

HDC

ADMINISTRATIVE APPROVALS

May 05, 2021

- | | | |
|-----|--|------------------------|
| 1. | 112 Gates Street (LUHD-316) | - Recommended Approval |
| 2. | 10 State Street, Unit B (LUHD-317) | - Recommended Approval |
| 3. | 175 Market Street (LUHD-319) | - Recommended Approval |
| 4. | 379 New Castle Avenue (LUHD-320) | - Recommended Approval |
| 5. | 5 Hancock Street (LUHD-321) | - Recommended Approval |
| 6. | 150 Congress Street (LUHD-322) | - Recommended Approval |
| 7. | 130 Congress Street, Unit #4 (LUHD-323) | - Recommended Approval |
| 8. | 135 Bow Street (LUHD-326) | - TBD |
| 9. | 160 Court Street (LUHD-328) | - TBD |
| 10. | 49 Mt. Vernon Street (LUHD-325) | - Recommended Approval |
| 11. | 9 Prospect Street, Unit #3 (LUHD-310) | - TBD |
| 12. | 229 Pleasant Street, Unit #2 (LUHD- 289) | - TBD |
| 13. | 16 Porter Street (LUHD-270) | - TBD |
| 14. | 195 State Street (LUHD-329) | - Recommended Approval |
| 15. | 239 Northwest Street (LUHD-331) | - Recommended Approval |
| 16. | 114 Maplewood Avenue (LUHD-332) | - Recommended Approval |
| 17. | 45 Gardner Street (LUHD-333) | - Recommended Approval |

18. 67 Bow Street (LUHD-334)

- Recommended Approval

1. 112 Gates Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of a 4ft. iron fence to run along the parking pad and court yard area and attach to existing Iron Gate and to replace existing fencing.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-316

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 13, 2021

Applicant

Mary Beth Herbert
mbherbert@comcast.net
112 Gates Street
Portsmouth, NH 03801
603-682-6152

Location

112 GATES ST
Portsmouth, NH 03801

Owner:

Mary Beth Herbert
112 GATES 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

Install 4 foot high iron fence along parking pad and courtyard area on northeastern side of house, to attach to existing iron gate, and replace fence where previous fence was along southwestern property line, to be mounted in existing granite curbing and attach to existing iron gate.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Fence company







112 Gates Street



Fencing Line



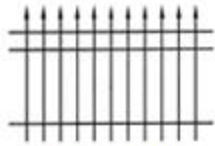
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

1. *Staphylococcus aureus* (Gram positive) - 100% of isolates



EFS-10



EFF-20



PRESSED SPEAR



QUAD FINIAL

esidential Specs

Post	2" x 2" x .060 Wall
	2" x 2" x .080 Wall
	2" x 2" x .125 Wall
	2-1/2" x 2-1/2" x .100 Wall
Horizontal Rails	1-1/8" x 1"
Enclosed Bottom	N/A
Slide Walls	.082
Top Walls	.062
Pickets	5/8" x 5/8" x .050 Wall
	5/8" x 3/4" x .050 Wall
	5/8" x 1" x .050 Wall
Picket Spacing	3-13/16" or 1-5/8"
Heights	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet
Panel Length	6'

2. 10 State Street, Unit B - Recommended Approval

Background: The applicant is seeking approval for the installation of (6) ventilation penetrations and covers to match existing vents/covers.

Staff Comment: Recommended Approval




Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application****LUHD-317**

Submitted On: Apr 14, 2021

Applicant

 Josh Butkus
 2034000802
 kscannell@destefanomaugel.com

Location

10 STATE ST
Unit B
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 seeking approval for 6 new ventilation penetrations and covers to match existing.

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) DMA
Mailing Address (Street) 22 Ladd st	City/Town portsmouth
State nh	Zip Code 03801
Phone 2034000802	Email Address jbutkus@destefanomaugel.com

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

true

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

true

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

Other

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

An advocate on behalf of the owner.

INTERNAL USE ONLY -- Historic District Commission Review and Approval



LOCUS MAP



STATE STREET VIEW



HARBORSIDE AERIAL VIEW

10 STATE ST UNIT B
PORTSMOUTH, NH
03801

LOCUS MAP AND CONTEXT

05/05/21



STATE STREET ELEVATION EXISTING



STATE STREET ELEVATION PROPOSED

10 STATE ST UNIT B
PORTSMOUTH, NH
03801

STATE STREET ELEVATION

05/05/21

AREA OF WORK

NEW VENT TO MATCH EXISTING

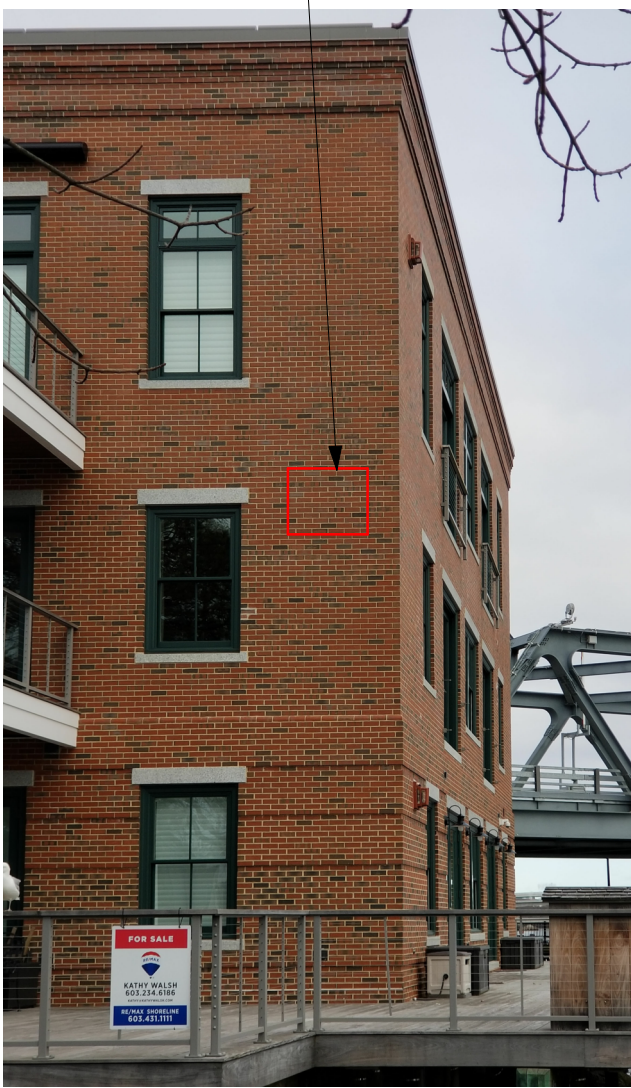


SOUTH WALL ELEVATION EXISTING

SOUTH WALL ELEVATION PROPOSED

AREA OF WORK

NEW VENT TO MATCH EXISTING



SOUTH CORNER ELEVATION EXISTING

SOUTH CORNER ELEVATION PROPOSED

10 STATE ST UNIT B
PORTSMOUTH, NH
03801

SOUTHERN ELEVATIONS

05/05/21

3. 175 Market Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (delete (1) skylight and add (1) vent).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-319

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 15, 2021**Applicant**

Carla Goodknight
admin@cjarchitects.net
233 Vaughan Street
Suite 101
Portsmouth, NH 03801
6034312808

Location

175 MARKET ST
Portsmouth, NH 03801

Owner:

EPORT PROPERTIES 1 LLC
PO BOX 847 PORTSMOUTH, NH 03802-0847

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Two minor revisions to previously approved plan; One skylight deleted and one vent added.

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)**Business Name (if applicable)**



City of Portsmouth
Historic District Commission & Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

May 5, 2021

173 & 175 Market Street - HDC Application for Administrative Amended Approval

We respectfully submit this Application for Administrative Amended Approval for the 173 & 175 Market Street project.

- 1) Delete one of the previously approved skylights from the roof of the Market Street elevation at the existing building. The remaining three skylights shall remain as previously approved.
- 2) Relocate one exhaust vent from its approved location elsewhere on the roof to a location behind the previously approved guardrail screen, in front of the approved generator.

Please refer to the attached drawings for more information on these proposed amendments.

Thank you for your consideration.
Sincerely,

A handwritten signature in black ink, appearing to be 'Cn', followed by a long horizontal line.

Carla Goodknight, AIA
Principal, CJ Architects

Representing owners:
Eport Properties 1, LLC

DELETE (1) SKYLIGHT



VIEW FROM MARKET STREET

PROPOSED WEST ELEVATION AT MARKET STREET

1/8" = 1'-0"

173 & 175 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION

HDC COMPLIANCE REVIEW: MAY 5, 2021



233 VAUGHAN STREET SUITE 101
PORTSMOUTH, NH 03801
T 603-431-2808 F 603-431-2809 cjarchitects.net



VIEW FROM CERES STREET

PROPOSED SOUTH ELEVATION

1/18" = 1'-0"

173 & 175 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

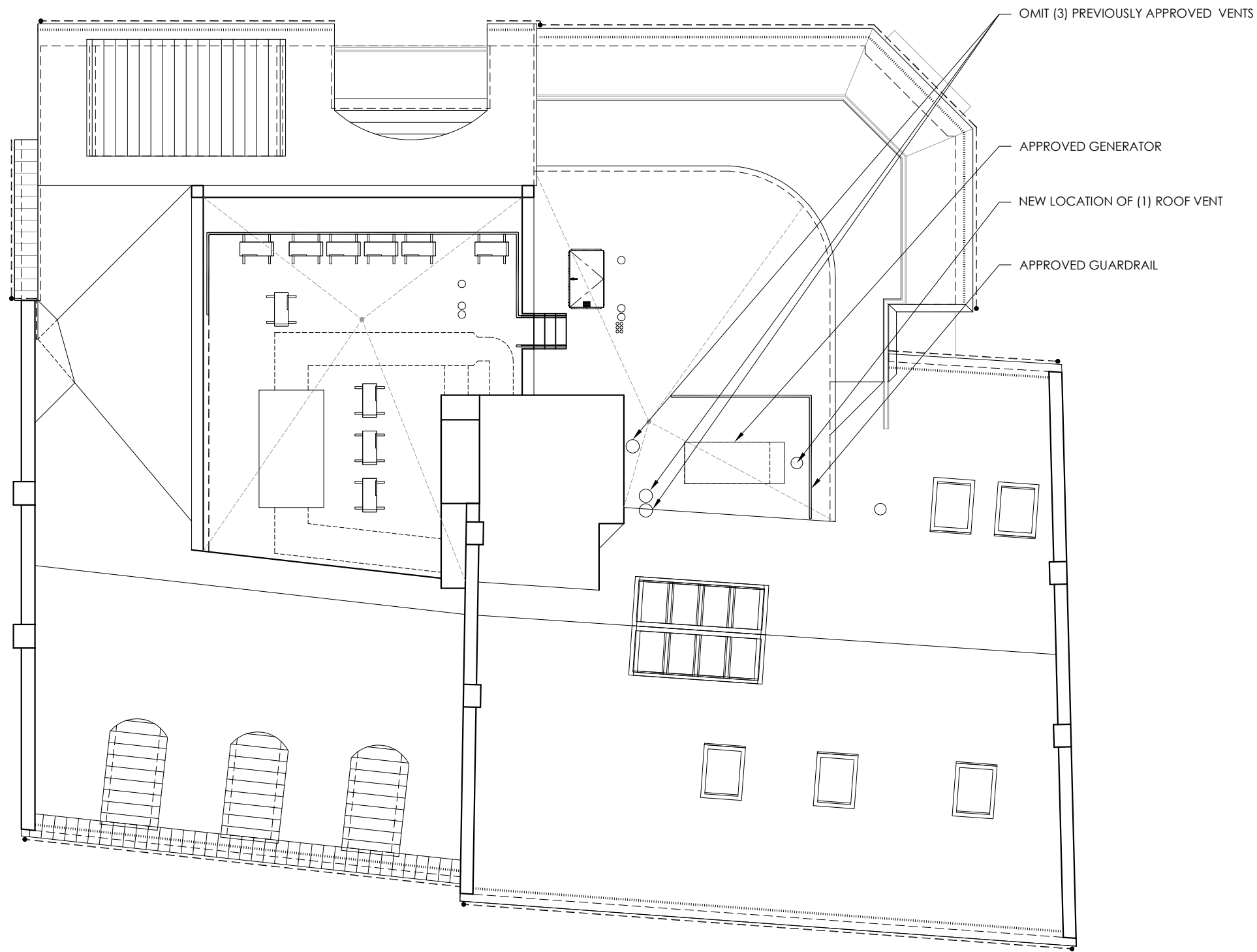
SOUTH ELEVATION

HDC COMPLIANCE REVIEW: MAY 5, 2021



233 VAUGHAN STREET SUITE 101
PORTSMOUTH, NH 03801
T 603-431-2808 F 603-431-2809 cjarchitects.net

2



ROOF PLAN

3/32" = 1'-0"

173 & 175 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

ROOF PLAN AND DETAILS

HDC COMPLIANCE REVIEW: MAY 5, 2021



233 VAUGHAN STREET SUITE 101
PORTSMOUTH, NH 03801
T 603-431-2808 F 603-431-2809 cjarchitects.net

4. 379 New Castle Avenue - Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (extend deck to the edge of the first story).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-320

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 15, 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

Project Information**Brief Description of Proposed Work**

changes to a previously approved design (extend second floor deck to the edge of the first floor below).

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





○ NORTH, WATER SIDE ELEVATION
SCALE : 3/16" = 1'-0"



○ WEST, LEFT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



○ SOUTH, ELEVATION
SCALE : 3/16" = 1'-0"



CURRENT REAR VIEW

2ND FLOOR
DECK CHANGE

RENOVATIONS, PETERS RESIDENCE

379 NEW CASTLE AVE.

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project:
#1910
Revisions:

Date:
4/9/21

5. 5 Hancock Street

- Recommended Approval

Background: The applicant is seeking approval final light design over the garage door and for a change in location of HVAC equipment (to be screened by existing fence and Arbor Vitae hedge).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-321

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 15, 2021**Applicant**

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

Location

5 HANCOCK ST
Portsmouth, NH 03801

Owner:

BARKER MICHAEL & BARKER CLAUDETTE
MORETTO
5 HANCOCK 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**

Lights over Garage doors & relocate small heat pump (32"w x 22"h), to left side of Garage. Heat pump will be screened by existing fence & established Arbor Vitae Hedge (+/- 14' tall). This work is part of LU-20-209 & BLDG-20-857

Description of Proposed Work (Planning Staff)

--

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

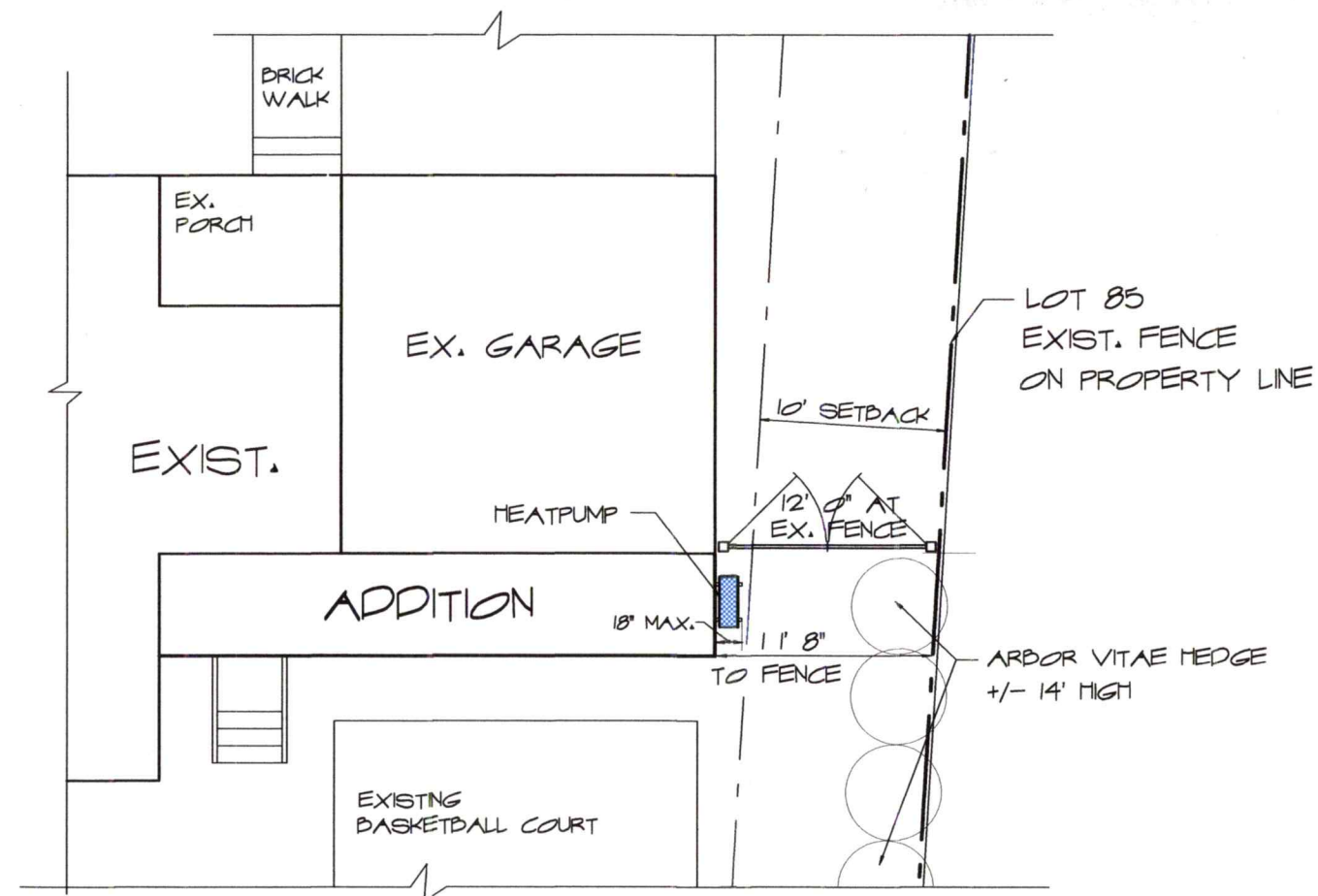
By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



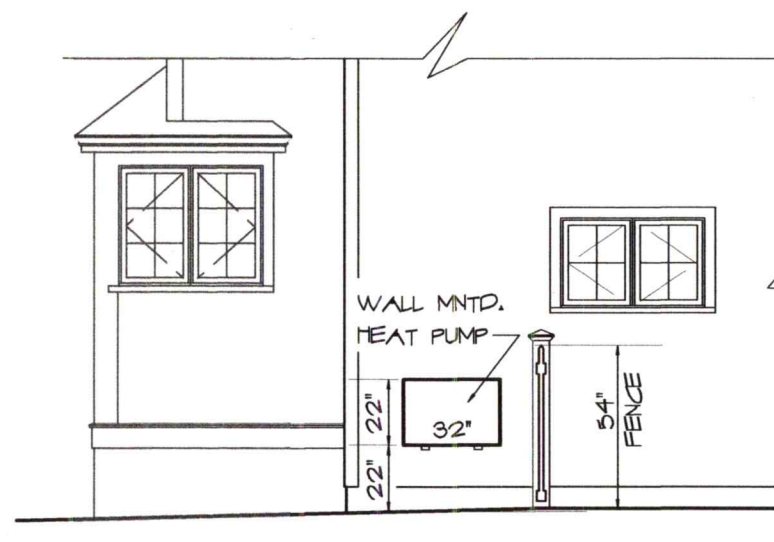
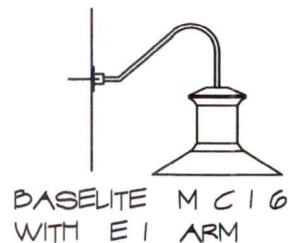
EXIST. FENCE



HEATPUMP LOCATION



LIGHTS OVER GARAGE DOORS
SCALE: 3/16" = 1'-0"



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

PROPOSED HEAT PUMP LOCATION
SCALE: 1" = 10'-0"
NOTE: PLAN GENERATED FROM AS
BUILT FIELD MEASUREMENTS

GARAGE LIGHTS &
HEAT PUMP LOCATION

ADDITION & RENOVATION, BARKER RESIDENCE

5 MANCOCK STREET

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: #2016

Revisions:

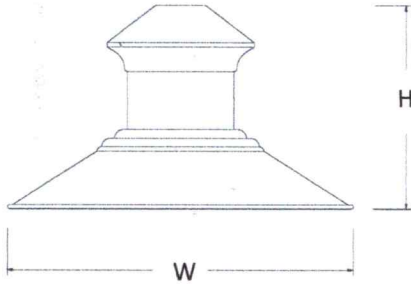
Date: 4/15/21



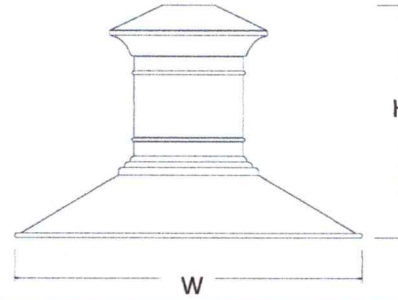
A - SHADES

BASELITE'S SHADES ARE CONSTRUCTED FROM A HEAVY GAUGE 1100-0 ALUMINUM AND ARE HAND SPUN IN OUR OWN FACILITY HERE IN THE U.S.A. EACH SHADE IS SPUN ONE AT A TIME TO ENSURE A QUALITY PRODUCT. THE ALUMINUM USED RANGES FROM .050" TO .125" IN THICKNESS DEPENDING ON THE SHADE.

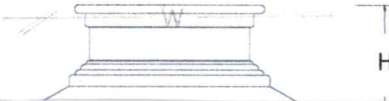
ROADHOUSE SHADE SERIES



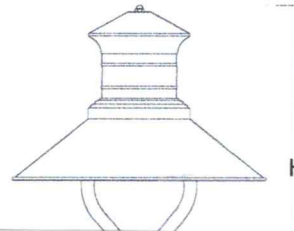
	HEIGHT	WIDTH
MC8	6"	8"
MC12	7"	12"
MCA12	7"	12"



	HEIGHT	WIDTH
MC16	11"	16"
MC18	12"	18"
MC20	14"	20"



	HEIGHT	WIDTH
MCF12	6"	12"



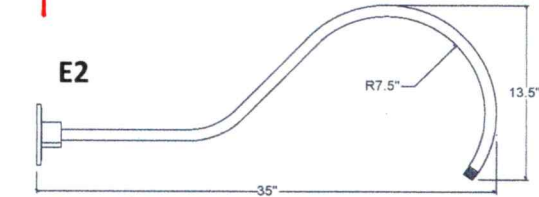
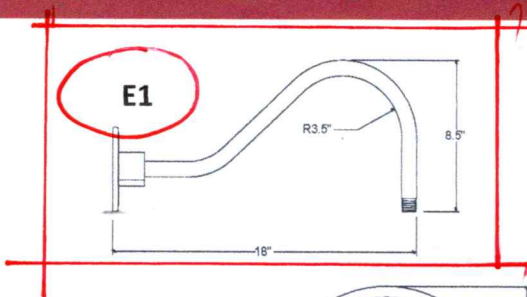
	HEIGHT	WIDTH	FITTER
IMC20	24"	20"	3"

*FITTER OPTIONAL IN 4"

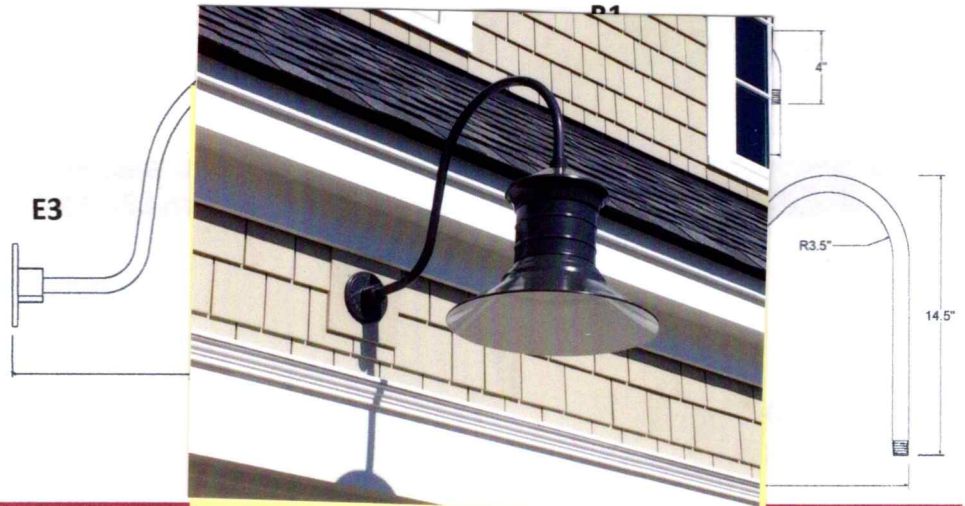


C - MOUNTING OPTIONS

1/2" ARM EXTENSIONS



E3



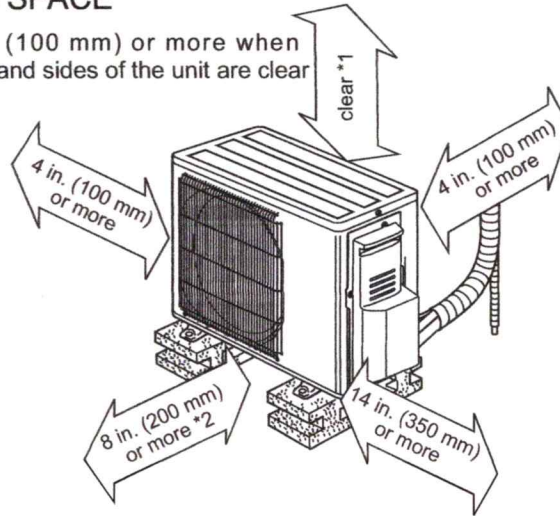
SIMILAR FIXTURE

OUTDOOR UNIT DIMENSIONS: MUZ-FS09NAH

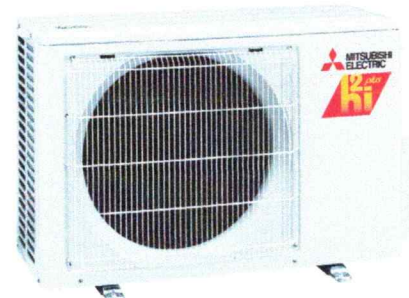
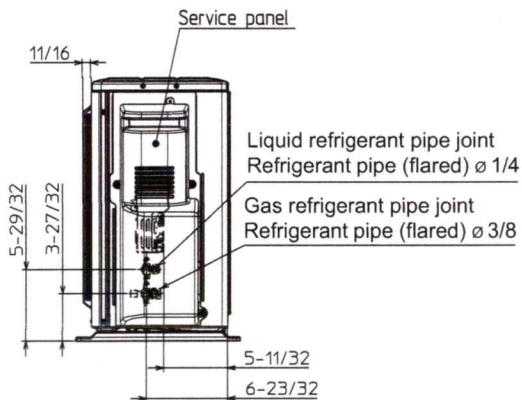
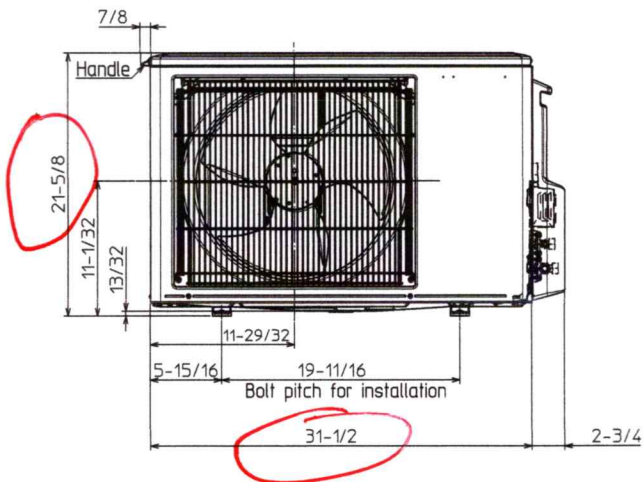
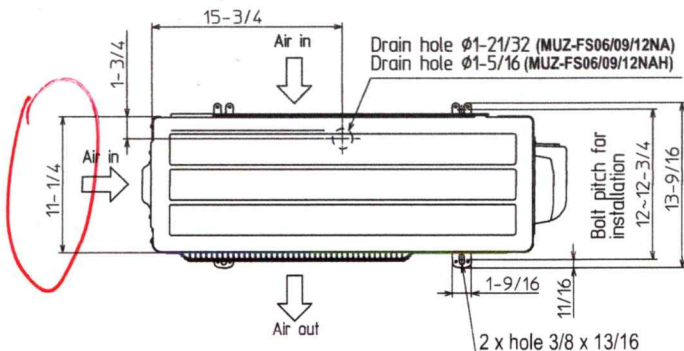
Unit: inch

