

**MEETING OF  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NH**

**Remote Meeting Via Zoom Conference Call**

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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, as extended by Executive Order 2020-10, and Emergency 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.**

**July 01, 2020**

**AGENDA (revised on June 26, 2020)**

*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**

1. June 03, 2020
2. June 10, 2020

**II. ADMINISTRATIVE APPROVALS**

1. 55 Congress Street (LUHD-151)
2. 30 Maplewood Avenue (LUHD-152)
3. 17 South Street, Unit 5 (LUHD-153)
4. 56 Middle Street (LUHD-155)
5. 58 State Street (LUHD-156)
6. 28 Chestnut Street (LUHD-157)
7. 135 Congress Street, Unit 145 (LUHD-158)
8. 25 Maplewood Avenue (LUHD-115)

**III. PUBLIC HEARINGS (OLD BUSINESS)**

A. 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 1033, Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the June 03, 2020 meeting to the July, 2020 meeting.)*

B. Petition of **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. *(This item was postponed at the June 03, 2020 meeting to the July, 2020 meeting.)*

#### IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Todd & Jan Peters, owners**, for property located at **379 New Castle avenue**, wherein permission is requested to allow new construction to an existing structure (construct 2<sup>nd</sup> 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.

2. Petition of **Donna P. Pantelakos Revocable Trust, G.T. & D.P. Pantelakos Trustees, owners**, for property located at **138 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (add 2<sup>nd</sup> 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.

3. Petition of **One Middle Street, LLC, owner**, for property located at **150 Congress Street**, wherein permission is requested to allow the partial demolition of an existing structure (20 feet on the Porter Street elevation) and new construction of an on-site trash enclosure as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 11 and lies within the Character District 5 (CD5), Downtown Overlay and the Historic Districts.

4. *(Work Session/Public Hearing)* requested by **15 Middle Street Real Estate Holding Co, LLC, owner**, for property located at **15 Middle Street**, wherein permission is requested to allow new construction an existing structure (add several roof dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Character District 4 (CD4), Downtown Overlay, and the Historic Districts.

#### V. ADJOURNMENT



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**6:30 p.m.**

**June 03, 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:**

**ALSO PRESENT:** Nick Cracknell, Principal Planner, Planning Department

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**I. APPROVAL OF MINUTES**

1. May 07, 2020
2. May 13, 2020
3. May 20, 2020

*It was moved, seconded, and passed by unanimous vote (7-0) to **approve** all three sets of minutes as presented.*

(Note: The Commission next addressed the Certificate of Approval Extension Request for 152 Court Street).

**II. ADMINISTRATIVE APPROVALS**

1. **133 Islington Street**

The request was to add three decks to the multi-family structure. Mr. Cracknell said construction drawings would be submitted to the Inspection Department and that the condominium association had approved the alterations.

Chairman Lombardi asked about the window over the condensers. The owner Paul Jackson said it was an oversized air vent for the parking garage.

*Vice-Chair Wyckoff moved to **approve** the request, and Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

(Note: the motion was made out of sequence).

## **2. 14 Mechanic Street**

Mr. Cracknell stated that the project was approved the previous month with a stipulation that the owner address the front entryway design. He said a minor discrepancy was also found with the columns under the porch that were set back from the frieze instead of being flushed with the trim board above. He said there were a few other minor items that the applicant fixed by going back to what was originally approved, like the copper roof.

Vice-Chair Wyckoff said it was inappropriate to have dental moldings underneath the frieze of the simple Colonial entryway. Mr. Sauk-Schubert said the column in the entry porch deck changed and made the deck look like it was chopped off. Mr. Rawling agreed with both comments and thought the details still needed refinement. Ms. Doering said the storm door looked very modern. City Council Representative Trace agreed and said she also had a problem with the front panel door's horizontal pieces of glass. Vice-Chair Wyckoff said the door was an off-the-shelf one that didn't have the design that the Commission required, and he suggested that the door be divided up into four smaller lights. Ms. Ruedig said she was fine with the proposed door because the house was being totally renovated and would remain close to its original mass, form, and style. She pointed out that the door was new -- like the new windows, entry, and the addition itself -- and she thought it was appropriate. She agreed that the porch roof needed to extend over the column edge a bit. It was further discussed. Chairman Lombardi said the door looked strange. Vice-Chair Wyckoff suggested removing the column from the approval because it wasn't clear whether it was a round or square one.

The applicant's representative Joseph De Serrano was present and said the columns were intended to be square and were the same proportion as the pilasters at the front entrance. As for the roof projecting past the column, he said they thought that bringing the eave lines in made more sense but that they could extend it back to where it was originally. Regarding the dental molding's removal and the lights in the door, Vice-Chair Wyckoff said it wasn't a deal breaker, and others agreed. Ms. Trace said she didn't find the storm door too modern but found the front door odd. Chairman Lombardi agreed. It was further discussed.

The sconces were discussed and it was decided that they would be placed on a panel affixed to the clapboards instead of on the pilasters.

*Vice-Chair Wyckoff moved to **approve** the administrative approval item, with the following stipulations:*

- 1. There shall be no dental molding on the front entryway.*
- 2. The front entryway lighting fixtures shall be mounted on blocks and incorporated into the clapboards.*
- 3. The roof of the porch shall extend over the column as previously approved.*

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

### **3. 140 Court Street**

Ms. Ruedig recused herself from the vote, and Alternate Doering took a voting seat.

Mr. Cracknell said the applicant wanted approval for Hardie board siding and that the size of the appurtenances was reduced in some locations and slightly taller in other locations. He said the sign board over the ground floor of the building facing Court Street made it heavier on the base and more consistent with what the building would be with the commercial storefront at the bottom. He said the balconies in the back had been removed from the design and a canopy had been added over the garage door entryway. He discussed other minor changes including adjustments to the egress stairs, louvers for the garage, and planters.

Vice-Chair Wyckoff said the siding's exposure wasn't specified. The applicant's representative architect Carla Goodknight was present and said the exposure would be kept at seven inches. Mr. Rawling said he was fine with the changes, except for the large panels over the glazing on the Court Street elevation. He suggested that they be differentiated in color and material to break the façade up more into infill panels. Ms. Doering said she was disappointed that the balconies had been removed. Ms. Goodknight said it was a structural issue because the balconies projected out over the driveway and had a significant cost associated with it. She said they retained the outdoor space on top of the liner building so it seemed like a lot of decks and that the back decks weren't very deep or useful and would have been too large of an investment.

Mr. Ryan said he approved the changes and thought the spirit of the project was still present. Ms. Trace agreed and said it was time for the project to move on. Mr. Sauk-Schubert agreed that the elevation had changed dramatically because of the balconies being removed, and he asked if there was another way to bring some life back to that elevation. Ms. Goodknight explained how the removal of the balconies would help retain the integrity of the project's design and detail. Vice-Chair Wyckoff said the changes were acceptable and that he was happy the extended cornice around the outside of the building was retained. As a solution to the removal of the balconies, he suggested having a different colored siding in the middle that would add some interest to the back of the building. Several Commissioners agreed.

*Mr. Ryan moved to **approve** the administrative approval item, and Vice-Chair Wyckoff seconded.*

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

#### 4. 142 Congress Street

The petition was withdrawn by the applicant.

### III. CERTIFICATE OF APPROVAL EXTENSION REQUESTS

1. Petition of **ED PAC, LLC, owner**, for property located at **152 Court Street**, wherein a 1-year extension of the Certificate of Approval granted by the Historic District Commission on July 10, 2019 was requested, to allow new construction to an existing structure (rebuild original wall on previously demolished rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 37 and lies within the Character District 4 (CD 4) and Historic Districts.

Ms. Ruedig and Mr. Beer recused themselves from the vote, and Alternates Ms. Doering and Mr. Sauk-Schubert took voting seats.

### DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **approve** the extension request, and Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

### IV. PUBLIC HEARINGS (OLD BUSINESS)

A. (Work Session/Public Hearing) requested by **Maher Family Revocable Trust of 2018, John R. and Sky W. Co-Trustees, owners**, for property located at **50 Austin Street**, wherein permission was 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. *(This item was postponed at the May 07, 2020 meeting to the June 03, 2020 meeting.)*

Mr. Rawling recused himself from the petition, and Alternate Ms. Doering took a voting seat. There was no work session.

### SPEAKING TO THE PETITION

The applicant Skye Maher reviewed the petition, noting that the windows were the same but were non-ventilating and the mulled units would be as shown. She also stated that the garden elevation panels would be a composite material; the column was a round PermaCast one; the detail above the windows would match the front portico's detail; the garden elevation fiberglass doors would match the other two doors; the roof material would match; the decking would be AZEK; and the garden steps would be granite.

Vice-Chair Wyckoff said everything was perfect and very complete and that the molding was appropriate. Mr. Ryan and Ms. Ruedig agreed.

**SPEAKING TO, FOR, OR, AGAINST THE PETITION**

No one was present 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 Mr. Ryan seconded.*

Vice-Chair Wyckoff said the project was appropriate for the architecture of the building and would increase surrounding property values.

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

B. 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 103, Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the May 07, 2020 meeting to the June 03, 2020 meeting.)*

**DECISION OF THE COMMISSION**

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** the petition to the July 1, 2020 meeting.*

C. Petition of **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. *(This item was postponed at the May 07, 2020 meeting to the June 03, 2020 meeting.)*

**DECISION OF THE COMMISSION**

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** the petition to the July 1, 2020 meeting.*

**V. WORK SESSIONS (OLD BUSINESS)**

A. 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. *(This item was postponed at the May 13, 2020 meeting to the June 03, 2020 meeting.)*

## **WORK SESSION**

The project manager Tim Upton representing the applicant/owner was present to review the petition. He said the roofing material was the biggest issue, pointing out that the right side of the roof had slate tiles and the left had asphalt shingles, and that the applicant wanted either a fish scale asphalt scale or a faux slate. He said faux slate was very expensive, so he found a carriage house shingle that looked like slate but had variation in color to give it a stone look.

Ms. Ruedig asked whether any of the original material would be salvaged. Mr. Upton said it was only half the building and that it was in bad shape, so they wanted to replace the entire mansard roof with the carriage house shingle. Ms. Ruedig said they had discussed replicating the polychrome or the two colors. She said the carriage house shingles looked good from a distance but didn't know if a color could be chosen because the shingles had a random variation in them. She said she preferred the appearance of the faux slate composite because there was more control in replicating the different stripes and colors. She said it looked more normal than the asphalt even though it wasn't a fish scale shape. Mr. Rawling agreed. He said the faux slate would be a better option than the polychrome, even if they had to lose the scalloped shingle look, and it was a higher quality product. He said it was difficult for the carriage house shingles to pull off an authentic slate look. Mr. Ryan said it was a choice between fake and really fake, but he also suggested that a metal shingle would go a long way in getting the shape.

It was further discussed. Vice-Chair Wyckoff said he could envision the carriage house style if another color could be chosen but that he could go either way. Mr. Sauk Schubert preferred the composite faux slate. Mr. Upton said he could use two different colors and that the polychrome had variation. He said he could also look for a custom color. Ms. Ruedig noted that the Commission previously discussed rebuilding and replicating the mansard corner edging from the right side of the roof and doing it on the left. Mr. Upton said the carriage house shingle would allow them to rebuild the boxes on the corners. Ms. Ruedig said she preferred to see the restoration of the corner board and the details with the scalloped shape shingles. She said the Boral shingles would look better but would be less prominent. Several Commissioners agreed.

Mr. Upton said they wanted to restore the front doors and remove the existing storm doors. He said the stairs would be a cement mixture with a dye and sand for texture and would replicate the existing stairway's tread and stair profile. The Commission agreed.

Mr. Upton said Eversource would provide new electrical service to the building. He said the existing service came in on the side of the building but that it wouldn't give them the clearance that they needed, so the new electrical service would have to go up the front of the building. Vice-Chair Wyckoff said that was not acceptable and that it had to be underground. It was decided that Mr. Cracknell would have a meeting with meet the applicant and Eversource and perhaps Public Works to discuss it.

Vice-Chair Wyckoff summarized the Commission's requests:



- the majority of the Commissioners were satisfied with the notched shingle if the applicant rebuilt the trim on the mansard roofs like it was on the right side;
- the stairs would be replicated to match existing but would be a dyed concrete material;
- the storms would be removed and the wooden doors would be restored; and
- Mr. Cracknell would meet with the applicant and Eversource to resolve the electrical service.

Mr. Cracknell said the Commission should also see a sample of the concrete steps for color and texture. Ms. Doering said the details of the shingling were still unclear and asked if the applicant could return with choices and perhaps consider the metal product. Mr. Cracknell said it would be easy to Photoshop and evaluate roof schemes.

There was no public comment.

## DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **continue** the work session to the July 1, 2020 meeting, and Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

B. 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. *(This item was continued at the May 13, 2020 meeting to the May 20, 2020 meeting.)*

## WORK SESSION

The project architect Michael Campbell was present as well as the church representative Barry Heckler. Mr. Campbell reviewed the petition, noting that the Commission's previous comments were considered. He reviewed the following:

- There would be no changes to the Thaxter Hall doors;
- The limestone keystones on the addition were removed and more detail was shown on the façade;
- the details of the large cornice on Thaxter Hall and the small alcove between the two buildings were copied onto the addition, and the gutter was modified to be a copper one; and
- the ramp was lowered and had a metal railing on top of it.

Mr. Campbell said the railing could have more historic details. He said the church preferred to maintain the present design concept.

Ms. Ruedig said the refinements were very good, especially simplifying the arches and moldings. She asked that actual photos of the different moldings from the smaller building be shown at the next meeting to clarify them. Mr. Rawling said he was very pleased and thought the addition was nicely scaled, fit in comfortably with the main building, and added to the streetscape. Ms. Doering said the changes made to the keystones and arches made the addition more subordinate to the other two buildings. She said she had hoped there would be room to bring in some details



from the back to the front, but she respected that the church liked the chosen plan. She asked how the molding at the top dove into the wall of the old church. Mr. Campbell said he changed the cornice but not the detail and that it would meet the existing pilaster. Vice-Chair Wyckoff said he was very satisfied with the changes and especially liked the metal railing because it was more successful than the former masonry 'cattle path'.

Mr. Ryan said he still had the same concerns, namely that the design competed with the other two historic structures and that it crowded the entrance to the fellowship hall. He said it was awkward because it was a prominent entrance, and the way the cornice crowded over wasn't subordinate. He suggested making the corner 90 degrees and pulling the wall back a bit instead of making two new walls at a slight angle, which would bring the structures together more artfully. He noted that it would be difficult to match the coursing and brick finishes, however, and hoped that the right type of brick could be found. He said a reveal between the new structure and the other two would also help with the cornices. It was further discussed. Mr. Campbell said it was difficult to match 200-year-old brick and that he'd try to match Thaxter Hall. Mr. Sauk-Schubert suggested making the connector a right angle corner to create an inside corner less than 90 degrees, which would gain more space between the vestibule entry and the exterior wall of the new connector and reduce the space between the accessible lift and the exterior wall. Mr. Campbell said it was a good idea, and it was further discussed.

Chairman Lombardi said he agreed with all the comments and thought there were tremendous improvements.

There was no public comment.

## **DECISION OF THE COMMISSION**

*The applicant stated that he would return for a **public hearing** at the July 1, 2020 meeting*

## **VI. ADJOURNMENT**

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

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**6:30 p.m.**

**June 10, 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:**

**ALSO PRESENT:** Nick Cracknell, Principal Planner, Planning Department

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**I. ADMINISTRATIVE APPROVALS**

**1. 678 Middle Street**

The request was to replace a 4-ft wooden picket fence with a 6-ft horizontal slat fence that would surround the sides of the house toward the rear of the property.

**2. 105 Chapel Street**

The request was for approval to install rooftop mechanical equipment. A guard rail would be placed along the edge so that maintenance workers could go on the roof.

*Vice-Chair Wyckoff moved to **approve** Administrative Approval Items 1 and 2, and Mr. Beer seconded. The motion **passed** by unanimous vote, 7-0.*

## II. CERTIFICATE OF APPROVAL - EXTENSIONS

1. Request by **Deer Street Associates, owner**, for property located **161 Deer Street, “Lot 5”**, for a second one-year extension of a Certificate of Approval originally granted by the Historic District Commission on July 11, 2018. Wherein permission was requested to allow the demolition of an existing structure on the lot and allow the construction of a new free-standing structure (construct 5-story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

### SPEAKING TO THE PETITION

Attorney Tim Phoenix was present on behalf of the applicant and reviewed the petition. He stated that the previous extension granted by the Commission would expire in July, but there had been delays in construction due to economic and other reasons, so Lot 5 could not be worked on. He said the extension was needed so that the buildings on Lots 3 and 6 could be built, and then the applicant could begin work on Lot 5.

Chairman Lombardi asked if any progress at all had been made. Attorney Phoenix there had been building and plan revisions for Lots 3 and 6 over time, but construction had not started due to the economic climate and the area being used for other construction projects. He said nothing had really changed since the Commission granted their 2018 approval.

### SPEAKING TO, FOR, OR, AGAISNT THE PETITION

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

### DECISION OF THE COMMISSION

*Mr. Beer moved to **approve** the request for extension as stated, and Mr. Ryan seconded.*

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

## III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Peter and Morgan Caraviello, owners**, for property located at **366 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove vinyl siding and replace with cedar, repair and replace trim, remove two heat pumps and replace with one, and re-roof and re-trim rear porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

### SPEAKING TO THE PETITION

Project architect Anne Whitney was present on behalf of the applicant. She reviewed the petition, pointing out that her client decided not to replace the windows and that two heat pumps would be combined into one, with the piping rerouted within the wall system.

Vice-Chair Wyckoff said it was a great project but cautioned that there would be a lot of damage to the trim. Ms. Whitney said the main roof trim hadn't been touched. She said the original corner boards were rounded and asked whether they could be switched for a five-quarter corner board. Vice-Chair Wyckoff said it would be heavier and suggested that the applicant return for administrative approval for the corner board after the siding was taken off. Mr. Rawling suggested keeping the narrow dimension but also keeping the blockiness. Ms. Ruedig asked if there were still clapboards under the siding. Ms. Whitney said they hadn't demolished much yet but would match any clapboards. She said she preferred to recreate the round corner board or match the dimension with a square one instead of having to come back for an administrative approval. Vice-Chair Wyckoff and Mr. Rawling agreed as long as Ms. Whitney could recreate the original or something similar.

### **SPEAKING TO, FOR, OR, AGAINST THE PETITION**

No one was present 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 stipulation:*

- 1. The corner boards shall match the original dimensions and profile. Any changes will require Administrative Approval.*

*Mr. Rawling seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District, conserve and enhance property values, and would be consistent with the special and defining character of surrounding properties.

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

2. Petition of **GBK Portsmouth, LLC, owner**, for property located **134 South Street**, wherein permission was 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.

### **SPEAKING TO THE PETITION**

Project architect Brandon Holben was present on behalf of the client, and the client Ben Kelly was also present. Mr. Holben stated that there were only a few changes from what was reviewed at the previous work session. He said they added a Marvin door product for the rooftop elements and decided on a metal railing for the rear decks. He reviewed the petition in detail.

Vice-Chair Wyckoff said it was a good project, noting that the Commission had looked at it a number of times. Mr. Rawling said he supported the project but was disappointed that there wasn't more detail on the front balcony. He said painting the brick at the base would tie the building together more. Ms. Ruedig suggested leaving the brick alone, noting that it was tricky to paint brick and hard to undo once it was painted, and that it couldn't really be seen. She asked what type of storm windows would be used. Mr. Kelly said they would get an appropriate black storm window. Mr. Rawling suggested reducing the amount of black so that it wouldn't present a heavy outline. Chairman Lombardi said he thought it would be better to leave the brick alone in case anything went wrong. Mr. Sauk-Schubert said the building presently looked appealing with a single color and white band and cautioned against using a huge pallet of color.

### **SPEAKING TO, FOR, OR, AGAINST THE PETITION**

Gary Lowe of 105 South Street said the design would fit in nicely with his house. He asked if there was a precedent in the District for a rooftop recreational deck. Mr. Rawling said a few buildings in the District had rooftop decks. Mr. Lowe said the deck would look right into his bedroom. He said he also didn't see where the sewer pipe was relocated and that the chimney outputting carbon monoxide for twelve units was at eye level and seemed toxic. He said he had been told years before that he couldn't put anything on his roof that would be seen from the street, like solar panels. Vice-Chair Wyckoff said times had changed and that Mr. Lowe could go before the Commission to ask approval for solar panels. He also said that the Commission did not set precedents because every decision made was related to the building's context.

After verifying that the tenants were currently prohibited from going on top of the roof, Ms. Doering said Mr. Lowe's point about a possible change of use in on the building's roof might be pertinent. Mr. Kelly said there would be rules for the tenants relating to noise once the roof deck was open and that he hadn't spoken to the Building Inspector about the chimney height.

No one else was present 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 stipulation:*

- 1. Half-screens shall remain.*

*Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and be consistent with the special and defining character of surrounding properties. He also noted that

Mr. Lowe brought up problems that had nothing to do with the Commission's design review, and he urged Mr. Lowe to check with other land boards or individuals responsible for those issues.

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

3. Petition of **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission was 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 (CD4) and Historic Districts.

### **SPEAKING TO THE PETITION**

Project architect Brandon Holben was present on behalf of the applicant and reviewed the petition, noting that there were a few changes from the previous work session. He discussed the storefront gazing pattern and the canopy and said they decided on a black anodized storefront frame to retain the metallic look. He said they would paint the upper level windows and expand the bracket size at the corner to make it more substantial.

Ms. Ruedig said the design was very attractive and thought the applicant did a great job with all the little tweaks and changes. Chairman Lombardi said the canopy looked better but noted that one of the doors looked strange without a step. Mr. Holben said there wasn't a lot of space on the sidewalk due to the power pole. Ms. Ruedig said she had used the doorway before when the building was a salon and that it was fine.

### **SPEAKING TO, FOR, OR, AGAINST THE PETITION**

No one was present 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, and Mr. Ryan seconded.*

Ms. Ruedig said the project would preserve the integrity of the District and would relate to the historic and architectural value of the existing structure.

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

4. Petition of **Bow Street Theatre trust, owner**, for property located at **125 Bow Street**, wherein permission was requested to allow new construction to an existing structure (replace roof and add insulated cladding on walls) as per plans on file in the Planning Department. Said property is show on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

### **SPEAKING TO THE PETITION**

Project architect Tracy Kozak was present on behalf of the applicant. She reviewed the petition, noting that a few minor changes were made from the previous work session based on the Commission's feedback, which included:

- A two-color system on the roof would be a regal blue flat metal panel instead of the slate blue color that was previously proposed. She said her client thought the color was a closer match and looked like the sky reflected on the glass;
- The trim banding on the side of the building was cleaned up to better align; and
- more glass was added above the rear doors up to the top.

She referred to the previous discussion with the Commission regarding adding illumination to the roof and said it couldn't be done due to budget constraints, but that the roof was designed so that it could have decorative lighting added in the future. She said the siding panel would be medium gray with some texture to it. She said the trim material was better than AZEK or wood because it was dimensionally stable and wouldn't rot or peel.

Mr. Beer said he supported the project and thought it was a great compromise that would allow a fire suppression system. Mr. Ryan asked if the steel would remain exposed. Ms. Kozak explained how they would wrap the top beam supporting the roof on the Bow Street façade but that the columns below it would stay exposed steel to complete the thermal envelope. Vice-Chair Wyckoff said he fully supported the project, especially if the roof solved the thermal problems. Mr. Sauk-Schubert said he was also in full support. Mr. Rawling said he was very pleased with the roof's color and texture and supported the project.

Mr. Ryan said the modernism wouldn't be able to be recreated again and wished that there was more preservation of the building's design. He noted that there was high-efficiency glazing that dealt with thermal issues. He said losing the original design would be a real loss and that the building would be almost completely wrapped and mummified in insulation and metal. He said the Commission would not be okay with wrapping a brick building in town and that there should be more effort to restore the building. City Council Representative Trace agreed and said she would reluctantly approve the project but that something would be gone forever. She said that just because it was modern architecture didn't make it less important than 18<sup>th</sup> Century architecture and that it was the only example of a glass atrium in Portsmouth, noting that there was something mesmerizing about seeing the light come through the glass at night. She said the building was representative of a generation of architecture that Portsmouth didn't have a lot of.

Vice-Chair Wyckoff said the beauty of the 1980s design was its angularity, the basic shape, and the dramatic roof, and he felt that the shape was still maintained. Ms. Ruedig said that, as an advocate for preserving good architecture from the recent past, she was sad to see the atrium go, but she pointed out that the Commission saw a lot of things that had been altered for practical reasons or restored. She said she hoped there was money available in the future to restore the building back to its original design. Chairman Lombardi said he would miss the glowing atrium but that he understood the issue.

## **SPEAKING TO, FOR, OR, AGAINST THE PETITION**



Katelyn Kwoka, Treasurer for the Bow Street Theater, said a lot of work had gone into the project from a design and financial perspective. She said they would all miss the glass atrium but that the roof continued to leak year after year. She noted that they had spent \$20,000 dollars in the past year to fix the leak but it had only worked for a short time.

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

## **DECISION OF THE COMMISSION**

*Mr. Beer moved to **grant** the Certificate of Approval for the petition as presented, and City Council Representative Trace seconded.*

Mr. Beer said the project would preserve the integrity of the District and enhance property values.

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

## **IV. WORK SESSIONS (NEW BUSINESS)**

A. Work Session requested by **Jason Lander and Justus C. Burgweger Jr., owners**, for property located at **34 Highland Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as Lot 10 and lies within the General Residence A (GRA) and Historic Districts.

### **WORK SESSION**

The applicant and owner Jason Lander was present and stated that it made sense to replace and repair broken windows before the painting job to make the building more esthetically pleasing. He said the chosen windows were Andersen ones that would mimic the existing windows. He apologized for misunderstanding the process for approval from the Commission, explaining that he thought he could file for the window permit based on a previous work session with the Commission several years before, but that Home Depot applied for a permit in March and was denied, so the renovations were delayed. He said Mr. Cracknell had recommended replacing the window in the front of the building right away. He said he found out that the preferred window replacement was a Green Mountain one, and he asked if he could replace the window on the front of the building with a Green Mountain simulated divided light (SDL) wood window and get rid of the aluminum storm windows altogether.

Mr. Beer said the Commission's guidelines encouraged retaining existing historic windows and that documented evidence had to be provided. Mr. Cracknell said the windows were removed without a permit and that it was a case of misunderstanding on the applicant's part as to what the Commission had said before. Chairman Lombardi asked if the original windows could be retrieved, and Mr. Lander said they could not. He said the side and back windows were okay to replace but that he hadn't known that the contractor would not have approval to move forward.

Vice-Chair Wyckoff said he only saw the window on the front behind the porch and asked what other windows were removed and thrown away. Mr. Lander said they were Andersen 100 Series

windows. Vice-Chair Wyckoff noted that those were the least expensive window series. Mr. Lander said some windows were replaced and the other new windows were in the basement. He said he didn't have enough windows for the front and had just done the two windows above the porch. He said he had enough windows to do the sides and the rear of the building and that he would preserve the windows on the rounded bays and the attic window. Vice-Chair Wyckoff said it was an unfortunate situation but that he was willing to support the project. Mr. Rawling said he would not support Andersen windows as a replacement window in a historic building and that the front of the building required restoration windows. In response to Mr. Ryan's questions, Mr. Lander said the windows being replaced were full windows and not sash replacement kits. Mr. Ryan said he had to see the house and the windows to judge them better.

Mr. Cracknell clarified that Mr. Lander had only put in one replacement window on the front façade and not two windows over the porch, that he considered doing a different replacement window in the space where he already put a Green Mountain SDL window, and would use the Andersen series on the sides and rear of the building. Mr. Cracknell asked whether Home Depot would agree to take back the windows that the Commission didn't want installed. Mr. Lander said he wasn't sure. Vice-Chair Wyckoff said Home Depot wouldn't take the windows back because they were manufactured to fit each opening. He explained why the house shouldn't even be in the District and said the Commission shouldn't judge the applicant for making a mistake. He noted that the front of the house would have the original windows, so the 'back-of-the-house' standards for the back and sides of the house could be used.

It was decided that Mr. Ryan and Vice-Chair Wyckoff would meet with Mr. Lander at his home to look at the house and all the windows before the next work session.

## **PUBLIC COMMENT**

Rick O'Donnell, sales consultant with Home Depot, said the Andersen 100 Series window was a much better window than the 200 Series one and maybe the 400 Series, and said it was odd that the house fell into the District because the house across the street had vinyl siding and windows. He said Mr. Jason was trying to do the right thing for the home's age and that Home Depot was working with Mr. Jason and the project manager to help him do so.

## **DECISION OF THE COMMISSION**

*It was moved, seconded, and passed by unanimous vote to **continue** the work session to the July 1, 2020 meeting.*

B. Work Session requested by **K.C. Realty Trust and Keith and Kathleen Malinowski Trustees, owners**, for property located at **84 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (renovate wood structure fronting Pleasant Street and allow the partial demolition and replacement of the Church Street masonry addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 77 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

## **WORK SESSION**

Project Architect Michael Keane was present on behalf of the applicant. He said the adjacent property on 84 Pleasant Street was under agreement and would be merged into the State Street property as one large project, so they wanted to be true to the previously-approved application from two years ago. He reviewed the petition and said there were some differences from the previous work sessions, including that the back side of the Church Street elevation would have a vehicle access door to underground parking and that some previously-approved doors would be changed to windows and mechanical louvers. He said a major change was the addition of a fourth living level to allow a living unit on the roof. He said the 10-ft setback from the Church Street side would lower the building elevation and step the building down better. He said there was an alternative roofline for the addition, namely a mansard roof that would meet code but would add volume to the building and introduce other challenges. He reviewed the automated parking system and said the mechanical equipment wouldn't be seen from the street.

Mr. Rawling encouraged the applicant to retain the pediment doorway that was over the former restaurant entrance to bring back more of the building's historic appearance and give more emphasis to the retail unit. He said it could be done by continuing the flat entablature on the side. He said he supported the flat roof scheme because the other option created so many complications that the flat roof seemed appropriate and fit into the neighborhood context. He said he wasn't sure what could be done to enhance the bays but felt that being able to step into the bay and look up and down the street would enhance the experience. He said there were three pedimented entrances to the building originally and thought it would be better to start fresh with those three pedimented entrances in their original locations, allow for the extra glazing in the retail unit, and play down the entrance to the residential units. Mr. Keane said he could shift the right-hand pediment over into the recess between the two buildings, which was something previously discussed relating to the State Street project, and Mr. Rawling said that would be fine.

Ms. Ruedig said the present design was acceptable. She said it would simplify things if the applicant didn't want to deal with rearranging the walls and glazing at the front entrance of the former restaurant and rework the entire façade, especially since the two buildings would be joined. She asked that historic photos be found to ensure that the façade restoration was done right. She said she could support putting the residential entrance in that recess, which was common with storefronts. She agreed that the recessed flat roof fourth-story was preferable and that the massing worked better. Mr. Ryan agreed and said the Pleasant Street elevation was fine the way it was, noting that what the Commission approved earlier worked well with the rest of the building. He said the parking strategy was genius and the massing in the back was fine.

Vice-Chair Wyckoff said he agreed with all the comments, especially the Church Street side keeping the flat roof with the setback fourth story. He recommended that the Pleasant Street side be left alone and not overly designed. Chairman Lombardi said that keeping the design simple was the way to go. He suggested that the window in the alley be a single pane window instead of a double pane one pressed up against the side of the 84 Pleasant Street building.

There was no public comment.

## **DECISION OF THE COMMISSION**

*It was moved, seconded, and passed by unanimous vote to **continue** the work session to the July 3, 2020 meeting.*

**V. ADJOURNMENT**

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

# HDC

## ADMINISTRATIVE APPROVALS

July 01, 2020

- |    |  |                       |
|----|--|-----------------------|
| 1. | 55 Congress Street (LUHD-151)            | -T.B.D.               |
| 2. | 30 Maplewood Avenue (LUHD-152)           | -Recommended Approval |
| 3. | 17 South Street, Unit 5 (LUHD-153)       | -T.B.D.               |
| 4. | 56 Middle Street (LUHD-155)              | -T.B.D.               |
| 5. | 58 State Street (LUHD-156)               | -Recommended Approval |
| 6. | 28 Chestnut Street (LUHD-157)            | -Recommended Approval |
| 7. | 135 Congress Street, Unit 145 (LUHD-158) | -Recommended Approval |
| 8. | 25 Maplewood Avenue (LUHD-115)           | -T.B.D.               |

**1. 55 Congress Street - T.B.D.**

**Background:** The applicant is seeking approval for the addition of electrical equipment to be added to the roof (3 new antennas and 6 remote radio units) where existing AT&T telecommunications equipment is already installed.

**Staff Comment:** T.B.D.

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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

**LUHD-151**

**Status:** Active

**Submitted:** Jun 09, 2020

**Applicant**



Nicole Caplan-Mason

978-284-3906

@ ncaplan@empiretelecomm.com

**Location**

55 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**

Adding (3) new antennas and (6) remote radio units to AT&T's preexisting telecommunications facility on the roof of the building.

**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.

AT&T is a tenant on the roof of the building

**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**




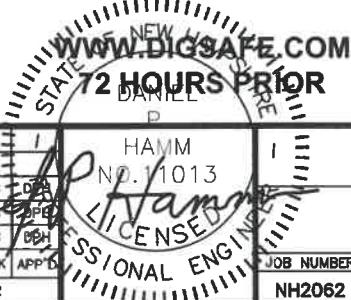



**Owner Addressee Full Name and Title**

--

**Owner Addressee Prefix and Last Name**

--



<div>PROJECT INFORMATION</div> <div><div>SCOPE OF WORK:</div><div>TELECOMMUNICATIONS FACILITY UPGRADE (LTE 4C/5C): BASED OFF OF RFDS DATED: 11/26/19 PTN: 10096523</div><div>ROOFTOP: INSTALL: (3) ANTENNA MOUNTS, (3) 800-10966 ANTENNAS, (3) RRH 4478 B14 &amp; (3) RRUS-E2 B29 EXISTING TO REMAIN: (6) DC POWER CABLES, (3) FIBER RUNS &amp; (6) LINES OF 7/8" COAX CABLES EXISTING TO BE RELOCATED: (3) 7770 ANTENNAS, (1) DBXNH-6565A-R2M ANTENNAS, (3) TPA-65R-LCUUUU-H8 ANTENNAS, (3) RRUS-32 B2, (3) RRUS-11 B12, (2) AM-X-CD-17-65-00T-RET ANTENNAS, (3) RRUS-32 B30, (6) TMA'S &amp; (3) SURGE ARRESTORS</div><div>EQUIPMENT AREA: INSTALL: UPGRADE (2) DUS-41 TO (2) 5216, (1) XMU, (1) GE RECTIFIER &amp; (1) IDLE CABLE</div><div>SITE ADDRESS: 55 CONGRESS STREET PORTSMOUTH, NH 03801</div><div>LATITUDE: 43.07665° N LONGITUDE: 70.75930° W</div><div>TYPE OF SITE: ROOFTOP/EQUIPMENT PLATFORM</div><div>OVERALL ROOF HEIGHT: RAD CENTER:</div><div>62'-5"± / PENTHOUSE HEIGHT: 78'-0"± 75'-0"±</div></div>			<div><div></div><div><div>SITE NUMBER: NH2062</div><div>SITE NAME: CONGRESS STREET</div><div>PACE ID: MRCTB023621, MRCTB023855</div><div>PROJECT: LTE 4C/5C UPGRADE</div></div></div>																																								
<div>DRAWING INDEX</div>		<div>REV</div>	<div>VICINITY MAP</div>	<div>GENERAL NOTES</div>																																							
<div>T-1 TITLE SHEET</div>		<div>3</div>	<div><div>DIRECTIONS TO SITE:</div><div>GET ON I-90 E/MASSACHUSETTS TURNPIKE. HEAD NORTHWEST TOWARD LEGGATT MCCALL CONN, TURN LEFT ONTO LEGGATT MCCALL CONN, CONTINUE ONTO BURR ST, TURN LEFT ONTO COCHITUATE RD, USE THE RIGHT LANE TO TAKE THE RAMP TO I-90 E/MASSPIKE W/SPRINGFIELD/BOSTON, (TOLL ROAD), KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 90 E/INTERSTATE 95/MASSACHUSETTS TURNPIKE/BOSTON AND MERGE ONTO I-90 E/MASSACHUSETTS TURNPIKE. FOLLOW I-95 N TO MARKET ST IN PORTSMOUTH. TAKE EXIT 7 FROM I-95 N. MERGE ONTO I-90 E/MASSACHUSETTS TURNPIKE (SIGNS FOR 90 E/I-95/BOSTON) (TOLL ROAD), USE THE RIGHT 2 LANES TO TAKE EXIT 14 TOWARD N.H - MAINE/I-95/MA-128/S SHORE (TOLL ROAD), KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-95 N AND MERGE ONTO I-95 N/MA-128 N, KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-95 N, FOLLOW SIGNS FOR PORTSMOUTH NH (TOLL ROAD), ENTERING NEW HAMPSHIRE, KEEP LEFT AT THE FORK TO STAY ON I-95 N (TOLL ROAD), TAKE EXIT 7 FOR MARKET ST TOWARD PORTSMOUTH/DOWNTOWN. CONTINUE ON MARKET ST. DRIVE TO CONGRESS STREET. TURN RIGHT ONTO MARKET ST, CONTINUE ONTO MARKET SQUARE, TURN RIGHT ONTO CONGRESS STREET/MARKET SQUARE, CONTINUE TO FOLLOW CONGRESS STREET, DESTINATION WILL BE ON THE RIGHT.</div><div></div></div>	<div><div>1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF AT&amp;T. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.</div><div>2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.</div><div>3. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE AT&amp;T REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.</div><div>4. CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN.</div></div>																																							
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<div><div><div>45 BEECHWOOD DRIVE NORTH ANDOVER, MA 01845</div><div>TEL: (978) 557-5553 FAX: (978) 336-5586</div></div><div><div>16 ESQUIRE ROAD BILLERICA, MA 01862 TEL: (978) 608-8400</div></div></div>		<div><div>SITE NUMBER: NH2062 SITE NAME: CONGRESS STREET</div><div>55 CONGRESS STREET PORTSMOUTH, NH 03801 ROCKINGHAM COUNTY</div></div>		<div><div><div>550 COCHITUATE ROAD FRAMINGHAM, MA 01701</div></div><div><table><tr><td>3</td><td>06/02/20</td><td>ISSUED FOR CONSTRUCTION</td><td>CC</td><td>JC</td><td>DBH</td></tr><tr><td>2</td><td>04/23/20</td><td>ISSUED FOR CONSTRUCTION</td><td>AC</td><td>JC</td><td>DBH</td></tr><tr><td>1</td><td>03/06/20</td><td>ISSUED FOR REVIEW</td><td>AC</td><td>JC</td><td>DBH</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP</td></tr><tr><td colspan="2">SCALE: AS SHOWN</td><td>DESIGNED BY: JC</td><td colspan="2">DRAWN BY: AR</td><td></td></tr></table></div></div>		3	06/02/20	ISSUED FOR CONSTRUCTION	CC	JC	DBH	2	04/23/20	ISSUED FOR CONSTRUCTION	AC	JC	DBH	1	03/06/20	ISSUED FOR REVIEW	AC	JC	DBH	NO.	DATE	REVISIONS	BY	CHK	APP	SCALE: AS SHOWN		DESIGNED BY: JC	DRAWN BY: AR			<div><div>AT&amp;T</div><div>TITLE SHEET (LTE 4C/5C)</div><div><table><tr><td>JOB NUMBER</td><td>DRAWING NUMBER</td><td>REV</td></tr><tr><td>NH2062</td><td>T-1</td><td>3</td></tr></table></div></div>		JOB NUMBER	DRAWING NUMBER	REV	NH2062	T-1	3
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GROUNDING NOTES

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT SHALL BE MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWS COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. ALL NEW STRUCTURES WITH A FOUNDATION AND/OR FOOTING HAVING 20 FT. OR MORE OF 1/2 IN. OR GREATER ELECTRICALLY CONDUCTIVE REINFORCING STEEL MUST HAVE IT BONDED TO THE GROUND RING USING AN EXOTHERMIC WELD CONNECTION USING #2 AWG SOLID BARE TINNED COPPER GROUND WIRE, PER NEC 250.50

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  

CONTRACTOR – EMPIRE  
SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)  
OWNER – AT&T MOBILITY
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.

14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (Fy = 36 ksi) UNLESS OTHERWISE NOTED. PIPES SHALL BE ASTM A53 TYPE E (Fy = 36 ksi). ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. TOUCHUP ALL SCRATCHES AND OTHER MARKS IN THE FIELD AFTER STEEL IS ERECTED USING A COMPATIBLE ZINC RICH PAINT.
16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T SITES."
17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
20. APPLICABLE BUILDING CODES:  
SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: IBC 2015 WITH NEW HAMPSHIRE AMENDMENTS  
ELECTRICAL CODE: REFER TO ELECTRICAL DRAWINGS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION;

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

AGL	ABOVE GRADE LEVEL	EQ	EQUAL	REQ	REQUIRED
AWG	AMERICAN WIRE GAUGE	GC	GENERAL CONTRACTOR	RF	RADIO FREQUENCY
BBU	BATTERY BACKUP UNIT	GRC	GALVANIZED RIGID CONDUIT	TBD	TO BE DETERMINED
BTCW	BARE TINNED SOLID COPPER WIRE	MGB	MASTER GROUND BAR	TBR	TO BE REMOVED
BGR	BURIED GROUND RING	MIN	MINIMUM	TBRR	TO BE REMOVED AND REPLACED
BTS	BASE TRANSCEIVER STATION	P	PROPOSED	TYP	TYPICAL
E	EXISTING	NTS	NOT TO SCALE	UG	UNDER GROUND
EGB	EQUIPMENT GROUND BAR		ORADIATION HAZARD LINE	VIF	VERIFY IN FIELD
EGR	EQUIPMENT GROUND RING		REFERENCE		



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SITE NUMBER: NH2062  
SITE NAME: CONGRESS STREET

55 CONGRESS STREET  
PORTSMOUTH, NH 03801  
ROCKINGHAM COUNTY



**at&t**

550 COCHITUATE ROAD  
FRAMINGHAM, MA 01701

3

06/02/20

ISSUED FOR CONSTRUCTION

CC

JC

DJA

2

04/23/20

ISSUED FOR CONSTRUCTION

CC

JC

DJA

1

03/06/20

ISSUED FOR REVIEW

AC

JC

DJA

NO.

DATE

REVISIONS

BY

CHK

APP'D

SCALE:

AS SHOWN

DESIGNED BY:

JC

DRAWN BY:

AR

1

HAMM

NO. 11013

PROFESSIONAL ENGINEER



AT&T

GENERAL NOTES  
(LTE 4C/5C)

JOB NUMBER

DRAWING NUMBER

REV

NH2062

GN-1

3



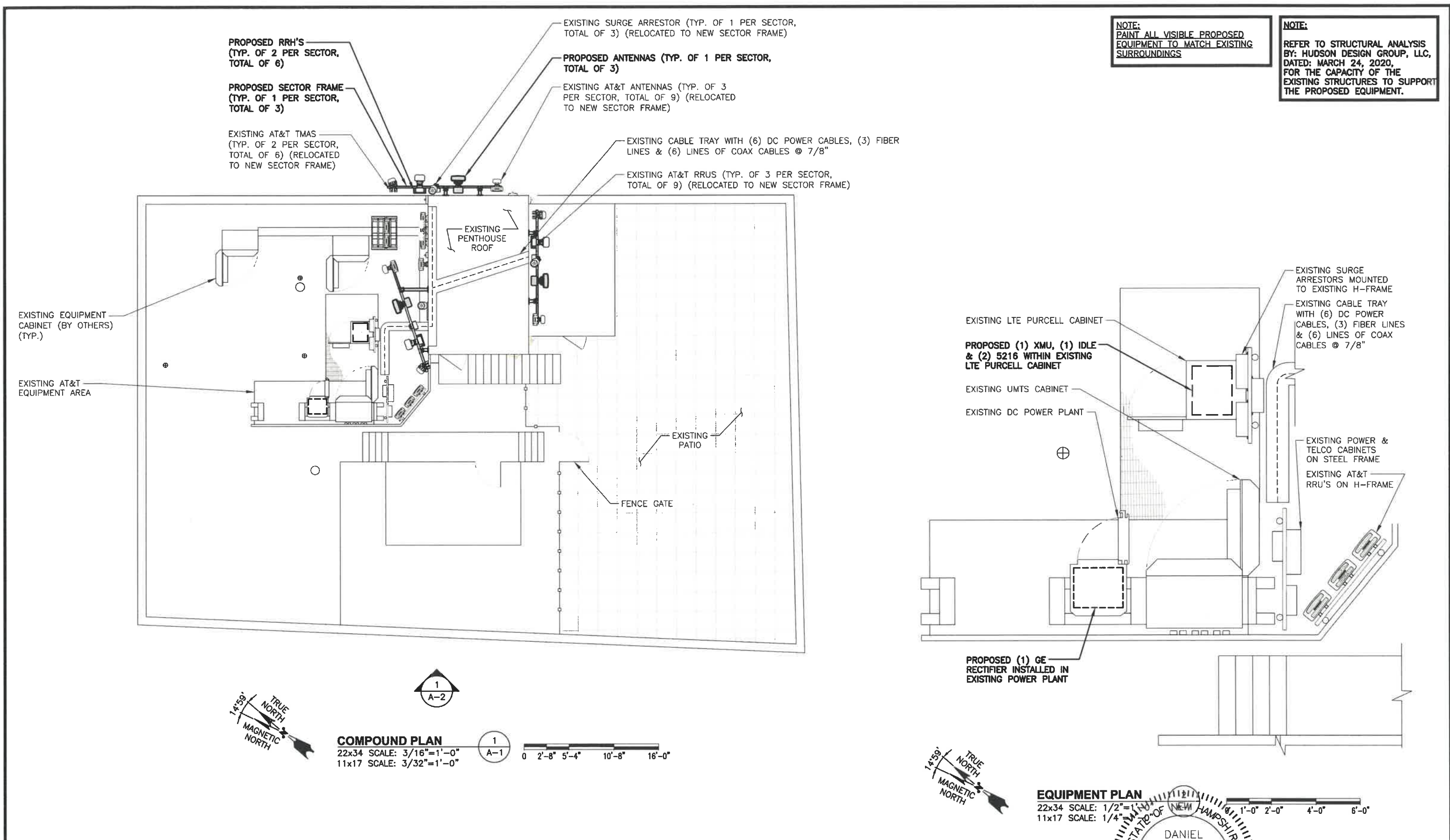
1. DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE SUPPLEMENTS, INTERNATIONAL BUILDING CODE, EIA/TIA-222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA, TOWERS AND ANTENNA SUPPORTING STRUCTURES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD.
3. DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
4. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (Fy=50 ksi), MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE INDICATED.
5. STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE B, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B. PIPE SIZES INDICATED ARE NOMINAL. ACTUAL OUTSIDE DIAMETER IS LARGER.
6. STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 TYPE-X "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS". ALL BOLTS SHALL BE 3/4" DIA UON.
7. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
8. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
9. FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65 PERCENT ZINC BY WEIGHT, ZIRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL. THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH A RESULTING COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.
10. CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND D.I. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "STEEL CONSTRUCTION MANUAL". 14TH EDITION.
11. INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR NON-CONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE CONSTRUCTION MANAGER APPROVAL.
12. UNISTRUT SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MEMBERS SHALL BE 1 5/8"x1 5/8"x12GA, UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
13. EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS. AN INTERNALLY THREADED INSERT, A SCREEN TUBE AND A EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILTI-HIT HY-70 AND OR HY-200 SYSTEMS (AS SPECIFIED IN DWG.) OR ENGINEERS APPROVED EQUAL.
14. EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT III OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
15. LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO. 2 OR BETTER.
16. WHERE ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE RELATED WORK WITH THE BUILDING OWNER AND THE EXISTING ROOF INSTALLER. WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT VOID THE EXISTING ROOF WARRANTY. ROOF SHALL BE WATERTIGHT.
17. ALL FIBERGLASS MEMBERS USED ARE AS MANUFACTURED BY STRONGWELL COMPANY OF BRISTOL, VA 24203. ALL DESIGN CRITERIA FOR THESE MEMBERS IS BASED ON INFORMATION PROVIDED IN THE DESIGN MANUAL. ALL REQUIREMENTS PUBLISHED IN SAID MANUAL MUST BE STRICTLY ADHERED TO.
18. NO MATERIALS TO BE ORDERED AND NO WORK TO BE COMPLETED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED IN WRITING.
19. SUBCONTRACTOR SHALL FIREPROOF ALL STEEL TO PRE-EXISTING CONDITIONS.

BEFORE CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	ENGINEER OF RECORD APPROVED SHOP DRAWINGS <sup>1</sup>
REQUIRED	MATERIAL SPECIFICATIONS REPORT <sup>2</sup>
N/A	FABRICATOR NDE INSPECTION
REQUIRED	PACKING SLIPS <sup>3</sup>
ADDITIONAL TESTING AND INSPECTIONS:	
DURING CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	STEEL INSPECTIONS
N/A	HIGH STRENGTH BOLT INSPECTIONS
N/A	HIGH WIND ZONE INSPECTIONS <sup>4</sup>
N/A	FOUNDATION INSPECTIONS
N/A	CONCRETE COMP. STRENGTH, SLUMP TESTS AND PLACEMENT
N/A	POST INSTALLED ANCHOR VERIFICATION <sup>5</sup>
N/A	GROUT VERIFICATION
N/A	CERTIFIED WELD INSPECTION
N/A	EARTHWORK: LIFT AND DENSITY
N/A	ON SITE COLD GALVANIZING VERIFICATION
N/A	GUY WIRE TENSION REPORT
ADDITIONAL TESTING AND INSPECTIONS:	
AFTER CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	MODIFICATION INSPECTOR REDLINE OR RECORD DRAWINGS <sup>6</sup>
N/A	POST INSTALLED ANCHOR PULL-OUT TESTING
REQUIRED	PHOTOGRAPHS
ADDITIONAL TESTING AND INSPECTIONS:	

1. REQUIRED FOR ANY NEW SHOP FABRICATED FRP OR STEEL.
2. PROVIDED BY MANUFACTURER, REQUIRED IF HIGH STRENGTH BOLTS OR STEEL.
3. PROVIDED BY GENERAL CONTRACTOR; PROOF OF MATERIALS.
4. HIGH WIND ZONE INSPECTION CATB 120MPH OR CAT C,D 110MPH INSPECT FRAMING OF WALLS, ANCHORING, FASTENING SCHEDULE.
5. ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. DESIGN ADHESIVE BOND STRENGTH HAS BEEN BASED ON ACI 355.4 TEMPERATURE CATEGORY B WITH INSTALLATIONS INTO DRY HOLES DRILLED USING A CARBIDE BIT INTO CRACKED CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS REQUIRING CERTIFIED INSTALLATIONS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 318-11 D.9.2.2. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-11 D.8.2.4.
6. AS REQUIRED; FOR ANY FIELD CHANGES TO THE ITEMS IN THIS TABLE.

