

HDC

ADMINISTRATIVE APPROVALS

September 01, 2021

1. 93 State Street (LUHD-371) - Recommended Approval
2. 14 Mechanic Street (LUHD-378) - TBD
3. 57 Salter Street, Unit #2 (LUHD-379) - Recommended Approval
4. 21 Blossom Street (LUHD-380) - Recommended Approval
5. 564 Middle Street (LUHD-382) - TBD
6. 126 State Street (LUHD- 384) - Recommended Approval
7. 135 Congress Street (LUHD-386) - Recommended Approval
8. 60 Penhallow Street (LUHD-385) - TBD

1. 93 State Street

- Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



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)

the installation of (3) natural gas lights- (2) on the State Street side and (1) on the Chapel Street side

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.

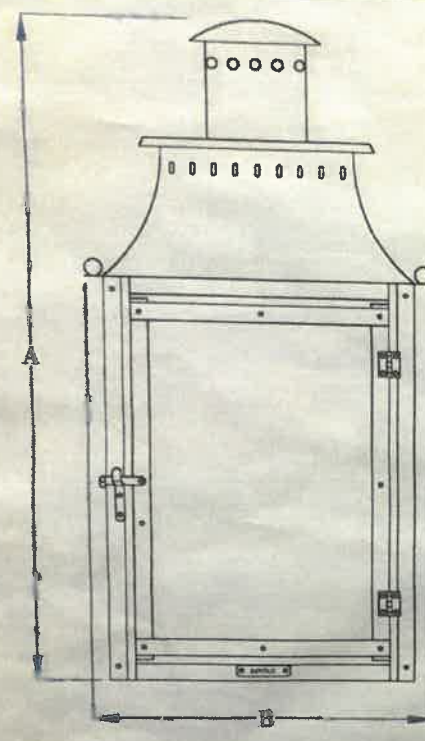
Gas Technician

Full Name (First and Last)

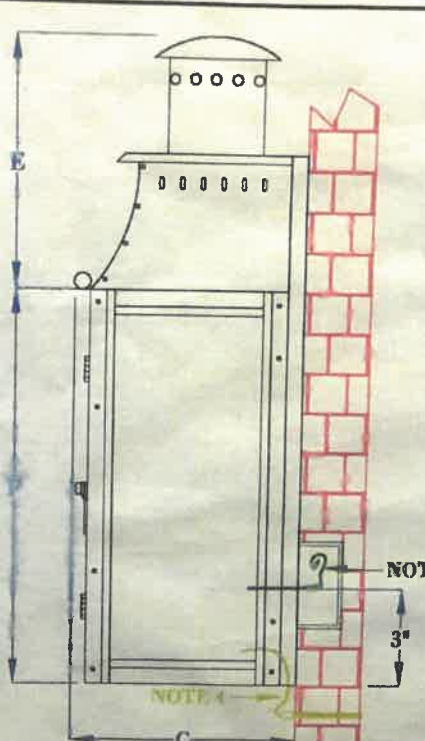
Chris Dalecki Sr

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 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 1/2" COPPER GAS LINE AND 1/2" x 1/4" GAS LINE ADAPTOR

SIZE:	14"	16"	22"
A:	17 1/2"	19 1/2"	25 1/2"
B:	10 1/8"	10 1/8"	10 1/8"
C:	7 1/4"	7 1/4"	7 1/4"
E:	7 3/8"	7 3/8"	7 3/8"
F:	10 1/8"	12 1/8"	18 1/8"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	WILLIAMSBURG W/ STACK 14", 16", 22"	DATE:	APP. BY:	JJG
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 DUPLICATED 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	Williamsburg 22" on Flush Mount in Gas (cannot be mounted to combustible surface)	\$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	Governor 24" on Flush Mount in Gas (cannot be mounted to combustible surface)	\$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.

521 Conti Street, New Orleans, LA 70130 | (504) 522-9485 | www.bevolo.com



Gas Installation and User Guide

Detailed information located at
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-B149.2 (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.

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 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

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

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.

521 Conti Street, New Orleans, LA 70130 | (504) 522-8485 | www.bevolo.com

- **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.

- 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.

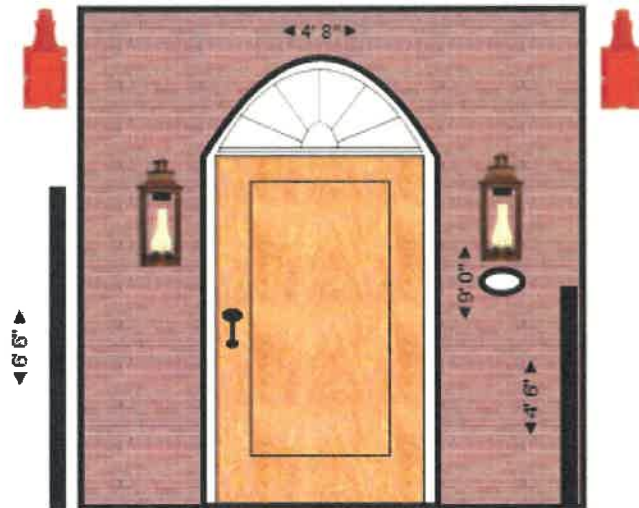
WWW.INTERTEK.COM/MARKS/ETL
#3097503 #3041856 #9700712

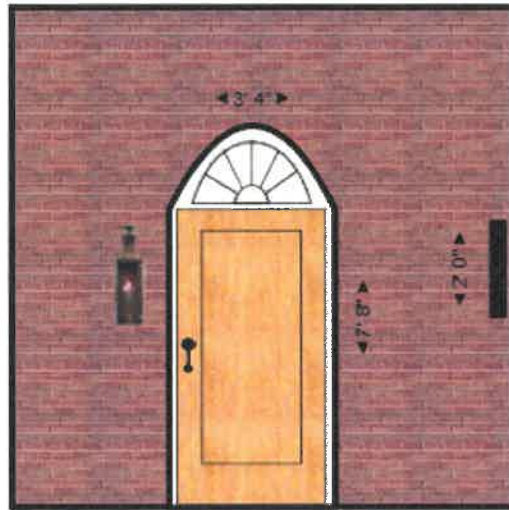
521 Conti Street, New Orleans, LA 70130 | (504) 522-9485 | www.bevolo.com



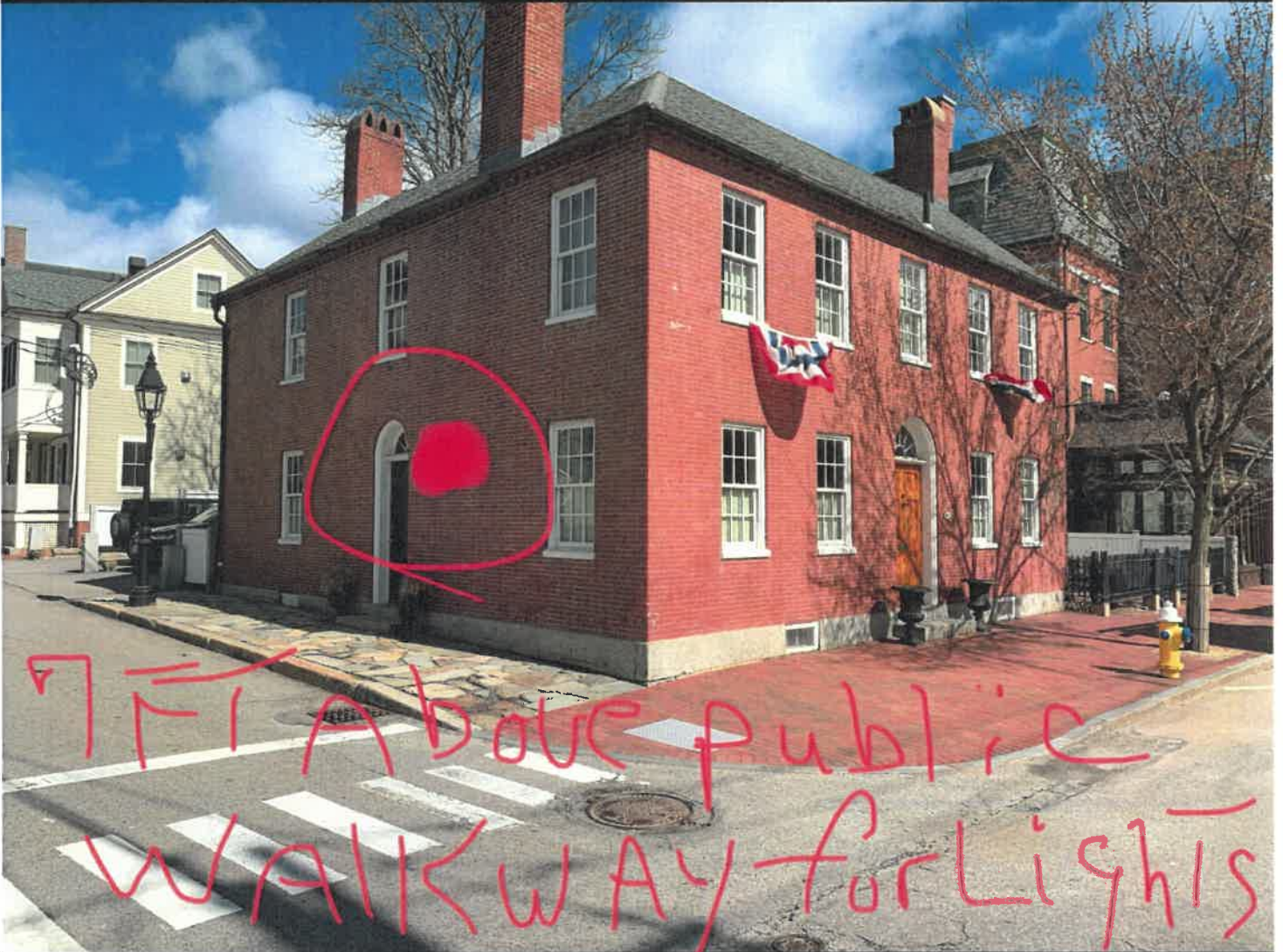












2. 14 Mechanic Street - Recommended Approval

Background: The applicant is seeking approval for modifications and changes to a previously approved design as well as approval for exterior lighting.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-378

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 13, 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

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

SEEKING APPROVAL FOR AS BUILT CONDITIONS AND MODIFICATIONS TO PREVIOUSLY APPROVED, ALONG WITH EXTERIOR LIGHTING FIXTURES.

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)

JOSHUA

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

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



AS BUILT NORTH ELEVATION

FINISHED FRAMING AND SIDING DID NOT ALLOW FOR PLANNED CASING, SIMPLIFIED TO PANELIZED FINISH



PROPOSED NORTH ELEVATION

COPELAND RESIDENCE
14 MECHANIC STREET
PORTSMOUTH, NH

NEWLY PROPOSED NORTH ELEVATION
1/8" = 1'-0"

SHEET 1 OF 5
AUGUST 13, 2021



NEW 6 OVER 6 LIGHT PATTERN FOR IMPROVED INTEGRATION OF NEW ADDITION WITH EXISTING WINDOW STYLE.



AS BUILT SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

NEW LIGHTING LOCATION SEE SPECIFICATIONS SHEET

COPELAND RESIDENCE
14 MECHANIC STREET
PORTSMOUTH, NH

NEWLY PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

SHEET 2 OF 5
AUGUST 13, 2021

201911
D|M|A
DESTEFANO
MAUGEL
ARCHITECTS

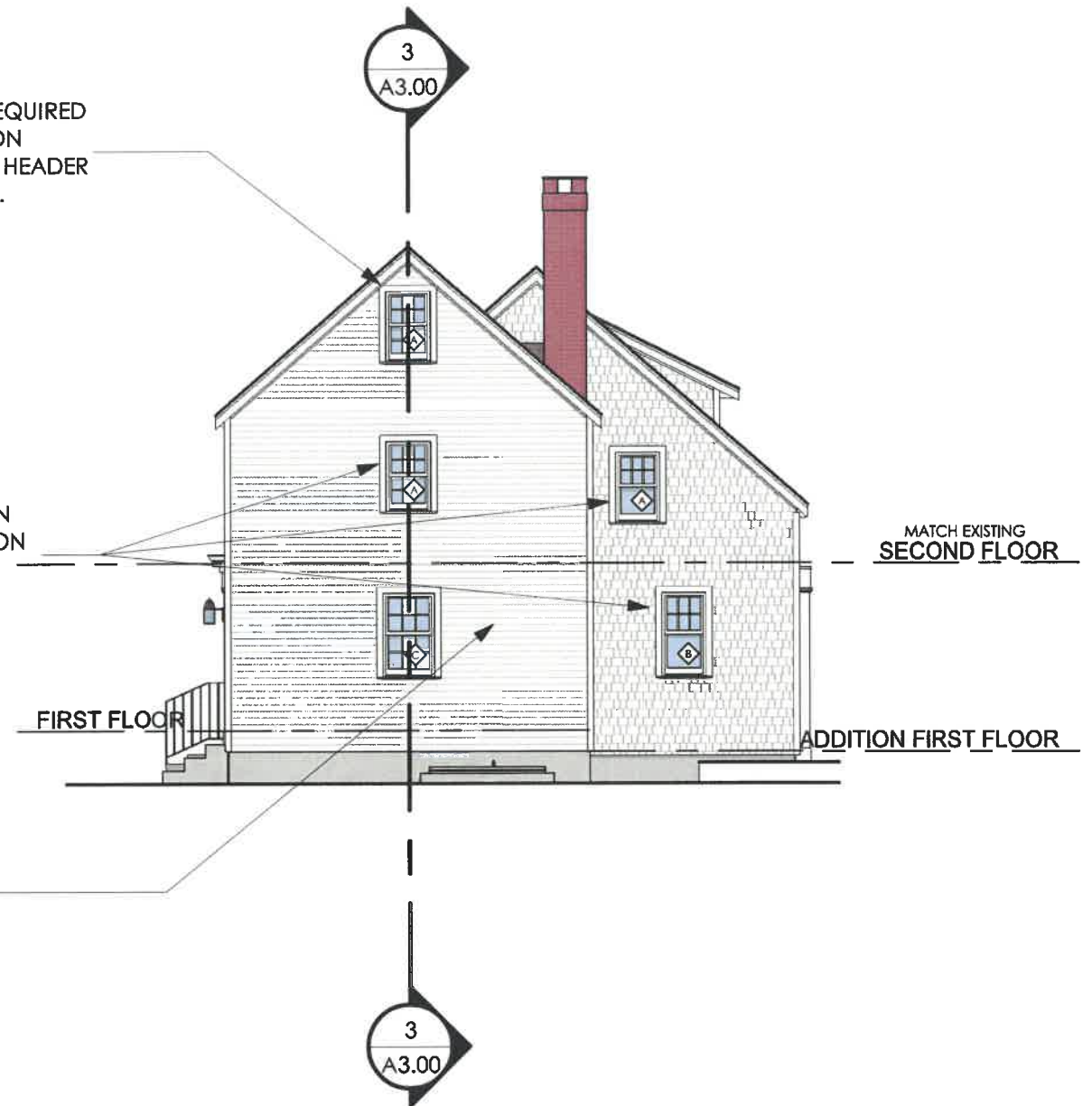


AS BUILT WEST ELEVATION

WINDOW SIZE REDUCTION REQUIRED DUE TO FRAMING RESTRICTION IMPOSED ON NEW WINDOW HEADER BY NEW RIDGE BEAM ABOVE.

NEW 6 OVER 6 LIGHT PATTERN FOR IMPROVED INTERGRATION OF NEW ADDITION WITH EXISTING WINDOW STYLE.

NEW LIGHTING LOCATION. SEE SPECIFICATION SHEET



PROPOSED WEST ELEVATION

WRONG DOOR PROVIDED BY MFG. NEW DOOR ON ORDER FOR REPLACEMENT.



AS BUILT EAST ELEVATION

PILASTER OMITTED DUE TO DOOR LOCATION AND FRAMING CONSTRAINTS.



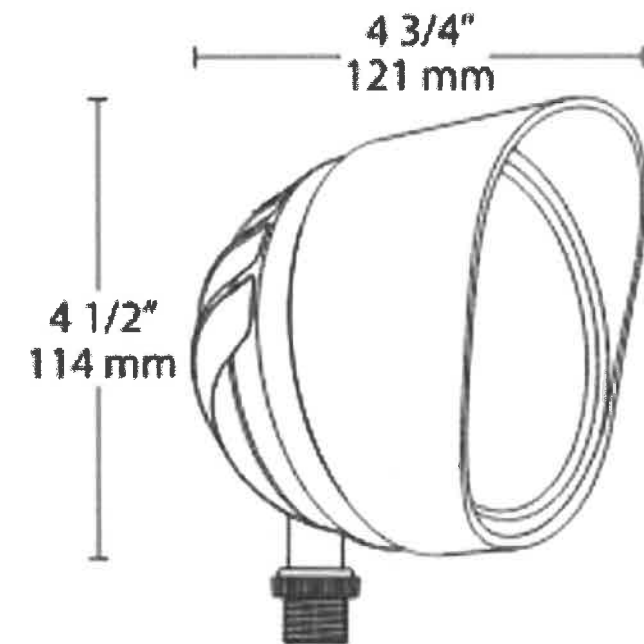
ENLARGED ELEVATION AT EAST ELEVATION SIDE ENTRY



PROPOSED EAST ELEVATION



BULLET12
Weight: 1.5 kg.



SIDE AND FRONT ENTRY FLOOD LIGHTING :
TO BE LOCATED ON THE RIGHT SIDE OF THE SIDE ENTRY DOOR.
TO BE LOCATED ON EITHER SIDE OF THE FRONT ENTRY DOOR.



22 Ladd Street, Portsmouth NH
603.431.8701
DestefanoMaugel.com

Response to Land Use Compliance Report for
14 Mechanic Street, Portsmouth, NH 03801
July 29, 2021

Building Permit(s)#: LU-20-30, LUHD-314, LUHD-147

Land Use Compliance Report, July 7, 2021

14 Mechanic Street
Portsmouth, NH 03801

April 14, 2021 Historic District Commission Administrative Approval – Sheet 1: Front Elev.

To be Completed:

1. Install thin brick veneer “to match look of chimney.”
Please Note: Brick veneer is also required for side and rear elevations.
2. Install standing seam copper roof over porch/entryway.
Please Note: Please see Sheet 5 of the March 4, 2020 Historic District Commission approval for appropriate copper roof specifications.

Alterations to the Approved Design:

3. Window casing details (e.g. mullied sill) omitted from (3x) 2nd floor 6-light windows.
 - a **Finished framing and siding did not allow for planned casing, simplified to panelized finish.**
4. (3x) 2nd floor window casings on the existing structure are flush with the eave return.
Please Note: Windows are shown located lower on the approved HDC drawings. If this is an illustrative error, please confirm windows are installed in their historic locations.
 - a **Illustrative error confirmed. Windows have been reinstalled in their existing historic locations.**

April 14, 2021 Historic District Commission Administrative Approval – Sheet 2: E. Elev.

To be Completed:

5. Install custom wood storm door.
6. Install granite step.
7. Install light fixture.



22 Ladd Street, Portsmouth NH
603.431.8701
DestefanoMaugel.com

Please Note: Please see Sheet 3 of the June 2, 2021 Historic District Commission Administrative Application (pending approval) for appropriate lighting specifications.

Please Note: Please see stipulation 2 of the June 3, 2020 Historic District Commission Administrative Approval: “The front entryway lighting fixtures shall be mounted on blocks and incorporated into the clapboards.”

8. Install custom sliding mahogany barn door.
9. Install painted cead 5 4x6 flat stock fascia to conceal barn door.

Please Note: Please see Sheet 6 of the March 4, 2020 Historic District Commission approval for appropriate eave at barn door specifications

10. Install cedar shakes on dormer return wall.

Alterations to the Approved Design.

- A. Omission of pilaster.
 - a Pilaster omitted due to framing restrictions of door placement which shifted the door location inward.
- B. Side entrance (6x) lights changed to vertical configuration.
 - a Wrong door provided by manufacturer, correct door on order, to be installed.

April 14, 2021 Historic District Commission Administrative Approval – Sheet 3: Proposed Storm Door at Entry To be Completed:

11. Install custom wood storm door.
12. Install entrance threshold sill.
13. Install (2x) light fixtures.

Please Note: Please see Sheet 3 of the June 2, 2021 Historic District Commission Administrative Application (pending approval) for appropriate lighting specifications.
14. Install hand railing.

Please Note: Please see Sheet 3 of the June 2, 2021 Historic District Commission Administrative Application (pending approval) for appropriate railing specifications (i.e. “Volute” style).
15. Install granite steps.
16. Install (2x) pilaster base details.

March 4, 2020 Historic District Commission Approval – Sheet 2: Proposed Site Plan

To be Completed:

17. Install fence.

18. Install 4' mechanical fence.
19. Install mechanical units (i.e. A/C unit, generator).
20. Removal of temporary utility meter once permanent utility connection is completed.

March 4, 2020 Historic District Commission Approval – Sheet 4: West Elevation

Alterations to the Approved Design:

- C. Light fixture added.
 - a To match previously approved. GC to provide spec for verification.
- D. 3rd floor window reduced in dimension.
 - a Required due to framing restriction imposed on new window header by new ridge beam.

Please Note: Approved drawings show this window matching dimensions with the 2nd floor window.

March 4, 2020 Historic District Commission Approval – Sheet 4: South Elevation To

be Completed:

21. Install cedar shakes.
22. Install iron wrought balcony rail system.

Please Note: Please see Sheet 3 of the June 2, 2021 Historic District Commission Administrative Application (pending approval) for appropriate railing specifications.
23. Install (2x) pilaster base details.
24. Install granite step.

Alterations to the Approved Design:

- E. (2x) light fixtures added.
 - a To match previously approved. GC to provide spec for verification.
- F. (2x) 2nd floor 6/1 light windows changed to 6/6 light windows (i.e. in recessed bay)
 - a Style altered to provide improved blend of old and new windows across the elevation.



22 Ladd Street, Portsmouth NH
603.431.8701
DestefanoMaugel.com

March 4, 2020 Historic District Commission Approval – Sheet 5: Side Porch & Rear Porch

Details To be Completed:

25. Paint trim, fascia, columns.

March 4, 2020 Historic District Commission Approval – Sheet 7: Shed Elevations To

be Completed:

26. Install shed trim, siding, doors, windows, cedar shingles, etc.
27. Remove temporary shed roof and install pergola.

March 4, 2020 Historic District Commission Approval – Sheet L1: Landscaping Plan

To be Completed:

28. This scope of work is forthcoming.

3. 57 Salter Street, Unit #2 - Recommended Approval

Background: The applicant is seeking approval for the installation of lighting surrounding the front of the house.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-379

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 16, 2021

Applicant

Joe O'Neill
joe@oneilllandscaping.com
1247 Washington Rd
Ste 3B
Rye, New Hampshire 03870
6034308518

Location

57 SALTER ST Unit 2
Unit 2
Portsmouth, NH 03801

Owner:

POSTERNAK DANIEL & POSTERNAK KRISTIN
402 STATE ST 2A 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

Install lighting around front of house 16 lights in total (upgrading existing system and reduce # of fixtures)

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Landscape/Hardscape Contractor (foreman)

Full Name (First and Last)

Ryan Lindamood

Business Name (if applicable)

O'Neill Landscaping, Inc.

