

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
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 01, 2023

AGENDA (revised January 27, 2023)

*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. January 04, 2023
2. January 11, 2023

II. ADMINISTRATIVE APPROVALS

1. 40 Court Street
2. 11 Sheafe Street – **REQUEST TO POSTPONE**
3. 55 Gates Street
4. 82 Congress Street
5. 85 Daniel Street
6. 150 Daniel Street
7. 114 Maplewood Avenue
8. 33 Bow Street, Unit B
9. 40 Pleasant Street

III. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) requested by **Michael and Stephanie Febonio, owners**, for property located at **9 Sheafe Street**, wherein permission is requested to allow exterior renovations to an existing structure (install garage door, replace basement windows, and move/install HVAC and electrical equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 13 and lies with and the Character District 4 (CD4) and Historic Districts. (LU-22-3)

IV. PUBLIC HEARINGS (OLD BUSINESS)

- A. **REQUEST TO POSTPONE-** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on

file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

B. Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (replace bulkhead, replace storm windows and stairs) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

C. Petition of **Chatham Portsmouth, LLC, C/O Chatham Lodging Trust, owners**, for property located at **100 High Street**, wherein permission is requested to allow the installation of mechanical equipment on the roof of the existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-236)

D. Petition of **Suzanna Barber & Kimery Poldrack, owners**, for property located at **28 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (new siding, windows, doors, new front porch stairs and new rear deck) and new construction to an existing structure (add 1-story addition over existing rear 1st floor footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 34 and lies within the Single Residence B (SRB) and Historic Districts. (LU-22-240)

E. Petition of **Strawbery Banke, Inc., owner**, for property located at **65 Washington Street (63 Puddle Lane)**, wherein permission is requested to allow renovations to an existing structure (remove and replace siding, windows, add new rear door to match existing front door and replace chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-255)

V. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE**- Work Session requested by **Christopher Daniel Freund, owner**, for property located at **37 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (add separate first and second floor additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 16 and lies within the General Residence A (GRA) and Historic Districts. (LUHD-563)

B. **REQUEST TO WITHDRAW**- Work session requested by **95 Daniel Street, LLC, owner**, for property located at **95-99 Daniel Street**, wherein permission is requested to allow the demolition of the existing structures on both lots and the new construction of (2) new multi-family structures as per plans on file in the Planning Department. Said. Property is shown on Assessor Map 107 as Lots 6-7 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-530)

VI. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Shawn and Michiyo Bardong, owners**, for property located at **39 Dearborn Street**, wherein permission is requested to allow exterior construction to an existing structure (replace existing roofing structure, add a new side and entry additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 3 and lies with and the General Residence A (GRA) and Historic Districts. (LUHD-568)

VII. ADJOURMENT

**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_GCfLvDe8QSmQizFjFx19Dg

**MINUTES
HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

January 04, 2023

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative Rich Blalock; Members Margot Doering, Martin Ryan, David Adams, Dan Brown, Karen Bouffard and Alternate Johanna Landis

MEMBERS EXCUSED: None.

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ELECTION OF OFFICERS

*Vice-Chair Ruedig moved to re-elect Chairman Wyckoff as Chair, seconded by Mr. Ryan. The motion **passed** by a vote of 6-1, with Mr. Adams voting in opposition.*

*Vice-Chair Ruedig moved to elect Ms. Doering as Vice-Chair, seconded by Mr. Brown. The motion **passed** by unanimous vote, 7-0.*

II. APPROVAL OF MINUTES

1. December 07, 2022

Ms. Ruedig abstained from the vote.

*City Council Representative Blalock moved to **approve** the December 7 minutes as presented, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 7-0.*

2. December 14, 2022

*Ms. Ruedig moved to **approve** the December 14 minutes as presented, seconded by Vice-Chair Doering. The motion **passed** by unanimous vote, 7-0.*

III. ADMINISTRATIVE APPROVALS

1. 40 Court Street (LUHD-550) – **REQUEST TO POSTPONE**
2. 11 Sheafe Street (LUHD-552) – **REQUEST TO POSTPONE**
3. 55 Gates Street (LUHD-553) – **REQUEST TO POSTPONE**

*Mr. Adams moved to **continue** the three items to the January 11 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

Chairman Wyckoff stated that Public Hearings (Old Business) Petition A, 43 Holmes Court, and Petition B, 3 Walton Alley were postponed to the February 1 meeting, and Petition E, 46 Mark Street, was postponed to the January 11 meeting. He said Work Session A (Old Business), 95 Daniel Street, was postponed to the February 1 meeting.

*Ms. Ruedig moved to **postpone** the petitions, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

Mr. Adams said a member of the public asked him why applications could be postponed over and over. Mr. Cracknell explained that a petition's postponement was normally based on the applicant's need to go to the Board of Adjustment or another land use board before returning to the Commission for approval. After six or eight months, an applicant was told that they had to withdraw their petition because it was taking too long. He said the agenda always noticed the petition a week before the meeting.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

The petition was **postponed** to the February 1 meeting.

B. **REQUEST TO POSTPONE-** Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (replace rear window, add back storm door and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

The petition was **postponed** to the February 1 meeting.

C. Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (raise rear stairwell and change siding material) and to temporarily remove existing stone wall and reconstruct after construction as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4) and Historic Districts. (LU-21-183)

SPEAKING TO THE PETITION

Project Tracy Kozak was present on behalf of the applicant along with construction contractor Bernie Lee. Ms. Kozak clarified that the request was only for the stone wall. She reviewed the wall's history and said the wall was leaning now and then and had to be repaired. She said the gaps were filled in with new and old pieces of stone and mortar. She said a lot of bedrock was found and that excavation would cause vibrations that would jeopardize the wall.

Ms. Landis asked how the applicant could get utilities under the wall if there was bedrock. Ms. Kozak said the bedrock could be drilled. Chairman Wyckoff said there was a product that could expand and break the rock after the bedrock had been drilled and asked if that was considered. Mr. Lee said they would use a particular material that wasn't an explosive agent and would perforate the perimeter of the site to help relieve vibration to adjacent properties and then perforate the ledge on a pattern. He further explained it and said they would explore all the non-explosive options. He said they had not provided a cross-section of what the ultimate wall would look like. He said it would be constructed in its original period or era and the front would look more like the period it was constructed in than it presently did because of the mortar holding it together. He noted that part of the wall used to be a pound.

Mr. Adams asked how much of the wall's material would be the existing stone and how much would be modern materials. Mr. Lee said if there was a void in the existing stones and fractured rock was put in, those rocks would be pulled out and used in the back of the wall. He said all the rocks from the period that matched the texture, like harvested field stones, would be palletized and reincorporated into the wall, then new rocks would be purchased that looked like that era. Mr. Adams said the existing wall was 4 feet deep at the base and asked if it would just be veneer stone on top of a concrete wall when it was done. Mr. Lee said they would use every ounce of wall and if there were stones in the middle of the wall that they could clean and use for the face, all that rock would be reused. He said any rocks that were undesirable would be utilized for the reinforcer and the batter at the back of the wall. Mr. Lee said it would be a modernly reinforced but stoned mortar rubble masonry retaining wall. Mr. Adams asked what reinforced meant. Mr. Lee said it meant they were in the core of the wall. It was further discussed. Ms. Ruedig asked what kind of mortar would be used. Mr. Lee said it would be standard mortar that would be placed in the middle of the wall but wouldn't be seen. Ms. Ruedig said a softer mortar would be more historically appropriate and wouldn't damage the stones. In response to Mr. Ryan's questions, Mr. Lee said when the wall was done, the mortar in the wall face and the outside face would not be seen and the wall would look like a dry stack but would be structural. Vice-Chair Doering said there was originally discussion of documentation, numbering and labeling the stones then removing them and putting them back the way they were before. Mr. Lee said because of the intermixing of the non-period stone, they'd be putting those back in place but that they would still photograph, document, clean, and palletize the stones. He said ledge was found that had to be replaced and that the wall wouldn't have the same randomness to it.

Chairman Wyckoff said the wall was originally proposed to be photographed and stored off site and brought back and replaced exactly, but now the Commission was hearing that it would be rebuilt and a lot of the stones would be replaced with older ones that were either from the back of the wall or might have to be purchased. Ms. Ruedig asked the applicant to explain why they chose the new approach rather than embrace and preserve the full history of the wall, which would include modern infill and repairs and so on. Ms. Kozak said they had not considered

putting the wall back in a non-original state but that they could. Mr. Ryan said it looked like the applicant did their homework and brought in experts to do it properly. He said he could live with the fact that the applicant was choosing to build the wall to a certain period. He said he didn't see the wall as sacred, noting that there were other recent preservation projects like the North Church steeple, and thought the applicant's proposal was a way of preserving the wall. Mr. Brown said it would be nice to leave the wall in its present state but there would be major construction behind it, so the chances of it being destroyed by the construction were high. He said the applicant's proposal made sense.

Mr. Adams said he had never thought of the wall as a pound because usually pound walls were three feet tall. He said he thought the wall had been rehabbed a few times and someone decided to raise the wall, resulting in the incorporation of larger stones and shale mixed in. He said the applicant's plan was a poorly thought-out one that didn't satisfy his interest in preserving a feature in the community. City Council Representative Blalock said he thought the wall was very important but the debate was whether they were trying to preserve history from when the wall was originally built or the history that's happened since then. He said for him, it included all that history. He said it was evident that it was probably a smaller wall at first and its use was changed, and he thought replacing it more in kind would be better. Vice-Chair Doering said her concern was how something was reconstructed that no one had pictures of. She said it was kind of based on a theory and other similarly-dated walls, so the ability for the applicant to say that they're recreating the wall was tenuous. She said she was leaning toward the wall's entire history because it had a unique character to it and its fabric had a pattern not seen in any other wall. She said she was inclined to support having the wall retain its present-day character but was concerned how that would be done because there were a lot of pieces that made up the wall's fabric. She said maybe it was possible to number the big blocks and photograph the wall in detail so that the fabric ended up being similar in texture but the pattern wouldn't be the same. Ms. Landis agreed that showing the evolution of the wall would provide a template to work with.

Mr. Lee said they would document the face of the wall and take the utmost care to put it back. Mr. Adams asked if the Commissioners were going to be historic experts or rely on opinions. It was further discussed.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Paige Trace of 27 Hancock Street said she remembered when the project was approved subject to the wall remaining. She said for the applicant to suggest that the wall would appear the same at the end of the project was lunacy. She said the utilities could be brought in through the driveway, and if there was bedrock then the issue was the garage under the building. She asked that the Commission save one bit of Portsmouth's history that could not speak for itself.

Sue Polidura of Middle Street distributed handouts and flyers to the Commission. She noted that George Washington had stayed on the property and that the property was prominent in national history. She showed and discussed an 1800 overlay map.

Richard Nylander of 17 Franklin Street said he was a preservationist and was against the proposal to temporarily remove and then reconstruct the wall. He said was proven that the wall could date back to the early 18th century, which made it one of the oldest surviving structures in the city. He said the changes over time should be preserved to give the wall its current character that reconstruction could never completely replicate.

Beth Margeson of 24 Marcy Street said she was a member of the BOA and that the applicant appeared before the board in November 2021 and stated that the stone wall would be preserved. She said she opposed taking the wall down because its randomness was its charm and it had layers of Portsmouth's history. She said she did not think it could be rebuilt.

Susan Denenberg of 44 Wibird Street (via Zoom) said the HDC was there to ensure that Portsmouth's history would be preserved. She noted that the Bow Street and Martingale Wharf renovations hadn't worked. She suggested that nothing be built behind the wall.

Patricia Bagley of 213 Pleasant Street said Ms. Kozak stated in June 2021 that the wall would not be taken down. She said the application was built on the premise that the historic wall would stay and now the Commission was trying to save it from being damaged. She said the wall did not need enhancing and was unique and prominent. She suggested that the Commission speak to an expert from Strawberry Banke, John Schnitzler.

Duncan MacCallum of 536 State Street said the only way to make the wall faithful to its history was to not let the developers touch it. He asked how the developers didn't know there was bedrock and said they would return for additional concessions for unforeseen circumstances if the project was approved, just like they were doing that night. He agreed with Mr. Adams that the Commission had the right to hire an independent expert.

Petra Huda of 280 South Street said the patches on the wall through the years were history and removing anything would change that history. She said the concept of taking the wall down and thinking that it could be authentically created again was unfathomable.

Esther Kennedy of 41 Pickering Avenue said there were ways to save the wall, such as bringing in an expert or working around the wall.

Rick Beckstead of 1395 Islington Street said the wall couldn't be rebuilt and look like it did before and that the developer knew the property's constraints but broke the project into portions.

Barbara Jenny of Lincoln Avenue (via Zoom) said she agreed with all the public comments and hoped the Commission chose on the side of preserving the wall.

Peter Whelan of 100 Gates Street said the Commission would be allowing the developer to try to reconstruct one of the earliest walls in Portsmouth. He said the original wall should not be touched and that it was the Commission's job to preserve the integrity of Portsmouth.

No one else spoke, and Chairman Wyckoff closed the public hearing.

DISCUSSION OF THE COMMISSION

Chairman Wyckoff noted that it was true that the applicant originally said they would preserve the wall. He asked why the applicant decided to put the wall back into the petition after removing it at the previous presentation. Ms. Kozak said they postponed it for several months because they wanted to save the wall without damaging it. She said they considered several ways of preserving the wall but that it would look different in 20 or 50 years anyway. She said their intent was to restore it and not just continue its evolution into the future and that leaving it in place could cause it to fail. Vice-Chair Doering said one of the reasons the wall had fallen over was because of all the dirt behind it, and she asked if the mitigation would escalate that issue. Ms. Kozak said it would be backfilled again. She said the new building was set back but there was a drainage system behind it to address on-site storm water. She said there would be a lot of engineering behind the wall but that they would rebuild it and put in a reinforced structural wall behind it. It was further discussed. Mr. Ryan said everyone wanted to preserve the wall, but he asked if it was responsible to do that, saying it would do more harm because it was leaning outward and would fail. He said it was more responsible to rebuild the wall properly.

Mr. Adams gave an example of a time when he had to take 200 different bricks and mortars off the top of a chimney, record and clean them, and put them back. He said it was very hard but didn't compare to stone and that it was hard to imagine someone tackling the wall. He said he thought it was possible but that the answer was between the developer and a convincing expert. Ms. Landis thought a third independent party should be hired. Ms. Ruedig said she agreed with Mr. Adams and thought it was a good idea to bring someone else in to make sure the Commission was making the right decision. She said they had to weigh the integrity of the wall and keeping it so that it preserved history and had the same look, but at the same time they had to make the right decision that would leave the wall there for a long time in the future. She said she was leaning toward holding it in place but thought it could introduce more weakness and be a riskier option than strengthening it properly so that it would last another 300 years. Chairman Wyckoff suggested postponing the decision so that the city could hire an expert to give their opinion.

*Mr. Adams moved to **postpone** the petition so that an expert could be hired, seconded by City Council Representative Blalock.*

Mr. Cracknell then asked if it made sense to require a third-party review if the applicant chose to leave the wall in place. Vice-Chair Doering said she thought it would be in the Commission's best interest as well as valuable to the applicant to have someone else with a neutral point of view and the expertise.

*Mr. Adams and City Council Representative Blalock **withdrew** their motions.*

Ms. Kozak said that, because of the Commission's concerns and all the objections, she would like to proceed with keeping the wall in place and bracing it on either side. Mr. Cracknell suggested a scope of work for the shoring. Chairman Wyckoff said Ms. Kozak's suggestion was the best. Vice-Chair Doering said the shoring plan was so crucial that she'd like someone else to look at it. Chairman Wyckoff said the city's Building Department could look at it, and it was

further discussed. Mr. Ryan suggested taking the top of the wall that needed work off and fixing it and putting it back. Ms. Ruedig said she wanted the applicant to return to explain why they had to go under the wall for utilities and might have to dismantle the wall. She said she'd be happy to have the information the applicant had gotten from their experts presented to the Commission at some point. Mr. Cracknell said the Commission needed to see the shoring plan and then decide whether it needed to be reviewed by someone else. He said it was premature to hire a third party until the applicant could submit a detailed dismantling and reconstruction plan.

Ms. Kozak said that would be appropriate and that they could also do a mockup of the shoring. She said there may be stones in the middle of the wall that get broken and that couldn't be seen, and if they were found when the wall was shored up, there would be a risk of the wall falling down. She said she'd like a Plan B to be able to remove that portion of the wall and reconstruct it after they attempted to do the shoring in place. Mr. Cracknell said that would all have to be in the shoring plan. Chairman Wyckoff suggested continuing the wall portion to the February 1 meeting so that the shoring plan could be presented. Mr. Adams asked about the wall near the Clipper Tavern. Ms. Kozak said it could be removed, which would make construction easier.

DECISION OF THE COMMISSION

Ms. Ruedig moved to accept the updated proposal that the applicant keep the wall in place and the Commission will review a shoring plan that will give detailed information about how the applicant plans to shore the wall up, and that the applicant shall also submit detailed information about a Plan B if there are at-risk portions of the wall or if there is a collapse or loss in any area and how the applicant will address that situation.

There was further discussion. Vice-Chair Doering asked if the Commission wasn't approving work until they approved the shoring plan. Ms. Ruedig said the shoring plan would be approved like a mockup was, by administrative approval, and it wouldn't be a public hearing. Vice-Chair Doering asked what would happen if there were no expert to help the Commission with the shoring plan and the Commission didn't like it. Ms. Ruedig said they could vote against the approval of it. Chairman Wyckoff advised that someone look at the shoring plan first before the Commission approved or disapproved it as an administrative approval. Mr. Cracknell said the Commission would have to authorize the third-party review and find that person. Ms. Ruedig said she didn't see the need for a third-party review for a shoring plan because the Commission had established that Mr. Lee was an expert. Mr. Cracknell disagreed and it was further discussed (recording time stamp 2:05:57).

Ms. Ruedig **amended** her motion to read as follows:

*Ms. Ruedig moved to **approve** the Certificate of Approval with the updated proposal presented at the January 04, 2023 Historic District Commission meeting, to shore up the wall and keep it in place. Such approval is contingent on a shoring plan that shall be submitted for Administrative Approval, included in the plan shall be a backup plan for what to do in case of accidental damage or removal of any portion of the wall.*

*The motion **passed** by a vote of 6-1, with Vice-Chair Doering voting in opposition.*

Vice-Chair Doering said an administrative approval was not the right way to follow up on the issue.

D. (Work Session/Public Hearing) requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

WORK SESSION

Project architect Carla Goodknight and project manager Eben Tormey were present on behalf of the applicant. Ms. Goodknight said they made the liner building on Maplewood Avenue look different by making it more cohesive. She said there were two balcony options, a flush balcony (Option A) or a projected one (Option B), and she reviewed each one.

City Council Representative Blalock said he preferred the flushed balcony because it had a softer feel but noted that he wasn't against the projected one. He said either option stepped down the building better. Ms. Ruedig agreed and said the applicant did a more thorough job of articulating the flushed balcony than the projected one and thought the flushed balcony was more attractive. Mr. Ryan said either option was acceptable. Mr. Adams agreed and said they were two different sides of the same coin because one gave a horizontal feel and the other reinforced the vertical nature by breaking up the balcony with the flushed version. Mr. Brown said he preferred the flush balcony. Ms. Landis said she liked Option D, which was no longer an option.

Ms. Goodknight briefly reviewed the previous changes and noted that there were no other new changes. Chairman Wyckoff opened the public comment.

Public Comment

Liza Hewitt of 22 Middle Road said the Commission previously said the building was too big and massive and could prevent another monster building being built in the wrong location.

Duncan MacCallum of 536 State Street said the project was too big, too massive, too obstructive and inconsistent with the character of its setting as well as the Master Plan. He noted that the envisioned buildings in the Master Plan were 2 or 2-1/2 story buildings and said the area must be built at a human scale with strong pedestrian connections, seating areas, and so on.

Jim Lee of 520 Sagamore Avenue said he was against the project and thought it was ironic that a city celebrating its 400th anniversary and was also one of the top ten historical cities to visit in the U.S. would another huge modern building to take up space where it shouldn't.

Petra Huda of 280 South Street said the applicant was switching the view, rounding the corners, and putting different materials on the Maplewood Avenue side. She asked if that according to the Master Plan. She asked that the Commission not approve the project for the reasons the public comment gave and the consistent massing on the North Mill Pond and the North Gateway.

No one else spoke, and Chairman Wyckoff closed the public comment. He opened the public hearing.

SPEAKING TO THE PETITION

Mr. Tormey said the project was originally two 5-story buildings but was reduced to a 4-story building with a penthouse. He said a lot of work sessions were done and a lot of progress was made. He said the buildings were allowed by right and required no zoning relief. He said the project included a half-acre park that would provide community access to the waterfront and provide pedestrian and bike access as well. He noted that they could have built a much larger building because a 30,000-s.f. building was allowed.

Chairman Wyckoff asked if there were indications of rocks walls or riprap and what would go down to the high tide mark. Mr. Tormey said there was no work anticipated on that shoreline area or in the 25-ft buffer. He said there was some riprap but most of it was on city-owned land. He said they would remove the invasives and had a landscape plan that included native species. Chairman Wyckoff said the soil on the right-hand side of the pier was green. Mr. Tormey said there was an outfall for the city's storm drain there and that they proposed to provide an easement to the city to replace it. Mr. Cracknell said he felt that the 2015 Vision Plan was a design charrette and there was wide public agreement for the vision for properties like that in the north end. He noted that pages 110 and 111 of the Vision Plan were for the Raynes Avenue property, which was very different. He said the zoning allowed a multitude of things on a property like the applicant's. He said there were ten buildings in the Vision Plan, and six or seven were within the 100-ft buffer, so that had become a big point of contention. He said appeals had been lodged on the project and others, with heavy criticism toward the Conditional Use Permit (CUP) by the Planning Board due to the buffer zone. He said the applicant made it clear that they chose to build out of the 100-ft buffer, and a bigger footprint than the applicant's was in the Vision Plan. He said the properties were not in common ownership at the time the Vision Plan was done, and by pooling the three properties, it allowed the height of the taller portion of the site to be five stories. He said it was important for the community to realize that the buildings were allowed by code and that the applicant chose not to work in the buffer zone but to step back and go taller with the buildings. Mr. Ryan agreed and it was further discussed.

Ms. Goodknight reviewed the petition and said they would stipulate that the flush balconies would be the choice for the approval. She provided the details for the construction and materials.

Vice-Chair Doering noted that added screens were called out on the site plan as part of the berm structure and asked if the style of those screens were indicated anywhere. Mr. Tormey said he didn't think they were but that they were similar to what was approved and installed at 145 Maplewood Avenue. He described the fence and said he could stipulate it. In response to Chairman Wyckoff's questions, Ms. Goodknight said the HVAC equipment was shown on the

roof plan and in the renderings and that there was one elevator overrun in the building and that she would return for administrative approvals for the screens and mechanical equipment if it was necessary. Mr. Adams asked if the applicant had considered a voltaic system. Mr. Tormey said they considered it but there was a lot of equipment on the mixed-use building. Mr. Ryan said the project and architecture had gotten a lot better. He said he thought the massing was fine, based on the criteria that the lot was very large and in the north end where there were buildings similar in scale and height. City Council Representative Blalock said it was sad that no one could use that part of the waterfront for so long and thought the massing of the buildings fit. He said several letters were received from citizens who were in support of the project. Ms. Ruedig asked if the applicant planned to document any of the existing plans or had an archaeology plan for any excavating. Mr. Tormey said it was covered at the Planning Board meeting and that they would photo document the existing buildings. Ms. Goodknight said at the time they were going to focus more on the exterior of the buildings and create a photo documentation of the buildings and a video. Ms. Ruedig said video was great but was a less lasting medium, and she thought there was more value in photographing the interior of the buildings as documentation for what was there. She said she'd like to stipulate that the applicant have good photo documentation of the exterior and interior and submit it to the city and the Athenaeum. She asked what the plans were if the excavation uncovered anything historic, like cellar holes. Mr. Tormey said they did test pits but found nothing historic, but if they did they would hire an archaeologist and document it. Ms. Ruedig asked that if anything historic was found that it be made available to the public.

Chairman Wyckoff said there should be foundations from the Boyd Raynes House, which was the largest house in Portsmouth for a long time, and that there should be some test digging first. He said the Commission would stipulate that the applicant do a pre-archaeology survey. He asked how the pier would be constructed. Mr. Tormey said it would be a viewing pier with a railing and that he would return for an administrative approval.

Chairman Wyckoff opened the public hearing

SPEAKING TO, FOR, OR AGAINST THE PETITION

Duncan MacCallum of 536 State Street said the applicant was not entitled to build that building by right and that they could not have built a bigger building. He said a project had to fully comply with every requirement of the zoning ordinance and the Commission was supposed to disapprove it if it was inconsistent with the historic setting.

Esther Kennedy of 41 Pickering Avenue said she agreed with Mr. MacCallum.

Bill Downey of 67 Bow Street said it was nonsensical to suggest that this was a better proposal than 10 smaller buildings. He said it was still too big and did not complement the integrity and character of the neighborhood. He suggested taking it down a notch and softening it.

No one else spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Mr. Ryan moved to **grant** the Certificate of Approval for the petition, with the following stipulations:

1. The flush balcony (Option A) shall be used;
2. The designs for the screens on the ground, the mechanical screens on the roof, and the pier walls and railing will return for administrative approval once the designs have been developed;
3. Photographic documentation of the building's interior and exterior on the site shall be submitted; and
4. There shall be an archaeological survey completed prior to digging and a licensed archaeologist shall be present during excavation of the sensitive areas.

Mr. Ryan said the project would conserve and enhance property values and would be compatible with the design of the surrounding properties.

City Council Representative Blalock seconded the motion.

Ms. Ruedig said the design had come a long way and was more interesting and compatible with the north end buildings. Mr. Brown said the applicant worked hard on the multi-use building but when one came around the corner and saw it, it looked like a huge hotel and made him worry that it was too much mass, especially next to the 3S building. Chairman Wyckoff said he'd rather approve downtown development than approve 50 units going on 25 acres on Peverly Hill or Middle Street and have all the trees come down.

The motion **passed** by a vote of 4-3, with Mr. Adams, Vice-Chair Doering, and Mr. Brown voting in opposition.

E. **REQUEST TO POSTPONE-** Petition of **Brienne Cressy and Cyril Chen, owners**, for property located at **46 Mark Street**, wherein permission is requested to allow the installation of solar panels to the roof of the house as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 52 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-214)

The petition was **postponed** to the January 11 meeting.

F. Petition of **Braden & Robyn Ferrari, owners**, for property located at **44 Humphreys Court**, wherein permission is requested to allow renovations to an existing structure (replace windows with Green Mountain Windows) the removal of the chimney, and the installation of HVAC equipment as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 45 and lies within General Residence B (GRB) and Historic Districts. (LU-22-223)

SPEAKING TO THE PETITION

Jay Pruitt was present on behalf of the applicant and said they would restore the existing windows. He noted that the attic would be a bedroom at some point and would need an egress window, and Chairman Wyckoff said Mr. Pruitt would have to return for an administrative

approval for it. Vice-Chair Doering noted that the Commission had discussed the chimney at the previous meeting. Ms. Ruedig said she didn't think it was a character-defining feature. Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the chimney and condenser, noting that the egress window would return as an administrative approval. City Council Blalock seconded the motion.*

Ms. Ruedig said the project would conserve and enhance property values and would have compatibility of design with surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

V. WORK SESSIONS (OLD BUSINESS)

A. **POSTPONED TO THE FEBRUARY 01, 2023 MEETING-** Work session requested by 95 Daniel Street, LLC, owner, for property located at 95-99 Daniel Street, wherein permission is requested to allow the demolition of the existing structures on both lots and the new construction of (2) new multi-family structures as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 6-7 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-530)

The petition was **postponed** to the February 1 meeting.

VI. ADJOURNMENT

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

January 11, 2023

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members Reagan Ruedig, Martin Ryan, David Adams, and Dan Brown

MEMBERS EXCUSED: Karen Bouffard, Alternate Johanna Landis

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

.....
Chairman Wyckoff called the meeting to order at 6:30 p.m.

Chairman Wyckoff said he was looking through the overlay districts in the Historic District ordinance and didn't quite understand what the author meant by 'promoting the use of the district for education, pleasure and welfare' and what the author expected the Commission to do as far as educating people. He suggested that there be a subcommittee for it in the future. He also noted the exemption for a Certificate of Approval about 'the placement or replacement of ground-mounted mechanical or electrical equipment including a generator, where the equipment is located behind the structure and is not in public view and all the duct work is located in the building's interior or immediately adjacent to the equipment.' He said that corresponded to the Commission's 'back of the house' idea and could be for a condenser for mini splits as well as a generator. He thought the Commission could keep that in mind when an applicant had a proposal for a condenser mounted on the back of their building.

I. ADMINISTRATIVE APPROVALS

1. **40 Court Street** – Postponed
2. **11 Sheafe Street** – Postponed
3. **55 Gates Street** – Postponed

The items above were postponed per the request of the applicants.

4. **44 Humphrey's Court**

Jay Pruitt was present on behalf of the applicant to ask approval for two new windows. He said he could do one egress window and one double hung. The Commission discussed the options and decided that two casement windows would be best.

Mr. Adams moved to approve two casement windows, seconded by Ms. Ruedig. The motion passed by unanimous vote, 7-0.

II. CERTIFICATE OF APPROVAL EXTENSION REQUESTS

1. Petition of **PNF Trust of 2013, owner**, for property located at **266-278 State Street & 84 Pleasant Street**, wherein permission is requested to allow a second 1-year extension of the Certificate of Approval originally approved on February 05, 2020, for exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Streets) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 77,78,79,80 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-19-79)

SPEAKING TO THE PETITION

Project architect Michael Keane was present on behalf of the applicant and said he needed a second extension because they couldn't find a location for a transformer to provide power for the site. He said he could return with an amended site plan instead of starting over again with a new application and design changes.

The Commissioners said it was a good project that a lot of time was spent on and saw no reason not to support the request for extension. An underground transformer was discussed. Mr. Cracknell also noted that an above-ground transformer was worked out with a bank where three transformers were tied together to support the whole block. Mr. Keane said the cost and technical feasibility could be hurdles and that he hadn't been able to reach the property owner. Mr. Cracknell said he had recently talked to the owner and that Public Works was also supportive. Chairman Wyckoff said it would be a difficult project or empty lot to sell with no electric service. He asked if Mr. Keane had discussed an underground transformer with the church. Mr. Keane said the church wasn't interested, nor were the adjacent owners. Mr. Cracknell asked Mr. Keane to contact him the next day to discuss the shared above-ground transformer.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the second one-year extension approval, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Brienne Cressy and Cyril Chen, owners**, for property located at **46 Mark Street**, wherein permission is requested to allow the installation of solar panels to the roof of the house as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 52 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-214)

SPEAKING TO THE PETITION

The applicant Cyril Chen was present to show rendered drawings and photographs of what the house would look like with solar panels. He said the house and the panels would not be very visible from Court Street. Mr. Cracknell asked if the panels would be on all sides of the roof. Mr. Chen agreed and said he wanted the option to put a skin only on the panels in the front of the house to make them blend in better with the roof. Mr. Cracknell asked if the skin would affect the panel's efficiency. Mr. Chen said it would by about one percent. He said the cost for each skin ranged from \$1,000 to \$2,000 and that he'd prefer to do the panels without the skins. He said the skin was a semi-transparent material and showed a photo of it.

City Council Representative Blalock said he was in support of renewable energy in Portsmouth and thought the skin was interesting and that it should be on the north side. It was further discussed. Mr. Martin said the panels were too visual for the Historic District and he couldn't support them. Ms. Ruedig asked if his neighbors were concerned. Mr. Chen said he hadn't spoken to them. Ms. Ruedig said she'd like the neighbors' opinions. She said the property was an interesting one for where it was in the District and that she took the look and aesthetic of it seriously. She said it was almost like the front of the house was less publicly visible than the rest of it, noting that the other sides of the house were very visible to parking lots, the middle school, and so on, but at the same time the location and context of the house didn't have historic homes around it, so she thought she could support it. She noted that the house was essentially a new building. Mr. Adams said he had an issue with the panels on the northern façade of the house because it seemed wrong but liked the idea of covering them with a material that changed the panel's reflectivity so that it wasn't shiny. He said he would be in support of the project if all the panels were covered with the skins. It was further discussed. Vice-Chair Doering said the house did have a new look and feel to it but she was sensitive to the neighbors and the general public and felt that there was a lot of visibility of the house from the parking lot, middle school, and ball fields. She said it was a place for the Commission to try the skin technology because the house was a newish-looking one and that she would support the project if the skin material was placed on all the solar surfaces. Mr. Chen said the price of the project could go up drastically in that case. Chairman Wyckoff said solar panels didn't have to go on the north side of the building.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Mr. Cracknell summarized the Commission's discussion and noted that the neighbors were given notice of the public hearing.

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulation:*

- 1. The skins shall be placed on the panels on the front main body of the house.*

City Council Representative Blalock seconded the motion.

Chairman Wyckoff said the project was one of the things in the educational part of the zoning ordinance and the fact that it would be visible from the middle school would be a good thing. Vice-Chair Doering said she was concerned about the glaring glass on the other side of the building where a lot of panels would be seen from the public view. City Council Representative Blalock noted that the City Council received a letter from the middle school asking for more solar panels, so he didn't think the school would mind seeing the panels.

Ms. Ruedig said the project would conserve and enhance property values and would be compatible with innovative technologies.

*The motion **passed** by a vote of 5-2, with Mr. Adams and Mr. Ryan voting in opposition.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Bruce L. Addison Revocable Trust of 2021, Sally E. Elshout Revocable Trust of 2021, owners**, for property located at **17 Pray Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows and a door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 37 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-245)

SPEAKING TO THE PETITION

The applicant Sally Elshout was present to review the petition. She said the French door was previously approved as well as the windows but they didn't do the windows due to lack of funds at the time, so she wanted permission for the windows for only the kitchen. She said the neighbors were in approval and that she had the window specifications.

In response to the Commission's questions, Ms. Elshout said the new windows would be Marvin Signature Elevate ones and would be at the back of the house.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulation:*

- 1. Marvin Signature Elevate windows shall be used.*

Vice-Chair Doering seconded the motion.

Ms. Ruedig said the project would conserve and enhance property values and have compatibility of design with surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

2. Petition of **Chatham Portsmouth, LLC, C/O Chatham Lodging Trust, owners**, for property located at **100 High Street**, wherein permission is requested to allow the installation of mechanical equipment on the roof of the existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-236)

SPEAKING TO THE PETITION

Meaghan Beausoleil was present on behalf of the applicant. She reviewed the petition and said the mechanical equipment could be painted to match.

In response to the Commission's questions, she said the carrier was DISH and the reasons the equipment was set up as proposed instead of in the center of the roofline was so it could have 360 degree coverage. Ms. Ruedig suggested putting the equipment behind the other overrun or on the other side of the box. Mr. Cracknell said an antenna could be moved. Ms. Beausoleil said she would talk to the engineers. Mr. Brown asked how tall it was. Ms. Beausoleil said it was six feet and the center line would be about 60 feet high. Mr. Ryan asked if some equipment would be mounted on the side of the building. Ms. Beausoleil said no, they it would be remounted to the pipe and nothing would penetrate the roof other than powerlines. Mr. Cracknell said the antenna would be the most intrusive piece to the eye and should be pushed toward the middle of the building, given how tall it was. Others agreed. Mr. Ryan suggested that the applicant return with an actual elevation and a view of what it would really look like. Mr. Adams suggested that the beta antenna be pushed back no closer to the façade of the building than the intersecting cable lines. Mr. Cracknell said the gamma antenna could be in a different location and that the A antenna could also be moved toward the middle of the building. It was further discussed. Mr. Ryan emphasized that he wanted to see an actual elevation. Mr. Brown agreed and said he'd like to see some views of the building as well.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **continue** the petition to the February 3 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

3. Petition of **Russell & Sprauge, LLC, owner**, for property located at **46 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (install

granite sills on brick façade where sloped mortar was used before) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 11 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-248)

SPEAKING TO THE PETITION

The project contractor Ben Ojay was present on behalf of the applicant. He said they were previously given permission to replace the brick on both sides of the building but neglected to address the sills. He said all the window sills were sloped mortar and were deteriorating, so they replaced all the brick and wanted to use granite sills. He showed a sample of the brick and the granite to the Commission.

Chairman Wyckoff said the sill was thin. Mr. Adams noted the history of the building and thought the applicant's proposal to have a stone sill rather than a wooden one was a good idea but said putting a stone in at an angle wasn't traditionally done. It was further discussed. Chairman Wyckoff said the actual thickness of the granite sill was important, and Mr. Ryan agreed. Mr. Ojay said he could get a thicker stone. Ms. Ruedig asked if the sill had to slope so much if the windows already had an angled sill. Mr. Ojay said he wouldn't have to slope it very much. Vice-Chair Doering said she supported something thicker but thought the space needed to be filled in, which meant that there might be a bunch of different sill heights. Mr. Ojay said he could make all the sills the same thickness.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulations:*

- 1. The sills shall be the width of between a brick and a half to two bricks and shall all be the same; and*
- 2. The flat sill shall have a slight minimal angle.*

The motion was seconded by Mr. Ryan.

Ms. Ruedig said the project would preserve the integrity of the District and have compatibility of design with surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

4. Petition of **Novocure, Inc., owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow exterior changes to a previously approved design as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and

lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-20-214)

SPEAKING TO THE PETITION

Project architect Mark Mueller was present on behalf of the applicant, along with the project team. He said a change in ownership occurred in the property to make it go from residential to business. He said the biggest change was that they wanted to extend the elevator to serve the roof level. Other changes included the size of the roof deck and a second means of egress off the roof, making it a roof appurtenance. He said the roof would be a flat top mansard expression with shed gables on the sides and that all the setback and height requirements would be met. He said the triple stacked windows were also changed to two windows with a space in-between to accommodate interior needs, and some small mechanical louvers above the garage doors were added. (See recording time stamp 1:45:46 for the entire presentation).

Ms. Ruedig asked if the visible portion would be clapboard. Mr. Mueller said the elevator overrun caused some facades to emerge from the base, so he chose to keep the clapboards intact. Ms. Ruedig said she did not agree with that line of reasoning and it was further discussed. Mr. Cracknell said there was a lot of space between the windows and doors and suggested making the roof run out further to provide cover for the door and break up the blank mass. Mr. Mueller said it would be possible to extend it out 18 inches.

Vice-Chair Doering said quite a large structure was created around the elevator shaft and overrun and asked if it was done for the math machinations necessary to meet code or for possible programming that might happen upstairs. Mr. Mueller said it was a bit of both and that having the flat top above the elevator shaft drove the geometry of where he could start sloping. He said the required run of the stair prescribed the outer face of the doors and he was trying to connect those two points. Mr. Cracknell noted that the mansard roof design was the only viable solution to provide the headroom needed, and it was further discussed. Mr. Mueller continued his presentation. Chairman Wyckoff said he saw no provisions for a rail. Mr. Mueller said there was no safety rail but there was a small parapet on one side.

Mr. Adams asked how Mr. Mueller would reconcile the wooden framing on the street side with the brick below and above the windows on the Vaughan parking lot building side. Mr. Mueller said the trims would match at some point. Mr. Ryan said some of the changes in the windows and other changes were unfortunate but were necessary to make the building usable, so he could accept them. He said the massing was good and the roof was a great way to counterbalance all the flat roofs in the city. He suggested squaring off the sloped stairway exit off the Vaughan Mall area to make it more of an architectural space, but he thought it was a great addition. There was more discussion. Mr. Brown wondered if moving the stairwell closer to the heat pumps would hide it better than having it seen from the most historic front of the building. Mr. Mueller said the stair location was fixed and wouldn't move it much, if at all. Mr. Cracknell said it seemed intrusive and suggested some sort of trellis on the street face of the stairwell to soften it. It was further discussed. Vice-Chair Doering said the stair was very utilitarian and agreed that some flair should be placed on it, but otherwise she was in support of the project.

Chairman Wyckoff opened the public hearing

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulations:*

- 1. The gable end and the elevator roof structure shall be infilled with roofing material to match the material on the main mansard roof structure;*
- 2. The door shall be extended over the egress door with some supporting brackets; and*
- 3. An updated stairwell design shall be submitted that considers the aesthetics of the Vaughan Mall as discussed.*

Mr. Brown seconded the motion.

City Council Representative Blalock said the project would conserve and enhance property values and have compatibility of design with surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

5. Petition of **Suzanna Barber & Kimery Poldrack, owners**, for property located at **28 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (new siding, windows, doors, new front porch stairs and new rear deck) and new construction to an existing structure (add 1-story addition over existing rear 1st floor footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 34 and lies within the Single Residence B (SRB) and Historic Districts. (LU-22-240)

SPEAKING TO THE PETITION

Project architect Leah McGovern was present on behalf of the applicant. She said the proposal was to fully renovate the 1913 house by stripping off the vinyl windows and the aluminum siding and replacing the windows with Marvin Elevate SDLS. She noted that the rear addition was added on in the 1970s. She said the porch would be opened up like an early Craftsman style and the rear addition on the second floor would follow the footprint of the 1970s addition.

Chairman Wyckoff said a lot of details were missing. Ms. Ruedig asked if there were original clapboards under the siding. Ms. McGovern said she believed there were. Ms. Ruedig said anything found that was part of the original design should be restored. She said the vertical siding between the upper and lower stories was not seen before in the Historic District and thought the building would have had simple columns instead of stone pillars like the ones proposed, and it was further discussed. Ms. Ruedig said she had no problem with the addition's massing. Mr. Ryan said there a lot to like but didn't care for the vertical board siding. He said he

liked the massing but wished it were a work session instead of a public hearing because there was a lot to take in and a lot of missing details. He said the Commission also needed to know material selection for siding and roofs, type of garage door, type of stone and so on.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **continue** the petition to the February 3 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

Mr. Adams recused himself from the following petition.

6. Petition of **Ryan & Karen Baker, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (enlarge existing sunroom with walkout deck space above) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-215)

SPEAKING TO THE PETITION

The applicant Ryan Baker was present. He said the project was approved by the BOA and HDC previously but the approval expired so he was resubmitting it for approval for a sunroom to provide access to the yard and driveway. He reviewed the changes and said he also wanted to install a skylight on the third floor to have more light.

Ms. Ruedig said everything was happening in the back and she didn't see anything much different from the previously-approved design. She asked if the roof deck would have wood railings. Mr. Baker agreed. Vice-Chair Doering said she could support the project because the changes were all improvements and in line with the outline of the house. Chairman Wyckoff said the original roof of the porch would be lost and it was further discussed. Mr. Ryan said the railing didn't look like it would meet code and thought more details were needed.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulations:*

- 1. The decking and railing system shall be submitted for administrative approval, and*
- 2. The new window and door trim for the new addition shall match existing*

Mr. Brown seconded the motion.

Ms. Ruedig said the project would conserve and enhance property values and would have compatibility of design with surrounding properties.

*The motion **passed** by unanimous vote, 6-0.*

Mr. Adams resumed his voting seat.

7. **REQUEST TO POSTPONE-** Petition of **Strawbery Banke, Inc., owner**, for property located at **65 Washington Street (63 Puddle Lane)**, wherein permission is requested to allow renovations to an existing structure (remove and replace siding, windows, add new rear door to match existing front door and replace chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-255)

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **postpone** the petition to the February 3 meeting, seconded by Ms. Ruedig. The motion **passed** by unanimous vote, 7-0.*

V. WORK SESSIONS (NEW BUSINESS)

Mr. Ryan recused himself from the following work session.

A. Work Session requested by **Christopher Daniel Freund, owner**, for property located at **37 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (add separate first and second floor additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 16 and lies within the General Residence A (GRA) and Historic Districts. (LUHD-563)

The applicant Dan Freund was present and said he wanted to enhance his property by replacing the carport and creating a greater flow between the barn and the house by bumping out the structure five feet and adding ten feet of second story to the extension from the barn, which would accommodate a stairwell and a second-floor bathroom.

In response to Vice-Chair Doering's questions, Mr. Freund said he wanted to make changes to just the space between the existing kitchen and the barn and proposed a shed dormer to extend over a third of the barn. He said the structure in the back was the barn and the structure in the front of it was a garage extension that had a garage door and didn't serve much purpose. He said he wanted to retain the shakes on the barn. Vice-Chair Doering said the barn part made sense to

her. She asked if the barn extension would completely cover the one-story garage. Mr. Fruend said he wanted to keep it shy to allow more balance between the new barn structure and the existing house. He said the shed dormer would face the yard and the connection between the barn would face the yard as well and allow flow into the back yard. Vice-Chair Doering said she had difficulty imagining the backyard corner where the two structures came together, and it was further discussed. Mr. Adams asked what the program's purpose was. Mr. Fruend said he wanted to enhance the property to bring it in line with the development in the neighborhood. He noted that he had aging parents and wanted the option to have space for them. An ADU was discussed. Mr. Cracknell said two kitchens defined in ADU in Portsmouth.

Vice-Chair Doering suggested getting rid of the carport, doing something bigger with the barn, getting a one-stall garage in the front, and cleaning up the lines to make it easier to bring the two structures together. She said the back corner would present more options, like a sunroom. She said doing the basic things of residing, refinishing, and cleaning up corner boards and so on would make a huge difference in the value, appearance, and comfort of the home. Chairman Wyckoff said variances would also be required for extending the barn. Mr. Adams said he had always steered away from trying to rehab barns for his clients. He said Mr. Fruend's proposal to enhance his property to make it look as prosperous as his neighbors' seemed to be a funny way to do it. He said a different plan of utilizing new materials all the way through would be much easier to accomplish. Mr. Fruend said the barn was hand-hewn timber, and it was further discussed. Mr. Cracknell said the solution might be not to touch the barn so that it wouldn't need a variance. He said he could see a rear addition on the house and the removal of the single-story shed and a two-story form like an ell that would create a courtyard, which he demonstrated on the diagram. It was decided that the Commission would do a site walk within the next two weeks.

DECISION OF THE COMMISSION

*Vice Chair Doering moved to **continue** the work session to the February 3 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 6-0.*

VI. ADJOURNMENT

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

February 01, 2023

- | | | |
|----|----------------------------------|------------------------|
| 1. | 40 Court Street (LUHD-550) | -Recommended Approval |
| 2. | 11 Sheafe Street (LUHD-552) | -Request to Postpone |
| 3. | 55 Gates Street (LUHD-553) | -Recommended Approval |
| 4. | 82 Congress Street (LUHD-569) | - Recommended Approval |
| 5. | 85 Daniel Street (LUHD-571) | - Recommended Approval |
| 6. | 150 Daniel Street (LUHD-572) | - Recommended Approval |
| 7. | 114 Maplewood Avenue (LUHD-573) | - Recommended Approval |
| 8. | 33 Bow Street, Unit B (LUHD-575) | -TBD |
| 9. | 40 Pleasant Street | -TBD |

1. 40 Court Street - Recommended Approval

Background: The applicant is seeking approval for HVAC equipment and screening.

