

# HDC

## ADMINISTRATIVE APPROVALS

January 05, 2022
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- |    |                                  |                        |
|----|----------------------------------|------------------------|
| 1. | 99 Bow Street (LUHD-421)         | - TBD                  |
| 2. | 462 Middle Street (LUHD-413)     | - Recommended Approval |
| 3. | 160 Court Street (LUHD-415)      | - TBD                  |
| 4. | 442-444 Middle Street (LUHD-419) | - Recommended Approval |
| 5. | 80 Fleet Street (LUHD-418)       | - Recommended Approval |

## 1. 99 Bow Street - TBD

**Background:** The applicant is seeking approval for an art installation as part of a previously approved project.

**Staff Comment:** TBD

### **Stipulations:**

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

**LUHD-412**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Dec 13, 2021**Applicant**

Terrence Parker  
 terrence@terrafirmalandarch.com  
 163a Court Street  
 Portsmouth, NH 03801  
 6035319109

**Location**

99 BOW ST  
 Portsmouth, NH 03801

**Owner:**

MARTINGALE LLC  
 3 PLEASANT ST 4TH FLR 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**

Approval is requested for the bas relief murals at the Martingale Wharf about black sailors in the 1700 and 1800's based on the book 'Black Jacks' by historian Jeffrey Bolster and designed by Terrence Parker.

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

--

**Project Representatives****Relationship to Project**

Other

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

artist

**Full Name (First and Last)**

Terrence Parker

**Business Name (if applicable)**

--

**Mailing Address (Street)**

163a Court Street

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

6035319109

**Email Address**

terrence@terrafirmalandarch.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**



terra firma  
landscape architecture

12.7.21

Jonathan Wyckoff, Chairman  
Historic District Commission  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801

RE: Bas Relief Murals at the Martingale Wharf

Dear Mr. Wyckoff,

On October 6, 2021, the Historic District Commission approved an expansion of the waterfront decks of Martingale Wharf at 99 Bow Street. The HDC approval omitted the Bas Relief sculptural murals, based on the book by Portsmouth resident and historian W. Jeffrey Bolster called 'Black Jacks', which is about the history of black sailors in the 1700 and 1800's. As support for the removal of the murals, some members of the HDC stated that the whaling industry in Portsmouth was not significantly successful enough to warrant the inclusion of a whale in an artist's concept of the maritime history in Portsmouth and they further suggested we consider 'shipbuilding' as a theme. With the HDC's rejection of any reference to whales in the sculptural submission at the Martingale wharf, the HDC has inappropriately expanded its role from that of reviewing the historic fabric of buildings to that of arbiters of art. The City of Portsmouth and the HDC specifically has no defined process for the review of art.

I would like to address the two issues I see here.

The first is the process of approving art in the City of Portsmouth. Since the disbanding of Art Speak some years ago, there is no appropriate sanctioning body to ensure that the city gets well thought out and well executed art. I am an advocate for thought provoking art that is also well-built. Toward that end, I would like to now encourage the City to develop whatever ordinance it needs to streamline the approval process and to re-employ the guidelines Art Speak produced. Perhaps the City needs an advisory art committee to review and make recommendations like the way TAC functions now.

Art in the historic District ought to be challenging and of sound quality, the point of a vetting body therefore is to ensure the quality of the art but not instill a whitewashing of ideas.





# terra firma

landscape architecture

My second objective is to rebut the decision the HDC made in addressing the bas relief murals at the Martingale Wharf. The HDC decision was not well conceived because the board took a literal and narrow view of the maritime history of Portsmouth. The HDC got stuck on the whale and missed the ocean it swims in.

Yes, Portsmouth had a whaling industry in 1832 to 1839 and continued to process whale oil until 1849. Charles Cushing made a half million dollars before the market panic of 1837 and the Ladd Brothers made 1.2 million in today's value. Whale oil was the chief source of heating and industrial lubricants in America for over a century and was only banned for sale in the early 1970's. The inclusion of whales in the bas relief mural at the Martingale Wharf is not to suggest that Portsmouth was ever a whaling town like New Bedford or Nantucket but to provide the context for that which drew men out to the sea including black sailors.

In my perspective, whales in art are not just whales.

Art is not a field for literal interpretation, it is a vehicle for allegory and symbolism. When viewing this same sculptural mural, one should have also noticed that the sailors with the whale were standing not on a solid deck but only on turbulent waters--a metaphor for the instability and risk these men took for freedom and a livelihood. And the rope they are pulling suggests pursuit and cooperation. Wasn't Melville's 'Moby Dick' an allegory about pursuit and obsession? Was Moby really white?

The intent of including a whale in the Martingale bas relief mural is to suggest that a whale, the most majestic of all mammals can serve to represent all the wildlife in the sea.

It is well known that our oceans are overfished. With less than 400 Right Whales left in the world that pass through the Gulf of Maine seasonally, isn't it an artist's responsibility to reference their plight in our waters especially when we have a present-day controversy of lobster gear ensnaring and injuring Right Whales? Is the pursuit of the beloved lobster part of the problem?

To omit a whale, as not a viable symbol of our connection to the sea, because their harvest was not thought to be enough of an economic success in Portsmouth, is to suggest that we can eliminate other industries from artistic interpretation.

- If a whale does not pass the standard of inclusion how will any reference to Portsmouth's brothel industry of the late 1890's stand that same test?
- Could the HDC also have rendered an opinion on the percentage or presence of black sailors also depicted in the proposed image, who sought freedom on the seas, might they think that there just weren't enough black sailors to justify inclusion in an artwork in Portsmouth?



*t e r r a   f i r m a*  
l a n d s c a p e   a r c h i t e c t u r e

Conceptual art asks questions. This episode of the HDC arbitrariness sets a disturbing precedent and proves that the City of Portsmouth is sorely lacking in a process to sanction art.

What would have been a gift of public art to the city by the Martingale owner has been shuttered by a flawed process and a narrow view of cultural interpretation.

As requested in the HDC approval letter of October 20, 2021, we have considered the theme of shipbuilding and found it not as compelling of an inspiration to the freedom seeking spirit of the Black Jacks as the liberating possibilities of seafaring.

We therefore are now requesting an ‘administrative approval’ for the bas relief murals as they have been presented to date.