1. ALL CONNECTIONS TO BE SHOP WELDED & FIELD BOLTED USING 3/4" A325-X BOLTS, UNLESS OTHERWISE NOTIFIED.
2. SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED BEFORE ORDERING MATERIAL.
3. SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED PRIOR TO STEEL FABRICATION.
4. VERIFICATION OF EXISTING ROOF CONSTRUCTION IS REQUIRED PRIOR TO THE INSTALLATION OF THE ROOF PLATFORM. ENGINEER OF RECORD IS TO APPROVE EXISTING CONDITIONS IN ORDER TO MOVE FORWARD.
5. CENTERLINE OF PROPOSED STEEL PLATFORM SUPPORT COLUMNS TO BE CENTRALLY LOCATED OVER THE EXISTING BUILDING COLUMNS.
6. EXISTING BRICK MASONRY COLUMNS/BEARING TO BE REPAIRED/REPLACED AT ALL PROPOSED PLATFORM SUPPORT POINTS. ENGINEER OF RECORD TO REVIEW AND APPROVE.

						Hamm NO. 11013 Professional Engineer		AT&T	
3	06/02/20	ISSUED FOR CONSTRUCTION	CC	JC	DA	STRUCTURAL NOTES			
2	04/23/20	ISSUED FOR CONSTRUCTION	CC	JC	DA	(LTE 4C/5C)			
1	03/06/20	ISSUED FOR REVIEW	AC	JC	DA				
NO.	DATE	REVISIONS	BY	CHK	APP'D	JOB NUMBER	DRAWING NUMBER		REV
SCALE: AS SHOWN		DESIGNED BY: JC	DRAWN BY: AR			NH2062	SN-1		3



NOTE:  
PAINT ALL VISIBLE PROPOSED  
EQUIPMENT TO MATCH EXISTING  
SURROUNDINGS

NOTE:  
REFER TO STRUCTURAL ANALYSIS  
BY: HUDSON DESIGN GROUP, LLC,  
DATED: MARCH 24, 2020,  
FOR THE CAPACITY OF THE  
EXISTING STRUCTURES TO SUPPORT  
THE PROPOSED EQUIPMENT.



TOP OF EXISTING &  
PROPOSED AT&T ANTENNAS  
ELEV. 79'-0"± (AGL)

TOP OF EXISTING PENTHOUSE  
ELEV. 78'-0"± (AGL)

℄ OF EXISTING &  
PROPOSED AT&T ANTENNAS  
ELEV. 75'-0"± (AGL)

PROPOSED SECTOR FRAME  
(TYP. OF 1 PER SECTOR,  
TOTAL OF 3)

PROPOSED AT&T ANTENNA  
(TYP. OF 1 PER SECTOR,  
TOTAL OF 3)

EXISTING RRH'S (TYP. OF 3 PER  
SECTOR, TOTAL OF 9) (RELOCATED  
TO NEW SECTOR FRAME)

EXISTING TMA'S (TYP. OF 2 PER  
SECTOR, TOTAL OF 6) (RELOCATED TO  
NEW SECTOR FRAME)

EXISTING SCREEN WALL

EXISTING GPS ANTENNA

EXISTING CABLE TRAY WITH (6) DC POWER CABLES, (3)  
FIBER LINES & (6) LINES OF COAX CABLES @ 7/8"

EXISTING PENTHOUSE

EXISTING ANTENNA (BY OTHERS) (TYP.)

EXISTING AT&T ANTENNAS (TYP. OF 3 PER SECTOR,  
TOTAL OF 9) (RELOCATED TO NEW SECTOR FRAME)

EXISTING SURGE ARRESTORS (TYP. OF 1 PER SECTOR,  
TOTAL OF 3) (RELOCATED TO NEW SECTOR FRAME)

NOTE:

REFER TO THE FINAL RF DATA  
SHEET FOR FINAL ANTENNA  
SETTINGS.

NOTE:

REFER TO STRUCTURAL ANALYSIS  
BY: HUDSON DESIGN GROUP, LLC,  
DATED: MARCH 24, 2020,  
FOR THE CAPACITY OF THE  
EXISTING STRUCTURES TO SUPPORT  
THE PROPOSED EQUIPMENT.

NOTE:

PAINT ALL VISIBLE PROPOSED  
EQUIPMENT TO MATCH EXISTING  
SURROUNDINGS

TOP OF EXISTING ROOF  
ELEV. 62'-5"± (AGL)

EXISTING BUILDING

GROUND LEVEL  
ELEV. 0'-0"± (AGL)

**SOUTHWEST ELEVATION**

22x34 SCALE: 3/16"=1'-0"  
11x17 SCALE: 3/32"=1'-0"

1  
A-2

0 2'-8" 5'-4" 10'-8" 16'-0"

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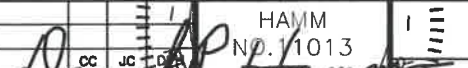
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**SITE NUMBER: NH2062**  
**SITE NAME: CONGRESS STREET**

55 CONGRESS STREET  
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ROCKINGHAM COUNTY



55 COCHITUATE ROAD  
FRAMINGHAM, MA 01701

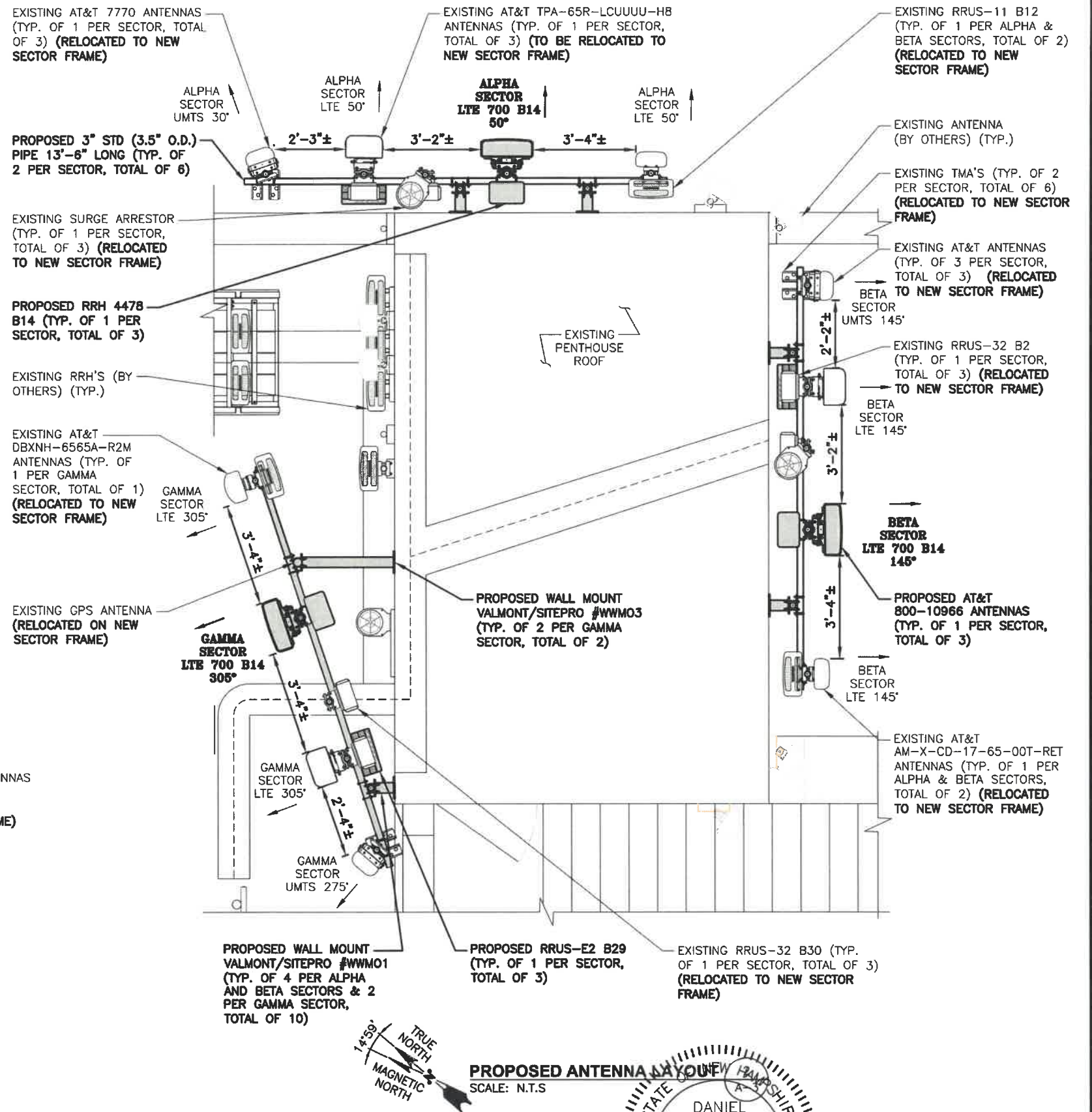
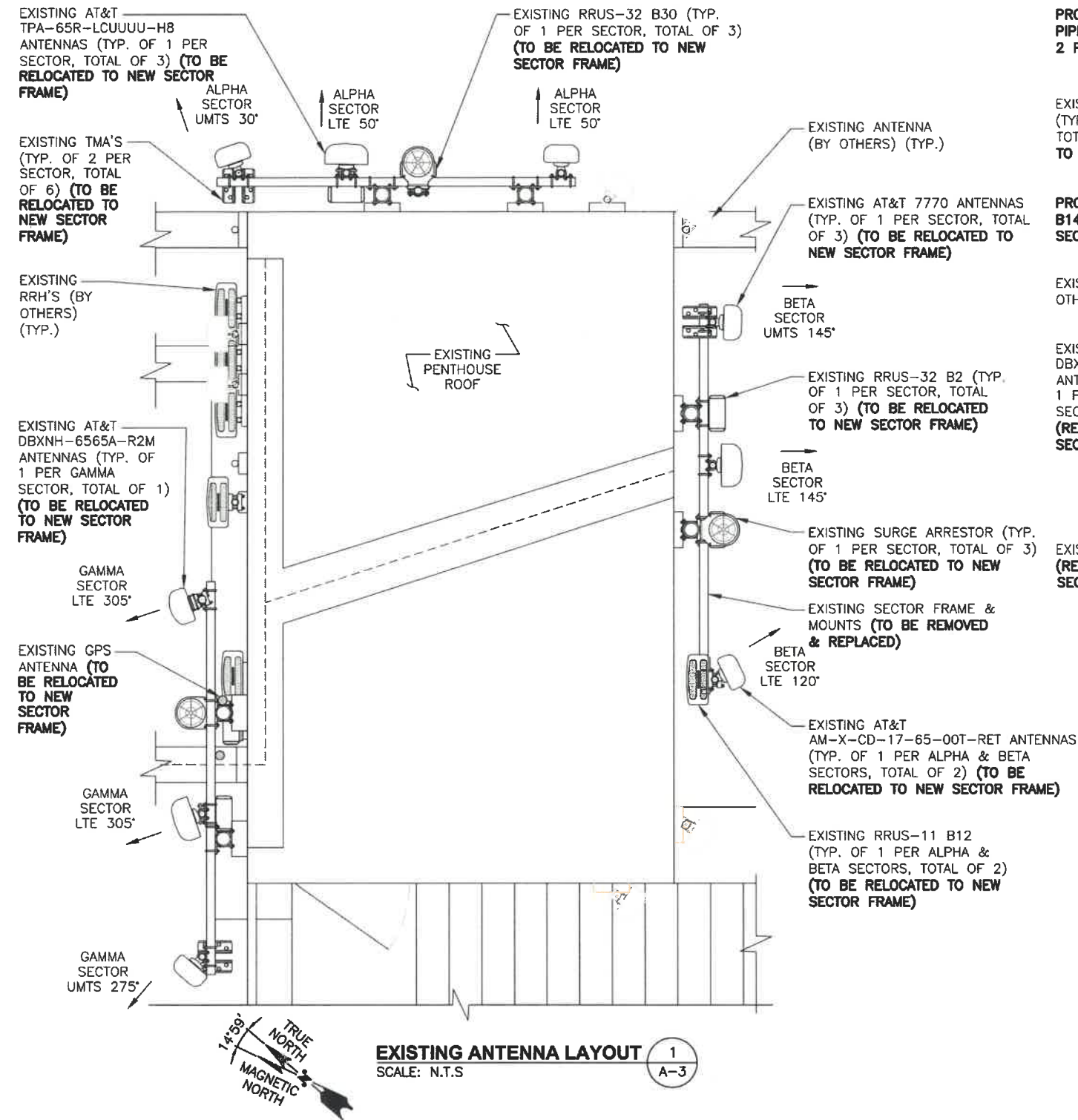
						HAMM NO. 1013		AT&T	
3	06/02/20	ISSUED FOR CONSTRUCTION	CC	JC	DP			ELEVATION (LTE 4C/5C)	
2	04/23/20	ISSUED FOR CONSTRUCTION	AC	JC	DP				
1	03/06/20	ISSUED FOR REVIEW	AC	JC	DP				
NO.	DATE	REVISIONS	BY	CHK	APP'D	JOB NUMBER	DRAWING NUMBER	REV	
SCALE: AS SHOWN		DESIGNED BY: JC	DRAWN BY: AR			NH2062	A-2	3	

NOTE:  
ANTENNAS AND MOUNTS TO BE ADJUSTED  
AS REQUIRED TO ACHIEVE A 3'-0"  
MINIMUM SEPARATION BETWEEN ANTENNAS

NOTE:  
PAINT ALL VISIBLE PROPOSED  
EQUIPMENT TO MATCH EXISTING  
SURROUNDINGS

NOTE:  
REFER TO THE FINAL RF DATA  
SHEET FOR FINAL ANTENNA  
SETTINGS.

NOTE:  
REFER TO STRUCTURAL ANALYSIS  
BY: HUDSON DESIGN GROUP, LLC,  
DATED: MARCH 24, 2020,  
FOR THE CAPACITY OF THE  
EXISTING STRUCTURES TO SUPPORT  
THE PROPOSED EQUIPMENT.









PROPOSED 3" STD (3.5" O.D.) 13'-6" LONG PIPE MAST (TYP. OF 2 PER SECTOR, TOTAL OF 6)

PROPOSED CROSSOVER PLATE SITEPRO1 #SCX4-K (TYP.)

### ALPHA SECTOR

PROPOSED 2" STD. (2.38 O.D.) 6'-0" LONG MOUNTING PIPE (TYP. OF 1 PER SECTOR, TOTAL OF 3)

PROPOSED 2" STD. (2.38 O.D.) 7'-0" LONG MOUNTING PIPE (TYP. OF 1 PER SECTOR, TOTAL OF 3)

PROPOSED 5/8" A325 THRU-BOLT (TYP.)

PROPOSED WALL MOUNT VALMONT/SITEPRO #WWM03 (TYP. OF 2 PER GAMMA SECTOR, TOTAL OF 2)

PROPOSED L2"x3"x1/4" X 8'-0" LONG (TYP. OF 4 PER ALPHA & GAMMA SECTORS, TOTAL OF 8)

PROPOSED 2" STD. (2.38 O.D.) 8'-0" LONG MOUNTING PIPE (TYP. OF 3 PER SECTOR, TOTAL OF 9)

PROPOSED 3" STD (3.5" O.D.) 6'-0" LONG MOUNTING PIPE (TYP. OF 2 PER SECTOR, TOTAL OF 6)

PROPOSED L2"x3"x1/4" X 10'-0" LONG (TYP. OF 4 PER BETA SECTOR, TOTAL OF 4)

### GAMMA SECTOR

PROPOSED ANTENNA MOUNT PLAN VIEW  
SCALE: N.T.S.

PROPOSED WALL MOUNT VALMONT/SITEPRO #WWM01 (TYP. OF 4 PER ALPHA AND BETA SECTORS & 2 PER GAMMA SECTOR, TOTAL OF 10)

PROPOSED L2"x3"x1/4" X 8'-0" LONG (TYP. OF 4 PER ALPHA & GAMMA SECTORS, TOTAL OF 8)

PROPOSED 5/8" A325 THRU-BOLT (TYP.)

PROPOSED WALL MOUNT VALMONT/SITEPRO #WWM03 (TYP. OF 2 PER GAMMA SECTOR, TOTAL OF 2)

PROPOSED ANTENNA & RRH RELOCATION DETAIL (GAMMA SECTOR)  
SCALE: N.T.S.

### BETA SECTOR

NOTE:  
PAINT ALL VISIBLE PROPOSED EQUIPMENT TO MATCH EXISTING SURROUNDINGS

NOTE:  
REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.

NOTE:  
REFER TO STRUCTURAL ANALYSIS BY: HUDSON DESIGN GROUP, LLC, DATED: MARCH 24, 2020, FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT.

PROPOSED 3" STD (3.5 O.D.) 13'-6" LONG PIPE MAST (TYP. OF 2 PER SECTOR, TOTAL OF 6)

EXISTING RRH (TYP. OF 3 PER SECTOR, TOTAL OF 9) (RELOCATED TO NEW SECTOR FRAME)

PROPOSED 2" STD. (2.38 O.D.) 8'-0" LONG MOUNTING PIPE (TYP. OF 2 PER SECTOR, TOTAL OF 9)

CL OF EXISTING & PROPOSED AT&T ANTENNAS  
ELEV. 75'-0"± (AGL)

EXISTING ANTENNA (TYP. OF 3 PER SECTOR, TOTAL OF 9) (RELOCATED TO NEW SECTOR FRAME)

EXISTING PENTHOUSE  
EXISTING RRH (TYP. OF 3 PER SECTOR, TOTAL OF 9) (RELOCATED TO NEW SECTOR FRAME)

PROPOSED L2"x3"x1/4" (TYP. OF 4 PER SECTOR, TOTAL OF 12)

PROPOSED 5/8" A325 THRU-BOLT (TYP.)

PROPOSED WALL MOUNT VALMONT/SITEPRO #WWM01 (TYP. OF 4 PER ALPHA AND BETA SECTORS & 2 PER GAMMA SECTOR, TOTAL OF 10)

PROPOSED CROSSOVER PLATE SITEPRO1 #SCX4-K (TYP.)

PROPOSED 2" STD. (2.38 O.D.) 8'-0" LONG MOUNTING PIPE (TYP. OF 2 PER SECTOR, TOTAL OF 9)

CL OF EXISTING & PROPOSED AT&T ANTENNAS  
ELEV. 75'-0"± (AGL)

EXISTING ANTENNA (TYP. OF 3 PER SECTOR, TOTAL OF 9) (RELOCATED TO NEW SECTOR FRAME)

PROPOSED RRH (TYP. OF 2 PER SECTOR, TOTAL OF 6)

PROPOSED 3" STD. (3.5" O.D.) X 13'-6" LONG PIPE MAST (TYP. OF 2 PER SECTOR, TOTAL OF 6)

PROPOSED ANTENNA & RRH RELOCATION DETAIL (ALPHA & BETA SECTORS)  
SCALE: N.T.S.

**HUDSON**  
Design Group LLC

45 BEECHWOOD DRIVE  
NORTH ANDOVER, MA 01845  
TEL: (978) 557-5553  
FAX: (978) 336-5586

**EMPIRE telecom**  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400

SITE NUMBER: NH2062  
SITE NAME: CONGRESS STREET

55 CONGRESS STREET  
PORTSMOUTH, NH 03801  
ROCKINGHAM COUNTY



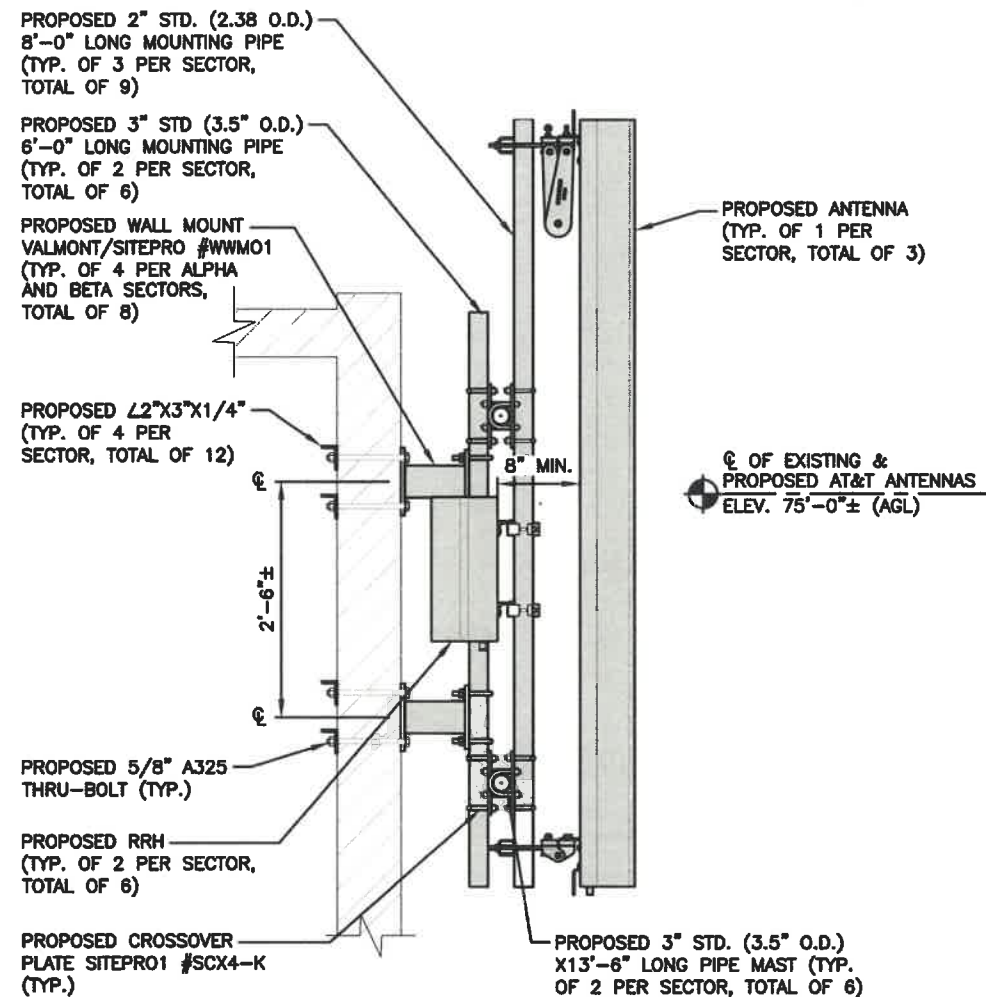
550 COCHITUATE ROAD  
FRAMINGHAM, MA 01701

REVISIONS				JOB INFORMATION		
NO.	DATE	REVISIONS	BY	CHK	APP'D	REVISIONS
3	06/02/20	ISSUED FOR CONSTRUCTION	CC	JC	DA	AT&T
2	04/23/20	ISSUED FOR CONSTRUCTION	CC	JC	DA	DETAILS
1	03/06/20	ISSUED FOR REVIEW	AC	JC	DA	(LTE 4C/5C)
SCALE: AS SHOWN				DESIGNED BY: JC		DRAWING NUMBER
				DRAWN BY: AR		REV
				JOB NUMBER		3
				NH2062		
				A-5		

NOTE:  
PAINT ALL VISIBLE PROPOSED  
EQUIPMENT TO MATCH EXISTING  
SURROUNDINGS

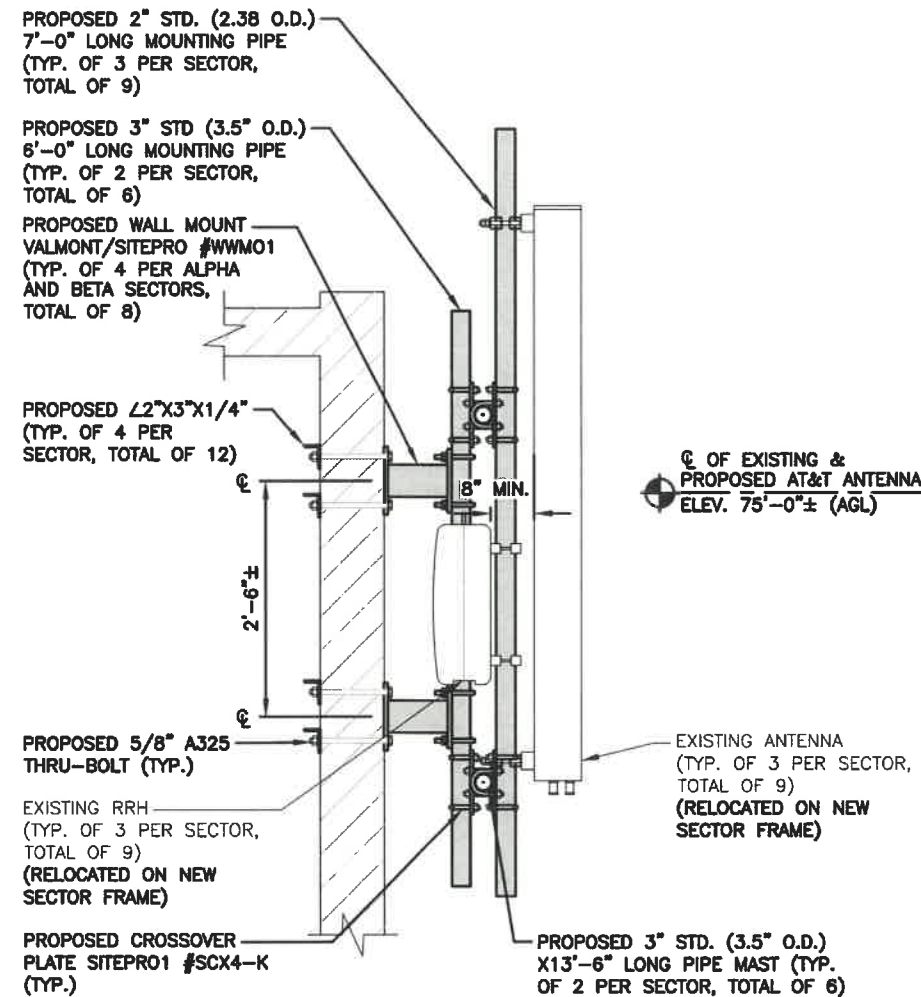
NOTE:  
REFER TO THE FINAL RF DATA  
SHEET FOR FINAL ANTENNA  
SETTINGS.

NOTE:  
REFER TO STRUCTURAL ANALYSIS  
BY: HUDSON DESIGN GROUP, LLC,  
DATED: MARCH 24, 2020,  
FOR THE CAPACITY OF THE  
EXISTING STRUCTURES TO SUPPORT  
THE PROPOSED EQUIPMENT.



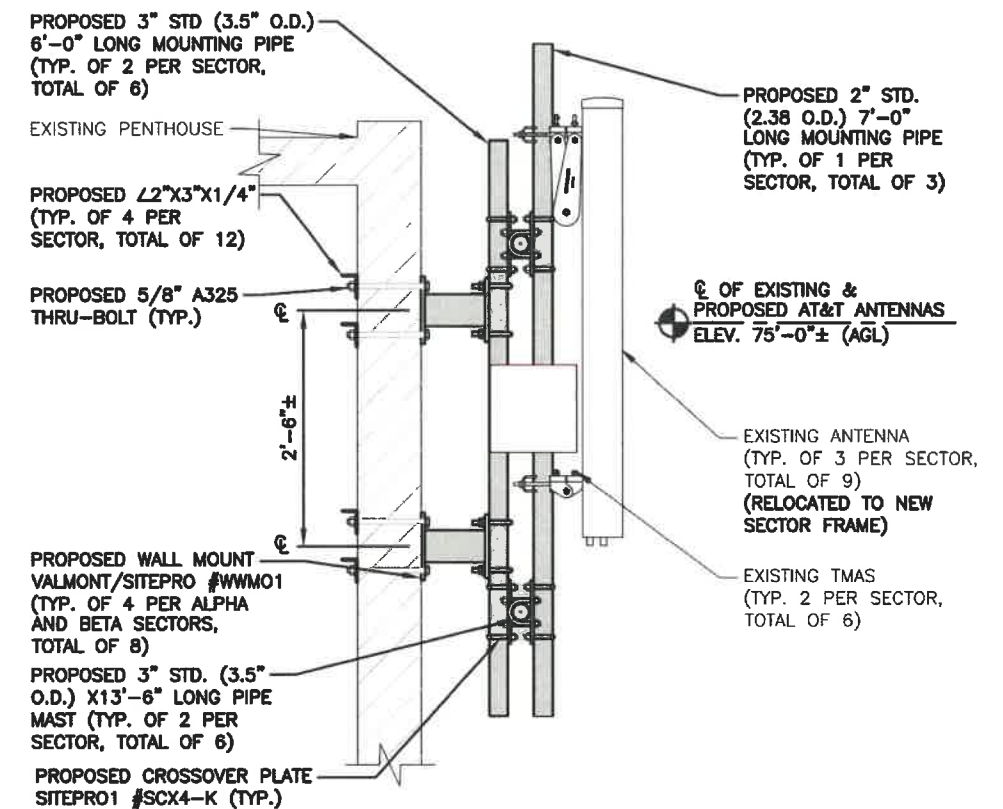
**PROPOSED RELOCATED RRH & ANTENNA  
MOUNTING DETAIL (ALPHA & BETA SECTORS)**  
SCALE: N.T.S.

1  
S-2



**RELOCATED RRH & ANTENNA MOUNTING  
DETAIL (TYP. OF ALL SECTORS)**  
SCALE: N.T.S.

2  
S-2



**RELOCATED RRH & ANTENNA MOUNTING  
DETAIL (TYP. OF ALL SECTORS)**  
SCALE: N.T.S.

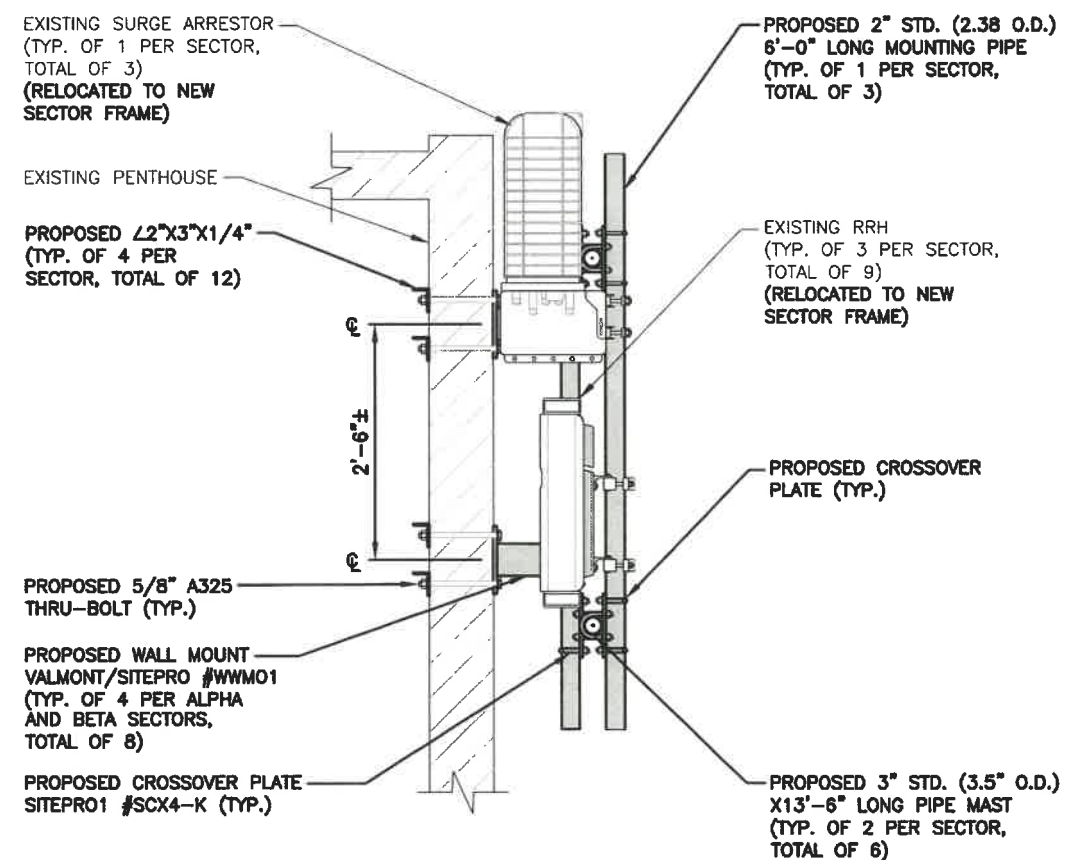
3  
S-2



NOTE:  
PAINT ALL VISIBLE PROPOSED  
EQUIPMENT TO MATCH EXISTING  
SURROUNDINGS

NOTE:  
REFER TO THE FINAL RF DATA  
SHEET FOR FINAL ANTENNA  
SETTINGS.

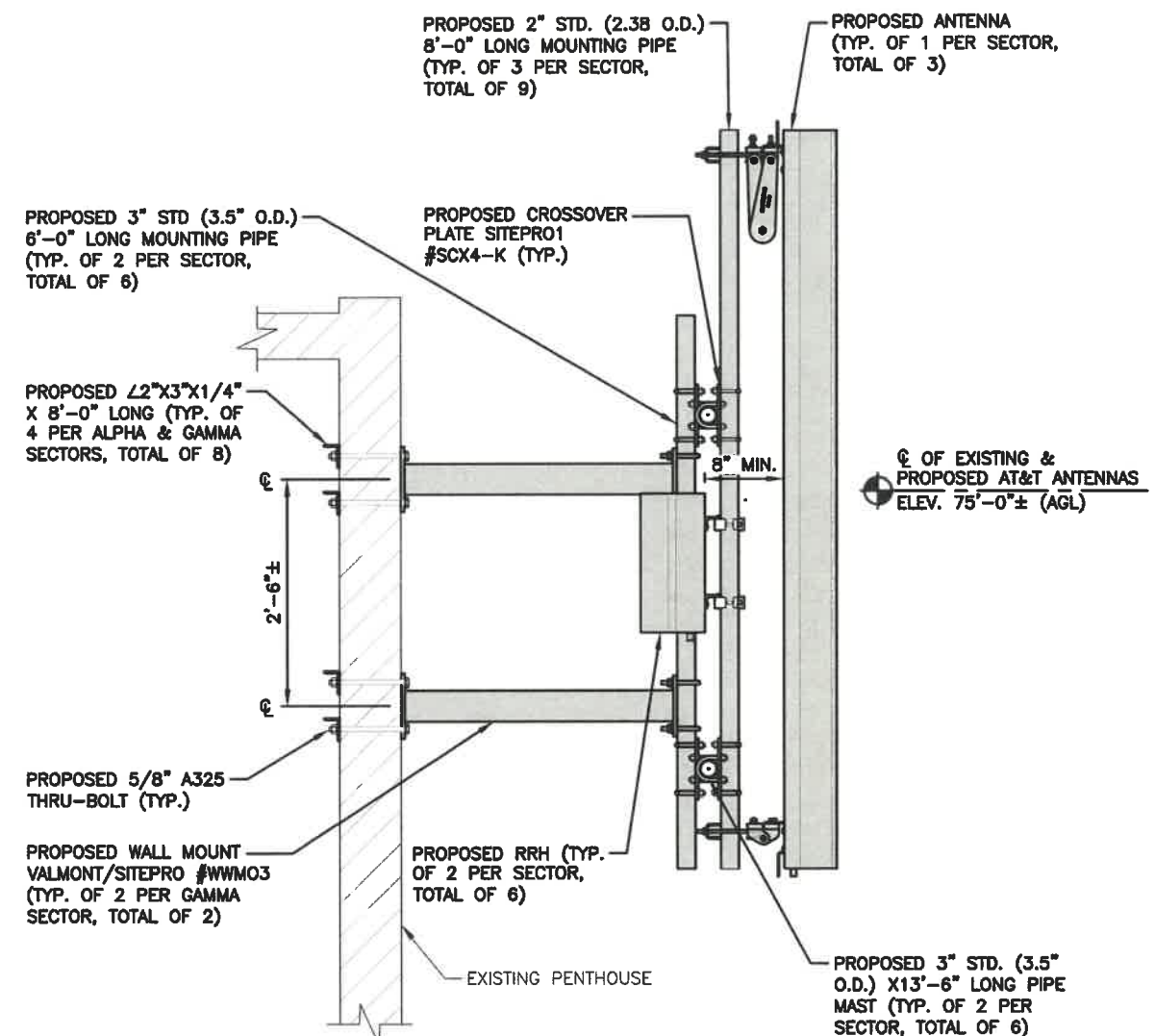
NOTE:  
REFER TO STRUCTURAL ANALYSIS  
BY: HUDSON DESIGN GROUP, LLC,  
DATED: MARCH 24, 2020,  
FOR THE CAPACITY OF THE  
EXISTING STRUCTURES TO SUPPORT  
THE PROPOSED EQUIPMENT.



RELOCATED RRH & SURGE ARRESTOR  
MOUNTING DETAIL (TYP. OF ALL SECTORS)

SCALE: N.T.S

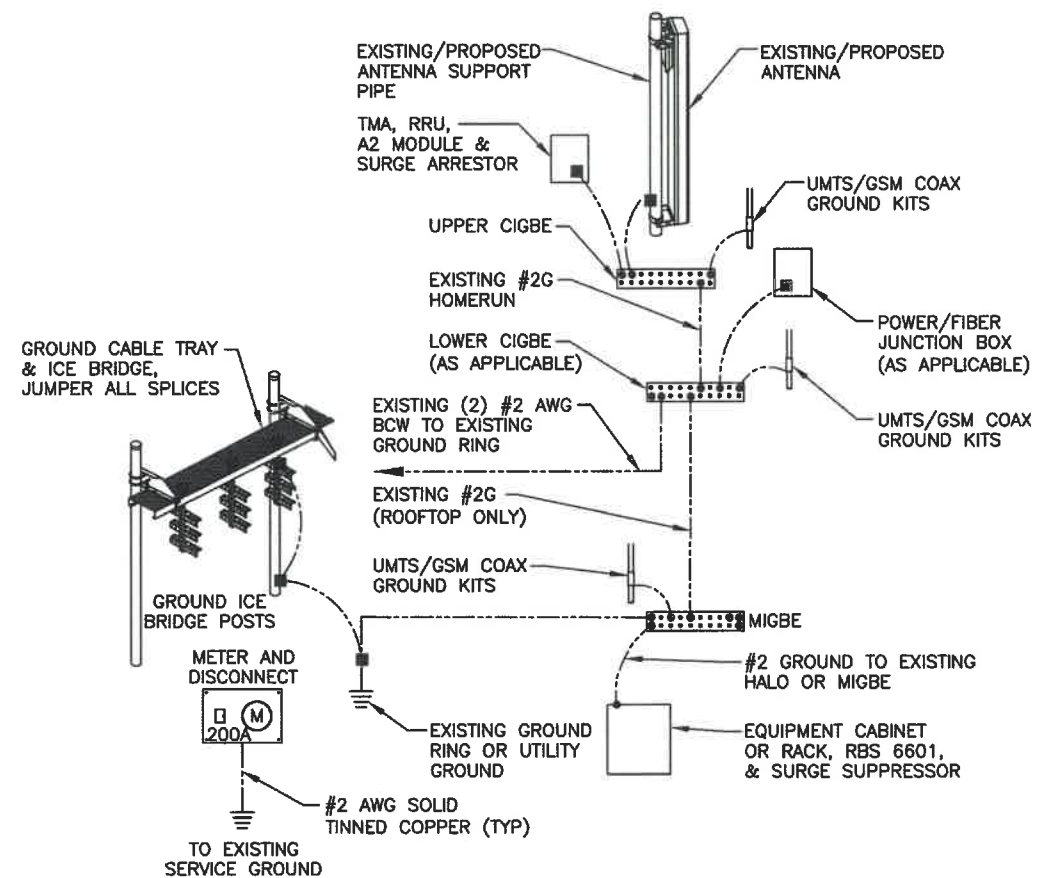
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S-3



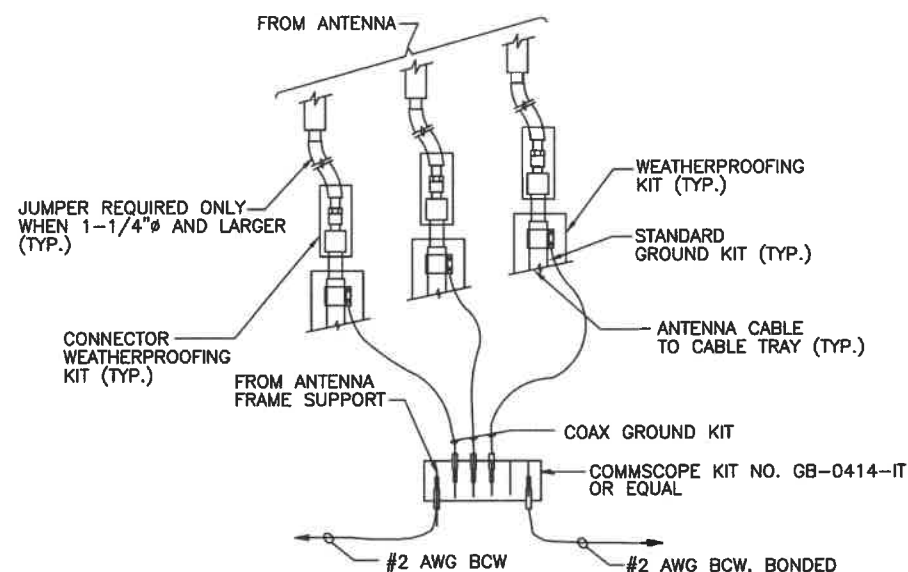
PROPOSED RELOCATED RRH & ANTENNA  
MOUNTING DETAIL (GAMMA SECTOR)

SCALE: N.T.S

2  
S-3



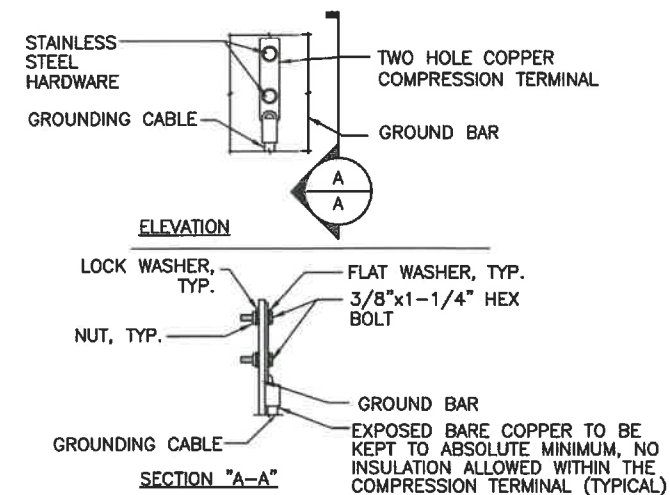
**GROUNDING RISER DIAGRAM** 1  
SCALE: N.T.S. G-1



**NOTE:**

- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO CIGBE.

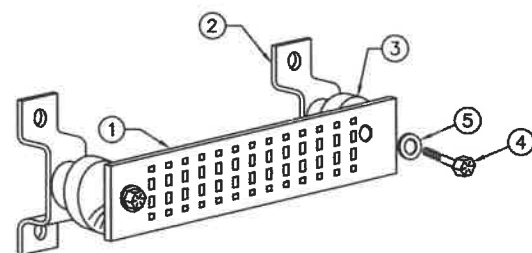
**GROUND WIRE TO GROUND BAR CONNECTION DETAIL** 2  
SCALE: N.T.S. G-1



**NOTE:**

- "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
- OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATION.
- CADWELD DOWNLEADS FROM UPPER EGB, LOWER EGB, AND MGB

**TYPICAL GROUND BAR CONNECTION DETAIL** 3  
SCALE: N.T.S. G-1



**GROUND BAR - DETAIL** 4  
SCALE: N.T.S. G-1

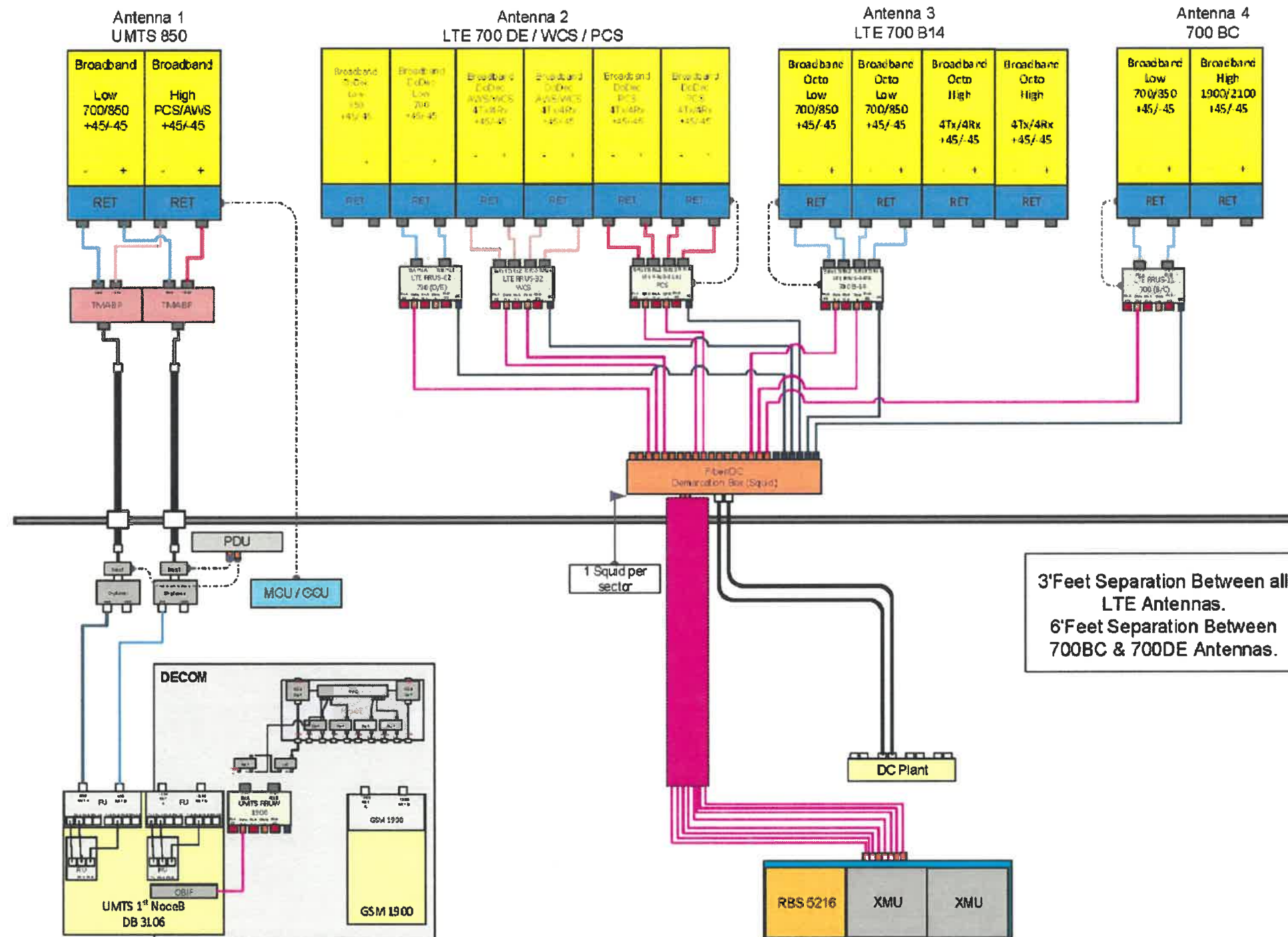
EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

**SECTION "P" - SURGE PRODUCERS**

- CABLE ENTRY PORTS (HATCH PLATES) (#2)
- GENERATOR FRAMEWORK (IF AVAILABLE) (#2)
- TELCO GROUND BAR
- COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (#2)
- +24V POWER SUPPLY RETURN BAR (#2)
- 48V POWER SUPPLY RETURN BAR (#2)
- RECTIFIER FRAMES.

**SECTION "A" - SURGE ABSORBERS**

- INTERIOR GROUND RING (#2)
- EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2)
- METALLIC COLD WATER PIPE (IF AVAILABLE) (#2)
- BUILDING STEEL (IF AVAILABLE) (#2)



3' Feet Separation Between all  
LTE Antennas.  
6' Feet Separation Between  
700BC & 700DE Antennas.

**RF PLUMBING DIAGRAM**  
SCALE: N.T.S.

1  
RF-1

- NOTES:**
1. CONTRACTOR TO CONFIRM ALL PARTS.
  2. INSTALL ALL EQUIPMENT TO MANUFACTURER'S RECOMMENDATIONS.

