

**MEETING OF
THE HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

6:30 p.m.

November 03, 2021

AGENDA (revised on October 29, 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. October 06, 2021

II. ADMINISTRATIVE APPROVALS

1. 14 Mechanic Street
2. 105 Daniel Street
3. 18 Porter Street
4. 45 Market Street
5. 41 Salter Street
6. 30 Cate Street
7. 54 Humphreys Court

III. CERTIFICATE OF APPROVAL EXTENSION REQUESTS

1. Petition of **Robin B. and Cyrus B. Noble, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow a second 1-year extension of the Certificate of Approval originally granted on October 02, 2019 for new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

2. Petition of **Rockingham House Condominium Association, owner, and Sandra J. Lorusso, unit owner**, for property located at **401 State Street, Unit M502**, wherein permission is requested to allow renovations to an existing structure (replace two windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 3N and lies within the Character District 4 (CD4) and Downtown Overlay, and Historic Districts.

3. Petition of **Dagny Taggart, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (construct 3-

story addition to the rear of the existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) Downtown Overlay, and Historic Districts.

4. Petition of **Malloy Revocable Trust of 2017, Timothy R. and Susan P. Malloy Trustees, owners**, for property located at **52 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (construct 2-story rear addition) and renovations to an existing structure (new windows and siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 and Lot 13 and lies within the General Residence A (GRA) and Historic Districts.

V. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow modifications to a previously approved plan (add rooftop atrium and masonry changes to the brick wall and front wall of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

B. (*Work Session/Public Hearing*) requested by **Danny Parker, LLC, owner**, for property located at **266 Middle Street**, wherein permission is requested to allow the removal and replacement of the rear egress stairs and deck and renovations to an existing structure (replace siding and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as Lot 9 and lies within the Mixed Research Office (MRO) and Historic Districts.

C. (*Work Session/Public Hearing*) requested by **238 Deer Street, LLC, owner**, for property located at **238 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the construction of a new 3-4 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

VI. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Work Session requested by **Gregory J. Morneault and Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission is requested to allow the construction of a new structure (single family home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

B. **REQUEST TO POSTPONE-** 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 property is 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.

C. **REQUEST TO POSTPONE-** Work Session requested by **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

D. Work Session requested by **Steve & Cathy Ann Henson, owners**, for property located at **0 Maplewood Avenue**, wherein permission is requested to allow the construction of a new single family dwelling as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 3 and lies within the General Resident A (GRA) and Historic Districts.

VII. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_OgcUSIB7TieXujSffOx-sQ

**MINUTES
HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

October 6, 2021

MEMBERS PRESENT: Acting Chairman Jon Wyckoff; Acting Vice-Chair Margot Doering; City Council Representative Paige Trace; Members Reagan Ruedig, Martin Ryan, David Adams, Dan Brown, and Alternate Karen Bouffard

MEMBERS EXCUSED: Alternate Heinz Sauk-Schubert

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Acting Chairman Wyckoff stated that there were three requests for postponements.

*It was moved, seconded, and passed unanimously to **postpone** Old Business Work Sessions A, B, and C to the November 3 meeting.*

I. APPROVAL OF MINUTES

1. September 01, 2021

The minutes were **approved** as presented by unanimous vote, 7-0.

Note: Administrative Approval Item 4 was reviewed out of order so that Ms. Ruedig could recuse herself and it could be voted on separately from the other items.

II. ADMINISTRATIVE APPROVALS

1. 564 Middle Street

The request was to replace storm windows with CASCO Industries windows. It was **stipulated** that the color of the storm shall match the sash.

2. 65 Lafayette Road

Mr. Cracknell said the applicant asked for three changes: 1) the front entry is different than the approved drawings; 2) the 3-panel garage door will be replaced with a 2-panel door; and 3) a picket fence on the back wasn't on the plan. Mr. Cracknell noted that two entryway options were previously presented to the Commission and they decided on Option 2C but the applicant built Option 2B. Acting-Chair Wyckoff said it was a classic appropriate look.

3. 33 Hunking Street

The request was for a front Peter Happny railing for the stairs. Acting-Chair Wyckoff said it was a fine handrail.

4. 160 Court Street

Ms. Ruedig recused herself. The request was to change the previously-approved block wall design for a new one because the applicant couldn't source it for the needed timeline, so he wanted to substitute the lower wall stone for the top one. Acting Vice-Chair Doering asked if it would be in the pattern shown in the photo. Mr. Cracknell said he assumed it would be. Acting Vice-Chair Doering said she liked that design better than the previously-approved one.

*Mr. Adams moved to **approve** the item, and Acting Vice-Chair Doering seconded. The motion **passed** by unanimous vote, 7-0.*

5. 500 Market Street

The request was to place more steel supports under the decks. Ms. Ruedig said it would be an improvement.

6. 1 Harbour Place

The request was for telecommunications antennas. The Commission said they liked them.

7. 40 Howard Street

The applicant Kenneth Sullivan was present. He said his project was previously approved for wood pediments and modified basement windows but needed to be re-approved because it had been a while. He said the water table board needed to be raised three inches, and a bullseye glass was placed on the transom over the front door. Acting Vice-Chair Doering asked how old the existing glass was, and Mr. Sullivan said it was from 1985. Mr. Sullivan said he also had renderings for a few wrought-iron railings for the front of the house.

Acting-Chair Wyckoff said he had a problem with allowing the mud board to be increased in size to the point that it wasn't similar to a board that might be on a Colonial. City Council Representative Trace said she had seen photos showing the mud boards of other larger and more formal homes in the area and thought the same size of mud board would be inappropriate on the applicant's home. The water table and foundation were further discussed. Ms. Ruedig said the formality of the applicant's house had increased by the changes and looked very different. Mr. Ryan suggested a chamfer starting from the first clapboard and coming out at 45 degrees, or lead flashing.

It was **stipulated** that the mud board shall be replaced in kind with the same height and with scribing and lead flashing shall be used to get to the face of the veneer wall.

*Mr. Ryan moved to **approve** Items 1, 2, 3, 5, 6, and 7, with stipulations for Items 1 and 7. Ms. Ruedig seconded. The motion **passed** by a vote of 6-1, with Mr. Adams voting against the motion.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow modifications to a previously approved plan (add rooftop atrium and masonry changes to the brick wall and front wall of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

SPEAKING TO THE PETITION

The applicant Steve Wilson was present and reviewed the petition. He noted that he would not discuss outdoor spaces until a future meeting because a user of the building wanted to use the building for commercial use and wasn't fond of the recessed balconies. Mr. Wilson said he wanted to apply a trapezoid to the flat roof of the building and also wanted to have a full brick the masonry veneer instead of a thin one. He discussed the bowed wall on the old building.

Acting-Chair Wyckoff said it was more of a work session and that there wasn't much left to approve, so he suggested continuing the petition to the November meeting. He asked Mr. Wilson if any walls would be completely torn down. Mr. Wilson said one part had to be broken down to be replaced by a new wall but that it wouldn't be noticeable from the outside. Acting-Chair Wyckoff said that iron support plates on the outside of the building would have to be part of the November package. Some of the commissioners said they would go see the mockup. Mr. Brown said he was still confused about the recesses on the front. Mr. Ryan asked if there would be a cavity wall when the brick was put on, and Mr. Wilson said there wouldn't be.

There was no public comment.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **continue** the petition to the November 3 meeting, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 7-0.*

2. Petition of **Jeffrey L. & Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (construct a 1-story mudroom with new landing and steps) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

Architect Anne Whitney was present on behalf of the applicant. She said the project was postponed for a year and it was decided to add an addition on the driveway side that would

provide a bath and mudroom space and better access to the kitchen. She reviewed the window changes and said the wood rail system would be the same.

Ms. Ruedig asked why Window B had to be an awning and not a double hung. Ms. Whitney said it matched another window that was previously approved but that it could be a double hung. Ms. Ruedig said both windows should be double hungs, and it was further discussed. Ms. Whitney suggested said she would discuss the window with the owner. Acting-Chair Wyckoff asked if there was any molding between the soffit and the frieze board on the hip roof. Ms. Whitney said it was just a corner board with a gutter. Acting-Chair Wyckoff suggested stipulating that there be a K-style gutter surrounding the whole thing with a downspout at the corner. Mr. Ryan said the new addition didn't reference anything to the porch, like the skirting under the steps and so on. Ms. Whitney said she could do lattice instead of a board and stipulate that it match.

Acting-Chair Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Acting-Chair Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Mr. Ryan moved to grant the Certificate of Approval for the petition, with the following stipulations:

- 1. Both windows should either use a simulated middle rail or, it is preferred they be double hung windows.*
- 2. Matching lattice shall be used under the porch instead of a board.*
- 3. There shall be K-style gutters and downspouts.*

Ms. Ruedig seconded the motion.

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining characters of the surrounding properties.

The motion passed by unanimous vote, 7-0.

3. Petition of **Martingale, LLC, owner**, for property located at **99 Bow Street**, wherein permission is requested to allow new construction to an existing structure (expand waterfront deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 54 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

SPEAKING TO THE PETITION

Architect Jeremiah Johnson was present on behalf of the applicant, along with the applicant Mark McNabb. Mr. Johnson reviewed the petition and said they were proposing a deck to extend

the existing deck use and to add a new public access deck, along with two custom-designed murals and screening. He showed realistic views from the decks as well as eye-level renderings, noting that the changes to the deck would be much less perceivable than shown on the plan. He said there was an alternate option was a squared-off version of the deck but that the applicant preferred the main option with the curved deck.

Acting Vice-Chair Doering asked what the total square footage of the new combined deck was and if the options were the same square footage. Mr. Johnson said some square footage was gained and lost here and there. It was further discussed. Acting-Chair Wyckoff asked if the project had been before the Board of Adjustment. Mr. Johnson said they didn't need variances because it was a zero lot line downtown. He noted that the DES approval had started, however. Ms. Ruedig asked what the reduction in the public space from the 2015 approved plan was compared to what was proposed now. Mr. Johnson said the footprint of the rounded deck stayed the same but got narrower and longer, so the square footage was the same but the proportions changed. City Council Representative Trace asked if the deck would be seasonal or year-round use. Mr. Johnson said it would be seasonal. Mr. McNabb agreed with further comment.

Mr. Ryan said he had supported the project from the beginning and thought it was an excellent approach. He noted that one of the public criticisms was the balance between what was deemed public area and the restaurant area, and that someone had said that if there could be a larger public space by a bit of a percentage, it would go a long way. He said the squared-off version wasn't as visually appealing as the curved version, and he thought the whaling sculptures would tend to mislead the city's history by presenting something that was inaccurate. Ms. Ruedig agreed, noting that whaling was a strong identification for several seacoast towns that had real whaling histories, and some tourists or new residents might misunderstand the whaling motif. As a historian, she said she felt strongly that it should be tweaked.

Acting Vice-Chair Doering said she still had reservations about the mass and asked if changes could be made to the public deck/waiting area design so that the public deck got more of the front seat. She said that way people could come in and move along the railing and get a nice view while they were waiting for a table. Mr. McNabb said it was all public land from the State of New Hampshire that had a rigorous process for the division between the public's good and the size of the deck, and that he wasn't aware of any private owner in the harbor who had given an easement to the public. He said the public dock fit about 20 people and that he didn't want it any bigger than that. He also noted that it was an easement in perpetuity.

Ms. Ruedig said she had trouble understanding what Option B would look like because it didn't have the number of renderings that Option A had. Mr. McNabb said Option B had the same railing design for the curve and that he could bring back more details. Mr. Brown said his biggest concern was the ratio. He said the long narrow building would have a deck that would project more than any other building deck, and Option B would bring more proportion to balance out the deck size to the size of the building. Mr. Ryan said the curve looked like three different decks and was more appealing and more visually interesting, and the cable rail reflected the nautical theme and was more elegant looking. Mr. Adams said he preferred Option B, and City Council Representative Trace agreed, as did Ms. Bouffard.

Acting-Chair Wyckoff opened the public hearing.

SPEAKING IN OPPOSITION TO THE PETITION

Elizabeth Bratter of 159 McDonough Street said the applicant didn't keep the previous agreement made with the City and usurped the deck for their profit. She said it got approved based on the public using the 20'x26' part of the deck, which didn't happen because they had to buy food and drink, so the proposal to double the deck was a slap in the face because the applicant didn't follow through with the original proposal. She said there would be noise, drinking, and so on and asked that the deck be the original size that was proposed in 2015.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Bill Downey of 67 Bow Street phoned in and said he liked the public access and thought the deck was one of the best in Portsmouth, but he was concerned with the neighbors to the north and whether the deck would abut their property because the noise could be impactful depending on the occasion. He said Mr. McNabb always did an outstanding job with the property.

No one else rose or phoned in to speak, and Acting-Chair Wyckoff closed the public hearing.

Acting Vice-Chair Doering noted that between the two plans, Mr. Johnson had talked about where things move when the curve was straightened and that some of the curved space moved over to the waiting area of the restaurant. Mr. Johnson said the percentage of change in square footage was in the single digits and thought the square footage might even be slightly reduced.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval as presented using Alternate Option B (squared-off front of the deck) and with the removal of the artwork. The applicant shall return for Administrative Approval with a revised artwork plan (to consider shipbuilding versus whaling). Mr. Ryan seconded.*

Ms. Ruedig said the project would conserve and enhance surrounding property values, especially with the squared-off and more traditional footprint that would have compatibility of design with surrounding properties.

Acting-Chair Wyckoff noted that shipbuilding could be an inspiration for the artwork because it had been done in Portsmouth for over 300 years.

The motion passed by a vote of 6-1, with Acting Vice-Chair Doering voting in opposition.

4. Petition of **Kenneth Charles Sullivan Revocable trust of 2021, Kenneth Charles Sullivan, owner**, for property located at **40 Howard Street**, wherein, permission is requested to allow renovations to an existing structure (replacement windows as previously approved) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 61 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Kenneth Sullivan was present and said he wanted to replace 19 windows in his house with Green Mountain windows. He said his existing windows were rotting and that the new windows would be custom made. He reviewed the windows in detail.

Acting Vice-Chair Doering asked if the sash exterior was painted black. Mr. Sullivan said all the exteriors would be black, including those on the addition. Mr. Brown asked when the house was built and whether the 9/6 and 6/6 windows were original. Mr. Sullivan said the house was built in either 1780 or 1815 but that he wasn't sure if the windows were original. Mr. Adams said the window sills on the front and driveway side were the 3" variety, but the specs for the new windows showed a 1-3/4" sill. He asked if the front windows would be changed and some of the ones on the driveway side. Mr. Sullivan said the Commission previously requested that they look different intentionally because the addition was new. He said the new windows had a historical sill. Acting-Chair Wyckoff asked if the casings would be replaced, and Mr. Sullivan agreed. Ms. Ruedig said it was clear that the sill was made up of two pieces cobbled together; she was fine with the Green Mountain windows, but it meant that some of it would have to be reworked to make it fit. The Commission suggested doing a replacement in kind. Mr. Ryan suggested stipulating that the applicant return for approval for the 3" exterior sills.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Acting-Chair Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Mr. Ryan moved to grant the Certificate of Approval for the petition, with the following stipulation:

- 1. That the applicant shall do the 3" ± sill.*

Mr. Adams seconded.

Mr. Adams said the project would preserve the integrity of the District and conserve and enhance the special characters of surrounding neighborhoods.

The motion passed by unanimous vote, 7-0.

5. (Work Session/Public Hearing) requested by **Danny Parker, LLC, owner**, for property located at **266 Middle Street**, wherein permission is requested to allow the removal and replacement of the rear egress stairs and deck and renovations to an existing structure (replace siding and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as Lot 9 and lies within the Mixed Research Office (MRO) and Historic Districts.

Note: there was no work session.

SPEAKING TO THE PETITION

Mark Gianniny and Steve McHenry of McHenry Architects were present on behalf of the applicant, along with the owner John Bosen. Mr. Gianniny reviewed the petition. He said the stairs and old deck were no longer required, and he described the new deck, siding and windows.

Ms. Ruedig asked if the applicant looked at the historic photos at the Athenaeum. Mr. Gianniny agreed and said they showed a 2/2 window on the second floor and mostly 1/1 windows on the first floor. Ms. Ruedig said there were more photos of the building and was concerned that a cottage style like a 6/1 or 4/1 wasn't in line with the house's age. In response to Mr. Adams' questions, Mr. Gianniny said every window in the house had to be replaced, which was around 20-25 windows, and that new sashes would be placed into the existing frame. Mr. Adams said he was at the house and saw that all the exterior woodwork was covered with white aluminum. He said it was an eclectic Colonial Revival house and the casings on the windows had large bands on them, so he wouldn't know about any woodwork being there. It was further discussed. Ms. Ruedig asked if the applicant investigated what was underneath the siding for the trim or clapboards. Mr. Bosen said they removed some of the clapboards in the back and that they weren't in great shape. Ms. Ruedig said the applicant should replace whatever was there, and Mr. Bosen said he would try to restore the building the best that he could.

Mr. Ryan asked why the applicant wanted to install vinyl windows if he was going to restore the clapboards. Mr. Bosen said it was a big dollar item. He said there was existing vinyl and the new windows would look and function better. Acting-Chair Wyckoff said the Hardie siding was too wide, and Ms. Ruedig said the wood siding might be able to be preserved. City Council Representative Trace said she had a problem with vinyl windows on such a historic house. Mr. Cracknell suggested that the applicant remove the vinyl to see what was underneath and that he return at the November meeting to discuss a substitute window.

Acting-Chair Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Acting-Chair Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for only the removal of the rear deck and staircase and the addition of the new egress porch and stair on the rear. City Council Representative Trace seconded.*

Ms. Ruedig said the project would conserve and enhancement surrounding property values and relate to the historic and architectural value of the existing structure. She noted that the materials were composite, but it was the back of the house.

The motion passed by unanimous vote, 7-0.

6. (Work Session/Public Hearing) requested by **238 Deer Street, LLC, owner**, for property located at **238 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the construction of a new 3-4 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

WORK SESSION

Mark Gianniny and Steve McHenry of McHenry Architects were present on behalf of the applicant. Mr. Gianniny reviewed the changes made since their previous work session. He said the applicant chose Option B that the Commission preferred. He said the front façade was broken up into three areas; two entrances were pushed back eighteen inches; the window sills were brought up 18 inches; and the Juliet balconies on the Bridge Street side were removed and replaced by a pair of double hung windows, but the two balconies on the front were kept. He discussed the penthouse and materials and gave samples to the Commission.

Acting Vice-Chair Doering said she liked the choice of brick better because it had a smoother finish and was less rustic, but she wasn't sure about the precast lighting. She asked what the reasoning was for the Boral color and the siding vs. the vertical on the penthouse. Mr. Gianniny said it was to differentiate the two and take the same material but go vertical. Acting Vice-Chair Doering said she didn't like the look on Maplewood Avenue on the corner where the surrounding for the mechanicals was made lighter because it was so different from the body of the building and stood out. She suggested that Mr. Gianniny look at that building and others in town to see how they actually looked vs. how they looked on paper.

Mr. Adams said the continuation of the side wall over the windows using the parapet as a railing seemed to be used as a blind for the penthouse, and he thought there should be some sort of obvious termination to the window before that area of the extended parapet. He asked if there was room to put a panel in the solid parapet in the front so that it mimicked the size of the window in a darker material to give it a 3D quality. Mr. McHenry showed the Commission masonry material samples and it was further discussed.

Mr. Ryan said the windows with no trim around them looked like they were disproportionate and needed to be taller, and he still had a problem with the tall windows in the brick portion near the front entrance. He said the building was very plain and needed canopy treatment. He suggested curving the cornice and the brick section. City Council Representative Trace said the severity was obviously intentional but thought the problem could be that the penthouse was a different color, and she suggested that it be the same color as the rest of the building. She said the penthouse shouldn't be so cluttered and that its white color didn't relate to anything.

Ms. Ruedig said the massing would work well with the building next door but the windows in the bays were stripped down, and a bit of detailing here and there would draw the eye away from the severe simple façade. She appreciated that all the mechanicals were placed in the back corner. Acting Vice-Chair Doering said the Commission told the applicant from the beginning

that they wanted the building to be simple because it was small, but that she had also talked about the quality of materials and about finding something that would make the building special, like spectacular cornices or a fantastic entryway. She said there was no ‘wow’ factor that went from a simple elegant building to a simple interesting building.

Acting-Chair Wyckoff said he didn’t like scuppers and that most buildings had internal drainage. Mr. Gianniny said it was just for emergency use. Acting-Chair Wyckoff said the room with mechanicals on the first floor should be a bike storage room, seeing that there was no parking. He said his biggest problem with the outside of the building was that there was 75,000 square feet of gray and dark next to it and that the Commission had approved it because there were too many brick buildings in town. He said the huge 4-1/2 story gray building next to the applicant’s proposed gray building made no sense to him, and he also didn’t like that the applicant chose gray bricks for the center bay. He said he couldn’t support the building in that color, especially with it being next to a giant building of the same color.

PUBLIC COMMENT

Jeremiah Johnson of 4 Fairview Avenue said he was in favor of the project because he thought the applicant did a great job of breaking up the building into smaller masses. He said the site was challenging and the corner building was awkward because it wrapped around the side of the applicant’s building. He said he liked the residential entry tucked in around the corner because it afforded some privacy. As for the bike storage room, he said the project got a Conditional Use Permit (CUP) for less parking and that there was a plan to address pedestrian ride sharing because he expected that the building residents wouldn’t have cars. He said it was a design challenge and hoped the Commission approved the project at the next meeting.

Acting-Chair Wyckoff closed the work session.

*Ms. Ruedig moved to **continue** the work session/public hearing to the November 3 meeting, seconded by Acting Vice-Chair Doering. The motion **passed** by unanimous vote, 7-0.*

IV. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Work Session requested by **Gregory J. Morneault and Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission is requested to allow the construction of a new structure (single family home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

*It was moved, seconded, and passed unanimously to **postpone** the work session to the November 3 meeting.*

B. **REQUEST TO POSTPONE-** 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 property is 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 unanimously to **postpone** the work session to the November 3 meeting.*

C. **REQUEST TO POSTPONE-** Work Session requested by **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

*It was moved, seconded, and passed unanimously to **postpone** the work session to the November 3 meeting.*

At this point, City Council Representative Trace left the meeting.

V. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Steve & Cathy Ann Henson, owners**, for property located at **0 Maplewood Avenue**, wherein permission is requested to allow the construction of a new single family dwelling as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 3 and lies within the General Resident A (GRA) and Historic Districts.

Architect Michael Keane was present on behalf of the owner. He said the proposed home would be a two-story building with an attached garage, with the lower elevation fronting on Prospect Street and the upper fronting on Maplewood Avenue. He noted that all the neighborhood properties also took up 80-90 percent of the frontage in mass and were close to the street. He said the windows would be Andersen 2/1, the siding would be asphalt shingles, the porches would have metal roofs, and any exposed foundation would have a brick veneer.

Acting Vice-Chair Doering asked why Mr. Keane felt that the proposed building responded to the style of architecture common to Prospect Street. Mr. Keane said there were more Colonial buildings on Prospect Street and that the applicant did similar massing but did not choose to do a period style. In response to further questions, Mr. Keane said the lot was larger than most of the lots in the area, so they would end up with a larger-than-typical building using the same ratio. Ms. Ruedig said there wasn't a lot about the design that she could get behind because the proposed house was large and looked more like a stock house in a subdivision. She said most of the neighbors had no garages, and she thought sticking a 3-bay garage to the house was totally out of context. She said the houses in the neighborhood were close together and the applicant's plan didn't show the house close to Prospect Street at all. She suggested that the applicant consider putting two houses or a duplex on the lot to match the neighborhood's density, rhythm, and context, noting that the proposed house was totally incongruous with the neighborhood. She

also suggested that the applicant look at the designs of the surrounding homes and bring the proposed house into that context. It was further discussed.

Mr. Ryan said he agreed with a lot of the statements and thought the proposed house looked foreign for the neighborhood, like a big house trying to be a couple of houses. He said something was needed to make one of the massings primary and some of the additions secondary so that the house looked like it grew over time. He agreed that the architecture should relate more to the surrounding context. Ms. Bouffard said it was a lovely house but just didn't look like it belonged on that lot in that very historic neighborhood. Mr. Adams said he didn't see any property value in building something that didn't look like it was part of the dense neighborhood. He said most of the houses didn't have parking programs in their houses or clusters of gable roofs. Mr. Brown said the neighborhood was eclectic, with a brick school and so on, but the house seemed like it belonged in the suburbs and didn't draw in any consistency on any side of it.

Acting-Chair Wyckoff said he was in total agreement with the board. He said the applicant could have the 3-car garage if he could build it to look like a carriage house and out of the way a bit more, like on North School Street. He agreed that the house was more suburban and didn't fit into the neighborhood context. The garage's location was further discussed.

There was no public comment.

Acting Vice-Chair Doering referred to Mr. Ryan's previous comment about having a main house and then a smaller subsidiary structure that would mimic the idea of buildings that were added on afterwards, like ells. She said the applicant would then get the lot coverage and house size while still fitting into the fabric of the neighborhood. She asked that Mr. Keane better identify at the next meeting where the proposed house sat on the lot and what he planned to do with the trees between the site and the school. Mr. Keane then showed the Commission a new design that was similar to a Greek Revival. Ms. Ruedig said hiding the garage doors that way would be more successful. Mr. Adams said the design worked well. Acting-Chair Wyckoff said the applicant would have some approvals if he continued working on that particular design.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **continue** the work session to the November 3 meeting, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 7-0.*

VI. ADJOURNMENT

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

Historic District Commission

Staff Report – November 3rd, 2021

November 3rd MEETING

Administrative Approvals:

1. 14 Mechanic Street (LUHD-378) - Recommend Approval
2. 105 Daniel St. (LUHD-397) - Recommend Approval
3. 18 Porter St. (LUHD-396) - TBD
4. 45 Market St. (LUHD-399) - Recommend Approval
5. 41 Salter St. (LUHD-400) - Recommend Approval

PUBLIC HEARINGS – EXTENSION REQUEST:

1. 15 Mt. Vernon Street (LU-21-843) (extend roofline)

PUBLIC HEARINGS – NEW BUSINESS:

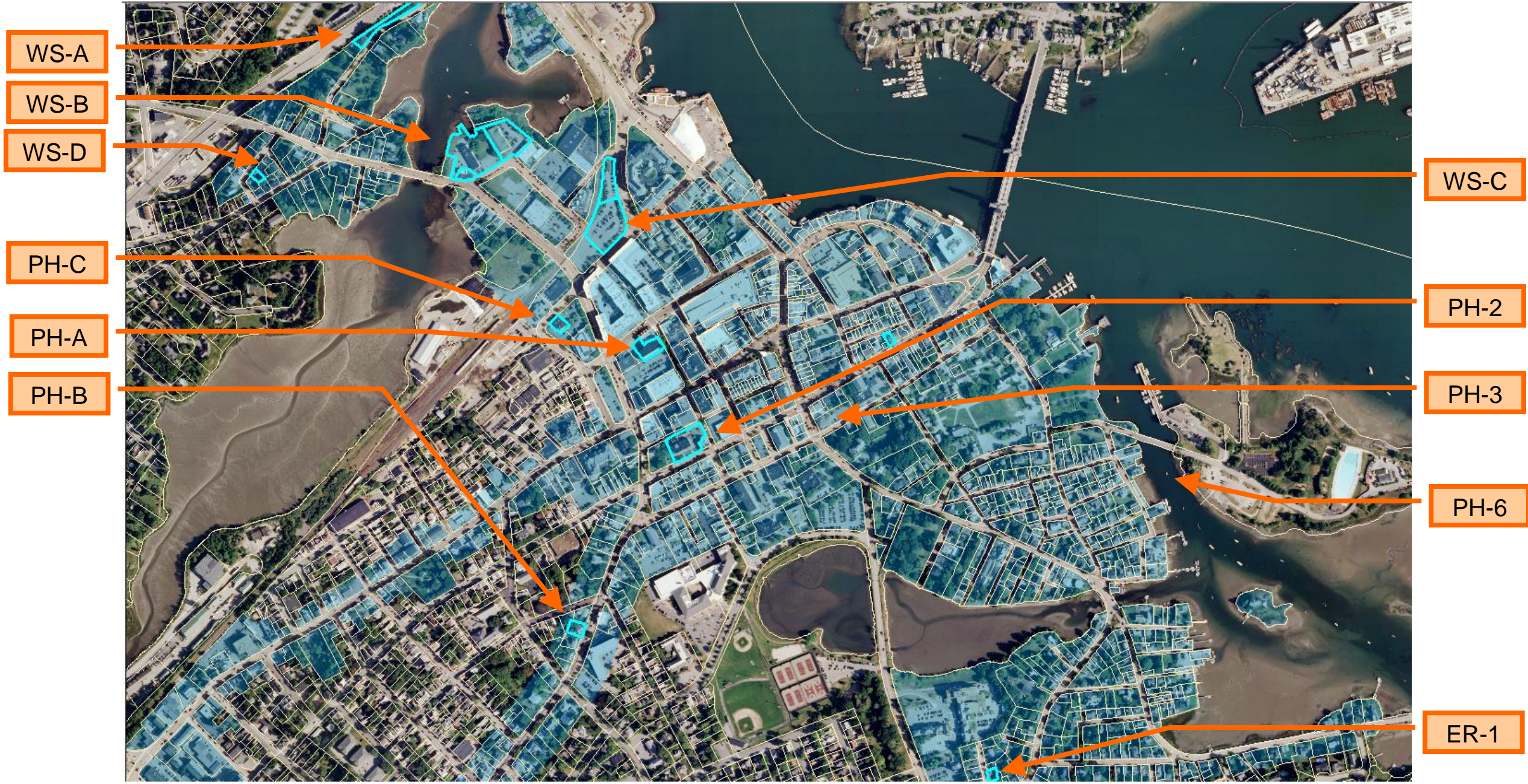
2. 401 State Street (LU-21-190) (replace windows)
3. 93 Pleasant Street (LU-21-183) (rear addition)
4. 52 Prospect St. (LU-21-188) (rear addition)

PUBLIC HEARINGS – OLD BUSINESS:

- A. 64 Vaughan St. (LU-21-214) (bricks, balconies and roof)
- B. 266 Middle St. (LU-20-238) (windows and siding)
- C. 238 Deer St. (LU-21-174) (new mixed-use building)

WORK SESSIONS – OLD BUSINESS:

- A. 137 Northwest. (LUHD-296) (new single family)
- B. 1 Raynes Ave. (LUHD-234) (two new mixed-use buildings)
- C. 2 Russell / 0 Deer St. (LUHD-366) (2 new buildings)
- D. 0 Maplewood Ave. (LUHD-390) (new single family)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: November 3rd, 2021

APPLICATIONS: 16

Historic District Commission

Project Evaluation Form: 15 MOUNT VERNON STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: EXT. REQUEST -PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: 3,920SF +/-
- Estimated Age of Structure: c.1790 (relocated to the site)
- Building Style: Cape
- Historical Significance: Contributing Structure
- Public View of Proposed Work: View from Mt. Vernon Street.
- Unique Features: Relocated from another lot in the 1950s
- Neighborhood Association: South End

B. Proposed Work: Ext. Request to add a dormer and second story over the garage.

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:

- The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

J. Background, Comments & Suggested Actions:

- The Applicant is seeking to:
 - i. Increase the height of the existing garage.
 - ii. Andersen 400 Series Windows are proposed
 - iii. A large shed dormer is proposed in the attic of the garage on the rear elevation.
 - iv. The garage door will be replaced
- **Note that this application received a variance at the BOA meeting on 7-16-19 and HDC approval on 10-7-19.**

• **Design Guideline Reference: Guidelines for Roofing (04) and Windows & Doors (08)**

K. Aerial Images and Maps:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

15 MOUNT VERNON STREET – EXTENSION REQUEST / PUBLIC HEARING #1 (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)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– ADD A SECOND STORY OVER GARAGE & ADD REAR DORMER ONLY –</h4>				
	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	Number and Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens / Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages (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: 15 MOUNT VERNON Case No.: 1 Date: 11-3-21

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 |
| 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 Evaluation Form: 401 STATE STREET (LU-21-190)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: Central Business District B (CBB)
- Land Use: Mixed-Use
- Land Area: 30,760 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: High Victorian Gothic
- Number of Stories: 5
- Historical Significance: Focal Structure
- Public View of Proposed Work: No View from State Street
- Unique Features: Important structure to commemorate American colonial revival
- Neighborhood Association: Downtown Residents

B. Proposed Work: To add a brick wing wall to screen kitchen exhaust hood.

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 Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

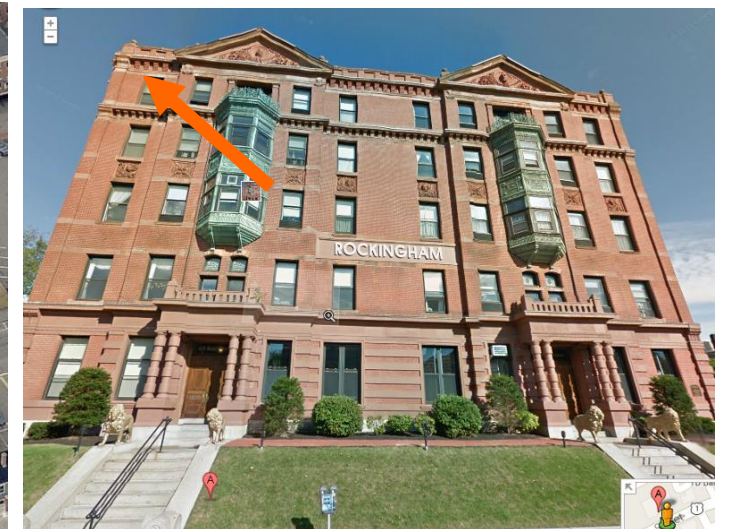
- This exceptionally large, multi-storied brick structure is a landmark building that is located along State Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5 to 3 story wooden residential structures with narrow setbacks from the street.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to replace 5 existing vinyl windows with an aluminum-clad Pella replacement window.
- The windows are proposed to be double-hung with no muntins.
- **Note that previous blanket approval from the HDC (2-1-2012) stated that all the windows would be Anderson 400 series – full-divided light with spacer bar, a Terratone bronze color with half screens.**

Design Guideline Reference: See guidelines for Windows and Doors (08)

L. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

F

401 STATE STREET UNIT 502 (LU-21-190) – PUBLIC HEARING #2 (MINOR)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	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 – Windows Only –				
	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 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 (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: 401 STATE STREET Case No.: 2 Date: 11-3-21
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 Evaluation Form: 93 PLEASANT STREET (LU-21-183)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1818
- Building Style: Federal
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street
- Neighborhood Association: Downtown

B. Proposed Work: To add a 3-story addition with connector 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 / 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:

- This historically significant and focal building is located along the intersection of Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the street.

J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

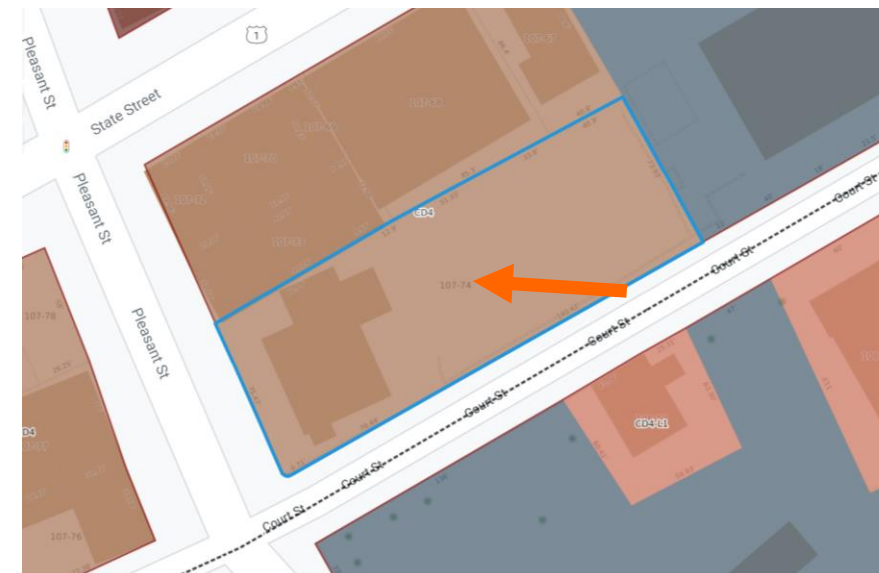
- Add a three-story addition to the parking lot area along Court Street a connector to the Treadwell House.
- As a response the HDC feedback in the August work session, the applicant has revised the shutter and awning design. Note that large expanse of brick above the garage door remains.
- **The applicant has scheduled a public hearing for a variance application at the BOA for November. Thus, final action by the HDC will need to be delayed until December.**

• **Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)**

K. Aerial Images and Maps:



Renderings of the Proposed Addition and Connector Buildings



Zoning Map

**HISTORIC
SURVEY
RATING**

F

93 PLEASANT STREET (LU-21-183) – WORK SESSION #3 (MAJOR)

		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)	MAJOR PROJECT - Construct a 3-Story Addition and Connector Buildings Only -				
	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	HDC 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	
		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 / 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 / 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: 93 PLEASANT ST. Case No.: 3 Date: 11-3-21
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 |

J. 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: 52 PROSPECT ST. (LU-21-188)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 3,485 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Colonial
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To construct a two-story addition (rear).

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

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

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

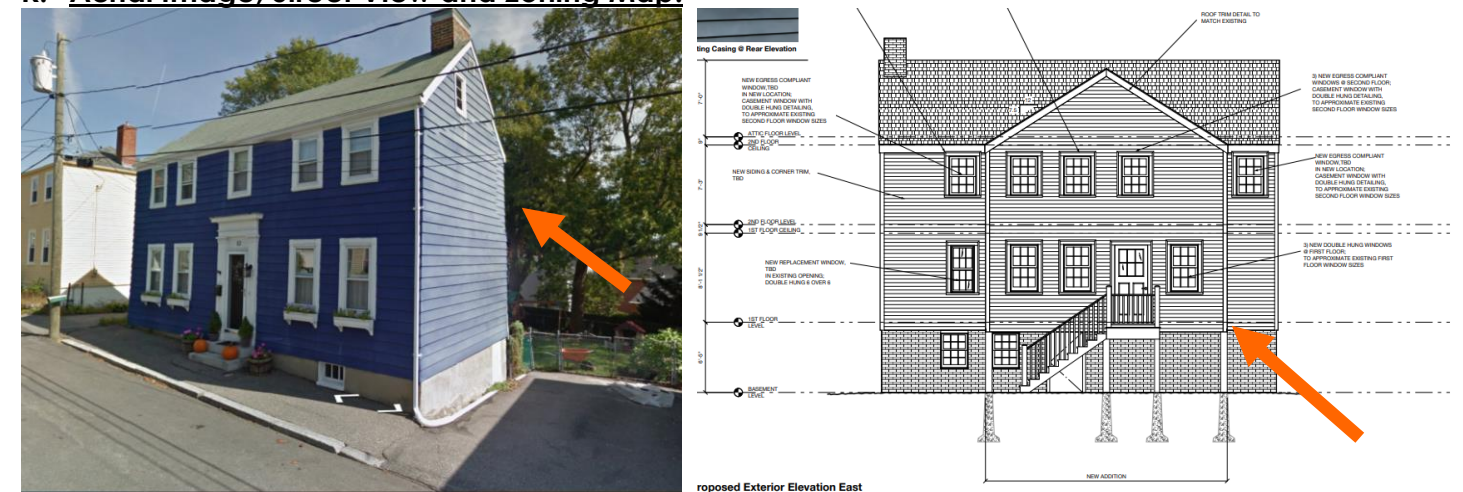
- The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Construct a new two-story addition on the rear elevation of the building.
 - Replace the existing vinyl windows with new windows. Note that the existing casing is to remain and new egress windows are being added to meet the life-safety requirements of the code.
 - Replace the existing aluminum siding.
 - Window and siding details will be provided at the meeting.

Note, the applicant will have a public hearing for a variance application in November.

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

52 PROSPECT STREET (LU-21-188) – PUBLIC HEARING #4 (MODERATE 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)	MODERATE PROJECT - CONSTRUCT A 2-STORY REAR ADDITION 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		
	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: 52 PROSPECT ST. Case No.: 4 Date: 11-3-21
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: 64 VAUGHAN MALL (LU-20-214)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: C
- Public View of Proposed Work: View from the Vaughan Mall and Hanover St.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To revise the brickwork, balconies and add a roof atrium.

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:

a. The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The property also has an 8 space surface parking lot off of Hanover Street.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

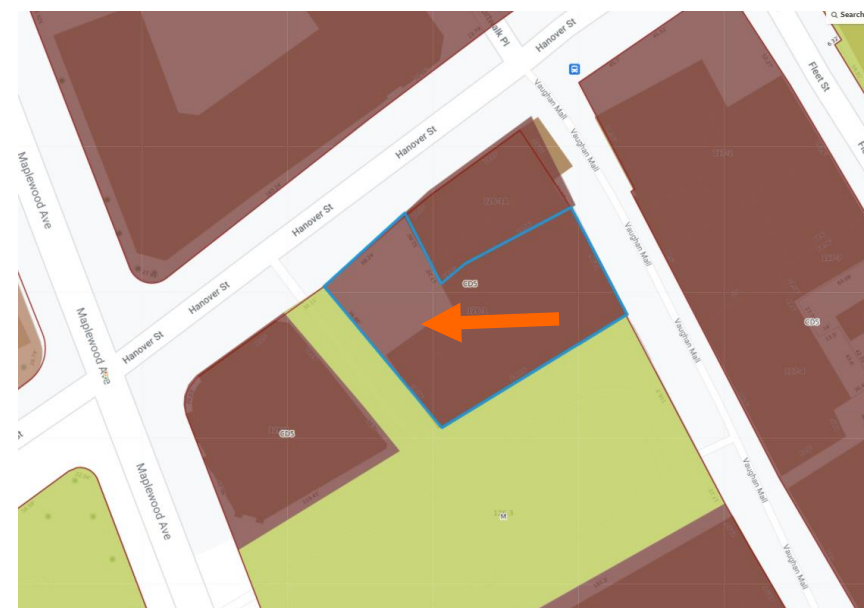
- Revise the brick work on the original building.
- Revise the balconies on the original building.
- Add an atrium on the roof of the original building.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

64 VAUGHAN MALL (LU-21-153) – PUBLIC HEARING #A (MAJOR 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)	MAJOR PROJECT - MODIFY BRICKWORK, BALCONIES & ATRIUM ONLY -			
	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
		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: 64 VAUGHAN MALL Case No.: A Date: 11-3-21

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 Evaluation Form: 266 MIDDLE ST. (LU-21-169)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Commercial Parking Lot
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Islington and Rock Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: To replace decking, siding and windows with composite materials.

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 Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

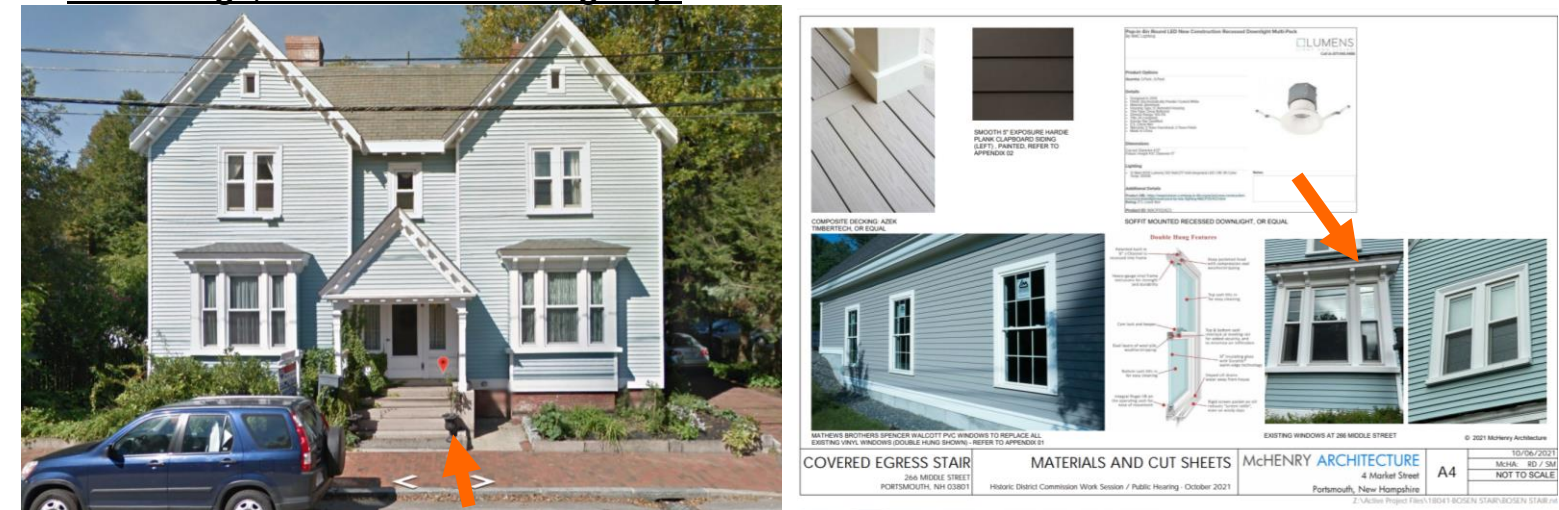
- This vacant lot is located along Daniel and Penhallow Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have no front yard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

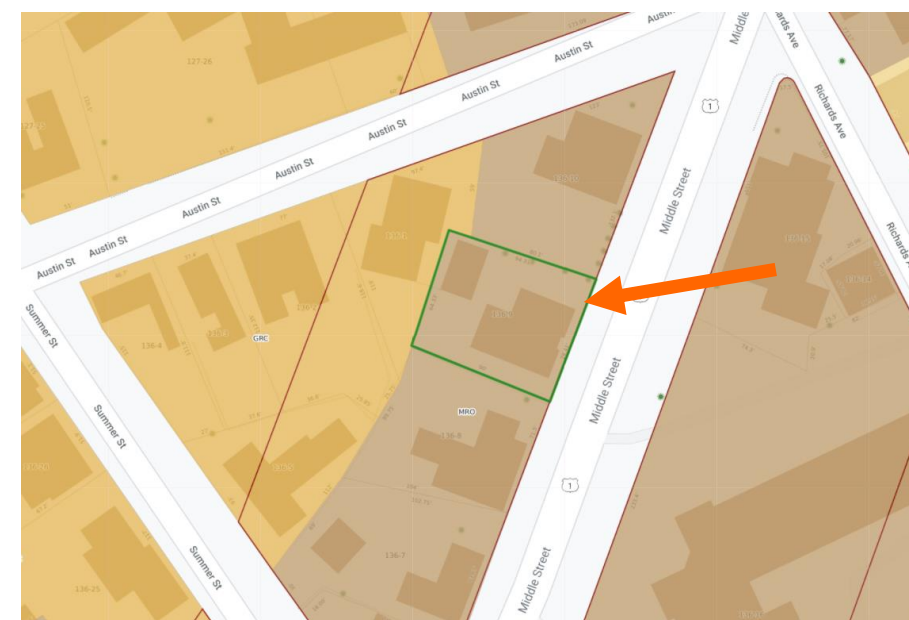
- The applicant proposes to:
 - Replace all the existing deck with composite decking and railings.
 - Replace the vinyl siding with Hardi-plank siding
 - Replace vinyl windows with new vinyl windows.

Design Guideline Reference – Guidelines for Porches, Stoops and Decks (06), Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

266 MIDDLE STREET (LU-21-169) – PUBLIC HEARING #B (MINOR)

		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 Siding and Windows Only –				
	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	
		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	
	BUILDING DESIGN & MATERIALS	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, landscape...)			<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: 266 MIDDLE ST. Case No.: B Date: 11-3-21

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: 238 DEER ST. (LU-20-238)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #C

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 6,108 SF +/-
- Estimated Age of Structure: c.1960
- Building Style: Commercial
- Historical Significance: NA
- Public View of Proposed Work: View from Deer and Bridge Streets.
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To replace two windows with a different design.

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 Deer Street in the heart of the North End. It is surrounded with many new multi-story buildings.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the existing building with a 3 story mixed-use structure with a penthouse level on the roof. Note that the BOA approved the required variances for the penthouse level.
- **The applicant's design has been modified per the comments provided at the August HDC work session.**

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

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

**HISTORIC
SURVEY
RATING

NC**

238 DEER ST. (LU-20-238) – PUBLIC HEARING #C (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 – Construct a 3.5-Story Building Only –</p>					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
7	Building Coverage (% Building on the Lot)							
		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: 238 DEER ST. Case No.: C Date: 11-3-21

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: 137 NORTHWEST ST. (LUHD-296)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

Existing Conditions:

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 23,522 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Queen Anne
- Historical Significance: C
- Public View of Proposed Work: View from Northwest Street & the Rte.1 Bypass.
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To construct a new single family house on the lot.

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 lot is located along Northwest Street. It is surrounded with many 1.5-2 story wood-sided historic structures with small rear and side yards with garden areas. The proposed lot is very narrow which limits the potential for landscape screening along the Rte. 1 Bypass.

M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Construct a new single-family residence on the north eastern portion of the property.
- Note that a variance was granted to support this application.
- **The applicant has requested a continuance to the December 1st meeting.**

Design Guideline Reference – Guidelines for New Construction (02-09).

N. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC SURVEY RATING

-

137 NORTHWEST ST. (LUHD-296) – WORK SESSION #A (MODERATE)

		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)	MODERATE PROJECT - Construct a New Single-Family Structure Only -			
	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: 137 Northwest St. Case No.: A Date: 11-3-21

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

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:

a. 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 that the applicant has requested a continuance of this application to the December 1st meeting.**

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

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

		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>MAJOR PROJECT – Construct two 5-Story Mixed-Use Buildings Only –</p>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	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.: B Date: 11-3-21
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: 2 RUSSELL & 0 DEER ST (LUHD-366)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Vacant /Parking
- Land Area: 85,746 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Deer & Russell Streets & Maplewood Ave.
- Unique Features: Surface Parking Lot
- Neighborhood Association: North End

B. Proposed Work: To construct 2, 5 story, mixed-use buildings.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

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

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The new building is located along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots with little to no setback from the sidewalk.

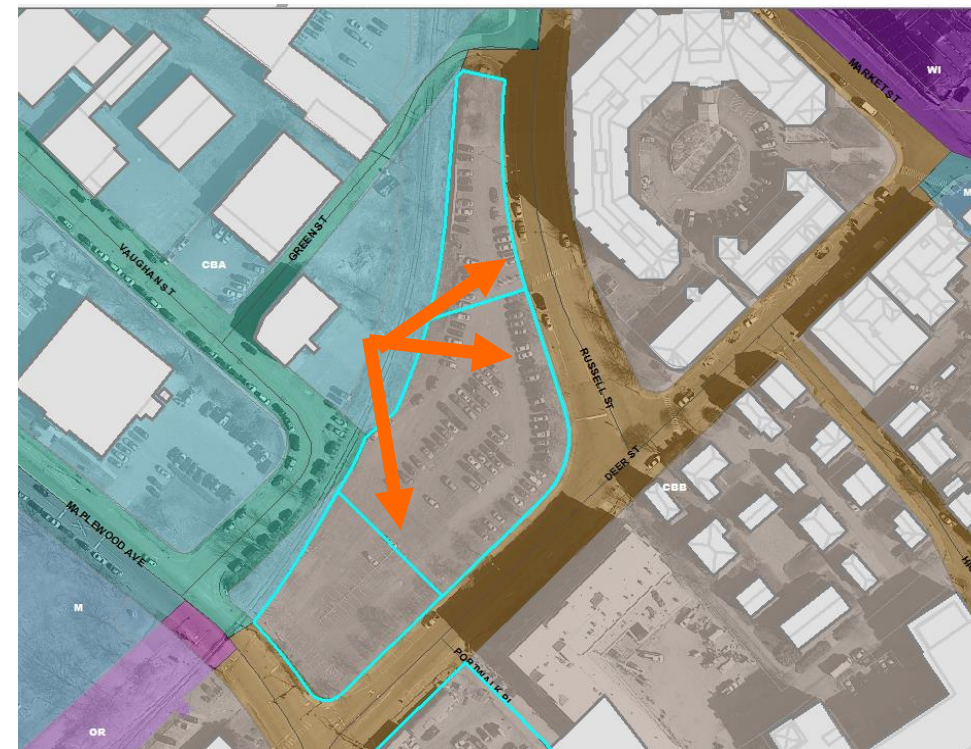
J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to construct 2 new five-story mixed-use buildings.
- The larger building has been broken into three main modules with a single recessed, ground-floor connector.
- As a response to HDC feedback the applicant has shown an option with the single story connector within the Vaughan Street view corridor removed.
- Several architectural design concepts have also been provided.
- **Note – A dimensional variance will likely be required for the proposed building footprint.**

L. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

-

2 RUSSELL & 0 DEER STREET (LUHD-366) – WORK SESSION #C (MAJOR 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)	MAJOR PROJECT - CONSTRUCT TWO 5-STORY MIXED-USE INFILL BUILDINGS 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: 2 RUSSELL & 0 DEER ST. Case No.: C Date: 11-3-21

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 MAPLEWOOD AVE. (LUHD-390)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #D

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 10,890 SF +/-
- Estimated Age of Structure: NA
- Building Style: Contemporary
- Number of Stories: 2.5
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood Ave.
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To construct a new single family structure.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

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

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

K. Neighborhood Context:

- The new building is located along Maplewood Ave. and North School Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

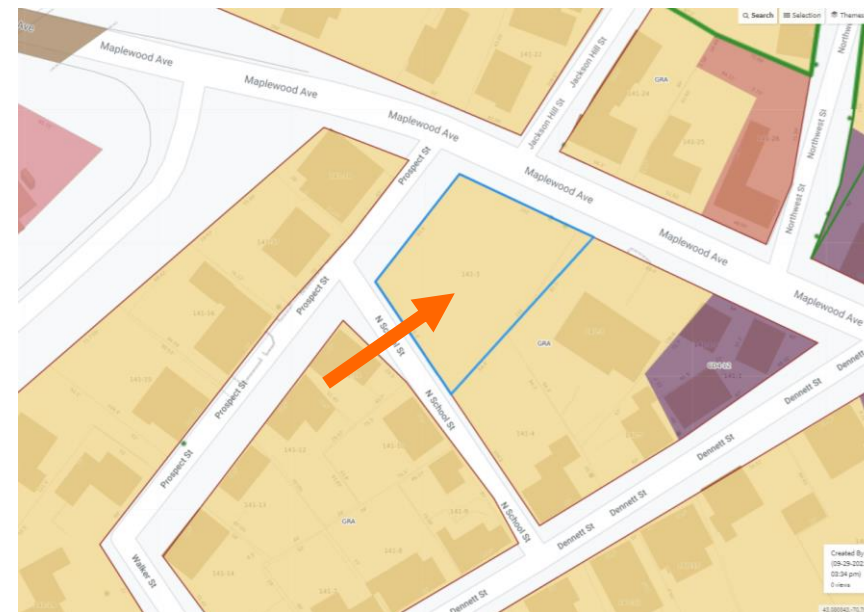
L. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Construct a new single family house on a vacant lot.
 - Note that the applicant has revised the house plans as a response to feedback from the commission at the October meeting.

M. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

0 MAPLEWOOD AVE. (LUHD-390) – WORK SESSION #D (MODERATE 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)	MODERATE PROJECT - CONSTRUCT A NEW SINGLE FAMILY RESIDENCE 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: 0 MAPLEWOOD AVE. Case No.: D Date: 11-3-21

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 |

HDC

ADMINISTRATIVE APPROVALS

November 03, 2021

1. 14 Mechanic Street (LUHD-338) - Recommended Approval
2. 105 Daniel Street (LUHD-397) - Recommended Approval
3. 18 Porter Street (LUHD-396) - Recommended Approval
4. 45 Market Street (LUHD-399) - Recommended Approval
5. 41 Salter Street (LUHD-400) - Recommended Approval
6. 30 Cate Street (LUHD-401) - Recommended Approval
7. 54 Humphreys Court (LUHD-398) - Recommended Approval

1. 14 Mechanic Street

- Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



10/22/2021

LUHD-338

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** May 12, 2021**Applicant**

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

Location

14 MECHANIC ST
 Portsmouth, NH 03801

Owner:

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

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

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

Description of Proposed Work (Planning Staff)

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

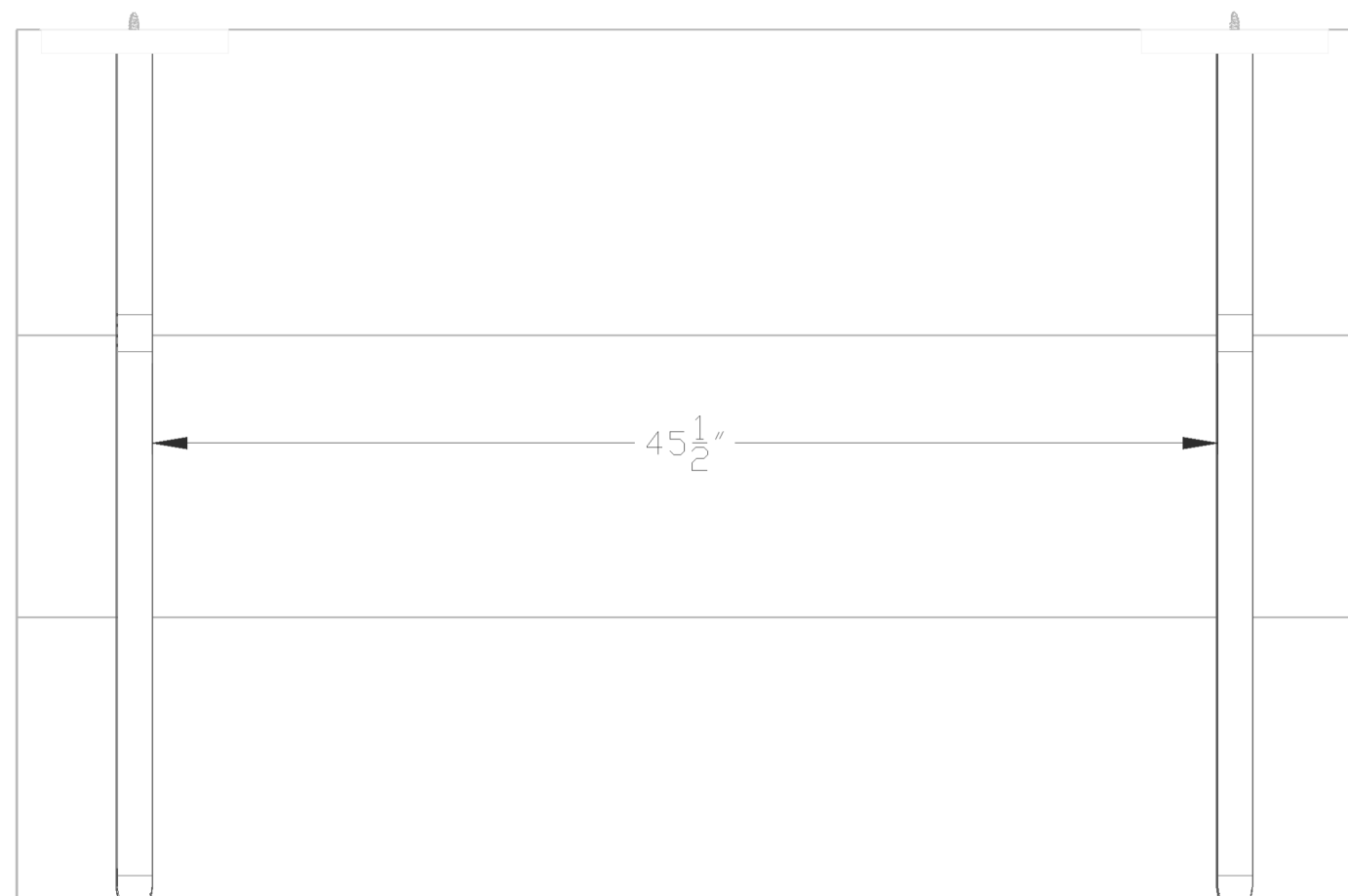
Project Representatives

Relationship to Project	
Architect	
If you selected "Other", please state relationship to project.	
--	
Full Name (First and Last)	Business Name (if applicable)
Joshua Butkus	--
Mailing Address (Street)	City/Town
22 Ladd Street	Portsmouth
State	Zip Code
New Hampshire	03801
Phone	Email Address
203-400-0802	jbutkus@destefanomaugel.com

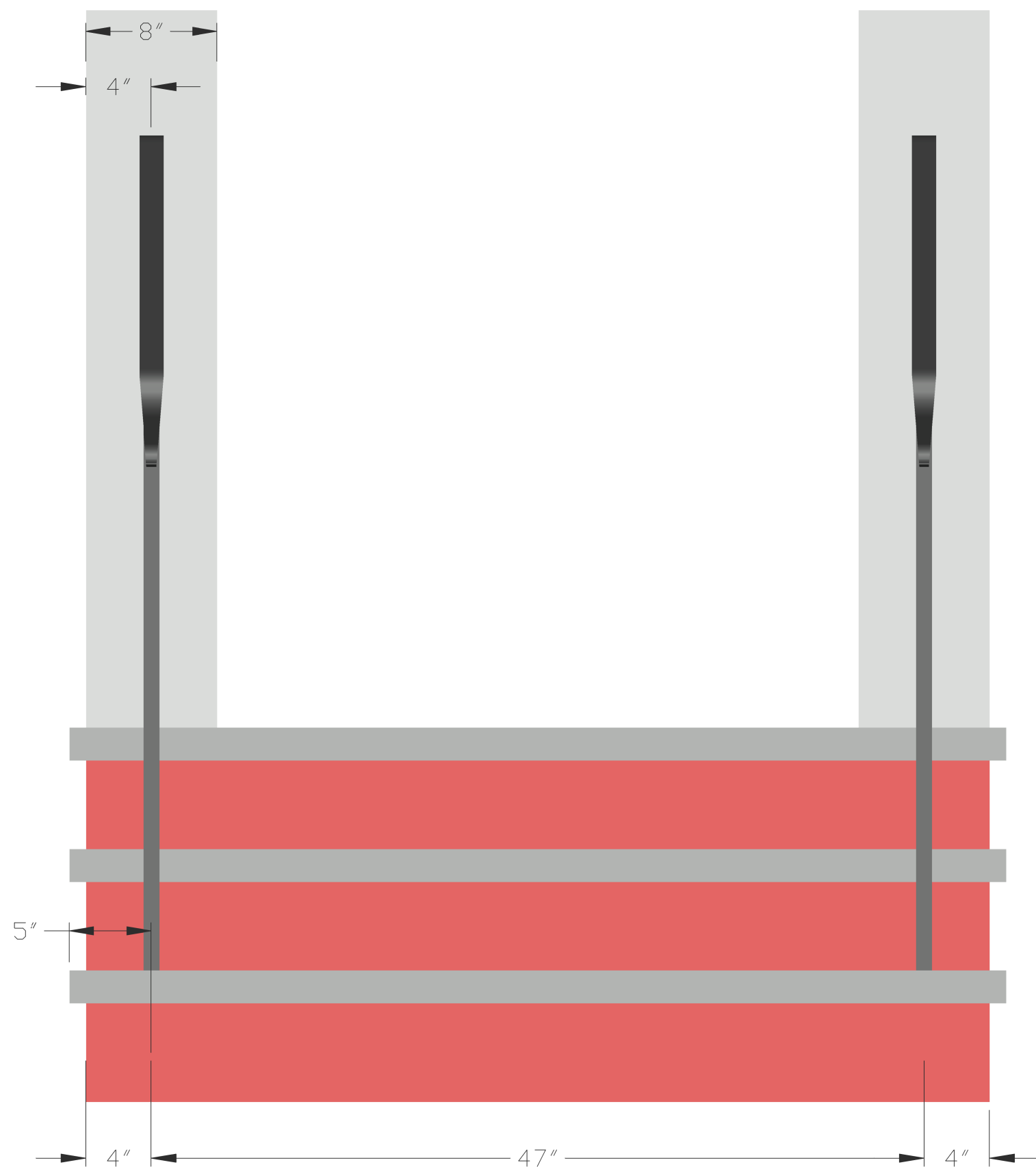
Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other

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



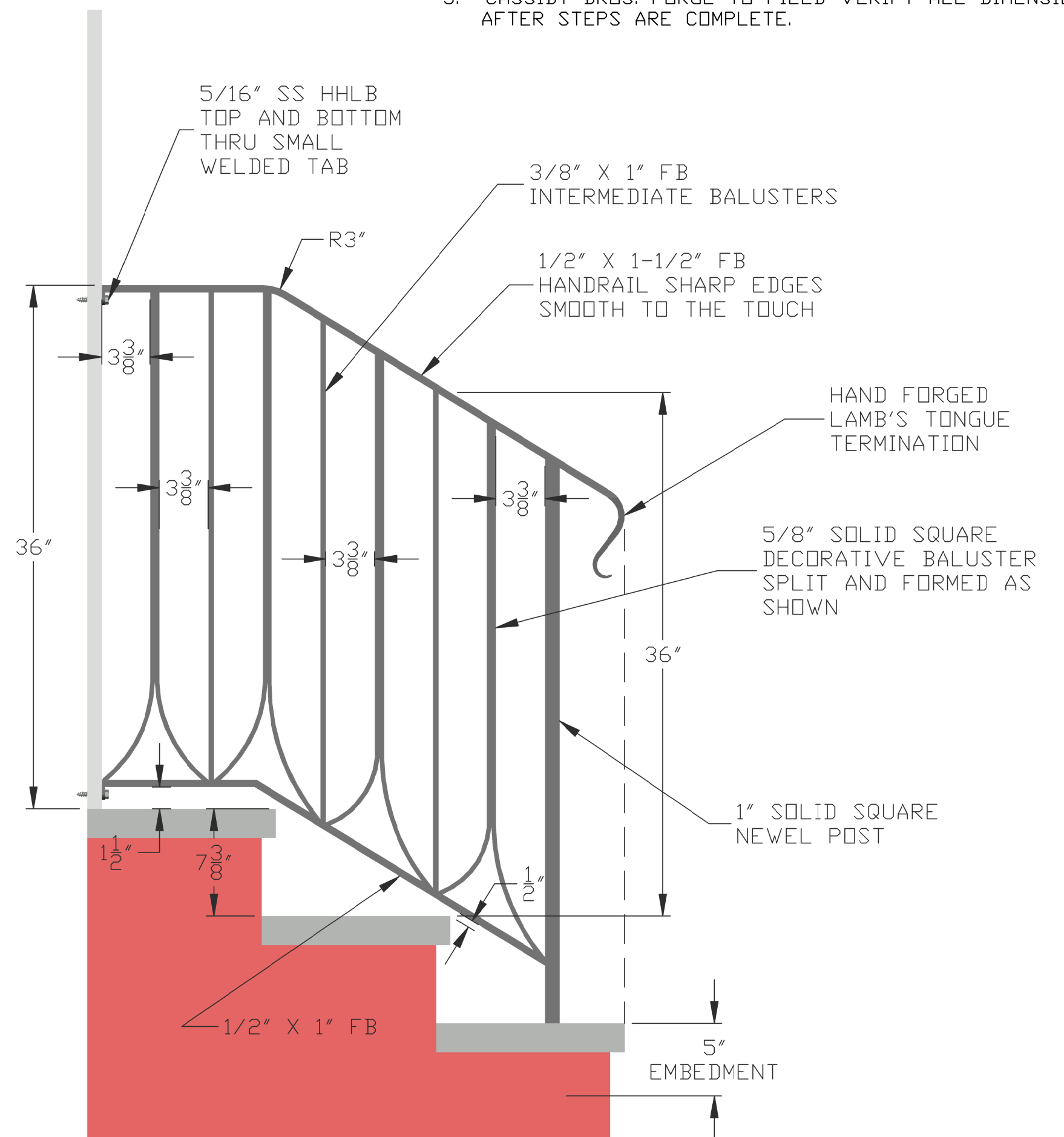
TOP VIEW




FRONT VIEW

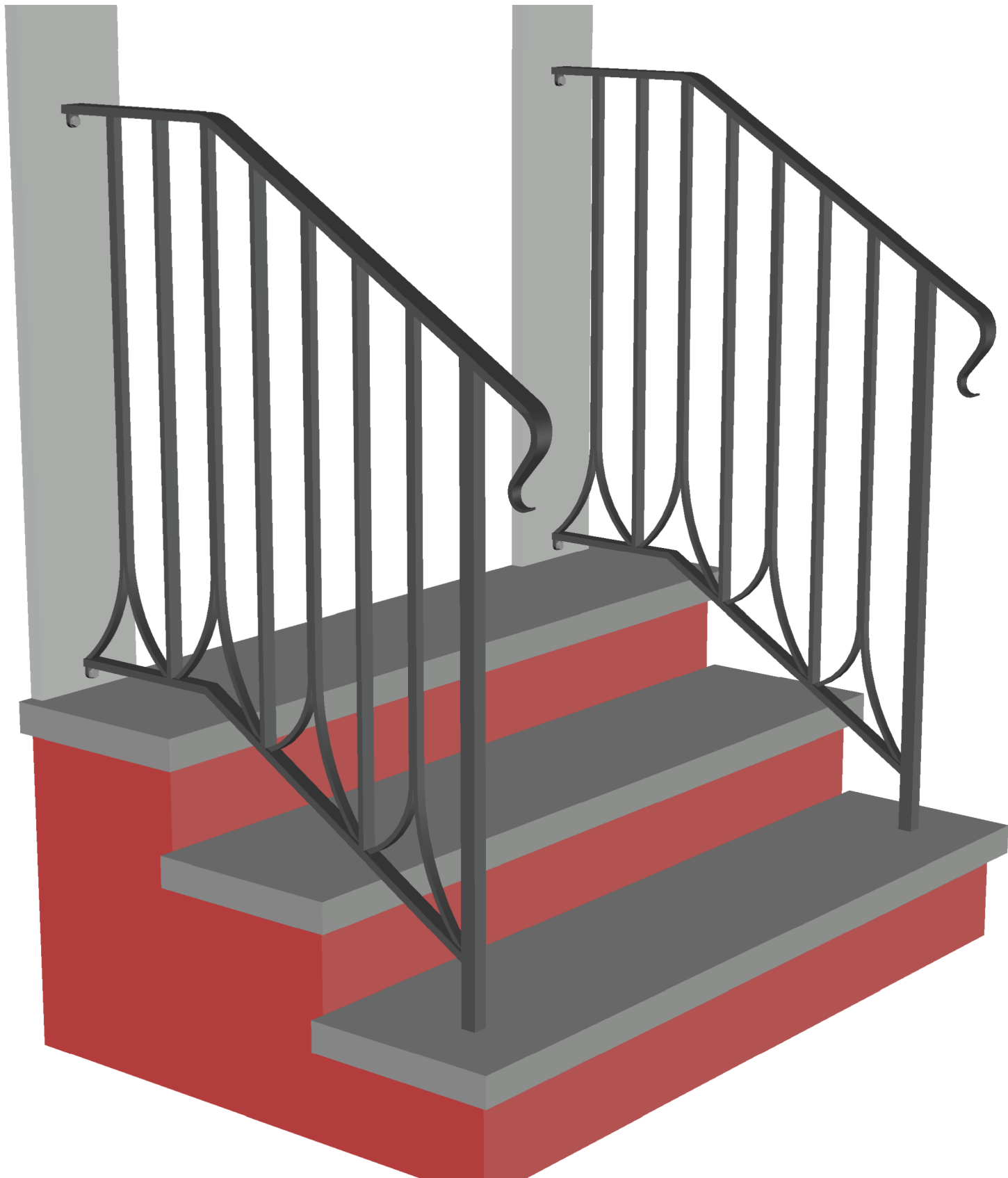
NOTES:

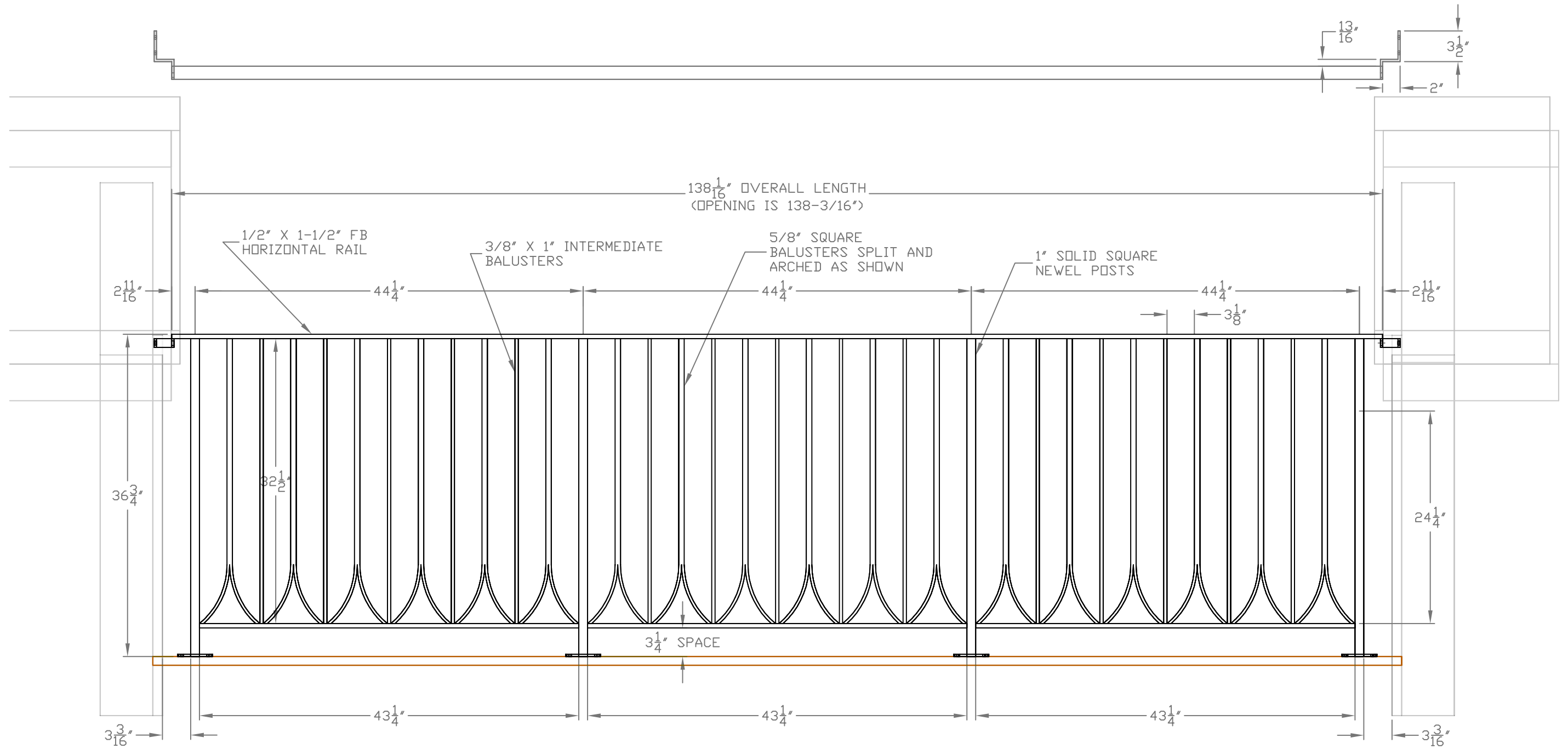
1. RAILINGS TO BE MANUFACTURED WITH CASSIDY BROS. FORGE STANDARD CONNECTION DETAILS.
2. INSTALLATION BY CASSIDY BROS. FORGE AND SHOULD BE ERECTED AND BOLTED WITH TEMPORARY BRACING AND SPACERS UNTIL THE FULL ELEVATION ACROSS EACH RAIL PANEL ARE PERFECT TO DIMENSIONS GIVEN AND ALL POSTS AND PANELS ARE PLUMB AND ALL RAILS ARE FULLY ALIGNED TO EACH OTHER.
3. PREPARATION FOR FINISH TO BE STEEL GRIT BLASTED TO SSPC-10. PRIMER TO BE ONE COAT OF TWO-PART EPOXY AND FINISH COAT TO BE TWO-PART POLYURETHANE. COLOR TO BE HIGH GLOSS BLACK.
4. FIELD TOUCH UP ALL FASTENERS AND SCRATCHES DUE TO SHIPPING, PACKAGING AND ERECTION USING PAINT KIT PROVIDED.
5. CASSIDY BROS. FORGE TO FIELD VERIFY ALL DIMENSIONS AFTER STEPS ARE COMPLETE.



SIDE VIEW

 CASSIDY BROS. FORGE, INC. U.S. ROUTE 1, ROWLEY, MA. 01969-1796 (978) 948-7303		
SCALE: 1-1/2" = 1'	APPROVED BY	DRAWN BY
DATE: OCT 27, 2021		PJC
FRONT ENTRANCE RAIL DETAILS		
MECHANIC STREET		DRAWING NUMBER C21930-1 of 1





NOTES:

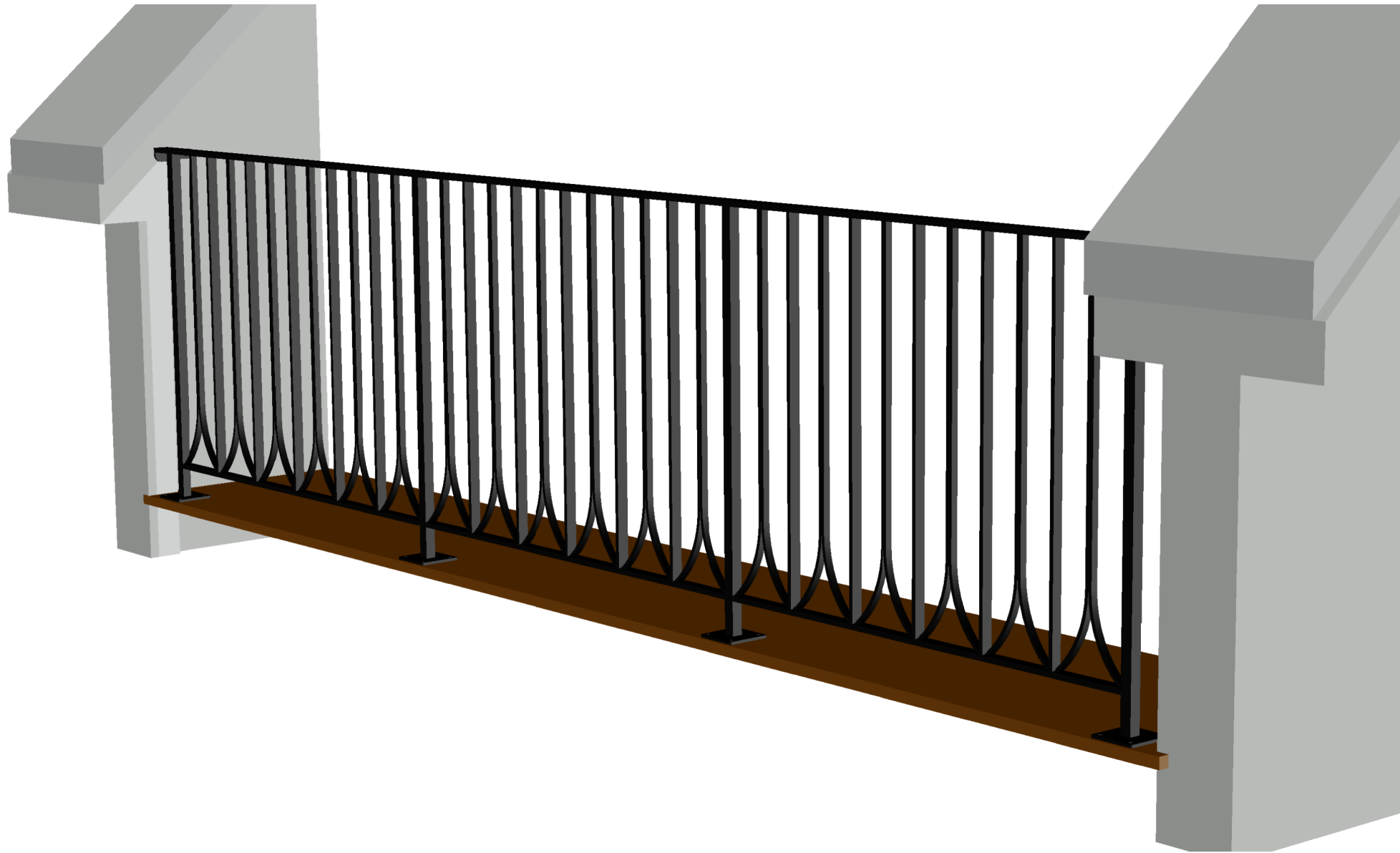
1. ALL WELDS GROUND PERFECTLY SMOOTH.
2. FINISH TO BE BLASTED AND COATED WITH A TWO-PART EPOXY PRIMER AND FINISH COATED WITH A TWO-PART POLYURETHANE HIGH GLOSS BLACK HIGH PERFORMANCE PAINT SYSTEM.
3. INSTALLED BY OTHERS.
4. HOLD OFF INSTALLING SIDING AT ATTACHMENT LOCATIONS UNTIL AFTER INSTALLATION OF RAIL.
5. GC TO PROVIDE SOLID BLOCKING BENEATH RAIL POST LOCATION AND VERIFY POST ELEVATIONS WITH LASER AFTER DECK INSTALLATION IS COMPLETE

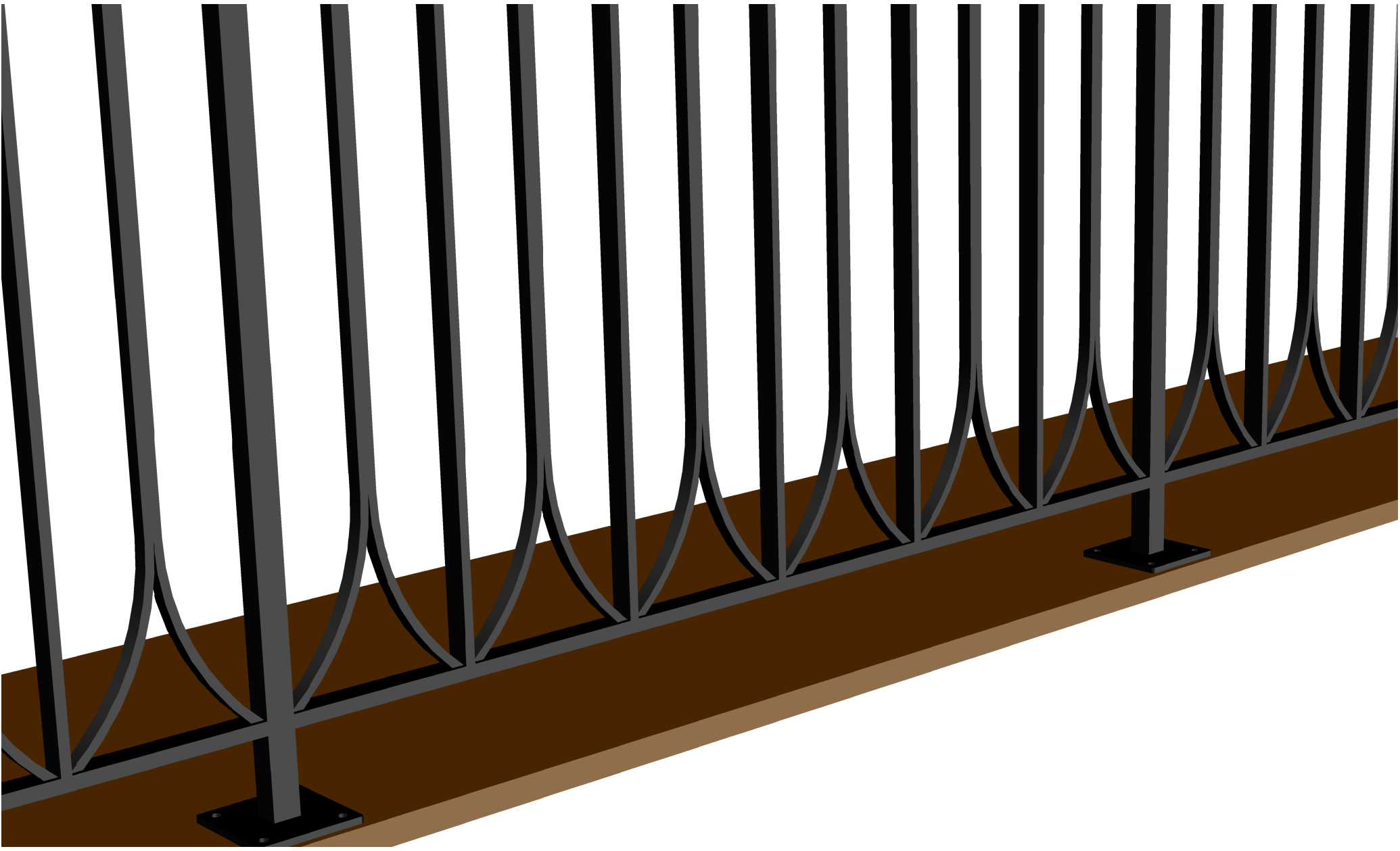


CASSIDY BROS. FORGE, INC.
 U.S. ROUTE ONE, ROWLEY, MA 01969
 Tel: (978) 948-7303 Fax: (978)948-7629

DECORATIVE IRON RAIL
 MECHANIC STREET

SCALE:	1" = 1'
DATE:	6-15-2021
DRAWING NO.:	SK-2







2. 105 Daniel Street - Recommended Approval

Background: The applicant is seeking approval for the replacement of an existing chain-link fence with a new wood fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



10/22/2021

LUHD-397

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Oct 12, 2021

Applicant

KAREN WIESE
karenwiese777@gmail.com
105 Daniel Street, Floor 2
Floor 2
Portsmouth, NH 03801
207-636-0583

Location

105 DANIEL ST
Portsmouth, NH 03801

Owner:

WIESE KAREN P
105 DANIEL ST FLR 2 PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Replace a chain link fence with a 21' long, 4' tall cedar fence with 1"x4" board and cedar cap, on my property line.

Description of Proposed Work (Planning Staff)

--

Acknowledgement

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



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



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

Owner of this property

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

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted



HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

Owner Contact Street Address

Existing chain-link fence.



Proposed fence style:



3. 18 Porter Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of a radon mitigation system- as approved on another unit.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



10/22/2021

LUHD-396

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Oct 12, 2021**Applicant**

RICHARD A FERDINAND
ferdla@aol.com
18 Porter Street
Portsmouth, NH 03801
3105671284

Location

18 PORTER ST
Portsmouth, NH 03801

Owner:

FERDINAND-RIGAZIO FAM TST & FERDINAND R A & RIGAZIO M K
TRUSTEES
18 PORTER ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Radon mitigation system installation on the exterior wall up to the roofline. Top of mitigation system will extend 12"-18" above roofline where gutter is located. Contractor will run 3" Schedule 40 pipe up the side of the building to first roof line. The PVC pipe shall be painted red to match the brock and the portion above the roof shall be painted a darker color to match the roofline. The existing gutters and downspouts are also copper, although tarnished over many years

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	
Other	
If you selected "Other", please state relationship to project.	
Property Manager	
Full Name (First and Last)	Business Name (if applicable)
Michael Street	Porter Street Condominium Assn
Mailing Address (Street)	City/Town
11 Court Street	Exeter
State	Zip Code
NH	03833
Phone	Email Address
603-778-6300	michaels@cpmanagement.com

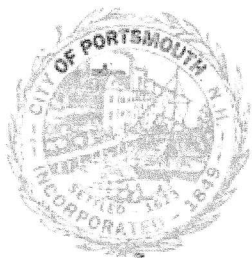
Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction**

Explanation to Photo.

As requested, the photo shows the radon mitigation system installed at #16 porter st. It is the copper painted pipe immediately to the right of the water drain.

The proposed system for 18 Porter st will be identical in structure and will be installed parallel and approximately 4 ft to the right of 16 Porter system and approximately 18 inches to the left of the 18 Porter balconies.





CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

HISTORIC DISTRICT COMMISSION

May 24, 2021

Porter Street Condominium Association
Attn: Michael Street, Property Manager
11 Court Street
Exeter, NH 03833

RE: 16 Porter Street (LUHD-270)

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, May 05, 2021**, considered your request for administrative approval for installation of a radon mitigation system. As a result of said consideration, the Commission voted to **grant** the Administrative Approval with the following stipulation:

1. The PVC pipe shall be painted red to match the brock and the portion above the roof shall be painted a darker color to math the roofline.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Nicholas J. Cracknell, AICP, Principal Planner
for Vincent Lombardi, Chairman of the Historic District Commission

cc:

Charles Wu, Applicant, Unit Owner

NOTE: This system will be installed by Superior Water, Litchfield NH,
who did the installation for 16 Porter Street.

4. 45 Market Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (change in window manufacturer).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



10/29/2021

LUHD-399

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Oct 26, 2021**Applicant**

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

Location

45 MARKET ST
Portsmouth, NH 03801

Owner:

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

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Our Team has gone thru a number of options and iterations for project windows based on product availability. The originally approved Pella Windows have an extremely long lead time. We are requesting the ability to switch to Marvin Elevate windows for the project.

It is paintable fiberglass exterior and wood interior with SDL and spacer bar. The style will match what we presented to HDC previously.

On Market Street, the ground floor is the wood mahogany storefront and the upper three levels (10 windows total at Market Street) are proposed be the Marvin Elevate series. The rear of the building (not really visible) would also be the Elevate series.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	
Architect	
If you selected "Other", please state relationship to project.	
--	
Full Name (First and Last)	Business Name (if applicable)
Shannon Alther	TMS Architects
Mailing Address (Street)	City/Town
1 Cate Street	Portsmouth
State	Zip Code
NH	03801
Phone	Email Address
603-436-4274	pod1@tms-architects.com

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

45 Market Street

Portsmouth NH



Market Street: **Proposed**

Requesting:

1. Change **from** Pella Reserve windows **to** Marvin Elevate windows
2. Same style / pattern and SDL w/ spacer bar
3. 10 visible along Market Street
4. Rear of building to be Marvin Elevate as well
5. Mahogany Storefront as originally approved

Administrative Approval Request

10-26-2021

TMS
architects
interiors

5. 41 Salter Street

- Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (remove the approved awning windows and add skylights).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



10/29/2021

LUHD-400

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Oct 26, 2021

Applicant

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

Location

41 SALTER ST
Portsmouth, NH 03801

Owner:

LEWIS MICHAEL PETER & LEWIS ARNA DIMAMBRO
41 SALTER ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Remove previously approved awning windows and add proposed skylights.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Architect

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

--

Full Name (First and Last)

Carla Goodknight

Business Name (if applicable)

CJ Architects

Mailing Address (Street)

233 Vaughan Street, Suite 101

City/Town

Portsmouth

State

New Hampshire

Zip Code

03801

Phone

603 431 2808

Email Address

carla@cjarchitects.net

Acknowledgement

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



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



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

Other



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

October 26, 2021

41 Salter Street - HDC Application for Amended Approval

We respectfully submit this Application for Amended Approval for the 41 Salter Street project. During design development it came to our attention that the previously approved awning windows are located in a portion of the wall that is less than 5' from the property line. The International Building Code does not permit openings within 5' of a property line. Since ventilation is desired by the owner, skylights are the preferred option. As seen in the photos on 1.0 and the 3D model on 2.0 the skylights will be located along the 5' alley between the two neighboring buildings on Salter Street and will not be visible from any public vantage points.

- 1) Removal of (2) awning windows located on the left elevation.
- 2) Addition of (2) skylights located on the roof above the left elevation.

Thank you for your consideration.
Sincerely,

A handwritten signature in black ink, appearing to read 'Cn', with a long horizontal flourish extending to the right.