Respectfully,

Terrence Parker, Landscape Architect

cc: Nicholas J. Cracknell, AICP, Principal Planner

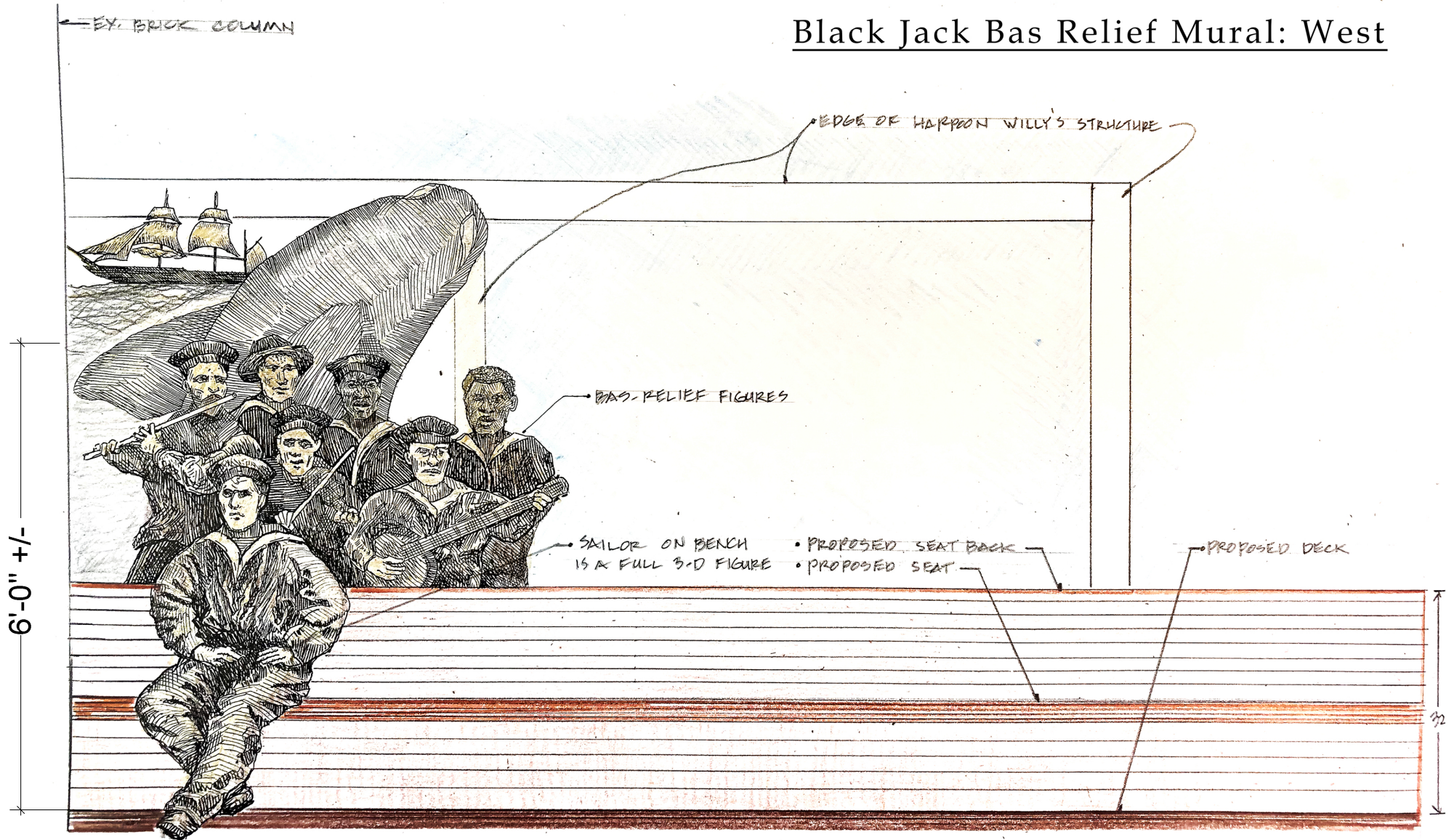
enclosed: East and West Mural Sketches  
‘Black Jack’ book cover and back cover

Black Jack Bas Relief Mural: East





## Black Jack Bas Relief Mural: West





*W. Jeffrey Bolster*



# BLACK JACKS



*African American Seamen  
in the Age of Sail*



NEW YORK TIMES BOOK REVIEW NOTABLE BOOK OF THE YEAR

CO-WINNER OF THE WESLEY-LOGAN PRIZE OF THE  
AMERICAN HISTORICAL ASSOCIATION

SELECTED AS THE ASSOCIATION OF AMERICAN PUBLISHERS  
PROFESSIONAL AND SCHOLARLY PUBLISHING DIVISION  
BEST BOOK IN HISTORY

W. Jeffrey Bolster, master mariner and historian, shatters the myth that black seafaring in the age of sail was limited to the Middle Passage. Rescuing African American seamen from obscurity, this stirring account reveals the critical role sailors played in helping forge new identities for black people in America. An epic tale of the rise and fall of black seafaring, *Black Jacks* is African Americans' freedom story presented from a fresh perspective.

"[A] first-rate contribution. Bolster . . . spent a decade pulling together for the first time two centuries of seaborne black history . . . The book crackles with enough drama for many novels or plays."

—CARLA DAVIDSON, *NEW YORK TIMES BOOK REVIEW*

"For the past ten years, W. Jeffrey Bolster . . . has labored obsessively to unearth the rich and long-forgotten history of America's black mariners. His newly published book . . . may prove the most instructive historical offering of the year. It reminds Americans that black seamen, like black cowboys, labored long and to great effect at one of the cultural linchpins of American history . . . What's most remarkable about Bolster's book is both the numbers of black sailors he found in the past and the extraordinary wealth of evidence documenting their lives."

—KEN RINGLE, *WASHINGTON POST*

"*Black Jacks* is a work of energy, imagination, and deep knowledge of a central experience in African American history. It exudes Jeffrey Bolster's engagement with the subject, imbuing the history of black sailors with something of the mildewed stench of the forecandle and the bracing aromas of the open sea, the harsh realities of shipboard tyranny and the liberating possibilities of the sea. It will quickly become a central work in African American history."

—IRA BERLIN, UNIVERSITY OF MARYLAND AT COLLEGE PARK

"*Black Jacks* places sailors of color squarely at the center of Atlantic maritime culture. W. Jeffrey Bolster deserves our thanks for recovering an exciting, essential chapter in African American history."

—CHARLES JOHNSON, AUTHOR OF *MIDDLE PASSAGE*

W. Jeffrey Bolster is Hortense Cavis Shepherd Associate Professor and Director of the Graduate Studies Program of the History Department at the University of New Hampshire.

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London, England

[www.hup.harvard.edu](http://www.hup.harvard.edu)

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## 2. 462 Middle Street - Recommended Approval

**Background:** The applicant is seeking approval for a change in design of shutters from a louvered style to a solid wood raised panel shutter.

**Staff Comment:** Recommended Approval

### **Stipulations:**

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



City of Portsmouth, NH

12/30/2021

**LUHD-413**

Historic District Commission Work Session or Administrative Approval Application

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

David Canada  
canadafamily@comcast.net  
47 Bunker Hill Avenue  
Stratham, NH 03885  
6037724982

**Location**

462 MIDDLE ST  
Portsmouth, NH 03801

**Owner:**

DAVID A CANADA  
47 Bunker Hill Avenue 47 BUNKER HILL AVE Stratham, NH 03885

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

Administrative Approval

**Alternative Project Address**

--

**Project Information****Brief Description of Proposed Work**

Change existing approved louvered shutters to solid wood raised panel shutters with the same hardware.

**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**



David Canada  
47 Bunker Hill Avenue  
Stratham, NH 03885

462-464 shutter application  
December 15, 2021

Specifications:

Solid mahogany wood

Painted black

Size various, commensurate with window size.



### 3. 160 Court Street - TBD

**Background:** The applicant is seeking approval for new sloped roof insulation & roofing membrane, brake metal trim, gutters, downspouts and other associated items.

**Staff Comment:** TBD

#### **Stipulations:**

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

**LUHD-415**

Historic District Commission Work Session or Administrative Approval Application

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

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

**Location**

160 COURT ST  
 Portsmouth, NH 03801

**Owner:**

PORTSMOUTH HOUSING AUTHORITY  
 245 MIDDLE ST PORTSMOUTH, NH 03801

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

Administrative Approval

**Alternative Project Address**

140 Court Street

**Project Information****Brief Description of Proposed Work**

Install new sloped roof insulation &amp; roofing membrane, brake metal trim, gutters, downspouts, and associated accessories.

**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



LETTER OF AGENDA

We respectfully submit this Application for Administrative Approval to install new sloped roof insulation & roofing membrane, brake metal trim, gutters, downspouts, and associated accessories.

The Portsmouth Housing Authority is seeking permission to replace their existing internal roof drainage system with a new roof system installed over tapered insulation directing runoff collection to a new perimeter gutter and downspout system.