REQUIRED SPACE

*1 4 in. (100 mm) or more when front and sides of the unit are clear



*2 When any 2 sides of left, right and rear of the unit are clear



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MSZ-FS09NA-U1 & MUZ-FS09NAH-U1 - 202101



6. 150 Congress Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of roof mounted HVAC equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-322

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 15, 2021

Applicant

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

Location

150 CONGRESS ST
Portsmouth, NH 03801

Owner:

ONE MIDDLE STREET LLC
1 MIDDLE ST SUITE 1 PORTSMOUTH, NH 03801

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

HVAC equipment to roof

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**

**CONTENTS, HDC APPLICATION FOR PROPOSED HVAC EQUIPMENT TO ROOF OF
1 MIDDLE ST., PORTSMOUTH, NH, (for the benefit of 15 Middle St.)**

***2-Narrative**

***3-Proposed Site Plan showing HVAC equipment location.**

***4-Google Earth view of roof.**

***5-Photo from Middle St..**

***6-Photo of general roof area.**

***7-Photo of specific area of roof for HVAC equipment.**

***8-HVAC equipment layout plan.**

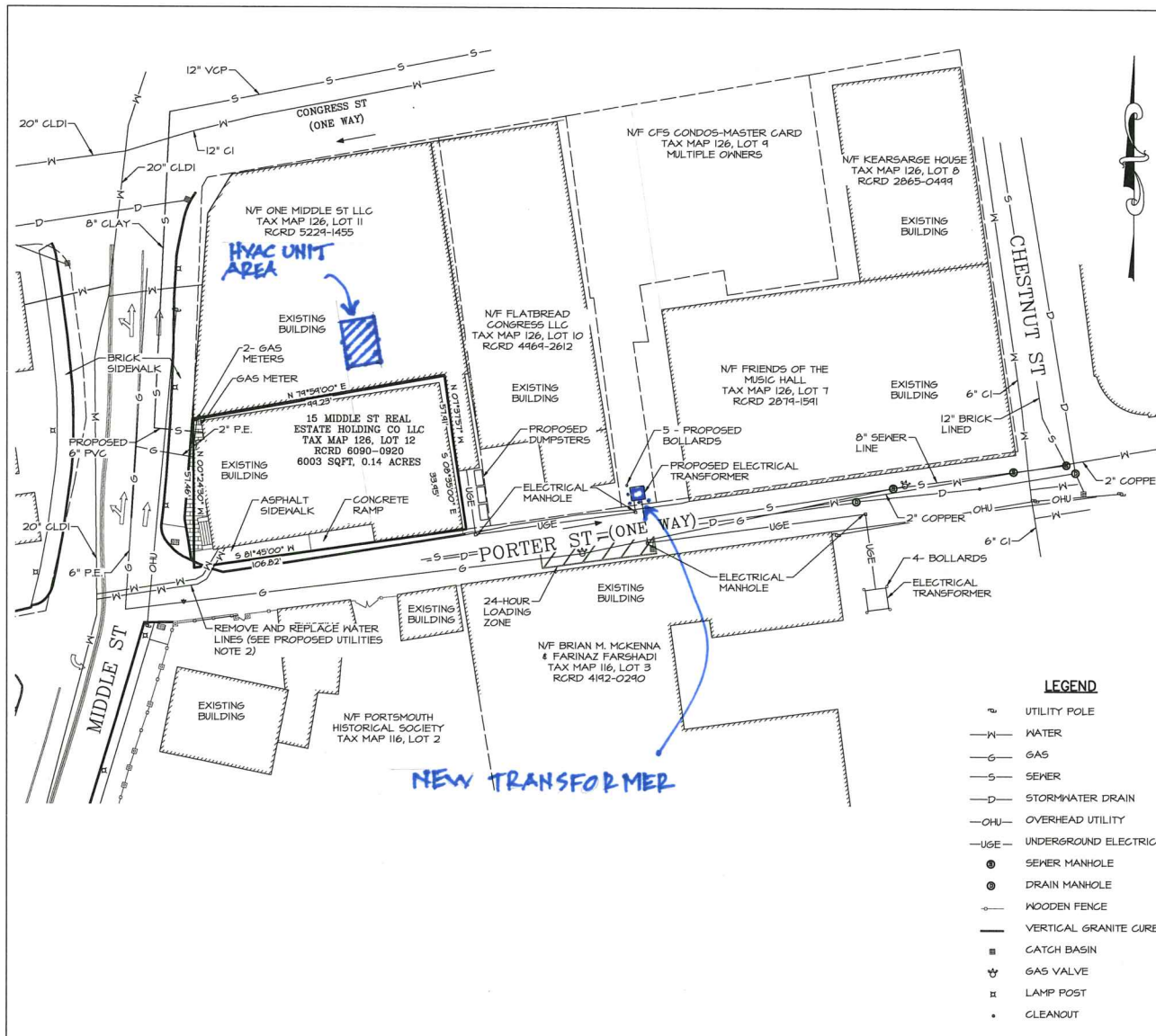
***9 to *13-HVAC equipment detail pages.**

**PROPOSED HVAC EQUIPMENT TO ROOF OF 1 MIDDLE ST., PORTSMOUTH, NH,
(FOR THE BENEFIT OF 15 MIDDLE ST., THE SALVATION ARMY CHURCH
BUILDING).**

NARRATIVE

This application is a detailed addendum to the original HDC approval for work/changes proposed at 15 Middle St.. The HVAC equipment proposed for the roof of 1 Middle St. is for the use of 15 Middle St., being the restoration and re-use of the Salvation Army Church. This equipment will supply some of the heating, and all of the cooling for this building. There is no available space at 15 Middle St., that could accommodate the necessary equipment, without compromising the historic character of 15 Middle St.. The intention of this approach was expressed in the original approval application and the contents of this submission details the nature of the actual equipment.

From the original, approved application..."It is intended to install exterior mechanical equipment (condensers, heat pumps and such) on the roof of One Middle St. (easement to be created).



UTILITIES: CONTACT LIST:

GAS: UTIL: SUSAN L. DUPLISEA 603-244-5147
 WATER: PORTSMOUTH DPM 603-427-1930
 SEWER: PORTSMOUTH DPM 603-427-1930
 STORMWATER: PORTSMOUTH DPM 603-427-1930
 ELECTRIC: EVERSOURCE; CASEY McDONALD 603-436-7108 EXT 5641
 PHONE: FAIRPOINT; JOSEPH P. CONSIDINE 603-780-4294

PROPOSED UTILITIES:

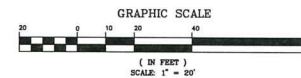
1. GAS:
THE EXISTING 6" PLASTIC GAS MAIN WILL SERVE THE BUILDING.
2. WATER:
DOMESTIC: A NEW 2" COPPER LINE WILL BE INSTALLED TO THE BUILDING
SPRINKLER: A 6" SPRINKLER LINE WILL BE INSTALLED. NECESSARY FLOW TEST CONNECTIONS AND SPECIFICATIONS AS PER CITY REQUIREMENTS.
3. SEWER:
A NEW 6" PVC SEWER LINE WILL BE INSTALLED CONNECTING TO THE EXISTING 6" CLAY SEWER LINE IN MIDDLE ST. THE SEWER CONNECTION SHALL BE WITNESSED AND APPROVED BY THE PORTSMOUTH WATER DIVISION AND SOLID COUPLINGS WILL BE USED TO CUT IN THE SERVICE TO THE MAIN.
4. ELECTRIC:
ALL ELECTRIC WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW HAMPSHIRE REQUIREMENTS FOR ELECTRIC SERVICE CONNECTIONS BY EVERSOURCE.

GENERAL NOTES

- 1) CONTRACTOR TO REVIEW ALL SURFACING TYPES, AND MATERIAL SPECIFICATIONS WITH COMMISSIONER OF PUBLIC WORKS.
- 2) ALL NECESSARY NHDOT, NHDES & CITY PERMITS MUST BE OBTAINED.
- 3) ALL CONSTRUCTION SHALL BE PER NH-DOT, STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. LATEST REVISION.
- 4) IF UNDERGROUND UTILITIES WILL BE INSTALLED, CONTRACTOR SHALL MEET STATE AND CITY REQUIREMENTS. TO ASSURE TYPE, SEPARATION, COVER, ETC. ALL UTILITY LINES ARE APPROXIMATE. ALWAYS CALL DIGSAFE PRIOR TO DIGGING
- 5) SIZE ALL LINES AS PER REQUIREMENTS AND ASSURE THAT PROPOSED BUILDING LOADING AND PRESSURE DEMANDS WILL BE MET.

LEGEND

- UTILITY POLE
- WATER
- GAS
- SEWER
- STORMWATER DRAIN
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- SEWER MANHOLE
- DRAIN MANHOLE
- WOODEN FENCE
- VERTICAL GRANITE CURB
- CATCH BASIN
- GAS VALVE
- LAMP POST
- CLEANOUT



2	3/17/2021	PRELIMINARY	
1	3/27/2020	FOR REVIEW	
DATE	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKER	A. ROSS		
DRAWN	D.D.D.		
CHECKED			
ROSS ENGINEERING			
Civil/Structural Engineering			
Surveying			
100 Lafayette St.			
Portsmouth, NH 03801			
(603) 435-7569			
CLIENT			
JAMES MCSHARRY			
58 PLEASANT POINT RD			
PORTSMOUTH, NH 03801			
TITLE			
PROPOSED			
UTILITY PLAN			
15 MIDDLE ST			
PORTSMOUTH, NH 03801			
TAX MAP 126, LOT 12			
JOB NUMBER	19-001	PLG NO.	2 OF 2
ISSUE			2

11:34



PROPOSED
CONDENSORS
& AIR SOURCE
HEAT PUMP
UNITS

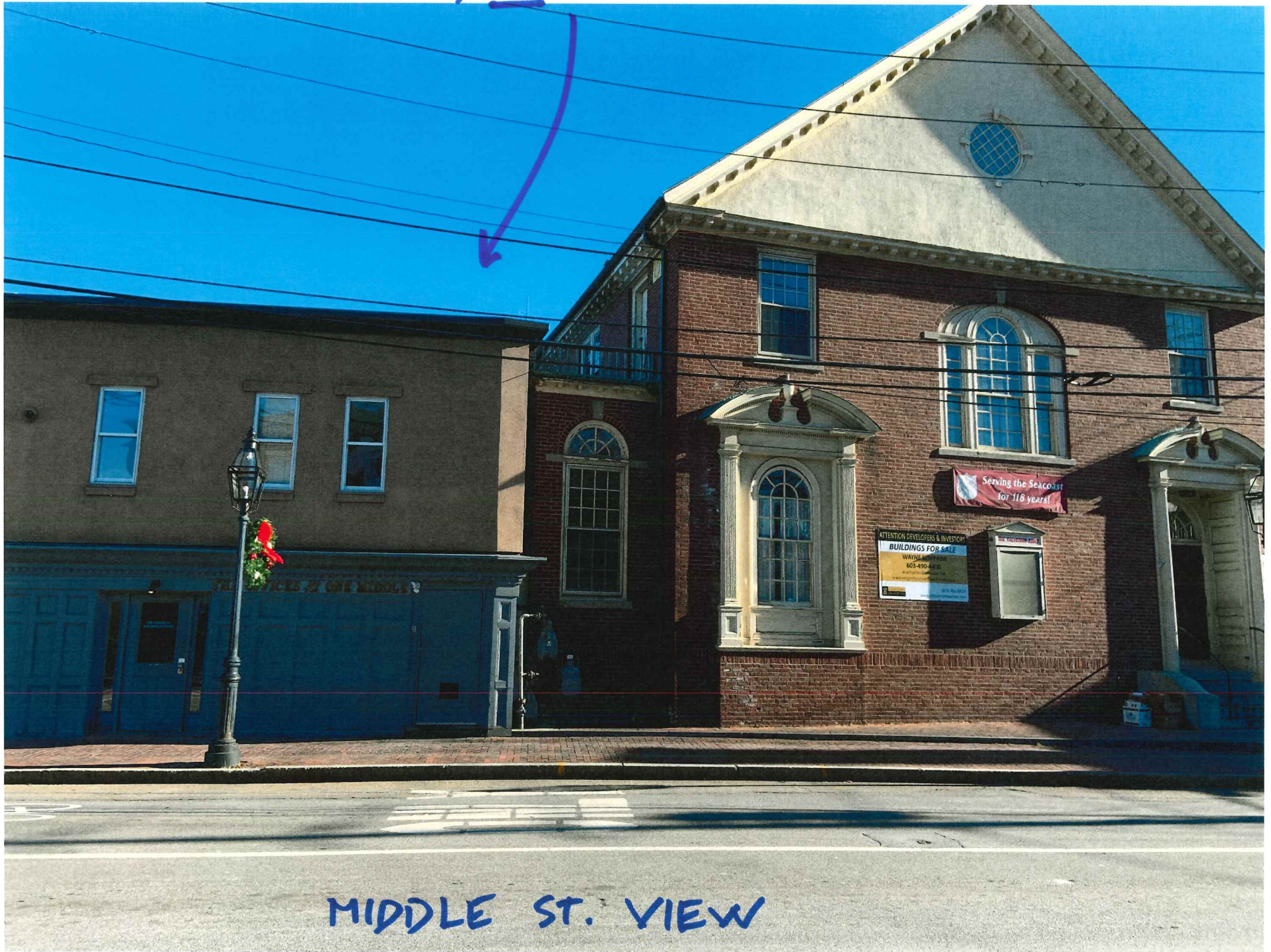
Salvation



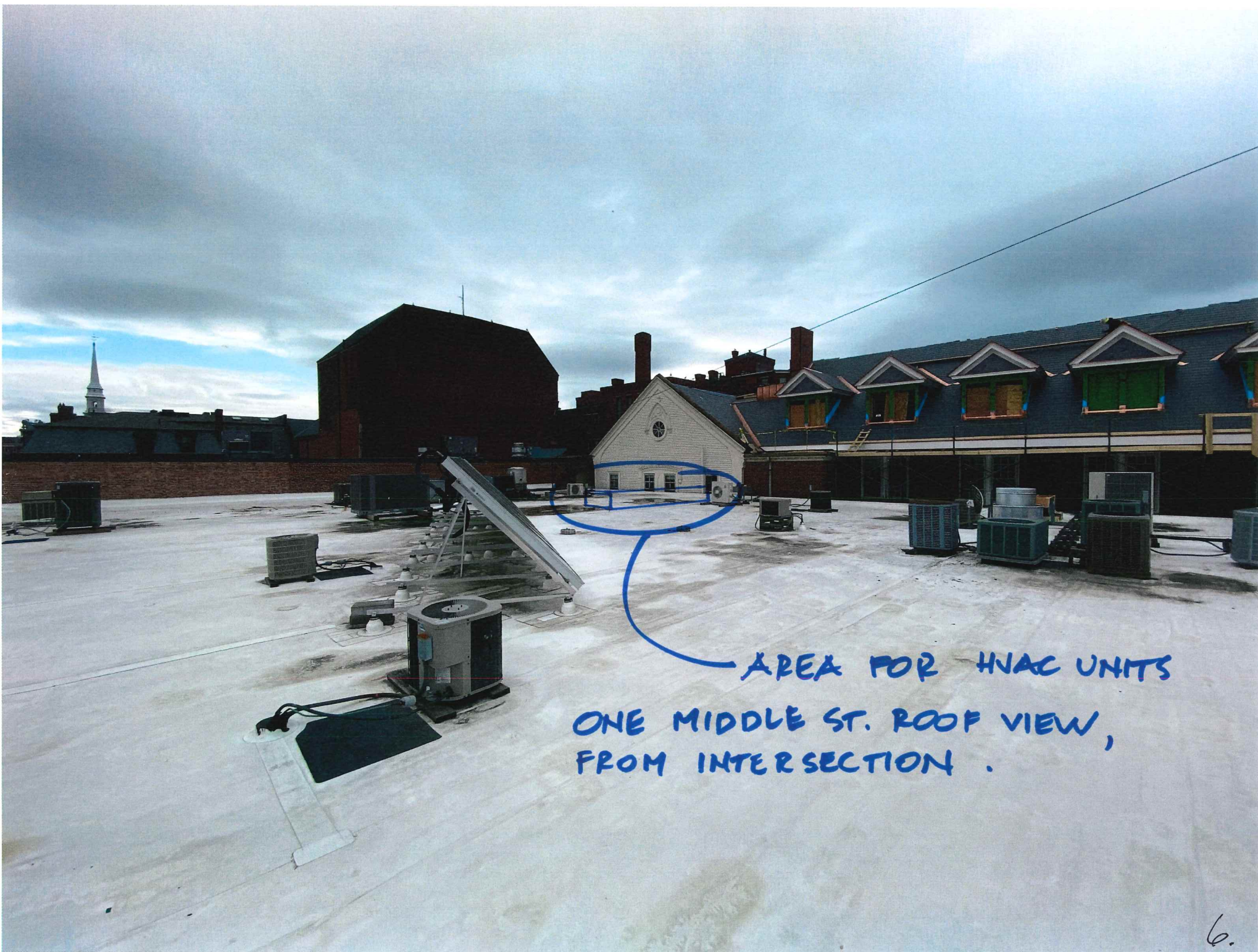
Google

(43°04'32"N 70°45'42"W) 419 ft

UNITS $\pm .64'$ FROM PARAPET



MIDDLE ST. VIEW

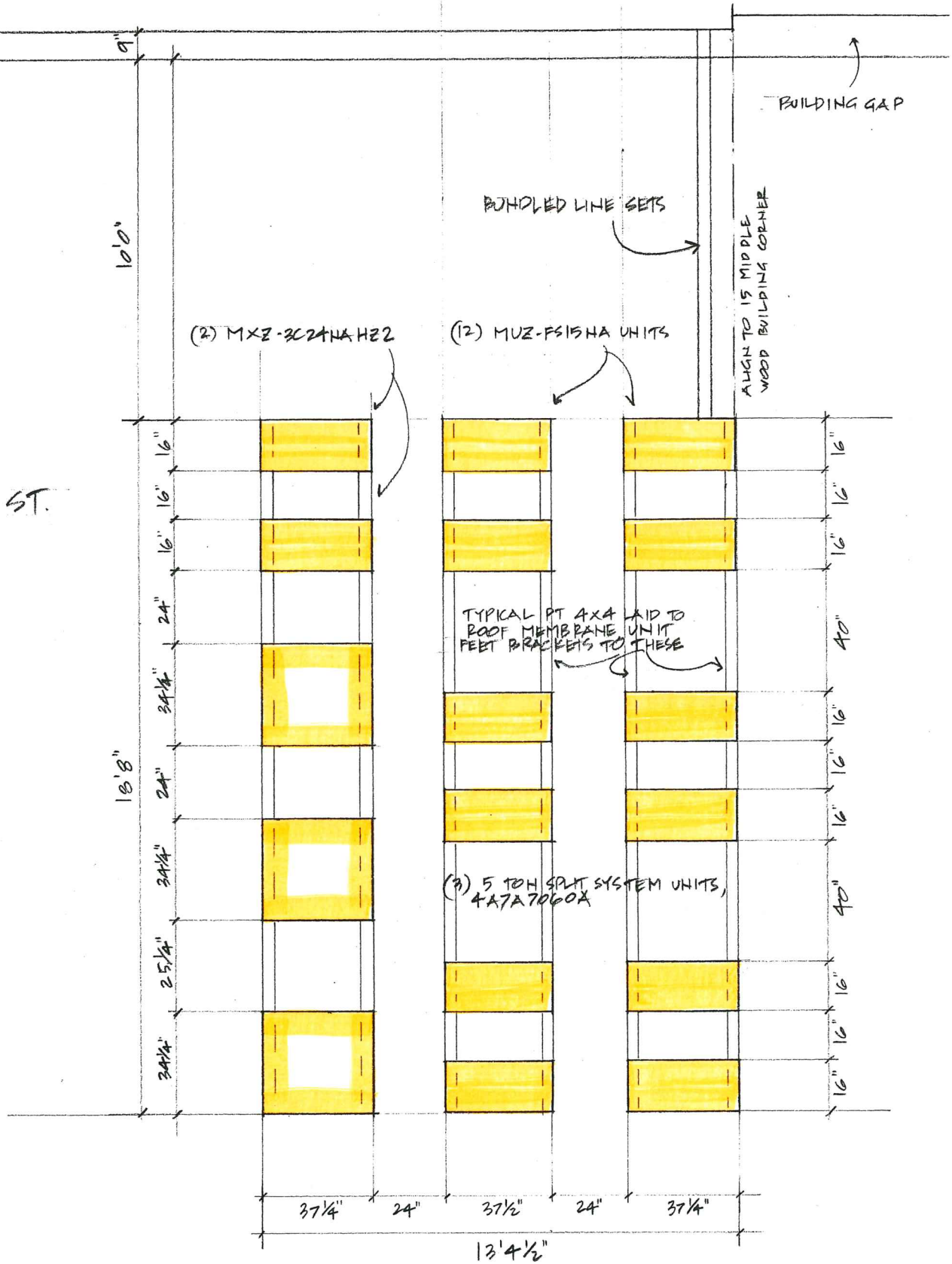


AREA FOR HVAC UNITS
ONE MIDDLE ST. ROOF VIEW,
FROM INTERSECTION .

LINE SETS TO
IS MIDDLE ST.

AREA FOR
CONDENSOR & AIR SOURCE
HEAT PUMP UNITS

75 MIDDLE ST. (WOOD BUILDING) ~



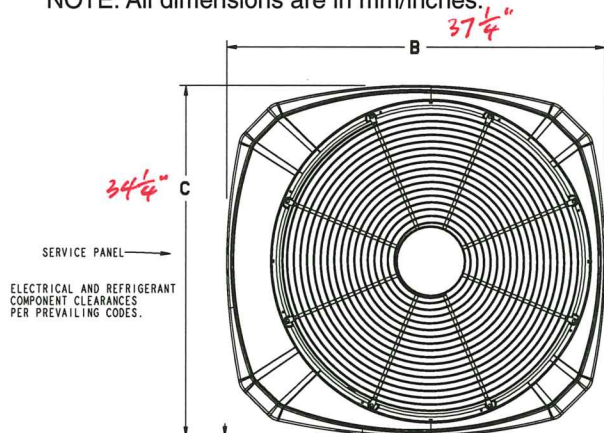
PLAN VIEW, EXTERIOR HVAC UNITS
ONE MIDDLE ST., PORTSMOUTH, NH
1/4" = 1' 0"

TAG: _____

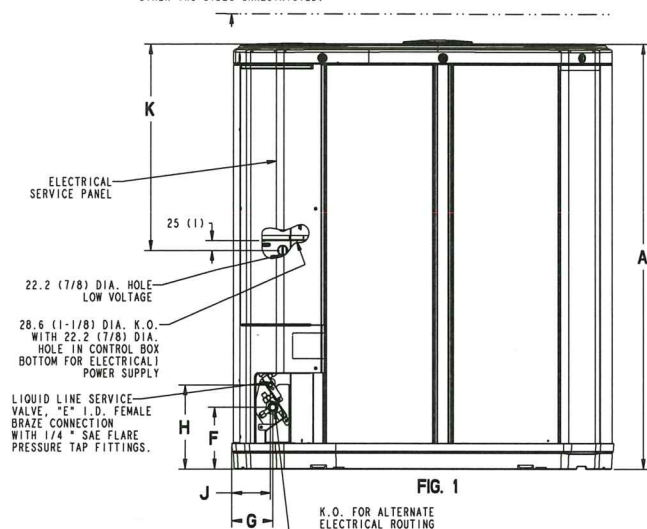
SPECIFICATION

5 Ton Split System Cooling — 1 Ph 4A7A7060A

NOTE: All dimensions are in mm/inches.



TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR AT LEAST 1524 (5 FEET) ABOVE UNIT. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT, AND SHOULD BE AT LEAST 305 (12") FROM WALL AND ALL SURROUNDING SHRUBBERY ON TWO SIDES. OTHER TWO SIDES UNRESTRICTED.



From Dwg. D152862 Rev. 26

MODELS	BASE	A	B	C	D	E	F	G	H	J	K
4A7A7060A	4	1147 (45-1/8)	946 (37-1/4)	870 (34-1/4)	1-1/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)

Product Specifications

OUTDOOR UNIT ①②	4A7A7060A1000A
POWER CONNS. — V/PH/HZ ③	208/230/1/60
MIN. BRCH. CIR. AMPACITY	37
BR. CIR. PROT. RTG. — MAX. (AMPS)	60
COMPRESSOR	DURATION™ - SCROLL
NO. USED - NO. STAGES	1 - 2
VOLTS/PH/HZ	208/230/1/60
R.L. AMPS ⑦ - L.R. AMPS	28.8 - 152.9
FACTORY INSTALLED	
START COMPONENTS ⑧	NO
INSULATION/SOUND BLANKET	NO
COMPRESSOR HEAT	NO
OUTDOOR FAN	PROPELLER
DIA. (IN.) - NO. USED	27.6 - 1
TYPE DRIVE - NO. SPEEDS	DIRECT - 1
CFM @ 0.0 IN. W.G. ④	4760
NO. MOTORS - HP	1 - 1/4
MOTOR SPEED R.P.M.	825
VOLTS/PH/HZ	208/230/1/60
F.L. AMPS	1.30
OUTDOOR COIL — TYPE	SPINE FIN™
ROWS - F.P.I.	1 - 24
FACE AREA (SQ. FT.)	30.79
TUBE SIZE (IN.)	3/8
REFRIGERANT	R-410A
LBS. — R-410A (O.D. UNIT) ⑤	12 LBS. - 09 OZ.
FACTORY SUPPLIED	YES
LINE SIZE - IN. O.D. GAS ⑥	1-1/8
LINE SIZE - IN. O.D. LIQ. ⑥	3/8
CHARGING SPECIFICATION	8°F
SUBCOOLING	
DIMENSIONS	H X W X D
CRATED (IN.)	51 X 35.1 X 38.7
WEIGHT	
SHIPPING (LBS.)	312
NET (LBS.)	275

- ① Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on ARI standard 210/240. In order to achieve ARI standard rating, the indoor fan time delay on the comfort control must be enabled.
- ② Rated in accordance with ARI standard 270.
- ③ Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
- ④ Standard Air — Dry Coil — Outdoor
- ⑤ This value approximate. For more precise value see unit nameplate.
- ⑥ Max. linear length 60 ft; Max. lift - Suction 25 ft.; Max. lift - Liquid 25 ft. For greater length consult refrigerant piping software Pub. No. 32-3312-0* (* denotes latest revision).
- ⑦ This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
- ⑧ No means no start components. Yes means quick start kit components. PTC means positive temperature coefficient starter.

