

HDC

ADMINISTRATIVE APPROVALS

February 02, 2022

- | | | |
|----|---------------------------------------|-----------------------|
| 1. | 500 Market Street, Unit 7 (LUHD-420) | -Recommended Approval |
| 2. | 160 Court Street (LUHD-421) | -Recommended Approval |
| 3. | 475 Marcy Street (LUHD-430) | -Recommended Approval |
| 4. | 40 Bridge Street, Unit 101 (LUHD-429) | -Recommended Approval |
| 5. | 145 Maplewood Avenue (LUHD-431) | -Recommended Approval |

1. 500 Market Street, Unit 7 - Recommended Approval

Background: The applicant is seeking approval for the removal of an existing exhaust vent and the addition of two new mechanical louvers.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-420**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 4, 2022**Applicant**

Richard Desjardins
richard@mchenryarchitecture.com
4 Market Street
Portsmouth, NH 03801
603-430-0274

Location

500 MARKET ST Unit 7
Unit 7
Portsmouth, NH 03801

Owner:

EW 500 MARKET LLC
520 SOUTH 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**

Removal of existing exhaust vent, add two new mechanical louvers (12"x12" and 12"x18") to achieve mechanical code ventlation needs.

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)

Richard Desjardins

Business Name (if applicable)

McHenry Architecture

Mailing Address (Street)

4 Market Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

(603) 430-0274

Email Address

richard@mchenryarchitecture.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**

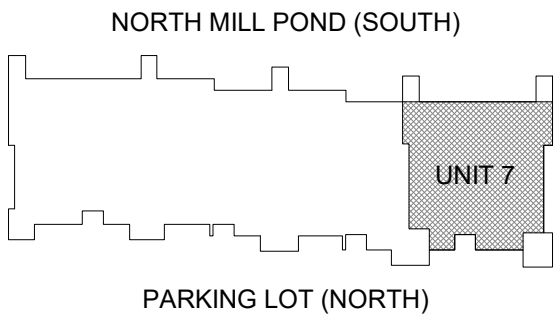
AW WILSON PLASTIC SURGERY: OFFICE RENOVATIONS

Historic District Commission Administrative Approval - February 2022, Portsmouth, New Hampshire

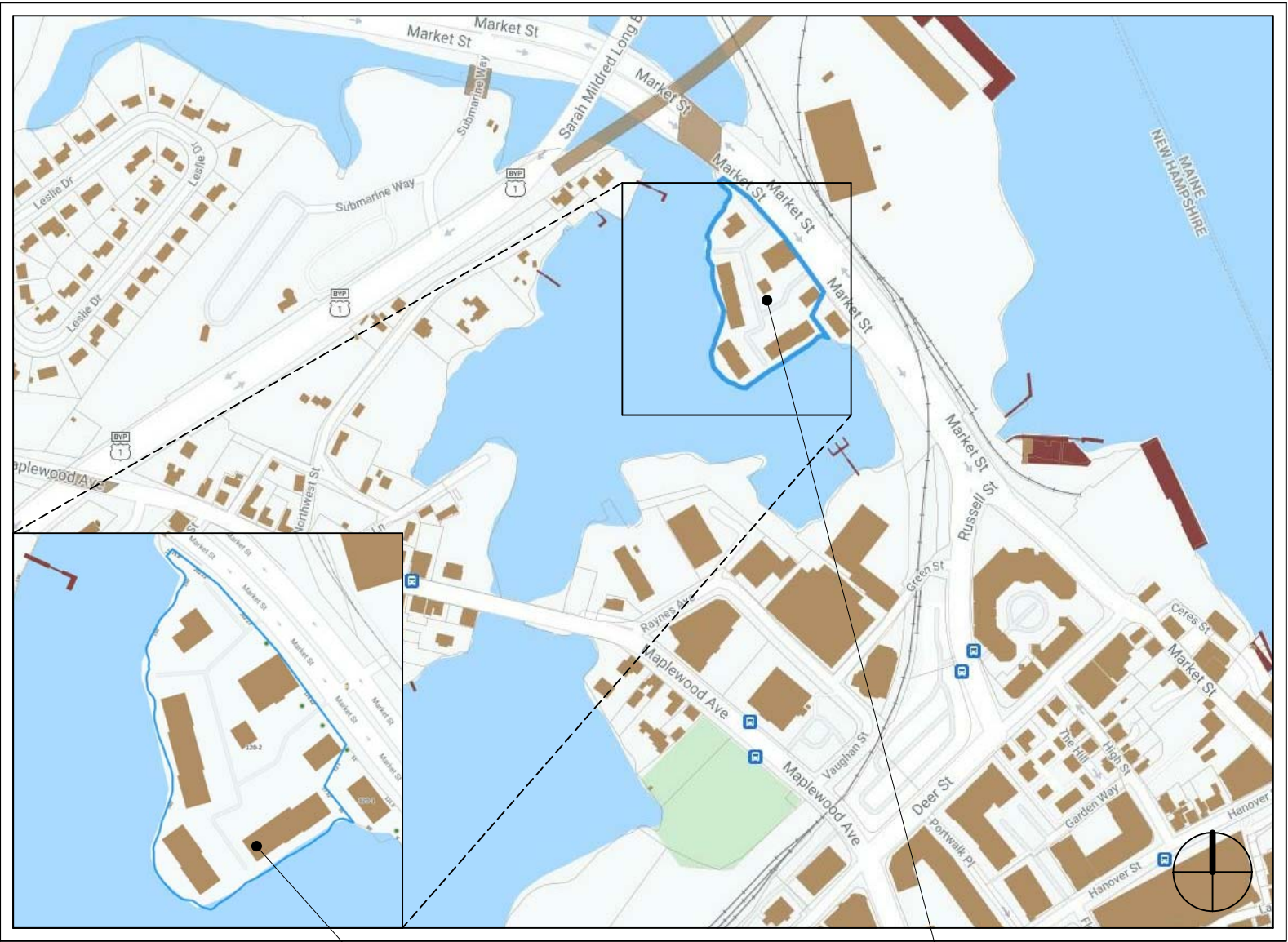
GENERAL PROJECT DESCRIPTION:

- PROPOSED WORK:
- REMOVAL OF EXISTING EXHAUST VENT, MATCH INFILL SIDING IN KIND
 - ADD TWO LOUVERS (ONE EXHAUST AND ONE INTAKE) FOR MECHANICAL CODE REQUIRED AIR EXCHANGE FOR A BUSINESS USE

HDC SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	EXISTING IMAGES
A2	FLOOR PLAN
A3	INTAKE LOUVER (SOUTH)
A4	EXHAUST LOUVER (WEST)
A5	LOUVER CUT SHEETS



BUILDING KEY PLAN
1" = 50'-0"



500 MARKET STREET, UNIT 7
PORTSMOUTH, NH 03801

LOCUS MAP

500 MARKET STREET
PORTSMOUTH, NH 03801

© 2021 McHenry Architecture

OFFICE RENOVATIONS

500 MARKET STREET, UNIT 7
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRIC COMMISSION

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

12/23/2021
McHA: RD / MG
AS INDICATED

Locus



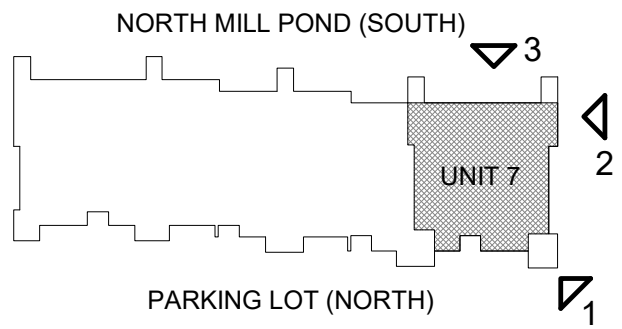
1 NORTH WEST CORNER OF UNIT 7



2 WEST ELEVATION OF UNIT 7



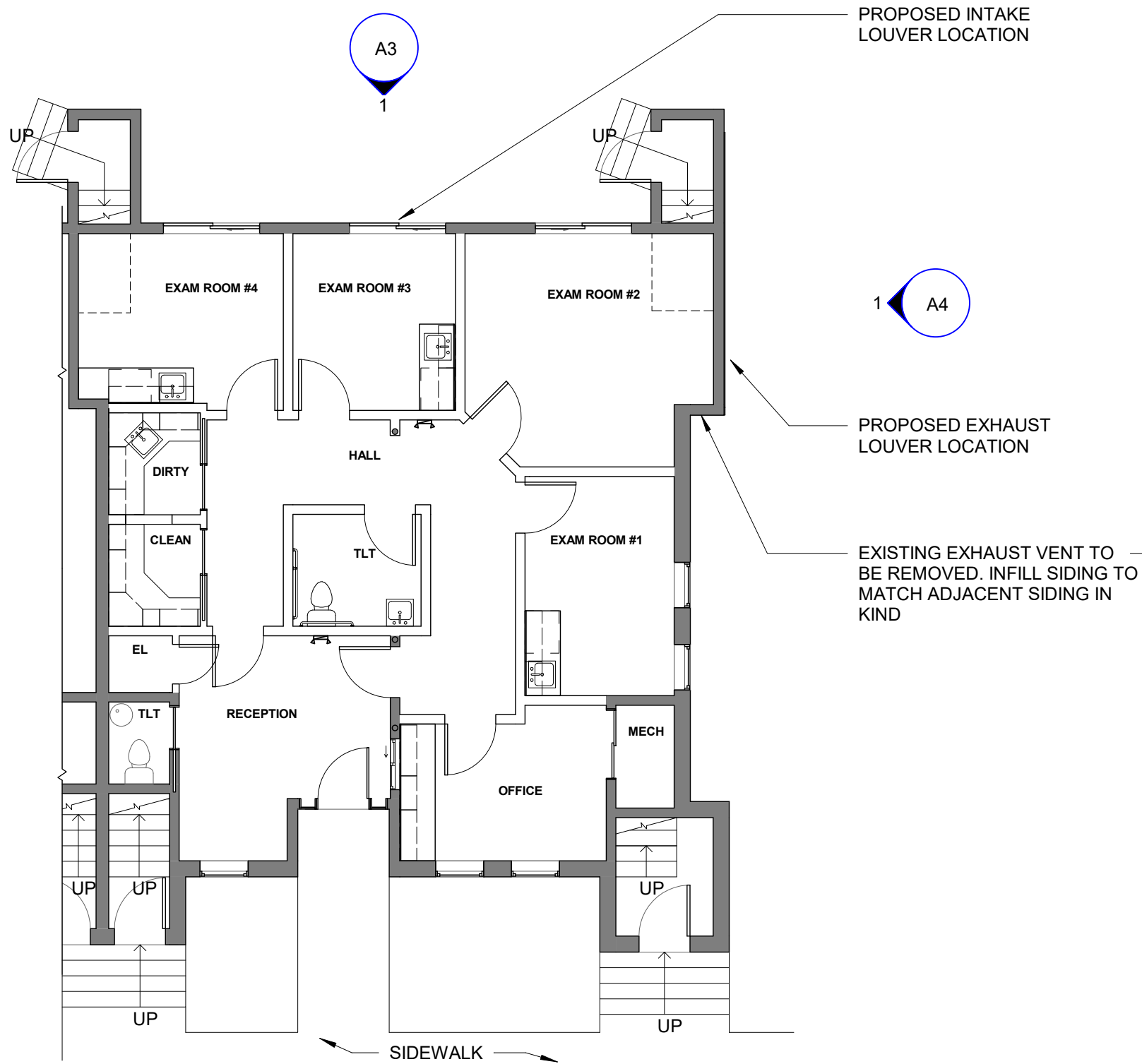
2 SOUTH ELEVATION OF UNIT 7



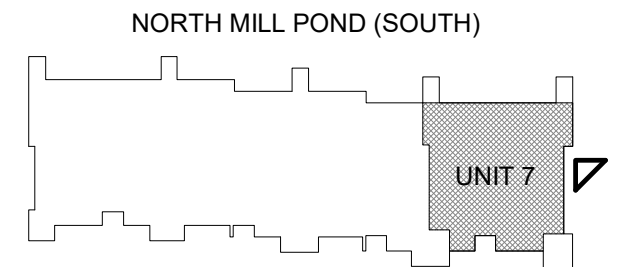
BUILDING KEY PLAN

© 2021 McHenry Architecture

<p>OFFICE RENOVATIONS</p> <p>500 MARKET STREET, UNIT 7 PORTSMOUTH, NH 03801</p>	<p>EXISTING IMAGES</p> <p>HISTORIC DISTRIC COMMISSION</p>	<p>McHENRY ARCHITECTURE</p> <p>4 Market Street Portsmouth, New Hampshire</p>	<p>A1</p>	<p>12/23/2021</p> <p>McHA: RD / MG</p> <p>NOT TO SCALE</p>
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EXISTING IMAGE OF WEST ELEVATION



BUILDING KEY PLAN

1" = 50'-0"

© 2021 McHenry Architecture

1 FIRST FLOOR PLAN

1/8" = 1'-0"