Mailing Address (Street)

1247 Washington Road, Unit 3B

City/Town

Rye

State

NH

Zip Code

03870

Phone

6034308518

Email Address

ryan@oneilllandscaping.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

57 Salter Street – Posternak Property

Description:

Install lighting around front of house 16 lights in total (upgrading existing system and reduce # of fixtures)

5 - "china cap" lights

- 1 on top of front wall
- 2 in walkway area on front entrance
- 2 on wall next to front door

11 - Up lights

- 3 on tree next to drive way to illuminate canopy structure
- 1 on gable end of front of house
- 4 along front of wall to illuminate wall (1 under thread leaf maple, 1 under magnolia to illuminate canopies)
- 3 on locust tree to illuminate canopy
- 1 new cast transformer to power lights

Lighting Cost: \$7,200.00

*** Please Note: Pink flags in photos below designate the lighting locations**





4. 21 Blossom Street

- Recommended Approval

Background: The applicant is seeking approval for the construction of (2) rear door awnings to be made of wood brackets and a composite material for the trim with a shingled roof (to match the existing shingles of the house).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-380

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 17, 2021

Applicant

Kathleen Logan
kathleenblogan@gmail.com
21 Blossom Street
Portsmouth, NH 03801
603-682-6023

Location

21 BLOSSOM ST
Portsmouth, NH 03801

Owner:

BEAUCHAMP KATHLEEN M & LOGAN KENT A
21 BLOSSOM 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

Add 2 rear door awnings (one over rear kitchen door, the second over back garage door). The awning from the house will shed rain side-to-side. The awning from the garage will shed rain forward. The architect designs are simple and clean.

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)

Arilda Densch

Business Name (if applicable)

--

Mailing Address (Street)

9 Adams Lane, Unit 2

City/Town

Kittery

State

ME

Zip Code

03904

Phone

207-604-6848

Email Address

arilda@comcast.net

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

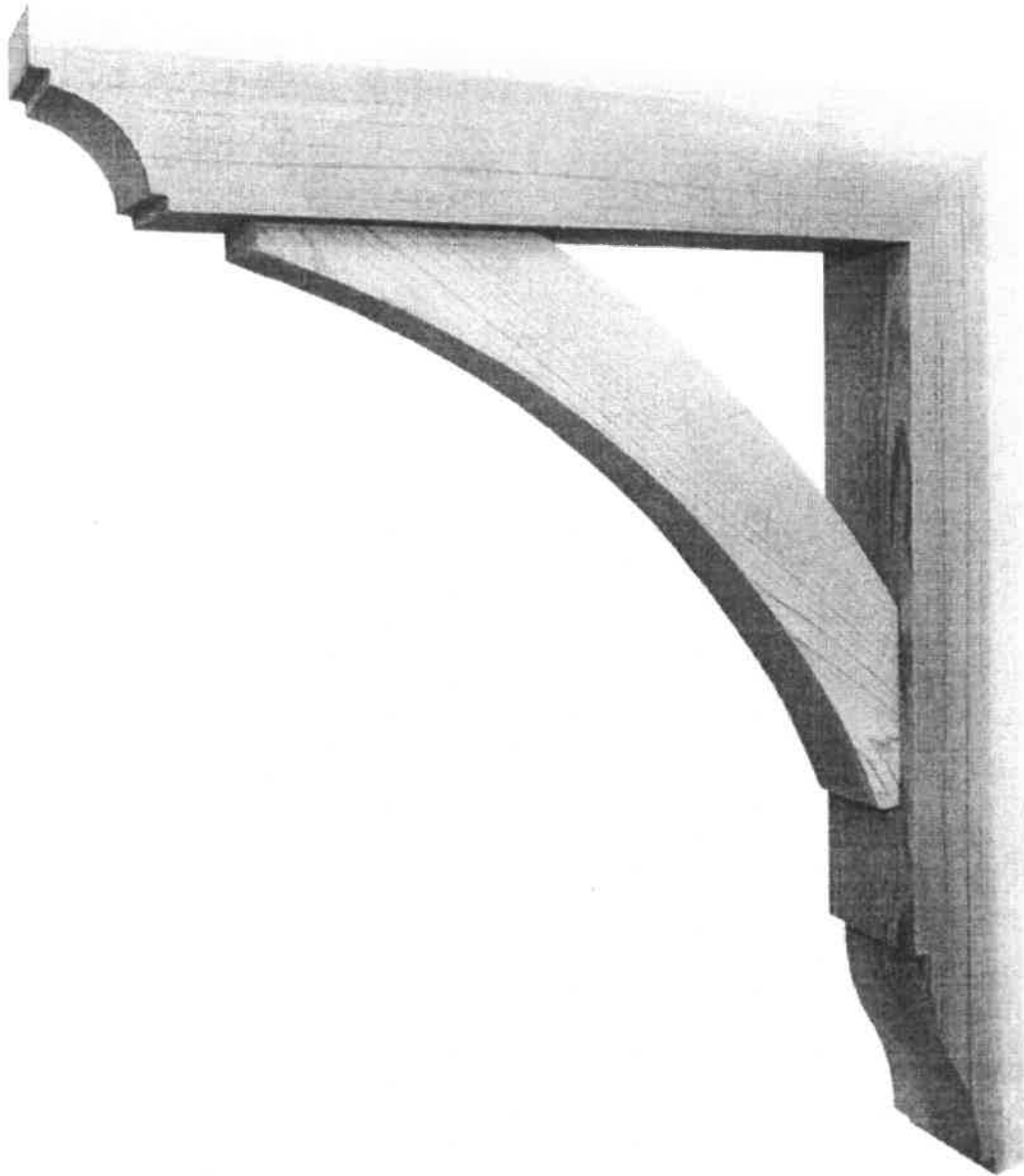
Search the store



HOME / WOODEN BRACKETS / WOOD BRACKET 02T1

22" ✓

26"



PRODUCT LINE: Brackets - 02

PROJECTION: 22 in

HEIGHT: 26 in

THICKNESS: 3 1/2 in

BRACE THICKNESS: 2 1/2 in

BRACE SETTING: Recessed 1/2 in

BODY TIMBER: 3 1/2 in x 3 1/2 in

PRICE:

\$148.00

BRACKET FINISH: REQUIRED

SMOOTH

ROUGH SAWN

QUANTITY:

▼ 1 ▲

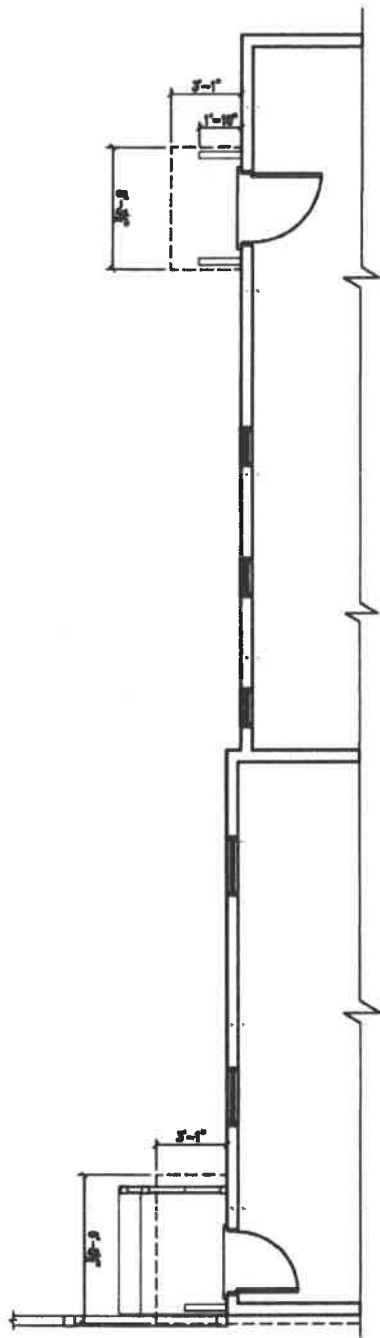
ADD TO CART

ADD TO WISH LIST



DESCRIPTION

Wooden Brackets are handcrafted of solid Western Red Cedar Timbers. Cedar timbers have unique natural colors, grains, tight knots and textures. All of our Cedar Brackets are built to last, joined with screws or bolts depending on the size of the bracket. To ensure a strong bond we also use a

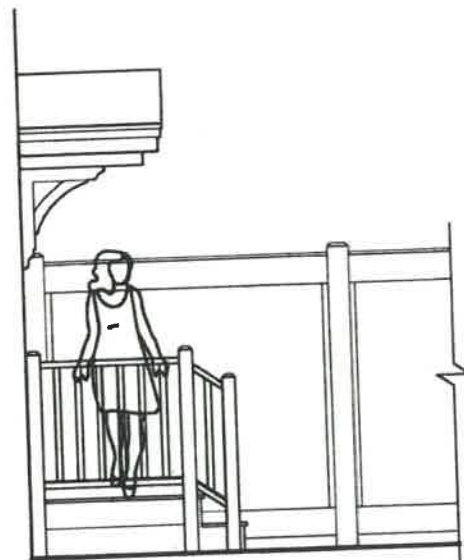
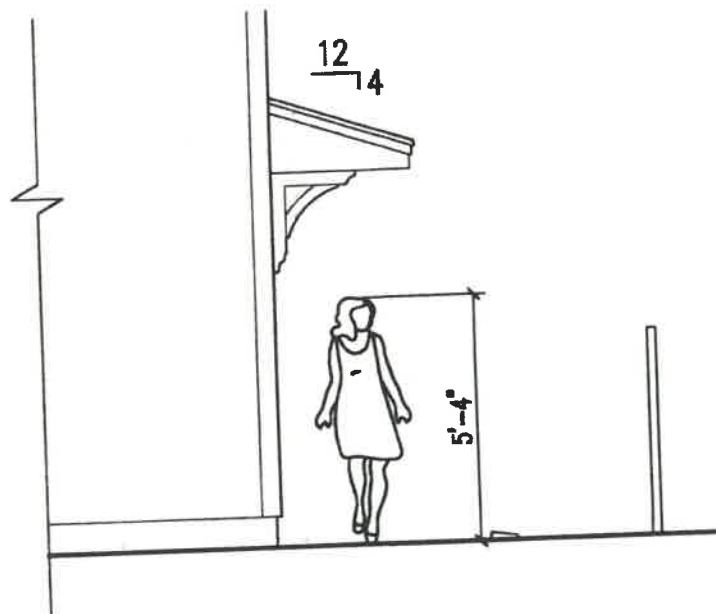
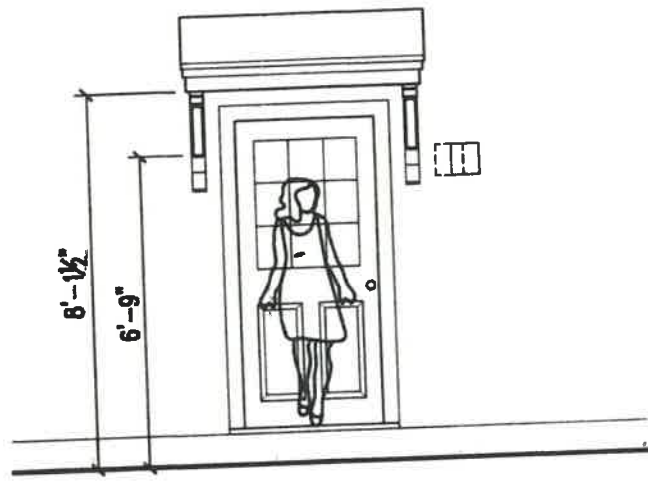


date: May 28, 2020
scale: 1/8" = 1'-0"

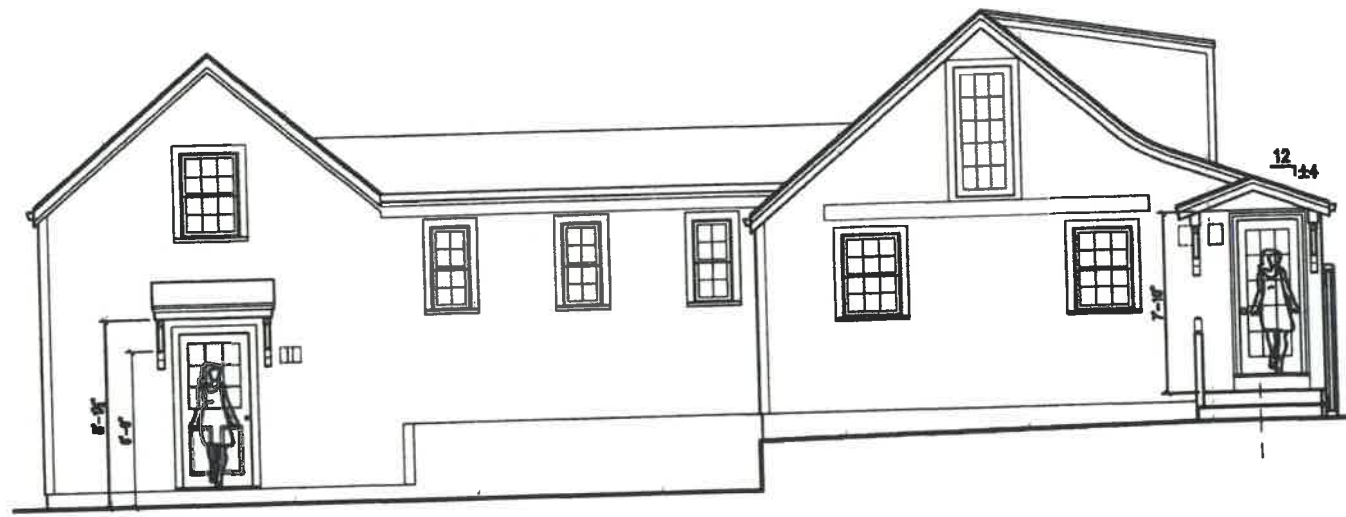
Proposed Plan Rear Walkway & Steps

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

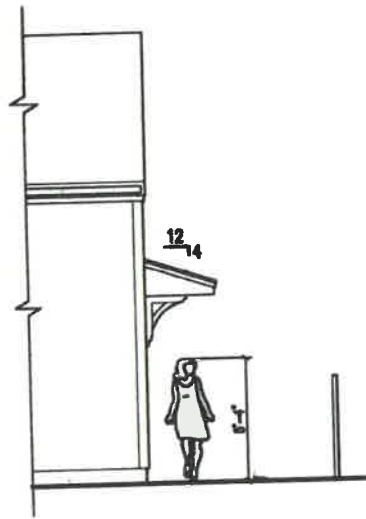
LOGAN RESIDENCE
21 BLOSSOM STREET
PORTSMOUTH, NH 03801



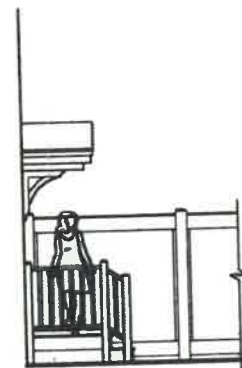
<p>LOGAN RESIDENCE 21 BLOSSOM STREET PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN arilda@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>	<p>Proposed Elevations Details</p> <p>date: May 28, 2020 scale: 1/4" = 1'-0"</p>
--	---	--



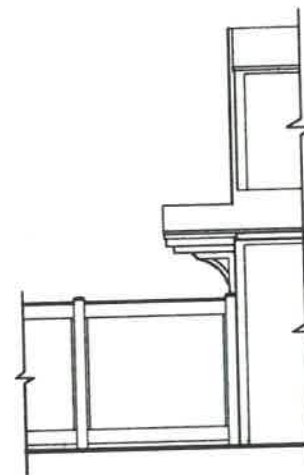
REAR A



GARAGE SIDE



INSIDE VIEW



KITCHEN SIDE

LOGAN RESIDENCE
 21 BLOSSOM STREET
 PORTSMOUTH, NH 03801

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

Proposed Elevations
Rear & Partial Sides

date: May 28, 2020

scale: 1/8" = 1'-0"





5. 564 Middle Street

- TBD

Background: The applicant is seeking approval for replacement windows- to match windows already approved for replacement.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



LUHD-382

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 24, 2021

Applicant

john Durkin
jdurkin@burnsbryant.com
564 MIDDLE ST
Apartment, suite, unit, building, floor
PORTSMOUTH, NH 03801
6038284907

Location

564 MIDDLE ST
Portsmouth, NH 03801

Owner:

sue durkin
564 Middle St 564 MIDDLE ST Portsmouth, US 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

Replacement windows for remaining windows with same product approved by HDC for other windows

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

John & Susan Durkin
564 Middle Street
Portsmouth, NH 03801
603-828-4907



We are submitting an application to replace the remaining windows that were not included in the earlier application. We would like to replace them with the same product approved for the other windows (Harvey Majesty, Black aluminum Clad Exterior, Simulated Divided Light). With the exception of the two side windows in the front bay, all windows will be 2 over 2. The two smaller side windows on the front bay will be 1/1.

In addition to the windows previously approved by the HDC, there will be a total of 8 replacement windows on the front, 5 on the rear, 7 on the south side, and 6 on the north side.

Pictures of house are attached. Windows intended for replacement are circled.

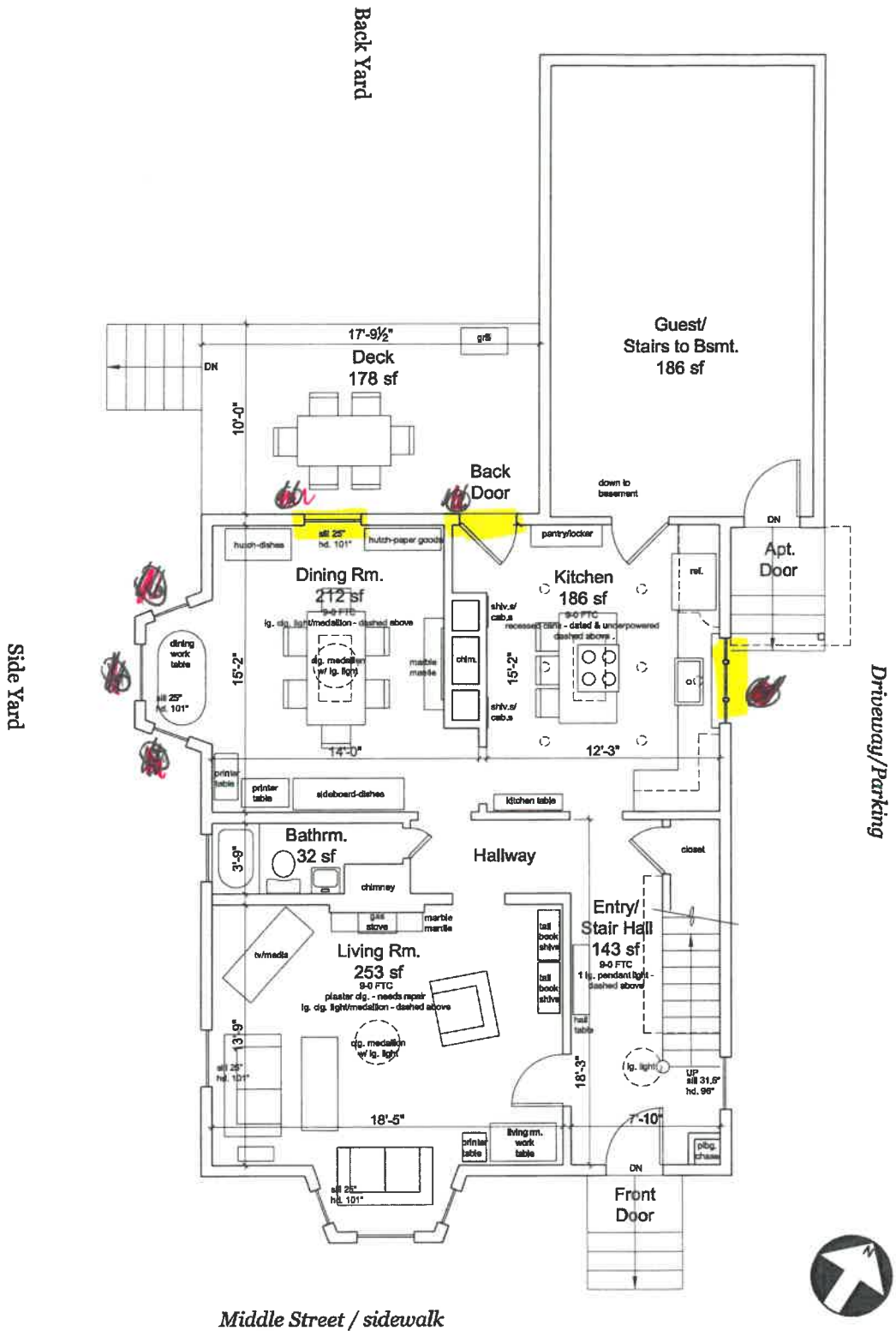
Existing plan and tax map are attached.