Sound Power Level

Model	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
		63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A7A7060A1	74	68	70	66	69	66	57	57	53

Note: Rated in accordance with AHRI Standard 270-2008

MXZ-3C24NAHZ2
MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 58 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- H2[®]hyper heat performance offers 100% heating capacity at 5°F and 74% heating capacity at -13°F
- ENERGY STAR[®]certified (non-ducted)

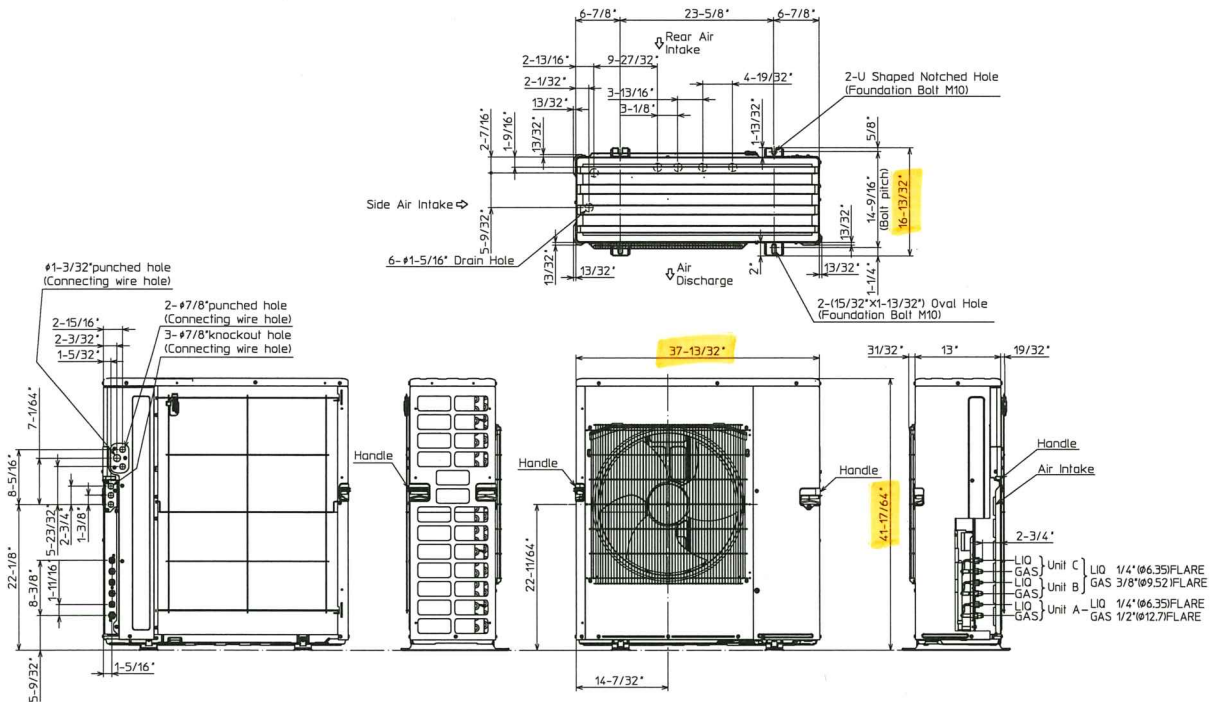
ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

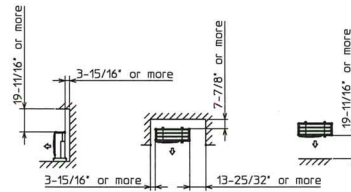
© 2021 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

OUTDOOR UNIT DIMENSIONS: MXZ-3C24NAHZ2

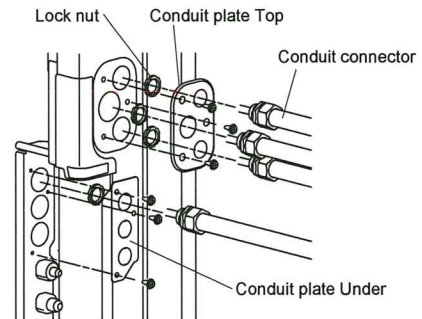
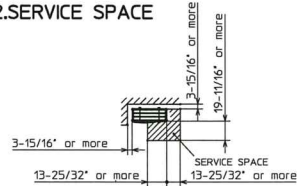
Unit: inch



1.FREE SPACE



2.SERVICE SPACE



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# M_SUBMITTAL_MXZ-3C24NAHZ2_en - 202103



Specifications are subject to change without notice.

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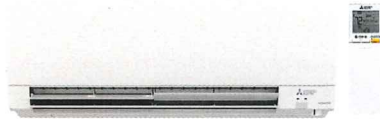
MSZ-FS15NA & MUZ-FS15NA
15,000 BTU/H DELUXE WALL MOUNT
15,000 BTU/H HYPER-HEATING OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....MSZ-FS15NA

Outdoor Unit.....MUZ-FS15NA



INDOOR UNIT FEATURES

- Slim wall-mounted indoor units provide zone comfort control
- Dual Barrier Coating applied to the heat exchanger, vanes and fan to prevent hydrophilic and hydrophobic dirt build-up
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- 3D i-see Sensor® enables advance features:
 - Indirect or Direct Airflow for personalized comfort
 - Absence Detection for energy-saving mode
 - Double Vane features:
 - Separates airflow to deliver air across a large area
 - Simultaneously deliver to air separate sections of a room
 - Generates more comfortable natural airflow pattern
- Multiple control options available:
 - Back-lit screen handheld remote controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Triple-action Filtration: Nano Platinum Filter, Deodorizing Filter, & Electrostatic Anti-Allergy Enzyme Filter
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
- Quiet operation

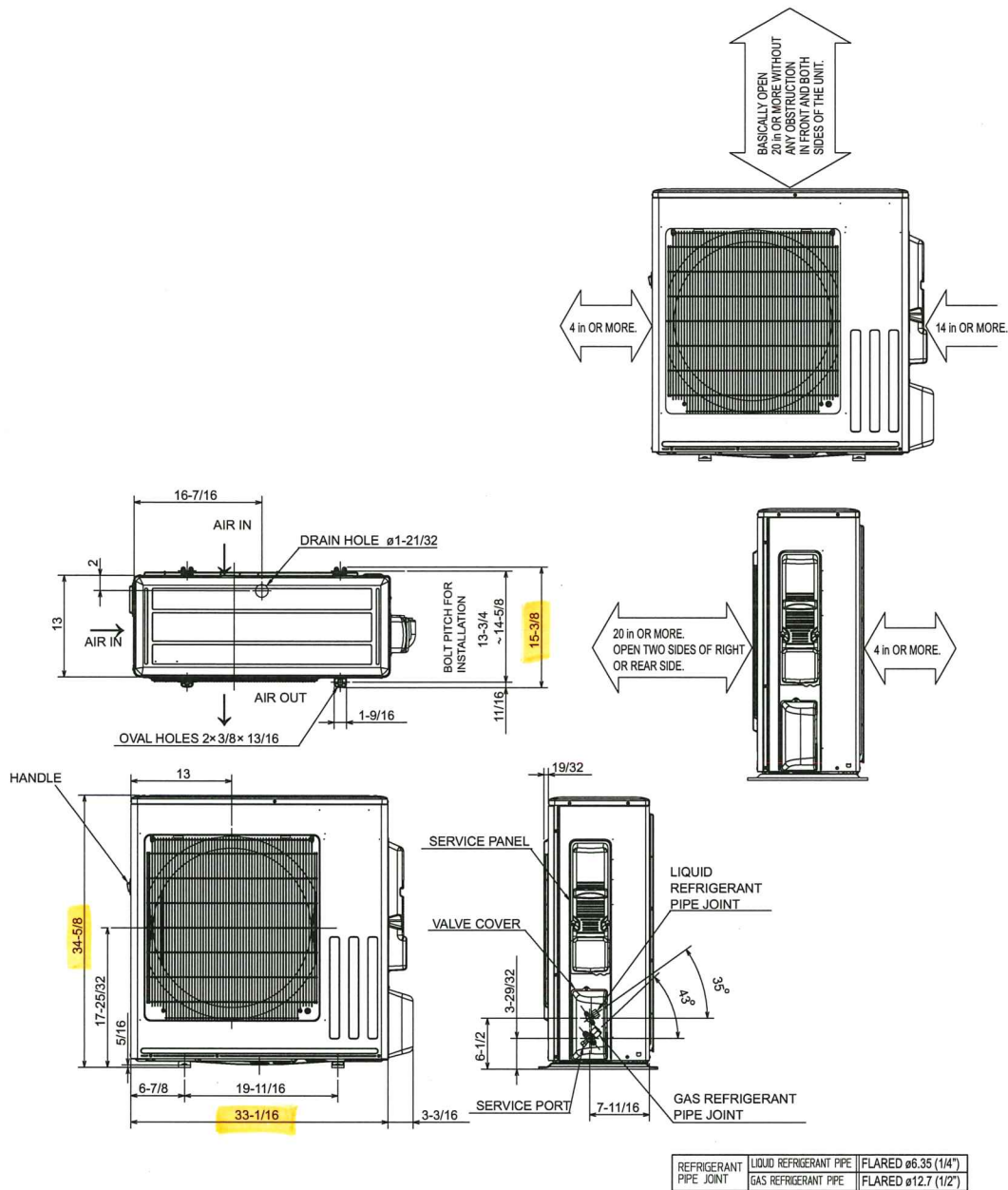
OUTDOOR UNIT FEATURES

- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- H2i plus™ performance offers 100% heating capacity at -5° and 70% to 81% heating capacity at -13° F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life

OUTDOOR UNIT DIMENSIONS: MUZ-FS15NA

Unit: inch

REQUIRED SPACE



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MSZ-FS15NA-U1 & MUZ-FS15NA-U1 - 202102



Specifications are subject to change without notice.

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7. 130 Congress Street, Unit #4 - Recommended Approval

Background: The applicant is seeking approval for the installation of a transformer at the rear of the property.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-323

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 15, 2021

Applicant

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

Location

130 CONGRESS ST Unit 4
Unit 4
Portsmouth, NH 03801

Owner:

FOX POINT REALTY TRUST & JOHNSON GARY
J TRUSTEE
252 FOX POINT RD NEWINGTON, NH 03801

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Transformer to rear of the property

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**

**CONTENTS, HDC APPLICATION FOR PROPOSED TRANSFORMER TO THE REAR OF
130 CONGRESS ST., PORTSMOUTH, NH, (for the benefit of Porter St. properties)**

***2-Narrative**

***3-Proposed Site Plan showing Transformer location.**

***4-Photo from Porter St., Existing Conditions.**

***5-Cut and paste photo of proposed Transformer and overhead wire
eliminations.**

***6-Photo of matching Transformer recently installed at TD Bank, on Fleet St..**

**PROPOSED NEW TRANSFORMER AT THE REAR OF 130 CONGRESS ST.,
PORTSMOUTH, NH., (FOR THE BENEFIT OF 15 MIDDLE ST., THE SALVATION
ARMY CHURCH BUILDING, AND SURROUNDING BUILDINGS).**

NARRATIVE

All of the properties on Porter St. are inadequately supplied for Electrical power, but especially 15 Middle St.. To overcome this, it is proposed to have installed a new 500kVa transformer on 130 Congress St.. This transformer would occupy the existing parking space, adjacent to Porter St.. To accommodate this approach, the owner of 1 and 15 Middle St., Jay McSharry has negotiated the purchase 130 Congress St.

This installation, and moving supply lines underground where possible, will eliminate the overhead wires on the North side of Porter St., in this area.





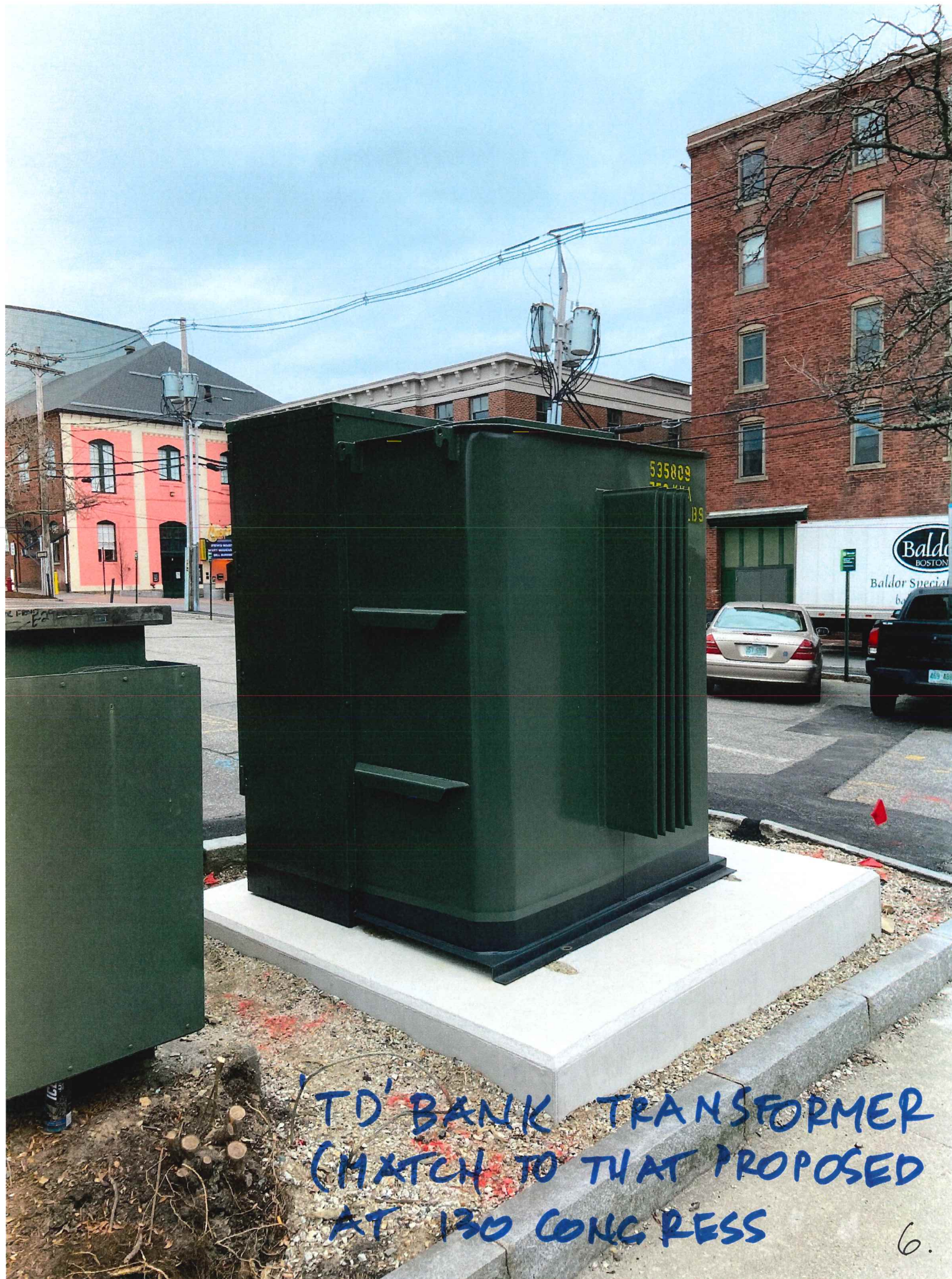
130 CONGRESS ST. (PORTER ST.
SIDE/REAR) EXISTING CONDITIONS

PROPOSED TRANSFORMER
TO 130 CONGRESS ST.

OVERHEAD WIRES TO GO UNDERGROUND
(THOSE CROSSING
THE STREET)

THIS POLE
REMOVED

NEW TRANSFORMER (500-750kva)
(SAME AS 'TD' BANK UNIT) TO
CONCRETE PAD. BOLLARDS NOT
SHOWN.



8. 135 Bow Street

- TBD

Background: The applicant is seeking approval for the replacement of several windows and doors.

Staff Comment: TBD

Stipulations:




1. _____
2. _____
3. _____

Historic District Commission Work
Session or Administrative Approval
Application

LUHD-326

Submitted On: Apr 16, 2021

Applicant

 Carla Goodknight
 6034312808
 admin@cjarchitects.net

Location

135 BOW ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Windows and Doors replacement

Project Representatives

<p>Relationship to Project</p> <p>Architect</p> <p>If you selected "Other", please state relationship to project.</p> <p>--</p> <p>Full Name (First and Last)</p> <p>Carla Goodknight</p> <p>Business Name (if applicable)</p> <p>CJ Architects</p> <p>Mailing Address (Street)</p> <p>233 Vaughan Street</p> <p>City/Town</p> <p>Portsmouth</p> <p>State</p> <p>New Hampshire</p> <p>Zip Code</p> <p>03801</p> <p>Phone</p> <p>603 431 2808</p> <p>Email Address</p> <p>car</p>	<p>Relationship to Project</p> <p>Architect</p> <p>If you selected "Other", please state relationship to project.</p> <p>--</p> <p>Full Name (First and Last)</p> <p>Carla Goodknight</p> <p>Business Name (if applicable)</p> <p>CJ Architects</p> <p>Mailing Address (Street)</p> <p>233 Vaughan Street</p> <p>City/Town</p> <p>Portsmouth</p> <p>State</p> <p>New Hampshire</p> <p>Zip Code</p> <p>03801</p> <p>Phone</p> <p>603 431 2808</p> <p>Email Address</p> <p>carla@cjarchitects.net</p>
---	--



PISCATAQUA RIVER

NOTES:
1. SCOPE OF WORK INCLUDES WINDOWS AND DOORS REPLACEMENT ONLY.
2. ALL WINDOWS AND DOORS WITHOUT LABELS TO REMAIN.

OLD HARBOUR

BOW ST.

BOW ST.

CHAPEL ST.

BOW ST.

BOW ST.

DANIEL ST.

DANIEL ST.

SCOTT AVE

DUTTON AVE

STATE ST

MEMORIAL BRIDGE

135 BOW STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF SITE AND SURROUNDINGS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021



1.0



1. VIEW FROM PISCATAQUA RIVER



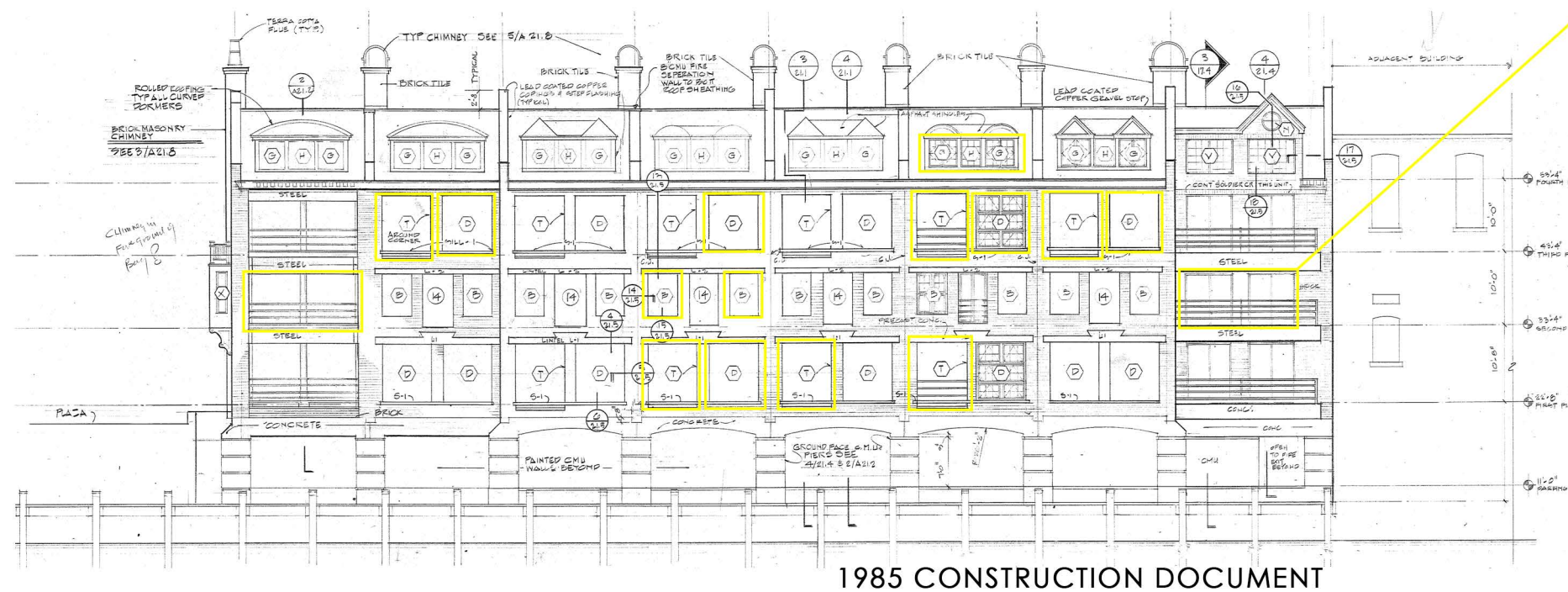
2. VIEW FROM BOW STREET

135 BOW STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE CONTEXT

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021





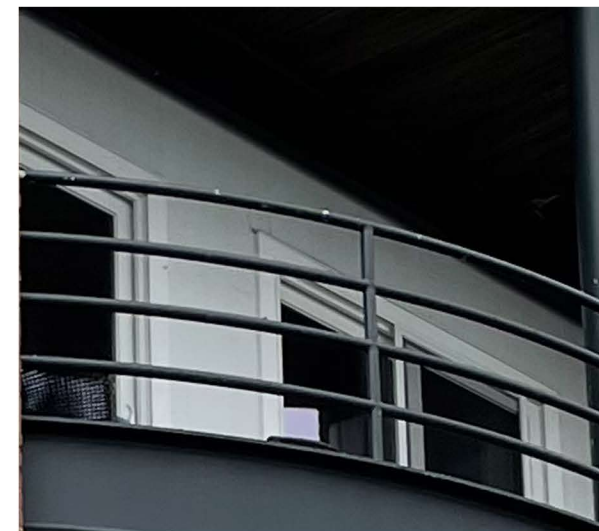
135 BOW STREET
PORTSMOUTH, NEW HAMPSHIRE

EAST ELEVATION - RIVER SIDE

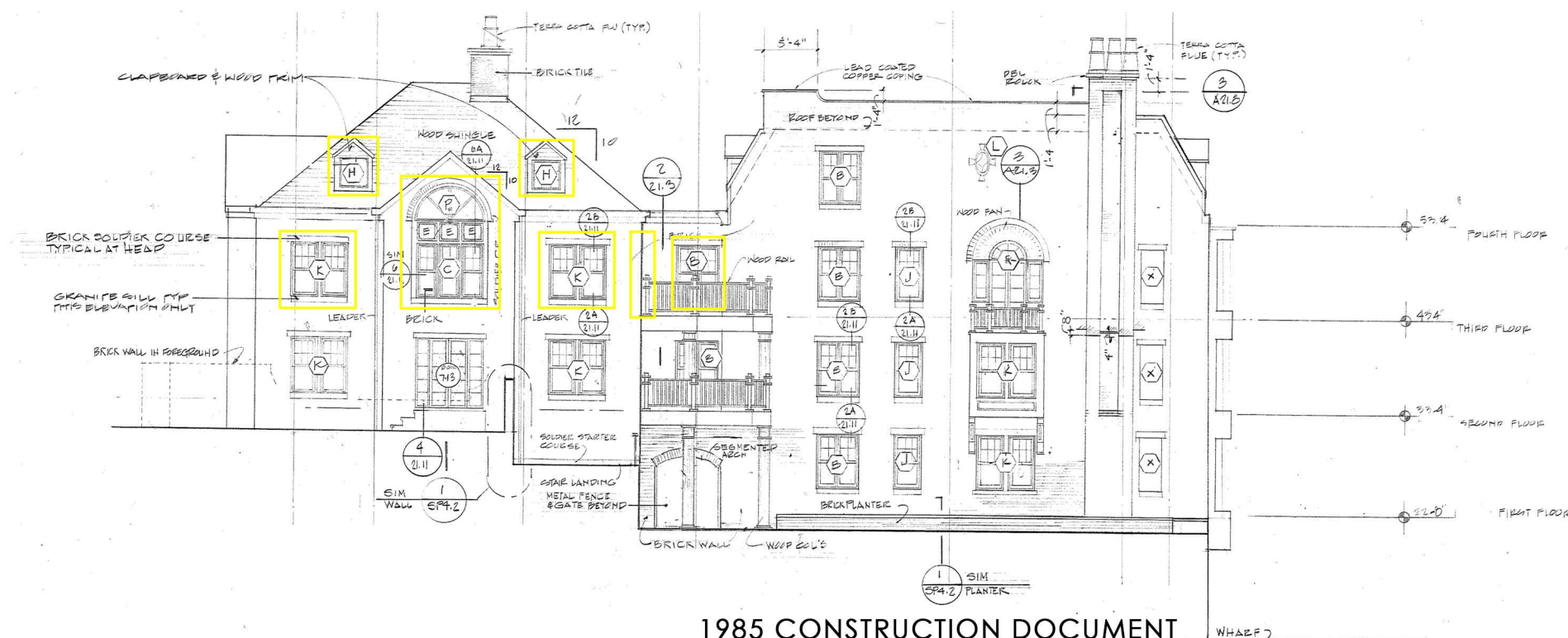
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021



3.0



NEW PVC CASING TO MATCH VARIOUS EXISTING
CASING PROFILES AT LOCATIONS INDICATED.



