

**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 2020-16, 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.

September 02, 2020

AGENDA

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. APPROVAL OF MINUTES

1. August 05, 2020
2. August 19, 2020

II. ADMINISTRATIVE APPROVALS

1. 284 New Castle Avenue
2. 65 Rogers Street

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. 15 Mt. Vernon Street

IV. 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 103 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was continued at the August 19, 2020 meeting to the September 02, 2020 meeting.)*

B. Petition of **Sarah J. Minor Revocable Trust 2011, Sarah J. Minor Trustee, owner**, for property located at **458 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace all windows on existing home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as lot 76 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the August 19, 2020 meeting to the September 02, 2020 meeting.)*

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Christopher D. Clement and Wendy L. Courteau-Clement, owners**, for property located at **41 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade limestone, install new windows, add two new windows on the south elevation (attic level), repair copper gutters, and install new lighting) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 29 and lies within the Character District 5 (CD5) and Historic Districts.

VI. WORK SESSIONS (OLD BUSINESS)

B. Work Session requested by **COLACO, LLC, owner**, for property located at **45 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade wood materials, install new windows, repair the ground level entry, repair copper gutters and sign board) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 28 and lies within the Character District 5 (CD5) and Historic Districts. *(This item was continued from the August 05, 2020 meeting to the September 02, 2020 meeting.)*

VII. ADJOURNMENT

**MINUTES
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.

August 05, 2020

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

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Lombardi stated that Ms. Doering would vote on all petition and that Commissioner Cyrus Beer resigned from the Commission. He said the applicant for the 35 Howard Street petition requested to postpone again, after several prior postponement requests, and he suggested that the project be removed from the agenda.

*Vice-Chair Wyckoff moved to permanently **remove** the item from the agenda, and Ms. Ruedig seconded.*

Mr. Cracknell then learned that the applicant was making progress on the project and had requested that the petition be postponed to the August 19 meeting.

*Vice-Chair Wyckoff withdrew his original motion and moved to **postpone** the petition to the August 19, 2020 meeting. Ms. Ruedig seconded. The motion **passed** unanimously, 7-0.*

I. APPROVAL OF MINUTES

A. July 1, 2020

*It was moved, seconded, and passed unanimously (7-0) to **approve** the July 1, 2020 minutes as presented.*

B. July 8, 2020

Ms. Ruedig recused herself from the vote.

*It was moved, seconded, and passed unanimously (6-0) to **approve** the July 8, 2020 minutes as presented.*

II. ADMINISTRATIVE APPROVALS

Note: The Commission addressed Item 2, 241 South Street, for a separate discussion and vote.

1. 421 Pleasant Street

The request was for a new 6-ft fence to replace the existing 7-ft fence. Mr. Cracknell noted that the current zoning allowed for only a 4-ft fence in the front of the home and that the applicant would have to request a variance from the Board of Adjustment (BOA). He said the new fence had a different design. Vice-Chair Wyckoff said there appeared to be added vertical elements. The applicant Jamie Martin was present and said they were panels. He said the fence belonged to his neighbor and that one of the panels was falling into his driveway. Vice-Chair Wyckoff said he preferred that the Pleasant Street side fence replicate the existing fence to have the paneled effect instead of a conventional 6-ft board fence with no character. He recommended placing a top and base on the proposed fence. Mr. Rawling and City Council Representative Trace agreed. It was further discussed. The applicant asked if the fence along the driveway would require the top and bottom pieces. Mr. Ryan said it would not and recommended that the fence be painted. Ms. Ruedig said the fence could be left natural. The Pleasant Street fence was discussed and decided that the fence should be painted or stained because it was a character-defining element of the neighborhood. Ms. Trace said a corner post and a solid end post at each end of the two fences would go a long way in keeping the new fence solid and in place.

The Commission decided to approve the administrative item separately from the others.

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

- 1. Prior to installation, a variance shall be obtained from the Board of Adjustment.*
- 2. The fence shall be redesigned to maintain the panelized appearance with a 1"x8" base rail and 1"x4" cap rail. A larger corner post shall be used and it shall be proud and taller than the cap rail. The fence facing pleasant street shall be painted or stained. An opaque or dark green color is preferred but not required.*

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

2. 241 South Street

Mr. Cracknell said the applicant wanted to replace the granite steps on the front of the house with more code-compliant ones that were wider on top. He said a 3-ft landing and two 12-inch steps were proposed that would require a stipulation that the applicant obtain City Council approval for a revocable license, seeing that both steps and part of the landing were on the City's right-of-way. The applicant Guy Spiers was present and said he was concerned about the landing's safety aspect because it wasn't very deep and wasn't wide enough.

City Council Representative Trace said the stone steps were a major historic feature of the house. Ms. Doering and Mr. Rawling agreed. Ms. Doering recommended that the applicant consult with a stone mason to see if the steps could be reset to improve their safety. Mr. Ryan disagreed and said a better set of steps could be found that still had historic character. He said the entrance feature currently hung off the building improperly and that the new set of stairs if done right would be safer, more practical, and would fit the architecture better. He asked the applicant to provide a more realistic rendering of how the new granite steps would look. Mr. Rawling asked about railings. The applicant said he planned to do a railing once the new steps were installed.

Ms. Ruedig said she was torn because the stone steps were very old and had been there a while but didn't fit the doorway, which made her wonder if they were salvaged from elsewhere and put on at a later time. She said they didn't cover the full width of the doorway and was a safety concern. She asked whether salvage granite was available so that the applicant didn't have to buy something that looked freshly cut and too bright. She also suggested redressing the bottom step because it didn't look as old. She said the current stairway assembly looked coddled together in a weak way but thought that railings would help to define the look of the doorway. She said she hated to see any historic feature go, but the steps didn't look quite right. The applicant noted that the second step was cracked. Vice-Chair Wyckoff agreed with Ms. Ruedig that the steps could be reset and moved to the left, and railings on both sides would give a feeling of safety. He said if the second step was cracked and broken, however, all bets were off as far as maintaining the original steps. Mr. Rawling said if the stairs were shifted to the left, they would fit the spaces between the columns and line up with the entrance. He said the second step seemed to be split where the top step sat on top of it, so resetting it could align it. It was further discussed. City Council Representative Trace thought the façade wasn't original to the home and that the steps could be shifted back over to the left. Vice-Chair Wyckoff agreed. Chairman Lombardi said the Commission's priority was preservation and that the original steps should be preserved. He said the door was more of a problem than the steps in terms of width.

*Vice-Chair Wyckoff moved to **deny** approval of the administrative item. He suggested that the current stairs be reset. City Council Representative Trace seconded.*

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

3. 36 Richards Avenue

The request was to install an air conditioning system that would be screened by cedar lattice. City Council Representative Trace noted that the new condensers were 3-1/2 feet high and longer to the front than they were deep and that the fence had a tombstone top on it, so she didn't know if the screening would work. Mr. Cracknell said he thought the representation of the new AC system was just a model and that the Commission could make a stipulation.

4. 10 Commercial Alley, Unit 2

The request was for the Elephantine Bakery to temporarily use nearby parking spaces to expand outdoor dining due to the pandemic restrictions. Mr. Cracknell said the applicant needed access to the parking spaces via Commercial Alley and that they would install a permanent door as well.

5. 28 Dearborn Street

Mr. Cracknell said the existing deck and stairs were in bad shape and needed to be fixed to meet code, and that the primary access to the second unit had to be replaced. He said the applicant proposed the same size of stairs and deck but would use composite decking and railing system, like AZEK. Ms. Ruedig said it had the look of balusters being attached to the outside. After some discussion, Mr. Cracknell said the stipulation could be that the balusters would go between the top and bottom rails as shown in the provided image. Mr. Rawling said it should be field painted, but Vice-Chair Wyckoff said it didn't need to be in that location. City Council Representative Trace asked whether there would be 4x4 metal supports. Mr. Cracknell said they would be either 4x4 or 6x6 but would be pressure-treated wood and not steel.

6. 57 Salter Street

The request was for a wooden fence. The applicant Terence Parker was present and described the fence. Mr. Rawling said it was a handsome and creative solution.

7. 105 Chapel Street

Note: The applicant wasn't present, so the Commission addressed the other petitions and returned to it later on in the meeting.

Mr. Cracknell noted that there was a stipulation placed on the prior month's approval stating that the applicant submit detailed drawings for windows, doors, lighting, roofing, hardware, shingles, trim work, etc. and had done so. The project architect Michael Campbell was present on behalf of the applicant. Mr. Ryan asked if the windows were Pella simulated divided lights (SDL). Mr. Campbell said the SDL window was Pella's top high-end historic window and that it was difficult to get a true divided light window that met the energy code. He said it would still look the same and would have a wood mullion on the inside and outside and a spacer bar between two panes of glass. Vice-Chair Wyckoff said that was acceptable and asked if it had a putty profile on the outside. Mr. Campbell said it would be a painted wood mullion on the outside with a profile matching the mullions of existing windows. Mr. Ryan asked what the material was on the addition's back portion. Mr. Campbell said the doors and transoms were all the same Pella Reserve Series and the rest was wood trim and molding. In response to further questions, Mr.

Campbell said the light fixtures were included, the addition had simulated slate roofing to match the church's simulated slate roof, and the molding on the addition was wood and not composite.

8. 35 Mark Street

Ms. Ruedig recused herself from the petition.

Mr. Cracknell said the request was to install an egress door in the back of the garage and also put an AC condenser, which would need a variance from the BOA.

*It was moved, seconded, and unanimously passed to **remove** the administrative item from the group and vote on it separately due to Ms. Ruedig's recusal.*

City Council Representative Trace said no one would see the condenser but the abutter might want it screened because it was so close to the property line. The applicant Jason Jenkins was present and said there was a fence and some tall trees that would screen it and that the noise and sight issues would not be a concern for the neighbors. Mr. Cracknell said the variance would require that the abutter be notified, and that any future removal of the fence would require HDC approval. He suggested stipulating that a variance would be required prior to installation.

*Vice-Chair Wyckoff moved to **approve** the administrative item with the following **stipulation**:*

- 1. Prior to installation the applicant shall receive a variance from the Board of Adjustment.*

*Mr. Ryan seconded. The motion **passed** by unanimous vote, 6-0.*

9. 170 Mechanic Street

Mr. Cracknell noted that the project was recently approved by the Commission. He said the applicant changed some windows from 3-lights to 2-lights, added two windows on the west side of the building, and replaced twelve windows with Andersen 400 Series ones to match the other Andersen windows. He said the applicant wanted to eliminate the proposed garage window on the west side because the abutter preferred that it not be installed. He said the two proposed skylights were now tubular lights. The Commission had no issues with the changes.

Note: At this point, the applicant for Item 7, 105 Chapel Street, was present, so the Commission addressed it before taking the final vote for administrative approval items.

*Vice-Chair Wyckoff moved to **approve** Administrative Items 3, 4, 5, 6, 7 and 9, with the following **stipulations** on Items 3 and 5:*

*Item #3, **36 Richards Avenue**- The proposed screening shall be simplified with a flat top (versus the tombstone shape proposed).*

Item #5, 28 Dearborn Street- The balusters shall be located in-between the top and bottom rails as shown on the example image included in the application.

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

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 103 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the July 01, 2020 meeting to the August, 2020 meeting.)*

*Vice-Chair Wyckoff moved to **postpone** the petition to the August 19, 2020 meeting. Ms. Ruedig seconded. The motion **passed** unanimously, 7-0.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Mill Gate Condominium Association, owner, and Lassen Family Revocable Trust, Charles L. and Susan E. Trustees, applicants**, for property located at **19 South Street, Unit 1**, wherein permission was requested to allow exterior renovations to an existing structure (on the rear elevation remove one window and one door and add two new windows and new patio door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as lot 53-1 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

Project architect Anne Whitney representing the applicant was present and reviewed the petition. She noted that the owners wanted to open up the bump out and make it a primary living space, so two Marvin SDL fiberglass windows would be added to the home.

Vice-Chair Wyckoff asked about the arched trim. Ms. Whitney said she didn't know its history but thought it didn't look very old and might have been a porch at one time. She was it was very small and on the back of the building, so it couldn't really be seen. Ms. Ruedig said it wasn't a character-defining part of the house so there was no issue. She asked if clapboards would be used anywhere. Ms. Whitney said she wanted to wrap the sill around but should have extended the corner board down. She said she also considered centering the windows to maximize the view. She suggested stipulating that the corner board run down to the deck or the lower room.

Mr. Rawling said the window exteriors were not wood and suggested stipulating that the jambs match the trim color, with the sash as an accent. Ms. Whitney said the frame could not be mixed and matched for that particular window. Vice-Chair Wyckoff said the window on the shingled side was white and that there were no black storms above it, so he had no problem with white. Ms. Whitney said she could do them as white, and Mr. Rawling said it was acceptable.

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, with the following **stipulations**:*

- 1. The corner board shall extend down to the lower roof.*
- 2. White sashes shall be used to match the existing windows.*

Ms. Ruedig seconded.

Vice-Chair Wyckoff said the project would preserve the integrity of the District and that the scale, arrangement, texture, detail, and material would complement the existing structure because the existing window would be duplicated.

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

2. Petition of **Sarah J. Minor Revocable Trust 2011, Sarah J. Minor Trustee, owner**, for property located at **458 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace all windows on existing home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as lot 76 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Sarah Minor reviewed the petition. She said there were several window issues, including cracked windows and jambs, loose storm windows, and failing glazing compound. She said she wanted to replace all the windows in kind with Andersen Woodright Series SDL 2/2 double hung windows with interior wood muntins, thermal glass, and half screens. She said the new windows would fit inside the existing frame and the trim would be matched.

Mr. Rawling said the selected window manufacturer was one that he would not support because their replacement windows had no resemblance to the original windows and didn't continue the historic appearance. Ms. Ruedig asked if the sash color would match the existing trim. Ms. Minor said the inserts would be black on the outside and the trim would be cream. Ms. Ruedig asked if the window frame and casing would be built out so that the sash would be smaller than the original or whether it would be the same dimension. Vice-Chair Wyckoff said the windows were insert windows with a wood frame around the sides and top, so the sashes would have a little less light, but the existing vinyl ones took up $\frac{3}{4}$ of an inch, so it was a wash. He said removing the storms would gain the light back. He said Andersen windows were the only replacement windows that had an angled sash and he thought they were good ones.

In response to Ms. Ruedig's questions, the applicant said the original windows were reset in 1996 and that she was told that they could not be restored. Mr. Rawling said the Andersen windows would reduce the window size by several inches on each side, would not sit flush with the existing trim, and would not provide a jamb color to match the trim color. He said it was better to pursue other manufacturers to maintain the home's historic appearance. Chairman Lombardi agreed. The applicant said she would explore other manufacturers.

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 **postpone** the petition to the August 19, 2020 meeting, and Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

3. Petition of **Jason Lander and Justus C. Burgweger Jr., owners**, for property located at **34 Highland Street**, wherein permission was requested to allow exterior renovations to an existing structure (replacement of all windows on the side and rear of the structure and relocate historic windows to the front as needed) 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.

Ms. Ruedig recused herself from the petition.

SPEAKING TO THE PETITION

The applicant Jason Lander was present and reviewed the petition. He noted that some windows had been replaced and that he would replace a front window with a historic window from the side of the house. He said he would add or replace all the storms on all the historic windows as well. He noted that the Commission did a site visit in June.

Vice-Chair Wyckoff said the applicant had done 50 percent of the project already and that the continuation of the project was on the back and side of the house. He said that using one of the second-floor windows to replace the existing replacement window that was already installed would give the entire front of the home original windows and that it was a good compromise. Mr. Rawling agreed and suggested using a dark-colored storm window and painting the flats white to maintain a more historic appearance.

SPEAKING TO, FOR, OR, AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented and with the compromise as noted. Vice-Chair Wyckoff seconded.*

Mr. Ryan said the applicant had been before the Commission several times, so it was the best of all worlds that a good compromise had been reached. He said the project would preserve the integrity of the District and retain the historic and architectural value of the existing structure.

*The motion **passed** by unanimous vote, 6-0.*

4. Petition of **Portwalk Residential, LLC and Cathartes Private Investment, owners**, for property located at **99 Hanover Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace current store-front façade with new doors and windows and related upgrades for new restaurant entryway) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as lot 23 and lies within the Character District 5 (CD5) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Kevin Erikson was present. Mr. Ryan asked to see a comparison between what existed and what was proposed. He also noted that removing an entry to the building on the Hanover Street side would eliminate a pedestrian element. Mr. Erikson said they were focused on the corner entrance. He said the existing black exterior elements would remain but that they would use a metallic wood panel on the corner, add the copper logo, paint the brick a lighter color to match the rest of the façade scheme, and add copper paneling over the window. He said the existing brick, lighting, and concrete base would remain.

Vice-Chair Wyckoff said he was in support of the project and returning the building to its original feeling. He said the contemporary storefront would be fine since the building itself was only five years old. Mr. Rawling verified that the two doorways on the Portwalk Street side would be maintained in addition to the main corner entrance, and he said all the elements were compatible with the building's style. Chairman Lombardi 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 application as presented, and City Council Representative Trace seconded.*

Vice-Chair Wyckoff said the integrity of the District would be preserved by returning the building almost to its original look. He said the special and defining character of the building would match the other new defining properties that surrounded it.

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

Note: At this point, Mr. Heinz Salk-Schubert joined the meeting.

5. Petition of **John Tiano, owner**, for property located at **298 Middle Street**, wherein permission was requested to allow new construction to an existing structure (remove existing rear deck and replace with new larger rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as lot 7 and lies within the Mixed Research Office (MRO) and Historic Districts.

SPEAKING TO THE PETITION

The applicant John Tiano was present and said he wanted to use TREX material to build a larger 1220-s.f. deck that would replace the existing 12'x16' one. He said it would not be visible from either Middle or Summer Streets. Mr. Rawlings said the deck wasn't compatible with the home's style but that it was fine because it was a contemporary statement that wasn't really visible to the neighbors. Ms. Ruedig agreed and questioned the metal mesh railing because there wasn't one like it anywhere else in the District, but she said she was willing to compromise because its visibility was so low. Vice-Chair Wyckoff said the rail was acceptable as a contemporary one and that he preferred it over the usual imposing white balusters on a deck that large. City Council Representative Trace said she agreed with all the comments.

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 application as presented, and Mr. Rawling seconded.*

Ms. Ruedig said the project would conserve and enhance the property's value and surrounding property values and would be compatible with the innovative technologies of surrounding properties. She said the deck's design was an acceptable use for the rear of the property.

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

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Christopher D. Clement and Wendy L. Courteau-Clement, owners**, for property located at **41 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade limestone, install new windows, add two new windows on the south elevation (attic level), repair copper gutters, and install new lighting) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 29 and lies within the Character District 5 (CD5) and Historic Districts.

WORK SESSION

Project architect Shannon Arthur was present on behalf of the applicant. He reviewed the project and said they wanted to replace some windows that were in bad shape and also capture some attic space by adding a recessed deck.

Ms. Ruedig said she liked the idea of carving out part of the roof for a roof deck. She said it wouldn't be seen from the street and would be a good way to capture some space that almost no one else had on Market Street. She said replacing the windows would also make a huge difference and thought a 2/2 window was more appropriate and historically accurate. She hoped the applicant would do half-screens or a retractable roll screen. She said the changes would make the building shine, noting that it was a focal one downtown. Vice-Chair Wyckoff agreed that the 2/2 windows were the most appropriate. He asked how many LED lights would be placed near the dentil work. Mr. Arthur said there would be a small LED up/down light that would be 14 inches below the soffit and would highlight every other dentil. Vice-Chair Wyckoff asked about using small floodlights instead, but Mr. Arthur said that getting the lights into the dentil line and trim was better than mounting them to the brick or limestone. In response to further questions, Mr. Arthur said the boxes would be recessed into the trim instead of having a conduit and 4" boxes every few feet. He said only the surface-mounted light would be seen and the electric would be run behind and that it was possible to get an example of how it would look. Mr. Ryan asked that Mr. Arthur bring an elevation drawing showing the 2/2 windows at the next meeting. Mr. Salk-Schubert asked for a soffit section detail as well.

Chairman Lombardi asked how the limestone would be repaired and replaced, and Mr. Arthur explained it. Mr. Ryan asked if the brick would be repointed. Mr. Arthur said they would touch up a few areas but didn't think the whole thing had to be redone. Mr. Rawling said he was in support of everything. Ms. Doering said she hated to see the roofline changed because there was a beautiful rhythm to the row of rooflines

There was no public comment.

DECISION

*The applicant said he would return for a **public hearing** at the September 2, 2020 meeting.*

2. Work Session requested by **COLACO, LLC, owner**, for property located at **45 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade wood materials, install new windows, repair the ground level entry, repair copper gutters and sign board) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 28 and lies within the Character District 5 (CD5) and Historic Districts.

WORK SESSION

The project architect Shannon Arthur was present on behalf of the owners and reviewed the petition. He said the storefront would have one entrance and another door to allow access to the residential level on the second floor. He said the back side of the building's roof would change due to the deck and that the windows would be replaced with Pella Reserve Series 6/1 windows.

Chairman Lombardi said the Commission received a letter from the rear abutter. Mr. Arthur said the owners knew the abutter and a courtyard would be affected by the renovations. Vice-Chair Wyckoff said he had no issues with the back renovation but hoped the applicant used a historic element for the storefront and not a Kawneer system. Mr. Arthur said he might do some cast iron and double-paned glass. Mr. Rawling said the storefront should lift the building up more, noting that the horizontal piece made it look heavy. Mr. Arthur said he added extra glass up to the canopy. Mr. Rawling said the glass wasn't needed, just the verticals. Relating to window replacements, he said the jambs should match the trim colors and the sash should be the accent color. He said he had concerns about breaking the continuous roofline along the street at the rear and inserting the recessed deck into the roof because there was a lot of visibility to that block. He said the parapet wall gave him the greatest concern because it broke the continuous cornice line along the block, and he suggested keeping the roofline in place and letting it extend up a bit. Ms. Ruedig said the solution for the storefront was a good one and was inspired by the original historic storefront and agreed that bringing up the verticals was a good idea. She asked whether 6/6 windows were considered. Mr. Arthur said that looking through the grills wouldn't be feasible and that historic photos showed 6/1 windows. Ms. Ruedig said he could get away with it but it would be a different look on the outside. She said she was glad the building was finally getting some attention, seeing that it was the only wood building on the street. Mr. Ryan said that bringing new life to the building was terrific. He said he liked to see activity of a roof, noting that there were roof decks and terraces in other historic cities like Paris and New York, which had successful commercial activity that made property valuable and allowed people to maximize the use of the buildings. He said the deck was a natural part of growth and that he had no problem with it. Ms. Ruedig suggested sticking with wood for the storefront instead of the cast iron on either side. Ms. Doering asked whether the existing vinyl siding and trim would be replaced with vinyl or wood. Mr. Arthur said it would be wood. Ms. Doering said she wasn't happy with the roof deck and the change to the roofline and noted that the McIntyre Building renovation would likely have residential buildings with views of the roofline.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and unanimously approved (7-0) to **continue** the work session to the September 2, 2020 meeting.*

VI. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

**MINUTES
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH**

Remote Meeting Via Zoom Conference Call

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

https://zoom.us/webinar/register/WN_eDASb9rITkayf9ZnS_ov1A

You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7216.

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 2020-16, 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.

August 19, 2020

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

MEMBERS EXCUSED: N/A

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....
Ms. Doering was the voting alternate for the evening.

Chairman Lombardi stated that there were two petitions that were requested to be postponed, 458 Marcy Street and the work session for 132-134 Middle Street.

*Ms. Ruedig moved to **postpone** Petitions II.B, 458 Marcy Street, and III.A, 132-134 Middle Street to the September 2, 2020 meeting. City Council Representative Trace seconded. The motion **passed unanimously**, 7-0.*

I. ADMINISTRATIVE APPROVALS

Note: Items 2 through 5 were addressed first as a group.

1. 135 Congress Street

Mr. Cracknell said there were five changes to the project: 1) leave the historic windows in place and restore them on the inside due to costs; 2) remove the transom windows on the side wall of the stairwell; 3) change the stairwell roof from metal to PVC; 4) add a post to support the canopy over the walkway; and 5) modify the standing seam roof of the addition to a tinted glass similar to the glass on the walls of the addition.

The project designer Andy Sidford was present and said the PVC standing seam roof would not be seen from the street. He said the original intent was to have a solid roof with glazing above and below it, but the supplier couldn't do it, so it would be done as one glazing system. He said the canopy was pulled away for waterproofing details so that it sat a few inches from the glass pane, so it was a freestanding roof now.

Vice-Chair Wyckoff asked if soft lighting would be placed behind the windows, and Mr. Sidford agreed. Vice-Chair Wyckoff asked how the standing seam would go into the tinted glass relating to insulation capabilities and meeting code. Mr. Sidford said they had to treat it as one glazing system, so they lost some insulation but would provide sufficient insulation in that section and make it look like a solid roof. Mr. Ryan said it was an improvement over the solid metal roof and also thought the vinyl wouldn't be seen from the pedestrian level. Ms. Ruedig asked what the texture and look of the PVC roof would be, noting that it might be visible from far away or abutting buildings. Mr. Sidford said it was a flat white membrane that was much less reflective than the metal roof and wouldn't have a shiny texture. Chairman Lombardi asked if the roof glass was the only tinted glass. Mr. Sidford said no, that all of it had sheeting coefficients. He said the roof glass would look solid from below but would look like solid glazing from above.

*Mr. Ryan moved to **approve** the project item as presented, and Ms. Ruedig seconded. The motion passed by unanimous vote, 7-0.*

2. 290 Pleasant Street

The request was to replace the skirting on the church's mansard roof with a rubber membrane with a wide aluminum drip edge and repair the rotten wood on the edge, and to repair the rotten wood on the entryway. Ms. Ruedig noted that the application said the front entryway would be replaced with PVC stock, and she asked that it be replaced in kind with wood. The other Commissioners agreed and said it would be stipulated in the motion.

3. 56 Middle Street

The request was to turn the rear addition's stairs to the left to create a better entry into the garage, and to extend the State Street fence two panels further to the edge of the driveway.