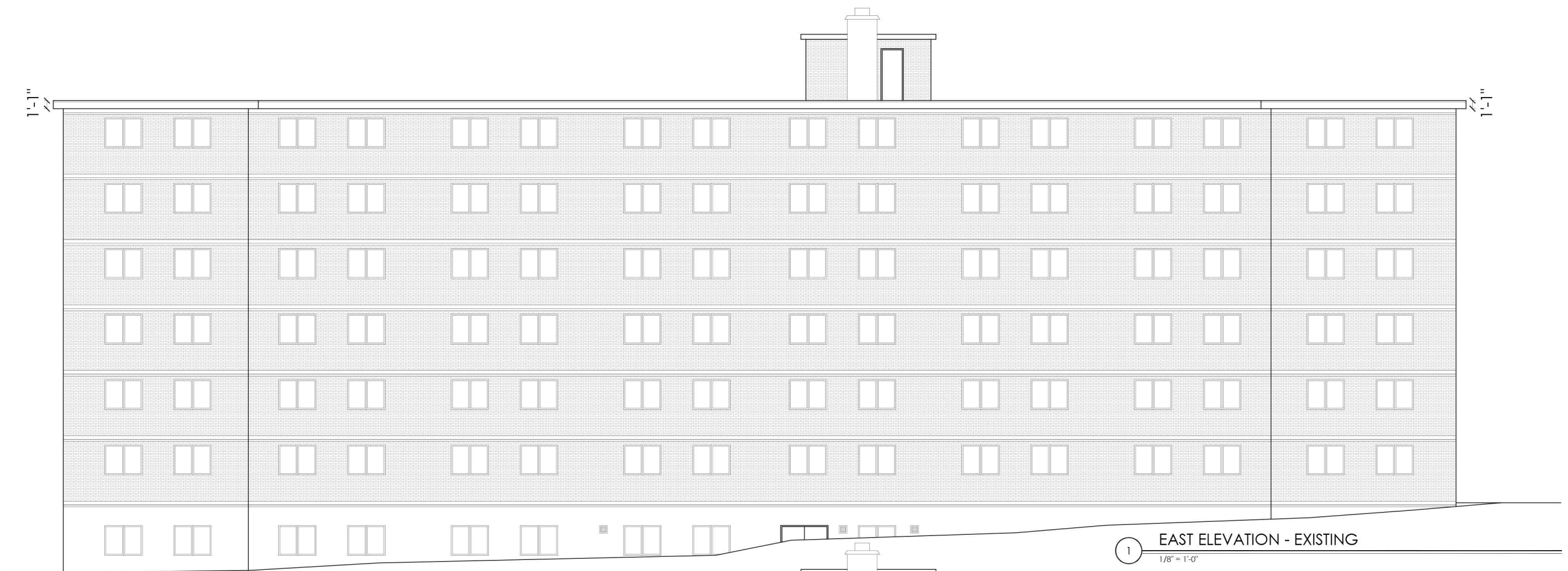
This redesign of the Feaster Apartments roof drainage system was initiated by a requirement to direct the Feaster Building roof drainage to the Court Street storm drain. The current internal drainage system is directed toward Parrott Ave.

Thank you for your consideration.  
Sincerely,

Carla Goodknight, AIA, NCARB  
Principal, CJ Architects







FEASTER APARTMENTS  
PORTSMOUTH, NEW HAMPSHIRE

## EAST ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JANUARY 5, 2022



PORTSMOUTH  
HOUSING



1.1





FEASTER APARTMENTS  
PORTSMOUTH, NEW HAMPSHIRE

## WEST ELEVATION

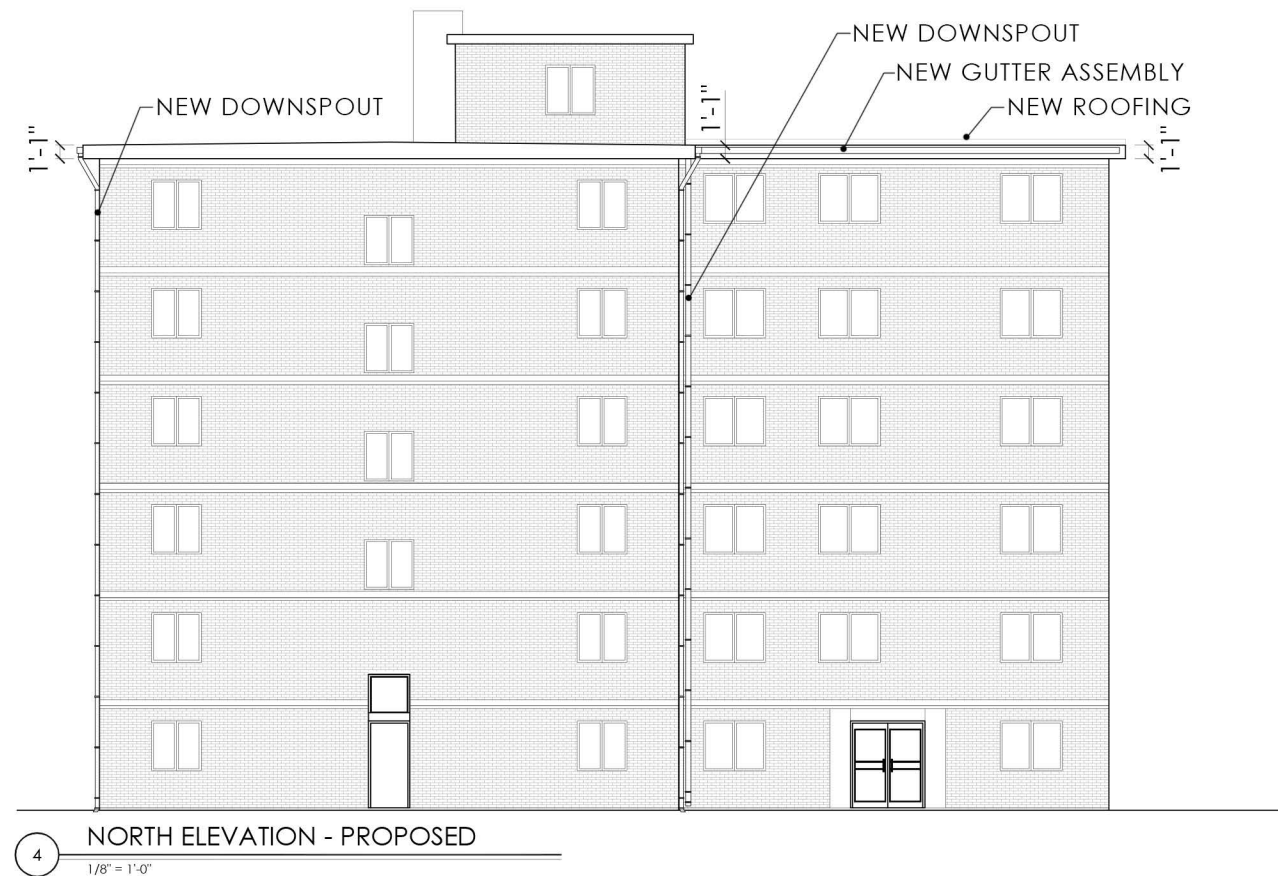
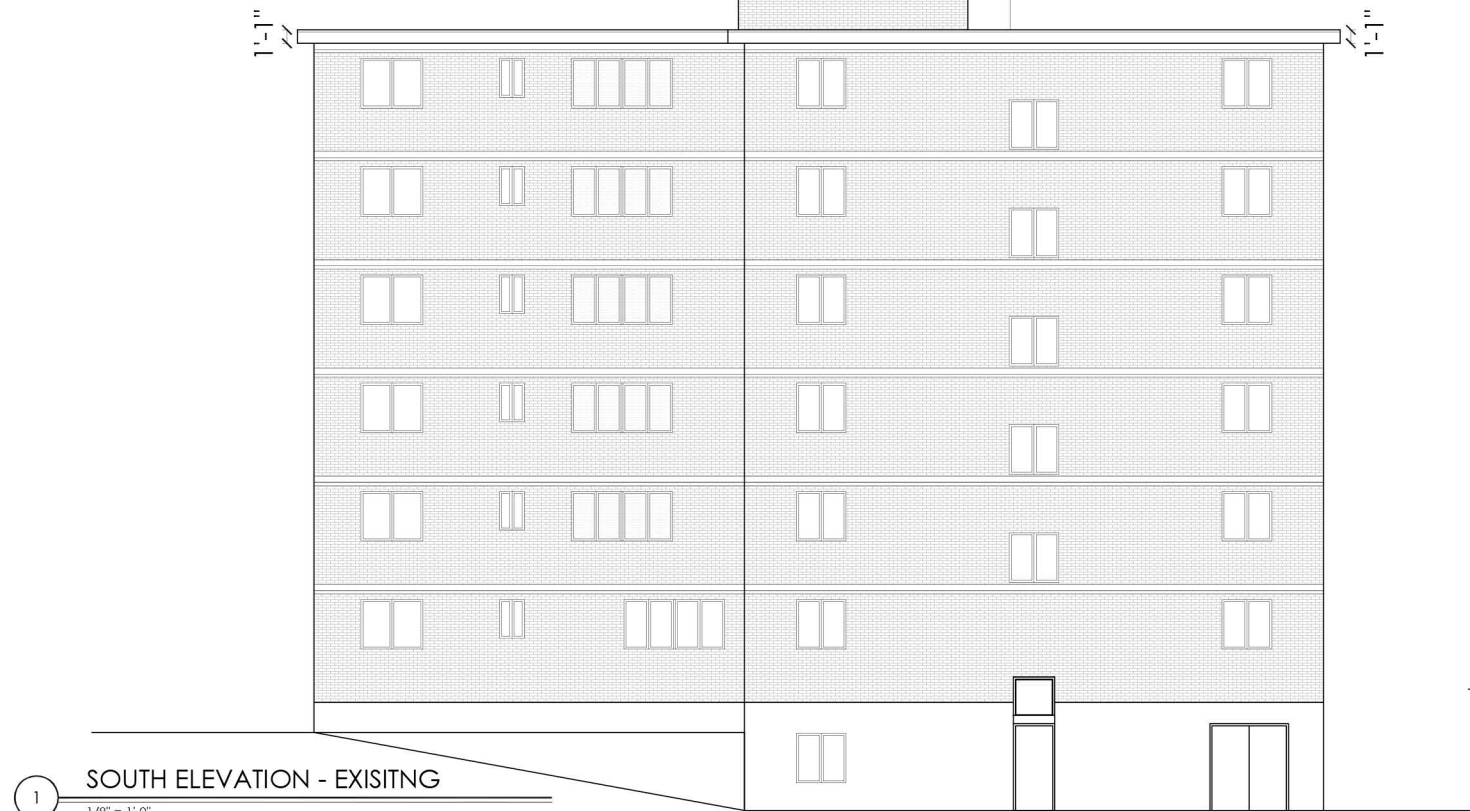
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JANUARY 5, 2022