OFFICE RENOVATIONS

500 MARKET STREET, UNIT 7
PORTSMOUTH, NH 03801

FLOOR PLAN

HISTORIC DISTRIC COMMISSION

McHENRY ARCHITECTURE

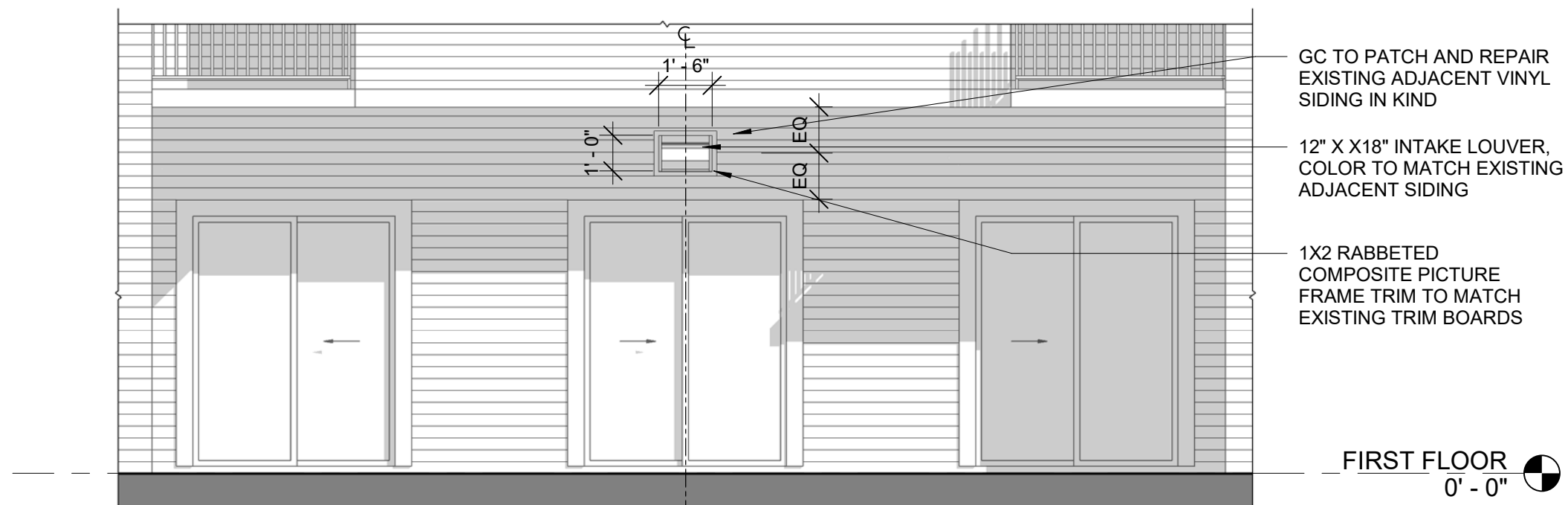
4 Market Street
Portsmouth, New Hampshire

A2

12/23/2021

McHA: RD / MG

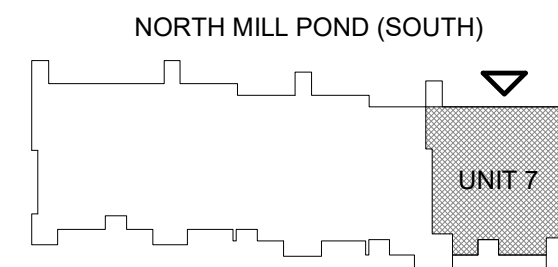
AS INDICATED



1 ELEVATION AT INTAKE LOUVER (SOUTH)
1/4" = 1'-0"



PROPOSED LOCATION
FOR INTAKE LOUVER



BUILDING KEY PLAN

2 PROPOSED LOCATION FOR INTAKE LOUVER (SOUTH)

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OFFICE RENOVATIONS

500 MARKET STREET, UNIT 7
PORTSMOUTH, NH 03801

INTAKE LOUVER (SOUTH)

HISTORIC DISTRIC COMMISSION

McHENRY ARCHITECTURE

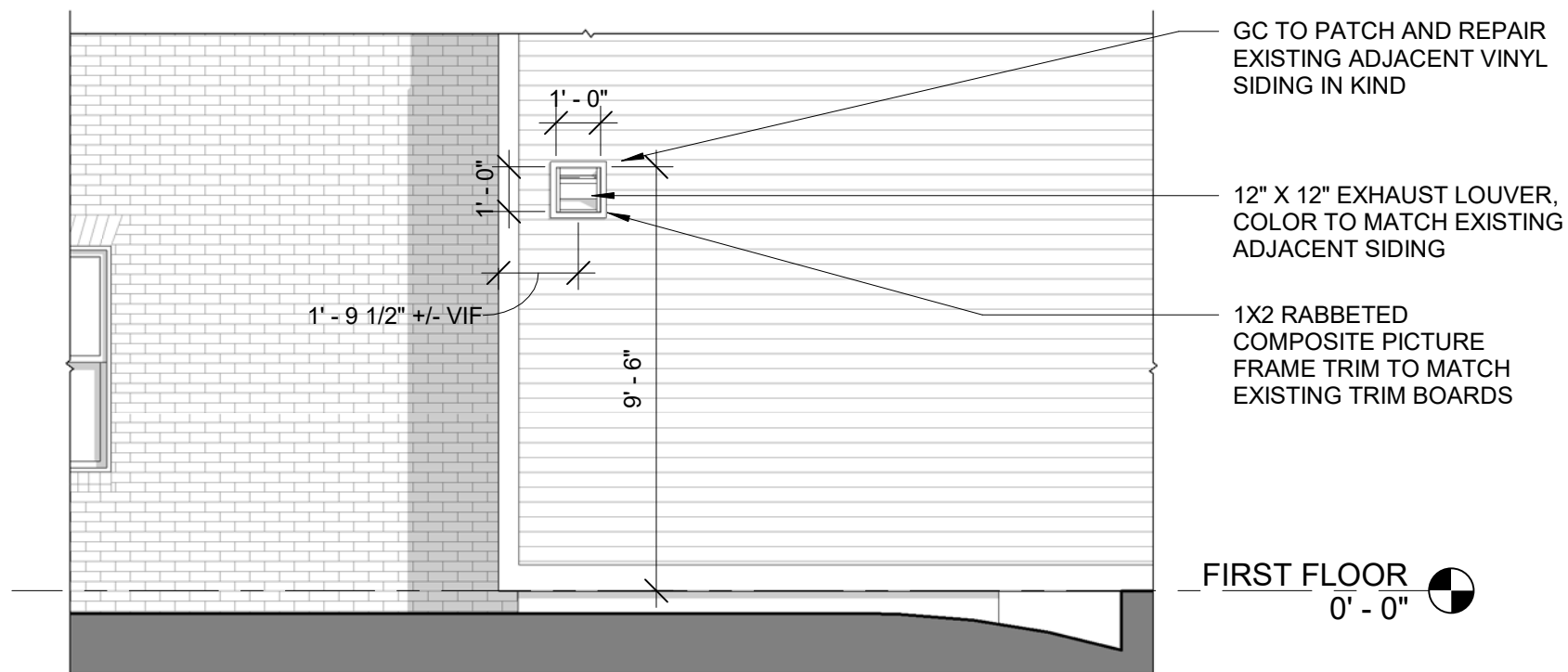
4 Market Street
Portsmouth, New Hampshire

A3

12/23/2021

McHA: RD / MG

AS INDICATED

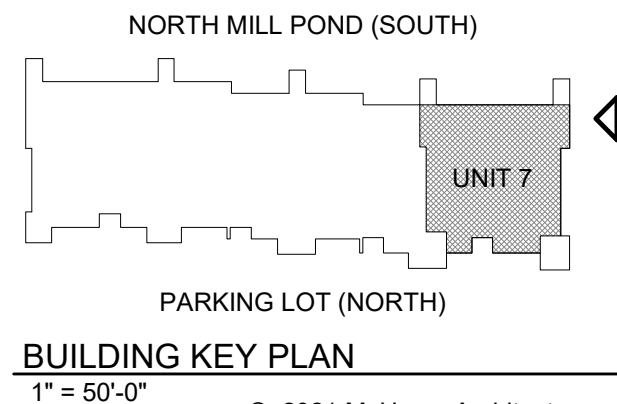


1 ELEVATION AT EXHAUST LOUVER (WEST)
1/4" = 1'-0"



PROPOSED LOCATION
FOR EXHAUST LOUVER

2 PROPOSED LOCATION FOR EXHAUST LOUVER (WEST)



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OFFICE RENOVATIONS

500 MARKET STREET, UNIT 7
PORTSMOUTH, NH 03801

EXHAUST LOUVER (WEST)

HISTORIC DISTRIC COMMISSION

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A4

12/23/2021

McHA: RD / MG

AS INDICATED

Model: ESD-435-18x12

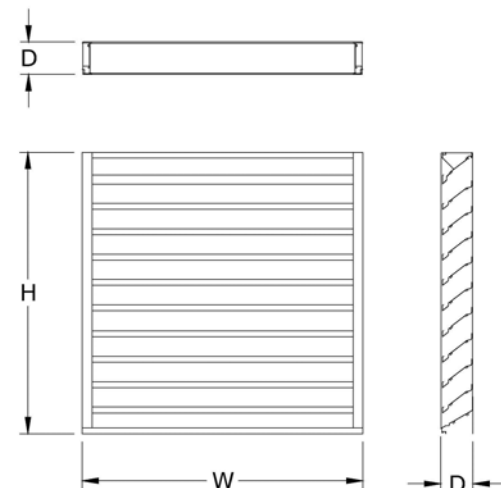
4 in. Drainable Blade Louver

Certifications/special requirements: AMCA-500-L (Air), AMCA-500-L (Water)

Construction	
Material	All
Blade Type	All
Blade Orientation	Horizontal
Weight (lbs)	5
Mullion Type	No Preference

Dimensional	
Nominal Width (in)	18
Nominal Height (in)	12
Actual Width (in)	17.75
Actual Height (in)	11.75
Blade Depth (in)	4
Sections Wide	1
Sections High	1

Performance	
Application	Intake
Volume (CFM)	200
Pressure Drop (in. wg)	0.03
Free Area Velocity (ft/min)	412
Free Area (ft ²)	0.5
Air Density (lbs/ft ³)	0.075



*Louvers are tested to figure 5.5-6.5
*Sections wide x high are as configured with a base mill finish channel frame product and may vary depending on options selected.



Greenheck Fan Corporation certifies that the louver shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance and water penetration ratings.

Model: ESD-435-12x12

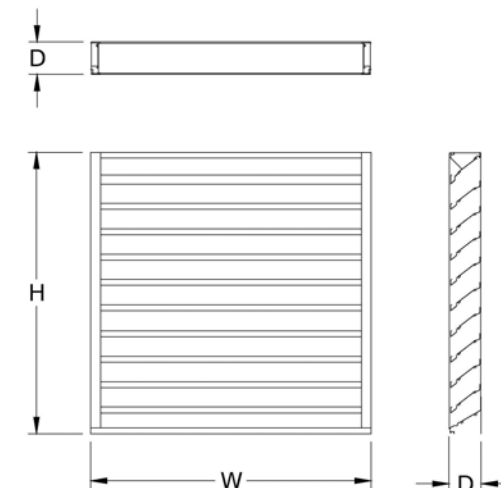
4 in. Drainable Blade Louver

Certifications/special requirements: AMCA-500-L (Air), AMCA-500-L (Water)

Construction	
Material	All
Blade Type	All
Blade Orientation	Horizontal
Weight (lbs)	3
Mullion Type	No Preference

Dimensional	
Nominal Width (in)	12
Nominal Height (in)	12
Actual Width (in)	11.75
Actual Height (in)	11.75
Blade Depth (in)	4
Sections Wide	1
Sections High	1

Performance	
Application	Exhaust
Volume (CFM)	200
Pressure Drop (in. wg)	0.06
Free Area Velocity (ft/min)	680
Free Area (ft ²)	0.3
Air Density (lbs/ft ³)	0.075



*Louvers are tested to figure 5.5-6.5
*Sections wide x high are as configured with a base mill finish channel frame product and may vary depending on options selected.



Greenheck Fan Corporation certifies that the louver shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance and water penetration ratings.



3 COLOR TO MATCH SIDING (TBD)

1 INTAKE LOUVER (SOUTH)

2 EXHAUST LOUVER (WEST)

OFFICE RENOVATIONS

500 MARKET STREET, UNIT 7
PORTSMOUTH, NH 03801

LOUVER CUT SHEETS

HISTORIC DISTRIC COMMISSION

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A5

12/23/2021

McHA: RD / MG

NOT TO SCALE

2. 160 Court Street - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (exterior egress staircase).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

01/28/2022

LUHD-421

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 13, 2022**Applicant**

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

Location

160 COURT ST
Portsmouth, NH 03801

Owner:

PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Minor exterior egress stair revision.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Architect

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

--

Full Name (First and Last)

Carla

Business Name (if applicable)

CJ Architects

Mailing Address (Street)

233 Vaughan Street

City/Town

Portsmouth

State

New Hampshire

Zip Code

03801

Phone

603 431 2808

Email Address

carla@cjarchitects.net

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other



City of Portsmouth
Historic District Commission & Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

January 13, 2022

160 Court Street - HDC Application for Amended Approval

We respectfully submit this Application for Amended Approval for the 160 Court Street project.

