

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

Remote Meeting Via Zoom Conference Call

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

https://zoom.us/webinar/register/WN_HlkUNyB6RWGaITpAhq8BeQ

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

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-24, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

February 03, 2021

AGENDA (revised on January 28, 2021)

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

I. APPROVAL OF MINUTES

1. January 06, 2021

II. ADMINISTRATIVE APPROVALS

1. 55 Congress Street
2. 45 Gardner Street
3. 381 Middle Street
4. 366 Islington Street
5. 11 Meeting House Hill Road
6. 105 Chapel Street
7. 37 South Street
8. 138 Maplewood Avenue
9. 379 New Castle Avenue
10. 33 Holmes Court
11. 76 South School Street

12. 75 Salter Street
13. 82 Court Street
14. 437 Marcy Street
15. 58 Manning Street

III. REQUEST FOR RE-HEARING

1. Petition of **Jewell Court Properties, LLC, owner, and Jessica Kaiser, Applicant**, for property located at **33 Jewell Court**, wherein permission is requested to allow renovations to an existing structure (replace slate roofing with slate asphalt shingle) as per plans on file in the Planning Department. Said property is shown on Assessor Map 155 as Lot 5-S1 and lies within the Character District 4-W (CD4-W) and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Timothy and Beth Finelli, owners**, for property located at **297 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace 33 total windows) as per plans on file in the planning department. Said property is shown on Assessor Map 111 as Lot 23 and lies within the General Residence B (GRB) and Historic Districts.

2. Petition of **OAL Properties, LLC, owner, and David Takis, applicant**, for property located at **103 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (install Nano doors to outside seating area) as per plans on file in the planning department. Said property is shown on Assessor Map 126 as Lot 6-106 and lies within the Character District 5 (CD5) and Historic Districts.

3. Petition of **Ray and Elizabeth Andrews, owners, and Branden Goff, applicant**, for property located at **124 Congress Street, Unit #3**, wherein permission is requested to allow exterior renovations to an existing structure (replace faux brick with wood panel, replace windows, front door, and awning) as per plans on file in the planning department. Said property is shown on Assessor Map 126 as Lot 9-3 and lies within the Character District 5 (CD5) and Historic Districts.

4. Petition of **Mary B. Allen Revocable Trust, Mary A. Allen Trustee, owner**, for property located at **59 Deer Street, Unit #518**, wherein permission is requested to allow exterior renovation to an existing structure (replace 8 total windows) as per plans on file in the planning department. Said property is shown on Assessor Map 119 as Lot 1B-7B and lies within the Character District 5 (CD5) and Historic Districts.

V. ADJOURNEMENT

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

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6:30 p.m.

January 06, 2021

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

MEMBERS EXCUSED: None

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....
*It was moved, seconded, and **passed** by unanimous vote (7-0) to **re-elect** Chairman Vincent Lombardi and Vice-Chairman Jon Wyckoff as Chairman and Vice-Chairman for the 2021 term.*

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **postpone** Old Business Work Sessions A, C, and D until the February 3, 2021 meeting.*

I. APPROVAL OF MINUTES

1. December 02, 2020
2. December 09, 2020

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

II. ADMINISTRATIVE APPROVALS

1. 232 Court Street

The request was to replace two wood doors. The applicant Gary Beaulieu was present and described how the existing doors were failing and said the new doors would be painted.

Vice-Chair Wyckoff noted that the Court Street door's bottom panels were out of proportion and that the other door looked like a Colonial reproduction. He asked if the replacement doors would be pre-hung in a frame, and it was further discussed. Mr. Beaulieu said they wouldn't be able to reproduce the door's ornamentation, so the new doors would be slabs. He noted that the chimney would be replaced by the end of February.

2. 34 Blossom Street

Mr. Cracknell said the request was to replace two previously-approved doors on the back and side entrances with 15-light doors

3. 51 Islington Street

The request was to change a commercial plate glass door to a single aluminum clad door with solid panels.

4. 124 State Street

Mr. Cracknell said that three skylights for the building were previously approved by the Commission but that the new owner decided not to install them.

5. 232 South Street

The request was to move a small staircase to the driveway side of the building.

*Vice-Chair Wyckoff moved to **approve** Administrative Approval Items 1 through 5, and Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Nobles Island Condominium Association, owner**, and **Michael Street, applicant**, for property located at **500 Market Street**, wherein permission was requested to allow renovations to existing structures (replace rear decks for buildings A, B, and C) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

SPEAKING TO THE PETITION

The property manager Michael Street was present and reviewed the petition. He said they wanted to eliminate the steel cantilever and build raised decks supported by concrete sonotubes. He said the decks would look the same but that the supports beneath the decks would be visible.

Ms. Ruedig asked what material the supports would be, and Mr. Street said they would be pressure-treated wood. Vice-Chair Wyckoff asked about permitting for digging holes, seeing that the complex was in the buffer. Mr. Street said they submitted an application to the Conservation Commission. Ms. Doering asked if the I-beams would be replaced with the pressure-treated wood, and Mr. Street agreed and further explained how it would be done. Ms. Doering noted that some of the sonotubes would be hidden but other would be more exposed due to the slope of the ground. Mr. Ryan said there would be just a bit of exposure beneath the decks and thought the sonotubes and precast wood were good solutions. City Council Representative Trace asked what the new deck material would be. Mr. Street said it would be another composite material. Chairman Lombardi said it was a good project and solution. He opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, and Mr. Adams seconded.*

Ms. Ruedig said the project would cause very little change in the appearance of the structures and would help the functioning of the doors in the buildings. She said it would encourage the innovative use of technology and that the project design would enhance the existing structure.

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

2. (Work Session/Public Hearing) requested by **PNF Trust of 2013, owner**, for properties located at **266-278 State Street and 84 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) and exterior renovations to an existing structure (renovate wood structure fronting Pleasant Street and allow the partial demolition and replacement of the Church Street masonry addition at 84 Pleasant Street) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78, 79, and 80 and all lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

WORK SESSION

The project architect Michael Keane was present and reviewed the changes, which included:

- The 84 Pleasant Street door pediment was reverted to the north of the storefront instead of the center of the building, duplicating the 2018 approval by the Commission;
- The alleyway by the State Street building was widened to accommodate the new entrance to the resident portion, which shortened the length of the main building by 2-1/2 feet;

- A louver was added in place of an infill on the Church Street elevation to accommodate mechanical systems for the underground parking garage;
- The frontage of the building along Church Street was reduced by 2-1/2 feet;
- The material on some elevations and the penthouse was changed to fiber cement; and
- The 84 Pleasant Street addition's brick sections and windows were narrowed.

Vice-Chair Wyckoff asked if the shutters were louvered. Mr. Keane agreed and said they would be installed so that they pointed down toward the side of the building. In response to further questions from Vice-Chair Wyckoff, Mr. Keane said the 84 Pleasant Street elevation would have wood siding and that State Street property was previously approved for all fiber cement above the sign band. He said the new storefronts on the State Street corner would be Boral wood composite and the 84 Pleasant Street elevation would be mahogany. He said the windows on the 84 Pleasant Street addition on the Church Street side were changed from Marvin to Pella fiberglass to match the rest of the project, and the brick on the Church Street portion would be a flashed brick instead of Vermont brick. Vice-Chair Wyckoff asked if there was discussion at the Technical Advisory Committee (TAC) meeting about the garage door on the Church Street side being wider. Mr. Cracknell said the issue had to go back to TAC because the underground parking level needed further discussion. Vice-Chair Wyckoff said it was a good idea to have the pediment on the north door of the Pleasant Street elevation and that he appreciated the wider alleyway. He asked about the round top window pattern on the old State Street building. Mr. Keane said the muntin would be down the middle, and it was further discussed.

Ms. Ruedig asked if the fiber cement siding on the back of the building on Church Street was due to the lot line and fire safety issues, and Mr. Keane agreed. She asked if the EcoStar slate roof would be solid black instead of the multicolored one presented. Mr. Keane said they wanted to do the roof in gray. Ms. Ruedig said she had no problem with the other minor changes. She said the Pleasant Street storefront arrangement looked good and that the alleyway door was a big improvement. She said more doors would increase activity in the streetscape. Ms. Doering agreed. Mr. Ryan said the proposed building facade on the Church Street side looked very powerful and symmetrical, yet it was in the back service side of the building. He also noted that the windowless façade toward Court Street was a powerless wall and asked whether that could be alleviated. Chairman Lombardi and Mr. Adams agreed with Mr. Ryan.

Ms. Ruedig said she didn't have a problem with the back side because it was a simple façade of the building but suggested that it be painted a muted tone to help it recede. She said the wall facing Court Street was a concrete blank wall that would be cleaned up and painted and would have solar panels, so there wasn't much that could be done to improve it. Vice-Chair Wyckoff agreed. He suggested that the lap siding on the Court Street side be painted a brick color. He said the street was only about twenty feet wide in that location, so the building's back side wouldn't be that visible. Mr. Ryan said it needed to be simplified because it seemed very bright, and it competed with the Times Building. City Council Representative Trace said she would tone down the white. She said the Court Street side was newer and cleaned up an uninteresting area and that she liked the rest of the building. Mr. Adams said he agreed with Mr. Ryan and thought it came down to three or four different materials that weren't part of the Times Building's common language. Mr. Keane said he would take a look at colors and would also consider adding a frieze board or trim. Ms. Doering said the new building reflected the Times Building well because it

did something more modern but took some of the old building's language. Mr. Sauk-Schubert said the elevation was overwrought and should be more cohesive to stand on its own.

There was no public comment. Chairman Lombardi closed the work session and opened the public hearing.

SPEAKING TO THE PETITION

Mr. Keane reviewed the entire petition, including the points made during the work session.

Vice-Chair Wyckoff said he wanted to ensure that the muntins on the tall round top windows of the Times Building would be substantial and maybe wood, with an inch and a half. Mr. Keane said he proposed a Pella inch and a quarter. Vice-Chair Wyckoff said it was better but a bit small, and he suggested that Mr. Keane return for an administrative approval for the muntins. Ms. Ruedig asked if most of the windows had interior screens. Mr. Keane said the Pella windows on the State Street and Pleasant Street elevations had rolled screens, and that he'd see whether they were available for the Church Street addition windows. Ms. Ruedig asked if the doorway to the Times Building could come back via administrative approval since it wasn't in the Materials list. Mr. Ryan suggested that the blank wall on the Church Street side have some articulation like a mural or have the cornice run down, and it was further discussed.

Chairman Lombardi opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulations:*

- 1. The muntin design and thickness for the arched windows on the Times Building shall be detailed and resubmitted as Administrative Approval.*
- 2. If exterior screens are used on the State and Court Street elevations, they shall be half-screens or the interior rolled option as presented.*
- 3. Design alternatives such as a mural or other surface treatment shall be considered and resubmitted for the blank wall facing Court Street.*
- 4. The color of the Eco Star composite slate shingle roof shall be resubmitted for Administrative Approval and a mock-up be inspected prior to full installation.*

Mr. Ryan seconded.

Vice-Chair Wyckoff said the project would preserve the integrity of the District with the infills for the unfortunate fire and would maintain the special character of the architectural details;

would preserve the significant historical architectural value of the existing structure, including its setting and scale; and would use innovative technologies.

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

3. Petition of **100 Market Street, LLC, owner**, for property located at **100 Market Street**, wherein permission was requested to allow new construction to an existing structure (remove and replace existing front corner entrance) and renovations to an existing structure (remove sunshades) as per plans on file on the Planning Department. Said property is shown on Assessor Map 118 as Lot 6 and lies within the Character District 5 (CD5) and Historic Districts.

City Council Representative Trace recused herself from the petition, and Alternate Ms. Bouffard took a voting seat.

SPEAKING TO THE PETITION

Project architect Tim Hart was present and reviewed the petition. He said they incorporated the Commission's previous feedback and kept the main entrance but pushed it back, redesigned the corner canopy, and kept the Market Street and Hanover Street canopies. He said the business entrance would have the same treatment that the new column covers at the corner entry had, and the stainless steel finish on the entry system would be changed to a darker finish.

Mr. Ryan thanked the applicant and said the changes exceeded what he had hoped for. Mr. Adams said he was impressed with how well the applicant made all the Commission's suggestions happen. Vice-Chair Wyckoff and Mr. Sauk-Schubert agreed. Chairman Lombardi opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Mr. Adams moved to **grant** the Certificate of Approval for the petition as presented, and Ms. Doering seconded.*

Mr. Adams said the project was innovative in design and respectful to the building as well as an asset to the architectural community.

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

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **City of Portsmouth, owner**, for property located at **Marcy Street (Prescott Park)** wherein permission is requested to allow exterior construction to an existing structure (elevate, remove additions, and re-locate the Shaw warehouse on-site) as per

Request to Postpone

plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 5 and lies within the Municipal (M) and Historic Districts.

It was moved, seconded, and passed by unanimous vote (7-0) to postpone the petition to the February 3, 2021 meeting.

B. Work Session requested by **Michael Stasiuk, owner**, and **Louis Canotas, applicant**, for property located at **41 Dearborn Street**, wherein permission is requested to allow exterior renovations to an existing structure (construct addition between existing home and garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

The petition was withdrawn by the applicant.

C. Work Session requested by **Anne Moodey, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (expand front deck and rebuild (1) chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 23 and lies within the Single Residence B (SRB) and Historic Districts.

It was moved, seconded, and passed by unanimous vote (7-0) to postpone the petition to the February 3, 2021 meeting.

D. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said properties shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts.

It was moved, seconded, and passed by unanimous vote (7-0) to postpone the petition to the February 3, 2021 meeting.

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Cherie A. Holmes and Yvonne P. Goldsberry, owners**, for property located at **45 Richmond Street**, wherein permission is requested to allow demolition of the existing garage and rear 1-story addition on the existing home, new construction to an existing structure (construct 2-story rear addition, 1-story side addition, and dormer addition), and the construction of a new detached garage and screen-house as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 18 and lies within the Mixed Research Office (MRO) and Historic Districts.

City Council Representative Trace resumed her voting seat, and Ms. Bouffard returned to alternate status.

WORK SESSION

The project architect Anne Whitney was present and reviewed the petition, noting that they would also add a retaining wall due to the sloped site, and a landing with steps and a rail for safer access to the house. She discussed the new doors and windows in detail and said the greenhouse design would return as an administrative approval.

Ms. Doering asked how tall and massive the front steps would be. Ms. Whitney said they would be 40 inches on the right and the landing itself would be a wooden 4'x5' structure with four steps. Mr. Ryan said the garage looked odd and suggested that the cornice of the garage match the cornice on the lower section of the main house and have the same profile of the roof slope. He also thought the space above the garage door needed something. Ms. Whitney said she could make the roof line work better with the existing house by doing a full return of the roof pitch. Mr. Ryan said the dormer looked like it should have five windows instead of four. Ms. Whitney said five windows would be too crowded and that she could do bigger stud pockets. Mr. Adams said the garage door would have to be in the center if something were put in the space above it and that the front landing could be more prominent. He said the triple window in the addition with the dormer was awkward for a house of that period and suggested that it be broken up into two double windows. Ms. Ruedig agreed. She said that elevation was the most prominent one and that the windows should be simplified. Vice-Chair Wyckoff said the garage door should be centered, with a small 4-light above it. He said the pitch of the roof could be increased a bit and didn't have to correspond with the greenhouse section, and it was further discussed. He agreed that the dormer windows should be divided up into two sets of two windows to get the outside edges in line with the second-story windows. He said the house wouldn't be so simple once it was renovated, so he had no problem with the three windows on the new addition and for the kitchen. City Council Representative Trace said she had an issue with the house having two sets of two windows and thought there should be more pitch on the garage roof. Mr. Ryan said he had no problem with the proposed size of the greenhouse. Ms. Whitney said she would return with details of how the greenhouse would connect to the back of the garage.

Chairman Lombardi agreed that the dormer windows could be two sets of two windows, and it was further discussed. He said the three sets of three windows on the addition were okay since the first floor was set back. He agreed that the garage should be more symmetrical. Mr. Sauk-Schubert said he supported the separation of the four dormer windows into two sets of two windows and that he thought something could be done so that the garage door appeared to be in the center. He thought a simpler step railing could center the door more.

There was no public comment.

DECISION

Ms. Whitney said she would return at the March 3 meeting for a work session/public hearing.

OTHER BUSINESS

Vice-Chair Wyckoff expressed that he would like the City to recognize HDC members who have retired or left, specifically mentioning Dan Rawling and Cyrus Beer. City Councilor Trace said she would raise the issue at the City Council meeting.

VI. ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

February 03, 2021

1. 55 Congress Street (LUHD-208) - Recommended Approval
2. 45 Gardner Street (LUHD-251) - Recommended Approval
3. 51 381 Middle Street (LUHD-252) - Recommended Approval
4. 366 Islington Street (LUHD-253) - Recommended Approval
5. 11 Meeting House Hill Road (LUHD-254) - TBD
6. 105 Chapel Street (LUHD-255) - Recommended Approval
7. 37 South Street (LUHD-265) - Recommended Approval
8. 138 Maplewood Avenue (LUHD-260) -Recommended Approval
9. 379 New Castle Avenue (LUHD-261) -Recommended Approval
10. 33 Holmes Court (LUHD-262) -Recommended Approval
11. 76 South School Street (LUHD-263) -Recommended Approval
12. 75 Salter Street (LUHD-266) -Recommended Approval
13. 82 Court Street (LUHD-268) -TBD
14. 437 Marcy Street (LUHD-264) -Recommended Approval
15. 58 Manning Street (LUHD-265) -Recommended Approval

1. 55 Congress Street

- Recommended Approval

Background: The applicant is seeking approval to replace the existing front door with a new ½ glass ½ steel panel door.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

01/28/2021

LUHD-208

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Oct 05, 2020

Applicant

Rodney Rowland
rowland.rd@gmail.com
55 Congress Street
Portsmouth, NH 03801
6034227525

Location

55 CONGRESS ST
Portsmouth, NH

Owner:

FIFTY-FIVE CONGRESS ST CONDO MASTERCD
55 Congress Street, null, Portsmouth, NH
03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Replace existing front door with 1/2 glass, 1/2 steel panel doors. One door will be a 2 foot inactive leaf. The other a 4 foot active leaf. Existing steel door frame to remain.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

--

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

President, 55 Congress Street Condo Asso



Ricci Lumber
 105 Bartlett Street
 Portsmouth, New Hampshire 03801
 Phone: (603) 436-7480
 Fax: (603) 436-2194

Quotation

Quote No 14180
Quote Date 11/24/2020
Print Time 11:49:24AM
Expiration Date 11/29/2020
Customer 90253
Contact Name RODNEY
Contact Number 123456
Job Code
Your Ref DOOR QUOTE
Delivery By 11/24/20
Taken By David Sullivan
Sales Rep HOUSE

Invoice Address

Delivery Address
 Millwork Sales
 RODNEY ROWLAND
 55 CONGRESS STREET

Due to current market conditions, quoted prices are valid for only 5 business days.



Special Instructions		Notes				
Line	Product Code	Description	Qty/Footage	Price	UOM	Total
1	zz_SO2CLEARY_0683	6-0X7-0 1-3/4" CUSTOM DOOR UNIT (LHOS) ACTIVE (CAPTIVA 8321: 1-LITE/1-PANEL X 8321: 1-LITE/1-PANEL), PAIR, 5/8" UNDERCUT, UTILE, SELECT SERIES, ASTRAGAL: NO ASTRAGAL, NO BEVEL, FINISH: CLEAR, DOOR ONLY, NO SILL, HARDWARE PREPS - HINGES: NO HINGE PREP, ELECTRICAL HINGE & RACEWAY (INACTIVE DOOR ONLY), MORTISE LOCK POCKET & FACE BORES, LOCK BORE CL: 44.25" FROM TOP OF DOOR, DOOR EDGE PREP: STANDARD 1-1/4" X 8" X 4-1/2", - HAGER 4501-M X 45NL, INACTIVE LEAF: FLUSH BOLTS TOP & BOTTOM (SUPPLIED) IVES FB458 US26D 12", NO CASING, WRAP UNIT DOOR#1 24X84 (83.375") X 1-3/4" LHR/RHOS (INACTIVE LEAF) , STYLE 8321 (1-LITE/1-PANEL) UTILE, SELECT SERIES 1/8" VENEER, OVOLO 1/2", BEVEL PANEL, TEMPERED IG 5/8", FINISH: CLEAR, UNDERSIZE WIDTH (1/4"), UNDERSIZE HEIGHT (5/8"), SHOP NOTE: PREP FOR 4501-M MORTISE RIM WITH 45NL TRIM - PREP FOR HAGER 780-110 CONT. HINGE, NEXT STOP: EXT DOOR#2 (83.375") X 1-3/4" RHR/LHOS (ACTIVE LEAF) , STYLE 8321 (1-LITE/1-PANEL) UTILE, SELECT SERIES 1/8" VENEER, OVOLO 1/	1 ea	5,112.80	ea	5,112.80
2	zz_SO2CLEARY_0684	FRAME: (DELAF),, 6/0X7/0, 5-7/8 JAMB DEPTH (4-7/8 THROAT), PR RH REVERSE ACT, F/B STK UNEQUAL PAIR, SIZE OF ACTIVE LEAF: 4-0, CLOSER REINF (2X),	1 ea	307.79	ea	307.79
3	zz_SO2CLEARY_0685	PAINT JAMBS 1 COLOR TRICORN BLACK	1 ea	345.44	ea	345.44
4	zz_SO2CLEARY_0686	HAGER 780-111 HD-83 CLEARETW QUICK CONNECT ELECTRIC CONTINUOUS HINGE	1 ea	612.46	ea	612.46



Ricci Lumber
 105 Bartlett Street
 Portsmouth, New Hampshire 03801
 Phone: (603) 436-7480
 Fax: (603) 436-2194

Quotation

Quote No 14180
Quote Date 11/24/2020
Print Time 11:49:24AM
Expiration Date 11/29/2020
Customer 90253
Contact Name RODNEY
Contact Number 123456
Job Code
Your Ref DOOR QUOTE
Delivery By 11/24/20
Taken By David Sullivan
Sales Rep HOUSE

Invoice Address

Delivery Address
 Millwork Sales
 RODNEY ROWLAND
 55 CONGRESS STREET

Due to current market conditions, quoted prices are valid for only 5 business days.

Line	Product Code	Description	Qty/Footage	Price	UOM	Total
5	zz_SO2CLEARY_0687	HAGER 780 111 HD CLEAR CONTINOUS HINGE CLEAR ANODIZED	1 ea	232.61	ea	232.61
6	zz_SO2CLEARY_0688	HAGER4501 M-4 US26D MORTISE EXIT DEVICE	1 ea	1,067.28	ea	1,067.28
7	zz_SO2CLEARY_0689	HAGER 45MC 26D CYLINDER FOR 4501 MORTISE EXIT LOCK3902	1 ea	358.94	ea	358.94
8	zz_SO2CLEARY_0690	ADAMS RITE 7170 ELECT STRIKE FAIL SECURE	1 ea	418.01	ea	418.01
9	zz_SO2CLEARY_0691	458 B26D EXTENSION FLUSHBOLT 12"	2 ea	22.58	ea	45.15
10	zz_SO2CLEARY_0692	2PC AST KIT	1 ea	44.52	ea	44.52
11	zz_SO2CLEARY_0693	DOOR SWEEP 3-0	1 ea	10.08	ea	10.08
12	zz_SO2CLEARY_0694	DOOR SWEEP 4-0	1 ea	11.76	ea	11.76
13	zz_SO2CLEARY_0695	HAGER 5200 ALUM CLOSER	2 ea	210.83	ea	421.65
14	zz_SO2CLEARY_0696	THERMAL 6"X74" SADDLE	1 ea	115.53	ea	115.53
15	zz_SO2CLEARY_0697	8X34 KICK PLATES	2 ea	32.99	ea	65.98

PLEASE READ:

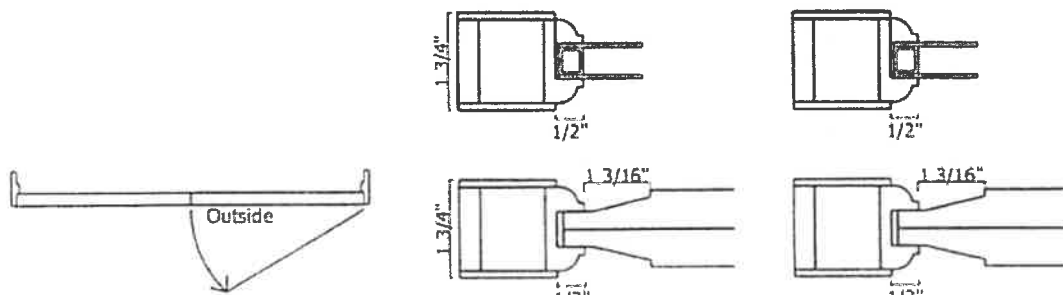
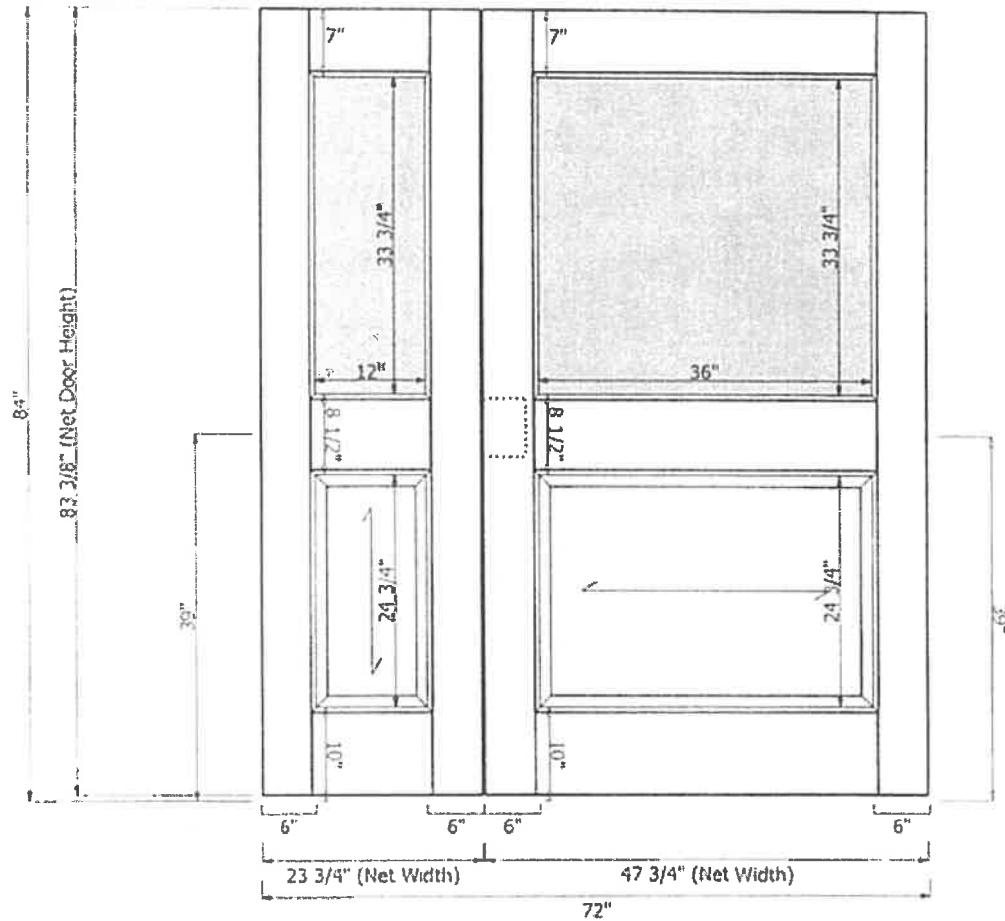
There's NO warranty expressed or implied on materials/specs necessary to comply with your project requirements. The purpose of this document is to provide the asker a cost projection only, offering no guarantee of any kind as to the accuracy of the takeoff or the entry of the estimate. The buyer assumes all responsibility for materials needed, used and/or required for the project. Ricci Lumber reserves the right to adjust prices every 30 days based on market conditions after the acceptance of this estimate or first delivery of product. Additionally this estimate does not (unless stated within this form) contain any freight, delivery or sales taxes for materials sourced and/or shipped to the site. Any changes, additions or reductions in the values/products contained within this estimate will require a review and possible repricing based on the new info.

Total Amount	\$9,170.00
Sales Tax	\$0.00
Quotation Total	\$9,170.00

Buyer _____ Date _____

Subject to our terms and conditions of sale. Further copies available on request.

PRICES IN THIS ESTIMATE ARE BASED ON CURRENT MARKET AND CAN BE HELD FOR 10 DAYS ONLY.



Ref Label:

Line #	Style	Swing	Species	Sticking	Panel	Glass	Fire Rating	Finish
1	8321 x 8321	RHR (LHOS) Active	Utile	Ovolo 1/2"	Bevel Panel (Back to Back Wood)	Tempered IG 5/8"	0	Clear

Warranty: 5 Year Extended | Comments:

Approved By: _____

Date Signed: _____







2. 45 Gardner Street

- Recommended Approval

Background: The applicant is seeking approval to remove the existing 3rd floor A/C unit and patch wall with in-kind siding and install a new HVAC condenser and heat pump on the ground level.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



01/28/2021

LUHD-251

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Dec 30, 2020

Applicant

Chris Atwood
hello@ottercreekhomes.co
21 Redden Street
Dover, NH 03820
603-833-0784

Location

45 GARDNER ST
Portsmouth, NH

Owner:

KOULET LAURA G REVOCABLE TRUST OF 2019
& KOULET LAURA G TRUSTEE
45 GARDNER ST, null, PORTSMOUTH, NH
03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Adding HVAC condenser and heat pump on a pad outside of the home. Removing a wall mounted A/C unit from the 3rd floor, opening will be in-filled with matching siding materials to the existing house.

Description of Proposed Work (Planning Staff)

--

Project Representatives

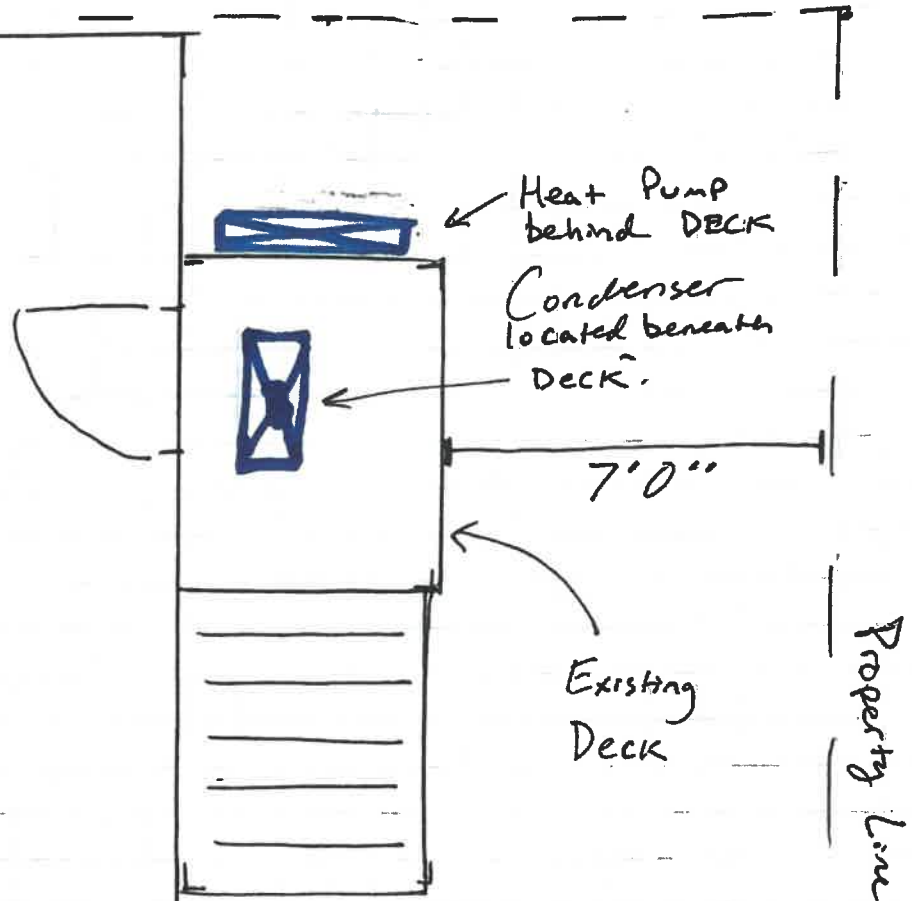
Relationship to Project

Other

Property Line

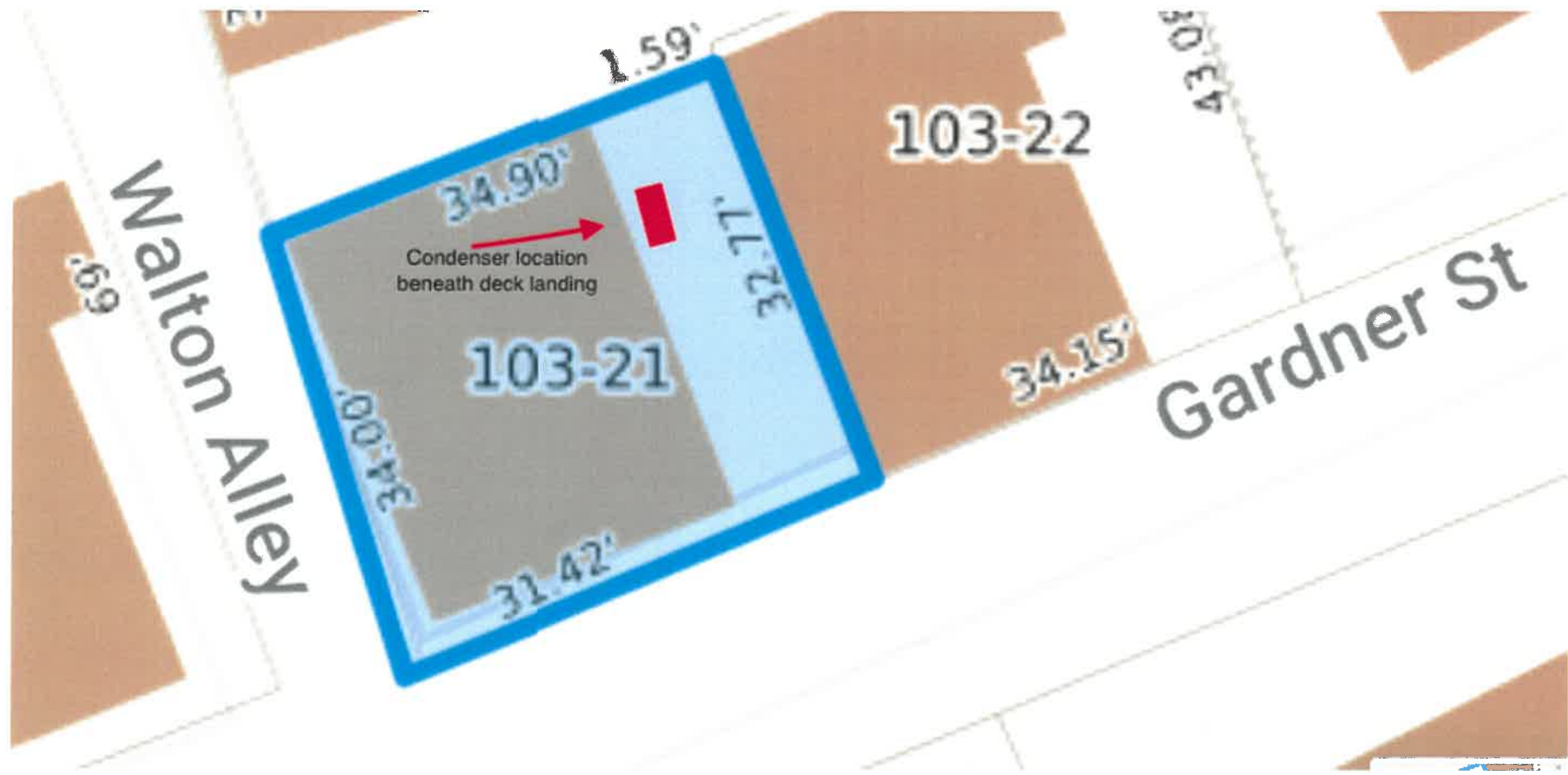
Unit Specifications

- Trane #XR13 30,000 BTU outdoor condenser
- Mitsubishi #SUZ-KSA!2NAHZ Hyper Heat cold climate heat pump



FRONT PORCH

- 45 Gardner St.
- Condenser Locations



3. 381 Middle Street

- Recommended Approval

Background: The applicant is seeking approval to replace existing window with a shallow box window.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

01/28/2021

LUHD-252

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 05, 2021**Applicant**

Sally Mulhern
sally@mulhernlaw.com
381 Middle St
Portsmouth, New Hampshire 03801
(603) 498-6709

Location

381 MIDDLE ST
Portsmouth, NH

Owner:

MULHERN REAL ESTATE HOLDINGS LLC
60 PINEHURST RD, , PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information**Brief Description of Proposed Work**

Replace existing window with shallow box window within existing opening.