Harvey Brochure is attached

J L W
8/24/21

Existing Plan

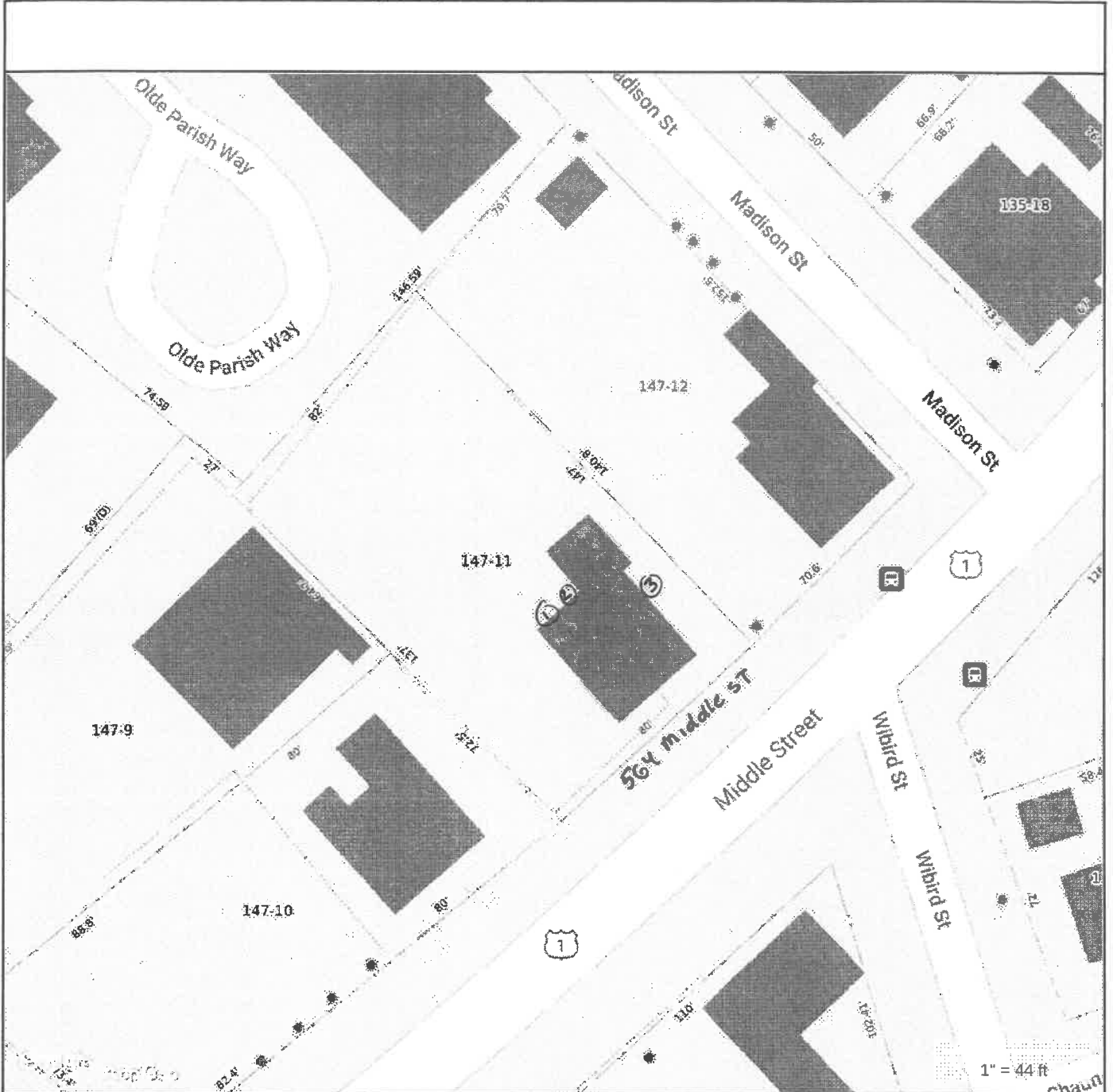
SPACE ANALYSIS / ASSESSMENT
 564 Middle St.
 Portsmouth, NH
 03801



Middle Street / sidewalk



<p>Space Analysis / Assessment Portsmouth, NH 03801</p>	<p>EX1</p>	<p>DATE: 2021-5-13</p>	<p>NOTES</p>	<p>564 MIDDLE STREET Portsmouth, NH 03801 Space Analysis / Assessment Owners: Susan & John Durkin</p>	<p>PROJECT OWNER</p>	<p>CONSULTANTS PORT CITY DESIGN architecture planning interiors 603.312.1707 553 Ludgove Street Portsmouth, NH 03801 portcitydesign.com</p>
---	-------------------	----------------------------	--------------	--	----------------------	---



**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.



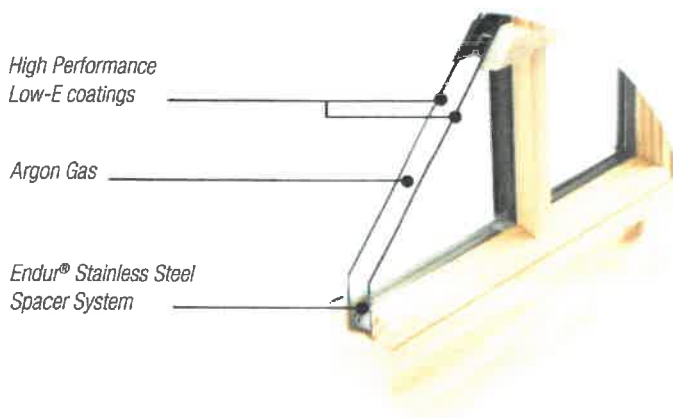
MAJESTY

Wood Windows and Patio Doors



The best components for the best performance.

In keeping with traditional wood windows, Majesty windows withstand the elements and operate smoothly for a lifetime. Made in the USA, Majesty combines its impressive energy efficient glazing with a well-built, durable aluminum clad wood frame and sash – manufactured by folks who have been making windows for more than 50 years. That level of expertise is what sets Majesty apart; the perfect combination of state-of-the-art engineering, energy-saving value, and stylish elegance.



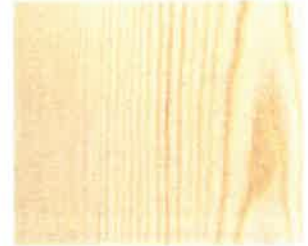
MAJESTY PREMIUM GLASS

Majesty double hung windows come standard with our Premium glass, which incorporates two panes of glass, high-performance double Low-E coatings, stainless steel spacer system, and argon gas. This glass system meets the most stringent ENERGY STAR® requirements which will significantly enhance the comfort in your home and help save you money on your home energy costs.



SOLID PONDEROSA PINE

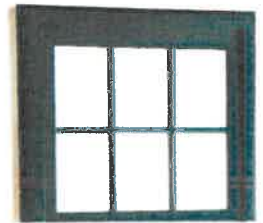
The wood components of Majesty products resist rot, degradation, splitting, warping, and mildew through a controlled treatment process that immerses Ponderosa Pine in a special preservative similar to high quality deck sealant applications.



Strong and straight grained Ponderosa pine with exceptional beauty and strength

ALUMINUM CLADDING

The extruded 0.050" wall thickness of the frame provides strength, while the 0.024" wall thickness of the sash allows the cladding to be precision molded to protect the window sash and patio door panels from exterior environmental conditions. The result is eye catching, beautiful bevels and the sought-after aesthetics of custom wood windows.



Aluminum Clad Exterior shown in Forest Green (See options page for additional colors)

An electrostatic paint process adheres paint evenly onto all surfaces, ensuring an extremely durable finish that resists fading.

WEATHERSEALS

Concerned about installing wood windows in your climate? Don't be! Majesty seals are designed to perform over a wide range of temperatures and weather conditions. A lightweight polypropylene stiffener additive, which does not absorb water or collect mold, creates an airtight seal that does not distort over time. The seal ensures a consistent barrier from external conditions and allows for smooth window and patio door operation.



Foam-Tite compression bulb seals provide maximum protection from air and water

An average of 300 inches of custom designed Foam-Tite® compression bulb seals encase the full perimeter of the sash of Majesty windows – similar to seals you see on dishwashers or refrigerators.



PVC Jamb Liner available in both White or Almond

PVC JAMB LINER

The rigid non-compression Jamb Liner adds strength, stability and reduces air infiltration, while its special beveled design allows the sash to open and tilt easily.

Products for every application



PICTURE WINDOW

Whether you're replacing an old window or installing a new one, Majesty picture wood windows can make a dramatic difference. If you are opening up a room to a spectacular view, picture windows are a great choice. When paired with Majesty awning windows, the combination optimizes visible light with ability to vent fresh air into the room.



AWNING WINDOW

When you need added ventilation, Majesty awning wood windows hinge at the top and open outward, allowing fresh air into the room while deflecting rain away from your property.

**HARDWARE
FEATURES**

*Recessed
Sash Lock*



**SASH LIFT
OPTIONS**

*Routed Top
Sash standard;
Bottom optional*



Hook



Loop

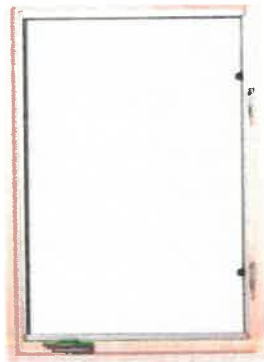


MAJESTY DOUBLE HUNG

Superb architectural details include a refined 45° glazing bead, overlapping grids, and elegant recessed hardware to provide a traditional and sleek look. Full weatherstripping around both sash prevents air infiltration and eliminates drafts. Caring for your Majesty double hung windows is a snap: both the top and bottom sash tilt in for easy cleaning.

**HARDWARE
FEATURES**

*Compact
Folding
Handle*



MAJESTY CASEMENT

An easy to open casement window is ideal over the kitchen sink, and casements are also favored in contemporary homes for their sleek, unobstructed expanses of glass. Full weatherstripping around the sash keeps your home comfortable, and the dual operating lock system keeps your home secure.

**HARDWARE
FEATURES**

*Recessed
Sash Lock*



MAJESTY GLIDING

The gliding window is an excellent choice for rooms facing walkways, porches or patios. Optimize fresh air and sunlight without compromising space or energy efficiency. Our gliding window features a recessed lock and routed operable sash to provide an enhanced view, a clean look, and a secure lock each time.



Window & Door Options

HARDWARE FINISHES

PREMIUM



STANDARD



EXTERIOR COLORS



INTERIOR WOOD OPTIONS



Warm, unfinished pine ready for you to stain or paint once installed.



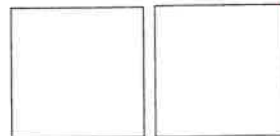
Professionally prefinished for no mess or hassle post-installation. 10 year warranty. Gliding window only available in factory primer.

Due to printing limitations, finishes and colors shown are for representation only. Patio door hardware also available in standard black, but not available in coppertone.

GRIDS

GRIDS BETWEEN GLASS

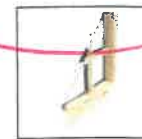
Sealed between the panes of glass, GBG is easy to clean.



Contoured Flat

SIMULATED DIVIDED LITES

The most authentic look of divided lites to complement traditional architecture



ADDITIONAL OPTIONS

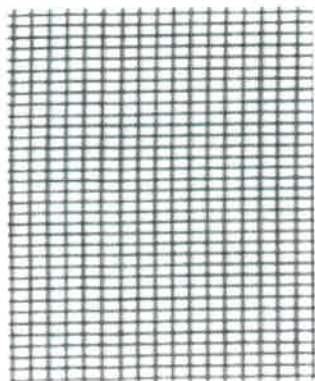
- Obscured glazing
- Tempered glazing
- Jamb line available in White or Almond

SCREEN OPTIONS*

- Extruded Aluminum Frame
- FlexScreen Frame
- Fiberglass Wire
- VIEWS Wire (premium)

INSTALLATION OPTIONS

- 4-9/16" jamb depth
- 6-9/16" factory applied ext. jamb option



Premium VIEWS (Virtually Invisible) Screens

Upgrade to GREENGUARD certified VIEWS screens to enjoy 15% greater openness providing 25% better airflow.

25% more optical clarity means you can focus on a crisper, brighter view.

*Screen options vary per operating style. Gliding available with roll form screen frame only.

THERMAL PERFORMANCE

For the most up to date structural and thermal performance values, as well as other product specifications, visit harveybp.com.

WINDOW	U-FACTOR	SHGC	VT	ENERGY STAR COMPLIANCE
Double Hung	0.27	0.29	0.51	North Central, Northern Zones
Picture	0.26	0.30	0.53	North Central, Northern Zones
Casement/Awning	0.26	0.22	0.38	All Zones

U-factor measures the rate of non-solar heat transfer from one side of the window to the other. Heat transfer implies both heat loss out of a living space during cold weather and non-solar heat gain during hot summer months. The lower the U-factor, the better the performance.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. The lower the SHGC, the better a product is at blocking unwanted heat gain.

Visible Transmittance (VT) measures how much light comes through a product. The higher the VT, the more light that comes through.



ENERGY STAR: This package includes everything that is needed for a product to meet ENERGY STAR requirements. Glazing, gas, glass thickness, etc. will vary by window and usually includes Low-E coating and Argon gas: This glazing package *does* qualify for ENERGY STAR.

WINDOW	U-FACTOR	SHGC	VT	ENERGY STAR COMPLIANCE
Gliding Window	0.28	0.45	0.55	Northern Zones
Gliding Patio Door	0.29	0.32	0.54	North Central, Northern Zones
Out-swing Patio Door	0.29	0.36	0.43	North Central, Northern Zones
In-swing Patio Door	0.28	0.35	0.43	North Central, Northern Zones

ABOUT HARVEY BUILDING PRODUCTS

Harvey has built a solid reputation as a leading manufacturer and distributor of quality building products. A privately owned and operated business with over 50 years' experience, Harvey Building Products is known for outstanding craftsmanship and superior service as well as standing behind every product we make. In addition to manufacturing durable, attractive windows, doors and porch enclosures, Harvey distributes a full line of highly respected building products to professional contractors and builders throughout the Northeast.

Install Confidence.®



Harvey Building Products
 1400 Main Street
 Waltham, MA 02451-1623 USA
 800-9HARVEY (800-942-7839)



Front



Rear



North (2)



North ①



Scots (1)



6. 126 State Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of masonry boards on the rear of the structure where 126 and 124 State Street structures abut, to satisfy fire code.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-384

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 25, 2021

Applicant

Laura Ludes
ludesl@comcast.net
PO Box 822
New Castle, NH 03854
603-498-4685

Location

126 STATE ST
Portsmouth, NH 03801

Owner:

126 STATE STREET CONDOS MASTERCARD
159 STRATHAM HEIGHTS RD STRATHAM, NH 03885

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Replace siding with masonry clapboards on the rear right section only of 126 State St. - the section which abuts 124 State St. - to satisfy fire code. See attached photo.

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)

Brian Johnson

Business Name (If applicable)

--

Mailing Address (Street)

--

City/Town

--

State

--

Zip Code

--

Phone

978-270-6286

Email Address

president@126statestreet.org

Relationship to Project

Owner

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

--

Full Name (First and Last)

Brandon Seppa

Business Name (If applicable)

--

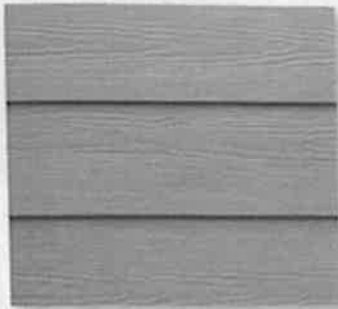
HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

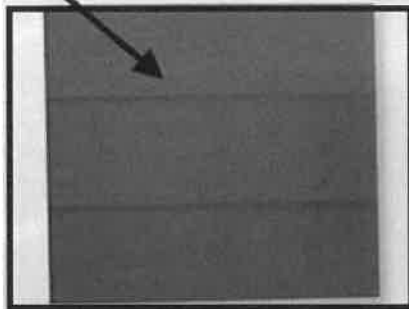
	Width	5.25 in	6.25 in	7.25 in	8.25 in
Exposure		4 in	5 in	6 in	7 in
Prime Pcs/Pallet		360	308	252	230
ColorPlus Pcs/Pallet		324	280	252	210
Pcs/Sq		25.0	20.0	16.7	14.3

SELECT CEDARMILL®



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

SMOOTH



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



124 State Street

August 4, 2021

Submitted to:

Greg and Laura Ludes
124 State Street
Portsmouth, NH 03801

Job Location:

Ludes Residence
124 State Street
Portsmouth, NH 03801

Dear Ludes,

Nortech Systems (Nortech) is providing code consulting services to the Ludes, with respect to fire and life safety, for the reconstruction of 124 State Street. The building shall comply with applicable portions of the New Hampshire State Building Code (RSA 155-A) and the New Hampshire State Fire Code (Saf-C 6000). Specifically, work shall comply with the International Existing Building Code (IEBC-2015), the Fire Code (NFPA 1-2015) and the Life Safety Code (NFPA 101-2015).

The Level 3 alteration must comply with the provisions of IEBC-2015 Chapters 7, 8, and 9 for Level 1, 2, and 3 alterations, respectively. Per Section 801.3 in IEBC-2015, new work shall comply with the requirements of the International Building Code (IBC-2015).

Per Section 706.5 in IBC-2015, fire walls shall be continuous from exterior wall to exterior wall and extend not less than 18 inches beyond the exterior surface of exterior walls. The existing fire walls do not extend 18 inches beyond the exterior surface of the exterior walls. This is allowed if 124 State Street and the adjacent structures meet one of three exceptions (detailed in Section 706.5 of IBC-2015). The exterior walls of the above-mentioned buildings were originally comprised of brick. Thus, the original buildings complied with Section 706.5, Exception 2, in IBC-2015. One of the adjacent structures has been expanded with combustible construction. As a result, none of the exceptions detailed in Section 706.5 apply to 124 State Street and the adjacent combustible structure.

Per Section 706.5, Exception 2, in IBC-2015, fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing, exterior siding, or other noncombustible exterior finishes provided the sheathing, siding or other exterior noncombustible finish extends a horizontal distance of not less than 4 feet on both sides of the fire wall. The Ludes propose to work with the owner of the adjacent property to replace, at a minimum, the first 4 feet of combustible siding (measured horizontally from the side of the firewall) with noncombustible siding (e.g., a non-combustible James Hardie product). The proposed solution complies with Section 706.5, Exception 2, in IBC-2015. It allows the firewall to terminate at the exterior surface of the exterior walls.

Per Section 24.3.5.1 in NFPA 101-2015 and Section 903.2.8 in IBC-2015, the four-story, residential building is required to be equipped with an automatic sprinkler system that complies with the Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies (NFPA 13R-2013). The Ludes propose to protect 124 State Street with a new NFPA 13R sprinkler system, in accordance with applicable codes.

Respectfully Submitted,
Nortech Systems



Mark R. Richards, PE
Fire Protection Engineer



Replace this section only.

7. 135 Congress Street

- Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

- 1. _____
- 2. _____
- 3. _____



08/26/2021

LUHD-386

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 26, 2021

Applicant

Ben Auger
ben@augerbuildingcompany.com
255 Portsmouth Avenue
Greenland, NH 03840
603-430-9004 ext. 202

Location

135 CONGRESS ST Unit 145
Unit 145
Portsmouth, NH 03801

Owner:

BLUESTONE PROPERTIES OF RYE LLC
PO BOX 300 RYE, NH 03870-0300

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Install condenser unit in dumpster area, to be hidden behind gate.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Contractor

Full Name (First and Last)

Benjamin Auger

Business Name (if applicable)

Auger Building Company

Mailing Address (Street)

255 Portsmouth Ave.

City/Town

Greenland

State

NH

Zip Code

03840

Phone

6034309004

Email Address

ben@augerbuildingcompany.com

Acknowledgement

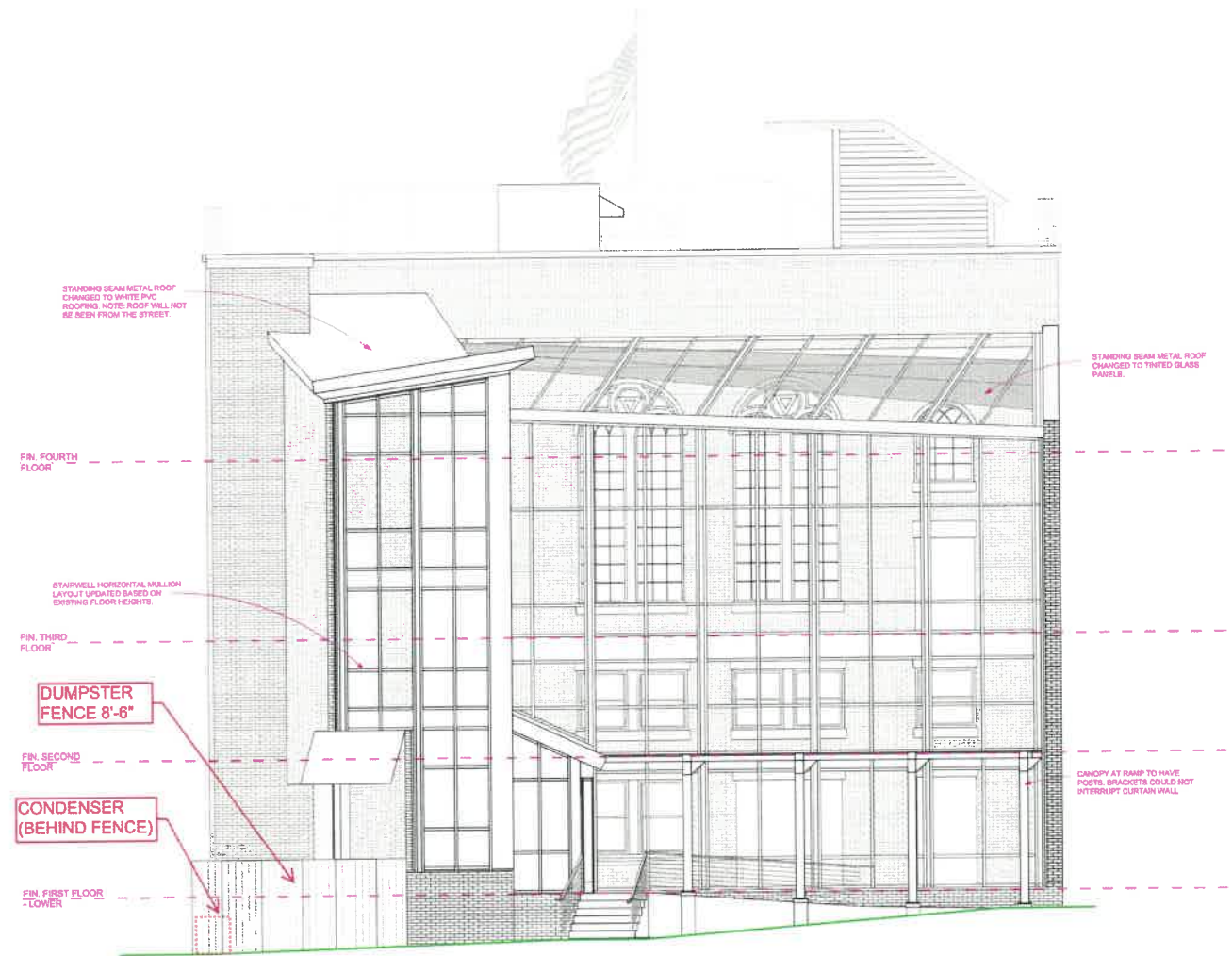
I certify that the information given is true and correct to the best of my knowledge.



