

HDC

ADMINISTRATIVE APPROVALS

March 09, 2022

- | | | |
|----|--------------------------------|-----------------------|
| 1. | 53 Market Street (LUHD-438) | -Recommended Approval |
| 2. | 28 Chapel Street (LUHD-437) | -TBD |
| 3. | 131 Congress Street (LUHD-436) | -Recommended Approval |

1. 53 Market Street - Recommended Approval

Background: The applicant is seeking approval to replace an existing flat roof with rubber roofing.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

03/04/2022

LUHD-438

Historic District Commission Work Session or Administrative Approval Application

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

Nancy Barrett
nwb@nwbarrett.com
53 Market St.
Portsmouth, N.H. 03801
16034314262

Location

53 MARKET ST
Portsmouth, NH 03801

Owner:

BARRETT NANCY W REVOC TRUST & BARRETT NANCY W TRUSTEE
53 MARKET ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

penhallow St

Project Information**Brief Description of Proposed Work**

replace flat roof on back of building on Penhallow St.

Description of Proposed Work (Planning Staff)

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

Owner of this property

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

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

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Planning Staff Comments

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INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

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Owner Addressee Prefix and Last Name

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

HALL BROTHERS CONTRACTING, INC.

Dana Hall

Roofing Specialists

Shingles • Single Ply

136 Rochester Street • P.O. Box 619 • Berwick, Maine 03901

Telephone: 207-698-1551 • Fax: 207-698-1559

Email: hallbrothersroof@comcast.net

*"Over 94 years on the Square"***Proposal**

No.

SPECIFICATIONS
AND ESTIMATE

Page No. of Pages

PROPOSAL SUBMITTED TO Nancy Barrett	PHONE 1-603-868-2691	DATE 10-06-21
STREET 53 Market Street	JOB NAME Entire Flat Roof	
CITY, STATE AND ZIP CODE Portsmouth, New Hampshire 03901		
ATTENTION	LOCATION	

We hereby propose to furnish materials and labor necessary for the completion of

- 1 Strip existing roofing down to deck.
- 2 Install wood nailers at roof edges.
- 3 Install polyisocyanurate tapered roof insulation system with one fastener every two square feet.
- 4 Install .060 Fully Adhered single ply rubber.
- 5 Install rubber flashings on all roof penetrations.
- 6 Install new .032 Brown aluminum edge flashing.
- 7 Customer will need to make sure power wires are safe to work around.
- 8 Customer will need to have all units unhooked so they can be moved.
- 9 Customer will need permission to tie into neighbors wall.
- 10 Customer will supply new skylight dome.
- 11 Hall Bros. will need entire parking area.
- 12 Removal of all debris by Hall Brothers.
- 13 Hall Brothers will not be liable for any dust/debris that may enter into the building through the roof boards.
- 14 Any attic contents should be covered by homeowner prior to start of roof work.
- 15 Homeowner will need to provide access to outlets for electrical use.
- 16 Homeowner to acquire all necessary permits from town prior to start of roof work.
- 17 References will be provided upon request.
- 18
- 19 Job is figured to be done in the spring.

Quoted Price: \$29,700.00

ANY WOODWORK THAT NEEDS TO BE REPLACED BY US WILL BE ON A LABOR AND MATERIAL BASIS ONLY.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of

Twenty Nine Thousand Seven Hundred Dollars

\$29,700.00
dollars (\$)

Payment to be made as follows

50% down upon acceptance and balance due day of completion.

\$7500

10.15.21

All work to be done by Hall Brothers at earliest possible convenience. Our men are fully covered by Workman's Compensation and liability insurance.

All material is guaranteed to be specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance. The purchaser to pay all attorney's collections, commissions and suit fees additional.

Authorized
Signature*Dana Hall*Note: This proposal may be
withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