Current window is completely out of character for the historic building. Picture attached.

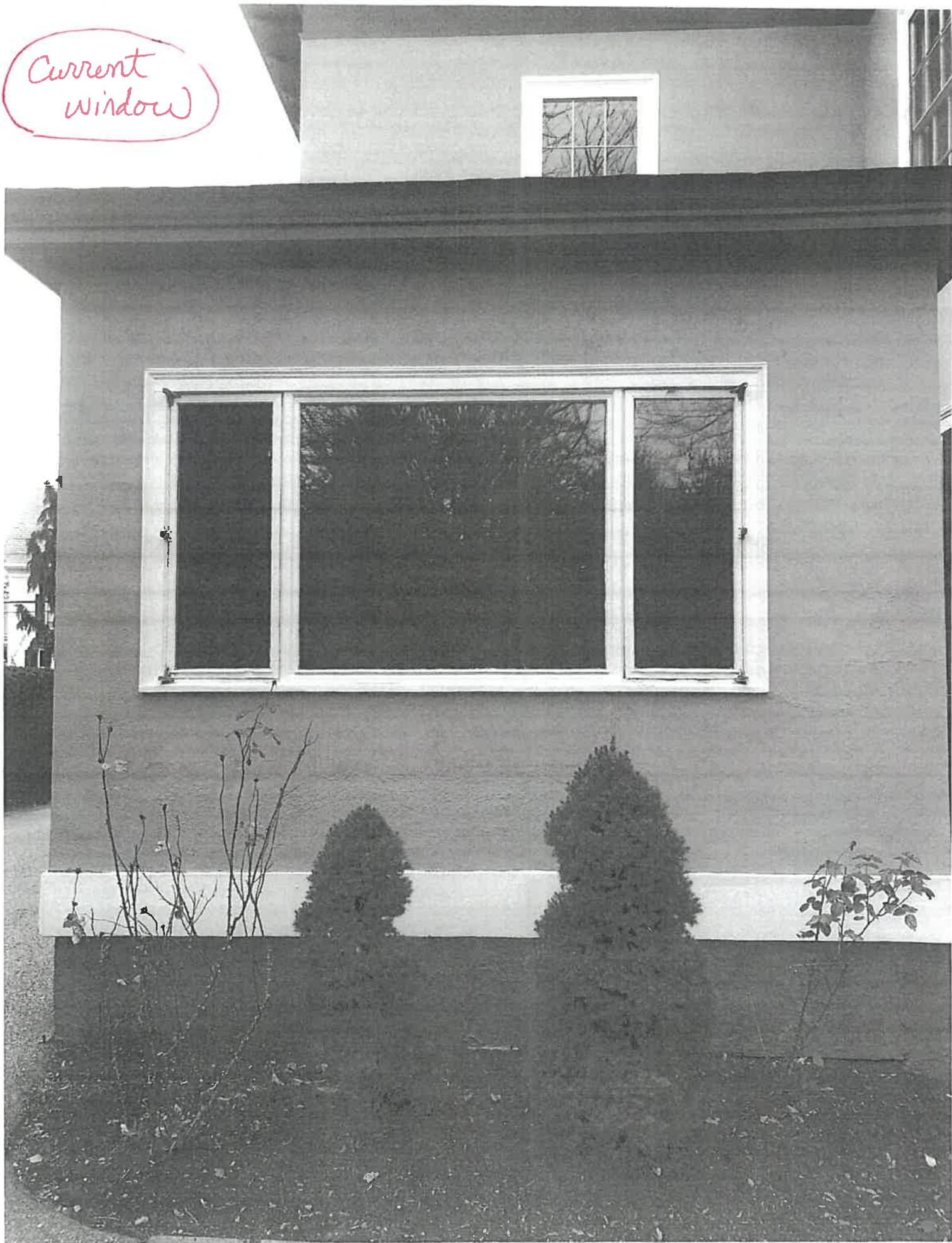
Sketch of new window attached. New window will be made up of 3 window panels, each of which will match the other 6 over 6 windows in the building. Sketch of new window attached, together with Anderson Window description of materials. Picture of 6 over 6 windows attached.

The box will be 14" deep and have brackets to match the historic roof brackets. We will add additional architectural framing. Picture attached is example of window, brackets, and framing.

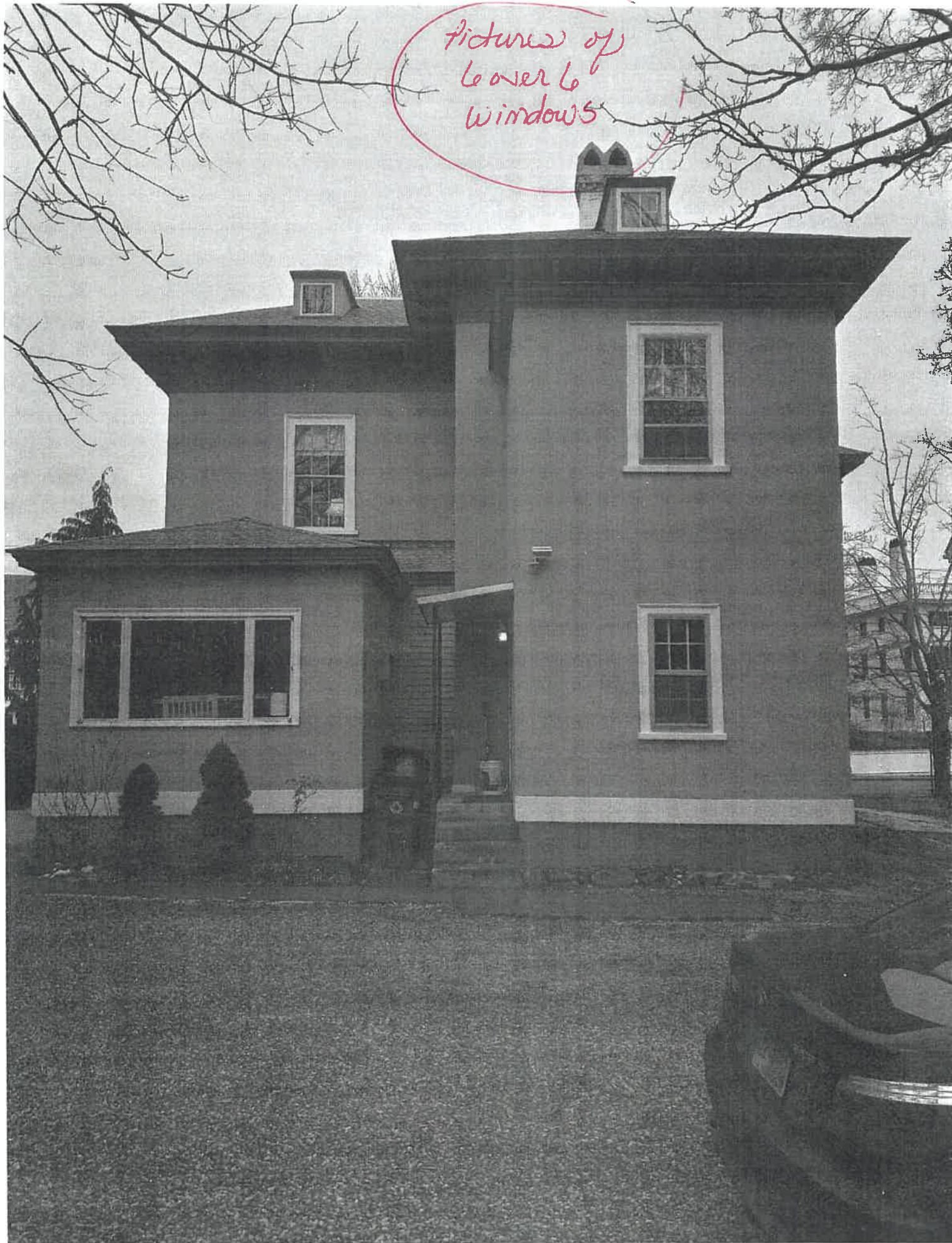
Description of Proposed Work (Planning Staff)

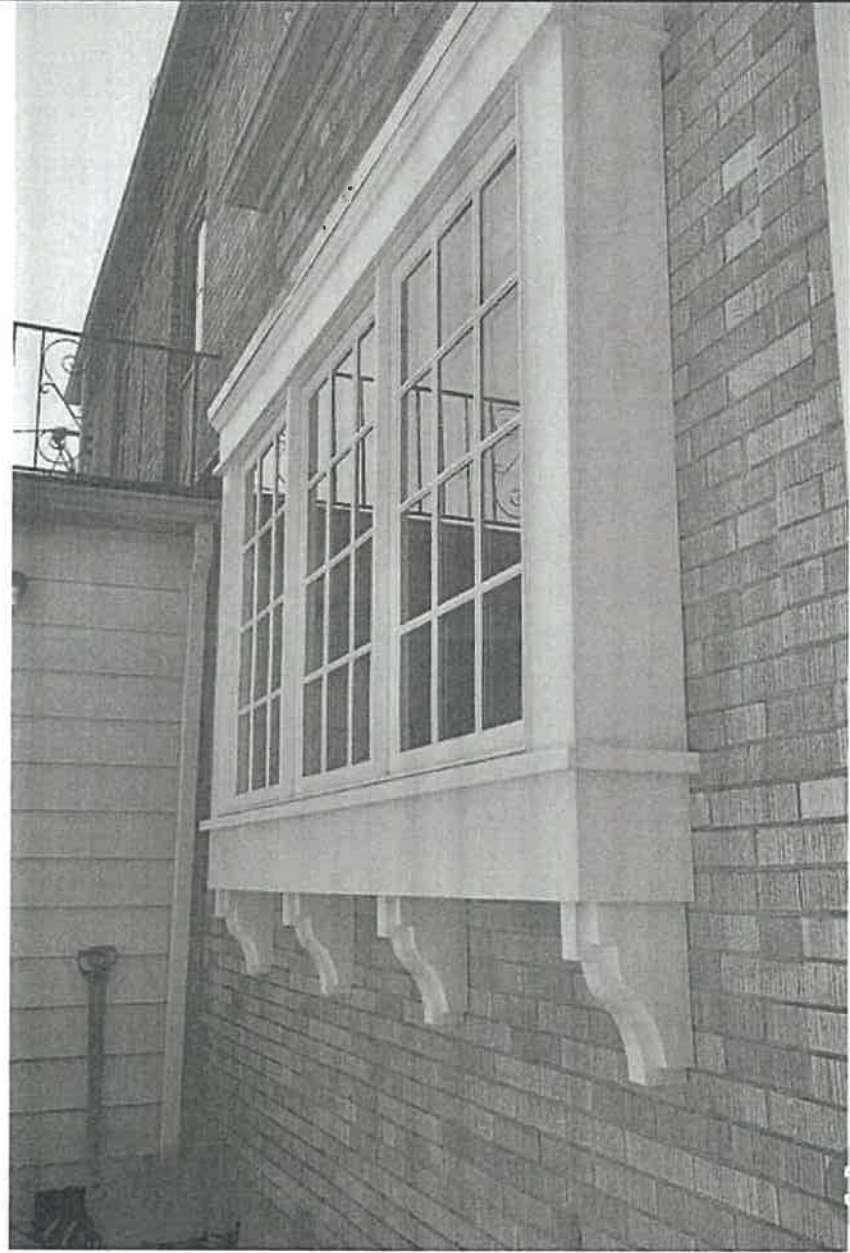
--

Current window



pictures of
looser to
windows

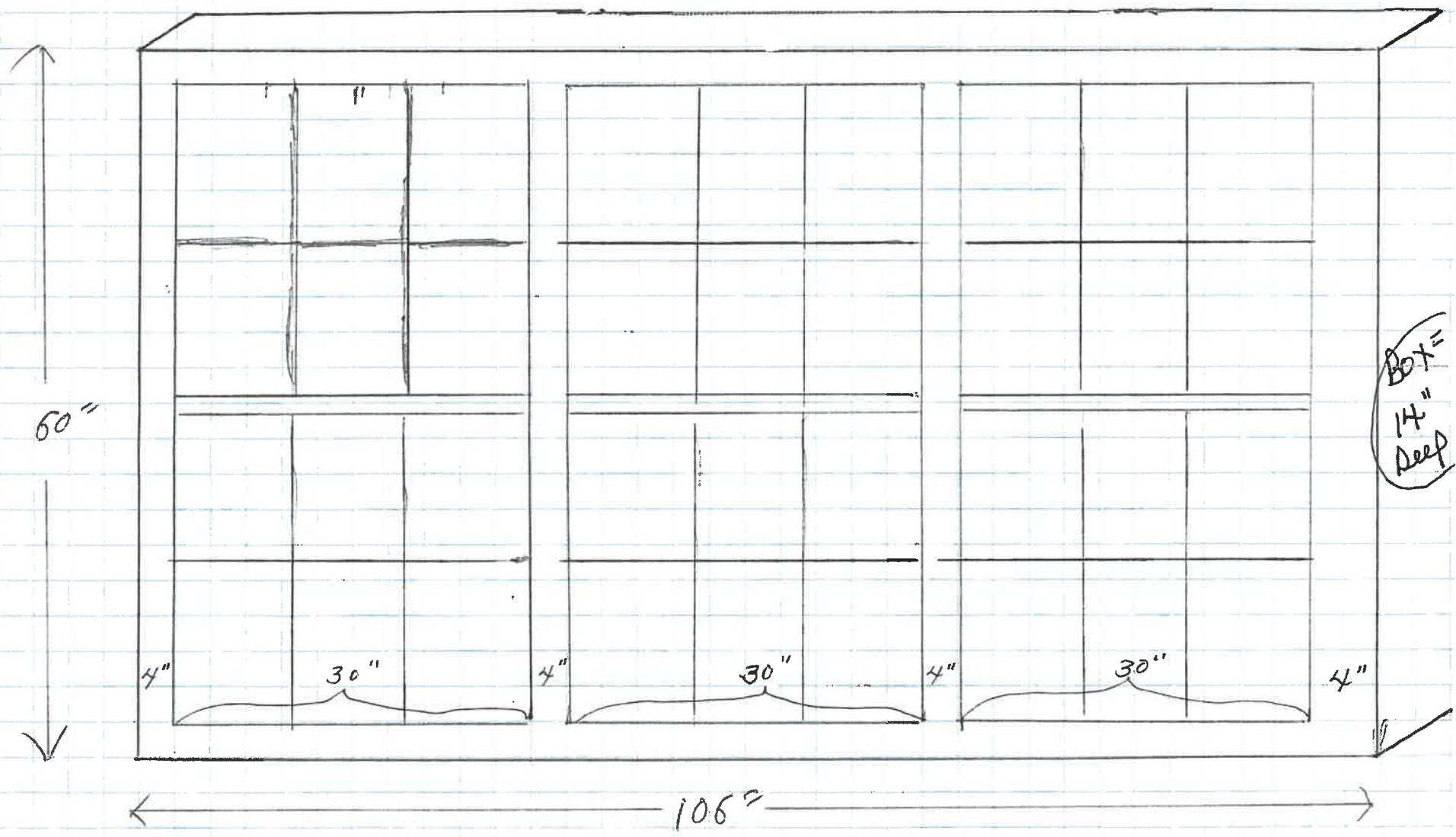


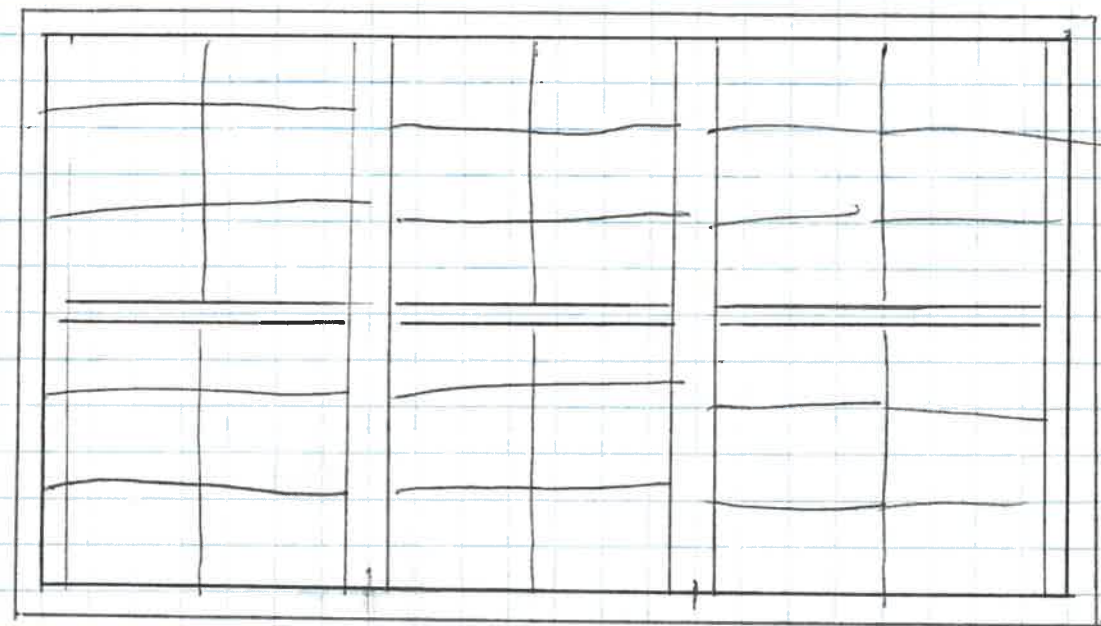


Visit

Save

Picture to show general window design, brackets, + framing





60"

106"



Andersen Windows - Abbreviated Quote Report



Project Name: MIDDLE STREET

Quote #: 1807 Print Date: 12/28/2020 Quote Date: 10/17/2020 iQ Version: 20.0

Dealer:	Customer: RICCI LUMBER
Sales Rep: Administrator - DO NOT REMOVE	Billing Address:
Created By:	Phone: Fax:
	Contact: Trade ID: 096378 Promotion Code:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0006	3	ADH2650 (AA)		\$ 927.43	\$ 2782.29

RO Size = 2' 6" W x 5' 0" H Unit Size = 2' 5 1/4" W x 4' 11 1/4" H

A Series

Unit, 4 9/16" Frame Depth, White/Pine, Birch Bark - Factory Painted, High Performance Low-E4 (Each Sash), Divided Light with Spacer, Colonial, 3W2H, 3/4", Ext Grille - White, Int Species - Pine, Int Grille Color - Birch Bark - Factory Painted(Each Sash), Traditional, White, 1 Sash Locks, w/ Standard Flange Equal Sash, Insect Screen, White

Viewed from Exterior

Zone: Northern
U-Factor: 0.30, SHGC: 0.27, ENERGY STAR® Certified: No

Customer Signature

Total Load Factor
0.633

Subtotal	\$ 2,782.29
Tax (0.000%)	\$ 0.00
Grand Total	\$ 2,782.29

Dealer Signature

** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

4. 366 Islington Street

- Recommended Approval

Background: The applicant is seeking approval to replace an existing window and add a small bathroom vent on the 3rd floor.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

01/28/2021

LUHD-253

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 05, 2021**Applicant**

Pete Caraviello
peter.caraviello@gmail.com
366 Islington St
Portsmouth, Nh 03801
6175990897

Location

366 ISLINGTON ST
Portsmouth, NH

Owner:

CARAVIELLO PETER & CARAVIELLO MORGAN
366 ISLINGTON ST, null, PORTSMOUTH, NH
03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information**Brief Description of Proposed Work**

In conjunction with building permit BLDG-20-834, we are requesting Administrative approval for swapping an existing, vinyl replacement window for a "2 over 2" replacement window of much higher quality (and tempered glass per Building Inspector demand) on the 3rd floor gable end of our home. Additionally, as this room is being converted to a bathroom, we will need approval for a small vent at the peak of the exterior for bathroom fans.

Description of Proposed Work (Planning Staff)

--

Acknowledgement

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





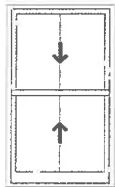
Andersen Windows - Abbreviated Quote Report



Project Name: BYAM

Quote #: 1884 Print Date: 01/05/2021 Quote Date: 12/23/2020 iQ Version: 20.0

Dealer:	Customer: RICCI LUMBER
Sales Rep: Administrator - DO NOT REMOVE	Billing Address:
Created By:	Phone: Fax:
	Contact: Trade ID: 096378 Promotion Code:



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0002	1	TCLDH3051 (Active/Active)		\$ 937.86	\$ 937.86

RO Size = 3' 0 1/2" W x 5' 1 1/2" H Unit Size = 3' 0" W x 5' 1" H

E-Series

Unit, Double-Hung, Equal Sash, Colony White 2604, White 2604 Exterior Sash/Pine w/Primed Interior, Active/Active, Dual Pane Low-E4 Tempered Clear, Argon Fill, Full Divided Light (FDL), 2 Wide 1 High Specified Equal Light Pattern, White 2604 Exterior/Pine w/Primed Interior, Chamfer Exterior Grille Bar/Ovolo Interior Grille Bar, 7/8" Grille Bar, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) White, Rigid Vinyl w/Integral Vinyl Drip Cap, White Jamb Liners w/Clad Exterior / Wood Interior Inserts Full Insect Screen, Colony White 2604 w/Fiberglass Mesh

Zone: Northern U-Factor: 0.33, SHGC: 0.27, ENERGY STAR® Certified: No

Customer Signature

Total Load Factor 0.311

Subtotal	\$ 937.86
Tax (0.000%)	\$ 0.00
Grand Total	\$ 937.86

Dealer Signature

** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Item Qty Item Size (Operation) Location Unit Price Ext. Price



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.

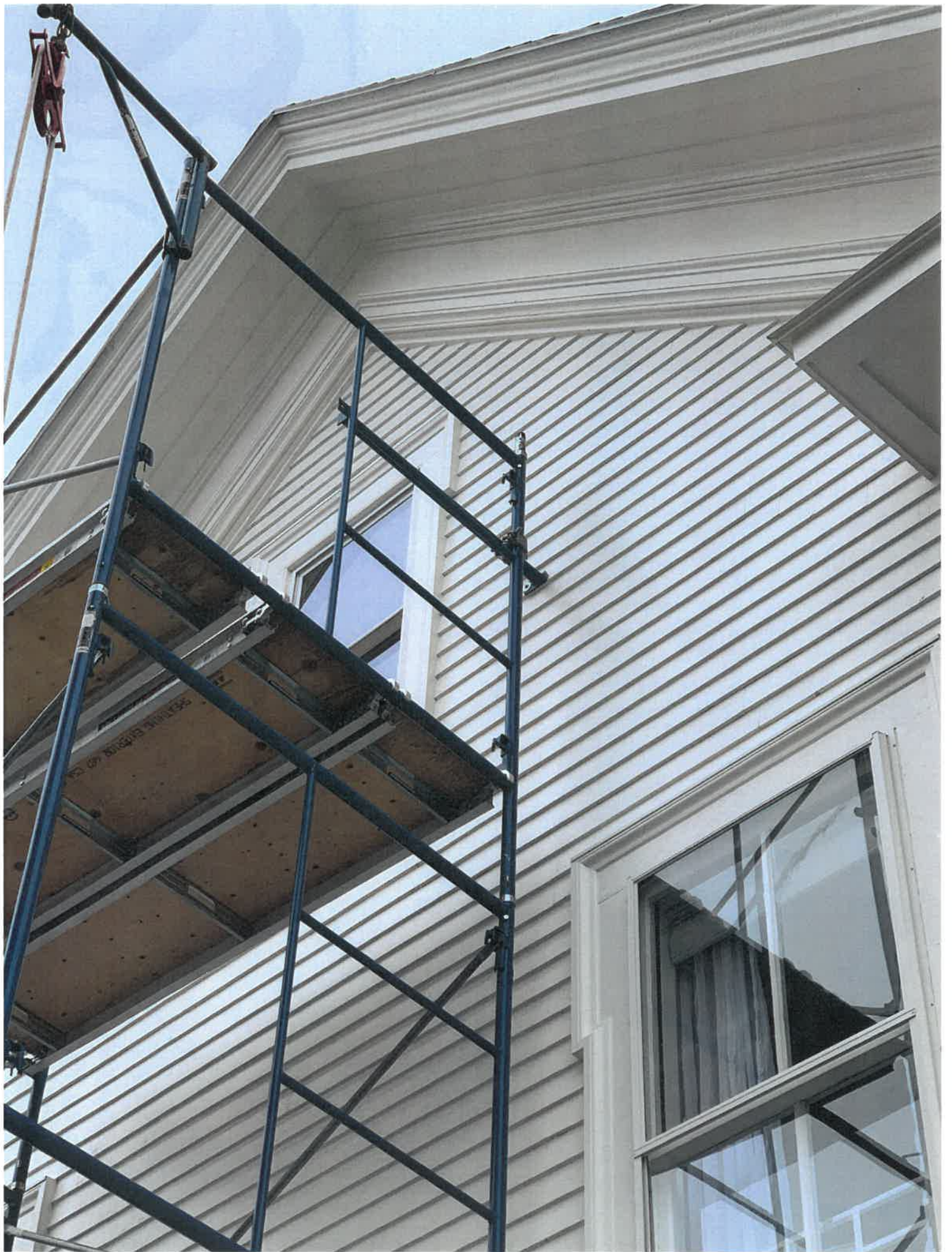


This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of November 2019. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:







5. 11 Meeting House Hill Road - TBD

Background: The applicant is seeking approval for the omission of (1) window from the previously approved design and for the installation of an HVAC condenser between the house and garage.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



01/28/2021

LUHD-254

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 07, 2021

Applicant

Rick Becksted
rbecksted1@comcast.net
1395 Islington St
Portsmouth, NH us, 03801
6038171912

Location

11 MEETING HOUSE HILL RD
Portsmouth, NH

Owner:

KARABELAS ARGERIS & KARABELAS ELOISE
461 COURT ST, null, PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Deviation from approved exterior finish.

1. One window C was not installed as a 3 1/2" x 7" VL post was installed in the middle of this location to support steel beam required to reinforce floor.

2. Install a small wall mount condenser on wall in alley between house and garage. (behind gate at street entry to alley. All other components of heat/AC equipment will be on interior.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other



Construction & Design


1395 Islington Street, Portsmouth, NH 03801

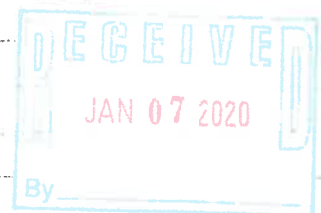
(603) 431-1587

JOB 11 MEETING HOUSE LANE
SHEET NO. 1 OF _____
CALCULATED BY RB DATE 10/26/20
CHECKED BY _____ DATE _____
SCALE N/A

11 MEETING HOUSE LANE - GARAGE

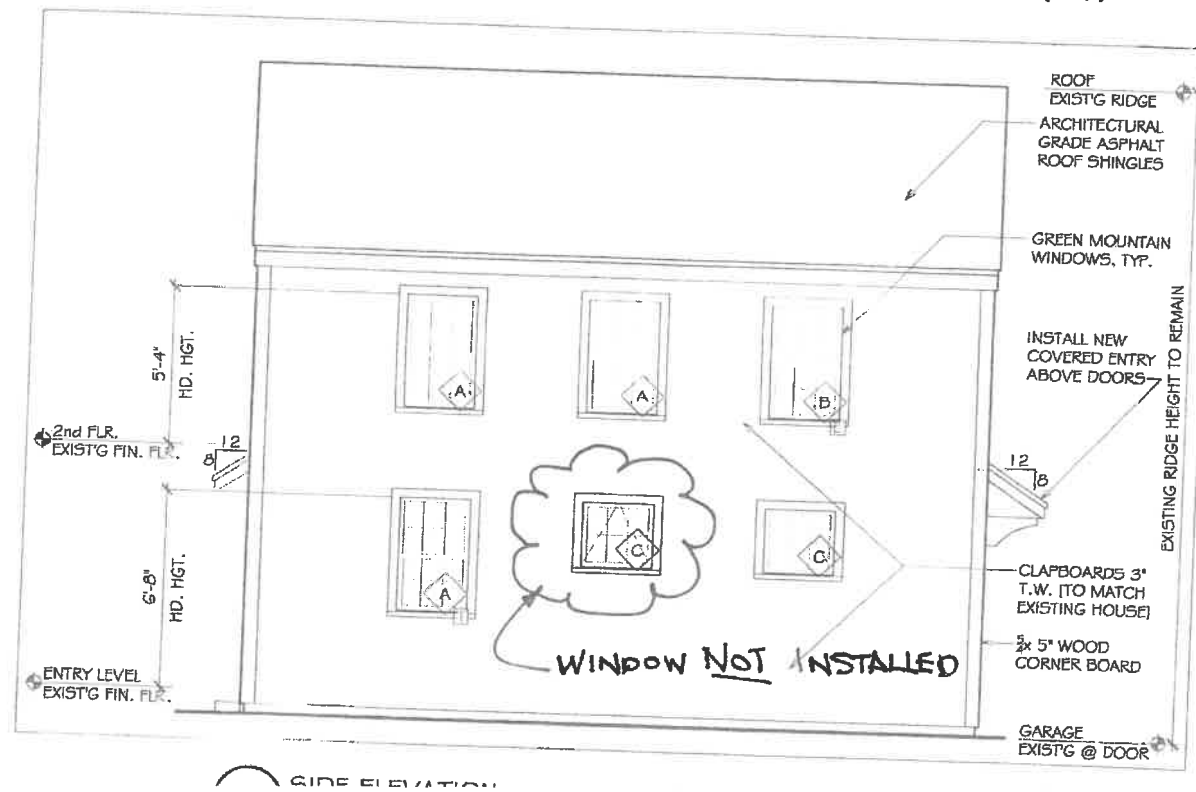
DEVIATION FROM APPROVED EXTERIOR FINISH

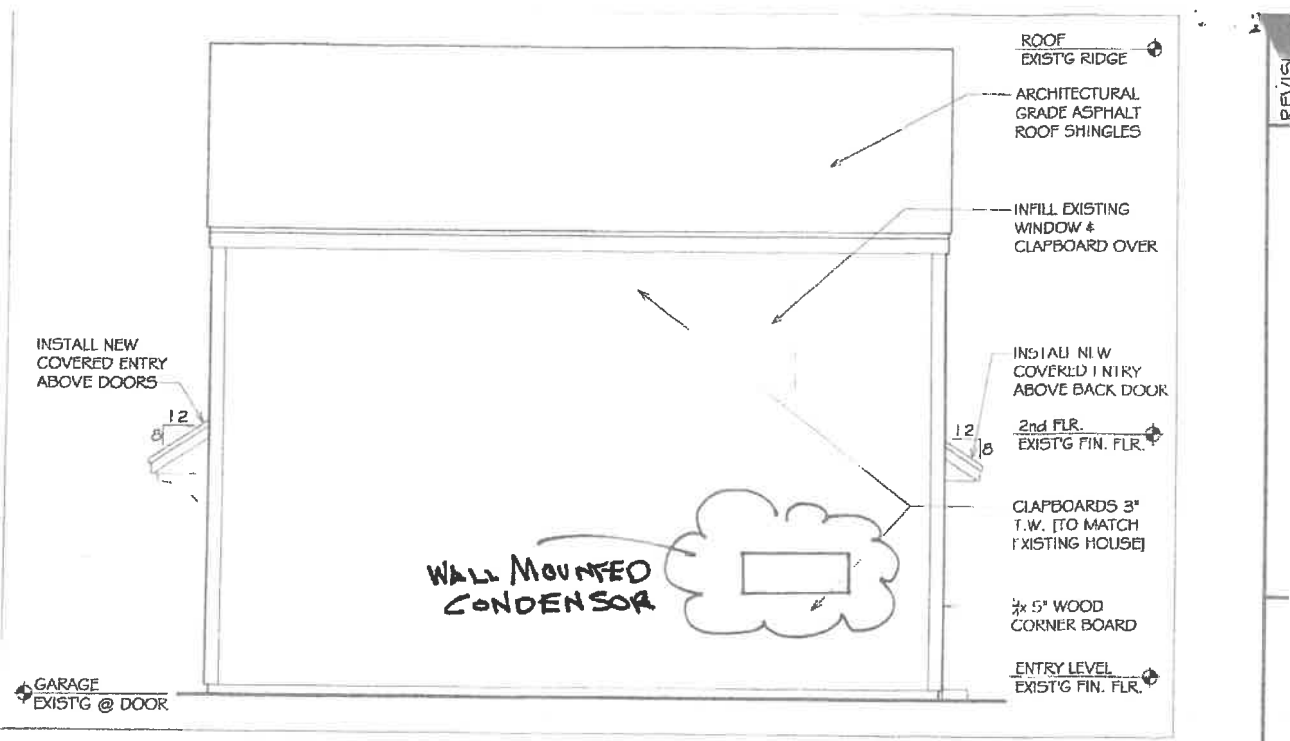
- ① ONE WINDOW  WAS NOT INSTALLED AS A 3 1/2" x 7" VL POST WAS INSTALLED IN THE MIDDLE OF THIS LOCATION TO SUPPORT THE WF STEEL BEAM REQUIRED TO REINFORCE FLOOR (SEE FRAMING REINFORCEMENT PLAN PREVIOUSLY SUBMITTED).
 - ② INSTALL A SMALL, WALL MOUNTED CONDENSOR ON WALL IN ALLEY BETWEEN HOUSE & GARAGE (BEHIND GATE AT STREET ENTRANCE TO ALLEY).
- ALL OTHER COMPONENTS OF HEAT/AC EQUIPMENT WILL BE ON INTERIOR.



1.