**NOTE:**  
REFER TO THE FINAL RF DATA  
SHEET FOR FINAL ANTENNA  
SETTINGS.

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	06/02/20	ISSUED FOR CONSTRUCTION	CC	JC	DPH
2	04/23/20	ISSUED FOR CONSTRUCTION	CC	JC	DPH
1	03/06/20	ISSUED FOR REVIEW	AC	JC	DPH
SCALE: AS SHOWN DESIGNED BY: JC DRAWN BY: AR					

AT&T		
RF PLUMBING DIAGRAM (LTE 4C/5C)		
JOB NUMBER	DRAWING NUMBER	REV
NH2062	RF-1	3





Prepared For:  
**EMPIRE-AT&T**  
Site Number:  
**NH2062**  
55 CONGRESS STREET  
PORTSMOUTH, NH 03801

**SITE NO:** NH2062  
**SITE NAME:** CONGRESS STREET  
**ADDRESS:** 55 CONGRESS STREET  
PORTSMOUTH, NH 03801



**EMPIRE telecom**  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400



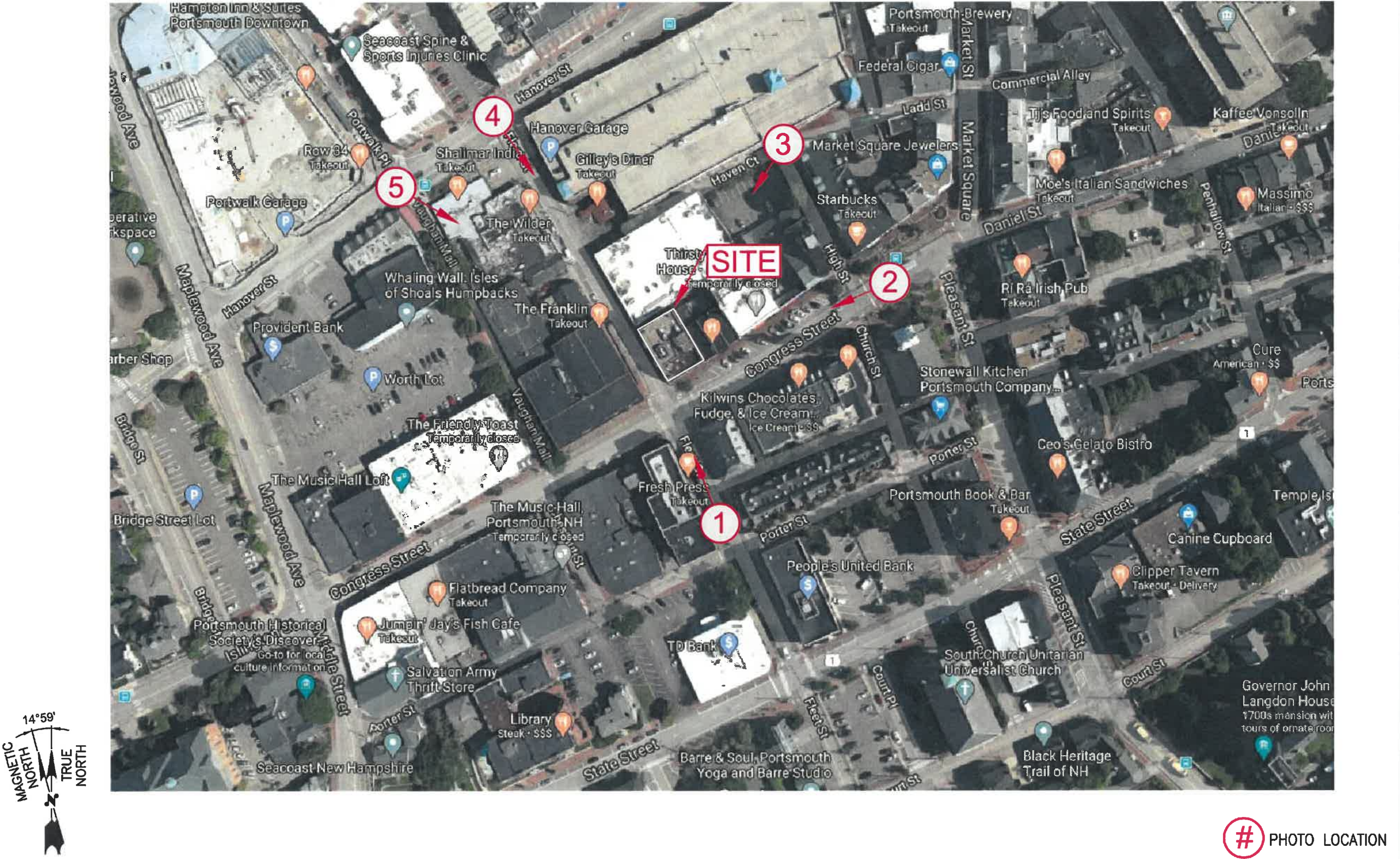
**SITE TYPE:** ROOFTOP  
**DATE:** 05/28/2020 **REV:** 0  
**DRAWN BY:** VP  
**SCALE:** N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.



LOCUS MAP

TAKEN FROM GOOGLE.COM ON 05-28-20



<p><b>SITE NO:</b> NH2062</p> <p><b>SITE NAME:</b> CONGRESS STREET</p> <p><b>ADDRESS:</b> 55 CONGRESS STREET PORTSMOUTH, NH 03801</p>	 <p>550 COCHITUATE ROAD FRAMINGHAM, MA 01701</p>	<p><b>EMPIRE telecom</b></p> <p>16 ESQUIRE ROAD BILLERICA, MA 01862 TEL: (978) 608-8400</p>	<p><b>HG HUDSON</b> Design Group LLC</p> <p>45 BEECHWOOD DRIVE N. ANDOVER, MA 01845 TEL: (978) 557-5553 FAX: (978) 336-5586</p>	<p><b>SITE TYPE:</b> ROOFTOP</p> <p><b>DATE:</b> 05/28/2020 <b>REV:</b> 0</p> <p><b>DRAWN BY:</b> VP</p> <p><b>SCALE:</b> N.T.S.</p>	<p>THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.</p> <p>PAGE 2 OF 12</p>
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VIEW NORTH FROM FLEET STREET

**SITE NO:** NH2062  
**SITE NAME:** CONGRESS STREET  
**ADDRESS:** 55 CONGRESS STREET  
PORTSMOUTH, NH 03801



**EMPIRE telecom**  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400



**SITE TYPE:** ROOFTOP  
**DATE:** 05/28/2020 **REV:** 0  
**DRAWN BY:** VP  
**SCALE:** N.T.S.

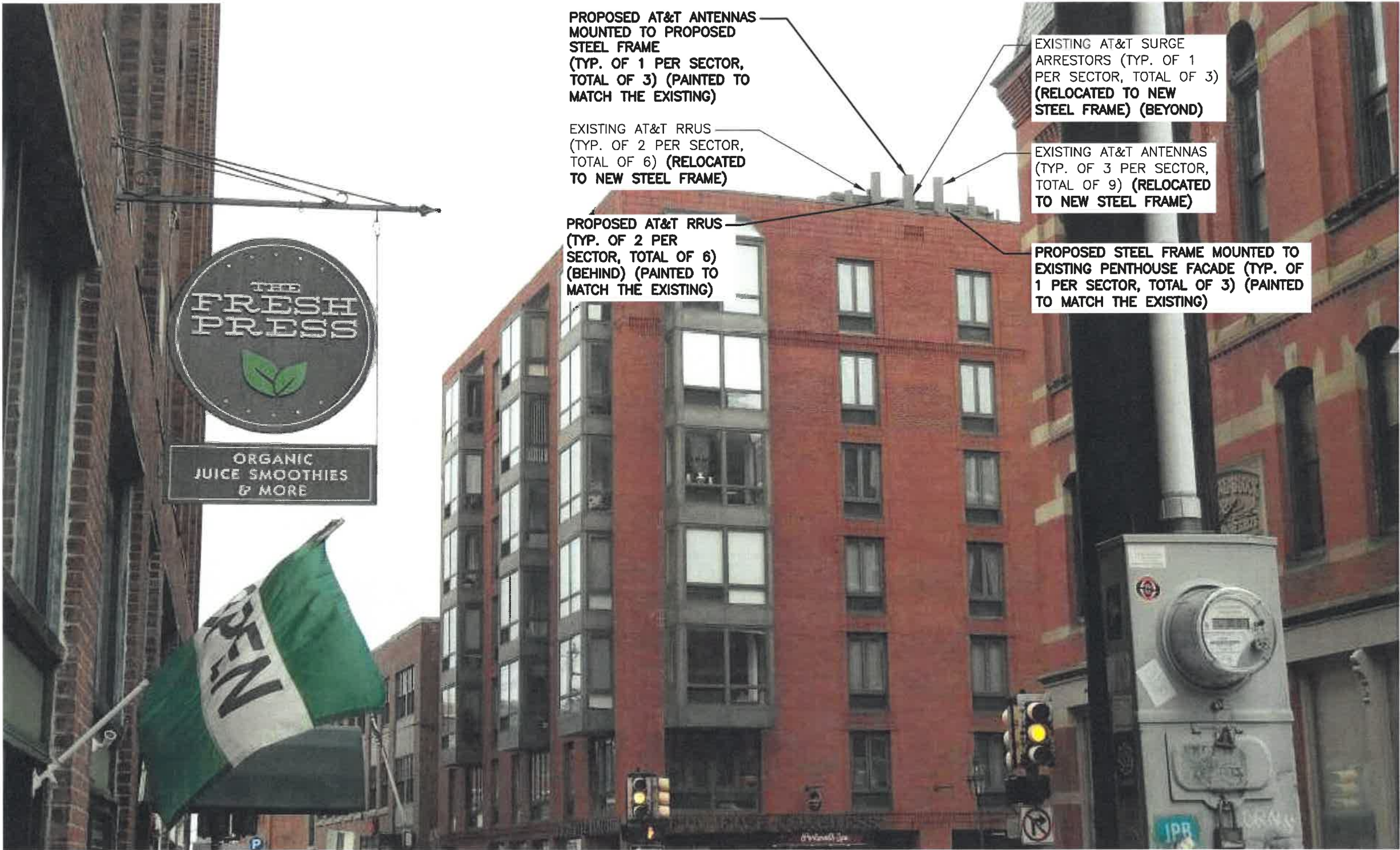
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PROPOSED CONDITIONS

LOCATION # 1

DATE OF PHOTO: 11/27/2018



VIEW NORTH FROM FLEET STREET

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**ADDRESS:** 55 CONGRESS STREET  
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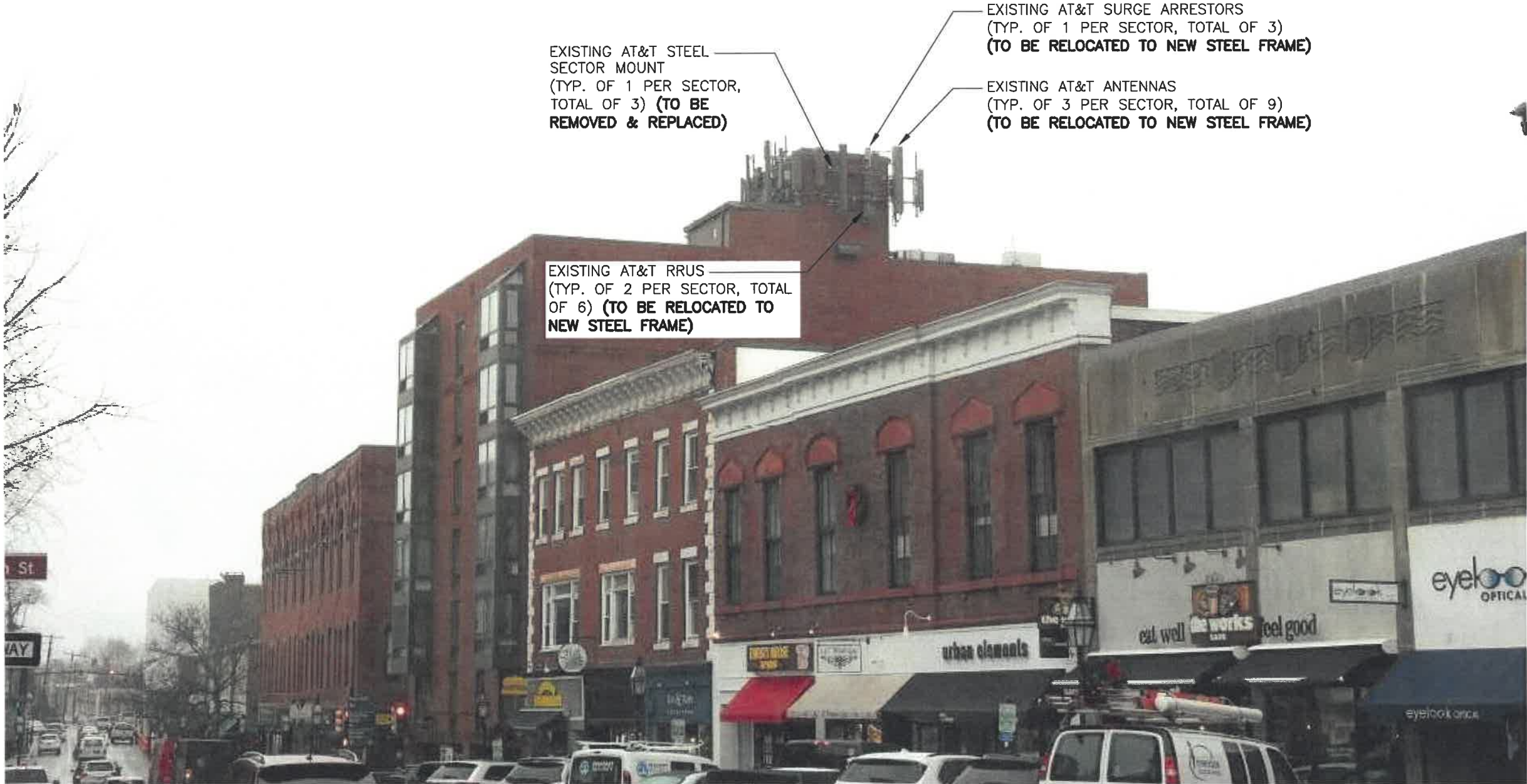
**EMPIRE telecom**  
16 ESQUIRE ROAD  
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TEL: (978) 608-8400



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EXISTING AT&T STEEL  
SECTOR MOUNT  
(TYP. OF 1 PER SECTOR,  
TOTAL OF 3) **(TO BE  
REMOVED & REPLACED)**

EXISTING AT&T SURGE ARRESTORS  
(TYP. OF 1 PER SECTOR, TOTAL OF 3)  
**(TO BE RELOCATED TO NEW STEEL FRAME)**

EXISTING AT&T ANTENNAS  
(TYP. OF 3 PER SECTOR, TOTAL OF 9)  
**(TO BE RELOCATED TO NEW STEEL FRAME)**

EXISTING AT&T RRUS  
(TYP. OF 2 PER SECTOR, TOTAL  
OF 6) **(TO BE RELOCATED TO  
NEW STEEL FRAME)**

VIEW WEST FROM THE CORNER OF CONGRESS ST AND CHURCH ST

**SITE NO:** NH2062  
**SITE NAME:** CONGRESS STREET  
**ADDRESS:** 55 CONGRESS STREET  
PORTSMOUTH, NH 03801



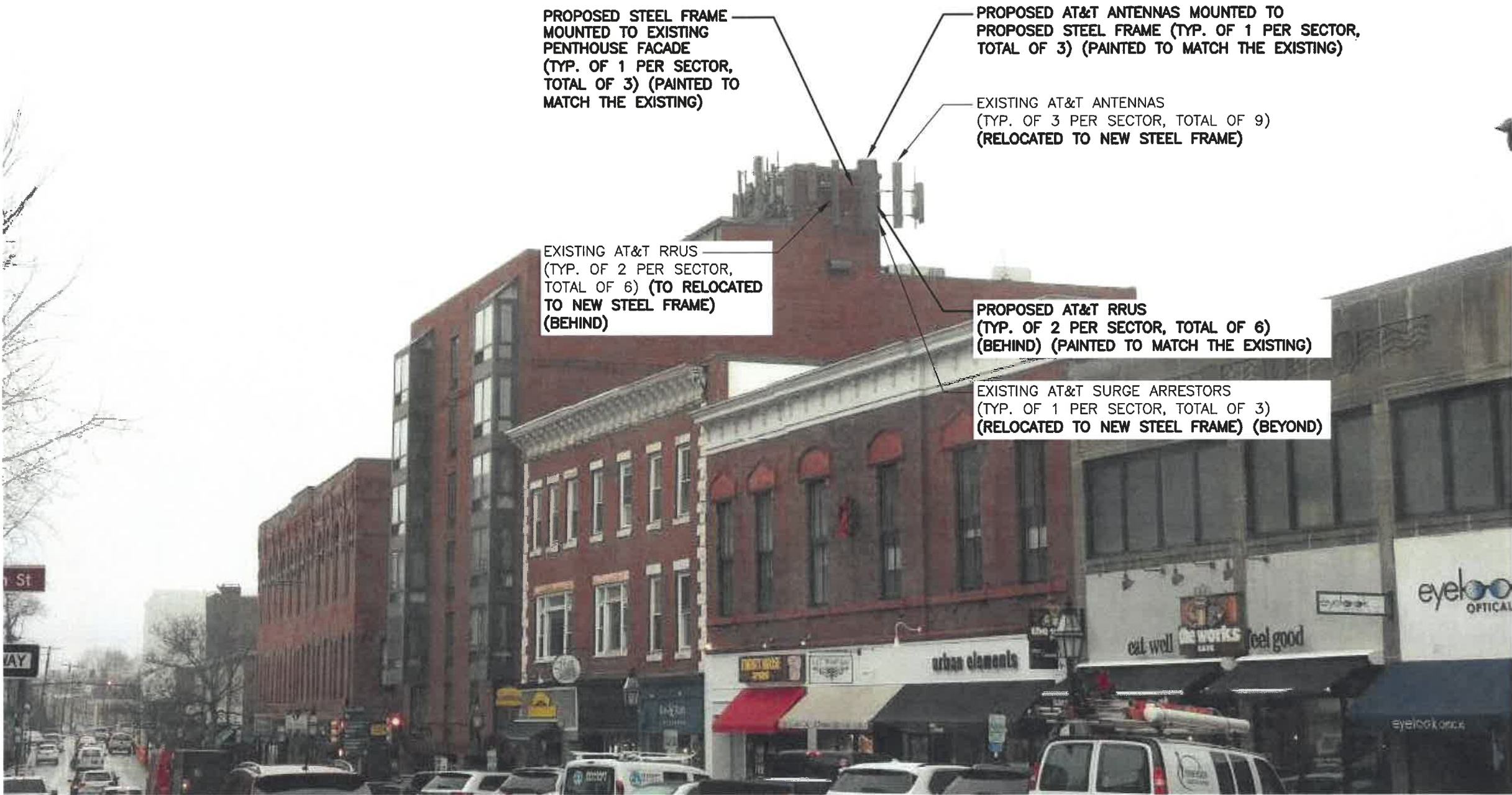
**EMPIRE telecom**  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400



**SITE TYPE:** ROOFTOP  
**DATE:** 05/28/2020 **REV:** 0  
**DRAWN BY:** VP  
**SCALE:** N.T.S.

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**PAGE 5 OF 12**





VIEW WEST FROM THE CORNER OF CONGRESS ST AND CHURCH ST

**SITE NO:** NH2062  
**SITE NAME:** CONGRESS STREET  
**ADDRESS:** 55 CONGRESS STREET  
PORTSMOUTH, NH 03801



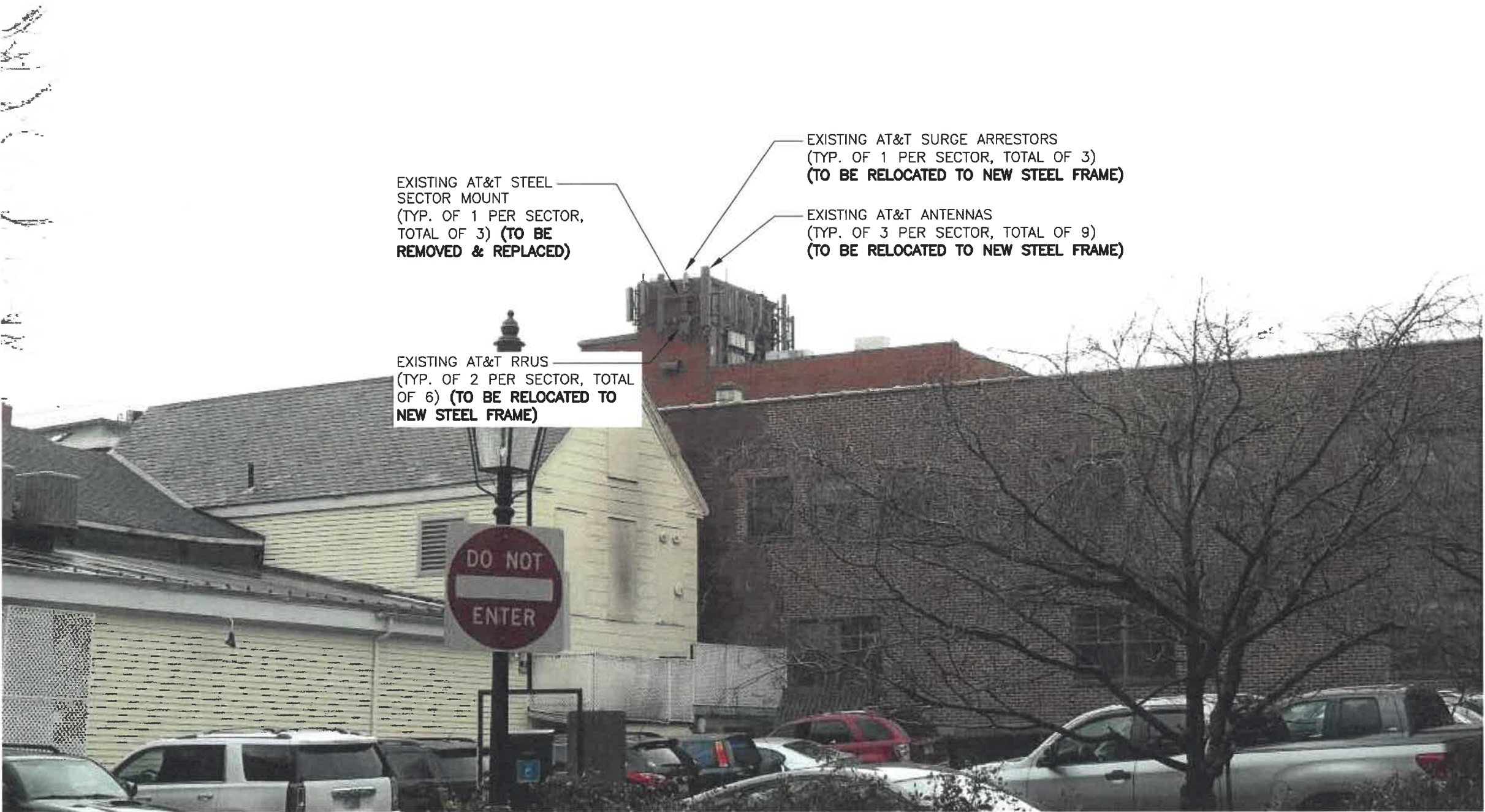
**EMPIRE telecom**  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400



**SITE TYPE:** ROOFTOP  
**DATE:** 05/28/2020 **REV:** 0  
**DRAWN BY:** VP  
**SCALE:** N.T.S.

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VIEW SOUTHWEST FROM THE CORNER OF HAVEN CT AND HIGH ST

**SITE NO:** NH2062  
**SITE NAME:** CONGRESS STREET  
**ADDRESS:** 55 CONGRESS STREET  
PORTSMOUTH, NH 03801



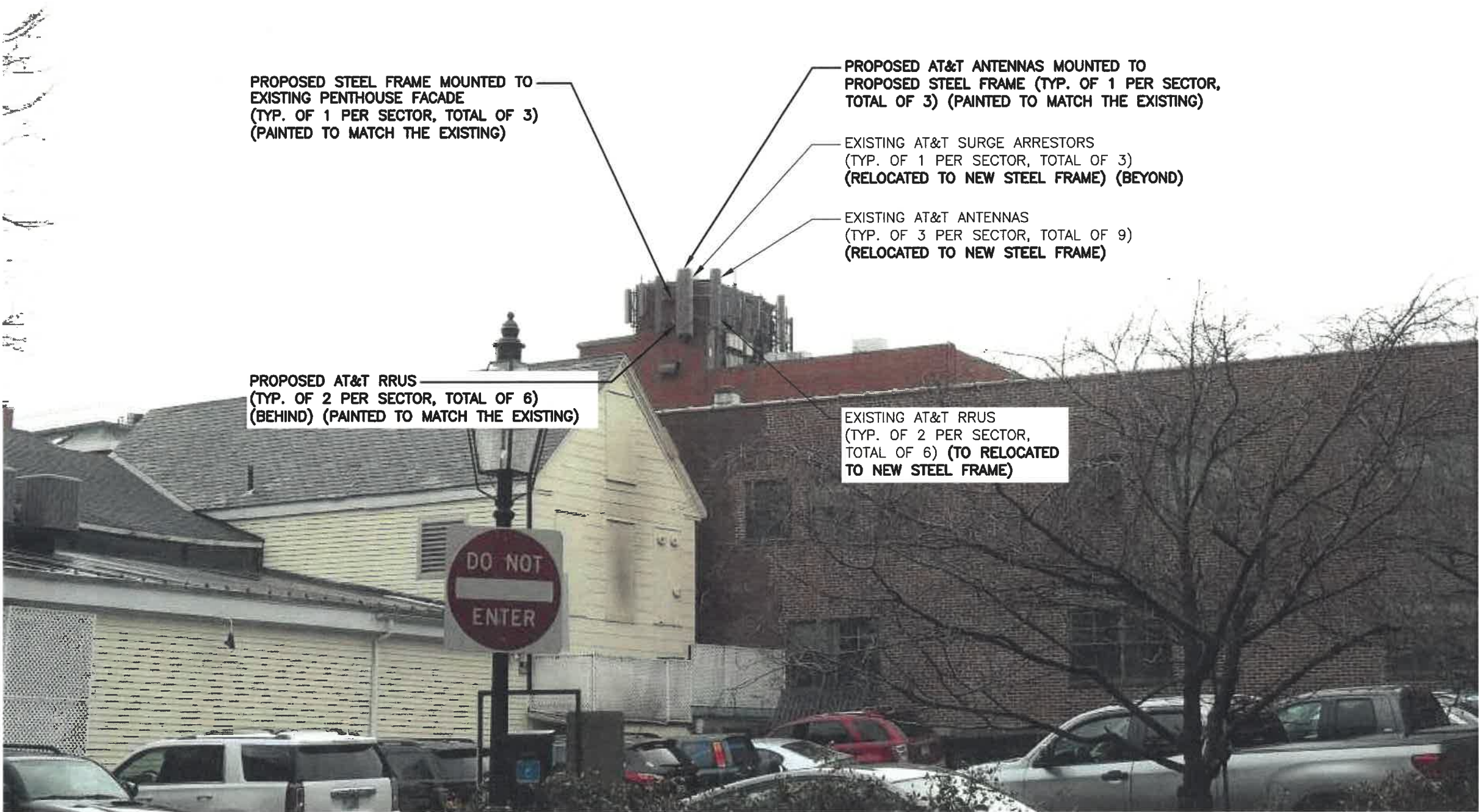
**EMPIRE telecom**  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400



**SITE TYPE:** ROOFTOP  
**DATE:** 05/28/2020 **REV:** 0  
**DRAWN BY:** VP  
**SCALE:** N.T.S.

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PAGE 7 OF 12





VIEW SOUTHWEST FROM THE CORNER OF HAVEN CT AND HIGH ST

**SITE NO:** NH2062  
**SITE NAME:** CONGRESS STREET  
**ADDRESS:** 55 CONGRESS STREET  
PORTSMOUTH, NH 03801



**EMPIRE telecom**  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400



**SITE TYPE:** ROOFTOP  
**DATE:** 05/28/2020 **REV:** 0  
**DRAWN BY:** VP  
**SCALE:** N.T.S.

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PAGE 8 OF 12





VIEW SOUTH FROM THE CORNER OF HANOVER ST AND FLEET ST

**SITE NO:** NH2062  
**SITE NAME:** CONGRESS STREET  
**ADDRESS:** 55 CONGRESS STREET  
PORTSMOUTH, NH 03801

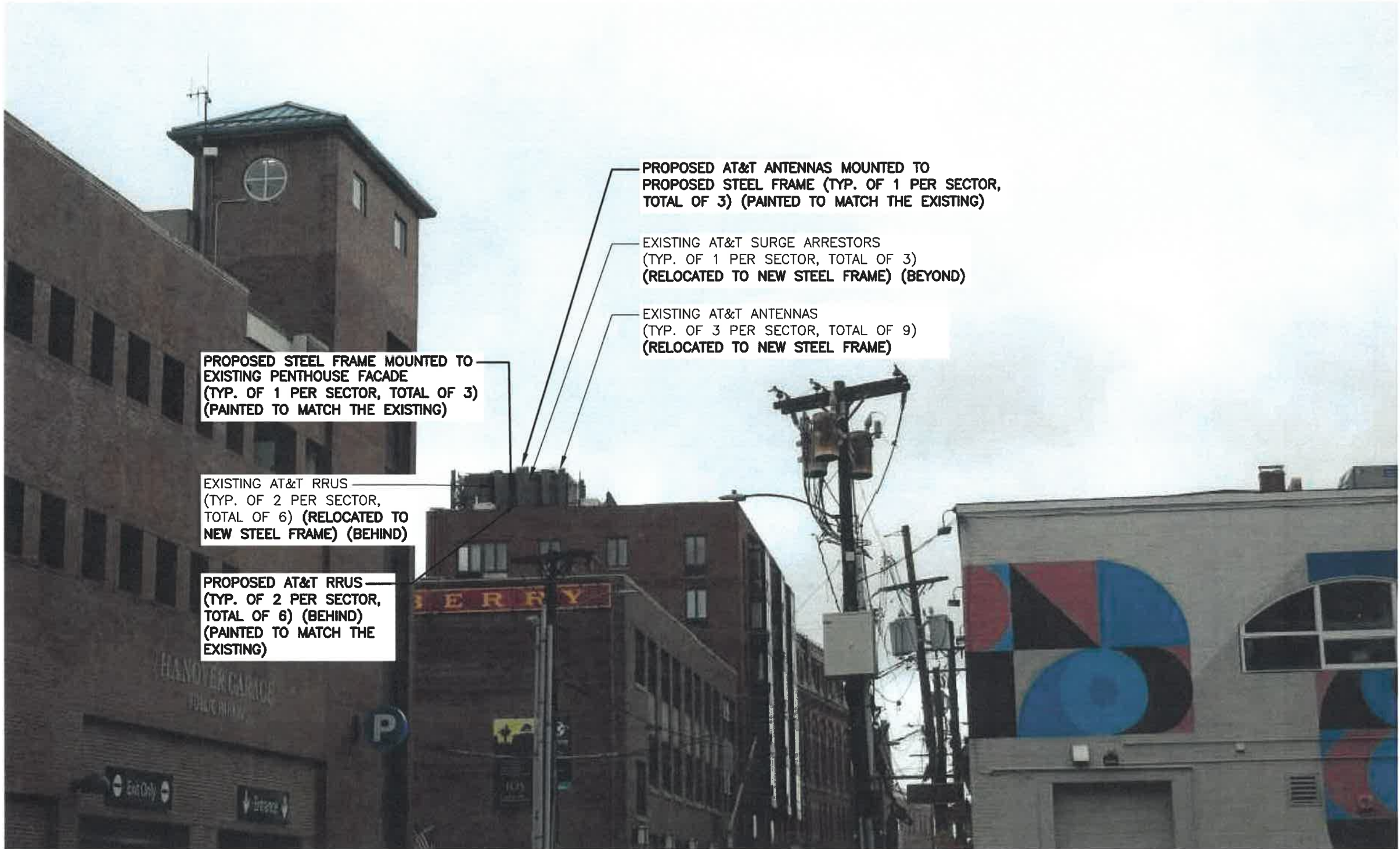


**EMPIRE telecom**  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400



**SITE TYPE:** ROOFTOP  
**DATE:** 05/28/2020 **REV:** 0  
**DRAWN BY:** VP  
**SCALE:** N.T.S.

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PROPOSED STEEL FRAME MOUNTED TO EXISTING PENTHOUSE FACADE (TYP. OF 1 PER SECTOR, TOTAL OF 3) (PAINTED TO MATCH THE EXISTING)

EXISTING AT&T RRUS (TYP. OF 2 PER SECTOR, TOTAL OF 6) (RELOCATED TO NEW STEEL FRAME) (BEHIND)

PROPOSED AT&T RRUS (TYP. OF 2 PER SECTOR, TOTAL OF 6) (BEHIND) (PAINTED TO MATCH THE EXISTING)

PROPOSED AT&T ANTENNAS MOUNTED TO PROPOSED STEEL FRAME (TYP. OF 1 PER SECTOR, TOTAL OF 3) (PAINTED TO MATCH THE EXISTING)

EXISTING AT&T SURGE ARRESTORS (TYP. OF 1 PER SECTOR, TOTAL OF 3) (RELOCATED TO NEW STEEL FRAME) (BEYOND)

EXISTING AT&T ANTENNAS (TYP. OF 3 PER SECTOR, TOTAL OF 9) (RELOCATED TO NEW STEEL FRAME)

VIEW SOUTH FROM THE CORNER OF HANOVER ST AND FLEET ST

SITE NO: NH2062  
SITE NAME: CONGRESS STREET  
ADDRESS: 55 CONGRESS STREET  
PORTSMOUTH, NH 03801



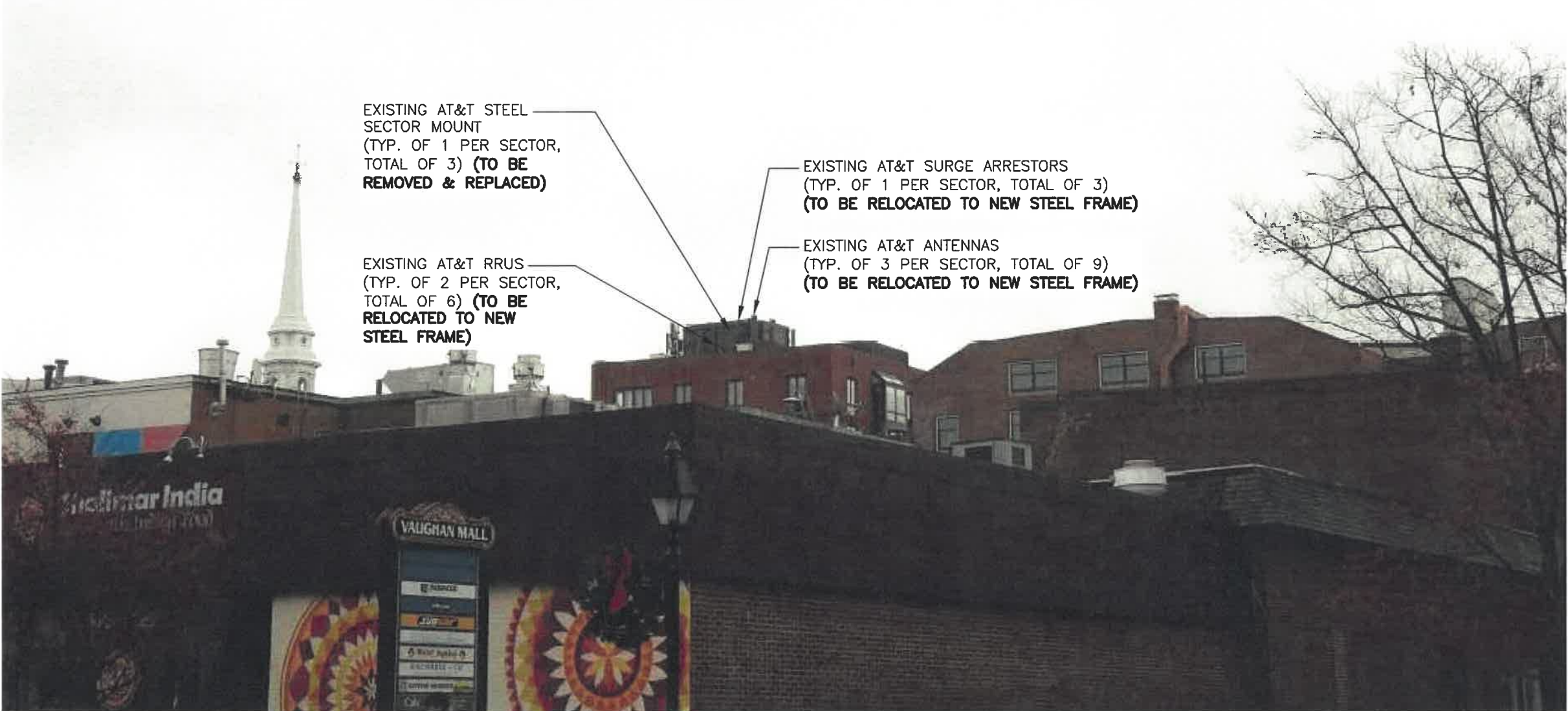
EMPIRE telecom  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400



SITE TYPE: ROOFTOP  
DATE: 05/28/2020 REV: 0  
DRAWN BY: VP  
SCALE: N.T.S.

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VIEW SOUTHEAST FROM THE CORNER OF VAUGHAN MALL AND HANOVER ST

SITE NO: NH2062  
SITE NAME: CONGRESS STREET  
ADDRESS: 55 CONGRESS STREET  
PORTSMOUTH, NH 03801



EMPIRE telecom  
16 ESQUIRE ROAD  
BILLERICA, MA 01862  
TEL: (978) 608-8400

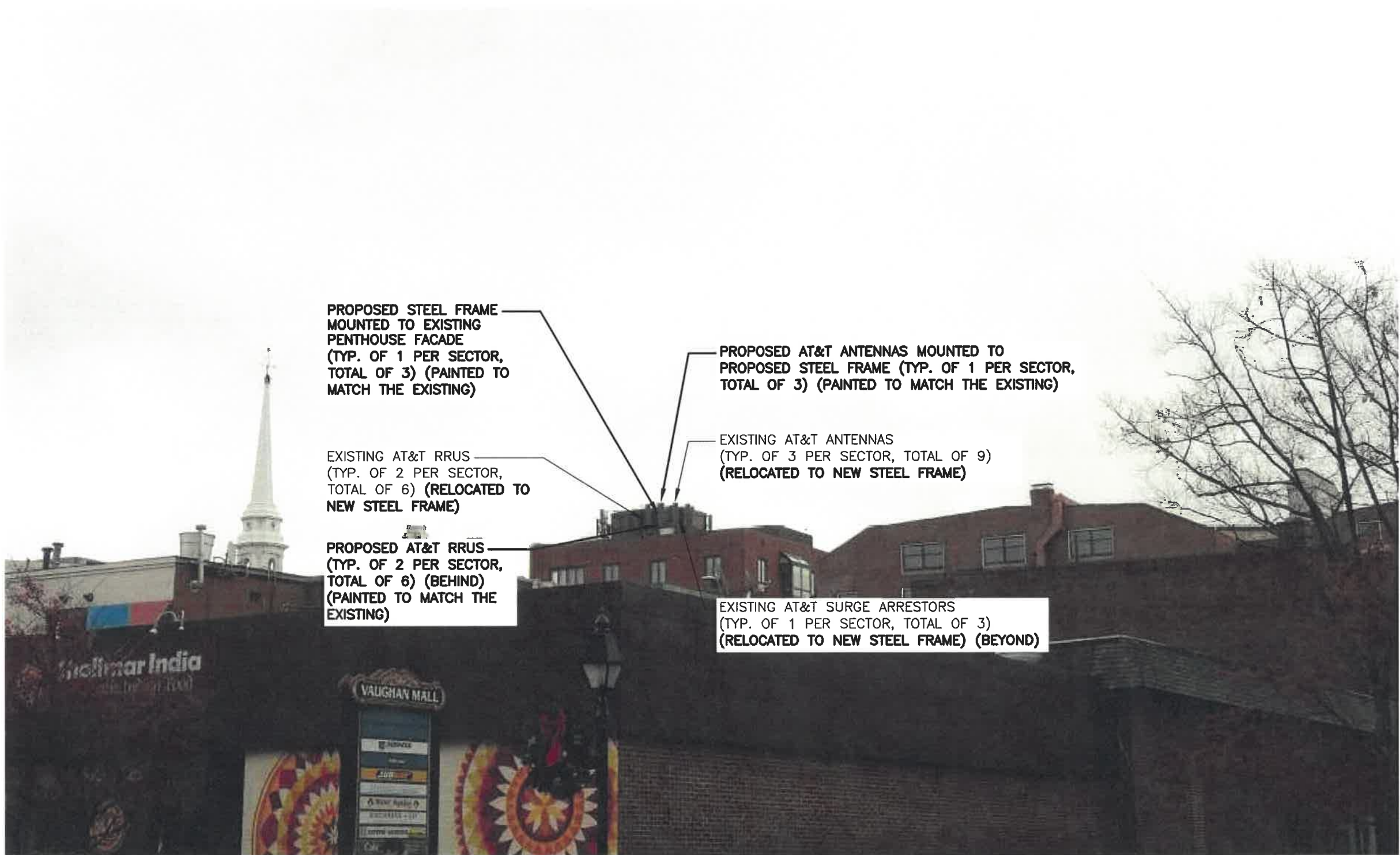


SITE TYPE: ROOFTOP  
DATE: 05/28/2020    REV: 0  
DRAWN BY: VP  
SCALE: N.T.S.

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PAGE 11 OF 12





VIEW SOUTHEAST FROM THE CORNER OF VAUGHAN MALL AND HANOVER ST

**SITE NO:** NH2062  
**SITE NAME:** CONGRESS STREET  
**ADDRESS:** 55 CONGRESS STREET  
PORTSMOUTH, NH 03801



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16 ESQUIRE ROAD  
BILLERICA, MA 01862  
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**DATE:** 05/28/2020 **REV:** 0  
**DRAWN BY:** VP  
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## 2. 30 Maplewood Avenue - Recommended Approval

Background: The applicant is seeking approval for a revised parking plan and installation of a temporary parking gate at the property.

Staff Comment: Recommended Approval

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Historic District Commission Work  
Session or Administrative Approval  
Application****LUHD-152****Status:** Active**Submitted:** Jun 10, 2020**Applicant**

Charles Dye

6033738145

charles.s.dye@comcast.net

**Location**

30 MAPLEWOOD AVE

Portsmouth, NH 03801

**Application Type****Please select application type from the drop down menu below**

Administrative Approval

**Project Information****Brief Description of Proposed Work**

Revision of parking plan and installation of a temporary parking gate for the subject property.

**Description of Proposed Work (Planning Staff)**

--

**Project Representatives****Mailing Address (Street)**

111 Bridge St Unit 203

**Relationship to Project**

Owner

**State**

NH

**Zip Code**

03801

**Full Name (First and Last)**

Charles Dye

**Email Address**

30MaplewoodHOA@comcast.net

**Business Name (if applicable)**

--

**Phone**

6033738145

**City/Town**

Portsmouth

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

HOA President

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

--

**Full Name (First and Last)**

John Chagnon

**Relationship to Project**

Engineer

**Business Name (if applicable)**

Ambit Engineering

**Zip Code**

03801

**Mailing Address (Street)**

200 Griffin Rd Unit 3

**Email Address**

jrc@ambitengineering.cpm

**State**

NH







**B680H:** new 24V hydraulic barrier.  
Innovation in action.

**FAAC**  
*Simply automatic.*



# B680H

## Four ways to be unique.

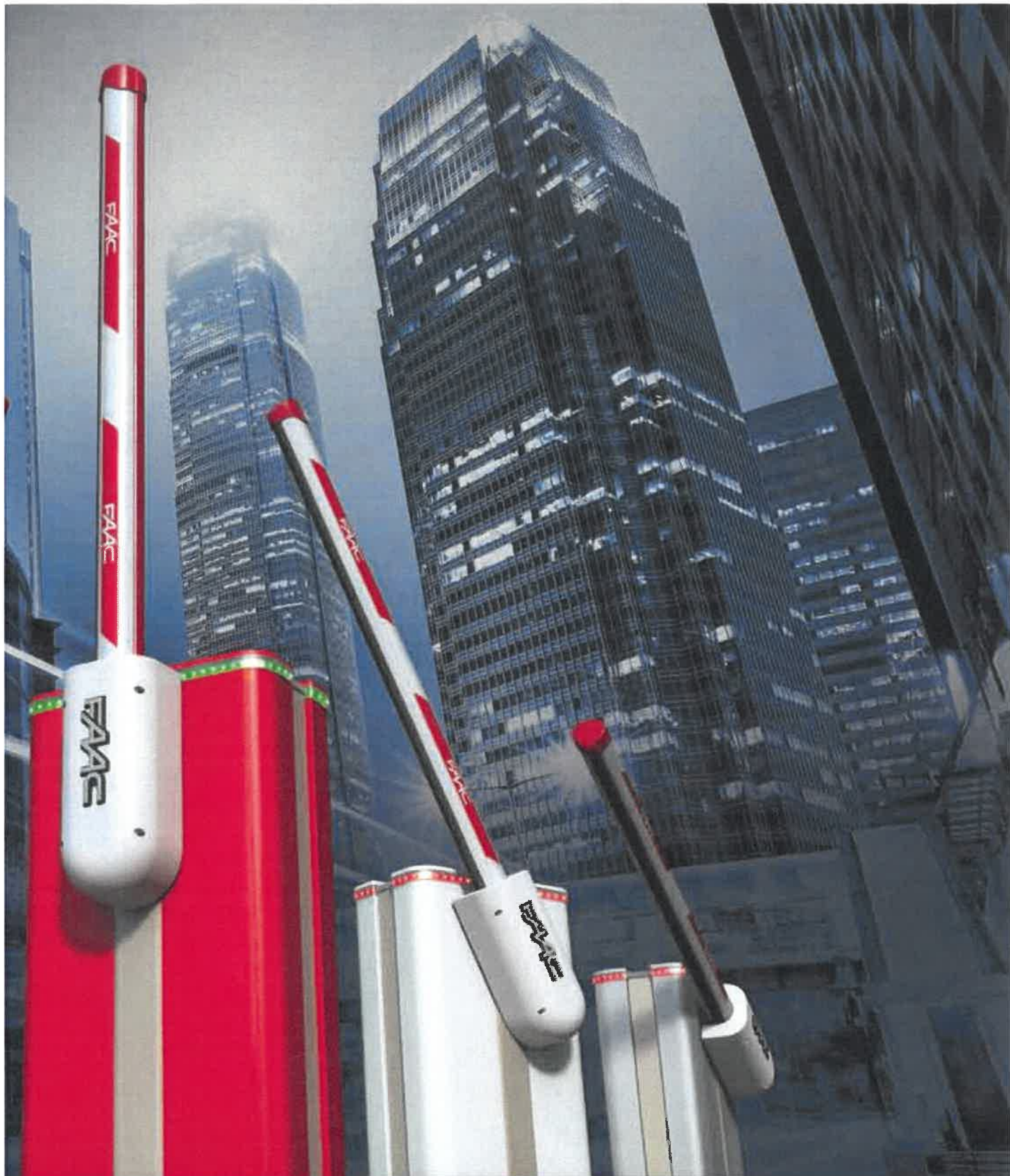
### Safe performance and reliability

The B680H has a Hybrid heart which, together with its “everlasting” springs, allows it to exceed 2,000,000 cycles of continuous-use, raising 8 m beams in less than 6 seconds, in total safety, thanks to the reverse on contact feature.

### Removable housing

The B680H has an internal load-bearing structure and an external removable housing. This design gives the system great stability and permits easy replacement of the housing.





### **Extreme flexibility and optimisation of logistics**

One single model controls passages with a net width from 2 m to 8 m. Its modular beams make the B680H a product which is easy to manage and handle.

### **Full visibility and control of traffic**

The programmable integrated flashing traffic light connector guarantees perfect regulation of traffic, while the LED beam lights adequately signal closing of the passage even under conditions of poor visibility.

# It has no equals but itself.

## Switching power supply

The switching power supply, with high energy efficiency and extended range, ensures operation of barriers from 100 Vac to 240 Vac, protecting them from any changes in voltage occurring with non-optimal power-supply systems.

## Integrated absolute encoder

Absolute encoder kit for complete control of movement and reversing of beam when an obstacle is detected: this ensures that the impact curve can be respected, ensuring that pedestrian passages also comply with safety standards.

## "Everlasting" springs

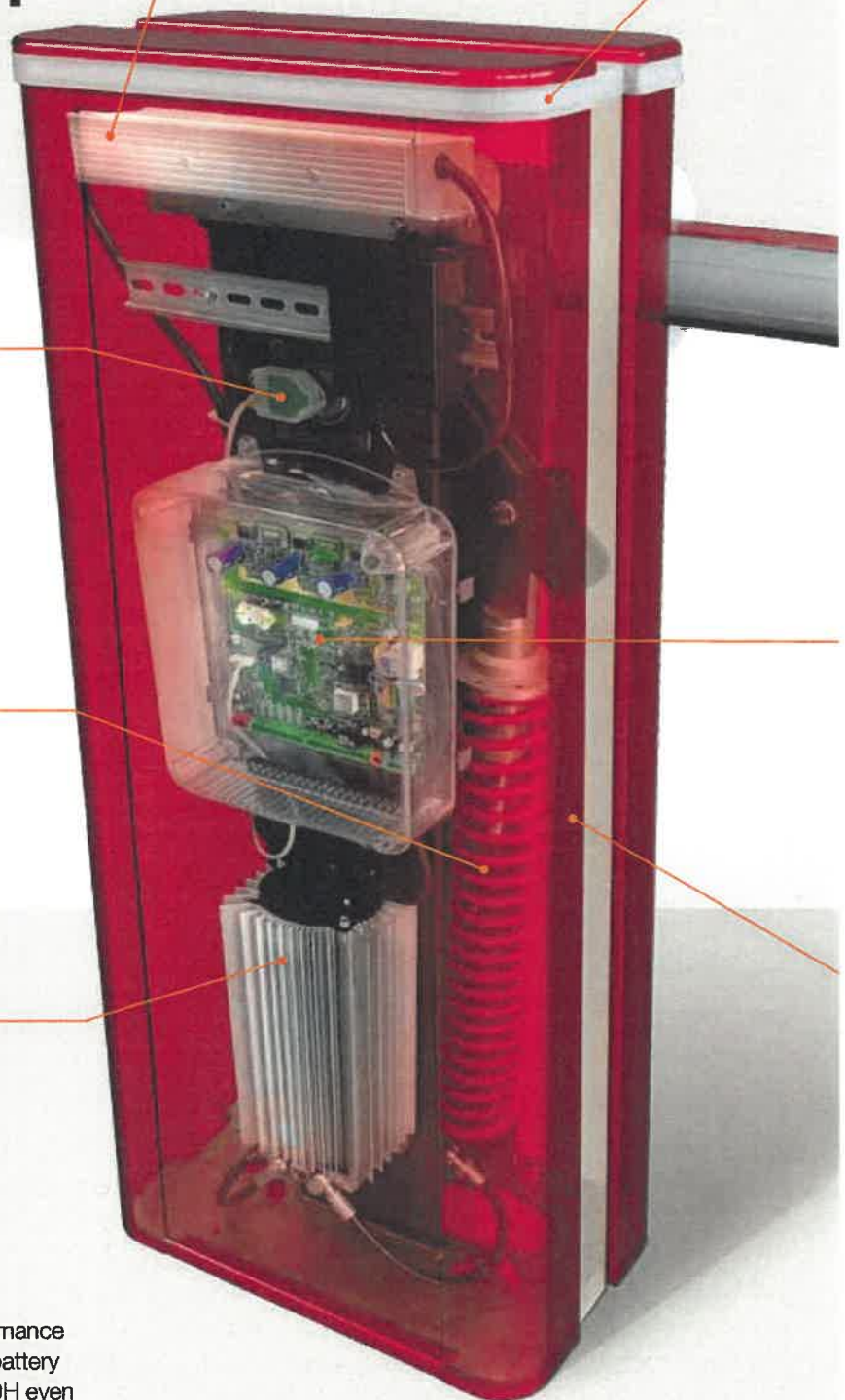
The springs of the B680H have been designed to exceed 2,000,000 cycles.