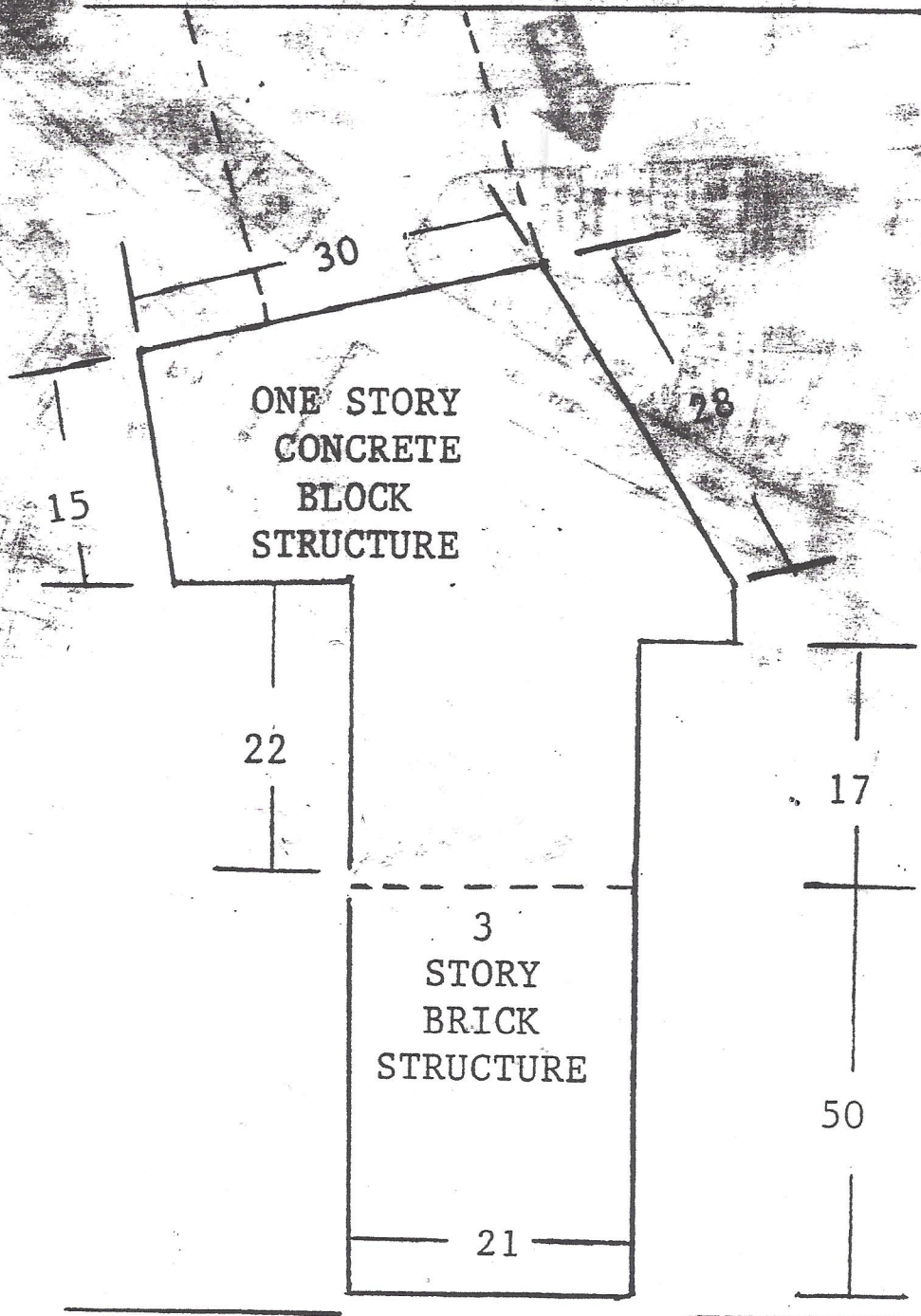
Signature

Nancy W. Barrett

Date of Acceptance:

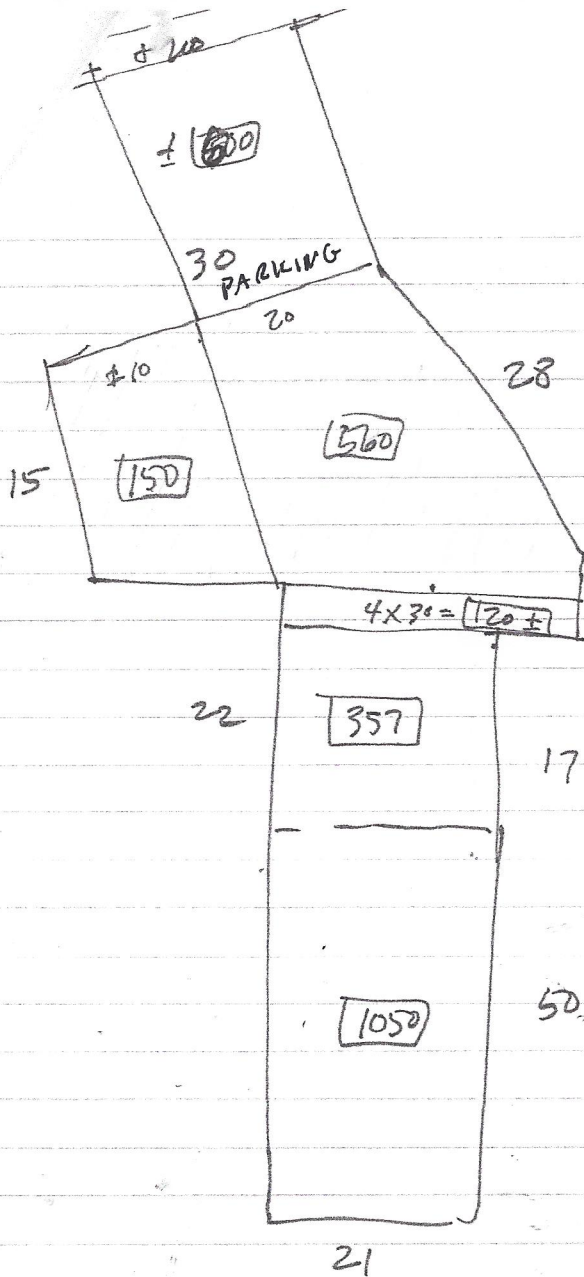
Signature

PENHALLOW STREET



53

MARKET STREET



SAY 2237 ϕ

1 PARCEL BUILDING 1187 SP

FRONT. 1050 SP

PASTHOUT 2237 ϕ

FLAT 1200F 710 - SKY LT. 6x6 - 36

674

2. 28 Chapel Street

- TBD

Background: The applicant is seeking approval for several in-kind repairs and replacement items as well as approval to have (9) windows restored with new wood storm-windows.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

**LUHD-437**

Historic District Commission Work Session or Administrative Approval Application

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

Tom Irwin
tfirwin2013@gmail.com
28 Chapel Street
Portsmouth, NH 03801
(603) 219-6746

Location

28 CHAPEL ST
Portsmouth, NH 03801

Owner:

IRWIN LAUREN S & IRWIN THOMAS F
28 CHAPEL ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

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Project Information**Brief Description of Proposed Work**

The work will involve ordinary repairs where water damage, wood rot or other similar/related damage is found. It will include: in-kind replacement of damaged clapboards on the lower front of the house;
in-kind replacement of the frieze boards on the front of the house (on both sides of the front door);
in-kind replacement of portions of window trim on the front of the house where water damage is found;
in-kind replacement of corner trim (likely some or all of the corner trim on the front, southeasterly corner);
in-kind replacement of any other building parts discovered to be water-damaged when damaged clapboards are removed for replacement;
possibly repair or in-kind replacement of clapboards behind the electric / meter box located on the northerly side of the house.

The work also will include ordinary repairs to prevent water damage, including:

in-kind replacement of the aluminium gutter downspout on the front of the house (southeasterly corner), which is currently leaking;
repair or possible in-kind replacement of trim on a window located on the first floor, front of the house, near southeasterly corner;
possibly the replacement of flashing where needed to avoid water damage (possibly on the front and southerly sides).

In addition to this work, we will be working with a window restoration contractor tod remove existing windows and restore them off-site (all nine windows on the front of the house; the only window on the southerly side of the house (second floor); one window on the back of the house (first floor); and three windows on the back of the house (second floor). We also will replace existing, poorly functioning aluminum storm windows with custom-made wood storm windows.

Description of Proposed Work (Planning Staff)

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Owner of this property

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

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3. 131 Congress Street

- Recommended Approval

Background: The applicant is seeking approval for an exterior concrete landing with hand rails at the rear entry of the property (The Worth Lot).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

03/04/2022

LUHD-436

Historic District Commission Work Session or Administrative Approval Application

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

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

Location

131 CONGRESS ST
Portsmouth, NH 03801

Owner:

FRIENDS OF THE MUSIC HALL
28 CHESTNUT ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

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Project Information**Brief Description of Proposed Work**

New exterior concrete landing and handrails at rear entry (Worth Lot) per Portsmouth Fire Department's request.