11 MEETING HOUSE LANE - GARAGE DEVIATION FROM APPROVED EXTERIOR FINISH





2 SIDE ELEVATION
1/4" = 1'-0"

2. MEETING HOUSE LANE - GARAGE
DEVIATION FROM APPROVED EXTERIOR FINISH

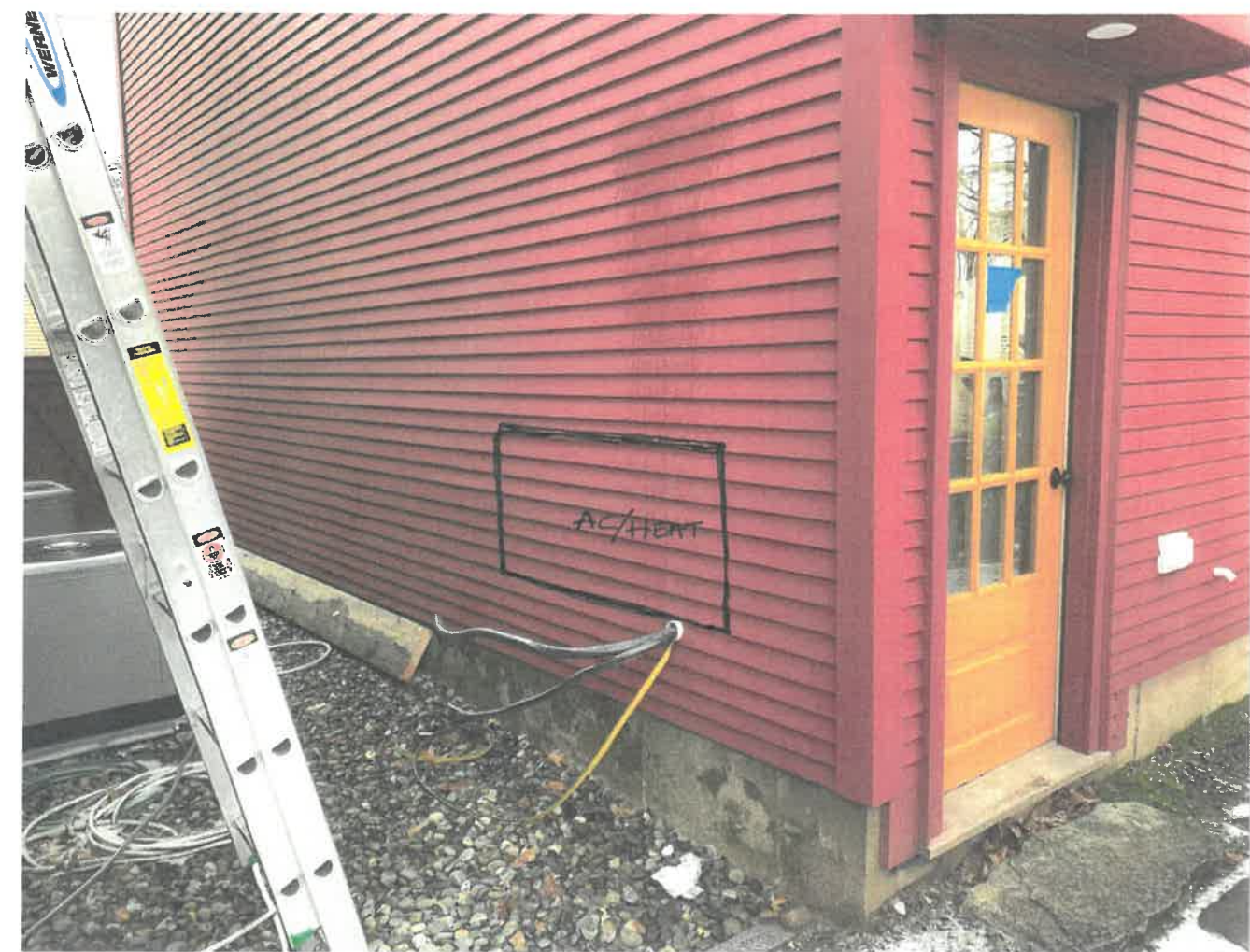


PAINT-11
TESTATE
ERS.COM

C







Inverter Driven Heat Pump

24,000 BTU Single Zone XLTH Wall Mounted System

Job Name _____
 Location _____
 Engineer _____
 Submitted To _____
 Submitted By _____
 Reference _____

Date _____
 Approval _____
 Construction _____
 Unit No _____
 Drawing No _____

PRODUCT FEATURES

- Auto Changeover
- 24 hr. Timer
- Auto Louver: 4 way
- Minimum Heat Mode
- Wireless Remote control
- Auto Restart
- Economy Mode
- Base Pan Heater



MODEL NUMBERS	
Indoor Unit	ASU24RLF
Outdoor Unit	AOU24RLXFWH
System	24RLXFWH

EFFICIENCY	
SEER	19.5
EER	12.5
HSPF	10.5
COP	3.40
	11.6

OUTDOOR TEMPERATURE OPERATION RANGE	
Cooling °F(°C)	-5 to 115 (-20 to 46)
Heating	-15 to 75 (-26 to 24)

CAPACITIES			
Cooling	Rated		22,000
	Min.-Max.	BTU/hw	9900-27300
Heating	Rated		25,500
	Min.-Max.		7500-36200

LINE SET REQUIREMENTS			
Connection Method Flare			
Liquid	in (mm)		Ø 3/8 (Ø 9.52)
Gas			Ø 5/8 (Ø 15.88)
Pre-Charge Length			66 (20)
Minimum Length	ft (m)		16 (5)
Maximum Length			164 (50)
Max. Height Diff.			98 (30)

INDOOR DIMENSIONS & WEIGHT			
Net (H x W x D)	in	12-5/8 x 39-1/4 x 9	
	mm	320 x 998 x 228	
Gross (H x W x D)	in	12-3/5 x 42-15/16 x 16-7/8	
	mm	319 x 1090 x 429	
Net Weight	lb (kg)		31 (14)
Gross Weight			40 (18)

OUTDOOR DIMENSIONS & WEIGHT			
Net (H x W x D)	in	32-11/16 x 35-7/16 x 13	
	mm	830 x 900 x 330	
Gross (H x W x D)	in	39-3/8 x 41-5/16 x 17-1/2	
	mm	1,000 x 1,050 x 445	
Net Weight	lb (kg)		135 (61)
Gross Weight			152 (69)

Warranty Information



7 Year Compressor, 5 Year Parts out-of-the-box Warranty



10 Year Compressor, 10 Year Parts Warranty when registered within 60 days of installation in a residence



12 Year Compressor, 12 Year Parts Warranty when registered within 60 days of installation in a residence, and installed by a Fujitsu Elite contractor

ACCESSORIES

UTY-TTRX	3rd Party Thermostat Converter
UTY-RNNUM	Wired Remote
UTY-RVNUM	Wired Remote w/backlight
UTY-RSNUM	Simple Remote
UTY-XWZX	Dry Contact Wire Kit
FJ-RC-WIFI-1NA	Intesis Wired WiFi Module
FJ-IR-WIFI-1NA	Intesis IR WiFi Module
UTY-TFNXZ2	WiFi Interface Module



This system combination is Energy Star qualified



Indoor Unit ETL#: 3170288
 Outdoor Unit ETL#: 91987

Due to continuous product improvements, specifications are subject to change without notice. Please log in to the Fujitsu Portal for the most up-to-date documentation <https://portal.fujitsu-general.com>

Inverter Driven Heat Pump

24,000 BTU Single Zone XLTH Wall Mounted System

FAN DATA

Indoor Unit Airflow Rate	Cooling	High	659 (1120)
		Medium	530 (900)
		Low	435 (740)
		Quiet	365 (620)
Outdoor Unit Airflow Rate	Cooling	High	677 (1150)
		Medium	530 (900)
		Low	435 (740)
		Quiet	365 (620)
Indoor Unit Airflow Rate	Heating	High	2,001 (3,400)
		Quiet	2,119 (3,600)

NOISE LEVEL

Indoor Unit	Cooling	High	49
		Medium	42
		Low	37
		Quiet	33
Outdoor Unit	Cooling	High	49
		Medium	42
		Low	37
		Quiet	33
Indoor Unit	Heating	High	54
		Quiet	55

REFRIGERANT

Type		R410A
Charge	lb oz	4 lb 10.1 oz
	kg	2,100
Oil Type		PGE (R66B)

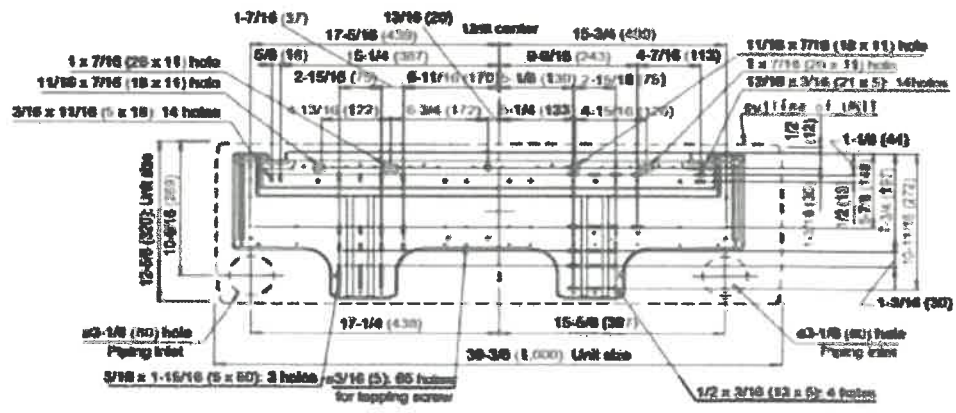
ELECTRICAL SPECIFICATIONS

Voltage/Frequency/Phase		208/230V-60HZ	
Voltage Range		187-253V-60HZ	
Current	Cooling	Rated	7.9
	Heating	Rated	10.5
Maximum Operating Current	Cooling	Rated	15
	Heating	Rated	15.5
Starting Current		8.6	
MCA		18	
Maximum Circuit Breaker		20	
Input Power	Cooling	Rated	1.76
	Heating	Rated	2.38
Power Factor	Cooling	Min.-Max.	0.58-3.42
	Heating	Min.-Max.	0.50-3.53
Energy Star	Cooling		97
	Heating		99

OTHER

Moisture Removal	pints/h (L/h)	3(6.3)	
Energy Star		YES	
Drain hose	Material	PVC	
Size	In (mm)	Ø 15/32 (Ø 12) (I.D.), Ø 5/8 (Ø 16) (O.D.)	
	Operation Range	Cooling	°F (°C)
Energy Star	Heating	%RH	64 to 90 (18 to 32)
	Heating	°F (°C)	80 or less 88 (30) or less

Wall Bracket Data

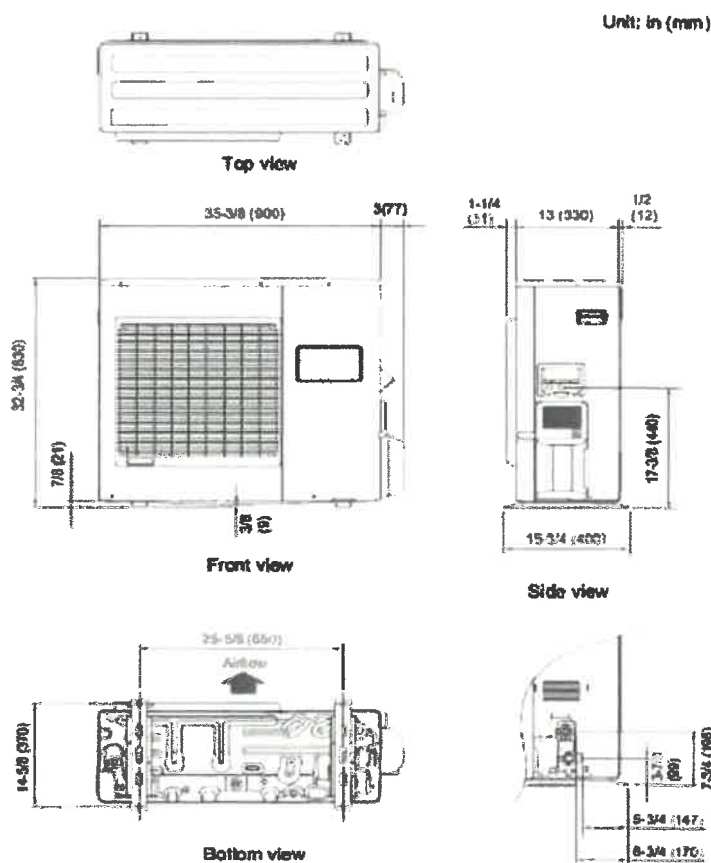
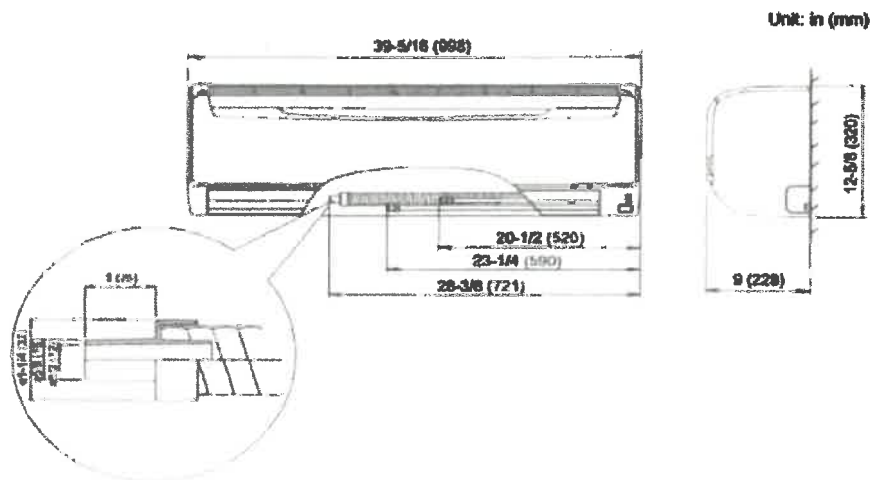


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Note: Specifications are based on the following conditions:
 Cooling: indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB. Heating: indoor temperature of 70°F (21.1°C) DB/60°F (15.6°C) WB, and outdoor temperature of 47°F (8.3°C) DB/43°F (6.1°C) WB. Pipe length: 25ft. (7.5m), Height difference: 0ft. (0m) (Outdoor unit - Indoor unit).

DIMENSIONS

Units: In. (mm)



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Note: Specifications are based on the following conditions:
 Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB. Heating: Indoor temperature of 70°F (21.1°C) DB/60°F (15.6°C) WB, and outdoor temperature of 47°F (8.3°C) DB/43°F (6.1°C) WB. Pipe length: 25ft. (7.5m). Height difference: 0ft. (0m) [Outdoor unit - indoor unit].

6. 105 Chapel Street

- Recommended Approval

Background: The applicant is seeking approval for an after-the-fact door replacement.

Staff Comment: Recommended Approval

Stipulations:

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



City of Portsmouth, NH

01/28/2021

LUHD-255

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 08, 2021**Applicant**

W. MICHAEL CAMPBELL AIA
wmcarch@optonline.net
369 WEST FARMS RD
PO BOX 86
FARMINGDALE, NJ 07727
732-241-6516

Location

105 CHAPEL ST
Portsmouth, NH

Owner:

ST JOHNS CHURCH
100 CHAPEL ST, null, PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information**Brief Description of Proposed Work**

In kind replacement of the six panel sacristy door. Due to a contractor misunderstanding this work has already been completed. The new door matches the door that was removed in material, (wood), style and detail. This section of the main church building is not original and was constructed mid-20th century.

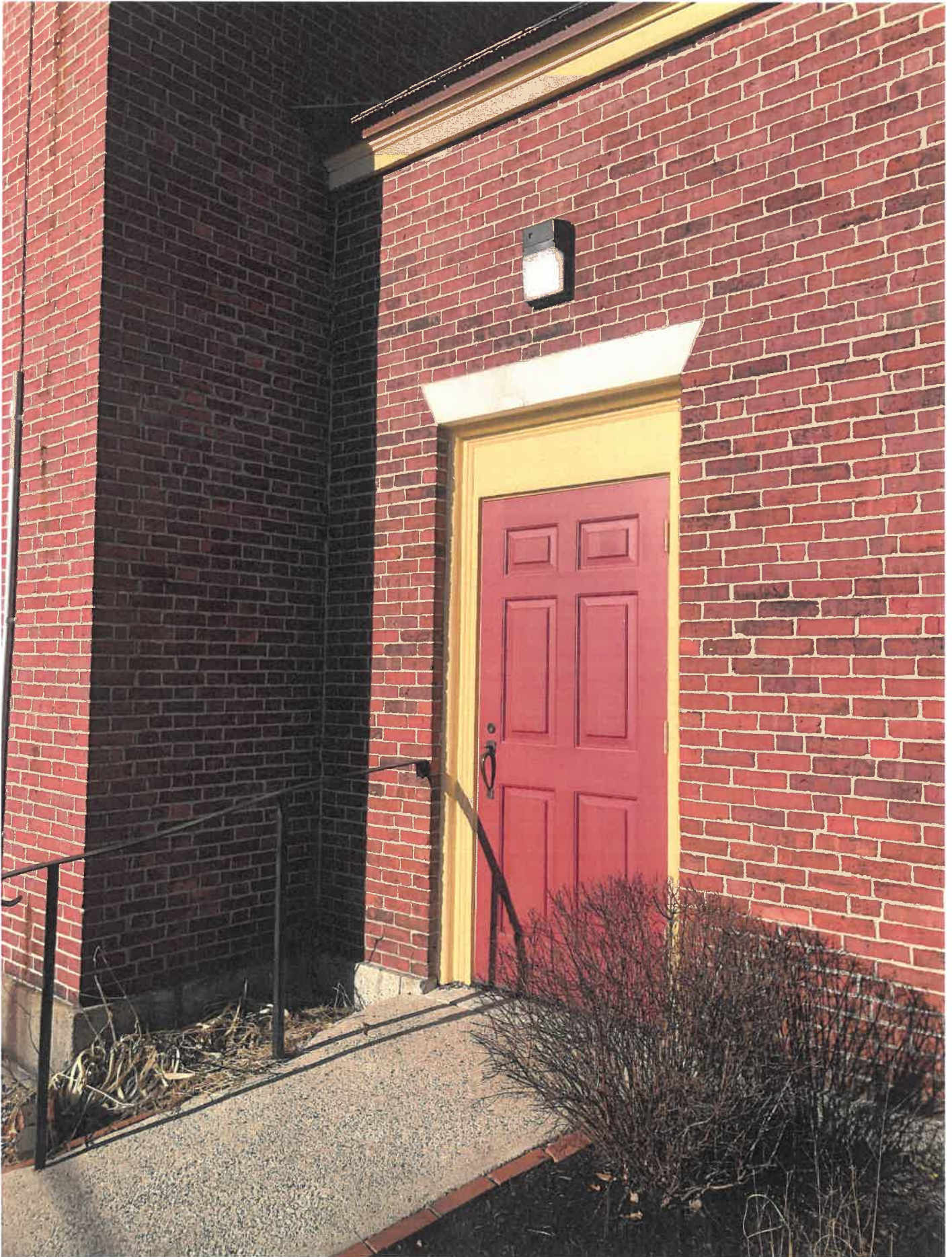
Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Architect

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







7. 37 South Street

- Recommended Approval

Background: The applicant is seeking approval to replace and add onto an existing fence with new cedar fencing and replace deck railings and gate.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



01/28/2021

LUHD-256

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 09, 2021

Applicant

kevin charette
ktc@comcast.net
37 south street
portsmouth, nh 03801
8607127136

Location

37 SOUTH ST
Portsmouth, NH

Owner:

CHARETTE KEVIN THOMAS & CHARETTE LORI
WILLS
37 SOUTH ST, null, PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Complete 3 minor fence replacements/additions:

- 1) replace rotted fence/gate with similar design - one section of 48 inches high spaced cedar board fence with cedar section cap and posts, and one 3 foot wide single swing gate to match (31 South St received approval in December 2020 on their portion of fence line replacement LUHD0241.
- 2) add one 3 foot by 3 foot swing gate, veranda white composite rail gate, at entrance to deck. Gate design and material will match existing deck railing.
- 3) add one 12 foot length by 3 foot high cedar railing style fence to be similar in design to fence on neighbor's deck (47 South St).

Description of Proposed Work (Planning Staff)

--





replacement fence section design





replacement gate design











8. 138 Maplewood Avenue - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design: (1. Remove (2) awning windows rom the West Elevation 2. Change triple casement window to single awning window on the South Elevation 3. Remove casement window on East Elevation 4. Add heat pump and enclosure to the North Elevation).

Staff Comment: Recommended Approval

Stipulations:

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



City of Portsmouth, NH

01/28/2021

LUHD-260

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 20, 2021

Applicant

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

Location

138 MAPLEWOOD AVE
Portsmouth, NH

Owner:

PANTELAKOS DONNA P REV TRUST &
PANTELAKOS G T & D P TRUSTEES
138 MAPLEWOOD AVE, null, 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 July 2020 HDC Approval, LU-20-71.
- Remove 2 Awning Windows from West Elevation.
- Change triple Casement to single Awning Window at South Elevation.
- Remove Casement Window at East Elevation.
- Add Heat Pumps & Enclosure at North Elevation.

Description of Proposed Work (Planning Staff)

--

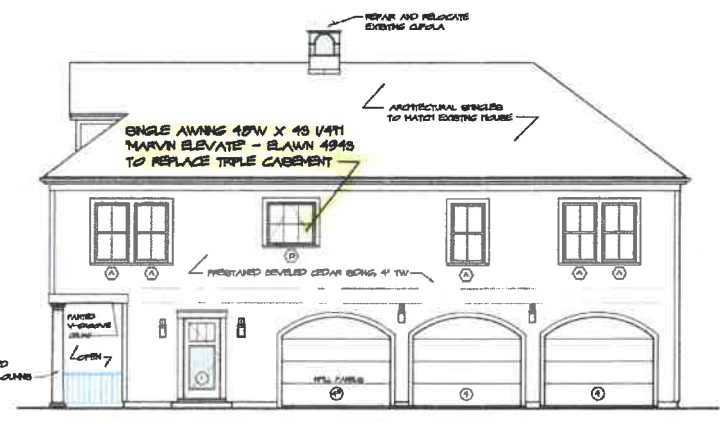
Acknowledgement

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

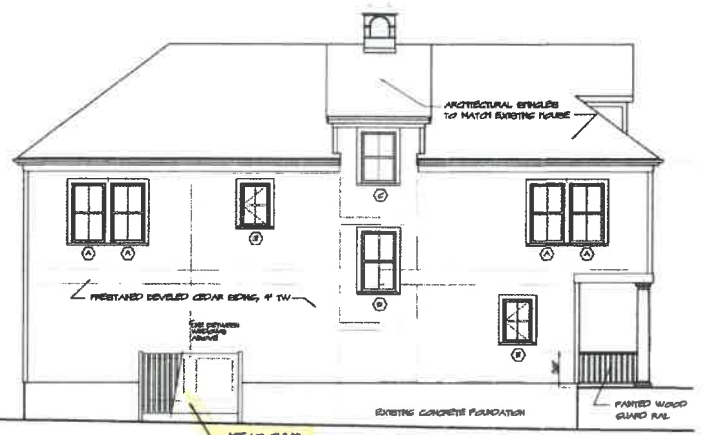




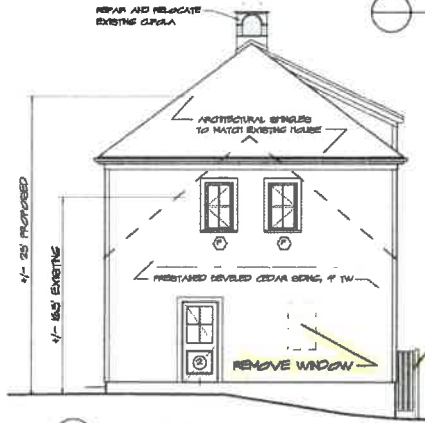
WEST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"

- CHANGES TO JULY 2020 HDC APPROVAL SCALE = 1" = 1'
1. REMOVE 2 AWNING WINDOWS FROM WEST ELEVATION
 2. CHANGE TRIPLE CASEMENT TO SINGLE AWNING AT SOUTH ELEVATION
 3. REMOVE CASEMENT AT EAST ELEVATION
 4. ADD HEAT PUMPS & ENCLOSURE AT NORTH ELEVATION PENDING APPROVAL FROM BOARD OF ADJUSTMENT

ELEVATION NOTE
DO NOT SCALE ELEVATIONS. FOR DIMENSIONS, DETAILS & MATERIALS, SEE FLOOR PLAN & SECTION DRAWINGS

EXTERIOR ELEVATIONS		1200 S 10/14/20 A-6
GARAGE 2ND FLOOR ADDITION & RENOVATIONS 1/18/21		

ANNE WHITNEY ARCHITECT
 100 HULLMAN AVE. FARMINGTON, CT

B Granite Street
Portsmouth
NH 03801
603-427-2532



ANNE WHITNEY ARCHITECT

138 MAPLEWOOD AVE.
EXISTING & PROPOSED LOT PLAN
SCALE 1/4" = 1'-0" 4/22/2020

NOTE: EXISTING AND PROPOSED ARE OVERLAYED
ON EXISTING SURVEY PLAN JULY 29, 1997
BY MLETTE, SPRAGUE & CAWELL, INC.
ANNE WHITNEY ARCHITECT, FIELD MEASURED
AND DRAFTED CURRENT EXISTING CONDITIONS

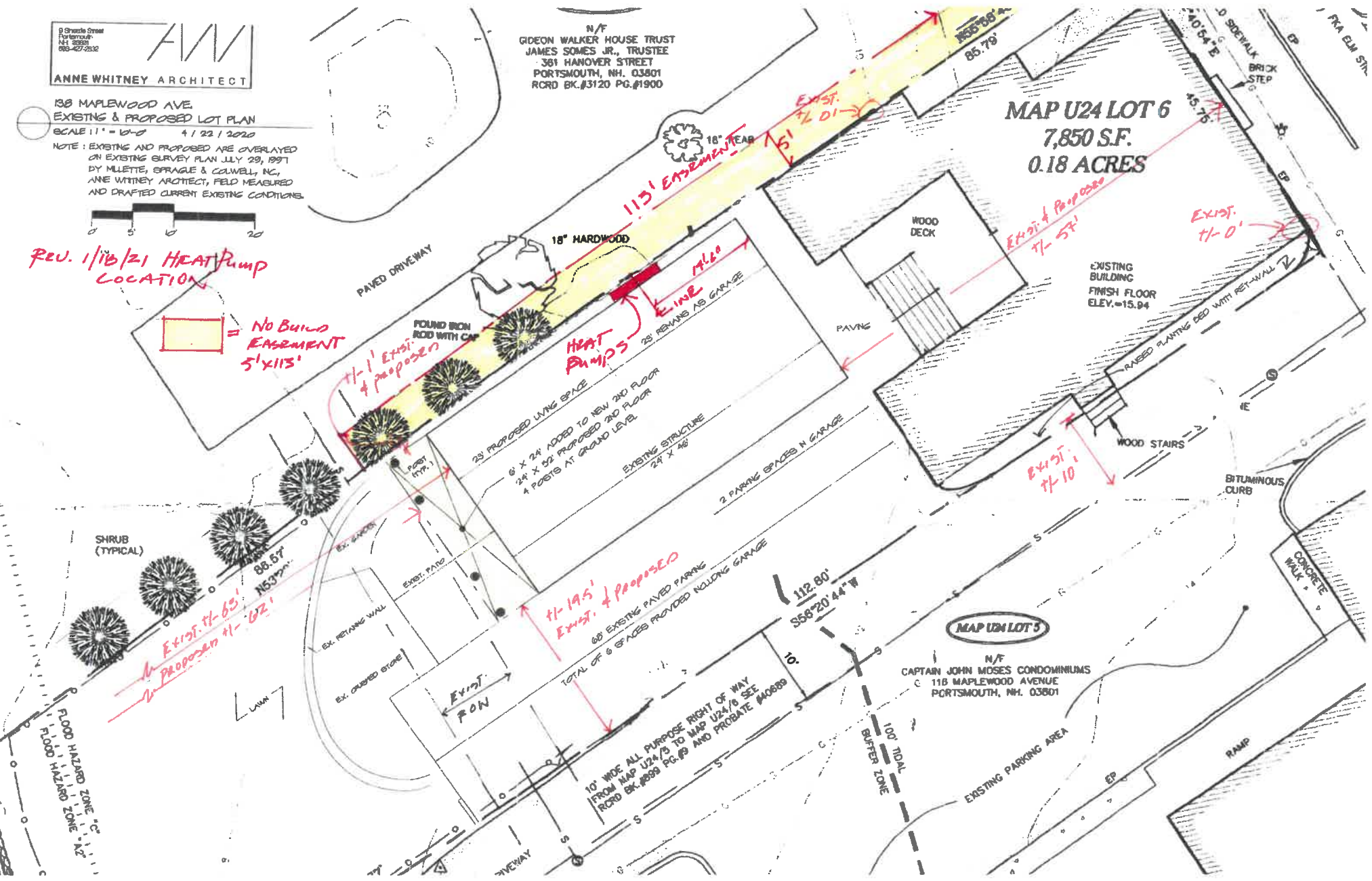
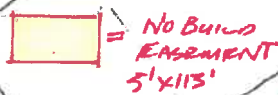
N/F
GIDEON WALKER HOUSE TRUST
JAMES SOMES JR., TRUSTEE
381 HANOVER STREET
PORTSMOUTH, NH. 03801
RCRD BK.#3120 PG.#1900

MAP U24 LOT 6
7,850 S.F.
0.18 ACRES

MAP U24 LOT 5
N/F
CAPTAIN JOHN MOSES CONDOMINIUMS
118 MAPLEWOOD AVENUE
PORTSMOUTH, NH. 03801

REV. 1/18/21 HEAT PUMP
LOCATION

NO BUILD
EASEMENT
51' X 115'



9. 379 New Castle Avenue - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design: (1. New Bulkhead to Crawl Space on South-Front Elevation 2. No Door Opening to Crawl Space at North-Rear Elevation 3. 2" Stone Veneer at New Foundations with 5/4 x 8 Mudsill at new & old 4. At Side Entry, extend Hip Roof 30" over Landing, support with Cedar Bracket 5. Final Chimney sizes to be 30" x 48").

Staff Comment: Recommended Approval

Stipulations:

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



City of Portsmouth, NH

01/28/2021

LUHD-261

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 20, 2021

Applicant

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

Location

379 NEW CASTLE AVE
Portsmouth, NH

Owner:

PETERS TODD & PETERS JAN
379 NEW CASTLE AVE, null, 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 July 2020 HDC Approval

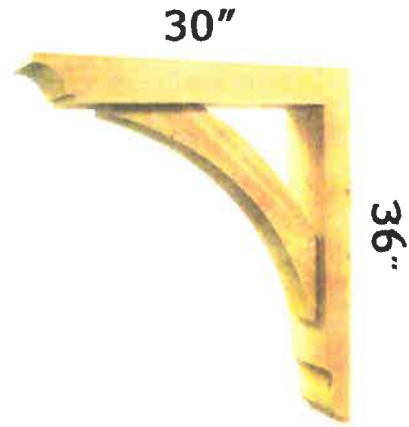
1. New Bulkhead to Crawl Space on South-Front Elevation.
2. No Door Opening to Crawl Space at North-Rear Elevation.
3. 2" Stone Veneer at New Foundations with 5/4 x 8 Mudsill at new & old.
4. At Side Entry, extend Hip Roof 30" over Landing, support with Cedar Bracket.
5. Final Chimney sizes to be 30" x 48"

Description of Proposed Work (Planning Staff)

--

Acknowledgement

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



CEDAR BRACKET PAINTED
PROWOOD MARKET #10127

CHANGES TO JULY 2020 MDC APPROVAL

1. NEW BULKHEAD TO CRAWL SPACE ON SOUTH ELEVATION
2. NO DOOR OPENING TO CRAWL SPACE ON NORTH ELEVATION
3. 2" STONE VENEER AT NEW FOUNDATIONS WITH 5/4 X 8 MUDDL
4. AT SIDE ENTRY EXTEND H I P ROOF 30" OVER LANDING. SUPPORT WITH CEDAR BRACKET.
4. FINAL CHIMNEY SIZES; ROAD SIDE 30" X 48"
WATER SIDE 30" X 48"

NORTH & WEST ELEVATIONS ADDITIONS & RENOVATIONS 878 NEW CHURCH AVE PORTSMOUTH, NH	 ANNE WHITNEY ARCHITECT	11910
		1/20/21

10. 33 Holmes Court

- Recommended Approval

Background: The applicant is seeking approval to replace existing front brick steps with granite steps.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



01/28/2021

LUHD-262

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 21, 2021

Applicant

Brenda Bouchard
brendajbouchard@gmail.com
33 Holmes Court
Portsmouth, NH 03801
6038677700

Location

33 HOLMES CT
Portsmouth, NH

Owner:

Brenda J Bouchard
33 HOLMES CT, null, Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Replace front steps

Description of Proposed Work (Planning Staff)

--

Acknowledgement

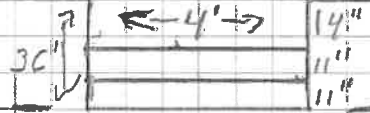
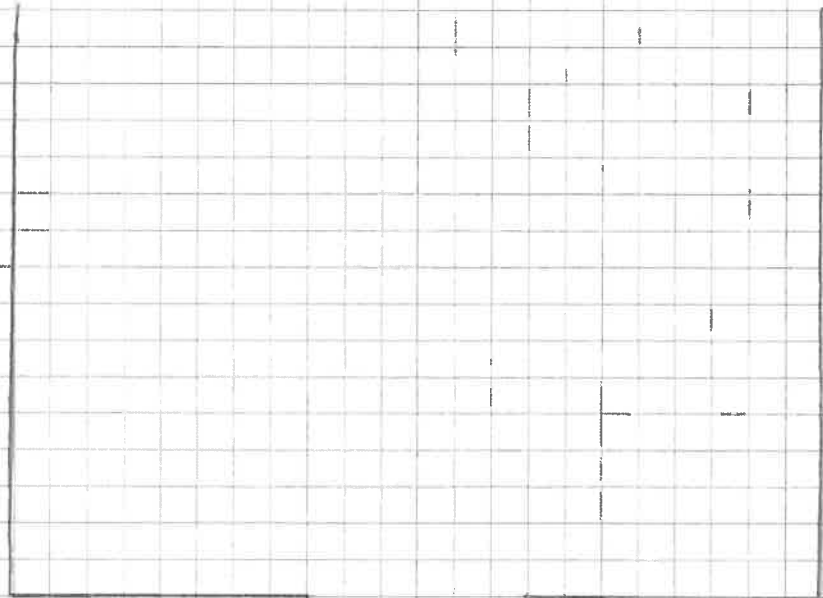
I certify that the information given is true and correct to the best of my knowledge.



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



Holmes Court



Petit Landscaping will replace existing brick steps with new granite steps.

Granite steps will have a smooth finish

Steps will match existing measurements and abut Holmes Court.







Example of Proposed Stairs (smooth side and face)

11. 76 South School Street - Recommended Approval

Background: The applicant is seeking approval to replace existing fence (lattice/chain-link) with new cedar wood fencing.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



01/28/2021

LUHD-263

Historic District Commission Work Session or Administrative Approval Application

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

Applicant

Ian Ciesla
ian.ciesla@gmail.com
78 S. School Street
Portsmouth, NH 03801
5164572682

Location

76 SOUTH SCHOOL ST
Portsmouth, NH

Owner:

CIESLA IAN & BRADT ERIN
76 SOUTH SCHOOL ST, null, PORTSMOUTH,
NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Replace very damaged existing fence of mixed materials (containing: old chain-link, broken lattice, stockade fence and black plastic tarp) with a new consistent wooden cedar fence. Rear of property is between two abutting parking lots and a city owned pathway (from Humphreys Court Extension to South School st). New wooden fence is intended to solve for the existing fence eyesore and provide privacy and security for property owners and their pet dog (who can jump quite high). Additionally, this new fence will provide a better neighborhood experience for the mentioned path traffic, onlookers and especially abutting neighbors. For the new wooden fence, proposing a 7' tall overall height (6' of panels and 1' of square lattice - to achieve the privacy from public traffic/ parking lots and while reducing the overall mass of the fence). New Fence will step down to a 4' height beginning from the rear corner of our house to S School street (on the path side.)