## 24V Hybrid heart

The hydraulic pump with brushless motor permits the movement of long or short beams at high speed and continuous cycle (100% duty cycle).

## Backup batteries

Installing the XBAT 24 module (high-performance Nickel-Metal Hydride batteries), including battery charger, ensures the operation of the B680H even during a black out.





### Integrated flashing traffic light

The flashing traffic light is entirely integrated into the structure, so it cannot be damaged. The operation of its red and green high-efficiency LEDs may be programmed by the board.

### Elliptically-profiled modular beams

The longest beams are obtained joining two modules up to a maximum of 8.3 m (a net gate area width of 8 m) to ease transportation. Once the modules have been assembled, the connection joint is invisible and LED lighting may be fixed to the entire length of the bar. All the beams are windproof, round or elliptically profiled and are supplied with rubber protection on the bottom.

### Sophisticated electronics with integrated Loop Detector

The E680 microprocessor control board ensures integration of the B680H with complex control systems. It has numerous programmable outputs and inputs and a connector for GSM, Ethernet and Wi-Fi modules. Two integrated, high-sensitivity Loop Detectors ensure the containment of system costs.

### Removable housing

The housing is non load-bearing and may be easily replaced, with the upright post remaining in place. It is available in stainless-steel or steel versions, with the innovative, 100-micron, epoxy zinc primer anti-corrosion treatment, with four colours available.

**Easy to assemble:** once the upright has been fitted, with the pocket and the beam, the housing simply needs to be lowered onto it and fixed to the base. If the housing should ever need replacing, simply remove the fixing bolts and pull it up, with no need to dismantle the entire barrier.

### INTELLIGENT SOLUTIONS

- Designed so that accessories can be fixed to the housing
- Simple, guided mechanical setup
- Automatic control board setup with just 2 steps
- Control board with transparent box fixed to the upper part of the barrier
- DIN bar already fitted and space for further accessories
- Few part numbers
- Modular beams
- Retrocompatible with foundation plate of FAAC 620 and 640 barriers



2.3 m in less  
than 1.5 seconds

8.3 m in less  
than 6 seconds



# Personality beyond any standards.



Aluminium Grey  
RAL 9006



Pure White  
RAL 9010



Flame-Red  
RAL 3020



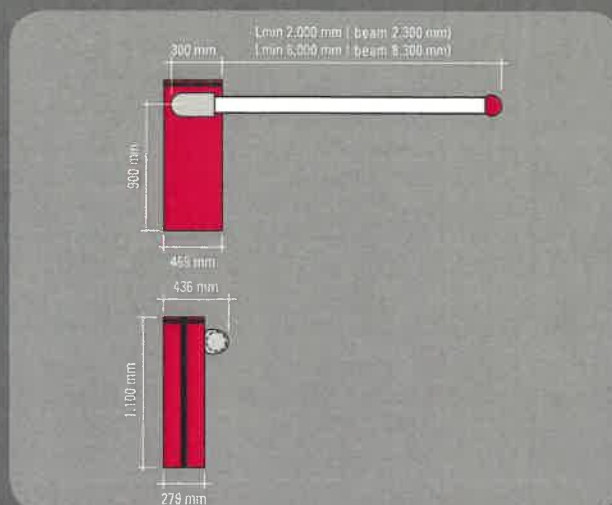
Steel Blue  
RAL 5011



Stainless-steel.

## DIMENSIONS AND TECHNICAL SPECIFICATIONS

Power supply	100 ÷ 240 Vac 50 (60) Hz
Electric Motor	36 Vdc Brushless
Absorbed power	240 W
Absorbed current	1,1 A/230 V
Motor rotation speed	1.000 ÷ 6.000 RPM
Pump capacity	3,2 l/min (max)
Electronic deceleration	Absolute encoder
Operating ambient temperature	-20°C ÷ +55°C
Weight	85 kg (65 kg body + 20 kg compartment)
Oil type	FAAC HP OIL
Barrier body treatment	Epoxy zinc anti-corrosion treatment 100 microns + paint
Protection class	IP44
Beam type	Rounded or elliptical with lights and rubber bumper
Dimensions (LxHxD) (mm)	469x279x1100 (see illustration)



## ACCESSORIES



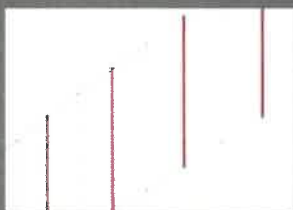
■ Pocket for round pivoting beams



■ Connecting kit for round S-profile beam (max 4 m)



■ Integrated, flashing traffic light



■ Skirt kit, length 2 m for round S/L profile beams



■ End foot for round S/L profile beams



■ XBAT 24 emergency battery kit

■ Anti-vandalism valve for the B680H  
It protects the hydraulic system if the beam is forced

■ Anti-panic group  
Permits manual release of the beam in case of a black out

■ Beam break-out sensor for round pivoting beams

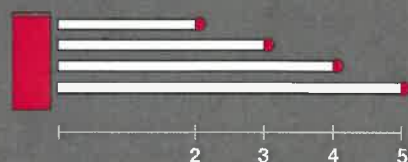
## BEAMS



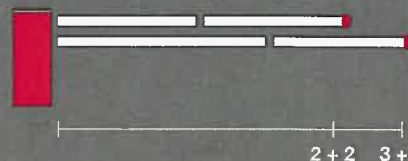
■ Pocket and balancing spring S



■ Pocket and balancing spring L



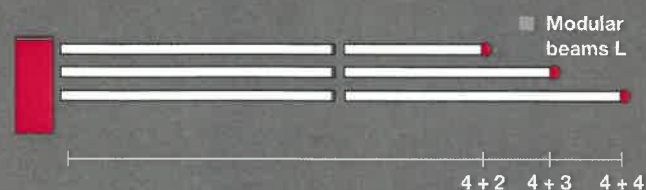
■ Whole beams S



■ Modular beams S



■ Whole beams L



■ Modular beams L

Dimensions shown in m.



## HEADQUARTERS

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fax +1 714 446 9898  
www.faacusa.com

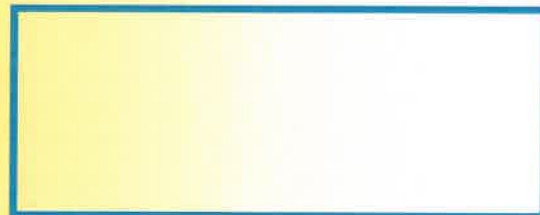




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Using your own radio transceivers



- ★ Seconds Count
- ★ Support Mutual Aid Response
- ★ Gates and Doors Should NOT Delay Your Response

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- OPERATES IN SUB-ZERO TEMPERATURES
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- DUAL DRY CONTACT RELAY OUTPUTS
- RELAYS CAN BE INDEPENDENTLY CONTROLLED VIA CHIP FIRMWARE
- ACTIVATION HISTORY DATA LOGGING FOR EXPORT TO COMPUTER FILE
- ENCLOSURE NEMA 4X RATED
- REFLECTIVE FRONT IDENTIFICATION LABEL TO SUPPORT FASTER NIGHTTIME IDENTIFICATION

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- ★ Provides Increased Security Over Light & Siren Systems



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### 3. 17 South Street, Unit 5 - T.B.D.

Background: The applicant is seeking approval for the installation of an exterior heat pump that was previously approved without a building permit.

Staff Comment: T.B.D.

#### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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

**LUHD-153**

**Status:** Active

**Submitted:** Jun 12, 2020

**Applicant**



Jay Aucella

866-926-6888

@ jay@aucella.biz

**Location**

17 SOUTH ST

5

Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Project Information**

**Brief Description of Proposed Work**

One outdoor Mitsubishi heat pump with two indoor mini split heads.

**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.

HVAC Contractor

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

**HDC Certificate of Approval Granted**

false

**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**

--





















17 South Street SE Elevation  
not to scale

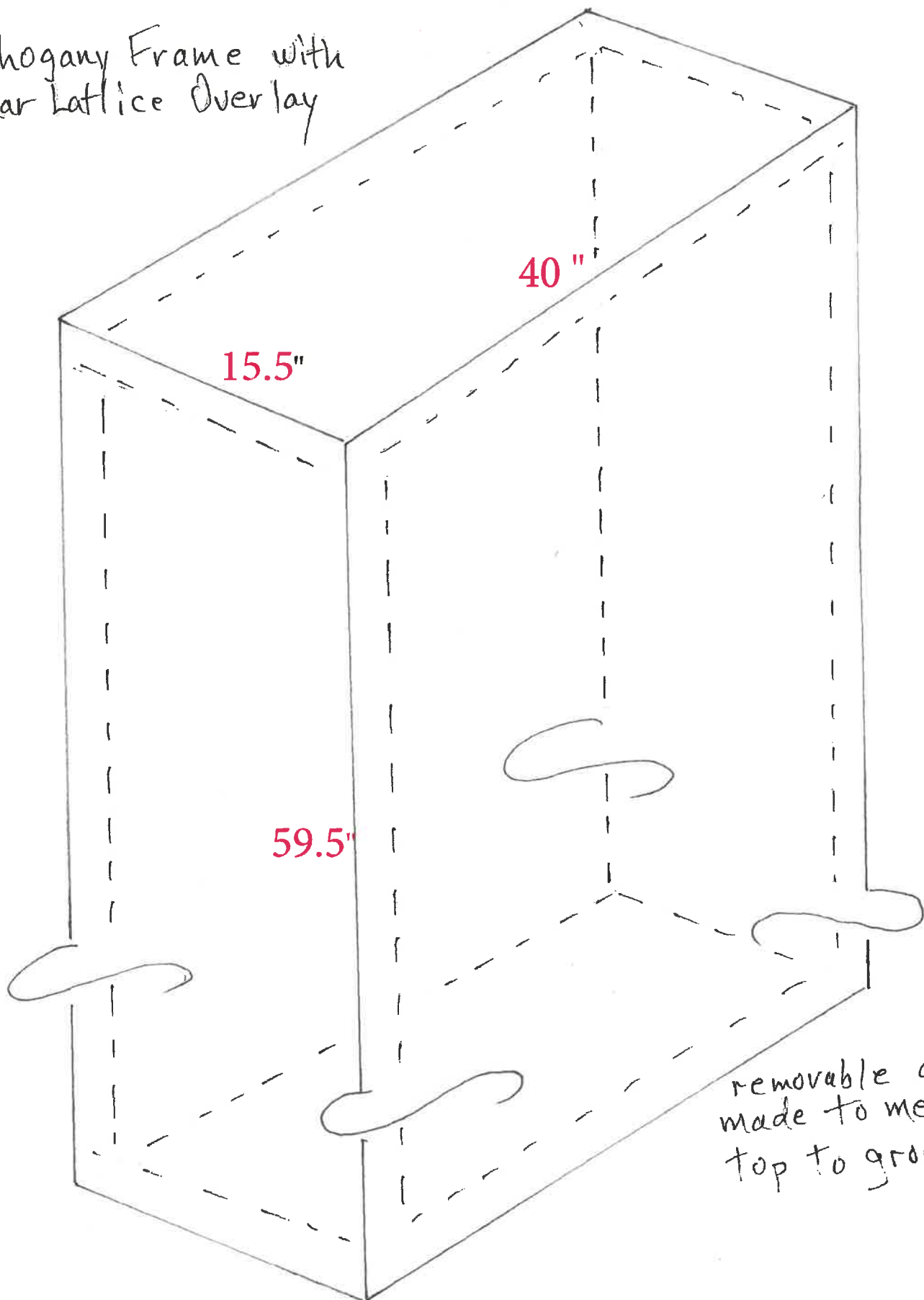




# 17 South Street AC Unit Cover

not to scale

Mahogany Frame with  
Cedar Latice Overlay

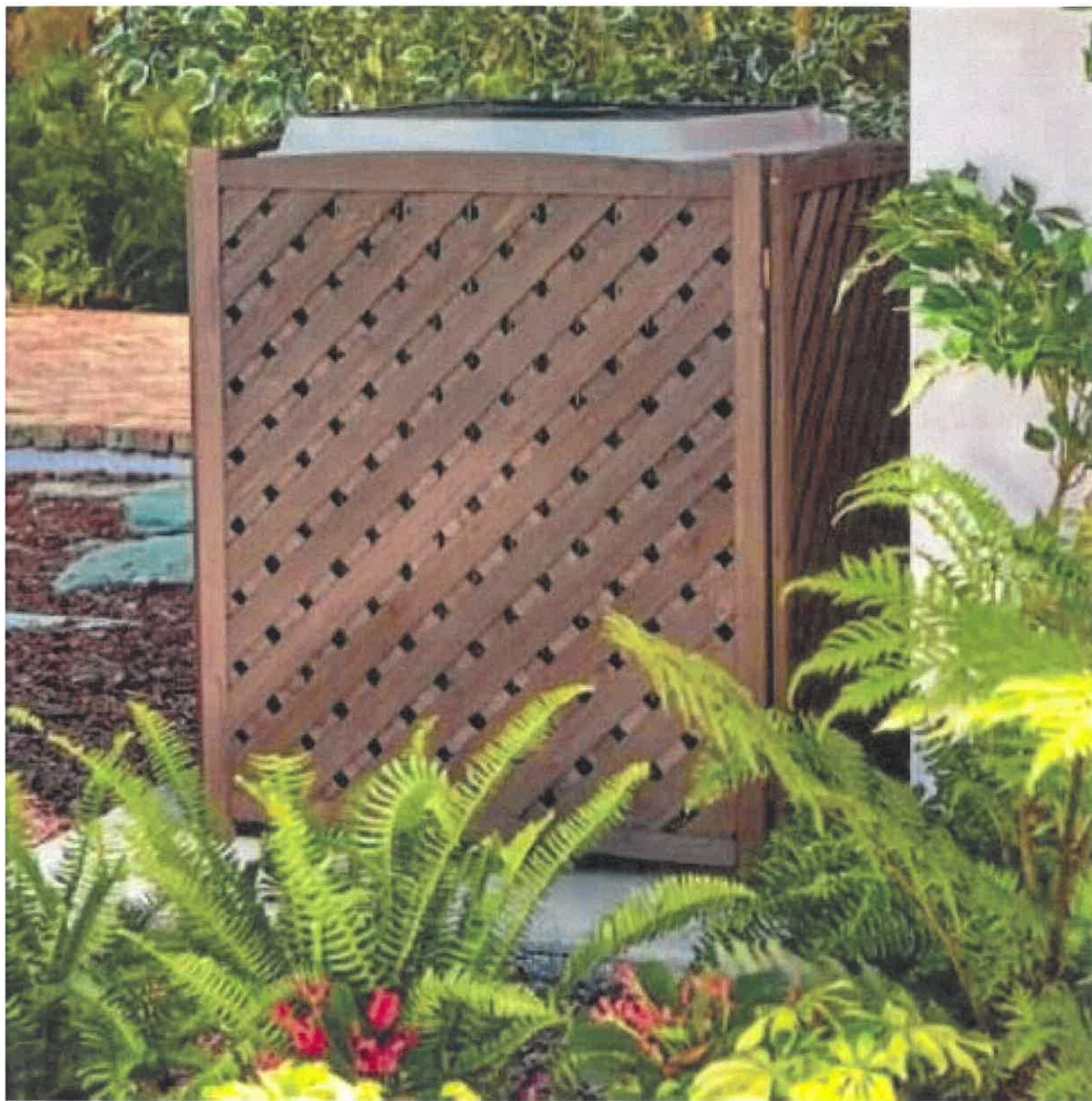


removable and  
made to measure  
top to ground









#### 4. 56 Middle Street

- T.B.D.

Background: The applicant is seeking approval for:

1. Approved plans shows stucco application on cheeks, however on existing house the cheeks are shingle, we'd like to shingle the two cheeks on new addition shingle vs. stucco to match, pictures attached showing existing and the new addition cheeks we'd like to shingle.
2. Replacing aluminum downspouts with copper, copper detail picture attached as well as picture showing existing original copper gutters on and around balcony on State St. side.
3. We would like to carry the trim that is currently above dining room window across front of balcony around the corner toward the door of Unit B, it would help break up tall shingle wall leading to Unit B porch. Pictures attached showing the trim over dining room and the boards placed showing where trim would go on both front and west side of balcony walls.
4. The west side of balcony wall will be stepped so that tallest portion that connects to the house will block bathroom window of adjacent unit and graduate down to 42inches to tie into the front wall facing State Street. Another rough hand sketch attached.
5. The State St. facing balcony is 14'10". We would like to break up that front facing balcony wall by inserting 1"sq mahogany balusters in an opening to allow a view. The balusters would be 12" and would be placed in middle 8 '10 foot section of the 14'10" wall leaving 3' wall on either end. Picture of concept attached.

Staff Comment: T.B.D.

#### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



## Historic District Commission Work Session or Administrative Approval Application

# LUHD-155

Status: Active

Submitted: Jun 12, 2020

### Applicant



Jason Theodore (for 56 Middle St LLC)

603-661-6823

@ barbaratheodore@comcast.net

### Location

56 MIDDLE ST  
Portsmouth, NH 03801

## Application Type

Please select application type from the drop down menu below

Administrative Approval

## Project Information

### Brief Description of Proposed Work

5 items:

1. approved plans shows stucco application on cheeks , however on existing house the cheeks are shingle, we'd like to shingle the two cheeks on new addition shingle vs stucco to match, pictures attached showing existing and the new addition cheeks we'd like to shingle.
2. Replacing aluminum downspouts w copper, copper detail pic attached as well as pic showing existing original copper gutters on and around balcony on state st side.
3. we would like to carry the trim that is currently above dining room window across front of balcony around the corner toward the door of B unit, it would help break up tall shingle wall leading to Unit B porch. Pics attached showing the trim over dining room and the boards placed showing where trim would go on both front and west side of balcony walls
4. the west side of balcony wall will be stepped so that tallest portion that connects to house will block bathroom window of adjacent unit and graduate down to 42inches to tie into the front wall facing state street. Another rough hand sketch attached.
5. The State St facing balcony is 14'10" . We would like to break up that front facing balcony wall by inserting 1"sq mahogany balusters in a opening to allow view. The balusters would be 12" and would be placed in middle 8 '10 foot section of the 14'10" wall leaving 3' wall on either end. Pic of concept attached.

### 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





















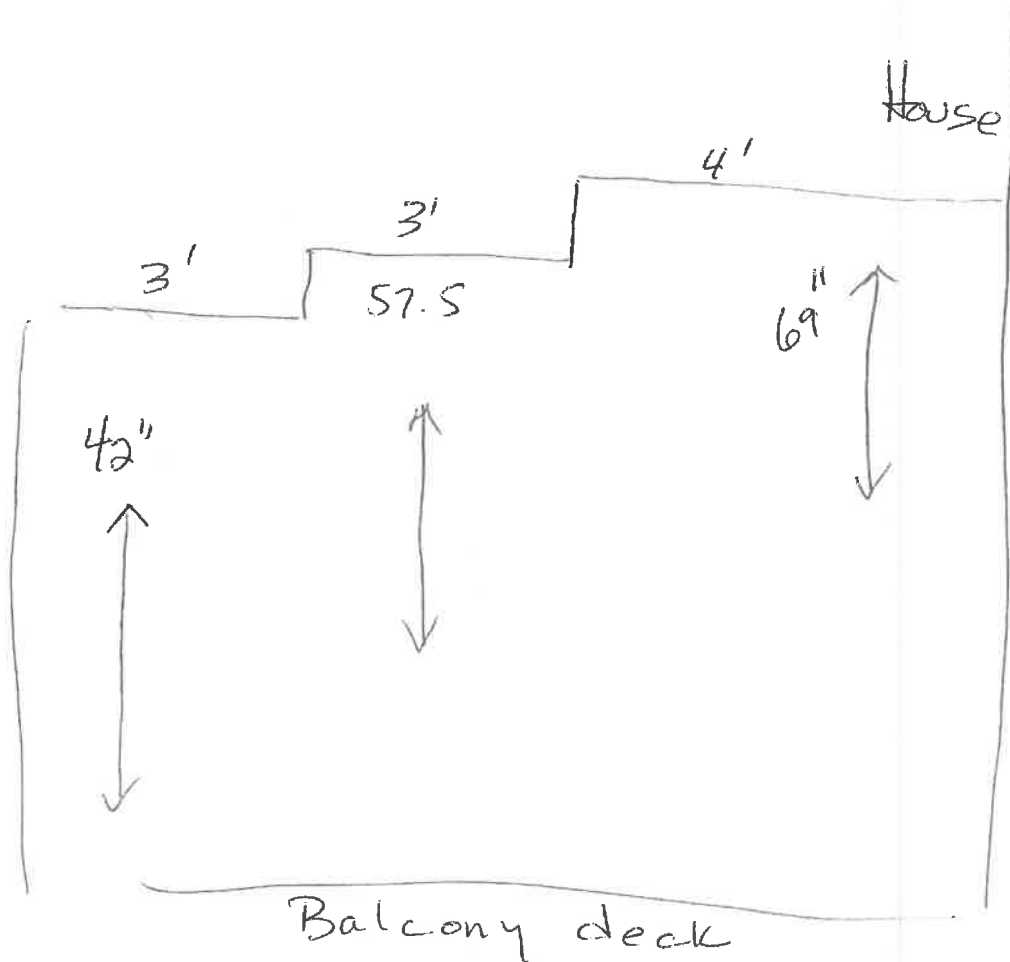








West Wall



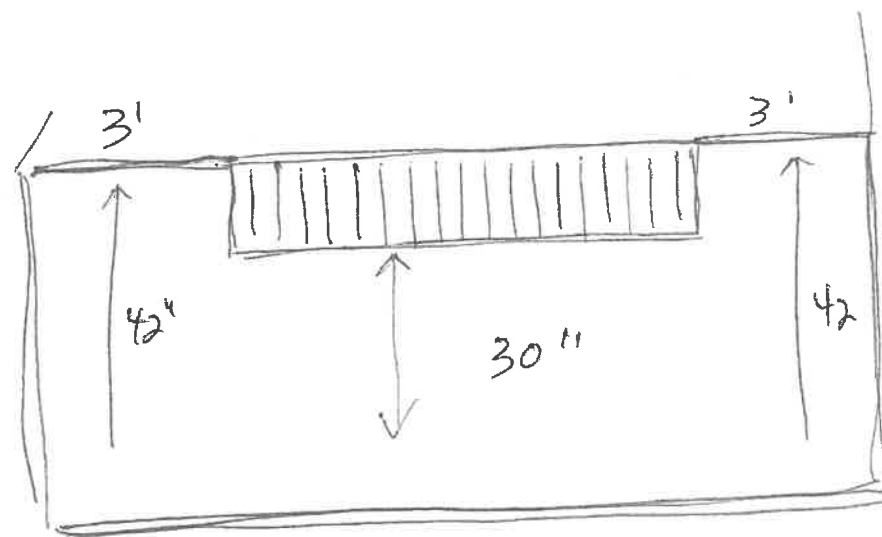
Balcony is on Unit A

Unit B bathroom is just on other side of wall

Balcony Facing State St.

14' 10" length

Request addition of mahogany balusters in middle portion to open up view.



Conceptual pic attached



Edit View History Bookmarks Develop Windows





## 5. 58 State Street

## - Recommended Approval

**Background:** The applicant is seeking approval for the removal of the existing mahogany deck, Azek railing, Hardie Plank siding, Azek trim and roofing as needed to repair water damage. Replace all materials in-kind with the exception of the deck, to be replaced with Timber Tech Azek.

**Staff Comment:** Recommended Approval

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



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

**LUHD-156**

**Status:** Active

**Submitted:** Jun 14, 2020

**Applicant**



Ben Auger

603-430-9004 ext. 202

@ ben@augerbuildingcompany.com

**Location**

58 STATE 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**

Remove existing mahogany decking, Azek railing, HardiePlank siding, Azek trim, and EPDM roofing as needed to address and repair damage due to water infiltration. All material will be replaced or repaired in-kind other than the decking. We would like to replace the existing mahogany decking with TimberTech AZEK Vintage Collection in mahogany color

**Description of Proposed Work (Planning Staff)**

--

**Project Representatives**

**State**

--

**Phone**

603-312-7499

**Relationship to Project**

Other

**Full Name (First and Last)**

Dave Carr

**Zip Code**

--

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

Project Manager

**Email Address**

dave@augerbuildingcompany.com

**City/Town**

--

**Business Name (if applicable)**

--

**Mailing Address (Street)**

--

**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

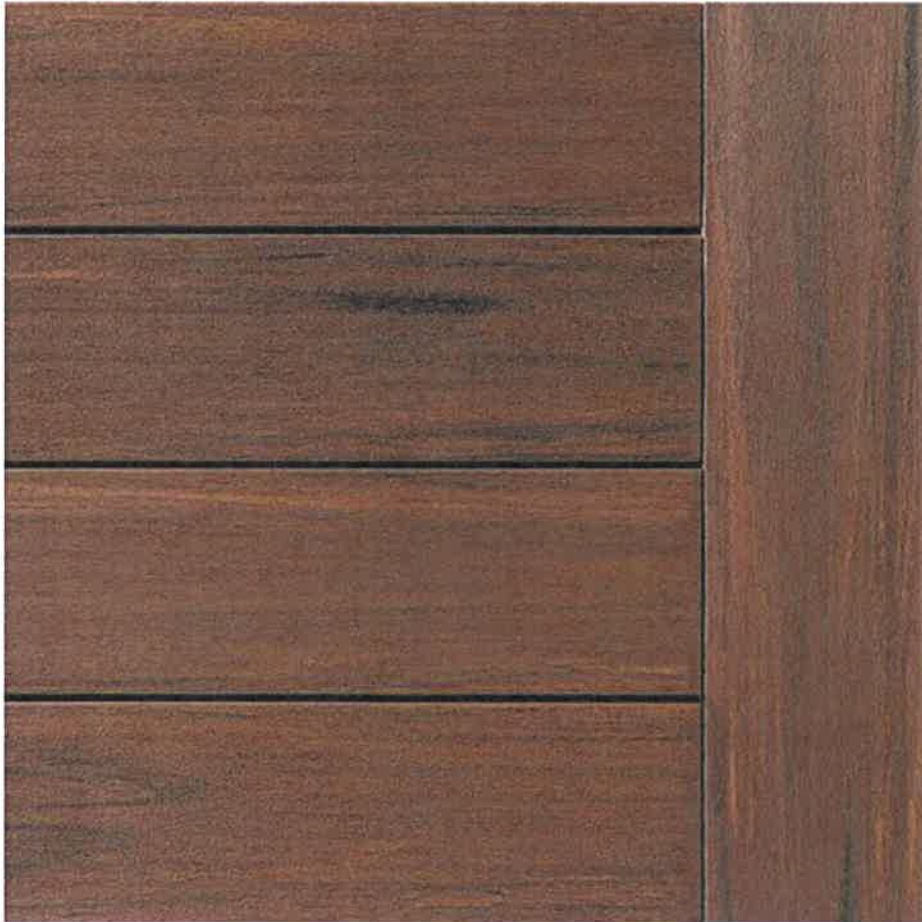
**I hereby certify that as the applicant for permit, I am**







- Get Started







---

**Steadfast Color**

Designed to retain color, proven in third-party testing.

**Seamless Design Integration**

Superior technology allows for unique design options including a wider width (7.25") deck board and a narrow width deck board (3.5")

**Wood Character**

Natural hardwood aesthetics achieved through the most advanced technology. Diverse woodgrain options provide elegance and style

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Scratch-and dent-resistant for a more durable surface than many competitive composite and wood products.

**Stays Cooler to the Touch**

Up to 30 degrees cooler than many competitive composite products.

**More Traction, Fewer Falls**

Up to 40% better slip resistance than many competitive composite products.

**Superior Mold Resistance**

No wood fillers in the core or the cap for the best resistance to mold and other moisture damage

**Surface Protection**

Alloy Armour Technology (AAT), is a proprietary alloy blend that provides improved performance characteristics, such as outstanding weather protection, UV protection, resistance to scratching, and improved colorfastness.





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Truly the best of the best in decking, these capped polymer boards feature sophisticated, natural-looking colors with a subtle wire-brushed, low-gloss finish for an authentic wood look. Boasting the most powerful core and cap technology in the industry, this “Designer Series” of decking makes it easy to transform your outdoor living space into a masterpiece.

### Color

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GOT



### Sample Size

1' Sample

1' Sample Narrow Width

1' Sample Wide Width

2' Sample

2' Sample MAX

2' Sample Narrow Width

2' Sample Wide Width

4" Sample MAX

**\$0.00**

± 1 ±

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### Details

Dimensions

Installation & Warranty

FAQs

Reviews

### Steadfast Color

Designed to retain color, proven in third-party testing.

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6. 28 Chestnut Street

- Recommended Approval

Background: The applicant is seeking approval for replace existing HVAC louver on Porter Street with larger (6") aluminum louver (to be painted green).

Staff Comment: Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Historic District Commission Work  
Session or Administrative Approval  
Application****LUHD-157****Status:** Active**Submitted:** Jun 14, 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**

Replace existing HVAC louver on Porter St facade with new slightly taller (6") louver. New louver will be in same location as existing louver. It is made of aluminum and painted green to match color of adjacent window coverings.

**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.

General Contractor

**INTERNAL USE ONLY -- Historic District Commission Review and Approval****HDC Certificate of Approval Granted**

--

**HDC Approval Date**

--

**Planning Staff Comments**

--

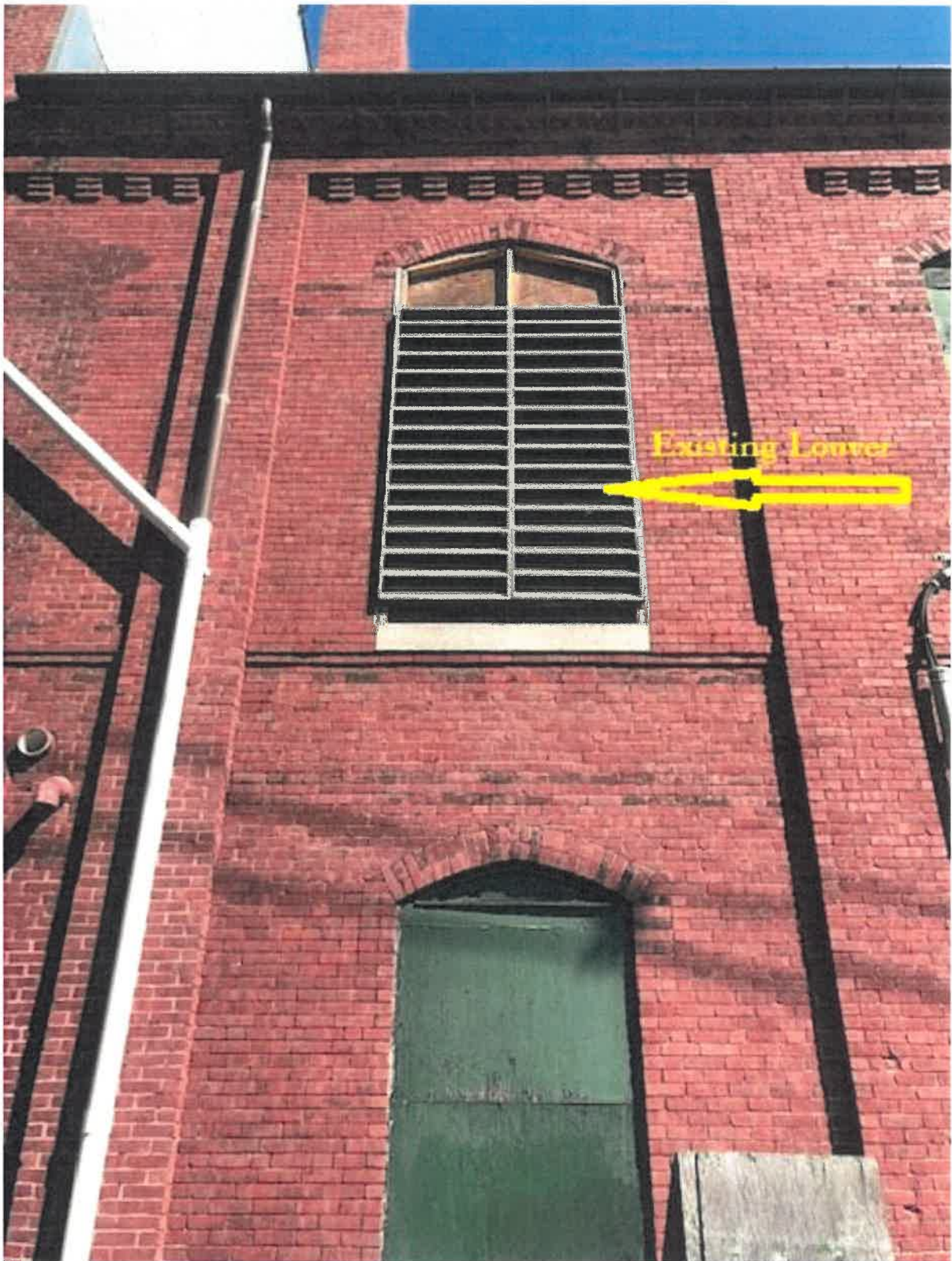
**INTERNAL USE ONLY -- Letter of Decision Information****Owner Addressee Full Name and Title**

--

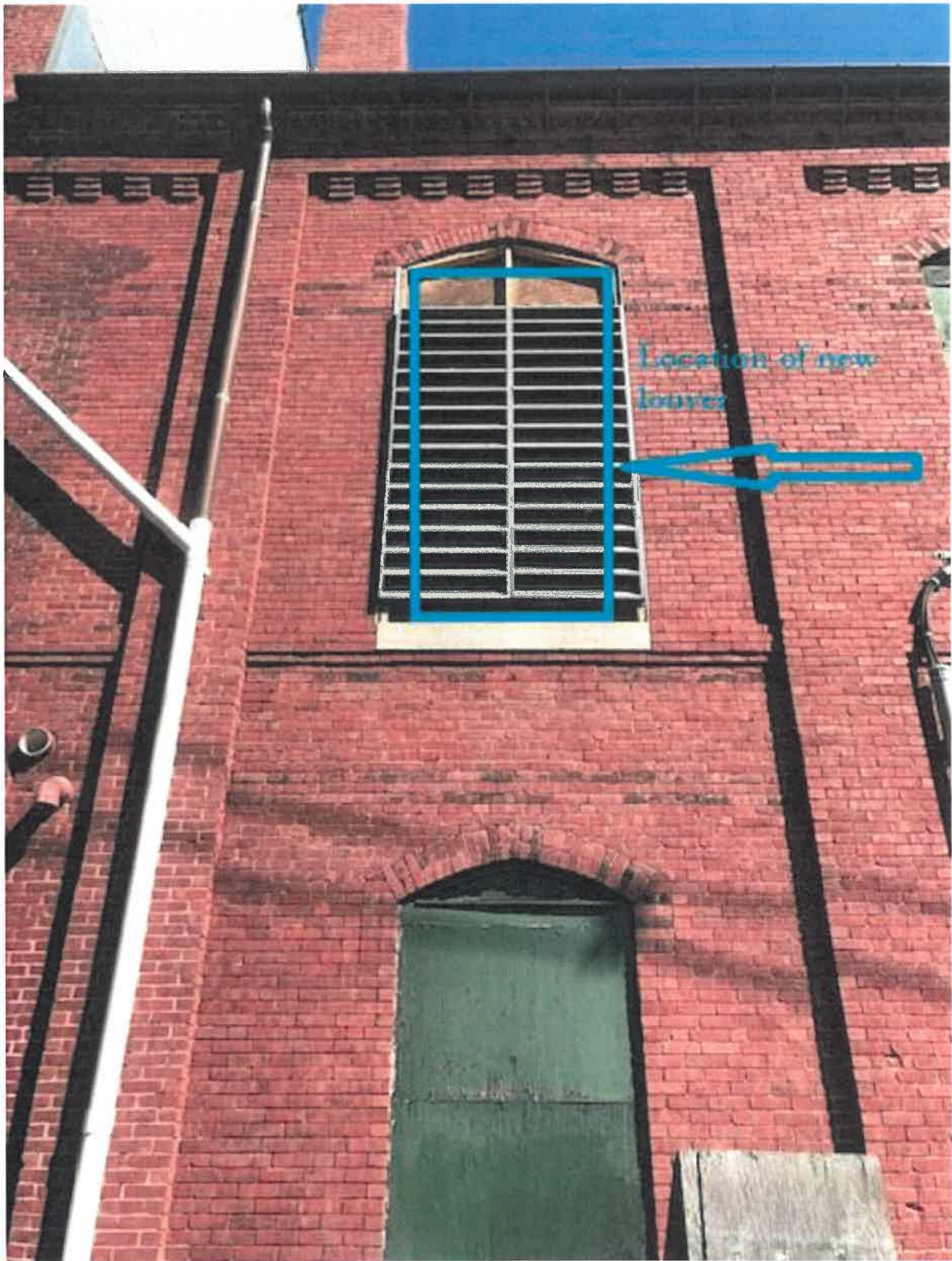
**Owner Addressee Prefix and Last Name**

--









## 7. 135 Congress Street, Unit 145- Recommended Approval

Background: The applicant is seeking approval for rooftop railings around the structure, wood siding, a re-built chimney and a roof top flag pole.

Staff Comment: Recommended Approval

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



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

**LUHD-158**

Status: Active

Submitted: Jun 18, 2020

**Applicant**



Andrew Sidford

9784621657

@ kgezzer@asidfordarchitects.com

**Location**

135 CONGRESS ST

145

Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Project Information**

**Brief Description of Proposed Work**

Additional historic architectural details for rooftop

**Description of Proposed Work (Planning Staff)**

--

**Project Representatives**

**Phone**

978.462.1657

**Business Name (if applicable)**

Andrew Sidford Architects

**Email Address**

asidford@asidfordarchitects.com

**Relationship to Project**

Architect

**State**

Newburyport

**Full Name (First and Last)**

Andrew Sidford

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

--

**Mailing Address (Street)**

44 Merrimac St

**City/Town**

MA

**Zip Code**

01950

**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

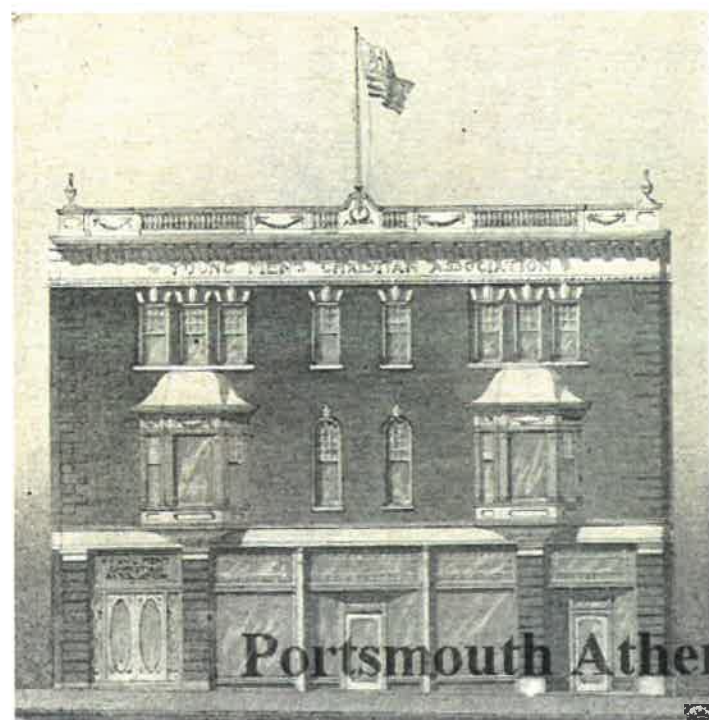
true

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

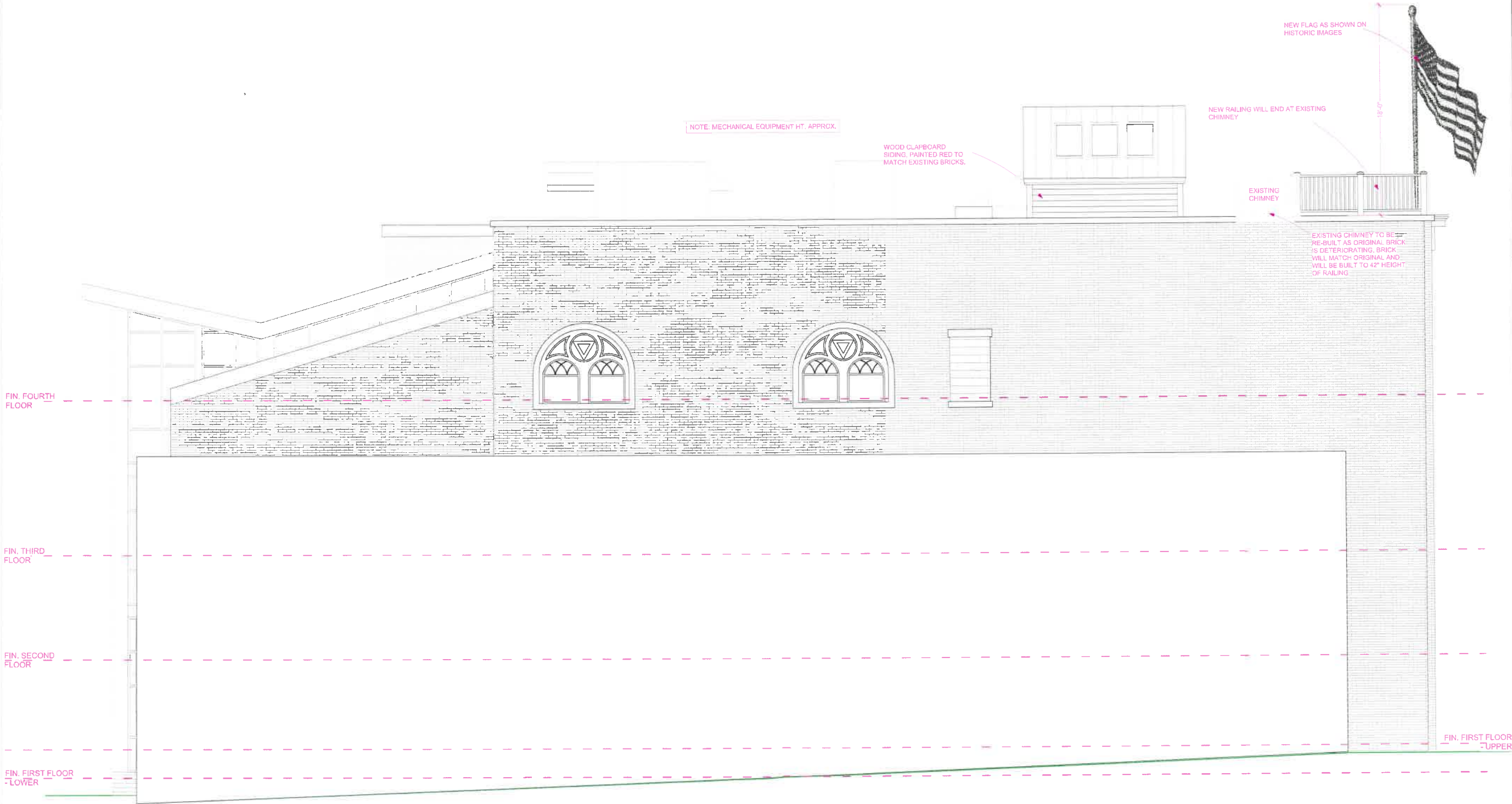
Architect



HISTORIC FACADE REFERENCE

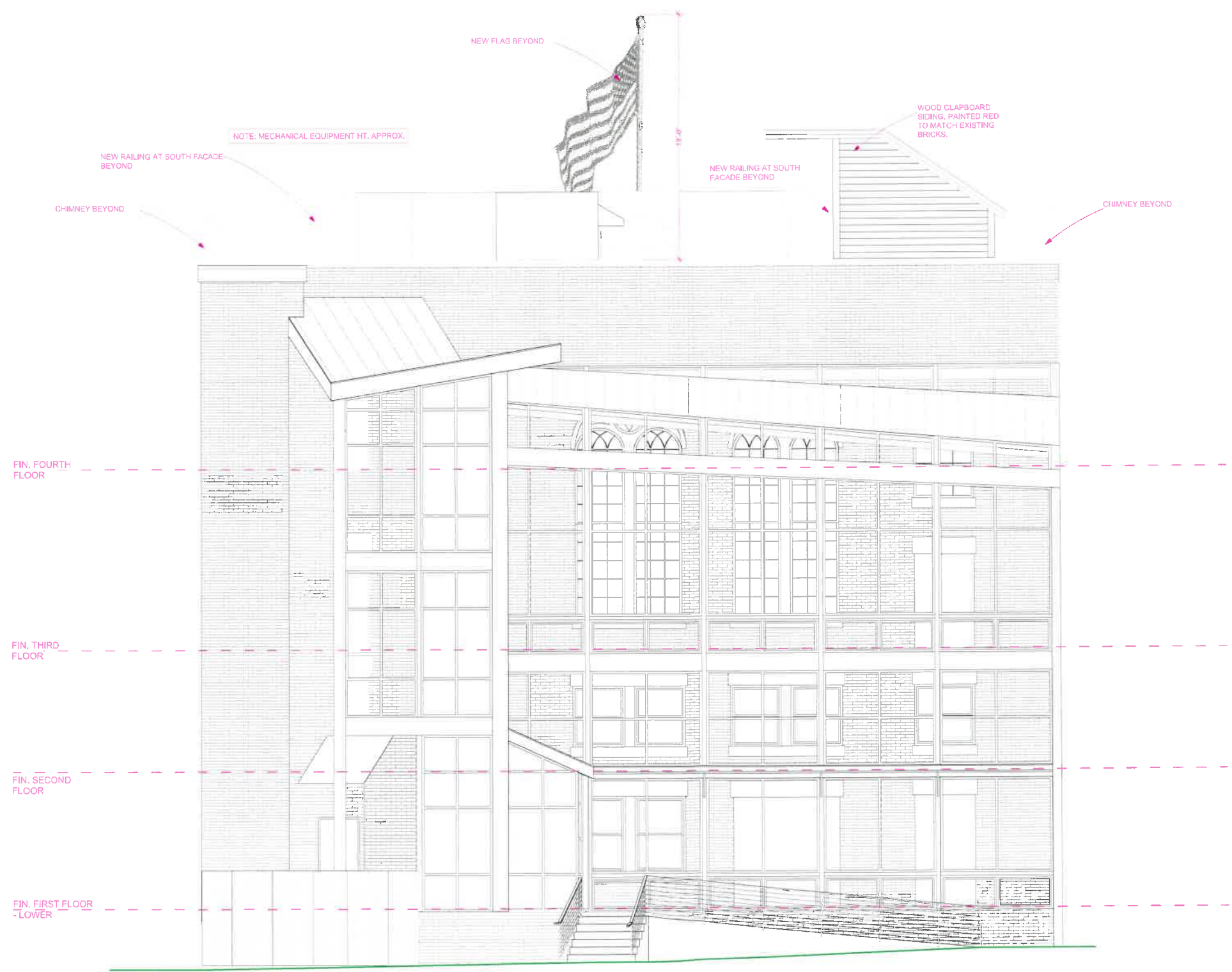


NOTE: ANY UNPROTECTED OPENINGS ON THE WEST SIDE OF THE BUILDING SHALL COMPLY WITH CHAPTER 6 OF THE INTERNATIONAL BUILDING CODE.

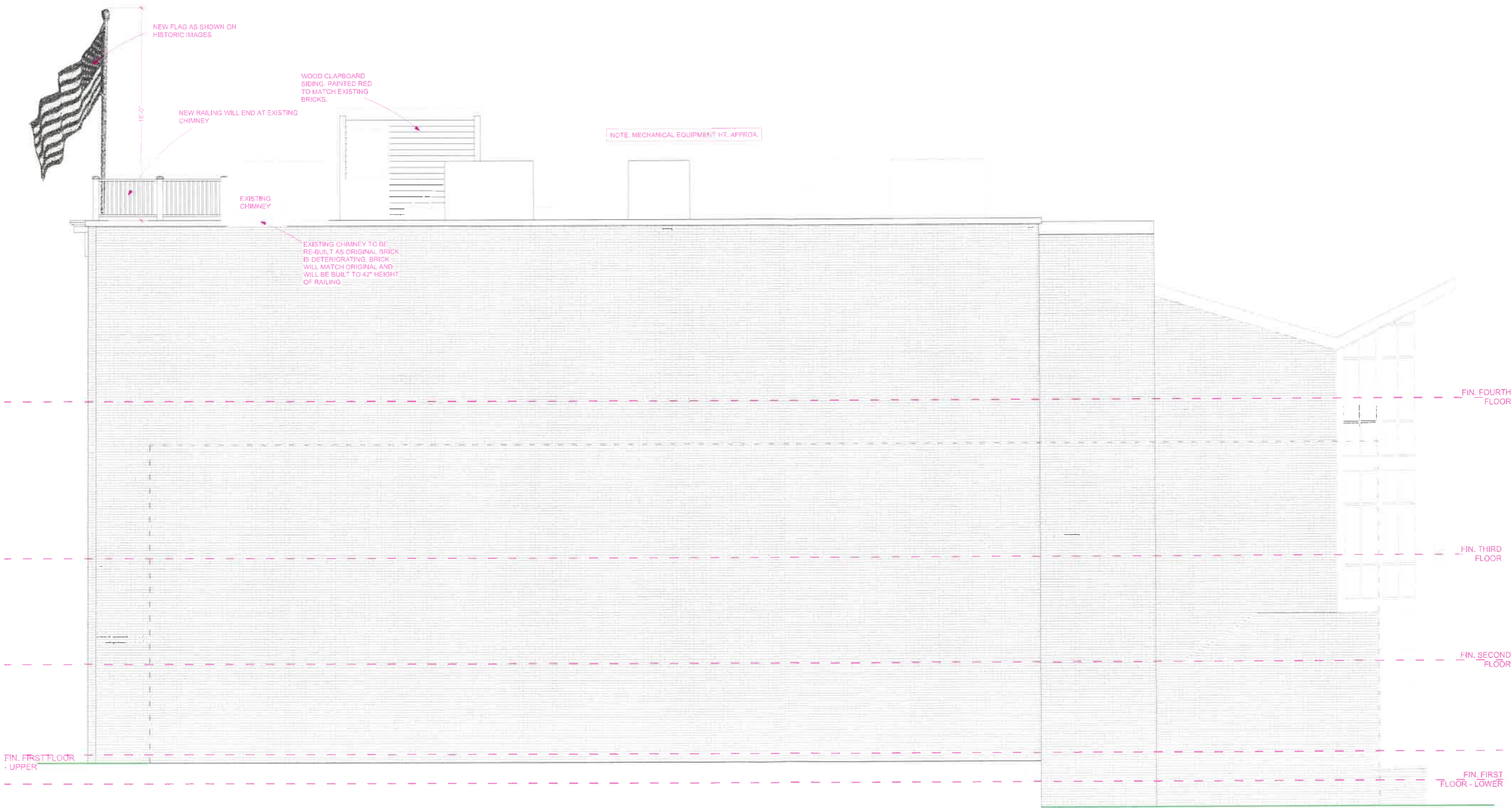


<b>YMCA BUILDING</b> 135 CONGRESS STREET PORTSMOUTH, NH DRAWING TITLE: PROPOSED WEST-SIDE ELEVATION	DATE	REVISION	HDC ADMINISTRATIVE APPROVALS	NO
	08/12/2020			
	DRAWING SCALE: 1/4" = 1'-0"			
<b>ANDREW SIDFORD ARCHITECTS</b> 44 Marmiac Street Newburyport, MA 01950 978 462 1657 www.asdfordarchitects.com				





NOTE: ANY UNPROTECTED OPENINGS ON THE WEST SIDE OF THE BUILDING SHALL COMPLY WITH CHAPTER 6 OF THE INTERNATIONAL BUILDING CODE.