PORTSMOUTH  
HOUSING







# FEASTER APARTMENTS

PORTSMOUTH, NEW HAMPSHIRE

NORTH & SOUTH ELEVATIONS  
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JANUARY 5, 2022



PORTSMOUTH  
HOUSING



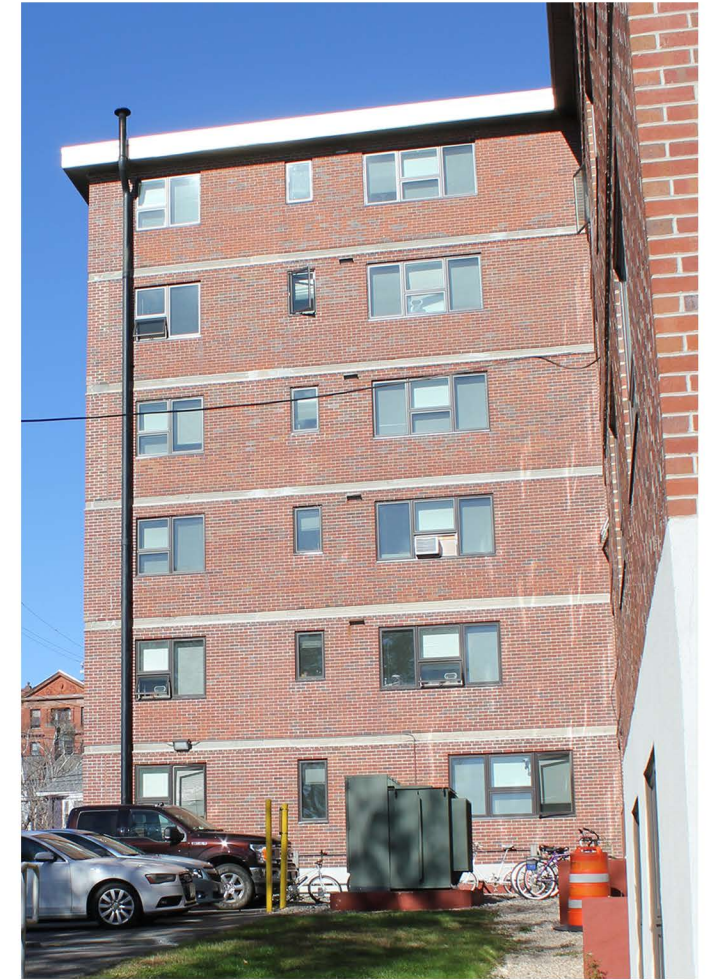




1 EAST ELEVATION - EXISTING  
1/8" = 1'-0"



2 NORTH & WEST ELEVATION - EXISTING  
1/8" = 1'-0"



3 SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"

# FEASTER APARTMENTS PORTSMOUTH, NEW HAMPSHIRE

## EXISTING ELEVATION PHOTOS

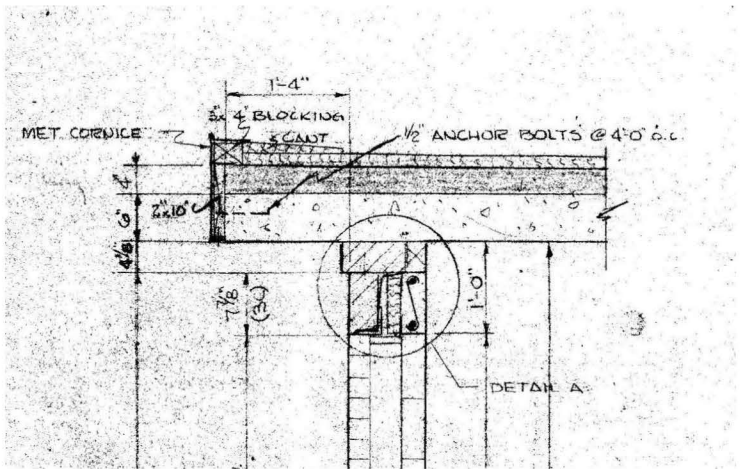
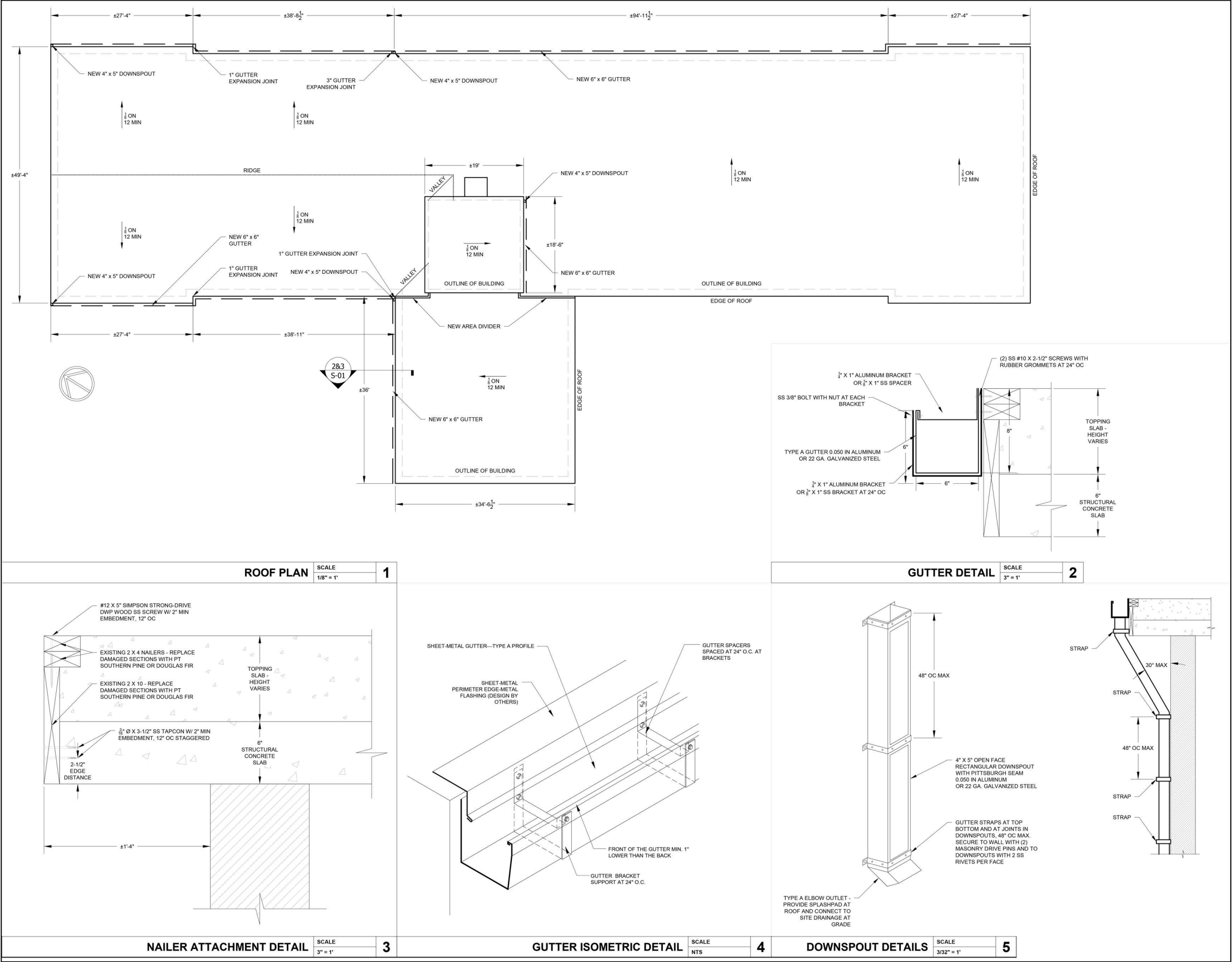
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JANUARY 5, 2022