4. 76 Congress Street

The request was to place a guard rail around the mechanicals on the roof to meet code. Mr. Cracknell said it wouldn't be seen from anywhere except the Porter Street alleyway.

5. 70 Congress Street

The request was to remove the chimney on the abutting building and rebuild it by using restoration bricks, new flashing, and a cap. Mr. Ryan said it looked like the height would have to be increased if the chimney was an active one because it didn't meet code. Mr. Cracknell said he wasn't sure if it would be an active fireplace and that he would check with the applicant.

*Vice-Chair Wyckoff moved to **approve** Items 2, 3, 4, and 5, with a **stipulation** on Item 2 that the rotten wood repair on the entryway be replaced in kind with the same materials, dimensions, and profile. Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **John S. Guido Jr., owner**, for property located at **35 Howard Street, #35**, wherein permission was 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 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the August 05, 2020 meeting to the August 19, 2020 meeting.)*

SPEAKING TO THE PETITION

The applicant John Guido was present and said he submitted photos of all the windows and the Green Mountain brochure for the window replacements. He said a few surrounding homes had Green Mountain windows and that he wanted to replace all his windows with Green Mountain ones. He said he would not change the 6/6 design and that the back windows would remain 2/2.

Ms. Ruedig asked the applicant if he had considered restoring the windows. Mr. Guido said he talked to his architect neighbor who gave him the name of a place, but he wanted to put in Green Mountain windows. He also noted that a lot of the window pulleys didn't work, and if he restored the windows he would have to keep the storms. Vice-Chair Wyckoff said Green Mountain made a quality product and that the new windows would be symmetrical with the other side of the house and more energy efficient. It was further discussed. Mr. Guido said the windows were original and that the house was built in 1910. Vice-Chair Wyckoff thought the house was built around the 1850s and suggested doing a site walk to look at the windows and see if they were original. Mr. Cracknell recalled that some of the windows were previously replaced on the rear and offered to give the applicant a list of restoration window contractors. Ms. Ruedig suggested that the façade windows be restored but thought the rear 2/2 windows could be replaced. Mr. Ryan agreed but said the Commission needed more information on the street side windows. Ms. Doering said further research should be done on the windows on the other side of the house to see if they were replaced so that matching windows could be installed.

Vice-Chair Wyckoff, Mr. Cracknell, and Mr. Sauk-Schubert said they would do a site walk to examine the windows. Mr. Cracknell said he would work with the applicant on the restoration issue. Chairman Lombardi noted that the Staff Memo said the house was built in 1888.

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 **continue** the application to the September 2, 2020 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

B. Petition of **Sarah J. Minor Revocable Trust 2016 Sarah J. Minor Trustee, owner**, for property located at **458 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace all windows on existing home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as lot 76 and lies within the General Residence B (GRB) and Historic Districts. *(This item was continued at the August 05, 2020 meeting to the August 19, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously to **postpone** the meeting to the September 2, 2020 meeting.*

III. 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 continued at the July 08, 2020 meeting to the August, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously to **postpone** the meeting to the September 2, 2020 meeting.*

B. Work Session requested by **Kevin Shitan Zeng Revocable Trust of 2017, Kevin Shitan Zeng Trustee, owner**, for property located at **377 Maplewood Avenue**, wherein permission is requested to allow the partial demolition of an existing structure and renovations to an existing structure (new windows, siding, and roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts. *(This item was continued at the July 08, 2020 meeting to the August, 2020 meeting.)*

WORK SESSION

Project architect Dan Barton was present. He said the house was built in 1941 and was an anomaly in the neighborhood. He discussed the outbuilding that had a small ranch in the front and a small gable in the back and said everything was beyond repair. He said originally they wanted to maintain the back structure but later decided that it made more sense to rebuild it. He said they designed a carriage house style that would relate to a future renovation of the front house and that he would go before the Board of Adjustment (BOA) for variances before formalizing the process with the Commission. He said the proposed structure would be a turn-of-the-century carriage house design with a double swing door, a small shed roof, 2/2 windows, a loft door, an ell with a recess containing the main entry and clad in wood shingles with trim.

Vice-Chair Wyckoff said he looked at the existing structure and agreed that the floor and roof were completely rotted. He thought the applicant had responded well to the Commission's comments at the previous work session about the original ranch style home design and that he created a good design. He noted that the main house was built after the structure, which used to be a sail-making company. Ms. Doering said the mass of the building would not be secondary to the primary building any longer because it looked taller and bigger, and she was concerned about the relationship between the primary building and the accessory dwelling unit, which she thought looked like a full house. Mr. Ryan agreed and said he felt like a piece of history would be lost. He said the applicant went from an ell-shaped utilitarian building to a very standard housing unit. He said some nice things were kept, like the double doors and the barn door, but there was a lot of roof. He said the structure looked bland and lacked the existing structure's character. He asked if there was a second floor. The applicant said a second floor wasn't intended and that the amount of roof shown matched existing. He said the pitch changed because it was related to the front, which had a full building wall on top of an elevated foundation and had more vertical stature. He said they intended to have the back low to the ground and would frame the side wall like an outbuilding. He said the gable would face the street like any small carriage house, noting that it was 20 feet wide and not a very large building but might look bigger in the drawings.

Mr. Rawling suggested keeping the gable end facing the street but bringing the roof pitch down on the side pieces, which would break the scale of the building down a lot. He said there wasn't a lot of inspirational detail on the existing buildings and thought that playing with the massing would improve the project. Ms. Ruedig agreed. She said the diagrams made the project look like a suburban development but that the introspective set behind the building gave a better understanding of what it would look like. She said taking the pitch of the roof down would make it look more like a secondary building rather than a standalone house. She thought the details could be developed more to make the structure look less generic. She said the large loft door was too tall, skinny, and large, and she suggested that the applicant find better examples to get the correct proportions for it. She said shingling the building would differentiate it as a lesser structure. She asked that the existing building be documented and photographed for the Athenaeum before it was demolished. Vice-Chair Wyckoff agreed that dropping the pitch on the roof to a 6 or 7 would still be appropriate for that type of building and would reduce the overall massing of the roof. He said the door above the main doors could also be a double door, wider and not so tall, which would help the proportions of the little rectangle.

There was no public comment.

DECISION OF THE COMMISSION

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

C. 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. *(This item was postponed at the July 08, 2020 meeting to the August, 2020 meeting.)*

Note: Vice-Chair Wyckoff was Acting Chair for the beginning of the work session.

WORK SESSION

The project architect Michael Keane was present to review the petition. He said they opted for the setback floor and said the only change was to the Pleasant Street side of the building, where they proposed to realign the entrance and pediment to the far north to the center of the building so that it was historically located where the three townhouses were. He said an entrance would be eliminated by sliding it further to the south, and he reviewed all the other entrances and egresses. He said they had lot coverage and setback issues that would be reviewed with the BOA before returning to the Commission for a public hearing.

Chairman Lombardi resumed his seat as Chair at this point. He asked if there was a sidelight in the entry door between the buildings, and Mr. Keane agreed. Ms. Doering asked if the two renderings of the two entrances on Pleasant Street were intended to look different. Mr. Keane said they would be the same but the one to the left was existing and raised up 4-5 steps from Pleasant Street, and the one to the right was at street level. He said the intent was to leave the one on the left and either relocate the one on the right or build it to match the one to the left. Ms. Doering said it didn't work for her. Ms. Ruedig said it was difficult to see the intended design from the renderings, and she asked for more details that showed the difference. She said restoring the original entryway was fine but that it should be made clear that it was either an entrance echoing the original entrance, or a restoration. She thought it was appropriate to have a residential entrance in that area, which would add another active door on the streetfront.

Mr. Rawling said he supported Mr. Keane's approach and thought there should be a replica door surround for the new entrance because it would restore the pattern and rhythm of the original structure. He said the left side of the building had its floor levels at a higher level than the right side, where they were lowered and had the entrance, and he thought it was the right approach. He said he supported the flat roof on the back building because it was the least complicated one and could solve related problems. He felt that the elevations needed more work but thought the Commission could work within the massing and general approach if they gave it their support in this phase. City Council Representative Trace noted that there was a third store entrance at the tail end of the Pleasant Street building that would strengthen the rhythm. She said she approved

the project as it was. Vice-Chair Wyckoff said the Commission would need details on the entryways, molding, trim, pilasters, and so on.

Ms. Ruedig asked if there was still a plan to work with the abutting owners to remove all the vinyl and restore some of the façade's wood siding. Mr. Keane said the owners had indicated that they would do so. Ms. Ruedig asked if the doorway into the Times Building was the final design. Mr. Keane said it was just a concept at that point. Ms. Ruedig suggested emulating the original historic door. She said the multi-paned door with the vertical sidelight didn't match the beautiful glass windows and she suggested making a doorway that would blend in better.

Mr. Ryan said the drawings were so small that he couldn't even see the doors. He asked if the Commission was approving changes to a previously-approved design. Mr. Keane said there was a previously-approved design for the current owner that had a door to the far right. He said that plan also had a recessed entry into the commercial place where the recessed door was shown in the center. He said they were going back to the original townhouse rhythm and moving a door to the alleyway and that there were only two in the townhouse area. Chairman Lombardi asked when there would be more detailed drawings. Mr. Keane said they needed relief from the BOA before detailing the project to a public hearing level.

Mr. Sauk-Schubert said he had problems with the Pleasant Street elevation area of the interface between the Flores building and the residential townhouses to the southeast. He said the trim didn't terminate where it should. Mr. Keane said the two windows on the upper floors were set back from the entrance, so the roof terminated into the gable end of Pleasant Street. Vice-Chair Wyckoff said it was important that the storefront be terminated there as well. He said if there was a canopy over the roof, it shouldn't be a continuation of the sign area above the storefronts. He said the way it was drawn was confusing. It was further discussed.

There was no public comment.

DECISION OF THE COMMISSION

*The applicant said he would **return** for a work session/public hearing in the future.*

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Vincent A. Marchese Jr. Revocable Trust and James Marchese, owners**, for property located at **232 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace siding, trim, windows, roof and granite steps) and new construction to an existing structure (construct new rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 2 and lies within the Single Residence B (SRB) and Historic Districts.

WORK SESSION

The project architect Dan Barton was present. He said the original 1780 structure had gone through several renovations and was presently clad in vinyl. He said none of the windows or

shutters were original. He said there was a detailed railing at the side front porch and two ells on the back of the building that had a larger gable and a smaller one. He said the intent was to restore the exterior by removing the vinyl, windows, and trim that wasn't original, and installing cedar clapboards, adding new trim and new clad windows, and extending the middle gable to the rear of the property. He said the house would be renovated into two new residential units. He reviewed the elevations in detail and said they would restore the character of the original house by stripping off all the layers that had been put onto the house over the years.

Vice-Chair Wyckoff said that stripping the house down was probably the only way to bring the house up to the 21st century. He said his only issue was the spiral staircase on the back and wondered how visible it was. Ms. Ruedig said it was a good renovation because all the original materials would be brought back, and stripping off all the siding and bringing the building exterior back would be a huge improvement. She said she had no problem with the extension of the rear massing because it was in line with the footprint and the main gable. She said the staircase would be set far back and didn't think it was a problem because it was on a new addition. She asked the applicant to look into restoring some of the early windows and maybe some of the 2/2 windows as well. Chairman Lombardi said it was a great project and that he had no problem with the spiral staircase, especially if it wasn't visible from the street. Mr. Rawling said there was enough space to screen the stairway with landscaping. Mr. Cracknell noted that the Portsmouth Advocate Survey stated that the building was built in 1870 and not 1780. Mr. Ryan said he was surprised that the spiral staircase was a second means of egress. Mr. Barton said it complied with a one-family or two-family home.

PUBLIC COMMENT

Kristina Logan and Michael Graf of 220 South Street said they were disappointed by the spiral staircase and by the Commission's approval of it. Mr. Graf said there was a public right-of-way from New Castle Avenue to Little Harbor School that got regular use, so the stairway would be highly visible. He said the house would become a two-family structure but there was no place for outdoor equipment storage. He said the applicant was showing vertical boarding under the porch on the south area but not on the east and north sides. He asked if there was a better opportunity in the public hearing to comment, seeing that it had been difficult to phone in for the work session.

Chairman Lombardi said public comment was taken at every work session and public hearing, and he encouraged Mr. Graf to speak to the new owners and architect directly. Mr. Cracknell said the comments were on the record and that he would contact Mr. Barton in the morning to let him know. Vice-Chair Wyckoff said he objected to the statement that the Commission approved of the staircase, pointing out that he had said that the staircase was an issue. City Council Representative Trace said she had trouble seeing a spiral staircase attached to that house because there wasn't anything like it in the south end and thought there could be another solution.

Mr. Graf asked what the Commission's position was on PVC for exterior trim. At that point, Mr. Ryan said the applicant was no longer present and that it wasn't fair to him. He said all objections should be voiced when the applicant was present so that he was aware of them.

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

DECISION OF THE COMMISSION

The applicant would return for a public hearing at the October 7, 2020 meeting.

Chairman Lombardi stated that it was Mr. Rawlings last meeting. Everyone wished Mr. Rawling well and said he would be missed.

V. ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

Historic District Commission

Staff Report – September 2nd & 9th, 2020

Sept. 2nd MEETING

ADMINISTRATIVE ITEMS:

1. 284 New Castle Ave. (siding) - Recommended for Approval
2. 65 Rogers Street (HVAC) - Recommended for Approval

Extension Request:

1. 15 Mt. Vernon St.

PUBLIC HEARINGS – OLD BUSINESS:

- A. 35 Howard Street (LU-20-130) (windows)
- B. 458 Marcy Street (LU-20-137) (windows)

PUBLIC HEARINGS – NEW BUSINESS:

1. 41 Market St. (LUHD-173) (façade improvements)

WORK SESSIONS – OLD BUSINESS:

- A. 45 Market St. (LUHD-172) (façade improvements)

Sept. 9th MEETING

ADMINISTRATIVE ITEMS:

Administrative Approvals: Pending

PUBLIC HEARINGS – NEW BUSINESS:

1. 232 South St. (LUHD-169) (siding, trim, steps and windows)

WORK SESSIONS – OLD BUSINESS:

- A. 132-134 Middle St. (LUHD-141) (façade & roof)

WORK SESSIONS – NEW BUSINESS:

1. 57 Salter St. (LUHD-180) (windows and porches)
2. 50 New Castle Ave. (LUHD-185) (addition)
3. 553-559 Islington St. (LUHD-186) (rear addition)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: September 2nd and 9th, 2020
APPLICATIONS: 9

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:

- 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 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:

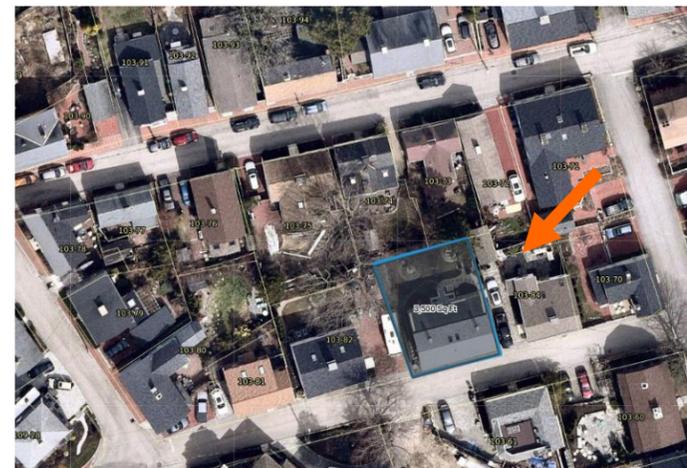
- To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 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.
- The applicant will likely need additional time to review and consult with the list of window restoration consultants we provided. Thus, this item will likely be continued to the October 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	
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF	No	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MINOR PROJECT</h3> <p style="margin: 0;">– Replace 10 Windows –</p>			
	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	8	Scale (i.e. height, volume, coverage...)	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	BUILDING DESIGN & MATERIALS	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	
		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	
		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		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 35 HOWARD ST. Case No.: A Date: 9-2-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 458 MARCY STREET (LU-20-137)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #B

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Are: 2,860 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Stick Style
- Historical Significance: NA
- Public View of Proposed Work: View from Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace all windows.

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

F. Sensitivity of 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):

- 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 Marcy Street. It is surrounded with many wood 2 -2.5 story structures with shallow or no front yards and small side with larger rear garden areas along the waterfront.

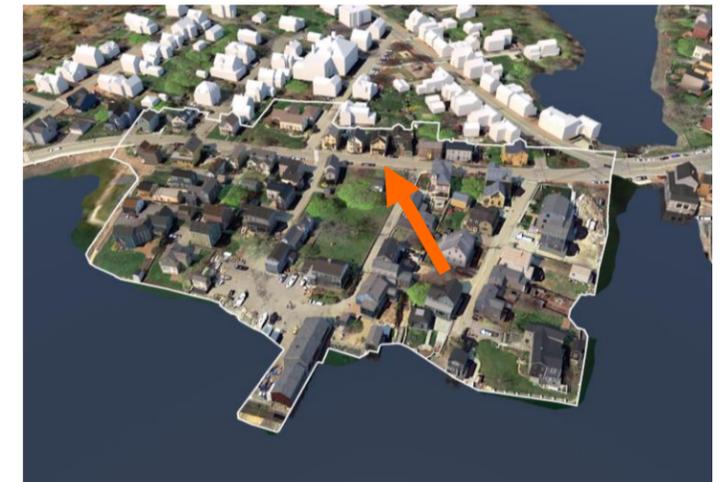
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace all the windows in the structure. Note that the Applicant has assessed the windows and determined that they are all replacement windows that are in poor condition. As such, it would be helpful for any commissioners to view the street-facing windows in advance of the meeting to confirm. The applicant has also researched and consulted with alternative window manufacturers and will present this information and the associated tradeoffs.

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



Aerial Map

**HISTORIC
SURVEY
RATING**

C

458 MARCY STREET (LU-20-137) – PUBLIC HEARING #B (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)	MINOR PROJECT – Replace All Windows –			
	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)					
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
CONTEXT	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	
BUILDING DESIGN & MATERIALS	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	
	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: 458 MARCY ST. Case No.: B Date: 9-2-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 41 MARKET ST. (LUHD-173)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 1,650 SF +/-
- Estimated Age of Structure: c.1780/1880
- Building Style: High Victorian
- Number of Stories: 4.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from Market Street
- Unique Features: Contributing
- Neighborhood Association: Downtown

B. Proposed Work: To renovate the attic and upper floors.

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 type="checkbox"/> Mid-Block |
| <input checked="" 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):

- 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 Market Street and Commercial Alley. It is surrounded with other wood- and brick-clad, multi-story contributing buildings. Buildings along Market Street have no front yard setback and no side yards and shallow rear yards connected with alleyways to Penhallow Street.

J. HDC & Staff Comments and Suggestions for Consideration:

- This application proposed to add a new vertical copper gutter and downspout system, a new recessed roof deck on the rear elevation, and repairs to the limestone banding and sills as well as replacing the upper level windows and relocating the HVAC condensers to the roof on the rear elevation. The windows will be changed to 2/2 (with a half-screen) as requested by the Commission and the applicant will show how the puck lighting will look on the building. A soffit section will also be added.

Design Guideline Reference – Guidelines for Masonry & Stucco (07), Porches, Stoops and Decks (6), and Windows and Doors (08).

K. Proposed Design, Street View and Aerial View:

41-43 Market Street
Portsmouth NH



HDC Application Package

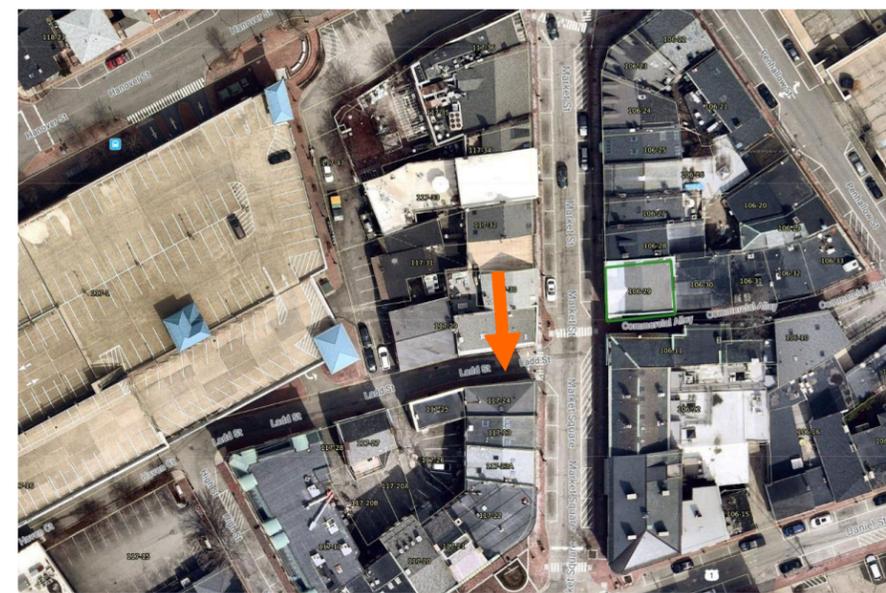
Work Scope:

1. Add new vertical copper gutter / disengage from westerly buildings
2. New recessed deck part of attic work (not visible from Market Street)
3. New LED 2700K lighting at Dentil work at Eave
4. Fix Limestone Band material (Entire Run)
5. Fix Limestone Sill materials (All that are suspect)
6. Clean Brick Facade
7. Replace all upper level windows with Pella windows (Replace in Kind in existing masonry opening)
8. 2 New Pella Windows at attic level (match existing)
9. Relocate new HVAC condensers to roof @ rear of building





Street View Image of Existing Conditions & 3D Massing Model



Aerial View

**HISTORIC
SURVEY
RATING**

C

41 MARKET STREET (LUHD-173) – PUBLIC HEARING #1 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF	No	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <p style="margin: 0;">– Façade Improvements, Rear Deck and HVAC Condensers –</p>			
	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	8	Scale (i.e. height, volume, coverage...)	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	BUILDING DESIGN & MATERIALS	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	
		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	
		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: 41 MARKET ST. Case No.:1 Date:9-2-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 45 MARKET STREET (LUHD-172)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 1,445 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Number of Stories: 4.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To fully renovate the façade and upper floors of the building.

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 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 Market Street and is surrounded with many other brick and wood-sided, multi-story contributing structures. All the buildings have little no front yard setback, shallow rear yards and off-street parking is limited.

J. Previous HDC Comments and Suggestions:

- The HDC has not previously reviewed this application.

K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the vinyl and wood façade components, install new windows and update the storefront. Copper rain gutters will be added as well as new signs, lighting and a recessed roof deck on the rear elevation.
- The HDC requested the applicant explore a wooden storefront system or of cast iron. Additional information was requested on the parapet as the rear roof deck may be too prominent a break in the relatively continuous cornice line of the Market Street buildings.
- The applicant should also communicate with the abutter who has questioned the access and easement rights potentially needed for the project.

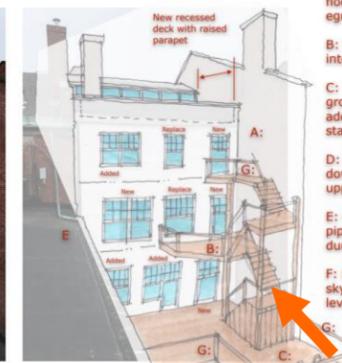
Design Guideline Reference – Exterior Woodwork (05), Porches, Stoops and Decks (06), & Windows & Doors (08).

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

45 Market Street
Portsmouth NH



Existing East Elevation (Opposite Market St)



Proposed East Elevation (Opposite Market St)

HDC Application Package

- A: New attic space roof deck associated with floor four and attic, egress stairs
- B: New deck with integral egress stairs
- C: New deck (over ground level one-story addition) with egress stairs from above
- D: Emergency ladder down to grade for all upper units
- E: Clean up gutter piping at left building during this work
- F: New pyramid skylight for ground level commercial space
- G: Integral railings: 1 1/2" handrail with 1.25" square balusters (not shown to help with clarity)



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

45 MARKET STREET (LUHD-172) – WORK SESSION #B (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
STAFF	No.			(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
		GENERAL BUILDING INFORMATION		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– Façade Improvements and Renovation of the Upper Floors –</h4>					
	1	Gross Floor Area (SF)							
	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: 45 MARKET STREET Case No.: B Date: 9-2-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 232 SOUTH STREET (LUHD-169)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION/ PUBLIC HEARING #1

Existing Conditions:

- Zoning District: SRB
- Land Use: Two- Family
- Land Area: 7,890 SF +/-
- Estimated Age of Structure: c.1870
- Building Style: Vernacular
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace siding, trim, windows and steps.

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"/> Demolition |
|---|------------------------------------|-------------------------------------|

F. Sensitivity of 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):

- 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:

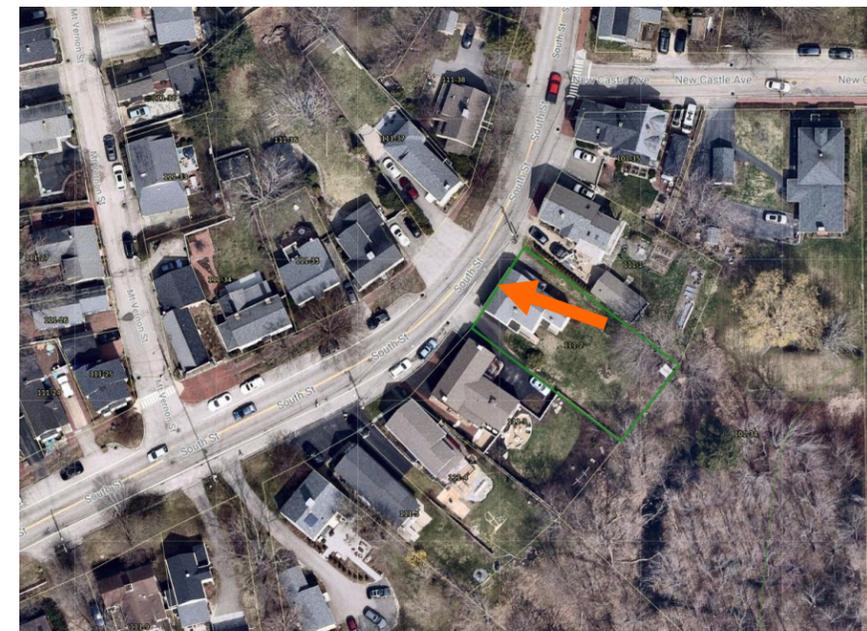
- Renovate the structure with new siding, trim and roof as well as new windows, granite steps and a 340 SF addition to the rear of the structure.
- The HDC requested alternative designs for the spiral staircase and updated elevations showing the skirting under the decks on both sides.

