

# HDC

## ADMINISTRATIVE APPROVALS

August 04, 2021

1. 14 Mechanic Street - Recommended Approval
2. 110 Brewery Lane - Recommended Approval
3. 45 Market Street - Recommended Approval
4. 46 Maplewood Avenue - Recommended Approval
5. 379 New Castle Avenue - Recommended Approval
6. 57 Salter Street - Recommended Approval
7. 93 State Street - Recommended Approval
8. 145 Maplewood Avenue - Recommended Approval

**1. 14 Mechanic Street - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of metal railing systems at the front entry and at the rear master balcony of the structure.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



07/26/2021

**LUHD-338**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** May 12, 2021

**Applicant**

Joshua Butkus  
kscannell@destefanomaugel.com  
22 ladd st  
portsmouth, NH 03801  
2034000802

**Location**

14 MECHANIC ST  
Portsmouth, NH 03801

**Owner:**

ROESE JOHN J REVOCABLE TRUST OF 2016 & ROESE JOHN JOSEPH TRUSTEE  
55 ELM ST EFFINGHAM, NH 03882

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Project Information**

**Brief Description of Proposed Work**

We are seeking approval for two new wrought iron railing systems at the front entry and rear master balcony.

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

the installation of wrought iron railing systems- (1) at the front entry and (1) at the rear master balcony

**Project Representatives**

**Relationship to Project**

Architect

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

--

**Full Name (First and Last)**

Joshua Butkus

**Business Name (if applicable)**

--

**Mailing Address (Street)**

22 Ladd Street

**City/Town**

Portsmouth

**State**

New Hampshire

**Zip Code**

03801

**Phone**

203-400-0802

**Email Address**

jbutkus@destefanomaugel.com

**Acknowledgement**

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



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



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

Other

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

**2. 110 Brewery lane - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of an awning over the existing patio.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



07/26/2021

**LUHD-365**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Jul 13, 2021

**Applicant**

MICHAEL CAVARETTA  
cornerstonepizza.nh@gmail.com  
110 BREWERY LN  
UNIT 102  
Portsmouth, NH 03801  
603-294-0965

**Location**

110 BREWERY LN  
Portsmouth, NH 03801

**Owner:**

Mike Cavaretta  
110 Brewery In Portsmouth , Nh 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

--

**Project Information**

**Brief Description of Proposed Work**

Installation of awning over existing patio

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

--

**Project Representatives**

**Relationship to Project**

Other

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

Awning installer

**Full Name (First and Last)**

Jay salem

**Business Name (if applicable)**

Mr awnings

**Mailing Address (Street)**

380 lowell st

**City/Town**

Wakefield

**State**

Ma

**Zip Code**

01801

**Phone**

978-774-4999;716

**Email Address**

jay@mrawnings.com

**Acknowledgement**

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

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

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

Other

# FACTS

Qualität / Quality / Qualité / Qualità / Calidad **324 FIREMASTER**

Anwendungen / Applications / Aplicaciones / Applicazione / Applicaciones

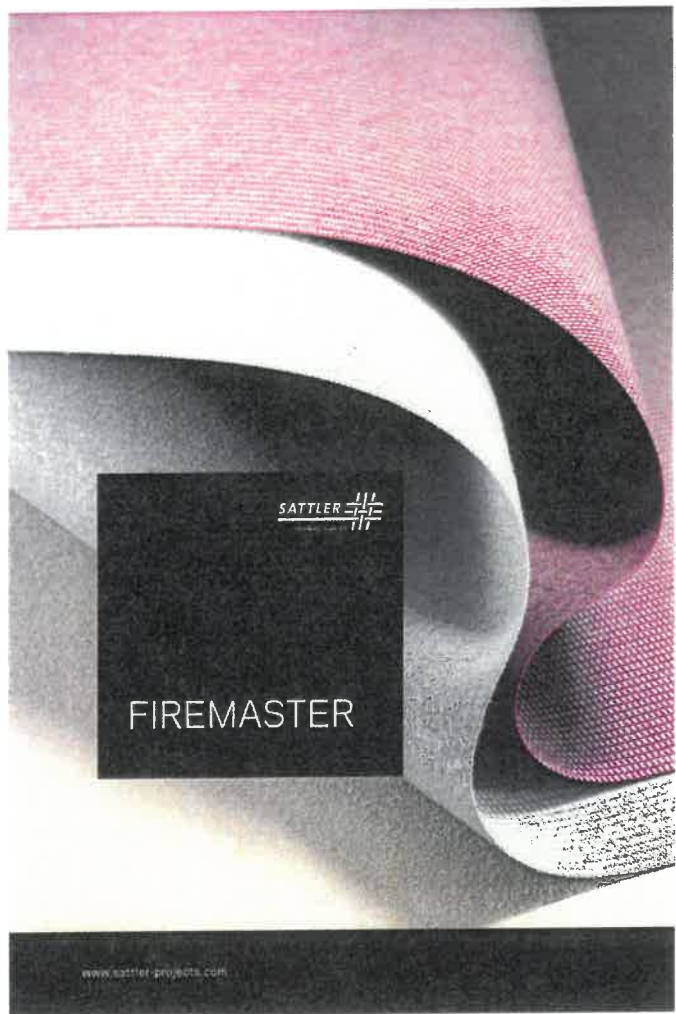
	DIN 60 902		DIN ISO 9354
			DIN EN 12121
	DIN EN ISO 13834-1		DIN EN ISO 13934-1
	EN 24 920		DIN EN ISO 1105-804
	DIN EN ISO 105-802		5,3 C1 M2
	EN 20811		

Koformitätsklärung / Declaration of conformity / Déclaration de conformité / Dichiarazione di conformità / Declaración de conformidad

Spezialbescheidung / Special finish / Embleem speciale / Sinalmärke speciale / Acabado especial

**SATTLER**

www.sattler-projects.com



© 2017 Sattler GmbH | Firemaster 324 | Artikel-Nr. 1.0106.0017



## Reinigung & Pflege / Cleaning & Care / Nettoyage & Entretien / Pulizia & cura / Limpieza y mantenimiento

- Niemals mit Hochdruckreinigen behandeln / Never clean with high pressure cleaners / Ne jamais nettoyer avec des nettoyeurs à haute pression / Non effettuare trattamenti con idropulitori / Nunca limpie con aspersores de inyección a presión
- Lokale Schmutz regelmäßig entfernen / Remove local dirt regularly / Éliminer les salissures régulièrement / Rimuovere regolarmente lo sporco leggero / Remueva la suciedad regularmente
- Niemals scharfe oder spitze Gegenstände / Never use sharp or pointed objects / Ne jamais utiliser d'objets pointus / Non usare oggetti appuntiti o doliere / Nunca emplee objetos afilados
- Mit Wasser und milden Seifenwaschlösungen / Clean with a mild soapy water solution / À nettoyer avec de l'eau et de la lessive douce / Pulire con acqua e poca saponi di sapone / Limpiar con agua y una solución de jabón suave

## LEGENDE / LEGEND / LÉGENDE / LEGGENDA / LEYENDA

- Detail view / Vue détaillée / Vista detallada / Vista detallada
- Dimensions / Dimensionen / Dimensiones / Dimensiones
- Screen effect / Effet écran / Efecto pantalla / Efecto pantalla
- Weight / Poids / Peso / Peso total
- Width / Largeur / Ancho / Ancho
- Tension strength / Résistance à la traction / Resistencia a la tracción / Resistencia a la tracción / Resistencia a la tracción
- Water repellency / Imperméabilité / Resistencia a la intemperie / Resistencia a la intemperie
- Light fastness / Résistance à la lumière / Resistencia a la luz / Resistencia a la luz
- Water resistance / Résistance à l'eau / Resistencia al agua / Resistencia al agua
- Fire resistance / Résistance au feu / Resistencia al fuego / Resistencia al fuego
- Abrasion resistance / Résistance à l'abrasion / Resistencia al frotamiento / Resistencia al frotamiento