Description of Proposed Work (Planning Staff)

--

Request for Certificate of Approval

Property:

76 S School Street / 0101-0062

Property Owners:

Ian Ciesla

Erin Bradt

Existing Conditions:

Photographs



Existing Conditions



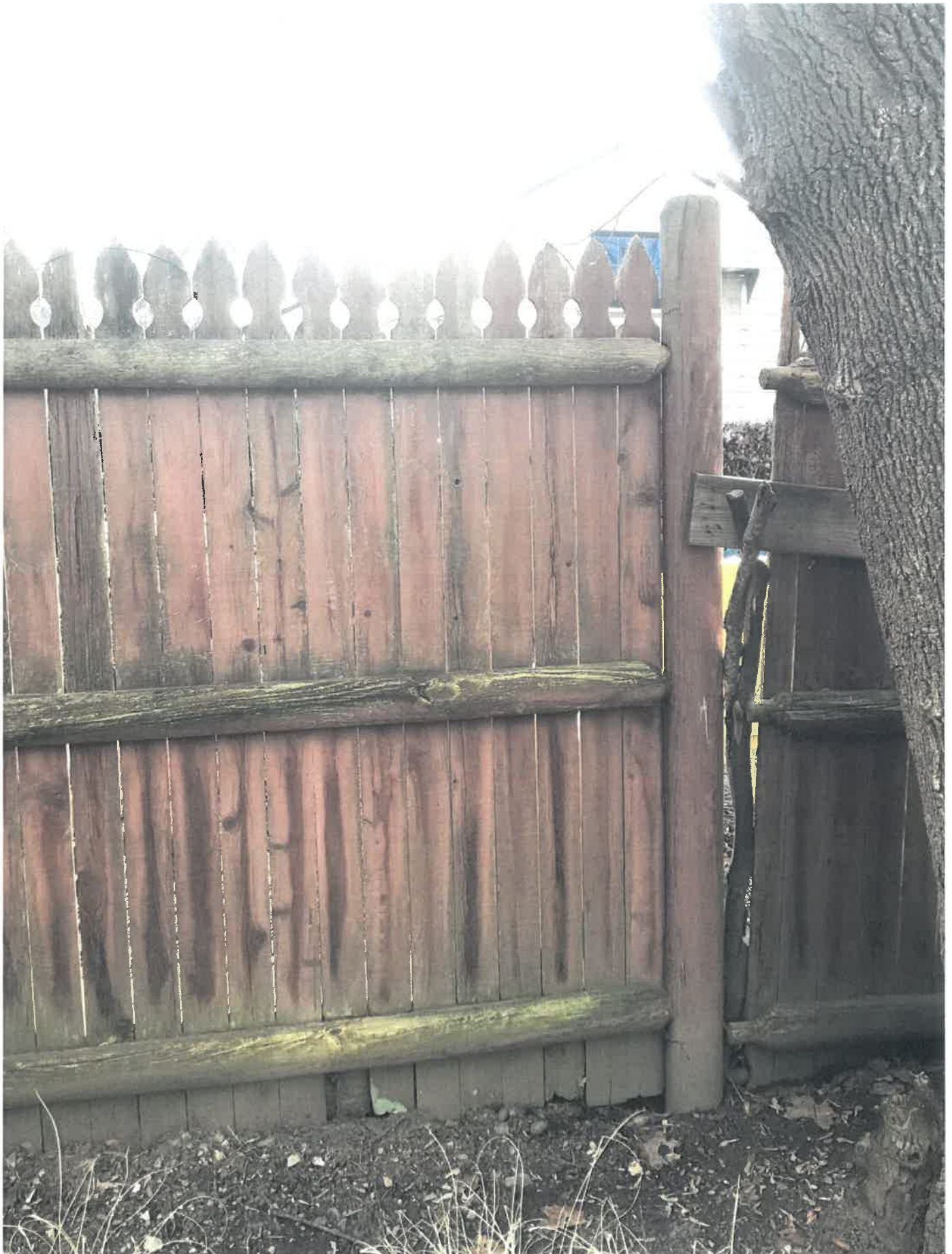
Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



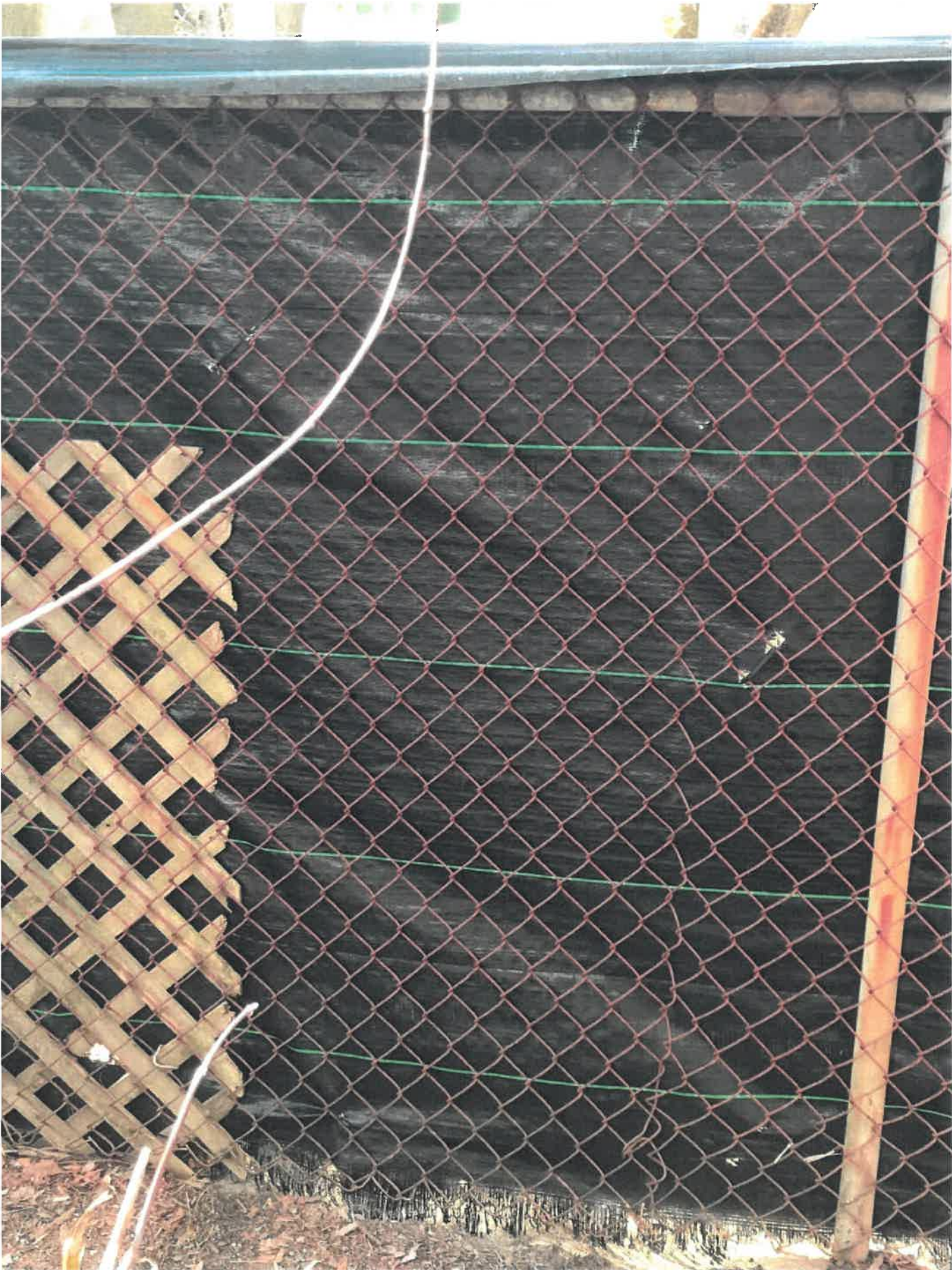
Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions

Proposed New Fence Materials:

Cedar Fence with
Square Lattice Panel



Cedar fence with square lattice

12. 75 Salter Street

- Recommended Approval

Background: The applicant is seeking approval for vent locations and simplified window light configurations.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

01/28/2021

LUHD-266

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 27, 2021

Applicant

Margot L. Thompson
ept1955@aol.com
75 Salter Street
Portsmouth, New Hampshire 03801
603-475-2763

Location

75 SALTER ST
Unit 1
Portsmouth, NH

Owner:

Margot L. Thompson
75 SALTER ST, null, PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Clean-up some details.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

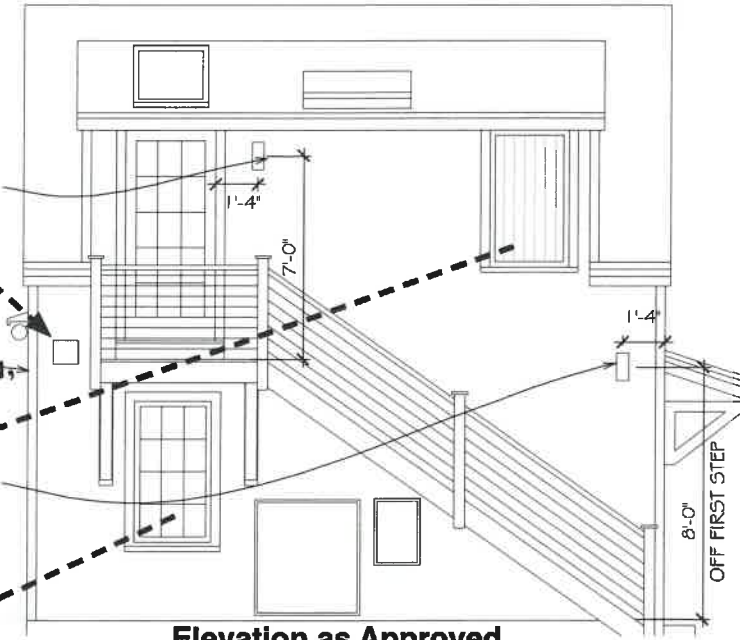
If you selected "Other", please state relationship to project.

--

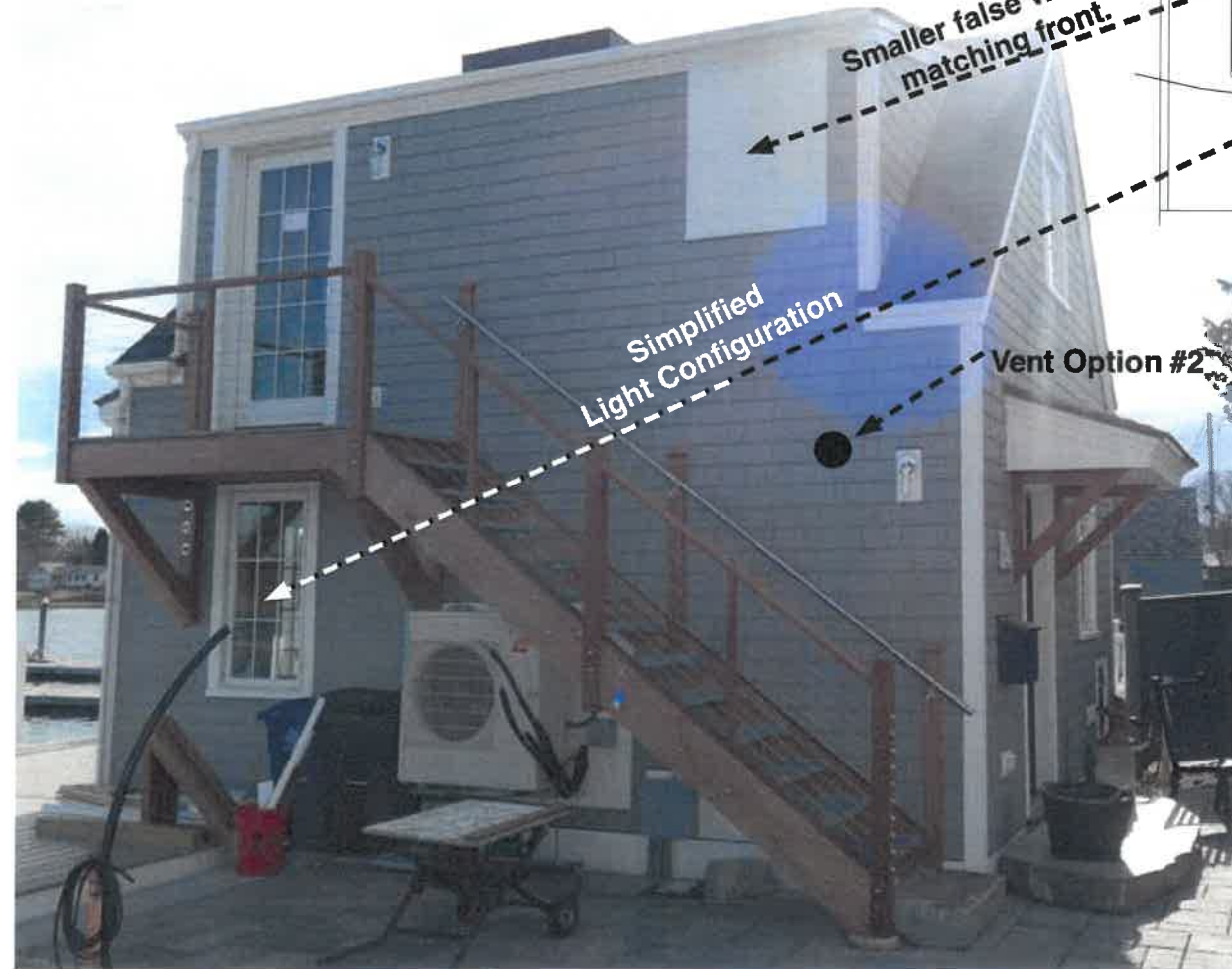
RED - Previously approved by HDC on August 5, 2020 or before



Vent Option #1



Elevation as Approved August 5, 2020 or before.



Simplified Light Configuration

Vent Option #2

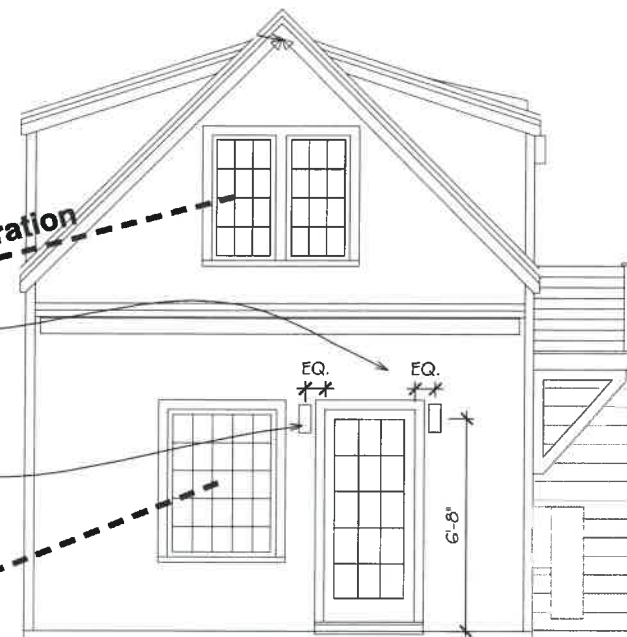
Project: Thompson Boat House
75 Salter Street
Portsmouth, NH 03801
Drawn: January 27, 2021
Drawn By: Ned Thompson

NORTH ELEVATION



Simplified
Light Configuration

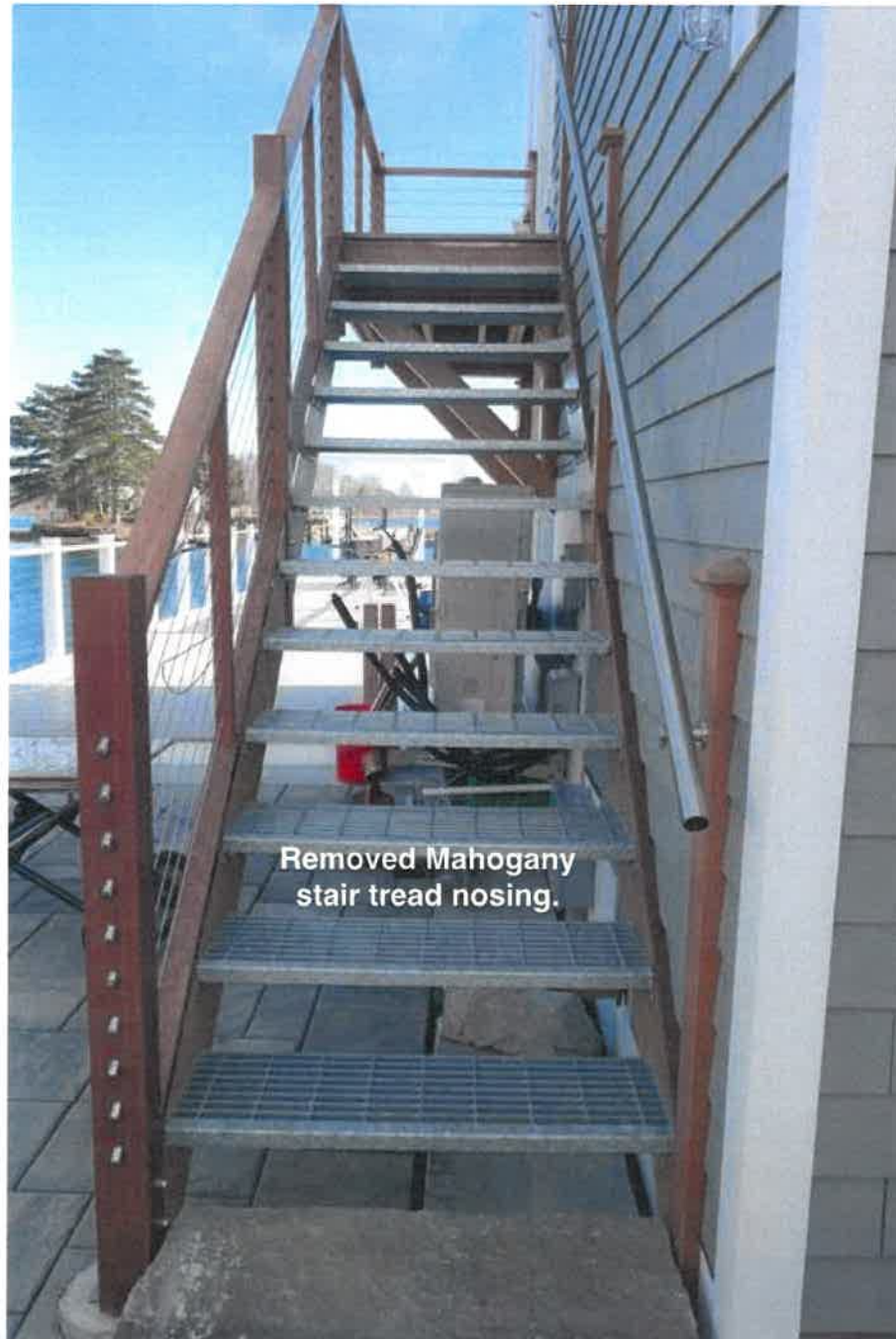
Simplified
Light Configuration



Elevation as Approved
August 5, 2020 or before.

Project: Thompson Boat House
75 Salter Street
Portsmouth, NH 03801
Drawn: January 27, 2021
Drawn By: Ned Thompson

WEST ELEVATION



Project: Thompson Boat House
75 Salter Street
Portsmouth, NH 03801
Drawn: January 27, 2021
Drawn By: Ned Thompson

STAIR TREAD NOSING



Panasonic Exterior Exhaust and Intake Vent
Model # FVWC04VE1

Will be painted white to match trim.

Project:	Thompson Boat House 75 Salter Street Portsmouth, NH 03801
Drawn:	January 28, 2021
Drawn By:	Ned Thompson

ERV EXTERIOR VENT Addendum #1

13. 82 Court Street

- TBD

Background: The applicant is seeking approval to replace current failing rubber roofing with metal roof.

Staff Comment: TBD

Stipulations:

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



01/28/2021

LUHD-268

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 28, 2021

Applicant

Debi Garland
dgarland@nhlawfirm.com
70 Court Street
Portsmouth, NH 03801
603-436-4010

Location

82 COURT ST
Portsmouth, NH

Owner:

Debi Garland
82 Court St 82 COURT ST, null, Portsmouth, NH
03801-4414

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Replace Rubber Roof and install Metal Roof

Description of Proposed Work (Planning Staff)

--

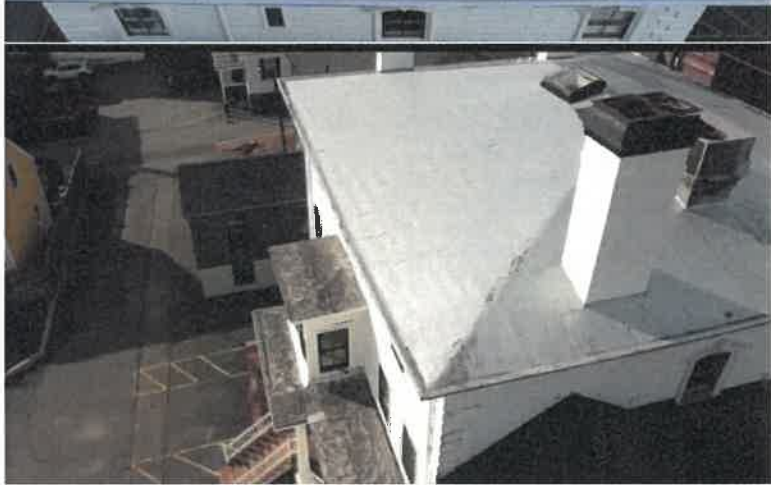
Project Representatives

Relationship to Project

Other

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

Roofing Company









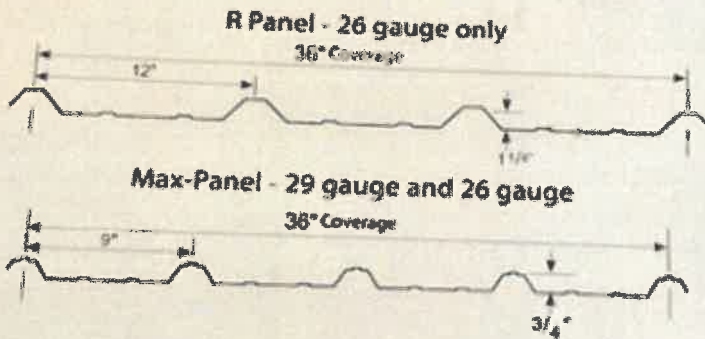
MetalMax

ROOFING & SIDING

www.MetalMax.com

All Colors Available with a
40 Year Limited Paint Warranty

- Available in 29 gauge only
- ♦ Available in 26 gauge only



SHERWIN-WILLIAMS
Coil Coatings

WeatherXL



Colors may vary slightly from samples





PINNACLE

Metal Roofing

603-387-1234

pinnaclemetalroof.com

pinnaclemetalroofing@gmail.com

Asphalt - Rubber Roofs

40 Year Warranty

Affordable Pricing

Fully Insured

14. 437 Marcy Street

- Recommended Approval

Background: The applicant is seeking approval to remove the existing picket fence and replace with 6ft. tall fencing between 437 Marcy Street and 17 Pray Street.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

01/28/2021

LUHD-264

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 27, 2021

Applicant

Mark Mininberg
mark@hospitalenergy.com
437 Marcy Street
Portsmouth, NH 03801
2036683522

Location

437 MARCY ST
Portsmouth, NH

Owner:

MININBERG MARK & MININBERG NANCY
7 PORTWALK PL #1523, null, 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 privacy fence to screen neighbor patio along property boundary.

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



Proposal for Partial Fence Replacement at 437 Marcy Street Portsmouth

Date: January 27, 2021

Project: Mark Mininberg
437 Marcy Street
Portsmouth, NH
mark@hospitalenergy.com
203-668-3522

Summary:

Portions of the existing 3' picket fence between 437 Marcy and 17 Pray Streets must be moved to conform with recently surveyed property boundaries.

The owners of each property, Mark and Nancy Mininberg of 437 Marcy and Bruce Addison and Sally Elshout of 17 Pray street agree to the new fence line.

The picket fence running along the northern and eastern property boundaries does not afford any privacy for the respective owners to enjoy their backyard patios.

The owners agree that their preference is to install a 6' fence along the northern (rear) boundary and a portion of the eastern (driveway) boundary to provide privacy between the patios.

The work would be performed by the owners of 437 Marcy using New England Cedar Fence as contractors.

The existing picket fence would be replaced by an extension of the existing privacy fence around the 17 Pray Street patio (smaller area in upper right of photo).



Privacy fence would be placed around the 17 Pray patio area. A transitional panel would connect with the existing picket fence running along the boundary line down to the street (upper right of photo).



Fence Style:

Privacy Fence

- Cut back last section on fence side line and reinstall inside property marker
- Pull out and reinstall fence on back line inside property marker
- Pull out picket fence on right side and replace with two sections of matching privacy fence
- Continue the privacy fence at 90 degree turn to where the retaining wall starts
- Fill screw holes and touch up as needed

Privacy Fence

Fence Style:

6' High Tongue & Groove
1" x 6" (5/8" x 5 1/2" actual) boards
"V" matched



Back of fence facing customer



V match T & G

Fence Materials:	All boards Architectural STK Grade Red Cedar Wood is kiln dried All wood dressed, filled as needed and sanded smooth to 100 grit
Carrying Rails:	3 - Rails 2" x 4" (1 1/2" x 3 1/2" actual) 2 - Beaded corners on each rail
Fence Cap:	2" x 3" dadoed fence cap
Sections:	See drawing <i>All sections will be built for symmetry per fence line</i>
Posts:	Northern White Cedar 8 - 5" x 5" (4 5/8" square actual) posts Posts 9' long o.a. Posts with rectangular mortise to fit 2 x 4 Decorative cap
Gates:	None
Stain:	2 coats of solid color stain w/ eggshell sheen Color to match existing Arborcoat by Benjamin Moore All finishing is done in factory The fence will get slightly dirty during assembly so touch up is done after installation

Installation: By NECF and supervised by Stephen Huntoon
All holes are hand dug, posts set into ground and dirt
tamped tight around it

See attached Installation Addendum

Fence touched up on completion
NECF is fully insured for all site work

Customer responsible for all permits

New England Cedar Fence
89 Ledge Road, Seabrook, NH 03874
603-344-6500
www.NewEnglandCedarFence.com

15. 58 Manning Street

- Recommended Approval

Background: The applicant is seeking approval to add new door and steps on the North end of porch and add HVAC condenser near existing driveway.

Staff Comment: Recommended Approval

Stipulations:

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



City of Portsmouth, NH

01/28/2021

LUHD-265

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 27, 2021

Applicant

Joe Sobol
sobol.joe@gmail.com
58 Manning Street
Portsmouth, NH 03801
603 234 5858

Location

58 MANNING ST
Portsmouth, NH

Owner:

SOBOL FAMILY REVOCABLE TRUST & SOBOL
JOSEPH M & BARBARA A TRUSTEES
59 FOREST ST, null, LONDONDERRY, NH 03053

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Add new 30" Exterior Door and
Granite or Wooden Steps on North end of Porch and
add Exterior Air Conditioner Unit on Landscaped Area near existing Driveway

Description of Proposed Work (Planning Staff)

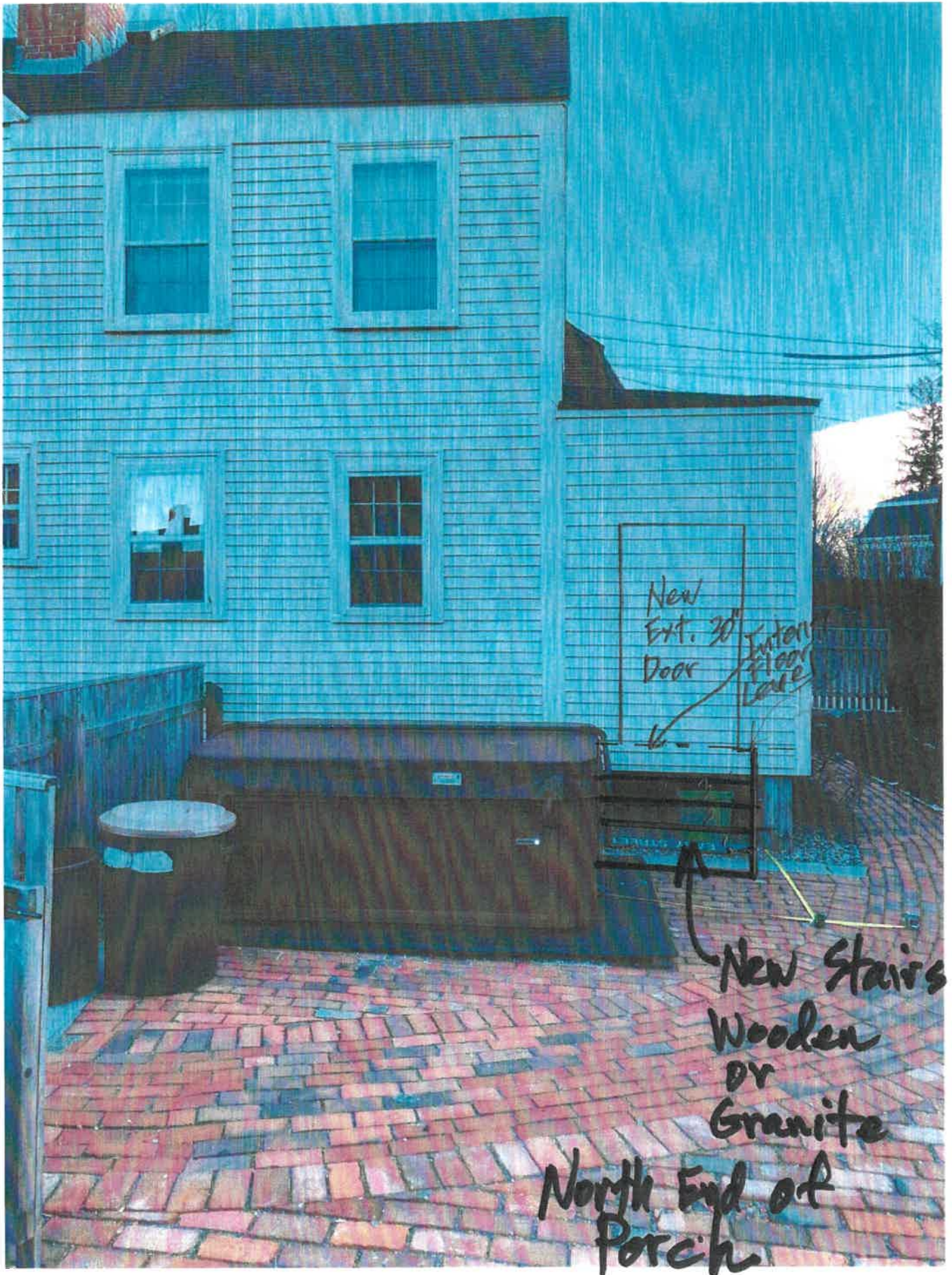
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Acknowledgement

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

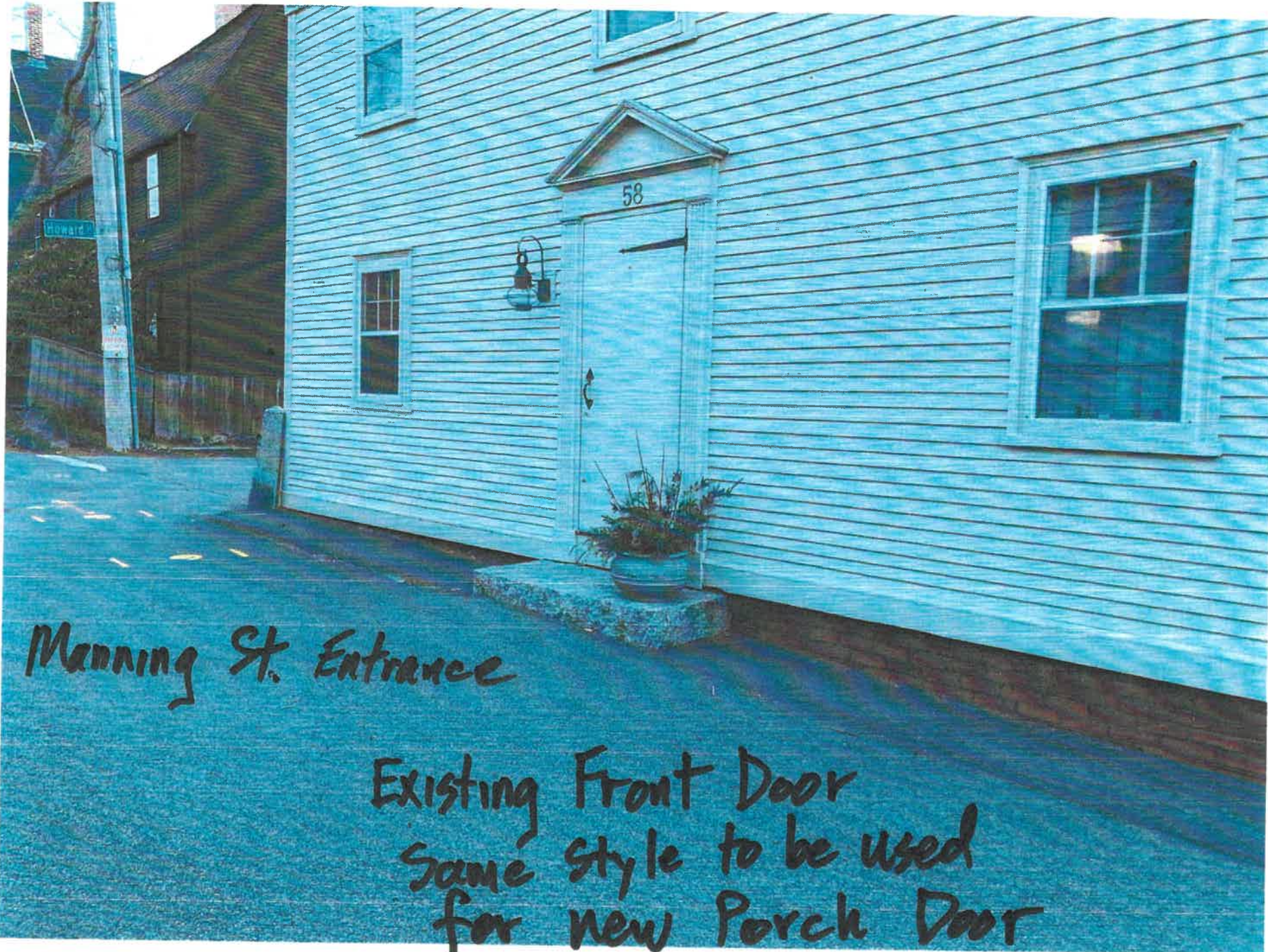


By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



1/25/2021

IMG_1218.jpg



Manning St. Entrance

Existing Front Door
Same style to be used
for new Porch Door

58





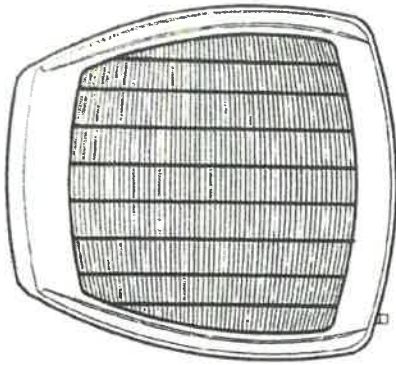
Existing Porch Entrance
with 30" Door
South entrance