Description of Proposed Work (Planning Staff)

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

Other

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

Architect of Record

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

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Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

--

Owner Addressee Prefix and Last Name

--

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

PREVIOUSLY APPROVED STOREFRONT:



- SERIES 403 (T)**
- ♦ EFCO 403 THERMALLY BROKEN EXTRUDED ALUMINUM STOREFRONT WITH 2" X 4 1/2" PROFILE FOR CENTER SET 1" IG UNITS. ACCESSORIES INCLUDE THERMALLY BROKEN EXTRUDED ALUMINUM SUBSILL.
 - ♦ (1) STOREFRONT FRAME AT APPROXIMATELY 60 SQUARE FEET.
 - ♦ FINISH OF ALUMINUM STOREFRONT TO BE DARK BRONZE ANODIZED.
 - ♦ EXTERIOR VISION GLASS TO BE 1" IG UNITS INCORPORATING 1/4" CLEAR ANNEALED W/ SOLARBAN 60 #2, 1/2" AIRSPACE, 1/4" CLEAR ANNEALED TEMPERED WHERE REQUIRED BY CODE.
 - ♦ EXTERIOR AND INTERIOR PERIMETER CAULKING AT SUPPLIED ALUMINUM STOREFRONT.



WALL TYPE 'A' STOREFRONT

MANUFACTURER: EFCO CORPORATION
OR APPROVED EQUAL

SIZES: SEE SKETCH

MATERIAL: METAL & GLASS

NEW PROPOSED STOREFRONT:



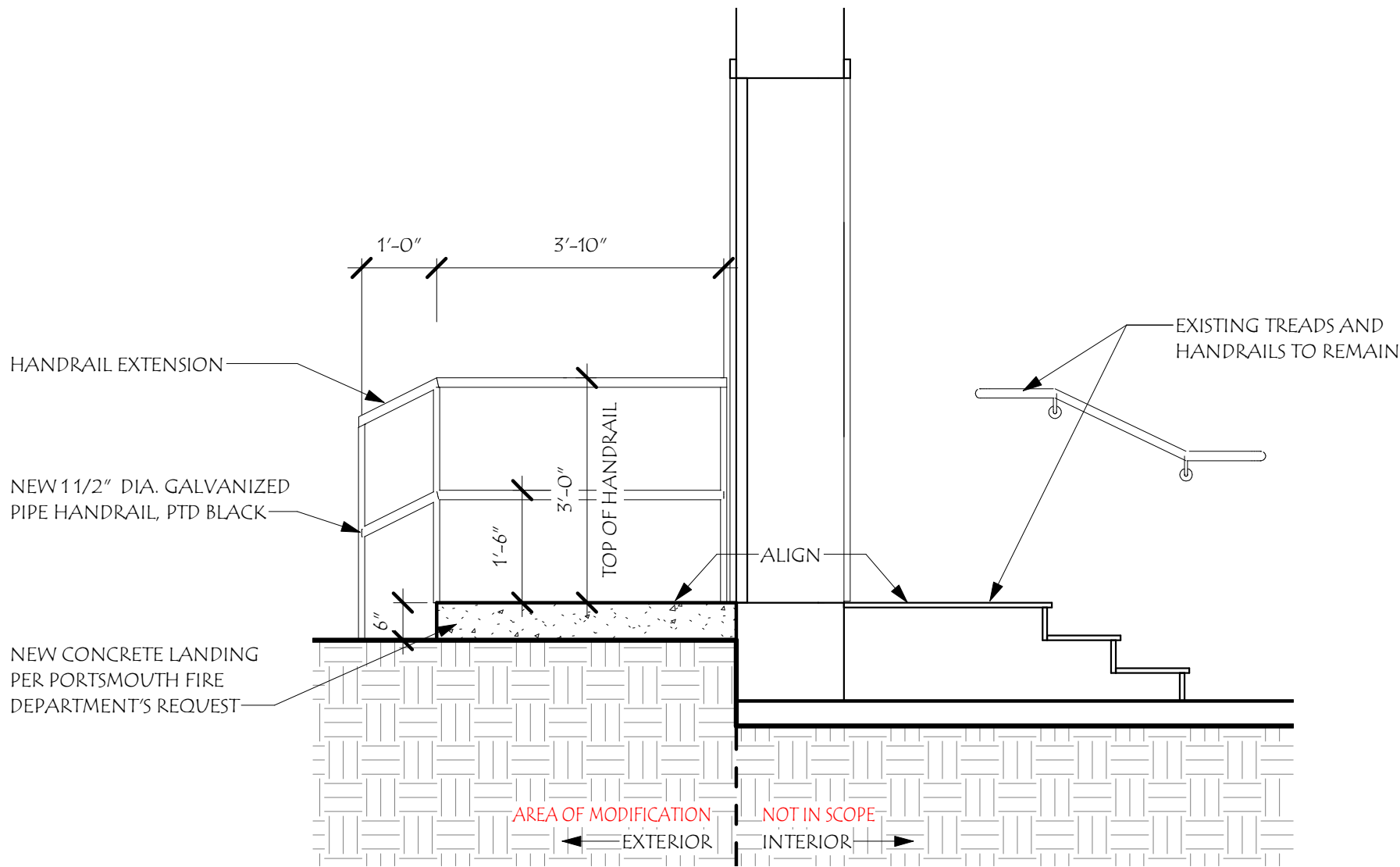
#28

MEDIUM BRONZE

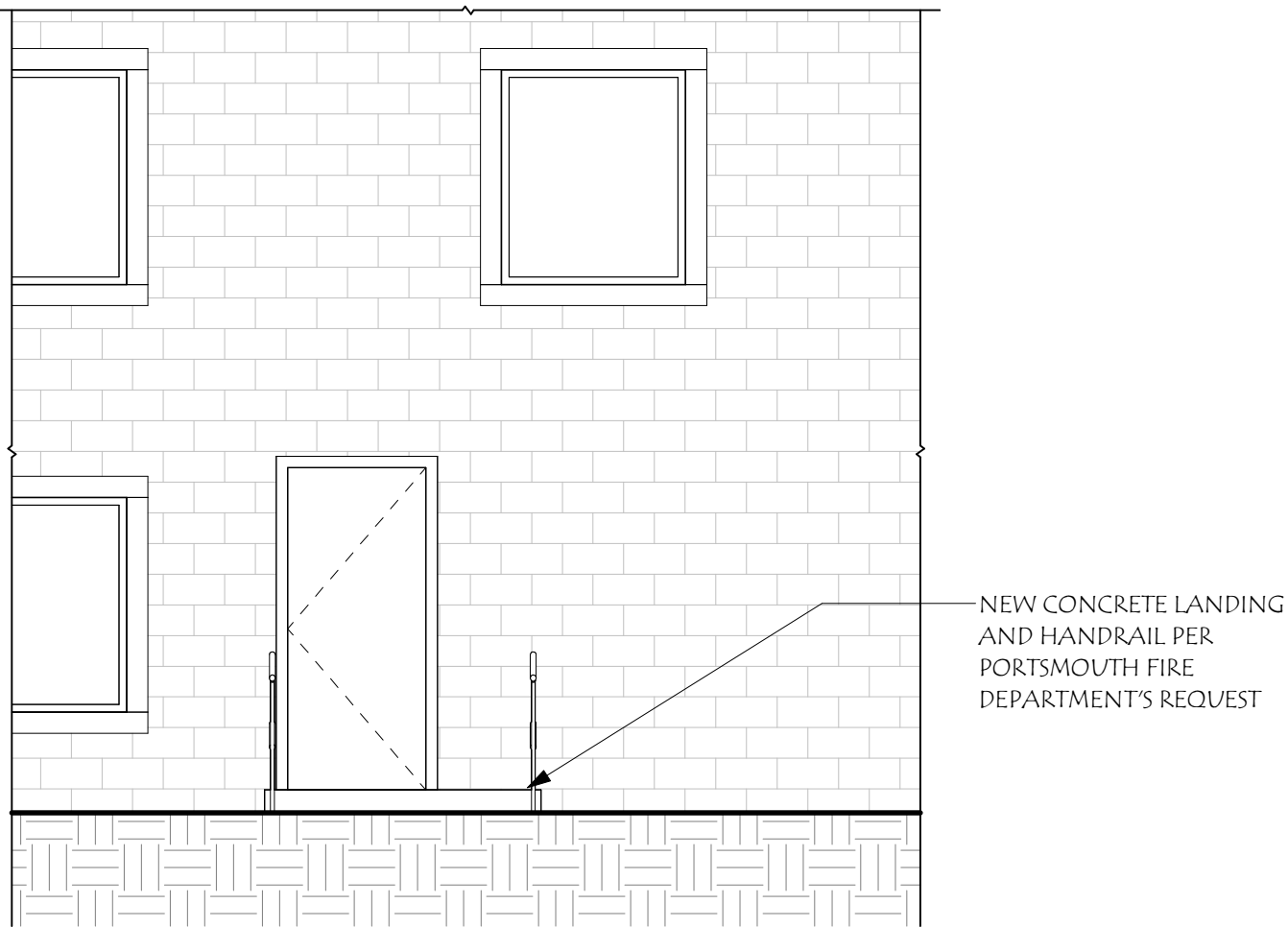
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Architectural Class I
(.7 mils minimum)