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



Aerial Map

HISTORIC SURVEY RATING

C

232 SOUTH STREET (LUHD-169) – WORK SESSION #1 (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)	<p>MODERATE PROJECT</p> <p>- Replace Siding, Trim and Stairs and add a New Rear Addition -</p>			
	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	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	CONTEXT	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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 232 SOUTH STREET Case No.: 1 Date: 9-9-20

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 #A

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:

- 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:

- 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 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 the structure is located on two separate lots.

J. Previous HDC Comments and Suggestions:

- The HDC has reviewed this application and requested the applicant either explore reusing existing slate shingles from the rear addition for the front façade or using the faux slate shingles. The asphalt shingles were not supported by a majority of the Commission given the location, prominence and focal status of the building. The Applicant was asked to also clarify the techniques proposed for restoration or replacement of the brownstone quoins and stairs.

K. Staff Comments and Suggestions for Consideration:

- The applicant is currently working on undertaking an assessment of the brownstone and the feasibility of reusing any fish-scaled slate located on the rear section of the building. Additionally, the applicant is evaluating alternative roofing products such as the faux slate proposed earlier in the review process. Given the complexity of the project, a continuance of this application is likely.

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 #A (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)	<p>MODERATE PROJECT</p> <p>– Replace Roof & Trim, Repoint Brick and Replace Front Entryway –</p>			
	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	
	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	
	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.:A Date:9-9-20
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 57 SALTER STREET (LUHD-180)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single Family
- Land Area: 10,700 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Historical Significance: C
- Public View of Proposed Work: View from Salter Street & Riverfront
- Unique Features: Outbuilding
- Neighborhood Association: South End

B. Proposed Work: To add new porch, replace windows and remove skylights.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

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

- 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 significant alternations, additions or expansions)

I. Neighborhood Context:

- This contributing structure is located along the end of Salter Street along the Piscataqua River. It is surrounded with 2-2.5 story wood-sided historic structures with shallow to no front yard setbacks.

J. Background & Suggested Action:

The applicant proposed to:

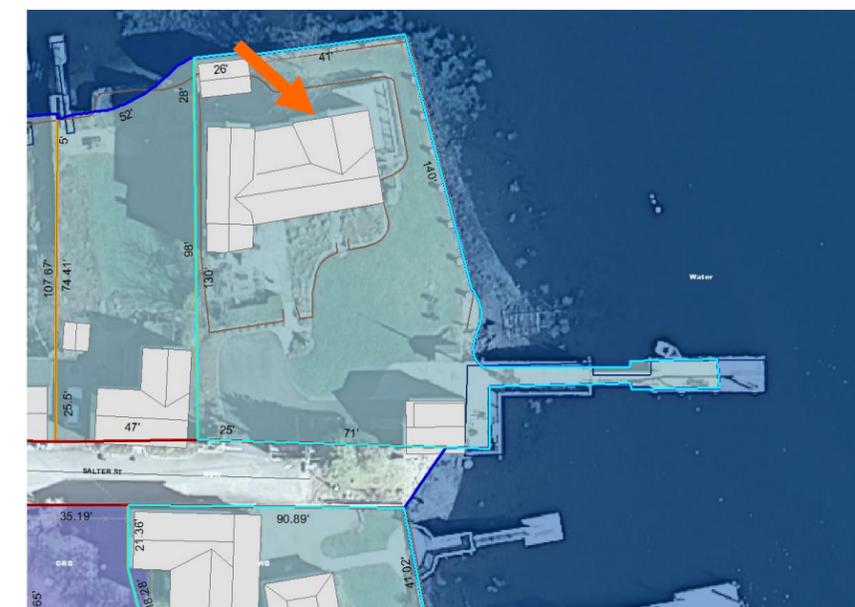
- Add a new side entry porch and recessed porches on the rear elevation.
- Resize and replace the windows.
- Remove the skylights.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (06), Windows and Doors (08), and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

57 SALTER STREET (LUHD-180) – 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)	<p>MODERATE PROJECT - PORCH, WINDOWS AND SKYLIGHTS ONLY -</p>				
	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	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
	CONTEXT	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	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
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 57 SALTER ST. Case No: 1 Date: 9-9-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Comp of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 50 NEW CASTLE AVE. (LUHD-185)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

A. Property Information - General:

Existing Conditions:

- Zoning District: SRB
- Land Use: Single-Family
- Land Area: 9,583 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from New Castle Ave. & Humphrey Ct.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Construct a rear addition with deck and replace siding, windows & roof.

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 the intersection of New Castle Ave. and Humphrey's Court. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

J. Background & Suggested Action:

- The applicant is proposing to:
- Construct a rear addition with a deck and patio; and
 - Renovate the existing structure with new siding, windows and roofing.

Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:



Street View & Aerial Image



HOUSE ELEVATION FROM EAST
Elevation

**HISTORIC
SURVEY
RATING**

C

50 NEW CASTLE AVE. (LUHD-185) – WORK SESSION #B (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT						
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)									
		<p>MODERATE PROJECT – Rear Addition with Deck and Patio –</p>									
							GENERAL BUILDING INFORMATION				
	1						Gross Floor Area (SF)				
	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	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: 50 New Castle Ave. Case No.: C Date: 9-9-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 553-559 ISLINGTON ST. (LUHD-186)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Multi-Family
- Land Area: 8,712 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from Islington and Cass Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: To install a new 2 ½ story rear addition.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished/ 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 alternations, additions or expansions)

I. Neighborhood Context:

- The building is located Islington Street and is surrounded with many contributing structures as well as more recent commercial intrusions into the district. The neighborhood is predominantly 2 – 2 ½ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

J. Background, Comments & Suggested Action:

- The applicant proposes to construct a 2 ½ story rear addition to support five residential units within the building.
- The project is also undergoing site plan review by the Technical Advisory Committee and the Planning Board,

Design Guideline Reference – Guidelines Small Scale New Construction and Additions (10).

K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

553-559 ISLINGTON STREET (LUHD 186) – WORK SESSION #3 (MODERATE PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	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)		<p>MODERATE PROJECT - 2 ½ Story Rear Addition -</p>			
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	
	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	Number and 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 / 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		
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	Screening/ Enclosures (i.e. sheds, dumpsters...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 553-559 Islington St. Case No.: 3 Date: 9-9-20

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

HDC

ADMINISTRATIVE APPROVALS

September 02, 2020

1. **284 New Castle Avenue (LUHD-187) -Recommended Approval**
2. **65 Rogers Street (LUHD-188) -Recommended Approval**

1. 284 New Castle Avenue - Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (use Hardie siding on the garage where Lifespan clapboards were approved).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

8/31/2020

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

LUHD-187

Status: Active

Submitted: Aug 17, 2020

Applicant



Michael Millikan

6092739388

michael.millikan@icloud.com

Location

284 NEW CASTLE AVE
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We are requesting a change to an approval originally granted by the HDC for construction of a detached 2 car garage. As lumber prices have recently increased significantly, we would like to substitute Hardie fiber cement clapboards for the previously approved Lifespan clapboards on the garage only. This will provide significant savings that will help to offset the increased cost of the other materials. The Semprini house, immediately to the East, was constructed in the last 5 years, is a similar design and is sided with Hardie board clapboards.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Full Name (First and Last)

Anne Whitney

Relationship to Project

Architect

Business Name (if applicable)

--

Mailing Address (Street)

9 Sheafe St

Email Address

archwhit@aol.com

State

NH

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

--

Phone

6034272832

Zip Code

03801

City/Town

Portsmouth

Business Name (if applicable)

Terrevecchia Building & Restoration

Email Address

Joe.tbr.inc@gmail.com

Phone

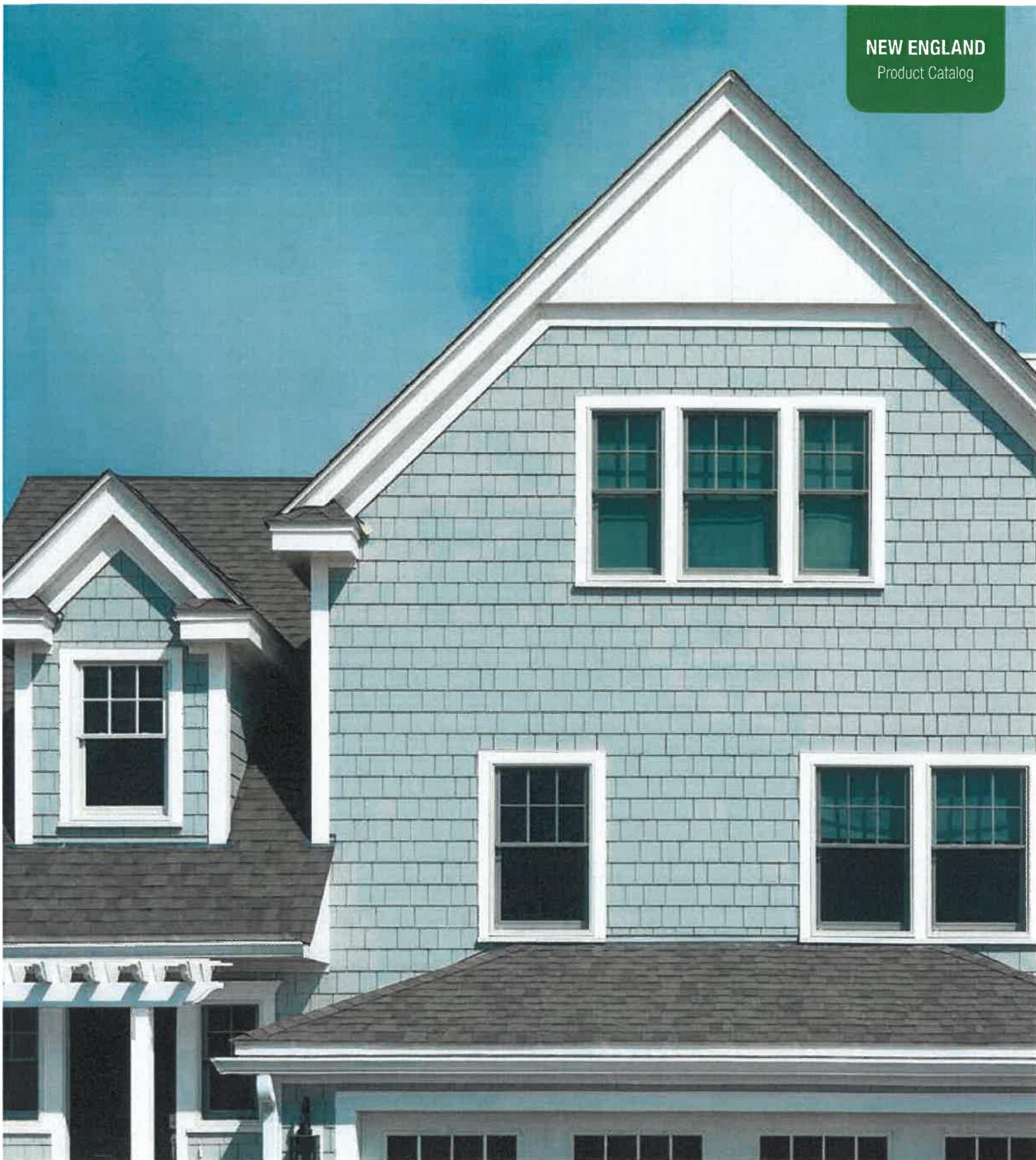
6034270039

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

Builder

City/Town

Relationship to Project



Discover a whole new
SIDE OF HOME.

 **JamesHardie™**
Siding | Trim



Installed on over 8 million homes* from coast to coast, James Hardie[®] fiber cement siding products are designed to resist the most extreme conditions while delivering long term beauty and lower maintenance. Enjoy the warm, natural look of wood with unprecedented peace of mind. It's easy to see what makes James Hardie the market leader.

UNIQUE FORMULATION

We use the highest quality raw materials and proprietary additives for enhanced strength and moisture protection.

FINISHING TECHNOLOGY

Baked-on color delivers a beautiful finish that resists fading and makes a lasting impression.

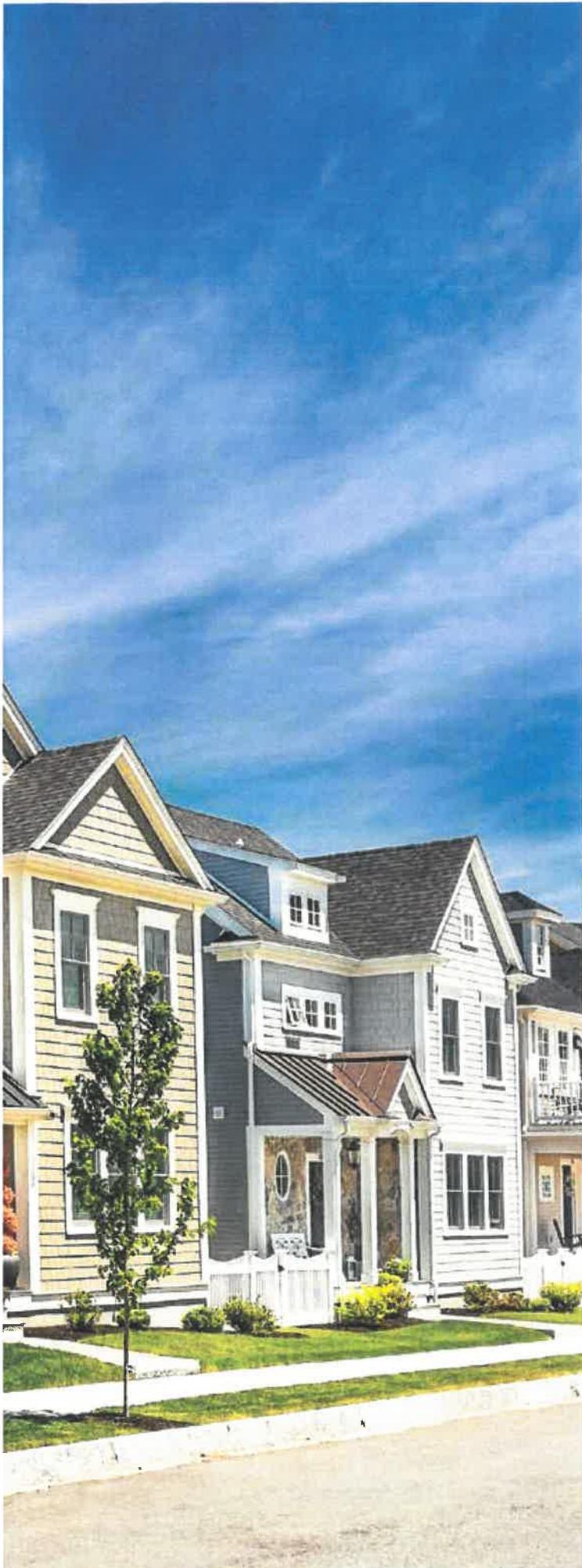
COMPLETE EXTERIOR

Offers homeowners an unrivaled collection of design options with exceptional warranties through a single, trusted manufacturer.

*Estimate based on total James Hardie siding sales through 2016 and average housing unit size.

CONTENTS

4	HardieZone [®] System
6	Unique Formulation
8	Finishing Technology
10	James Hardie Complete Exterior™
12	HardiePlank [®] Lap Siding
14	HardiePanel [®] Vertical Siding
16	HardieShingle [®] Siding
18	HardieTrim [®] Boards
20	HardieSoffit [®] Panels
22	Statement Collection™ Products
24	Color Inspiration
26	HardieWrap [®] Weather Barrier
27	Finishing Touches
28	The James Hardie Difference
30	Warranty and Endorsements



HardieZone[®] System

Only James Hardie[®] fiber cement products are Engineered for Climate[®]. In the northern U.S. and Canada, HZ5[®] products resist shrinking, swelling and cracking even after years of wet or freezing conditions. HZ10[®] products help protect homes from hot, humid conditions, blistering sun and more.

With James Hardie[®] siding and trim, homeowners have an exterior that's tougher than the elements and easy on the eyes.

NO MATTER WHAT NATURE BRINGS





HardieTrim®
Boards
Timber Bark

HardiePlank®
Lap Siding
Khaki Brown

TOUGHER THAN THE ELEMENTS



Stands up to storms
and harsh weather



Water resistant
to protect against
swelling, warping
and cracking



Won't be eaten by
animals or insects



Fire resistant



Helps reduce time
and money spent on
maintenance

Resist the elements
WITH IRRESISTIBLE BEAUTY.

Unique Formulation

HZ5[®] Substrate

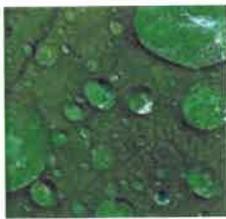
Not all fiber cement is the same. The James Hardie HZ5 product formulation contains the highest quality raw materials. Proprietary additives, combined with an innovative manufacturing process and product design, create a substrate specifically engineered to reduce moisture and resist damage from wet or freezing conditions.

PROPRIETARY ENHANCEMENTS CREATE DURABLE JAMES HARDIE[®] SIDING



Perfect balance of strength and workability

Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.



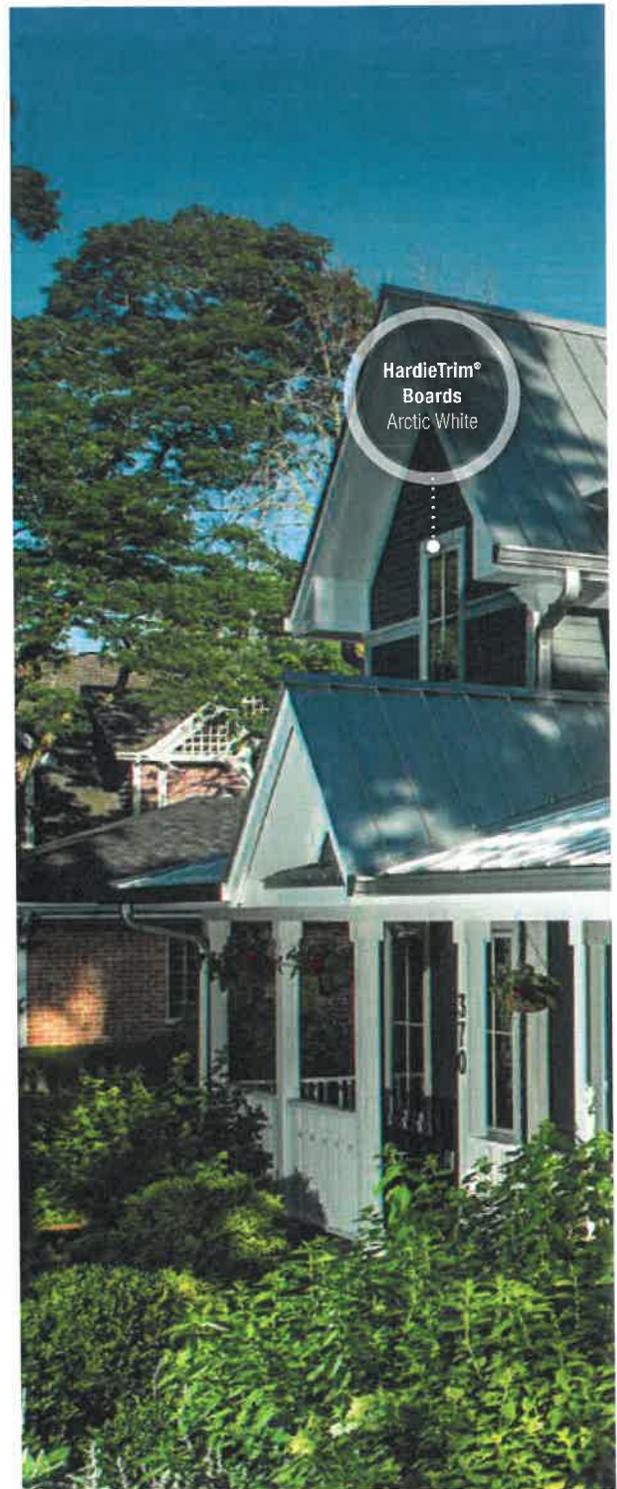
Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the HZ5[®] substrate matrix to provide durable moisture resistance.



Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



MADE IN THE
USA



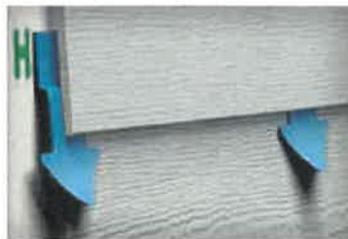
Integrity is ingrained
IN EVERYTHING WE DO.

HardiePlank®
Lap Siding
Evening Blue

HZ5®

The advanced design of HZ5[®] lap siding improves drainage from top to bottom.

In addition to the enhanced moisture resistance of our product formulation, HardiePlank[®] HZ5[®] lap siding features a modified profile with a sloped top and bullnose drip edge for improved drainage over the entire outer face of the board.



Sloped Top

Positive slope at top drains moisture to outer face of lap



Profiled Drip Edge

Bottom bullnose drip edge allows moisture to drain away from lap

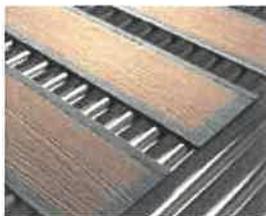
Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select beautifully expresses a home's true character now – and for years to come. Our distinctive primer is climate-tested and engineered to enhance the performance of paint on James Hardie® fiber cement siding products. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

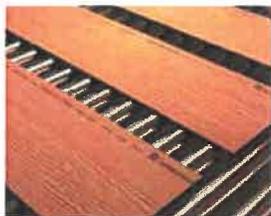
ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your homes.



Exceptional finish adhesion

Our proprietary coating is engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

Finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.



ColorPlus[™]
Technology



Lasting beauty
BEGINS WITH THE FINISH.

Our finishes help eliminate stress and reduce costly weather delays when it's too cold or damp to paint for extended periods. Now there's no reason to question whether or not sub-optimal painting conditions will negatively affect your paint job. In fact, there's no longer any need to paint on-site during installation.

ColorPlus® Technology finishes are fully cured in a controlled environment and arrive on your job site ready for year-round installation.





ColorPlus®
Technology
Pearl Gray

ColorPlus®
Technology
Iron Gray

For complete confidence wrap your
ENTIRE EXTERIOR WITH JAMES HARDIE.

James Hardie Complete Exterior™

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.



