

**MEETING OF
THE HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

6:30 p.m.

February 09, 2022

AGENDA (revised on February 07, 2022)

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. ADMINISTRATIVE APPROVALS

1. 500 Market Street, Unit 12L (LUHD-426)
2. 500 Market Street, Unit 6L (LUHD-427)
3. 500 Market Street, Unit 7 (LUHD-428)
4. 75 Gates Street (LUHD-432)

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **National Society of Colonial Dames**, owner for property located at **0 Market Street (The Oar House)**, wherein permission is requested to allow the replacement of roof top mechanical equipment (restaurant kitchen vents) and renovations to an existing structure (replace the existing rubber roof membrane) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, Civic and Historic Districts. (LU-22-3)

III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **City of Portsmouth, owner**, for property located at **Marcy Street (Prescott Park)** wherein permission is requested to allow exterior construction to an existing structure (elevate, remove additions, and re-locate the Shaw warehouse on-site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 5 and lies within the Municipal (M) and Historic Districts. (LUHD-423)

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Working Stiff Properties, LLC**, owner for property located at **92 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (replace windows and storm windows, construct an iron balcony and replace two windows with balcony doors) as per plans on file in the Planning Department. Said property is

shown on Assessor Map 107 as Lot 76 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts. (LUHD-422)

2. Work Session requested by **One Market Square, LLC**, owner for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4-5 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-425)

3. Work Session requested by **445 Marcy Street, LLC**, owner for property located at **445 Marcy Street**, wherein permission is requested to allow the construction of a new single family residence with attached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-424)

V. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_z0aAWp3rTnmgTKggcO0woQ

HDC

ADMINISTRATIVE APPROVALS

February 09, 2022

- | | | |
|----|--|-----------------------|
| 1. | 500 Market Street, Unit 7 (LUHD-428) | -Recommended Approval |
| 2. | 500 Market Street, Unit 6L (LUHD-427) | -Recommended Approval |
| 3. | 500 Market Street, Unit 12L (LUHD-426) | -Recommended Approval |
| 4. | 475 Gates Street (LUHD-432) | -Recommended Approval |

1. 500 Market Street, Unit 7 - Recommended Approval

Background: The applicant is seeking approval for the replacement of (3) windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/04/2022

LUHD-428

Historic District Commission Work Session or Administrative Approval Application

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

Jaime Morin
rbabostonpermitting@andersencorp.com
30 Forbes Rd
Northborough, MA 01532
508-351-2277

Location

500 MARKET ST Unit 7
Unit 7
Portsmouth, NH 03801

Owner:

Anthony Wilson
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**

Replacement of 3 windows

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.

Contractor

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

--

Planning Staff Comments

--



Agreement Document and Payment Terms

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Anthony Wilson

500 Market St. Unit #7

Portsmouth, NH 03801

H: (603)294-4526

Anthony Wilson

10/04/21

BUYER(S) NAME

CONTRACT DATE

500 Market St. Unit #7, Portsmouth, NH 03801

(603)294-4526

BUYER(S) STREET ADDRESS

PRIMARY NUMBER

SECONDARY NUMBER

bianca@awplasticsurgery.com

PRIMARY EMAIL

SECONDARY EMAIL

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Renewal by Andersen LLC d/b/a Renewal By Andersen of Boston("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL JOB AMOUNT: \$17,495

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

DEPOSIT RECEIVED: \$5,831

BALANCE DUE: \$11,664

Estimated Start:
16-18 Weeks

Estimated Completion:
2-3 Days

AMOUNT FINANCED: \$0

METHOD OF PAYMENT: Credit Card

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

NOTES: 1/3 Down; 1/3 Start; 1/3 Finish Sub. Comp.

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 10/07/2021 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, , WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

SIGNATURE OF SALES PERSON

Michael Dechaine

PRINT NAME OF SALES PERSON

SIGNATURE

Anthony Wilson

PRINT NAME

SIGNATURE

PRINT NAME



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Anthony Wilson

500 Market St. Unit #7

Portsmouth, NH 03801

H: (603)294-4526

ID#:	ROOM:	DETAILS:
101	Unit 7	Patio Door , Gliding, 200 Series Narroline, 2 Panel, Active / Stationary, Exterior Terratone® , Interior Pine, Glass , All Sash: Tempered High Perf. SmartSun Glass, Hardware , Newbury® , Bright Brass, Exterior Keyed Lock, Auxiliary Foot Lock Color Matched, Screen , Gliding, Full Screen, Grille Style , No Grille, Misc , Remove and Replace Vinyl Siding, Remove vinyl siding and replace., Patio Door - Pre-Finished Patio Door Interior, Color: White
102	Unit 7	Patio Door , Gliding, 200 Series Narroline, 2 Panel, Active / Stationary, Exterior Terratone® , Interior Pine, Glass , All Sash: Tempered High Perf. SmartSun Glass, Hardware , Newbury® , Antique Brass, Exterior Keyed Lock, Auxiliary Foot Lock Color Matched, Screen , Gliding, Full Screen, Grille Style , No Grille, Misc , Remove and Replace Vinyl Siding, Remove vinyl siding and replace., Patio Door - Pre-Finished Patio Door Interior, Color: White
103	Unit 7	Patio Door , Gliding, 200 Series Narroline, 2 Panel, Active / Stationary, Exterior Terratone® , Interior Pine, Glass , All Sash: Tempered High Perf. SmartSun Glass, Hardware , Newbury® , Antique Brass, Exterior Keyed Lock, Auxiliary Foot Lock Color Matched, Screen , Gliding, Full Screen, Grille Style , No Grille, Misc , Remove and Replace Vinyl Siding, Remove vinyl siding and replace., Patio Door - Pre-Finished Patio Door Interior, Color: White
WINDOWS: 0	PATIO DOORS: 3	SPECIALTY: 0 MISC: 0 TOTAL \$17,495



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.



Payment Authorization Form

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Anthony Wilson

500 Market St. Unit #7

Portsmouth, NH 03801

H: (603)294-4526

Anthony Wilson

BUYER NAME

500 Market St. Unit #7

Portsmouth

ADDRESS

NH

03801

(603)294-4526

CITY

STATE

Michael Dechaine

ZIP CODE

PHONE NUMBER 1

PHONE NUMBER 2

\$17,495

SALES REP

CONTRACT BALANCE

PAYMENT SCHEDULE (\$17,495)

	CASH DEPOSIT (1)	FINANCE DEPOSIT (2)	START OF JOB (3)	SUBSTANTIAL COMPLETION (4)
CREDIT CARD	\$5,831	\$0	\$5,831	\$5,833

(1) CASH DEPOSIT: 1/3 of the purchase price is due at Contract Signing. This may be paid in part or in whole by cash, check, or credit card ("Cash Deposit").

(2) FINANCE DEPOSIT: 1/3 of the purchase price is due at Contract Signing. This may be paid in part or in whole with financing ("Finance Deposit").

(3) START OF JOB: 1/3 of the purchase price is due at Start of Job.

(4) SUBSTANTIAL COMPLETION: Final payment is due on the day of installation when all windows and/or doors included in this agreement have been installed into their openings and any interior and exterior trims have been applied ("Substantial Completion"). If there are any outstanding warranty claims or service items, customer may retain an amount equal to the value of the outstanding item(s) or work to be done, not to exceed 10% of the total purchase price. Due to project changes after Contract Signing, the final payment is subject to change.

BY SIGNING BELOW, I/WE, THE BUYER(S):

1. Authorize Renewal by Andersen to initiate debit or credit entries for payments based on the amount(s), form of payment(s), and timing specified in the Payment Authorization Schedule above.
2. Acknowledge that this Authorization is to remain in full-force and effect until Renewal by Andersen has received written notification from the Customer of its termination in such time and manner as to afford Renewal by Andersen and their Depository Institution a reasonable opportunity to act on it.
3. Acknowledge that the origination of a ACH transaction (recharging of checking account) or recharging of credit card to Customer's account must comply with the provisions of US Law.
4. Understand that if there is a change in the set date of a debit or credit entry, Renewal by Andersen must notify the customer minimally 7 days in advance.

Anthony Wilson

BUYER NAME

SIGNATURE

10/04/21

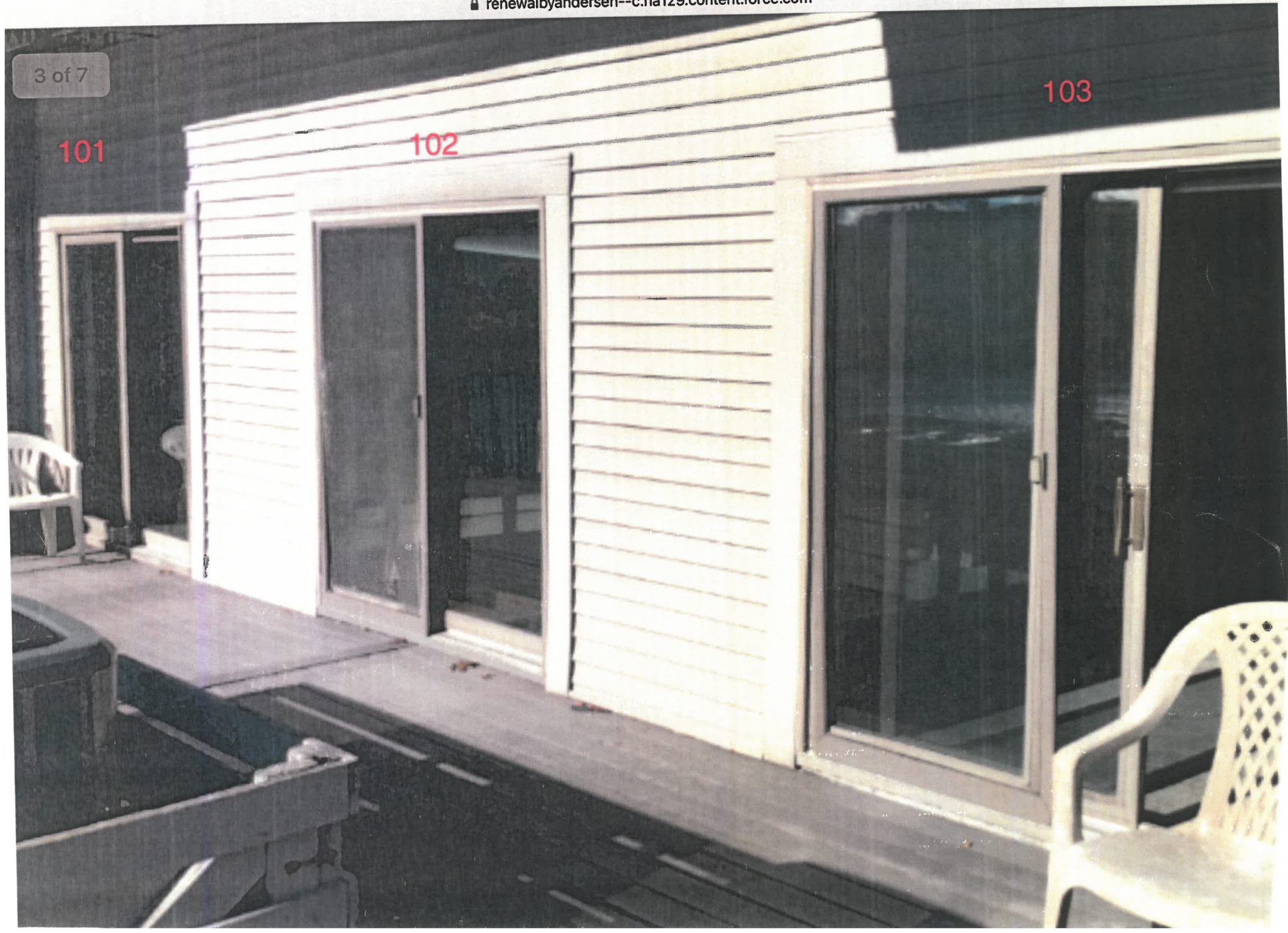
DATE

3 of 7

101

102

103





PRODUCT PERFORMANCE

Andersen® NFRC Certified Total Unit Performance (continued)

Andersen® Product	Glass Type	U-Factor ¹	SHGC ²	VT ³	
200 Series					
Tilt-Wash Double-Hung Window	Clear Dual Pane	0.46	0.60	0.63	—
	Clear Dual Pane with Grilles	0.45	0.54	0.56	—
	Low-E	0.30	0.32	0.55	—
	Low-E with Grilles	0.30	0.29	0.49	—
	HP Low-E4 SmartSun	0.30	0.21	0.49	—
	HP Low-E4 SmartSun w/Grilles	0.31	0.19	0.43	—
Narrowline® Double-Hung Window	Clear Dual Pane	0.46	0.61	0.64	—
	Clear Dual Pane with Grilles	0.45	0.54	0.57	—
	Low-E	0.30	0.32	0.58	—
	Low-E with Grilles	0.31	0.29	0.50	—
Narrowline® Transom Window	Clear Dual Pane	0.44	0.63	0.68	—
	Clear Dual Pane with Grilles	0.44	0.57	0.59	—
	Low-E	0.27	0.34	0.58	—
	Low-E with Grilles	0.27	0.30	0.52	—
Sliding Window	Clear Dual Pane	0.45	0.60	0.63	—
	Clear Dual Pane with Grilles	0.45	0.54	0.56	—
	Low-E	0.30	0.32	0.53	—
	Low-E with Grilles	0.30	0.29	0.49	—
	Low-E SmartSun	0.30	0.21	0.49	—
	Low-E SmartSun with Grilles	0.31	0.19	0.43	—
Fixed, Transom, Circle Top® Window	Clear Dual Pane	0.43	0.61	0.63	—
	Clear Dual Pane with Grilles	0.43	0.55	0.58	—
	Low-E	0.28	0.33	0.56	—
	Low-E with Grilles	0.28	0.30	0.50	—
	Low-E SmartSun	0.27	0.22	0.51	—
	Low-E SmartSun with Grilles	0.27	0.20	0.45	—
Narrowline® Sliding Patio Doors	Clear Dual Pane	0.44	0.61	0.64	—
	Clear Dual Pane with Grilles	0.45	0.55	0.58	—
	Low-E	0.29	0.32	0.58	—
	Low-E with Grilles	0.30	0.29	0.49	—
	Low-E Sun	0.29	0.20	0.31	—
	Low-E Sun with Grilles	0.31	0.18	0.27	—
Perma-Shield® Sliding Patio Doors	Low-E SmartSun	0.28	0.21	0.50	—
	Low-E SmartSun with Grilles	0.30	0.19	0.44	—
	Clear Dual Pane	0.45	0.61	0.64	—
	Clear Dual Pane with Grilles	0.43	0.54	0.58	—
	Low-E	0.28	0.32	0.58	—
	Low-E with Grilles	0.30	0.29	0.49	—
Hinged Inswing Patio Doors	Low-E Sun	0.29	0.19	0.30	—
	Low-E Sun with Grilles	0.30	0.17	0.27	—
	Low-E SmartSun	0.27	0.22	0.50	—
	Low-E SmartSun with Grilles	0.29	0.19	0.44	—
	Clear Dual Pane	0.43	0.45	0.47	—
	Clear Dual Pane with Grilles	0.43	0.39	0.40	—
	Low-E	0.32	0.24	0.41	—
	Low-E with Grilles	0.33	0.21	0.36	—
	Low-E Sun	0.32	0.15	0.23	—
	Low-E Sun with Grilles	0.34	0.13	0.19	—
	Low-E SmartSun	0.32	0.16	0.37	—
	Low-E SmartSun with Grilles	0.33	0.14	0.31	—

2. 500 Market Street, Unit 6L - Recommended Approval

Background: The applicant is seeking approval for the replacement of (5) windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-427**

Historic District Commission Work Session or Administrative Approval Application

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

Jaime Morin
rbabostonpermitting@andersencorp.com
30 Forbes Rd
Northborough, MA 01532
508-351-2277

Location

500 MARKET ST Unit 6L
Unit 6L
Portsmouth, NH 03801

Owner:

VALENTINE TRUST & VALENTINE THOMAS J AND BETTY
TRUSTEES
500 MARKET ST 6L 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**

Replacement of 5 windows

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

Contractor

Full Name (First and Last)

Jaime Morin

Business Name (if applicable)

Renewal By Andersen

Mailing Address (Street)

30 Forbes Road

City/Town

Northborough

State

Massachusetts

Zip Code

01532

Phone

5083512277

Email Address

rbabostonpermitting@andersencorp.com

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



Agreement Document and Payment Terms

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Thomas & Betty Valentine

500 Market St. Unit 6L

Portsmouth, NH 03801

H: (603)502-8073

Thomas & Betty Valentine

10/04/21

BUYER(S) NAME

CONTRACT DATE

500 Market St. Unit 6L, Portsmouth, NH 03801

(603)502-8073

BUYER(S) STREET ADDRESS

PRIMARY NUMBER

SECONDARY NUMBER

tom.valentine12@gmail.com

PRIMARY EMAIL

SECONDARY EMAIL

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Renewal by Andersen LLC d/b/a Renewal By Andersen of Boston("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL JOB AMOUNT: \$18,867

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

DEPOSIT RECEIVED: \$6,288

BALANCE DUE: \$12,579

Estimated Start:
16-18 Weeks

Estimated Completion:
2-3 Days

AMOUNT FINANCED: \$0

METHOD OF PAYMENT: Credit Card

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

NOTES: 1/3 Down - VISA; 1/3 Start; 1/3 Finish Sub. Comp.

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 10/07/2021 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, , WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

SIGNATURE OF SALES PERSON

Michael Dechaine

PRINT NAME OF SALES PERSON

SIGNATURE

Thomas Valentine

PRINT NAME

SIGNATURE

Betty Valentine

PRINT NAME



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Thomas & Betty Valentine

500 Market St. Unit 6L

Portsmouth, NH 03801

H: (603)502-8073

ID#:	ROOM:	DETAILS:
101	Bath	Window , Double-Hung (DG), 1:1, Full Frame, EJ Frame, Traditional Checkrail, Exterior Terratone, Interior Terratone, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Stone, Screen , TruScene, Full Screen, Grille Style , Interior Wood Only (INTW), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , None
102	Kitchen	Window , Double-Hung (DG), 1:1, Full Frame, EJ Frame, Traditional Checkrail, Exterior Terratone, Interior Terratone, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Stone, Screen , TruScene, Full Screen, Grille Style , Interior Wood Only (INTW), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , None
201	Bed	Window , Casement, Single, Right, Base Frame, Exterior Terratone, Interior Terratone, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Stone, Screen , TruScene, Full Screen, Grille Style , Interior Wood Only (INTW), Grille Pattern , All Sash: Colonial 4w x 4h, Misc , Grilles - Simulated Check Rail, Per Sash - Wide Bar FDL to simulate the look of DG
202	Bed	Window , Casement, Single, Right, Base Frame, Exterior Terratone, Interior Terratone, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Stone, Screen , TruScene, Full Screen, Grille Style , Interior Wood Only (INTW), Grille Pattern , All Sash: Colonial 4w x 4h, Misc , Grilles - Simulated Check Rail, Per Sash - Wide Bar FDL to simulate the look of DG



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Thomas & Betty Valentine

500 Market St. Unit 6L

Portsmouth, NH 03801

H: (603)502-8073

ID#:	ROOM:	DETAILS:
203	Room 1	Window , Casement, Triple, 1:2:1, Left Vent / Stat / Right Vent, EJ Frame, Exterior Terratone, Interior Terratone, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Stone, Screen , TruScene, Full Screen, Grille Style , No Grille, Misc , None
WINDOWS: 5		PATIO DOORS: 0
SPECIALTY: 0		MISC: 0
		TOTAL \$18,867



*Renewal by Andersen is committed to our customers' safety by
complying with the rules and lead-safe work practices specified by the EPA.*



Payment Authorization Form

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Thomas & Betty Valentine

500 Market St. Unit 6L

Portsmouth, NH 03801

H: (603)502-8073

Thomas Valentine

Betty Valentine

BUYER NAME**CO-BUYER NAME**

500 Market St. Unit 6L

Portsmouth

ADDRESS**CITY**

NH

03801

(603)502-8073

STATE**ZIP CODE****PHONE NUMBER 1****PHONE NUMBER 2**

Michael Dechaine

\$18,867

SALES REP**CONTRACT BALANCE****PAYMENT SCHEDULE (\$18,867)**

	CASH DEPOSIT (1)	FINANCE DEPOSIT (2)	START OF JOB (3)	SUBSTANTIAL COMPLETION (4)
CREDIT CARD	\$6,288	\$0	\$6,288	\$6,291

(1) CASH DEPOSIT: 1/3 of the purchase price is due at Contract Signing. This may be paid in part or in whole by cash, check, or credit card ("Cash Deposit").

(2) FINANCE DEPOSIT: 1/3 of the purchase price is due at Contract Signing. This may be paid in part or in whole with financing ("Finance Deposit").

(3) START OF JOB: 1/3 of the purchase price is due at Start of Job.

(4) SUBSTANTIAL COMPLETION: Final payment is due on the day of installation when all windows and/or doors included in this agreement have been installed into their openings and any interior and exterior trims have been applied ("Substantial Completion"). If there are any outstanding warranty claims or service items, customer may retain an amount equal to the value of the outstanding item(s) or work to be done, not to exceed 10% of the total purchase price. Due to project changes after Contract Signing, the final payment is subject to change.

BY SIGNING BELOW, I/WE, THE BUYER(S):

1. Authorize Renewal by Andersen to initiate debit or credit entries for payments based on the amount(s), form of payment(s), and timing specified in the Payment Authorization Schedule above.
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3. Acknowledge that the origination of a ACH transaction (recharging of checking account) or recharging of credit card to Customer's account must comply with the provisions of US Law.
4. Understand that if there is a change in the set date of a debit or credit entry, Renewal by Andersen must notify the customer minimally 7 days in advance.

Thomas Valentine

10/04/21

BUYER NAME**SIGNATURE****DATE**

Betty Valentine

10/04/21

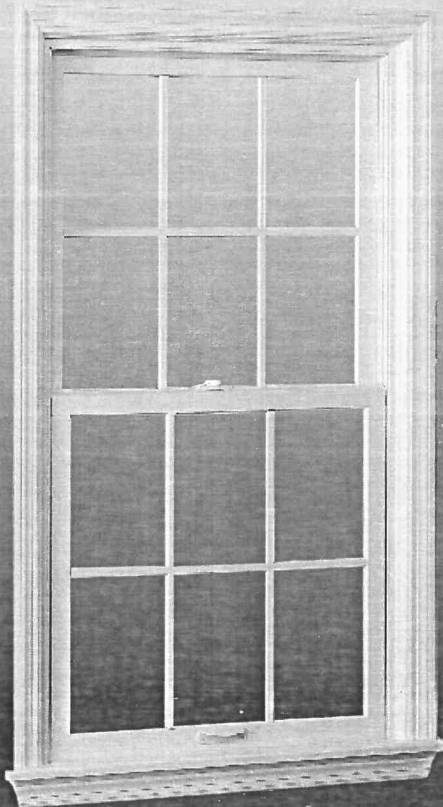
CO-BUYER NAME**SIGNATURE****DATE**





DOUBLE-HUNG WINDOW**ADVANTAGES AND APPLICATIONS**

A double-hung window consists of two vertically sliding sash in a single frame. Both sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side of each sash. Tilt latches for each sash allow inward tilting for easy cleaning. Upper and lower sash are securely closed by use of a cam-type sash lock. An insect screen is installed into the outside track.



*Double-Hung
Replacement Windows*

ADVANTAGES

- Both sash can be operated for ventilation at top and bottom of window.
- Both sash can be tilted inward for easy cleaning.
- Patented Fibrex® material is stronger than vinyl, providing greater durability.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the frame and sash are pleasing to the eye and easier to clean.
- Mortise-and-tenon appearance on the interior and exterior sash corners gives a traditional, hand-crafted look.
- Full-perimeter weatherstrip provides superior weathertightness while still allowing easy sash operation.
- Sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side and matched to the weight of each individual sash.

APPLICATIONS

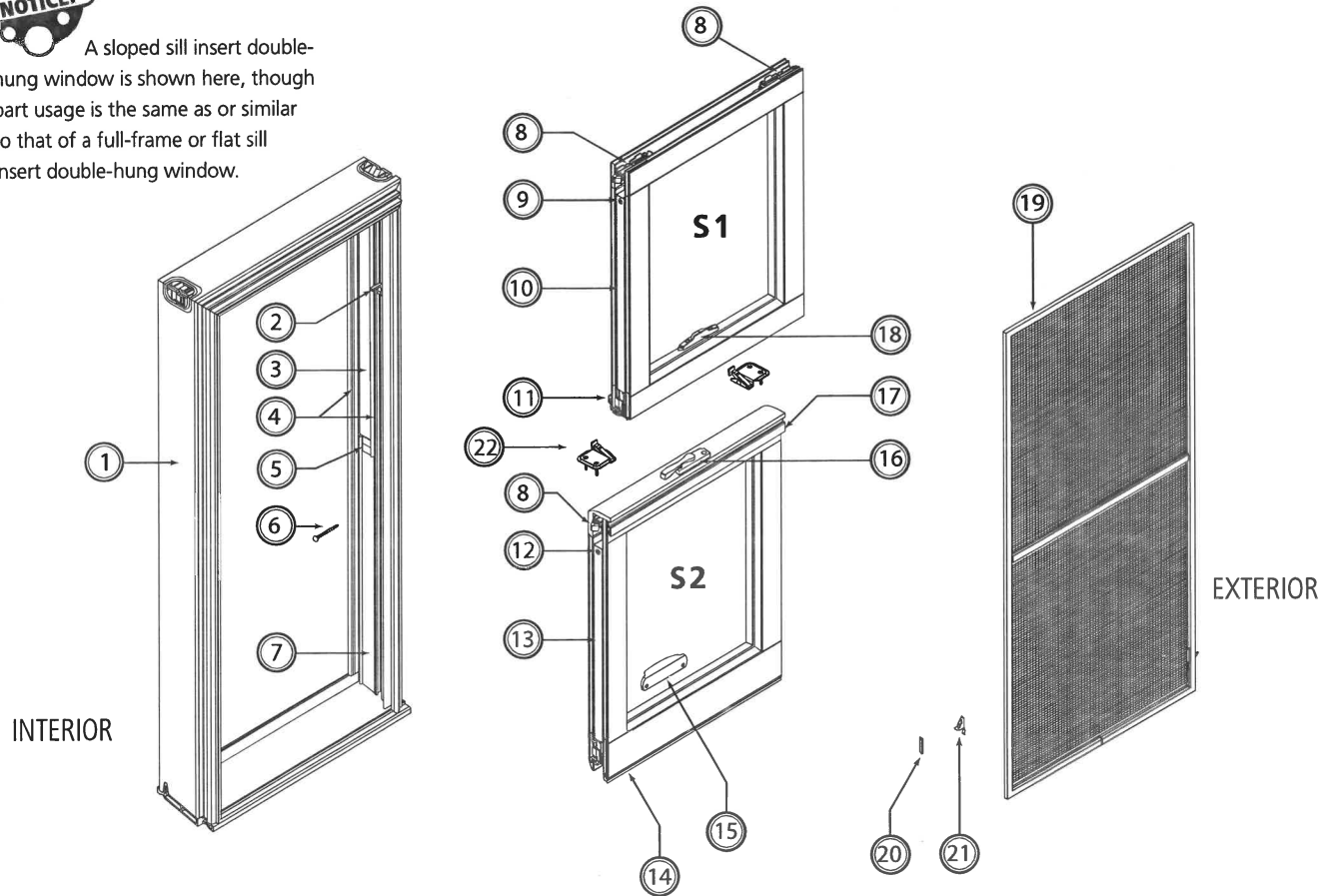
- Excellent choice for homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.

EXPLODED VIEW

DOUBLE-HUNG WINDOW



A sloped sill insert double-hung window is shown here, though part usage is the same as or similar to that of a full-frame or flat sill insert double-hung window.



DOUBLE-HUNG COMPONENTS

- | | | |
|--|--|--|
| 1. Frame (insert) | 8. Tilt latch | 16. Sash lock |
| 2. Wash assist | 9. Upper balance screw | 17. Interior sash interlock (lower sash) |
| 3. Side jamb liner weatherstrip (upper) | 10. Balance (upper sash) | 18. Sash keeper |
| 4. Side jamb liner (interior and exterior sash tracks) | 11. Exterior sash interlock (upper sash) | 19. Insect screen |
| 5. Side cover check rail weatherstrip | 12. Lower balance screw | 20. Universal insect screen latch retainer |
| 6. Balance end clip screw | 13. Balance (lower sash) | 21. Insect screen latch |
| 7. Side jamb liner weatherstrip (lower) with integrated fin pile | 14. Bottom rail weatherstrip | 22. Child safety opening control device (optional) |
| | 15. Sash lift (optional) | |

STANDARD FEATURES

DOUBLE-HUNG WINDOW



A sloped sill insert double-hung window corner section is shown here, though **standard features are the same as for flat sill insert or full-frame** double-hung windows.

Described below are features that contribute to the double-hung window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

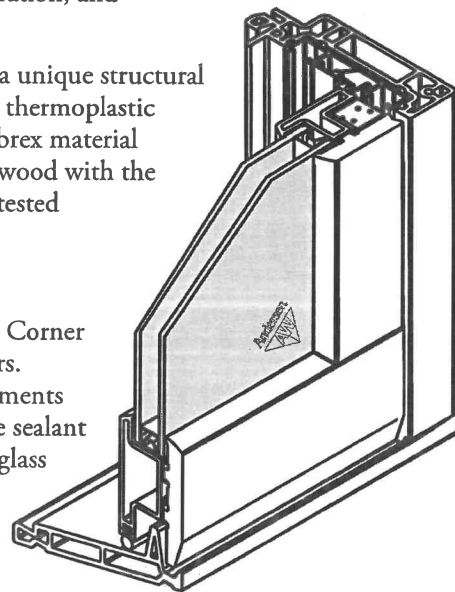
- **Frame** – Made of rigid Fibrex® material a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen®, Fibrex material combines the strength and stability of wood with the low-maintenance features of our time-tested Perma-Shield® cladding.

- **Sash** – Constructed of Fibrex material. Corner keys provide durable, watertight corners. The mortise and tenon joinery complements the frame. A high-performance silicone sealant provides a watertight seal between the glass and sash.

- **Glazing** – High-Performance™ LoE4®* glass with an inert, energy-efficient gas, is standard for every window. See Options on page 3-6 for other glass choices.

*LoE4 is a registered trademark of Cardinal IG Company.

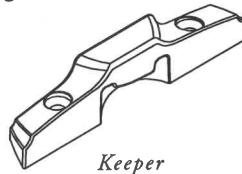
- **Glass spacer** – The patented low-conductivity spacer is made of stainless steel and resists heat transfer four to five times better than aluminum spacers used by many other manufacturers.



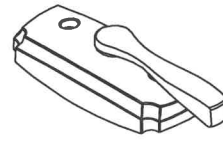
STANDARD FEATURES, cont.

DOUBLE-HUNG WINDOW

- **Removable protective film** – Packaging features a clear protective film that is factory applied to both the interior and exterior glass surfaces to help protect the glass from shipping and installation damage.
- **Weatherstrip** – A dual system of a foam-filled bulb applied to the sash frame and a constant-force low-friction weatherstrip applied to the frame provide a tight seal.



Keeper

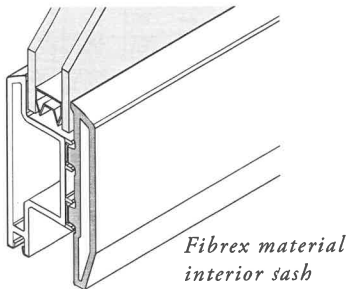
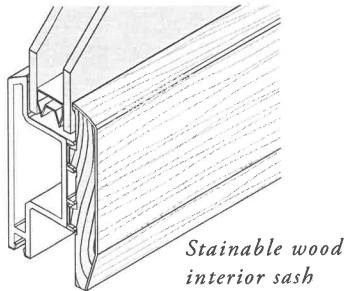
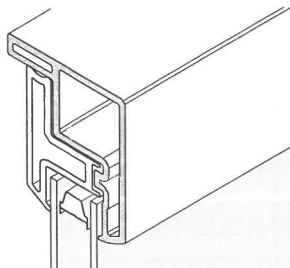


Lock

- **Sash Lock and Keeper** – The zinc die cast dual cam-type sash lock, mounted at center of the meeting rail on the interior sash, engages easily into the keeper mounted on the center of the meeting rail on the exterior sash. The Double-hung Window Component Color Combination Chart on page 3-11 shows the hardware color for each window color combination.

OPTIONS

DOUBLE-HUNG WINDOW

Fibrex material
interior sashStainable wood
interior sashTraditional Fibrex Material
Square Check Rail

The following options are available for all Renewal by Andersen® double-hung windows:

- **Dual-Colors and Stainable Wood Interior Veneers** – Dual-color windows are available that have different interior and exterior colors. Stainable wood interior veneers are also available in oak, maple, and engineered pine. The Double-Hung Window Component Color Combination Chart on page 3-11 shows available color combinations and the default color of individual components for these combinations. Alternative component (e.g., insect screens, grilles, hardware, side jams) color combinations are available upon request.

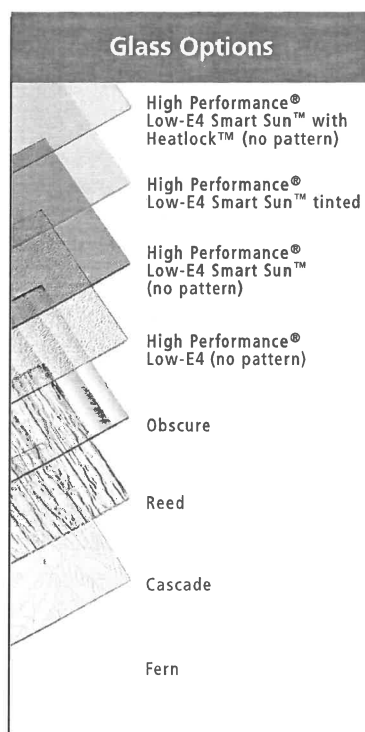
Painting and staining guidelines for Fibrex® material and stainable wood interiors are available in this manual, the *Product Installation Manual* and in the *Care and Maintenance Guide*.

- **Traditional Square Check Rail** – Optional square-shaped check rail available in oak, maple, engineered pine veneer and Fibrex material interior finishes offers a classic flat surface appearance. These classic lines create the old world look, using the advanced technology of today. This option can be used with any other double-hung lock components or grille accessories.
- **Rounded Contemporary Check Rail** – Original rounded contemporary check rail is still available (as an option) in same color and wood species.
- **TruScene® Insect Screen** – Micro-fine stainless steel mesh (25 x 25 per inch mesh) that provides over 50% more clarity than standard Andersen insect screens.

OPTIONS, cont.

DOUBLE-HUNG WINDOW

Double-Hung Window	Full Insect Screen	All sash ratios	Restrictions
			All heights available for unit widths less than or equal to 50-1/4". All widths available for unit heights less than or equal to 48-5/8".
<p>NOTE: Equal Sash Ratio DB min/max chart shown here; screen dimensions apply to all sash ratios.</p>			
Double-Hung Window	Half Insect Screen	All sash ratios	All sizes available, no restrictions



- **Aluminum Insect Screen Cloth** – Durable aluminum screen cloth (18 x 16 per inch mesh) in a glare-resistant charcoal gray.
- **Half Insect Screen** – A half insect screen is available that only covers the lower sash. The half screen does not impede the operation of the upper sash.
- **Decorative Glass Patterns** – Standard windows have no textured glass pattern whatsoever. Optional textured patterns are as follows:
 - Obscure (not available on double-hung windows taller than 86")
 - Reed
 - Cascade
 - Fern (not available on double-hung windows wider than 50-5/16")
- **Glass Coating** – High-Performance™ Low-E4™ coating is standard with all windows. Optional glazings are as follows:
 - Clear (no coating)
 - SmartSun™
 - High-Performance Low-E4 Smart Sun™ tinted coating
 - High Performance® Low-E4 Smart Sun™ with Heatlock™

* High Performance® Low-E4 Smart Sun™ with Heatlock™ not available with decorative glass patterns
- **Tempered Glass** – Tempering is an option for all available glass options. Untempered glass is standard.

OPTIONS, cont.

DOUBLE-HUNG WINDOW

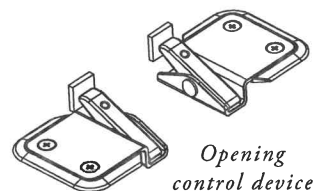
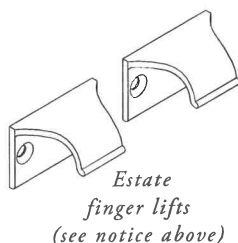
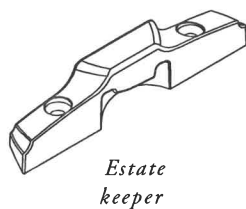
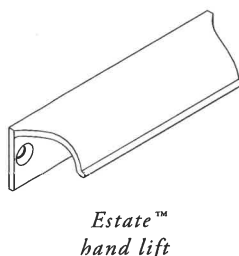
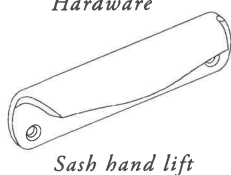
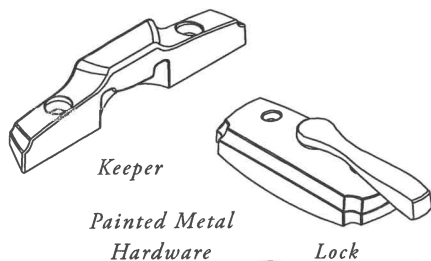
Unavailable Glass Patterns

Pattern	on windows wider than	or windows taller than
Reed*	56-7/8"	100-7/8"
Cascade*	56-7/8"	84-7/8"
Fern	56-7/8"	84-7/8"
Obscure	56-7/8"	84-7/8"

* Pattern is directional



When finger lifts are desired, order the window with **no** lifts. Finger lifts are then installed in the field after the window installation.



- **Glass Breather Tubes** – Breather tubes are available for glass intended for high-altitude installations. It is important to note that breather tubes will decrease the thermal performance of the unit. Refer to the Technical Data (Section 8) in this Spec and Tech Manual for altitude specifics.
- **Sash Lock** – A single zinc-cast metal lock is available in White, Stone and Canvas colors. Units narrower than 22-13/16" have a single lock. For units 22-13/16" wide or wider, a second lock is available as an option. For units wider than 45-9/16", a second lock is required.
- **Sash Lift** – One or two sash lifts may be mounted to the bottom rail of the lower sash. Can be specified, available in White, Stone, or Canvas colors or Estate™ finishes.
- **Estate™ Finish Hardware** – Estate finish hardware is available for all operating windows and is available in high performance bright brass, antique brass, high performance satin nickel, distressed nickel, brushed chrome, polished chrome, distressed bronze, oil-rubbed bronze and dark bronze. Hardware in each of the finishes is electroplated and/or modified to obtain the desired look. The Estate hardware components for double-hung windows are listed below:
 - **Lock and Keeper** – The zinc cast, plated lock and keeper provide elegant Estate styling that beautifully complements not only the window, but matches any Estate hardware found on Andersen® patio doors.
 - **Hand Lift** – Similar to the standard lift, the Estate hand lift provides an easy gripping surface with which to operate the window.
 - **Finger Lifts** – These smaller, more traditional looking lifts provide a different aesthetic option for a grasp to operate the window. These lifts are typically used in pairs.
 - **Opening Control Device** – Field-applied device restricts sash opening to 4 inches. This device will allow full sash opening when disengaged and will re-engage when sash is closed.

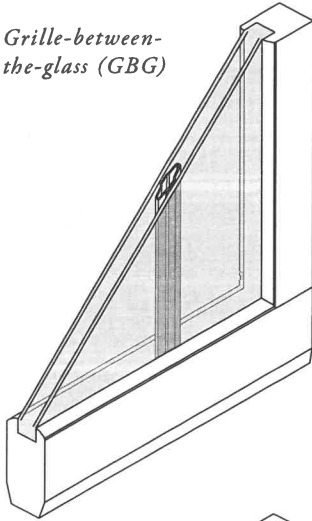
OPTIONS, cont.

DOUBLE-HUNG WINDOW

Available Grille Types

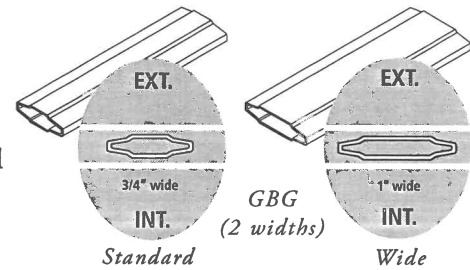
Three grille types are available. The interior and exterior sides of the grilles are color-coordinated with each side of the window frame. Consult the color combination charts in each window product section for detailed color information.

Grille-between-the-glass (GBG)

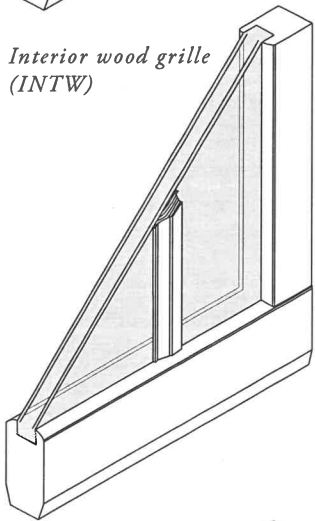


Grille-Between-the-Glass (GBG)

Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths. Enamel finish replicates interior and exterior face of window. If wood interior, interior facing surface will be gray.

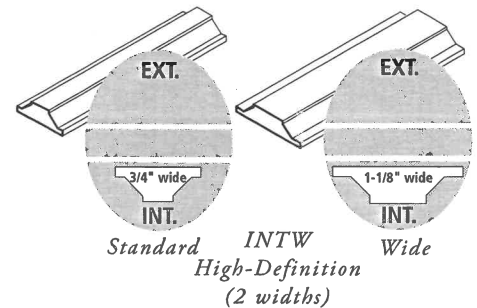


Interior wood grille (INTW)



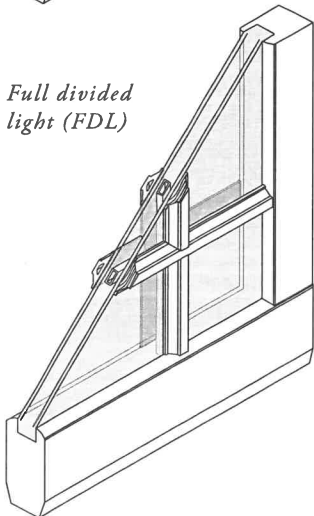
Interior Wood Grille (INTW)

With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high-definition interior wood grilles are available in two different widths.



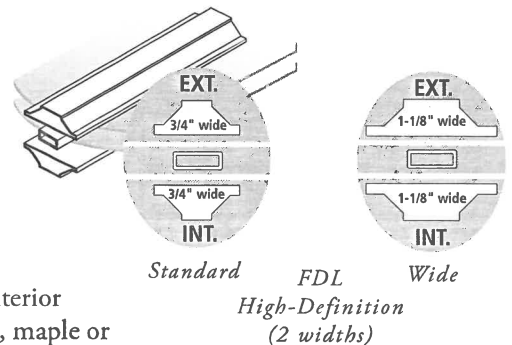
Interior wood grille clip

Full divided light (FDL)



Full Divided Light (FDL) Grille

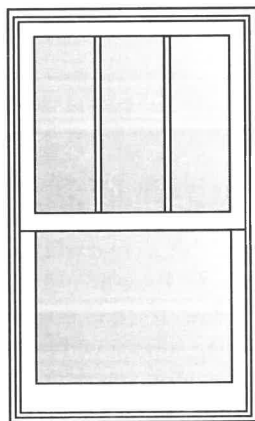
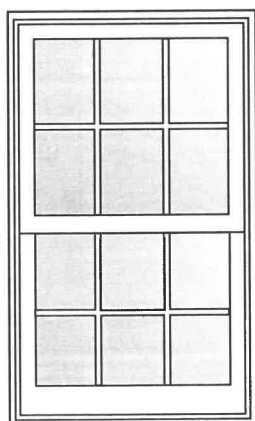
FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.



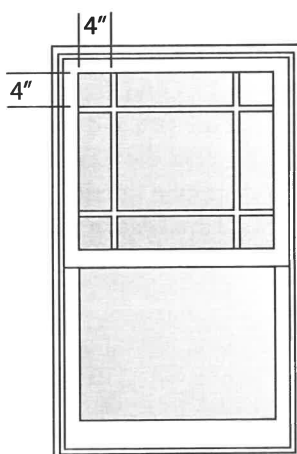
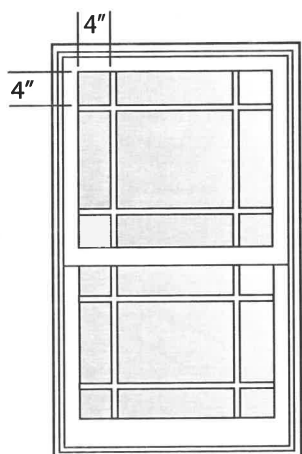
OPTIONS, cont.

DOUBLE-HUNG WINDOW

- Available Grille Patterns – Grille pattern options include colonial, prairie, and modified prairie.

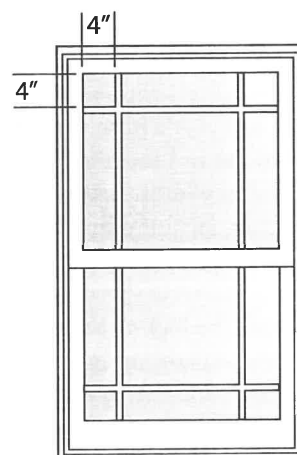
**COLONIAL**

Refer to colonial pattern grilles by pattern name and “grille lites wide by grille lites high” for each sash. For the examples shown, the left window would be “colonial pattern, 3 by 2, upper and lower sash”. For the example to the right, “colonial pattern, 3 by 1 on the upper sash, no grille on the lower sash”.

**PRAIRIE**

Regardless of sash size, all prairie grilles intersect to form 4" squares of visible glass in the corners of the sash. Prairie grilles are available on one or both sash.

The prairie grille pattern is not available on double-hung windows narrower than 20".

**MODIFIED PRAIRIE**

Regardless of sash size, all modified prairie grilles intersect to form 4" squares of visible glass. Modified prairie grilles are available for one or both sash.

The modified prairie grille pattern is not available on double-hung windows narrower than 20".

OPTIONS, cont.

DOUBLE-HUNG WINDOW

- **Exterior brick mould** – Fibrex® material brick mould is available in two configurations, picture frame and traditional style, as an exterior trim option for full-frame windows. Brick mould is available on insert frame windows in picture frame style only.
- **Overfit brick mould** – Fibrex material is available as an exterior trim option for insert flat sill only windows in picture frame style.

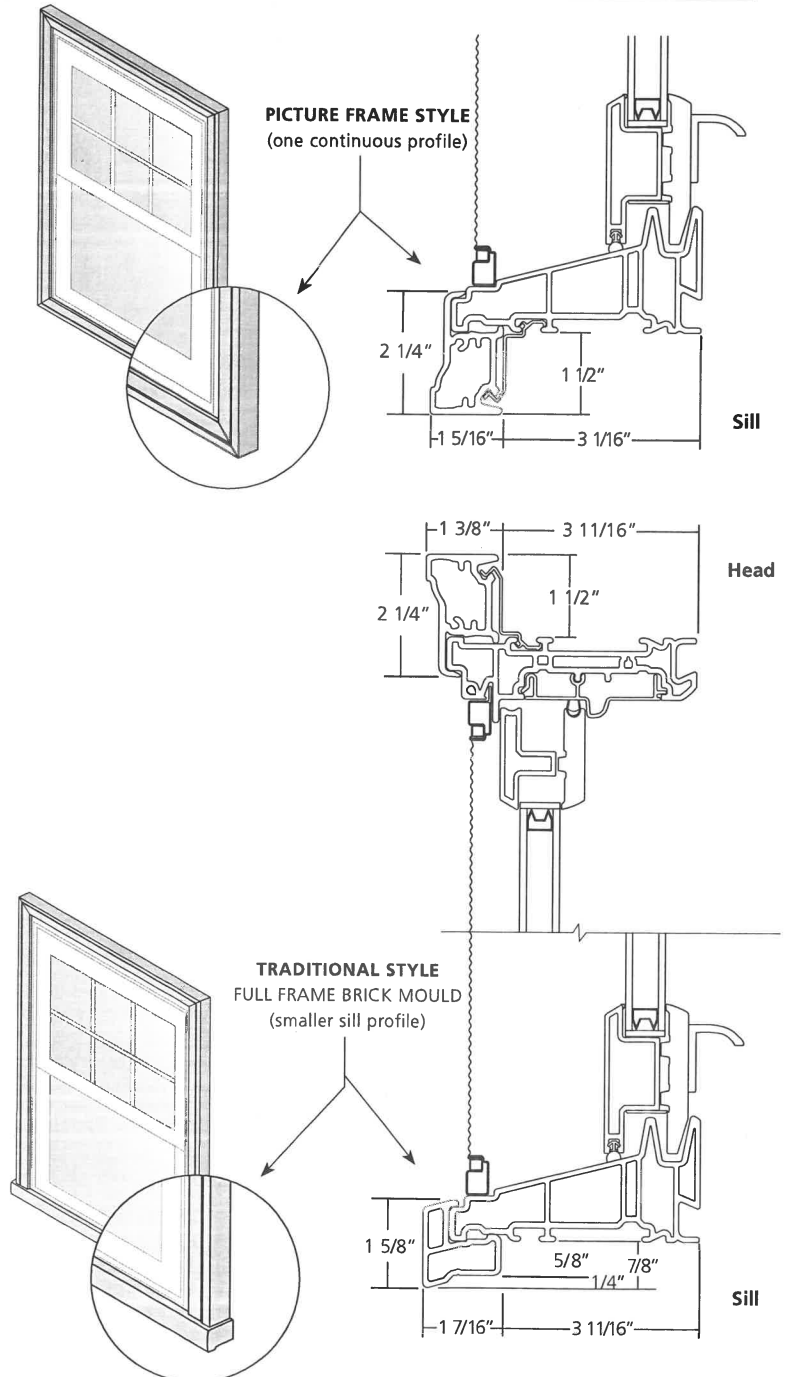
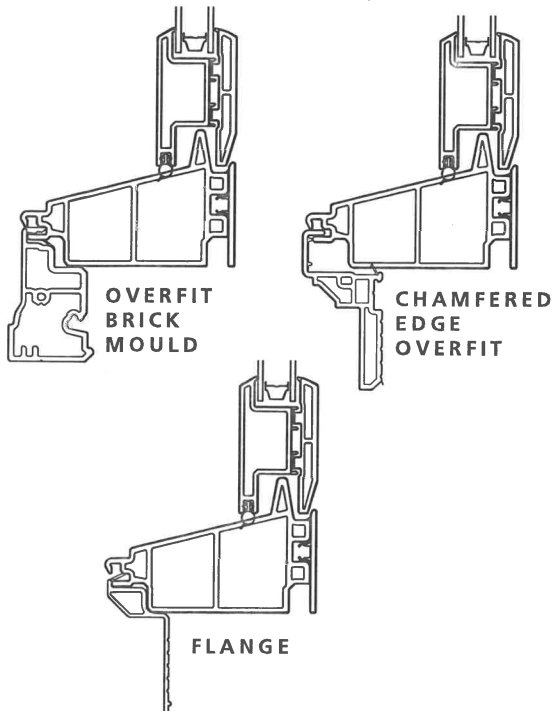
FULL-FRAME BRICK MOULD

Full-frame brick mould is available in two configurations:

- **Picture Frame Style** – The same brick mould profile is used all the way around the window.
- **Traditional Style** – A thinner sill profile that runs completely under the side brick mould pieces is used reminiscent of old, traditional window installations.

