

HDC

ADMINISTRATIVE APPROVALS

August 03, 2022

- | | | |
|-----|---|-----------------------|
| 1. | 266 Middle Street (LUHD-495) | -Recommended Approval |
| 2. | 404 Islington Street (LUHD-499) | -Recommended Approval |
| 3. | 11 Walden Street (LUHD-502) | -Recommended Approval |
| 4. | 53 Rogers Street (LUHD-503) | -Recommended Approval |
| 5. | 407 The Hill, Unit 6-16 (LUHD-504) | -Recommended Approval |
| 6. | 490 Islington Street, Unit 2 (LUHD-505) | -Recommended Approval |
| 7. | 15 Middle Street (LUHD-506) | -Recommended Approval |
| 8. | 150 Congress Street (LUHD-507) | -Recommended Approval |
| 9. | 21 Daniel Street (LUHD-508) | -Recommended Approval |
| 10. | 142 State Street (LUHD-511) | -Recommended Approval |
| 11. | 169 Lafayette Road, Unit 1 (LUHD-512) | -Recommended Approval |

1. 266 Middle Street

- Recommended Approval

Background: The applicant is seeking approval to withdraw their request for Administrative Approval.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

2. 404 Islington Street

- Recommended Approval

Background: The applicant is seeking approval for modifications to existing windows (change to egress windows).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-499**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 14, 2022**Applicant**

Danielle Cain
dcain@marketsquarearchitects.com
104 Congress St
Suite 203
Portsmouth, NH 03801
603-501-0202

Location

404 ISLINGTON ST
Portsmouth, NH 03801

Owner:

404 ISLINGTON STREET LLC
404 ISLINGTON 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**

MODIFICATION OF EXISTING WINDOWS INTO EGRESS WINDOWS PER THE REQUEST OF THE PORTSMOUTH FIRE DEPARTMENT

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)

sarah howard

Business Name (if applicable)

Market Square Architects

Mailing Address (Street)

104 Congress St, Suite 203

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.501.0202

Email Address

showard@marketsquarearchitects.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**

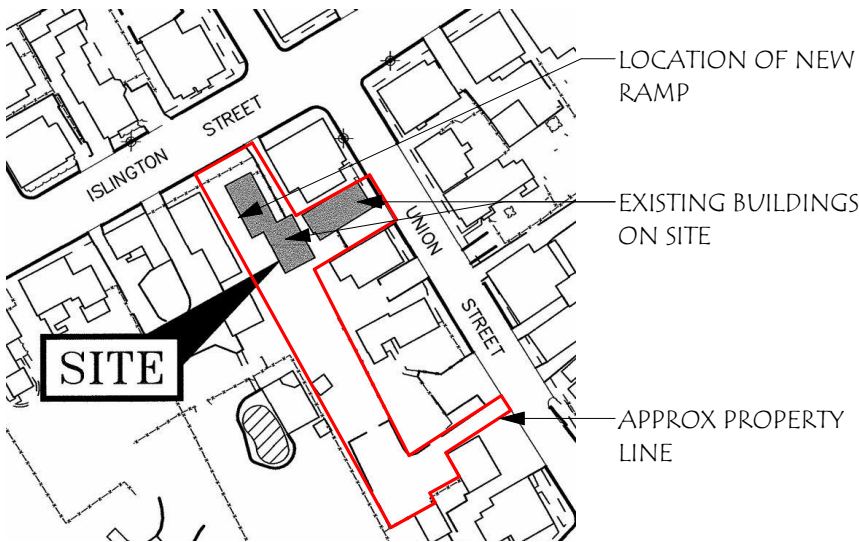
Other

404 ISLINGTON STREET

GENERAL PROJECT DESCRIPTION:

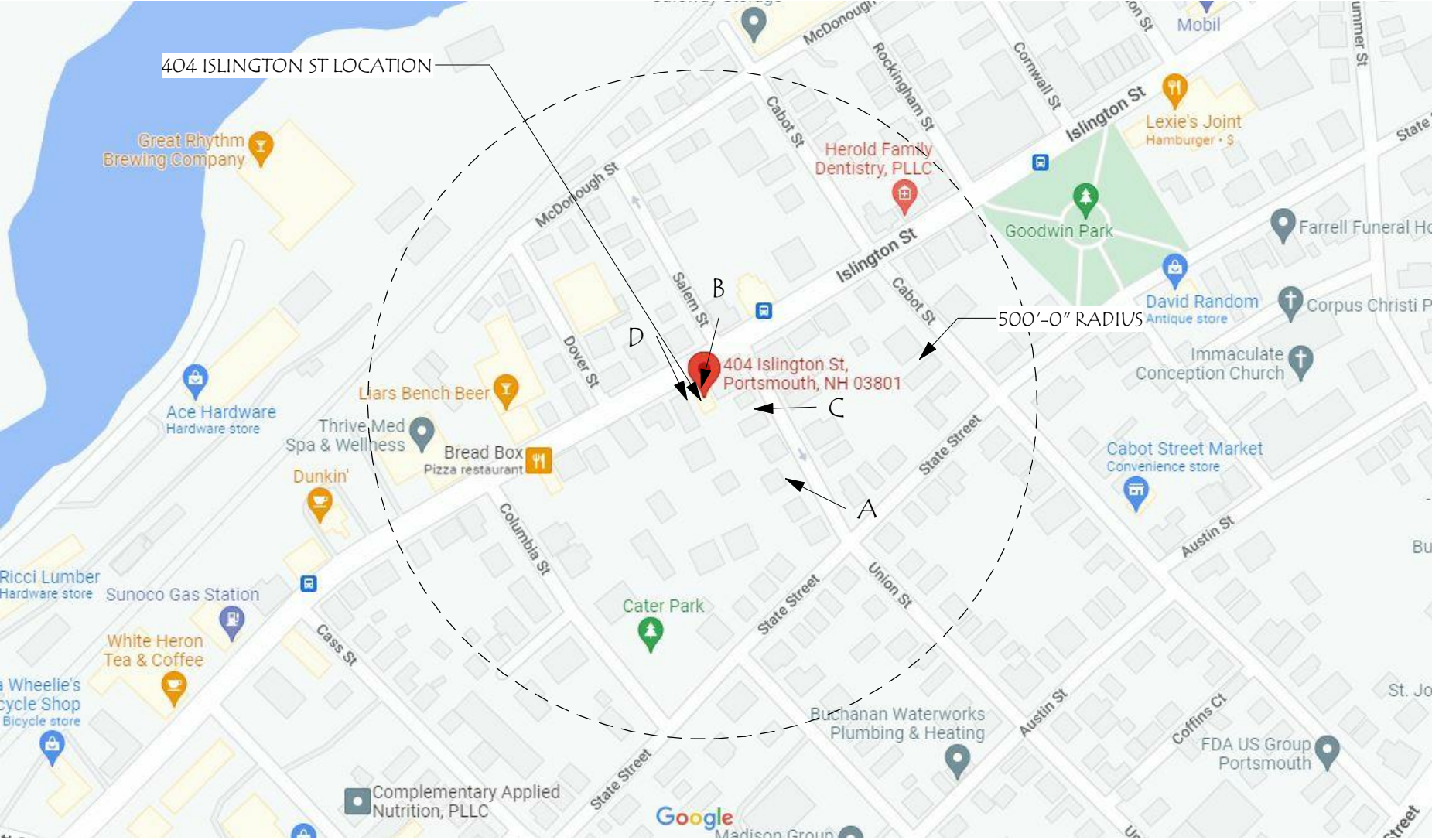
THIS PROJECT CONSISTS OF THE ADDITION OF A NEW ACCESSIBLE RAMP TO AN EXISTING STRUCTURE.

NEW WORK:
THIS PROJECT CONSISTS OF THE MODIFICATION OF EXISTING WINDOWS INTO EGRESS WINDOWS PER THE REQUEST OF THE PORTSMOUTH FIRE DEPARTMENT



ZONING SUMMARY:

ZONING DISTRICT: CD4-L2
LOT SIZE: 12,630 SF
REQUIRED LOT AREA PER DWELLING UNIT:
BUILDING HEIGHT: 35'-0" ALLOWED
GROUND FLOOR ABOVE SIDEWALK: 11'-0" MIN
MIN GROUND STORY HEIGHT: ~8'-6" EXISTING



MARKET SQUARE ARCHITECTS
5121 Bee Cave Road, Suite 106
Austin, TX 78746
PH: 512.330.0330

HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL
AUGUST 2022

MARTIN HILL INN
404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions:	Description	Date

SCALE:	Author
DRAWN BY:	Checker
CHECKED BY:	2022030
PROJECT NO.:	03/25/22
DATE:	7/14/2022 10:11:05 AM

TITLE:	COVER SHEET
1	



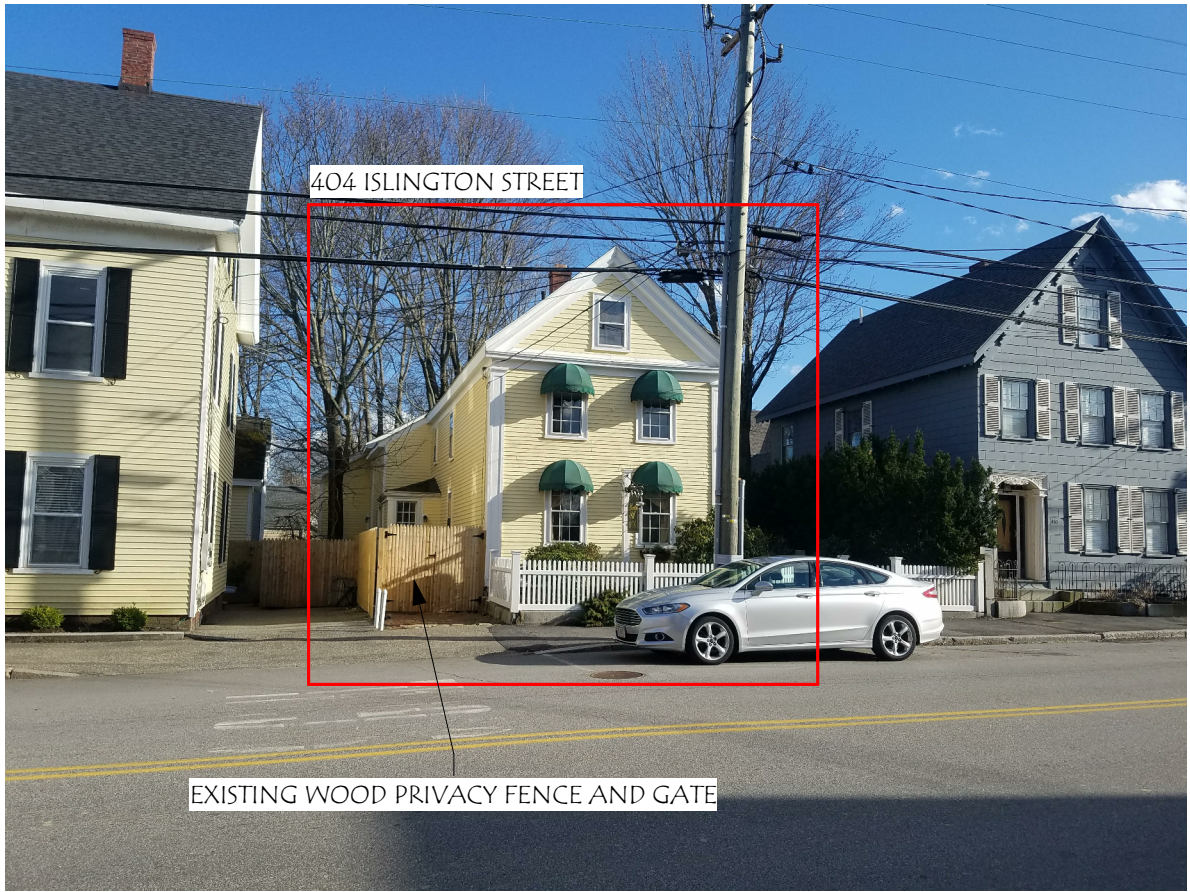
A: UNION STREET



B: ISLINGTON STREET



C: UNION STREET



D: ISLINGTON STREET

Revisions:	Description	Date
#		

SCALE:	AUTHOR
DRAWN BY:	CHECKER
CHECKED BY:	2022030
PROJECT NO.:	03/25/22
DATE:	

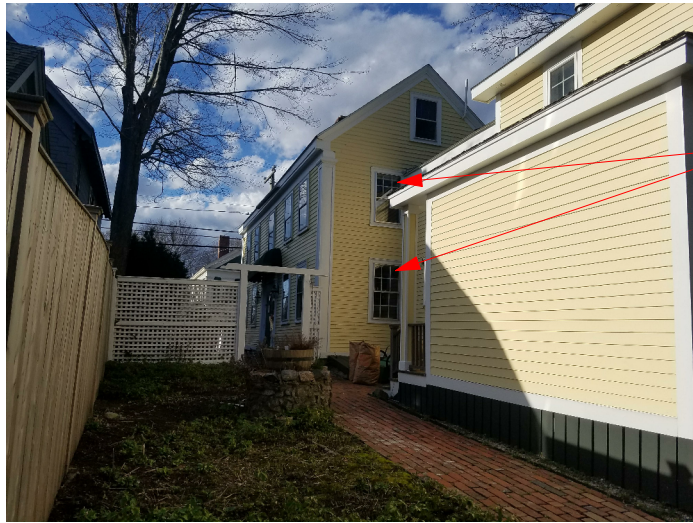
TITLE: EXISTING CONTEXT	2
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VIEW A

WINDOW TO BE MODIFIED- FIXED PORTION OF CENTER WINDOW TO BECOME AWNING STYLE TO MATCH EXISTING (W1)

WINDOW TO BE MODIFIED- PAIR OF CASEMENT TO BECOME SINGLE AWNING STYLE WINDOW (W3)



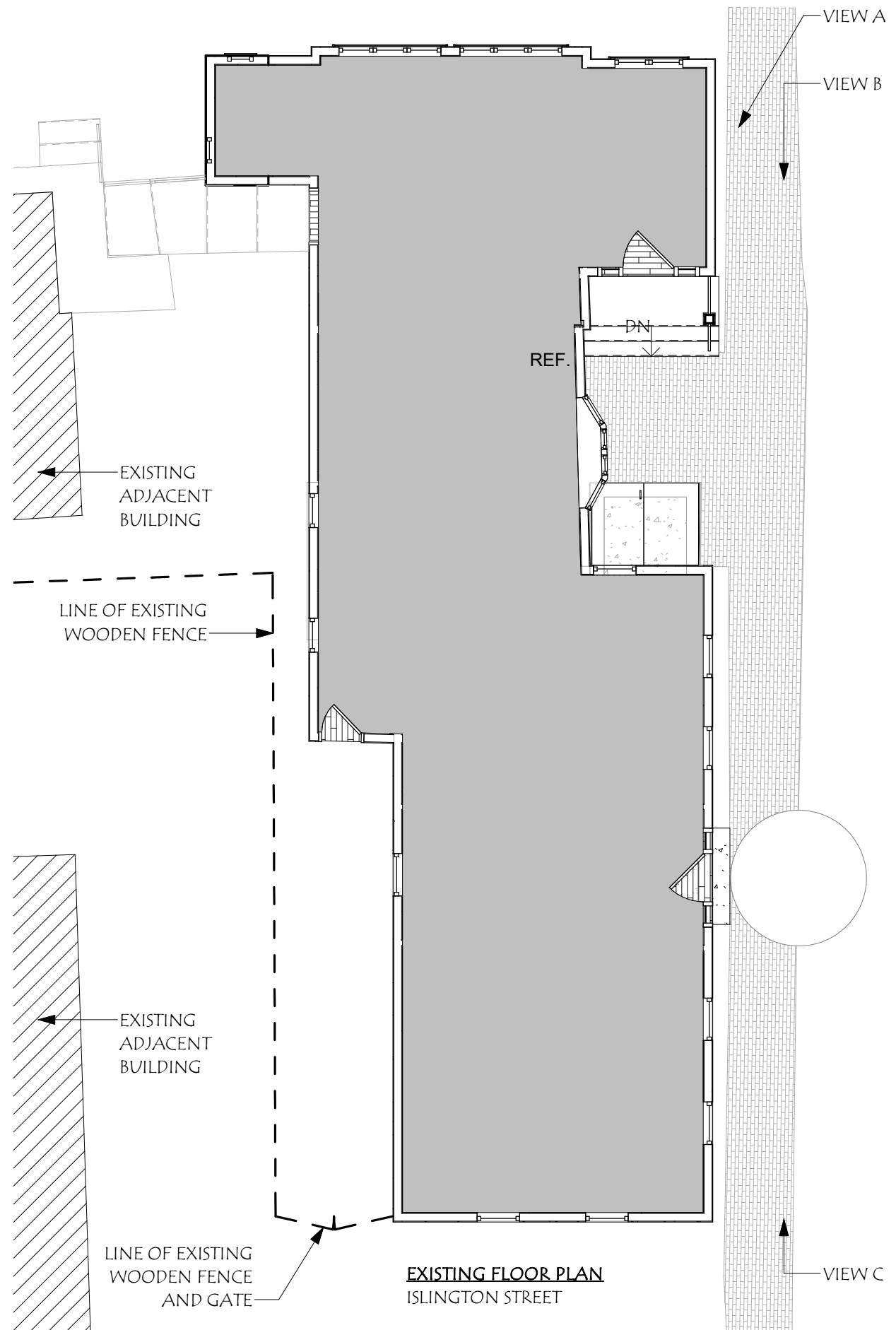
VIEW B

WINDOW TO BE MODIFIED- EXISTING DOUBLE HUNG WINDOWS TO BECOME CASEMENT STYLE WITH MUNTIN PATTERN TO MATCH EXISTING (W2)



VIEW C

WINDOW TO BE MODIFIED- EXISTING DOUBLE HUNG WINDOWS TO BECOME CASEMENT STYLE WITH MUNTINS TO MATCH EXISTING (W2)



MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions:	Description	Date
#		

SCALE:	1/8" = 1'-0"
DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	2022030
DATE:	04/14/22

TITLE: EXISTING PLAN	3
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OR APPROVED EQUAL BY ARCHITECT

ELEVATE DOUBLE HUNG
ELEVATE AWNING
ELEVATE CASEMENT

A strong alternative to vinyl, our Ultrex® pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Ultrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.