DATE	REVISION	BY
08.14.2020	HEC ADMINISTRATIVE APPROVALS	KO

DRAWING TITLE:  
PROPOSED EAST-SIDE ELEVATION

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

YMCA BUILDING  
135 CONGRESS STREET  
PORTSMOUTH, NH

**8. 25 Maplewood Avenue - T.B.D.**

Background: The applicant is seeking approval for modifications to four entryways.

Staff Comment: T.B.D.

**Stipulations:**

4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_



1 - HANOVER - CORNER - RETAIL



PROPOSED VIEW



EXISTING



PROPOSED

ADD MOLDING  
TO PANEL INSET

REMOVE EXISTING PAINTED  
TRIM AND INSTALL WOOD PANELS  
TO MATCH DOOR



2 - HANOVER - RETAIL



PROPOSED VIEW



EXISTING



ADD GLASS  
TRANSOM

ADD MOLDING  
TO PANEL INSET

REMOVE EXISTING PAINTED  
TRIM AND INSTALL WOOD PANELS  
TO MATCH DOOR

PROPOSED



3 - MAPLEWOOD - PROVIDENT - RETAIL



PROPOSED VIEW



EXISTING



PROPOSED



4- MAPLEWOOD - PROVIDENT - ATM



PROPOSED VIEW



EXISTING



PROPOSED

ADD MOLDING  
TO PANEL INSET

REMOVE EXISTING PAINTED  
TRIM AND INSTALL WOOD PANELS  
TO MATCH DOOR



5 - MAPLEWOOD-RESIDENTAIL



PROPOSED VIEW



EXISTING



ADD MOLDING  
TO PANEL INSET

REMOVE EXISTING PAINTED  
TRIM AND INSTALL WOOD PANELS  
TO MATCH DOOR

PROPOSED





PROPOSED VIEW



EXISTING



ADD GLASS  
TRANSOM

THE PROVIDENT  
BANK

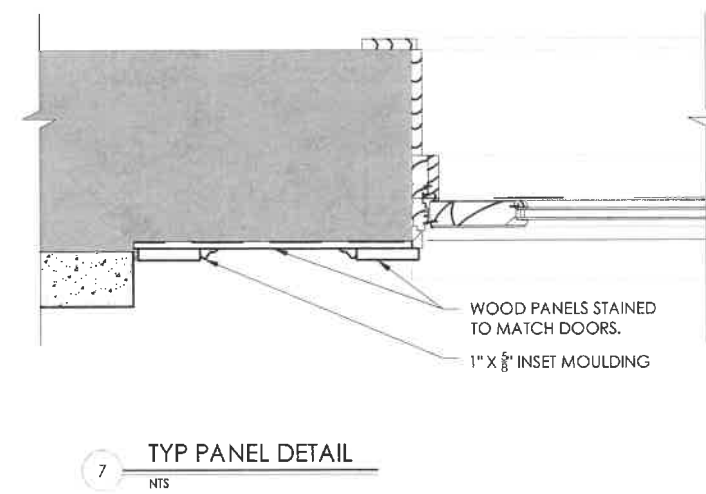
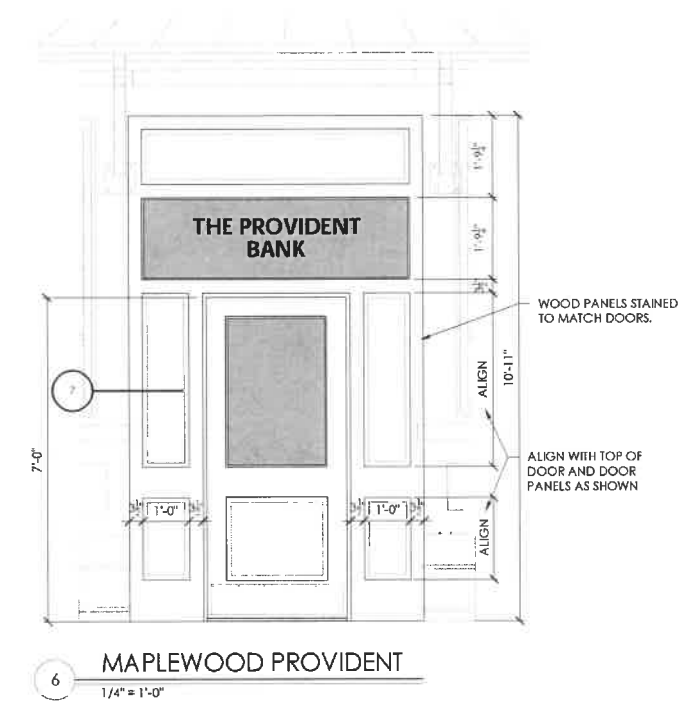
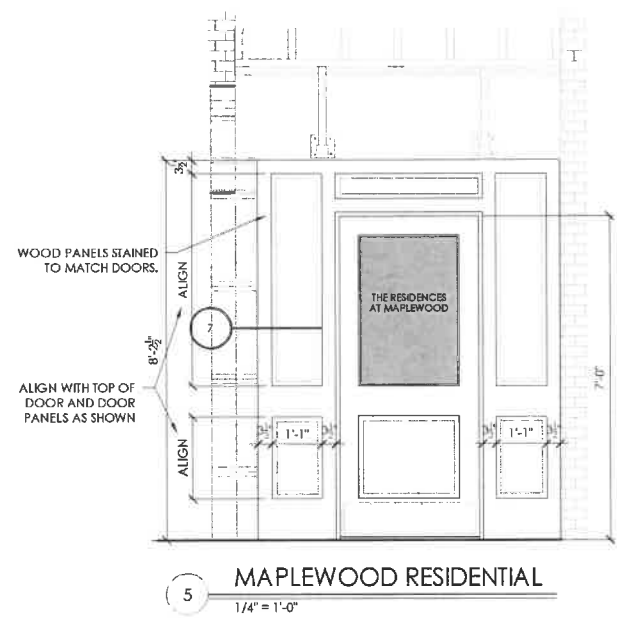
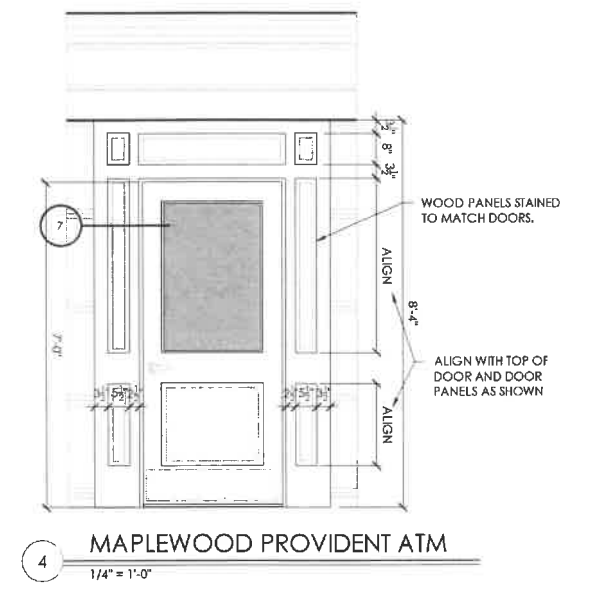
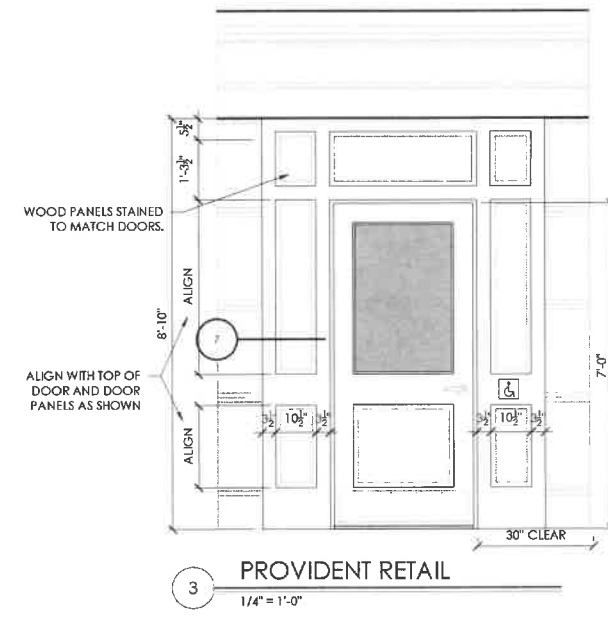
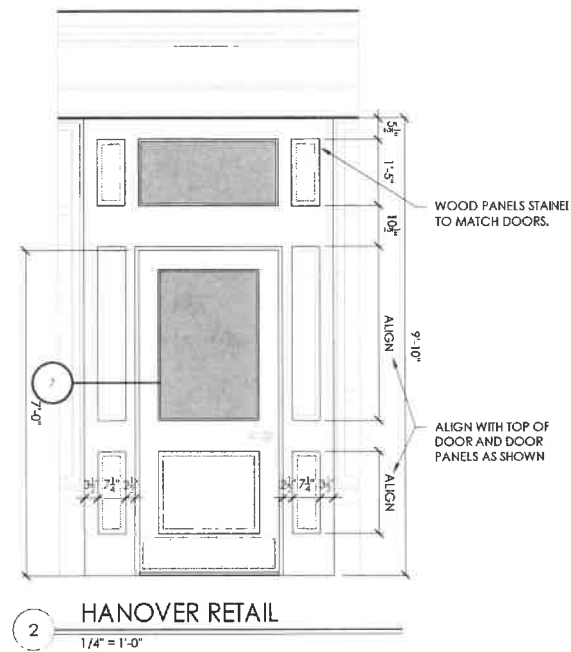
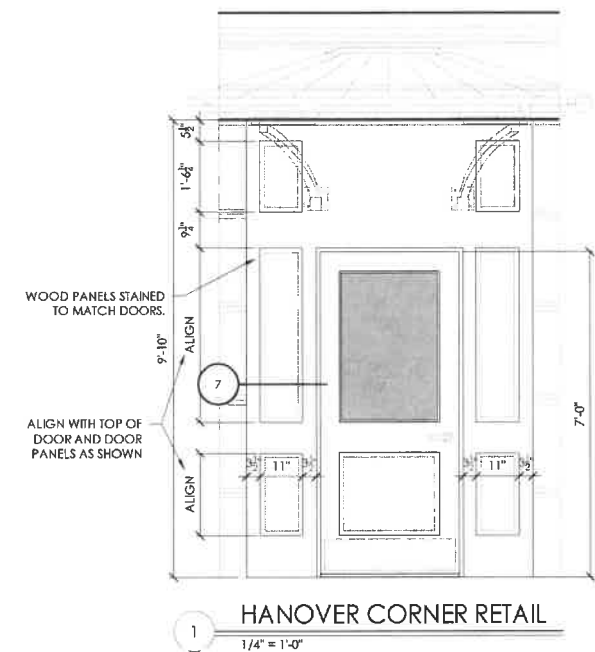
ADD MOLDING  
TO PANEL INSET

REMOVE EXISTING PAINTED  
TRIM AND INSTALL WOOD PANELS  
TO MATCH DOOR

PROPOSED



7 - ELEVATIONS AND DETAIL



# Historic District Commission

## Staff Report – July 1<sup>st</sup> & 8<sup>th</sup>, 2020

### July 1<sup>st</sup> MEETING

#### **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

##### Administrative Approvals:

1. 55 Congress Street (LUHD-151) - TBD
2. 30 Maplewood Ave. (LUHD-152) - Recommend Approval
3. 17 South St. (LUHD-153) - TBD
4. 56 Middle St. (LUHD-155) - TBD
5. 58 State St. (LUHD-156) - Recommend Approval
6. 28 Chestnut St. (LUHD-157) - Recommend Approval
7. 135 Congress St. (LUHD-158) - Recommend Approval
8. 25 Maplewood Ave (LUHD-115) - TBD

#### **PUBLIC HEARINGS – OLD BUSINESS:**

- A. 35 Howard St. #35 (LU-20-32) (windows)
- B. 44 Gardner St. (LU-20-27) (Sunroom & Bay Window)

#### **PUBLIC HEARINGS – NEW BUSINESS:**

1. 379 New Castle Ave. (LU-20-56) (2<sup>nd</sup> Story Addition)
2. 138 Maplewood Ave. (LU-20-71) (2<sup>nd</sup> Floor Addition)
3. 150 Congress St. (LU-20-65) (Trash Enclosure)
4. 15 Middle St. (LU-20-97) (Siding, Windows & Dormers)

### July 8<sup>th</sup> MEETING

#### **ADMINISTRATIVE ITEMS / OLD BUSINESS:**

##### Administrative Approvals:

1. 28 Dearborn Street (LUHD-144) – Recommend Approval

#### **PUBLIC HEARINGS – NEW BUSINESS:**

5. 241 South St. (LU-20-96) (Garage & Porch)
6. 73 Northwest St. (LU-20-103) (Siding)
7. 105 Chapel St. (LU-20-111) (Connector Building)

#### **WORK SESSIONS – OLD BUSINESS:**

- A. 299 Vaughan St. (LUHD-98) (5 Story Hotel)
- B. 132-134 Middle St. (LHDC-105) (Roof and Stairs)
- C. 34 Highland St. (LUHD-142) (Window Replacement)
- D. 84 Pleasant St. (LUHD-141) (Storefront & Rear Addition)

#### **WORK SESSIONS – NEW BUSINESS:**

1. 377 Maplewood Ave. (LUHD-145) (Reno Rear Building)





LOCATOR MAP

# HISTORIC DISTRICT COMMISSION

MEETING DATE: July 1<sup>st</sup> & 8<sup>th</sup>, 2020

APPLICATIONS: 23



# Historic District Commission

Project Evaluation Form: **35 HOWARD STREET (LU-20-32)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **PUBLIC HEARING #A**

- A. Property Information - General:**  
**Existing Conditions:**
- Zoning District: GRB
  - Land Use: Two-Family
  - Land Area: 3,500 SF +/-
  - Estimated Age of Structure: c.1858
  - Building Style: Colonial
  - Number of Stories: 2.5
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Howard Street
  - Unique Features: NA
  - Neighborhood Association: South End

**B. Proposed Work:** To replace 10 existing windows

- C. Other Permits Required:**
- |   |   |                                       |
|---|---|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment          | <input type="checkbox"/> Planning Board                     | <input type="checkbox"/> City Council |
| <input checked="" type="checkbox"/> Condo Association | <input checked="" type="checkbox"/> Abutting Property Owner |                                       |

- D. Lot Location:**
- |  |                                   |   |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista            | <input type="checkbox"/> Gateway  | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot |   |

- E. Existing Building to be Altered/ Demolished:**
- |   |                                    |   |
|---|------------------------------------|---|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Significant Demolition |
|---|------------------------------------|---|

- F. Sensitivity of Neighborhood Context:**
- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Highly Sensitive | <input checked="" type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> “Back-of-House” |
|---|---|--|--|

- G. Design Approach (for Major Projects):**
- |  |
|--|
| <input type="checkbox"/> Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) |
| <input type="checkbox"/> Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)      |
| <input type="checkbox"/> Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)              |
| <input type="checkbox"/> Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)         |

- H. Project Type:**
- |   |
|---|
| <input type="checkbox"/> Consent Agenda (i.e. very small alterations, additions or expansions)      |
| <input checked="" type="checkbox"/> Minor Project (i.e. small alterations, additions or expansions) |
| <input type="checkbox"/> Moderate Project (i.e. significant additions, alterations or expansions)   |
| <input type="checkbox"/> Major Project (i.e. very large alterations, additions or expansions)       |

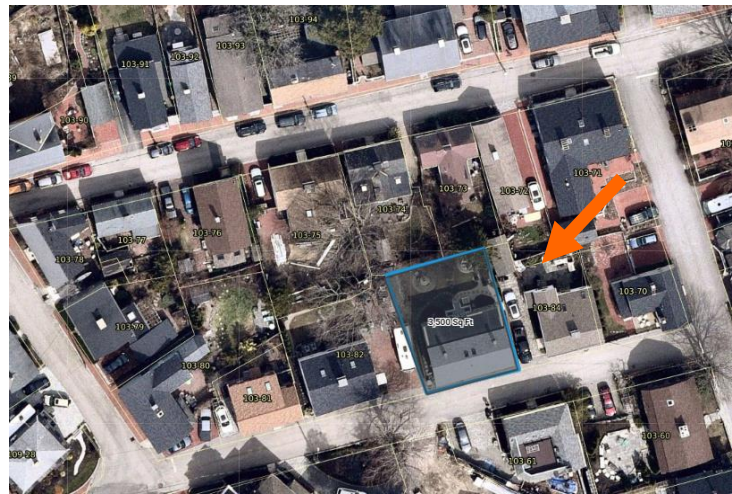
- I. Neighborhood Context:**
- This contributing historic structure is located along Howard Street in the South End and is surrounded with many other wood and brick, 2-3 story contributing structures with no front yard setbacks on narrow lots.
- J. Previous HDC Comments and Suggestions:**
- The HDC has not previously reviewed this application.
- K. Application Scope of Work, Staff Comments and Suggestions for Consideration:**
- To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 and will remain that way and 1 is 6/4 and will remain that way. According to the applicant, the windows are approximately 110 years old and in fair to poor condition. Consistent with the Design Guidelines the applicant was directed to also explore window restoration as a preferred alternative.
  - Note that the condo association will need to approve of the proposed changes so the applicant is working on obtaining that approval. As a result the Applicant has request to postpone this application to the July meeting.

**Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows & Doors (08).**

**L. Proposed Design, 3d Massing View and Aerial View:**



Proposed Design and 3D Massing Model Image




Aerial View

HISTORIC  
SURVEY  
RATING

C



35 HOWARD STREET (LU-20-32) – PUBLIC HEARING #A (MINOR)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: 35 HOWARD ST. Case No.:A Date:7-1-20</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> With Drawn</div> <div></div>	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– Replace 10 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			

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Evaluation Form: **44 GARDNER STREET (LU-20-27)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **PUBLIC HEARING #B**

**A. Property Information - General:**

- Existing Conditions:**
- Zoning District: GRB
  - Land Use: Single Family
  - Land Area: 6,267 SF +/-
  - Estimated Age of Structure: c.1895
  - Building Style: Queen Anne
  - Number of Stories: 2.5
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Gardner St. and Walton Alley
  - Unique Features: NA
  - Neighborhood Association: South End

**B. Proposed Work:** To add a kitchen bay and porch and sunroom addition

**C. Other Permits Required:**

- |  |  |                                       |
|--|--|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Planning Board          | <input type="checkbox"/> City Council |
| <input type="checkbox"/> Condo Association   | <input type="checkbox"/> Abutting Property Owner |                                       |

**D. Lot Location:**

- |  |                                   |   |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista            | <input type="checkbox"/> Gateway  | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot |   |

**E. Existing Building to be Altered/ Demolished:**

- |   |                                    |   |
|---|------------------------------------|---|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Significant Demolition |
|---|------------------------------------|---|

**F. Sensitivity of Neighborhood Context:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Highly Sensitive | <input checked="" type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> “Back-of-House” |
|---|---|--|--|

**G. Design Approach (for Major Projects):**

- |  |
|--|
| <input type="checkbox"/> Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) |
| <input type="checkbox"/> Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)      |
| <input type="checkbox"/> Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)              |
| <input type="checkbox"/> Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)         |

**H. Project Type:**

- |   |
|---|
| <input type="checkbox"/> Consent Agenda (i.e. very small alterations, additions or expansions)      |
| <input checked="" type="checkbox"/> Minor Project (i.e. small alterations, additions or expansions) |
| <input type="checkbox"/> Moderate Project (i.e. significant additions, alterations or expansions)   |
| <input type="checkbox"/> Major Project (i.e. very large alterations, additions or expansions)       |

**I. Neighborhood Context:**

- This contributing historic structure is located along Gardner Street in the South End and is surrounded with many other wood, 2-2.5 story contributing structures with no front yard setbacks on narrow lots.

**J. Previous HDC Comments and Suggestions:**

- The HDC previously reviewed this application and supported the design as presented. The Applicant received a variance from the BOA on April 21<sup>st</sup> for the coverage requirement.

**K. Staff Comments and Suggestions for Consideration:**

- The proposed sunroom and porch is designed to match the existing historic style and appearance.
- The second floor window appears to be a different dimension and grill pattern than the other 2/1 double-hung windows on the structure.

**Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).**

**L. Proposed Design, 3d Massing View and Aerial View:**



Proposed Design and 3D Massing Model Image



Aerial View

**HISTORIC  
SURVEY  
RATING**

**C**



44 GARDNER STREET (LU-20-27) – PUBLIC HEARING #B (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– Remove Rear Porch &amp; Replace with Sunroom &amp; Expand Kitchen Bay –</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: 44 GARDNER ST Case No.:B Date:7-1-20

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

**Project Address:** 379 NEW CASTLE AVE. (LU-20-56)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #1

**Existing Conditions:**

- Zoning District: SRB
- Land Use: Single Family
- Land Are: 8,712 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: Little Harbor Neighborhood

**B. Proposed Work:** To construct a 2<sup>nd</sup> story addition and rebuild chimneys.

**C. Other Permits Required:**

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

**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 alterations, additions or expansions)

**I. Neighborhood Context:**

- This contributing structure is located behind a recently constructed garage along New Castle Ave. It is surrounded with many wood 2 -2.5 story structures with moderate front yards and small side or rear garden areas along the waterfront.

**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to make extensive renovations to the structure including the following:

- Remove 1 Story additions at north side, repair or replace foundations, rebuild as 1 and 2 Story with 2nd floor deck, as shown on plans.
- Remove 1 1/2 story structure on west side, repair or replace foundation, rebuild as 2-story including a 12 sf addition as shown on plans.
- Remove and rebuild the east porch with a 6' exist & proposed setback where 10' is required.
- Add a second floor to the existing south side Angled Bay.
- Exterior Renovations include; new windows and doors, new siding and trim, replace stone chimneys with brick chimneys and new roof.
- Interior Renovations include; new kitchen, 3 new bathrooms, new heating and electrical systems and general upgrade of interior finishes.

**Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Masonry & Stucco (07) and Windows and Doors (08).**

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

C



379 NEW CASTLE AVE. (LU-20-56) – PUBLIC HEARING #1 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– Construct a 2<sup>nd</sup> Story Addition and Rebuild Chimneys –</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	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	
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	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/ Barns / Sheds (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: 379 NEW CASTLE AVE. Case No.: 1 Date: 7-1-20

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

138 MAPLEWOOD AVE. (LU-20-71)  
CERTIFICATE OF APPROVAL  
PUBLIC HEARING #2

- A. **Property Information - General:**
  - Zoning District: CD4-L1
  - Land Use: Multi-Family
  - Land Area: 8,233 +/- SF
  - Estimated Age of Structure: c.1800
  - Building Style: Federal
  - Number of Stories: 1
  - Historical Significance: Contributing
  - Public View of Proposed Work: Partial view from Maplewood Ave.
  - Unique Features: Garage constructed in 1997
  - Neighborhood Association: North End

B. **Proposed Work:** Add a second floor to the existing garage for a new dwelling unit.

- C. **Other Permits Required:**

☐ Board of Adjustment

☐ Planning Board

☐ City Council

☐ Condo Association

☐ Abutting Property Owner

- 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 only):**

☒ 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 single-story accessory structure is located along the North Mill Pond and is surrounded on the northern side of Maplewood Ave. by a wide variety of contributing structures that are primarily large multi- family wood houses situated on small lots with shallow setbacks from the street edge. Many other structures in the neighborhood are newer buildings that have been developed after the site was cleared during Urban Renewal.
- J. **Previous HDC Comments and Suggestions:**
  - The HDC previously reviewed this application in May and suggested that arched doors be considered on the garage as well as expressed some concerns over the massing of the structure with a large dormer located on the north side of the building.
- K. **Staff Comments and/ or Suggestions for Consideration:**
  - Given the proximity to the property line the applicant should ensure that the fire separation requirements are meet with respect to all openings and the proposed siding.

Design Guideline Reference – *Guidelines for Small Scale New Construction & Additions (10), Exterior Woodwork (05), and Windows and Doors (08).*

L. **Proposed Design, 3d Massing View and Zoning Map:**



Proposed Building Design and 3D Massing Model Images



Zoning Map

HISTORIC  
SURVEY  
RATING

C



138 MAPLEWOOD AVE. (LU-20-71) – PUBLIC HEARING #2 (MODERATE)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	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)	MODERATE PROJECT – Add Second Floor to Existing Garage –			
	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	
		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	
		SITE DESIGN	33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34	Garages/ Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			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:138 MAPLEWOOD AVE Case No.:2 Date: 7-1-20

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



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 Evaluation Form: 150 CONGRESS STREET (LU-20-65)  
Permit Requested: CERTIFICATE OF APPROVAL  
Meeting Type: PUBLIC HEARING #3

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 9,583 SF +/-
- Estimated Age of Structure: c.1920
- Building Style: NA
- Number of Stories: 2.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from Porter Street
- Unique Features: Non-Contributing Addition
- Neighborhood Association: Downtown

**B. Proposed Work:** To partially demolish an addition for a new trash enclosure.

**C. Other Permits Required:**

- ☐ Board of Adjustment    ☐ Planning Board    ☐ City Council  
☐ Condo Association    ☒ Abutting Property Owner

**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, AC Hotel)

**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 non-contributing addition is located along Porter Street and is surrounded with other wood- and brick-clad contributing buildings. Buildings along Porter Street have no front yard setback and are associated with service-related functions of the buildings on both sides.

**J. HDC & Staff Comments and Suggestions for Consideration:**

- This project has been reviewed by the HDC as part of the 15 Middle Street renovation plans for the former Salvation Army building at 15 Middle Street.
- The application include a partial demolition of the CMU-block building along the street frontage in order to support a proposed dumpster enclosure that will service both 150 Congress and 15 Middle Street.

**Design Guideline Reference – Guidelines for Masonry & Stucco (07) and Site Elements and Streetscapes (09).**

**K. Proposed Design, Street View and Aerial View:**



Street View Image of Existing Conditions & 3D Massing Model



Aerial View

**HISTORIC  
SURVEY  
RATING  
  
NC**



150 CONGRESS STREET (LU-20-65) – PUBLIC HEARING #3 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT – Partial Demolition and New Dumpster Enclosure –			
	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: 150 CONGRESS ST. Case No.:3 Date:7-1-20  
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied  
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Evaluation Form: 15 MIDDLE STREET (LU-20-97)  
Permit Requested: CERTIFICATE OF APPROVAL  
Meeting Type: PUBLIC HEARING #4

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Inn
- Land Area: 6,100 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Middle and Porter Street
- Unique Features: Former Church
- Neighborhood Association: Downtown

**B. Proposed Work:** To install non-combustible siding, window and dormers.

**C. Other Permits Required:**

- ☐ Board of Adjustment    ☐ Planning Board    ☐ City Council  
☐ Condo Association    ☒ Abutting Property Owner

**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 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 Porter and Middle Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have little to no front yard setback and off-street parking is limited.

**J. Previous HDC Comments and Suggestions:**

- The HDC previously reviewed this application in May and suggested that the dormers be added back into the design even if the floor area of the attic remains uninhabitable until such time as Site Plan Approval is granted by the Planning Board.

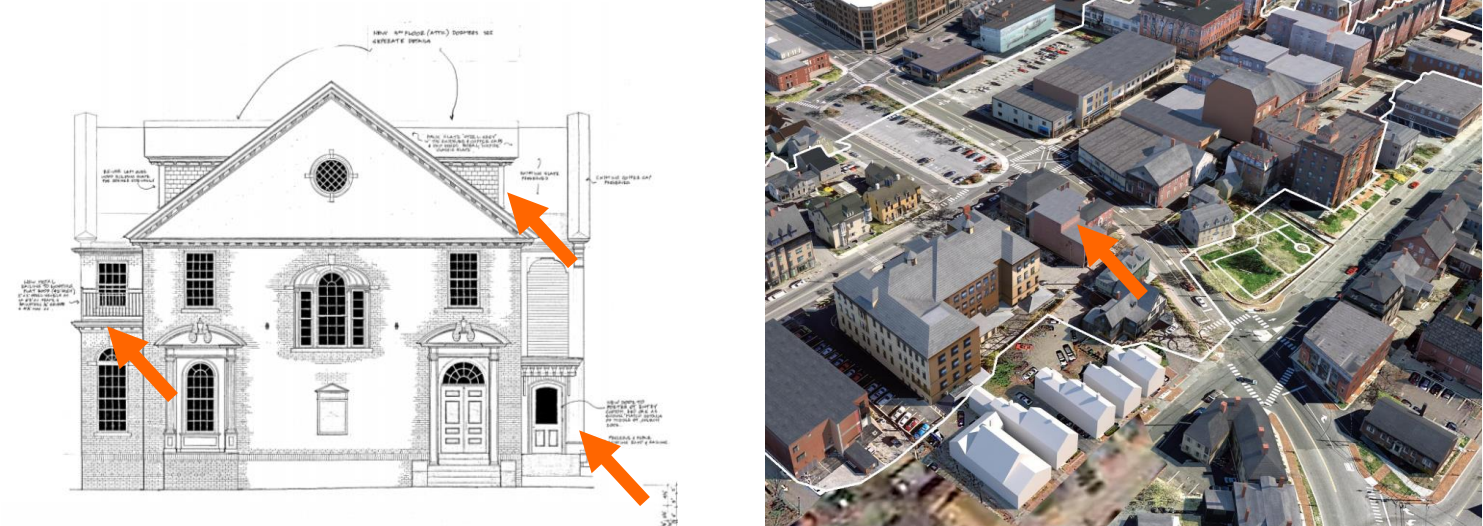
**K. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

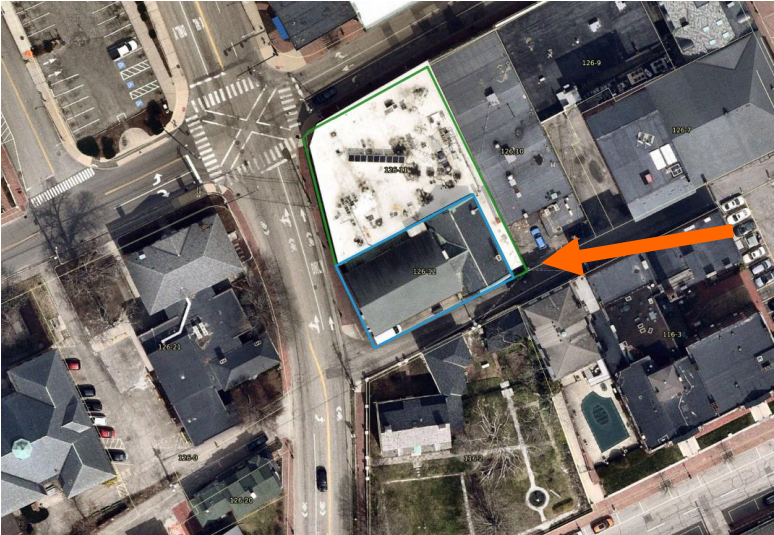
- Install non-combustible siding for fire separation.
- Shorten CMU building to provide dumpster storage.
- A detail has been added for the dormers.
- A stipulation should be included in the decision to confirm that HDC approval does not constitute approval for any change of use in the attic level.

**Design Guideline Reference – Small Scale New Construction & Additions (10), Exterior Woodwork (05), Stucco & Masonry (07) & Windows & Doors (08).**

**L. Proposed Design, 3d Massing View and Aerial View:**



Aerial and Street View Image



Zoning Map

HISTORIC  
SURVEY  
RATING

C



15 MIDDLE STREET (LU-20-97) – PUBLIC HEARING #4 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	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)	<div>MINOR PROJECT</div> <div>– Install Siding, Railing and Dormers –</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: 15 MIDDLE STREET Case No.: 4 Date: 7-1-20

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

**Project Address:** 241 SOUTH STREET (LU-20-96)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #5

- Existing Conditions:**
- Zoning District: GRB
  - Land Use: Single- Family
  - Land Area: 12,903 SF +/-
  - Estimated Age of Structure: c.1790
  - Building Style: Georgian
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from South Street
  - Unique Features: NA
  - Neighborhood Association: South End

**B. Proposed Work:** To replace porch with garage, living space and new porch.

**C. Other Permits Required:**

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

**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 alterations, additions or expansions)

**I. Neighborhood Context:**

- The building is located along South Street. It is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.

**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

- In support of the suggestion of the HDC the applicant is proposing a solid wood garage door with vertical panels and a transom lite above the door.
- It appears that the siding is now proposed to be wood to match the house (versus hardi-plank).
- All man-doors are proposed to be fiberglass (perhaps field-painted).
- Anderson 100 Series windows are proposed for the addition.

**Design Guideline Reference – Small Scale New Construction & Additions (10), Exterior Woodwork (05), & Windows & Doors (08).**

**K. Aerial Image, Street View and Zoning Map:**



Proposed Elevation and Street View Image




Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**



241 SOUTH STREET – PUBLIC HEARING #5 (LU-20-96)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:241 SOUTH STREET Case No.:5 Date: 7-8-20</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF	No.	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)	<div>MINOR PROJECT</div> <div>– Repair Siding and Trim and add a New Garage and Porch –</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	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				
	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate					
	BUILDING DESIGN & MATERIALS	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/ Barns / Sheds (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				

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

73 NORTHWEST STREET (LU-20-103)  
CERTIFICATE OF APPROVAL  
PUBLIC HEARING #6

Existing Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 1.74 A +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from Northwest Street
- Unique Features: Abuts Rt. 1 Bypass & Jackson House
- Neighborhood Association: Christian Shore

B. Proposed Work: To replace wood siding with composite siding.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

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 alterations, additions or expansions)

- I. **Neighborhood Context:**
  - The building is located along Northwest Street. It is surrounded with many 1.5 to 2.5 wood –frame and sided structures with shallow setbacks and large side or rear garden areas.
- J. **Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

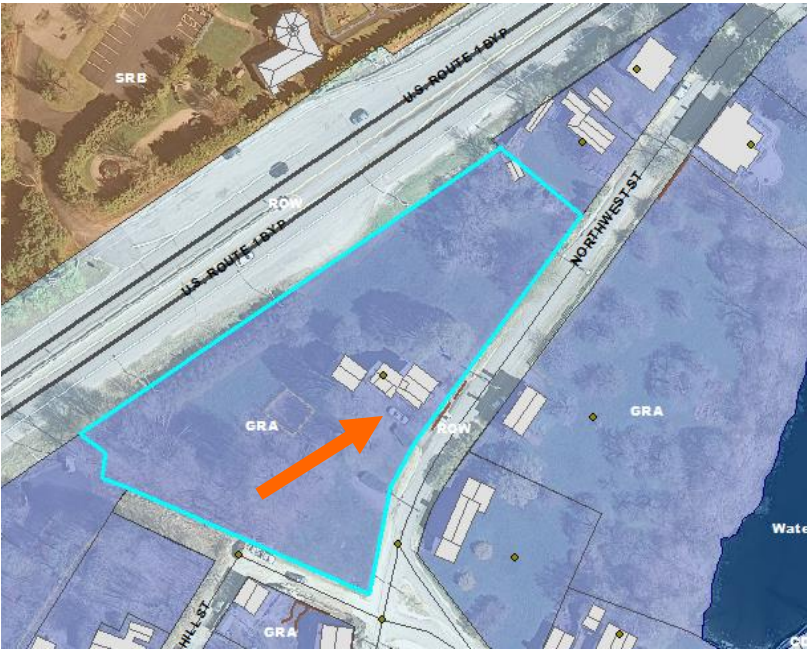
  - The applicant proposes to replace the wood siding with composite siding.
  - A stipulation should be included that requires the smooth side to be exposed to the weather.

Design Guideline Reference – *Guidelines for Exterior Maintenance (03) and Exterior Woodwork (05).*

K. **Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

HISTORIC  
SURVEY  
RATING

C



73 NORTHWEST STREET (LU-20-103) – PUBLIC HEARING #6 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	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)	<div>MINOR PROJECT</div> <div>– Replace Wood Siding with Cement-Fiber Siding –</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	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	
		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/ Barns / Sheds (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: 73 NORTHWEST STREET Case No.: 6 Date: 7-8-20

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No



# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

105 CHAPEL STREET (LU-20-111)  
CERTIFICATE OF APPROVAL  
PUBLIC HEARING #7

- A. Property Information - General:  
Existing Conditions:
  - Zoning District: Civic
  - Land Use: Civic
  - Land Area: 18,900 SF +/-
  - Estimated Age of Structure: c.1807
  - Building Style: Federal
  - Number of Stories: 2+
  - Historical Significance: F
  - Public View of Proposed Work: View from Chapel Street
  - Unique Features: Connector to Saint John's (a focal building)
  - Neighborhood Association: Downtown
- B. Proposed Work: To add a connector building for ADA compliance.

- C. Other Permits Required:

☐ Board of Adjustment

☐ Condo Association

☐ Planning Board

☐ Abutting Property Owner

☐ City Council

- D. Lot Location:

☐ Terminal Vista

☐ Intersection / Corner Lot

☐ Gateway

☐ Rear Lot

☒ Mid-Block

- E. Existing Building to be Altered/ Demolished / Constructed:

☒ 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 alterations, additions or expansions)

- I. Neighborhood Context:
  - The church and rectory are located along Chapel and Bow Streets and are surrounded with many contributing and focal structures. The neighborhood is predominantly multi-story, wood and brick structures with small lots and shallow setbacks from the sidewalk. The church owns a large parking lot previously occupied by tightly-spaced buildings.
- J. Previous HDC Comments and Suggestions:
  - The HDC has previously reviewed this application at the June meeting and requested addition details as to how the buildings will be connected or terminated and whether a 90 degree orientation would prove easier for constructability.
- K. Staff Comments and Suggestions for Consideration:
  - The applicant proposes to construct a single-story addition or connector building between the rectory and church. The purpose of the connector is to provide covered pedestrian access to the buildings that is also ADA compliant.

**Design Guideline Reference – Guidelines for Masonry and Stucco (07), Small Scale New Construction & Additions (10), and Windows & Doors (08).**

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image of Existing Conditions



Aerial View

HISTORIC  
SURVEY  
RATING

F



105 CHAPEL STREET (LU-20-111) – PUBLIC HEARING #7 (MODERATE PROJECT)

		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)	<div>MODERATE PROJECT</div> <div>- Construct a Connector Building for ADA Compliance -</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	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	
		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 Storm Windows / Screens			<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/ Stairs / Steps			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (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:105 CHAPEL STREET Case No.: 7 Date: 7-8-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied

☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Evaluation Form: **299 VAUGHAN STREET (LUHD-98)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **WORK SESSION #A**

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 78,843 SF +/-
- Estimated Age of Structure: c.1920/1970
- Building Style: Industrial
- Number of Stories: 2.0
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Market and Green Streets
- Unique Features: NA
- Neighborhood Association: North End

**B. Proposed Work:** To add a new 5-Story Hotel

**C. Other Permits Required:**

- |  |   |                                       |
|--|---|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Planning Board          | <input type="checkbox"/> City Council |
| <input type="checkbox"/> Condo Association   | <input checked="" type="checkbox"/> Abutting Property Owner |                                       |

**D. Lot Location:**

- |  |                                   |   |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista            | <input type="checkbox"/> Gateway  | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot |   |

**E. Existing Building to be Altered/ Demolished:**

- |   |                                    |   |
|---|------------------------------------|---|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Significant Demolition |
|---|------------------------------------|---|

**F. Sensitivity of Neighborhood Context:**

- |   |                                    |   |  |
|---|------------------------------------|---|--|
| <input type="checkbox"/> Highly Sensitive | <input type="checkbox"/> Sensitive | <input checked="" type="checkbox"/> Low Sensitivity | <input type="checkbox"/> “Back-of-House” |
|---|------------------------------------|---|--|

**G. Design Approach (for Major Projects):**

- |   |
|---|
| <input type="checkbox"/> Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)    |
| <input type="checkbox"/> Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)         |
| <input type="checkbox"/> Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)                 |
| <input checked="" type="checkbox"/> Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, AC Hotel) |

**H. Project Type:**

- |  |
|--|
| <input type="checkbox"/> Consent Agenda (i.e. very small alterations, additions or expansions)           |
| <input type="checkbox"/> Minor Project (i.e. small alterations, additions or expansions)                 |
| <input type="checkbox"/> Moderate Project (i.e. significant additions, alterations or expansions)        |
| <input checked="" type="checkbox"/> Major Project (i.e. very large alterations, additions or expansions) |

**I. Neighborhood Context:**

- This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of clearing. It also appears that the proposed building location is not within historically-filled tidelands. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront on the North Mill Pond.

**J. HDC & Staff Comments and Suggestions for Consideration:**

- This application has requested to be withdrawn from review so other than accepting the request, no further action is required at this time.

**Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).**

**K. Proposed Design, Street View and Aerial View:**



Proposed Design and Street View Image of Existing Conditions



Aerial View

**HISTORIC  
SURVEY  
RATING  
  
NC**



299 VAUGHAN STREET (LUHD-98) – WORK SESSION #A (MAJOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>REQUEST TO WITHDRAW</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: 299 VAUGHAN STREET Case No.:A Date:7-8-20

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Evaluation Form: **132-134 MIDDLE STREET (LUHD-105)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **WORK SESSION #B**

- A. Property Information - General:**  
**Existing Conditions:**
- Zoning District: CD4-L1
  - Land Use: Mixed-Use
  - Land Area: 11,060 SF +/-
  - Estimated Age of Structure: c.1865
  - Building Style: Mansard
  - Number of Stories: 3.0
  - Historical Significance: Focal
  - Public View of Proposed Work: View from Middle Street & Haymarket Square
  - Unique Features: The Parrot House is a Focal building
  - Neighborhood Association: Downtown

**B. Proposed Work:** To repoint brick, replace the roof & made entryway improvements

- C. Other Permits Required:**
- |   |   |                                       |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Planning Board          | <input type="checkbox"/> City Council |
| <input type="checkbox"/> Condo Association              | <input checked="" type="checkbox"/> Abutting Property Owner |                                       |

- D. Lot Location:**
- |  |                                   |   |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista            | <input type="checkbox"/> Gateway  | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot |   |

- E. Existing Building to be Altered/ Demolished:**
- |   |                                    |   |
|---|------------------------------------|---|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Significant Demolition |
|---|------------------------------------|---|

- F. Sensitivity of Neighborhood Context:**
- |  |                                    |  |  |
|--|------------------------------------|--|--|
| <input checked="" type="checkbox"/> Highly Sensitive | <input type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> “Back-of-House” |
|--|------------------------------------|--|--|

- G. Design Approach (for Major Projects):**
- |   |
|---|
| <input checked="" type="checkbox"/> Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) |
| <input type="checkbox"/> Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)                 |
| <input type="checkbox"/> Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)                         |
| <input type="checkbox"/> Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, AC Hotel)                    |

- H. Project Type:**
- |  |
|--|
| <input type="checkbox"/> Consent Agenda (i.e. very small alterations, additions or expansions)               |
| <input type="checkbox"/> Minor Project (i.e. small alterations, additions or expansions)                     |
| <input checked="" type="checkbox"/> Moderate Project (i.e. significant additions, alterations or expansions) |
| <input type="checkbox"/> Major Project (i.e. very large alterations, additions or expansions)                |

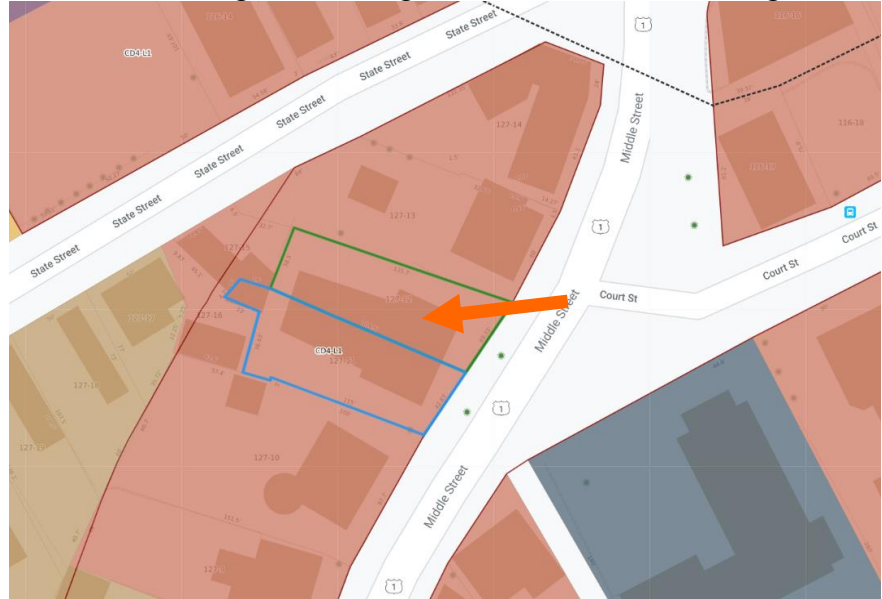
- I. Neighborhood Context:**
- This focal historic structure is located along historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that he structure is located on two separate lots.
- J. Previous HDC Comments and Suggestions:**
- The HDC has reviewed this application and requested additional information on shingle material, plans for electrical service connections and details on the stair and cheek-wall replacement.
- K. Staff Comments and Suggestions for Consideration:**
- The proposed improvements involve removal and replacement of contributing, character-defining and non-contributing materials.
  - The front entryway is proposed to be poured-in-place and dyed concrete material. I would continue to suggest that a pre-cast concrete material be explored in order to provide a more uniform, authentic and durable product.
  - Similarly, the suggested roof shingles should be carefully examined prior to final selection.

**Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).**

**L. Proposed Design, 3d Massing View and Aerial View:**



Street View Image of Existing Conditions & 3-D Massing Model



Zoning Map

**HISTORIC  
SURVEY  
RATING**


**F**



132-134 MIDDLE STREET (LUHD-105) – WORK SESSION #B (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT – Replace Roof & Trim, Repoint Brick and Replace Front Entryway –				
	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: 132-134 MIDDLE ST Case No.:B Date:7-8-20  
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied  
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Evaluation Form: **34 HIGHLAND ST. (LUHD-142)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **WORK SESSION #C**

- A. Property Information - General:**  
**Existing Conditions:**
- Zoning District: GRA
  - Land Use: 4-Unit Multi-Family
  - Land Area: 5,230 SF +/-
  - Estimated Age of Structure: c.1890
  - Number of Stories: 2.5
  - Historical Significance: C
  - Public View of Proposed Work: Full view of Highland Street
  - Unique Features: Building Bifurcated by Historic district
  - Neighborhood Association: Lincoln/ Broad Street

**B. Proposed Work:** To replace side and rear windows & restore front windows.

**C. Other Permits Required:**

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

**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 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 structure is located along Highland Street at the edge of the Historic District. It is surrounded with many other wood sided, 2.5 story contributing structures. The front yards are shallow with wider side and rear yards.

**J. Staff Comments and Suggestions for Consideration:**

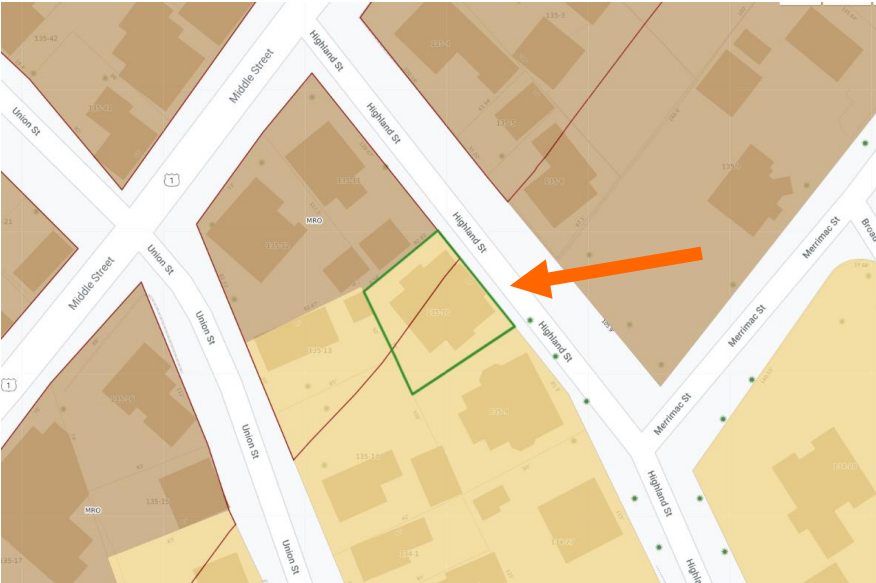
- The applicant is seeking to replace all the existing historic windows in the structure with an Anderson 100 Series window.
- Due to a misunderstanding of the prior feedback from the HDC the applicant's sub-contractor has already replaced many windows on the right side and rear of the structure. The sub-contractor proceeded with the window replacement despite not having obtained a building permit for the work. As a response, the city directed the owner to cease work on the project and obtain HDC approval for the existing and remaining replacement windows. Also note that a single window was replaced on the front facade and the owner is seeking to either repair the removed window or replace it with a matching true-divided lite wood window from the right-hand side of the house. Based on the recent site visit the applicant is now considering the same approach for the front two basement windows.

