

CONTENTS, HDC WORK SESSION APPLICATION FOR PROPOSED RESTORATION, ADDITION AND CHANGES TO THE TOBIAS LEAR HOUSE, 49 HUNKING ST., PORTSMOUTH, NH.

***2-Narrative**

***3-Photographs, Existing Conditions.**

***4-Tax Map, locating the property.**

***5-Site Plan, Existing Conditions, at 1"=10' scale, portion to fit 11x17.**

***6-Proposed Site Plan, at 1"=10' scale, portion to fit 11x17.**

***7-Over sketch to photograph showing changes to rear shed with notes on exterior restoration.**

***8-Proposed Elevations of New Rear Shed, including New Window Schedule. ¼"=1'0" scale.**

***9-Section, Proposed Shed Addition. ½"=1'0" scale.**

***10-New Windows Details from Green Mountain Windows.**

***11-Proposed Floor Plans. 1/8"=1'0" scale.**

***12-Details Mitsubishi Air Source Heat Pump Unit.**

NARRATIVE

HDC WORK SESSION

The Tobias Lear House

49 Hunking Street

History. The Tobias Lear House is thought to have been built circa 1740 by ship captain Tobias Lear III, (1706 – 1751), as a modest two-over-two Georgian home with a single central chimney. It was expanded approximately a generation later, presumably by Tobias Lear IV, (1736 – 1781), in a second building campaign which essentially doubled the size of the house to the rear, replaced the central chimney with two interior chimneys, and installed the impressively steep hipped roof and dormers still seen today. In 1788, Tobias Lear V, (1762 – 1816), who was born and raised in this Portsmouth house, became the personal secretary to President-elect George Washington, a position he held throughout Washington’s presidency and beyond. President Washington himself famously visited Tobias Lear’s mother in the front parlor of the house during his 1789 New England tour.

The house remained in the Lear family until 1860, thereafter falling into a period of decline as a tenement. Modest preservation efforts were undertaken after the house was acquired by noted Colonial Revivalist Wallace Nutting in 1917. The house was later sold to William Sumner Appleton of the Society for the Preservation of New England Antiquities before being transferred in 1940 to the newly formed Wentworth-Gardner Tobias Lear Houses Association (the “Association”).

It made sense to put these two houses into a single museum entity in 1940. The high-style Wentworth-Gardener House and the more vernacular Tobias Lear House had been abutting neighbors for nearly two hundred years and had drawn historic preservation interest from the same quarters in the first part of the 20th century. (Wallace Nutting, for a time, also owned the Wentworth-Gardner House.) In 1979, the Tobias Lear House was added to the National Historic Register as part of a newly created Wentworth-Gardner and Tobias Lear Houses Historic District. As the National Register nomination concluded, “Together these two structures represent two traditions of Georgian architecture in America: one a high-style aspiration after British precedents and the other a more simple, vernacular rendering. Their close proximity to one another underscores this contrast and contributes to the spectrum of Portsmouth’s built environment.”

A Historic Building Assessment and Forensic Report, by Bedard Preservation and Restoration LLC, was undertaken in August of 2016.

Context for Current HDC Approval. Despite its history and its legacy of preservation-minded owners from the early 20th century to date, funds have been perennially lacking to provide much support to the Tobias Lear House beyond that needed to keep the property intact, and in late 2017, after extensive deliberation, the Association reluctantly decided to put the house up for sale. Although the Association had originally envisioned an outright sale of the property, after lengthy discussions over the course of nearly a year, the Association and Stephen Foster worked toward a proposal that envisioned a high-level, historically sensitive rehabilitation of the Tobias Lear House that would allow the Association to work with Stephen to continue to make the house accessible to the public. In late January 2019, the Association and Foster signed a purchase and sale agreement for the Tobias Lear House to accomplish those goals. Approval has been granted by the Board of Adjustment for the

house to operate as a 2-Bedroom Inn. The purpose of the Inn is twofold: to provide continued public access to this historic property, albeit on a very intimate level to a small, select paying clientele, and to generate sufficient funds to properly maintain the house on an ongoing basis. In addition, the Association and Stephen Foster intend to make the house available, from time to time, for viewing by the general public under the auspices of the Association, particularly in conjunction with companion visits to the Wentworth-Gardner House. The Association will also assist Stephen Foster in the operation of the Inn, and the two have other areas of cooperation in mind as well.

Stephen has pledged to undertake a preservation and rehabilitation of the Tobias Lear House that meets the highest standards for such work, as demonstrated to the Association by a similar project he undertook at Wilton House in Middlesex County, Virginia in 2011. But more importantly, before closing on the transaction, the Association will place detailed historic preservation easements on the entire house, inside and out, to be held and enforced by Historic New England, thus ensuring that the historic and material integrity of the Tobias Lear House will be protected in perpetuity. The "Preservation Restriction Agreement," currently in draft form, can be made available to the HDC and the Planning Department.

The arrangement between Stephen Foster and the Association provides an avenue for the Tobias Lear House to be preserved and rehabilitated in much the way the Association might wish to do, had it the necessary funds. In addition, the Association will be relieved of the financial burden of maintaining the Tobias Lear House and will get a boost of resources from the sale of the Tobias Lear House that it can devote solely to the Wentworth-Gardner property. The agreement also gives the Association the opportunity to enhance its own museum activities and enrich its visitors' experience by showing the high-style Wentworth-Gardner House side by side with its vernacular, but nonetheless impressive Georgian peer. For his part, Stephen gets to do something he loves, bringing old houses back to life, he gets the Association's assistance and collaboration in running the house as an Inn and in showing it to the public; and he gets full ownership of the property to protect his investment.

Topics for the Historic District Commission

Shed Expansion. Condition reports prepared by the Association indicate that the shed is the one area of the house that likely needs to be rebuilt from the foundation up. BOA approval has been given for a setback variance to accommodate a modest expansion of the shed footprint at the rear, northeast corner of the house. The house and shed (12'3"x7') currently sit six feet from the property line to the east, and the proposed shed expansion would extend that proximity by 3' feet to the north. The abutting property owner is the Association, which has no objection to the proposed shed expansion. The re-building of a shed with an expanded footprint (16'3"x10') will make it possible to house a complete modern kitchen work area (kitchen sink, dishwasher, refrigerator, freezer, microwave, stove-oven, cabinet/storage) and thus relieve the need to use another, more historically sensitive part of the house for this purpose.

Roofing. Approval will be requested to replace the current asphalt shingle roof with period-appropriate Cedar wood shingles.

Siding, Clapboard, Painting. Approval will be requested for extensive repairs and replacement that are required to clapboard siding.

Exterior windows. Existing windows, with the exception of the window over the stair landing at the rear of the house, are 20th century replacements, whose profile is not a correct reproduction of the appropriate 18th century originals. All the existing windows and doors are to be restored with the (3) new windows to the Shed Addition to be Green Mountain Windows (All wood), Milestone Series.