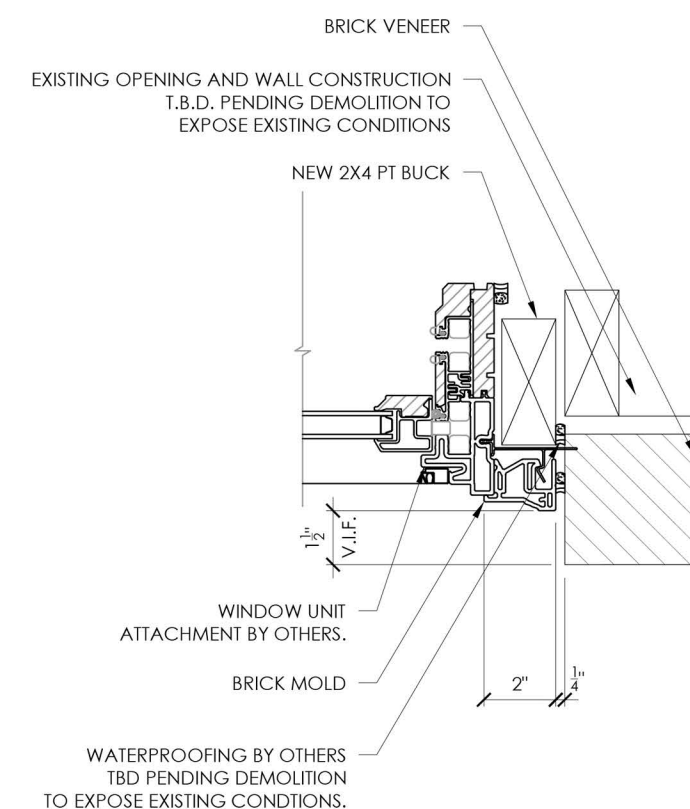
1985 CONSTRUCTION DOCUMENT

WHERE -

SOUTH ELEVATION

135 BOW STREET
PORTSMOUTH, NEW HAMPSHIRE

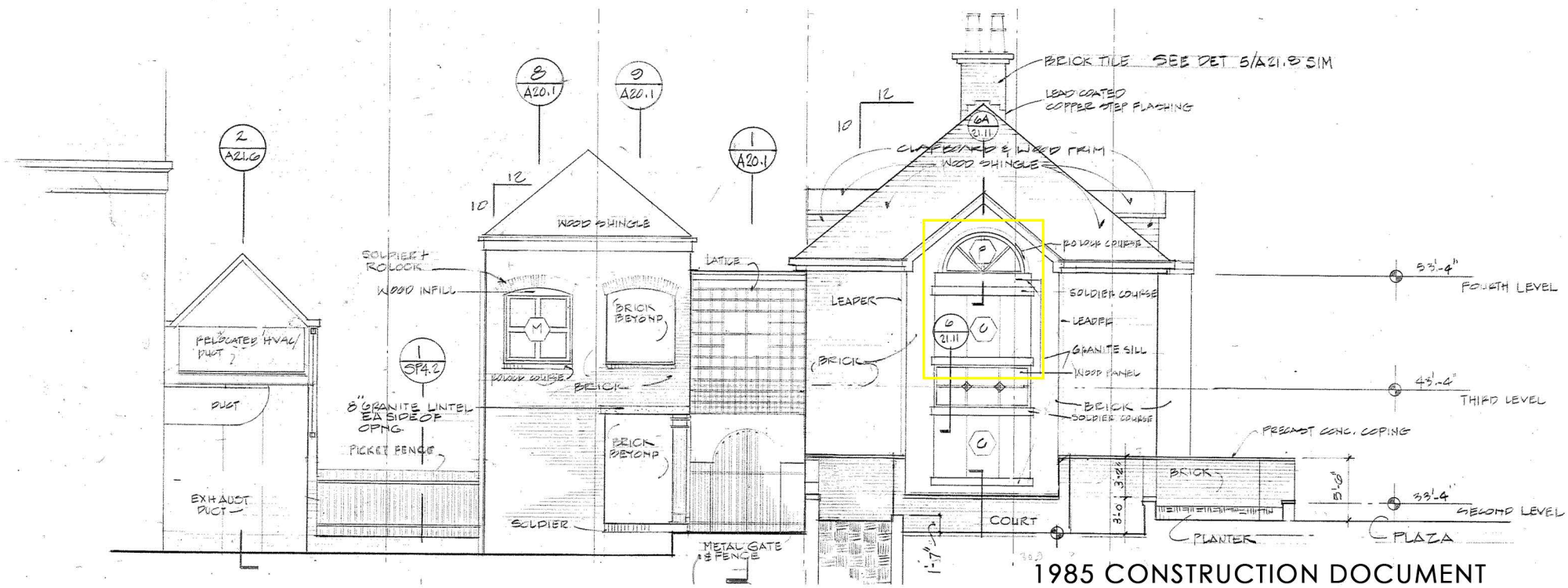
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021



TRIM PROFILE AT BRICK VENEER



3.



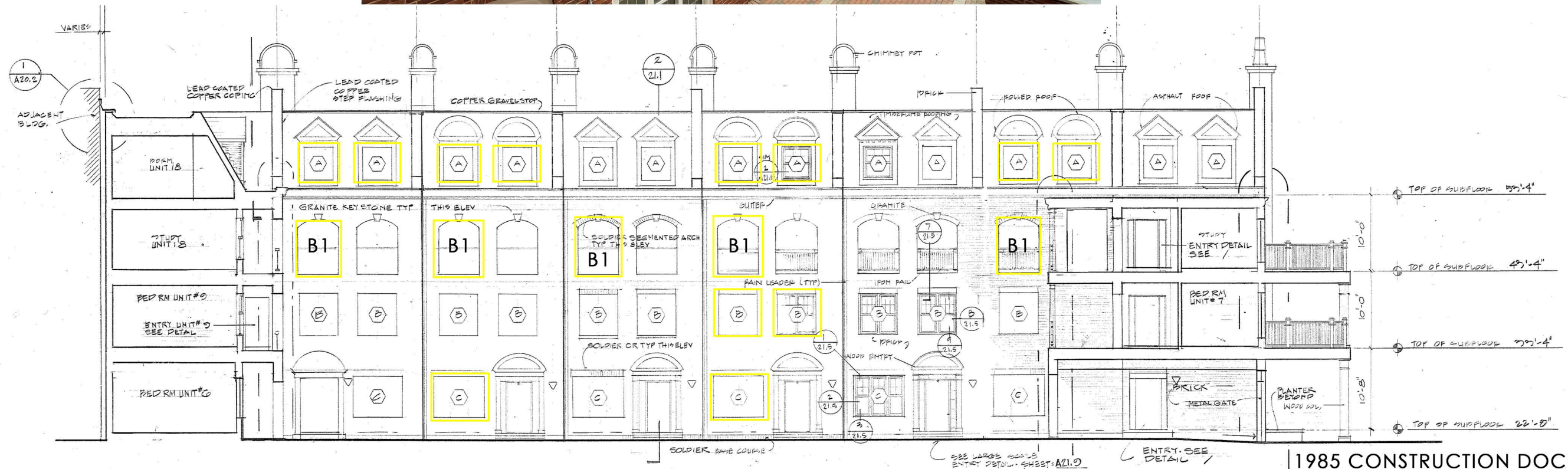
1985 CONSTRUCTION DOCUMENT

135 BOW STREET
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021





135 BOW STREET
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION - COURTYARD

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021



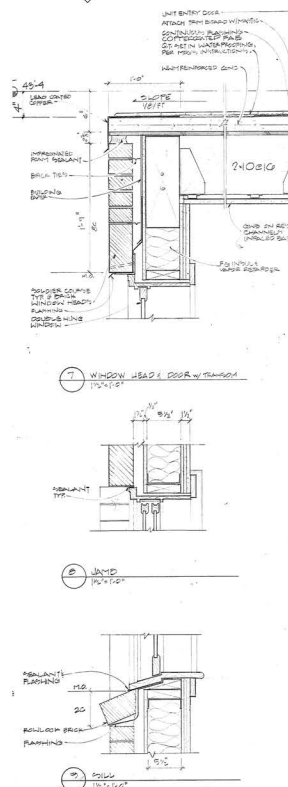
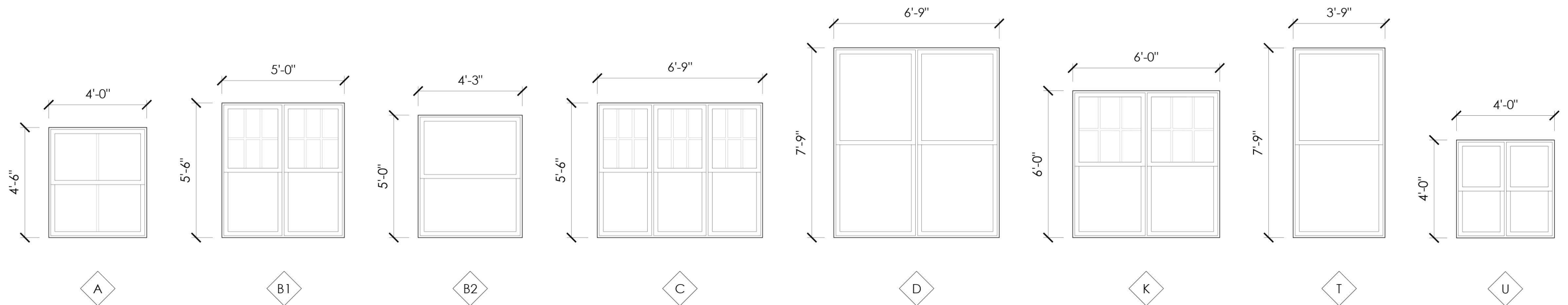
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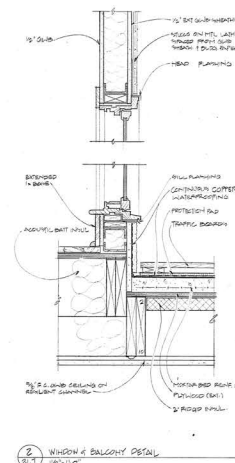
SOUTH ELEVATION - COURTYARD



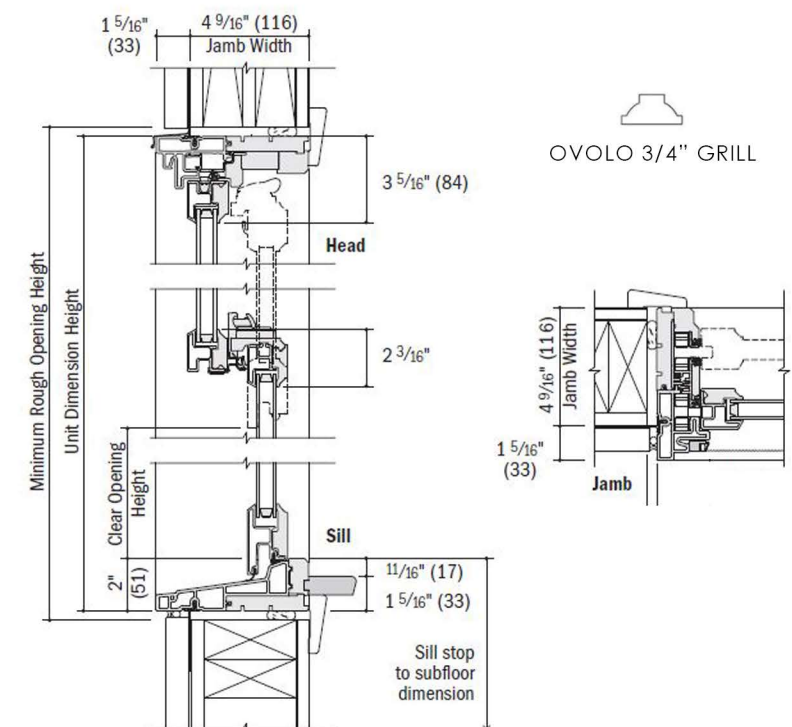
3.4



1985 BRICK VENEER INSTALLATION



TYPICAL WOOD FRAME INSTALLATION



MANUFACTURER DETAILS

DOUBLE HUNG

MANUFACTURER: ANDERSEN
 STYLE: A SERIES
 COLOR: WHITE

*ALL WINDOW OPENINGS TO BE VERIFIED BEFORE INSTALLATION.

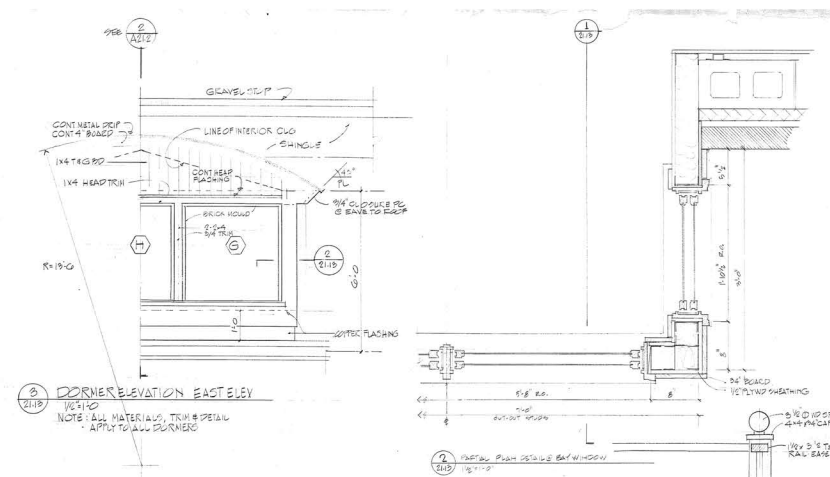
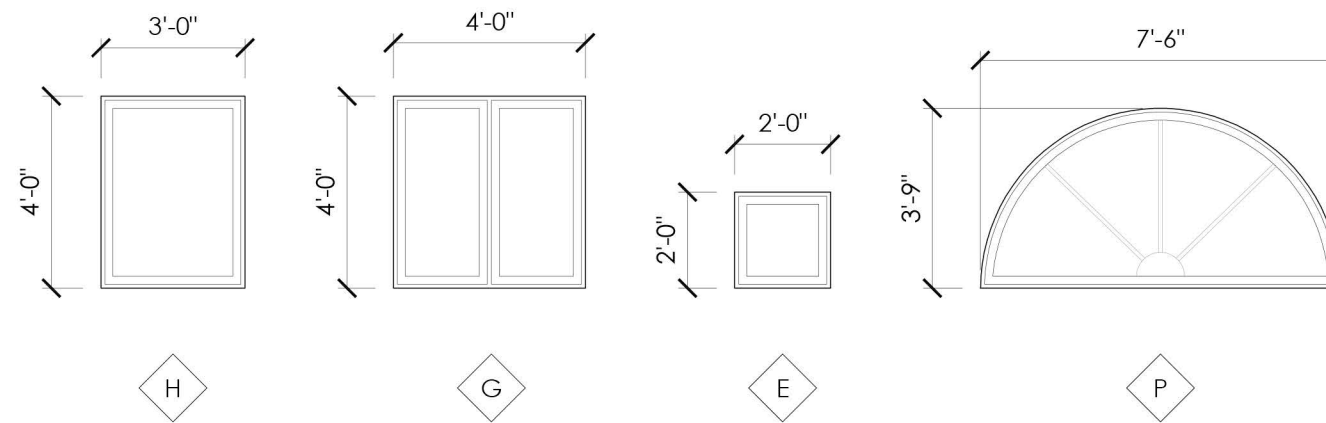
135 BOW STREET
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

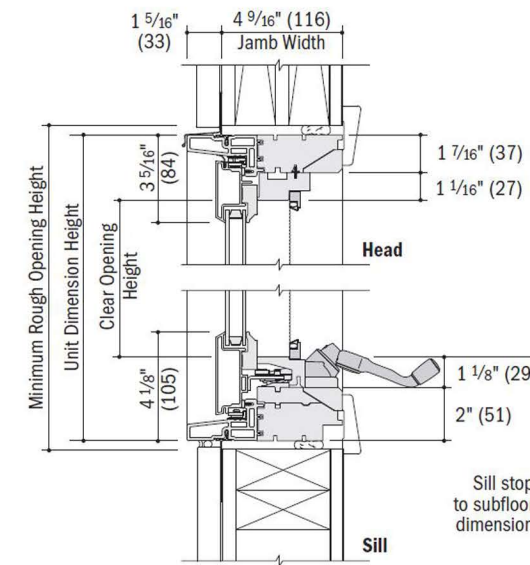
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021



4.0



1985 CASEMENT INSTALLATION DETAIL



MANUFACTURER CASEMENT INSTALLATION DETAIL

CASEMENTS

MANUFACTURER: ANDERSEN
 STYLE: A SERIES
 COLOR: WHITE

*ALL WINDOW OPENINGS TO BE VERIFIED BEFORE INSTALLATION.

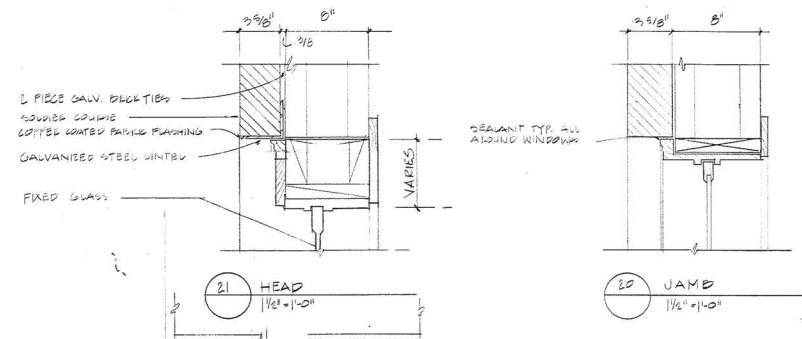
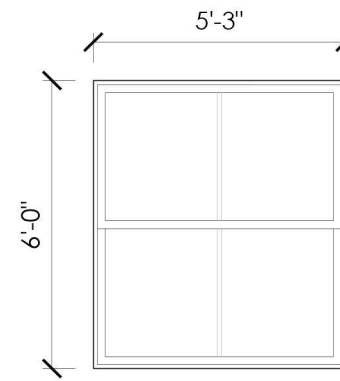
135 BOW STREET
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

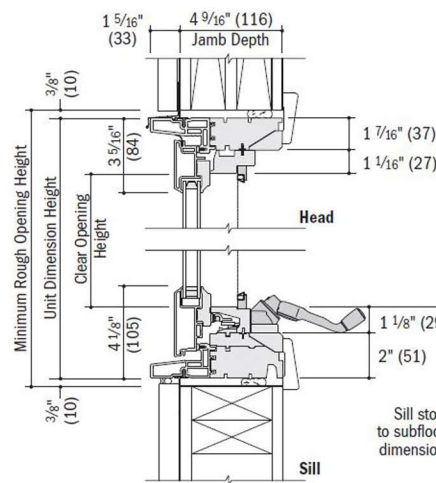
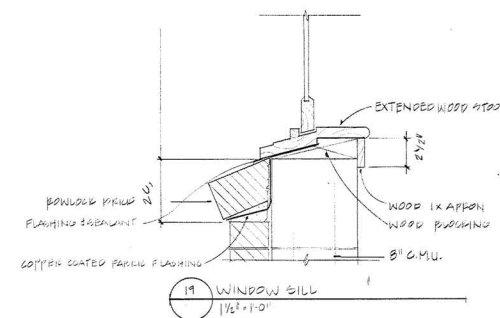
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021



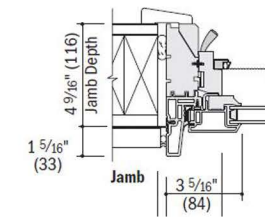
4.1



1985 AWNING INSTALLATION DETAIL



OVOLO 3/4" GRILL



MANUFACTURER AWNING INSTALLATION DETAIL

AWNING

MANUFACTURER: ANDERSEN
 STYLE: A SERIES
 COLOR: WHITE

*ALL WINDOW OPENINGS TO BE VERIFIED BEFORE INSTALLATION.

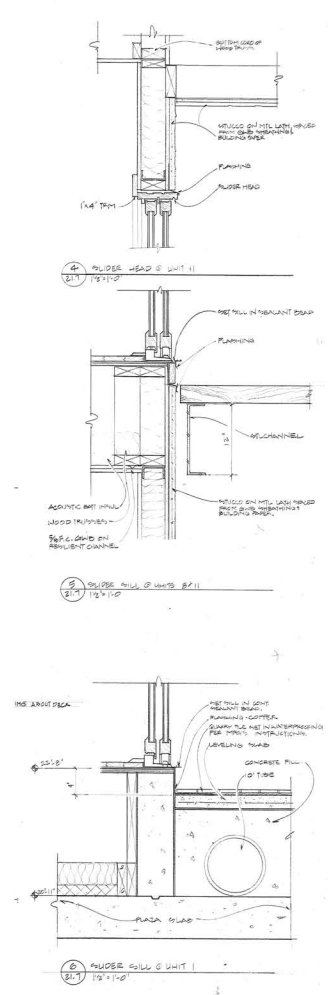
135 BOW STREET
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

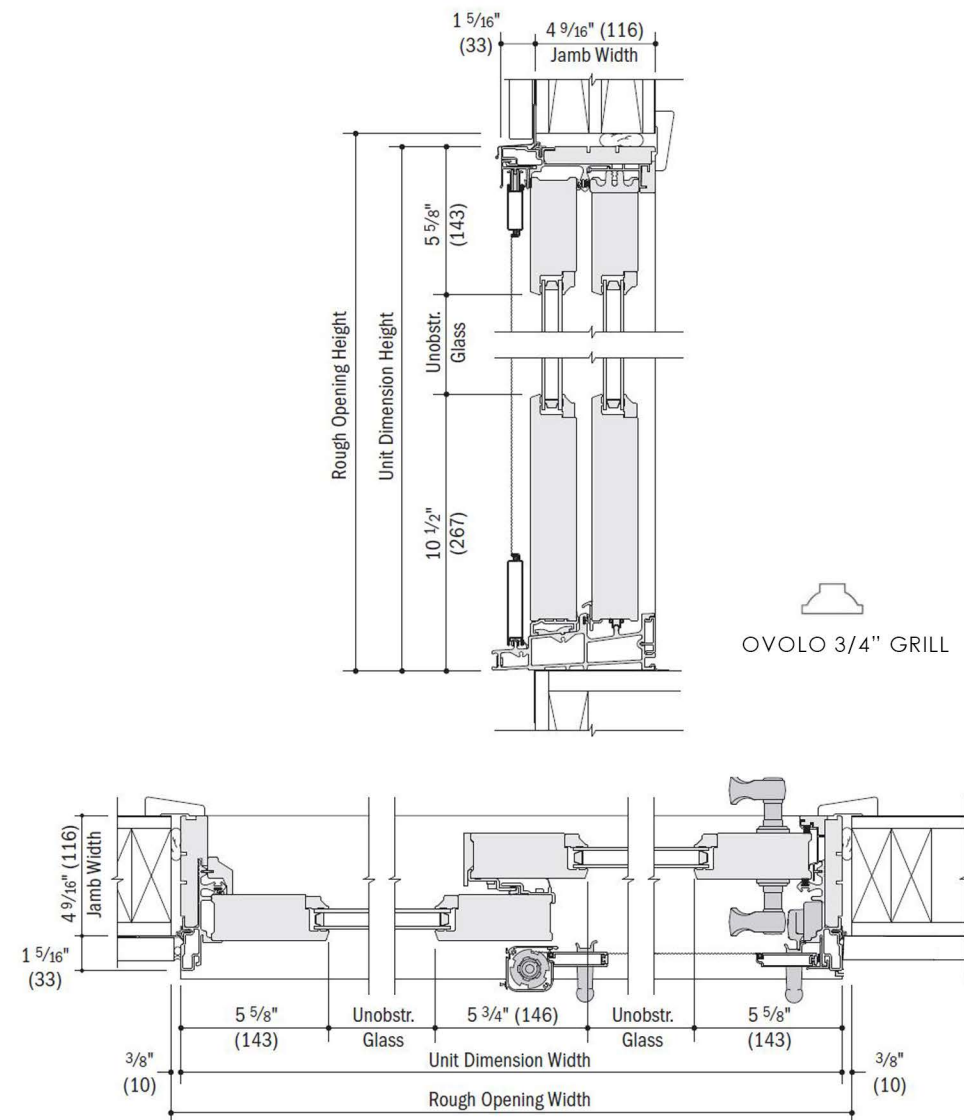
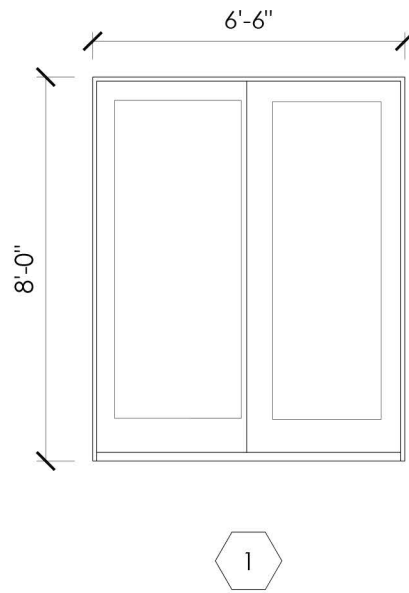
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021



4.2



1985 SLIDER INSTALLATION DETAIL



MANUFACTURER SLIDING DOOR INSTALLATION DETAIL

SLIDING DOOR

MANUFACTURER: ANDERSEN
 STYLE: A SERIES
 COLOR: WHITE

*ALL DOOR OPENINGS TO BE VERIFIED BEFORE INSTALLATION.

135 BOW STREET
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: MAY 5, 2021



9. 160 Court Street

- TBD

Background: The applicant is seeking approval for changes to a previously approved design (several changes made to the overall design of the structure).

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-328

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 16, 2021

Applicant

Carla Goodknight
admin@cjarchitects.net
233 Vaughan Street
Suite 101
Portsmouth, NH 03801
6034312808

Location

160 COURT ST
Portsmouth, NH 03801

Owner:

PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information**Brief Description of Proposed Work**

Amendments to prior approval

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)

Business Name (if applicable)



City of Portsmouth
Historic District Commission & Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

April 16, 2021

160 Court Street - HDC Application for Amended Approval

We respectfully submit this Application for Amended Approval for the 160 Court Street project in order to summarize the requested amendments. These changes pertain primarily to material choices and engineering requirements driven by construction details developed in preparation for construction:

- 1) Addition of gutters and downspouts at the front liner building as required by the approved Civil Engineering stormwater design.
- 2) Addition of sidewall overflow scuppers, laundry vents, and trash room vent per the final Mechanical and Plumbing Engineering designs.
- 3) Addition of 3 rooftop mechanical units, which are partially screened by the adjacent roof appurtenance, and set back from the roof edge as far as possible to minimize visibility.
- 4) Amendments to the spacing of approved battens at the fourth floor per siding installation requirements. This spacing is required by the manufacturer to conceal siding seams.
Clarification of Vertical Siding Materials:
 - A) Hardiepanel Sierra 8 siding shall be used at the first floor liner building storefront, and at the fourth floor of the 4-story building as noted, see elevations.
 - B) Hardiepanel Board & Batten siding shall be used at the roof appurtenances as noted, see elevations.
- 5) Amendments to the configuration of windows due to interior floor plan developments:
 - 1 window was removed from the fourth floor North elevation.
 - 2 windows were relocated at the fourth floor North elevation.
 - 2 windows were relocated at the first floor West elevation, and a trim board was added.
- 6) Amendments to door transoms and sidelites per manufacturer availability:
 - Revised fourth floor door transom from 4-lite to 6-lite at North elevation.
 - Revised first floor door sidelites from 3-lite to 5-lite at North elevation.
- 7) Amendment of the material of the approved railing at the liner building roof from composite to painted metal.
- 8) Revision of only the three story liner building horizontal lap siding from 3-1/2" exposure to 4" exposure. No change proposed to four story building.
- 9) Revision of the side entrance door to be an ADA sliding glass door.
 - A significant number of PHA affordable housing residents require accessibility accommodations. This is an automatic sensor operating door to better meet their needs.
 - Construction Details require a slight revision of the spacing of side entry portico columns.
- 10) Additional trim band, siding, and batten boards were added at the fourth floor South elevation.
- 11) Addition of a metal cornice cap above the approved composite trim assembly to transition between The EPDM roof membrane and the cornice trim.