**Design Guideline Reference – Guidelines for Windows and Doors (08).**

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

HISTORIC  
SURVEY  
RATING

C



34 HIGHLAND STREET (LUHD-142) – WORK SESSION #C (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	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)	<div>MODERATE PROJECT</div> <div>– Replace Windows on Side and Rear of Building –</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	
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	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: 34 HIGHLAND STREET Case No.: C Date: 7-8-20

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

84 PLEASANT ST. (LUHD-141)  
CERTIFICATE OF APPROVAL  
WORK SESSION #D

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4
  - Land Use: Mixed-Use
  - Land Area: 4,016 SF +/-
  - Estimated Age of Structure: c.1880 (front building)
  - Building Style: Victorian
  - Historical Significance: Contributing (front building)
  - Public View of Proposed Work: Primary view from Church Street
  - Unique Features: NA
  - Neighborhood Association: Downtown

B. Proposed Work: Renovate 84 Pleasant St. and replace the rear addition.

C. Other Permits Required:

- ☒ Board of Adjustment

☐ Condo Association
- ☒ Planning Board

☒ Abutting Property Owner(s)
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista

☐ Intersection / Corner Lot
- ☐ Gateway

☐ Rear Lot
- ☒ Mid-Block

E. Existing Building to be Altered/ Demolished / Constructed:

- ☒ 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 alterations, additions or expansions)

I. Neighborhood Context:

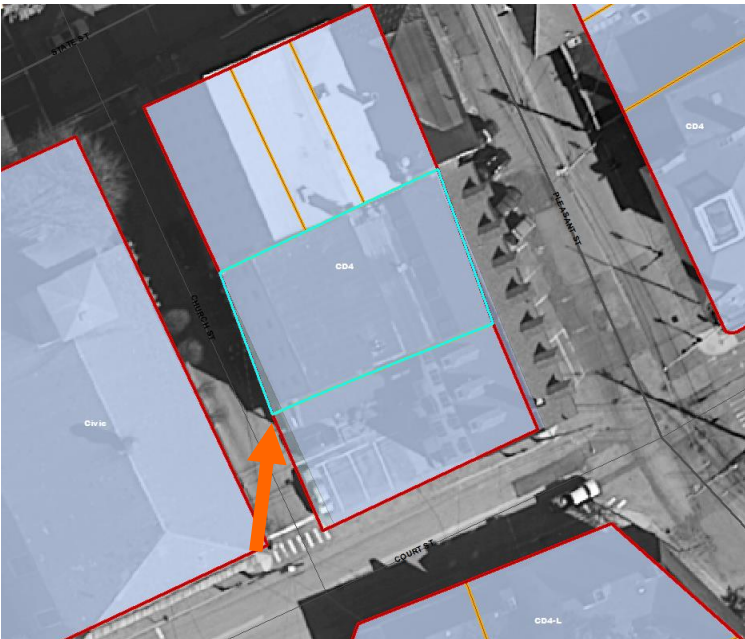
- The building is located along Church and Pleasant Streets. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks and little to no open space. Note that the proposed buildings will be fully integrated into the recently-approved building for 278 State Street (the so-called Times Building).

J. Background & Suggested Action:

- The application is proposing to renovate the façade of the historic building along Pleasant Street and remove and replace the non-contributing CMU block addition on the rear with a 4 story addition that is recessed from the front roof line. If feasible, the ground-floor along Church Street provides access to the underground parking area via a car elevator and subsurface turn-table system.
- Please note that this application includes four individual properties on State and Pleasant Street and the portion being removed along Church Street is likely a non-contributing addition to the Pleasant Street building.
- Revised Elevation and site plans will be made available at the July 1<sup>st</sup> meeting.

Design Guideline Reference – Guidelines for Commercial Development & Storefronts (12).

K. Aerial Image, Street View and Zoning Map:



HISTORIC  
SURVEY  
RATING

C



84 PLEASANT STREET (LUHD-141) – WORK SESSION #D (MAJOR PROJECT)

		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)	MAJOR PROJECT – Renovate Façade and Add a Four-Story Addition –			
	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	
		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 Storm Windows / Screens			<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/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:84 PLEASANT STREET Case No.:D Date: 7-8-20

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

377 MAPLEWOOD AVE. (LUHD-145)  
CERTIFICATE OF APPROVAL  
WORK SESSION #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRA
  - Land Use: Single-Family
  - Land Area: 5,227 SF +/-
  - Estimated Age of Structure: c.1941
  - Building Style: Cape
  - Historical Significance: NA
  - Public View of Proposed Work: View from Maplewood Ave.
  - Unique Features: NA
  - Neighborhood Association: Christian Shore

B. Proposed Work: Work include partial demolition and renovation to secondary building.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished / Constructed:

- ☒ 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 alterations, additions or expansions)

I. Neighborhood Context:

- The building is located along Maplewood Ave. It is surrounded with 2 to 2.5 story wood- and masonry-sided structures with shallow front yard setbacks narrow side yards.

J. Background & Suggested Action:

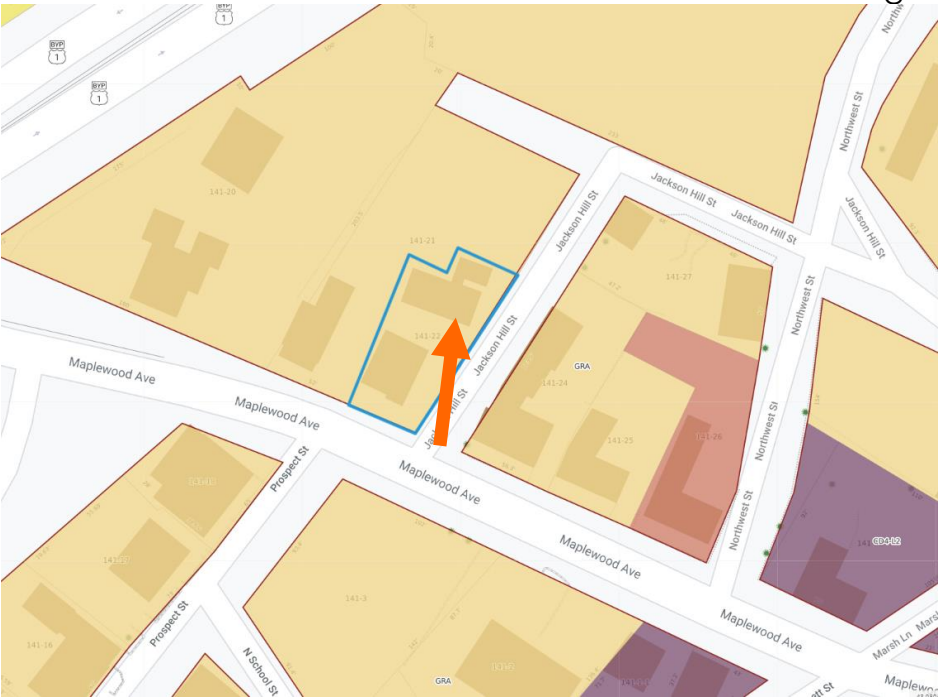
- The application is proposing to allow the partial demolition of an existing secondary structure and to renovate the existing structure with new windows, siding and roof.
- Please note that a detailed site plan has been requested in order to determine zoning compliance.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05) and Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:



Street View & 3D Massing Model Image



Zoning Map

HISTORIC  
SURVEY  
RATING  
  
C



377 MAPLEWOOD AVE. (LUHD-145) – WORK SESSION #1 (MODERATE PROJECT)


		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)	<div>MODERATE PROJECT</div> <div>– Partially Demolish and Renovate a Secondary Building –</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	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	
		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 Storm Windows / Screens			<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/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (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	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 377 MAPLEWOOD AVE. Case No.: 1 Date: 7-8-20

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

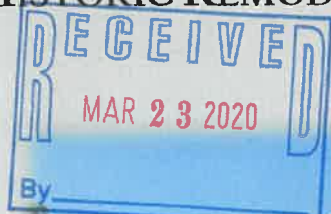
☐ Yes ☐ No



GREEN MOUNTAIN  
WINDOW & DOOR  
COMPANY

# News

## HISTORIC REMODEL, HISTORIC REGISTRY & LANDMARK PROPERTY WINDOW REPLACEMENT



GREEN MOUNTAIN WINDOW SPECIALIZES IN WINDOW REPLACEMENT SOLUTIONS FOR THE NORTHEAST'S HISTORIC BUILDINGS. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NEW ENGLAND'S SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.



### FOUR DIFFERENT REPLACEMENT SYSTEMS:

- FULL FRAME WINDOW
- INSERT "BOX" WINDOW
- SASH & TRACK BALANCE KIT
- SASH & CONCEALED BALANCE KIT





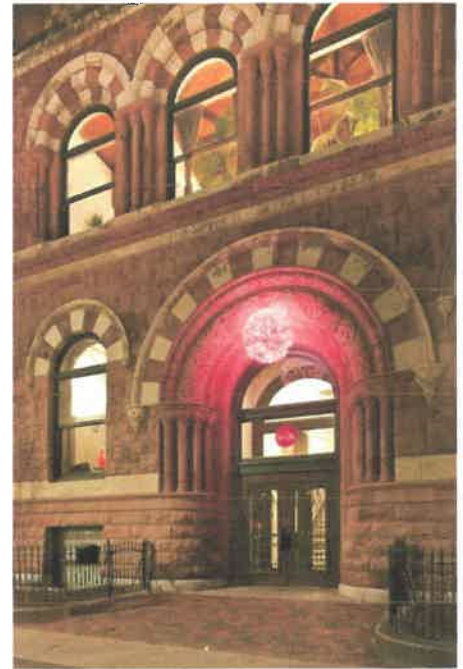
## *We offer four different systems to replicate historic window details:*



**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.



Existing windows





Existing  
Windows



Existing window





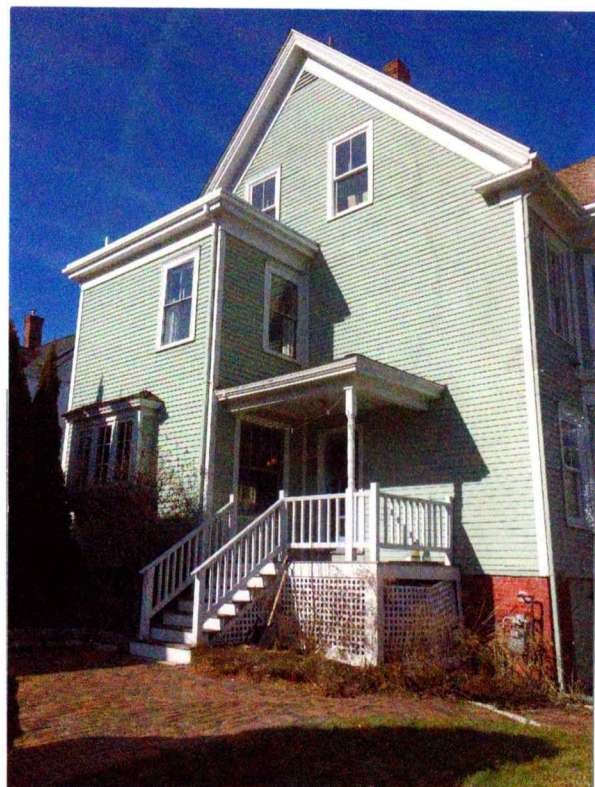
Existing  
windows



Existing window







EXISTING REAR ELEVATION



VIEWS FROM MUNKING



& MECHANIC STREET



REAR ELEVATION  
SCALE: 3/16" = 1'-0"

LEFT SIDE ELEVATION AT SUNROOM  
SCALE: 3/16" = 1'-0"



SCHEMATIC DESIGN

RENOVATIONS, NES RESIDENCE

44 GARDNER STREET

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: 1906

Revisions:  
3/5/20  
6/8/20

Date: 2/18/20





DRIVEWAY ELEVATION FROM 1998



DRIVEWAY ELEVATION



WINDOW SCHEDULE

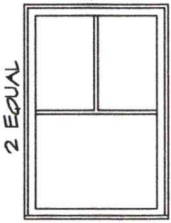
SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
A	UDHG2 2826	2/1	2' 10 1/4" X 5' 0"	MARVIN INC., CLAD DOUBLEHUNG NG, 7/8" SDL w/ Low E Glazing, Cladding - "Stone White" Hardware to be chosen by Owner.	6
B	UDHG2 1626	1/1	1' 10 1/4" X 5' 0"	DITTO, Tempered	2
C	UDHG2 2820	2/1	2' 10 1/4" X 4' 0"	DITTO	3
D	UDHG2 4426 E	3/1	4' 2 1/4" X 5' 0"	DITTO, Egress	1
E	UDHG2 Match Exist.	2/1	Match Existing	DITTO, In Existing Wall	2
F	UCA 3248	type 1	2' 9" x 3' 11 5/8"	MARVIN INC., ULTIMATE CLAD CASEMENT, 7/8" SDL w/ Low E Glazing, Cladding - "Stone White" Hardware to be chosen by Owner.	5

EXTERIOR DOOR SCHEDULE

SYM.	UNIT/SIZE	LITES	ROUGH OPNG.	REMARKS	QUAN.
I	CUIFD 5470 OX	6	65 5/8" X 86 1/2"	MARVIN INC., CLAD INSWING FRENCH DOOR, 7/8" sdl w/ Low E Glazing, Cladding - "Stone White" Hardware to be chosen by Owner.	1

WINDOW - EXT. DOOR NOTES

- SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING
- TYPE I, 7/8" SDLs 2 EQUAL



STAR WINDOW WITH HEATPUMP LOCATION BELOW

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

**SCHEMATIC DESIGN**

**ANNE WHITNEY ARCHITECT**

RENOVATIONS, NES RESIDENCE

44 GARDNER STREET PORTSMOUTH, NH

Project: 1906

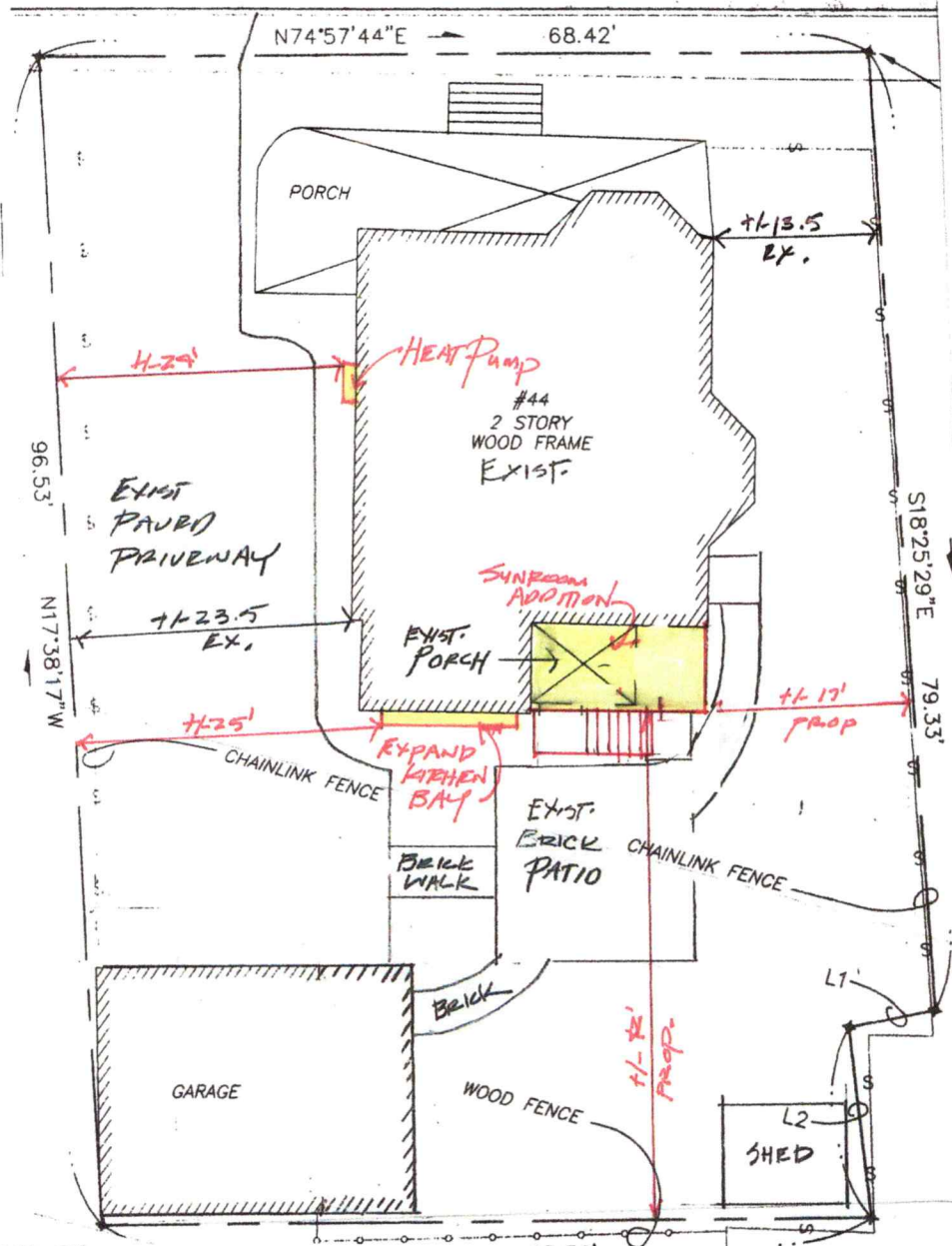
Revisions:

Date: 6/8/20



# GARDNER

# STREET



LOT AREA 6545 SF

ALLOWABLE LOT COVERAGE 30%

EXISTING LOT COVERAGE

RESIDENCE	1121 SF
FRONT PORCH	306 SF
REAR PORCH	60 SF
KITCHEN BAY	8 SF
STEPS OVER 18"	35 SF
GARAGE	533 SF
SHED	80 SF

2137 SF (32.6%)

PROPOSED LOT COVERAGE

EX. RESIDENCE	1121 SF
EX. FRONT PORCH	306 SF
EX. FRONT STEPS OVER 18"	35 SF
EX. GARAGE	533 SF
EX. SHED	80 SF
EXPANDED KITCHEN BAY	13 SF
SUNROOM TO REPLACE PORCH	100 SF
NEW LANDING & STEPS OVER 18"	33 SF

2221 SF (33.9%)



PROPOSED LOT PLAN

SCALE 1" = 10'-0"

MAP 103 LOT 42

GENERAL RESIDENCE A (GRA)



8 Shaver Street  
Portsmouth  
NH 03801  
603-427-2832

AWA

Project: #1906

Date: 2/21/20

ANNE WHITNEY ARCHITECT

NES RESIDENCE







44 GARDNER ST, PORTSMOUTH, NH







REV. 6/8/20







## DOUBLE HUNG G2

W/O (mm)	1'9 3/4 (552)	2-1 3/4 (654)	2-5 3/4 (756)	2-7 3/4 (806)	2-9 3/4 (857)	2-11 3/4 (908)
R/O (mm)	1-10 1/4 (565)	2-2 1/4 (667)	2-6 1/4 (768)	2-8 1/4 (819)	2-10 1/4 (870)	3-0 1/4 (921)
P/B (mm)	1-9 1/4 (540)	2-1 1/4 (641)	2-5 1/4 (743)	2-7 1/4 (794)	2-9 1/4 (845)	2-11 1/4 (895)
D/O (mm)	14 47/64 (347)	18 47/64 (476)	22 47/64 (577)	24 47/64 (628)	26 47/64 (679)	28 47/64 (730)







2'7 3/4 (806)						
2'6 (813)	UDHG2 1612	UDHG2 2012	UDHG2 2412	UDHG2 2612	UDHG2 2812	UDHG2 3012







2'11 3/4 (868)						
3'0 (914)	UDHG2 1614	UDHG2 2014	UDHG2 2414	UDHG2 2614	UDHG2 2814	UDHG2 3014







3'3 3/4 (1010)						
3'4 (1016)	UDHG2 1616	UDHG2 2016	UDHG2 2416	UDHG2 2616	UDHG2 2816	UDHG2 3016

3'7 3/4 (1111)						
3'6 (1116)	UDHG2 1618	UDHG2 2018	UDHG2 2418	UDHG2 2618	UDHG2 2818	UDHG2 3018








3'11 3/4 (1213)						
4'0 (1219)	UDHG2 1620	UDHG2 2020	UDHG2 2420	UDHG2 2620	UDHG2 2820	UDHG2 3020





4'3 3/4 (1314)						
4'4 (1321)	UDHG2 1622	UDHG2 2022	UDHG2 2422	UDHG2 2622	UDHG2 2822	UDHG2 3022

4'7 3/4 (1416)						
4'6 (1422)	UDHG2 1624	UDHG2 2024	UDHG2 2424	UDHG2 2624	UDHG2 2824	UDHG2 3024

4'11 3/4 (1518)						
5'0 (1524)	UDHG2 1626	UDHG2 2026	UDHG2 2426	UDHG2 2626	UDHG2 2826	UDHG2 3026

4'7 3/4 (1416)							
4'8 (1422)	UDHG2 3224	UDHG2 3624	UDHG2 4024	UDHG2 4424	UDHG2 4824	UDHG2 5424	UDHG2 6024































4'11 3/4 (1518)							
5'0 (1524)	UDHG2 3226 E	UDHG2 3626 E	UDHG2 4026 E	UDHG2 4426 E	UDHG2 4826 E	UDHG2 5426 E	UDHG2 6026 E

5'3 3/4 (1619)							
5'4 (1626)	UDHG2 3228 E	UDHG2 3628 E	UDHG2 4028 E	UDHG2 4428 E	UDHG2 4828 E	UDHG2 5428 E	UDHG2 6028 E



# CASEMENT / CASEMENT PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (927)	3 - 4 1/2 (1028)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)	3 - 5 (1041)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (914)	3 - 4 (1016)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (767)	2 - 10 13/64 (869)

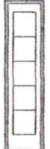






3 - 7 3/8 (1101) 3 - 7 5/8 (1108) 3 - 7 1/8 (1096) 3 - 1 21/64 (948)	 UCA1644 UCAPO1644	 UCA1844 UCAPO1844	 UCA2044 UCAPO2044	 UCA2444 UCAPO2444	 UCA2644 UCAPO2644	 UCA2844 UCAPO2844 E	 UCA3044 E UCAPO3044 E	 UCA3244 E UCAPO3244 E	 UCA3644 E UCAPO3644 E	 UCA4044 E UCAPO4044 E
3 - 11 3/8 (1203) 3 - 11 5/8 (1209) 3 - 11 1/8 (1196) 3 - 5 21/64 (1050)	 UCA1648 UCAPO1648	 UCA1848 UCAPO1848	 UCA2048 UCAPO2048	 UCA2448 UCAPO2448	 UCA2648 UCAPO2648	 UCA2848 E UCAPO2848 E	 UCA3048 E UCAPO3048 E	 UCA3248 E UCAPO3248 E	 UCA3648 E UCAPO3648 E	 UCA4048 E UCAPO4048 E
4 - 5 3/8 (1355) 4 - 5 5/8 (1362) 4 - 5 1/8 (1349) 3 - 11 21/64 (1202)	 UCA1654 UCAPO1654	 UCA1854 UCAPO1854	 UCA2054 UCAPO2054	 UCA2454 UCAPO2454	 UCA2654 UCAPO2654	 UCA2854 E UCAPO2854 E	 UCA3054 E UCAPO3054 E	 UCA3254 E UCAPO3254 E	 UCA3654 E UCAPO3654 E	 UCA4054 E UCAPO4054 E

MARVIN SIGNATURE™ COLLECTION | ULTIMATE

## 1 3/4" INSWING / OUTSWING FRENCH DOOR

6-6R HEIGHT



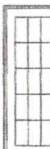


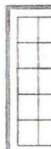
Clad MO (mm)	1-8 11/32 (517)	2-7 1/8 (791)	3-1 1/8 (943)	4-11 1/2 (1511)	5-11 1/2 (1816)	8-9 7/8 (2689)	7-10 11/16 (2405)
Wood MO (mm)	1-10 31/32 (583)	2-9 3/4 (857)	3-3 3/4 (1010)	5-2 1/8 (1578)	6-2 1/8 (1883)	9-0 1/2 (2756)	8-1 5/16 (2472)
RO (mm)	1-8 27/32 (529)	2-7 5/8 (803)	3-1 5/8 (956)	5-0 (1524)	6-0 (1829)	8-10 3/8 (2702)	7-11 3/16 (2418)
FS (mm)	1-7 27/32 (504)	2-6 5/8 (778)	3-0 5/8 (930)	4-11 (1499)	5-11 (1803)	8-9 3/8 (2677)	7-10 3/16 (2392)
DLO (mm)	0-11 1/2 (292)	1-6 25/32 (477)	2-0 25/32 (629)	1-6 25/32 (477)	2-0 25/32 (629)	2-0 25/32 (629)	0-1 1/2 (292) / 1-625/32 (477)

6-7 3/4 (2026) 6-9 1/16 (2058) 6-8 (2032) 6-7 1/2 (2019) 5-3 5/8 (1616)	 1666R	 26R66R	 30R66R	 50R66R	 60R66R	 90R66R	 80R66R - Entrance
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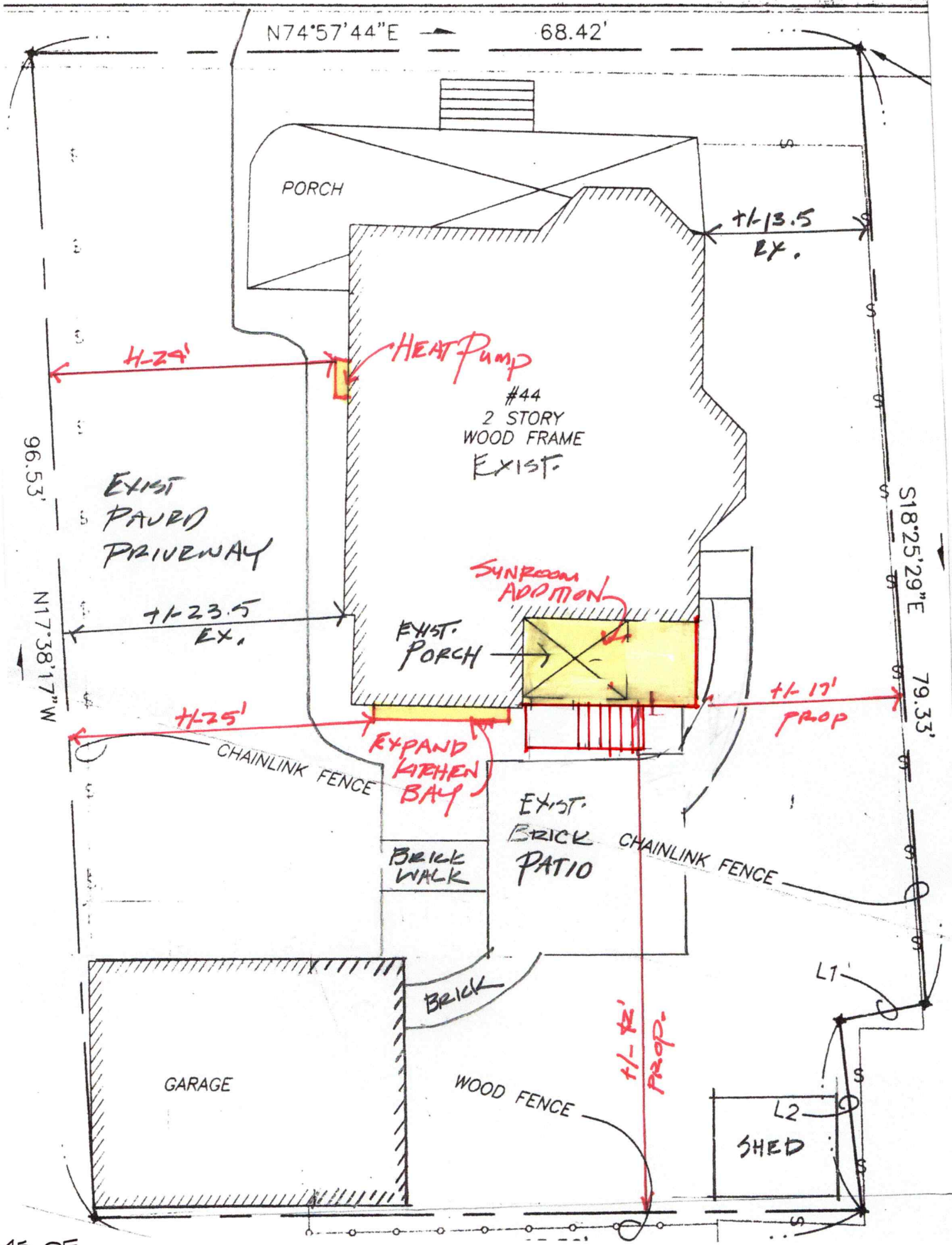
6-8 HEIGHT (7-0, 8-0 AND 9-0 HEIGHTS SEE BELOW)

Clad MO (mm)	1-8 11/32 (517)	2-1 15/16 (659)	2-7 15/16 (811)	2-9 15/16 (862)	3-1 15/16 (946)	3-7 15/16 (1116)
Wood MO (mm)	1-10 31/32 (583)	2-4 9/16 (726)	2-10 9/16 (878)	3-0 9/16 (929)	3-4 9/16 (1030)	3-10 9/16 (1183)
RO (mm)	1-8 27/32 (529)	2-2 7/16 (672)	2-8 7/16 (824)	2-10 7/16 (875)	3-2 7/16 (976)	3-8 7/16 (1129)
FS (mm)	1-7 27/32 (504)	2-1 7/16 (646)	2-7 7/16 (799)	2-9 7/16 (849)	3-1 7/16 (951)	3-7 7/16 (1103)
DLO (mm)	0-11 1/2 (292)	11-1 19/32 (345)	1-7 19/32 (498)	1-9 19/32 (548)	2-1 19/32 (650)	2-7 19/32 (802)

6-10 1/4 (2089) 6-11 9/16 (2122) 6-10 1/2 (2096) 6-10 (2083) 5-6 5/8 (1680)	 1668 1670 1680	 2068 2070 2080	 2668 2670 2680 2690	 2868 2870 2880	 3068 3070 3080 3090	 3668 3670 3680
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GARDNER STREET



LOT AREA	6545 SF
ALLOWABLE LOT COVERAGE	30%
EXISTING LOT COVERAGE	
RESIDENCE	1121 SF
FRONT PORCH	306 SF
REAR PORCH	60 SF
KITCHEN BAY	8 SF
STEPS OVER 18"	35 SF
GARAGE	533 SF
SHED	80 SF
2137 SF (32.6%)	

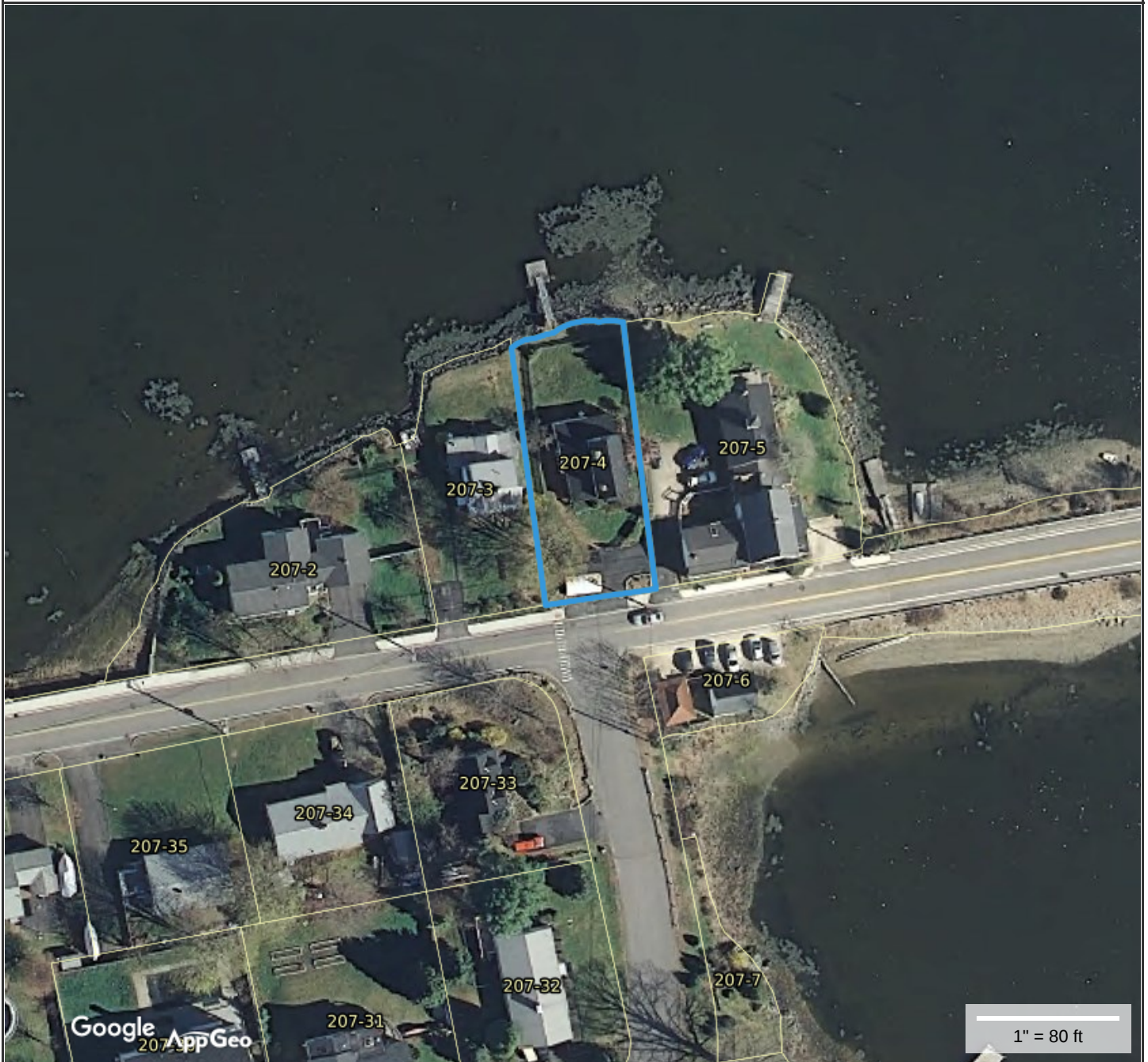
PROPOSED LOT COVERAGE	
EX. RESIDENCE	1121 SF
EX. FRONT PORCH	306 SF
EX. FRONT STEPS OVER 18"	35 SF
EX. GARAGE	533 SF
EX. SHED	80 SF
EXPANDED KITCHEN BAY	13 SF
SUNROOM TO REPLACE PORCH	100 SF
NEW LANDING & STEPS OVER 18"	33 SF
2221 SF (33.9%)	

PROPOSED LOT PLAN  
SCALE: 1" = 10'-0"  
MAP 103 LOT 42  
GENERAL RESIDENCE A (GRA)



9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: #1906 Date: 2/21/20 REV. 6/8/20
ANNE WHITNEY ARCHITECT IVES RESIDENCE 44 GARDNER ST, PORTSMOUTH, NH	



**Property Information**

**Property ID** 0207-0004-0000  
**Location** 379 NEW CASTLE AVE  
**Owner** PETERS TODD



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019  
Data updated 7/17/2019

EAST



SCALE : 1" = 10'-0"



SCALE : 1" = 10'-0"

3 Shreefa Street  
Portsmouth  
NH 03801  
603-427-2832

FVV

Project:

Date:

• 1910

3 / 6 / 20





EXIST STREET



○ SOUTH, ELEVATION & VIEW FROM STREET  
SCALE : 3/16" = 1'-0"



VIEWS FROM NEW CASTLE AVE



### EXTERIOR FINISH NOTES

- SIDING, PRESTAINED WHITE CEDAR SHINGLES 4" TW
- CORNER BOARDS, 5/4 X 5
- ROOF TRIM, SEE DETAILS
- GUTTERS, COPPER 1/2 ROUND W/ ROUND DOWNSPOUTS

<b>SCHEMATIC DESIGN</b>  RENOVATIONS, PETERS RESIDENCE 379 NEW CASTLE AVE.	9 Sheafe Street Portsmouth NH 03801 603-427-2832  <b>ANNE WHITNEY ARCHITECT</b>	Project:	#1910	Date:	3/4/20
		Revisions:	6/10/20		1 OF 5





EXIST ENTRY ELEVATION



VIEW FROM EAST SIDE YARD



EXIST FRONT DOOR

⊙ EAST, RIGHT SIDE ELEVATION  
SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN

RENOVATIONS, PETERS RESIDENCE

379 NEW CASTLE AVE.

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project:

#1910

Revisions:

6/10/20

Date:

3/4/20

2 OF 5





VIEW OF EXIST REAR ELEVATION



REAR VIEW FROM WEST



<b>SCHEMATIC DESIGN</b>  <b>RENOVATIONS, PETERS RESIDENCE</b> 379 NEW CASTLE AVE.	9 Sheafe Street Portsmouth NH 03801 603-427-2832		Project: #1910	Date: 3/4/20
			Revisions: 6/10/20	3 OF 5





VIEW FROM LEFT SIDE YARD



EXISTING LEFT SIDE ELEVATIONS



WEST, LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

RENOVATIONS, PETERS RESIDENCE

379 NEW CASTLE AVE.

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project:

1910

Revisions:

6/10/20

Date:

3/4/20

4 OF 5



# WINDOW SCHEDULE

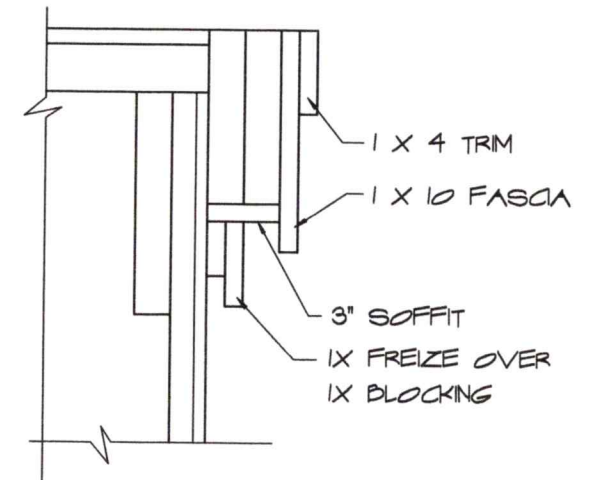
SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
A	UDHG2 2622	6/1	2'-8 1/4" X 4'-4"	MARVIN INC., SIGNATURE-ULTIMATE, D-HUNG, 7/8" SDL, Low E Glazing, Stone White Cladding Hardware to be chosen by owner.	5
B	UDHG2 2622 2 wide	6/1	manuf. determine X 4'-4"	DITTO, 2 wide with 3" stud pockets	1
C	UDHG2 2622 3 wide	6/1	2'-8 1/2" X 4'-4"	DITTO, 3 wide with 2" stud pockets	1
D	UDHG2 3620	8/1	3'-6 1/4" X 4'-0"	DITTO	1
E	UDHG2 3622	8/1	3'-6 1/4" X 4'-4"	DITTO	1
F	UDHG2 2626 cottage	6/1	2'-8 1/4" X 4'-4"	DITTO	1
G	UDHG2 2626 / 5258 / 2626 / cottage	type 1	manuf. determine X 5'-0"	DITTO, 3 wide with 3" stud pockets cottage DH / picture / cottage DH Type 1 SDL 5/1 short fractional, upper SDL hgt to match adjacent DH hgt, see elevation	2
H	UDHG2 match existing	6/6	field determine +/- 2'-6" X 4'-0"	DITTO, replace existing windows	5
I	UDHG2 match existing	6/6	field determine +/- 2'-6" X 4'-4"	DITTO, replace existing windows	4
J	UCA 2440	6	2'-1" X 3'-5 5/8"	MARVIN INC., SIGNATURE-ULTIMATE, CSMT., 7/8" SDL, Low E Glazing, Stone White Cladding Hardware to be chosen by owner.	1L 3R
K	UCA 2440	type 2	2'-1" X 3'-5 5/8"	DITTO, Type 2 SDL 2/1 short fractional, 10" high, see elevation	1L 2R
L	UCA 2848 E	type 3	2'-5" X 3'-11 5/8"	DITTO, Type 3 SDL to simulate Double Hung, see elevation	1L 1R
M	UCA 2854 E	type 3	2'-5" X 4'-5 5/8"	DITTO, Type 3 SDL to simulate Double Hung, see elevation	1L 1R
N	UAWN 2024	4	1'-9" X 1'-11 5/8"	MARVIN INC., SIGNATURE-ULTIMATE, CSMT., 7/8" SDL, Low E Glazing, Stone White Cladding Hardware to be chosen by owner.	2
O	UAWN 3024	6	2'-7" X 1'-11 5/8"	DITTO	2

## WINDOW & EXTERIOR DOOR NOTES :

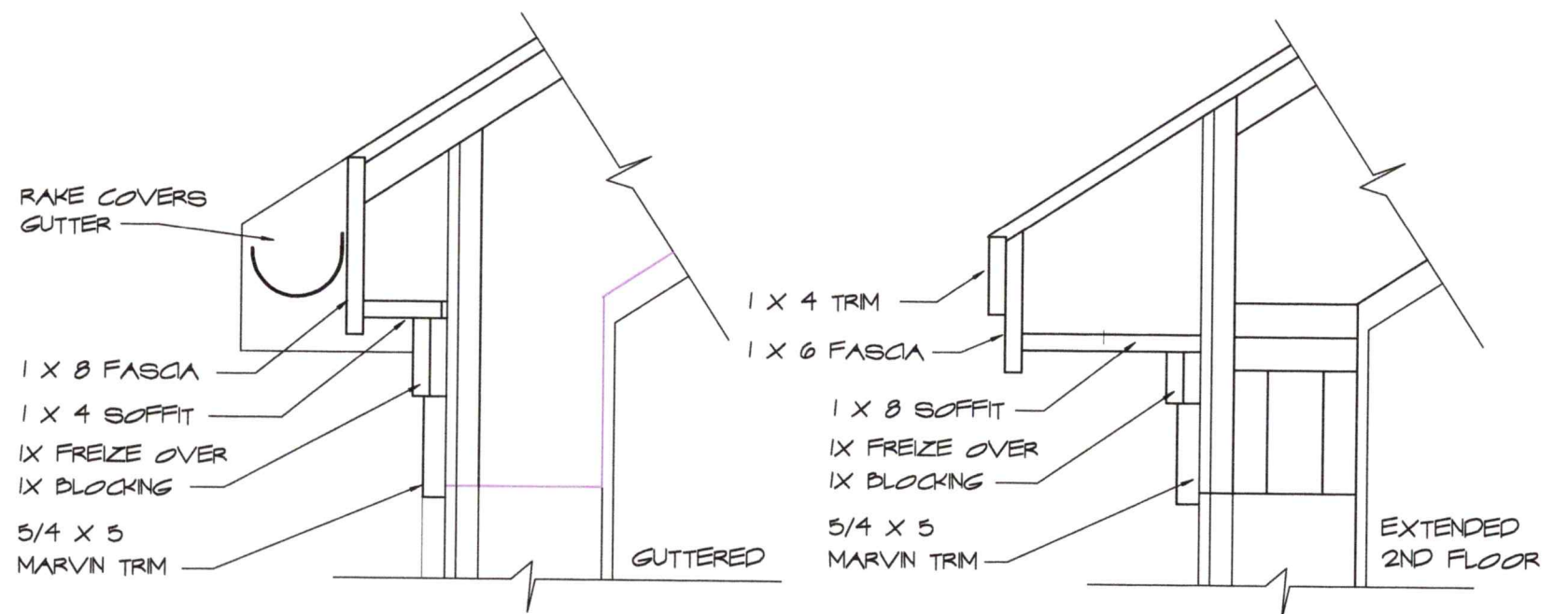
- SUBMIT FINAL WINDOW/EXT. DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING
- BUILDER TO VERIFY ROUGH OPENINGS.

# EXTERIOR DOOR SCHEDULE

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
1	7134 SDL	4	38 1/2" x 80"	SIMPSON DOOR CO, FR, Model #7134 Entry Door with SDL, 4 Lite, see Elevation Low-E Glazing, Hardware to be chosen by owner.	1L
2	S6021	4	34 1/2" x 82 1/2"	THERMA-TRU, SMOOTH STAR FIBERGLASS Entry Door, Flush Glazed with 7/8" SDL, 4 Lite, see Elevation Low-E Glazing, Hardware to be chosen by owner.	1L
3	UIFD 26R66R	8	3' 1 5/8" x 6' 8"	MARVIN INC., SIGNATURE, Inswing French Door, 7/8" SDL, Low E Glazing, Stone White Cladding Hardware to be chosen by owner, in 2x6 wall.	1
4	UIFD 26R66R	8	2' 7 5/8" x 6' 8"	Ditto	1L 1R



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







































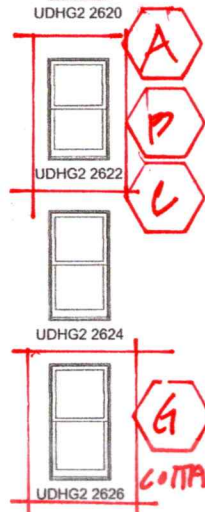
EVE DETAIL WITH GUTTER & AT EXTENDED 2ND FLOOR  
SCALE : 1 1/2" = 1'-0"

<b>SCHEMATIC DESIGN</b> <b>RENOVATIONS, PETERS RESIDENCE</b> <b>379 NEW CASTLE AVE. PORTSMOUTH, NH</b>	9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: *1910	Date: 6/10/20
	<b>ANNE WHITNEY ARCHITECT</b>	Revisions:	5 OF 5








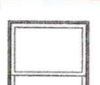

## DOUBLE HUNG G2

MO (mm)	1-9 3/4 (552)	2-1 3/4 (654)	2-5 3/4 (756)	2-7 3/4 (806)	2-9 3/4 (857)	2-11 3/4 (908)
RO (mm)	1-10 1/4 (565)	2-2 1/4 (667)	2-6 1/4 (768)	2-8 1/4 (819)	2-10 1/4 (870)	3-0 1/4 (921)
FS (mm)	1-9 1/4 (540)	2-1 1/4 (641)	2-5 1/4 (743)	2-7 1/4 (794)	2-9 1/4 (845)	2-11 1/4 (895)
DLO (mm)	14 47/64 (347)	18 47/64 (476)	22 47/64 (577)	24 47/64 (628)	26 47/64 (679)	28 47/64 (730)

3-3 3/4 (1010) 3-4 (1016) 3-3 1/2 (1003) 14 3/4 (375)						
UDHG2 1616	UDHG2 2016	UDHG2 2416	UDHG2 2616	UDHG2 2816	UDHG2 3016	
3-7 3/4 (1111) 3-8 (1118) 3-7 1/2 (1105) 16 3/4 (425)						
UDHG2 1618	UDHG2 2018	UDHG2 2418	UDHG2 2618	UDHG2 2818	UDHG2 3018	
3-11 3/4 (1213) 4-0 (1219) 3-11 1/2 (1207) 18 3/4 (476)						
UDHG2 1620	UDHG2 2020	UDHG2 2420	UDHG2 2620	UDHG2 2820	UDHG2 3020	
4-3 3/4 (1314) 4-4 (1321) 4-3 1/2 (1308) 20 3/4 (527)						
UDHG2 1622	UDHG2 2022	UDHG2 2422	UDHG2 2622	UDHG2 2822	UDHG2 3022	
4-7 3/4 (1416) 4-8 (1422) 4-7 1/2 (1410) 22 3/4 (578)						
UDHG2 1624	UDHG2 2024	UDHG2 2424	UDHG2 2624	UDHG2 2824	UDHG2 3024	
4-11 3/4 (1518) 5-0 (1524) 4-11 1/2 (1511) 24 3/4 (629)						
UDHG2 1626	UDHG2 2026	UDHG2 2426	UDHG2 2626	UDHG2 2826	UDHG2 3026	







MARVIN SIGNATURE™ COLLECTION | ULTIMATE  
DOUBLE HUNG G2

MO (mm)	3-1 3/4 (959)	3-5 3/4 (1060)	3-9 3/4 (1162)
RO (mm)	3-2 1/4 (972)	3-6 1/4 (1073)	3-10 1/4 (1175)
FS (mm)	3-1 1/4 (946)	3-5 1/4 (1048)	3-9 1/4 (1149)
DLO (mm)	30 47/64 (781)	34 47/64 (882)	38 47/64 (984)

3-11 3/4 (1213) 4-0 (1219) 3-11 1/2 (1207) 18 3/4 (476)			
UDHG2 3220	UDHG2 3620	UDHG2 4020	
4-3 3/4 (1314) 4-4 (1321) 4-3 1/2 (1308) 20 3/4 (527)			
UDHG2 3222	UDHG2 3622	UDHG2 4022	
4-7 3/4 (1416) 4-8 (1422) 4-7 1/2 (1410) 22 3/4 (578)			
UDHG2 3224	UDHG2 3624	UDHG2 4024	

## DOUBLE HUNG PICTURE G2

MO (mm)	3-5 3/4 (1060)	4-1 3/4 (1264)	4-5 3/4 (1365)
RO (mm)	3-6 1/4 (1073)	4-2 1/4 (1276)	4-6 1/4 (1378)
FS (mm)	3-5 1/4 (1048)	4-1 1/4 (1251)	4-5 1/4 (1353)
DLO (mm)	34 47/64 (882)	42 47/64 (1085)	46 47/64 (1187)



















































4-8 5/8 (1438) 4-8 (1422) 4-7 1/2 (1410) 47 27/64 (1204)			
UDHPG2 4054	UDHPG2 4854	UDHPG2 5254	
5-0 5/8 (1540) 5-0 (1524) 4-11 1/2 (1511) 51 27/64 (1306)			
UDHPG2 4058	UDHPG2 4858	UDHPG2 5258	





**CASEMENT / CASEMENT PUSH OUT**

















MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (927)	3 - 4 1/2 (1028)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)	3 - 5 (1041)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (914)	3 - 4 (1016)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (767)	2 - 10 13/64 (869)

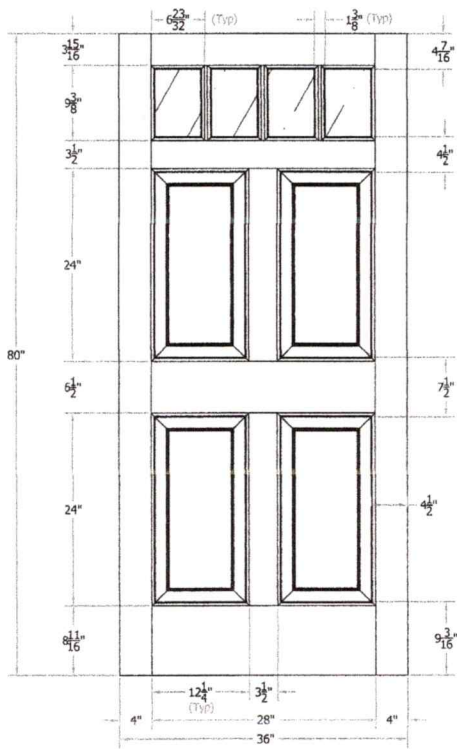
2 - 11 3/8 (898) 2 - 11 5/8 (904) 2 - 11 1/8 (892) 2 - 5 21/64 (745)	 UCA1636 UCAPO1636	 UCA1836 UCAPO1836	 UCA2036 UCAPO2036	 UCA2436 UCAPO2436	 UCA2636 UCAPO2636	 UCA2836 UCAPO2836	 UCA3036 UCAPO3036	 UCA3236 UCAPO3236	 UCA3636 E UCAPO3636 E	 UCA4036 E UCAPO4036 E
3 - 3 3/8 (1000) 3 - 3 5/8 (1006) 3 - 3 1/8 (993) 2 - 9 21/64 (847)	 UCA1640 UCAPO1640	 UCA1840 UCAPO1840	 UCA2040 UCAPO2040	 UCA2440 UCAPO2440	 UCA2640 UCAPO2640	 UCA2840 UCAPO2840	 UCA3040 UCAPO3040 E	 UCA3240 E UCAPO3240 E	 UCA3640 E UCAPO3640 E	 UCA4040 E UCAPO4040 E
3 - 7 3/8 (1101) 3 - 7 5/8 (1108) 3 - 7 1/8 (1095) 3 - 1 21/64 (948)	 UCA1644 UCAPO1644	 UCA1844 UCAPO1844	 UCA2044 UCAPO2044	 UCA2444 UCAPO2444	 UCA2644 UCAPO2644	 UCA2844 UCAPO2844 E	 UCA3044 E UCAPO3044 E	 UCA3244 E UCAPO3244 E	 UCA3644 E UCAPO3644 E	 UCA4044 E UCAPO4044 E
3 - 11 3/8 (1203) 3 - 11 5/8 (1209) 3 - 11 1/8 (1196) 3 - 5 21/64 (1050)	 UCA1648 UCAPO1648	 UCA1848 UCAPO1848	 UCA2048 UCAPO2048	 UCA2448 UCAPO2448	 UCA2648 UCAPO2648	 UCA2848 E UCAPO2848 E	 UCA3048 E UCAPO3048 E	 UCA3248 E UCAPO3248 E	 UCA3648 E UCAPO3648 E	 UCA4048 E UCAPO4048 E
4 - 5 3/8 (1355) 4 - 5 5/8 (1362) 4 - 5 1/8 (1349) 3 - 11 21/64 (1202)	 UCA1654 UCAPO1654	 UCA1854 UCAPO1854	 UCA2054 UCAPO2054	 UCA2454 UCAPO2454	 UCA2654 UCAPO2654	 UCA2854 E UCAPO2854 E	 UCA3054 E UCAPO3054 E	 UCA3254 E UCAPO3254 E	 UCA3654 E UCAPO3654 E	 UCA4054 E UCAPO4054 E

## MARVIN SIGNATURE™ COLLECTION | ULTIMATE

**AWNING / AWNING PUSH OUT**

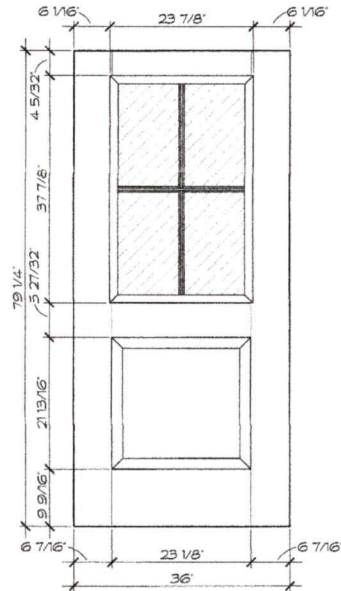
MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (688)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)

1 - 7 3/8 (492) 1 - 11 3/8 (593) 1 - 11 5/8 (600) 1 - 7 5/8 (498) 2 - 3 3/8 (695) 2 - 3 5/8 (701) 2 - 3 1/8 (688) 1 - 9 21/64 (542) 1 - 1 21/64 (339)	 UAWN1620 UAWNPO1620	 UAWN1820 UAWNPO1820	 UAWN2020 UAWNPO2020	 UAWN2420 UAWNPO2420	 UAWN2620 UAWNPO2620	 UAWN2820 UAWNPO2820	 UAWN3020 UAWNPO3020	 UAWN3220 UAWNPO3220
1 - 11 3/8 (593) 1 - 11 5/8 (600) 1 - 11 1/8 (587) 1 - 5 21/64 (440) 1 - 1 21/64 (339)	 UAWN1624 UAWNPO1624	 UAWN1824 UAWNPO1824	 UAWN2024 UAWNPO2024	 UAWN2424 UAWNPO2424	 UAWN2624 UAWNPO2624	 UAWN2824 UAWNPO2824	 UAWN3024 UAWNPO3024	 UAWN3224 UAWNPO3224
2 - 3 3/8 (695) 2 - 3 5/8 (701) 2 - 3 1/8 (688) 1 - 9 21/64 (542) 1 - 1 21/64 (339)	 UAWN1628 UAWNPO1628	 UAWN1828 UAWNPO1828	 UAWN2028 UAWNPO2028	 UAWN2428 UAWNPO2428	 UAWN2628 UAWNPO2628	 UAWN2828 UAWNPO2828	 UAWN3028 UAWNPO3028	 UAWN3228 UAWNPO3228



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

TITLE 7134 3/0 x 6/8 Customer Layout	
DRAWING NO. D-7134-300-608-0700	SCALE NTS
LAYOUT 00	DATE 12/27/2007
DRAWN BY J. Decker	
Simpson®	



DOOR DETAIL  
SCALE 3/4" = 1'-0"

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
WHEN PLACING ORDERS, PLEASE SPECIFY BOTH QUOTE AND ALL SUPPLIED DIMENSIONS TO PREVENT DELAYS IN ORDER FULFILLMENT.