Carla Goodknight, AIA
Principal, CJ Architects

Representing owners:
Michael Lewis & Arna Diambro-Lewis

EXISTING ELEVATIONS

APPROXIMATE LOCATION OF APPROVED AWNING WINDOWS AND PROPOSED SKYLIGHTS LOCATED WITHIN +/- 5' ALLEY



FRONT ELEVATION



BACK ELEVATION

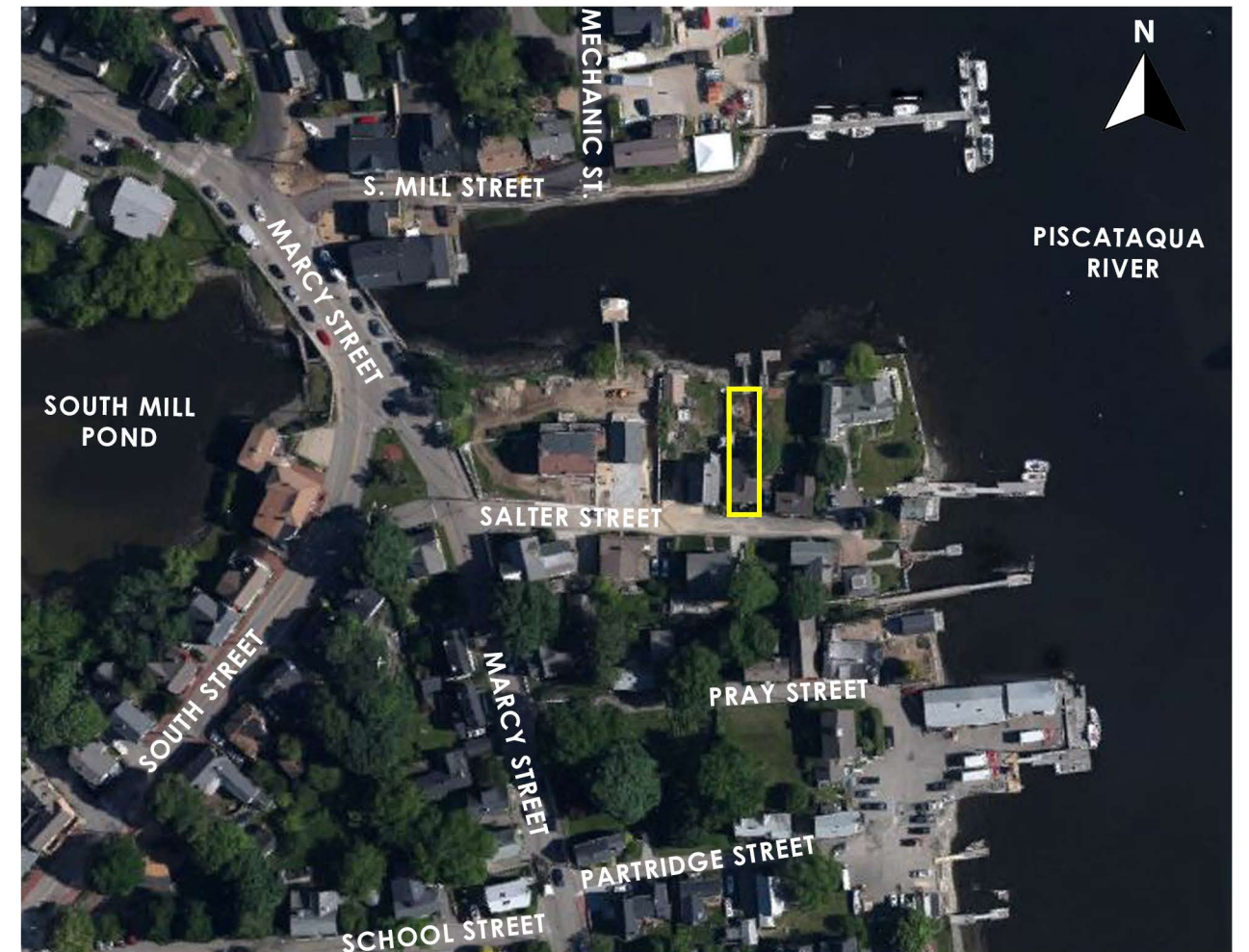
APPROXIMATE LOCATION OF APPROVED AWNING WINDOWS AND PROPOSED SKYLIGHTS LOCATED WITHIN +/- 5' ALLEY



LEFT ELEVATION

APPROXIMATE LOCATION OF APPROVED AWNING WINDOWS AND PROPOSED SKYLIGHTS LOCATED WITHIN +/- 5' ALLEY

AERIAL VIEW



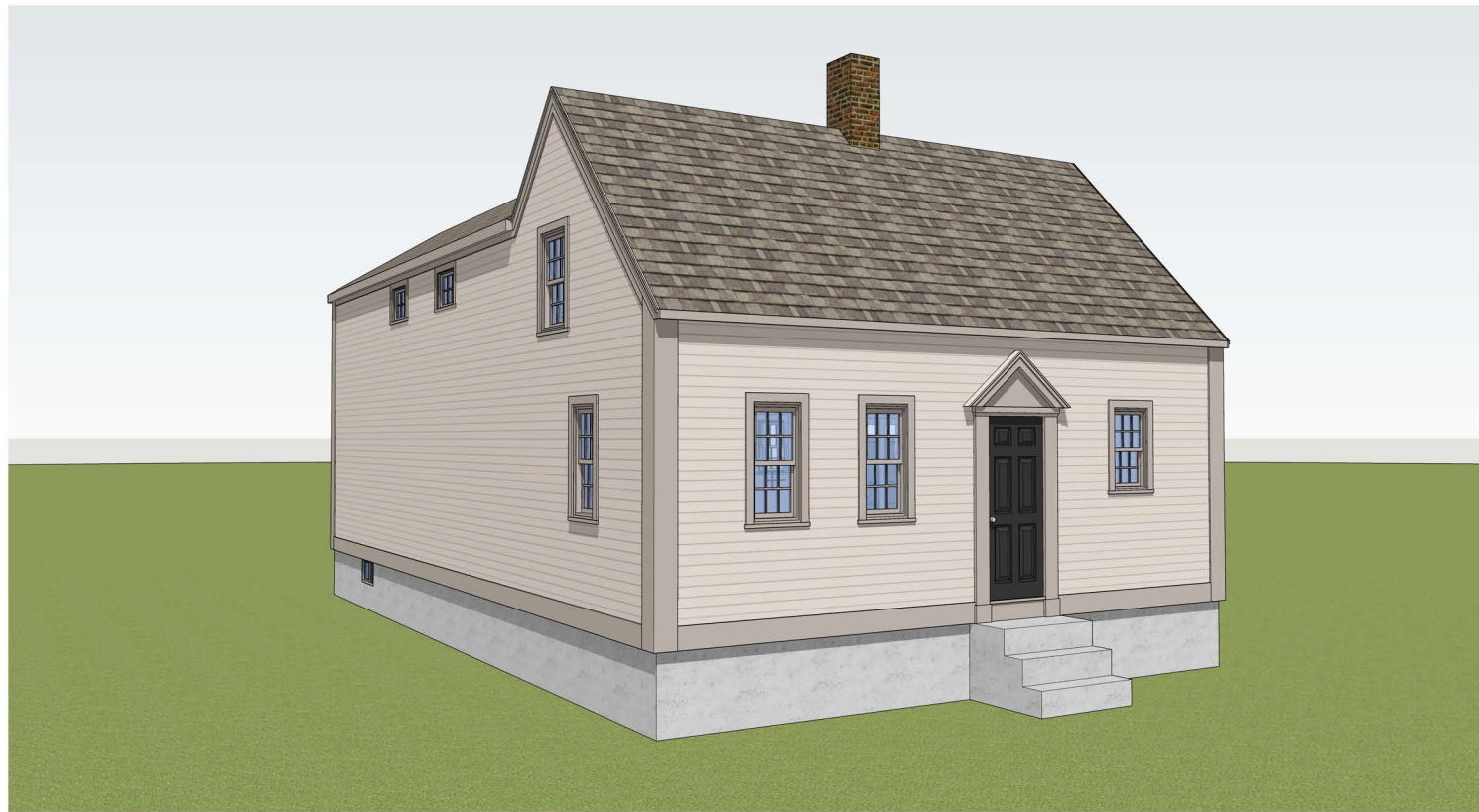
41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS

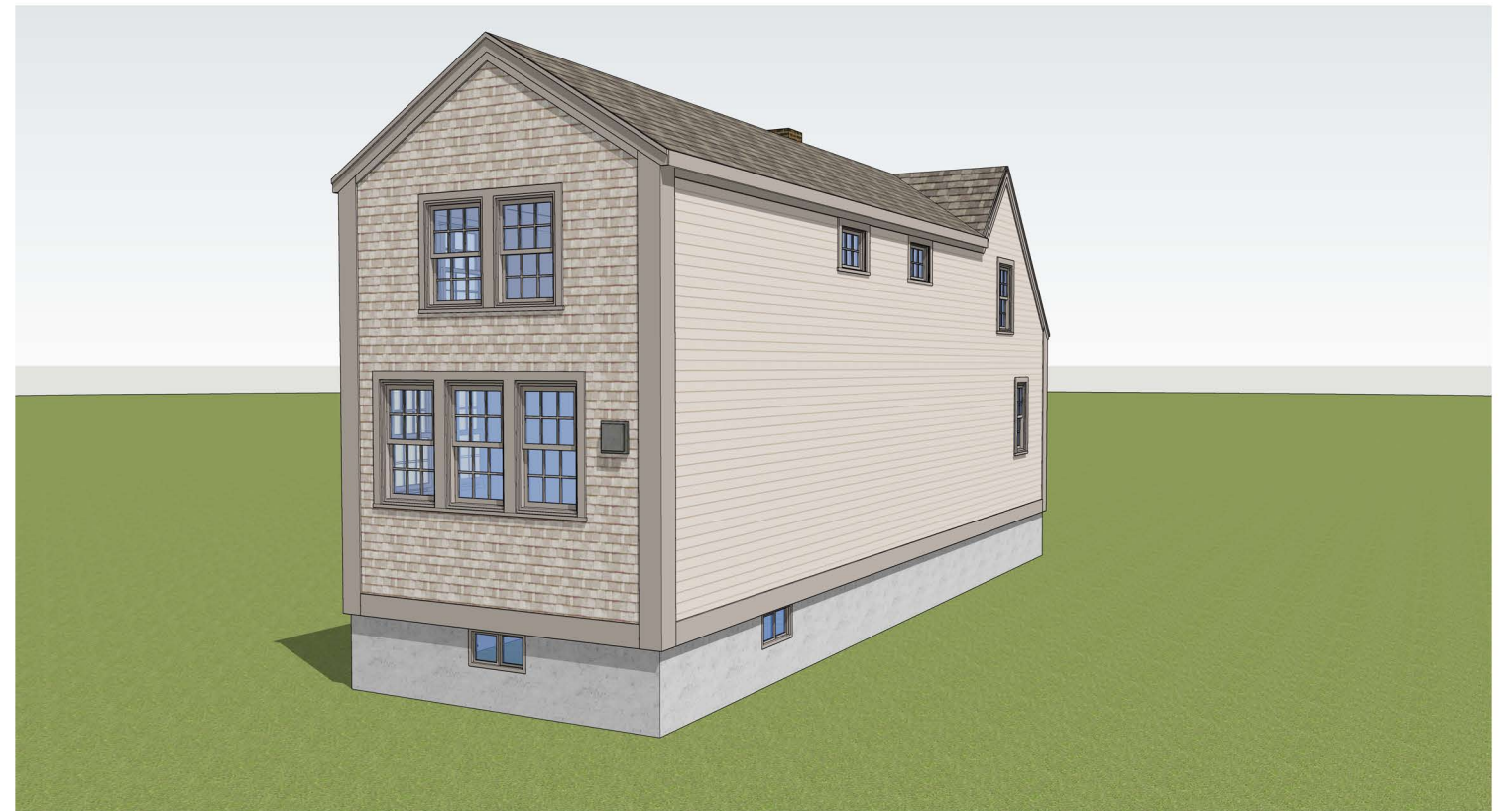
HDC APPLICATION FOR AMENDED APPORVAL: NOVEMBER 3, 2021



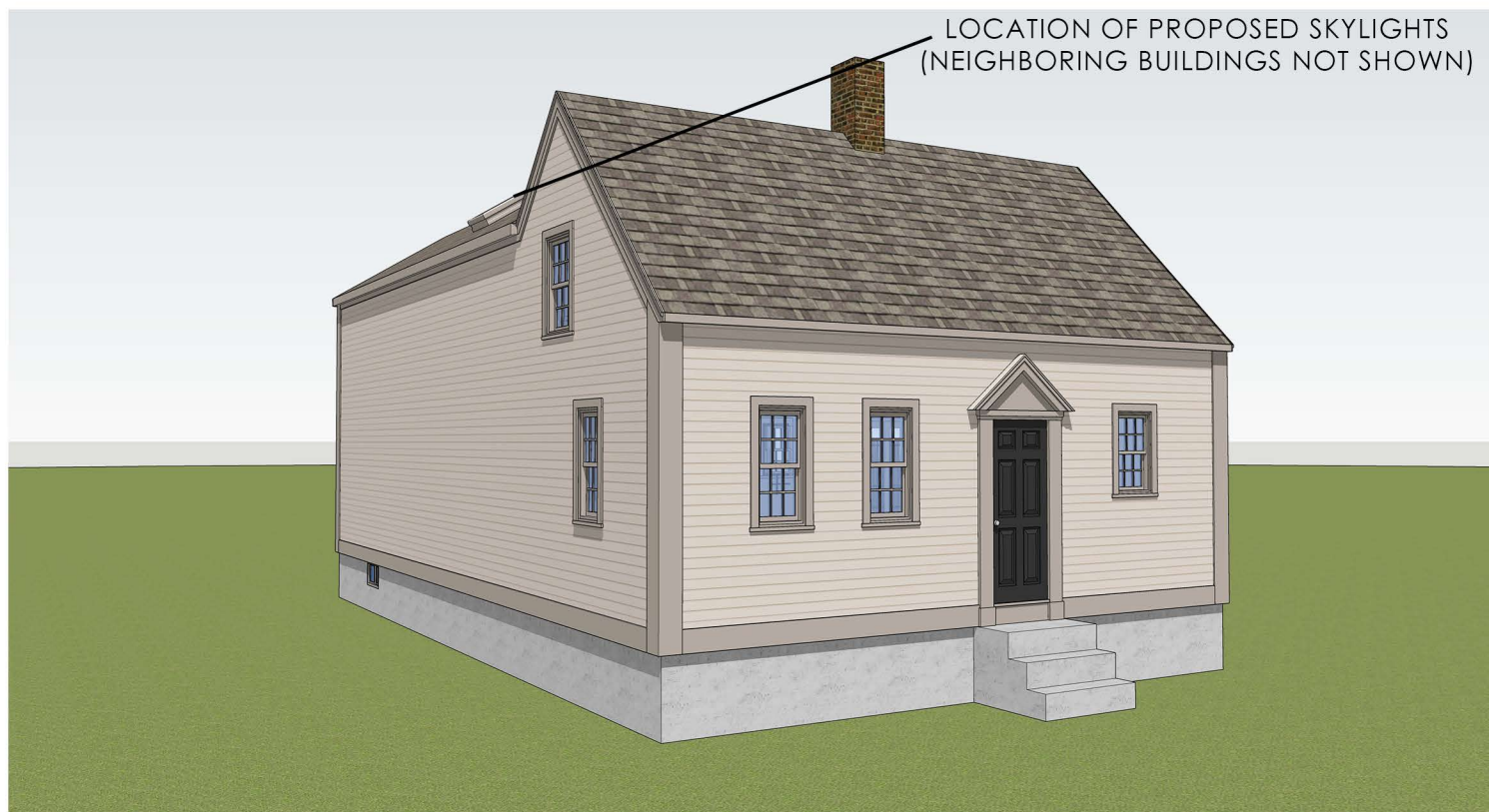
1.0



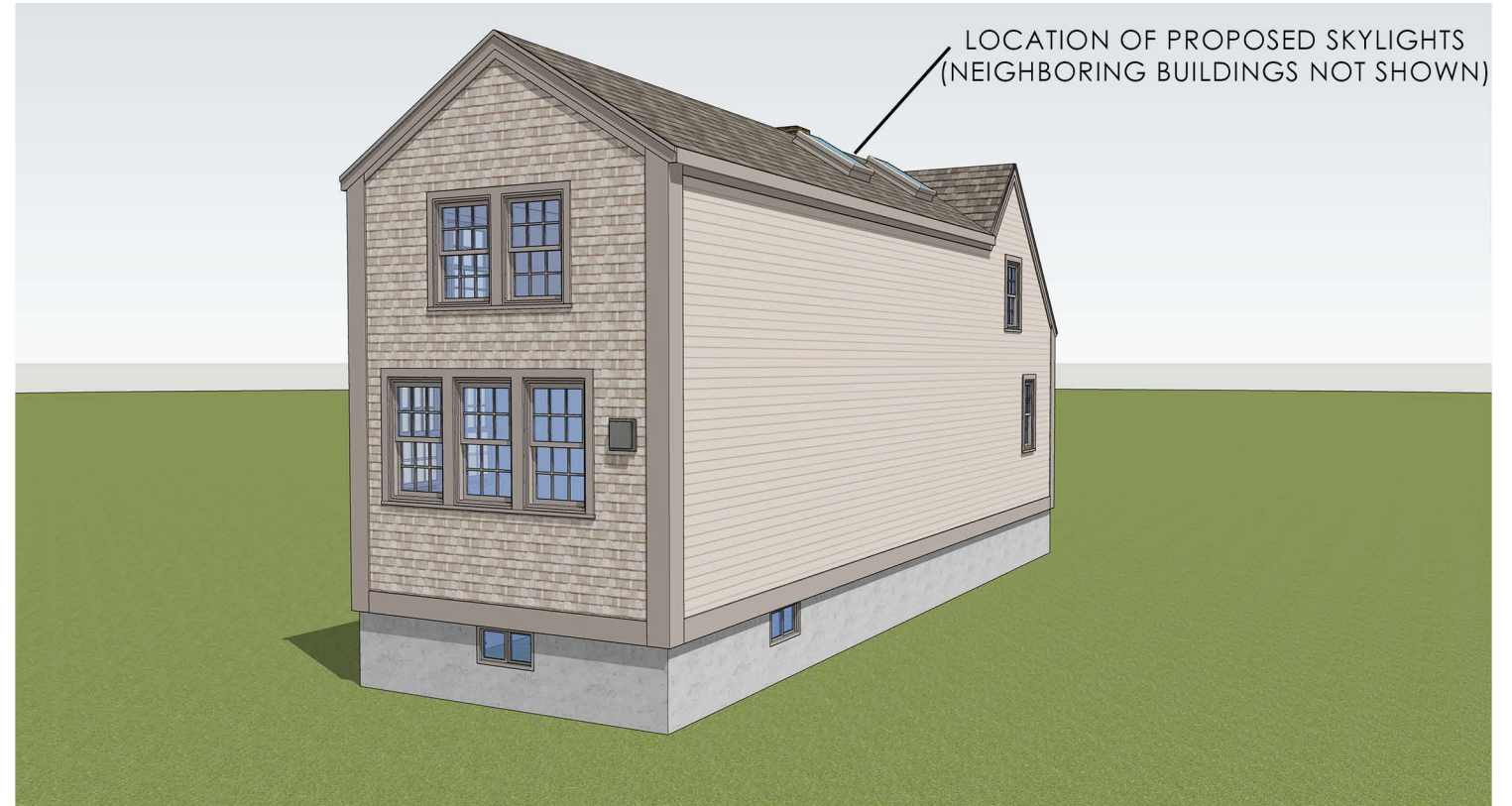
APPROVED FRONT VIEW



APPROVED REAR VIEW



AMENDED FRONT VIEW



AMENDED REAR VIEW

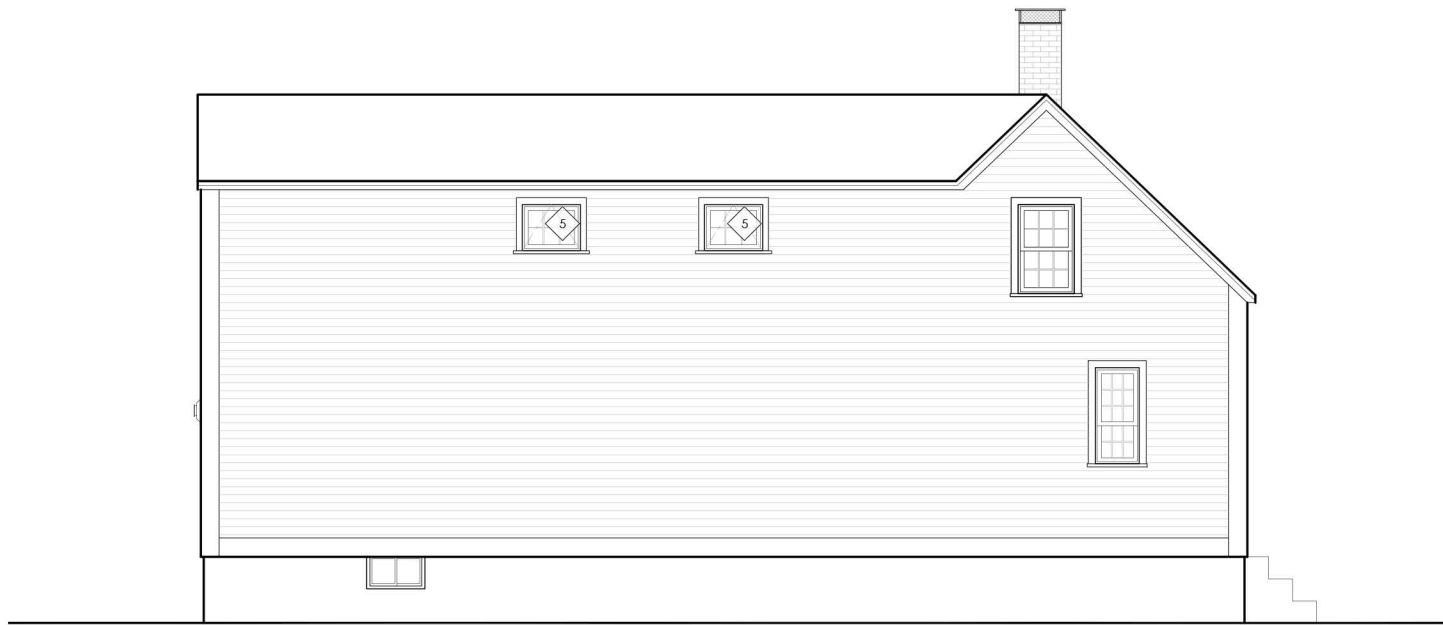
41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

APPROVED & AMENDED VIEWS

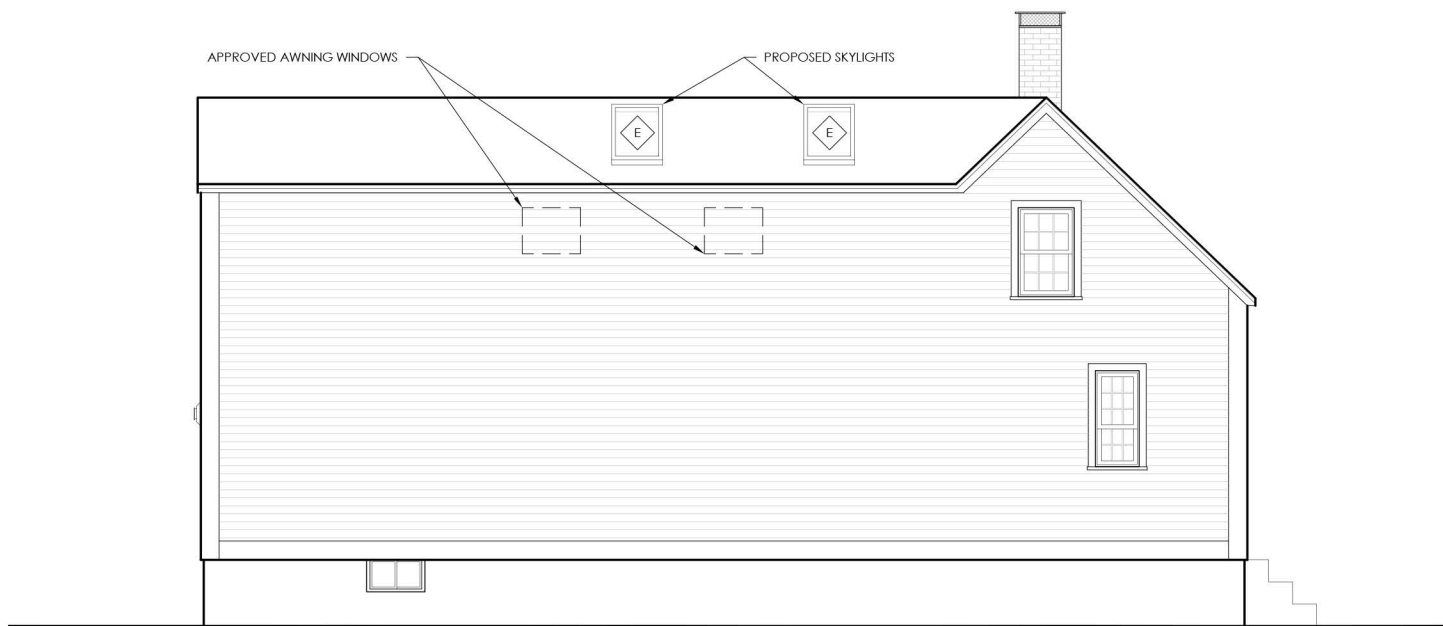
HDC APPLICATION FOR AMENDED APPROVAL: NOVEMBER 3, 2021



2.0



APPROVED LEFT ELEVATION



AMENDED LEFT ELEVATION



SKYLIGHTS

MANUFACTURER: VELUX
 STYLE: VENTING CURB MOUNTED (VCM)
 COLOR: MATCH EXISTING
 UNIT SIZE: (W) 2'-1 1/2" X (H) 3'-1 1/2"

41 SALTER STREET
 PORTSMOUTH, NEW HAMPSHIRE

APPROVED & AMENDED ELEVATIONS
 SCALE: 1/8" = 1'-0"
 HDC APPLICATION FOR AMENDED APPORVAL: NOVEMBER 3, 2021



3.0

6. 30 Cate Street

- Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (change in length of approved fencing).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



10/29/2021

LUHD-401

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Oct 27, 2021**Applicant****Location**30 CATE ST
Portsmouth, NH 03801**Owner:**CATE STREET LLC
105 BARTLETT ST PORTSMOUTH, NH 03801**Application Type****Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

One version of our Site plan was approved with train track border fence to go all the way to Bartlett st. After speaking in person and walking the final land with the abutter, they agree their original request can be cut back and can extend just another 55 feet to prohibit pedestrians from accessing the tracks at those open space in the landscaping.

Description of Proposed Work (Planning Staff)

--

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other

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

Work for developer/builder

INTERNAL USE ONLY -- Historic District Commission Review and Approval**HDC Certificate of Approval Granted****HDC Approval Date**

--

Planning Staff Comments

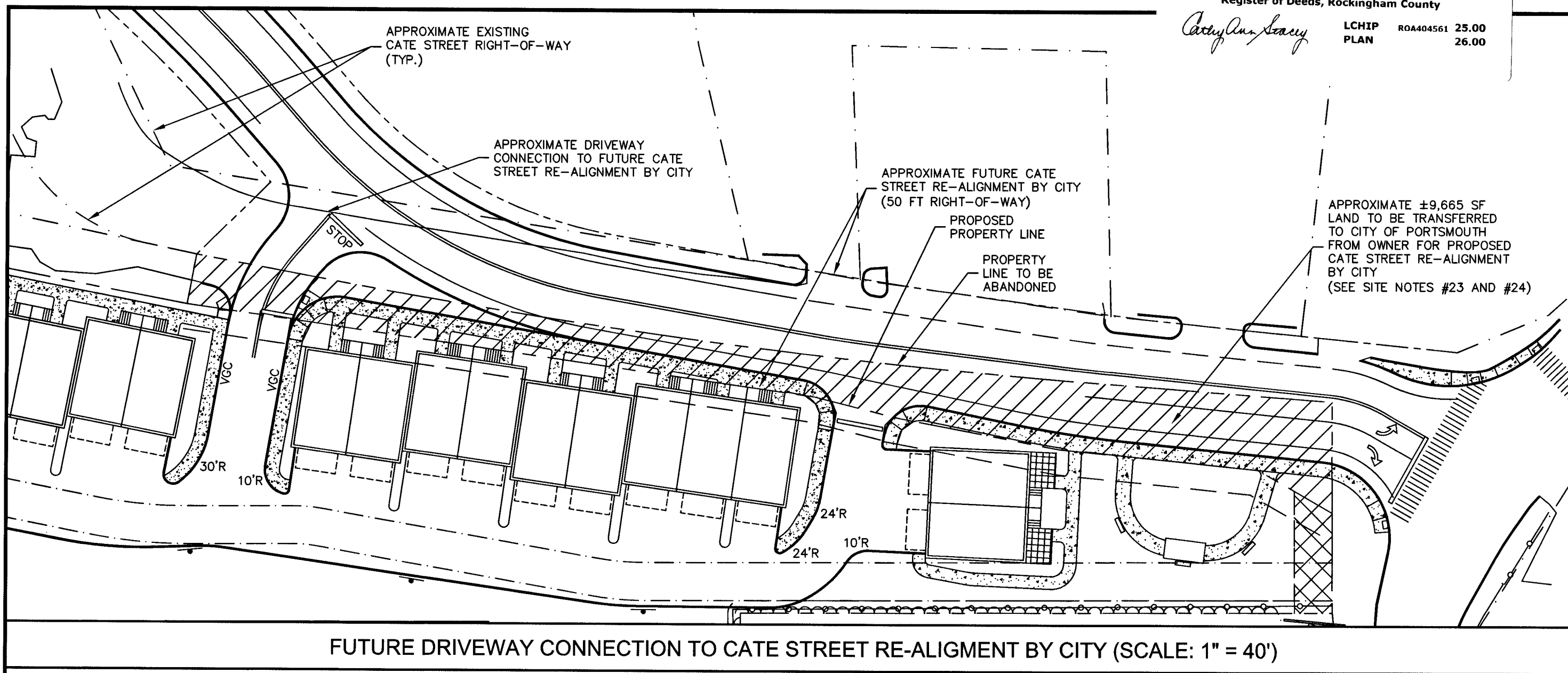
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INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

--

Owner Addressee Prefix and Last Name

--



FUTURE DRIVEWAY CONNECTION TO CATE STREET RE-ALIGNMENT BY CITY (SCALE: 1" = 40')

DEVELOPMENT STANDARDS

REQUIRED	PROVIDED
BUILDING PLACEMENT (PRINCIPAL BUILDING):	
MAXIMUM PRINCIPAL FRONT YARD	10 FT
MAXIMUM SECONDARY FRONT YARD	109 FT
MAXIMUM SIDE YARD	NR
REAR YARD	9 FT
FRONT LOT LINE BUILDOUT	12.8 FT
	±51.2%
BUILDING TYPES:	
ALLOWED BUILDING TYPES	ROWHOUSE
ALLOWED FACADE TYPE	STOOP
BUILDING FORM (PRINCIPAL BUILDING):	
BUILDING HEIGHT	2-3 STORIES
	PROVIDED 3 STORIES
	<45 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE	36 IN
MINIMUM GROUND STORY HEIGHT	12 FT
FACADE GLAZING:	20% - 50%
STOOP FACADE TYPE	40%
ALLOWED ROOF TYPES	FLAT, GABLE, HIP, GAMBREL, MANSARD
	SINGLE AND GABLE
LOT OCCUPATION:	
REQUIRED	PROVIDED
MAXIMUM BUILDING BLOCK LENGTH	200 FT
REQUIRED FACADE MODULATION	80 FT
MINIMUM ENTRANCE SPACING	50 FT
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM BUILDING FOOTPRINT	15,000 SF
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT AREA PER DWELLING UNIT (94,441 SF / 31 UNITS)	2,500 SF
MINIMUM OPEN SPACE	15%
	198 FT
	66 FT
	20 FT
	±28.4%
	±7,920 SF
	94,441 SF
	3,046 SF
	±27.6%

NOTE:

APPROXIMATE FUTURE CATE STREET RE-ALIGNMENT IS BASED ON CONCEPTUAL PLANS PREPARED BY THE CITY OF PORTSMOUTH AND IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED ROADWAY IMPROVEMENTS, DRIVEWAY LOCATION AND LAND SWAPS SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH PRIOR TO CONSTRUCTION.

SITE DATA

LOCATION: BARTLETT STREET/CATE STREET
 PORTSMOUTH, NH 03801
 TAX MAP 165 LOT 1

OWNER: MERTON ALLEN INVESTMENTS, LLC
 C/O JOHN RYAN & CASSASSA
 459 LAFAYETTE ROAD
 HAMPTON, NEW HAMPSHIRE 03842

ZONING DISTRICT: CHARACTER DISTRICT 4-W (CD4-W)
 WEST END INCENTIVE OVERLAY DISTRICT

PROPOSED USE: MULTIFAMILY DWELLING UNITS

PROPOSED LOT SIZE: ±2.17 ACRES (±94,525 SF)

PARKING REQUIREMENTS:

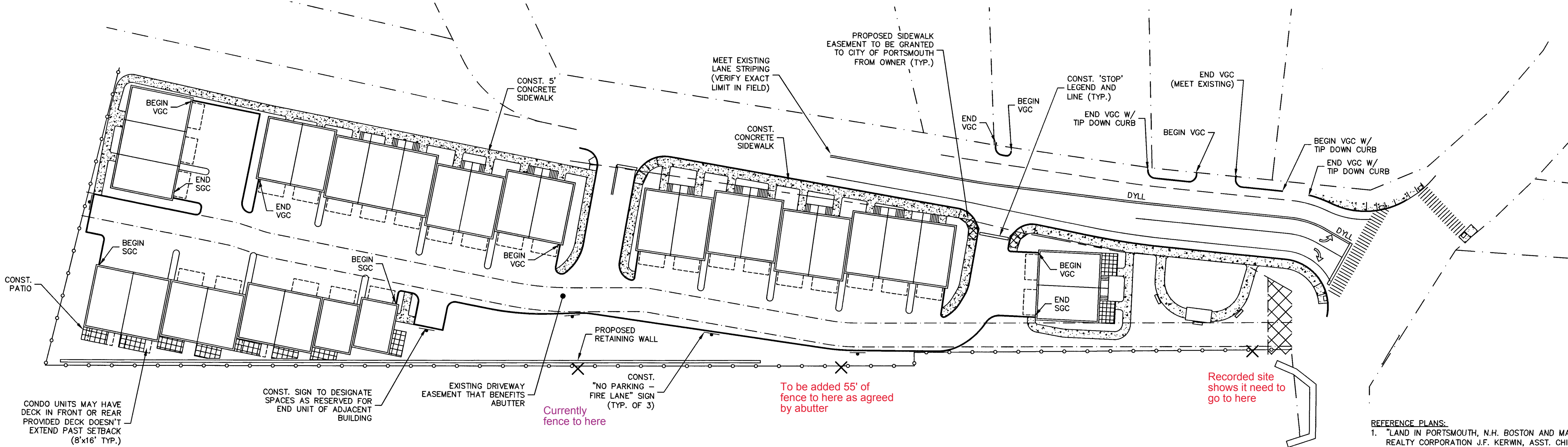
PARKING SPACES REQUIRED:	MIN. REQUIRED	MAX. ALLOWED	PROVIDED
TOWNHOUSE = 2 SPACES PER UNIT			
31 UNITS = (2*31 UNITS)	62 SPACES	68 SPACES	64 SPACES

EASEMENT NOTES:

1. THE APPLICANT SHALL GRANT A 15' ROAD WIDENING EASEMENT TO THE CITY FOR THE AREA CURRENTLY SHOWN AS "15' MAX SECONDARY FRONT YARD" ADJACENT TO BARTLETT STREET.
2. THE APPLICANT SHALL GRANT AN EASEMENT TO THE CITY FOR ACCESS TO ALL WATER LINE SHUTOFFS AND THE EASEMENT SHALL ALSO LIST THE ABILITY FOR THE CITY TO HAVE TESTING AND LEAK DETECTION ACCESS IN THE FUTURE.

NOTES:

1. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
3. THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.

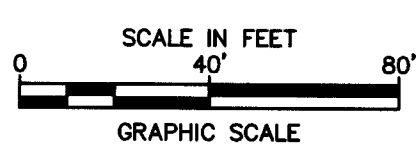


SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT; CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
9. WORK WITHIN CATE STREET AND BARTLETT STREET SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
11. SEE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
12. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM WALL MANUFACTURERS, AND SUBMITTING DESIGN TO ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTED BLOCK WALL SYSTEM AS OUTLINED IN THE SPECIFICATIONS.
15. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
16. THE APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE POLICE AND RADIO CONFIGURATION. IF THE SITE SURVEY INDICATES IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE APPLICANT SHALL BE REQUIRED TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES A REPEATER IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY.
17. PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. SNOW REMOVAL WILL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF WHEN NECESSARY TO PROVIDE ADEQUATE SNOW STORAGE.
18. ANY ROADWAY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED TO THE CITY OF PORTSMOUTH STANDARDS.
19. THE SITE PLAN SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
20. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
21. SNOW REMOVAL, SALT STORAGE, AND SALT APPLICATION ON SITE SHALL BE DONE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SALT REDUCTION INITIATIVES.
22. THE APPLICANT SHALL PROVIDE A SIDEWALK PLOWING EASEMENT ADJACENT TO SIDEWALK.
23. THE APPLICANT SHALL WORK WITH THE DEPARTMENT OF PUBLIC WORKS ON THE FINAL REDESIGN OF CATE STREET AND ON AN APPROPRIATE SHARING OF COSTS FOR THE WORK, OR SHALL DO THE WORK IN CONJUNCTION WITH THE PROPOSED PROJECT.
24. THE APPLICANT SHALL ENTER IN A MEMORANDUM OF AGREEMENT WITH THE CITY REGARDING LAND TRANSFERS AND EASEMENTS NECESSARY TO IMPLEMENT THE PROPOSED SITE PLAN AND ROADWAY IMPROVEMENTS, AND COST SHARING FOR THE IMPROVEMENTS TO CATE STREET.
25. PROPERTY MANAGER WILL BE RESPONSIBLE FOR WEEKLY TRASH PICK UP FROM EACH UNIT. EACH UNIT OWNER SHALL BE RESPONSIBLE FOR PLACING TRASH OUTSIDE AT A PREDETERMINED TIME.

LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT LINE
	APPROXIMATE ABUTTER LINE
	PROPOSED RIGHT-OF-WAY
	TREE LINE
	PROPOSED TREE LINE
	ZONE LINE
	PROPOSED CONCRETE PAD/SIDEWALK
	PROPOSED SLOPED GRANITE CURB
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED CURB RADIUS
	CHAIN LINK FENCE
	PROPOSED FENCE
	PROPOSED ACCESSIBLE PARKING
	GRAVEL
	COORD. COORDINATE
	CONST. CONSTRUCT
	TYP. TYPICAL



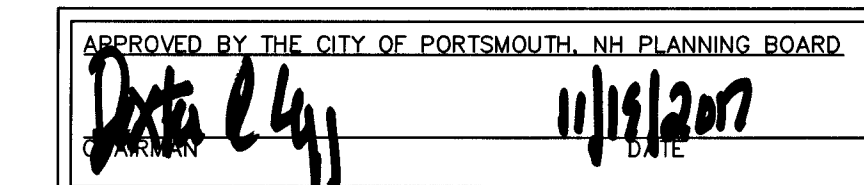
Last Save Date: October 26, 2017 11:35 AM By: CHL
 Plg Date: Thursday, October 26, 2017 Plotted By: Craig M. Langton
 File Location: S:\C0876\City Development\DWG-CAD\DESIGN\C-0876-3-SITE_Registry.dwg Layout Tab: SITE

FOR RECORDING PURPOSES ONLY
 Merton Allen Investments, LLC
 C/O Casassa & Ryan
 459 Lafayette Road
 Hampton, NH 03842

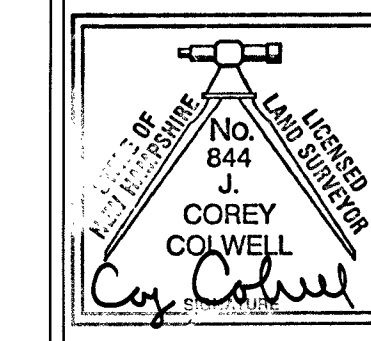
Merton Allen Investments, LLC

Proposed
 Townhouse
 Development
 Bartlett & Cate Street

Portsmouth,
 New Hampshire



THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL DATED FEBRUARY 21, 2017 (WITH CONDITIONS). PROPERTY LINES SHOWN HEREON ARE BASED ENTIRELY ON REFERENCE PLAN #4.



FOR SURVEYOR

10-31-17
 DATE

MARK	DATE	DESCRIPTION
L	10/26/2017	Registry of Deeds Plans
K	9/13/2017	Amended P.B. Submission
J	8/31/2017	Revised TAC Submission
I	8/21/2017	Amended Site Plan Review
H	7/11/2017	Amended P.B. Submission
G	6/19/2017	Amended Site Plan Review
F	6/13/2017	Rev. Sewer Connection Plans

PROJECT NO: C0876-3
 DATE: 12/19/2016
 FILE: C-0876-3-SITE_Registry.dwg

DRAWN BY: NAH
 CHECKED: PMC
 APPROVED: GMM

SITE PLAN

SCALE: AS SHOWN

C-2

7. 54 Humphreys Court

- Recommended Approval

Background: The applicant is seeking approval for the removal of a chain-link fence and the addition of a new 4 ft. wood fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



10/29/2021

LUHD-398

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Oct 25, 2021**Applicant****Location**54 HUMPHREYS CT
Portsmouth, NH 03801**Owner:**Ben StJean
54 HUMPHREYS CT 54 HUMPHREYS CT PORTSMOUTH, nh 03801**Application Type****Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Replace chain link fence with a 4 foot wooden fence.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	
Owner	
If you selected "Other", please state relationship to project.	
--	
Full Name (First and Last)	Business Name (if applicable)
Ben StJean	--
Mailing Address (Street)	City/Town
54 HUMPHREYS CT	PORTSMOUTH
State	Zip Code
nh	03801
Phone	Email Address
16032055772	benstjean@outlook.com

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Owner of this property



The proposed fencing will have the flat top, not the scalloped top.

15 Mt. Vernon Street

LU-19-126

**2nd 1-year extension of a Certificate
of Approval**



LU-19-126

Land Use Application

Status: Active

Date Created: Jun 14, 2019

Applicant

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

Location

15 MT VERNON ST
Portsmouth, NH 03801

Owner:

SCHULTHESS DREW & SCHULTHESS BRITTANY
15 MOUNT VERNON ST PORTSMOUTH, NH 03801

Applicant Information

Alternative Project Address

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

Zoning Information

Base Zoning District
General Residence B (GRB)

Base Zoning District 2
--

Historic District

Flood Plain District

EXISTING ELEVATIONS



FRONT ELEVATION



BACK ELEVATION

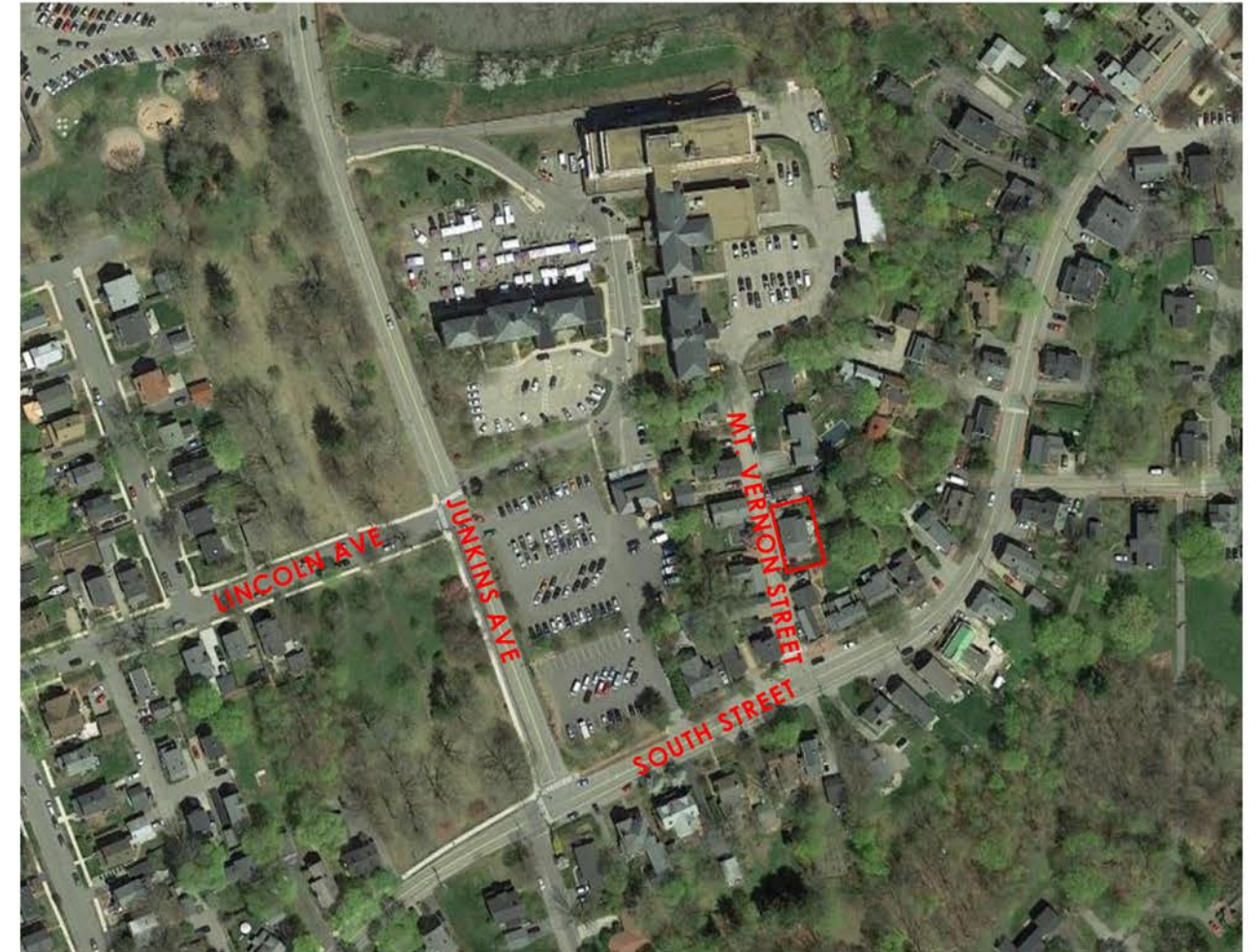


LEFT ELEVATION



RIGHT ELEVATION

AERIAL VIEW



15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW AND EXISTING ELEVATIONS

HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2019



233 VAUGHAN ST, SUITE 101
PORTSMOUTH, NH 03801
(603) 431-2808
www.cjarchitects.net

1.0



VIEW FROM SITE TOWARDS CITY HALL



VIEW FROM SITE TOWARDS SOUTH STREET

SITE MAP



VIEW FROM CITY HALL TOWARDS SITE



VIEW FROM SOUTH STREET TOWARDS SITE

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

STREET VIEWS

HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2019



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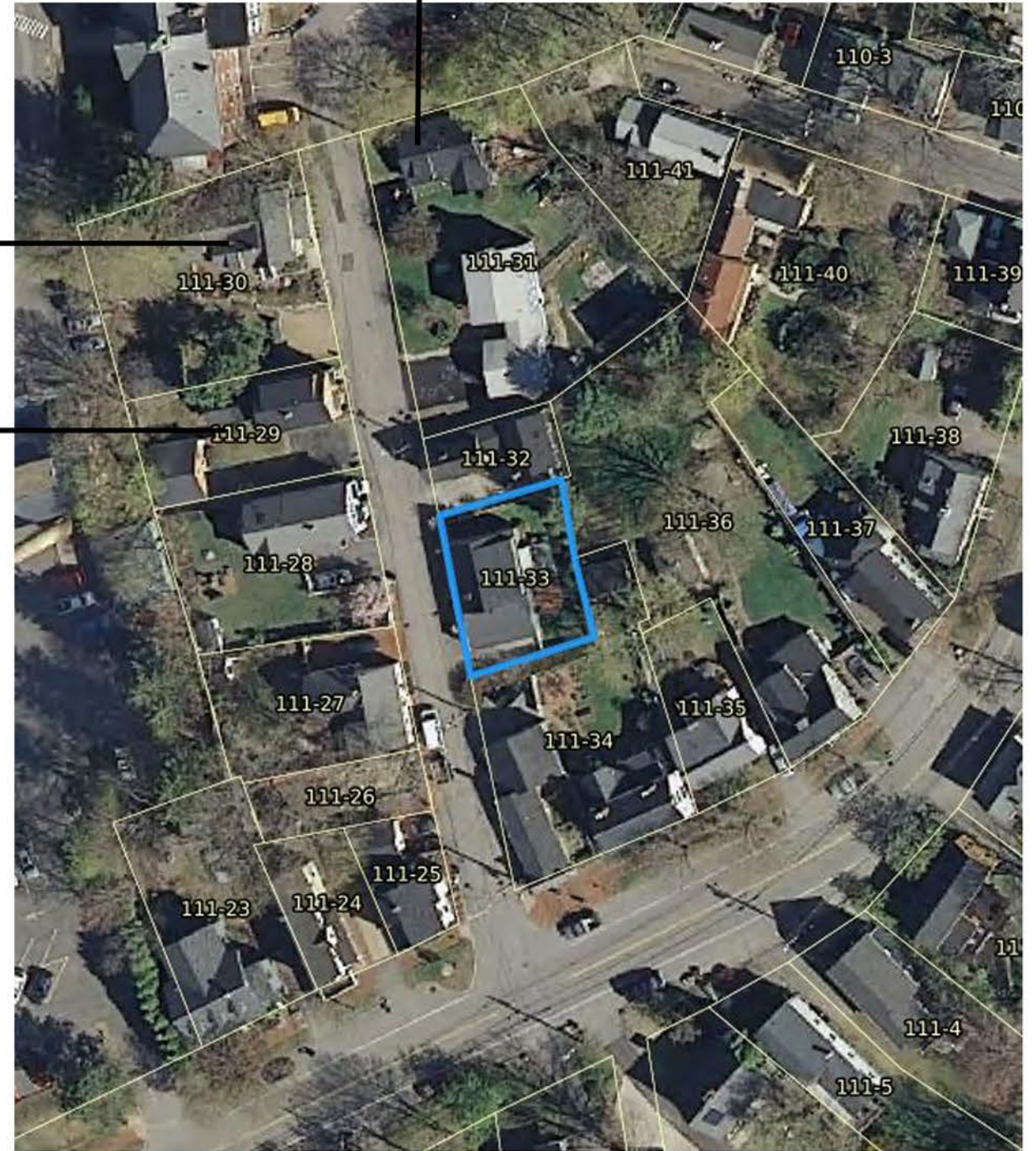
2.0



57 MOUNT VERNON STREET

64 MOUNT VERNON STREET

50 MOUNT VERNON STREET



15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

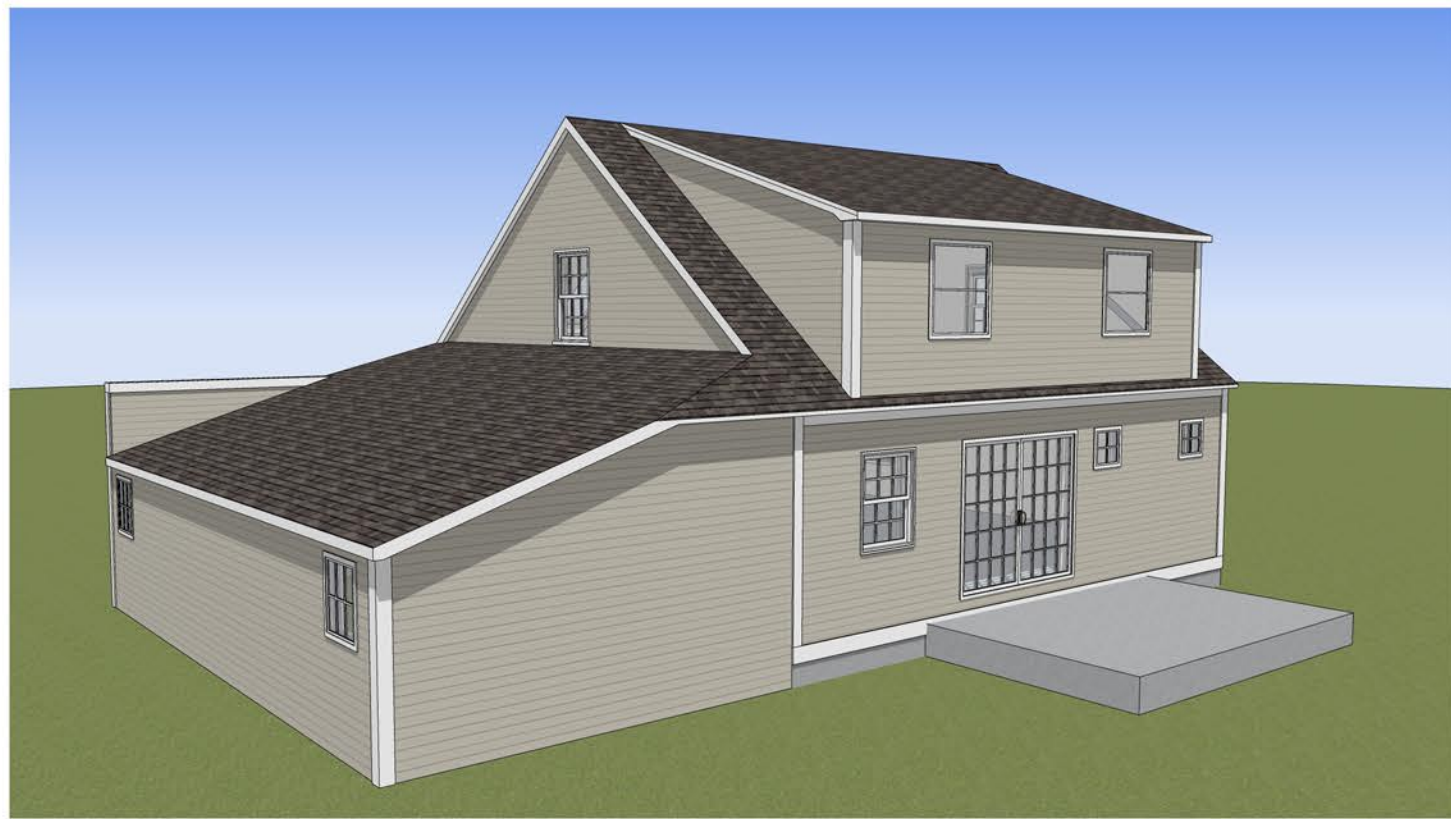
NEIGHBORING BUILDINGS WITH DORMERS

HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2019

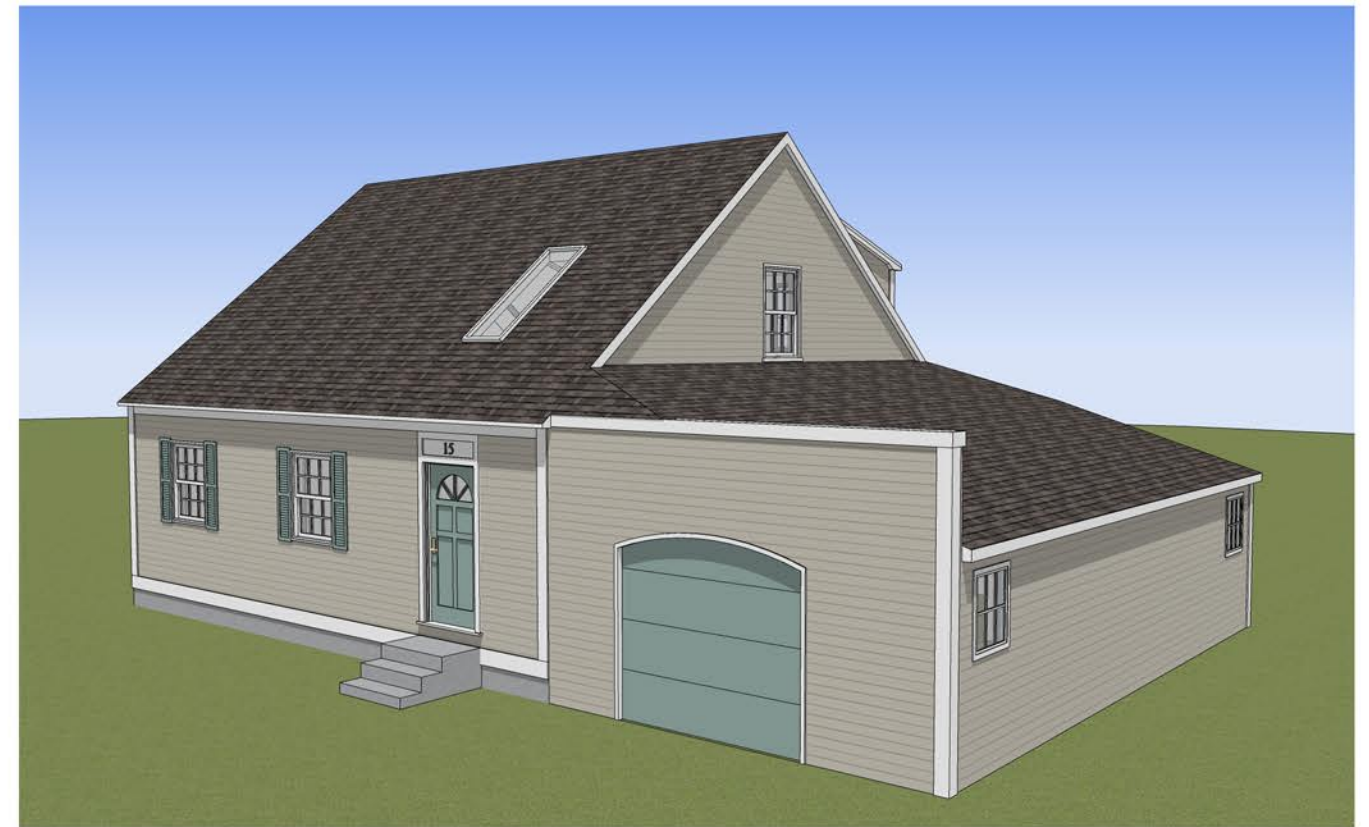


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3.0



EXISTING REAR VIEW



EXISTING FRONT VIEW



PROPOSED REAR VIEW



PROPOSED FRONT VIEW

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED VIEWS

HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2019



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4.0



EXISTING REAR VIEW



EXISTING FRONT VIEW



PROPOSED REAR VIEW



PROPOSED FRONT VIEW

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED VIEWS

HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2019

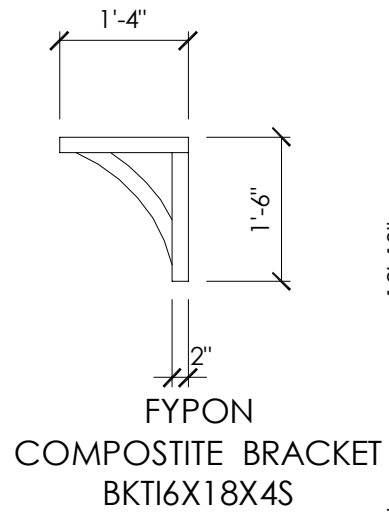


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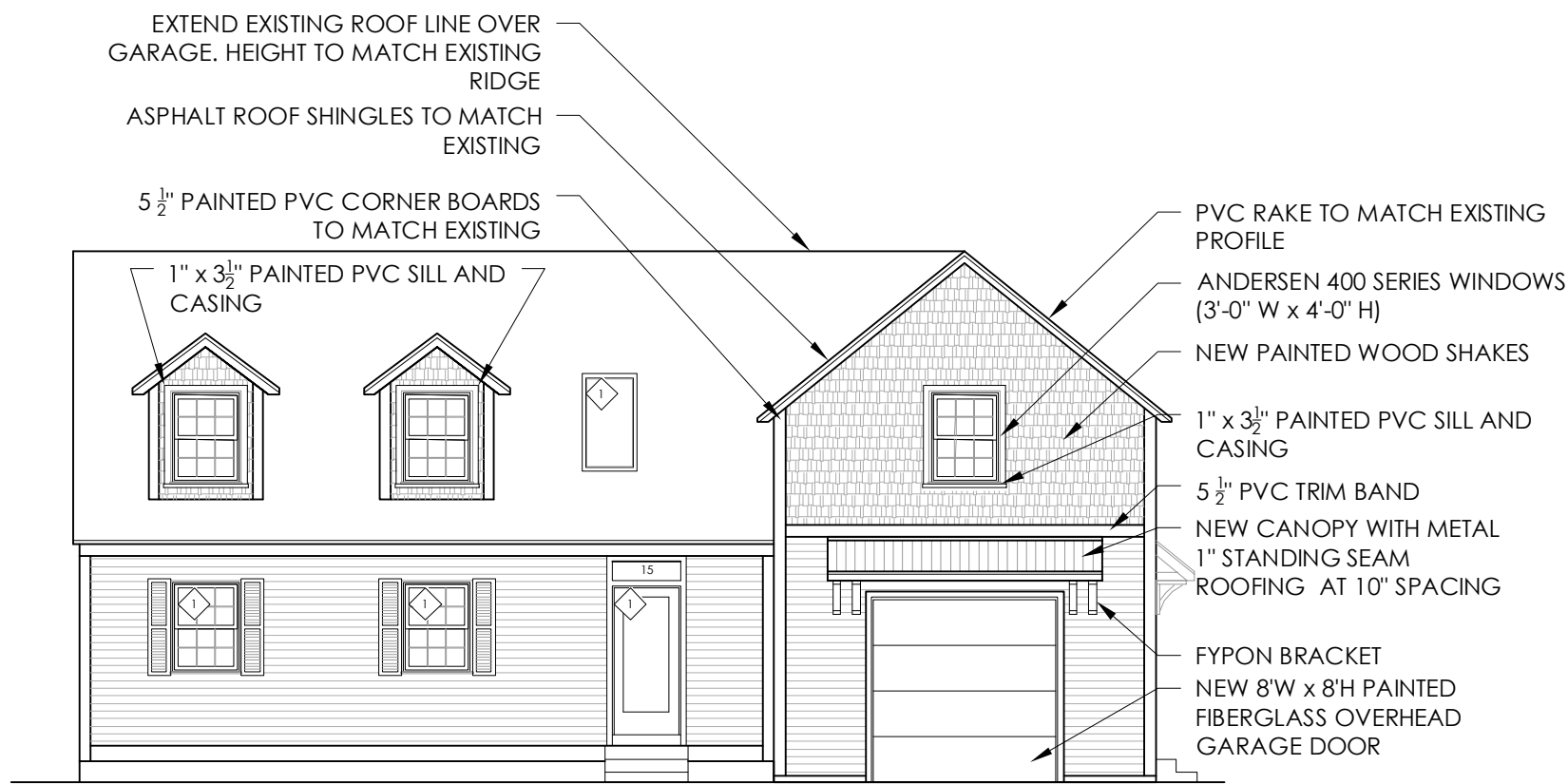
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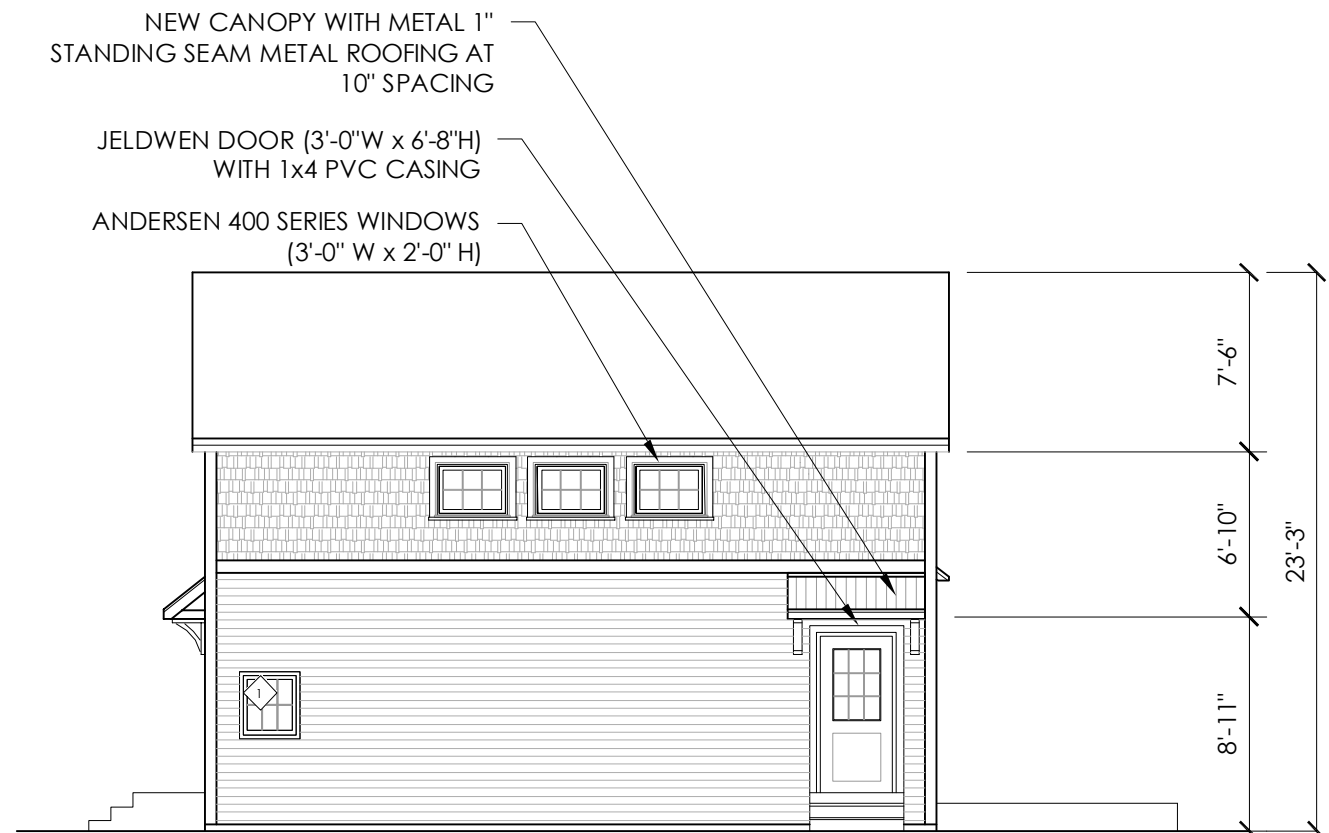
EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION

NOTE 1: EXISTING WINDOWS AND DOORS TO REMAIN

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

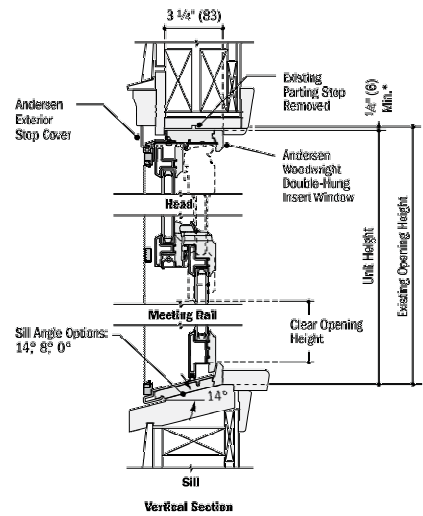
EXISTING AND PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: OCTOBER 2, 2019



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PORTSMOUTH, NH 03801
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5.0



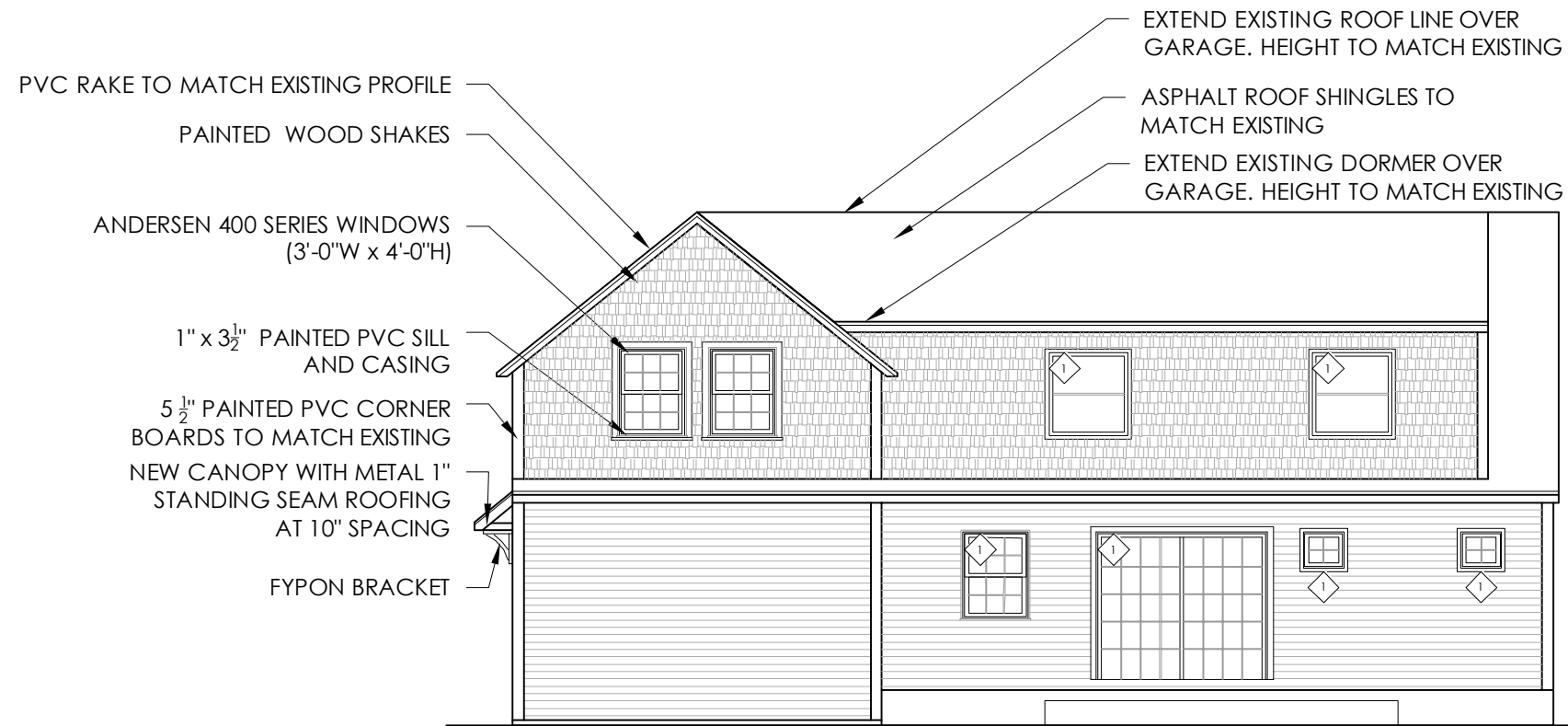
ANDERSEN 400 SERIES WINDOW



EXISTING BACK ELEVATION



EXISTING LEFT ELEVATION



PROPOSED BACK ELEVATION



PROPOSED LEFT ELEVATION

NOTE 1: EXISTING WINDOWS AND DOORS TO REMAIN

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING AND PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: OCTOBER 2, 2019



233 VAUGHAN ST, SUITE 101
PORTSMOUTH, NH 03801
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www.cjarchitects.net

5.1

401 State Street, Unit M502

LU-21-190

Certificate of Approval



10/21/2021

LU-21-190

Land Use Application

Status: Active**Date Created:** Oct 8, 2021**Applicant**

SANDRA LORUSSO
 sandra.lorusso@gmail.com
 401 State Street
 M502
 Portsmouth, NH 03801
 603 205 0603

Location

401 STATE ST Unit M502
 Unit M502
 Portsmouth, NH 03801

Owner:

LORUSSO SANDRA J
 401 STATE ST PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

A. Property Owner

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an **ADDITION** to an existing structure or a **NEW** structure on a property that already has structure(s) on it

New Construction: any project (commercial or residential) that involves adding a **NEW** structure on a parcel that is currently **VACANT**. If there are any existing structures on the property (even if you are planning to remove them), you should select **Addition and Renovation** above

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Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



Contract for Purchase and Installation

CLIENT: Sandra Lorusso **DATE:** 8/28/2021

Contact #: 603-205-0603 **Specialist:** Melinda

This contract is for the materials listed below per Ricci Lumber quote. Any changes to the listed specifications, other than those originally agreed upon, are the purchaser's responsibility. Price subject to change if job site conditions require additional materials or work unforeseen upon time of this contract.

PRODUCT SPECIFICATIONS:

Manufacturer: Andersen (Windows – Quote #1196432)

SCOPE OF WORK: Remove and Dispose of (2) existing Windows and Install (2) new Windows. (Ricci Install Quote #26045)

NOTE: All permits that are required by Town or State, are the responsibility of the homeowner.

Terms: Upon order placement, a **non-refundable deposit** is required. The above items are considered Special Order and are non-cancelable and non-returnable. Immediate pick-up or tailgate delivery will be scheduled upon receipt of merchandise. It is the purchaser's responsibility to provide storage for the merchandise. Balance due to be paid day before installation or delivery. **Ricci supply typical terms and conditions included by reference**

**Items special ordered cannot be cancelled, changed or returned. The customer assumes all responsibility for these products, with the exception of material damages, shortages or defects covered by a warranty. Ricci Lumber will place this order as accepted by the customer, but cannot control the delivery time by the manufacturer. All agreements between these parties are contingent upon labor troubles, strikes, lockouts, fire, flood, accidents or other conditions beyond Ricci Lumber control. The customer is to have said items, as listed, removed within 20 days of delivery notification. Items left over 30 days may be subject to storage charges or may become the property of Ricci Lumber.

I understand wood is a natural product and will vary from sample. The samples serve only to indicate in a general way the color, marking, and textures usually found in a variety of the materials chosen. By signing I agree that the list of materials to be ordered, profiles, colors, woods, sizes, dimensions and finishes were shown to me and are what I want.

In the event of defects and /or apparent or hidden damages of products supplied by Ricci Lumber, we will exchange said products or materials at no charge, provided that the defect or damage was not due to alterations by homeowner or installer, misuse, abuse or neglect. In the event that products supplied by Ricci Lumber do not conform to the approved plan and measurements, we will replace said products at no charge.

Andersen Windows: \$2,371.64

Labor, install materials and disposal: \$1,789.54

Total: \$4,161.18

Deposit required: \$3,323.68

Balance due upon completion: \$837.50

I have reviewed and agree with the listed above quote and attached information. I understand this is a legal contract and I understand all the terms of this agreement. I wish to place an order based on the quote as is.

Customer's Signature _____ Date _____

Please Print Name _____

Address _____

Specialist Signature _____

Please sign and return a copy of the contract along with deposit

Ricci Lumber
105 Bartlett Street
Portsmouth N.H. 03801
ATTN: Kara Remick
Email: Kremick@riccilumber.com

NEW HAMPSHIRE LAW, RSA 359-G, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR OTHER ACTION FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO CONSTRUCTED, REMODELED, OR REPAIRED YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT OR OTHER ACTION, YOU MUST SERVE ON THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE. UNDER THE LAW, A CONTRACTOR HAS THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR AND/OR PAY FOR THE DEFECTS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT OR OTHER ACTION."

Warranties: Ricci Lumber (Ricci) shall extend to the Customer all manufacturer's warranties and related documentation pertinent to the goods and materials sold pursuant to the provisions of this contract. However, Ricci assumes no liability and extends no warranties, whether express or implied, pertinent to such goods and materials and shall not be liable for any defect related to them. Further, the Customer acknowledges that this contract is strictly between the Customer and Ricci and that no officer, employee, or agent of Ricci shall be subject to suit or be deemed personally liable for any dispute or the consequences thereof that may arise from the performance of this contract.

Disputes: Any dispute asserted by the Customer concerning Ricci's performance under this contract shall be resolved pursuant to the provisions of New Hampshire Law, RSA 359-G. To the extent that the procedures identified in RSA 359-G do not result in resolution of the dispute, the parties agree that the Customer's dispute shall be resolved by mediation or binding arbitration at the election of Ricci which shall be made within 30 days following its receipt of written notice from the Customer that further dispute resolution is requested. Nothing in this paragraph shall be construed, however, to prevent Ricci from itself asserting its rights in any court of competent jurisdiction to collect payment on any sums due and payable from the Customer for work performed and materials delivered to or for the benefit, at the direction or request, or with the knowledge and consent of the Customer, without any need on the part of Ricci to first engage in any out-of-court dispute resolution procedure with the Customer to the extent that no reasonable, material dispute about the Ricci's satisfactory performance may exist.

Attorney Fees, Interest and Costs: The Customer shall pay to Ricci interest on any unpaid balance due to Ricci at the rate of 18% per annum, computed monthly beginning 30 days after such balance becomes due and payable, and shall reimburse Ricci for its attorney fees and costs of collection incurred in the event of any non-payment by the Customer.

Severability and Enforcement: If any provision of this contract shall be deemed unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of any other provision of this contract, which shall be interpreted and enforced under the laws of the State of New Hampshire.



Ricci Lumber
 105 Bartlett Street
 Portsmouth, New Hampshire 03801
 Phone: (603) 436-7480
 Fax: (603) 436-2194
 Email: Sales@riccilumber.com

Quotation

Quote No 26045
Quote Date 08/24/2021
Print Time 9:22:58AM
Expiration Date 08/29/2021
Customer 90253
Contact Name Sandra Lorusso
Contact Number 603-205-0603
Job Code
Your Ref MM - LORUSSO INSTALL
Delivery By 08/24/21
Taken By Melinda McLaughlin
Sales Rep HOUSE

Invoice Address

Delivery Address

Millwork Sales
 401 STATE STREET M 502
 PORTSMOUTH, NH 03801

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	819379	26100 SEALANT PROFLX CLR 10OZ				
2	106750	187273 PRO WINDOW & DOOR 20oz				
3	106096	BT1350B BRAD 2" X 18GA NAILS 2000 CTN				
4	Labor Charge for Installations	Labor Charge for Installations: Remove and Dispose of (2) existing windows and Install (2) new Windows.				

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	\$1,789.54
Sales Tax	\$0.00
Quotation Total	\$1,789.54

Buyer _____ Date _____



SOLD BY:

Melinda McLaughlin
 Ricci Lumber
 105 Bartlett St
 Portsmouth, NH 03801
 603-427-2890

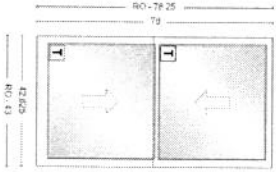
SOLD TO:

QUOTE DATE
8/24/2021

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Sandra Lorusso	Woodwright Window Install	1196432		
ORDER NOTES:				
DELIVERY NOTES:				

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	2	AA	None Assigned	\$1,185.82	\$2,371.64
RO Size = 43" x 78 1/4"		Unit Size = 42 5/8" x 78"			



WDHI 3' 6 5/8"X6' 6", Unit, 0 Degrees - Flat, 400 Series Woodwright Double-Hung-WWI, Equal Sash, Dark Bronze Exterior Frame, Dark Bronze Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Traditional, 2 Sash Locks Stone, Gray/GrayJamb Liner, Dark Bronze, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 42.625 x 78 0 Degrees - Flat Full Screen Aluminum Dark Bronze

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	

Quote #: 1196432

Print Date: 8/28/2021 12:46:38 PM UTC

All Images Viewed from Exterior

SUB-TOTAL:	\$2,371.64
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$0.00
TOTAL:	\$2,371.64

CUSTOMER SIGNATURE _____

DATE _____

* All graphics as 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.

Thank you for choosing Andersen Windows & Doors

Quote #: 1196432

Print Date: 8/28/2021 12:46:38 PM UTC

All Images Viewed from Exterior

Page 2 of 2









93 Pleasant Street
LU-21-148
Certificate of
Approval (New 3-Story
Addition)



10/21/2021

LU-21-183

Land Use Application

Status: Active**Date Created:** Sep 17, 2021**Applicant**

Tracy Kozak
tkozak@jsainc.com
JSA Inc
273 Corporate Drive, Suite 100
portsmouth, New Hampshire 03801
603-731-5187

Location

93 PLEASANT ST
Portsmouth, NH 03801

Owner:

DAGNY TAGGART LLC
3 PLEASANT ST 4TH FLR PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

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Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

Request for Extension of Previously Granted Land Use Approval

93 PLEASANT STREET



HDC DRAWING SHEET LIST	
P1.0	COVER SHEET
L.1	LANDSCAPE PLAN
P1.1	BASEMENT FLOOR PLAN
P1.2	PROPOSED FIRST FLOOR PLAN
P1.3	PROPOSED ROOF PLAN
P1.4	CONTEXT VIEW FROM PLEASANT
P1.5	CONTEXT VIEW FROM COURT ST - N
P1.6	CONTEXT VIEW FROM COURT ST - S
P1.7	CONTEXT VIEW FROM STATE ST
P1.8	PERSPECTIVE VIEW - SW
P1.9	PERSPECTIVE VIEW - SE
P1.10	ELEVATION - FRONT
P1.11	ELEVATION - SIDE
P1.12	ELEVATION - REAR
P1.13	PARTIAL EXTERIOR ELEVATIONS
P1.14	PARTIAL EXTERIOR ELEVATIONS
P1.15	PARTIAL EXTERIOR ELEVATIONS
P1.16	PARTIAL EXTERIOR ELEVATIONS
P1.17	PARTIAL EXTERIOR ELEVATIONS
P1.18	PARTIAL EXTERIOR ELEVATIONS
P1.19	MATERIALS

SUMMARY

NEW CONSTRUCTION

MULTI-FAMILY HOUSING APARTMENTS, NEW STRUCTURE LOCATED AT PARKING LOT BEHIND TREADWELL-JENNESS HOUSE.
2 STORIES + 3RD SHORT STORY; 1 LEVEL UNDERGROUND PARKING.

P1,0

COVER SHEET

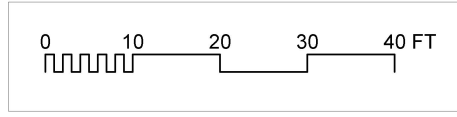
93 PLEASANT STREET
HDC - OCTOBER 28, 2021

JSA

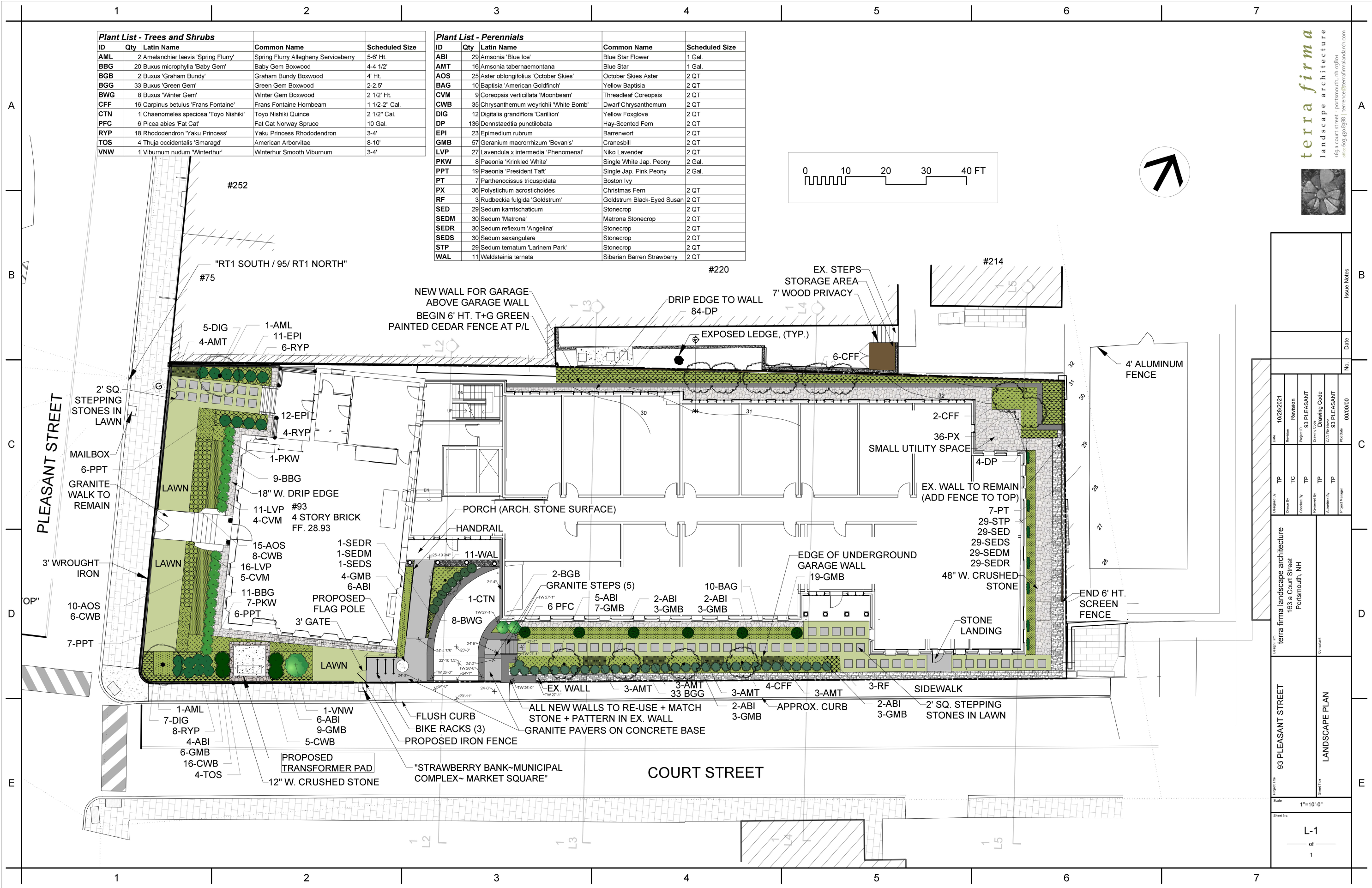
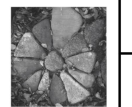
ARCHITECTS
INTERIORS
PLANNERS

Plant List - Trees and Shrubs				
ID	Qty	Latin Name	Common Name	Scheduled Size
AML	2	Amelanchier laevis 'Spring Flurry'	Spring Flurry Allegheny Serviceberry	5-6' Ht.
BBG	20	Buxus microphylla 'Baby Gem'	Baby Gem Boxwood	4-4 1/2'
BGG	2	Buxus 'Graham Bundy'	Graham Bundy Boxwood	4' Ht.
BGG	33	Buxus 'Green Gem'	Green Gem Boxwood	2-2.5'
BWG	8	Buxus 'Winter Gem'	Winter Gem Boxwood	2 1/2' Ht.
CFF	16	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	1 1/2-2" Cal.
CTN	1	Chaenomeles speciosa 'Toyo Nishiki'	Toyo Nishiki Quince	2 1/2" Cal.
PFC	6	Picea abies 'Fat Cat'	Fat Cat Norway Spruce	10 Gal.
RYP	18	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	3-4'
TOS	4	Thuja occidentalis 'Smaragd'	American Arborvitae	8-10'
VNW	1	Viburnum nudum 'Winterthur'	Winterthur Smooth Viburnum	3-4'

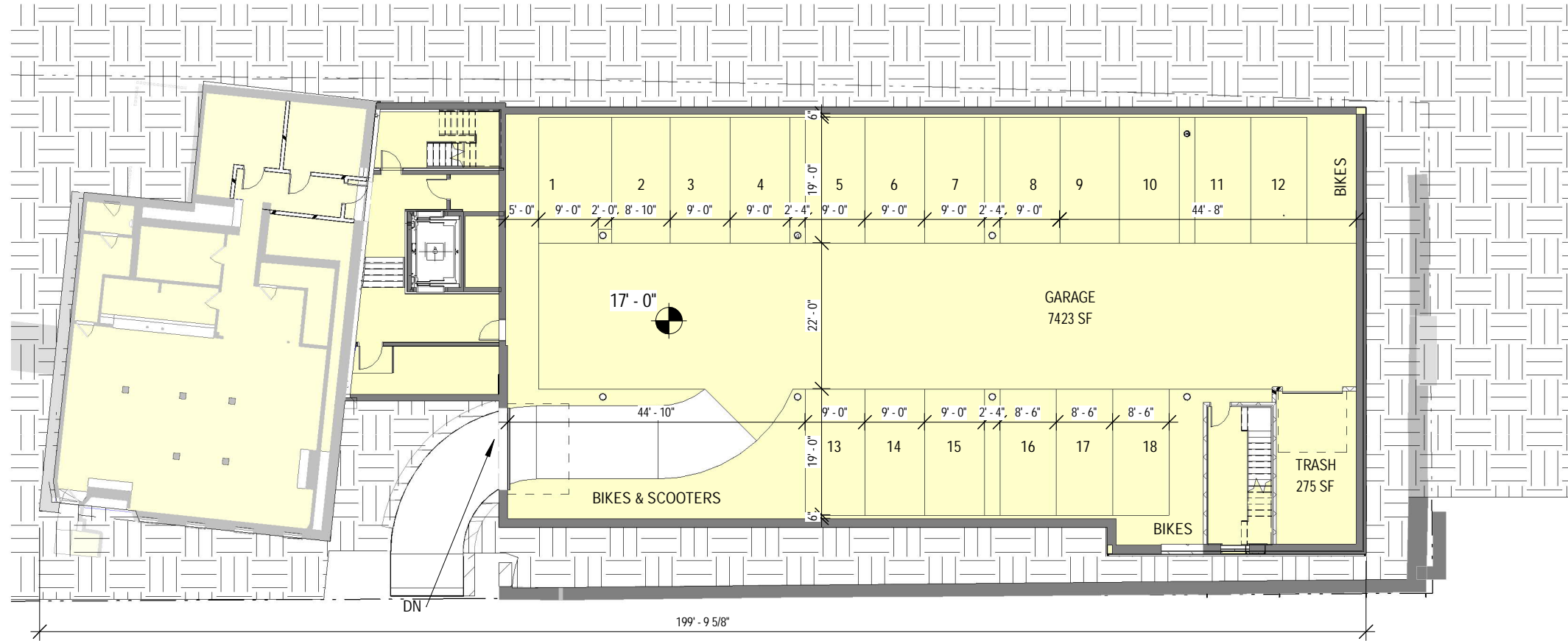
Plant List - Perennials				
ID	Qty	Latin Name	Common Name	Scheduled Size
ABI	29	Amsonia 'Blue Ice'	Blue Star Flower	1 Gal.
AMT	16	Amsonia tabernaemontana	Blue Star	1 Gal.
AOS	25	Aster oblongifolius 'October Skies'	October Skies Aster	2 QT
BAG	10	Baptisia 'American Goldfinch'	Yellow Baptisia	2 QT
CVM	9	Coreopsis verticillata 'Moonbeam'	Threadleaf Coreopsis	2 QT
CWB	35	Chrysanthemum weyrichii 'White Bomb'	Dwarf Chrysanthemum	2 QT
DIG	12	Digitalis grandiflora 'Carillion'	Yellow Foxglove	2 QT
DP	136	Dennstaedtia punctilobata	Hay-Scented Fern	2 QT
EPI	23	Epimedium rubrum	Barrenwort	2 QT
GMB	57	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
LVP	27	Lavendula x intermedia 'Phenomenal'	Niko Lavender	2 QT
PKW	8	Paeonia 'Krinkled White'	Single White Jap. Peony	2 Gal.
PPT	19	Paeonia 'President Taft'	Single Jap. Pink Peony	2 Gal.
PT	7	Parthenocissus tricuspidata	Boston Ivy	2 QT
PX	36	Polystichum acrostichoides	Christmas Fern	2 QT
RF	3	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan	2 QT
SED	29	Sedum kamschaticum	Stonecrop	2 QT
SEDM	30	Sedum 'Matrona'	Matrona Stonecrop	2 QT
SEDR	30	Sedum reflexum 'Angelina'	Stonecrop	2 QT
SEDS	30	Sedum sexangulare	Stonecrop	2 QT
STP	29	Sedum tematum 'Larinem Park'	Stonecrop	2 QT
WAL	11	Waldsteinia ternata	Siberian Barren Strawberry	2 QT



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Project Name		93 PLEASANT STREET	
Project Address		163 a Court Street Portsmouth, NH	
Project Title		LANDSCAPE PLAN	
Scale	1"=10'-0"		
Sheet No.	L-1 of 1		
Issue No.	000000		
Issue Date			
Issue Notes			
Designed By	TP	Checked By	TP
Drawn By	TC	Reviewed By	TP
Project No.	93 PLEASANT	Client Name	93 PLEASANT
Revision	10/28/2021	Revision	10/28/2021
Project No.	93 PLEASANT	Revision	93 PLEASANT
Drawing Code	93 PLEASANT	Revision	93 PLEASANT
Client Name	93 PLEASANT	Revision	93 PLEASANT
Project Manager	TP	Revision	93 PLEASANT



1 BASEMENT FLOOR PLAN
 3/64" = 1'-0"

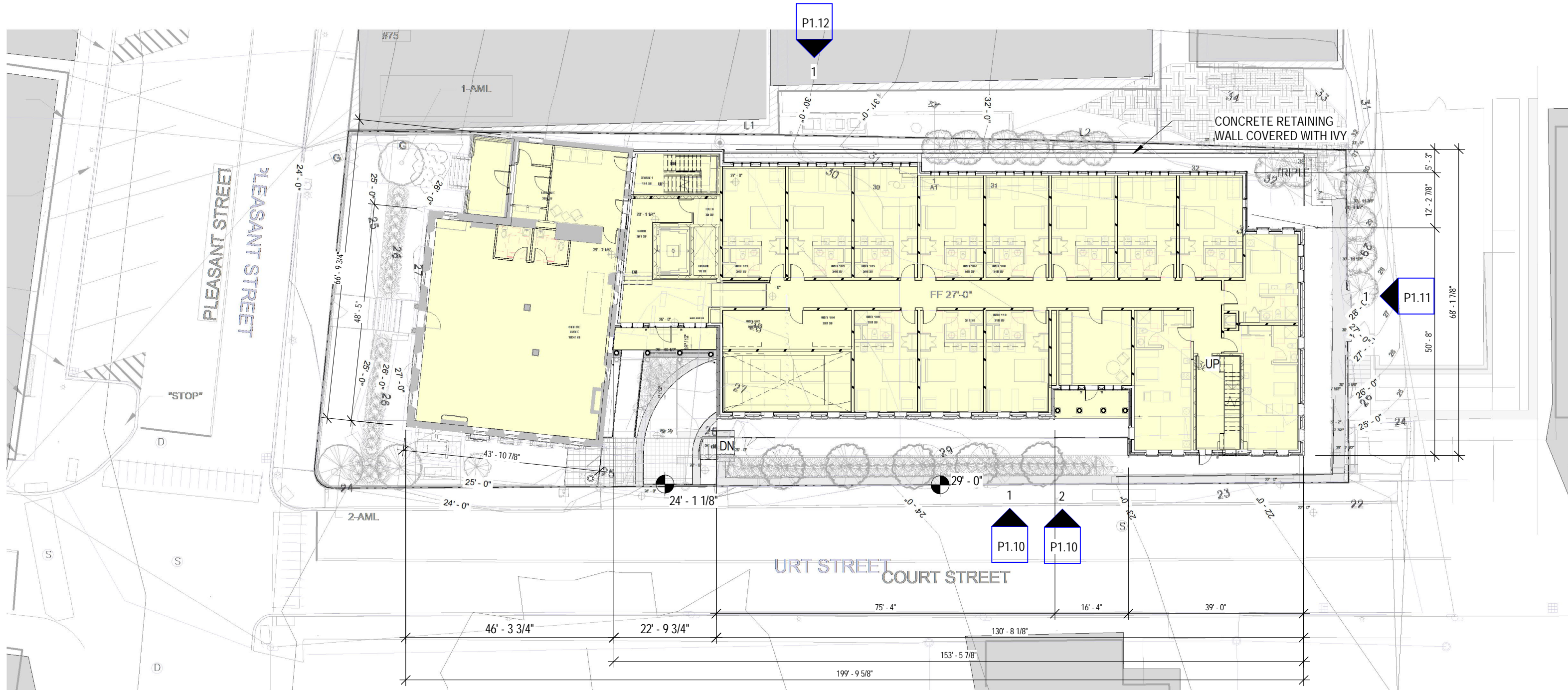
P1.1

BASEMENT FLOOR PLAN

93 PLEASANT STREET
 HDC October 28, 2021



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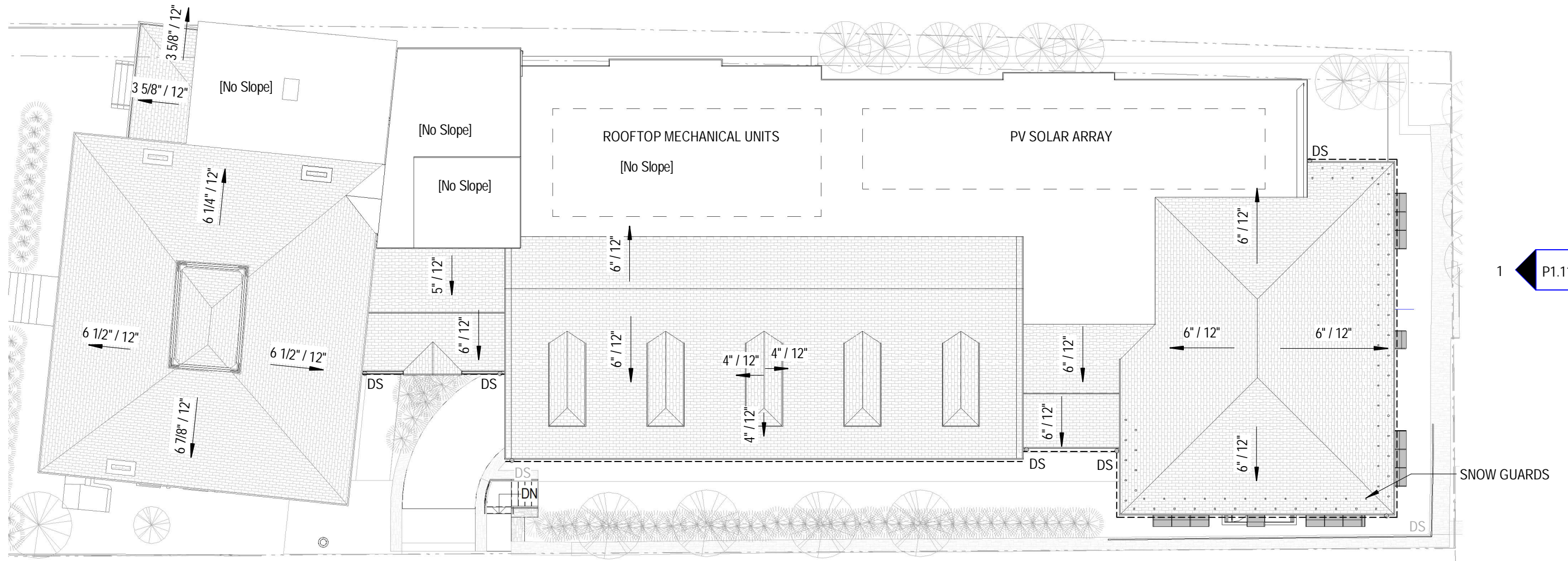
1 FIRST FLOOR PLAN
 3/64" = 1'-0"