www.sattler-projects.com



# FIREMASTER



324 024 UV 80



324 001 UV 80



324 010 UV 80



324 021 UV 80



324 023 UV 80



324 022 UV 80



324 025 UV 80



324 026 UV 80



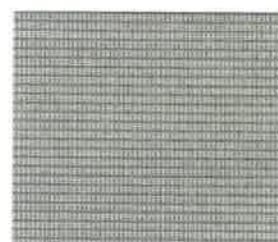
324 028 UV 80



324 029 UV 80



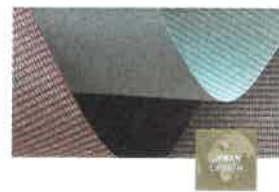
324 921 UV 80 | 0,3 cm



324 925 UV 80 | 0,3 cm



324 922 UV 80 | 0,3 cm



324 929 UV 80 | 0,3 cm



324 929 UV 80 | 0,3 cm



324 944 UV 80 | 0,3 cm

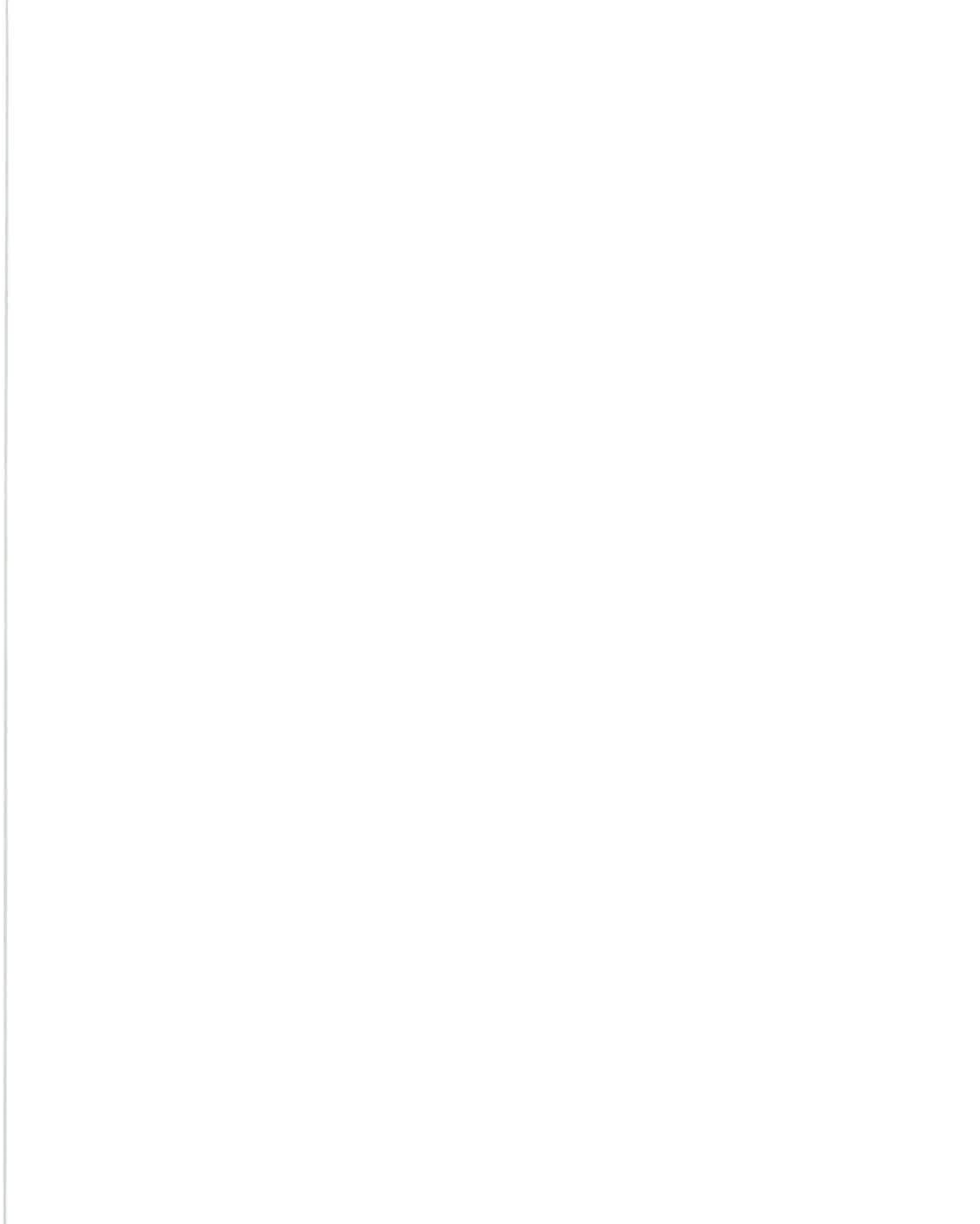
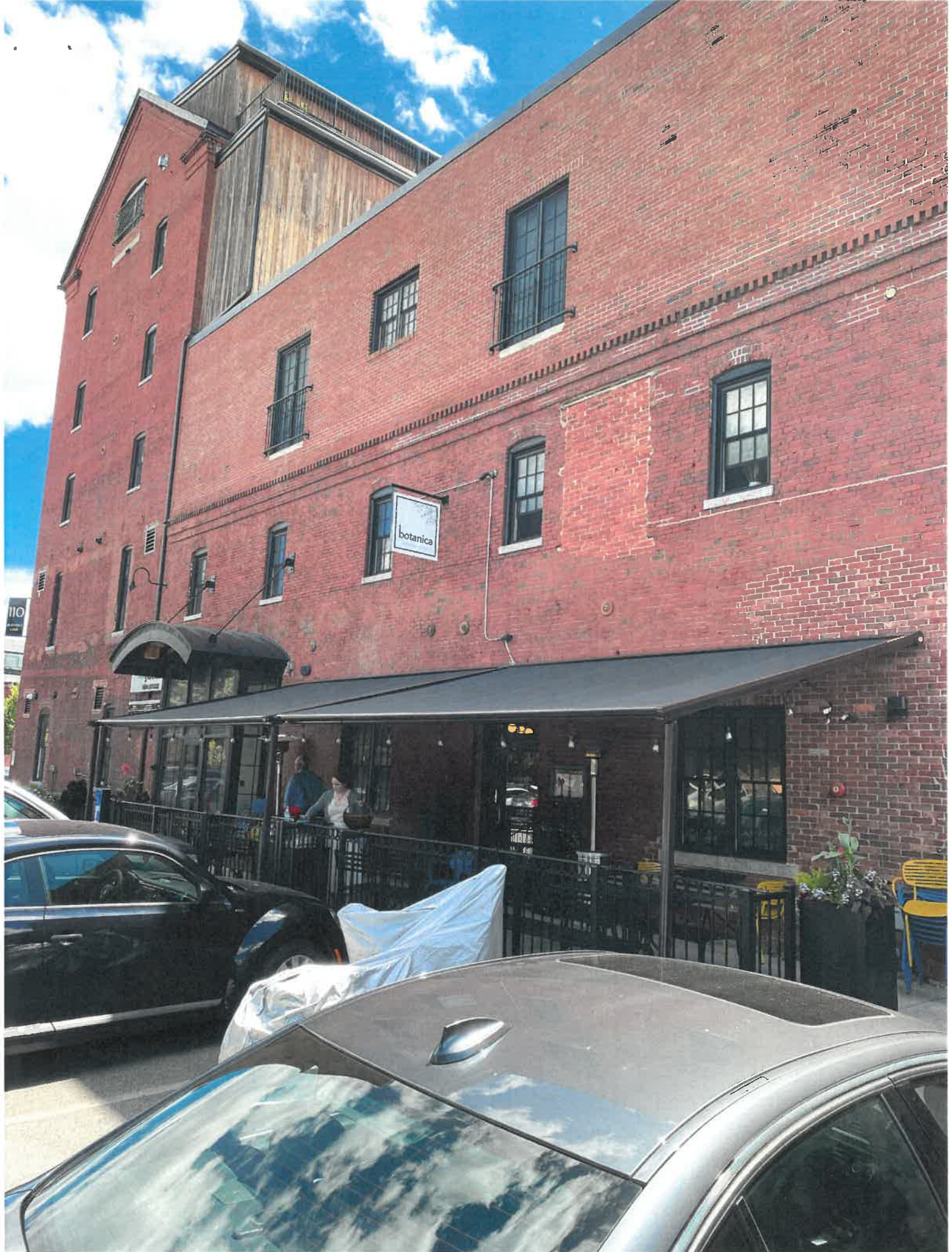
## Special Features

Flächhaft / e-zerfaseret nach ISO 14001 / ÖKO-TEX /  
 Entworfen / Disainy / konfirmyrovano nach ISO 14001 i /  
 "Oeko-tek" / (Diseñu / confectados por / 14001 i /  
 Oeko-tek, certifikatsion / en / norma ISO 14001 i /  
 Oeko-tek" / (Diseñu / confectados / certificado /  
 informatsion / norma ISO 14001 i / Oeko-tek)

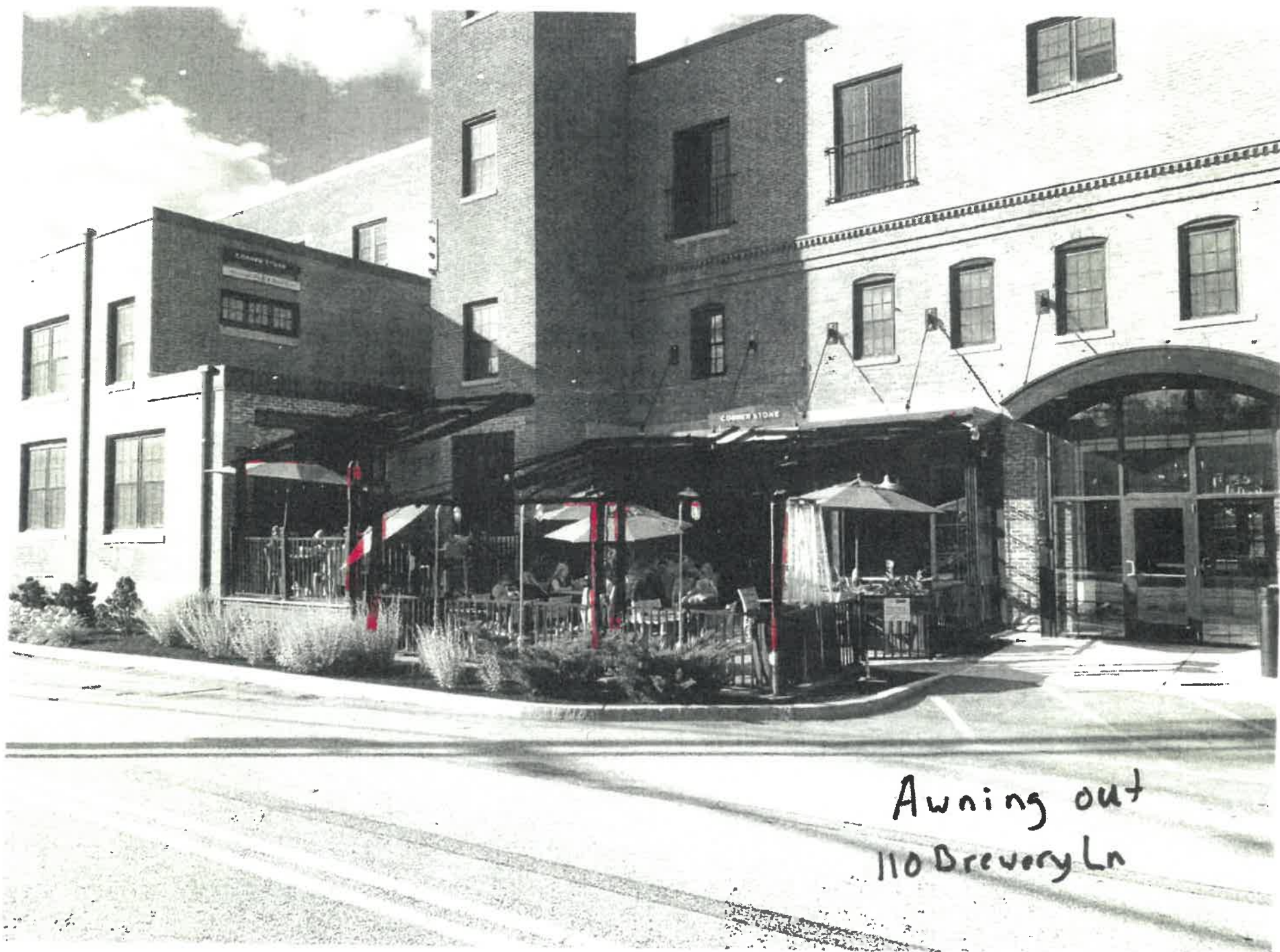
Gi-urid / (informatsion / u /  
 (informatsion / u / informatsion / u /  
 (informatsion / u / informatsion / u /  
 (informatsion / u / informatsion / u /

"Schwer-/Hilfsstoffe (Fluor- /  
 (informatsion / u / informatsion / u /  
 (informatsion / u / informatsion / u /  
 (informatsion / u / informatsion / u /









Awning out  
110 Brewery Ln

### 3. 45 Market Street - Recommended Approval

**Background:** The applicant is seeking approval for the removal and replacement of (2) existing chimney's (with the same size, height and style).

**Staff Comment:** Recommended Approval

#### Stipulations:

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



07/26/2021

**LUHD-367**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Jul 15, 2021

**Applicant**

Shannon Alther  
pod1@tms-architects.com  
1 Cate Street  
Portsmouth, NH 03801  
603-436-4274

**Location**

45 MARKET ST  
Portsmouth, NH 03801

**Owner:**

C5 45 MARKET STREET LLC  
45 MARKET ST PORTSMOUTH, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

--

**Project Information**

**Brief Description of Proposed Work**

Asking for Administrative Approval for removal of two existing chimneys during demolition of 45-47 Market Street with the intent to replace in kind (chimney mass size / height as well as brick style and mortar thickness.) The existing chimneys were in failure in a number of locations.

We are also interested in replacing the Market Street side roofing with wood Cedar Shingles that would be indicative to the original building material used. The building currently has asphalt shingles and we had patching and matching that existing asphalt as needed in our HDC presentation.

