

# 33/35 Richmond Street, Portsmouth, NH



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## 33/35 Richmond Street, Portsmouth NH 03801

Unified Builders of Barrington NH was employed by Gregory Bolton, owner of 33/35 Richmond Street, to manage the repair of the exterior siding and windows in disrepair. While both the siding and windows have been replaced through the years and no longer represent the building's original appearance, Mr. Bolton tasked Unified to make every effort to restore the visible sections of the building as close to the original facade as is possible.

With the initial counsel from Mr. Cracknell regarding the guidelines governing the historical commission's rubrics for maintaining the visual integrity of the period it was erected, we sought further support from other property owners and builders experienced in renovations in the district. Our charge was to propose a solution that was visually appropriate for the historical district's character, do so with sustainable materials, revive the "look" of the original building, and consider the property values of the neighboring parcels.

We established that there are no original materials on the exterior of the building to preserve or restore. Repairing the existing façade is not feasible, so replacement is our only option. The exterior trim and siding is rotted through, and perhaps beyond the sheathing. The exterior window trim on all windows is dry-rotted and in need of replacement. There is no way to repair any of the sills.

The windows on the portion of the house visible from the street, are generally in good shape, or can be repaired. The windows on the remaining portion of the building are not reparable and must be replaced. (See window study).

The existing windows in the front and the siding were replaced in 1992. The windows in the back were replaced in the 1970's.



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## Owner: Thirty-Three Richmond Real Estate, LLC

We propose to repair the wood trim and sills on the visible portion of the building with smooth finish pressure treated wood stock and field paint, tinted to match existing, using Sherwin Williams Historical Exterior Color paint.

We propose to replace the existing rotted siding with smooth finish Hardie Board product as installed on several other buildings in the Historical District (See list).

We further propose to replace the windows in disrepair on the structure not visible from the street.

There are several areas of the façade facing the street that are in need of repair. We propose to repair, as best as can be done, the rotted sections with wood,

and wood repair materials, and paint with the same tint as currently exists.

We have spoken to Penelope and Christopher Merrow, the abutters directly across Richmond Street. They expressed their desire to see the renovation move forward with renovations that will, in the spirit of the historical look and feel, improve their property value and aesthetics of the neighborhood.

Our proposal for new windows and siding would improve the aesthetics, provide sustainability, provide a Class A fire rating that is NAHB Green Approved, and has a Class 5 flood resistance approval for 220 mph ultimate wind speed zones.



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The finish has superior fade resistance which surpasses commercially grade exterior paints 3 to 1. Our power point presentation illustrates this data.

We pray the Historical Commission will lend guidance to, and approval for the proposed improvements of 33/35 Richmond Street property in the spirit of restoring the essence of the time period this building was erected and preserving property values in the neighborhood.

Our trade partners, and property owner are present to discuss our proposed solutions and answer any questions the commission may have.



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# Existing Conditions



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# James Hardie Siding and Historical District Use



138 Maplewood Ave



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# James Hardie Fiber Cement Siding and Historical District / Use



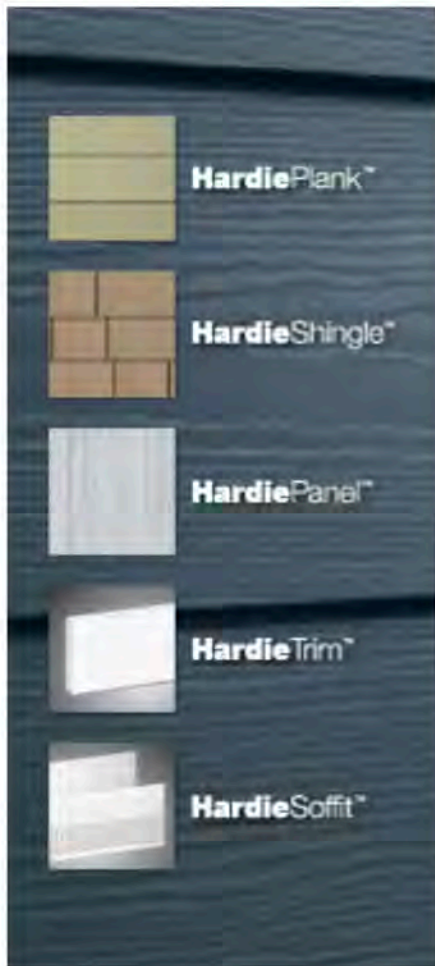
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## Our Business – Fiber Cement Bldg. Products **JamesHardie**