- 12) Revision of the fourth floor window sills to be flush with the top of the fourth floor trim band for flashing continuity.
- 13) Addition of a 5/4 composite trim cap at the approved sign band, entrance, and first floor windows at the liner building.
- 14) Revision of the typical four story building window color from black to white. The three story liner building windows remain black as approved.
- 15) Addition of 1 ½" square painted galvanized metal handrails at the front entrance of the liner building.
- 16) The original approval included casement windows depicted in the approved elevations, but only Marvin Double Hung window details were submitted in the original approval. Marvin Elevate casement details have been added for record.

Please refer to the attached drawings for more information on these proposed amendments and their locations.

Thank you for your consideration.
Sincerely,

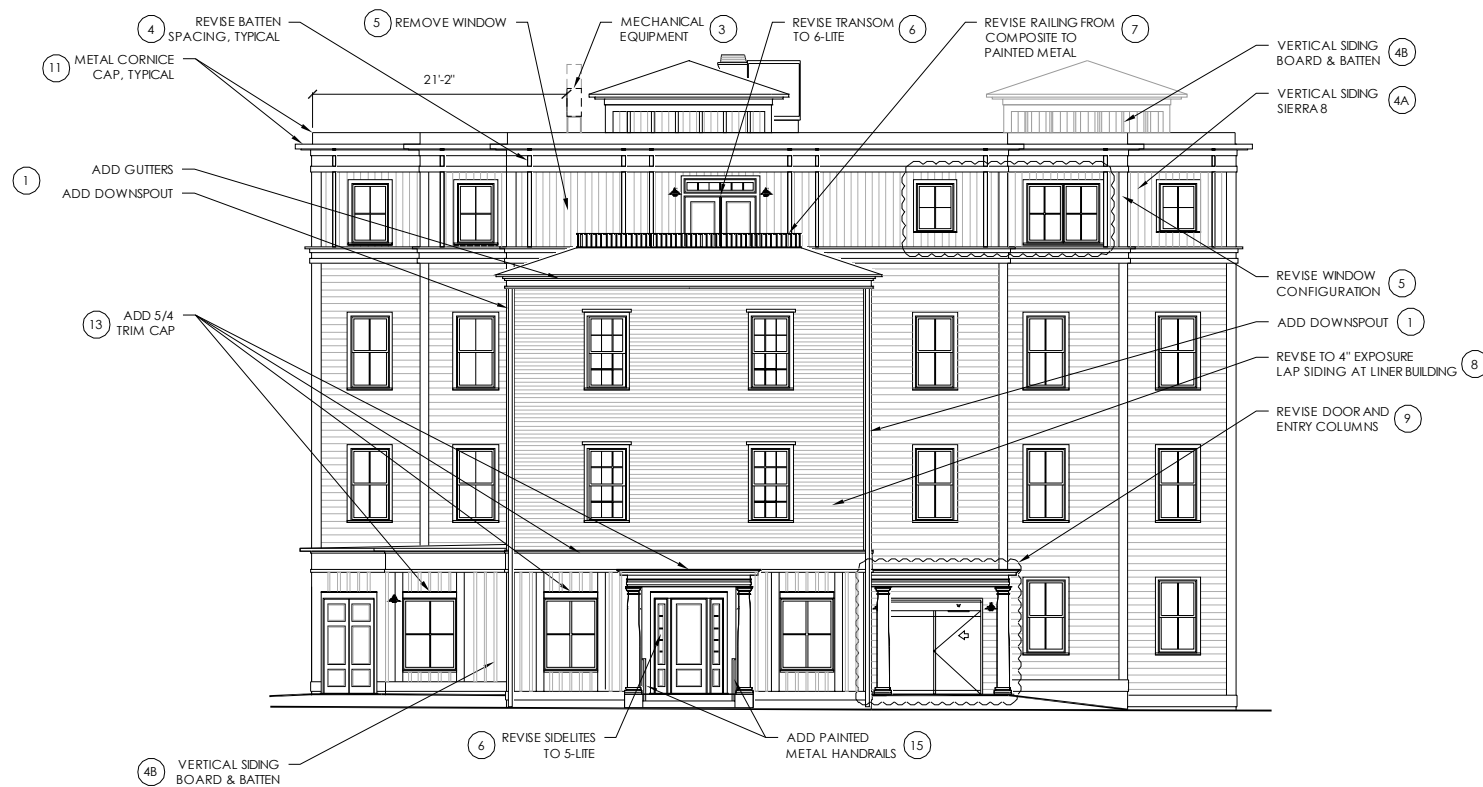
A handwritten signature in black ink, appearing to read 'Cn', followed by a long horizontal line.

Carla Goodknight, AIA
Principal, CJ Architects

Representing owners:
Portsmouth Housing Authority



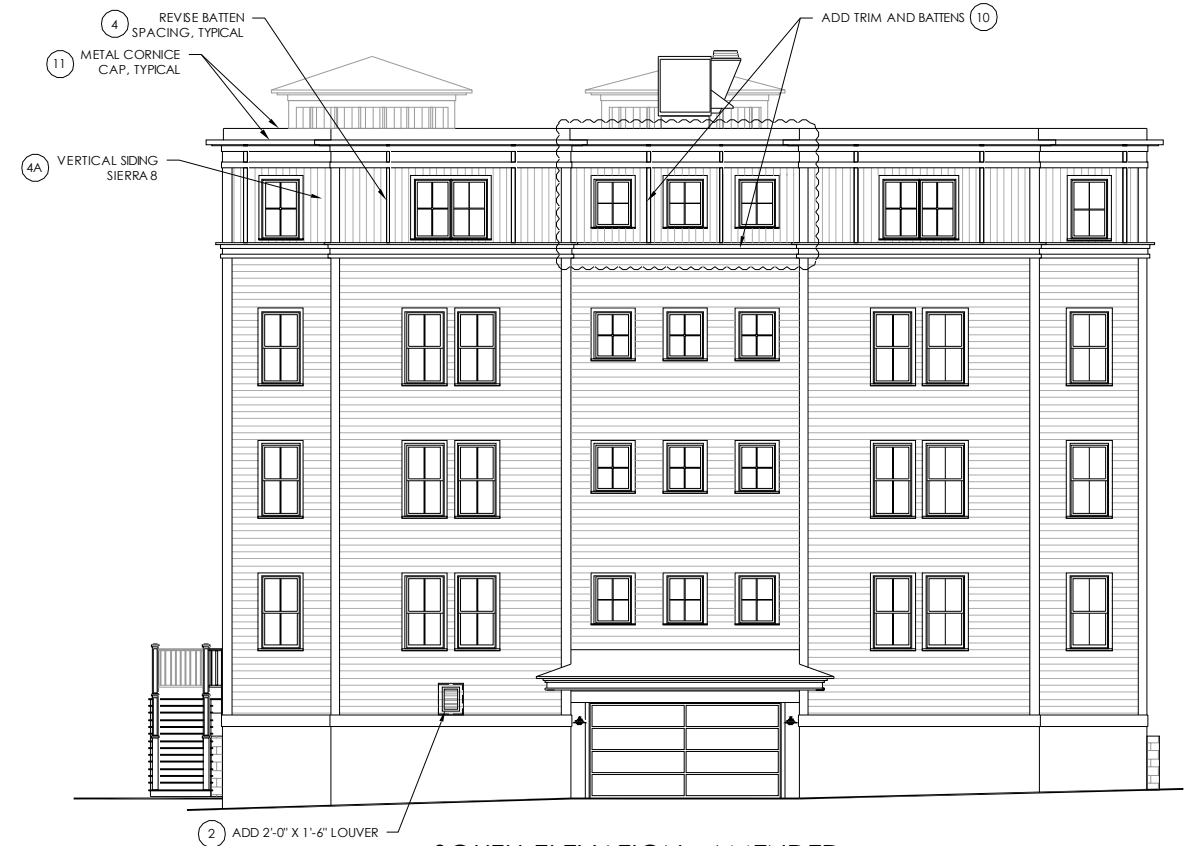
1 NORTH ELEVATION - APPROVED



2 NORTH ELEVATION - AMENDED



3 SOUTH ELEVATION - APPROVED



4 SOUTH ELEVATION - AMENDED

SCALE: 1/8" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

NORTH & SOUTH ELEVATIONS

HDC APPLICATION FOR AMENDED APPROVAL: MAY 5, 2021



PORTSMOUTH
HOUSING

1



WEST ELEVATION - APPROVED



WEST ELEVATION - AMENDED

SCALE: 1/8" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION

HDC APPLICATION FOR AMENDED APPROVAL: MAY 5, 2021

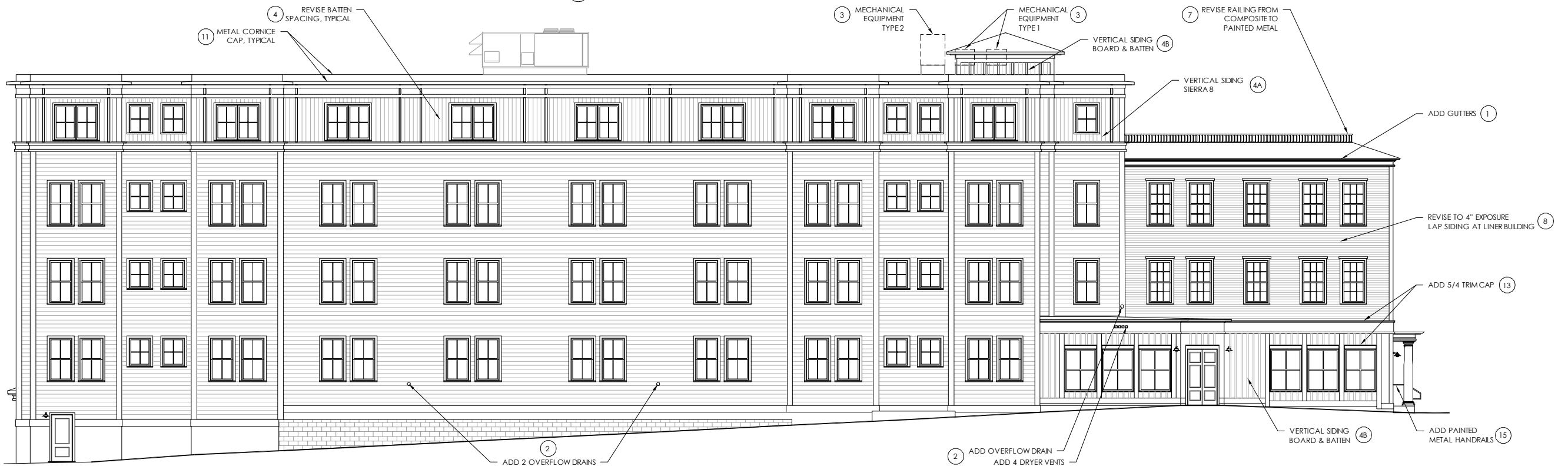


PORTSMOUTH
HOUSING

2



1 EAST ELEVATION - APPROVED



2 EAST ELEVATION - AMENDED

SCALE: 1/8" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

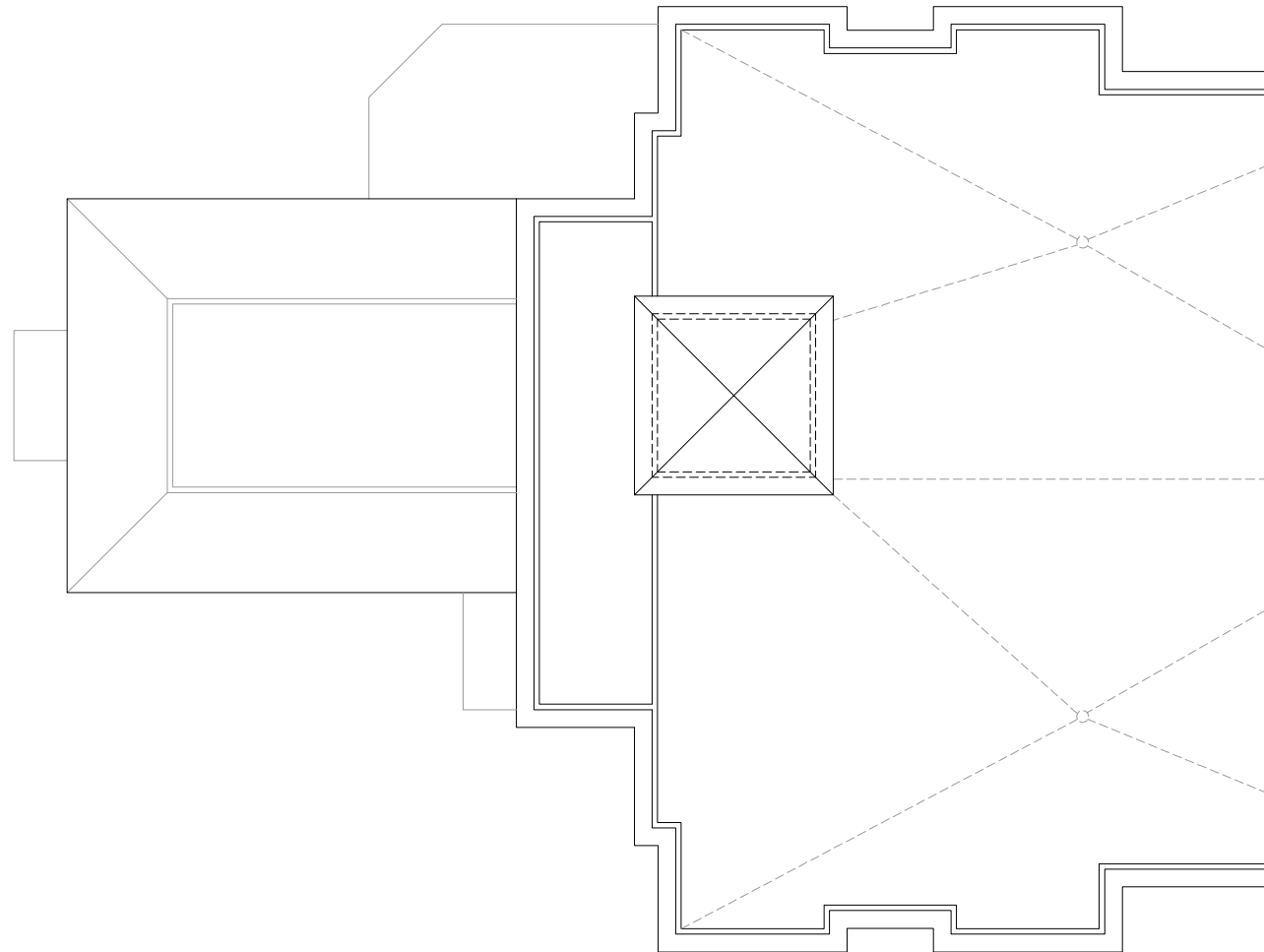
EAST ELEVATION

HDC APPLICATION FOR AMENDED APPROVAL: MAY 5, 2021

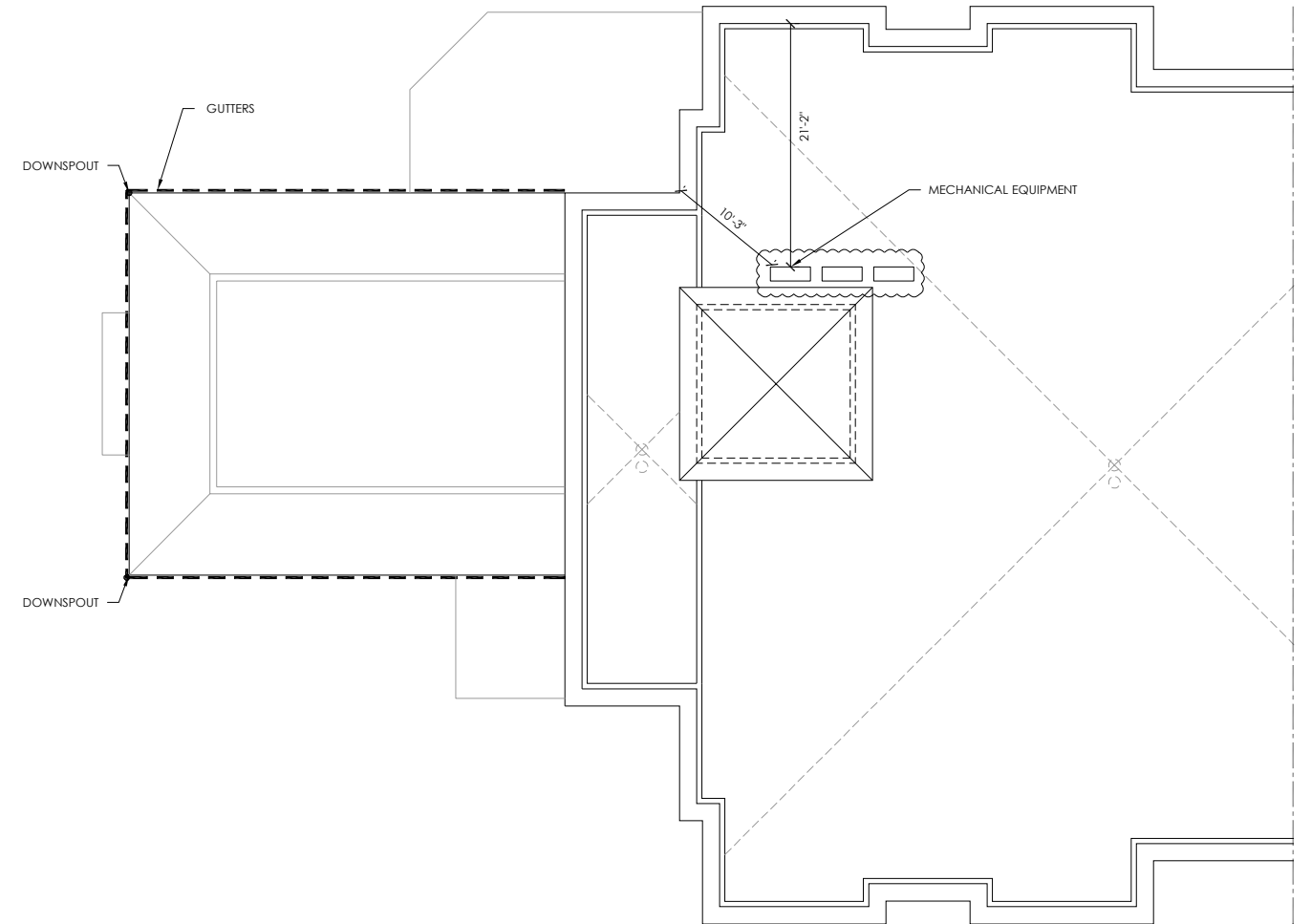


PORTSMOUTH
HOUSING

3



① ROOF PLAN - APPROVED



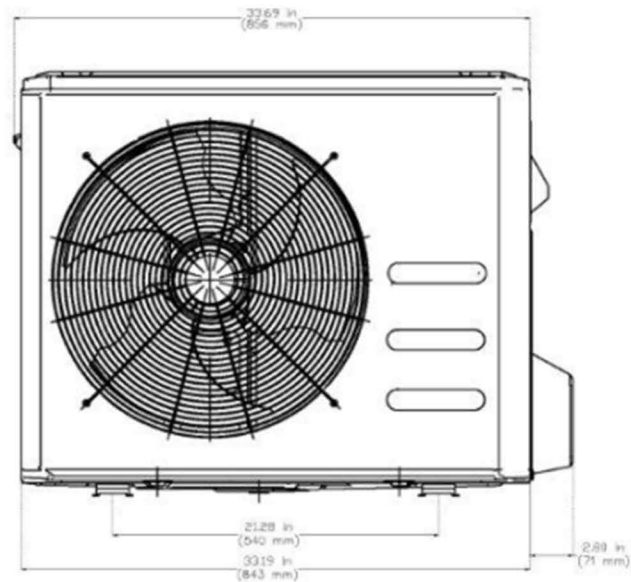
② ROOF PLAN - AMENDED

SCALE: 1/8" = 1'-0" ON 22 x 34 SHEET



DRYER WALL VENT

SPECIFICATION: 6.5" In-O-Vate dryer wall vent
COLOR: White



MECHANICAL - TYPE 1

SPECIFICATION: 34"W X 28"H X 15"D on 19" stand
COLOR: By manufacturer



MECHANICAL - TYPE 2

SPECIFICATION: 41"W X 52"H X 18"D on 19" stand
COLOR: By manufacturer



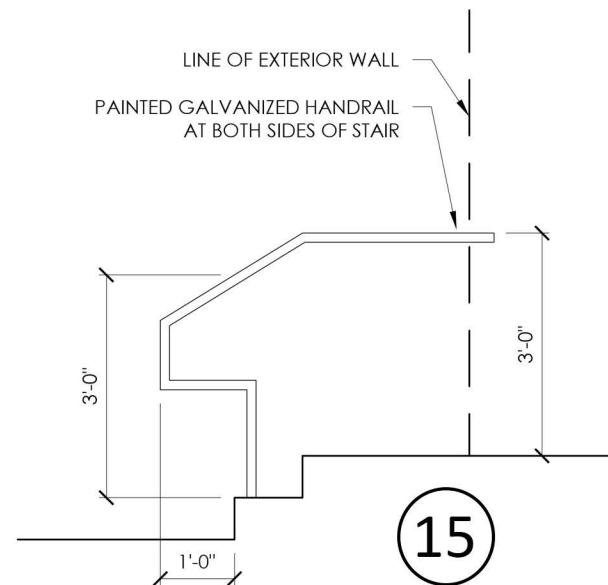
OVERFLOW DRAIN

SPECIFICATION: 6" RectorSeal G-O-N
COLOR: Nickel Brass finish



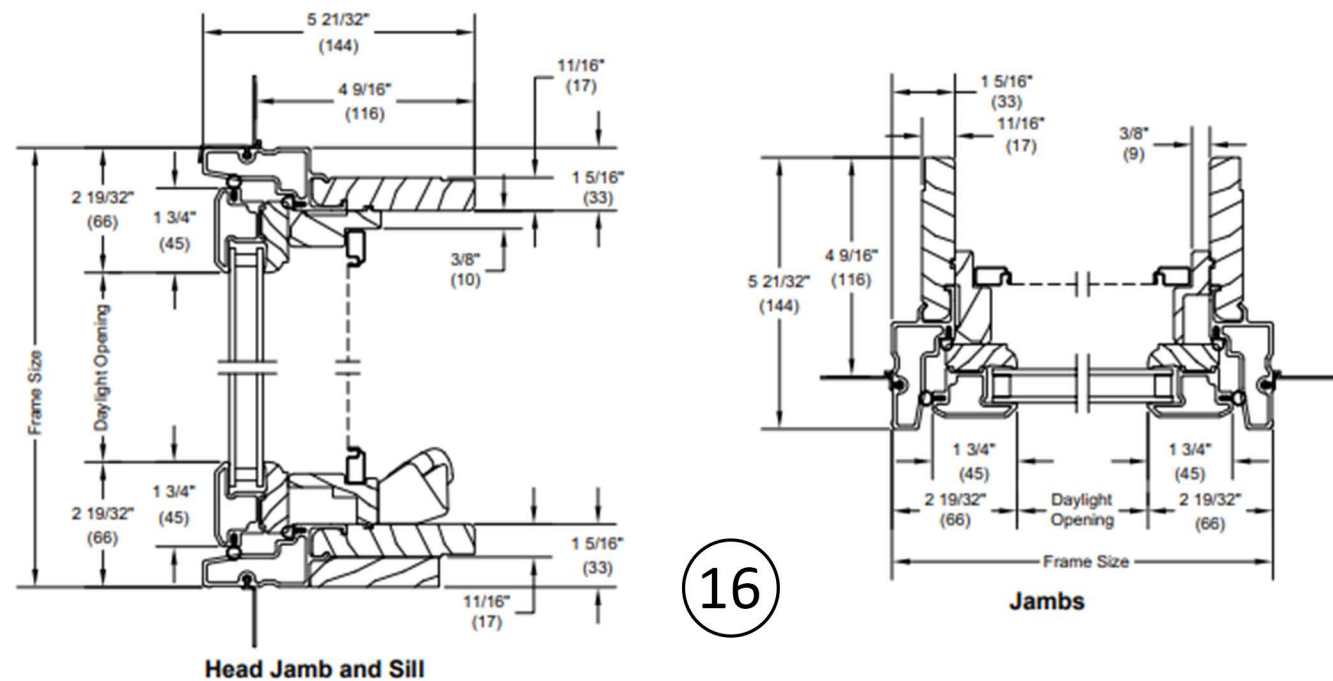
GUTTER

SPECIFICATION: 4" Aluminum K-Style Gutter
COLOR: White



HANDRAIL

SPECIFICATION: 1 1/2" Handrail
COLOR: Black



WINDOWS

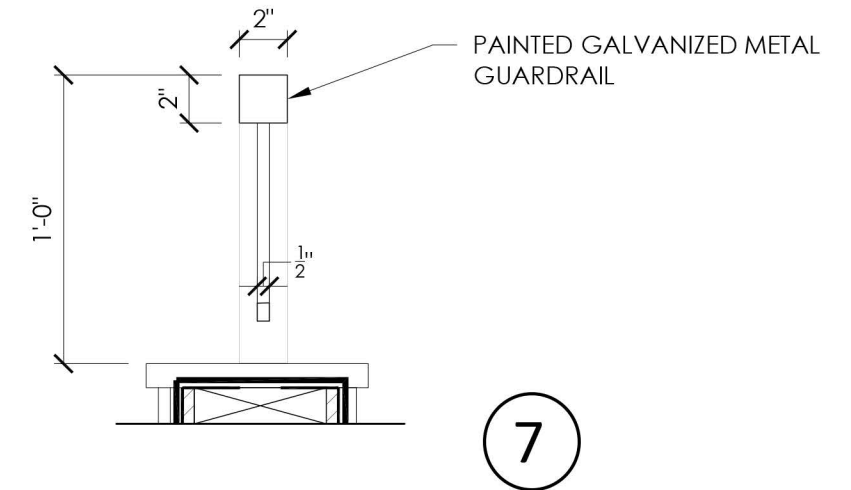
SPECIFICATION: Marvin ELEVATE - Casement
COLOR: White

COURT STREET DEVELOPMENT
 PORTSMOUTH, NEW HAMPSHIRE

MATERIALS

HDC APPLICATION FOR AMENDED APPROVAL: MAY 5, 2021

SPECIFICATION: Painted Galvanized Metal Guardrail
COLOR: Black



GUARDRAIL



GLASS DOOR

SPECIFICATION: NABCO GT1175 Automatic Sliding Door
COLOR: Black





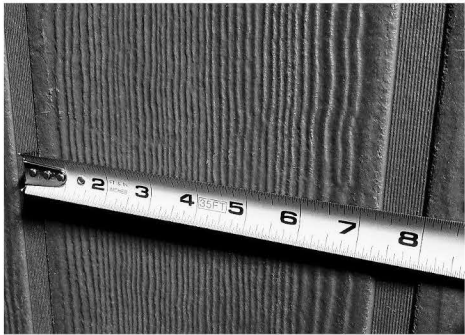
Sierra 8



Smooth



4A



4B

VERTICAL SIDING - SIERRA 8

SPECIFICATION: HardiePanel Sierra 8

LINER BUILDING:			
Trim:	Arctic White	Storefront Trim:	Iron Gray
Casing:	Arctic White	Storefront Casing:	Iron Gray
Corner Boards:	Arctic White	Storefront Corner Boards:	Iron Gray
Siding:	Cobble Stone	Storefront Siding:	Iron Gray

VERTICAL SIDING - BOARD & BATTEN

SPECIFICATION: HardiePanel Smooth

COLOR:

FOUR STORY BUILDING:			
Trim:	Arctic White	4th Floor Trim:	Arctic White
Casing:	Arctic White	4th Floor Casing:	Arctic White
Corner Boards:	Arctic White	4th Floor Corner Boards:	Arctic White
Siding:	Monterey Taupe	4th Floor Siding:	Cobble Stone

10. 49 Mt. Vernon Street

- Recommended Approval

Background: The applicant is seeking approval for a change in height in the approved railing assembly (to go from the approved 42" to a residential rail height of 36").