HardieShingle[®]
Siding



HardiePanel[®] Vertical
Siding & HardieTrim[®]
Batten Boards



HardiePlank[®]
Lap Siding



HardieTrim[®]
Boards



HardieSoffit[®]
Panels

HardiePlank

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

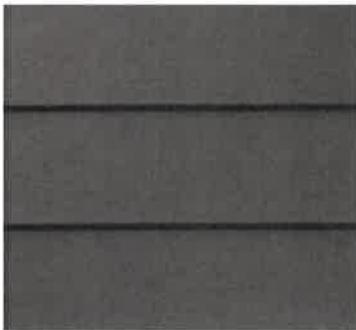
	Width	5.25 in	6.25 in	7.25 in	8.25 in
Exposure	4 in		5 in	6 in	7 in
Prime Pcs/Pallet		360	308	252	230
ColorPlus Pcs/Pallet		324	280	252	210
Pcs/Sq		25.0	20.0	16.7	14.3

SELECT CEDARMILL®



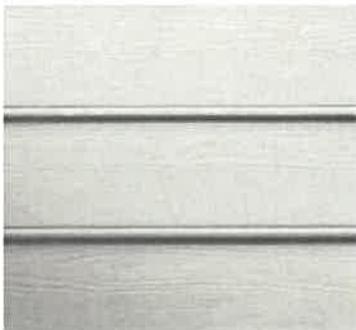
	Width	5.25 in	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™	✓	✓			
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	

SMOOTH



	Width	5.25 in	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™	✓	✓			
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	

BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
Prime Pcs/Pallet	240
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	✓

BEADED SMOOTH



HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

	Size 4 ft x 8 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50
ColorPlus Pcs/Pallet	50	50
Pcs/Sq	3.2	2.5

SELECT CEDARMILL®



	Size 4 ft x 8 ft	4 ft x 10 ft
STATEMENT COLLECTION™		✓
DREAM COLLECTION™	✓	✓
PRIME	✓	✓

SMOOTH



	Size 4 ft x 8 ft	4 ft x 10 ft
STATEMENT COLLECTION™		✓
DREAM COLLECTION™	✓	✓
PRIME	✓	✓

STUCCO



	Size 4 ft x 8 ft	4 ft x 10 ft
STATEMENT COLLECTION™		
DREAM COLLECTION™	✓	✓
PRIME	✓	✓

SIERRA 8



	Size 4 ft x 8 ft	4 ft x 10 ft
STATEMENT COLLECTION™		
DREAM COLLECTION™		
PRIME	✓	✓

HardieShingle®

Thickness 1/4 in



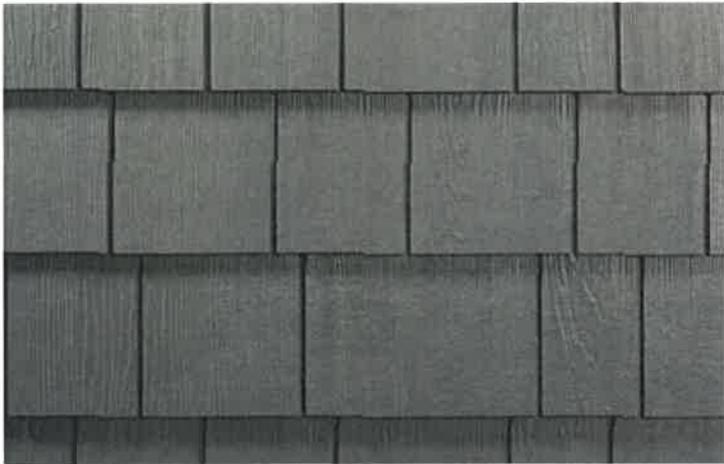
STAGGERED EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	6 in
ColorPlus Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq	50.0

STATEMENT
COLLECTION™

DREAM
COLLECTION™ ✓

PRIME



STRAIGHT EDGE PANEL

Length	48 in	48 in
Height	14 in	15.25 in
Exposure	5 in	7 in
ColorPlus Pcs/Pallet	120	86
Sq/Pallet	2	2
Pcs/Sq	60.0	43.0

STATEMENT
COLLECTION™ ✓

DREAM
COLLECTION™ ✓

PRIME



HALF ROUNDS

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0

STATEMENT
COLLECTION™

DREAM
COLLECTION™

PRIME ✓

HardieTrim®

Length 12 ft boards

NT3® BOARDS SMOOTH



4/4 SMOOTH

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
ColorPlus Pcs/Pallet	312	208	156	104	104

STATEMENT COLLECTION™	✓	✓	✓		✓
-----------------------	---	---	---	--	---

DREAM COLLECTION™	✓	✓	✓	✓	✓
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PRIME

5/4 SMOOTH

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
ColorPlus Pcs/Pallet	240	200	160	120	80	80

STATEMENT COLLECTION™	✓	✓	✓	✓		✓
-----------------------	---	---	---	---	--	---

DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
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PRIME

BATTEN BOARDS

SMOOTH



RUSTIC GRAIN®



SMOOTH & RUSTIC GRAIN®

Thickness	.75 in
Width	2.5 in
Prime Pcs/Pallet	190
ColorPlus Pcs/Pallet	437

STATEMENT COLLECTION™ ✓

DREAM COLLECTION™ ✓

PRIME ✓

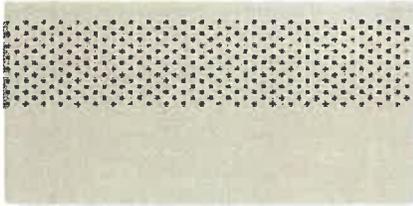
HardieSoffit®

Thickness 1/4 in

VENTED SMOOTH & SELECT CEDARMILL®

Length	12 ft	12 ft	8 ft
Width	12 in	16 in	24 in
Prime Pcs/Pallet	200	150	100
ColorPlus Pcs/Pallet	216	156	108

VENTED SMOOTH



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
------	---------------	---------------	--------------

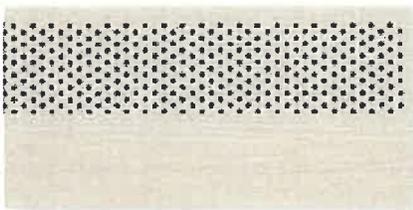
STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓
✓	✓	✓

VENTED SELECT CEDARMILL®



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
------	---------------	---------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓

NON-VENTED SMOOTH & SELECT CEDARMILL®

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus Pcs/Pallet	216	156	108	—

NON-VENTED SMOOTH



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
------	---------------	---------------	--------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓	
✓	✓	✓	✓

NON-VENTED SELECT CEDARMILL®



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
------	---------------	---------------	--------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓	

BEADED PORCH PANEL



BEADED PORCH PANEL

Thickness	1/4 in
Length	8 ft
Width	48 in
ColorPlus Pcs/Pallet	50

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

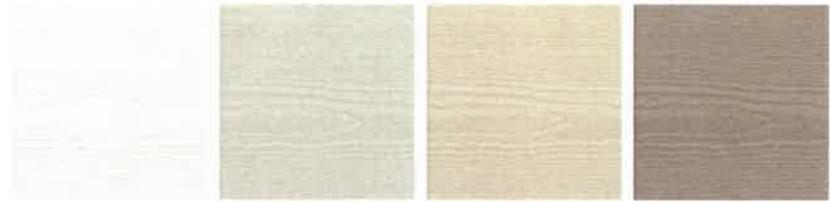


STATEMENT COLLECTION™

Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



ARCTIC WHITE

COBBLE STONE

NAVAJO BEIGE

KHAKI BROWN



MONTEREY TAUPE

WOODSTOCK BROWN

TIMBER BARK

RICH ESPRESSO



HEATHERED MOSS

MOUNTAIN SAGE

LIGHT MIST

PEARL GRAY

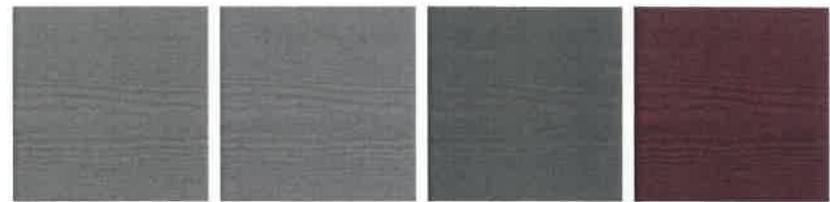


GRAY SLATE

BOOTHBAY BLUE

EVENING BLUE

DEEP OCEAN



AGED PEWTER

NIGHT GRAY

IRON GRAY

COUNTRYLANE RED

Trim Color Offering



ARCTIC
WHITE

COBBLE
STONE

KHAKI
BROWN

MONTEREY
TAUPE

TIMBER
BARK

IRON
GRAY

Colors shown are as accurate as printing methods will permit.
Please see actual product sample for true color.

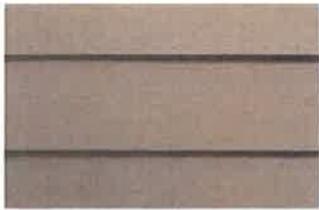
HardiePlank®



SELECT CEDARMILL®

Width 5.25 in 6.25 in

Exposure 4 in 5 in



SMOOTH

Width 5.25 in 6.25 in

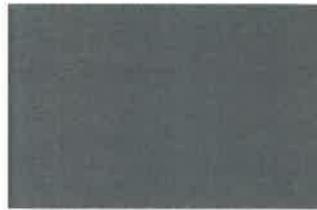
Exposure 4 in 5 in

HardiePanel®



SELECT CEDARMILL®

Size 4 ft x 10 ft



SMOOTH

Size 4 ft x 10 ft

HardieShingle®



STRAIGHT EDGE PANEL

Height 14 in 15.25 in

Exposure 5 in 7 in

HardieTrim®

4/4 SMOOTH



Thickness .75 in
Length 12 ft boards
Width 3.5 in 5.5 in 7.25 in 11.25 in

5/4 SMOOTH



Thickness 1 in
Length 12 ft boards
Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in

BATTEN BOARDS

4/4 SMOOTH & RUSTIC GRAIN®



.75 in
2.5 in



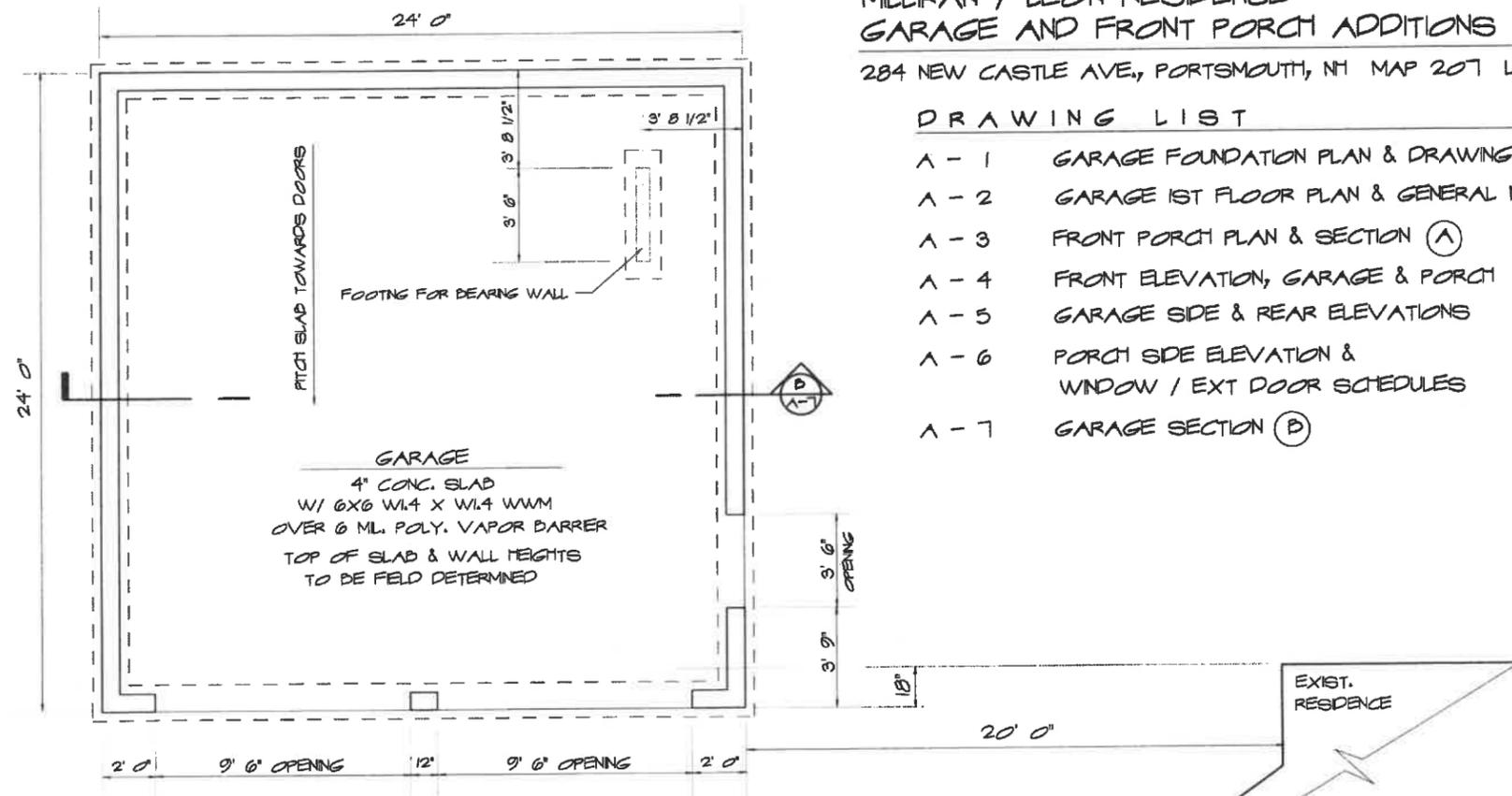
Selecting a color? Request a product sample at jameshardiepros.com/samples

MILLIKAN / LEON RESIDENCE
GARAGE AND FRONT PORCH ADDITIONS

284 NEW CASTLE AVE., PORTSMOUTH, NH MAP 207 LOT 73

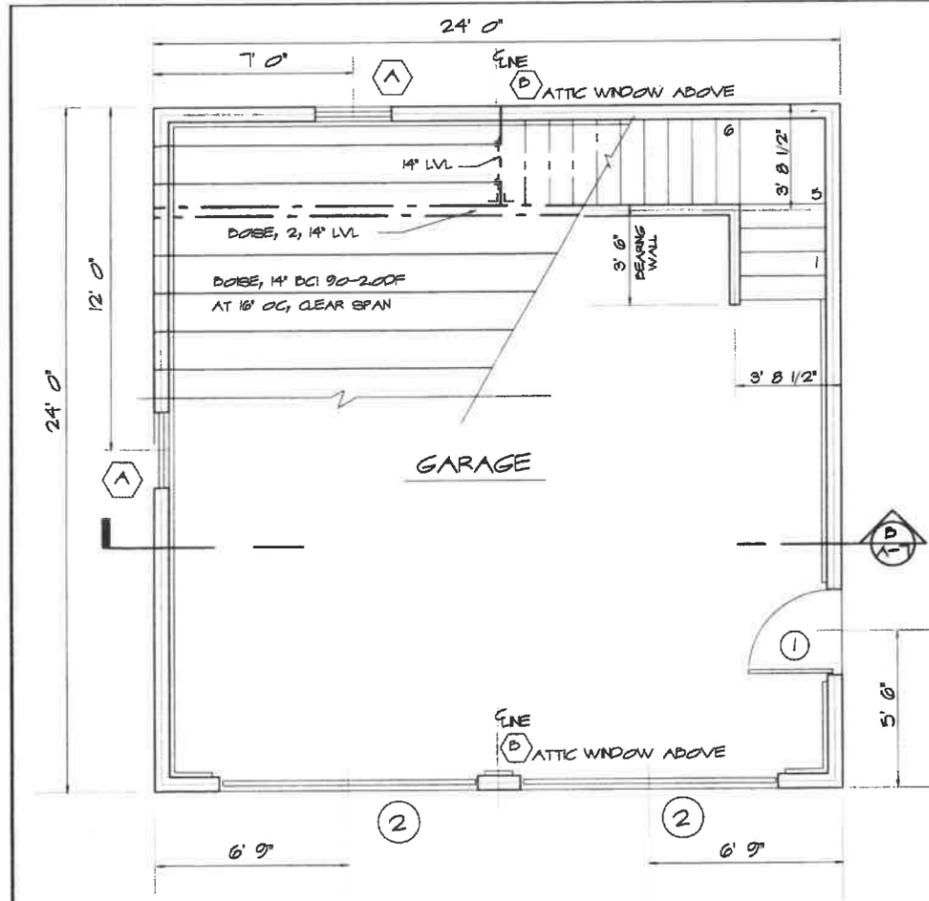
DRAWING LIST

- A - 1 GARAGE FOUNDATION PLAN & DRAWING LIST
- A - 2 GARAGE 1ST FLOOR PLAN & GENERAL NOTES
- A - 3 FRONT PORCH PLAN & SECTION (A)
- A - 4 FRONT ELEVATION, GARAGE & PORCH
- A - 5 GARAGE SIDE & REAR ELEVATIONS
- A - 6 PORCH SIDE ELEVATION & WINDOW / EXT DOOR SCHEDULES
- A - 7 GARAGE SECTION (B)



DETACHED GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GARAGE FOUNDATION & DRAWING LIST PORCH AND GARAGE ADDITIONS, MILLIKAN RESIDENCE 284 NEW CASTLE AVE. PORTSMOUTH, NH	9 Shasta Street Portsmouth NH 03801 603-427-2832	Project: 1905 Revisions:	Date: 1/7/20 A-1
	ANNE WHITNEY ARCHITECT		

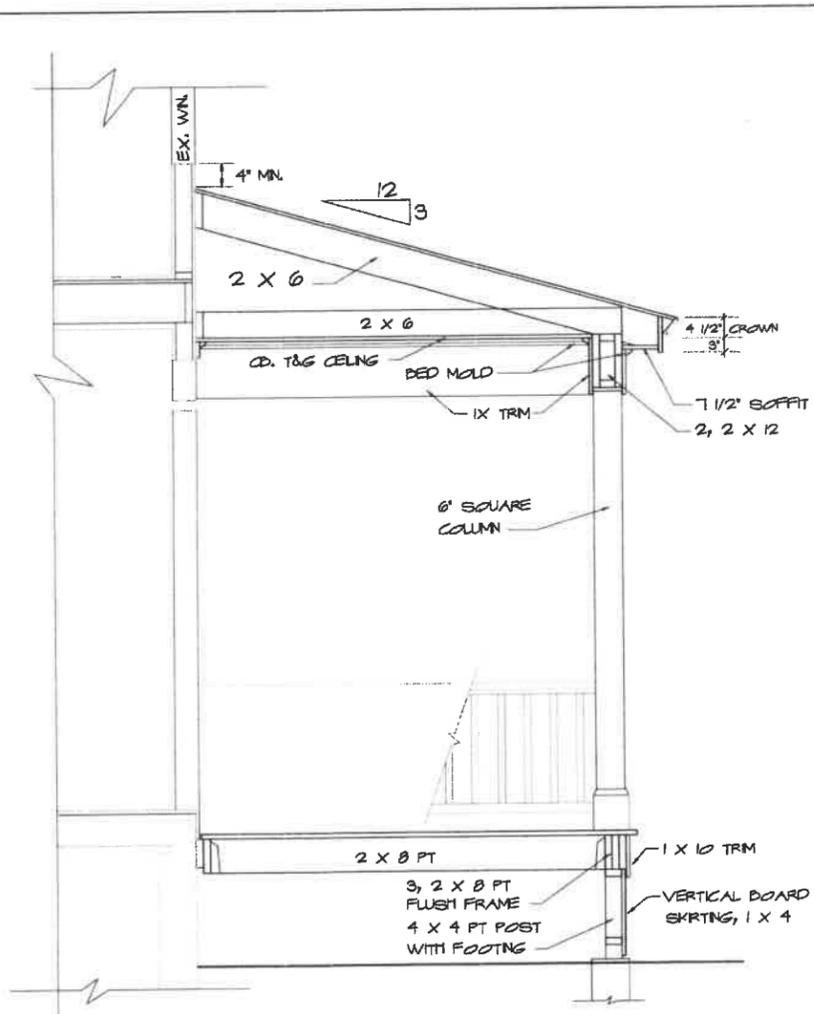



 DETACHED GARAGE 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

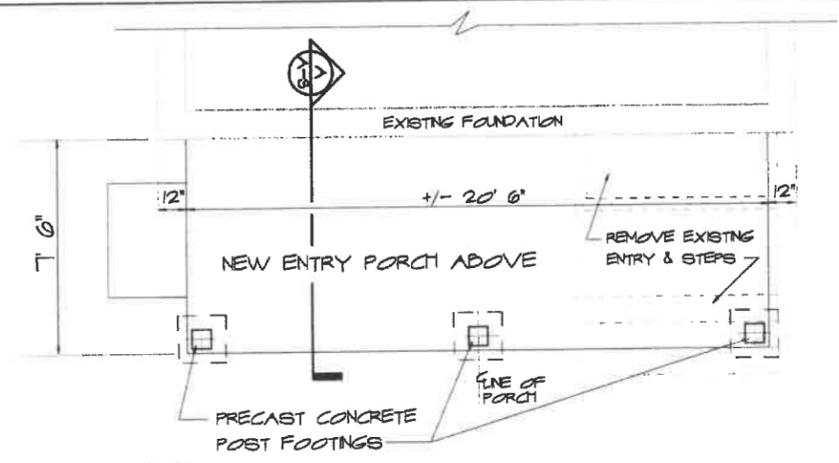
GENERAL NOTES

1. Dimensions where provided shall take precedent over scale of Drawings. Contractor to measure and verify all dimensions at work.
2. Interpretation of Contract Documents: Contractor shall promptly notify the Architect of any ambiguity, inconsistency or error which they may discover upon examination of the Contract Documents, the Site or Local Conditions. If the Contactor knowingly does not notify the Architect of any such ambiguity, inconsistency or error they therefore accept such conditions and will make such additions or corrections necessary to properly complete the work, at their expence
3. Perform all work of this CONTRACT according to all Local, State or National Codes and/or Ordinances. Secure all Permits Required.
4. Design and Installation of the Mechanical Systems is the responsibility of the Subcontractors for the specific trades and must comply with all National, State, Local Codes and Authorities Having Jurisdiction.
5. Design and Installation of the Electrical Systems is the responsibility of the Subcontractors for the specific trades and must comply with all National, State, Local Codes and Authorities Having Jurisdiction.

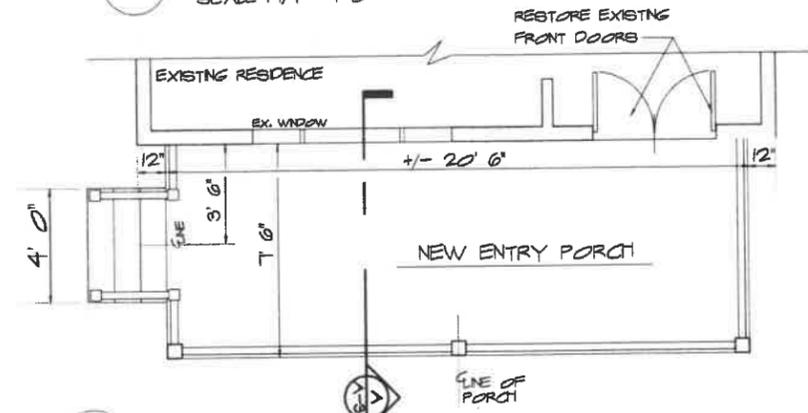
GARAGE 1ST FLOOR PLAN & GENERAL NOTES PORCH AND GARAGE ADDITIONS, MILLIKAN RESIDENCE 284 NEW CASTLE AVE PORTSMOUTH, NH	 ANNE WHITNEY ARCHITECT 8 Shoreline Street Portsmouth NH 03801 603-427-2822	Project: 1900	Date: 11/7/20
		Revisions:	A-2



A FRONT PORCH SECTION
SCALE: 1/2" = 1'-0"

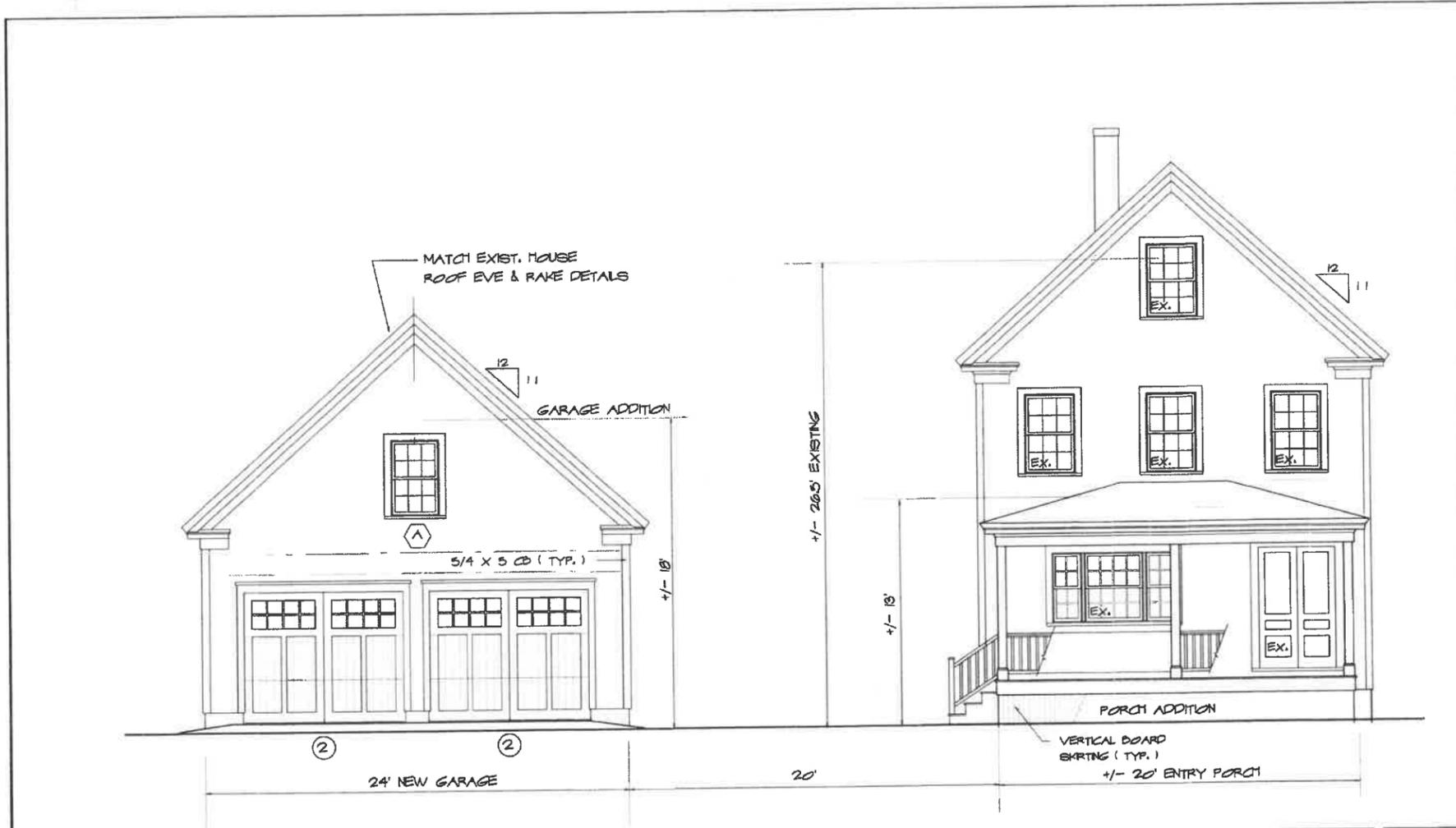


FRONT PORCH FOOTING PLAN
SCALE: 1/4" = 1'-0"



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

9 Shaws Street Portsmouth NH 03801 603-427-2832	 ANNE WHITNEY ARCHITECT	Project: 01905	Date: 1/7/20
		FRONT PORCH PLANS & SECTION A PORCH AND GARAGE ADDITIONS, MILKAN RESIDENCE 284 NEW CASTLE AVE. PORTSMOUTH, NH	



RESIDENCE & GARAGE FRONT ELEVATIONS
 SCALE: 3/16" = 1'-0"

FRONT ELEVATIONS PORCH AND GARAGE ADDITIONS, MULKAN RESIDENCE 284 NEW CASTLE AVE. PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2232	Project: 1905 Revisions:	Date: 1/7/20 A-4