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### James Hardie by the numbers

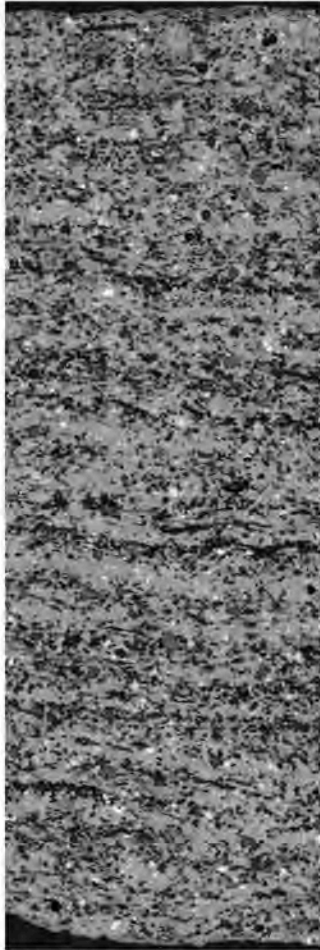
- 127 Year Operating History
- US Operations began 1988
- 10 Operating US Manufacturing sites
- 2 Research and Development sites
- 2 billion square ft. sold in 2017
- 3500+ employees worldwide
- More than 8 million homes in US
- #1 brand of siding in US



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## Our Business – Fiber Cement Bldg. Products JamesHardie



### Fiber cement

- Cement/silicate matrix reinforced with cellulose fiber
  - Layered construction for maximum toughness and flexibility
  - Can be cut/nailed using standard construction tools
  - 2x more dimensionally stable than wood
  - 5x more dimensionally stable than vinyl
  - Non-combustible (ASTM E136)
    - Class A fire rating (ASTM E 84)
- James Hardie invests ~\$20 million annually in fiber cement research and development:
  - Durability
  - Coatings research
  - Building science
  - Materials research

Electron micrograph of fiber cement siding in cross section



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# Approvals



- **FIRE**

- California Office of State Fire Marshall – approved cladding for Wilderness/Urban Interface Areas
- Underwriters Laboratories, Warnock Hersey
  - Approved component of 1 and 2 hour fire wall assemblies

- **RESILIENCY**

- FEMA Class 5 flood resistant material, approved for Special Flood Hazard Areas under NFIP
- Florida Dept. of BPR
  - 220 mph Ultimate Wind Speed zones
- Miami-Dade County – High Velocity Hurricane Zone
  - Rated for large and small missile impact

- **SUSTAINABILITY**

- LEED credits for locally sourced materials
- NAHB Green Approved

- **GOOD HOUSEKEEPING SEAL OF APPROVAL**



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### Face wind load requirements without face nailing

In winds up to 200 mph, which fiber cement siding can you turn to?

Every year, hurricane season tests the structural integrity of homes along the Eastern Seaboard and Gulf Coast. At our one-of-a-kind research facility, James Hardie develops and tests blind-nail assemblies that are then confirmed and evaluated by independent agencies to resist some of the highest code prescribed wind speeds. So you don't have to sacrifice aesthetics, no matter where you build.



### Building a stronger shore

When Hurricane Sandy slammed into Freeport, New York, one building withstood the six-foot storm surge – the Long Island Harbor Master's Quarter clad in James Hardie® siding. Chosen for its classic look, durability and resistance to sea air, the exterior held up beautifully while buildings nearby experienced heavy damage.

Watch a video about this and other real-world testimonials at [jameshardie.com](http://jameshardie.com)



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## James Hardie® Products with ColorPlus® Technology Finishes

- Increase the value of your homes
- Gain efficiencies managing your business
- Receive unparalleled support including installation guidance

### Performs better. Lasts longer. Stays colorful.

The ColorPlus® Technology process applies finishes in a fully controlled environment that results in better performance than field applied paint.