INSERT-FRAME BRICK MOULD

- **Overfit Brick Mould** – Fibrex material overfit brick mould is available as an exterior trim option for insert (flat sill only) window in picture frame style.
 - Overfit Flange
 - Chamfered Overfit Flange



WINDOW COMPONENT COLOR COMBINATION CHART

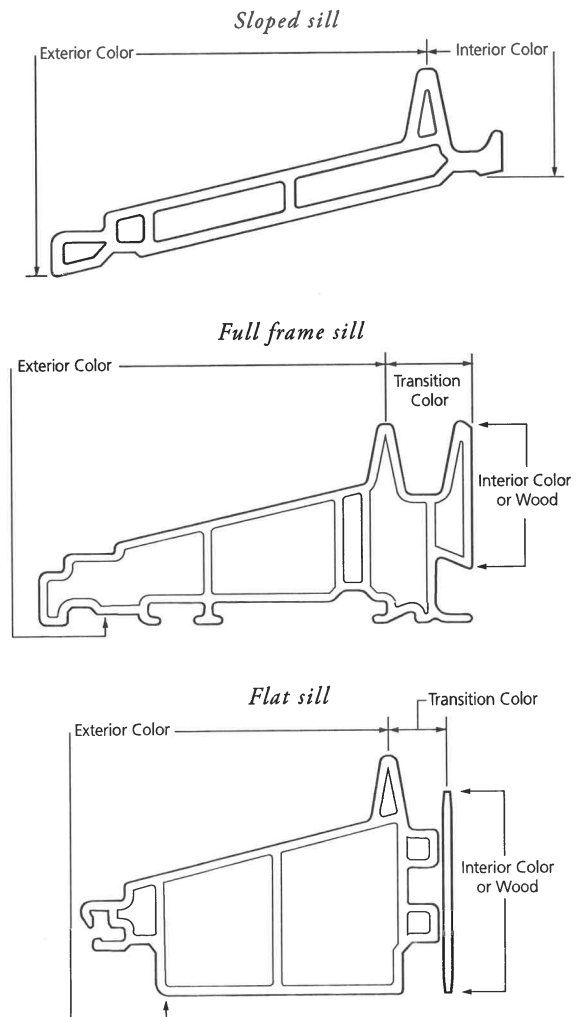
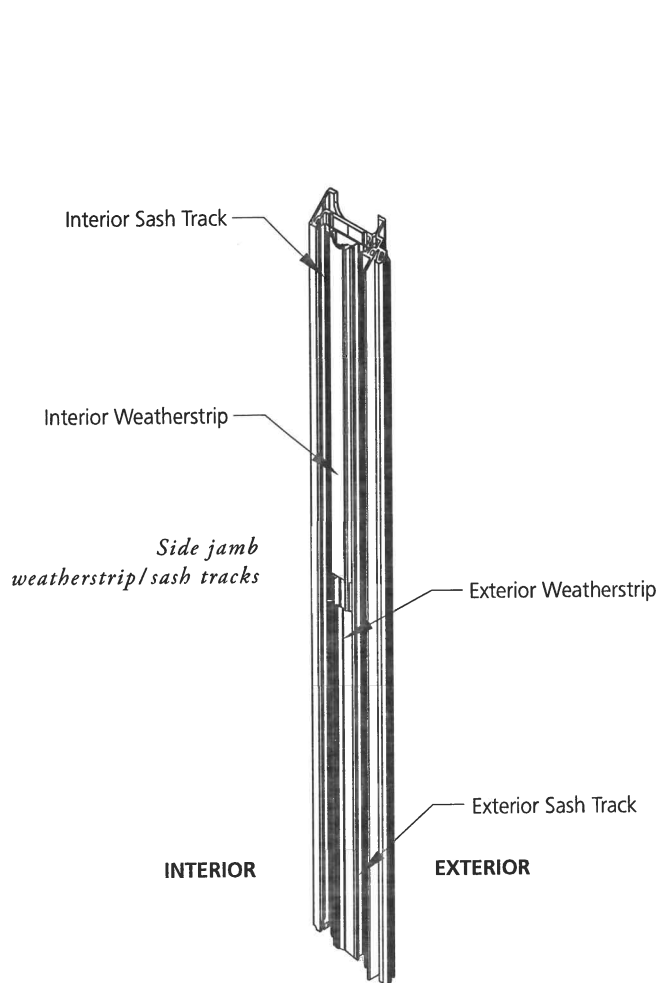
DOUBLE-HUNG WINDOW

	Window Color		Interior and Exterior Colors (Exterior/Transition/Interior)			Components		Grille Between Glass		Interior Wood & Full Divided Light		Headliner		Side Jamb Components	
	Exterior White Canvas Sandtone Terratone Dark Bronze	Interior White Canvas Sandtone Terratone Dark Bronze	Sloped Sill White/White Canvas/Canvas Sandtone/Sandtone Terratone/Terratone Dark Bronze/Terratone	Flat Sill White/White/White Canvas/Canvas/Canvas Sandtone/Sandtone/Sandtone Terratone/Terratone/Terratone Dark Bronze/Terratone/Dark Bronze	Full Frame Sill White/White/White Canvas/Canvas/Canvas Sandtone/Sandtone/Sandtone Terratone/Terratone/Terratone Dark Bronze/Terratone/Dark Bronze	Inset Screen Frame White Canvas Sandtone Terratone Dark Bronze	Hardware White Canvas Stone Dark Bronze	Exterior White Canvas Sandtone Terratone Dark Bronze	Interior White Canvas Sandtone Terratone Dark Bronze	Exterior White Canvas Sandtone Terratone Dark Bronze	Interior White Canvas Sandtone Terratone Dark Bronze	Exterior White Gray Gray Gray	Interior White Gray Gray Gray	Lower Exterior White/White White/White Gray/Gray Gray/Gray Gray/Gray	Upper Interior White/White White/White Gray/Gray Gray/Gray Gray/Gray
Single Color	Canvas	White	Canvas/White	Canvas/Canvas/White	Canvas/White/White	Canvas	White	Canvas	White	Canvas	White	White	White	White/White	White/White
	Sandtone	White	Sandtone/White	Sandtone/Sandtone/White	Sandtone/White/White	Sandtone	White	Sandtone	White	Sandtone	White	White	White	Gray/Gray	Gray/Gray
	Terratone	White	Terratone/White	Terratone/Terratone/White	Terratone/White/White	Terratone	White	Terratone	White	Terratone	White	White	White	Gray/Gray	Gray/Gray
	Cocoa Bean	White	Cocoa Bean/White	Cocoa Bean/Cocoa Bean/White	Cocoa Bean/White/White	Cocoa Bean	White	Cocoa Bean	White	Cocoa Bean	White	White	White	Gray/Gray	Gray/Gray
	Dark Bronze	White	Dark Bronze/White	Dark Bronze/Dark Bronze/White	Dark Bronze/White/White	Dark Bronze	White	Dark Bronze	White	Dark Bronze	White	White	White	Gray/Gray	Gray/Gray
	Forest Green	White	Forest Green/White	Forest Green/Forest Green/White	Forest Green/White/White	Forest Green	White	Forest Green	White	Forest Green	White	White	White	Gray/Gray	Gray/Gray
	Black	White	Black/White	Black/Black/White	Black/White/White	Black	White	Black	White	Black	White	White	White	Gray/Gray	Gray/Gray
	Red Rock	White	Red Rock/White	Red Rock/Red Rock/White	Red Rock/White/White	Red Rock	White	Red Rock	White	Red Rock	White	White	White	Gray/Gray	Gray/Gray
	White	Canvas	White/Canvas	White/White/Canvas	White/Canvas/Canvas	White	Canvas	White	Canvas	White	Canvas	Canvas	White	White/White	White/White
	Sandtone	Canvas	Sandtone/Canvas	Sandtone/Sandtone/Canvas	Sandtone/Canvas/Canvas	Sandtone	Canvas	Sandtone	Canvas	Sandtone	Canvas	Canvas	White	Gray/Gray	Gray/Gray
	Terratone	Canvas	Terratone/Canvas	Terratone/Terratone/Canvas	Terratone/Canvas/Canvas	Terratone	Canvas	Terratone	Canvas	Terratone	Canvas	Canvas	White	Gray/Gray	Gray/Gray
Dual Color	Cocoa Bean	Canvas	Cocoa Bean/Canvas	Cocoa Bean/Cocoa Bean/Canvas	Cocoa Bean/Canvas/Canvas	Cocoa Bean	Canvas	Cocoa Bean	Canvas	Cocoa Bean	Canvas	Canvas	White	Gray/Gray	Gray/Gray
	Dark Bronze	Canvas	Dark Bronze/Canvas	Dark Bronze/Dark Bronze/Canvas	Dark Bronze/Canvas/Canvas	Dark Bronze	Canvas	Dark Bronze	Canvas	Dark Bronze	Canvas	Canvas	White	Gray/Gray	Gray/Gray
	Forest Green	Canvas	Forest Green/Canvas	Forest Green/Forest Green/Canvas	Forest Green/Canvas/Canvas	Forest Green	Canvas	Forest Green	Canvas	Forest Green	Canvas	Canvas	White	Gray/Gray	Gray/Gray
	Black	Canvas	Black/Canvas	Black/Black/Canvas	Black/Canvas/Canvas	Black	Canvas	Black	Canvas	Black	Canvas	Canvas	White	Gray/Gray	Gray/Gray
	Red Rock	Canvas	Red Rock/Canvas	Red Rock/Red Rock/Canvas	Red Rock/Canvas/Canvas	Red Rock	Canvas	Red Rock	Canvas	Red Rock	Canvas	Canvas	White	Gray/Gray	Gray/Gray
	White	Wood*	White/White	White/White/Wood	White/White/Wood	White	Wood*	White	Wood*	White	Wood*	Gray	Wood	White/White	White/White
	Canvas	Wood*	Canvas/Canvas	Canvas/Canvas/Wood	Canvas/Canvas/Wood	Canvas	Wood*	Canvas	Wood*	Canvas	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Sandtone	Wood*	Sandtone/Sandtone	Sandtone/Sandtone/Wood	Sandtone/Sandtone/Wood	Sandtone	Wood*	Sandtone	Wood*	Sandtone	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Terratone	Wood*	Terratone/Terratone	Terratone/Terratone/Wood	Terratone/Terratone/Wood	Terratone	Wood*	Terratone	Wood*	Terratone	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Cocoa Bean	Wood*	Cocoa Bean/Cocoa Bean	Cocoa Bean/Cocoa Bean/Wood	Cocoa Bean/Cocoa Bean/Wood	Cocoa Bean	Wood*	Cocoa Bean	Wood*	Cocoa Bean	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
Stainable Wood Interiors	Dark Bronze	Wood*	Dark Bronze/Canvas	Dark Bronze/Canvas/Wood	Dark Bronze/Canvas/Wood	Dark Bronze	Wood*	Dark Bronze	Wood*	Dark Bronze	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Forest Green	Wood*	Forest Green/Canvas	Forest Green/Canvas/Wood	Forest Green/Canvas/Wood	Forest Green	Wood*	Forest Green	Wood*	Forest Green	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Black	Wood*	Black/Canvas	Black/Canvas/Wood	Black/Canvas/Wood	Black	Wood*	Black	Wood*	Black	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Red Rock	Wood*	Red Rock/Canvas	Red Rock/Canvas/Wood	Red Rock/Canvas/Wood	Red Rock	Wood*	Red Rock	Wood*	Red Rock	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	White	Wood*	White/White	White/White/Wood	White/White/Wood	White	Wood*	White	Wood*	White	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Canvas	Wood*	Canvas/Canvas	Canvas/Canvas/Wood	Canvas/Canvas/Wood	Canvas	Wood*	Canvas	Wood*	Canvas	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Sandtone	Wood*	Sandtone/Sandtone	Sandtone/Sandtone/Wood	Sandtone/Sandtone/Wood	Sandtone	Wood*	Sandtone	Wood*	Sandtone	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Terratone	Wood*	Terratone/Terratone	Terratone/Terratone/Wood	Terratone/Terratone/Wood	Terratone	Wood*	Terratone	Wood*	Terratone	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Cocoa Bean	Wood*	Cocoa Bean/Cocoa Bean	Cocoa Bean/Cocoa Bean/Wood	Cocoa Bean/Cocoa Bean/Wood	Cocoa Bean	Wood*	Cocoa Bean	Wood*	Cocoa Bean	Wood*	Gray	Wood	Gray/Gray	Gray/Gray
	Dark Bronze	Wood*	Dark Bronze/Canvas	Dark Bronze/Canvas/Wood	Dark Bronze/Canvas/Wood	Dark Bronze	Wood*	Dark Bronze	Wood*	Dark Bronze	Wood*	Gray	Wood	Gray/Gray	Gray/Gray

Alternative component and grille color combinations for each frame/sash color are available upon request

* Wood interiors available in: pine, maple and oak

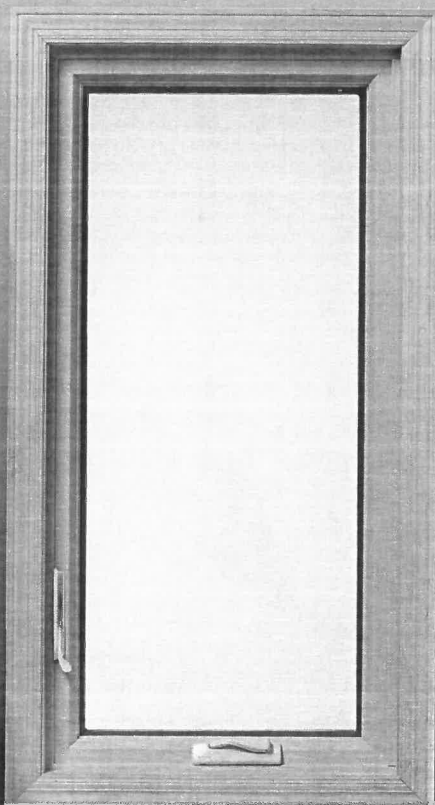
** Pine and maple interiors will use maple species interior grilles. Oak interiors will use oak species interior grilles



CASEMENT WINDOW

ADVANTAGES AND APPLICATIONS

The Renewal by Andersen® casement window consists of one or multiple sashes in a single frame. The sash can be hinged on the right or left side and pivots outward. Sash opening is controlled by a roto gear operator on the sill. A single sash lock lever activates multiple lock points to enhance security, and pulls the sash in tightly against the weatherstrip on the sash and frame. Insect screens are installed on the interior of the frame.



*Casement
Replacement Windows*

ADVANTAGES

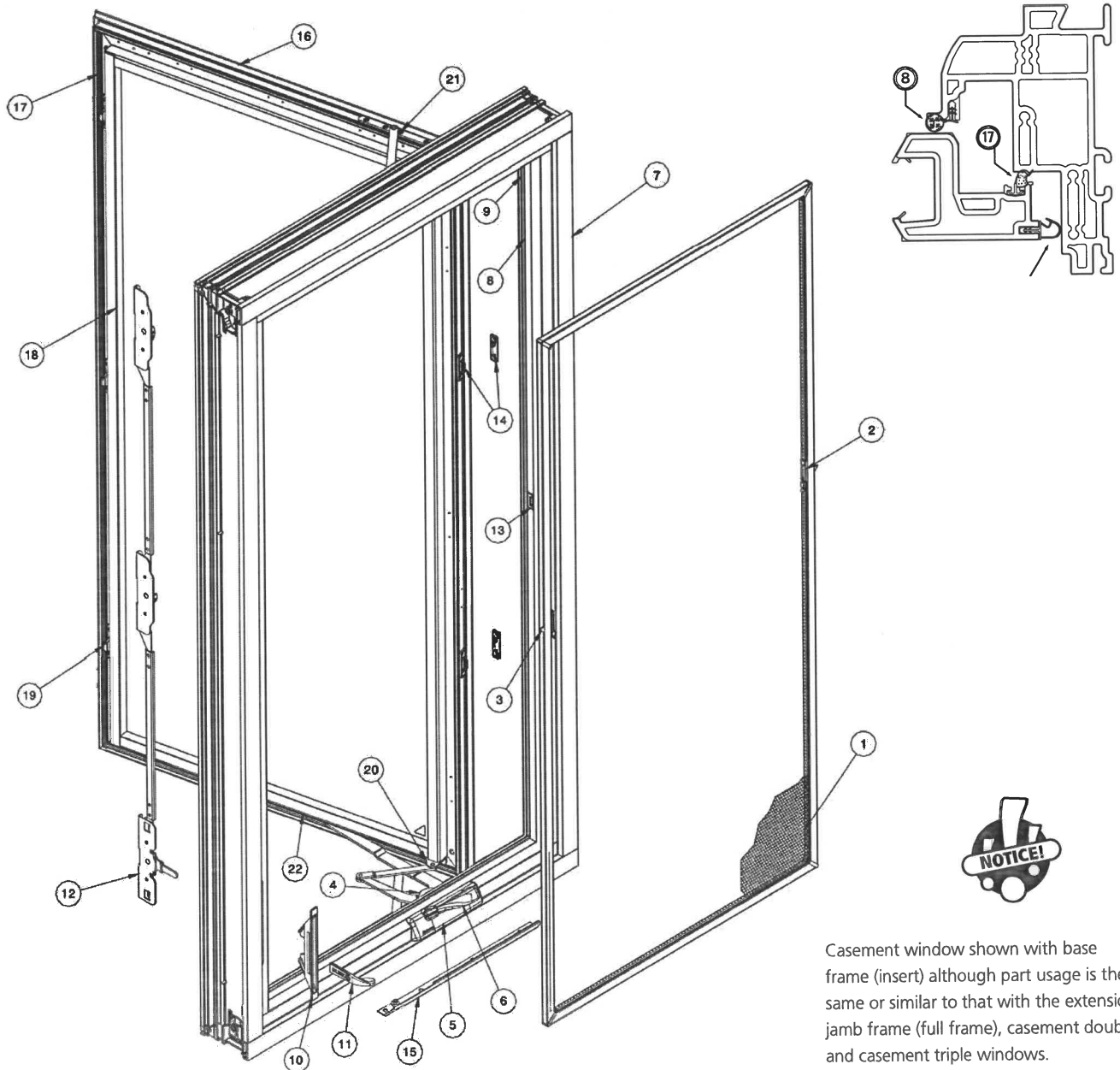
- Allows the most ventilation of any window type.
- Open sash can "catch" breezes from multiple directions.
- Multiple weatherstrips provide a weather tight seal when sash is closed and locked.
- Patented Fibrex® material is more rigid than vinyl, allowing more glass area.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on frame and sash are pleasing to the eye and easier to clean.
- Mortise and tenon appearance on the interior and exterior sash and frame corners give a traditional hand-crafted look.

APPLICATIONS

- Widely used to replace other styles of windows.
- Offers dramatic design accents when combined with fixed windows.
- Recommended for use over countertops and other wide obstructions because operation is controlled by turning a handle—an easier motion than lifting or sliding sash.
- Should not be used in areas where the projecting sash could obstruct outside walkways.
- Visually compatible with other Renewal by Andersen products.
- Corrosion-resistant casement hardware is available for use in harsh and corrosive environments such as heavy industrial or coastal areas.

EXPLODED VIEW

CASEMENT WINDOW



CASEMENT WINDOW COMPONENTS

- | | | |
|---|-------------------------------------|---|
| 1. Insect screen | 8. Frame weatherstrip | 16. Sash rain screen weatherstrip |
| 2. Universal insect screen latch retainer | 9. Hole plug | 17. Sash bulb weatherstrip |
| 3. Insect screen latch | 10. Bezel | 18. Casement sash |
| 4. Casement dual arm operator | 11. Lock handle | 19. Lock strike |
| 5. Operator cover | 12. Lock assembly | 20. Casement sash bracket
(Corrosion-resistant upgrade option) |
| 6. Operator handle | 13. Insect screen grommet | 21. Hinge |
| 7. Frame | 14. Sash and frame snugger | 22. Operator track |
| | 15. Corrosion-resistant hinge track | |

STANDARD FEATURES

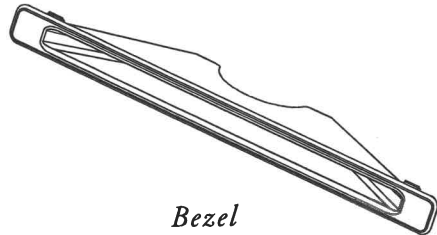
CASEMENT WINDOW

Described below are features that contribute to the casement window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

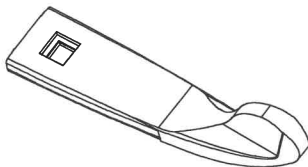
- **Frame** – Made of rigid Fibrex® material, a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen®, Fibrex® material combines the strength and stability of wood with the low-maintenance features of vinyl.
- **Sash** – Corner keys provide durable, watertight corners. The mortise and tenon joinery complements the frame. A high-performance silicone sealant provides a watertight seal between glass and sash.
- **Glazing** – High-Performance™ Low-E4® glass with an inert, energy-efficient gas, is standard for every window. Glass is placed into sash before assembly for a strong, weather tight assembly. A high-performance silicone sealant provides a watertight seal between glass and sash. See options on page 1-6 for other glass choices.
- **Glass spacer** – The patented low-conductivity stainless steel spacer resists heat transfer four to five times better than aluminum spacers and is stronger than silicone or plastic spacers used by many other manufacturers.

STANDARD FEATURES -CONT.

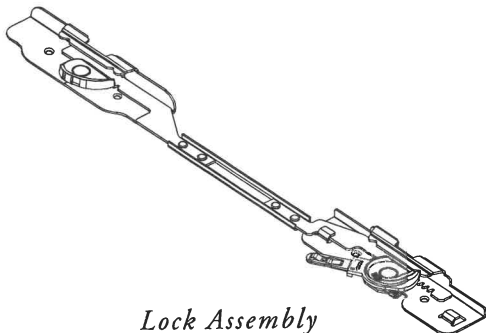
CASEMENT WINDOW

Glass exterior when exposed to sunlight*Bezel*

- **Removable protective film**— Packaging features a clear protective film that is factory applied to both the interior and exterior glass surfaces to help protect the glass from shipping and installation damage.

*Sash Lock Handle*

- **Weatherstrip** – A three-piece weatherstrip system of a foam-filled bulb applied to the frame, a foam-filled bulb applied to the sash and a flexible bulb weatherstrip applied to the sash provide a tight robust seal.

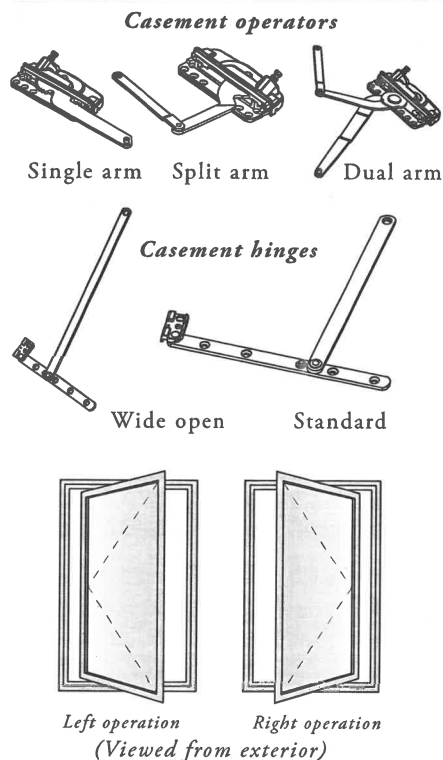
*Lock Assembly*

- **Casement Sash Lock Assembly and Lock Bar System** – One sash lock lever activates the lock assembly with up to three locking points per sash for greater security and better weather-tightness. The lock bezel is styled to fit and visually match the smooth radiused interior surface.

Window Height	Number of Locking Points
Less than 27"	1
27" to 53-15/16"	2
54" to 80"	3

STANDARD FEATURES, CONT.

CASEMENT WINDOW

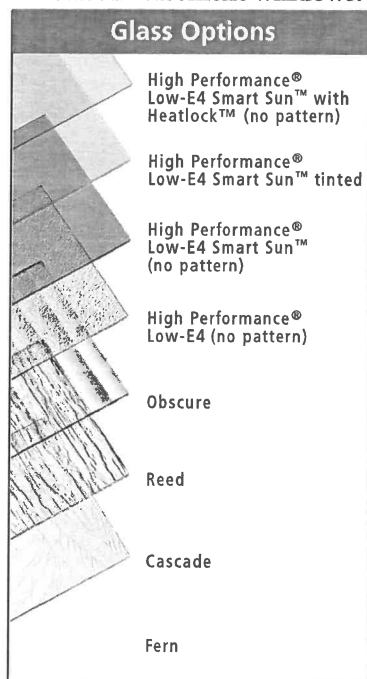


- **Casement Operator** – The operator uses a hardened steel worm and gear drive for smooth, easy control. The operator includes a high-pressure die-cast zinc operator housing, crank handle and knob. The operator is handed providing a symmetrical appearance for double and triple sash casement units. The casement operator is styled to fit and visually match the smooth curved interior surface. The standard folding handle offers an integrated look when nesting in the operator cover and allows for easy insect screen removal.
- **Casement/Awning Hinge** – The dual-pivot hinge provides a smooth operation, and a corrosion-resistant finish complements the frame color. For easy cleaning, sash moves toward center of the opening, allowing hand to reach both sides of the glass from the inside.
- **Determining RH/LH Operation** – Right-hand or left-hand operation (opening) is designated by the side on which the hinges are mounted *when viewed from the exterior*.
- **Insect Screen** – The standard insect screen is made with an aluminum frame and an easy-to-see-through fiberglass screen cloth (18x16 per inch mesh) in a glare-resistant charcoal gray finish. The frame is reinforced with a unique nylon corner spline to keep it from sagging and is secured to the window with wing blade fasteners in nylon housings. Aluminum and TruScene® insect screens are available for all sizes. Optional pine, oak and maple veneer are available for TruScene insect screens - see options on following page for details.
- **Interior/Exterior Color and Component Color** – Refer to the Casement Window Component Color Combination Chart on page 1-10 for standard (and optional) color combinations.

OPTIONS

CASEMENT WINDOW

The options shown here are available for all Renewal by Andersen® casement windows.



- **Dual-colors and Stainable Wood Interior Veneer** – Dual color windows are available that have different interior and exterior colors. Stainable wood interior veneers are also available (pine, maple and oak).

The Casement Window Component Color Combination Chart on page 1-10 shows these different combinations and the default color of individual components for these combinations. Alternative component (e.g., grille, insect screen, hardware) color combinations are available upon request.

- **Decorative Glass Patterns** – Standard windows have no glass pattern whatsoever. Optional patterns are as follows:
 - Obscure
 - Cascade
 - Reed
 - Fern (not available on 1:2:1 casement triple windows wider than 104-1/2")
- **Glass Coating** – High-Performance™ Low-E4® coating is standard with all windows. Optional glazings are as follows:
 - Clear (no coating)
 - High-Performance Low-E4 Sun tinted coating
 - SmartSun™
 - High Performance® Low-E4 Smart Sun™ with Heatlock™

* High Performance® Low-E4 Smart Sun™ with Heatlock™ not available with decorative glass patterns
- **Tempered Glass** – Tempering is an option for all available glass options. Untempered glass is standard.
- **Glass Breather Tubes** – Breather tubes are available for glass intended for high-altitude installations. It is important to note that breather tubes will decrease the thermal performance of the unit. Refer to the Technical Data (Section 8) in this Spec and Tech Manual for altitude specifics.

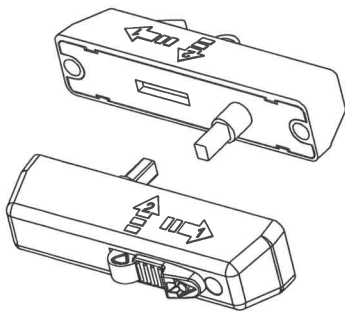
OPTIONS, CONT.

CASEMENT WINDOW

Unavailable Glass Patterns

Pattern	on windows wider than	or windows taller than
Reed*	56-7/8"	100-7/8"
Cascade*	56-7/8"	84-7/8"
Fern	56-7/8"	84-7/8"
Obscure	56-7/8"	84-7/8"

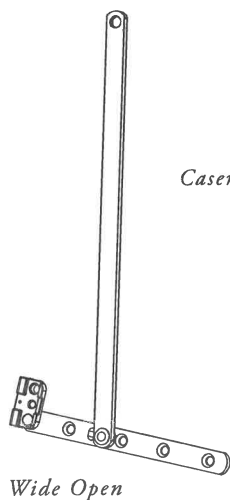
* Pattern is directional



Opening Control Device

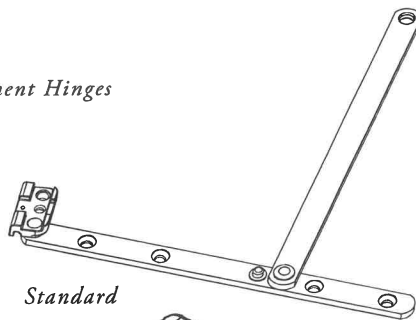
- **Corrosion-Resistant Hardware** – Made from 300 series stainless steel, this material is more resistant to corrosion due to harsh, acidic or corrosive environments such as heavy industrial or coastal areas.
- **TruScene® Insect Screen Frame**—Micro-fine stainless steel mesh (25 x 25 per inch mesh) that provides over 50% more clarity than standard Andersen® insect screens. TruScene Insect Screen is an option for all operable Renewal by Andersen® window styles.
- **Veneered TruScreen® Insect Screen Frame**—Available in pine, maple and oak.
- **Aluminum Insect Screen** – Identical to the standard insect screen but with a durable aluminum screen cloth (18 x 16 per inch mesh) in a glare-resistant charcoal gray finish.
- **Wide Open Hinge** – Special corner pivot hinges increase the window clear opening by approximately 4" (important for egress code requirements). Note: Washing the window from the interior is not possible with this hinge.
- **Estate™ Hardware** – Estate hardware is available for all operating windows and is available in high-performance bright brass, antique brass, high-performance satin nickel, distressed nickel, brushed chrome, polished chrome, distressed bronze, oil-rubbed bronze and dark bronze. The Estate hardware components for casement windows are pictured below.
- **Opening Control Device** – This optional field applied item voluntarily restricts opening to a maximum of 4 inches. Its release feature will still allow increased opening capability when needed and will automatically re-engage when the sash is closed. The Opening Control Device complies with ASTM F2090-08&-10.

The devices are available as either right or left hand operating sash in White and Stone color only.

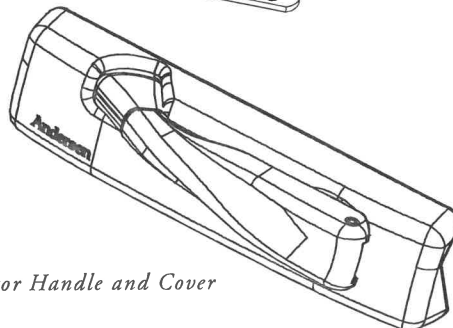


Wide Open

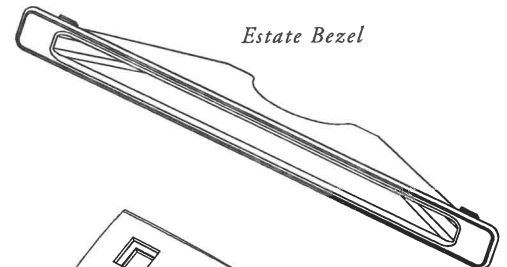
Casement Hinges



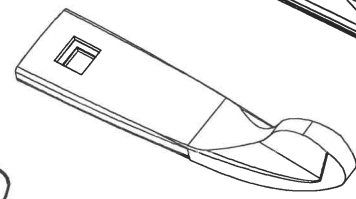
Standard



Estate Operator Handle and Cover



Estate Bezel



Estate Lock Handle

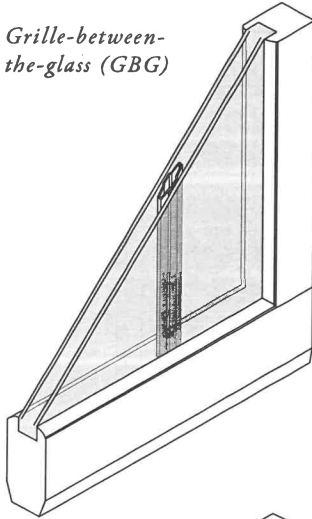
OPTIONS, cont.

CASEMENT WINDOW

Available Grille Types

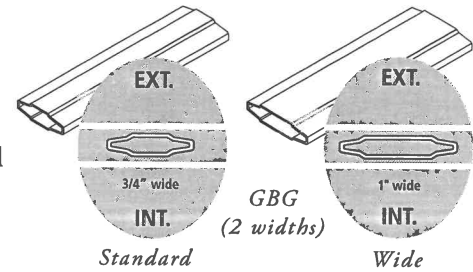
Three grille types are available. The interior and exterior sides of the grilles are color-coordinated with each side of the window frame. Consult the color combination charts in each window product section for detailed color information.

Grille-between-the-glass (GBG)

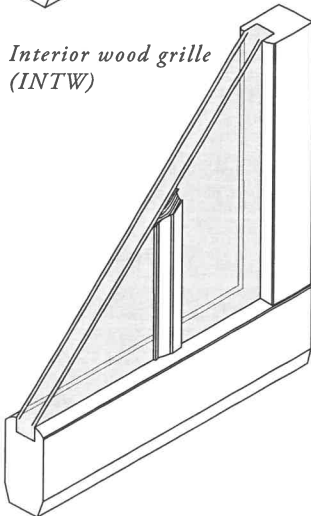


Grille-Between-the-Glass (GBG)

Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths. Enamel finish replicates interior and exterior face of window. If wood interior, interior facing surface will be gray.

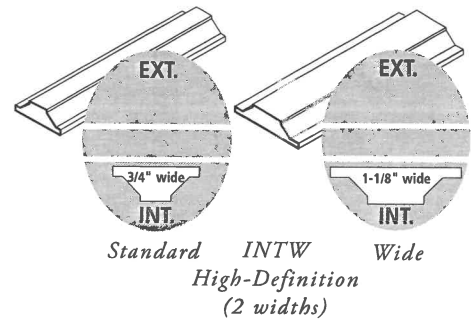


Interior wood grille (INTW)



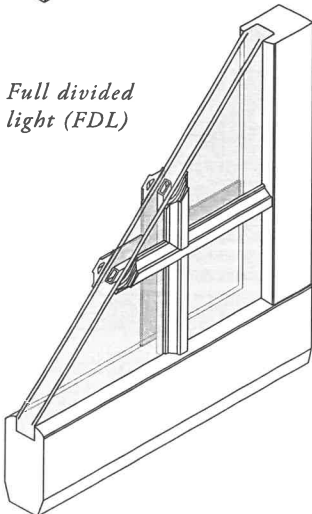
Interior Wood Grille (INTW)

With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high-definition interior wood grilles are available in two different widths.



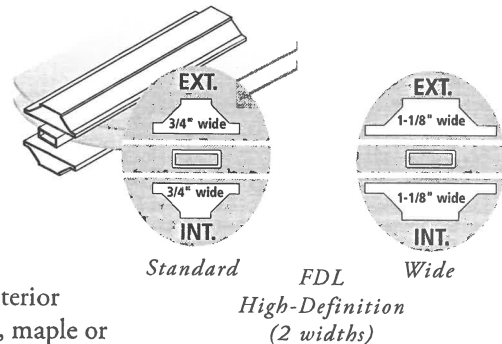
Interior wood grille clip

Full divided light (FDL)



Full Divided Light (FDL) Grille

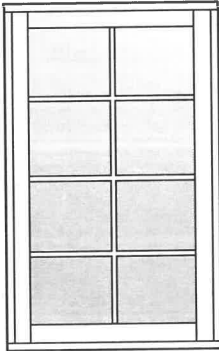
FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.



GRILLE OPTIONS

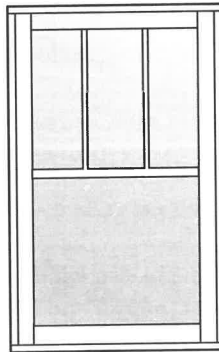
CASEMENT WINDOW

- **Available Grille Patterns** – Grille pattern options include colonial, farmhouse, prairie, and modified prairie (viewed from exterior).



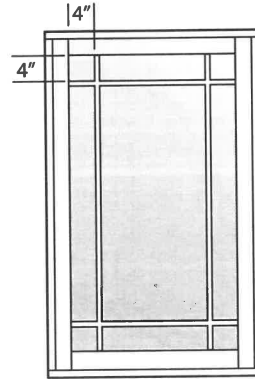
COLONIAL

Refer to colonial pattern grille by pattern name and grille lites wide by grille lites high for each sash. Example shown is "colonial pattern, 2 lites wide by 4 lites tall".



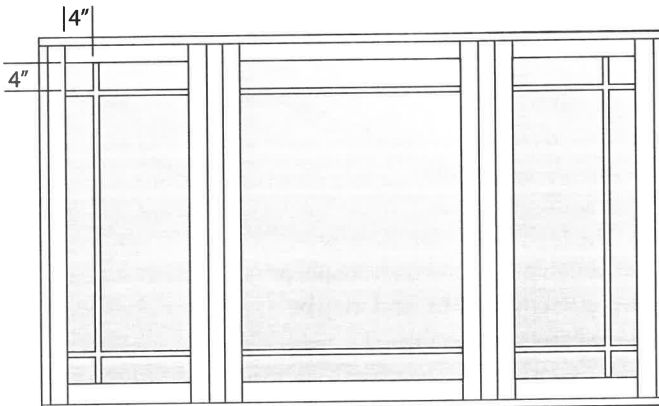
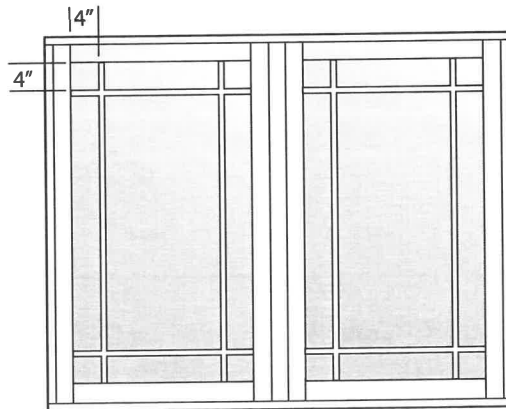
FARMHOUSE

Default pattern consists of two evenly spaced vertical bars (3/4") over a 1" wide center bar to simulate a double-hung window. Number of lites wide can be specified to more or less than 3 standard lites.



PRAIRIE

Refer to prairie grille by pattern name for each sash. Regardless of sash size, all prairie grilles intersect to form 4 inch squares of visible glass in the corners of the sash.



The prairie grille pattern is not available on the following windows:

	Narrower than	Shorter than
Casement	20-5/8"	20-5/8"
Casement-Double	40-1/4"	20-5/8"
Casement Triple (1:1:1)	59-15/16"	20-5/8"
Casement Triple (1:2:1)	78-5/16"	20-5/8"



MODIFIED PRAIRIE

Refer to modified prairie grille by pattern name for each sash. Regardless of sash size, all modified prairie grilles intersect to form 4 inch squares of visible glass in the outermost 4 corners of the window, rather than the sash.

Modified prairie grilles are not available on single casement, awning, and standard picture windows.

WINDOW COMPONENT COLOR COMBINATION CHART

CASEMENT WINDOW

	Window Color		Frame and Hardware		GBG		Grilles Full Divided Light	Interior Wood or Full Divided Light	
	Exterior	Interior	Insect Screen Frame	Hardware	Exterior	Interior	Exterior Facing	Interior Facing	
	White	White	White	White	White	White	White	White	
Single Color	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	
	Sandtone	Sandtone	Sandtone	Stone	Sandtone	Sandtone	Sandtone	Sandtone	
	Terratone	Terratone	Terratone	Stone	Terratone	Terratone	Terratone	Terratone	
	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	
Dual Color	Exterior	Interior	Insect Screen Frame	Hardware	Exterior	Interior	Exterior Facing	Interior Facing	
	Canvas	White	White	White	Canvas	White	Canvas	White	
	Sandtone	↓	↓	↓	Sandtone	↓	Sandtone	↓	
	Terratone	↓	↓	↓	Terratone	↓	Terratone	↓	
	Cocoa Bean	↓	↓	↓	Cocoa Bean	↓	Cocoa Bean	↓	
	Dark Bronze	↓	↓	↓	Dark Bronze	↓	Dark Bronze	↓	
	Forest Green	↓	↓	↓	Forest Green	↓	Forest Green	↓	
	Black	↓	↓	↓	Black	↓	Black	↓	
	Red Rock	↓	↓	↓	Red Rock	↓	Red Rock	↓	
	White	Canvas	Canvas	Canvas	White	Canvas	White	Canvas	
	Sandtone	↓	↓	↓	Sandtone	↓	Sandtone	↓	
	Terratone	↓	↓	↓	Terratone	↓	Terratone	↓	
	Cocoa Bean	↓	↓	↓	Cocoa Bean	↓	Cocoa Bean	↓	
	Dark Bronze	↓	↓	↓	Dark Bronze	↓	Dark Bronze	↓	
	Forest Green	↓	↓	↓	Forest Green	↓	Forest Green	↓	
	Black	↓	↓	↓	Black	↓	Black	↓	
	Red Rock	↓	↓	↓	Red Rock	↓	Red Rock	↓	
	Stainable Wood Interiors	Exterior	Interior	Low Maintenance Sash	Insect Screen Frame	Hardware	Exterior	Interior	Exterior
White		Wood*	Canvas	Stone	Stone	White	Sandtone	White	**Unfinished wood
Canvas		↓	↓	↓	↓	Canvas	↓	Canvas	↓
Sandtone		↓	↓	↓	↓	Sandtone	↓	Sandtone	↓
Terratone		↓	↓	↓	↓	Terratone	↓	Terratone	↓
Cocoa Bean		↓	↓	↓	↓	Cocoa Bean	↓	Cocoa Bean	↓
Dark Bronze		↓	↓	↓	↓	Dark Bronze	↓	Dark Bronze	↓
Forest Green		↓	↓	↓	↓	Forest Green	↓	Forest Green	↓
Black		↓	↓	↓	↓	Black	↓	Black	↓
Red Rock		↓	↓	↓	↓	Red Rock	↓	Red Rock	↓

Alternative component and grille color combinations for each frame/sash color are available upon request

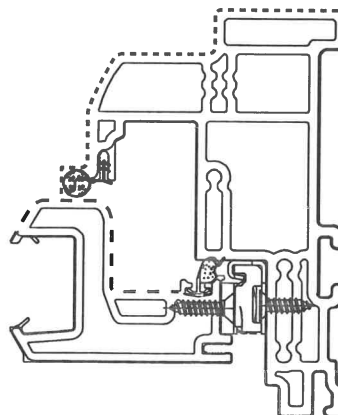
* Wood interiors available in: pine, maple and oak

** Pine and maple interiors will use maple species interior grilles. Oak interiors will use oak species interior grilles



Low maintenance sash option clarifications:

1. If window is offered as exterior color only (Example: Forest Green) then this portion of the sash will be canvas.
2. If window is offered as any other color, then interior of the sash will match exterior color of the sash.

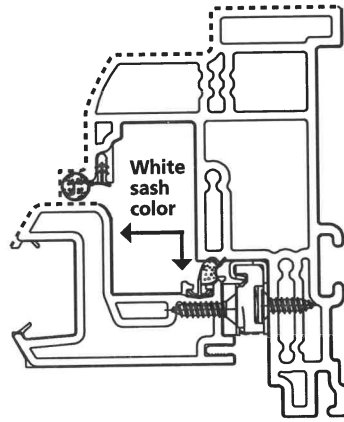


— Exterior Color
- - - Interior Color
· · · · · Visible Wood

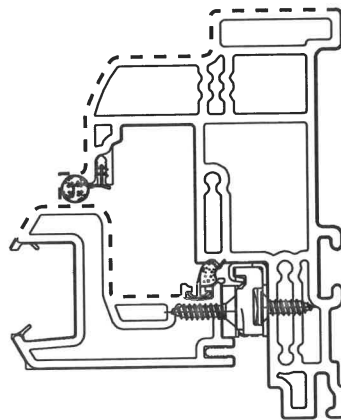
Fibrex® Material Sash and Frame Exterior/Wood Frame only Interior

WINDOW COLOR/WOOD COMBINATIONS

CASEMENT WINDOW



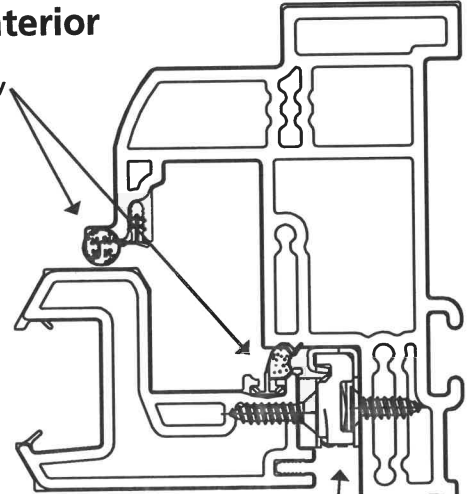
Fibrex® Material Exterior/Wood Interior



Dual Color

Interior

Gray



Exterior

Rain screen
weatherstrip

White, Gray, Black

Window Color Exterior	Rain Screen Weatherstrip Color
White or Canvas	White
Sandtone or Terratone	Gray
Cocoa Bean, Dark Bronze, Forest Green, Black or Red Rock	Black

— Exterior Color
 - - - Interior Color
 Visible Wood

3. 500 Market Street, Unit 12L - Recommended Approval

Background: The applicant is seeking approval for the replacement of (5) windows and (1) patio door.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-426**

Historic District Commission Work Session or Administrative Approval Application

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

Jaime Morin
rbabostonpermitting@andersencorp.com
30 Forbes Rd
Northborough, MA 01532
508-351-2277

Location

500 MARKET ST Unit 12L
Unit 12L
Portsmouth, NH 03801

Owner:

DEEGAN ALEXANDRA L
500 MARKET ST 12L 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**

Replacement of 5 windows and 1 patio door

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

Contractor

Full Name (First and Last)

Jaime Morin

Business Name (if applicable)

Renewal By Andersen

Mailing Address (Street)

30 Forbes Road

City/Town

Northborough

State

MA

Zip Code

01532

Phone

5083512277

Email Address

rbabostonpermitting@andersencorp.com

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



Agreement Document and Payment Terms

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Alexandra Deegan

500 Market St. Unit 12L

Portsmouth, NH 03801

H: (603)892-0965

Alexandra Deegan

10/11/21

BUYER(S) NAME

500 Market St. Unit 12L, Portsmouth, NH 03801

(603)892-0965

CONTRACT DATE

BUYER(S) STREET ADDRESS

adeegan@hotmail.com

PRIMARY NUMBER

SECONDARY NUMBER

PRIMARY EMAIL

SECONDARY EMAIL

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Renewal by Andersen LLC d/b/a Renewal By Andersen of Boston("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL JOB AMOUNT: \$24,750

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

DEPOSIT RECEIVED: \$8,249

BALANCE DUE: \$16,501

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

AMOUNT FINANCED: \$16,501

METHOD OF PAYMENT: Check
Financing

NOTES: 1/3 Down - check; Plan #6248; 1/3 Start; 1/3 Finish

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 10/14/2021 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, , WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

SIGNATURE OF SALES PERSON

Michael Dechaine

PRINT NAME OF SALES PERSON

SIGNATURE

Alexandra Deegan

PRINT NAME

SIGNATURE

PRINT NAME



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Alexandra Deegan

500 Market St. Unit 12L

Portsmouth, NH 03801

H: (603)892-0965

ID#:	ROOM:	DETAILS:
101	Bath	Window , Double-Hung (DG), 1:1, Full Frame, EJ Frame, Traditional Checkrail, Exterior Terratone, Interior White, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Standard Color Recessed Hand Lift, Screen , TruScene, Full Screen, Grille Style , Interior Wood Only (INTW), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , None
102	Kitchen	Window , Double-Hung (DG), 1:1, Full Frame, EJ Frame, Traditional Checkrail, Exterior Terratone, Interior White, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Standard Color Recessed Hand Lift, Screen , TruScene, Full Screen, Grille Style , Interior Wood Only (INTW), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , None
103	Living	Patio Door , Gliding, 200 Series Narroline, 2 Panel, Active / Stationary, Exterior Terratone®, Interior Pine, Glass , All Sash: Tempered High Perf. SmartSun Glass, Hardware , Albany, Stone, Auxiliary Foot Lock Color Matched, Screen , Gliding, Full Screen, Grille Style , No Grille, Misc , Patio Door - Pre-Finished Patio Door Interior, Color: White
201	Bed	Window , Casement, Single, Right, Base Frame, Exterior Terratone, Interior White, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Screen , TruScene, Full Screen, Grille Style , Interior Wood Only (INTW), Grille Pattern , All Sash: Colonial 4w x 4h, Misc , Grilles - Simulated Check Rail, Per Sash - Wide Bar FDL to simulate the look of DG



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC

HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Alexandra Deegan

500 Market St. Unit 12L

Portsmouth, NH 03801

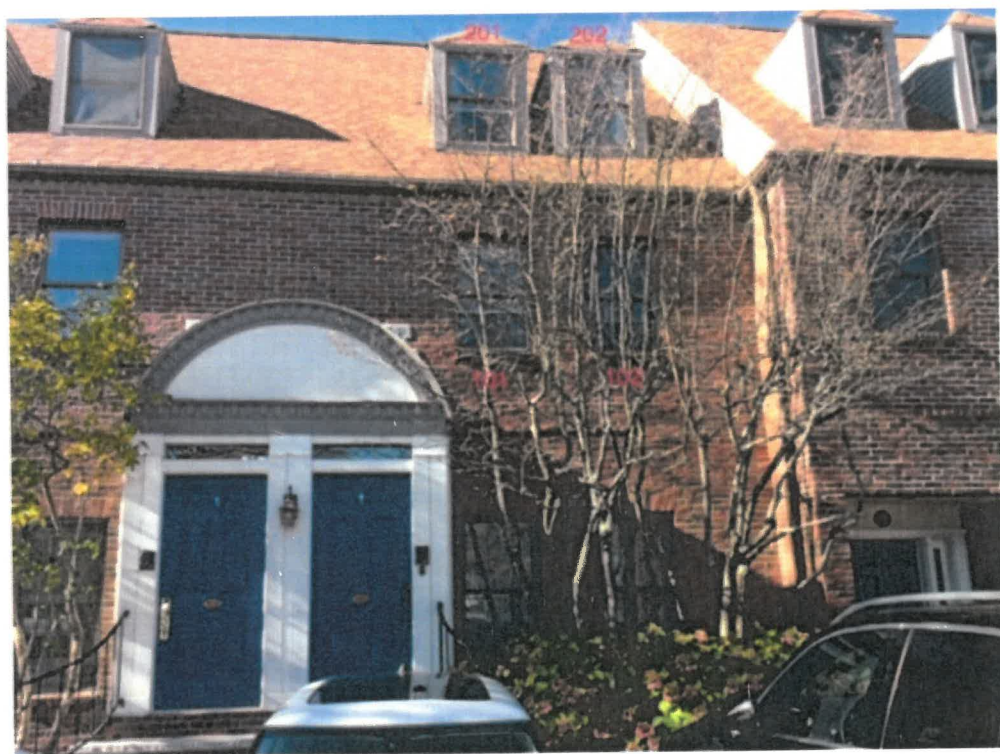
H: (603)892-0965

ID#:	ROOM:	DETAILS:
202	Bed	Window , Casement, Single, Right, Base Frame, Exterior Terratone, Interior White, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Screen , TruScene, Full Screen, Grille Style , Interior Wood Only (INTW), Grille Pattern , All Sash: Colonial 4w x 4h, Misc , Grilles - Simulated Check Rail, Per Sash - Wide Bar FDL to simulate the look of DG
203	Room 1	Window , Casement, Triple, 1:2:1, Left Vent / Stat / Right Vent, EJ Frame, Exterior Terratone, Interior White, Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Screen , TruScene, Full Screen, Grille Style , No Grille, Misc , None
WINDOWS: 5		PATIO DOORS: 1
SPECIALTY: 0		MISC: 0
		TOTAL \$24,750



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.