1/25/2021

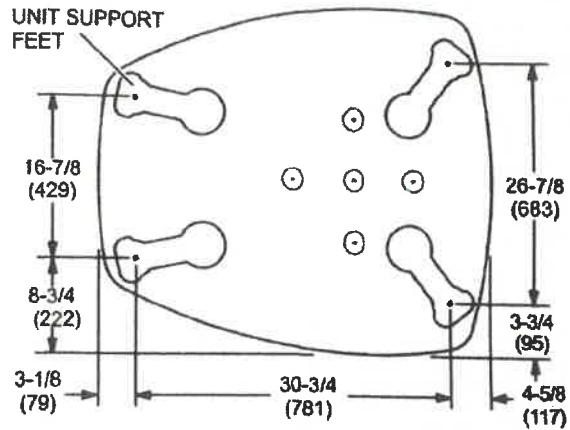
IMG_1217.jpg



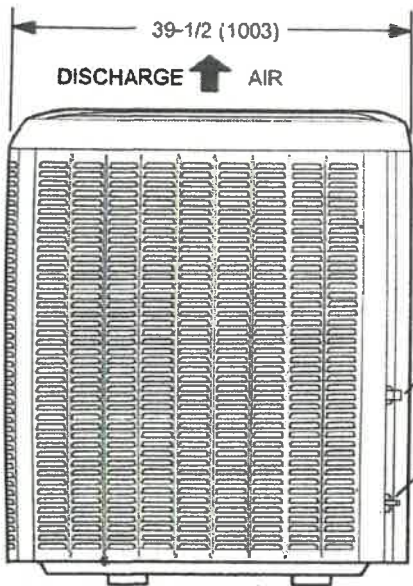
DIMENSIONS - INCHES (MM)



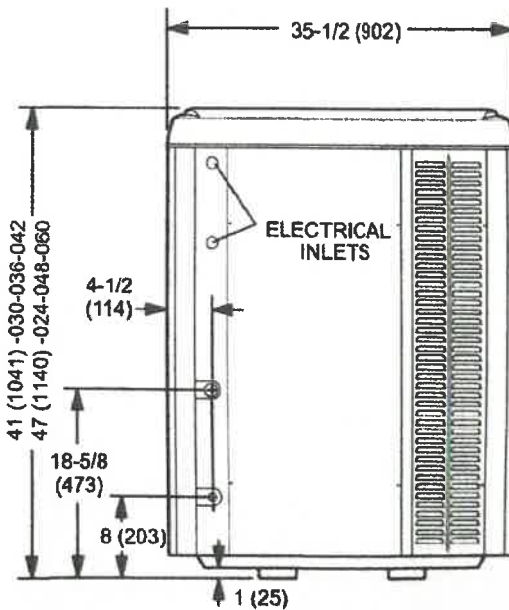
TOP VIEW



**TOP VIEW BASE SECTION
(Large Base)**



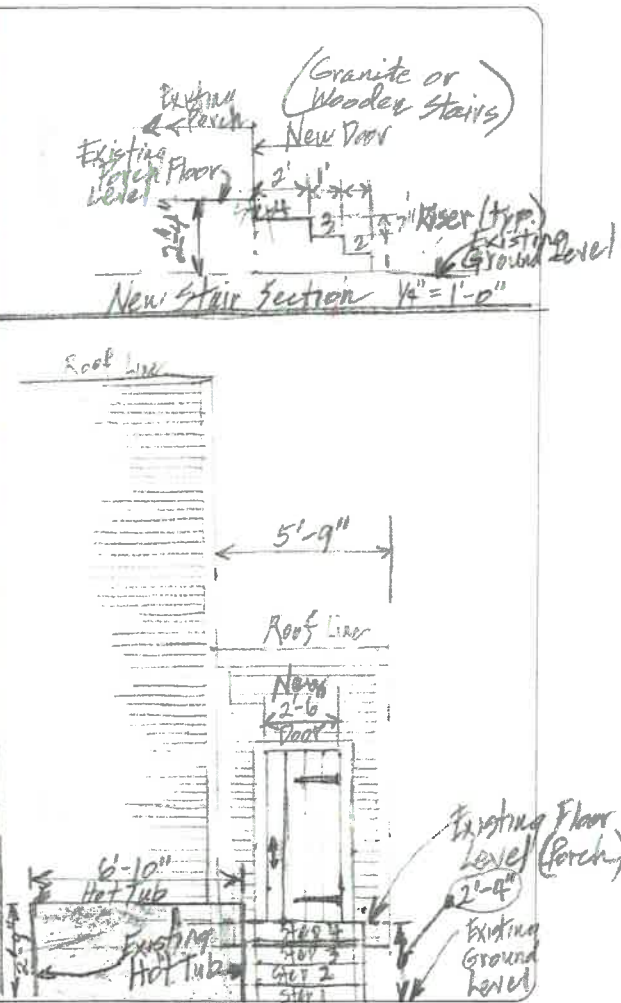
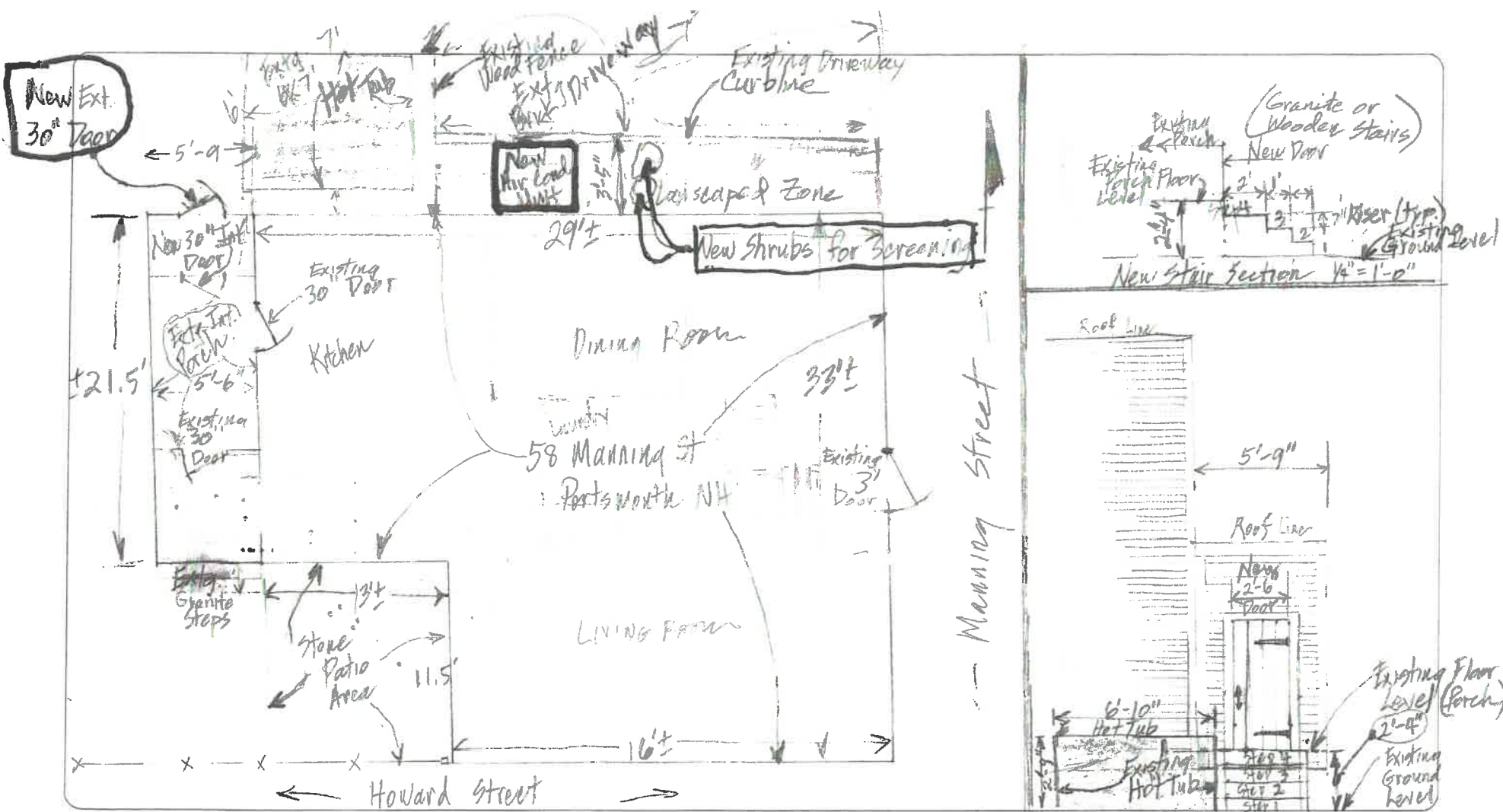
SIDE VIEW



ACCESS VIEW

*58 Manning Street
Ext. Air Conditioning Unit
Dimensions*

SL18XC1 - 2 to 5 Ton Air Conditioner / Page 13



PROJECT: New Porch Door, Stair & Air Conditioner Condenser
58 Manning St.
 PROJECT LOC: Portsmouth NH
 DATE: 1/25/21

New Stair/Door
 Elevation
 1/4" = 1'-0"

FIGURE NO.
 GP-1

Historic District Commission

Staff Report – February 3rd, 2021

February 3rd MEETING

Administrative Approvals:

- | | |
|-------------------------------------|----------------------|
| 1. 55 Congress St. (LUHD-208) | - Recommend Approval |
| 2. 45 Gardner St. (LUHD-251) | - Recommend Approval |
| 3. 381 Middle St. (LUHD-252) | - Recommend Approval |
| 4. 366 Islington St. (LUHD-253) | - Recommend Approval |
| 5. 11 Meeting House Hill (LUHD-254) | - TBD |
| 6. 105 Chapel St. (LUHD-255) | - Recommend Approval |
| 7. 37 South St. (LUHD-256) | - Recommend Approval |
| 8. 138 Maplewood Ave. (LUHD-260) | - Recommend Approval |
| 9. 379 New Castle Ave. (LUHD-261) | - Recommend Approval |
| 10. 33 Holmes Court (LUHD-262) | - Recommend Approval |
| 11. 76 South School St. (LUHD-263) | - Recommend Approval |
| 12. 75 Salter St. (LUHD-266) | - Recommend Approval |
| 13. 82 Court St. (LUHD-268) | - TBD |
| 14. 437 Marcy St. (LUHD-264) | - Recommend Approval |
| 15. 58 Manning St. (LUHD-265) | - Recommend Approval |

REQUEST FOR REHEARING:

1. 33 Jewell Court (LU-21-) (Roof Replacement)

PUBLIC HEARINGS – NEW BUSINESS:

1. 297 South Street (LU-21-1) (Window Replacement)
2. 103 Congress St. (LU-20-251) (Windows & Doors)
3. 124 Congress St. (LU-21-7) (Façade Improvements)
4. 59 Deer St. Unit 518 (LU-20-197) (Window Replacement)

February 10th MEETING

Administrative Approvals:

1. 58 South St. (LUHD-267) - TBD

2nd EXTENSION REQUEST:

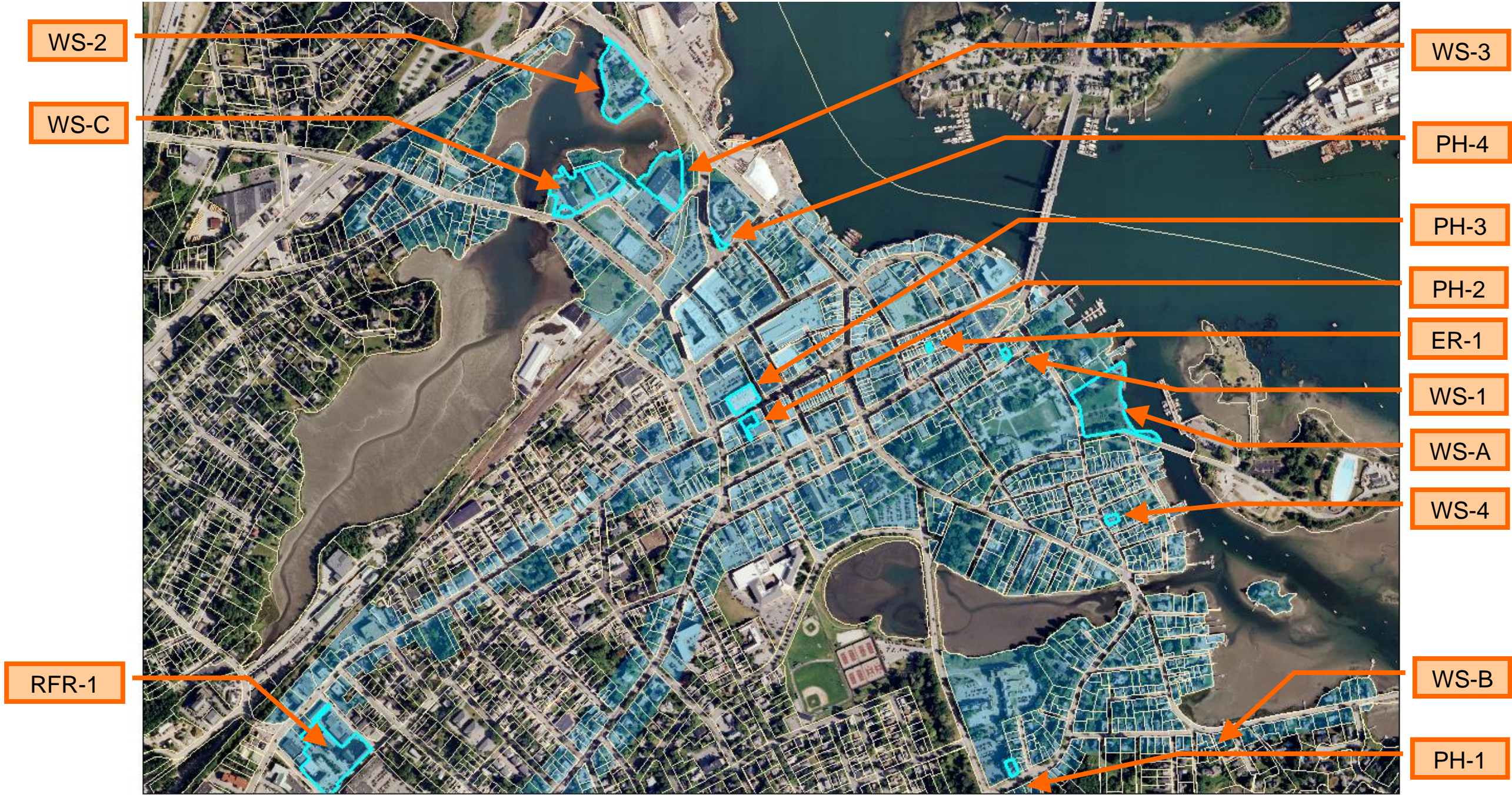
1. 37 Sheafe St. (2nd Story Addition)

WORK SESSIONS – OLD BUSINESS:

- A. Prescott Park Marcy St. (LUHD-242) (Shaw House)
- B. 180 New Castle Ave. (LUHD-233) (Stairs & Chimney)
- C. 1–31 Raynes Ave. (LUHD-234) (2, 1-5 story Buildings)

WORK SESSIONS – NEW BUSINESS:

1. 449 Court St. (LUHD-235) (4th Floor Addition)
2. 500 Market St. (LUHD-236) (Trash Enclosure)
3. 53 Green St. (LUHD-257) (5 Story Mixed-Use Building)
4. 279 Marcy St. (LUHD-259) (Recessed Deck)



LOCATER MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: February 3rd & 10th, 2021

APPLICATIONS: 29

Historic District Commission

Project Address: 297 SOUTH ST. (LU-21-1)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Multi-Family
- Land Area: 45,663 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace 33 windows (Brosco) with Marvin Elevate windows.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

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

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- 297 South Street, is located along South Street and abuts the municipal parking lot for City Hall. The property is surrounded with many wood-sided historic buildings ranging from 2 to 2.5 stories in height. Most buildings have shallow front yard setbacks along the street and small private rear yards.

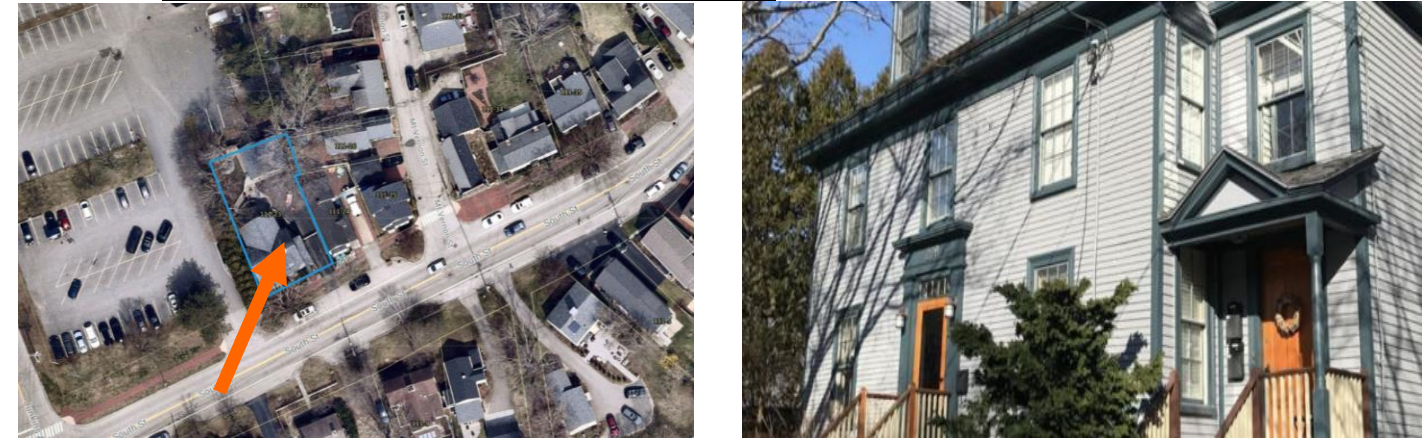
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Replace 33 Brosco windows (c. 1970) with SDL, Marvin Elevate Windows.
- Note that the Applicant believes the existing wood windows were installed in the 1970s.

Design Guideline Reference – See Design Guidelines FOR Windows and Doors (08).

I. Aerial Image, Street View and Zoning Map:



Proposed State Street Elevation and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

297 SOUTH STREET (LU-21-1) –PUBLIC HEARING #1 (MINOR PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MINOR PROJECT - REPLACE 33 WINDOWS -				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 297 SOUTH STREET Case No.: 1 Date: 2-3-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

L. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 103 CONGRESS ST. (LU-20-251)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 22,907 SF +/-
- Estimated Age of Structure: c.1960
- Building Style: Modern Commercial
- Historical Significance: NC
- Public View of Proposed Work: View from Congress Street & the Vaughan Mall
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To install new folding windows to outdoor seating area.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The building is located at the intersection of Congress Street and the Vaughan Mall. It is surrounded with many 2-4 story historic structures with not setbacks.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

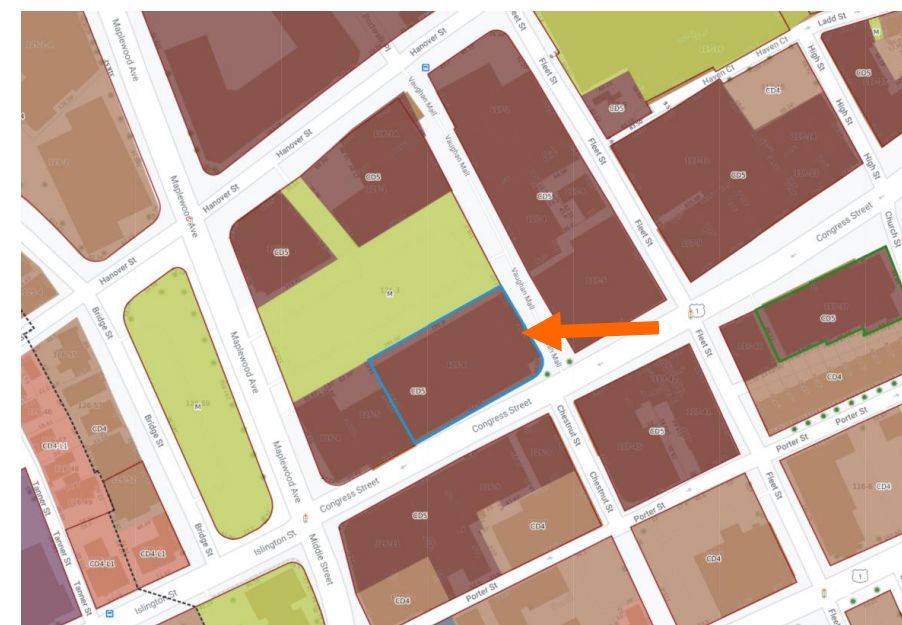
- Install folding doors along the outdoor seating area along the Vaughan Mall.
- The proposed door will be a 3-panel door.
- There will be no alterations on the size of the opening in the wall.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING

NC**

103 CONGRESS STREET (LU-20-251) – PUBLIC HEARING #2 (MINOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MINOR PROJECT - Replace Windows with Doors along Outdoor Seating Area -				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
BUILDING DESIGN & MATERIALS	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		39	Lighting (i.e. street, building...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 103 CONGRESS STREET Case No.: 2 Date: 2-3-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 124 CONGRESS ST. (LU-21-7)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 8,242 SF +/-
- Estimated Age of Structure: c.1931
- Building Style: Modern Commercial
- Historical Significance: I (Intrusion)
- Public View of Proposed Work: View from Congress Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To make façade improvements to the storefront.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alternations, additions or expansions)

L. Neighborhood Context:

- The building is located along upper Congress Street. The building is listed as intrusive on the 1984 survey but it is surrounded with many 2-4 story historic structures with not setbacks.

M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the existing faux brick storefront with a wood panel storefront.
- Replace the windows and doors.
- **Note that the applicant will be submitted additional images so this application will be heard on February 10th.**

• **Design Guideline Reference – Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).**

N. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

I

124 CONGRESS STREET (LU-21-7) – PUBLIC HEARING #3 (MINOR PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<p>MINOR PROJECT</p> <p>- Replace Windows with Doors along Outdoor Seating Area -</p>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
			8	Scale (i.e. height, volume, coverage...)		
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 124 CONGRESS STREET Case No.: 3 Date: 2-3-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 59 DEER STREET (LU-20-197)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 17,800 SF +/-
- Estimated Age of Structure: c.1985
- Building Style: Contemporary
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: No public view
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace 8 windows.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

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

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alterations, additions or expansions)

J. Neighborhood Context:

- This historically-significant and contributing building is located along Deer Street. The property is surrounded with many modern and historically significant structures (located across the street on "the Hill"). The structures in this neighborhood have shallow setbacks along the street and narrow side yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

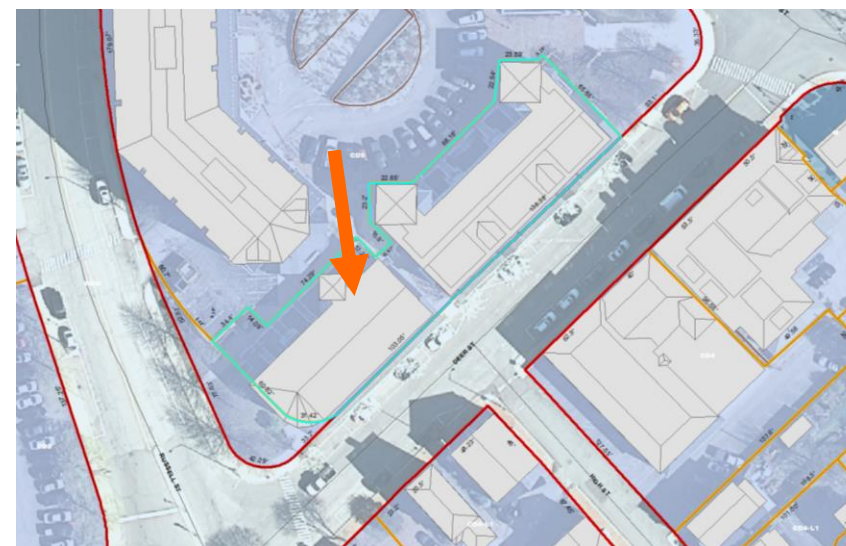
- Replace 8 windows with the same profile and appearance.
- The proposed windows are aluminum-clad Harvey Majesty windows.

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

J. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

59 DEER STREET (LU-20-197) – PUBLIC HEARING #4 (MINOR)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT - REPLACE 8 WINDOWS ONLY -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 59 DEER STREET Case No.: 4 Date: 2-3-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 0 MARCY STREET (LUHD-242)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

Existing Conditions:

- Zoning District: M
- Land Use: Municipal
- Land Are: 6.9 Acres +/-
- Estimated Age of Structure: c.1790
- Building Style: Federal
- Historical Significance: C
- Public View of Proposed Work: View from Marcy Street & Prescott Park
- Unique Features: Remaining Warehouse
- Neighborhood Association: South End

B. Proposed Work: To elevate, relocate and renovate the Shaw Warehouse.

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

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

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This contributing structure is located in the heart of Prescott Park adjacent the Sheafe Warehouse. The structure is currently located within the 100 year floodplain.

J. Staff Comments and/ or Suggestions for Consideration:

The City is proposing to:

- Elevate, relocate, and remove (demolish) the two additions located on the north side of the Shaw Warehouse.
- Note the Applicant is requesting a continuance until the April / May meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows and Doors (08) and Site Elements and Streetscapes (09).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

0 MARCY STREET (LUHD-242) – WORK SESSION #A (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)	<p>MODERATE PROJECT – Elevate, Relocate, and Renovate the Shaw Warehouse (c. 1790) –</p>					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
BUILDING DESIGN & MATERIALS		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN		35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 0 MARCY STREET Case No.: A Date: 2-10-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 180 NEW CASTLE AVE. (LUHD-233)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:

Existing Conditions:

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

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

C. Other Permits Required:

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

D. Lot Location:

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

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

- Principal
- Accessory
- Demolition

F. Sensitivity of Context:

- Highly Sensitive
- Sensitive
- Low Sensitivity
- "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

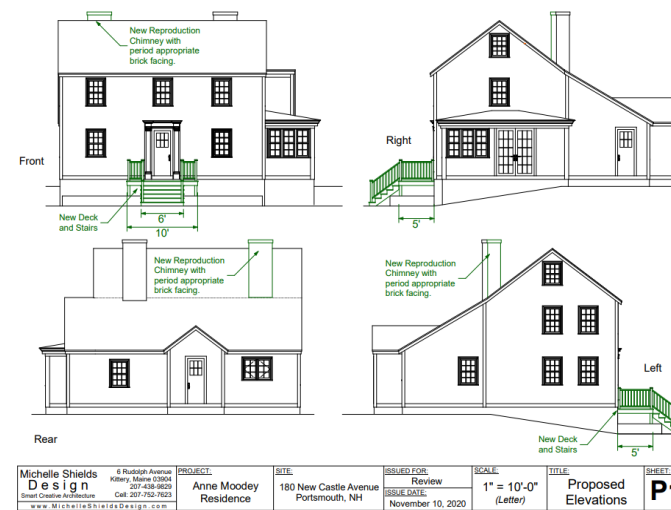
- The building is located along the intersection of New Castle Ave. and Ball Street. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

J. Background & Suggested Action:

- The applicant is proposing to:
- Replace the deck and stairs along New Castle Ave.
 - Replace the existing chimney with a faux brick veneer chimney.

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Porches, Stoops and Decks (06).

K. Aerial Image, Street View and Zoning Map:



Elevations & Streetview Image



Zoning Map

HISTORIC SURVEY RATING

C

180 NEW CASTLE AVE. (LUHD-233) – WORK SESSION #B (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
STAFF		GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<p>MODERATE PROJECT</p> <p>– Replace Chimney and Decks and Stairs –</p>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS		PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	CONTEXT	8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and Windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Storm Windows / Screens				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34	Garages/ Barns / Sheds (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37		Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38		Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39		Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 180 New Castle Ave Case No.: B Date: 2-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 1 & 31 RAYNES AVE. (LUHD-234)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

Existing Conditions:

- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s
- Building Style: Contemporary
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To construct a 4-5 story mixed-use building(s).

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- **NOTE – the Applicant has requested a continuance of this application until the March Meeting.**

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Aerial Image, Street View and Zoning Map:



3D Massing Model Image and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

1 & 31 RAYENES AVE. & 203 MAPLEWOOD AVE. (LUHD-234) – WORK SESSION #C (MAJOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MAJOR PROJECT - Construct two 4-5 Story Mixed-Use Buildings -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casings/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 1 & 31 Raynes Ave. Case No.: C Date: 2-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 449 COURT STREET (LUHD-235)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Multi-Family
- Land Area: 2,613 SF +/-
- Estimated Age of Structure: c. 1996
- Building Style: Traditional
- Historical Significance: NA
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Add a 4th Floor Addition and roof deck along Court Street.

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

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

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The buildings are located along lower Court Street. It's surrounded with many wood- and brick-sided structures with no setbacks and shallow sideyards. This structure also abuts Strawberry Banke.

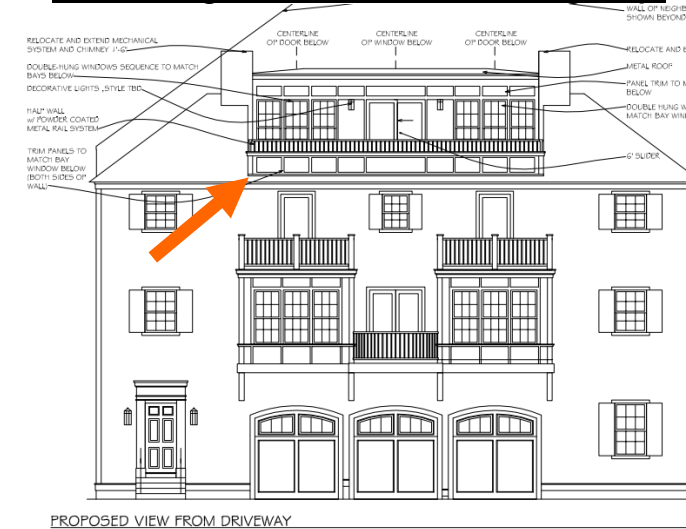
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Change the roof design by adding a 4th floor addition and roof deck.
- The addition is generally proposed to be located along the northern property line abutting a taller structure with a common wall containing no openings.

• **Design Guideline Reference: Guidelines for Roofing (04), Exterior Woodwork (05), Porches, Steps and Decks (06) and Small Scale New Construction and Additions (10).**

K. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NA

449 COURT STREET (LUHD-235) – WORK SESSION #1 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION					
	1	Gross Floor Area (SF)	MINOR PROJECT - Add 4th Floor Addition and Roof Deck -				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
BUILDING DESIGN & MATERIALS	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	SITE DESIGN	34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 442 COURT STREET Case No.: 1 Date: 2-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 500 MARKET STREET (LUHD-236)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 102,680 SF +/-
- Estimated Age of Structure: c. 1982
- Building Style: Classical Revival
- Historical Significance: C
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Nobles Island

B. Proposed Work: Replace trash enclosure.

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal
- Accessory
- Demolition

F. Sensitivity of Context:

- Highly Sensitive
- Sensitive
- Low Sensitivity
- "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

L. Neighborhood Context:

- The buildings are located along Market Street along the North Mill Pond. It's surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the brick dumpster enclosure with wooden fencing.
- **Note the applicant has been requested to submit additional images of the existing and proposed conditions.**

Design Guideline Reference: Guidelines for Site Elements and Streetscapes (09)

N. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

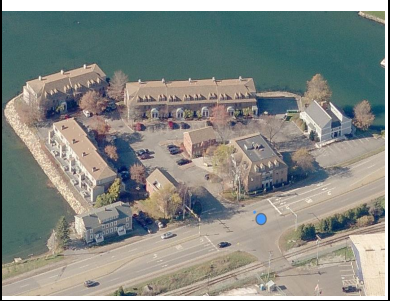
**HISTORIC
SURVEY
RATING**

C

500 MARKET STREET (LUHD-236) – WORK SESSION #2 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MINOR PROJECT – Replace Trash Enclosure –				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 500 MARKET STREET Case No.: 2 Date: 2-10-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 53 GREEN STREET (LUHD-257)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #3

A. Property Information - General:

Existing Conditions:

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

B. Proposed Work: To add a new 5-Story Mixed-Use Apartment Building

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Neighborhood Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

- The proposed massing and scale is significant for the size of the site but it is generally consistent with the abutting AC Hotel and the underlying zoning requirements in the CD4 Character District.
- The proposed building is 3-5 stories in height which requires community space to be provided in exchange for the added height.
- The existing buildings will be demolished as part of the project.

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Proposed Design, Street View and Aerial View:



Proposed Design and Street View Image of Existing Conditions



Aerial View

**HISTORIC
SURVEY
RATING**

NC

53 GREEN STREET (LUHD-257) – WORK SESSION #3 (MAJOR)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
STAFF	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<div style="text-align: center;"> <h3>MAJOR PROJECT</h3> <p>– Remove Structures & Construct a 5-Story, Mixed-Use Building –</p> </div>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	BUILDING DESIGN & MATERIALS		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		SITE DESIGN		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
				34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
				35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
				36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
				37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
				38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
				39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
				40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 53 GREEN STREET Case No.:3 Date:2-10-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 279 MARCY ST. (LUHD-259)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #4

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 5,660 SF +/-
- Estimated Age of Structure: c.1875
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from Marcy St. & Meeting House Hill Rd.
- Unique Features: Non-Contributing
- Neighborhood Association: South End

B. Proposed Work: To add a recessed roof dormer.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alternations, additions or expansions)

L. Neighborhood Context:

- The building is located near the Meeting House along Marcy Street in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with no front yard setback and small rear yards and garden areas.

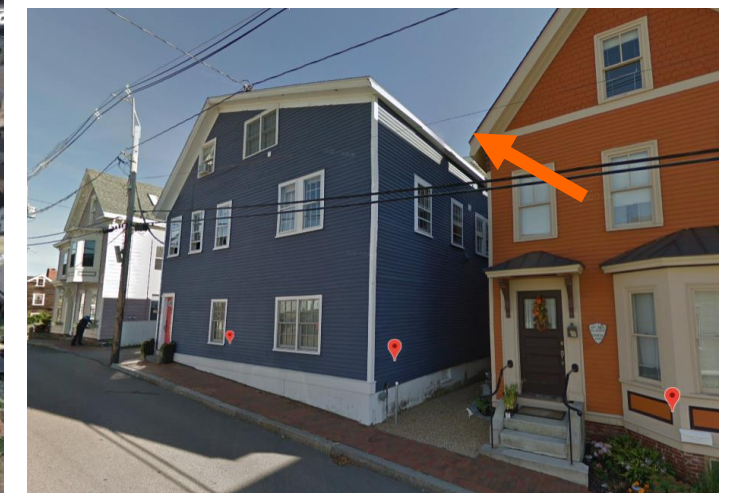
M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a recessed roof deck within the southern roof structure.
- **Note that the Applicant has been requested to submit more detailed images and drawings showing how the proposed recessed deck and dormer will be placed into the existing structure.**

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

N. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

279 MARCY ST. (LUHD-259) – WORK SESSION #4 (MODERATE)

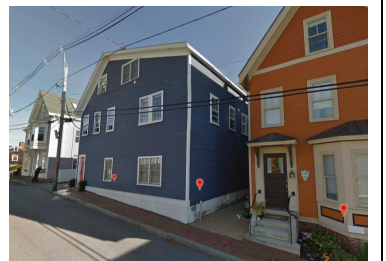
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
STAFF		GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)		<p>MINOR PROJECT</p> <p>- Construct a Recessed Roof Dormer and Deck -</p>				
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 279 MARCY ST. Case No.: 4 Date: 2-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

33 Jewell Court
Request for re-hearing
LU-20-191

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

January 6, 2021

Vincent Lombardi, Chair
City of Portsmouth
Historic District Commission
1 Junkins Ave.
Portsmouth, NH 03801

John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

Molly C. Ferrara
Admitted in NH & ME

Bernard W. Pelech
Admitted in NH & ME

**RE: 33 JEWELL COURT- REQUEST FOR REHEARING
LU-20-191**

Dear Mr. Chairman:

On behalf of Jewell Court Properties, LLC, please accept this correspondence as our request for rehearing of the Commission's December 9, 2020 denial of permission to renovate the existing structure at 33 Jewell Court by replacing existing damaged slate roofing with slateline asphalt shingles. As of this writing, the minutes of said meeting have not been published, so we reserve the right to amend this request for rehearing pursuant to §10.636.43 within thirty days from the date on which the written decision was filed.