P1.2 FIRST FLOOR PLAN
 93 PLEASANT STREET
 HDC October 28, 2021



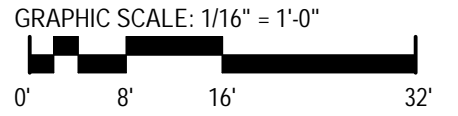
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P1.12
1



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

ROOF LEGEND	
DS	DOWNSPOUT
---	GUTTER



1
P1.10

P1.3 ROOF PLAN
93 PLEASANT STREET
HDC October 28, 2021





P1.4

CONTEXT VIEW FROM PLEASANT

93 PLEASANT STREET
HDC - OCTOBER 28, 2021



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P1.5

CONTEXT VIEW FROM COURT ST - N

93 PLEASANT STREET
HDC - OCTOBER 28, 2021



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P1.6

CONTEXT VIEW FROM COURT ST - S

93 PLEASANT STREET
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P1.7

CONTEXT VIEW FROM STATE ST

93 PLEASANT STREET
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P1.8

PERSPECTIVE VIEW - SW

93 PLEASANT STREET
HDC - OCTOBER 28, 2021



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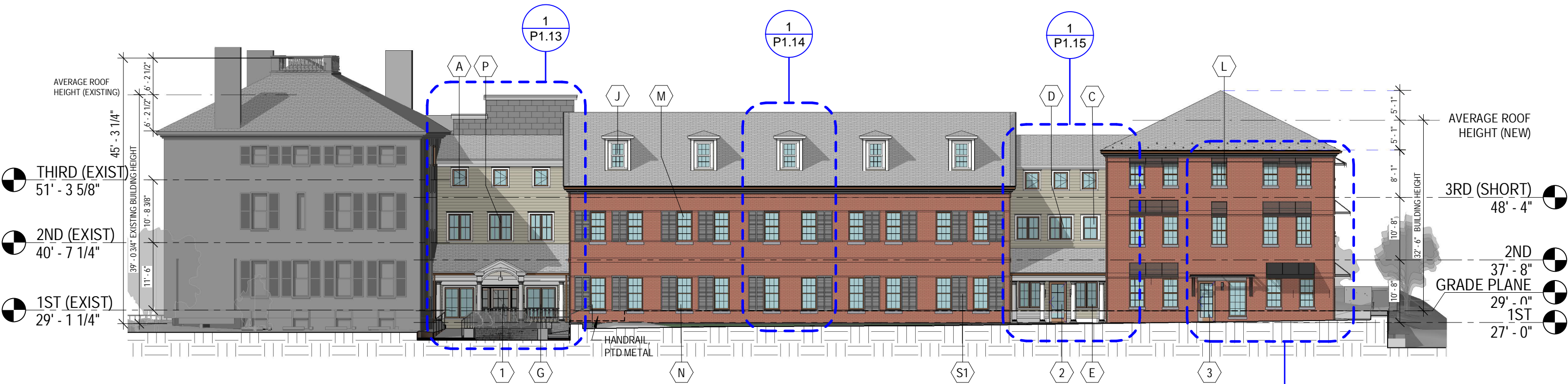
P1.9

PERSPECTIVE VIEW - SE

93 PLEASANT STREET
HDC - OCTOBER 28, 2021



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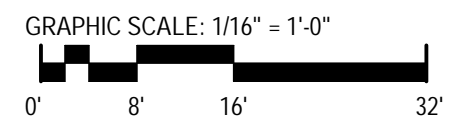


1 ELEVATION - FRONT from Yard
1/16" = 1'-0"



2 ELEVATION - FRONT from Street
1/16" = 1'-0"

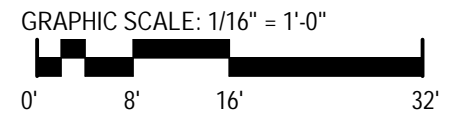
P1.10 ELEVATION - FRONT
93 PLEASANT STREET
HDC October 28, 2021





1 HDC ELEVATION - SIDE
1/16" = 1'-0"

EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT



P1.11

ELEVATION - SIDE
93 PLEASANT STREET
HDC October 28, 2021



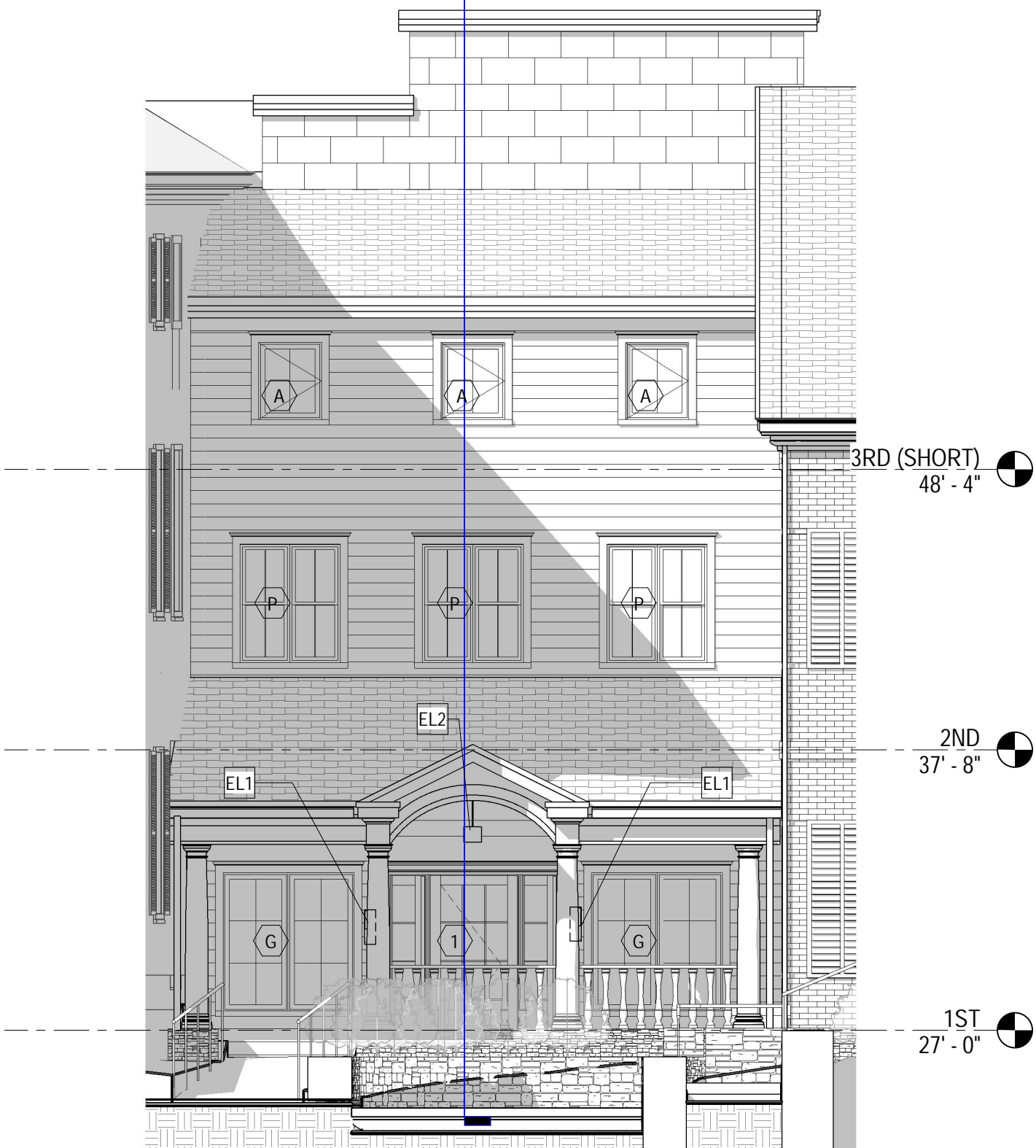


1 HDC ELEVATION - REAR
1/16" = 1'-0"

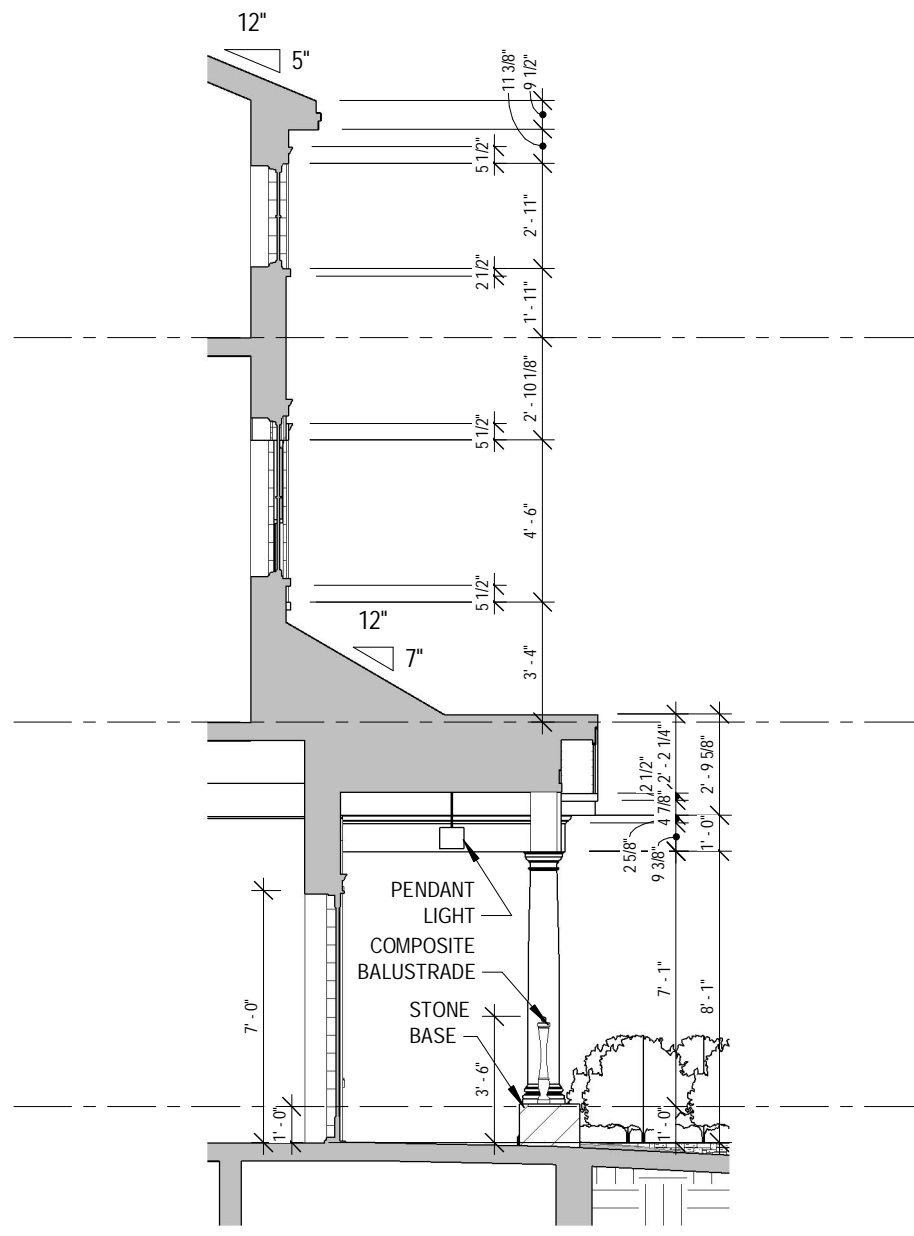
EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT

P1.12 ELEVATION - REAR
93 PLEASANT STREET
HDC October 28, 2021

2
P1.13



1 HDC ELEVATION - FRONT - WEST PORCH
3/16" = 1'-0"

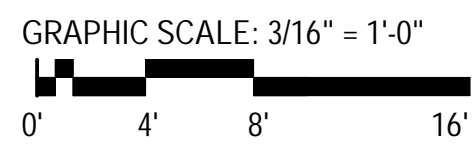


2 HDC SECTION - THROUGH WEST PORCH
3/16" = 1'-0"



ELEVATION LEGEND	
	SYNTHETIC SLATE ROOF SHINGLES
	BRICK
	COMPOSITE RAINSCREEN BOARD
	ZINC PANELING

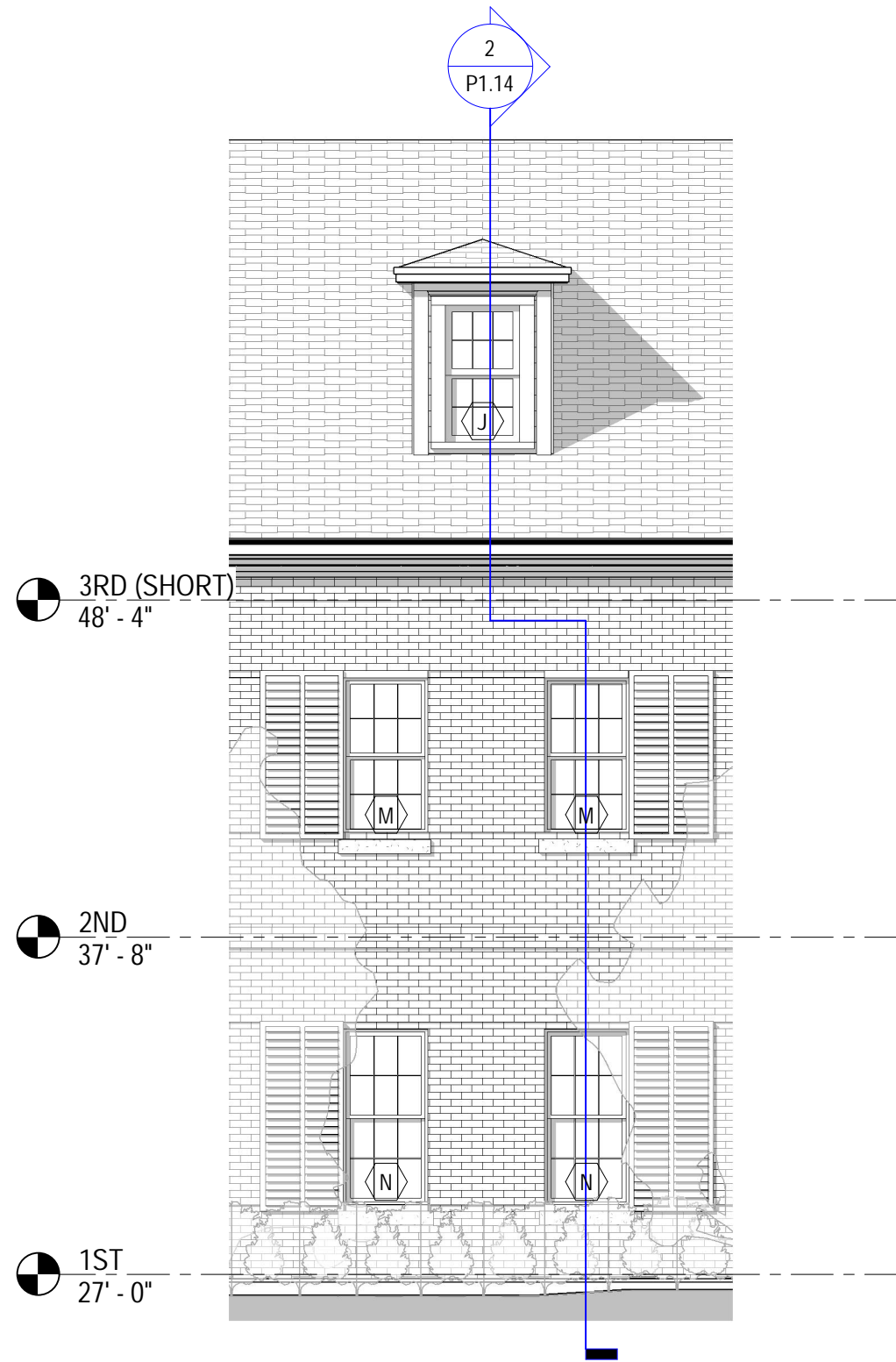
EXTERIOR LIGHTING LEGEND	
	EXTERIOR LIGHTING - WALL SCONCE
	EXTERIOR LIGHTING - HANGING LIGHT
	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
	EXTERIOR LIGHTING - EMERGENCY LIGHT



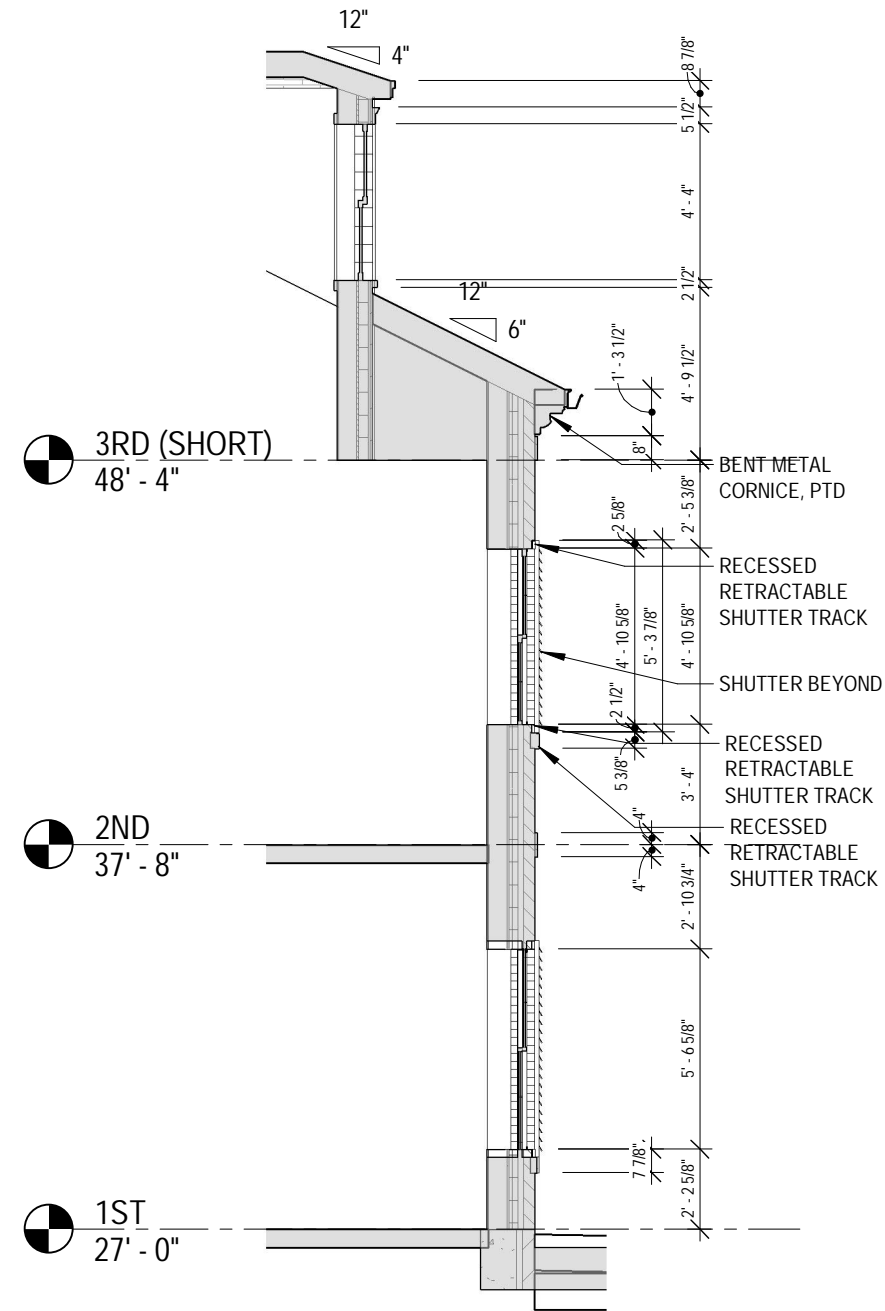
P1.13

PARTIAL EXTERIOR ELEVATIONS
93 PLEASANT STREET
HDC October 28, 2021





1 HDC ELEVATION - FRONT - NEW DORMER
3/16" = 1'-0"



2 HDC SECTION - THROUGH DORMER
3/16" = 1'-0"



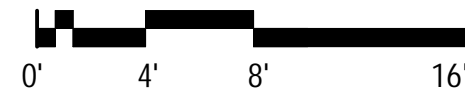
ELEVATION LEGEND

	SYNTHETIC SLATE ROOF SHINGLES
	BRICK
	COMPOSITE RAINSCREEN BOARD
	ZINC PANELING

EXTERIOR LIGHTING LEGEND

	EXTERIOR LIGHTING - WALL SCNCE
	EXTERIOR LIGHTING - HANGING LIGHT
	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
	EXTERIOR LIGHTING - EMERGENCY LIGHT

GRAPHIC SCALE: 3/16" = 1'-0"



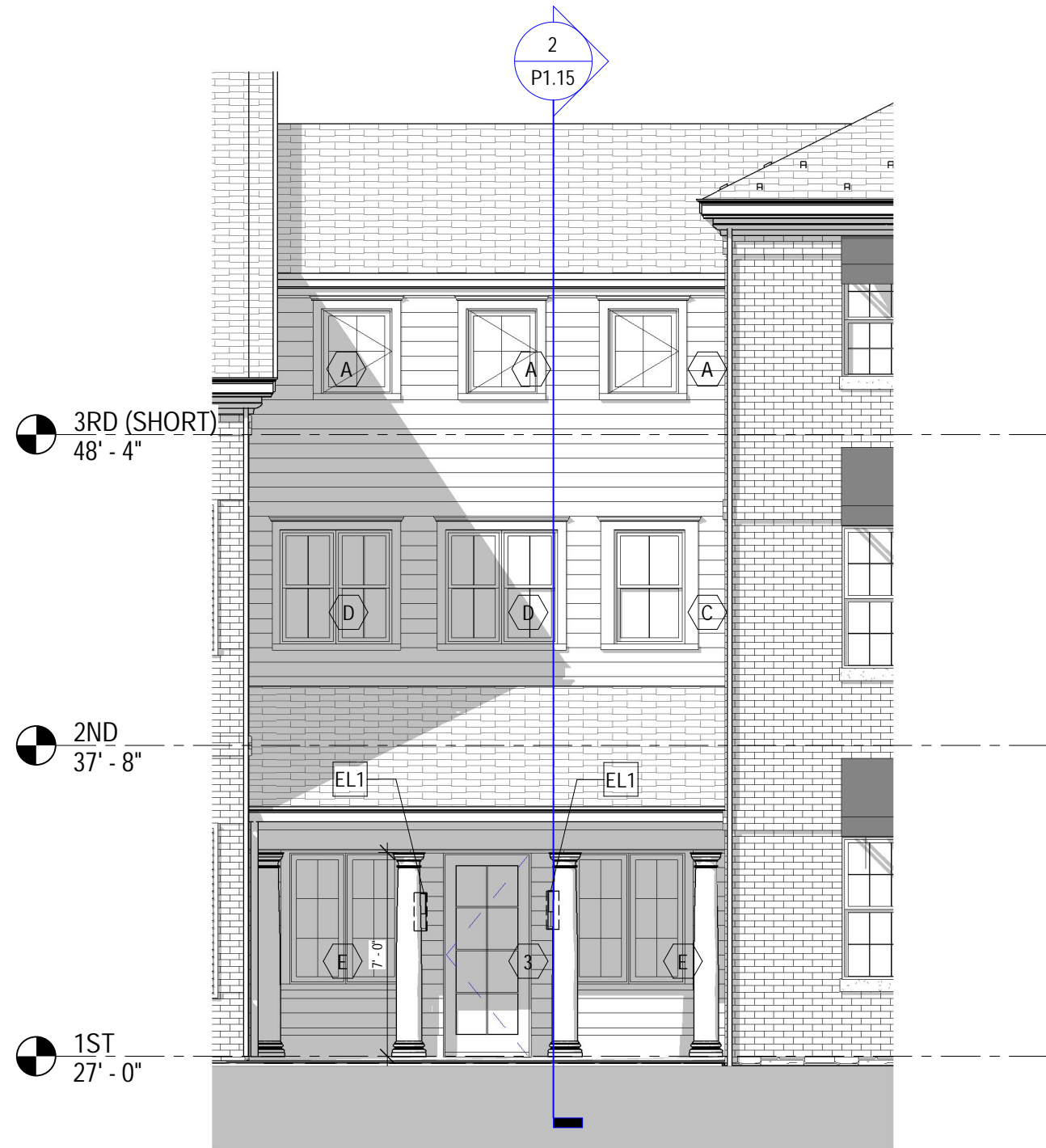
P1.14

PARTIAL EXTERIOR ELEVATIONS

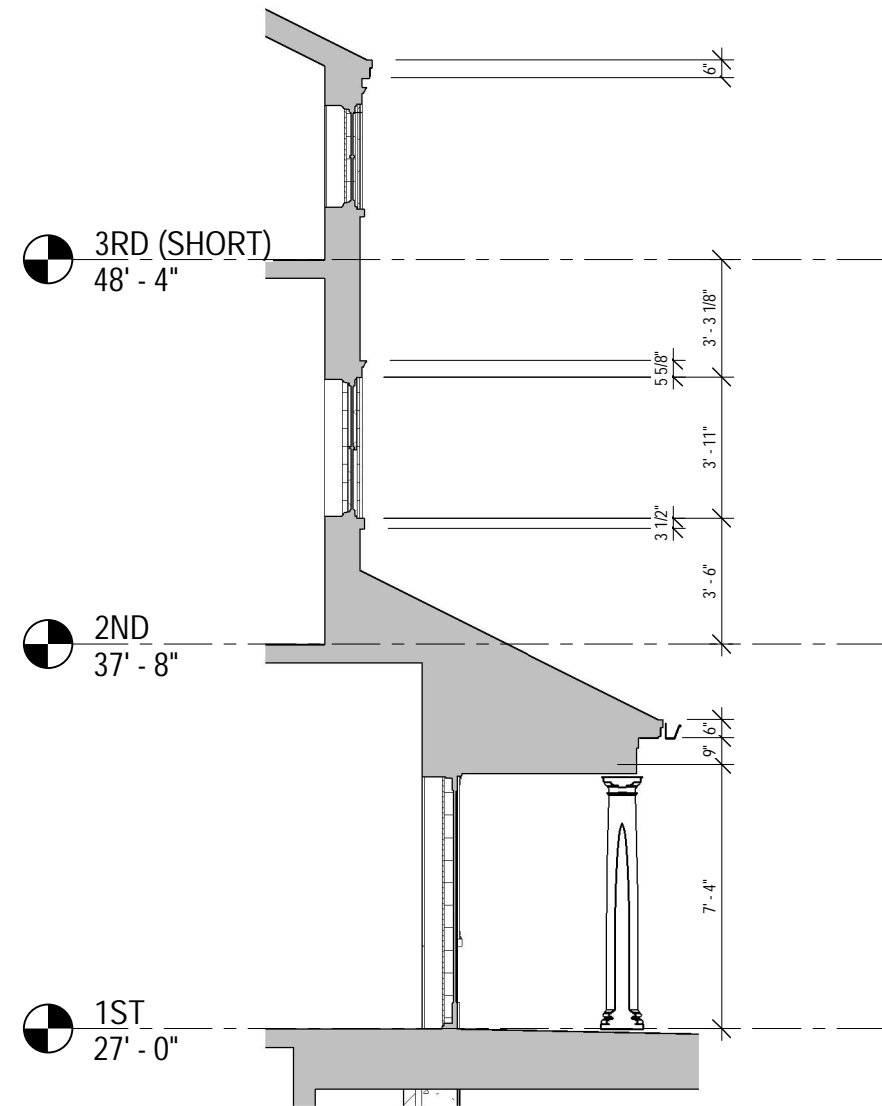
93 PLEASANT STREET
HDC October 28, 2021



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1 HDC ELEVATION - FRONT - NEW SIDE ENTRY
3/16" = 1'-0"



2 HDC SECTION - THROUGH SIDE ENTRY
3/16" = 1'-0"



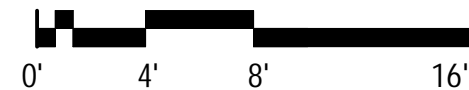
ELEVATION LEGEND

	SYNTHETIC SLATE ROOF SHINGLES
	BRICK
	COMPOSITE RAINSCREEN BOARD
	ZINC PANELING

EXTERIOR LIGHTING LEGEND

	EXTERIOR LIGHTING - WALL SCONCE
	EXTERIOR LIGHTING - HANGING LIGHT
	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
	EXTERIOR LIGHTING - EMERGENCY LIGHT

GRAPHIC SCALE: 3/16" = 1'-0"



P1.15

PARTIAL EXTERIOR ELEVATIONS

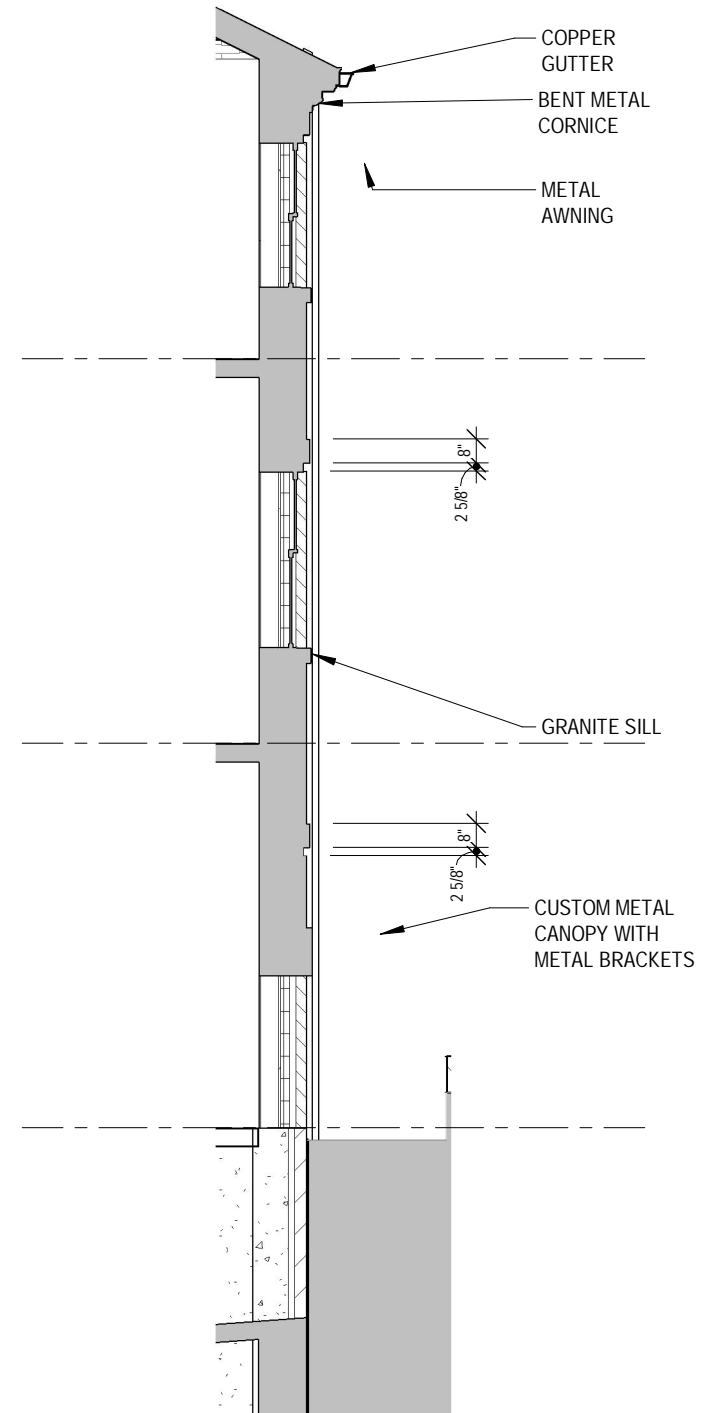
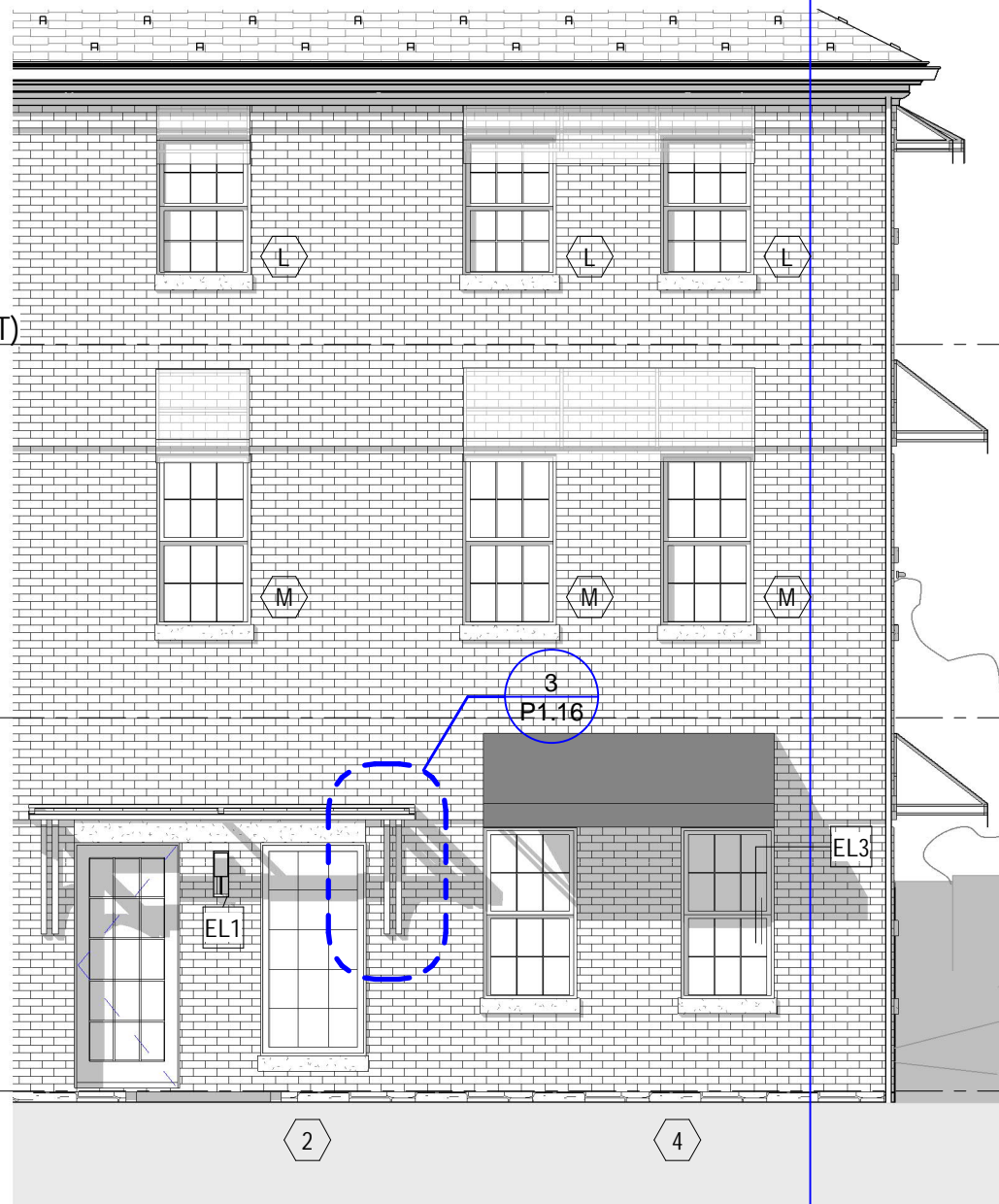
93 PLEASANT STREET
HDC October 28, 2021



3RD (SHORT)
48' - 4"

2ND
37' - 8"

1ST
27' - 0"



EXTERIOR LIGHTING LEGEND

- EL1 EXTERIOR LIGHTING - WALL SCONCE
- EL2 EXTERIOR LIGHTING - HANGING LIGHT
- EL3 EXTERIOR LIGHTING - SOFFIT COVE LIGHT
- EL4 EXTERIOR LIGHTING - EMERGENCY LIGHT

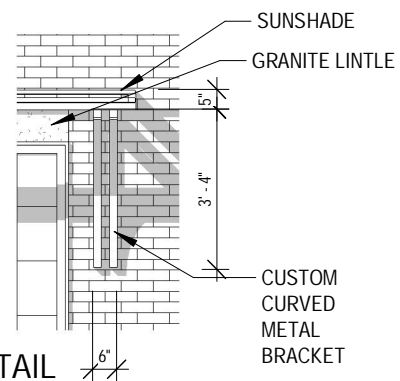
ELEVATION LEGEND

- SYNTHETIC SLATE ROOF SHINGLES
- BRICK
- COMPOSITE RAINSCREEN BOARD
- ZINC PANELING

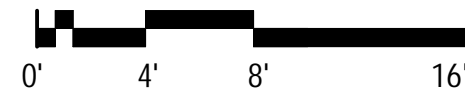
1 HDC ELEVATION - FRONT - NEW ACCESS DOOR & GARAGE DOOR
3/16" = 1'-0"

2 HDC SECTION - THROUGH GARAGE DOOR
3/16" = 1'-0"

3 BRACKET DETAIL
1/4" = 1'-0"



GRAPHIC SCALE: 3/16" = 1'-0"



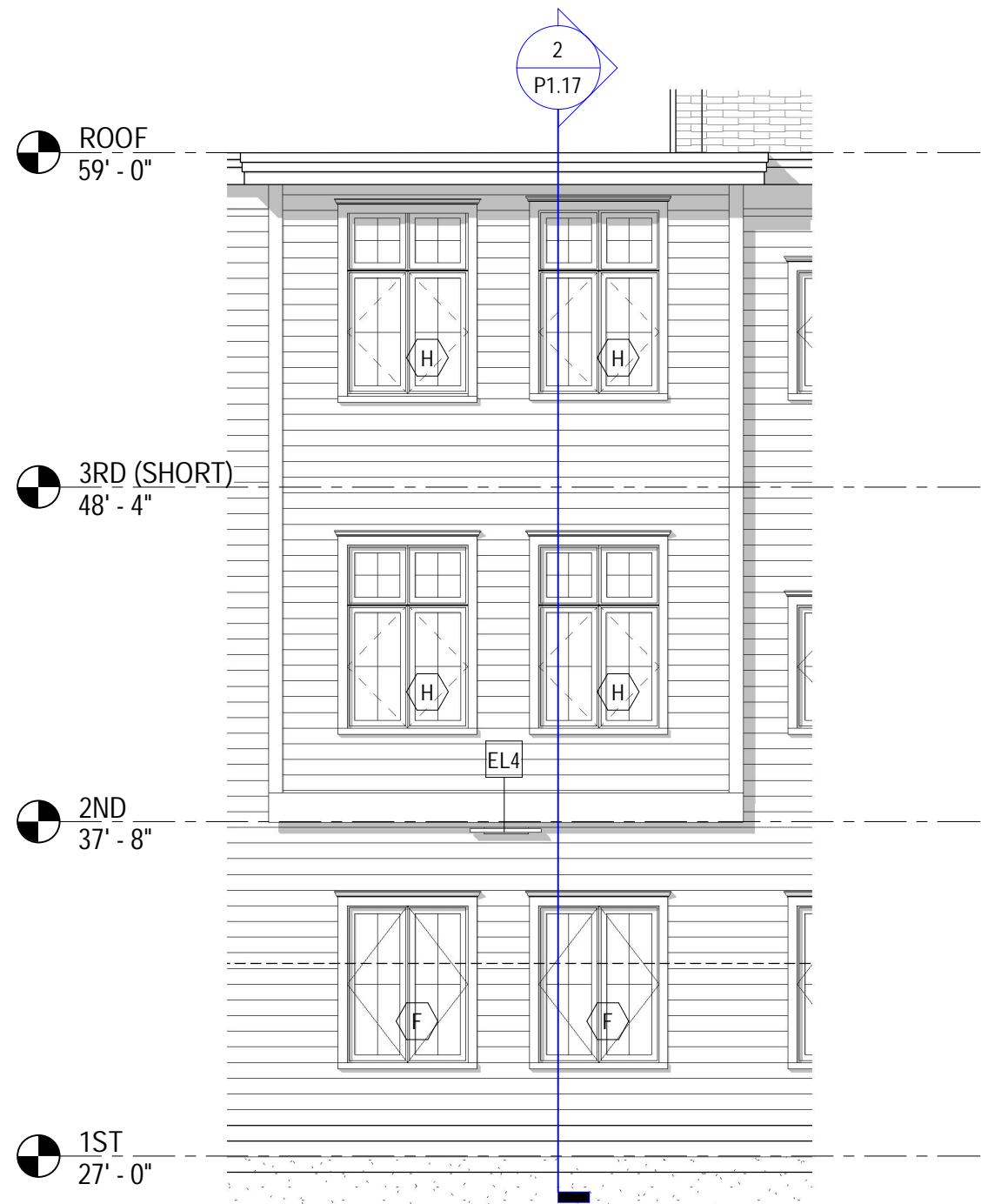
P1.16

PARTIAL EXTERIOR ELEVATIONS

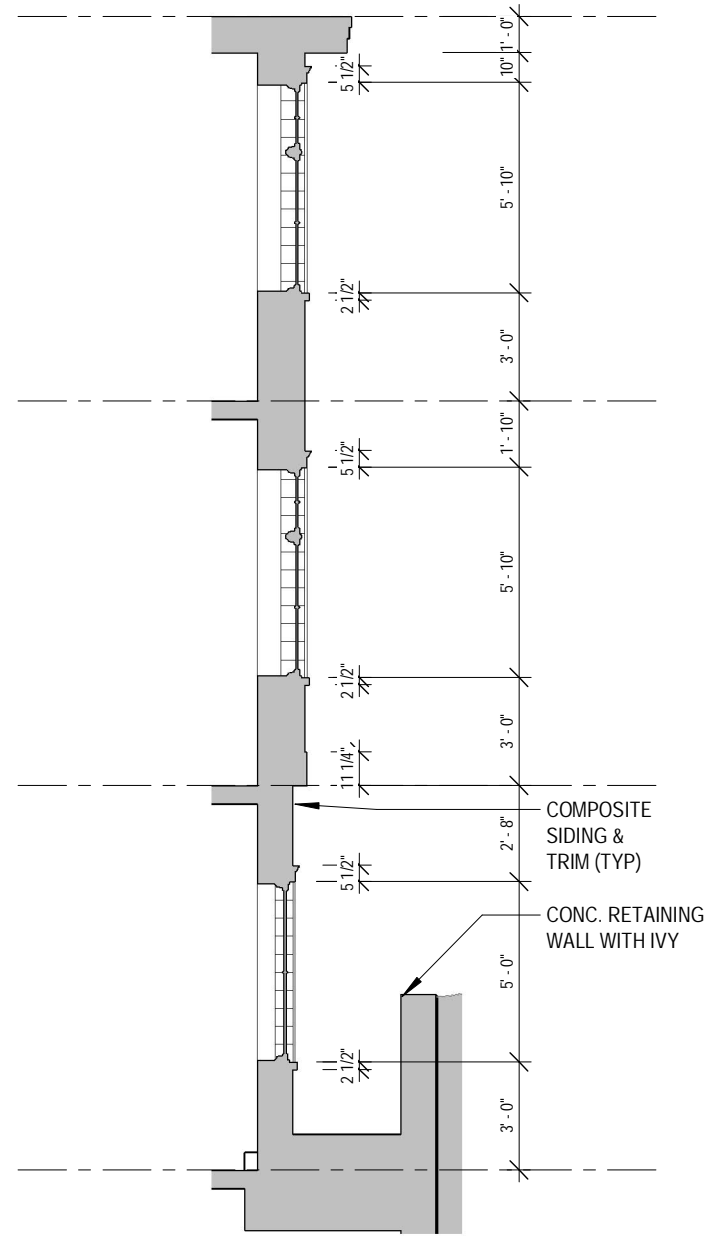
93 PLEASANT STREET
HDC October 28, 2021



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1 HDC ELEVATION - REAR - BUMPOUT
3/16" = 1'-0"



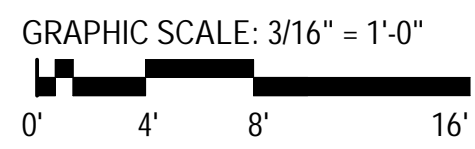
2 HDC SECTION - THROUGH REAR BUMPOUT
3/16" = 1'-0"

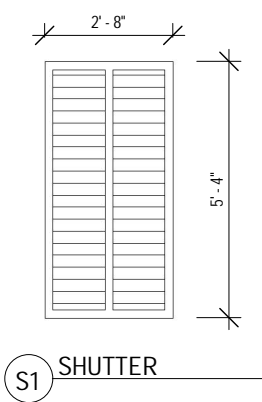
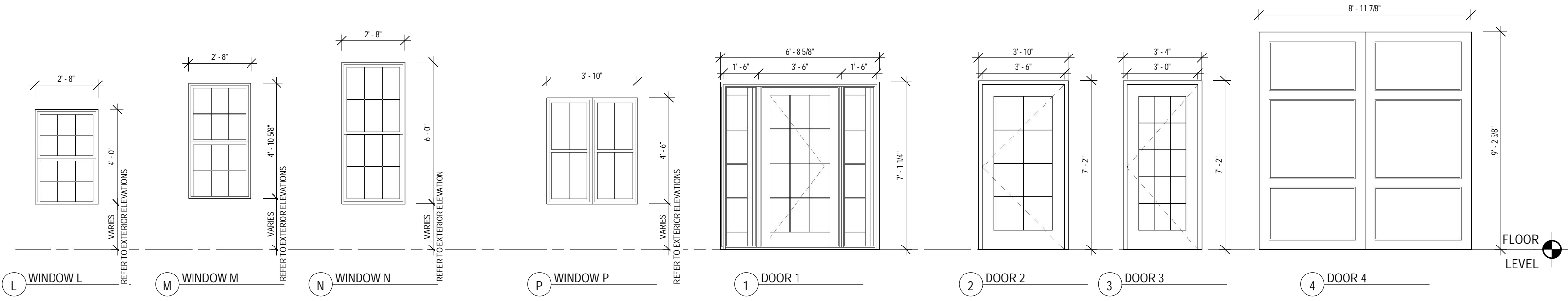
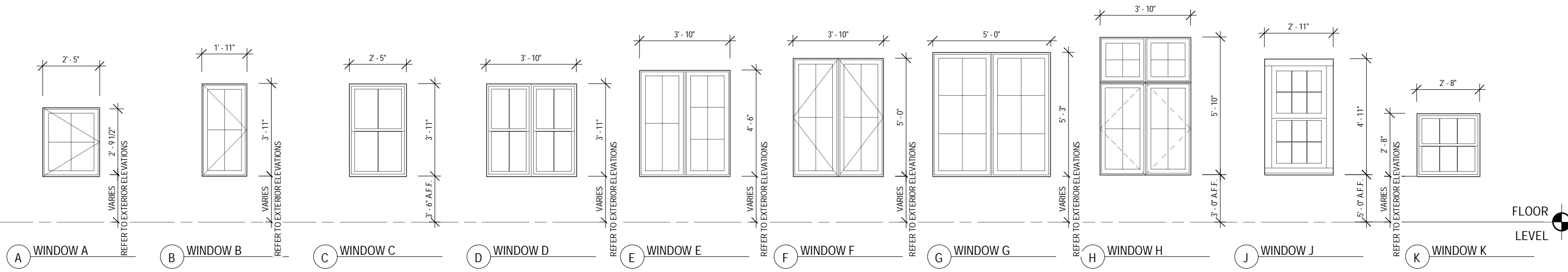
ELEVATION LEGEND

	SYNTHETIC SLATE ROOF SHINGLES
	BRICK
	COMPOSITE RAINSCREEN BOARD
	ZINC PANELING

EXTERIOR LIGHTING LEGEND

	EXTERIOR LIGHTING - WALL SCENCE
	EXTERIOR LIGHTING - HANGING LIGHT
	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
	EXTERIOR LIGHTING - EMERGENCY LIGHT





93 PLEASANT STREET



HDC DRAWING SHEET LIST	
P1.1	COVER SHEET
L-1	LANDSCAPE PLAN
P1.2	PROPOSED FIRST FLOOR PLAN
P1.3	PROPOSED ROOF PLAN
P1.4	CONTEXT VIEW FROM PLEASANT
P1.5	CONTEXT VIEW FROM COURT ST - N
P1.6	CONTEXT VIEW FROM COURT ST - S
P1.7	CONTEXT VIEW FROM STATE ST
P1.8	PERSPECTIVE VIEW - SW
P1.9	PERSPECTIVE VIEW - SE
P1.10	ELEVATION - FRONT
P1.11	ELEVATION - SIDE
P1.12	ELEVATION - REAR
P1.13	PARTIAL EXTERIOR ELEVATIONS
P1.14	PARTIAL EXTERIOR ELEVATIONS
P1.15	PARTIAL EXTERIOR ELEVATIONS
P1.16	PARTIAL EXTERIOR ELEVATIONS
P1.17	PARTIAL EXTERIOR ELEVATIONS
P1.18	PARTIAL EXTERIOR ELEVATIONS
P1.19	MATERIALS

SUMMARY

NEW CONSTRUCTION

MULTI-FAMILY HOUSING APARTMENTS, NEW STRUCTURE LOCATED IN PARKING LOT BEHIND TREADWELL-JENNESS HOUSE.
2 STORIES + 3RD SHORT STORY; 1 LEVEL UNDERGROUND PARKING.

P1.1

COVER SHEET

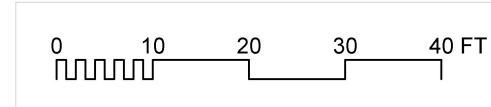
93 PLEASANT STREET
HDC PUBLIC HEARING - OCTOBER 6, 2021

JSA

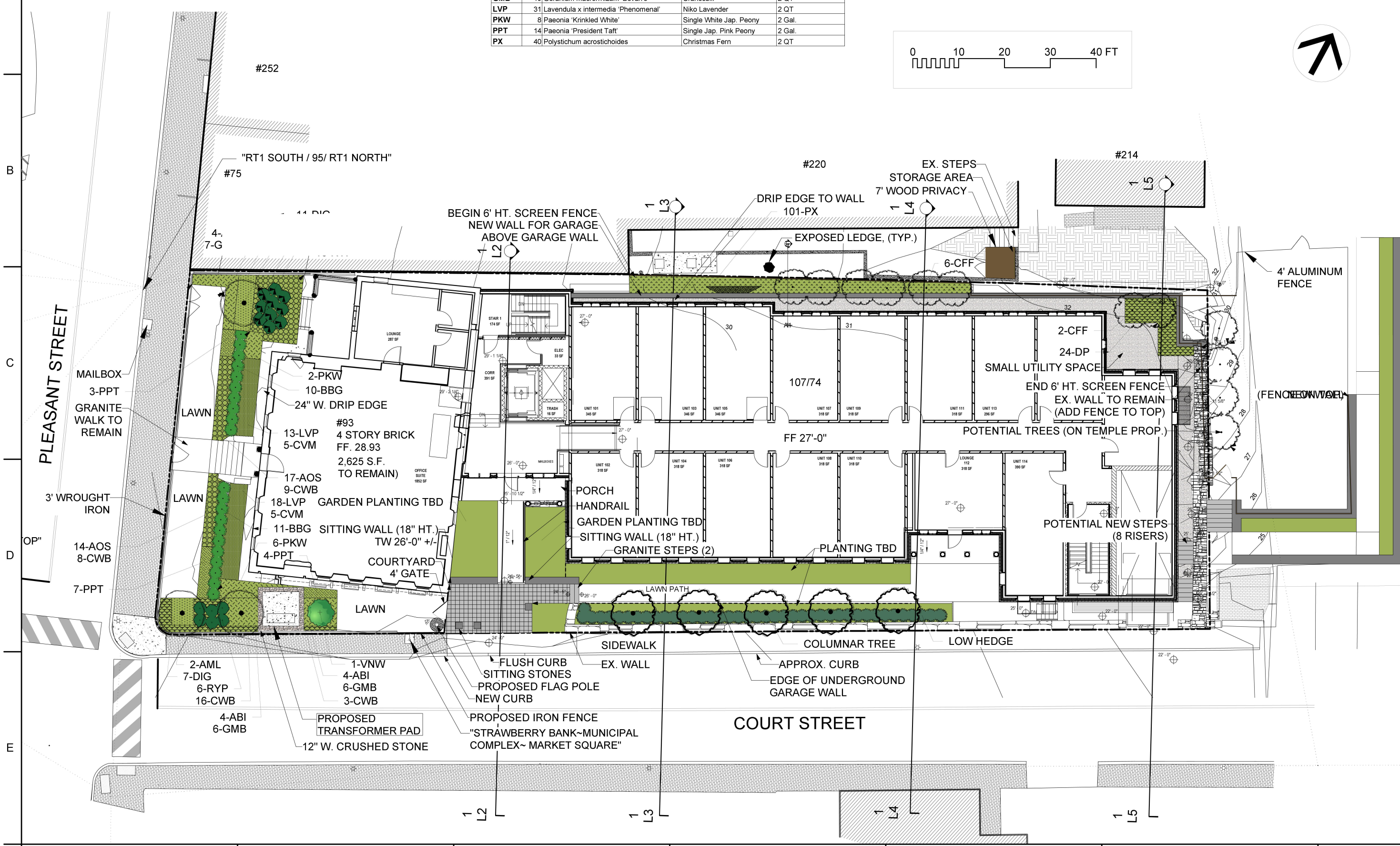
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Plant List - Trees and Shrubs				
ID	Qty	Latin Name	Common Name	Scheduled Size
AML	3	Amelanchier laevis 'Spring Flurry'	Spring Flurry Allegheny Serviceberry	5-6' Ht.
BBG	21	Buxus microphylla 'Baby Gem'	Baby Gem Boxwood	4-4 1/2'
CFF	8	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2 1/2" Cal.
RYP	16	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	3-4'
VNW	1	Viburnum nudum 'Winterthur'	Winterthur Smooth Viburnum	3-4'

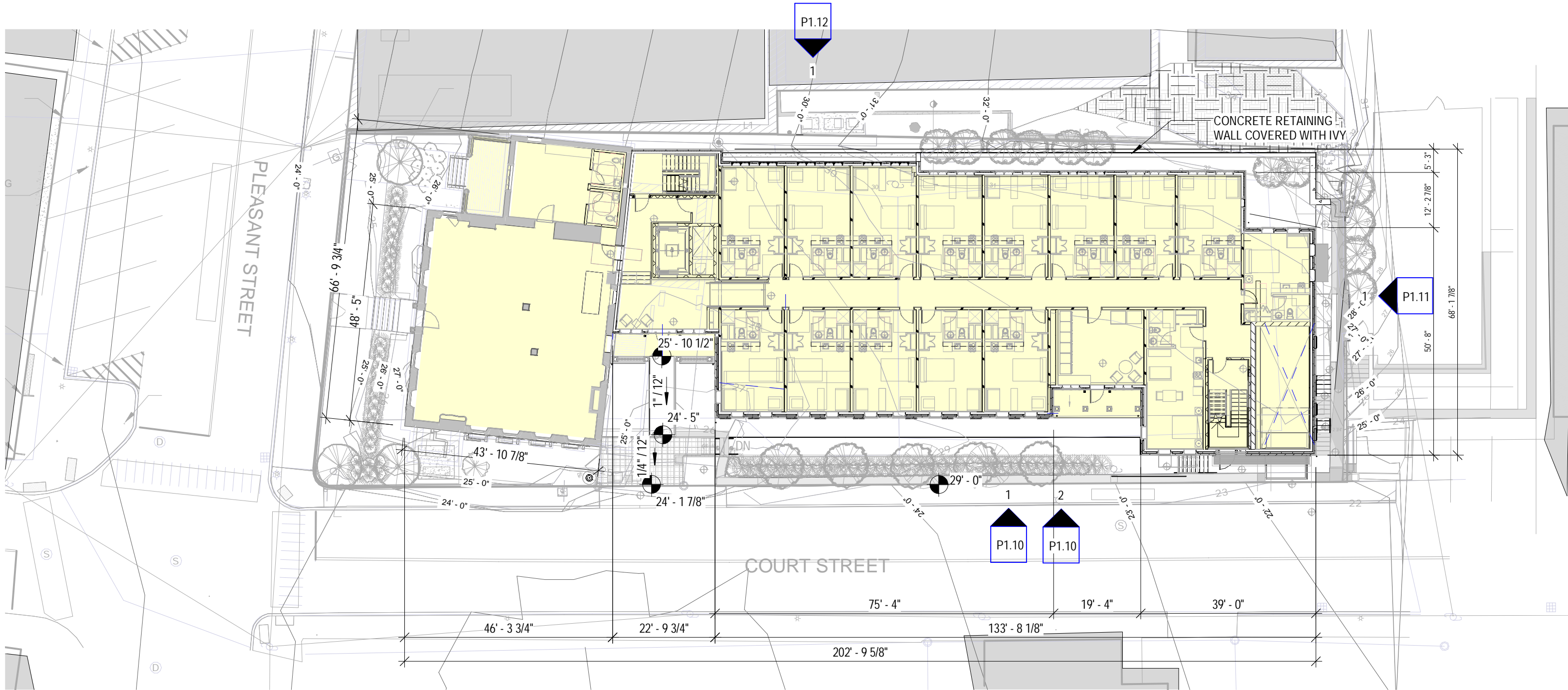
Plant List - Perennials				
ID	Qty	Latin Name	Common Name	Scheduled Size
ABI	12	Amsonia 'Blue Ice'	Blue Star Flower	1 Gal.
AOS	31	Aster oblongifolius 'October Skies'	October Skies Aster	2 QT
CVM	10	Coreopsis verticillata 'Moonbeam'	Threadleaf Coreopsis	2 QT
CWB	36	Chrysanthemum weyrichii 'White Bomb'	Dwarf Chrysanthemum	2 QT
DIG	18	Digitalis grandiflora 'Carillion'	Yellow Foxglove	2 QT
DP	37	Dennstaedtia punctilobata	Hay-Scented Fern	2 QT
EPI	36	Epimedium rubrum	Barrenwort	2 QT
GMB	19	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
LVP	31	Lavendula x intermedia 'Phenomenal'	Niko Lavender	2 QT
PKW	8	Paeonia 'Krinkled White'	Single White Jap. Peony	2 Gal.
PPT	14	Paeonia 'President Taft'	Single Jap. Pink Peony	2 Gal.
PX	40	Polystichum acrostichoides	Christmas Fern	2 QT



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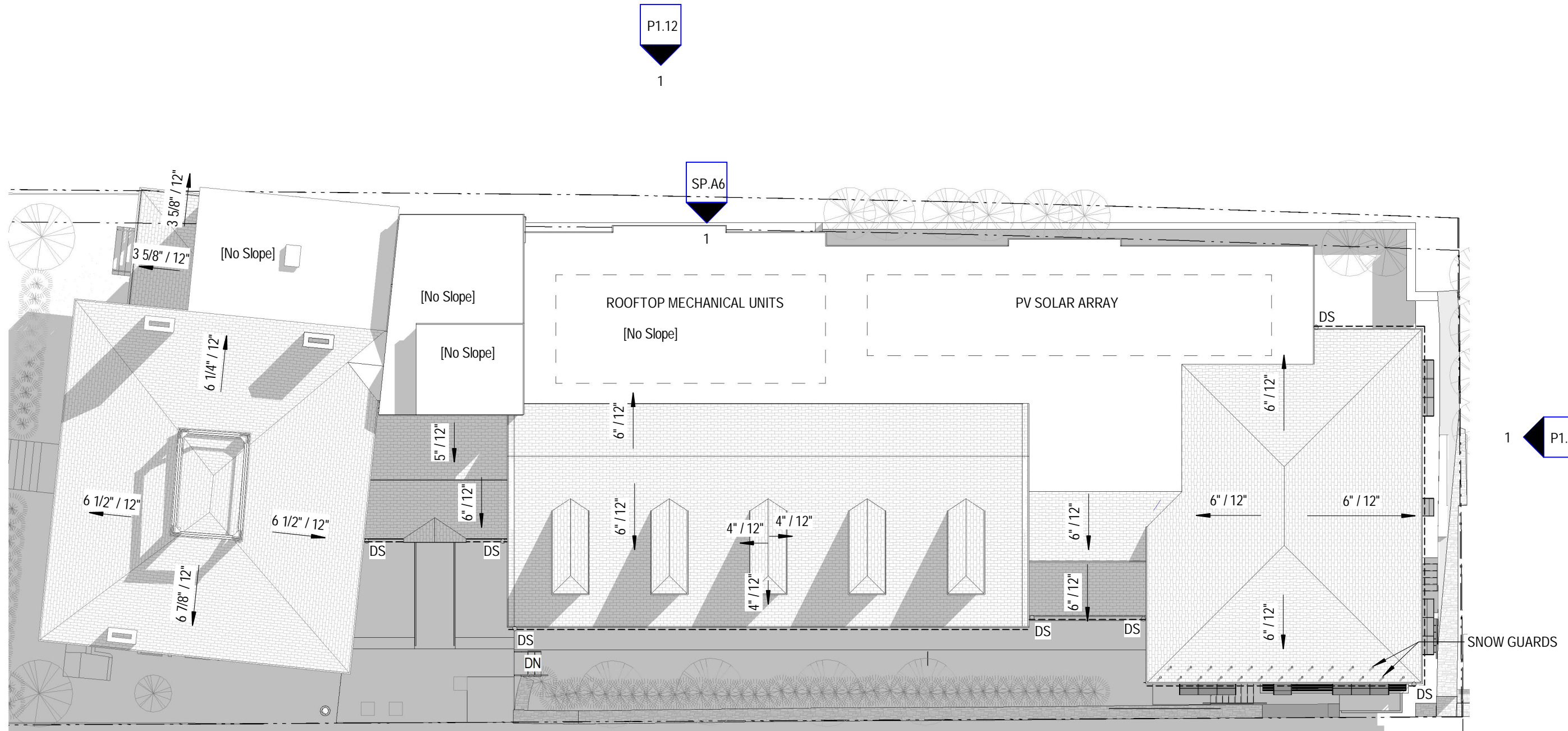


Project Information		Revision History		Project Management	
Project Name	93 PLEASANT STREET	Date	9/14/2021	Project Manager	00/00/00
Project Address	163 a Court Street Portsmouth, NH	Designed By	TP	Drawn By	TC
Project Title	LANDSCAPE PLAN	Checked By	TP	Reviewed By	TP
Scale	1"=10'-0"	Submitted By	TP	Issue Notes	
Sheet No.	L-1	Project Manager	TP	Date	



1 HDC PROPOSED FIRST FLOOR PLAN
 3/64" = 1'-0"

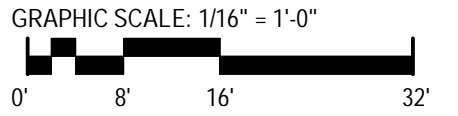
P1.2 PROPOSED FIRST FLOOR PLAN
 93 PLEASANT STREET
 HDCph1 SEPTEMBER 17, 2021



1 HDC PROPOSED ROOF PLAN
1/16" = 1'-0"

ROOF LEGEND	
○ DS	DOWNSPOUT
---	GUTTER

1
P1.10



P1.3 PROPOSED ROOF PLAN
93 PLEASANT STREET
HDCph1 SEPTEMBER 17, 2021





P1.4

CONTEXT VIEW FROM PLEASANT

93 PLEASANT STREET
HDC PUBLIC HEARING - OCTOBER 6, 2021



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P1.6

CONTEXT VIEW FROM COURT ST - S

93 PLEASANT STREET
HDC PUBLIC HEARING - OCTOBER 6, 2021



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P1.8

PERSPECTIVE VIEW - SW

93 PLEASANT STREET
HDC PUBLIC HEARING - OCTOBER 6, 2021



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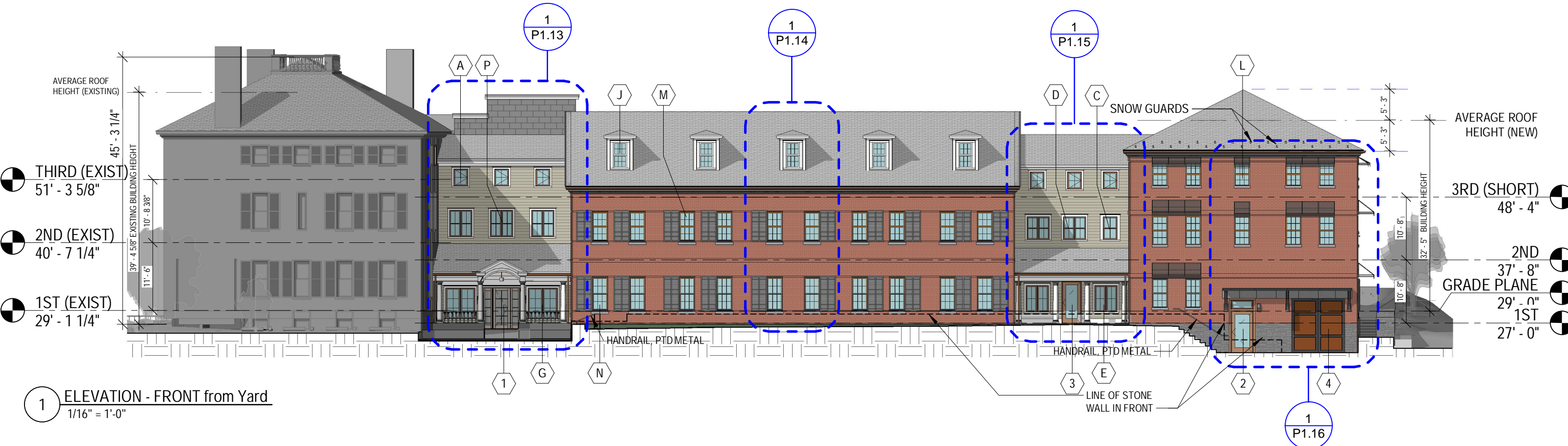
P1.9

PERSPECTIVE VIEW - SE

93 PLEASANT STREET
HDC PUBLIC HEARING - OCTOBER 6, 2021



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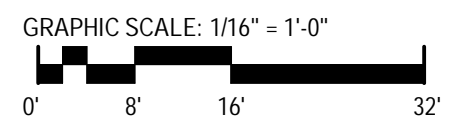


1 ELEVATION - FRONT from Yard
1/16" = 1'-0"



2 ELEVATION - FRONT from Street
1/16" = 1'-0"

P1.10 ELEVATION - FRONT
93 PLEASANT STREET
HDCph1 SEPTEMBER 17, 2021



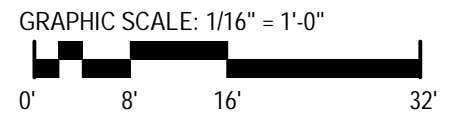


1 HDC ELEVATION - SIDE
1/16" = 1'-0"

EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT

P1.11

ELEVATION - SIDE
93 PLEASANT STREET
HDCph1 SEPTEMBER 17, 2021





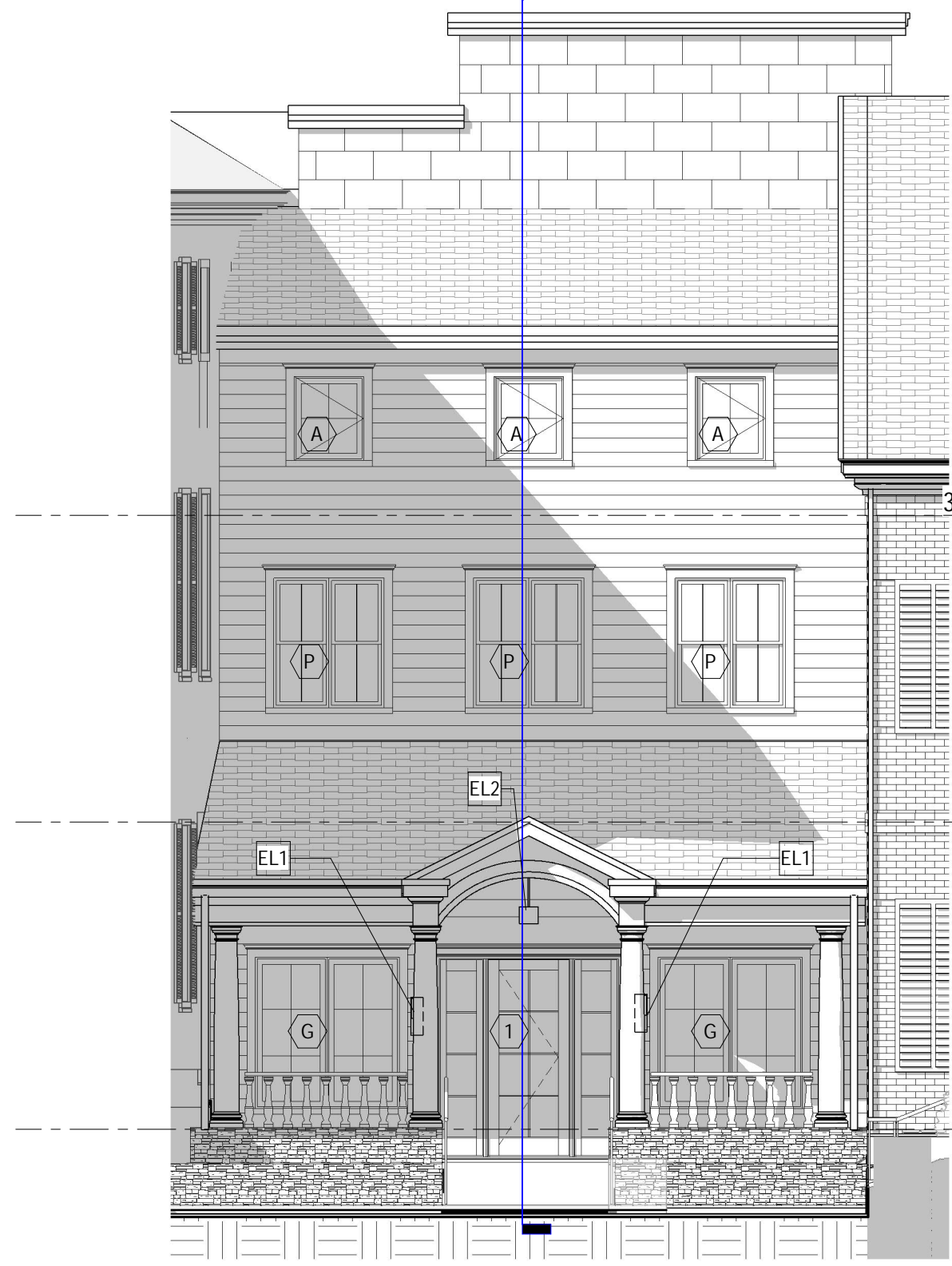
1 HDC ELEVATION - REAR
1/16" = 1'-0"

EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT

P1.12

ELEVATION - REAR
93 PLEASANT STREET
HDCph1 SEPTEMBER 17, 2021

2
P1.13



3RD (SHORT) 48' - 4"

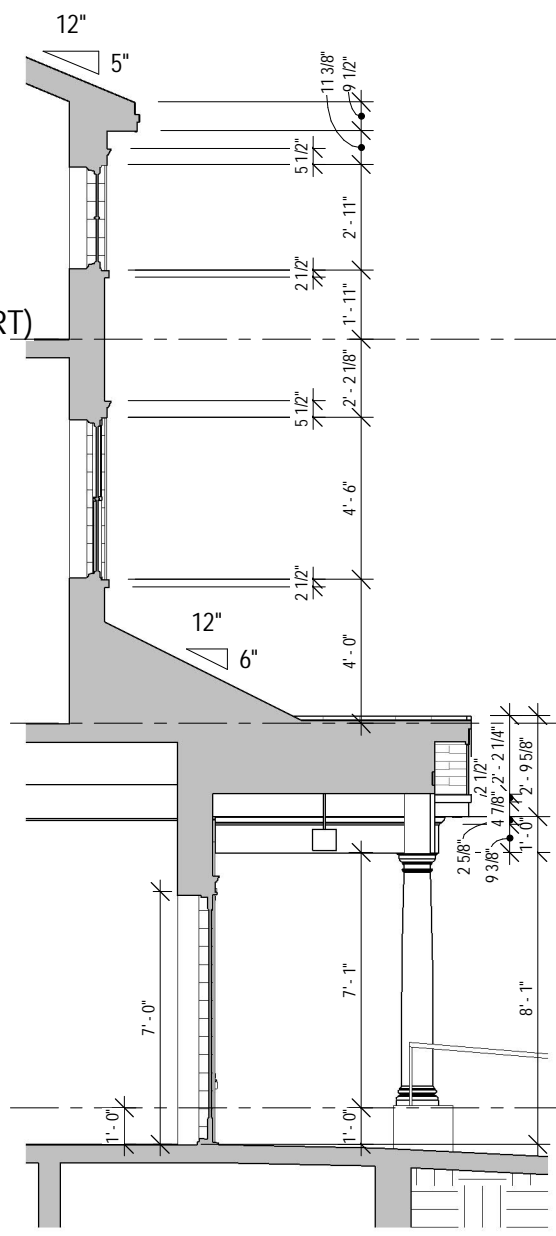
3RD (SHORT) 48' - 4"

2ND 37' - 8"

2ND 37' - 8"

1ST 27' - 0"

1ST 27' - 0"

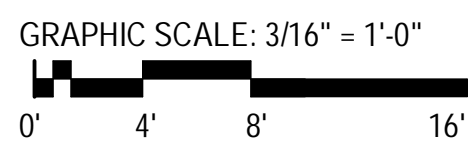


ELEVATION LEGEND	
	SYNTHETIC SLATE ROOF SHINGLES
	BRICK
	COMPOSITE RAINSCREEN BOARD
	ZINC PANELING

EXTERIOR LIGHTING LEGEND	
	EXTERIOR LIGHTING - WALL SCONCE
	EXTERIOR LIGHTING - HANGING LIGHT
	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
	EXTERIOR LIGHTING - EMERGENCY LIGHT

1 HDC ELEVATION - FRONT - NEW MAIN ENTRY
3/16" = 1'-0"

2 HDC SECTION - THROUGH NEW MAIN ENTRY
3/16" = 1'-0"



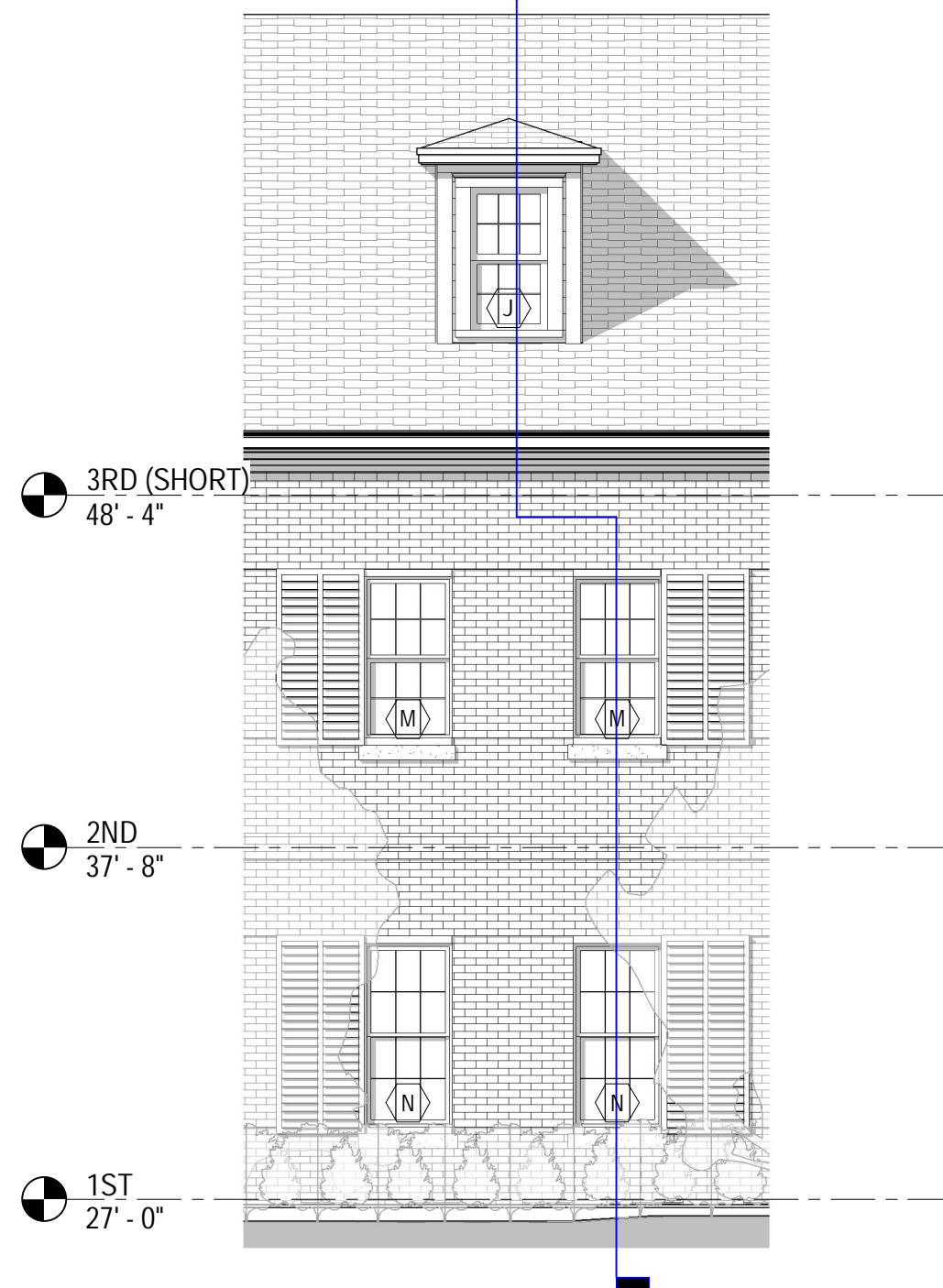
P1.13

PARTIAL EXTERIOR ELEVATIONS

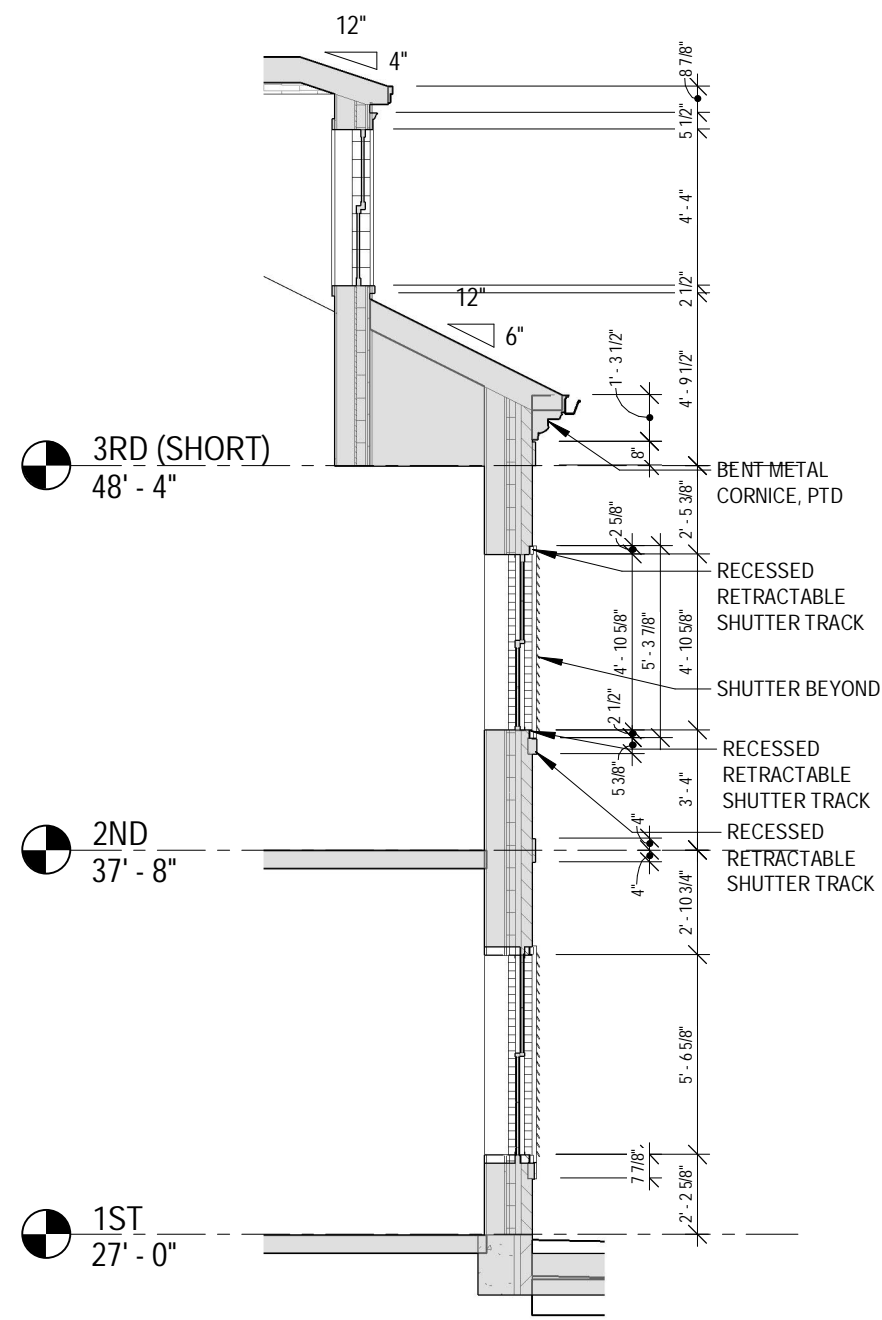
93 PLEASANT STREET
HDCph1 SEPTEMBER 17, 2021



2
P1.14



1 HDC ELEVATION - FRONT - NEW DORMER
3/16" = 1'-0"

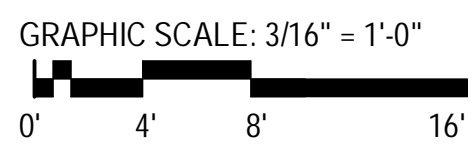


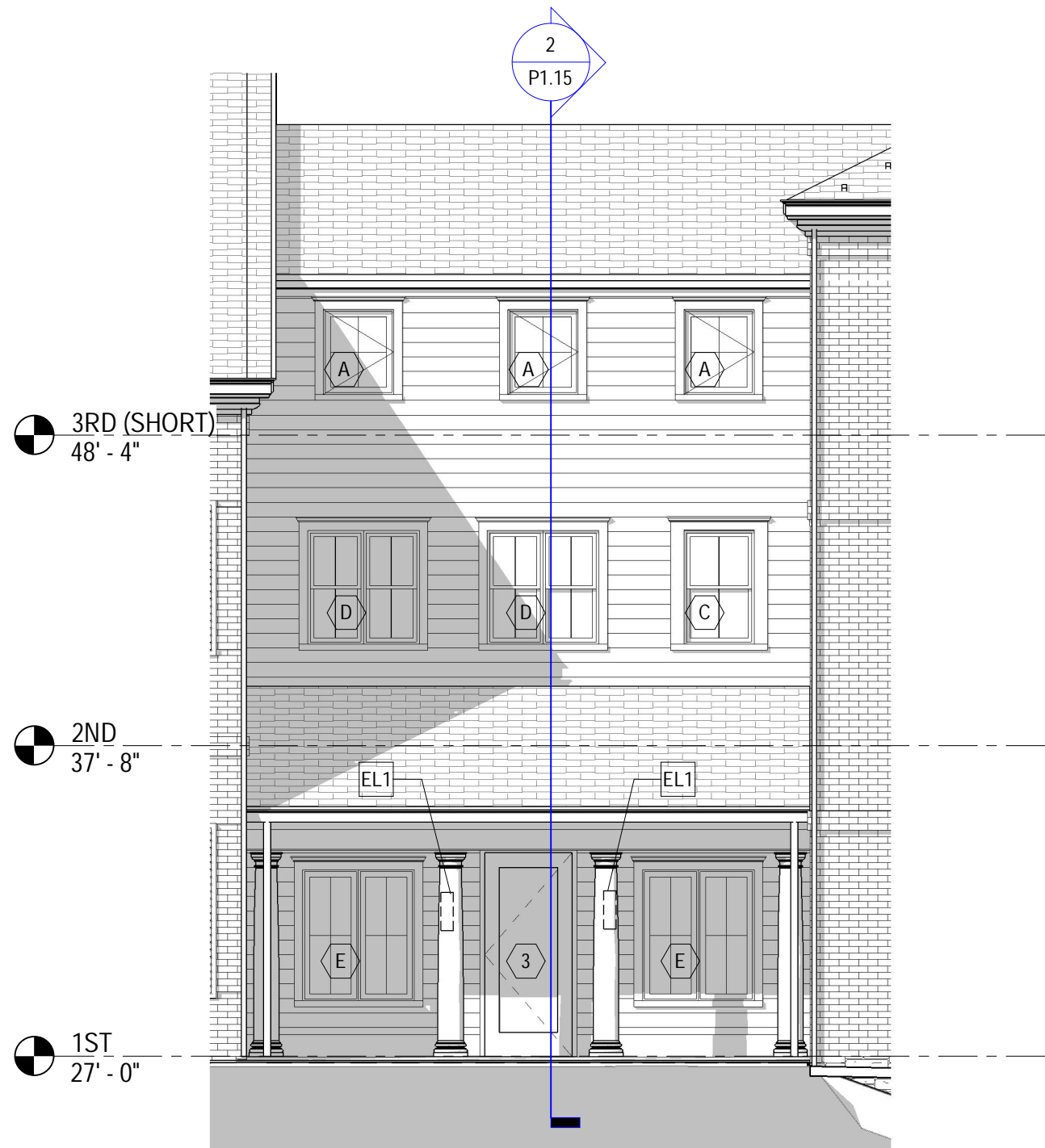
2 HDC SECTION - THROUGH DORMER
3/16" = 1'-0"



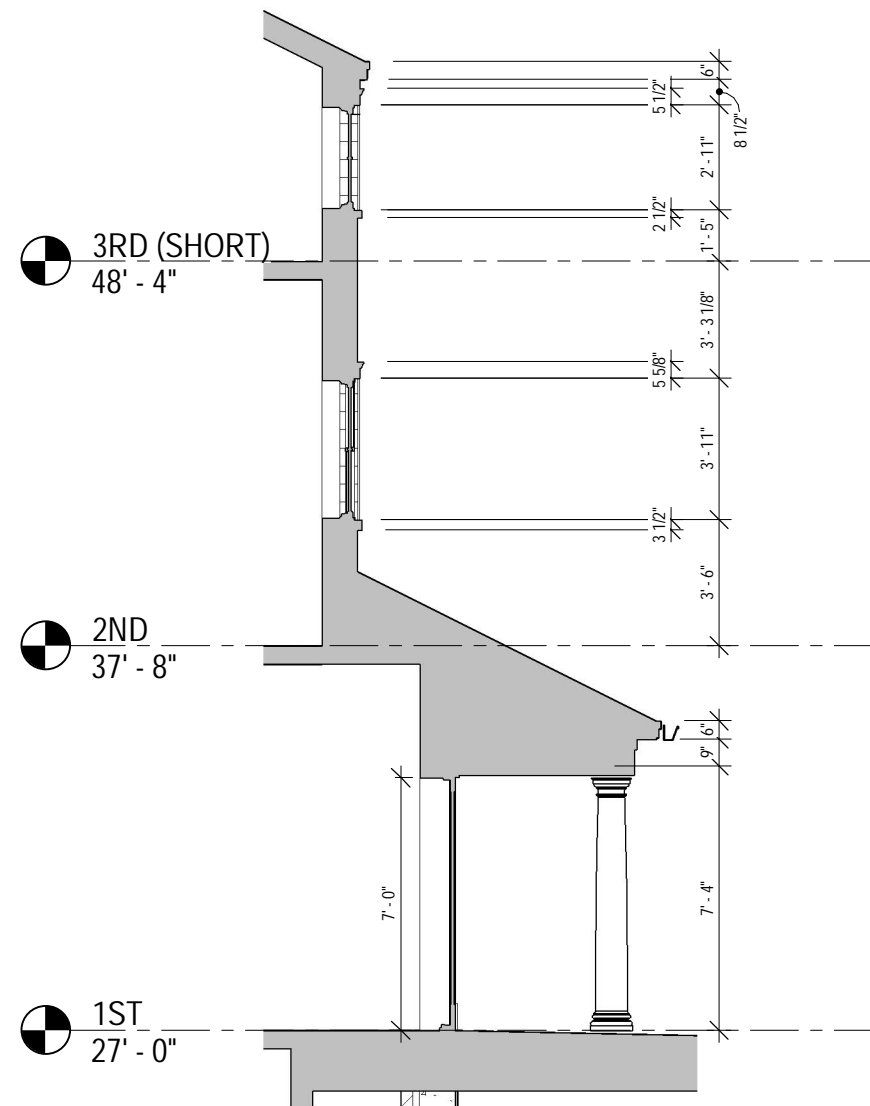
ELEVATION LEGEND	
	SYNTHETIC SLATE ROOF SHINGLES
	BRICK
	COMPOSITE RAINSCREEN BOARD
	ZINC PANELING

EXTERIOR LIGHTING LEGEND	
	EXTERIOR LIGHTING - WALL SCONCE
	EXTERIOR LIGHTING - HANGING LIGHT
	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
	EXTERIOR LIGHTING - EMERGENCY LIGHT





1 HDC ELEVATION - FRONT - NEW SIDE ENTRY
3/16" = 1'-0"

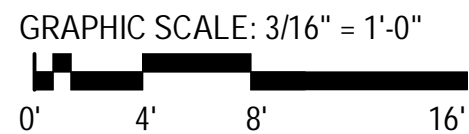


2 HDC SECTION - THROUGH SIDE ENTRY
3/16" = 1'-0"



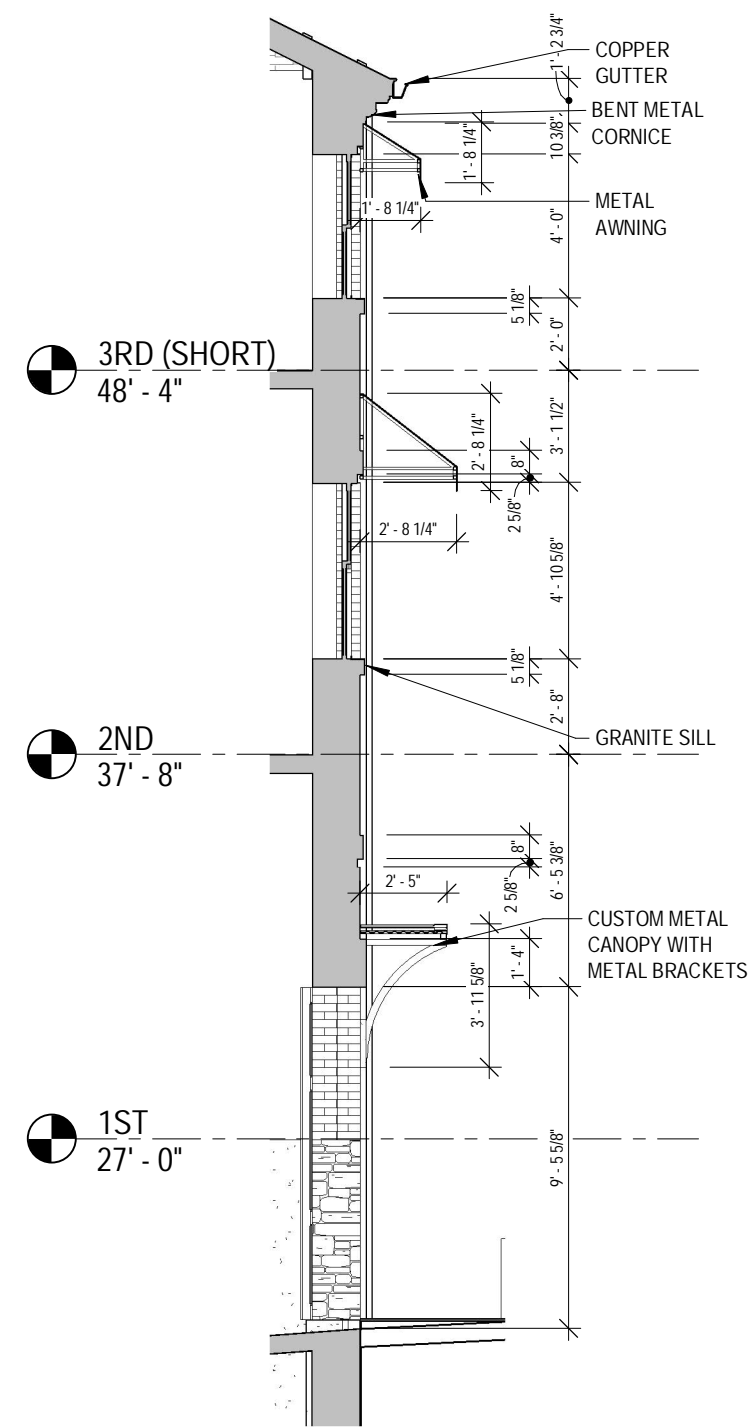
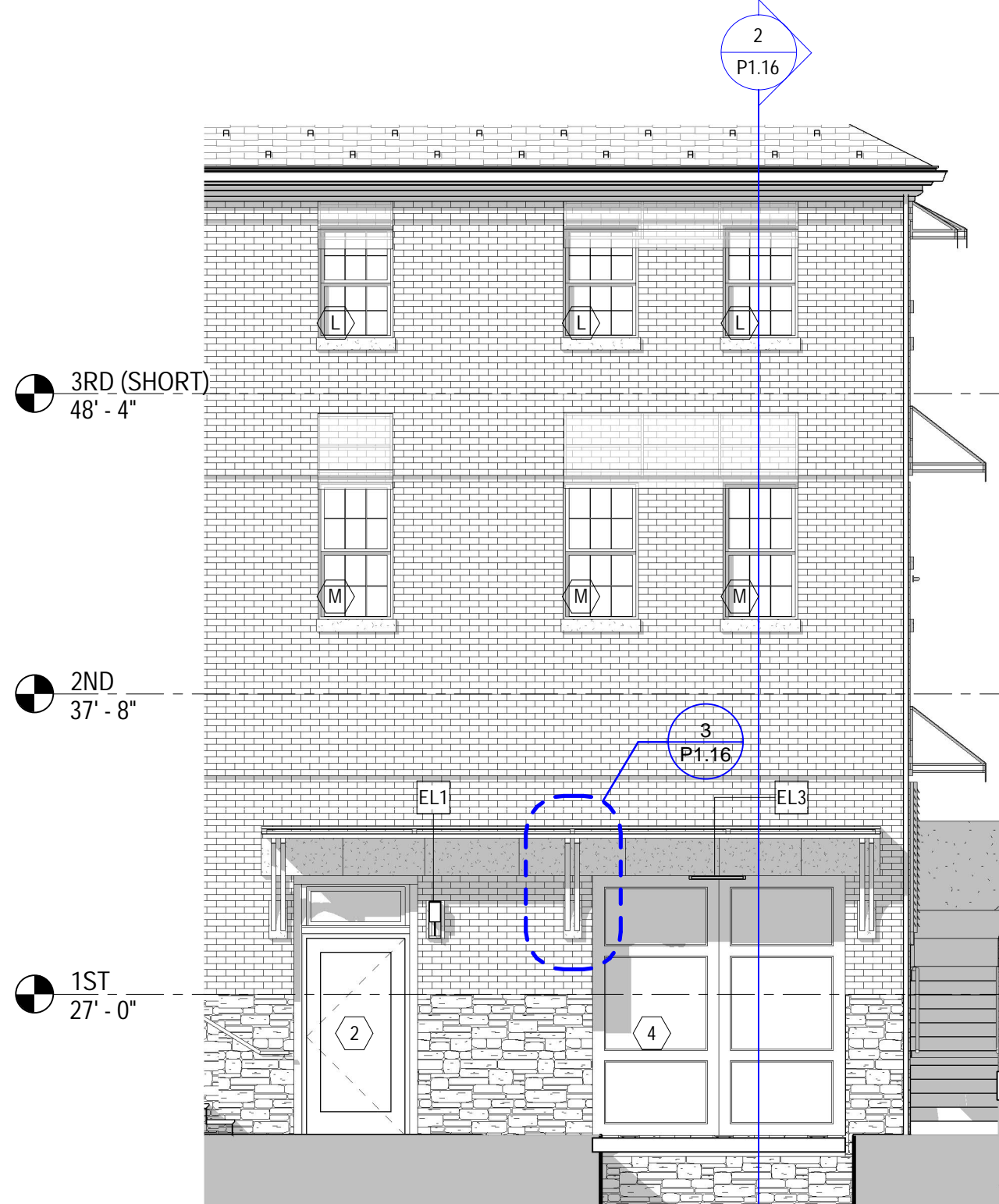
ELEVATION LEGEND	
	SYNTHETIC SLATE ROOF SHINGLES
	BRICK
	COMPOSITE RAINSCREEN BOARD
	ZINC PANELING