DUAL PANE

Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared to a single glass pane, dual pane glass cuts energy costs significantly because of low emissivity coating and the gas filled insulating space between the glass layers.

Simulated Divided Lite with Spacer Bar (SDLS)



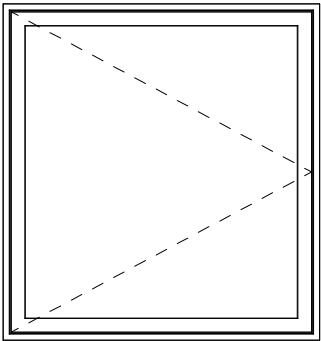
Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

LOW E1

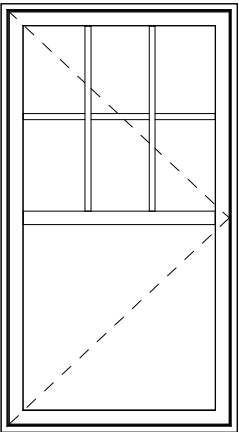
Low E1 coating is a good choice when you want maximum solar heat gain (or maximum heat transferring into your house from the sun) and radiant heating properties (keeping heat on the side of the glass where it originated). This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

WINDOW TYPES

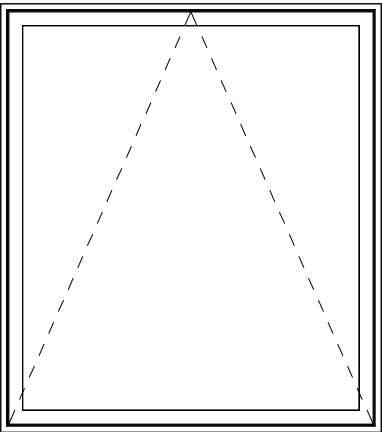
NOTE: EGRESS WINDOWS TO FIT WITHIN EXISTING OPENINGS. G.C. TO VERIFY MEASUREMENTS IN FIELD AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO ORDERING.



W1
CASEMENT – EGRESS



W2
CASEMENT – EGRESS



W3
AWNING – EGRESS



HISTORIC
DISTRICT
COMMISSION
ADMINISTRATIVE
APPROVAL
AUGUST 2022

MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions:	Description	Date
#		

SCALE:	1/2" = 1'-0"
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT NO.:	2022030
DATE:	03/25/22

TITLE:	PROPOSED
	4

3. 11 Walden Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-502

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 18, 2022**Applicant**

Jay Aucella
jay@aucella.biz
6 Province Rd
Strafford , NH 03884
866-926-6888

Location

11 WALDEN ST
Portsmouth, NH 03801

Owner:

MRAZ JUDITH A REVOCABLE TRUST & MRAZ JUDITH A TRUSTEE
67 BALD HILL RD NEWFIELDS, NH 03856

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Installation of a Mitsubishi heat pump system with one outdoor unit and three indoor units. The outdoor unit to be mounted on the Northern most point of the West side of the structure. One wall ductless split mounted on the West side of the First Floor to condition that space. Two floor units, one in each of the two Bedrooms on the Second Floor. Line hide to enclose all refrigerant lines etc. on the exterior of the home. All line hide to be located on the West and North side of the home only and painted to match the exterior of the home.

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.

--

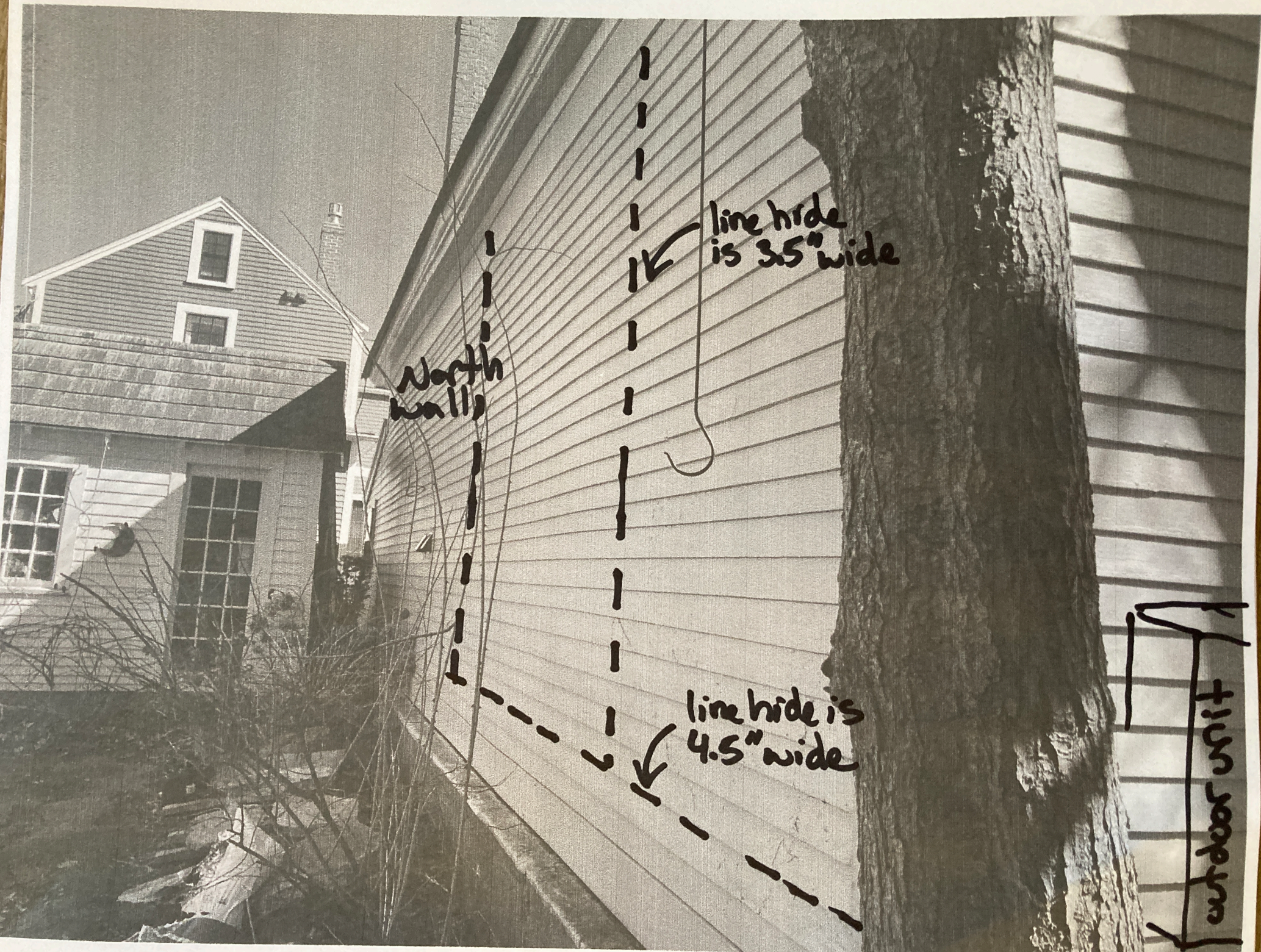
INTERNAL USE ONLY -- Historic District Commission Review and Approval**HDC Certificate of Approval Granted****HDC Approval Date**

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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**



North
wall

line hrde
is 3.5" wide

line hrde is
4.5" wide

outdoor unit

West
wall

Line hide
painted to
match Siding

39"

42"

line hide is 3.5' wide

13"



outdoor
unit location

HOLMES COURT

PARCEL I
751 SQ. FT.
0.0172 Ac.

IRON ROD
W/CAP #335

S81°04'03"E

46.82'

N/F MARC & MARTHA DROGIN
11 WALDEN STREET
PORTSMOUTH, NH 03801
RCRD BOOK 3069-PAGE 1023

OLD FENCE
POST

46.16'

N81°27'17"W

WOOD STAIRS

IRON ROD
W/CAP #335
SET

RAILROAD
SPIKE SET

WALDEN STREET

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

PICKET FENCE
S82°32'40"E
47.73'

POLE #77/1

S81°27'17"E

11.50'

RAILROAD
SPIKE TO
BE SET

S81°57'07"E
43.20'

U-1/21
& MARTHA DROGIN
WALDEN STREET
PORTSMOUTH, NH 03801
RCRD BOOK 3069-PAGE 1023

BOUNDARY LINES
PER BOUNDARY
LINE AGREEMENT
DATED 9-17-87
RECORDED @ RCRD
BOOK 2704 PAGE 1668

2 STORY WOOD
FRAME BUILDING

GATE

U-1/22
JAY N. GINGRICH
3 MARCY STREET
PORTSMOUTH, NH 03801
RCRD BOOK 2639-PAGE 280

N04°43'10"E
58.74'

MXZ-3C30NA2

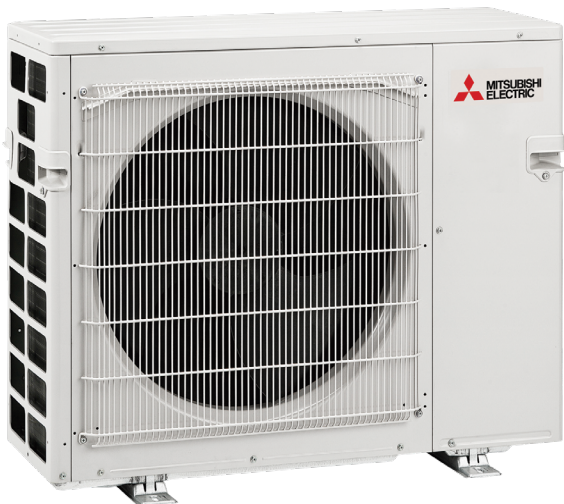
MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 56 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

SPECIFICATIONS: MXZ-3C30NA2

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,400 / 27,400
	Capacity Range	Btu/h	9,500 - 28,400 / 9,500 - 27,400
	Rated Total Input	W	2,680 / 2,860
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,600 / 27,600
	Capacity Range	Btu/h	15,500 - 36,000 / 15,500 - 35,000
	Rated Total Input	W	2,150 / 2,220
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	16,000 / 15,100
	Rated Total Input	W	2,120 / 2,140
Connectable Capacity		Btu/h	12,000 - 36,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	25
	MCA	A	22.1
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor		INVERTER-driven Scroll Hermetic	
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level	Cooling	dB(A)	52
	Heating	dB(A)	56
External Dimensions (H x W x D)		In mm	31-11/32 x 37-13/32 x 13 (796 x 950 x 330)
Net Weight		Lbs / kg	137 (62)
External Finish		Munsell No. 3Y 7.8/11	
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 (12.7)
	Gas (Low Pressure)	In / mm	A: 1/2 (6.35) ; B,C: 3/8 (9.52)
Max. Refrigerant Line Length		Ft / m	230 (70)
Max. Piping Length for Each Indoor Unit		Ft / m	82 (25)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 (15)
	If IDU is Below ODU	Ft / m	49 (15)
Connection Method		Flared/Flared	
Refrigerant		R410A	

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
Cooling | Outdoor: 95° F (35° C) DB / 75° F (24° C) WB

Heating at 47°F | Indoor: 70° F (21° C) DB
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

OPERATING RANGE:

	Outdoor
Cooling	14 to 115° F (-10 to 46° C) DB
Heating	5 to 65° F (-15 to 18° C) WB

ENERGY EFFICIENCIES:

Indoor Unit Type	SEER	EER	HSPF	COP @ 47°F	COP @ 17°F
Non-ducted (09+09+12)	19.0	10.6	10.6	3.90	2.77
Ducted and Non-ducted	17.6	10.1	10.1	3.77	2.78
Ducted (09+09+12)	16.2	9.6	9.6	3.64	2.78

NOTES:

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

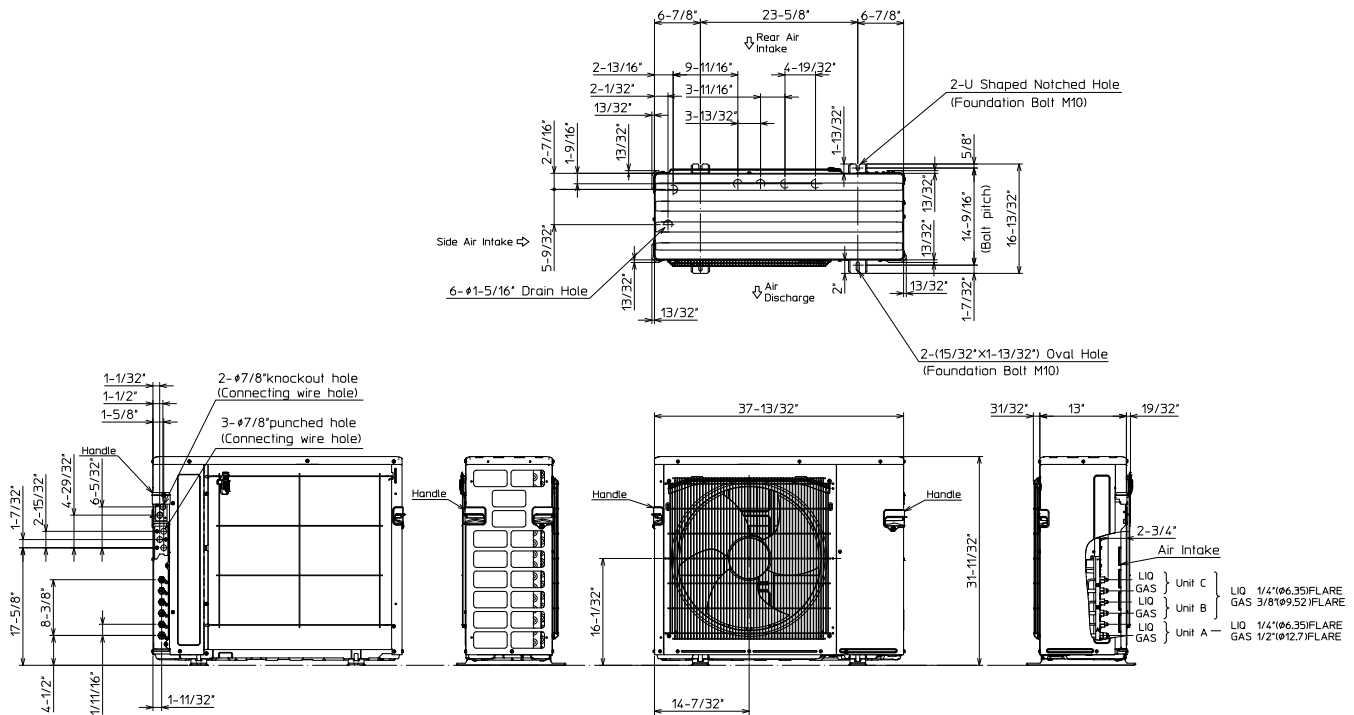
Although the maximum connectable capacity can exceed rated, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