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

--

**Project Representatives**

**Relationship to Project**

Architect

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

--

**Full Name (First and Last)**

Shannon Alther

**Business Name (If applicable)**

TMS Architects

**Mailing Address (Street)**

1 Cate Street

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

603-436-4274

**Email Address**

pod1@tms-architects.com

**Acknowledgement**

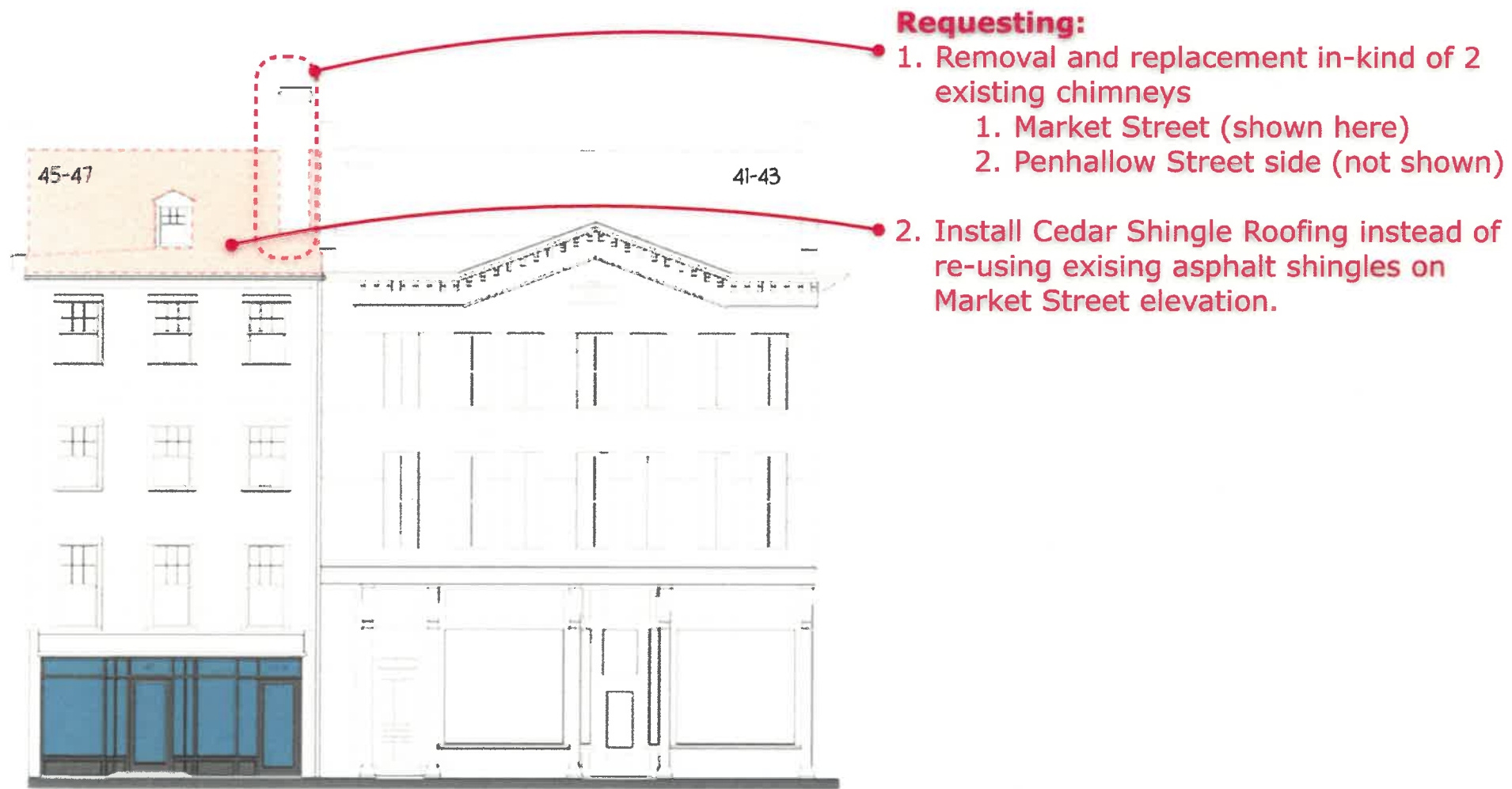
I certify that the information given is true and correct to the best of my knowledge.



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

# 45 Market Street

Portsmouth NH



**Requesting:**

- 1. Removal and replacement in-kind of 2 existing chimneys
  - 1. Market Street (shown here)
  - 2. Penhallow Street side (not shown)
- 2. Install Cedar Shingle Roofing instead of re-using existing asphalt shingles on Market Street elevation.

Market Street: **Proposed**

Administrative Approval Request



**4. 46 Maplewood Avenue - Recommended Approval**

**Background:** The applicant is seeking approval the installation of mechanical louvers, roof top mechanical vents and expanded walkway (at street level).

**Staff Comment:** Recommended Approval

**Stipulations:**

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



07/26/2021

**LUHD-368**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Jul 16, 2021

**Applicant**

Jennifer Ramsey  
jramsey@sommastudios.com  
36 Maplewood Ave  
Portsmouth, NH 03801  
603-766-3760 ext. 1

**Location**

46 MAPLEWOOD AVE  
Portsmouth, NH 03801

**Owner:**

THIRTY MAPLEWOOD LLC  
36 MAPLEWOOD AVE PORTSMOUTH, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

--

**Project Information**

**Brief Description of Proposed Work**

Mechanical Louvers in pre-determined shadow boxed, roof top mechanical vent and expanded walkway at street level.

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

--

**Acknowledgement**

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



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



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

Owner of this property

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

--

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

**HDC Certificate of Approval Granted**



**HDC Approval Date**

--

**Planning Staff Comments**

--

**INTERNAL USE ONLY -- Letter of Decision Information**

**Owner Addressee Full Name and Title**

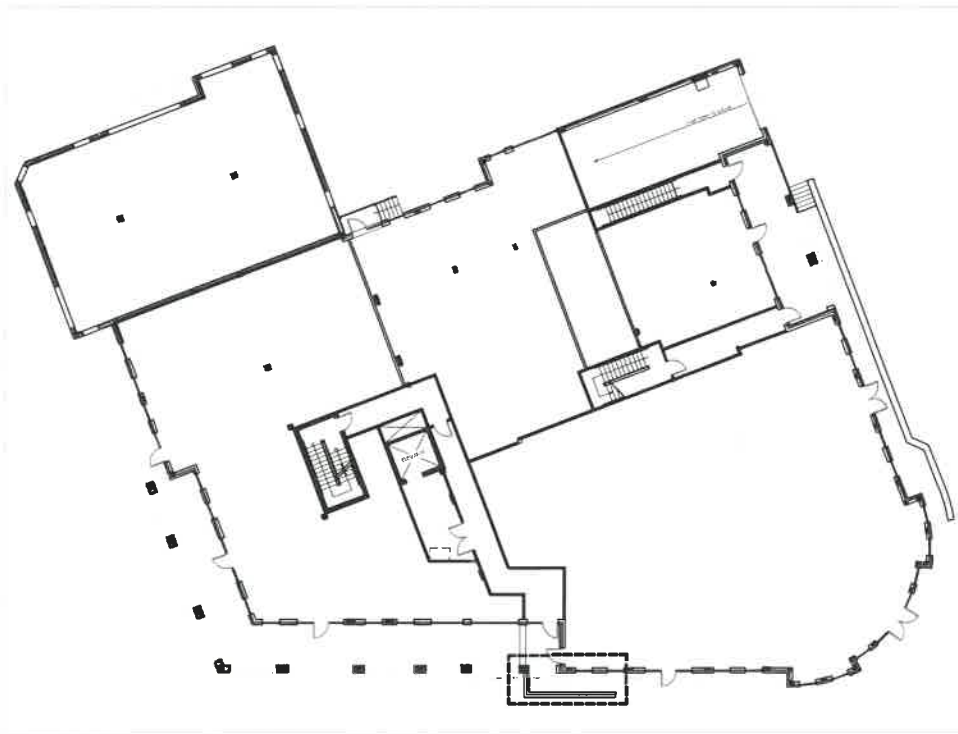
--

**Owner Addressee Prefix and Last Name**

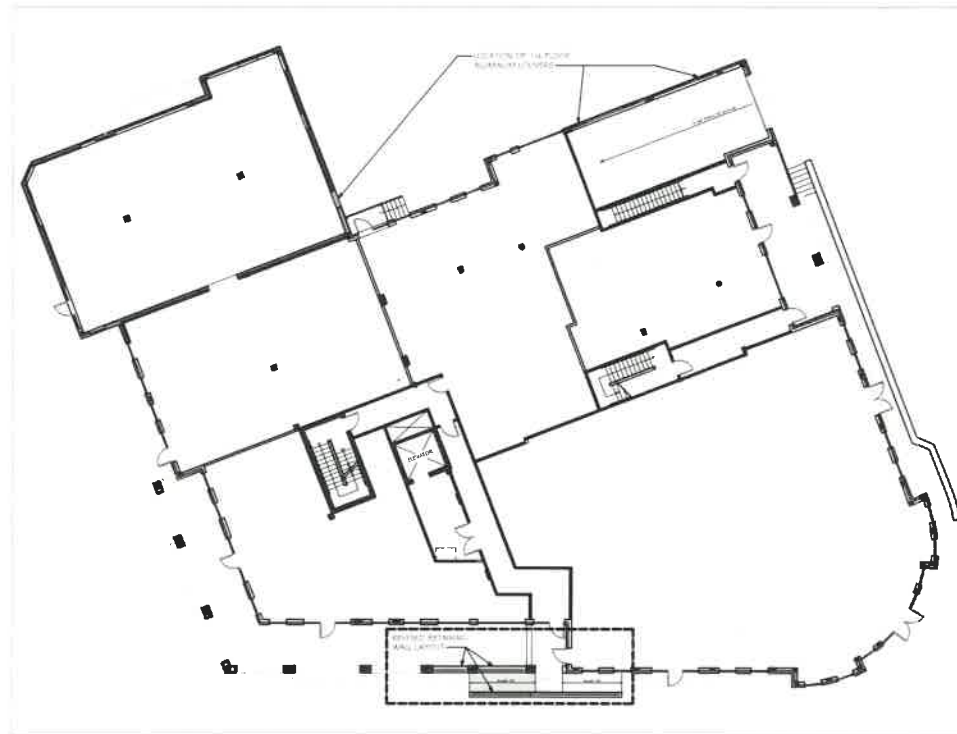
--

**Owner Organization / Business Name**

**Owner Contact Street Address**

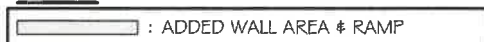



Previously Approved Building Footprint  
SCALE: N.T.S.



Proposed Building Footprint  
SCALE: N.T.S.

LEGEND

-  : ADDED WALL AREA & RAMP
-  : PREVIOUSLY APPROVED WALL AREA





Previously Approved Mapewood Avenue Elevation  
SCALE: N.T.S.



RETAINING WALL w/RAILING- MATCH  
PREVIOUSLY APPROVED DEER ST. DESIGN

Proposed Mapewood Avenue Elevation  
SCALE: N.T.S.

LEGEND

- : ADDED WALL AREA & RAMP
- : PREVIOUSLY APPROVED WALL AREA





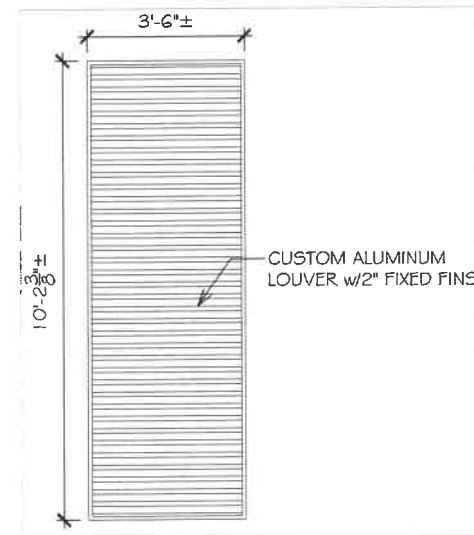


**Previously Approved Deer Street Elevation**  
SCALE: N.T.S.



**Proposed Deer Street Elevation**  
SCALE: N.T.S.

46 Maplewood Avenue, Portsmouth, New Hampshire  
SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878



**Louver Detail, typ.**  
SCALE: 3/8" = 1'-0"

AA

SCALE: AS NOTED

8.4.21  
SH. 3





**Previously Approved Bridge Street Elevation**

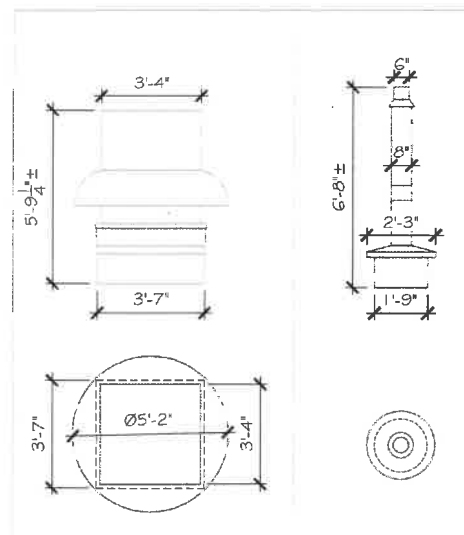
SCALE: N.T.S.



**Proposed Bridge Street Elevation**

SCALE: N.T.S.