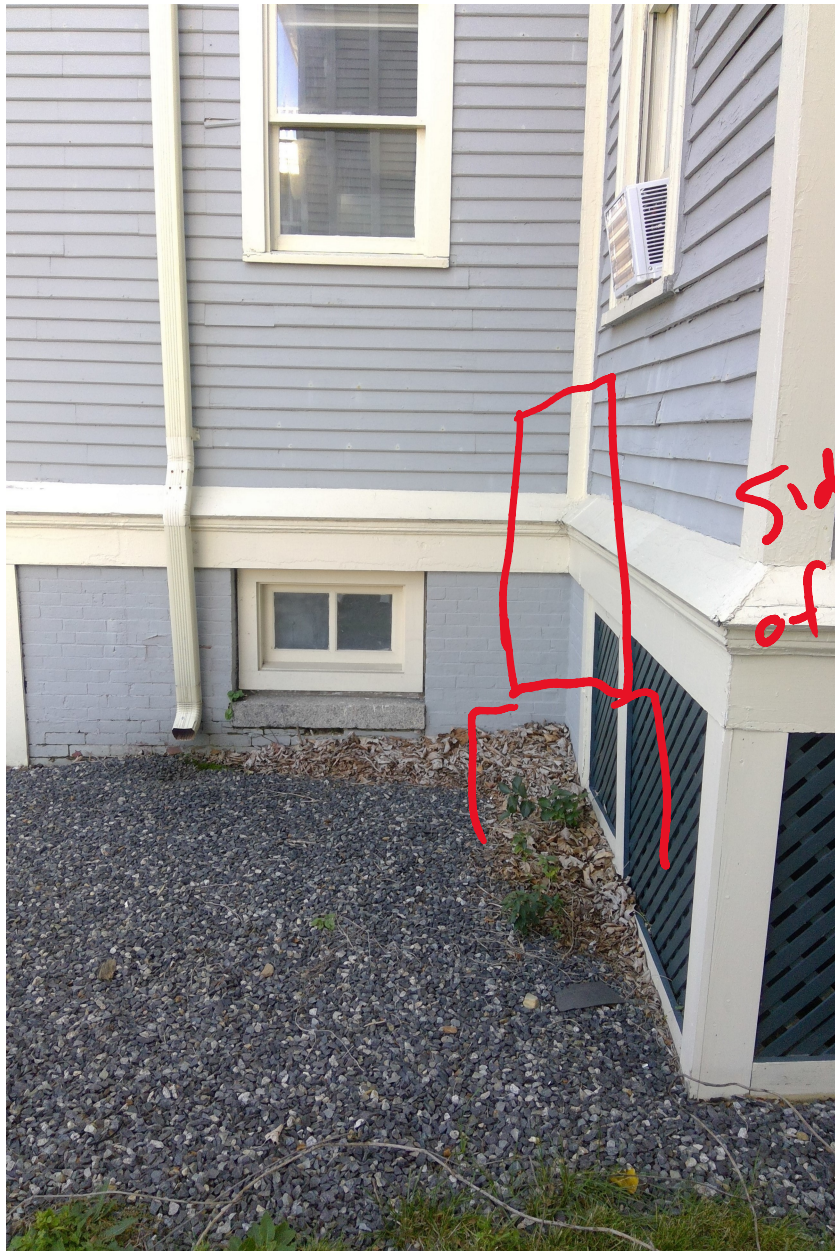
Staff Comment: Recommended Approval

Stipulations:

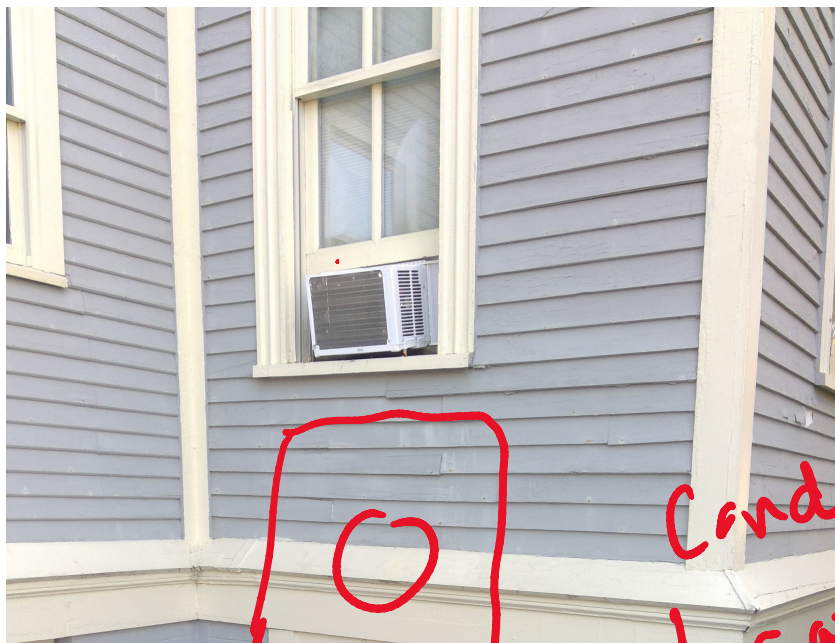
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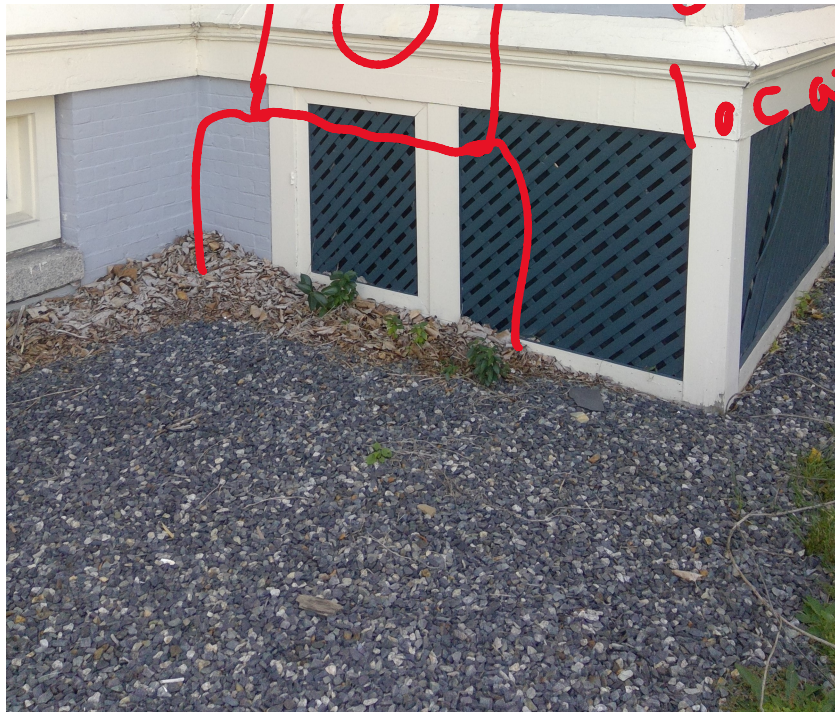
line sets
running down
and under
bump out



Side view
of
condenser



Condenser
location



Location



line sets
under bump
out. Condenser
on other side

MFZ-KJ09NA & MUFZ-KJ09NAHZ
9,000 BTU/H FLOOR-MOUNTED INDOOR UNIT
9,000 BTU/H HYPER-HEATING OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....MFZ-KJ09NA

Outdoor Unit.....MUFZ-KJ09NAHZ

INDOOR UNIT FEATURES

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
 - Hand-held Remote Controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Unit can be recessed mounted into wall

OUTDOOR UNIT FEATURES

- Built-in base pan heater

SPECIFICATIONS: MFZ-KJ09NA & MUFZ-KJ09NAHZ

Cooling at 95°F ¹	Maximum Capacity	BTU/H	14,000
	Rated Capacity	BTU/H	9,000
	Minimum Capacity	BTU/H	2,300
	Maximum Power Input	W	1,250
	Rated Power Input	W	570
	Moisture Removal	Pints/h	1.4
	Sensible Heat Factor		0.79
Heating at 47°F ²	Power Factor [208V / 230V]	%	86.0 / 86.0
	Maximum Capacity	BTU/H	19,000
	Rated Capacity	BTU/H	11,000
	Minimum Capacity	BTU/H	2,900
	Maximum Power Input	W	2,370
	Rated Power Input	W	750
Heating at 17°F ³	Power Factor [208V / 230V]	%	94.0 / 94.0
	Maximum Capacity	BTU/H	13,400
	Rated Capacity	BTU/H	7,500
	Maximum Power Input	W	1,860
Heating at 5°F ⁴	Rated Power Input	W	810
	Maximum Capacity	BTU/H	11,000
Heating at 5°F ⁴	Maximum Power Input	W	1,600
Heating at -4°F ⁵	Maximum Capacity	BTU/H	9,130
Heating at -13°F ⁷	Maximum Capacity	BTU/H	7,260
Efficiency	SEER		28.2
	EER ¹		15.8
	HSPF [IV]		13.0
	COP at 47°F ²		4.3
	COP at 17°F at Maximum Capacity ³		2.11
	COP at 5°F at Maximum Capacity ⁴		2.01
	ENERGY STAR® Certified		Yes
Electrical	Voltage, Phase, Frequency		208/230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	15
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
Indoor Unit	Power Supply		Indoor unit is powered by the outdoor unit
	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.62
	Fan Motor Type		DC Motor
	Airflow Rate at Cooling, Dry	CFM	138–198–272–360–417
	Airflow Rate at Cooling, Wet	CFM	117–168–231–306–354
	Airflow Rate at Heating, Dry	CFM	138–191–254–328–417
	Sound Pressure Level [Cooling]	dB[A]	21–27–34–41–46
	Sound Pressure Level [Heating]	dB[A]	21–27–34–40–46
	Drain Pipe Size	In. [mm]	5/8 O.D [15]
	Coating on Heat Exchanger		—
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W x D x H: In. [mm]	29-17/32 x 8-15/32 x 23-5/8 [750 x 215 x 600]
	Package Dimensions	W x D x H: In. [mm]	32-2/16 x 10-3/16 x 27-2/16 [816 x 275 x 693]
	Unit Weight	Lbs. [kg]	33 [15.0]
	Package Weight	Lbs. [kg]	41 [18.5]
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp [Maximum / Minimum]*	°F	90 DB, 73 WB / 67 DB, 57 WB
	Heating Intake Air Temp [Maximum / Minimum]	°F	80 DB / 70 DB

NOTES:

AHRI Rated Conditions
(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB
⁵Heating at -4°F (Indoor // Outdoor) °F 70 DB, 60 WB // -4 DB, -5 WB
⁷Heating at -13°F (Indoor // Outdoor) °F 70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

SPECIFICATIONS: MFZ-KJ09NA & MUFZ-KJ09NAHZ

Outdoor Unit	MCA	A	11.0
	MOCP	A	15
	Fan Motor Full Load Amperage	A	0.5
	Fan Motor Output	W	50
	Airflow Rate [Cooling / Heating]	CFM	1074 / 1202
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Sound Pressure Level, Cooling ¹	dB(A)	48
	Sound Pressure Level, Heating ²	dB(A)	50
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB140FQUMT
	Compressor Rated Load Amps	A	8.2
	Compressor Locked Rotor Amps	A	10.3
	Compressor Oil [Type // Charge]	oz.	FV50S // 11.8
	External Finish Color		Munsell 3Y 7.8/1.1
	Base Pan Heater		Built-in
	Unit Dimensions	W x D x H: In. [mm]	31-1/2 x 11-1/4 x 21-5/8 [800 x 285 x 550]
	Package Dimensions	W x D x H: In. [mm]	37 x 14-15/16 x 24-13/16 [940 x 380 x 630]
	Unit Weight	Lbs. [kg]	83 [38]
	Package Weight	Lbs. [kg]	90 [90]
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 14 DB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	11 / 14
	Heating Air Temp [Maximum / Minimum]	°F	75 DB, 65 WB / -13 DB, -14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Maximum Charge Quantity	Lbs, oz	2.0, 10.0
	Initial Charge Quantity	Ft. [m]	25.0 [7.5]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Piping	Gas Pipe Size O.D. [Flared]	In.[mm]	3/8 [9.52]
	Liquid Pipe Size O.D. [Flared]	In.[mm]	1/4 [6.35]
	Maximum Piping Length	Ft. [m]	65 [20]
	Maximum Height Difference	Ft. [m]	40 [12]
	Maximum Number of Bends		10

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
⁵ Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
⁷ Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

INDOOR UNIT ACCESSORIES: MFZ-KJ09NA

Control Interface	BACnet® and Modbus® Interface	PAC-UKPRC001-CN-1
	CN24 Relay Kit	CN24RELAY-KIT-CM3
	IT Extender	PAC-WHS01IE-E
	kumo station® for kumo cloud®	PAC-WHS01HC-E
	Lockdown bracket for remote controller	RCMKP1CB
	System Control Interface	MAC-334IF-E
	Thermostat Interface	PAC-US444CN-1
	Thermostat Interface	PAC-US445CN-1
	USNAP Adapter	PAC-WHS01UP-E
	Wireless Interface for kumo cloud®	PAC-USWHS002-WF-2
Remote Sensor	Wired Remote Sensor	M21EAA307
	Wireless temperature and humidity sensor for kumo cloud®	PAC-USWHS003-TH-1
Wired Remote Controller	Deluxe Wired MA Remote Controller†	PAR-40MAAU
	Simple MA Remote Controller†	PAC-YT53CRAU-J
	Touch MA Controller†	PAR-CT01MAU-SB
Wireless Remote Controller	kumo touch™ RedLINK™ Wireless Controller	MHK2
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	X86-003
	Blue Diamond Alarm Extension Cable — 6.5 Ft.	C13-192
	Blue Diamond MultiTank — collection tank for use with multiple pumps	C21-014
	Blue Diamond Sensor Extension Cable — 15 Ft.	C13-103
	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	COMBI
	Sauermann Condensate Pump	SI30-230
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - Black	TAZ-MS303
	(30A/600V/UL) [fits 2" X 4" utility box] - White	TAZ-MS303W
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
Filter	Anti-allergy Enzyme Filter	MAC-408FT-E
Floor Mount Air Guide	Floor Mount Air Guide	MAC-760FD-E
Lineset	15' x 1/4" x 15' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-15
	30' x 1/4" x 30' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-30
	50' x 1/4" x 50' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-50
	65' x 1/4" x 65' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-65

NOTES:

†Requires MAC-334IF-E

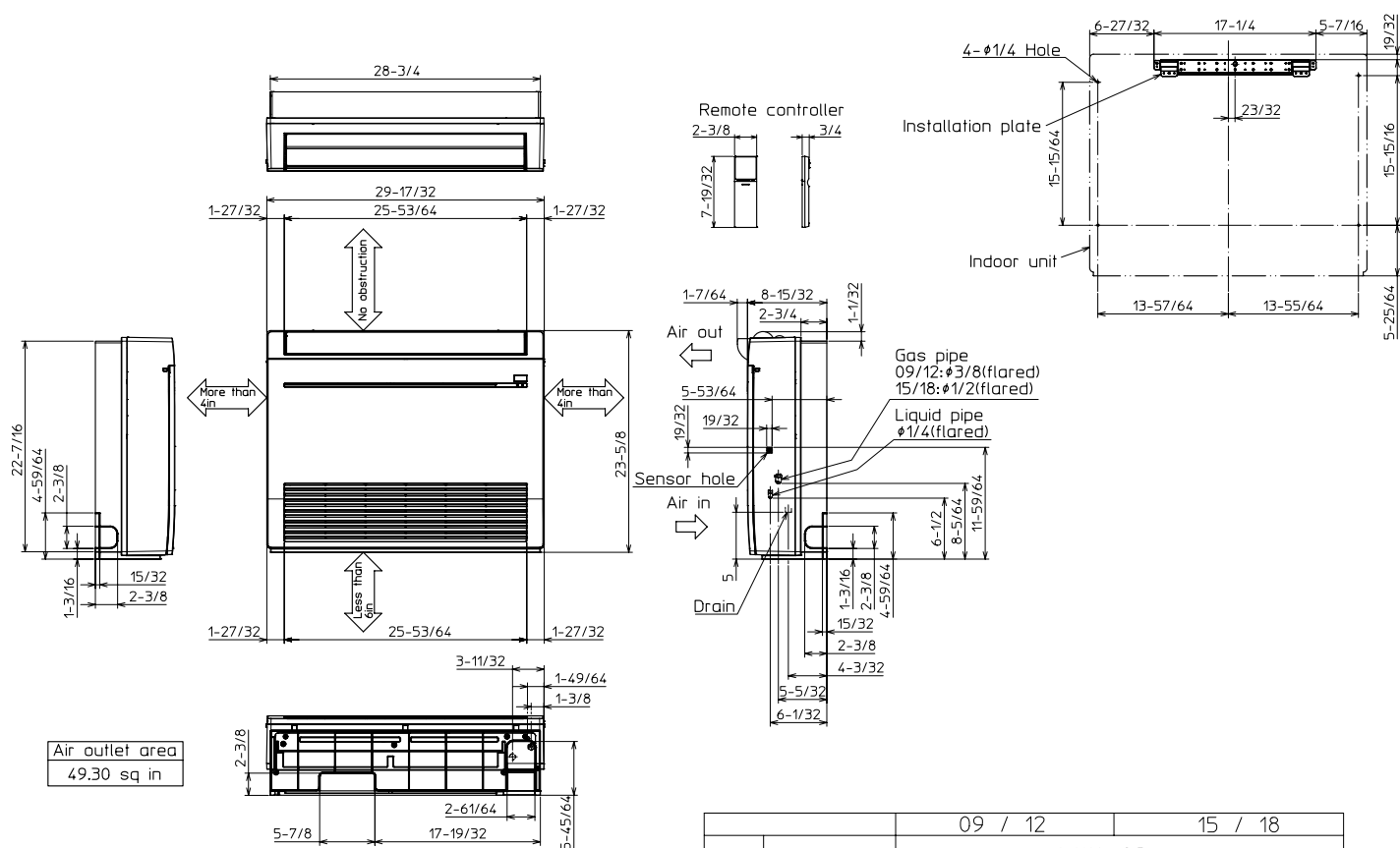
- M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount
Allows indoor units to connect to an MA Controller:
Deluxe MA Remote Controller
Simple MA Controller
Touch MA Controller

OUTDOOR UNIT ACCESSORIES: MUFZ-KJ09NAHZ

Air Outlet Guide	Air Outlet Guide	MAC-881SG
	Air Outlet Guide	MAC-886SG-E
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	USB/UART Conversion Cable (Required for all laptop connection)	M21EC1397
Hail Guards	Hail Guard	HG-A7
	Hail Guard	HG-B4
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

INDOOR UNIT DIMENSIONS: MFZ-KJ09NA

Unit: inch



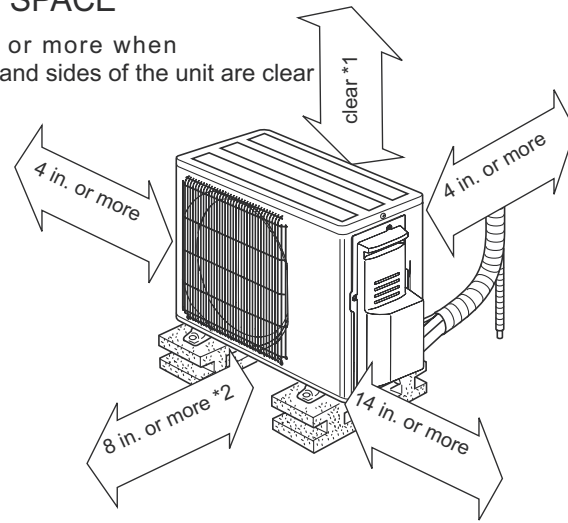
		09 / 12		15 / 18	
Pipe cover	For liquid line	1-1/16 O.D			
	For gas line	1-1/16 O.D		1-7/32 O.D	
Piping	Liquid line	Flared connection 1/4			
	Gas line	Flared connection 3/8		Flared connection 1/2	
Drain hose		Heat insulater 1-9/64 O.D	Connection point 5/8 O.D	Effective length 13-25/32 (case of right backward piping)	

OUTDOOR UNIT DIMENSIONS: MUFZ-KJ09NAHZ

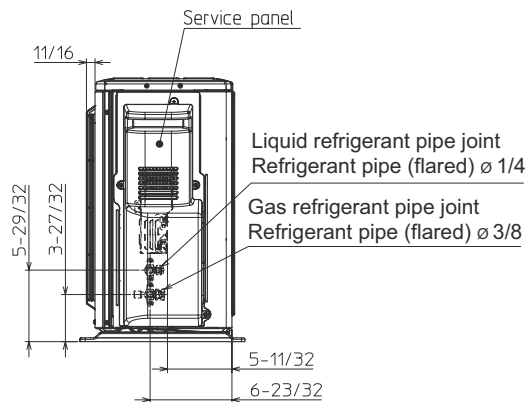
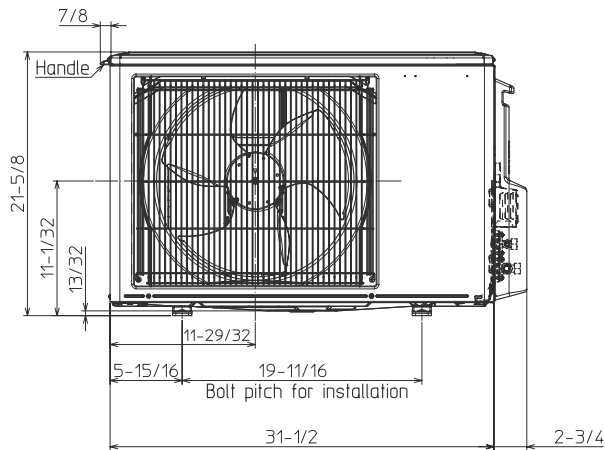
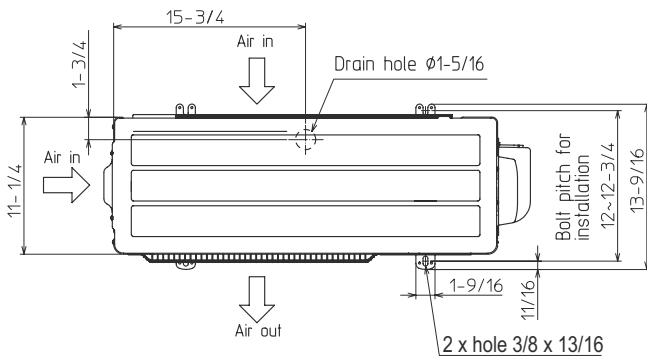
Unit: inch

REQUIRED SPACE

*1 4 in. or more when front and sides of the unit are clear



*2 When any 2 sides of left, right and rear of the unit are clear



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

FORM# MFZ-KJ09NA & MUFZ-KJ09NAHZ - 202211



40 Court Street



Property Information

Property ID 0127-0001-0000
Location 40 COURT ST
Owner 40 COURT STREET HOLDINGS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

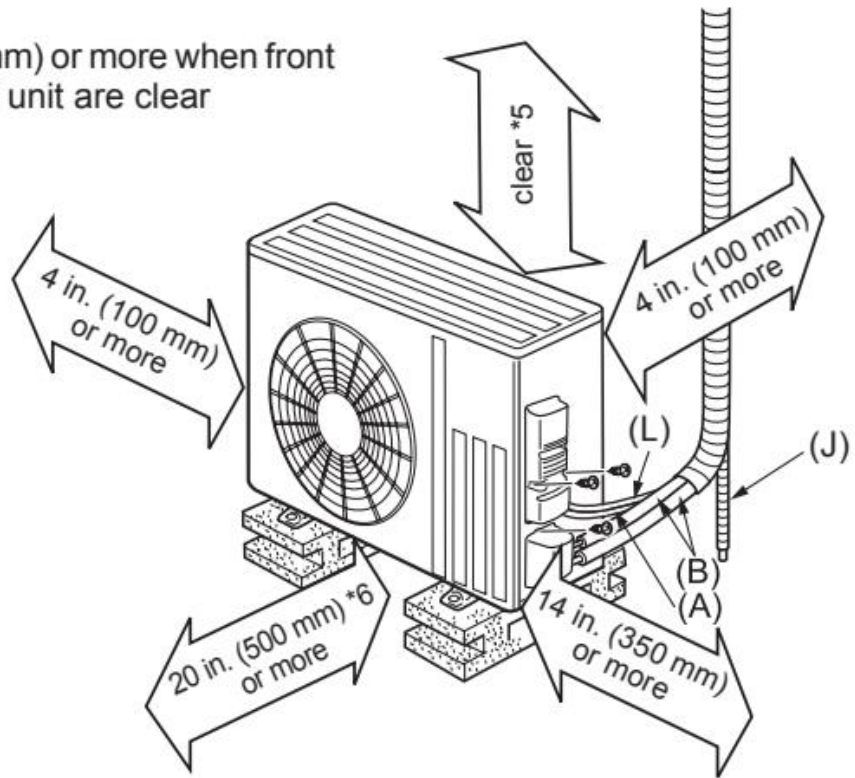
City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2022
Data updated 3/9/2022

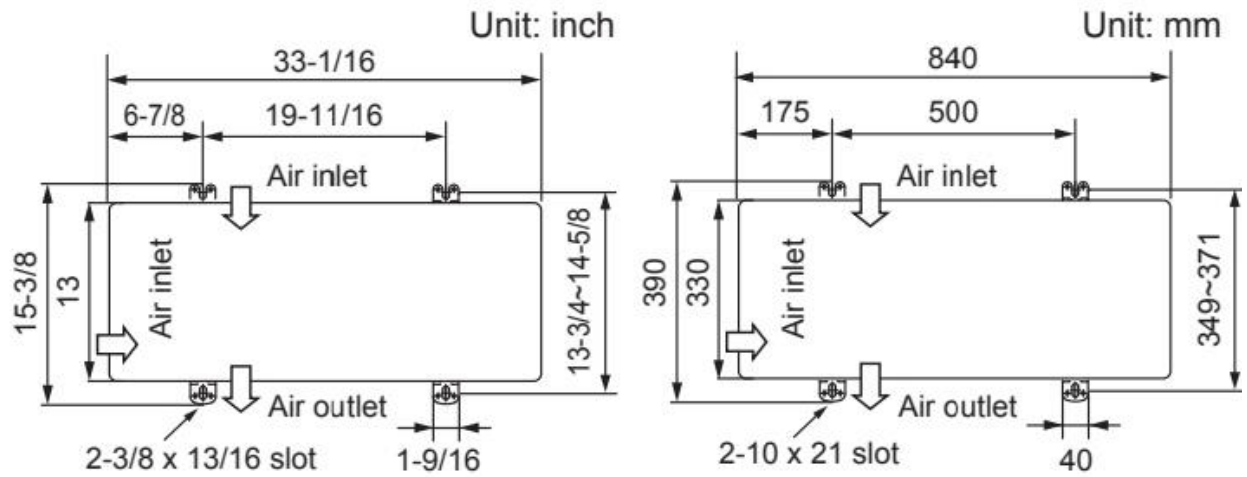
Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

<KJ15/18>

*5 20 in. (500 mm) or more when front and sides of unit are clear



*6 When any 2 sides of left, right and rear of unit are clear



2. 11 Sheafe Street

- Request to Postpone

Background: The applicant is seeking approval for HVAC equipment, siding, new bulkhead and roofing.

Staff Comment: Request to Postpone

Stipulations:

1. _____
2. _____
3. _____

3. 55 Gates Street

- Recommended Approval

Background: The applicant is seeking approval for HVAC equipment with screening.

Staff Comment: Recommended Approval

Stipulations:

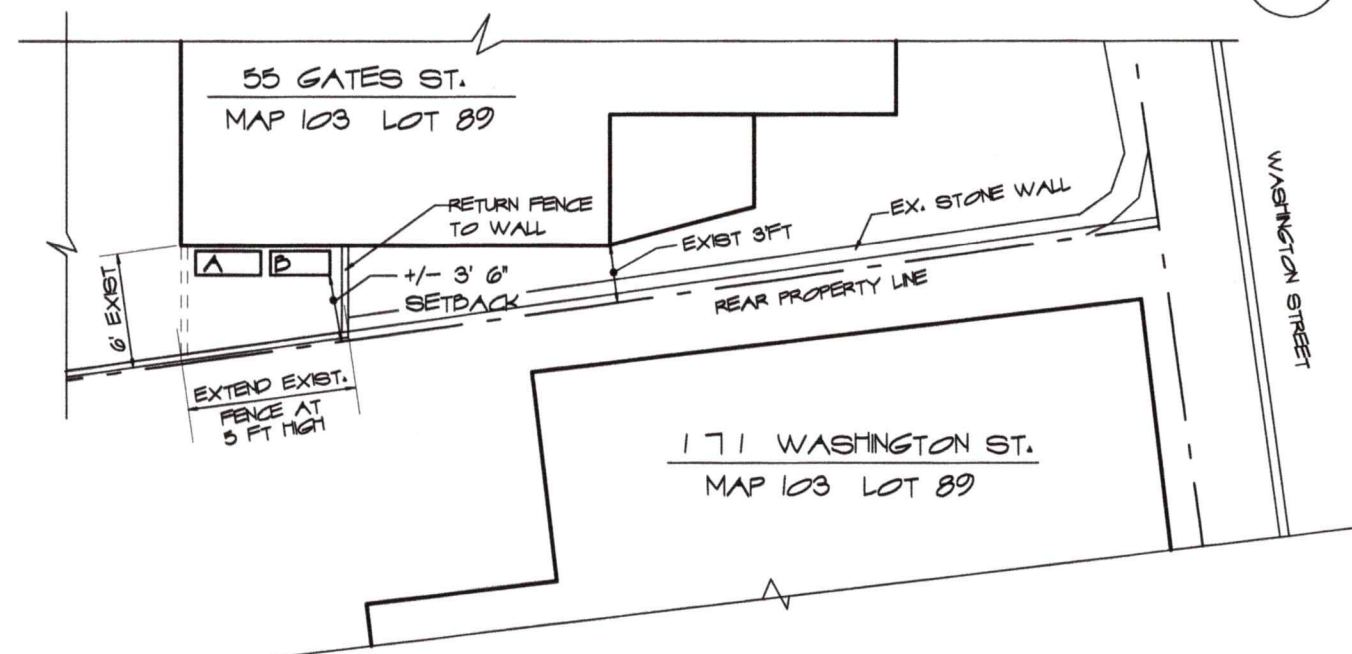
1. _____
2. _____
3. _____



REAR ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE & REAR ELEVATION



PROPOSED HEAT PUMP LOCATION
SCALE: 1" = 10'-0"
NOTE: LOT PLAN GENERATED FROM TAX MAP AND FIELD MEASUREMENT BY ANNE WHITNEY ARCHITECT



VIEW FROM MANCOCK STREET

<p>MDC ADMIN. HEATPUMPS & HARD-PLANK AT REAR ELE.</p> <p>RENOVATIONS, STONE RESIDENCE</p> <p>55 GATES STREET</p>	<p>801 Islington St, Suite 32 Portsmouth, NH 03801 603-502-4387 archwhit@aol.com</p> <p>ANNE WHITNEY ARCHITECT</p> <p>PORTSMOUTH, NH</p>
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<p>Project: 2110</p> <p>Revisions:</p>	<p>Date: 11/22/22</p> <p>1 OF 1</p>
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Samsung "Max Heat" FJM Series, 4 Port Condensing Unit

Job Name _____
 Purchaser _____
 Submitted to _____
 Unit Designation _____

Location _____
 Engineer _____
 Reference ☐ Approval ☐ Construction ☐
 Schedule # _____

Model	US Code		JXH36S4B
	Model Number		AJ036BXS4CH/AA
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	34,000 / 39,600
		Heating (Btu/h)	36,000 / 36,600
	Heating Capacity at 5°F OA, 70° Indoor DB (Btu/h)		36,600
	Heating Capacity at -13°F OA, 70° Indoor DB (Btu/h)		25,590
	Minimum Cooling Capacity (Btu/h)		6,500
	Minimum Heating Capacity (Btu/h)		7,500
	SEER (Ducted / Mixed / Non-ducted)		18.0 / 19.0 / 20.0
	EER (Ducted / Mixed / Non-ducted)		11.0 / 11.75 / 12.5
	HSPF (Ducted / Mixed / Non-ducted)		9.1 / 9.8 / 10.5
Power	Voltage	(v/Hz)	1 / 208-230 / 60
	Nominal Current ¹	Cooling (A)	13.0
		Heating (A)	12.2
	Max. Breaker	Amps	40
	Minimum Circuit Ampacity (A)		36.5
Dimensions	W X H X D	Inches	37 x 47 5/8 x 13
	Weight	lbs.	192.9
Noise Level	Cooling	dB (A)	52
	Heating	dB (A)	55
Operating Temperatures	Cooling		14 ~ 114.8°F (-5 ~ 46.0°C)
	Heating		-13 ~ 75°F (-25 ~ 24.0°C)
Pipe Connections	High Side		1/4" X 4
	Low Side (suction)		3/8" X 2 + 1/2" X 2
	Maximum Individual Line Set Length		82 ft
	Maximum Line Set Length (total)		230 ft
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
		Highest to lowest indoor	25 ft
	Included Pipe Adapters		2 - 1/2" X 3/8", 2 - 1/2" X 5/8"
Condenser Fan	Motor		BLDC With Propeller Fan (2)
	Output	Watts / FLA	125 X 2 / 1.28 X 2
		CFM	3,885
Compressor	Type		Twin BLDC Rotary Inverter
	RLA	Amps	25.6
Heat Exchanger	Type	Aluminum Fin - Copper Tube	
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
	Factory Charge		127 oz
	Charged for		164 ft
	Additional Refrigerant		0.22 oz/ft over 164 ft
Accessories	Wall Bracket		<input type="checkbox"/> CKN-250
	Wind Baffle	Front	<input type="checkbox"/> WBF-1M2
		Back	<input type="checkbox"/> WBB-2M-B
Certifications	Safety		ETL (UL 1995)
	AHRI Certification Number	Non-Ducted	207349920
		Ducted	207350085
		Mixed	207350834
	ENERGY STAR® Certification		Applies to AHRI non ducted listing
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		

* Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240. Refer to www.AHRIdirectory.org for current reference numbers.

¹ Rated current is based on highest combination ratio of non-ducted indoor units.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.



A

General Information

- The Samsung Max Heat system shall provide high heating capacity at -13°F outside temperature
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire
- The outdoor unit shall have a base pan heater as standard to ensure optimal defrost cycle water drainage
- Auto-restart after power loss
- Available maximum current setting option to reduce operating current.
- System energy consumption can be viewed using Samsung SmartThings mobile app (not revenue grade, for reference only).
- Soft-start to reduce current demand during compressor start
- Optional snow accumulation prevention setting to prevent snow drifting against idle outdoor units
- Auto or manual addressing of indoor units

Construction

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

Heat Exchanger

- The heat exchanger shall be mechanically bonded fin to copper tube

Controls

- Control signal shall be a DDC type signal
- Interconnect control wire between outdoor and indoor units shall be 16AWG X 2
- Controls shall integrate with a BMS system
- The system shall integrate with the Samsung Controls solution

Refrigerant System

- The refrigerant shall be R410A
- The compressor shall be hermetically sealed, inverter controlled, Twin BLDC Rotary
- Refrigerant flow shall be controlled by 4 separate electronic expansion valves at outdoor unit

Indoor Unit Compatibility

Will only operate with Samsung evaporator model numbers:
 AR**TSFABWKNCV (RNS**ABT): 7,000 - 24,000 Btu/h models
 AR**BSFCMWKNCV (RNS**CMB): 7,000 - 24,000 Btu/h models
 AR**TSFYBWKNCV (RNS**YBT): 7,000 - 24,000 Btu/h models
 AC0**BNNDCH/AA (CNH**NDB): 9,000 - 18,000 Btu/h models
 AC0**BN1DCH/AA (CNH**1DB): 9,000 - 12,000 Btu/h models
 AC0**BNJDCH/AA (CNH**JDB): 9,000 - 18,000 Btu/h models
 AC0**BNLDCH/AA (CNH**LDB): 9,000 - 18,000 Btu/h models
 AC0**BNZDCH/AA (CNH**ZDB): 12,000 - 24,000 Btu/h models
 AJ0**BNHDCH/AA (JNH**HDB): 9,000 - 18,000 Btu/h models

Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR® criteria. Ask your contractor for details or visit www.energystar.gov.



Samsung "Max Heat" FJM Series, 4 Port Condensing Unit

Job Name _____
 Purchaser _____
 Submitted to _____
 Unit Designation _____

Location _____
 Engineer _____
 Reference ☐ Approval ☐ Construction ☐
 Schedule # _____

Model	US Code		JXH30S4B
	Model Number		AJ030BXS4CH/AA
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	28,400 / 28,400
		Heating (Btu/h)	28,600 / 28,600
	Heating Capacity at 5°F OA, 70° Indoor DB (Btu/h)		28,600
	Heating Capacity at -13°F OA, 70° Indoor DB (Btu/h)		20,000
	Minimum Cooling Capacity (Btu/h)		6,500
	Minimum Heating Capacity (Btu/h)		7,500
	SEER (Ducted / Mixed / Non-ducted)		17.0 / 18.0 / 19.0
	EER (Ducted / Mixed / Non-ducted)		10.5 / 11.5 / 12.5
	HSPF (Ducted / Mixed / Non-ducted)		9.8 / 10.4 / 11.0
Power	Voltage	(v/Hz)	1 / 208-230 / 60
	Nominal Current ¹	Cooling (A)	10.9
		Heating (A)	10.0
	Max. Breaker	Amps	30
	Minimum Circuit Ampacity (A)		26.0
Dimensions	W X H X D	Inches	37 x 39 5/16 x 13
	Weight	lbs.	173.1
Noise Level	Cooling	dB (A)	54
	Heating	dB (A)	58
Operating Temperatures	Cooling	14 ~ 114.8°F (-10 ~ 46.0°C)	
	Heating	-13 ~ 75°F (-25 ~ 24.0°C)	
Pipe Connections	High Side		1/4" X 4
	Low Side (suction)		3/8" X 2 + 1/2" X 2
	Maximum Individual Line Set Length		82 ft
	Maximum Line Set Length (total)		230 ft
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
		Highest to lowest indoor	25 ft
	Included Pipe Adapters		2 - 1/2" X 3/8"
Condenser Fan	Motor		BLDC With Propeller Fan (1)
	Output	Watts / FLA	125 / 1.28
		CFM	2,493
Compressor	Type		Twin BLDC Rotary Inverter
	RLA	Amps	18.4
Heat Exchanger	Type	Aluminum Fin - Copper Tube	
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
	Factory Charge		119.9 oz
	Charged for		131 ft
	Additional Refrigerant		0.22 oz/ft over 131 ft
Accessories	Wall Bracket		<input type="checkbox"/> CKN-250
	Wind Baffle	Front	<input type="checkbox"/> WBF-2M-B
		Back	<input type="checkbox"/> WBB-11M
Certifications	Safety		ETL (UL 1995)
	AHRI Certification Number	Non-Ducted	207349919
		Ducted	207350083
		Mixed	207350096
	ENERGY STAR® Certification		Applies to AHRI non ducted listing
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		

* Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240. Refer to www.AHRIdirectory.org for current reference numbers.

¹ Rated current is based on highest combination ratio of non-ducted indoor units.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.



B

General Information

- The Samsung Max Heat system shall provide high heating capacity at -13°F outside temperature
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire
- The outdoor unit shall have a base pan heater as standard to ensure optimal defrost cycle water drainage
- Auto-restart after power loss
- Available maximum current setting option to reduce operating current.
- System energy consumption can be viewed using Samsung SmartThings mobile app (not revenue grade, for reference only).
- Soft-start to reduce current demand during compressor start
- Optional snow accumulation prevention setting to prevent snow drifting against idle outdoor units
- Auto or manual addressing of indoor units

Construction

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

Heat Exchanger

- The heat exchanger shall be mechanically bonded fin to copper tube

Controls

- Control signal shall be a DDC type signal
- Interconnect control wire between outdoor and indoor units shall be 16AWG X 2
- Controls shall integrate with a BMS system
- The system shall integrate with the Samsung Controls solution

Refrigerant System

- The refrigerant shall be R410A
- The compressor shall be hermetically sealed, inverter controlled, Twin BLDC Rotary
- Refrigerant flow shall be controlled by 4 separate electronic expansion valves at outdoor unit

Indoor Unit Compatibility

Will only operate with Samsung evaporator model numbers:
 AR**TSFABWKNCV (RNS**ABT): 7,000 - 24,000 Btu/h models
 AR**BSFCMWKNCV (RNS**CMB): 7,000 - 24,000 Btu/h models
 AR**TSFYBWKNCV (RNS**YBT): 7,000 - 24,000 Btu/h models
 AC0**BNNDCH/AA (CNH**NDB): 9,000 - 18,000 Btu/h models
 AC0**BN1DCH/AA (CNH**1DB): 9,000 - 12,000 Btu/h models
 AC0**BNJDCH/AA (CNH**JDB): 9,000 - 18,000 Btu/h models
 AC0**BNLDCH/AA (CNH**LDB): 9,000 - 18,000 Btu/h models
 AC0**BNZDCH/AA (CNH**ZDB): 12,000 - 18,000 Btu/h models
 AJ0**BNHDCH/AA (JNH**HDB): 9,000 - 18,000 Btu/h models

Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR® criteria. Ask your contractor for details or visit www.energystar.gov.



4. 82 Congress Street

- Recommended Approval

Background: The applicant is seeking approval for exterior duct work and louver changes.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

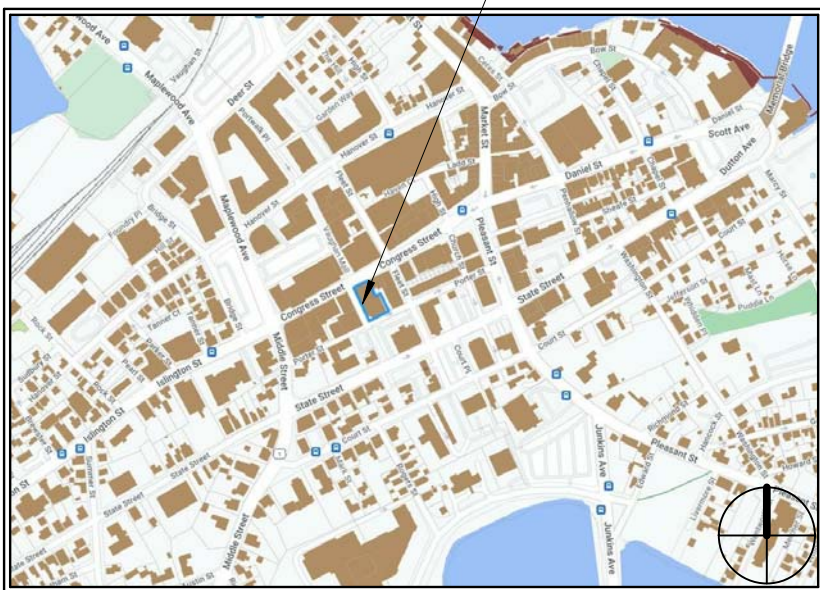
SUMMER SESSIONS INTERIOR FIT-UP

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

SHEET LIST - HDC

Sheet Number	Sheet Name
C	COVER
CL	COVER LETTER
A1	PHOTOGRAPHS OF GOOSENECK INTAKE GRILL AT REAR ALLEY
A2	PHOTOGRAPHS OF EXHAUST LOUVER AT CHESTNUT STREET

"25 CHESTNUT STREET"
82 CONGRESS STREET - SUITE #100
PORTSMOUTH, NH 03801



ORANGE AREA REPRESENTS
LOCATION OF RELOCATED
EXHAUST LOUVER AT CHESTNUT
STREET AND GOOSENECK
INTAKE GRILL AT REAR ALLEY



SUMMER SESSIONS INTERIOR FIT-UP
82 CONGRESS STREET - SUITE #100
PORTSMOUTH, NH 03801

COVER

McHENRY
ARCHITECTURE

Project Number: 22042

Date: 01/11/2022

Drawn By: RD

Checked By: MG

C

Scale NTS

January 11, 2023

Mr. Jon Wyckoff
Chair of the Historic District Commission
City of Portsmouth, NH
1 Junkins Ave, 3rd Floor

Re: Historic District Commission Administrative Approval - Intake and Exhaust Relocation Request for Approval

Dear Mr. Wyckoff,

On behalf of the property owner of 82 Congress Street "25 Chestnut Street" Portsmouth, New Hampshire, we would like to request the following exterior duct work and louver changes per the following drawings. See comments below.

Per the agreement between lessor and lessee, an upgrade to the Heating, Ventilation, and Air Conditioning (HVAC) system was required. This rework of the HVAC system necessitated the installation of an air handler to meet the requirements of the Mechanical Code. The air handler needed to have both supply and exhaust grills added to the façade of the building to meet code which was presented at the Historic District Commission Administrative Approval dated 07/12/2022. It was designed to have both exhaust and intake near each other at the rear alley, but due to the circumstances below, they needed to be located on opposite sides of the building due to a lack of space.

Given the location of the neighboring properties exhaust fan and the car exhaust from the parking garage, we must raise the height of the goose neck grill (intake) to meet the 10' - 0" separation requirement between exhaust and supply air. This also allows us to meet the 25' - 0" separation requirement from the parking garage exhaust. This was the driving factor to relocate the exhaust louver to the Chestnut Street side of the property. The location of this louver was chosen due to it being the least impactful along Congress Street and was placed in a large piece of existing paneling that had various existing mechanical penetrations.

Thank you for your consideration.

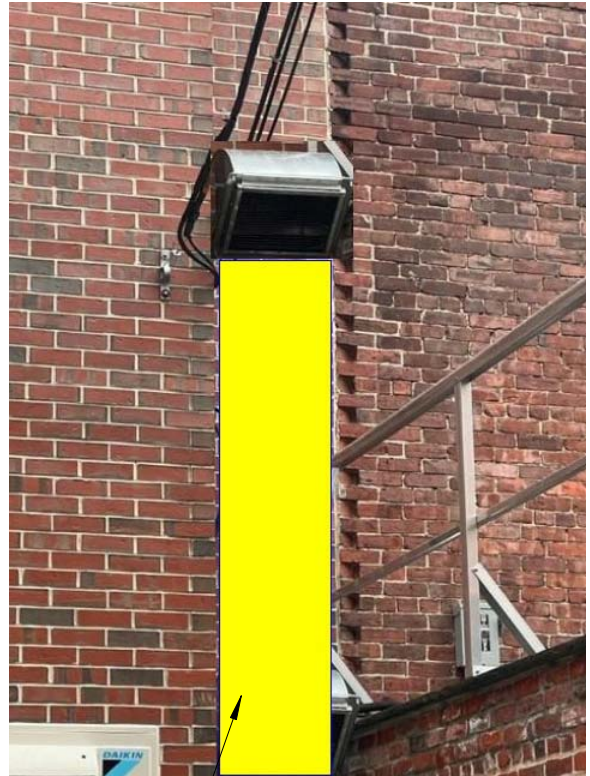
Best Regards,
Richard Desjardins, AIA



Architect | McHenry Architecture
(603) 430-0274
richard@mchenryarchitecture.com



EXISTING GOOSENECK INTAKE GRILL IS NOT IN MECHANICAL CODE COMPLIANCE: WITHIN 10'-0" OF EXHAUST FAN AND 25'-0" OF POTENTIAL CAR EXHAUST



GOOSENECK INTAKE GRILL MUST BE EXTENDED 10'-0" UPWARD TO SATISFY THE MECHANICAL CODE. YELLOW REPRESENTS APPROXIMATE 10'-0" LENGTH OF EXTERIOR DUCT TO BE RUN. DUCTWORK, VENT, AND CONNECTIONS WILL BE PAINTED TO MATCH ADJACENT BRICK.



GOOSENECK INTAKE GRILL MUST BE LOCATED 25'-0" MIN. FROM POTENTIAL CAR EXHAUST AND 10'-0" MIN. FROM ADJACENT EXHAUST FANS

SUMMER SESSIONS INTERIOR FIT-UP
82 CONGRESS STREET - SUITE #100
PORTSMOUTH, NH 03801

PHOTOGRAPHS OF GOOSENECK INTAKE GRILL
AT REAR ALLEY

McHENRY
ARCHITECTURE

Project Number: 22042
Date: 01/11/2022
Drawn By: RD
Checked By: MG

A1

Scale NTS



LOUVER FROM CORNER OF CONGRESS STREET AND CHESTNUT STREET



LOUVER FROM CHESTNUT STREET LOCATED IN EXISTING PANELING WITH OTHER MECHANICAL PENETRATIONS

DUE TO ENLARGEMENT OF GOOSENECK INTAKE AT REAR ALLEY, THE PREVIOUSLY APPROVED 18"x30" HAD TO BE RELOCATED TO THE CHESTNUT SIDE OF THE BUILDING. THIS LOCATION WAS CHOSEN DUE FOR BEING THE LEAST IMPACTFUL. LOUVER AND TRIM WILL BE PAINTED TO MATCH THE ADJACENT PANELING.

SUMMER SESSIONS INTERIOR FIT-UP 82 CONGRESS STREET - SUITE #100 PORTSMOUTH, NH 03801	McHENRY ARCHITECTURE	
	Project Number:	22042
	Date:	01/11/2022
	Drawn By:	RD
	Checked By:	MG
PHOTOGRAPHS OF EXHAUST LOUVER AT CHESTNUT STREET	Scale	NTS

5. 85 Daniel Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (reconfigure rear entry, add exterior stairs, railing and landing, and enlarge the rear overhang).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

85 DANIEL STREET RENOVATIONS AND ADDITION

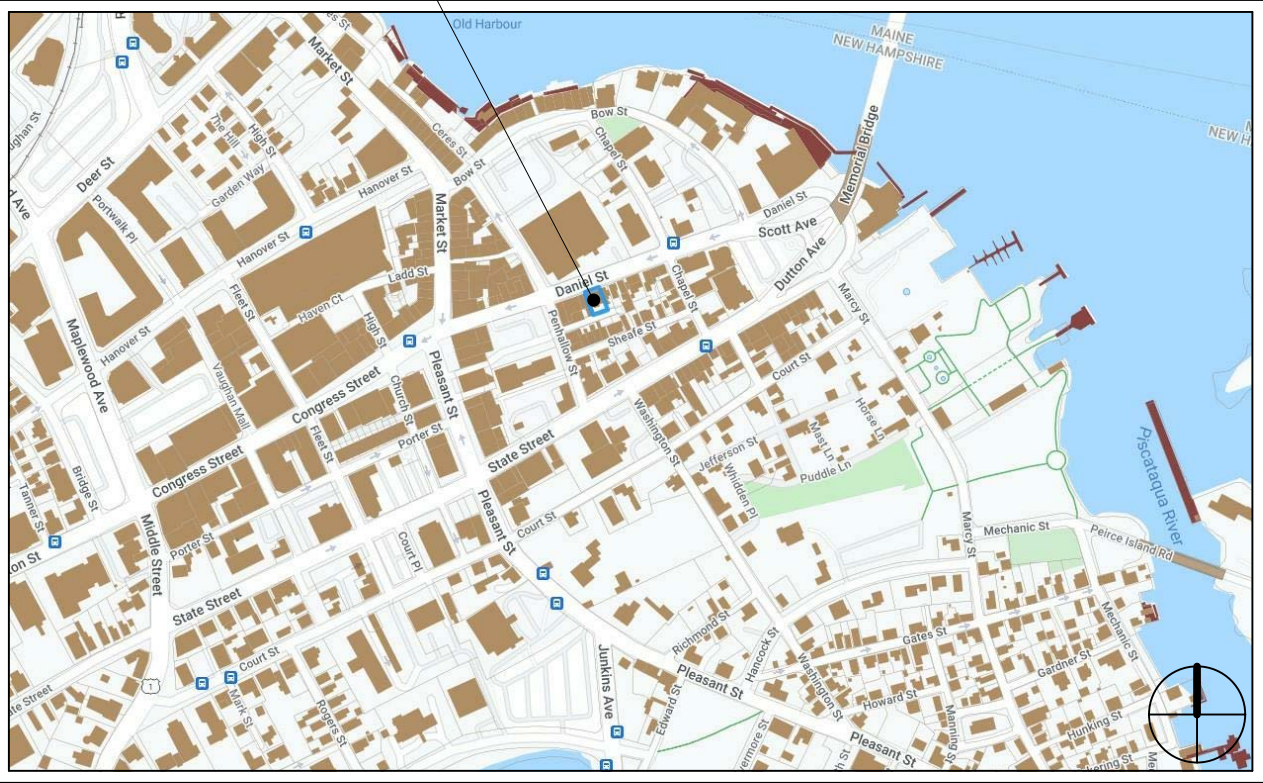
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - FEBRUARY 2023

PROPOSED WORK CHANGES:

- RECONFIGURATION OF REAR ENTRY INTO BUILDING
 - PROVIDE EXTERIOR STAIRS, RAILING, AND LANDING
 - ENLARGE REAR OVERHANG
- PER STIPULATION 2 OF THE MAY 17, 2022 HISTORIC DISTRICT COMMISSION CERTIFICATE APPROVAL THE SELECTED REAR OVERHEAD DOOR THAT WAS PRESENTED WITHIN THE PACKAGE IS A SMOOTH TEXTURE WITH A WHITE FINISH.