Drainage, Stone Wall, to West side. An effort needs to be made to address poor drainage to the North West corner of the house. A drainage swale is suggested, but this necessitates a low stone wall to maintain the existing grade at the property line.

Landscaping and Parking. In order to leave the maximum amount of property available for landscaping and gardening on the grounds of the Tobias Lear House, the Association has agreed to a long-term lease to the Tobias Lear House of three (3) parking spaces it owns around the corner on Mechanic Street to meet the parking requirements for the Inn. An appropriate variance has been approved by the BOA for the use of these parking spaces for the proposed Inn, rather than spaces created directly on site. It should be noted also that the Association intends to use a portion of the proceeds from the sale of the Tobias Lear House to install gardens surrounding the Wentworth-Gardner House, and Stephen Foster and the Association have agreed to coordinate their respective landscape and garden plans. Stephen anticipates providing a detailed, historically appropriate landscape and garden plan for the Tobias Lear House, but under the circumstances this will necessarily be forthcoming at a later date.



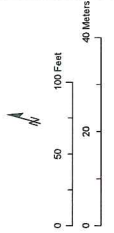
EXISTING CONDITIONS (EAST)

3.

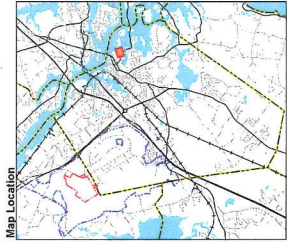
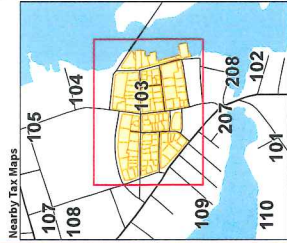
Partial Legend

See the cover sheet for the complete legend
1-5-A Lot or lot/land number
 2.56 ac Parcel area in acres (563 sq square feet (40
 25317 Parcel number from a neighboring map
 25317 Parcel number from a neighboring map
STREET AVE Street name

- Parish/precinct boundary
- Water boundary
- Street (100' data)
- Parcel covered by this map
- Parcel from a neighboring map (not shown on this map)



This map is for assessment purposes only. It is not to be used for legal purposes. Parcels are mapped as of April 1, 2018. Building footprints are 2006 data and may not be current. Streets appearing on this map may be paper streets. Lot numbers take precedence over address numbers. Address numbers may not represent posted or legal addresses.



Portsmouth, New Hampshire
 2018
Tax Map 103



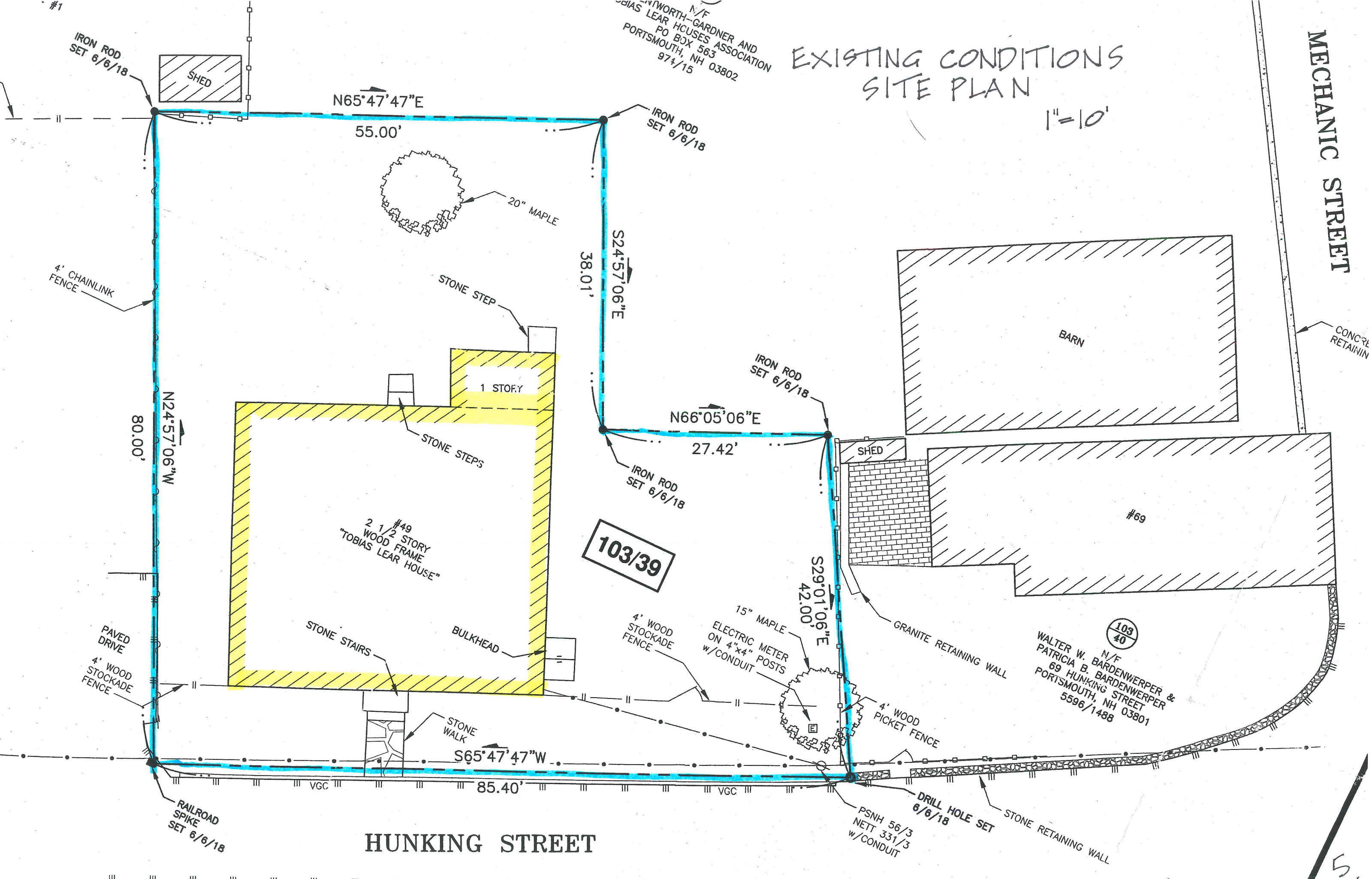
4.