PORTSMOUTH  
HOUSING







EXISTING CORNICE DETAIL

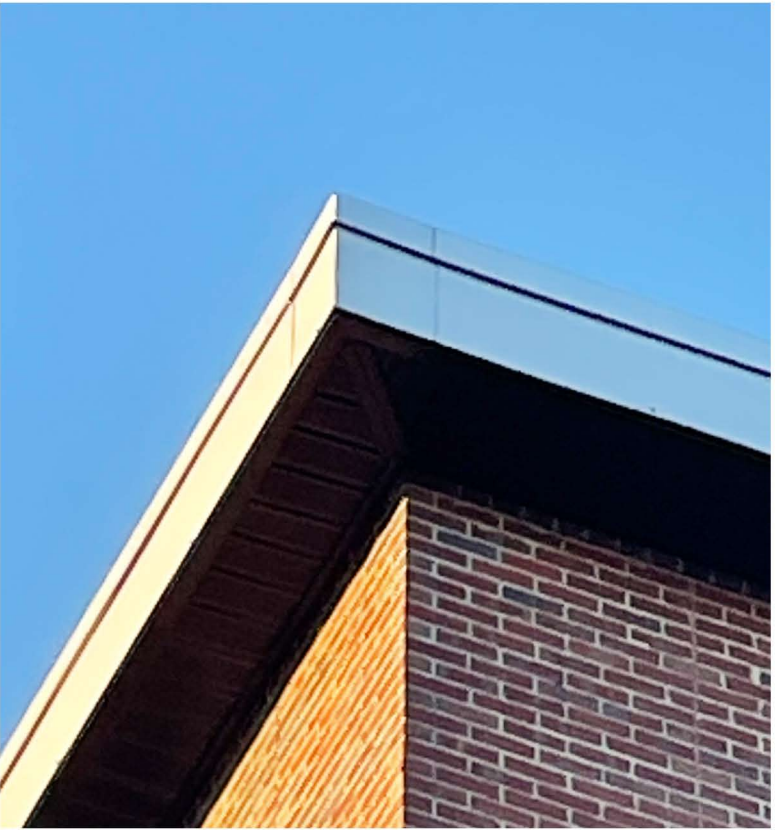


PHOTO OF EXISTING CORNICE  
BRAKE METAL AND VINYL SOFFIT  
(EXISTING VINYL SOFFIT TO  
REMAIN)

FEASTER APARTMENTS  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ROOF PLAN & DETAILS

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JANUARY 5, 2022



PORTSMOUTH  
HOUSING



# INDUSTRIAL DOWNSPOUT (Open)

The Industrial Downspout is available in a variety of standard sizes, or it can be fabricated to meet specific job requirements. The open face design makes clearing out debris an easy task. Downspouts are manufactured with simple connection configurations and include three attachment straps per 12' section, which enables fast and easy installation.

### CUSTOM CAPABILITIES

Specially fabricated products are available to meet the unique needs of each project.

### COLORS

Choose among a wide range of standard colors and finishes that meet your job requirements. A 30-Year Kynar 500® Finish Warranty is included on coil-coated standard colors. Custom post-coated Kynar 500® colors are available (on aluminum substrate only) with an included 10-Year Kynar 500® Finish Warranty or a 20-Year Kynar 500® Finish Warranty is available upon request.

Anodized finishes are also available. Please email Technical Services regarding pricing for Anodized finishes.

### ACCESSORIES

Factory fabricated accessories provide a cleaner, more aesthetically pleasing appearance. This eliminates the need for field fabrication, providing time and labor savings.

### ALSO INCLUDED

All straps are included and will arrive to the job site with the product.

MATERIAL

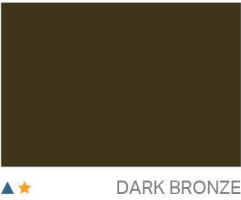
Downspouts can be manufactured in the following materials.

▶ 24 ga. steel

▶ .040" aluminum

▶ .050" aluminum

▶ .063" aluminum

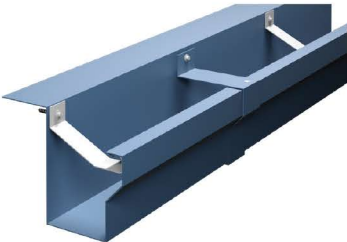


NOTE: BRAKE METAL CORNICE TO BE DARK BRONZE

# PAC-TITE GOLD GUTTER IGG-1

### SUPERIOR ROOF DRAINAGE WITH GT-1 TESTING

PAC-Tite Gold Gutters are top-of-the-line, offering easy installation, outstanding performance and an attractive appearance. They include a 2" wide external wind strap to be installed every 6' and gutter straps every 24" O.C. to comply with the ANSI/SPRI GT-1 Standard. They also feature a unique, heavy aluminum gutter strap design that eliminates the need for drilling and riveting. The free-floating, hook-in strap allows for full thermal movement of the gutter. Offered with an optional roof flange or slotted drain bars for ballast retention, PAC-Tite Gold Gutters offer maximum roof drainage and application time in half with this one-of-a-kind edge metal solution.



### PAC-TITE GOLD GUTTER BENEFITS

- ▶ ANSI/SPRI GT-1 tested to comply with the Standard for Gutter Systems
- ▶ FM Approved for wind uplift protection
- ▶ Variety of colors, sizes and materials
- ▶ Easy installation and decreased labor costs
- ▶ Prefabricated miters and accessories to eliminate the need for field fabrication
- ▶ Specially fabricated products are available to meet the unique needs of each project
- ▶ Factory fabricated miters provide a cleaner, more aesthetically pleasing appearance. This eliminates the need for field fabrication, providing time and labor savings
- ▶ All gutter straps are included and will arrive to the job site with the product

### COLORS

Choose among a wide range of standard colors and finishes that meet your job requirements. A 30-Year Kynar 500® Finish Warranty is included on coil-coated standard colors. Custom post-coated Kynar 500® colors are available (on aluminum substrate only) with an included 10-Year Kynar 500® Finish Warranty or a 20-Year Kynar 500® Finish Warranty is available upon request.

Anodized finishes are also available. Please email Technical Services regarding pricing for Anodized finishes.