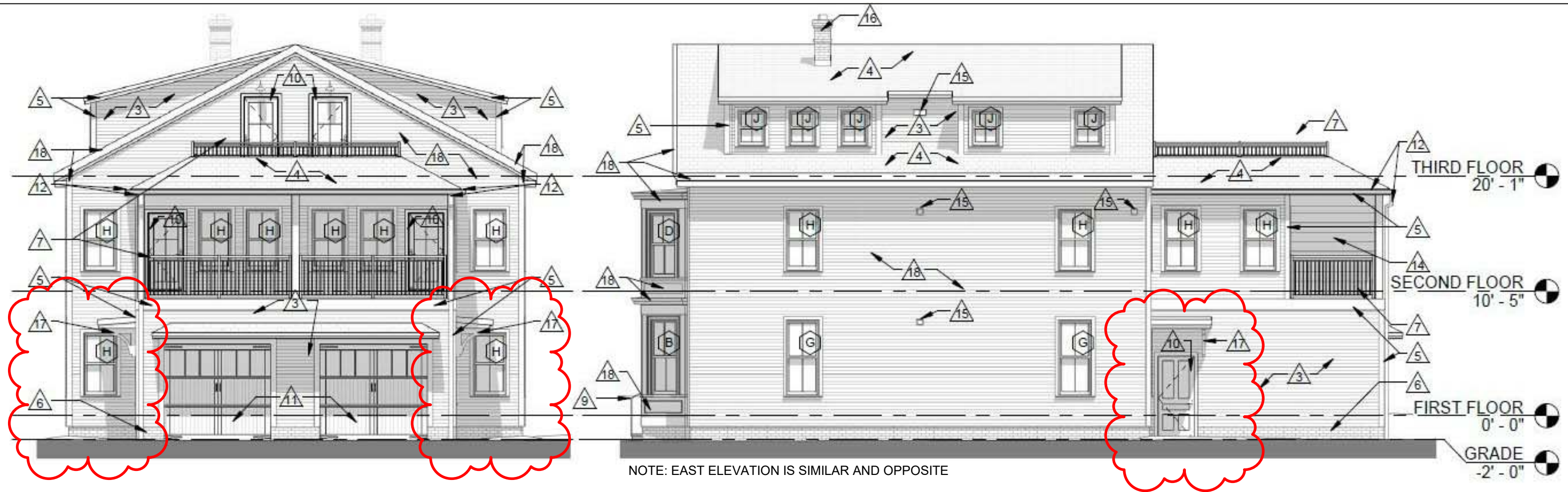


85 DANIEL STREET
PORTSMOUTH, NH 03801



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85 DANIEL STREET APARTMENTS 85 DANIEL STREET PORTSMOUTH, NH 03801	COVER HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - FEBRUARY 2023	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	C	01/23/2023
				McHA: RD / MG
				NOT TO SCALE
				Locus



1 SOUTH ELEVATION (CUSTOM HOUSE LANE)
NOT TO SCALE

2 WEST ELEVATION (RIGHT SIDE YARD)
NOT TO SCALE



- SCOPE OF REAR ENTRY CHANGES (AREAS BUBBLED IN RED):
- BOTH ENTRIES INTO THE REAR OF THE BUILDING TO BE MODIFIED, SIMILAR AND MIRRORED TO ONE ANOTHER
 - PREVIOUSLY APPROVED CANOPY TO BE ENLARGED
 - COMPOSITE BRACKET (TBD) TO SWITCH HOST WALLS
 - PREVIOUSLY APPROVED DOOR INTO GARAGE TO BE MOVED AND REPLACE WINDOW

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85 DANIEL STREET APARTMENTS

85 DANIEL STREET
PORTSMOUTH, NH 03801

PREVIOUSLY APPROVED

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - FEBRUARY 2023

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

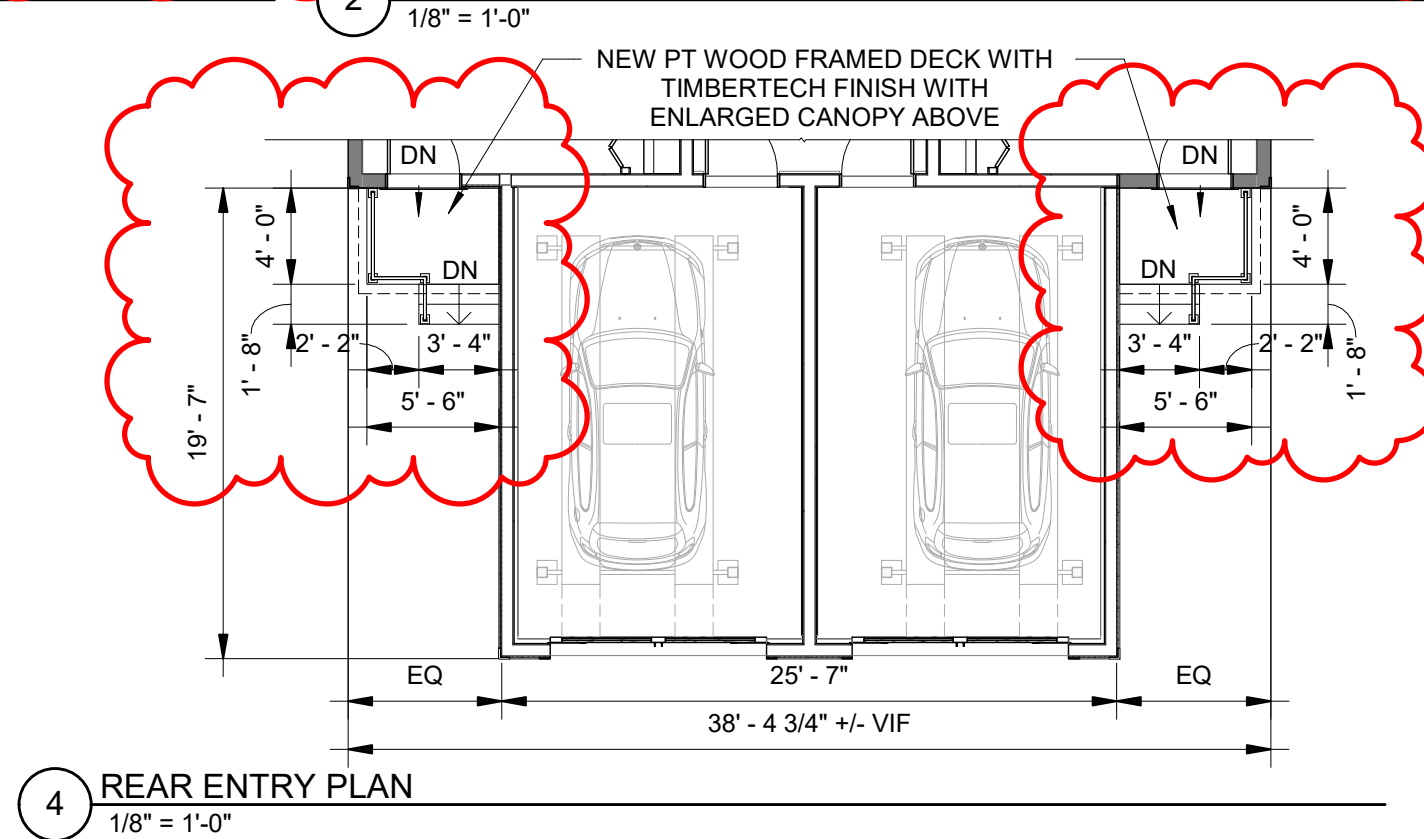
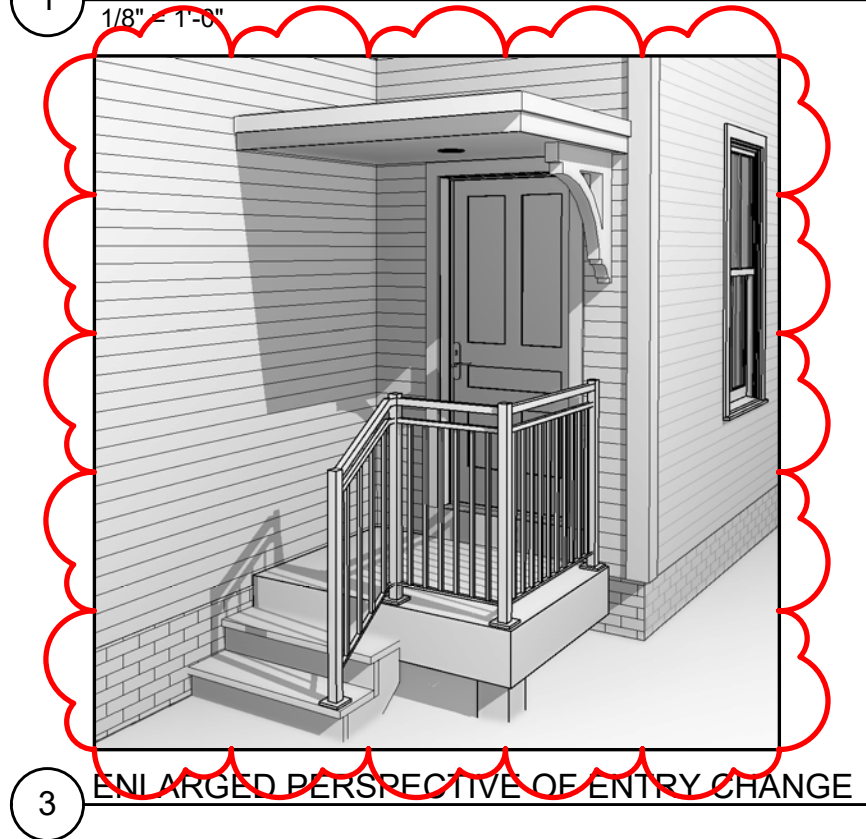
A1

01/23/2023

McHA: RD / MG

NOT TO SCALE

Z:\Active Project Files\22081-85 DANIEL ST - LC\Dwgs\4-CD\85 DANIEL ST - LC - CD



- SCOPE OF REAR ENTRY CHANGES (AREAS BUBBLED IN RED):
- BOTH ENTRIES INTO THE REAR OF THE BUILDING TO BE MODIFIED, SIMILAR AND MIRRORED TO ONE ANOTHER
 - CANOPY TO BE ENLARGED
 - COMPOSITE BRACKET (TBD) TO SWITCH HOST WALLS
 - DOOR INTO GARAGE TO BE MOVED AND REPLACE WINDOW
 - NEW PT WOOD FRAMED DECK AND STAIRS WITH TIMBERTECH DECK BOARDS THAT WERE APPROVED AT THE MAY 2022 HISTORIC DISTRICT MEETING
 - BLACK TIMBERTECH IMPRESSIONS RAIL EXPRESS RAILING (36" HIGH) AT ENTRY DECK, MATCHED SECOND FLOOR DECK RAILING THAT WAS APPROVED AT THE MAY 2022 HISTORIC DISTRICT MEETING
 - MECHANICAL PENETRATIONS ARE TBD, PENETRATIONS SHOWN ARE FOR INTENT, ALL EXHAUST VENTS WILL BE PAINTED TO MATCH ADJACENT SIDING

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85 DANIEL STREET APARTMENTS

85 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED CHANGES

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - FEBRUARY 2023

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A2

01/23/2023

McHA: RD / MG

AS INDICATED

6. 150 Daniel Street

- Recommended Approval

Background: The applicant is seeking approval to change out an existing casement window with a double hung to match previously approved windows on the structure.

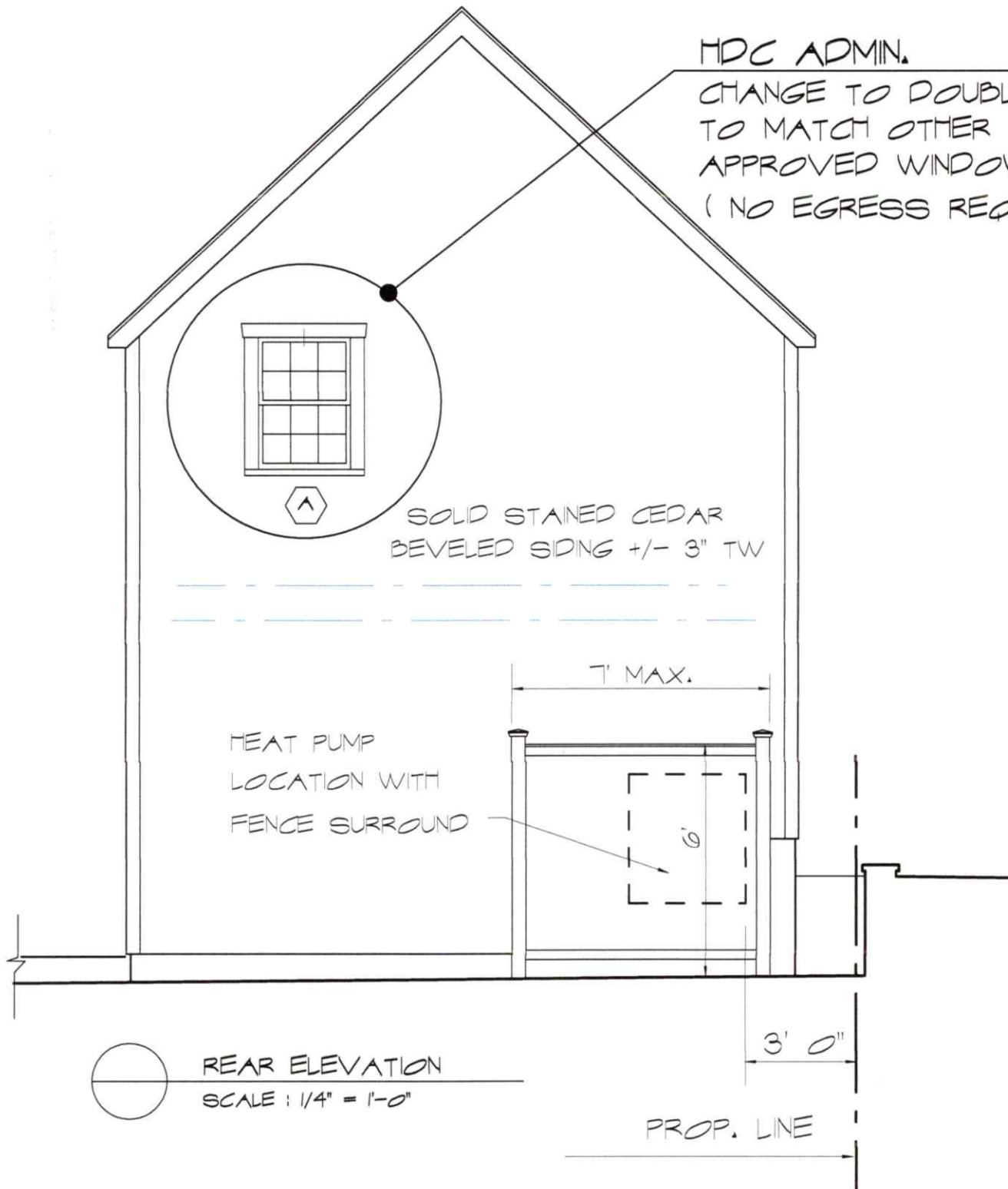
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

HDC ADMIN.

CHANGE TO DOUBLETUNG
TO MATCH OTHER
APPROVED WINDOWS
(NO EGRESS REQUIRED)



REAR ELEVATION

SCALE : 1/4" = 1'-0"

PROP. LINE

CARRIAGE HOUSE
150 DANIEL STREET

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387
archwhit@aol.com



ANNE WHITNEY ARCHITECT

Project:

• 2102

Date:

1/19/23

7. 114 Maplewood Avenue - Recommended Approval

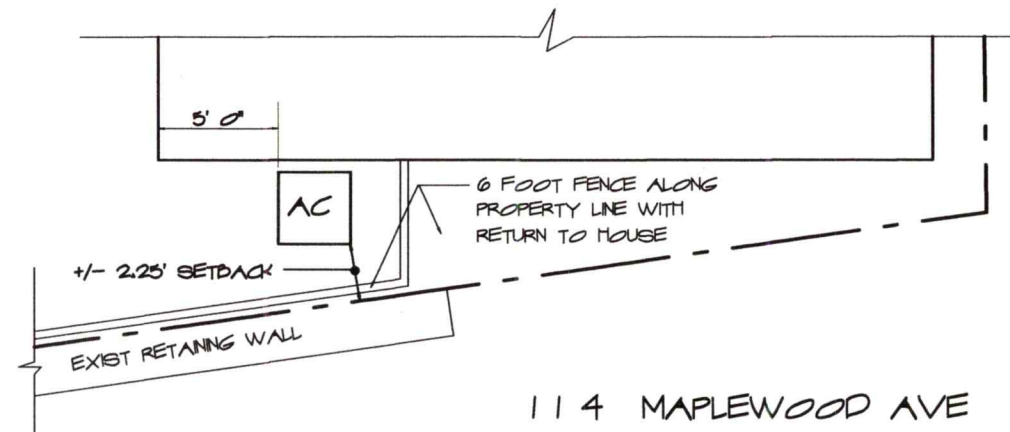
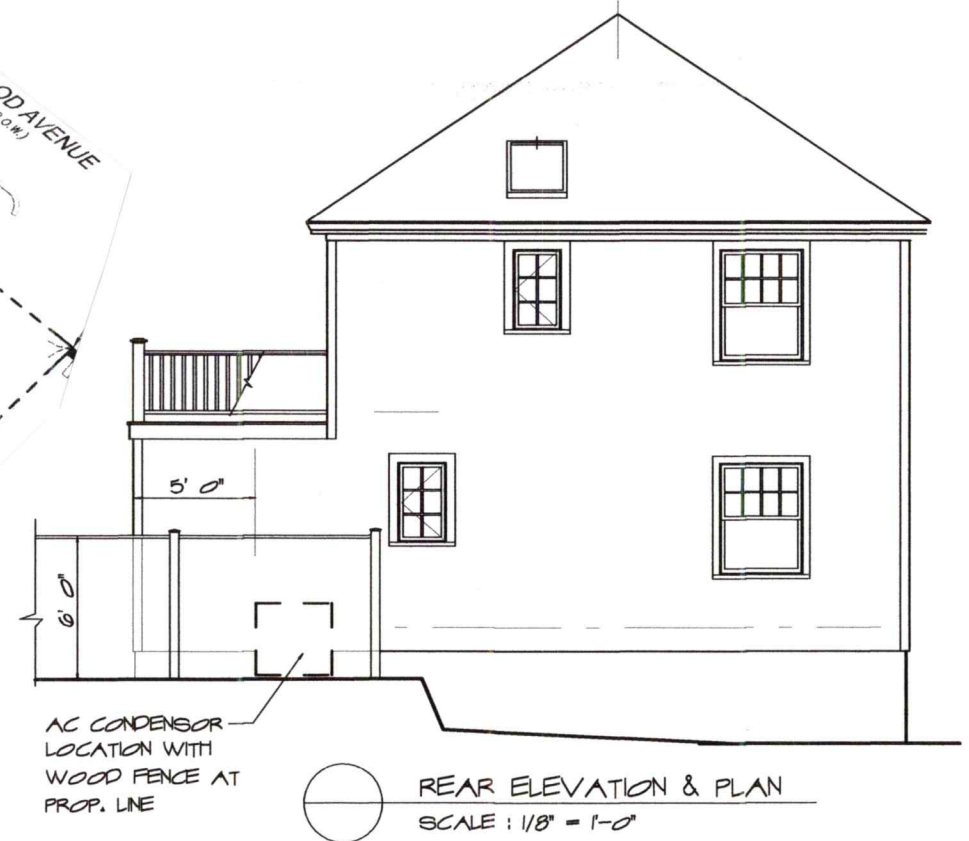
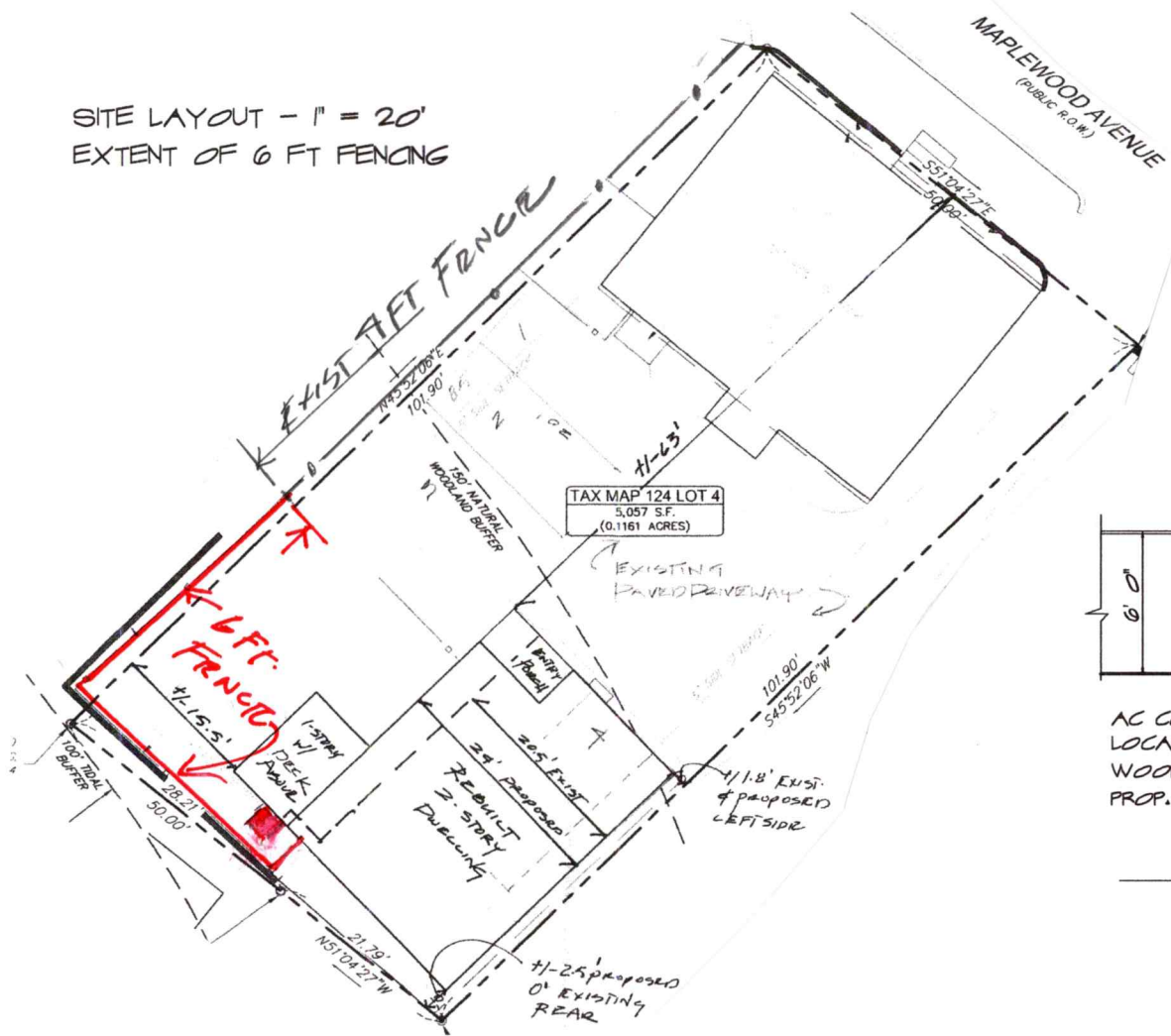
Background: The applicant is seeking approval for HVAC equipment and new fencing at the rear of the building.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

SITE LAYOUT - 1" = 20'
EXTENT OF 6 FT FENCING



SIMILAR CEDAR FENCING STYLE

114 MAPLEWOOD AVE

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387
archwhit@aol.com



ANNE WHITNEY ARCHITECT

Project:	Date:	
• 1904	1 / 23 / 23	

8. 33 Bow Street, Unit B

- TBD

Background: The applicant is seeking approval to replace existing wood decking with Trex.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

33 Bow Street Unit B
Deck Repair Project

Replace Deck Boards
&
Refinish Existing Metal Railings



BONNETTE, PAGE & STONE CORPORATION
91 BISSON AVENUE, LACONIA, NH 03246
TEL: 603. 524. 3411 FAX: 603. 524. 4641
"Progress on Purpose"

Construction Management ♦ Design/Build Services

SECOND FLOOR

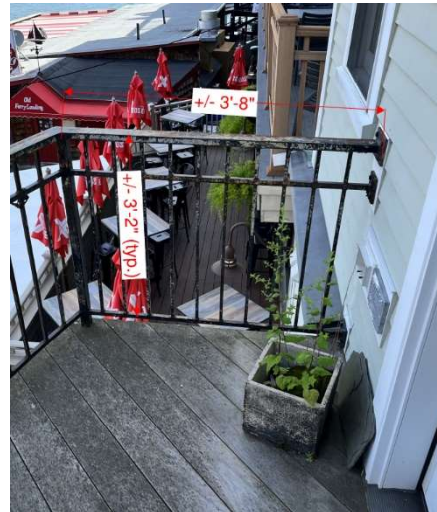
(Deck Area = +/- 14'-0" Long x +/- 5'-0" Wide)



Front View



Left View



Right View



BONNETTE, PAGE & STONE CORPORATION
91 BISSEY AVENUE, LACONIA, NH 03246
TEL: 603. 524. 3411 FAX: 603. 524. 4641
"Progress on Purpose"

Construction Management ♦ Design/Build Services

THIRD FLOOR



Front View



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TEL: 603. 524. 3411 FAX: 603. 524. 4641
"Progress on Purpose"

Construction Management ♦ Design/Build Services

FOURTH FLOOR RAILING

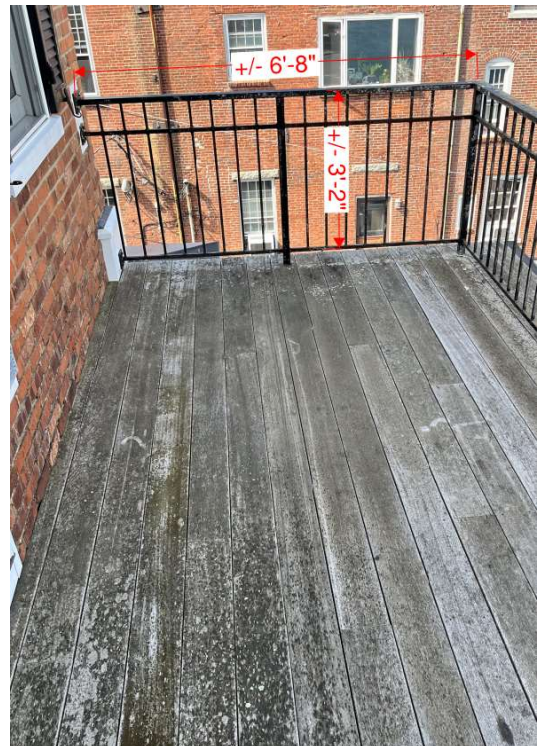
(Deck Area = +/- 26'-3" Long x +/- 7'-8" Wide)



Front View



Left View



Right View

Bow Street Deck Board Color Samples



Bow Street Deck
Replacement Board



Balconies
to be
Repaired

Bow
Street

Ceres Street

9. 40 Pleasant Street

- TBD

Background: The applicant is seeking approval for exterior lighting and replacement windows.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

40 PLEASANT STREET

40 PLEASANT STREET
HISTORIC DISTRICT COMMISSION

ADMINISTRATIVE APPROVAL (for LIGHTING/WINDOWS) - 02/01/2023

PREVIOUS SUBMISSIONS:
ADMINISTRATIVE APPROVAL (for LIGHTING) - 12/14/2022
PUBLIC HEARING - 10/05/2022
PUBLIC HEARING / WORK SESSION - 09/07/2022

SITE LOCATION MAP:



DESIGN INTENT:

- REPLACE EXISTING WINDOWS WITH NEW WINDOWS THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- ~~REMOVE EXISTING CANVAS AWNINGS AND CONSTRUCT NEW STEEL AND GLASS AWNINGS AT PLEASANT, CHURCH, AND STATE STREET ENTRANCES~~ REMOVED FROM SUBMISSION
- REPLACE EXISTING ENTRY DOOR WITH NEW DOOR AND FRAMES THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- REPLACE CURRENT SIGNAGE WITH NEW SIGNAGE THAT BETTER RESPECTS THE BUILDING ARCHITECTURE
- INSTALL NEW EXTERIOR LIGHTING TO ENHANCE THE FACADES AT NIGHT

DRAWING INDEX:

GENERAL

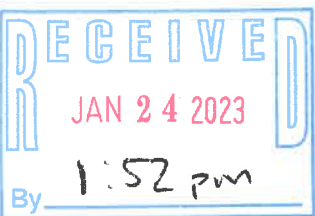
- T0.1 TITLE SHEET
- T1.0 CONTEXT - HISTORIC
- T1.1 CONTEXT - EXISTING

EXISTING DRAWINGS

- AE1.0 EXISTING GROUND PLAN
- AE2.0 EXISTING NORTH ELEVATION
- AE2.1 EXISTING EAST ELEVATION
- AE2.2 EXISTING SOUTH ELEVATION
- AE2.3 EXISTING WEST ELEVATION
- AE7.0 EXISTING WINDOW TYPES / DETAILS
- AE9.0 EXISTING WINDOW IMAGES

ARCHITECTURAL DRAWINGS

- A2.0 PROPOSED NORTH ELEVATION
- A2.1 PROPOSED EAST ELEVATION
- A2.2 PROPOSED SOUTH ELEVATION
- A2.3 PROPOSED WEST ELEVATION
- A5.0 SECTIONS AND DETAILS
- A5.1 SECTIONS AND DETAILS
- A5.2 SECTIONS AND DETAILS
- ~~A5.3 SECTIONS AND DETAILS~~ REMOVED FROM SUBMISSION
- ~~A6.0 PERSPECTIVE IMAGES~~ REMOVED FROM SUBMISSION
- A6.1 LIGHTING PERSPECTIVE IMAGES
- A6.2 LIGHTING PERSPECTIVE IMAGES
- A7.0 WINDOW TYPES
- A7.1 DOOR TYPES
- A7.2 WINDOW DETAIL COMPARISON
- A7.3 LIGHTING DETAILS
- A8.0 WINDOW CUT SHEET
- A8.1 LIGHTING CUT SHEET
- ~~A9.0 CANOPY PLAN/INSPIRATION~~ REMOVED FROM SUBMISSION
- A9.1 LIGHTING INSPIRATION



40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

TITLE SHEET

SCALE:
DRAWING NO.:

T0.1

SHEETS FOR LIGHTING SUBMISSION SHOWN
SHADED

© 2022 WINTER HOLBEN DESIGN, LLC



EXISTING NORTH WEST BUILDING CORNER



EXISTING NORTH EAST BUILDING CORNER



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH EAST BUILDING CORNER



EXISTING WEST ELEVATION

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

WINTER
HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

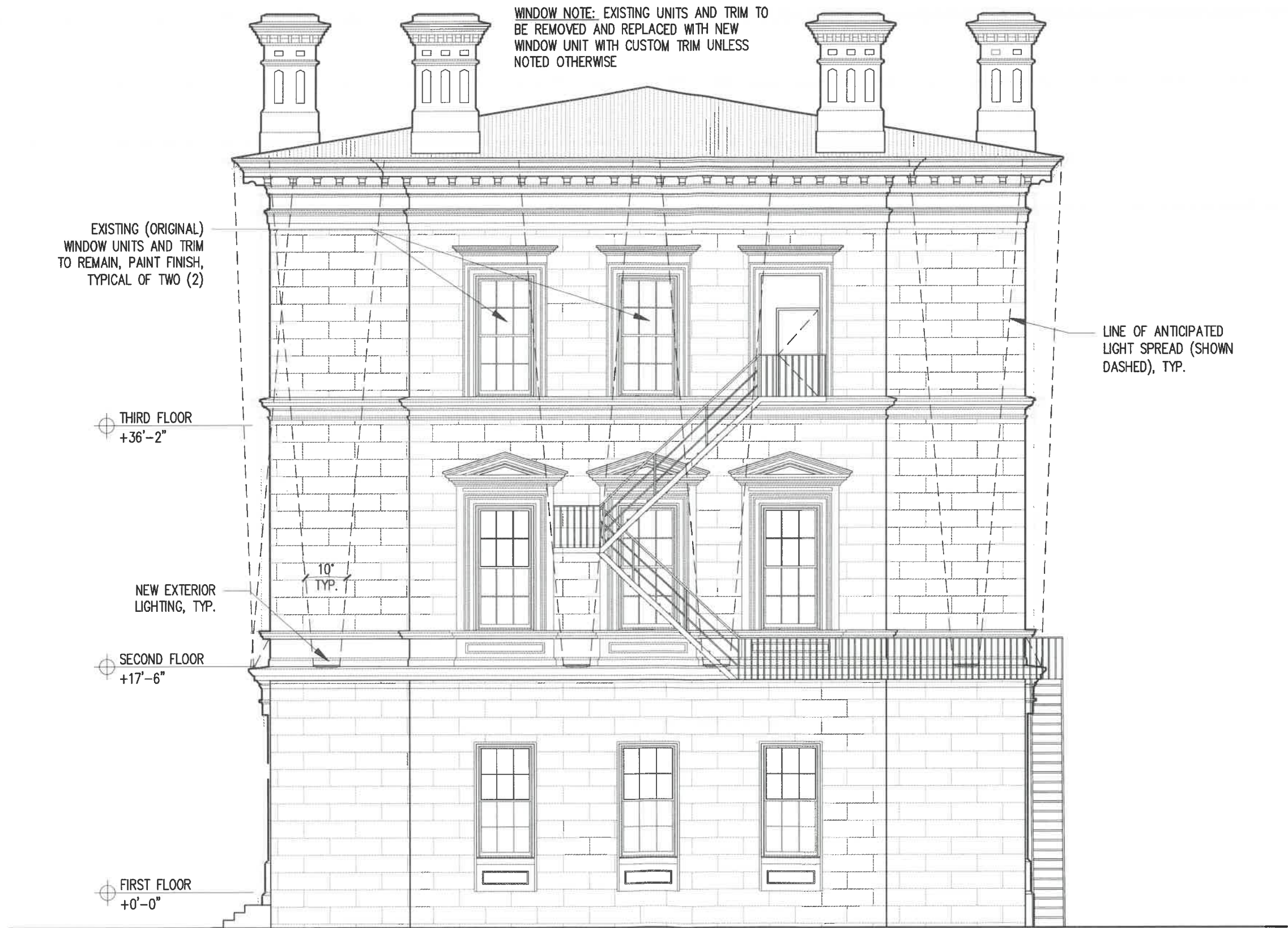
REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

CONTEXT -
EXISTING

SCALE:
DRAWING NO.:

T1.1



PROPOSED NORTH ELEV. (PORTER ST.)
SCALE: 1/8"=1'-0"

1
A2.0

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 208-9
KITTELY, MAINE 03904
207.994.3104

REVISIONS:

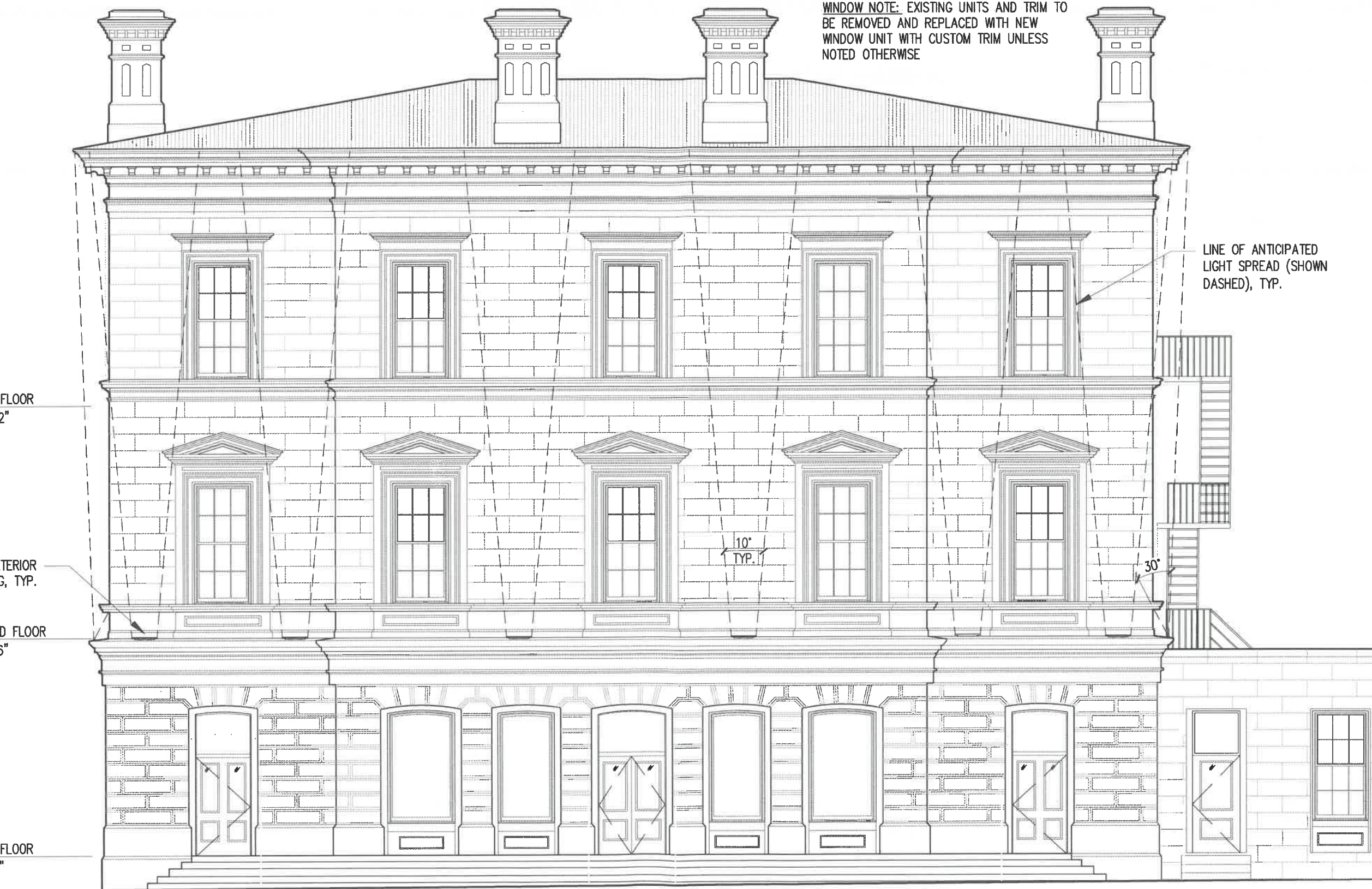
PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022

DRAWING NAME:
PROPOSED NORTH
ELEVATION

SCALE:
DRAWING NO.:

A2.0



40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

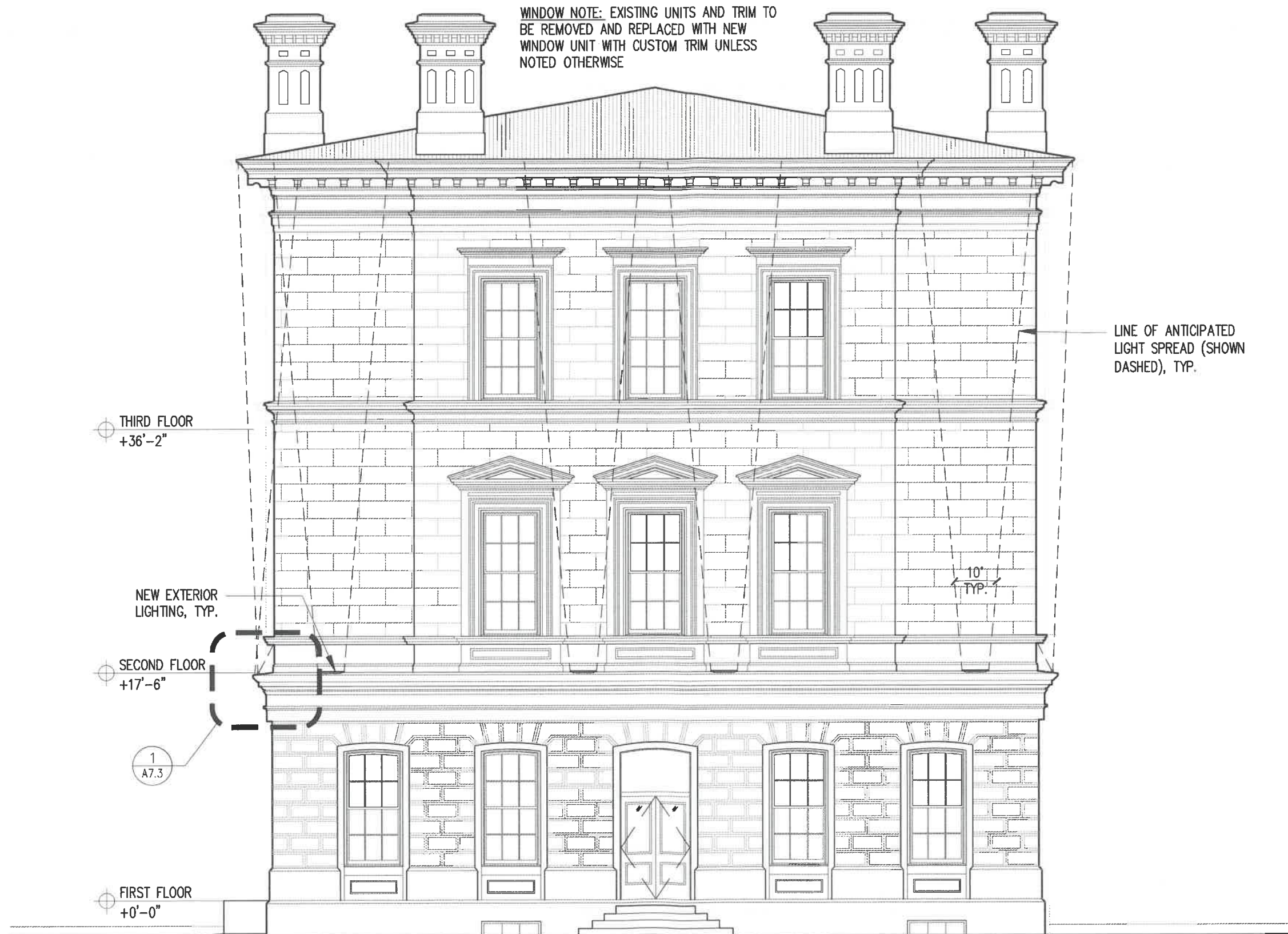
PROPOSED EAST
ELEVATION

SCALE:
DRAWING NO.:

A2.1

PROPOSED EAST ELEV. (PLEASANT ST).
SCALE: 1/8"=1'-0"

A2.1 1



PROPOSED NORTH ELEV. (STATE ST.)

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

A2.2

1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

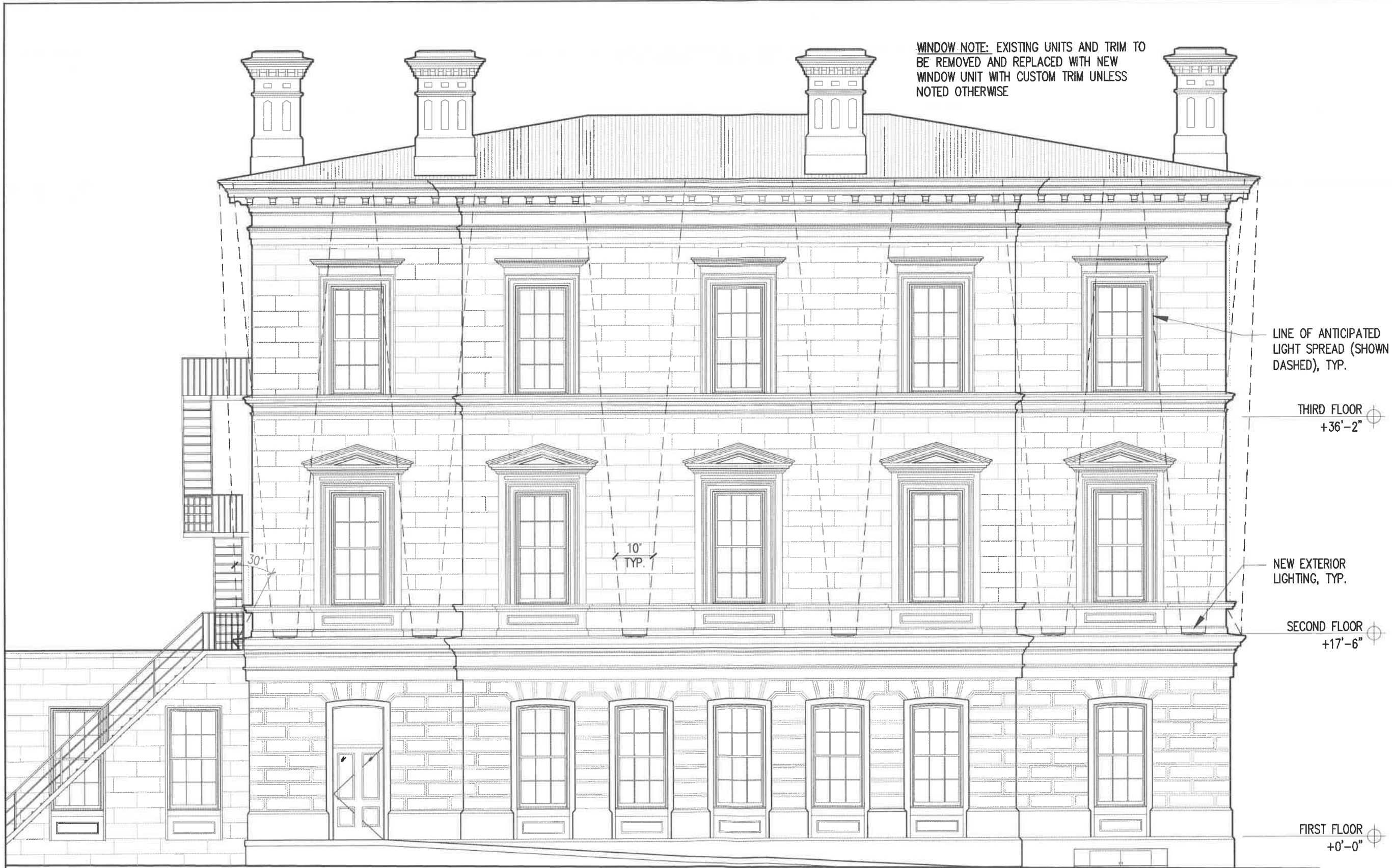
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40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022

DRAWING NAME:
PROPOSED SOUTH
ELEVATION

SCALE:
DRAWING NO.:

A2.2



PROPOSED WEST ELEV. (CHURCH ST.)
SCALE: 1/8"=1'-0"

A2.3 1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022

DRAWING NAME:
PROPOSED WEST
ELEVATION

SCALE:
DRAWING NO.:

A2.3



40 PLEASANT STREET FROM CORNER OF PLEASANT AND STATE - NIGHT TIME

SCALE: N.T.S.

A6.1

1

40 PLEASANT STREET

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PORTSMOUTH, NH 03801
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DRAWN BY: GL/RW
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ISSUE DATE: 9/23/2022

DRAWING NAME:
LIGHTING
PERSPECTIVE

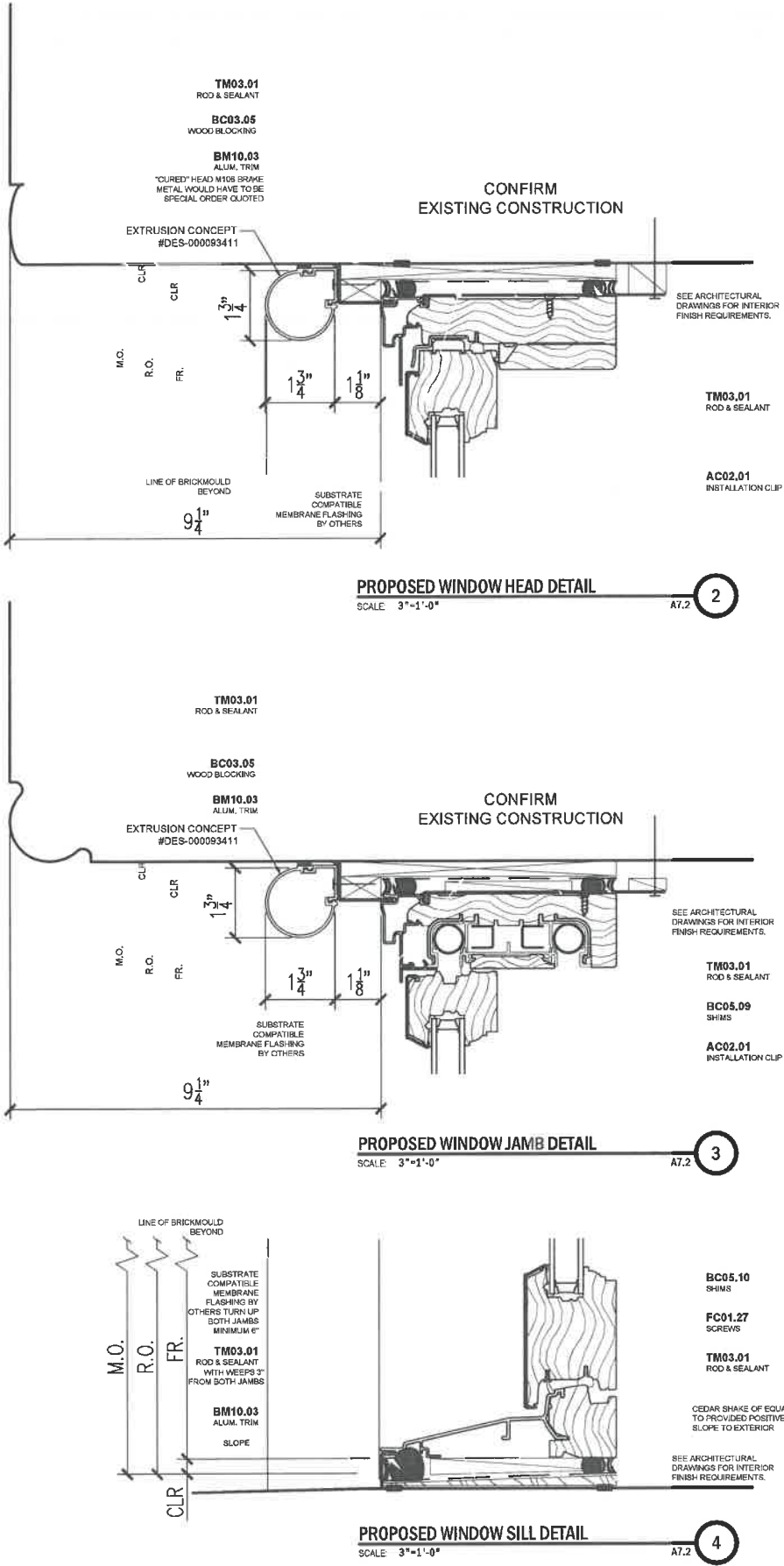
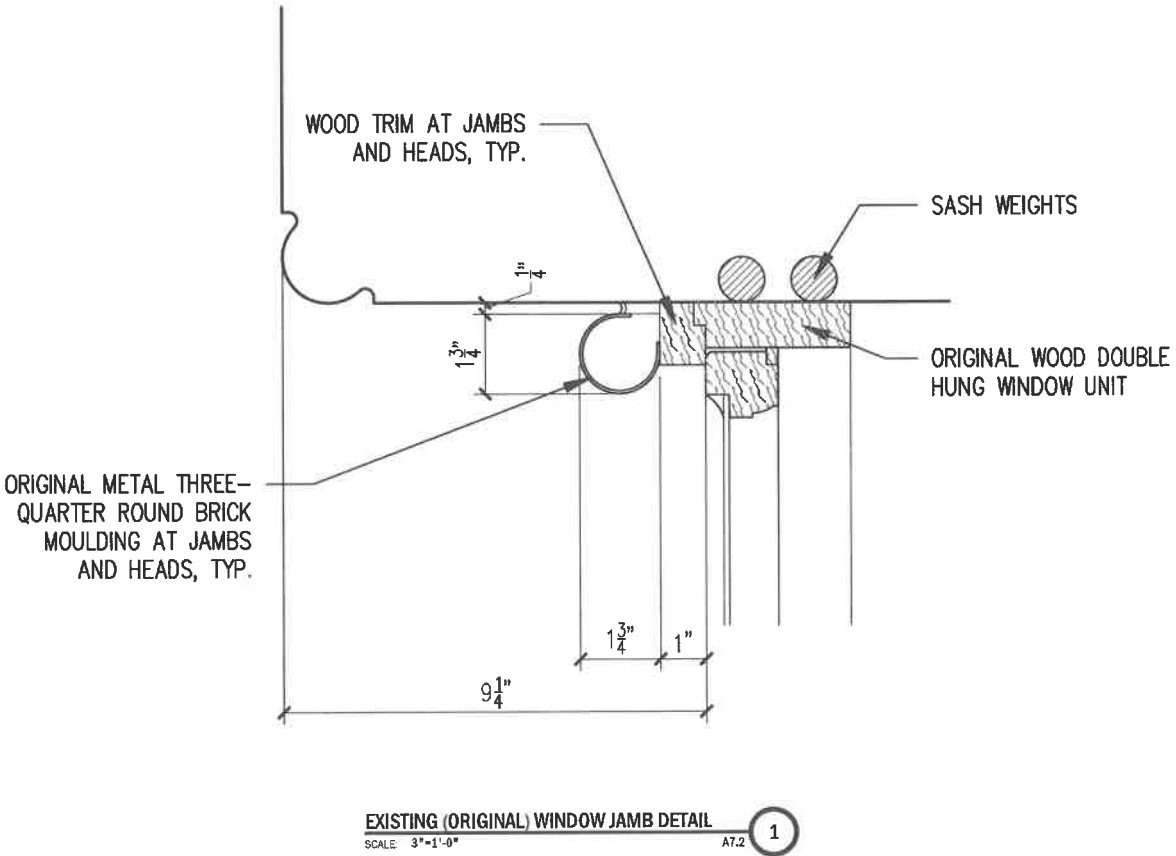
SCALE:
DRAWING NO.:

A6.2

REASONING FOR REPLACING TRIM:

WORKING WITH THE WINDOW SUPPLIER AND INSTALLATION CONTRACTOR, IT HAS BEEN NOTED THAT LOOKING AT EACH EXISTING WINDOW'S TRIM INDIVIDUALLY PER THE INITIAL HDC STIPULATION LEADS TO A SERIES OF ISSUES AS NOTED BELOW.