N/F
WORTH-GARDNER AND
DIAS LEAR HOUSES ASSOCIATION
PO BOX 563
PORTSMOUTH, NH 03802
974/15

EXISTING CONDITIONS SITE PLAN

1"=10'

MECHANIC STREET



103/39

103/40

N/F
WALTER W. BARDENWERPER &
PATRICIA B. BARDENWERPER
69 HUNKING STREET
PORTSMOUTH, NH 03801
5596/1488

HUNKING STREET

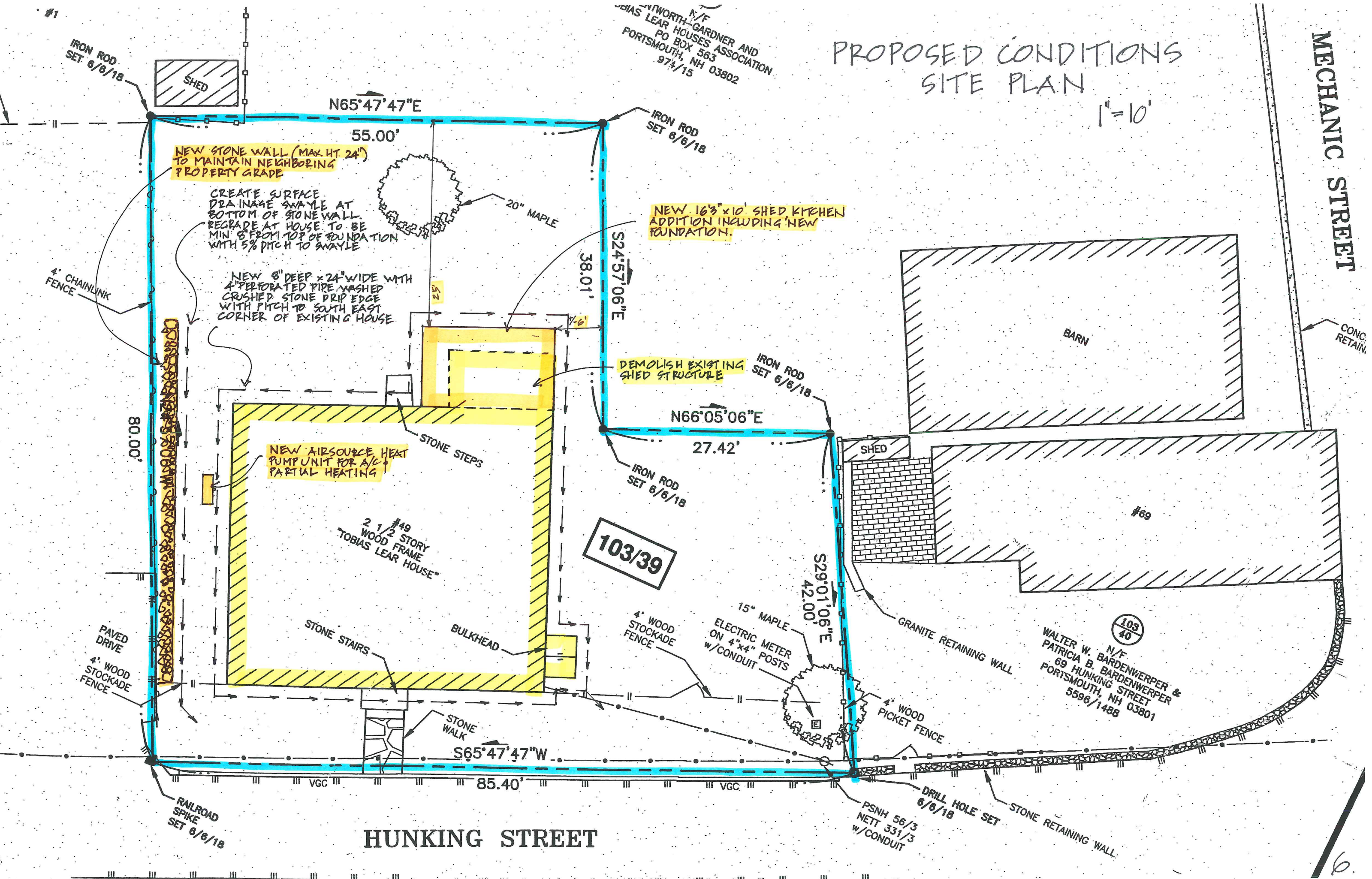
5.

N/F
WORTH-GARDNER AND
DIAS LEAR HOUSES ASSOCIATION
PO BOX 563
PORTSMOUTH, NH 03802
971/15

PROPOSED CONDITIONS SITE PLAN

1"=10'

MECHANIC STREET



HUNKING STREET

- RESTORE/REPLACE H AND EXISTING TRIM SIDING

- REPLACE EXISTING ASPHALT ROOF SHINGLES WITH NEW CEDAR WOOD SHINGLE ROOF SYSTEM.

- NEW STOLE WALL 24" MAX. HT. TO ACCOMMODATE DRAINAGE SWALE TO WEST SIDE OF PROPERTY.

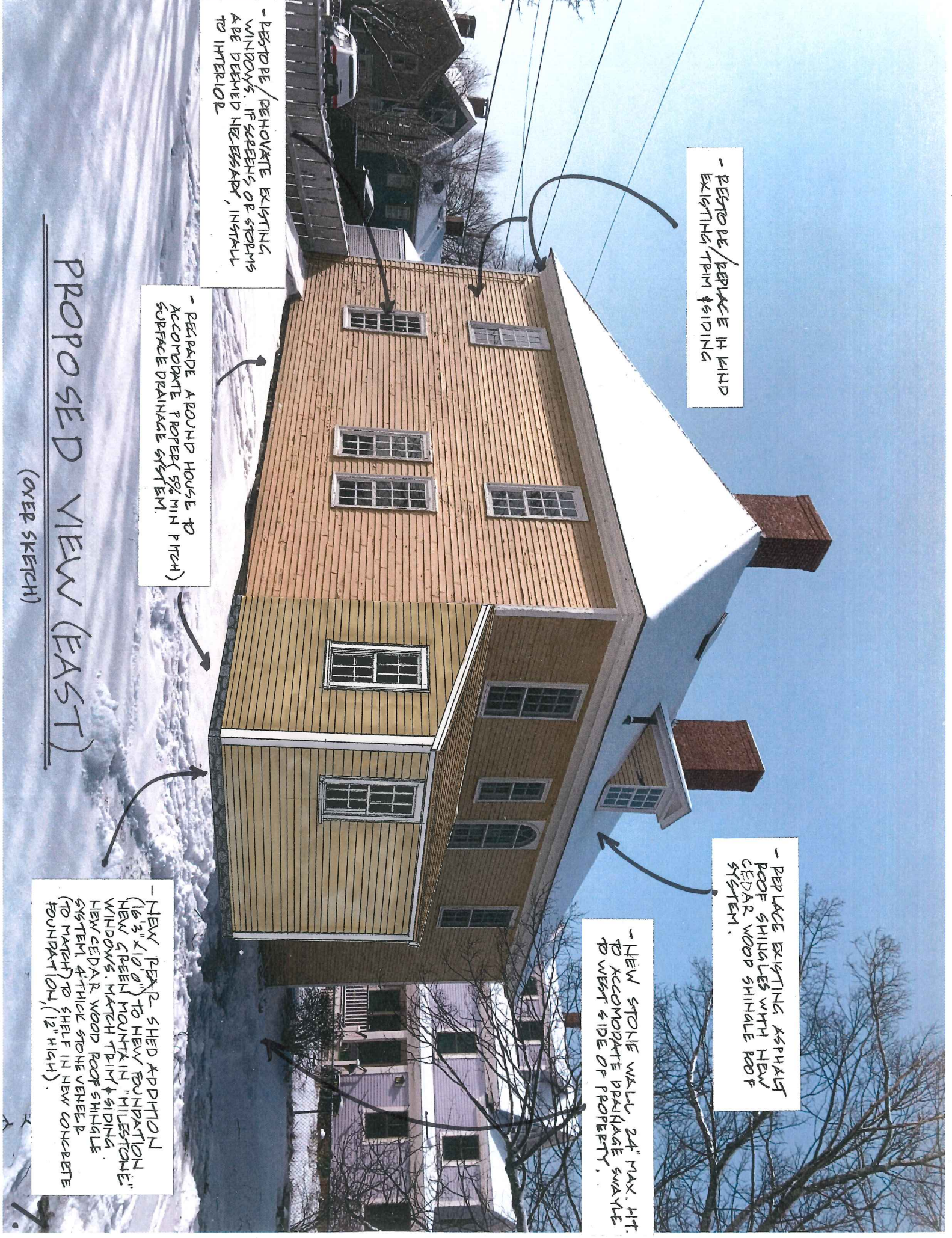
- RESTORE/RENOVATE EXISTING WINDOWS. IF SCREENS OR STORMS ARE DEEMED NECESSARY, INSTALL TO INTERIOR