NOTE:  
DRAWINGS DEPICTED AS VIEWED FROM EXTERIOR  
SHOWINGS IS NOT INCLUDED IN STYLE & BAL DIMENSIONS  
DRAWINGS ARE FOR GENERAL REFERENCE ONLY AND  
MAY NOT BE BUILT TO THE EXACT DETAIL SHOWN.

DOOR S602  
THERMA TRU  
DOORS

QUOTE #5577300 / LINE 3  
PROPOSED DOOR UNIT FOR  
**SELECTWOOD**  
275 CONSTITUTION AVENUE  
PORTSMOUTH, NH 03801  
JOB  
DWG. #5577300  
DATE 1/8/2018  
DRAWN K. CECI

**REEB**  
800 BRIGHTON STREET, BETHLEHEM, PA 18015  
OFFICE 610-861-8800 • WEB WWW.REEB.COM

MARVIN SIGNATURE™ COLLECTION | ULTIMATE

## 1 3/4" INSWING / OUTSWING FRENCH DOOR

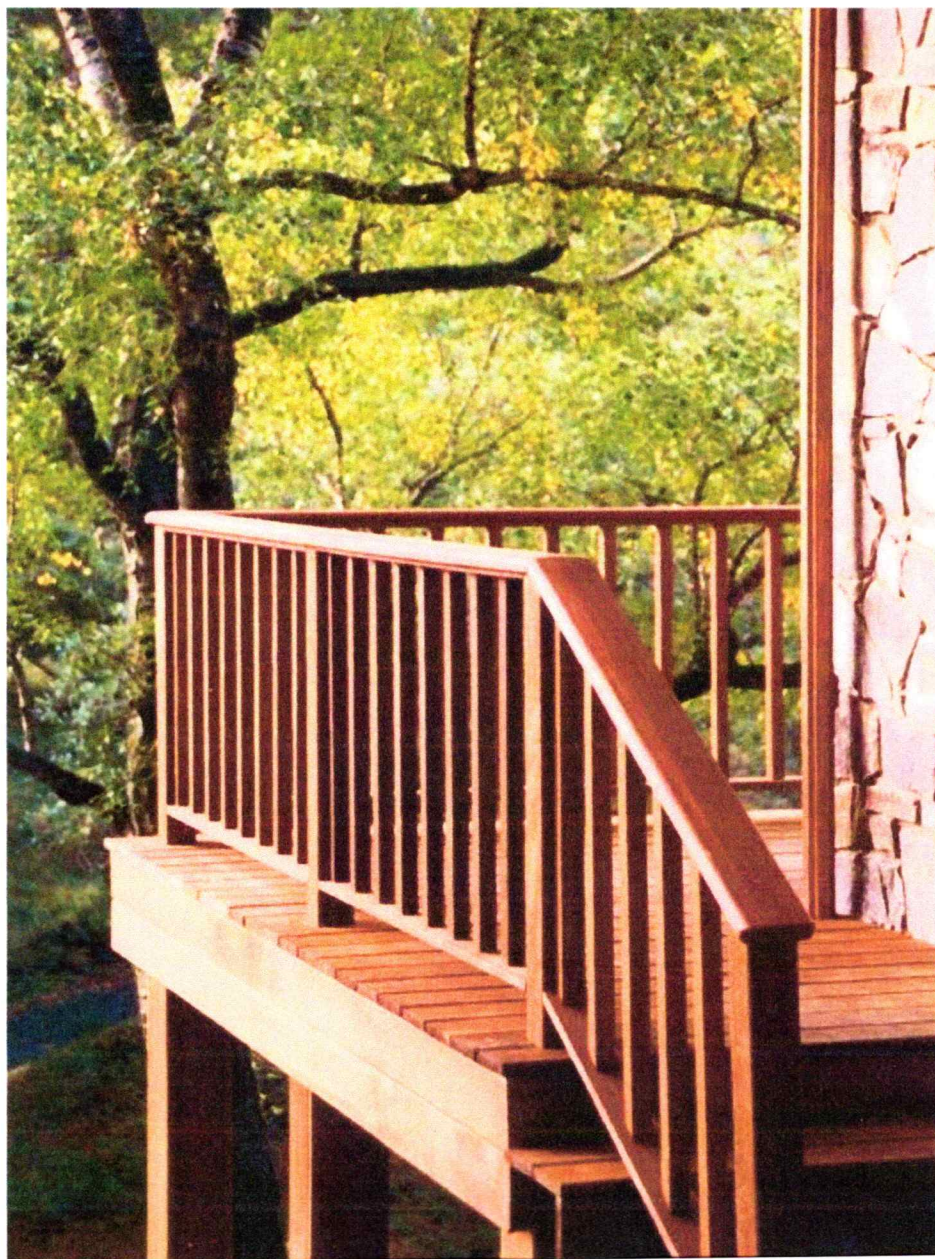
6-6R HEIGHT

Clad MO (mm)	1-8 11/32 (517)	2-7 1/8 (791)	3-1 1/8 (943)	4-11 1/2 (1511)	5-11 1/2 (1816)	8-9 7/8 (2689)	7-10 11/16 (2405)
Wood MO (mm)	1-10 31/32 (583)	2-9 3/4 (857)	3-3 3/4 (1010)	5-2 1/8 (1578)	6-2 1/8 (1883)	9-0 1/2 (2756)	8-1 5/16 (2472)
RO (mm)	1-8 27/32 (529)	2-7 5/8 (803)	3-1 5/8 (956)	5-0 (1524)	6-0 (1829)	8-10 3/8 (2702)	7-11 3/16 (2418)
FS (mm)	1-7 27/32 (504)	2-6 5/8 (778)	3-0 5/8 (930)	4-11 (1499)	5-11 (1803)	8-9 3/8 (2677)	7-10 3/16 (2392)
DLO (mm)	0-11 1/2 (292)	1-6 25/32 (477)	2-0 25/32 (629)	1-6 25/32 (477)	2-0 25/32 (629)	2-0 25/32 (629)	0-1 1/2 (292) / 1-625/32 (477)

6-7 3/4 (2026)	6-9 1/16 (2068)	6-8 (2032)	6-7 1/2 (2019)	5-3 5/8 (1616)
1666R	26R66R	30R66R	50R66R	60R66R
90R66R	80R66R - Entrance			



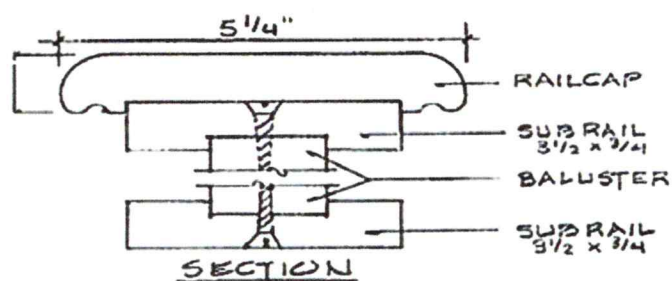


### Mataverde Ipe Deck Rail System

Create an elegant Ipe deck rail system and save lots of time and labor costs by using the Mataverde Ipe components below:

- 5/4 x 6 Ipe top rail
- Ipe sub rail (or 1x4's)
- 2x 2 Ipe balusters
- 4 x 4 Ipe posts

**Railing System Installation Detail (Typical)**





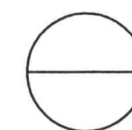


VIEW FROM DRIVEWAY ENTRY

10" DIA. TAPERED  
FIBERGLASS COLUMNS



EXISTING GARAGE SOUTH VIEW



SOUTH ELEVATION

SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

ANNE WHITNEY ARCHITECT

GARAGE 2ND FLOOR ADDITION & RENOVATIONS

PANTELAKOS 138 MAPLEWOOD AVE PORTSMOUTH, NH

Project: 2004

Date: 3/13/20

Revisions:

4/24/20

6/8/20

1 OF 5





WEST ELEVATION  
SCALE : 3/16" = 1'-0"



VIEW FROM ACROSS NORTH MILL POND



VIEW FROM WEST YARD

SCHEMATIC DESIGN

GARAGE 2ND FLOOR ADDITION & RENOVATIONS

PANTELAKOS 138 MAPLEWOOD AVE PORTSMOUTH, NH

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

ANNE WHITNEY ARCHITECT

Project: # 2004 Date: 3/13/20

Revisions:  
4/24/20  
6/8/20 2 OF 5

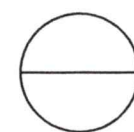
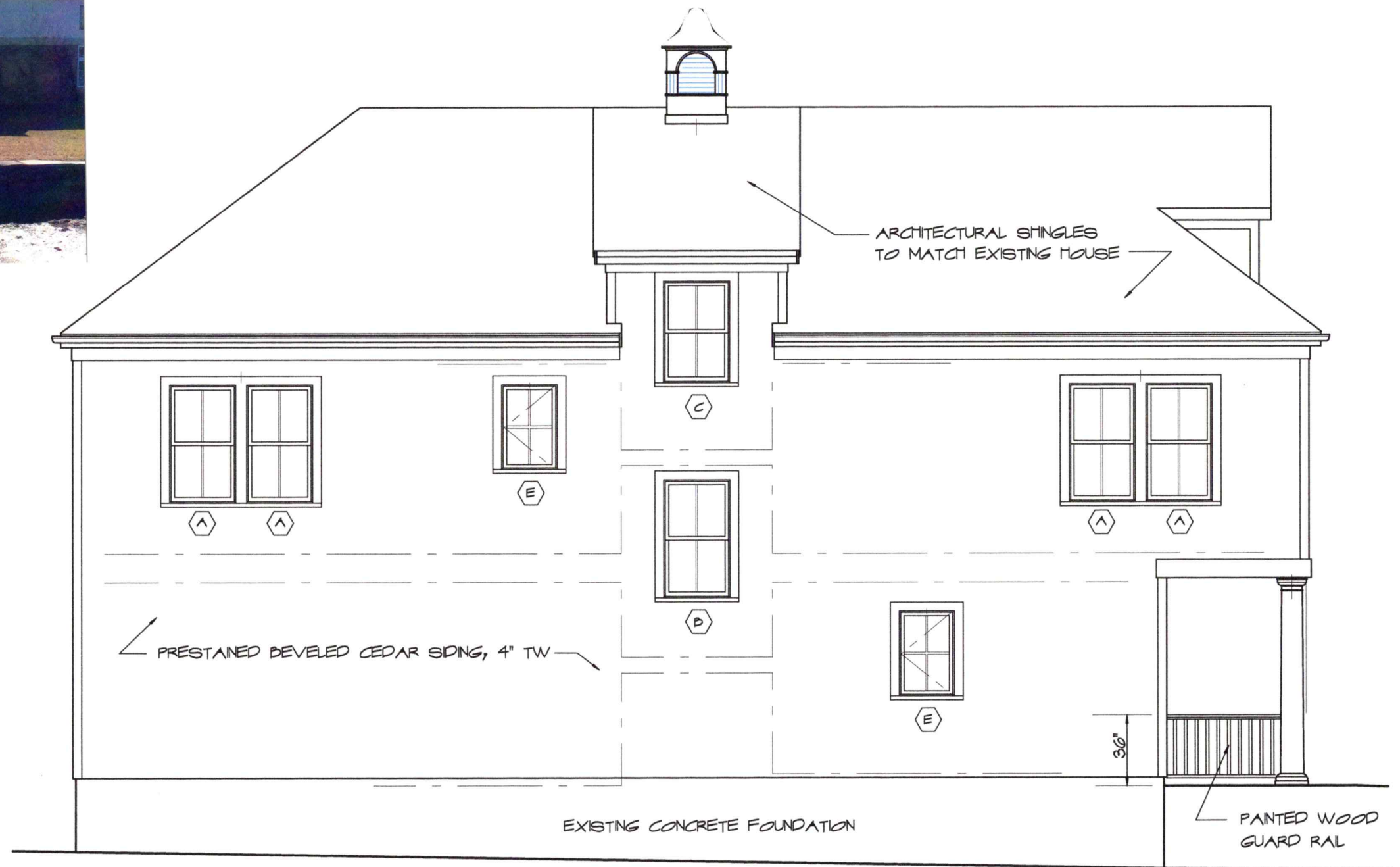




VIEW FROM NORTH MILL POND BRIDGE



VIEW FROM MAPLEWOOD AVE



NORTH ELEVATION  
SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

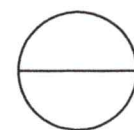
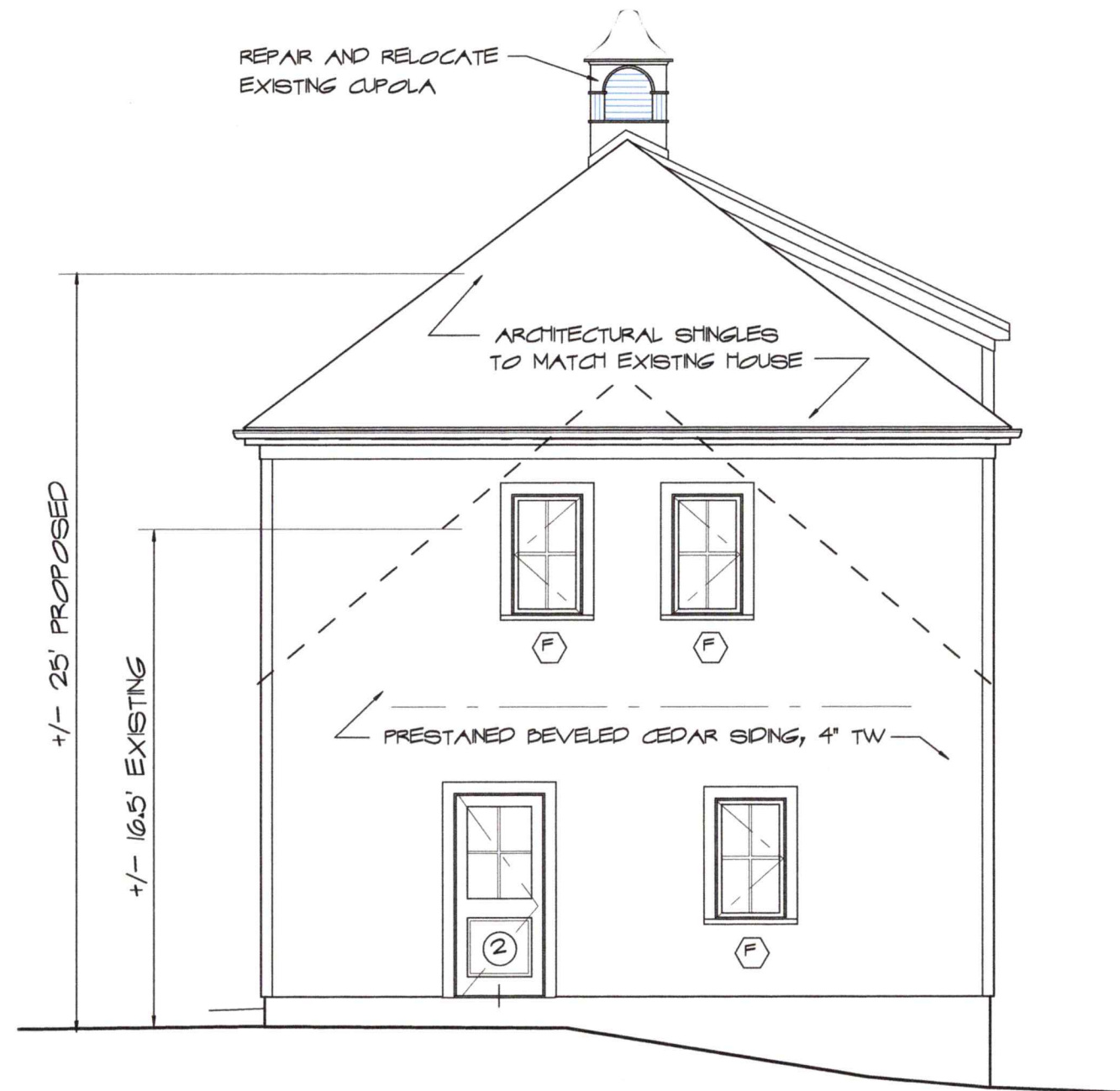
ANNE WHITNEY ARCHITECT

GARAGE 2ND FLOOR ADDITION & RENOVATIONS

PANTELAKOS 138 MAPLEWOOD AVE PORTSMOUTH, NH

Project: #2004	Date: 3/13/20
Revisions: 4/24/20 6/8/20	3 OF 5





EAST ELEVATION

SCALE : 3/16" = 1'-0"



EXISTING CUPOLA



EXISTING EAST ELEVATION

SCHEMATIC DESIGN

GARAGE 2ND FLOOR ADDITION & RENOVATIONS

PANTELAKOS 138 MAPLEWOOD AVE PORTSMOUTH, NH

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

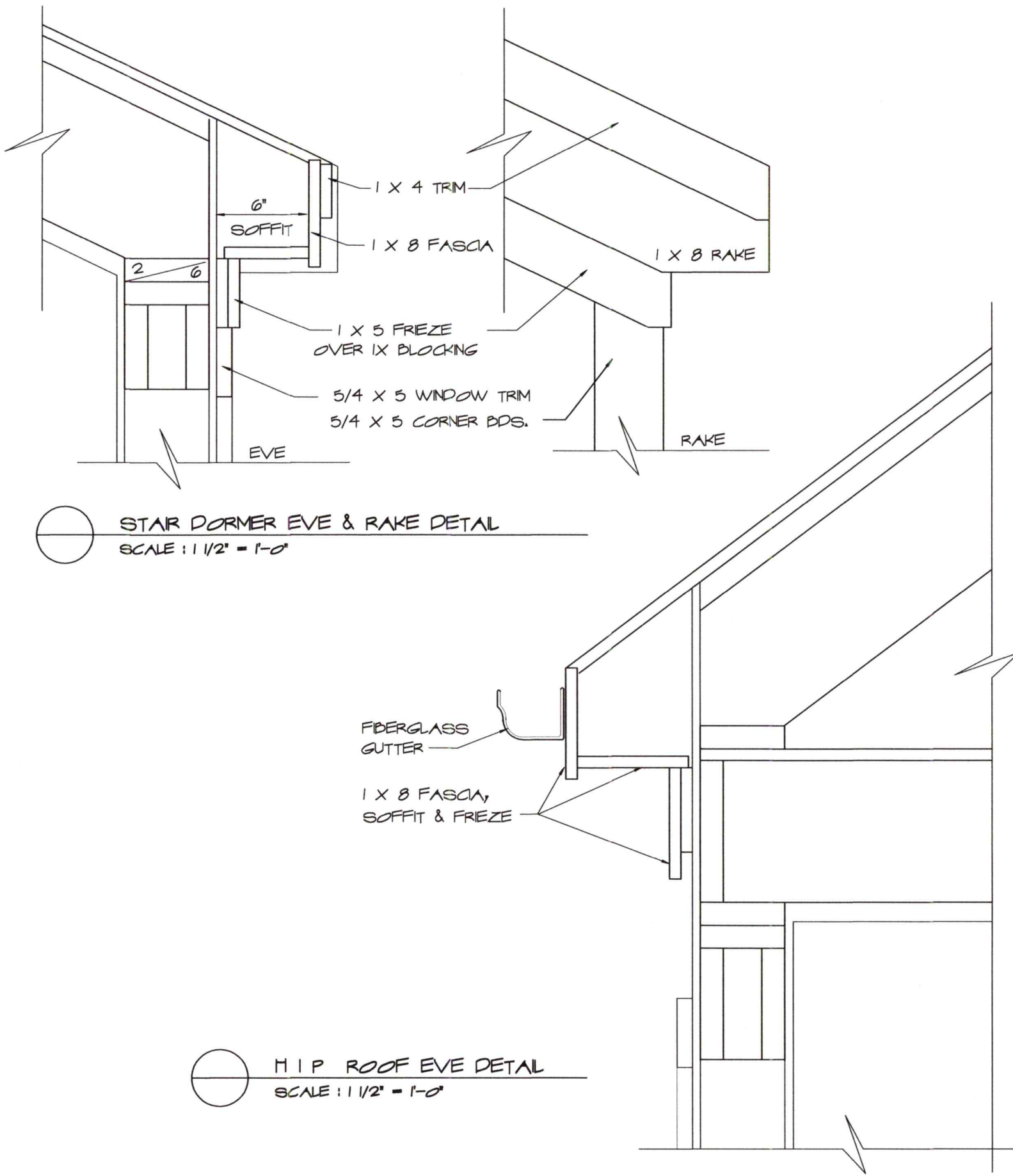
ANNE WHITNEY ARCHITECT

Project: 2004

Date: 3/13/20

Revisions:  
4/24/20  
6/8/20

4 OF 5



STAR DORMER EVE & RAKE DETAIL  
SCALE : 1 1/2" = 1'-0"

HIP ROOF EVE DETAIL  
SCALE : 1 1/2" = 1'-0"

# WINDOW SCHEDULE

SYMBOL	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
A	ELDH 3260	2/2	2'- 8 1/2" X 5'-0 1/4"	MARVIN INC., ELEVATE, DOUBLE-HUNG, 7/8" SDL, Low E Glazing, Stone White Cladding Hardware to be chosen by owner, in 2x6 wall.	14
B	ELDH 3260	2/2	2'- 8 1/2" X 5'-0 1/4"	DITTO, Tempered	1
C	ELDH 3252	2/2	2'- 8 1/2" X 4'-4 1/4"	DITTO, Tempered	1
D	ELAWN 2943	4	2'- 5" X 3'-7 1/4"	MARVIN INC., ELEVATE, AWNING, 7/8" SDL, Low E Glazing, Stone White Cladding Hardware to be chosen by owner, in 2x6 wall.	2
E	ELCA 2943	4	2'- 5" X 3'-7 1/4"	MARVIN INC., ELEVATE, CASEMENT, 7/8" SDL, Low E Glazing, Stone White Cladding Hardware to be chosen by owner, in 2x6 wall.	2 L 2 R 1 Fix
F	ELCA 2947 E	4	2'- 5" X 3'-11 1/4"	DITTO, Egress	1 L 2 R
G	ELCA 3347 E	4	2'- 9" X 3'-11 1/4"	DITTO, Egress	1 R
H	ELCA 2135	2	1'- 9" X 2'-11 5/8"	DITTO	1 L 1 R

# EXTERIOR DOOR SCHEDULE

SYMBOL	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
1	CCV930 SDL	3	38 1/2" x 82 1/2"	THERMA-TRU, CLASSIC-CRAFT CANVAS FIBERGLASS ENTRY DOOR with 7/8" SDL, 3 Lite, see Elevation Low-E Glazing, Hardware to be chosen by owner.	1
2	S6021	4	38 1/2" x 82 1/2"	THERMA-TRU, SMOOTH STAR FIBERGLASS ENTRY DOOR, Flush Glazed with 7/8" SDL, 4 Lite, see Elevation Low-E Glazing, Hardware to be chosen by owner.	1
3	ELIFD 6068 OX / 3068	6	9' 0 5/16" x 6' 10 1/2"	MARVIN INC., ELEVATE, INSWING FRENCH DOOR, 7/8" SDL, Low E Glazing, Stone White Cladding Hardware to be chosen by owner, in 2x6 wall.	1
4	9' 0" x 7' 6" Model # 444	0		OVERHEAD DOOR CO., Traditional Wood Collection, Flush Panel, Painted Wood,	2
4*				Ditto, Panels Fixed in place	1

# WINDOW & EXTERIOR DOOR NOTES :

- SUBMIT FINAL WINDOW/EXT. DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING
- BUILDER TO VERIFY ROUGH OPENINGS.

SCHEMATIC DESIGN

ANNE WHITNEY ARCHITECT

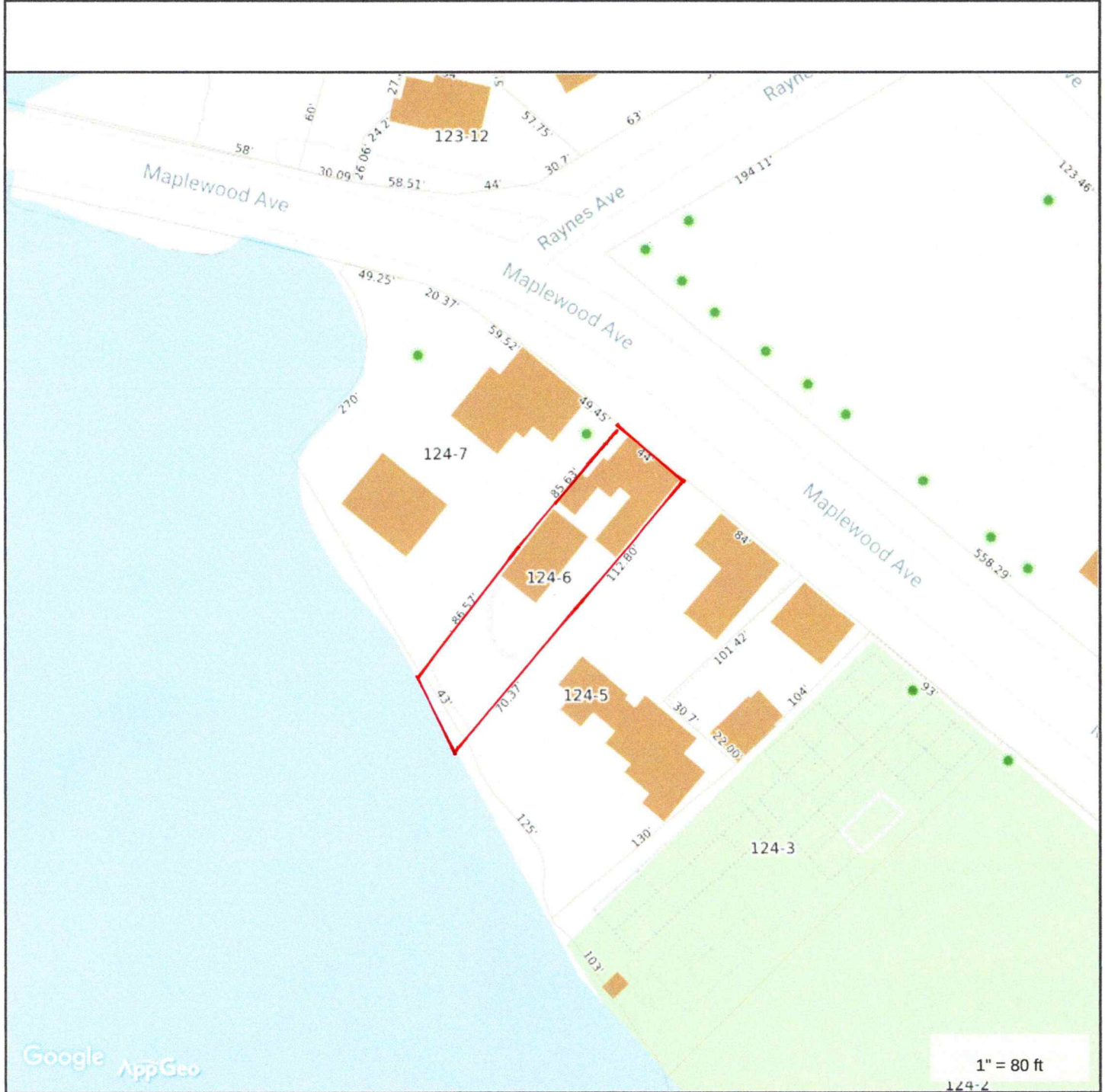
GARAGE 2ND FLOOR ADDITION & RENOVATIONS

PANTELAKOS 138 MAPLEWOOD AVE PORTSMOUTH, NH

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

Project: 2004  
Date: 6/8/20  
Revisions:  
5 OF 5





**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019  
Data updated 7/17/2019

*138 Maplewood Ave*

# MARVIN ELEVATE™ COLLECTION

## DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)

4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213) 1-7 11/16 (500)	(S.O. 1-8 x 3-10) ELDH2248	(S.O. 2-0 x 3-10) ELDH2648	(S.O. 2-4 x 3-10) ELDH3048	(S.O. 2-6 x 3-10) ELDH3248	(S.O. 2-8 x 3-10) ELDH3448
4-4 (1321) 4-4 1/4 (1327) 4-3 3/4 (1314) 1-9 11/16 (551)	(S.O. 1-8 x 4-2) ELDH2252	(S.O. 2-0 x 4-2) ELDH2652	(S.O. 2-4 x 4-2) ELDH3052	(S.O. 2-6 x 4-2) ELDH3252	(S.O. 2-8 x 4-2) ELDH3452
4-8 (1422) 4-8 1/4 (1429) 4-7 3/4 (1416) 1-11 11/16 (602)	(S.O. 1-8 x 4-6) ELDH2256	(S.O. 2-0 x 4-6) ELDH2656	(S.O. 2-4 x 4-6) ELDH3056	(S.O. 2-6 x 4-6) ELDH3256	(S.O. 2-8 x 4-6) ELDH3456
5-0 (1524) 5-0 1/4 (1530) 4-11 3/4 (1518) 2-1 11/16 (652)	(S.O. 1-8 x 4-10) ELDH2260	(S.O. 2-0 x 4-10) ELDH2660	(S.O. 2-4 x 4-10) ELDH3060	(S.O. 2-6 x 4-10) ELDH3260	(S.O. 2-8 x 4-10) ELDH3460

# MARVIN ELEVATE™ COLLECTION

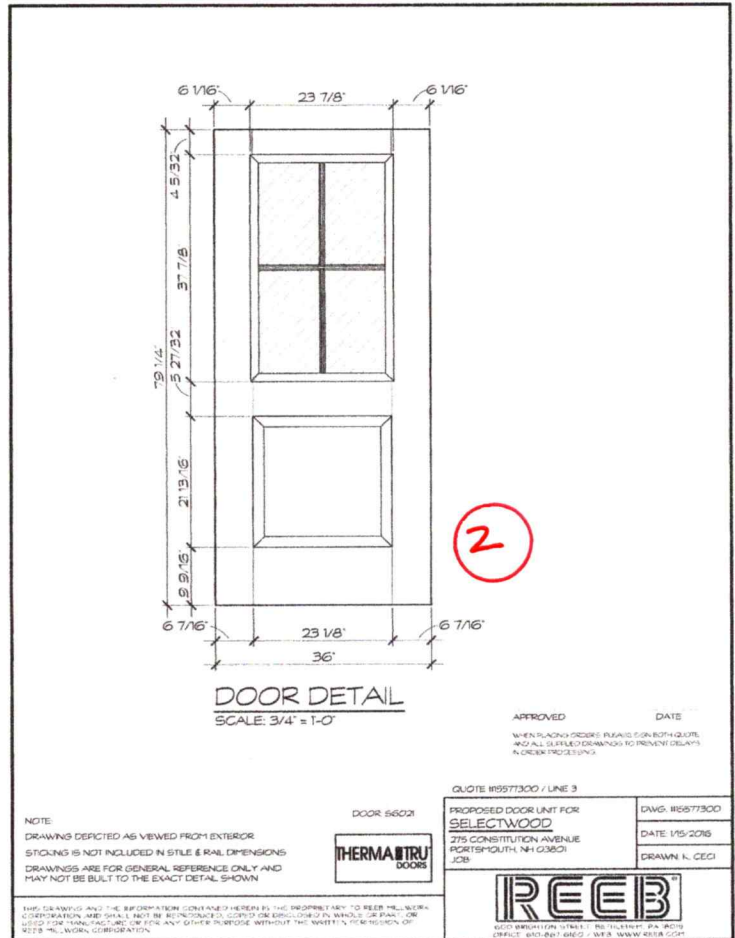
## CASEMENT

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)

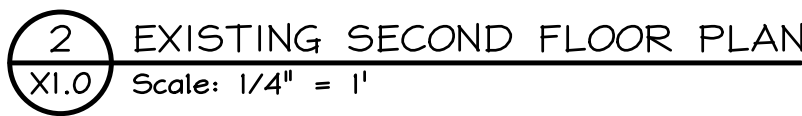
2-7 3/8 (797) 2-7 5/8 (803) 2-7 1/8 (791) 2-1 29/32 (658)	ELCA1731	ELCA2131	ELCA2531	ELCA2931	ELCA3331	ELCA3731
2-11 3/8 (898) 2-11 5/8 (905) 2-11 1/8 (892) 2-5 29/32 (760)	ELCA1735	ELCA2135	ELCA2535	ELCA2935	ELCA3335	ELCA3735 E*
3-3 3/8 (1000) 3-3 5/8 (1006) 3-3 1/8 (994) 2-9 29/32 (861)	ELCA1739	ELCA2139	ELCA2539	ELCA2939	ELCA3339	ELCA3739 E*
3-7 1/2 (1105) 3-7 3/4 (1111) 3-7 1/4 (1099) 3-2 1/32 (966)	ELCA1743	ELCA2143	ELCA2543	ELCA2943 E	ELCA3343 E	ELCA3743 E
3-11 3/8 (1203) 3-11 5/8 (1210) 3-11 1/8 (1197) 3-5 29/32 (1065)	ELCA1747	ELCA2147	ELCA2547	ELCA2947 E	ELCA3347 E	ELCA3747 E
4-7 3/8 (1406) 4-7 5/8 (1413) 4-7 1/8 (1400) 4-1 29/32 (1266)	ELCA1755	ELCA2155	ELCA2555	ELCA2955 E	ELCA3355 E	ELCA3755 E





All model panels have a total thickness of 1-3/8". Doors over 10' wide will have a vertical center seam.

-Preliminary-  
Not for Construction  
4-16-2020



Date:	-
Scale:	As Noted
Design By:	RB
Approved By:	-

Revisions



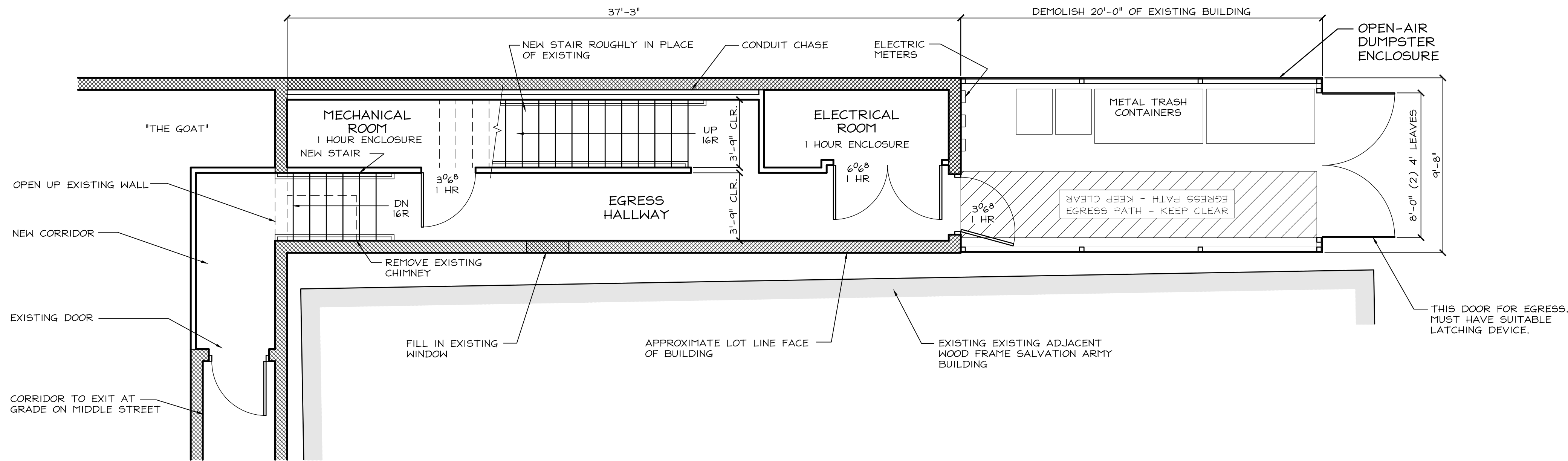
Client:  
  
Brendan McNamara

Egress and Utility Improvements  
1 Middle Street,  
Portsmouth, NH

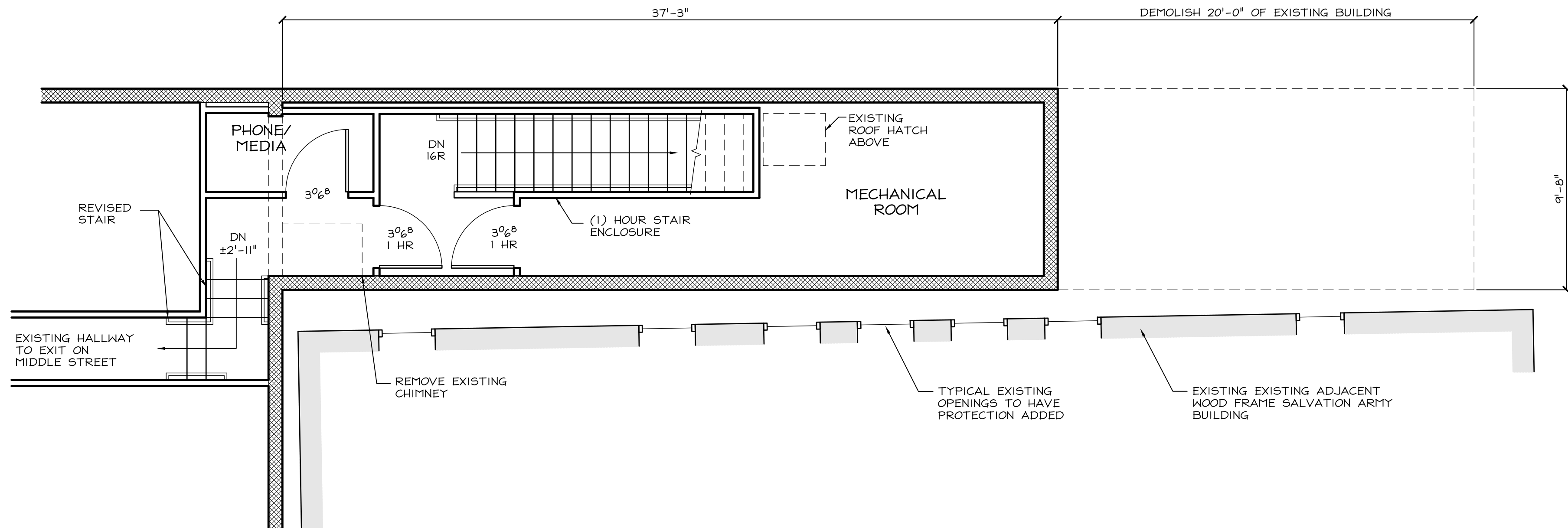
-Preliminary-  
Not for Construction  
4-16-2020

Date: -  
Scale: As Noted  
Design By: RB  
Approved By: -

Revisions



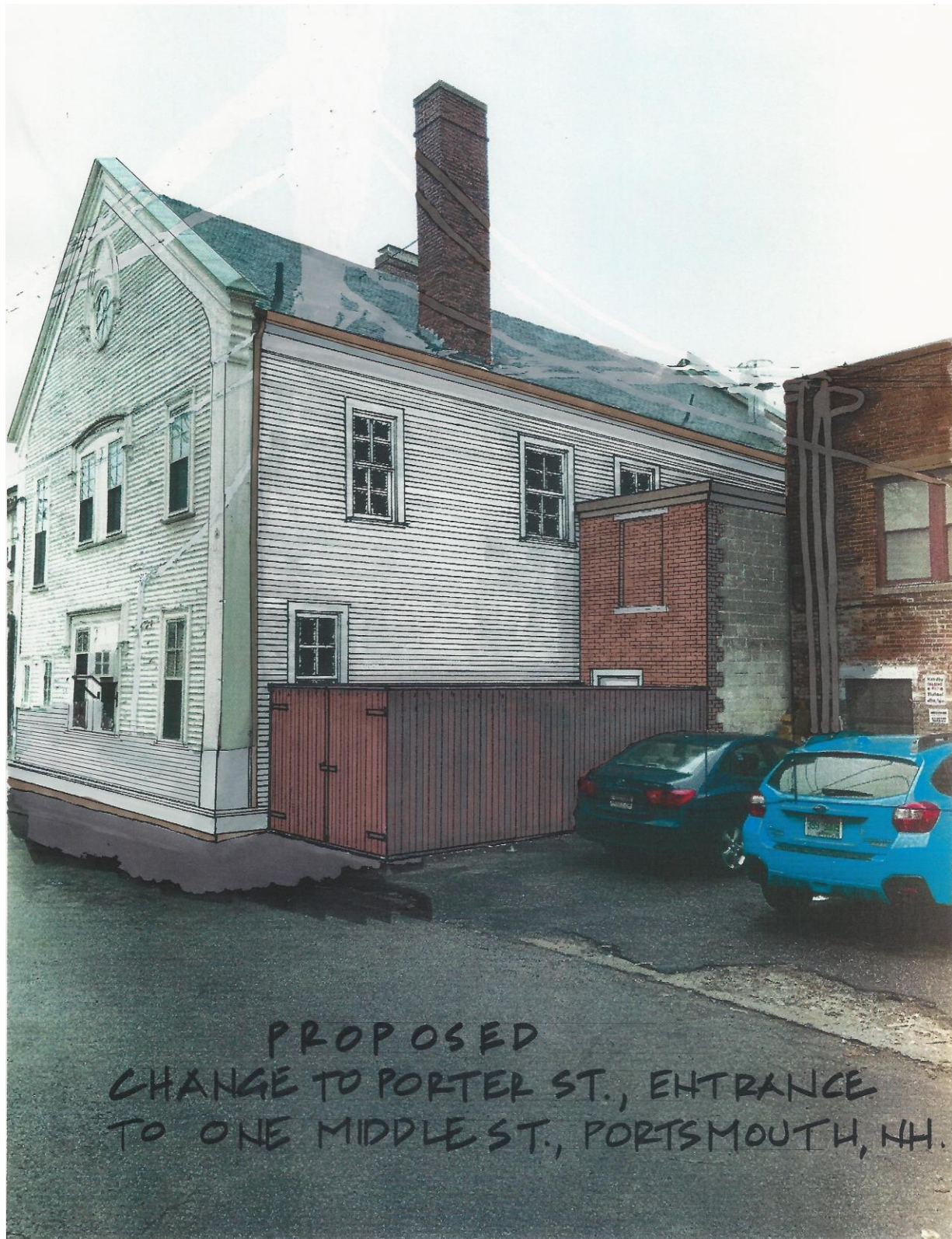
1 PROPOSED FIRST FLOOR PLAN  
A1.0 Scale: 1/4" = 1'



2 PROPOSED SECOND FLOOR PLAN  
A1.0 Scale: 1/4" = 1'







**CONTENTS, HDC WORK SESSION/PUBLIC HEARING APPLICATION FOR PROPOSED RENOVATION, REMODEL, AND CHANGES TO 15 MIDDLE ST., PORTSMOUTH, NH (SALVATION ARMY CHURCH).**

**\*2-Narrative**

**\*3-Tax Map, locating property.**

**\*4-Photographs, Existing Conditions, from Middle St..**

**\*5-Photographs, Existing Conditions, from Porter St. and “gap” to adjoining building.**

**\*6-Existing West Elevation, ¼”=1’0”**

**\*7-Existing South Elevation, ¼”=1’0”**

**\*8-Proposed West Elevation, ¼”=1’0”**

**\*9-Proposed South Elevation, ¼”=1’0”**

**\*10-Proposed East Elevation, ¼”=1’0”**

**\*11-Proposed North Elevation, ¼”=1’0”**

**\*12-Boral Slate product information**

**\*13-Wall lights to street information**

**\*14-Photos, roof intersection, northern side**



**PROPOSED RENOVATION, REMODEL AND CHANGES TO 15 MIDDLE ST.,  
PORTSMOUTH, NH, (THE SALVATION ARMY CHURCH).**

**NARRATIVE**

The existing, 2 ½ story structure, dates from 1860, when it was built to house the First Congregational Church of Portsmouth. It was later taken over by the Salvation Army. The church's congregation has depleted over time and they have moved to a more suitable location.

The building has (2) distinct components; the brick portion, with entrance on Middle St., which houses the actual church; and the rear, wooden structure with entrance on Porter St., which houses the Kitchen and Dining Hall.

At some point in time, One Middle St. structure was been built to within 8"-12" on the North and East sides of the original church structure. The windows on these walls look onto the masonry block of this structure.