46 Maplewood Avenue, Portsmouth, New Hampshire  
 SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878



**Generator Exhaust Fan & Flue**

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

AA

SCALE: AS NOTED

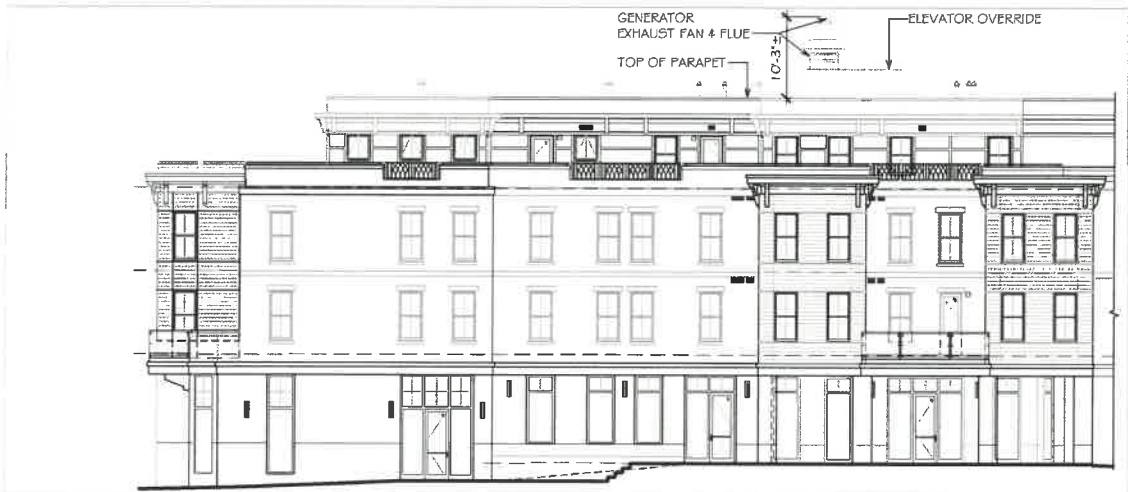
8.4.21

SH. 4



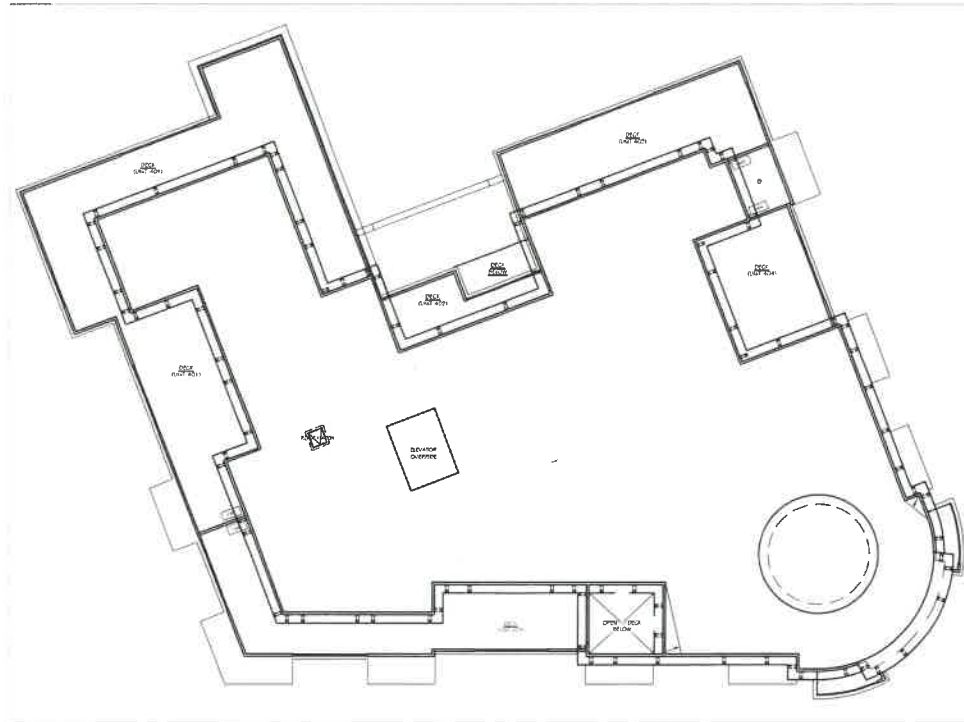


Previously Approved Pedestrian Way Elevation  
SCALE: N.T.S.

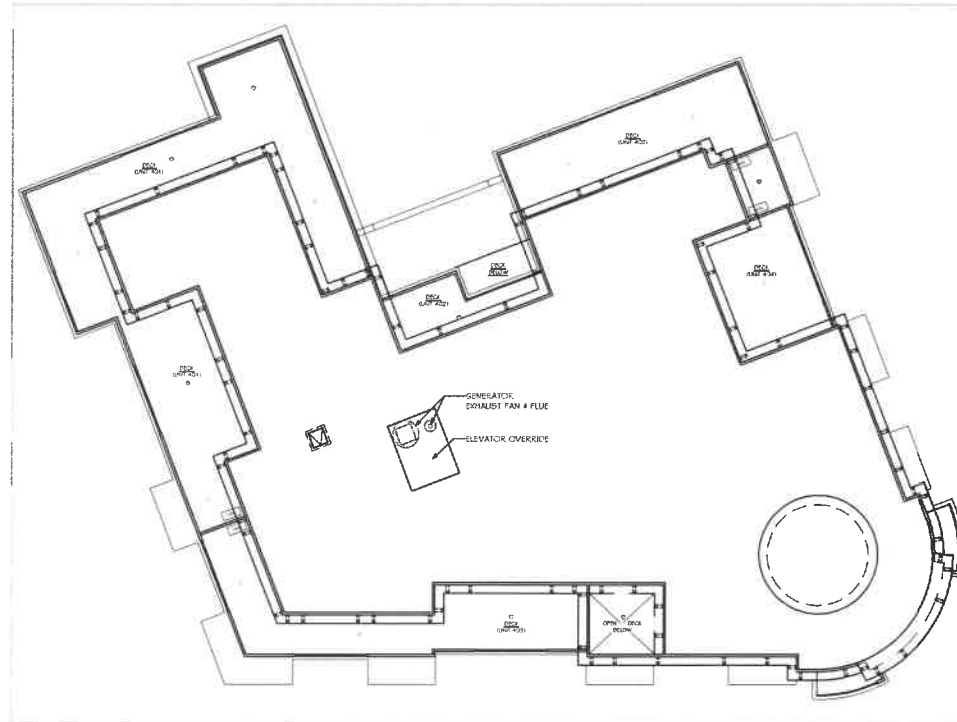


Proposed Pedestrian Way Elevation  
SCALE: N.T.S.





**Previously Approved Roof Plan**  
SCALE: N.T.S.



**Proposed Roof Plan**  
SCALE: N.T.S.





Context Photos: Portsmouth Rooftop Mechanicals



46 Maplewood Avenue, Portsmouth, New Hampshire  
SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

AA

SCALE: AS NOTED

8.4.21  
SH. 7



**5. 379 New Castle Avenue - Recommended Approval**

**Background:** The applicant is seeking approval for a change to the previously approved windows, to add (2) black chimney caps on the rear chimney, and proposed fencing.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



07/26/2021

**LUHD-369**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Jul 16, 2021

**Applicant**

Anne Whitney  
archwhit@aol.com  
9 Sheafe St  
Portsmouth, NH 03801  
603-427-2832

**Location**

379 NEW CASTLE AVE  
Portsmouth, NH 03801

**Owner:**

PETERS TODD & PETERS JAN  
379 NEW CASTLE AVE PORTSMOUTH, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

--

**Project Information**

**Brief Description of Proposed Work**

1. Change 9 windows on right side elev. to 6 over 1, when 6 over 6 was approved.  
This change was missed by the architect & builder on the final shop drawings.  
The lower sash can be replaced with 6 over 6, but the installed windows is more compatible solution.
2. Two Black chimney caps on the rear chimney. One for a gas fireplace and second for the range hood.
3. Proposed Fence location & Style

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

--

**Acknowledgement**

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



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



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

Other

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

Architect

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

HDC Certificate of Approval Granted



HDC Approval Date

--

**Planning Staff Comments**

--

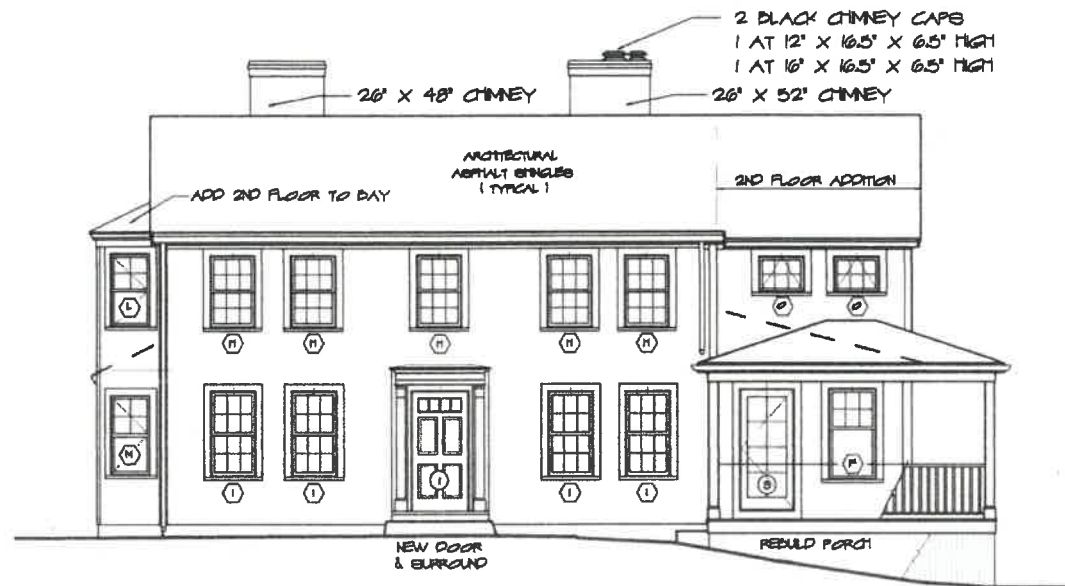
**INTERNAL USE ONLY -- Letter of Decision Information**



PHOTO OF EXISTING

AUGUST 2021 MDC ADMIN. APPROVAL

1. CHANGE 9 RIGHT SIDE ELEVATION WINDOW TO SIX OVER ONE
2. TWO BLACK CHIMNEY CAPS ON REAR CHIMNEY & CHIMNEY SIZES TO BE : FRONT - 26" X 48"  
REAR - 26" X 52"
3. PROPOSED FENCING