- REGRADE AROUND HOUSE TO ACCOMMODATE PROPE (5% MIN PITCH) SURFACE DRAINAGE SYSTEM.

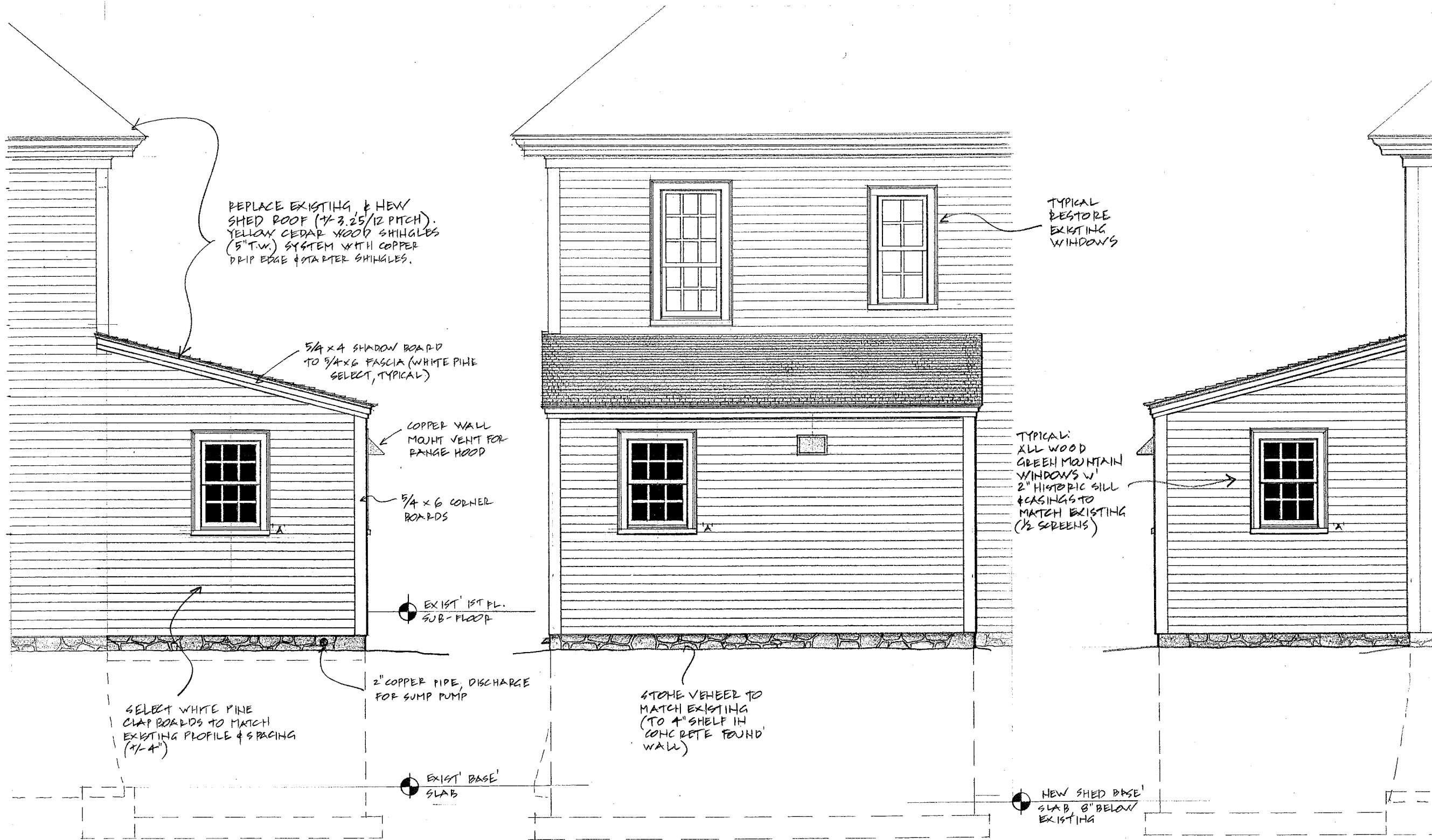
- NEW CEDAR SHED ADDITION (16'3" x 10'0") TO NEW FOUNDATION. NEW GREEN MOUNTAIN "MILBESTONE" WINDOWS. MATCH TRIM & SIDING. NEW CEDAR WOOD ROOF SHINGLE SYSTEM. 4" THICK STONE VENEER (TO MATCH) TO SHELF IN NEW CONCRETE FOUNDATION (12" HIGH).