- 1) Remove PVC lattice at underside of stair to allow planter to extend below.
- 2) Extend previously approved column wraps below stair to cover support posts.

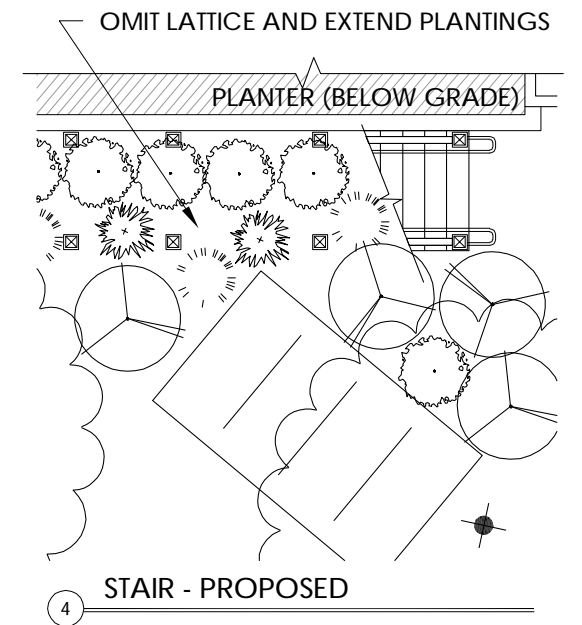
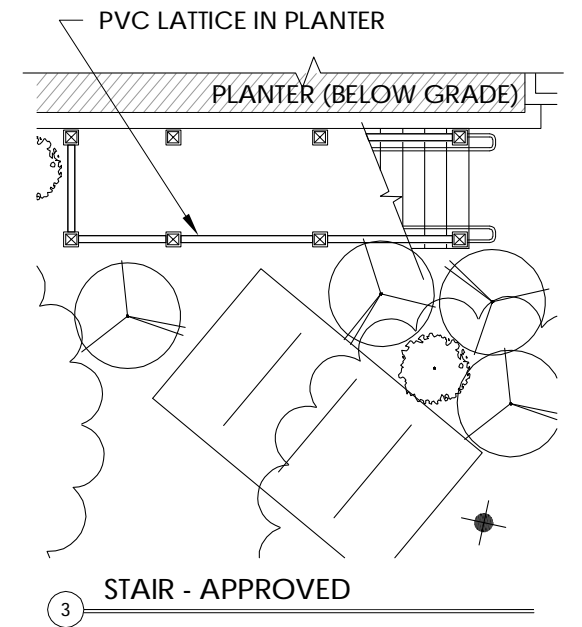
Please refer to the attached drawings for more information on this proposed amendment.

Thank you for your consideration.
Sincerely,

A handwritten signature in black ink, appearing to read 'Cn', followed by a long horizontal flourish.

Carla Goodknight, AIA
Principal, CJ Architects

Representing Owner:
PHA-Portsmouth Housing Authority



SCALE: 1/8" = 1'-0" ON 22 x 34 SHEET

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

REVISED STAIR

HDC APPLICATION FOR AMENDED APPROVAL: FEBRUARY 2, 2022



1

3. 475 Marcy Street - Recommended Approval

Background: The applicant is seeking approval for the installation of a mechanical vent on the back side of the house on the first floor.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-430**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 25, 2022**Applicant**

John Markley
j.tyler.markley@gmail.com
475 Marcy St
Portsmouth, New Hampshire 03801
6032366117

Location

475 MARCY ST
Portsmouth, NH 03801

Owner:

MARCY STREET REV TST MARKLEY JOHN TYLER & CUDAHY KRISTINE
TRUSTEES
475 MARCY 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**

Installation of condensing furnace with exterior vent from first floor on the back side of the house. Vent is approx 10" by 6".

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

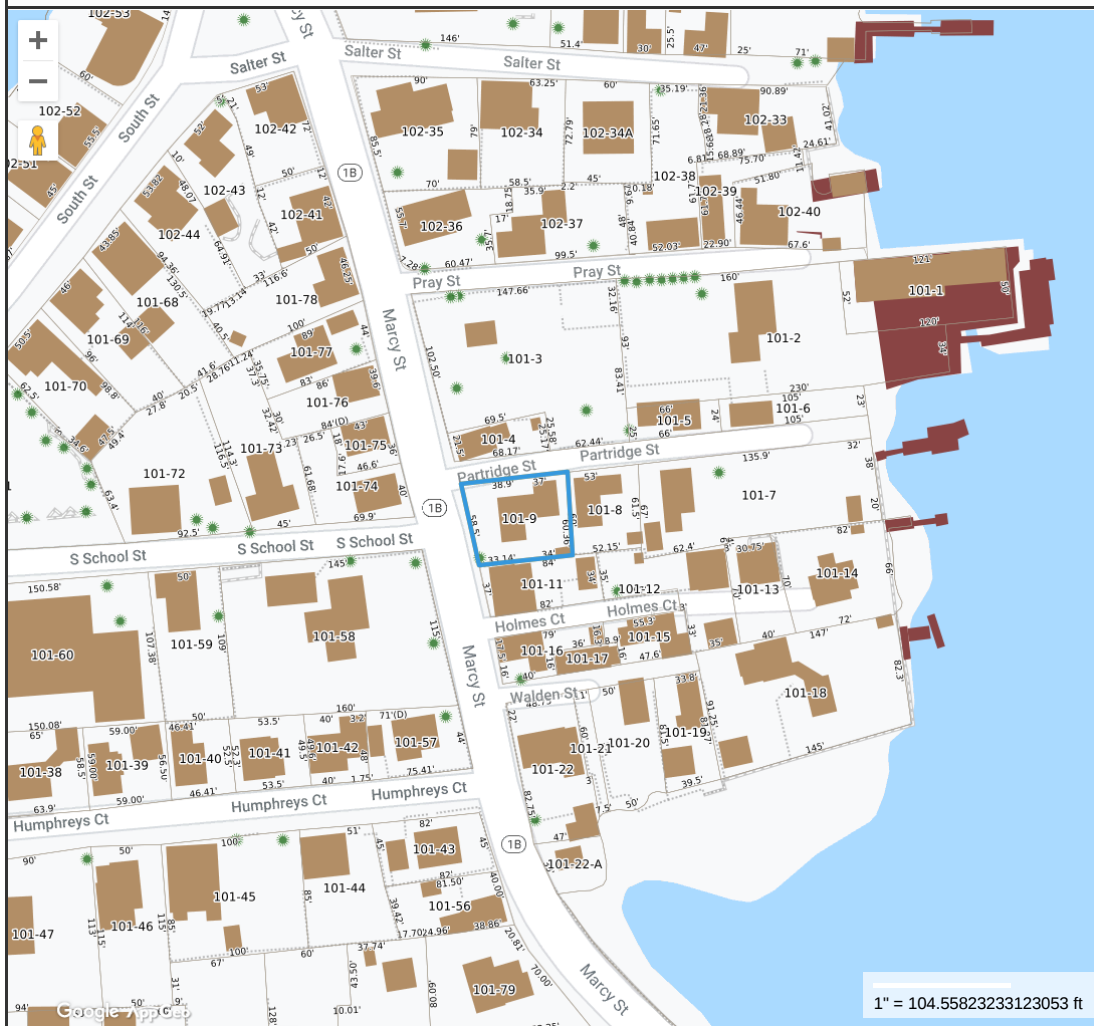
--

Property Location:

City of Portsmouth, NH

January 13, 2022

475 Marcy St



Property Information

Property ID 0101-0009-0000
Location 475 MARCY ST
Owner MARCY STREET REV TST



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

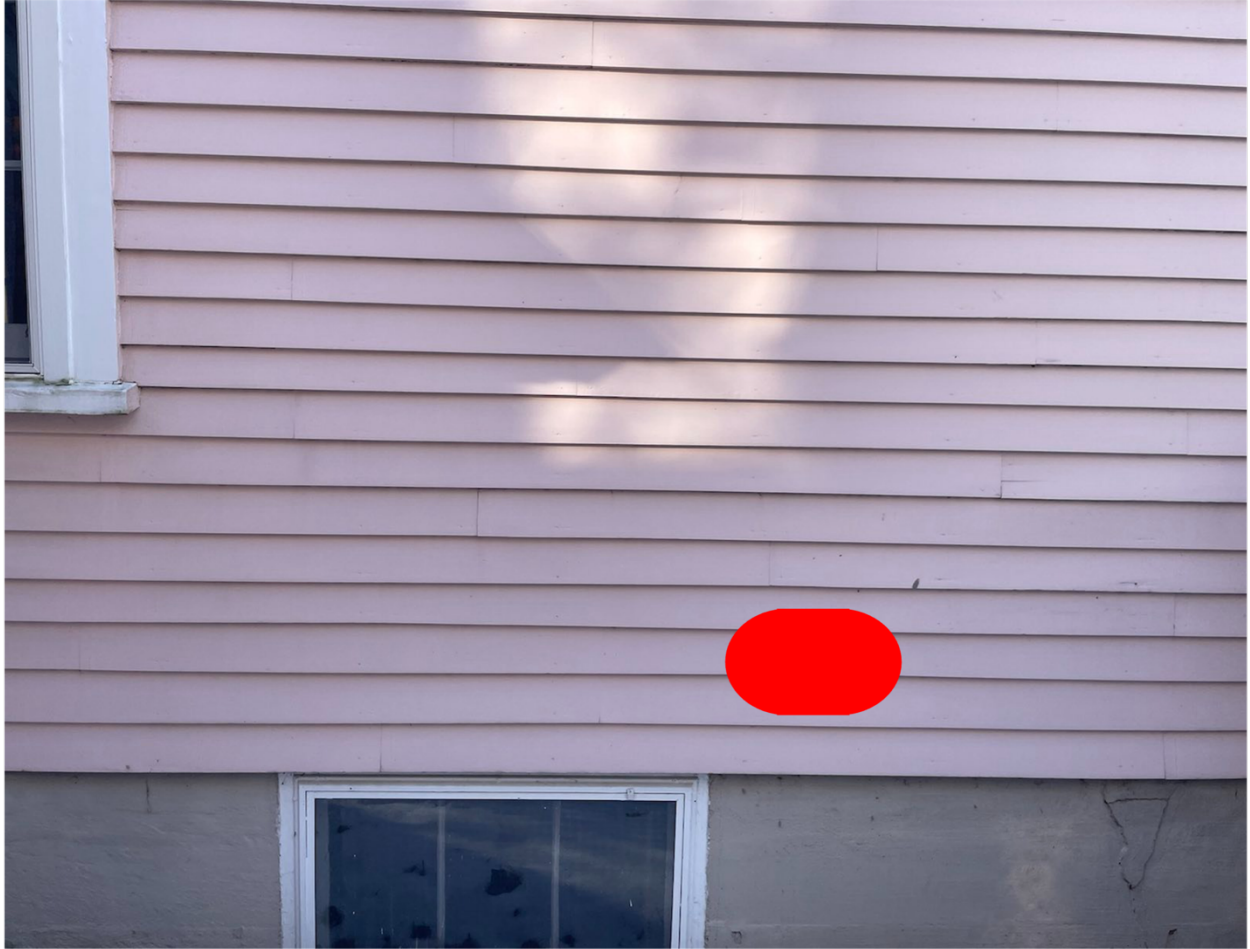
Geometry updated 4/1/2019
Data updated 7/17/2019

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Seeking approval for the installation of condensing furnace with exterior vent from first floor on the back side of the residence at 475 Marcy Street, Portsmouth, NH. Vent is approximately 10" by 6".

This map shows a residential area with several streets and property lots. The streets are Partridge St, S School St, Holmes Ct, Marcy St, and Walden St. The lots are labeled with numbers: 101-75, 101-74, 101-9, 101-8, 101-11, 101-12, 101-16, 101-17, and 101-18. A blue rectangle highlights the lot containing 101-9, and a red arrow points to it. Dimensions for lots and buildings are provided in feet. A circled '1B' is also visible.

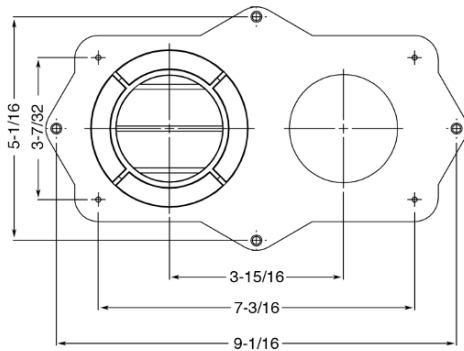
Best approximation & mockup of vent location and size/footprint (Red Oval):



View & location from Partridge St. Perspective (Red arrow pointing to right of fixed basement windows)



The image displays two views of a 3D printed part. The top view shows a circular, beige-colored component with a central circular grille featuring five horizontal slats. There are four small circular mounting holes, one near each corner. The text "DO NOT BLOCK INTAKE AND EXHAUST" is printed in reverse on the top surface. The bottom view shows the underside of the same component, which has a more complex, angular shape. It features a large circular opening on the left and a smaller circular grille on the right, both with horizontal slats. There are eight mounting holes in total, four on each side. The text "DO NOT BLOCK INTAKE AND EXHAUST" is also visible on the bottom surface.