APPROVED 6/6 WINDOWS



PHOTO OF INSTALLED 6/1

379 NEW CASTLE AVE 7 / 26 / 21



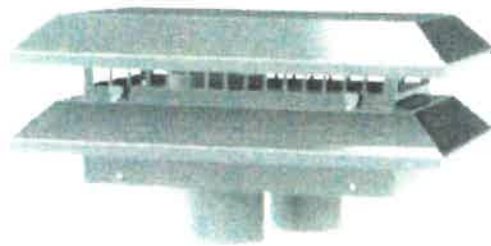
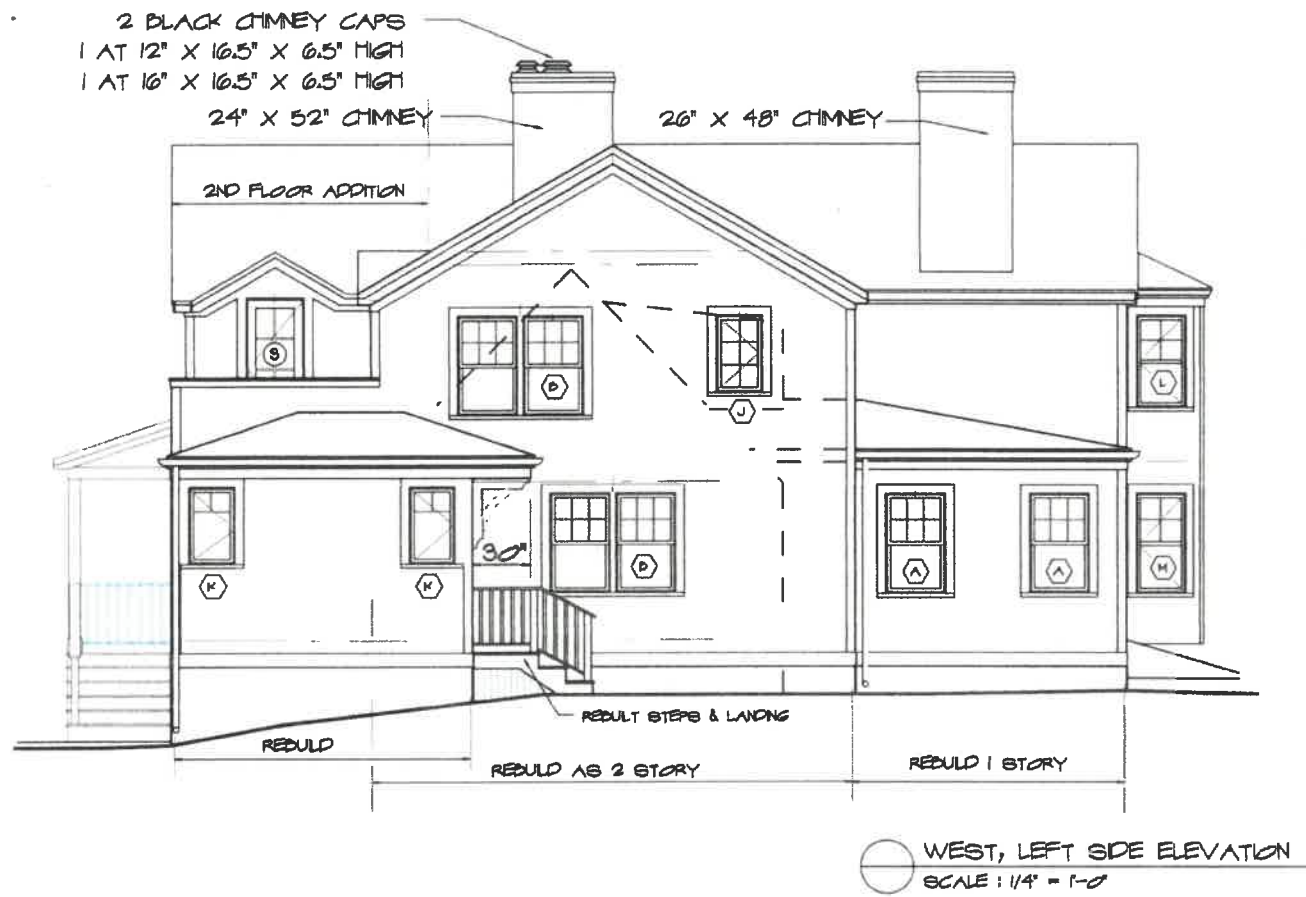


ELEVATION VIEW FROM NEW CASTLE AVE



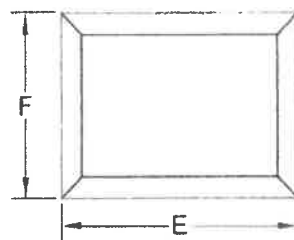
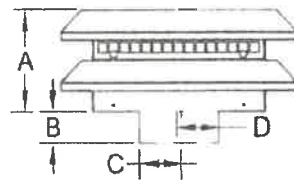
ELEVATION VIEW FROM THE WATER

379 NEW CASTLE AVE 7/16/21

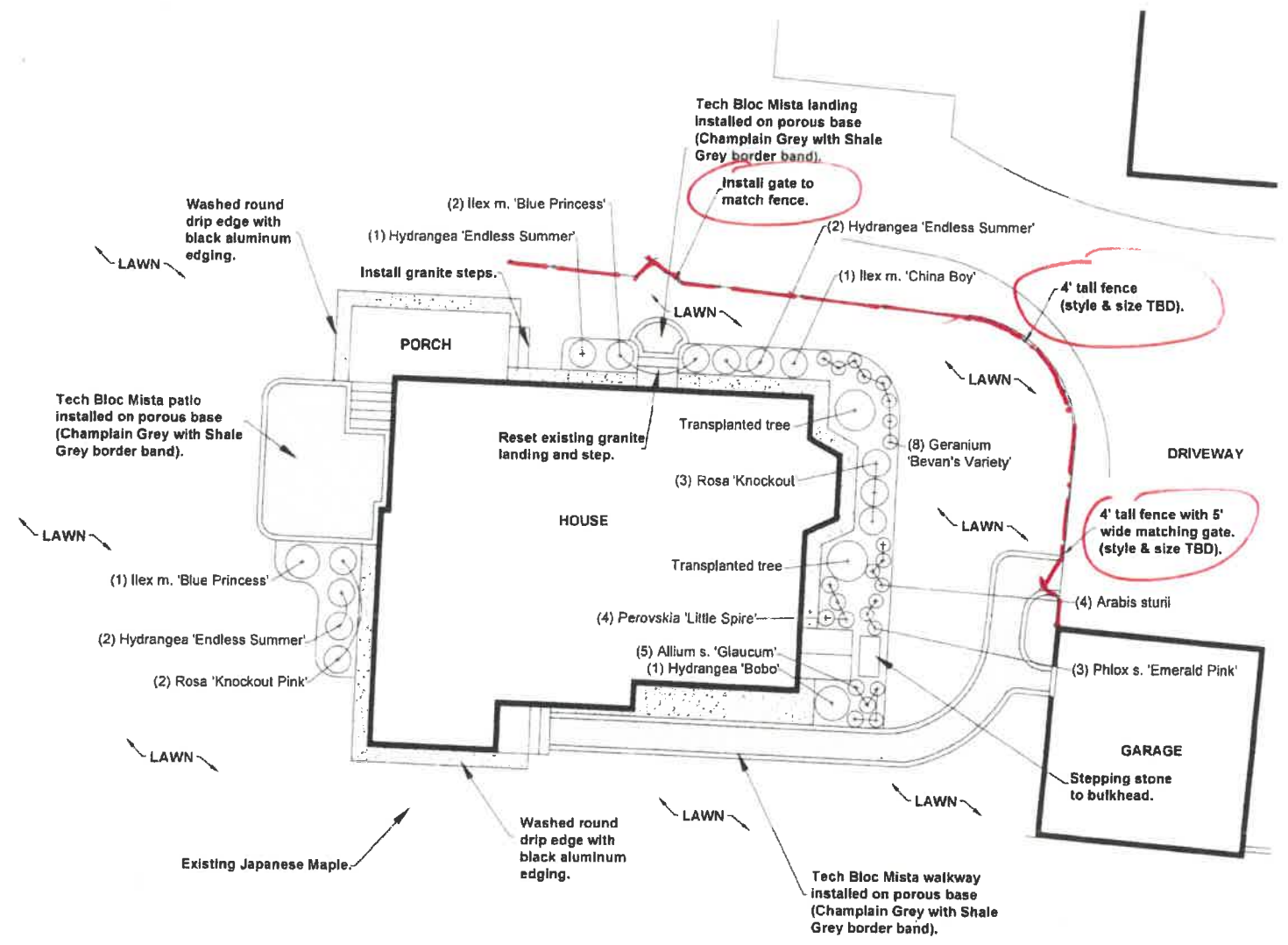


## EXCELDIRECT VENT TRADITIONAL CO-LINEAR CHIMNEY CAP

### Traditional Co-Linear Chimney Cap



	Dimensions		INCHES
	CT3	CT4	
A	6 1/2	6 1/2	
B	2	2	
C	2 7/8	2 7/8	
D	2 7/8	3 3/4	
E	16 1/2	16 1/2	
F	12	12	



Fence Style

Peters Residence 379 New Castle Ave

**6. 57 Salter Street - Recommended Approval**

**Background:** The applicant is seeking approval for changes to a previously approved design (several minor changes).

**Staff Comment:** Recommended Approval

**Stipulations:**

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





07/26/2021

**LUHD-370**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Jul 16, 2021

**Applicant**

Brendan McNamara  
brenmcnamara@comcast.net  
19 Doe Drive  
Elliot, Maine 03903  
207-439-3521

**Location**

57 SALTER ST  
Portsmouth, NH 03801

**Owner:**

POINT OF VIEW CONDOMINIUM  
57 SALTER ST PORTSMOUTH, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

--

**Project Information**

**Brief Description of Proposed Work**

Minor changes to existing approval, but includes change to front door

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

--

**Acknowledgement**

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



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



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

Other

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

Residential Designer representing the owner

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

**HDC Certificate of Approval Granted**



**HDC Approval Date**

--

**Planning Staff Comments**

--

**INTERNAL USE ONLY -- Letter of Decision Information**

**Owner Addressee Full Name and Title**

--

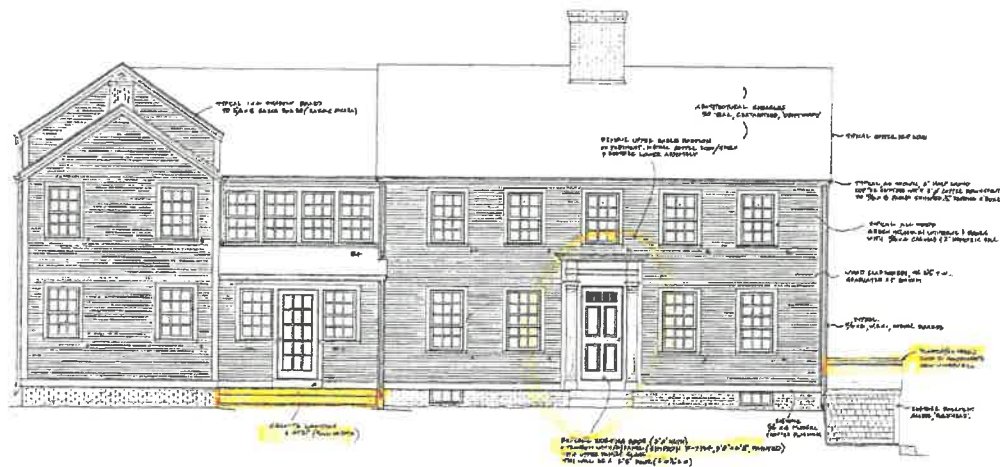
**Owner Addressee Prefix and Last Name**

--

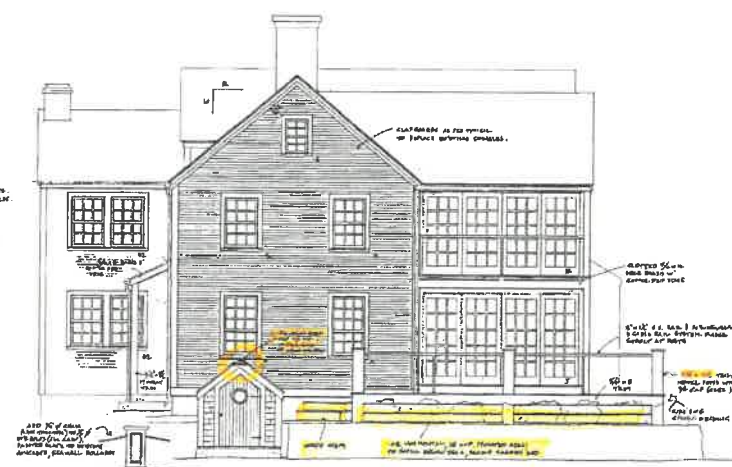
**Owner Organization / Business Name**

**Owner Contact Street Address**





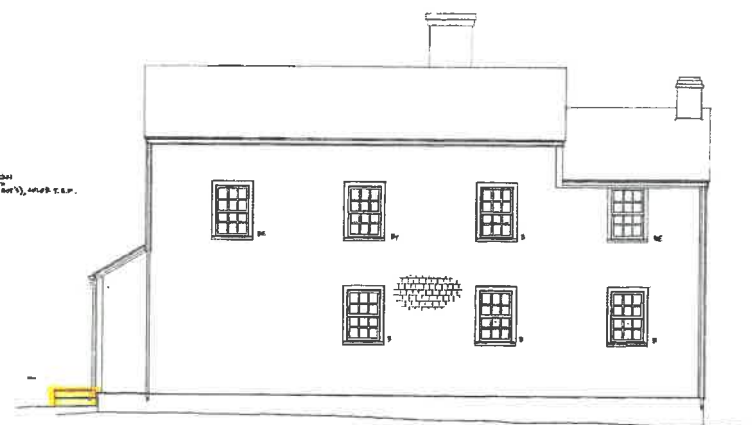
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