OUTDOOR UNIT ACCESSORIES: MXZ-3C30NA2

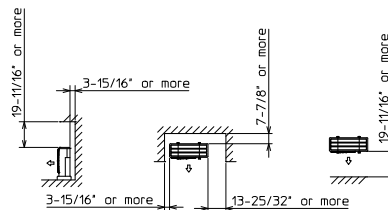
Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Distribution pipe for Branch Box	M-NET Converter	PAC-IF01MNT-E
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A9
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Base Heater	PAC-645BH-E
Port Adapter	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Power Supplies and Auxiliary Components	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
Power Supplies And Auxiliary Components	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket -Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

OUTDOOR UNIT DIMENSIONS: MXZ-3C30NA2

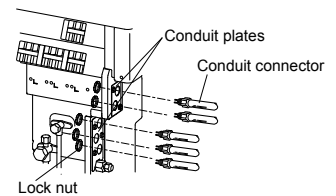
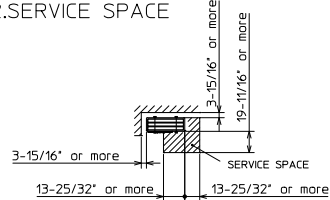
Unit: inch



1.FREE SPACE



2.SERVICE SPACE



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# M_SUBMITTAL_MXZ-3C30NA2_en - 202108



4. 53 Rogers Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of an antique iron fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-503**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 19, 2022**Applicant**

Tom Kaufhold
tomkaufhold@yahoo.com
53 Rogers St
Portsmouth, NH 03801
6039570619

Location

53 ROGERS ST
Portsmouth, NH 03801

Owner:

KAUFHOLD & ENGLEHARDT REV TR & KAUFHOLD T & ENGLEHARDT M
TTEE
53 ROGERS 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**

Install Antique Wrought Iron 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)

Tom Kaufhold

Business Name (if applicable)

--

Mailing Address (Street)

53 Rogers St

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

6039570619

Email Address

tomkaufhold@yahoo.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**

Historic District Application

53 Rogers St., Portsmouth NH

Antique Wrought Iron Fence

To install a permanent antique wrought iron fence abutting the sidewalk on the front of properties located at 53 and 65 Rogers St.

Included in the packet:

1. Description of fence
2. Photos of fence detail
3. Lot Plan with fence location
4. Installation Plan

1. Fence Description

The fence is Victorian wrought iron with curved ends that are designed to be bolted to a post. The design has fleur-de-lis on top of the pickets. (see pictures for more details). It has the following dimensions:

15' Wide

3' High

3' Sides

2. Fence Photos

Detail showing end

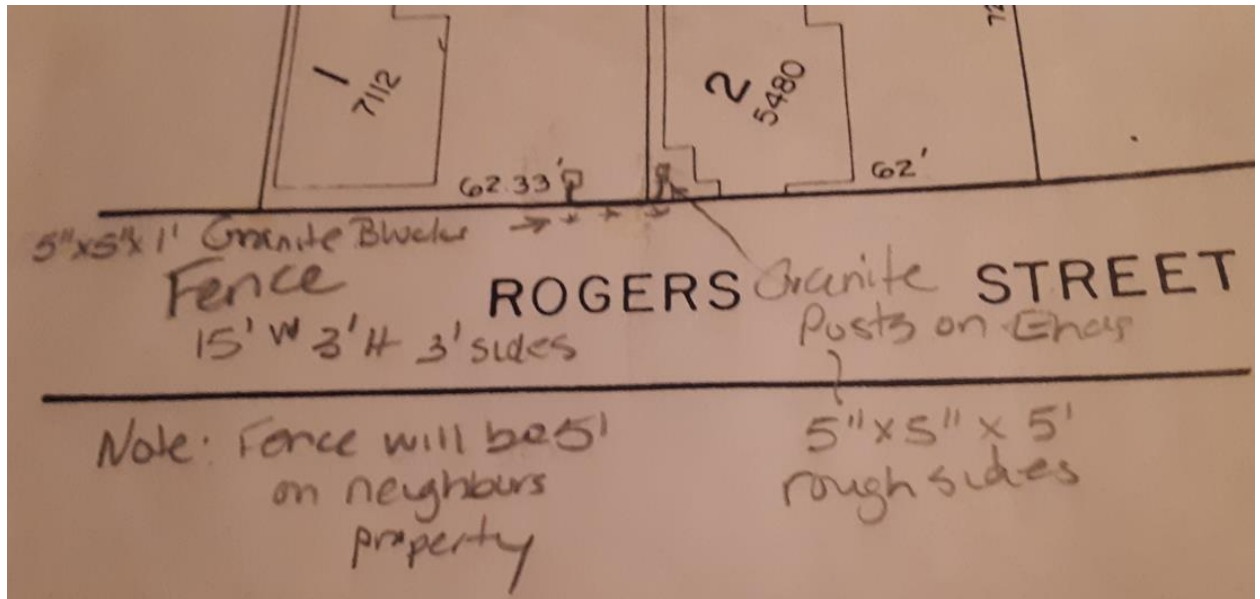


Complete Fence



3. Fence Location

The fence will abut the brick sidewalk, the cobblestone driveway, and the brick path at 65 Rogers St.



Part of Fence in Place



Fence will extend from brick walkway to cobblestone drive:



Note: The fence in this photo is temporary fencing which ends at the property line and is removed each winter

4. Installation Details

Two granite posts 5" by 5" by 5' with rough sides and top will be placed on the two ends abutting the cobblestone driveway and brick walkway. The fence will be bolted to these posts with 3 bolts (see the detail photo of the fence end above). The posts will be buried approximately 2 feet with the top being level with the top of the fence. Additional support will be in the form of 5" by 5" by 1' granite blocks with the fence resting on them. There will be two placed at the curved portion abutting the sidewalk and then two more at 5-foot intervals abutting the sidewalk.

The fence will be refinished before installation – sandblasted and repainted black.

The fence will, with the neighbor's permission, extend 5 feet on the property at 65 Rogers. They agreed a fence going the length of the grassy area would look better than a fence ending at the property line.

5. 407 The Hill, Unit 6-16

- Recommended Approval

Background: The applicant is seeking approval for several exterior renovations and modifications.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



07/29/2022

LUHD-504

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 20, 2022**Applicant**

Katlyn Cyr
katlyn@southersconstruction.com
12 Crosby Rd
Dover, NH 03820
6034799474

Location

407 THE HILL Unit 6-16
Unit 6-16
Portsmouth, NH 03801

Owner:

DAN SMITH MANAGEMENT GROUP LLC
234 EASTERN DISTRICT RD DANBURY, NH 03230

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

Administrative Approval

Alternative Project Address

407 THE HILL Unit 6-16

Project Information**Brief Description of Proposed Work**

Replacing the roof of the building with white cedar shake shingle system. Removing and replacing beveled water table around the building. Replacing sections of damaged siding and sheathing behind damaged siding. Removing existing door, window, columns and framing to inspect area for rot, mold etc. Then we will install a new door and window to match the style and era of the existing entry. We will be rebuilding the custom architecture in the entryway to match the existing building. We will be replacing 2 third floor windows as a pocket replacement using Harvey windows. The windows are 26"x56.6". We will be removing existing front entryway steps and landing and installing new granite steps and landing. The top landing will be 5'x7' with (4) 7' steps down to the ground. We will be removing existing rear entryway steps and landing and installing new granite steps and landing. The top landing will be 3.5'x3' with (3) 3.5' steps down to the ground.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

Project Manager

Full Name (First and Last)

Pete Hachey

Business Name (if applicable)

Southers Construction

Mailing Address (Street)

12 Crosby St

City/Town

Dover

State

NH

Zip Code

03820

Phone

9784735391

Email Address

pete@southersconstruction.com

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



Southers Construction
 (603) 734-4572 Office
 Southers@SouthersConstruction.com
 12 Crosby Rd Dover, NH 03820

www.SouthersConstruction.com

Customer Information

**The Dan Smith Management
 Group, LLC**
 407 The Hill
 Portsmouth NH 03801

(603)340-1900
 jmdeuink@threejfarmns.com

Date: 06/30/2022
 Rep: Mike Slattery

Work to be Completed

To be Completed Description	Siding/Sheathing	QTY	
Replace additional damaged/rotten siding that was found during pre-install inspection. We will install Cedar Clapboard. We will install Tyvar underlayments and tape all seams. We will flash all seams of Clapboard siding. Includes planning, equipment and material acquisition, area preparation and protection, setup, and cleanup.			2
To be Completed Description	Granite Steps	QTY	
Remove existing front entryway steps and landing. Install new granite steps and landing. 5'x7' top landing with 4 7' steps down to the ground. Includes planning, equipment and material acquisition, area preparation and protection, setup, and cleanup.			1
To be Completed Description	Enclosure Demo	QTY	
Remove existing lattice enclosure on the rear of the building. Demo small bench/step attached to the enclosure.			1
To be Completed Description	Change Order	QTY	
This is a change to the initial contract. The paint is being removed from the initial contract. \$2,880.00 will be taken off the cost of this change order.			1
To be Completed Description	Rear Granite Steps	QTY	
Remove existing rear entryway steps and landing. Install new granite steps and landing. 3.5'x3' top landing with 3 3.5' steps down to the ground. Includes planning, equipment and material acquisition, area preparation and protection, setup, and cleanup.			1

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To be Completed

Building and Permit Fees

QTY

1

Description

Southers obtains all necessary or applicable project permits.

To be Completed

Clean Up and Dumpster

QTY

1

Description

All Southers projects include cleanup and haul away of job related debris, we do full magnetic sweeps upon completion of all projects.

To be Completed

Warranty

QTY

1


Description

Lifetime Non-Prorated Warranty 50 years on all labor done by Southers Construction. This Warranty is able to exchange hands one time through contacting Southers. All work done by Southers will be installed to exceed specs required by town and state. Any manufacturer or installation defect is covered for the life of the products installed.


 Mike Slattery

06/30/2022

Date


 The Dan Smith Management Group, LLC

06/30/2022

Date

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Customer Information

**The Dan Smith Management
Group, LLC**
407 The Hill
Portsmouth NH 03801

(603)340-1900
jmdeuink@threejfarm.com

Date: 06/30/2022
Rep: Mike Slattery

Homeowner's Association

NO

Total Contract Amount

\$28,819.00

Military Discount**Efficiency Discount**

\$0.00

Total after discounts

\$28,819.00

Deposit Form of Payment

Check

Balance Due

\$28,819.00

Balance Form of Payment

Check

Financing Details**Amount Financed**

\$0.00

Estimated Monthly Payment

\$0.00

FINANCING IS SUBJECT TO CREDIT APPROVAL

NOTICE OF CANCELLATION

APPROVAL OF CONTRACT. This contract must be approved by SOUTHERS CONSTRUCTION, INC management to be binding. In the event this Contract is not approved by SOUTHERS CONSTRUCTION, INC management, any payment made here under shall be refunded to the Buyer. This Contract shall be null and void and of no force or effect. Buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellations after the third business day may incur a fee if any actions have been taken to order materials or any costs have been paid by SOUTHERS CONSTRUCTION, INC.

12 Crosby Rd
Dover NH 03820

NO LATER THAN MIDNIGHT OF THE THIRD BUSINESS DAY FROM THE DATE OF THIS CONTRACT. IF NO COSTS ARE INCURRED YOU WILL STILL RECEIVE FULL REFUND.

I HEREBY CANCEL THIS CONTRACT.


BUYER'S SIGNATURE

DATE:


The Dan Smith Management Group, LLC

06/30/2022

Date


Mike Slattery

06/30/2022

Date

This space intentionally left blank

TERMS & CONDITIONS

1. **CHANGE ORDER.** Any alteration or deviation from specifications will be binding only upon a written change order. Any such authorization shall be on a Change Order form, approved by both parties, which shall become a part of this Contract. Where such additional work is added to this Contract, It is agreed that all terms and conditions of this Contract shall apply equally to such additional work. No repair work or alterations shall be done, except as specified and expressly agreed by SOUTHERS CONSTRUCTION, INC.

2. **SOUTHERS CONSTRUCTION, INC RESPONSIBILITIES.** SOUTHERS CONSTRUCTION, INC shall complete the work pursuant to the terms and specifications of the contract. The work shall be completed in a timely fashion in a substantial and skillful manner. If scaffolding or swing staging is needed to do this work, it will be furnished by SOUTHERS CONSTRUCTION, INC unless otherwise agreed to in writing. All material is guaranteed to be as specified. SOUTHERS CONSTRUCTION, INC shall provide a transferable product warranty for the roofing materials and accessories. SOUTHERS CONSTRUCTION, INC shall also provide a 10-year labor warranty as agreed. SOUTHERS CONSTRUCTION, INC shall obtain all necessary building permits if needed.

3. **BUYERS' RESPONSIBILITIES.** Unless otherwise specified, SOUTHERS CONSTRUCTION, INC price is based upon Buyer's representations that there are no conditions preventing SOUTHERS CONSTRUCTION, INC from proceeding with the usual installation procedures for the material required under this Contract. Buyer represents that personal effects, personal property and plants will be relocated or trimmed prior to the beginning of work so that SOUTHERS CONSTRUCTION, INC has free access to portions of the premises where work is to be done. Buyer will also clear all gutters, downspouts and valleys of leaves, debris or obstruction. Buyer authorizes SOUTHERS CONSTRUCTION, INC and its applicator crew permission to use Buyers electricity for work to be completed under this contract with SOUTHERS CONSTRUCTION, INC. Buyer further understands that as a precautionary measure all pictures and wall accessories that are not securely fastened should be removed until all work has been completed. Buyer Also understands that debris is likely to come in through the attic during a roof installation, and that it is the buyers responsibility to provide protection if used as a storage. Buyer shall carry premises liability insurance. If necessary for the work, Buyer shall secure permission to work on or over adjoining property at no cost to SOUTHERS CONSTRUCTION, INC. Buyer agrees to be responsible and to hold SOUTHERS CONSTRUCTION, INC harmless and accept any risk resulting from access through adjacent properties. Buyer grants to SOUTHERS CONSTRUCTION, INC and its employees the right to perform contracted services during daylight hours Monday through Saturday between 7 AM and 7 PM unless otherwise specified.

4. **NON-RESPONSIBILITY.** SOUTHERS CONSTRUCTION, INC shall not be responsible for any damage occasioned by the Buyer or their agents, rain, windstorm, Acts of God, or other causes beyond control of SOUTHERS CONSTRUCTION, INC. SOUTHERS CONSTRUCTION, INC is not liable for any act of negligence or misuse by the Buyer or any other party. SOUTHERS CONSTRUCTION, INC shall not be responsible for damage to existing arches, shrubs, lawns, trees, clotheslines, personal property, telephone and electric lines, doorbells, Cable-TV, or light fixtures unless otherwise specified in this contract. SOUTHERS CONSTRUCTION, INC is not responsible for delays caused by strikes, weather, accidents, or other events beyond SOUTHERS CONSTRUCTION, INC control. Except through negligence, SOUTHERS CONSTRUCTION, INC is not liable for damages to interior fixtures, drywall, plaster, wall construction, decorations or to other parts of the premises or its contents. Further, SOUTHERS CONSTRUCTION, INC shall have no responsibility for correcting any existing structural defects which may be recognized during the course of the work. SOUTHERS CONSTRUCTION, INC is not responsible for work done by others, existing structure defects, material furnished by Buyer, dry rot or code violations.

