Historic District Commission Public Hearing Application

October 25, 2020

Juliet Walker, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for HDC Public Hearing for 553-559 Islington Street, Tax Map 157 / Lot 3

Dear Ms. Walker,

On behalf of 553 – 559 Islington Street, LLC we hereby submit the attached and enclosed Architectural and Site Plans for discussion at the November 4 Historic District Commission Hearing, as a continuance of the October 7 Hearing.

The project proposes comprehensive interior alterations of the existing 6-unit apartment building and a small 2-1/2 story addition at the rear of the building. This will allow for improvements for code compliance and a better unit layout, without increasing the number of units. All siding will be replaced, and other exterior trim and finishes will be replaced or repaired. Site improvements will include paving and striping parking areas and creating new planting beds.

The following plans and documents are included in our submission.

ARCHITECTURAL DRAWINGS:

- **A001 Table of Contents & Project Directory** – This shows the Table of Contents of Architectural Drawings, Project Directory, Location Map, and 3D streetscape view of the proposed project.
- **A020 Existing Photos** – This shows satellite and birdseye images of the neighborhood along with photos of the building exterior and site.
- **A105 Area Plans - Existing & New Work** – This shows area plans delineating each dwelling unit and common areas in the existing and proposed building, along with a table of these areas.
- **A110 Floor Plans – Demolition** – These plans indicate the scope of architectural demolition work.
- **A120 Floor Plans - Basement & First Floor - New Work** – These plans indicate the scope of new architectural work on these levels.
- **A121 Floor Plans - Second Floor & Third Floor - New Work** - These plans indicate the scope of new architectural work on these levels.
- **A130 Roof Plans - Demolition & New Work** - These plans indicate the scope of demolition and new work at the Roof level.
- **A210 Building Elevations – Demolition** – These indicate the scope of architectural demolition work on the building exterior.
- **A231 – A234 Façade Elevations and Details** – These indicate the scope of architectural work on the building exterior, and include measurements of existing architectural features, trim details, and product information.
Historic District Commission Public Hearing Application

• A310 3D Views - Exterior - New Work - These show the finished appearance of the proposed project exterior.

CIVIL DRAWINGS:

• C1 Existing Conditions Plan – This plan shows the property boundary lines and areas and the topography and existing site features.
• C2 Demolition Plan – This plan shows site demolition; in particular features that will be removed from the property.
• C3 Variance Plan – This plan shows the proposed site layout.

DOCUMENTS:

• Board of Adjustment Letter dated September 16, 2020 noting approval of variance requests
• Historic District Commission Letter dated October 15, 2020 noting continuance of public hearing
• Window and Door Cut Sheets

Changes since the 10/7 hearing have been clouded in red. These include:

• Revised interior unit layouts, including new windows on the side of the addition.
• Revised windows, door, and trim on the front of Unit 559-1.
• Revise stair railings.
• Revise front doors to be custom wood doors with a more Italianate profile.
• Correct third floor ceiling height.
• Add pilasters at corner of building.
• Remove beads at window trim (assumed to not be original)

We look forward to the Historic District Commission’s review of this submission. If there are any questions or comments please feel free to reach out to me.

Sincerely,

Tim Brochu, Principal and Manager
Adra Architecture LLC
NH Licensed Architect
ZONING BOARD OF ADJUSTMENT

September 16, 2020

553-559 Islington Street, LLC
11 Grove Street
Exeter, NH 03833

RE: Board of Adjustment request for property located at 553 Islington Street (LU 20-180)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of Tuesday, September 15, 2020, considered your application for construction of a rear addition in conjunction with reconfiguration of the existing six-unit apartment building which requires the following: 1) A Variance from Section 10.5A.41.10A to a lot area per dwelling unit of 1,201 s.f. where 3,000 s.f. per dwelling is required; 2) A Variance from Section 10.5A.41.10A to allow 19.5% open space where 25% is the minimum required; 3) A Variance from Section 10.5A.41.10A to allow a ground story height of 10'7.5" where 11' is required; 4) A Variance from Section 10.321 to allow a nonconforming building or structure to be enlarged, reconstructed or extended without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 157 Lot 3 and lies within the Character District 4-L2 (CD4-L2) District. As a result of said consideration, the Board voted to grant this request as advertised and presented.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

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

Very truly yours,

David Rheaume, Chairman of the Zoning Board of Adjustment

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
October 15, 2020

Edward Zimmerman
553-559 Islington Street, LLC
11 Grove Street
Exeter, NH 03833

RE: 553-559 Islington Street (LU-20-180) Certificate of Approval

Dear Mr. Zimmerman:

The Historic District Commission, at its regularly scheduled meeting of Wednesday October 07, 2020, considered your application for new construction to an existing structure (construct a new rear 2 1/2 - story addition) and exterior renovations to an existing structure (replace siding, repair and replace trim as needed). Said property is shown on Assessor Map 157 Lot 3 and lies within the Character District 4-L2 (CD4-L2) District. As a result of said consideration, the Commission voted to continue the Public Hearing to the November 04, 2020 meeting.

This matter will be placed on the agenda for the Historic District Commission meeting scheduled for Wednesday November 04, 2020. One (1) copy of any revised plans and/or exhibits must be filed in the Planning Department no later than Friday October 16, 2020. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

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:
Steven Hyde, Esq. Coakley & Hyde, PLLC
John Chagnon, PE., Ambit Engineering
400 Series Double-Hung Window

SUMMARY
To purchase this product or customize it further, take this summary to your Andersen dealer.