EXTERIOR LIGHTING LEGEND	
	EXTERIOR LIGHTING - WALL SCONCE
	EXTERIOR LIGHTING - HANGING LIGHT
	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
	EXTERIOR LIGHTING - EMERGENCY LIGHT



P1.15 PARTIAL EXTERIOR ELEVATIONS
93 PLEASANT STREET
HDCph1 SEPTEMBER 17, 2021



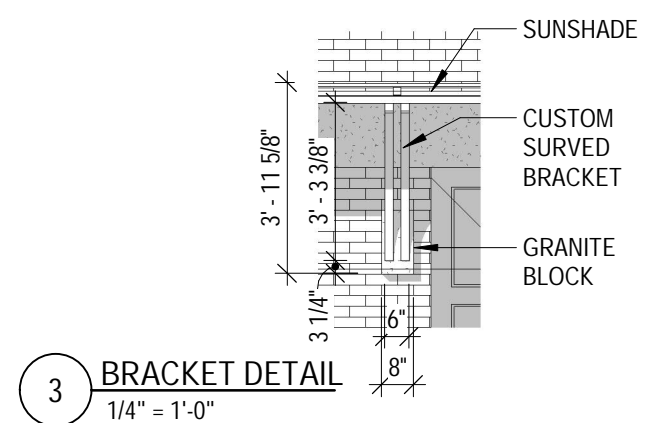


EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT

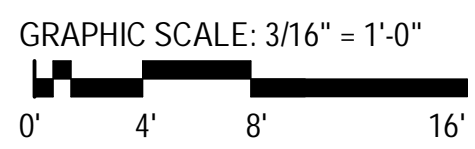
ELEVATION LEGEND	
	SYNTHETIC SLATE ROOF SHINGLES
	BRICK
	COMPOSITE RAINSCREEN BOARD
	ZINC PANELING

1 HDC ELEVATION - FRONT - NEW ACCESS DOOR & GARAGE DOOR
3/16" = 1'-0"

2 HDC SECTION - THROUGH GARAGE DOOR
3/16" = 1'-0"

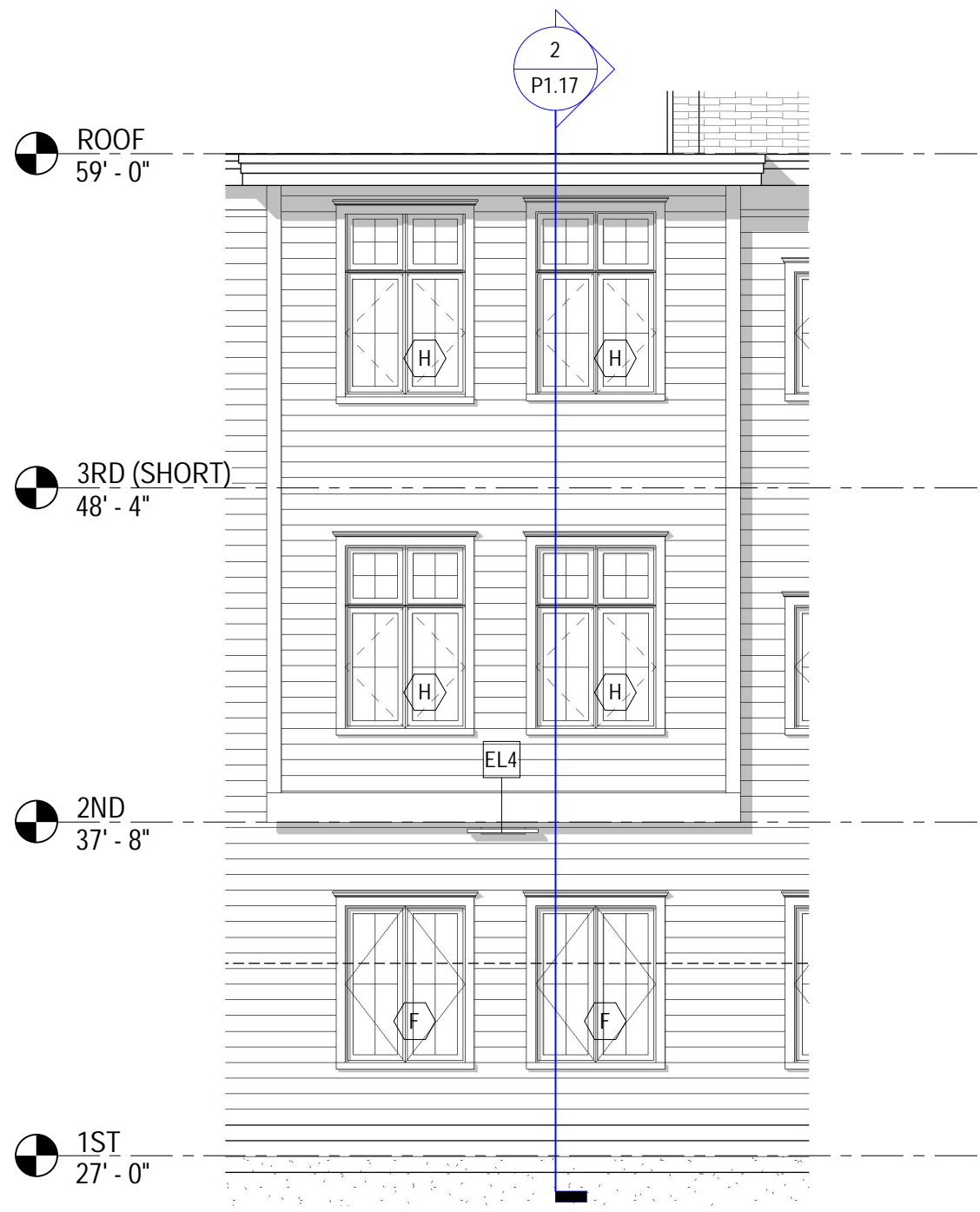


3 BRACKET DETAIL
1/4" = 1'-0"

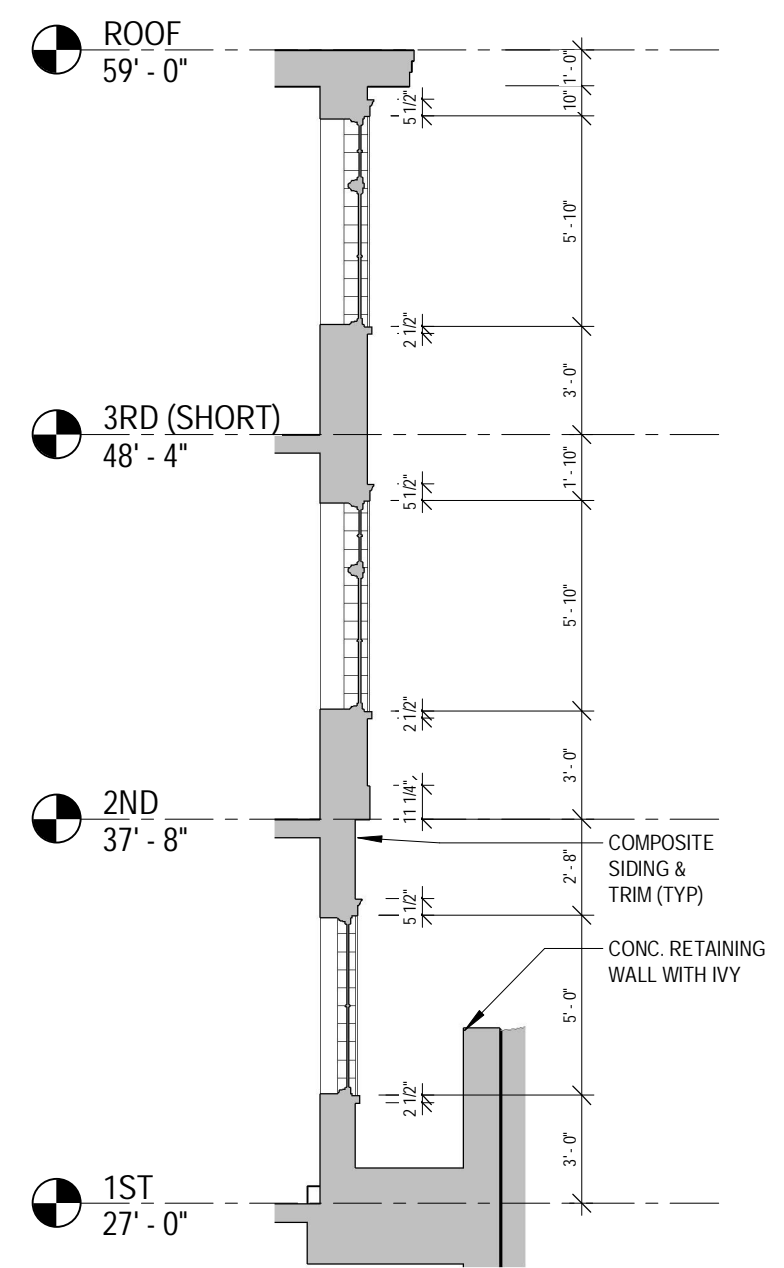


P1.16 PARTIAL EXTERIOR ELEVATIONS
93 PLEASANT STREET
HDCph1 SEPTEMBER 17, 2021





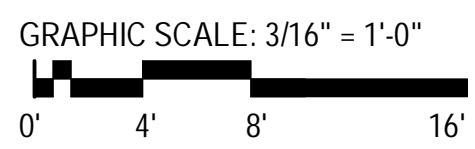
1 HDC ELEVATION - REAR - BUMPOUT
3/16" = 1'-0"



2 HDC SECTION - THROUGH REAR BUMPOUT
3/16" = 1'-0"

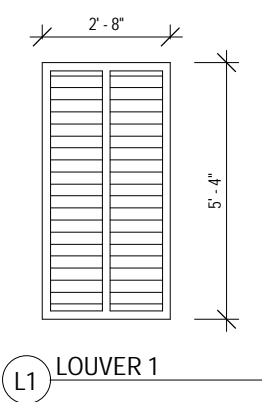
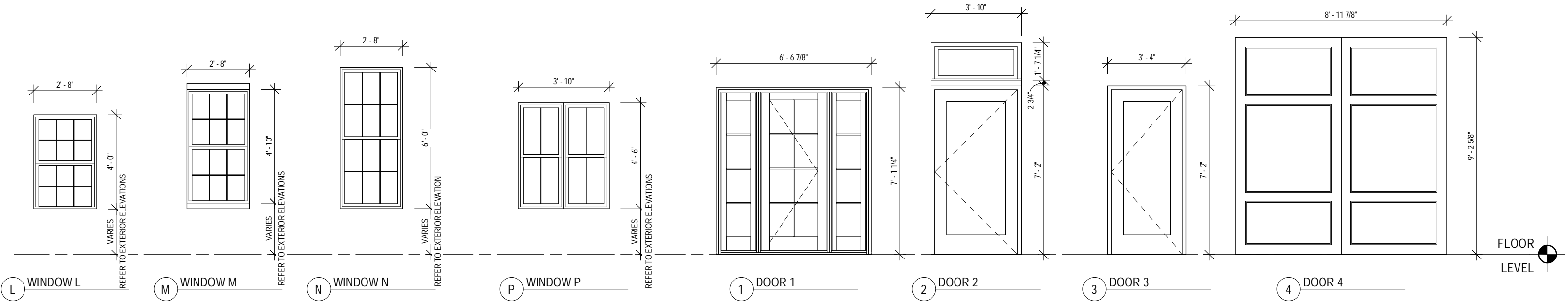
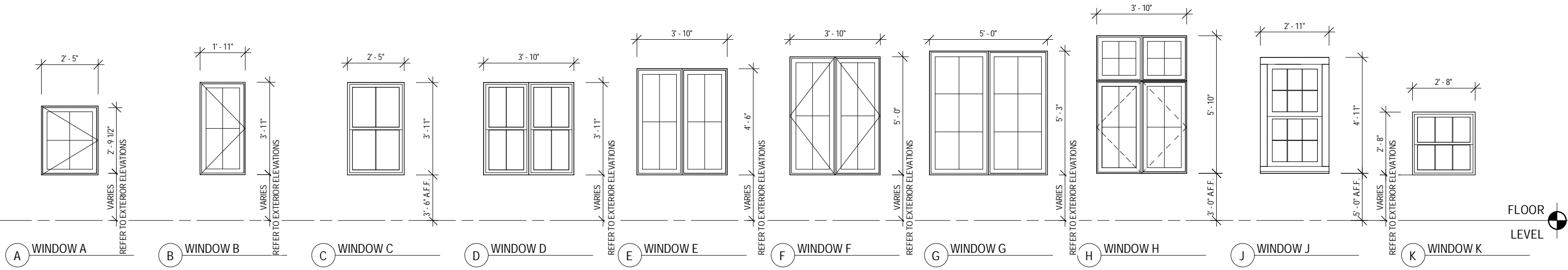
ELEVATION LEGEND	
	SYNTHETIC SLATE ROOF SHINGLES
	BRICK
	COMPOSITE RAINSCREEN BOARD
	ZINC PANELING

EXTERIOR LIGHTING LEGEND	
	EL1 EXTERIOR LIGHTING - WALL SCNCE
	EL2 EXTERIOR LIGHTING - HANGING LIGHT
	EL3 EXTERIOR LIGHTING - SOFFIT COVE LIGHT
	EL4 EXTERIOR LIGHTING - EMERGENCY LIGHT



P1.17 PARTIAL EXTERIOR ELEVATIONS
93 PLEASANT STREET
HDCph1 SEPTEMBER 17, 2021





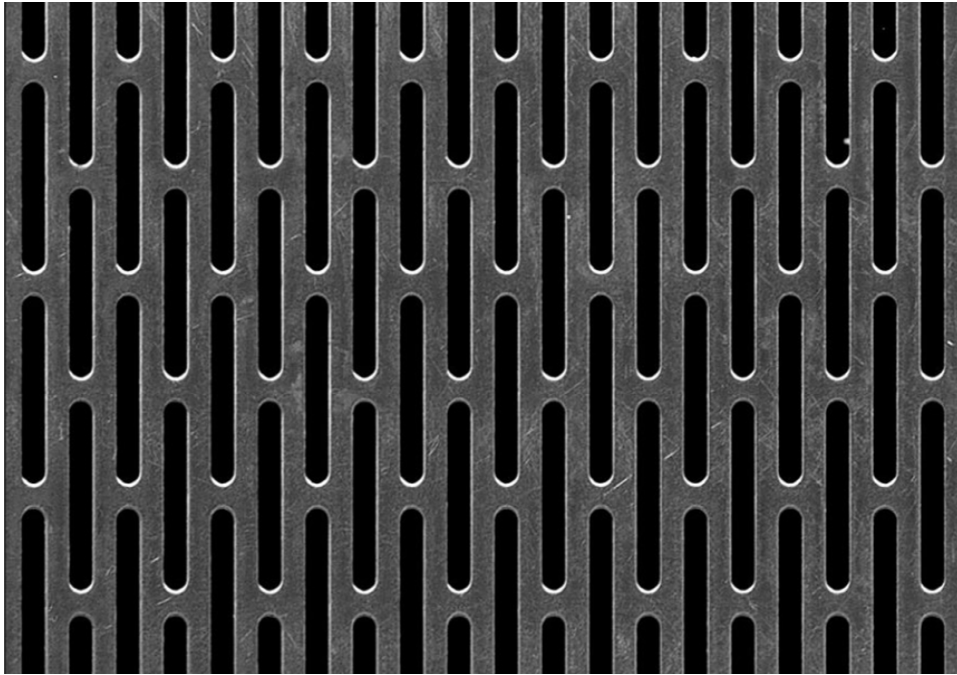
L1 LOUVER 1

P1.18 WINDOW & DOOR TYPES
 93 PLEASANT STREET
 HDCph1 SEPTEMBER 17, 2021



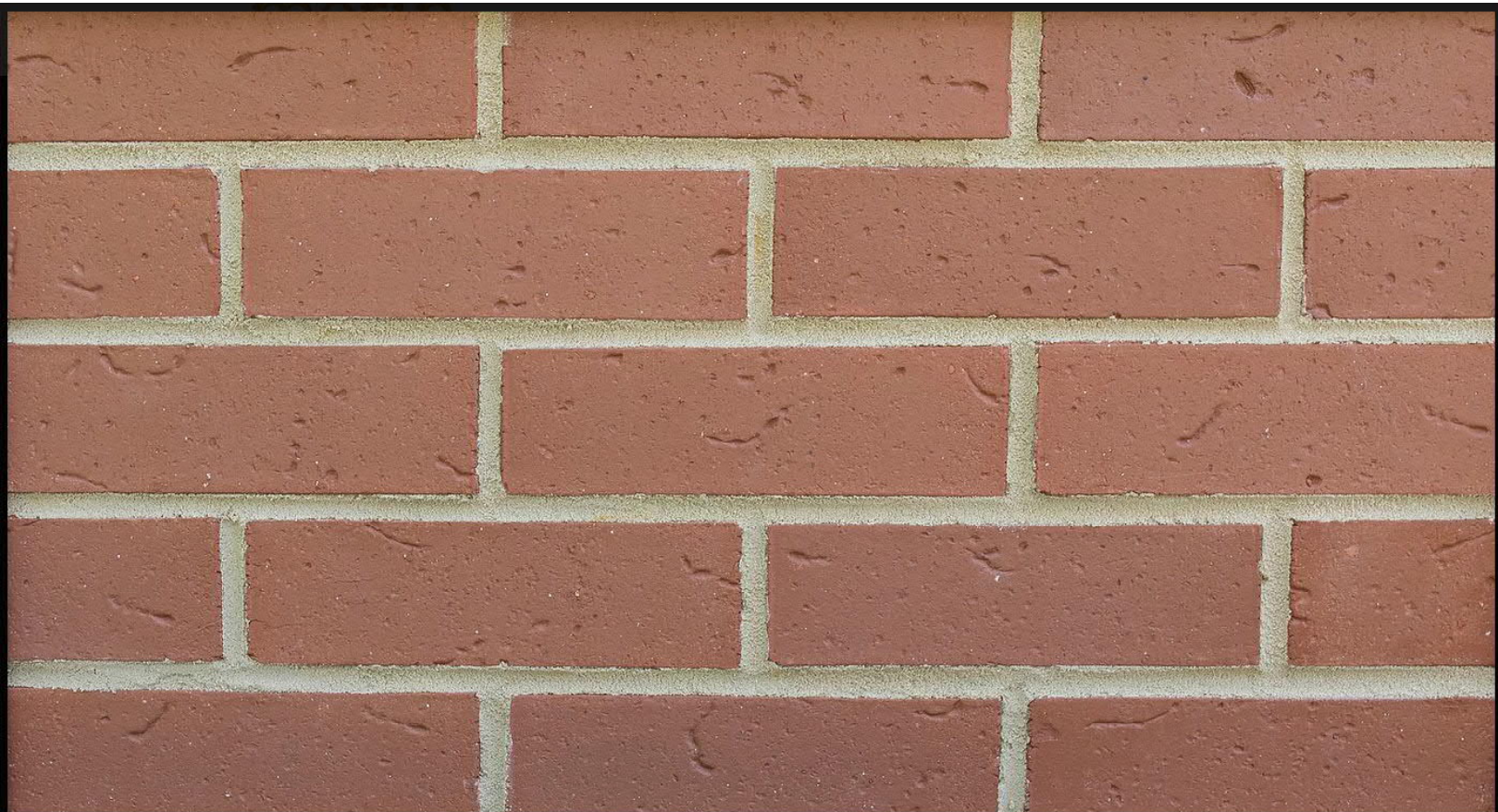


MATERIALS LEGEND			
9/19/2021			
93 Pleasant Street - New Construction, Housing			
element	material	manufacturer/model	finish/color
awnings	custom, slotted aluminum panel on steel frame	Frame: extruded aluminum. Top, side and valence panels: slotted metal, McNichols, 16890016 Perforated Metal Designer Perforated, Slotted, AIRLINE 1468, Aluminum, Alloy 3003-H14, .0630" Thick (14 Gauge), 1-1/2" x 1/4" Square-End Slot, Straight Centers, 68% Open Area	black Kynar flouropolymer
brick	water struck clay	Morin Brick	old port red
canopy & brackets (@ garage door & entry)	custom corrugated metal decking on steel frame with curved steel brackets	MASA Architectural Canopies, Extrudeck Series	black Kynar flouropolymer
entry doors	Aluminum Storefront Entrance	Kawneer 350T Insulpour	Medium Bronze
garage Door	Engineered wood clad panels , aluminum frame	Armlite Tmbrlite / carriage doors	walnut panels; black anodized frame
gutters & downspouts	zinc coated copper	K Profile	mill finish
masonry sills & trim	granite	regionally sourced	to match existing building (concord gray?)
roofing	synthetic slate	Eco-star, Empire slate	smoke
shutters	aluminum sliding plantation shutters	Two-USA, Weatherwell Aluminum Shutters	black
shutter tracks, retractable sliding	extruded aluminum	Accuride AL4160	black
siding & trim	composite polyash clapboards & profiles	Boral TruExterior	field painted per renderings
snow guards	metal cleats	Alpine	Copper
windows	fiberglass clad wood	Kolbe Fogent Series: Double hung & casement	
lighting - wall sconce E1	aluminum	Seagull, Cape May 88241-12	black frame/ etched white shade
lighting - pendant E2	aluminum	Seagull, Calder 6250701-71	black frame/ etched white shade
lighting - cove linear downlight E3	aluminum	Q-Tran, LED Flex Series IP67	anodized
lighting - emergency exit wall light E4	aluminum	Sigtex Inc. Lighting, Moonlite LED mullion mount	dark bronze



CUSTOM AWNINGS - SLOTTED ALUMINUM PANELS ON EXTRUDED ALUMINUM FRAME; BLACK FINISH. SEE DRAWINGS FOR DETAILS.



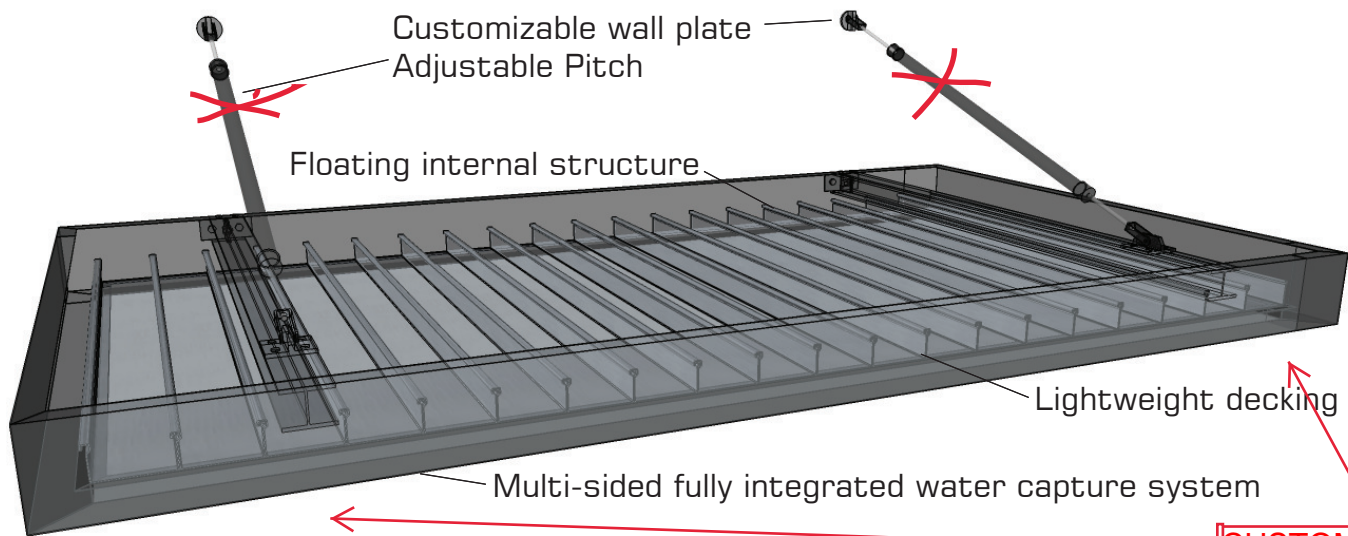


Old Port Blend Narrow Flashing Pan

Old Port Red Range

Extrudeck® series

The gold-standard of extruded aluminum canopies



Applications: Doorways / Windows / Loading Docks / Walkways / Handicap ramps

Technical Data:

- All extrusions meet criteria for ASTM B221 and ASTM B429
- All products are engineered to meet standards of ASCE for design loads
- All channel framing is .125 6063-T5 high strength extruded aluminum

For PDF or AutoCAD Drawings go to: www.architecturalcanopies.com and click on downloads

Finishes:

- Standard finish super-durable Tiger Drylac Series 39 or 49 polyester resin based powder coating.

Other Finishes Available:

- Matthews/ppg Eurothane wet application
- Kynar Liquid Fluoropolymer

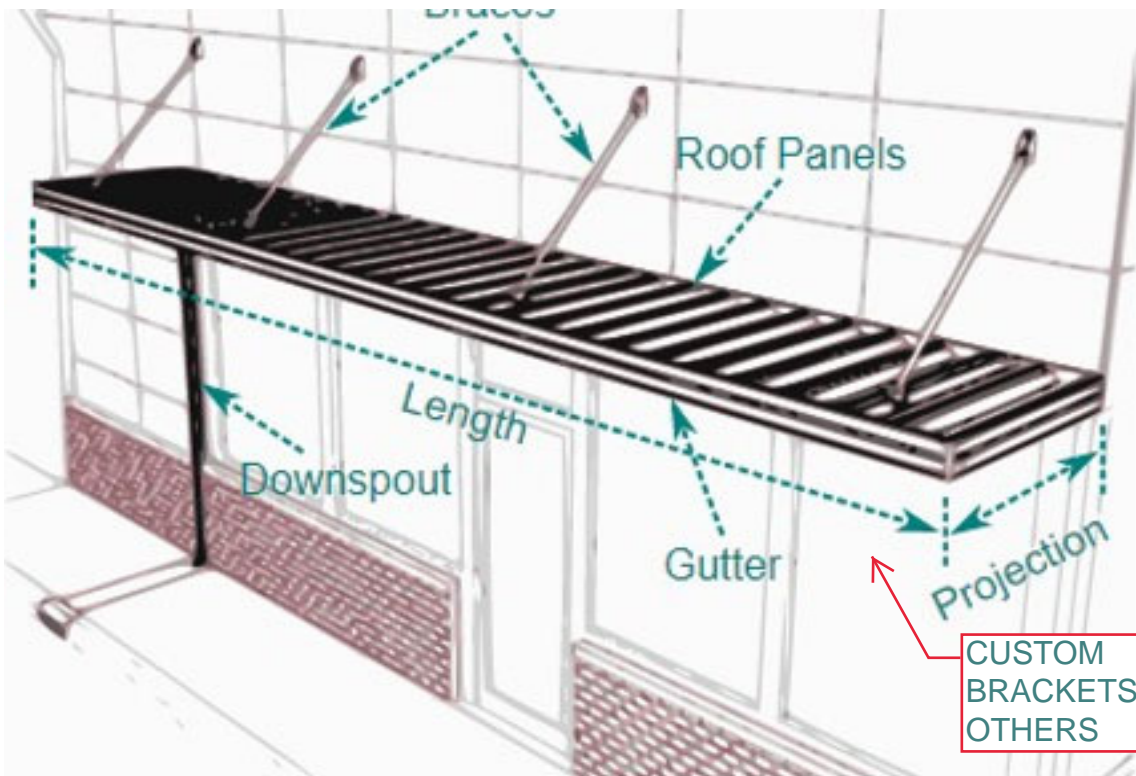
Full color palettes are also available for download at www.architecturalcanopies.com

All finishes are AAMA rated for excellent outdoor durability

Contact your Authorized Dealer

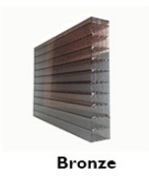
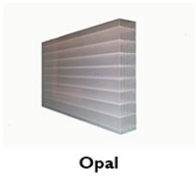
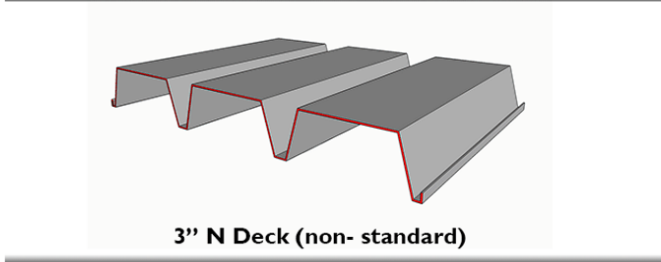
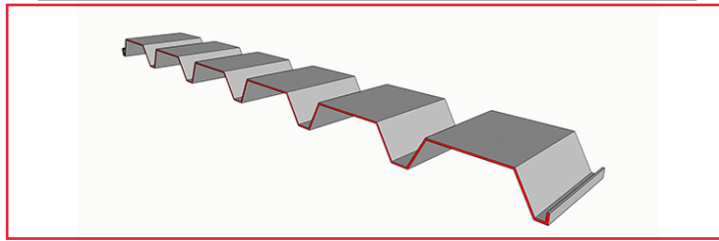
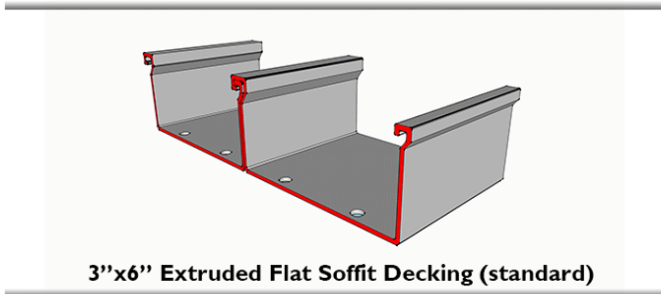


AWNING PROTOYPES -
SEE DRAWINGS FOR CUSTOM
DETAILS

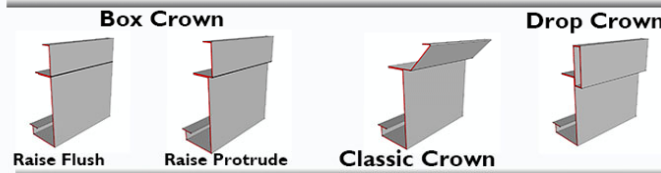
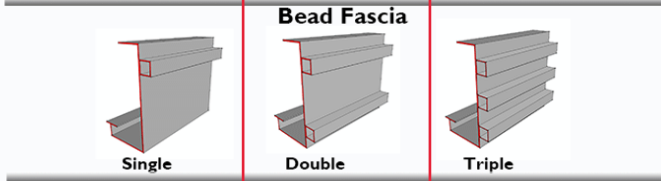
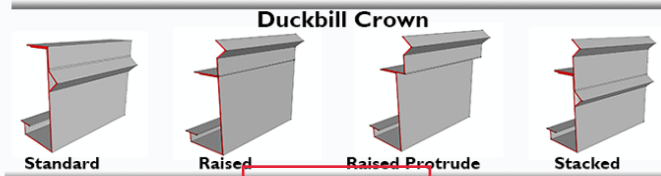
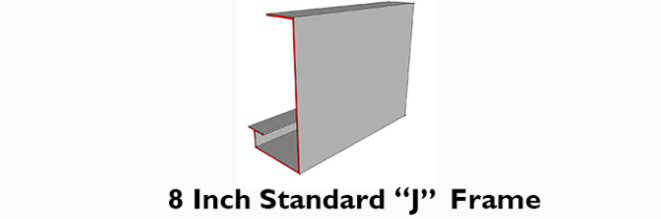


CUSTOM ALUMINUM
AWNING - PROFILES

Decking



Framing/ Fascia/ Crown



Redefining Thermal Entrances with IsoPour™ Technology



Ask more from your door, and get it all with Kawneer's new Insulpour® Thermal Entrances, featuring IsoPour™ technology. This innovative product offering gives architects, developers, owners, and glazing contractors the ability to create a true thermally broken entrance system. It's an ideal solution for high-end commercial and multifamily facilities looking to improve thermal control in common areas with moderate to high traffic.

By merging industry-proven pour and debridge and polymer isolator technologies, Kawneer's IsoPour™ Thermal Break technology creates thermally broken assemblies for enhanced building energy efficiencies with higher structural performance. Insulpour® Thermal Entrances simultaneously provide additional design flexibility through multiple door cross-rail and bottom rail choices along with dual finish capabilities for the door and door frame.

PERFORMANCE, STRENGTH & SECURITY

The door and frame both leverage IsoPour™ Thermal Break technology, enabling high thermal performance. Specifically aimed at quelling concerns about cold spots and thermal bridging from architects and specifiers, Insulpour® Thermal Entrances feature a true thermally broken door header, which significantly mitigates the formation of condensation when used with a concealed overhead closer. Insulating glass unit options of double pane 1" (25.4 mm) or triple pane 1-1/2" (38.1 mm) improve thermal and sound reduction performance.

For added strength, the 2-1/4" (57.2 mm) deep door has a stout 1/8" (3.2 mm) wall thickness, and the dual-welded corner construction of Insulpour® Thermal Entrances adds long-term performance. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is provided in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.

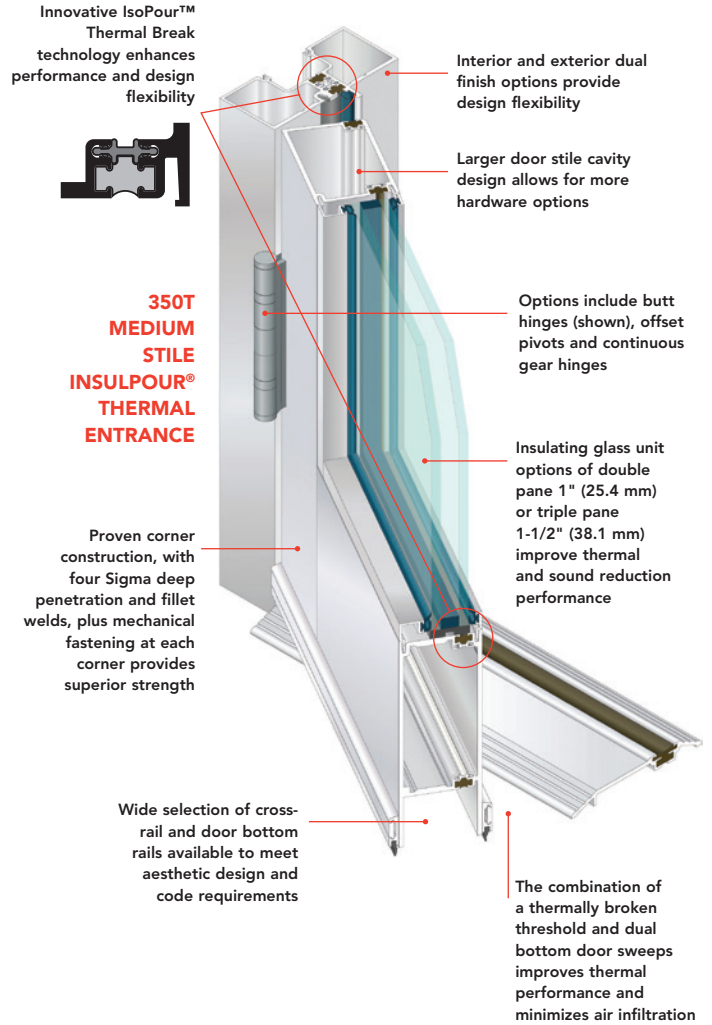
Insulpour® Thermal Entrances meet ASTM E1996 hurricane impact resistant requirements up to Zone 4 and Level D, and have undergone shock tube testing for blast mitigation. Contact your local Kawneer sales representative for limitations and specific application requirements.

AESTHETICS & DESIGN FLEXIBILITY

With sightlines that match standard, non-thermally broken entrances, Insulpour® Thermal Entrances offer 250T narrow, 350T medium and 500T wide stile options.

	VERTICAL STILE	TOP	BOTTOM RAIL
250T Narrow Stile	2-1/2" (63.5 mm)	2-15/16" (74.6 mm)	3-7/8" (98.4 mm)
350T Medium Stile	3-1/2" (88.9 mm)	3-1/2" (88.9 mm)	6-1/2" (165.1 mm)
500T Wide Stile	5" (127 mm)	5" (127 mm)	6-1/2" (165.1 mm)

The unique thermal break design allows for a wider choice of locking option hardware than previous thermal entrance designs. Coupled with various cross-rail sizes and multiple bottom rail heights of 7-1/2" (190.5 mm), 10" (254 mm) and 12" (304.8 mm), Insulpour® Thermal Entrances give architects, designers and building owners more opportunities to bring their vision to life.

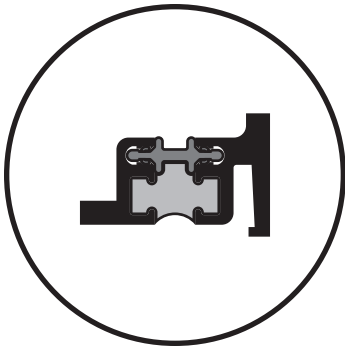
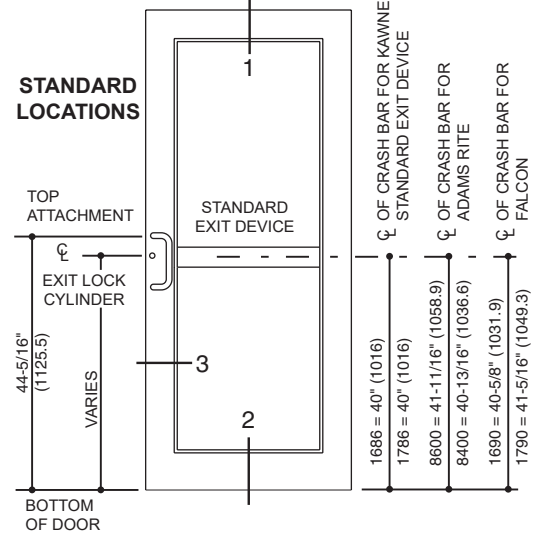
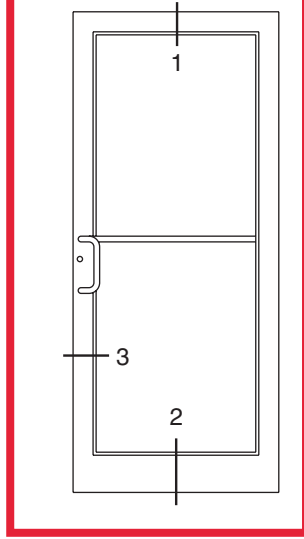
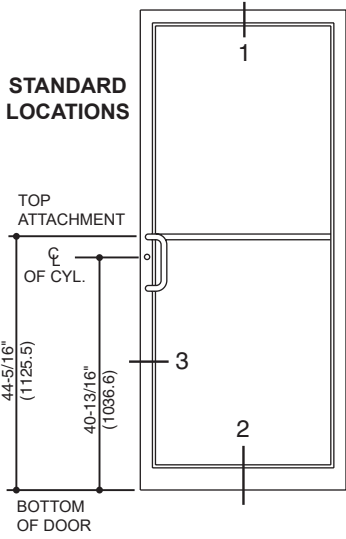


Additional information and CAD details are available at www.kawneer.com

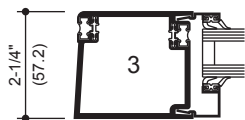
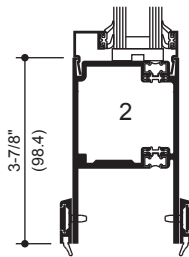
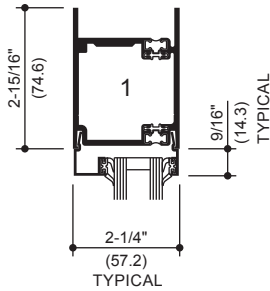
250T NARROW STILE

350T MEDIUM STILE

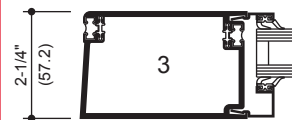
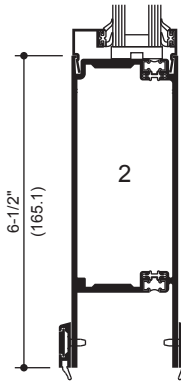
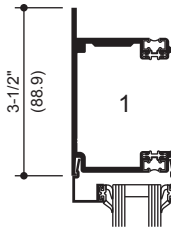
500T WIDE STILE



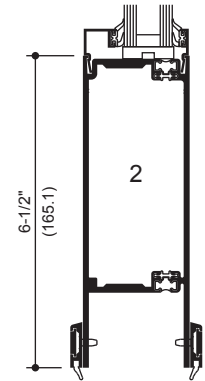
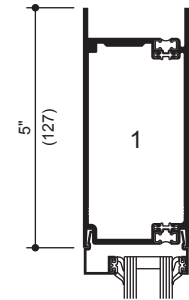
IsoPour® THERMAL BREAK



250T NARROW STILE SINGLE ACTING



350T MEDIUM STILE SINGLE ACTING



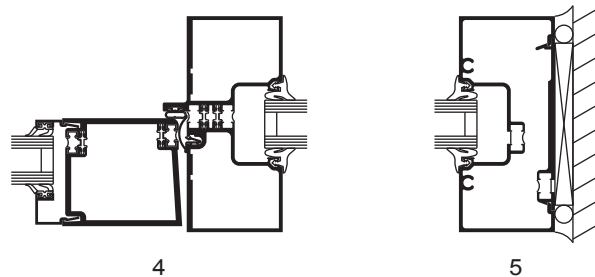
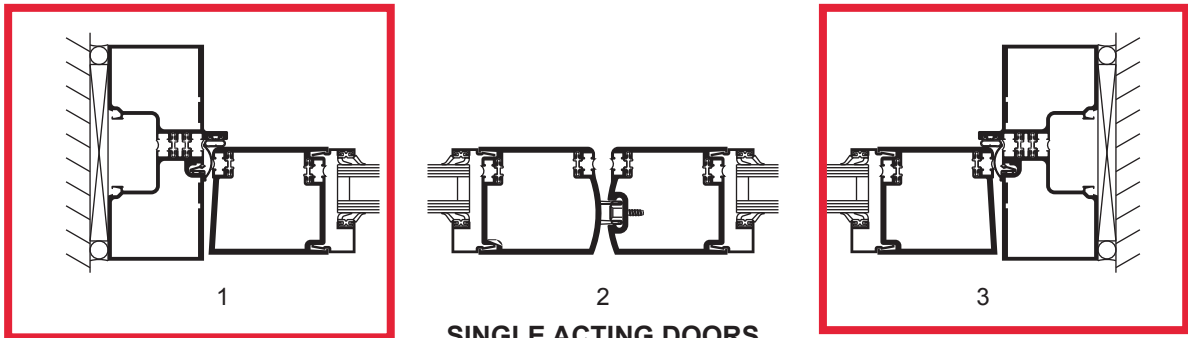
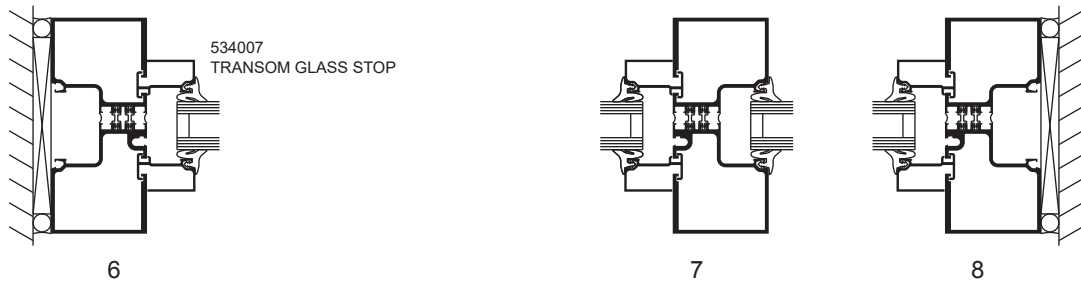
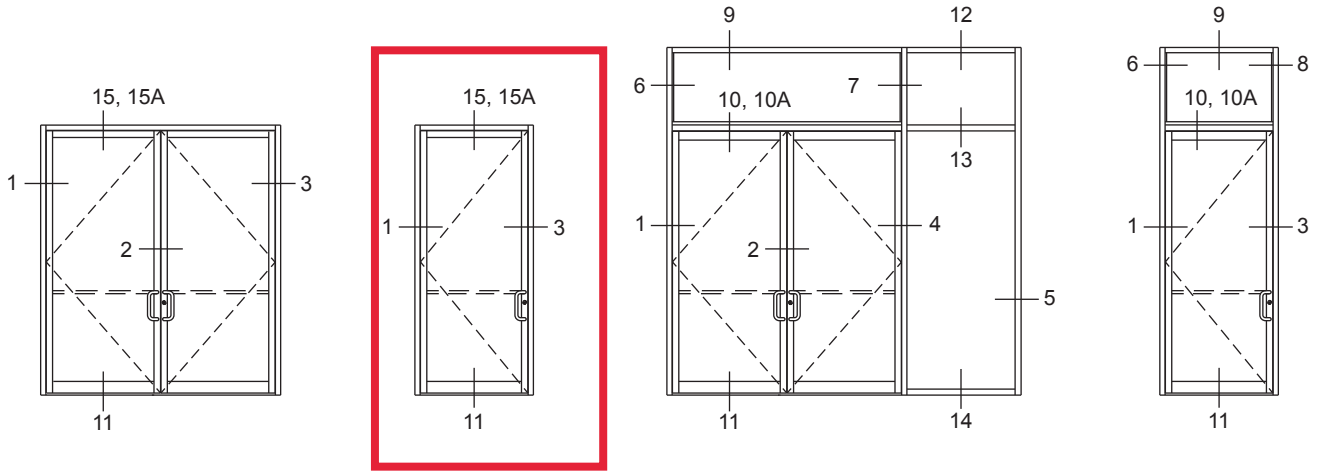
500T WIDE STILE SINGLE ACTING

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

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

NOTE:

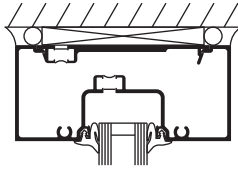
- 1. SERIES 250T NARROW STILE DOORS ARE DETAILED, MEDIUM STILE 350T DOORS AND WIDE STILE 500T DOORS ALSO MAY BE USED.
- 2. TRIFAB® VG 451T CENTER, 2" x 4-1/2" (50.8 x 114.3) FRAMING IS DETAILED WITH THE DOORS FOR REFERENCE. OTHER KAWNEER FRAMING SERIES OR CURTAIN WALL SYSTEMS MAY BE USED.



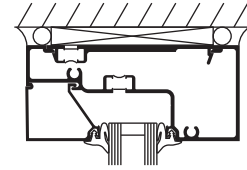
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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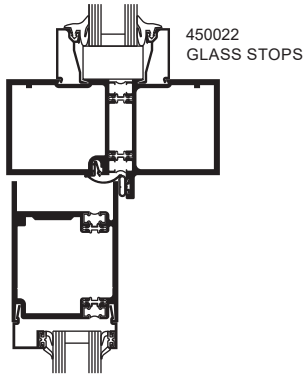


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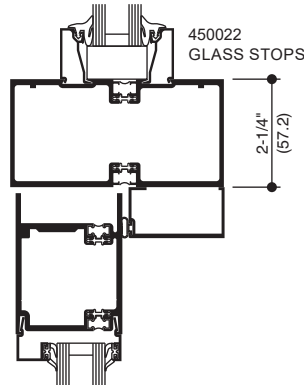
12

SINGLE ACTING DOORS

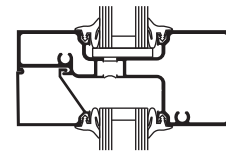


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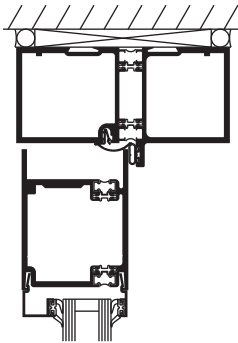
COC WITH SINGLE ACTING OFFSET ARM



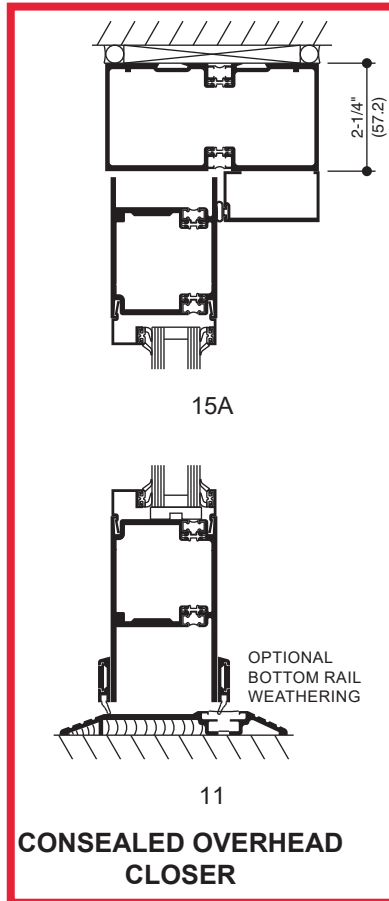
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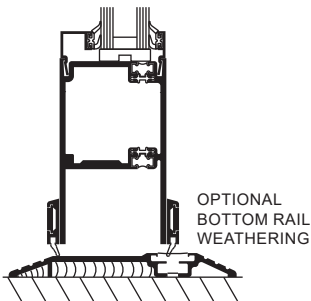
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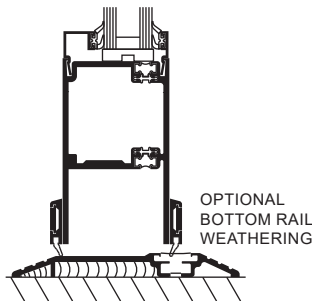
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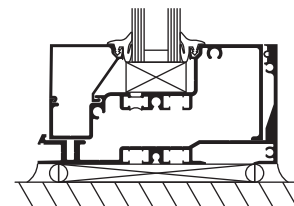
15A



11



11



14

SURFACE OVERHEAD CLOSER

CONSEALED OVERHEAD CLOSER

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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PERMAFLUOR™ ARCHITECTURAL FINISHES

High-Performing Paints That Let You Design In Vibrant Living Color



BLACK

BOYSENBERRY

HARTFORD GREEN

SANDSTONE

CLASSIC BRONZE

MILITARY BLUE

BONE WHITE

COLONIAL WHITE

ANTIQUE BRONZE

DOVE GRAY

DARK IVY

CHARCOAL

REDWOOD

SEA WOLF

MEDIUM BRONZE



TimbRLite

COMMERCIAL | RESIDENTIAL



*The **TimbRLite** model is perfect for a more sustainable wood garage door option.*

The engineered wood used in our TimbRLite model emphasizes the natural beauty found in real wood while offering less maintenance. These panels come in many different finishes and ArmRLite offers many different design options.

- Maximum Width of 20'2"
- Windloaded
- 20-Year Welded Frame Warranty*

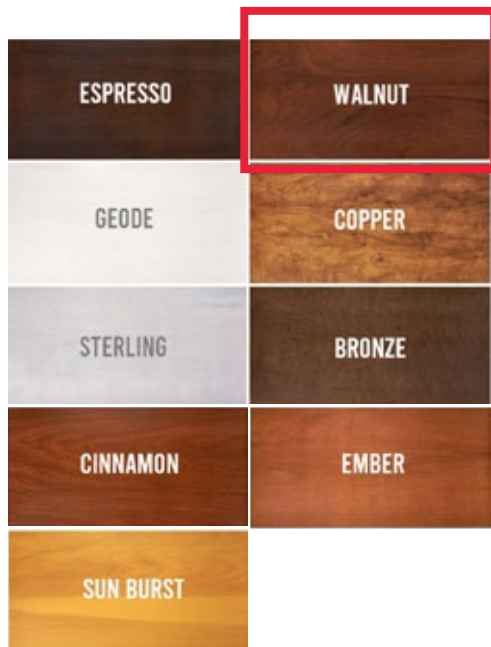
*Except the top section when trolley operated.

MATERIAL	6063-T6 Alloy
CONSTRUCTION METHOD	Heli-Arc Welding
TOP RAIL	4½"
BOTTOM RAIL	4½" or 7½" as req.
END STILES	4½" or 7½" as req.
CENTER STILES	3¾"
MEETING RAILS	3¾" wide per pair
FRAME THICKNESS	1¾"



Custom Garage Door Options

Due to our exclusive welded construction, ArmRLite's aluminum overhead sectional doors are capable of the highest degree of customization. Many of the options listed below are exclusive to ArmRLite due to our superior construction method.



FINISH OPTIONS

Wood Finishes: Nine different wood finishes are available. The standard color is "Copper." Consult ArmRLite for additional wood finish options.

Anodized Finishes: The standard finish for the TimbRLite Frame is Black Anodized. Optional anodized finishes include Clear Anodized if preferred. Includes a 20-year finish warranty except on installations within 1 mile of saltwater.

Fluropon® Finishes: Upgrade option featuring hundreds of colors including metallic and non-metallic options. Custom color matches are also available upon request. Includes a 20-year finish warranty except on installations within 1 mile of saltwater.

RAL Powdercoat: Upgrade option featuring over 150 color choices to be selected from RAL color



INTERIOR PANEL OPTIONS

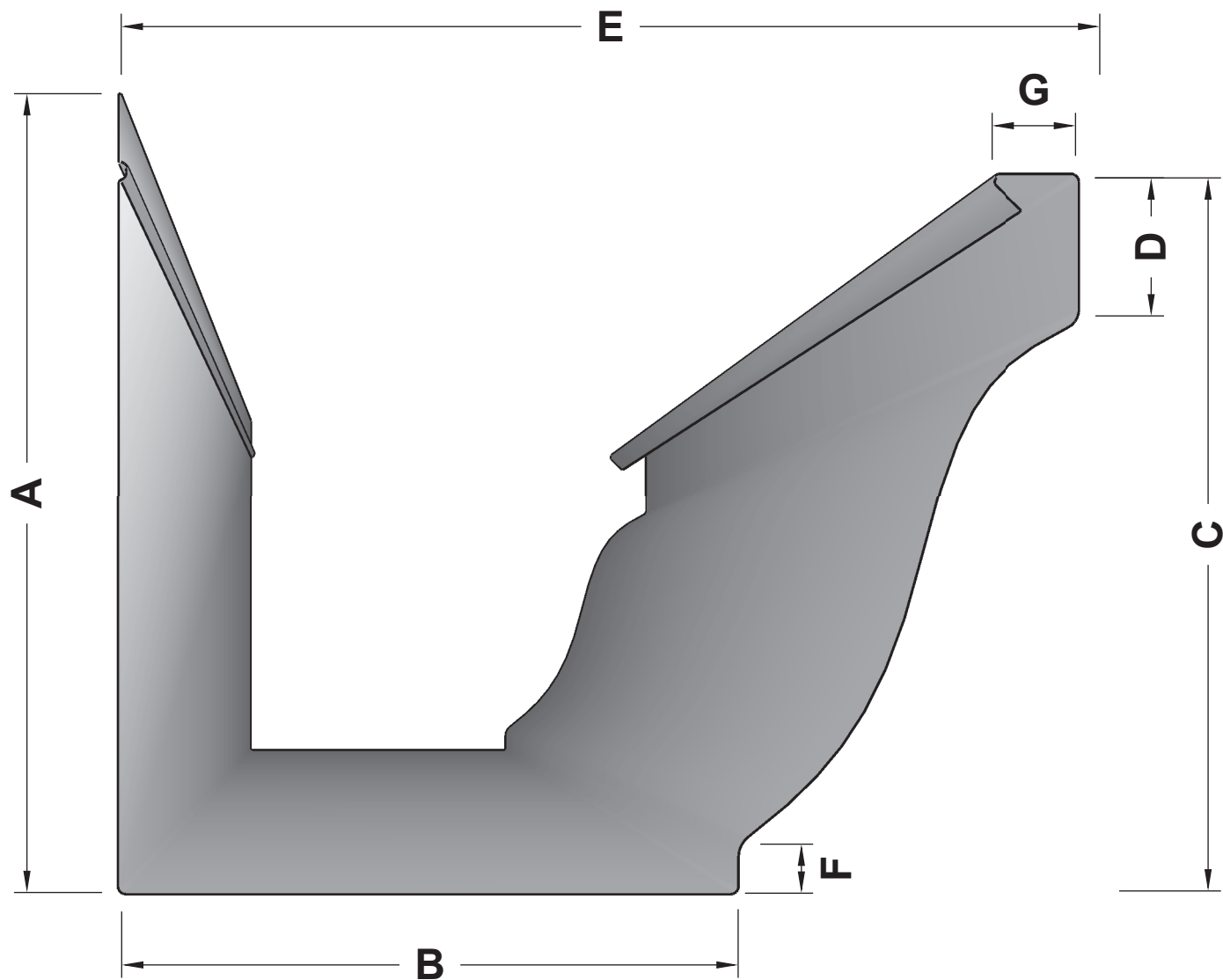
- Solid
- Insulated
- Operable / Inoperable Louvers
- Custom Panels



CUSTOM OPTIONS

- ADA and Step-Over Pass Door*
- Sloping Bottom
- Awning Windows
- Mail Slots
- Energy Efficiency Package
- Motor or Manual Operation
- Corrosion Resistant Package
- High Cycle Springs
- Exhaust Ports
- Matching Transoms, Side Lites, and Entrance Door

*Please consult with Arm-R-Lite regarding limitations.



Dimensions for Standard Gutter Sizes

SIZE	LOC.	A	B	C	D	E	F	G
4K		3 1/8"	2 3/4"	2 7/8"	9/16"	4"	7/16"	1/2"
5K		3 5/8"	3 3/8"	3 3/8"	9/16"	5"	9/16"	1/2"
6K		4 7/8"	3 7/8"	4 5/8"	1"	6"	5/8"	9/16"
7K		5 7/8"	4 5/8"	5 5/8"	1"	7"	5/8"	5/8"
8K		7 1/4"	5 3/8"	7"	1"	8"	5/8"	5/8"

Notes:

4" 5" & 6" K Style Gutter is Roll - Formed and available in any length up to 40'

7" & 8" K Style Gutter is Brake Formed and available in lengths up to 20'



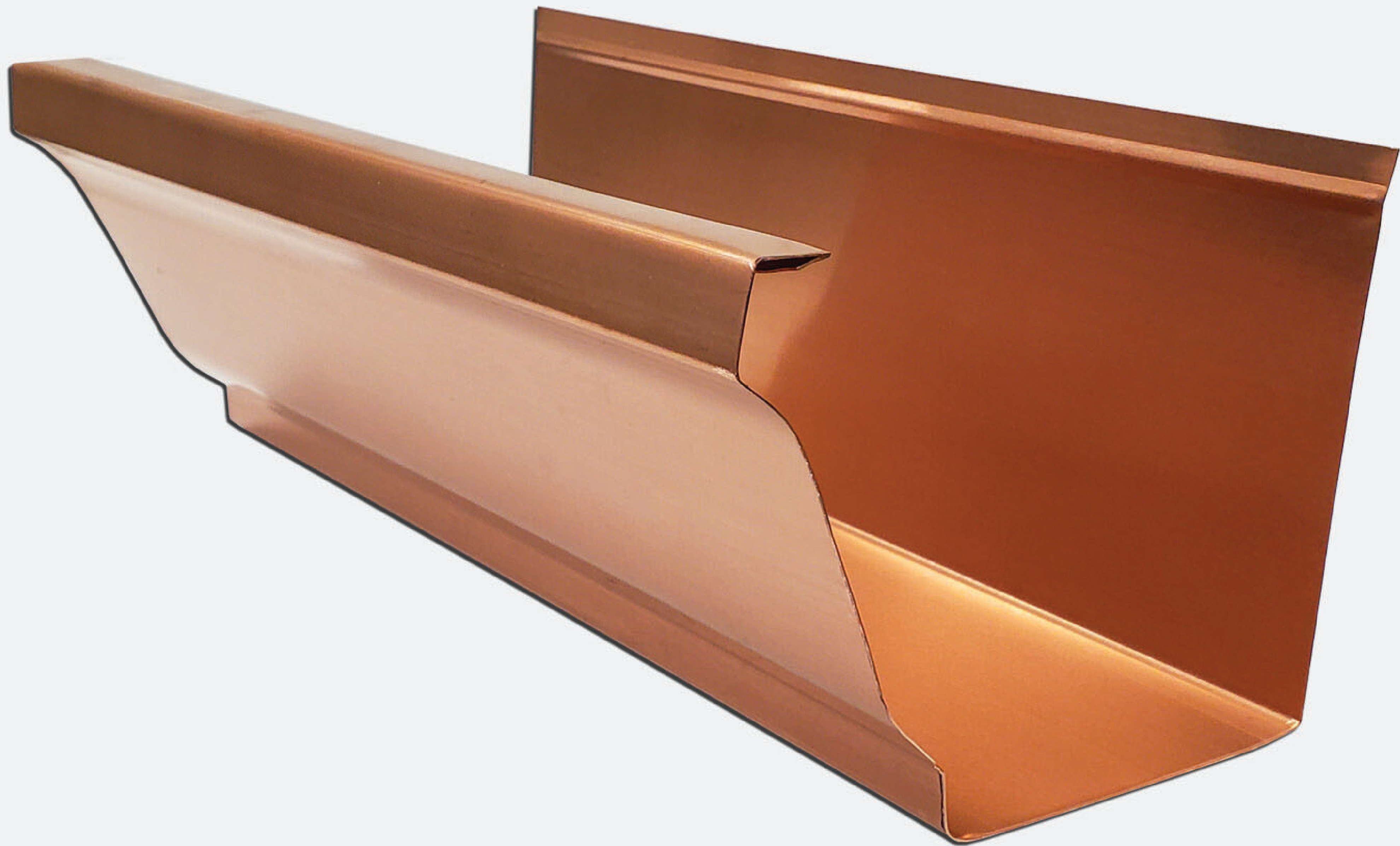
1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898

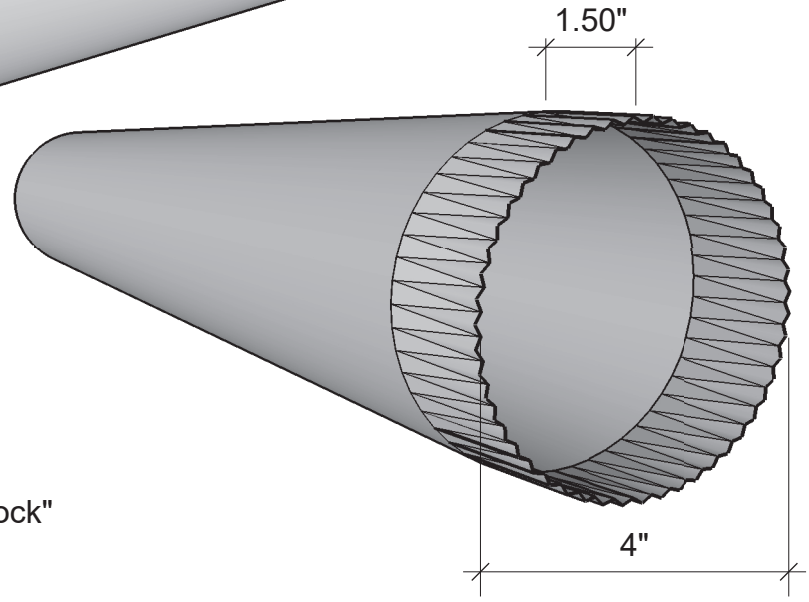
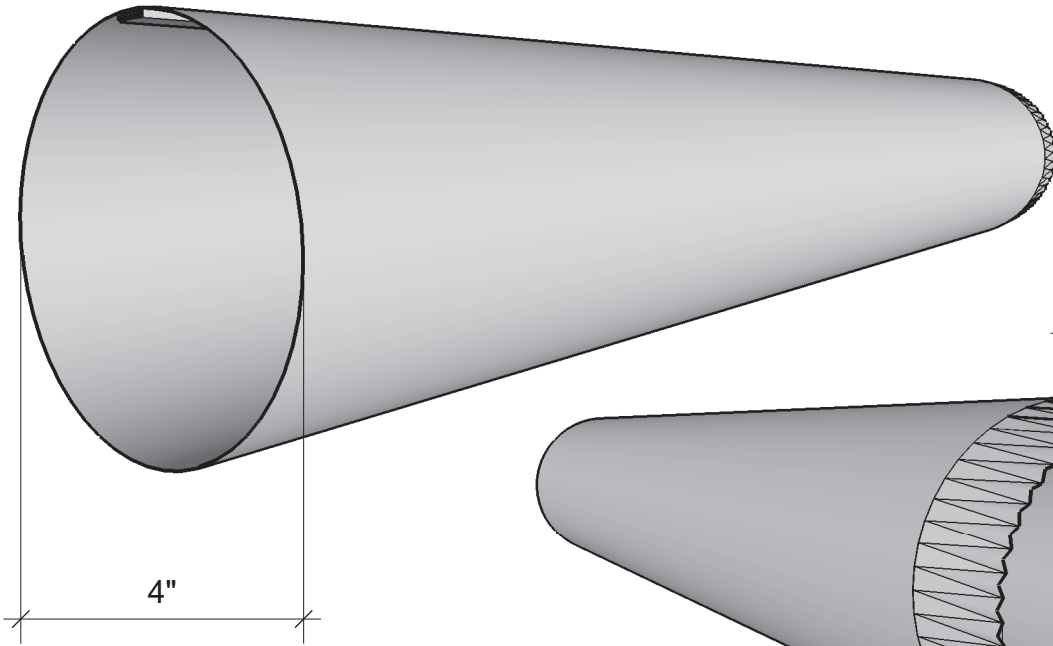
info@kmsheetmetal.com - www.kmsheetmetal.com

K Style 'Ogee' Gutter

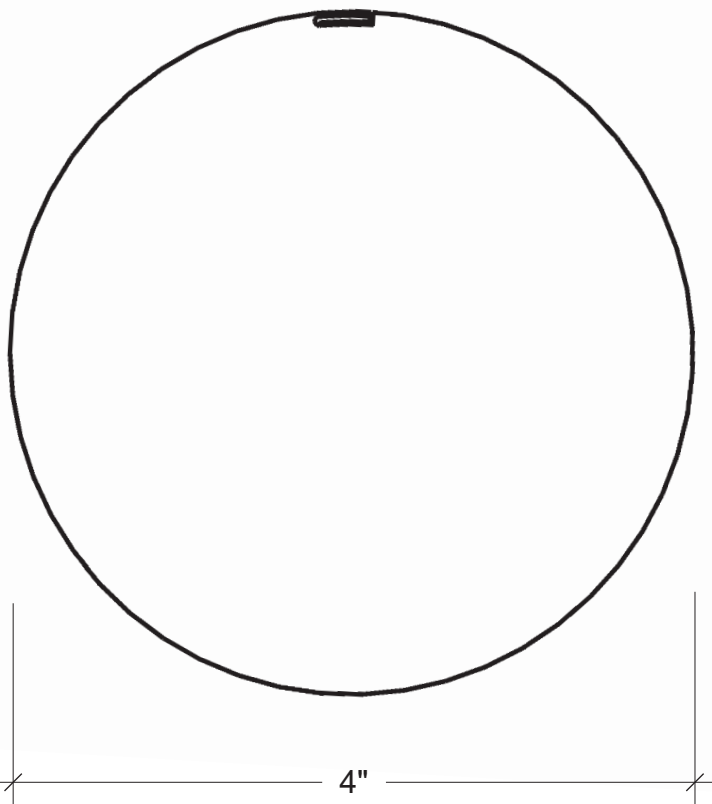
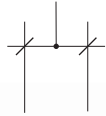
REVISIONS	
MM/DD/YY	REMARKS
1	...ORIGINAL DRAFT OF DRAWING
2	...
3	...
4	...
5	...

D 001





0.33" Closed Double Seam "Acme Lock"

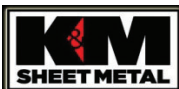


Material Types Available

- 24 ga. Pre-Fin Kynar Steel Color: _____
- 24 ga. Galvalume Mill Finish
- .027 Aluminum Color: _____
- .032 Pre-Fin Kynar Alum Color _____
- .040 Pre-Fin Kynar Alum Color _____
- 16 oz. Copper
- 20 oz. Copper
- 16 oz. Lead Coated Copper
- 26 ga. Stainless Steel
- 24 ga. Stainless Steel

Notes:

Downspout is only available in 10'0" sections
 Downspout is crimped on one end for easy installation



1310 E. Cornwallis Rd.
 Durham, NC 27713
 P-(919) 544-8887 F- 544-8898

info@kmsheetmetal.com - www.kmsheetmetal.com

4" Round Downspout

REVISIONS	
MM/DD/YY	REMARKS
1	...ORIGINAL DRAFT OF DRAWING
2	...
3	...
4	...
5	...

D 001



Sustainable Roofing



Empire Slate



Environmentally friendly synthetic slate roofing tiles proudly made in the USA

Pioneers of sustainable roofing since 1993

Empire Slate



Embracing the continued progression of sustainable building practices and recognizing the numerous challenges which have impacted economic conditions, EcoStar LLC proudly offers Empire Slate in its collection of premium steep slope roofing products.

Committed to preserving natural resources, EcoStar's Empire Slate is manufactured from a proprietary compound of recycled content which creates long lasting durability while providing superior protection against extreme weather conditions. Available in 14 standard colors, and unlimited custom color options, Empire Slate offers endless possibilities to achieve the beauty of natural slate at a fraction of the cost. Class A fire resistance (UL 790) is standard, making Empire Slate an exceptional choice for any commercial or residential roof.

The increasing awareness of the effects of climate change on the ecosystem and the economy continues to influence standards for environmental responsibility. Empire Slate offers a solution to the obstacles imposed by escalating regulations on building practices and can provide significant cost savings on roof maintenance expenses, cooling expenses and property insurance.¹

Empire Slate Color Palette



Note: Sample colors, photographs or color swatches may not accurately represent the true color level or variations of color. Colors may appear on a roof under certain lighting conditions and may vary from the color shown in this document. Colors may vary from the color shown in this document due to the way the color is displayed on a screen. Colors may vary from the color shown in this document due to the way the color is displayed on a screen. Colors may vary from the color shown in this document due to the way the color is displayed on a screen.

© 2019 EcoStar LLC. EcoStar and Empire Slate are trademarks of EcoStar LLC. See www.ecostarllc.com for available warranties.

Advantages

- Weighs 1/5 to 1/2 as much as natural slate
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail²
- Cool colors help reduce energy used by air conditioning units, typically resulting in energy savings between 10-30%³

Architectural Flexibility

- Designer Series tiles can be blended together to add personal style to your home
- Staggered and offset installations accentuate roof texture and depth
- Available in 14 standard colors and unlimited custom color options
- Preserve the historical look in both residential and commercial buildings

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 110 mph (177 kph) Wind Warranty available

Environmental Sustainability

- Manufactured with post-industrial recycled plastics
- Cool colors contribute to the mitigation of the urban heat island effect⁴

Technical Information

- UL listed Class A or C fire resistance (UL 790)
- UL Class 4 Impact resistance (UL 2218)
- Wind resistance to 110 mph (ASTM D3161)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Report, AC07-UL-ER18920-01
- Fungus resistant (ASTM G21-09)
- Miami-Dade County, Florida NOA No. 17-1227-10 11/07/23
- Texas Dept. of Insurance Evaluation (RC-426)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management



42 Edgewood Drive | Holland, NY 14080
800.211.7170 | www.ecostarllc.com



DESIGN

273 CORPORATE DRIVE
PORTSMOUTH, NH 03801
T 603.436.2551
WWW.JSAINC.COM

Innovative Design, Classic Slate Look

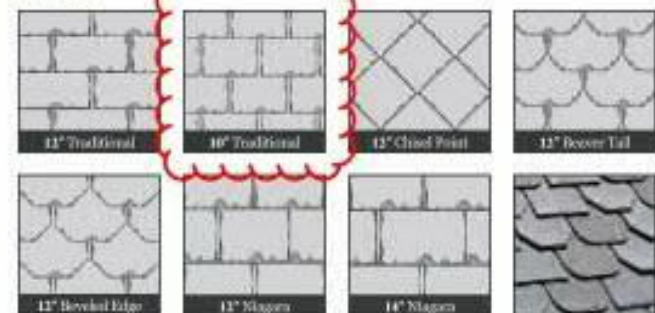
EcoStar Slate

Post-industrial recycled compounds are utilized to create a lightweight and environmentally responsible alternative to natural slate. An EcoStar roof offers beautiful, yet proven protection for your most prized investment. It is an inspiration to homeowners looking for affordable style and uncompromised performance.

Significant advantages:

- Weights significantly less than real slate
- Protects against extreme weather conditions
- Reduces need for maintenance and repair
- Lessens environmental impact
- Exceeds industry performance standards
- 50-year warranty

Profiles



Achieve a custom look by combining multiple profiles

Product Offering

Many colors are available from our new Cool Colors palette. Cool Colors are available in the Majestic and Empire formulas. The Cool Colors palette is a collection of colors that are designed to be used in a variety of applications. The Cool Colors palette is a collection of colors that are designed to be used in a variety of applications.



12\"/>

The most popular of the 12\"/>



10\"/>

This is the most popular of the 10\"/>



12\"/>

The most popular of the 12\"/>



The right tile for any property

Whether you are looking to elevate the look of a residential property, meet the performance needs of a commercial property, or preserve the look of a historical property, Ecostar offers the right tile.

Majestic Slate

EcoStar's original eco-friendly tile, made of 80% recycled materials, meeting the needs of most residential applications.

Empire Slate

The same classic slate look with additional energy-saving benefits, and design features that meet the needs of commercial and historical properties.

Traditional vs. Niagara

The Niagara Slate profile is available in the Majestic and Empire formulas, but offers an increased tile size and thickness for enhanced shadow lines and increased aesthetic appeal.

Tile Features	Majestic Slate		Empire Slate	
	Traditional	Niagara	Traditional	Niagara
Percent Recycled Material	80%	80%	25%	25%
Tile Widths	10\", 12"	12\", 14"	10\", 12"	12\", 14"
Tile Thickness (at butt edge)	1/4"	5/8"	1/4"	5/8"
Exposure	6\", 7"	9\", 10"	6\", 7\", 8"	9\", 10"
Cool Colors	No	No	Yes	Yes
Fire Rating	Class C	Class C	Class A	Class A
Impact Rating	Class 4	Class 4	Class 4	Class 4
Designer Tiles	Yes	No	Yes	No

Cool Colors

Enjoy additional energy savings from our line of cool colors, only available in Empire tiles

Note: Cool colors are also available in non-cool formulas.



273 CORPORATE DRIVE
PORTSMOUTH, NH 03801
T 603.436.2551
WWW.JSAINC.COM

INNOVATE YOUR SPACE

WITH WEATHERWELL ALUMINUM SHUTTERS





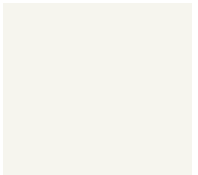
Weatherwell

Designed for Beauty. Built to Weather Life.

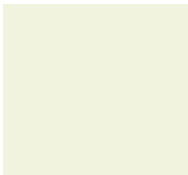
- *Custom made in a Western style overseas factory
- *Soft lines mimic a traditional wood plantation shutter
- *Available in 3 blade sizes and fixed blade
- *Great for use in high traffic, internal and wet areas

WEATHERWELL ALUMINUM OPTIONS

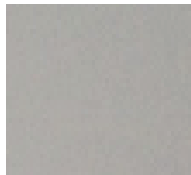
STANDARD COLOR OPTIONS



White



Pearl



Silver



Black

WOOD GRAIN POWDERCOAT



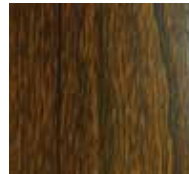
Golden Oak



Light Cedar



Limewash



Walnut

AVAILABLE SECURITY FEATURES



Security Bolt



Flush Bolt



Weatherwell

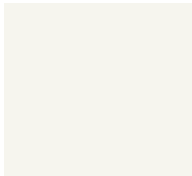
ELITE

Engineered to Weather the Elements.

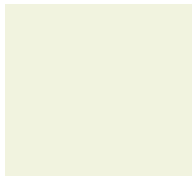
- *Custom made in the USA
- *Clean, modern design with no visible screws or tilt rod
- *Fix blades in place with the exclusive 'Blade Stay' feature
- *Concealed mechanisms and powder coating give maximum outdoor durability
- *Extreme wind ratings
- *Designed for commercial and multi-residential use

WEATHERWELL ELITE ALUMINUM OPTIONS

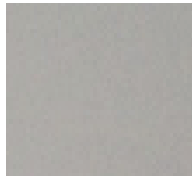
STANDARD COLOR OPTIONS



White



Pearl



Clear-Coat Anodized



Black

AVAILABLE SECURITY FEATURES



Double Shute Bolt Key

WOOD GRAIN POWDERCOAT



Knotty Pine



Walnut Matte

BLADE STAY



Comes Standard



Double Shute Bolt



ENCLOSE A PATIO



DECK TURNED OASIS



WIND PROTECTION



WET & HIGH USE AREAS

ENCLOSE A BEACHSIDE PATIO

Have a great outdoor space you want to use year round? The homeowners of this beachside home needed a unique way to enjoy their patio in the ever changing ocean climate. **Multi-fold** shutters enabled them to pull their shutters to the side on beautiful days or close them off quickly when the storms rolled in.

CITY SLEEK WITH WIND PROTECTION

Weatherwell shutters' robust design gives them the strength to survive high winds while maintaining a sleek look. This downtown high-rise HOA was looking for a way to protect furniture from winds. **Sliding** aluminum shutters met all their needs of security and still maintained the design continuity of the building.

DECK TURNED PRIVATE OASIS

An outside deck that was never used due to close neighbors became an oasis when enclosed with **Fixed** aluminum shutters. Movable blades that can be set in any position gave the homeowners ultimate flexibility and solitude. No more prying eyes.

WET & HIGH USE RESORT LIVING

Weatherwell Aluminum shutters are perfect for extending the luxurious look of timber shutters into commercial and high-use areas. This beachside resort needed to ensure privacy for the hot tub enclosures around their property. **Hinged** shutters maintained the picturesque view and privacy while allowing airflow.

CONTACT US FOR A FREE DESIGN CONSULTATION AND SEE HOW WE CAN INCREASE THE VALUE OF YOUR HOME



Corrosion-Resistant Movement Solutions

Accuride corrosion-resistant slides deliver unmatched performance no matter the environment. Super heavy-duty, over-travel, stainless steel, or **aluminum**. Whatever the challenge, we have the movement solution.

Premium options for:

- Outdoor kitchens
- **Marine cabinetry**
- Industrial manufacturing



AL4165

NEW

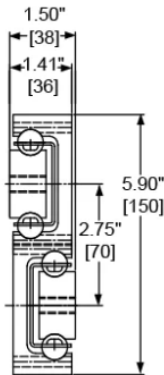


METAL / WOOD

AL4140

Super Heavy-Duty

- For loads up to 1,232 lbs.
- Full extension
- Available lengths 16"-48" **

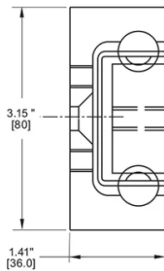


AL4140

AL4120

Super Heavy-Duty

- For loads up to 1,212 lbs.
- ¾ extension
- Available lengths 16"-48" **

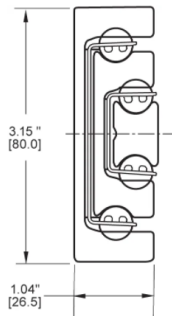


AL4120

AL4160

Super Heavy-Duty

- For loads up to 661 lbs.
- Full extension
- Available lengths 12"-20" * and 32"-40" **



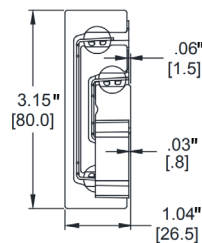
AL4160

AL4165

NEW

Super Heavy-Duty (Two-Way)

- For loads up to 596 lbs.
- Full extension (two ways)
- Available lengths 16"-40" **



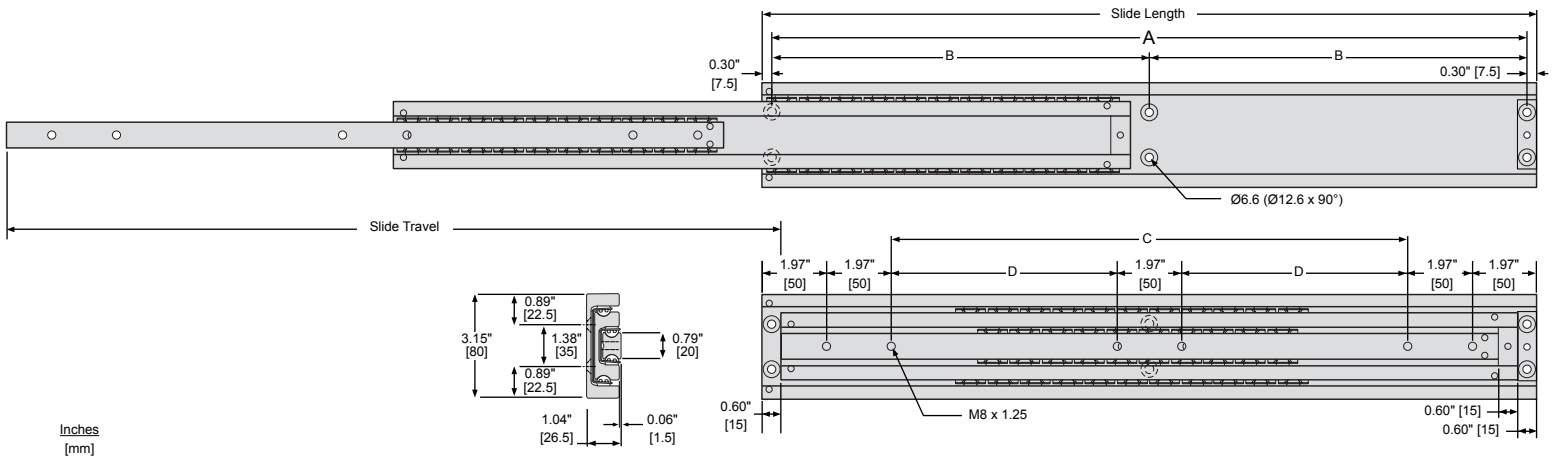
AL4165

* Two-inch increments

** Four-inch increments

Applications: This slide is ideal for extra heavy duty applications in environments subject to corrosion.

Aluminum
Full Extension
Up to 661 lbs. [300 kg] Load Rating**
Slides Sold in Pairs



Inches
[mm]

- | | |
|--|--|
| Finish: Aluminum | Load Rating: Up to 661 lbs. [300 kg] per Pair |
| Travel: Full Extension | Side Space: 1.04" *** [26.5 mm] |
| Height: 3.15" *** [80 mm] | Mounting: Side mount/hard mount |
| Lengths: 12" – 28", 32", 36", and 40" ***
[300 mm – 700 mm, 800 mm, 900 mm, and 1000 mm] | Hardware: Recommended 1/4" or M6 flat head screws and M8 screws x 1.25 (not included) |

Part Number	Slide Length/Travel	A	B	C	D	Load Rating **
AL4160-12	11.81 [300]	11.22 [285]	5.61 [142.5]	3.94 [100]	.98 [25]	529 [240]
AL4160-14	13.78 [350]	13.19 [335]	6.59 [167.5]	5.91 [150]	1.97 [50]	562 [255]
AL4160-16	15.75 [400]	15.16 [385]	7.58 [192.5]	7.87 [200]	2.95 [75]	595 [270]
AL4160-18	17.72 [450]	17.12 [435]	8.56 [217.5]	9.84 [250]	3.94 [100]	628 [285]
AL4160-20	19.69 [500]	19.10 [485]	9.55 [242.5]	11.81 [300]	4.92 [125]	661 [300]
AL4160-22	21.65 [550]	21.06 [535]	10.53 [267.5]	13.78 [350]	5.91 [150]	661 [300]
AL4160-24	23.62 [600]	23.03 [585]	11.52 [292.5]	15.75 [400]	6.89 [175]	661 [300]
AL4160-26	25.59 [650]	25.0 [635]	12.50 [317.5]	17.72 [450]	7.87 [200]	650 [295]
AL4160-28	27.56 [700]	26.97 [685]	13.48 [342.5]	19.69 [500]	8.86 [225]	639 [290]
AL4160-32	31.50 [800]	30.91 [785]	15.45 [392.5]	23.62 [600]	10.83 [275]	595 [270]
AL4160-36	35.43 [900]	34.84 [885]	17.42 [442.5]	27.56 [700]	12.80 [325]	551 [250]
AL4160-40	39.37 [1000]	38.78 [985]	19.39 [492.5]	31.50 [800]	14.76 [375]	507 [230]

** Load rating based on a pair of slides mounted 24" apart and tested at 10,000 cycles.

*** The lengths indicated in inches are approximate conversions from the metric measurements. Please see chart above for exact dimensions.

COMPOSITE SIDING - BORAL TRUEXTERIOR POLYASH SIDING BOARDS

Truly innovative siding.

Phenomenal Performance. Remarkable Workability

TruExterior® Siding & Trim offers both a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts common high-quality, exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Dimensionally stable, promoting long-lasting paint adhesions, even with dark colors*
- Paint lasts longer than on wood because TruExterior® products cycle virtually no moisture*
- Traditional exterior-grade caulks or exterior-grade wood fillers are all acceptable for filling nail holes

Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

DURABILITY

- Virtually no moisture cycling, excellent paint durability
- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No excessive swelling*
- Suitable for ground and masonry contact

BEAUTY

- Tighter gaps, minimal movement—it will move less than PVC and vinyl
- Truly historically accurate profiles—get the look of traditional, authentic wood profiles
- True look of cedar siding profiles, real architectural detail

WARRANTY

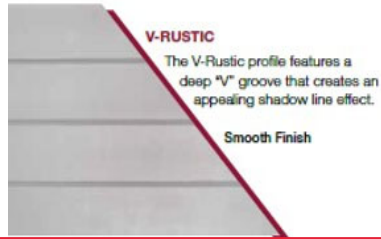
- 20 year limited warranty



Pictured: Cove/Dutch Lap

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building code construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

COMPOSITE SIDING - BORAL TRUExTERIOR POLYASH SIDING BOARDS



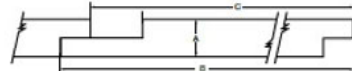
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"



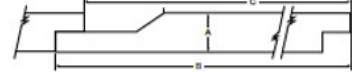
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



TruExterior Siding comes pre-primed and does require paint.



Accessories

TruExterior® Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground and masonry contact.

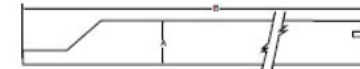


SKIRT BOARD

Provides a decorative yet functional way to create the required clearance between siding and grade.

Available Finishes:
• Smooth
• Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)
1 x 6	3/4"	5-1/2"
1 x 8	3/4"	7-1/4"
5/4 x 6	1"	5-1/2"
5/4 x 8	1"	7-1/4"



WINDOW POCKET RABBETED TRIM

The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

Available Finishes:
• Smooth
• Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W'')
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"



COMPOSITE SIDING -
BORAL TRUEXTERNAL
POLYASH SIDING
BOARDS



Cut Sheet - PD30Z

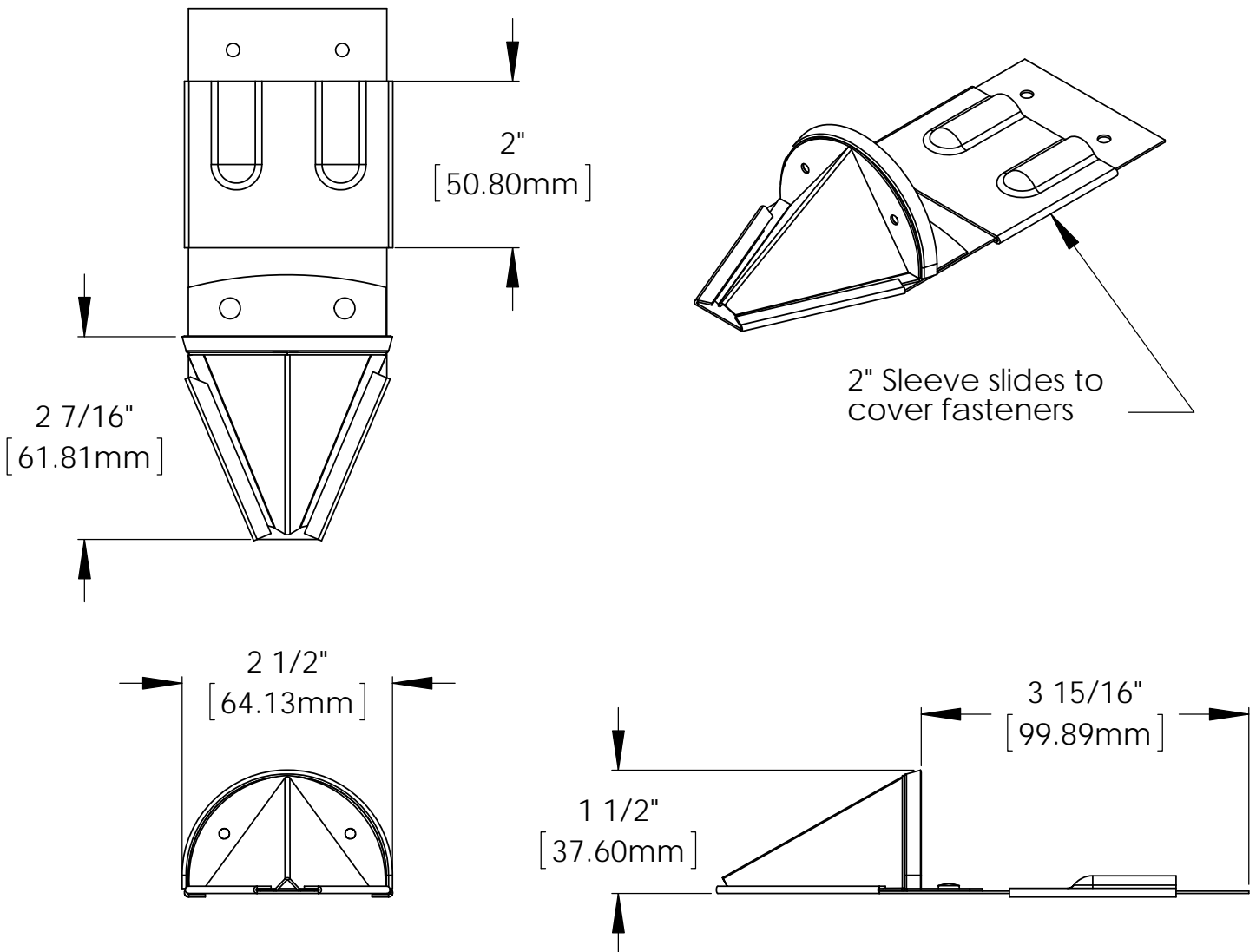
1. Installation to be completed in accordance with manufacturer's written specifications and installation instructions.
2. See spec sheet or contact manufacturer for detailed material, finishes, and configuration options.
3. Contact manufacturer for detailed layout.
4. Do not scale drawings.
5. Subject to change without notice.
6. Aluminum half-round pad-style snow guards will have a third button connecting the pad to the strap.
7. For patent information, visit our [Patent Page](#).

Available Materials

- Aluminum
- Galvalume®
- Copper
- Lead-Coated Copper
- Freedom Gray™
- Rheinzink®

Available Finishes

- Mill Finish (Standard)
- Pre-Painted Aluminum
(Firestone UnaClad Kynar Color: _____)
- Powder Coated
(Tiger Drylac RAL# _____)



289 Harrel Street
Morrisville, VT 05661
Phone: 1.888.766.4273
Fax: 1.888.766.9994
Email: Info@alpinenowguards.com

Scale: 1:2

8/1/2020

DOUBLE HUNG

OPERATING | STUDIO



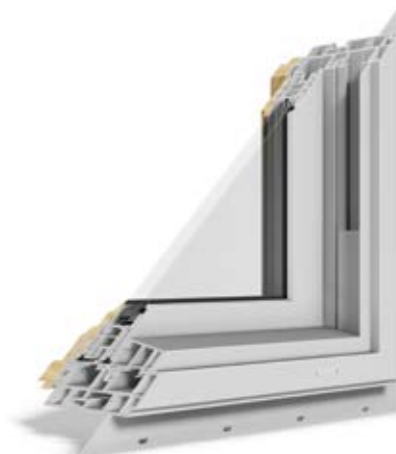
DOUBLE HUNG STANDARD FEATURES

- ▶ Constructed of multi-chambered Glastra extrusions that provide energy efficiency, enhance strength, and reduce the intrusion of outside noise
- ▶ Welded Glastra frame and sash corners help prevent the infiltration of water and air while also providing greater structural integrity and secure joints
- ▶ Glastra exterior with Cloud or Sahara integral color (see pg. 56)
- ▶ Unfinished pine interior with no visible fasteners and no wood exposed to the exterior environment
- ▶ Overall jamb width is 4-9/16" (New Construction)
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Equal glass sizing provides matching sight lines from sash to sash
- ▶ Dry glazed to the interior with beveled glazing bead
- ▶ Wood glazing bead receptor designed for performance and ease of finishing
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Full frame insect screen with BetterVue[®] fiberglass mesh
- ▶ Stainless steel, constant force balance system provides durability and ease of operation
- ▶ Clay-colored sash lock and tilt latches
- ▶ Integral 1-1/4" nailing fin provides easier installation and helps seal the window opening (New Construction)
- ▶ Convection barrier for improved energy performance

NOTE: All measurements are nominal.