#### Finish Adhesion

Our proprietary coating is engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



#### Color Retention

Our finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



#### UV Resistance

ColorPlus® Technology finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.

"James Hardie with ColorPlus, it's all one uniform color. It's just a much more attractive look."

— Terry S., Owner *Twin Cities Siding Professionals*

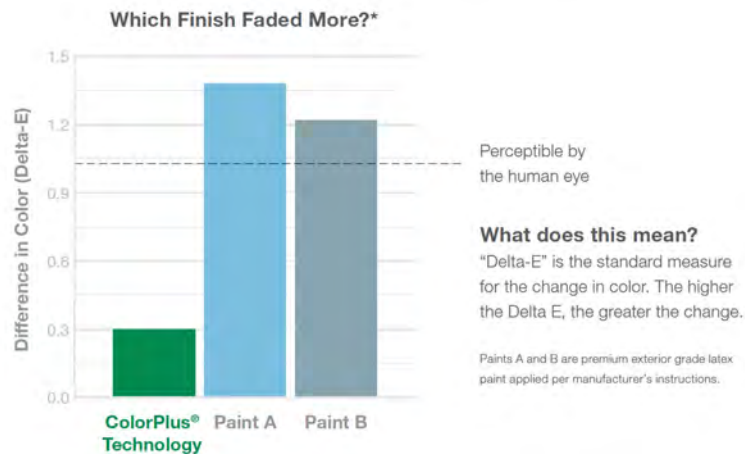


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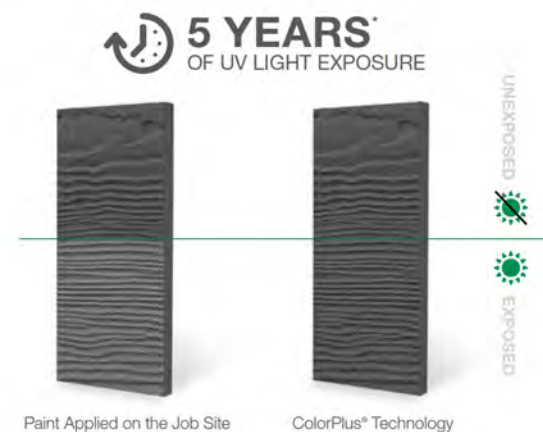
### Superior Fade Resistance

When considering the cost of siding, think about long term performance. To demonstrate the value of superior fade resistance, we put our ColorPlus® Technology finish head-to-head against siding painted with commercially available exterior grade paint. We exposed these boards to the same 5,000 hours of UV light to replicate the effects of sunlight over five years.



### See the Difference

ColorPlus® Technology finishes experiences less fade over time when compared to paint applied on the job site.



\*All samples exposed to 5000 hours accelerated QUV-B weathering per ASTM G154-12a, which approximates 5 years exposure in Florida sun.



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Increase Your Home's Value



## Highly Engineered to Outperform Competitive Siding and Trim

Only James Hardie® siding and trim are Engineered for Climate® to perform beautifully, even after years of wet or freezing conditions, blistering sun, sea air, high winds and more.



### Weather

Resists shrinking and swelling in the face of shifting heat and humidity which leads to better paint or finish adhesion.



### Fire

Won't burn and is recognized by fire departments nationwide\*.



### Pests

Won't be eaten by animals or insects.



### Water

Water resistant to protect against swelling, warping and cracking.

\*James Hardie siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S., including Marietta, GA, Flagstaff, AZ and Orange County, CA.