In its current layout the building has 9,717sf of living space. 5,056sf at 1<sup>st</sup> Floor and 4,661sf at 2<sup>nd</sup> Floor.

The 1<sup>st</sup> Floor is divided into 2,408sf for Kitchen, Dining Area and Offices. The actual "church" gathering space is 1,560sf. There is 1,088sf of Storage and Accessory Areas.

The 4,661sf of the 2<sup>nd</sup> Floor is divided into Meeting Areas, Kitchen and Dining Space and Bedrooms/Offices.

The Attic spaces are used for Storage.

The proposed plan is to continue the use of the section of the building that is currently Offices and Soup Kitchen, as a Restaurant. The rest of the structure would be remodeled, to create a (15) room Inn. An elevator and sprinkler system would be added. The sprinkler system may require some exterior heads to protect from the adjacent building.

It is intended that at some future date, and after City approval, the Attic area would be developed in to (3) Residential Units.

In terms of the exterior, all existing components would be repaired and restored in kind with approval sought to add (10), gable dormers to the roof of the brick building, (5) per side and aligned to the windows below, but recessed back from the wall line by at 2' 4". These would have slate siding reclaimed from the changes to the existing roof of the wooden building. A new Faux Slate roof would be installed to the Brick building (replacing the existing (3) tab asphalt shingles. This would match the appearance of the existing slate of the wood building.

For access and egress we will need to add a shed dormer to the East, Music Hall side of the rear wooden structure, again set back from the wall line by 2'. This would have clapboard siding to match the rear building to the side cheeks, and panels to the window face. This is to have a standing seam, copper roof.

A blank shed dormer is needed on the North side of the intersection of the (2) roofs, to accommodate the new elevator. As part of this work it is proposed to extend lower portion of the main roof gable to correct a snow catchment problem. The main chimney will have to be removed and rebuilt as a faux version to match.

The new dormer windows would be all wood, Milestone Series, from Green Mountain Windows.

The East and North sides of the Wood building will need to have the clapboards removed, a fire rated layer applied, and replaced with non-combustible clapboards.

A new wood and glass door would replace the existing steel door to Porter St..

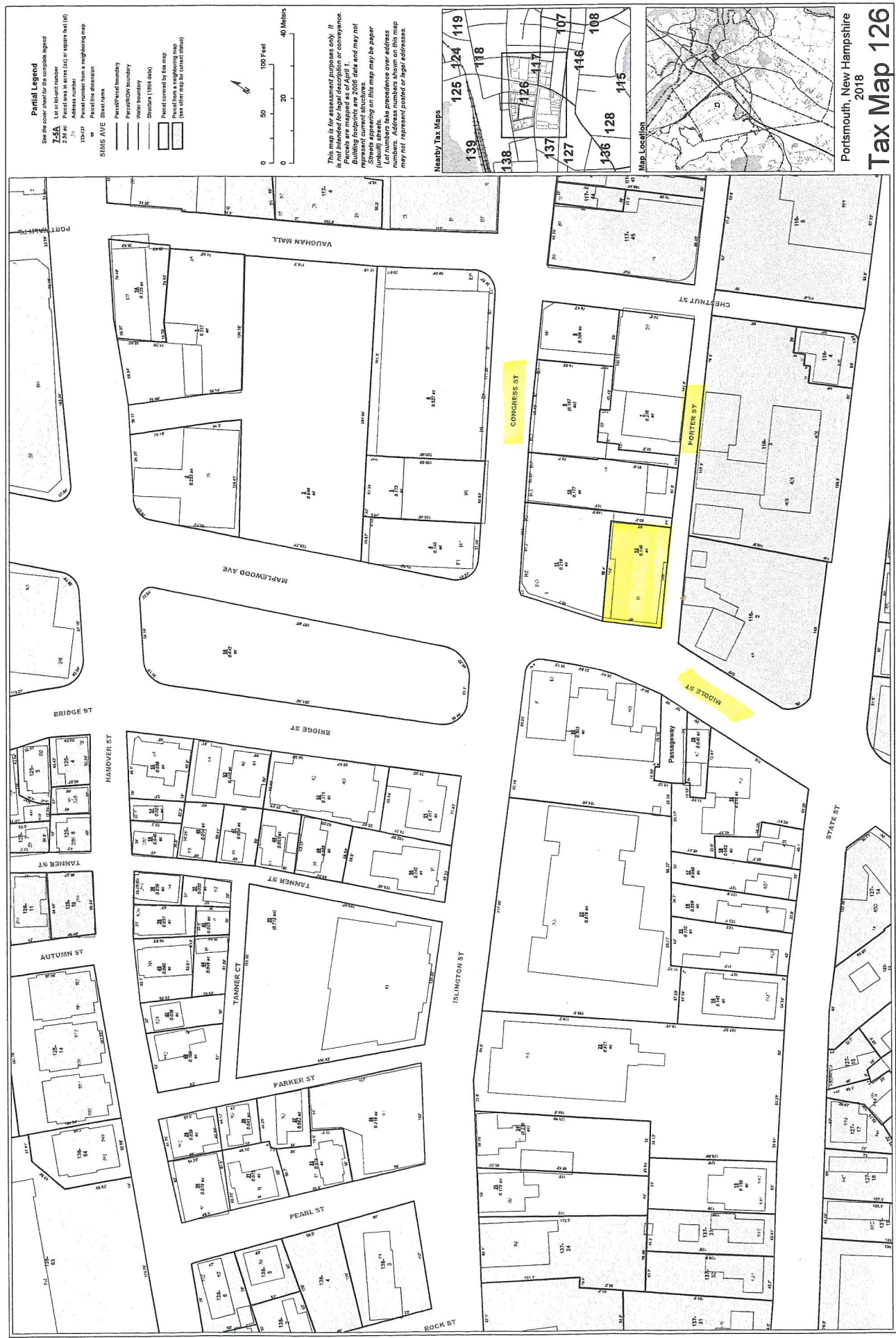
We would also add a 42", balustrade, to the 2nd Floor flat roof portion that faces Congress St. and One Middle St. roof. This would be typical steel, fire escape style, painted black.

It is intended to install wall mounted, "up and down" lights to the Middle and Porter St. sides.



It is intended to install exterior mechanical equipment (condensers, heat pumps and such) on the roof of One Middle St. (easement to be created). Other utility work is likely to be undertaken to "simplify" existing supply lines.

Further to this project, but entirely separate to it, it is intended to demolish 20' of the Porter St. section of One Middle St. (150 Congress St.) to provide an area for dumpster storage, with shared use to the (2) properties.





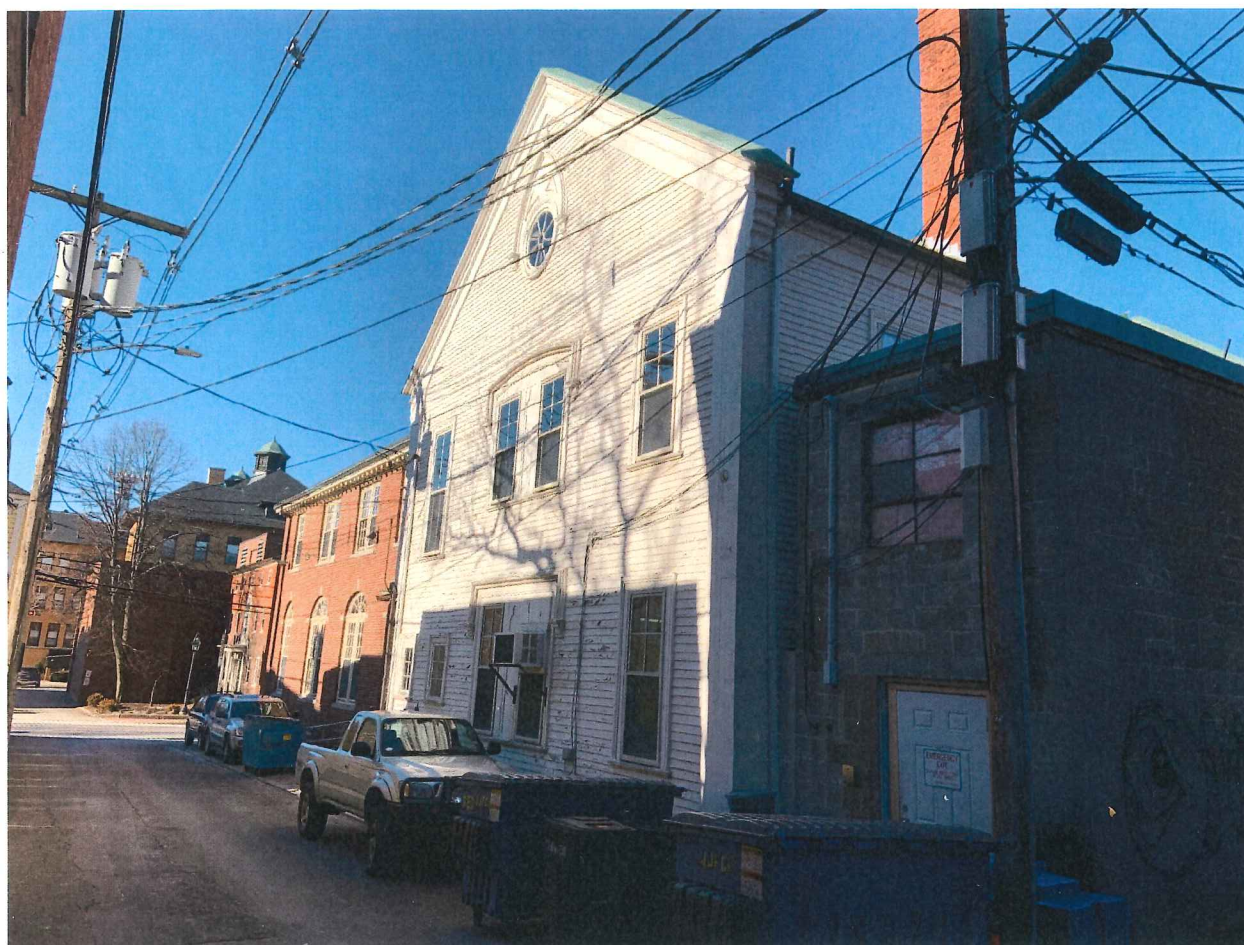


VIEW FROM MIDDLE ST., LOOKING SOUTH  
EAST FROM CLOSER TO ISLINGTON ST.

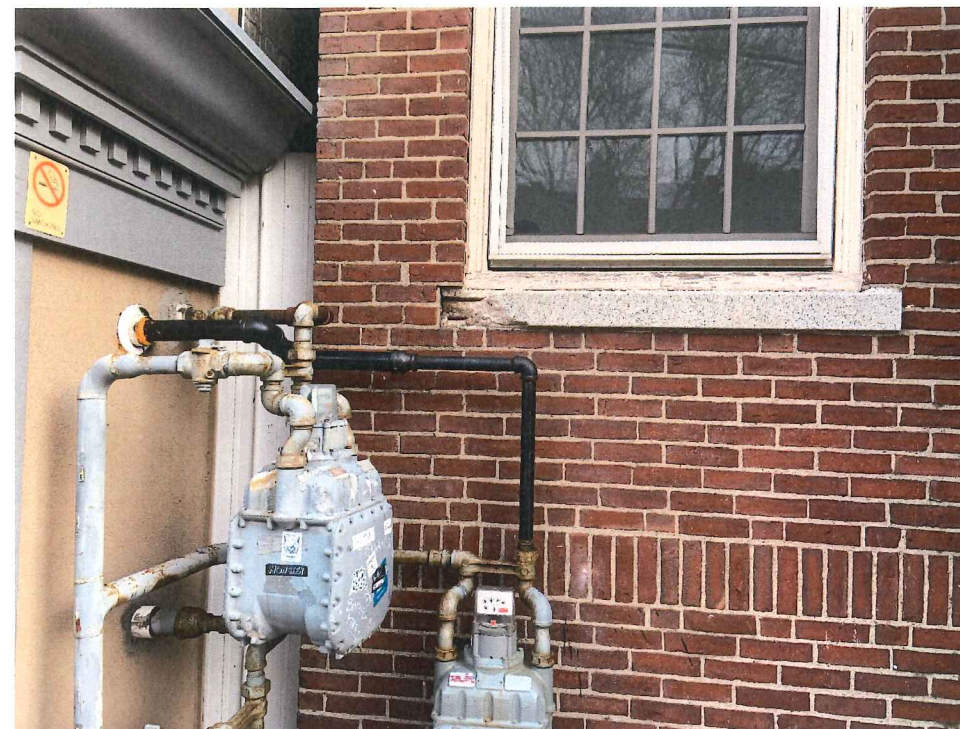


VIEW FROM MIDDLE, LOOKING NORTH  
EAST & DOWN PORTER ST.





VIEW FROM PORTER ST., LOOKING  
NORTH WEST. NOTE CONCRETE BLOCK  
BUILDING, PART OF ONE MIDDLE ST.



MIDDLE ST.,  
"GAP" TO 'ONE  
MIDDLE ST.'



"GAP" AT REAR OF WOOD  
STRUCTURE SEEN FROM  
PORTER ST.





EXISTING  
WEST ELEVATION  
(MIDDLE ST.)

REMODEL RENOVATION  
at 15 MIDDLE STREET,  
PORTSMOUTH, NH.

TITLE: WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
DATE: 1/14/2019  
REVISIONS:



EXISTING  
SOUTH ELEVATION  
(PORTER ST.)

REMODEL RENOVATION  
#15 MIDDLE STREET,  
PORTSMOUTH, NH

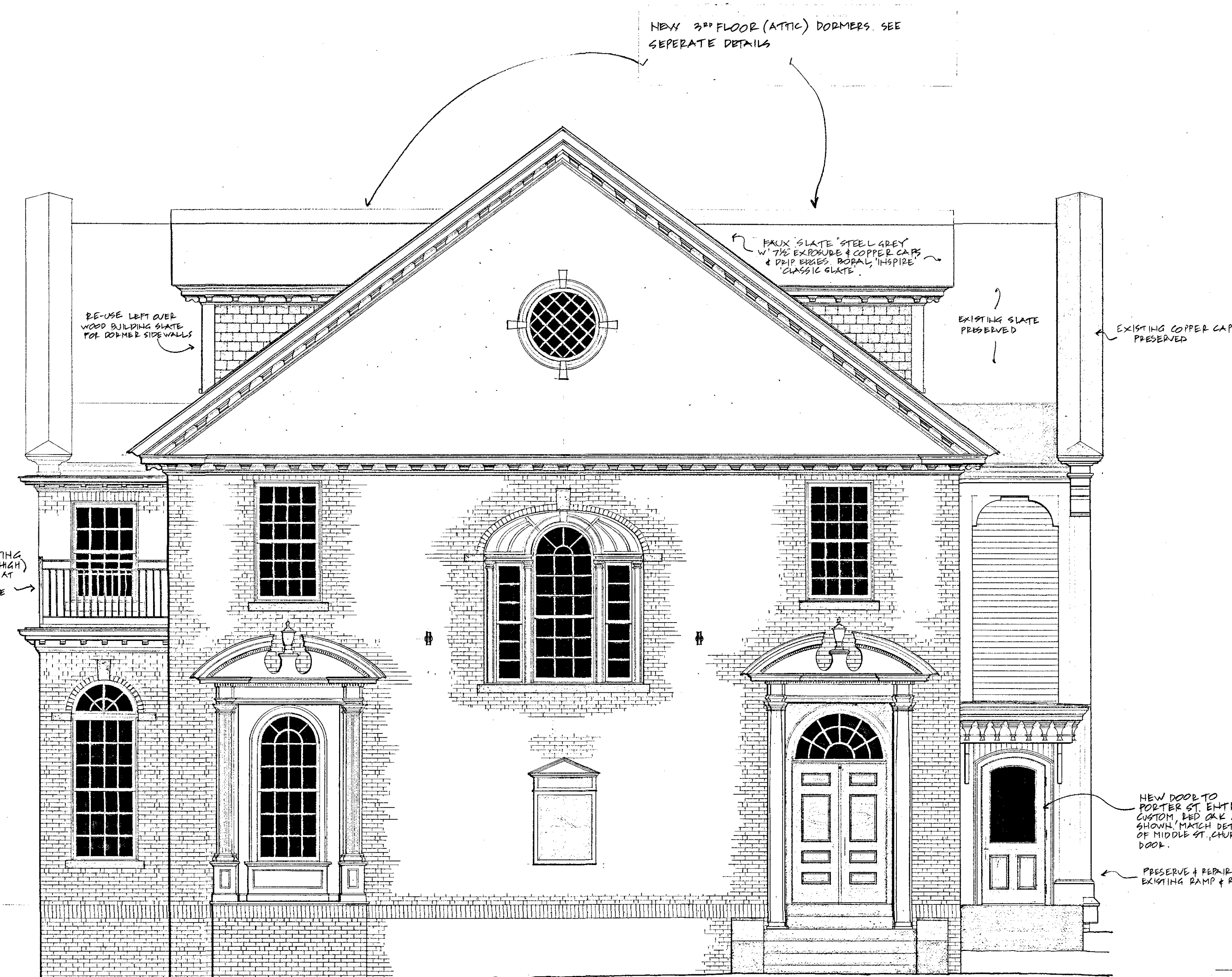
TITLE: SOUTH ELEVATION

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

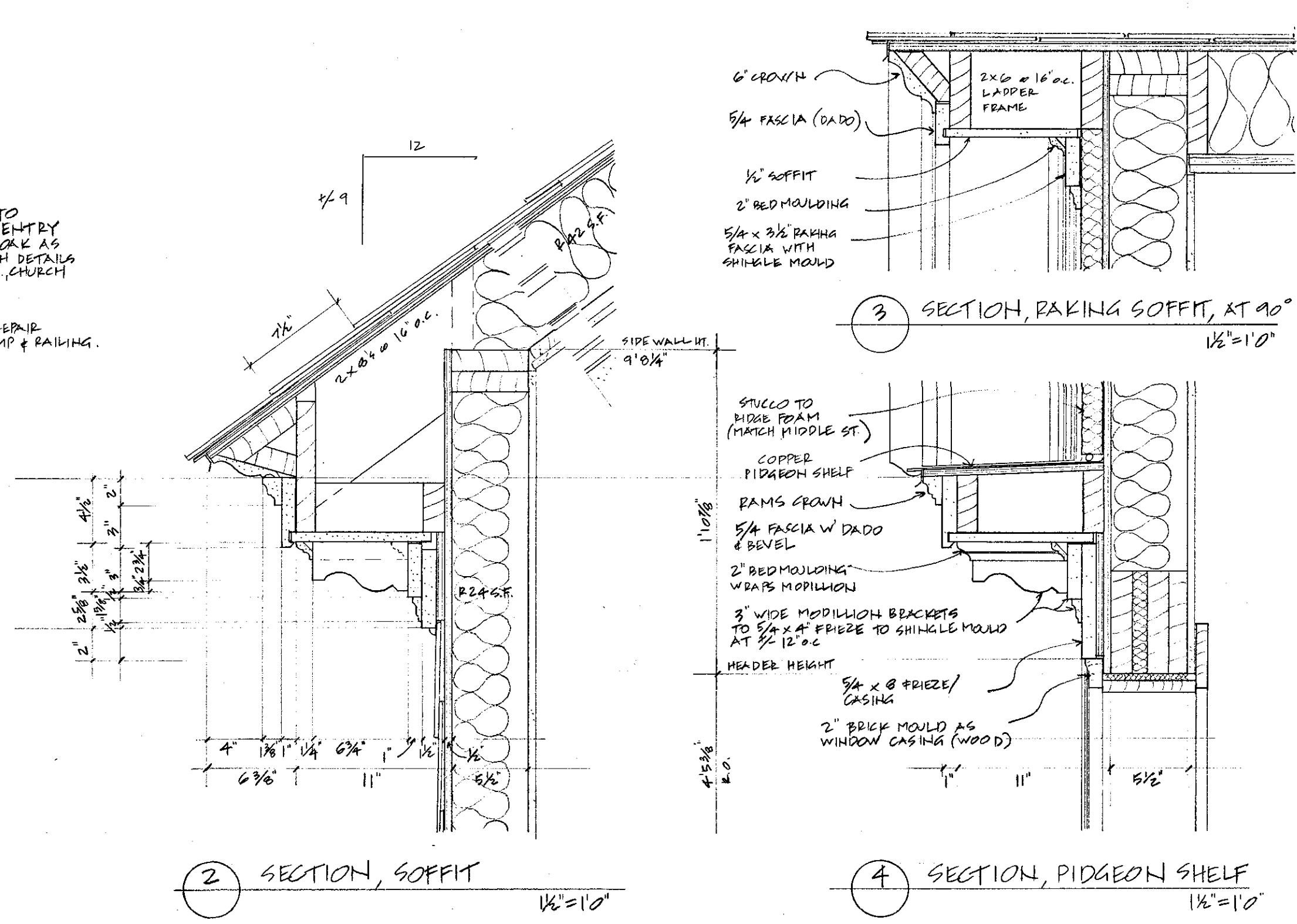
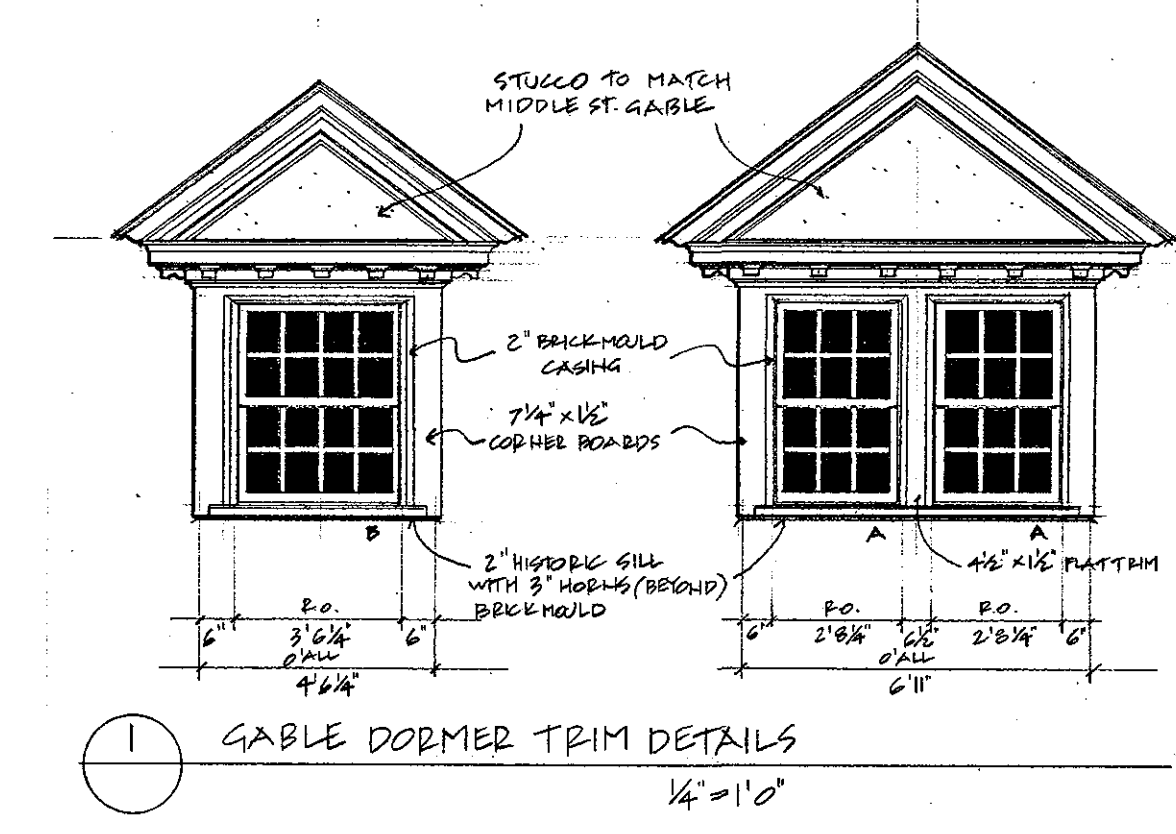
DATE: 11.17.2019

REVISIONS:





EXISTING &  
PROPOSED  
WEST ELEVATION  
(MIDDLE ST.)

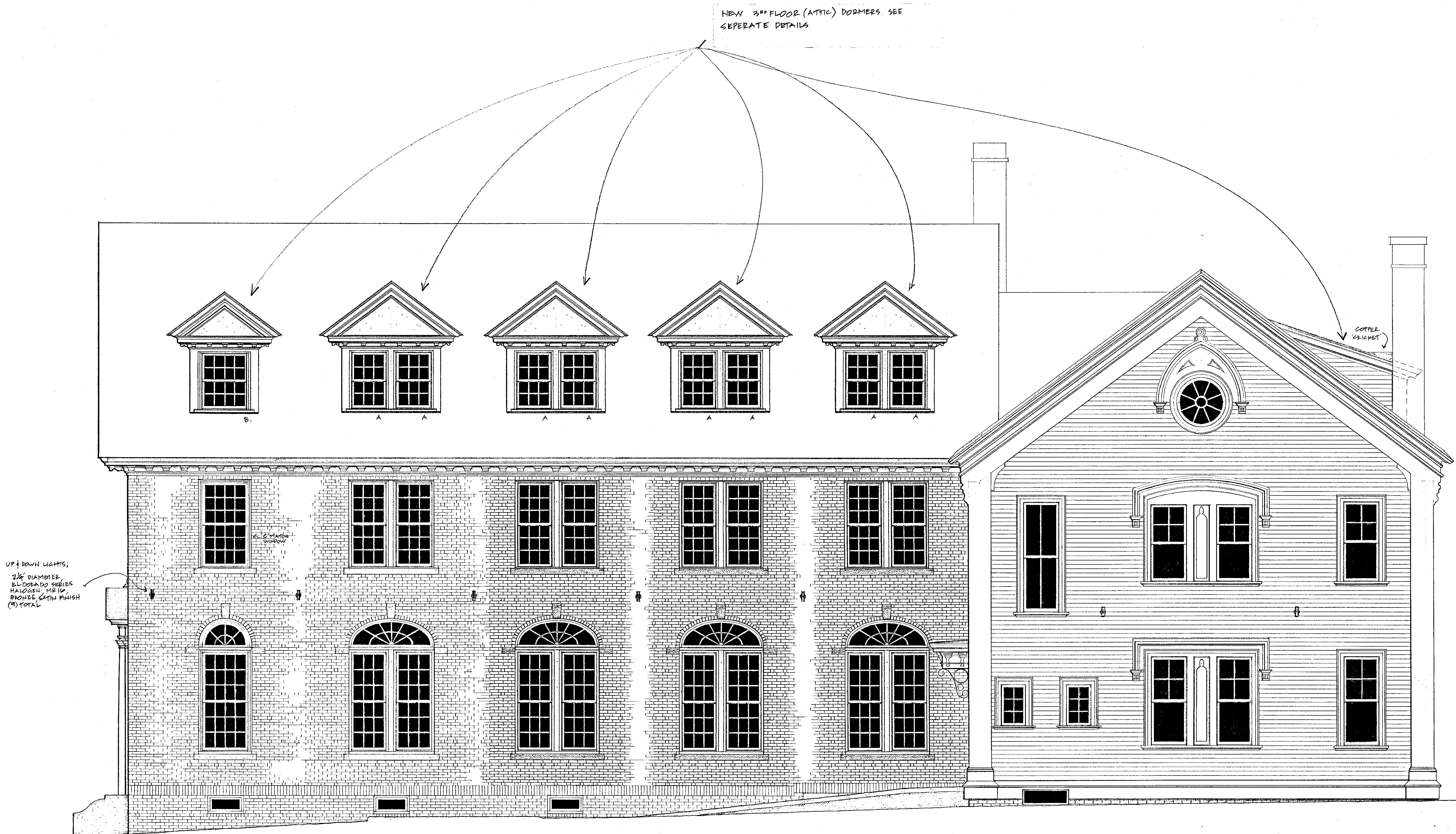


GABLE DORMER, SOFFIT DETAILS  
ALL GABLE DORMER TRIM IS TO BE PAINTED WHITE AZEK

REMODEL RENOVATION  
# 15 MIDDLE STREET,  
PORTSMOUTH, NH

TITLE: WEST ELEVATION, EXISTING & PROPOSED  
SCALE: 1/4"=1'0" & 1/8"=1'0"  
DATE: 1.14.2019

REVISIONS: 2.6.2020 5.7.2020 6.10.2020



EXISTING &  
PROPOSED  
SOUTH ELEVATION  
(PORTER ST.)

EXTERIOR DOOR & WINDOW SCHEDULE (GREEN MOUNTAIN WINDOWS)							
No.	R.O. (W x H)	HEADER HT.	LITE PATTERN	SPW MILLSTONE SERIES	NOTES	2ND FLOOR	QTY
A	2' 8 1/4" x 4' 5 3/8"	5/8"	9/6	MDH 2622	DOUBLE HUNG W/ BRICK MOULD & CONT. SILL WITH 5" HORNS. (B) W/ TEMP. GLASS	6 3/4"	16
B	3' 6 1/4" x 4' 5 3/8"	"	9/6	MDH 3622 SP.	" " " "	"	2
C	3' 6 1/4" x 6' 5 3/8"	MATCH EXISTING	9/6	MDH 3624 ST.	DOUBLE HUNG TO REPLACE MISSING NORTH WINDOW. MATCH OPPOSITE AT SOUTH	"	1
D	2' 9" x 3' 5 3/4"		6 7/8"	2x2 MCM 3240 E	CASEMENTS (2) L, (2) R. 3/4" x 8" HEAD CASINGS, 3/4" x 7" SIDE, CONT. SILL W/ 1 1/4" HORNS	"	4

- 5/8" S.D.L. WITH SPACER BARS.  
- GLAZING; LOWE THERYPTON  
- CASINGS, BRICK MOULD & FLAT AS PER ELEVATIONS.  
- INTERIOR SCREENS

- EXTERIOR: AS PER ELEVATIONS & DETAILS, PAINTED WHITE.  
- INTERIOR: PAINTED "WHITE"  
- SILLS, 2" HISTORIC, CONTINUOUS WITH HORN EXTENSIONS  
- WHITE HARDWARE

REMODEL & RENOVATION  
# 15 MIDDLE STREET,  
PORTSMOUTH, NH

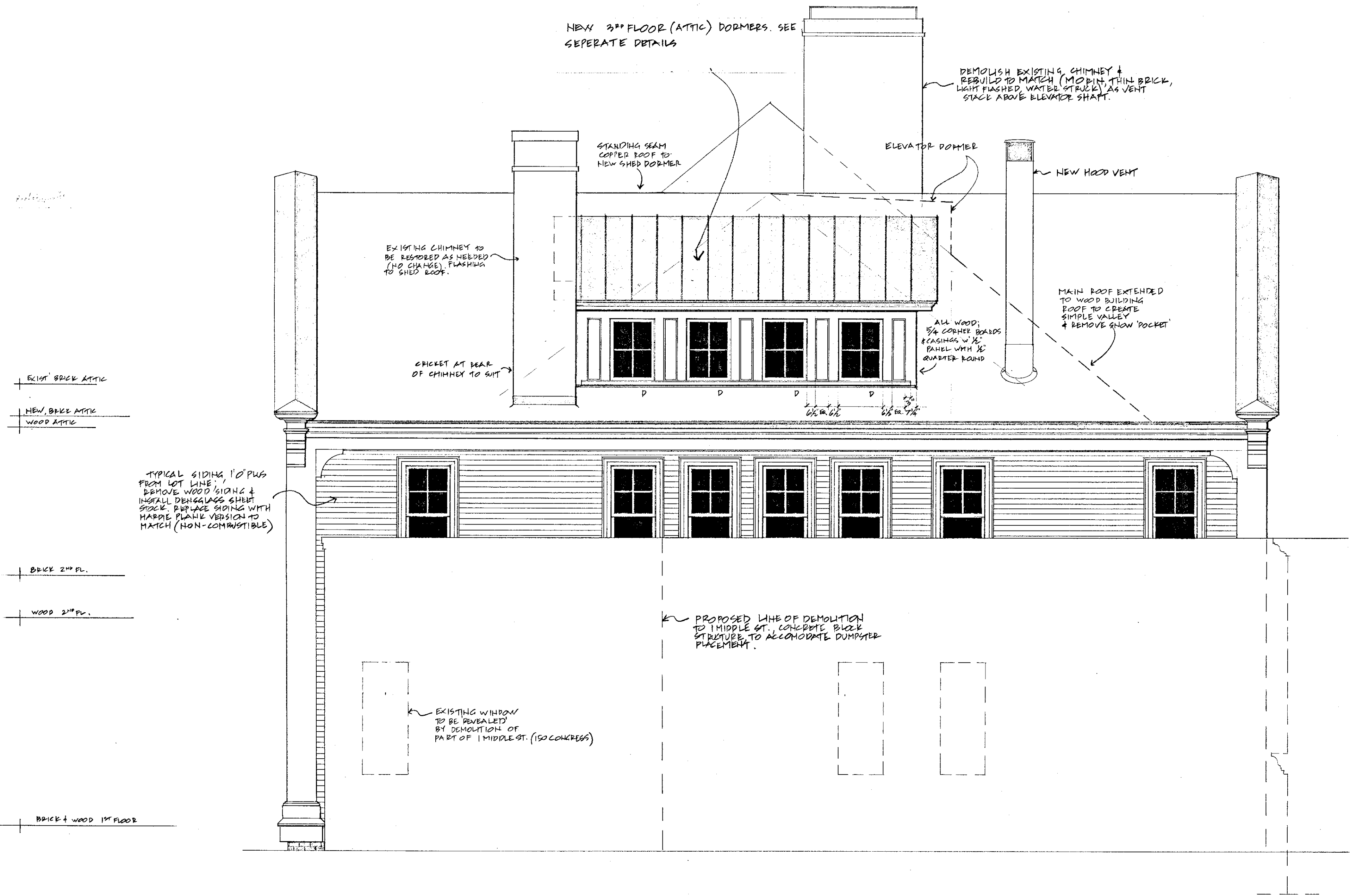
TITLE: SOUTH ELEVATION, EXISTING & PROPOSED  
WINDOW SCHEDULE

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

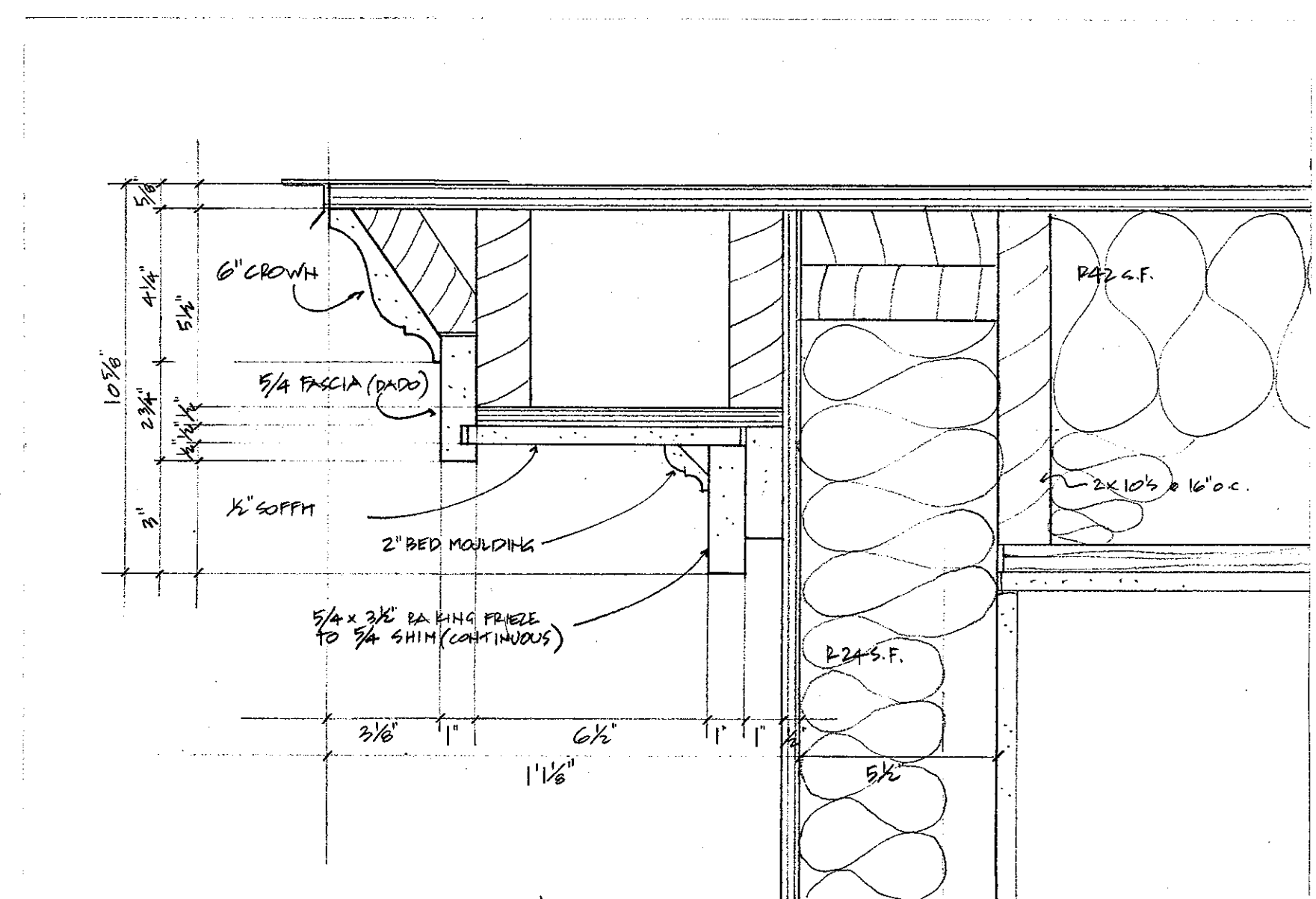
DATE: 1.14.2019

REVISIONS: 2.4.2020 6.10.2020

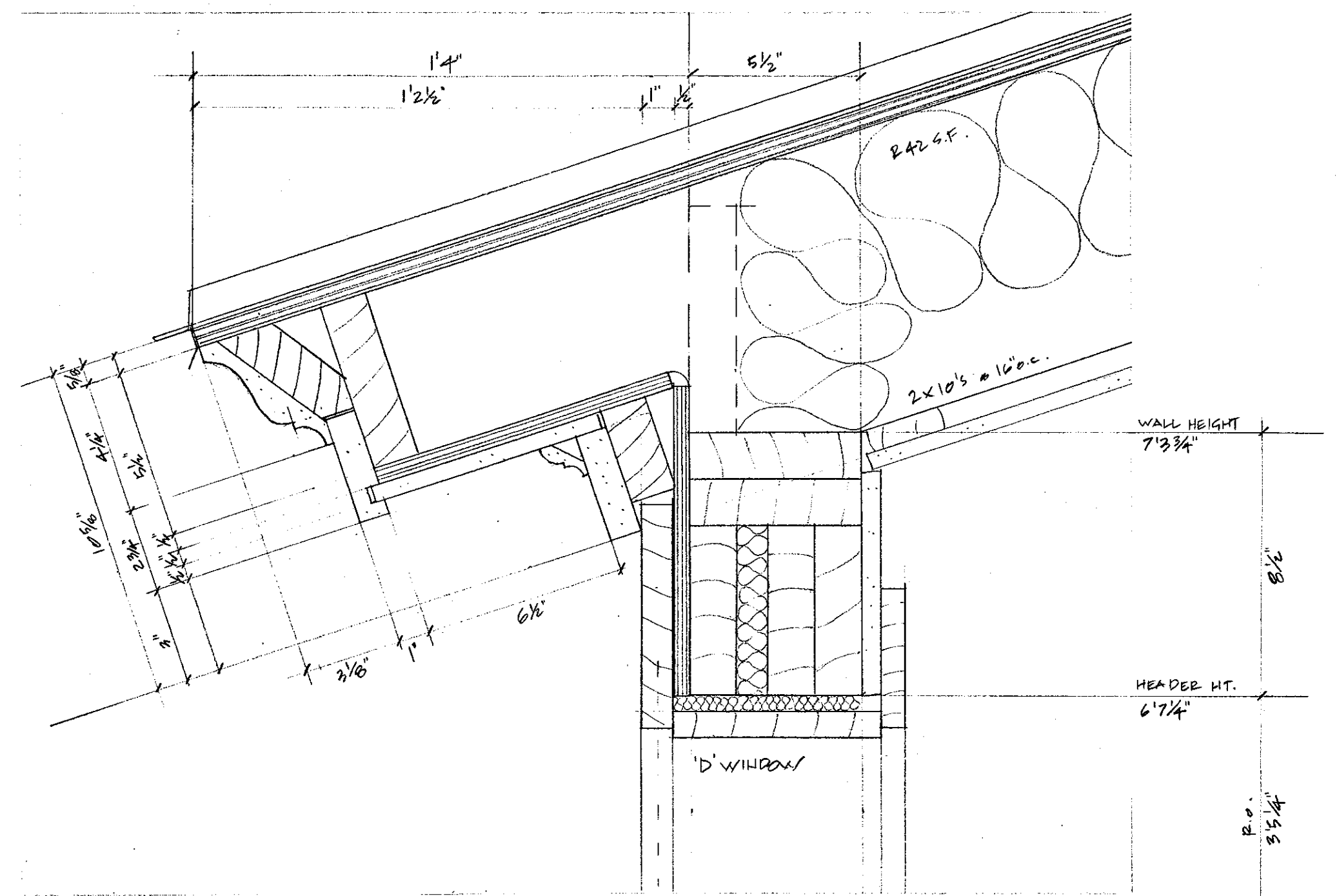




EXISTING &  
PROPOSED  
EAST ELEVATION  
(MUSIC HALL)



1 SHED DORMER, RAISING SOFFIT, AT 90° SECTION  
3\"/>



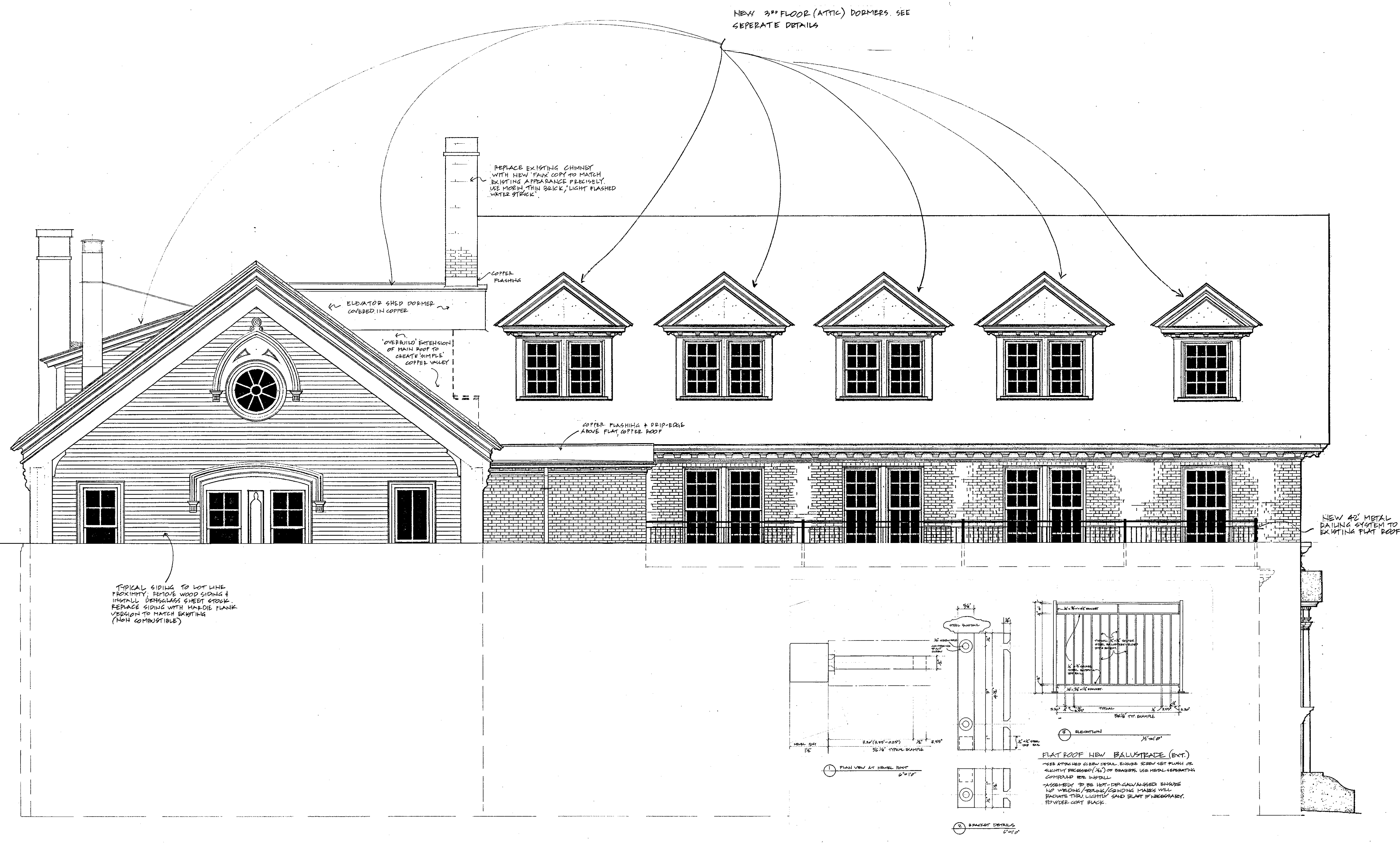
2 SHED DORMER, SOFFIT SECTION  
3\"/>

REMODEL & RENOVATION  
at 15 MIDDLE STREET,  
PORTSMOUTH, NH.

TITLE: EAST ELEVATION, EXISTING & PROPOSED &  
SHED DORMER DETAILS  
SCALE: 1/4\"/>

DATE: 1.14.2019

REVISIONS: 2.1.2019 2.6.2020 5.7.2020 6.10.2020



EXISTING &  
 PROPOSED  
NORTH ELEVATION  
 (#1 MIDDLE ST, JUMPH' JAYS FISH CAFE PROFILE)

TITLE: NORTH ELEVATION, EXISTING & PROPOSED  
 SCALE: 1/4"=1'-0"  
 DATE: 1.14.2019

REVISIONS: 2.1.2019 2.6.2020 5.7.2020 6.10.2020

REMODEL & RENOVATION  
 #15 MIDDLE STREET,  
 PORTSMOUTH, NH



# Classic Slate

## APPLICATION GUIDELINES

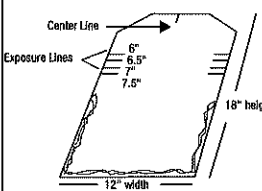
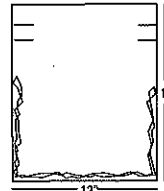
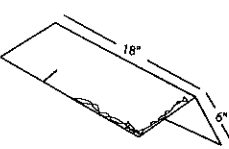
**INSPIRE**  
ROOFING PRODUCTS  
BORAL

### ONLY BASIC ROOFING TOOLS REQUIRED

- Hand fastened or fastened with a pneumatic nail gun
- Utility knife or a standard circular saw
- Tape measure, pry bar, tin snips
- Chalk line with blue chalk (do not use red chalk)

**STEEL GREY TO MATCH EXISTING**

### PRODUCT SPECIFICATIONS

Classic Slate	Starter Piece	Hip and Ridge
 <p>Height: 18" Width: 12"</p>	 <p>Height: 13 1/2" Width: 12"</p>	 <p>Length: 18" Height: 6" Exposure: 6" - 7.5" Pre-formed Pitch: 3/12 - 18/12</p>

	Pieces/ Bundle	Pieces/ Square	Lbs./ Square	Bundles/ Square	Squares/ Pallet
7 1/2" exposure	25	160	240	6.4	6.25
7" exposure	25	172	258	6.88	5.8
6 1/2" exposure	25	185	278	7.4	5.4
6" exposure	25	200	300	8	5

Product Ratings and Certifications
Hail Rating – UL2218 Class IV
Fire Rating – Class A or Class C
TAS – 100 (110 mph wind driven rain)
CCRR-0217

Accessory Items	
Original Snow Guard	100 per box
1 1/2" Stainless Steel Ring Shank Coil Nails	7,200 pcs. per box
1 1/2" Stainless Steel Ring Shank Hand Nails	3,475 pcs. per 25 lb box
Roofing Underlayment	Boral® Ply 40 (2 square coverage roll)

Classic Hip & Ridge Class A / Class C	
Lbs. per piece	1.5
Lbs. per bundle	38
Pieces per bundle	25
Tiles per lineal foot	2
Lineal feet per bundle	12.5

Classic Starter	
Lbs. per piece	1
Lbs. per bundle	25
Pieces per bundle	25
Tiles per lineal foot	1
Lineal feet per bundle	25

Exposure Requirements	
Roof Slope	Classic Slate Exposure
5:12 and above	6", 6 1/2", 7, 7 1/2"
3:12-5:12	6"

PRODUCTS

IMAGES

ABOUT US

AGENT LOCATOR

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PRODUCT LOCATOR

CATEGORY

MATERIAL

SOURCE

STANDARD / CUSTOM

- ☐ Aluminum
- ☐ Brass
- ☐ Stainless

El Dorado Series™ Halogen (MR16)

Features

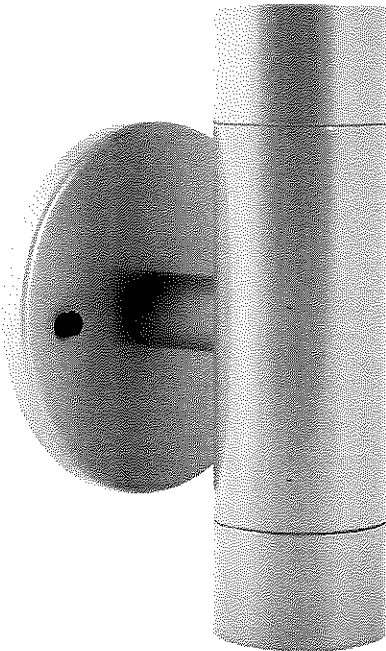
Documentation

Product Images

Project Images

Rep Tools

For Use With



UP/DOWN WALL  
LIGHTS (

El Dorado Series™

Shown in Satin Aluminum Finish (SAP)

BRONZE SATIN  
FINISH (9) TOTAL

Specifiers Also Viewed...



c1534-25



PM2DJ



Halogen AR-111 (G53)



Mini-Micro™ iLume™ Surface Mount Solid State  
(BKSSL®) Power of 'e'



Louvered Yacht Star™ Solid State (BKSSL®) Power of  
'e'



Tenaya 2® Glare Shield