**GLASTRA/WOOD
NEW CONSTRUCTION DOUBLE HUNG**
(interior)

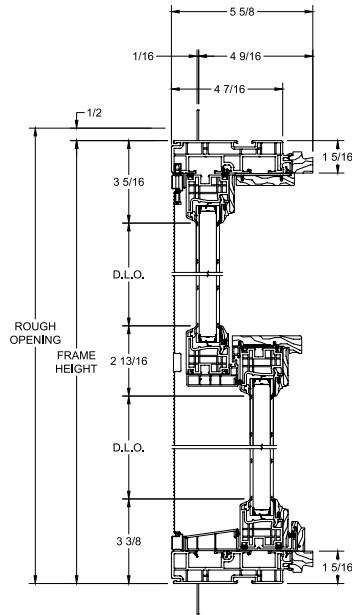


**GLASTRA/WOOD
NEW CONSTRUCTION DOUBLE HUNG**
(exterior)

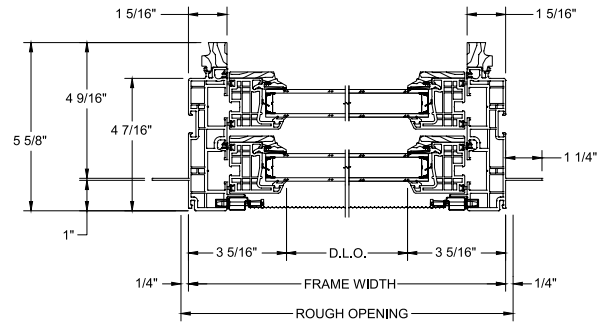
DOUBLE HUNGS | Cross Section Drawings

NEW CONSTRUCTION DOUBLE HUNGs – GLASTRA/WOOD

Vertical Section

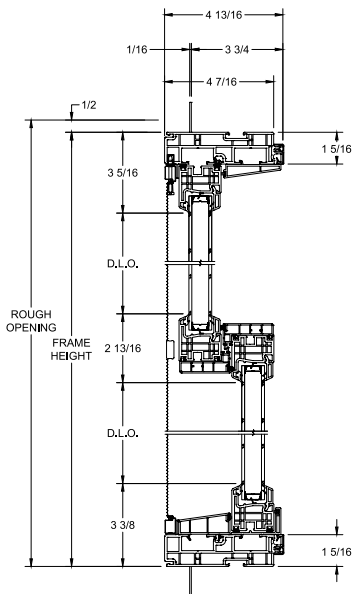


Horizontal Section

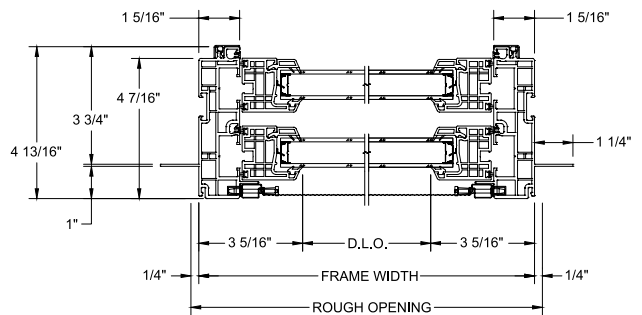


NEW CONSTRUCTION DOUBLE HUNGs – ALL GLASTRA

Vertical Section



Horizontal Section



NOTE: Drawings are not to scale. For Forgent accessory drawings, see pg. 59. Additional and the most current drawings are available at kolbewindows.com

CASEMENTS & AWNINGS

OPERATING | PICTURE



CASEMENT & AWNING STANDARD FEATURES

- ▶ Constructed of multi-chambered Glastra extrusions that provide energy efficiency, enhance strength, and reduce the intrusion of outside noise
- ▶ Welded Glastra frame and sash corners help prevent the infiltration of water and air while also providing greater structural integrity and secure joints
- ▶ Glastra exterior with Cloud or Sahara integral color *(see pg. 56)*
- ▶ Unfinished pine interior with no visible fasteners and no wood exposed to the exterior environment
- ▶ Overall jamb width is 4-9/16"
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Dry glazed to the interior with beveled glazing bead
- ▶ Wood glazing bead receptor designed for performance and ease of finishing
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Insect screen with BetterVue[®] fiberglass mesh Clay-colored folding handle, operator cover, and locking levers
- ▶ Multi-point locking system
- ▶ Integral 1-1/4" nailing fin provides easier installation and helps seal the window opening
- ▶ Convection barrier for improved energy performance
- ▶ Box-to-box standard mullion *(see pg. 12)*

NOTE: All measurements are nominal.



**GLASTRA/WOOD
CASEMENT**
(interior)

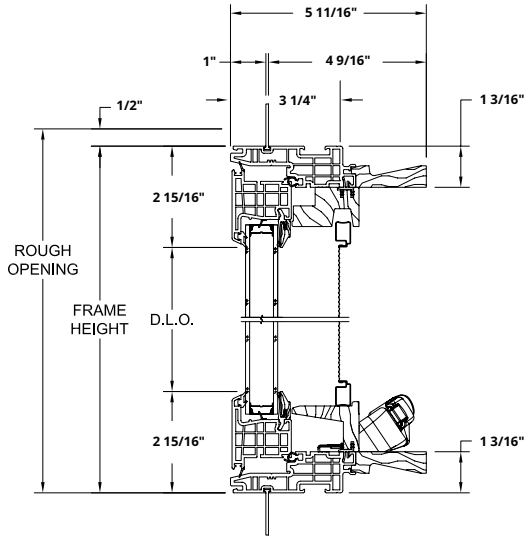


**GLASTRA/WOOD
CASEMENT**
(exterior)

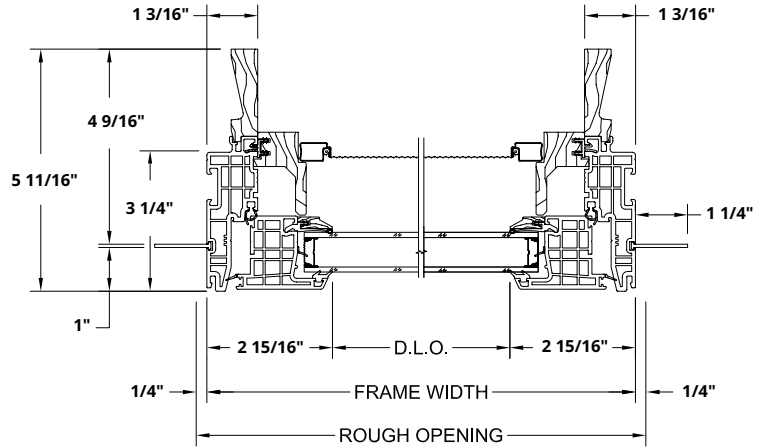
CASEMENTS & AWNINGS | Cross Section Drawings

CASEMENTS & AWNINGS – GLASTRA/WOOD

Vertical Section

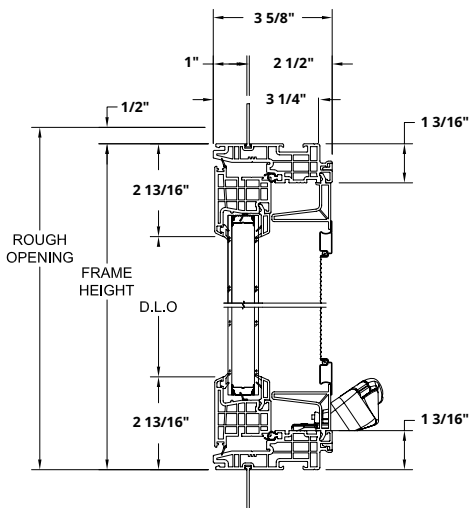


Horizontal Section

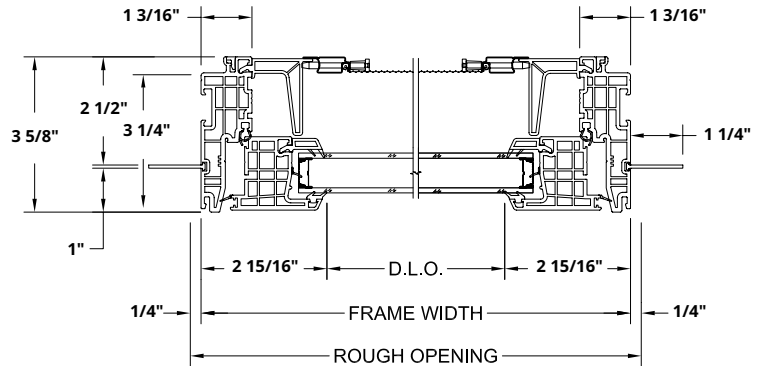


CASEMENTS & AWNINGS – ALL GLASTRA

Vertical Section



Horizontal Section

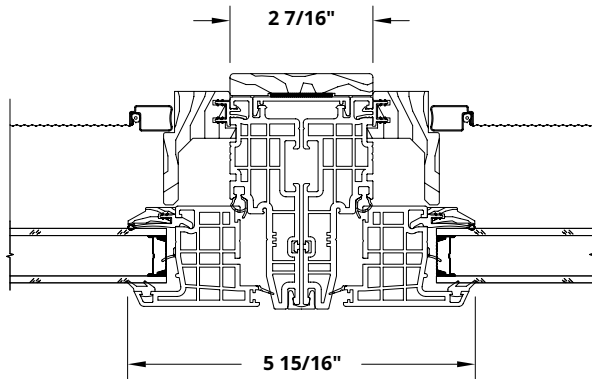


NOTE: Drawings are not to scale. For Forgent accessory drawings, see pg. 59. Additional and the most current drawings are available at kolbewindows.com

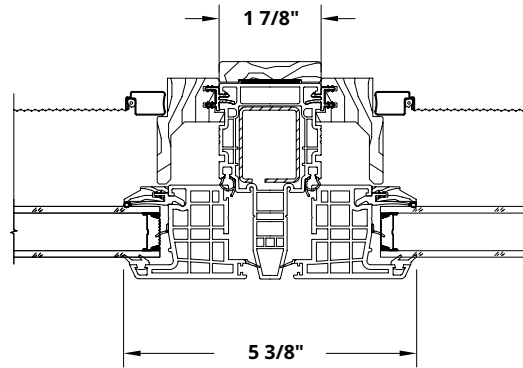
CASEMENTS & AWNINGS | Cross Section Drawings

CASEMENTS & AWNINGS – GLASTRA/WOOD

Standard Mullion
(Flush)

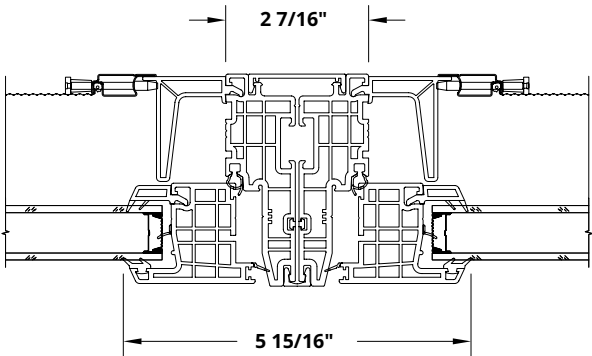


Integral Mullion

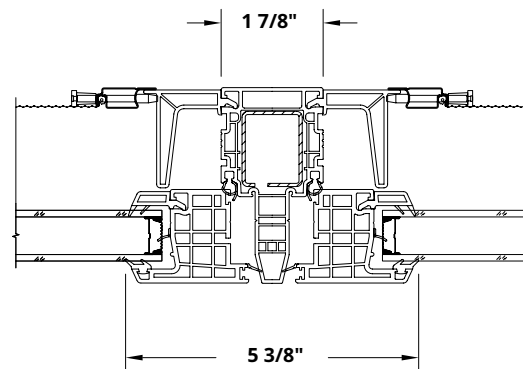


CASEMENTS & AWNINGS – ALL GLASTRA

Standard Mullion
(Flush)



Integral Mullion



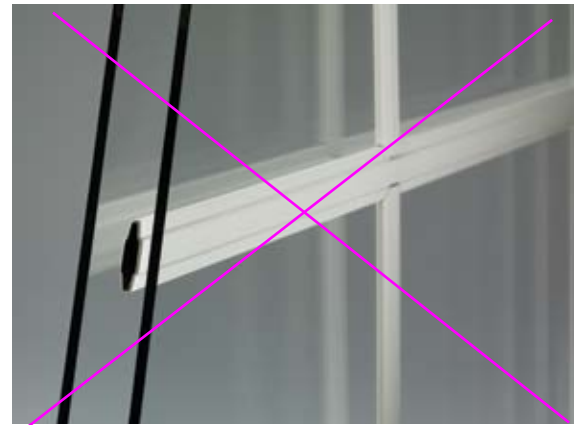
NOTE: Drawings are not to scale. For Forgent accessory drawings, see pg. 59. Additional and the most current drawings are available at kolbewindows.com

DIVIDED LITE OPTIONS

Forgent Series windows and doors are available with two types of divided lites: performance divided lites and grilles-in-the-airspace.

PERFORMANCE DIVIDED LITES

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior of Forgent Series windows and doors. Unfinished pine bars are adhered to the interior of the single lite of insulating glass on Glastra/Wood units, while aluminum bars are adhered to the interior of All Glastra units. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. PDL bars are available in 7/8" or 2-1/4" bar widths. The exterior finish of the aluminum bars will match the exterior finish of the unit. Some designs may have a composite material for the exterior PDL bar. Bars have a beveled profile. Limited lite patterns are available.



GRILLES-IN-THE-AIRSPACE

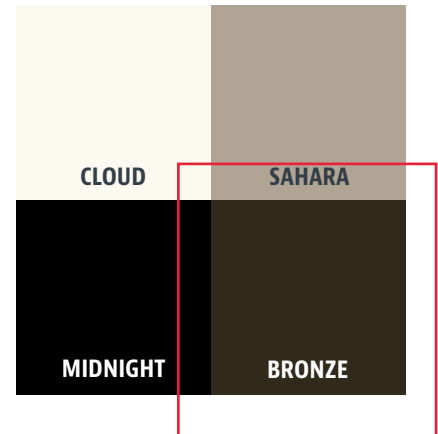
Grilles-in-the-airspace are constructed with aluminum bars sealed between two panes of insulating glass, offering the look of divided panes while reducing cleaning time.



FINISH OPTIONS

EXTERIOR FINISHES

Forgent Series windows and doors have a durable and resilient Glastra exterior. Cloud and Sahara are integral to the Glastra material, while Midnight and Bronze are applied as an acrylic film.



INTERIOR FINISHES - ALL GLASTRA UNITS

Coordinating finishes are available for Glastra interiors; however, the Midnight or Bronze interior finish is only available on units with a Glastra Midnight or Bronze exterior, respectively.

NOTE: Midnight and Bronze exteriors are only available on All Glastra units. Ask your Kolbe dealer for details.

†Only available on products with Midnight exteriors.

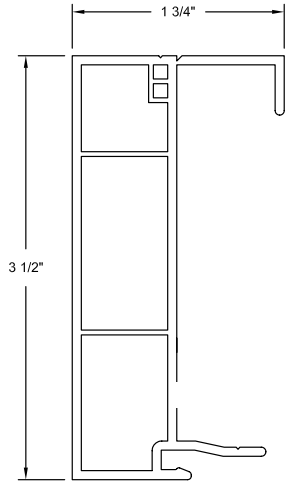
††Only available on select products with Bronze exteriors.



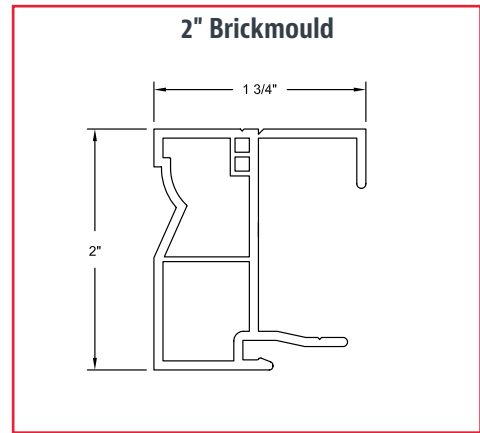
EXTERIOR ACCESSORIES

OPTIONAL EXTERIOR ACCESSORIES

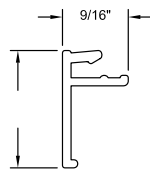
3-1/2" Flat Casing



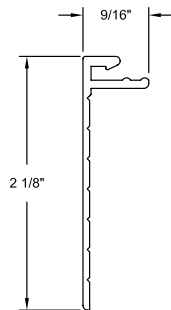
2" Brickmould



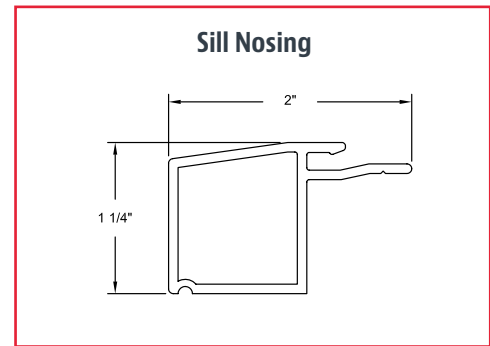
J-Channel



Frame Expander

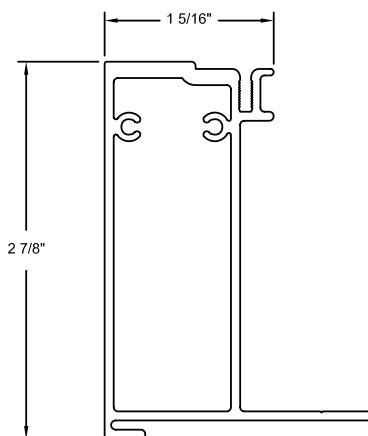


Sill Nosing

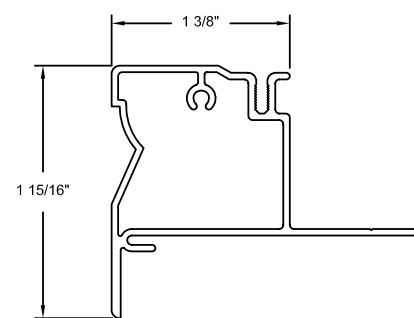


OPTIONAL EXTERIOR ACCESSORIES FOR DOORS THAT COMPLEMENT GLASTRA/WOOD UNITS

3-1/2" Flat Casing



2" Brickmould



NOTE: Drawings are not to scale. Additional and the most current drawings are available at kolbwindows.com



88241-12: Medium One Light Outdoor Wall Lantern



Collection: Cape May

One Light Wall Lantern in Black Finish with Etched / White Inside Glass Shade

UPC #:785652079016

Finish: Black (12)

Dimensions:

Width: 9" **Extends:** 10"
Height: 15 1/2" **Wire:** 6 1/2" (color/Black/White)
Weight: 3.6 lbs. **Mounting Proc.:** Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - Medium A19 100w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (HC-1179)
 French (F-010)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched / White Inside	1				8 11/32	6 15/16				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7 1/16	4 1/2	1		4 1/2	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	88241-12	1	785652079016	17.25	11.75	12.25	1.437	5.4	250	Yes
NJ Pallet		48		48	40	75	83.333	259.2		No
NV Pallet		48		48	40	75	83.333	259.2		No



6250701-71: One Light Outdoor Pendant



Collection: Calder

UPC #:785652056406

Finish: Antique Bronze (71)

Dimensions:

Diameter: 10" **Overall Height:** 54"
Height: 16 1/8" **Wire:** 120" (color/Brown)
Weight: 5.7 lbs. **Chain:** 36"
Mounting Proc.: Center Lock-Up
Connection: Mounted To Box

Bulbs:

1 - Medium A19 75w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.
- Supplied with wire pre-laced through chain

Material List:

1 Body - StoneStrong - Antique Bronze
 1 Chain - Steel - Antique Bronze

Safety Listing:

Safety Listed for Damp Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990P6250701-CLR)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Satin Etched	1	G560301-619			8 5/8	7 1/2				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy	1			5		

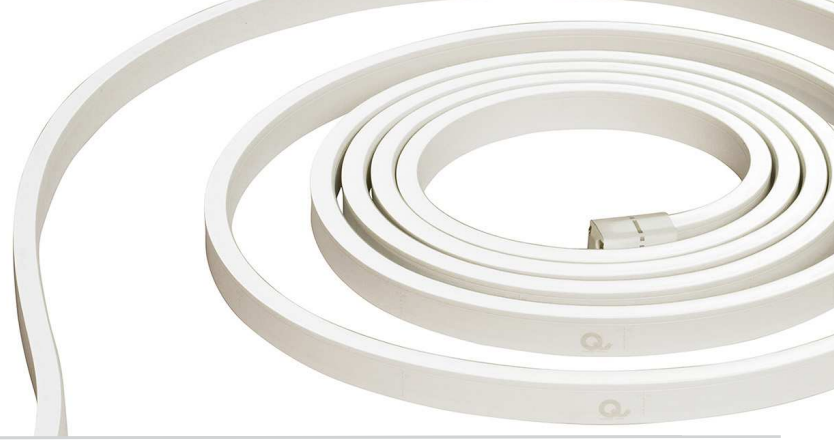
Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	6250701-71	1	785652056406	21	13	20.75	3.278	7.6	250	Yes
NJ Pallet		35		48	40	70.5	78.333	266		No
NV Pallet		35		48	40	70.5	78.333	266		No



JAAW-30

FLEX SERIES IP67
FLEX MINI
 WET RATED



The FLEX Series is the ideal LED for architectural spaces where the light will be in direct view. As the name implies, these LED lights are flexible and can be easily molded into different curvatures. The enclosure and the lens allow for a perfect monochromatic light source with no hot spots. All of Q-Tran's FLEX Series lights are made with high quality SMD LED chips, are UV and flame resistant, and are extremely energy efficient. The FLEX Mini is available in white in a variety of different color temperatures; 2700K, 3000K, 3500K, 4000K. Perfect replacement for glass Neon such as indoor, outdoor, signage, & architecture.

iQ67	-	30	-	FLM	-	80	-	1.4	-	30
iQ series		Color Temp		Flex series		CRI		Watts Per FT		Length

COMPATIBLE EXTRUSIONS

iQ67-27-FLM-80-1.4

Max Run / Reel Length: 30ft | Color Temp: 2700K | Voltage: 24VDC
 CRI: 80+ | Watts Per Ft: 1.4 | FLM=Flex Mini

iQ67-30-FLM-80-1.4

Max Run / Reel Length: 30ft | Color Temp: 3000K | Voltage: 24VDC
 CRI: 80+ | Watts Per Ft: 1.4 | FLM=Flex Mini | Lumens per foot: 54

iQ67-35-FLM-80-1.4

Max Run / Reel Length: 30ft | Color Temp: 3500K | Voltage: 24VDC
 CRI: 80+ | Watts Per Ft: 1.4 | FLM=Flex Mini

iQ67-40-FLM-80-1.4

Max Run / Reel Length: 30ft | Color Temp: 4000K | Voltage: 24VDC
 CRI: 80+ | Watts Per Ft: 1.4 | FLM=Flex Mini

FEATURES

- IK08 rated
- High quality SMD LED chip
- Ambient temperature: -4°F ~ +113°F
- UV & Flame resistant construction
- Uniform & Even light source w/no LED "hotspots"
- 3.54" min. bending diameter
- Run lengths up to 60 feet*
- *For runs greater than 30 feet, 2 independent 100W drivers are required. One powering and wired to each end.
- Environmentally friendly & energy efficient
- 2 year warranty

NOTE: The warranty only valid if compatible power supplies used.

COMPATIBLE POWER SUPPLIES

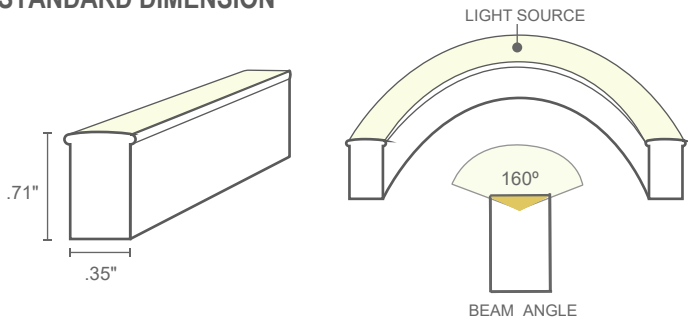
Interior Applications

- Q6M-DC+CAP
- QTM-eLED, QTM-DC+CAP
- iQ-PH

Exterior Applications

- QOM-eLED, QOM-DC+CAP
- Q-SET-eLED
- iQ-PH

STANDARD DIMENSION



CUTTING INSTRUCTIONS:

This flex light can be cut on the dotted line mapped on the unit at every 3.28".

Lead wire comes in 11.5" (18/2 AWG)



2019 0606 - V01

PROJECT NAME	DATE	COMPANY	TYPE	NOTE



FLEX SERIES IP67

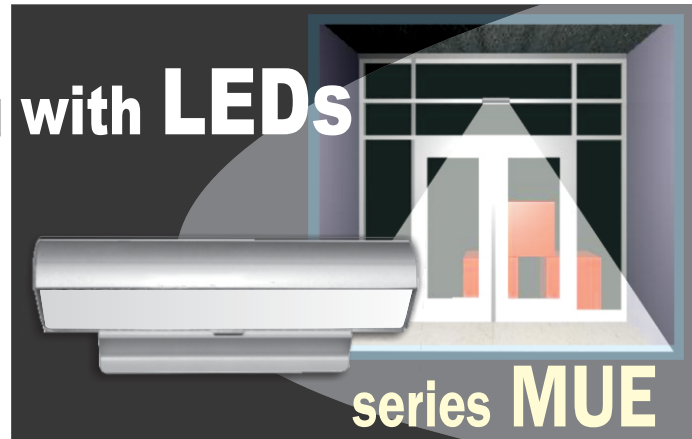
COMPATIBLE EXTRUSIONS

iQA-FLM-SELF: Self-locking aluminum profile (Used with clip)

Technical drawing of the iQA-FLM-SELF aluminum profile. The drawing includes a cross-section view with dimensions: 0.50" width, 0.24" base width, 0.76" height, and 0.88" total height. A perspective view shows a 39.5" long profile with a clip attached. A circular inset shows a close-up of the clip mechanism.

Length	: 1.5, 19.75, 39.5, 79 in
Dimension	: 0.50 x 0.88 x 0.50 in
Material	: Anodized Aluminum
Fits	: Flex Mini
Screws	: 0.72 x 0.27 in

The Brightest Idea is Emergency Lighting with LEDs



GENERAL DESCRIPTION

Operating in emergency mode or optional normal- on, this fixture is designed to mount directly on structural mullion beams used in typical glass-fronted entrances, with vertical surface as small as 2". This fixture has full 90° cut-off and will provide efficient emergency lighting in front of egress doorways, or along extended pathways.

CONSTRUCTION

- Rugged extruded aluminum housing with stainless hardware is corrosion proof.
- Wet location listed UL 924. Certified IP66.
- Uniform, high brightness lighting over the path of egress.
- Full 90° cut- off.
- Three versions are available:

RE= Central Battery System Series CBS or other qualified source 12V- 24 VDC.
BB= Battery backup from Remote Battery Supply Series RPS.
AC= 120/ 277 VAC supply.

ELECTRONICS

- Dual operation from either a battery or optional normally on power source.
- Lamps are connected in parallel-series strings, as required to meet requirements of NEC and Life Safety Codes. Lighting continues even after failure of One lamp or circuit.
- LED color temperature standard 5300K; available color temperatures from 2900K, 3200K, to 3800K.

ENERGY EFFICIENT OPERATION

- Dual function operation for optional normally on night or security lighting as well as emergency lighting.
- Very low power consumption in optional night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

CODES

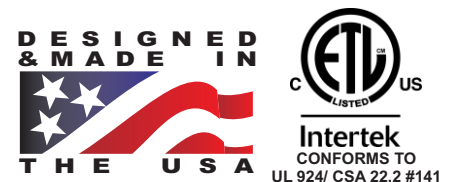
- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101.

WARRANTY

- 5 year total customer satisfaction warranty. For Details see product catalog technical data section.

FIXTURE SCHEDULE

MODEL	CATALOG NO
APPROVAL	JOB INFORMATION



Moonlite LED®

LED Outdoor Egress Emergency with Night Lighting Option

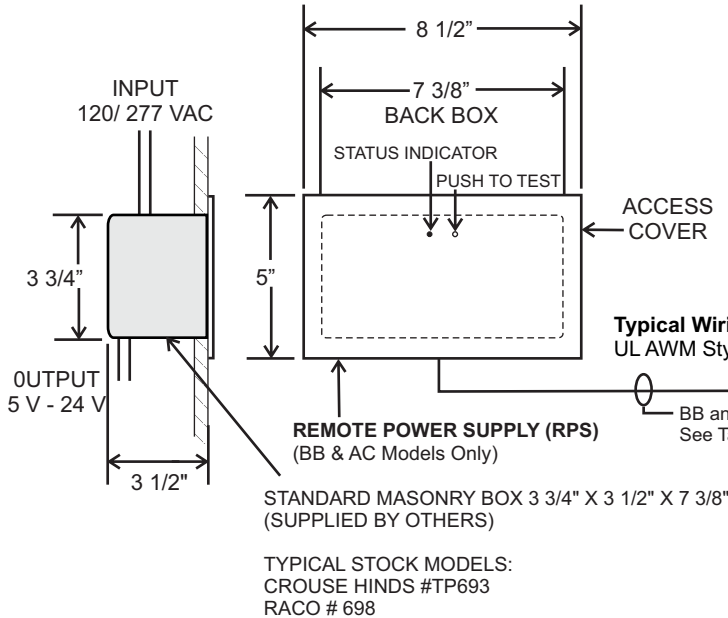
Mullion Mount Emergency Light Series MUE

MUE.5.18.15

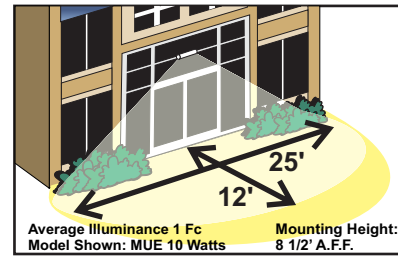
SUGGESTED SPECIFICATIONS:

Supply and install the MOONLITE LED Series MUE Mullion Mount emergency lighting fixture manufactured by Sigtex Lighting Inc. The MUE assembly shall be listed for installation in wet locations in compliance with UL 924 and IP66 standards and shall be capable of operating from Sigtex remote power supply Series RPS, the Sigtex central battery system Series CBS, or from other remote power sources supplying 12-24 VDC or VAC. Upon loss of AC building power, emergency models shall operate for a minimum of 90 minutes in compliance with UL Standard 924 and NFPA LSC 101.

MOUNTING DATA & DIMENSIONS:



SPACING GUIDE

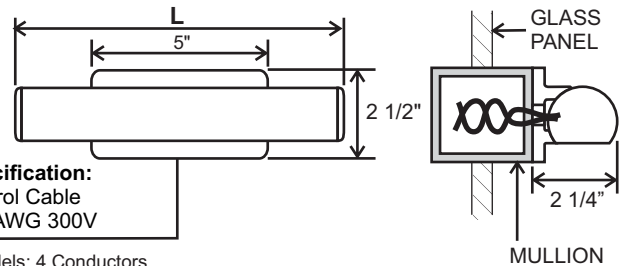


Average Illuminance 1 Fc
Model Shown: MUE 10 Watts
Mounting Height: 8 1/2' A.F.F.

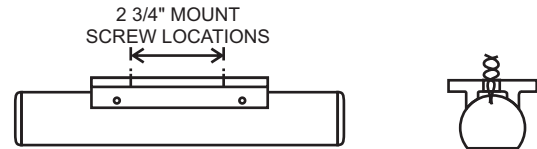
NOTE: FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/50/20. SIGTEX IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS.

CONTACT SIGTEX FOR LAYOUT ASSISTANCE
Code Compliant Emergency lighting layouts provided free of charge!

WALL MOUNT



TOP MOUNT



Typical Wiring Specification:
UL AWM Style: Control Cable
#20 AWG 300V

BB and AC Models: 4 Conductors
See Table 1

TABLE 1
MAXIMUM WIRING LENGTH
FROM RPS TO FIXTURE

WIRING SIZE AWG	LENGTH (FT)
	MUEBB
#18	25
#16	50
#14	75
#12	125

LENGTH TABLE

POWER	L
10 Watts	10"
20 Watts*	19"

*RE & AC Models Only

SECURITY LIGHTING CONTROL

RE Models: Requires SEC Option 'S' with CBL
BB Models: Requires Option '-SB120' for connection to 120 VAC
Requires Option '-SD277' for connection to 277 VAC
BB-DG Models: Requires Option '-SD' for connection to 120/277 VAC

RPS SELF-TEST DIAGNOSTIC FUNCTIONS BB MODELS WITH DG FUNCTION

STATUS	LED DISPLAY
NORMAL FULL CHARGE	GREEN ON
NORMAL FAST CHARGE	ORANGE ON
FAILED BATTERY	RED FLASH FAST
FAILED LAMP	GREEN FLASH
FAILED TRANSFER	ORANGE FLASH
FAILED CHARGER	RED FLASH SLOW

FIXTURE ORDERING INFORMATION: EXAMPLE: MUEBB10AW-DG

MUE	BB	10	A	W	-DG
MODEL SERIES	OPERATION	POWER	HOUSING COLOR	MOUNT	OPTIONS
MUE	RE= Central Battery or other 12-24 VDC Remote Source BB= Battery Backup (Includes RPS) AC= No Battery (Includes RPS)	10= 10 Watts Emergency & Normal On Power 20= 20 Watts Emergency & Normal On power (RE & AC Models Only)	W= Satin White A= Aluminum B= Dark Bronze X= Custom	T= Top W= Wall	DG= Self-Test Diagnostics (BB Models Only) SB120= Security Lighting with Control Switch for Standard BB Operation (120V) SD277= Security Lighting with Control Switch for Standard BB Operation (277V) SD= Security Lighting with Control Switch for BB Operation with DG option (120/277V) CW1= Custom Window Filter- 3800K CW2= Custom Window Filter- 3200K CW3= Custom Window Filter- 2900K DAC= Dual AC Input 2HT= 2" Canopy Height 5HT= 5" Canopy Height

SUITABLE FOR WET LOCATIONS

AMBIENT TEMPERATURE LIMITS:
-40° C to +50° C

DISTRIBUTOR:

Specifications and Dimensions subject to change without notice.



Sigtex Inc
LIGHTING

220 VFW Avenue, Grasonville, MD 21638

TEL: (410) 827-8300 Fax: (410) 827-8866

sales@sigtexinc.com www.sigtexinc.com

52 Prospect Street

LU-21-188

Certificate of Approval

**LU-21-188**

Land Use Application

Status: Active**Date Created:** Sep 28, 2021**Applicant**

Tim Malloy
 tmalloy131@gmail.com
 52 Prospect Street
 Portsmouth, NH 03801
 603.583.3897

Location

52 PROSPECT ST
 Portsmouth, NH 03801

Owner:

MALLOY REVOCABLE TRUST OF 2017 & MALLOY TIMOTHY R & SUSAN
 P TTEES
 52 PROSPECT ST PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

A. Property Owner

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an **ADDITION** to an existing structure or a **NEW** structure on a property that already has structure(s) on it

New Construction: any project (commercial or residential) that involves adding a **NEW** structure on a parcel that is currently **VACANT**. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

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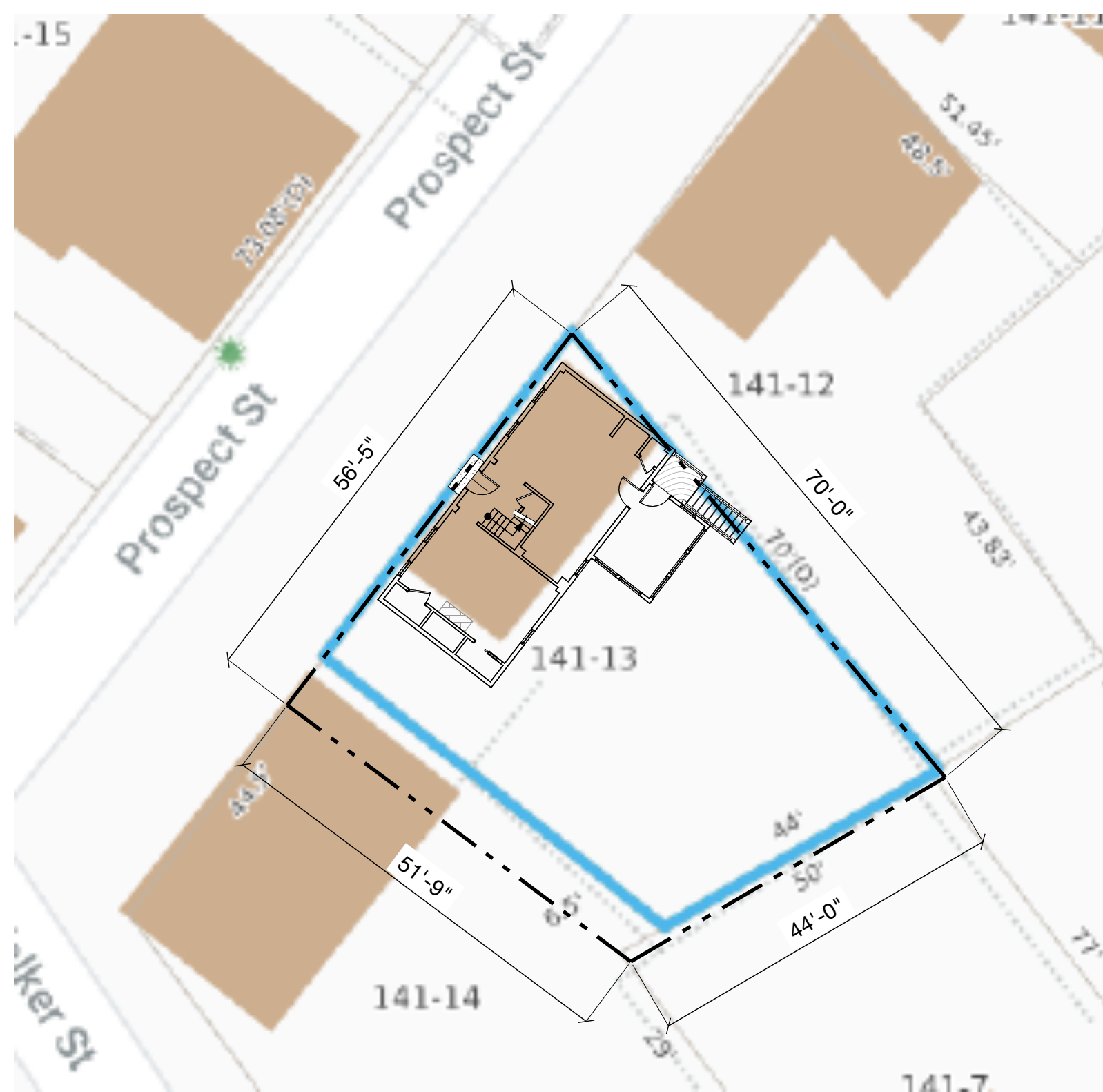
Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

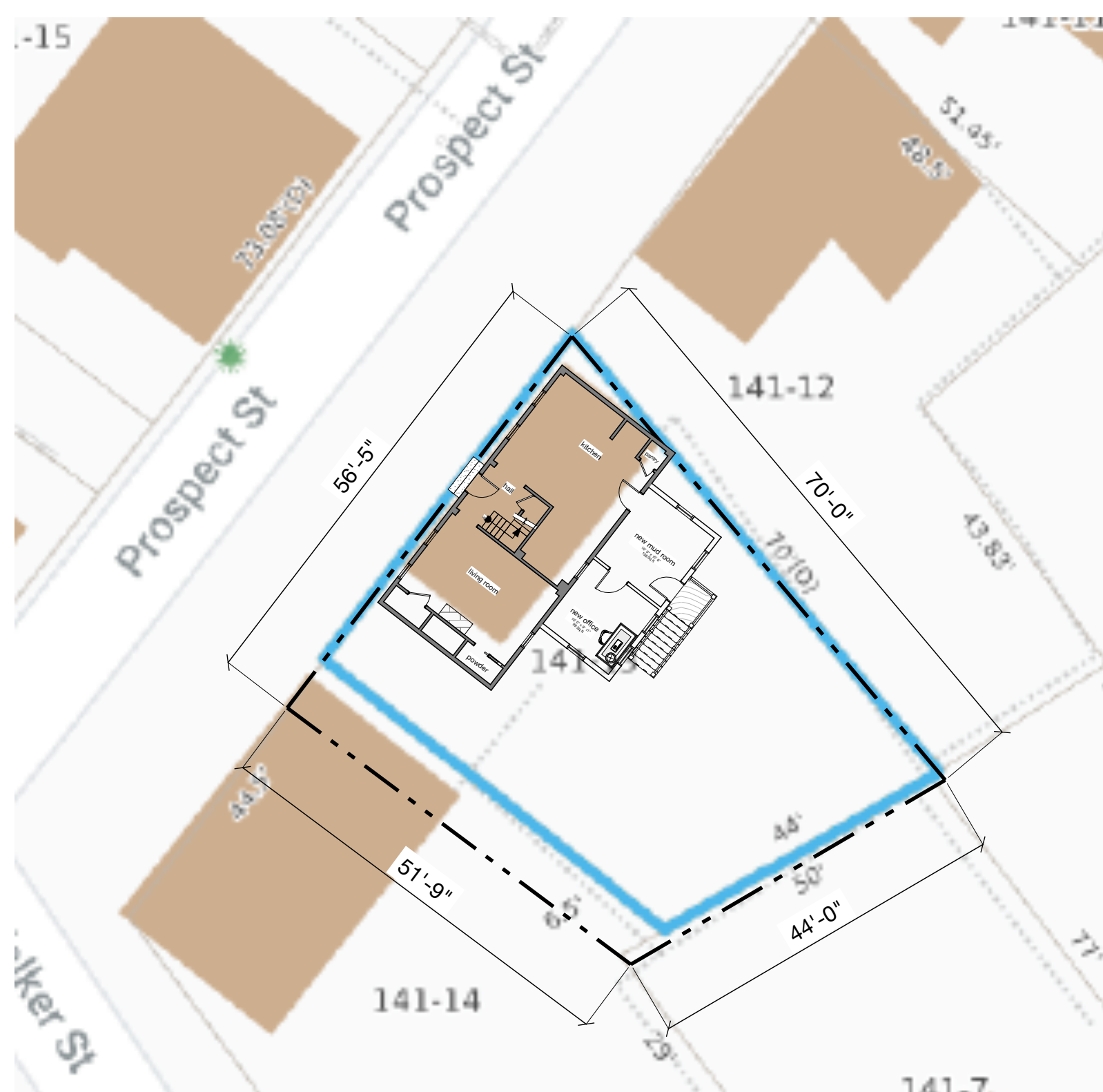
Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



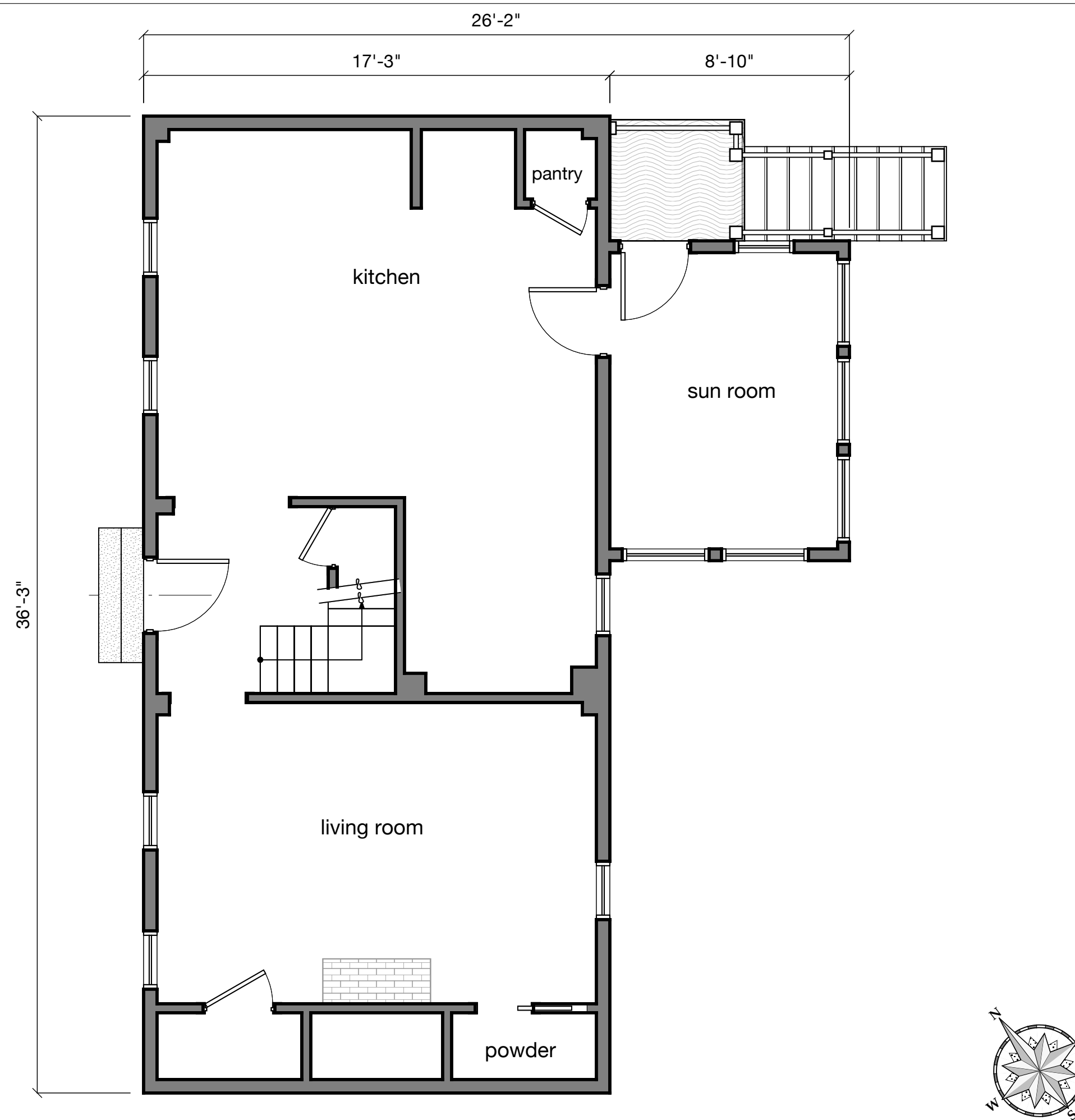
Existing Plot Plan

1/16" = 1'-0"



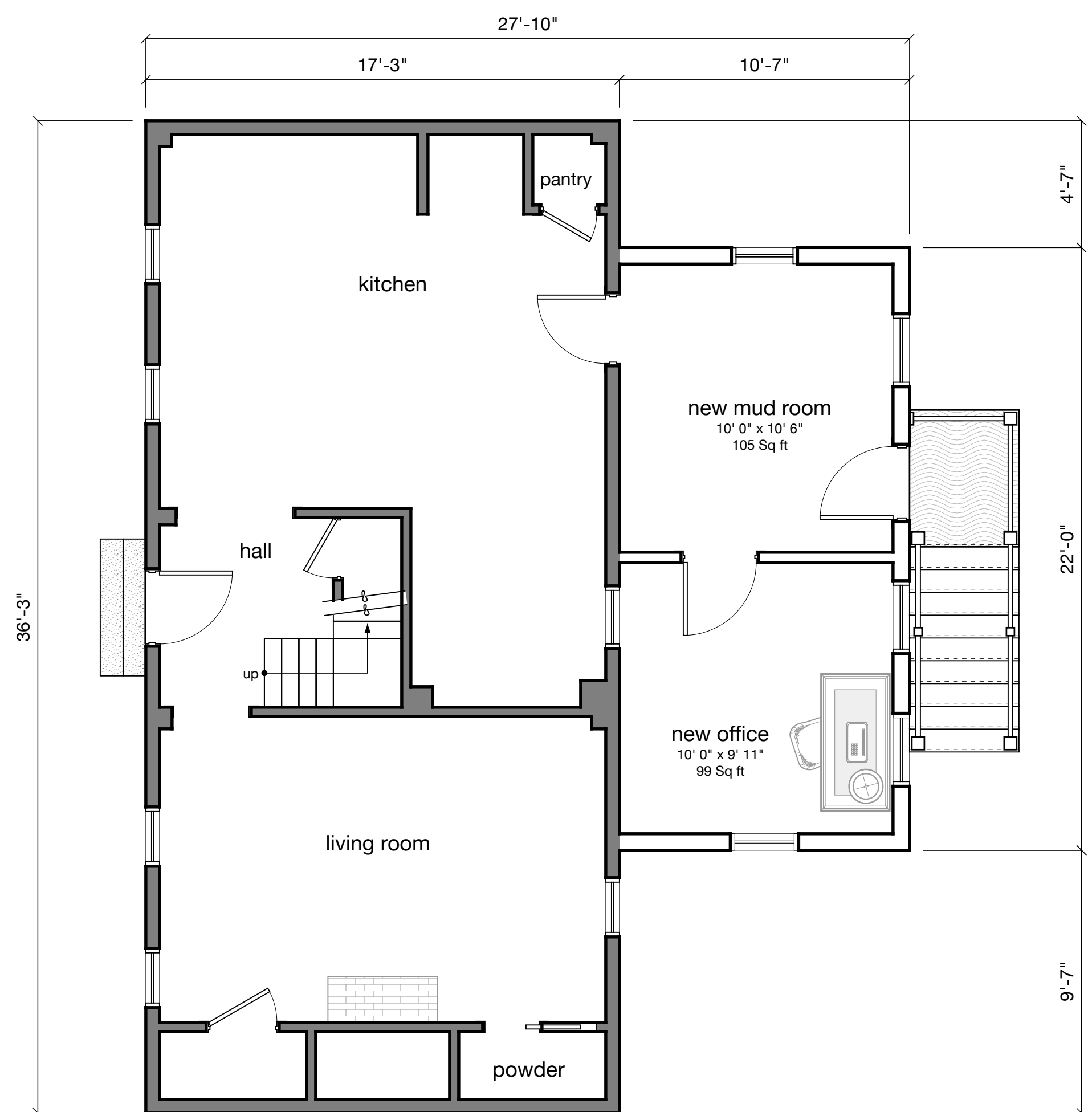
Proposed Plot Plan

1/16" = 1'-0"



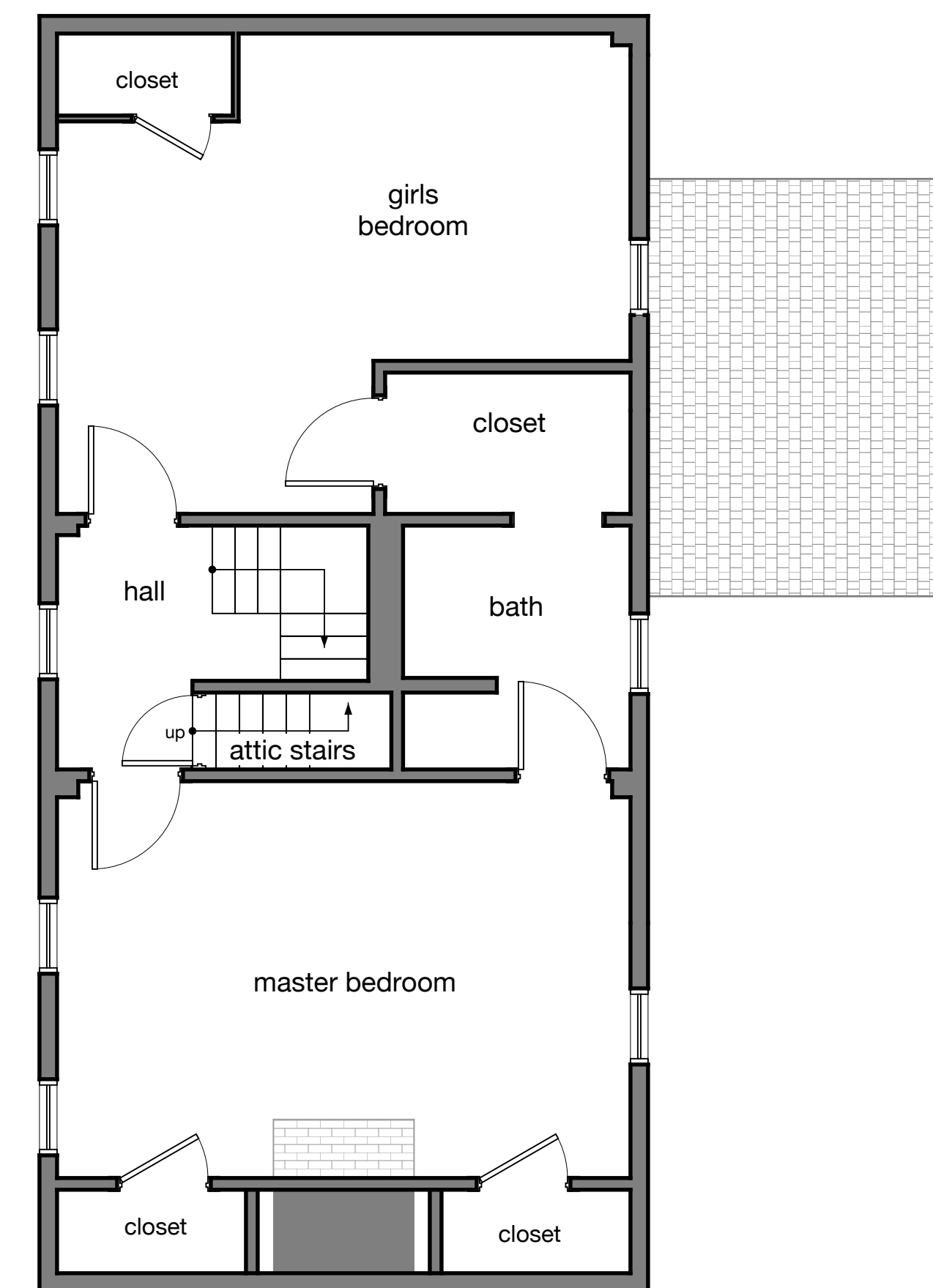
Existing Floor Plan - First Floor

1/4" = 1'-0"



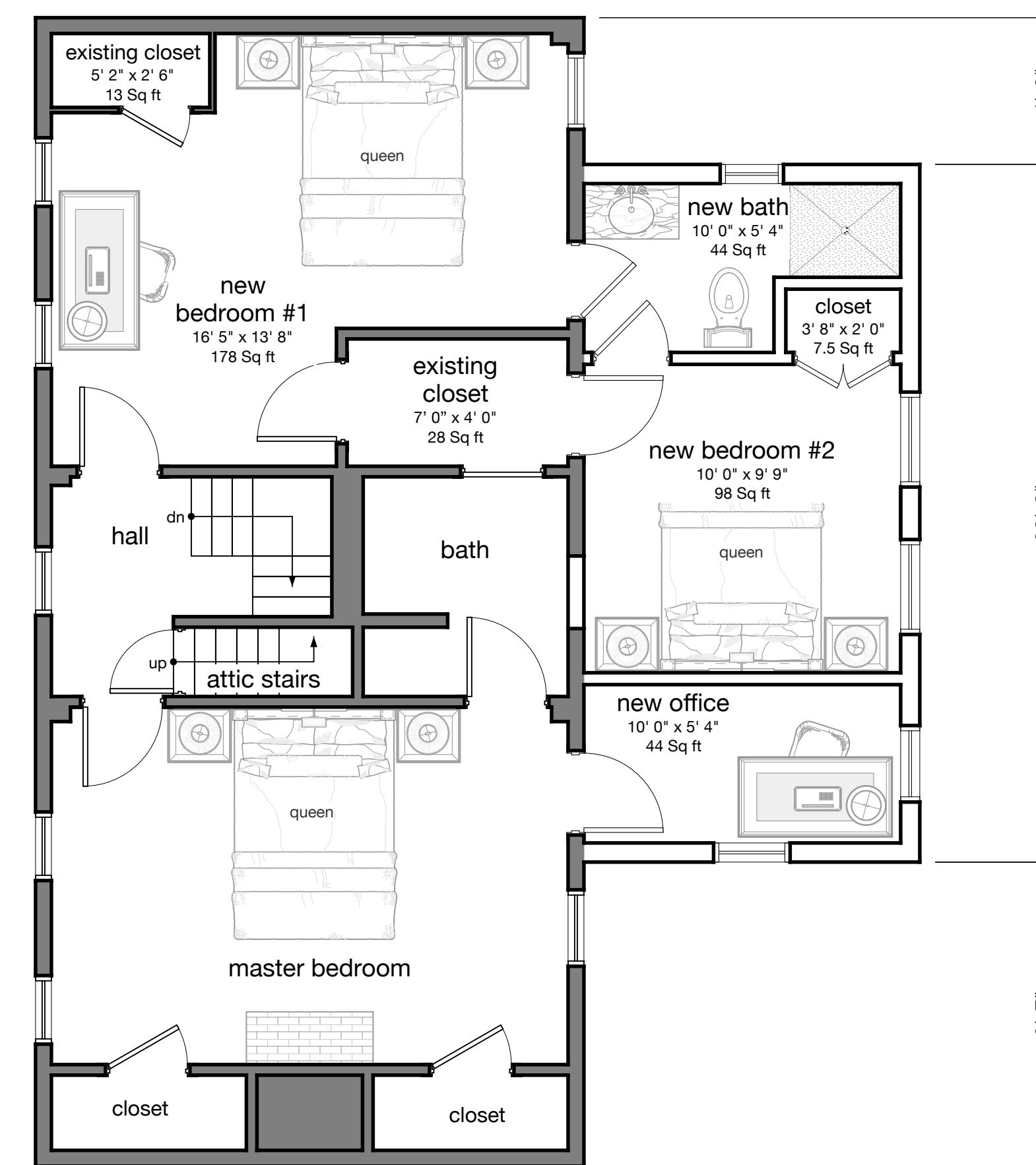
Proposed New Floor Plan - First Floor

1/4" = 1'-0"



Existing Floor Plan - Second Floor

1/4" = 1'-0"



Proposed New Floor Plan - Second Floor

1/4" = 1'-0"

1. THE DESIGN, DETAILS, NOTES, ETC. AS SHOWN AND/OR CALLED FOR ON ONE DRAWING OF THE CONTRACT DOCUMENTS SHALL APPLY TO ALL DRAWINGS COMPRISING THE CONTRACT DOCUMENTS.
2. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE ARCHITECTURAL AND INTERIOR DESIGNS DELINEATED HEREIN COMPLY WITH ALL APPLICABLE CODES IN EFFECT AT THE TIME OF CONSTRUCTION AND/OR INSTALLATION. HOWEVER, CODE COMPLIANCE IS THE RESPONSIBILITY OF THE CONTRACTORS, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL/INTERIOR DESIGNER FOR RESOLUTION.
3. CONTRACTORS SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS IN FIELD.
4. DO NOT SCALE DRAWINGS FROM PRINTS OR REPRODUCTIONS. SCALE INDICATED IS VALID ON ORIGINAL DRAWINGS WHICH IS 24" X 36" OVERALL.

Progress Issues:

08/11/21	SUSAN & TIM MALLOY
10/15/21	SUSAN & TIM MALLOY

Permit Issues:

Construction Issues:

PROJECT:

Addition and Renovations for

The Susan & Tim Malloy Residence

52 Prospect Street
Portsmouth, NH 03801

DATE:

10/15/21

ISSUED AS:

PROGRESS ISSUE

Architectural Floor Plan all Floors

A-1.01

1. THE DESIGNS, DETAILS, NOTES, ETC. AS SHOWN AND/OR CALLED FOR ON ONE DRAWING OF THE CONTRACT DOCUMENTS SHALL APPLY TO ALL DRAWINGS COMPRISING THE CONTRACT DOCUMENTS.
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08/11/21	SUSAN & TIM MALLOY
10/15/21	SUSAN & TIM MALLOY

Permit Issues:

--	--

Construction Issues:

--	--

PROJECT:

Addition and Renovations
for

The Susan & Tim Malloy Residence

52 Prospect Street
Portsmouth, NH 03801

DATE:

10/15/21

ISSUED AS:

PROGRESS ISSUE

New Exterior Elevation all Floors

A-3.01



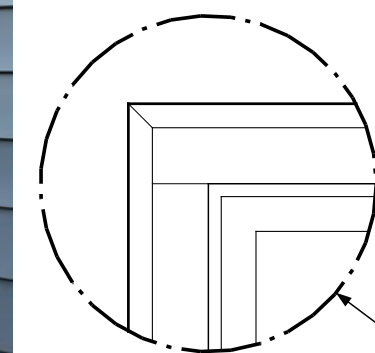
Existing Street Elevation

EXISTING VINYL REPLACEMENT WINDOWS

EXISTING ALUMINUM SIDING



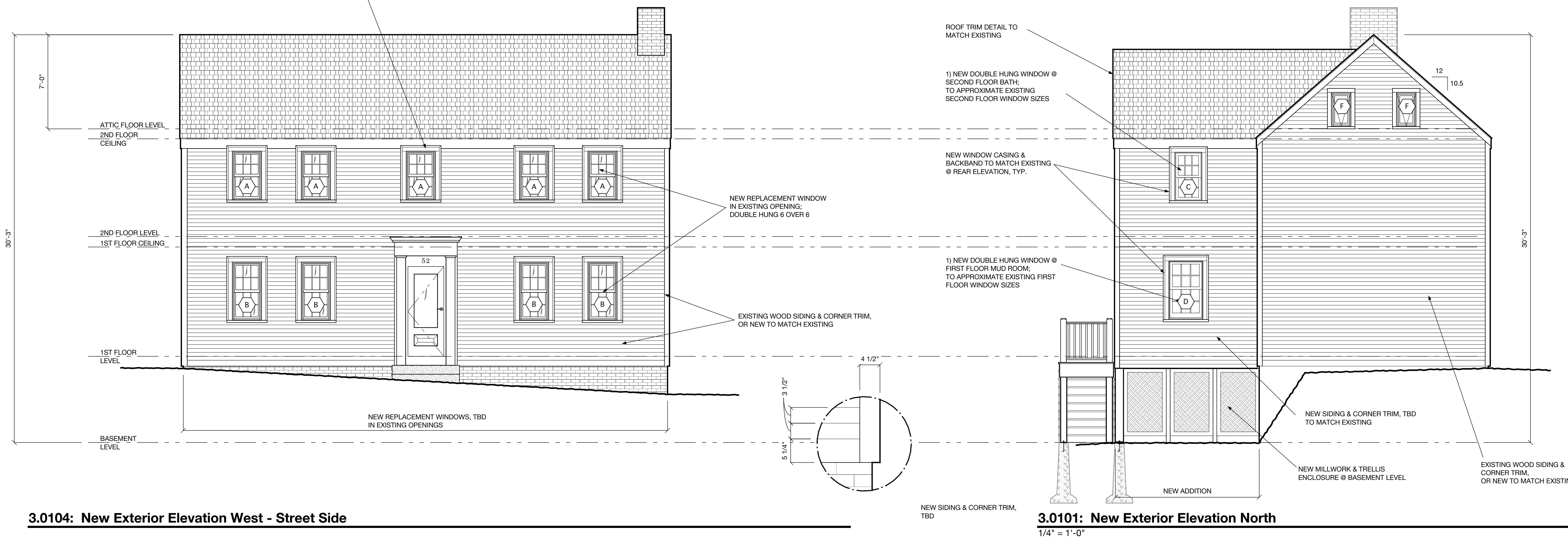
Existing Casing @ Street Elevation



NEW WINDOW CASING & BACKBAND TO MATCH EXISTING @ REAR ELEVATION



Existing North Elevation



View looking S-W on Prospect Street



View looking S-W @ 52 Prospect Street



View looking N-E on Prospect Street

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Progress Issues:

08/11/21	SUSAN & TIM MALLOY
10/15/21	SUSAN & TIM MALLOY

Permit Issues:

--	--

Construction Issues:

--	--

PROJECT:

Addition and Renovations
for

The Susan & Tim Malloy Residence

52 Prospect Street
Portsmouth, NH 03801

DATE:

10/15/21

ISSUED AS:

PROGRESS ISSUE

New Exterior Elevation all Floors

A-3.02



EXISTING SUN ROOM TO BE REMOVED

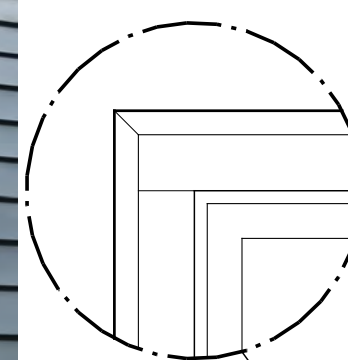
Existing Rear Elevation



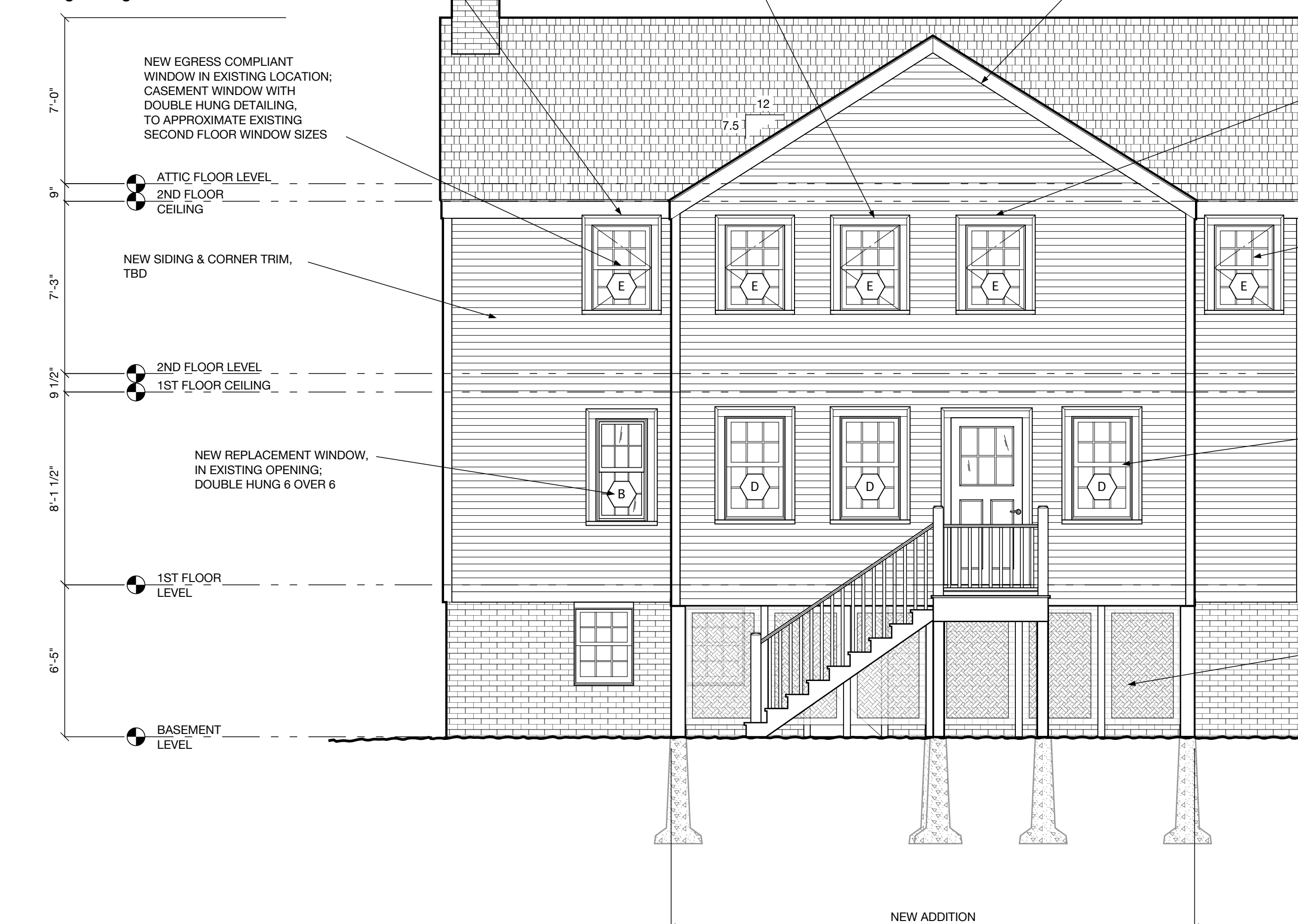
Existing South Elevation



Existing Casing @ Rear Elevation

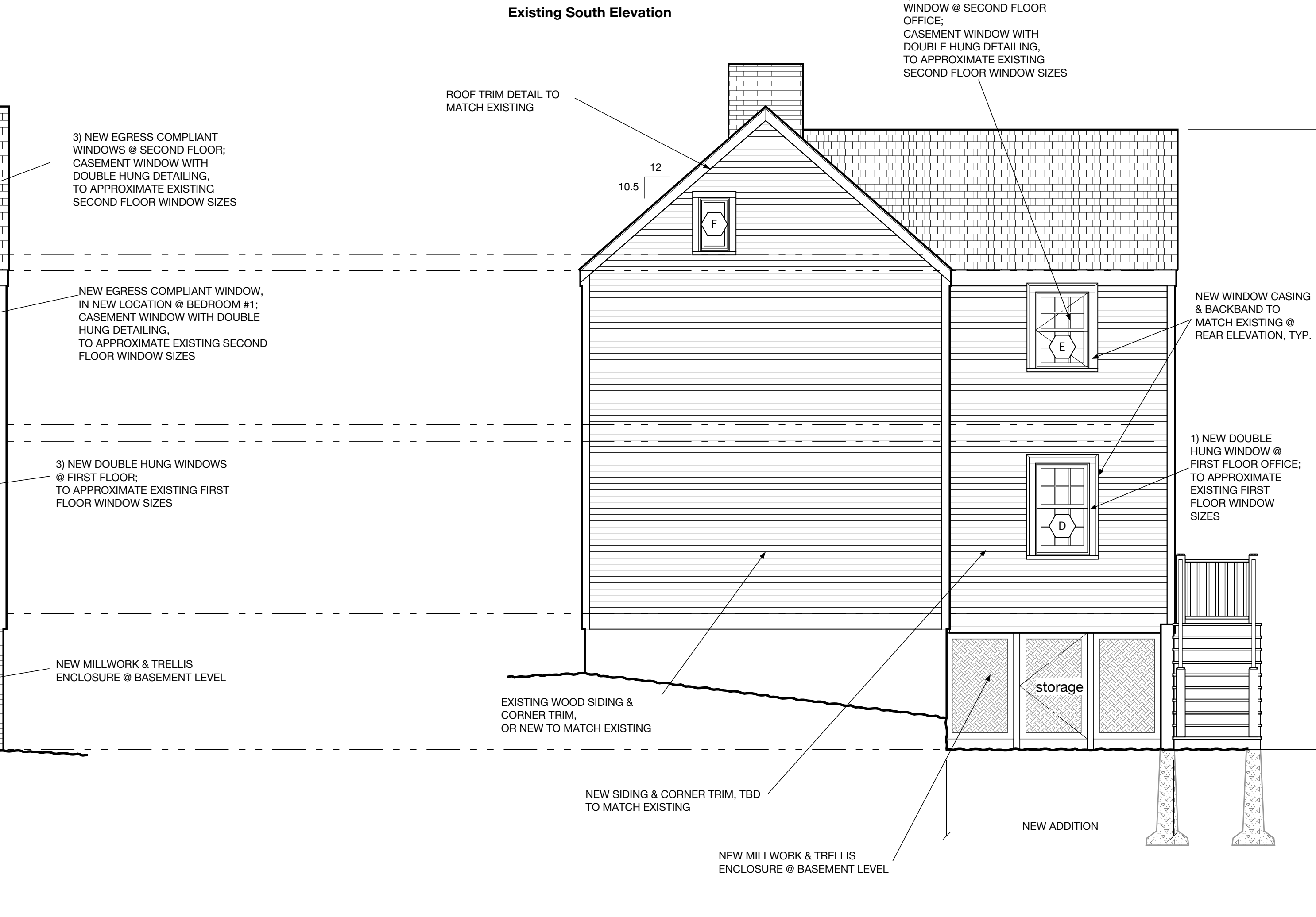


NEW WINDOW CASING & BACKBAND TO MATCH EXISTING @ REAR ELEVATION, TYP.



Proposed Exterior Elevation East

1/4" = 1'-0"



Proposed Exterior Elevation South

1/4" = 1'-0"

52 PROSPECT STREET



View looking N-E from Walker Street



EXISTING 2-STORY ADDITION @ 40 PROSPECT STREET

EXISTING SUN ROOM TO BE REMOVED

View of Rear Elevations @ #52 & #40 Prospect Street

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Permit Issues:

Construction Issues:

PROJECT:

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for

The Susan & Tim Malloy Residence

52 Prospect Street
Portsmouth, NH 03801

DATE:

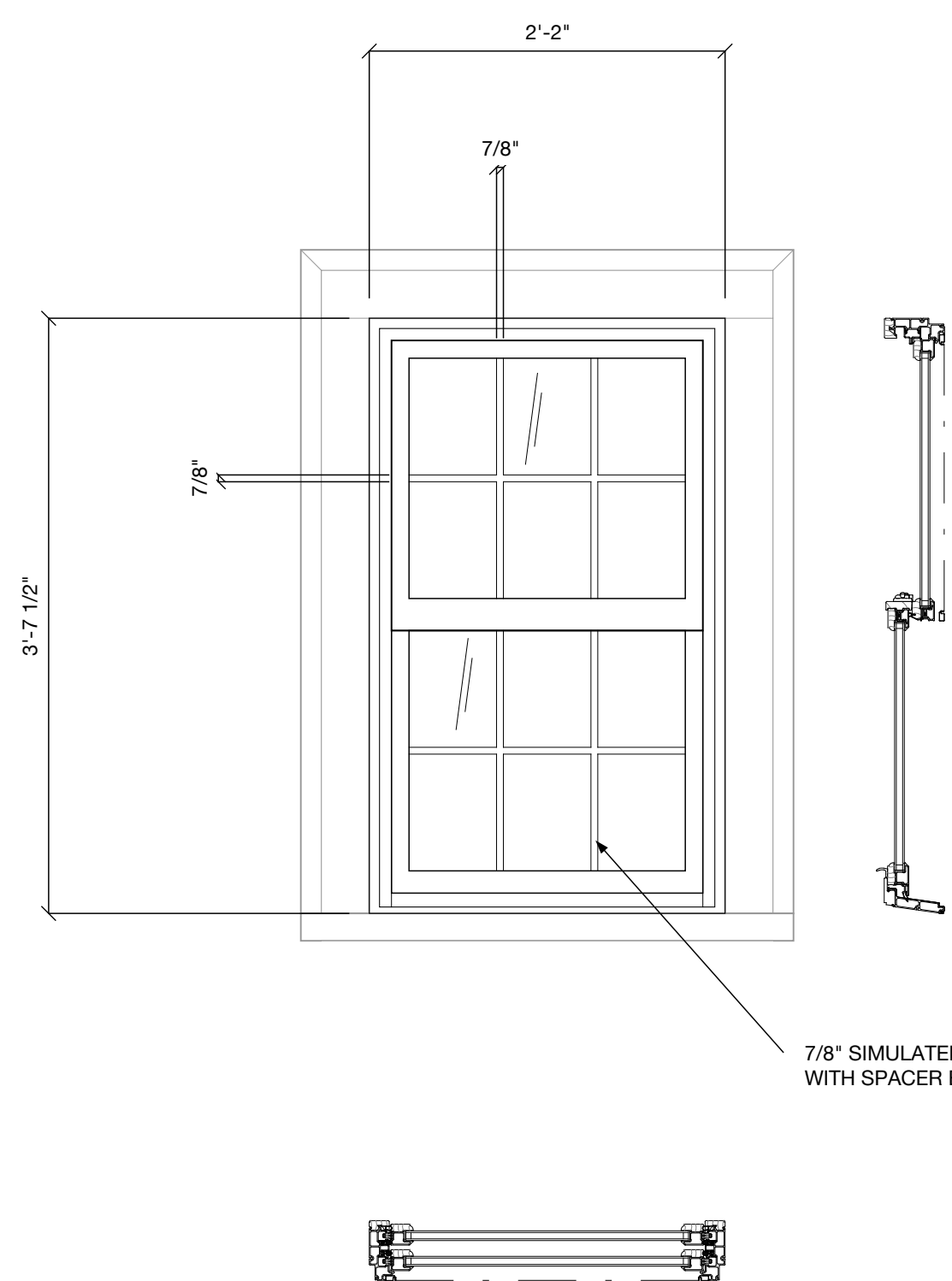
10/15/21

ISSUED AS:

**PROGRESS
ISSUE**

**New Exterior
Elevation
Window Schedule**

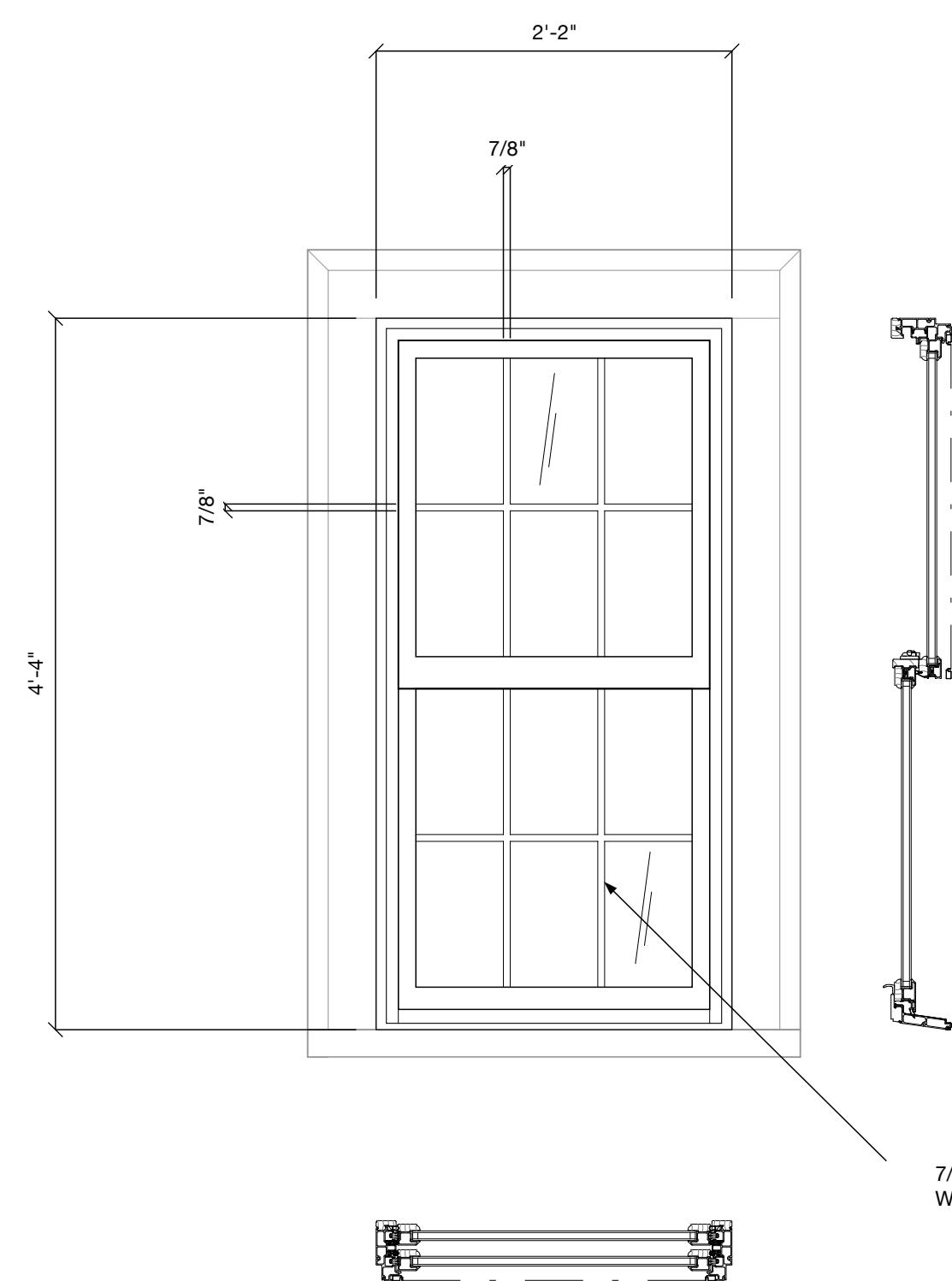
A-3.03



7/8" SIMULATED DIVIDED LITES WITH SPACER BAR

Window Type A: Double Hung Insert

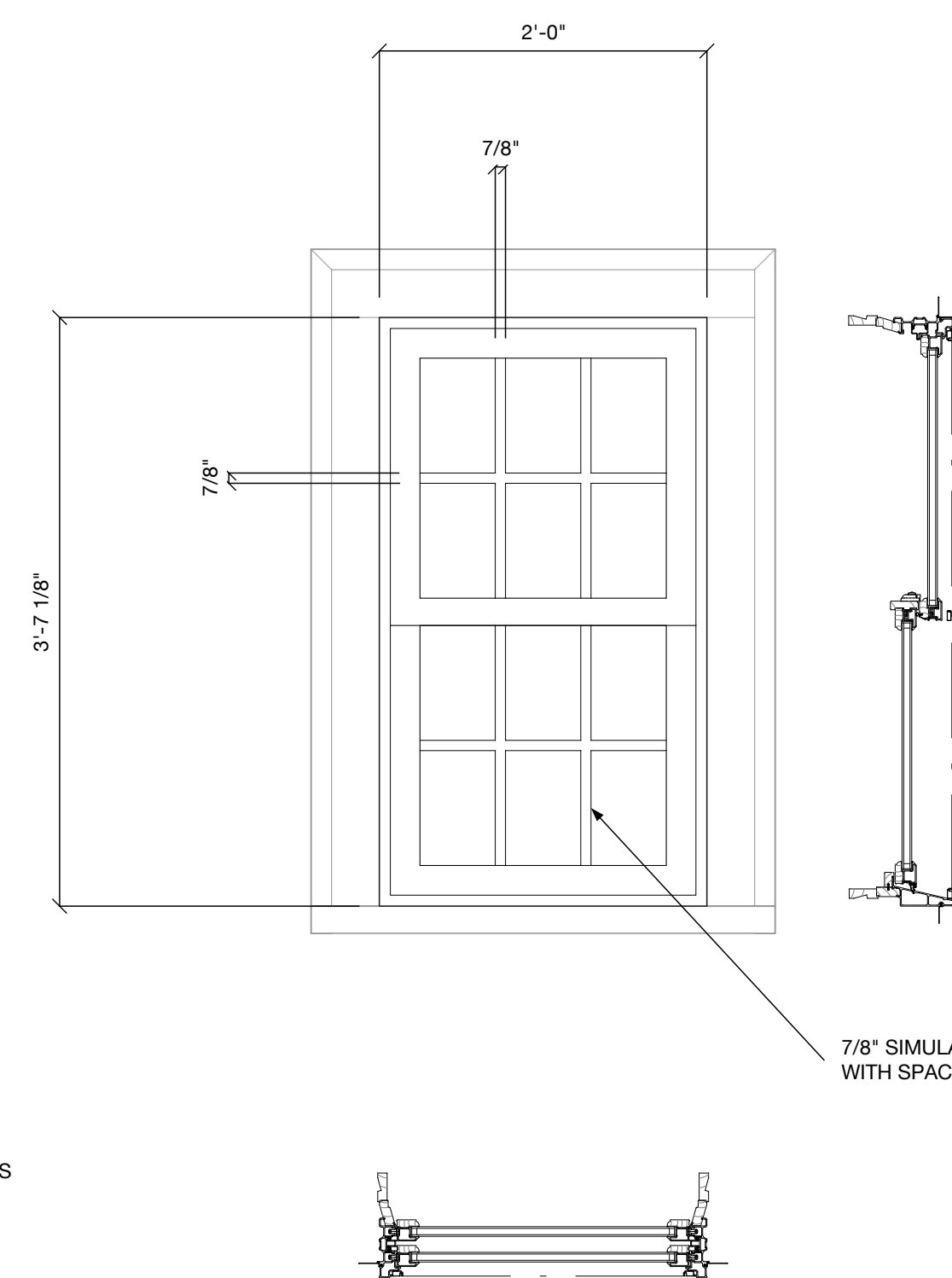
1" = 1'-0"



7/8" SIMULATED DIVIDED LITES WITH SPACER BAR

Window Type B: Double Hung Insert

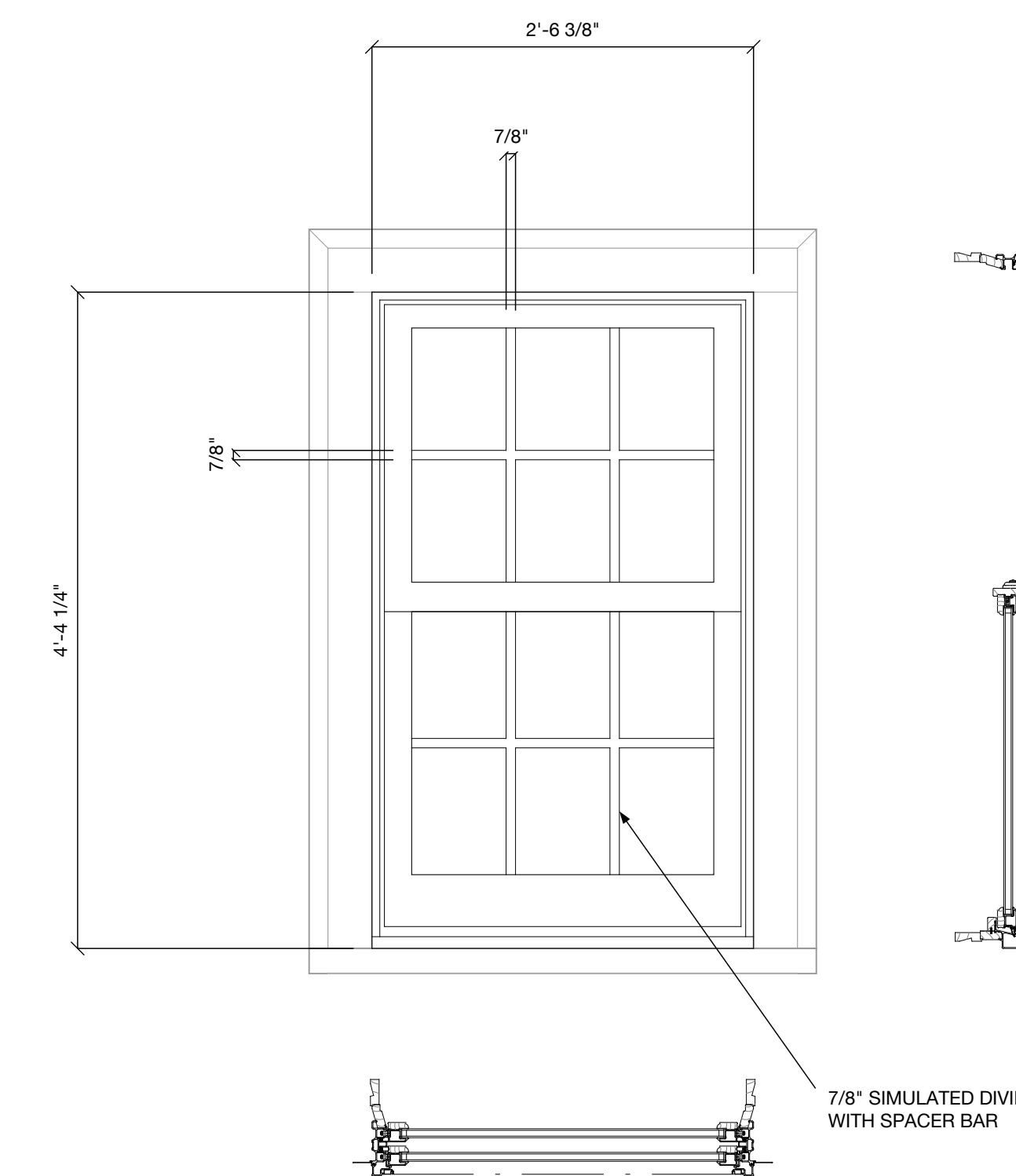
1" = 1'-0"



7/8" SIMULATED DIVIDED LITES WITH SPACER BAR

Window Type C: Double Hung

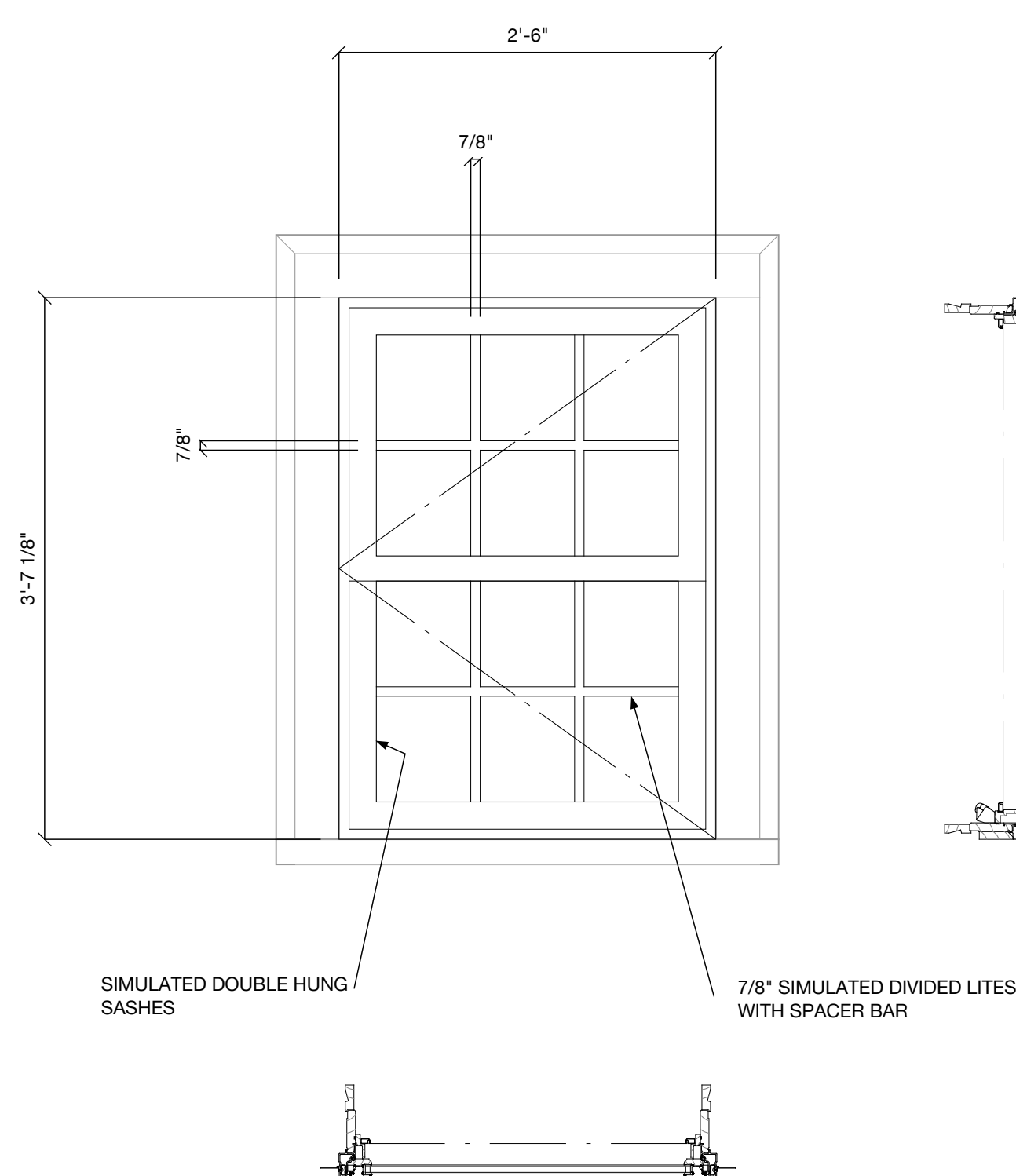
1" = 1'-0"



7/8" SIMULATED DIVIDED LITES WITH SPACER BAR

Window Type D: Double Hung

1" = 1'-0"

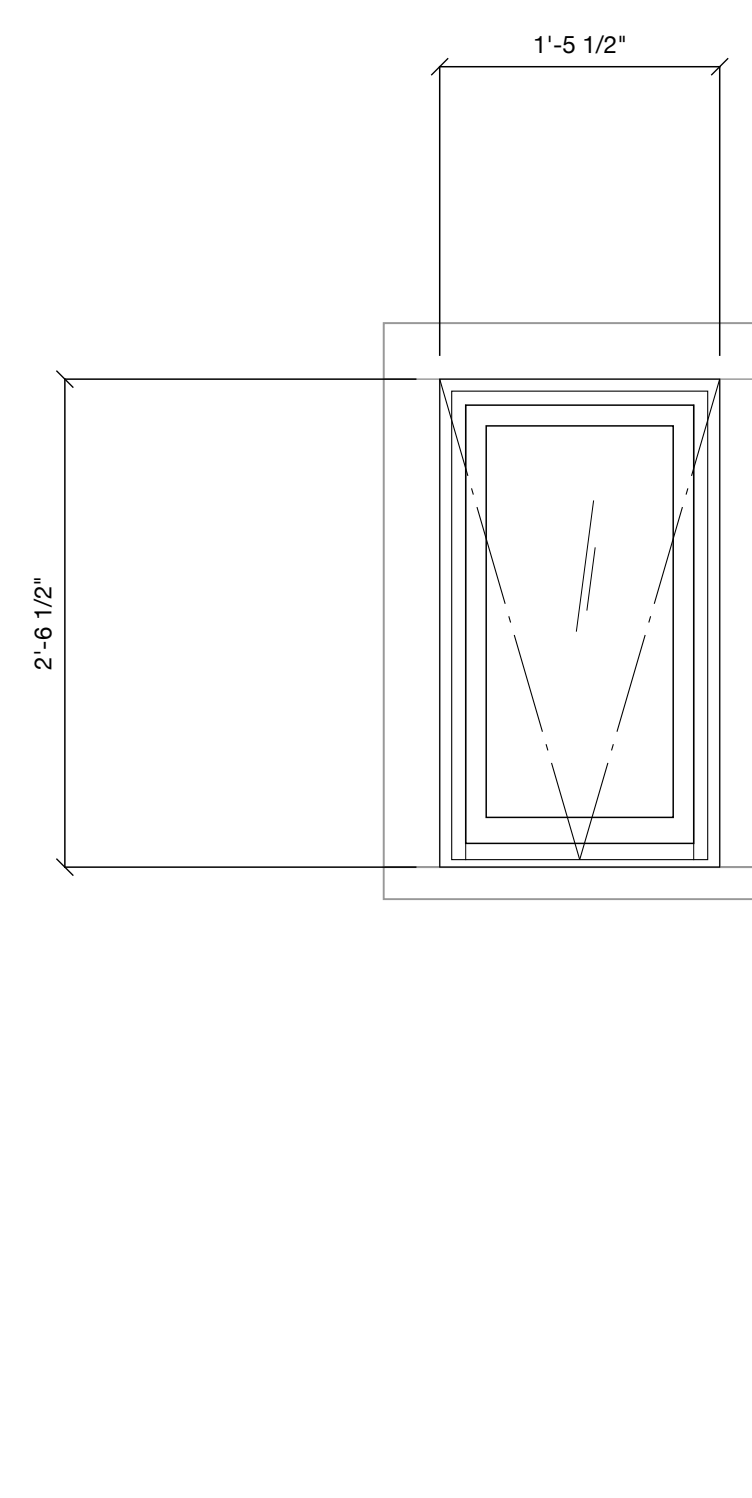


SIMULATED DOUBLE HUNG SASHES

7/8" SIMULATED DIVIDED LITES WITH SPACER BAR

Window Type E: Casement

1" = 1'-0"



7/8" SIMULATED DIVIDED LITES WITH SPACER BAR

Window Type F: Awning

1" = 1'-0"

ALL WINDOWS TO BE MARVIN ELEVATE SERIES

- EXTERIOR FRAME: FIBERGLASS REINFORCED (ULTREX®), 0.080" (2MM) THICK; COLOR STONE WHITE
- EXTERIOR SASH: PULTRUDED REINFORCED FIBERGLASS (ULTREX®), 0.070" - 0.080" (2MM) THICK; COLOR STONE WHITE
- EXTERIOR MUNTINS: 7/8" SIMULATED DIVIDED LITES, ULTREX FINISHED TO COLOR MATCH EXTERIOR, WITH BLACK SPACER BAR
- FACTORY-INSTALLED FULL SCREEN: SCREEN MESH, 18 BY 16: CHARCOAL FIBERGLASS (NON-CORROSIVE).