### EFFICIENT DESIGN

- ▶ Wind straps to be installed every 6 feet and gutter hangars to be installed every 24" on center
- ▶ Its heavy gauge gutter straps securely support larger volumes of water, as well as extreme snow and icing conditions and is manufactured to rigid tolerances and furnished per required drainage capacity/size
- ▶ Adapts easily to optional drainage bars or flow through gravel stops
- ▶ Pre-punch holes in the gutter eliminate the need for drilling; making for easier installation which accommodates the thermal expansion/contraction of the gutter
- ▶ Provided in 12'-0" lengths for quicker installation and lower labor costs.
- ▶ Fastening holes are slotted to allow for proper thermal movement of the materials and ensure correct fastener placement and spacing

### TESTING

- ▶ ANSI/SPRI GT-1 tested to comply with the Standard for Gutter Systems
- ▶ Factory Mutual approved for wind uplift protection.

MATERIAL

Gutters can be manufactured in the following materials.

▶ 24 ga. steel

▶ .040" aluminum

▶ .050" aluminum

▶ .063" aluminum

SIZES

Gutters can be manufactured in the following sizes. Sizes vary by material.

▶ 6", 7", 8", 9"



800 PAC CLAD | PAC-CLAD.COM

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FEASTER APARTMENTS  
PORTSMOUTH, NEW HAMPSHIRE

## DOWNSPOUT & GUTTER SPECIFICATIONS

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JANUARY 5, 2022



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PORTSMOUTH  
HOUSING



1.6

#### 4.     **442-444 Middle Street           - Recommended Approval**

**Background:** The applicant is seeking approval for removal and rebuilding of the (2) chimneys from the roof line up.

**Staff Comment:** Recommended Approval

#### **Stipulations:**

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



**LUHD-419**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Dec 22, 2021**Applicant**

Michael Schwartz  
mike.schwartz@ymail.com  
21 Fernald Court  
Portsmouth, NH 03801  
6035488898

**Location**

442 MIDDLE ST  
Portsmouth, NH 03801

**Owner:**

POTTER-SCHWARTZ FAMILY REVOCABLE TRUST & SCHWARTZ  
MICHAEL AND POTTER SHARYN TTEES  
21 FERNALD 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**

Rebuild Chimneys

**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)**

Michael Schwartz

**Business Name (if applicable)**

--

**Mailing Address (Street)**

21 Fernald Court

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

6035488898

**Email Address**

mike.schwartz@ymail.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**

Both chimneys at 442-444 Middle Street will be rebuilt from roofline up to exact current dimensions and specifications using morin restoration brick (which has been previously approved by HDC for other projects) and white lime mortar. Please see photo of house and quote from contractor below.

Thank you! -Mike Schwartz (603) 548-8898



## Great Escapes Patio & Stonework, Inc.

Page No. 1 of       



43 Wallace Dr Dover, NH 03820  
 Chris Parker (cell) (603) 948-2835  
 John Prince (cell) (207) 206-4683  
 E-mail: [Chris@greatescapespatio.com](mailto:Chris@greatescapespatio.com)  
 Website: [www.greatescapespatio.com](http://www.greatescapespatio.com)

## Estimate

PROPOSAL SUBMITTED TO		TODAY'S DATE	Approximate Start Date
Justin Marone (Marone Building Company)		10/27/2021	Winter 2021
PHONE NUMBER	E-mail	JOB NAME	
603-234-1159	<a href="mailto:Justin@maronebuildingcompany.com">Justin@maronebuildingcompany.com</a>	Historic Chimney Restorations	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION	
498 6 <sup>th</sup> street Dover, NH 03820		Middle Rd Portsmouth	

We propose hereby to furnish material and labor necessary for the completion of:

- Chimney 1: Install roof staging and tent in chimney. Demo and take down existing chimney to roof line. Remove all stucco/wash coat from chimney inside attic. Clean up brick in attic and tuck point where necessary with white lime historic reproduction mortar. Structure skin inside attic. Rebuild above roof line to exact current dimensions and specifications using morin restoration brick (has been previously approved by HDC for other projects) and white lime mortar. \$8,200.00
- Chimney 2: Install roof staging and tent in chimney. Demo and take down existing chimney to roof line. Remove all stucco/wash coat from chimney inside attic. Rebuild above roof line to exact current dimensions and specifications using morin restoration brick (has been previously approved by HDC for other projects) and white lime mortar. \$7,600.00

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:

Fifteen Thousand Eight Hundred and 00/100 dollars ( \$ 15,800.00)

Payment as follows: 1/3 payment due upon signing, 1/3 due day we start work, balance due upon completion

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

**Authorized  
Signature** \_\_\_\_\_

Note: this proposal may be withdrawn by us  
if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

## 5. 80 Fleet Street - Recommended Approval

**Background:** The applicant is seeking approval for the replacement of the existing flat roofing material.

**Staff Comment:** Recommended Approval

### **Stipulations:**

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



City of Portsmouth, NH

12/30/2021

**LUHD-418**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Dec 22, 2021**Applicant**

Jacob Stanley  
jms.roofing@yahoo.com  
3 JUNE BUG LANE  
WOLFEBORO, NH 03894  
6033933666

**Location**

80 FLEET ST  
Portsmouth, NH 03801

**Owner:**

Donald Coker  
80 fleet 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**

Flat roof section replacement

**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.**

contractor

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

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**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**



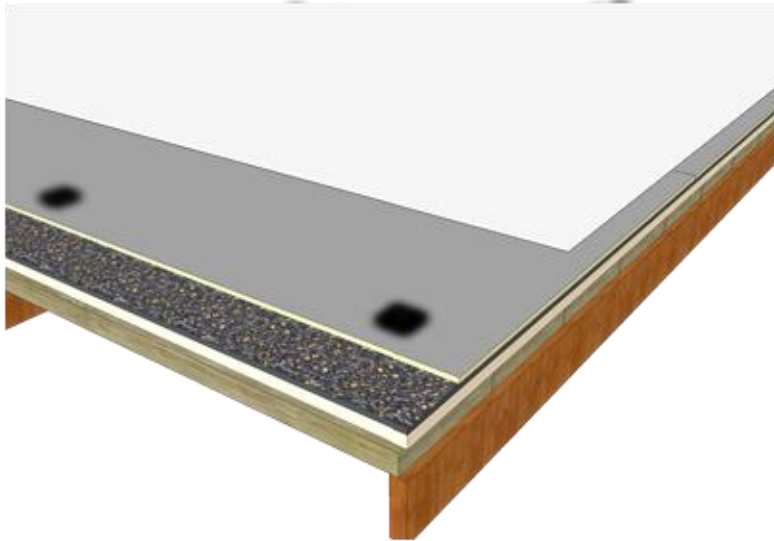
## **Macintosh Condo Association**

80-90 Fleet St.  
Portsmouth , NH

### **Upper Roof**

Prepared For: Don Coker

Prepared By: Jake Stanley  
JMS ROOFING LLC



### **Duro-Last Roof Assembly Description**

- **Duro-Last® PVC thermoplastic membrane**  
Membrane Thickness: 50 mil  
Color: White  
Attachment:
- **Duro-Guard® ISO HD**  
Thickness: ½ inch  
Attachment:
- **BUR: Smooth Surface**
- **Wood Plank Roof Deck**

## **PART 1 GENERAL**

### **1.1 SECTION INCLUDES**

- A. Overlay BUR: Smooth Surface.
- B. Duro-Last® PVC thermoplastic membrane .
- C. Duro-Guard® ISO HD, .
- D. Prefabricated flashings, corners, parapets, stacks, vents, and related details.
- E. Fasteners, adhesives, and other accessories required for a complete roofing installation.
- F. Traffic Protection.

### **1.2 REFERENCES**

- A. NRCA - The NRCA Roofing and Waterproofing Manual.
- B. ASCE 7 - Minimum Design Loads For Buildings And Other Structures.
- C. UL - Roofing Materials and Systems Directory, Roofing Systems (TGFU.R10128).
- D. ASTM C 1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board.
- E. ASTM D 751 - Standard Test Methods for Coated Fabrics.
- F. ASTM D 4434 - Standard Specification for Poly(Vinyl Chloride) Sheet Roofing.
- G. ASTM E 108 - Standard Test Methods for Fire Tests of Roof Coverings.
- H. ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.