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5. **ADVERTISING.** Buyer grants SOUTHERS CONSTRUCTION, INC the right to display advertising signs on the premises during the thirty (30) days following completion of work. Buyer further gives SOUTHERS CONSTRUCTION, INC permission to take pictures or video of the premises before and after completion of the project for use in SOUTHERS CONSTRUCTION, INC advertising. Buyer grants to SOUTHERS CONSTRUCTION, INC the right to use any correspondence directed to SOUTHERS CONSTRUCTION, INC concerning the work in SOUTHERS CONSTRUCTION, INC advertising promotion.

6. **PAYMENTS.** SOUTHERS CONSTRUCTION, INC shall be entitled to prompt payment in full when the work described in the Contract has been performed. If, after SOUTHERS CONSTRUCTION, INC had declared the work to be satisfactorily preformed and Buyer claims that work still remains to be done, Buyer agrees to make prompt payment on the Contract amount, less only an amount needed to complete the work claimed yet to be done by Buyer. Upon completion of the remaining work, SOUTHERS CONSTRUCTION, INC immediately be paid the remaining balance due. SOUTHERS CONSTRUCTION, INC shall have the right to stop work and keep the job idle if any progresses are not made as required. In event Buyer does not pay SOUTHERS CONSTRUCTION, INC according to agreed terms, SOUTHERS CONSTRUCTION, INC may add a monthly service charge to the balance owed of (1 ½%) per month.

7. **DISPUTES.** It is specifically understood and agreed between the parties hereto that in the event of a dispute over any of the terms, conditions, or clauses contained herein shall have full and exclusive jurisdiction and/or venue over the parties and the subject matter hereof. This Contract shall be construed in accordance with and governed by the laws of State of New Hampshire. Buyer shall be responsible for any collection costs or applicable attorney fees. Buyer warrants that this contract is signed without any reliance upon any representations or promises or SOUTHERS CONSTRUCTION, INC or its agents except as is specifically written on this contract, and that no such promises or representations have been offered as an inducement for signing. The parties agree that this Contract constitutes the entire agreement and understanding.

8. **MISCELLANEOUS PROVISIONS.** All unused material shall remain the property of SOUTHERS CONSTRUCTION, INC. Buyer agrees that this contract may be assigned by SOUTHERS CONSTRUCTION, INC to another qualified contractor. This contract shall bind and obligate to the heirs, successors or assigns of the parties. This Contract and Agreement for Credit, if any, shall constitute the entire agreement between the parties. Any prior agreements or representations not expressly set forth herein are no force or effect.

9. **CODE COMPLIANCE.** In any scenario where SOUTHERS CONSTRUCTION, INC may find LEAD or ASBESTOS, the finding of such will halt production until a change order is required to be signed for the amount as determined by SOUTHERS CONSTRUCTION, INC, in order to move forward. Should SOUTHERS CONSTRUCTION, INC encounter a scenario where previous existing structures are out of code and need to be made compliant to move forward, a change order shall be drafted and executed with the newly contracted scope of the required work with SOUTHERS CONSTRUCTION, INC.

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www.harveywindows.com

BILL TO:

 LANSING PORTSMOUTH NH
 PO BOX 6649

SHIP TO:

 LANSING PORTSMOUTH NH
 240 WEST ROAD


Barcode

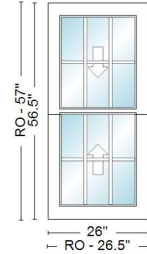
Phone: 804-266-8893 Fax: 8042616743

 PORTSMOUTH NH 03801-5637
 Phone: 603-433-0900 Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5243681	1141371		1/31/2022	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
	None	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
soc-mis -	Michael Slattery	407 The Hill			

LINE #	DESCRIPTION	QTY
--------	-------------	-----

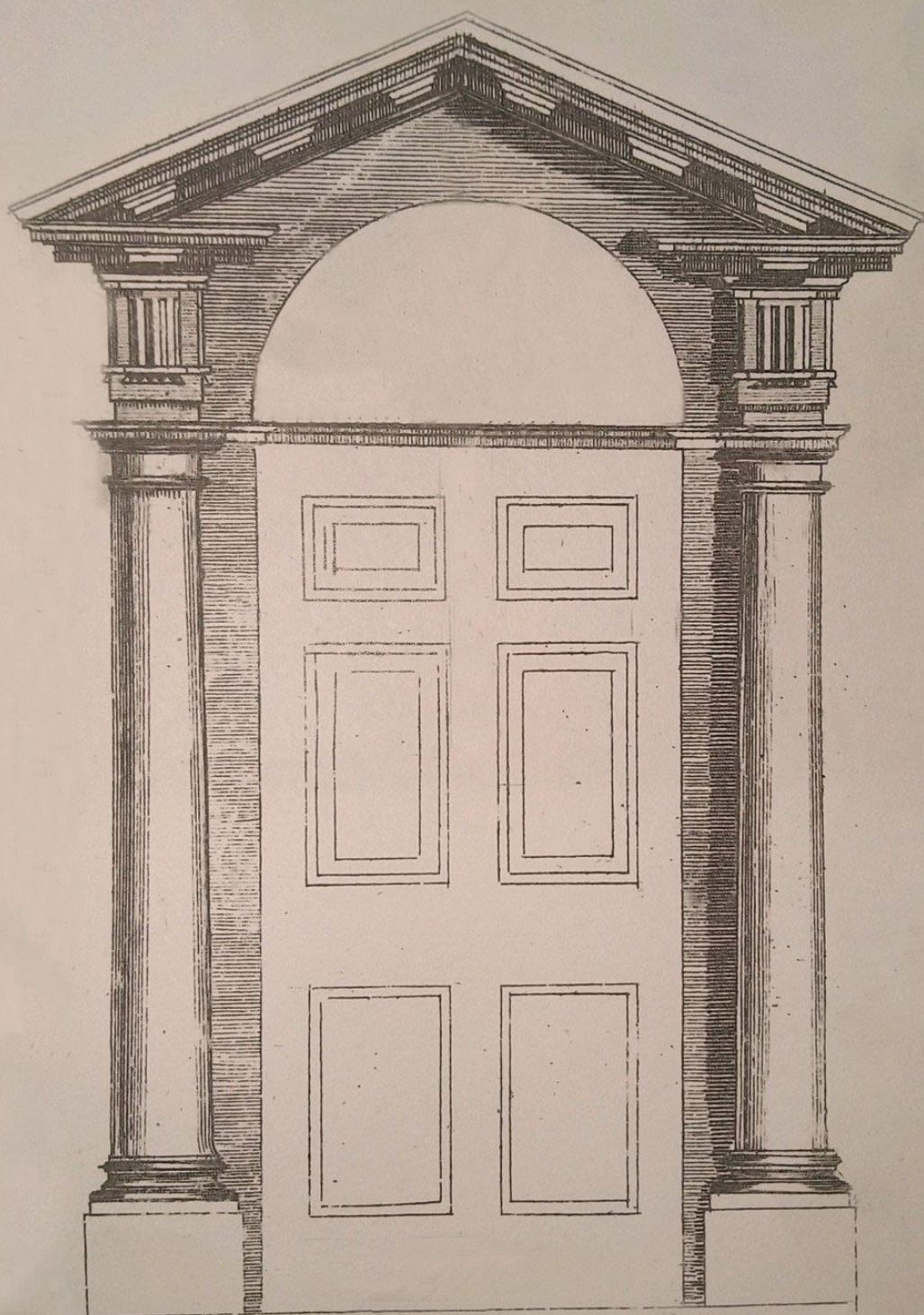
10000-1 Majesty DH , Unit Size 26 x 56.5, RO 26.5 x 57
 Unit 1: U-Factor = 0.27, SHGC = 0.26, VT = 0.45, HII-M-26-00616-00002, Size
 Options = Custom Size, Transactional Order Type = Charge Order , New
 Construction
 Frame Width (Inches) = 26, Frame Height (Inches) = 56.5
 Double Glazed, Double Low-E RS, Argon Filled
 Interior=Natural Pine, Exterior= Bronze, Jamb Liner Color = Standard-Almond
 Program = None, Label Name = Harvey, Single , Coppertone, Routed
 Flex Full Screen, Fiberglass Mesh, Screen Shipping Separate
 Sim Div Lite, Colonial, Bronze, Interior Finish = None, 3W2H
 Applied Nail Fin
 Overall Frame Width (Inches) = 26, Overall Frame Height (Inches) = 56.5, Overall
 Rough Opening Width (Inches) = 26.5, Overall Rough Opening Height (Inches) =
 57
 Clear Opening Width = 22.125, Clear Opening Height = 22, Clear Opening Square
 Footage = 3.38
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes


Room Location: None Assigned

**Note: Delivery charges may apply and are not included on this quote.

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. Harvey Building Products is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job. If you have any questions, please call your local warehouse.

CUSTOMER SIGNATURE _____ DATE _____











6. 490 Islington Street, Unit 2 - Recommended Approval

Background: The applicant is seeking approval for the installation of an exterior mounted Tesla charger.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-505**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 20, 2022**Applicant**

Alex Mellett
a.mellett1990@gmail.com
490 Islington Street
Unit B
Portsmouth, NH 03801
603-867-5367

Location

490 ISLINGTON ST Unit 2
Unit 2
Portsmouth, NH 03801

Owner:

MELLETT ALEXANDER JAMES & YATES SARAH AUDREY
490 ISLINGTON 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**

Adding a Tesla charger to the outside of the house. I have attached a picture from Google Street view that shows where the Tesla charger will appear on the side of the house.

Main page: <https://shop.tesla.com/product/wall-connector> (<https://shop.tesla.com/product/wall-connector>)

Specifications:

- Height: 13.6"
- Width: 6.1"
- Depth: 4.3"

Installation Manual: https://www.tesla.com/sites/default/files/support/charging/Gen3_WallConnector_Installation_Manual.pdf
(https://www.tesla.com/sites/default/files/support/charging/Gen3_WallConnector_Installation_Manual.pdf)

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)

Alex Mellett

Business Name (if applicable)

--

Mailing Address (Street)

490 Islington Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603-867-5367

Email Address

a.mellett1990@gmail.com



Proposed location of charger unit.



Tesla Charger

Specifications:

- Height: 13.6"
- Width: 6.1"
- Depth: 4.3"

7. 15 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for minor changes to a previously approved design.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-506

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 21, 2022**Applicant**

Brendan McNamara
brenmcnamara@comcast.net
19 Doe Drive
Eliot, Maine 03903
6036821105

Location

15 MIDDLE ST
Portsmouth, NH 03801

Owner:

15 MIDDLE ST REAL ESTATE HOLDING CO LLC
ONE MIDDLE ST SUITE 1 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**

Assorted minor changes to original approval.

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.

Residential Designer

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**

CHANGES TO THE ORIGINAL HDC, AND SUBSEQUENT APPROVALS AT 15 MIDDLE ST., PORTSMOUTH, NH

#1: NEW KITCHEN EXHAUST HOOD ARRANGEMENT, PLACING EXHAUST FAN AND DUCT EXTENSION ON THE ROOF OF 150 CONGRESS ST., WITH EASEMENT.

-On the original approval we showed the Kitchen exhaust going vertically through the building and through the historic slate roof. This, however, presented a number of problems, principally it would force any exhaust hood maintenance work to occur over the top of the historic slate roof. This slate was repaired with original slate product retrieved from the area displaced by the new shed dormer, but the material proved to be very sensitive to damage. Hood maintenance would then present an ongoing problem.

What is proposed is to copy the existing arrangement but place the fan motor on the roof of the neighboring property, with a duct discharge vertical above this. See attached pages 2,3,4 & 5.

#2: RETURN TO ORIGINALLY APPROVED WINDOW ARRANGEMENT TO THE EAST WALL.

-We had an intermediate approval associated with being forced to use (1) hour fire rated windows to the East and North sides of the wood building (in lieu of external sprinkler heads). At that time we changed a simulated double hung to a single sash. We subsequently realized the original arrangement looked better and moved ahead with that. This is also more like the original layout. See pages 3 & 5.

#3: REMOVE THE NORTH FACING ROOF RAILING TO THE ONE STORY, COPPER ROOF, FACING ONE MIDDLE/150 CONGRESS.

-We have realized that this railing is unnecessary for safety and would do little to conceal unsightly mechanicals on the adjoining building. We will pursue other approaches, interior to the building. See pages 6 & 7.

#4: GAS METERS AT MIDDLE STREET "ALCOVE" RE-ORGANIZED BY UNITIL.

-Previously the 15 Middle gas meter was interior to the Basement which is now no longer allowed. The gas supply to this property and One Middle/150 Congress has been upgraded and re-organized. The result is a more linear layout. Also to note the Church "notice board" has been removed. See page 8.

#5: RECTILINEAR METAL COVER TO HVAC, CONDENSOR LINE SETS.

-The "bulk" of mini split line sets was underestimated and is further required to have fire protection as they exit the property. Added to these are large electrical conduits for power supply. It is proposed to wrap these line sets in a rectangular, galvanized duct and attach the conduits to the side for neatness and long term weather and fire protection. See page 9.

#6: CHANGE TO EXTENT OF ELEVATOR SHED DORMER.

-From the original approval we did not extend the dormer all the way to the planal intersect of the original slate roof. This did (2) things; it reduced the overall visual bulk of the dormer (looking from Maplewood toward the rear of the Rockingham Building), and kept a greater pitch at the intersection/valley of the original slate roof. See page 10.

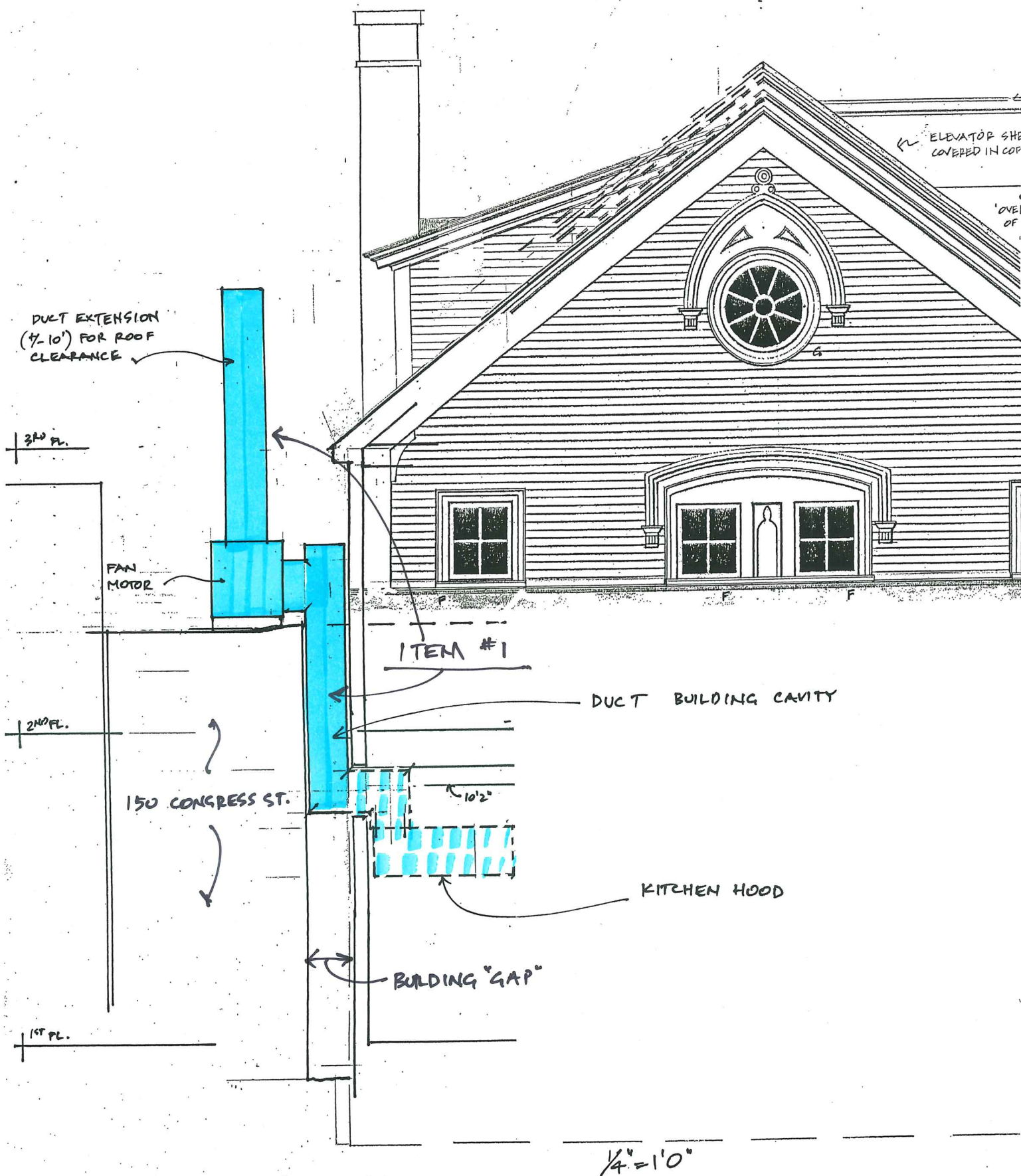
#7: REDUCE THE NUMBER OF BASEMENT WINDOWS.