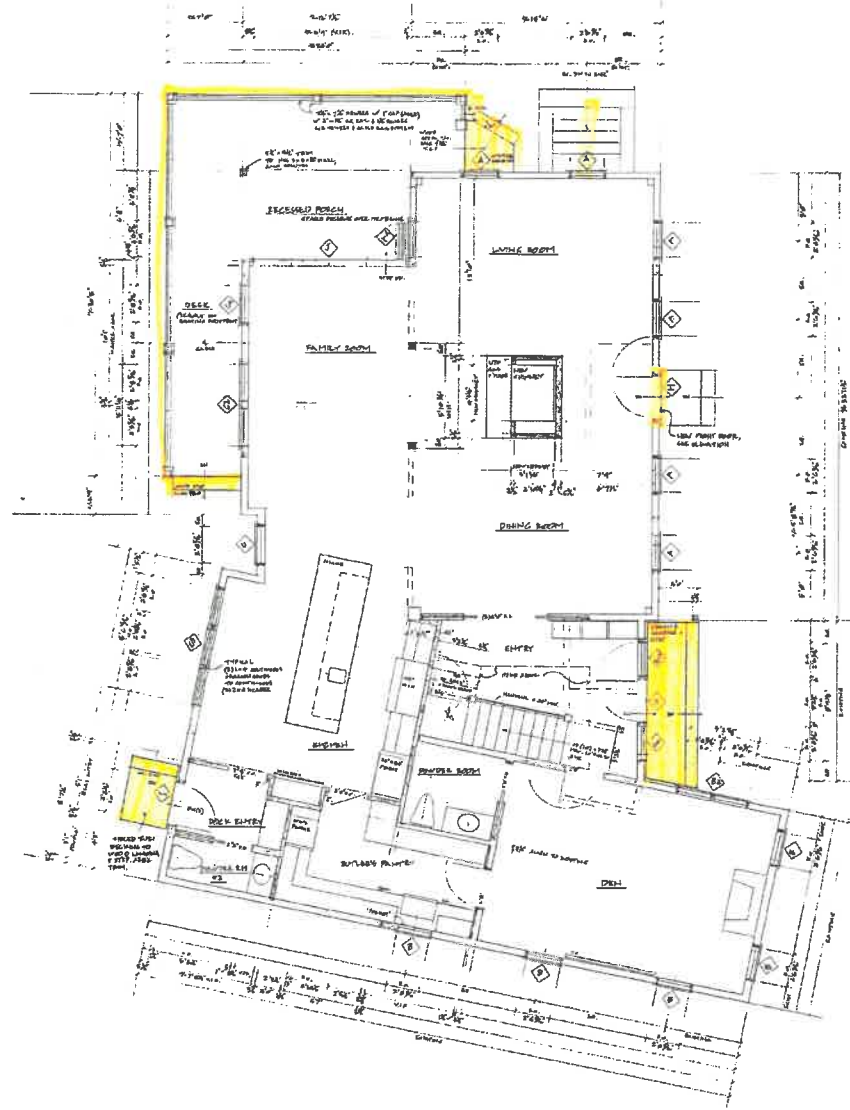
PROPOSED NORTH ELEVATION



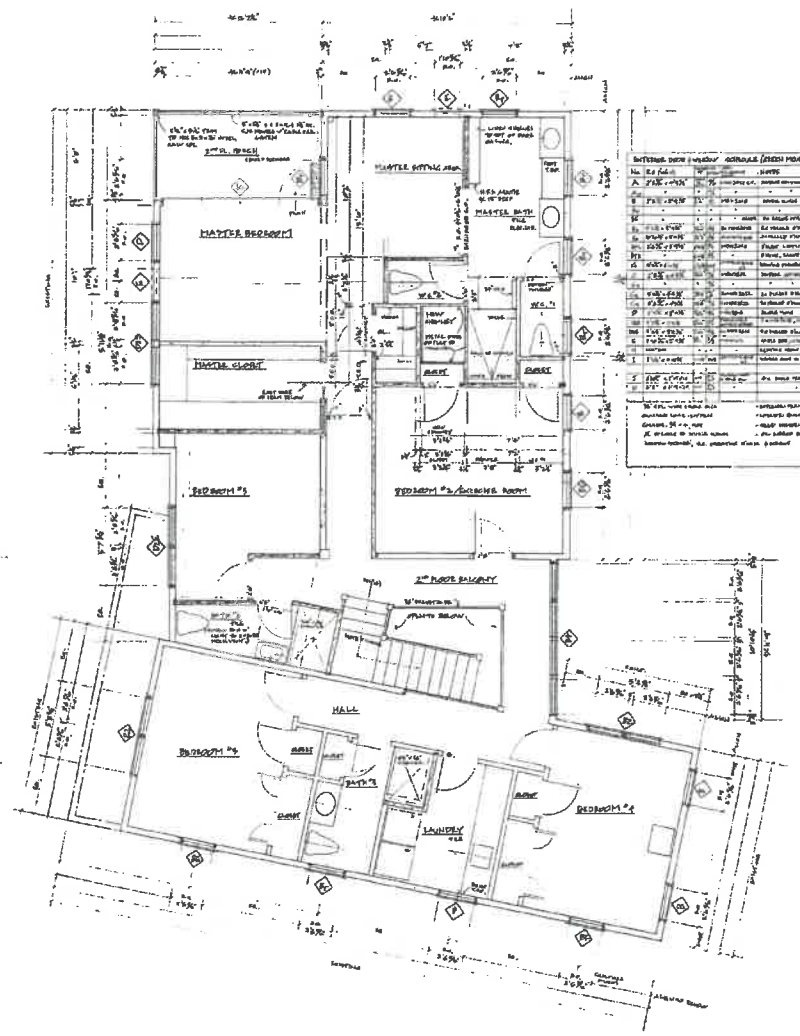
PROPOSED WEST ELEVATION

TITLE: PROPOSED ELEVATIONS  
 SCALE: 1/8"=1'-0"  
 DATE: 10.5.2020  
 REVISIONS: 10.10.2020 7.14.2021

POSTERNAK RESIDENCE  
 57 SKATER ST,  
 PORTSMOUTH, NH



PROPOSED FIRST FLOOR PLAN 1/8"=1'-0"



PROPOSED SECOND FLOOR PLAN 1/8"=1'-0"

NO.	DATE	DESCRIPTION
1	10/16/2020	ISSUED FOR PERMITS
2	10/16/2020	REVISIONS
3	10/16/2020	REVISIONS
4	10/16/2020	REVISIONS
5	10/16/2020	REVISIONS
6	10/16/2020	REVISIONS
7	10/16/2020	REVISIONS
8	10/16/2020	REVISIONS
9	10/16/2020	REVISIONS
10	10/16/2020	REVISIONS
11	10/16/2020	REVISIONS
12	10/16/2020	REVISIONS
13	10/16/2020	REVISIONS
14	10/16/2020	REVISIONS
15	10/16/2020	REVISIONS
16	10/16/2020	REVISIONS
17	10/16/2020	REVISIONS
18	10/16/2020	REVISIONS
19	10/16/2020	REVISIONS
20	10/16/2020	REVISIONS
21	10/16/2020	REVISIONS
22	10/16/2020	REVISIONS
23	10/16/2020	REVISIONS
24	10/16/2020	REVISIONS
25	10/16/2020	REVISIONS
26	10/16/2020	REVISIONS
27	10/16/2020	REVISIONS
28	10/16/2020	REVISIONS
29	10/16/2020	REVISIONS
30	10/16/2020	REVISIONS
31	10/16/2020	REVISIONS
32	10/16/2020	REVISIONS
33	10/16/2020	REVISIONS
34	10/16/2020	REVISIONS
35	10/16/2020	REVISIONS
36	10/16/2020	REVISIONS
37	10/16/2020	REVISIONS
38	10/16/2020	REVISIONS
39	10/16/2020	REVISIONS
40	10/16/2020	REVISIONS
41	10/16/2020	REVISIONS
42	10/16/2020	REVISIONS
43	10/16/2020	REVISIONS
44	10/16/2020	REVISIONS
45	10/16/2020	REVISIONS
46	10/16/2020	REVISIONS
47	10/16/2020	REVISIONS
48	10/16/2020	REVISIONS
49	10/16/2020	REVISIONS
50	10/16/2020	REVISIONS

TITLE: PROPOSED 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR PLAN  
 SCALE: 1/8"=1'-0"  
 DATE: 9.16.2020  
 REVISIONS: 10.16.2020 2.18.2021 7.14.2021

ROSTERNAK RESIDENCE  
 57 SALTER ST.  
 PORTSMOUTH, NH

**7. 93 State Street - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of (3) natural gas lights- (2) on the State Street side and (1) on the Chapel Street side.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



07/26/2021

**LUHD-371**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Jul 22, 2021

**Applicant**

Christopher Dalecki, Sr  
atlanticgastechs@comcast.net  
1 McLean Drive  
South Berwick, ME 03908  
207-384-4445

**Location**

93 STATE ST  
Portsmouth, NH 03801

**Owner:**

REID JAMES D REVOCABLE TRUST OF 2011 & REID JAMES D TRUSTEE  
93 STATE ST PORTSMOUTH, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

--

**Project Information**

**Brief Description of Proposed Work**

Installation of 3-Natural Gas lights, 2-on State St, and 1- on Chaple St, because his house is on a corner. His house is all Brick.

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

--

**Project Representatives**

**Relationship to Project**

Owner

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

--

**Full Name (First and Last)**

Jim Reid

**Business Name (if applicable)**

--

**Mailing Address (Street)**

93 State St

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

603-765-0977

**Email Address**

Jim@reidpublications.com

**Relationship to Project**

--

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

Gas Technician

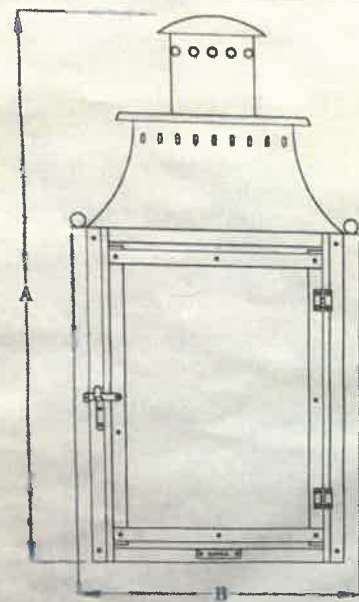
**Full Name (First and Last)**

Chris Dalecki Sr

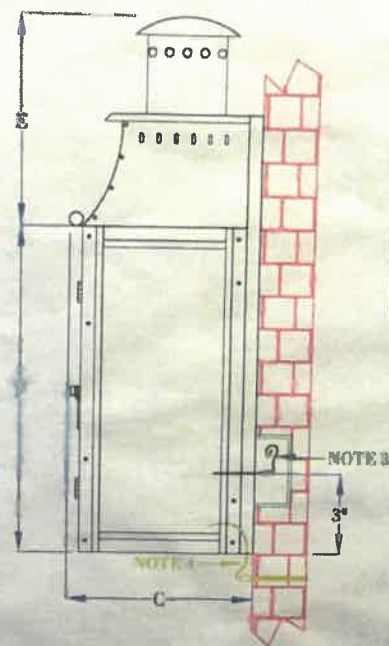
**Business Name (if applicable)**

Atlantic Gas Techs





**FRONT VIEW**  
(NTS)



**SIDE VIEW**  
(NTS)

**FLUSH MOUNTED  
GAS FIXTURES  
CANNOT BE MOUNTED TO  
ANY COMBUSTIBLE  
MATERIALS INCLUDING  
WOOD, VINYL, PVC  
OR COMPOSITES**

**NOTES:**

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS  $\frac{1}{8}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH  $\frac{1}{2}$ " COPPER GAS LINE AND  $\frac{1}{2}$ " x  $\frac{1}{2}$ " GAS LINE ADAPTOR

SIZE:	14"	16"	22"
A:	17 $\frac{1}{2}$ "	19 $\frac{1}{2}$ "	25 $\frac{1}{2}$ "
B:	10 $\frac{1}{8}$ "	10 $\frac{1}{8}$ "	10 $\frac{1}{8}$ "
C:	7 $\frac{1}{4}$ "	7 $\frac{1}{4}$ "	7 $\frac{1}{4}$ "
E:	7 $\frac{3}{8}$ "	7 $\frac{3}{8}$ "	7 $\frac{3}{8}$ "
F:	10 $\frac{1}{8}$ "	12 $\frac{1}{8}$ "	18 $\frac{1}{8}$ "

<b>BEVOLO GAS &amp; ELECTRIC LIGHTS</b>		DRW BY:	JJC
LIGHT:	WILLIAMSBURG w/ STACK 14", 16", 22"	DATE:	JJC
BRACKET:	FLUSH MOUNT	9-10-19	REVISION: 4

COPYRIGHT 2019, BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS & DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE REPLICATED IN WHOLE OR PART.