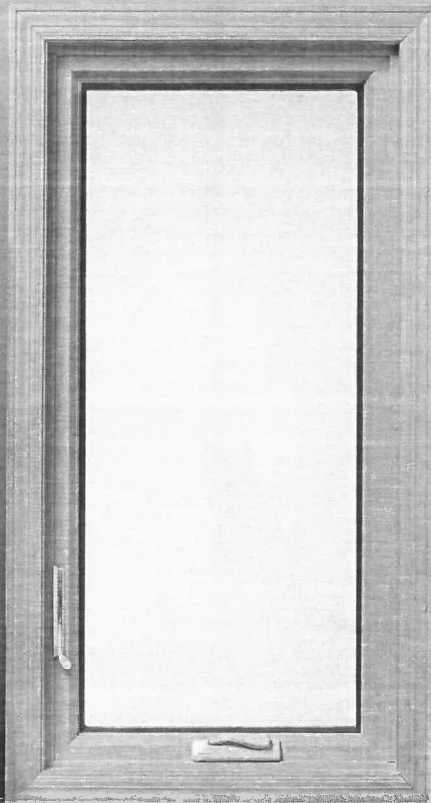


103

CASEMENT WINDOW

ADVANTAGES AND APPLICATIONS

The Renewal by Andersen® casement window consists of one or multiple sashes in a single frame. The sash can be hinged on the right or left side and pivots outward. Sash opening is controlled by a roto gear operator on the sill. A single sash lock lever activates multiple lock points to enhance security, and pulls the sash in tightly against the weatherstrip on the sash and frame. Insect screens are installed on the interior of the frame.



*Casement
Replacement Windows*

ADVANTAGES

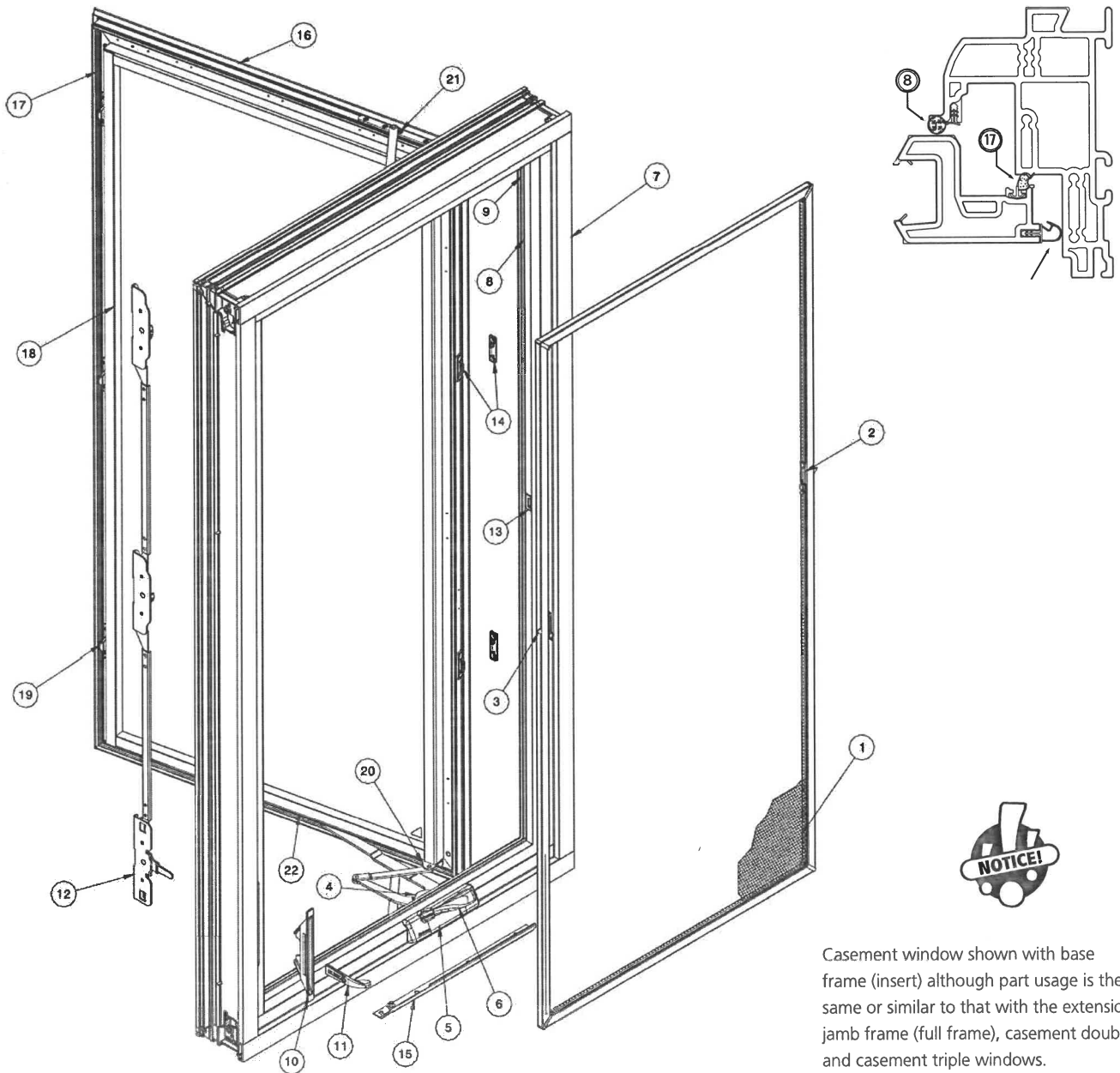
- Allows the most ventilation of any window type.
- Open sash can “catch” breezes from multiple directions.
- Multiple weatherstrips provide a weather tight seal when sash is closed and locked.
- Patented Fibrex® material is more rigid than vinyl, allowing more glass area.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on frame and sash are pleasing to the eye and easier to clean.
- Mortise and tenon appearance on the interior and exterior sash and frame corners give a traditional hand-crafted look.

APPLICATIONS

- Widely used to replace other styles of windows.
- Offers dramatic design accents when combined with fixed windows.
- Recommended for use over countertops and other wide obstructions because operation is controlled by turning a handle—an easier motion than lifting or sliding sash.
- Should not be used in areas where the projecting sash could obstruct outside walkways.
- Visually compatible with other Renewal by Andersen products.
- Corrosion-resistant casement hardware is available for use in harsh and corrosive environments such as heavy industrial or coastal areas.

EXPLODED VIEW

CASEMENT WINDOW



Casement window shown with base frame (insert) although part usage is the same or similar to that with the extension jamb frame (full frame), casement double, and casement triple windows.

CASEMENT WINDOW COMPONENTS

- | | | |
|---|-------------------------------------|---|
| 1. Insect screen | 8. Frame weatherstrip | 16. Sash rain screen weatherstrip |
| 2. Universal insect screen latch retainer | 9. Hole plug | 17. Sash bulb weatherstrip |
| 3. Insect screen latch | 10. Bezel | 18. Casement sash |
| 4. Casement dual arm operator | 11. Lock handle | 19. Lock strike |
| 5. Operator cover | 12. Lock assembly | 20. Casement sash bracket
(Corrosion-resistant upgrade option) |
| 6. Operator handle | 13. Insect screen grommet | 21. Hinge |
| 7. Frame | 14. Sash and frame snugger | 22. Operator track |
| | 15. Corrosion-resistant hinge track | |

STANDARD FEATURES

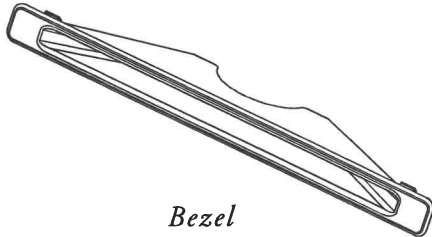
CASEMENT WINDOW

Described below are features that contribute to the casement window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

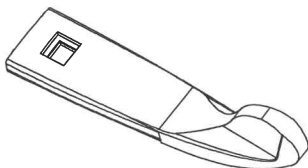
- **Frame** – Made of rigid Fibrex® material, a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen®, Fibrex® material combines the strength and stability of wood with the low-maintenance features of vinyl.
- **Sash** – Corner keys provide durable, watertight corners. The mortise and tenon joinery complements the frame. A high-performance silicone sealant provides a watertight seal between glass and sash.
- **Glazing** – High-Performance™ Low-E4® glass with an inert, energy-efficient gas, is standard for every window. Glass is placed into sash before assembly for a strong, weather tight assembly. A high-performance silicone sealant provides a watertight seal between glass and sash. See options on page 1-6 for other glass choices.
- **Glass spacer** – The patented low-conductivity stainless steel spacer resists heat transfer four to five times better than aluminum spacers and is stronger than silicone or plastic spacers used by many other manufacturers.

STANDARD FEATURES CONT.

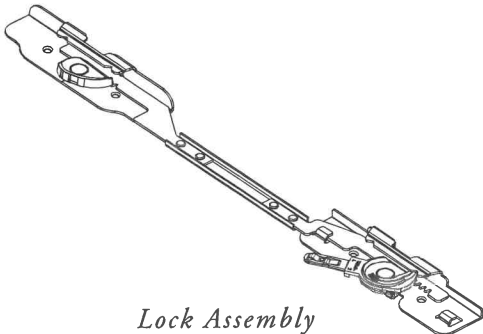
CASEMENT WINDOW

Glass exterior when exposed to sunlight*Bezel*

- **Removable protective film**— Packaging features a clear protective film that is factory applied to both the interior and exterior glass surfaces to help protect the glass from shipping and installation damage.

*Sash Lock Handle*

- **Weatherstrip** – A three-piece weatherstrip system of a foam-filled bulb applied to the frame, a foam-filled bulb applied to the sash and a flexible bulb weatherstrip applied to the sash provide a tight robust seal.

*Lock Assembly*

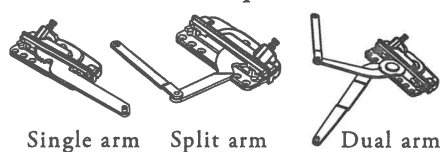
- **Casement Sash Lock Assembly and Lock Bar System** – One sash lock lever activates the lock assembly with up to three locking points per sash for greater security and better weather-tightness. The lock bezel is styled to fit and visually match the smooth radiused interior surface.

Window Height	Number of Locking Points
Less than 27"	1
27" to 53-15/16"	2
54" to 80"	3

STANDARD FEATURES, CONT.

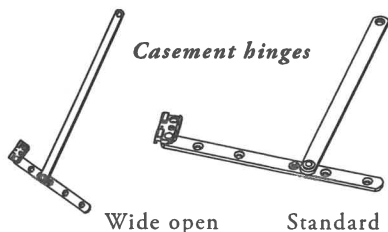
CASEMENT WINDOW

Casement operators

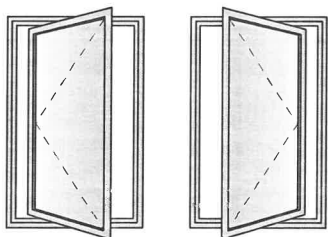


Single arm Split arm Dual arm

Casement hinges



Wide open Standard

Left operation Right operation
(Viewed from exterior)

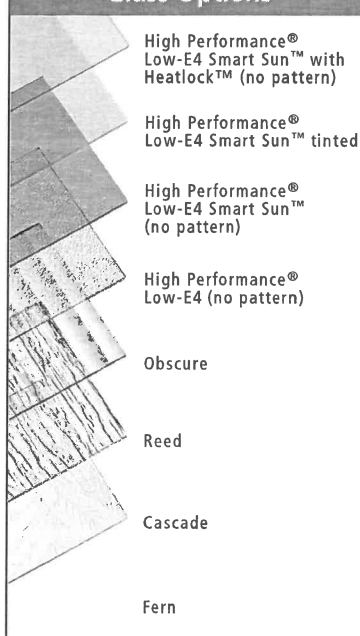
- **Casement Operator** – The operator uses a hardened steel worm and gear drive for smooth, easy control. The operator includes a high-pressure die-cast zinc operator housing, crank handle and knob. The operator is handed providing a symmetrical appearance for double and triple sash casement units. The casement operator is styled to fit and visually match the smooth curved interior surface. The standard folding handle offers an integrated look when nesting in the operator cover and allows for easy insect screen removal.
- **Casement/Awning Hinge** – The dual-pivot hinge provides a smooth operation, and a corrosion-resistant finish complements the frame color. For easy cleaning, sash moves toward center of the opening, allowing hand to reach both sides of the glass from the inside.
- **Determining RH/LH Operation** – Right-hand or left-hand operation (opening) is designated by the side on which the hinges are mounted *when viewed from the exterior*.
- **Insect Screen** – The standard insect screen is made with an aluminum frame and an easy-to-see-through fiberglass screen cloth (18x16 per inch mesh) in a glare-resistant charcoal gray finish. The frame is reinforced with a unique nylon corner spline to keep it from sagging and is secured to the window with wing blade fasteners in nylon housings. Aluminum and TruScene® insect screens are available for all sizes. Optional pine, oak and maple veneer are available for TruScene insect screens - see options on following page for details.
- **Interior/Exterior Color and Component Color** – Refer to the Casement Window Component Color Combination Chart on page 1-10 for standard (and optional) color combinations.

OPTIONS

CASEMENT WINDOW

The options shown here are available for all Renewal by Andersen® casement windows.

Glass Options



- **Dual-colors and Stainable Wood Interior Veneer** – Dual color windows are available that have different interior and exterior colors. Stainable wood interior veneers are also available (pine, maple and oak).

The Casement Window Component Color Combination Chart on page 1-10 shows these different combinations and the default color of individual components for these combinations. Alternative component (e.g., grille, insect screen, hardware) color combinations are available upon request.

- **Decorative Glass Patterns** – Standard windows have no glass pattern whatsoever. Optional patterns are as follows:
 - Obscure • Cascade
 - Reed • Fern (not available on 1:2:1 casement triple windows wider than 104-1/2")
 - **Glass Coating** – High-Performance™ Low-E4® coating is standard with all windows. Optional glazings are as follows:
 - Clear (no coating) • High-Performance Low-E4 Sun tinted coating
 - SmartSun™ • High Performance® Low-E4 Smart Sun™ with Heatlock™
- * High Performance® Low-E4 Smart Sun™ with Heatlock™ not available with decorative glass patterns
- **Tempered Glass** – Tempering is an option for all available glass options. Untempered glass is standard.
 - **Glass Breather Tubes** – Breather tubes are available for glass intended for high-altitude installations. It is important to note that breather tubes will decrease the thermal performance of the unit. Refer to the Technical Data (Section 8) in this Spec and Tech Manual for altitude specifics.

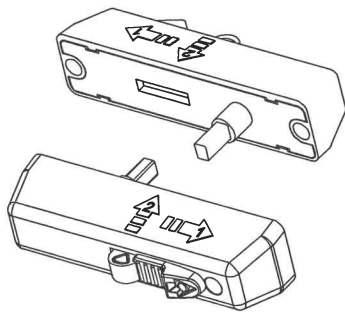
OPTIONS, CONT.

CASEMENT WINDOW

Unavailable Glass Patterns

Pattern	on windows wider than	or windows taller than
Reed*	56-7/8"	100-7/8"
Cascade*	56-7/8"	84-7/8"
Fern	56-7/8"	84-7/8"
Obscure	56-7/8"	84-7/8"

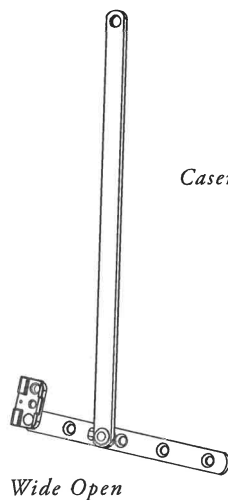
* Pattern is directional



Opening Control Device

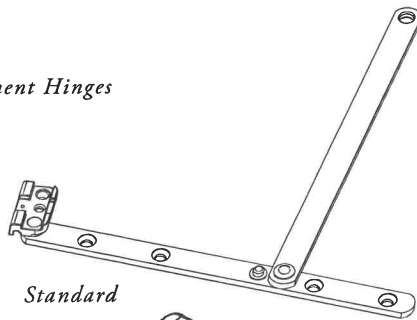
- **Corrosion-Resistant Hardware** – Made from 300 series stainless steel, this material is more resistant to corrosion due to harsh, acidic or corrosive environments such as heavy industrial or coastal areas.
- **TruScene® Insect Screen Frame**—Micro-fine stainless steel mesh (25 x 25 per inch mesh) that provides over 50% more clarity than standard Andersen® insect screens. TruScene Insect Screen is an option for all operable Renewal by Andersen® window styles.
- **Veneered TruScreen® Insect Screen Frame**—Available in pine, maple and oak.
- **Aluminum Insect Screen** – Identical to the standard insect screen but with a durable aluminum screen cloth (18 x 16 per inch mesh) in a glare-resistant charcoal gray finish.
- **Wide Open Hinge** – Special corner pivot hinges increase the window clear opening by approximately 4" (important for egress code requirements).
Note: Washing the window from the interior is not possible with this hinge.
- **Estate™ Hardware** – Estate hardware is available for all operating windows and is available in high-performance bright brass, antique brass, high-performance satin nickel, distressed nickel, brushed chrome, polished chrome, distressed bronze, oil-rubbed bronze and dark bronze. The Estate hardware components for casement windows are pictured below.
- **Opening Control Device** – This optional field applied item voluntarily restricts opening to a maximum of 4 inches. Its release feature will still allow increased opening capability when needed and will automatically re-engage when the sash is closed. The Opening Control Device complies with ASTM F2090-08&-10.

The devices are available as either right or left hand operating sash in White and Stone color only.

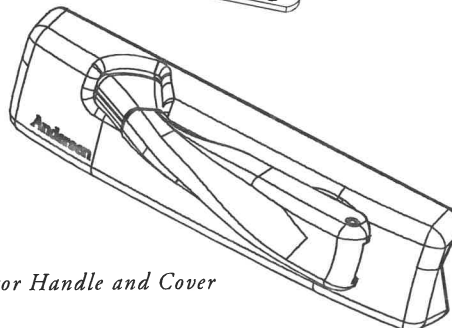


Wide Open

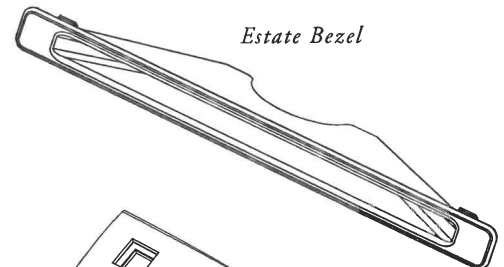
Casement Hinges



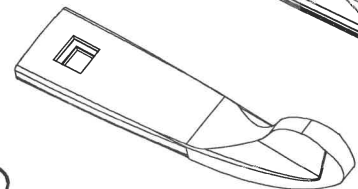
Standard



Estate Operator Handle and Cover



Estate Bezel



Estate Lock Handle

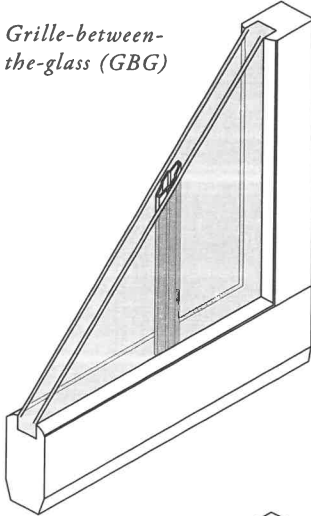
OPTIONS, cont.

CASEMENT WINDOW

Available Grille Types

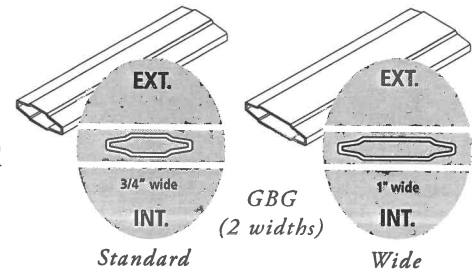
Three grille types are available. The interior and exterior sides of the grilles are color-coordinated with each side of the window frame. Consult the color combination charts in each window product section for detailed color information.

Grille-between-the-glass (GBG)

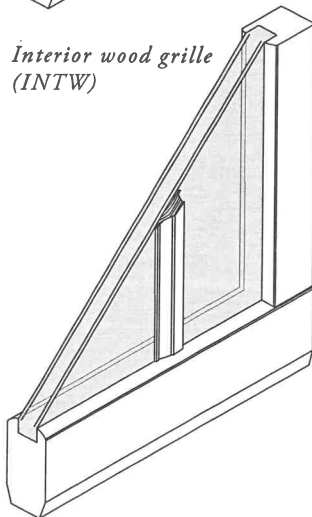


Grille-Between-the-Glass (GBG)

Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths. Enamel finish replicates interior and exterior face of window. If wood interior, interior facing surface will be gray.

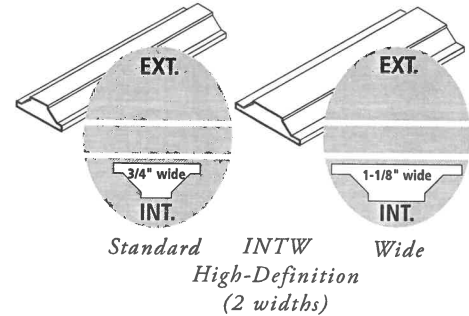


Interior wood grille (INTW)



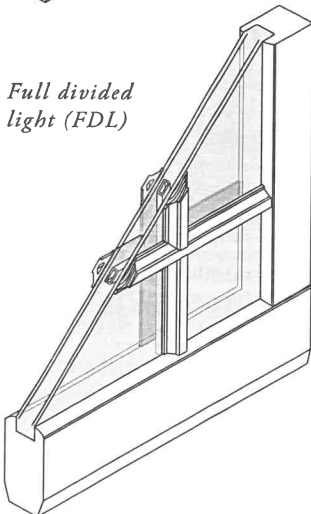
Interior Wood Grille (INTW)

With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high-definition interior wood grilles are available in two different widths.



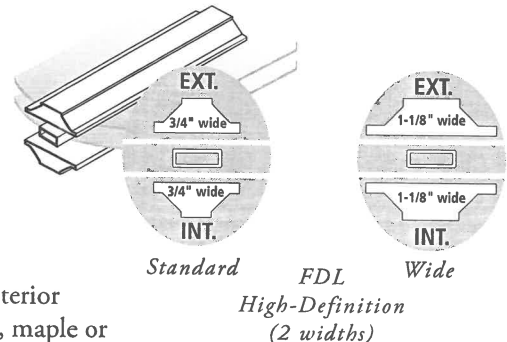
Interior wood grille clip

Full divided light (FDL)



Full Divided Light (FDL) Grille

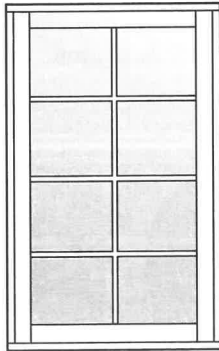
FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.



GRILLE OPTIONS

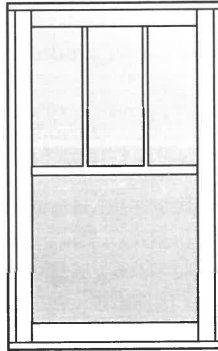
CASEMENT WINDOW

- **Available Grille Patterns** – Grille pattern options include colonial, farmhouse, prairie, and modified prairie (viewed from exterior).



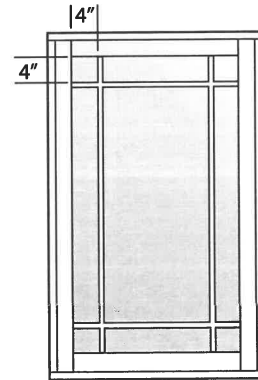
COLONIAL

Refer to colonial pattern grille by pattern name and grille lites wide by grille lites high for each sash. Example shown is “colonial pattern, 2 lites wide by 4 lites tall”.



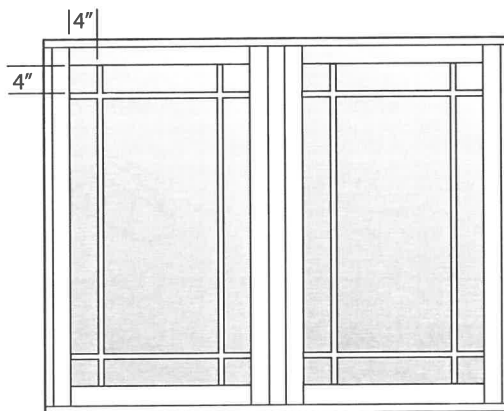
FARMHOUSE

Default pattern consists of two evenly spaced vertical bars (3/4") over a 1" wide center bar to simulate a double-hung window. Number of lites wide can be specified to more or less than 3 standard lites.



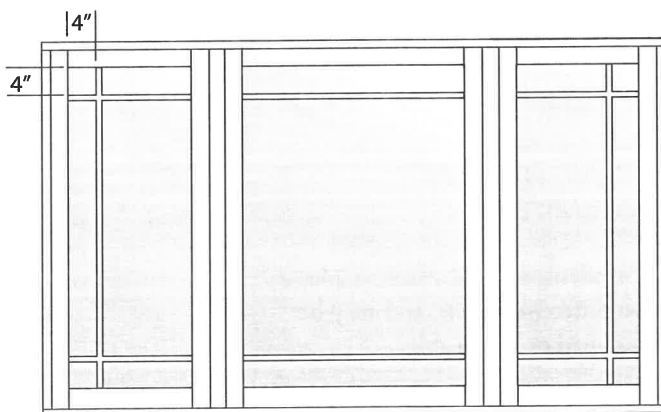
PRAIRIE

Refer to prairie grille by pattern name for each sash. Regardless of sash size, all prairie grilles intersect to form 4 inch squares of visible glass in the corners of the sash.



The prairie grille pattern is not available on the following windows:

	Narrower than	Shorter than
Casement	20-5/8"	20-5/8"
Casement-Double	40-1/4"	20-5/8"
Casement Triple (1:1:1)	59-15/16"	20-5/8"
Casement Triple (1:2:1)	78-5/16"	20-5/8"



MODIFIED PRAIRIE

Refer to modified prairie grille by pattern name for each sash. Regardless of sash size, all modified prairie grilles intersect to form 4 inch squares of visible glass in the outermost 4 corners of the window, rather than the sash.

Modified prairie grilles are not available on single casement, awning, and standard picture windows.

WINDOW COMPONENT COLOR COMBINATION CHART

CASEMENT WINDOW

	Window Color		Frame and Hardware		GBG		Grilles Full Divided Light	Interior Wood or Full Divided Light	
Single Color	Exterior	Interior	Insect Screen Frame	Hardware	Exterior	Interior	Exterior Facing	Interior Facing	
	White	White	White	White	White	White	White	White	
	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	
	Sandtone	Sandtone	Sandtone	Stone	Sandtone	Sandtone	Sandtone	Sandtone	
	Terratone	Terratone	Terratone	Stone	Terratone	Terratone	Terratone	Terratone	
	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	
Dual Color	Exterior	Interior	Insect Screen Frame	Hardware	Exterior	Interior	Exterior Facing	Interior Facing	
	Canvas	White	White	White	Canvas	White	Canvas	White	
	Sandtone	↓	↓	↓	Sandtone	↓	Sandtone	↓	
	Terratone	↓	↓	↓	Terratone	↓	Terratone	↓	
	Cocoa Bean	↓	↓	↓	Cocoa Bean	↓	Cocoa Bean	↓	
	Dark Bronze	↓	↓	↓	Dark Bronze	↓	Dark Bronze	↓	
	Forest Green	↓	↓	↓	Forest Green	↓	Forest Green	↓	
	Black	↓	↓	↓	Black	↓	Black	↓	
	Red Rock	↓	↓	↓	Red Rock	↓	Red Rock	↓	
	White	Canvas	Canvas	Canvas	White	Canvas	White	Canvas	
	Sandtone	↓	↓	↓	Sandtone	↓	Sandtone	↓	
	Terratone	↓	↓	↓	Terratone	↓	Terratone	↓	
	Cocoa Bean	↓	↓	↓	Cocoa Bean	↓	Cocoa Bean	↓	
	Dark Bronze	↓	↓	↓	Dark Bronze	↓	Dark Bronze	↓	
	Forest Green	↓	↓	↓	Forest Green	↓	Forest Green	↓	
	Black	↓	↓	↓	Black	↓	Black	↓	
Red Rock	↓	↓	↓	Red Rock	↓	Red Rock	↓		
Stainable Wood Interiors	Exterior	Interior	Low Maintenance Sash	Insect Screen Frame	Hardware	Exterior	Interior	Exterior	Interior
	White	Wood*	Canvas	Stone	Stone	White	Sandtone	White	**Unfinished wood
	Canvas	↓	↓	↓	↓	Canvas	↓	Canvas	↓
	Sandtone	↓	↓	↓	↓	Sandtone	↓	Sandtone	↓
	Terratone	↓	↓	↓	↓	Terratone	↓	Terratone	↓
	Cocoa Bean	↓	↓	↓	↓	Cocoa Bean	↓	Cocoa Bean	↓
	Dark Bronze	↓	↓	↓	↓	Dark Bronze	↓	Dark Bronze	↓
	Forest Green	↓	↓	↓	↓	Forest Green	↓	Forest Green	↓
	Black	↓	↓	↓	↓	Black	↓	Black	↓
	Red Rock	↓	↓	↓	↓	Red Rock	↓	Red Rock	↓

Alternative component and grille color combinations for each frame/sash color are available upon request

* Wood interiors available in: pine, maple and oak

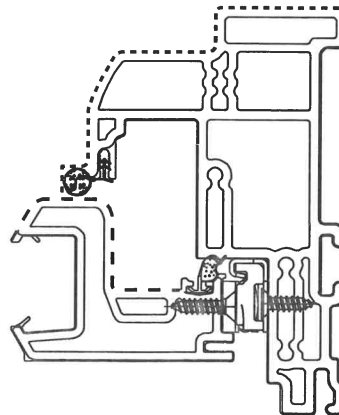
** Pine and maple interiors will use maple species interior grilles. Oak interiors will use oak species interior grilles



Low maintenance sash option clarifications:

1. If window is offered as exterior color only (Example: Forest Green) then this portion of the sash will be canvas.

2. If window is offered as any other color, then interior of the sash will match exterior color of the sash.

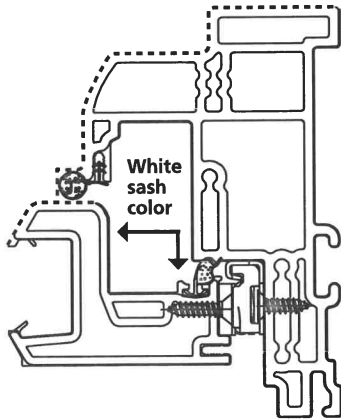


— Exterior Color
- - - Interior Color
· · · · · Visible Wood

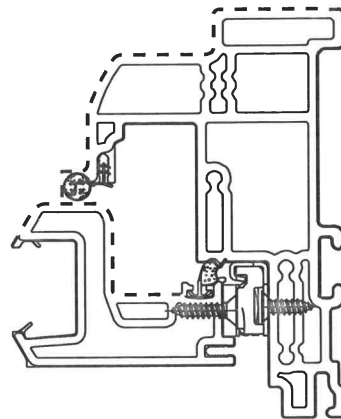
Fibrex® Material Sash and Frame Exterior/Wood Frame only Interior

WINDOW COLOR/WOOD COMBINATIONS

CASEMENT WINDOW



Fibrex® Material Exterior/Wood Interior



Dual Color

Interior

Gray

Exterior

Rain screen
weatherstrip

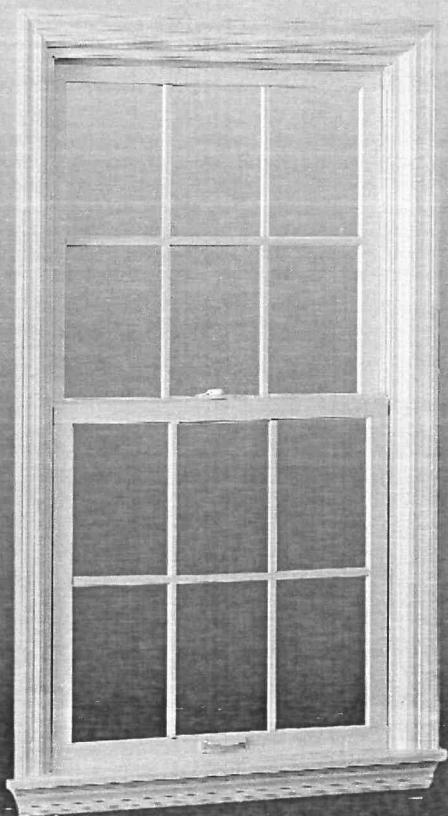
White, Gray, Black

Window Color Exterior	Rain Screen Weatherstrip Color
White or Canvas	White
Sandtone or Terratone	Gray
Cocoa Bean, Dark Bronze, Forest Green, Black or Red Rock	Black

—— Exterior Color
- - - Interior Color
- - - - Visible Wood

DOUBLE-HUNG WINDOW**ADVANTAGES AND APPLICATIONS**

A double-hung window consists of two vertically sliding sash in a single frame. Both sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side of each sash. Tilt latches for each sash allow inward tilting for easy cleaning. Upper and lower sash are securely closed by use of a cam-type sash lock. An insect screen is installed into the outside track.

**Renewal
by Andersen.****WINDOW REPLACEMENT** an Andersen Company

*Double-Hung
Replacement Windows*

ADVANTAGES

- Both sash can be operated for ventilation at top and bottom of window.
- Both sash can be tilted inward for easy cleaning.
- Patented Fibrex® material is stronger than vinyl, providing greater durability.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the frame and sash are pleasing to the eye and easier to clean.
- Mortise-and-tenon appearance on the interior and exterior sash corners gives a traditional, hand-crafted look.
- Full-perimeter weatherstrip provides superior weathertightness while still allowing easy sash operation.
- Sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side and matched to the weight of each individual sash.

APPLICATIONS

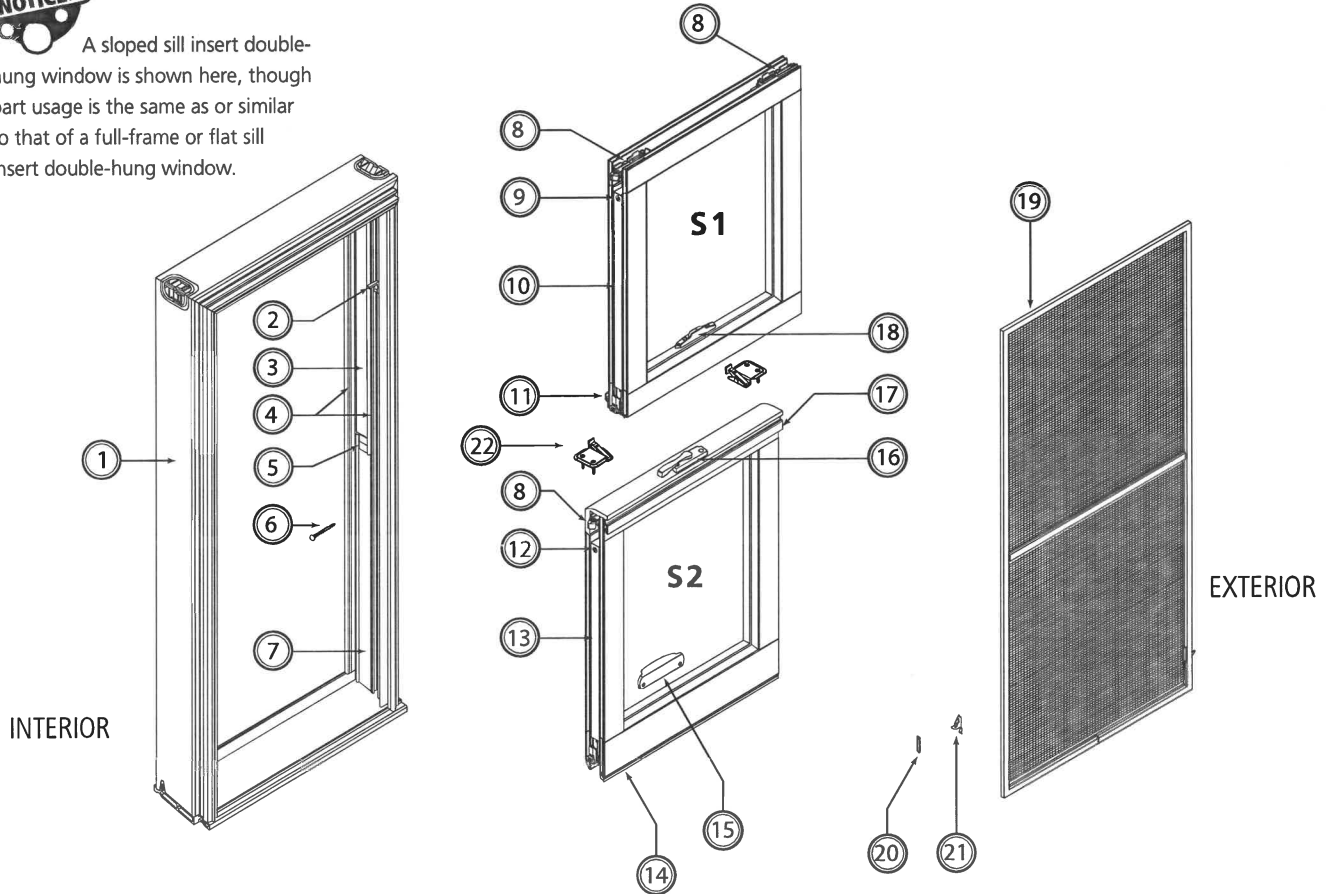
- Excellent choice for homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.

EXPLODED VIEW

DOUBLE-HUNG WINDOW



A sloped sill insert double-hung window is shown here, though part usage is the same as or similar to that of a full-frame or flat sill insert double-hung window.



DOUBLE-HUNG COMPONENTS

- | | | |
|--|--|--|
| 1. Frame (insert) | 8. Tilt latch | 16. Sash lock |
| 2. Wash assist | 9. Upper balance screw | 17. Interior sash interlock (lower sash) |
| 3. Side jamb liner weatherstrip (upper) | 10. Balance (upper sash) | 18. Sash keeper |
| 4. Side jamb liner (interior and exterior sash tracks) | 11. Exterior sash interlock (upper sash) | 19. Insect screen |
| 5. Side cover check rail weatherstrip | 12. Lower balance screw | 20. Universal insect screen latch retainer |
| 6. Balance end clip screw | 13. Balance (lower sash) | 21. Insect screen latch |
| 7. Side jamb liner weatherstrip (lower) with integrated fin pile | 14. Bottom rail weatherstrip | 22. Child safety opening control device (optional) |
| | 15. Sash lift (optional) | |

STANDARD FEATURES

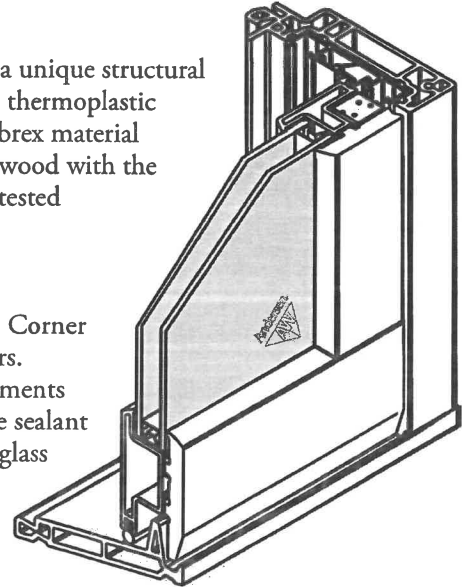
DOUBLE-HUNG WINDOW



A sloped sill insert double-hung window corner section is shown here, though **standard features are the same as for flat sill insert or full-frame** double-hung windows.

Described below are features that contribute to the double-hung window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

- **Frame** – Made of rigid Fibrex® material a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen®, Fibrex material combines the strength and stability of wood with the low-maintenance features of our time-tested Perma-Shield® cladding.
- **Sash** – Constructed of Fibrex material. Corner keys provide durable, watertight corners. The mortise and tenon joinery complements the frame. A high-performance silicone sealant provides a watertight seal between the glass and sash.
- **Glazing** – High-Performance™ LoE⁴®* glass with an inert, energy-efficient gas, is standard for every window. See Options on page 3-6 for other glass choices.
- **Glass spacer** – The patented low-conductivity spacer is made of stainless steel and resists heat transfer four to five times better than aluminum spacers used by many other manufacturers.

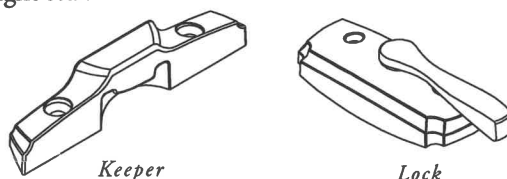


*LoE⁴ is a registered trademark of Cardinal IG Company.

STANDARD FEATURES, cont.

DOUBLE-HUNG WINDOW

- **Removable protective film** – Packaging features a clear protective film that is factory applied to both the interior and exterior glass surfaces to help protect the glass from shipping and installation damage.
- **Weatherstrip** – A dual system of a foam-filled bulb applied to the sash frame and a constant-force low-friction weatherstrip applied to the frame provide a tight seal.



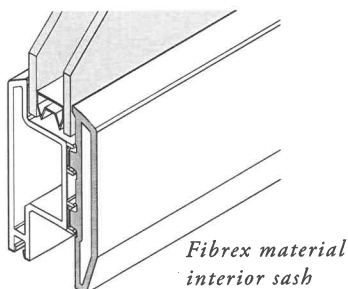
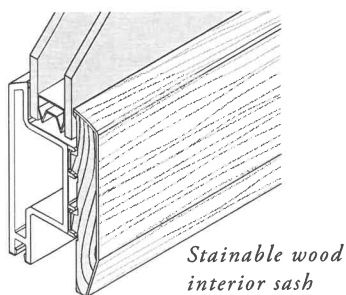
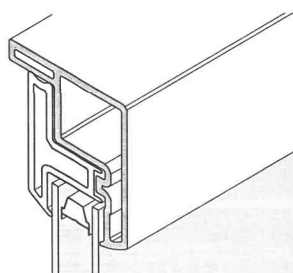
Keeper

Lock

- **Sash Lock and Keeper** – The zinc die cast dual cam-type sash lock, mounted at center of the meeting rail on the interior sash, engages easily into the keeper mounted on the center of the meeting rail on the exterior sash. The Double-hung Window Component Color Combination Chart on page 3-11 shows the hardware color for each window color combination.

OPTIONS

DOUBLE-HUNG WINDOW

Fibrex material
interior sashStainable wood
interior sashTraditional Fibrex Material
Square Check Rail

The following options are available for all Renewal by Andersen® double-hung windows:

- **Dual-Colors and Stainable Wood Interior Veneers** – Dual-color windows are available that have different interior and exterior colors. Stainable wood interior veneers are also available in oak, maple, and engineered pine. The Double-Hung Window Component Color Combination Chart on page 3-11 shows available color combinations and the default color of individual components for these combinations. Alternative component (e.g., insect screens, grilles, hardware, side jambs) color combinations are available upon request.

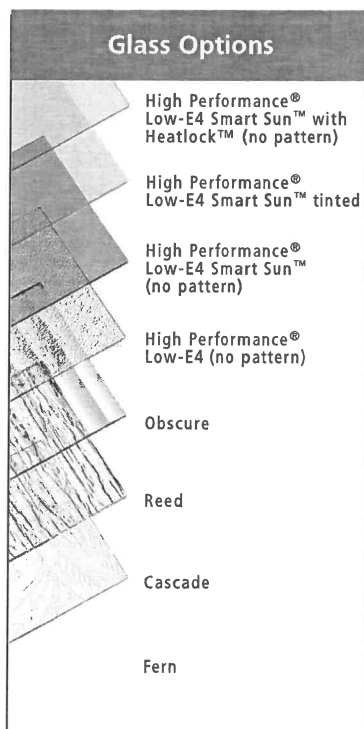
Painting and staining guidelines for Fibrex® material and stainable wood interiors are available in this manual, the *Product Installation Manual* and in the *Care and Maintenance Guide*.

- **Traditional Square Check Rail** – Optional square-shaped check rail available in oak, maple, engineered pine veneer and Fibrex material interior finishes offers a classic flat surface appearance. These classic lines create the old world look, using the advanced technology of today. This option can be used with any other double-hung lock components or grille accessories.
- **Rounded Contemporary Check Rail** – Original rounded contemporary check rail is still available (as an option) in same color and wood species.
- **TruScene® Insect Screen** – Micro-fine stainless steel mesh (25 x 25 per inch mesh) that provides over 50% more clarity than standard Andersen insect screens.

OPTIONS, cont.

DOUBLE-HUNG WINDOW

Double-Hung Window	Full Insect Screen	All sash ratios	Restrictions
			All heights available for unit widths less than or equal to 50-1/4". All widths available for unit heights less than or equal to 48-5/8".
<p>NOTE: Equal Sash Ratio DB min/max chart shown here; screen dimensions apply to all sash ratios.</p>			
Double-Hung Window	Half Insect Screen	All sash ratios	All sizes available, no restrictions



- **Aluminum Insect Screen Cloth** – Durable aluminum screen cloth (18 x 16 per inch mesh) in a glare-resistant charcoal gray.
- **Half Insect Screen** – A half insect screen is available that only covers the lower sash. The half screen does not impede the operation of the upper sash.
- **Decorative Glass Patterns** – Standard windows have no textured glass pattern whatsoever. Optional textured patterns are as follows:
 - Obscure (not available on double-hung windows taller than 86")
 - Reed
 - Cascade
 - Fern (not available on double-hung windows wider than 50-5/16")
- **Glass Coating** – High-Performance™ Low-E4™ coating is standard with all windows. Optional glazings are as follows:
 - Clear (no coating)
 - SmartSun™
 - High-Performance Low-E4 Smart Sun™ tinted coating
 - High Performance® Low-E4 Smart Sun™ with Heatlock™

* High Performance® Low-E4 Smart Sun™ with Heatlock™ not available with decorative glass patterns
- **Tempered Glass** – Tempering is an option for all available glass options. Untempered glass is standard.

OPTIONS, cont.

DOUBLE-HUNG WINDOW

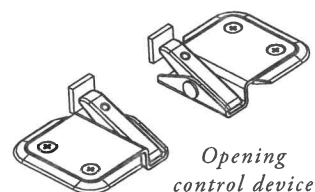
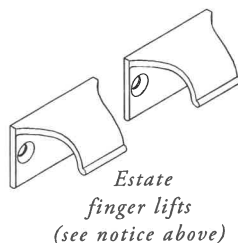
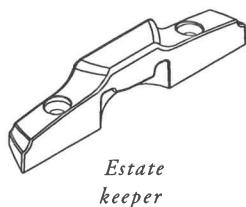
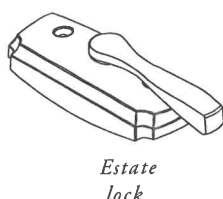
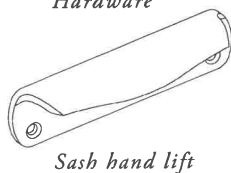
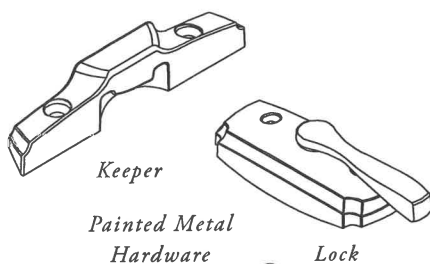
Unavailable Glass Patterns

Pattern	on windows wider than	or windows taller than
Reed*	56-7/8"	100-7/8"
Cascade*	56-7/8"	84-7/8"
Fern	56-7/8"	84-7/8"
Obscure	56-7/8"	84-7/8"

* Pattern is directional



When finger lifts are desired, order the window with **no** lifts. Finger lifts are then installed in the field after the window installation.



- **Glass Breather Tubes** – Breather tubes are available for glass intended for high-altitude installations. It is important to note that breather tubes will decrease the thermal performance of the unit. Refer to the Technical Data (Section 8) in this Spec and Tech Manual for altitude specifics.
- **Sash Lock** – A single zinc-cast metal lock is available in White, Stone and Canvas colors. Units narrower than 22-13/16" have a single lock. For units 22-13/16" wide or wider, a second lock is available as an option. For units wider than 45-9/16", a second lock is required.
- **Sash Lift** – One or two sash lifts may be mounted to the bottom rail of the lower sash. Can be specified, available in White, Stone, or Canvas colors or Estate™ finishes.
- **Estate™ Finish Hardware** – Estate finish hardware is available for all operating windows and is available in high performance bright brass, antique brass, high performance satin nickle, distressed nickel, brushed chrome, polished chrome, distressed bronze, oil-rubbed bronze and dark bronze. Hardware in each of the finishes is electroplated and/or modified to obtain the desired look. The Estate hardware components for double-hung windows are listed below:
 - **Lock and Keeper** – The zinc cast, plated lock and keeper provide elegant Estate styling that beautifully complements not only the window, but matches any Estate hardware found on Andersen® patio doors.
 - **Hand Lift** – Similar to the standard lift, the Estate hand lift provides an easy gripping surface with which to operate the window.
 - **Finger Lifts** – These smaller, more traditional looking lifts provide a different aesthetic option for a grasp to operate the window. These lifts are typically used in pairs.
 - **Opening Control Device** – Field-applied device restricts sash opening to 4 inches. This device will allow full sash opening when disengaged and will re-engage when sash is closed.