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# Window Assessment



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MARK	QTY	DESCRIPTION	PANES	NARRATIVE
1	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
2	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
3	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
4	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
5	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
6	1	WINDOW	6 x 6	Frame, trim, jamb rotted Window Irreparable
7	1	WINDOW	9 x 6	Frame, trim, jamb rotted Window Irreparable
8	1	WINDOW	9 x 6	Frame, trim, jamb rotted Window Irreparable
9	1	WINDOW	9 x 6	Frame, trim, jamb rotted Window Irreparable
10	1	WINDOW	6 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
11	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
12	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
13	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
14	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
15	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
16	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
17	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
18	1	WINDOW	6 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
19	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
20	1	WINDOW	9 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable

MARK	QTY	DESCRIPTION	ROUGH OPENING	NARRATIVE
21	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
22	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
23	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
24	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
25	1	WINDOW	6 x 6	Frame, trim, jamb rotted Window Irreparable
26	1	WINDOW	9 x 6	Frame, trim, jamb rotted Window Irreparable
27	1	WINDOW	9 x 6	Frame, trim, jamb rotted Window Irreparable
28	1	WINDOW	9 x 6	no replacement, repaint existing trim
29	1	WINDOW	9 x 6	no replacement, repaint existing trim
30	1	WINDOW	9 x 6	no replacement, repaint existing trim
31	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
32	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
33	1	WINDOW	9 x 6	Rotted frame,trim,jamb,aluminum channel deteriorated - Irreparable
34	1	WINDOW	9 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
35	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
36	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable
37	1	WINDOW	6 x 6	Ext rotted trim and sill - replace trim in kind. Window reparable



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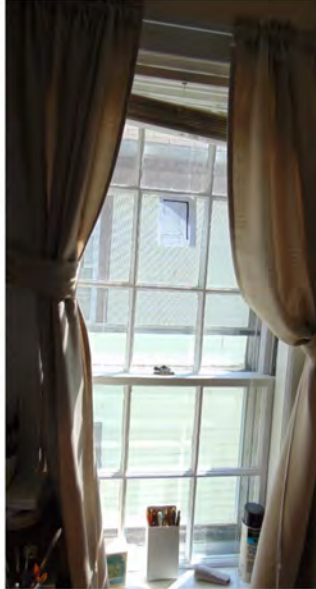
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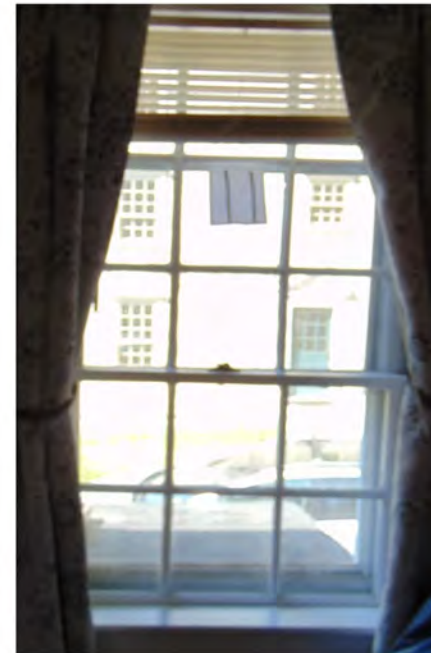
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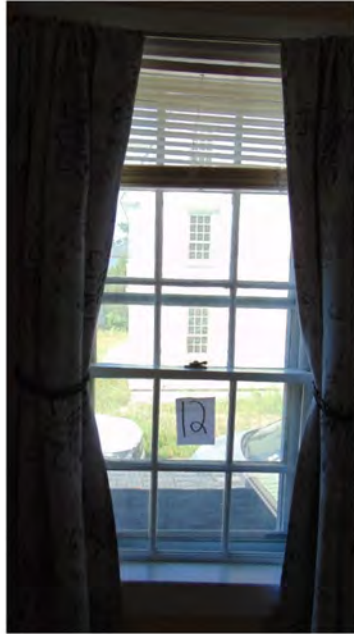