The subject property is one of several buildings that once comprised the Frank Jones Brewery complex. As the Commission is aware from the applicant's submission, the existing slate roof is deteriorating, causing interior water damage and creating a safety hazard as a result of falling slate shingles.¹ The existing roofing is beyond its realistic useful life and needs to be replaced.

The Applicant sought permission to replace the roof with slateline asphalt shingles, consistent with the neighboring buildings, including brewery buildings within the same condominium association as the Applicant's. Notably, the Brew House building is just 71.1 feet away from this building, and it has slateline asphalt roofing. Notwithstanding this fact, and notwithstanding the Zoning Ordinance requires the Commission to consider and make findings of fact by referring to the surrounding properties and setting, the Commission denied the application by a vote of 5-2.

All the Review criteria set forth in Section 10.635.70, which the Commission must make findings of fact regarding, refer to surrounding structures, setting and surrounding properties:

(1) The special and defining character of surrounding properties, including architectural details, design, height, scale, mass, width of *surrounding structures*, street

¹ Since the December 9, 2020 hearing, the applicant has received additional complaints from the buildings' occupants regarding the life/safety issue presented by the continuous loss of slate from the roof. Accordingly, the applicant's need to correct the existing deficiencies is dire and time is of the essence. See attached exhibit A.

frontages, types of roofs, façades and openings.

(2) The significant historical or architectural value of an existing structure for which a Certificate is sought, including its *setting*, scale and mass; and the general size of new construction with consideration of such factors as height, width, materials and architectural details.

(3) The extent to which a proposed project's exterior design, scale, arrangement, texture, detailing and materials complement or enhance the existing structure and are *compatible with surrounding properties* and the Commission's adopted Design Guidelines.

(4) Encouraging the innovative use of technologies, materials and practices provided these are *compatible with the character of surrounding properties*. (emphasis added).

Clearly, the subject property's relationship with its surroundings is of paramount importance under the ordinance. Yet the Commission failed to properly credit the indisputable evidence that the vast majority of structures in the subject's immediate vicinity have either asphalt or rubber membrane roofs. The fact that some of these structures are outside the Historic District, or that the Commission otherwise did not approve the roofing in question, is of no moment under the applicable criteria in the ordinance. The Commission also failed to properly credit the fact that the subject building is not a visually focal structure and is less prominent from both Islington Street and Brewery Lane than all of its neighboring structures. Additionally, The Commission's Guidelines inform that non-focal, "contributing" buildings, (those not listed on the National Historic Registry), are to be considered with greater flexibility than focal buildings. Yet, in effect, the Commission singled the applicant's building out for disparate treatment when it refused to accept the applicant's proposed asphalt roof, a decision that has devastating economic consequences for the applicant and the condition of the subject building.

In fact, the Commission made no specific findings of fact regarding the relevant criteria. The December 18, 2020 Notice of Disapproval recites the following as "Findings of Fact:"

The Commission found that the proposed application does not meet the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance) or review criteria (as provided in Section 10.635.70):

- Complement and enhance the architectural and historic character.
- Compatibility of design with surrounding properties.

With all due respect, these conclusory statements are not findings of fact at all, but simply bald assertions without any specific reference to any facts in the record. The Commission's obligation to provide an applicant with specific findings of fact is mandatory under Section 10.635.70 ("... the Commission *shall* make Findings of Fact . . .") and is required by fundamental fairness and due process, as well as New Hampshire law. See Footte v. Satate

Personnel Commission, 116 NH 145 (1976) (“ . . . reviewing court needs findings of basic facts so as to ascertain whether the conclusions reached by (the administrative board) were proper[]”). This is particularly so given that an application for rehearing must set forth fully every ground upon which the applicant claims the decision is unlawful or unreasonable. Section 10.636.42.

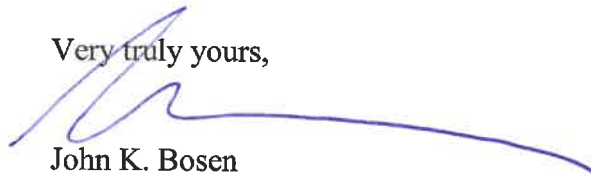
In any event, it must be noted that the reference to “complement[ing] and enhanc[ing] the architectural and historic character” is a reference to Section 10.631.20(4), which by its own terms only applies to “designs for new buildings and structures, additions to buildings and structures, and the reuse of existing buildings and structures.” The applicant has not proposed any of these alternatives, so this objective does not even apply to this application. Likewise, the reference to “compatibility of design with surrounding properties” is a reference to Section 10.635.70(3), however, it provides absolutely no meaningful guidance to the applicant or any reviewing body since the application wasn’t seeking to modify the design of the structure. What the applicant in fact was seeking was the approval of building materials that are wholly and indisputably consistent and compatible with the surrounding properties.

Most outlandish was the suggestion from at least one member of the Commission that the subject property and its treatment before the Commission should be comparable to the South Church. The subject property is a relatively small, private office building on the edge of the Historic District in the West End, and is not visually focal from the street, in fact, visitors often have a difficult time finding the building at all. The comparison with a historic place of worship in the center of downtown with a large, active congregation supporting it simply borders on the risible. The applicant’s property is nowhere near as valuable a historic resource and the applicant’s access to funding is far, far more limited.

In conclusion, the December 9, 2020 denial suffers from significant procedural, substantive and factual defects, and is therefore unlawful and unreasonable.

Thank you for your attention.

Very truly yours,



John K. Bosen

JKB/

Enclosure

cc: 33 Jewell Court Properties, LLC

From: Melissa Wannop <mwannop@hawthorncreative.com>
Sent: Tuesday, December 29, 2020 8:10 AM
To: Jessica Kaiser <jkaiser@hawthorncreative.com>; mbdbuildingco@gmail.com
Subject: FW: Roof tiling safety concerns



Hi Jess/Brad - Alyssa is asking for a roof update. Can you forward along to me or send directly to her?

Thanks,
Melissa

Melissa Wannop
CFO

Hawthorn Creative
T 603.610.4329 | F 603.570.9840
33 Jewell Court | Portsmouth, NH 03801
www.hawthorncreative.com

-----Original Message-----

From: Alyssa C. Rosenzweig <arosenzweig@theatomgroup.com>
Sent: Monday, December 28, 2020 9:42 PM
To: mwannop@hawthorncreative.com
Cc: Operations <operations@theatomgroup.com>
Subject: Roof tiling safety concerns

Hi Melissa-

We noticed a lot more slate tiles scattered across the sidewalk and also very close to where cars park in front of our building today (see attached).
They are very heavy (and large) and would certainly do damage to a vehicle or a person if they flew off the roof.

1

Can you help us understand how best to mitigate these concerns and what your plans are to keep our team safe? I recall rumors of the roof needing to be replaced, but not sure where they left off. I'd just like to be proactive here since this last storm won't likely be the last one of this scale for the season!

--
CONFIDENTIALITY NOTICE: This e-mail message, including any attachment(s), contains information that may be confidential, protected by legal privileges, and may contain non-public information. If you are not an intended recipient of this message or you are not authorized by an intended recipient, please notify the sender by replying to this message then permanently delete this message. Use, dissemination, distribution, or reproduction of this message and/or any of its attachments (if any) by unintended recipients is not authorized.



297 South Street

Public Hearing

LU-21-1

I am submitting this application in search of approval to replace windows at 297 South Street.

There will be 33 window replacements in total.

The windows being replaced are Brosco replacement windows which were quite popular in the 1970's, but are not original to the house which is approximately 150 years old.

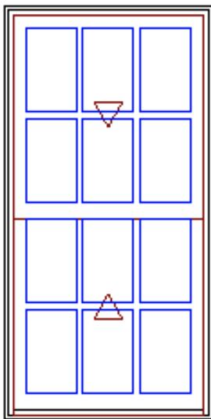
The Brosco windows were poorly made, but were an affordable solution when they were placed approximately 50 years ago. Today they provide poor thermal efficiency and noise reduction. Our current windows are both drafty(see thermal readings) and noisy and some are rotting.(see photos)

I am looking to improve the thermal efficiency of the windows and to reduce the noise from the Municipal Lot, of which we are immediately adjacent.

The Marvin Elevate replacement windows will improve both the efficiency and the external noise in our house while maintaining the historic look and feel of the neighborhood. (see photos)

Below is one of the 33 windows(they are all slightly different sizes but will all look the same)

MARVIN 



As Viewed From The Exterior

Entered As: IO
FS 30 1/4" X 58 7/8"
IO 30 5/8" X 59 1/8"

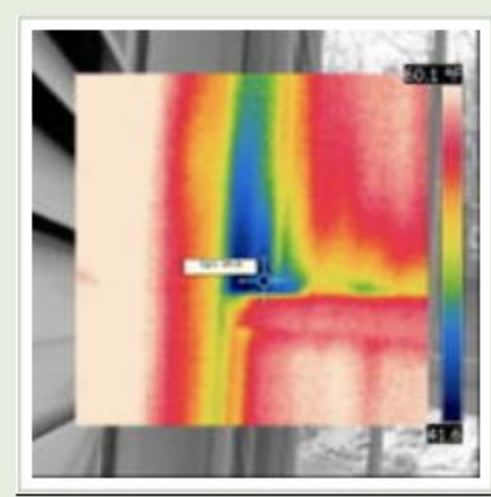
Ebony Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 30 5/8" X 59 1/8"
8 Degree Frame Bevel
Top Sash
Ebony Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Ebony Ext - White Int
Bottom Sash
Ebony Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Ebony Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Half Screen
Ebony Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

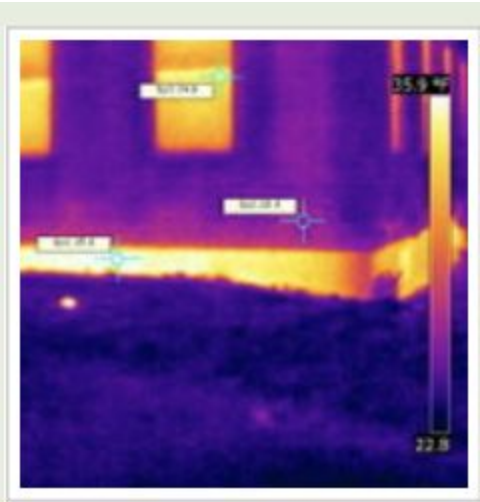
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

A Marvin Elevate brochure has been included to show how and why they are an enormous improvement from Brosco inserts that are currently in the house.

Thermal Imaging performed by STP Home Performance Solutions in S. Berwick ,Me.



Air leakage at the windows.



297-299 South Street



Existing Windows.



Rotting Sashes.



Rotting Sashes.



South Street homes showing dark windows w/ screens.





Thank you for your time and consideration.

ELEVATE

MARVIN ELEVATE™ COLLECTION



THE MARVIN PORTFOLIO

Inspired by how people live, the Marvin portfolio is organized into three product collections—defined by the degree of design detail and customization opportunities. Our thoughtful solutions provide exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch, making it easy to bring your vision to life.

MARVIN SIGNATURE™ COLLECTION

Previously known as Marvin Windows and Doors
Includes Ultimate and Modern product lines



Featuring the Ultimate and Modern product lines, the Marvin Signature collection offers the broadest range of product types, sizes, configurations, and design options. Every detail is considered, delivering the highest level of architectural correctness and unrivaled appeal.

← LEVEL OF DESIGN DETAIL AND CUSTOMIZATION

More Flexible

MARVIN ELEVATE™ COLLECTION

Previously known as Integrity Wood-Ultrex



The Elevate collection is thoughtfully designed to offer specifically-chosen features and options to help make your vision a reality. Warm wood interiors with strong, durable, Ultrex® fiberglass exteriors, provide the ideal combination of beauty and strength.

LEVEL OF DESIGN DETAIL AND CUSTOMIZATION →

More Streamlined

MARVIN ESSENTIAL™ COLLECTION

Previously known as Integrity All Ultrex



The Essential collection makes it easy to achieve design and quality with clean lines, streamlined options, and powerful performance. Strong, durable, Ultrex fiberglass interiors and exteriors mean windows and doors that are virtually maintenance free.



Picture windows with custom stain

Marvin Elevate™ Collection

THE PERFECT BALANCE OF BEAUTY AND STRENGTH

Balancing beautiful design with superior strength, the Marvin Elevate collection delivers style in any climate. Previously known as Integrity Wood-Ultrex®, Elevate features warm wood interiors that can blend in or stand out, with Ultrex fiberglass exteriors for lasting durability. The collection offers a range of carefully selected features and options, making it as versatile as it is elegant.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.



Bi-parting Sliding French door with Northfield hardware in Oil Rubbed Bronze

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WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex®, an innovative fiberglass material pioneered by Marvin over 20 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

- Some companies use materials like sawdust and vinyl to produce a composite material with fundamentally different properties and performance values. But Ultrex is different. Its material makeup contains a high density of woven fibers bound by a thermally-set resin that makes it more resistant to pressure and temperature than vinyl-based composites.
- With such different materials grouped in the composites category, it becomes important to know what sets them apart.



STRENGTH AND STABILITY OF ULTREX

Ultrex fiberglass is highly impact resistant and more rigid than vinyl and vinyl/wood composites. Issues of instability and less-than-perfect alignment that can complicate installation—and long-term performance—are not a concern with Elevate collection windows and doors.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.

PULTRUDED FIBERGLASS

Thin strands of strong glass cables, saturated with compounded resins create a durable material.

PATENTED FINISH

The patented finishing process applies an impermeable and AAMA 624 verified factory finish.



Double Hung windows and Inswing French doors with swinging screens

ULTREX FIBERGLASS: QUITE POSSIBLY
THE PERFECT BUILDING MATERIAL®

WHY MATERIALS MATTER

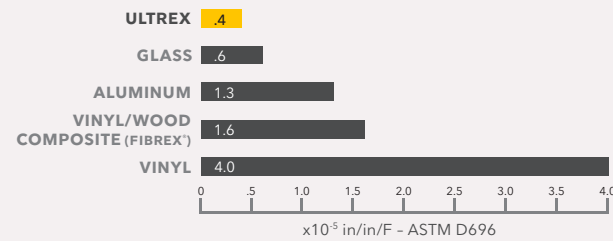
TEMPERATURES MAY FLUCTUATE, BUT ULTREX WON'T

Ultrax® expands and contracts at virtually the same rate as glass so it works with glass rather than against it. This means seals aren't as prone to leaking and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrax resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't faze Ultrax. From -30°F to 70°F, a 6 foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrax expands and contracts at virtually the same rate as glass.

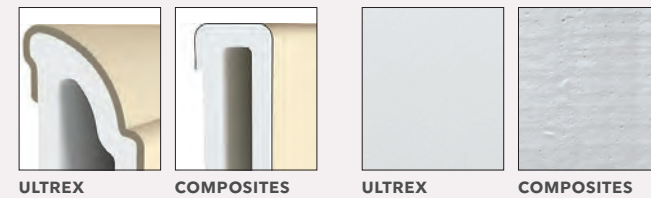


INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrax is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrax resist scratches, dings, and marring more than vinyl. Our patented, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

PATENTED ACRYLIC CAP



Casement and Double Hung windows in Bronze



Picture windows in Bronze

COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.

Ultrex® fiberglass is 500 times less conductive than roll-form aluminum and is similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

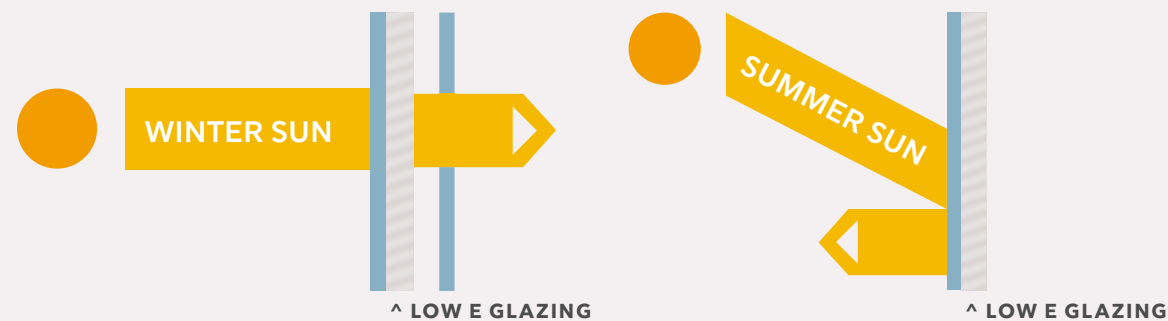
ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.*

The Elevate collection offers Triple-pane, Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance, and provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



A MORE COMFORTABLE INTERIOR,
REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with Dual Pane windows and Low E coating.

DESIGNED WITH PROS IN MIND

PEACE OF MIND

Every project has its own unique requirements and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass construction, available factory services, unmatched delivery, and network of dedicated service and support personnel make the Elevate collection the perfect choice—no matter the project.

EASY TO ORDER, SIMPLE TO INSTALL

The Elevate collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever. See page 44 for more information.

MARVIN HAS YOU COVERED

The Elevate collection is backed by a fully transferable 20/10 warranty—20-year coverage on glass, and 10-year coverage on manufacturing materials and workmanship.

FAST & EFFICIENT DELIVERY



Picture and Casement windows in Pebble Gray



CREATING VALUE AND EFFICIENCY EVERY STEP OF THE WAY

Weather-tight, solid, and durable Ultrex fiberglass means there are virtually no call-backs. Elevate window and door profiles are optimized for the maximum in performance and fit.

Marvin Elevate™ collection

WINDOWS + DOORS



Casement and Picture windows in Bronze

CASEMENT + AWNING



Picture and Casement windows with Oil Rubbed Bronze hardware



Casement and Awning Narrow Frame windows with Satin Nickel hardware

CASEMENT + AWNING


- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 ¼ inch insert replacement frame, flat sill, and through jamb installation.



CASEMENT + AWNING



CASEMENT NARROW FRAME + AWNING NARROW FRAME

 Available with IZ3
(Excludes Narrow Frame option)

DOUBLE HUNG



Double Hung windows with Oil Rubbed Bronze hardware



Double Hung windows with Window Opening Control Devices

DOUBLE HUNG

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



DOUBLE HUNG



DOUBLE HUNG INSERT



Available with IZ3
(Excludes Insert option)

GLIDER



Glider window with white painted finish



Glider window with custom stain finish

GLIDER

- Operating sash easily tilts and removes with no cords or strings to detach.
- Tilt latches are ergonomically designed and easy to operate making tilting and cleaning effortless.
- Available in dual sash with left or right operating panel as well as triple sash with fixed center panel and two operating end panels.
- Innovative screen design for easy installation and removal.
- Up to PG30 performance rating.
- Available in standard and special sizes up to 6 feet wide by 5 feet high for dual sash and 8 feet wide by 5 feet high for triple sash.



INTERIOR



EXTERIOR



GLIDER PULL SHOWN IN STONE WHITE

PICTURE



Picture windows in Bronze



Picture windows with Designer Black finish

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Both in-sash and direct glaze Picture windows available with IZ3 hurricane rating.
- Direct glaze:
 - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
- In-sash:
 - › Designed to match profiles of operable windows in the Elevate collection.
 - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
 - › Double Hung Picture windows available in sizes up to 5 feet wide by 7 feet high.



INTERIOR



EXTERIOR



PICTURE WINDOW PROFILE SHOWN IN BARE PINE



Available with IZ3

BAY + BOW



Double Hung Bay window



Casement Bow window

BAY + BOW

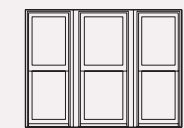
- Maximize air circulation with multiple windows.
- Combine Double Hung or Casement windows with a center Picture window.
- Customize with a variety of glass, divided lites, and hardware options.
- Rich Pine interior with a variety of finish options.
- Durable low-maintenance aluminum surround screens.
- Head and seat boards use engineered wood for superior strength, stability, and durability.
- Choose from convenient factory mulling or field mulling kits.
- Bows available in configurations up to 10 feet wide by 6 feet high.
- Bays available in configurations up to 7 feet wide by 6 feet high.



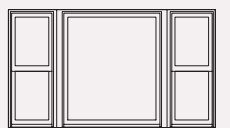
BAY INTERIOR



BAY EXTERIOR



BAY OPERATOR CENTER UNIT



BAY PICTURE CENTER UNIT

ROUND TOP



Round Top and Casement windows with Stone White hardware



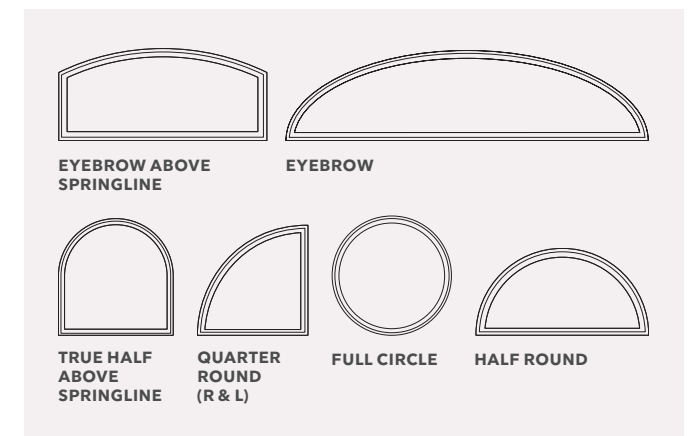
Round Top and Casement windows in Pebble Gray

ROUND TOP

- Glass reinforced composite material complements Ultrex's performance in a radius profile.
- Acrylic capping technology delivers consistent finish and durability.
- Available nailing fin, installation bracket, and through jamb installation.
- Perforated folding radius nailing fin provides for simple installation and proper water management.
- Available factory and field mulling options.
- Standard and special sizes up to 8 feet wide and up to 6 feet high depending on the shape.
- Up to PG50 performance rating.



EXTERIOR + INTERIOR



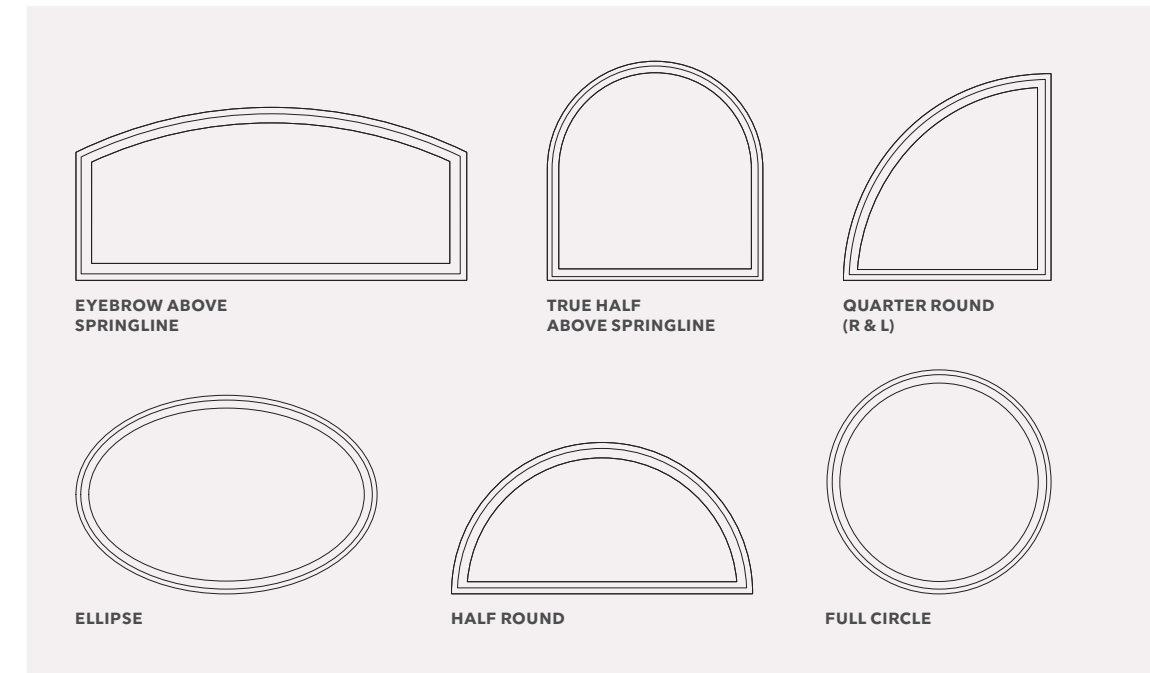
ALUMINUM ROUND TOP



Aluminum Round Top and Picture windows

ALUMINUM ROUND TOP

- Available in a wide variety of sizes, shapes, and options.
- Extruded aluminum cladding protects against extreme weather conditions.
- Grilles-Between-the-Glass available in six Elevate collection exterior colors.
- Finish meets or exceeds AAMA 2605 specifications.



NUMEROUS SHAPES TO ACHIEVE
A CUSTOM LOOK AND EXPAND
DESIGN POSSIBILITIES.

SPECIALTY SHAPES



Specialty Shape windows



Specialty Shape windows in Ebony

SPECIALTY SHAPES

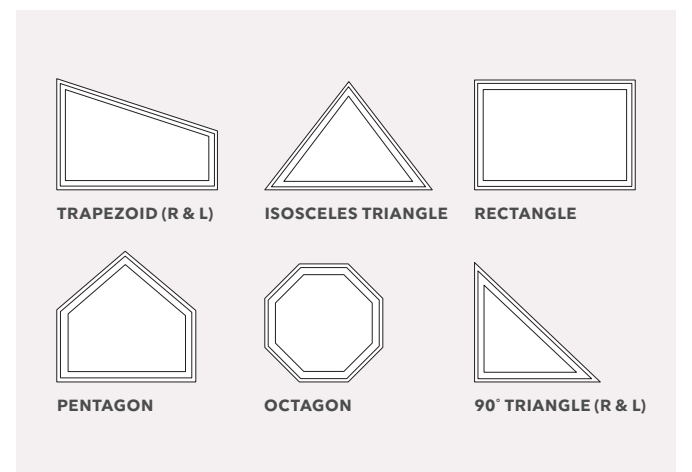
- Standard jambs of 4 1/8 inch, 6 1/8 inch, and 6 13/16 inch are available factory applied or as an extension kit.
- Consistent, fast delivery applies to even the most unique products.
- ENERGY STAR® certified and available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass.
- Up to PG55 performance rating.
- Factory, reinforced, and field mulling kits available.
- Use as sidelights or transoms, or combine for a breathtaking wall of windows.
- Available in sizes up to 49 square feet. Longest leg may not exceed 9 feet.



EXTERIOR PENTAGON



INTERIOR TRAPEZOID



SLIDING PATIO DOOR



Sliding Patio door and Picture window



Sliding Patio door and Picture windows

SLIDING PATIO DOOR

- Narrow stiles and rails achieve a contemporary styling.
- Low-maintenance Ultrex fiberglass exterior; rich pine interior with a variety of finish options.
- Precision built in special sizes in 1/4 inch increments.
- 2, 3 and 4-panel configurations, up to approximately 16 feet wide by 8 feet high.
- Up to PG40 performance rating.
- Top hung screen operates smoothly without jamming.
- Coordinating Transom windows available.
- Bronze or Beige sill available.



INTERIOR



EXTERIOR



NORTHFIELD HANDLES SHOWN IN OIL RUBBED BRONZE

SLIDING FRENCH DOOR



Sliding French door with Cambridge hardware in Oil Rubbed Bronze



Bi-parting Sliding French door in Bronze with Northfield hardware in Oil Rubbed Bronze

SLIDING FRENCH DOOR

- Wide stile and rail construction showcases the rich wood interior.
- Low-maintenance fiberglass exteriors and rich pine interiors with a variety of finish options.
- Configurations of 2, 3, or 4-panels, up to 16 feet wide by 8 feet high.
- Up to PG40 performance rating.
- Optional PG50 performance rating on 2 and 3-panel configurations up to 9 feet wide by 8 feet high.
- Dual ball-bearing rollers for smooth operation.
- Bronze or Beige sill available.



INTERIOR



EXTERIOR



SILL DETAIL SHOWN IN BRONZE



Available with IZ3

INSWING FRENCH DOOR



Inswing French door with Cambridge hardware in Satin Nickel



Inswing French door in Bronze with Northfield hardware in Oil Rubbed Bronze

INSWING FRENCH DOOR

- Secure and stable stainless steel multi-point locking system.
- Precision built in 1/4 inch increments.
- Available in 1, 2, or 3-panel configurations.*
- Multiple configurations up to 6 feet wide by 8 feet high.
- Bronze or Beige sill available.
- PG30 performance rating standard.
- PG50 performance rating optional on 1 and 2-panel configurations.



INTERIOR



EXTERIOR



SILL DETAIL SHOWN IN BRONZE

 Available with IZ3

* 3 panel configuration is achieved by mulling multiple frames together to create an assembly.

OUTSWING FRENCH DOOR



Outswing French door with Northfield hardware in Matte Black



Outswing French door with Cambridge hardware in Satin Nickel

OUTSWING FRENCH DOOR

- Low-maintenance fiberglass exteriors and rich pine interiors with a variety of finish options.
- Secure and stable stainless steel multi-point locking system.
- Precision built in 1/4 inch increments.
- Tempered, insulated glass with argon gas.
- Available in 1, 2, or 3-panel configurations.*
- Multiple configurations up to 6 feet wide by 8 feet high.
- Bronze or Beige sill available.
- PG50 performance rating standard.



INTERIOR



EXTERIOR



DOOR HINGE SHOWN IN SATIN NICKEL

 Available with IZ3

* 3 panel configuration is achieved by mulling multiple frames together to create an assembly.

Marvin Elevate™ collection

PRODUCT OPTIONS



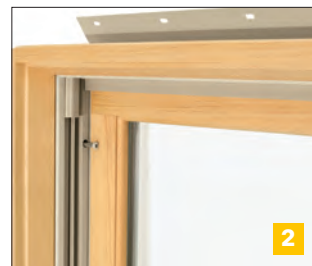
Double Hung and Round Top windows in Stone White

INSTALLATION MADE SIMPLE AND EFFICIENT

INSTALLATION OPTIONS AND ACCESSORIES

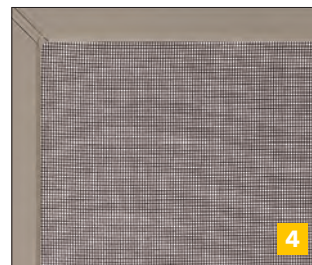
1. NAILING FIN

Pre-attached folding nailing fin and drip cap for easier installation.



2. THROUGH JAMB

Available through-jamb and installation bracket options.



3. FACTORY-APPLIED JAMB EXTENSIONS

Factory-applied jamb extensions save time and labor. We supply 4 7/16", 6 7/16", and 6 13/16" jamb depth in bare wood, white, designer black, or clear interior finish.

4. FACTORY-INSTALLED SCREENS

Factory-installed screens are a standard offering with operating windows. At no extra cost, we can ship your screens separately to reduce on-site damage prior to installation.



5. FACTORY MULLED ASSEMBLIES

Available standard factory mulling, reinforced factory mulling, or field mulling kits. The reinforced mull meets AAMA 450 specifications and performs up to PG50 on standard products and up to PG55 on IZ3 rated products.

6. CORNER KEYS

Integral corner keys keep window and door units square and corners sealed.



7. SPECIAL SIZES

Special sizes are available on windows and doors in 1/4" increments for the perfect fit every time.

8. PAINTABLE ULTREX EXTERIOR

The Ultrex® fiberglass exterior is paintable, and holds dark colors better than vinyl or vinyl/wood composites.

EXTERIOR TRIM

Ultrex Exterior Trim is offered with all rectangular Elevate products in all six exterior finishes. The durability, performance, and look of Marvin Elevate windows and doors can be extended to the trim.

BRICK MOULD

2" Brick Mould is available with or without 2 1/8" sill nosing.

FLAT

3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE

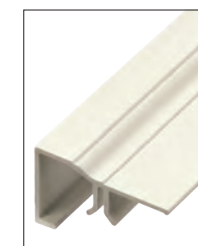
2 1/8" Sill Nose provides authentic sill appearance.

CONNECTION BARB

Barb and receiver attachment method provides for quick, secure installation.



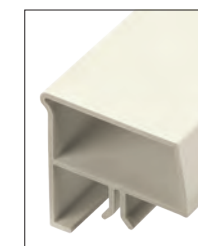
Casement window with Flat Exterior Trim in Stone White



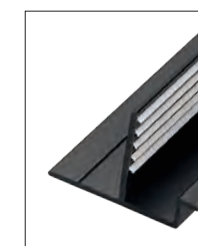
BRICK MOULD



FLAT



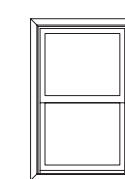
SILL NOSE



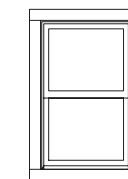
CONNECTION BARB

TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Elevate collection exterior colors.