# SALES ORDER

ORDER DATE: 5/25/2021  
ORDER NO: Q-27405-1

**BILL TO: James Reid**  
James Reid  
93 State Street  
Portsmouth, NH 03801

**SHIP TO: James Reid**  
93 State Street  
Portsmouth, NH 03801

Email: jim@reidpublications.com Phone: 603-765-0977 Alt Phone:  
Bevolo Recommendation: Yes - Size P.O. No: Op Name: 93 State- front and side  
Sales Rep: Greg Nakama Ship Via: UPS Ground Estimated Ship Date: 7/20/2021

Item Code	Description	Price	Qty	Total
WM-22-FM-G-CU-NA	<b>Williamsburg 22" on Flush Mount In Gas (cannot be mounted to combustible surface)</b>	\$695.00	2	\$1390
-> CU	Copper Lantern	\$0.00	2	Incl.
-> NA	No Bracket	\$0.00	2	Incl.
-> U-TNG	Tip - Natural Gas	\$0.00	2	Incl.
-> U-WMS	Williamsburg Stack	\$70.00	2	Incl.
GOV-24-FM-G-CU-NA	<b>Governor 24" on Flush Mount In Gas (cannot be mounted to combustible surface)</b>	\$625.00	1	\$625
-> CU	Copper Lantern	\$0.00	1	Incl.
-> NA	No Bracket	\$0.00	1	Incl.
-> U-TNG	Tip - Natural Gas	\$0.00	1	Incl.
		SUBTOTAL		\$2,015.00
		TAX		\$0.00
		SHIPPING		\$298.93
		GRAND TOTAL		\$2,313.93
		PAYMENTS/CREDITS APPLIED		\$2,313.93
		BALANCE DUE		\$0.00

Once your items ship you will receive a tracking email. Please inspect all packages upon receipt. Any freight damages must be notated on the Bill of lading. Any small package shipments must be reported within 10 days of receipt. Bevolo does not recommend scheduling an installer until the packages have been thoroughly inspected. Bevolo does not supply mounting hardware for fixtures due to there being no universal screw for all of the different mounting surfaces. Your local hardware store or installer can recommend the best option for your installation. All returns will be subject to a 25% restocking fee. Returns are not permitted beyond 30 days nor after installation.



## Gas Installation and User Guide

Detailed information located at  
[www.bevolo.com/instructions](http://www.bevolo.com/instructions).

WARNING: Failure to follow these instructions could result in fire or electric shock, which could cause property damage, personal injury or death.

### FOR YOUR SAFETY - FIRE / EXPLOSION HAZARD

#### If you smell gas:

- Shut off gas to the appliance.
- Open windows if indoors.
- Extinguish any open flame.
- If odor continues, immediately leave the area or building.
- As soon as you are in a safe area, call your gas supplier or fire department.
- Risk of fire or explosion. Gas products should ONLY be installed by a licensed plumber or installer.
- Installation must conform with all local codes or, in absence of local codes, to the National Fuel Gas Code ANSI Z223.1 (NFPA 54), Canadian Installation Code for Natural Gas CAN1-8149 or Canadian Installation Code for Propane CAN1-8149.2 (whichever is applicable)
- Always ensure the area in the vicinity of the fixture remains clear of combustible materials, especially gasoline, solvents, etc.
- Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.

### REPLACEMENT PARTS AND PRODUCT SUPPORT

For replacement glass, parts or technical assistance, call (504) 522-9485 and ask for customer service or email [gaslights@bevolo.com](mailto:gaslights@bevolo.com)

Model: \_\_\_\_\_

Serial Number: \_\_\_\_\_

Type of gas (circle one):    Natural Gas    Propane

Please retain this guide for future reference.

**NOTE:** These are general guidelines which apply to most of our lanterns and brackets. Certain lanterns and brackets may require additional steps for proper installation. Contact Bevolo with any questions. Installations must always conform to local and national codes. Refer to [www.bevolo.com/instructions](http://www.bevolo.com/instructions) for more details.

- Gas fixtures are designed for outdoor installation only, unless purchased with our Automatic Safety Shut-Off System w/ Flame Sensor.
- Install fixtures at least 3" from combustible walls and 12" from combustible ceilings.
- Although fixture is equipped with a control valve, it is recommended that an additional shut-off valve (supplied by others) is installed upstream of fixture (required by code in many areas).
- Make sure all gas lines have been fully bled before attaching the gas line to fixture.
- If using LPG, contact your Propane supplier to provide proper low pressure regulator.

521 Conti Street, New Orleans, LA 70130 | (504) 522-9485 | [www.bevolo.com](http://www.bevolo.com)



1. After opening box, remove foam packing material to access your light and/or bracket.  
**Note:** If your light comes with a bracket which is not attached to the lantern then it's located under packing material
2. Removal of some glass panels from fixture may be necessary to ease installation of some lanterns.
3. Test fit location where lantern/bracket will be installed, confirm it is level, mark holes and ensure there is proper material/support for the hardware to grab onto when installed.
4. **BRACKET MOUNTED ONLY:**

1. Secure bracket to wall or ceiling using proper mounting hardware (supplied by others).  
**Note:** Bevolo cannot provide for every possible type of mounting surface. Therefore your installer should determine and provide proper hardware based on mounting surface.
2. Mount lantern to bracket.

#### FLUSH MOUNTED ONLY:

1. Secure lantern to wall or ceiling using proper mounting hardware (supplied by others). **Note:** Bevolo does not provide for all types of mounting surfaces. Installers must determine and provide appropriate hardware for the specific mounting surface.
1. Most bracket styles use the supplied 3/16"x1/4" compression fitting (zip-tied to jet assembly in light), to attach 3/16" copper tubing (from lantern) to 1/4" copper tubing (from gas source).
1. Yoke and gooseneck bracket mounted lanterns use the supplied 3/16"x3/16" compression fitting to connect lantern and bracket tubing together.
2. Post and column mounted lanterns use the supplied compression fitting to attach directly to a 1/4" copper tubing gas supply line.
1. Carefully replace any glass panes which were removed and press firmly down on clips to ensure glass is flush against copper legs.
2. Follow steps listed under "Lighting Your Gas Lantern". Then run the necessary LOW pressure test for leaks.

**Note:** Gas lanterns must be disconnected or isolated (upstream shutoff valve supplied by others closed) from the gas supply during any pressure testing of the system at test pressures in excess of 1/2 psi. Otherwise damage to valve assembly can occur.

1. Installers: Please leave this guide and other documents with homeowner.

#### LIGHTING YOUR GAS LANTERN

1. Turn brass valve in lantern to the off position (fully turned clockwise-horizontal) before turning on gas supply to lantern (upstream shutoff valve supplied by others).
2. Open door and wait approximately 5 minutes to allow fixture to air out.
3. **Outdoor Lanterns:**

With lighter/flame just above the porcelain burner tip, turn brass valve counter-clockwise approximately 1/8 turn until flame appears.

#### Indoor Lanterns:

Open valve 1/4 turn, then depress and hold down steel plunger above brass valve on the safety valve. Put lighter/flame just above the porcelain burner tip until flame appears.

Wait 15 seconds after lighting, then release steel plunger.

1. Adjust flame to recommended height:
  1. 1" to 1.5" for 21" and smaller fixtures
  2. 1.5" to 2" for fixtures larger than 21"

**Note:** Do not operate fixture with gas valve fully open or flame height greater than 3". This may result in damage to your lantern due to excessive heat.

1. Close door and secure latch.

#### GAS LANTERN SPECIFICATIONS FOR GAS USAGE

521 Conti Street, New Orleans, LA 70130 | (504) 522-9485 | [www.bevolo.com](http://www.bevolo.com)



## Maintenance & Cleaning for Copper Lanterns

### TO PREVENT THE BURN MARKS AND DISCOLORATION OF THE COPPER:

- Avoid excessive flame heights
- For 21" lanterns and below, maintain a 1.5" flame height or less.
- For larger than 21" lanterns, maintain a 1.5" to 2" flame height.

### CLEANING THE COPPER:

- Turn off the lantern for gas or electric. Let the fixture cool for about 15 minutes.
- **DO NOT** use any cleaning products on the copper. Some cleaning products can discolor the copper.
- Use a dry rag to dust them off or use a lightly damp towel with dish soap to clean the body of the fixture. Rinse all the soap off with fresh water when done.

\*Note: Bevolo does not recommend trying to undo or alter the copper's natural oxidation process. Copper and Brass cleaning products could lead to undesired results.

### CLEANING THE GLASS:

- First turn off the fixture (for gas or electric). Let the fixture cool for about 15 minutes.
- Do not spray the glass directly with any product. Overspray could discolor the copper.
- Spray the towel with the glass cleaner and then apply to the glass. Allow the glass to dry completely before turning the light back on.
- The glass can also be removed from the fixture to be cleaned. Each pane is set in with tabs like the back of a picture frame.
- Remove each pane of glass, clean the glass with glass cleaner, wait until completely dry and then place the glass back into the fixture. Make sure the glass is flush against the copper and that the tabs are pressed firmly against the glass.

\*Note: If you remove the glass, the door and back panel are different sizes. Be sure to note which piece of glass was removed from which section.

### BRACKET MAINTENANCE:

- Powder coated Steel Brackets:
  - Over time, the steel brackets will rust if not maintained
  - When surface rust appears, use fine grit sand paper to remove the rust.
  - Coat the spot with a rust inhibitive primer and flat black paint such as Rust-Oleum #7776.
- Naval Brass:
  - **DO NOT** use any cleaning products on the lantern or bracket. Some cleaning products can discolor the copper and brass.
  - Use a dry rag to dust them off or use a lightly damp towel with dish soap to clean the body of the fixture. Rinse all the soap off with fresh water when done.

### SALT WATER ENVIRONMENTS:

- Maintenance:
  - In salt water environments, it is important to rinse or clean the lights on a regular basis. Salt deposits can build up on the lights.
  - The hinges should periodically be oiled to slow the harsh effects of the salt.
- Brackets:
  - Naval Brass brackets are recommended for all salt air environments.
  - Naval Brass is a marine grade material that can handle a salt air environment and will not rust. It will age similarly to the copper.
  - Our standard powder coated steel brackets would require regular upkeep and maintenance in these environments.
- Copper Aging:
  - Copper will oxidize at an accelerated rate in a Salt Water environment.
  - It may change color several times, even appearing a reddish tint and/or flake for a time before achieving the full Verdigris. This is normal. The Verdigris or Patina is what protects the copper.

\*Note: Follow the regular cleaning instructions and give the lights a regular wipe-down with a rag wet with fresh water. The closer to the water, the more often you should clean the lights. Lights under a covered roof should be cleaned more often, because they will not get naturally rinsed with fresh water when it rains.