-On the original approval there were (4) Basement windows facing Porter St.. One was to the wood building, but it's sill was below grade and leaking storm water, and the upper portion, substantially covered by trim. This was eliminated as impractical.

Of the (3) on the Brick building, (2) were going to be internally blocked by HVAC equipment and presented a maintenance problem to unloading vehicles. The (2) have been eliminated, with the 3rd to be kept as an accessible opening but covered with a removable, insulated panel of vertical V joint boards. See page 11.

#8: EAST FACING SHED DORMER HAS A EXTRA TRIM BOARD BELOW SILL.

-Following interior demolition, and to maintain the needed roof/soffit geometry, and the need to keep the windows beyond the line of requirement for them to become fixed, fire rated windows, the wall exposure below the sill was slightly increased to a 5 ½" apron. See pages 3 & 5.



SCHEMATIC:
SECTIONAL VIEW, OVERLAID
TO NORTH ELEVATION SHOWING
HOOD/DUCT/SERVICE PLATFORM
LAYOUT PROPOSED.

* NOT TO SCALE

3RD FLOOR (ATTIC) DORMERS. SEE
ATE DETAILS

DEMOLISH EXISTING CHIMNEY &
REBUILD TO MATCH (MODIN, THIN BRICK,
LIGHT FLASHED, WATER STRUCK) AS VENT
STACK ABOVE ELEVATOR SHAFT.

STANDING SEAM
OVER ROOF TO
NEW SHED DORMER

ELEVATOR DORMER

ALL WOOD;
5/4 CORNER BOARDS
& CASINGS
PAINTED WITH
QUARTER
ITEM #8.
**DORMER IS
5 1/2" HIGHER.**
LINE OF NEIGHBOR'S ROOF
(PLAT BRERO PIZZA)

ITEM #2
**ORIGINAL WINDOW
CONFIGURATION (NOT
A "HALF" WINDOW.**

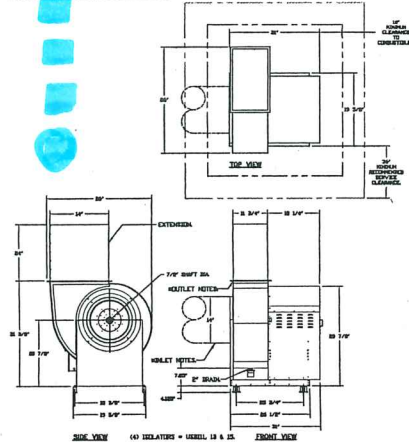
VERTICAL 'GROUND'
AT SIDING TRANSITION

ALL EXISTING SIDING & TRIM
(EXPOSED) ARE TO BE PRESERVED
(DESTROYED OR REPLACED IN KIND)
THIS IS THEN PAINTED WITH AN
INTUMESCENT COATING (25 mil)

LINE OF DEMOLITION OF PART OF
1 MIDDLE ST. (150 CONGRESS ST.)

**EXHAUST FAN MOTOR
DETAILS**

FAN #1 EXHAUST-FAN - EXHAUST FAN



VIEW FROM EAST, NEW HOOD ARRANGEMENT
& WINDOW, DORMER NOTES.

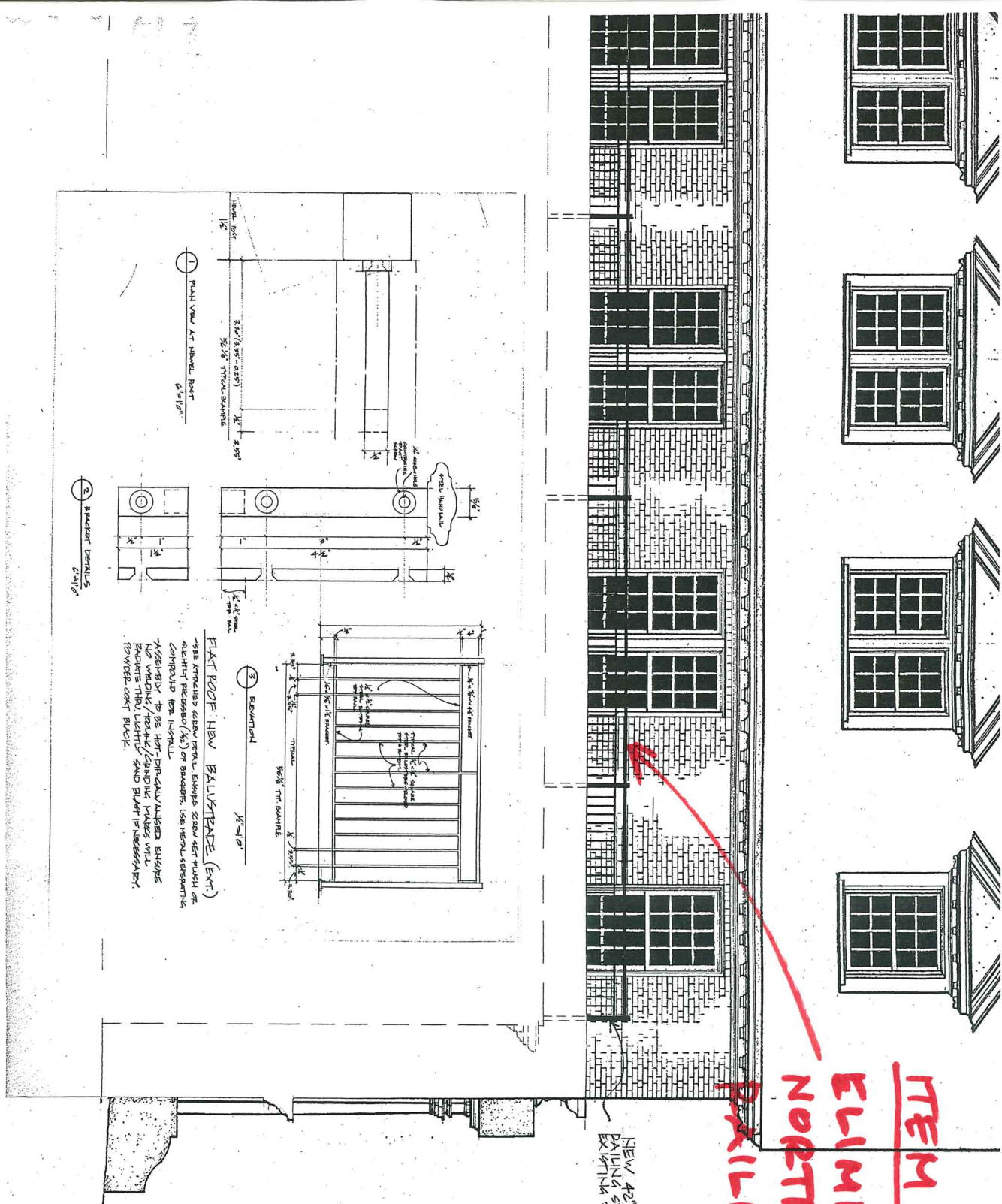
EXISTING HOOD
DUCT TO BE REMOVED

ITEM #1

NEW EXHAUST
FAN & DUCT
EXTENSION FOR
ROOF CLEARANCE

EXISTING FLUE CHIMNEY
TO BE REMOVED





ITEM #3
ELIMINATE
NORTH FACING
RAILING.

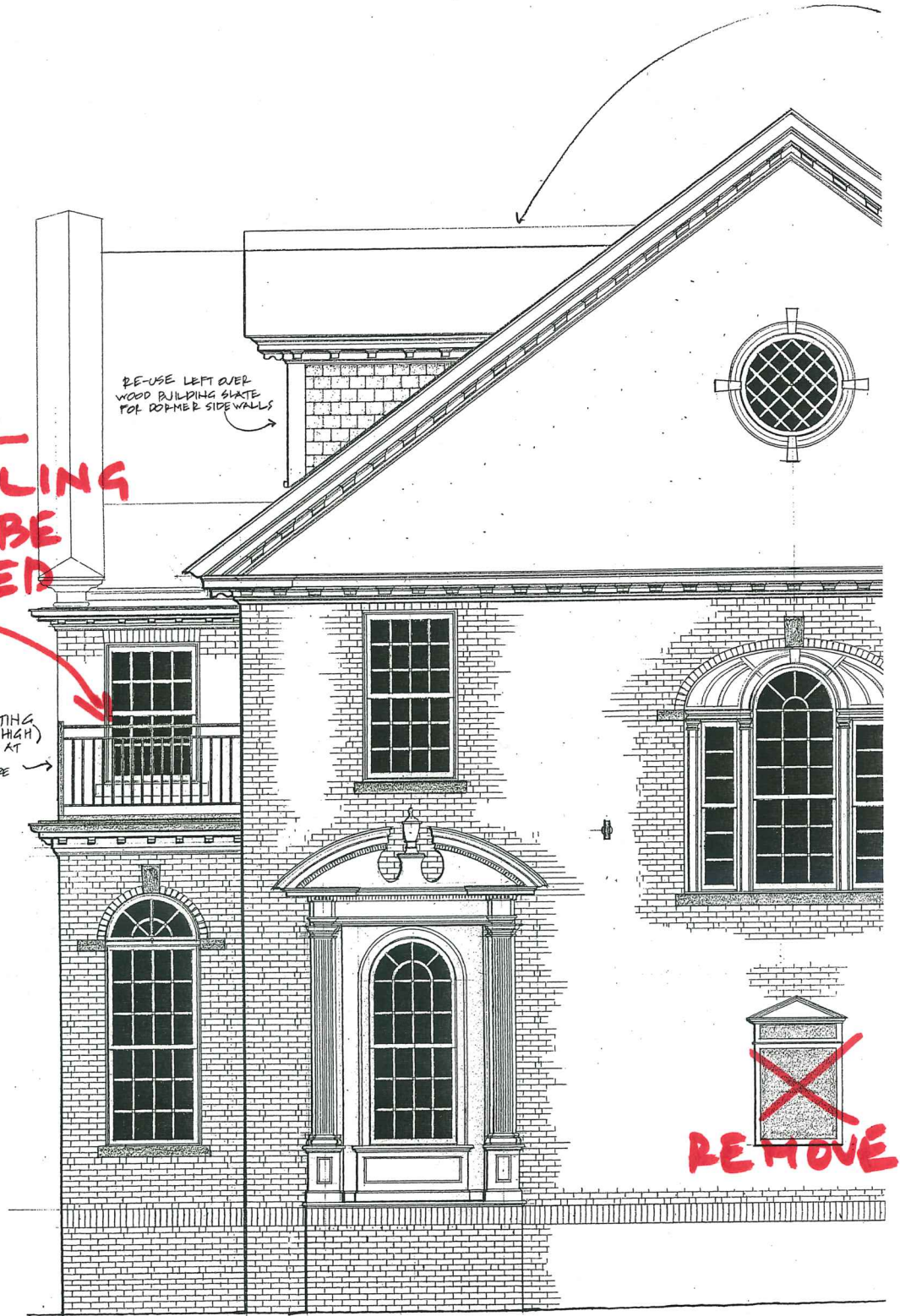
TITLE: NORTH ELEVATION, EXISTING & PROPOSED
 SCALE: 1/4"=1'0"

PAGE 6.

ITEM #3
THIS RAILING
ONLY TO BE
INSTALLED

RE-USE LEFT OVER
WOOD BUILDING SLATE
FOR DORMER SIDE WALLS

NEW METAL
RAILING TO EXISTING
FLAT ROOF (42" HIGH)
2" X 2" STEEL NEWELS AT
1/2" O.C. FRAME &
BALUSTERS 1/2" SQUARE
O 4 1/2" MAX. O.C.



EXISTING &
PROPOSED
WEST ELEVATION
(MIDDLE ST.)



ITEM #4.

NEW LAYOUT

NOTE: (3) METERS

-(1) 15 MIDDLE

-(2) ONE MIDDLE/150
CONGRESS

(JUMPIN' JAY'S + THE GOAT)



ORIGINAL LAYOUT

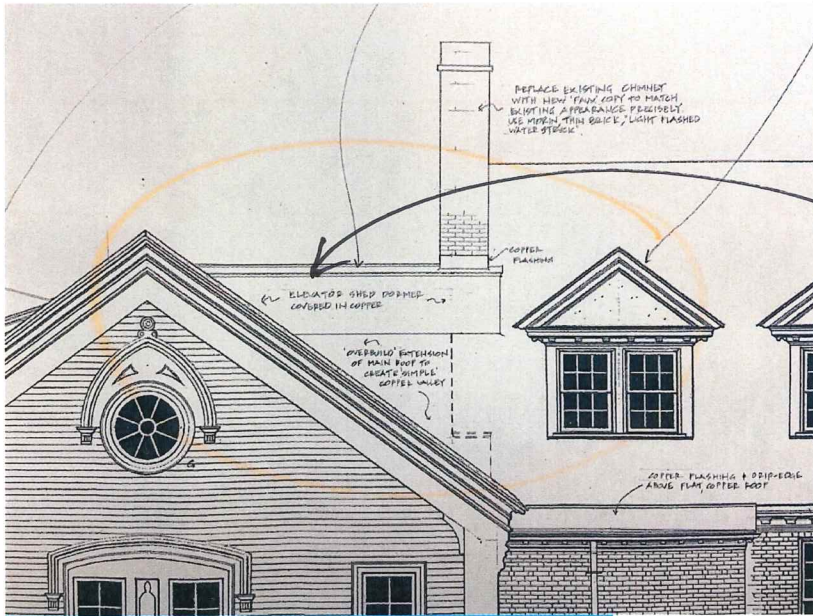
ITEM #2



AS CURRENTLY OCCURS



PROPOSED 'COVER'