### **1.3 SYSTEM DESCRIPTION**

- A. General: Provide installed roofing membrane and base flashings that remain watertight; do not permit the passage of water; and resist specified uplift pressures, thermally induced movement, and exposure to weather without failure.
- B. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing membrane manufacturer based on testing and field experience.
- C. Physical Properties:
  - 1. Roof product must meet the requirements of Type III PVC sheet roofing as defined by ASTM D 4434 and must meet or exceed the following physical properties.
  - 2. Thickness: 50 mil, nominal, in accordance with ASTM D 751.
  - 3. Thickness Over Scrim:  $\geq 28$  mil in accordance with ASTM D 751.
  - 4. Breaking Strengths:  $\geq 390$  lbf. (MD) and  $\geq 438$  lbf. (XMD) in accordance with ASTM D 751, Grab Method.
  - 5. Elongation at Break:  $\geq 31\%$  (MD) and  $\geq 31\%$  (XMD) in accordance with ASTM D 751, Grab Method.
  - 6. Heat Aging in accordance with ASTM D 3045: 176 °F for 56 days. No sign of cracking, chipping or crazing. (In accordance with ASTM D 4434).

**3-Part Specification**  
Division 07 54 19 - Polyvinyl-Chloride Roofing

7. Factory Seam Strength:  $\geq 417$  lbf. in accordance with ASTM D 751, Grab Method.
8. Tearing Strength:  $\geq 132$  lbf. (MD) and  $\geq 163$  lbf. (XMD) in accordance with ASTM D 751, Procedure B.
9. Low Temperature Bend (Flexibility): Pass at  $-40^{\circ}\text{F}$  in accordance with ASTM D 2136.
10. Accelerated Weathering: No cracking, checking, crazing, erosion or chalking after 5,000 hours in accordance with ASTM G 154.
11. Linear Dimensional Change:  $< 0.5\%$  in accordance with ASTM D 1204 at  $176 \pm 2^{\circ}\text{F}$  for 6 hours.
12. Water Absorption:  $< 1.7\%$  in accordance with ASTM D 570 at  $158^{\circ}\text{F}$  for 166 hours.
13. Static Puncture Resistance:  $\geq 56$  lbs. in accordance with ASTM D 5602.
14. Dynamic Puncture Resistance:  $\geq 14.7$  ft-lbf. in accordance with ASTM D 5635.

D. Cool Roof Rating Council (CRRC):

1. Membrane must be listed on CRRC website.
  - a. Initial Solar Reflectance:  $\geq 88\%$
  - b. Initial Solar Reflective Index (SRI):  $\geq 111$
  - c. 3-Year Aged Solar Reflectance:  $\geq 68\%$
  - d. 3-Year Aged Thermal Emittance:  $\geq 84\%$
  - e. 3-Year Aged Solar Reflective Index (SRI):  $\geq 82$

#### 1.4 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Duro-Last data sheets on each product to be used, including:
  1. Preparation instructions and recommendations.
  2. Storage and handling requirements and recommendations.
  3. Installation methods.
  4. Maintenance requirements.
- C. Shop Drawings: Indicate insulation pattern, overall membrane layout, field seam locations, joint or termination detail conditions, and location of fasteners.
- D. Verification Samples: For each product specified, two samples, representing actual product, color, and finish.
  1. 4 inch by 6 inch sample of roofing membrane, of color specified.
  2. 4 inch by 6 inch sample of walkway pad.
  3. Termination bar, fascia bar with cover, drip edge and gravel stop if to be used.
  4. Each fastener type to be used for installing membrane, insulation/recover board, termination bar and edge details.

- E. Installer Certification: Certification from the roofing system manufacturer that Installer is approved, authorized, or licensed by manufacturer to install roofing system.
- F. Manufacturer's warranties.

### 1.5 QUALITY ASSURANCE

- A. Perform work in accordance with manufacturer's installation instructions.
- B. Manufacturer Qualifications: A manufacturer specializing in the production of PVC membranes systems and utilizing a Quality Control Manual during the production of the membrane roofing system that has been approved by and is inspected by Underwriters Laboratories.
- C. Installer Qualifications: Company specializing in installation of roofing systems similar to those specified in this project and approved by the roofing system manufacturer.
- D. Source Limitations: Obtain components for membrane roofing system from roofing membrane manufacturer.
- E. There shall be no deviations from the roof membrane manufacturer's specifications or the approved shop drawings without the prior written approval of the manufacturer.

### 1.6 REGULATORY REQUIREMENTS

- A. Conform to applicable code for roof assembly wind uplift and fire hazard requirements.
- B. Fire Exposure: Provide membrane roofing materials with the following fire-test-response characteristics. Materials shall be identified with appropriate markings of applicable testing and inspecting agency.
  - 1. Exterior Fire-Test Exposure:
    - a. Class A; ASTM E 108, for application and roof slopes indicated.
  - 2. Fire-Resistance Ratings: Comply with ASTM E 119 for fire-resistance-rated roof assemblies of which roofing system is a part.
  - 3. Conform to applicable code for roof assembly fire hazard requirements.
- C. Wind Uplift:
  - 1. Roofing System Design: Provide a roofing system designed to resist uplift pressures calculated according to the current edition of the ASCE-7 Specification *Minimum Design Loads for Buildings And Other Structures*.

### 1.7 PRE-INSTALLATION MEETING

- A. Convene meeting not less than one week before starting work of this section.
- B. Review methods and procedures related to roof deck construction and roofing system including, but not limited to, the following.
  - 1. Meet with Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, roofing installer, roofing system manufacturer's representative, deck installer, and installers whose work interfaces with or affects roofing including installers of roof accessories and roof-mounted equipment.

2. Review and finalize construction schedule and verify availability of materials, installer's personnel, equipment, and facilities needed to make progress and avoid delays.
3. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.
4. Review structural loading limitations of roof deck during and after roofing.
5. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect roofing system.
6. Review governing regulations and requirements for insurance and certificates if applicable.
7. Review temporary protection requirements for roofing system during and after installation.
8. Review roof observation and repair procedures after roofing installation.

#### 1.8 DELIVERY, STORAGE AND HANDLING

- A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, and directions for storing and mixing with other components.
- B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.
- C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.
- D. Store roof materials and place equipment in a manner to avoid permanent deflection of deck.
- E. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

#### 1.9 WARRANTY

- A. Contractor's Warranty: The contractor shall warrant the roof application with respect to workmanship and proper application for two (2) years from the effective date of the warranty issued by the manufacturer.
- B. Manufacturer's Warranty: Must be no-dollar limit type and provide for completion of repairs, replacement of membrane or total replacement of the roofing system at the then-current material and labor prices throughout the life of the warranty. In addition the warranty must meet the following criteria:
  1. Warranty Period: 20 years from date issued by the manufacturer.
  2. Must provide positive drainage.
  3. No exclusion for damage caused by biological growth.
  4. Issued direct from and serviced by the roof membrane manufacturer.
  5. Transferable for the full term of the warranty.

### **PART 2 PRODUCTS**

#### 2.1 MANUFACTURER

- A. Manufacturer: Duro-Last Roofing, Inc., which is located at: 525 Morley Drive, Saginaw, MI 48601. Telephone: 800-248-0280.
- B. All roofing system components to be provided or approved by Duro-Last Roofing, Inc.
- C. Substitutions: Not permitted.