PROPOSED VIEW (EAST)

(OVER SKETCH)



EXTERIOR WINDOW SCHEDULE, GREEN MOUNTAIN WINDOWS							
No.	R.O. (WxH)	HEADER HT.	LITE PATTERN	GMW MILESTONE SERIES	NOTES	JAMB SIZE	QTY
A	2'6 ⁵ / ₁₆ " x 3'9 ³ / ₁₆ "	6'10"	6/6	MDH241B	DOUBLE HUNG WITH 1/2 SCREENS, 7/8" S.D.L.W' SPACER BARS, CASINGS 1x5 W' BACK BAND (TO MATCH EXIST'). 2" HISTORIC SILLS	6 ⁹ / ₁₆ "	3



PROPOSED EAST,

NORTH,

WEST, ELEVATIONS

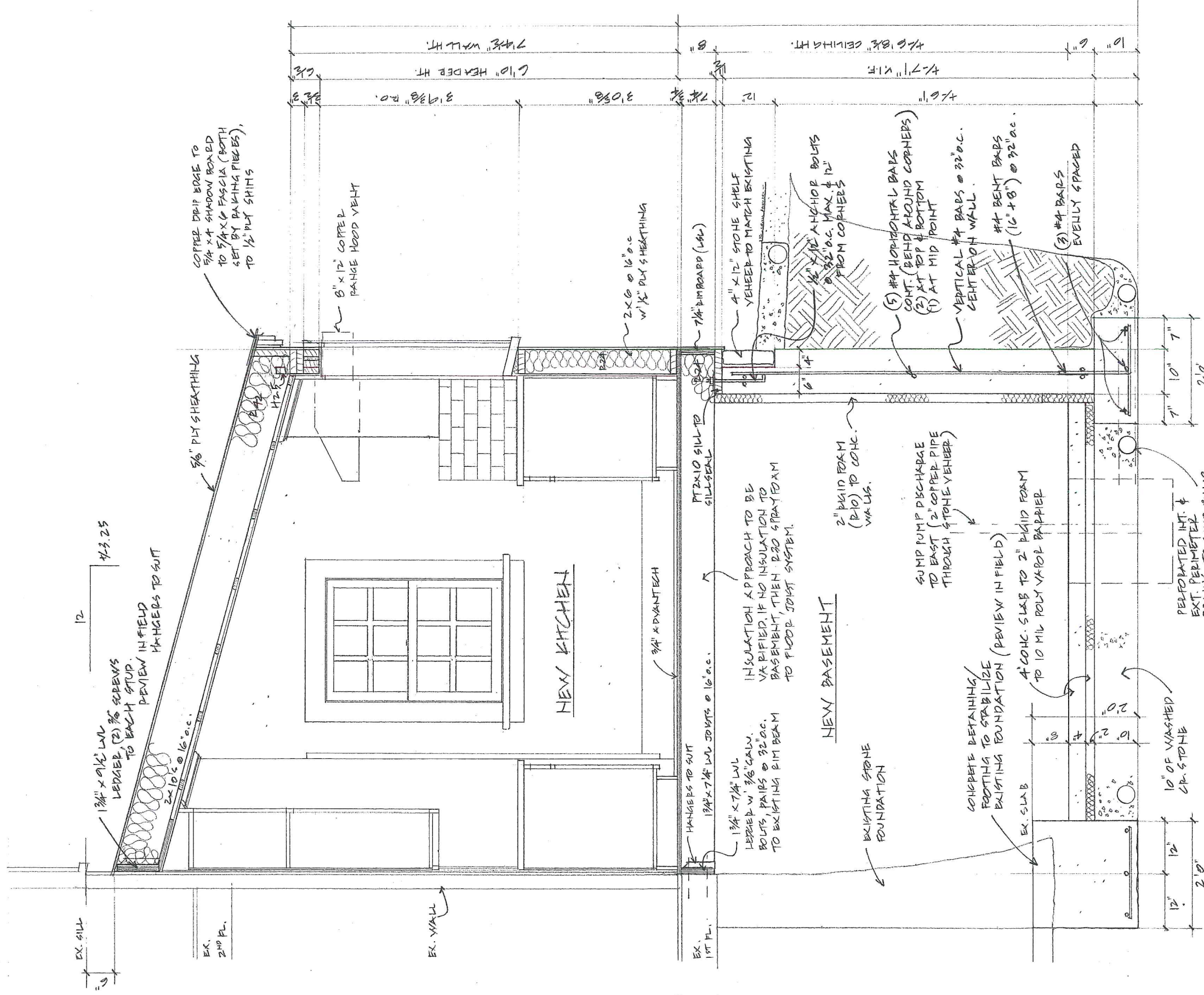
TITLE: PROPOSED SHED ELEVATIONS
WINDOW SCHEDULE

SCALE: 1/4"=1'0"

DATE: 5.10.2019

REVISIONS:

TOBIAS LEAR HOUSE
49 HUNKING STREET
PORTSMOUTH, NH.



TOBIAS LEAR HOUSE
 49 HUNKING STREET,
 PORTSMOUTH, NH.

TITLE: PROPOSED ADDITION SECTION

SCALE: 1/2" = 1'-0"

DATE : 5.10.2019

REVISIONS:

Green Mountain Window Co.

92 Park St, Rutland, Vermont

Home | Distributors | The GMW Advantage | Classic | Contact Us

The Green Mountain Window Milestone Series



"We realized that if we could create a window with historical aesthetics and energy performance, the result would truly be a milestone."

A.K., President, Green Mountain Window Co.

- About Us
- Cabot Colors
- Contact
- Distributors
- Doors
- Help Wanted
- Milestone
- Classic
- The Green Mountain Window Advantage

Interior Features

Frame:

- No vinyl jamb liner (also known as vinyl tracks).
- Virtually no vinyl or weather-strip visible.
- Concealed block and tackle balance system.

Sash:

- Tilts in easily with concealed latches.
- High quality Truth® brand hardware in brown or white. Options: "Colonial" sweep lock in oil rubbed bronze and "Arts and

Crafts" brass pivot lock (shown above).

- Historic aesthetics with wide rails and profiled edges.
- Weather-stripped on all edges.

Divided Lights:

- 5/8" wide Simulated Divided Lite (S.D.L.) has ogee pattern.
- 7/8" wide S.D.L. has bead pattern.
- Many profile options available, including custom.
- S.D.L. available with or without divider between glass.



Glazing & Energy Options:

- Overall insulated glass thickness of 1/2" preserves historic look (thicker units look more modern)

Exterior Features

Frame:

- No jamb liner allows entire exterior to be painted one color (no un-paintable vinyl tracks).
- Pediment head option shown comes factory applied.
- Thick sill nose option shown comes factory applied.

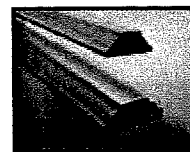
- Virtually any casing option or wood species available.

Sash:

- Historic aesthetics.
- Exterior glazed for historical accuracy.