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

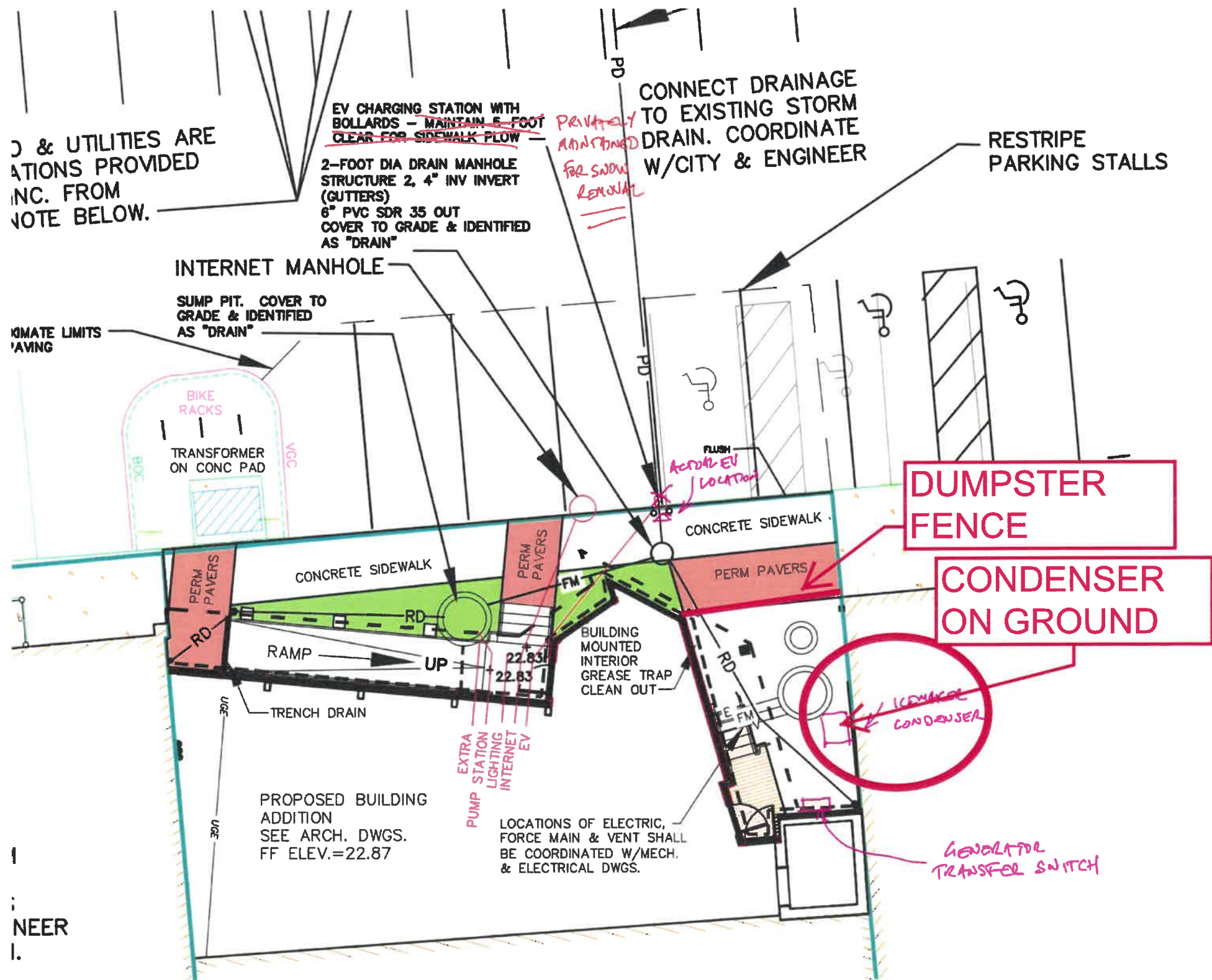


ANDREW SIDFORD ARCHITECTS
 41 Mainville Street, Portsmouth, NH 03801
 603.462.1637 www.andrewsidford.com



VUCA BUILDING
 135 CONGRESS STREET
 PORTSMOUTH, NH
 DRAWING TITLE: PROPOSED NORTH-REAR ELEVATION
 DATE: 10/2020
 DRAWING SCALE: 1/8" = 1'-0"

A-203

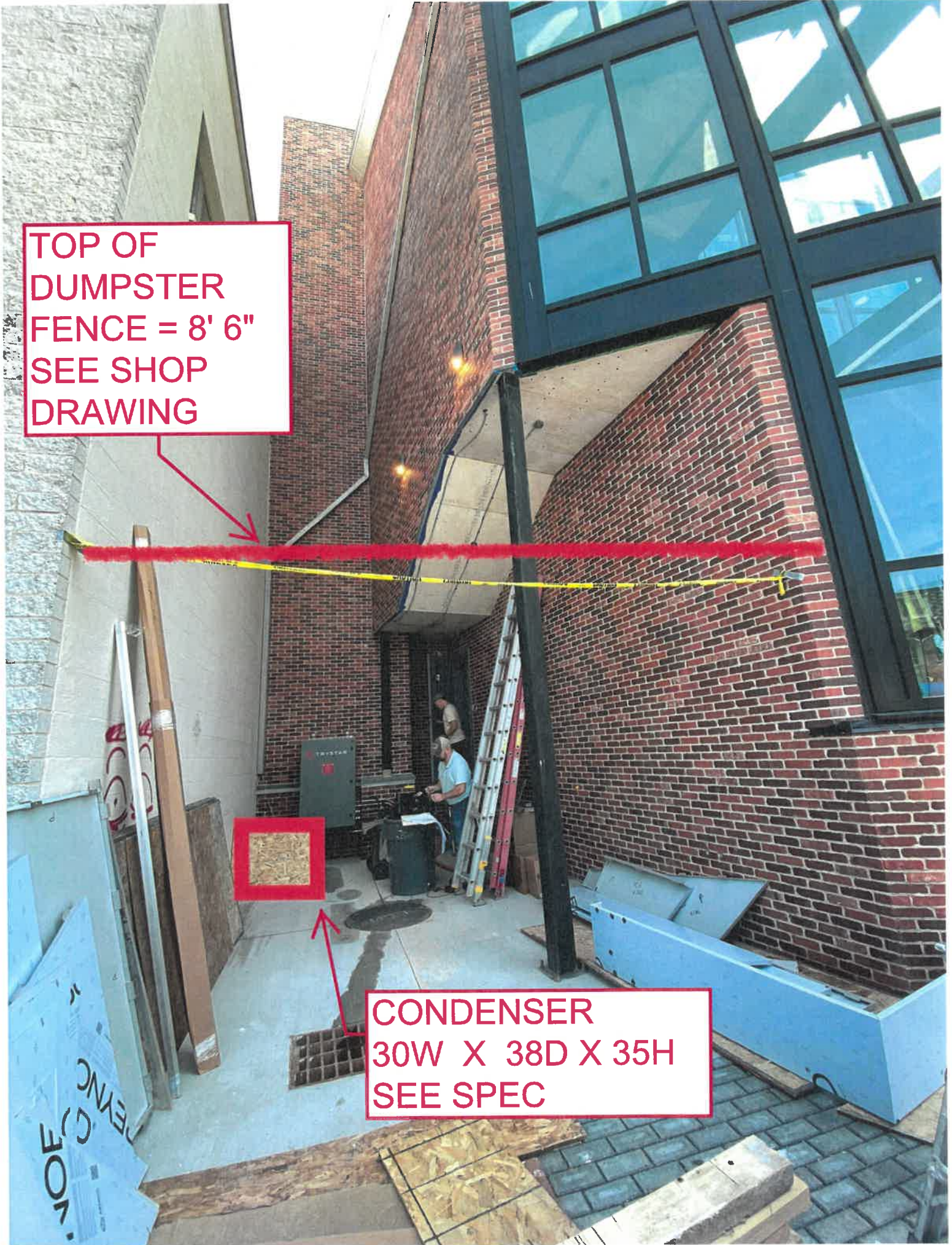


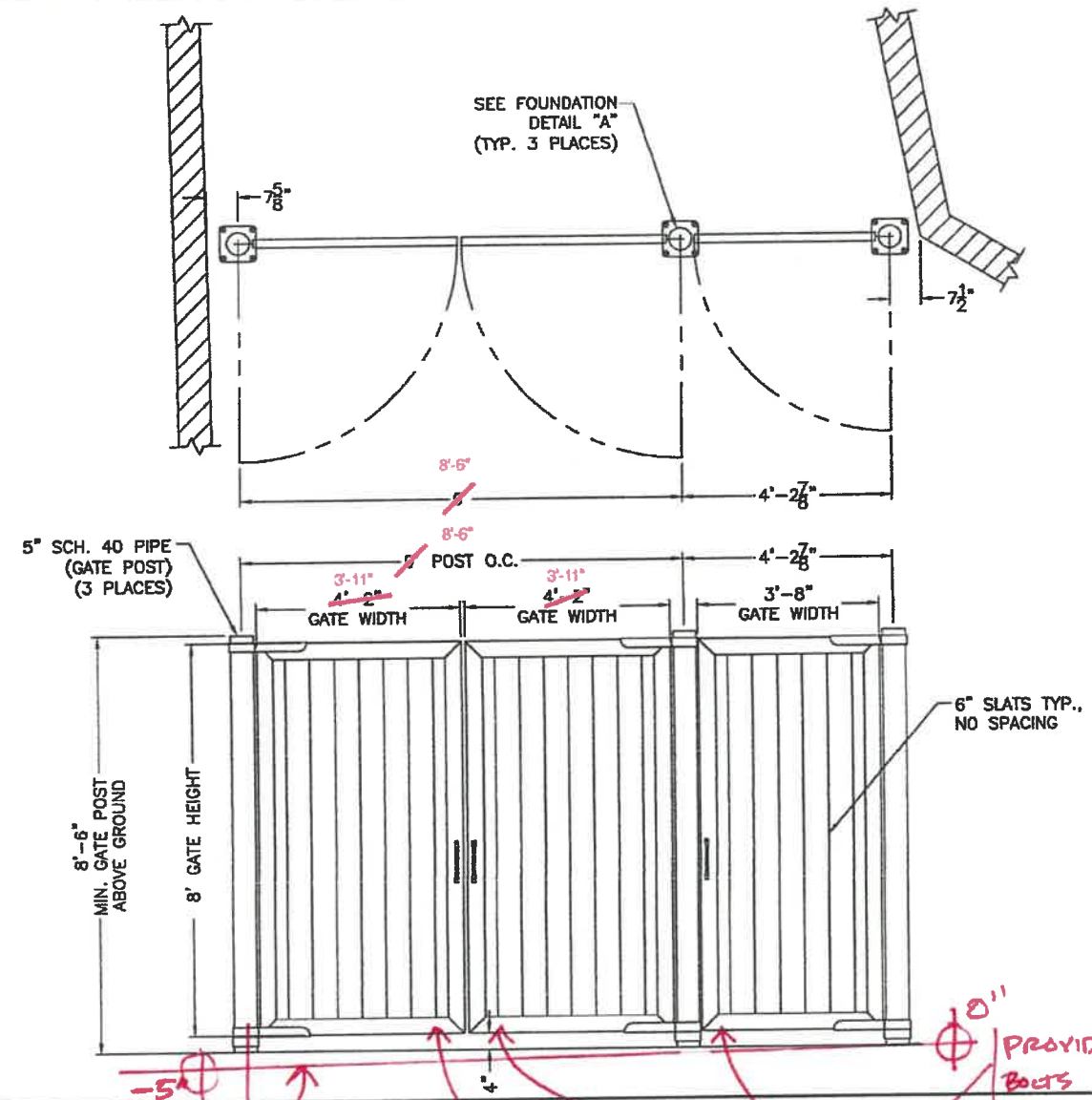
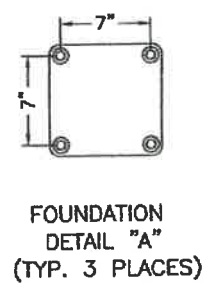
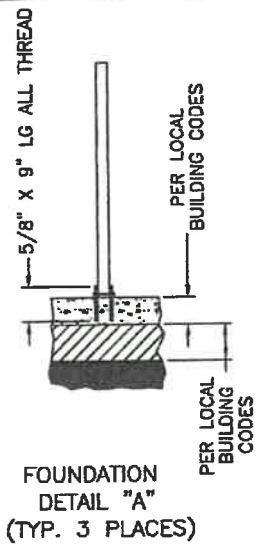
NEER

TOP OF
DUMPSTER
FENCE = 8' 6"
SEE SHOP
DRAWING



CONDENSER
30W X 38D X 35H
SEE SPEC





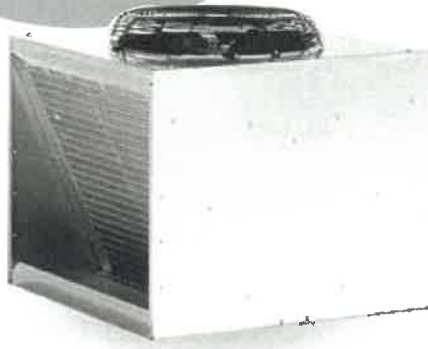
PROJECT DESCRIPTION		SCALE	ANS
PAGE DESCRIPTION		SHEET	OF
CONTRACT SCREEN		REVISION	REV # AND DATE
CLIENT: FISH LAKE AND GATE BLENDON		DRAWN BY	CHECKED BY
CLIENT PERSON: AUGER BUILDING COMPANY INC		DATE	DATE CREDITED
ADDRESS: 355 PORTSMOUTH AVE		DATE	DATE CREDITED
CITY: PORTSMOUTH, NH		OWN FILE #	
STATE: NH		PART #	
ZIP: 03854			
CITY: PORTSMOUTH, NH			
ADDRESS: 135 CONGRESS ST			
CITY: PORTSMOUTH, NH			
STATE: NH			
ZIP: 03851			
 architectural innovations 11111 W. 25th Street Houston, TX 77055-2549 Tel: (281) 251-2549 Fax: (281) 251-2549 www.cityscapes.com PROJECTS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF CITYSCAPES. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECTURAL FIRM OF CITYSCAPES.			



Scotsman®

ERC and PR Series Remote Condensers

Air Cooled Remote Condensers



ERC311

Features

- Operate in wide outdoor temperature range from -20°F to 120°F.
- Single or double circuit for single or double unit installations.
- Heavy gauge galvanized steel for corrosion resistance.
- Thermally protected fan motors.
- PVC coated steel fan guards.
- Direct drive fan blades.
- Maximizes ice production by dissipating heat away from ice machine.
- Minimizes air conditioning load.



PRC241

ERC and PR Remote Condensers



Line Sets

Choice of insulated, refrigerant line sets. Brazing required. Available in 10ft, 25ft, 40ft and 75ft lines. Please consult ice machine users manual for installation guidelines.



Certification



Warranty

- 3 years parts and labor on all components.
- Warranty valid in North, South & Central America for commercial installations.
- Contact factory for warranty in other regions.
- Residential Applications: 1 year parts and labor

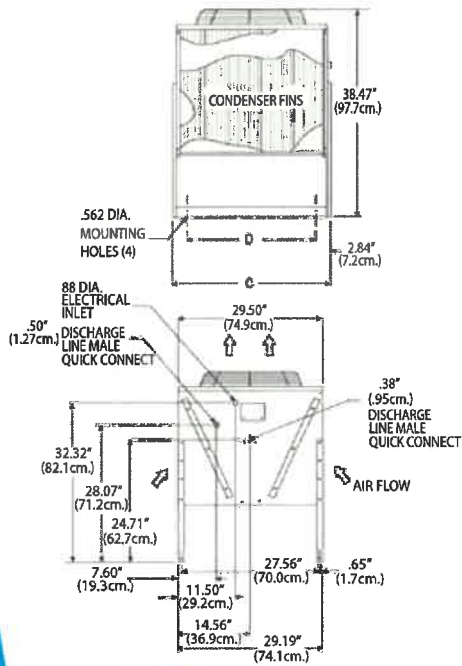
Scotsman®

- 101 Corporate Woods Parkway, Vernon Hills, IL 60061 •
- 1-800-SCOTSMAN • Fax: 847-913-9844 • www.scotsman-ice.com • customer.relations@scotsman-ice.com •

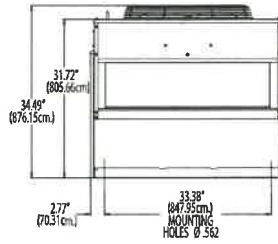
ERC and PR Series Remote Condensers

Air Cooled Remote Condensers

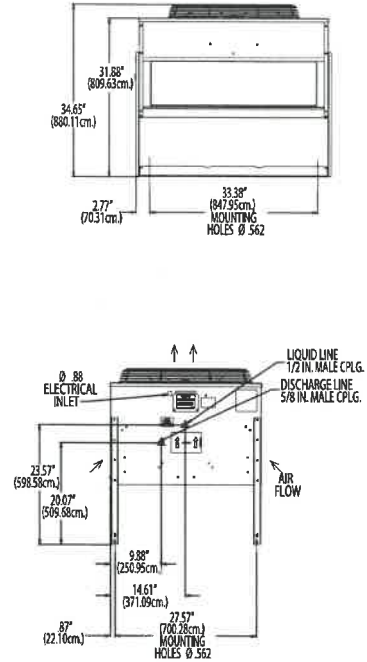
ERC Series



PR2C240



PRC241



Specifications

Operating Requirements: Electrical Voltage Min. -10% Max. +10%

ERC Series

Model Number	C Overall Length	D Mounting Hole Spacing	Basic Electrical Volts/Hz/Phase	Circuit Wires	Min. Circuit Ampacity	Contains Headmaster?	Shipping Weight lb/kg	Shipping Carton W x D x H
ERC111-1	29.125"	23.54"	115/60/1	2	3.4	Yes	95/43	32" x 31" x 34" (81.3 x 78.7 x 86.4 cm)
ERC311-32	29.125"	23.54"	208-230/60/1	2	1.25	Yes	130/59	32" x 34" x 34" (81.3 x 86.4 x 86.4 cm)
ERC611-32	37.75"	32.16"	208-230/60/1	2	3.8	Yes	140/64	31" x 33" x 39" (78.7 x 83.8 x 99.1 cm)

Note: All units have a galvanized finish, are 29.5" wide and 38.5" high with legs. These units are designed to be powered by the ice machine they are connected to. The minimum circuit ampacity and maximum fuse size of the ice machine includes the requirements of the remote condenser. All but the ERC611 have 1/2" discharge and 3/8" liquid line connections. The ERC611 has a 5/8" discharge line connection.



Specifications

PR Series

Model Number	Overall Length	Mounting Hole Spacing	Basic Electrical Volts/Hz/Phase	Circuit Wires	Min. Circuit Ampacity	Contains Headmaster?	Shipping Weight lb/kg	Shipping Carton W x D x H
PR2C240-32	38.91"	33.38"	208-230/60/1	2	1.9	No	135/61	30" x 38" x 35" (76.2 x 96.5 x 88.9 cm)
PRC241-32	38.91"	33.38"	208-230/60/1	2	1.9	Yes	135/61	30" x 38" x 35" (76.2 x 96.5 x 88.9 cm)

Note: This unit has a galvanized finish, is 23.8125" wide and has adjustable height legs. Heights are 12", 18" and 24". Total height with legs is 29.25" or 35.25" or 41.25". This unit is designed to be powered by the ice machine it is connected to. The minimum circuit ampacity and maximum fuse size of the ice machine includes the requirements of the remote condenser.



Accessories

- BRTE10 - 10ft (3.0 m) line set, brazing required
- BRTE25 - 25ft (7.6 m) line set, brazing required
- BRTE40 - 40ft (12.2 m) line set, brazing required
- BRTE75 - 75ft (22.9 m) line set, brazing required
- KTE4 - Tube end kit - contains 4 quick connect fittings for any RTE line set
- BRTEL25 - 25ft (7.6m) line set, brazing required. Use with C2648 remote cooled units.
- BRTEL40 - 40ft (12.2m) line set, brazing required. Use with C2648 remote cooled units.
- BRTEL75 - 75ft (22.9m) line set, brazing required. Use with C2648 remote cooled units.
- KTEL4 - Tube end kit - contains 4 quick connect fittings for RTEL tubing.
- KERCF - Air filter for ERC111 or ERC311.

8. 60 Penhallow Street - TBD

Background: The applicant is seeking approval for modifications to a previously approved design

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

60 PENHALLOW STREET AT BRICK MARKET

HDC REVISION 3 - AUGUST 25, 2021

HDC JUNE 2021 SHEET LIST	
Sheet Number	Sheet Name
H1.1	COVER
H1.2	FIRST FLOOR PLAN
H1.3	ROOF PLAN
H2.1A	NORTH ELEVATION (DANIEL ST) PREVIOUS
H2.1B	NORTH ELEVATION (DANIEL ST) PROPOSED
H2.2A	EAST ELEVATION (PENHALLOW ST) PREVIOUS
H2.2B	EAST ELEVATION (PENHALLOW ST) PROPOSED
H2.3A	SOUTH ELEVATION (SOUTH ALLEY) PREVIOUS
H2.3B	SOUTH ELEVATION (SOUTH ALLEY) PROPOSED
H2.4A	WEST ELEVATION (WEST ALLEY) PREVIOUS
H2.4B	WEST ELEVATION (WEST ALLEY) PROPOSED
H3.1	DANIEL STREET GUARDRAIL
H4.1	CHIMNEY PLAN & ELEVATIONS
H4.2	CHIMNEY 3D VIEWS
H4.3	CHIMNEY DETAILS
H5.1	GAS METERS AT GARAGE ENTRY
H6.1	ENTRY DOOR CUT SHEET
H6.2	LOUVER CUT SHEET
H6.3	ACC, FIREPLACE EXHAUST, PRODEMA
H6.4	PRODEMA EXPOSED FASTENERS



SUMMARY OF REVISIONS - Tenant Fitout Coordination

1. Add a granite chimney at the West Alley.
2. Raise storefront headheight at northeast & southwest bays by 11-1/4" to match adjacent storefronts. Extend window sills at these storefronts to serve as outdoor dining counters. Change center bay storefronts from 3 panel to 4 panel.
3. Replace center portion of steps with guard rail and gates at sunken alcove, at Daniel St center bay.
4. Minor window & door location adjustments at 3rd & 4th floor roof decks, north and east facades.
5. Change NE & SW vessel entry doors from Ellison-pivot/balanced to Kawneer-hinged.
6. Exposed fasteners instead of concealed at ProdeMa board siding (to accommodate curved panels, similar to top floor of 3 Pleasant St).
7. Change snow cleats to snow guard at South edge of lowest roof tier.
8. Change the louver at 4th floor West Alley from wood to painted metal.
9. Provide gas meters on inside face of recessed alcove at parking ramp entry.
10. Change color of upper roof membrane from green to gray.
11. Add 3 small air conditioning units at rear roof deck.