ITEM #6

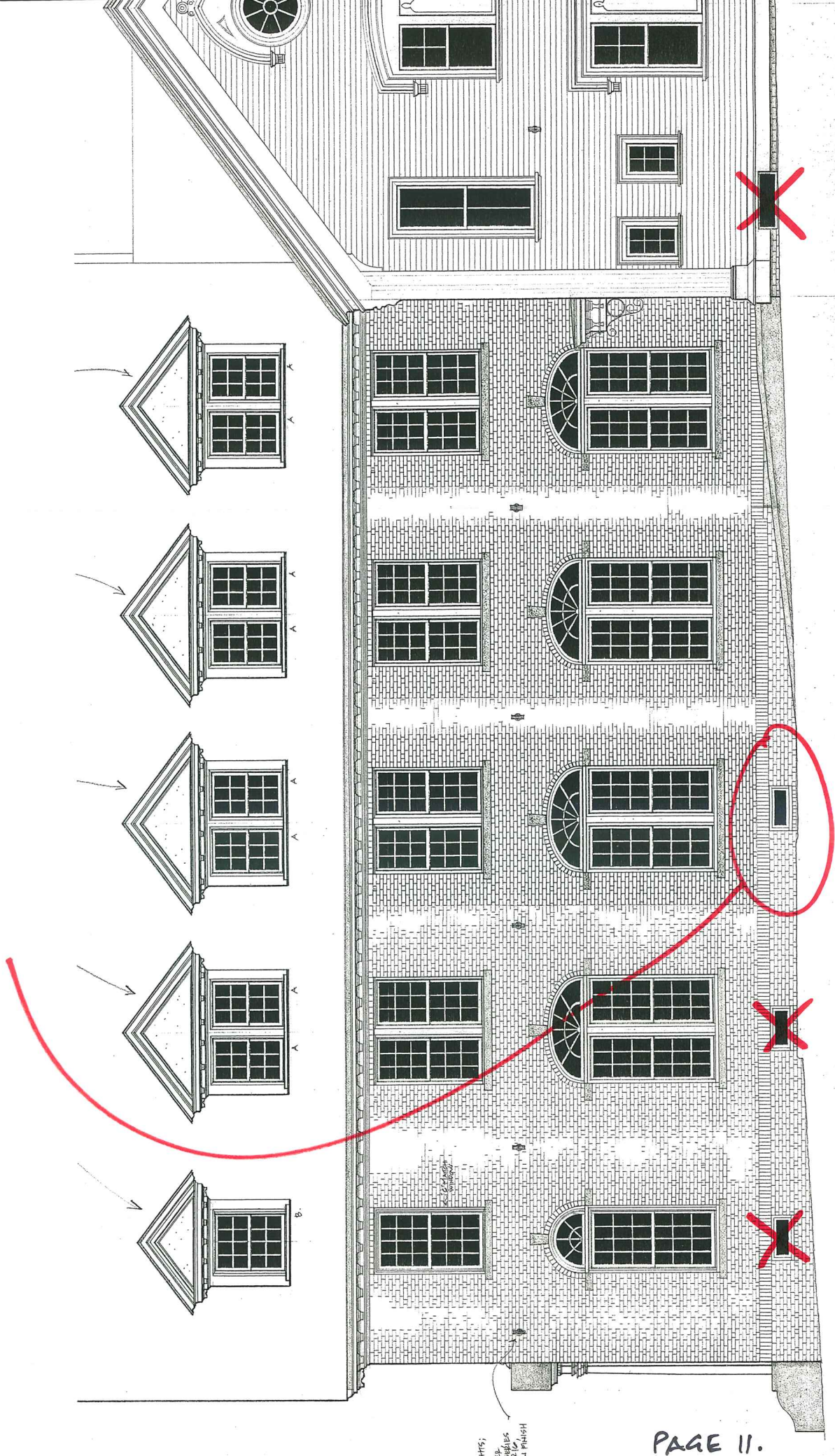
AS APPROVED



AS INSTALLED TO
ELIMINATE VISUAL BULK
& KEEP INTERSECTING
SLATE VALLEY MORE
OPEN WITH GREATER
PITCH

ITEM #7

REMOVEABLE PANEL,
VERTICAL 'V' JOINT BOARDS
(1x6)



HTS;
BR
SHEETS
210,
14 FINISH



150 CONGRESS ST.
ITEM #3

PREVIOUS
APPROVED
ARRAY OF
CONDENSORS
(HEAT PUMPS)



CHANGED LOCATION TO
ACCOMMODATE LINE SET
LENGTH

8. 150 Congress Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design and the inclusion of a hood exhaust unit.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-507

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 21, 2022**Applicant**

Brendan McNamara
brenmcnamara@comcast.net
19 Doe Drive
Eliot, Maine 03903
6036821105

Location

150 CONGRESS ST
Portsmouth, NH 03801

Owner:

ONE MIDDLE STREET LLC
1 MIDDLE ST SUITE 1 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**

Minor changes to previous approval and inclusion of Hood exhaust unit.

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.

Residential Designer

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**

CHANGES TO THE ORIGINAL HDC, APPROVAL AT 150 CONGRESS ST., PORTSMOUTH, NH

#1: NEW KITCHEN EXHAUST HOOD ARRANGEMENT, SERVICING 15 MIDDLE ST., PLACING EXHAUST FAN AND DUCT EXTENSION ON THE ROOF OF 150 CONGRESS ST., WITH EASEMENT.

-On the original approval for 15 Middle St., we showed the Kitchen exhaust going vertically through the building and through the historic slate roof. This, however, presented a number of problems, principally it would force any exhaust hood maintenance work to occur over the top of the historic slate roof. This slate was repaired with original slate product retrieved from the area displaced by the new shed dormer, but the material proved to be very sensitive to damage. Hood maintenance would then present an ongoing problem.

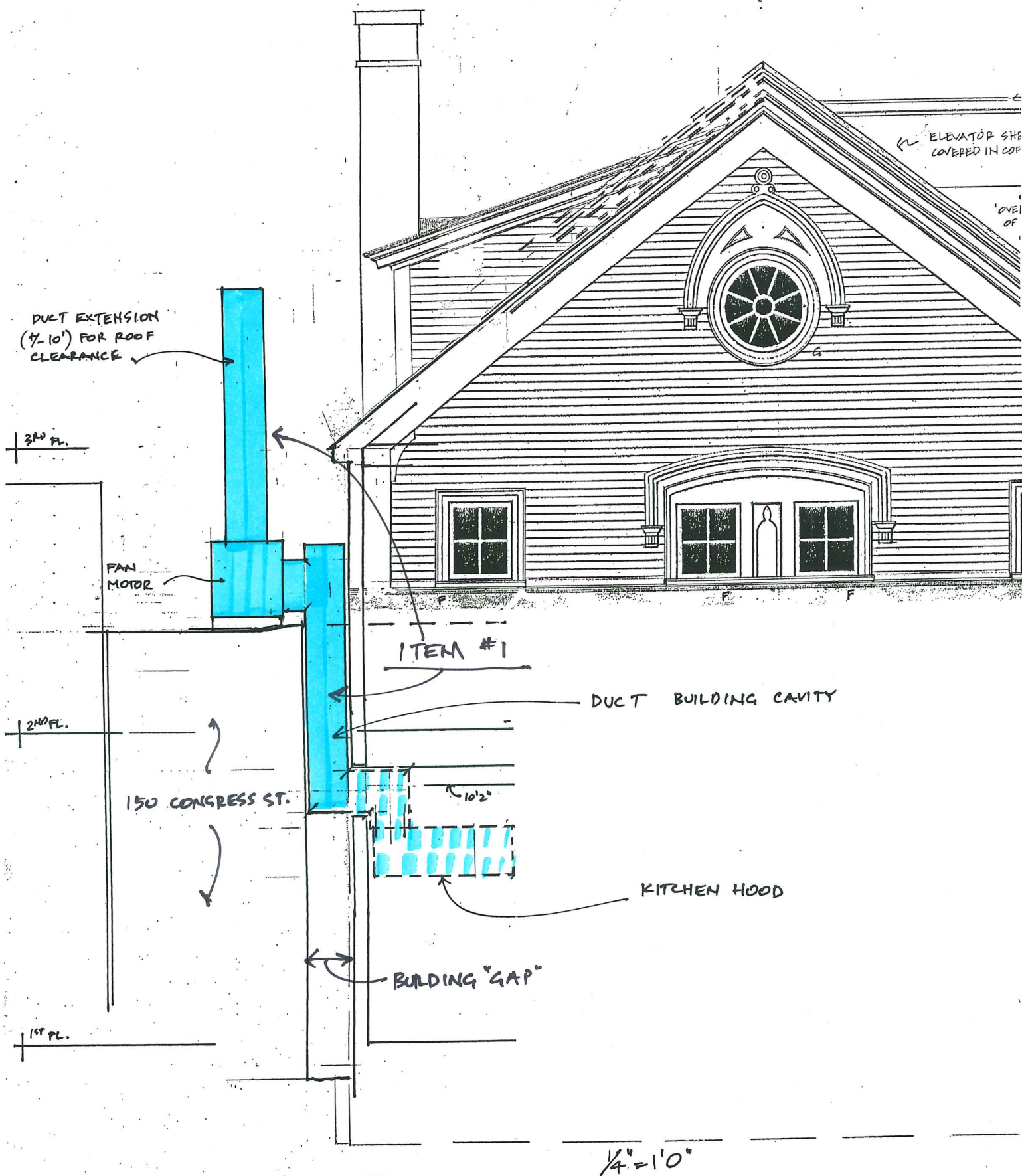
What is proposed is to copy the existing arrangement but place the fan motor on the roof of 150 Congress St., with a duct discharge vertical above this. See attached photos and sketches, pages 2,3,4, & 5.

#2: RECTILINEAR METAL COVER TO HVAC, CONDENSOR LINE SETS.

-The "bulk" of mini split line sets servicing 15 Middle St., was underestimated and is further required to have fire protection as they exit the 15 Middle St., property. Added to these are large electrical conduits for power supply. It is proposed to wrap these line sets in a rectangular, galvanized duct and attach the conduits to the side for neatness and long term weather and fire protection. See page 9.

#3: CHANGE LOCATION OF (CONDENSOR UNITS (AIR SOURCE HEAT PUMPS), TO AN EXISTING ARRAY ON THE SOUTH WEST CORNER OF THE ROOF.

-These units service 15 Middle St., it they were initially intended to be part of the previously approved array, further to the East. However, that location exceeded the required line set length, and a closer location was required. See page 12.



SCHEMATIC:
SECTIONAL VIEW, OVERLAID
TO NORTH ELEVATION SHOWING
HOOD/DUCT/SERVICE PLATFORM
LAYOUT PROPOSED.

* NOT TO SCALE

3RD FLOOR (ATTIC) DORMERS. SEE
ATE DETAILS

DEMOLISH EXISTING CHIMNEY &
REBUILD TO MATCH (MODIN, THIN BRICK,
LIGHT FLASHED, WATER STRUCK) AS VENT
STACK ABOVE ELEVATOR SHAFT.

STANDING SEAM
ROOF TO
NEW SHED DORMER

ELEVATOR DORMER

ALL WOOD;
5/4 CORNER BOARDS
& CASINGS
PAINTED WITH
QUARTER
ITEM #8.
DORMER IS
5 1/2" HIGHER.
LINE OF NEIGHBOR'S ROOF
(PLAT BREA D PIZZA)

ITEM #2
ORIGINAL WINDOW
CONFIGURATION (NOT
A "HALF" WINDOW.

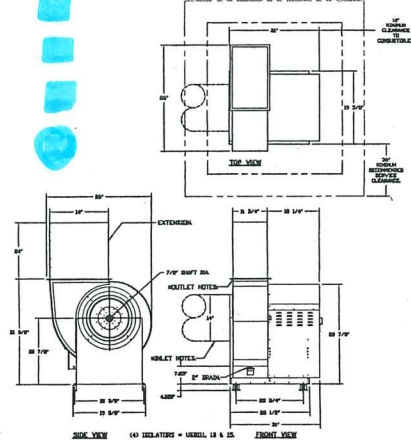
VERTICAL 'GROUND'
AT SIDING TRANSITION

ALL EXISTING SIDING & TRIM
(EXPOSED) ARE TO BE PRESERVED
(DESTROYED OR REPLACED IN KIND)
THIS IS THEN PAINTED WITH AN
INTUMESCENT COATING (25 mil)

LINE OF DEMOLITION OF PART OF
1 MIDDLE ST. (150 CONGRESS ST.)

EXHAUST FAN MOTOR
DETAILS

FAN #1 EXHAUSTOR-2H - EXHAUST FAN



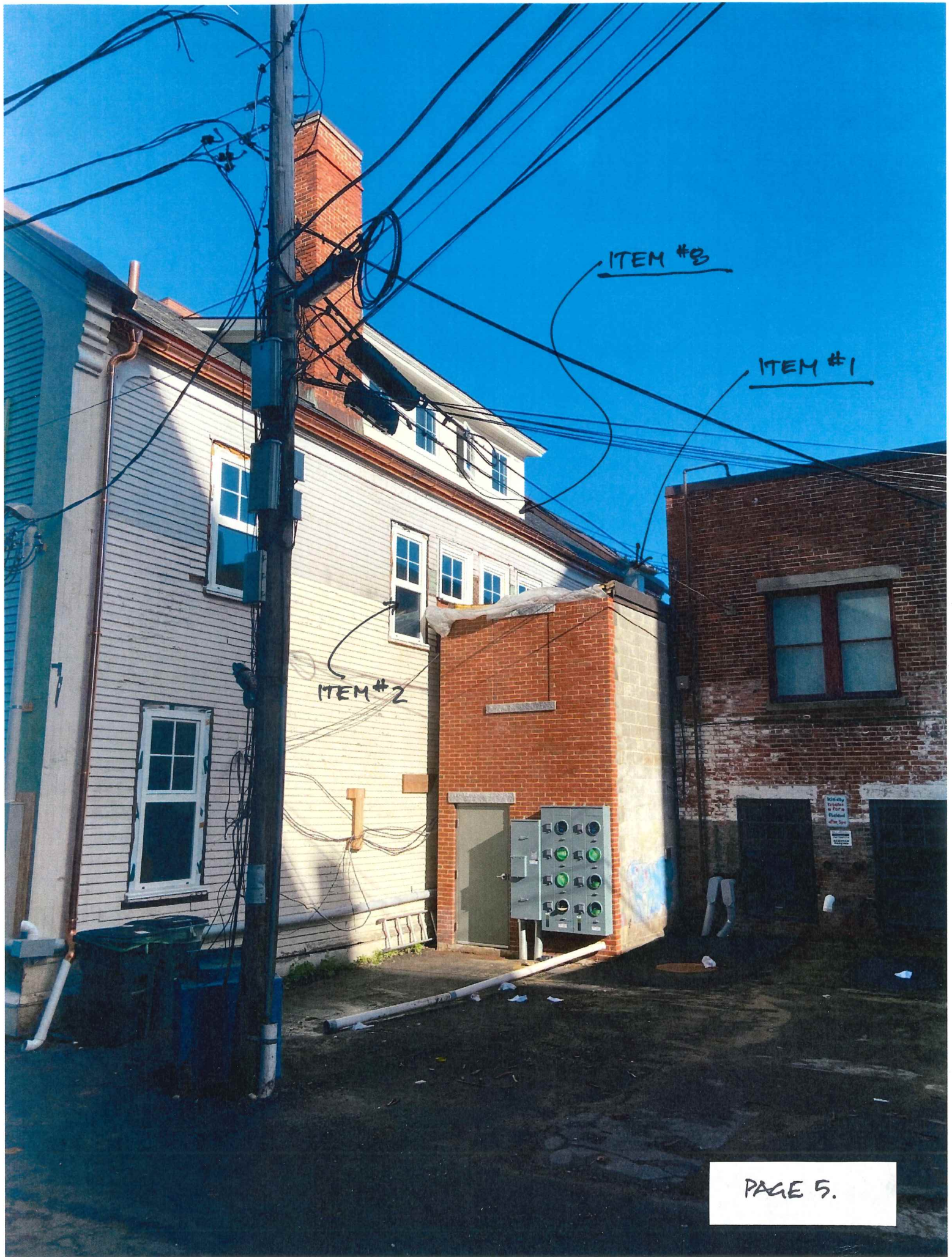
VIEW FROM EAST, NEW HOOD ARRANGEMENT
& WINDOW, DORMER NOTES.