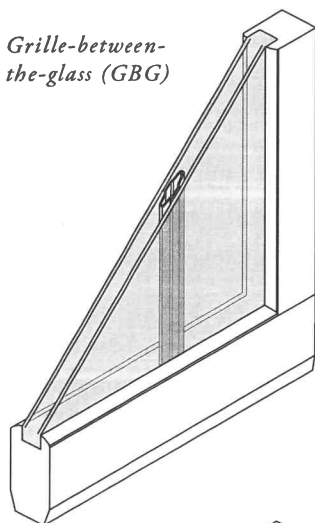
OPTIONS, cont.

DOUBLE-HUNG WINDOW

Available Grille Types

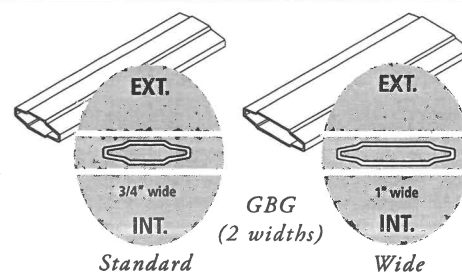
Three grille types are available. The interior and exterior sides of the grilles are color-coordinated with each side of the window frame. Consult the color combination charts in each window product section for detailed color information.

Grille-between-the-glass (GBG)

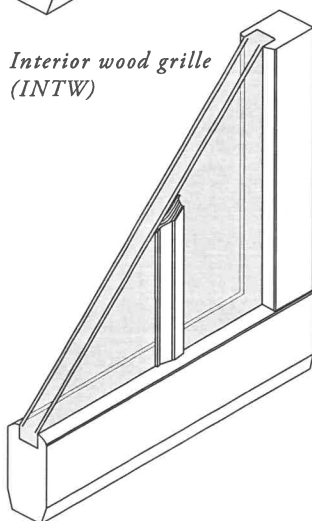


Grille-Between-the-Glass (GBG)

Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths. Enamel finish replicates interior and exterior face of window. If wood interior, interior facing surface will be gray.

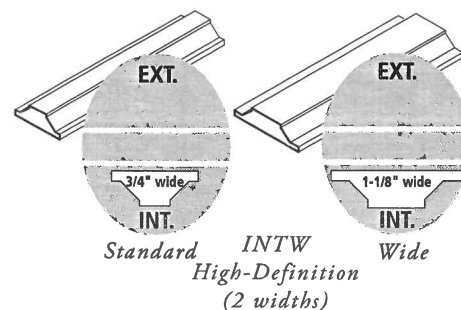


Interior wood grille (INTW)



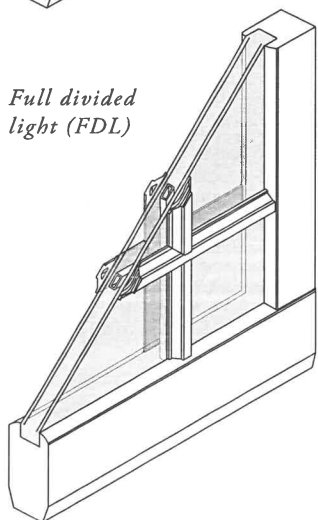
Interior Wood Grille (INTW)

With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high-definition interior wood grilles are available in two different widths.



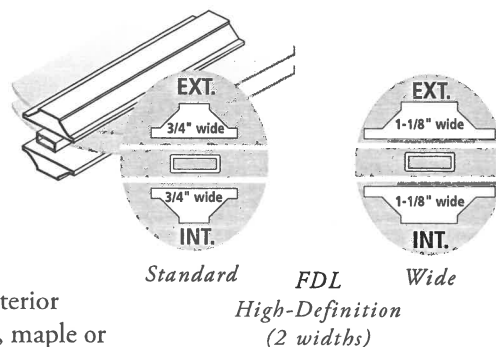
Interior wood grille clip

Full divided light (FDL)



Full Divided Light (FDL) Grille

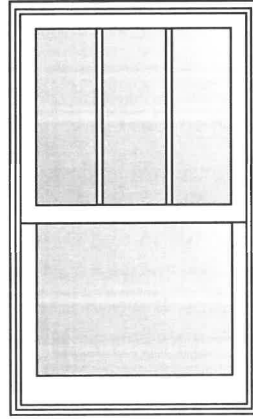
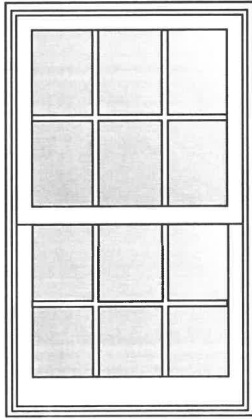
FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.



OPTIONS, cont.

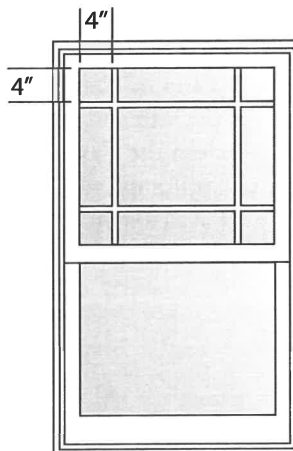
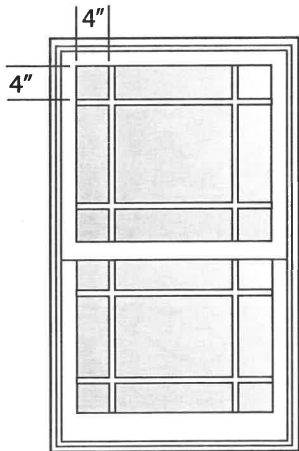
DOUBLE-HUNG WINDOW

- Available Grille Patterns – Grille pattern options include colonial, prairie, and modified prairie.



COLONIAL

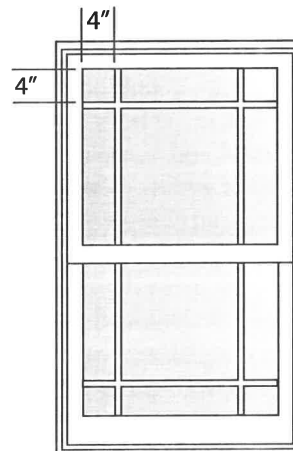
Refer to colonial pattern grilles by pattern name and “grille lites wide by grille lites high” for each sash. For the examples shown, the left window would be “colonial pattern, 3 by 2, upper and lower sash”. For the example to the right, “colonial pattern, 3 by 1 on the upper sash, no grille on the lower sash”.



PRAIRIE

Regardless of sash size, all prairie grilles intersect to form 4" squares of visible glass in the corners of the sash. Prairie grilles are available on one or both sash.

The prairie grille pattern is not available on double-hung windows narrower than 20".



MODIFIED PRAIRIE

Regardless of sash size, all modified prairie grilles intersect to form 4" squares of visible glass. Modified prairie grilles are available for one or both sash.

The modified prairie grille pattern is not available on double-hung windows narrower than 20".

OPTIONS, cont.

DOUBLE-HUNG WINDOW

- **Exterior brick mould – Fibrex® material brick mould** is available in two configurations, picture frame and traditional style, as an exterior trim option for full-frame windows. Brick mould is available on insert frame windows in picture frame style only.
- **Overfit brick mould – Fibrex material** is available as an exterior trim option for insert flat sill only windows in picture frame style.

FULL-FRAME BRICK MOULD

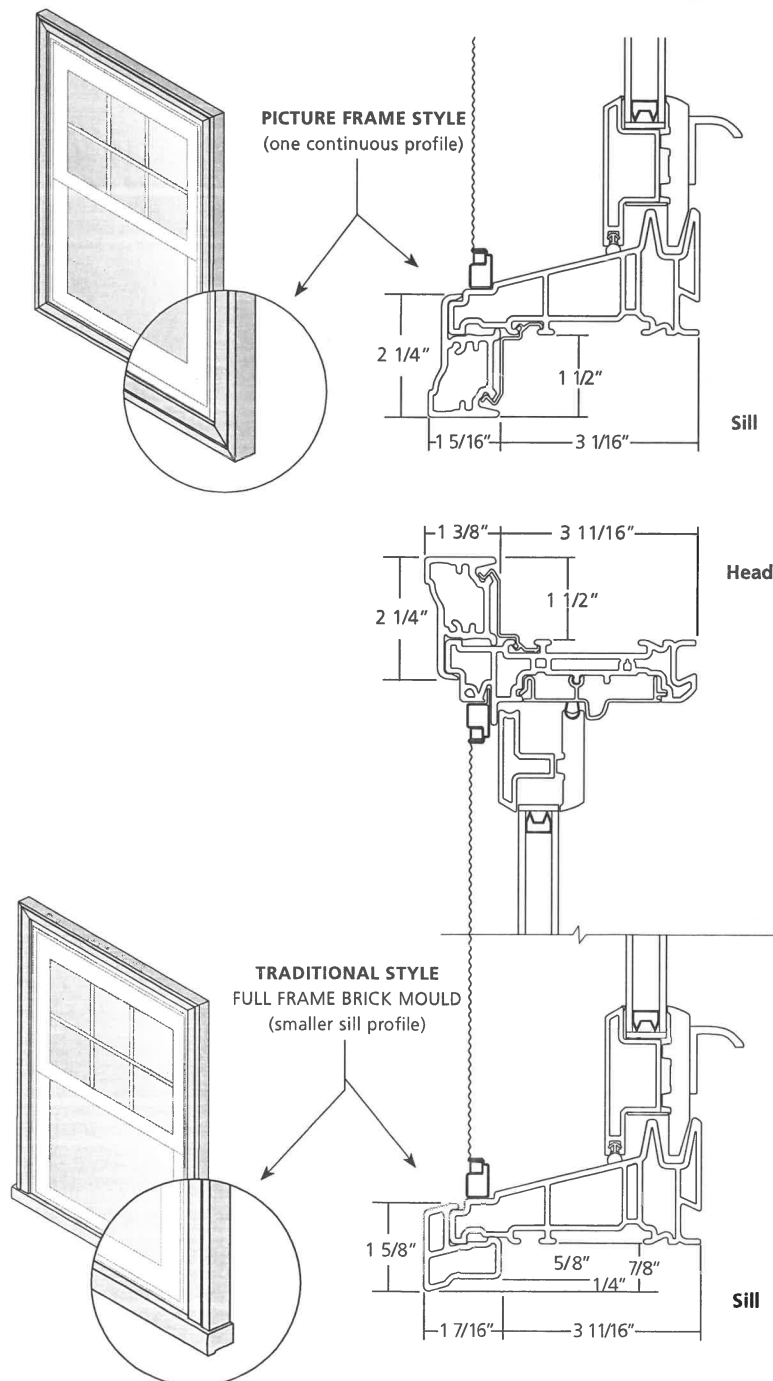
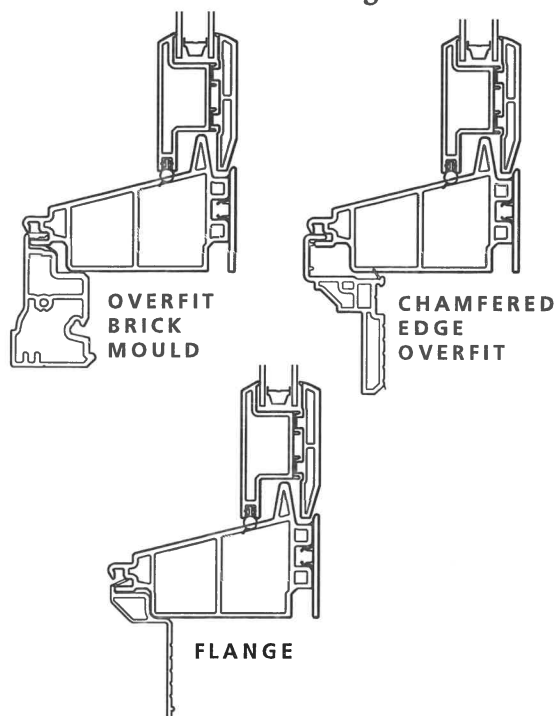
Full-frame brick mould is available in two configurations:

- **Picture Frame Style** – The same brick mould profile is used all the way around the window.
- **Traditional Style** – A thinner sill profile that runs completely under the side brick mould pieces is used reminiscent of old, traditional window installations.

INSERT-FRAME BRICK MOULD

- **Overfit Brick Mould – Fibrex material overfit brick mould** is available as an exterior trim option for insert (flat sill only) window in picture frame style.

- **Overfit Flange**
- **Chamfered Overfit Flange**



WINDOW COMPONENT COLOR COMBINATION CHART

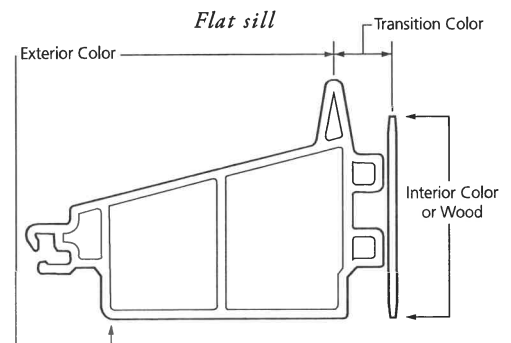
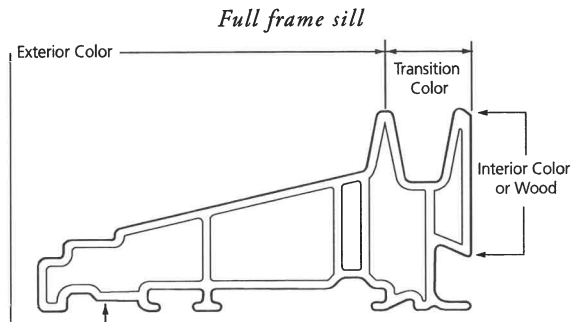
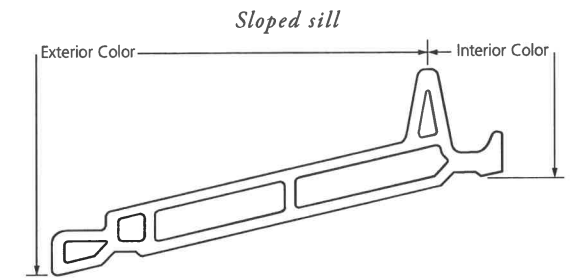
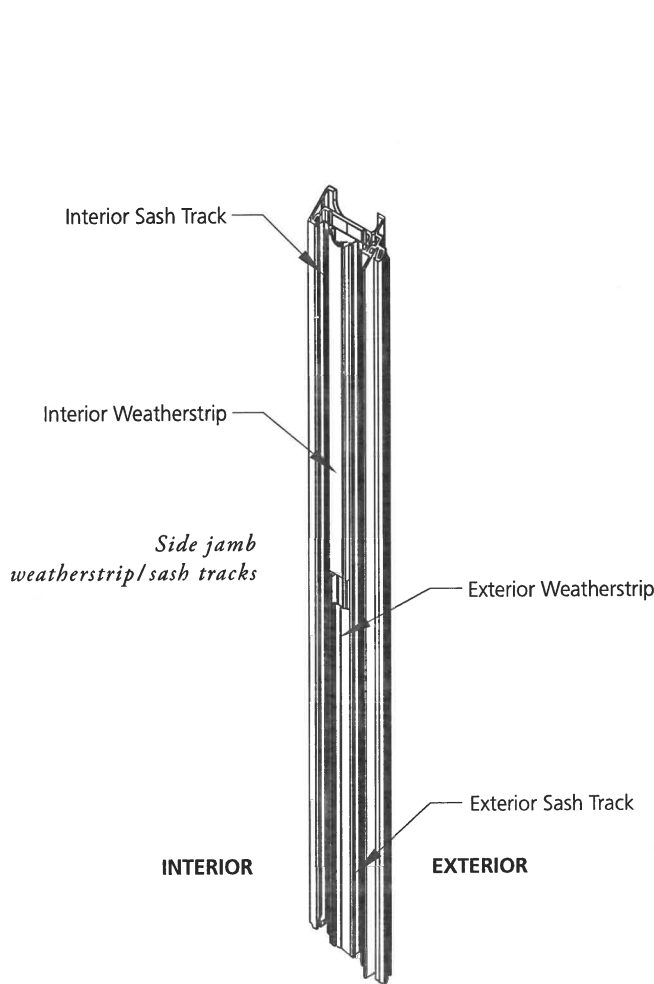
DOUBLE-HUNG WINDOW

	Window Color		Interior and Exterior Colors (Exterior/Transition/Interior)			Components		Grille Between Glass		Interior Wood & Full Divided Light		Headliner		Side Jamb Components	
	Exterior	Interior	Sloped Sill White/White	Flat Sill White/White/White	Full Frame Sill White/White/White	Inset Screen Frame White	Hardware White	Exterior White	Interior White	Exterior White	Interior White	Exterior White	Interior White	Lower Exterior White/White	Upper Interior White/White
Single Color	White	White	Canvas/Canvas	Canvas/Canvas/Canvas	Canvas/Canvas/Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Gray/Gray	Gray/Gray
	Sandtone	Sandtone	Sandtone/Sandtone	Sandtone/Sandtone/Sandtone	Sandtone/Sandtone/Sandtone	Sandtone	Stone	Sandtone	Sandtone	Sandtone	Sandtone	Sandtone	Sandtone	Gray/Gray	Gray/Gray
	Terratone	Terratone	Terratone/Terratone	Terratone/Terratone/Terratone	Terratone/Terratone/Terratone	Terratone	Stone	Terratone	Terratone	Terratone	Terratone	Terratone	Terratone	Gray/Gray	Gray/Gray
	Dark Bronze	Dark Bronze	Dark Bronze/Terratone	Dark Bronze/Terratone/Dark Bronze	Dark Bronze/Terratone/Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Gray/Gray	Gray/Gray
Dual Color	Canvas	White	Canvas/White	Canvas/Canvas/White	Canvas/White/White	Canvas	White	Canvas	White	Canvas	White	White	White	White/White	White/White
	Sandtone		Sandtone/White	Sandtone/Sandtone/White	Sandtone/White/White	Canvas		Canvas		Canvas				Gray/Gray	Gray/White
	Terratone		Terratone/White	Terratone/Terratone/White	Terratone/White/White	Canvas		Canvas		Canvas				Gray/Gray	Gray/White
	Cocoa Bean		Cocoa Bean/Canvas	Cocoa Bean/Canvas/White	Cocoa Bean/White/White	Canvas		Canvas		Canvas				Gray/Gray	Gray/White
	Dark Bronze		Dark Bronze/Canvas	Dark Bronze/Canvas/White	Dark Bronze/White/White	Canvas		Canvas		Canvas				Gray/Gray	Gray/White
	Forest Green		Forest Green/Canvas	Forest Green/Canvas/White	Forest Green/White/White	Canvas		Canvas		Canvas				Gray/Gray	Gray/White
	Black		Black/Canvas	Black/Canvas/White	Black/White/White	Canvas		Canvas		Canvas				Gray/Gray	Gray/White
	Red Rock		Red Rock/Canvas	Red Rock/Canvas/White	Red Rock/White/White	Canvas		Canvas		Canvas				Gray/Gray	Gray/White
	White	Canvas	White/Canvas	White/White/Canvas	White/Canvas/Canvas	Canvas	Canvas	White	Canvas	White	Canvas	Canvas	White	White/White	White/White
	Sandtone		Sandtone/Canvas	Sandtone/Sandtone/Canvas	Sandtone/Canvas/Canvas	Canvas		Canvas		Canvas		Canvas	Canvas	White/White	White/White
	Terratone		Terratone/Canvas	Terratone/Terratone/Canvas	Terratone/Canvas/Canvas	Canvas		Canvas		Canvas		Canvas	Canvas	White/White	White/White
	Cocoa Bean		Cocoa Bean/Canvas	Cocoa Bean/Canvas/Canvas	Cocoa Bean/Canvas/Canvas	Canvas		Canvas		Canvas		Canvas	Canvas	White/White	White/White
Sustainable Wood Interiors	Dark Bronze		Dark Bronze/Canvas	Dark Bronze/Canvas/Canvas	Dark Bronze/Canvas/Canvas	Canvas		Canvas		Canvas		Canvas	Canvas	White/White	White/White
	Forest Green		Forest Green/Canvas	Forest Green/Canvas/Canvas	Forest Green/Canvas/Canvas	Canvas		Canvas		Canvas		Canvas	Canvas	White/White	White/White
	Black		Black/Canvas	Black/Canvas/Canvas	Black/Canvas/Canvas	Canvas		Canvas		Canvas		Canvas	Canvas	White/White	White/White
	Red Rock		Red Rock/Canvas	Red Rock/Canvas/Canvas	Red Rock/Canvas/Canvas	Canvas		Canvas		Canvas		Canvas	Canvas	White/White	White/White
	White	Wood*	White/White	White/White/Wood	White/White/Wood	White	Stone	White	Sandtone	Canvas	Wood**	Gray	Wood	White/White	Wood/White
	Canvas		Canvas/Canvas	Canvas/Canvas/Wood	Canvas/Canvas/Wood	Canvas		Canvas		Canvas				Gray/Gray	Wood/White
	Sandtone		Sandtone/Sandtone	Sandtone/Sandtone/Wood	Sandtone/Sandtone/Wood	Canvas		Canvas		Canvas				Gray/Gray	Wood/White
	Terratone		Terratone/Terratone	Terratone/Terratone/Wood	Terratone/Terratone/Wood	Canvas		Canvas		Canvas				Gray/Gray	Wood/White
	Cocoa Bean		Cocoa Bean/Canvas	Cocoa Bean/Canvas/Wood	Cocoa Bean/Canvas/Wood	Canvas		Canvas		Canvas				Gray/Gray	Wood/White
	Dark Bronze		Dark Bronze/Canvas	Dark Bronze/Canvas/Wood	Dark Bronze/Canvas/Wood	Canvas		Canvas		Canvas				Gray/Gray	Wood/White
	Forest Green		Forest Green/Canvas	Forest Green/Canvas/Wood	Forest Green/Canvas/Wood	Canvas		Canvas		Canvas				Gray/Gray	Wood/White
	Black		Black/Canvas	Black/Canvas/Wood	Black/Canvas/Wood	Canvas		Canvas		Canvas				Gray/Gray	Wood/White

Alternative component and grille color combinations for each frame/sash color are available upon request

* Wood interiors available in: pine, maple and oak

** Pine and maple interiors will use maple species interior grilles. Oak interiors will use oak species interior grilles



4. 475 Gates Street - Recommended Approval

Background: The applicant is seeking approval for the replacement of (1) door.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-432**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 7, 2022**Applicant**

Jeff Halldorson
halldorson42@icloud.com
99 Brackett RD
Rye, NH 03870
603-828-9401

Location

75 GATES ST
Portsmouth, NH 03801

Owner:

KOZEL DAVID FRANK & KOZEL ELLEN BRACHFELD
75 GATES 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**

replace fiberglass side door with wood and glass door

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

carpenter/contractor

Full Name (First and Last)

Jeff Halldorson

Business Name (if applicable)

--

Mailing Address (Street)

99 Brackett Rd

City/Town

Rye

State

NH

Zip Code

03870

Phone

603-828-9401

Email Address

halldorson42@icloud.com

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





CERTIFIED DOOR QUOTE SUMMARY

Historic District Commission

Staff Report – February 2nd, 2022

February 2nd MEETING

Administrative Approvals:

- | | |
|----------------------------------|----------------------|
| 1. 500 Market St. (LUHD-420) | - Recommend Approval |
| 2. 160 Court St. (LUHD-411) | - Recommend Approval |
| 3. 475 Marcy St. (LUHD-413) | - Recommend Approval |
| 4. 40 Bridge St. (LUHD-429) | - Recommend Approval |
| 5. 145 Maplewood Ave. (LUHD-431) | - Recommend Approval |

PUBLIC HEARINGS – NEW BUSINESS:

1. 0 Maplewood Ave. (LU-22-4) (new single family)
2. 0 Market Street (LU-22-3) (new HVAC equipment)

PUBLIC HEARINGS – OLD BUSINESS:

1. 64 Vaughan St. (LU-21-214) (storefront alterations)

WORK SESSIONS – OLD BUSINESS:

- A. 1 Raynes Ave. (LUHD-234) (two new mixed-use buildings)
- B. 2 Russell / 0 Deer St. (LUHD-366) (2 new buildings)
- C. 129 State St. (LUHD-414) (façade alterations & dormers)
- D. 179 Pleasant St. (LUHD-416) (modifications to previous)

February 9th MEETING

WORK SESSIONS – NEW BUSINESS:

1. 92 Pleasant St. (LUHD-422) (modifications to storefront)
2. 1 Congress St. (LUHD-425) (new construction)
3. 445 Marcy St. (LUHD-424) (new single family)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: February 2nd & 9th
APPLICATIONS: 15

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

0 MAPLEWOOD AVE. (LU-22-3)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRA
 - Land Use: Single Family
 - Land Area: 10,890 SF +/-
 - Estimated Age of Structure: NA
 - Building Style: Contemporary
 - Number of Stories: 2.5
 - Historical Significance: NA
 - Public View of Proposed Work: View from Maplewood Ave.
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. Proposed Work: To construct a new single family structure.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☐ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☒ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

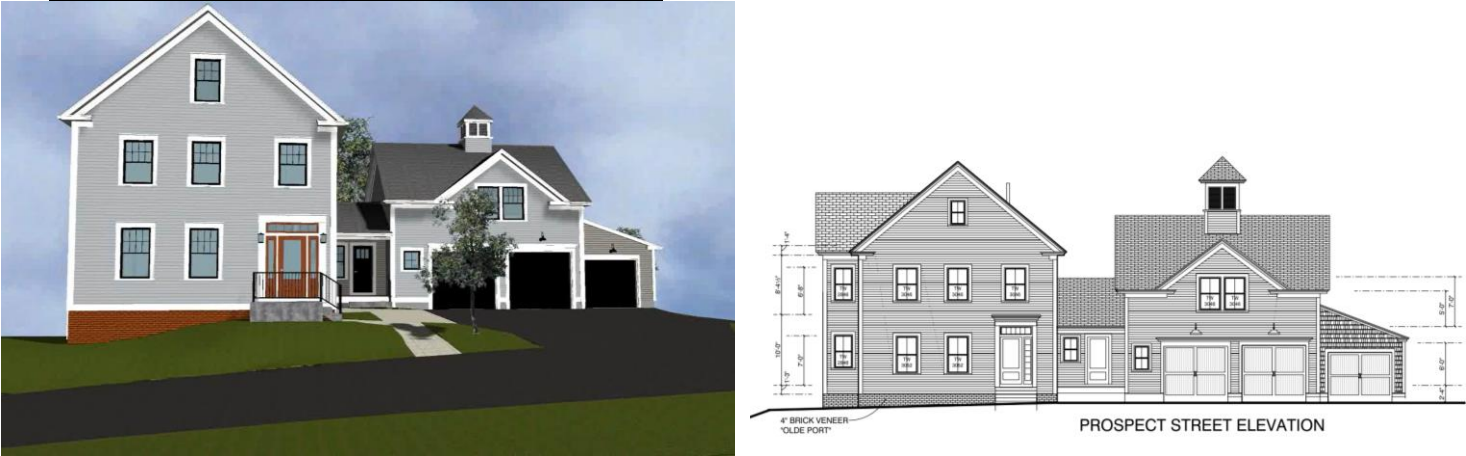
I. Neighborhood Context:

- The new building is located along Maplewood Ave. and North School Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Construct a new single family house on a vacant lot.
 - As requested, the applicant has revised the building elevations to addressing the massing and detail concerns expressed at the previous work session. The cupola has been reduced in scale, a chimney added, entryway revised and lighting added.

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

0 MAPLEWOOD AVE. (LU-22-3) – PUBLIC HEARING #1 (MODERATE PROJECT)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MODERATE PROJECT - CONSTRUCT A NEW SINGLE FAMILY RESIDENCE ONLY -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37 Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38 Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 0 MAPLEWOOD AVE. Case No.: 1 Date: 2-2-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

0 MARKET ST. (LU-22-4)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #2

A. Property Information:

- Existing Conditions:
- Zoning District: GRA
 - Land Use: Single Family
 - Land Area: 10,890 SF +/-
 - Estimated Age of Structure: NA
 - Building Style: Contemporary
 - Number of Stories: 2.5
 - Historical Significance: NA
 - Public View of Proposed Work: View from Maplewood Ave.
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. Proposed Work: To replace HVAC equipment and roof membrane.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The single-story building is located between Market and Ceres Streets and is directly across from the historic Moffat-Ladd House and Garden. It is surrounded with many contributing historic structures and provides views to the waterfront across the roof structure.

J. Staff Comments and/ or Suggestions for Consideration:

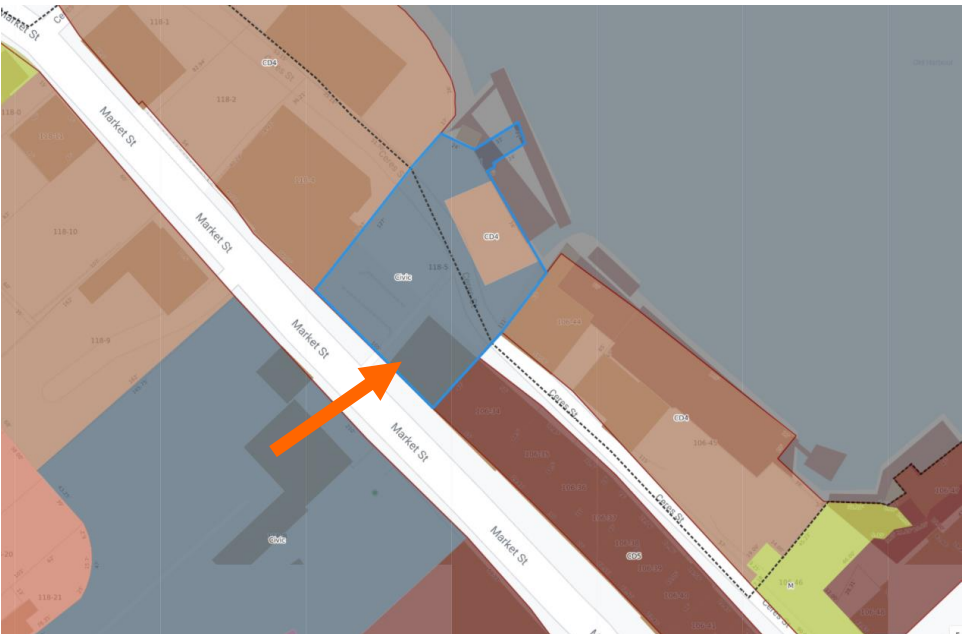
- The applicant is proposing to:
 - Replace some mechanical equipment on the roof; and
 - Replace the rubber roof membrane.
 - Note that no screening is proposed.

• **Design Guideline Reference – Guidelines for Roofing (04) and Site Elements and Streetscapes (09).**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

0 MARKET ST. (LU-22-4) – PUBLIC HEARING #2 (MINOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT - REPLACE ROOF AND HVAC EQUIPMENT ONLY -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37 Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38 Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 0 MARKET STREET Case No.: 2 Date: 2-2-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

64 VAUGHAN MALL (LU-20-214)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #A

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Commercial
 - Land Area: 15,242 SF +/-
 - Estimated Age of Structure: c.1900
 - Building Style: Vernacular Commercial
 - Historical Significance: C
 - Public View of Proposed Work: View from the Vaughan Mall and Hanover St.
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To revise roof atrium and deck.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☒ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☐ Sensitive
- ☒ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☒ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

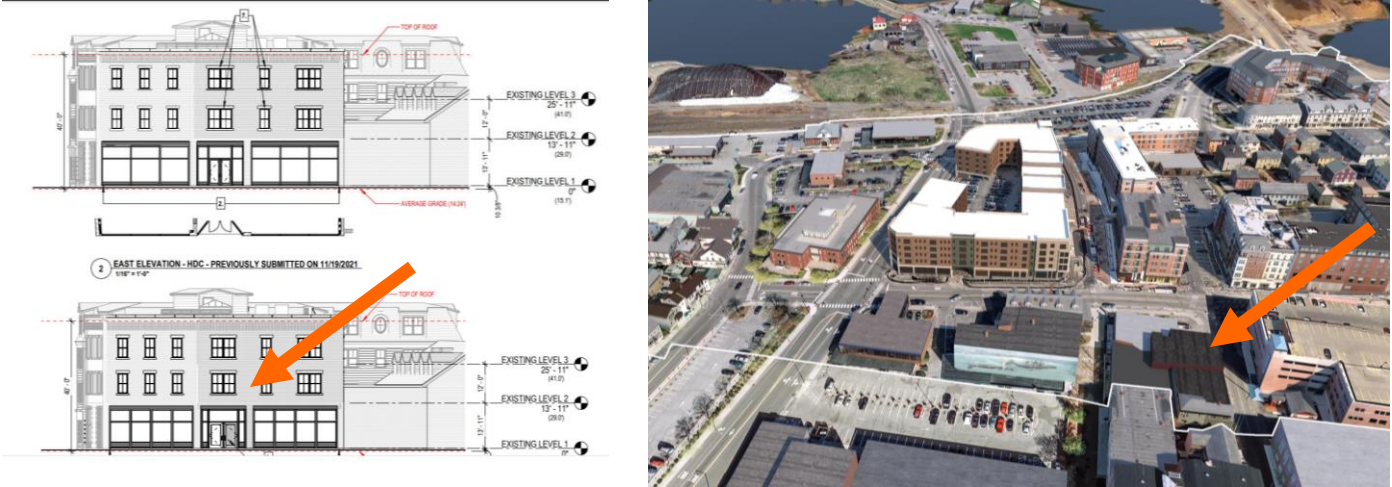
- I. Neighborhood Context:
 - The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The building is currently being renovated to support a commercial office use.
- J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

 - The applicant is requesting to make changes to the storefront only and will return to the Commission at a subsequent meeting for the roof top atrium. The modifications to the storefront relate to comments from the Commission regarding the spacing of the entryway and division between the two abutting buildings.

• Design Guideline Reference – Guidelines for Windows and Doors (08) and Commercial Development and Storefronts (12).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

64 VAUGHAN MALL (LU-21-214) – PUBLIC HEARING #A (MINOR PROJECT)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT – MODIFY STOREFRONT SYSTEM ONLY –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Lighting (i.e. street, building...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	40		Accessory Buildings (i.e. sheds, greenhouses...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 64 VAUGHAN MALL Case No.: A Date: 2-2-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
- I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

1 & 31 RAYNES AVE. (LUHD-234)
CERTIFICATE OF APPROVAL
WORK SESSION #A

- Existing Conditions:
- Zoning District: CD4
 - Land Use: Vacant / Gym
 - Land Area: 2.4 Acres +/-
 - Estimated Age of Structure: c.1960s
 - Building Style: Contemporary
 - Historical Significance: NA
 - Public View of Proposed Work: View from Maplewood and Raynes Ave.
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To construct a 4-5 story mixed-use building(s).

C. Other Permits Required:

- ☐ Board of Adjustment
- ☒ Planning Board
- ☐ City Council

D. Lot Location:

- ☒ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☒ Major Project (i.e. very large alternations, additions or expansions)

- I. Neighborhood Context:

a. The building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.
- J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:
 - Demolish the existing buildings.
 - Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
 - The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
 - NOTE THAT THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE 3-2-22 MEETING.

Design Guideline Reference – *Guidelines for Commercial Developments and Storefronts (12).*

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

1 & 31 RAYENES AVE. (LUHD-234) – WORK SESSION #A (MAJOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MAJOR PROJECT – Construct two 5-Story Mixed-Use Buildings Only –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:1 & 31 Raynes Ave. Case No.:A Date: 2-2-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

2 RUSSELL & 0 DEER ST (LUHD-366)
CERTIFICATE OF APPROVAL
WORK SESSION #B

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Vacant /Parking
 - Land Area: 85,746 SF +/-
 - Estimated Age of Structure: NA
 - Building Style: NA
 - Number of Stories: NA
 - Historical Significance: NA
 - Public View of Proposed Work: View from Deer & Russell Streets & Maplewood Ave.
 - Unique Features: Surface Parking Lot
 - Neighborhood Association: North End

B. Proposed Work: To construct 4-5 story, mixed-use buildings.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☒ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☒ Gateway
- ☐ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☒ Major Project (i.e. very large alternations, additions or expansions)

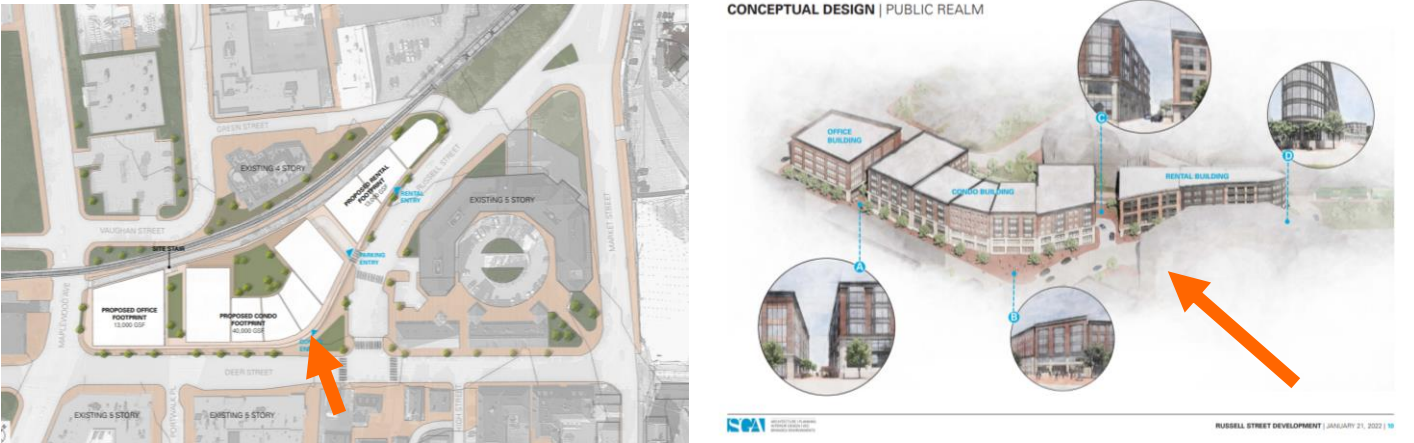
I. Neighborhood Context:

- The new building is located along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots with little to no setback from the sidewalk.

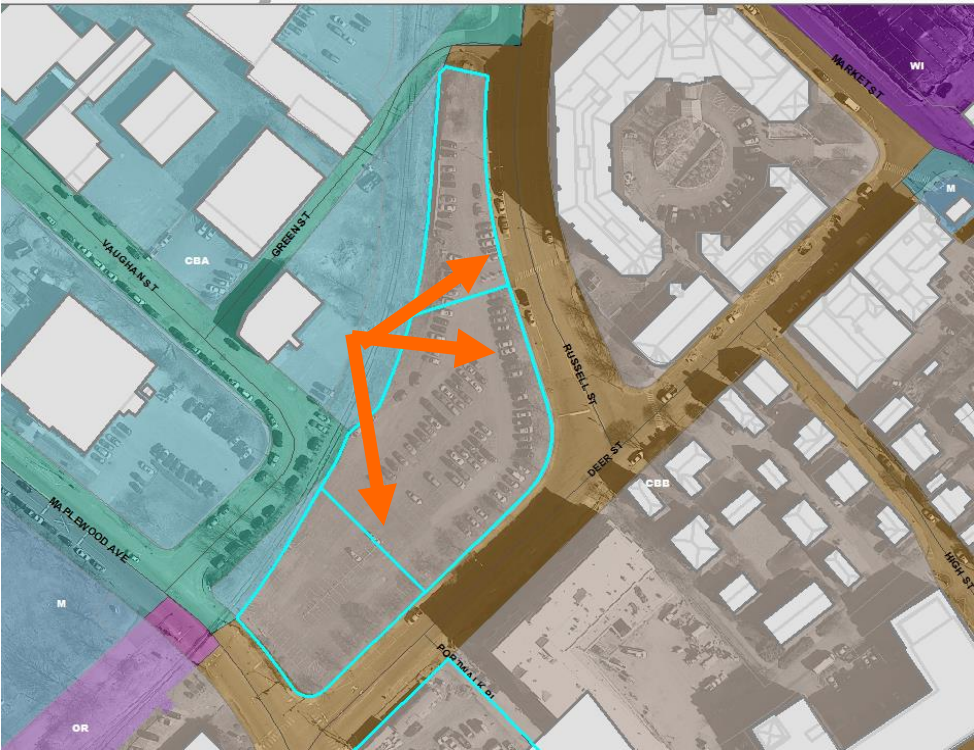
J. Staff Comments and/ or Suggestions for Consideration:

- THE APPLICANT HS SUBMITTED BUILDING ELEVATIONS SHOWING A VARIETY OF ARCHITECTURAL ELEMENTS TO BREAK UP THE MASS OF THE LARGER BUILDING INTO SMALL, MORE TRADITIONALLY SPACED BUILDINGS.
- IN ADHERENCE TO THE 4-STEP DESIGN PROCESS, THE COMMISSION SHOULD ASSESS AND PROVIDE FEEDBACK ON THE PORPOSED FAÇADE TREATMENTS, MASSING, AND THE REALTIONSHIP OF THE TRANSITIONARY SPACES ALONG THE SIDEWALK AND PROPOSED COMMUNITY SPACES WITH THE BUILDINGS.

L. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

2 RUSSELL & 0 DEER STREET (LUHD-366) – WORK SESSION #B (MAJOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MAJOR PROJECT - CONSTRUCT 4-5-STORY, MIXED-USE BUILDINGS ONLY -				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37		Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 2 RUSSELL & 0 DEER ST. Case No.: B Date: 2-2-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied

☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address: 129 STATE ST. (LUHD-414)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD4
 - Land Use: Single Family
 - Land Area: 3,050 SF +/-
 - Estimated Age of Structure: c1815
 - Building Style: Federal
 - Number of Stories: 3.0
 - Historical Significance: NA
 - Public View of Proposed Work: View from State and Sheafe Streets
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To add dormers, modify rear additions and rooflines.

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- ☒ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive ☒ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☒ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☒ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

K. Neighborhood Context:

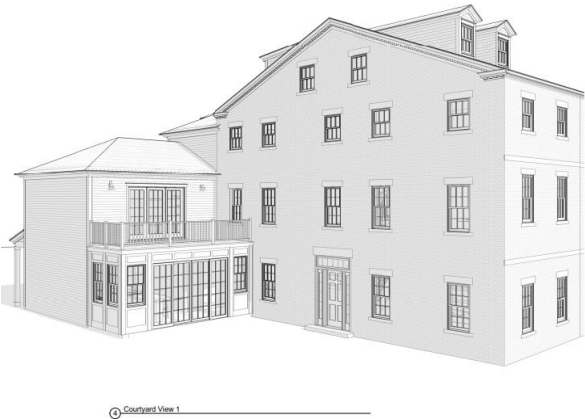
- The new building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear yards.

L. Staff Comments and/ or Suggestions for Consideration:

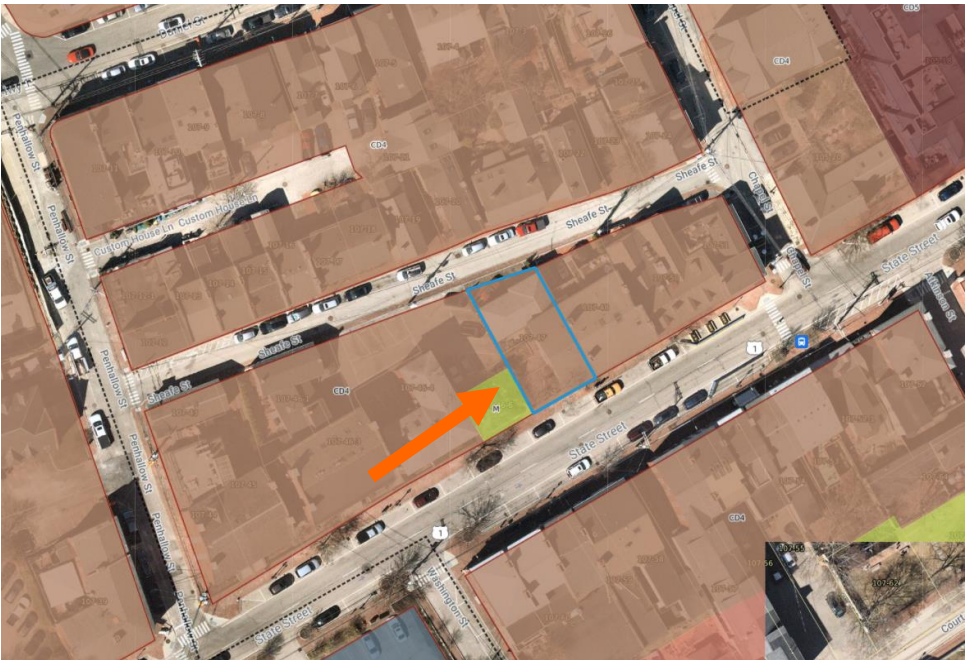
- The applicant is proposing to:
 - Add dormers to the main historic building.
 - Make significant modifications to the rear additions.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

M. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

129 STATE ST. (LUHD-414) – WORK SESSION #C (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div>MODERATE PROJECT</div> <div>- ADD DORMERS AND MODIFY REAR ADDITIONS & ROOFLINES ONLY -</div>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 129 STATE STREET Case No.: C Date: 2-3-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied

☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 179 PLEASANT STREET (LUHD-416)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #D

- A. Property Information - General:**
Existing Conditions:
- Zoning District: MRO
 - Land Use: Single-Family
 - Land Area: 32,410 SF +/-
 - Estimated Age of Structure: c.1860
 - Building Style: Georgian
 - Number of Stories: 2.5
 - Historical Significance: Focal
 - Public View of Proposed Work: View from Pleasant Street
 - Unique Features: Thomas Thompson House
 - Neighborhood Association: South End

B. Proposed Work: To modify prior approval from 10-2-19.

- C. Other Permits Required:**
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

- D. Lot Location:**
- ☒ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal
- ☐ Accessory
- ☐ Significant Demolition

- F. Sensitivity of Context:**
- ☒ Highly Sensitive
- ☐ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

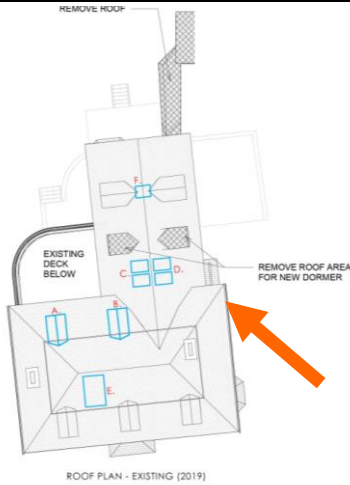
- G. Design Approach (for Major Projects):**
- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

- I. Neighborhood Context:**
- This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.
- J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to revise the previous approval for the following items:
 - Remove an angle bay window on the rear elevation.
 - Redesign single story porch addition.
 - Make major modifications and repairs to the rear addition, basement, and the attic level of the main house.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

179 PLEASANT STREET (LUHD-416) – WORK SESSION #D (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT – SUBSTANTIAL RENOVATIONS TO THE MAIN BUILDING AND REAR ADDITION –				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:179 PLEASANT STREET Case No.:D Date: 2-3-22
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



- H. Purpose and Intent:**

1. Preserve the integrity of the District:
2. Assessment of the Historical Significance:
3. Conservation and enhancement of property values:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

- I. Review Criteria / Findings of Fact:**

1. Consistent with special and defining character of surrounding properties:
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:
Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

92 PLEASANT ST. (LUHD-422)
CERTIFICATE OF APPROVAL
WORK SESSION #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4
 - Land Use: Mixed-Use
 - Land Area: 3,050 SF +/-
 - Estimated Age of Structure: c. 1880
 - Building Style: Colonial Revival
 - Number of Stories: 2.5
 - Historical Significance: C
 - Public View of Proposed Work: View from Court and Pleasant St.
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To replace windows, add a balcony and doors.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☐ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☒ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

M. Neighborhood Context:

- The new building is located along Court and Pleasant Streets in the Downtown neighborhood. It is surrounded with many multi-storied, contributing historic structures on a narrow street with buildings located directly along the street with no front or side yard setbacks.

N. Staff Comments and/ or Suggestions for Consideration:

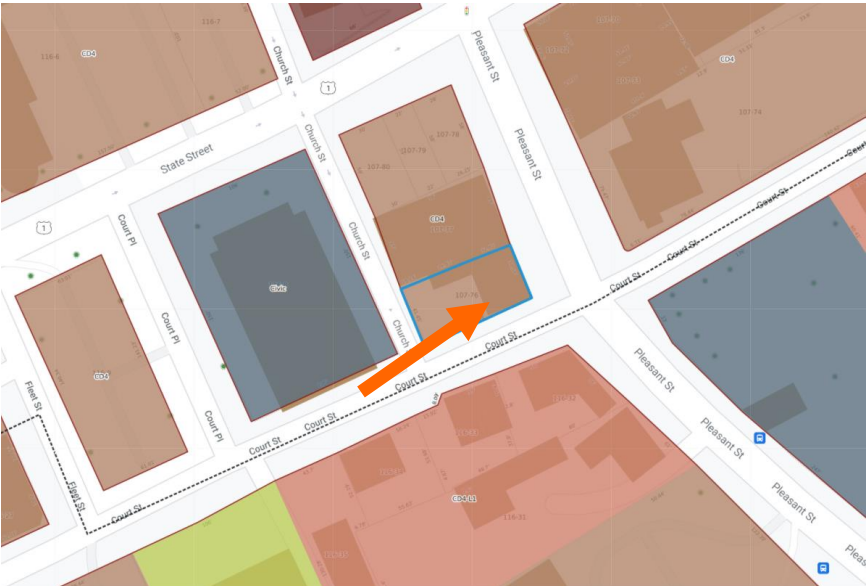
- The applicant is proposing to:
 - Replace the existing windows and aluminum storm windows.
 - Add a balcony on the second floor of the rear elevation.
 - Add doors to access the balcony.

• Design Guideline Reference – Guidelines for Exterior Windows & Doors (08), and Porches, Steps and Decks (06)

N. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

92 PLEASANT ST. (LUHD-422) – WORK SESSION #1 (MINOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT - REPLACE WINDOWS, ADD A BALCONY AND DOORS ONLY -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37 Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38 Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 92 PLEASANT ST. Case No.: 1 Date: 2-9-22
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

1 CONGRESS ST. (LUHD-425)
CERTIFICATE OF APPROVAL
WORK SESSION #2

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4& CD5
 - Land Use: Commercial
 - Land Area: 13,940 SF +/-
 - Estimated Age of Structure: c1860 & 1892
 - Building Style: Italianate & Richardsonian Romanesque
 - Number of Stories: 3 & 3.5
 - Historical Significance: Contributing (1860) & Focal (1892)
 - Public View of Proposed Work: View from Congress and High Streets
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To renovate the existing buildings and add a new 3-story building.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☐ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☒ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The new building is located market square and High Street with many contributing historic structures. The building front directly along the street with no front yard or side yard setbacks. The abutting parking lot previous had a three-story wood-frame hotel building.