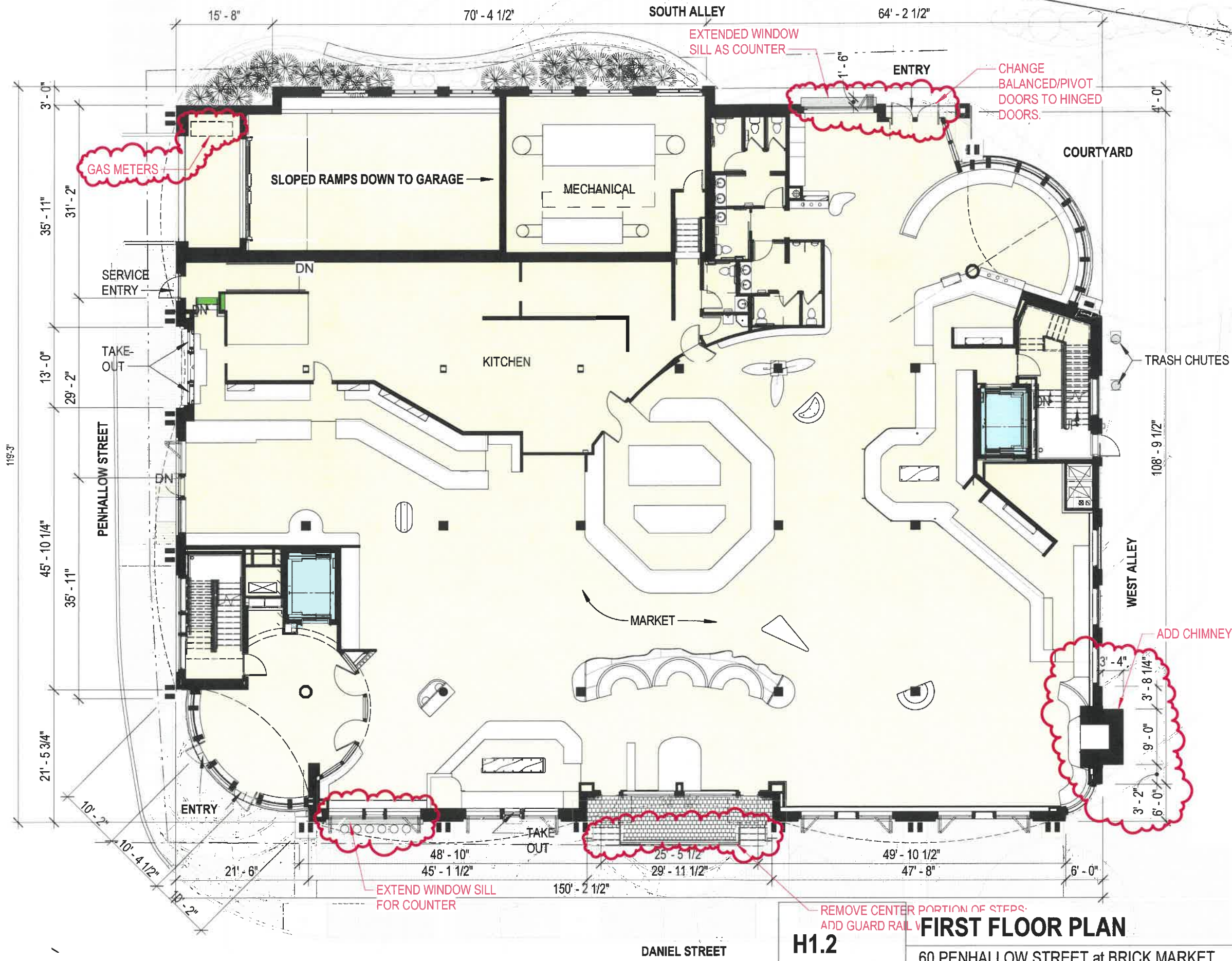
H1.1

COVER

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021

JSA

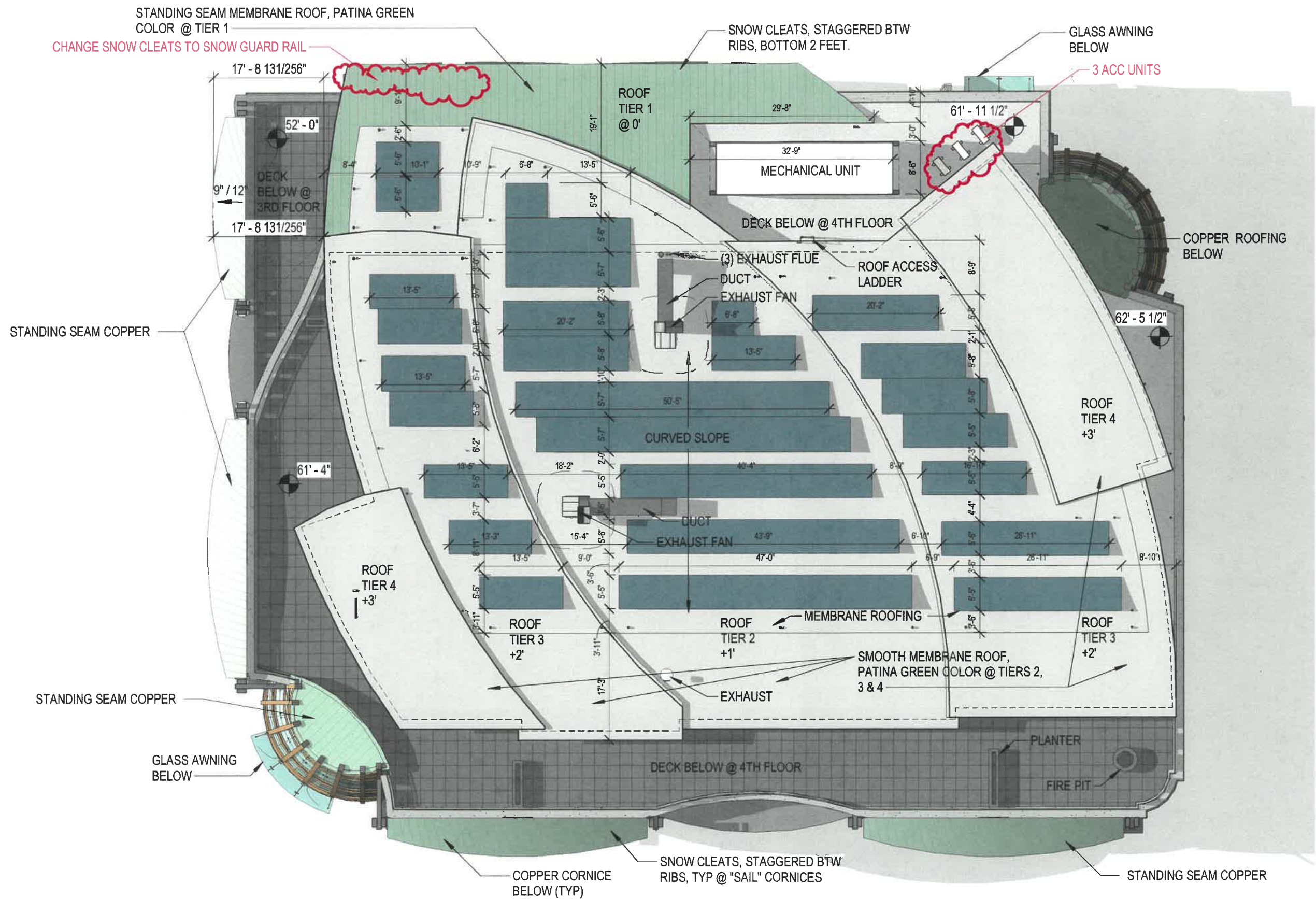
ARCHITECTS
INTERIORS
PLANNERS



1 FIRST FLOOR OVERALL PLAN
1/16" = 1'-0"

H1.2 FIRST FLOOR PLAN

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021

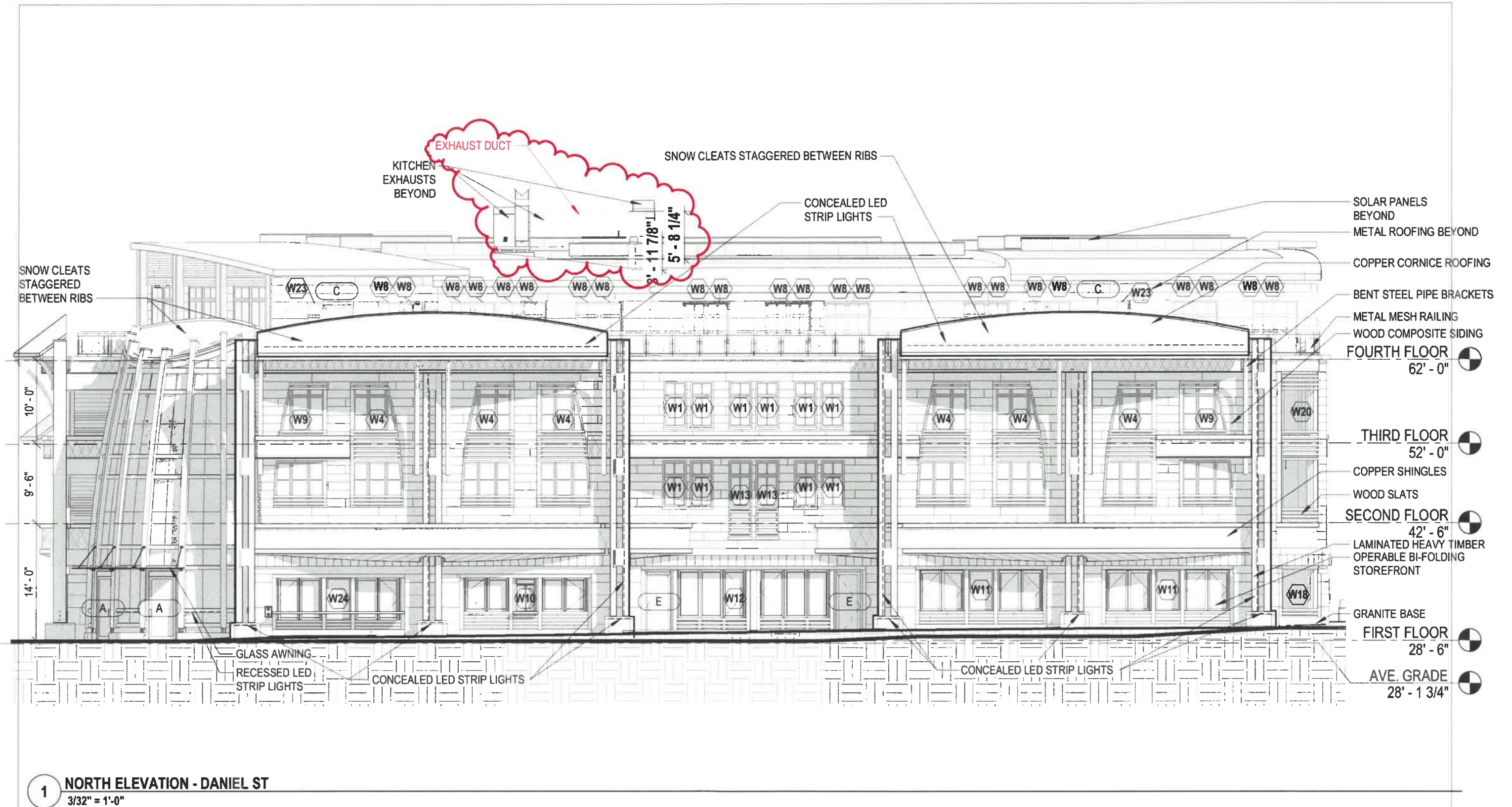


1 ROOF OVERALL PLAN
1/16" = 1'-0"

H1.3

ROOF PLAN

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021



PREVIOUSLY APPROVED

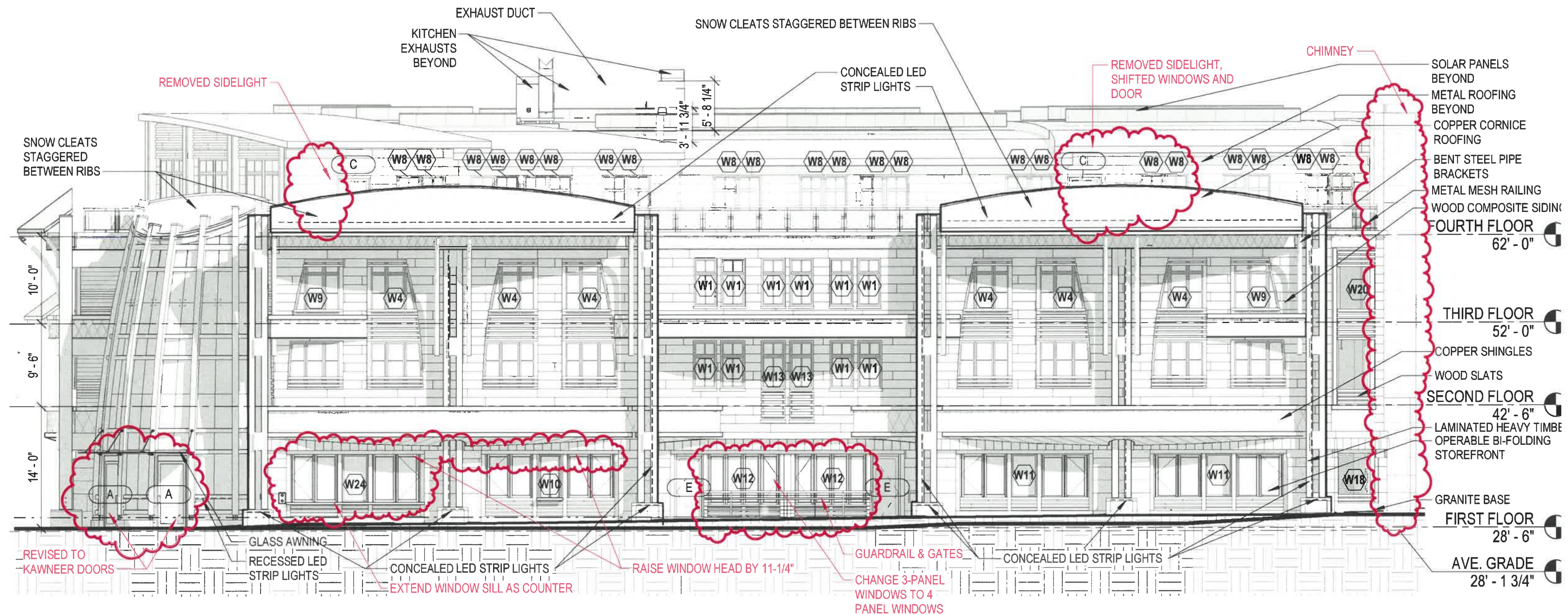
H2.1A

NORTH ELEVATION (DANIEL ST) PREVIOUS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021

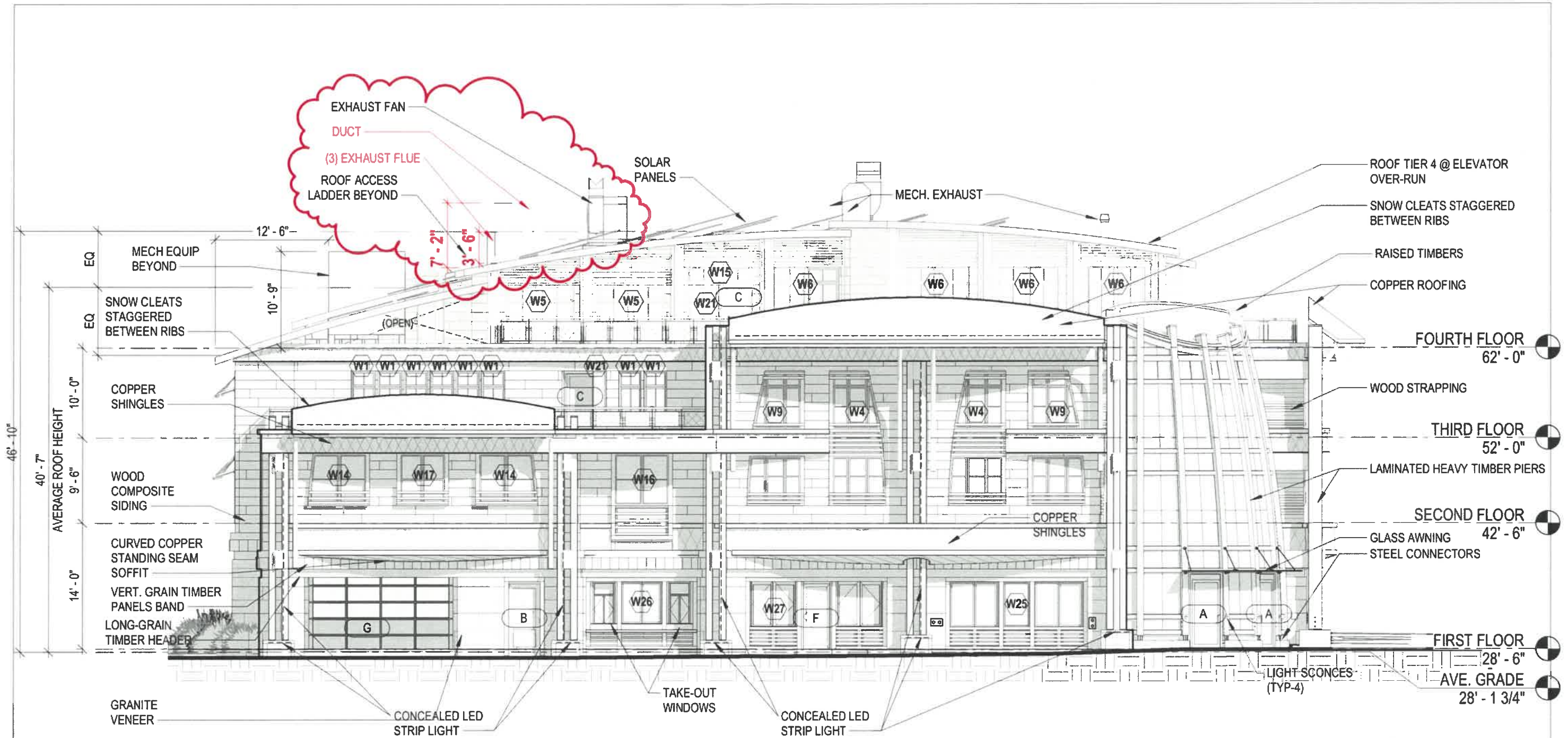
JSA

ARCHITECTS
INTERIORS
PLANNERS



1 NORTH ELEVATION - DANIEL ST
 3/32" = 1'-0"

H2.1B	<p>NORTH ELEVATION (DANIEL ST) PROPOSED</p> <p>60 PENHALLOW STREET at BRICK MARKET</p> <p>HDC Revision 3, 08/25/2021</p>	
--------------	---	---