W I N D O W S C H E D U L E

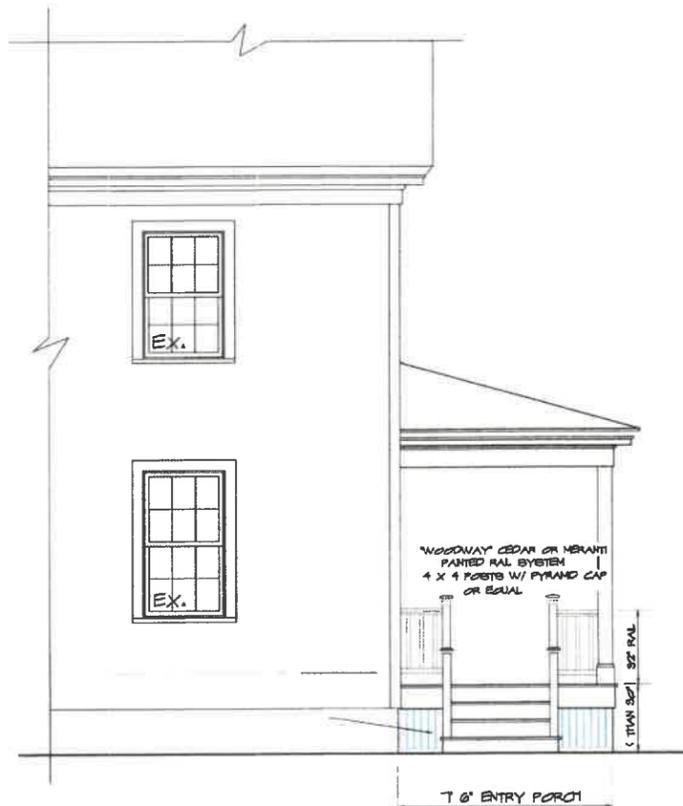
SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
Ⓐ	TW 2642	6/6	2'-9 5/8" X 4'-4 7/8"	MARVIN INC., Integrity Double Hung, Low E Glazing, SDL with spacer bar, Cladding & Screen Color "Stone White", 2 x 6 wall.	3
Ⓑ	TW 2642	6/6	2'-9 5/8" X 4'-4 7/8"	DITTO, Tempered	1

E X T E R I O R D O O R S C H E D U L E

SYM.	UNIT	LITES	DOOR SIZE	REMARKS	QUAN.
①	S 2150 1/2 Lite	9 SDL	3' 0" x 7' 0"	THERMA-TRU, SMOOTH STAR FIBERGLASS ENTRY DOOR with Low-E Glazing, Simulated Divided Lites Hardware to be chosen by owner.	1
②	Mod. # 162E	see elev.	7' 6"H x 9' 0"W	GENERAL DOOR CORP., Cambridge Series Insulated Wood Composite Garage Door	2

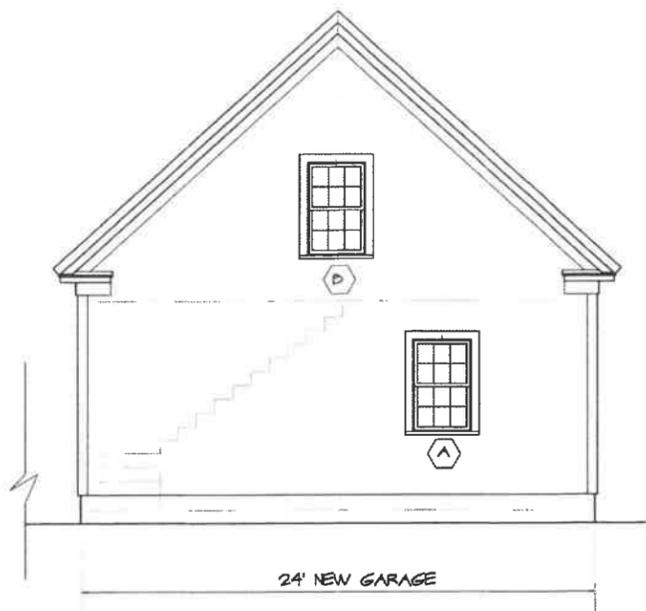
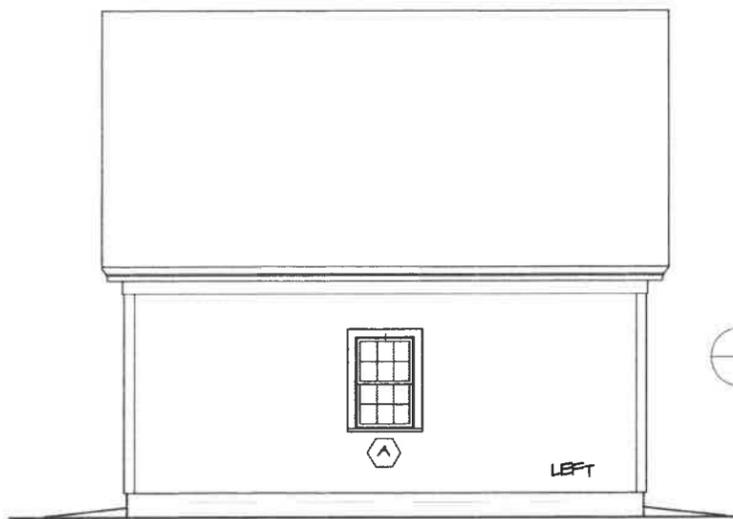
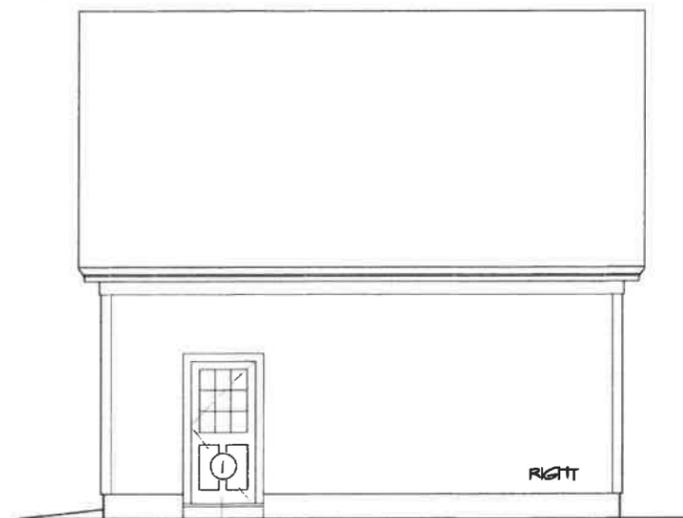
WINDOW & EXT. DOOR NOTES :

1. SUBMIT FINAL WINDOW & EXT. DOOR ORDER & SHOP DRAWINGS TO ARCHITECT TO ARCHITECT FOR REVIEW & APPROVAL BEFORE ORDERING
2. BUILDER TO VERIFY RO'S & WALL THICKNESS.



○ PORCH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PORCH SIDE ELEVATION WINDOW / EXT DOOR SCHEDULES PORCH AND GARAGE ADDITIONS 284 NEW CASTLE AVE PORTSMOUTH, NH	ANNE WHITNEY ARCHITECT	Project: 01905 Revisions:	Date: 11/7/20 <div style="font-size: 2em; font-weight: bold; text-align: center;">A-5</div>
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GARAGE REAR ELEVATION
 SCALE: 3/16" = 1'-0"



GARAGE RIGHT & LEFT SIDE ELEVATIONS
 SCALE: 3/16" = 1'-0"

GARAGE SIDE & REAR ELEVATIONS
PORCH AND GARAGE ADDITIONS, MILKAN RESIDENCE
 284 NEW CASTLE AVE. PORTSMOUTH, NH

9 Shrewsbury Street
 Portsmouth, NH 03801
 603-427-9832



ANNE WHITNEY ARCHITECT

Project: 1905

Date: 1/7/20

Revisions:

A-6

2. 65 Rogers Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of an A/C condenser with fence surround.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

8/31/2020

Historic District Commission Work Session or Administrative Approval Application

LUHD-189

Status: Active

Submitted: Aug 19, 2020

Applicant



William Greenier

603-396-8114

bill@greenierbuildersinc.com

Location

65 ROGERS 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

Location of A/C condensers

Description of Proposed Work (Planning Staff)

--

Project Representatives

Phone

603-396-2946

Business Name (if applicable)

Greenier builders

Zip Code

--

City/Town

--

Mailing Address (Street)

--

Relationship to Project

Other

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

Site supervisor

State

--

Full Name (First and Last)

Brad Baker

Email Address

brad@greenierbuildersinc.com

Acknowledgement

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

true

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

Other

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

true

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

Supervisor

LOT COVERAGE SUMMARY

	EXISTING	PROPOSED
BUILDING FOOTPRINT	1,175 SF	1,646 SF
DECKS	184 SF	283 SF
SHED	319 SF	N/A
DRIVEWAY (IMPERVIOUS PAVERS)		1,264 SF
WALKS (BRICK)		85 SF



would like it here

ALLOWABLE BUILDING HEIGHT: 40'-0"
PROPOSED BUILDING HEIGHT: 32'-6"

NOTE: SITE PLAN INFORMATION IS BASED ON FIELD MEASUREMENTS



PROJECT NO: 201814

PROPOSED ADDITION & RENOVATIONS AT
ZERR RESIDENCE
65 ROGERS STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SITE PLAN
1/8" = 1'-0"

2 OF 7
21 AUGUST 2018



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LOT COVERAGE SUMMARY

	EXISTING	PROPOSED
BUILDING FOOTPRINT	1,175 SF	1,646 SF
DECKS	184 SF	283 SF
SHED	319 SF	N/A
DRIVEWAY (IMPERVIOUS PAVERS)		1,264 SF
WALKS (BRICK)		85 SF



ALLOWABLE BUILDING HEIGHT: 40'-0"
PROPOSED BUILDING HEIGHT: 32'-4"

NOTE: SITE PLAN INFORMATION IS
BASED ON FIELD MEASUREMENTS



PROJECT NO: 201814



PROPOSED ADDITION & RENOVATIONS AT
ZERR RESIDENCE
65 ROGERS STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SITE PLAN
1/8" = 1'-0"

2 OF 7
21 AUGUST 2018

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**24VNA9 Infinity® 19VS
Variable Speed Air Conditioner
with Puron® Refrigerant
1 – 5 Tons**



turn to the experts 

Product Data



INFINITY® 19VS

The Infinity® 19VS air conditioner offers high-efficiency variable speed performance in a remarkably small cabinet and provides up to 19 SEER cooling efficiency. The variable speed inverter capacity control delivers up to 5 stages of operation for exceptional load matching, dehumidification and zoning performance.

This product has been designed and manufactured to provide flexible system matching and work with a wide variety of indoor units and controls.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

INDUSTRY LEADING FEATURES / BENEFITS

Energy Efficiency

- Up to 19 SEER / 13 EER
- Microtube Technology™ refrigeration system

Sound

- Sound level as low as 55 dBA in low speed (Silencer System II).
- Soft start and smooth ramp to operating speeds

Comfort

- Variable speed compressor operates at 5 stages with capacity range from as wide as 25-100%
- Air cooled Inverter variable speed drive
 - System requires Infinity® Touch Control with version 11 software or newer for 5 stage operation on sizes 24 - 60 and version 12 or higher on size 13.
 - Ratings provided with 2-stage thermostats and suitable non-communicating indoor products for 2-stage operation.

Reliability

- Puron® refrigerant – environmentally sound, won't deplete the ozone layer and low lifetime service cost.
- Front-seating service valves
- Inverter control drives compressor and fan motor
- No control module attached to fan motor
- Infinity intelligence monitors critical system parameters
- Pressure equalizer valve for easy compressor starting
- High pressure switch
- Suction pressure transducer
- Compressor discharge temperature sensor
- Suction temperature sensor
- Filter drier (field installed)
- Internal crankcase heater standard

Flexibility and installation:

- 2 control wires to outdoor unit in complete Infinity system and Touch Control
- Energy Tracking capability with the Infinity® Touch Control (Energy Tracking has the ability to monitor and estimate the energy consumption of your Infinity® system.)
- Smaller and lighter than 2-stage units
- Minimum and Maximum adjustments with Infinity® Touch Control
- Compatible with non-communicating thermostats

Durability

WeatherArmor Ultra™ protection package:

- Solid, Durable sheet metal construction
- Steel louver coil guard
- Baked-on, complete outer coverage, powder paint

Applications

- Line sets up to 100 ft (30.5 m) equivalent length
- No long-line accessories required.

MODEL NUMBER NOMENCLATURE

1	2	3	4	5	6	7	8	9	10	11	12	13
N	N	A	A	A/N	N	N	N	A/N	A/N	A/N	N	N
2	4	V	N	A	9	3	6	A	0	0	3	0
Product Series	Product Family	Tier	Major Series	SEER	Cooling Capacity	Variations	Open	Open	Voltage	Minor Series		
24 = AC	V = VS HP	N = Infinity Series	A = Puron	9 = 19 SEER	1,000 Btuh (nominal)	A = Standard B = Design Variation	0 = Not Defined	0 = Not Defined	3 = 208/230-1	0, 1, 2...		



STANDARD FEATURES

FEATURES	Unit Size – Voltage, Series							
	13	24B	25	36	37	48	49	60
Puron Refrigerant	X	X	X	X	X	X	X	X
Variable Speed Rotary Compressor	X	X	X	X	X	X	X	X
Air-Cooled Integrated Inverter Drive	X	X	X	X	X	X	X	X
Louvered Coil Guard	X	X	X	X	X	X	X	X
Field Installed Filter Drier	X	X	X	X	X	X	X	X
Front Seating Service Valves	X	X	X	X	X	X	X	X
Internal Pressure and Temperature Protection	X	X	X	X	X	X	X	X
Suction Pressure Transducer	X	X	X	X	X	X	X	X
High Pressure Switch	X	X	X	X	X	X	X	X
Internal Crankcase Heater	X	X	X	X	X	X	X	X
Enhanced Diagnostics with Infinity® Touch Control (version 11 software or newer for 5 stage operation on sizes 24 – 60 and version 12 or higher on size 13.)	X	X	X	X	X	X	X	X
Deluxe Sound Blanket	X	X	X	X	X	X	X	X
Outdoor Air Temperature Sensor	X	X	X	X	X	X	X	X

X = Standard

PHYSICAL DATA

UNIT SIZE SERIES	13-30	24B-30	25-31	36-31	37-30	48-30	49-30	60-30
Compressor Type	Variable Speed Rotary							
REFRIGERANT	Puron® (R-410A)							
Control	TXV (Puron® Hard Shutoff)							
Charge lb (kg)	4.6 (2.09)	4.80 (2.18)	5.5 (2.50)	6.0 (2.72)	7.5 (3.40)	7.5 (3.40)	9.6 (4.35)	8.30 (3.76)
COND FAN	Forward Swept Propeller Type, Direct Drive							
Air Discharge	Vertical							
Air Qty (CFM)	1600	2500	2500	2500	4500	4500	4800	4500
Motor HP	1/5	1/5	1/3	1/3	1/3	1/3	1/3	1/3
Motor RPM	650	825	1050	1050	850	850	850	900
COND COIL								
Face Area (Sq ft)	11.12	11.12	13.90	13.90	21.50	21.50	27.53	23.65
Fins per In.	20	20	20	20	20	20	25	20
Rows	1	1	1	1	1	1	1	1
Circuits	6	5	6	6	8	8	8	8
VALVE CONNECT. (In. ID)								
Vapor	5/8	5/8	3/4	3/4	7/8	7/8	7/8	7/8
Liquid	3/8							
REFRIGERANT TUBES (In. OD)								
Rated Vapor*	3/4	3/4	7/8	7/8	1-1/8	1-1/8	1-1/8	1-1/8
Max Liquid Line	3/8							

* Units are rated with 25 ft (7.6 m) of lineset length. See Vapor Line Sizing and Cooling Capacity Loss table when using other sizes and lengths of lineset.

Note: See unit Installation Instruction for proper installation.

REFRIGERANT PIPING LENGTH LIMITATIONS

Maximum Line Lengths:

The maximum allowable total equivalent length for air conditioners can vary depending on the vertical separation. See the tables below for allowable lengths depending on whether the outdoor unit is on the same level, above or below the indoor unit.

Maximum Line Lengths for Air Conditioner Applications

	MAXIMUM ACTUAL LENGTH ft (m)	MAXIMUM EQUIVALENT LENGTH† ft (m)	MAXIMUM VERTICAL SEPARATION ft (m)
Units on equal level	100 (30.5)	100 (30.5)	N/A
Outdoor unit ABOVE indoor unit	100 (30.5)	100 (30.5)	100 (30.5)
Outdoor unit BELOW indoor unit	See Table 'Maximum Total Equivalent Length: Outdoor Unit BELOW Indoor Unit'		

† Total equivalent length accounts for losses due to elbows or fitting. See the Long Line Guideline for details.

Maximum Total Equivalent Length† - Outdoor Unit BELOW Indoor Unit

Size	Liquid Line Diameter w/ TXV	AC with Puron® Refrigerant – Maximum Total Equivalent Length† Vertical Separation ft (m) Outdoor unit BELOW Indoor unit;						
		0-20 (0 - 6.1)	21-30 (6.4 - 9.1)	31-40 (9.4 - 12.2)	41-50 (12.5 - 15.2)	51-60 (15.5 - 18.3)	61-70 (18.6 - 21.3)	71-80 (21.6 - 24.4)
1-Ton	3/8	100*	100*	100*	100*	100*	100*	100*
2-Ton	3/8	100*	100*	100*	100*	100*	100*	100*
3-Ton	3/8	100*	100*	100*	100*	100*	100*	100*
4-Ton	3/8	100*	100*	100*	100*	100	100	--
5-Ton	3/8	100*	100*	100*	100*	100	100	--

* Maximum actual length not to exceed 100 ft (30.5 m)

† Total equivalent length accounts for losses due to elbows or fitting.

-- = outside acceptable range

LONG LINE APPLICATIONS

Unit is approved for up to 100 ft (30.5 m) equivalent length and vertical separations shown above with no additional accessories. Longer line set applications are not permitted.

COOLING CAPACITY LOSS TABLE

Nominal Size (Btuh)	Line OD (in.)	24VNA9 Cooling Capacity Loss (%)				
		Total Equivalent Line Length (ft)				
		25	50	75	80	100
13	5/8	0.5	1.2	1.8	1.9	2.4
	3/4	0.1	0.4	0.6	0.7	0.8
24B	5/8	0.5	1.2	1.8	1.9	2.4
	3/4	0.1	0.4	0.6	0.7	0.8
25	5/8	0.5	1.2	1.8	1.9	2.4
	3/4	0.1	0.4	0.6	0.7	0.8
	7/8	0.0	0.1	0.3	0.3	0.4
36	5/8	1.1	2.4	3.7	4.0	5.0
	3/4	0.3	0.8	1.3	1.4	1.8
	7/8	0.0	0.3	0.5	0.6	0.8
37	3/4	0.7	1.6	2.4	2.6	3.2
48	7/8	0.3	0.7	1.1	1.2	1.6
49	1 1/8	0.0	0.1	0.2	0.3	0.4
60	3/4	1.0	2.3	3.5	3.8	4.8
	7/8	0.4	1.0	1.7	1.8	2.3
	1 1/8	0.0	0.1	0.3	0.4	0.5

Rating Line Size in **BOLD**

MIN/MAX AIRFLOW TABLES

The indoor airflow delivered by this system varies significantly based on outdoor temperature, indoor unit combination, and system demand. The airflows on these tables are for duct design considerations. Duct systems capable of these ranges will ensure

the system will deliver full capacity at all outdoor temperatures. Minimum and maximum airflows can be adjusted from these numbers in the Infinity Control Setup screen.

Size	Cooling – Comfort Mode		Minimum Cooling (Dehum or Zoning)
	Max Stage 5 Airflow	Max Stage 1 Airflow	
1–Ton	420	300	300
2–Ton	739	300	300
3–Ton	990	300	300
4–Ton	1389	542	457
5–Ton	1600	700	600

Size	Cooling – Efficiency Mode	
	Max Stage 5 Airflow	Max Stage 1 Airflow
1–Ton	420	300
2–Ton	825	585
3–Ton	1050	600
4–Ton	1400	875
5–Ton	1800	975

Size	Cooling Max Mode	
	Max Stage 5 Airflow	Max Stage 1 Airflow
1–Ton (550 cfm/ delivered ton)	780	434
2–Ton (24)	850	585
2–Ton (25) (550 cfm/ delivered ton)*	1350	510
3–Ton	1200	600
4–Ton	1600	875
4–Ton–49	1450	875
5–Ton	2000	975

* Serial number beginning with 0115E and newer

LEGEND:

Max Capacity Airflow – Stage 5 airflow varies depending on conditions. This is the highest airflow the system will attempt to deliver in this particular mode. Ductwork for non-zoned systems should be sized for this airflow to ensure the system can deliver full capacity when needed. Improper duct design may result in excessive airflow noise and/or cutback occurrences at max airflow conditions.

Highest Min. Capacity Airflow – Stage 1 airflow also varies depending on conditions. In zoned systems, each zone must be capable of delivering this airflow for the system to deliver full capacity into the zone. Otherwise, airflow may be diverted to other zones or cutback may occur.

Min Cooling (Dehum or Zoning) – Lowest airflow the system will deliver. May operate down to this airflow in dehumidification mode or in zoning applications where ductwork restrictions have caused the blower to cut-back.

ELECTRICAL DATA

UNIT SIZE – VOLTAGE, SERIES	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE ** or CKT BRK AMPS
		MAX	MIN	LRA	RLA	FLA		
13–30	208–230–1	253	197	N/A	10.3	0.58	13.5	20
24B–30				N/A	10.3	0.58	13.5	20
25–31				N/A	17.7	1.20	23.6	40
36–31				N/A	18.4	1.20	24.2	40
37–30				N/A	19.6	1.20	26.0	40
48–30				N/A	20.9	1.20	27.3	40
49–30				N/A	19.6	1.40	26.0	40
60–30				N/A	30.9	1.40	40.0	60

* Permissible limits of the voltage range at which the unit will operate satisfactorily

** Time–Delay fuse.

FLA – Full Load Amps

LRA – Locked Rotor Amps

MCA – Minimum Circuit Amps

RLA – Rated Load Amps

NOTE: Control circuit is 24–V on all units and requires external power source. Copper wire must be used from service disconnect to unit.

All motors/compressors contain internal overload protection.

Complies with 2010 requirements of ASHRAE Standards 90.1

CHARGING SUBCOOLING (TXV-TYPE EXPANSION DEVICE)

UNIT SIZE – VOLTAGE, SERIES	
13–30	If a Touch Control is installed, subcooling recommendation displayed in Charging Mode must be followed. If not, subcooling chart shown on the charging label must be followed
24B–30	
25–31	
36–31	
37–30	
48–30	
49–30	
60–30	

RPM-CAPACITY-SOUND (dBA)*

STAGE #	COMP RPM	CAPACITY %	SOUND (dBA)
24VNA913			
1	1500	58%	58
2	1867	72%	59
3	2100	81%	59
4	2350	90%	59
5	2600	100%	60
24VNA924B			
1	1500	35%	55
2	2566	56%	60
3	3150	69%	65
4	3950	87%	66
5	4700	100%	68
24VNA925			
1	1200	36%	56
2	1900	58%	61
3	2400	73%	63
4	2600	79%	67
5	3300	100%	69
24VNA936			
1	1200	25%	56
2	2400	50%	61
3	3300	69%	65
4	4200	88%	69
5	4800	100%	71
24VNA937			
1	1200	40%	56
2	1800	60%	63
3	2200	73%	67
4	2600	87%	67
5	3000	100%	68
24VNA948			
1	1500	35%	62
2	2460	57%	65
3	2800	65%	67
4	3650	84%	70
5	4320	100%	72
24VNA949			
1	1200	38%	57
2	1840	59%	62
3	2300	74%	66
4	2700	87%	68
5	3120	100%	73
24VNA960			
1	1200	32%	57
2	2180	55%	61
3	2850	70%	64
4	3700	90%	70
5	4140	100%	72

*Estimated sound for stages 2, 3, and 4
 For 2-stage operation: Low = Stage 2, High = Stage 5

SOUND POWER LEVEL (dBA)

Unit Size– Voltage, Series	Typical Octave Band Spectrum (without tone adjustment)	Min Speed Cooling	Max Speed Cooling
013–30	Freq (Hz)	1500 RPM	2600 RPM
	125	62.0	64.0
	250	61.0	59.5
	500	54.0	55.0
	1000	53.0	57.0
	2000	49.0	50.0
	4000	42.0	49.5
	8000	47.5	49.5
	Sound Rating (dBA)	59	63
024B–30	Freq (Hz)	1500 RPM	4700 RPM
	125	63.0	67.5
	250	57.0	66.5
	500	51.5	61.5
	1000	47.5	58.0
	2000	41.5	54.5
	4000	38.0	57.5
	8000	45.5	53.5
	Sound Rating (dBA)	55	67
025–31	Freq (Hz)	1200 RPM	3300 RPM
	125	59.5	70.0
	250	56.0	67.5
	500	54.0	67.5
	1000	50.0	63.5
	2000	41.5	59.0
	4000	35.0	58.0
	8000	48.0	51.5
	Sound Rating (dBA)	55	69
036–31	Freq (Hz)	1200 RPM	4800 RPM
	125	59.5	70.0
	250	56.0	68.0
	500	54.0	66.0
	1000	50.0	64.0
	2000	41.5	61.5
	4000	35.0	62.0
	8000	48.0	55.5
	Sound Rating (dBA)	55	72
037–30	Freq (Hz)	1200 RPM	3000 RPM
	125	64.0	74.0
	250	61.0	68.0
	500	57.5	66.5
	1000	53.5	61.5
	2000	49.0	59.5
	4000	42.0	57.5
	8000	44.0	51.0
	Sound Rating (dBA)	60	69
048–30	Freq (Hz)	1500 RPM	4320 RPM
	125	67.0	73.5
	250	63.0	71.5
	500	57.0	69.5
	1000	54.5	64.5
	2000	51.0	62.5
	4000	54.0	62.5
	8000	47.5	54.5
	Sound Rating (dBA)	64	72
49–30	Freq (Hz)	1200	3120
	125	44.5	52.0
	250	48.5	63.0
	500	50.5	63.5
	1000	51.5	67.5
	2000	47.5	61.5
	4000	43.5	58.5
	8000	47.5	54.5
	Sound Rating (dBA)	57	73.0
060–30	Freq (Hz)	1200 RPM	4140 RPM
	125	61.5	71.5
	250	59.5	73.0
	500	54.5	70.0
	1000	50.5	65.0
	2000	44.0	62.0
	4000	41.5	60.5
	8000	49.0	58.0
	Sound Rating (dBA)	57	72

NOTE: Tested in compliance with AHRI 270–1995 but not listed with AHRI.