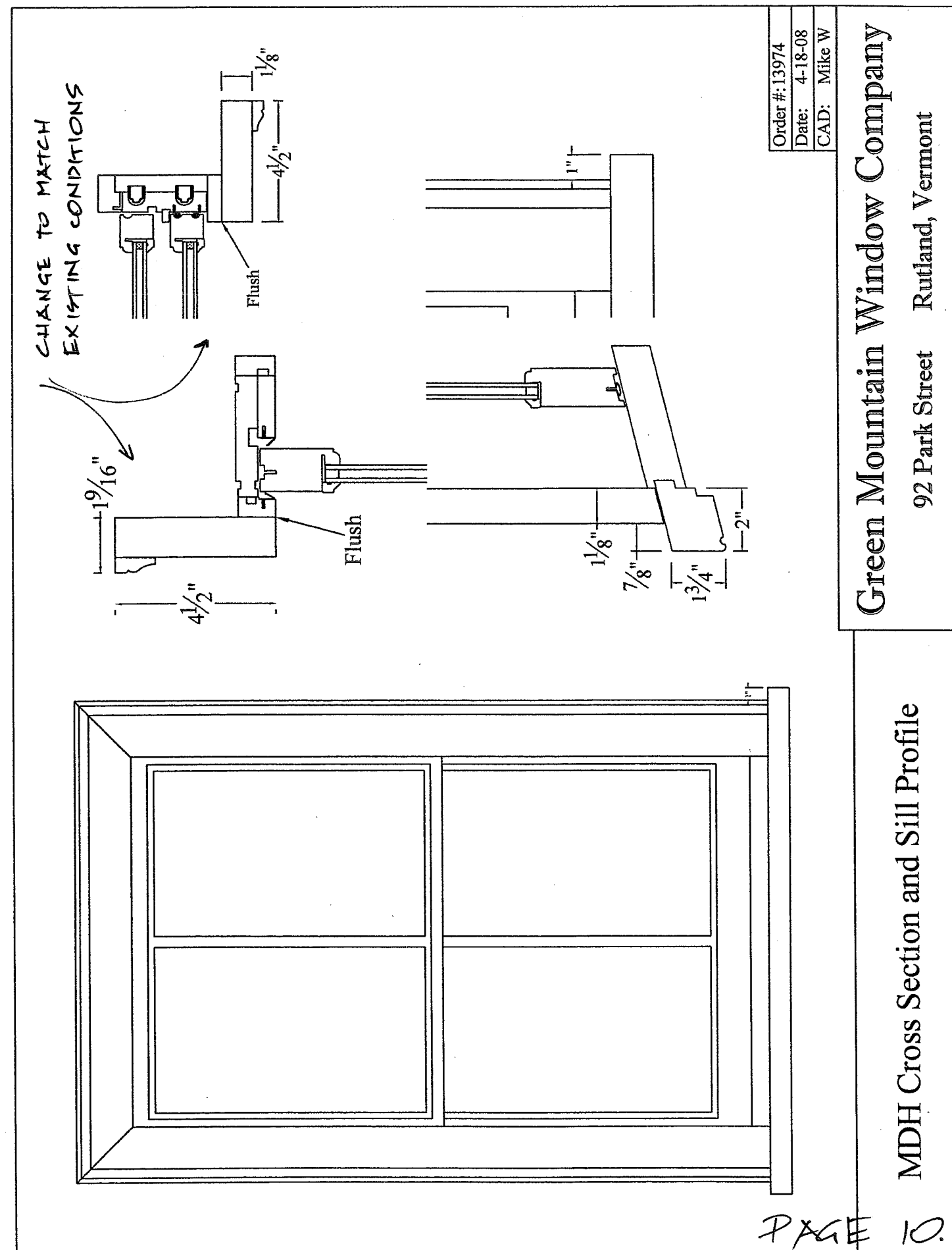
Divided Lights:

- 5/8" wide S.D.L. has putty glazed look.
- 7/8" wide S.D.L. has wood bead glazed look.



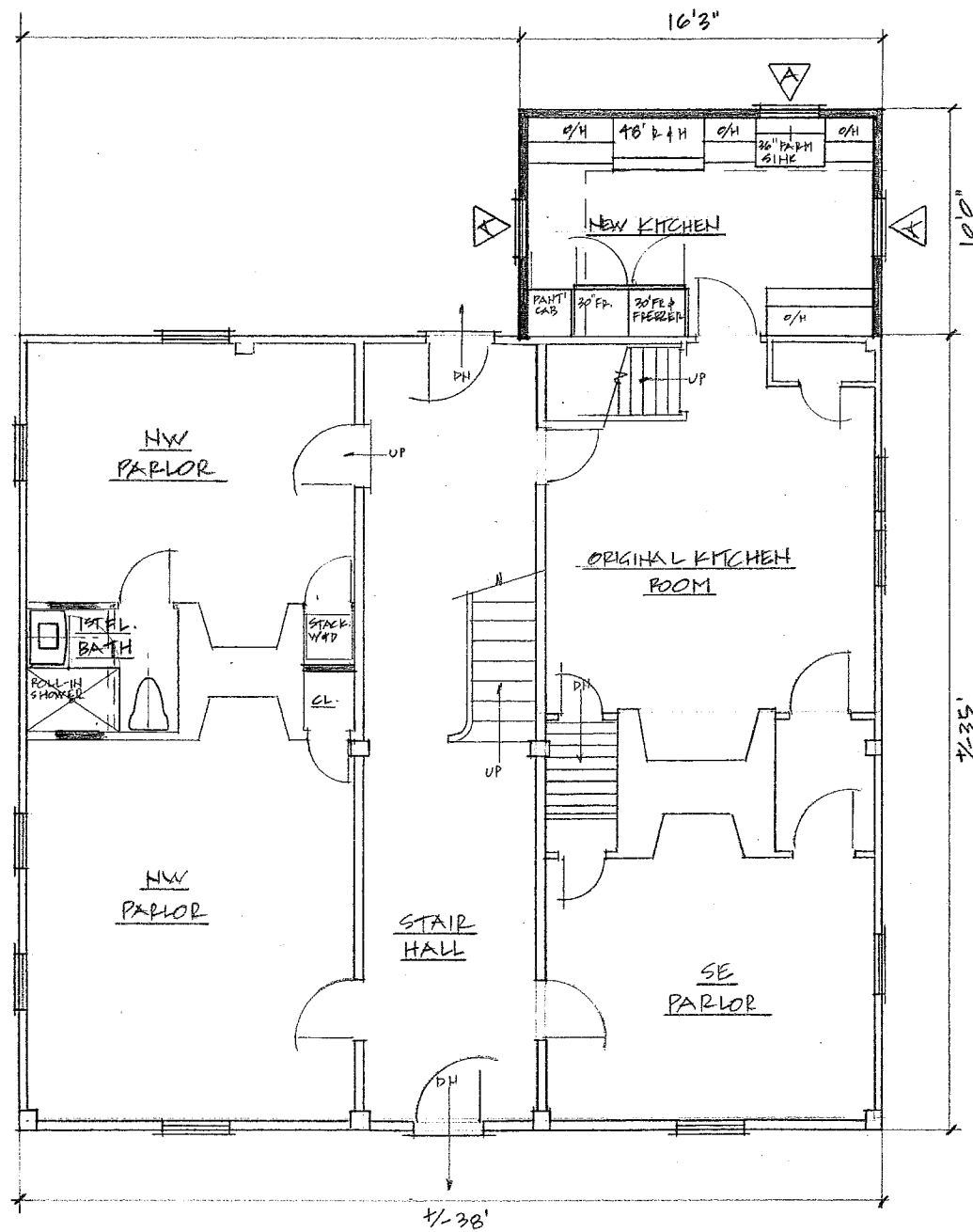
Milestone - vs - Standard G.M.W.