**Natural Gas**

- **BTU Rating: 800-1200 BTU per hour**
- **Minimum Working Pressure: 2" WC or 0.07 PSI**
- **Recommended Working Pressure: 7" WC or 0.25 PSI**
- **Maximum Working/Test Pressure: 13.7" WC or 0.5 PSI (Isolate fixture before testing.)**

**Propane Gas**

- **BTU Rating: 1200-1500 BTU per hour**
- **Minimum Working Pressure: 2" WC or 0.07 PSI**
- **Recommended Working Pressure: 11" WC or 0.4 PSI**
- **Maximum Working/Test Pressure: 13.7" WC or 0.5 PSI (Isolate fixture before testing.)**

**MAINTENANCE NOTES**

These are general guidelines. Please refer to the detailed maintenance and cleaning information, located online at [www.bevolo.com/instructions](http://www.bevolo.com/instructions).

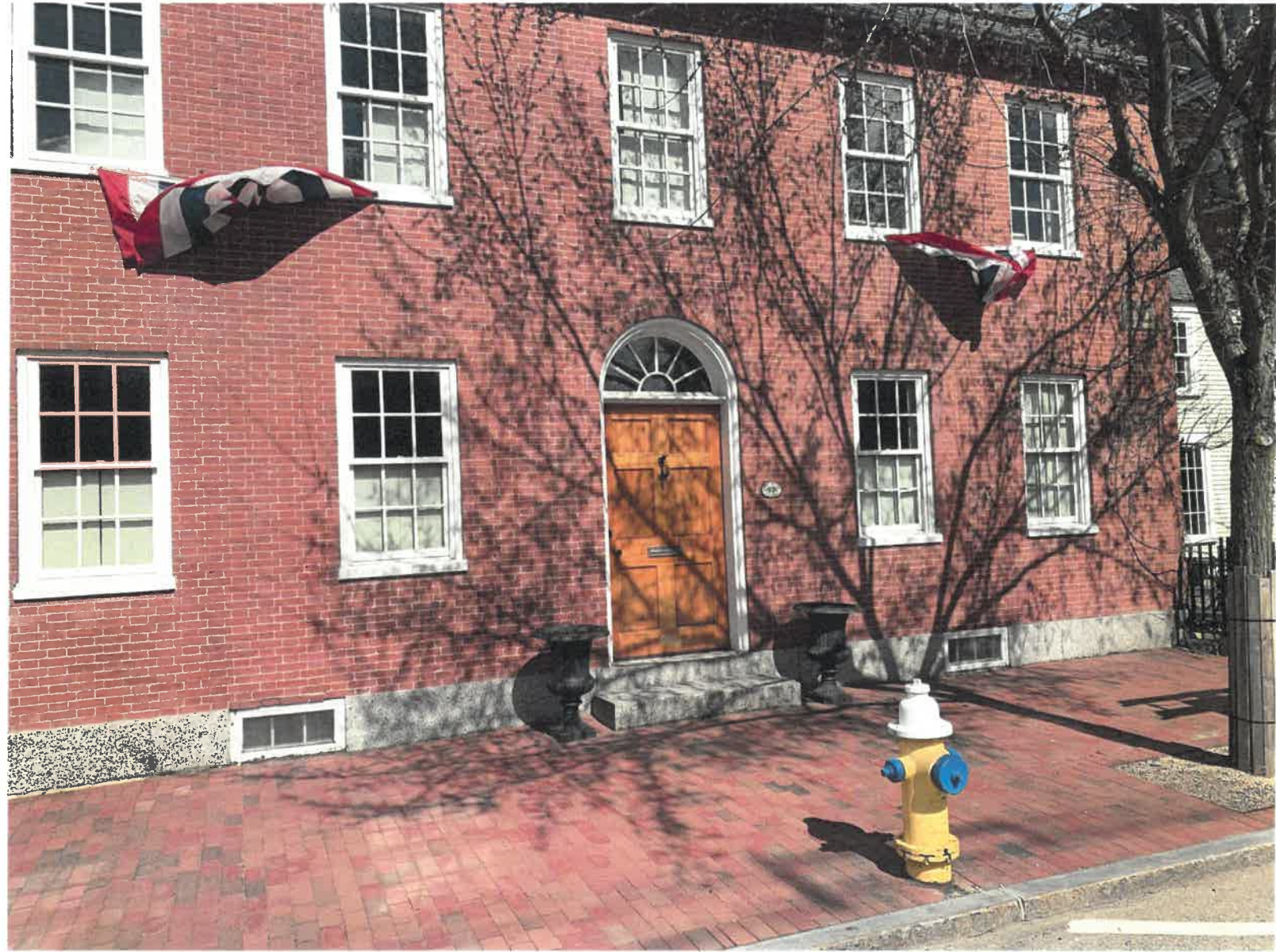
- This fixture is 100% handmade by coppersmiths. Therefore, small marks and discoloration are in the nature of the product.
- Ensure that no chemicals or corrosive liquids of any kind (bug spray, bleach, cleaners, etc.) are sprayed on or near the fixture
- Fixture area must remain clear and free from combustible materials, gasoline and any other combustible liquids or vapors
- Fixture should be free of any obstruction to ventilation.
- Regularly perform visual inspection of burner tip to ensure that ceramic tip is not broken and it is clear of obstructions. Flame should only be seen coming from end of gas tip.
- If your gas light occasionally burns out due to inclement weather, etc. follow the instructions for "Lighting Your Gas Lantern".
- Iron brackets may need rust inhibitor applied, periodically, depending upon the environment the fixtures are in. If on or near coastal areas (Salt Water Environment):
  - It is typical for lanterns to hyper oxidize to the point of flaking and turning red during the oxidation process before they reach a verdigris (green) stage.
  - Copper lanterns (and brass brackets) should be rinsed periodically (monthly), and hinges oiled (every 3 months), to delay the effects of the corrosive environment.
  - Stainless lanterns and brackets will require more stringent upkeep to prevent oxidation and rusting. Lantern/ bracket should be rinsed periodically (weekly), and washed (monthly) to prevent oxidation and rusting.

**CLEANING GLASS, LANTERN & BRACKET**

1. Prior to cleaning glass or lantern, turn lantern off and allow to cool for 15 minutes.
2. Glass panels and fixture body should only be cleaned with soapy water.
3. Wipe glass panels dry to remove water spots.
4. If glass cleaner is used, ensure it is ammonia free. Otherwise it will affect the patina of the lantern. Ideally, spray cleaner directly onto a towel to avoid overspray onto copper surface, which may cause discoloration.

WWW.INTERTEK.COM/MARKS/ETL  
#3097503 #3041856 #9700712















4 PM  
 JR **James Reid**  
 Installation  
 To: chris dalecki

19 AM  
 o..  
 Use..

To the HDC:

I give permission to Chris Dalecki to install 3 gas lanterns and the associated lines at my home, 93 State Street. Portsmouth, NH.

34 AM  
 it -...  
 2  
 ENTS



**Jim Reid (Reid Publications, Inc.)**  
 Publisher  
 Homes & Land of Seacoast, NH & Southern Maine  
 p: (603) 433-2200  
 m: (603) 765-0977  
 f: (603) 433-4663  
 w: <http://seacoastnh.homesandland.com>  
 e: [jim@reidpublications.com](mailto:jim@reidpublications.com)



[Click here to view the current magazine](#)  
[Click here to subscribe to the digital edition](#)

08 AM  
 09 AM  
 10 AM  
 11 AM  
 Yesterday  
 Attached from F...  
 Yesterday  
 nion  
 Motors...  
 Yesterday  
 a Burt...  
 if my  
 in, who...  
 Yesterday  
 Pool...  
 rmation  
 ern Pool...  
 Yesterday  
 State...  
 Attached  
 dated 7  
 7/20/21  
 2  
 for the  
 leave N.H...  
 L... 7/20/21  
 piece -...  
 7/20/21  
 4  
 7/20/21  
 3

**8. 145 Maplewood Avenue - Recommended Approval**

**Background:** The applicant is seeking approval for miscellaneous changes to a previously approved design.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



RECEIVED  
JUL 16 2021  
By \_\_\_\_\_



111 (145) MAPLEWOOD AVENUE  
PORTSMOUTH, NH  
ADMINISTRATIVE APPROVAL - AUGUST 4, 2021

## Agenda

- A. Aluminum metal panel instead of glass at 4th floor window bay.
- B. Aluminum metal panel above garage doors increased in height.
- C. Door relocated from left to right side of storefront bay.
- D. Vertical mullions omitted from each side of doorway.
- E. Transom window added to doorway.
- F. 4th floor spandrel glass transoms increased in height.
- G. Sill at the wood siding at ground floor window bays was reduced.





Previously Approved Design 05-20-2020

A. Aluminum metal panel instead of glass at 4th floor window bay. The roof coping returns to the wall and cannot terminate against glass. This was a constructability issue.



C. Door relocated from left to right side of storefront bay. Exit corridor ramps up from the garage level and the door had to flip to accommodate the ramp.

B. Aluminum metal panel above garage doors increased in height. Garage door coiling operator at door head would not fit due to steel beam dimensions. This was a constructability issue.



Note: Pages 22 – 27 in the 05-20-2020 administrative approval package indicated window element dimensions and building elevations.





Previously Approved Design 05-20-2020

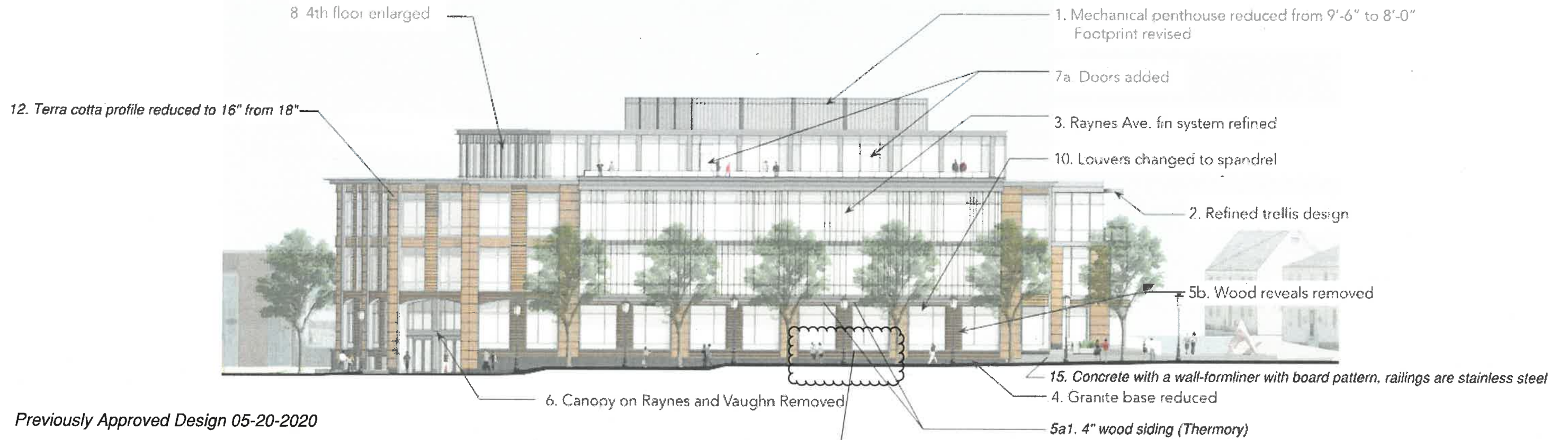
D. Vertical mullions omitted from each side of doorway. Doors shown on the rendering are too narrow, 36" wide doors are standard. The additional mullions were too close to the doors once the door width was corrected.  
E. Transom window added to doorway. Door height shown on the rendering was not a standard size.

F. 4th floor spandrel glass transoms increased in height. The rendering did not consider structural systems (roof steel pitch).



Note: Pages 22 – 27 in the 05-20-2020 administrative approval package indicated window element dimensions and building elevations.





Previously Approved Design 05-20-2020

G. Sill at the wood siding at ground floor window bays was reduced. This was a granite sill originally. Granite height was reduced in the 01-08-2020 HDC package. The aluminum window sill was extended the full width of the bay. The leading edge is narrower than the rear since the sill slopes.



Note: Pages 22 – 27 in the 05-20-2020 administrative approval package indicated window element dimensions and building elevations.

WEST ELEVATION - Raynes Avenue  
111 (145) MAPLEWOOD AVE  
PORTSMOUTH, NH