1. PROPER INSTALLATION OF THE WINDOW UNITS WILL REQUIRE THE EXISTING TRIM TO BE REMOVED. THIS ALLOWS FOR CORRECT FLASHING AND SEALANT FOR THE UNITS. A CONCERN RISES WITH THE VARYING CONDITION OF THE TRIM AND HOW IT WILL REACT TO THE REMOVAL/REINSTALLATION.
2. KNOWING THAT THE NEW TRIM IS SPECIAL ORDER, AND NOT KNOWING HOW MUCH EXISTING TRIM CAN BE SALVAGED LEADS TO CA CONCERN ABOUT EITHER BUYING TOO MUCH NEW TRIM, OR NOT ENOUGH NEW TRIM, WHICH LEADS TO A LONG WAIT FOR MORE TO BE FABRICATED.
3. AN INSTALLATION OPTION WHERE THE EXISTING TRIM IS NOT REMOVED WAS CONSIDERED, BUT THIS OPTION LEADS TO PROBLEMS INCLUDING HOW TO ACTUALLY INSTALL - IS IT ACTUALLY POSSIBLE? THIS UNKNOWN LEADS TO A CONCERN ABOUT THE QUALITY OF THE INSTALLATION.
4. IF EXISTING TRIM IS REMOVED AND REINSTALLED, THE CONTRACTOR HAS EXPRESSED CONCERN ABOUT WHERE LIABILITY LIES IF THIS EXISTING TRIM FAILS AFTER THE NEW WINDOWS ARE INSTALLED. A LEGITIMATE CONCERN CONSIDERING THE CURRENT TRIM HAS SHOWN AREAS OF FAILURE.
5. INSTALLATION AGAINST AN INCONSISTENT TRIM WILL LEAD TO MULTIPLE INSTALLATION DETAILS WHICH AGAIN LEADS TO CONCERN ABOUT THE QUALITY OF THE NEW INSTALLATION.
6. THE INSTALLER IDEALLY WANTS TO UTILIZE STAGING FOR THE WINDOW AND LIGHTING WORK. ONCE THE SCAFFOLDING IS UP, IT IS IDEAL TO HAVE EVERYTHING READY FOR A QUICK INSTALLATION TO MINIMIZE THE INCONVENIENCE TO EVERYONE. BY HAVING A SINGLE TRIM OPTION, THE WORK SHOULD BE ABLE TO BE COMPLETED QUICKER.
7. THIS TRIM REQUEST IS ONLY FOR THE WINDOW UNITS BEING REPLACED, THE TWO ORIGINAL WINDOWS WILL RETAIN THE ORIGINAL TRIM ALSO AND ALL WILL BE PAINTED TO MATCH THE NEW INSTALLATION.



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40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

WINTER
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7 WALLINGFORD SQ
UNIT 209-9
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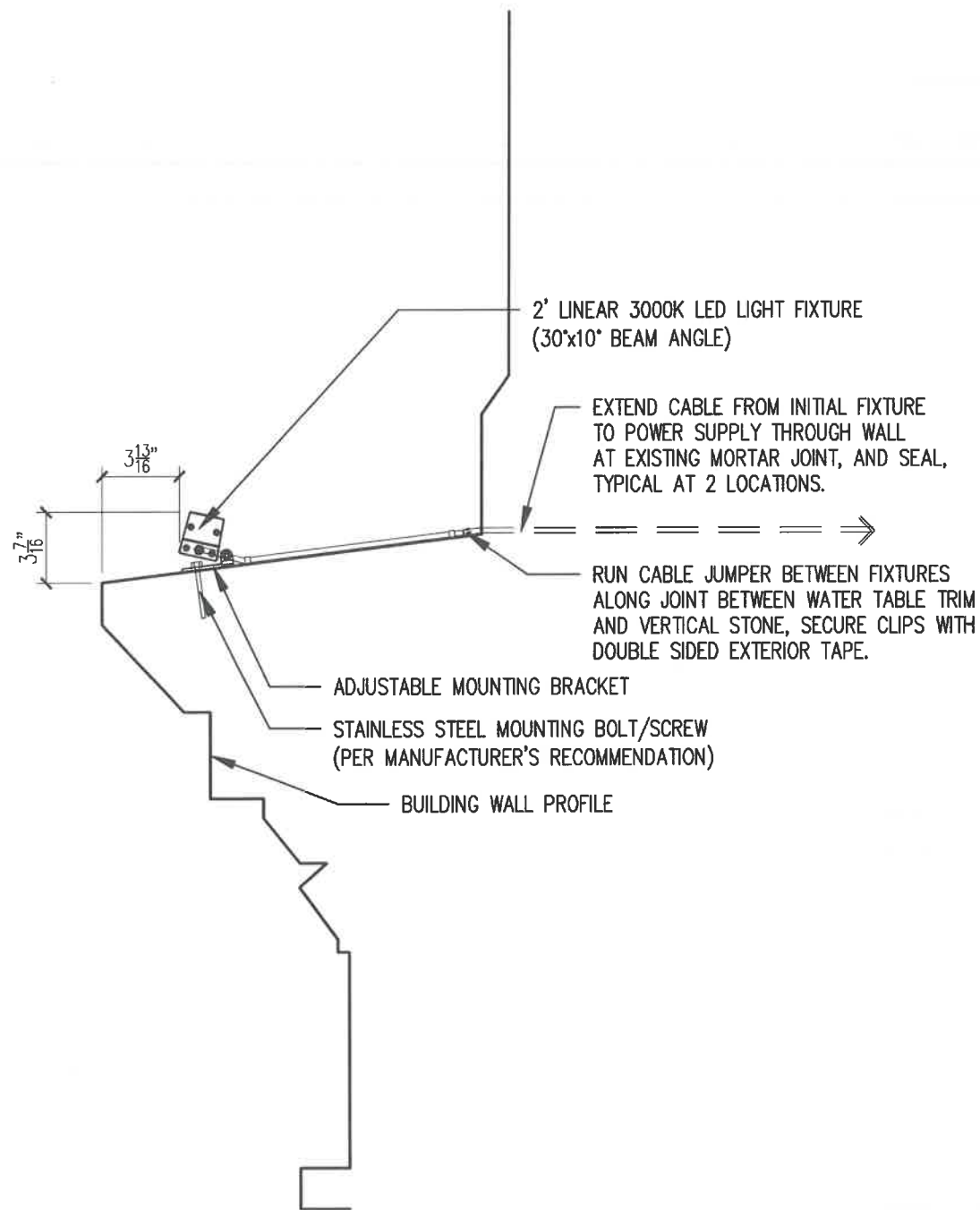
REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022

DRAWING NAME:
WINDOW DETAIL
COMPARISON

SCALE:
DRAWING NO.:

A7.2

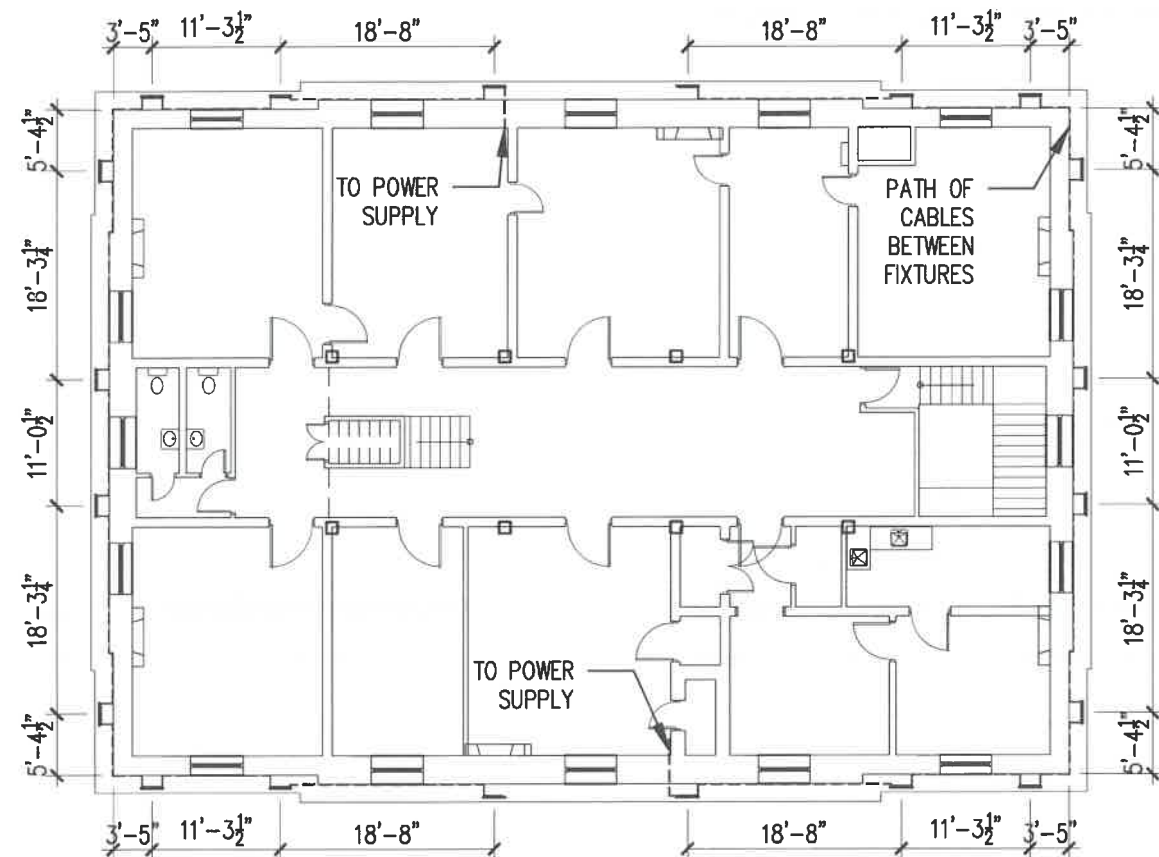


LIGHTING DETAIL AT WATERTABLE

SCALE: 1 1/2"=1'-0"

A7.3

1



SCHEMATIC LIGHTING WIRING PLAN

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

A7.3

2

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

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REVISIONS:

PROJECT NAME:
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40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:
LIGHTING DETAILS

SCALE:
DRAWING NO.:

A7.3

Historic District Commission

Staff Report – February 1st, 2023

February 1st MEETING

Administrative Approvals:

1. 40 Court St. (LUHD-550) - TBD
2. 11 Sheafe St. (LUHD-552) - TBD
3. 55 Gates St. (LUHD-553) - TBD
4. 82 Congress St. (LUHD – 569) - TBD

PUBLIC HEARINGS – NEW BUSINESS:

- A. 9 Sheafe St. (LU-23-3) (demolition & new single family)

PUBLIC HEARINGS – OLD BUSINESS:

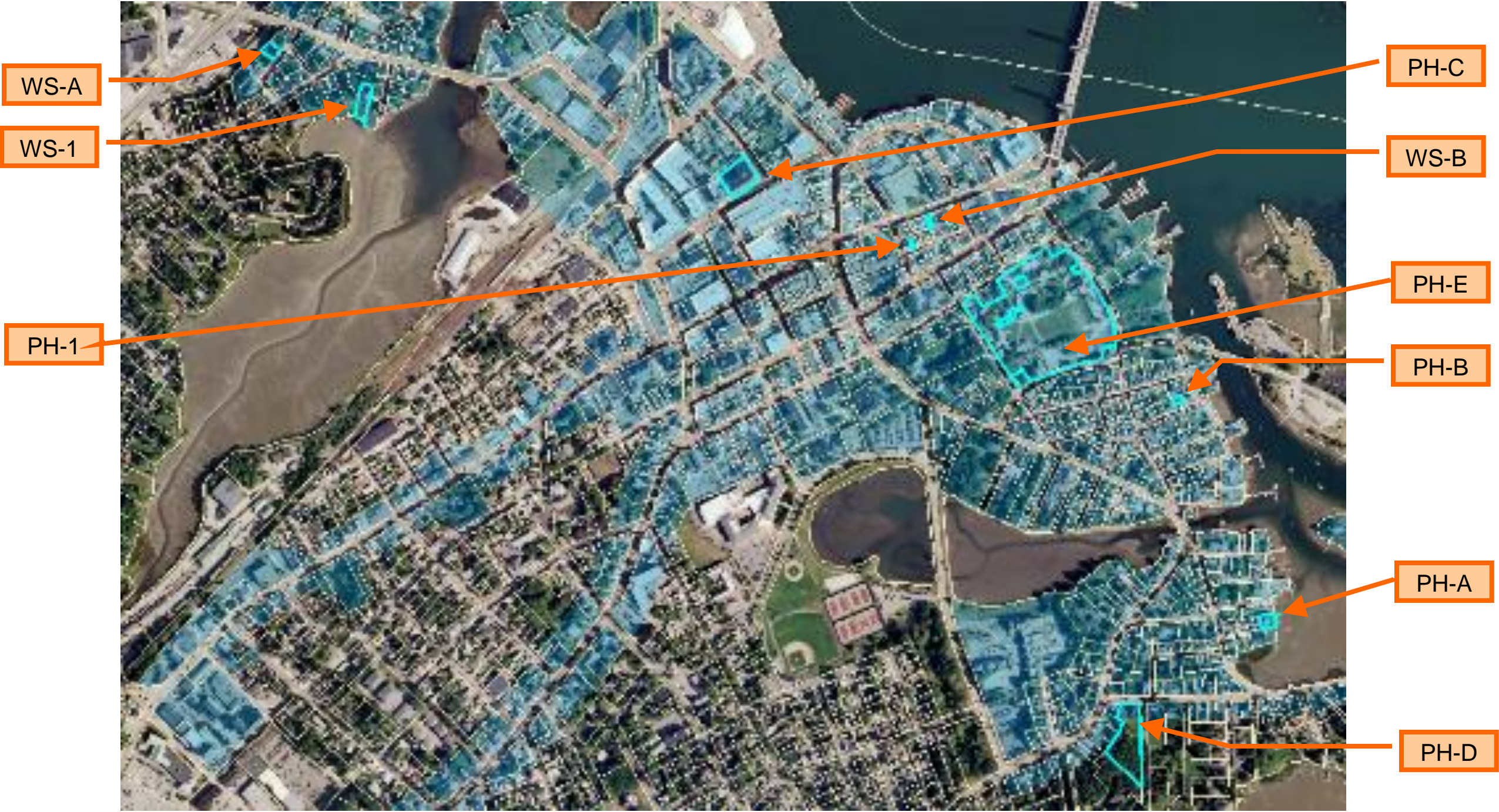
- B. 43 Holmes Court (LU-22-72) (demolition & new single family)
- C. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- D. 100 High St. (LU-22-236) (Rooftop Mechanicals)
- E. 28 New Castle Ave. (LU-22-240) (windows &, doors, stairs...)
- F. 65 Washington St. (LU-22-255) (siding, windows, door & chimney)

WORK SESSIONS – OLD BUSINESS:

1. 37 Prospect Street (LUHD-563) (additions)

WORK SESSIONS – NEW BUSINESS:

- A. 39 Dearborn Street (LUHD-530) (roof & addition)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: February 1st
APPLICATIONS: 12

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

9 SHEAFE ST. (LU-23-3)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #1

- A. Property Information - General:
- Existing Conditions:
 - Zoning District: CD4
 - Land Use: Mixed-Use
 - Land Area: 1,290 SF +/-
 - Estimated Age of Structure: c.1820
 - Building Style: Federal
 - Number of Stories: 3
 - Historical Significance: C
 - Public View of Proposed Work: View from Sheafe St. and Custom House Way
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To install garage door, HVAC, basement windows and venting

- 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 alterations, additions or expansions)

- I. Neighborhood Context:
- This building is located along Sheafe Street and Custom House Way. The property is surrounded with many historically significant brick-sided structures. The structures in this neighborhood have little to no front yard setbacks along the street and narrow side and rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The Applicant is proposing to:
- Install a garage door;
 - Move the electric meters;
 - Install a heat pump system;
 - Replace the basement windows; and,
 - Install bathroom vents.

Design Guideline Reference – Guidelines for Windows and Doors (08), and Site Elements and Streetscapes (09).

I. Aerial Image, Street View and Zoning Map:



Existing Conditions & Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

9 SHEAFE ST. (LU-23-3) – PUBLIC HEARING #1 (MINOR)

1		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF2	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 - Windows, Doors, Vents and HVAC -				
	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: 9 SHEAFE ST. Case No.: 1 Date: 2-1-23

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: **43 HOLMES COURT (LU-22-72)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #A**

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single- Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
- Building Style: Late Gothic Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Holmes Court
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace the existing house with a 2 story traditionally-designed house.

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 historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

Note that the applicant has requested to postpone this application to the March 1st meeting as they are still working on the revised elevations and plans. The applicant has been noticed that another public notice will be required if they do not present in March.

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

43 HOLMES COURT (LU-22-72) – PUBLIC HEARING #A (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 - REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE -				
	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		
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		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		
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		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	
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			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		

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 43 HOLMES COURT Case No.: A Date: 2-1-23
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
- Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

3 WALTON ALLEY (LU-22-100)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #B

- Existing Conditions:
- Zoning District: GRB
 - Land Use: Single-Family
 - Land Area: 1,680 SF +/-
 - Estimated Age of Structure: c.1750-1800
 - Building Style: Georgian/ Federal
 - Historical Significance: C
 - Public View of Proposed Work: Limited view from Walton Alley
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace storm windows, bulkhead and stairs.

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:

- This 2 story historic structure is located along Walton Alley. It is surrounded with many 2 1/2 -3 story wood-sided structures with shallow front and side yards. This property also has a shallow rear yard with two of the abutting structures located near the lot lines.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the storm windows;
- Change the bulkhead cap from wood to Azek
- Relocate the stairs to the rear of the landing.

NOTE THE APPLICANT IS REMOVING THE CONDENSOR FROM THIS APPLICATION AS A VARIANCE IS REQUIRED FOR THE PROPOSED LOCATION.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:



Rear Elevation and Streetscape View



Zoning Map

HISTORIC
SURVEY
RATING

C

3 WALTON ALLEY (LU-22-100) – PUBLIC HEARING #B (MINOR)

		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)	MINOR PROJECT – Replace Storm Windows, Modify Bulkhead and Relocate Stairs –			
	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

2PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 3 WALTON ALLEY Case No.: B Date: 2-1-23

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:

100 HIGH STREET (LU-22-236)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #C

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Mixed-Use
 - Land Area: 27,878 SF +/-
 - Estimated Age of Structure: c.2006
 - Building Style: Federal
 - Number of Stories: 5.0
 - Historical Significance: NA
 - Public View of Proposed Work: Limited to No View from Sidewalk
 - Unique Features: NA
 - Neighborhood Association: North End

B. Proposed Work: To install roof-mounted telecommunications equipment.

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 alterations, additions or expansions)

I. Neighborhood Context:

- This structure is located along the intersection of High Street and Hanover Street. The property is surrounded with many new and historically significant structures. The structures in this surrounding neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

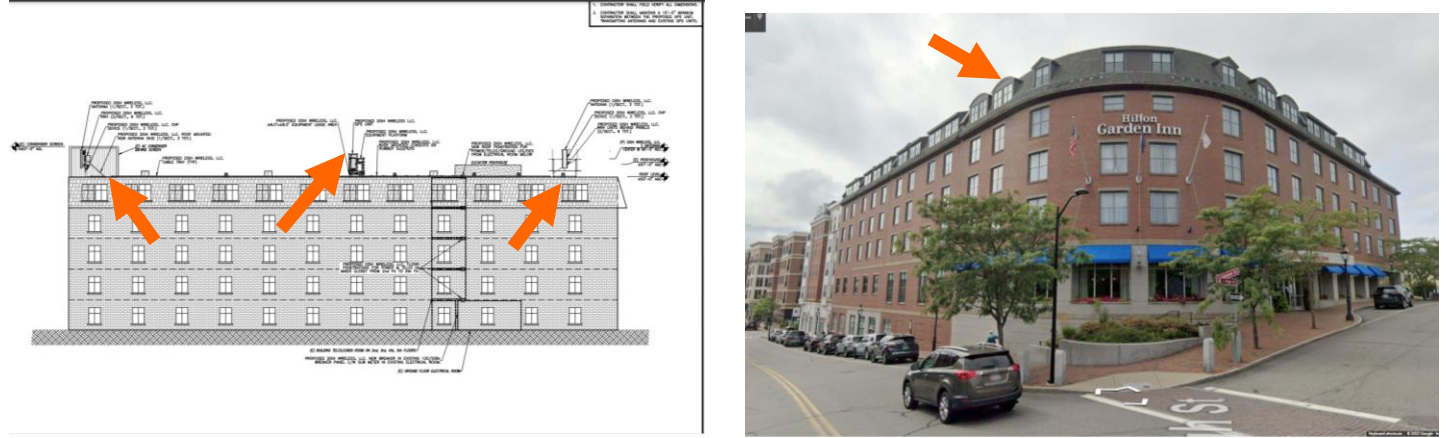
The Applicant is proposing to:

- Add roof-top antennas and associated telecom equipment.

NOTE THAT THE APPLICANT IS SUBMITTED REVISED PLANS SHOWING THE ANTENNAS FURTHER BACK FROM THE ROOF EDGE AS WELL AS SHOWING RENDERINGS OF THE PROPOSED VIEWS OF THE ROOFTOP EQUIPMENT.

Design Guideline Reference – Guidelines for Roofing (04).

J. Aerial Image, Street View and Zoning Map:



Elevation & Streetview Image



Zoning Map

HISTORIC
SURVEY
RATING

NA

100 HIGH STREET (LU-22-236) – PUBLIC HEARING #C (MINOR)

		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 - ROOF-MOUNTED TELECOMMUNICATIONS EQUIPMENT -				
	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	
	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	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	
		SITE DESIGN	34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			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	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:100 HIGH STREET Case No:C Date:2-1-23

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



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: 28 NEW CASTLE AVE. (LU-22-240)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #D

A. Property Information - General:

- Existing Conditions:**
- Zoning District: SRB
 - Land Use: Single-Family
 - Land Area: 50,530 SF +/-
 - Estimated Age of Structure: c. 1910
 - Building Style: Bungalow
 - Number of Stories: 2.5
 - Historical Significance: C
 - Public View of Proposed Work: View from New Castle Ave.
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To made renovations to the house.

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 alterations, additions or expansions)

I. Neighborhood Context:

- This property located along New Castle Ave. near South Street. The property is surrounded with many historically significant structures. The structures in this neighborhood have relatively shallow setbacks along the street and deeper side and rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Renovate the 1910 Main House and add a second floor on the 1970 addition.
- The renovation includes new siding, windows, doors porch stairs and rear deck.

NOTE THAT NEW PLANS AND ELEVATIONS WILL BE PROVIDED SHOWING THE CHANGES REQUESTED AT THE WORK SESSION.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06), & Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

HISTORIC
SURVEY
RATING

C

28 NEW CASTLE AVE. (LU-22-240) – PUBLIC HEARING #5 (MODERATE)

		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 - ADD NEW SIDING WINDOWS, STAIRS AND REAR DECK -				
	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	
	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	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	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 28 NEW CASTLE AVE.. Case No:D Date:2-1-23

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



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:

65 WASHINGTON ST. (LU-22-255)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #E

- Existing Conditions:
- Zoning District: MRO
 - Land Use: Single Family
 - Land Area: 23,522 SF +/-
 - Estimated Age of Structure: c.1695
 - Building Style: Colonial
 - Historical Significance: C
 - Public View of Proposed Work: View from Marcy Street and Strawberry Banke
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace siding, windows, rear door and chimney.

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 lot is located along Marcy Street in Strawberry Banke Street. It is surrounded with many wood-sided historic structures with small rear and side yards with large garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

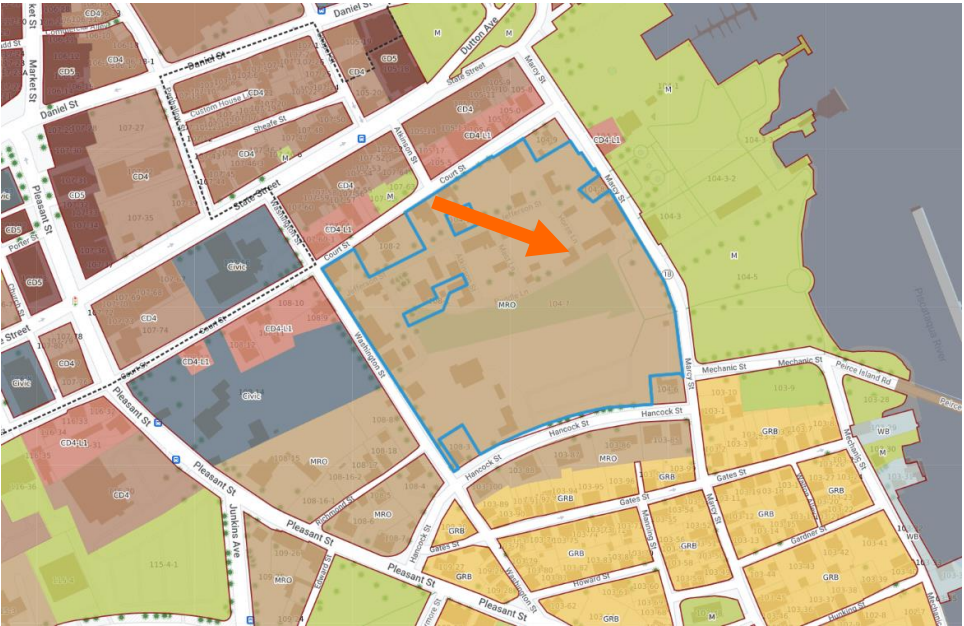
- The Application is proposing to:
- Replace the siding, windows, rear door and chimney.

Design Guideline Reference – Guidelines for Masonry and Stucco (07), & Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

C

65 WASHINGTON ST. (LU-22-255) – PUBLIC HEARING #E (MODERATE)


		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)	MODERATE PROJECT – Extensive Renovations to the c.1695 Sherburne House -			
	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: 65 WASHINGTON ST.. Case No.E Date: 2-1-23

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:

37 PROSPECT ST. (LUHD-563)
CERTIFICATE OF APPROVAL
WORK SESSION #A

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRA
 - Land Use: Single Family
 - Land Area: 5,230 SF +/-
 - Estimated Age of Structure: c.1790
 - Building Style: Colonial
 - Number of Stories: 2
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Prospect Street
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. Proposed Work: To construct a 1st and 2nd floor addition.

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:

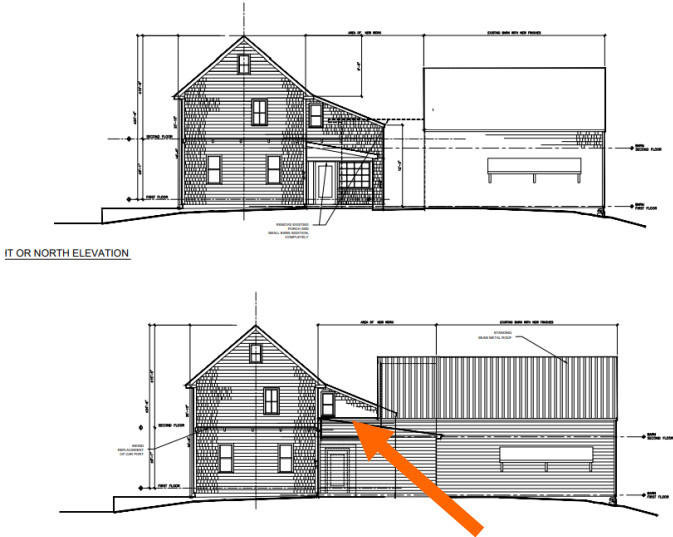
- The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

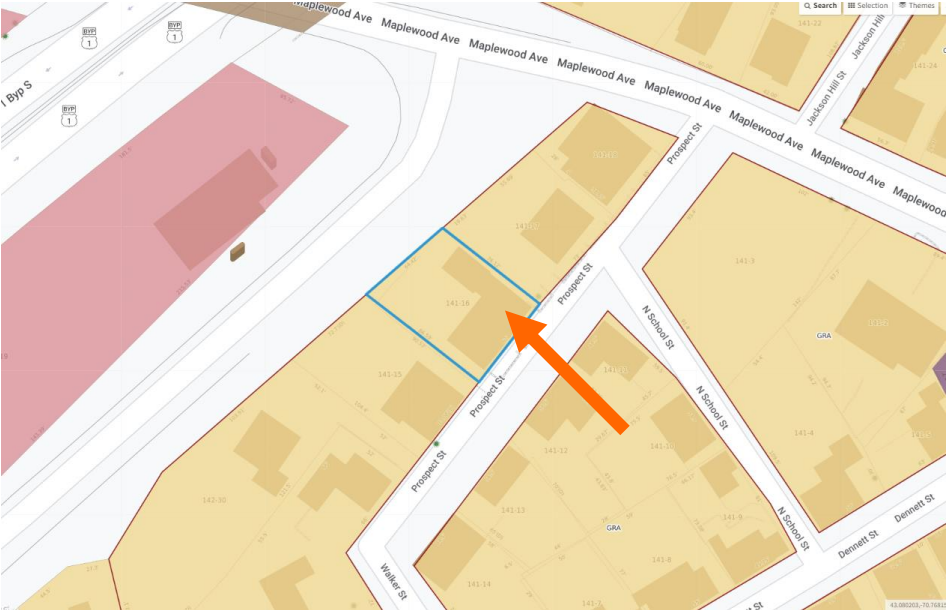
- The applicant is proposing to:
 - Add a 2 story rear addition with a roof deck.

- **Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

37 PROSPECT STREET (LUHD-563) – WORK SESSION #A (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 - ADD 1 ST AND 2 ND FLOOR ADDITIONS -				
	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	
	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	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	
		SITE DESIGN	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
			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:37 PROSPECT ST. Case No.: A Date: 1-11-23

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:

37 PROSPECT ST. (LUHD-563)
CERTIFICATE OF APPROVAL
WORK SESSION #A

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRA
 - Land Use: Single Family
 - Land Area: 5,230 SF +/-
 - Estimated Age of Structure: c.1790
 - Building Style: Colonial
 - Number of Stories: 2
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Prospect Street
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. Proposed Work: To construct a 1st and 2nd floor addition.

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:

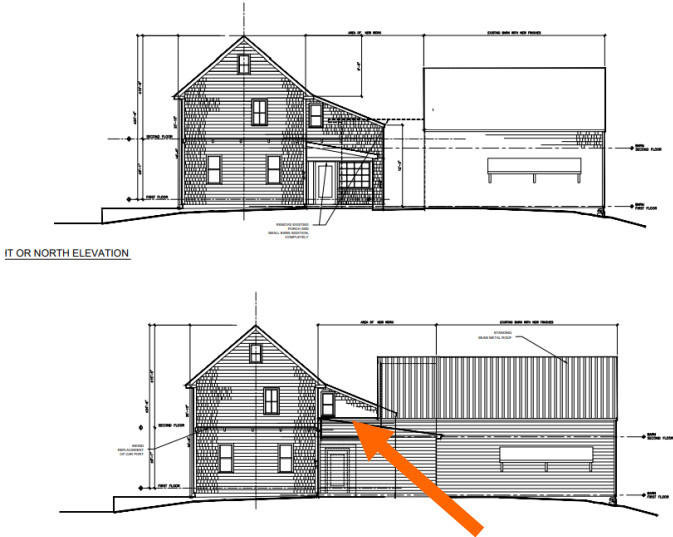
- The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

L. Staff Comments and/ or Suggestions for Consideration:

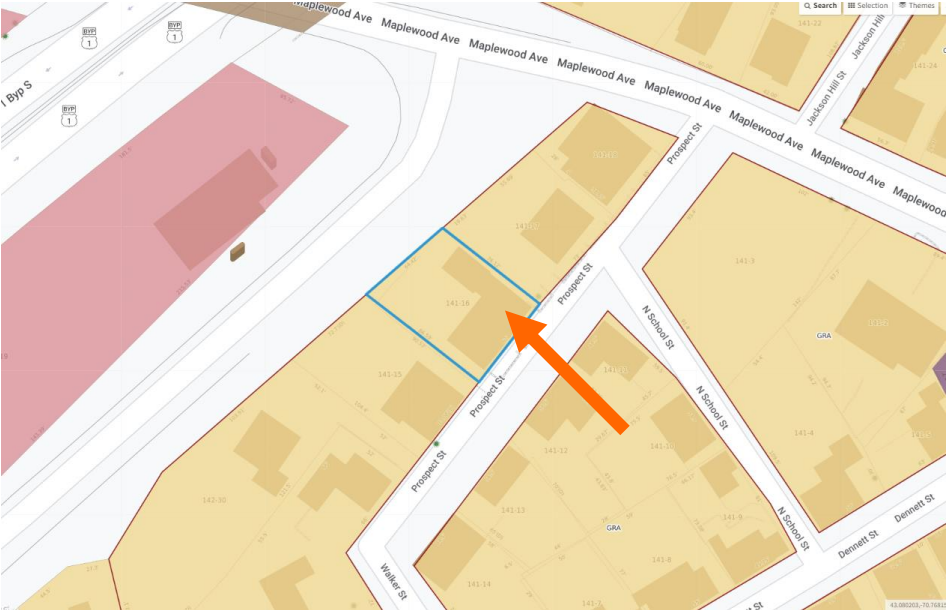
- The applicant is proposing to:
 - Add a 2 story rear addition with a connector building.

- Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)

L. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

37 PROSPECT STREET (LUHD-563) – WORK SESSION #A (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 - DEMOILITION AND ADD CONNECTOR BUILDINGS -				
	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	
	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	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	
		SITE DESIGN	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
			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: 37 PROSPECT ST. Case No.: A Date: 2-1-23

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: 95 DANIEL ST. (LUHD-530)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD4
 - Land Use: Mixed-Use
 - Land Area: 1,682 SF +/-
 - Estimated Age of Structure: c.1850 (95) & c.1960 (99)
 - Building Style: Gothic Revival
 - Number of Stories: 2.0
 - Historical Significance: C
 - Public View of Proposed Work: View from Daniel St.
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To renovate the two existing structures (versus demolition).

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 alterations, additions or expansions)

I. Neighborhood Context:

- These buildings are located along Daniel St. The properties are surrounded with many historically significant structures. The structures in this neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Redesign the project to renovate and/ or alter the two existing historic structures.

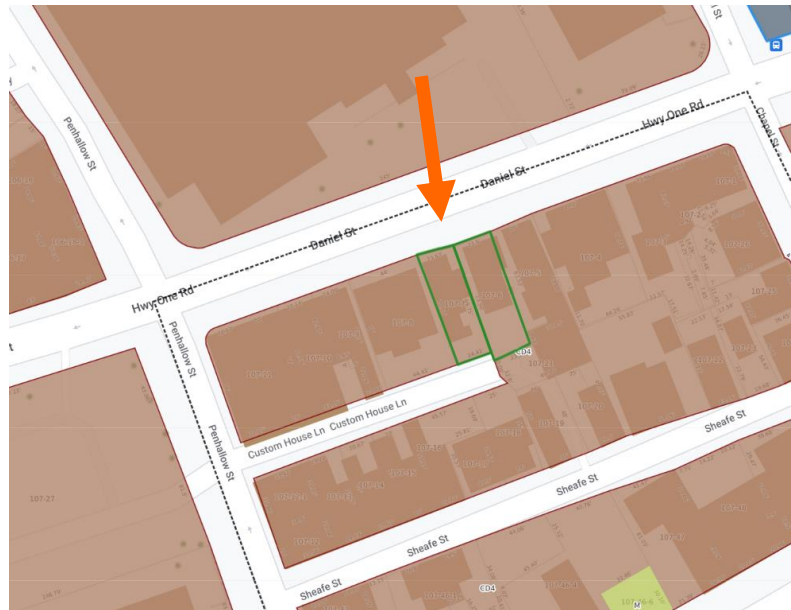
NOTE, THE APPLICANT IS REQUESTING TO WITHDRAW THIS APPLICATION.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC
SURVEY
RATING**

C

95 DANIEL ST. (LUHD-530) – WORK SESSION #B (MODERATE)

		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 - RENOVATION OF THE TWO EXISTING STRUCTURES -				
	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	
	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	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	
		SITE DESIGN	34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			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	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:95 DANIEL ST. Case No:B Date:2-1-23

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



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: 39 DEARBORN LANE (LUHD-568)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSIONS #1

A. Property Information - General:

- Existing Conditions:**
- Zoning District: GRA
 - Land Use: Single-Family
 - Land Area: 11,600 SF +/-
 - Estimated Age of Structure: c.1800
 - Building Style: NA
 - Historical Significance: NA
 - Public View of Proposed Work: View from Dearborn Street
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. Proposed Work: To replace the roof structure and adding an addition.

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 Dearborn Lane off of Dearborn Street. It is surrounded with many wood-frame 2.5 story structures with little to no setbacks from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

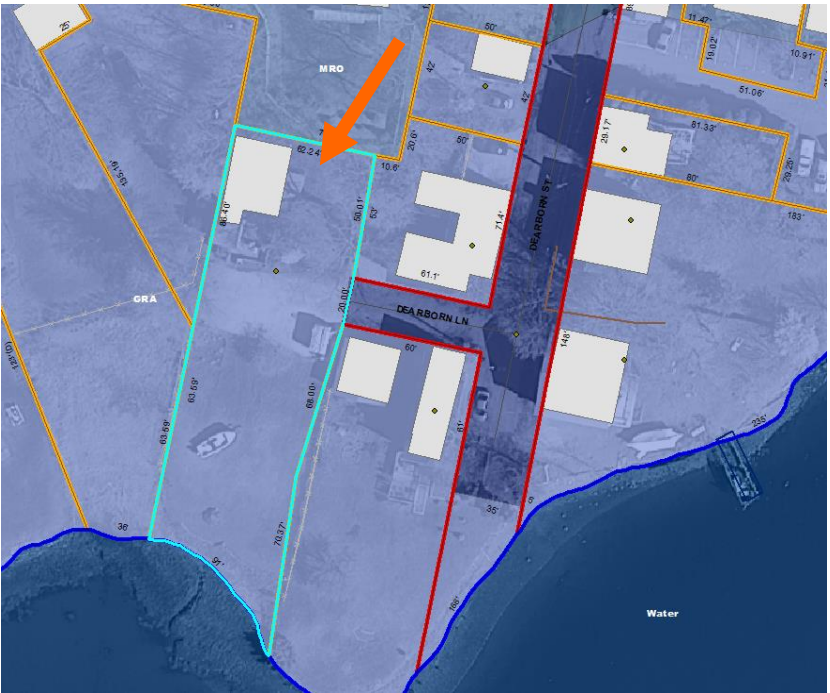
- The Application is proposing to:
- Add a new roof structure;
 - Add an addition for a family room; and
 - Expending a section of the kitchen.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

39 DEARBORN LANE – WORK SESSION #1 (MODERATE PROJECT)

		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)	<div>MODERATE PROJECT</div> <div>– REPLACE ROOF AND ADD ADDITION ONLY -</div>			
	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
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		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
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		SITE DESIGN	31	Signs (i.e. projecting, wall...)		
	32		Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
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	34		Garages/ Barns / Sheds (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: 39 DEARBORN STREET Case No.: A Date: 2-1-23

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
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☐ 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:

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

☐ Yes ☐ No

LU-23-3

Land Use Application

Status: Active

Date Created: Jan 18, 2023

Applicant

stephanie febonio
sfebonio@gmail.com
57 Lowell Road
hudson, NH - New Hampshire 03051
6039218987

Primary Location

9 SHEAFE ST
Portsmouth, NH 03801

Owner:

FEBONIO MICHAEL & STEPHANIE
9 SHEAFE ST PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

A. Property Owner

Alternative Project Address

Alternative Project Address

--

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

Historic District Committee Work Session/Public Hearing February 01, 2023

Topics:

- Basement window,
- Electric meters
- 2 skylight
- New roofing
- Add garage door
- Add heat pump

Address: 9 Sheafe Street

Owners: Michael & Stephanie Febonio

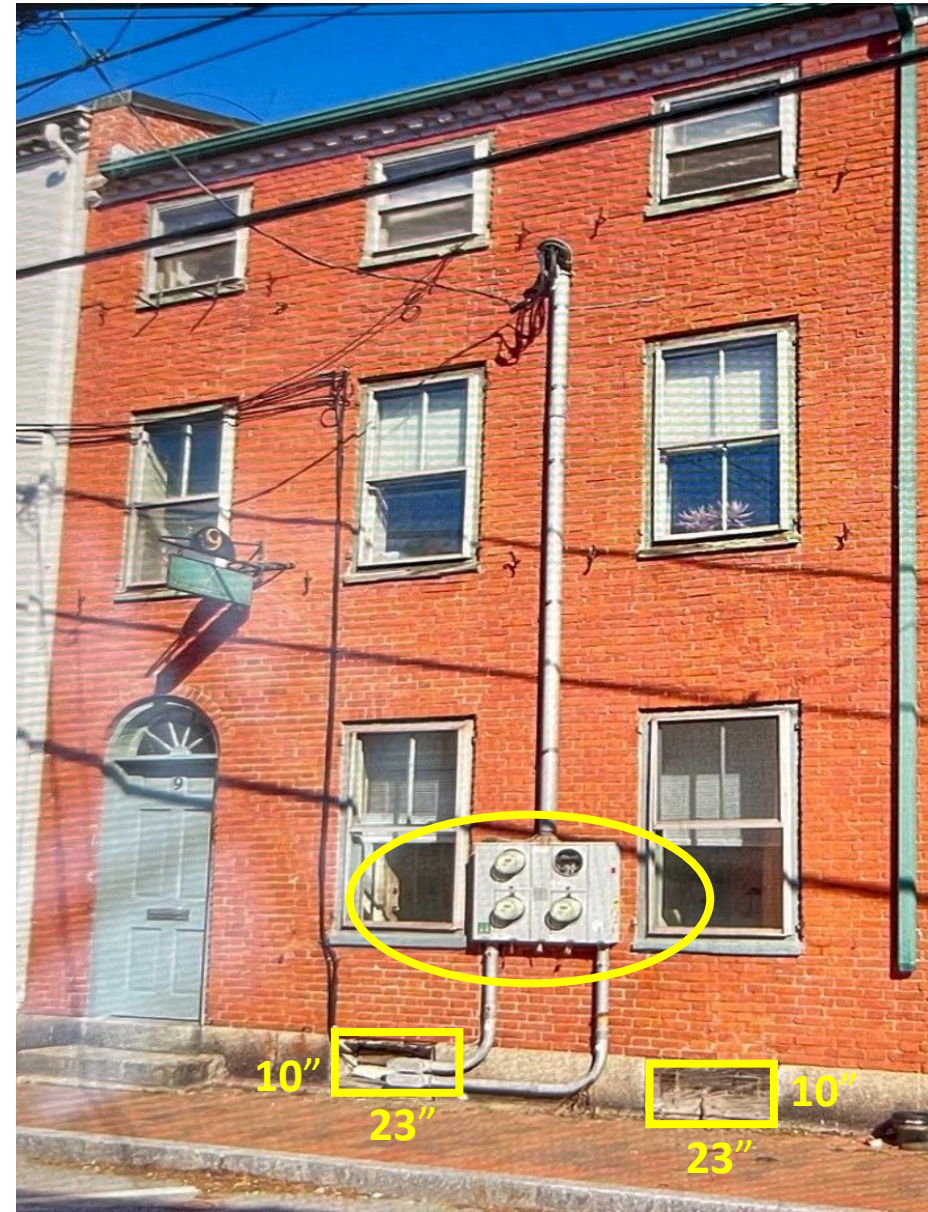
Date of Submission: 01/17/2023



9 Sheafe Street

Front Renovations

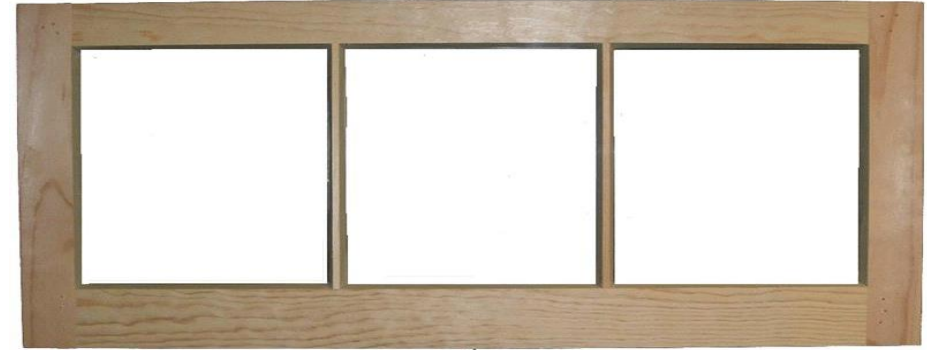
- Electric meter
 - Move to back of house
 - Eversource meeting complete
 - Remove conduits
- Install basement windows
 - 2 Windows
 - Dimensions 10"x23"



9 Sheafe Street

Front Basement Windows

- Basement windows
 - 2 front windows
 - Dimensions 10"x23"
 - 3 light wood fixed window





Street view of roof

9 Sheafe Street

Roof Renovation

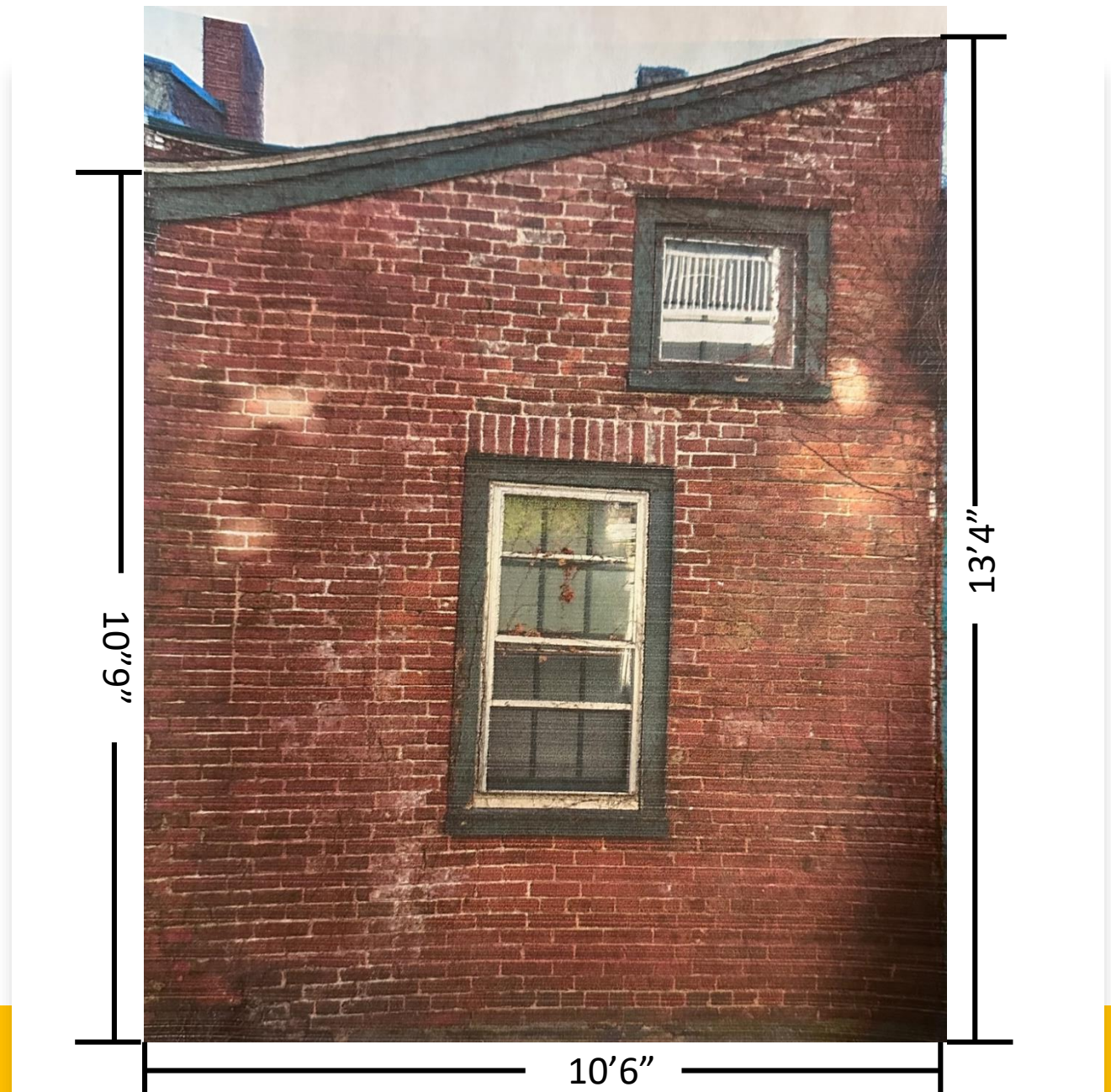
- Skylights Addition
 - 2 – 44” wide x 27” high front roof Velux VS S01 2004
 - Replace complete roof in kind black asphalt shingles



9 Sheafe Street

Back of Row House

- Brick Exterior
- 2 Existing Windows
 - 90's era double hung
 - Single fixed



9 Sheafe Street

Rear Garage Door

- Top window remains
- Remove bottom window
- Add carriage house style garage
- Door Dimensions 7'0"x 8'6"



9 Sheafe Street

New Heat Pump

- Proposed placement “garage” roof
 - *Placement on NE side of brick chimney*
 - *View obscured by chimney*
- Unit dimensions 42” x 53” x 16”
- 48k BTU Heat Pump



Image provides view from Penhallow

9 Sheafe Street

Bathroom Roof Vent

- Proposed placement on back roof
- 2 types of vents to be added



Northeast
View of
Custom
Lane



SW view garage
17 Sheafe St



LU-22-236

Land Use Application

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

Meagan Beausoleil
mbeausoleil@qualtekwireless.com
125 Depot St
Bellingham, MA 02019
3392109718

Primary Location

100 HIGH ST
Portsmouth, NH 03801

Owner:

CHATHAM PORTSMOUTH LLC & C/O CHATHAM LODGING TRUST
222 LAKEVIEW AVE STE 200 WEST PALM BEACH, FL 33401

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

F. Applicant's Representative Filing on behalf of C., D. or E. above

Alternative Project Address**Alternative Project Address**

--

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



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



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Request for Extension of Previously Granted Land Use Approval



www.qualtekservices.com

January 24, 2023

Dish Wireless Site ID: BOBOS01018D

AT&T Site Address: 100 High St, Portsmouth, NH

Changes to Application:

-Alpha and Beta antennas moved further back from edge of roof and sight line from street view. Any further back would impede on the antenna signal.