This diagram shows an exploded view of a mechanical assembly. The main components are a central ring with internal slots, a base plate with a central circular opening, and several fasteners including bolts and nuts. The assembly is shown in a disassembled state to illustrate the relationship between the parts.

		NAME	DATE	
ANGULAR MACH	1:0.25	CHECKED		 TITLE: VENT TERMINAL BASE 2IN
ANGULAR BEND	1:1	ENG APPR.		
X	1:2	MG APPR.		
X	1:0.1	GA		
X	1:0.05			
X	1:0.025			
Property of DiversiTech THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF DIVERSITECT. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF DIVERSITECT IS PROHIBITED.		MATERIALS & NOTES FINISH: SEE NOTES DO NOT SCALE DRAWING		SIZE DRAWING NUMBER REV A3 SCALE: 1/2 TWEIGHT: SHEET 1 OF 1

Vent Termination Kits

Concentric vents and termination kits make it easier to have a two-pipe installation for high efficiency furnaces. These vents simplify installation and only require one hole through the wall or roof where the pipes terminate. Without using these vents, the installation would require cutting two holes through the home (2in or 3in depending on the furnace), one for each pipe. These vents save time and money by reducing the amount of work required.

Horizontal vent kits for use in venting high efficiency fossil fuel appliances. The low profile kit hides the vent from view.



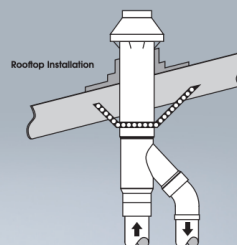
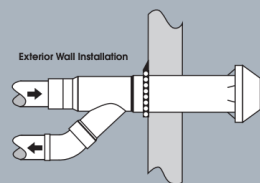
All Fittings included

DiversiTech's CVENT series concentric vent kit includes all fittings a contractor will need to install the vent. No additional fittings for outside connections are needed. Only piping from the vent kit to the furnace will need to be provided separately.



Low profile

The low profile of the HVENT series product creates a neat look for the vent connection. The simple and clean looking vent hides both the intake and exhaust pipework.



Flexible installation



The same CVENT series vent kit can be used in either a horizontal (through the wall) or vertical (through the roof) installation.

4. 40 Bridge Street, Unit 101 - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (exterior signage and lighting) and the replacement of a window with a new door and modifications to mechanical louver sizes).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-429**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 24, 2022**Applicant**

Richard Desjardins
richard@mchenryarchitecture.com
4 Market Street
Portsmouth, NH 03801
603-430-0274

Location

40 BRIDGE ST Unit 101
Unit 101
Portsmouth, NH 03801

Owner:

CIRCLE PROPERTY HOLDINGS, LLC LLC
19 CRAIG RD ACTON, MA 01720

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

- NEW EXTERIOR SIGNAGE LIGHTS AT BRIDGE STREET FACADE. SIGNAGE TO BE DONE UNDER SEPARATE PERMIT.
- EXISTING REAR WINDOW TO BE REPLACED WITH A DOOR TO MATCH ADJACENT SIDELIGHTS.
- NEW REAR PATIO ENCLOSURE TO INCLUDE NEW WOOD FENCE. SIGNAGE (UNDER SEPARATE PERMIT), AND LIGHTING.
- MODIFICATIONS TO PREVIOUSLY APPROVED (2017) MECHANICAL LOUVERS/VENT LOCATIONS AND SIZES.

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)

Richard Desjardins

Business Name (if applicable)

McHenry Architecture

Mailing Address (Street)

4 Market Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603-430-0274

Email Address

richard@mchenryarchitecture.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

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Architect Representative

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

--

Owner Address City

--

Owner Address State

--

Owner Address Zip

--

RE: (memo field)

--

Meeting Date

--

Assessor Map and Lot

--

Zoning District Information

--

Decision

--

Stipulations

--

Attachments

- pdf

OAL-21112-Portsmouth Planning Department-220124.pdf

Uploaded by Richard Desjardins on Jan 24, 2022 at 10:25 am
- pdf

220302-CIRCLE FURNITURE-HDC SUBMISSION-REV 1.pdf





Uploaded by Richard Desjardins on Jan 27, 2022 at 2:12 pm

History

Date	Activity
Jan 24, 2022 at 10:15 am	Richard Desjardins started a draft of Record LUHD-429
Jan 24, 2022 at 11:20 am	Richard Desjardins altered Record LUHD-429, changed ownerCity from "PORTSMOUTH" to "ACTON"
Jan 24, 2022 at 11:20 am	Richard Desjardins altered Record LUHD-429, changed ownerName from "TANNER BRIDGE DEVELOPMENT LLC" to "CIRCLE PROPERTY HOLDINGS, LLC LLC"
Jan 24, 2022 at 11:20 am	Richard Desjardins altered Record LUHD-429, changed ownerPostalCode from "03801" to "01720"
Jan 24, 2022 at 11:20 am	Richard Desjardins altered Record LUHD-429, changed ownerState from "NH" to "MA"
Jan 24, 2022 at 11:20 am	Richard Desjardins altered Record LUHD-429, changed ownerStreetName from "549 US HIGHWAY 1 BYPASS" to "19 CRAIG RD"
Jan 24, 2022 at 11:21 am	Richard Desjardins submitted Record LUHD-429
Jan 24, 2022 at 11:21 am	approval step Application Completeness Review was assigned to Izak Gilbo on Record LUHD-429
Jan 24, 2022 at 11:30 am	Izak Gilbo approved approval step Application Completeness Review on Record LUHD-429
Jan 24, 2022 at 11:30 am	approval step Land Use Permit -- Planning Department Review and Fee Calculation was assigned to Izak Gilbo on Record LUHD-429

Date	Activity
Jan 24, 2022 at 11:31 am	Izak Gilbo approved approval step Land Use Permit -- Planning Department Review and Fee Calculation on Record LUHD-429

Timeline

Label	Status	Activated	Completed	Assignee	Due Dat
 Application Completeness Review	Complete	Jan 24, 2022 at 11:21 am	Jan 24, 2022 at 11:30 am	Izak Gilbo	-
 Land Use Permit -- Planning Department Review and Fee Calculation	Complete	Jan 24, 2022 at 11:30 am	Jan 24, 2022 at 11:31 am	Izak Gilbo	-
 Application Permit Fee	Active	Jan 24, 2022 at 11:31 am	-	-	-
 HDC Approval Received	Inactive	-	-	-	-

CIRCLE FURNITURE - INTERIOR FIT-UP

HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL - MARCH 2022, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

- NEW EXTERIOR SIGNAGE LIGHTS AT BRIDGE STREET FACADE, SIGNAGE TO BE DONE UNDER SEPARATE PERMIT.
- EXISTING REAR WINDOW TO BE REPLACED WITH A DOOR TO MATCH ADJACENT SIDELIGHTS.
- NEW REAR PATIO ENCLOSURE TO INCLUDE NEW WOOD FENCE, SIGNAGE (UNDER SEPARATE PERMIT), AND LIGHTING.
- MODIFICATIONS TO PREVIOUSLY APPROVED (2017) MECHANICAL LOUVERS/VENT LOCATIONS AND SIZES.

SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	OVERALL FIRST FLOOR PLAN
A2	PATIO DETAILS
A3	PATIO DETAILS
A4	EAST ELEVATION (FRONT)
A5	WEST ELEVATION (REAR)
A6	EXISTING IMAGE & CUT SHEETS
A7	LIGHTING SCHEDULE & CUT SHEETS