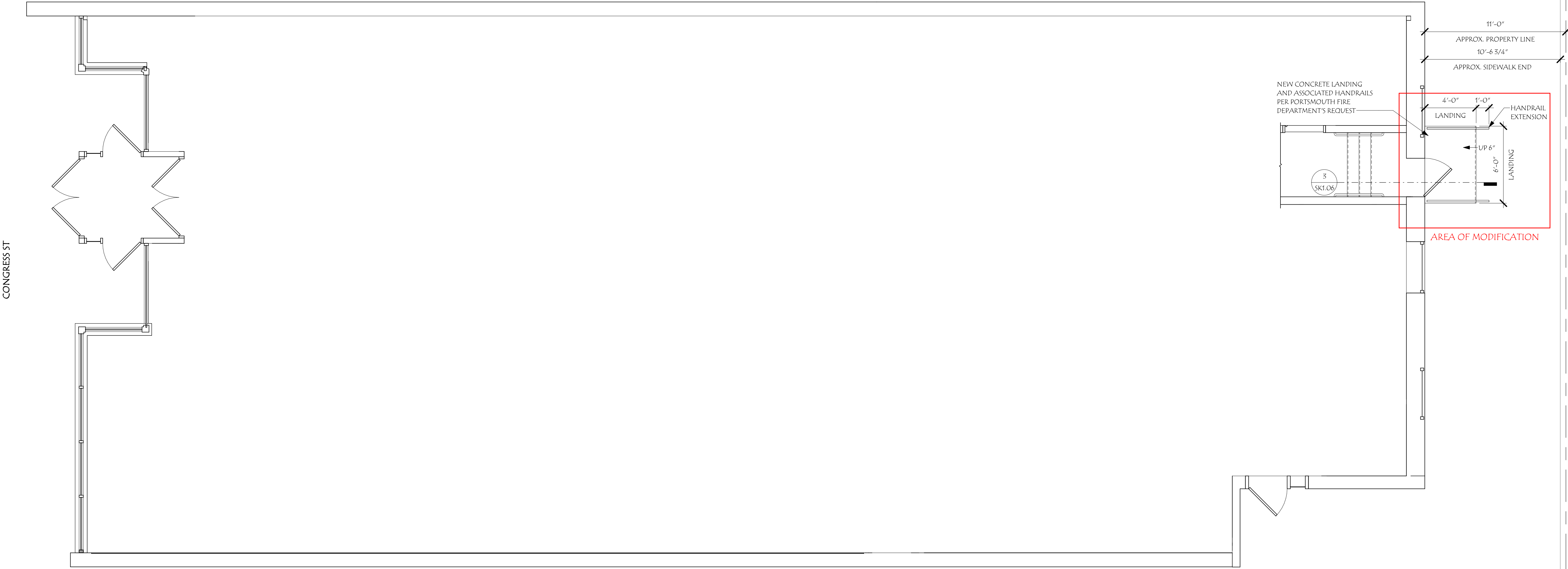
THE PREVIOUSLY APPROVED COLOR IS NOT AN ACCEPTABLE COLOR MATCH TO THE EXISTING STOREFRONT. WE ARE PROPOSING AN EQUAL PRODUCT MADE BY KAWNEER TO ACHIEVE A CLOSER COLOR MATCH.



3 EXTERIOR LANDING SECTION
SCALE: 1/2" = 1'-0"



2 EXTERIOR LANDING ELEVATION
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN EXTERIOR LANDING
SCALE: 1/4" = 1'-0"



MUSIC HALL LOFT

131 Congress St
Portsmouth, NH 03801

Title: EXTERIOR LANDING	SK1.06	
	2021 Market Square Architects 2/24/2022 3:45:02 PM	
Scale:	As indicated	Revisions:
Drawn By:	AR	Description
Checked By:	RH	
Project No.:	2021065	Date
CONSTRUCTION DOCUMENTS		02/24/22