64 Vaughan Street

LU-21-214

Certificate of Approval



10/21/2021

LU-20-214

Land Use Application

Status: Active**Date Created:** Oct 19, 2020**Applicant**

Erik Saari
 esaari@altus-eng.com
 Altus Engineering, Inc.
 133 Court Street
 Portsmouth, NH 03801
 603-433-2335

Location

64 VAUGHAN ST
 Portsmouth, NH 03801

Owner:

64 Vaughan Mall, LLC
 41 Industrial Drive Exeter, NH 03833

Applicant Information**Please indicate your relationship to this project**

F. Applicant's Representative Filing on behalf of C., D. or E. above

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it



New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above



Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure



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Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



Request for Extension of Previously Granted Land Use Approval

**ATTN: Historic District
Commission**

**RE: November 3, 2021 Meeting
64 Vaughan Mall Restoration
Portsmouth, NH 03801**

**Steven P. Wilson
Hampshire Development Corp.
41 Industrial Drive #20
Exeter, NH 03833**

**CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519**

September 16, 2021

City of Portsmouth
Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

Attention: Historic District Commission
RE: 64 Vaughan Mall (LU-20-214)

The applicant for the Restoration of 64 Vaughan Mall wishes to review the following discussion points at the October 6, 2021 Public Hearing in regards to the stipulations and open items for the project. The applicant wishes to:

- Revisit the approved brick, Morin Semi-Smooth, Light Flashed, Narrow Range Veneer. Based on a sample 'mock-up' of the approved brick the applicant would like to explore a closer match to the existing historic brick. Additionally, after exploratory select demolition of the East Elevation, and the visual appearance of thin brick veneer, the applicant proposes to use a full wythe brick for the reconstruction of the East & South elevations.
- Discuss the abandonment of the recessed balconies on the Vaughan Mall and maintain the historic façade as it was when the building was originally constructed
- Incorporate a tasteful skylight on the flat roof, located at the core of the building

Sincerely,

Shayne Forsley
General Manager

Cc: Steven Wilson
64 Vaughan Mall, LLC

September 21, 2021

Shayne Forsley
Hampshire Development Corporation
41 Industrial Dr STE 20
Exeter, NH 03833

Re: 64 Vaughan Mall
East Wall of existing building

Dear Mr. Forsley,

As you know, JSN Associates has been working closely with you to handle all structural engineering aspects of the renovation and addition project at 64 Vaughan Mall; the former home of The Cabot House. As with any renovation of century old buildings there will always be surprise conditions uncovered.

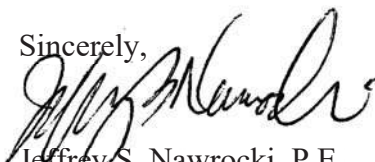
This letter is specifically regarding the existing East wall. This wall is a storefront at street level and a 12" brick wall with windows above. There are serious structural concerns with the north half of this wall. First, from the inside we noticed this brittle unreinforced brick wall has bowed outward approximately 3" and the beam penetrating and bearing on it has very little bearing. As you started to remove the outer wythe from the top down, we further discovered the poor quality and degradation of the wall. Interior joints are poorly mortared with many openings in joints, meaning there is not much effective "glue" holding it together. In addition, we have found some of the steel lintels are severely corroded. This renovation is timely as a structural collapse of this wall was certainly a risk.

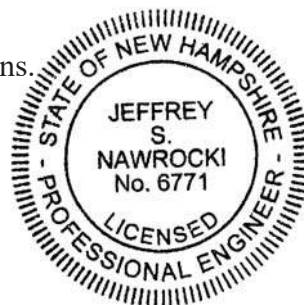
Due to the large bow of the wall, and the additional construction quality and deterioration issues, I would strongly advise removal and replacement of the East wall.

The south portion of this wall can be saved. The intent is to remove the outer wythe, clean all loose material, and parge with a fiber reinforced structural coating. Then an abundance of heavy gage galvanized ties will be screwed to the brick to tie back the new outer wythe, which will be mortared tight to the backup.

Please feel free to contact me if you have any questions.

Sincerely,

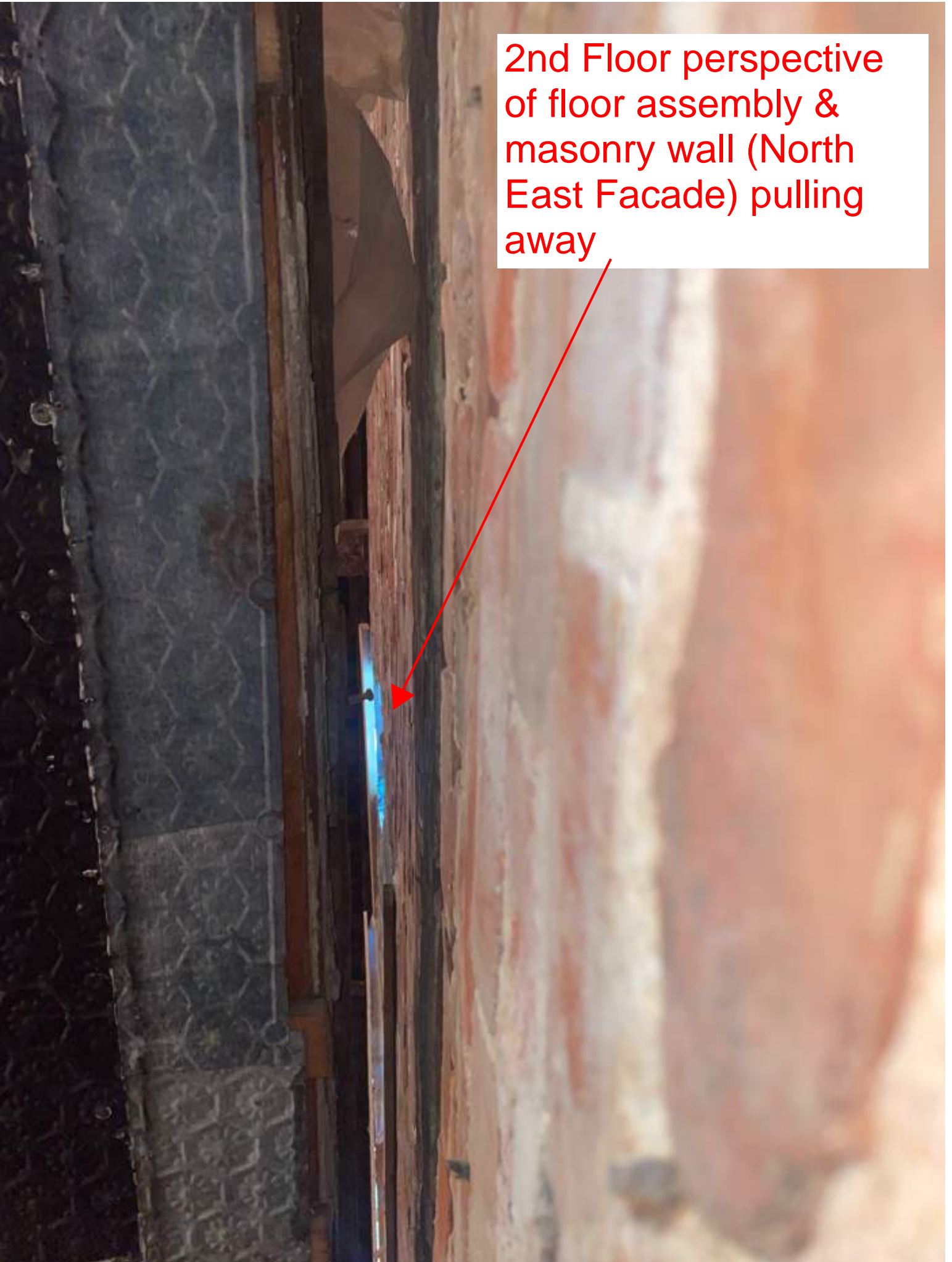

Jeffrey S. Nawrocki, P.E.
President



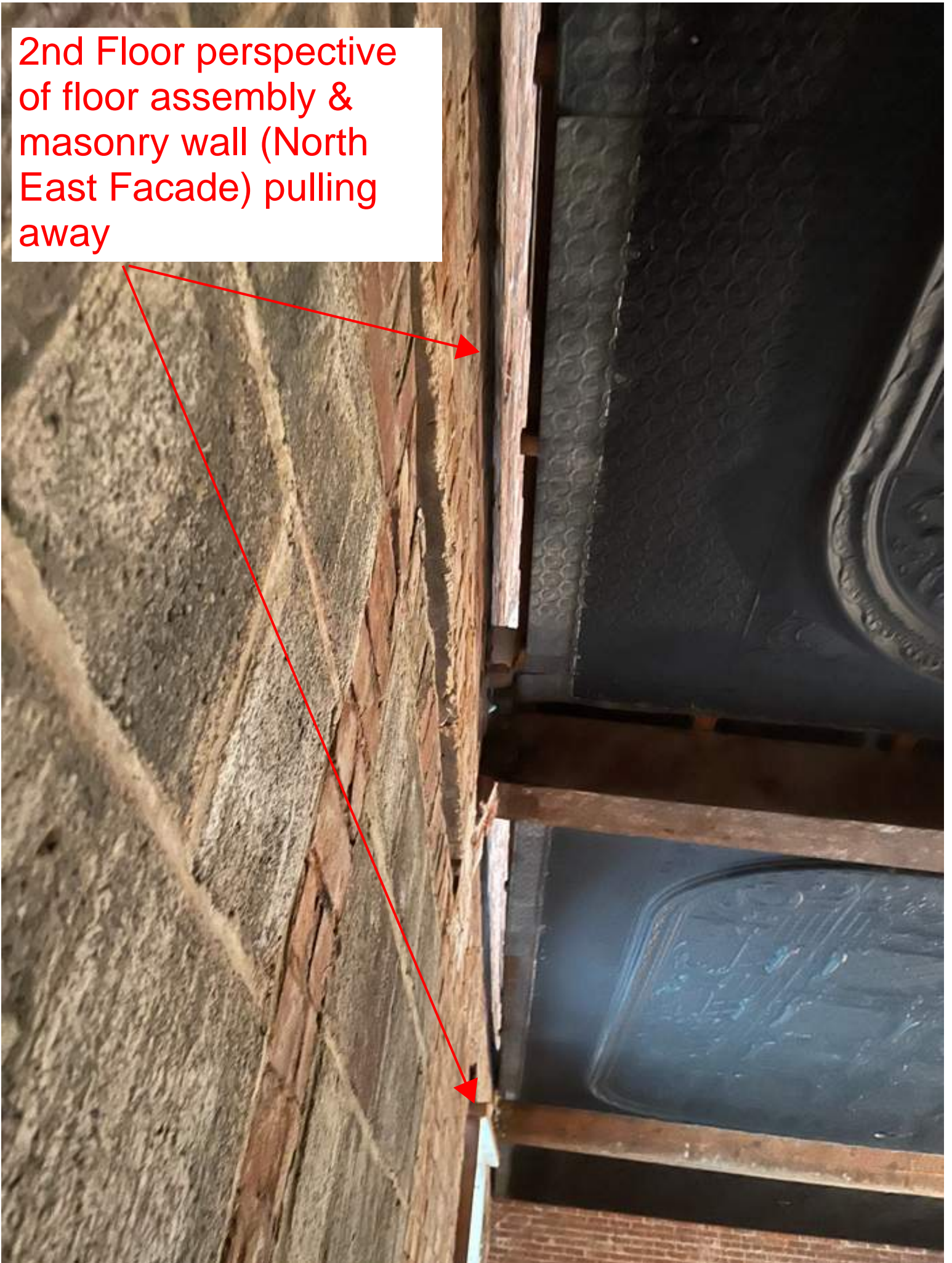
3rd Floor perspective of floor assembly & masonry wall (North East Facade) pulling away



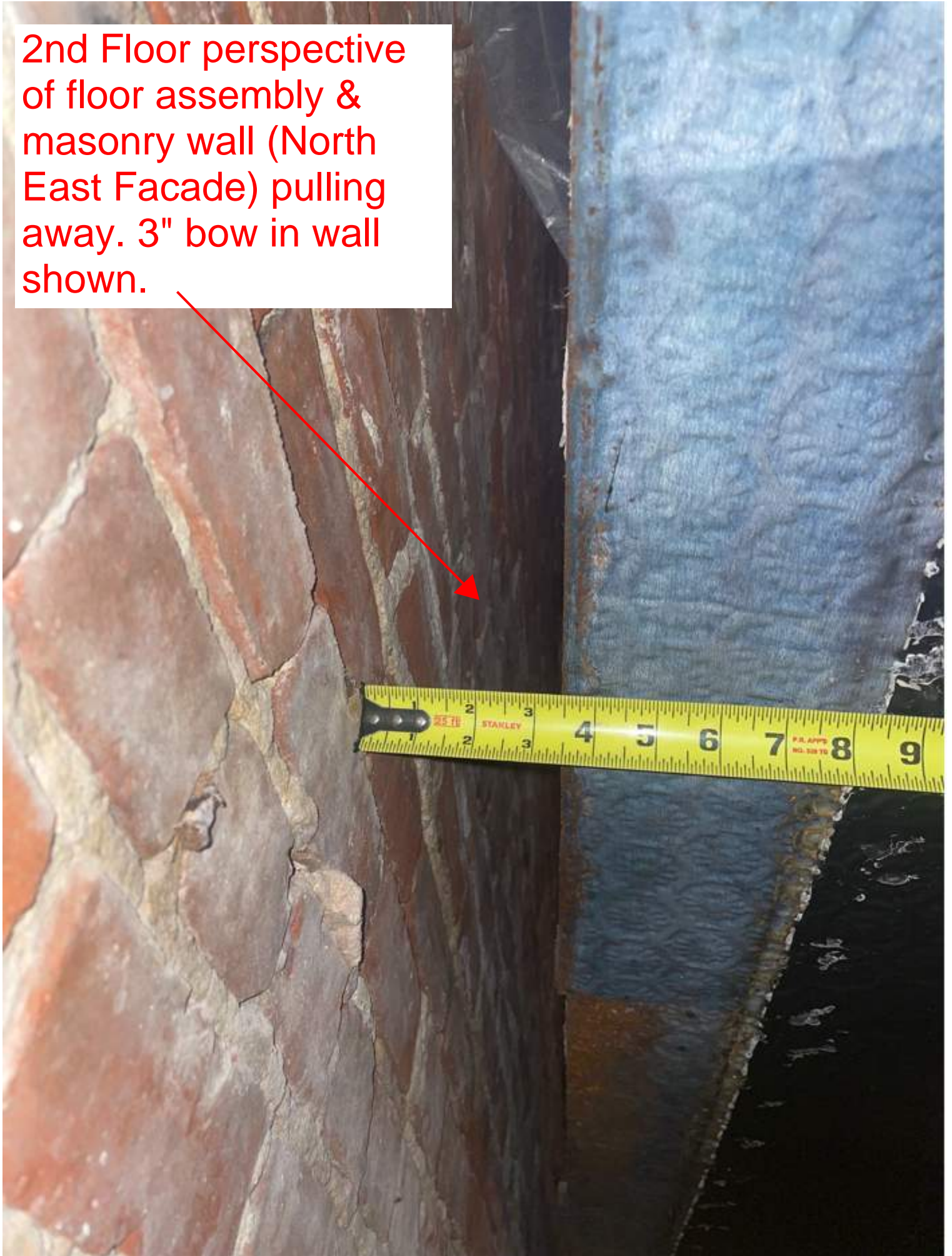
2nd Floor perspective
of floor assembly &
masonry wall (North
East Facade) pulling
away




2nd Floor perspective
of floor assembly &
masonry wall (North
East Facade) pulling
away

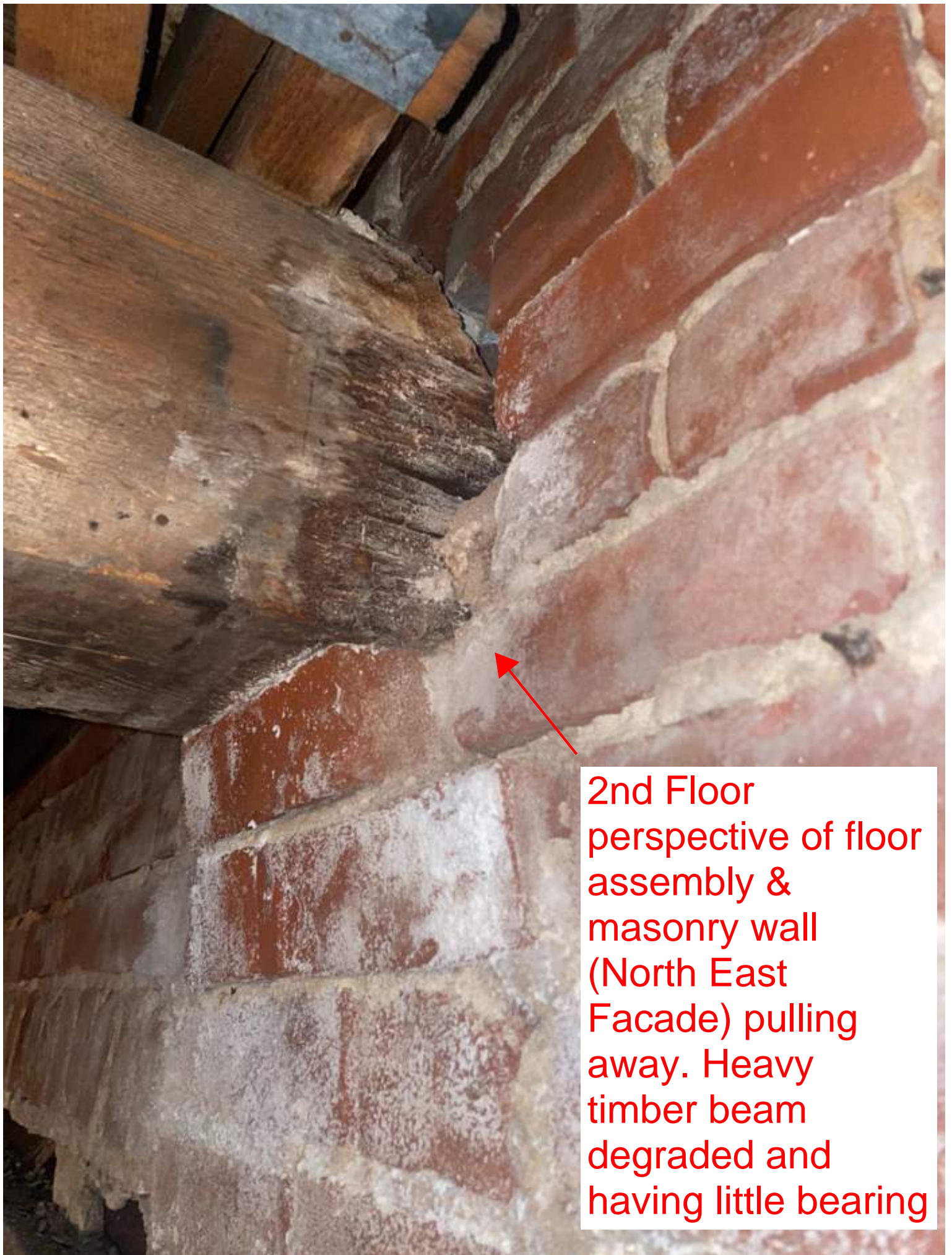


2nd Floor perspective of floor assembly & masonry wall (North East Facade) pulling away. 3" bow in wall shown.

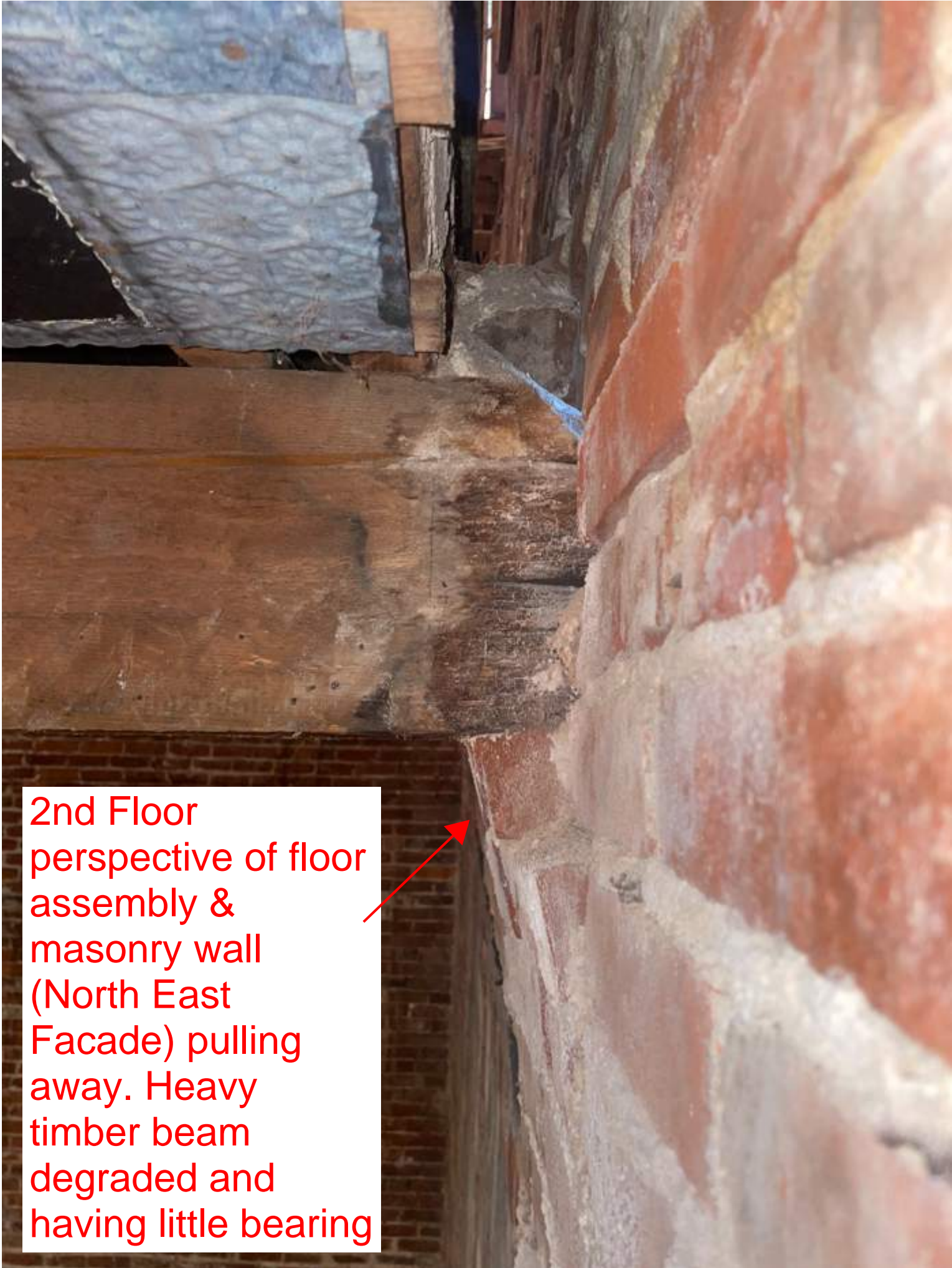




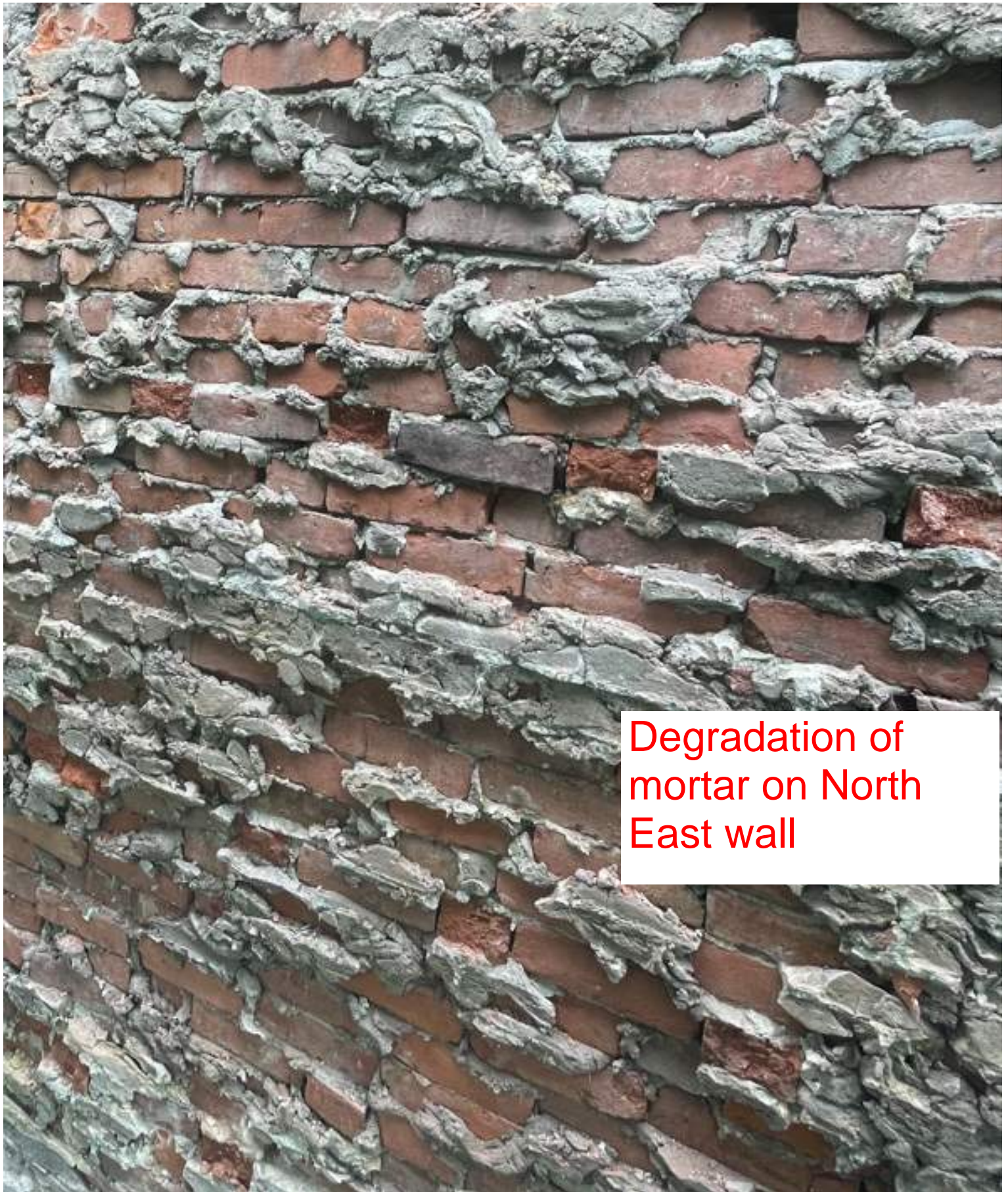
3rd Floor perspective of floor assembly & masonry wall (North East Facade) pulling away. 3" bow in wall shown.




2nd Floor
perspective of floor
assembly &
masonry wall
(North East
Facade) pulling
away. Heavy
timber beam
degraded and
having little bearing



2nd Floor
perspective of floor
assembly &
masonry wall
(North East
Facade) pulling
away. Heavy
timber beam
degraded and
having little bearing



Degradation of
mortar on North
East wall



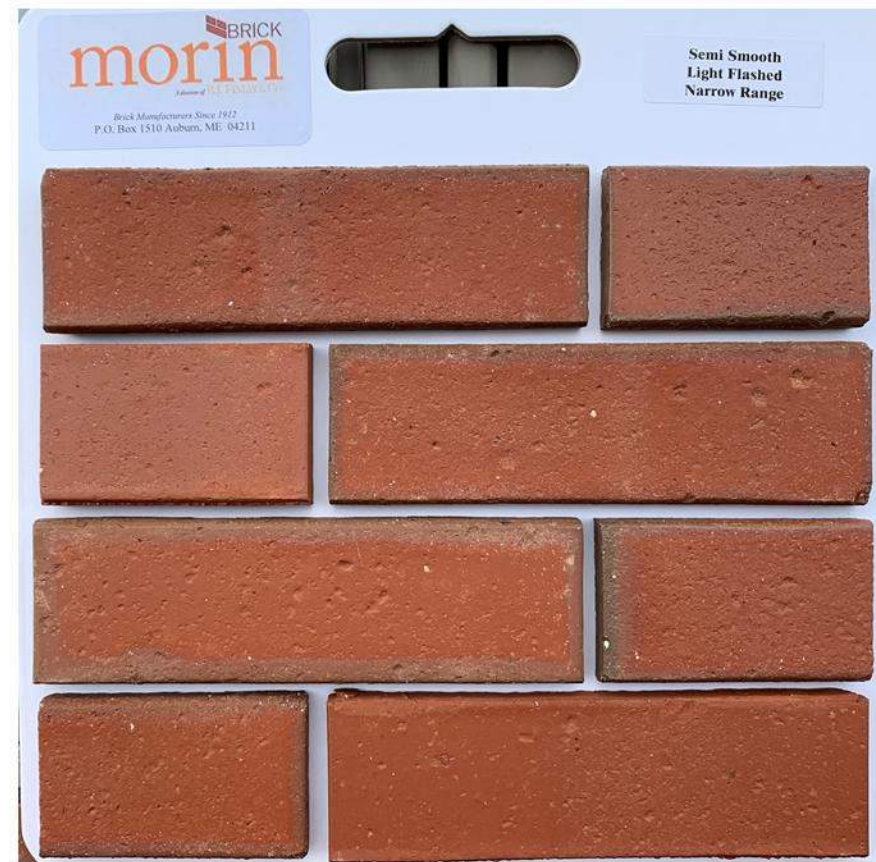
Degradation of
mortar on North
East wall.



Degradation of mortar on North East wall.



1. Existing Brick Finish (cleaned)



2. Proposed Brick Veneer
Morin Semi-Smooth, Light Flashed, Narrow Range



3. Granite Heads/Sills; Veneer First floor
Split-face texture

M1

MATERIALS

64 Vaughan Mall

HDC CONFORMED SET 9.1.21 APPROVAL

SCALE:

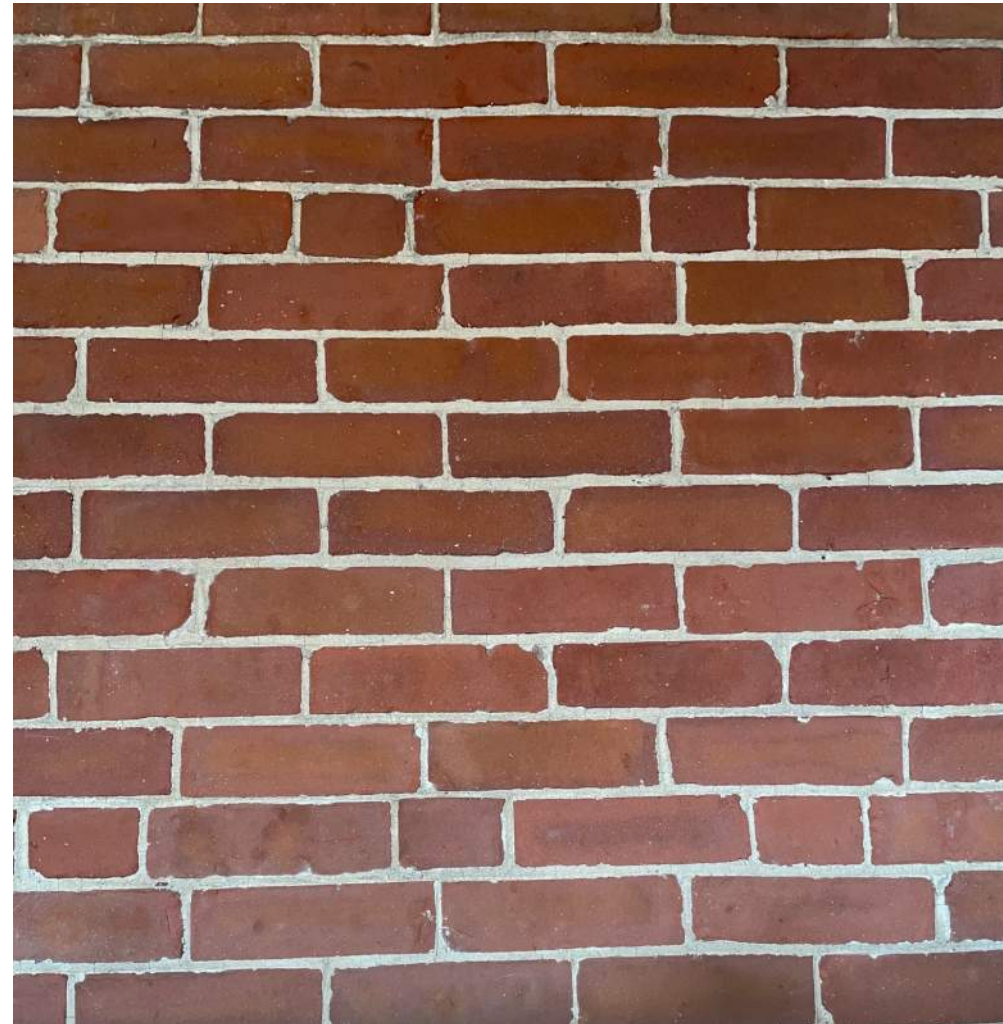


ARCHITECTS
INTERIORS
PLANNERS

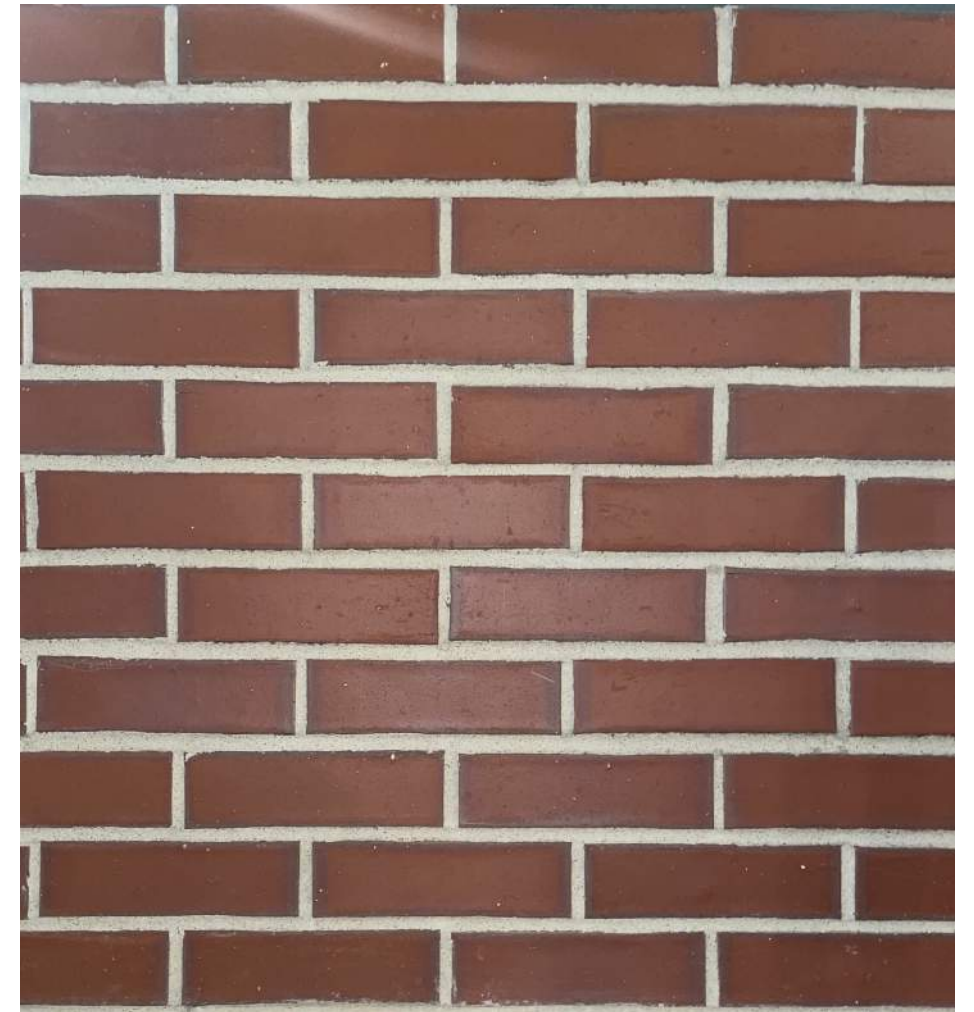
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Morin Royal River, Red Range

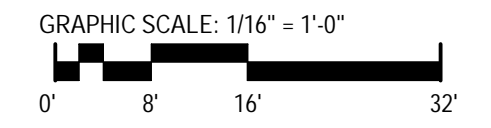
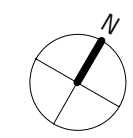
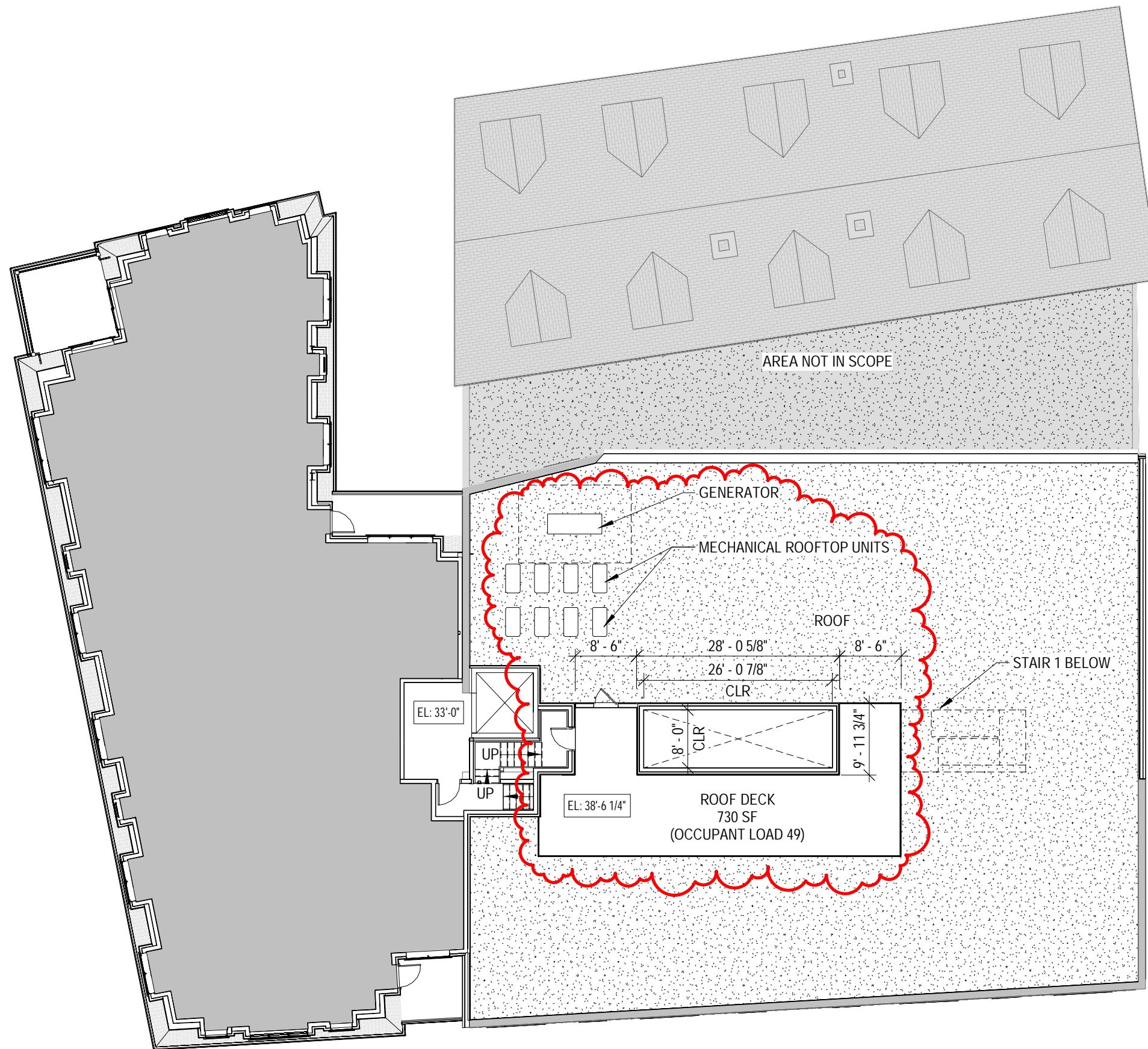


Existing Brick (Cleaned)

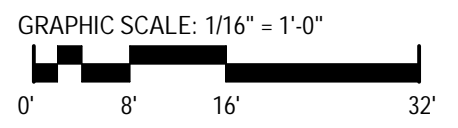


Morin Semi-Smooth, Light Flash
Mock-up;
Previously Approved Brick

Brick Samples - 64 Vaughan Mall



A1.4 FOURTH FLOOR PLAN
64 Vaughan Mall
10/22/2021
SCALE: 1/16" = 1'-0"



A2

ROOF PLAN
64 Vaughan Mall
 10/22/2021
 SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION - HDC
1/16" = 1'-0"



2 EAST ELEVATION - HDC
1/16" = 1'-0"

A3

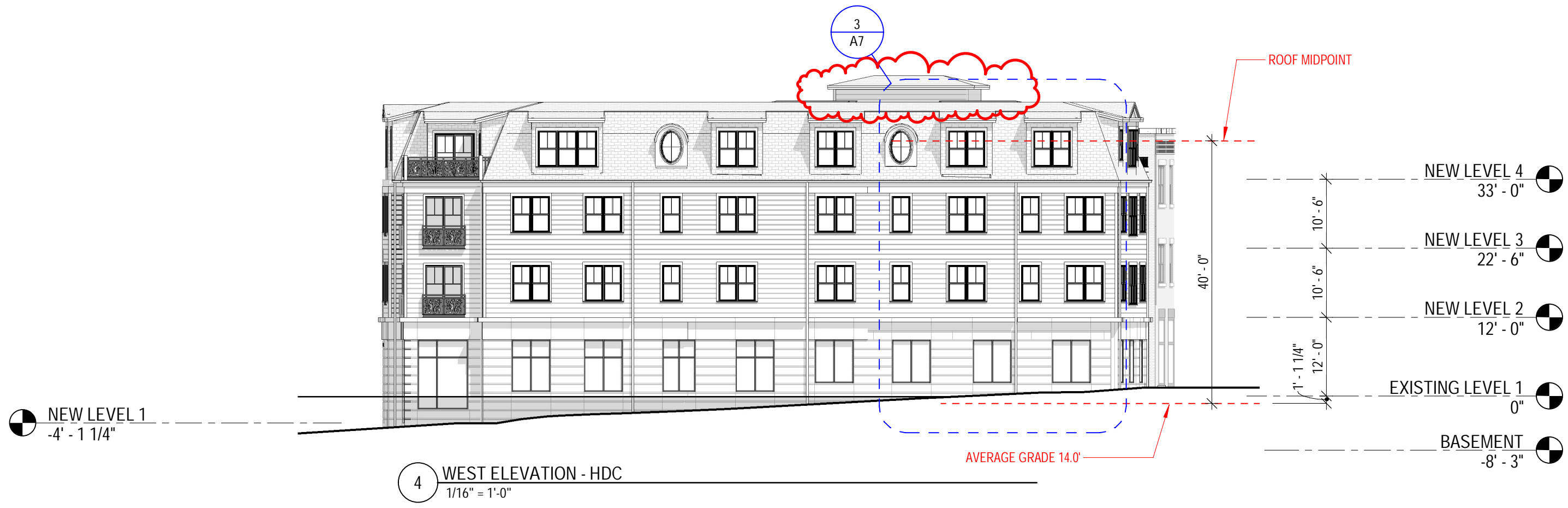
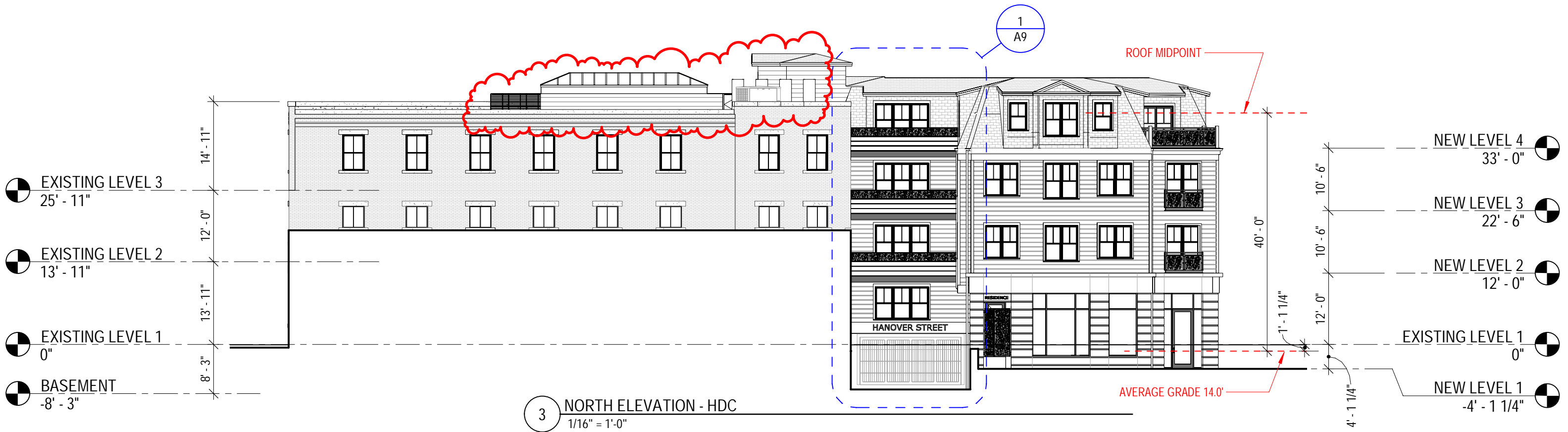
EXTERIOR ELEVATIONS
64 Vaughan Mall

10/22/2021
SCALE: 1/16" = 1'-0"



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INTERIORS
PLANNERS

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A4

EXTERIOR ELEVATIONS

64 Vaughan Mall

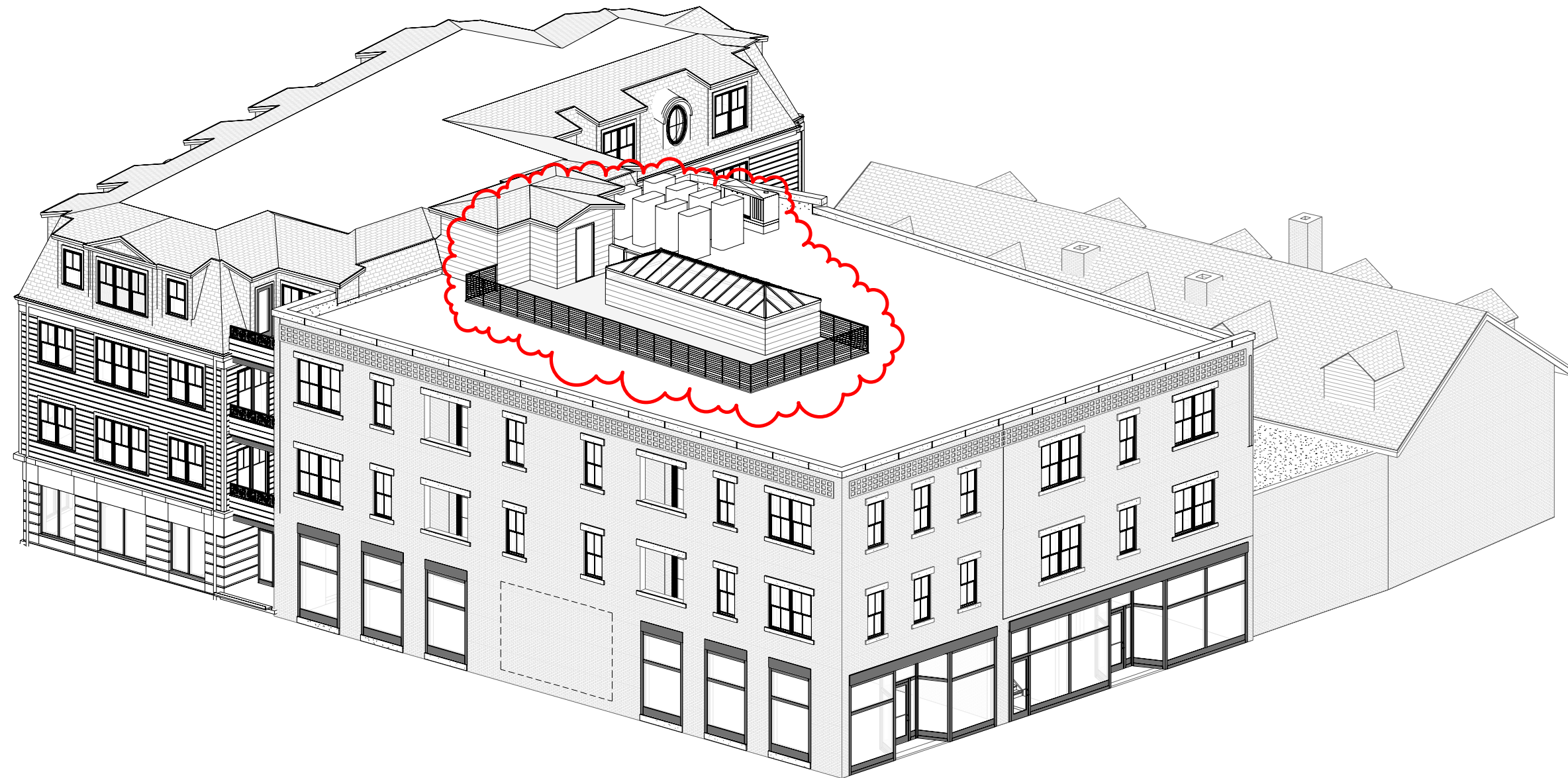
10/22/2021

SCALE: 1/16" = 1'-0"



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A15

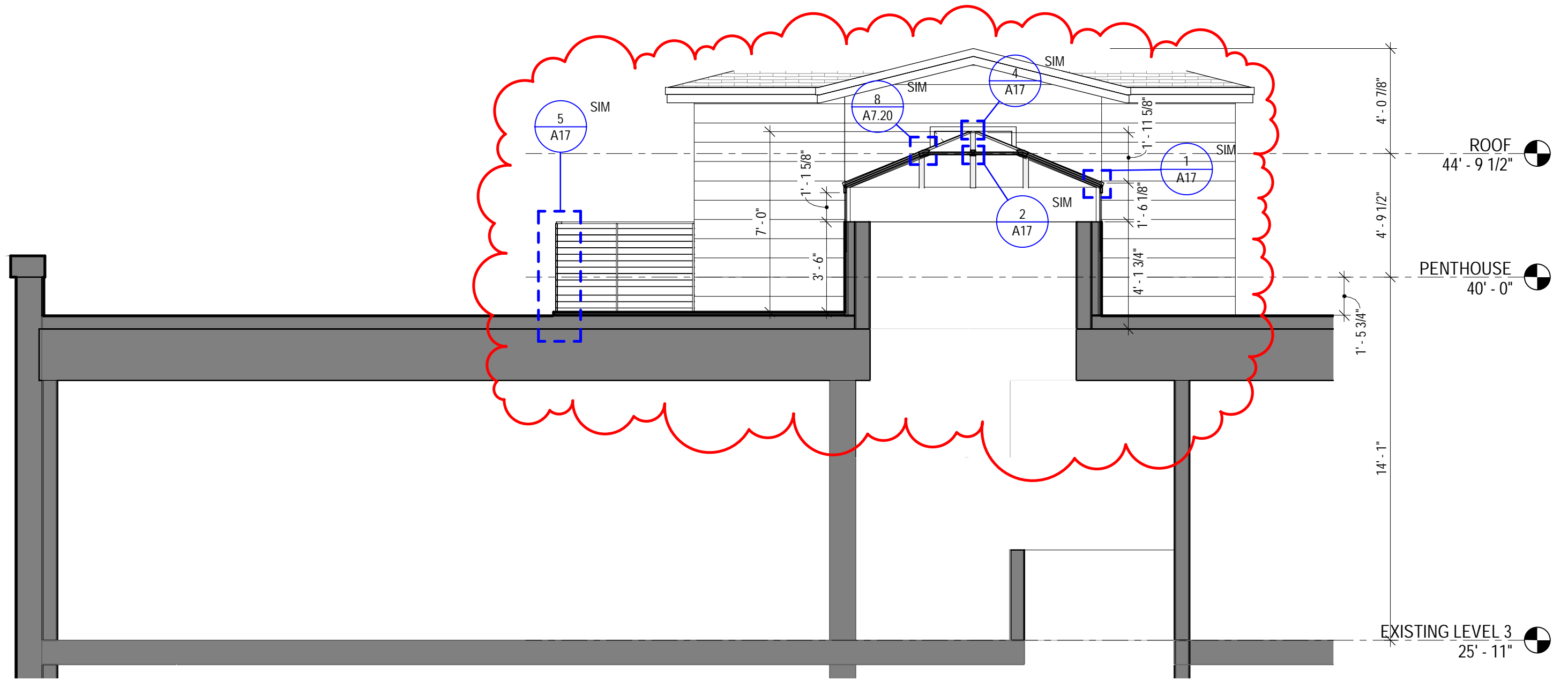
SOUTHEAST AXONOMETRIC
64 Vaughan Mall

10/22/2021
SCALE:



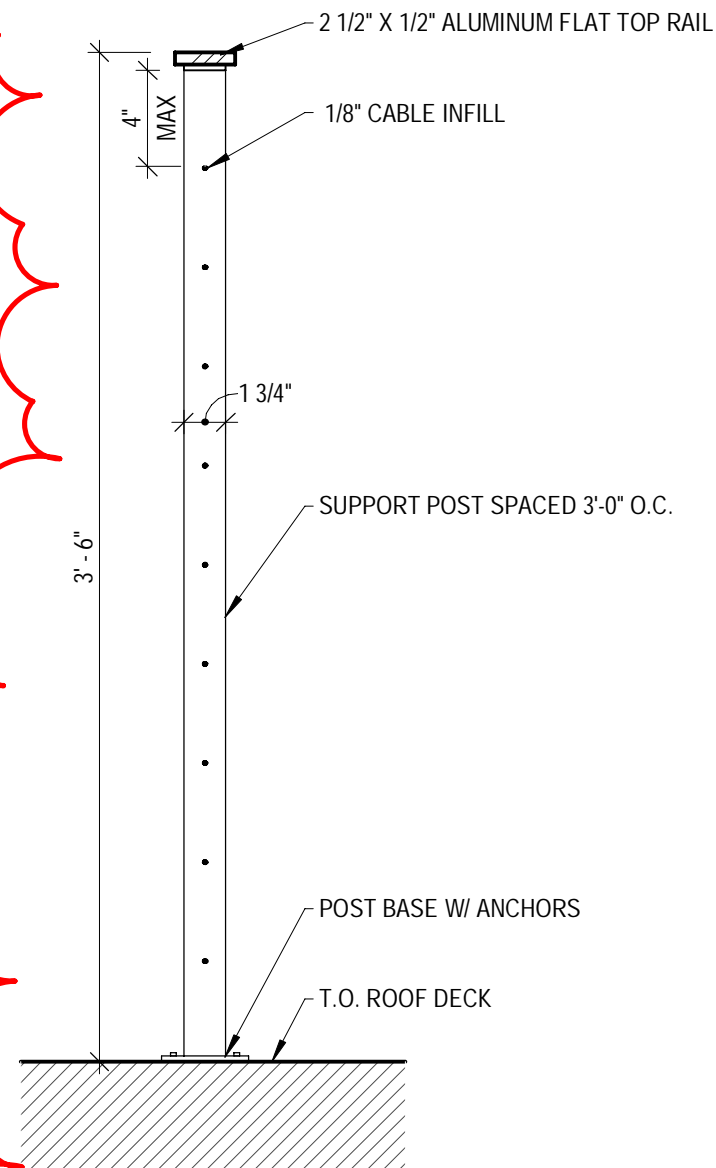
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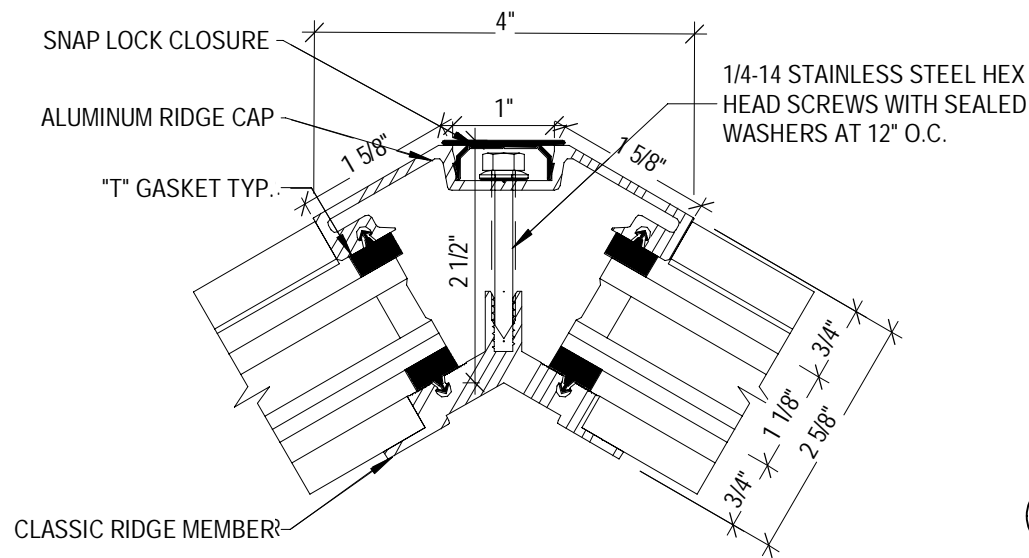


1 SKYLIGHT SECTION
1/4" = 1'-0"

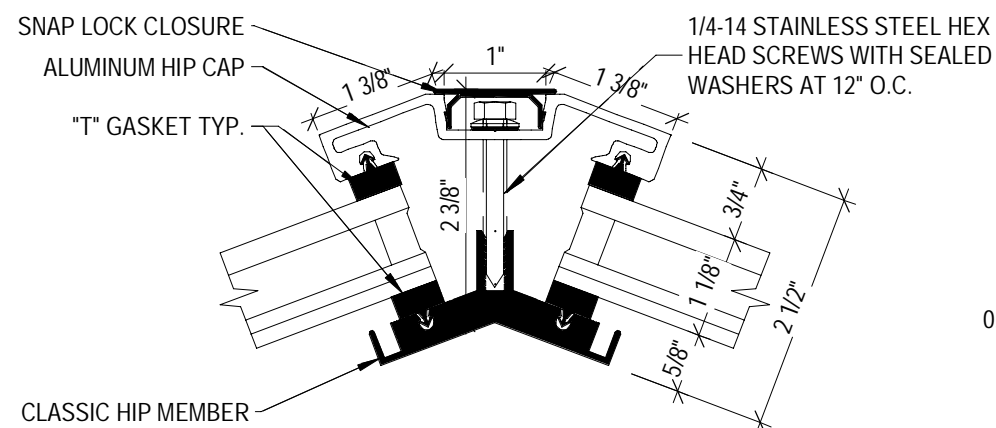
A16 SKYLIGHT SECTION
64 Vaughan Mall
10/22/2021
SCALE: 1/4" = 1'-0"



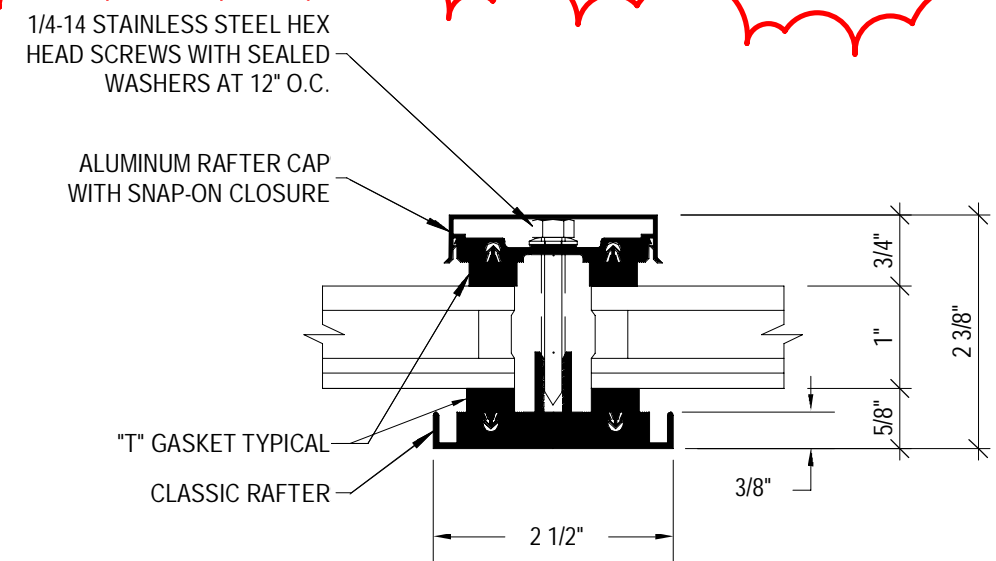
5 ROOF DECK RAILING DETAIL
1 1/2" = 1'-0"



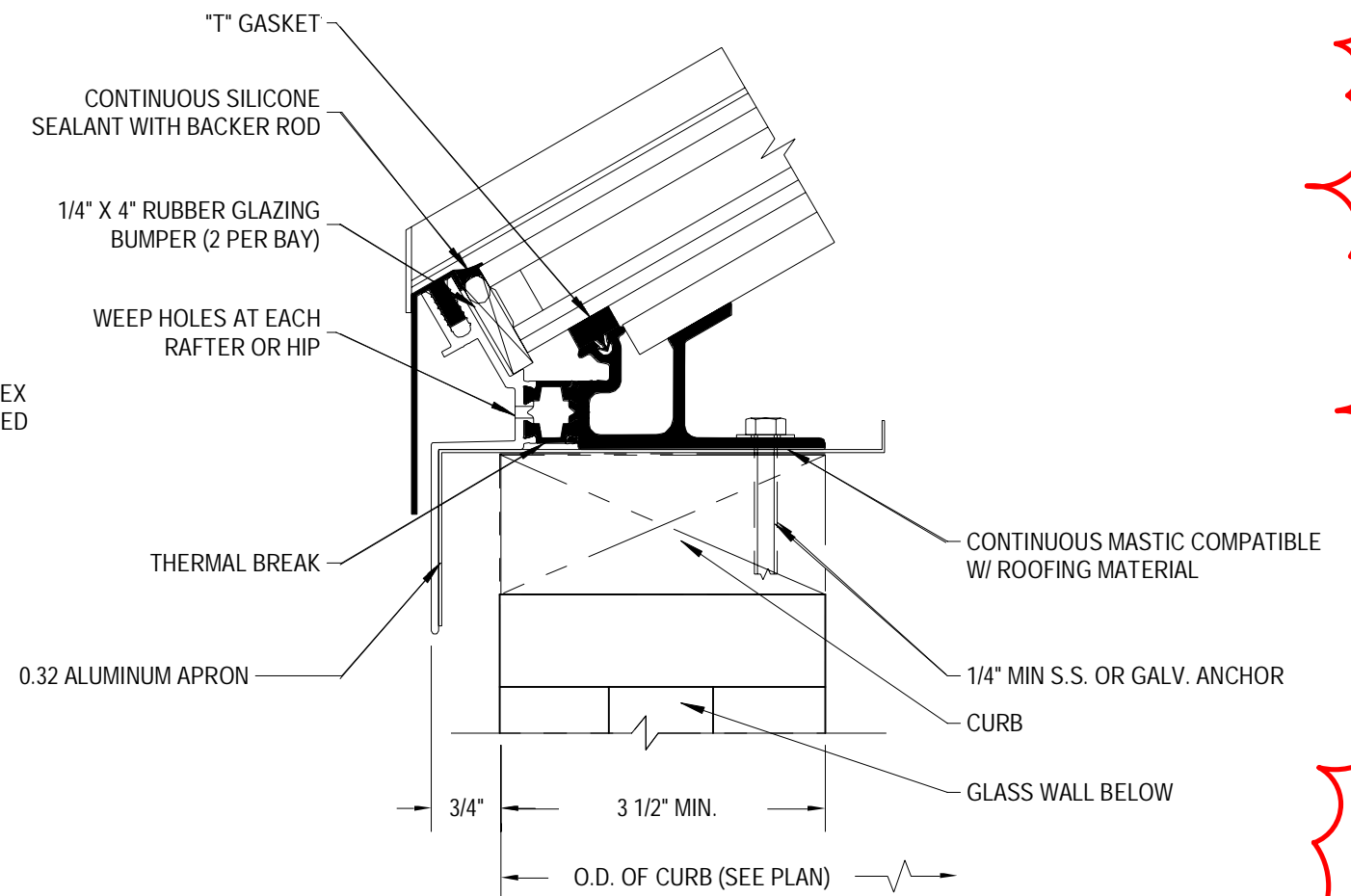
4 ROOF DETAIL - SKYLIGHT RIDGE SECTION
6" = 1'-0"



3 ROOF DETAIL - SKYLIGHT HIP SECTION
6" = 1'-0"



2 ROOF DETAIL - SKYLIGHT RAFTER SECTION
6" = 1'-0"



1 ROOF DETAIL - SKYLIGHT SILL SECTION
6" = 1'-0"

A17

DETAILS
64 Vaughan Mall

10/22/2021
SCALE: As indicated

266 Middle Street

LU-21-169

Certificate of Approval



10/21/2021

LU-21-169

Land Use Application

Status: Active**Date Created:** Aug 24, 2021**Applicant**

Richard Desjardins
 richard@mchenryarchitecture.com
 4 Market Street
 Portsmouth, NH 03801
 603-430-0274

Location

266 MIDDLE ST
 Portsmouth, NH 03801

Owner:

DANNY PARKER LLC
 266 MIDDLE ST PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an **ADDITION** to an existing structure or a **NEW** structure on a property that already has structure(s) on it

New Construction: any project (commercial or residential) that involves adding a **NEW** structure on a parcel that is currently **VACANT**. If there are any existing structures on the property (even if you are planning to remove them), you should select **Addition and Renovation** above

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

Request for Extension of Previously Granted Land Use Approval

266 MIDDLE STREET WINDOW REPLACEMENT PACKAGE

Historic District Commission Work Session / Public Hearing - November 2021,
Portsmouth, New Hampshire

GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

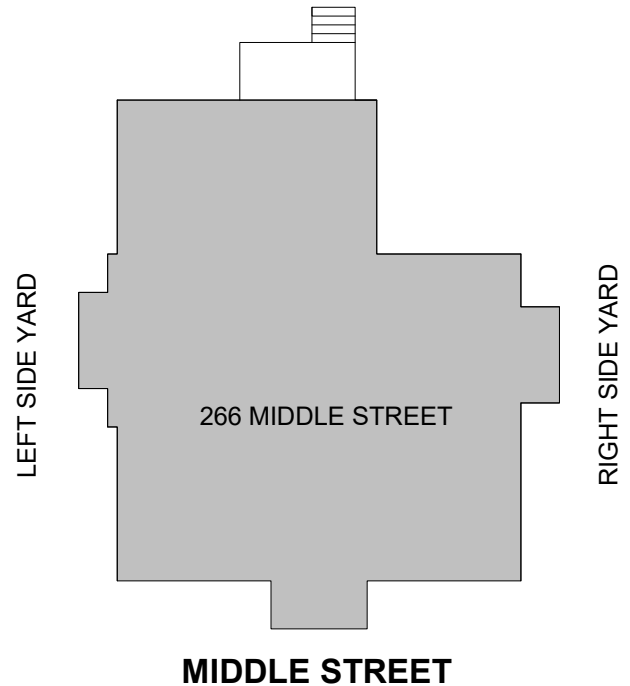
- REMOVE ALL EXISTING VINYL WINDOWS AND WOOD KITCHEN WINDOWS. TO BE REPLACED WITH ANDERSEN 400 SERIES WOODWRIGHT WINDOWS WITH HALF SCREENS, MUNTIN PATTERNS TO MATCH HISTORICAL IMAGE ON SHEET A4 AND BE SIMULATED DIVIDED LIGHTS (2 OVER 2 AND 1 OVER 1)

SHEET LIST

Sheet Number	Sheet Name
C	COVER
A1	EXISTING IMAGES
A2	EXISTING IMAGES
A3	EXISTING IMAGES
A4	HISTORICAL IMAGE
APPENDIX 01	ANDERSEN 400 SERIES INFORMATION
APPENDIX 02	ANDERSEN REPLACEMENT WINDOW SCHEDULE



266 MIDDLE STREET
PORTSMOUTH, NH 03801



KEY PLAN
1" = 20'-0"

WINDOW REPAACEMENT PACKAGE
266 MIDDLE STREET
PORTSMOUTH, NH 03801

COVER

McHENRY
ARCHITECTURE

Project Number: 18041

Date: 11/03/2021

Drawn By: RD

Checked By: MG

C

Scale 1" = 20'-0"



IMAGE OF FRONT ELEVATION



IMAGE OF LEFT SIDE ELEVATION

WINDOW REPAACEMENT PACKAGE
 266 MIDDLE STREET
 PORTSMOUTH, NH 03801

EXISTING IMAGES

McHENRY
 ARCHITECTURE

Project Number: 18041

Date: 11/03/2021

Drawn By: RD

Checked By: MG

A1

Scale



IMAGE OF RIGHT SIDE ELEVATION



IMAGE OF LEFT SIDE ELEVATION

WINDOW REPACEMENT PACKAGE
 266 MIDDLE STREET
 PORTSMOUTH, NH 03801

EXISTING IMAGES

McHENRY
 ARCHITECTURE

Project Number: 18041

Date: 11/03/2021

Drawn By: RD

Checked By: MG

A2

Scale



IMAGE OF REAR ELEVATION



IMAGE OF RIGHT SIDE AND REAR ELEVATION

WINDOW REPAACEMENT PACKAGE
 266 MIDDLE STREET
 PORTSMOUTH, NH 03801

EXISTING IMAGES

McHENRY
 ARCHITECTURE

Project Number: 18041

Date: 11/03/2021

Drawn By: RD

Checked By: MG

A3

Scale



IMAGE OF FRONT ELEVATION (UNKNOWN DATE)

WINDOW REPAACEMENT PACKAGE
 266 MIDDLE STREET
 PORTSMOUTH, NH 03801

HISTORICAL IMAGE

McHENRY
 ARCHITECTURE

Project Number: 18041

Date: 11/03/2021

Drawn By: RD

Checked By: MG

A4

Scale



MATCH ANY HOME DESIGN

From contemporary design to traditional and classic architecture, 400 Series products offer a time-tested blend of engineering and craftsmanship, combined with a variety of style options that can elevate a classic wood window into a stunning focal point in any home style. Visit our Home Style Library at andersenwindows.com/stylelibrary.

TRADITIONAL DESIGN

Traditional home design remains true to the history, authenticity and character of home styles that date back decades or even centuries. The classic design of Andersen® 400 Series windows and patio doors complement traditional style homes.



Double-hung windows have two operating sash (glass panels) that move up and down allowing for ventilation on the top, bottom or both.

DOUBLE-HUNG WINDOWS

Bring fresh air in while not interfering with patios or walkways. Plus, with tilt-in features, cleaning double-hung windows from inside your home is easy. Woodwright® double-hung windows are built with authentic craftsmanship to help replicate the look of classic architecture. They allow you to retain or add charm to your home with beautiful wood interiors and an array of style options. Tilt-wash double-hung windows offer classic styling with thinner profiles and the perfect balance of modern and traditional design. Their classic blend of engineering and craftsmanship, along with energy efficiency, makes them our best-selling double-hung window.

- Low-maintenance exterior cladding protects the unit while wood interiors offer beauty and warmth
- Dual layer weatherstrip helps seal out dust, wind and water
- Available in custom size insert windows for easy replacement or full-frame windows for new construction and remodeling projects



PATIO DOORS

Designed to bring nature's beauty inside while enhancing the style and personality of your home. Frenchwood® hinged inswing patio doors are designed to open into a room and save space for smaller exterior areas. Frenchwood gliding patio doors are ideal for any climate, they glide horizontally so not to interfere with your room.

- Experience smooth, long-lasting* operation with adjustable ball-bearing rollers and a durable stainless-steel capped track on gliding doors. Hinged doors feature adjustable hinges, so you can easily fine tune the position of our door panel.
- Weatherstrip is designed to seal out air and water infiltration
- Secure locking systems tighten the door against the frame for improved security and weather protection
- Optional blinds-between-the-glass offer privacy and are protected from dust and damage and never need cleaning
- Available in custom sizes for replacement projects

*Visit andersenwindows.com/warranty for details.

GLASS OPTIONS

Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Andersen offers one of the industry’s widest array of glass options, so you’re sure to find the right choice for your climate and your home. Choose from these High-Performance glass options.

GLASS		ENERGY		LIGHT	
		U-Factor <small>How well a product prevents heat from escaping.</small>	Solar Heat Gain Coefficient <small>How well a product blocks heat caused by sunlight.</small>	Visible Light Transmittance <small>How much visible light comes through a product.</small>	UV Protection <small>How well a product blocks ultraviolet rays.</small>
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of March 2019. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.



Additional glass options are also available. Visit andersenwindows.com/glass or see your Andersen supplier.

ADDITIONAL GLASS OPTIONS

Blinds-between-the-glass are available on select Frenchwood® gliding and hinged patio doors.

Tempered safety glass, standard on patio doors.

Laminated glass for added strength, enhanced security and sound control.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



ART GLASS

With art glass from Andersen, you can add interest, create focal points and make your work stand out. These finely crafted inserts are available in two distinctly different series — Classic and Artisan — to complement any home’s architecture. For more information, visit andersenwindows.com/artglass.



STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements. Visit andersenwindows.com/coastal for more details.





EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting,* low-maintenance white finish. Select windows are also available with a dark bronze or black** finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished oak or maple interiors.

EXTERIOR COLORS



INTERIOR OPTIONS**



Design your window at
andersenwindows.com/design-tool

*Visit andersenwindows.com/warranty for details.

**Some products are not available in all colors or wood species. See your Andersen supplier for details.

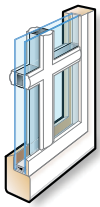
†Dark bronze and black interior units have matching exteriors.

‡Not available on 400 Series Woodwright double-hung windows.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GRILLE OPTIONS

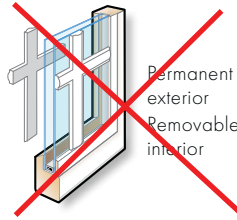
A variety of grille patterns, widths and configurations fit any architectural style and help you create your vision. When remodeling or replacing, they play an important role in preserving the style of your home which is why we also offer custom patterns.



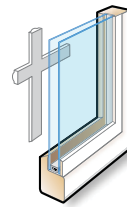
Permanent exterior
Permanent interior
with spacer



Permanent
exterior
Permanent
interior



Permanent
exterior
Removable
interior



Removable
interior



Finelight™
Grilles-
Between-
the-Glass

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass.

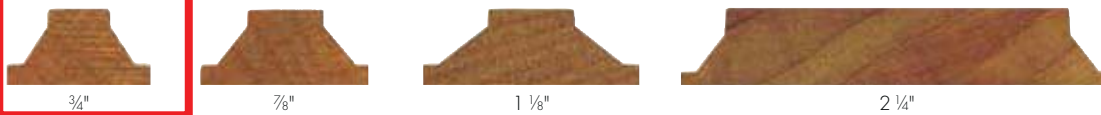
SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured 3/4" or 1" profile.

Grille Bar Widths



Our 2 1/4" wide grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

Cross section of grilles showing standard widths and profiles. Additional patterns available, see your Andersen supplier for details.

INSECT SCREEN OPTIONS

Choose our TruScene® insect screen for a beautifully unobstructed view with 400 Series windows. TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional aluminum insect screens are also available for 400 Series windows. 400 Series patio doors are available with conventional fiberglass insect screens.

HALF SCREENS ONLY



*7/8", 1 1/8" and 2 1/4" not available in Finelight grilles-between-the-glass.

APPENDIX 02



SOLD BY:
 Ricci Supply Company, Inc. Portsmouth
 105 Bartlett St
 Portsmouth, NH 03801-7608
 Fax: 603-427-2893

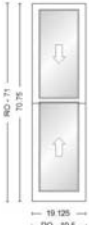
SOLD TO:

QUOTE DATE
10/15/2021

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
DAVEY / BOSEN	BOSEN LAW OFFICE	1429842		

ORDER NOTES:	DELIVERY NOTES:
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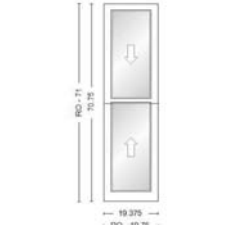


Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	AA	RECEPTION		
RO Size = 19 1/2" x 71"		Unit Size = 19 1/8" x 70 3/4"			

WDHI 1' 7 1/8"X5' 10 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 19.125 x 70.75 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



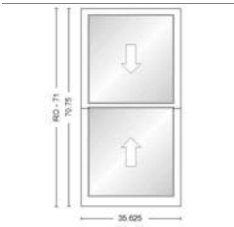
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	AA	RECEPTION		

RO Size = 19 3/4" x 71" Unit Size = 19 3/8" x 70 3/4"

WDHI 1' 7 3/8"X5' 10 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 19.375 x 70.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



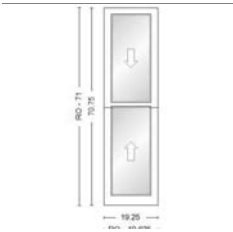
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	AA	RECEPTION		

RO Size = 36" x 71" Unit Size = 35 5/8" x 70 3/4"

WDHI 2' 11 5/8"X5' 10 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 2 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 35.625 x 70.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	2	AA	CONFERENCE ROOM		

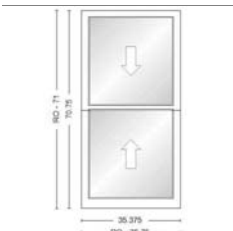
RO Size = 19 5/8" x 71"

Unit Size = 19 1/4" x 70 3/4"

WDHI 1' 7 1/4"X5' 10 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 19.25 x 70.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
500	2	AA	CONFERENCE ROOM		

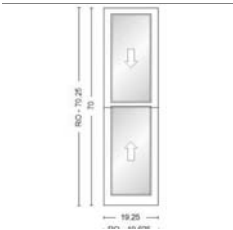
RO Size = 35 3/4" x 71"

Unit Size = 35 3/8" x 70 3/4"

WDHI 2' 11 3/8"X5' 10 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 2 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 35.375 x 70.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



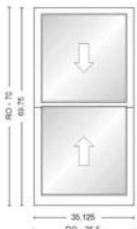
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	4	AA	SHIP ROOM		

RO Size = 19 5/8" x 70 1/4" Unit Size = 19 1/4" x 70"

WDHI 1' 7 1/4"X5' 10", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 19.25 x 70 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



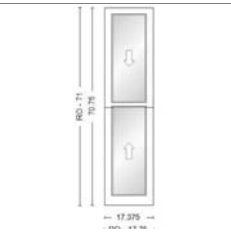
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	1	AA	SHIP CONFERENCE ROOM		

RO Size = 35 1/2" x 70" Unit Size = 35 1/8" x 69 3/4"

WDHI 2' 11 1/8"X5' 9 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 35.125 x 69.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
800	1	AA	BREAK ROOM		

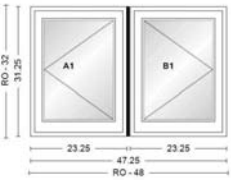
RO Size = 17 3/4" x 71"

Unit Size = 17 3/8" x 70 3/4"

WDHI 1' 5 3/8"X5' 10 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 17.375 x 70.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
900	1	Left-Right	BREAK ROOM		

RO Size = 48" x 32"

Unit Size = 47 1/4" x 31 1/4"

Mull: Factory Mull, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ACW2028-2, Unit, A Series Casement, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1: Left, Unit 2: Right, Dual Pane Low-E4 Standard Argon Fill Contemporary Folding, White, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Job Site Applied

Hardware: ACW Contemporary Folding White PN:0400208

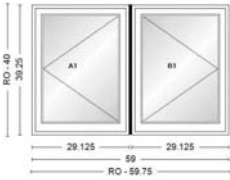
Insect Screen 1: A Series Casement, ACW2028 Full Screen Aluminum White

Hardware: ACW Contemporary Folding White PN:0400208

Insect Screen 1: A Series Casement, ACW2028 Full Screen Aluminum White

Extension Jamb 1: ACW 47.25 x 31.25 Interior Extension Jamb Standard Pine White - Painted 6 9/16" Complete Unit Extension Jambs Job Site Applied

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.27	0.27	A1	13.8125	25.6250	2.46000	
B1	0.27	0.27	B1	13.8125	25.6250	2.46000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1000	1	Left-Right	BREAK ROOM		

RO Size = 59 3/4" x 40"

Unit Size = 59" x 39 1/4"

Mull: Factory Mull, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material
 ACW 2' 5 1/8"X3' 3 1/4"-ACW 2' 5 1/8"X3' 3 1/4", Unit, A Series Casement, 4 9/16" Frame Depth, Standard Flange, White Exterior
 Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1: Left,
 Unit 2: Right, Dual Pane Low-E4 Standard Argon Fill Contemporary Folding, White, White, Full Screen, Aluminum
 Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Job Site
 Applied

Hardware: ACW Contemporary Folding White PN:0400208

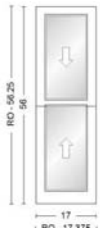
Insect Screen 1: A Series Casement, ACW 29.125 x 39.25 Full Screen Aluminum White

Hardware: ACW Contemporary Folding White PN:0400208

Insect Screen 1: A Series Casement, ACW 29.125 x 39.25 Full Screen Aluminum White

Extension Jamb 1: ACW 59 x 39.25 Interior Extension Jamb Standard Pine White - Painted 6 9/16" Complete Unit Extension Jambs
 Job Site Applied

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.27	0.27	A1	18.1810	33.5970	4.24190	
B1	0.27	0.27	B1	18.1810	33.5970	4.24190	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1100	1	AA	FIRST FLOOR POWDER ROOM		

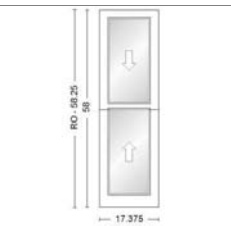
RO Size = 17 3/8" x 56 1/4"

Unit Size = 17" x 56"

WDHI 1' 5"X4' 8", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame,
 White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-
 E4 Standard Argon Fill Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 17 x 56 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1200	1	AA	MAIL STATION		

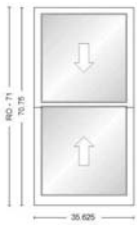
RO Size = 17 3/4" x 58 1/4"

Unit Size = 17 3/8" x 58"

WDHI 1' 5 3/8"X4' 10", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 17.375 x 58 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1300	1	AA	JOHN'S OFFICE		

RO Size = 36" x 71"

Unit Size = 35 5/8" x 70 3/4"

WDHI 2' 11 5/8"X5' 10 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 2 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 35.625 x 70.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	

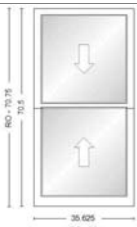


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1400	3	AA	JOHN'S OFFICE		
RO Size = 19 5/8" x 70 1/2"		Unit Size = 19 1/4" x 70 1/4"			

WDHI 1' 7 1/4"X5' 10 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 19.25 x 70.25 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	

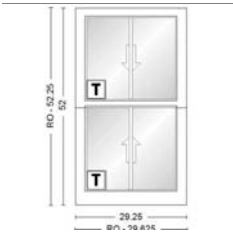


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1500	1	AA	JOHN'S OFFICE		
RO Size = 36" x 70 3/4"		Unit Size = 35 5/8" x 70 1/2"			

WDHI 2' 11 5/8"X5' 10 1/2", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Traditional, 2 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 35.625 x 70.5 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.3	0.31	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1600	2	AA	STAIRWELL		

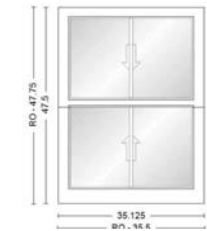
RO Size = 29 5/8" x 52 1/4"

Unit Size = 29 1/4" x 52"

WDHI 2' 5 1/4"X4' 4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 2 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 29.25 x 52 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1700	1	AA	2ND FLOOR BATHROOM		

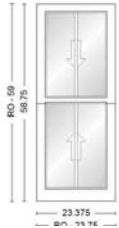
RO Size = 35 1/2" x 47 3/4"

Unit Size = 35 1/8" x 47 1/2"

WDHI 2' 11 1/8"X3' 11 1/2", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 2 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 35.125 x 47.5 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1800	2	AA	GREEN OFFICE MOLLY		

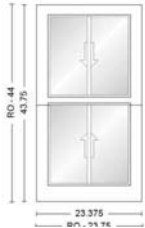
RO Size = 23 3/4" x 59"

Unit Size = 23 3/8" x 58 3/4"

WDHI 1' 11 3/8"X4' 10 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 23.375 x 58.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1900	1	AA	GREEN OFFICE MOLLY		

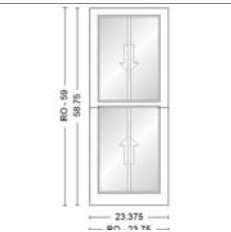
RO Size = 23 3/4" x 44"

Unit Size = 23 3/8" x 43 3/4"

WDHI 1' 11 3/8"X3' 7 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 23.375 x 43.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
2000	2	AA	GREEN OFFICE #2		

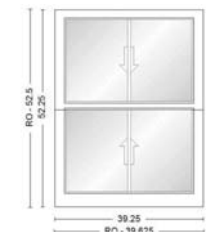
RO Size = 23 3/4" x 59"

Unit Size = 23 3/8" x 58 3/4"

WDHI 1' 11 3/8"X4' 10 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 23.375 x 58.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
2100	1	AA	FRONT LEFT CORNER OFFICE		

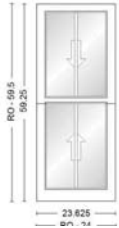
RO Size = 39 5/8" x 52 1/2"

Unit Size = 39 1/4" x 52 1/4"

WDHI 3' 3 1/4"X4' 4 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 2 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 39.25 x 52.25 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	

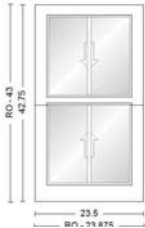


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
2200	1	AA	FRONT LEFT CORNER OFFICE		
RO Size = 24" x 59 1/2"		Unit Size = 23 5/8" x 59 1/4"			

WDHI 1' 11 5/8"X4' 11 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 23.625 x 59.25 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	

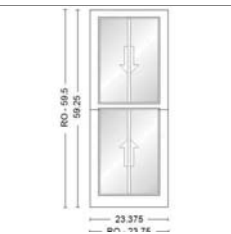


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
2300	1	AA	RUST OFFICE		
RO Size = 23 7/8" x 43"		Unit Size = 23 1/2" x 42 3/4"			

WDHI 1' 11 1/2"X3' 6 3/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 23.5 x 42.75 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
2400	2	AA	FRONT RIGHT CORNER OFFICE		

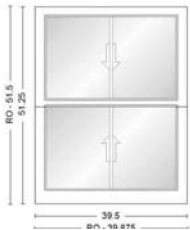
RO Size = 23 3/4" x 59 1/2"

Unit Size = 23 3/8" x 59 1/4"

WDHI 1' 11 3/8"X4' 11 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 23.375 x 59.25 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
2500	1	AA	FRONT RIGHT CORNER OFFICE		

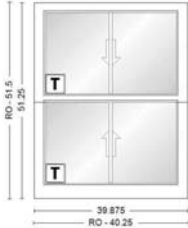
RO Size = 39 7/8" x 51 1/2"

Unit Size = 39 1/2" x 51 1/4"

WDHI 3' 3 1/2"X4' 3 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 2 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 39.5 x 51.25 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



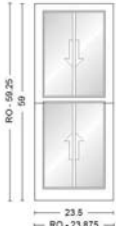
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
2600	1	AA	FRONT RIGHT CORNER BATHROOM		

RO Size = 40 1/4" x 51 1/2" Unit Size = 39 7/8" x 51 1/4"

WDHI 3' 3 7/8"X4' 3 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 2 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 39.875 x 51.25 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
2700	1	AA	SMALL OFFICE		

RO Size = 23 7/8" x 59 1/4" Unit Size = 23 1/2" x 59"

WDHI 1' 11 1/2"X4' 11", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill [REDACTED] 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 23.5 x 59 8 Degrees - Moderate Full Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.31	0.28	A1	0.00000	0.00000	0.00000	



CUSTOMER SIGNATURE _____ DATE _____

* All graphics as 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.