GRAPHIC KEY

: EXISTING

: TO BE REMOVED

: PROPOSED

LT-#

: LIGHT FIXTURE TAG

101

: DOOR NUMBER

1

SIM

A101

DETAIL NUMBER

1

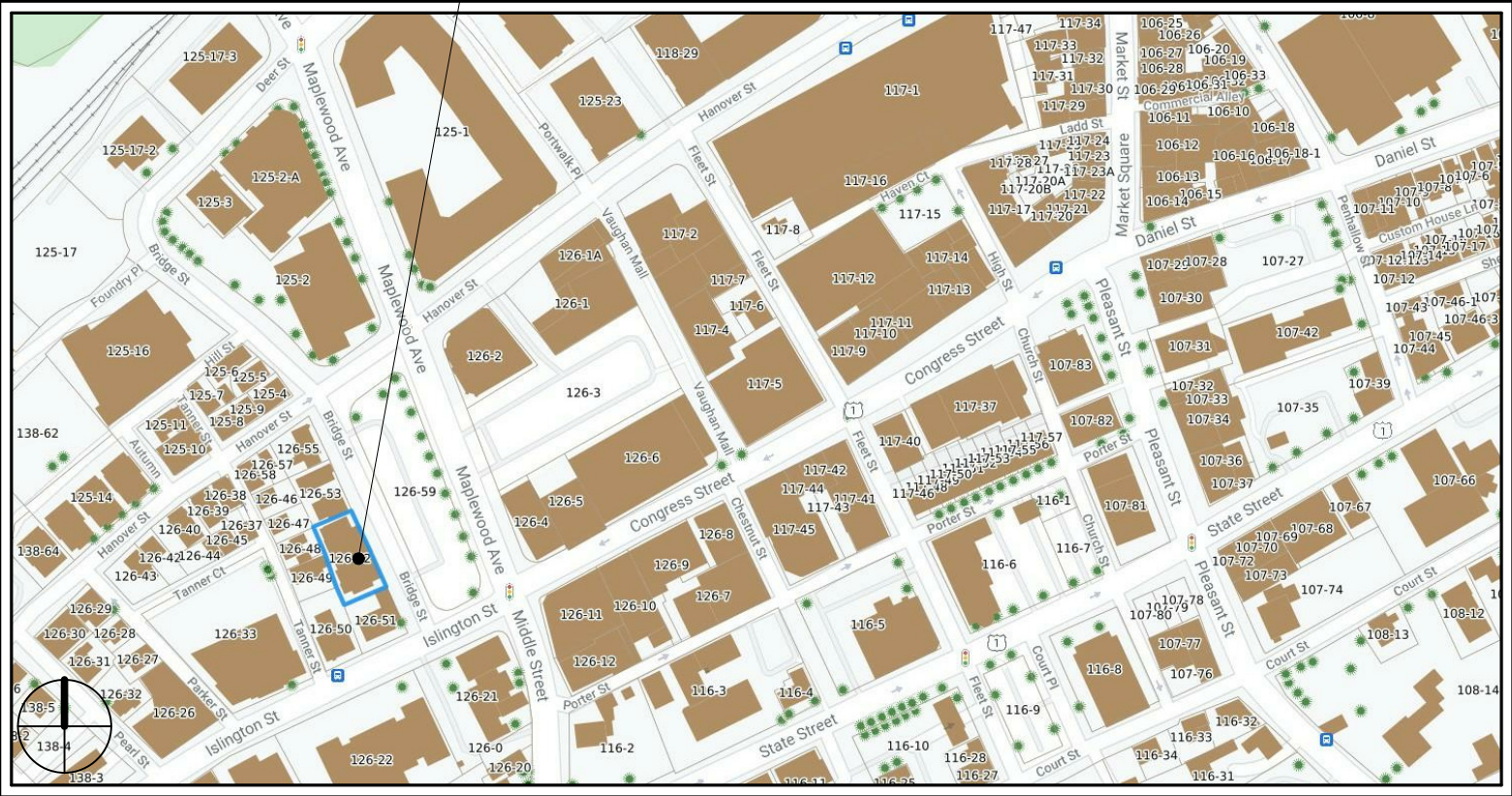
SIM

A101

SHEET NUMBER



40 BRIDGE STREET, UNIT 1
PORTSMOUTH, NH 03801



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CIRCLE FURNITURE

40 BRIDGE STREET, UNIT 1
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL - MARCH 2022

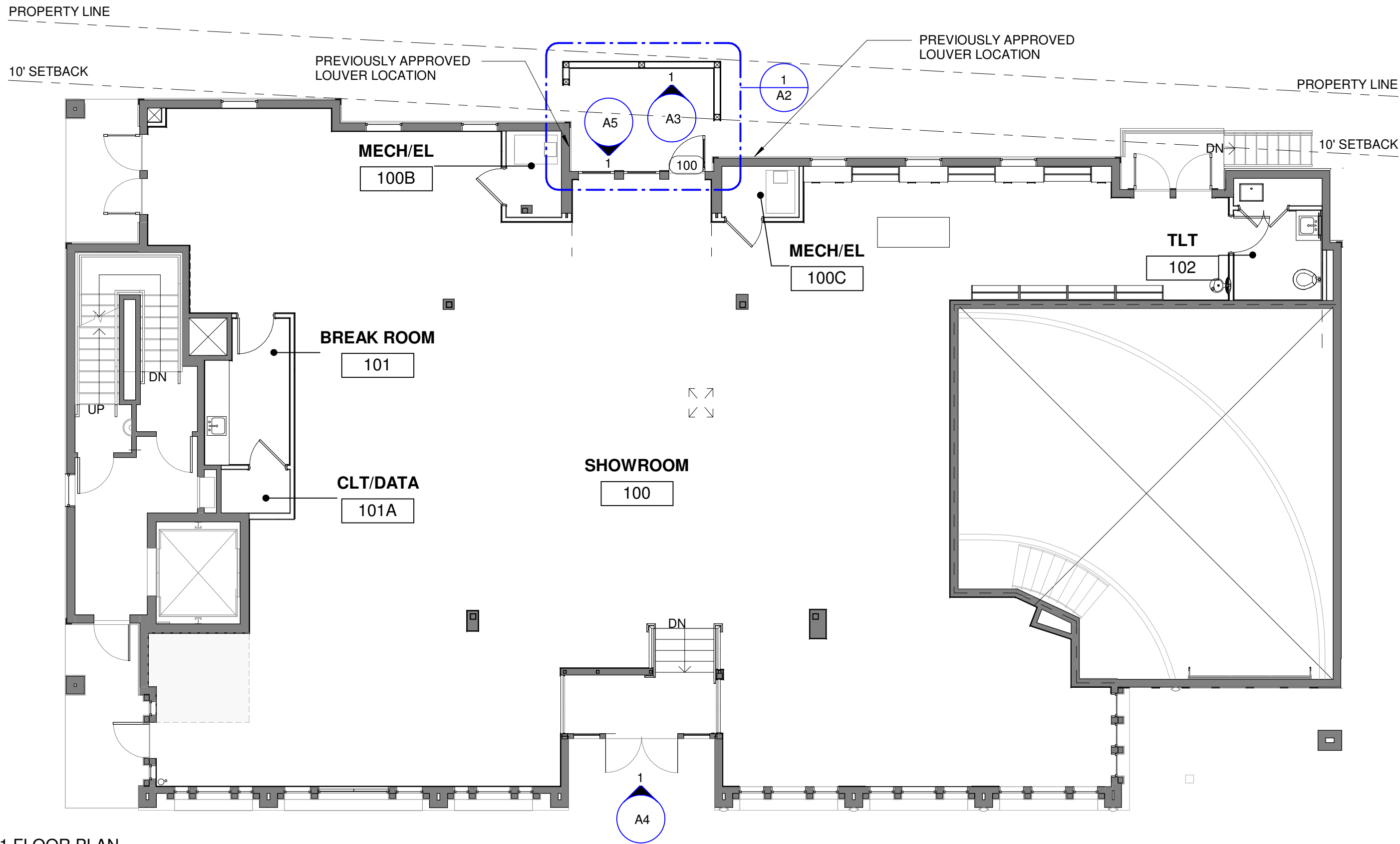
McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

03/02/2022

McHA: RD / MG
NOT TO SCALE



1 UNIT 1 FLOOR PLAN
1/8" = 1'-0"

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CIRCLE FURNITURE

40 BRIDGE STREET, UNIT 1
PORTSMOUTH, NH 03801

OVERALL FIRST FLOOR PLAN

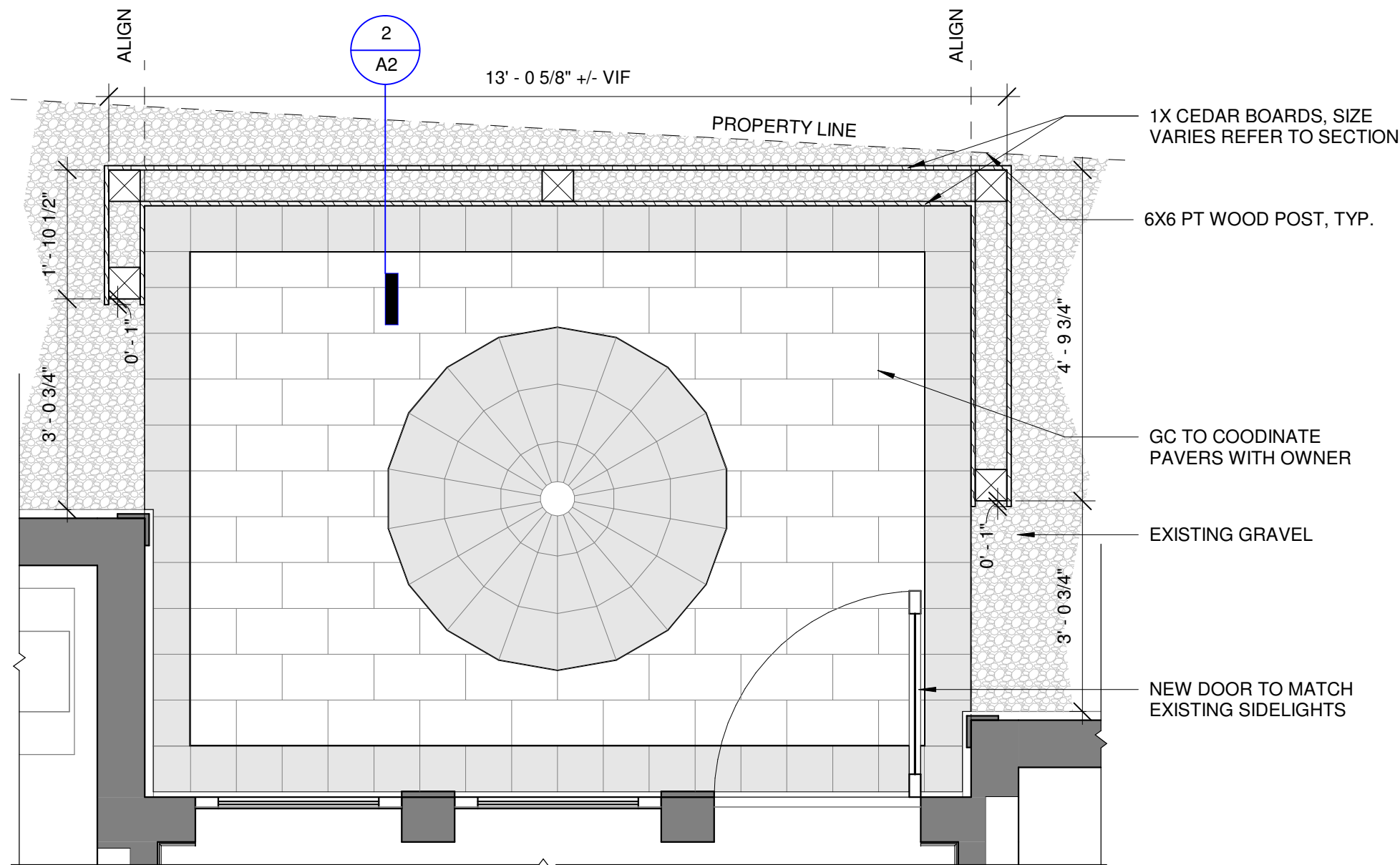
HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL - MARCH 2022

McHENRY ARCHITECTURE

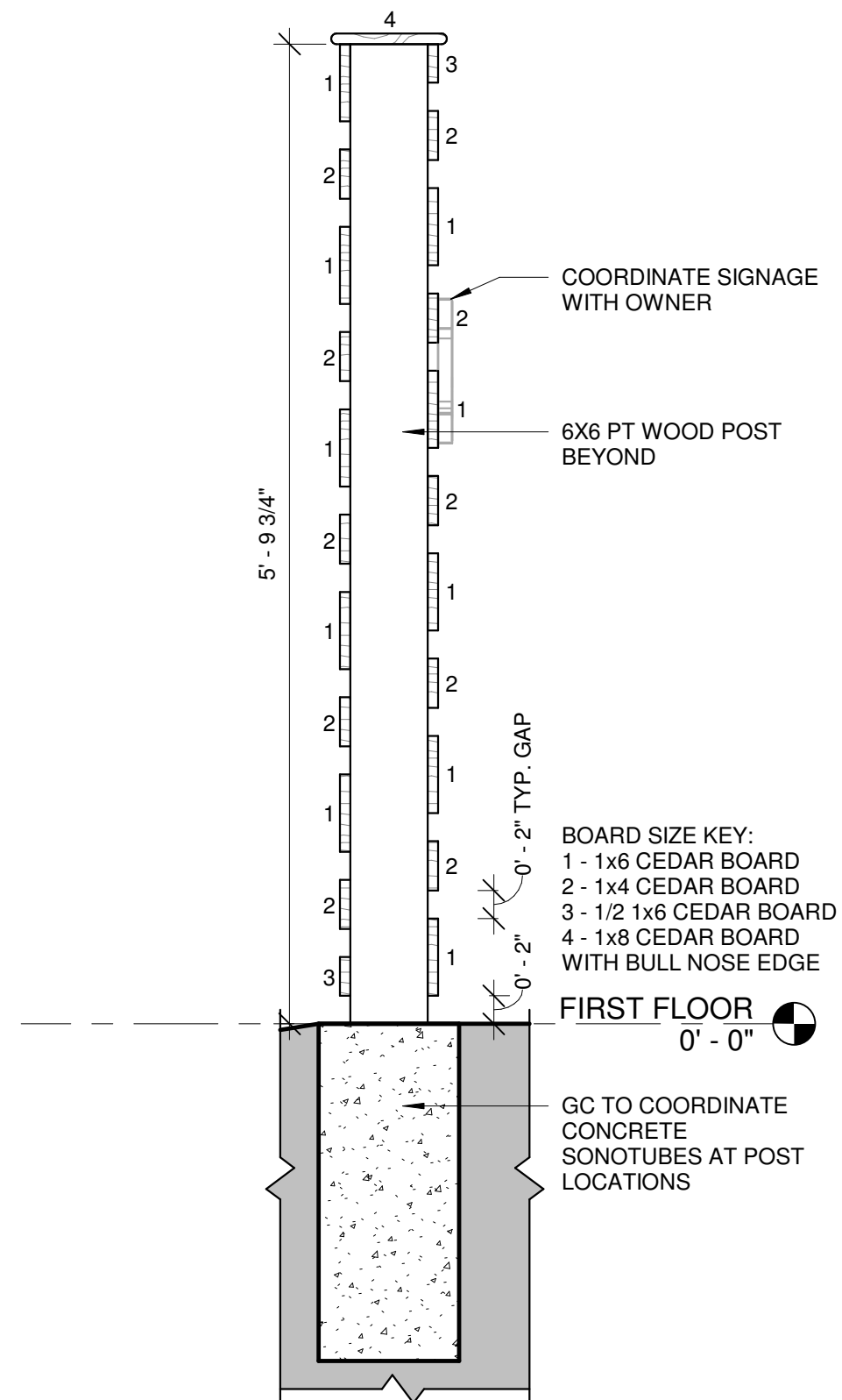
4 Market Street
Portsmouth, New Hampshire

A1

03/02/2022
McHA: RD / MG
Scale: 1/8" = 1'-0"



1 PLAN DETAIL AT EXTERIOR ENCLOSURE
1/2" = 1'-0"



2 SECTION DETAIL AT PROPOSED FENCE
1" = 1'-0"

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CIRCLE FURNITURE

40 BRIDGE STREET, UNIT 1
PORTSMOUTH, NH 03801

PATIO DETAILS

HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL - MARCH 2022

McHENRY ARCHITECTURE

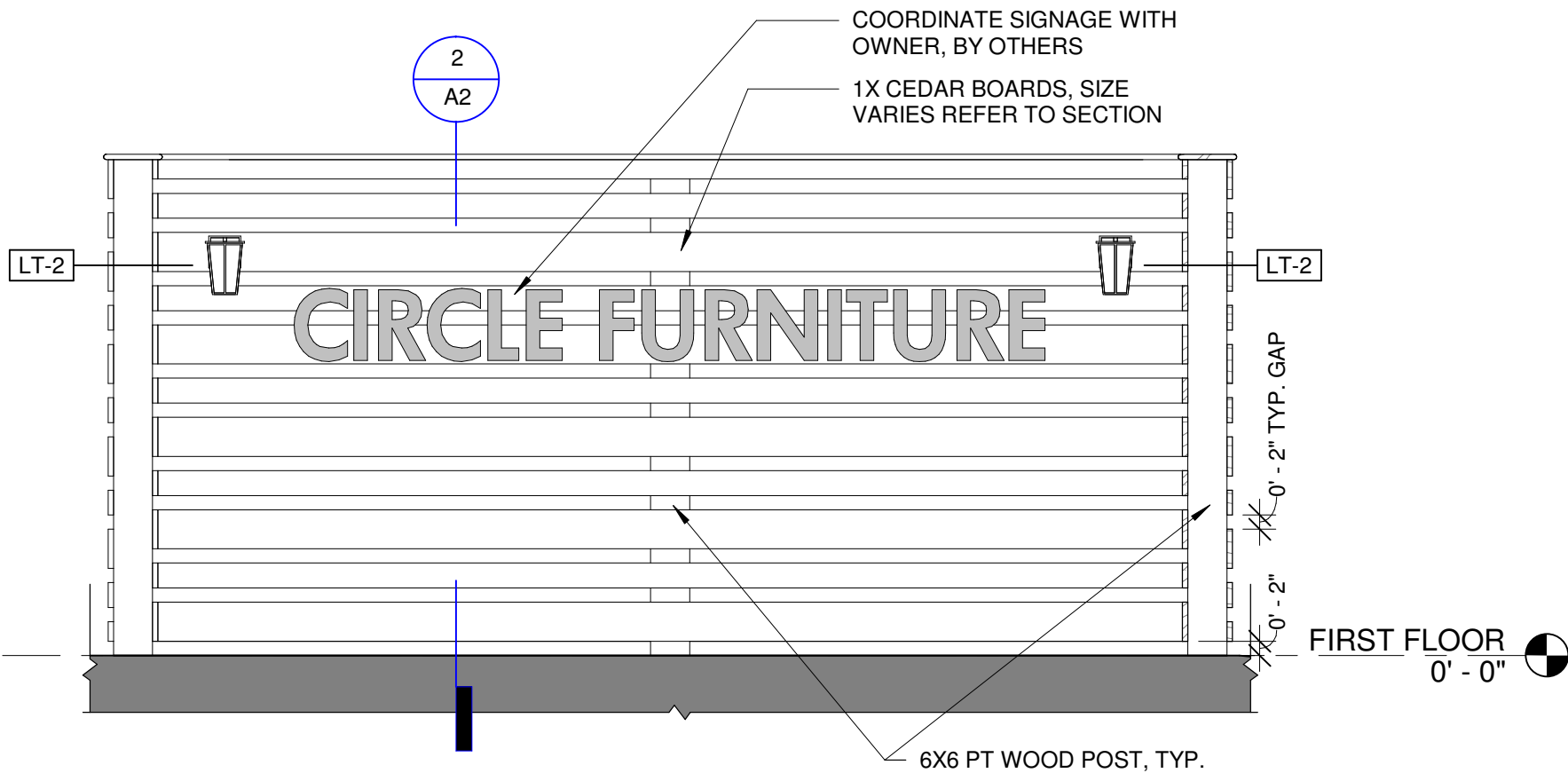
4 Market Street
Portsmouth, New Hampshire