EXISTING HOOD
DUCT TO BE REMOVED

ITEM #1

NEW EXHAUST
FAN & DUCT
EXTENSION FOR
ROOF CLEARANCE

EXISTING FLUE CHIMNEY
TO BE REMOVED

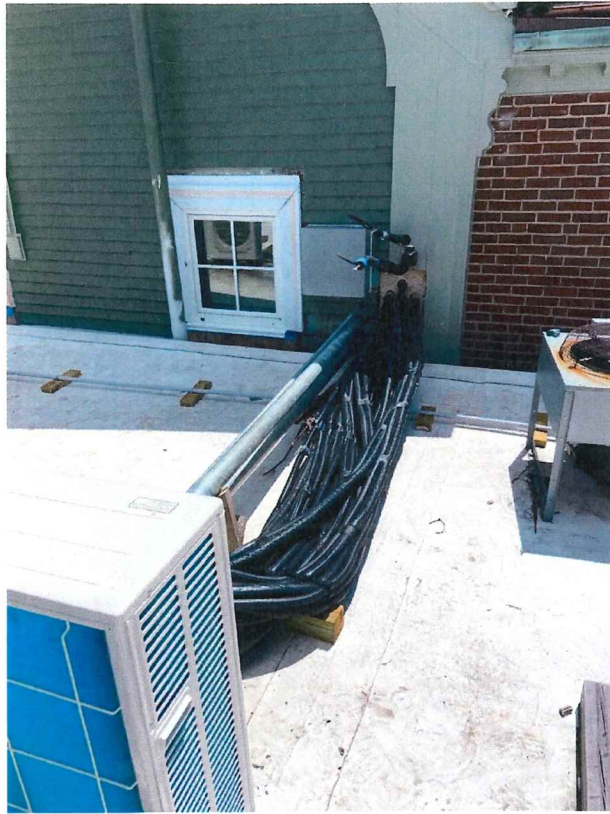


ITEM #3

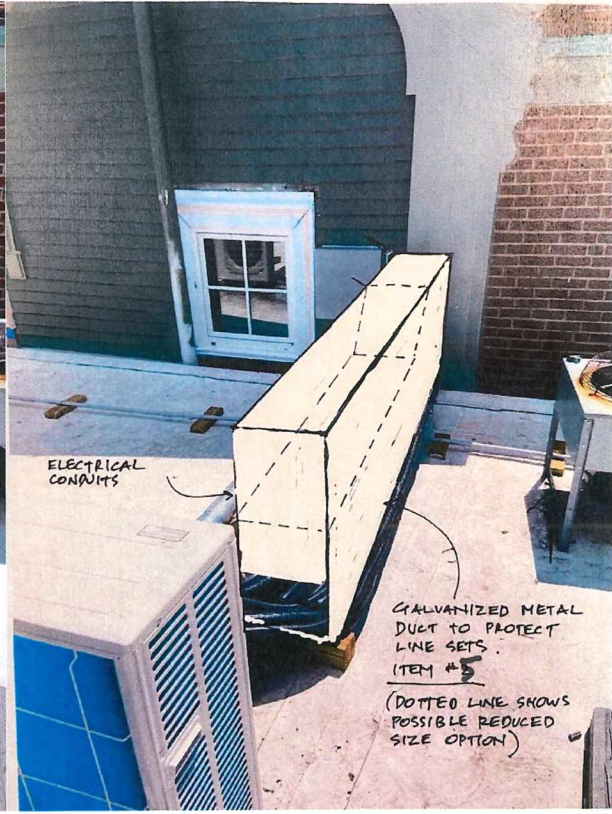
ITEM #1

ITEM #2

ITEM #2



AS CURRENTLY OCCURS



PROPOSED 'COVER'



150 CONGRESS ST.
ITEM #3

PREVIOUS
APPROVED
ARRAY OF
CONDENSORS
(HEAT PUMPS)



CHANGED LOCATION TO
ACCOMMODATE LINE SET
LENGTH

9. 21 Daniel Street

- Recommended Approval

Background: The applicant is seeking approval for modifications to an existing side door for accessibility.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-508**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 22, 2022**Applicant**

Tracy Kozak
tracyskozak@gmail.com
3 Congress Street, Suite 1
Portsmouth, New Hampshire 03801
603-731-5187

Location

21 DANIEL ST
Portsmouth, NH 03801

Owner:

LCB PROPERTIES LLC (60%) & LBJ PROPERTIES LLC (40%)
144 W BRIGHAM RD STE 5 ST GEORGE, UT 84790

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Lower existing side door & add transom above, to make door handicapped accessible.

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)

tracy kozak

Business Name (if applicable)

Arcove Architects

Mailing Address (Street)

3 Congress Street, Suite 1

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.731.5187

Email Address

tracy.kozak@arcove.com

Relationship to Project

Developer

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

--

Full Name (First and Last)

Mark McNabb

Business Name (if applicable)

McNabb Properties

Scope of Work:

This work pertains to the side door of 21 Daniel Street, at the Brick Market alley between 21 Daniel Street and 60 Penhallow Street.

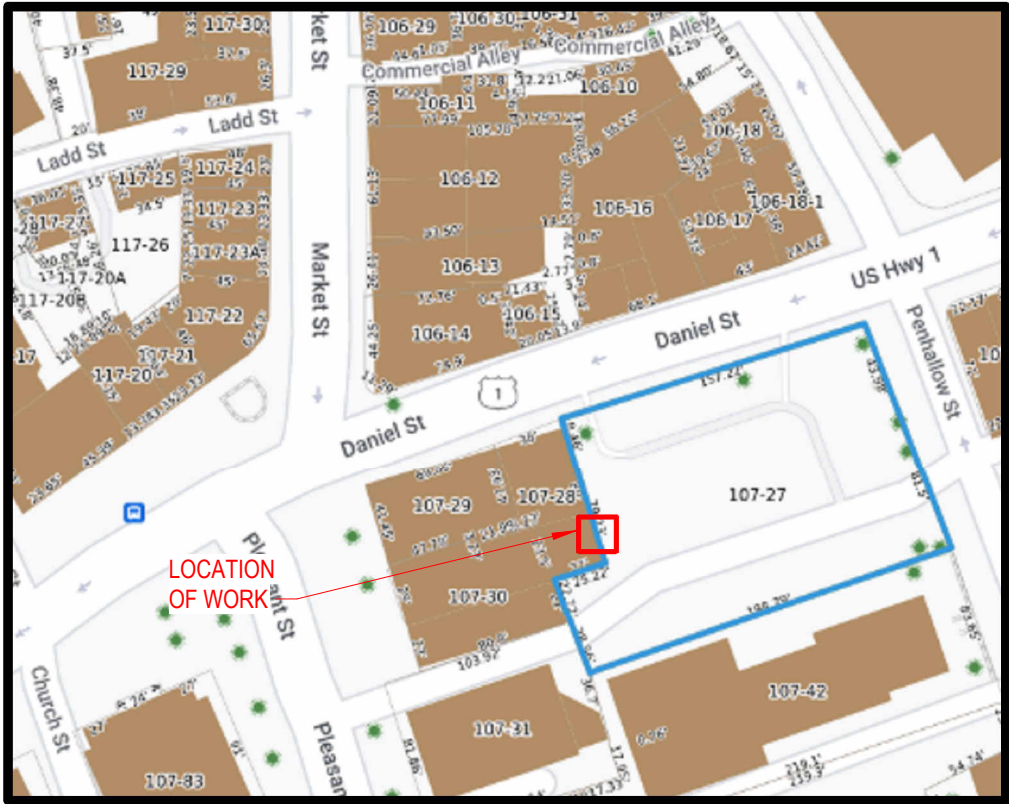
Work includes moving the existing door down to grade level, and adding a transom window above the door, within existing masonry opening.

The purpose of the work is to make this door handicapped accessible to the regraded and resurfaced pedestrian way.

DRAWING INDEX	
SHEET NO.	NAME
HDC 1	
H1.00	COVER
H2.00	SITE PLAN
H3.00	ELEVATION
H4.00	MATERIALS



LOCUS MAP



21 DANIEL ST
DOOR RENOVATION

DAGNY TAGGART, LLC

HISTORIC DISTRICT COMMISION
WORK SESSION 1

JULY 15, 2022

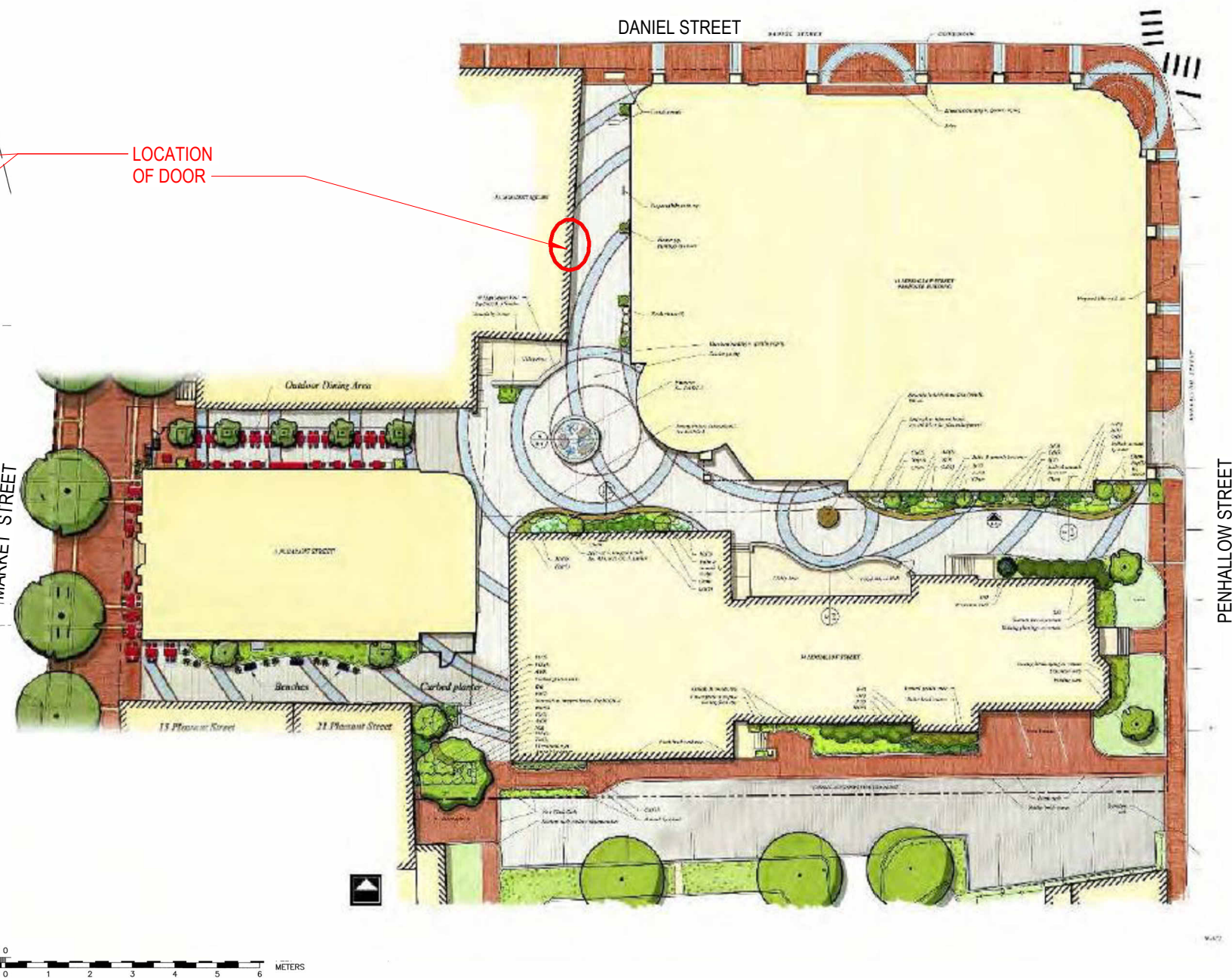
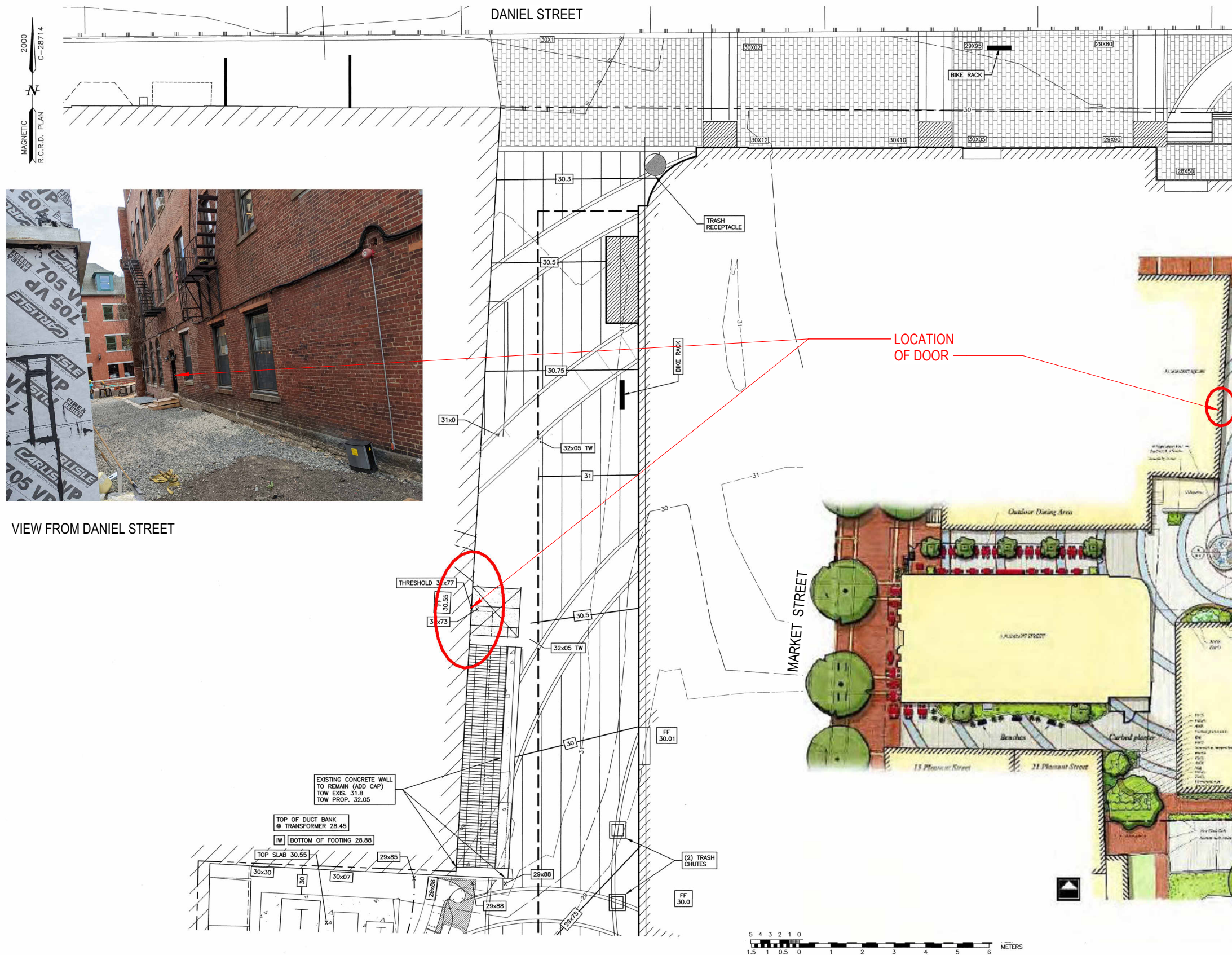
H1.00