-Gamma antenna could not be moved back on the proposed sled mount. Can keep as is or mount it to the screen frame as shown below.



-Elevation has been updated to show the slope of the building.

-'Paint to Match' has been added to each antenna to ensure the antennas will blend in with the building.

Sincerely,

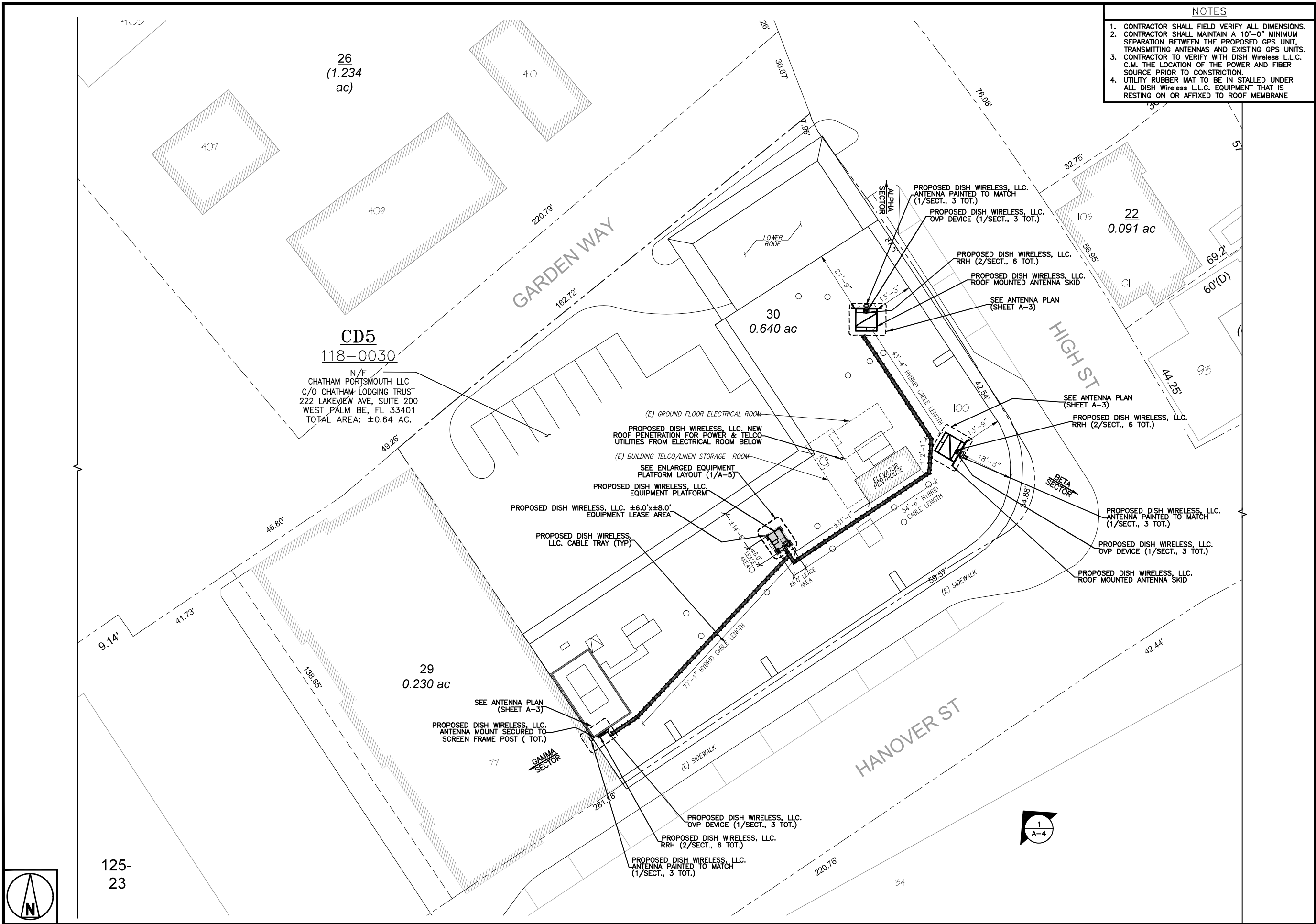
Meagan Beausoleil

Meagan Beausoleil
Site Acquisition Specialist I

QualtekWireless
125DepotStreet
Bellingham, MA 02019

Encl.

475 Sentry Pkwy E, Suite 200
Blue Bell, PA 19422



- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
 3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
 4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



QUALTEK WIRELESS INC
16 ESQUIRE ROAD
BILLERICA, MA 01821



VERTICAL RESOURCES GRP.
23 Midstate Dr., #210
Auburn, MA 01501
Tel. (508) 981-9590
Fax (508) 519-8939
mnobre@verticalresourcesgrp.com



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
GAM	MN	MP

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	11/01/2022	FOR PERMITTING
1	11/29/2022	GENERAL REVISIONS
2	01/19/2023	GENERAL REVISIONS

A&E PROJECT NUMBER

BOBOS01018D

DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS01018D
100 HIGH STREET
PORTSMOUTH, NH 03801

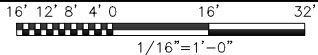
SHEET TITLE

OVERALL
SITE PLAN

SHEET NUMBER

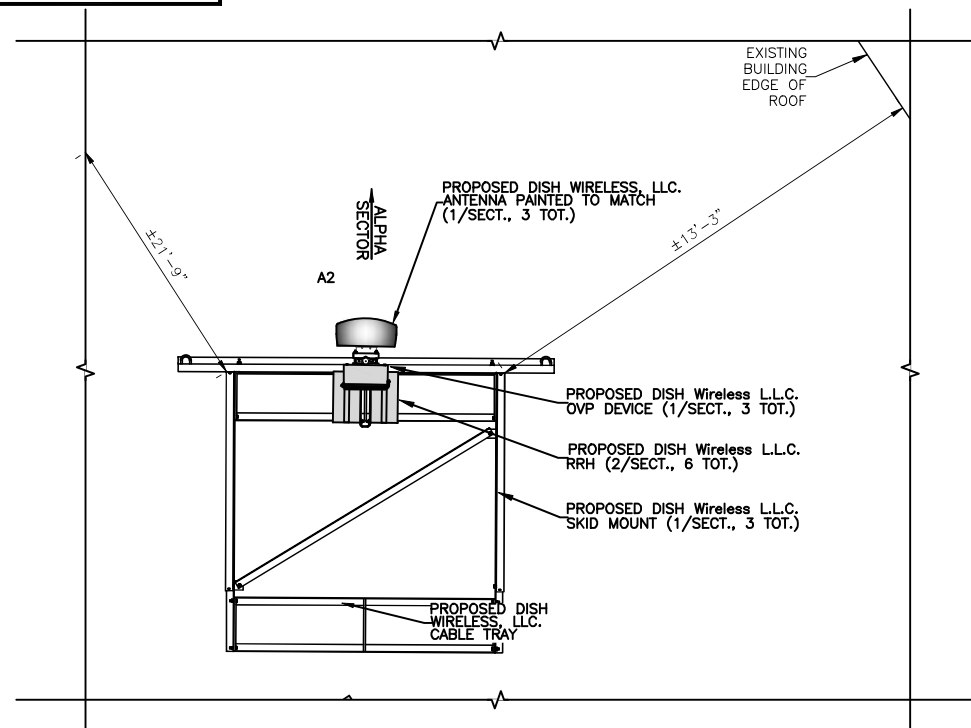
A-1

OVERALL SITE PLAN

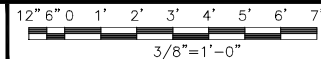


NOTES

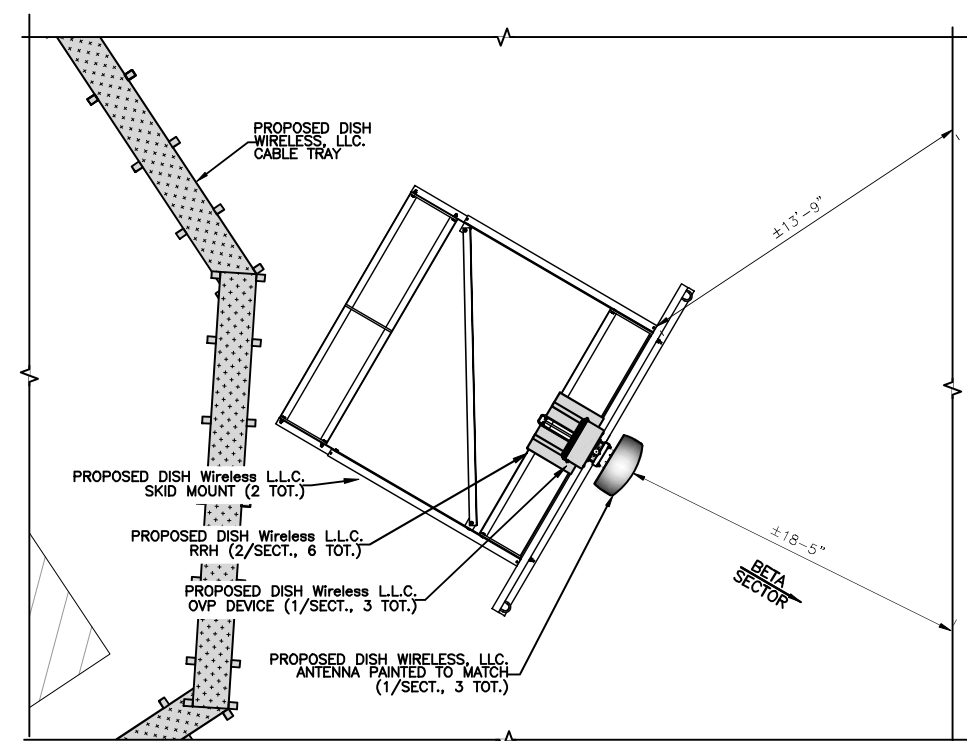
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
4. ALPHA SECTOR SHOWN TYPICAL FOR BETA AND GAMMA SECTORS.



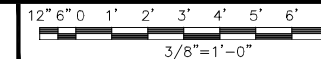
ANTENNA PLAN - ALPHA SECTOR



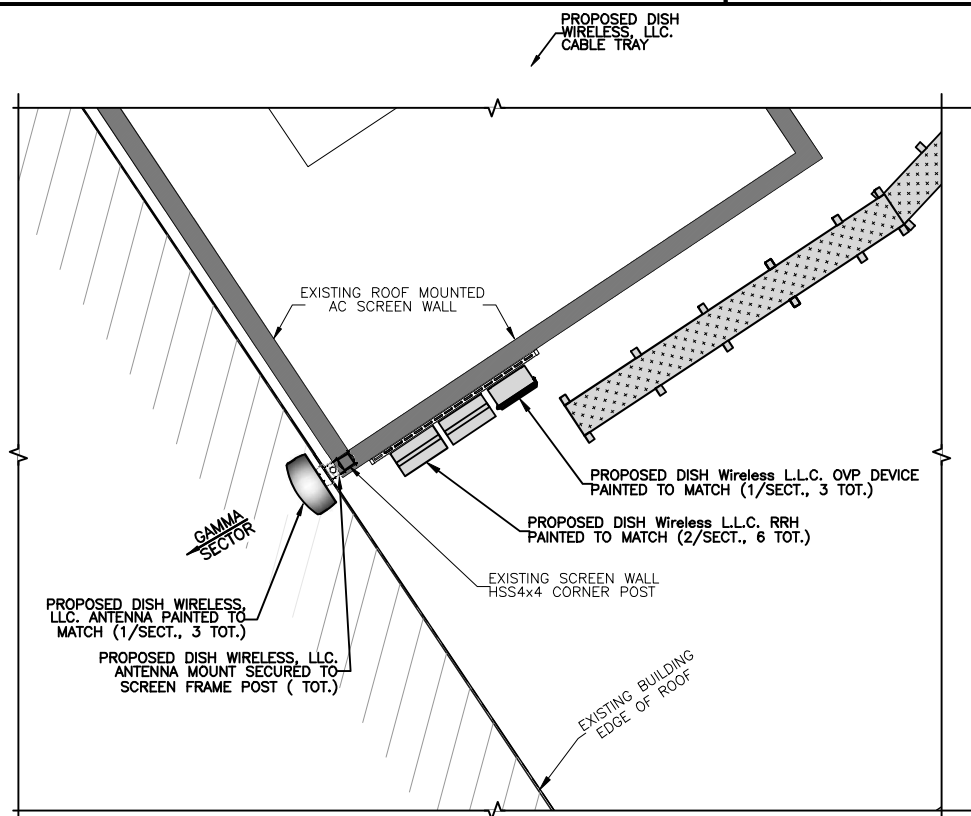
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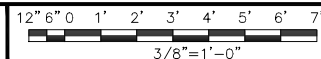
ANTENNA PLAN - BETA SECTOR



2



ANTENNA PLAN - GAMMA SECTOR



3

SECTOR POS.	ANTENNA					TRANSMISSION CABLE FEED LINE TYPE AND LENGTH	RRH			OVP MANUFACTURER MODEL
	EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECH	AZIMUTH	RAD CENTER		MANUFACTURER - MODEL NUMBER	TECH	POS.	
A1	--	--	--	--	--	(1) NWS DC CABLE (1) NWS FIBER CABLE (130' LONG)	FUJITSU - TA08025-B604	5G	A2	RAYCAP RDIDC-3045 -PF-48
A2	PROPOSED	JMA - MX08FR0665-21	5G	0°	60°-0"		FUJITSU - TA08025-B605	5G	A2	
A3	--	--	--	--	--		--	--	--	
B1	--	--	--	--	--	(1) NWS DC CABLE (1) NWS FIBER CABLE (80' LONG)	FUJITSU - TA08025-B604	5G	B2	RAYCAP RDIDC-3045 -PF-48
B2	PROPOSED	JMA - MX08FR0665-21	5G	120°	60°-0"		FUJITSU - TA08025-B605	5G	B2	
B3	--	--	--	--	--		--	--	--	
C1	--	--	--	--	--	(1) NWS DC CABLE (1) NWS FIBER CABLE (90' LONG)	FUJITSU - TA08025-B604	5G	C2	RAYCAP RDIDC-3045 -PF-48
C2	PROPOSED	JMA - MX08FR0665-21	5G	240°	60°-0"		FUJITSU - TA08025-B605	5G	C2	
C3	--	--	--	--	--		--	--	--	

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

NO SCALE

4

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

QUALTEK WIRELESS INC
16 ESQUIRE ROAD
BILLERICA, MA 01821

VRG
VERTICAL RESOURCES GRP.

23 Midstate Dr., #210
Auburn, MA 01501
Tel. (508) 981-9590
Fax (508) 519-8939
mnobre@verticalresourcesgrp.com



IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

GAM MN MP

RFDS REV #: 0

CONSTRUCTION
DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	11/01/2022	FOR PERMITTING
1	11/29/2022	GENERAL REVISIONS
2	01/19/2023	GENERAL REVISIONS

A&E PROJECT NUMBER

BOBOS01018D

DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS01018D
100 HIGH STREET
PORTSMOUTH, NH 03801

SHEET TITLE
ANTENNA PLAN,
ELEVATION AND SCHEDULE

SHEET NUMBER

A-2

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

QUALTEK WIRELESS INC
16 ESQUIRE ROAD
BILLERICA, MA 01821

VRG

VERTICAL RESOURCES GRP.
23 Midstate Dr., #210
Auburn, MA 01501
Tel. (508) 981-9590
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RFDS REV #: 0

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DOCUMENTS

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2	01/19/2023	GENERAL REVISIONS

A&E PROJECT NUMBER

BOBOS01018D

DISH Wireless L.L.C.
PROJECT INFORMATION

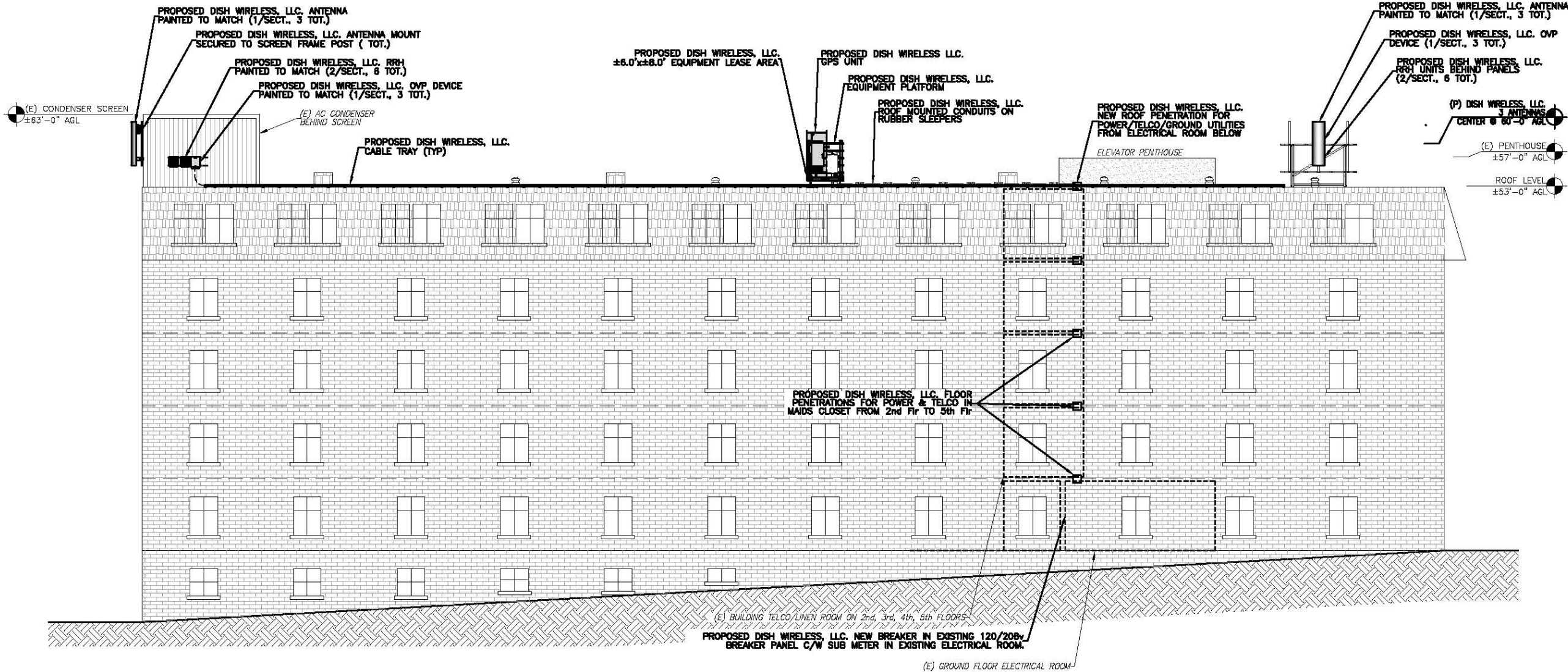
BOBOS01018D
100 HIGH STREET
PORTSMOUTH, NH 03801

SHEET TITLE

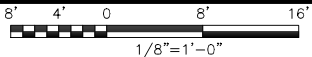
SOUTH EAST
ELEVATION

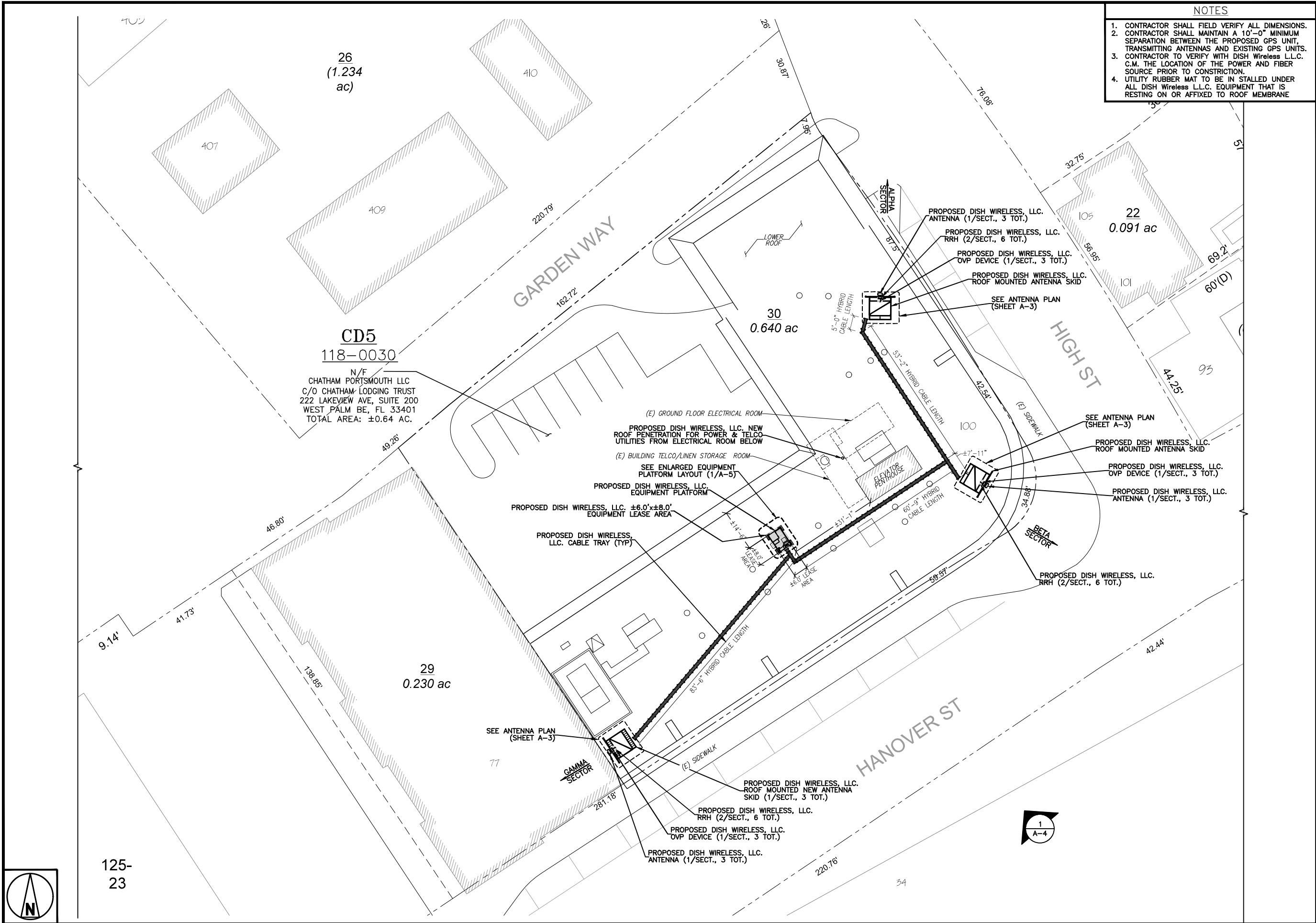
SHEET NUMBER

A-3



BUILDING SOUTH EAST ELEVATION





- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
 3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
 4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

QUALTEK WIRELESS INC
16 ESQUIRE ROAD
BILLERICA, MA 01821

VRG
VERTICAL RESOURCES GRP.

23 Midstate Dr., #210
Auburn, MA 01501
Tel. (508) 981-9590
Fax (508) 519-8939
mnobre@verticalresourcesgrp.com

STATE OF NEW HAMPSHIRE
MICHAEL F. PLAHOVINSK
No. 12326
LICENSED PROFESSIONAL ENGINEER
NOV 29 2022

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
GAM	MN	MP

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	11/01/2022	FOR PERMITTING
1	11/29/2022	GENERAL REVISIONS

A&E PROJECT NUMBER
BOBOS01018D

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01018D
100 HIGH STREET
PORTSMOUTH, NH 03801

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
A-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

QUALTEK WIRELESS INC
16 ESQUIRE ROAD
BILLERICA, MA 01821

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DRAWN BY: CHECKED BY: APPROVED BY:

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RFDS REV #: 0

CONSTRUCTION
DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
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1	11/29/2022	GENERAL REVISIONS

A&E PROJECT NUMBER

BOBOS01018D

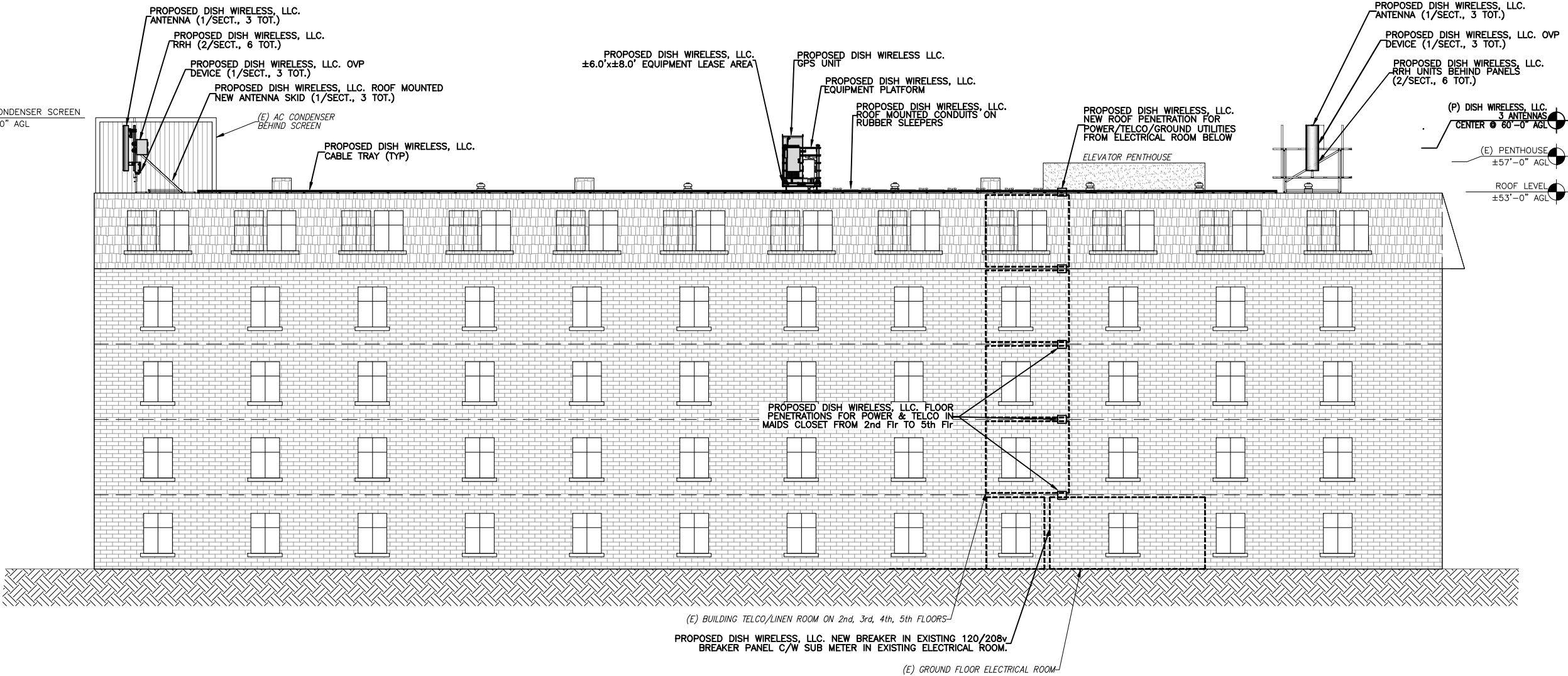
DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS01018D
100 HIGH STREET
PORTSMOUTH, NH 03801

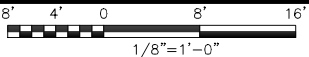
SHEET TITLE
SOUTH EAST
ELEVATION

SHEET NUMBER

A-3



BUILDING SOUTH EAST ELEVATION





LU-22-100

Land Use Application

Status: Active

Date Created: Apr 27, 2022

Applicant

Lisa Messina
hallconsultinggroup1@gmail.com
3 Walton
Portsmouth, NH 03801
978-204-5653

Primary Location

3 WALTON ALY
Portsmouth, NH 03801

Owner:

SEACOAST MANAGEMENT CONSULTING LLC (Lisa Messina-Haghighat
& Ross Haghighat)
330 BILLERICA RD CHELMSFORD, MA 01824

Applicant Information

Please indicate your relationship to this project

A. Property Owner

Alternative Project Address

Alternative Project Address

--

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

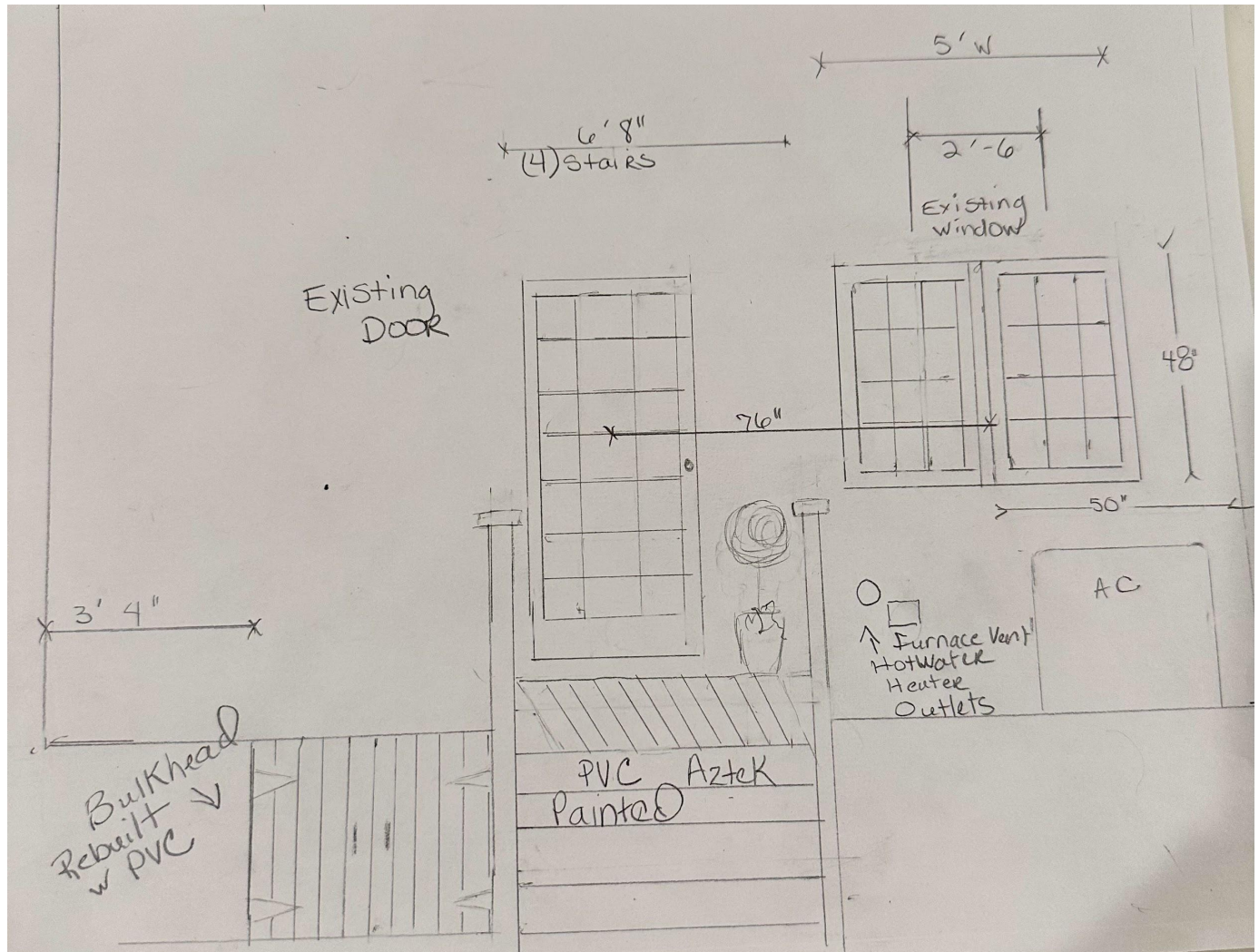


Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



Walton Improvements

- *Bulkhead replacement.
- *Addition of AC unit with placement and screening.
- *Window addition. Changed from the previous meeting to two windows.
- *Stairs to be rebuilt and moved to the face center.



**Existing Rotting/Leaking
Bulkhead**



To Be Rebuilt Using Composite Material Aztek



Rear View AC with Screening

Rheem AC location in the left rear corner of the house. The AC unit cannot be put under stairs. There is not enough space between the ground level and landing of the existing stairs or new stairs to pass code. The bulkhead and the gas meter on the right rear corner of the home is not an option as it prevents required setbacks of the unit from the home.

*** Screening of this unit would be a natural screening of a row of dwarf spruce.



Existing Window



Replacement Window Anderson

Anderson 400 Series

Wood interior

Exterior Wood Covered

By Vinyl

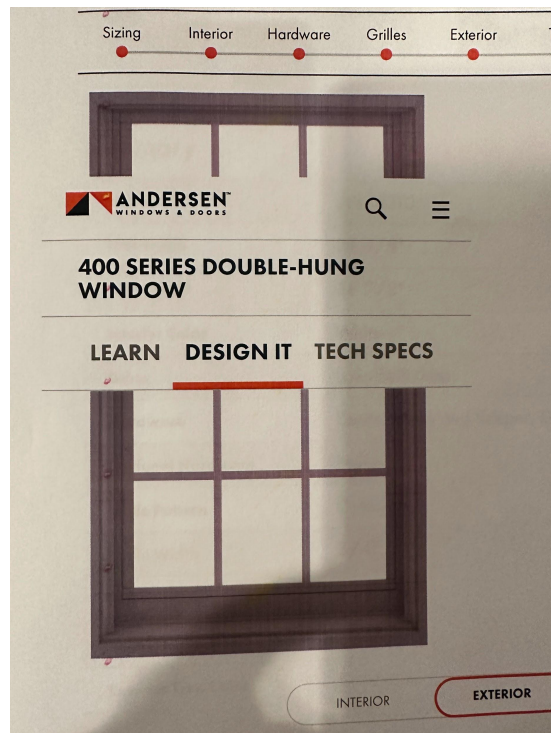
Divided Lights

Low E glass

Exterior and Interior wood
grills.

5 foot wide by 4 feet tall

Made up of two windows joined by
a mullon.



Replace Existing Stairs

Existing stairs are positioned to the side. They are in need of repair. There are several pipes coming out into the stairway. Replacement of stairs with positioning the stairs to come out straight out into the yard. Materials will be wood and composite materials painted to blend in nicely with the home.



**** Gas Furnace Vent, and other plumbing. You can see here the damage to the stairs as well as a few pieces of lower siding.



New Stair Renditions

Rebuilt to fit the style of the house using wood and composite material to be painted.



Replacement in Kind of Existing Storm Windows



Broken Glass, poor quality, and inefficient.



Replacement Proposal. Larson or Allied Low E, Energy Star rated, double tracks. Price dependant.

Larson LowE 2 Double track highly rated and energy star rated.



Allied HOL-B
Highly rated, energy efficient.



Allied Window, Inc.

11111 Canal Road
Cincinnati, OH 45241

Phone: 800.445.5411

Fax: 513.559.1863

Residential Email: rsales@alliedwindow.com

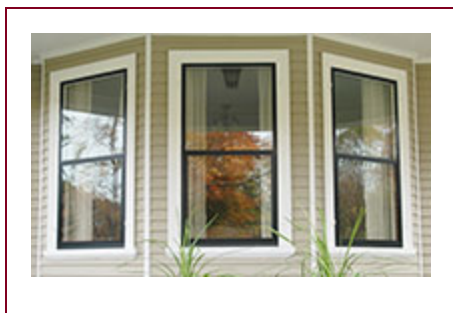
Commercial: csales@alliedwindow.com

Website: www.alliedwindow.com

Recommended Storm - HOL-B, Historic One Lite Top Panel Fixed Bottom Inside Removable

Historic One Lite Top Panel Fixed Bottom Inside Removable

This is our most energy-efficient, economical, and attractive exterior storm window. The top is fixed and the bottom removes directly to the inside of your home, allowing you to clean and interchange with a screen insert. (This is the best model for double hung windows.)



[Benefits](#) | [Optional Storm Window Features](#)

Benefits

Condensation Reduction – One of the most welcome benefits of storm windows is the reduction and perhaps elimination of condensation on the interior of the existing window. Any water or ice build up is certain to cause damage to walls, sills, and to the windows themselves

Energy Savings – Installing our exterior or interior storm windows over existing single-glazed windows will reduce your energy costs by approximately 50%.

Prime Window Protection – Not only will adding our exterior storm window to your

existing window protect it from the elements, but also preserve its appearance and reduce the formation of condensation.

Sound Reduction – Sound reduction is the major “unexpected” benefit after installation of our storm windows. Many people are surprised at the dramatic reduction in outside noise.

Optional Storm Window Features

Interior Storm Window Option

[MORE INFO](#)

Operable

This operating unit has the same exterior appearance as the (HOL-B) unit. It provides ease of ventilation without interchanging panels. [MORE INFO](#)

Special Shape Units

We have the expertise to accommodate windows of any shape for virtually all of our storm window models. Tempered glass is standard in all curve top, shaped units. [MORE INFO](#)

Standard or Custom Colors

Allied Window does its own custom-color painting and can match virtually any color. [MORE INFO](#)

Low E

This is an energy-saving coating which reflects heat outside during the warm months & reflects it back inside during the colder months. The result is added efficiency to your air-conditioning and heating units. There is a slight tint to Low-E glass.

The special pyrolytic coating on the glass can be cleaned carefully like regular glass. It reduces energy loss by about 20% when compared to clear glass.

Bowed Units

We can provide bent/bowed glass, acrylic storm windows, and screens for any bowed window project. [MORE INFO](#)

Screens/ Ventilation

Our screen frames are virtually indestructible as they are comprised of heavy solid-aluminum extrusions. Charcoal aluminum screen wire is our standard screen material; however, many requested options are available. (e.g. fiberglass, bronze, stainless steel, etc.) We'll accommodate any custom situation, interior or exterior, including build-out, wicket, and sliding screens. [MORE INFO](#)

**Stained & Leaded Glass
Windows Protection**

Allied Window can increase the level of protection from the destructive forces of nature and the destructive forces of man - for the window itself, as well as the people and property inside the building. [MORE INFO](#)

Sound Reduction

Our capabilities exceed what we can show you on our website. Please contact us to discuss solutions for your specific needs. [CONTACT US](#)

UV Protection

Our capabilities exceed what we can show you on our website. Please contact us to discuss solutions for your specific needs. [CONTACT US](#)



ENERGY STAR CERTIFIED Storm Windows

Larson - Premium Low-E 2-Track Double Hung Storm Window : L203E

Specifications

ENERGY STAR Unique ID:	2330517
ENERGY STAR Partner:	Larson Manufacturing Company
Brand Name:	Larson
Model Name:	Premium Low-E 2-Track Double Hung Storm Window
Model Number:	L203E
Product Type:	Exterior Storm Window
ENERGY STAR Storm Window Zone:	Northern
Operator type:	Vertical Slider/Single-Double Hung
Number of tracks:	Two-Track
Frame Material:	Aluminum
Frame Finished (painted or coated):	Yes
Glazing Material:	Glass with a coating
Number of glazing layers:	1
Emissivity:	0.15
Solar Transmittance:	0.69
AERC 1.2 Air Leakage Rating:	0.7
Screen included:	Yes
Screen Size:	Partial,Full
Weep Holes:	Yes
Manufacturer Warranty:	Yes
Manufacturer Warranty Period:	Limited Lifetime
Date Available on the market:	10/31/2018
Date Certified:	11/21/2018
Markets:	United States, Canada
ENERGY STAR Certified:	Yes

Additional Model Information

Premium Low-E 2-Track Double Hung Storm Window,L203E,Premium Series exterior aluminum two-track operable double-hung storm window with low-E glass

UPC Codes

Captured On:
01/25/2023

LU-22-240

Land Use Application

Status: Active

Date Created: Dec 7, 2022

Applicant

Leah McGavern
lmcgavern@gmail.com
42 Madison Street
Newburyport, MA 01950
9789141900

Primary Location

28 NEW CASTLE AVE
Portsmouth, NH 03801

Owner:

Erin Barber and Kimery Poldrack
28 NEW CASTLE AVE PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

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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

EXISTING PHOTOS



LOOKING EAST ON NEW CASTLE AVE



LOOKING WEST ON NEW CASTLE AVE



FRONT, NORTH



NORTH WEST CORNER



WEST SIDE



SOUTH WEST CORNER



REAR, SOUTH



EAST SIDE

REFERENCES



EXISTING, 28 NEW CASTLE AVE



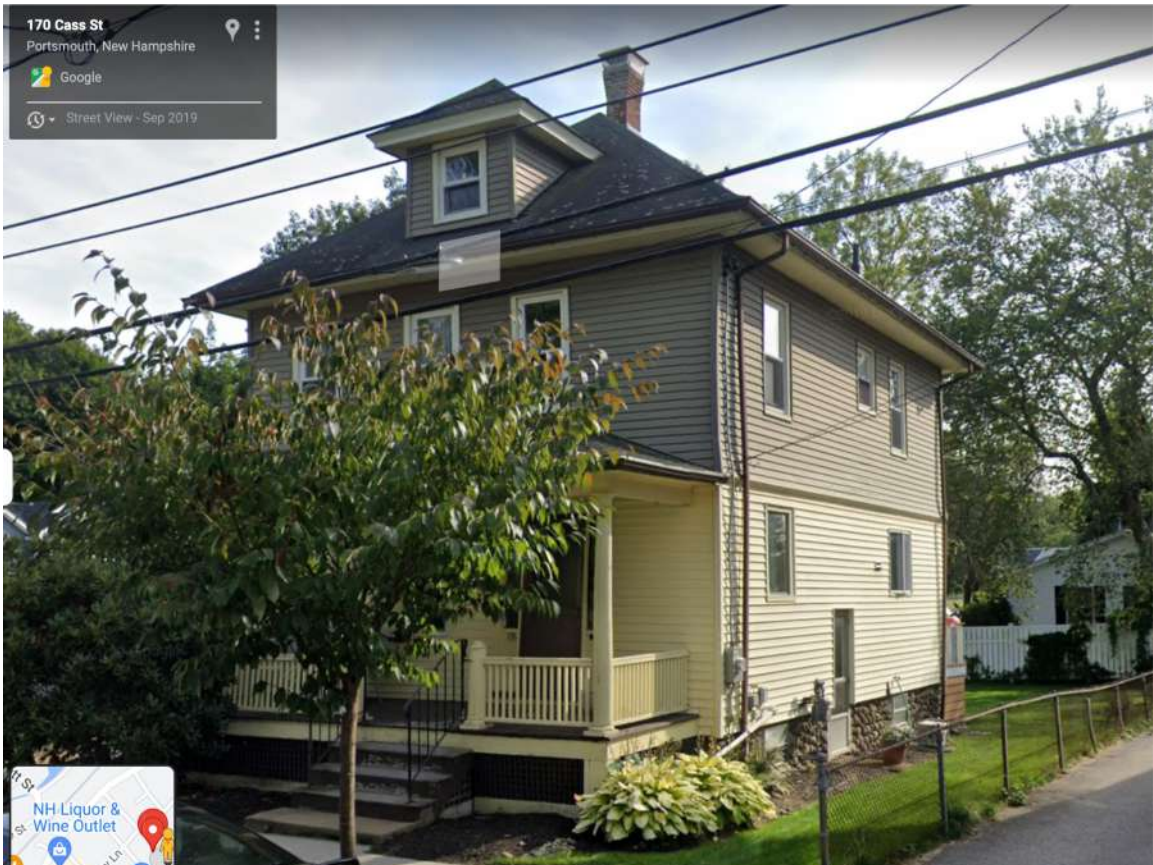
124 NEW CASTLE AVE., PORTSMOUTH



25 RIDGES CT., PORTSMOUTH



HISTORIC "FOUR-SQUARE" SEARS HOME DESIGNS



176 CASS ST., PORTSMOUTH



176 CASS ST., PORTSMOUTH



PARK ST., PORTSMOUTH

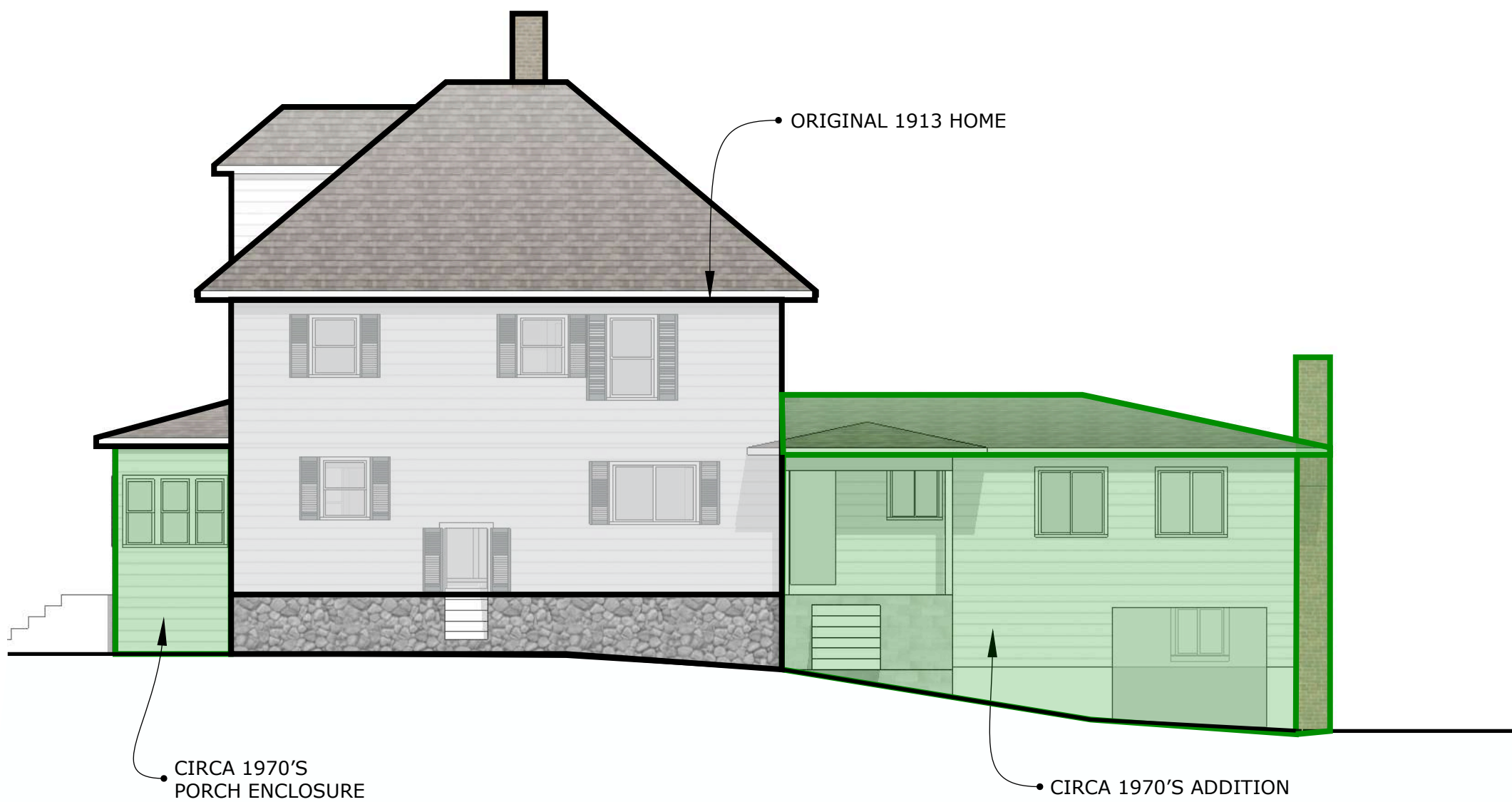


WIBIRD ST., PORTSMOUTH

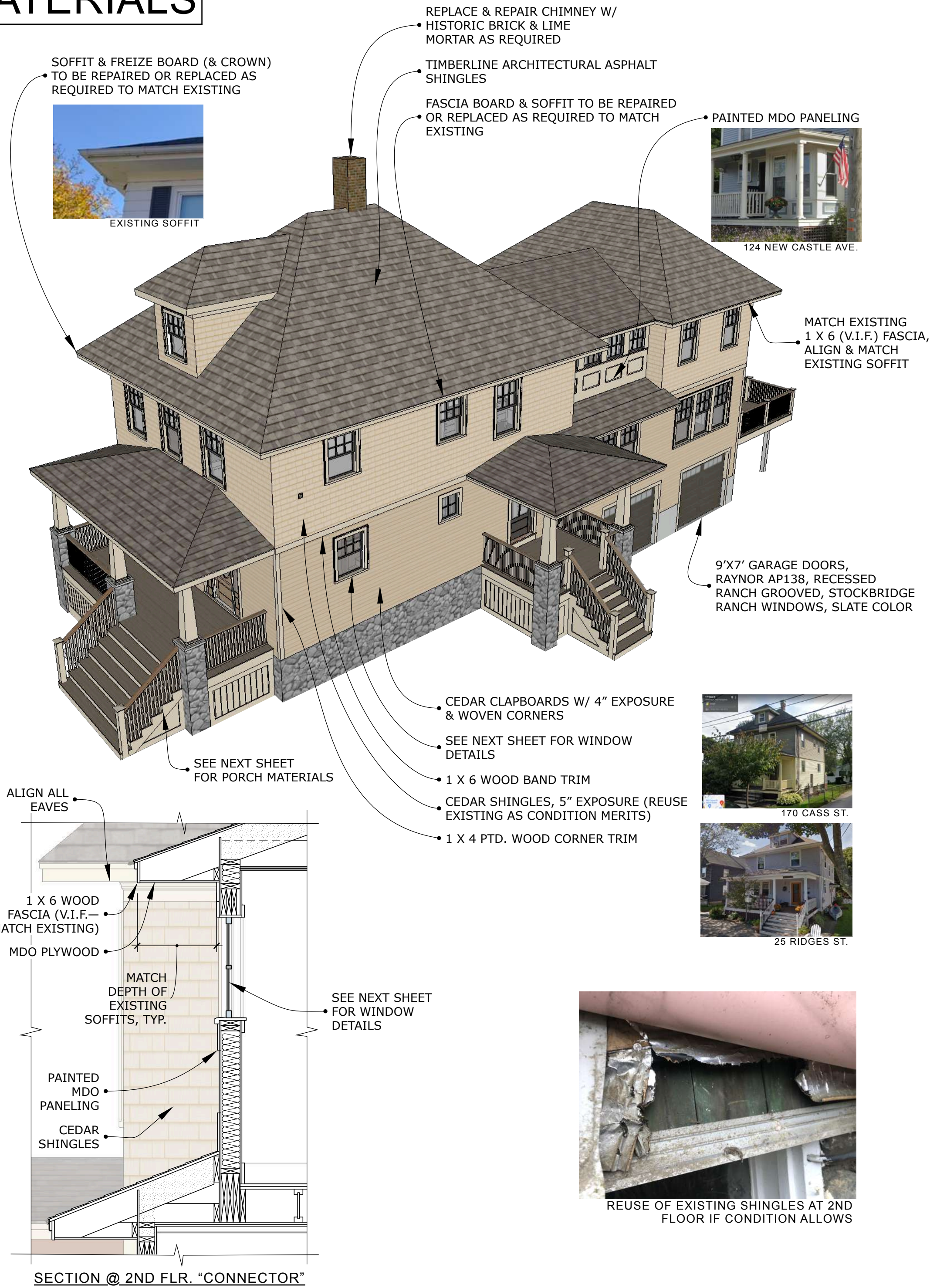


BURLINGTON, MA

SCALE/MASSING



MATERIALS



PORCH



EXISTING PORCH DOES NOT INDICATE SPACING FOR FORMER COLUMNS



SEARS HOME



PARK ST.