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-325

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 16, 2021

Applicant

Matthew Beebe
matthewdbeebe@comcast.net
81 Lincoln Ave
Portsmouth, NH 03801
603-234-7398

Location

49 MT VERNON ST
Portsmouth, NH 03801

Owner:

SPEAR ERIC A & SPEAR JEAN CM
49 MT VERNON 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

Proposing additional railings at front left of house from grade to porch and for the landscaped stairs leading from the front entry deck to the driveway.

Description of Proposed Work (Planning Staff)

a cable rail assembly design for the front porch to mimic the style already approved for the rear deck railings

Project Representatives

Relationship to Project

--

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

General Contractor

MDB DESIGN, LLC

Residential Design/Build Services and Construction Consulting

4/19/21

Nicholas Cracknell
Principal Planner
City Of Portsmouth

Dear Nick:

As an addendum to the recent application for an administrative approval for 49 Mt Vernon St at the May meeting of the commission, I submit the following letter and request.

The drawings provided by Placework architecture depict the front cable railing assembly as a 42" tall assembly, whereas the intention was to have a residential style cable rail height of 36" which is permissible by code. As a result of the drawing depiction, I am formally asking that we are seeking approval for a slight shift of that railing assembly of approximately four inches, but that the cable rail assembly will be the same height as depicted and approved at the April 15th HDC meeting.

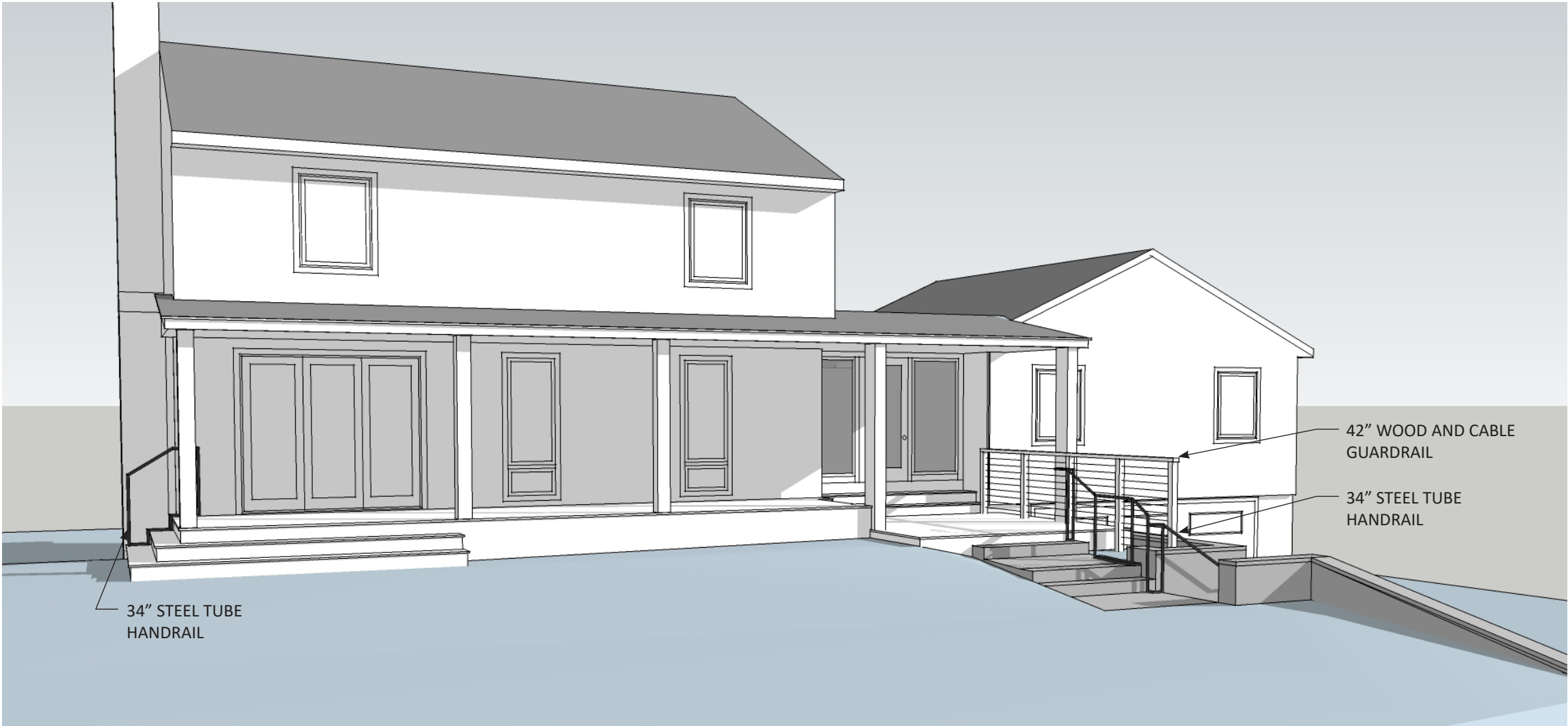
The permission requested for a metal railing providing a handrail from the upper deck to the driveway remains the same as drawn.

Respectfully,

Matthew D. Beebe

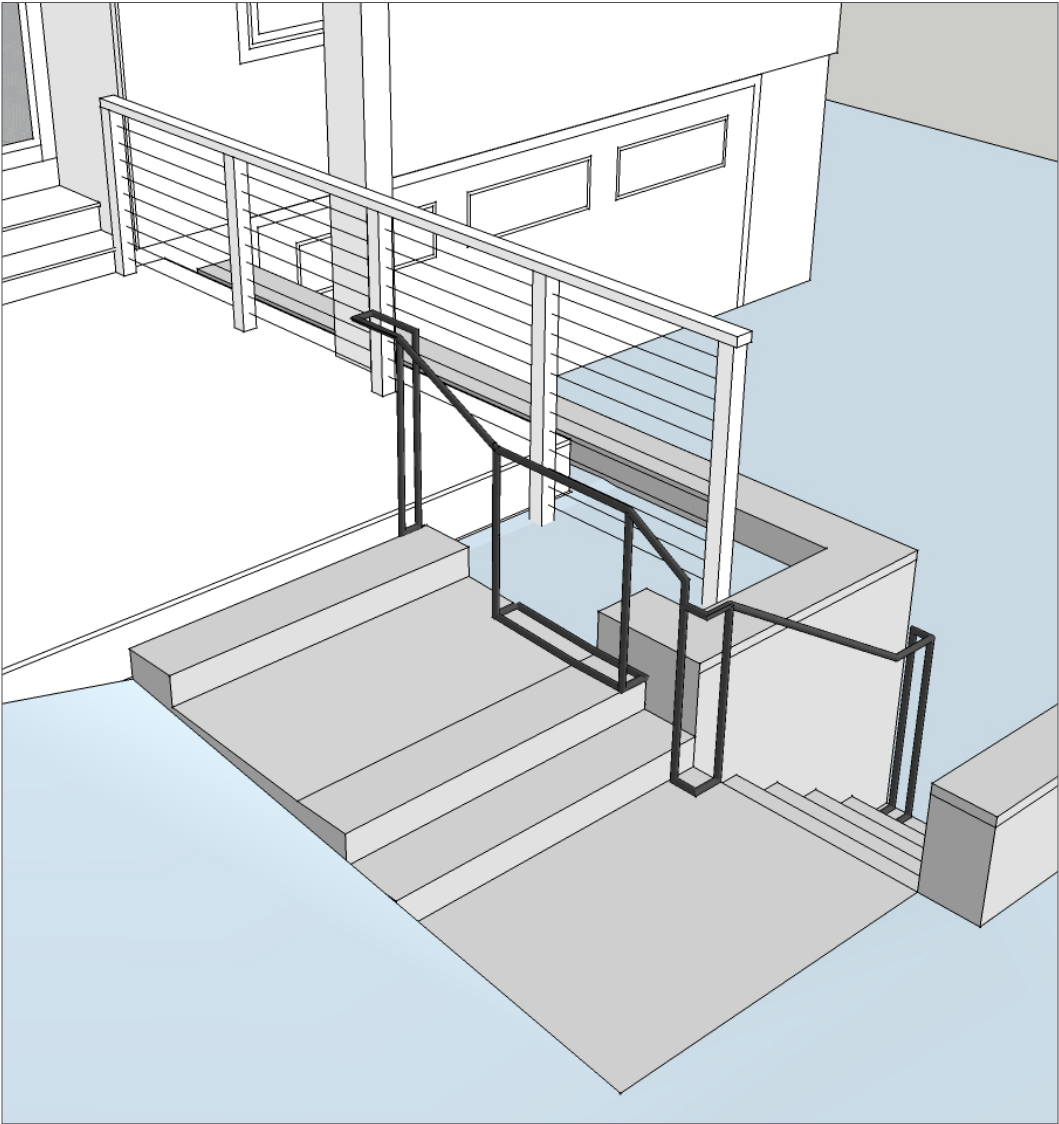
CITY OF PORTSMOUTH
Historic District Commission
Public Hearing
May 5, 2021

This application is seeking administrative approval for front handrails and guardrail on a previously approved application.

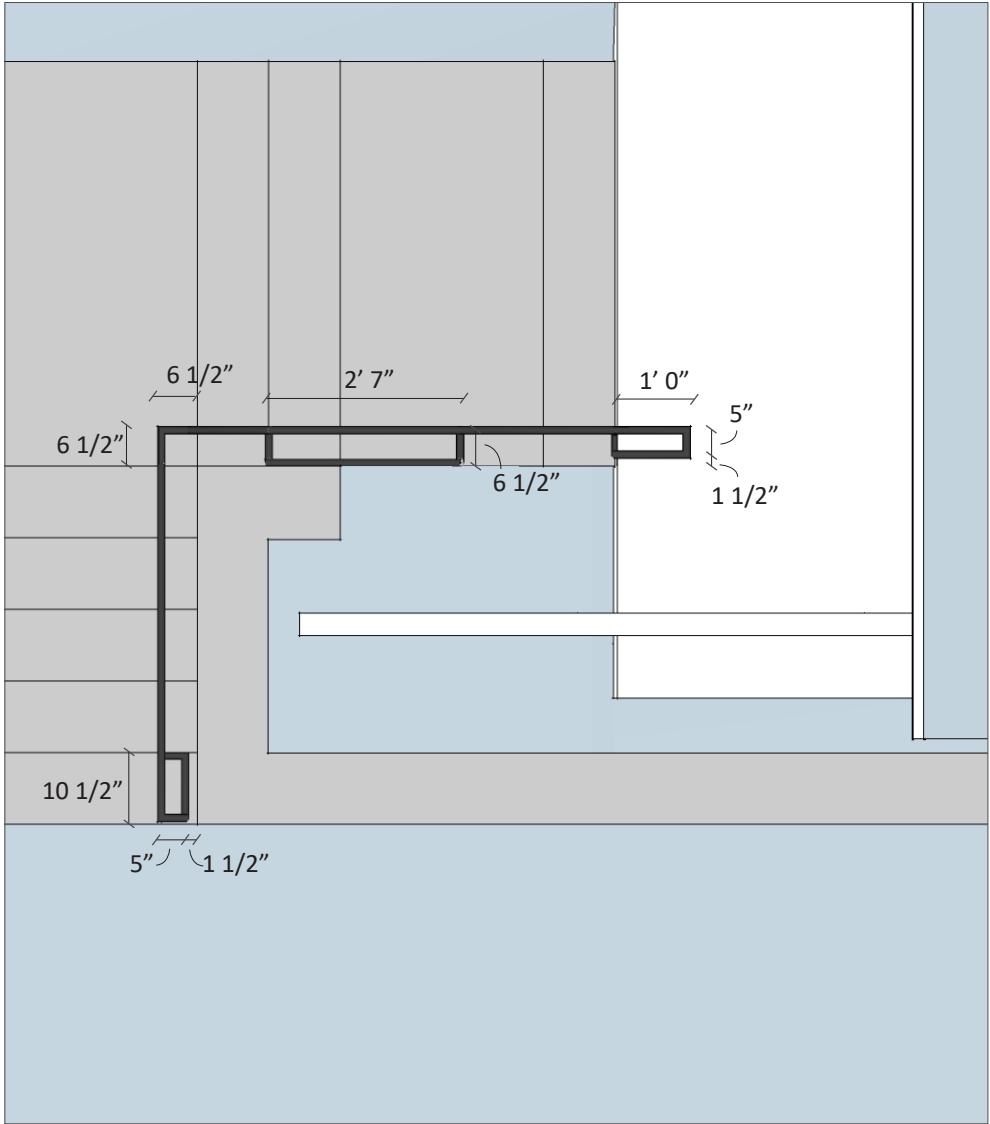


SOUTHWEST HANDRAIL AND GUARDRAIL

Plan Scale: 3/8"=1'-0"



Aerial View



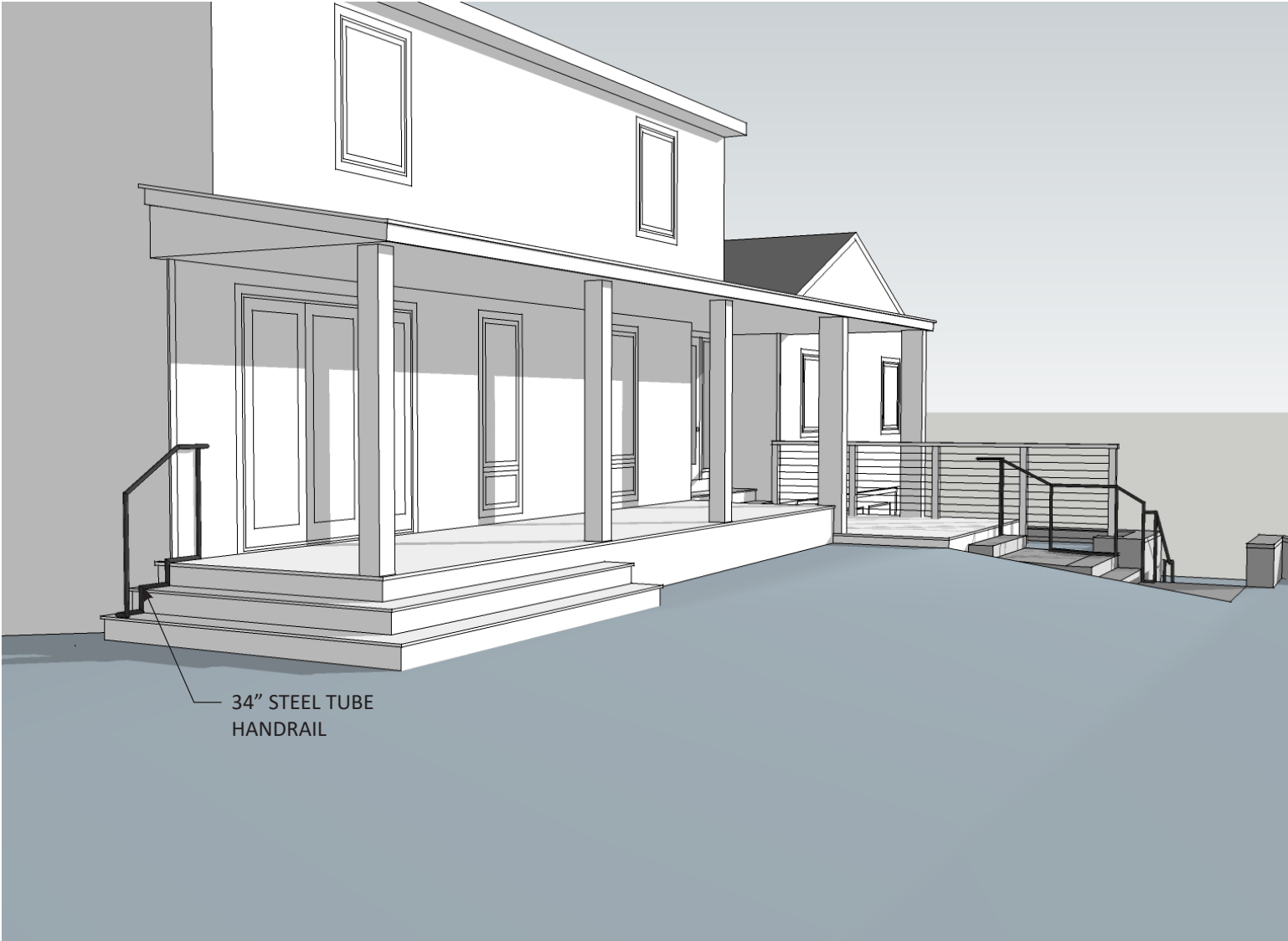
Plan View



Ground View

General Notes:

1. Guardrail wood to be Accoya, stained to match decking.
1. Handrail to be painted steel pipe, 1 - 1/4" diameter.
2. All fittings to be steel pins where fit to masonry. Pins epoxied into holes drilled into stone steps or landings.
3. Welds to be sanded to achieve a high level of finish.



Northwest View



Detail View

General Notes:

- 1. Guardrail wood to be Accoya, stained to match decking.
- 1. Handrail to be painted steel pipe, 1 -1/4" diameter.
- 2. All fittings to be steel pins where fit to masonry. Pins epoxied into holes drilled into stone steps or landings.
- 3. Welds to be sanded to achieve a high level of finish.

HANDISWAGE™ CABLE RAILING

The HandiSwage™ System is designed to allow hidden cable fastening utilizing innovative swage components.

OVERVIEW

GALLERY

SPECIFICATIONS & OPTIONS

RESOURCES & DOWNLOADS

REQUEST A QUOTE

FIND A DEALER

SPECIFICATIONS

Straight Sections

Atlantis Rail offers standard rail heights of 36" or 42" for straight sections.

Stair Sections

Rail height for stair sections is available in 36" only.

Note: Railing heights are offered in these dimensions due to nationwide building codes. However, Atlantis Rail can supply custom heights/lengths upon request.

Between Posts Length

Atlantis Rail recommends staying within 4' section lengths to maintain structural integrity. If section lengths exceed 4', Atlantis Rail offers a Cable Stabilizer Kit to minimize cable deflection.

Cable Spacing

The cable is spaced on posts at 3" on-center to comply with nationwide building

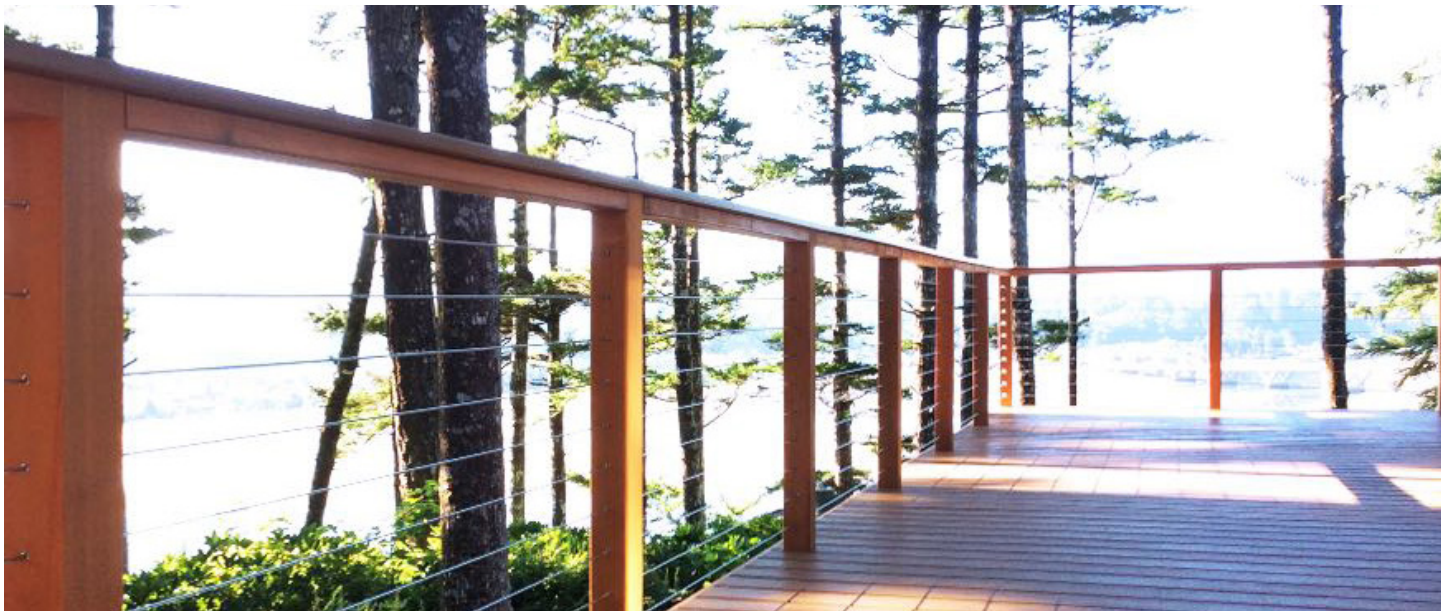
OPTIONAL COMPONENTS

Vinyl Post Components

White vinyl sleeves, fitting over a 4×4 post, are available in lengths of 48". Cut post sleeves to appropriate application height. Colonial style white vinyl post cap and base are also available as railing add-ons.

Micro Star™ Lighting

Micro Star™ LED lights can be integrated into the top rail for sublet illumination. Also, the Micro Star™ LED Post Cap fits over standard 4×4 vinyl sleeves and provides sufficient lighting for stairs and walkways.



11. 9 Prospect Street, Unit #3 - TBD

Background: The applicant is seeking approval for the installation of HVAC equipment (A/C condenser).

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-310

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 07, 2021

Applicant

Sharon Chaplin
admiral@admiralclimate.com
44 Allen Street
Rochester, New Hampshire 03867
6033303014

Location

9 PROSPECT ST Unit 3
Unit 3
Portsmouth, NH 03801

Owner:

SIMMONS SANDRA GALE & BROOKS
WILLIAMS A JR
340 S LEMON AVE #2219N WALNUT, CA 91789

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Apply for permit to have Mitsubishi minisplit installed by other contractor inspected & make any repairs necessary. NOTE: I have been working with David Gilchrest and Nicholas Cracknell. This application was requested to be done by Nicholas so it could be reviewed during 4/7/2021 meeting.

Description of Proposed Work (Planning Staff)

the installation of mechanical equipment (A/C condenser)

Acknowledgement

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









12. 229 Pleasant Street, Unit #2 - TBD

Background: The applicant is seeking approval for the installation of HVAC equipment (A/C condenser with screening).

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-289

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Mar 11, 2021

Applicant

Hart Plumbing & Heating, Inc.
hartplumbing@comcast.net
PO Box 687
Portsmouth, NH 03802-0687
603-431-8688

Location

229 PLEASANT ST Unit 2
Unit 2
Portsmouth, NH 03801

Owner:

BRODE ALEXIS K
229 PLEASANT ST UNIT #2 PORTSMOUTH, NH
03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Install mini splits

Description of Proposed Work (Planning Staff)

the installation of mechanical equipment (A/C condenser with screening)

Project Representatives

Relationship to Project

Owner

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

--



P.O. BOX 687 • Portsmouth, NH 03802-0687
(603) 431-8688

October 30, 2020

Alexis Brode
229 Pleasant St. Unit 2
Portsmouth, NH 03801

RE: Mini Split Quote

Dear Alexis:

We propose to furnish and install the following mini split system:

- LG LAM127HVP Picture frame head for living room
- LG MLMN079HUT head for master bedroom
- LG LSN120HSV5 head for office area
- Line sets to be run up the side of the building and condenser to be located on left side of building (Line set covering to be tan)

TOTAL QUOTE:

\$ 12,750.00

NOTES:

1. Our electrician gave us a budget price of \$800.00 for power wiring (not included in our quote)
2. Approval needed by Condominium Association and Historic District Office *(attached)*
3. LG has a full 12-year warranty on all parts (Being an LG Excellence contractor)

OPTION:

- To run gas to existing fireplace place on second floor, pipe to be run along side of line set covering

TOTAL QUOTE:

\$ 2,500.00

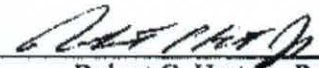
NOTE: Chimney will need to be inspected before gas line is run

Pulled Permit 11/3/20
Uploaded GAS calc &
HEAT LOSS to permit
11-12-20

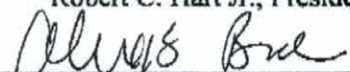
Terms and Conditions:

- All parts and labor, as specified in this proposal, are covered under warranty by Hart Plumbing and Heating, Inc. for a period of (1) one year. All work will be completed in a professional and workman like manner.
- This proposal is only good for thirty (30) days and a signed and dated copy must be returned to Hart Plumbing & Heating for this proposal to be considered valid. We reserve the right to withdraw this proposal any time prior to acceptance.
- If payment in full is not received within 10 days of the date of the invoices, interest will accrue at the rate of 1.5% per month on the unpaid balance. All accounts will be submitted to collections if payment has not been received sixty (60) days following invoicing, and customer agrees that they shall be responsible for all costs of collections including, but not limited to, attorney's fees and cost.

All proposals must be signed, dated and returned to Hart Plumbing & Heating, Inc. in order to be considered valid.

Authorized By: 
Robert C. Hart Jr., President

Date: 10/30/20

Accepted By: 
Customer

Date: 11/2/20

Haven White Condo Association Meeting Minutes
October 31, 2020 – 10:00 AM
(recorded by Brigitte Bailey)

Present on Zoom:

Briggs Bailey, Alexis Brode, Donald Koleman, Irv Canner, Vickie Canner, Judith Castle, Bill Castle.

Bylaws

The purpose of the meeting was to vote on the revised bylaws, now brought into compliance with current NH laws by the law firm of Shaines & McEachern.

After Irv called the meeting to order, we proposed 2 more revisions:

1. Vickie called our attention to the gendered language describing officers on p. 11. We will ask the law firm to update this language to current practice, which is to render the language gender neutral. However, if the firm insists on being paid to do so, we will withdraw that request.
2. The document says that our budget cycle is Jan 1 to Dec 31. We will request that it be changed to July 1 to June 31, as that is our practice, one that works for our association.