COVER

21 DANIEL ST

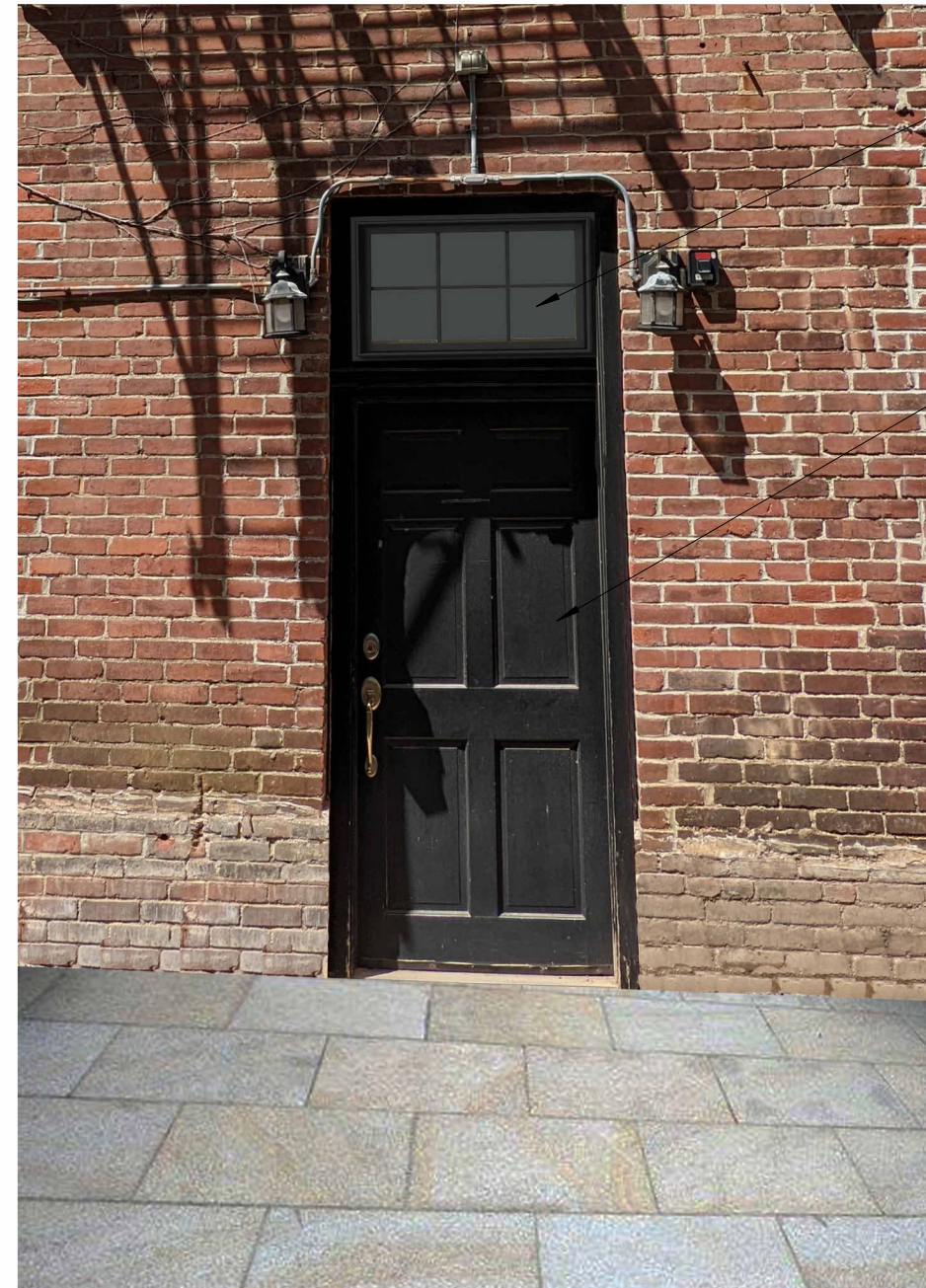
SCALE:
7/15/2022







EXISTING CONDITIONS



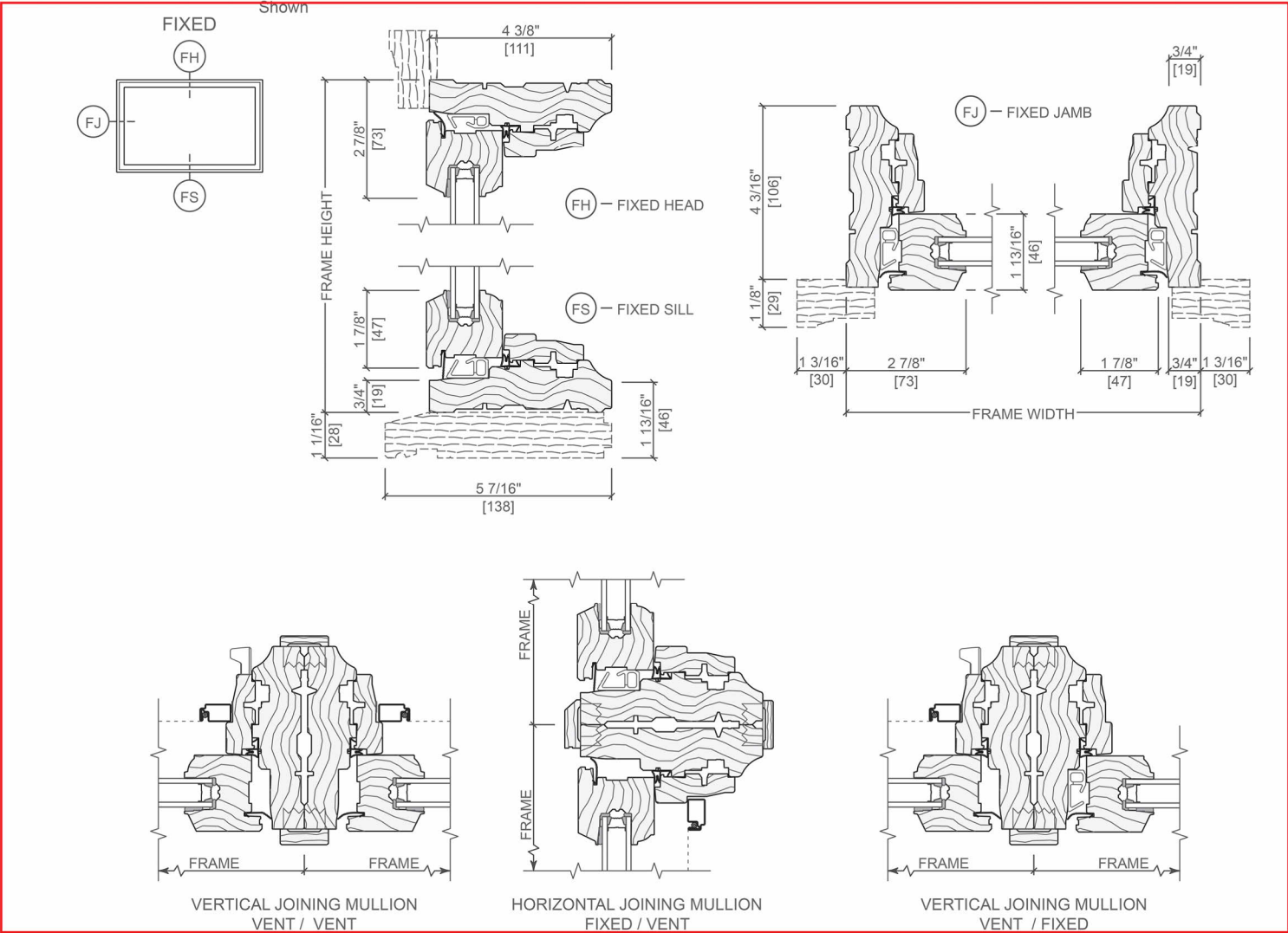
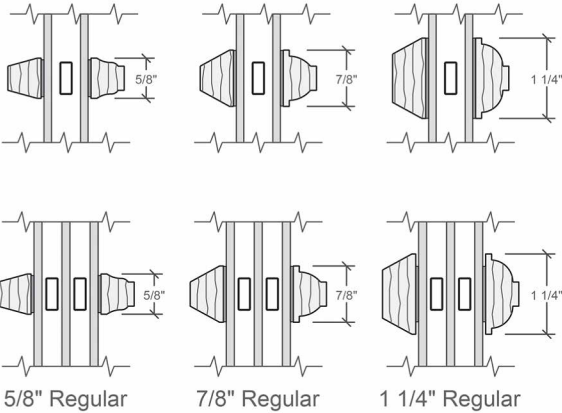
PROPOSED



Architect Series® Traditional Awning Window

Unit Sections - Wood Exterior, Putty Exterior Profile

Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Vent and Fixed Units

	(832) (813)	(908) (889)	(1 060) (1 041)
Opening	2' 8 3/4"	2' 11 3/4"	3' 5 3/4"
Frame	2' 8"	2' 11"	3' 5"
(451) (552) (603) (654) (756) (737)	(432) (533) (584) (635) (737)	(432) (533) (584) (635) (737)	(432) (533) (584) (635) (737)
2' 5 3/4"	3217	3517	4117
2' 11 3/4"	3221	3521	4121
2' 11 3/4"	3223	3523	4123
2' 13/4"	3225	3525	4125
2' 5 3/4"	3229	3529	4129



H4.00

MATERIALS
21 DANIEL ST

SCALE:
7/15/2022

Scale 3" = 1' 0"
All dimensions are approximate.

10. 142 State Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of an existing door with new door for required secondary egress.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-510

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 27, 2022**Applicant**

Beth Danilowski
richardsonsrealtynh@gmail.com
5 Washington Street
Portsmouth, NH 03801
6038283244

Location

142 STATE ST
Portsmouth, NH 03801

Owner:

RICHARDSON REV TRUST & RICHARDSON BASIL & LOUISE TRTE
369 COURT 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**

Replacing old door with a new 36" door. Adding a stairway as required for secondary egress

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.

I am the owners' daughter

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**

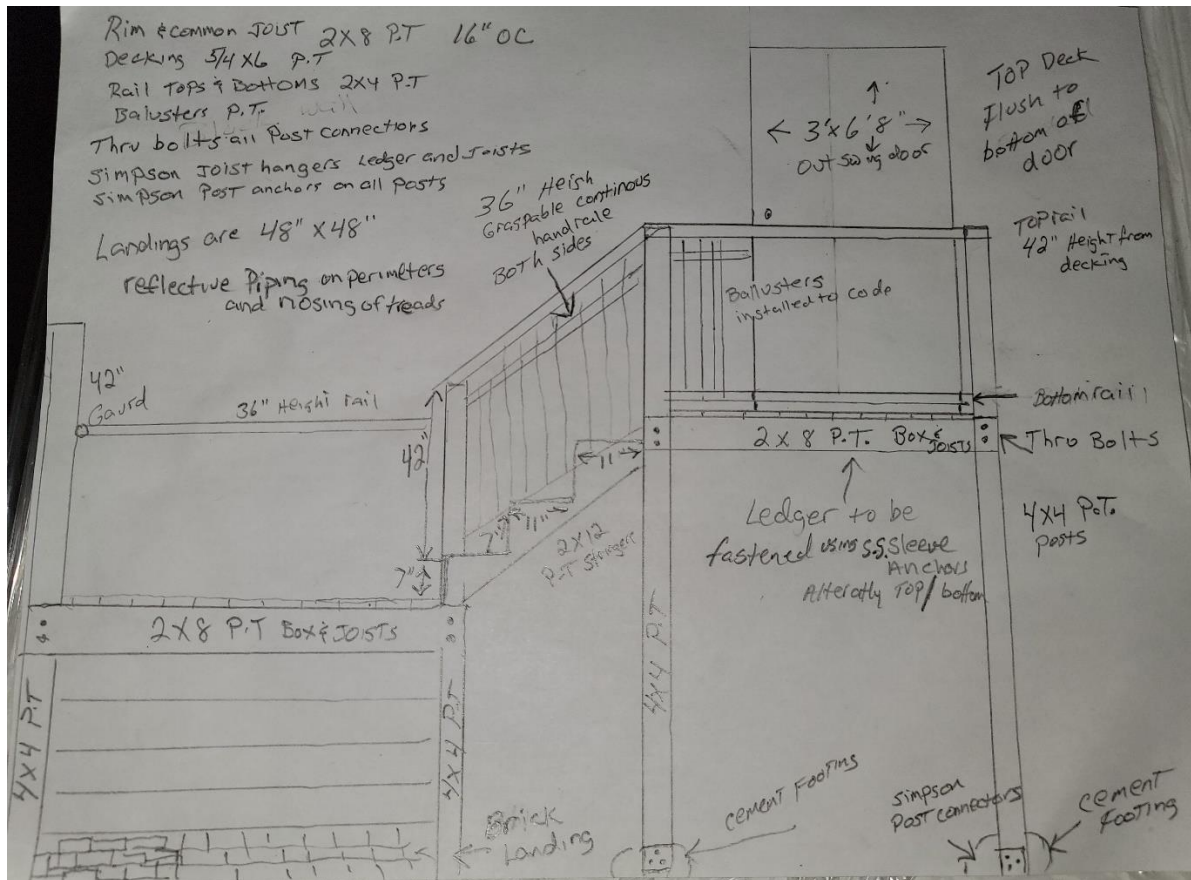
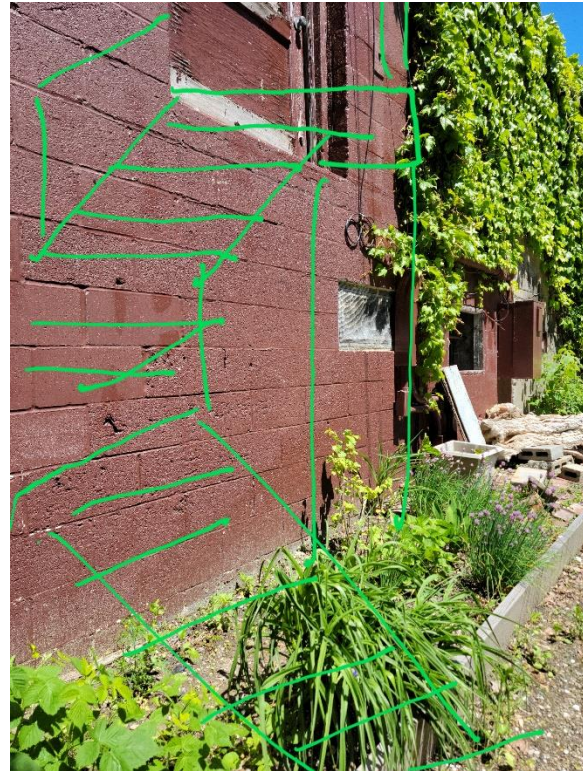
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Owner Addressee Prefix and Last Name

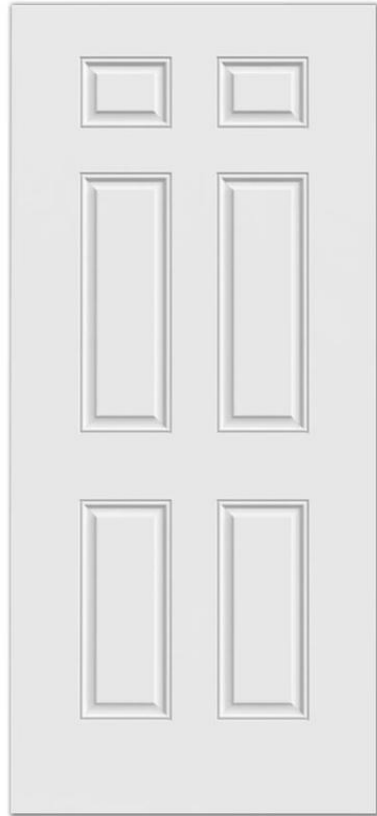
--

Owner Organization / Business Name**Owner Contact Street Address**

Plans for secondary egress behind Richardson's Market at 142 State St. The existing door will be replaced with a six panel door.



Plans for secondary egress behind Richardson's Market at 142 State St. The existing door will be replaced with a six panel door.



3'x6'8" steel door. Left hand outswing to accommodate the direction of the fire escape

11. 169 Lafayette Road, Unit 1 - Recommended Approval

Background: The applicant is seeking approval for the partial replacement of an existing fence and gate.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-512

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 28, 2022**Applicant**

Meagan Munsey
megmunsey@gmail.com
169 Lafayette Road
#1
Portsmouth, NH 03801
603-828-1697

Location

169 LAFAYETTE RD Unit 1
Unit 1
Portsmouth, NH 03801

Owner:

MUNSEY MEAGAN T
169 Lafayette Road 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 portion of existing fence and gate in need of repair.

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

--

Property: 169 Lafayette Road Unit #1

Action: replace existing fence panels and gate which are in need of repair with new fence panels (6 foot cedar, similar to current type). All 3 current fence panels will be recycled to the side tree line which follows South Street.

First picture: proposed fence and gate (Middle Road facing home, ½ mile from my residence).

Second picture: current fence and gate.

Third picture: tax map.

Dimensions of the current fence (feet) are: 22 (Lafayette Road facing) x36 (South Street facing), dimensions for proposed fence are 26 (Lafayette Road facing) x46 (South Street facing).