BRICK MOULD



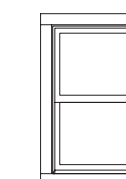
FLAT



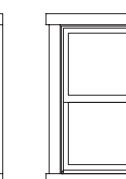
FLAT RANCH



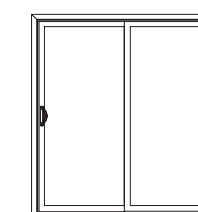
BRICK MOULD WITH SILL NOSE



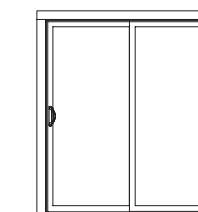
FLAT WITH SILL NOSE



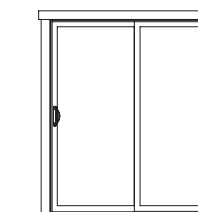
FLAT RANCH WITH SILL NOSE



BRICK MOULD*



FLAT*



FLAT RANCH*

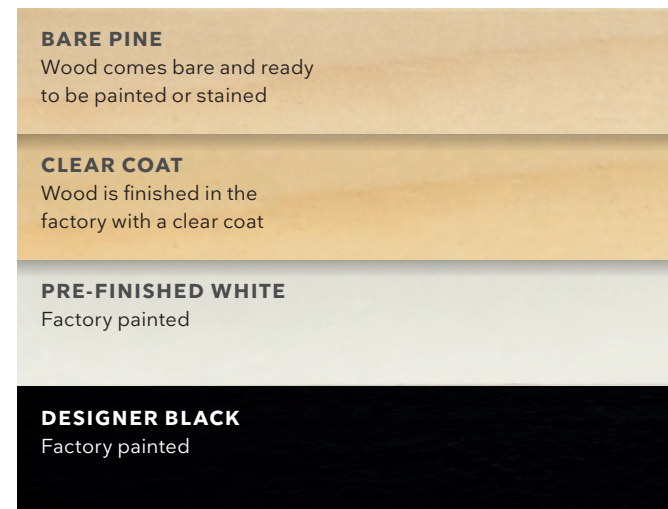
* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DESIGN OPTIONS

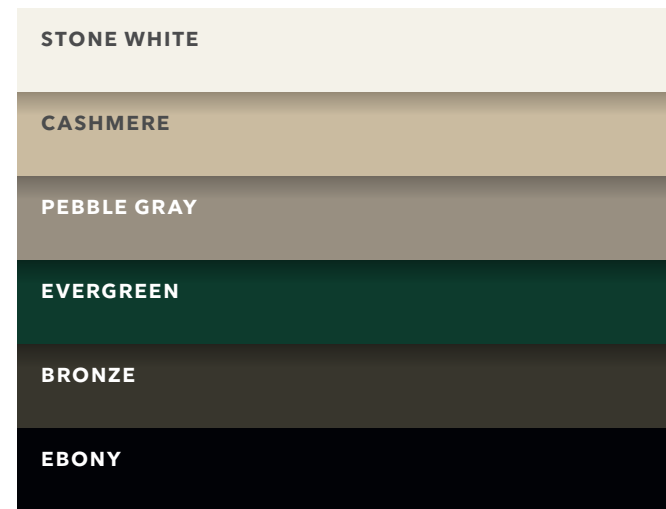
INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors feature rich pine interiors and a durable, strong Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

WOOD INTERIOR FINISHES



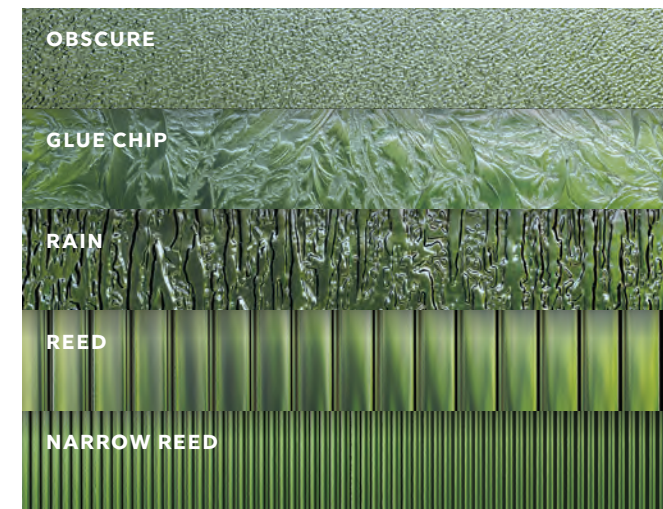
FIBERGLASS EXTERIOR COLORS



GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS



GRILLES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Evergreen, Bronze, or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



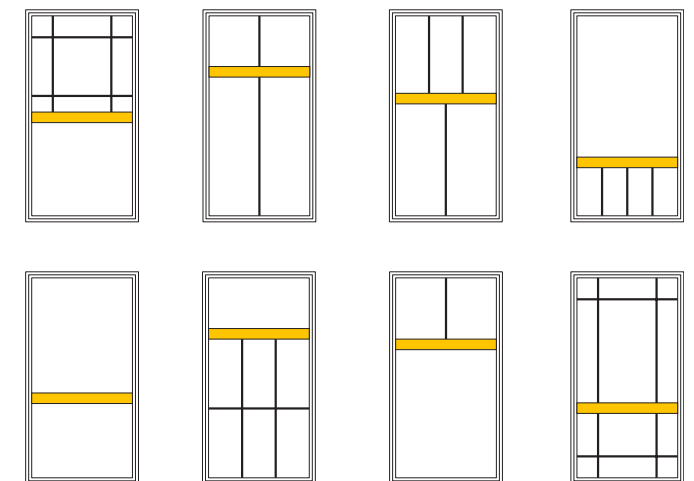
SIMULATED DIVIDED LITE

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/32 inch Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

HARDWARE STYLES

WINDOW HARDWARE

Windows feature classic low-profile durable hardware for clean aesthetics, safety, and security.



SASH LOCK
Double Hung, Single Hung, and Glider



FOLDING HANDLE
Casement and Awning



Casement windows with Satin Nickel Folding Handle

DOOR HANDLES

Door handles are available in two distinct hardware styles.



CAMBRIDGE

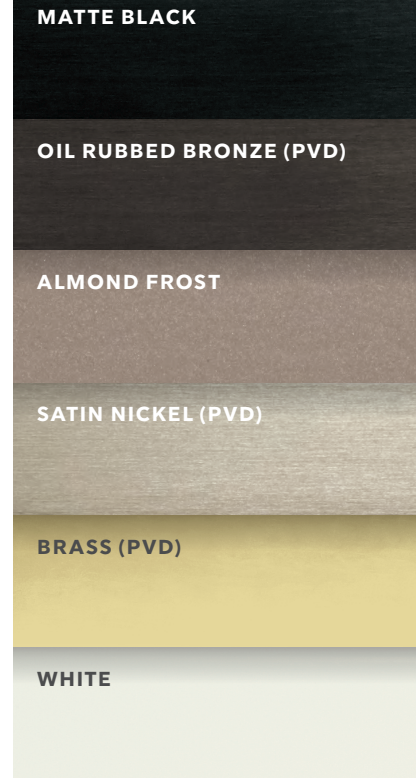


NORTHFIELD

DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks, with up to 3 different keys on each project).
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

FINISHES



Choose from a variety of hardware finishes to complement your Elevate collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.



Casement Narrow Frame window with Oil Rubbed Bronze Folding Handle and Lock Lever



Sliding French door with Cambridge handle in Oil Rubbed Bronze

SAFE AND SOUND

ACCESSIBILITY OPTIONS

OPENING CONTROL DEVICE

Limits opening to 4 inches, while providing for full egress. ASTM F2090 compliant. Available on Casement, Double Hung, Single Hung, and Glider windows.

SASH LIMITER

Permanently limits sash movement for safety and security.



CASEMENT
OPENING CONTROL DEVICE



DOUBLE HUNG
OPENING CONTROL DEVICE



GLIDER
OPENING CONTROL DEVICE



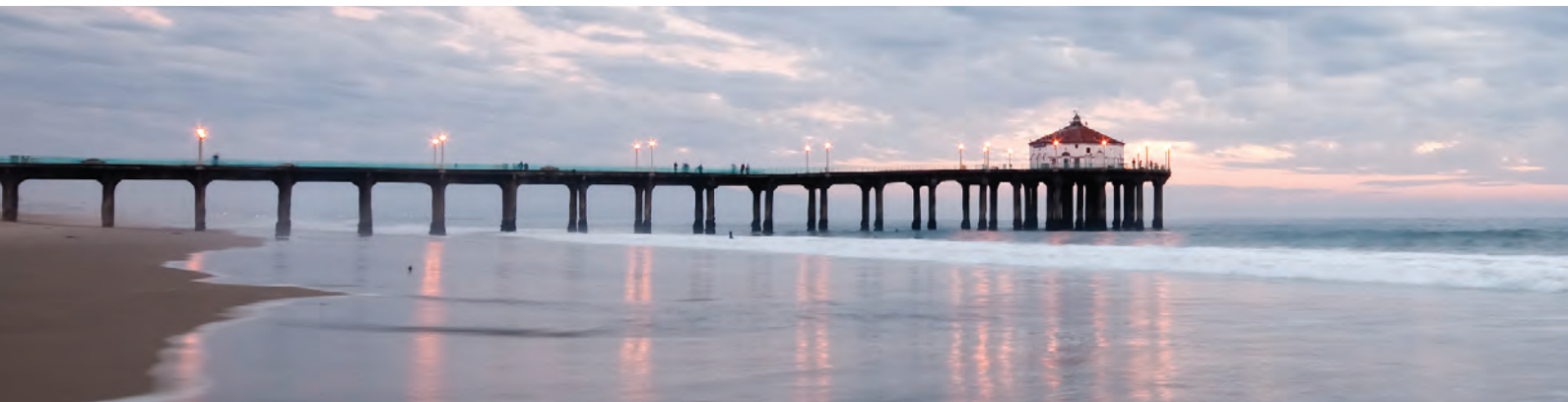
AWNING
SASH LIMITER

IZ3 PRODUCTS FOR COASTAL LIVING

Our Elevate IZ3 Certified products are specifically designed for the extreme conditions and construction requirements of coastal areas. Rigorously tested by third-party agencies to meet or exceed the most stringent coastal codes, they protect against flying debris, driving rain, cyclic pressure, and extreme temperatures. The Ultrex® fiberglass finish passes AAMA 624 standards for weathering and fading resistance.



IZ3 Outswing French door and IZ3 Casement windows



IN HARSH COASTAL CONDITIONS,
YOUR WINDOWS AND DOORS MATTER
Marvin offers windows and doors specifically designed for the coast.

THE MARVIN ELEVATE
COLLECTION IS AN IDEAL BLEND
OF REMARKABLE DESIGN AND
SUPERIOR STRENGTH.

Patented fiberglass exteriors stand up to all elements, outperforming and outlasting vinyl, roll-form aluminum, and other fiberglass composites. Warm wood interiors add timeless beauty, while resilient, long-lasting fiberglass stays strong in even the toughest conditions.



Double Hung and Casement windows in Stone White



Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

MARVIN.COM

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ENERGY STAR® and the ENERGY STAR certification mark are registered US marks.

Part #19981914. December 2019.

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

UNIT SUMMARY

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

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

NUMBER OF LINES: 26 TOTAL UNIT QTY: 33 EXT NET PRICE: USD 22,726.02

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	1st Flr / L.RM	Elevate	Double Hung Insert IO 30 5/8" X 59 1/8" Entered as Inside Opening 30 5/8" X 59 1/8"	751.46	2	1,502.92
2	1st Flr / KITCHEN	Elevate	Double Hung Insert IO 30 5/8" X 59 1/8" Entered as Inside Opening 30 5/8" X 59 1/8"	751.46	1	751.46
3	1st Flr / MUD RM , BATH	Elevate	Double Hung Insert IO 30 5/8" X 53" Entered as Inside Opening 30 5/8" X 53"	729.08	2	1,458.16
4	1st Flr / TV RM-a	Elevate	Double Hung Insert IO 30 5/8" X 59 1/8" Entered as Inside Opening 30 5/8" X 59 1/8"	751.46	1	751.46
5	1st Flr / TV RM-b	Elevate	Double Hung Insert IO 23 5/8" X 59 1/8" Entered as Inside Opening 23 5/8" X 59 1/8"	641.34	1	641.34
6	2nd Flr / BATH	Elevate	Double Hung Insert IO 30 5/8" X 52 3/4" Entered as Inside Opening 30 5/8" X 52 3/4"	729.08	1	729.08
7	2nd Flr / LANDING	Elevate	Double Hung Insert IO 30 5/8" X 52 7/8" Entered as Inside Opening 30 5/8" X 52 7/8"	729.08	1	729.08
8	2nd Flr/Frt BR/Front	Elevate	Double Hung Insert IO 30 5/8" X 52 3/4" Entered as Inside Opening 30 5/8" X 52 3/4"	729.08	1	729.08
9	2nd Flr/Frt BR/Side	Elevate	Double Hung Insert IO 23 5/8" X 52 3/4" Entered as Inside Opening 23 5/8" X 52 3/4"	615.33	1	615.33
10	2ndFlr/M.Bath	Elevate	Double Hung Insert IO 30 5/8" X 52 7/8" Entered as Inside Opening 30 5/8" X 52 7/8"	729.08	1	729.08
11	2ndFlr/M.Bed/Rear	Elevate	Double Hung Insert IO 21 5/8" X 52 7/8" Entered as Inside Opening 21 5/8" X 52 7/8"	595.97	1	595.97
12	2ndFlr/M.Bed/Rear	Elevate	Double Hung Insert IO 30 5/8" X 52 7/8" Entered as Inside Opening 30 5/8" X 52 7/8"	729.08	1	729.08
13	2ndFlr/M.Bed/Rear	Elevate	Double Hung Insert IO 27 5/8" X 52 7/8" Entered as	706.09	1	706.09

14	2ndFlr/M.Bed/Side	Elevate	Inside Opening 27 5/8" X 52 7/8" Double Hung Insert IO 30 7/8" X 52 3/4" Entered as	729.08	1	729.08
17	3rdFlr/BoysRm/Side	Elevate	Inside Opening 30 7/8" X 52 3/4" Double Hung Insert IO 24 5/8" X 41" Entered as	594.75	2	1,189.50
19	3rdFlr/GirlsRm/Side	Elevate	Inside Opening 24 5/8" X 41" Double Hung Insert IO 24 5/8" X 41" Entered as	594.75	2	1,189.50
21	Apt1/LR/Side	Elevate	Inside Opening 24 5/8" X 41" Double Hung Insert IO 30 5/8" X 60 3/4" Entered as	758.72	1	758.72
22	Apt1/LR/Rear	Elevate	Inside Opening 30 5/8" X 60 3/4" Double Hung Insert IO 21 3/8" X 52 5/8" Entered as	595.97	1	595.97
23	Apt1/Bath/Rear	Elevate	Inside Opening 21 3/8" X 52 5/8" Double Hung Insert IO 30 1/4" X 53" Entered as	729.08	1	729.08
24	Apt.Stairwell/Side	Elevate	Inside Opening 30 1/4" X 53" Double Hung Insert IO 27 5/8" X 52 3/4" Entered as	706.09	1	706.09
25	Apt.Stairwell/Front ,Back	Elevate	Inside Opening 27 5/8" X 52 3/4" Double Hung Insert IO 30 5/8" X 52 7/8" Entered as	729.08	2	1,458.16
26	Apt2/LR/Side	Elevate	Inside Opening 30 5/8" X 52 7/8" Double Hung Insert IO 30 5/8" X 53" Entered as	729.08	1	729.08
27	Apt2/LR/Rear	Elevate	Inside Opening 30 5/8" X 53" Double Hung Insert IO 21 3/8" X 53" Entered as	595.97	1	595.97
28	Apt2/Kicthen/Side	Elevate	Inside Opening 21 3/8" X 53" Double Hung Insert IO 30 5/8" X 52 7/8" Entered as	729.08	2	1,458.16
29	Apt2/Bath/Rear	Elevate	Inside Opening 30 5/8" X 52 7/8" Double Hung Insert IO 30 5/8" X 52 7/8" Entered as	729.08	1	729.08
30	Apt2/BedRm/Rear	Elevate	Inside Opening 30 5/8" X 52 7/8" Double Hung Insert IO 24 5/8" X 40 7/8" Entered as Inside Opening 24 5/8" X 40 7/8"	594.75	2	1,189.50

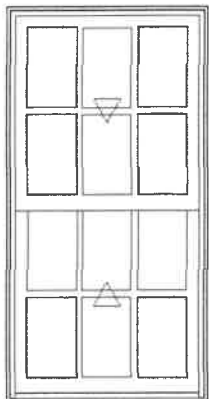
33

LINE ITEM QUOTES

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

Line #1	Mark Unit: 1st Flr / L.RM	Net Price:		751.46
Qty: 2		Ext. Net Price:	USD	1,502.92

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 58 7/8"
 IO 30 5/8" X 59 1/8"

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 5/8" X 59 1/8"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Initials required

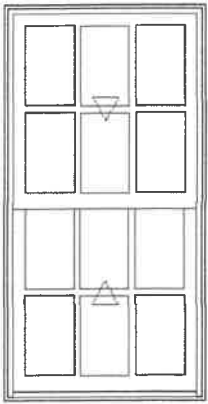
Seller: _____

Buyer: _____

Line #2	Mark Unit: 1st Flr / KITCHEN	Net Price:		751.46
Qty: 1		Ext. Net Price:	USD	751.46

MARVIN

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 5/8" X 59 1/8"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 58 7/8"
 IO 30 5/8" X 59 1/8"

Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Initials required

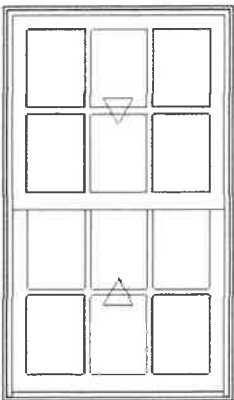
Seller: _____

Buyer: _____

OLD

Line #3	Mark Unit: 1st Flr / MUD RM , BATH	Net Price:	729.08
Qty: 2		Ext. Net Price:	1,458.16
		USD	

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 52 3/4"
 IO 30 5/8" X 53"

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 5/8" X 53"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

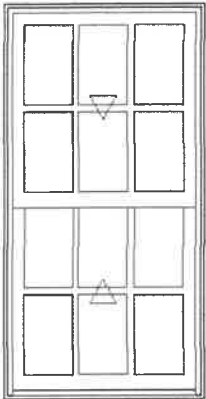
Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: 1st Flr / TV RM-a	Net Price:		751.46
Qty: 1		Ext. Net Price:	USD	751.46

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 58 7/8"
 IO 30 5/8" X 59 1/8"

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 30 5/8" X 59 1/8"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0
- Is the existing Sill Angle of 0 degrees correct?
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Initials required

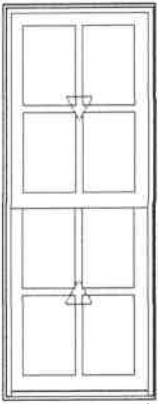
Seller: _____

Buyer: _____

Line #5	Mark Unit: 1st Flr / TV RM-b	Net Price:		641.34
Qty: 1		Ext. Net Price:	USD	641.34

MARVIN

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 23 5/8" X 59 1/8"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int



As Viewed From The Exterior

Entered As: IO
FS 23 1/4" X 58 7/8"
IO 23 5/8" X 59 1/8"

- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0
- Is the existing Sill Angle of 0 degrees correct?
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Initials required

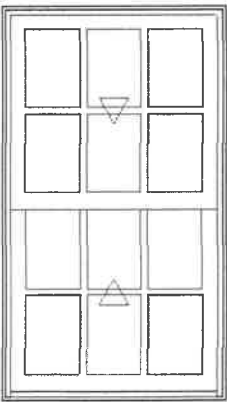
Seller: _____

Buyer: _____

OLD

Line #6	Mark Unit: 2nd Flr / BATH	Net Price:		729.08
Qty: 1		Ext. Net Price:	USD	729.08

MARVIN



As Viewed From The Exterior

Entered As: IO
FS 30 1/4" X 52 1/2"
IO 30 5/8" X 52 3/4"

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 30 5/8" X 52 3/4"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0
- Is the existing Sill Angle of 0 degrees correct?
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

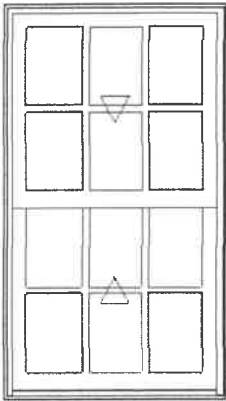
Initials required

Seller: _____

Buyer: _____

Line #7	Mark Unit: 2nd Flr / LANDING	Net Price:		729.08
Qty: 1		Ext. Net Price:	USD	729.08

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 52 5/8"
 IO 30 5/8" X 52 7/8"

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 5/8" X 52 7/8"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
 Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Initials required

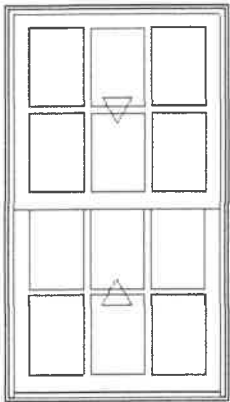
Seller: _____

Buyer: _____

Line #8	Mark Unit: 2nd Flr/Frt BR/Front	Net Price:		729.08
Qty: 1		Ext. Net Price:	USD	729.08

MARVIN

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 5/8" X 52 3/4"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 52 1/2"
 IO 30 5/8" X 52 3/4"

- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

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

Initials required

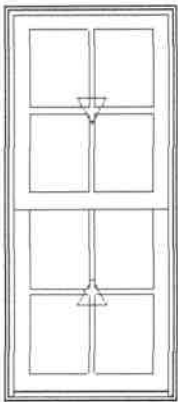
Seller: _____

Buyer: _____

OLD

Line #9	Mark Unit: 2nd Flr/Frt BR/Side	Net Price:		615.33
Qty: 1		Ext. Net Price:	USD	615.33

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 23 1/4" X 52 1/2"
 IO 23 5/8" X 52 3/4"

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 23 5/8" X 52 3/4"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int
- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

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

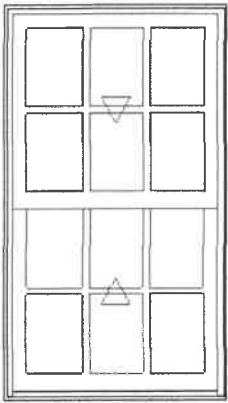
Initials required

Seller: _____

Buyer: _____

Line #10	Mark Unit: 2ndFlr/M.Bath	Net Price:		729.08
Qty: 1		Ext. Net Price:	USD	729.08

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 52 5/8"
 IO 30 5/8" X 52 7/8"

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 30 5/8" X 52 7/8"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh

3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #11	Mark Unit: 2ndFlr/M.Bed/Rear	Net Price:		595.97
Qty: 1		Ext. Net Price:	USD	595.97

MARVIN

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 21 5/8" X 52 7/8"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int
- Bottom Sash
- Ebony Exterior



As Viewed From The Exterior

Entered As: IO
 FS 21 1/4" X 52 5/8"
 IO 21 5/8" X 52 7/8"

- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh

3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
 Is the existing Sill Angle of 0 degrees correct?

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

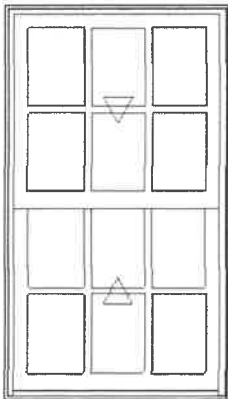
Initials required

Seller: _____

Buyer: _____

Line #12	Mark Unit: 2ndFlr/M.Bed/Rear	Net Price:	729.08
Qty: 1		Ext. Net Price:	729.08
		USD	

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 52 5/8"
 IO 30 5/8" X 52 7/8"

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 30 5/8" X 52 7/8"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int

- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh

3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
 Is the existing Sill Angle of 0 degrees correct?

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

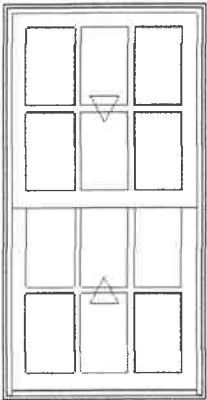
Initials required

Seller: _____

Buyer: _____

Line #13	Mark Unit: 2ndFlr/M.Bed/Rear	Net Price:	706.09
Qty: 1		Ext. Net Price: USD	706.09

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 27 1/4" X 52 5/8"
 IO 27 5/8" X 52 7/8"

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 27 5/8" X 52 7/8"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Initials required

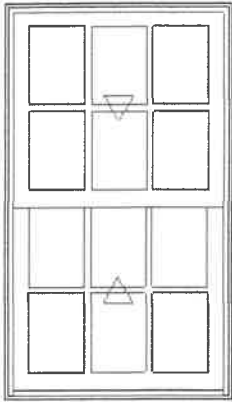
Seller: _____

Buyer: _____

Line #14	Mark Unit: 2ndFlr/M.Bed/Side	Net Price:	729.08
Qty: 1		Ext. Net Price: USD	729.08

MARVIN

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 7/8" X 52 3/4"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior



As Viewed From The Exterior

Entered As: IO
 FS 30 1/2" X 52 1/2"
 IO 30 7/8" X 52 3/4"

- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

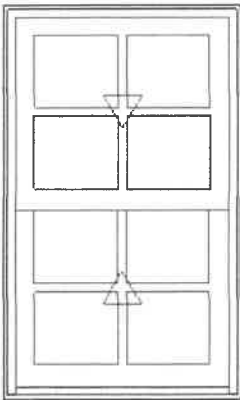
Initials required

Seller: _____

Buyer: _____

Line #17	Mark Unit: 3rdFlr/BoysRm/Side	Net Price:	594.75
Qty: 2		Ext. Net Price:	1,189.50
		USD	

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 24 1/4" X 40 3/4"
 IO 24 5/8" X 41"

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 24 5/8" X 41"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int
- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

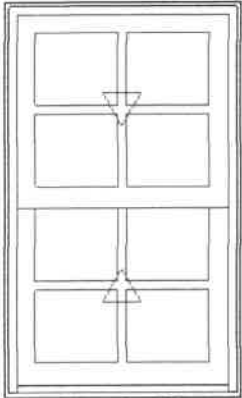
Initials required

Seller: _____

Buyer: _____

Line #19	Mark Unit: 3rdFlr/GirlsRm/Side	Net Price:	594.75
Qty: 2		Ext. Net Price:	1,189.50
		USD	

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 24 1/4" X 40 3/4"
 IO 24 5/8" X 41"

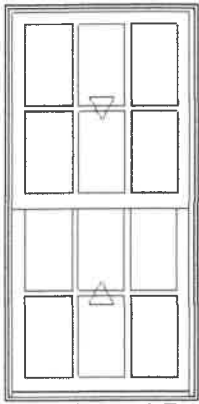
Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 24 5/8" X 41"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 2W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 2W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Initials required
 Seller: _____
 Buyer: _____

Line #21	Mark Unit: Apt1/LR/Side	Net Price:	758.72
Qty: 1		Ext. Net Price:	758.72
		USD	

MARVIN

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 5/8" X 60 3/4"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 60 1/2"
 IO 30 5/8" X 60 3/4"

Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh

3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

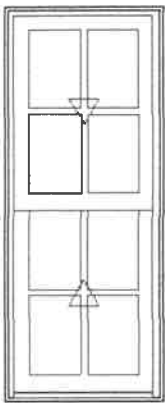
Initials required

Seller: _____

Buyer: _____

Line #22	Mark Unit: Apt1/LR/Rear	Net Price:		595.97
Qty: 1		Ext. Net Price:	USD	595.97

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 21" X 52 3/8"
 IO 21 3/8" X 52 5/8"

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 21 3/8" X 52 5/8"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 2W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 2W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh

3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

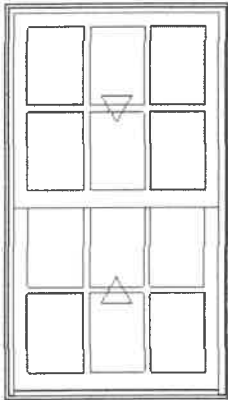
Initials required

Seller: _____

Buyer: _____

Line #23	Mark Unit: Apt1/Bath/Rear	Net Price:		729.08
Qty: 1		Ext. Net Price:	USD	729.08

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 29 7/8" X 52 3/4"
 IO 30 1/4" X 53"

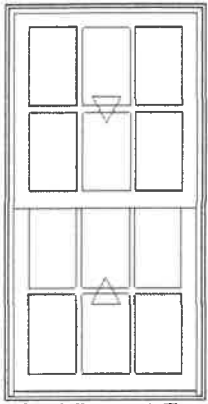
Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 1/4" X 53"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 White Weather Strlp Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Initials required
 Seller: _____
 Buyer: _____

Line #24	Mark Unit: Apt.Stairwell/Side	Net Price:		706.09
Qty: 1		Ext. Net Price:	USD	706.09

MARVIN

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 27 5/8" X 52 3/4"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon



As Viewed From The Exterior

Entered As: IO
 FS 27 1/4" X 52 1/2"
 IO 27 5/8" X 52 3/4"

- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

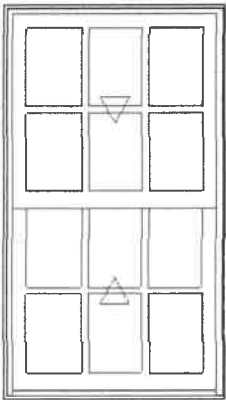
Initials required

Seller: _____

Buyer: _____

Line #25	Mark Unit: Apt.Stairwell/Front,Back	Net Price:		729.08
Qty: 2		Ext. Net Price:	USD	1,458.16

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 52 5/8"
 IO 30 5/8" X 52 7/8"

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 30 5/8" X 52 7/8"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

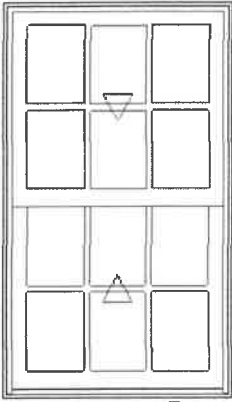
Initials required

Seller: _____

Buyer: _____

Line #26	Mark Unit: Apt2/LR/Side	Net Price:		729.08
Qty: 1		Ext. Net Price:	USD	729.08

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 52 3/4"
 IO 30 5/8" X 53"

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 30 5/8" X 53"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0
- Is the existing Sill Angle of 0 degrees correct?
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Initials required

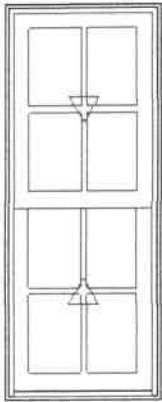
Seller: _____

Buyer: _____

Line #27	Mark Unit: Apt2/LR/Rear	Net Price:		595.97
Qty: 1		Ext. Net Price:	USD	595.97

MARVIN

- Ebony Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 21 3/8" X 53"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int
- Bottom Sash
- Ebony Exterior
- White Interior
- IG
- Low E2 w/Argon



As Viewed From The Exterior

Entered As: IO
 FS 21" X 52 3/4"
 IO 21 3/8" X 53"

Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 2W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

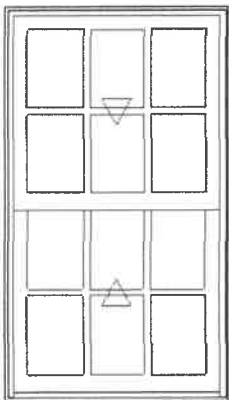
Initials required

Seller: _____

Buyer: _____

Line #28	Mark Unit: Apt2/Kitchen/Side	Net Price:		729.08
Qty: 2		Ext. Net Price:	USD	1,458.16

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 52 5/8"
 IO 30 5/8" X 52 7/8"

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 5/8" X 52 7/8"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

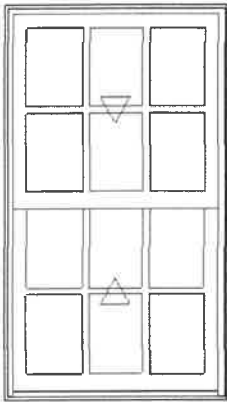
Initials required

Seller: _____

Buyer: _____

Line #29	Mark Unit: Apt2/Bath/Rear	Net Price:		729.08
Qty: 1		Ext. Net Price:	USD	729.08

MARVIN



As Viewed From The Exterior

Entered As: IO
 FS 30 1/4" X 52 5/8"
 IO 30 5/8" X 52 7/8"

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 30 5/8" X 52 7/8"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 3W2H
 Ebony Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jambs
 Thru Jambs Installation
 Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Initials required

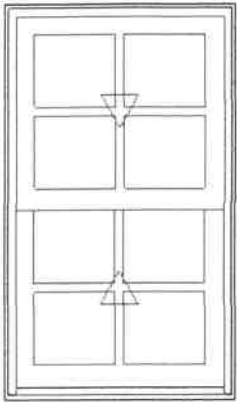
Seller: _____

Buyer: _____

Line #30	Mark Unit: Apt2/BedRm/Rear	Net Price:		594.75
Qty: 2		Ext. Net Price:	USD	1,189.50

MARVIN

Ebony Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 24 5/8" X 40 7/8"
 8 Degree Frame Bevel
 Top Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 2W2H
 Ebony Ext - White Int
 Bottom Sash
 Ebony Exterior
 White Interior
 IG
 Low E2 w/Argon



As Viewed From The Exterior

Entered As: IO
FS 24 1/4" X 40 5/8"
IO 24 5/8" X 40 7/8"

- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W2H
- Ebony Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb
- Thru Jamb Installation
- Existing Sill Angle 0
- Is the existing Sill Angle of 0 degrees correct?
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD 22,726.02
0.000% Sales Tax: USD 0.00
Project Total Net Price: USD 22,726.02

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 22,726.02
0.000% Sales Tax: USD 0.00
Project Total Net Price: USD 22,726.02

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

OLD

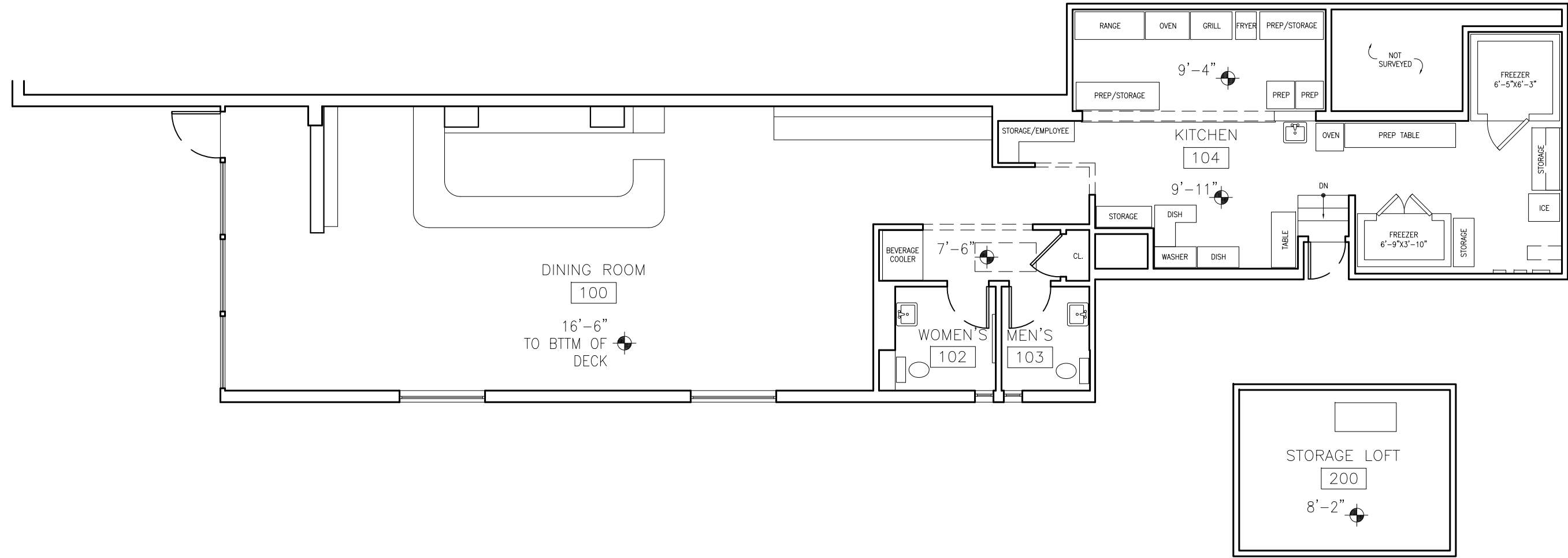
Seller: _____

Buyer: _____

103 Congress Street

Public Hearing

LU-20-251



01 FIRST FLOOR PLAN

02 SECOND FLOOR PLAN



Pacer Series 450
End Fold Window/Wall System



AGS

WINDOWS

ENTRANCES

PACER 450

STOREFRONT

CUSTOM FAB

METRA

"Our Pacer entrances can be seen throughout Boston's North end where they give a real European sidewalk cafe feel to the restaurants in summer and close securely with insulated glass for winter comfort."

Brian Long
V.P. AGS



Perfect for use in resort and tourist areas where restaurants and gift shops spill out onto the sidewalk, Pacer units ship across the US and can be seen as far west as Hawaii. The Pacer 450 End-fold works well as an entrance or window style opening. Door units glide smoothly on our top edge roller system (shown left) and are securely held in place with high strength pivots. These units may be used with or without a threshold. For added safety and security, Pacer Series entrances feature a hook-bolt lock. As an alternative, the End Fold units may have a single lever, 2-point locking system for simplicity and pleasing aesthetics. Three quarter diameter back to back pull handles are installed and the units are set up for 1/4" or 1" glazing.