Briggs moved that we accept the bylaws as amended (that is, with the budget cycle dates amended).

Motion passed.

Briggs, as secretary, will follow through with Shaines & McEachern.

Repairs and renovation plans

Briggs mentioned that the Palladian window on the landing of the shared staircase has developed 2 problems: a window pane is pulling loose, and the woodwork over one of the window sections leaks considerably in heavy rains. She will contact Mike Goodwin for suggestions for people to do this work—and, finally, the minor roof leak—and get estimates.

Vickie mentioned that there is some wood rot in a window frame (I think) in #4, but this can wait until next year.

Alexis wants to improve her condo unit in 2 ways: by adding the same type of AC the Castles now have (contractor will comply with Historic District regulations) and by installing a gas fireplace. Bill asked if there would be plantings to screen the AC unit; yes, there will be plantings. The Castles and Cannors gave advice on their experiences with installing gas fireplaces in units 1 and 4. Everyone was fine with Alexis's moving ahead with these plans.

We all agreed that the brick sidewalk repairs at #4 were well done.

Grounds

Irv said that Mike Tappan, who will plow the snow this year, will also shovel around each entry way, will shovel the path to the trash bins, and will salt walkways. Pricing depends on depth of snow. After the meeting Vickie sent us all Mike's contact information.

Bill said that the gardeners will return for further fall clean up and that they are aware of what's left in the budget.

Geri Hart

From: Alexis Brode <akbrode@gmail.com>
Sent: Wednesday, January 6, 2021 3:53 PM
To: Geri Hart
Subject: Authorization for administration approval application

To Historic District Commission,

I hereby give my authorization to Hart Plumbing and Heating to submit my application to the Historic District Commission on my behalf. Please contact me directly with any questions. Thanks so much.

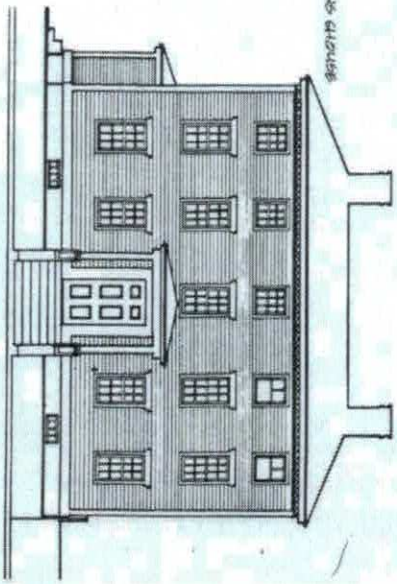
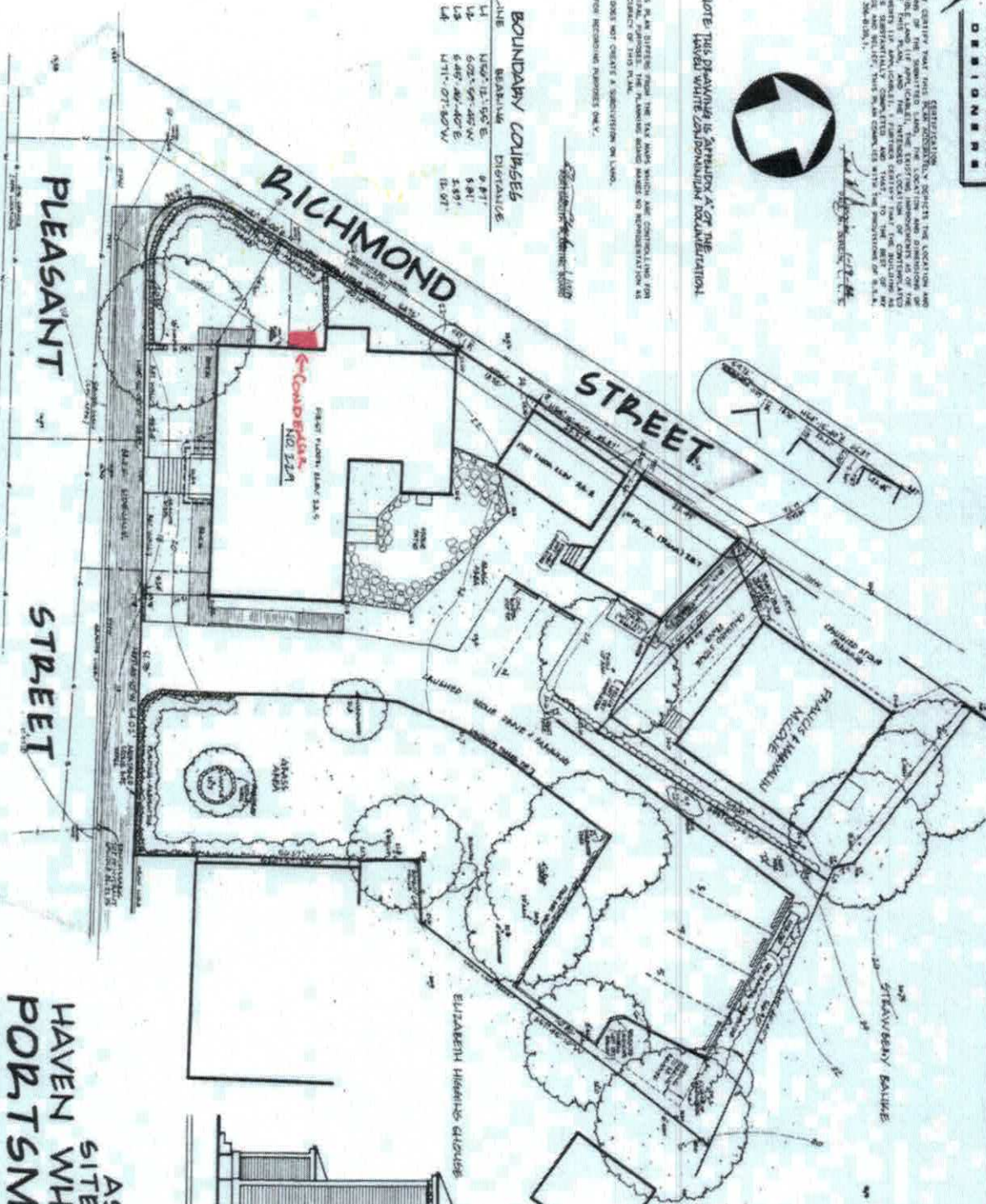
Best,
Alexis Brode

[illegible]

NOTE: THIS DRAWING IS "APPENDIX A" OF THE
PAVED WHITE CONDOMINIUM DOCUMENTATION

118. THIS PLAN DIFFERS FROM THE TAX MAPS WHICH ARE CONTROLLING FOR
119. A. MATERIAL PURPOSES. THE PLANNING BOARD MAKES NO REPRESENTATION AS
120. TO THE ACCURACY OF THIS PLAN.

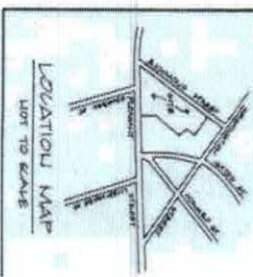
LINE	READING	DISTANCE
L1	W 50° 12' E 50 E	0.87'
L2	S 02° 49' 45" E	5.81'
L3	S 02° 49' 45" E	5.89'
L4	N 71° 07' 30" W	12.07'



FRONT ELEVATION NO. 117 PLEASANT ST.
NOT TO SCALE

AS-BUILT
SITE PLAN OF
HAVEN WHITE RESIDENCES
PORTSMOUTH, N.H.
SCALE: 1/4"=10 FEET
MARCH 1983

MARCH 1983



1. BILL IS, 1964 AND NEW TEST,
LAW ABILITY, AUDITION OFFICE

LOT AREA 13,794.50 FT.

D-12122



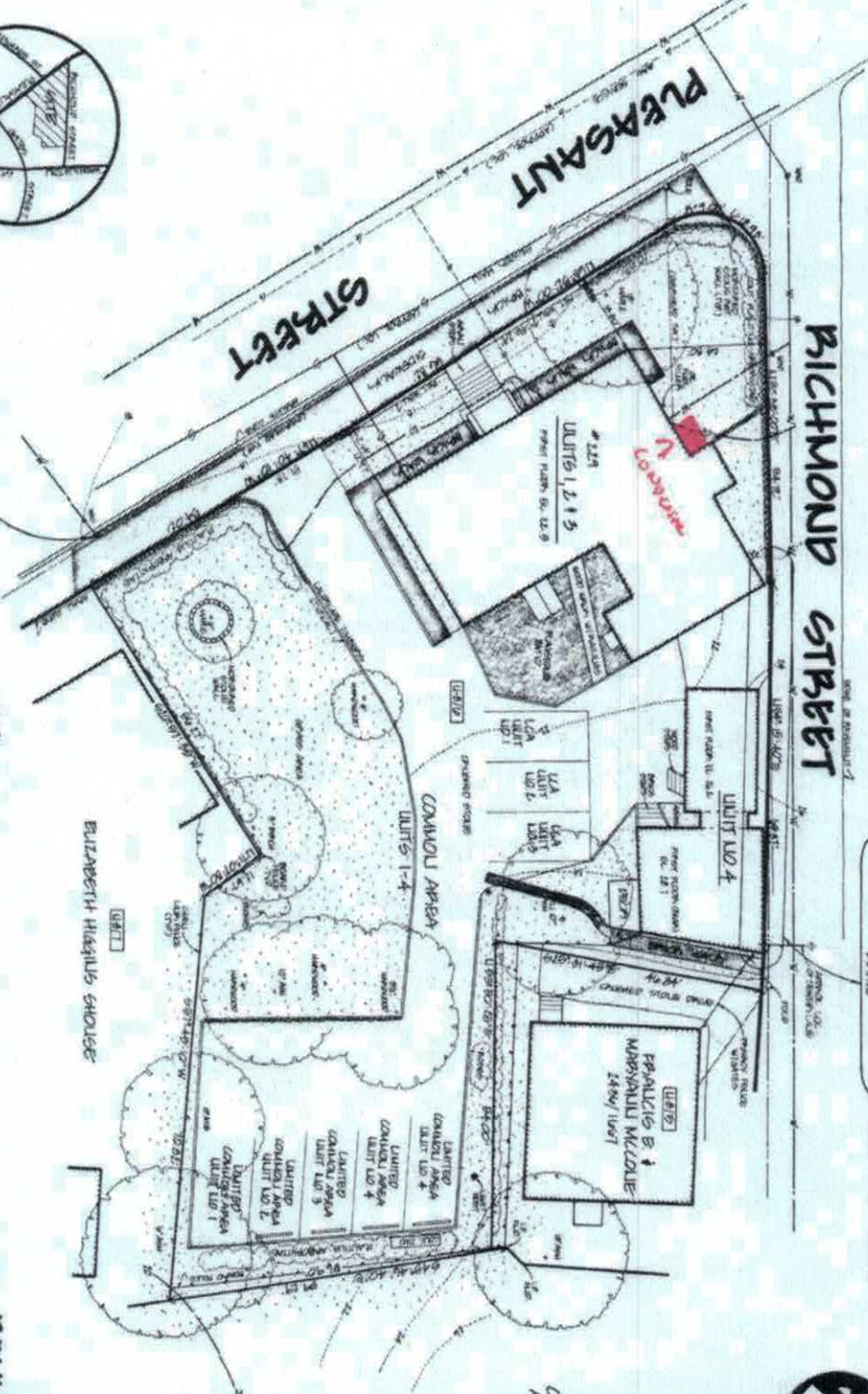
02/13/19
6:12 PM EST
dotloop verified

LOCUS MAP

D-14923

PAPEREL AREA:
13,794 SQ. FT.

BEACH MANN - TOP
SPLICE OF INTEREST
EUB - 21.15



NOTE:

1. THIS PLAN IS AN UPGRADE OF A PREVIOUS PLAN PREPARED BY THE OFFICE LISTED AS "BUILT" ON SITE PLAN OF HANCO WHITE DEVELOPMENT.

2. APPROVED BY THE BOARD OF SUPERVISORS FOR THE COUNTY OF SAN JOSE, CALIFORNIA, AND THE CITY OF SAN JOSE, CALIFORNIA, ON THE DATE INDICATED BY THE SIGNATURE OF THE SIGNED OFFICIAL.

3. THIS PLAN PROVIDES THE EXACT LAYOUT OF THE CARPORTS.

PERPETUATE DEED:

HANCO WHITE CARPORTS-CONVERTING RESIDENTIAL PLACES INTO TWO-BED ROOMS, SITE PLAN NO. D-11107, FLOOR PLANS TO BE FILED.

REVISED SITE PLAN
HAVEN WHITE CONDOMINIUM
PORTSMOUTH, N.H.
SCALE: 1"=10'
APRIL 5, 1986

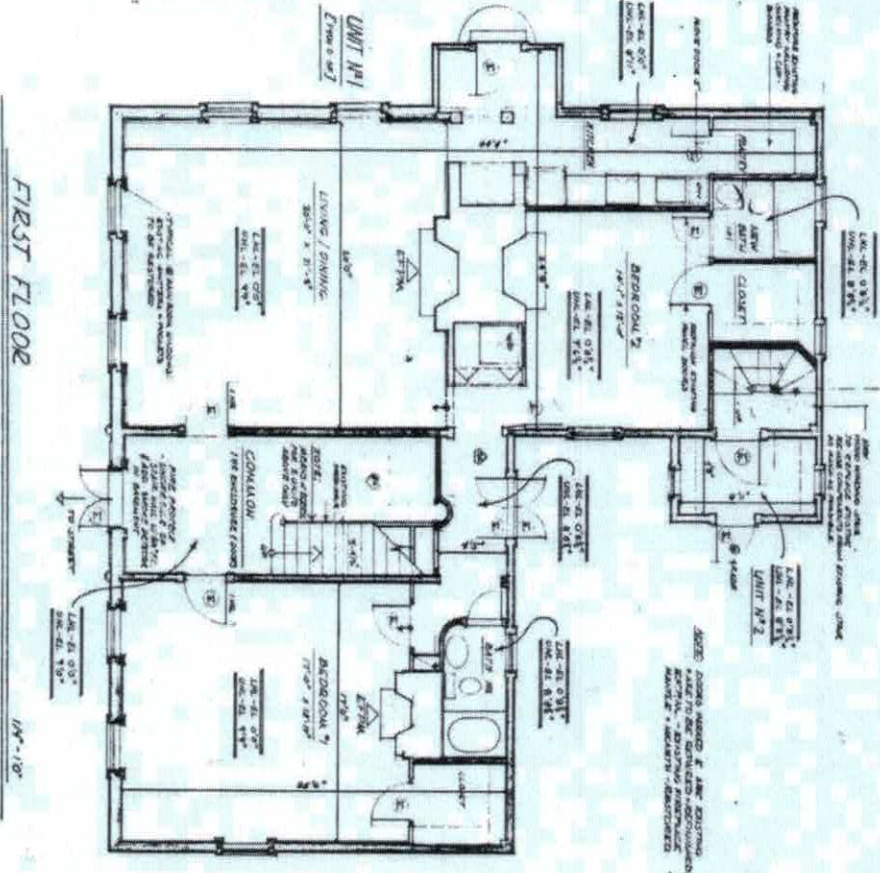
APRIL 4, 1986

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY REFLECTS THE LOCATION AND DIMENSIONS OF THE SHEDDING LANE, THE LOCATION AND DIMENSIONS OF CHANGELINE LANE AND, IF APPLICABLE, THE LOCATION AND DIMENSIONS OF CHANGELINE DRIVE OF THIS PLAN, AND THE INTERRED LOCATION OF CHANGELINE DRIVE OF THIS PLAN, AS SHOWN ON THE ATTACHED MAP THAT IS BEING SUBMITTED TO THE CITY OF LOS ANGELES FOR REVIEW AND APPROVAL FOR THE ADOPTION OF THE PLAN OF IMPROVEMENTS AND RELATES THE PROVISIONS OF A.S.A. CHAPTER 356-620-1.

James H. Hahn, III
 JAMES HAHN, III, F.

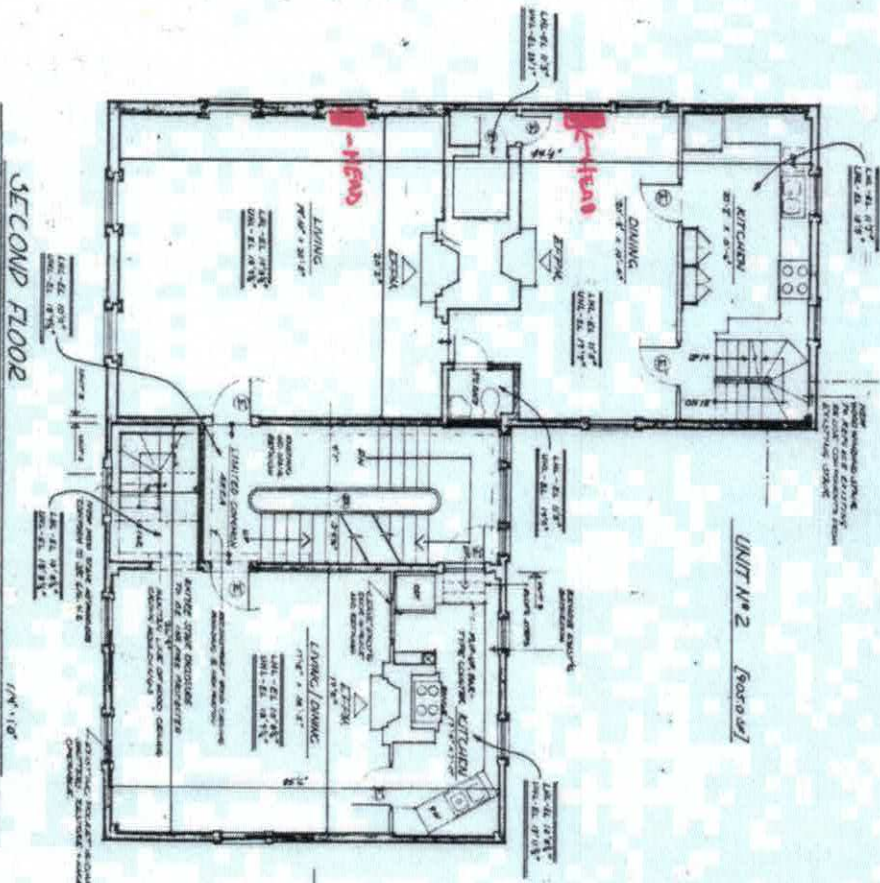
1. "Cablegram" that states "Soviet High Command has ordered the launch of a massive attack on the United States and the United Kingdom. The United States and the United Kingdom are urged to take immediate action to defend themselves." This cablegram is dated 10/10/41 and is signed "The Soviet High Command".

10/24
COTTAGE HOUSE
ASSOCIATES
10030/1295



TOTAL SQUARE FOOTAGE

UNIT No. 1	1,100 sq. ft.
UNIT No. 2	1,100 sq. ft.
UNIT No. 3	1,100 sq. ft.
UNIT No. 4	1,100 sq. ft.
UNIT No. 5	1,100 sq. ft.
UNIT No. 6	1,100 sq. ft.
UNIT No. 7	1,100 sq. ft.
UNIT No. 8	1,100 sq. ft.
UNIT No. 9	1,100 sq. ft.
UNIT No. 10	1,100 sq. ft.
UNIT No. 11	1,100 sq. ft.
UNIT No. 12	1,100 sq. ft.
UNIT No. 13	1,100 sq. ft.
UNIT No. 14	1,100 sq. ft.
UNIT No. 15	1,100 sq. ft.
UNIT No. 16	1,100 sq. ft.
UNIT No. 17	1,100 sq. ft.
UNIT No. 18	1,100 sq. ft.
UNIT No. 19	1,100 sq. ft.
UNIT No. 20	1,100 sq. ft.
UNIT No. 21	1,100 sq. ft.
UNIT No. 22	1,100 sq. ft.
UNIT No. 23	1,100 sq. ft.
UNIT No. 24	1,100 sq. ft.
UNIT No. 25	1,100 sq. ft.
UNIT No. 26	1,100 sq. ft.
UNIT No. 27	1,100 sq. ft.
UNIT No. 28	1,100 sq. ft.
UNIT No. 29	1,100 sq. ft.
UNIT No. 30	1,100 sq. ft.
UNIT No. 31	1,100 sq. ft.
UNIT No. 32	1,100 sq. ft.
UNIT No. 33	1,100 sq. ft.
UNIT No. 34	1,100 sq. ft.
UNIT No. 35	1,100 sq. ft.
UNIT No. 36	1,100 sq. ft.
UNIT No. 37	1,100 sq. ft.
UNIT No. 38	1,100 sq. ft.
UNIT No. 39	1,100 sq. ft.
UNIT No. 40	1,100 sq. ft.
UNIT No. 41	1,100 sq. ft.
UNIT No. 42	1,100 sq. ft.
UNIT No. 43	1,100 sq. ft.
UNIT No. 44	1,100 sq. ft.
UNIT No. 45	1,100 sq. ft.
UNIT No. 46	1,100 sq. ft.
UNIT No. 47	1,100 sq. ft.
UNIT No. 48	1,100 sq. ft.
UNIT No. 49	1,100 sq. ft.
UNIT No. 50	1,100 sq. ft.
UNIT No. 51	1,100 sq. ft.
UNIT No. 52	1,100 sq. ft.
UNIT No. 53	1,100 sq. ft.
UNIT No. 54	1,100 sq. ft.
UNIT No. 55	1,100 sq. ft.
UNIT No. 56	1,100 sq. ft.
UNIT No. 57	1,100 sq. ft.
UNIT No. 58	1,100 sq. ft.
UNIT No. 59	1,100 sq. ft.
UNIT No. 60	1,100 sq. ft.
UNIT No. 61	1,100 sq. ft.
UNIT No. 62	1,100 sq. ft.
UNIT No. 63	1,100 sq. ft.
UNIT No. 64	1,100 sq. ft.
UNIT No. 65	1,100 sq. ft.
UNIT No. 66	1,100 sq. ft.
UNIT No. 67	1,100 sq. ft.
UNIT No. 68	1,100 sq. ft.
UNIT No. 69	1,100 sq. ft.
UNIT No. 70	1,100 sq. ft.
UNIT No. 71	1,100 sq. ft.
UNIT No. 72	1,100 sq. ft.
UNIT No. 73	1,100 sq. ft.
UNIT No. 74	1,100 sq. ft.
UNIT No. 75	1,100 sq. ft.
UNIT No. 76	1,100 sq. ft.
UNIT No. 77	1,100 sq. ft.
UNIT No. 78	1,100 sq. ft.
UNIT No. 79	1,100 sq. ft.
UNIT No. 80	1,100 sq. ft.
UNIT No. 81	1,100 sq. ft.
UNIT No. 82	1,100 sq. ft.
UNIT No. 83	1,100 sq. ft.
UNIT No. 84	1,100 sq. ft.
UNIT No. 85	1,100 sq. ft.
UNIT No. 86	1,100 sq. ft.
UNIT No. 87	1,100 sq. ft.
UNIT No. 88	1,100 sq. ft.
UNIT No. 89	1,100 sq. ft.
UNIT No. 90	1,100 sq. ft.
UNIT No. 91	1,100 sq. ft.
UNIT No. 92	1,100 sq. ft.
UNIT No. 93	1,100 sq. ft.
UNIT No. 94	1,100 sq. ft.
UNIT No. 95	1,100 sq. ft.
UNIT No. 96	1,100 sq. ft.
UNIT No. 97	1,100 sq. ft.
UNIT No. 98	1,100 sq. ft.
UNIT No. 99	1,100 sq. ft.
UNIT No. 100	1,100 sq. ft.



Sheet 2 of 3
D-12220

THE UNDERSIGNED HEREBY CERTIFY THAT THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY OF NEW YORK FOR RECORDING.