1 EAST ELEVATION - PENHALLOW STREET
 3/32" = 1'-0"

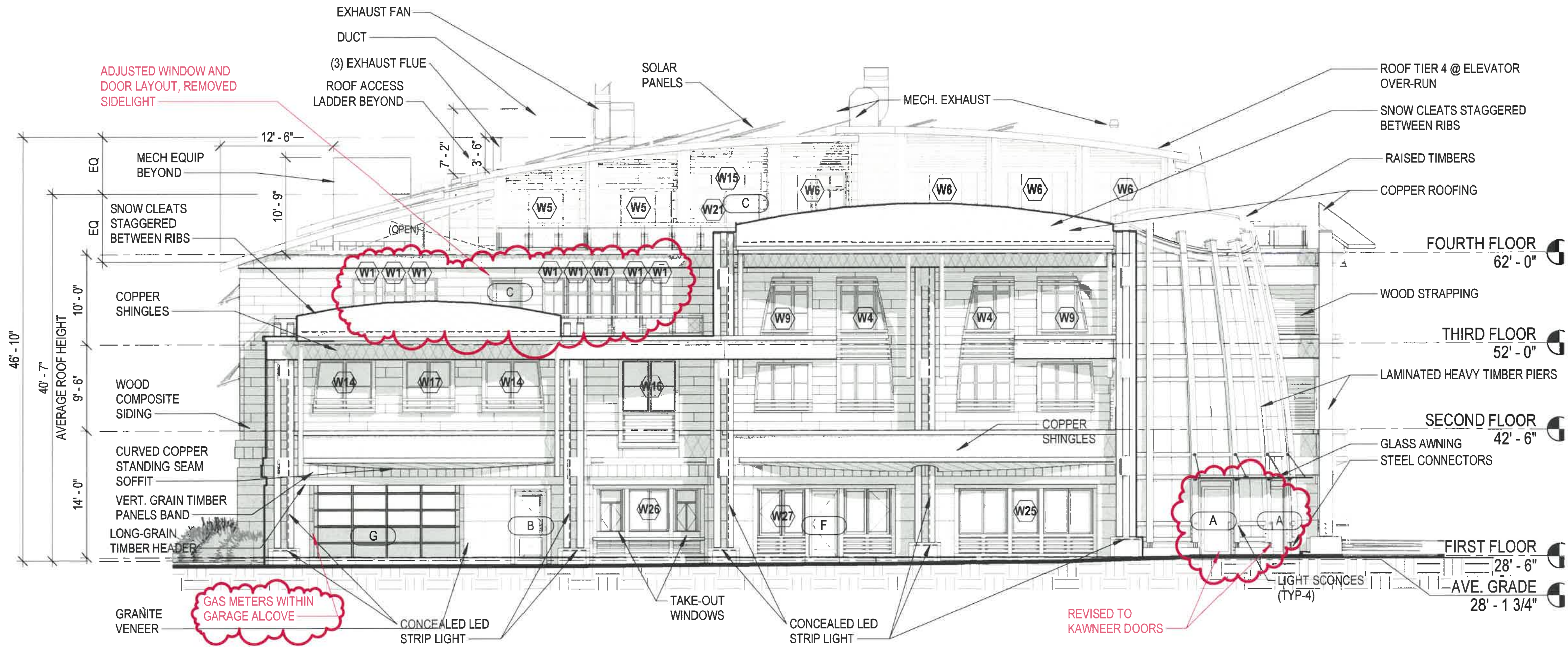
PREVIOUSLY APPROVED

H2.2A

EAST ELEVATION (PENHALLOW ST) PREVIOUS

60 PENHALLOW STREET at BRICK MARKET
 HDC Revision 3, 08/25/2021



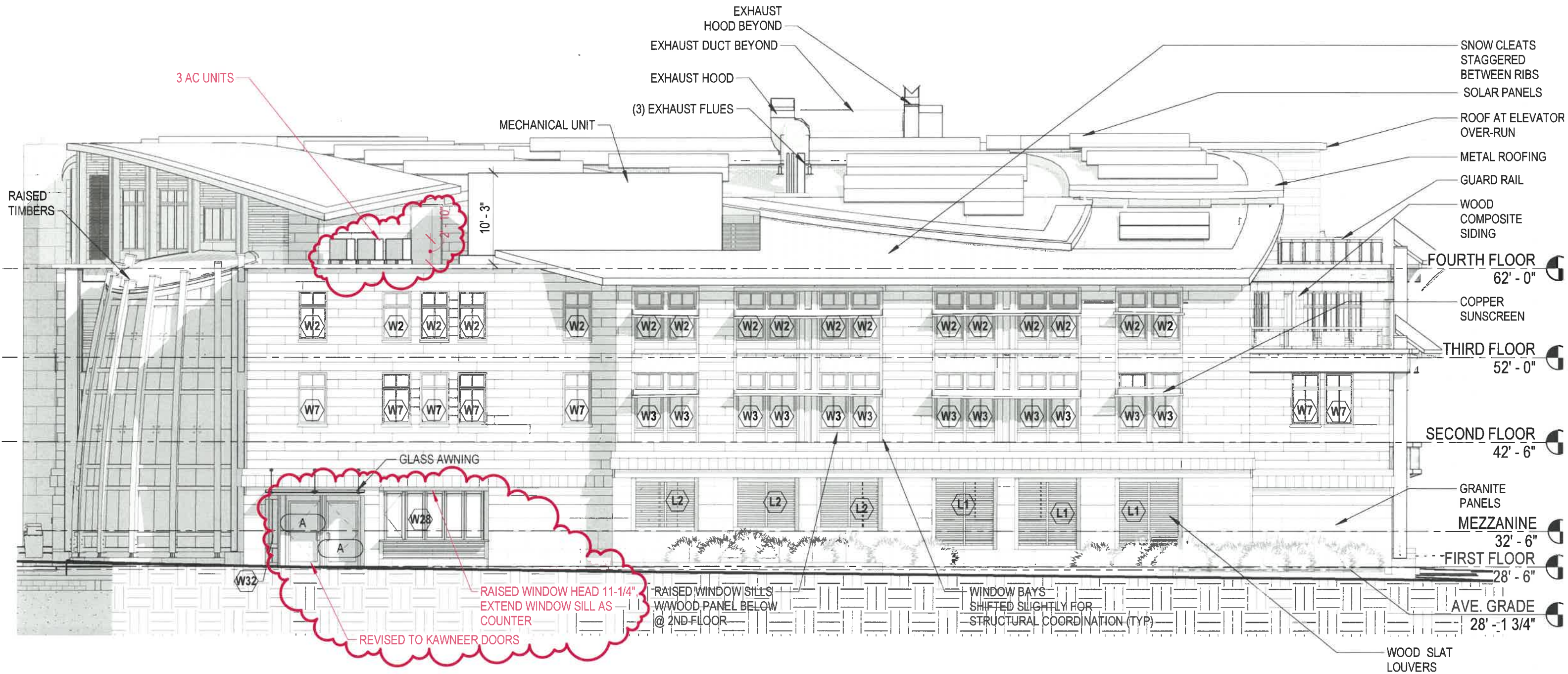


1 EAST ELEVATION - PENHALLOW STREET
3/32" = 1'-0"


H2.2B

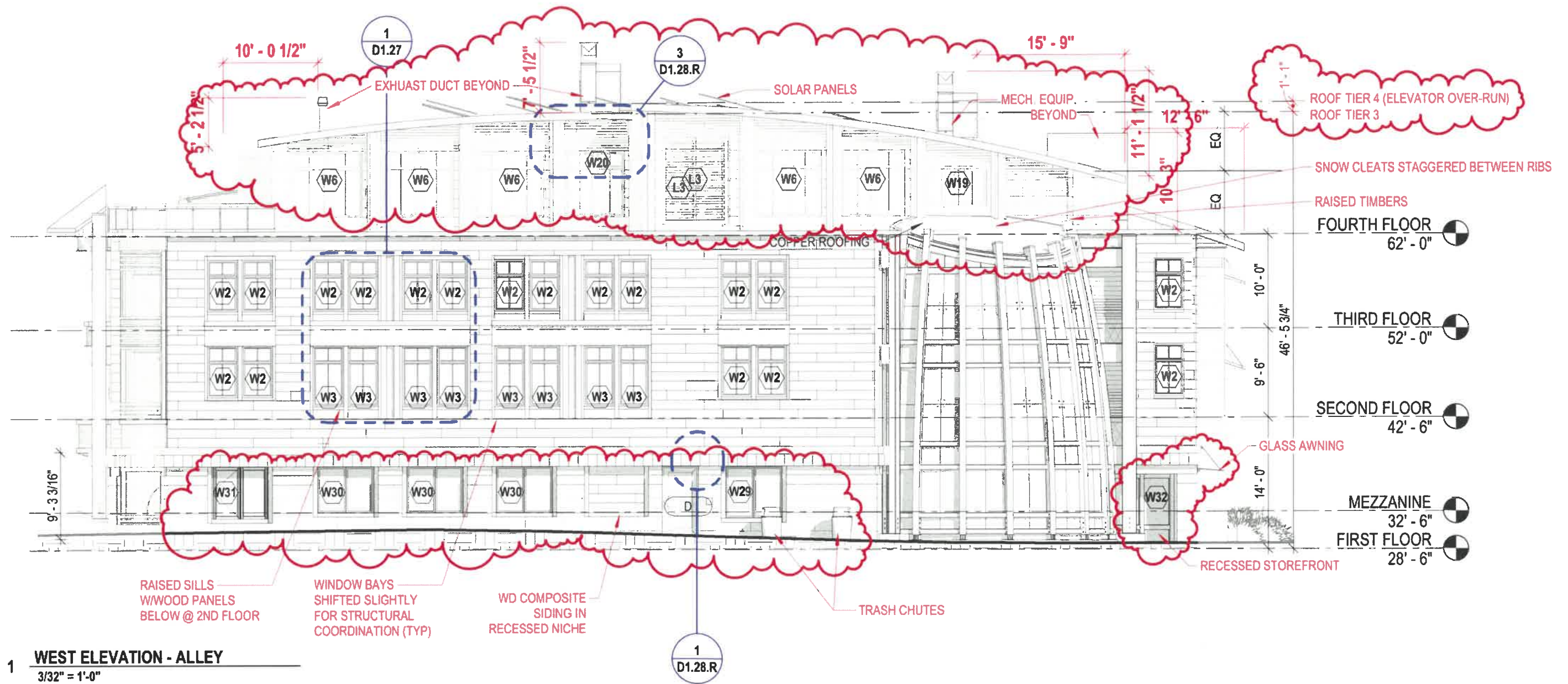
EAST ELEVATION (PENHALLOW ST) PROPOSED

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021



1 SOUTH ELEVATION - ALLEY
 3/32" = 1'-0"

H2.3B	<p>SOUTH ELEVATION (SOUTH ALLEY) PROPOSED</p> <p>60 PENHALLOW STREET at BRICK MARKET</p> <p>HDC Revision 3, 08/25/2021</p>	
--------------	---	---



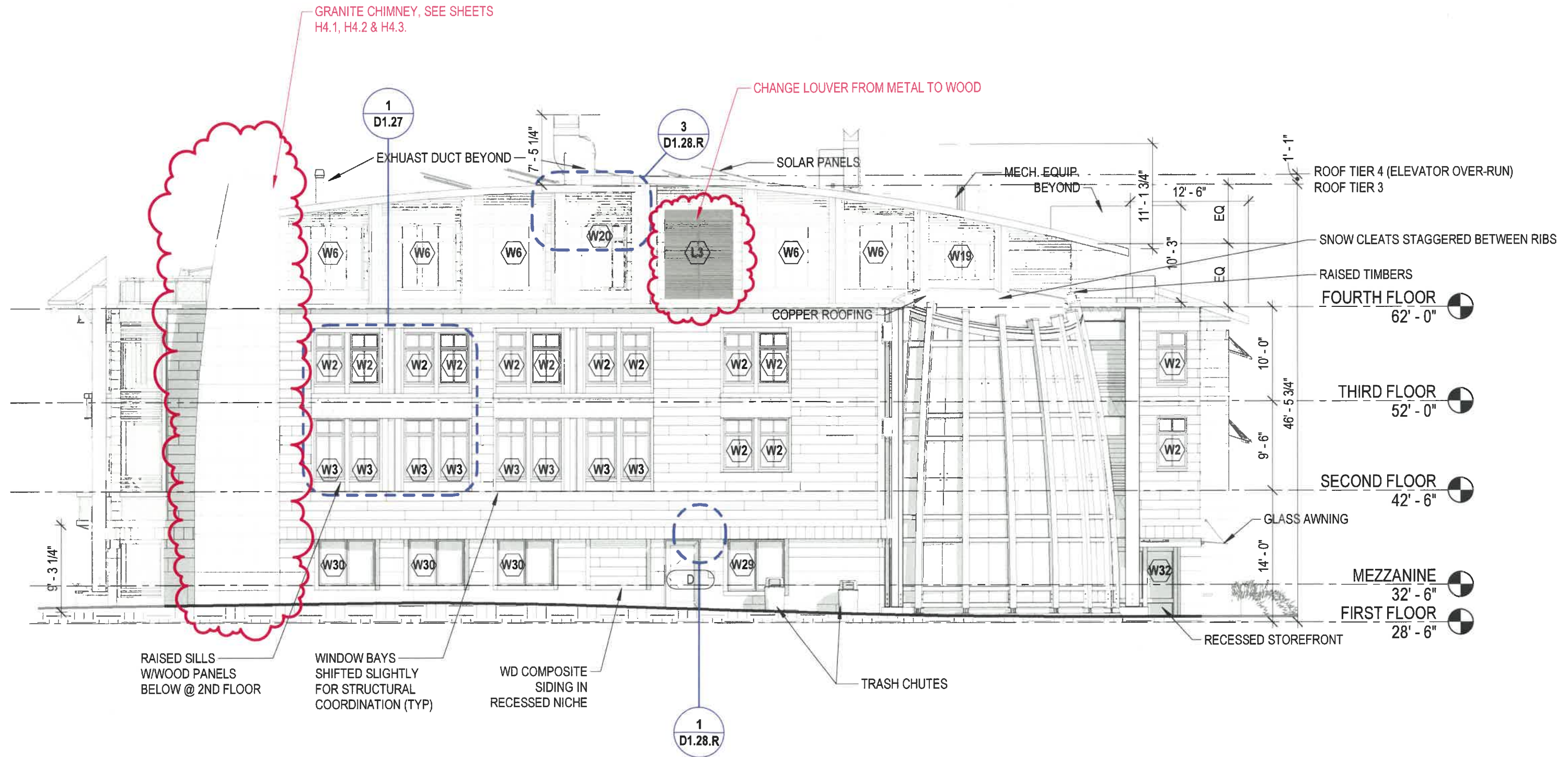
PREVIOUSLY APPROVED

H2.4A

WEST ELEVATION (WEST ALLEY) PREVIOUS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021





1 WEST ELEVATION - ALLEY
3/32" = 1'-0"

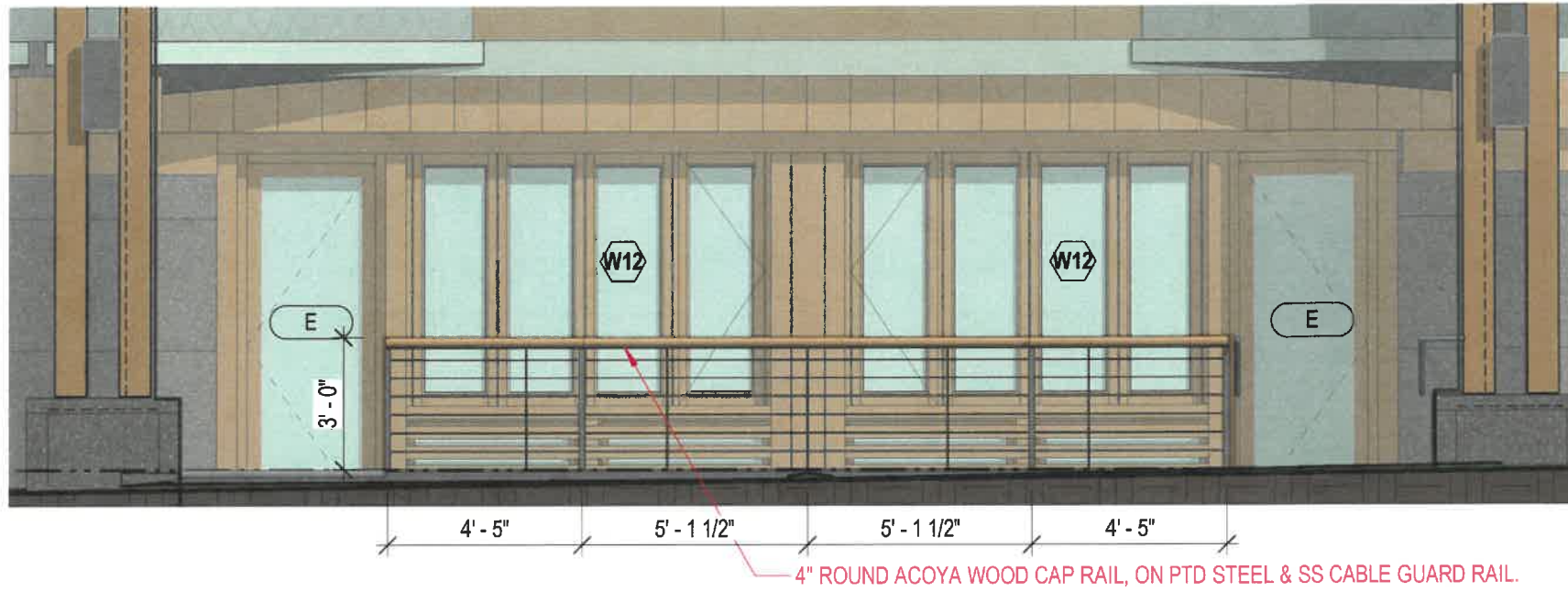
H2.4B

WEST ELEVATION (WEST ALLEY) PROPOSED

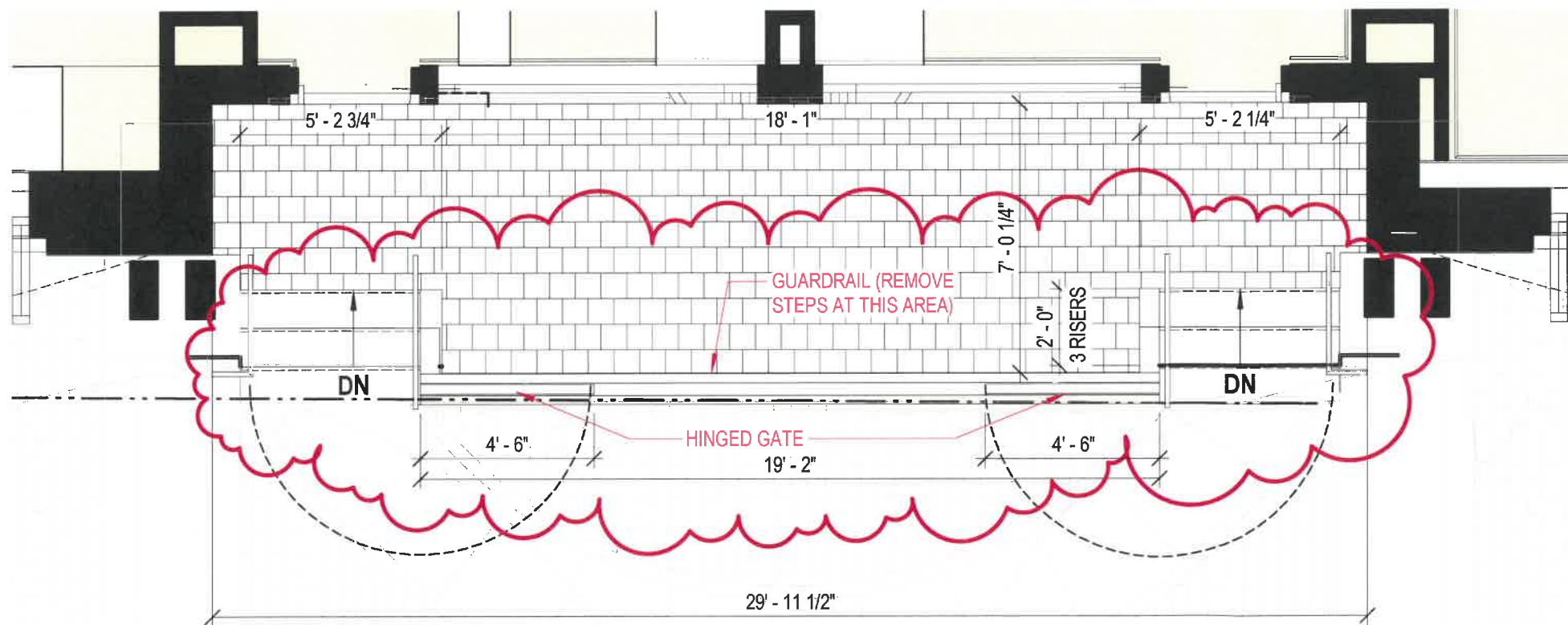
60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021