J. Staff Comments and/ or Suggestions for Consideration:

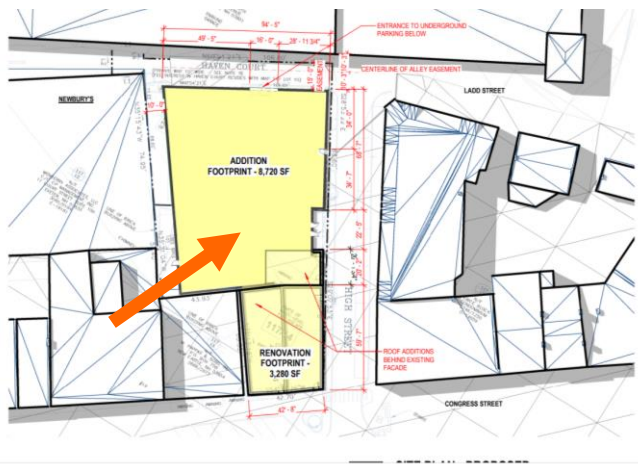
- The applicant is proposing to:
 - Make significant renovations to the existing historic structures and add a three-story addition to fill the existing surface parking lot.
 - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.

• Design Guideline Reference – Guidelines for Commercial Development and Storefronts (12)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

1 CONGRESS ST. (LUHD-425) – WORK SESSION #2 (MAJOR PROJECT)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MAJOR PROJECT ALTERATIONS TO EXISTING HISTORIC BUILDINGS & ADD A THREE-STORY BUILDING				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37		Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 1 CONGRESS ST. Case No.: 2 Date: 2-9-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **445 MARCY STREET (LUHD-424)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #3**

A. Property Information - General:

- Existing Conditions:**
- Zoning District: GRB
 - Land Use: Single-Family
 - Land Area: 14,810 SF +/-
 - Estimated Age of Structure: NA
 - Building Style: NA
 - Number of Stories: 2.5
 - Historical Significance: NA
 - Public View of Proposed Work: View from Pray and Marcy Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To add a single family residence.

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

- ☒ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☒ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☒ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

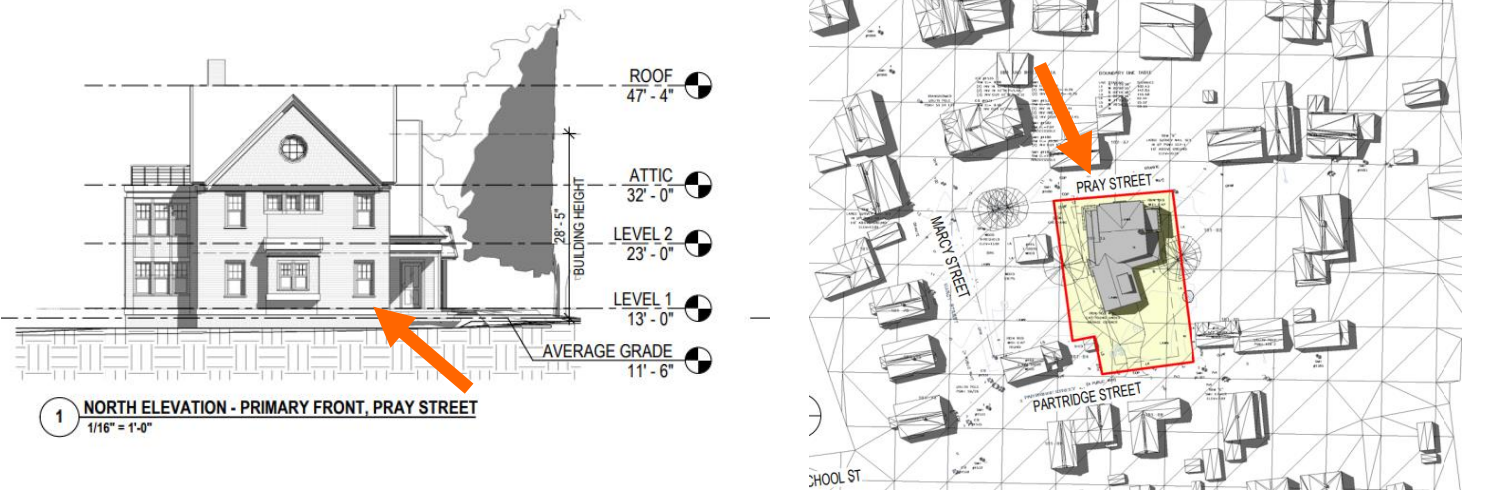
- This proposed structure is located along Pray Street and will be surrounded with many wood-sided, 2.5- story contributing historic structures. Most buildings have a shallow front- and side-yard setbacks and deeper but still relatively compact rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for:
 - Adding a new single family structure on the lot where previous a historic structure was located.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

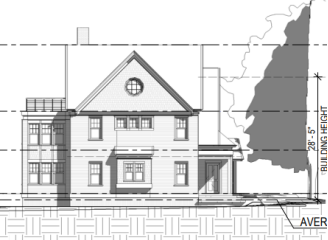
**HISTORIC
SURVEY
RATING

NA**

445 MARCY STREET (LUHD-424) – WORK SESSION #3 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT – ADD A NEW SINGLE FAMILY STRUCTURE ONLY –				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 445 MARCY STREET Case No.: 3 Date: 2-9-22
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



- H. Purpose and Intent:**

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

L. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

**0 Market Street
Public Hearing
LU-22-3**

**LU-22-4**

Land Use Application

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

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

Location

0 MARKET ST
Portsmouth, NH 03801

Owner:

NATIONAL SOC OF COLONIAL DAMES & C/O RAY GUERIN
55 CERES ST PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

55 Ceres Street

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

☐

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

☐

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

☒

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

☐

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

☐

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

☐

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

☐

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

☐

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

☐

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

☐

Request for Extension of Previously Granted Land Use Approval

55 Ceres Street - HDC Application for Approval

We respectfully submit this Application for Approval for the 55 Ceres Street project.

- Add proposed mechanical equipment.
- Replace rubber roof membrane.
- Replace existing fence.

Please refer to the attached drawings for more information on this proposed approval for the 55 Ceres Street project.

The Mechanical equipment presented in this application is limited only to equipment currently installed or proposed to be installed for the *Kitchen for The Oar House Restaurant*.

Thank you for your consideration.
Sincerely,



Carla Goodnight, AIA
Principal, CJ Architects



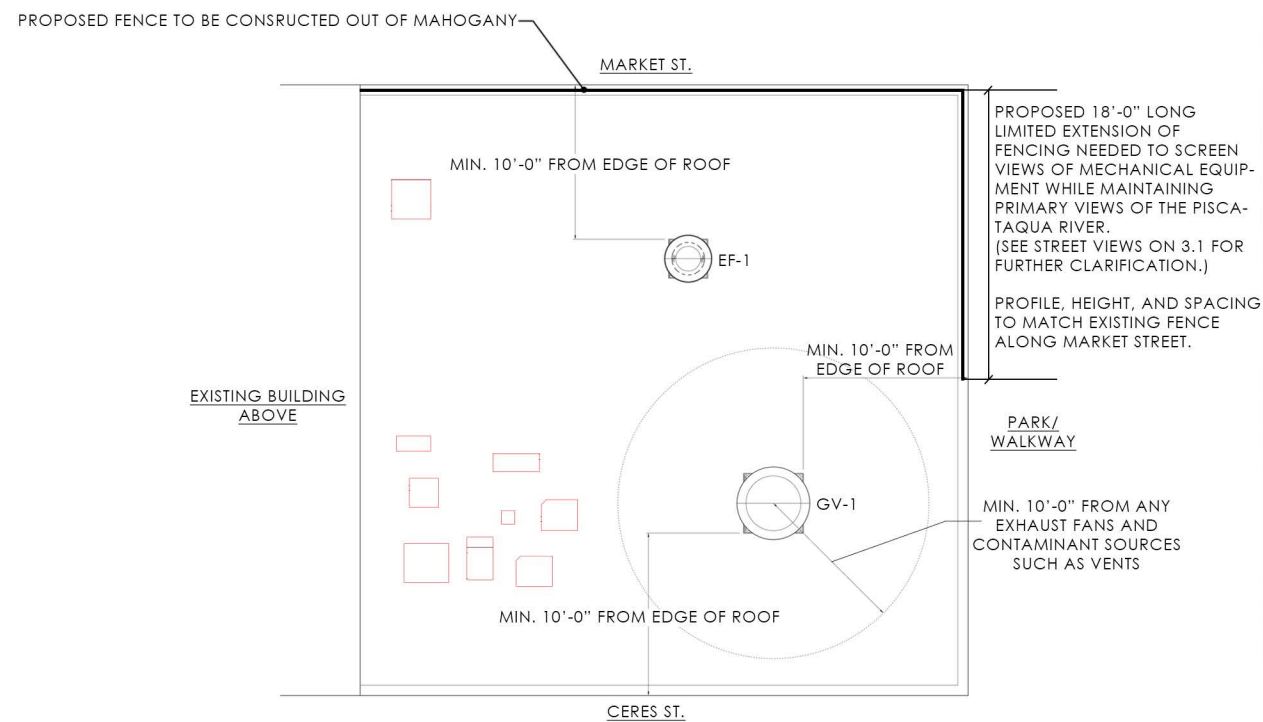
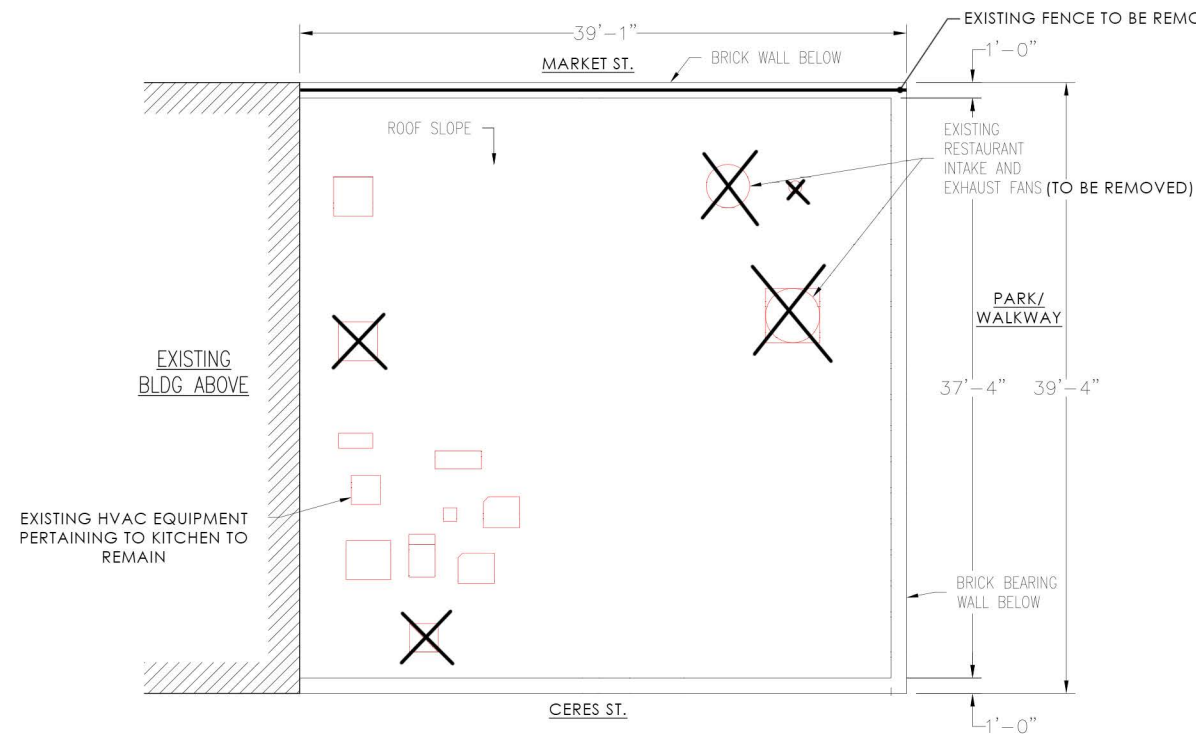
55 CERES STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC APPLICATION FOR APPROVAL - SUPPLEMENTAL: FEBRUARY 2, 2022



1.0



EXISTING RESTAURANT INTAKE AND EXHAUST FAN DIMENSIONS
 A: 42"H x 44"W (10" CURB HEIGHT)
 B: 33"H x 33"W (9" CURB HEIGHT)



55 CERES STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW OF EXISTING ROOF

HDC APPLICATION FOR APPROVAL - SUPPLEMENTAL: FEBRUARY 2, 2022





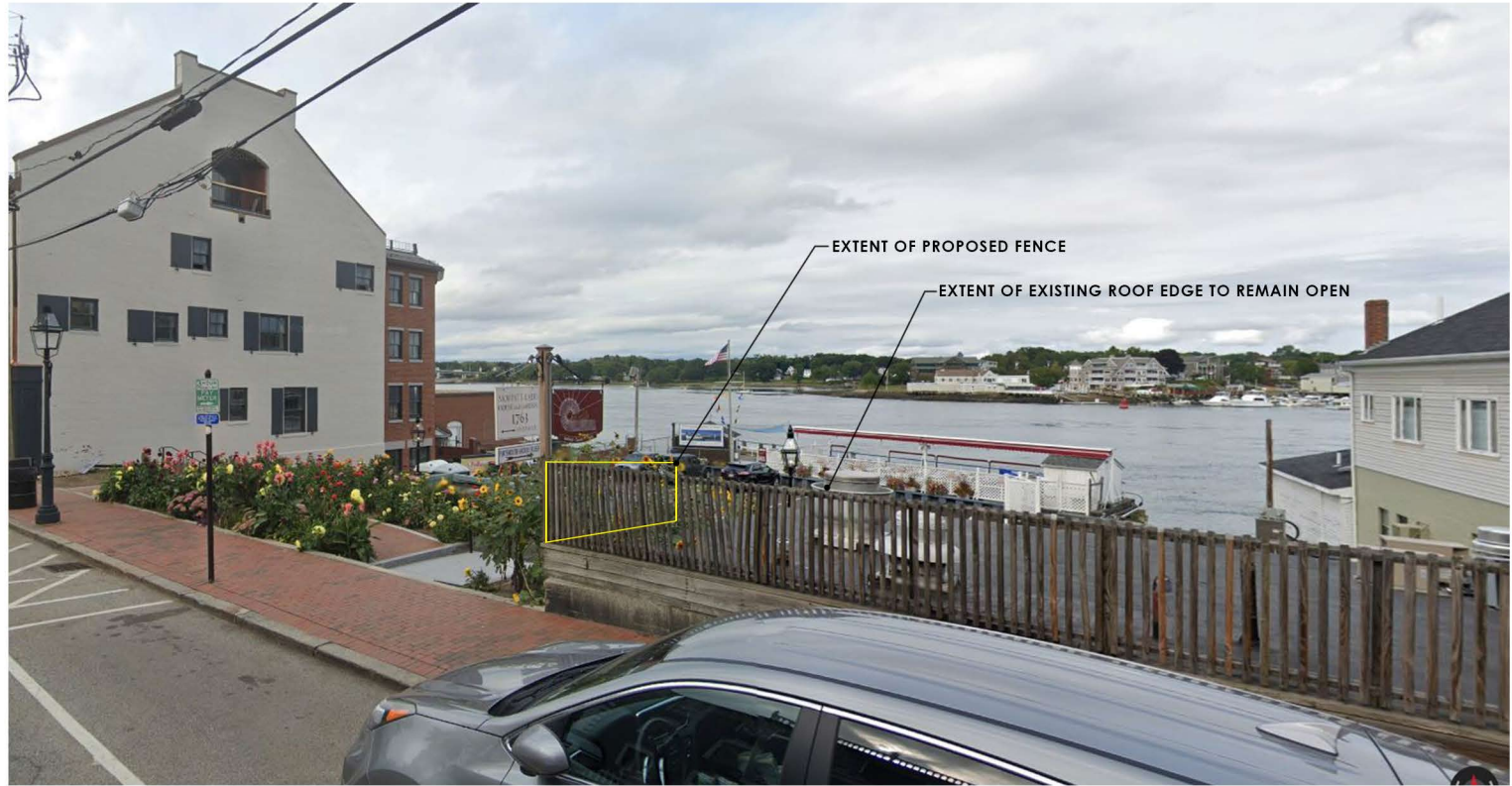
1.



2.



3.

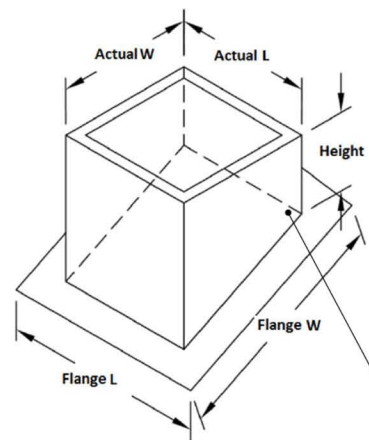
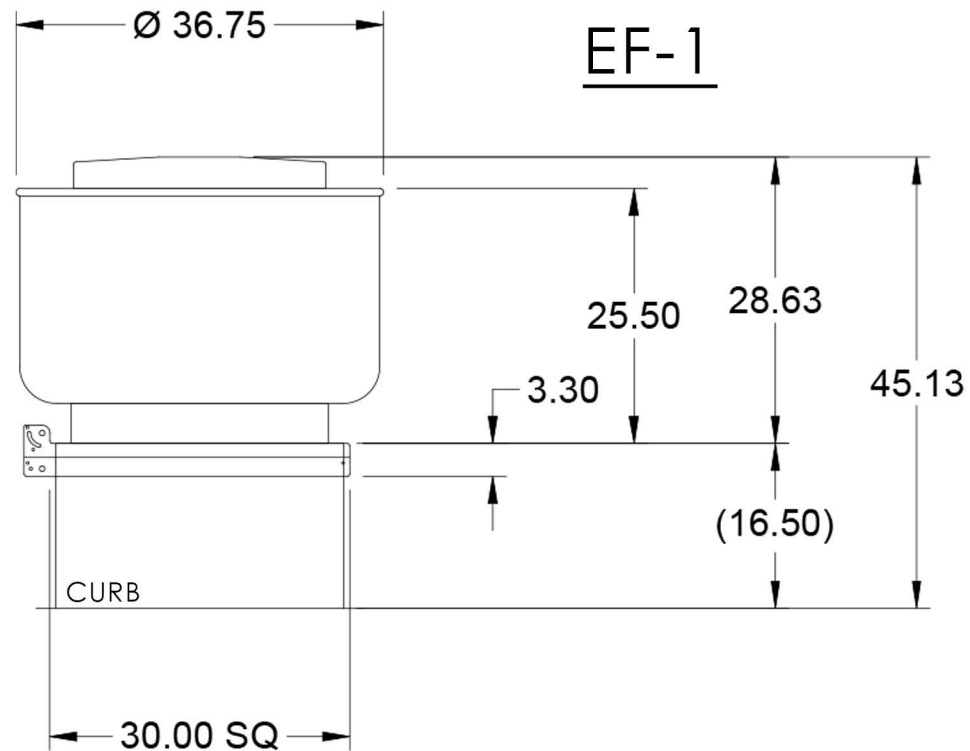


4.

55 CERES STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEWS OF PROPOSED FENCE
FROM MARKET STREET
HDC APPLICATION FOR APPROVAL - SUPPLEMENTAL: FEBRUARY 2, 2022





Model: GPFP

Pitched Roof Curb

Standard Construction Features:

- Roof Curb fits between the building roof and the fan mounted directly to the roof support structure - Constructed of either 18 ga galvanized steel or 0.064 in. aluminum - Designed for pitched roofs - Straight sided without a cant - 2 in. or 5 in. mounting flange - 1 in. thick 3 lb density insulation - Height - Available from 8 in. to 24 in. as specified in 0.5 in. increments Notes: - The maximum roof opening dimension should not be greater than the "Actual" top outside dimension minus 2 in.. - The minimum roof opening dimension should be at least 2.5 in. more than the damper dimension or recommended duct size. - The Roof Opening Dimension may or may not be the same as the Structural Opening Dimension.

CURB FLANGE TO BE INSTALLED ON 2x BLOCKING AS REQUIRED BY ROOFING MANUFACTURER

General

ID#	Tag	Qty	Model	Sizing Method	Undersizing (in.)	Pitch (in.)	Pitch Run	Weight (lb)	Shipped Assembled
3-1		1	GPFP-30-G16	Nominal	1.25	0.125	Short Side	65	Yes

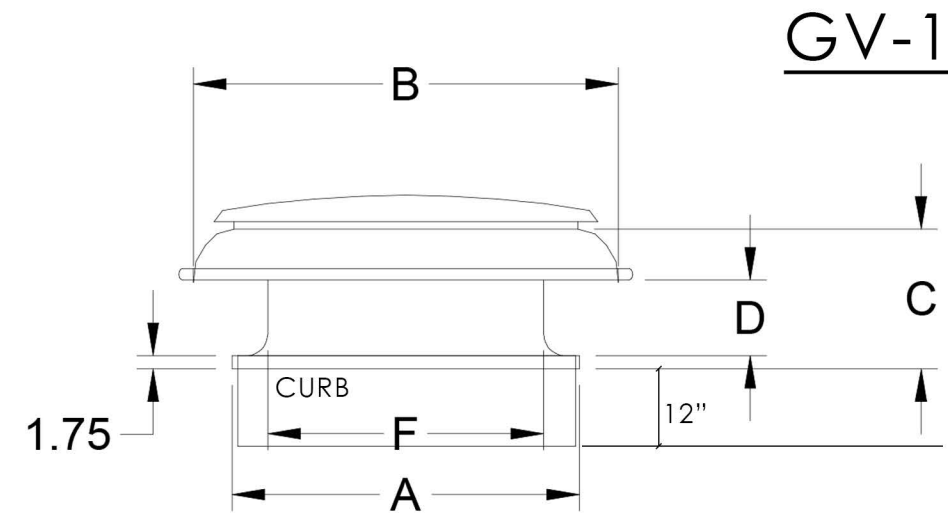
Dimensions

ID#	Curb Height (in.)	Nominal Outside Width (in.)	Nominal Outside Length (in.)	Actual Outside Width (in.)	Actual Outside Length (in.)	Actual Inside Width (in.)	Actual Inside Length (in.)	Flange Width (in.)	Flange Length (in.)	Hinge Base Width* (in.)	Hinge Base Length* (in.)
3-1	16	30	30	28.75	28.75	25.25	25.25	32.75	38.75	29	29

*May not be applicable

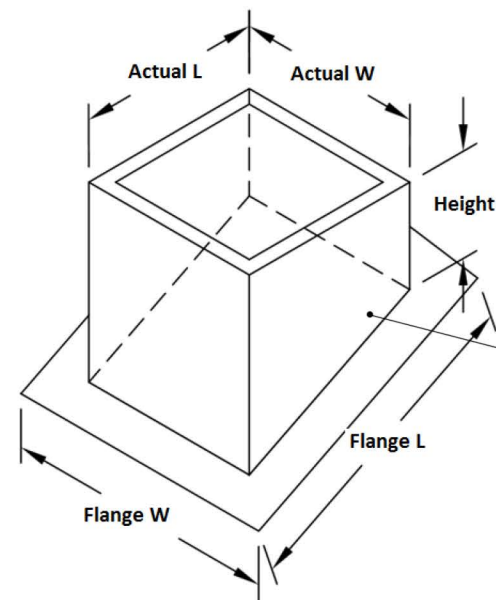
Accessories

ID#	Material	Security Bars	Liner	Insulation (in.)
3-1	Galvanized	N/A	No	1



Dimensions

ID#	Tag	Qty	Model	Model Size (in.)	A (in.)	B (in.)	C (in.)	D (in.)	E (in.)	F (in.)	Curb Cap Width (in.)	Curb Cap Length (in.)	Weight (lb)
1-1		1	GRSI-36	36	46	56.75	23	10	N/A	36.5	46	46	45



CURB FLANGE TO BE INSTALLED ON 2x BLOCKING AS REQUIRED BY ROOFING MANUFACTURER

Dimensions

ID#	Curb Height (in.)	Nominal Outside Width (in.)	Nominal Outside Length (in.)	Actual Outside Width (in.)	Actual Outside Length (in.)	Flange Width (in.)	Flange Length (in.)
1-1	12	46	46	44.75	44.75	48.75	54.75

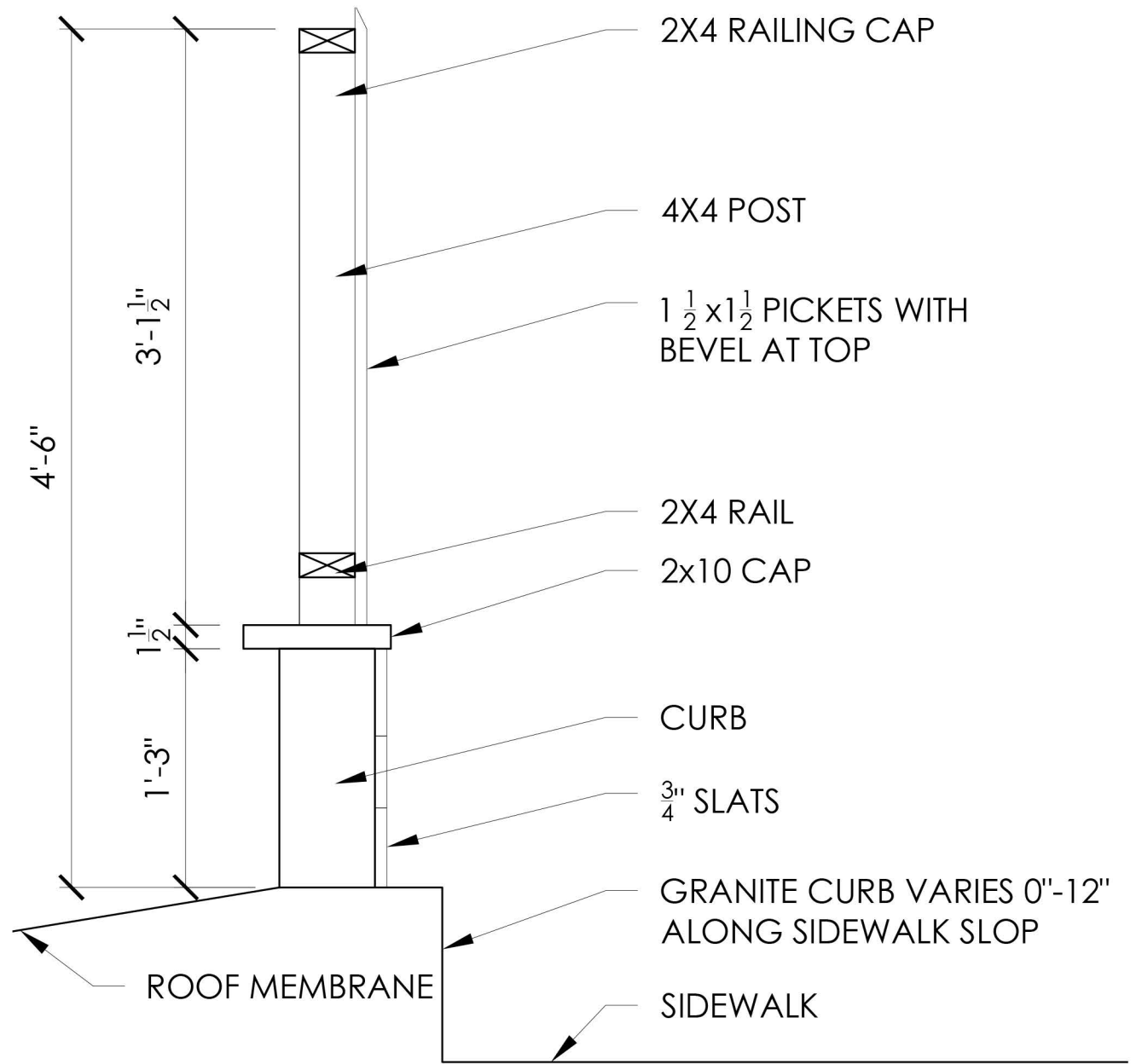
55 CERES STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MECHANICAL EQUIPMENT

HDC APPLICATION FOR APPROVAL - SUPPLEMENTAL: FEBRUARY 2, 2022



4.0



EXISTING FENCE DETAIL
 NEW FENCE TO MATCH EXISTING HEIGHT, PROFILE, AND SPACING OF
 CURRENT WOODEN FENCE ALONG MARKET STREET.

55 CERES STREET
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FENCE

HDC APPLICATION FOR APPROVAL - SUPPLEMENTAL: FEBRUARY 2, 2022



4.1

0 Marcy Street (Prescott Park)

LUHD-423

Work Session

**LUHD-423**

Historic District Commission Work Session or Administrative Approval Application

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

Joe Almeida
jalmeidanh@gmail.com
680 Peverly Hill Road
Portsmouth, NH, nh 03801
603-766-3348

Location

0 MARCY ST
Portsmouth, NH 03801

Owner:

CITY OF PORTSMOUTH & REC
PO BOX 628 PORTSMOUTH, NH 03802

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Prescott Park Master Plan Phase One Update

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

Owners Representative

Full Name (First and Last)

Joseph Almeida

Business Name (if applicable)

--

Mailing Address (Street)

680 Peverly Hill Road

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603-766-3348

Email Address

jalmeida@cityofportsmouth.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**

Owner of this property

City of Portsmouth, NH

PRESCOTT PARK

PHASE 1

PROJECT PROGRESS UPDATE

SHAW PHASE 1 & BUILDOUT ANALYSIS

OPEN DISCUSSION

Historic District Commission Worksession
February 2nd, 2022



UPDATED MASTER PLAN, 2020



LIBERTY LAWN

TRIAL GARDENS

ART

THE SHAW

ADDITION STAGE

PERFORMANCE LAWN

HOVEY FOUNTAIN

NEW FORMAL GARDEN

ART

PUBLIC FORUM

WATERFRONT

THE SHEAFE

WHALE SCULPTURE

BOARDWALK

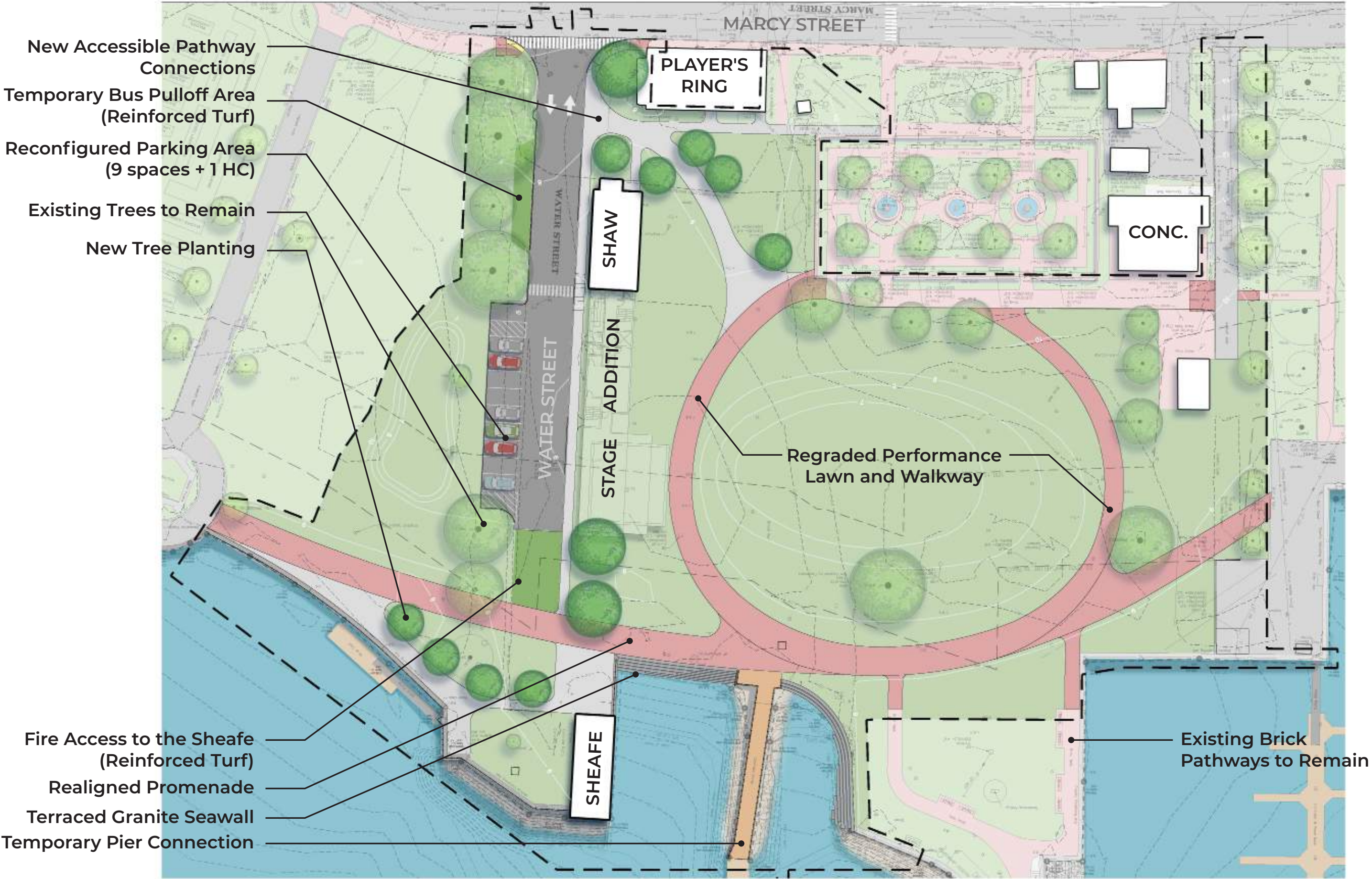
FOUR TREE ISLAND

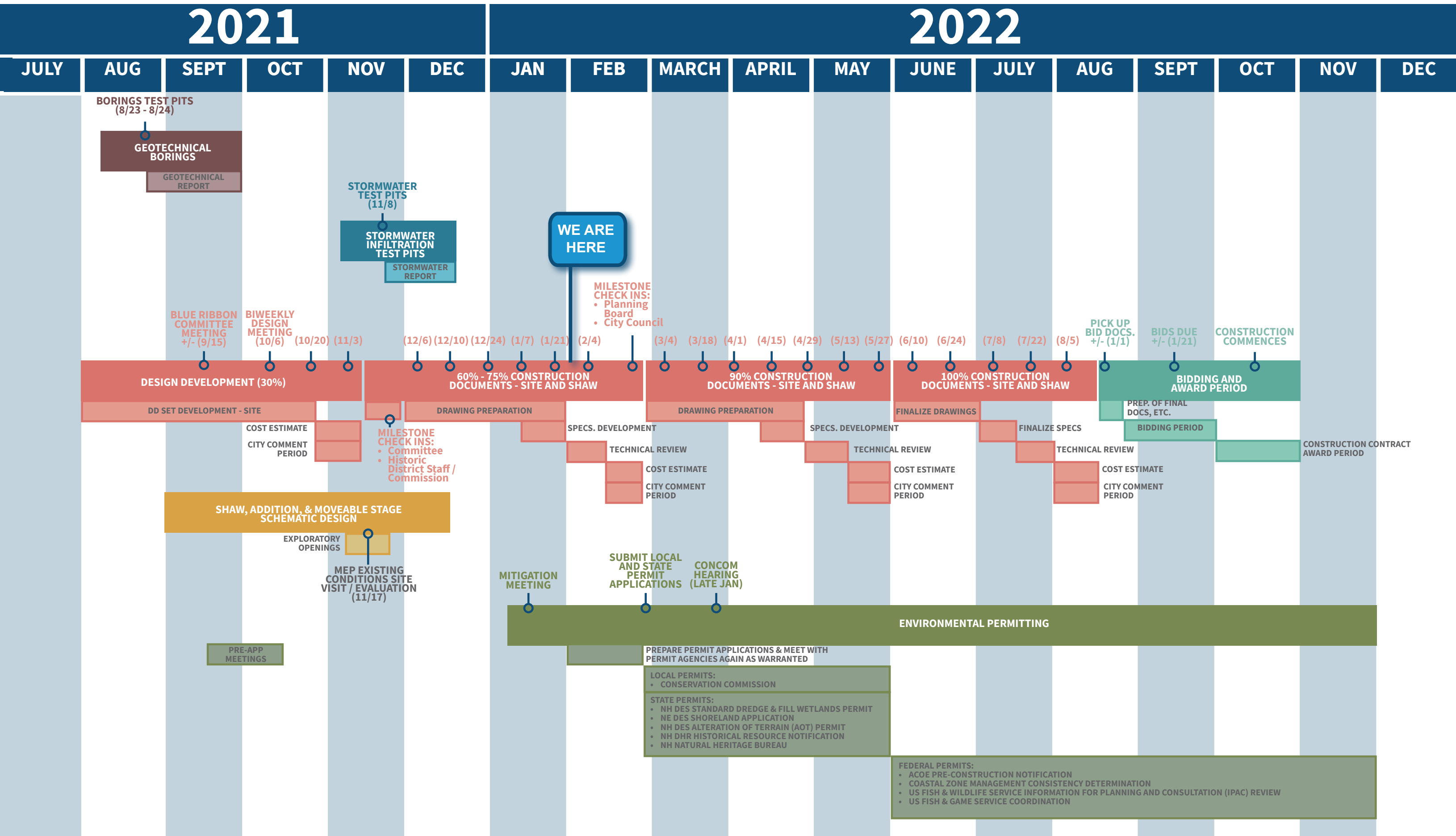
PROPOSED RELOCATED MAINTENANCE FACILITY

0 50 100 200FT



PHASE 1 SITE PLAN - PROGRESS UPDATE







View of existing buildings: Garage/Lean-to/Shaw

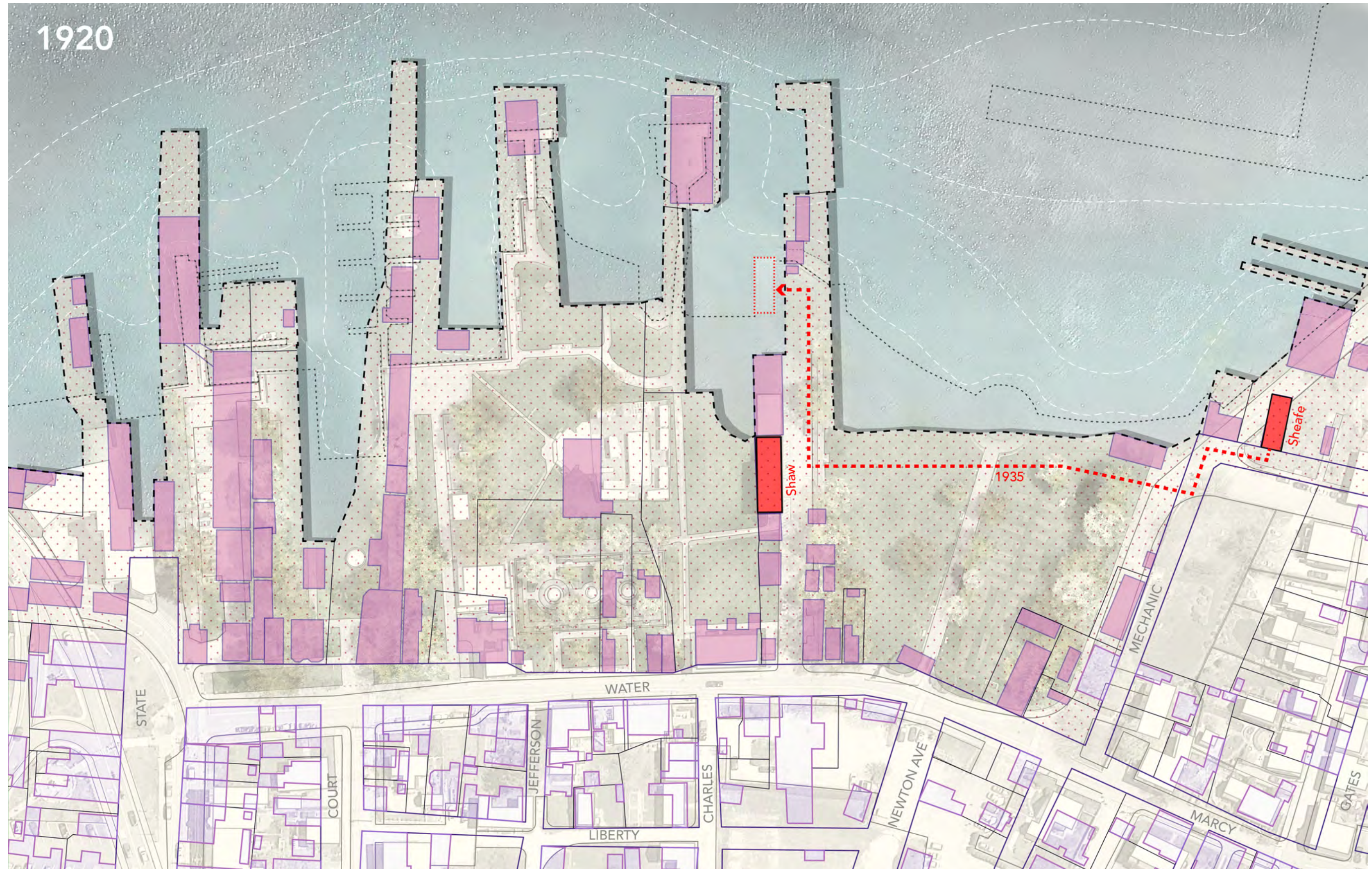


View looking south



Views of the Shaw building and additions







From Brighton's The Prescott Story ©1982; 1920s view courtesy Strawberry Banke Museum



Courtesy of the Portsmouth Athenaeum© 1938 View of Shaw Warehouse and neighboring wharves.



Courtesy of the Portsmouth Athenaeum© 1930 Sheafe Warehouse original location on Mechanic St.



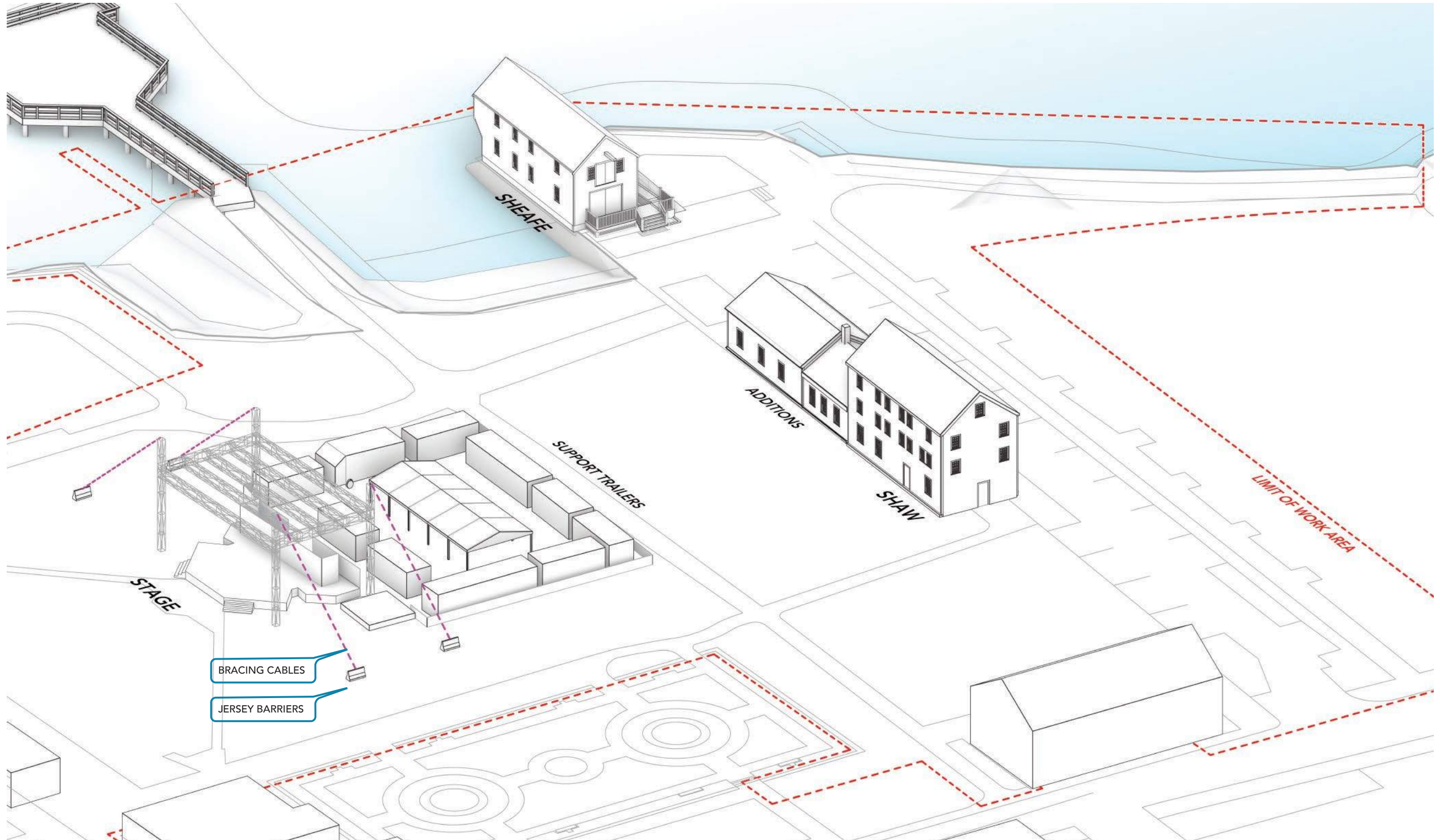
1939 Sheafe Warehouse moving next to Shaw Warehouse in Prescott Park.





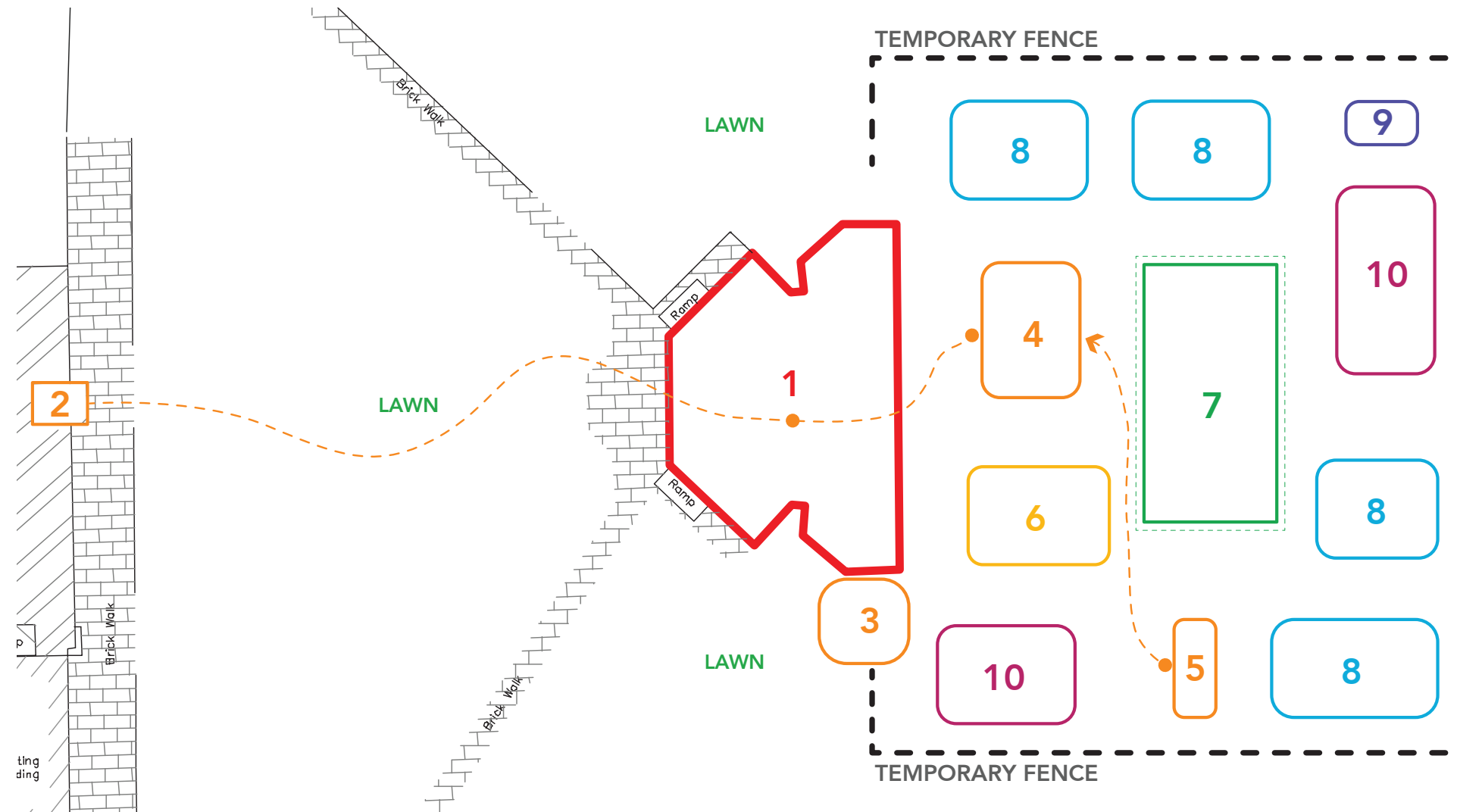
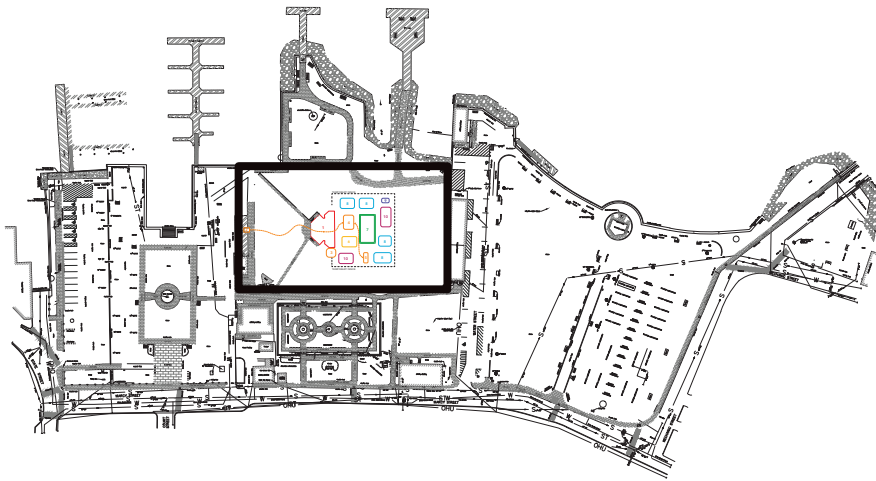


Courtesy of the Portsmouth Athenaeum© 1980 Aerial View.