[Signature]
DATE: 3/1/73



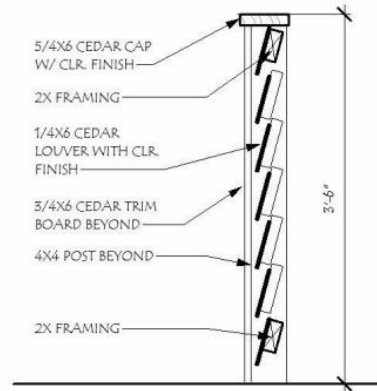
AGING SCHOEDER ARCHITECTS
100 W. 42ND ST.
NEW YORK, N.Y. 10018

UNITED WHITE HOUSE RENOVATIONS
245 N. 1ST ST.
WASHINGTON, D.C. 20001

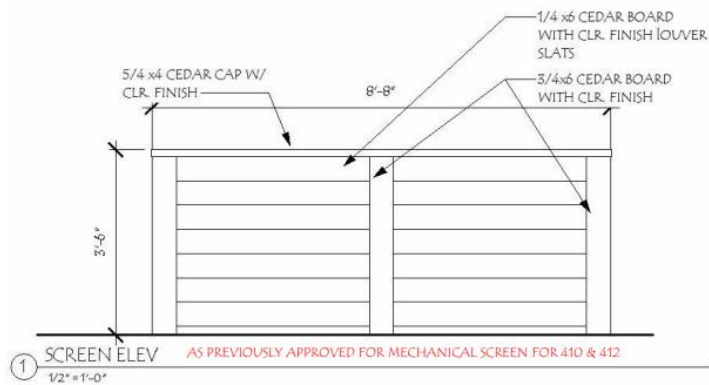
FIRST & SECOND FLOOR PLANS
A1



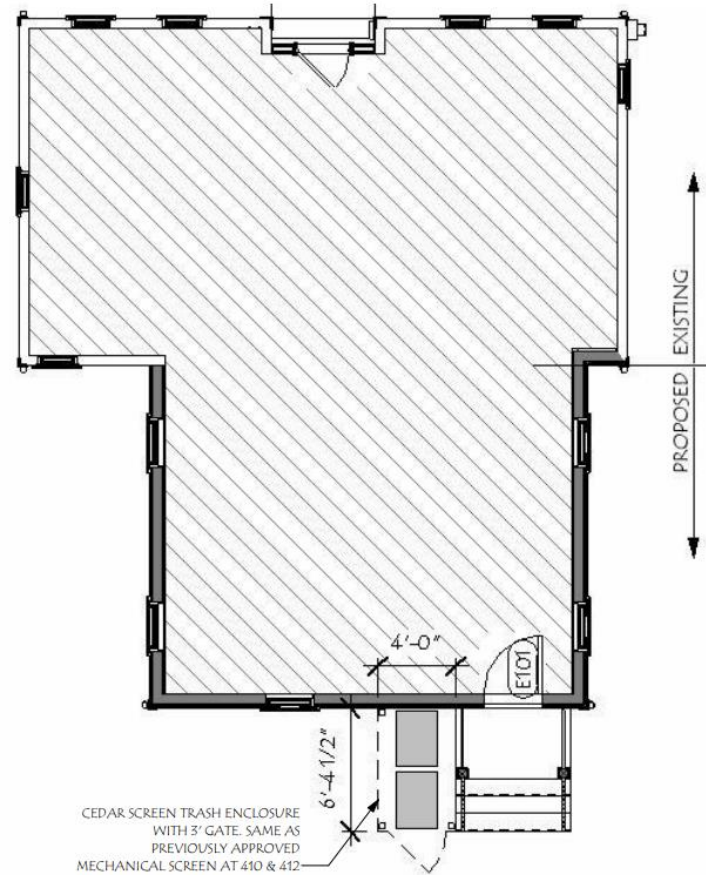
EXAMPLE OF A SIMILAR SCREEN



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



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



412 FLOOR PLAN PREVIOUSLY APPROVED

HISTORIC DISTRICT COMMISSION		ADMINISTRATIVE APPROVAL MAY 2020	
ISLINGTON COMMONS		412 ISLINGTON STREET PORTSMOUTH, NH 03801	
Revisions	Description	SNH	Checked
1		202008	08/29/20
SCALE	DRAWN BY	CHECKED BY	PROJECT NO.
			DATE
TITLE		412 TRASH ENCLOSURE	
		2	

An Example of Appropriate Screening for Mechanical Equipment in the Portsmouth Historic District



13. 16 Porter Street

- TBD

Background: The applicant is seeking approval for a radon remediation system.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-270

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 02, 2021

Applicant

Charles Wu
cwu@baynorthcapital.com
16 Porter Street
Portsmouth, NH 03801
6178617758

Location

16 PORTER ST
Portsmouth, NH 03801

Owner:

Porter Street Condo Association
11 Court Street Exeter, New Hampshire 03833

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information**Brief Description of Proposed Work**

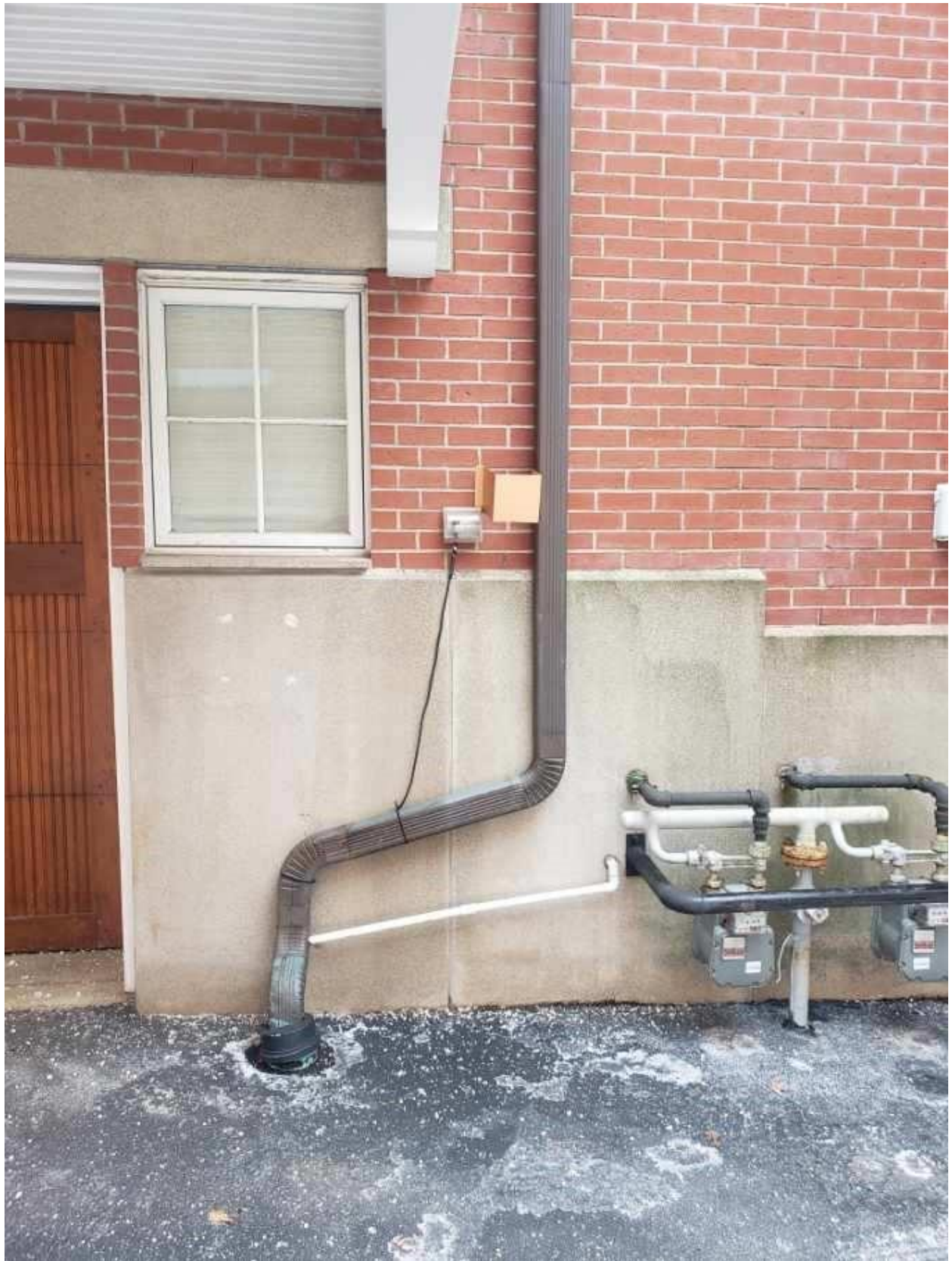
Radon mitigation system installation on the exterior wall up to the roofline. Top of mitigation system will extend 12-18" above roofline where gutter is located. Contractor will run 3" Schedule 40 pipe up the side of the building to first roof line. They will then completely cover system with copper coated channel shown in the first picture. The existing gutters and downspouts are also copper, although tarnished over many years.

Description of Proposed Work (Planning Staff)

installation of a radon mitigation system

Project Representatives**Relationship to Project**

Owner

















14. 195 State Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (install LG mini-splits in (2) units).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-329

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 23, 2021

Applicant

Hart Plumbing & Heating, Inc.
hartplumbing@comcast.net
PO Box 687
Portsmouth, NH 03802-0687
603-431-8688

Location

195 STATE ST
Portsmouth, NH 03801

Owner:

STATE / PENHALLOW CONDOMINIUMS &
MASTER CARD
1 WOODLAND RD NORTH HAMPTON, NH
03862

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Install LG mini splits in both units

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

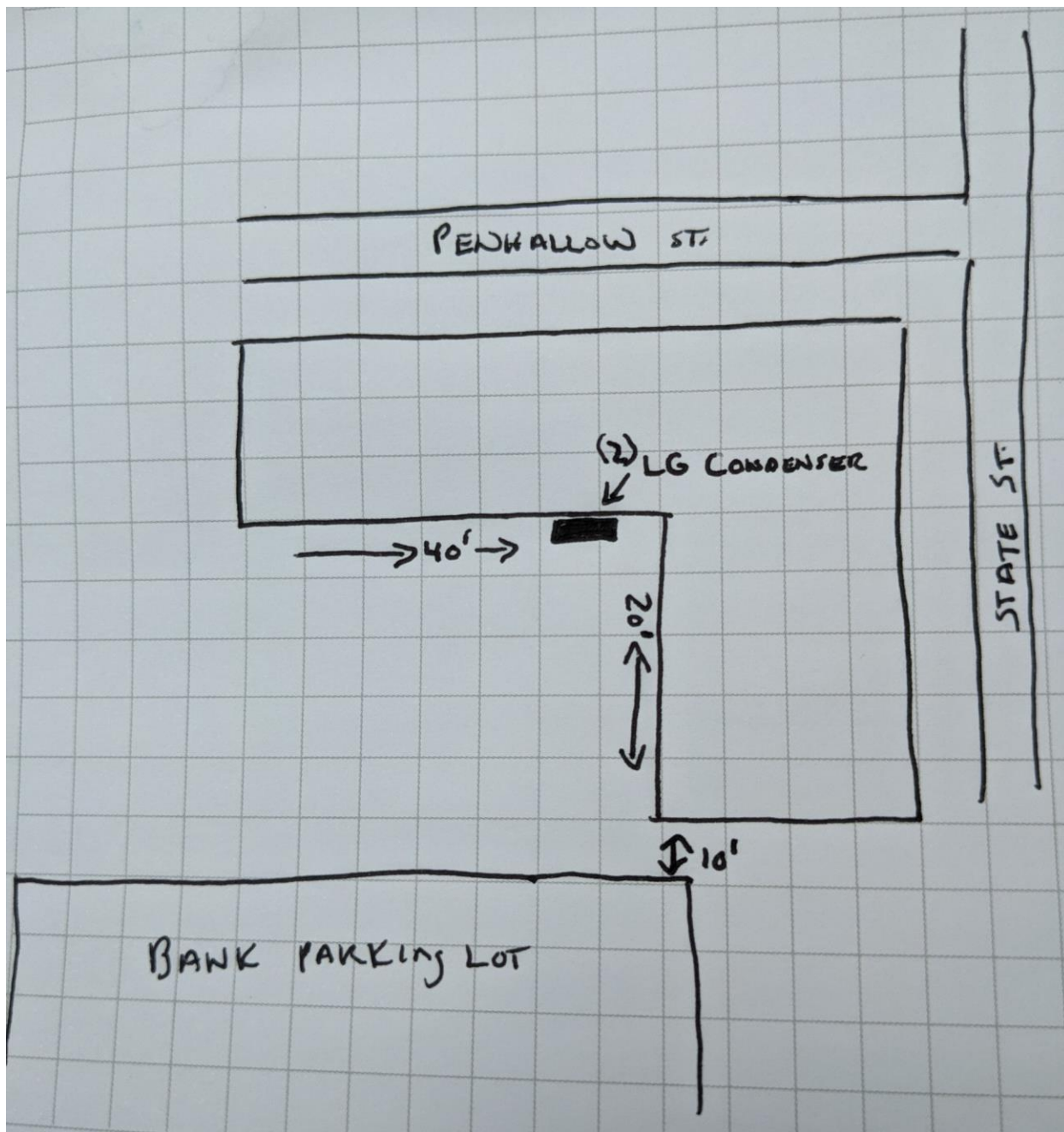
If you selected "Other", please state relationship to project.

Contractor













15. 239 Northwest Street

- Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (change in roofline to accommodate for improved water-proofing).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-331

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 23, 2021

Applicant

Michael Petrin
239northwest@gmail.com
PO Box 899
Durham, New Hampshire 03824
6032649610

Location

239 NORTHWEST ST
Portsmouth, NH 03801

Owner:

PETRIN MICHAEL GEORGE (12.3% INT) &
LAVERRIERE KATIE MARIE
PO BOX 899 DURHAM, NH 03824

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information**Brief Description of Proposed Work**

The intention was to disturb as little of the existing building envelop as possible. This was reflected in the original design that was provided for HDC approval. Upon removal of the interior plaster, it was discovered that several walls and areas of roof framing were missing or undersized. These unforeseen conditions will require additional framing and structural work to bring the structure up to code and provide for a practical building construction.

The shed roof in the existing Northwest corner will be raised to provide for an adequate wall header. The upper portion of that same roof will be raised to meet the upper roof. This will make for an improved waterproofing detail and allow adequate sized roof joists to be installed.

The projecting, center dormer would be reduced in North to South width, to match the existing dormer. Additionally this will allow the load of this second floor dormer to land better on the framing below.

The bulkhead door would be moved and basement access will occur to allow access within the property lines.

Description of Proposed Work (Planning Staff)

--

NOTE: ALL DIMENSIONS AND CONDITIONS ARE TAKEN FROM DATA SUPPLIED BY THE CITY OF PORTSMOUTH, MAPGEO AND FIELD MEASUREMENTS.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



NORTH ELEVATION- PROPOSED FOR ADMINISTRATIVE APPROVAL

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



1. PROVIDE NEW ROOF FRAMING IN SHED ROOF AND ALIGN THE ROOFS TO TAKE OUT THE STEP IN THE SLOPE

PREVIOUSLY APPROVED NORTH ELEVATION

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

MARTIN RYAN ARCHITECT

227 Westbury Ave
Portsmouth, NH 03801
603.922-8655

ADMINISTRATIVE
APPROVALS
21 APRIL 2021

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

DATE:	-
DESIGN:	-
DRAWN:	MLR
CHECKED:	XX
SCALE:	
JOB:	

NORTH
ELEVATION

A2

16. 114 Maplewood Avenue - Recommended Approval

Background: The applicant is seeking approval for the removal of the rear shed roof to replace with original hip roof (originally approved under LUHD-11 in 2019).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-332

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 26, 2021

Applicant

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

Location

114 MAPLEWOOD AVE
Portsmouth, NH 03801

Owner:

BOUFFARD KAREN L REVO TRUST &
BOUFFARD KAREN L TRUSTEE
PO BOX 1389 PORTSMOUTH, NH 03802

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Remove Rear Shed Roof on 1875 Building & Restore Original Hip Roof. This was originally approved under LUHD-11 in 2019

Description of Proposed Work (Planning Staff)

--

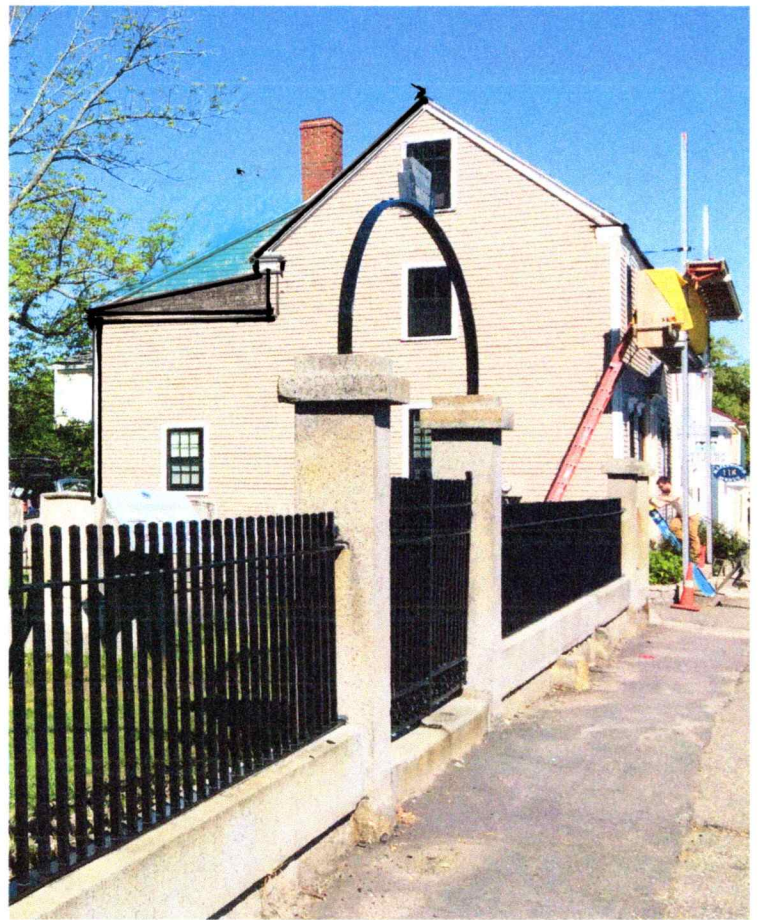
Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.**

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





Existing Rear Shed Roof



Proposed Rear Hip Roof



Rear View of Proposed Original Hip Roof

114 Maplewood Ave.



Similar Rear Hip Roof , 116 Middle Street



Views of Existing Hip Roof
under Shed Roof



114 Maplewood Ave, Front Building

17. 45 Gardner Street

- Recommended Approval

Background: The applicant is seeking approval for replacement of an existing furnace vent to meet code requirements).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-333

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 27, 2021

Applicant

Reed Walker
reedandwalk@gmail.com
45 Gardner ST
Portsmouth, NH 03801
6503021487

Location

45 GARDNER ST
Portsmouth, NH 03801

Owner:

KOULET LAURA G REVOCABLE TRUST OF 2019
& KOULET LAURA G TRUSTEE
45 GARDNER 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

Updated furnace vent to meet code on side alley

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Contractor

Updated Low Profile Furnace Venting

45 Gardner Street

Current Venting

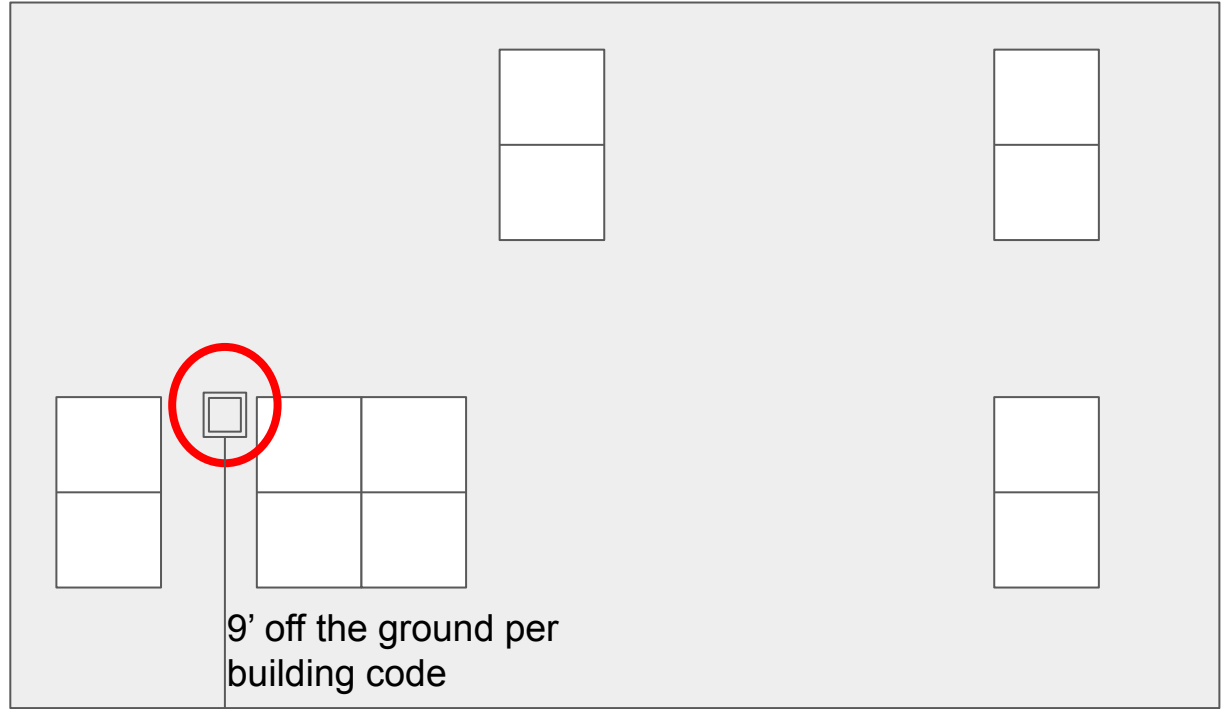
Side Street, Walton Alley; Not to current code, candy cane venting and very unsightly



Example of neighbor's low profile venting:



New location that complies with code; proposed low profile vent



Spec Sheet of Low Profile Vent

DuraVent PolyPro - 2" Diameter - Twin Pipe Termination

Model: 2PPS-HTPC

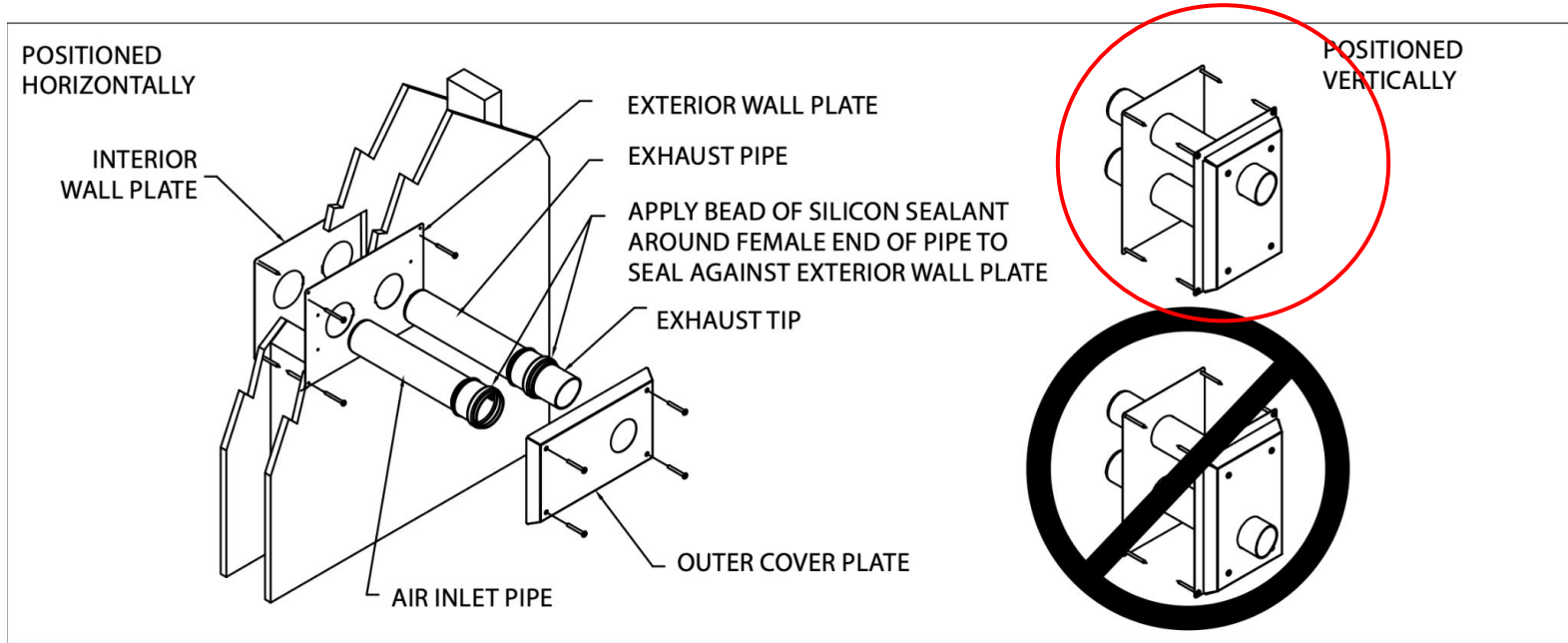
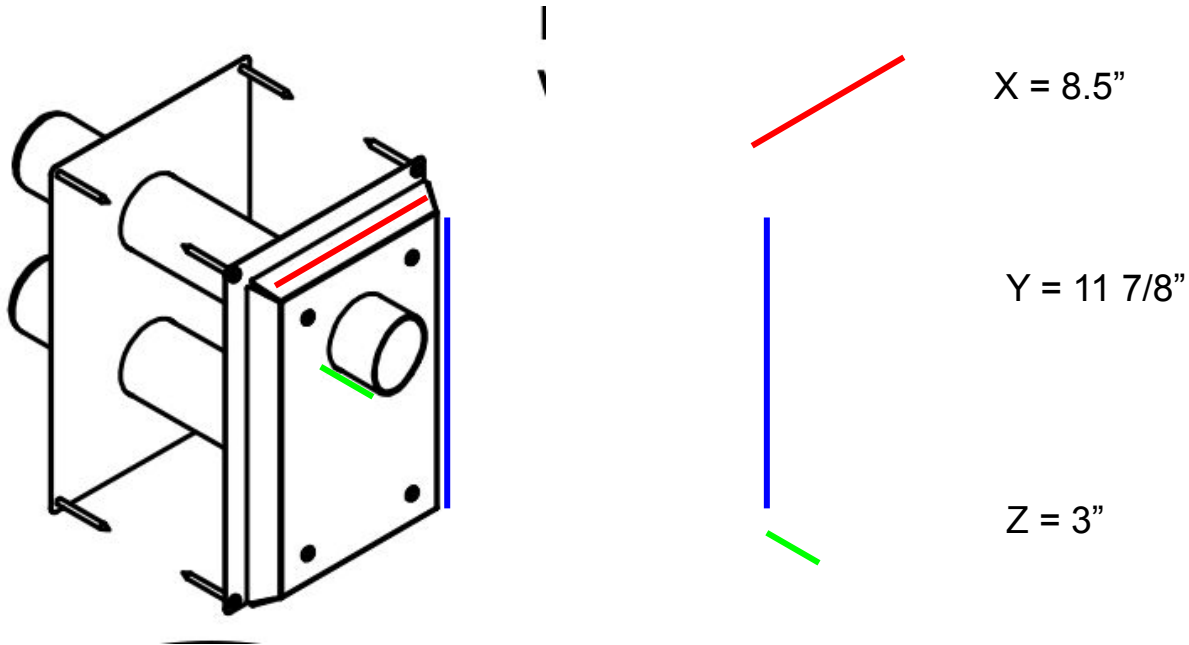


Figure 11

Spec Sheet of Low Profile Vent

DuraVent PolyPro - 2" Diameter - Twin Pipe Termination

Model: 2PPS-HTPC



Spec Sheet of Low Profile Vent

DuraVent PolyPro - 2" Diameter - Twin Pipe Termination

Model: 2PPS-HTPC

Specifications

2PPS-HTPC



General Information

Product Line	PolyPro
Installation Location	Indoor
Material	Polypropylene
Color	Black
UPC	662492928394

Dimensions

Primary Vent Pipe Diameter	2 Inches
Product Height	8 1/2 Inches
Product Width	11 7/8 Inches
Product Length	12 Inches

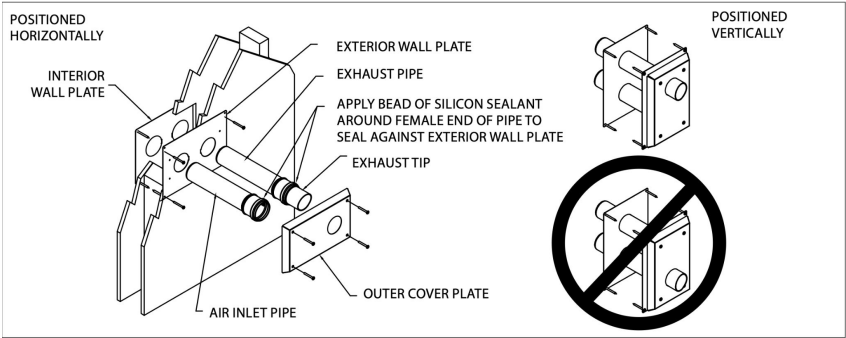


Figure 11

18. 67 Bow Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment (A/C condensers).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/29/2021

LUHD-334

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 29, 2021

Applicant

Peter Labrie
peterlabrie@yahoo.com
PO Box 300
Rye, New Hampshire 03870
603-661-9090

Location

67 BOW ST
Portsmouth, NH 03801

Owner:

Forum Group LLC
PO Box 300 Rye, New Hampshire 03870

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Installation of 3 remote condensers for ice machines and walk-in cooler. Condensers will be installed on the roof of the bar located outside the front of Harpoon Willy's, but will be under the roof line of the awning over the entire deck. Both the alleyway and stairs adjacent to the installation location are private property, therefore condensers will not be visible from any public way.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other



Standing on Harpoons deck
Looking down river



On second floor looking straight
Down onto Harpoons Deck



Standing on Harpoons deck
Looking back towards Bow Street

**Remote Condensers
Installed Below Roof**

67 Bow Street
Building Permit: Bldg-20-949
Mechanical Permit: PMGC-21-131