Thank you for choosing Andersen Windows & Doors

238 Deer Street

LU-20-238

Certificate of Approval



10/21/2021

LU-20-238

Land Use Application

Status: Active**Date Created:** Nov 25, 2020**Applicant**

John Chagnon
 jrc@ambitengineering.com
 200 Griffin Road
 Unit 3
 Portsmouth, NH 03801
 603-430-9282 ext. 308

Location

238 DEER ST
 Portsmouth, NH 03801

Owner:

238 DEER STREET LLC
 238 DEER ST PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it



New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above



Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure



Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial



New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications



Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)



Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work



Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line



Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval



Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



Request for Extension of Previously Granted Land Use Approval

238 DEER STREET: MIXED-USE BUILDING

HISTORIC DISTRICT COMMISSION PUBLIC HEARING / WORK SESSION -
NOVEMBER 2021, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION (ZONING BOARD OF ADJUSTMENT APPROVAL 09/28/2021):

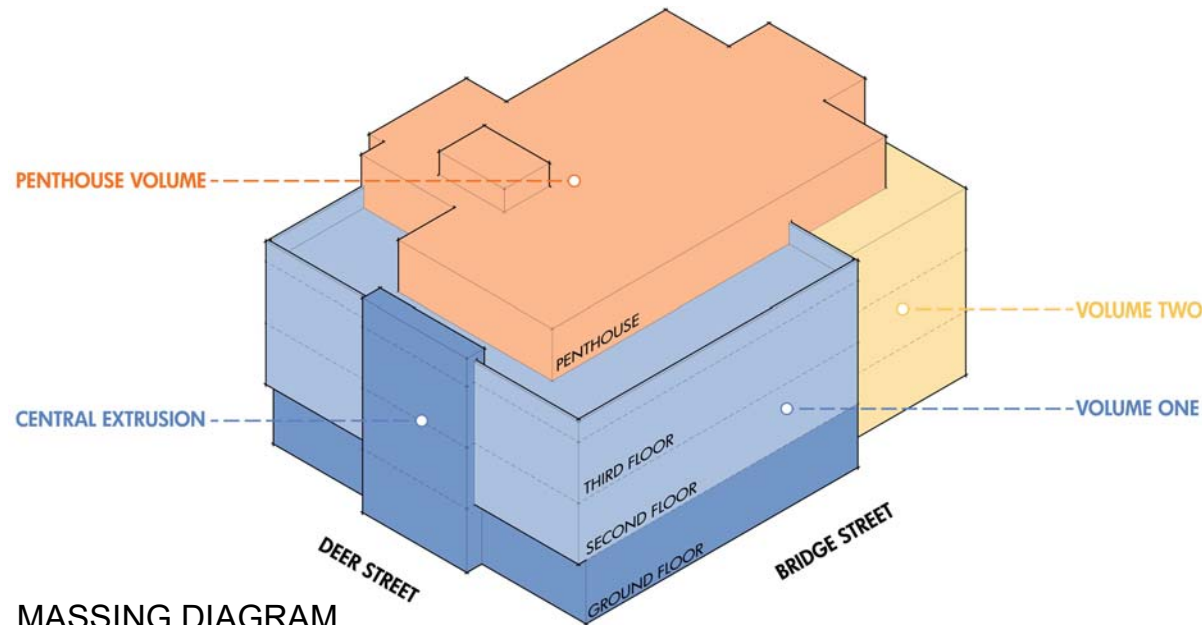
- REMOVAL OF EXISTING MASONRY BUILDING
- CONSTRUCT NEW 3 STORY, WITH A PENTHOUSE, MIXED-USE BUILDING TO INCLUDE:
 - GROUND FLOOR RETAIL
 - 21 APARTMENTS (400-500 SF EACH) ON UPPER FLOORS

SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	CONTEXT AND SITE PLAN
A2	DEER STREET RENDERING
A3	AERIAL RENDERING
A4	FLOOR PLANS
A5	FLOOR PLANS
A6	OVERALL ELEVATIONS
A8	BRIDGE STREET ELEVATION
A9	PUBLIC WALKWAY ELEVATION
A10	REAR ELEVATION
A12	DETAILS
A13	WINDOW & DOOR TYPES
A14	MATERIALS AND PRODUCT DATA
A15	EXTERIOR COLOR OPTION 2
C1	EXISTING CONDITIONS
C2	SITE PLAN
A16	BUILDING DATA

SHEET LIST CONT.	
Sheet Number	Sheet Name
A17	INTERIOR CONCEPT / OWNER INSPIRATION
A18	EXISTING PHOTOGRAPHS
A19	CONTEXT PHOTOGRAPHS
A20	CONTEXT PHOTOGRAPHS
A21	FOUNDRY PLACE CONTEXT
APPENDIX A	PELLA LIFESTYLE SERIES PRODUCT DATA - OR EQUAL
APPENDIX B	KAWNEER WINDOW WALL PRODUCT DATA - OR EQUAL
APPENDIX C	BORAL TRU EXTERIOR PRODUCT DATA - OR EQUAL
APPENDIX D	ALUMINUM RAILING PRODUCT DATA - OR EQUAL
APPENDIX E	PORTSMOUTH BRICK PRODUCT DATA - OR EQUAL
APPENDIX F	MITSUBUSHI CONDENSER UNIT - OR EQUAL



PERSPECTIVE FROM DEER STREET



MASSING DIAGRAM



LOCUS MAP

238 DEER STREET
PORTSMOUTH, NH 03801

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

11/03/2021
McHA: SM/RD/MG
NOT TO SCALE



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DEER ST. MIXED-USE BUILDING
 238 DEER STREET
 PORTSMOUTH, NH 03801

CONTEXT AND SITE PLAN
 HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

A1

06/02/2021
 McHA: SM/RD/MG
 NOT TO SCALE



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DEER ST. MIXED-USE BUILDING
 238 DEER STREET
 PORTSMOUTH, NH 03801

DEER STREET RENDERING
 HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

A2

11/03/2021
 McHA: SM/RD/MG
NOT TO SCALE



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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

AERIAL RENDERING

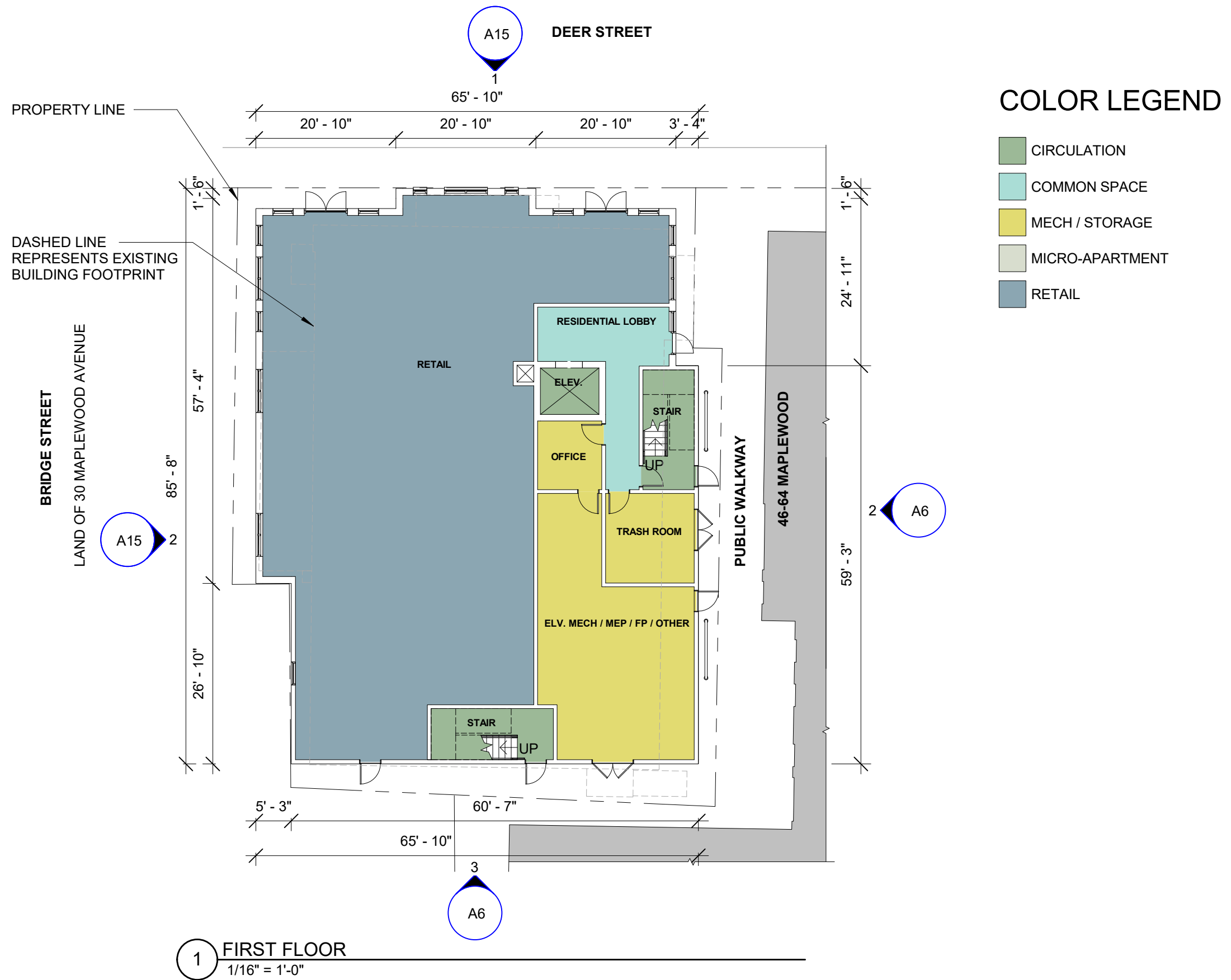
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

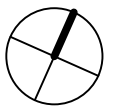
4 Market Street
Portsmouth, New Hampshire

A3

11/03/2021
McHA: SM/RD/MG
NOT TO SCALE



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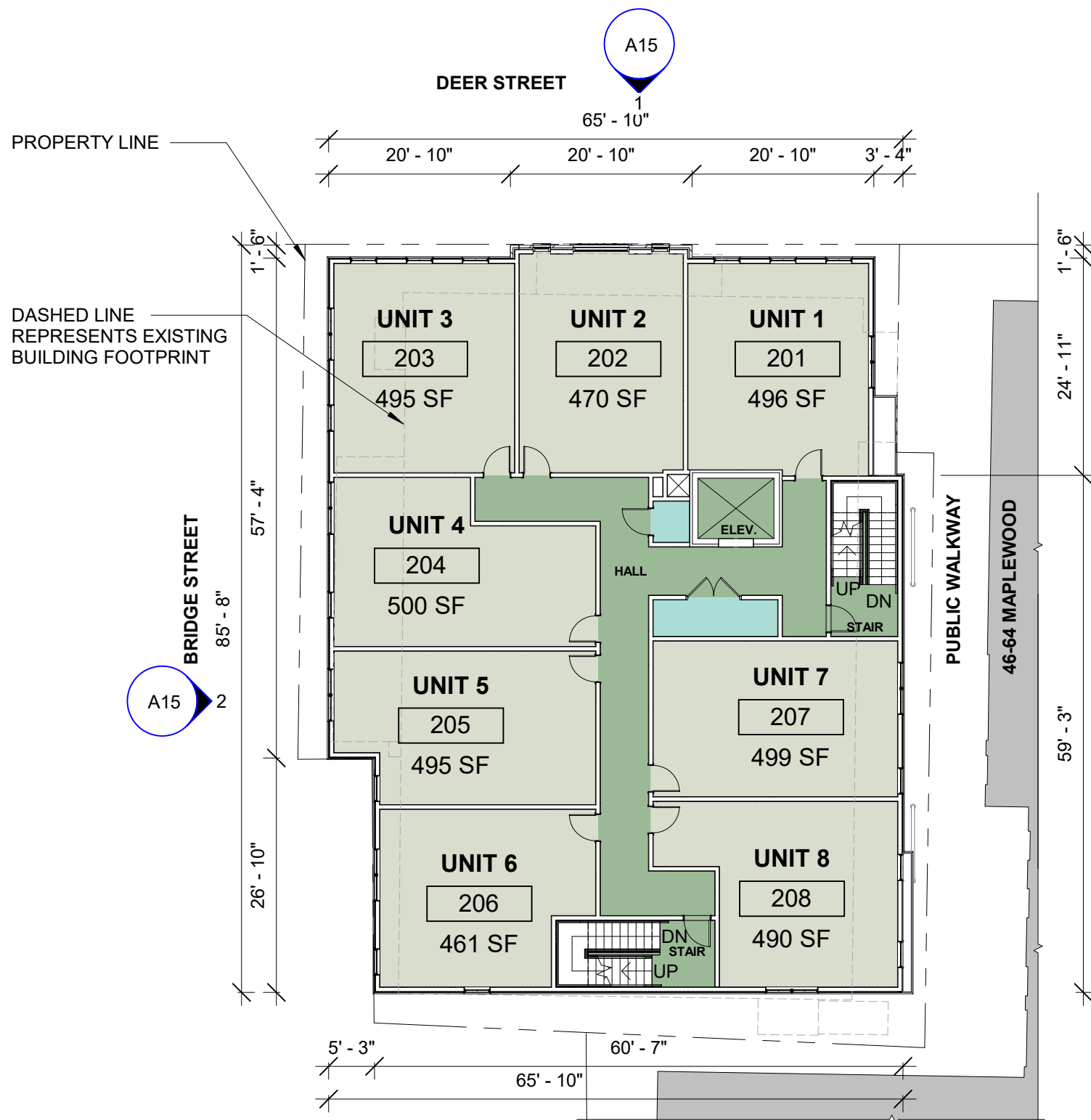
DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

FLOOR PLANS
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

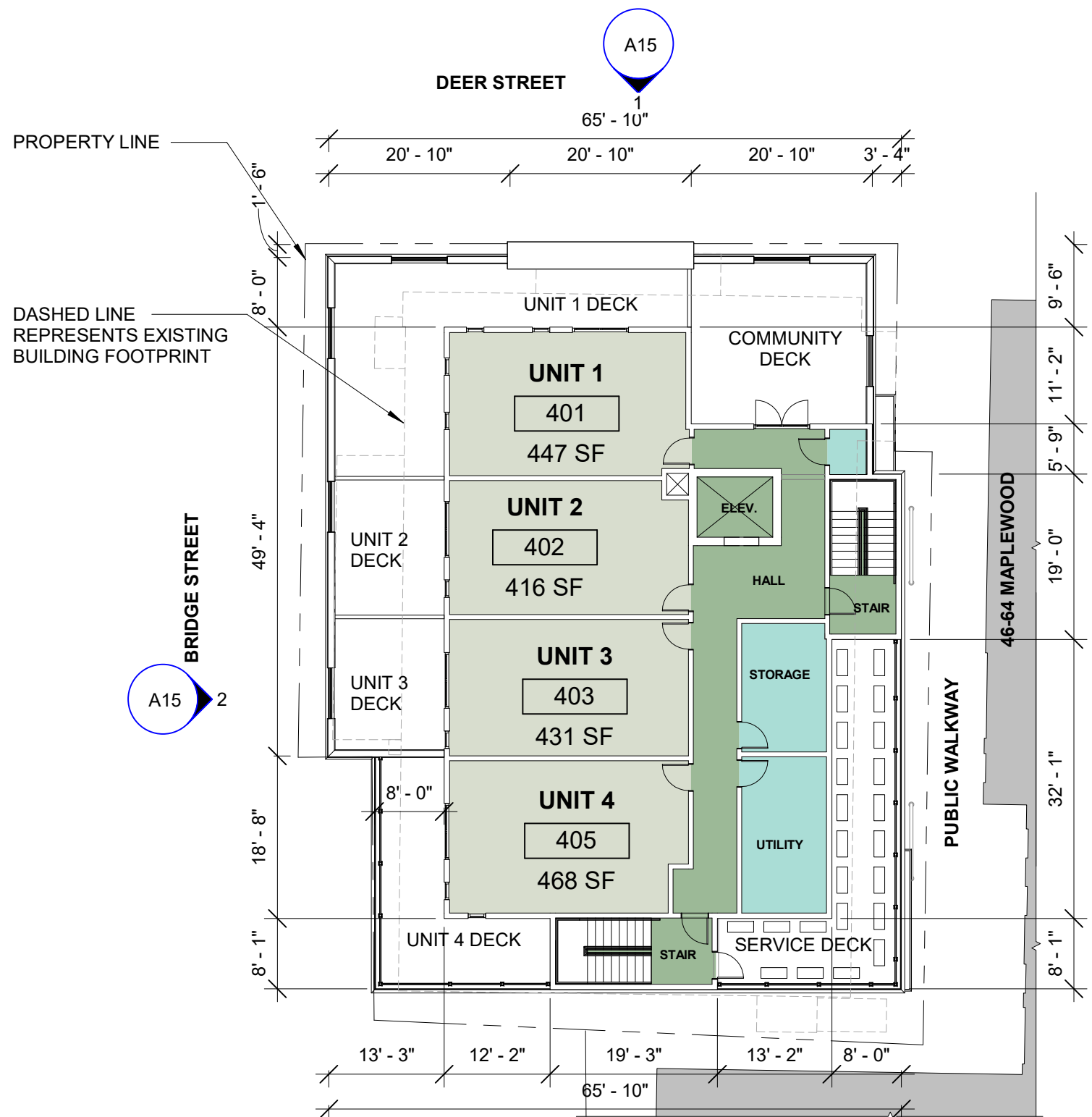
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

11/03/2021
McHA: SM/RD/MG
Scale: 1/16" = 1'-0"



1 SECOND AND THIRD FLOOR
1/16" = 1'-0"



2 FOURTH FLOOR
1/16" = 1'-0"

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DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

FLOOR PLANS
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A5

11/03/2021
McHA: SM/RD/MG
Scale: 1/16" = 1'-0"



1 NORTH ELEVATION (DEER STREET)
1/16" = 1'-0"



2 EAST ELEVATION (PUBLIC WALKWAY)
1/16" = 1'-0"

TO. ROOF	41' - 4"
FOURTH FLOOR	32' - 4"
THIRD FLOOR	22' - 2"
SECOND FLOOR	12' - 0"
FIRST FLOOR	0' - 0"
AVG. GRADE	-0' - 7 29/32"



3 SOUTH ELEVATION (REAR)
1/16" = 1'-0"



4 WEST ELEVATION (BRIDGE STREET)
1/16" = 1'-0"

TO. ROOF	41' - 4"
FOURTH FLOOR	32' - 4"
THIRD FLOOR	22' - 2"
SECOND FLOOR	12' - 0"
FIRST FLOOR	0' - 0"
AVG. GRADE	-0' - 7 29/32"

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DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

OVERALL ELEVATIONS
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A6

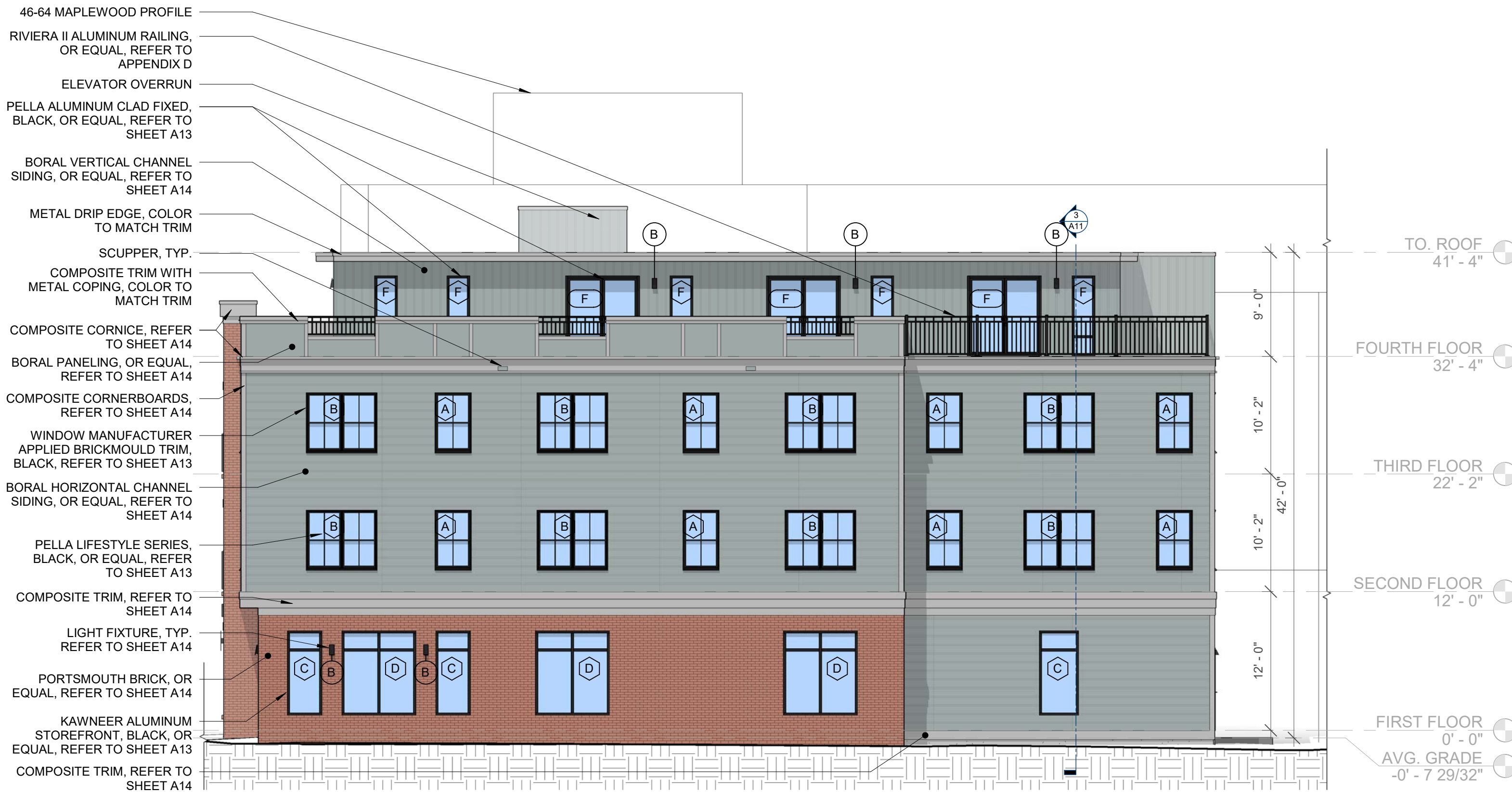
11/03/2021
McHA: SM/RD/MG
Scale: 1/16" = 1'-0"



1 NORTH ELEVATION (DEER STREET)
1/8" = 1'-0"

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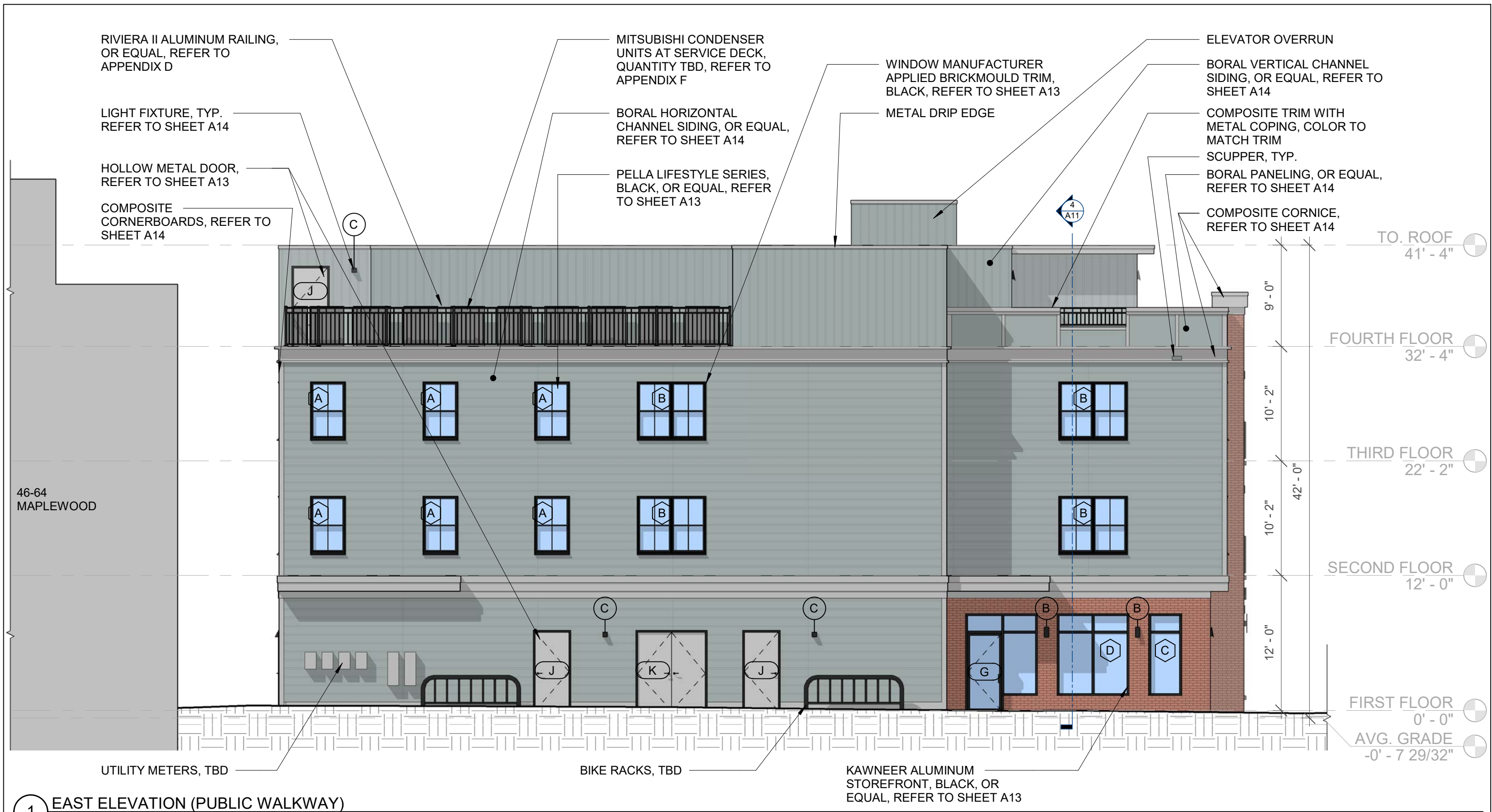
DEER ST. MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	DEER STREET ELEVATION HISTORIC DISTRICT COMMISSION, OCTOBER 2021	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A7	11/03/2021
				McHA: SM/RD/MG
				Scale: 1/8" = 1'-0"



1 WEST ELEVATION (BRIDGE STREET)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	BRIDGE STREET ELEVATION HISTORIC DISTRICT COMMISSION, OCTOBER 2021	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A8	11/03/2021
				McHA: SM/RD/MG Scale: 1/8" = 1'-0"



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DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

PUBLIC WALKWAY ELEVATION
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A9

11/03/2021
McHA: SM/RD/MG
Scale: 1/8" = 1'-0"

RIVIERA II ALUMINUM RAILING, OR EQUAL, REFER TO APPENDIX D

COMPOSITE CORNERBOARDS, REFER TO SHEET A14

COMPOSITE CORNICE, REFER TO SHEET A14

BORAL HORIZONTAL CHANNEL SIDING, OR EQUAL, REFER TO SHEET A14

PELLA LIFESTYLE SERIES, BLACK, OR EQUAL, REFER TO SHEET A13

METAL DRIP EDGE, COLOR TO MATCH TRIM

WINDOW MANUFACTURER APPLIED BRICKMOULD TRIM, BLACK, REFER TO SHEET A13

ELEVATOR OVERRUN

BORAL VERTICAL CHANNEL SIDING, OR EQUAL, REFER TO SHEET A14

MITSUBISHI CONDENSER UNITS AT SERVICE DECK, QUANTITY TBD, REFER TO APPENDIX F

TO. ROOF
41' - 4"

FOURTH FLOOR
32' - 4"

THIRD FLOOR
22' - 2"

SECOND FLOOR
12' - 0"

FIRST FLOOR
0' - 0"

AVG. GRADE
-0' - 7 29/32"

46-64 MAPLEWOOD

COMPOSITE TRIM, REFER TO SHEET A14

LIGHT FIXTURE, TYP. REFER TO SHEET A14

HOLLOW METAL DOOR, REFER TO SHEET A13

UTILITY METERS, TBD

1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

REAR ELEVATION

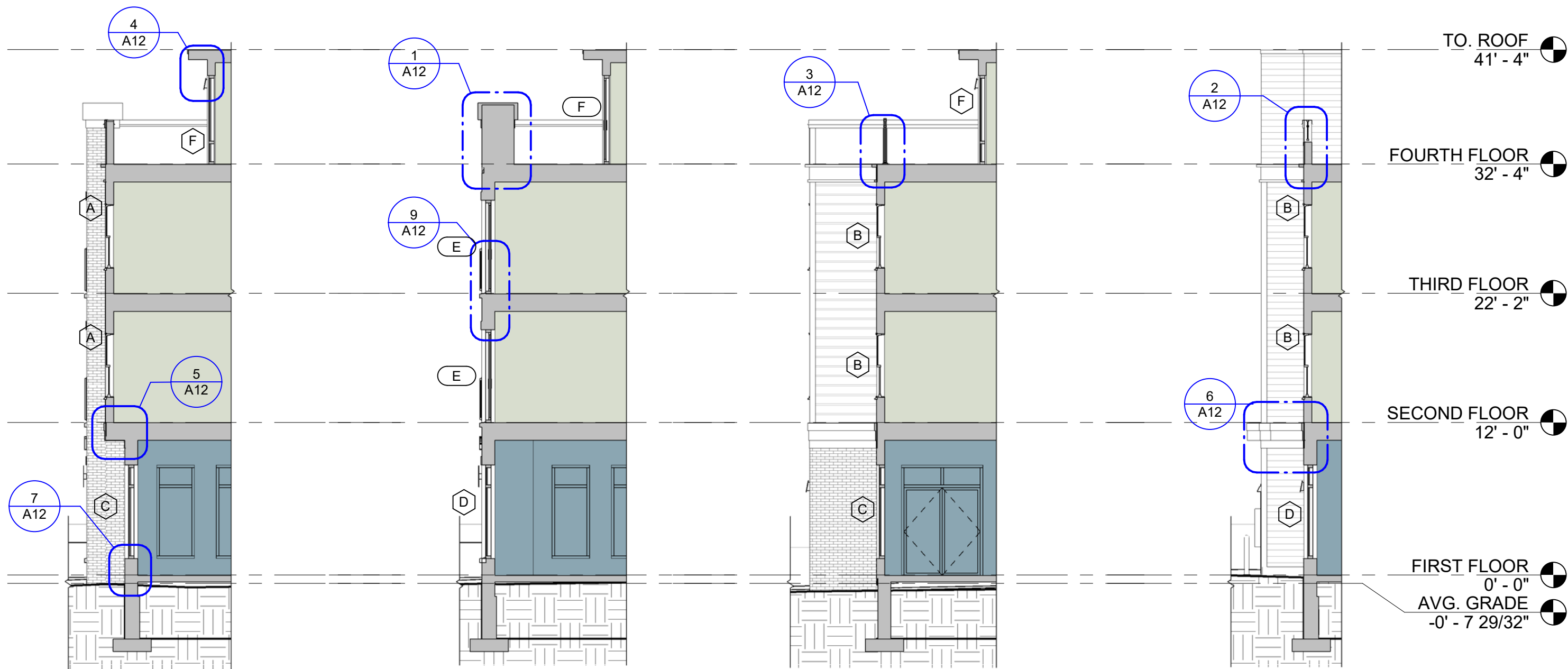
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A10

11/03/2021
McHA: SM/RD/MG
Scale: 1/8" = 1'-0"



1 SECTION AT DEER STREET ELEVATION
1/8" = 1'-0"

2 SECTION AT CENTRAL EXTRUSION
1/8" = 1'-0"

3 SECTION AT BRIDGE STREET ELEVATION
1/8" = 1'-0"

4 SECTION AT PUBLIC WALKWAY ELEVATION
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

SECTIONS

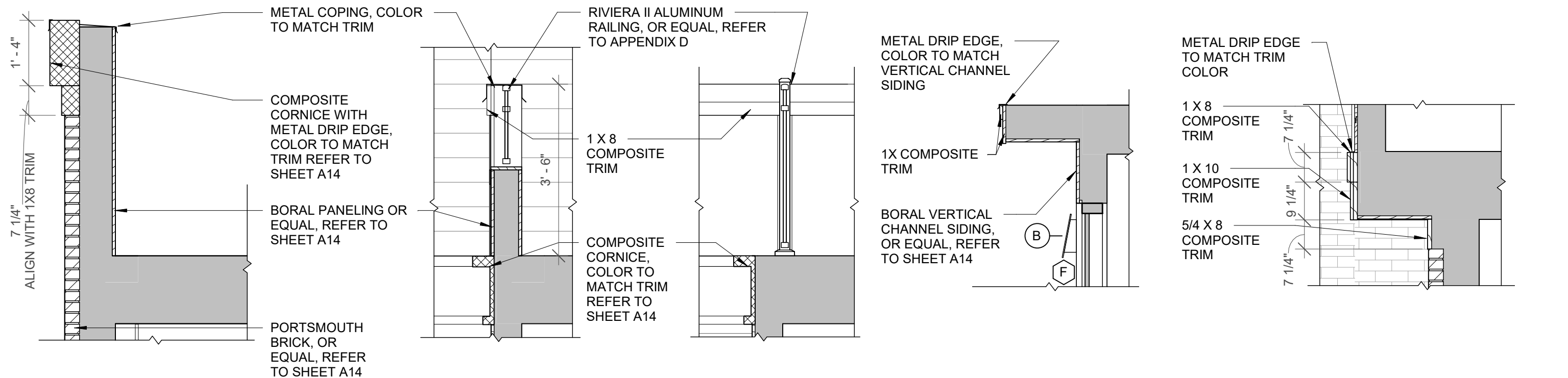
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A11

11/03/2021
McHA: SM/RD/MG
Scale: 1/8" = 1'-0"



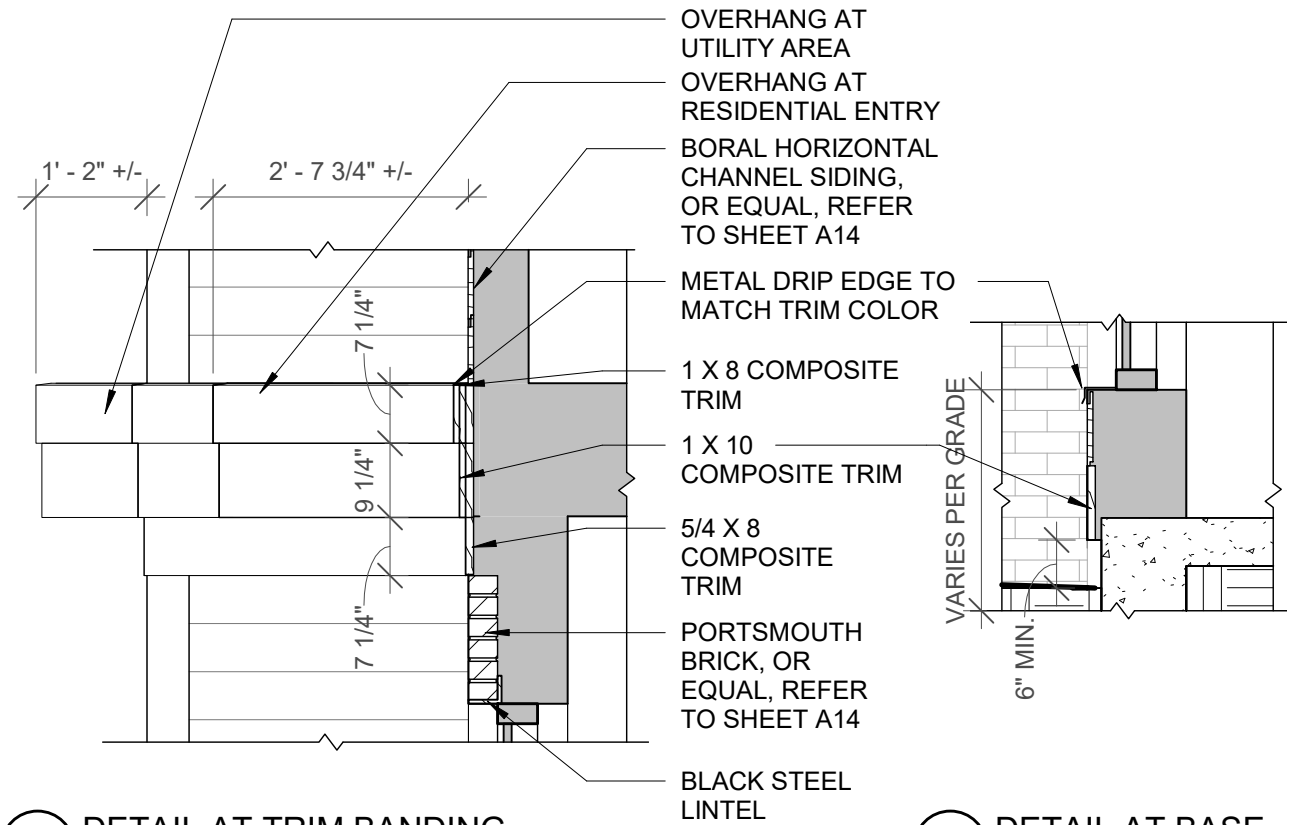
1 DETAIL AT CENTRAL PARAPET
1/2" = 1'-0"

2 DETAIL AT PARAPET
1/2" = 1'-0"

3 DETAIL AT RAILING
1/2" = 1'-0"

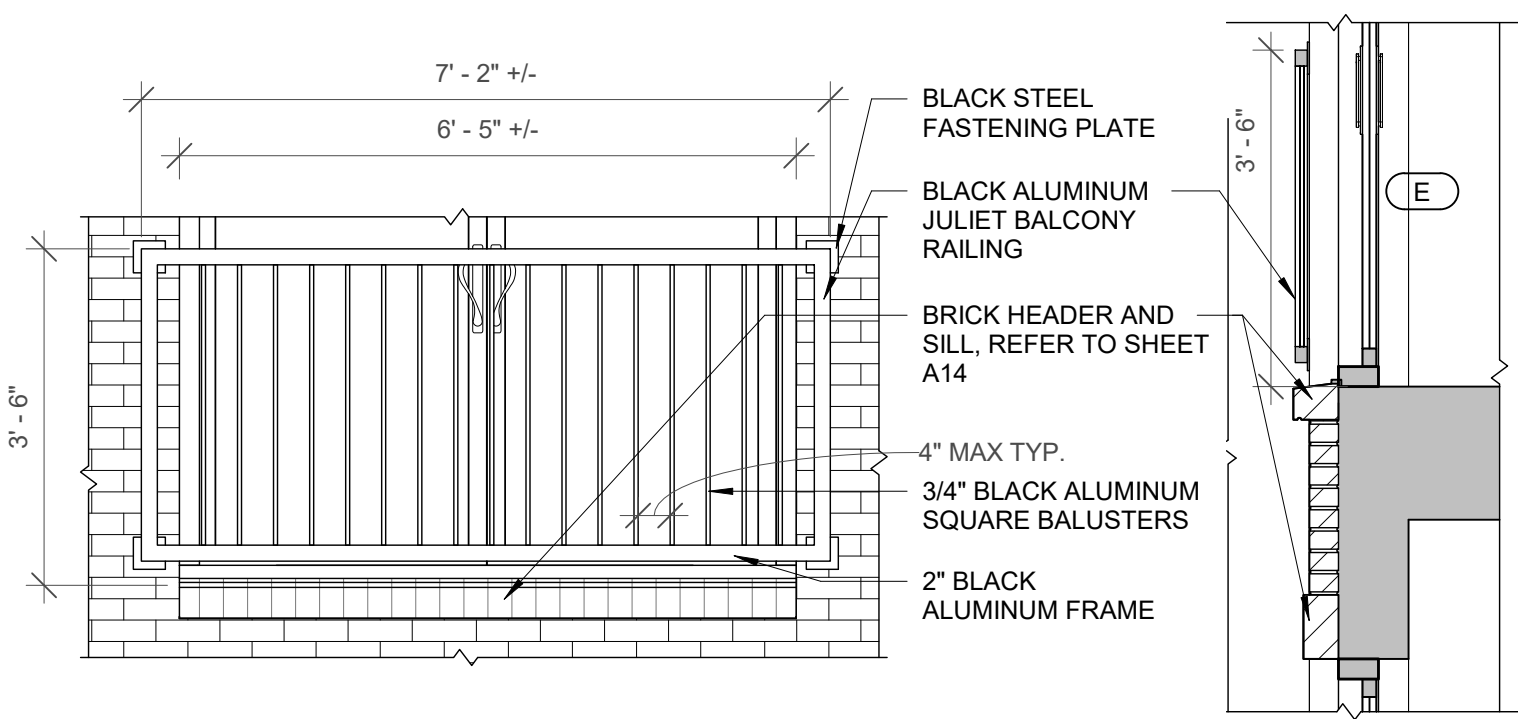
4 DETAIL AT PENTHOUSE EAVE
1/2" = 1'-0"

5 DETAIL AT FIRST FLOOR OVERHANG
1/2" = 1'-0"



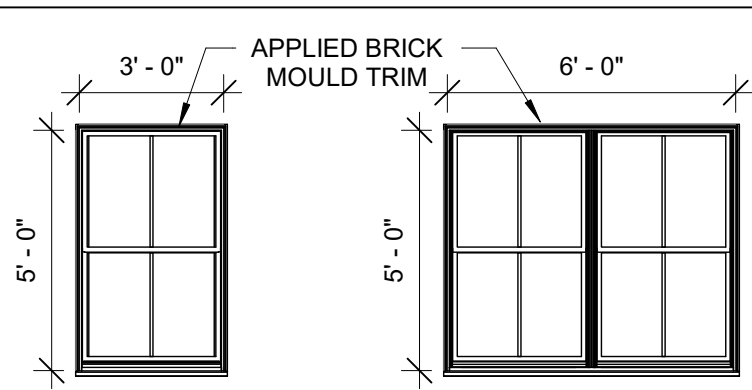
6 DETAIL AT TRIM BANDING
1/2" = 1'-0"

7 DETAIL AT BASE
1/2" = 1'-0"



8 ELEVATION AT ALUMINUM JULLIET BALCONY RAILING
1/2" = 1'-0"

9 DETAIL AT JULLIET BALCONY
1/2" = 1'-0" © 2021 McHenry Architecture



TYPE A:
PELLA LIFESTYLE SERIES; ALUMINUM-CLAD WOOD WINDOW, OR EQUAL

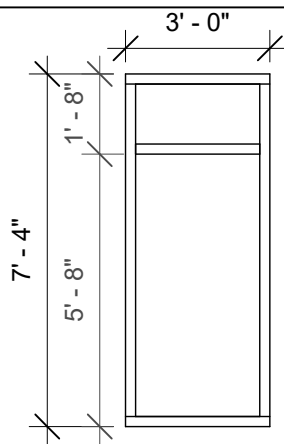
2 OVER 2 DOUBLE HUNG, BLACK EXTERIOR, BLACK FACTORY APPLIED BRICK MOULD

REFER TO APPENDIX A

TYPE B:
PELLA LIFESTYLE SERIES; ALUMINUM-CLAD WOOD WINDOW, OR EQUAL

PAIRED 2 OVER 2 DOUBLE HUNG, BLACK EXTERIOR, BLACK FACTORY APPLIED BRICK MOULD

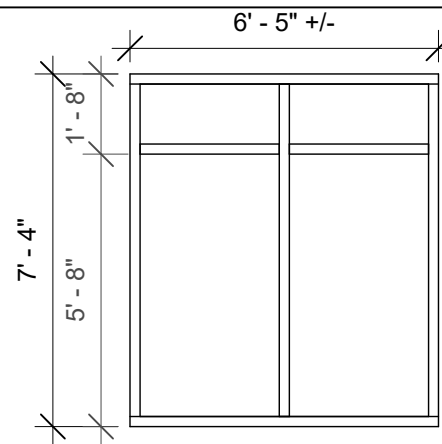
REFER TO APPENDIX A



TYPE C:
KAWNEER WINDOW WALL; ALUMINUM STOREFRONT, OR EQUAL

FIXED, BLACK EXTERIOR

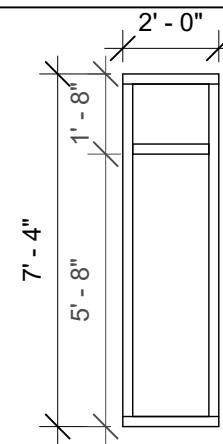
REFER TO APPENDIX B



TYPE D:
KAWNEER WINDOW WALL; ALUMINUM STOREFRONT, OR EQUAL

FIXED, BLACK EXTERIOR

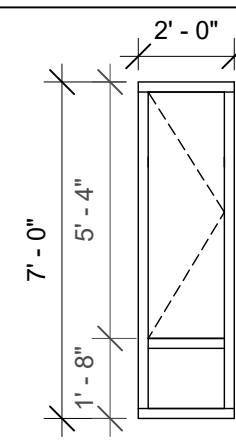
REFER TO APPENDIX B



TYPE E:
PELLA; ALUMINUM CLAD FIXED, OR EQUAL

FIXED, BLACK EXTERIOR

REFER TO APPENDIX A



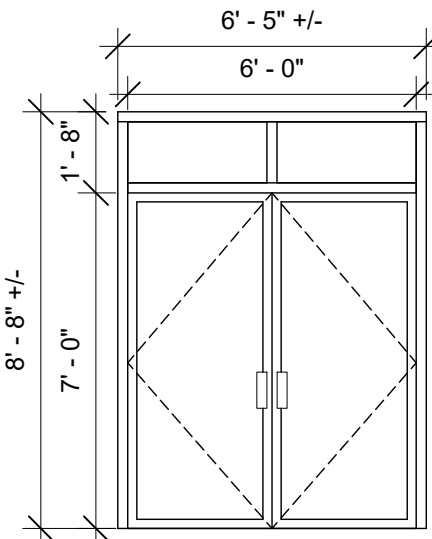
TYPE F:
PELLA ALUMINUM CLAD CASEMENT OVER FIXED, OR EQUAL

FIXED, BLACK EXTERIOR

REFER TO APPENDIX A

WINDOW TYPES

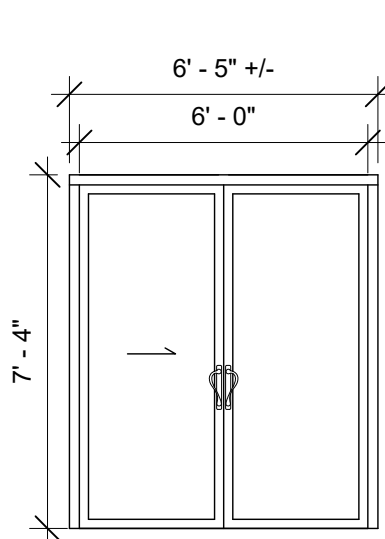
1/4" = 1'-0"



TYPE C:
KAWNEER WINDOW WALL; ALUMINUM STOREFRONT, OR EQUAL

DOUBLE DOOR, FIXED TRANSOM, BLACK EXTERIOR

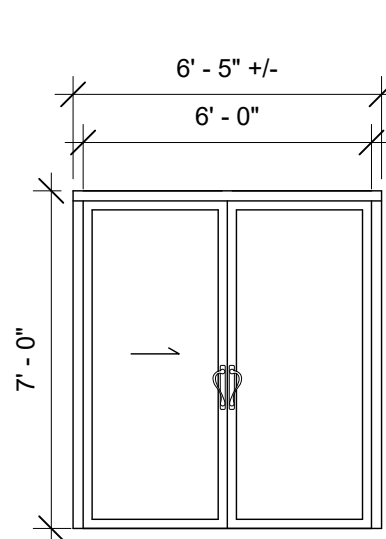
REFER TO APPENDIX B



TYPE E:
PELLA ALUMINUM-CLAD, OR EQUAL

SLIDING DOUBLE DOOR (TBD), BLACK EXTERIOR

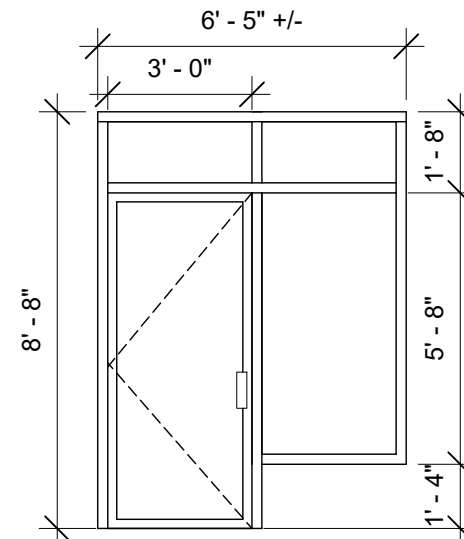
REFER TO APPENDIX A



TYPE F:
PELLA ALUMINUM-CLAD, OR EQUAL

SLIDING DOUBLE DOOR (TBD), BLACK EXTERIOR

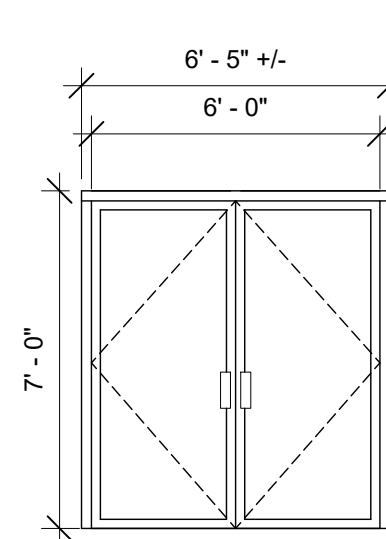
REFER TO APPENDIX A



TYPE G:
KAWNEER WINDOW WALL; ALUMINUM STOREFRONT, OR EQUAL

SINGLE DOOR, FIXED TRANSOM AND SIDE LITE, BLACK EXTERIOR

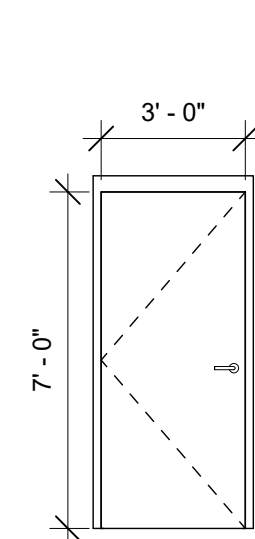
REFER TO APPENDIX A



TYPE H:
PELLA ALUMINUM-CLAD, OR EQUAL

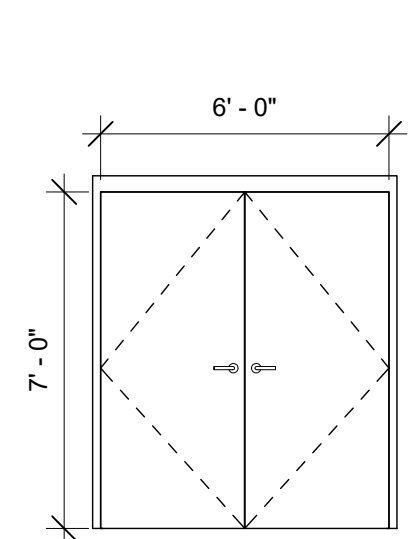
DOUBLE DOOR (TBD), BLACK EXTERIOR

REFER TO APPENDIX A



TYPE J:
HOLLOW METAL UTILITY DOOR

SINGLE FLUSH, BLACK TRIM, PAINT TO MATCH ADJACENT SIDING



TYPE K:
HOLLOW METAL UTILITY DOOR

DOUBLE FLUSH, BLACK TRIM, PAINT TO MATCH ADJACENT SIDING

DOOR TYPES

1/4" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

WINDOW & DOOR TYPES

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A13

11/03/2021
McHA: SM/RD/MG
AS INDICATED

Icon LED Outdoor Wall Sconce

By dweLED



Icon LED Outdoor Wall Sconce
By dweLED

Product Options

Finish: ~~Black~~, Black
Size: ~~20-Inch~~, 20-Inch

Details

- Construction, Aluminum hardware with glass diffuser
- Weather-resistant powder coat finish
- Shielded light source for low-glare illumination
- Driver concealed within the fixture
- Material: Aluminum
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Dimmer Range: 100 - 10%
- ADA compliant
- ETL Listed Wet
- Warranty: 5 Year Functional, 2 Year Finish
- Made In China

Dimensions

14-Inch Option Fixture: Width 5", Height 14", Depth 3"
 14-Inch Option Supply Cord: Weight 4.14Lbs
 14-Inch Option Wall Plate: Length 4.5", Width 5.5", Depth 0.5"
 20-Inch Option Fixture: Width 5", Height 20", Depth 3"
 20-Inch Option Supply Cord: Weight 5.13Lbs
 20-Inch Option Wall Plate: Length 4.5", Width 5.5", Depth 0.5"

Lighting

- 14-Inch Option: 10.9 Watt (845 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 54000 hours
- 20-Inch Option: 11.1 Watt (847 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 54000 hours

Additional Details

Product URL:
<https://www.lumens.com/icon-led-outdoor-wall-sconce-by-dweled-DWEP154761.html>
Rating: ETL Listed Wet

Product ID: DWEP154761



Notes:

LIGHT FIXTURE TYPE A
OR EQUAL

Slant LED Indoor & Outdoor Wall Light

By dweLED



Slant LED Indoor & Outdoor Wall Light
By dweLED

Product Options

Finish: ~~Black~~, Black

Details

- May be mounted on wall vertically or upside down
- ACLED driver
- Designed in 2019
- Material: Aluminum
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Dimmer Range: ELV Dimming: 100 - 10%
- ADA compliant, Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In China

Dimensions

Fixture: Length 5", Width 3.25", Height 10.63"

Lighting

- 7 Watt (440 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 50000 hours

Additional Details

Product URL:
<https://www.lumens.com/slant-led-indoor-and-outdoor-wall-light-by-dweled-DWEP266554.html>
Rating: ETL Listed Wet

Product ID: DWEP266554



Notes:

LIGHT FIXTURE TYPE B
OR EQUAL

Pitch LED Indoor/Outdoor Wall Sconce

By Tech Lighting



Pitch LED Indoor/Outdoor Wall Sconce
By Tech Lighting

Product Options

Finish: Black
Voltage: 120 Volt , 277 Volt

Details

- May be mounted up or down
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing
- Material: Die-Cast Metal
- ADA compliant, Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Marine Grade
- Warranty: 5 years
- Made In China

Dimensions

120 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66Lbs
 277 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66Lbs

Lighting

- 120 Volt Option: 26.1 Watt (823 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours
- 277 Volt Option: 26.1 Watt (823 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours

Additional Details

Product URL:
<https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-tech-lighting-TECP90024.html>
Rating: ETL Listed Wet

Product ID: TECP90024



Notes:

LIGHT FIXTURE TYPE C
OR EQUAL

Pop-in 4in Square LED New Construction Recessed Downlight

By WAC Lighting



Pop-in 4in Square LED New Construction Recessed Downlight
By WAC Lighting

Details

- Designed in 2020
- Finish: Electrostatically Powder Coated White
- Material: Aluminum
- Housing Type: IC Remodel Housing
- Trim Type: Deep Reflector
- Title 24 compliant
- Energy Star Qualified
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In China

Dimensions

Cut-out: Width 4.13", Depth 4.13"
 Fixture: Length 14.5", Width 8.6", Height 4.6"

Lighting

- 12 Watt 120/240/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K

Additional Details

Product URL:
<https://www.lumens.com/pop-in-4in-square-led-new-construction-recessed-downlight-by-wac-lighting-WACP312393.html>
Rating: ETL Listed Wet

Product ID: WACP312393



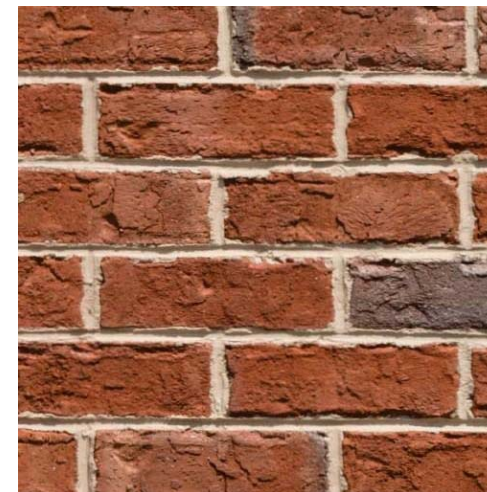
Notes:

EXTERIOR OVERHANG
DOWNLIGHTS, TBD
OR EQUAL



BORAL TRUEXTERIOR (POLY-ASH)
OR EQUAL

PAINTED 10" CHANNEL SIDING, VERTICAL AND HORIZONTAL APPLICATIONS, TRIM AND PANELING TO BE SIMILAR MATERIAL, REFER TO ELEVATIONS AND APPENDIX C



PORTSMOUTH BRICK
OR EQUAL

MODULAR SIZE, REFER TO ELEVATIONS FOR LOCATIONS AND APPENDIX E

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

MATERIALS AND PRODUCT DATA

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A14

11/03/2021
 McHA: SM/RD/MG
 NOT TO SCALE



1 NORTH ELEVATION (DEER STREET)
1/16" = 1'-0"



2 WEST ELEVATION (BRIDGE STREET)
1/16" = 1'-0"

TO. ROOF 41' - 4"
FOURTH FLOOR 32' - 4"
THIRD FLOOR 22' - 2"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0' - 0"
AVG. GRADE -0' - 7 29/32"



AERIAL PERSPECTIVE - COLOR OPTION 2



CHESAPEAKE GREY BRICK
OR EQUAL

ENGINEER SIZE, REFER TO
ELEVATIONS FOR LOCATIONS



EVERLAST SIDING/PANELING/TRIM
"COMPOSITE OF POLYMERIC RESINS
AND PERFORMANCE MINERALS"
OR EQUAL

MISTY TAUPE: CLAPBOARDS
CHESTNUT: PANELING AND TRIM



PRECAST CONCRETE HEADER/SILL/CORNICE

COLOR TO COMPLEMENT CHESAPEAK BRICK
(NORTHERN DESIGN CHOCOLATE 2 SHOWN)

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

EXTERIOR COLOR OPTION 2

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

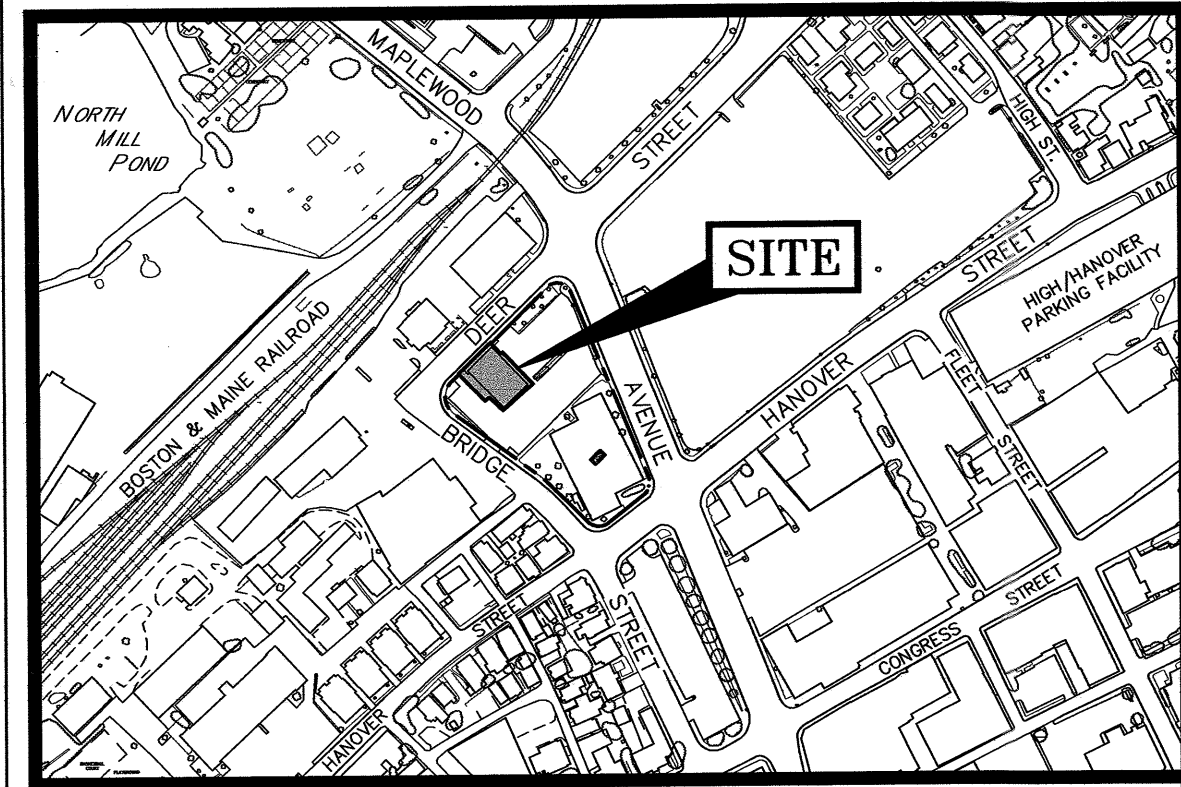
McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A15

11/03/2021
McHA: SM/RD/MG
AS INDICATED

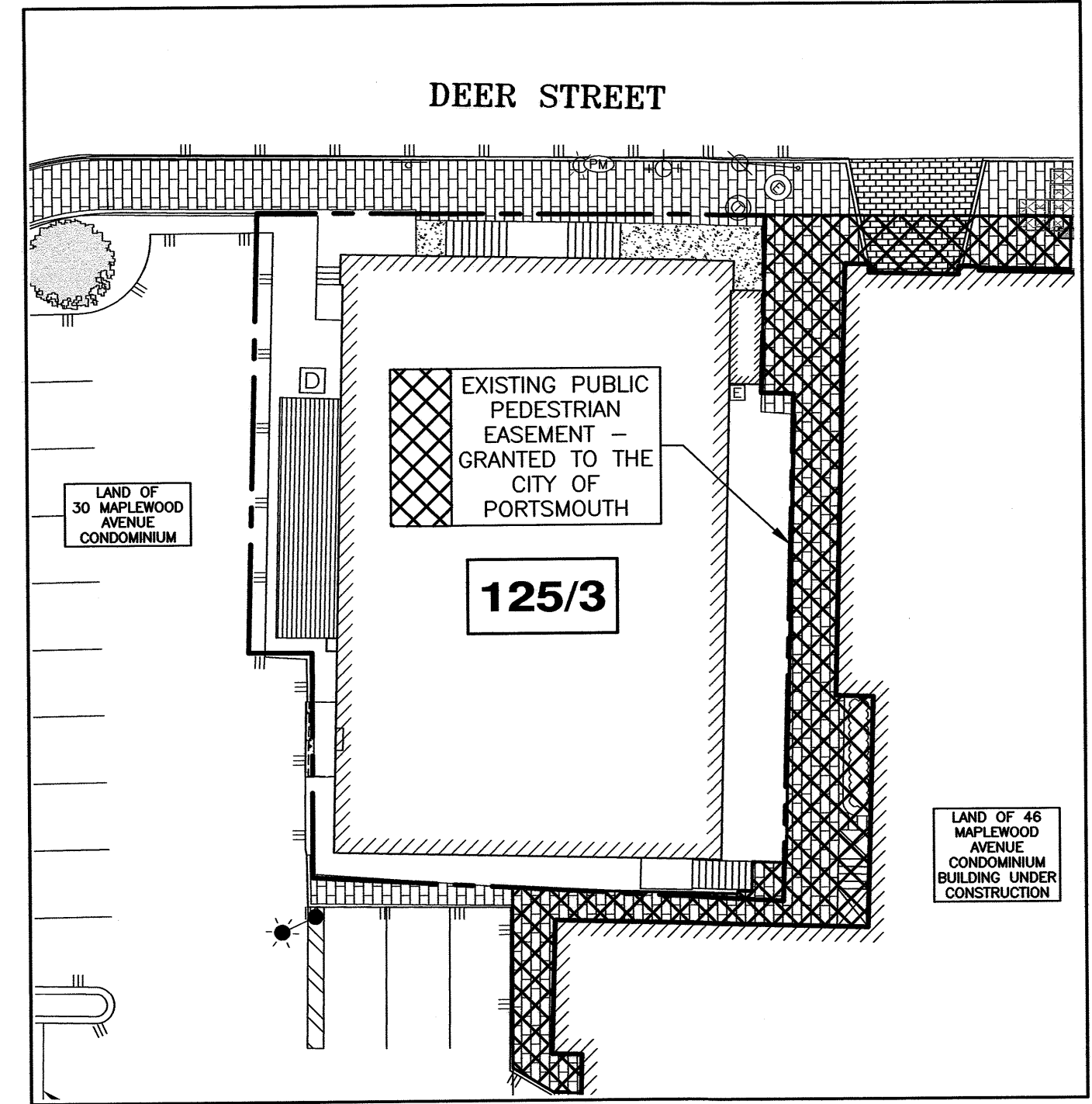
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.
 - 2) OWNER OF RECORD:
 238 DEER STREET, LLC.
 238 DEER STREET
 PORTSMOUTH, NH 03801
 5890/1712
 RCRD #02164
 - 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
 - 4) DIMENSIONAL REQUIREMENTS:
 CHARACTER DISTRICT 4 (CD4):
 MIN. LOT AREA: NO REQUIREMENT
 FRONTAGE: NO REQUIREMENT
 SETBACKS:
 FRONT (MAX.) 10 FEET (PRIMARY)
 SIDE NO REQUIREMENT
 REAR 5 FEET
 MAXIMUM STRUCTURE HEIGHT: 40 FEET
 MAXIMUM STRUCTURE COVERAGE: 90%
 MAXIMUM BUILDING FOOTPRINT: 15,000 S.F.
 MINIMUM OPEN SPACE: 10%
 MINIMUM FRONT LOT LINE BUILDOUT: 50%
 - 5) LOT AREA: 6,181 S.F., 0.1419 ACRES.
 - 6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON MAP 125, LOT 3.



LOCATION MAP SCALE: 1" = 300'

PLAN REFERENCES:

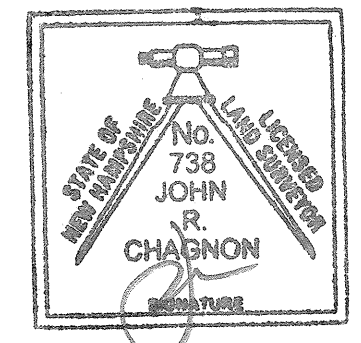
1. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 7. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4119.
2. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 10. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4125.
3. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION MAP. DATED NOV. 1969 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-2408.
4. EASEMENT SITE PLAN, TAX MAP 125 - LOT 2, 30 MAPLEWOOD, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), SCALE: 1" = 20', OCTOBER 2013 BY AMBIT ENGINEERING. RCRD D-38148.
5. PROPOSED EASEMENT TO CITY OF PORTSMOUTH, SCALE: 1" = 10', 9/18/13 BY AMBIT ENGINEERING. BK 5512, PG 1046.
6. CONDOMINIUM SITE PLAN, TAX MAP 125 - LOT 2, BY AMBIT ENGINEERING. RCRD D-38936; AMENDED AT RCRD D-39005.
7. SUBDIVISION PLAN TAX MAP 125 - LOT 2, OWNER: 30 MAPLEWOOD, LLC, 30-46 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED OCTOBER 2015 REVISED 4/18/17, RCRD D-40246
8. PLAN OF LAND NO. 238 DEER ST. PORTSMOUTH, N.H., SCALE: 1IN = 10 FT., DATED MAY 1954 PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS RCRD #02164



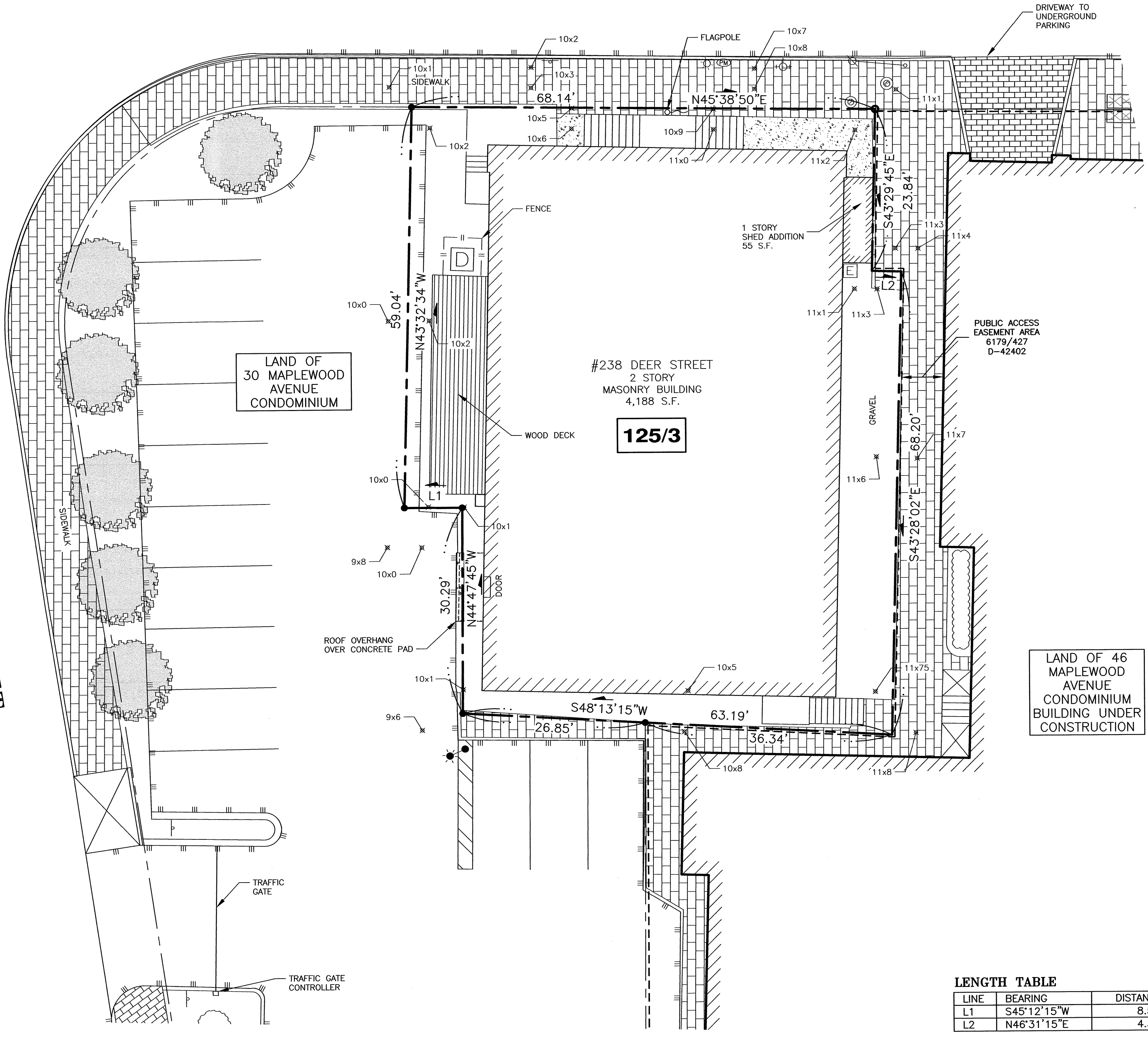
DEER STREET PUBLIC WALKWAY EASEMENT 1"=20'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

J.R.C.
 JOHN R. CHAGNON, LLS 738
 DATE 9.1.21



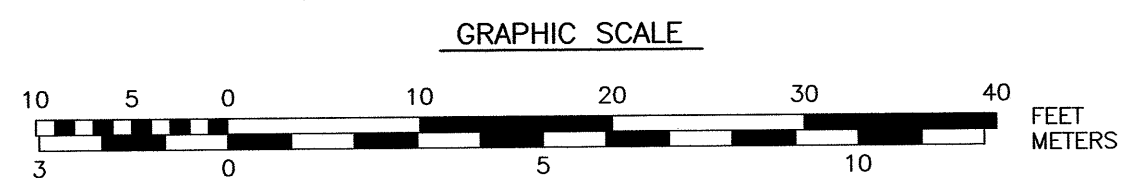
BRIDGE STREET



LAND OF 46 MAPLEWOOD AVENUE CONDOMINIUM BUILDING UNDER CONSTRUCTION

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S45°12'15"W	8.50'
L2	N46°31'15"E	4.30'



SITE DEVELOPMENT
 238 DEER STREET, LLC
 238 DEER STREET
 PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/1/21
REVISIONS		

SCALE: 1" = 10' AUGUST 2021

EXISTING CONDITIONS PLAN **C1**

ZONING DEVELOPMENT STANDARD

CD4: CHARACTER DISTRICT 4

BUILDING PLACEMENT (PRINCIPLE):

	238 DEER STREET		
	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10.0'	1'	0'
MAX. SECONDARY FRONT YARD:	N/A	N/A	N/A
MIN. SIDE YARD:	NR	0'	0'
MIN. REAR YARD:	5.0'	3.5'	3.5'
FRONT LOT LINE BUILDOUT:	50% MIN.	78%	92%

BUILDING TYPES:

ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL
PROHIBITED: HOUSE & DUPLEX

ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY
PROHIBITED: PORCH & FORECOURT

BUILDING FORM:

	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	40.0' + 2.0' PENTHOUSE	23' +/-	42'
STRUCTURE HEIGHT (IN STORIES):	3	1	3 + PENTHOUSE
PENTHOUSE AREA:	50% MAX. OF STORY BELOW	N/A	3,206 S.F. - 60% 1,907 S.F. - 35.6%
PENTHOUSE SETBACK:	15.0'	N/A	8.0'
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	6'	1'
MIN. GROUND STORY HEIGHT:	12.0'	14.0'	12.0'
MIN. SECOND STORY HEIGHT:	10.0'	N/A	10.5'
FACADE GLAZING (OTHER):	20% MIN. TO 50% MAX.	N/A	42%

ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD

LOT OCCUPATION:

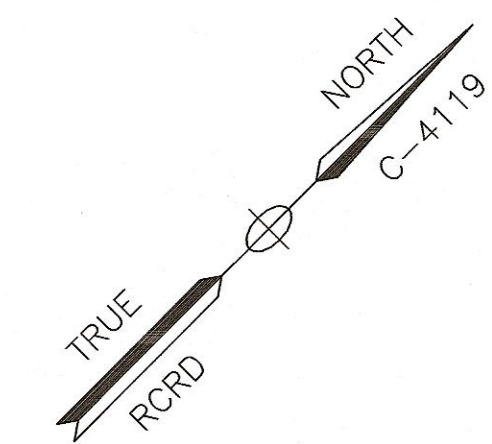
	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200'	53'	63'
MAX FACADE MOD. LENGTH:	80'	53'	21'
MIN. ENTRANCE SPACING:	50'	N/A	N/A
MAX BUILDING COVERAGE:	90%	74%	85%
MAX BUILDING FOOTPRINT:	15,000 SF	4,243 S.F.	5,286 S.F.
GROSS BUILDING:		8,346 S.F.	19,190 S.F.
MIN. LOT AREA:	NR	6,181 S.F.	6,181 S.F.
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	N/A	N/A
MIN. OPEN SPACE :	10%	9.67%	2.7%

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

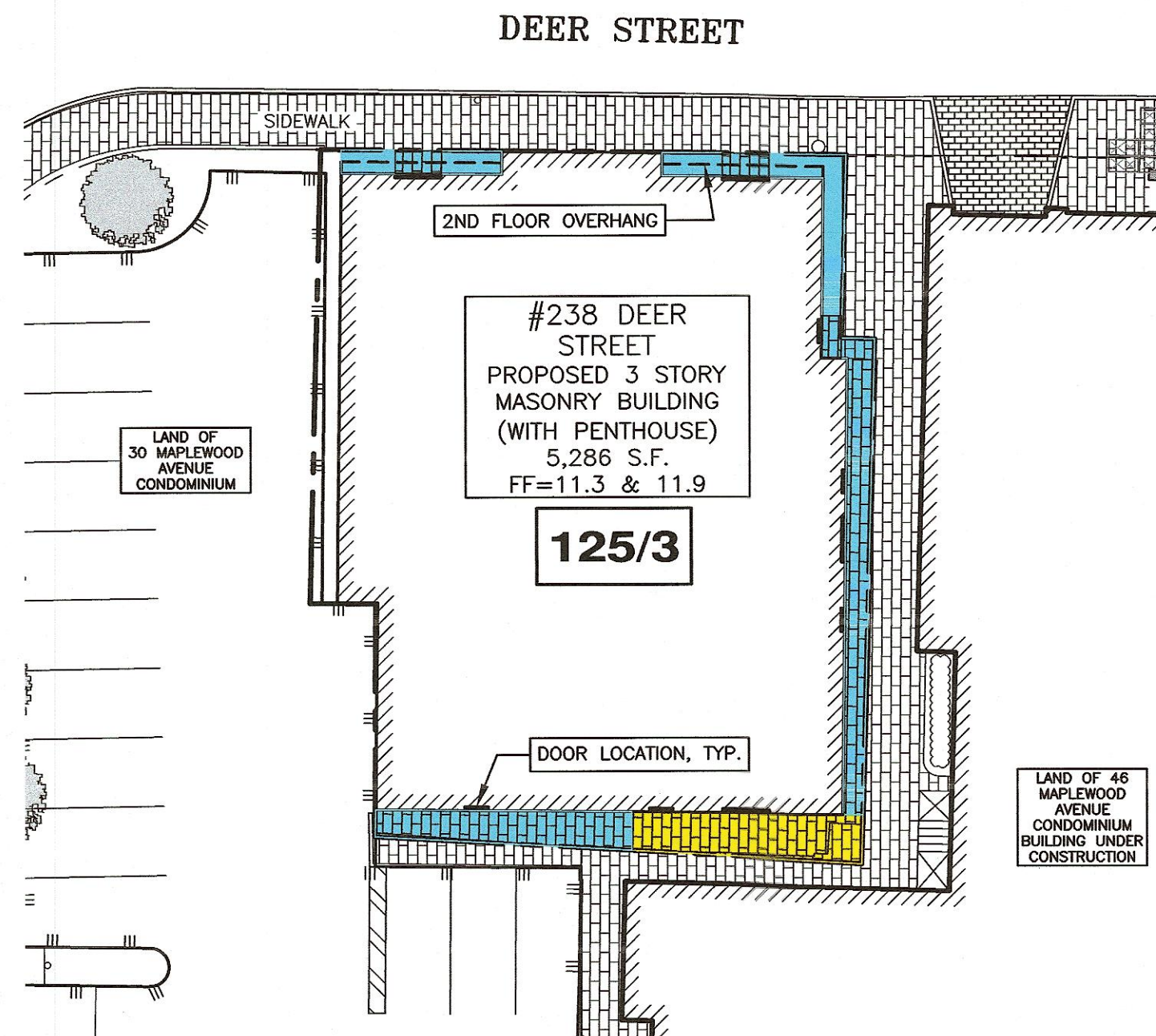
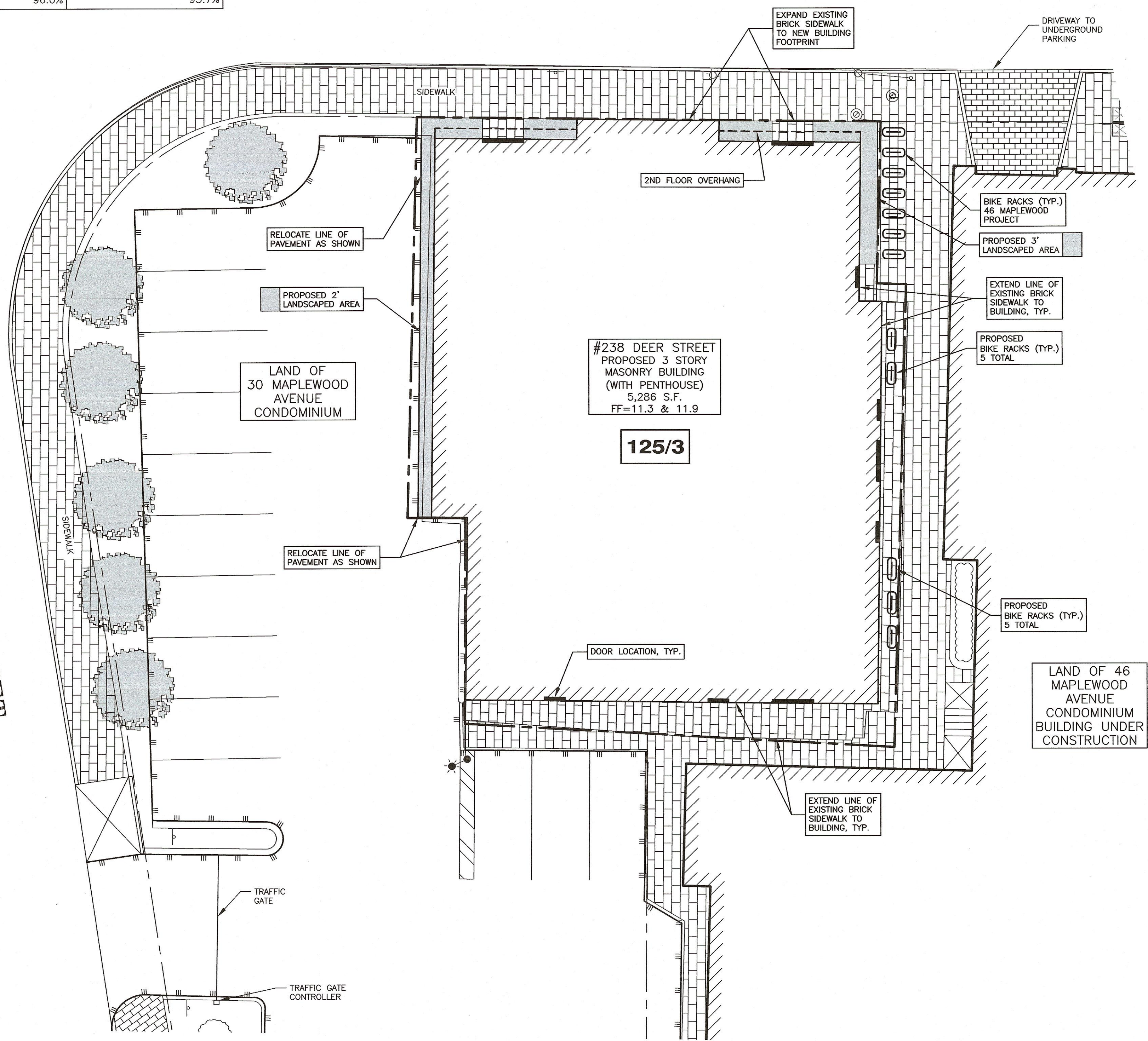
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
BUILDING	4,243	5,286
DECKS	264	0
STAIRS	194	0
CONCRETE	137	0
PAVEMENT	458	70
BRICK WALKWAY	104	559
GRAVEL	531	0
TOTAL	5931	5915
LOT SIZE	6,181	6,181
% LOT COVERAGE	96.0%	95.7%

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.
 - 2) OWNER OF RECORD:
238 DEER STREET, LLC.
238 DEER STREET
PORTSMOUTH, NH 03801
5890/1712
RCRD #02164
 - 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
 - 4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 4 (CD4):
MIN. LOT AREA: NO REQUIREMENT
FRONTAGE: NO REQUIREMENT
SETBACKS:
FRONT (MAX.): 10 FEET (PRIMARY)
SIDE: NO REQUIREMENT
REAR: 5 FEET
MAXIMUM STRUCTURE HEIGHT: 40 FEET
MAXIMUM STRUCTURE COVERAGE: 90%
MAXIMUM BUILDING FOOTPRINT: 15,000 S.F.
MINIMUM OPEN SPACE: 10%
MINIMUM FRONT LOT LINE BUILDOUT: 50%
 - 5) LOT AREA: 6,181 S.F., 0.1419 ACRES.
 - 6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REPLACEMENT STRUCTURE ON MAP 125, LOT 3.

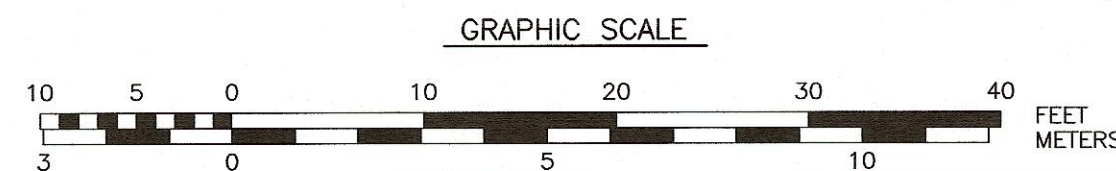


DEER STREET



OPEN SPACE EXHIBIT 1"=20'

MEETS ORDINANCE CRITERIA		169 S.F. (2.7%)
MEETS ORDINANCE INTENT		536 S.F. (8.7%)
TOTAL		705 S.F. (11.4%)



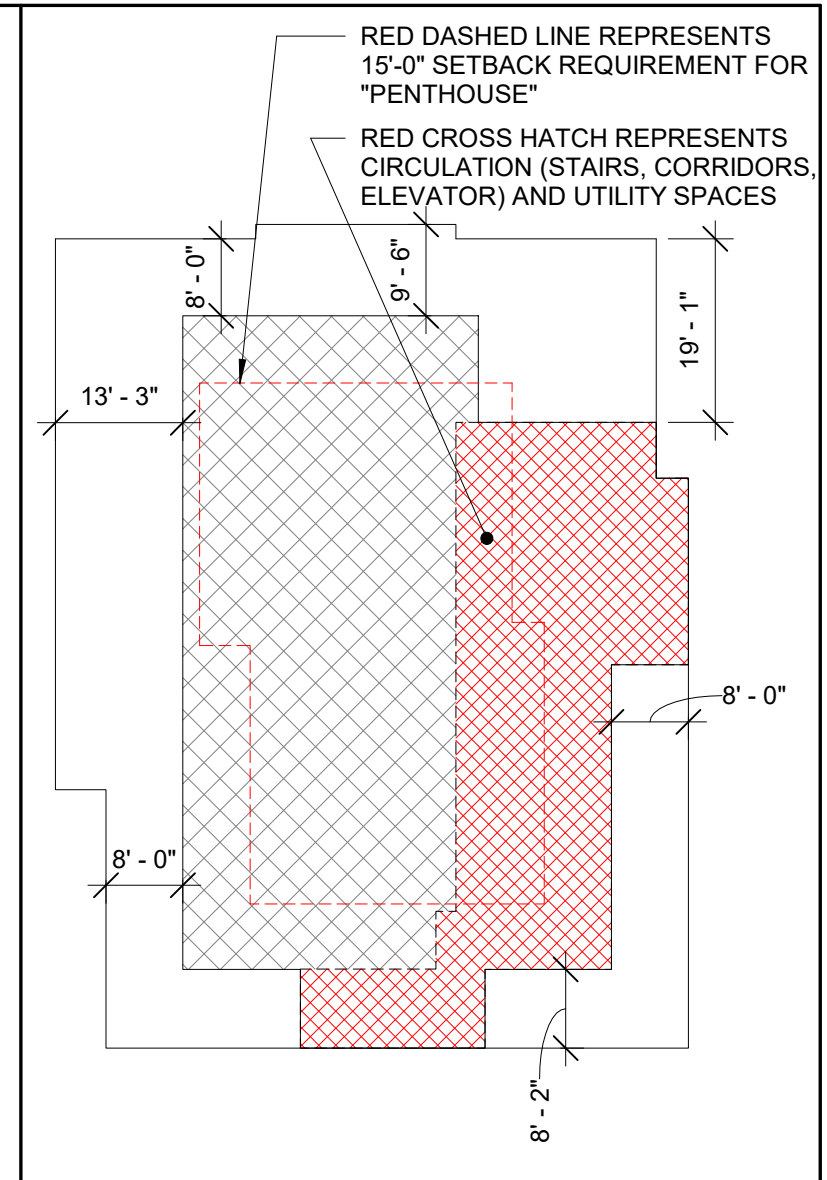
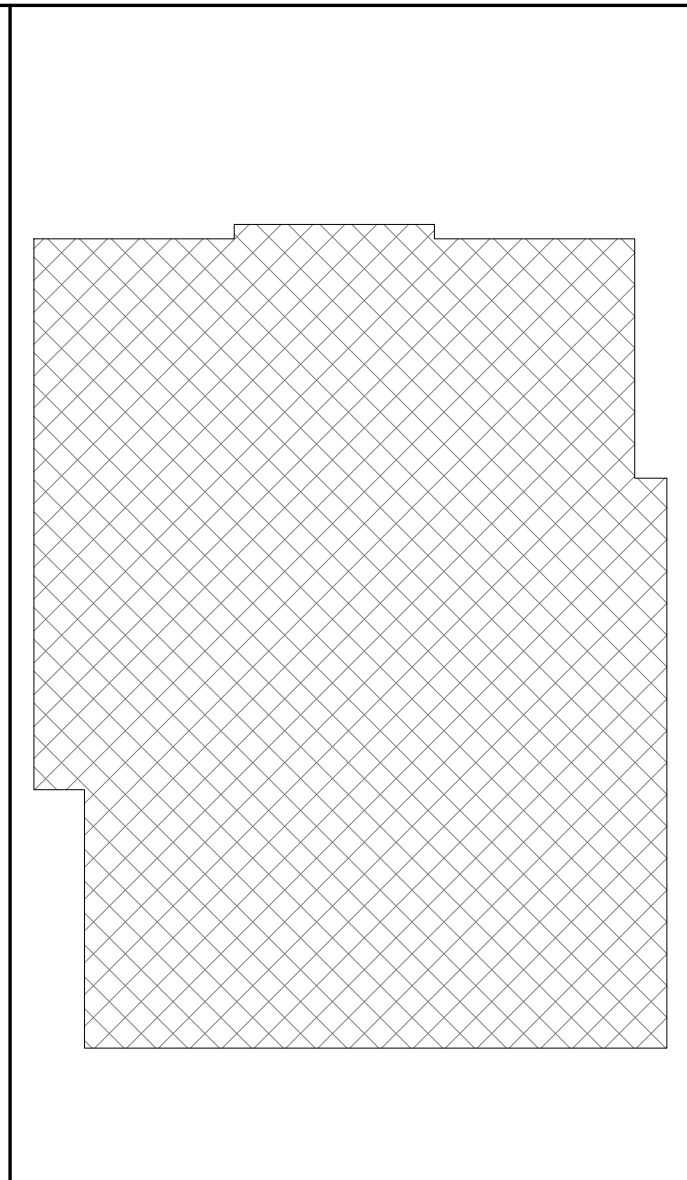
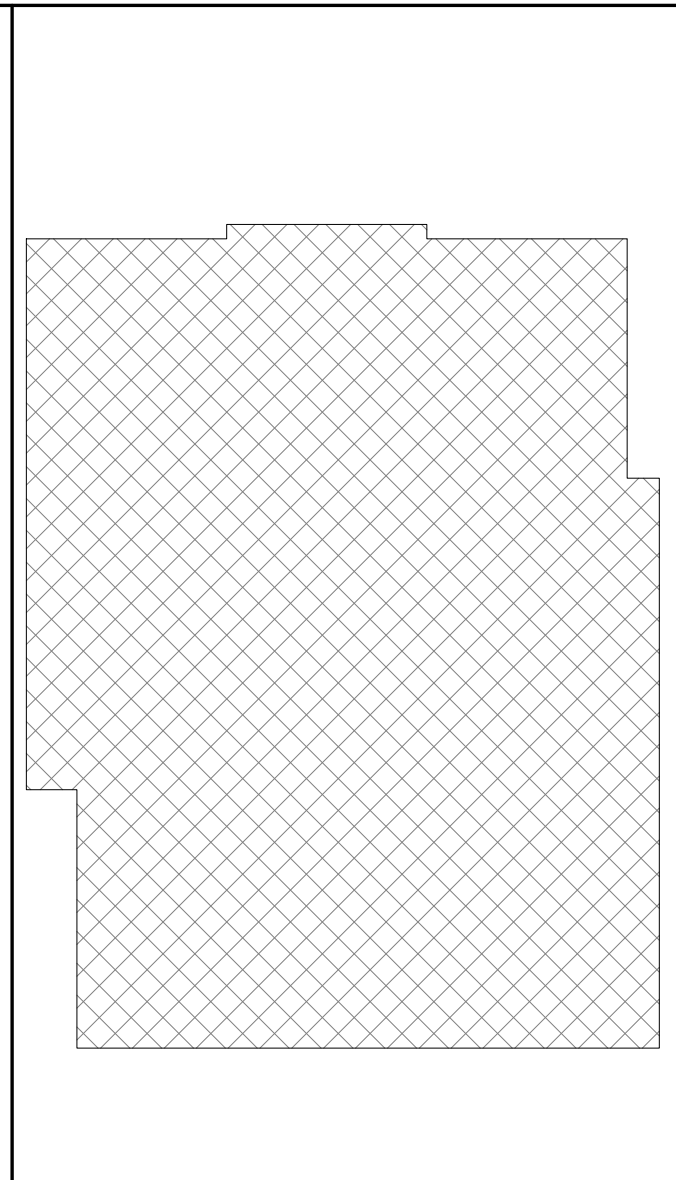
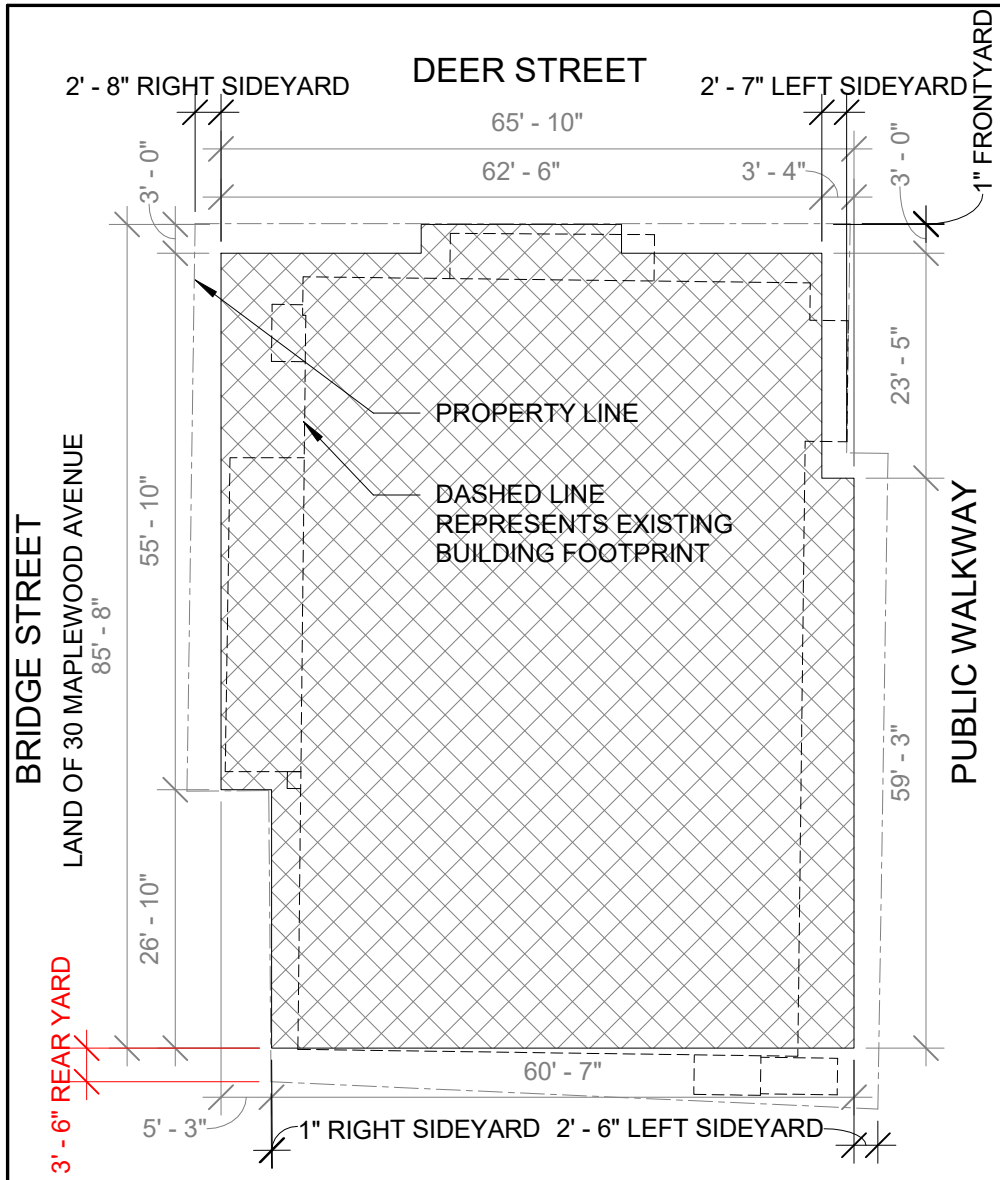
SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/1/21

REVISIONS

SCALE: 1" = 10' AUGUST 2021

SITE PLAN **C2**

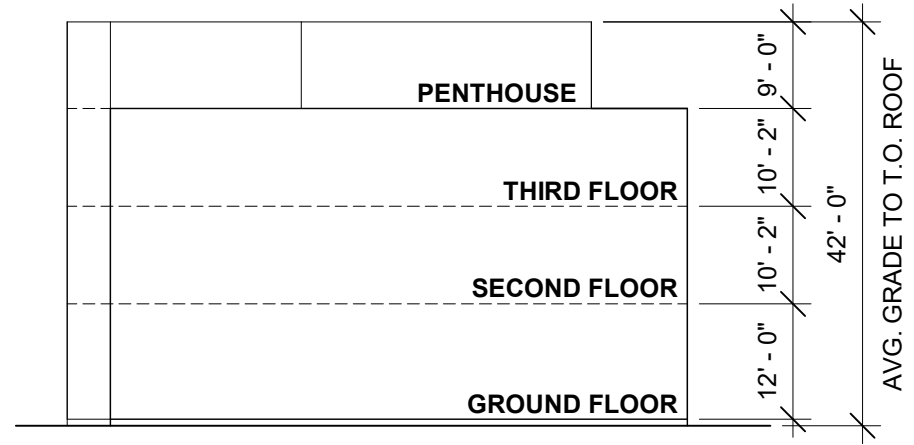


GROUND FLOOR: 5,286 SF
RETAIL: 3,500 SF

SECOND FLOOR: 5,349 SF
NINE UNITS: 3,989 SF

THIRD FLOOR: 5,349 SF
EIGHT UNITS: 3,989 SF

PENTHOUSE: 3,206 SF
FOUR UNITS: 1,907 SF



DEER STREET ELEVATION PROFILE

238 DEER STREET:	0.14 ACRES = 6,181 SF
BUILDING FOOTPRINT:	5,286 SF - 85% BUILDING COVERAGE
OPEN SPACE:	169 SF - 2.7% (DEFINED BY ZONING)
	536 SF - 8.7% (MEETS ORDINANCE INTENT)
	705 SF - 11.4% TOTAL
BUILDING STORIES:	3 STORIES + PENTHOUSE
BUILDING HEIGHT:	42' - 0"
PENTHOUSE WITH CIRCULATION AND UTILITY SPACES:	3,206 SF / 5,349 SF = 60%
PENTHOUSE WITHOUT CIRCULATION AND UTILITY SPACES:	1,907 SF / 5,349 SF = 35.6%

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DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

BUILDING DATA
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

11/03/2021
McHA: SM/RD/MG
A16
NOT TO SCALE



EXAMPLE EFFICIENCY UNIT FLOOR PLAN - 400SF



EXAMPLE EFFICIENCY UNIT



EXAMPLE EFFICIENCY UNIT

**OWNER CONCEPT
PRECEDENT:
EXAMPLE
EFFICIENCY UNIT**



EXAMPLE EFFICIENCY UNIT

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DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

**INTERIOR CONCEPT / OWNER
INSPIRATION**

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A17

11/03/2021
McHA: SM/RD/MG
NOT TO SCALE

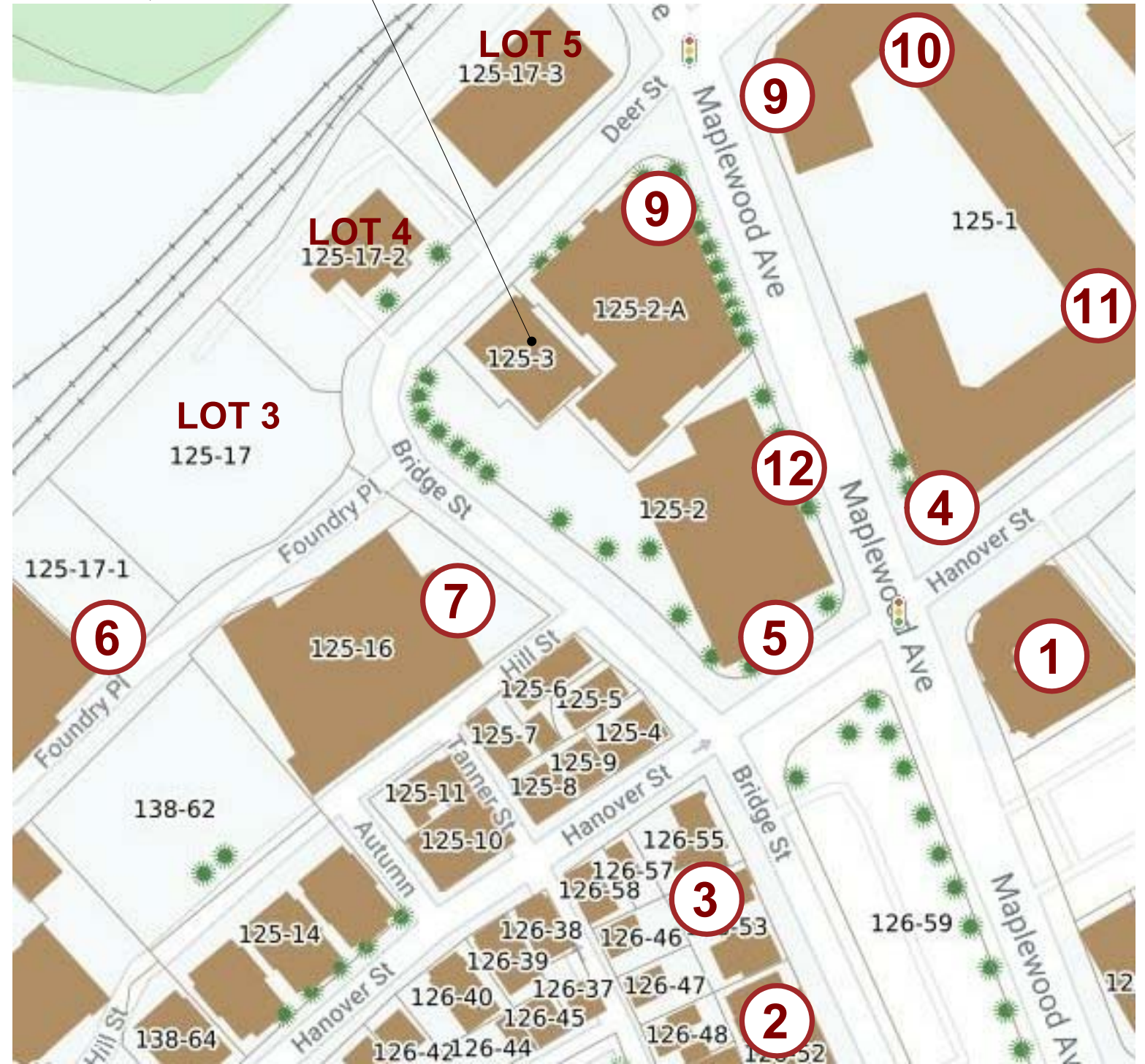


EXISTING PICTURE FROM DEER STREET AND MAPLEWOOD AVE INTERSECTION



EXISTING PICTURE FROM FOUNDRY GARAGE ROOF

238 DEET STREET
PORTSMOUTH, NH 03801



CONTEXT PHOTO KEY MAP

© 2021 McHenry Architecture

DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A18

11/03/2021
McHA: SM/RD/MG
NOT TO SCALE



1: 25 MAPLEWOOD AVE



2: 40 BRIDGE STREET



1: BRIDGE STREET



4: 195 HANOVER ST - PORTWALK



5: 30 MAPLEWOOD AVE



6: 100 FOUNDRY PLACE

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A19

11/03/2021
McHA: SM/RD/MG
NOT TO SCALE



7: 126 BRIDGE STREET



8: 46 MAPLEWOOD AVE



9: 195 HANOVER ST - PORTWALK



10: 195 HANOVER ST - PORTWALK



11: 195 HANOVER ST - PORTWALK



12: 30 MAPLEWOOD AVE

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A20

11/03/2021
McHA: SM/RD/MG
NOT TO SCALE



LOT 3: APPROVED FOUNDRY PLACE



LOT 4: APPROVED FOUNDRY PLACE



LOT 5: APPROVED FOUNDRY PLACE



LOT 3: 165 DEER STREET



LOT 4: 163 DEER STREET



LOT 5: 161 DEER STREET

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

FOUNDRY PLACE CONTEXT

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A21

11/03/2021
McHA: SM/RD/MG
NOT TO SCALE

Pella® Lifestyle Series

Aluminum-Clad Wood

APPENDIX A - OR EQUAL

#1 performing wood window and patio door¹

For the combination of energy, sound and value.