JSA

ARCHITECTS
INTERIORS
PLANNERS



3 NORTH ELEVATION - DANIEL ST
1/4" = 1'-0"

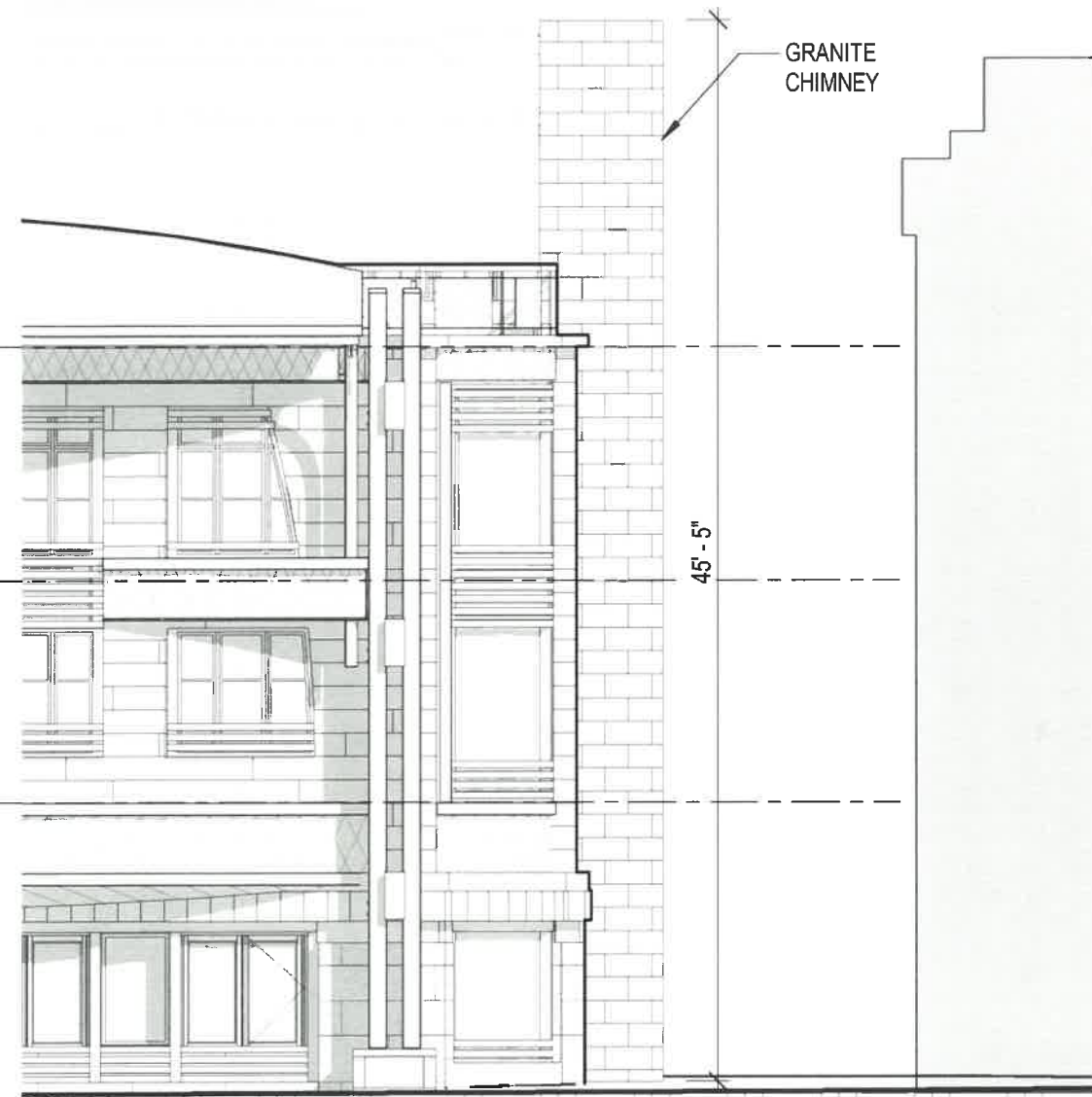


2 FIRST FLOOR PLAN
1/4" = 1'-0"

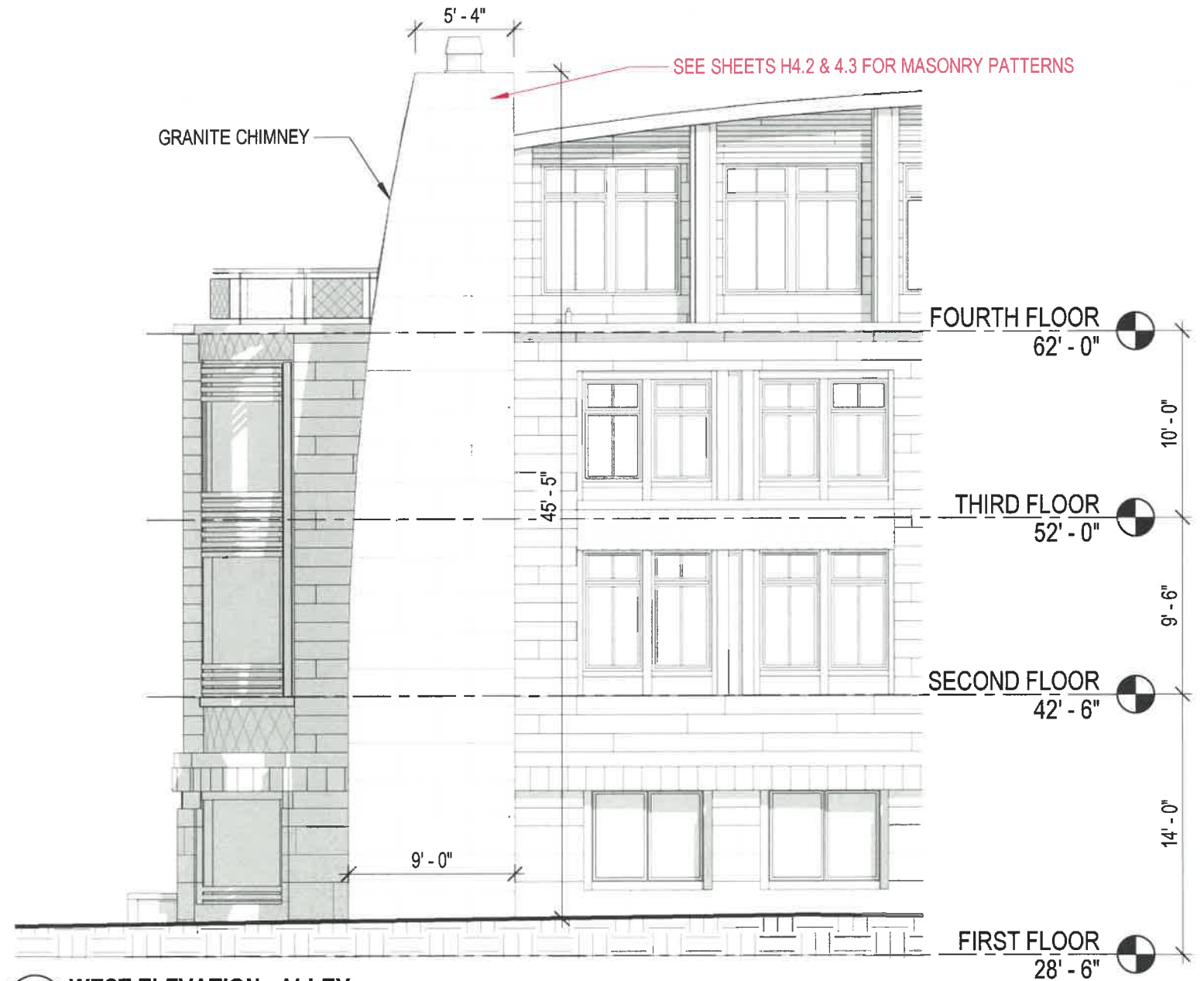
H3.1

DANIEL STREET GUARDRAIL

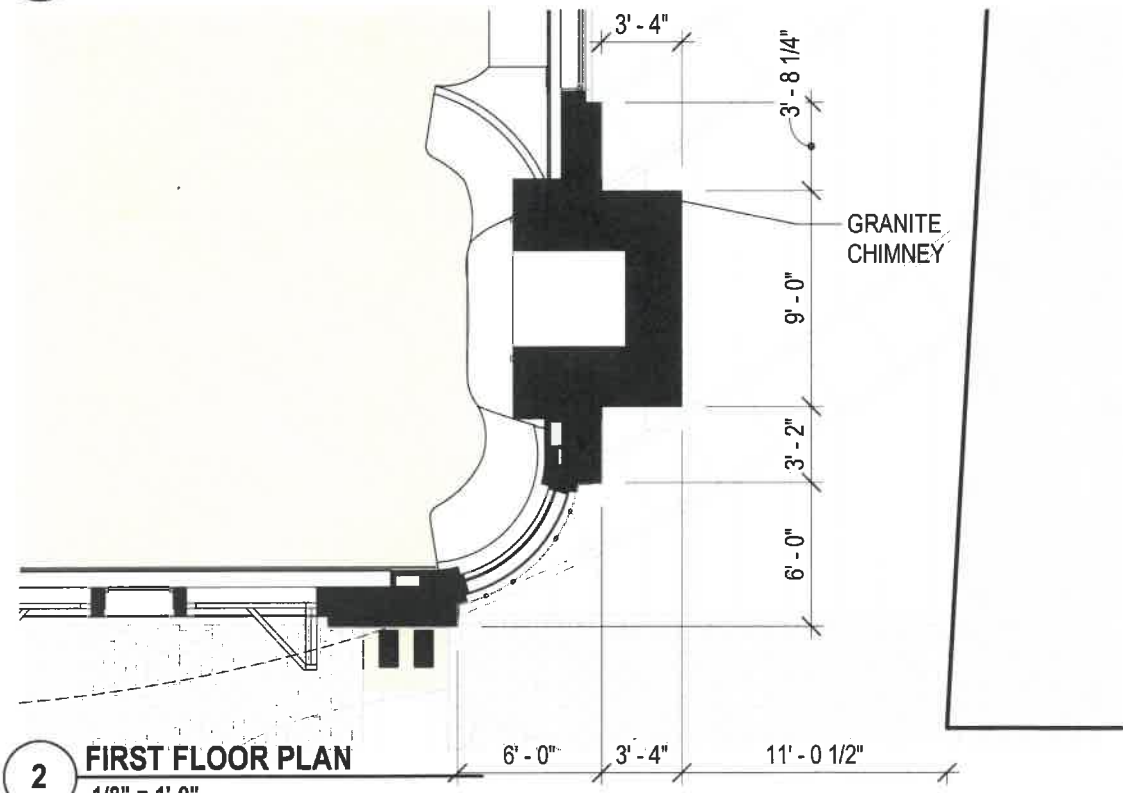
60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021



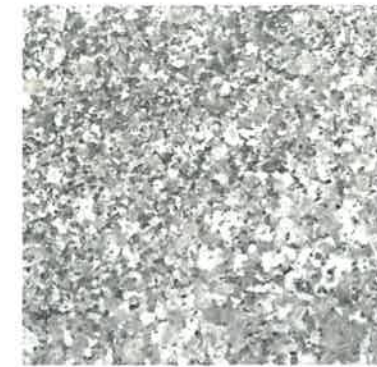
3 NORTH ELEVATION - DANIEL ST
1/8" = 1'-0"



1 WEST ELEVATION - ALLEY
1/8" = 1'-0"



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



DEER ISLE GRANITE



SWENSON AUTUMN PINK GRANITE

H4.1

CHIMNEY PLAN & ELEVATIONS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021

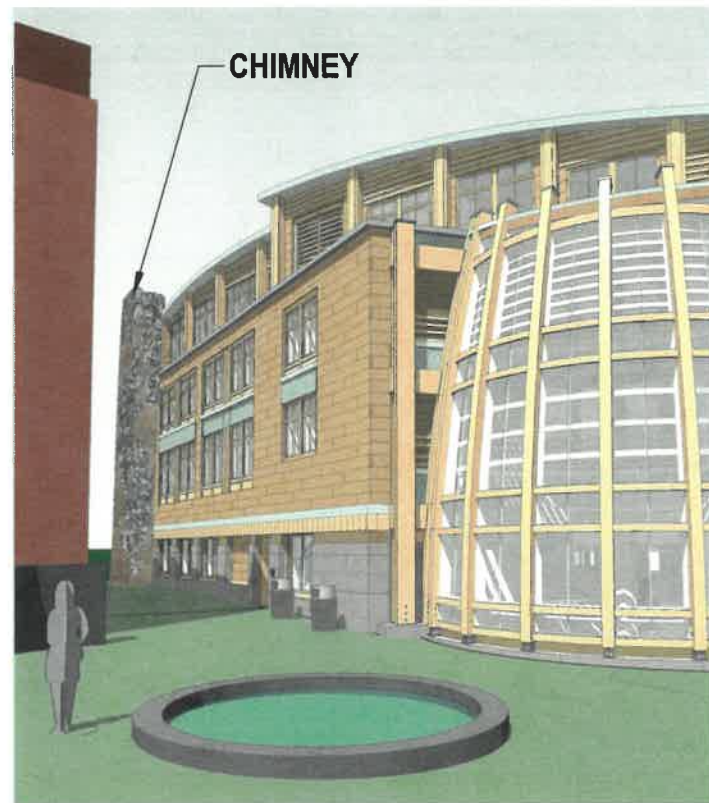
SEE SHEETS H4.2 & 4.3 FOR MASONRY PATTERNS



ARCHITECTS
INTERIORS
PLANNERS



1. VIEW FROM DANIEL & PENHALLOW STREETS



2. VIEW FROM SW COURTYARD



3 VIEW FROM DANIEL STREET

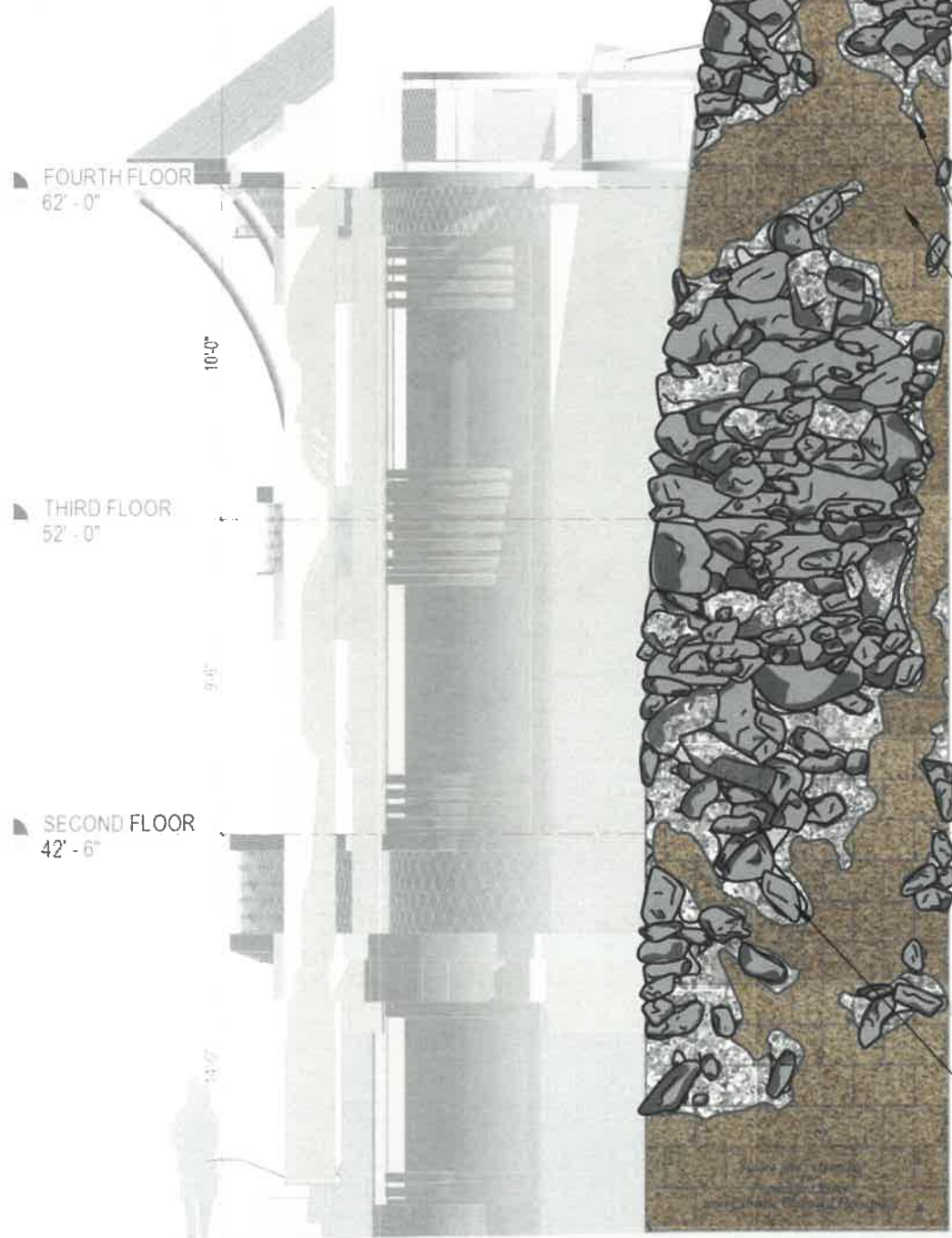
H4.2

CHIMNEY 3D VIEWS

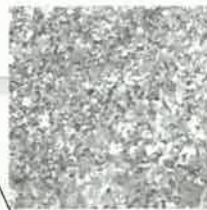
60 PENHALLOW STREET at BRICK MARKET
 HDC Revision 3, 08/25/2021



Old Map (mid-1600s) of Piscataqua River



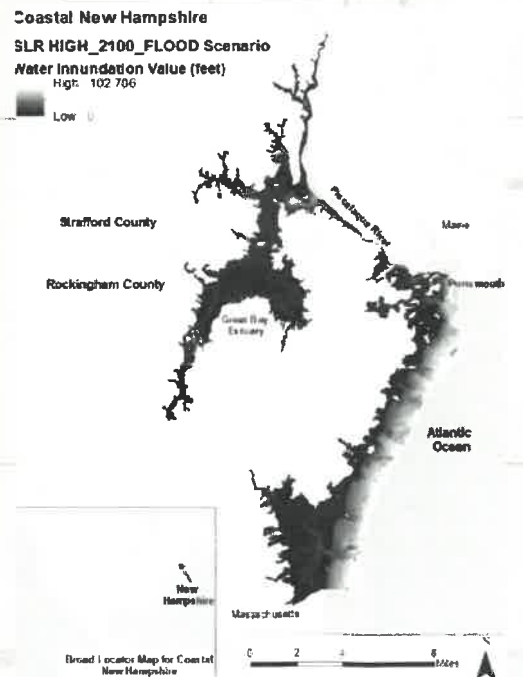
New England Farmer Wall with Granite Field Stones



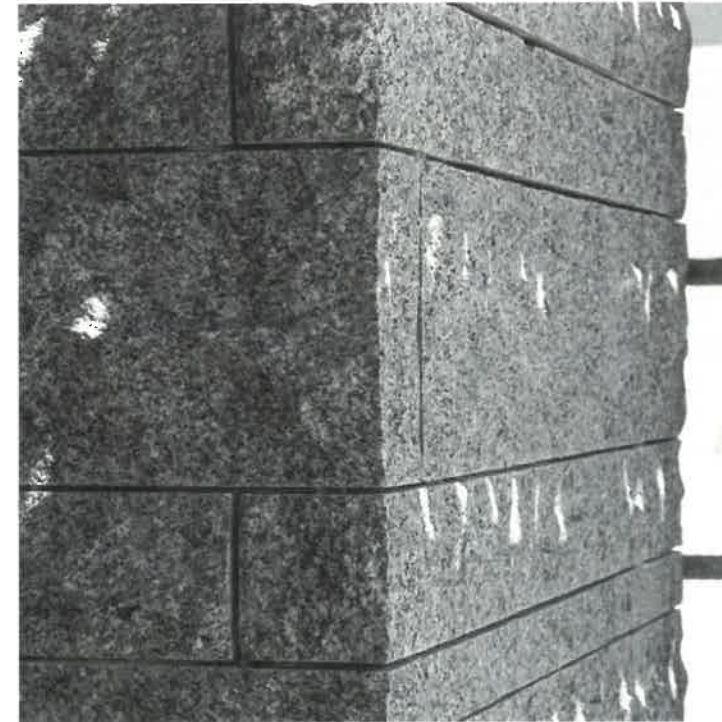
Deer Island Granite



Stenson Granite



Coastal New Hampshire 2100 Flood Scenario with Climate Change



CUT STONE, FLAMED FINISH

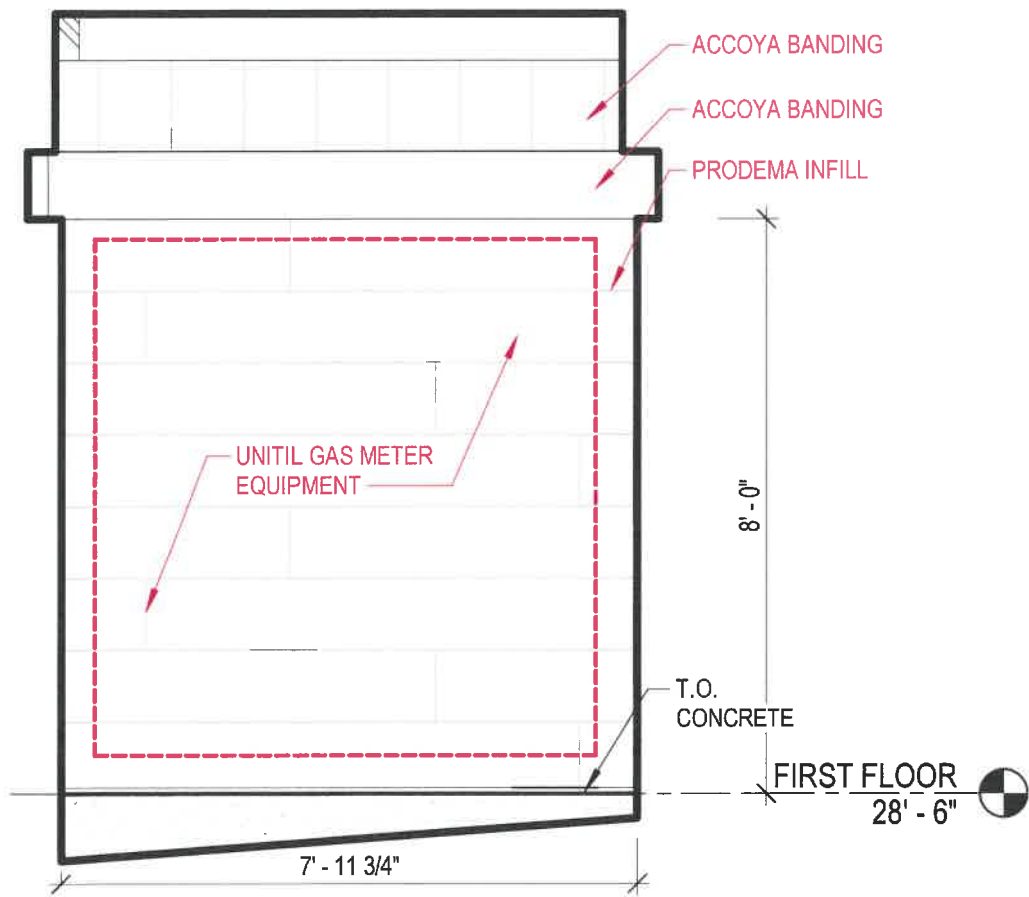


FIELD STONE, NATURAL FINISH

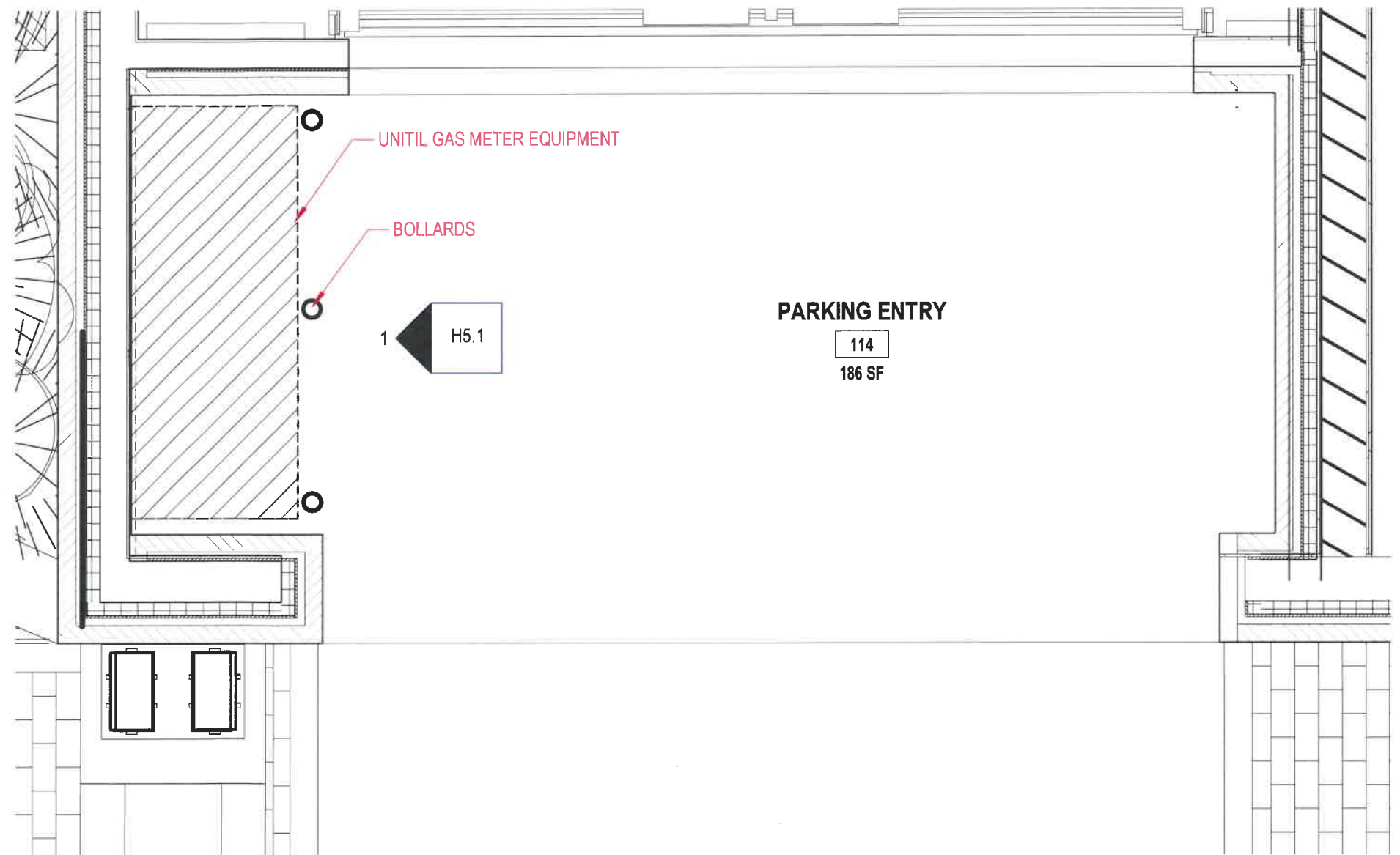
H4.3

CHIMNEY DETAILS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021



1 GAS METER ELEVATION
3/8" = 1'-0"



2 GAS METER PLAN
3/8" = 1'-0"

H5.1

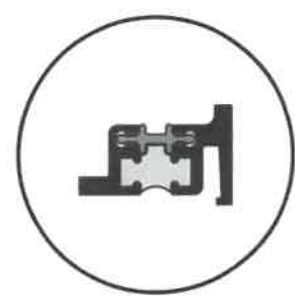
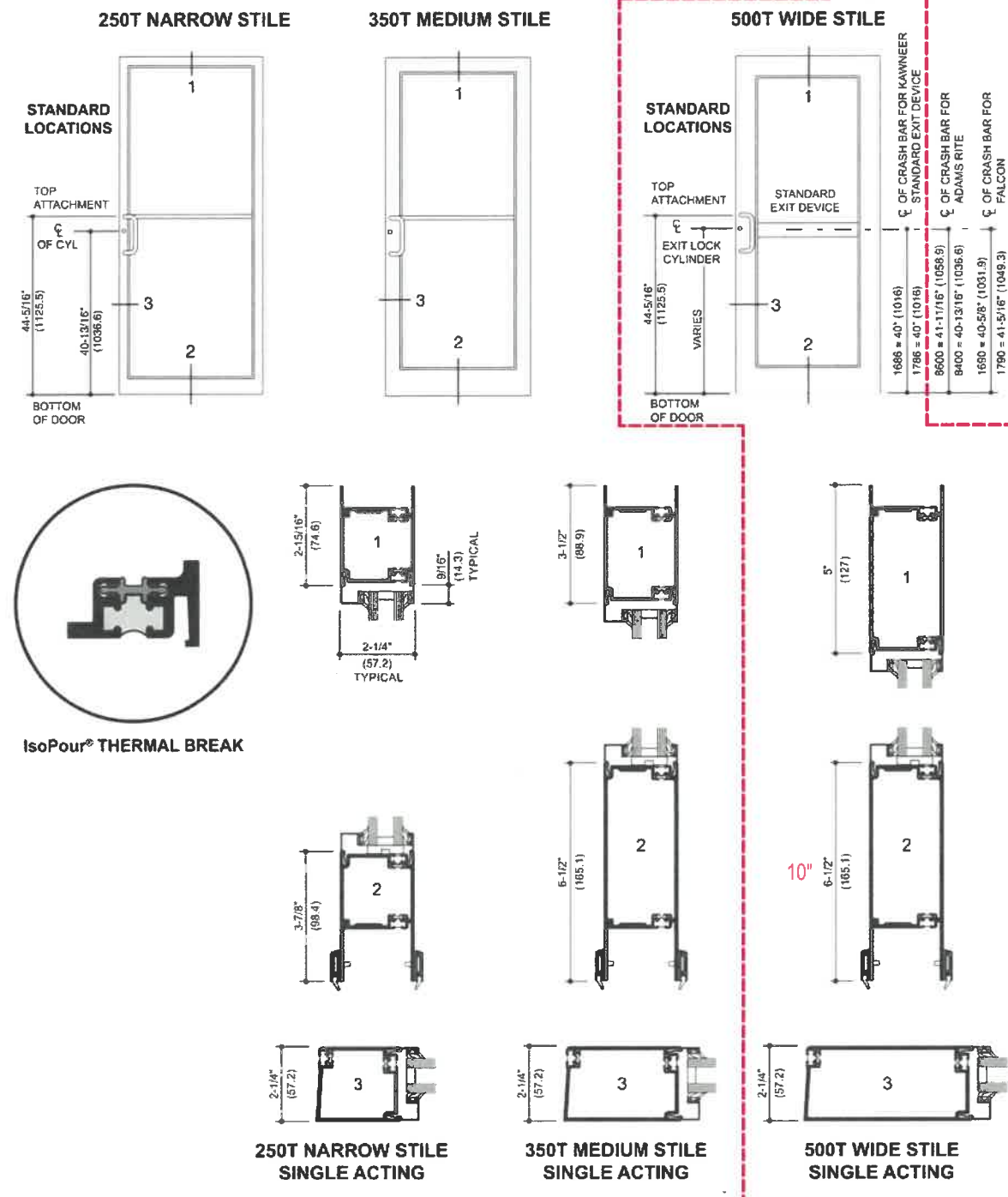
GAS METERS AT GARAGE ENTRY

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021



ARCHITECTS
INTERIORS
PLANNERS

Additional information and CAD details are available at www.kawneer.com



IsoPour® THERMAL BREAK

Note: 1-1/2" (38.1) Triple Insulating Glass Unit infill available.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
 Laws and building and safety codes governing the design and use of Kawneer products can vary greatly. Kawneer cannot be held responsible for any liability arising from the use of its products. Kawneer does not control the selection of product configurations, including hardware, or glazing materials, and assumes no responsibility therefor.
 © 2018, Kawneer Company, Inc.