- The Milestone™ series double hung is a higher end, more historically correct window than the "standard" Green Mountain Window.
- The most pronounced aesthetic features that set it apart from the standard GMW (and from the competition) are the concealed balance system and hidden tilt-in mechanism.
- The air infiltration rating on the Milestone double hung is 11 cfm/ft², one of - if not

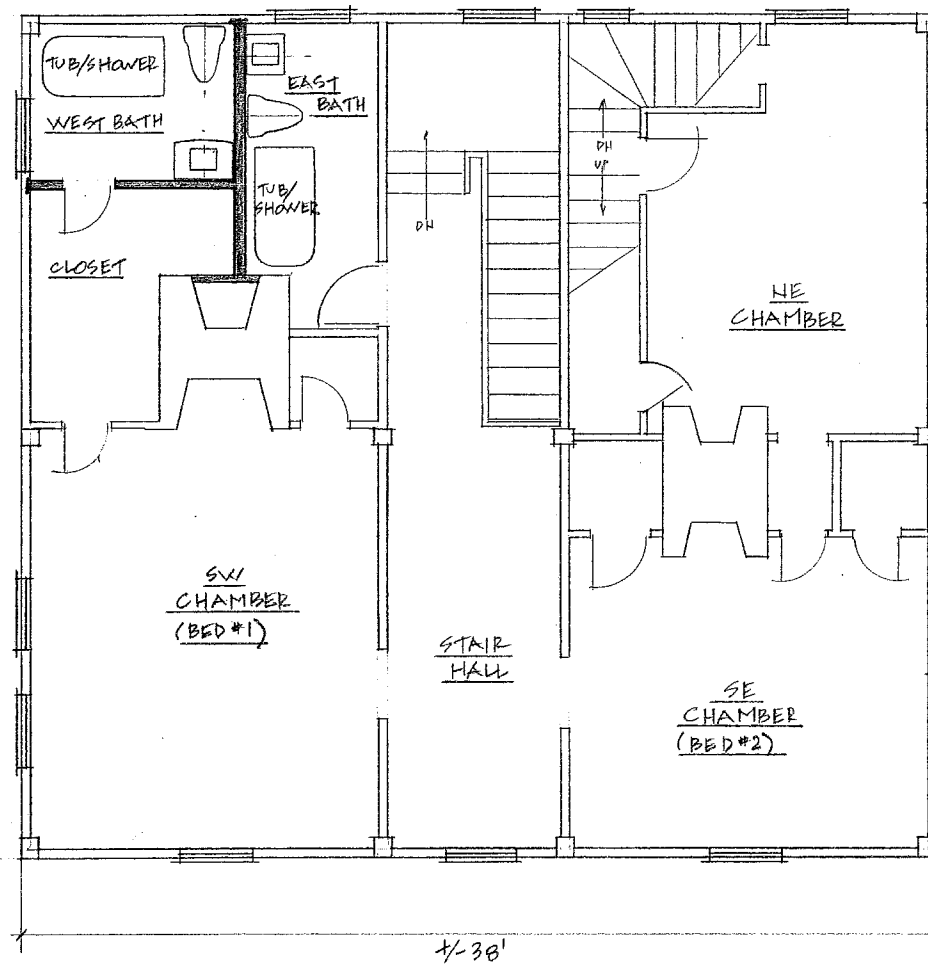


MDH Cross Section and Sill Profile

Green Mountain Window Company
92 Park Street Rutland, Vermont



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

1/8"=1'0"

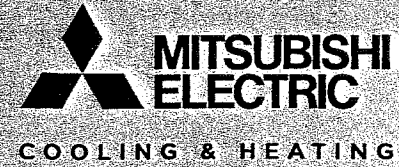
TITLE: PROPOSED 1ST & 2ND FLOOR PLANS

SCALE: 1/8"=1'0"