37 time-tested innovations

Create unique, room-by-room solutions to meet real-life needs.

83% more energy efficient²

On average compared to single-pane windows – with performance solutions for improved comfort.

Pella Lifestyle Series



Exceptional performance and style.

Style flexibility. Whether your client's home is traditional, modern or somewhere in between, create beautiful windows and patio doors that fit their style.

Redefining performance. Get both unrivaled energy efficiency and sound performance at an incredible value. With the Ultimate Performance package, windows are on average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.^{2,5}

Enhanced durability. Our windows and patio doors are designed to stand the test of time with exterior wood parts treated with exclusive EnduraGuard® wood protection and an aluminum-clad exterior with EnduraClad® finish.

Room-by-room solutions.

Most desired features, options and innovations.

Complement your project with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.

Integrated blinds and shades. Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

Added security and convenience. Add peace of mind with optional Pella Insynctive™ built-in window and door sensors and motorized between-the-glass blinds and shades that raise and lower with a button.

Create solutions that are perfect for real life. Covered by the best limited lifetime warranty in the industry for wood windows and patio doors, Pella Lifestyle Series offers everything you love about wood – including beauty, durability and style flexibility.³ Begin with dual- or triple-pane glass and then select from the most desired features and options.⁴

Pella Lifestyle Series is the #1 performing wood window and patio door for the combination of energy, sound and value.¹ Packed with purposeful innovations like Integrated Blinds, Shades and Security Sensors, we designed windows and patio doors to work for your project, room by room.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 866-319-0397.

⁴ Double-hung window only available with dual-pane glass.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.


Available in these window and patio door styles:



Special shapes also available.

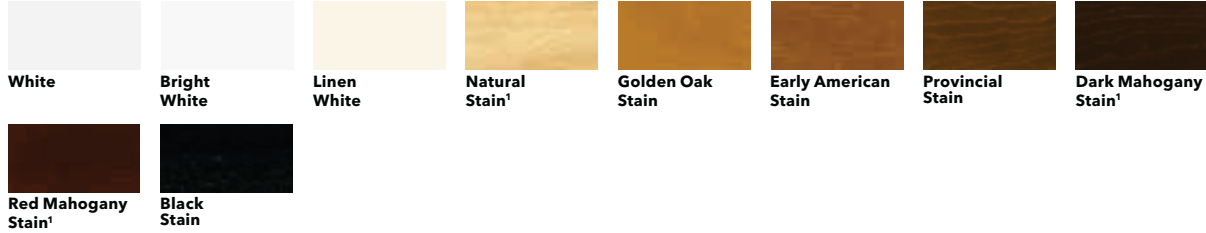
Colors & Finishes

Wood Type A beautiful wood species to complement your home's interior.



Pine

Prefinished Pine Interior Colors We can prefinish in your choice of a variety of beautiful paints and stains. Unfinished or primed and ready-to-paint are also available.



White, Bright White, Linen White, Natural Stain¹, Golden Oak Stain, Early American Stain, Provincial Stain, Dark Mahogany Stain¹, Red Mahogany Stain¹, Black Stain


Aluminum-Clad Exterior Colors Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years.



Black, White, Brown, Fossil, Iron Ore, Portobello, Putty, Almond, Classic White, Brick Red, Hartford Green, Wolf Gray

Glass²

InsulShield® Low-E Glass³



Advanced Low-E insulating dual-pane glass with argon or triple-pane glass with argon
 AdvancedComfort Low-E insulating dual-pane glass with argon and triple-pane glass with argon
 NaturalSun Low-E insulating dual-pane glass with argon or triple-pane glass with argon
 SunDefense™ Low-E insulating dual-pane glass with argon or triple-pane glass with argon

Additional Glass Options




Tempered glass available on dual- and triple-pane products
 Obscure and frosted obscure glass available on dual- and triple-pane products

Performance Packages

To make things easier, we've created performance packages that highlight what's most important to your customers. Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your customer's home. All values below are averages compared with single-pane windows.

	Performance Improved energy efficiency and sound performance.	71% More Energy Efficient ² + 34% Noise Reduction ³
	Sound Control Exceptional noise control for a quieter home.	52% Noise Reduction ³
	Energy Efficiency Superior energy efficiency for a more comfortable home.	83% More Energy Efficient ²
	Ultimate Performance The best combination of energy efficiency and noise control.	79% More Energy Efficient ² + 52% Noise Reduction ³

 Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your client's home.

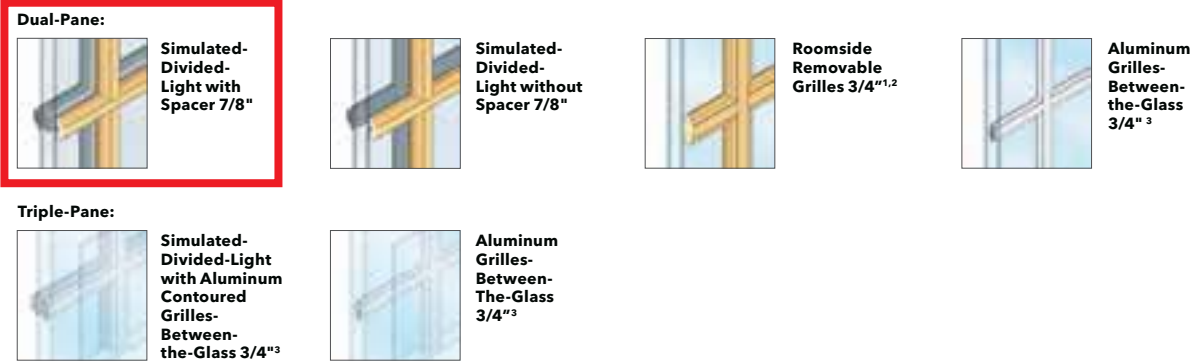
¹ Availability may be limited. Please contact your local Pella expert for details.
² Double-hung window available with dual-pane glass only.
³ Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.
³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Grilles

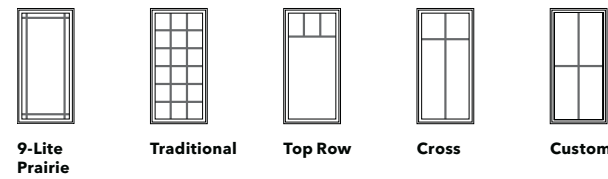
Grille Types

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.



Screens⁴

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

Flat

InView™ screens are clearer than conventional screens and come standard. Vivid View® screens offer the sharpest view and are optional.



Added Peace of Mind

Integrated Security Sensors

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁵ For more information, go to connectpella.com.

¹ Color-matched to your product's interior and exterior color.

² Availability may be limited. Please contact your local Pella expert for details.

³ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁴ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

⁵ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in the right amount of light. Our accessible, integrated blinds are available with or without motorization powered by Pella Insynctive® technology.



Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Our accessible, integrated shades are available with or without motorization powered by Pella Insynctive® technology.



Haven't landed on your final blind or shade color yet? No problem.

With our patented triple-pane design, you can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to your home or later in the building or remodeling process.

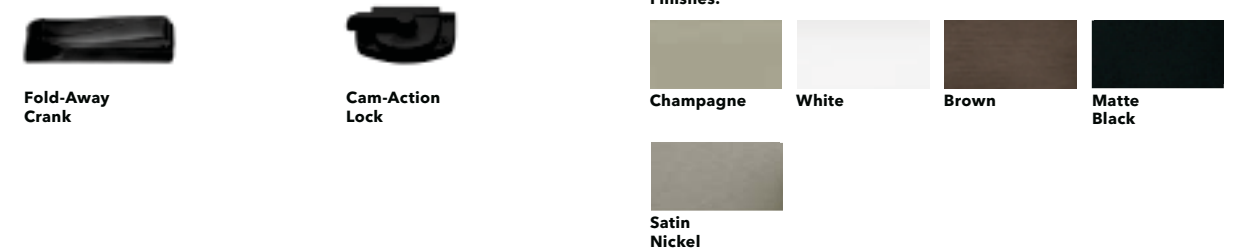


Scan the QR code with your smartphone camera to learn more about our motorized Insynctive blinds and shades.

Window Hardware

Essential Collection

Our most popular designs with finishes to suit every style.



Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.



* Available on triple-pane products only.

Window & Door Trim Options

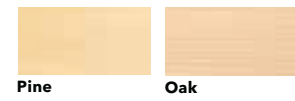
Interior Wood Trim

Dramatically reduce installation time with factory-applied and factory-finished trim. Pella's beautiful trim options provide a vast range of choices that are true to your customer's home architectural style and décor.

The trim around Pella® wood, fiberglass or vinyl windows and doors can coordinate with other trim on your project, including baseboards, crown molding and chair rails. Optional accessories to coordinate with trim profiles are available.

Wood Types

Choose the wood species that best complements your project's interior.



Pine

Oak

Prefinished Pine Interior Colors

Trim is available prefinished in your choice four paint colors and eleven stains. Unfinished or primed and ready-to-paint are also available.



White

Bright White

Linen White

Artisan Greige*

Natural Stain

Wheat Stain*

Golden Oak Stain

Early American Stain

Provincial Stain

Dark Mahogany Stain

Red Mahogany Stain

Espresso Stain

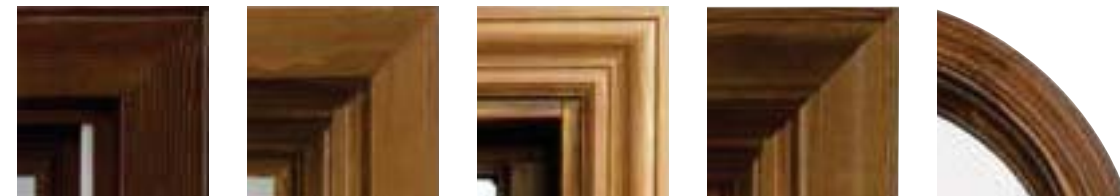
Skyline Gray Stain*

Charcoal Stain

Black Stain

Interior Trim Styles

Choose from over 50 styles of prefinished or unfinished wood interior trim to fit your project including these popular styles. Select trim styles available in Oak.



Craftsman

Ranch

Provincial

Colonial

Curved

EnduraClad® Exterior Trim

Add distinctive architectural detail to your project and set off the Pella wood windows and patio doors with style. Our low-maintenance, aluminum-clad exterior trim arrives factory-applied on windows and patio doors to save installation time and costs.

Exterior Finish Colors

Our low-maintenance, aluminum EnduraClad® exterior finish resists chalking and fading. Custom colors are also available.



Black

White

Brown

Fossil

Iron Ore

Portobello

Putty

Almond

Classic White

Brick Red

Hartford Green

Pearl Gray

Soft Linen

Satin Steel

Matte Gray

Wolf Gray

Spice Red

Sage

Frost Blue

Blue Ash

Exterior Trim Styles

EnduraClad exterior aluminum trim is available in five standard profiles. Or choose a custom design.



Monroe

Brickmould

Jefferson

3-1/2" Flat Casing

3-1/2" Brickmould*

Installation Methods

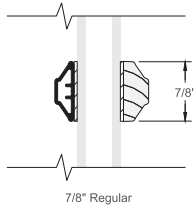
Pella makes installing windows and doors easy. Multiple installation methods and exclusive features save time and help reduce costly callbacks.

For complete installation instructions and videos, visit installpella.com.

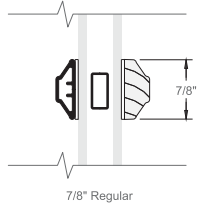


Grille Profiles

Simulated-Divided-Light Grilles

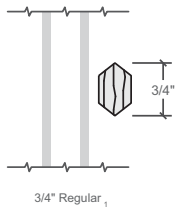


Simulated-Divided-Light Grilles with optional spacer

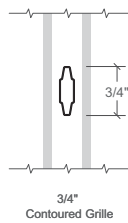


NOTE: HALF SCREENS AT ALL DOUBLE HUNG WINDOWS

Roomside Removable Grilles

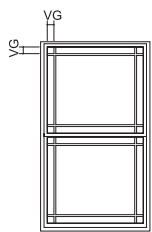


Grilles-Between-the-Glass

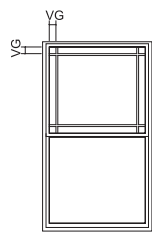


Grille Patterns

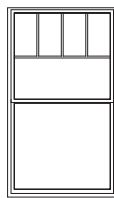
Grilles-Between-the-Glass and Simulated-Divided-Light Grilles



9-Lite Prairie



9-Lite Prairie Top Sash Only



Top Row



Cross

9-Lite Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms ≥ 1'3" height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass

(1) Grilles are available in traditional patterns only.

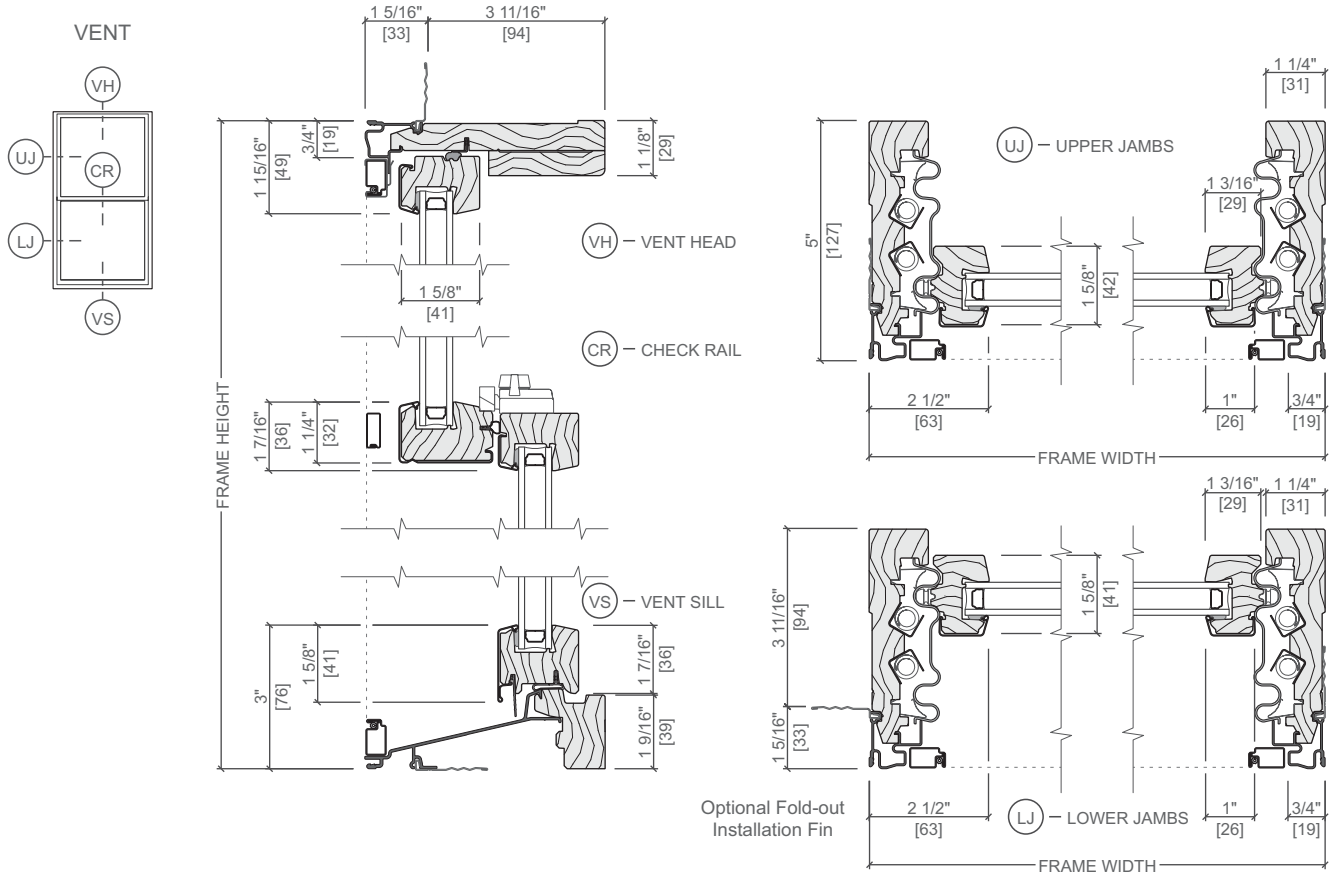
Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.



Lifestyle Series Double-Hung

Unit Sections

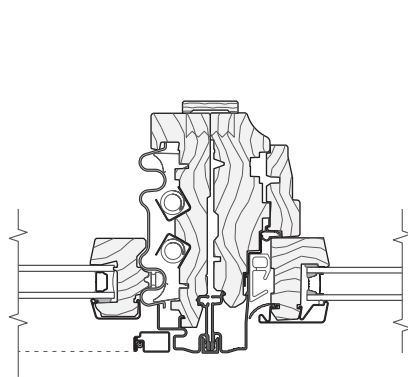
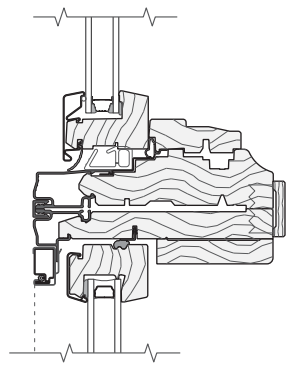
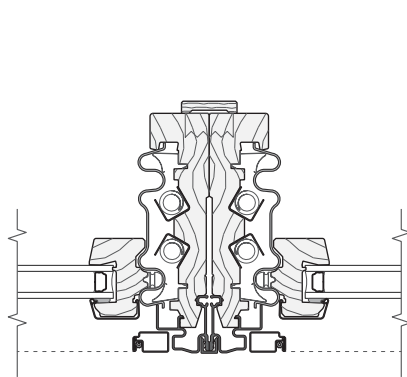
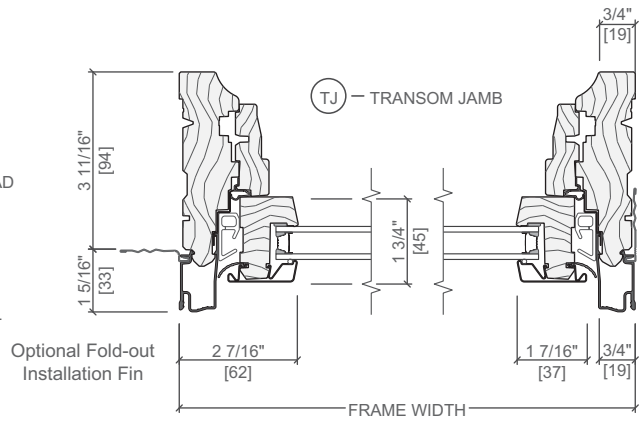
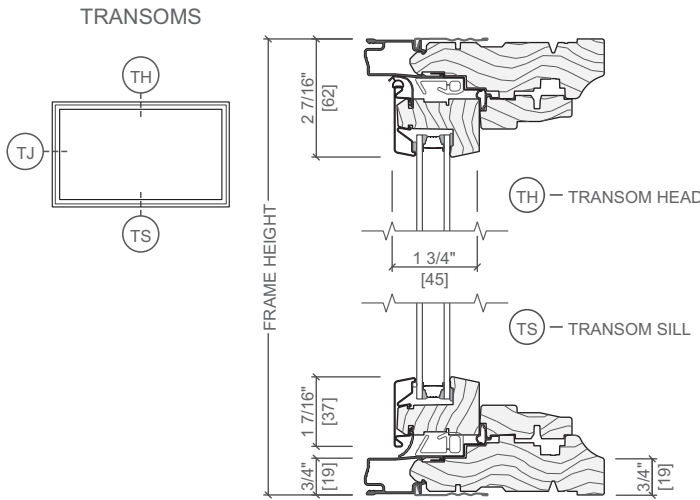
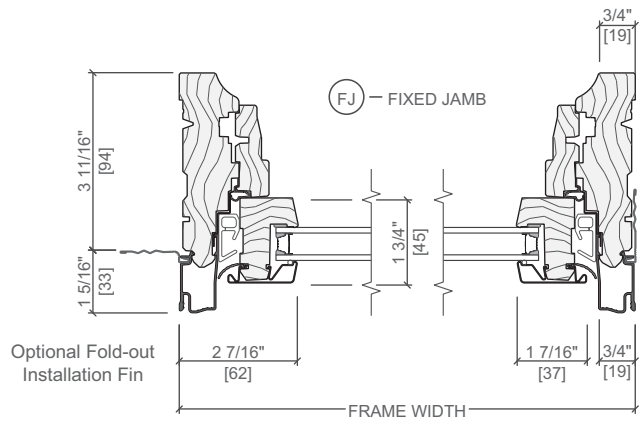
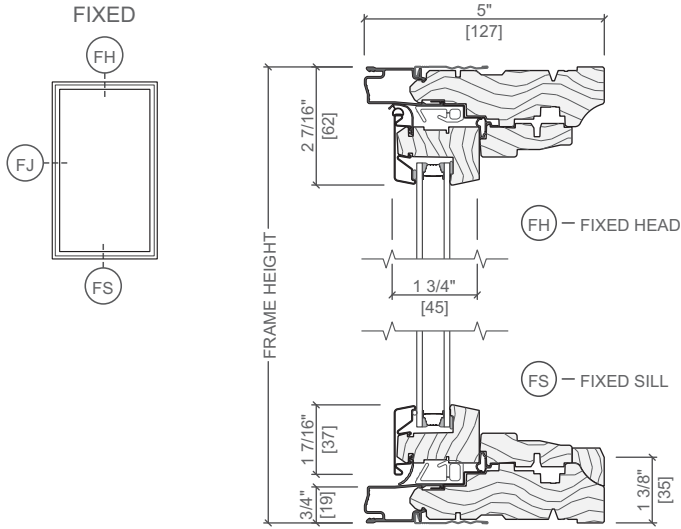


Scale 3" = 1' 0"
 All dimensions are approximate.



Lifestyle Series Double-Hung

Unit Sections



Scale 3" = 1' 0"
 All dimensions are approximate.
 See www.Pella.com for mullion limitations and reinforcing requirements.

Urban Elegance with an Economical Point of View

APPENDIX B - OR EQUAL



20 Fulton East Apartments
Grand Rapids, Michigan
ARCHITECT
Pappageorge Haymes Partners, Chicago, Illinois
WINDOW INSTALLER
Vos Glass, Grand Rapids, Michigan
PHOTOGRAPHY
©Bill Gnech / The Apple Group

Sleek, efficient and versatile. FG 501T Window Wall – the first in the MetroView™ Window Wall series – packs the desired aesthetics of a curtain wall into a cost-efficient window wall system. Ideal for mid-rise commercial projects and sophisticated multifamily housing, MetroView™ FG 501T Window Wall delivers the refined design features that are so popular in today's urban and near-urban cityscapes.

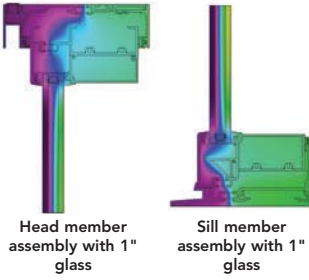
MetroView™ FG 501T Window Wall offers the look of a true curtain wall with a slab-to-slab aluminum frame design. For maximum square footage in interior spaces, FG 501T Window Wall is engineered for shallow horizontal inside glazing with the glass set to the front of the system. Screw spline fabrication and joinery means easy construction and low installation costs. And for designs that put skylines within immediate reach, balcony doors can be easily and seamlessly integrated

into the system. With air and water performance equal to many curtain walls and a range of aesthetic options including slab edge covers for a seamless transition between floors, MetroView™ FG 501T Window Wall offers a beautiful frame for life.

PERFORMANCE

MetroView™ FG 501T Window Wall is an economical solution that does not compromise performance to achieve the true look of a curtain wall. The framing process is as streamlined as its appearance, with simple two-piece receptors designed for efficient installation. Optional outside glazing allows for job-site flexibility.

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side



Thermal performance is enhanced with our IsoLock™ thermal break. The factory-supplied pour and debridge thermal break involves pouring liquid polyurethane into a cavity or thermal pocket, allowing it to harden and then cutting away a small section of aluminum opposite the pour area to fully separate the exterior aluminum from the interior aluminum. This thermal barrier improves the U-factor and condensation resistance and also means there are fewer parts to cut and assemble.

Additionally, the IsoLock™ thermal break process is used to eliminate expansion and contraction of the polyurethane. Prior to the pouring operation, the aluminum is lanced into the cavity at a predetermined increment. The lanced aluminum creates a positive interlock in the polyurethane before it hardens, eliminating any potential for shrinkage. The mechanical locks, combined with the adhesive bond of the polyurethane to the aluminum, create a composite section used to meet design wind loads.

The system is fully tested according to industry standards, as indicated below:

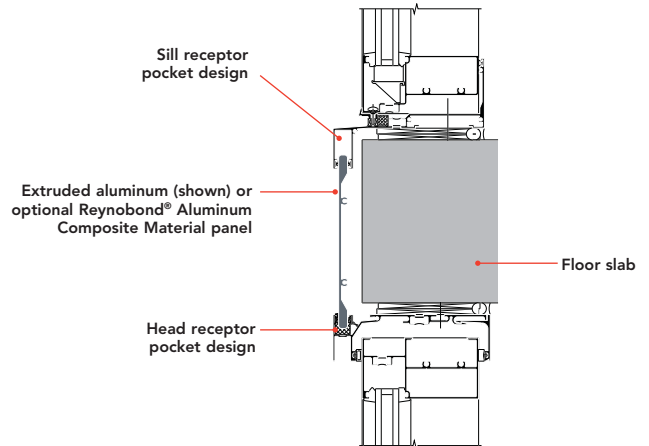
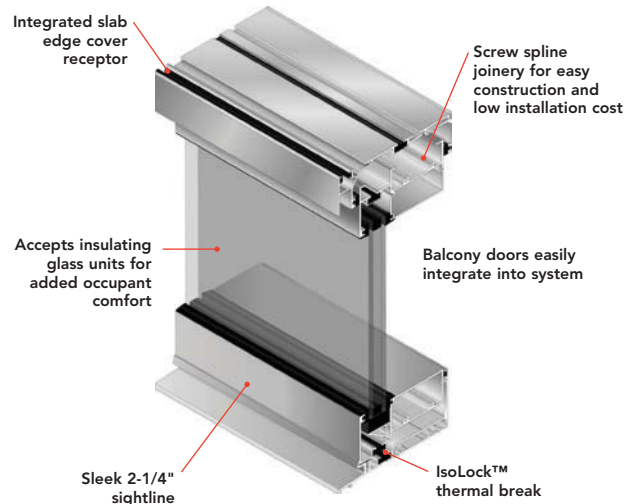
PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283, NFRC 400, TAS 202
Water	ASTM E331, ASTM E547, TAS 202
Severe Wind-Driven Rain	AAMA 520
Structural – Uniform Wind Load	ASTM E330, TAS 202
Large Missile Impact	ASTM E1886, ASTM E1996
Acoustical Testing, STC and OITC	AAMA 1801, ASTM E90, ASTM E1425
Thermal Transmittance – U-Factor	NFRC 100, AAMA 1503, AAMA 507
Condensation Resistance (CRF and CR)	AAMA 1503, NFRC 500
Overall Solar Heat Gain (SHGC, VT)	AAMA 507, NFRC 200
Condensation Resistance	AAMA 1503

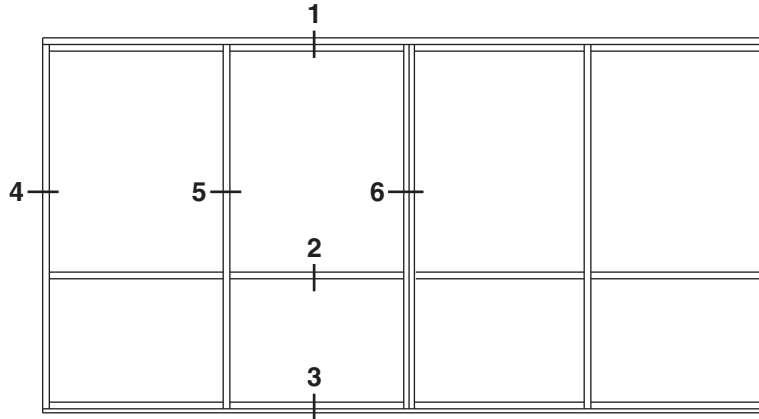
AESTHETICS AND VERSATILITY

It is easy to achieve dramatic floor-to-ceiling views with FG 501T Window Wall. The 2-1/4" sightline and standard 5" depth make it easy to achieve stylish urban aesthetics. For clean design lines, the system features a slab-to-slab application with an integrated slab edge. The system provides an appealing look for any type of application and accommodates single- and multi-punched openings or ribbon windows. Corner members for either 90° or 135° applications increase design flexibility, and expansion verticals can be incorporated as desired for a truly customized application.

Painted finishes in standard and custom choices are available.

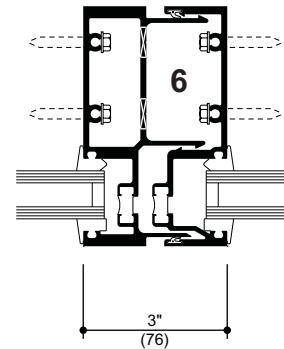
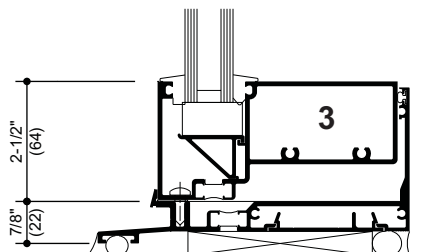
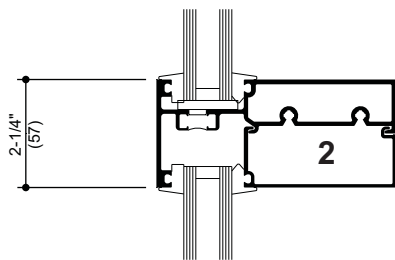
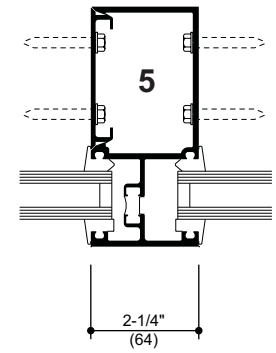
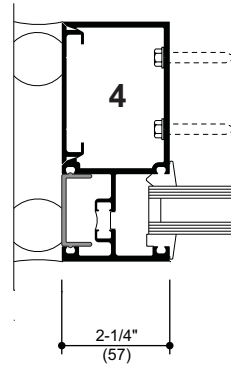
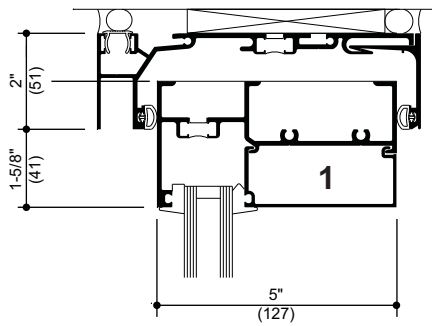


Additional information and CAD details are available at www.kawneer.com



ELEVATION IS NUMBER KEYED TO DETAILS

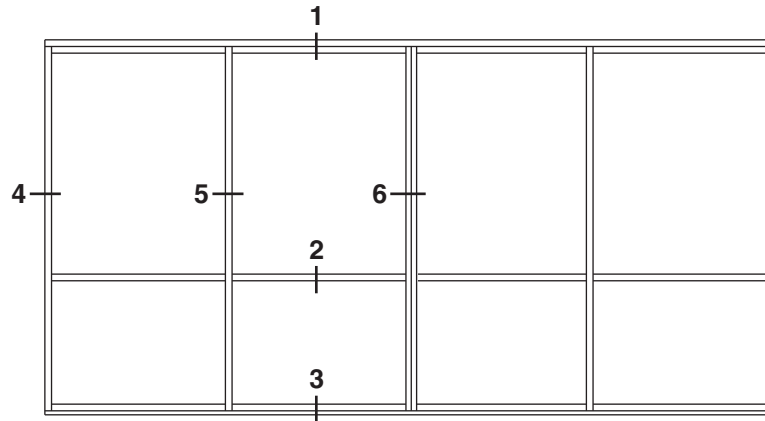
INSIDE GLAZED



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

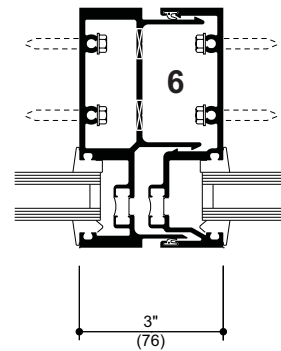
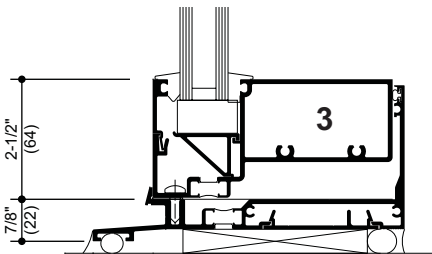
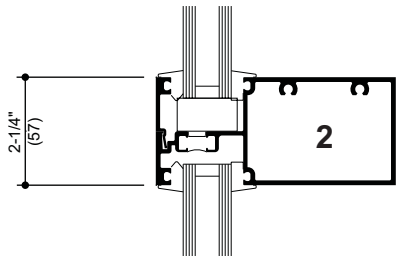
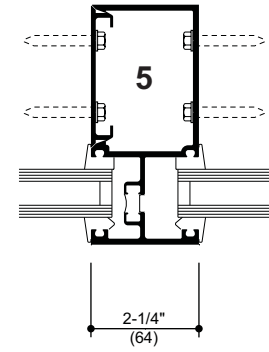
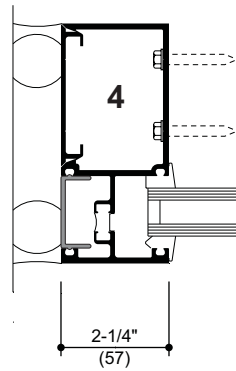
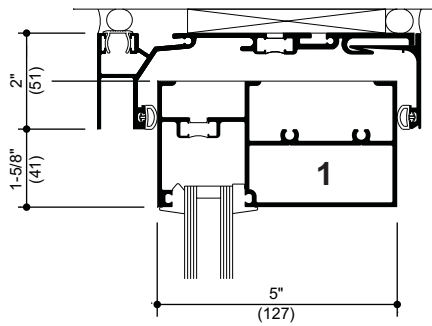
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ELEVATION IS NUMBER KEYED TO DETAILS

OUTSIDE GLAZED



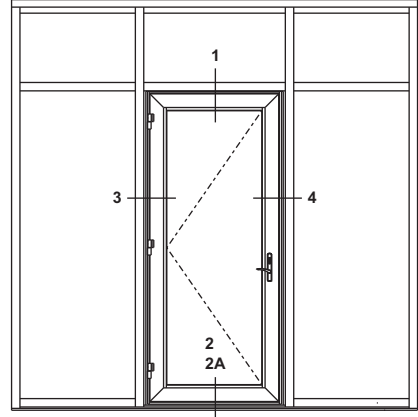
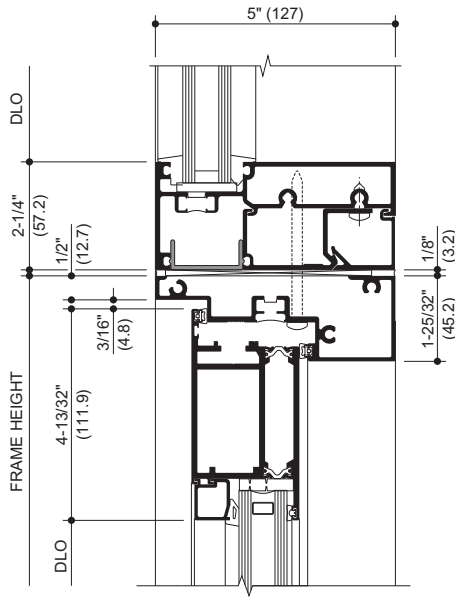
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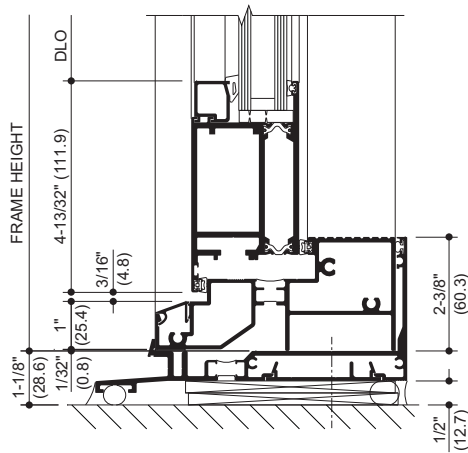
Additional information and CAD details are available at www.kawneer.com

1 HEAD

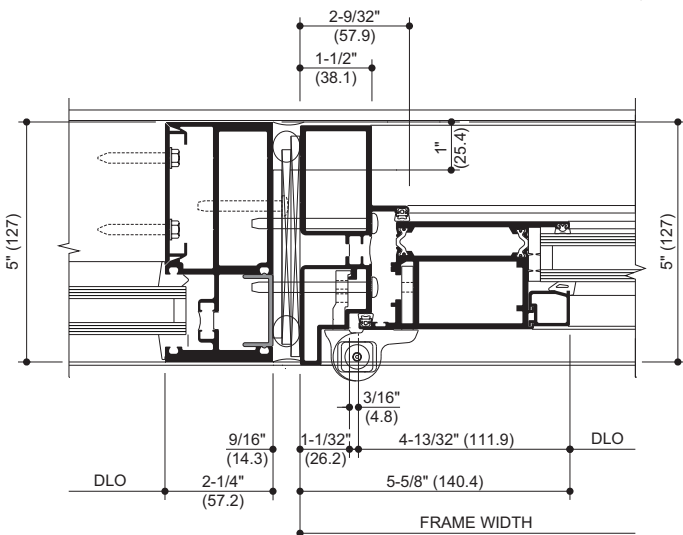
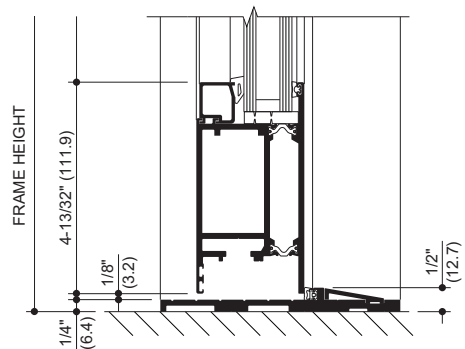


OUTSWING DOORS & FRAME

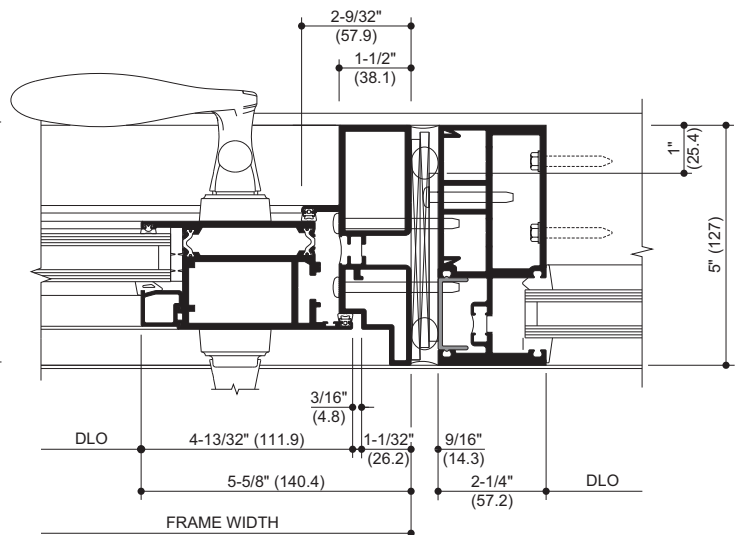
2 THRESHOLD



2 OPTIONAL LOW PROFILE THRESHOLD



3 PIVOT JAMB

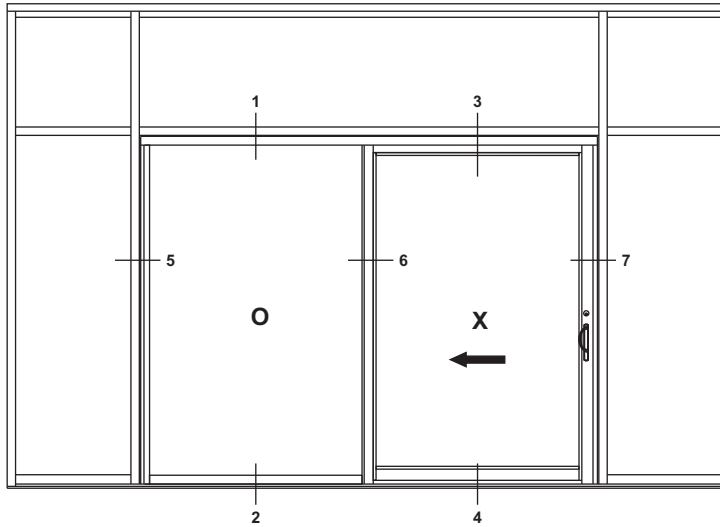


4 LOCK JAMB AT DEADBOLT/LATCHLOCK

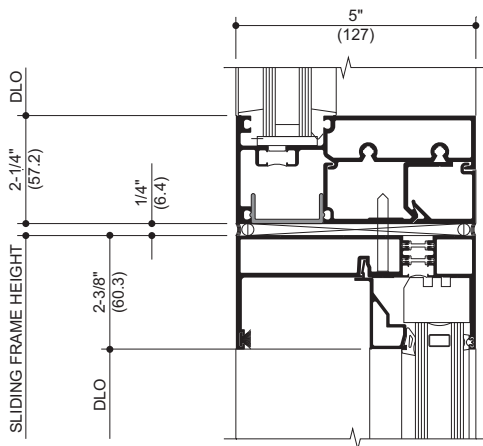
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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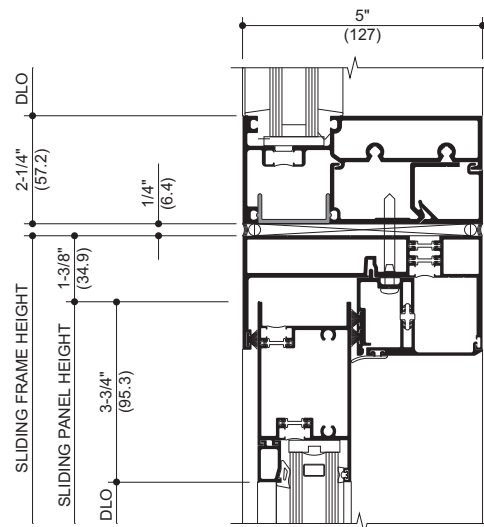
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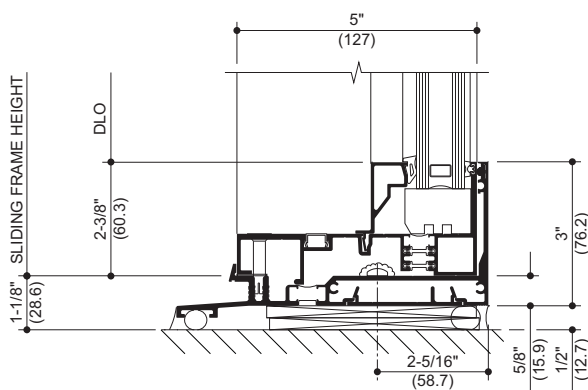
FG 501T WINDOW WALL WITH AA®3200M THERMAL SLIDING DOOR



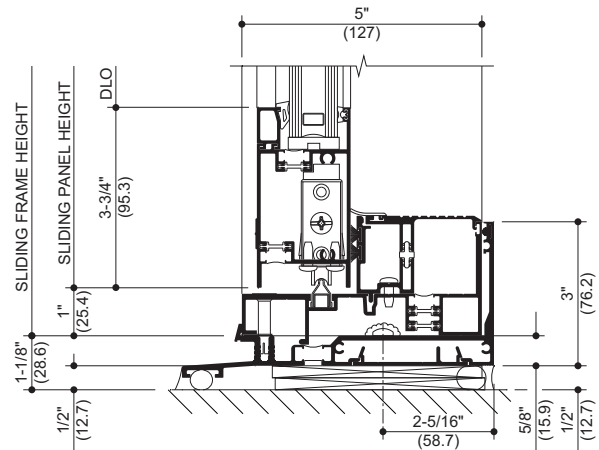
1
HORIZONTAL HEAD
Sliding Door Fixed Panel at Horizontal



3
SLIDING DOOR
Sliding Panel at Horizontal



2
SLIDING DOOR HORIZONTAL SILL
Fixed Panel at Sidelite



4
SLIDING DOOR HORIZONTAL SILL
Sliding Panel at Sidelite

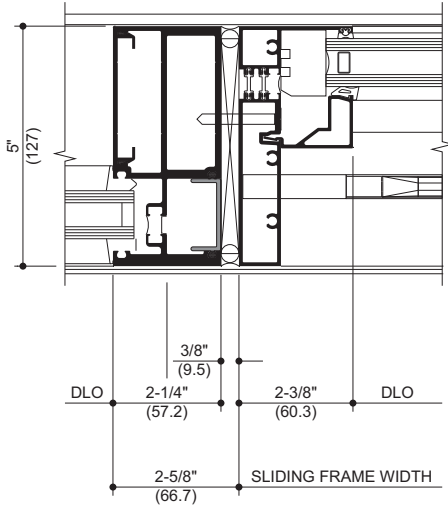
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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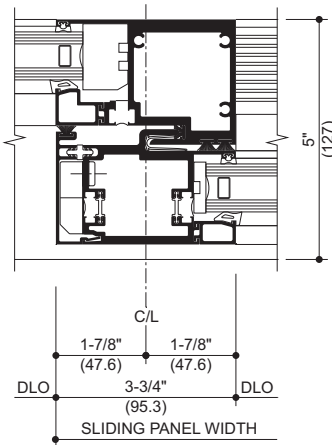
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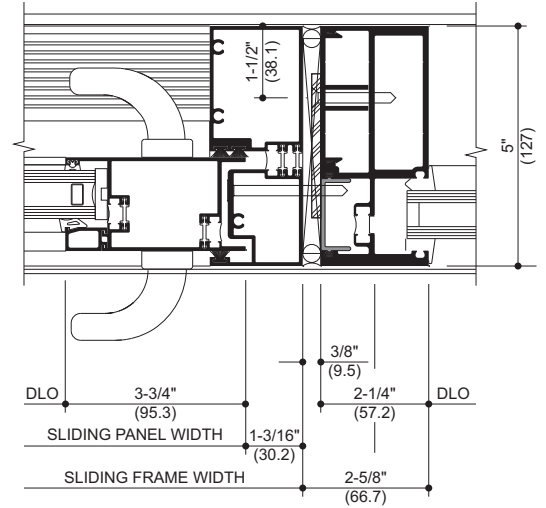
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5
SLIDING DOOR HEAVY MULLION
Fixed Panel at Vertical

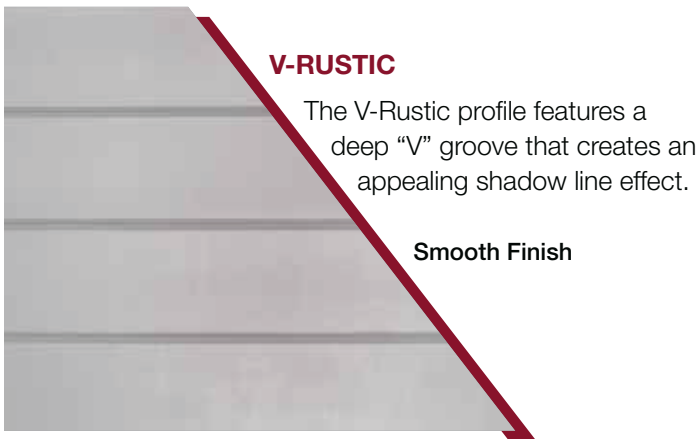


6
SLIDING DOOR INTERLOCK
Fixed Sliding at Intermediate

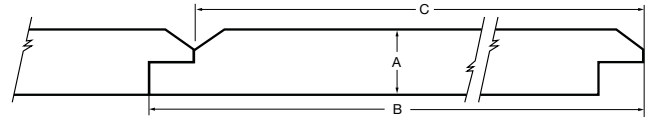


7
SLIDING DOOR
Sliding Panel at Intermediate
with Std. "D" Pull

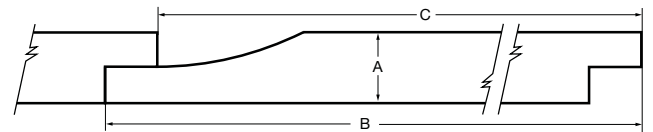
APPENDIX C - OR EQUAL



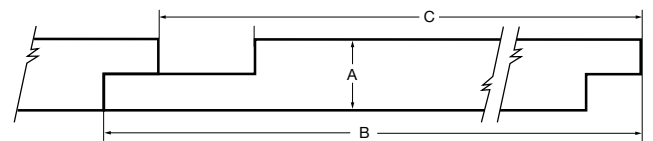
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"



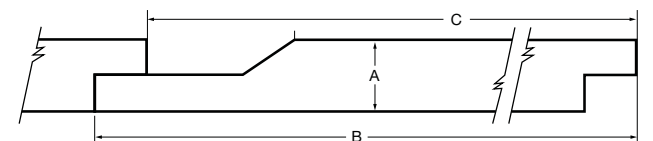
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



TruExterior Siding comes pre-primed and does require paint.



5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

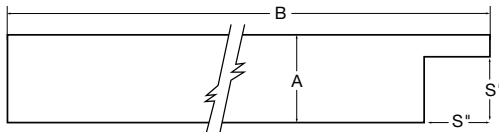
TruExterior® Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com.



Nominal Size	Actual Thickness (A)	Actual Width (B)	Siding Pocket (S' x S'')
5/4 x 3	1"	2-1/2"	3/4" x 3/4"
5/4 x 4	1"	3-1/2"	3/4" x 3/4"
5/4 x 5	1"	4-1/2"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/4" x 3/4"



SIDING POCKET RABBETED TRIM

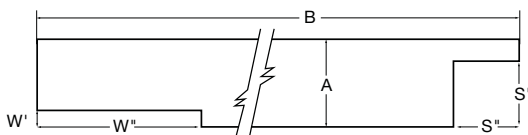
Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all TruExterior® Siding profiles.

Available Finishes:

- Smooth
- Woodgrain



Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W'')	Siding Pocket (S' x S'')
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"	3/4" x 3/4"



WINDOW AND SIDING POCKET RABBETED TRIM

The ultimate accessory to build a neat, professional-looking window surround.

Available Finishes:

- Smooth
- Woodgrain



TruExterior® Siding & Trim Reference Guide

SUSTAINABILITY

The sustainable properties of TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Contains a minimum of 70% recycled content—verified by SCS Global Services







CODE LISTINGS


TruExterior® Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- PEI Evaluation Service Report ESR-14090—Trim and Beadboard
- PEI Evaluation Service Report ESR-13069—Siding
- ICC-ES Evaluation Report ESR-3597 verifies that TruExterior® Siding meets code requirements
- California's Wildland-Urban Interface (WUI) listed
- Florida Product Approval FL17285
- Texas Department of Insurance (TDI) EC-92


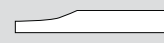

PROJECT ESTIMATOR

V-Rustic		Cove/Dutch Lap	
			
Nominal	Boards per square	Nominal	Boards per square
	16' Length		16' Length
1 x 6	15	1 x 6	15
1 x 8	11	1 x 8	12
1 x 10	9	1 x 10	9



Channel		Channel Bevel	
			
Nominal	Boards per square	Nominal	Boards per square
	16' Length		16' Length
1 x 6	15	1 x 6	15
1 x 8	12	1 x 8	11
1 x 10	9	1 x 10	9

Reversible Shiplap-Nickel Gap	
	
1.75	Boards per square
	16' Length
1 x 4	24
1 x 6	15
1 x 8	11
1 x 10	9

Craftsman Collection™ Siding

V-Rustic		Cove/Dutch Lap		Channel	
					
Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	11/16" x 5-1/2"	1 x 6	11/16" x 5-1/2"	1 x 6	11/16" x 5-1/2"
1 x 8	11/16" x 7-1/2"	1 x 8	11/16" x 7-1/4"	1 x 8	11/16" x 7-1/4"
1 x 10	11/16" x 9-1/2"	1 x 10	11/16" x 9-1/4"	1 x 10	11/16" x 9-1/4"
Channel Bevel		Reversible Shiplap-Nickel Gap			
					
Nominal	Actual	Nominal	Actual		
1 x 6	11/16" x 5-1/2"	1 x 4	11/16" x 3-1/2"		
1 x 8	11/16" x 7-1/2"	1 x 6	11/16" x 5-1/2"		
1 x 10	11/16" x 9-1/2"	1 x 8	11/16" x 7-1/4"		
		1 x 10	11/16" x 9-1/4"		





Beadboard

Single		Double	
			
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-1/2"	5/8 x 8	5/8" x 6-9/16"
5/8 x 6	5/8" x 5-5/16"	5/8 x 12	5/8" x 10-1/4"

Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

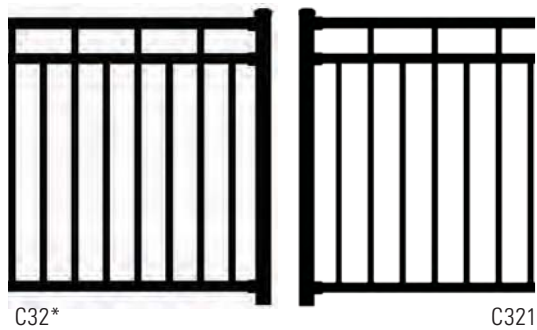
Accessories

Skirt Board		Window Pocket Rabbeted Trim		Siding Pocket Rabbeted Trim		Window and Siding Pocket Rabbeted Trim	
							
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	3/4" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 3	1" x 2-1/2"	5/4 x 4	1" x 3-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 6	1" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 6	1" x 5-1/2"
5/4 x 6	1" x 5-1/2"	5/4 x 8	1" x 7-1/4"	5/4 x 5	1" x 4-1/2"	5/4 x 8	1" x 7-1/4"
5/4 x 8	1" x 7-1/4"			5/4 x 6	1" x 5-1/2"		
				5/4 x 8	1" x 7-1/4"		

Note: All TruExterior® Siding, Trim, Beadboard and Accessory products are available in standard 16' length.

APPENDIX D - OR EQUAL

Riviera II



Styles C32* & C321

The Riviera II Series embraces a proud statement by taking the ordinary to the extraordinary. The look and feel of every other Baluster in the top section compliments the full balusters below.

SPECIFICATIONS

- Railing Heights: ~~36", 42"~~
- Railing Lengths: ~~4', 5', 6', 7', 8'~~
- Stair Rail Lengths: ~~4', 5', 6', 7', 8'~~
- C32 Baluster: 3/4" x 3/4" x (.045" wall)
- C321 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.



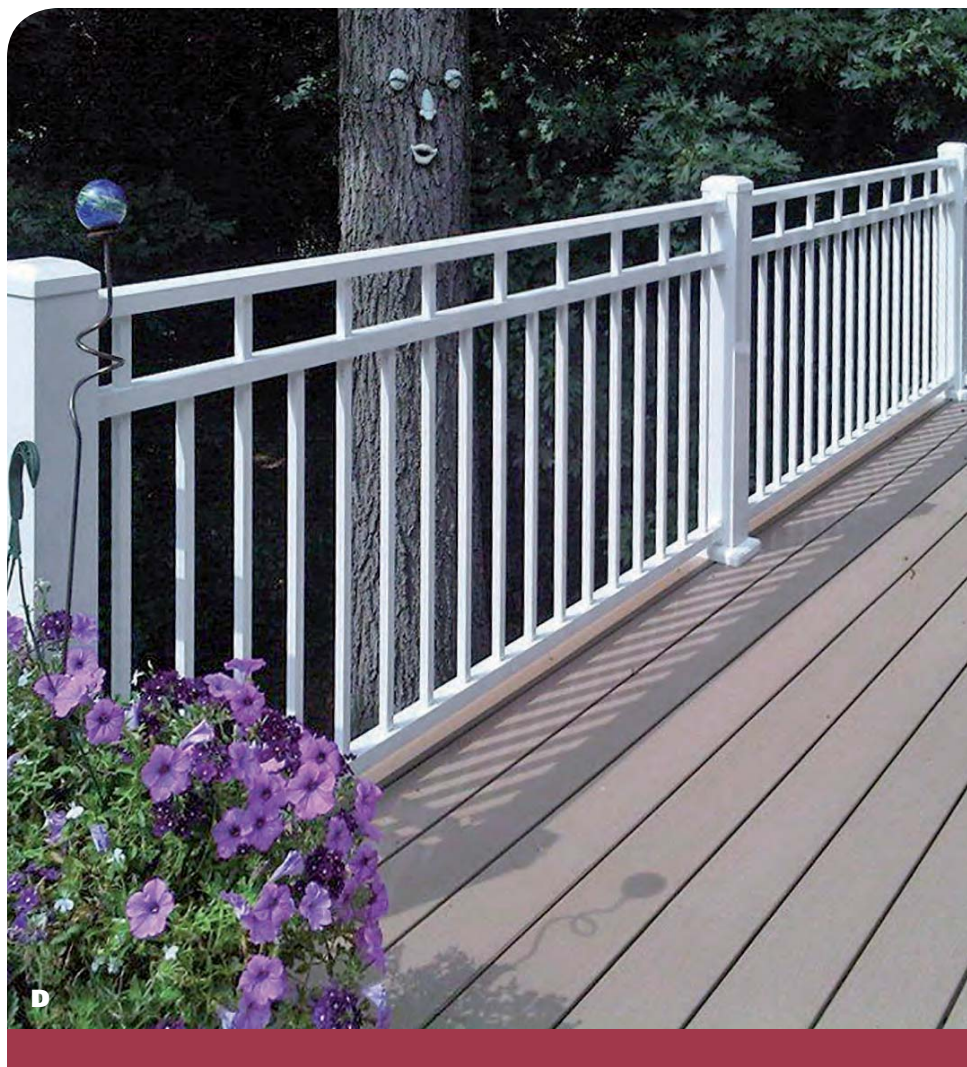
Top Rail Profile



Mid Rail Profile



Bottom Rail Profile



D Style: C32
Color: Gloss White

CCRR-0163 complies with IBC, IRC, and FBC

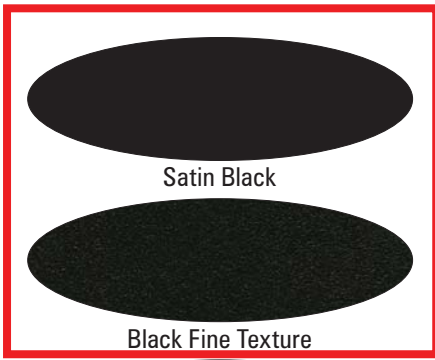


*For 4' through 6' Sections

*For Stair Rail Racking Information visit our website.

COLOR TBD

Colors



Satin Black

Black Fine Texture



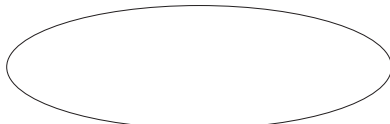
Ninety Bronze



Bronze Fine Texture



Gloss Beige



Gloss White



White Fine Texture



Clay



Speckled Walnut



Sandy Shore



Chocolate



Silver

Standard Colors & Custom Colors

Westbury® Aluminum Railing is offered in a variety of colors and textures to compliment your home. Our 12 standard colors include satin, textured and multi-color finishes. Westbury® Aluminum Railing is also available in custom colors to meet your design vision, the possibilities are endless.

Powder Coating



Verified AAMA 2604 Compliant Powder Coating

AAMA 2604 & AAMA 2605

DSI uses AAMA 2604 rated powder coating on all Westbury® Aluminum Railing. Our PCI-4000 Certified Powder Coating process offers an uncompromising quality created by state-of-the-art technology. AAMA 2605 Powder Coating is also available as an option for your Westbury® Aluminum Railing.



A Style: C10
Color: Black Fine Texture
With Level Crossover Post

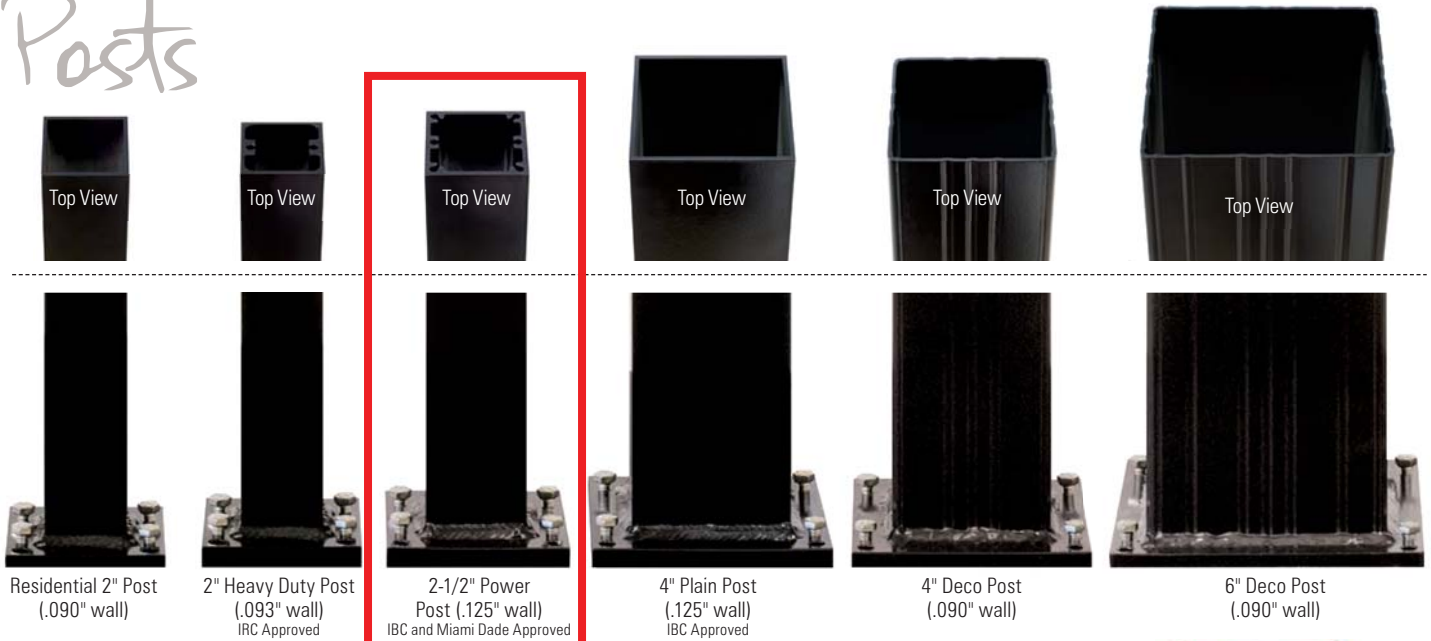
Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.

Accessories

Brackets, Posts, Caps, & Flairs

Westbury® Accessories add the finishing touch to your masterpiece. A variety of post sizes and wall thicknesses add strength to your railing. The combination of mounts and crossover options provides you with the ability to adapt Westbury® railing to your needs. Optional post caps finished off by the convenience of a 2-piece post flair creates a variety of looks.

Posts



Testing Results - CCRR-0163 complies with IBC, IRC, and FBC. Note: Please check with local code authorities for requirements.



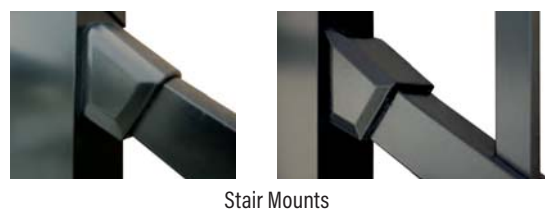
Crossovers



Mounts



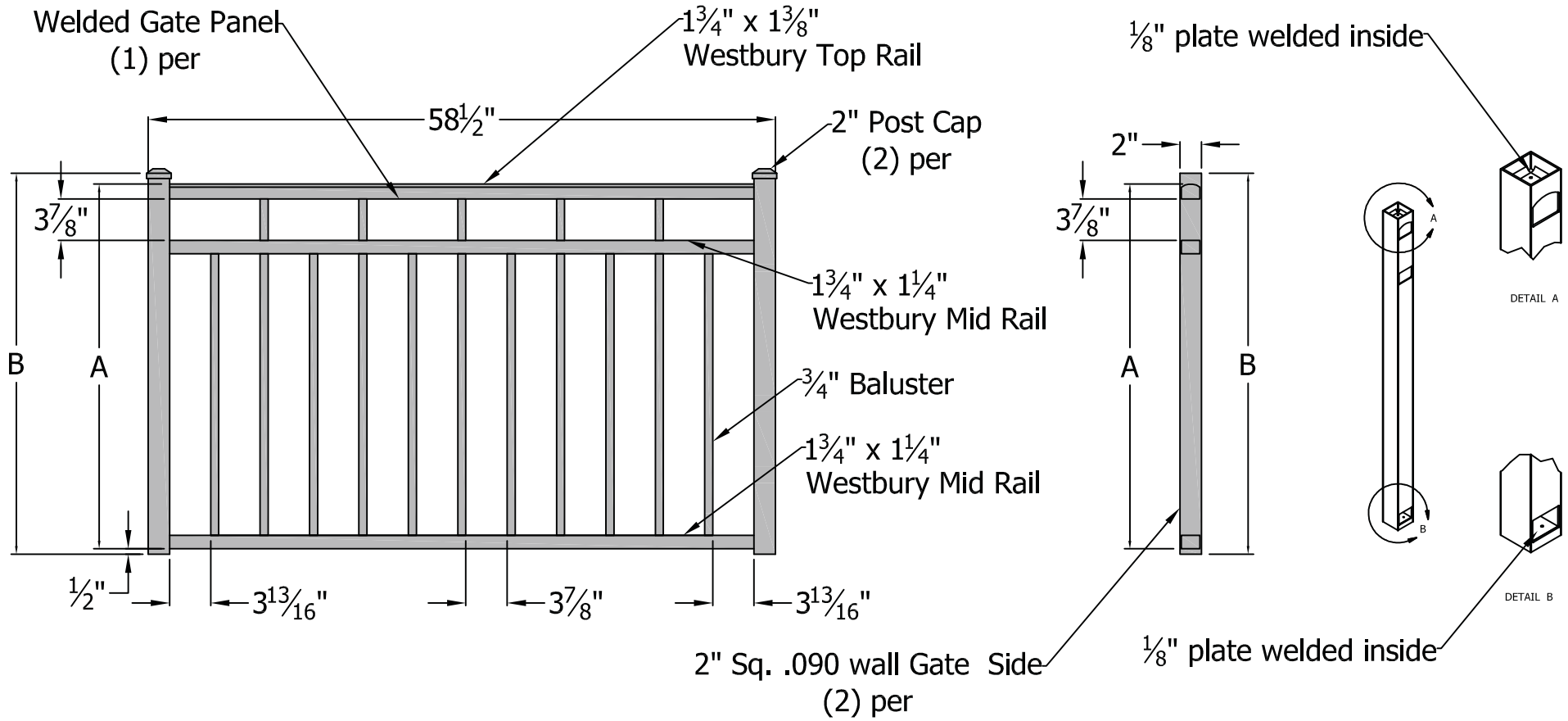
Accessories



Patent No. 8,998,175±

Nominal Rail Height	Baluster Style	Part #	A	B
36"	Square	73318	34"	35½"
36"	Round	73332	34"	35½"
42"	Square	73319	40"	41½"
42"	Round	73333	40"	41½"

PART NUMBER:		
REV.	REVISION	DATE
A	RELEASE PENDING APPROVAL	
B	Reduced bottom rail height from 1" to 3/8"	03/29/2016



APPROVED BY:

DATE APPROVED:

4

3

FINISH:



3446 US 6 EAST
Bremen, IN 46506

2

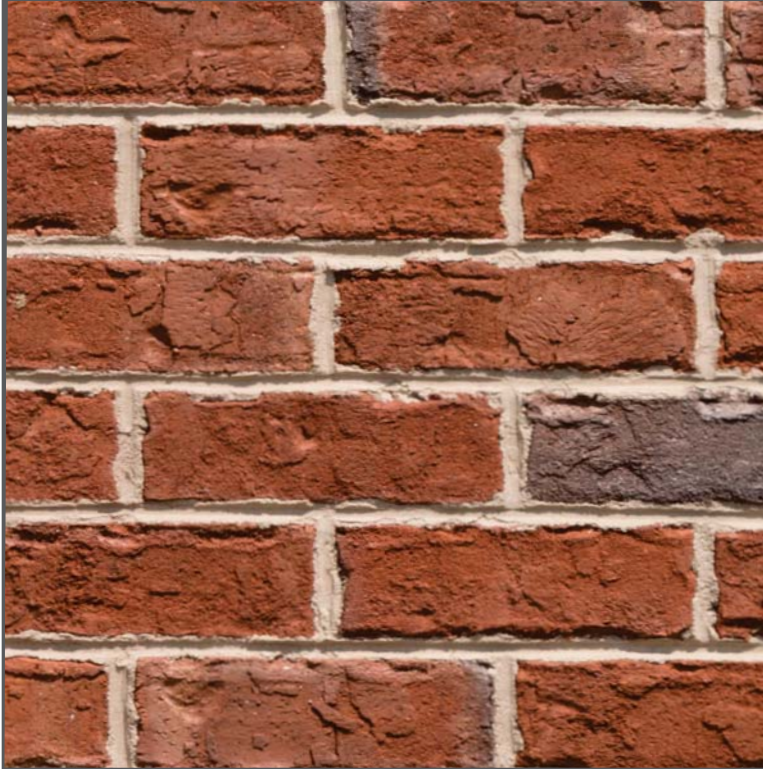
SHEET SIZE= C	DRAWN BY: CM	PART NUMBER or STYLE: C32_C321 Gate 60in Wide
SCALE = 1":1"	DATE DRAWN: 02-18-2016	Quote requested by:
STANDARD TOLERANCE: .00 ±.01 FRACTIONS: .000 ±.005 ±1" ANG. ±.5°	LOC: Z:\Aluminum\Westbury\C30 Riviera\C32 Riviera\Gates	
FIRST USED ON:	DRAFT: 20160218-12C	PART NAME: Gate
		SHEET OF B

1



APPENDIX E - OR EQUAL

PORTSMOUTH



For the proud patriot.

Set on the coast of New Hampshire, Portsmouth has long boasted a wealth of stunning, classical architecture, much now carefully preserved in the city's historic district.

Triangle Brick Company's Portsmouth brick is reminiscent of the Colonial-era handmade brick made in the days of this now historic seaport's thriving trade economy.

Featuring a bright, dark red base with charcoal accents, our tumbled Portsmouth brick is classified under our Premium product tier.

Like the rich tones of the Portsmouth brick but want a modern texture and shape? Try our Williamsburg brick.

Photography is intended to show the general appearance of the brick color.

BRICK SPECIFICATIONS

BRICK SIZE	DIMENSIONS INCHES (H x W x L)	NUMBER OF BRICK PER CUBE	APPROX DRY WEIGHT (each)	APPROX # PER SQ.FT.
FACE BRICK				
MODULAR	2 1/4 x 3 9/16 x 7 5/8	510	3.8 lbs.	7
ENGINEER	2 3/4 x 3 9/16 x 7 5/8	410	4.7 lbs.	5.75
QUEEN	2 3/4 x 2 3/4 x 7 5/8	500	3.6 lbs.	5.75

Complies with ASTM C-216, Grade SW, Type FBS. All brick are pre-blended then packaged using our Half Pack™ Technology.

MSZ-FS18NA & MUZ-FS18NAH
18,000 BTU/H DELUXE WALL MOUNT
18,000 BTU/H HYPER-HEATING OUTDOOR UNIT W/BASE PAN HEATER



Job Name:

System Reference:

Date:

APPENDIX F - OR EQUAL



Indoor Unit.....MSZ-FS18NA

Outdoor Unit.....MUZ-FS18NAH



INDOOR UNIT FEATURES

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

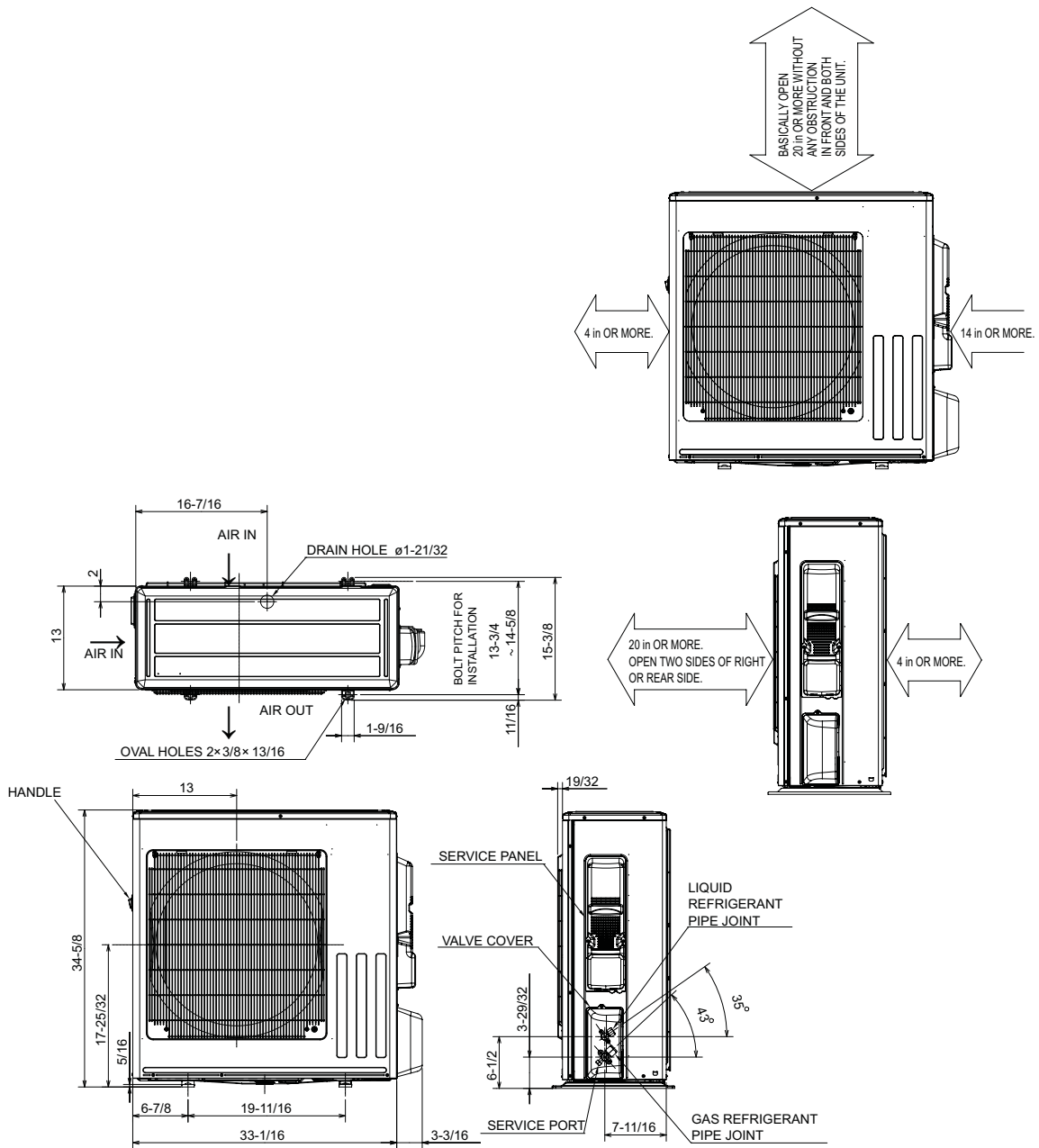
OUTDOOR UNIT FEATURES

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

OUTDOOR UNIT DIMENSIONS: MUZ-FS18NAH

Unit: inch

REQUIRED SPACE



REFRIGERANT PIPE JOINT	LIQUID REFRIGERANT PIPE	FLARED $\phi 6.35 (1/4")$
	GAS REFRIGERANT PIPE	FLARED $\phi 12.7 (1/2")$

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

FORM# MSZ-FS18NA-U1 & MUZ-FS18NAH-U1 - 202103



0 Maplewood Avenue

LUHD-390

Work Session



10/21/2021

LUHD-390

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Sep 17, 2021**Applicant**

Michael Keane
 michael@mjkarchitects.com
 101 Kent Place
 Newmarket, NH 03857
 603 292 1400

Location

0 MAPLEWOOD AVE
 Portsmouth, NH 03801

Owner:

HENSON STEVEN P & HENSON CATHY ANN
 36 NORTH SCHOOL ST PORTSMOUTH, NH 03801

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Proposed new single-family residence on vacant parcel

Description of Proposed Work (Planning Staff)

allow the construction of a new single family dwelling

Project Representatives**Relationship to Project**

Developer

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

--

Full Name (First and Last)

Michael Brown

Business Name (if applicable)

MB2 Development LLC

Mailing Address (Street)

P.O Box 372

City/Town

Greenland

State

NH

Zip Code

03840

Phone

6032347521

Email Address

mb2development@gmail.com

Relationship to Project

Architect

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

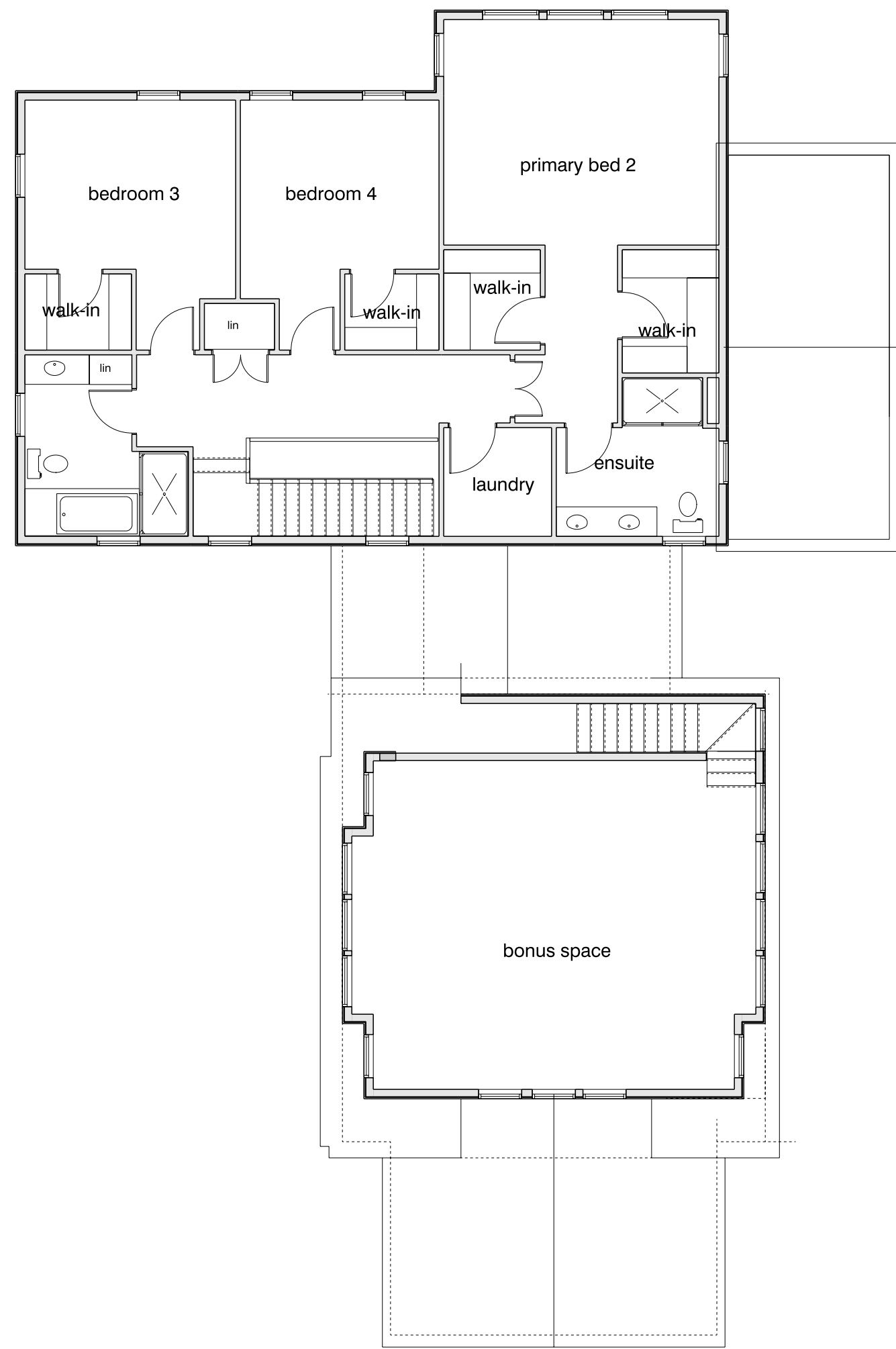
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Full Name (First and Last)

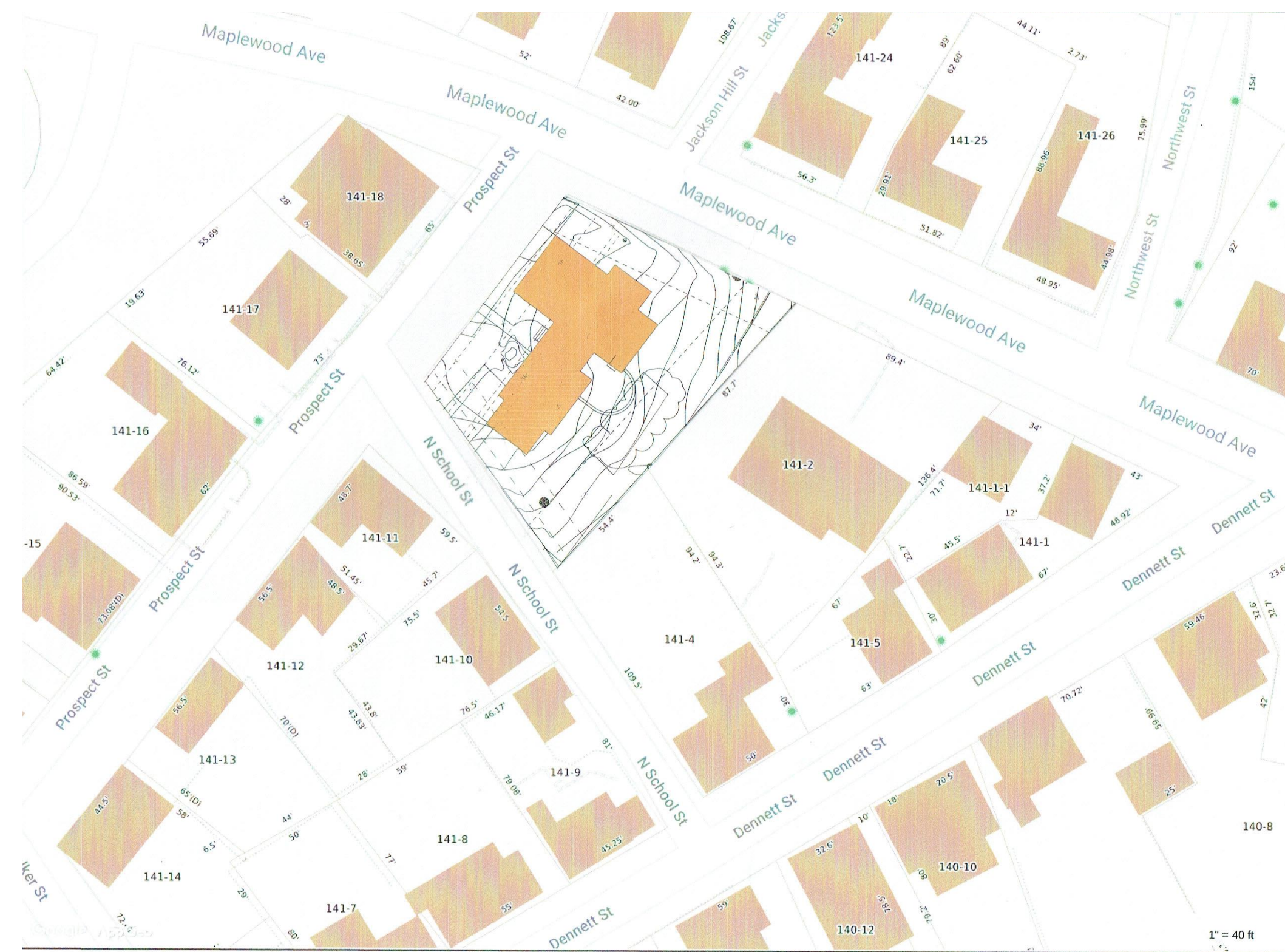
Michael Keane

Business Name (if applicable)

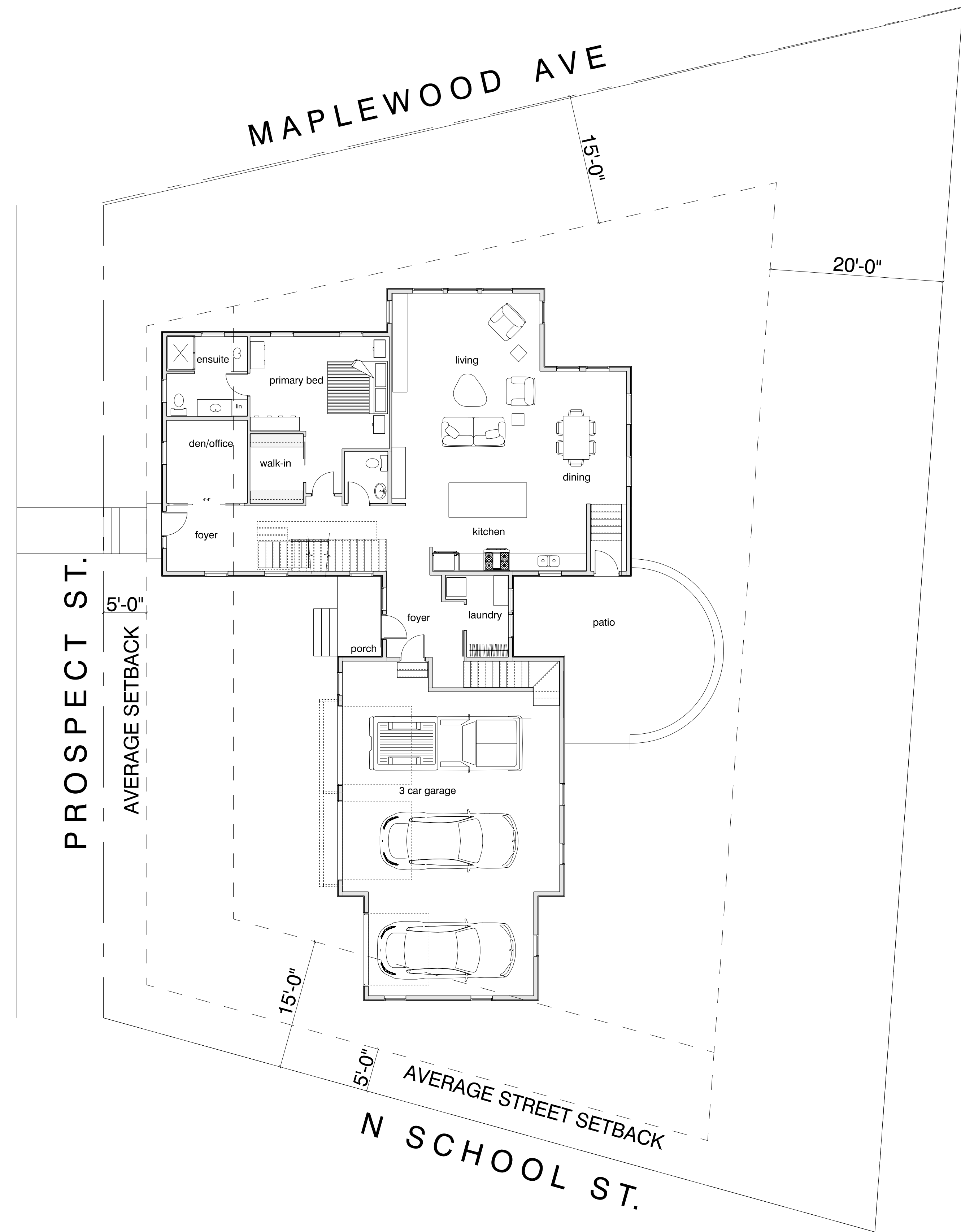
Michael J Keane Architects PLLC



CONCEPT SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOCUS PLAN
SCALE: 0.0214" = 1'-0"



CONCEPT FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

MICHAEL J. KEANE ARCHITECTS PLLC

ARCHITECTURE
PRESERVATION
PLANNING
DESIGN

101 KENT PLACE
NEWMARKET, NEW HAMPSHIRE 03857
603 . 292 . 1400

mjkearchitects.com

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ARCHITECTS

REVISIONS

APPROVALS

**HDC WORK SESSION 2
NOT FOR
CONSTRUCTION
10-15-2021**

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PROJECT

PROPOSED RESIDENCE

MAP 141 LOT 3
PORTSMOUTH, NH

TITLE

CONCEPT PLANS

SCALE

AS NOTED

DRAWING NO.

DRAWN BY: MJK

CHECKED BY: mjke

DATE: 10/15/2021

A1

DO NOT SCALE PRINTS



4" BRICK VENEER
"OLDE PORT"

THIN BRICK VENEER
FALSE CHIMNEY WITH
BLUESTONE CAP

PROSPECT STREET ELEVATION

ARCHITECTURAL
ASPHALT SHINGLES

PVC FASCIA AND SOFFIT

ANDERSEN 400 SERIES
TILT WASH DH WINDOWS
WITH 3/4" SIMULATED
DIVIDED LITES
5/4" PVC TRIM

5/4 " PVC CORNERS

HARDIE-PLANK HZ-5
SMOOTH FINISH FIELD PAINTED
4" EXPOSURE TYPICAL



NORTH SCHOOL STREET ELEVATION

HARDIE-SHINGLES
STRAIGHT EDGE 5" TO WEATHER

REVISIONS

APPROVALS

**HDC WORK SESSION 2
NOT FOR
CONSTRUCTION
10-15-2021**

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PROJECT

PROPOSED RESIDENCE

MAP 141 LOT 3
PORTSMOUTH, NH

TITLE

CONCEPT ELEVATIONS S&W

SCALE

AS NOTED

DRAWING NO.

DRAWN BY: MJK

CHECKED BY: mjk

DATE: 10/15/2021

A2

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MAPLEWOOD AVE ELEVATION



BACKYARD ELEVATION

MICHAEL J.
KEANE
ARCHITECTS
PLLC

ARCHITECTURE
PRESERVATION
PLANNING
DESIGN

101 KENT PLACE
NEWMARKET, NEW HAMPSHIRE 03857
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REVISIONS

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APPROVALS

**HDC WORK SESSION 2
NOT FOR
CONSTRUCTION
10-15-2021**

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MAP 141 LOT 3
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