Pacer 450 Window/Walls come in a variety of styles and configurations which can include the addition of transoms and swing doors. Custom sizes are our specialty, so give us your opening dimensions and we will manufacture the perfect Endfold System to meet your needs

Featuring narrow or medium stile sliding, folding and fixed panel configurations, the Pacer Series 450 Window/wall is a perfect compliment to AGS's standard flush glazed systems: both 2" x 4-1/2" Flush Glazed System for 1" glass and 1-3/4" x 4-1/2" System for 1/4" glass.

Our standard hardware is shown (right) for our bi-fold door. It provides two points of security with throw rods engaging vertically into the head and sill. The handle rotates 90° from vertical to horizontal to operate the lock. As shown, it makes an attractive yet secure lock when used with one of our many available wood finishes.



Be sure to check out our ["Design Your Own Lock"](#) page for customization ideas.

[Go to Details](#)

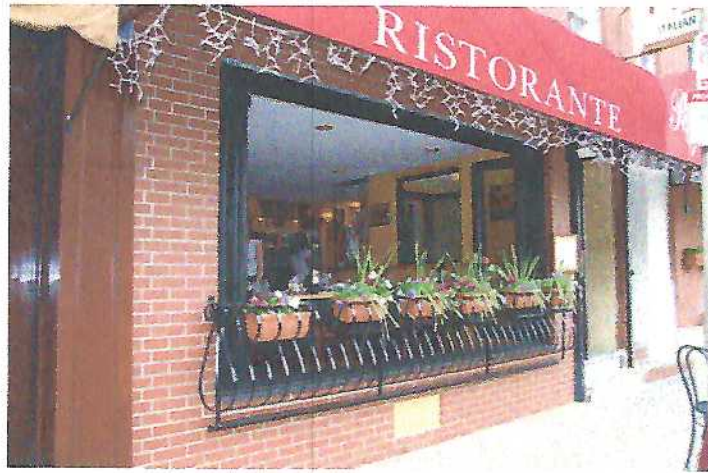
A sidewalk cafe and restaurant can merge when the window wall between them folds away (below).



Shown below, a restaurant interior opens to the street.



A restaurant which can open to enjoy the atmosphere of the street while still maintaining the privacy of a window unit, below



A pastry shop opens on 2 sides to the street .



© 6/2008, Architectural Glazing Systems, Inc.



Customize the Pacer 450 Stacking Door



AGS	WINDOWS	ENTRANCES	PACER 450	STOREFRONT	CUSTOM FAB	METRA
AGS	WINDOWS	ENTRANCES	PACER 450	STOREFRONT	CUSTOM FAB	METRA

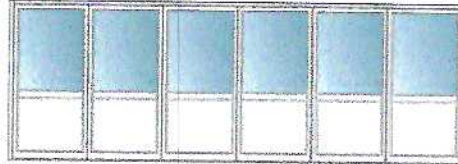
Design Your Own Look

"As a custom fabricator, we offer our customers unique opportunities to creat a custom look for their projects"

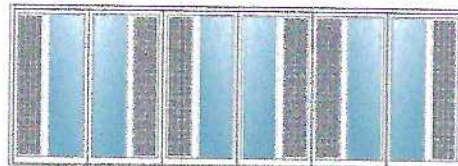
Brian Long

Consider the possibilities! The panels of the Pacer 450 System are constructed from our standard narrow or medium stile door extrusions. Anything design concepts possible in our standard entrances can be achieved in these panels as well.

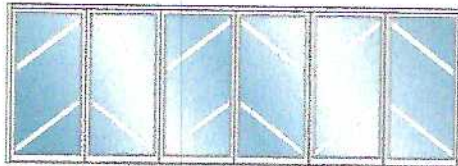
Take your choice of intermediate rails, muntins and panels, then use your imagination to create your perfect entrance! Send us a sketch and see how we can make your dream door a reality.



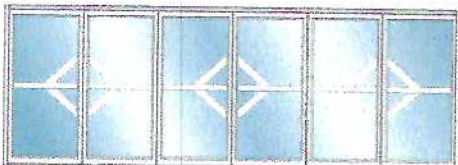
Panels



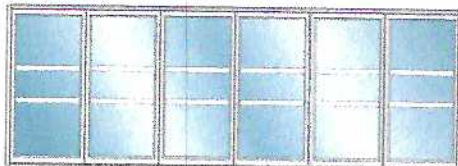
Panels with Patterns, Woodgrain, Painted, or Anodized Finishes



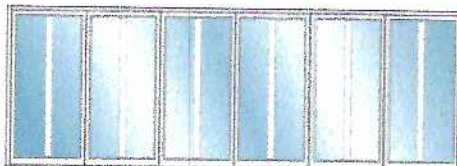
Intermediate Rails



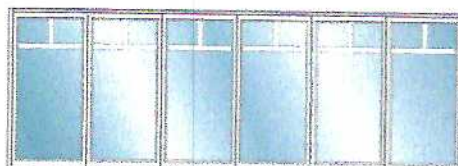
Intermediate Rails



Intermediate Rails

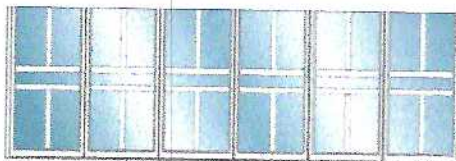


Intermediate Rails

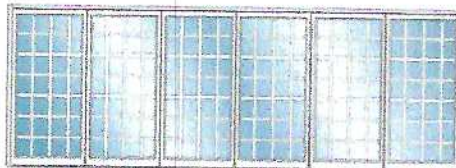


Intermediate Rails

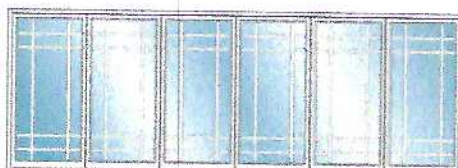
Pacer Series 450 Customization ideas



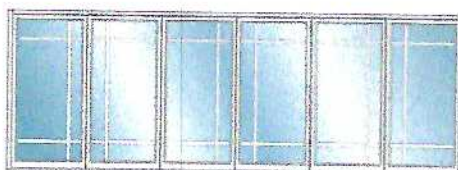
Intermediate Rails



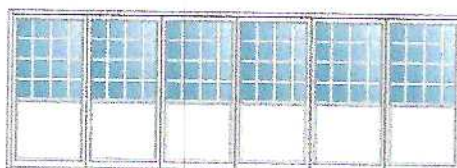
Muntins



Muntins



Muntins

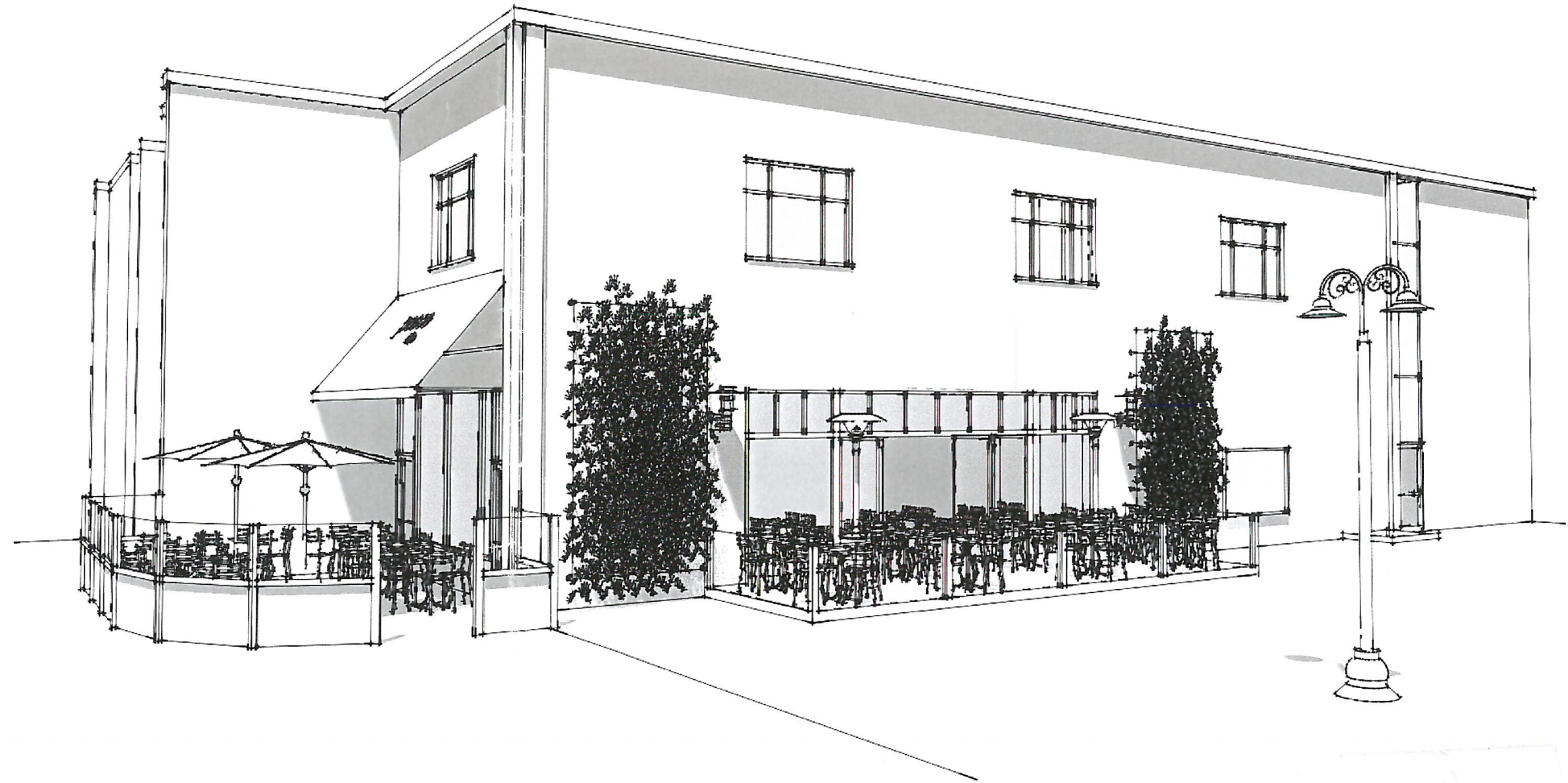


Combine Muntins, Panels, and Rails

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SUMNERDAVISARCHITECTS

959 Islington Street • Portsmouth, NH • 603-436-8891 P • 603-436-1121 F



103 Congress Street
Portsmouth, NH 03801



INFORMATION

Issue Date: JUNE 2009
Drawn By: ETNM
Checked By: WKD
Project Number: -

Revision:

- 1.
- 2.
- 3.
- 4.

TITLE

CONCEPTUAL
RENDERING

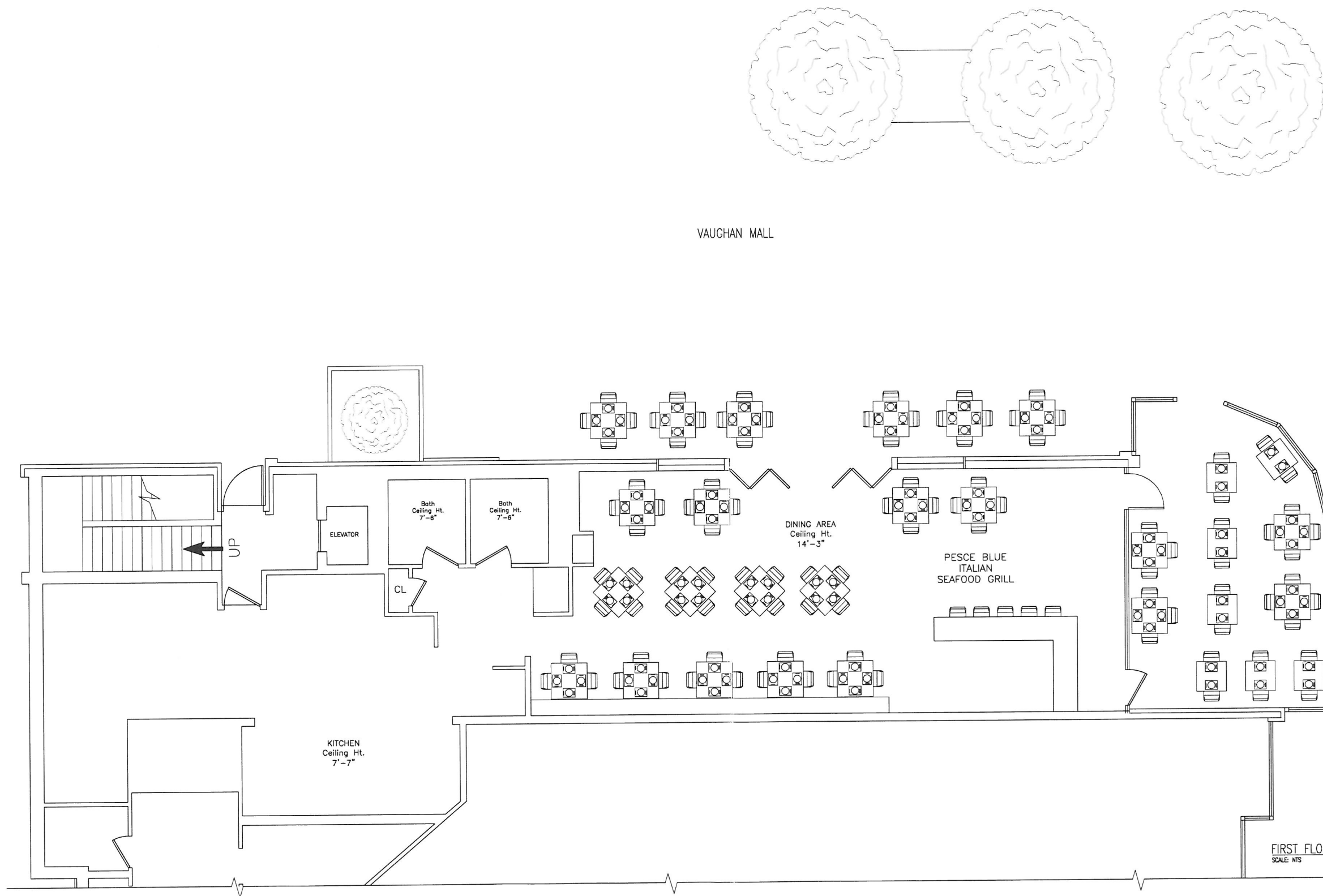
SCALE: AS NOTED

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A0.01

SHEET NUMBER

103 Congress Street
 Portsmouth, NH 03801



INFORMATION

Issue Date: JUNE 2009
 Drawn By: ETNM
 Checked By: WKD
 Project Number: -

Revision:

- 1.
- 2.
- 3.
- 4.

TITLE

PROPOSED
 FLOOR PLAN

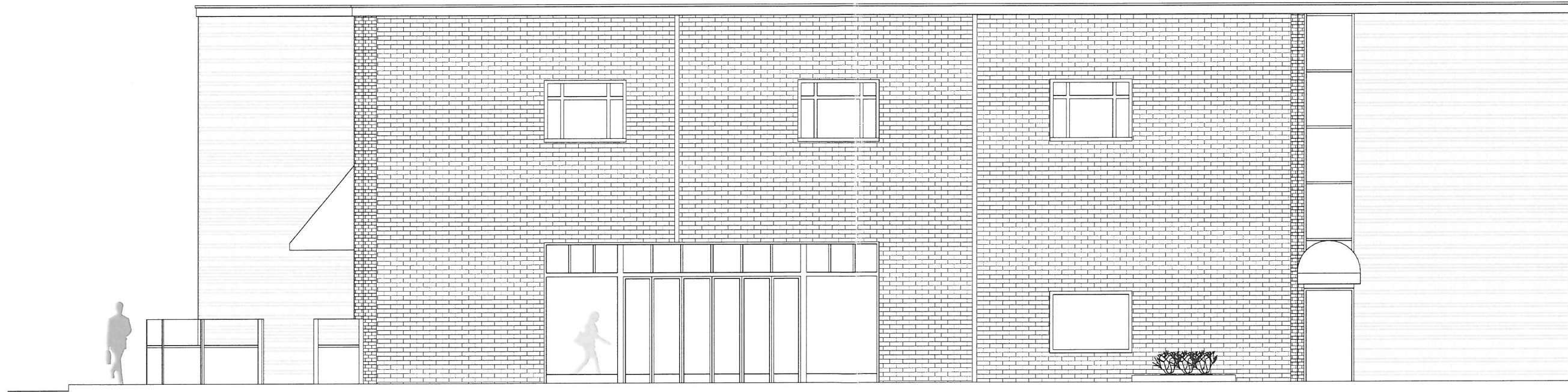
SCALE: AS NOTED

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A1.01

SHEET NUMBER

103 Congress Street
Portsmouth, NH 03801



VAUGHAN MALL ELEVATION
SCALE: NTS

INFORMATION

Issue Date: JUNE 2009
Drawn By: ETNM
Checked By: WKD
Project Number: -

Revision:

- 1.
- 2.
- 3.
- 4.

TITLE

PROPOSED
ELEVATION

SCALE: AS NOTED

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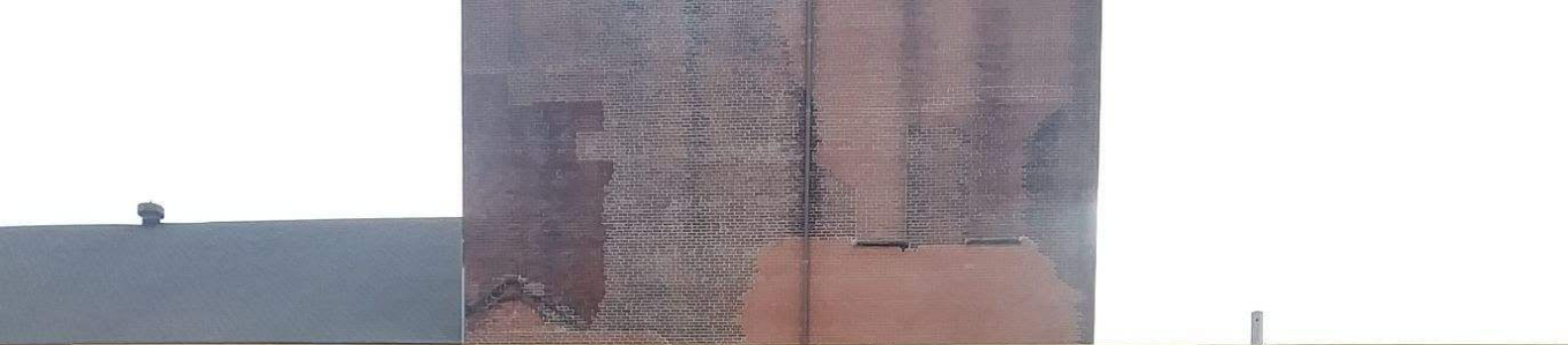
A2.01

SHEET NUMBER

124 Congress Street

Public Hearing

LU-21-7



ic crossing

Celtic Crossing
Since 1990
Irish • Scottish • Welsh • Cornish
www.CelticCrossing.com

CLOSED

A storefront for Celtic Crossing, featuring a yellow door and a window with a decorative green awning. The window displays a sign with the business name and website.

NO PARKING
LOADING
ZONE

SOFT MEAT 1.49/LB
PIZZA

SOFT MEAT 1.49/LB
PIZZA

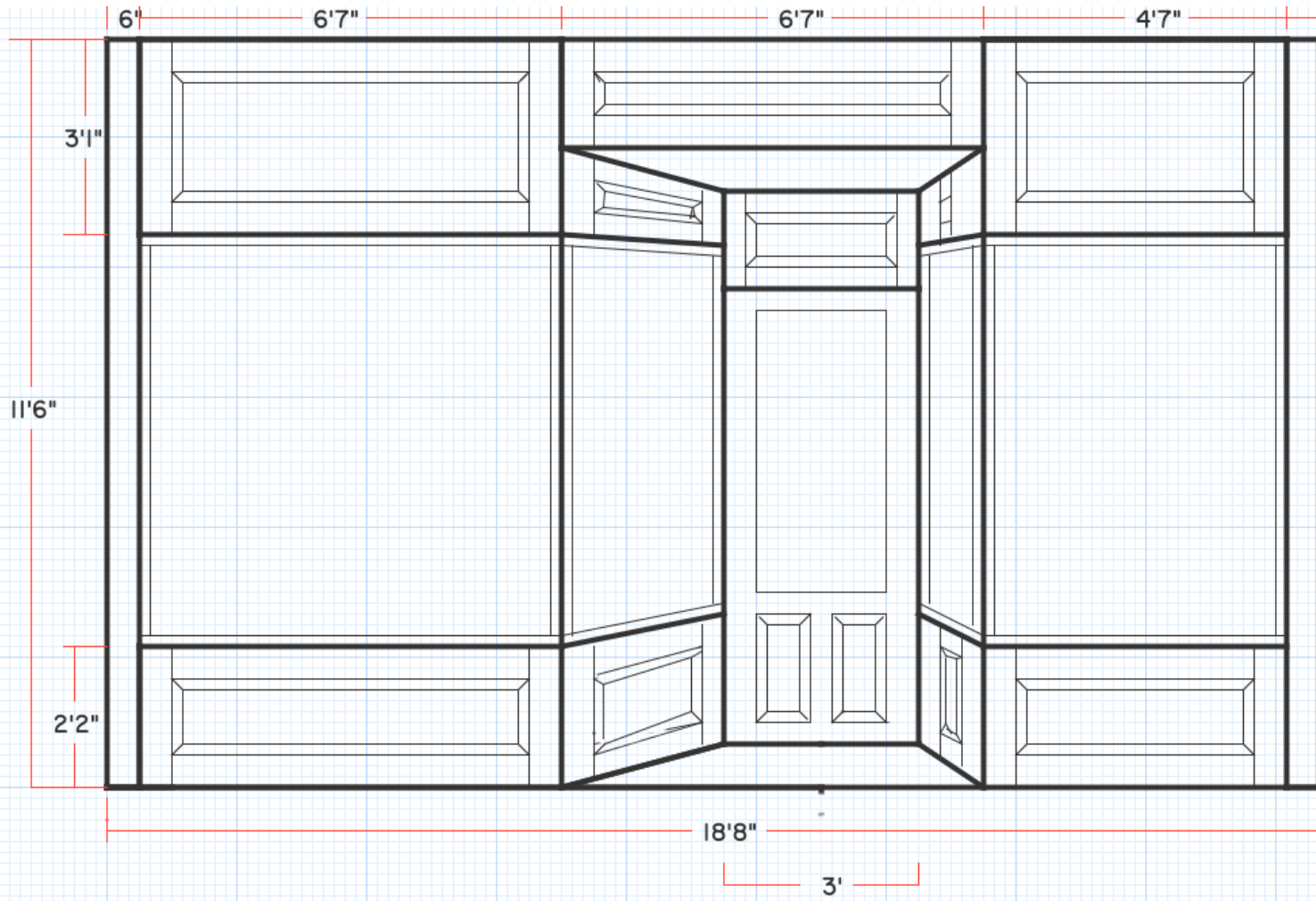
SOFT MEAT 1.49/LB
PIZZA

A storefront with a red awning and red brick base. It has large windows and a central door. A 'NO PARKING LOADING ZONE' sign is attached to the street lamp. Red signs in the windows advertise 'SOFT MEAT 1.49/LB PIZZA'.

Moonglows

A storefront with a teal facade and a large window. The window displays colorful balloons and the name 'Moonglows'.







crossing



Celtic Crossing
1984-1990
www.CelticCrossing.com



124 Congress St new materials list.

7 sheets of marine grade sapele plywood

176' of mahogany 4/4 boards

75' mahogany moulding

1 sapele and glass exterior door

Replacement bronze colored aluminum window frames with energy efficient replacement windows in the same locations as current.

59 Deer Street, Unit #518

Public Hearing

LU-20-197

Existing Outside view of 59 Deer Street Portsmouth

PG
Portland Glass.®
A Glass Doctor Company

70 Heritage Avenue
Portsmouth NH 03801
(603) 431-1500 (ph)
(603) 431-1322 (fax)
PGShop0360@portlandglass.com



Outside View



Inside View



Harvey Majesty Window with Grids
The window needed will be without the grids.

Harvey Majesty Double Hung Wood Window

When the look of genuine wood is preferred, Majesty is your best choice.

Hand crafted Harvey Majesty windows combine the warmth and beauty of a wood interior with a maintenance-free aluminum clad exterior. The Majesty window offers many design options – grids, hardware, and exterior colors – to fit in beautifully with your remodeling or new construction plans.

Because Majesty windows are custom made, that means no additional carpentry is required (unlike with other wood windows!) allowing for a more efficient installation and just the right fit.

HISTORIC REQUIREMENTS

Fiberglass screen included; ~~VIEWS~~ screen and other options available

ENERGY STAR® glazing standard

Solid pine interior/Aluminum clad exterior

Our high-quality prefinished option eliminates the need to paint or provides an ideal base to add custom paint color post-installation

Easy to operate, pre-calibrated block and tackle balance system never needs adjustment

Both sashes tilt in for easy cleaning

Recessed hardware for unobstructed views.



PORTLAND GLASS-PORTSMOUTH
 70 HERITAGE AVE
 PORTSMOUTH NH 03801-5608
 (603)431-1500 Fax:(603)431-1322
 Tax# 20-0482066

Quote: 360-514509

Date: 09/30/2020

Scheduled:10/08/2020 07:30

Customer

TERRY ALLEN
 59 DEER STREET UNIT 518
 PORTSMOUTH NH 03801

H (703)927-4687

Csr: KKEEZER Tech: DSTHILAI... PO Terms: C.O.D

Qty	Part / Description	Item Total
7.00	RFMISCJOBSUPPLIES - ALL INTERIOR TRIMS	350.00
7.00	RFMISCJOBSUPPLIES - Misc Caulking, Shims, Insulation etc.	175.00
7.00	RFMISCJOBSUPPLIES - Recycling, Disposal of existing units	175.00
2.00	RFMISCJOBSUPPLIES - Parking Daily Spaces -Per Van Per Day	300.00
1.00	38-1/2" X 64" VWDHMAJ - VW Majesty Double Hung Window LIVING ROOM NEXT TO DOOR FULL TEMPERED GLASS ENERGY SURCHRG V/W -	1,745.00
1.00	38-1/2" X 64" VWDHMAJ - VW Majesty Double Hung Window LIVING ROOM BOTTOM PANE TEMPERED ONLY ENERGY SURCHRG V/W -	1,622.00
1.00	78-1/2" X 64" VWDHMAJ - VW Majesty Double Hung Window DINING ROOM BOTTOM PANE TEMPERED ONLY ENERGY SURCHRG V/W -	2,810.00
4.00	38-1/2" X 54" VWDHMAJ - VW Majesty Double Hung Window 2- UP STAIRS LEFT BEDROOM 2- UP STAIRS RIGHT BEDROOM ENERGY SURCHRG V/W -	5,880.00

Notes: **CUSTOMER IS RESPONSIBLE FOR ANY APPROVALS THROUGH THE HISTORIC DISTRICT

Job Site: TERRY ALLEN
 59 DEER STREET UNIT 518
 PORTSMOUTH NH 03801
 MSR FOR IGU'S AND COMPLETE WINDOWS

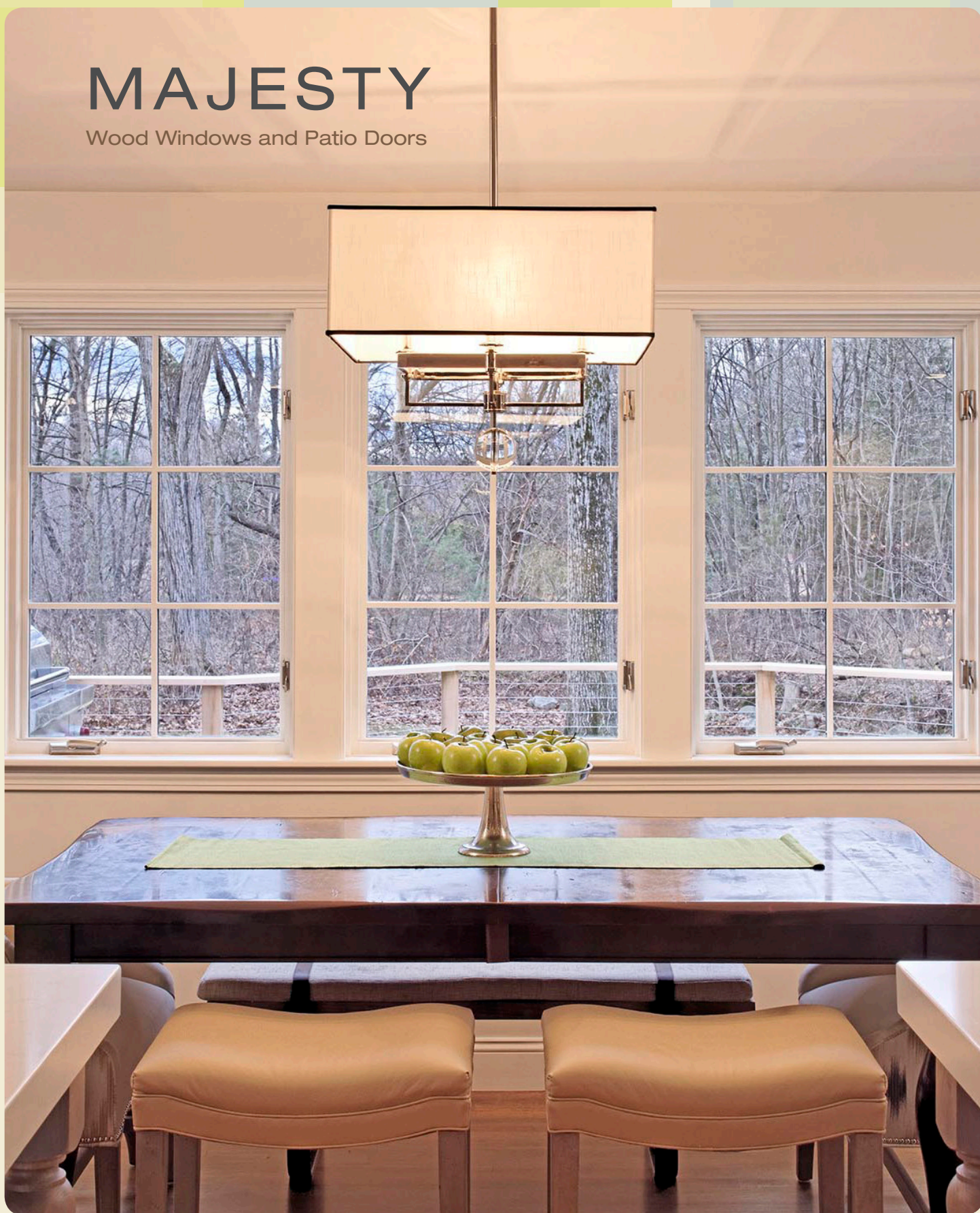
Signature _____

Tax	Total	Payments	Balance
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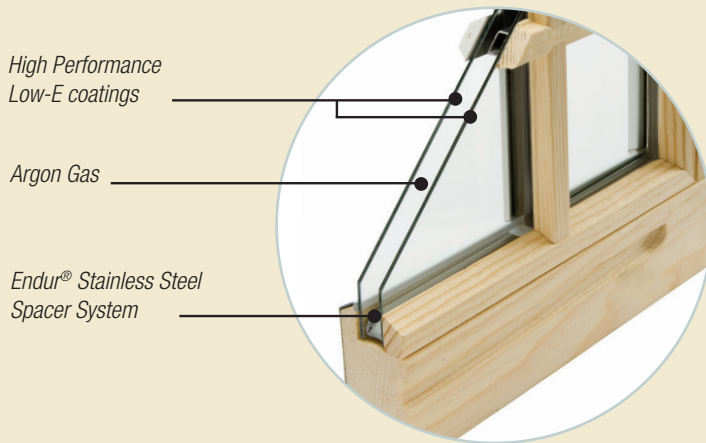
MAJESTY

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

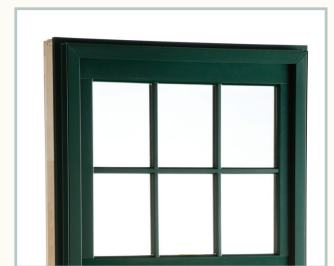
The wood components of Majesty products resist rot, degradation, splitting, warping, and mildew through a controlled treatment process that immerses Ponderosa Pine in a special preservative similar to high quality deck sealant applications.



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

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.



PVC Jamb Liner available in both White or Almond

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.



HINGED AND GLIDING PATIO DOORS

Your patio is an extension of your home, and your home is an extension of yourself and your style. Enjoy the peace of mind that comes with a low-maintenance, durable, and secure aluminum clad wood frame and bring a bit of functional charm to your outdoor space!

Majesty Gliding Patio doors offer contemporary hardware options and narrow door stiles save space while delivering a sleek, casual look. Available in 2, 3 and 4-Lite design options, the door glides effortlessly along a continuous fiberglass sill. The heavy-duty weatherstripping ensures your patio door will open without a hitch, regardless of the season.

Majesty Hinged Patio doors' classic hardware and French panel design offer accessible entryways that swing in, inviting the outdoors into your home, or swing out, extending your home to the outdoors. Hinged patio doors offer a traditional, elegant style and are available in 1, 2, 3 or 4-Lite panel design options. The integral frame drip edge enhances water protection and a dual seal frame weatherstripping optimizes air and thermal performance.



GLIDING
Includes
D-shaped
Handle



HINGED



*Adjustable
Guide
Hinge*

*Includes
Contemporary
Handle*

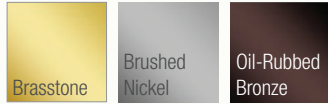


*Adjustable
Set
Hinge*

Window & Door Options

HARDWARE FINISHES

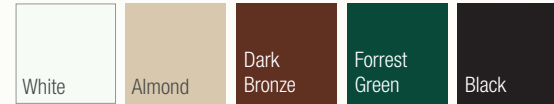
PREMIUM



STANDARD



EXTERIOR COLORS



INTERIOR WOOD OPTIONS



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



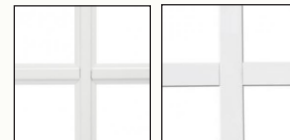
Professionally prefinished for no mess or hassle post-installation. 10 year warranty. Gliding window only available in factory primer.

Due to printing limitations, finishes and colors shown are for representation only.

GRIDS

GRIDS BETWEEN GLASS

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



SIMULATED DIVIDED LITES

The most authentic look of divided lites to complement traditional architecture



ADDITIONAL OPTIONS

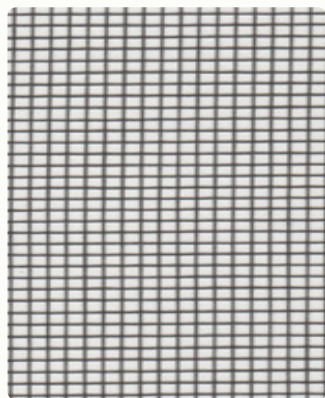
- Obscured glazing
- Tempered glazing
- Jamb line available in White or Almond

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

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)



Majesty Wooden Interior – Aluminum clad exterior window

Features	Benefits
Solid Wood Interior	Stainable / paintable to match existing woodwork
Aluminum Clad exterior	Maintenance free
Intercept spacer with standard Low-E Krypton glass on Majesty	Higher insulating value and Energy Star Rating
Block & Tackle Balance System	Never need adjustment or lubrication – lifetime of smooth operation
Tilt in top and bottom sash with tilt lathes for easy use	Wash the inside and outside of the glass from inside your home
Locking Half Screen	Provides ventilation while staying securely closed
Warranty	20 years on Glass and 10 on Wood and Aluminum components