ACCESSORIES

KIT NUMBER	KIT NAME	13-30	24B-30	25-31	36-31	37-30	48-30	49-30	60
KSASF0101AAA	SPRT FEET KIT						X	X	X
KSASF0201AAA	SPRT FEET KIT	X	X	X	X	X			
KSATX0201PUR	TXV KIT	X	X	X					
KSATX0301PUR	TXV KIT				X	X			
KSATX0401PUR	TXV KIT						X	X	
KSATX0501PUR	TXV KIT								X
KSBTX0201PUR	TXV KIT	X	X	X					
KSBTX0301PUR	TXV KIT				X	X			
KSBTX0401PUR	TXV KIT						X	X	
LM10KK003	VAPOR LINE MUFFLER	X	X	X	X	X	X	X	X

x = Accessory

Accessory Description and Usage

Support Feet

Raises unit above base pad. 2 and 3 ton kit contains 5 feet for stable installation with small base. 4 and 5 ton kit contains 4 feet.

Usage Guideline:

Recommended for rooftop applications

Thermostatic Expansion Valve (TXV)

A modulating flow-control valve which meters refrigerant liquid flow rate into the evaporator in response to the superheat of the refrigerant gas leaving the evaporator.

Usage Guideline:

Required if indoor unit does not already contain Puron® refrigerant TXV

Vapor Line Muffler

An external muffler installed in the vapor line to minimize vibration transmitted through refrigerant lines

Usage Guideline:

Recommended if vapor line is not installed per recommendations in the installation instructions and vibration may be transmitted into the structure.

CONTROLS

SYSTXCCITN01-A	Infinity® Touch Control (non-Wi-Fi) (version 11 software or newer for 5 stage operation on sizes 24 – 60 and version 12 or higher on size 13.)
SYSTXCCITC01-A	Infinity® Touch Control (Wi-Fi) (version 11 software or newer for 5 stage operation on sizes 24 – 60 and version 12 or higher on size 13.)
SYSTXCCITW01-A	Infinity® Touch Control with Wi-Fi & Wireless Access Point
SYSTXCC4ZC01	Infinity® 4-Zone Damper Control Module
SYSTXCCSMS01	Infinity® Smart Sensor (Optional wall control used to monitor temperature and/or fan control in an individual zone.)
SYSTXCCNIM01	Infinity® Network Interface Module (Connects Heat Recovery and Energy Recovery Ventilators on non-zoning applications.)
SYSTXCCSMS01	Infinity® Smart Sensor

THERMOSTATS

PART NUMBER	PROGRAM	GAS	ELECTRIC	HEAT	COOL
TP-PAC01	7-Day	√	√	1	1
TP-NRH01-A	NP	√	√	3	2
TP-NAC01	NP	√	√	1	1

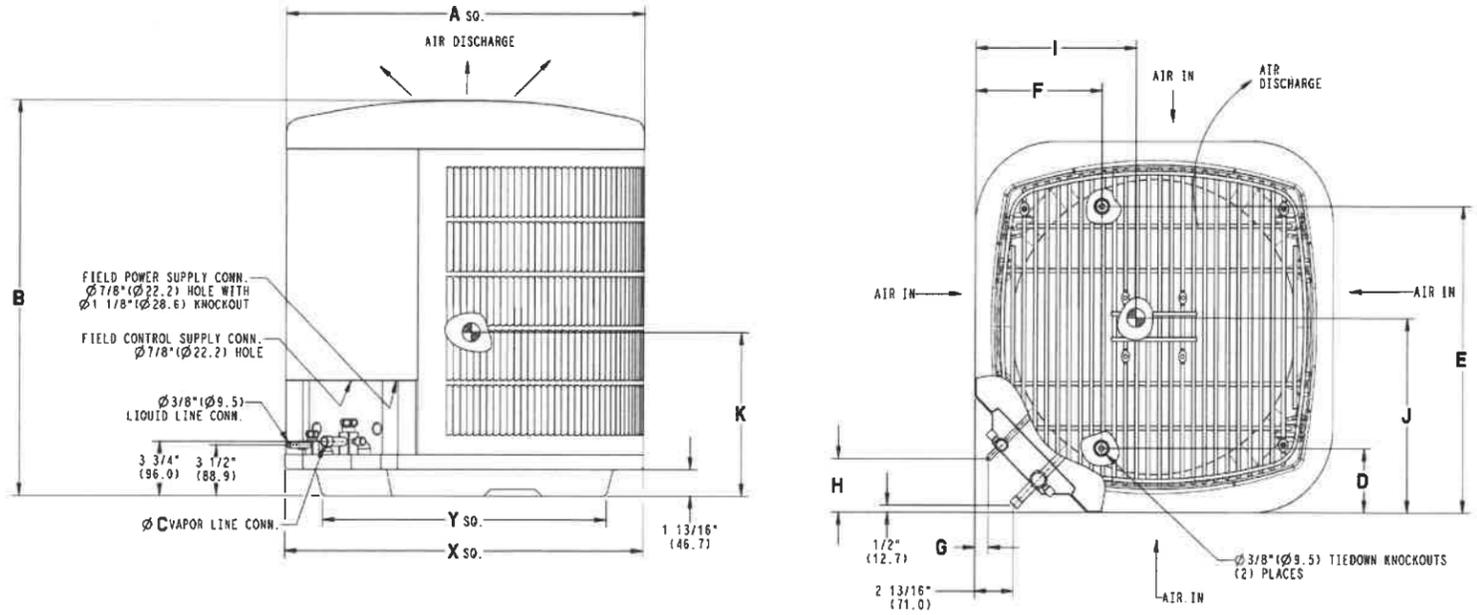
DIMENSIONS

UNIT	SERIES	ELECTRICAL CHARACTERISTICS				A		B		C		D		E		F		G		H		I		J		K		OPERATING WEIGHT		SHIPPING WEIGHT		SHIPPING LENGTH / WIDTH (Sq.)		SHIPPING HEIGHT	
		INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	Lbs	Kgs	Lbs	Kgs	INCH	MM	INCH	MM
24VNA913A0030050	0	Y	N	N	N	23 1/8	587.3	32 1/8	815.6	3/4	19.1	4 7/16	113.0	18 1/16	459.0	7 13/16	197.9	5/16	7.9	3	76.2	11 1/4	285.8	11 1/4	285.8	14 1/2	368.3	135	61.2	158	71.7	25 1/4	641.5	36 9/16	929.5
24VNA924B0030050	0	Y	N	N	N	23 1/8	587.3	32 1/8	815.6	3/4	19.1	4 7/16	113.0	18 1/16	459.0	7 13/16	197.9	5/16	7.9	3	76.2	11 1/4	285.8	11 1/4	285.8	14 1/2	368.3	135	61.2	158	71.7	25 1/4	641.5	36 9/16	929.5
24VNA925A0031050	1	Y	N	N	N	23 1/8	587.3	38 15/16	988.4	3/4	19.1	4 7/16	113.0	18 1/16	459.0	7 13/16	197.9	5/16	7.9	3	76.2	10 3/4	273.1	10 3/4	273.1	18 1/4	463.6	160	72.6	186	84.4	25 1/4	641.5	43 3/8	1102.2
24VNA936A0031050	1	Y	N	N	N	23 1/8	587.3	38 15/16	988.4	3/4	19.1	4 7/16	113.0	18 1/16	459.0	7 13/16	197.9	5/16	7.9	3	76.2	10 3/4	273.1	10 3/4	273.1	18 1/4	463.6	160	72.6	186	84.4	25 1/4	641.5	43 3/8	1102.2
24VNA937A0030050	0	Y	N	N	N	31 3/16	792.5	39 3/8	1000.5	7/8	22.2	6 9/16	166.1	24 11/16	626.3	9 1/8	231.3	5/16	7.9	3	76.2	14 1/2	368.3	14 5/8	371.5	18 3/4	476.3	216	98.0	255	115.7	33 5/16	846.6	45 1/4	1149.1
24VNA948A0030050	0	Y	N	N	N	31 3/16	792.5	39 3/8	1000.5	7/8	22.2	6 9/16	166.1	24 11/16	626.3	9 1/8	231.3	5/16	7.9	3	76.2	14 1/2	368.3	14 5/8	371.5	18 3/4	476.3	216	98.0	255	115.7	33 5/16	846.6	45 1/4	1149.1
24VNA949A0030050	0	Y	N	N	N	35	889.0	43 13/16	1112.6	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	5/16	7.9	3	76.2	16 1/4	412.8	16 1/4	412.8	20 1/2	520.7	262	118.8	300	136.1	37 1/8	943.1	50 3/16	1274.9
24VNA960A0030050	0	Y	N	N	N	31 3/16	792.5	42 13/16	1086.9	7/8	22.2	6 9/16	166.1	24 11/16	626.3	9 1/8	231.3	5/16	7.9	3	76.2	16 1/2	419.1	15	381.0	20	508.0	241	109.3	282	127.9	33 5/16	846.6	46 1/4	1224.8

208-230-1-60	209-230-3-60	460-3-60	575-3-60
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Y=YES
N=NO

NOTES:
1. CENTER OF GRAVITY



UNIT SIZE	"X" MINIMUM GROUND MOUNTING PAD APPLICATION DIMENSIONS		"Y" MINIMUM ROOF-TOP MOUNTING PAD APPLICATION DIMENSIONS	
	INCH	MM	INCH	MM
13,24,25,36	23 1/8	587.3	17 7/8	454.6
-	25 3/4	654.0	20 7/16	518.5
37,48,60	31 3/16	792.5	22 15/16	583.2
49	35	889.0	26 3/4	679.7

NOTE: ALL DIMENSIONS IN INCH (MM) U.S. ECCN: Not Subject to Regulation (N.S.R.)

35 Howard Street

Public Hearing

LU-20-30

Existing windows



Existing
Windows



Existing window



Existing
windows



Existing window





Example Marvin
Windows





Example Marvin Windows





Example Marvin Windows





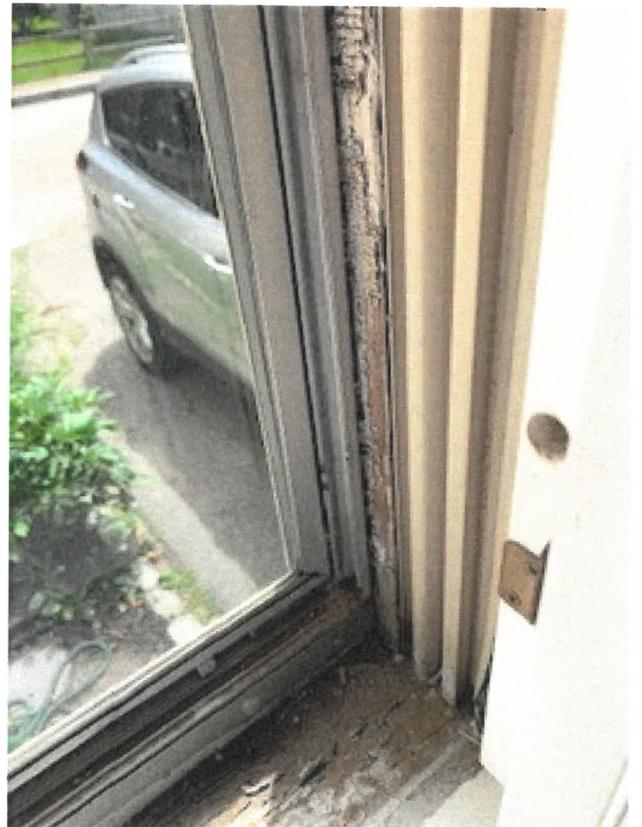
Example Marvin Windows

458 Marcy Street

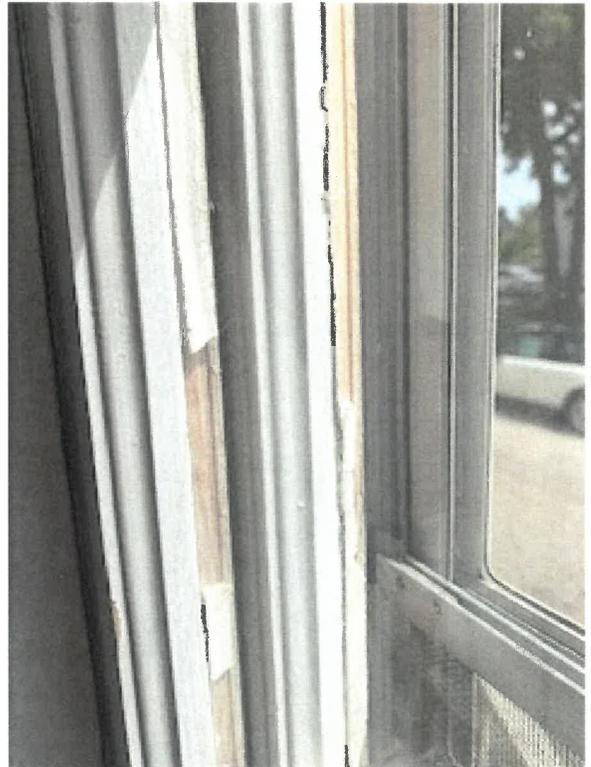
Public Hearing

LU-20-137

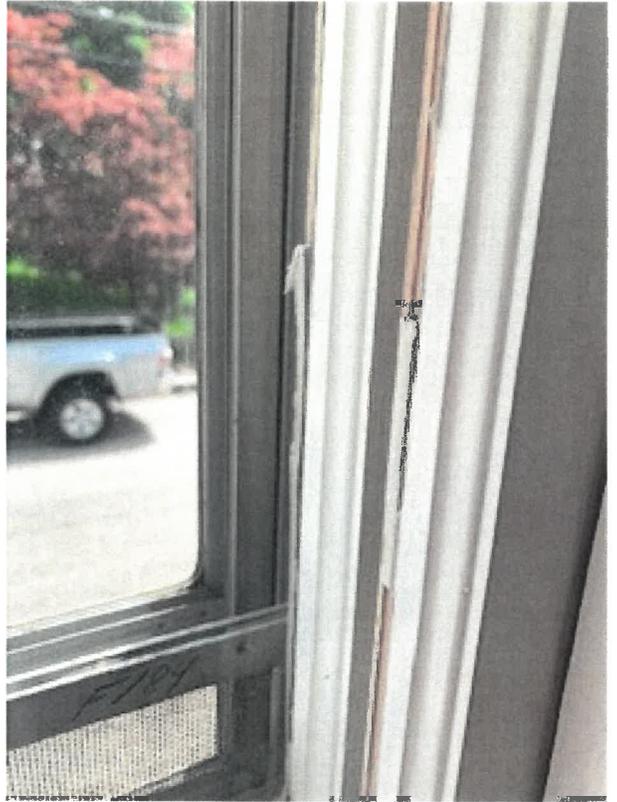
I have done the research on different window manufacturers that the commission suggested. I have chosen the Marvin ELEVATE for my window replacements as an alternate to the Andersen last presented. My neighbors who also fall within the HD on 28 South St and on 38 South St (upper level) both have Marvin insert replacements. I have included photos of the two properties with the Marvin inserts. In addition, is the Information/spec sheet for the Marvin Elevate. They are double hung wood interior inserts with Ultrex (fiberglass exterior) SDL, 7/8's muntins, black half screen and jamb liners will match the sash.

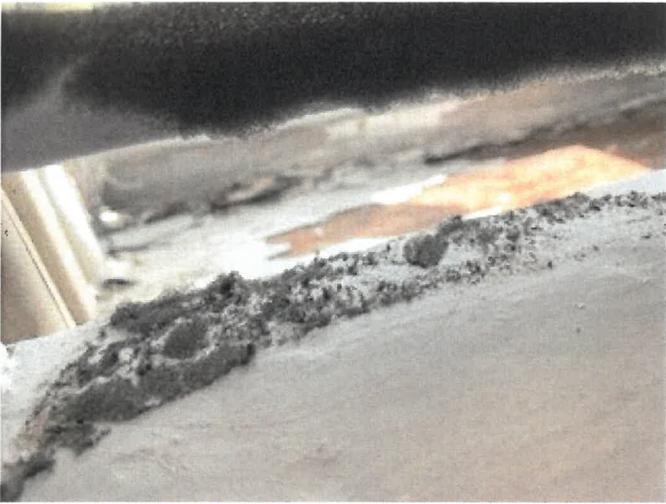
















Double Hung windows with Window Opening Control Devices

DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features ¾ inch insert replacement frame with through jamb installation and up to PG40 performance rating.

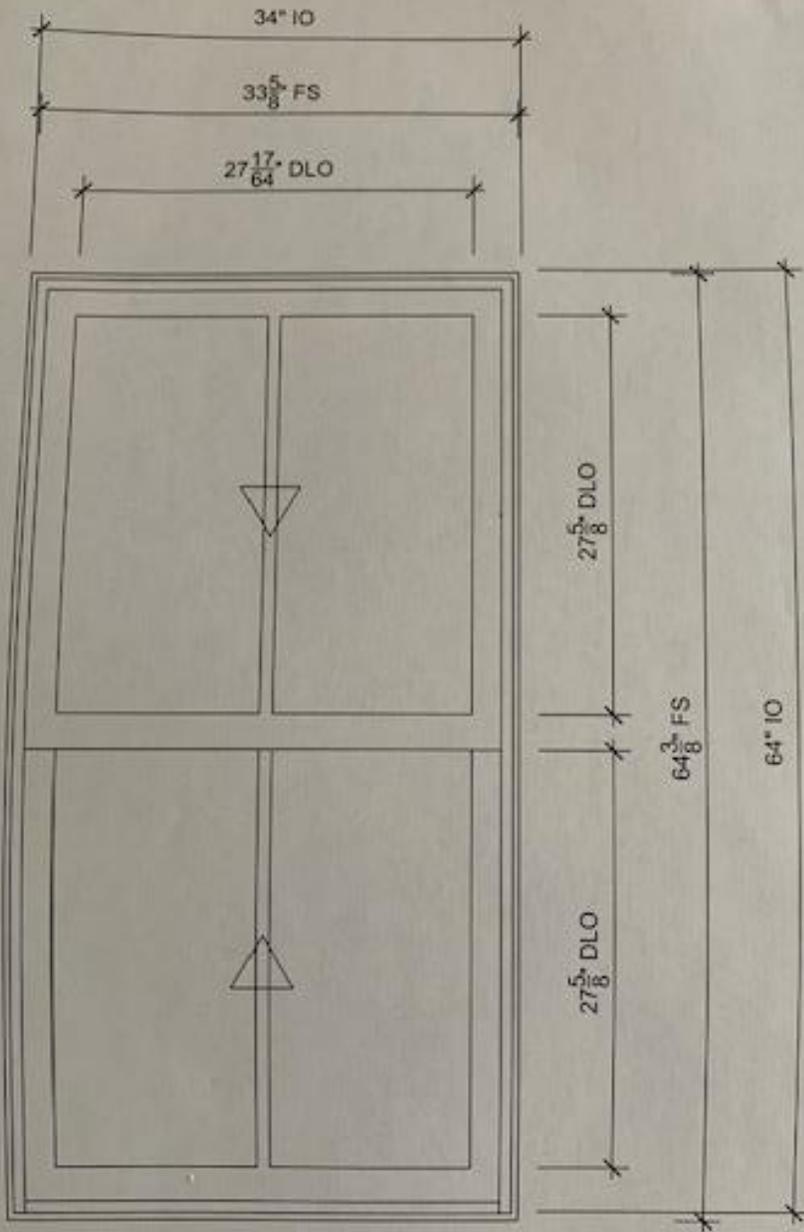


DOUBLE HUNG



DOUBLE HUNG INSERT

Available with (2)
 (Excludes Insert options)



INSERT 30X64

Minor, Sarah
458 Marcy Street

Quote #: 3A8NSNY

A Proposal for Window and Door Products prepared for:
Job Site:
03801

Shipping Address:
SELECTWOOD-MWD SHOWCASE
275 CONSTITUTION AVE
PORTSMOUTH, NH 03801-8600

SELECTWOOD

The Choice For Building Professionals

BRUCE REICHARD
SELECTWOOD-MWD SHOWCASE
275 Constitution Avenue
Portsmouth, NH 03801
Phone: (603) 436-9663

Email: brucer@selectwood.com

This report was generated on 8/13/2020 4:31:47
PM using the Marvin Order Management System,
version 0003.03.00 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

Featuring products from:

MARVIN 

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

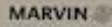
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 1		TOTAL UNIT QTY: 1		EXT NET PRICE: USD 806.03		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Insert 30x64	Elevate	Double Hung Insert 10 34" X 64" Entered as Inside Opening 34" X 64"	806.03	1	806.03

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: insert 30x64	Net Price:	806.03
Qty: 1		Ext. Net Price: USD	806.03



As Viewed From The Exterior

Entered As: IO
 15 33 5/8" X 64 3/8"
 IO 34" X 64"

Egress Information
 Width: 29 31/32" Height: 36 43/64"
 Net Clear Opening: 5.56 SqFt

- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- Elevate Double Hung Insert
- Inside Opening 34" X 64"
- 8 Degree Frame Bevel
- Top Sash:
 - Ebony Exterior
 - Painted Interior Finish - Designer Black Pine Interior
 - IG
 - Low E2 w/Argon
 - Black Perimeter and Spacer Bar
 - 7/8" SDI - With Spacer Bar - Black
 - Rectangular 2W3H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Bottom Sash:
 - Ebony Exterior
 - Painted Interior Finish - Designer Black Pine Interior
 - IG
 - Low E2 w/Argon
 - Black Perimeter and Spacer Bar
 - 7/8" SDI - With Spacer Bar - Black
 - Rectangular 2W3H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Black Weather Strip Package
- 1 Matte Black Sash Lock
- Exterior Inset Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Exiting 58 Angle 2

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Initials required
 Seller: _____
 Buyer: _____

Project Subtotal Net Price: USD	806.03
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	806.03



Example Marvin Window



Example Marvin Window



Example Marvin Windows



Example Marvin Windows

41-43 Market Street

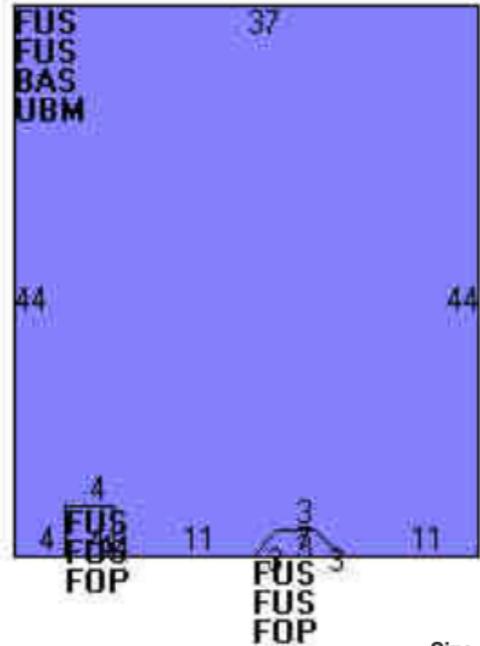
Public Hearing

LU-20-139

41-43 Market Street

Portsmouth NH

City Assessing Information



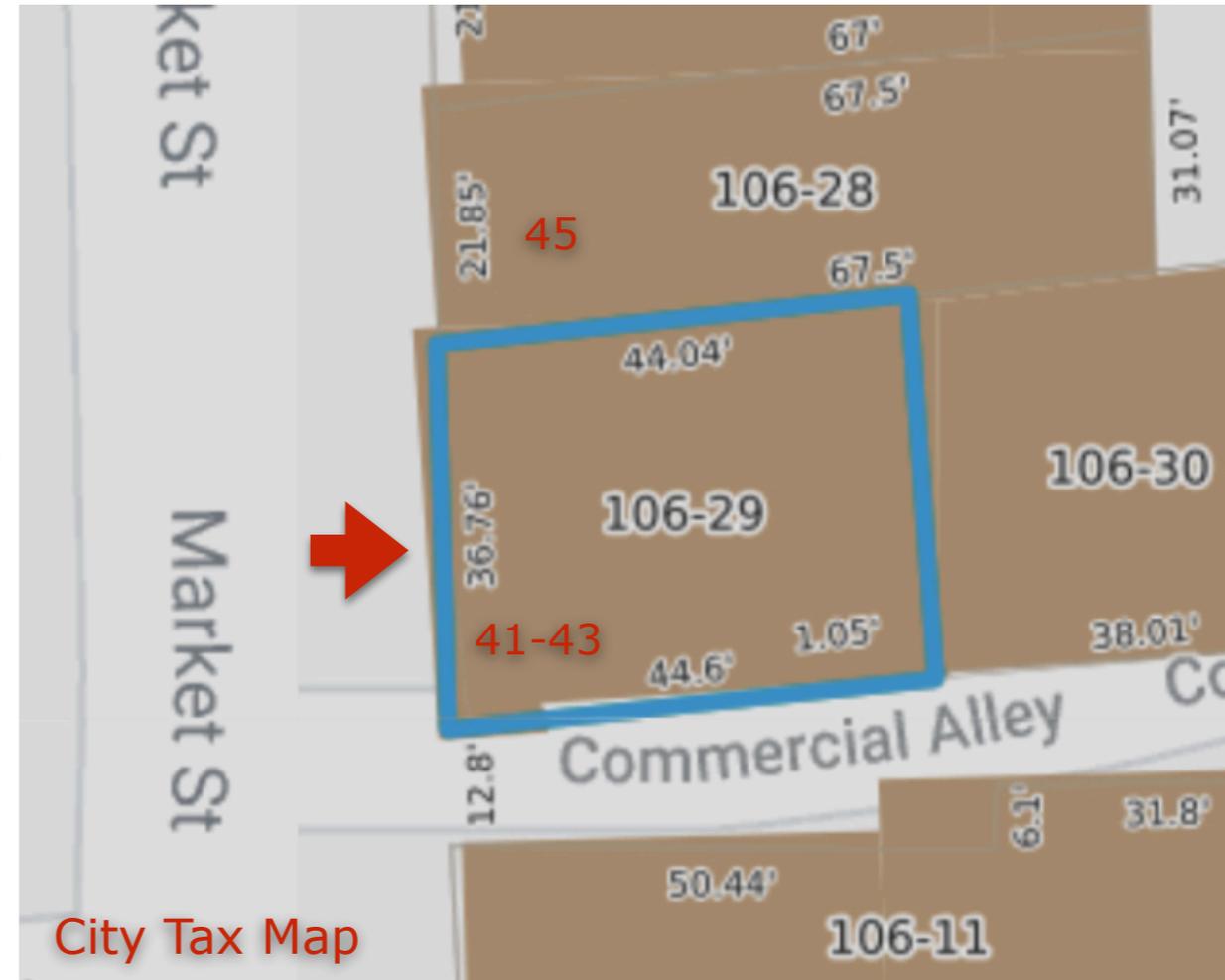
Year Built:	1880	Size (Acres):	0.08
Living Area:	4,858	Use Code:	0310
Replacement Cost:	\$838,717	Description:	PRI COMM
Building Percent:	70	Zone:	CD5
Good:		Neighborhood:	305
Replacement Cost Less Depreciation:	\$587,100	Alt Land Appr Category:	No

Building Attributes	
Field	Description
STYLE	Retail/Office/Apt
MODEL	Commercial
Grade	B
Stories:	3
Occupancy	5
Exterior Wall 1	Brick/Masonry

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	3,256	3,256
BAS	First Floor	1,602	1,602
FOP	Porch, Open	26	0
UBM	Basement, Unfinished	1,602	0
		6,486	4,858

Note:
All anticipated work is within the limits of the building envelope or details on the site.