## 2.2 ROOFING SYSTEM COMPONENTS

- A. Roofing Membrane: Duro-Last® PVC thermoplastic membrane conforming to ASTM D 4434, type III, fabric-reinforced, PVC, NSF/ANSI 347 Gold or Platinum Certification, and a product-specific third-party verified Environmental Product Declaration. Membrane properties as follows:
  - 1. Thickness:
    - a. 50 mil.
  - 2. Exposed Face Color:
    - a. White.
  - 3. Minimum recycle content 7% post-industrial and 0% post-consumer.
  - 4. Recycled at end of life into resilient flooring or concrete expansion joints.
- B. Accessory Materials: Provide accessory materials supplied by or approved for use by Duro-Last Roofing, Inc.
  - 1. Sheet Flashing: Manufacturer's standard reinforced PVC sheet flashing.
  - 2. Duro-Last Factory Prefabricated Flashings: manufactured using Manufacturer's standard reinforced PVC membrane.
    - a. Stack Flashings.
    - b. Curb Flashings.
    - c. Inside and Outside Corners.
  - 3. Sealants and Adhesives: Compatible with roofing system and supplied by Duro-Last Roofing, Inc.
    - a. Duro-Caulk® Plus.
    - b. Strip Mastic.
  - 4. Slip Sheet: Compatible with roofing system and supplied by Duro-Last Roofing, Inc.
  - 5. Fasteners and Plates: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening membrane and insulation to substrate. Supplied by Duro-Last Roofing, Inc.
  - 6. PV Anchors
  - 7. Termination and Edge Details: Supplied by Duro-Last Roofing, Inc.
    - a. Universal 2-Piece Compression Metal System.
  - 8. Vinyl Coated Metal: Supplied by Duro-Last Roofing, Inc. 24 gauge, hot-dipped galvanized, grade 90 metal with a minimum of 17 mil of Duro-Last membrane laminated to one side.
- C. Substrate Board:
  - 1. Duro-Guard® ISO HD. High density polyisocyanurate board supplied by Duro-Last Roofing, Inc.

- a. ½ inch thick.
- D. Walkways:
  - 1. Provide non-skid, maintenance-free walkway pads in areas of heavy foot traffic and around mechanical equipment.
    - a. Duro-Last Roof Trak® III Walkway Pad.
  - 1.

## **PART 3 EXECUTION**

### **3.1 EXAMINATION**

- A. Verify that the surfaces and site conditions are ready to receive work.
- B. Verify that the deck is supported and secured.
- C. Verify that the deck is clean and smooth, free of depressions, waves, or projections, and properly sloped to drains, valleys, eaves, scuppers or gutters.
- D. Verify that the deck surfaces are dry and free of standing water, ice or snow.
- E. Verify that all roof openings or penetrations through the roof are solidly set.
- F. If substrate preparation is the responsibility of another contractor, notify Architect of unsatisfactory preparation before proceeding.
- G. Prior to re-covering an existing roofing system, conduct an inspection of the roof system accompanied by a representative of the membrane manufacturer or an authorized contractor.
  - 1. Determine required fastener type, length, and spacing.
  - 2. Verify that moisture content of existing roofing is within acceptable limits.
  - 3. Identify damaged areas requiring repair before installation of new roofing.
  - 4. Conduct core cuts as required to verify information required.

### **3.2 PREPARATION**

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Surfaces shall be clean, smooth, free of fins, sharp edges, loose and foreign material, oil, grease, and bitumen.
- D. Re-Roofing Over Existing Single-Ply System:
  - 1. Remove all loose or high fasteners.
  - 2. Membrane contaminated with bitumen must be immediately cleaned. If cleaning does not remove the bitumen, the contaminated membrane must be replaced, or covered with both a slip sheet and new membrane.
  - 3. Blisters, buckles and other surface irregularities must be repaired or removed. If the damage is extensive, an approved rigid board insulation or a cover board must be installed.
  - 4. When the system is smooth or granular-surfaced, any approved slip sheet, insulation or cover board may be used to provide separation of the roof system and new membrane. Duro-Guard fan folds may be used if the surface is pea gravel or crushed stone which is ¼ to 3/8 inch in size and has been leveled and maintained at 4 psf. For larger rock/gravel, utilize an approved

rigid insulation or cover board.

5. If rock/gravel surfacing is removed, an approved fan fold, rigid insulation or cover board must be used. If embedded rock/gravel remains that protrudes out of the deck more than ¼ inch, do not use fan fold board. Instead, use an approved cover board or rigid insulation.
6. When installing polystyrene insulation over coal tar pitch or asphalt-based roof systems, a slip sheet must be used between the insulation and existing roof.

### 3.3 INSTALLATION

- A. Install insulation in accordance with the roof manufacturer's requirements.
- B. Separation Board: Duro-Guard® ISO HD.
- C. Roof Membrane: 50 mil, Duro-Last® PVC thermoplastic membrane.
- D. Seaming:
  1. Weld overlapping sheets together using hot air. Minimum weld width is 1-1/2 inches.
  2. Check field welded seams for continuity and integrity and repair all imperfections by the end of each work day.
- E. Membrane Termination/Securement: All membrane terminations shall be completed in accordance with the membrane manufacturer's requirements.
  1. Provide securement at all membrane terminations at the perimeter of each roof level, roof section, curb flashing, skylight, expansion joint, interior wall, penthouse, and other similar condition.
  2. Provide securement at any angle change where the slope or combined slopes exceeds two inches in one horizontal foot.
- F. Flashings: Complete all flashings and terminations as indicated on the drawings and in accordance with the membrane manufacturer's requirements.
  1. Provide securement at all membrane terminations at the perimeter of each roof level, roof section, curb flashing, skylight, expansion joint, interior wall, penthouse, and other similar condition.
    - a. Do not apply flashing over existing thru-wall flashings or weep holes.
    - b. Secure flashing on a vertical surface before the seam between the flashing and the main roof sheet is completed.
    - c. Extend flashing membrane a minimum of 6 inches (152 mm) onto the main roof sheet beyond the mechanical securement.
    - d. Use care to ensure that the flashing does not bridge locations where there is a change in direction (e.g. where the parapet meets the roof deck).
  2. Penetrations:
    - a. Flash all pipes, supports, soil stacks, cold vents, and other penetrations passing through the roofing membrane as indicated on the Drawings and in accordance with the membrane manufacturer's requirements.
    - b. Utilize custom prefabricated flashings supplied by the membrane manufacturer.
    - c. Existing Flashings: Remove when necessary to allow new flashing to terminate directly to the penetration.
  3. Pipe Clusters and Unusual Shapes:



- a. Clusters of pipes or other penetrations which cannot be sealed with prefabricated membrane flashings shall be sealed by surrounding them with a prefabricated vinyl-coated metal pitch pan and sealant supplied by the membrane manufacturer.
- b. Vinyl-coated metal pitch pans shall be installed, flashed and filled with sealant in accordance with the membrane manufacturer's requirements.
- c. Pitch pans shall not be used where prefabricated or field fabricated flashings are possible.

**G. Roof Drains:**

1. Coordinate installation of roof drains and vents specified in Section 15146 - Plumbing Specialties.
2. Remove existing flashing and asphalt at existing drains in preparation for sealant and membrane.
3. Provide a smooth clean surface on the mating surface between the clamping ring and the drain base.

**H. Edge Details:**

1. Provide edge details as indicated on the Drawings. Install in accordance with the membrane manufacturer's requirements.
2. Join individual sections in accordance with the membrane manufacturer's requirements.
3. Coordinate installation of metal flashing and counter flashing specified in Section 07620.
4. Manufactured Roof Specialties: Coordinate installation of copings, counter flashing systems, gutters, downspouts, and roof expansion assemblies specified in Section 07710.

**I. Walkways:**

1. Install walkways in accordance with the membrane manufacturer's requirements.
2. Provide walkways where indicated on the Drawings.
3. Install walkway pads at roof hatches, access doors, rooftop ladders and all other traffic concentration points regardless of traffic frequency. Provided in areas receiving regular traffic to service rooftop units or where a passageway over the surface is required.
4. Do not install walkways over flashings or field seams until manufacturer's warranty inspection has been completed.

**J. Water cut-offs:**

1. Provide water cut-offs on a daily basis at the completion of work and at the onset of inclement weather.
2. Provide water cut-offs to ensure that water does not flow beneath the completed sections of the new roofing system.
3. Remove water cut-offs prior to the resumption of work.
4. The integrity of the water cut-off is the sole responsibility of the roofing contractor.
5. Any membrane contaminated by the cut-off material shall be cleaned or removed.

### **3.4 FIELD QUALITY CONTROL**

- A. The membrane manufacturer's representative shall provide a comprehensive final inspection after completion of the roof system. All application errors shall be addressed and final punch list completed.

### 3.5 PROTECTION

- A. Protect installed roofing products from construction operations until completion of project.
- B. Where traffic is anticipated over completed roofing membrane, protect from damage using durable materials that are compatible with membrane.
- C. Repair or replace damaged products after work is completed.

END OF SECTION