12" TAPERED SQUARE COLUMNS



- EXISTING ROOF STRUCTURE TO REMAIN
- EXISTING DOOR, SIDELITES & HARDWARE TO REMAIN
- FASCIA BOARD & SOFFIT TO BE REPAIRED OR REPLACED AS REQUIRED TO MATCH EXISTING

STONE PIERS, RUSTIC RIVER STONE TO MATCH EXISTING FOUNDATION W/ 2" THICK BLUESTONE CAP



STONES AT EXISTING FOUNDATION



WIBIRD ST.

1 X 4 PTD. VERTICAL BOARDS W/ 1/2" SPACING @ PORCH SKIRT

MAHOGANY RAILING (FROM SELECTWOOD, EXACT PROFILE TBD) & 1 1/2" X 1 1/2" MAHOGANY BALUSTERS W/ 1 1/2" SPACING*



PAINTED 6 X 6 SOLID CEDAR NEWEL POST W/ WOOD OR COPPER CAP

1 X 6 TIMBERTECH MAHOGANY DECKING & TREADS

TONGUE & GROOVE WOOD BEAD BOARD CEILING, NATURAL FINISH



(3) COLUMN LOCATIONS



170 CASS ST.



EXISTING UNDERSIDE OF PORCH WITH CENTRAL SUPPORT BEAM & RUSTING LALLY SUPPORTS

NOTE: ALL PORCH DETAILS TO BE MATCHED AT SIDE PORCH

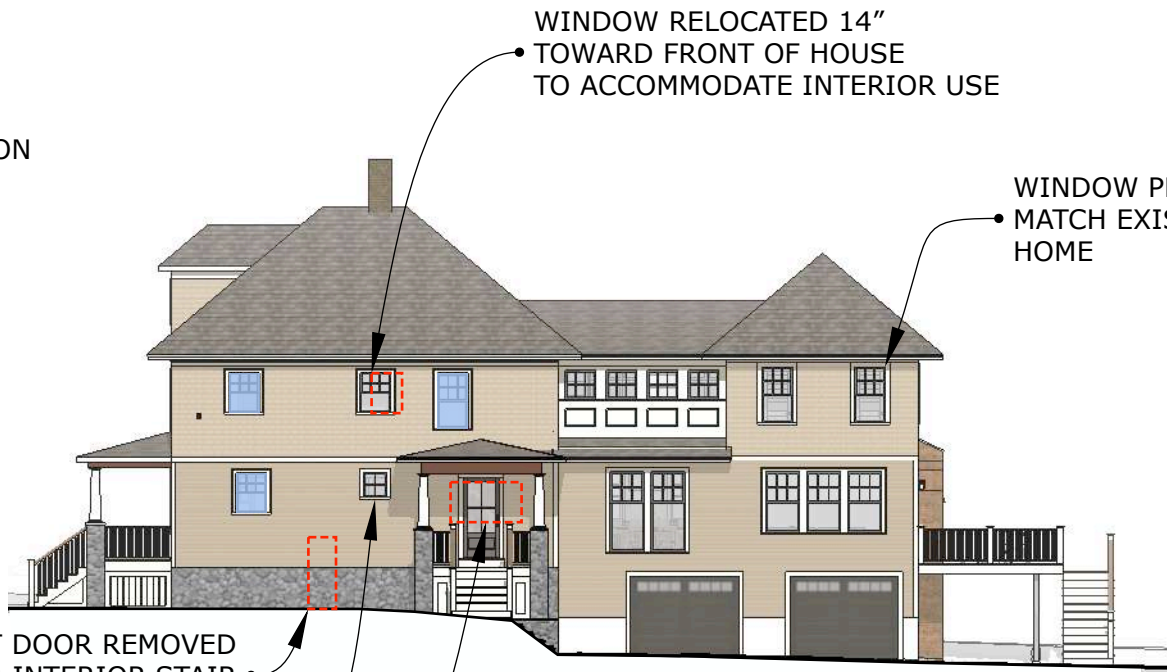
WINDOWS



NORTH (STREET) ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

WINDOW REPLACEMENT AT HISTORIC HOUSE

- MARVIN "ELEVATE" WINDOWS
- RETAIN EXISTING EXTERIOR CASINGS—REPAIR & REPLACE AS REQUIRED
- SIMILATED DIVIDED LITES W/ SPACER BAR
- 7/8" MUNTINS W/ PUTTY PROFILE
- 2 1/8" SILL CASING
- HALF SCREENS

WINDOW REPLACEMENT AT ADDITIONS

- MARVIN "ELEVATE" WINDOWS
- 4" FLAT CASING
- SIMILATED DIVIDED LITES W/ SPACER BAR
- 7/8" MUNTINS W/ FPUTTY PROFILE
- 2 1/8" SILL CASING
- HALF SCREENS



EXISTING WINDOW

DETAILS



REAR DECK LIGHTS



FRONT & SIDE PORCH CEILING LIGHT



DOORBELL



42 Madison Street
Newburyport, MA
978.914.1900

CONSULTANTS:

BARBER/POLDRACK RESIDENCE
28 NEW CASTLE AVE.
PORTSMOUTH, NH

SEAL:

NO.	DESCRIPTION	DATE

SCALE:
NTS
ISSUE DATE:
HISTORIC COMMISSION
APPLICATION 2-1-2023
DRAWING:

PORTSMOUTH
HISTORIC
COMMISSION
4 OF 5

SPECIFICATIONS

Westover Outdoor Wall Sconce
By Quoizel



Product Options	
Finish: Western Bronze, Size: Medium	
Details	
Dimmable when used with a Standard Dimmer (Not Included)	
Dimensions	
Medium Option Backplate: Width 4.5", Height 7"	
Medium Option Fixture: Width 6", Height 17", Depth 7.5", Weight 7.15Lbs	
Lighting	
Medium	
Lamp Type	Incandescent
Total Lumens	500.0
# of Bulbs	1 (Not Included)
Bulb Type	60W T10 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	2,500
CRI	100
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes



Notes:

Prepared by:

Prepared for:

Additional Details

Product URL:
<https://www.lumens.com/westover-outdoor-wall-sconce-by-quoizel-QZL1951401.html>

Rating: ETL Listed Wet

Manningham Outdoor Flushmount
By Kichler



Product Options	
Finish: Old Bronze, Shade Material: Clear Seeded Glass	
Dimmable when used with a Standard Dimmer (Not Included)	
ETL Listed Damp, Warranty: Limited 1 Year, Made in China	
Dimensions	
Canopy: Width 11", Depth 11"	
Fixture: Width 11.75", Height 5", Depth 11.75", Weight 4.8Lbs	
Lighting	
Medium	
Lamp Type	Halogen
Total Lumens	2100.0
# of Bulbs	2 (Not Included)
Bulb Type	53W A19 E26
Volts	120
Color Temp	2900 (Soft White)
Average Lifespan (Hours)	1,000
CRI	100
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes



Notes:

Prepared by:

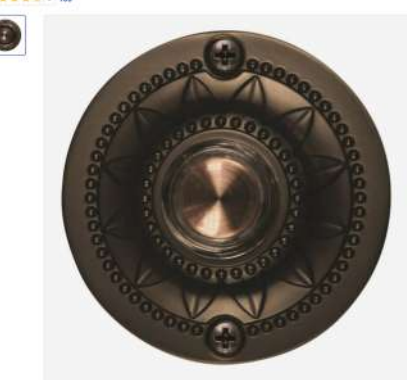
Prepared for:

Additional Details

Product URL:
<https://www.lumens.com/manningham-outdoor-flushmount-by-kichler-R374848.html>

Rating: ETL Listed Damp

Style Selections Wired Round LED Push Button



TimberTech

GET A QUOTE TALK TO TIMBERTECH FOR PROS

PRODUCTS PRICING TOOLS BUILDING RESOURCES DESIGN AND INSPIRATION ABOUT US SUPPORT

Home > Products > Decking > TimberTech Advanced PVC > Vintage Collection®



TIMBERTECH ADVANCED PVC
Vintage Collection®

Why Vintage Collection®?

Exotic Hardwood Aesthetic

COLOR Mahogany

SAMPLE SIZE 1' Sample

1' Sample FREE \$0.00

ADD TO CART

Free shipping on all orders



Roof Shingles Residential Roofing Commercial Roofing Homeowners Professionals About G

Roofing Products Residential Roofing Products Shingles Timberline® Roofing Shingles Architectural Timberline® NS



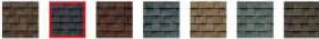
Timberline® NS Shingles

Stylish yet practically priced shingles provide value and performance with a natural shadow effect.

★★★★★ 4.8 (429) WRITE A REVIEW

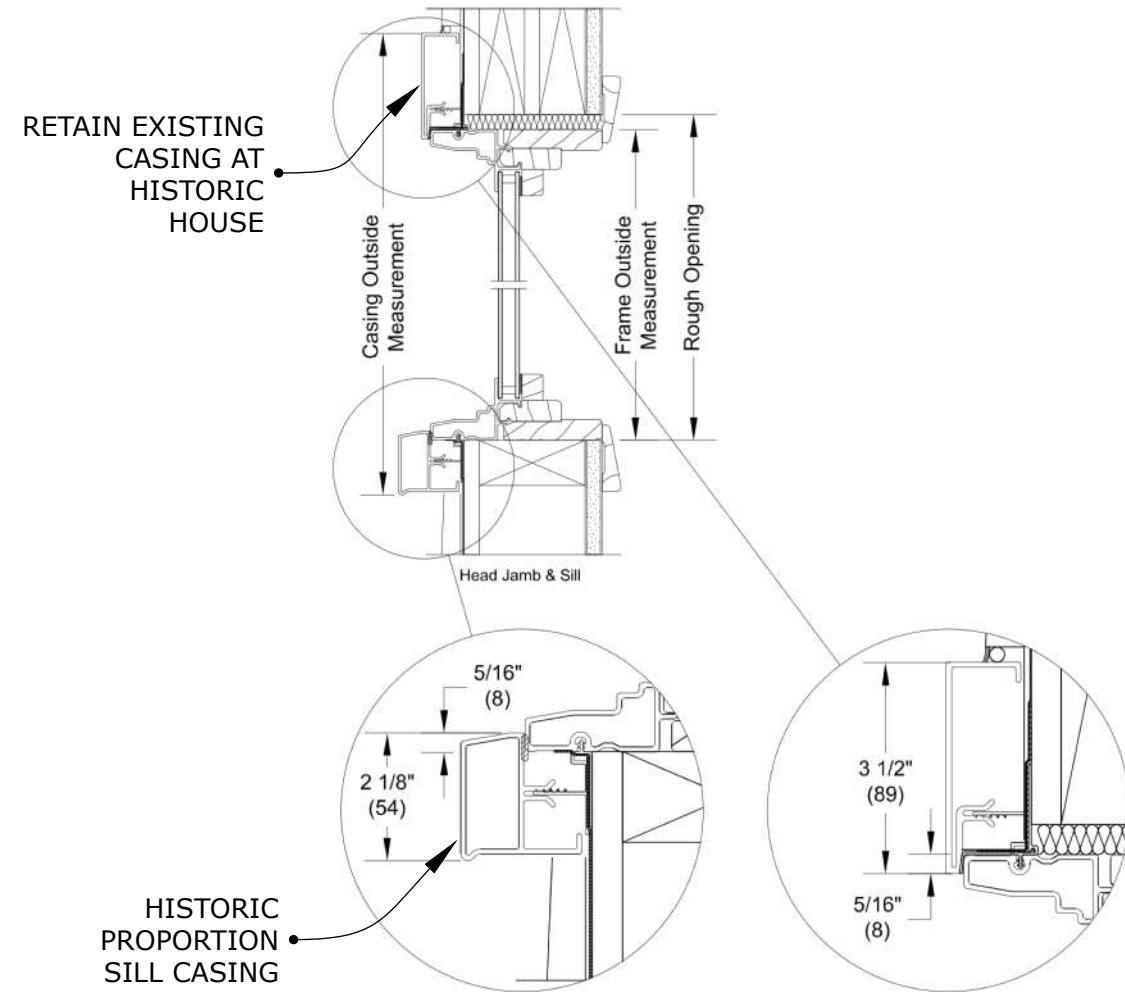
ALL COLORS IN YOUR AREA

Color/Finish: Charcoal



GET AN ESTIMATE

MARVIN "ELEVATE" WINDOW SECTION



MIKE, WHERE ELSE WOULD YOU GET COLUMNS FROM?



DSI Columns



COMPOSITE CRAFTSMAN COLUMNS



622



DSI Columns



The Craftsman architectural style is pure Americana. We offer a complete line of craftsman style columns to create a clean, crisp look for your Arts and Crafts project.

Available in both smooth and recessed panel styles these load-bearing columns will blend seamlessly with your home's craftsman style.

The columns ship complete with two pieces of Craftsman Moulding to finish off an aesthetic cap and base look.

And, of course they come with our Limited Lifetime Warranty.

CRAFTSMAN SMOOTH COLUMNS			
Column Size	Outside Dimension Top (A)	Outside Dimension Bottom (B)	
8" x 5" x 5"	5 1/4"	8 1/2"	
9" x 5" x 6"	5 1/4"	9 1/4"	
11" x 8" x 5"	8 1/2"	11 1/4"	
12" x 8" x 6"	8 1/2"	12"	
12" x 9" x 8"	9"	11 7/8"	
16" x 9" x 58"	9"	15 1/4"	
16" x 9" x 64"	9"	16"	
16" x 13" x 60"	13"	16"	

CRAFTSMAN RECESSED COLUMNS			
Column Size	Outside Dimension Top (A)	Outside Dimension Bottom (C)	Design from Top (T) and from Bottom (B)
8" x 5" x 5"	5 1/4"	8 1/2"	T=5 1/2" B=8 1/4"
9" x 5" x 6"	5 1/4"	9 1/4"	T=7" B=10 3/4"
11" x 8" x 5"	8 1/2"	11 1/4"	T=5 1/2" B=8 1/4"
12" x 8" x 6"	8 1/2"	12"	T=7" B=10 1/2"
12" x 9" x 8"	9"	11 7/8"	T=10" B=16 1/2"
16" x 9" x 58"	9"	15 1/4"	T=4 3/4" B=5 1/2"
16" x 9" x 64"	9"	16"	T=4 3/4" B=11 3/4"

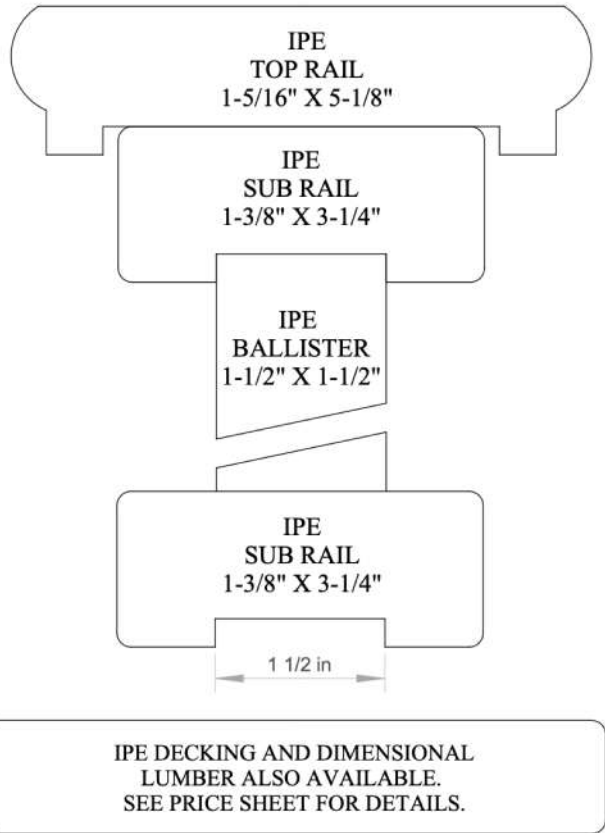
Two pieces of Craftsman Moulding are included with each Craftsman Column. For more information visit [dsicolumns.com](https://www.dsicolumns.com).

AVAILABLE IN Split-Fit® Pilaster Standard

623

Anderson & McQuaid Co, Inc.

NOTE: THIS IS FOR REFERENCE ONLY, TO SHOW THE TYPE OF BUILT-UP MAHOGANY RAILING TO BE SELECTED FROM SELECTWOOD



50

All unshaded profiles available in poplar.
All shaded profiles available in poplar, cherry, maple, sapele and red oak.
All hatched profiles available in sapele.



42 Madison Street
Newburyport, MA
978.914.1900

CONSULTANTS:

BARBER/POLDRACK RESIDENCE
28 NEW CASTLE AVE.
PORTSMOUTH, NH

SEAL:

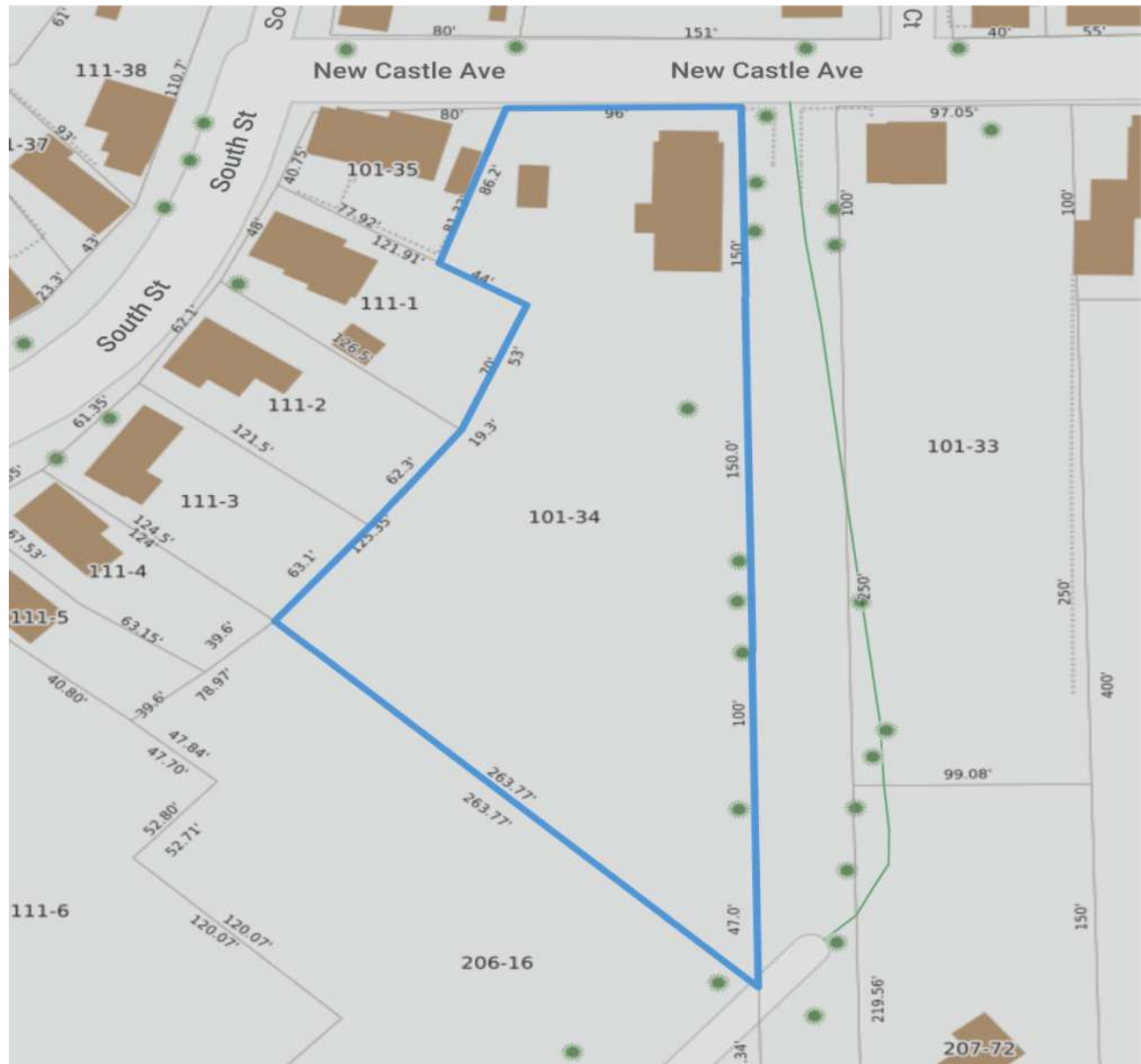
NO.	DESCRIPTION	DATE

SCALE:
NTS
ISSUE DATE:
HISTORIC COMMISSION
APPLICATION 2-1-2023
DRAWING:

PORTSMOUTH
HISTORIC
COMMISSION
5 OF 5



LOCATION MAP



ZONING REGULATIONS

SINGLE FAMILY SRB
LOT SIZE 1.16 ACRES

SYMBOLS LEGEND

	INTERIOR ELEVATION
	EXTERIOR ELEVATION TAG
	BUILDING SECTION TAG
	WINDOW TAG
	DOOR TAG
	PLAN/ELEVATIONS/DETAIL REFERENCE TAG
	CEILING HEIGHT/ELEVATION TAG
	NORTH ARROW
	REVISED ARCH CLOUD & SHEET REVISION TAG

DRAWING LIST

PORTSMOUTH HISTORIC COMMISSION 1 OF 4
PORTSMOUTH HISTORIC COMMISSION 2 OF 4
PORTSMOUTH HISTORIC COMMISSION 3 OF 4
PORTSMOUTH HISTORIC COMMISSION 4 OF 4

ARCHITECTURAL


- A.0 COVER
- A.1 SITE PLAN
- A.2 EXISTING BASEMENT FLOOR PLAN, DEMOLITION PLAN
- A.3 EXISTING FIRST FLOOR PLAN, DEMOLITION PLAN
- A.4 EXISTING SECOND FLOOR PLAN, DEMOLITION PLAN
- A.5 EXISTING EXTERIOR ELEVATIONS, DEMOLITION ELEVATIONS
- A.6 PROPOSED BASEMENT PLANS
- A.7 PROPOSED FIRST FLOOR PLAN
- A.8 PROPOSED SECOND FLOOR PLAN
- A.9 PROPOSED ATTIC FLOOR PLAN
- A.10 EXTERIOR ELEVATION
- A.11 EXTERIOR ELEVATION
- A.12 EXTERIOR ELEVATION
- A.13 EXTERIOR ELEVATION
- A.14 INTERIOR ELEVATIONS
- A.15 INTERIOR ELEVATIONS
- A.16 WINDOW & EXTERIOR DOOR SCHEDULE
- A.17 INTERIOR PERSPECTIVES
- A.18 INTERIOR PERSPECTIVES
- L.1 FIRST FLOOR LIGHTING PLAN
- L.2 SECOND FLOOR LIGHTING PLAN

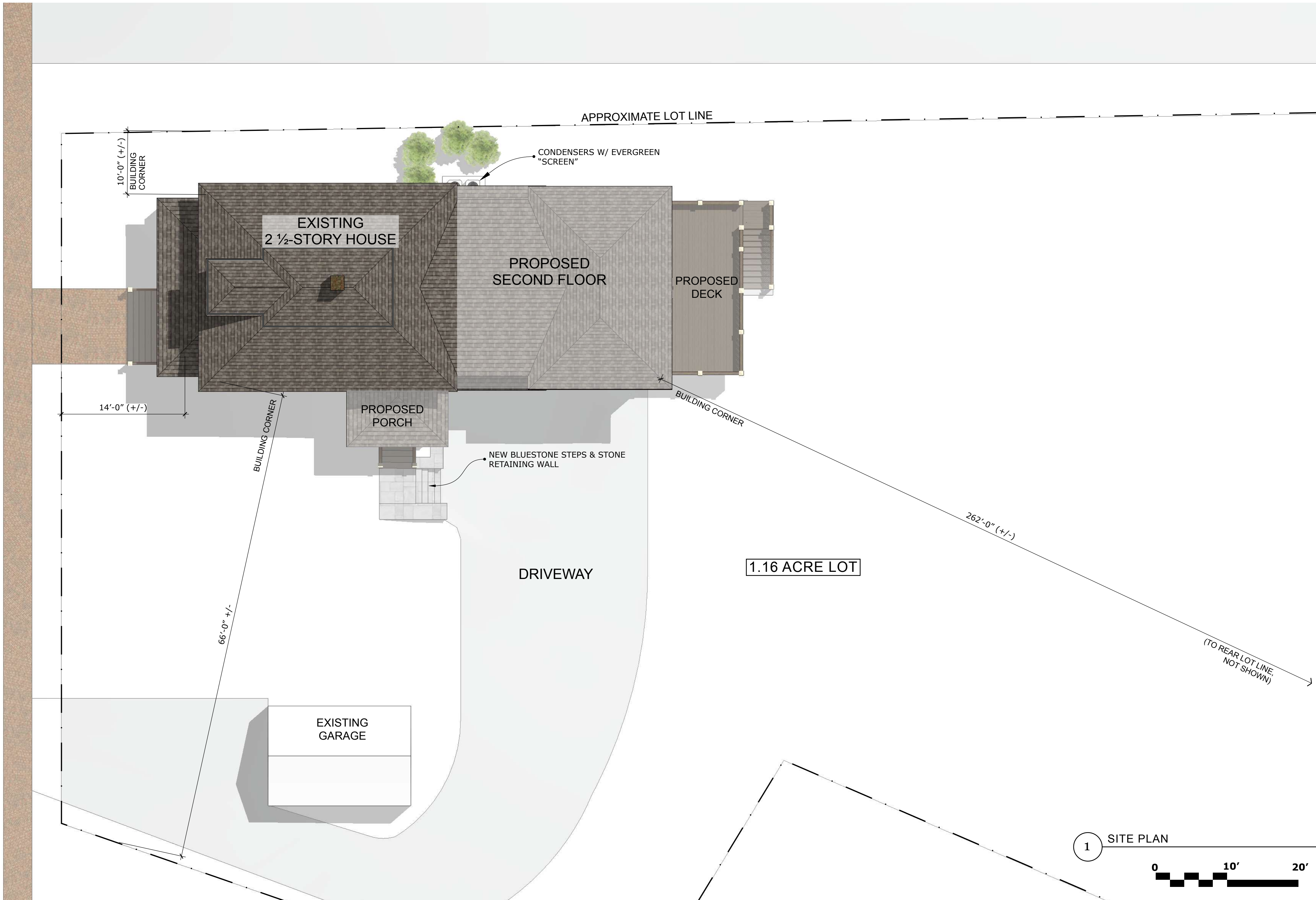
STRUCTURAL

- S.1 FIRST FLOOR FRAMING PLAN
- S.2 SECOND FLOOR FRAMING PLAN
- S.3 CEILING FRAMING PLAN
- S.4 ROOF FRAMING PLAN
- S.5 BUILDING SECTION

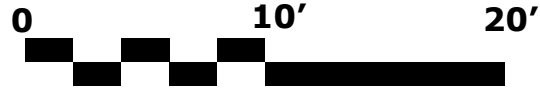
GENERAL NOTES:


- ALL CONSTRUCTION SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE REGULATORY REQUIREMENTS OF THE STATE OF NEW HAMPSHIRE AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- THE EXISTING CONDITIONS IN THE CONSTRUCTION DOCUMENTS ARE BASED ON MEASUREMENTS AND PHOTOGRAPHS AND ARE NOT INTENDED TO GUARANTEE EXACT CONDITIONS BEFORE WORK IS STARTED. ANY DISCREPANCIES IN ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK.

 42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO:	DESCRIPTION	DATE	SCALE: NTS	A.0
							ISSUE DATE:	
							HISTORIC COMMISSION	
							APPLICATION 2-1-2023	
							DRAWING: COVER	



1 SITE PLAN

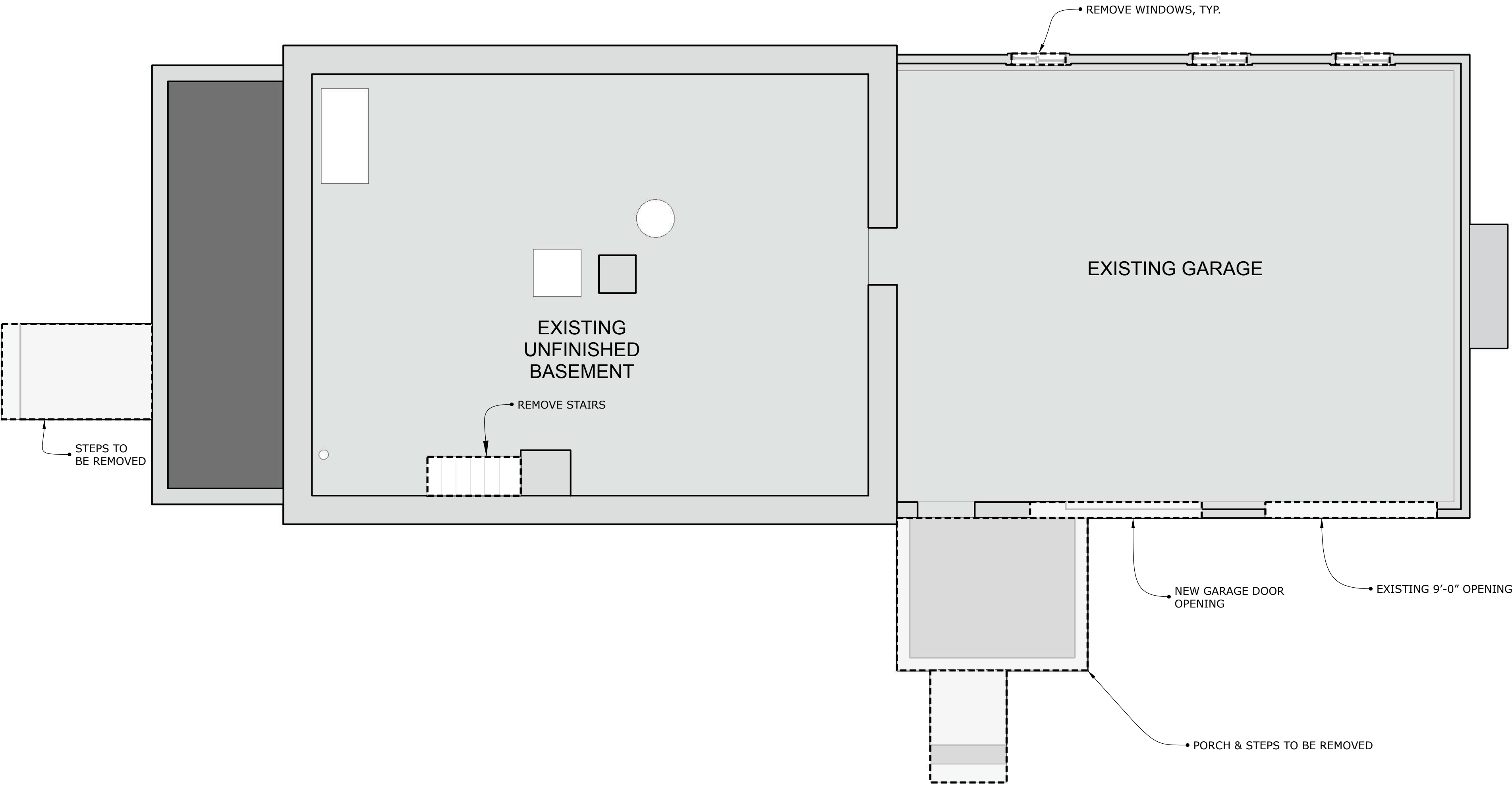


	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO:	DESCRIPTION	DATE	SCALE: 1/8" = 1'-0"	A.1
								ISSUE DATE:	
								HISTORIC COMMISSION	
								APPLICATION 2-1-2023	
								DRAWING: SITE	

KEY

TO BE DEMOLISHED

EXISTING WALLS



1

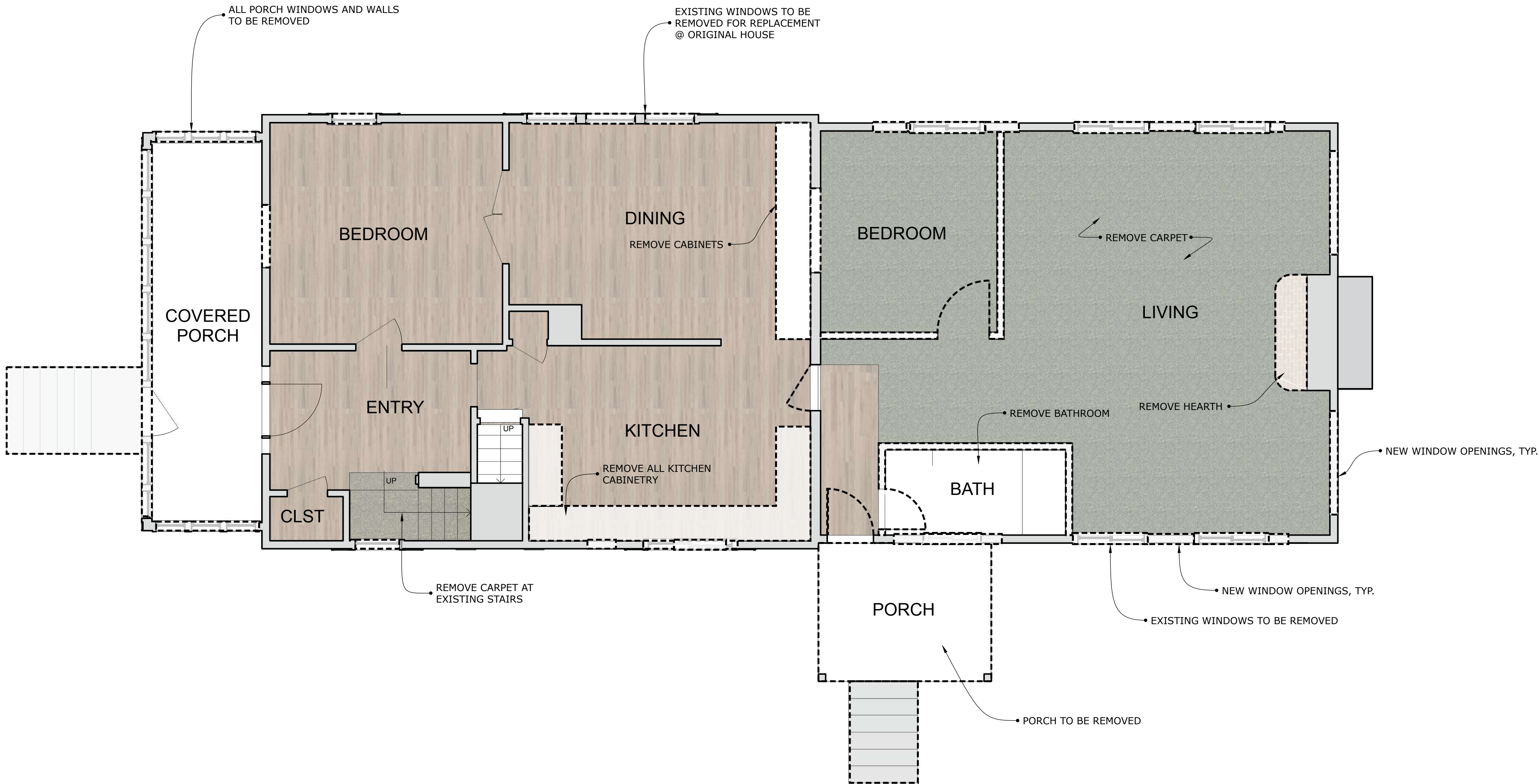
EXISTING BASEMENT FLOOR PLAN



KEY

TO BE DEMOLISHED

EXISTING WALLS



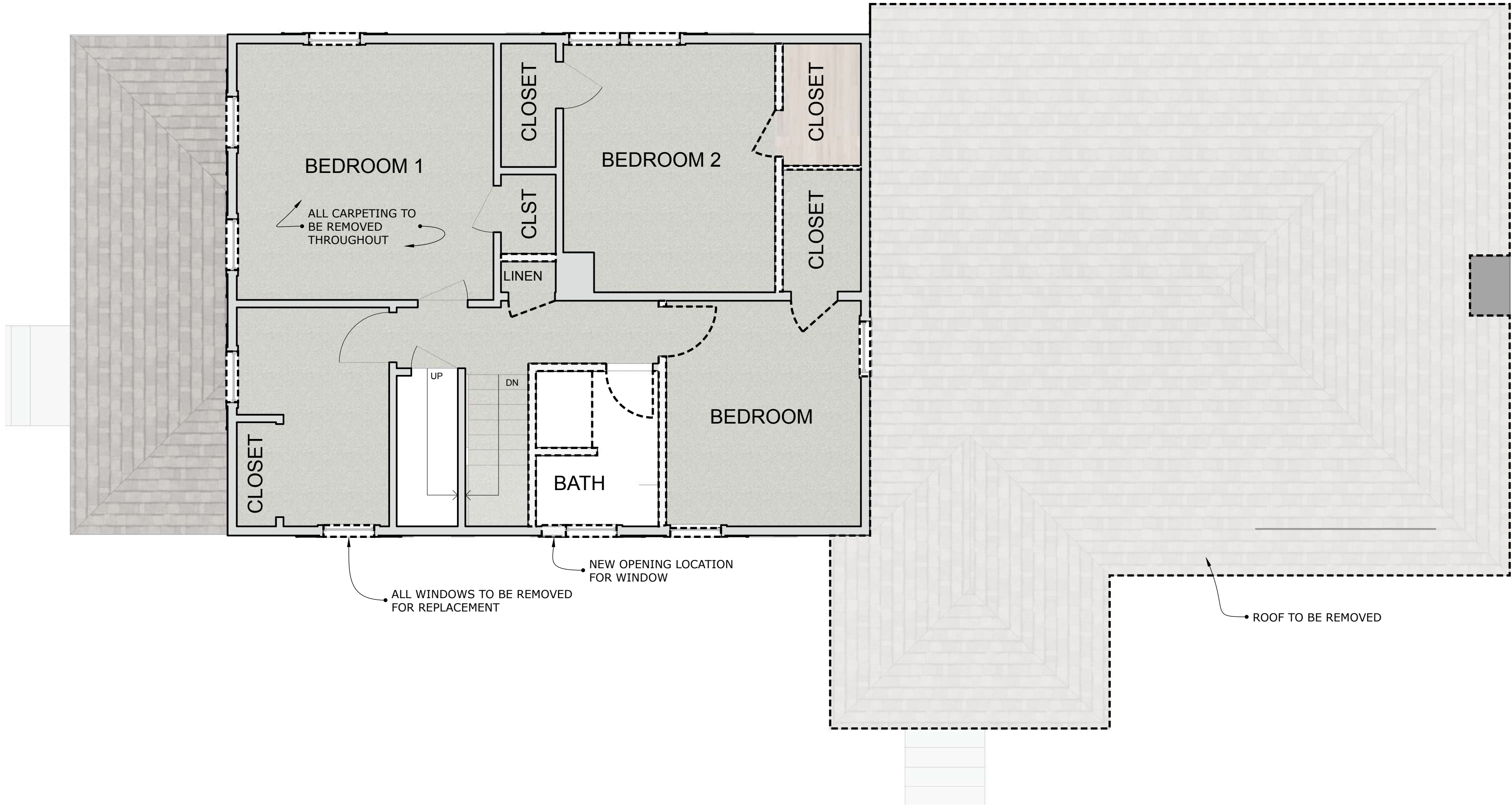
1 EXISTING FIRST FLOOR PLAN



KEY

TO BE DEMOLISHED

EXISTING WALLS

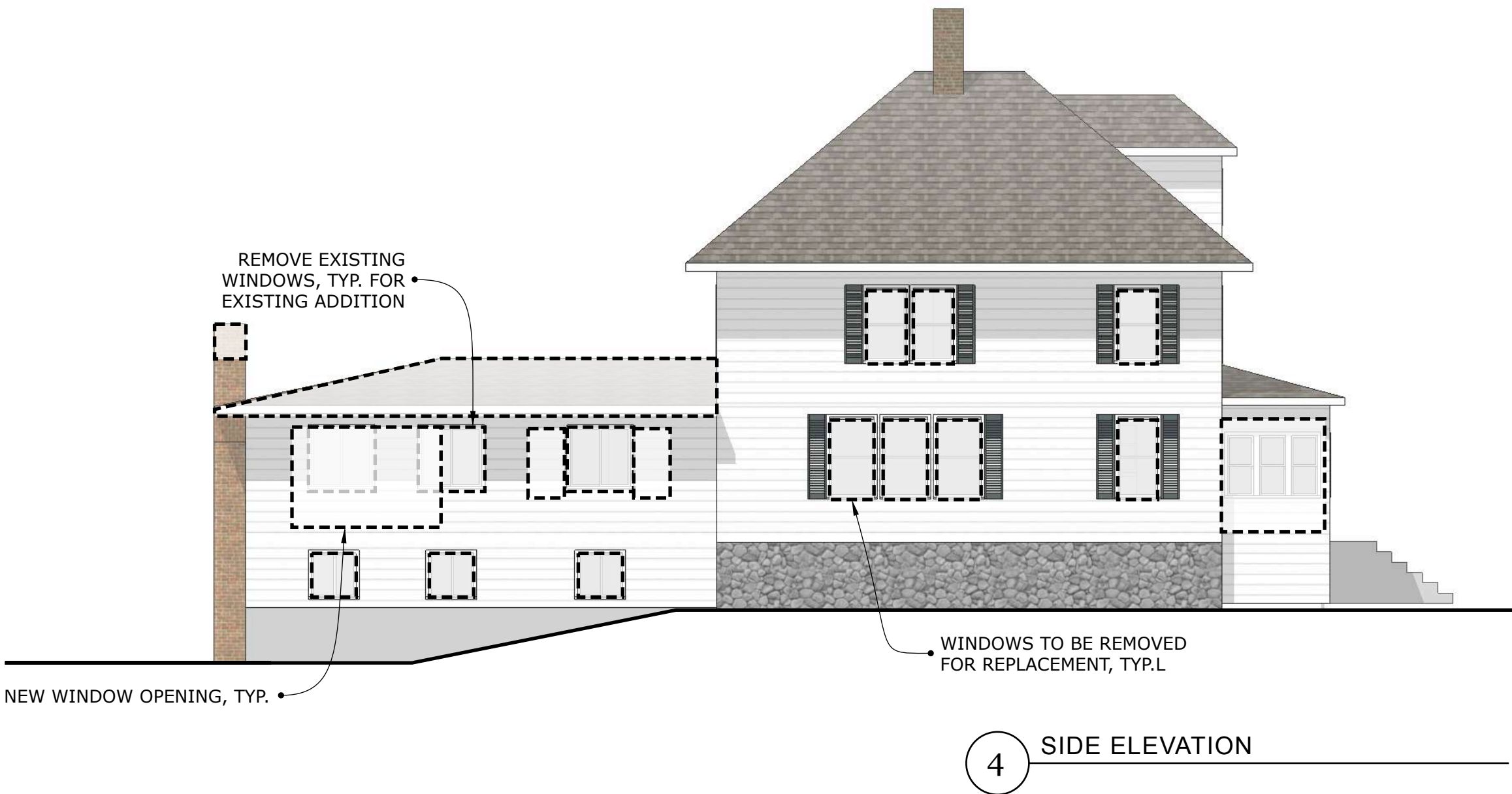
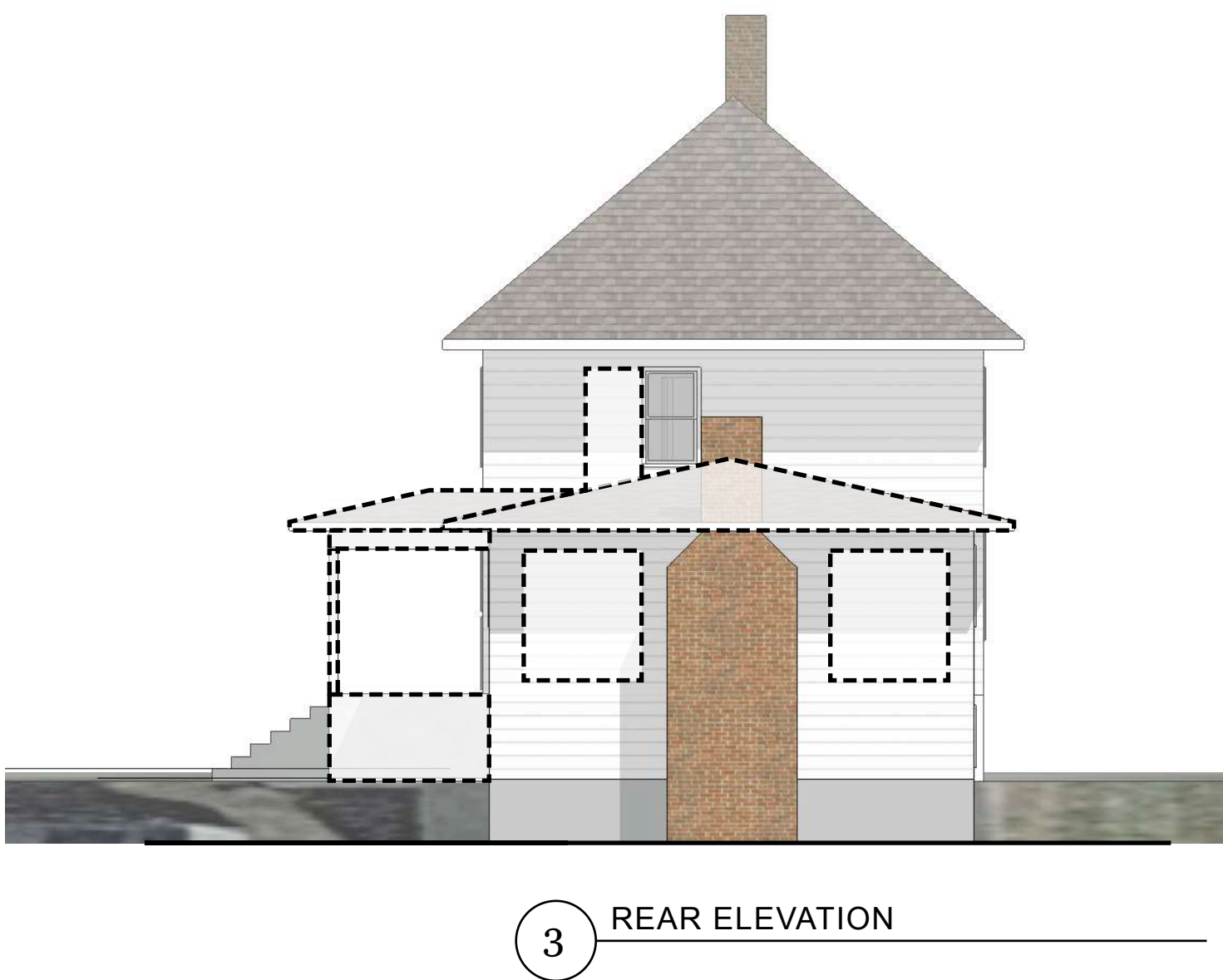
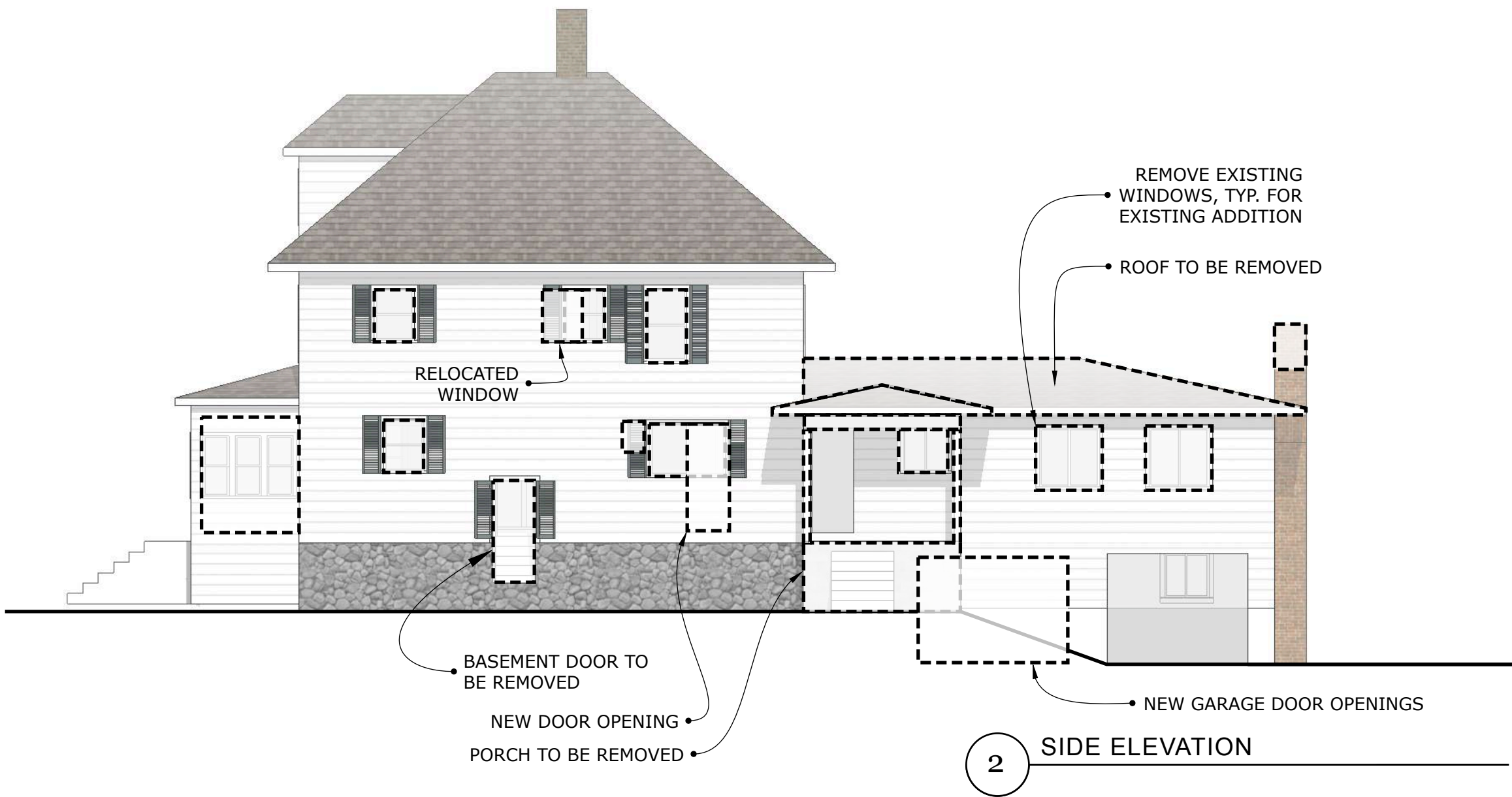
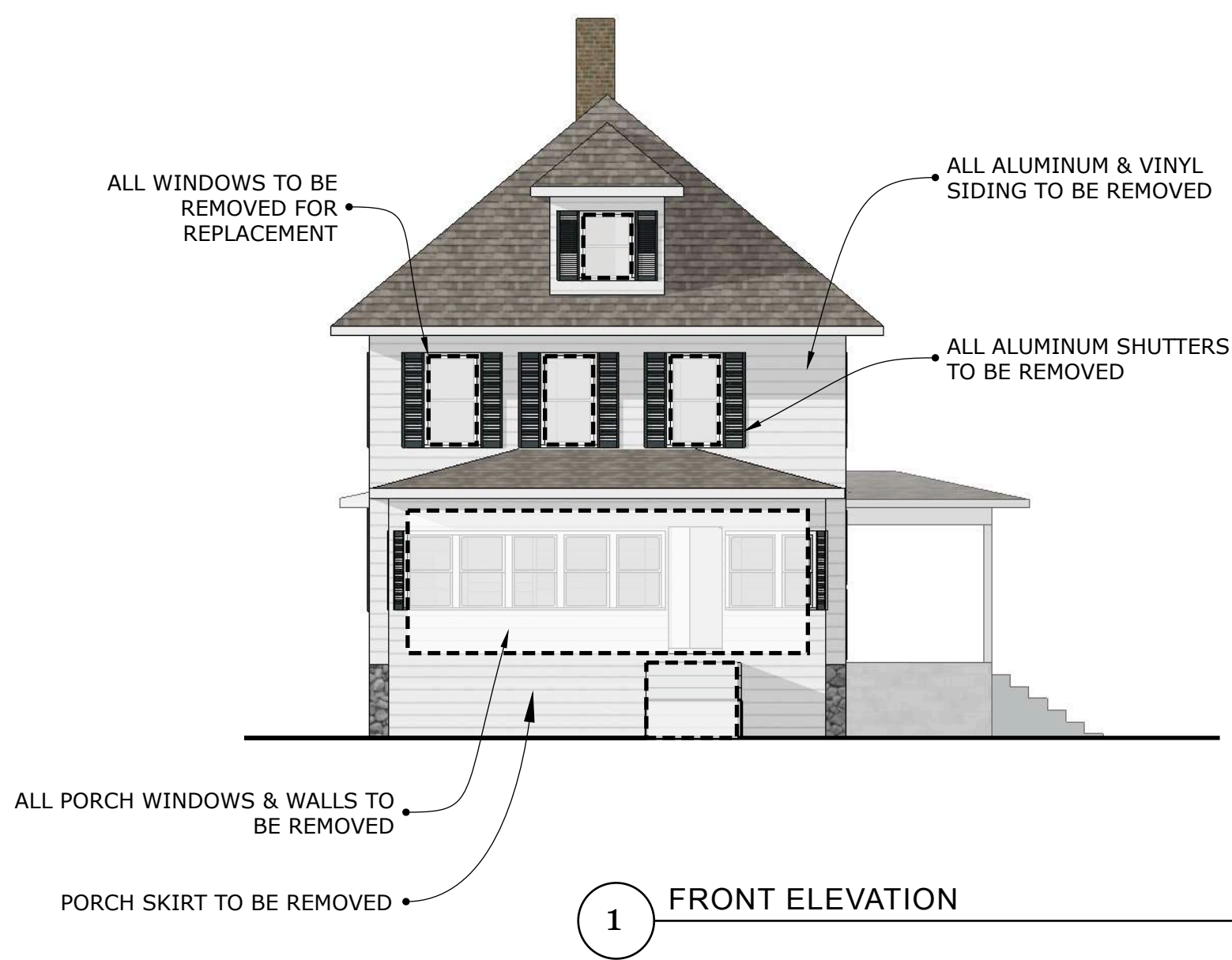