EXAMPLE USES



PROPOSED ENTRY DOOR



ADMA090EN

kawneer.com

H6.1

ENTRY DOOR CUT SHEET

60 PENHALLOW STREET at BRICK MARKET
 HDC Revision 3, 08/25/2021





ESK-402

Stationary Louver K Blade

Application and Design

ESK-402 is a weather louver designed to protect air intake and exhaust openings in building exterior walls. Design incorporates K style blades, sloped sill and high free area to provide maximum resistance to rain and weather while providing minimum resistance to airflow. The ESK-402 is an extremely efficient louver with **AMCA LICENSED PERFORMANCE DATA** enabling designers to select and apply with confidence.

Standard Construction

Frame Heavy gauge extruded 6063-T5 aluminum, 4 in. x 0.081 in. nominal wall thickness

Blades K style, heavy gauge extruded 6063-T5 aluminum, 0.081 in. nominal wall thickness, positioned at 37° and 45° angles on approximately 4 in. centers

Construction . . . Mechanically fastened

Birdscreen 3/4 in. x 0.051 in. flattened expanded aluminum in removable frame, inside mount (rear)

Finish Mill

Minimum Size . . 12 in. W x 12 in. H

Maximum Single

Section Size . . . 120 in. W or 120 in. H. (limited to 70 ft. sq.)

Options (at additional cost)

- A variety of bird and insect screens
- Blank off panel
- Clip angles
- Extended sill
- Filter rack
- Flanged frame
- Glazing adaptor
- Hinged frame
- Security bars
- Welded construction
- 0.125 in. nominal wall thickness
- A variety of architectural finishes including:
 - Clear anodize
 - Integral color anodize
 - Baked enamel paint
 - Kynar paint



*Width and height dimensions furnished approximately 1/4 inch under size.

MULTIPLE SECTION W/ MULLION



LOUVER FINISHES & COLORS

Anodize Colors

The anodize process creates an extremely hard and durable finish on aluminum surfaces. Greenheck offers seven industry standard anodize colors on aluminum louver products that meet the performance requirements of AAMA 611. Some degree of color discontinuity within industry standard anodize color range tolerances can be expected. For better color consistency Greenheck recommends AAMA 2605 compliant Mica coatings in lieu of anodize.



Clear Anodize 215-R1 or 204-R1



Champagne Anodize



Light Bronze Anodize



Medium Bronze Anodize



Dark Bronze Anodize



Extra Dark Bronze Anodize



Black Anodize

H6.2

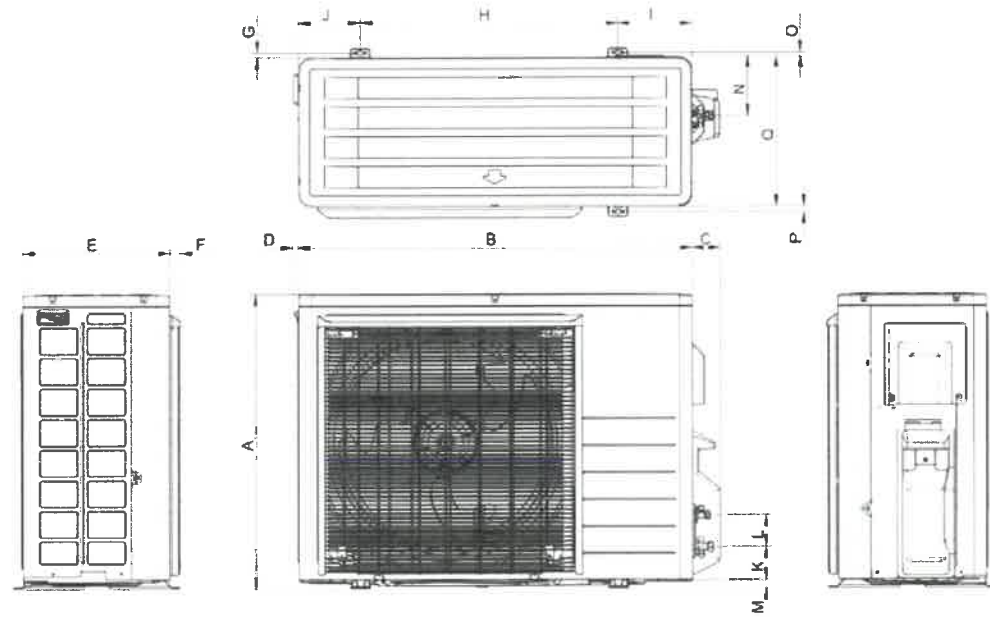
LOUVER CUT SHEET

60 PENHALLOW STREET at BRICK MARKET

HDC Revision 3, 08/25/2021



ARCHITECTS
INTERIORS
PLANNERS



All dimensions are in inch (mm)

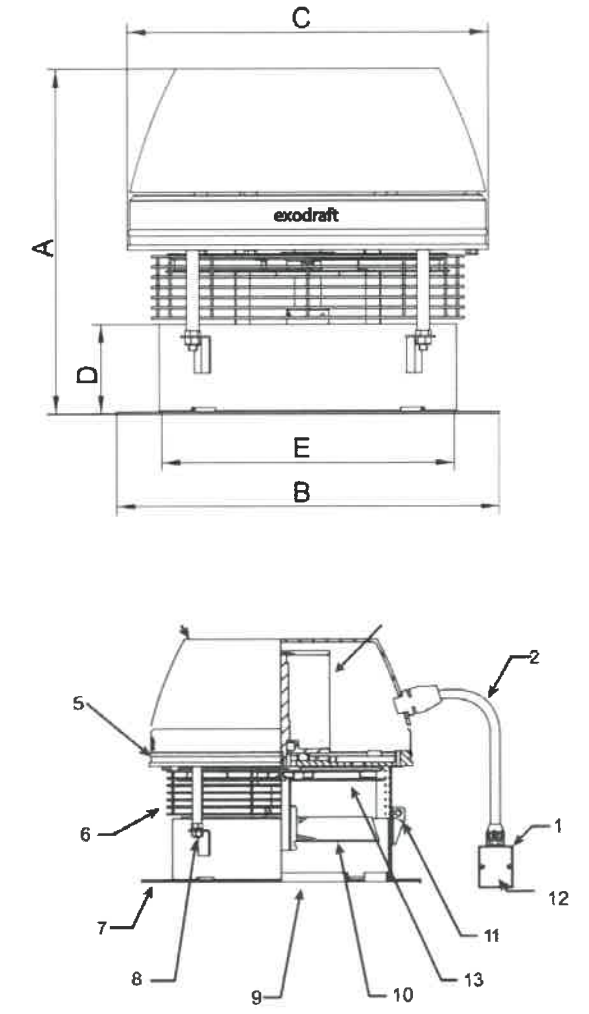
Model	Dimension	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
18/24		27-13/32 (696)	36-5/8 (930)	2-19/32 (66)	15/32 (12)	13-13/16 (351)	1-1/16 (27)	15/32 (12)	24 (610)	6-7/8 (175)	5-23/32 (145)	3-1/32 (77)	2-31/32 (75)	13/16 (21)	5-19/32 (142)	5/16 (8)	17/32 (13)	13-31/32 (355)

Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056
 (Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations.)
 Page 3 of 4
 Submittal Revision Date: September 2020

4TH FLOOR ACC UNITS

Specifications

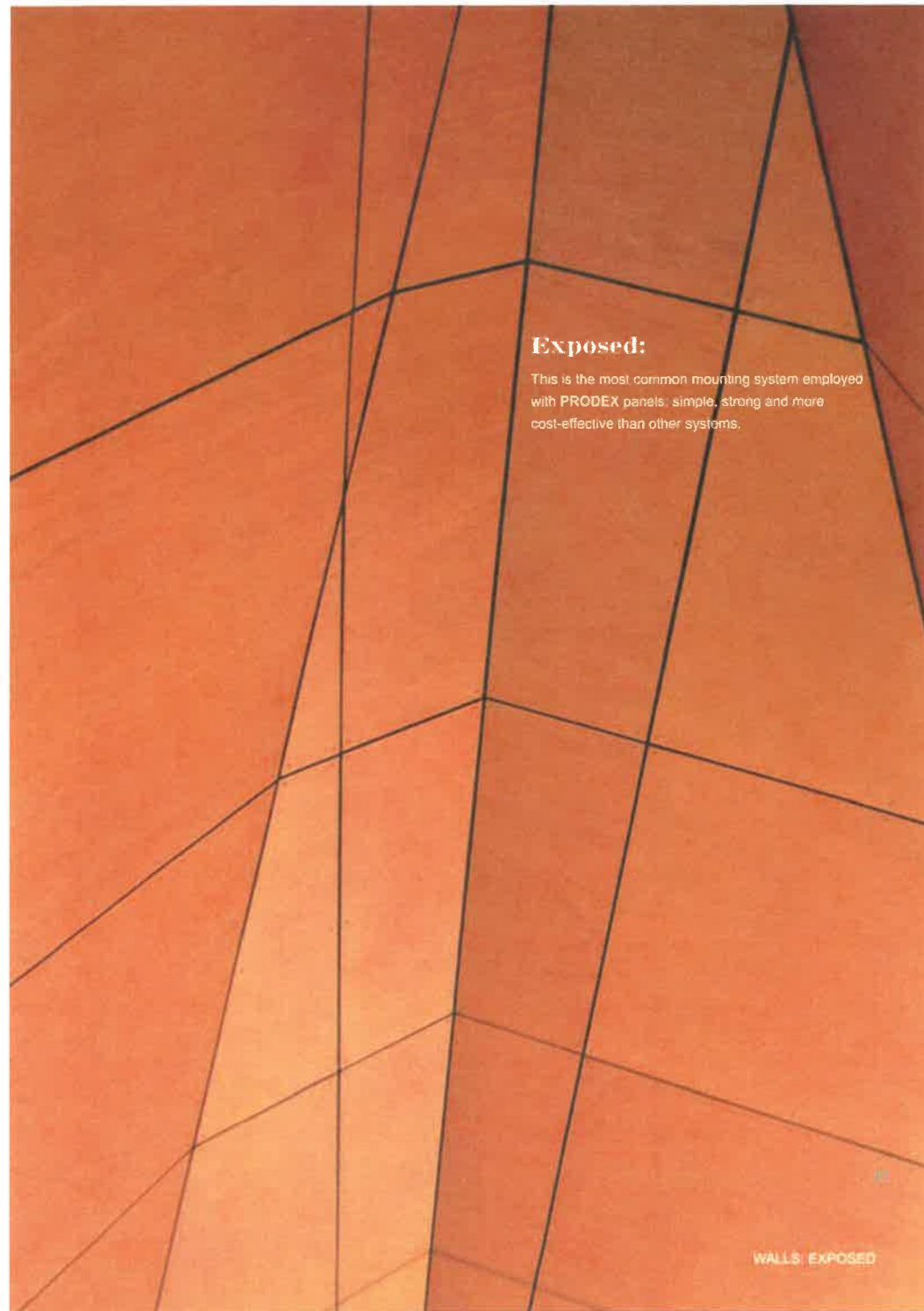
Model	RSHT009	RSHT012	RSHT014	RSHT016		
Discharge	Horizontal					
Fan Type	Axial Vane					
Motor Type	Totally enclosed, Variable speed, Class F					
Voltage	V AC 1x120					
RPM	1600	1600	1600	1580		
Amperage	Amps	0.85	1.25	3.50	4.50	
Motor Output	HP	0.11	0.13	0.34	0.47	
	KW	0.08	0.10	0.25	0.35	
Weight	lbs	25.6	33.5	41.9	47.2	
	kg	11.6	15.2	19.0	21.4	
Dimensions	A	n	11.7	12.8	14.6	15.7
		mm	298	325	372	400
	B x B	n	11.7	14.3	16.6	18.8
		mm	296	364	422	478
	C	n	10.8	13.5	15.6	17.4
		mm	275	344	395	441
	D	n3	.0	3.33	.9	3.9
		mm	75	85	100	100
	E	n8	.7	11.0	13.0	15.0
		mm	220	280	330	380
Temperature Rating	Interm.	1330 °F / 721 °C				
	Cont.	1000 °F / 538 °C				



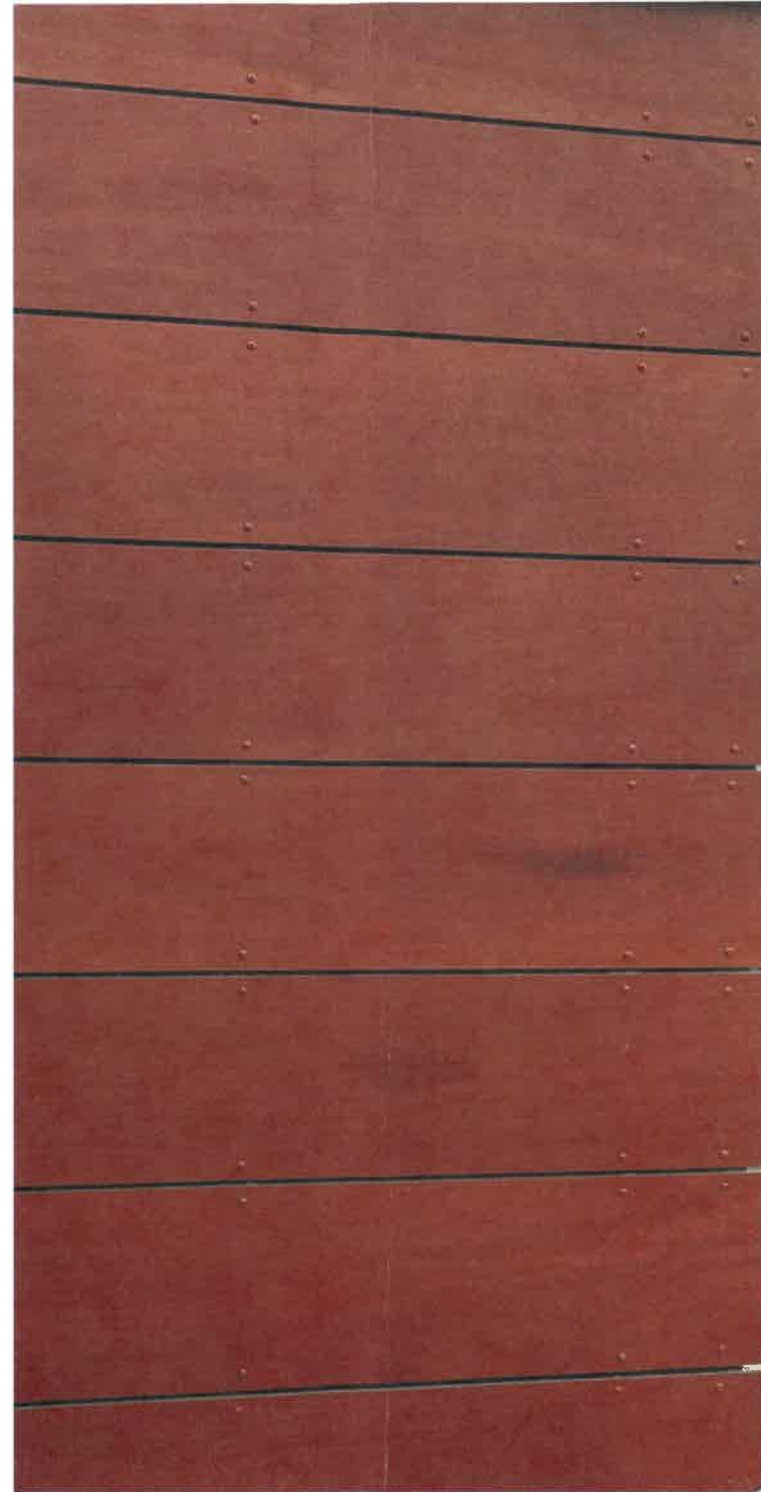
FIREPLACE EXHAUST FAN

H6.3

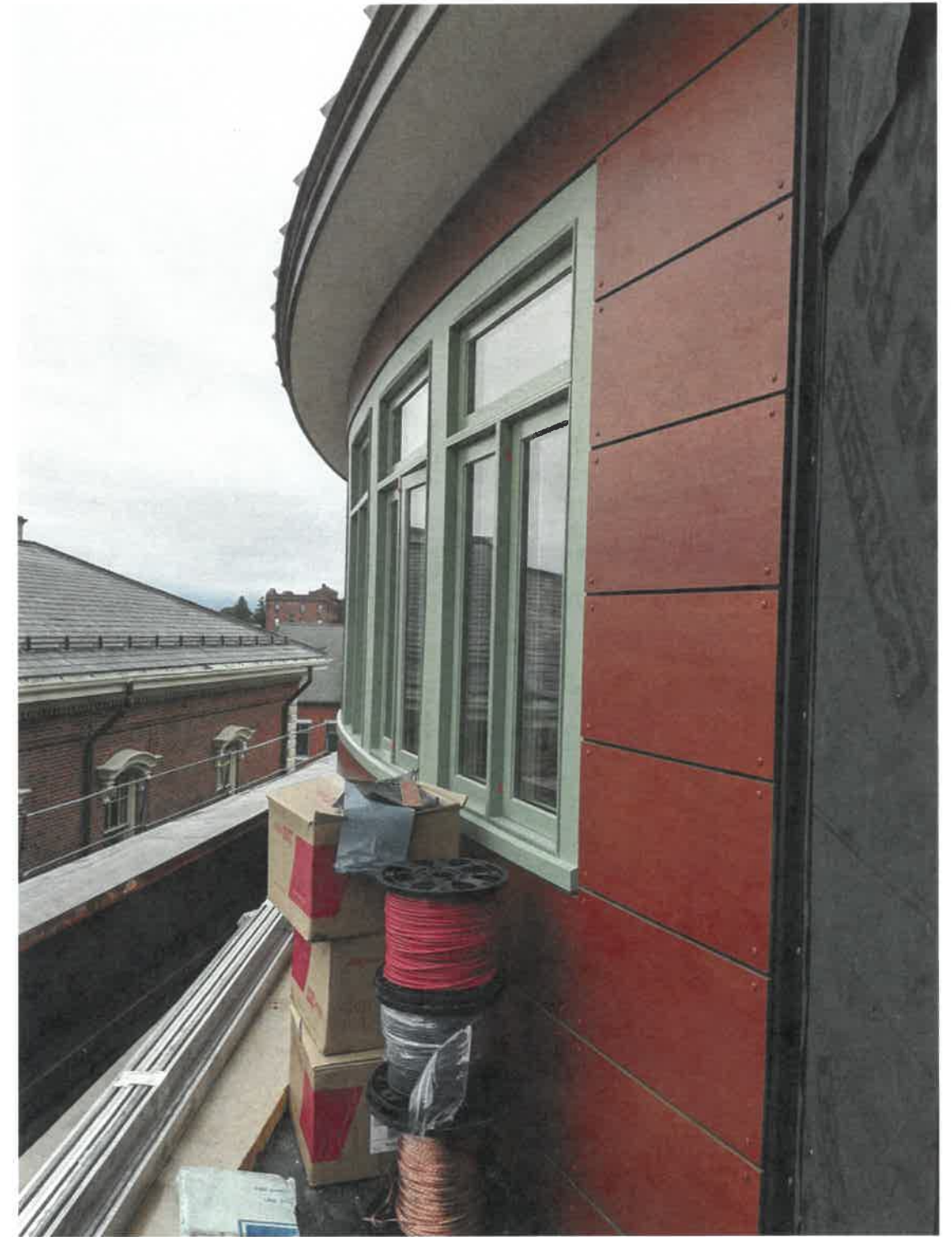
ACC, FIREPLACE EXHAUST, PRODEMA
 60 PENHALLOW STREET at BRICK MARKET
 HDC Revision 3, 08/25/2021



PRODEMA EXPOSED FASTENERS
-Fasteners are color matched to the panels



EXPOSED FASTENERS AT 3 PLEASANT ST



EXPOSED FASTENERS AT 3 PLEASANT ST

H6.4

PRODEMA EXPOSED FASTENERS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 3, 08/25/2021

JSA

ARCHITECTS
INTERIORS
PLANNERS