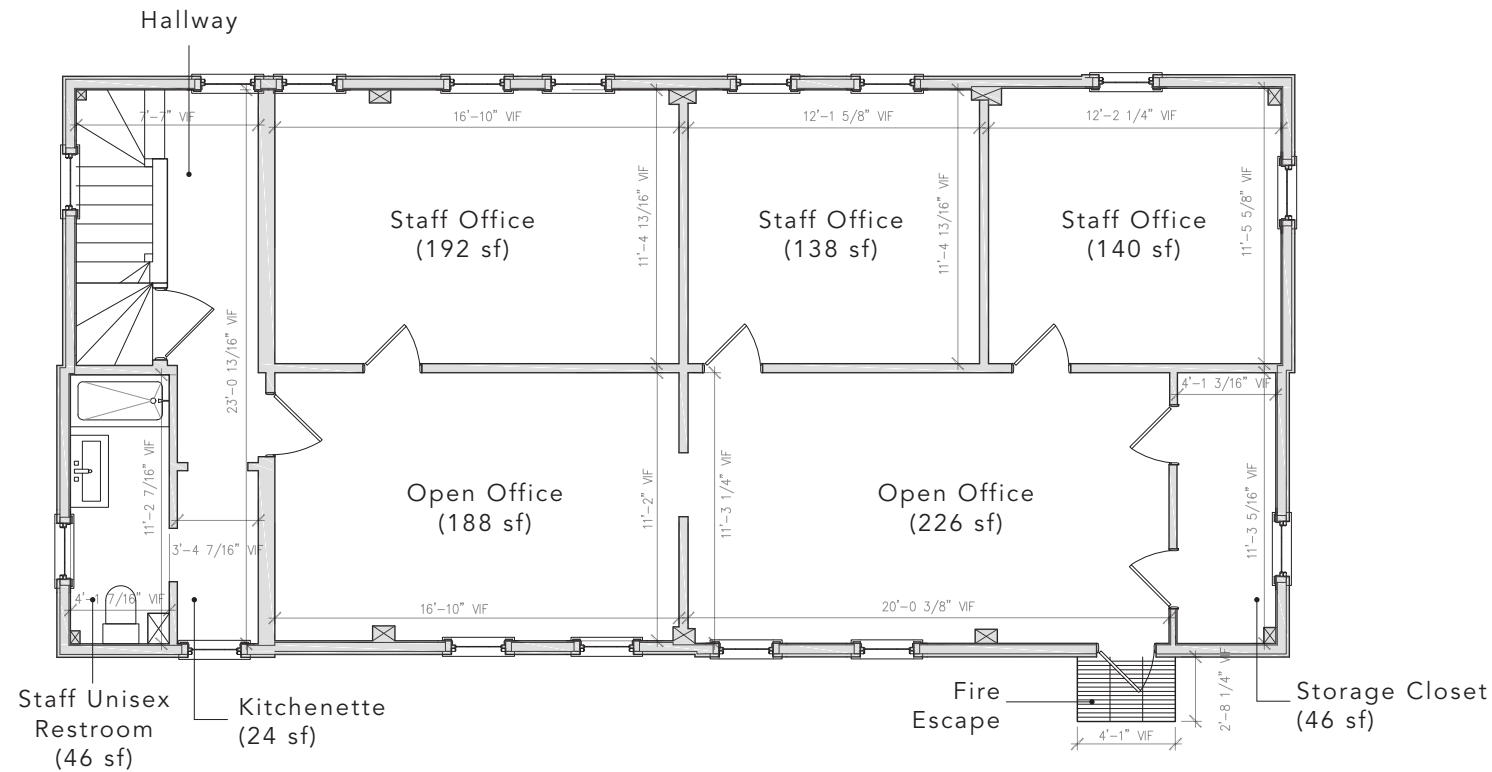
Existing conditions Arts Festival season



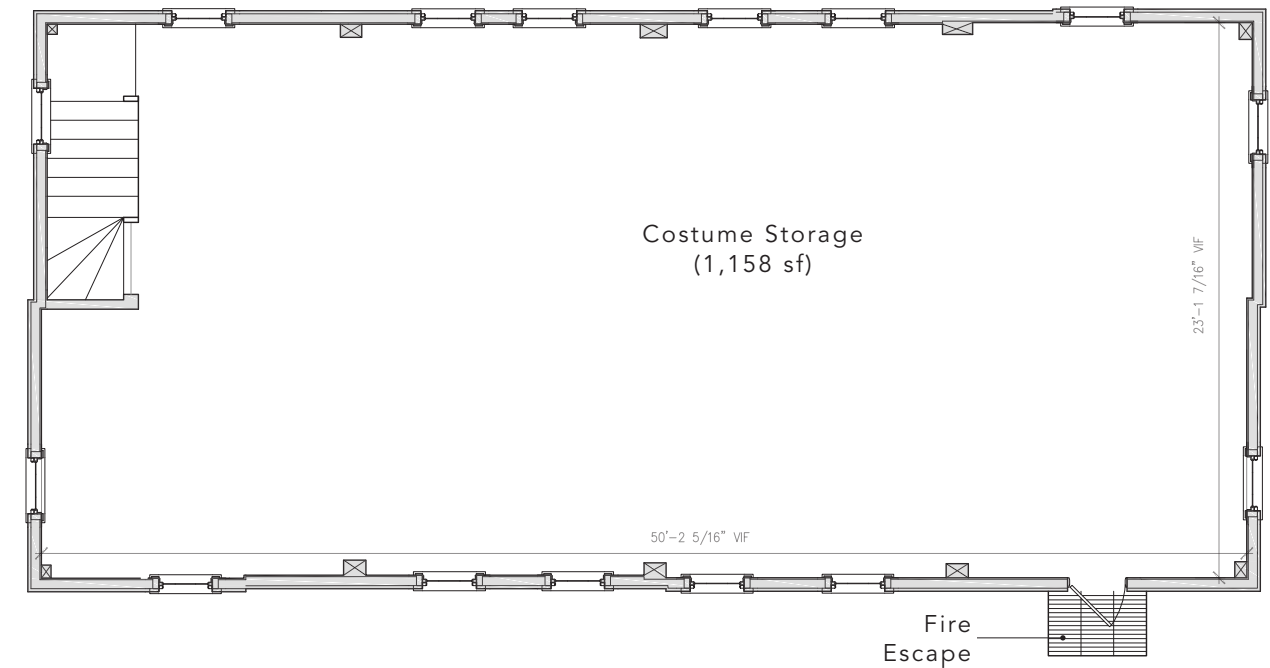


Legend

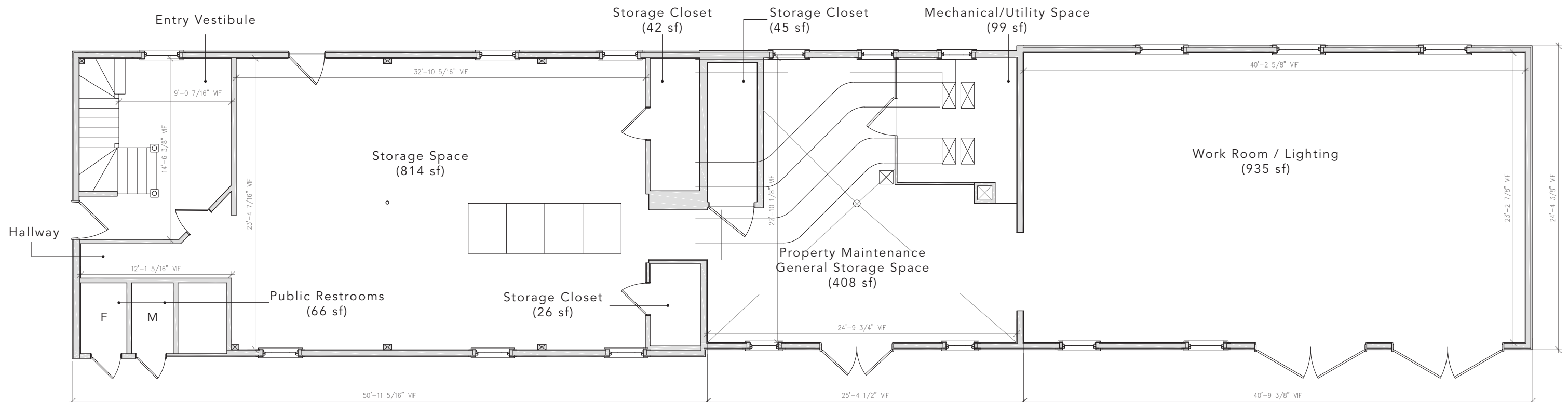
- 1 Concert stage
- 2 Sound booth
- 3 Band
- 4 Sound equipment
- 5 Electrical cabinet
- 6 Prop storage
- 7 Stand by/ Green room
- 8 Changing rooms / Green rooms
- 9 Portable toilet area
- 10 Costumes storage/sewing machines



Existing Shaw Second Floor Plan
NTS

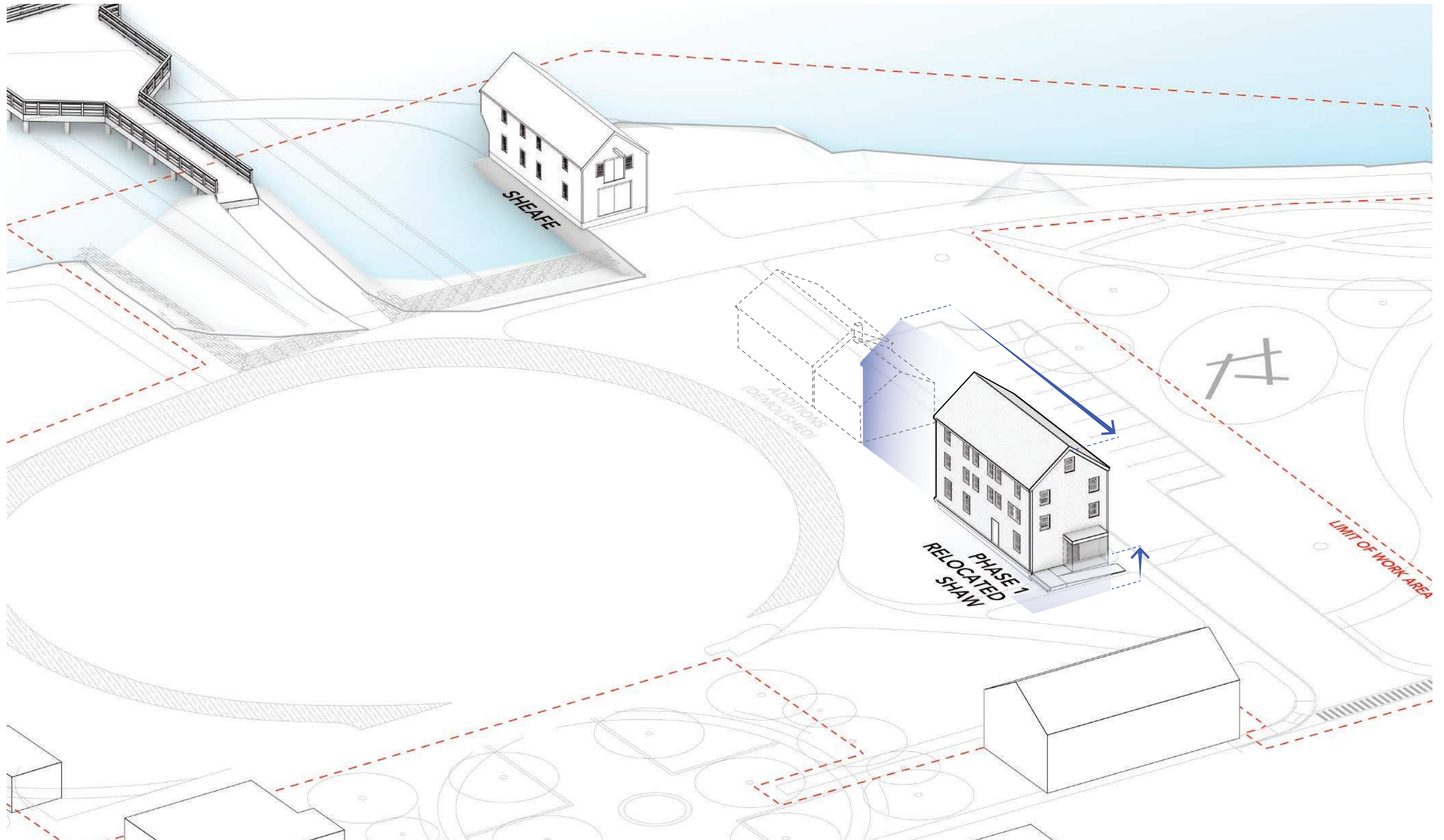


Existing Shaw Third Floor Plan
NTS



Existing Shaw First Floor Plan
NTS

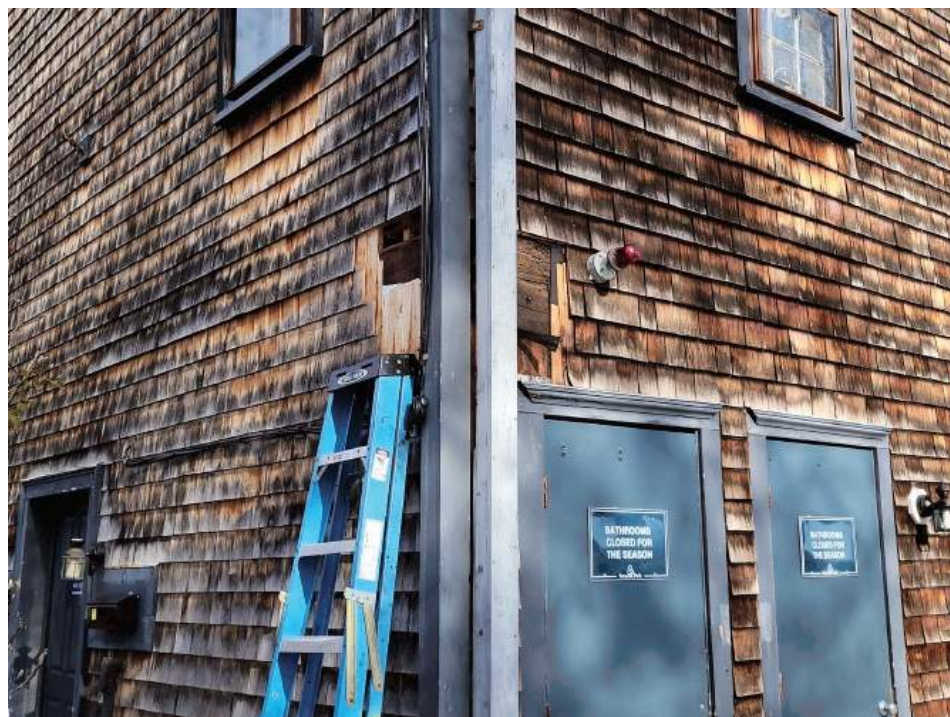


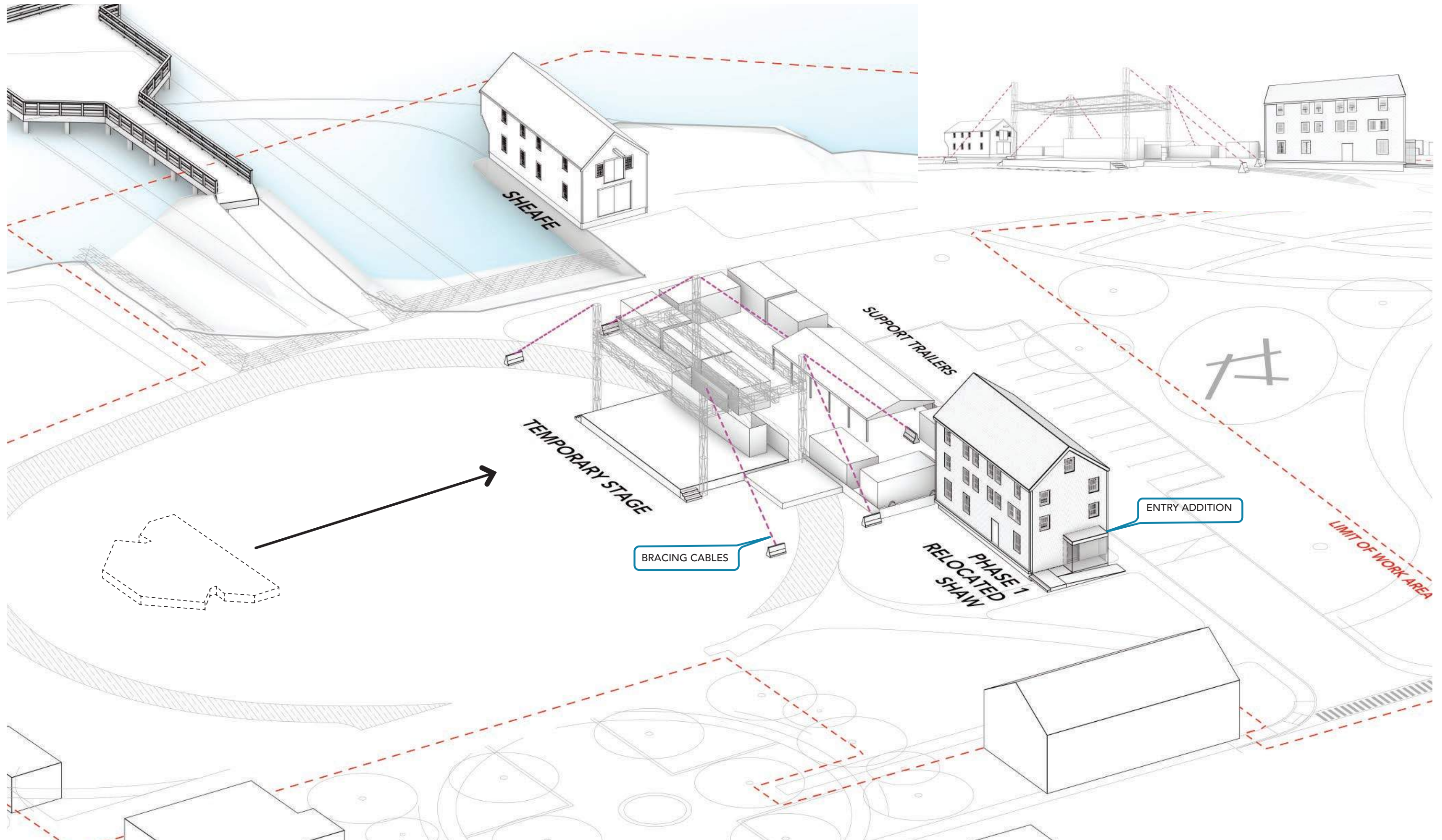


Phase 1 - Demo Garage and Lean-to. Relocate and Raise Shaw Building

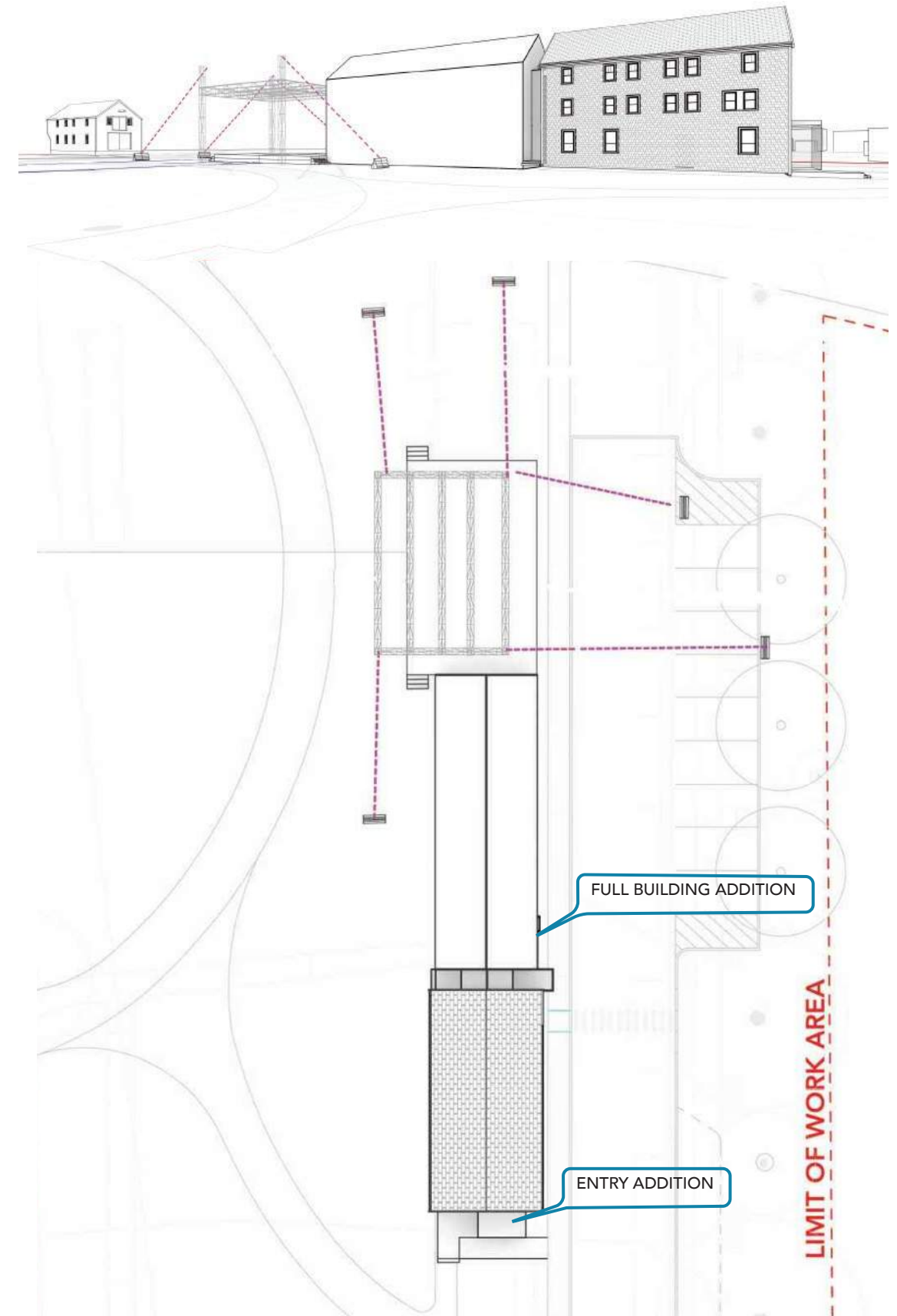
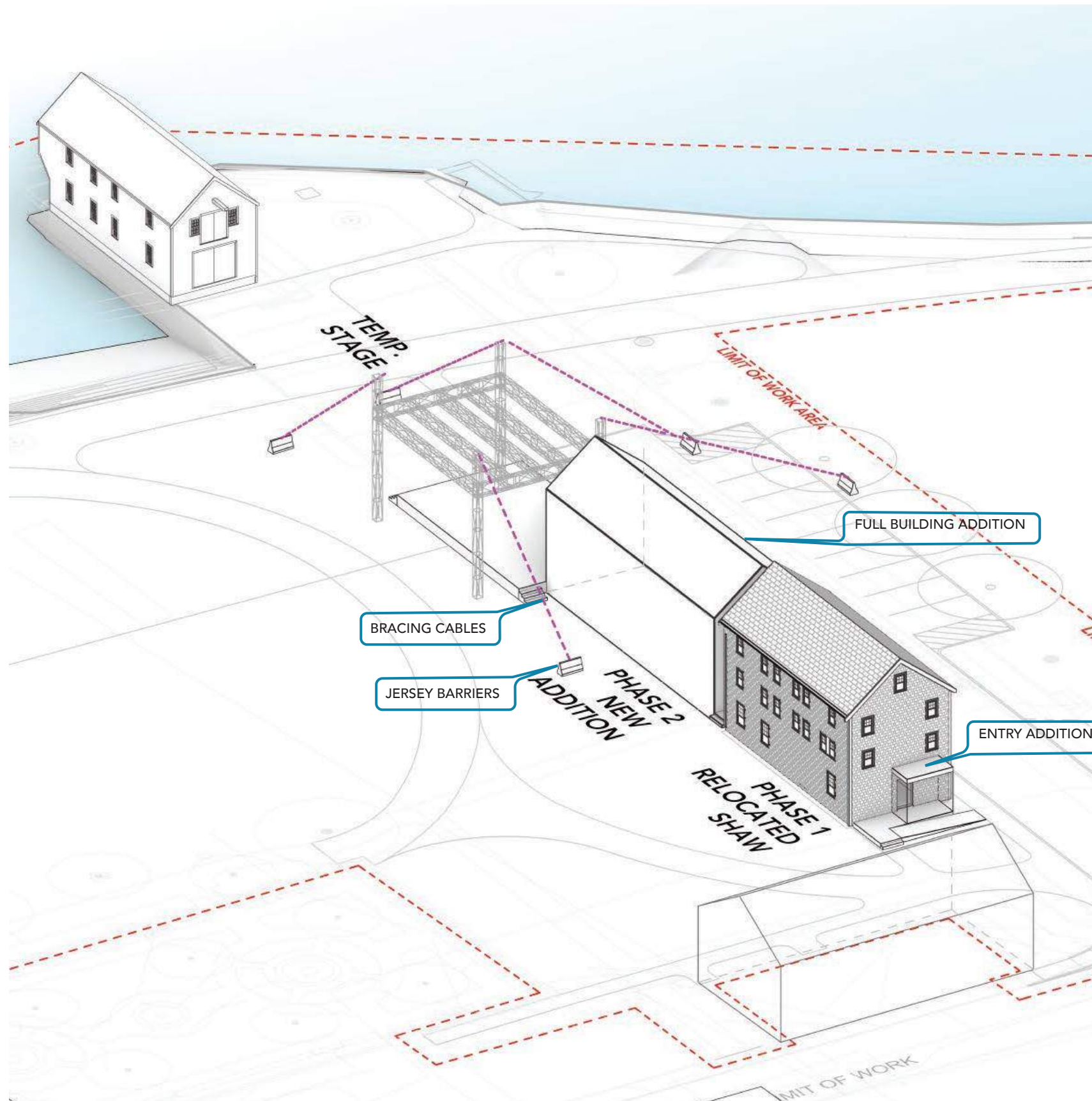


View of Water St looking towards Marcy St





Phase 1: During Arts Festival

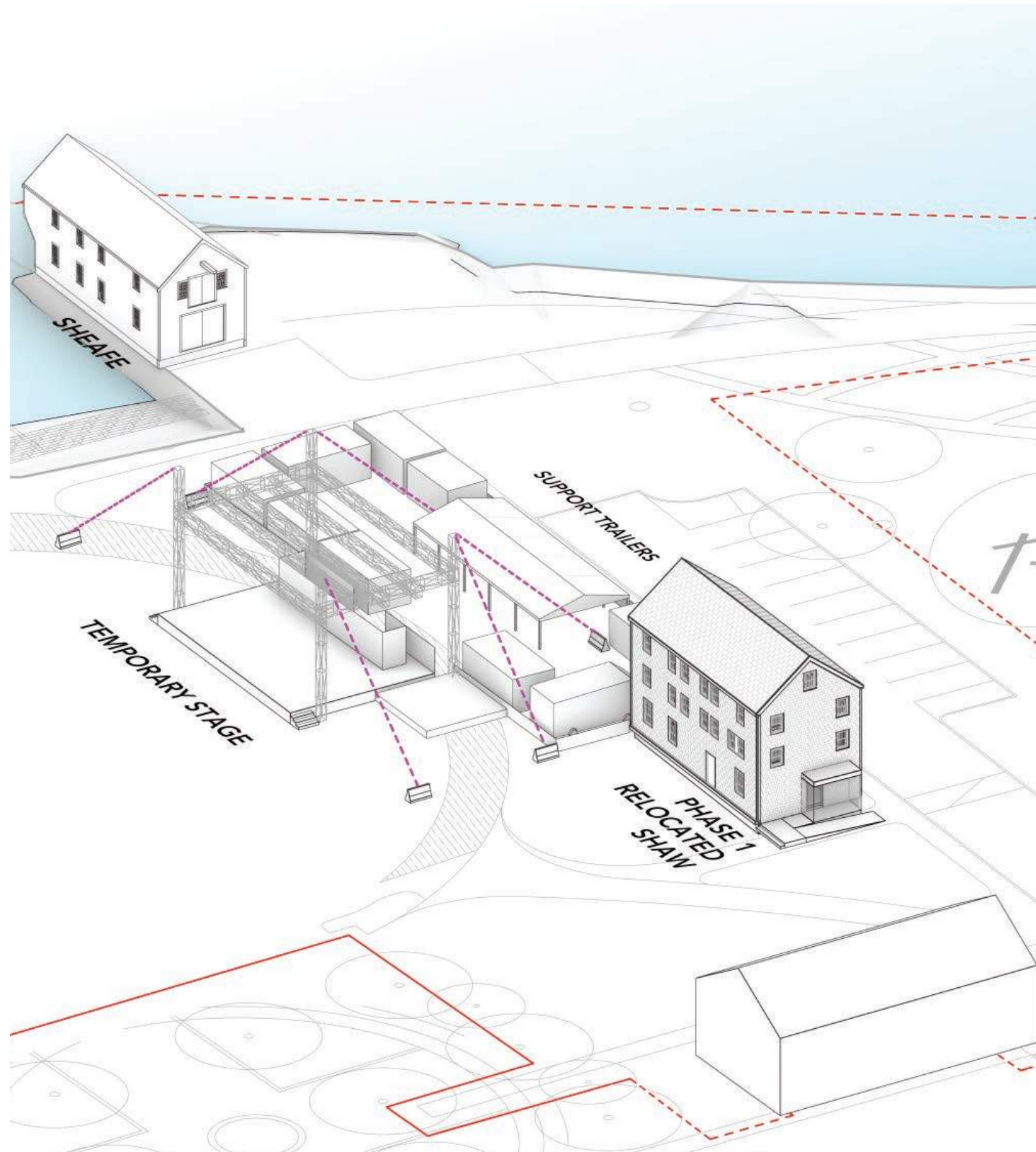


Phase 2 (Option): Full New Construction Addition during Arts Festival Season

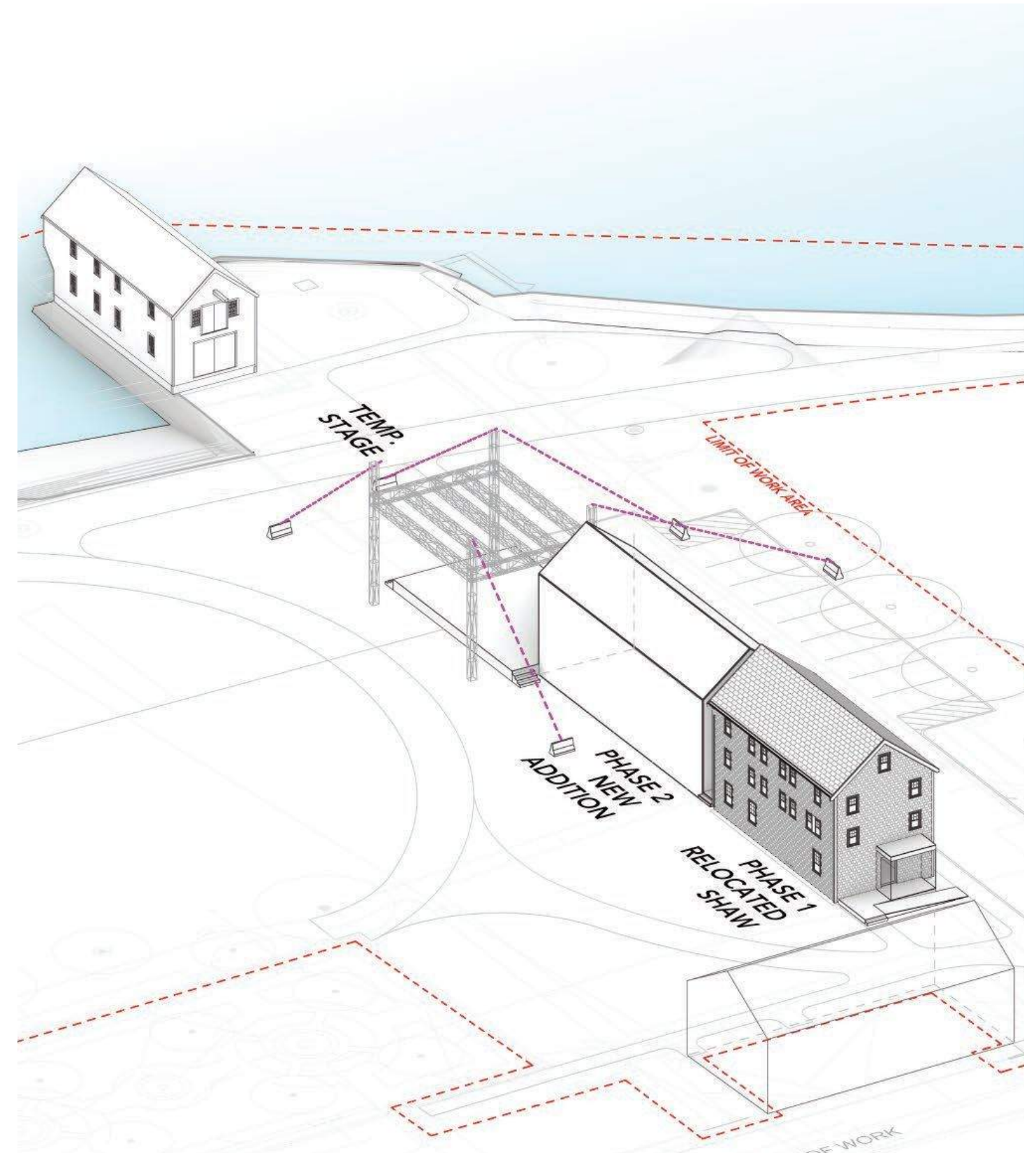
Arts Festival Season



Summary



Phase 1



Phase 2

THANK YOU !!
QUESTIONS & COMMENTS?

OPEN DISCUSSION



92 Pleasant Street

LUHD-422

Work Session

**LUHD-422**

Historic District Commission Work Session or Administrative Approval Application

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

Matthew Beebe
matthewdbeebe@comcast.net
81 Lincoln Ave
Portsmouth, NH 03801
603-234-7398

Location

92 PLEASANT ST
Portsmouth, NH 03801

Owner:

WORKING STIFF PROPERTIES LLC
94 PLEASANT ST PORTSMOUTH, NH 03801

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Replace existing windows and aluminum storm windows with historically accurate Green Mountain Millenium Series DH windows. Add decorative iron balcony on West Elevation and add (2) balcony doors at existing window locations.

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)

Barbara Jenny

Business Name (if applicable)

--

Mailing Address (Street)

81 Lincoln Ave

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603-234-7402

Email Address

workingstiff@comcast.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**



City of Portsmouth, NH

Property



92 PLEASANT ST



Google Directions (<https://maps.google.com/directions>)

[View Details \(/datasets/properties/0107-0076\)](/datasets/properties/0107-0076)

Google Maps Link (<https://www.google.com/maps>)

City of Portsmouth (<http://www.cityofportsmouth.com>)

Property Data (<http://gis.vgsi.com/Portsmouth>)

Market Delineation
(<https://files.cityofportsmouth.com/maps/neighborhoods>)

Property

Location 92 PLEASANT ST
Map-Lot 0107-0076-0000
Vision Account Number 33164

Ownership

Owner WORKING STIFF PROPERTIES LLC
Address 94 PLEASANT ST, PORTSMOUTH, NH 03801

Valuation

Total \$808,300
Last Sale \$710,000 on 2014-02-03
Deed Date 2014-02-03
Book/Page 5511/0446

Land

Zoom To Share Print



Search Selection Themes Markup

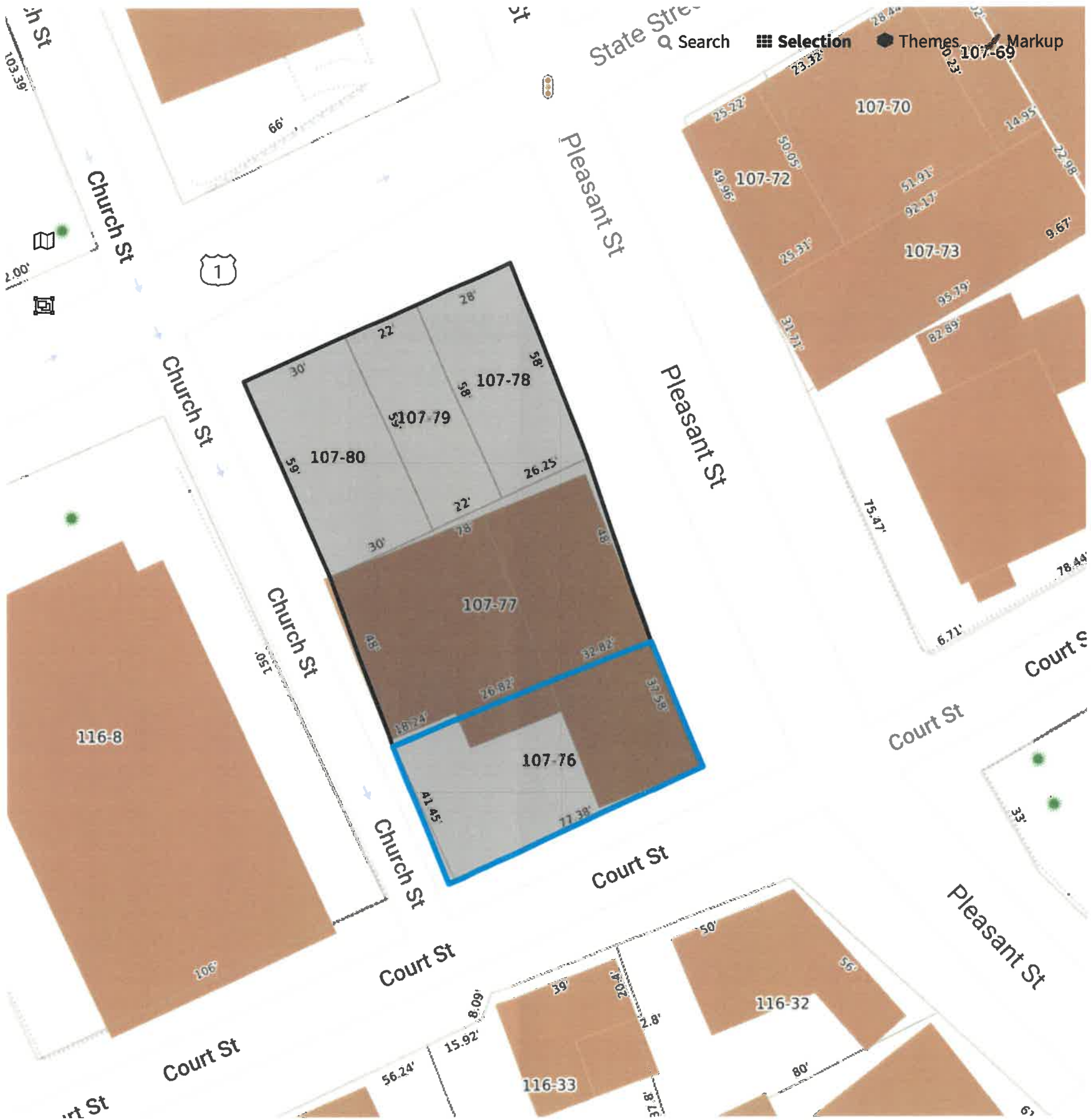
Selection (1)

Choose Selection Mode

Click Draw Edit

Download Selected More

92 PLEASANT ST





P18.229 Stereograph 1880

Portsmouth Athenaeum



Description
UNIVERSALIST CHURCH, Pleasant Street, Portsmouth, NH. Built in 1807; burned March 28, 1890. Had a Revere bell.

c. 1900

603-234-7398 Mobile

[illegible]

1

SECOND FLOOR PLAN

1/4" = 1'-0"

SHEET TITLE

SECOND FLOOR PLAN

A3

MDB DESIGN LLC

Construction Consulting
Residential Design
Residential Builds

81 Lincoln Ave. Portsmouth, N.H. 03801

603-234-7398 Mobile

CONSULTANTS

92-94 PLEASANT STREET
APT #2

RENOVATIONS TO
92-94 PLEASANT STREET
PORTSMOUTH, NH 03801

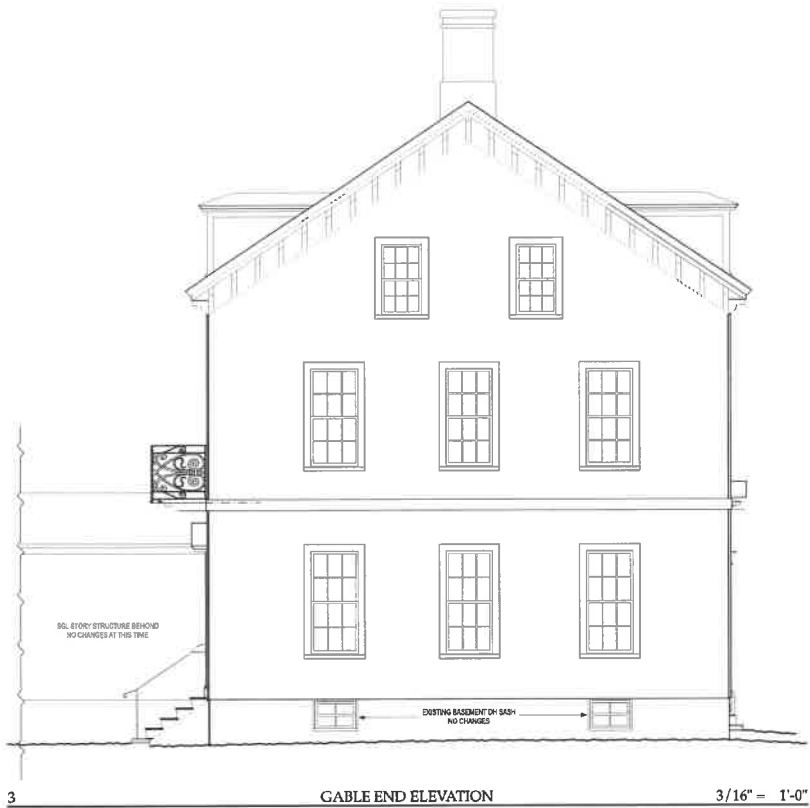
MARK	DATE	DESCRIPTION
	1/14/22	PRELIMINARY DESIGN

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE

ELEVATIONS

A4



1 Congress Street

LUHD-425

Work Session

**LUHD-425**

Historic District Commission Work Session or Administrative Approval Application

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

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

Location

1 CONGRESS ST
Portsmouth, NH 03801

Owner:

ONE MARKET SQUARE, LLC
3 PLEASANT ST PORTSMOUTH, NH 03801

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

RENOVATIONS & ADDITIONS

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, LLC

Mailing Address (Street)

3 Congress St, Ste 1

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.731.5187

Email Address

tracy.kozak@arcove.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

DRAWING INDEX

- A0.1 CONTEXT MAP
- A0.2 EXISTING BUILDING PHOTOS
- A0.3 CONTEXT PHOTOS
- A0.4 HISTORIC CONTEXT
- A0.5 HISTORIC CONTEXT
- A1.0 SITE PLAN, EXISTING
- A1.1 SITE PLAN, PROPOSED
- A2.1 MASSING STREET SECTIONS
- A2.2 MASSING STREET SECTIONS

1 MARKET SQUARE
Zoning Summary

Zone	Renovations & Additions CD-5, DOD, HDC	Renovations & Additions CD-4, DOD, HDC
Height	2-3 stories with short 4th = 45'	2 stories with short 3rd = 35'
penthouses	may exceed bldg height by 2'	may exceed bldg height by 2'
Roof appurtenance	may exceed bldg height by 10'	may exceed bldg height by 10'
Façade Types	shop front	shopfront
Building Types	commercial, live-work, mixed use, flex space & community.	commercial, live-work, mixed use, flex space & community.
Setbacks (ft) *	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.
Front (principle) max	5	10
Front (secondary) max	5	15
Side	NR	NR
Rear, min	>of: 5' from rear line or 10' from cl alley	>of: 5' from rear line or 10' from cl alley
Front lotline buildout	80% min	50% min
Lot area (sf)	NR	NR
LOT area per dwelling	NR	NR
Coverage, maximum	95%	90%
Footprint, max* 10.5a43.40	20,000	15,000
*10.5A43.43 increase for indoor parking if >50% gr.floor parking & 30% lot is community space	50,000 ground (30,000 upper)	30,000 ground (20,000 upper)
ground floor area per use, max	15,000	15,000
Open space, minimum	5%	10%
permitted uses (cd4 & cd5)	commercial, live/work, mixed-use, flex space, community, office, retail, restaurant (<500occ)	multifamily, live/work, office, retail, restaurant (<500occ)
block length, max (ft)	225	200
façade modulation length, max (ft)	100	80
entrance spacing, max (ft)	50	50
floor height above sidewalk, max	36"	36"
ground floor height, min	12'	12'
second floor height, min	10'	10'
glazing, shopfront, min	70%	70%
glazing, other	20%-50%	20%-50%
roof types(pitch)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)
Parking, off-street; DOD	when >20 spaces, max spaces = 120% min required. 10.1112.60 mixed used - some shared spaces allowed.	when >20 spaces, max spaces = 120% min required. 10.1112.60 mixed used - some shared spaces allowed.
residential (dwellings <500sf)	UNIT<500SF=.5 space/unit; 500-750sf=1 space/unit; >750sf=1.3 space/unit. (+ 1 visitor space/5 units)	UNIT<500SF=.5 space/unit; 500-750sf=1 space/unit; >750sf=1.3 space/unit. (+ 1 visitor space/5 units)
professional office	NA in DOD	NA in DOD

PROJECT NARRATIVE

REHABILITATION AND ADAPTIVE REUSE OF FOCAL EXISTING HISTORIC STRUCTURES ON LOT 15, WITH A NEW ADJACENT STRUCTURE ON LOT 14 (CURRENTLY A SURFACE PARKING LOT, AND PRIOR TO 1969 THE LOCATION OF A 3-1/2 STORY C. 1895 HOTEL).

ONE LEVEL OF BELOW GRADE PARKING IS PROPOSED.

HAVEN COURT, A PRIVATE EASEMENT RIGHT OF WAY IS PROPOSED TO BE SIGNIFICANTLY IMPROVED AND REGRADED PROVIDING PUBLIC ACCESS CONNECTING MARKET STREET TO FLEET STREET. THIS WOULD BE AN INTEGRAL LINK BETWEEN THE MCINTYRE'S PUBLIC SPACES, THROUGH COMMERCIAL ALLEY, LADD STREET AND HAVEN COURT TO A SMALL COURTYARD ON FLEET STREET. LANDSCAPING, PAVERS, SITE AMENITIES AND OUTDOOR LIGHTING WOULD BE PROVIDED TO MAKE THIS SPACE A WELCOMING BENEFIT TO THE COMMUNITY.

A LOT MERGER WILL BE PURSUED TO COMBINE LOTS 14 & 15 INTO ONE SINGLE LOT, WITH A VARIANCE FOR UNIFORM APPLICATION OF LOT 14 HEIGHT AND STORIES FOR THE WHOLE MERGED LOT.

EXISTING FOCAL BUILDINGS ON CONGRESS AND HIGH STREETS WILL BE REPAIRED, RESTORED AND BROUGHT UP TO CURRENT BUILDING AND LIFE SAFETY CODES.THE SMALLER WOODEN SHED ADDITIONS TO THE REAR OF THESE BUILDINGS WILL BE REPLACED WITH NEW CONSTRUCTION.