1

EXISTING SECOND FLOOR PLAN

0 5' 10'

KEY
TO BE DEMOLISHED
EXISTING WALLS



0 10' 20'



42 Madison Street
Newburyport, MA
978.914.1900

BARBER/POLDRACK RESIDENCE
28 NEW CASTLE AVE.
PORTSMOUTH, NH

SEAL:

NO:	DESCRIPTION	DATE

SCALE:
 $\frac{1}{4}'' = 1'-0''$

ISSUE DATE:	
HISTORIC COMMISSION	
APPLICATION 2-1-2023	
DRAWING:	


DRAWING:
PROPOSED FLOOR
PLANS

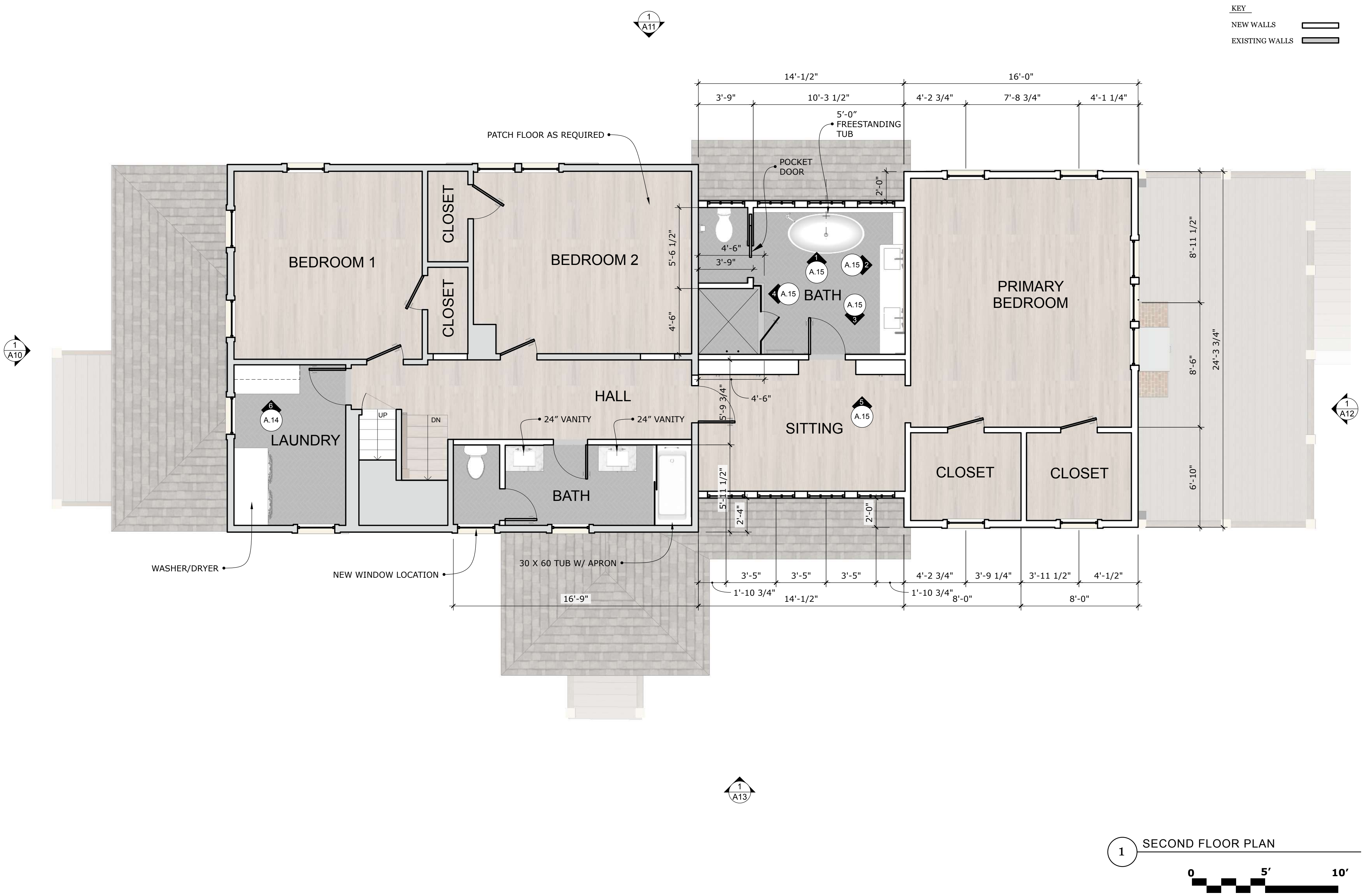
A.6



1 FIRST FLOOR PLAN



	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO.	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	A.7
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								HISTORIC COMMISSION	
								APPLICATION 2-1-2023	
								DRAWING: PROPOSED FLOOR PLANS	



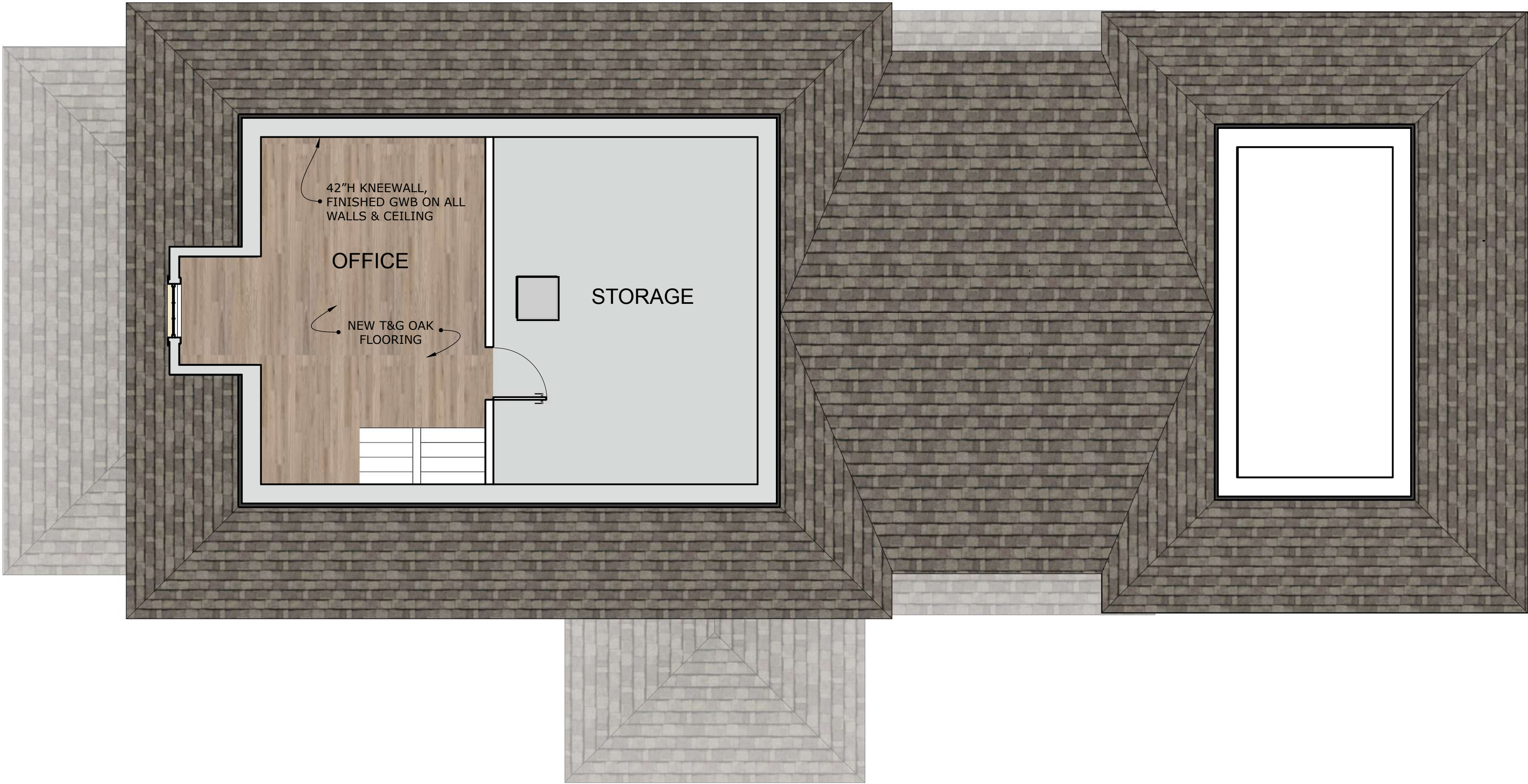
1 SECOND FLOOR PLAN



KEY

NEW WALLS

EXISTING WALLS



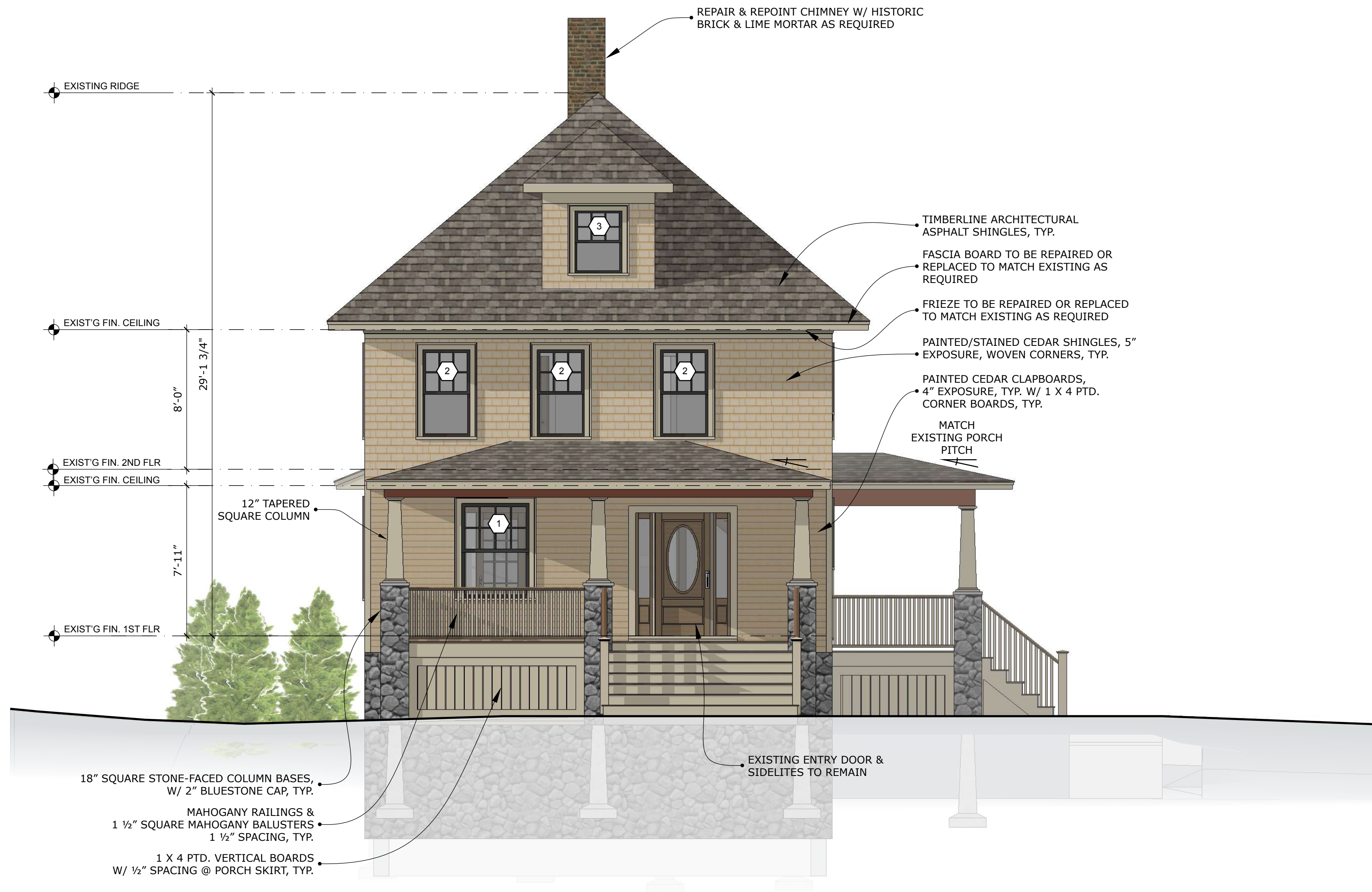
1

ATTIC FLOOR PLAN

0

5'


10'



GENERAL NOTES:
1 SEE A.16 FOR WINDOW & EXTERIOR DOOR SCHEDULE

1 NORTH ELEVATION


0 5' 10'

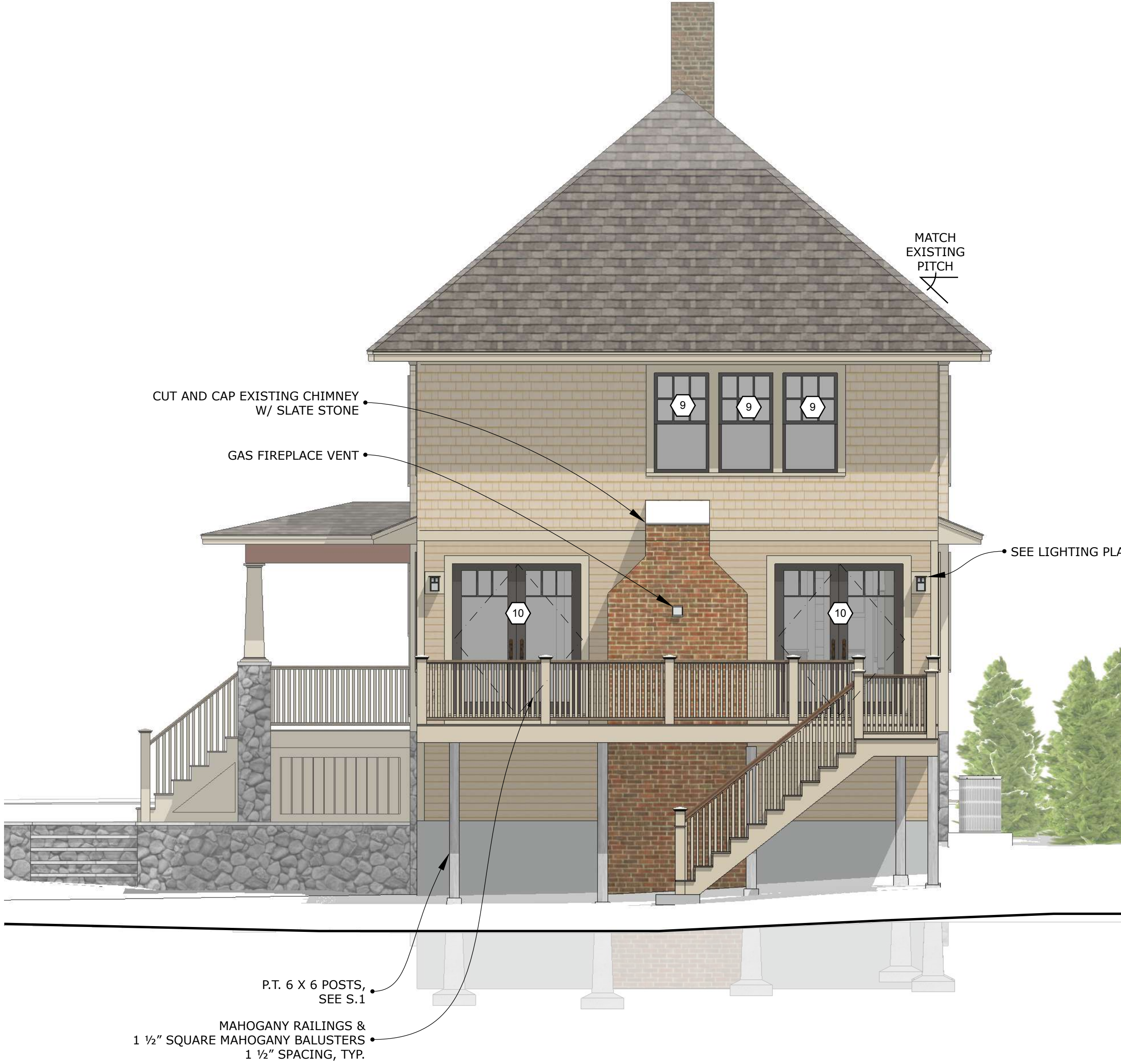
	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO:	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	A.10
								ISSUE DATE:	
								HISTORIC COMMISSION	
								APPLICATION 2-1-2023	
								DRAWING:	
								PROPOSED EXTERIOR ELEVATIONS	



GENERAL NOTES:
1 SEE A.16 FOR WINDOW & EXTERIOR DOOR SCHEDULE

1 WEST ELEVATION
0 5' 10'


	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO:	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	A.11
								ISSUE DATE:	
								HISTORIC COMMISSION	
								APPLICATION 2-1-2023	
								DRAWING: PROPOSED EXTERIOR ELEVATIONS	



GENERAL NOTES:
1 SEE A.16 FOR WINDOW & EXTERIOR DOOR SCHEDULE

1 SOUTH ELEVATION

0 5' 10'

	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO:	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	A.12
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								HISTORIC COMMISSION	
								APPLICATION 2-1-2023	
								DRAWING: PROPOSED EXTERIOR ELEVATIONS	



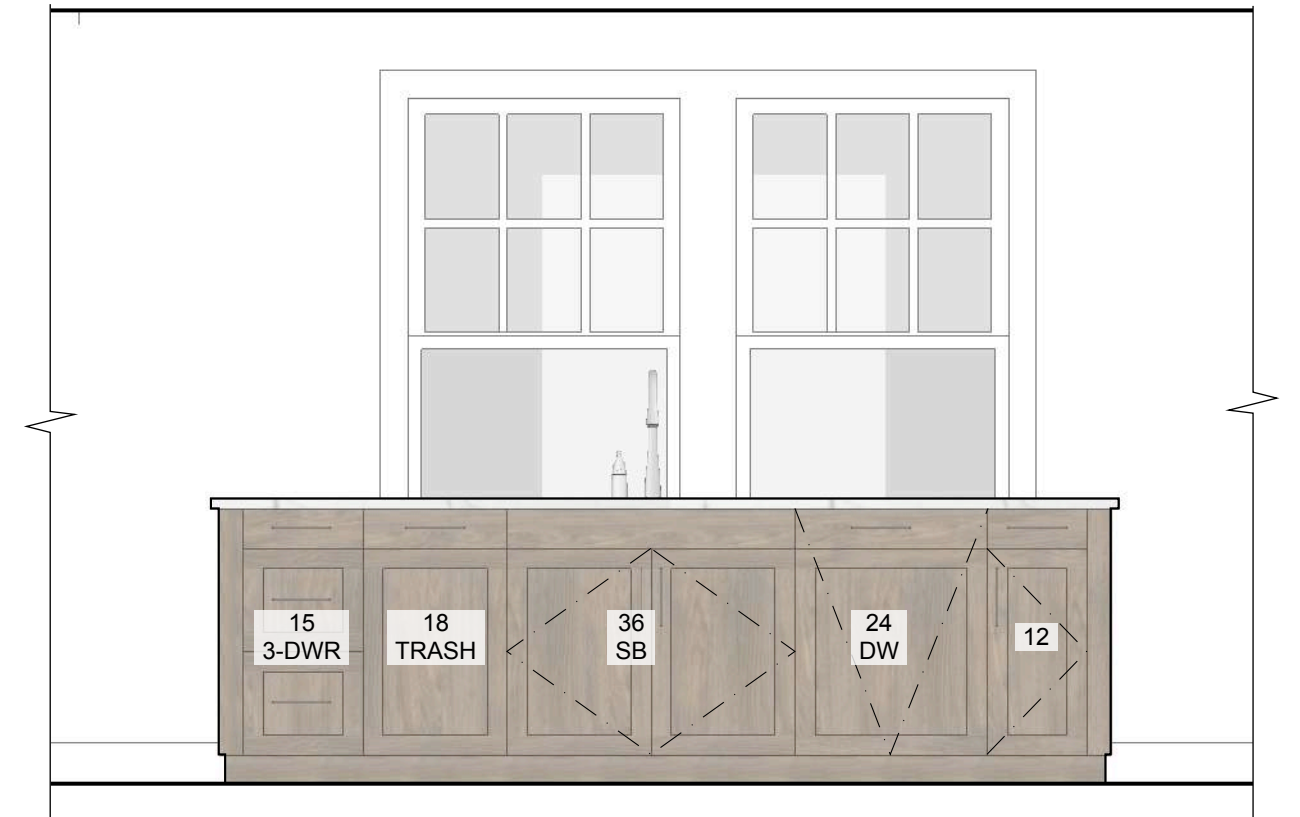
GENERAL NOTES:
1 SEE A.16 FOR WINDOW & EXTERIOR DOOR SCHEDULE

1 EAST ELEVATION
0 5' 10'

	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO.	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	A.13
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								HISTORIC COMMISSION	
								APPLICATION 2-1-2023	
								DRAWING: PROPOSED EXTERIOR ELEVATIONS	



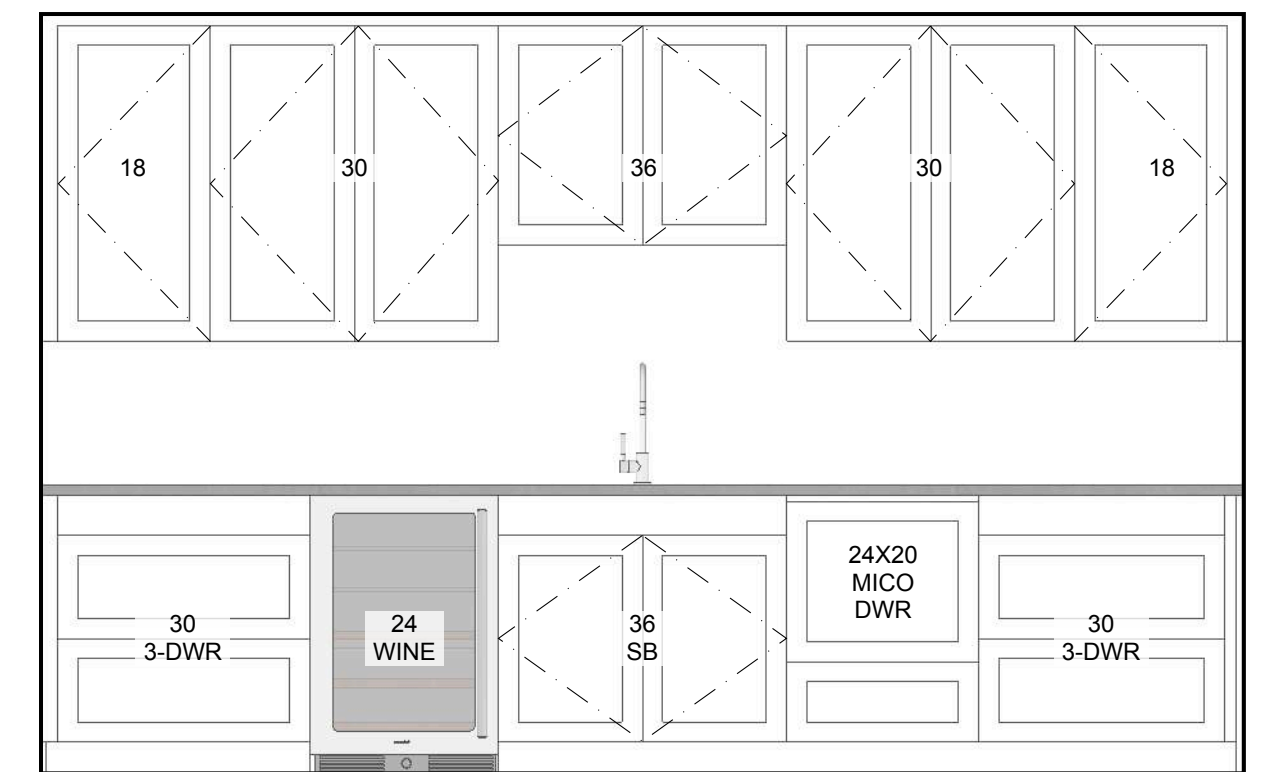
1 KITCHEN RANGE WALL



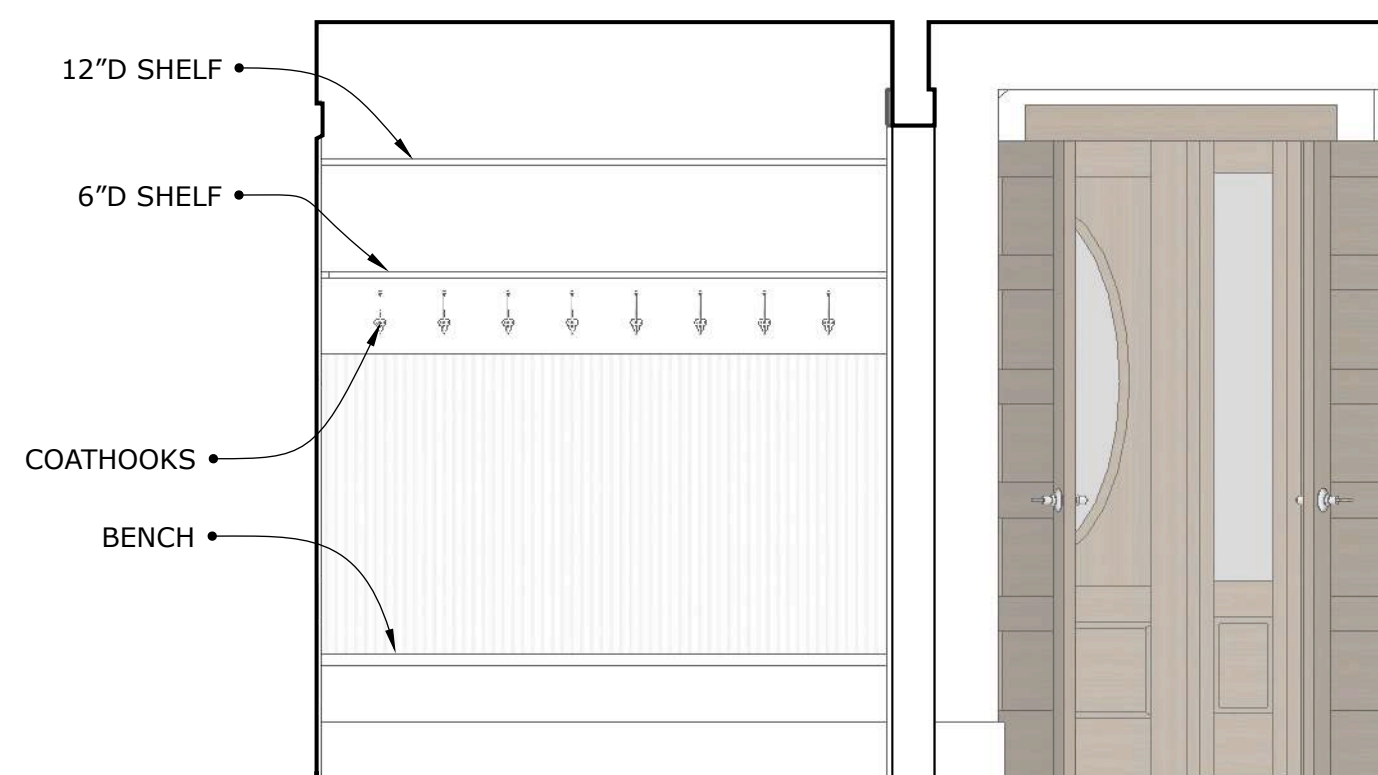
2 KITCHEN ISLAND



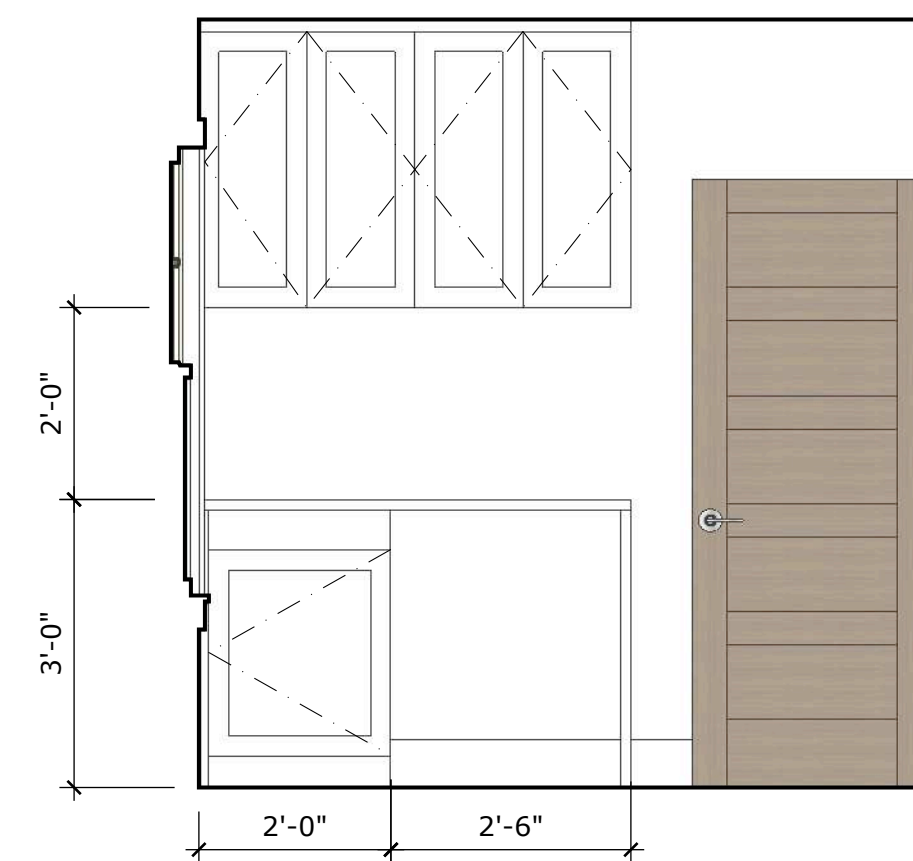
3 KITCHEN ISLAND



4 PANTRY

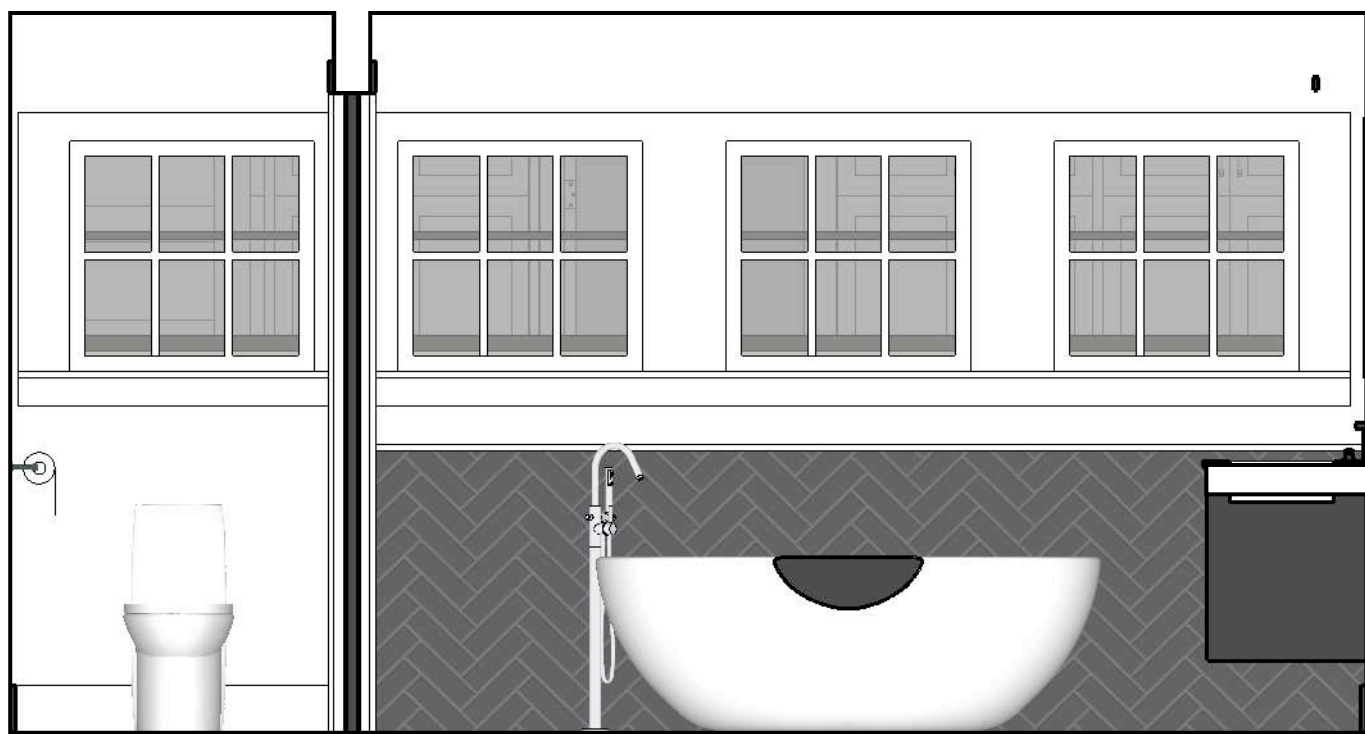


5 MUD ROOM

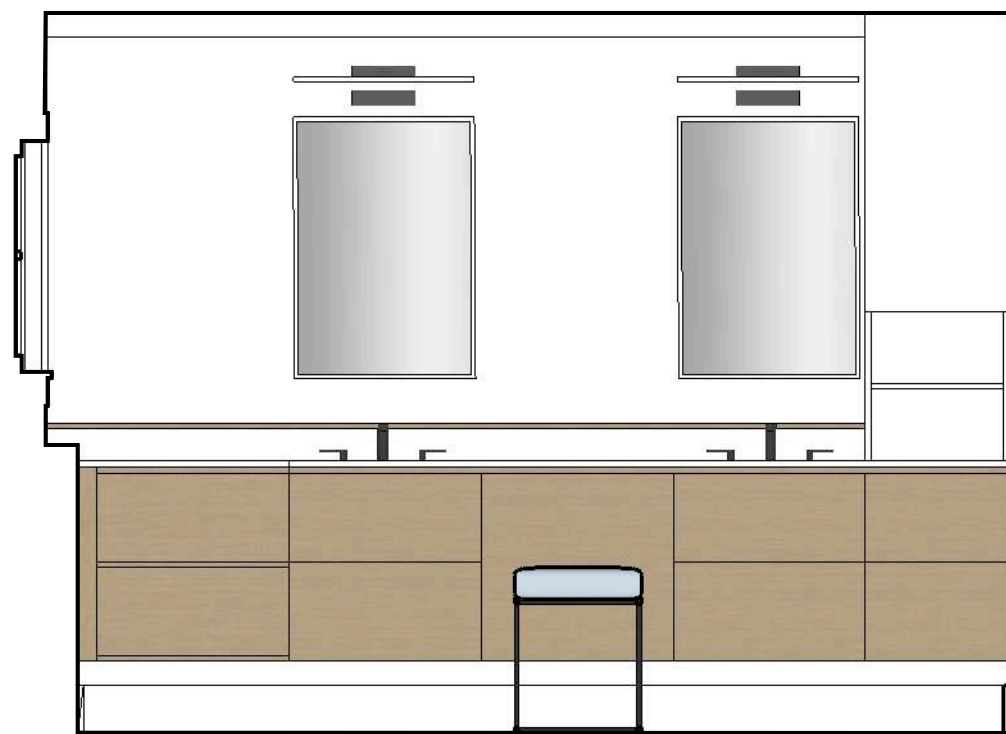


6 SEWING TABLE

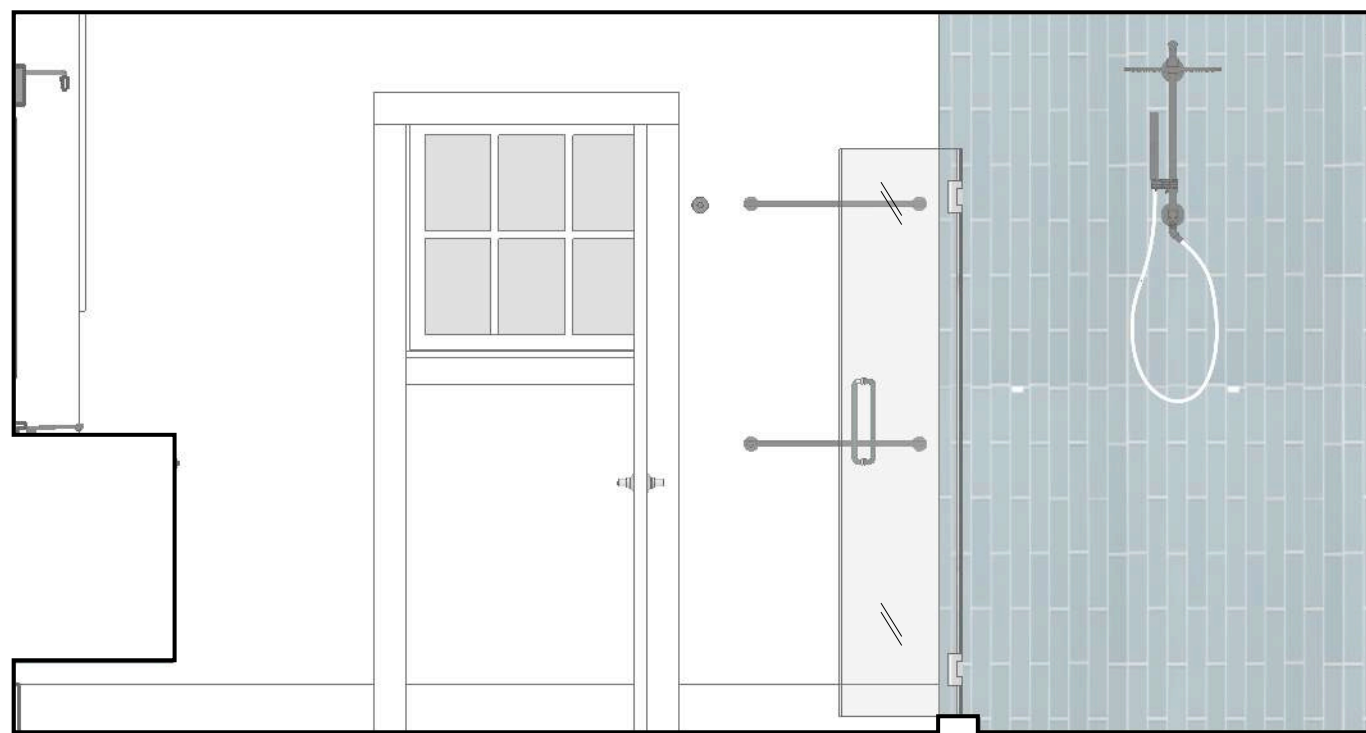




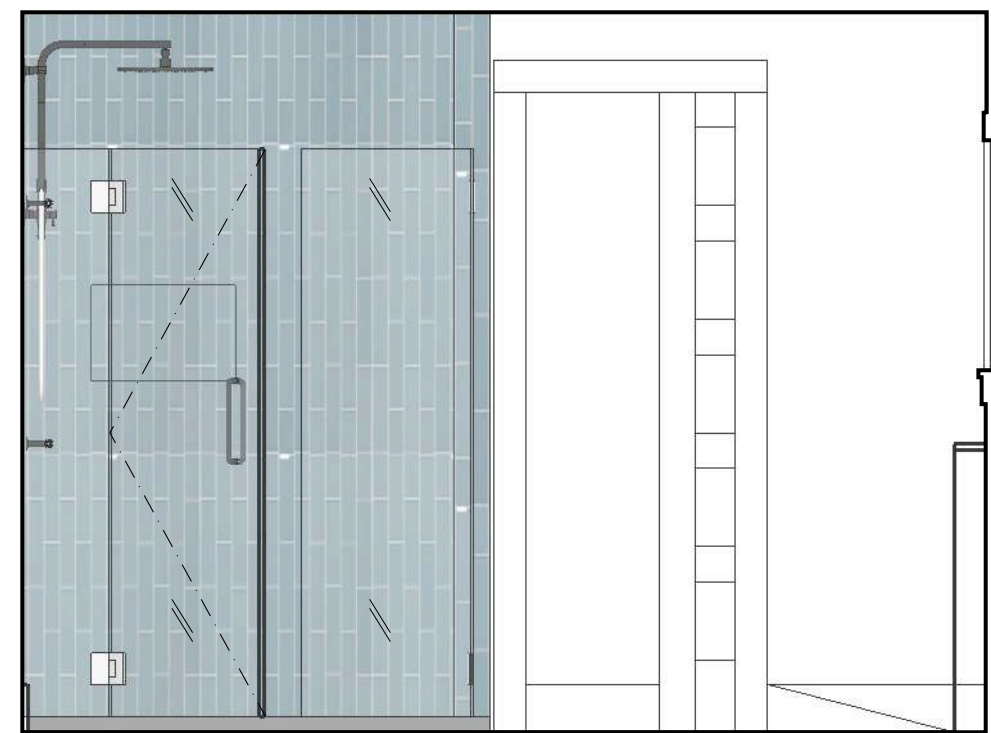
1 PRIMARY BATH



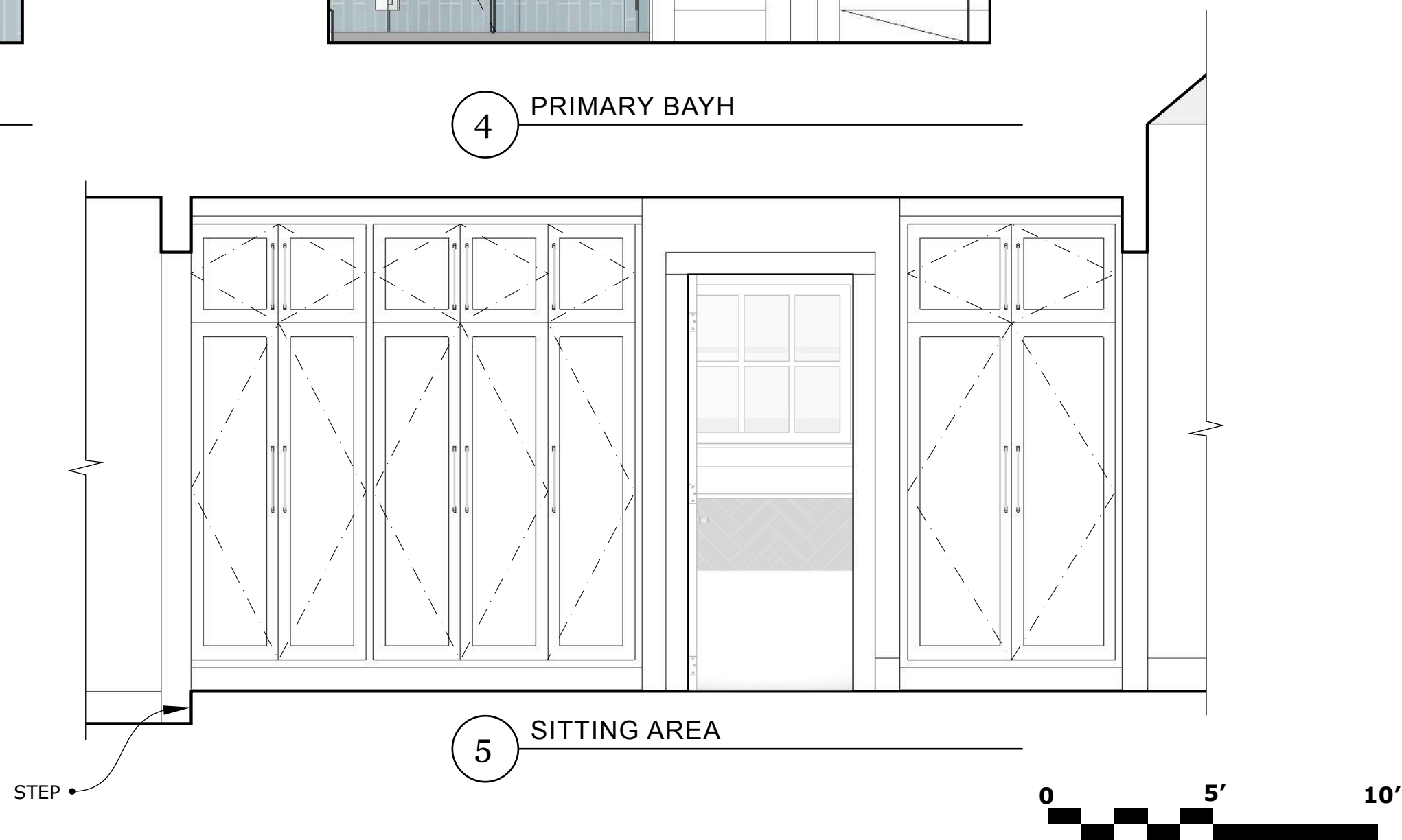
2 PRIMARY BATH



3 PRIMARY BATH



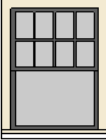
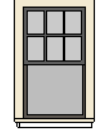



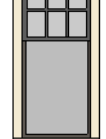
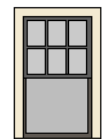
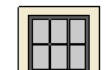
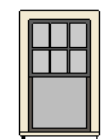

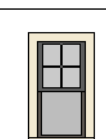
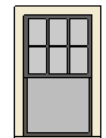
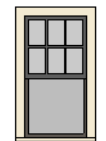