No new additions to be added.



City Tax Map



Market Street & Commercial Alley View of Exterior

HDC Application Package

Project Scope:

Exterior facade work to upgrade the limestone materials, install new windows (replace in kind) and add two new windows on south elevation (at attic level.) Repair copper gutters, add in LED lighting at eave / dentil work, add new recess roof deck (not visible from street) and clean Market Street brick facade.

Interior work: finish out attic level for bedroom area associated with upper floor unit.

7-17-2020

TMS
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interiors

41-43 Market Street

Portsmouth NH

HDC Application Package

Work Scope:

1. Add new vertical copper gutter / disengage from westerly buildings
2. New recessed deck part of attic work (not visible from Market Street)
3. New LED 2700K lighting at Dentil work at Eave
4. Fix Limestone Band material (Entire Run)
5. Fix Limestone Sill materials (All that are suspect)
6. Clean Brick Facade
7. Replace all upper level windows with Pella windows (Replace in Kind in existing masonry opening)
8. 2 New Pella Windows at attic level (match existing)
9. Relocate new HVAC condensers to roof @ rear of building



Market Street & Commercial Alley View of Exterior

Exterior View at Rear (Above Salt Cellar)

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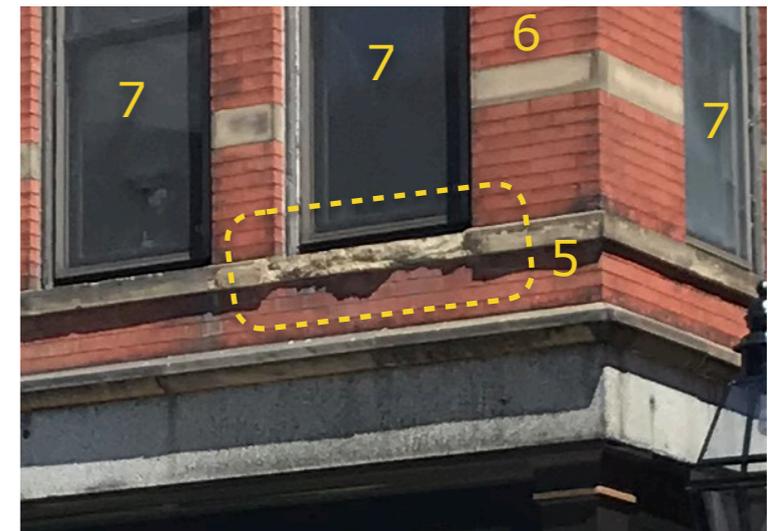
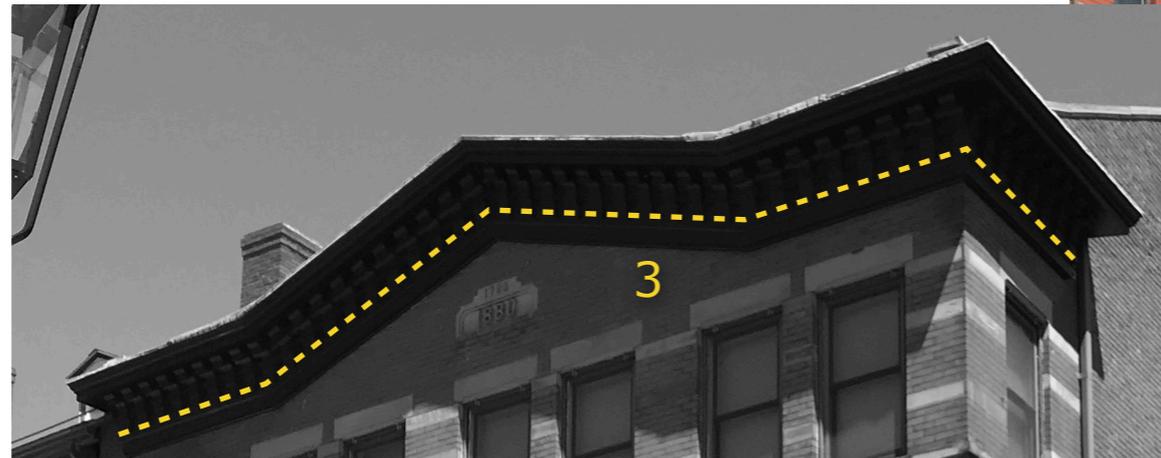
41-43 Market Street

Portsmouth NH

HDC Application Package

Work Scope:

1. Add new vertical copper gutter / disengage from westerly buildings
2. New recessed deck part of attic work (not visible from Market Street)
3. New LED 2700K lighting at Dentil work at Eave
4. Fix Limestone Band material (Entire Run)
5. Fix Limestone Sill materials (All that are suspect)
6. Clean Brick Facade
7. Replace all upper level windows with Pella windows (Replace in Kind in existing masonry opening)
8. 2 New Pella Windows at attic level (match existing)
9. Relocate new HVAC condensers to roof @ rear of building



Remove old unit and add 4 smaller units on roof

41-43 Market Street

Portsmouth NH

Gutters

- Remove existing gutters and replace in kind (size and style)
- Add new gutter material as needed for proper water flow
- Add necessary fasteners (matching style)



Roof Deck and Product Outline



Limestone Note:

- Remove loose areas of limestone
- Source crushed limestone and create mortar mix with cement or lime to build up to original shape
- After dried, shape to match profile
- Color match with recommended polymer modified render solution
- Clear protective sealant for barrier against elements

Condenser Units

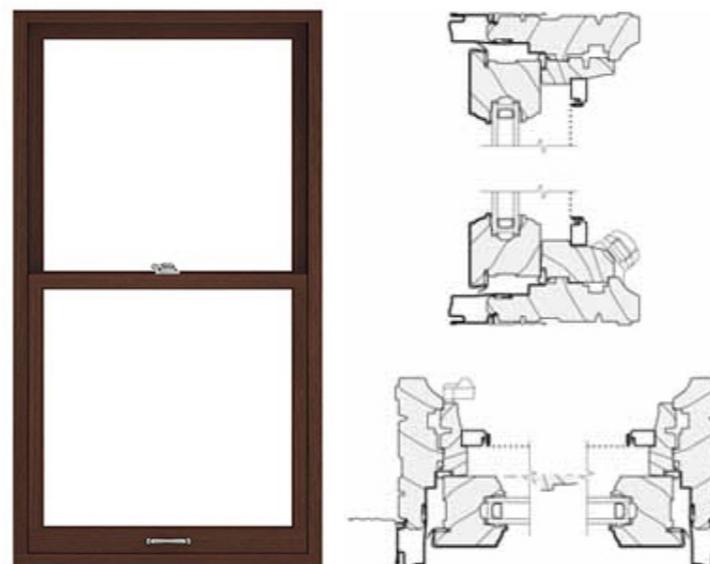
- New HVAC condensers with small footprint
- Coordinate new piping and conduits for least intrusive look



Pella Reserve Series (Black)

Pella® Reserve™ - Traditional Double-Hung Window

- Available in three wood types: Pine, Mahogany, and Douglas Fir.
- Authentic butt joinery with through-stile construction.
- Putty Glaze sash profile available with matching grilles.
- Patent-pending Integrated Rolscreen® retractable screen is optional.
- Optional exterior sash lugs that allow for tilting.
- Operable sizes up to 4' x 8' (LX, additional sizes in [Monumental](#))



LED @ Eaves

- New low throw directional lighting (GFCI / Wet Listed) Between corbels and only reflects up to overhang
- AQ Lighting Cast Bronze



41-43 Market Street

Portsmouth NH

HDC Application Addendum



Commercial Alley: **Existing**



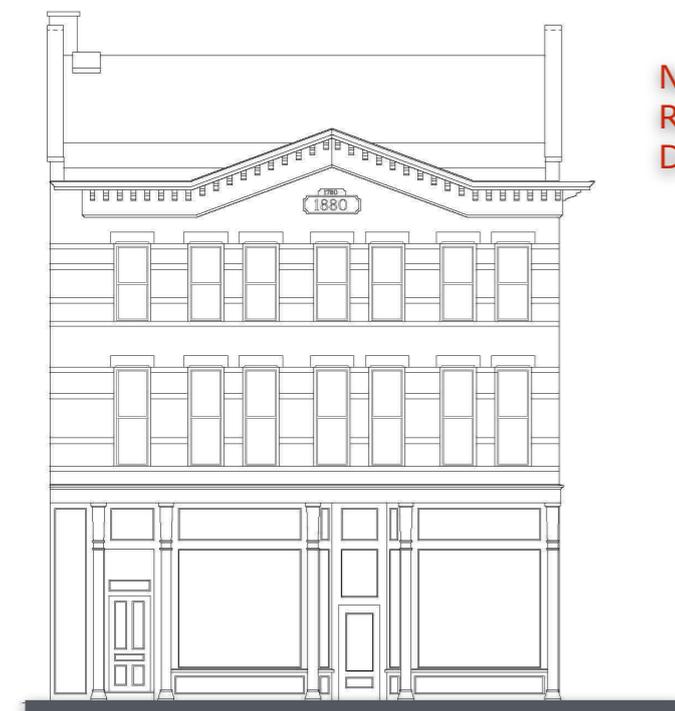
Commercial Alley: **Proposed**

Notes:

Intend to utilize half screens at double hung windows

Re-pointing of brick as needed and in conjunction with limestone work

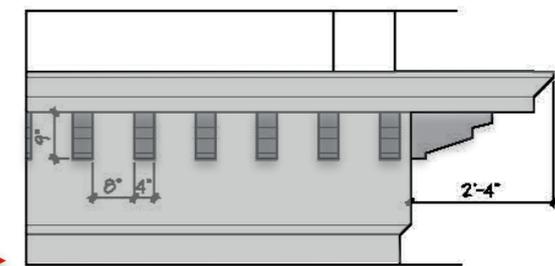
New recessed deck shown at roof at Market Street elevation



Market Street: **Existing**



Market Street: **Proposed**



A: Eave / Overhang Size

Note:

Lighting @ dentil molding has been removed from project scope

2 over 2 @ double hungs

41-43-45 Market Street

Portsmouth NH

HDC Application Addendum

45

41-43



6/6

6/6 or
6/3

6/6 or
6/3

6/6

2/2

2/2

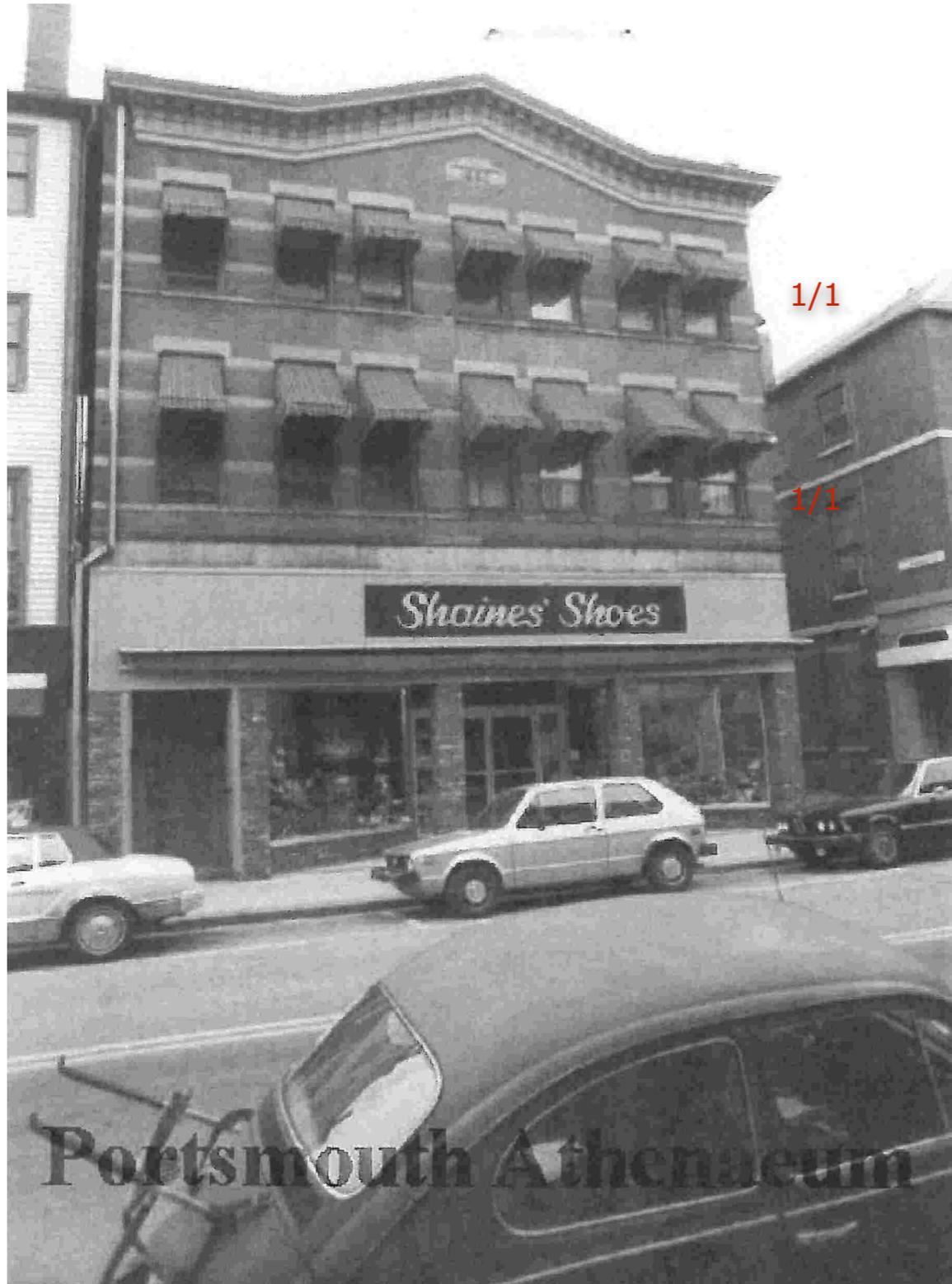
Slightly Recessed &
Straight Entrance Area

Portsmouth Athenaeum

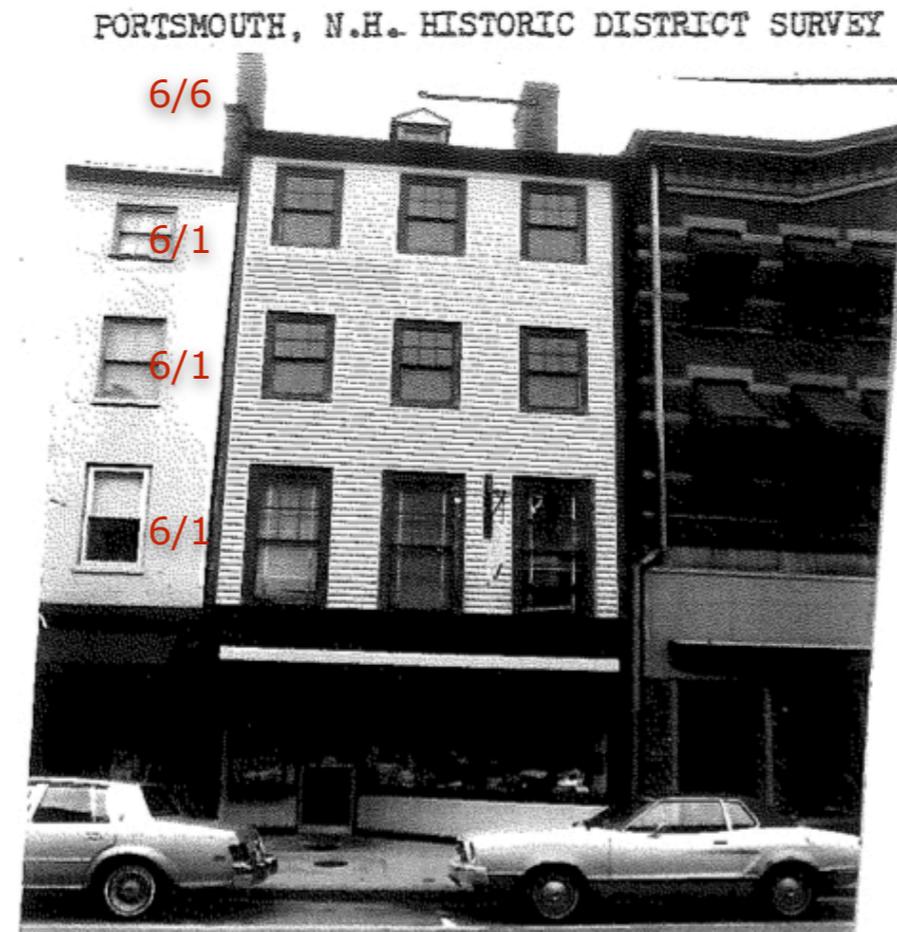
1888 Photo

41-43-45 Market Street

Portsmouth NH



1980's Photo



DESCRIPTION:
A 4-story Federal frame building with lower third & fourth stories, architrave window casings. First story is mid-20c; existing sash is 6/1 in all stories.

1982 Photo

41-43-45 Market Street

Portsmouth NH

HDC Application Addendum

2/2 2/2 8/1



1/1 2/2 & 1/1



2/2 1/1 1/1 & 2/2



East Side of Market Street:

6/6 & 2/1 1/1 & 6/6 & 4/4



6/6 6/6 6/1 1/1



1/1



West Side of Market Street:

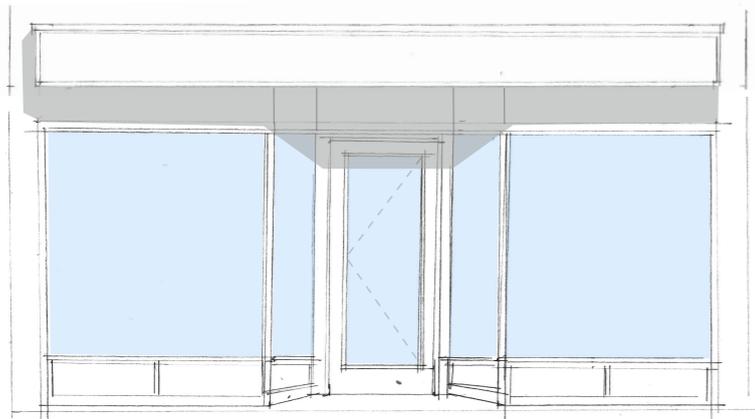
8-5-2020

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interiors

41-43-45 Market Street

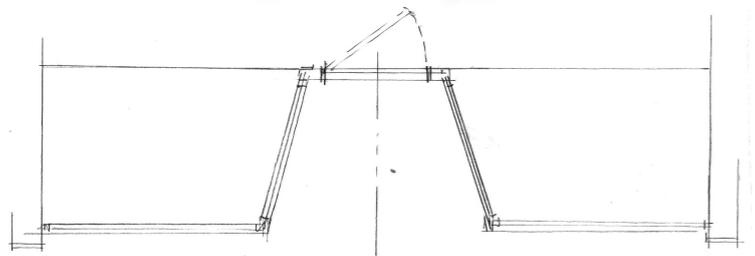
Portsmouth NH

HDC Application Addendum

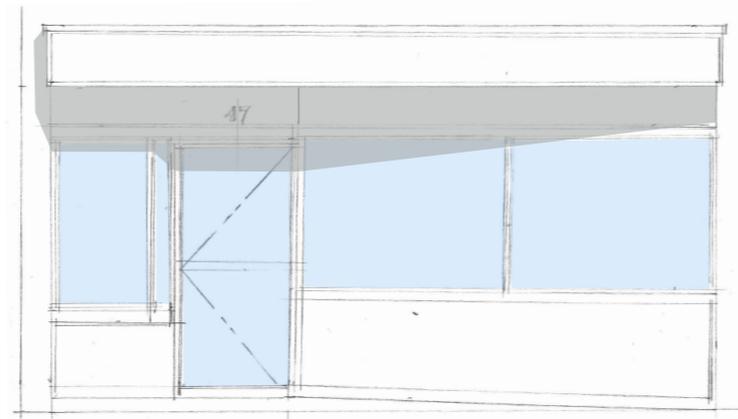


Original (assumed)
Storefront Design (Elevation)

- Possible center door
- Large Sheet Glass
- Lower Panel (16" to 18" high)

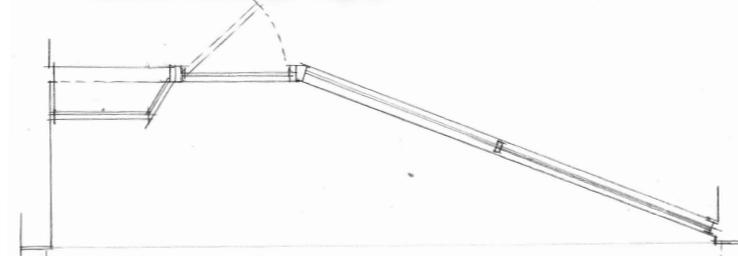


Original (assumed)
Storefront Design (Plan)

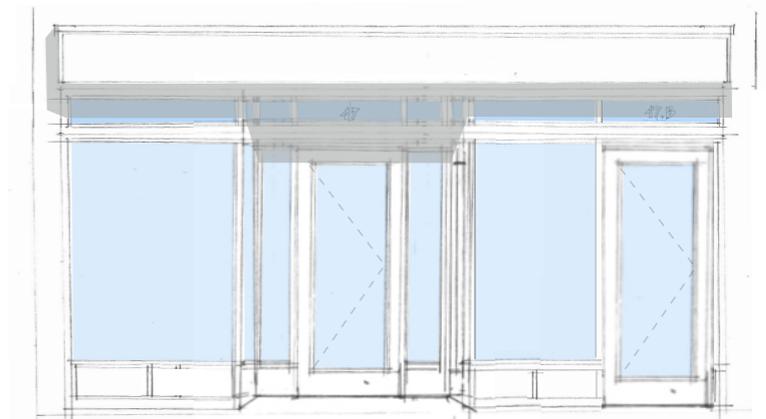


Current

- Offset door
- "Funnel" entrance
- Lower Panel (3' high)

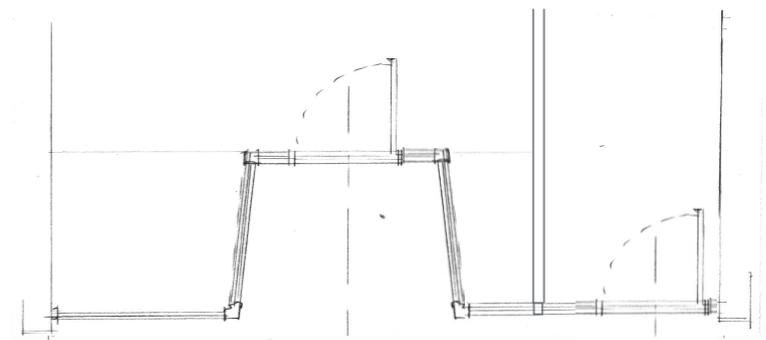


Current



Proposed

- Revert back to older entrance design with slight offset to allow for second door
- Full glass panels with Lower panels 16" to 18" high
- Additional door (for residential and basement access)



Proposed

41-43-45 Market Street

Dartmouth, NH

HDC Application Addendum



Manchester Tan
HC-81

Carrington Beige
HC-93

Existing Market Street
View of Exterior

Possible Color Scheme #3

45 Market Street

Work Session

LUHD-172

45 Market Street

Portsmouth NH

City Assessing Information



Year Built:	1850	Size (Acres):	0.03
Living Area:	1,551	Use Code:	3250
Replacement Cost:	\$492,084	Description:	RETAIL ⓘ
Building Percent Good:	64	Zone:	CD5
Replacement Cost Less Depreciation:	\$314,900	Neighborhood:	305
		Alt Land Appr:	No
		Category:	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,335	1,335
FUS	Upper Story, Finished	216	216
FOP	Porch, Open	72	0
UAT	Attic	840	0
UBM	Basement, Unfinished	768	0
UUS	Upper Story, Unfinished	2,304	0
		5,535	1,551

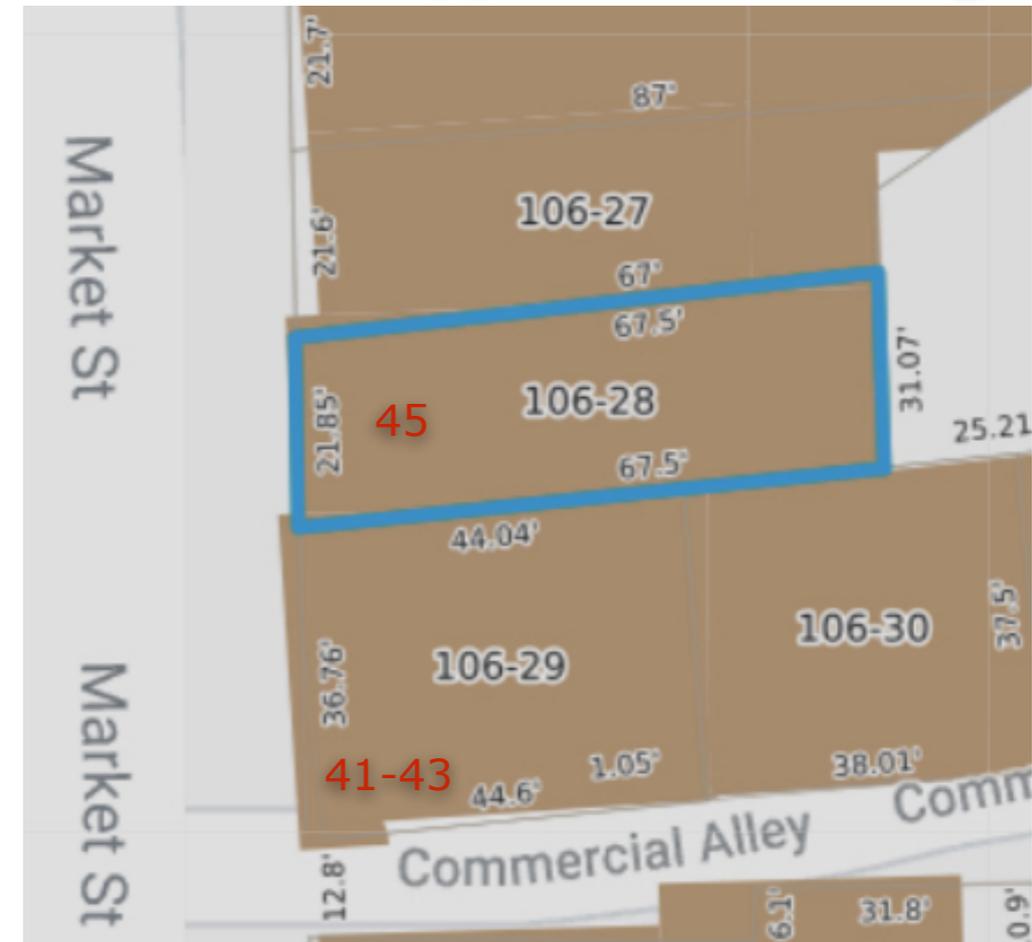
Note:
All anticipated work is within the limits of the building envelope or details on the site.