ONE MARKET SQUARE
RENOVATION & ADDITIONS

1 CONGRESS STREET
ONE MARKET SQUARE, LLC

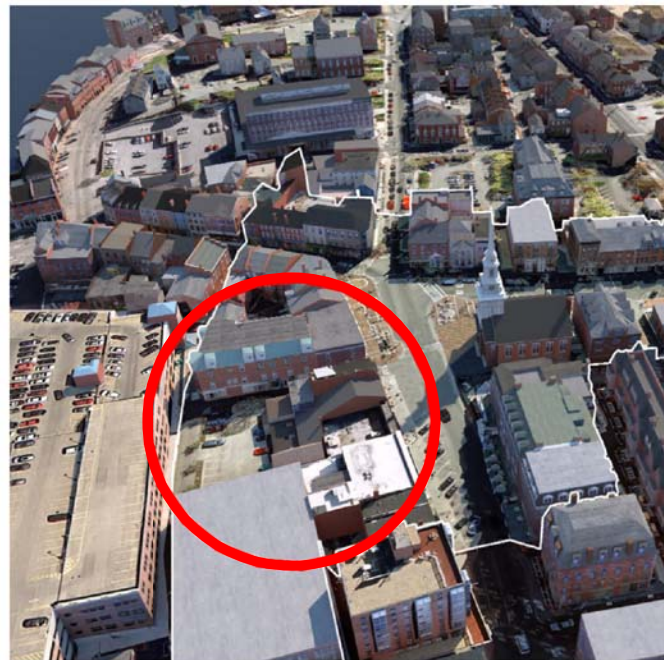
HISTORIC DISTRICT COMMISSION
WORK SESSION 1

A0.0

COVER

ONE MARKET SQUARE

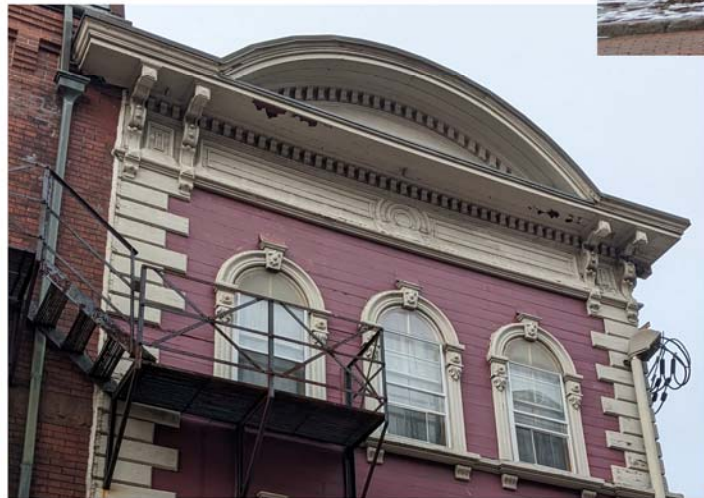
SCALE:
01/13/2022



A0.1

CONTEXT MAP ONE MARKET SQUARE

SCALE: 1" = 200'-0"
01/13/2022



A0.2 EXISTING BUILDING PHOTOS
ONE MARKET SQUARE
SCALE:
01/13/2022



HIGH STREET

LADD STREET



CONGRESS STREET NORTH



CONGRESS STREET SOUTH

PLEASANT STREET



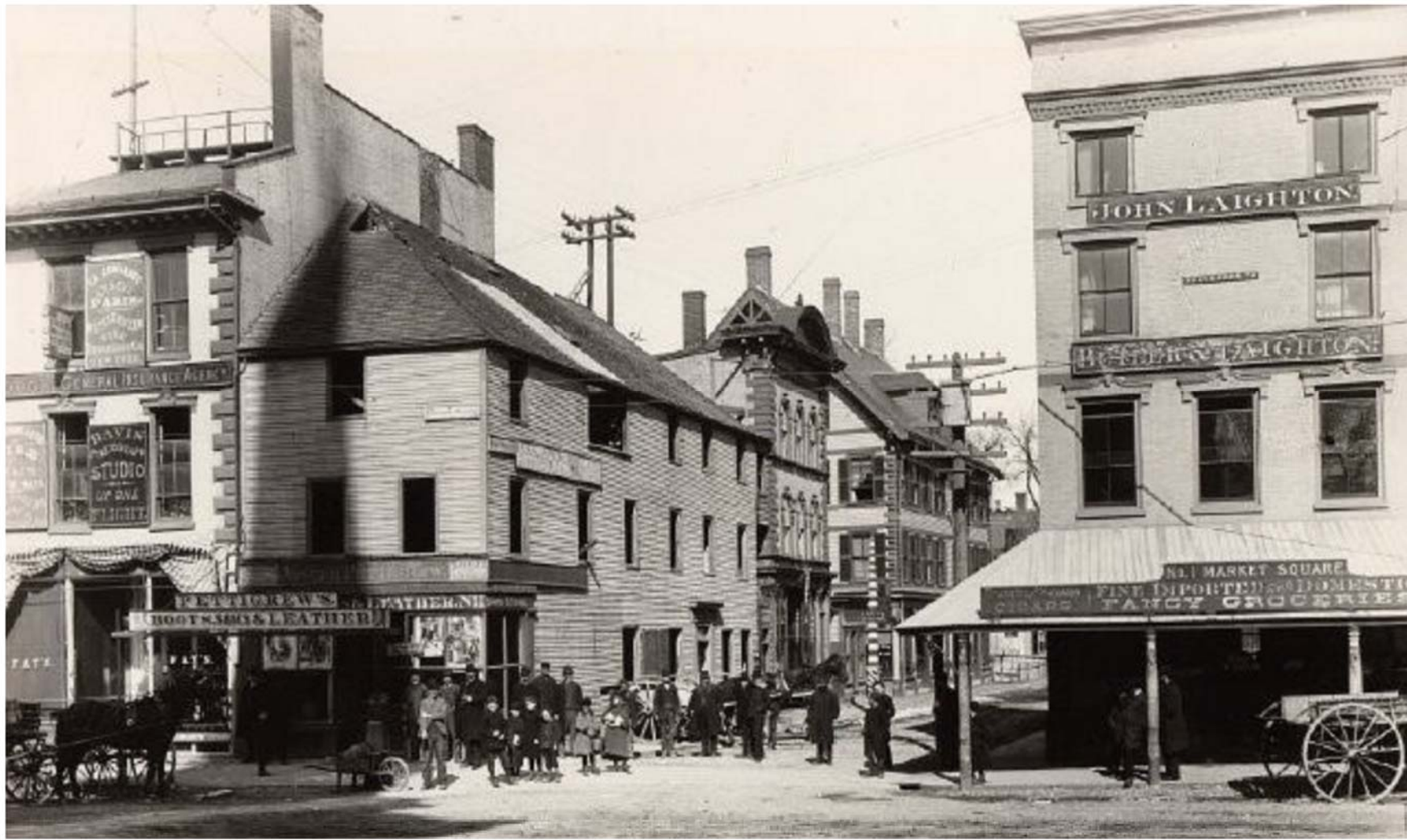
HAVEN COURT

FLEET STREET AT HAVEN COURT

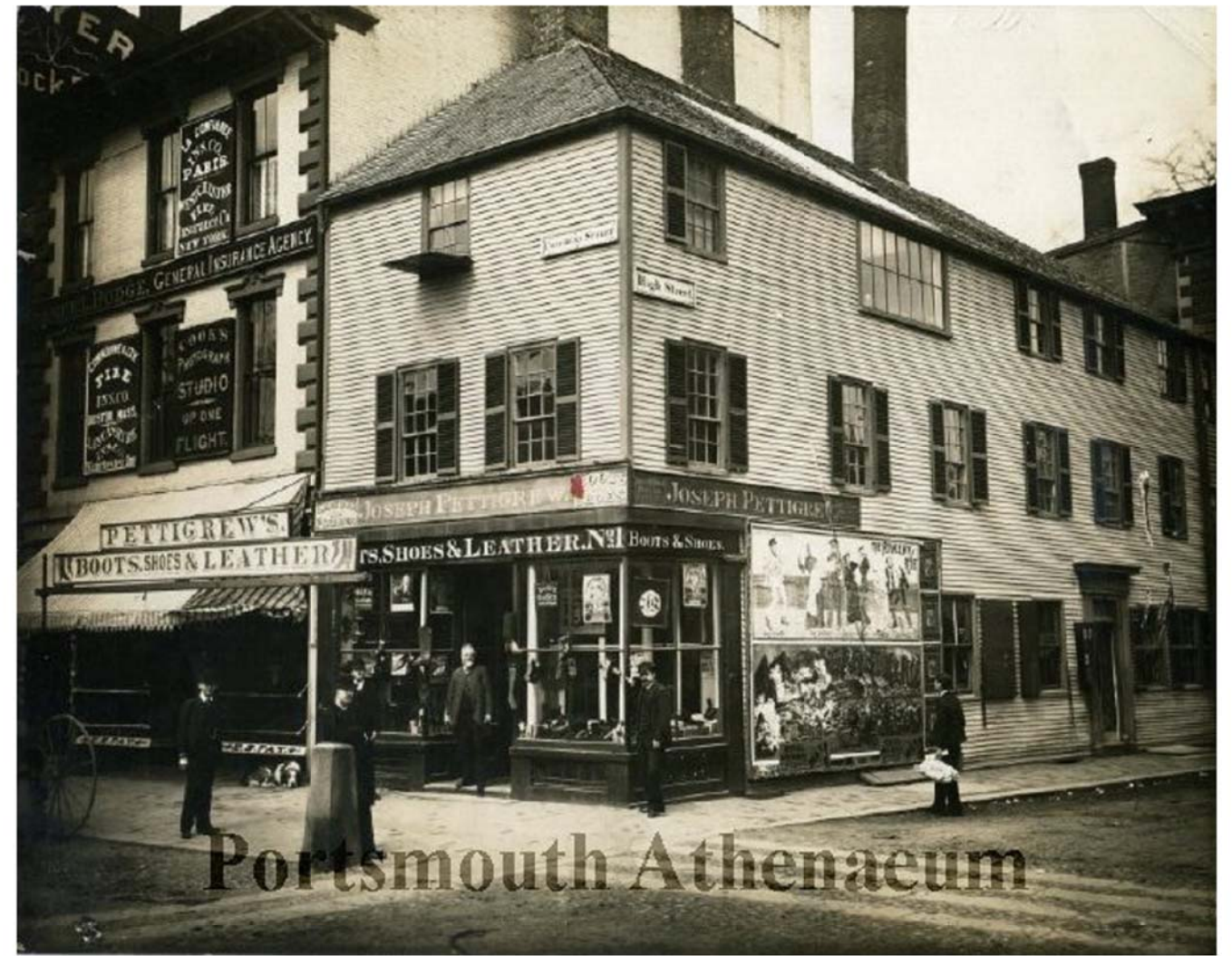
A0.3

CONTEXT PHOTOS
ONE MARKET SQUARE

SCALE:
01/13/2022



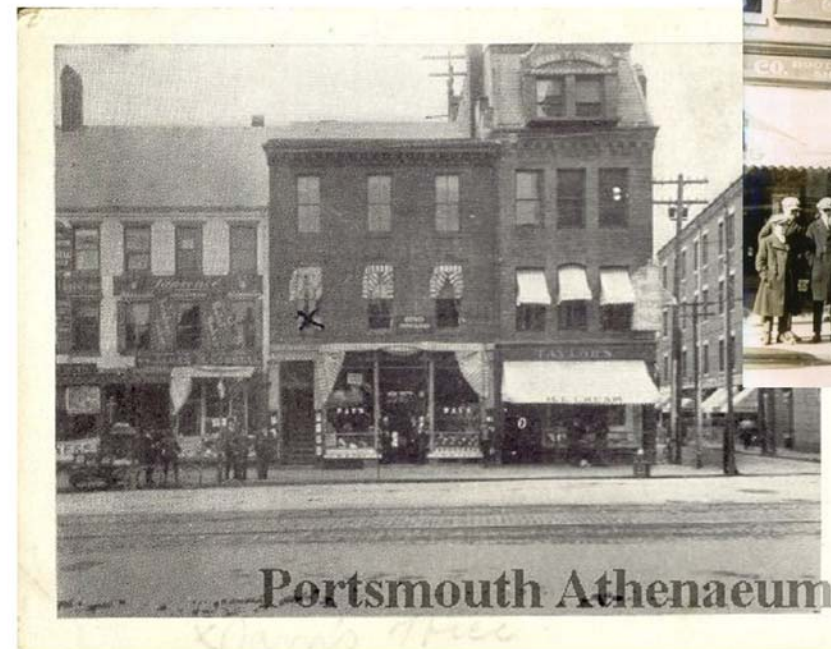
1890



1880



1920



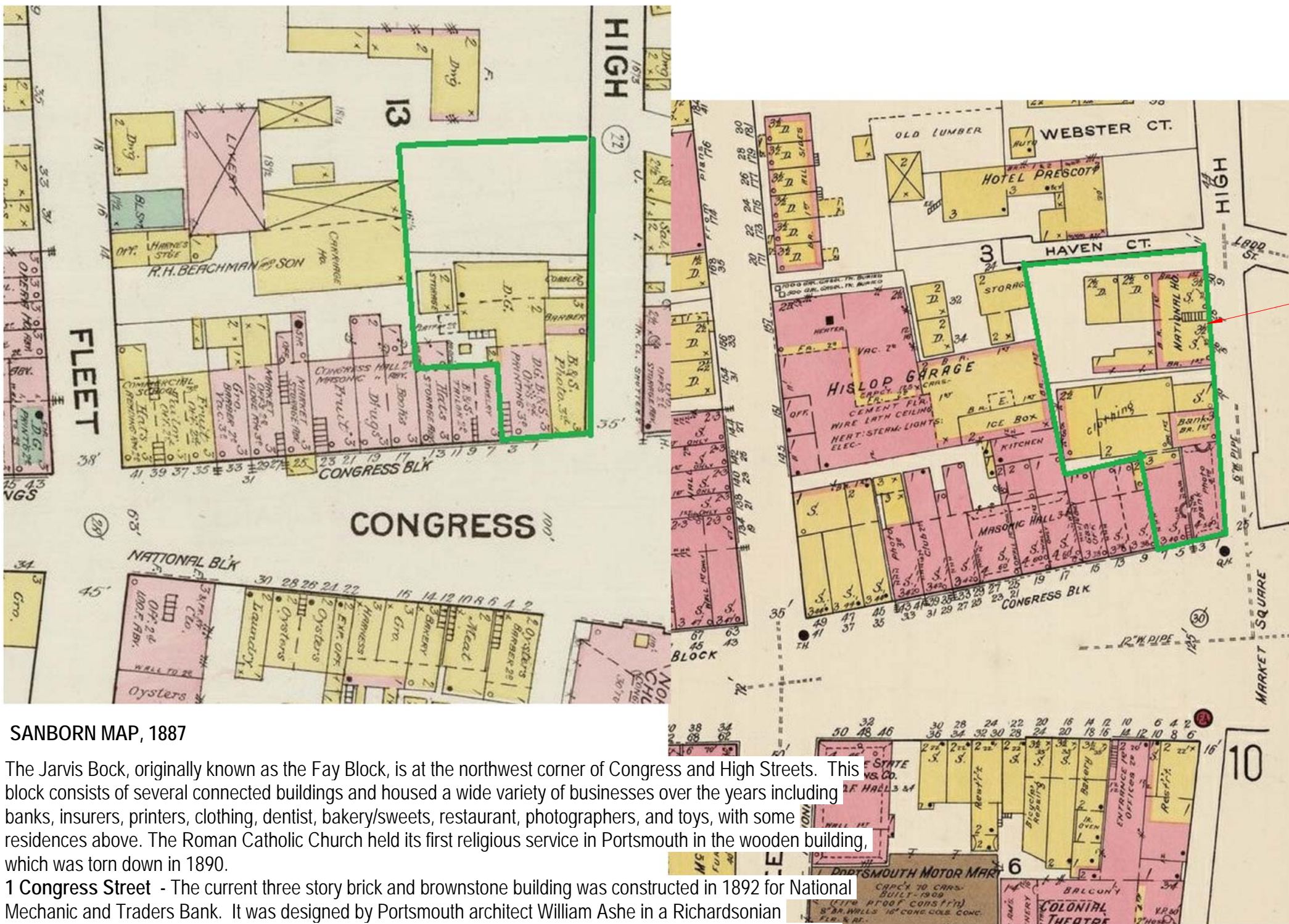
A0.4

HISTORIC CONTEXT ONE MARKET SQUARE

SCALE:
01/13/2022



1918



SANBORN MAP, 1887

The Jarvis Bock, originally known as the Fay Block, is at the northwest corner of Congress and High Streets. This block consists of several connected buildings and housed a wide variety of businesses over the years including banks, insurers, printers, clothing, dentist, bakery/sweets, restaurant, photographers, and toys, with some residences above. The Roman Catholic Church held its first religious service in Portsmouth in the wooden building, which was torn down in 1890.

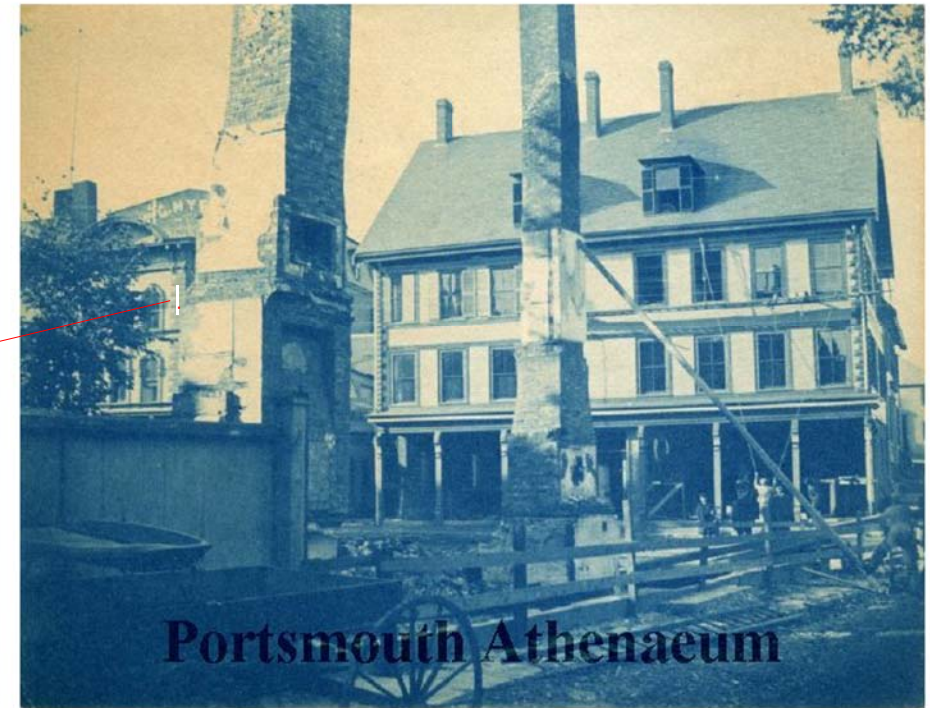
1 Congress Street - The current three story brick and brownstone building was constructed in 1892 for National Mechanic and Traders Bank. It was designed by Portsmouth architect William Ashe in a Richardsonian Romanesque style. Unique gabled dormers, and one of the earliest skylights in Portsmouth adorn the mansard roof. Brownstone lintels, cornice & frieze band, and terracotta rosettes, a pressed metal classical roof curb (partially covered with contemporary flashing). The storefront corner was significantly altered in the mid 20th century. The current building replaced a late 18th century three-story wood hip-roofed structure, along a much taller brick parti wall, suggesting a taller previous structure.

3-5 Congress Street - A stucco Italianate structure constructed in 1860, the first and second floor storefront and fenestration has been significantly altered. The upper floor lintels and pronounced bracketed cornice remain intact, with a shallow gable roof beyond. The modified second floor windows were stained glass at mid-20th century.

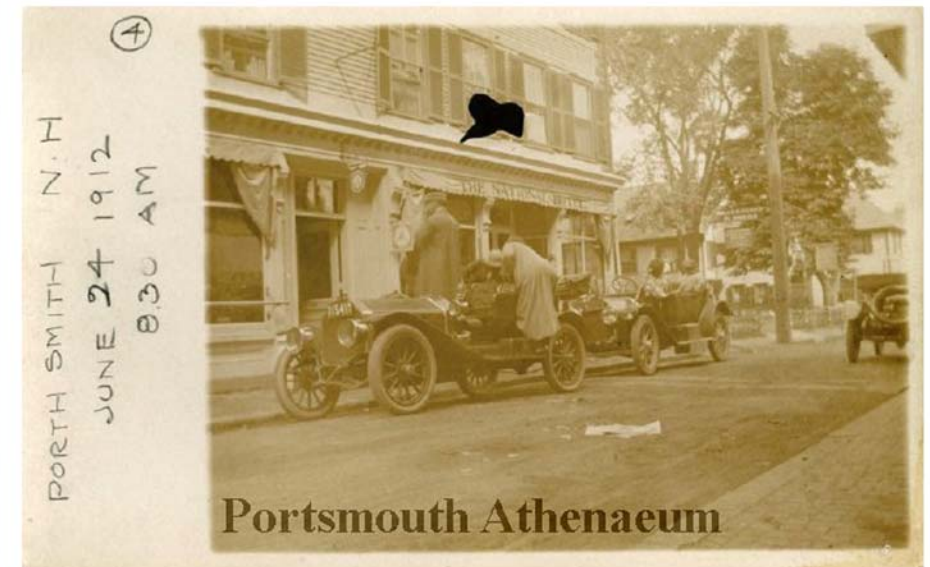
18 High Street - New-baroque 3 story wooden structure with unusually elaborate and ornate trim detailing. The façade is topped with a distinctive shallow arched pediment.

0 High Street (Lot 14 parking lot) – was previously the National Hotel, later known as the Dolphin Hotel, built in the mid 19th century. This 3 and a half story gable structure had a high level of wood detailing, trim, coining and brackets. It was destroyed by fire in 1969.

SANBORN MAP, 1920



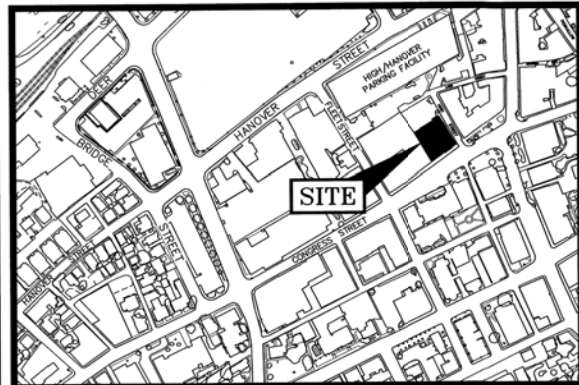
DOLPHIN HOTEL / NATIONAL HOTEL, C.1895



DOLPHIN HOTEL / NATIONAL HOTEL, C.1912

A0.5 HISTORIC CONTEXT ONE MARKET SQUARE

SCALE:
01/13/2022



LOCATION MAP

SCALE: 1" = 300'

LEGEND:

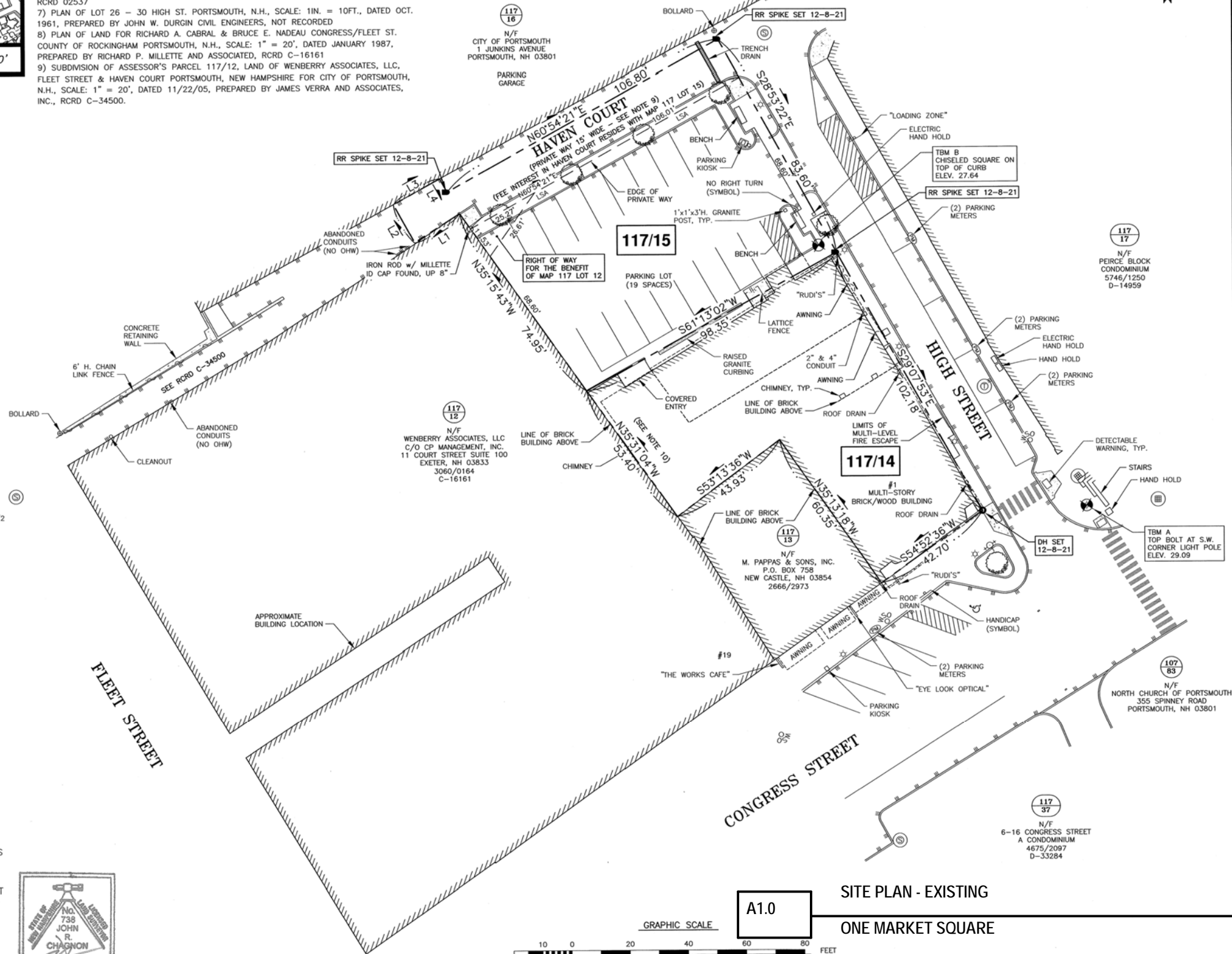
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
○ IR FND	IRON ROD FOUND
○ IP FND	IRON PIPE FOUND
● IR SET	IRON ROD SET
● DH FND	DRILL HOLE FOUND
● DH SET	DRILL HOLE SET
● NHFB	NHDOT BOUND FOUND
■ TB	TOWN BOUND
■ BND w/DH	BOUND WITH DRILL HOLE
■ ST BND w/DH	STONE BOUND WITH DRILL HOLE

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S57°27'42"W	18.36'
L2	N28°53'22"W	15.00'
L3	N61°07'46"E	18.19'
L4	S29°05'39"E	5.28'

PLAN REFERENCES:

- 1) PLAN OF A LOT OF LAND IN PORTSMOUTH, N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN. = 20 FT., DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
- 2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1 IN. = 20 FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
- 3) LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 4) PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1 IN. = 20 FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1 IN. = 20 FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
- 6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1 IN. = 40 FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537.
- 7) PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1 IN. = 10 FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED.
- 8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C-16161.
- 9) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C-34500.

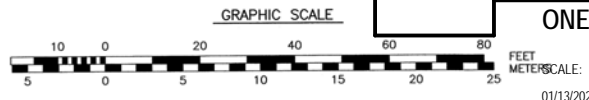
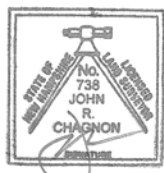


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOHN R. CHAGNON, LLS 738

12-8-21
DATE



SITE PLAN - EXISTING

ONE MARKET SQUARE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14 AND 15.
- 2) OWNER OF RECORD:
PETER H. JARVIS & SONS, LLC
P.O. BOX 27
NEW CASTLE, NH 03854
5840/0603
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 5.
- 4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 5:
MIN. LOT AREA: NO REQUIREMENT
FRONTAGE: NO REQUIREMENT
SETBACKS:
FRONT (MAX.) 5 FEET (PRIMARY)
FRONT (MAX.) 5 FEET (SECONDARY)
SIDE NO REQUIREMENT
REAR GREATER OF 5 FEET FROM REAR LOT LINE OR 10 FEET FROM CENTER OF ALLEY
- 5) LOT AREA: MAP 117 LOT 14 7,266 S.F. 0.1668 ACRES
MAP 117 LOT 15 8,840 S.F. 0.2029 ACRES
- 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON TAX MAP 117, LOTS 14 AND 15 IN PORTSMOUTH, NH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
- 9) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).
- 10) BUILDING ON LOCUS PARCEL IS NOT ALONG PROPERTY LINE. AREA IS NOT ACCESSIBLE TO MEASURE.

NO.	DESCRIPTION	DATE
0	ISSUED FOR RECORDING	12/8/21

REVISIONS

STANDARD BOUNDARY SURVEY
TAX MAP 117
LOTS 14 & 15

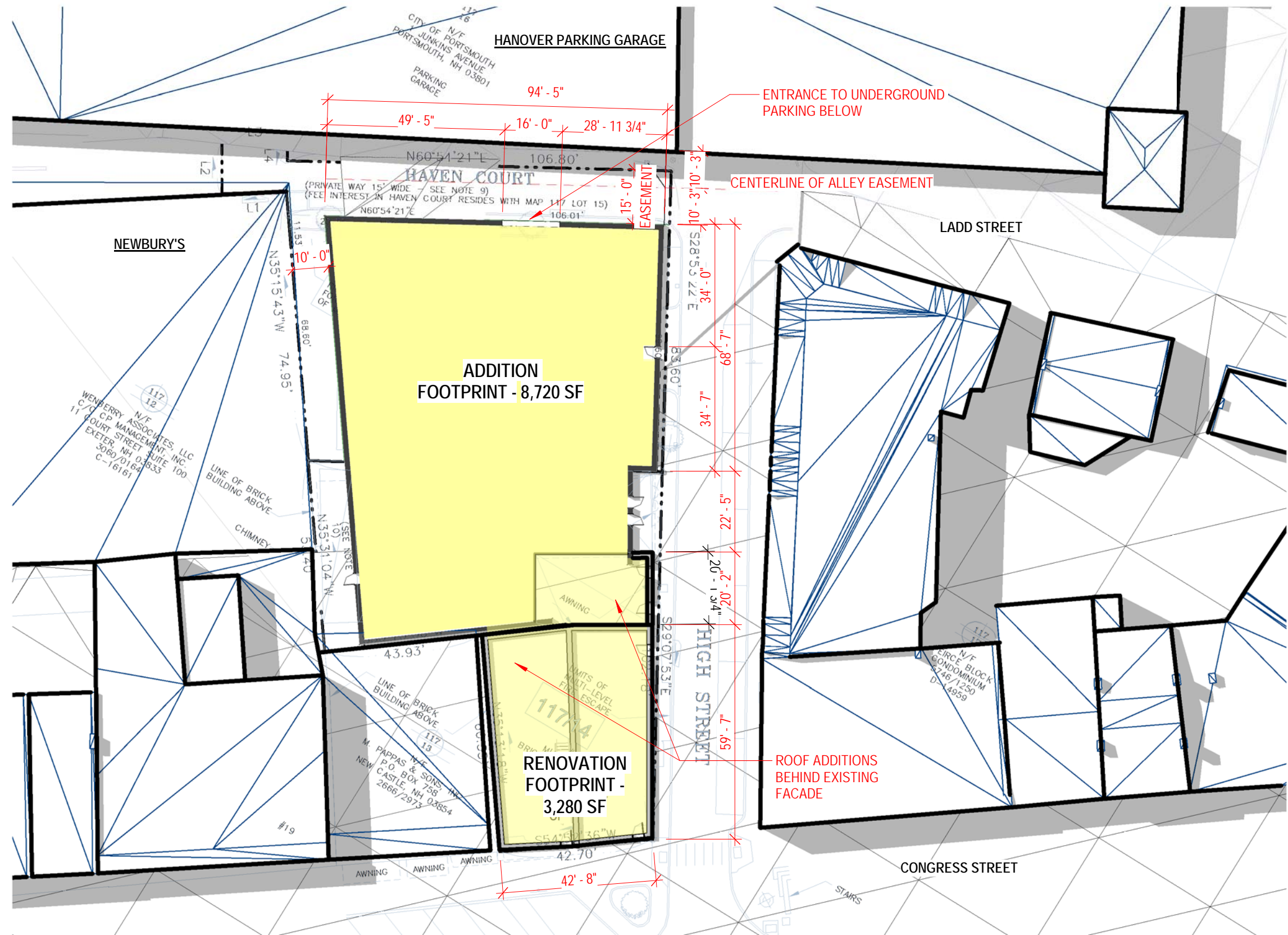
OWNER OF RECORD:
PETER H. JARVIS & SONS, LLC

PROPERTY LOCATED AT:
1 CONGRESS STREET &
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

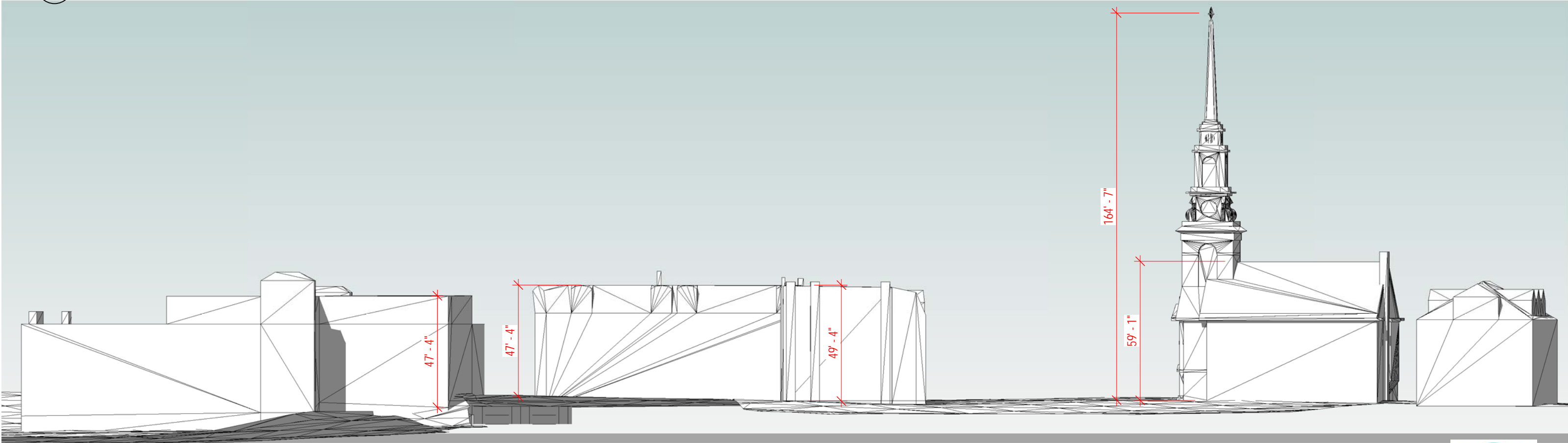
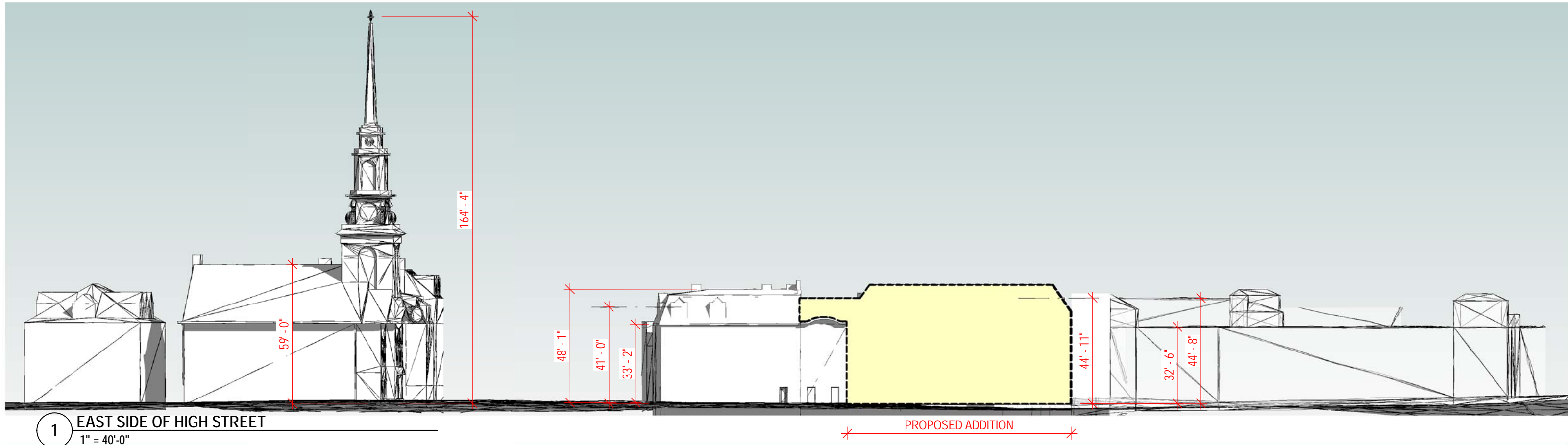
SCALE: 1" = 20'

FB 309 PG 15





A1.1 SITE PLAN - PROPOSED
ONE MARKET SQUARE
SCALE: 1" = 30'-0"
01/13/2022



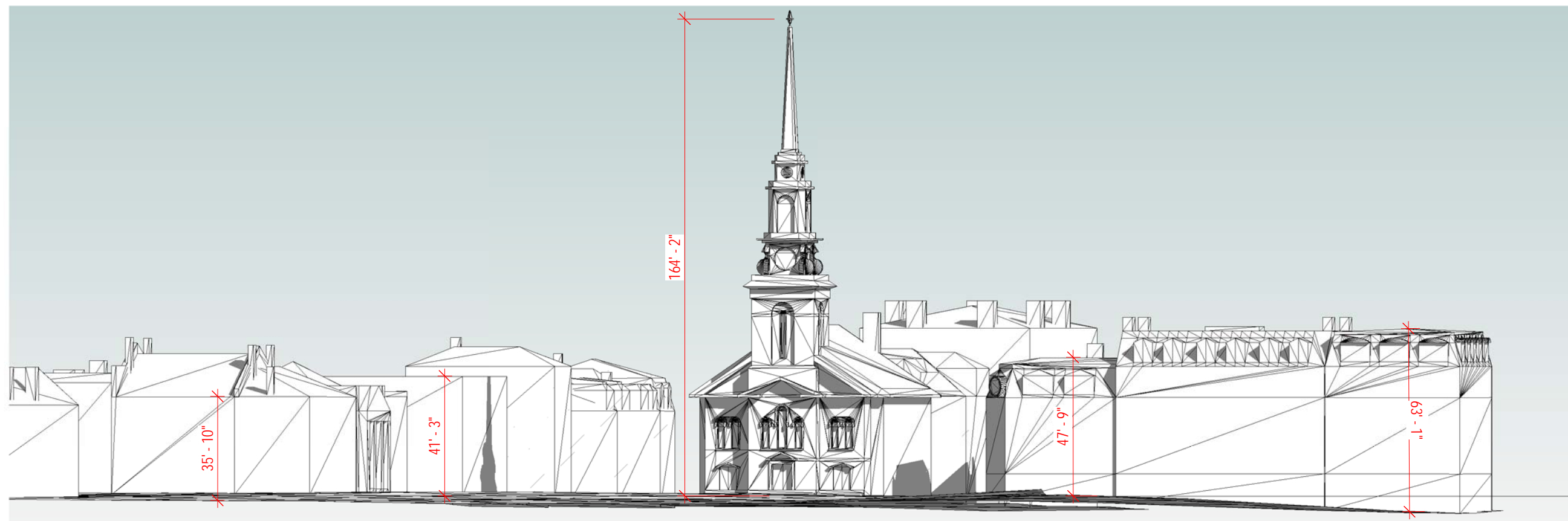
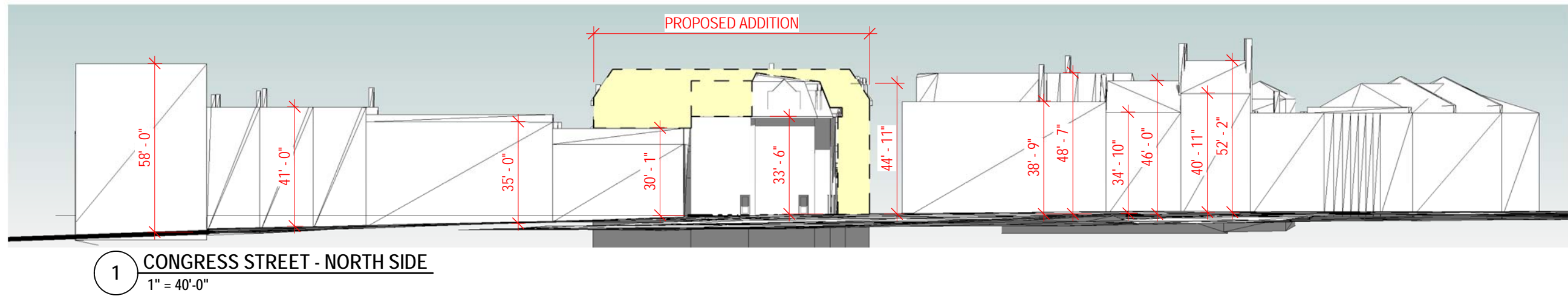
A2.1

MASSING STREET SECTIONS ONE MARKET SQUARE

SCALE: 1" = 40'-0"
01/13/2022



COPYRIGHT © 2022



445 Marcy Street

LUHD-424)

Work Session

**LUHD-424**

Historic District Commission Work Session or Administrative Approval Application

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

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

Location

445 MARCY ST
Portsmouth, NH 03801

Owner:

445 MARCY STREET LLC
30 WALDEN ST PORTSMOUTH, NH 03801

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

NEW CONSTRUCTION, SINGLE FAMILY RESIDENCE

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 LLC

Mailing Address (Street)

3 Congress St, Ste 1

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.731.5187

Email Address

tracy.kozak@arcove.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

DRAWING INDEX

A.0.0 - COVER

A.0.1 - CONTEXT MAP

A.0.2 - SITE PHOTOS

A.0.3 - CONTEXT PHOTOS

A.0.4 - CONTEXT - HISTORIC

A.0.5 - SUBDIVISION SITE PLAN

A.1 - SITE PLAN

A.2 - FLOOR PLANS

A.3 - ELEVATIONS - STREET

A.4 - ELEVATIONS - BUILDING

A.5 - 3D VIGNETTES

A.6 - AERIAL VIEWS

Zoning & Code Review

GRB General Residence B
Flood Plain overlay

Portsmouth Zoning
dimensional standards
10.521

	GRB
Minimum Lot Dimensions	
Lot area	5,000 sf
Lot area per dwelling unit	5,000 sf
Continuous street frontage	80'
Depth	60'
Minimum Yard Dimensions	
front	5'
side	10'
rear	25'
Maximum Structure Dimensions	
sloped roof	35'
flat roof	30'
Roof appurtenance height	8'
Building coverage	30%
Minimum open space	25%

PROJECT NARRATIVE

NEW CONSTRUCTION ON AN EMPTY UNDEVELOPED LOT, LOT SUBDIVISION IS BEING PURSUED CONCURRENT TO HDC REVIEW PROCESS. BUILDING USE IS SINGLE FAMILY RESIDENTIAL. BUILDING IS IN FLOOD ZONE AE AND EXTENDED FLOOD ZONE. CURRENT ZONING AND BUILDING CODES REQUIRE THE BUILDING TO BE ELEVATED ABOVE FLOOD PLAIN AND TO HAVE A FLOW-THROUGH OR BREAK-AWAY FOUNDATION (NO BASEMENT). BUILDING WILL BE DESIGNED TO HIGH ENERGY STANDARDS, IN PURSUIT OF PASSIVE HOUSE AND/OR NET ZERO READY CERTIFICATION.



445 MARCY STREET NEW RESIDENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 1



1 LEVEL 1 CONTEXT hdc
1" = 60'-0"



A.0.1 CONTEXT MAP
445 MARCY ST
SCALE: 1" = 60'-0"
1/14/2022





1 FROM MARCY ST



3 FROM MARCY ST @ PRAY



2 FROM MARCY ST @ PARTRIDGE LOOKING NORTHEAST



4 FROM BACK OF CANDY SHOP LOOKING EAST



5 FROM PARTRIDGE LOOKING SOUTHEAST



6 FROM PARTRIDGE LOOKING SOUTH



7 FROM PARTRIDGE LOOKING NORTH



8 FROM PARTRIDGE LOOKING NORTHWEST



1 MARCY @ SALTER



2 MARCY @ PRAY



3 MARCY @ PRAY



4 PRAY, NORTH



5 PRAY, NORTH



6 PARTRIDGE, SOUTH



7 PRAY @ RIVER



8 PARTRIDGE, LOOKING WEST



9 PRIVATE WAY, ACROSS FROM LOBSTER POUND



10 MARCY ST



11 MARCY @ HUMPHREY'S COURT



12 MARCY, WEST



13 MARCY, WEST

A.0.3

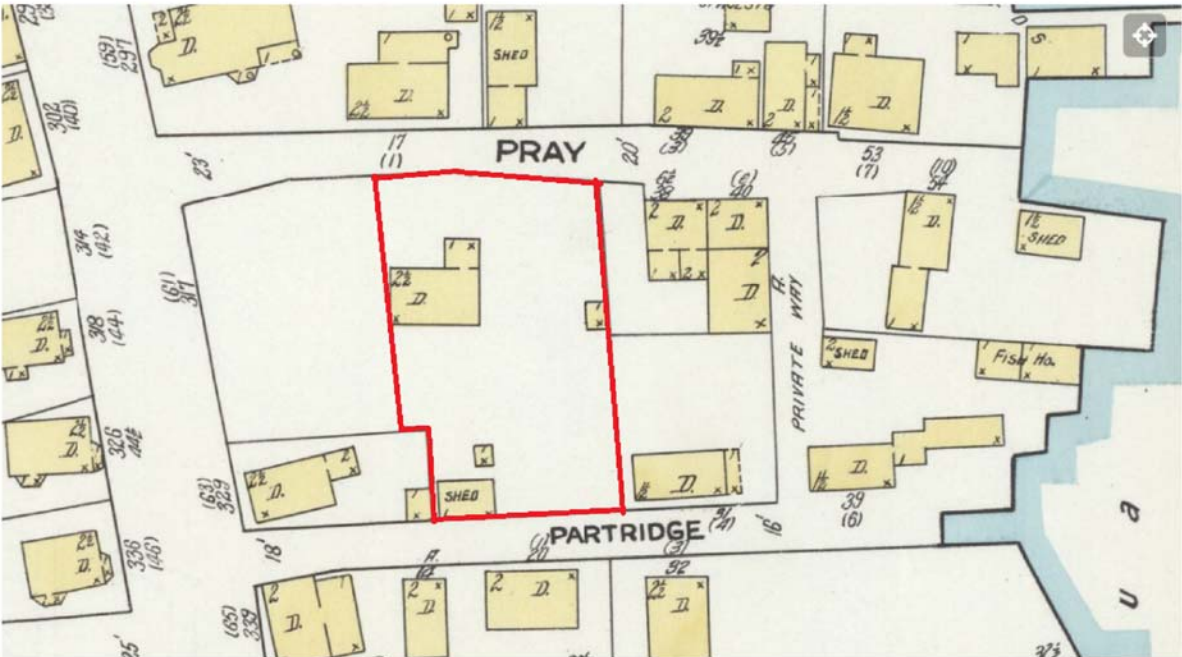
CONTEXT PHOTOS 445 MARCY ST

SCALE:
1/14/2022



Bird's eye view of Portsmouth, Rock 1877.

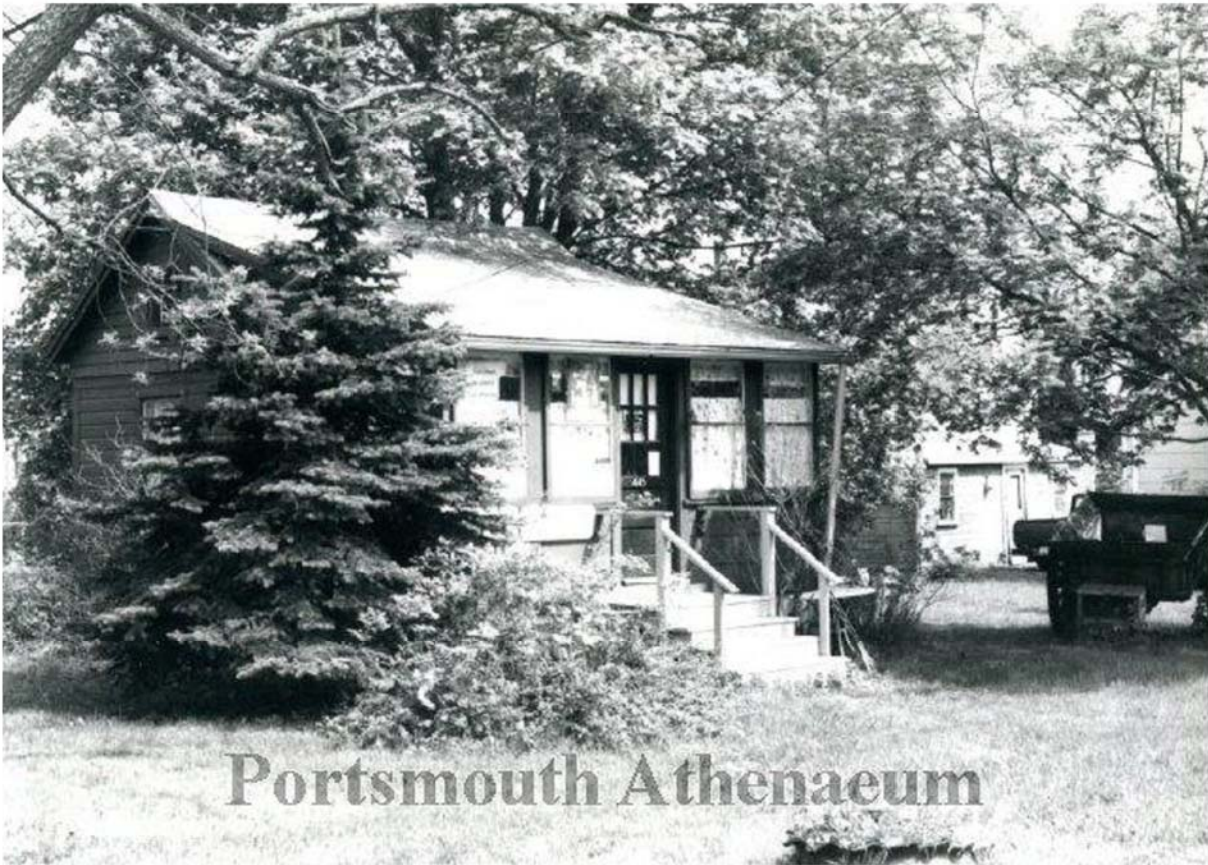
[« About this Item](#)



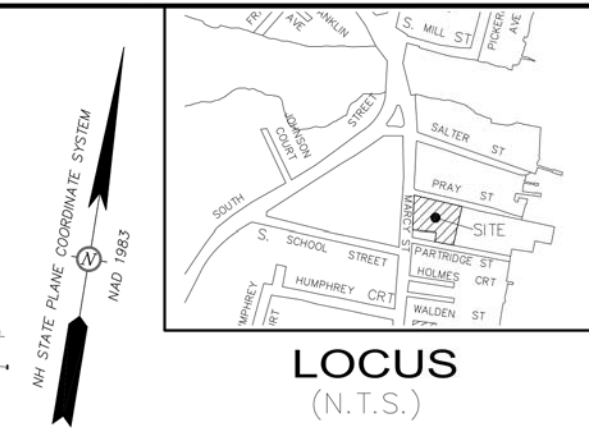
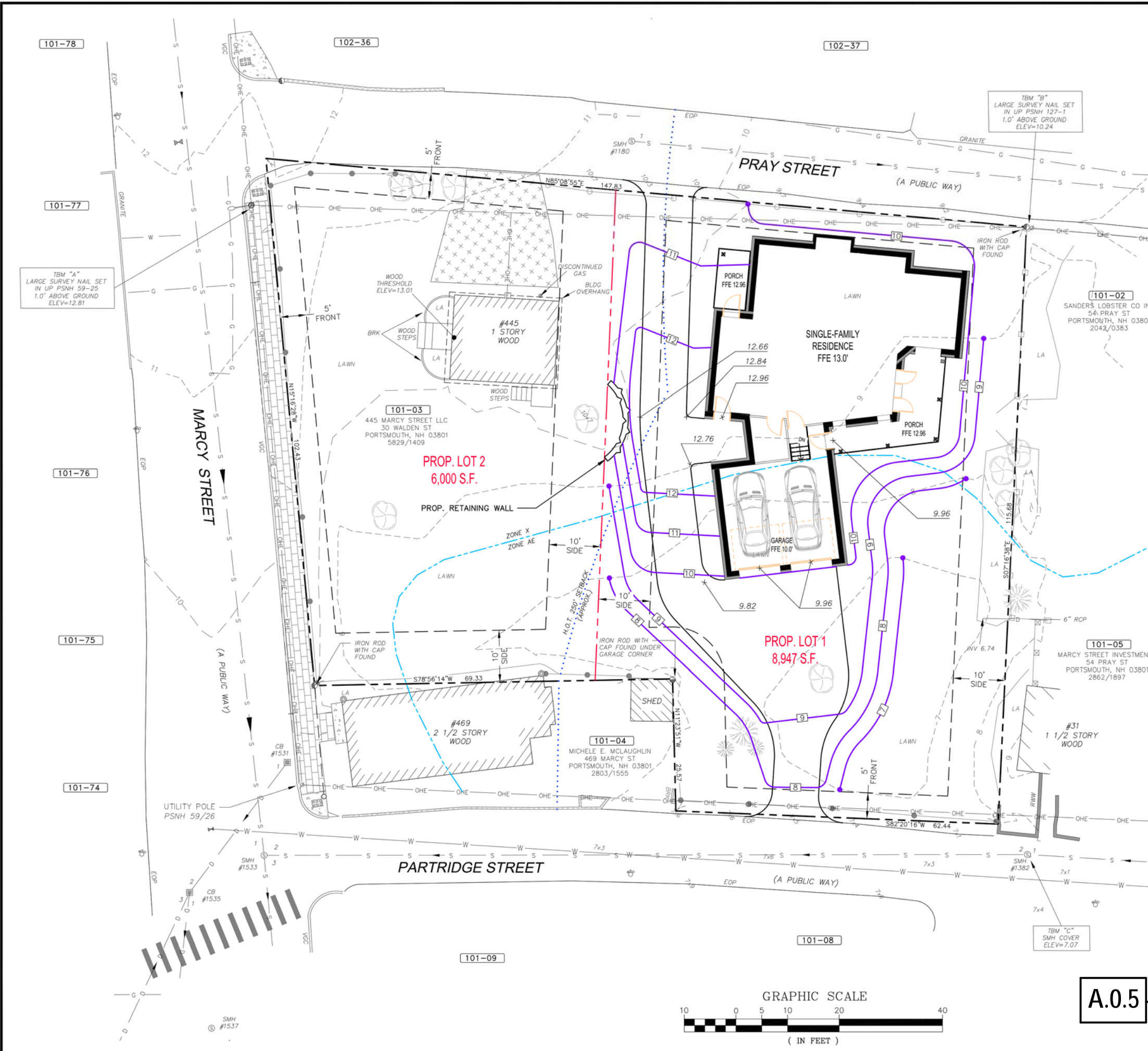
SANBORN MAP - 1910



PARTRIDGE STREET, 1944



CANDY SHOP, 1982



SITE NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT A SUBDIVISION AND SITE PLAN FOR PROPOSED NEW SINGLE-FAMILY RESIDENCE.
- APPROXIMATE LOT AREA: 14,947 S.F.± (0.34 AC.±)
- ZONE: GENERAL RESIDENCE B (GRB)
- DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	5,000 SF	14,947 SF	-- SF
MIN. STREET FRONTAGE:	80'	102.43'	--'
MIN. LOT DEPTH:	60'	134.20'	--'
FRONT SETBACK:	5'	23.0'±	--'
SIDE SETBACK:	10'	89.8'±	--'
REAR SETBACK:	25'	N/A	N/A
MAX. BLDG. HEIGHT:	35' (SLOPE)	--'	--'
MAX. BLDG. COVERAGE:	30%	--%	--%
MIN. OPEN SPACE:	25%	--%	--%
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- THE EXISTING SITE CONDITION DETAILS SHOWN ARE THE RESULTS OF AN ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY JAMES VERRA & ASSOCIATES, INC. OCTOBER 2021. THE CLOSED TRAVERSE ROUGH CLOSURE PRECISION WAS 1/15,000.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 2010.0000, US SURVEY FOOT. VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE"
- A PORTION OF THE PARCEL SHOWN HEREON LIES WITHIN ZONE AE (ELEVATION 8) & ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- APPROXIMATE 250' SETBACK TO THE HIGHEST OBSERVABLE TIDE LINE PER THE CITY OF PORTSMOUTH TAX MAPS.