A2

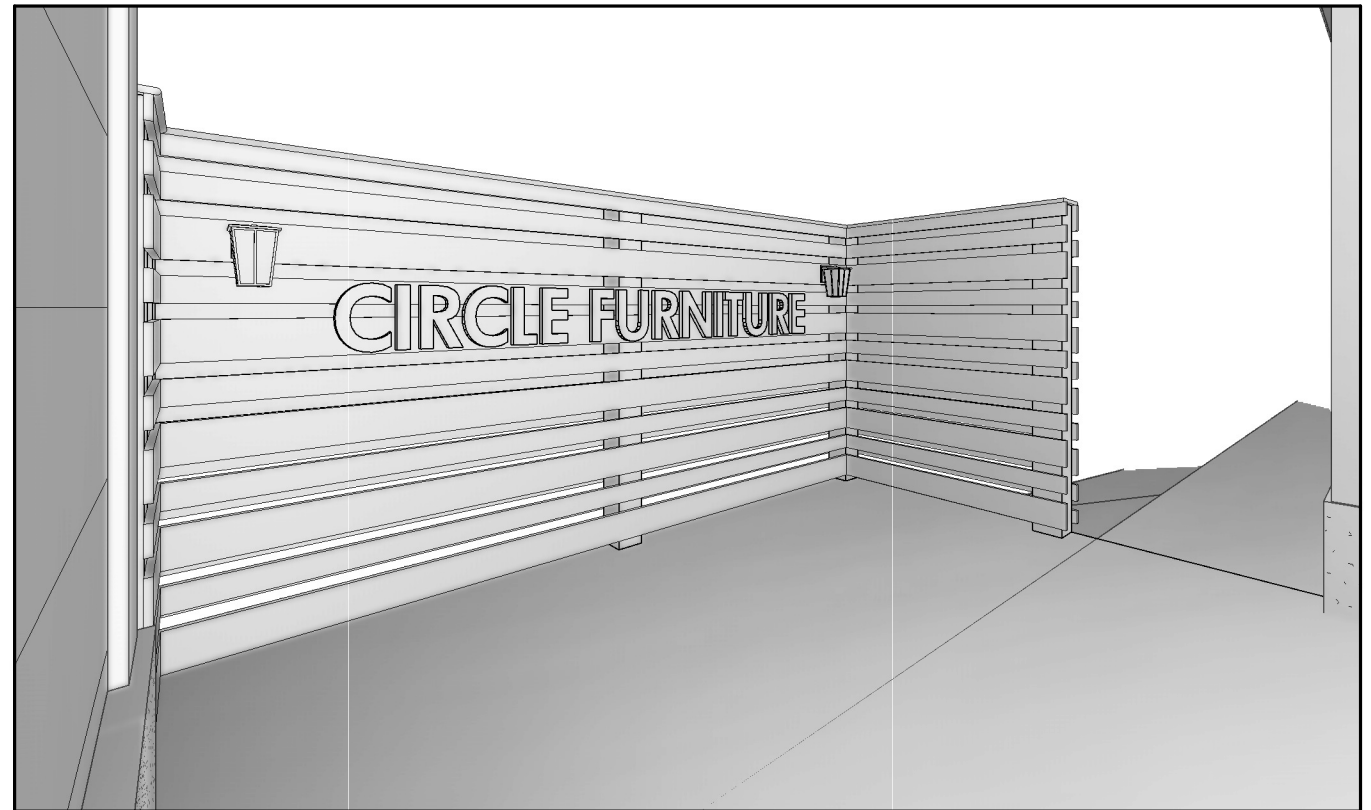
03/02/2022

McHA: RD / MG

AS INDICATED



1 ELEVATION AT PROPOSED FENCE
1/2" = 1'-0"



2 PERSPECTIVE AT PATIO ENCLOSURE

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CIRCLE FURNITURE

40 BRIDGE STREET, UNIT 1
PORTSMOUTH, NH 03801

PATIO DETAILS

HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL - MARCH 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A3

03/02/2022

McHA: RD / MG

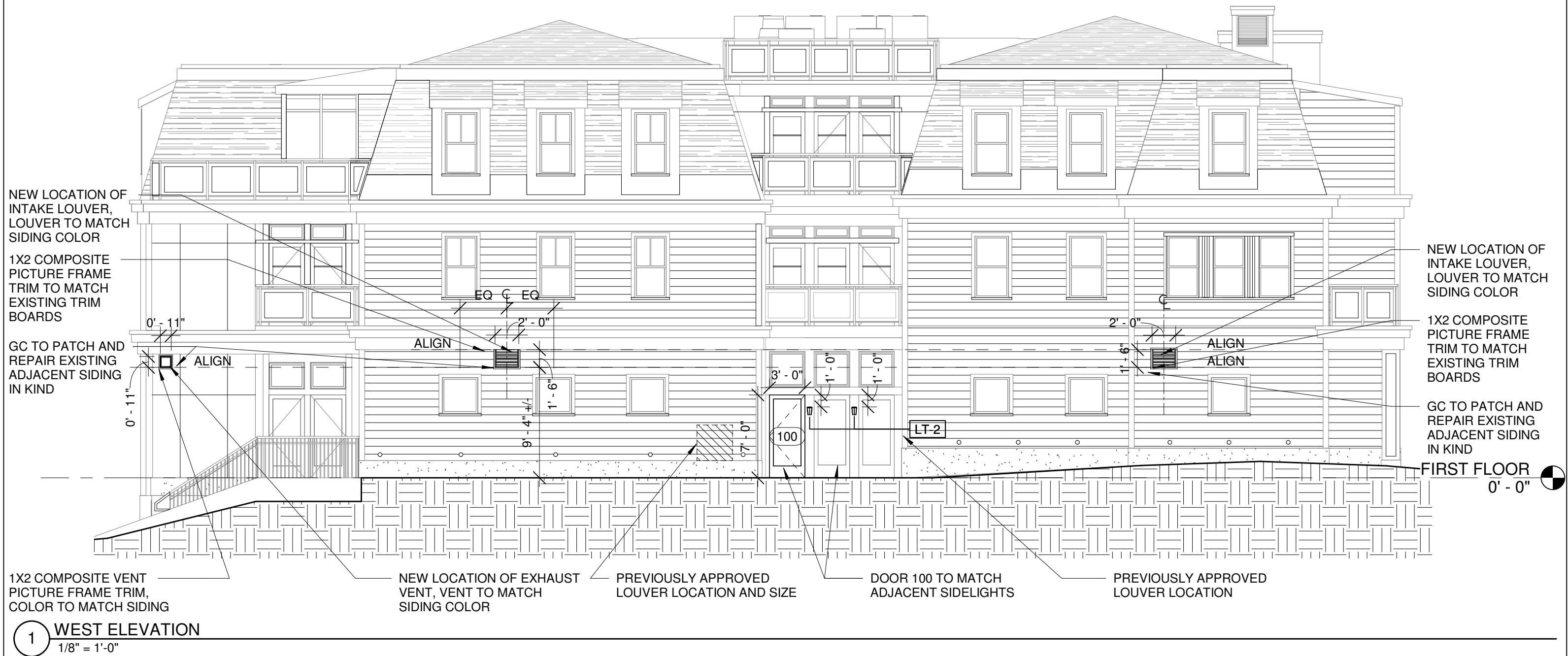
AS INDICATED



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

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<p>CIRCLE FURNITURE 40 BRIDGE STREET, UNIT 1 PORTSMOUTH, NH 03801</p>	<p>EAST ELEVATION (FRONT) HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - MARCH 2022</p>	<p>McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire</p>	<p>A4</p>	<p>03/02/2022 McHA: RD / MG Scale: 1/8" = 1'-0"</p>
--	--	--	------------------	---



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CIRCLE FURNITURE

40 BRIDGE STREET, UNIT 1
PORTSMOUTH, NH 03801

WEST ELEVATION (REAR)

HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL - MARCH 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A5

03/02/2022

McHA: RD / MG

Scale: 1/8" = 1'-0"



NEW DOOR LOCATION (DOOR 100, REFER TO WEST ELEVATION A5), DOOR TO MATCH ADJACENT SIDELITES

EXISTING PLANTING AND CHAIN LINK FENCE TO BE REMOVED, REFER TO PATIO DETAILS (A2/A3) FOR NEW ENCLOSURE FENCE

EXISTING IMAGE OF REAR ELEVATION



Printed Date: 01/14/2022
Job: EXHAUST WALL CAP
Mark: Outside Air Louver
Model: EDJ-401

EDJ-401 4 in. Frame, J Blade

APPLICATION & DESIGN

EDJ-401 is a weather louver designed to protect air intake and exhaust openings in building exterior walls. Design incorporates drainable head, J style blades, sloped sill and high free area to provide maximum resistance to rain and weather while providing minimum resistance to airflow. The EDJ-401 is an extremely efficient louver with AMCA LICENSED PERFORMANCE DATA enabling designers to select and apply with confidence.

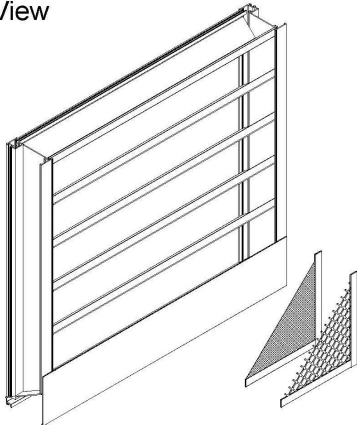
PRODUCT DETAILS

Frame: 4 in. x 0.081 in. Frame Thickness
Frame Type: Channel
Blades: 0.081 in. Fixed Blade Thickness
Material: Aluminum
Sizing: Nominal
Shape: Rectangular
Construction: Mechanically Fastened

OPTIONS & ACCESSORIES

Finish: Mill
Bird Screen: 0.75 in. x 0.05 in., Flat Expanded Aluminum, Internal, Mill Finish
Insect Screen: Aluminum, Internal
Union Label: No Preference
Warranty: 1 year Standard Product Warranty

Internal View



Width and Height furnished approximately 0.25 under size.

SUMMARY

ID #	TAG	QTY.	W (in.)	H (in.)	FREE AREA (ft2)	FREE AREA (%)	SECT. WIDE	SECT. HIGH	SHIP SECT.
1-1		1	28	14	0.96	35.3	1	1	1

Total Louver Qty: 1 Total Weight (lb): 8 Louver Area (ft2): 3

Total Ship Sect.: 1

**Weight shown is an estimate only based on the default base product configuration without options or accessories.
Larger openings may require field assembly of multiple louver panels to make up the overall opening size. Individual louver panels are designed to withstand windloads up to a maximum of 25 PSF (size and configuration dependent). Design, materials and installation of structural reinforcement required to adequately support large sections or multiple section assemblies within a large opening are not provided by Greenheck. Options and accessories including, but not limited to, screens, filter racks, louver doors, and blankoff panels are not subject to structural analysis unless indicated otherwise by Greenheck. Unless specifically indicated, the following are NOT included in the quote provided: structural steel, installation hardware (anchors, angle clips, continuous angles, shims, fasteners, inserts, backer rod and sealant), field measuring and/or installation, miscellaneous flashing, trim or enclosures, blank off panels, mullion covers or mullion hardware, hinged frames or removable subframes, custom bird/insect screen, 3-coat, metallic and/or exotic paint finishes, bituminous paints for unlike metals, any applicable taxes, stamped and sealed structural calculations seismic calculations or job specific engineered submittal drawings.