Rear deck / egress stairs to be added but within footprint of existing building



Market Street View of Exterior

HDC Application Package



Project Scope:

Exterior facade work to replace the vinyl and wood materials (replace in kind for sizing,) install new windows (replace in kind) and update the ground level entry way for the commercial and residential aspects in the building. Repair copper gutters and sign board, add new recess roof deck (not visible from street.)

Interior work: Renovate the entire existing building for commercial at ground level and residential at upper levels.

7-17-2020

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45 Market Street

Portsmouth NH



Existing
East Elevation
(Opposite Market St)

HDC Application Package

A: New attic space roof deck associated with floor four and attic, egress stairs

B: New deck with integral egress stairs

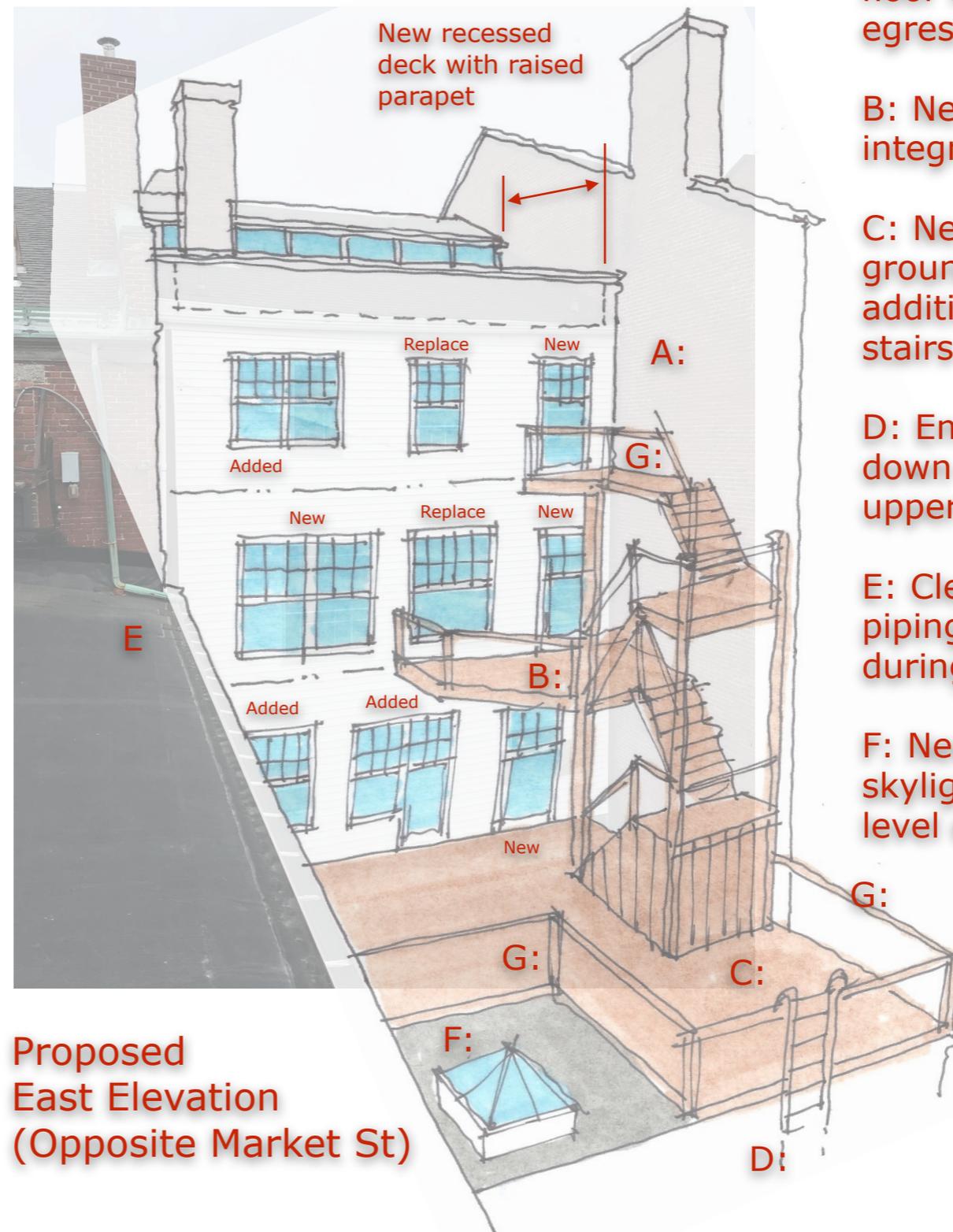
C: New deck (over ground level one-story addition) with egress stairs from above

D: Emergency ladder down to grade for all upper units

E: Clean up gutter piping at left building during this work

F: New pyramid skylight for ground level commercial space

G: Integral railings: 1 1/2" handrail with 1.25" square balusters (not shown to help with clarity)



Proposed
East Elevation
(Opposite Market St)

- * New Pella windows & doors, black (6 / 1 proposed style)
- * Added windows and doors based on floor plan concepts
- * Project scope occurs within footprint of existing building

7-17-2020

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interiors

45 Market Street

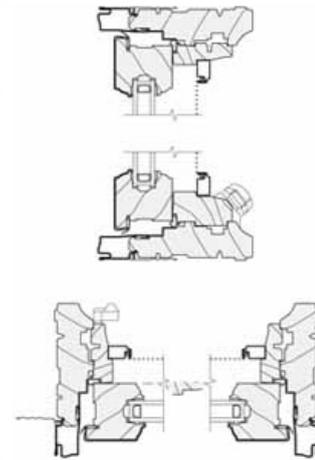
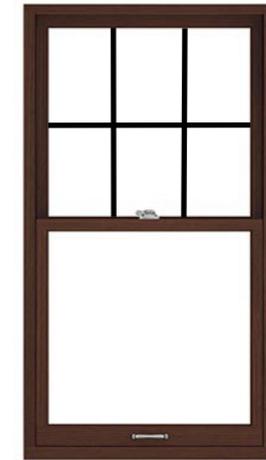
Portsmouth NH

Roof Deck and Product Outline

Pella Reserve Series (Black)

Pella® Reserve™ - Traditional Double-Hung Window

- Available in three wood types: Pine, Mahogany, and Douglas Fir.
- Authentic butt joinery with through-stile construction.
- Putty Glaze sash profile available with matching grilles.
- Patent-pending Integrated Rolscreen® retractable screen is optional.
- Optional exterior sash lugs that allow for tilting.
- Operable sizes up to 4' x 8' (LX, additional sizes in [Monumental](#))



Existing Context



Siding / Trim

- Replace existing vinyl siding and trim with matching style / To-the-weather with James Hardie or similar material
 - Color of trim to be = White / Cream @ Front
 - Color of body to be = Pastel Color @ Front
 - Color of trim to be = White @ Rear
 - Color of body to be = White @ Rear
- Roofing material = Remains asphalt

Proposed Context



Gutters

- Remove existing gutters and replace in kind (size and style)
- Add new gutter material as needed for proper water flow
- Add necessary fasteners (matching style)

Condenser Units

- New HVAC condensers with small footprint
- Coordinate new piping and conduits for least intrusive look



45 Market Street

Portsmouth NH

HDC Application Package



Existing Market Street
View of Exterior



Possible Color Scheme #1



Woodlawn Blue
HC-147

4



Possible Color Scheme #2



Hawthorne Yellow
HC-4

7-17-2020

45 Market Street

Portsmouth NH

- New Cedar Clapboards @ 4" to the weather
- New Cedar trim to match existing widths

HDC Application Addendum

Note:

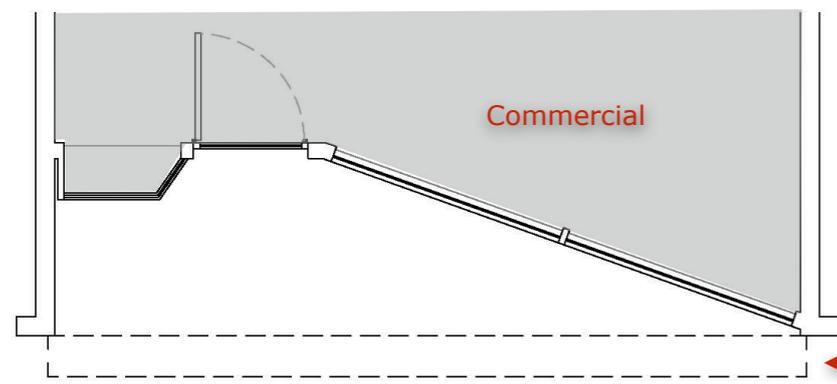
Intend to utilize half screens at double hung windows



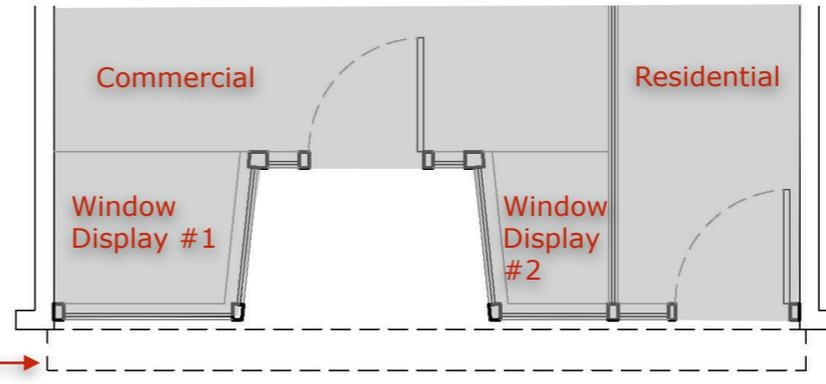
Market Street: **Existing** (shows 41-43-45)



Market Street: **Proposed** (shows 41-43-45)



45 Market Storefront: **Existing**



45 Market Storefront: **Proposed**

- Mimics earliest plan layout from records
- Wood Storefront System (Mahogany) & Double Pane Glass
- 2 Doors
 - 1 Commercial
 - 1 Residential

45 Market Street

Portsmouth NH

HDC Application Addendum



- Existing eave line remains in place
- New railing and baluster system helps create barrier @ attic deck area

41-43-45 Market Street

Portsmouth NH

HDC Application Addendum

45

41-43



6/6

6/6 or
6/3

6/6 or
6/3

6/6

2/2

2/2

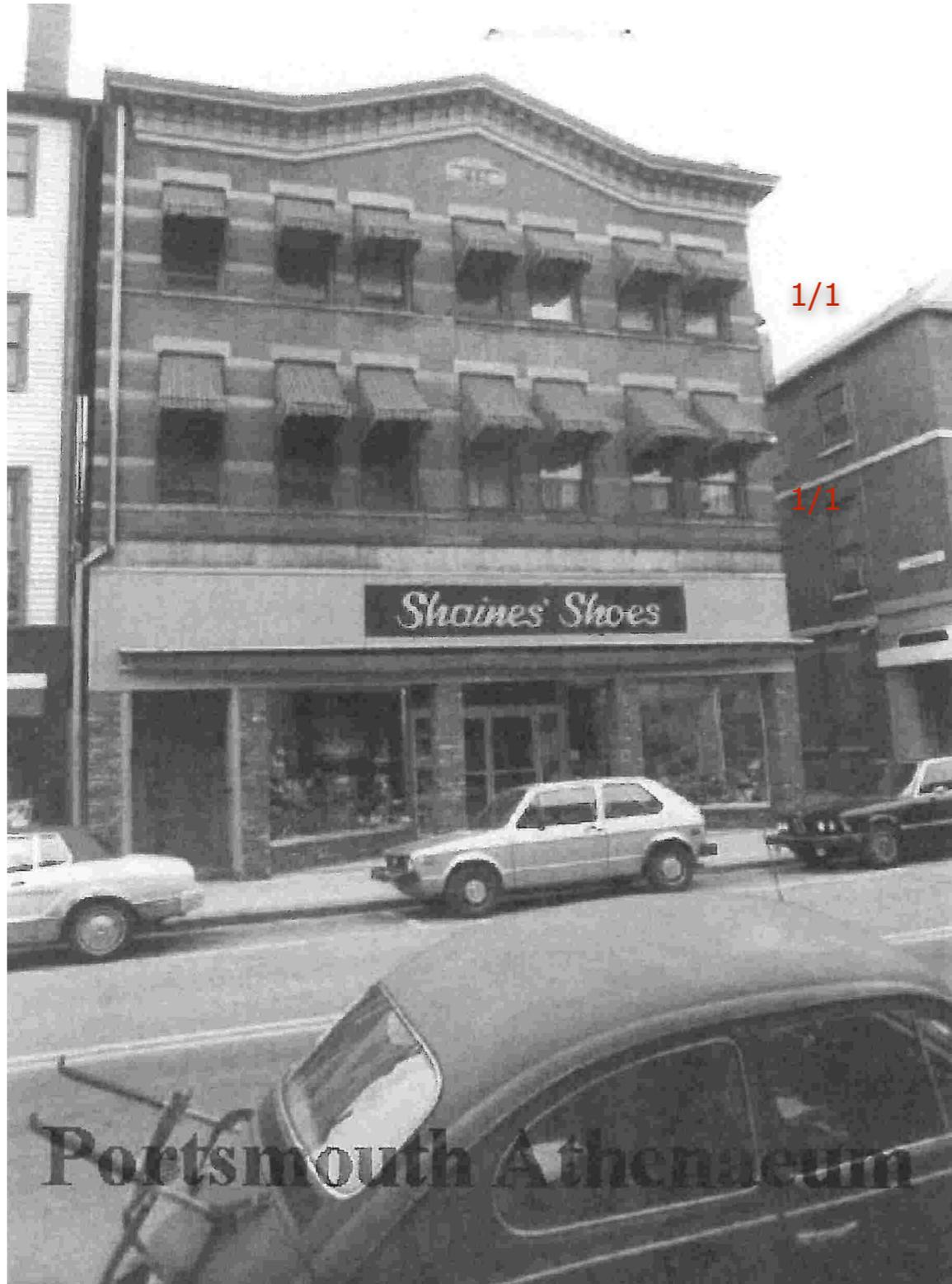
Slightly Recessed &
Straight Entrance Area

Portsmouth Athenaeum

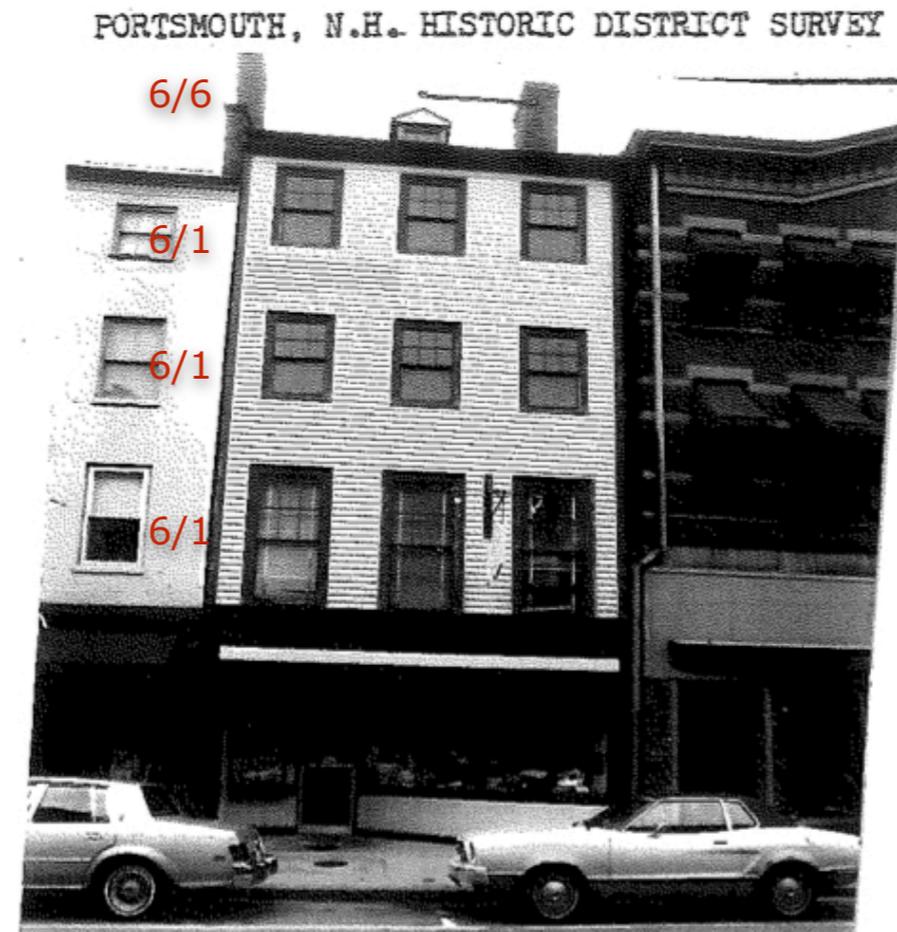
1888 Photo

41-43-45 Market Street

Portsmouth NH



1980's Photo



DESCRIPTION:
A 4-story Federal frame building with lower third & fourth stories, architrave window casings. First story is mid-20c; existing sash is 6/1 in all stories.

1982 Photo

41-43-45 Market Street

Portsmouth NH

HDC Application Addendum

2/2 2/2 8/1



1/1 2/2 & 1/1



2/2 1/1 1/1 & 2/2



East Side of Market Street:

6/6 & 2/1 1/1 & 6/6 & 4/4



6/6 6/6 6/1 1/1



1/1



West Side of Market Street:

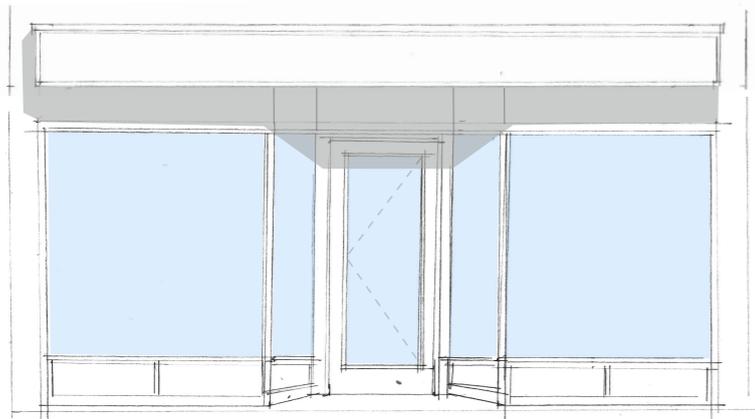
8-5-2020

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interiors

41-43-45 Market Street

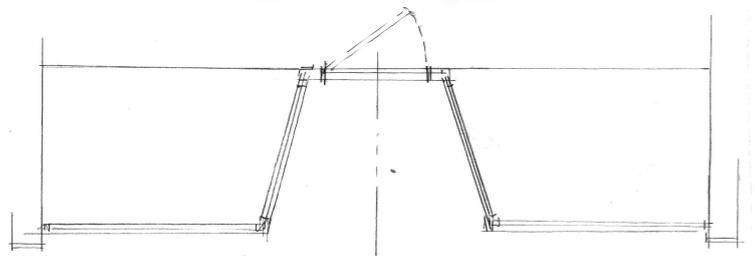
Portsmouth NH

HDC Application Addendum

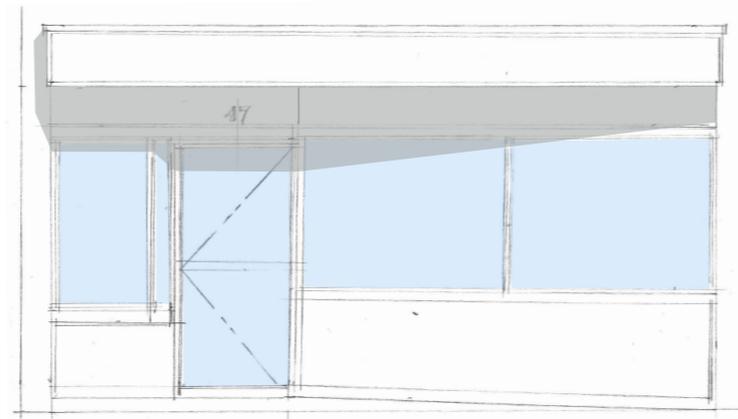


Original (assumed)
Storefront Design (Elevation)

- Possible center door
- Large Sheet Glass
- Lower Panel (16" to 18" high)

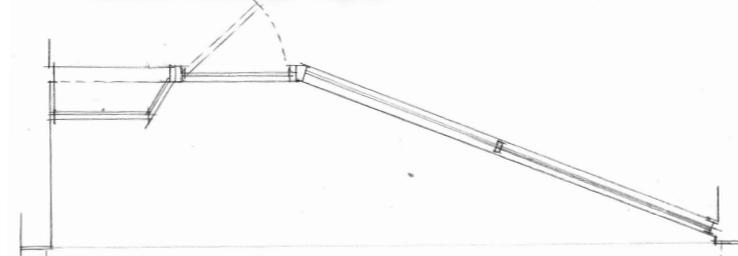


Original (assumed)
Storefront Design (Plan)

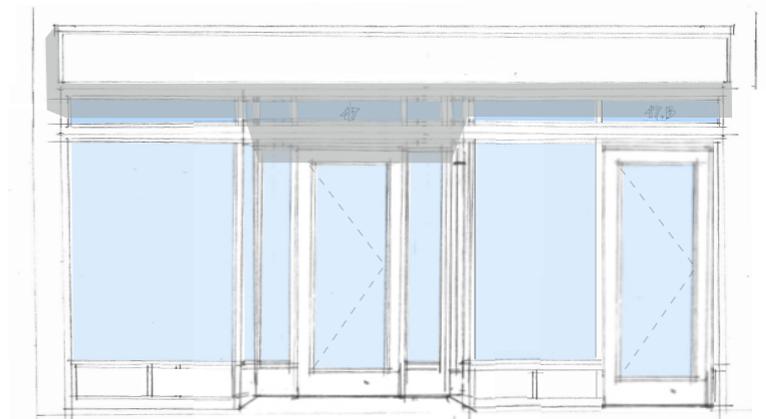


Current

- Offset door
- "Funnel" entrance
- Lower Panel (3' high)

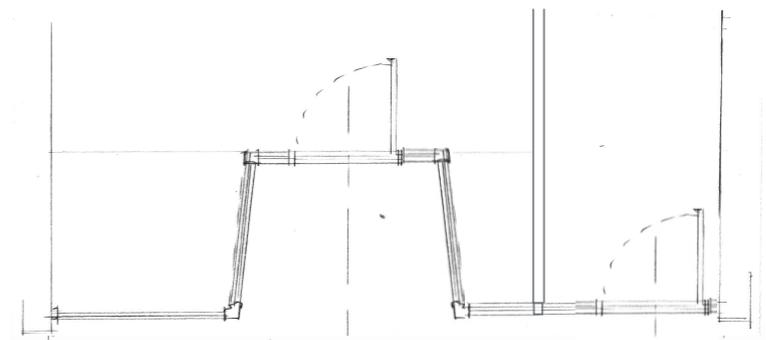


Current



Proposed

- Revert back to older entrance design with slight offset to allow for second door
- Full glass panels with Lower panels 16" to 18" high
- Additional door (for residential and basement access)



Proposed

41-43-45 Market Street

Dartmouth, NH

HDC Application Addendum



Manchester Tan
HC-81

Carrington Beige
HC-93

Existing Market Street
View of Exterior

Possible Color Scheme #3