PLAN REFERENCE

- "EXISTING CONDITIONS PLAN, 445 MARCY STREET, PORTSMOUTH, NEW HAMPSHIRE", REVISED DATED OCTOBER 6, 2021, PREPARED BY JAMES VERRA & ASSOCIATES, INC.

ALTUS
ENGINEERING, INC.

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: DECEMBER 1, 2021

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	XXXX		XXX	XX/XX/XX

DRAWN BY: RMB
APPROVED BY: EDW
DRAWING FILE: 5217SUB.DWG

SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

APPLICANT:
445 MARCY STREET, LLC.
30 WALDEN STREET
PORTSMOUTH, NH 03801

OWNER:
445 MARCY STREET, LLC.
30 WALDEN STREET
PORTSMOUTH, NH 03801

PROJECT:
445 MARCY STREET
RESIDENCE
TAX MAP 101,
LOT 03

445 MARCY STREET
PORTSMOUTH, NH

TITLE:

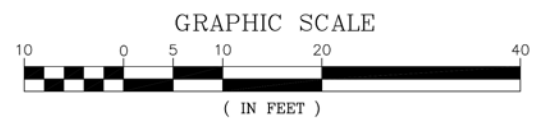
SUBDIVISION AND
SITE PLAN

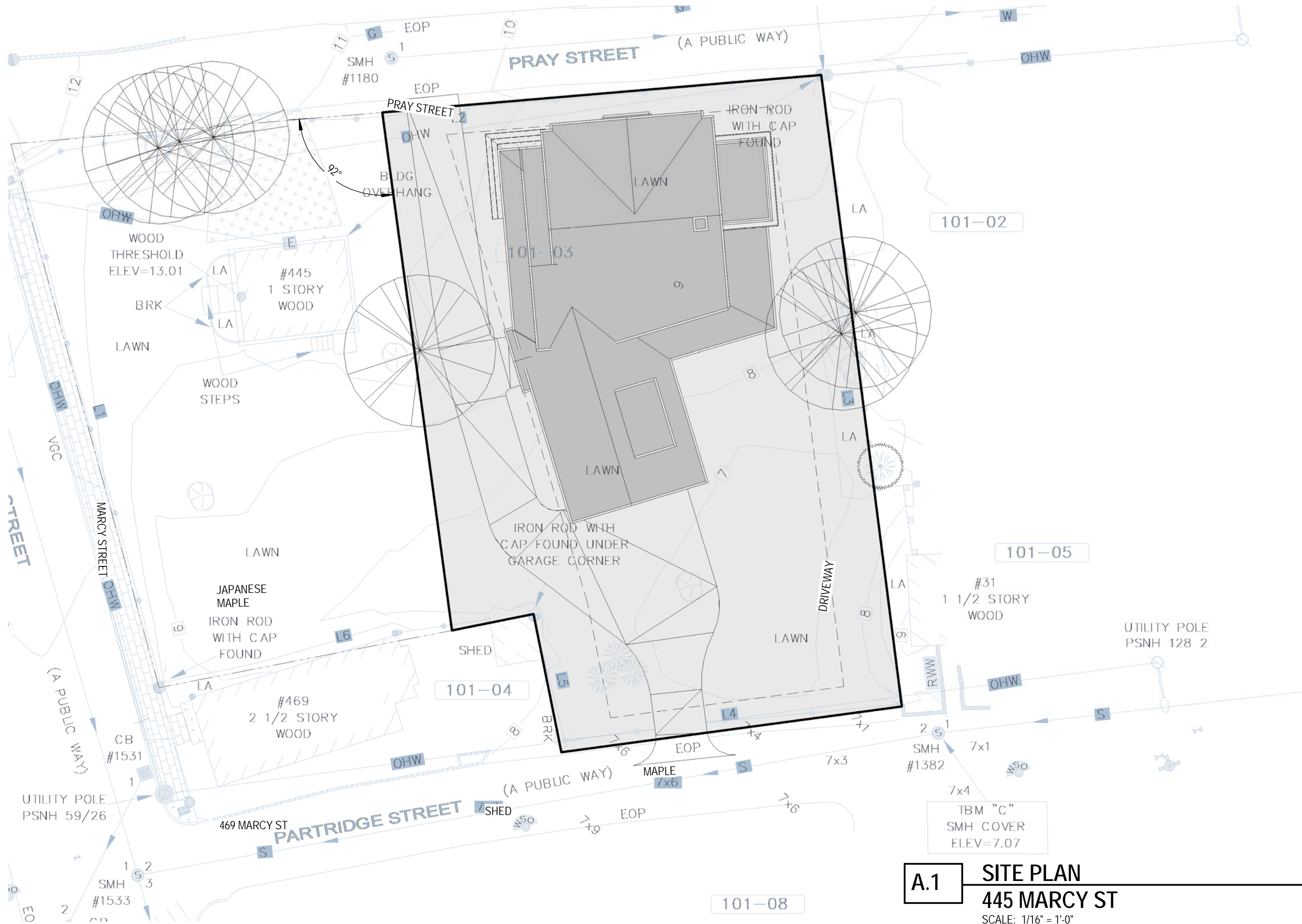
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A.0.5

SUBDIVISION SITE PLAN 445 MARCY ST

SCALE:
1/14/2022



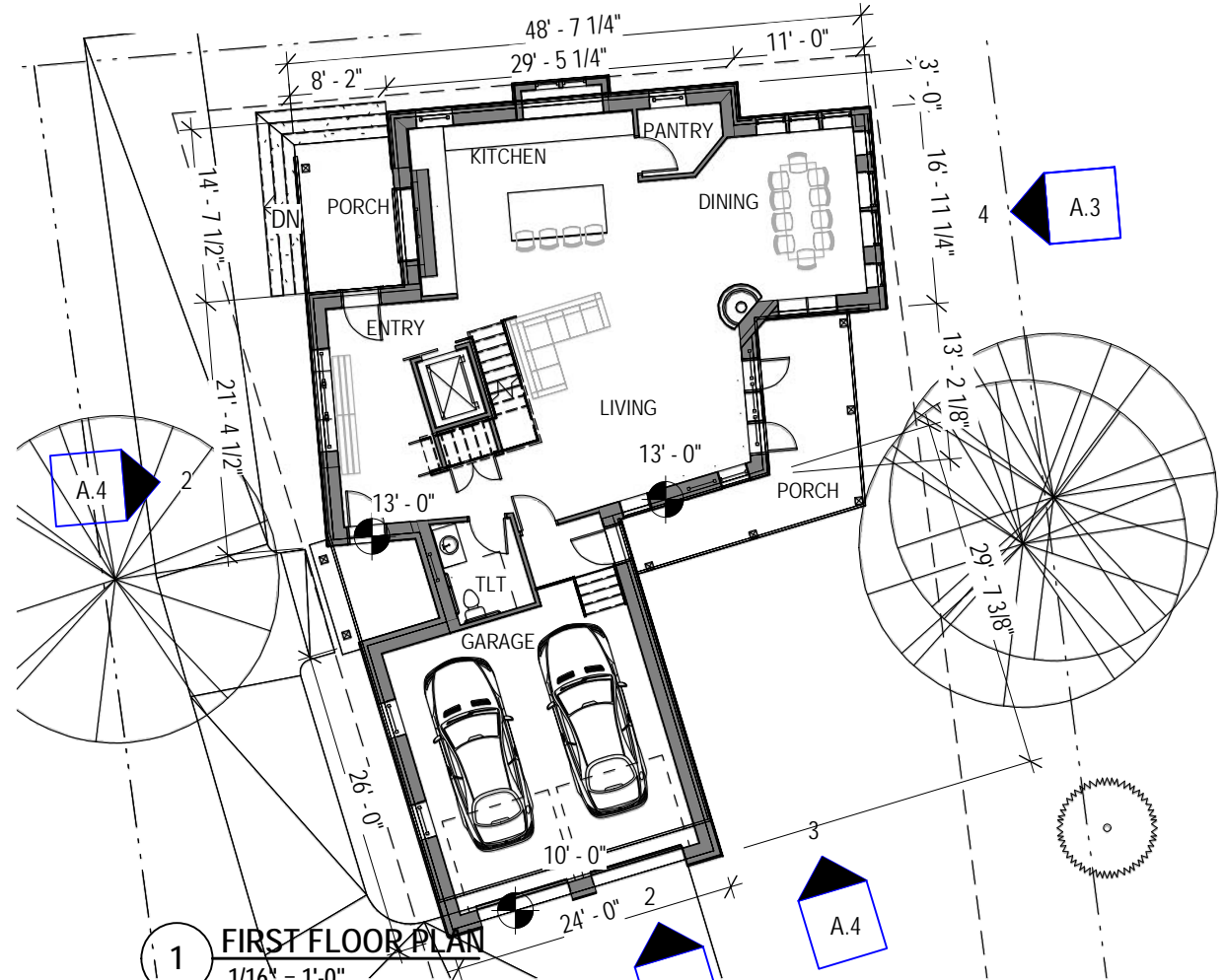


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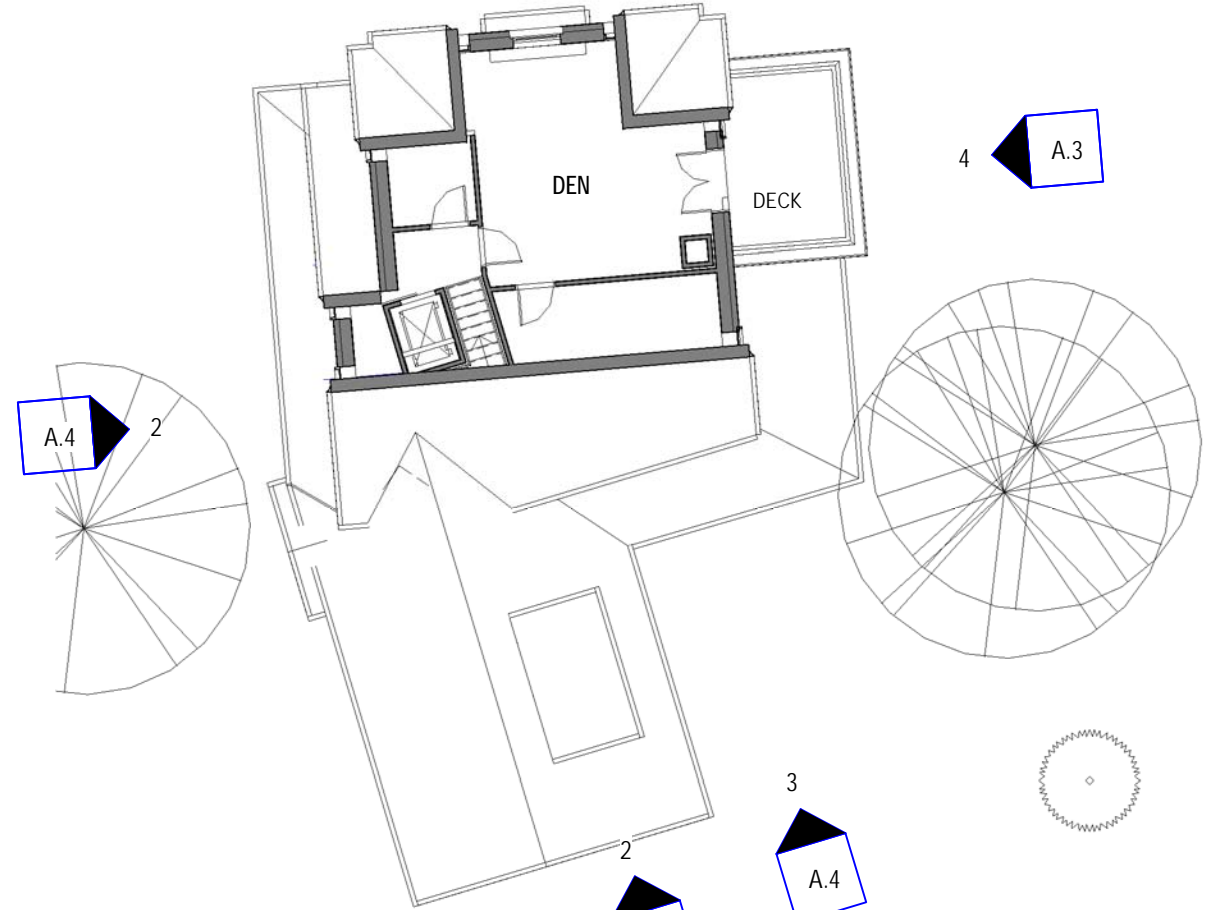
SITE PLAN
445 MARCY ST

SCALE: 1/16" = 1'-0"
1/14/2022

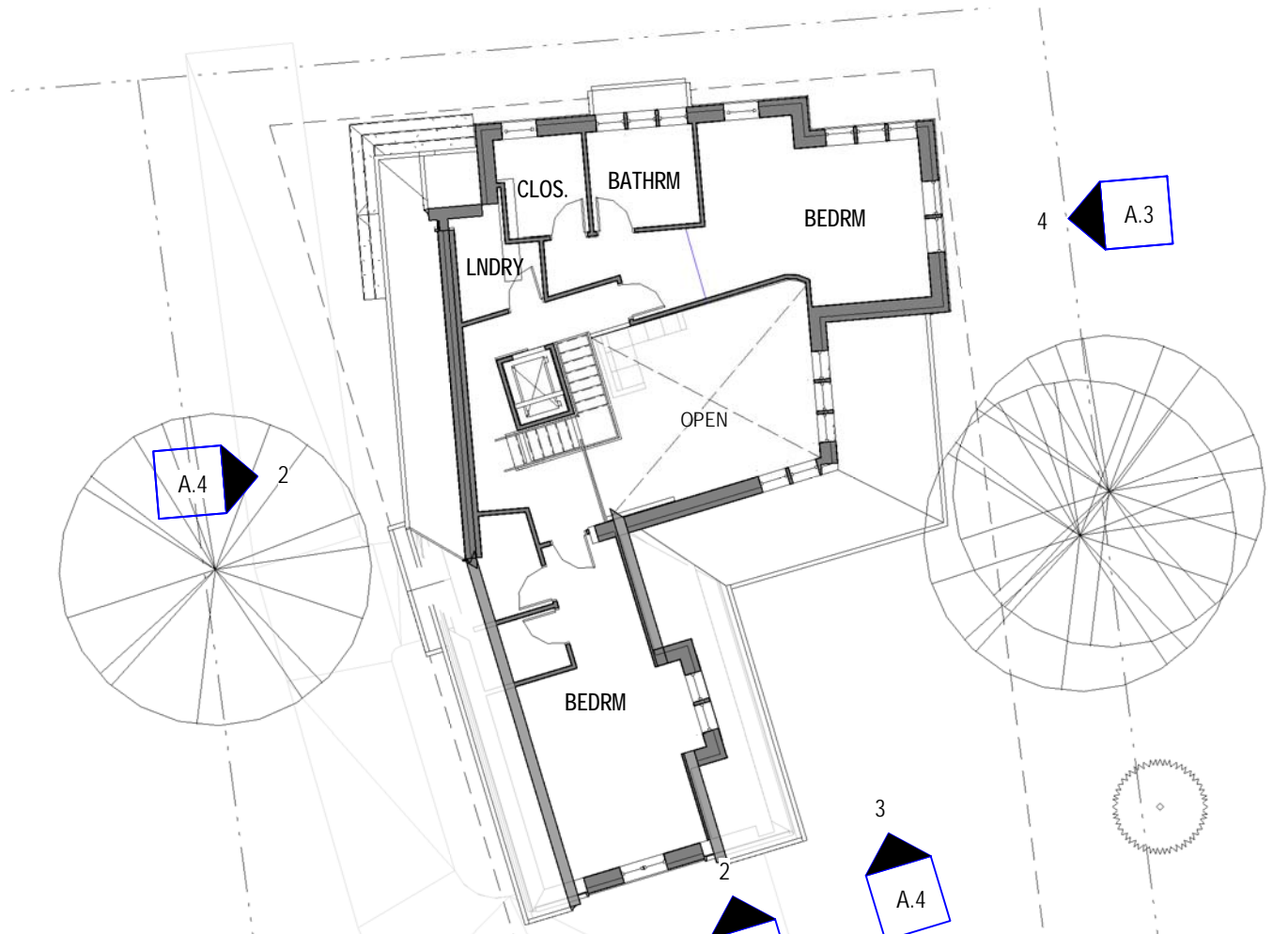




1 **FIRST FLOOR PLAN**
1/16" = 1'-0"



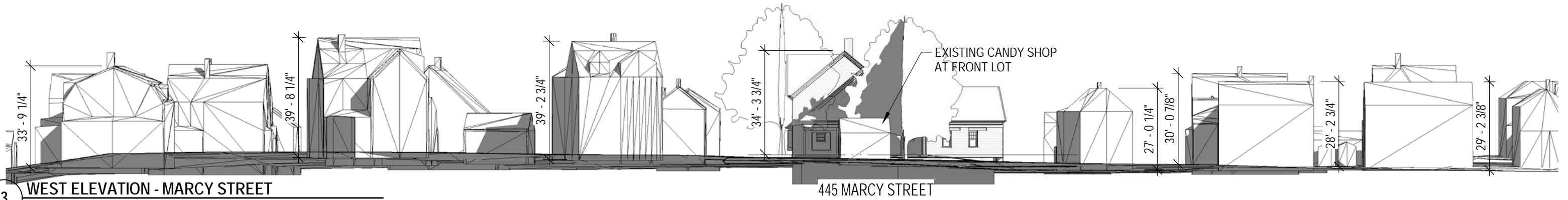
3 **ATTIC PLAN**
1/16" = 1'-0"



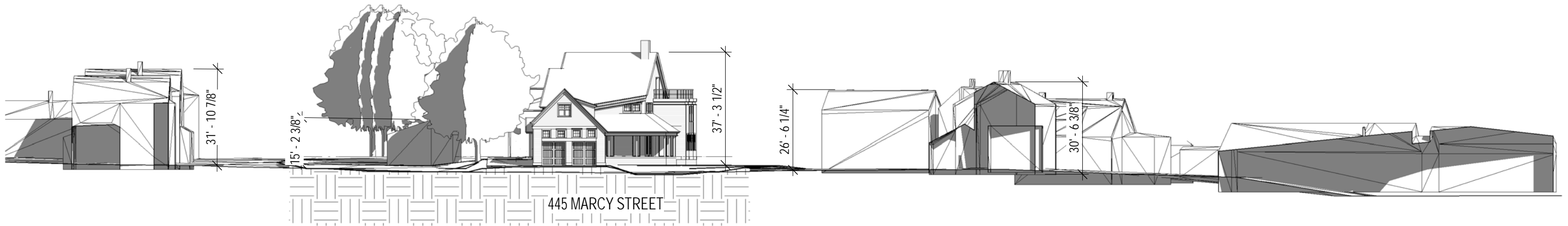
2 **SECOND FLOOR PLAN**
1/16" = 1'-0"



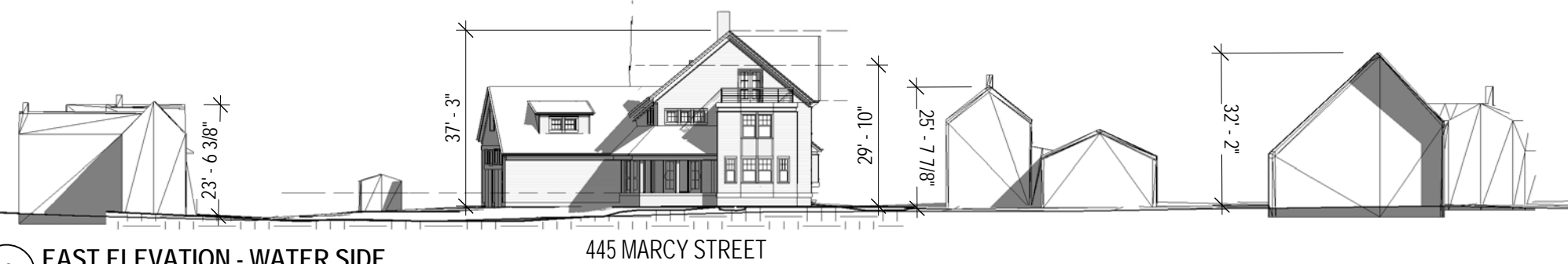
1 NORTH ELEVATION - PRAY STREET
1/32" = 1'-0"



3 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



2 SOUTH ELEVATION - PARTRIDGE STREET
1/32" = 1'-0"



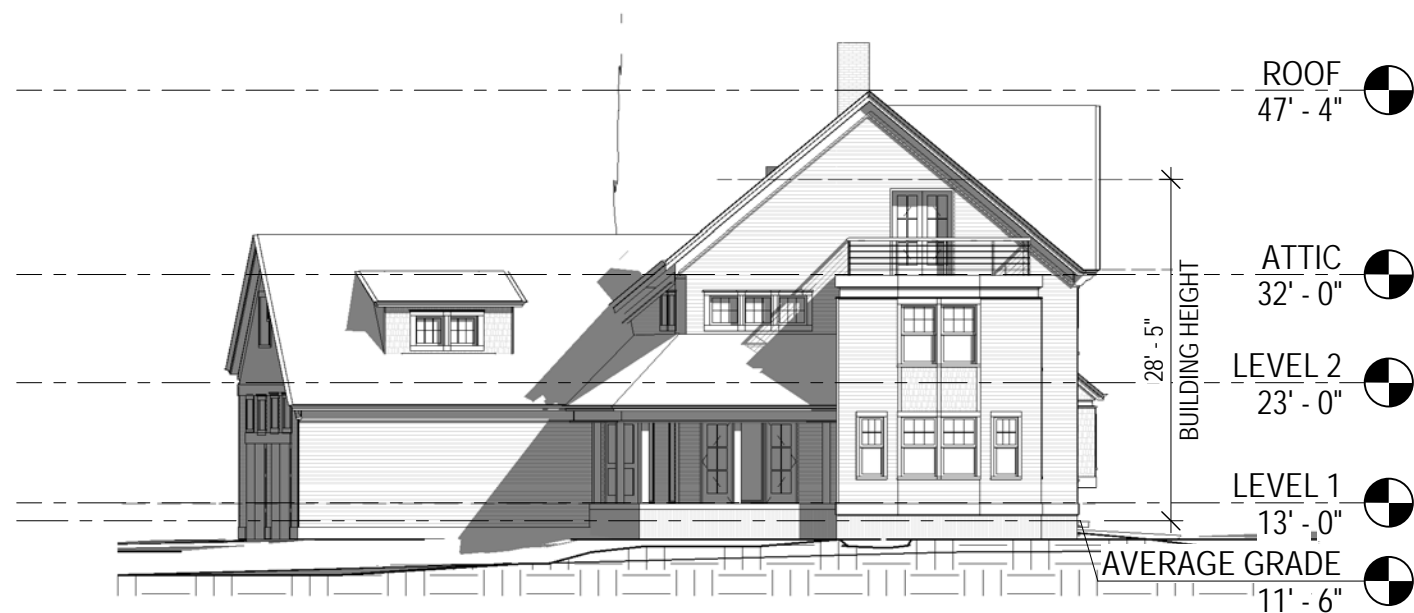
4 EAST ELEVATION - WATER SIDE
1/32" = 1'-0"



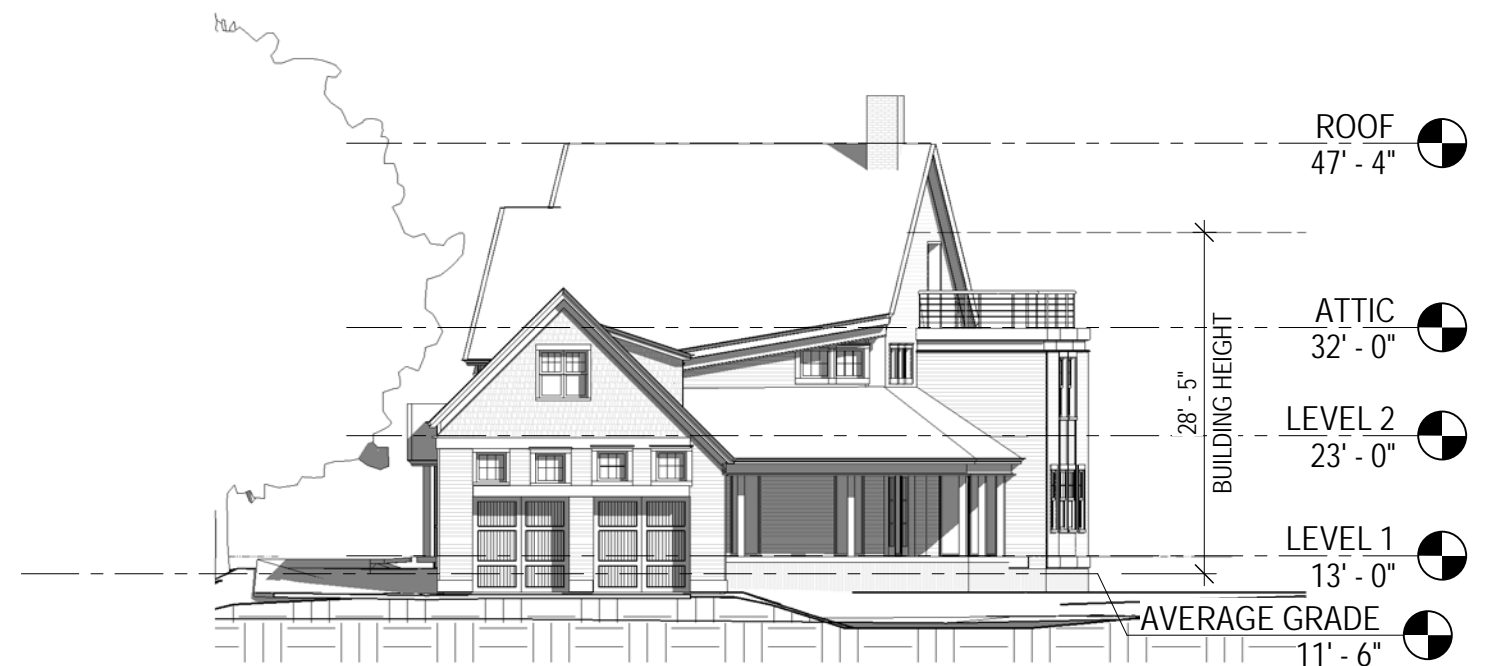
1 NORTH ELEVATION - PRIMARY FRONT, PRAY STREET
1/16" = 1'-0"



2 WEST ELEVATION - SIDE, MARCY STREET
1/16" = 1'-0"



4 EAST ELEVATION - SIDE, WATERFRONT
1/16" = 1'-0"

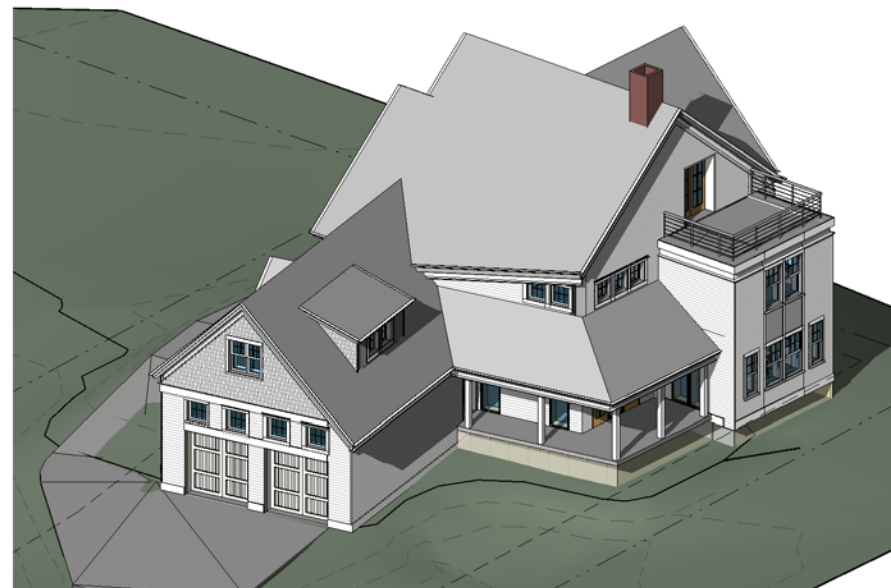
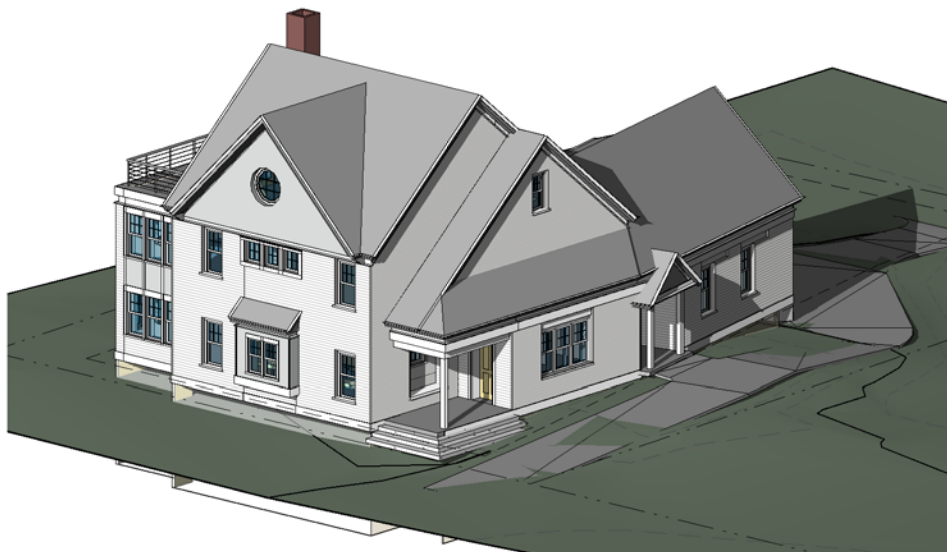
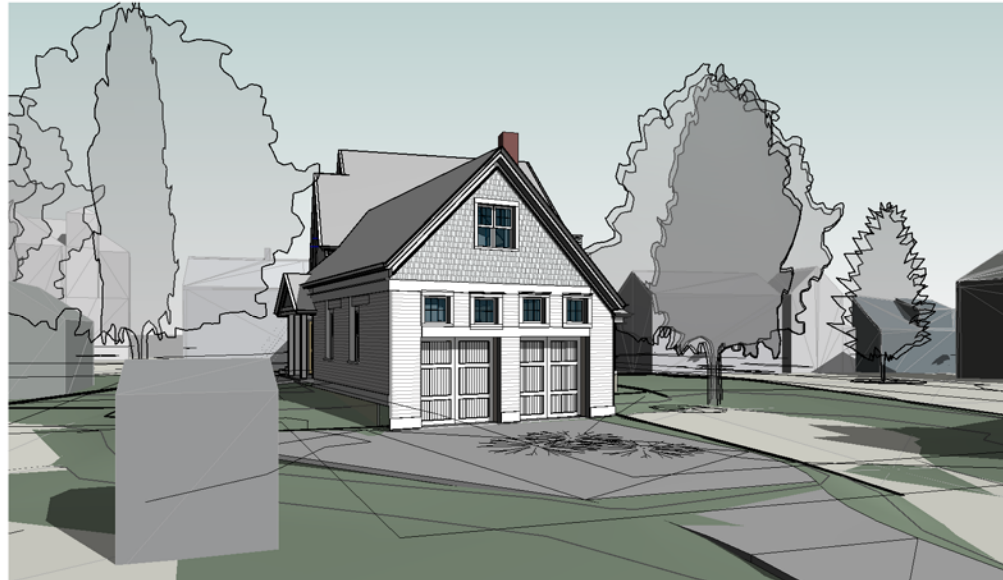
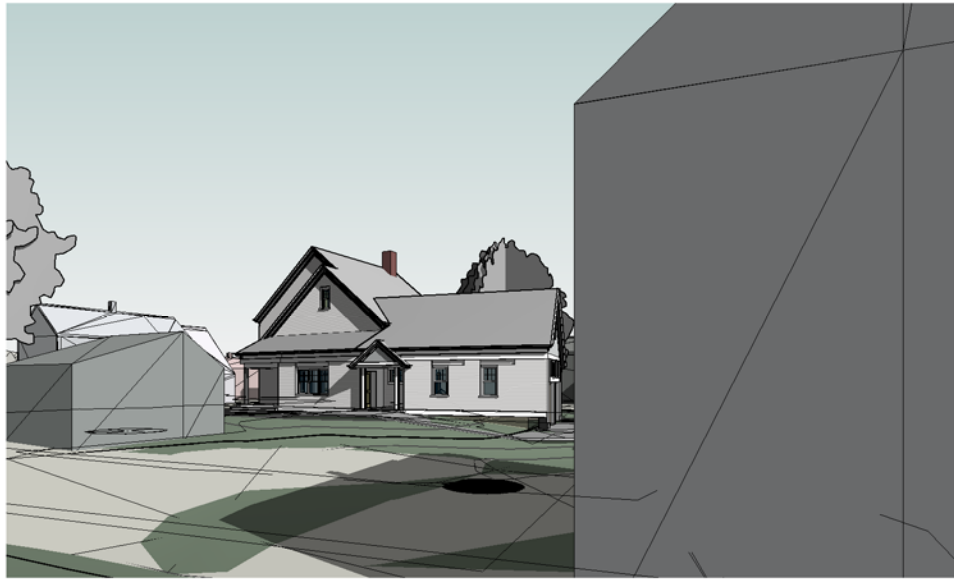


3 SOUTH ELEVATION - SECONDARY FRONT, PARTRIDGE STREET
1/16" = 1'-0"

A.4 ELEVATIONS - BUILDING 445 MARCY ST

SCALE: 1/16" = 1'-0"
1/14/2022



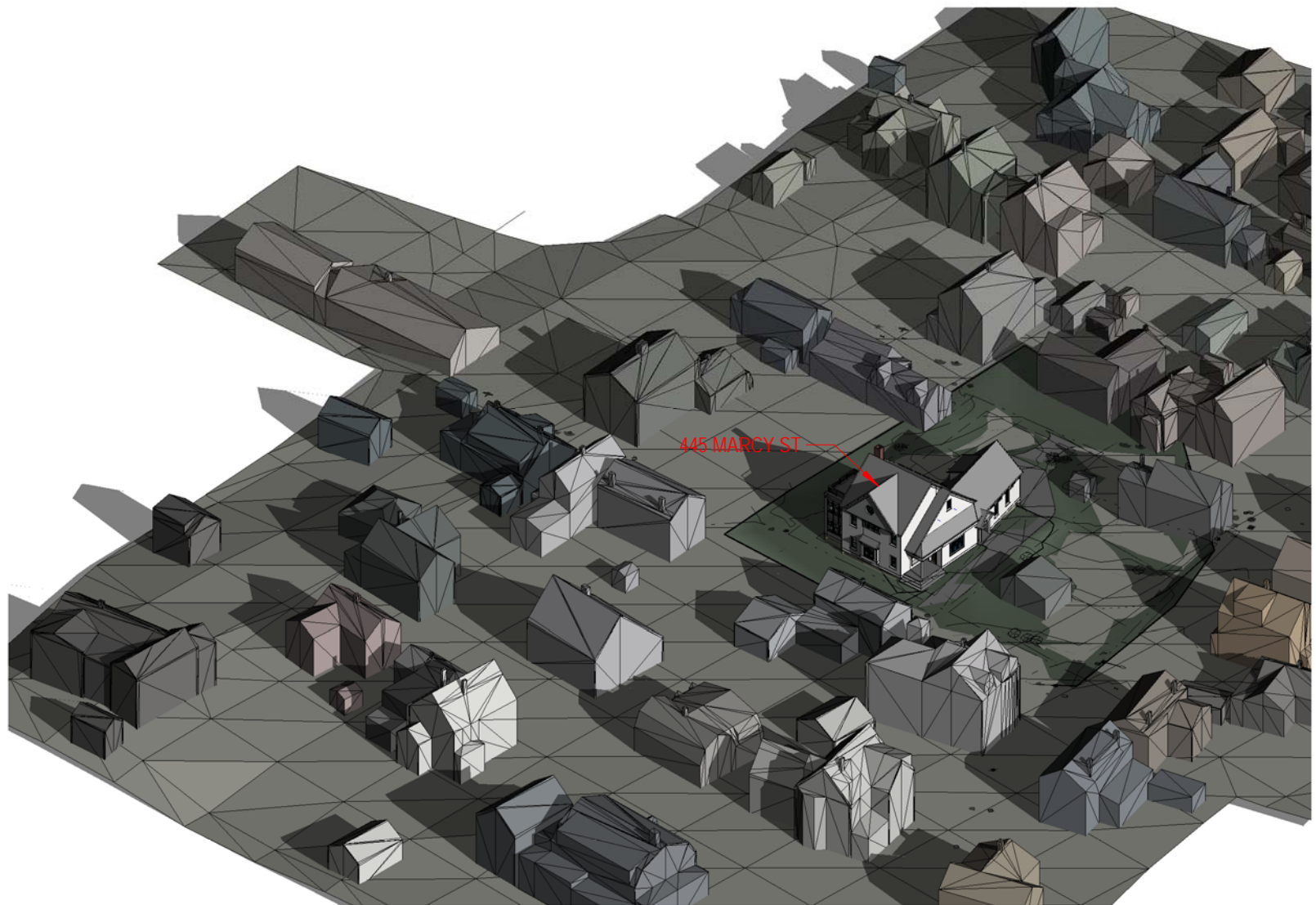


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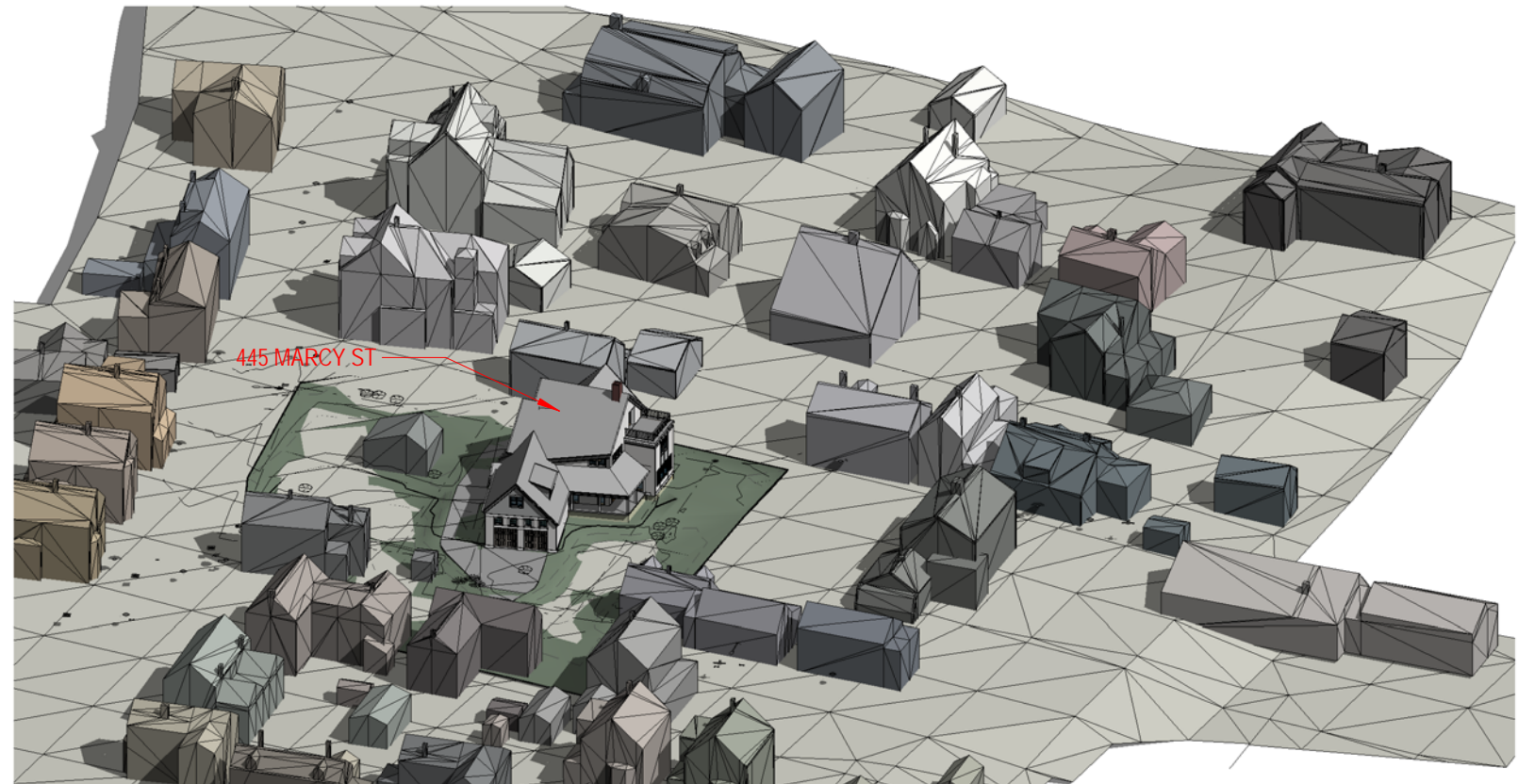
3D VIGNETTES 445 MARCY ST

SCALE:
1/14/2022

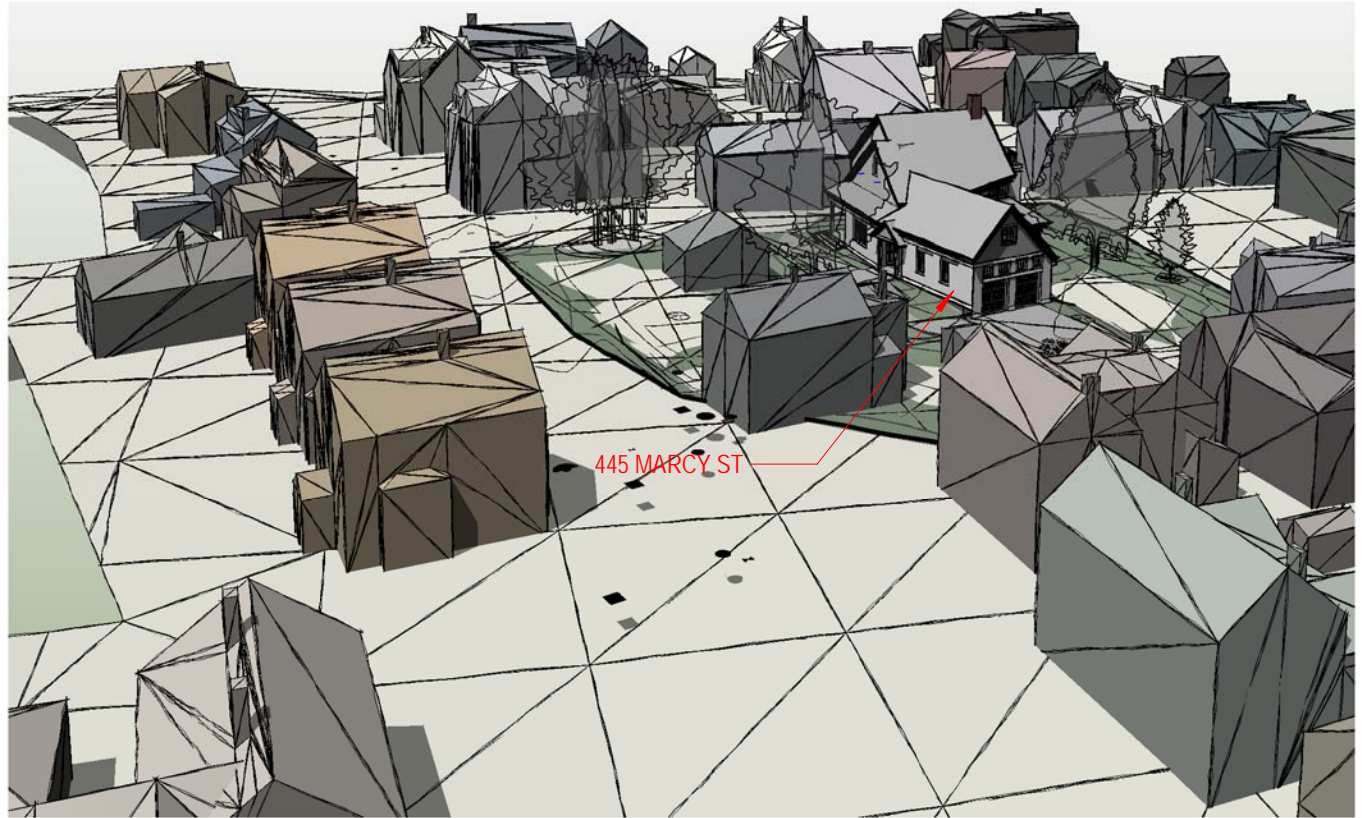




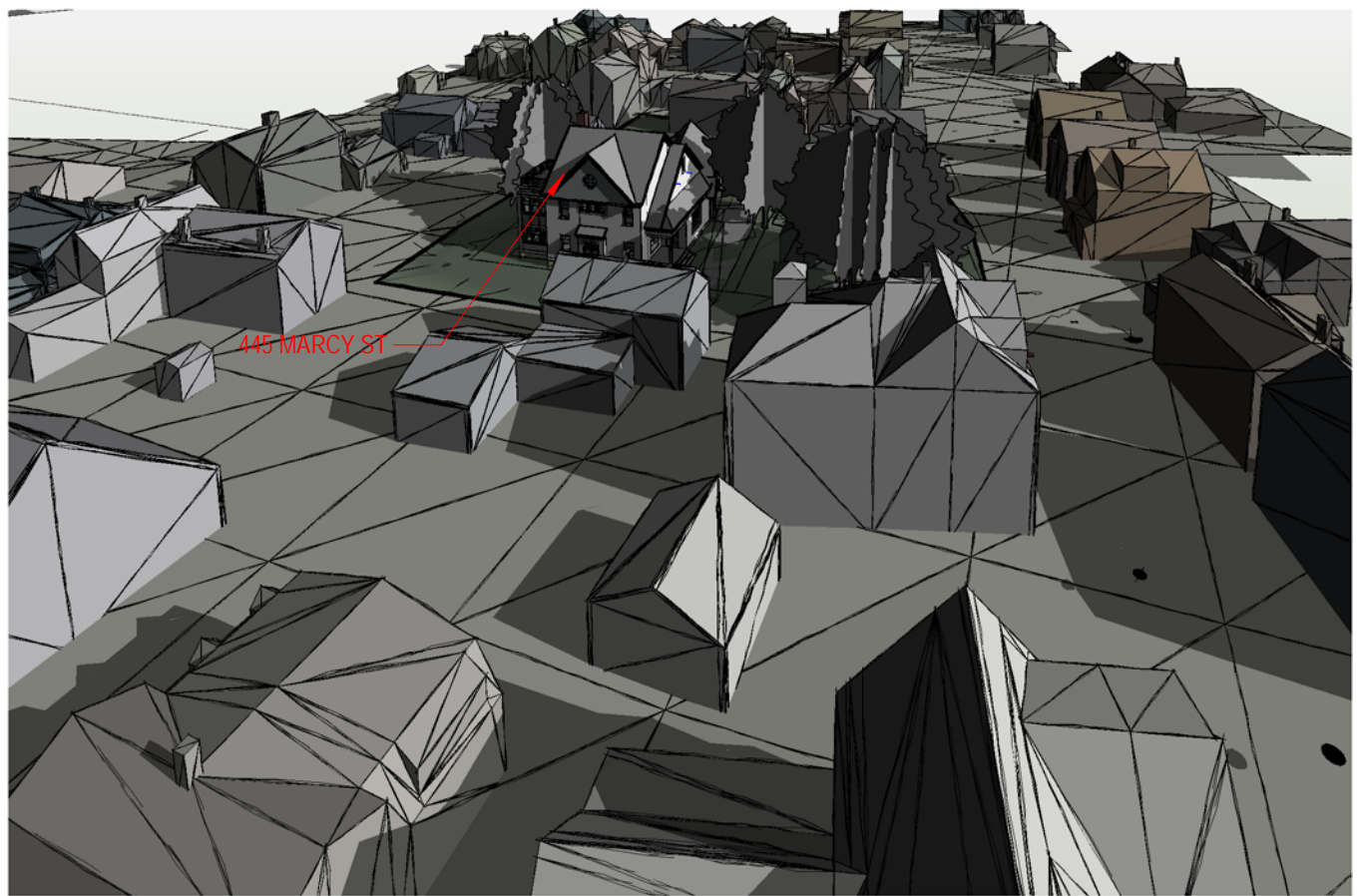
2 SITE AXON SE



1 SITE AXON NW



4 BIRDSEYE PERSPECTIVE FROM SE



3 BIRDSEYE PERSPECTIVE FROM NW

A.6

AERIAL VIEWS
445 MARCY ST

SCALE:
1/14/2022