<table>
<thead>
<tr>
<th>Product Name</th>
<th>400 Series Double-Hung Window</th>
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<tbody>
<tr>
<td>Product ID#</td>
<td>TW30410</td>
</tr>
<tr>
<td>Unit Width</td>
<td>37 5/8&quot;</td>
</tr>
<tr>
<td>Unit Height</td>
<td>60 7/8&quot;</td>
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<tr>
<td>Interior Color</td>
<td>Black</td>
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<tr>
<td>Glass</td>
<td>Low-E4® Glass</td>
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</table>

https://www.andersenwindows.com/ideas-and-inspiration/design-tool/400-series-double-hung-window/?widIn=37.625&hgtIn=60.875&frameColor=Inter...
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<th>Standard Lock and Keeper, Black</th>
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<tbody>
<tr>
<td>Optional Hardware</td>
<td>Classic Series™ Hand Lift, Black</td>
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<tr>
<td>Grille Pattern</td>
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<tr>
<td>Exterior Trim Profile</td>
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</tr>
<tr>
<td>Exterior Trim Color</td>
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</tr>
</tbody>
</table>

* Distressed bronze and oil rubbed bronze are ‘living’ finishes that will change with time and use.

* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.
Tilt-Wash Double-Hung Window Details
Scale 1\% (38) = 1'-0" (305) - 1:8

Tilt-Wash Picture Window Details
Scale 1\% (38) = 1'-0" (305) - 1:8

Tilt-Wash Transom Window Details
Scale 1\% (38) = 1'-0" (305) - 1:8

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill paning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
Design Your Door

Smooth-Star®
S206

**DOOR SUMMARY**

**Project**

**DOOR TYPE**
Entry

**DOOR CONFIGURATION**
Single

**DOOR SIZE**
3'0" × 7'0"

**DOOR GLASS**
Clear 1 Lite No Grid

**DOOR FINISH**
Onyx

**FRAME FINISH**
Onyx

**ACCESSORIES**
Heirloom Oil Rubbed Bronze Handleset

Included in Your Configured Product:
## Door Configuration

<table>
<thead>
<tr>
<th>Door Style</th>
<th>Glass Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smooth-Star® S206</td>
<td>Clear 1 Lite No Grid</td>
</tr>
</tbody>
</table>

### Finish Option

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Privacy Policy    Terms of Use
6/8 Single Door, Outswing

SECTION A-A

Engineered Lumber Lock Stile Core
Jacketed Urethane Weatherstrip

Brickmould

Top Rail

4-9/16" Jamb

Double-Glazed Clear Lite

Foam Core

BTS Lite Frame

Moisture-Resistant End Rail

4-9/16" Public Access Thermal Break Sill

SECTION B-B
NEW PORCH ROOF - EPDM

NEW ROOF AT ADDITION - ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES

12" / 12" 45.00°

5" / 12" 22.62°

1" / 12" 4.76°

9" / 12" 36.87°

10" / 12" 39.81°

12" / 12" 45.00°

REPLACE ALL EXISTING SHINGLES WITH ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES

NEW EAVE AND RAKE OVERHANG

8" 6' - 9" ±VIF 8"

REMOVE GARAGE STRUCTURE COMPLETE

REMOVE DORMER STRUCTURE COMPLETE

REMOVE SKYLIGHT

REMOVE PORTION OF EXISTING ROOF STRUCTURE

A130

SITE PLAN REVIEW

ROOF PLANS - DEMOLITION & NEW WORK

ISSUED: 10/25/20

553-559 ISLINGTON STREET REDEVELOPMENT

553 Islington Street
Portsmouth, NH 03801

553-559 Islington Street, LLC

553-559 - 553-559 Islington Street, LLC

553-559 Islington Street

553-559 ISLINGTON STREET REDEVELOPMENT

NOT FOR CONSTRUCTION

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SOUTHWEST (LEFT SIDE) FACADE ELEVATION

FIBER CEMENT SIDING: “JAMES HARDIE HARDIPLANK LAP SIDING - SMOOTH”
WIDTH: 5 3/8" EXPOSURE: 5 3/8" FINISH: PRIMED FOR FIELD PAINTING

CLAPBOARD SIDING: CLEAR VERTICAL GRAIN WESTERN RED CEDAR
PROFILE: BEVEL 7/16" TO 1/8"
WIDTH: 5 1/2" EXPOSURE: 3 1/2" FINISH: PRIMED FOR FIELD PAINTING

COMPOSITE DECKING: “TIMBERTECH EDGE PRIME+ COLLECTION”
COLOR: “SEA SALT GRAY”

GENERAL NOTES:
1. VERIFY ALL EXISTING DIMENSIONS IN FIELD
2. REPLACE ALL SIDING WITH NEW CEDAR CLAPBOARD SIDING - SEE A234
3. REPLACE ALL BRACKETS, FRIEZE BOARD, SOFFITS, AND CORNICES - SEE A234 FOR DIMENSIONS
4. REPAIR / REPLACE EXISTING WOOD WINDOW TRIM, TYPICAL SEE A232 FOR DIMENSIONS
5. REPAIR / REPLACE EXISTING WOOD BRACKETS, FRIEZE BOARD, SOFFITS, AND CORNICES - SEE A234 FOR DIMENSIONS

NEW COMPOSITE GUARDRAIL - 42" HIGH
NEW EXTERIOR SCONCE LIGHT
NEW DECK - WOOD SKIRTBOARD
NEW WOOD COLUMN ENCLOSURE TRIM AND CAPITAL TO MATCH PORCH COLUMN BELOW
NEW ARCHITECTURAL ROOF SHINGLES

EXISTING SOUTHWEST LEFT SIDE FACADE:

FASCIA DIMENSIONS:
FRIEZE BOARD DIMENSIONS:
EAVE BRACKET DIMENSIONS:
CORNICE RETURN DIMENSIONS:

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