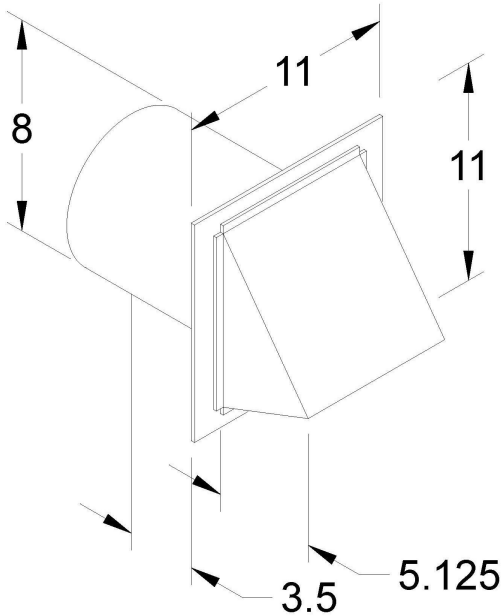


Printed Date: 01/14/2022
Job: EXHAUST WALL CAP
Mark: WC1
Model: WC-8

WC-8

Standard Construction Features:

- Aluminum construction - Designed for outside wall applications - Built in damper.



Notes: All dimensions shown are in units of in.

Z:\HVAC CAD Systems\Jobs\2021\2021-236 40 Bridge Street\100 Design\130 HVAC\132 Equipment Cuts\WALL CAP\EXHAUST WALL CAP.gfcj
CAPS 4.36.1219 Generated by: dphilbin@csi-engineers.com Page 1 of 1

PROPOSED EXHAUST VENT

Z:\HVAC CAD Systems\Jobs\2021\2021-236 40 Bridge Street\100 Design\130 HVAC\132 Equipment Cuts\WALL CAP\EXHAUST WALL CAP.gfcj
CAPS 4.36.1219 Generated by: dphilbin@csi-engineers.com Page 1 of 2

PROPOSED MECHANICAL INTAKE LOUVERS

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CIRCLE FURNITURE EXISTING IMAGE & CUT SHEETS

40 BRIDGE STREET, UNIT 1
PORTSMOUTH, NH 03801

HISTORIC DISTRIC COMMISSION
ADMINISTRATIVE APPROVAL - MARCH 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A6

03/02/2022

McHA: RD / MG

NOT TO SCALE

LIGHT FIXTURE SCHEDULE						
Type Mark	Type	Manufacturer	Model	Lamp	Finish / Material	Comments
LT-1	SINGLE ADJUSTABLE FLOOD LIGHT	WAC LIGHTING	ENDURANCE - WP-LED514	LED	ARCHITECTURAL BRONZE	60 DEGREE BEAM, 3000K BULB
LT-2	AMBER VALLEY OUTDOOR WALL LANTERN	KICHLER	KCH606464	LED	TEXTURED BLACK ALUMINUM	OR EQUAL

Endurance™ - WP-LED514



FEATURES

- ## SPECIFICATIONS

Construction: Die-cast aluminum

Power: Line Voltage input (120V)

CRI: 85

Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer

Finish: Architectural Bronze, Black, Graphite and White

Operating Temp: -40°F to 122°F (-40°C to 50°C)

Standards: IP66, Wet Location, ETL & cETL Listed

Rated Life: 50,000 hours

ORDER NUMBER

Example: **WP-LED514-40-AGH**

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017

By Kichler



Product Options

Size: Small

Details

Finish: Textured Black
Material: Aluminum
Shade Material: Etched Seeded Glass
ETL Listed Wet
Made In China

Dimensions

Small Option Backplate: Width 4.5", Height 7.5"
Small Option Fixture: Width 6.5", Height 13", Depth 7.5", Weight 4.4Lbs

Lighting

Notes:



Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
<https://www.lumens.com/amber-valley-outdoor-wall-lantern-by-kichler-KCH606464.html>
Rating: ETL Listed Wet

ITEM#: KCH606464



Created January 20th, 2022

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4 Market Street
Portsmouth, New Hampshire

A7

03/02/2022

McHA: RD / MG

NOT TO SCALE

5. 145 Maplewood Avenue - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (modifications to rooftop deck).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-431**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 26, 2022**Applicant**

Christopher Lizotte
clizotte@proconinc.com
PO Box 4430
Manchester, NH 03108
6035182279

Location

145 MAPLEWOOD AVE
Portsmouth, NH 03801

Owner:

145 MAPLEWOOD AVENUE LLC
210 COMMERCE WAY SUITE 300 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**

Update and revision to the previous approval on 12-02-2020.

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)

Christopher Lizotte

Business Name (if applicable)

Procon LLC

Mailing Address (Street)

PO Box 4430

City/Town

Manchester

State

NH

Zip Code

03108

Phone

6035182279

Email Address

clizotte@proconinc.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

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Architect

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

--

Owner Address City

--

Owner Address State

--

Owner Address Zip

--

RE: (memo field)

--

Meeting Date

--

Assessor Map and Lot

--

Zoning District Information

--



Decision

--

Stipulations

--



Attachments



-  2022_0126_111 Maplewood_Owner Authorization_HDC Admin Approval.pdf
Uploaded by Izak Gilbo on Jan 27, 2022 at 1:19 pm
-  2022_0202_111-145 Maplewood_HDC Admin Approval Set.pdf
Uploaded by Christopher Lizotte on Jan 26, 2022 at 3:44 pm

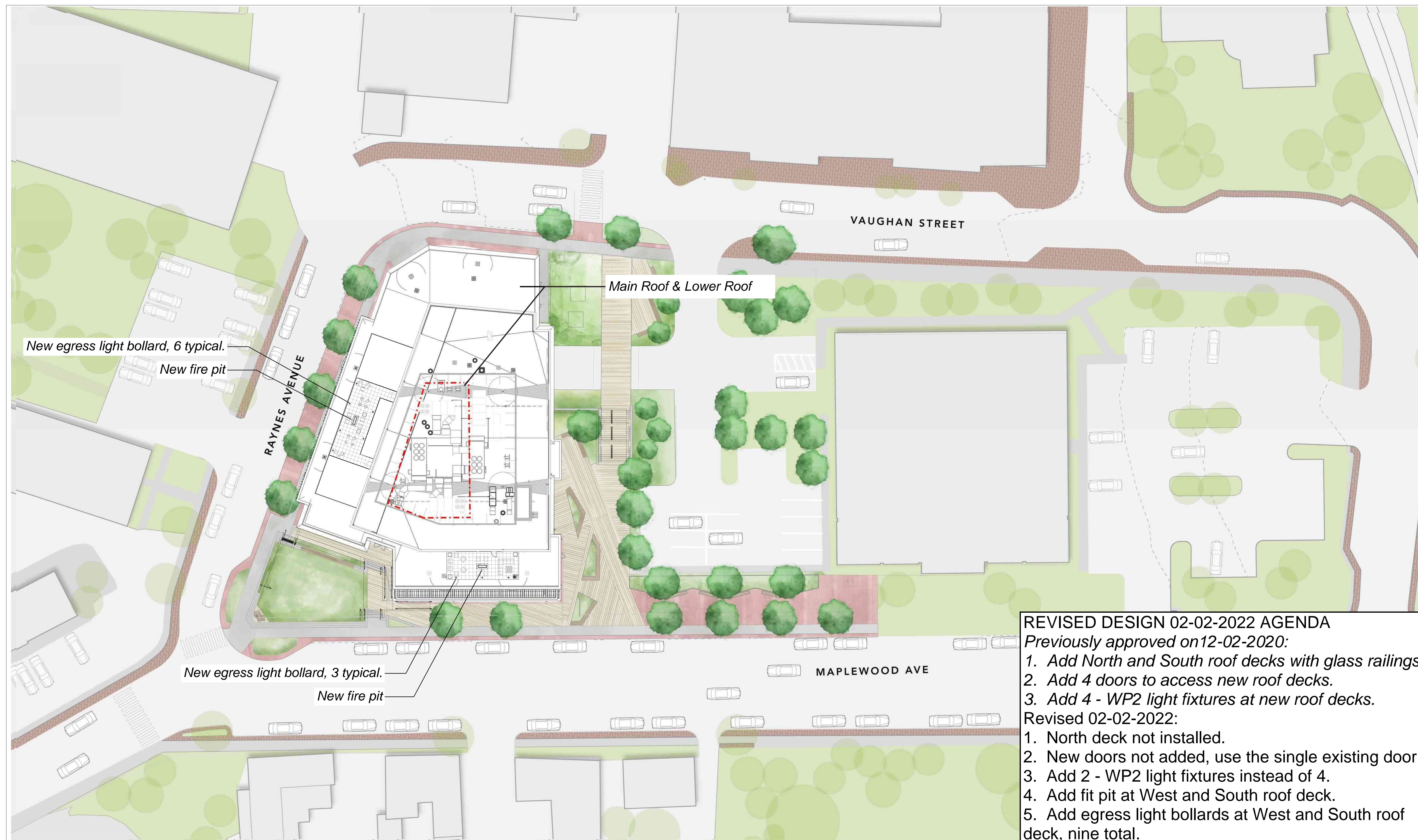
History

Date	Activity
Jan 26, 2022 at 12:06 pm	Christopher Lizotte started a draft of Record LUHD-431
Jan 26, 2022 at 3:47 pm	Christopher Lizotte submitted Record LUHD-431
Jan 26, 2022 at 3:47 pm	approval step Application Completeness Review was assigned to Izak Gilbo on Record LUHD-431
Jan 26, 2022 at 3:51 pm	Izak Gilbo approved approval step Application Completeness Review on Record LUHD-431
Jan 26, 2022 at 3:51 pm	approval step Land Use Permit -- Planning Department Review and Fee Calculation was assigned to Izak Gilbo on Record LUHD-431
Jan 26, 2022 at 3:52 pm	Izak Gilbo approved approval step Land Use Permit -- Planning Department Review and Fee Calculation on Record LUHD-431
Jan 27, 2022 at 12:38 pm	completed payment step Application Permit Fee on Record LUHD-431
Jan 27, 2022 at 12:38 pm	approval step HDC Approval Received was assigned to Nicholas Cracknell on Record LUHD-431

Timeline

Label	Status	Activated	Completed	Assignee
 Application Completeness Review	Complete	Jan 26, 2022 at 3:47 pm	Jan 26, 2022 at 3:51 pm	Izak Gilbo
 Land Use Permit -- Planning Department Review and Fee Calculation	Complete	Jan 26, 2022 at 3:51 pm	Jan 26, 2022 at 3:52 pm	Izak Gilbo

Label		Status	Activated	Completed	Assignee
	Application Permit Fee	Paid	Jan 26, 2022 at 3:52 pm	Jan 27, 2022 at 12:38 pm	-
	HDC Approval Received	Active	Jan 27, 2022 at 12:38 pm	-	Nicholas Cracknell