SOUTH SIDE ELEVATION



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SOUTH SIDE ELEVATION



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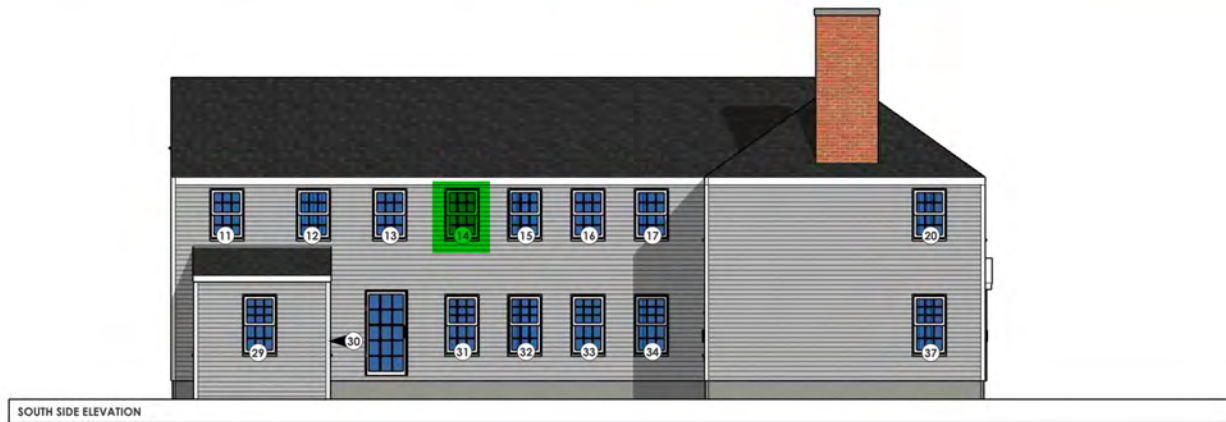
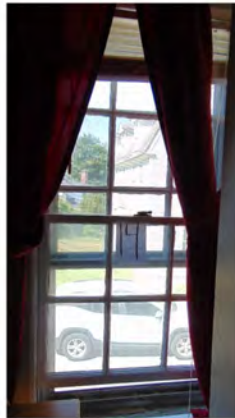
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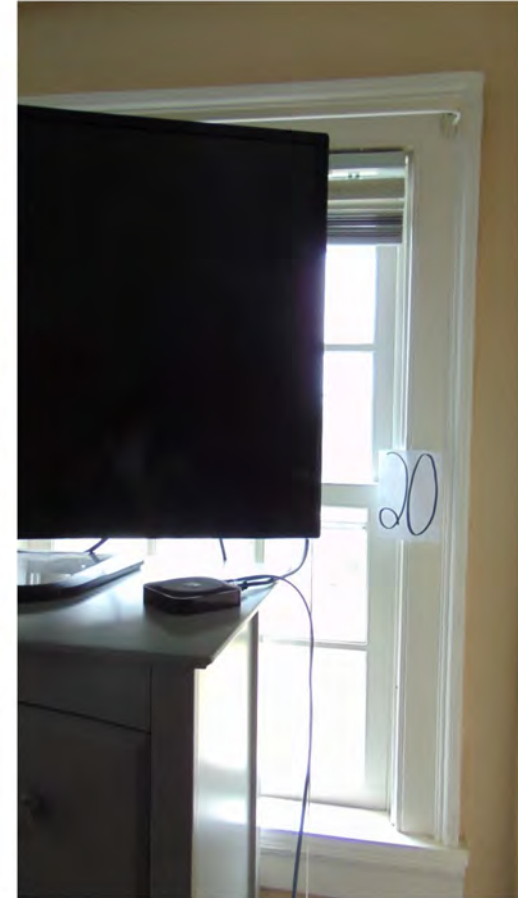
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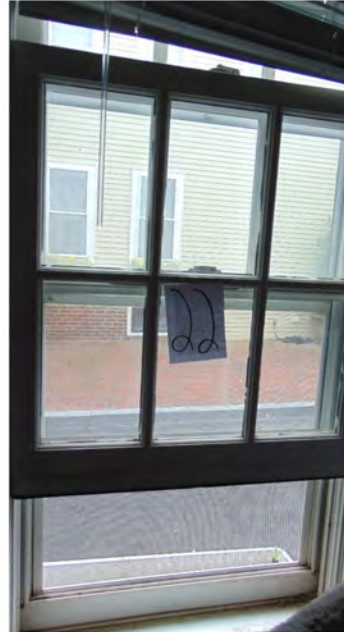
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If its red Its Lead



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