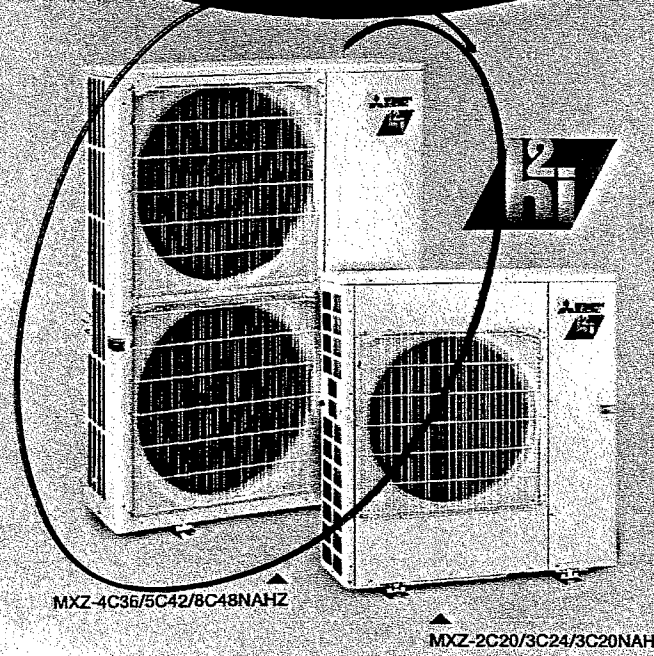
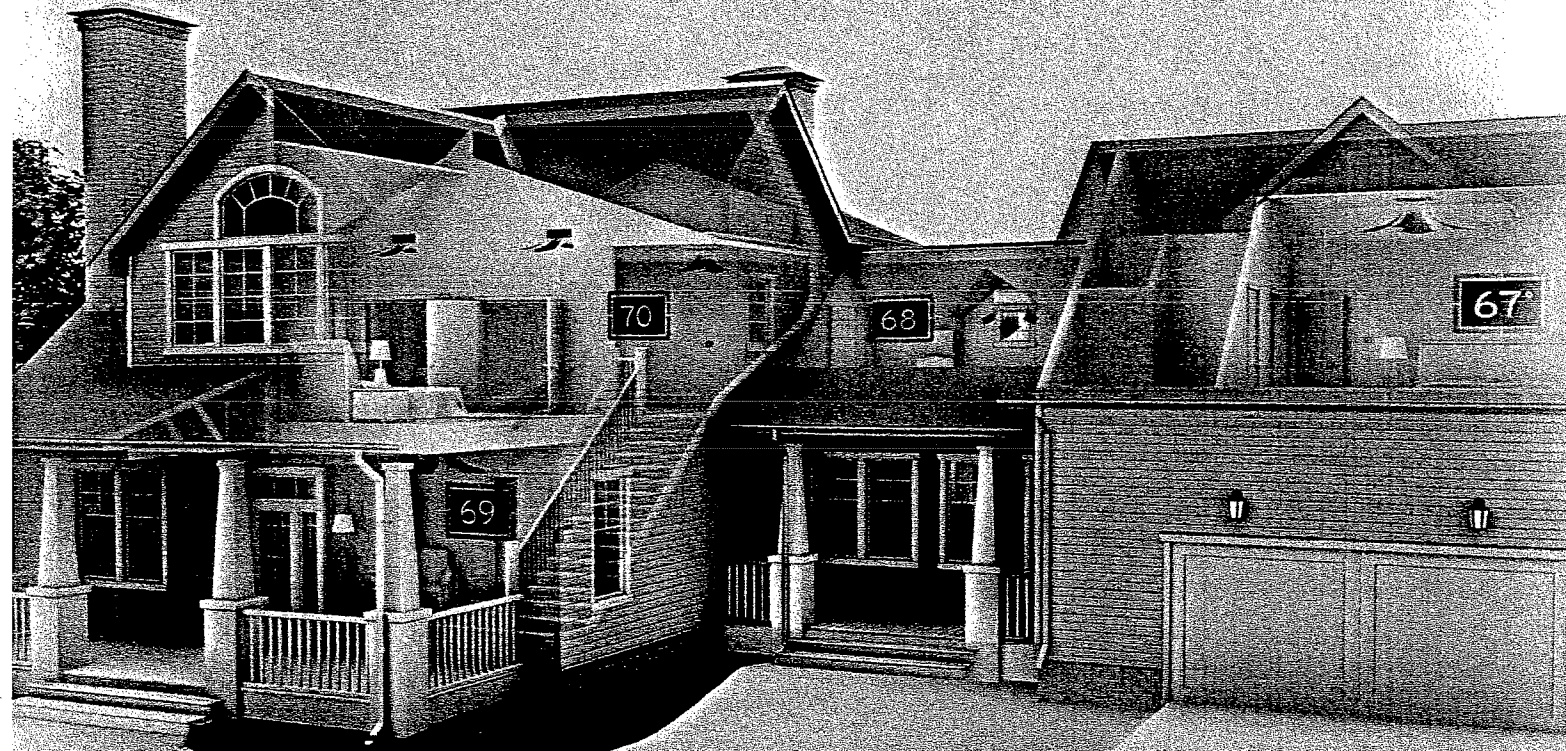
DATE: 3.27.2014

REVISIONS:

TOBIAS LEAR HOUSE
49 HUNTING STREET
PORTSMOUTH, NH



MULTI-ZONE SYSTEMS



M-SERIES HIGH PERFORMANCE HYPER-HEATING MULTI-ZONE SYSTEMS

©2014 MITSUBISHI ELECTRIC U.S. INC.

Product Description	Reviews ³	Product Q&A ¹	Recommended Accessories	How-To Articles	Manuals
---------------------	----------------------	--------------------------	-------------------------	-----------------	---------

Features

For over 50 years, Mitsubishi has remained at the forefront of the mini split industry thanks to their dedication to providing efficient, user-friendly comfort solutions. The MXZ-4C36NAHZ is an H2i hyper-heating outdoor condenser for multi-zone mini split applications in freezing climates. It supports up to four indoor units, allowing you to create a custom zoned heating and cooling system based entirely around the specific needs of your home. With a broad range of compatible indoor units, efficiency-boosting inverter technology, and heating capabilities that withstand some of the coldest conditions, the MXZ-4C36NAHZ is a smart addition for nearly any home.

H2i Technology

- Low and negative ambient temperatures don't bother the MXZ-4C36NAHZ. It is rated for 100% heating capacity at 5 degrees F and continues to provide heating in outdoor conditions as low as -13 degrees F.

Precision Temperature Control Technology

- This outdoor condenser is equipped with inverter technology and an electronic linear expansion valve. By adjusting compressor speed and refrigerant flow, these components provide precise temperature control and incredible efficiency.

Integrated Base Pan Heater

- MXZ-C outdoor condensers have a factory-installed base pan heater in the drain pan. This prevents condensate from freezing and damaging the unit in frigid climates.

Mix and Match

- The MXZ-4C36NAHZ is compatible with more than two dozen different indoor units. It even works with the advanced MSZ-FH indoor units. This makes it easy to design a system that suits your home, no matter how it is arranged.

Product Compatible With

- Mitsubishi MSZ-GE Wall Mounted Mini Split Indoor Units
- Mitsubishi MSZ-FE Wall Mounted Hyper-Heating Mini Split Indoor Units
- Mitsubishi MSZ-FH Wall Mounted Hyper-Heating Mini Split Indoor Units
- Mitsubishi MFZ-KA Floor Standing Mini Split Indoor Units
- Mitsubishi SEZ-KD Concealed Duct Mini Split Indoor Units
- Mitsubishi SLZ-KA Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A12BA4 Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A18BA4 Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A24BA4 Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PEAD-A24AA4 Concealed Duct Mini Split Indoor Units

Product Note

Specifications

General Information

Type	Outdoor Condenser
Product Line	M-Series H2i
Operating Mode ²	Cooling + Heating
Maximum Number of Zones	4
Multi-Zone Compatible	Yes
Installation Location	Outdoor
Branch Box Required ²	Yes

Performance

Nominal Capacity	36000 BTU
Maximum Sound Level ²	53 dB
Minimum Outdoor Temperature for Heating ²	-13 F
Minimum Outdoor Temperature for Cooling	23 F

Electrical Data

Voltage	208/230 Volts
Phase	1
Frequency	60 Hz
Minimum Circuit Ampacity	42 Amps
Recommended Breaker Size	50 Amps

Dimensions

Maximum Line Length	492 Feet
Liquid Connection Size	0.375 Inches
Gas Connection Size	0.625 Inches
Product Height	52.6875 Inches <i>4' 4 3/8"</i>
Product Width	41.34375 Inches <i>3' 5 3/8"</i>
Product Depth	14 Inches <i>1' 2"</i>
Product Weight	276 Pounds

Certifications

Energy Star Listed	Yes
ETL Listed	Yes