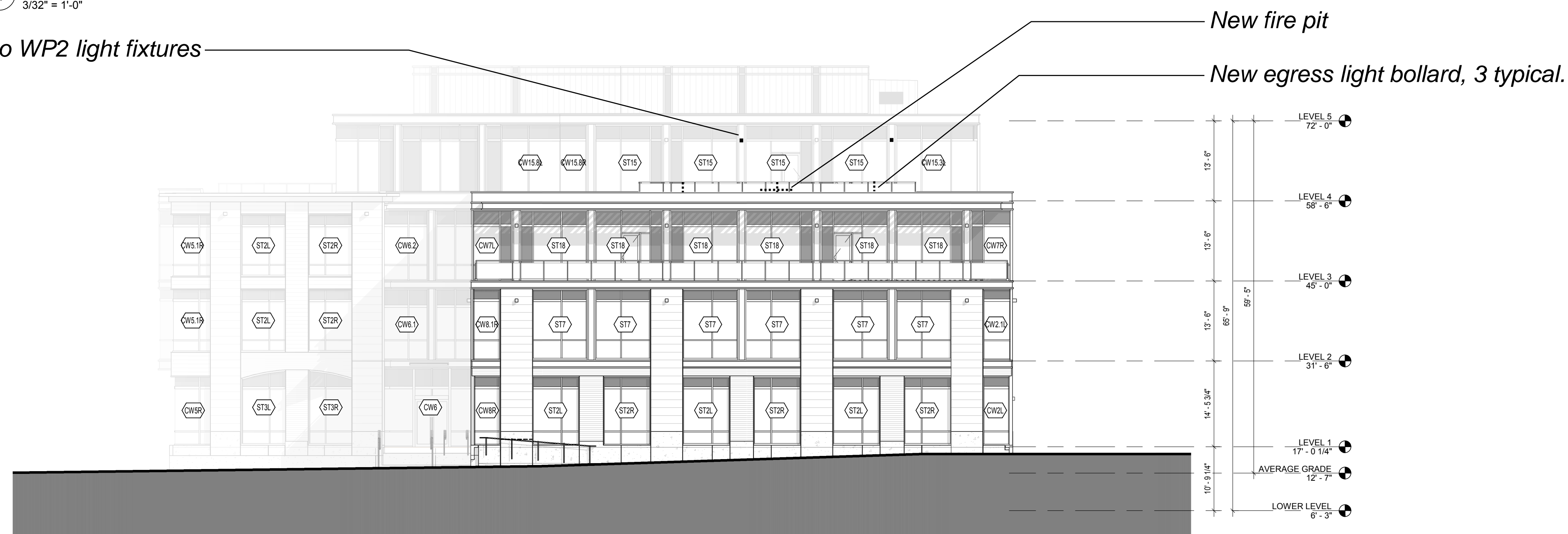
SITE PLAN - ROOF PLAN

111 MAPLEWOOD AVE
PORTSMOUTH, NH

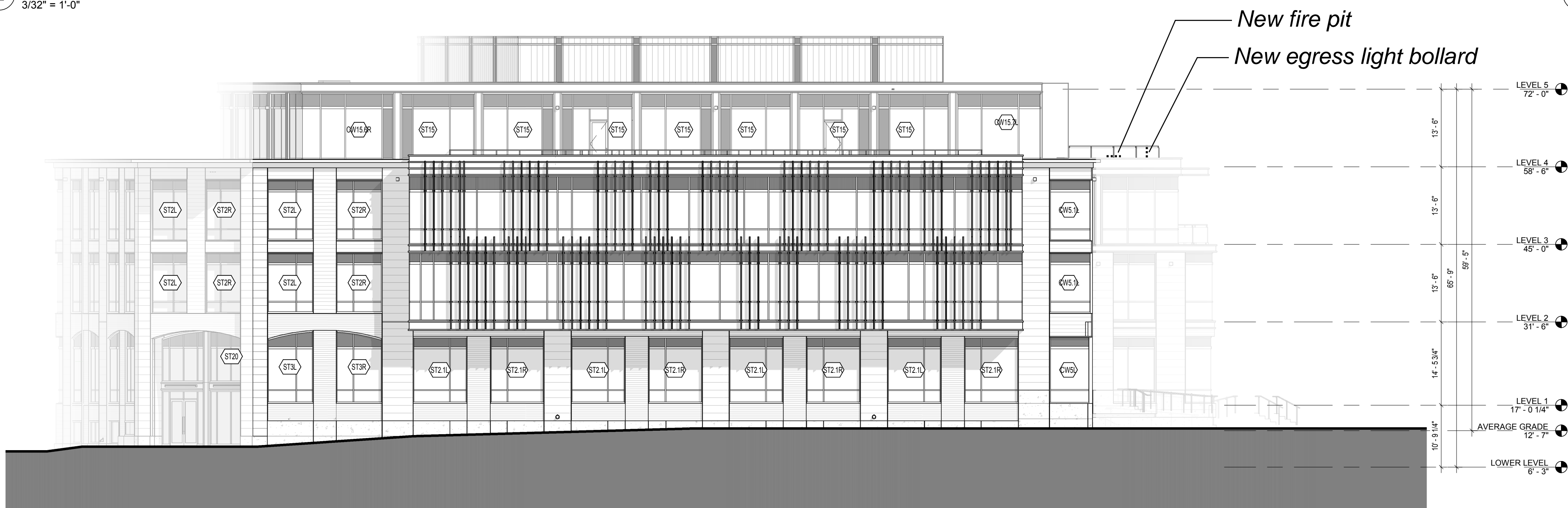


1 HDC BUILDING ELEVATION - ENTRY PASSAGE (EAST)
3/32" = 1'-0"

Add two WP2 light fixtures



2 HDC BUILDING ELEVATION - MAPLEWOOD AVENUE (SOUTH)
3/32" = 1'-0"



3 HDC BUILDING ELEVATION - RAYNES AVENUE (WEST)
3/32" = 1'-0"



4 HDC BUILDING ELEVATION - VAUGHAN STREET (NORTH)
3/32" = 1'-0"



5 HDC BUILDING ELEVATION - VAUGHAN/RAYNES ENTRY (WEST)
3/32" = 1'-0"

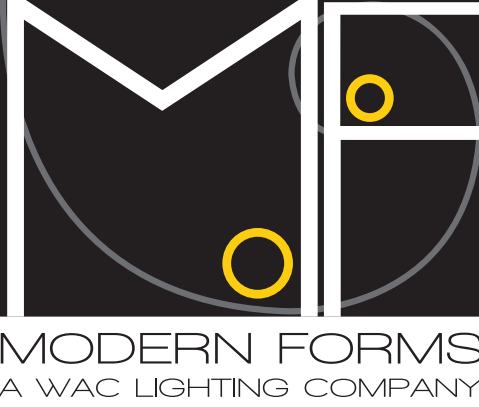
BUILDING ELEVATIONS

111 MAPLEWOOD AVE PORTSMOUTH, NH

SQUARE – model: WS-W386

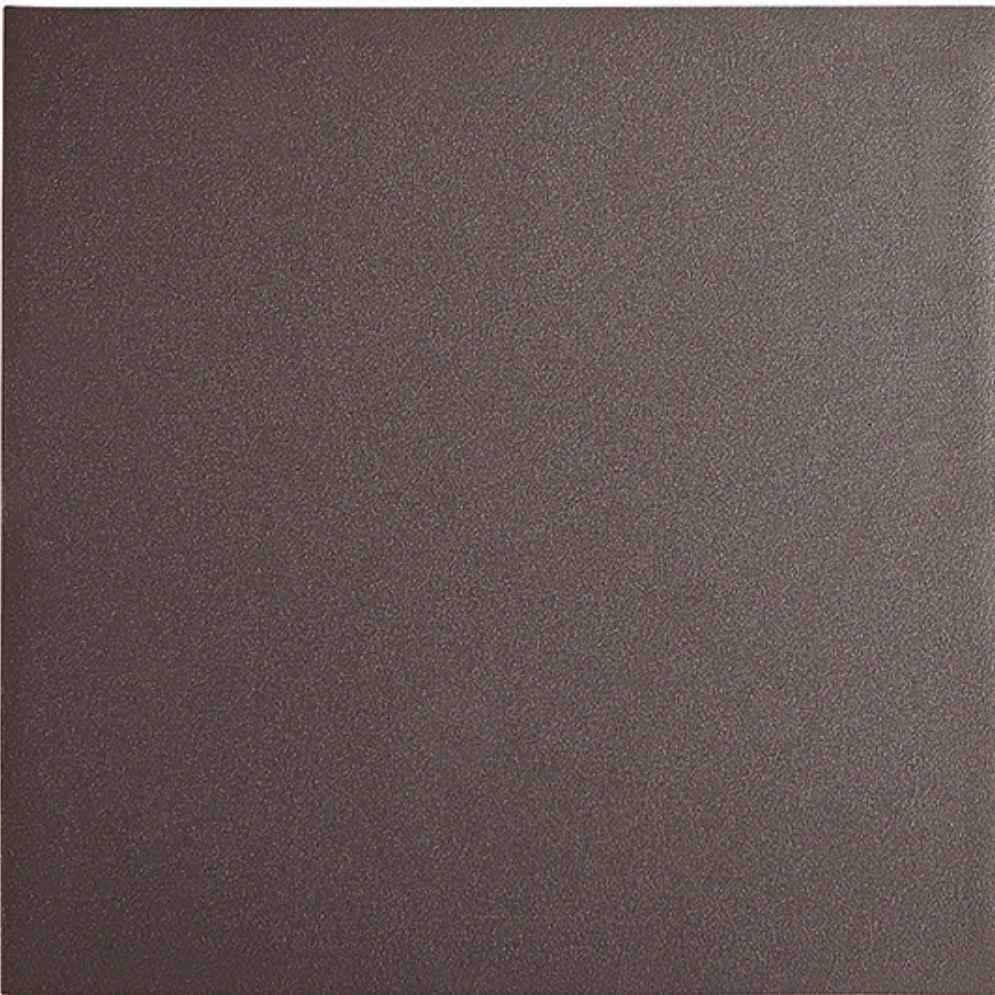
LED Interior & Exterior Sconce

Low wall areas, balcony
and roof terrace



MODERN FORMS
A WAC LIGHTING COMPANY

Light type
Approved on 12/02/2020

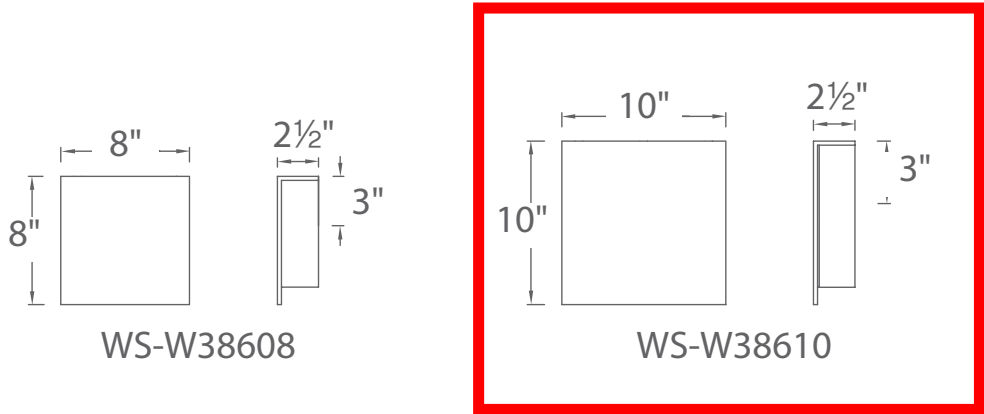


Fixture Type: WP2

Catalog Number:

Project: 145 Maplewood, Portsmouth NH

Location: Exterior Wall



PRODUCT DESCRIPTION

Four equal sides and a stream of light. Square artfully provides geometry to wall surfaces in the daytime when mounted in multiples while providing safe illumination of pathways and dramatic visual intrigue in the evening. Perfect for wall grazing surfaces.

FEATURES

- Dark Sky friendly
- ADA compliant, low profile design
- ETL & cETL, wet location listed, IP65 rated
- Aluminum construction
- Full range dimming when used with compatible dimmers
- No transformer or driver required
- 277V option available (special order)
- 50,000 hour rated life
- Color Temp: 3000K
- CRI: 90

ORDER NUMBER

Model	Width	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W38608	8"	9W	120V	486	398	BZ Bronze
WS-W38610	10"	15W	120V	836	720	TT Titanium

Example: WS-W38608-BZ
For 277V special order, add an "F" before the finish: WS-W38608F-BZ

SPECIFICATIONS

Construction: Aluminum construction.

Light Source: High output LED.

Finish: Titanium (TT), Bronze (BZ).

Standards: ETL & cETL damp location listed. IP65 rated.
ADA compliant. Dark Sky friendly.

Outdoor Great Room CV-72 – Cove 72" Linear Gas Fire Pit Table

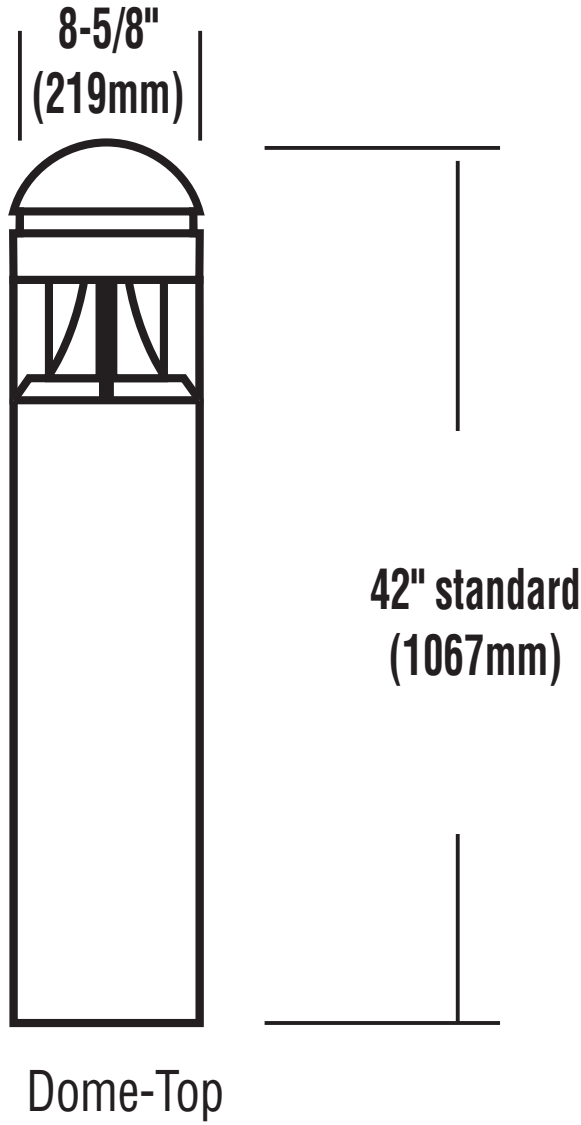
Natural Grey Supercast Contemporary Concrete Finish
Overall Fire Pit Dimensions: 72" L x 24" W x 16" H



LSI Industries LED Bollard (XBVRD - downlight)

Color - Platinum Plus

DIMENSIONS



LIGHT OUTPUT - XBVR			
Description	# of LEDS	Output Lumens	Watts
Cool White XBVR ID	24	1338	38
Neutral White XBVR ID	24	1224	38
Warm White XBVR ID	24	856	38

- 10.1144.60
- The maximum mounting height of a luminaire shall be 20 feet above grade except as follows:
- 10.1144.61
- Flood or spot luminaires with a lamp or lamps rated at 900 lumens or less, and other luminaires with a lamp or lamps rated at a total of 1800 lumens or less, may be used without restriction to mounting height.