4 PRIMARY BATH



5 SITTING AREA



WINDOW & EXTERIOR DOOR SCHEDULE

#	WINDOW		TYPE	MANUF. #	R.O. (W X H)	LITES	GLAZING	NOTES
1		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	3'-9" X 5'-4" (V.I.F.)	8/1	LOW-E W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
2		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	2'-8 " X 4'-11" (V.I.F.)	6/1	LOW-E W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
3		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	2'-8" X 3'-8"	6/1	LOW-E4 W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
4		MARVIN	ELEVATE AWNING	ELAWN2427	2'-3 5/8" X 2'-1"	4	LOW-E W/ ARGON	VERIFY TEMPERED GLASS
5		SIMPSON	FIR ENTRY DOOR W/ 3/4 GLAZING 1 3/4"	7504	2'-8" X 6'-8"	4	LOW-E W/ ARGON	
6		MARVIN	'ELEVATE' TOP SASH COTTAGE DOUBLE HUNG	ELDH3676	3'-0 1/2" X 6'-4 1/4"	6/1	LOW-E W/ ARGON	TRIPLE STUD POCKET @ ASSEMBLIES, TEMPERED GLASS
7		MARVIN	'ELEVATE' DOUBLE HUNG	ELD3664	3'-0 1/2" X 5'-4 1/4"	6/1	LOW-E4 W/ ARGON	TRIPLE STUD POCKET @ ASSEMBLIES
8		MARVIN	ELEVATE AWNING	ELAWN3327	2'-9" X 2'-3 5/8"	6	LOW-E4 W/ ARGON	STUD POCKET DETERMINED BY WALL WIDTH
9		MARVIN	'ELEVATE' DOUBLE HUNG	ELDH3256	2'-8 1/2" X 4'-8 1/4"	6/1	LOW-E4 W/ ARGON	TRIPLE STUD POCKET @ ASSEMBLIES
10		MARVIN	'ELEVATE' INSWING FRENCH DOOR	ELIFD6070XX	6'-0" X 7'-2 1/2"	4	LOW-E4 W/ ARGON	HARDWARE: SATIN NICKEL HINGES & SATIN NICKEL 'NORTHFIELD' KEYED DOOR HANDLES, NOTE DIVIDED LIGHT PATTERN
11		MARVIN	'ELEVATE' DOUBLE HUNG	ELDH2648	2'-2 1/2" X 4'-0 1/4"	4/1	LOW-E4 W/ ARGON	
12		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	3'-0 1/2" X 5'-4" (V.I.F.)	6/1	LOW-E4 W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
13		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	2'-8" X 5'-4" (V.I.F.)	6/1	LOW-E4 W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
14		MARVIN	'ELEVATE' AWNING	ELAWN3335	2'-9" X 2'-11 5/8"	6	LOW-E4 W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING

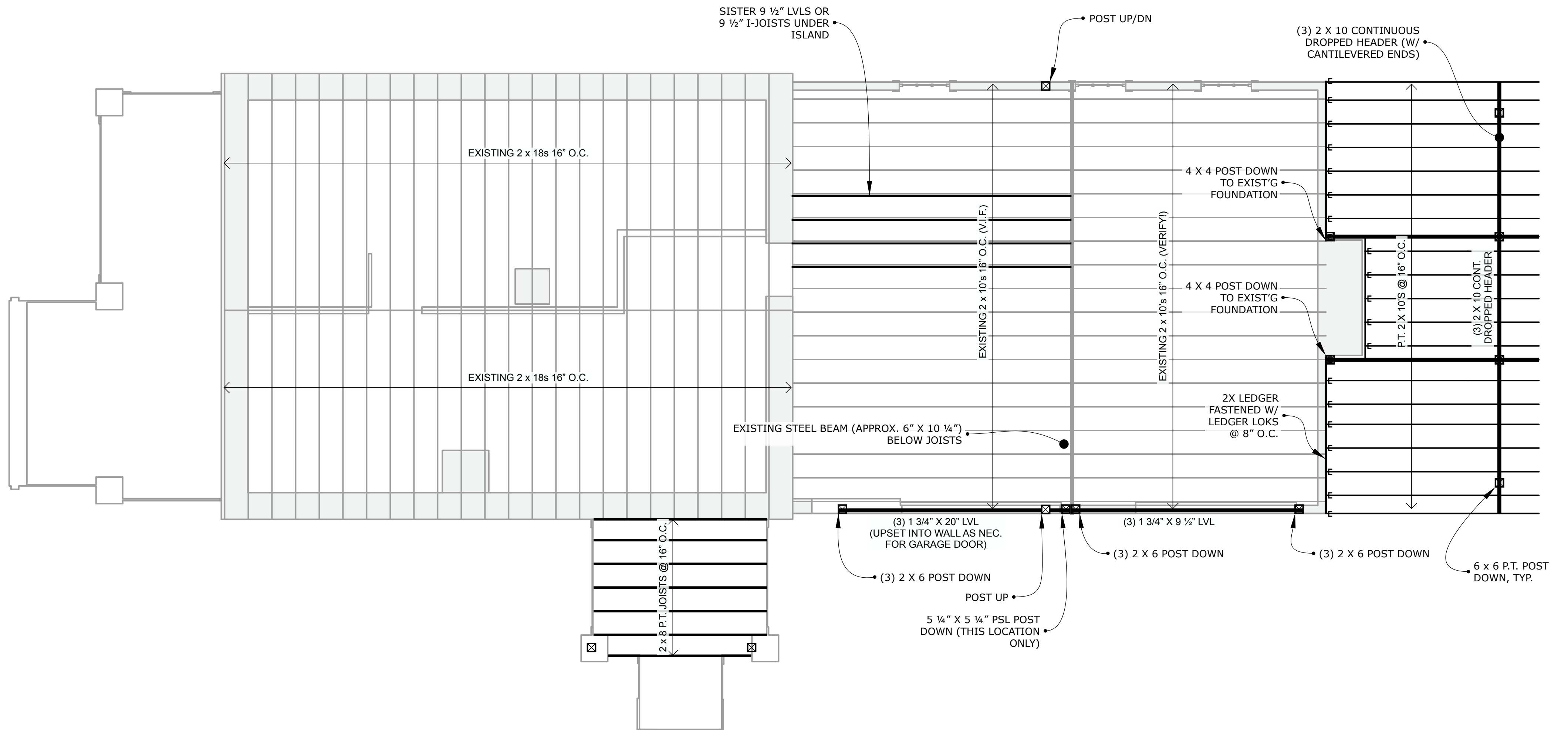
FIELD VERIFY ALL EXISTING OPENINGS. ALL WINDOWS AND DOORS TO BE "BRONZE" EXTERIOR, " AND PRIMED WHITE ON INTERIOR. SATIN NICKEL SASH LOCK AND TILT LATCH.BRIGHT VIEW SCREENS PROVIDE SCREENS FOR ALL WINDOWS & DOORS. PROVIDE SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS)



1 FIRST FLOOR INTERIOR PERSPECTIVE

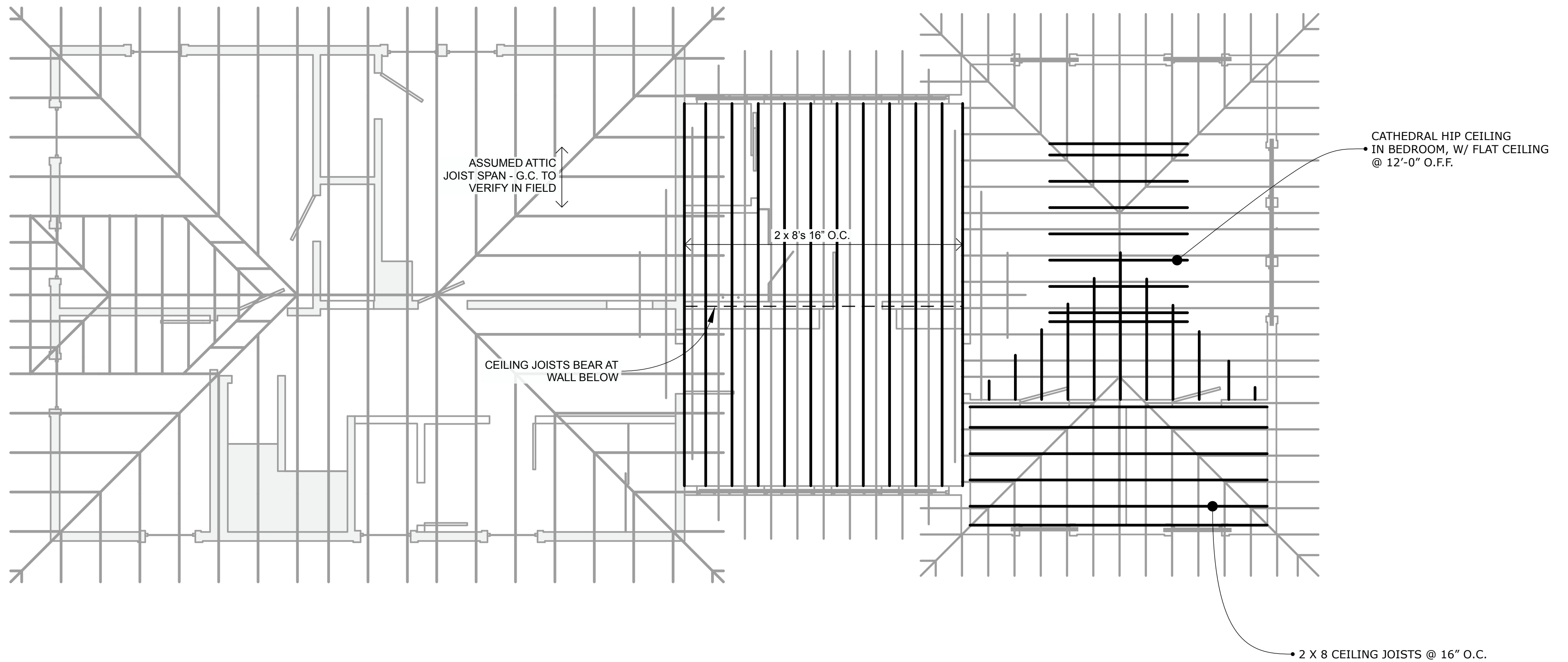


1 SECOND FLOOR INTERIOR PERSPECTIVE




1 FIRST FLOOR FRAMING OVER
BASEMENT FLOOR PLAN

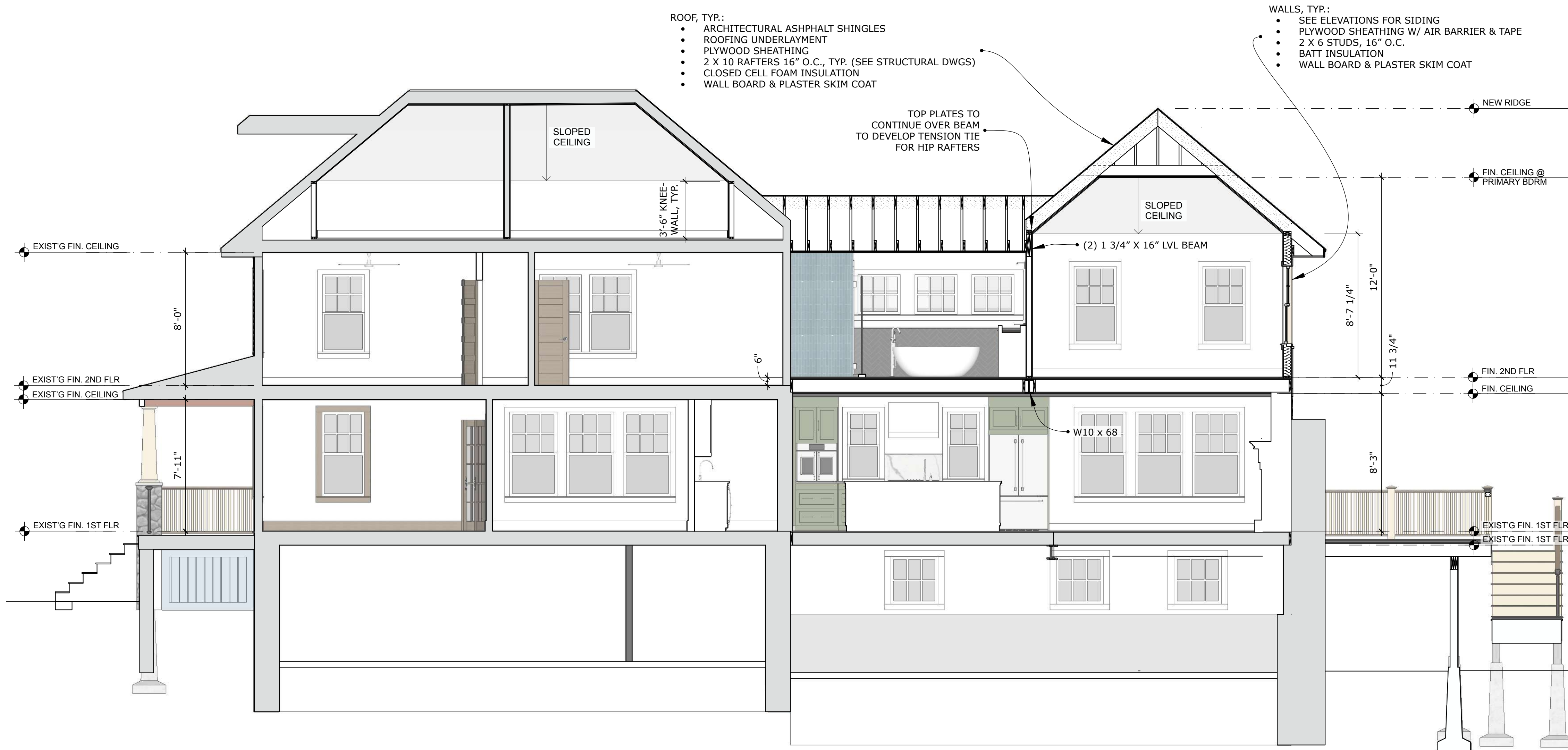
0 5' 10'



1 CEILING FRAMING PLAN

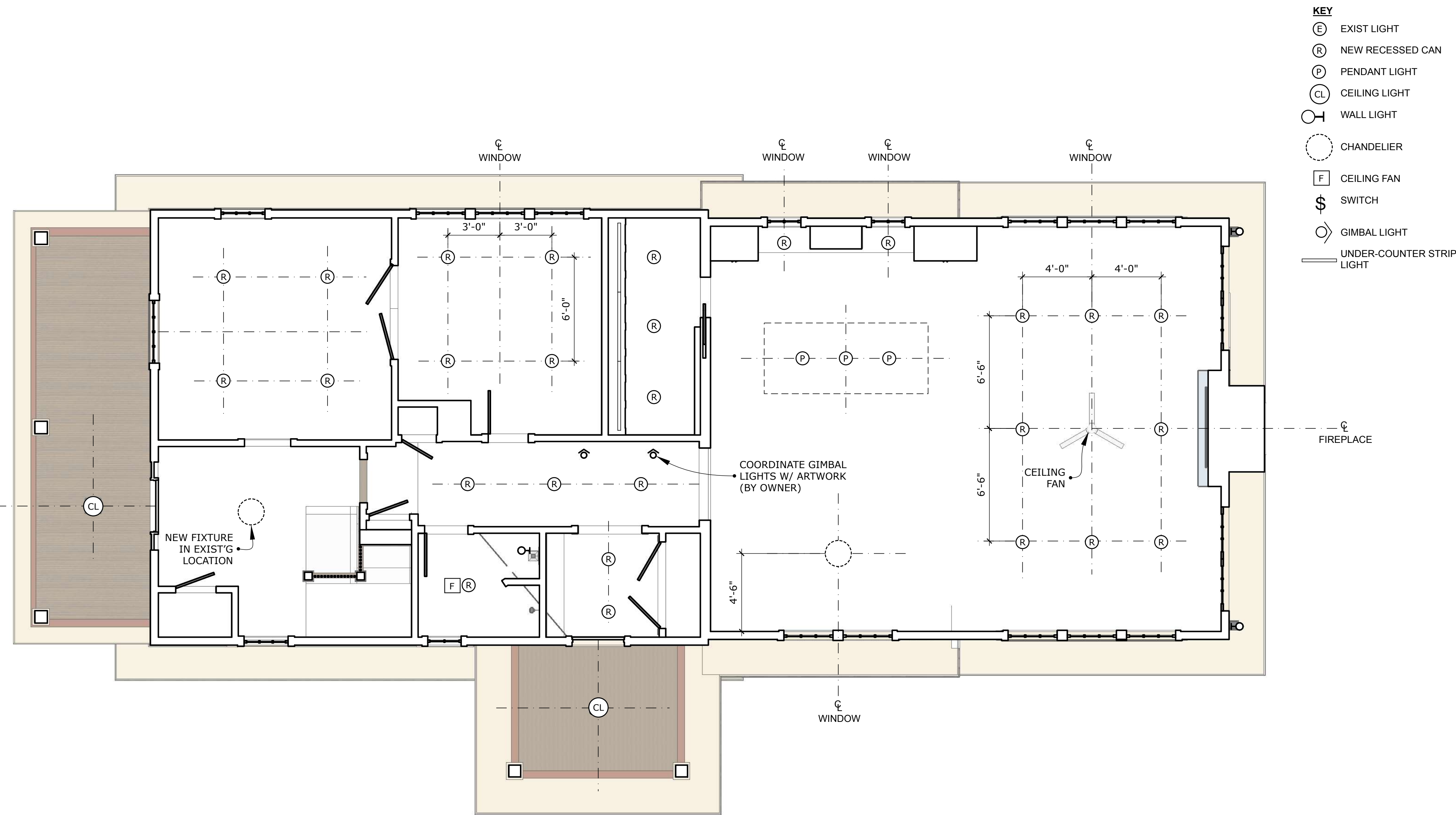


<div><div>McGavern</div><div>Design</div></div> <div>42 Madison Street Newburyport, MA 978.914.1900</div>	<div>CONSULTANTS:</div> <div>LISA J. O'DONNELL LJO ENGINEERING, LLC P.O. BOX 888 ESSEX, MA (978) 890-7100</div>	<div>BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH</div>	<div>SEAL</div> <div><div>Lisa O'Donnell</div></div>	<table><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	NO.	DESCRIPTION	DATE																<div>SCALE: 1/4" = 1'-0"</div> <div>ISSUE DATE: HISTORIC COMMISSION APPLICATION 2-1-2023 DRAWING: FRAMING PLANS</div>	<div>S.3</div>
NO.	DESCRIPTION	DATE																						

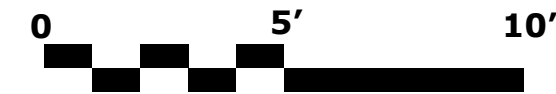


1 BUILDING SECTION





1 FIRST FLOOR LIGHTING & REFLECTED CEILING PLAN



CONSULTANTS:

BARBER/POLDRACK RESIDENCE
28 NEW CASTLE AVE.
PORTSMOUTH, NH

SEAL:

NO.	DESCRIPTION	DATE

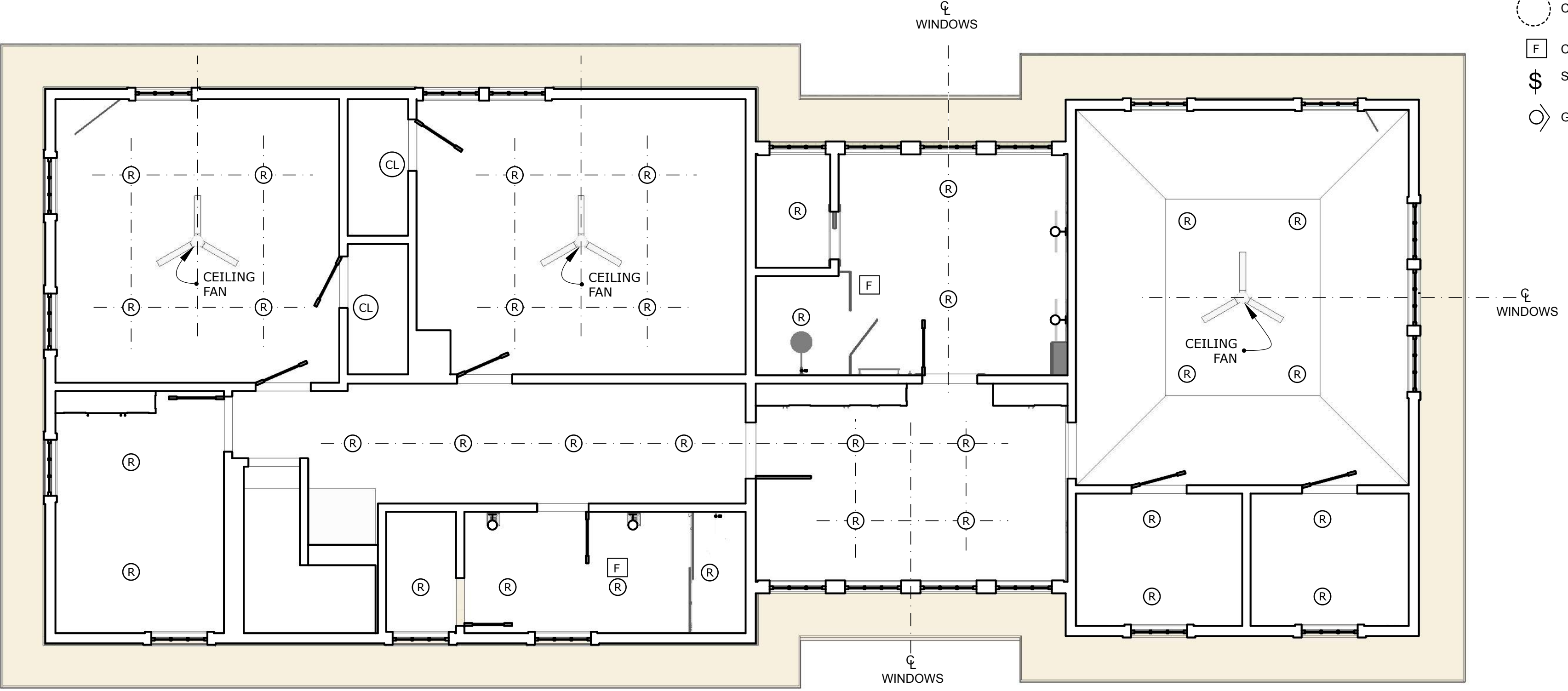
SCALE:
1/4" = 1'-0"

ISSUE DATE:
HISTORIC COMMISSION
APPLICATION 2-1-2023
DRAWING:
RCP/LIGHTING PLAN

L.1

McGavern
Design

42 Madison Street
Newburyport, MA
978.914.1900



- KEY**
- (E) EXIST LIGHT
 - (R) NEW RECESSED CAN
 - (P) PENDANT LIGHT
 - (CL) CEILING LIGHT
 - W WALL LIGHT
 - CH CHANDELIER
 - F CEILING FAN
 - \$ SWITCH
 - G GIMBAL LIGHT

1 SECOND FLOOR LIGHTING & REFLECTED CEILING PLAN

0 5' 10'



LU-22-255

Land Use Application

Status: Active

Date Created: Dec 28, 2022

Applicant

Rodney Rowland
rrowland@sbmuseum.org
17 Hancock Street
Portsmouth, NH 03801
603-422-7525

Primary Location

63 PUDDLE LN
Portsmouth, NH 03801

Owner:

STRAWBERRY BANKE INC & SHAPLEY DRISCO HOUSE
PO BOX 300 PORTSMOUTH, NH 03802

Applicant Information

Please indicate your relationship to this project

A. Property Owner

Alternative Project Address

Alternative Project Address

55 Puddle Lane

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

Strawbery Banke Museum

Sherburne House Restoration Project

The Sherburne House was built in circa 1695 and enlarged by circa 1703. As the second oldest structure in Portsmouth and the oldest owned by Strawberry Banke, the museum is committed to restoring the house to show what it looked like during this first period of European occupation, thereby setting it apart from the other historic structures at Strawberry Banke. This will represent an important lesson for visitors to our site. The Sherburne House is negatively impacted by sea level rise and, more specifically, by the upwelling of ground water levels. This project addresses that issue as well.



3D

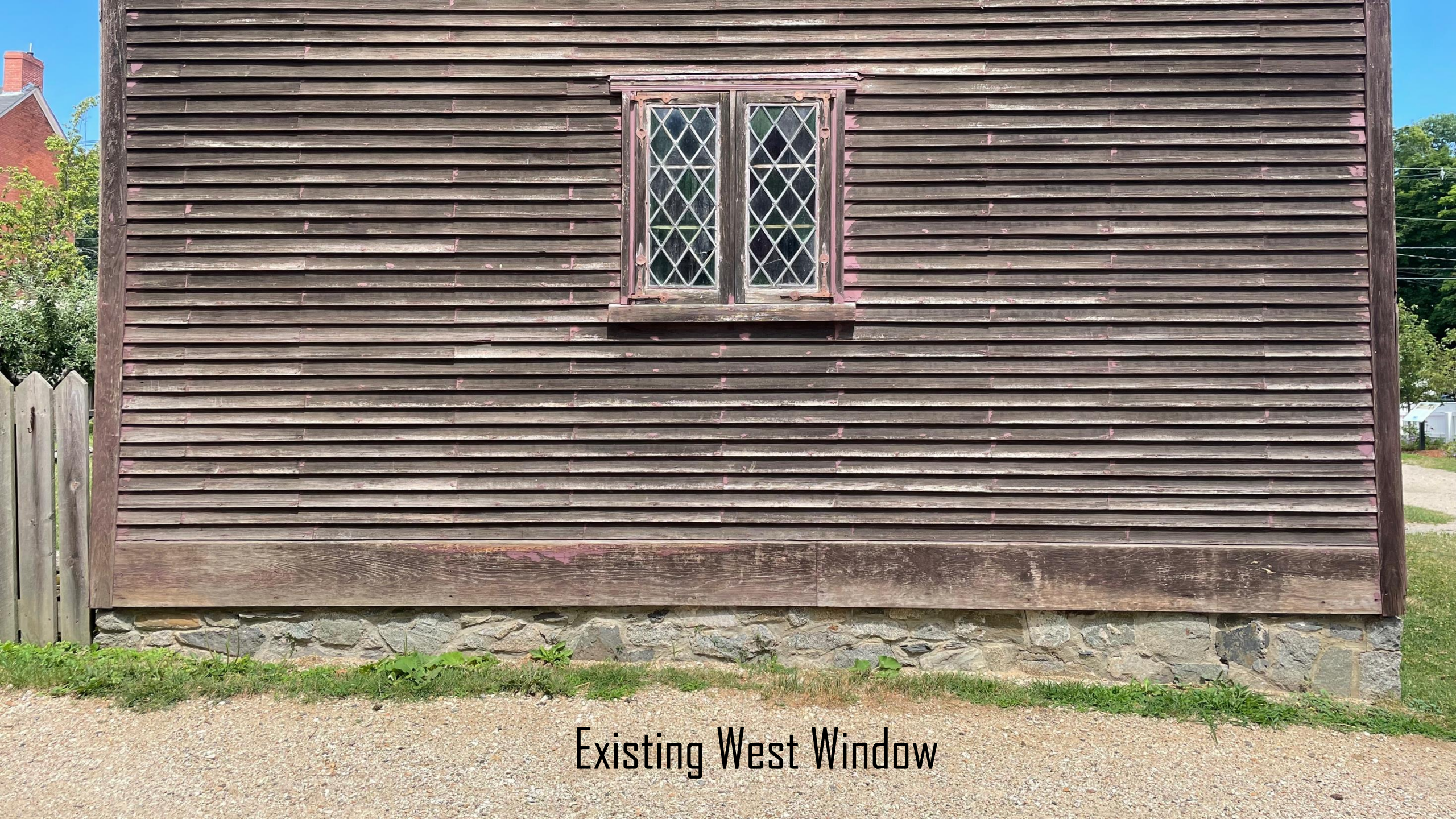
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WATER ST

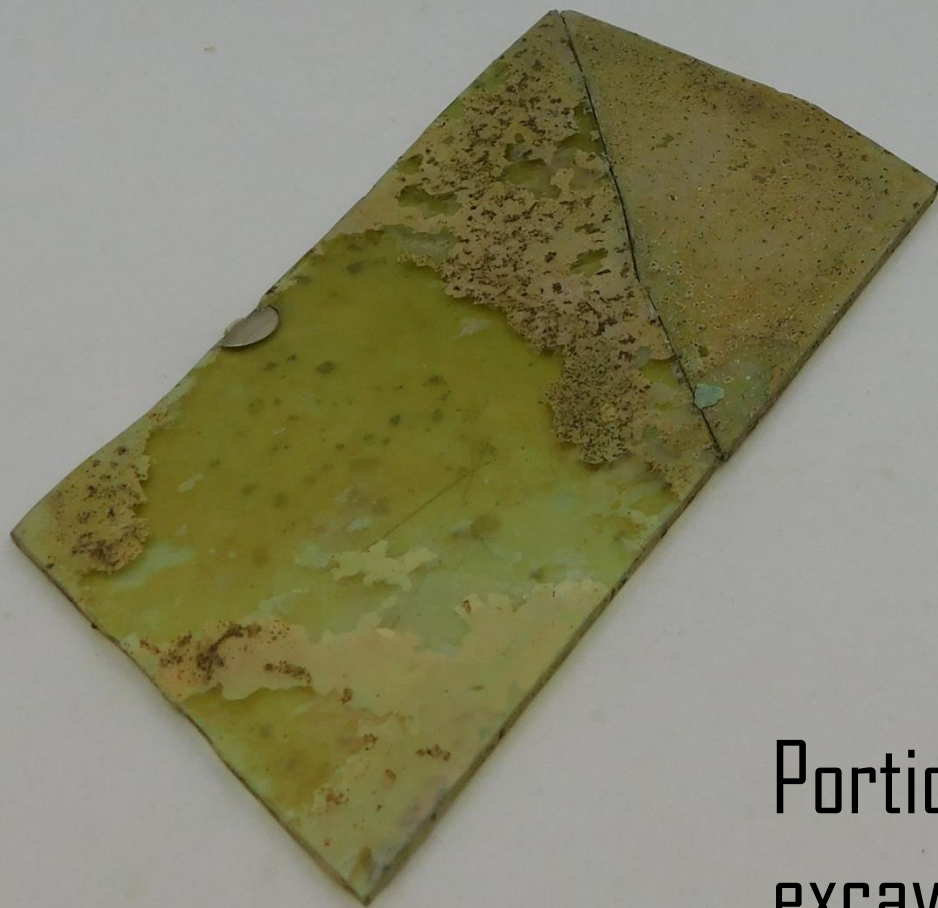


Sherburne Windows

The existing windows will be replaced with custom made sash. The openings will be unchanged. The overall design was achieved through extensive research and reviewing archeological evidence from the Sherburne House site as well as the Deer Street site, the Chadbourne site in South Berwick, ME, St. Mary's City and Colonial Williamsburg. The frames will be made by Strawberry Banke. The glass was produced by Verrerie de Saint-Just and will be cut into square quarrels based on archaeological and historical evidence. The leading will be done by Maine Art Glass Studio in Lisbon Falls, ME.



Existing West Window



Portion of square quarrel from Sherburne excavations

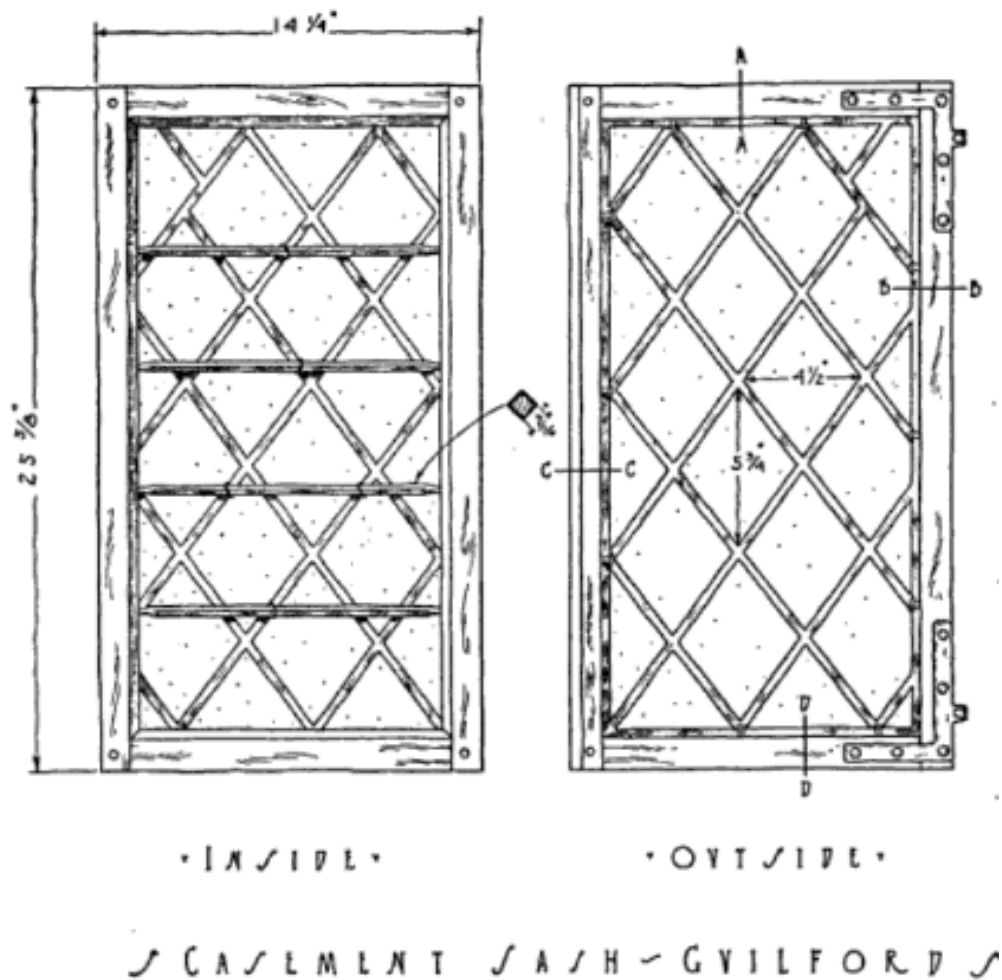


FIGURE 93.

*Early Domestic Architecture
of Connecticut (Kelly 1924: 89)*



Figure 200A. Perkins house, Lynnfield, Mass. Casement window sash, exterior surface, ca. 1700. Photo, Richard Merrill, 1960.

*Framed Houses of Massachusetts Bay,
1625-1725 (Cummings 1979: 147)*

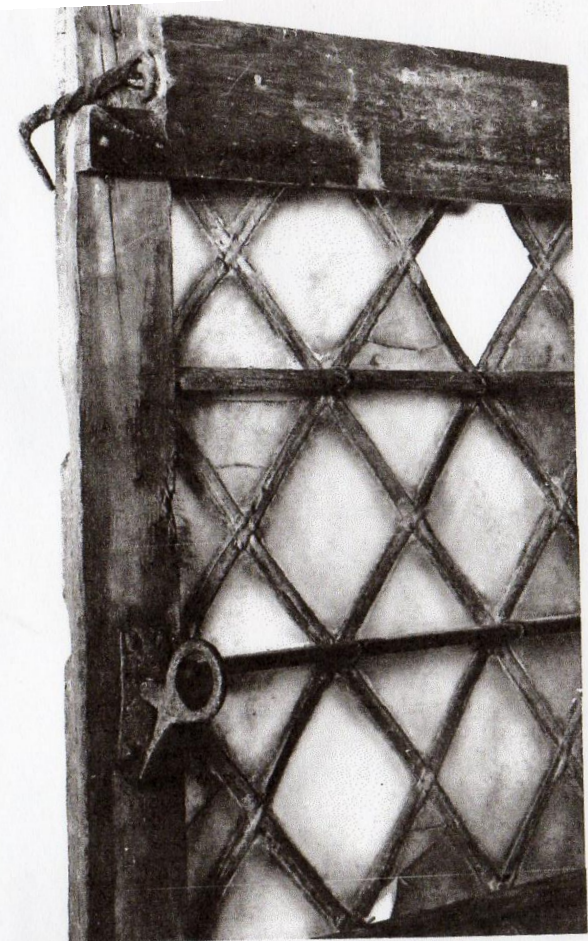


Figure 200B. Buffum house, Salem, Mass., probably seventeenth century. Demolished. Casement window sash, detail of interior surface (with later board reinforcement along upper rail). Photo, J. David Bohl, 1978.

The example here is from the New Bedford Whaling Museum's "Living: 18th Century Style" exhibit.





COLONIAL

Hand-blown
restoration glass

Description

Handmade mouth blown cylinder glass has been made in the Verrerie de Saint-Just since the 19th century with our COLONIAL glass now being the result of generations of expertise.

This fabulous glass shimmers and sparkles due to its uneven surface, with bubbles and inclusions catching and refracting natural light by day and artificial light by night.

Advantages

- Aesthetics of facades and old buildings preserved.
- Unique appearance thanks to the presence of bubbles, lines and vibrations in the glass.
- Perfect light transmission due to very high levels of transparency.

Applications

COLONIAL glass can be used with new and existing joinery work within traditional and historic buildings, private houses, hotels and high end apartments.

It retains the authenticity of period glass, and is ideally suited to the restoration, or recreation, of pre 1920 fenestration.



Range

COLONIAL glass is produced to satisfy differing requirements, to improve thermal and acoustic capacity, resist Ultra violet damage, and enhance security.

Please do not hesitate to contact us for any inquiry.

Aesthetic variations

Each region and period has its own window glass style.

Saint-Just can reproduce colour tints, activity, bubbles and inclusions.

This glass is unquestionably the finest in Europe for authentic sash window glass.

Implementation

- Instructions for fitting provided on request by the Verrerie de Saint-Just.
- Installation need to conform to local legislation.
- The use of putties with a linseed oil base, for instance, is not permitted for laminated windows or double glazing.

References

- Stately Homes, Hotels and Castles: Château de Versailles, Mont Saint Michel, Het Loo Royal Palace (Netherlands)...
- Traditionally built houses, boutique hotels, Georgian Townhouses (UK, USA, Sweden, Belgium)...

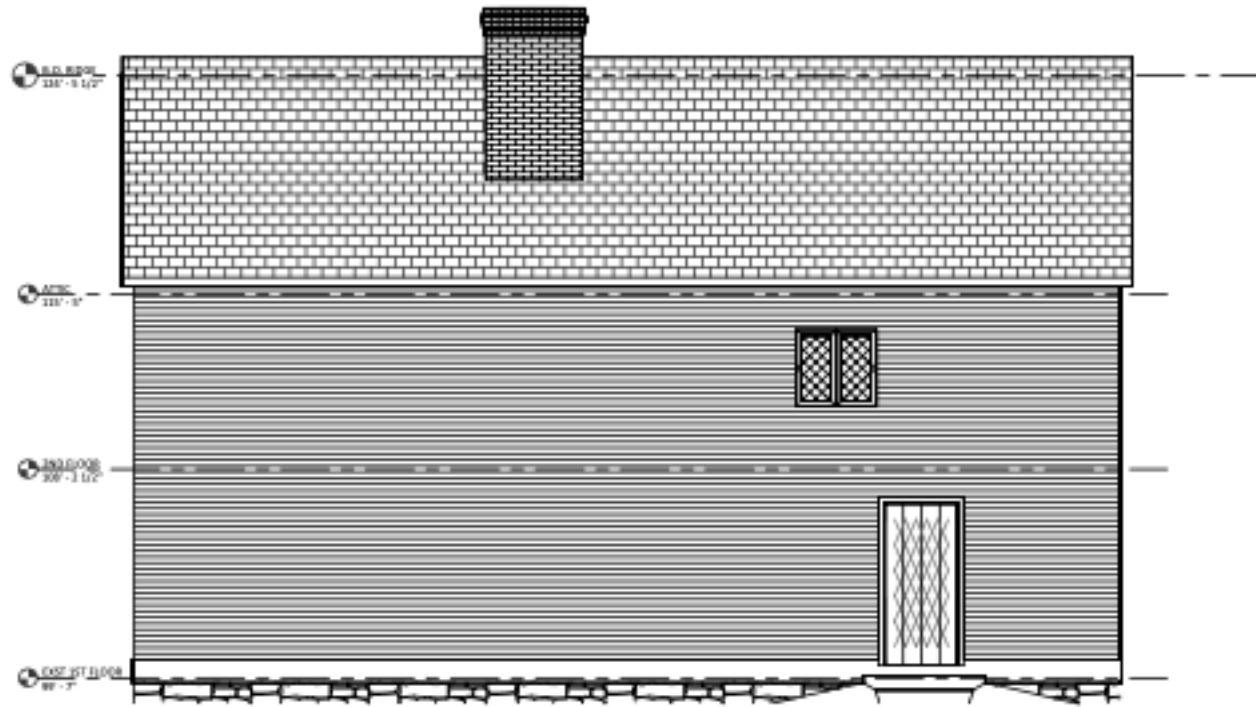
	Max. dimensions	Thickness (mm)	Thermal rating
COLONIAL Simple extra clear blown glass	800 x 1,000 mm	2 mm (-0.5/+1.5 mm)	$U_g = 5.7 \text{ W/(m}^2\text{K}^*)$
VITRUM RESIST Laminated safety glass with UV filtering properties	500 x 700 mm	8.5 mm (+/- 1 mm)	$U_g = 5.7 \text{ W/(m}^2\text{K}^*)$
VITRUM RESIST EKO Laminated safety glass with UV filtering and insulation properties	500 x 700 mm	7.5 mm (+/- 1 mm)	$U_g = 3.7 \text{ W/(m}^2\text{K}^*)$
CLIMAPLUS COLONIAL Insulated Double Glazing	800 x 800 mm	12.5 to 22.5 mm (+/- 1 mm)	$U_g = 2 \text{ to } 1 \text{ W/(m}^2\text{K}^*)$
CLIMAPLUS COLONIAL PROTECT Insulated double glazing with safety, UV filtering and acoustic insulation properties	800 x 800 mm	16.5 to 28.5 mm (+/- 1 mm)	$U_g = 2 \text{ to } 1 \text{ W/(m}^2\text{K}^*)$
CLIMAPLUS COLONIAL PRESTIGE Slender insulated double glazing	700 x 750 mm	9.5 to 15.5 mm (+/- 1 mm)	$U_g = 1.9 \text{ to } 1 \text{ W/(m}^2\text{K}^*)$



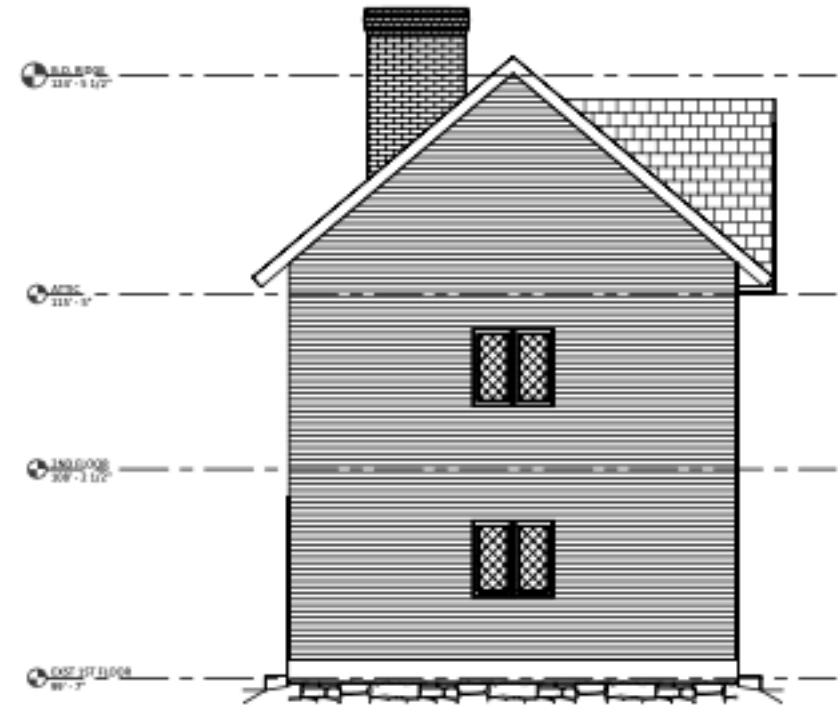
Sherburne Rear Door

Archaeological evidence clearly indicates the Sherburne House had a series of additions added to the rear elevation over the 18th century. For this reason, and for access to the Sherburne yard, we will be replacing an existing window with a door to the rear elevation as indicated on the architectural plans. This location was identified to correspond with an addition that was added to the house in 1728. The proposed door will duplicate the existing front door in every detail.

Architectural Plans: Rear & West elevations



02 EXTERIOR ELEVATION - NORTH
124' x 112'



01 EXTERIOR ELEVATION - WEST
124' x 112'

Existing rear window



Existing Front Door



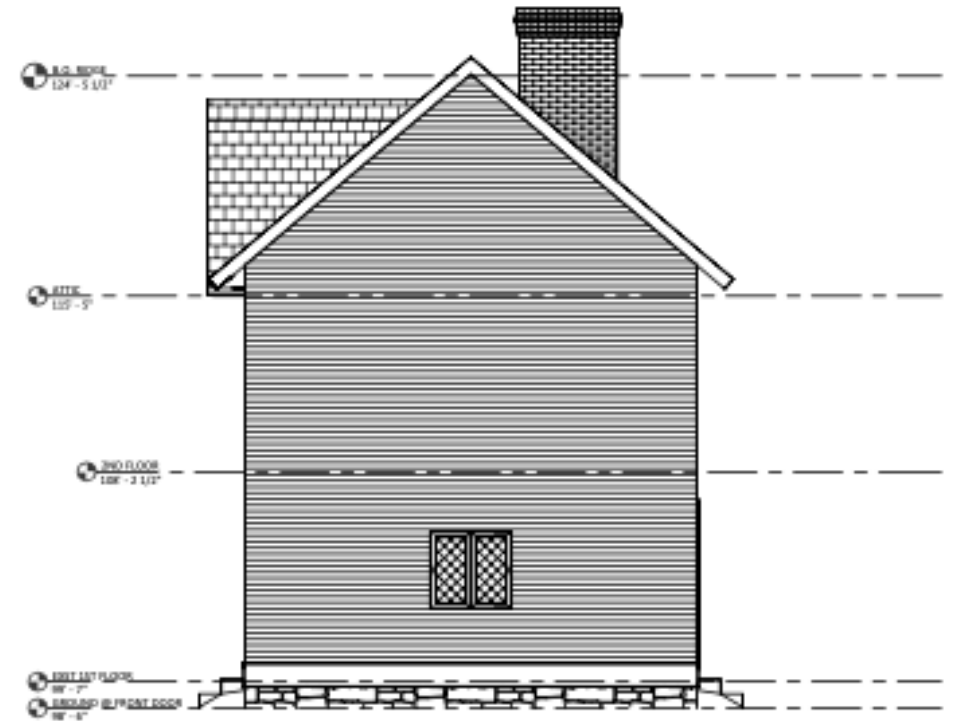
Sherburne Chimney

The Sherburne chimney was reproduced during an earlier restoration effort in 1968. Evidence indicates this chimney was inaccurate in terms of massing and design. This chimney was also collapsing due to impacts from ground water and was removed after gaining Portsmouth HDC approval in 2019. The new chimney design is based on research of similar historic houses of the period and the massing is based on evidence in the structure. The "Colony Red" waterstruck brick is made by Morin Brick Company in Auburn, Maine.

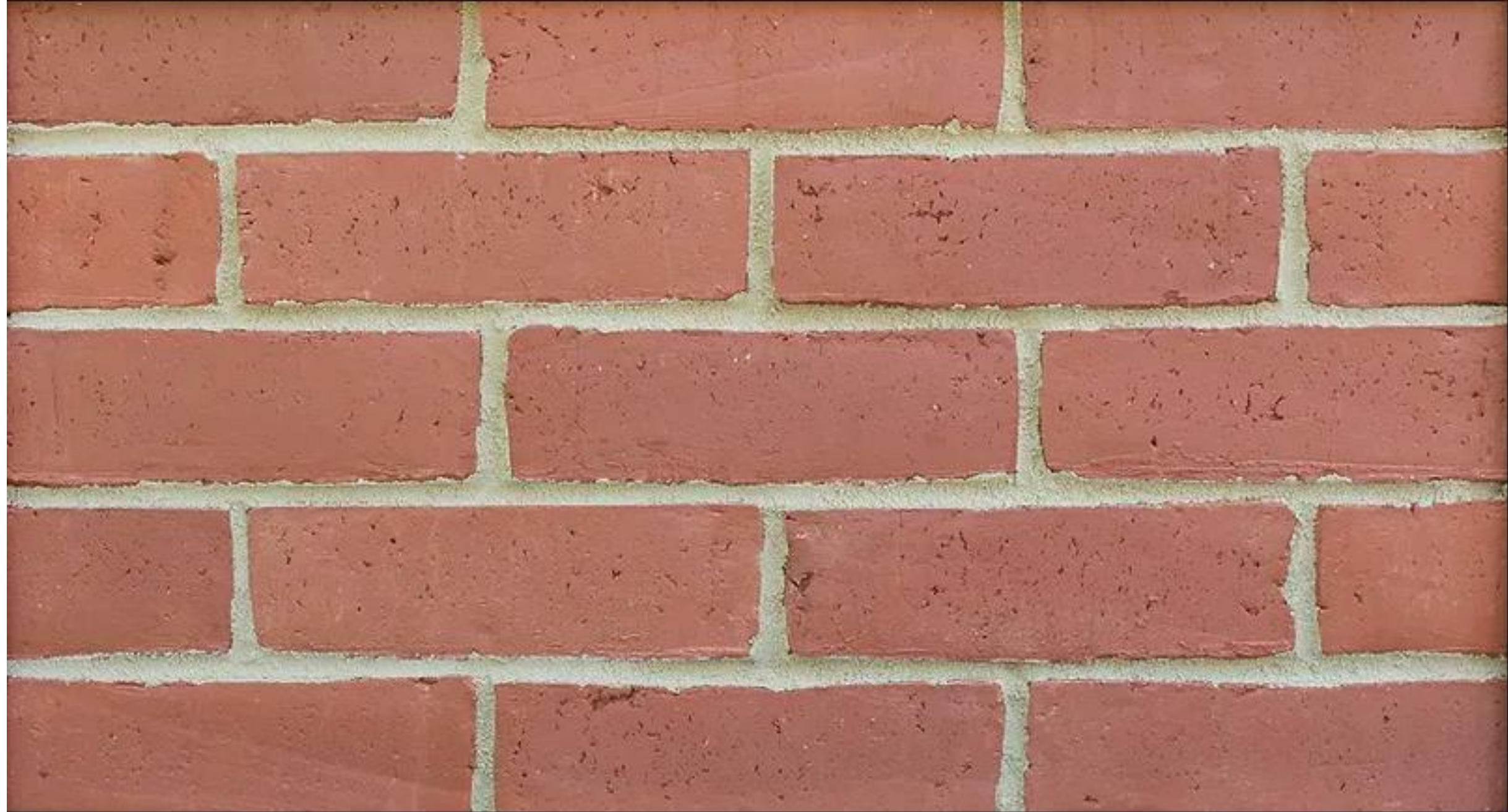
Architectural Plans: Front & East elevations



02 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



01 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



Colony Red Waterstruck

Sherburne House Clapboards

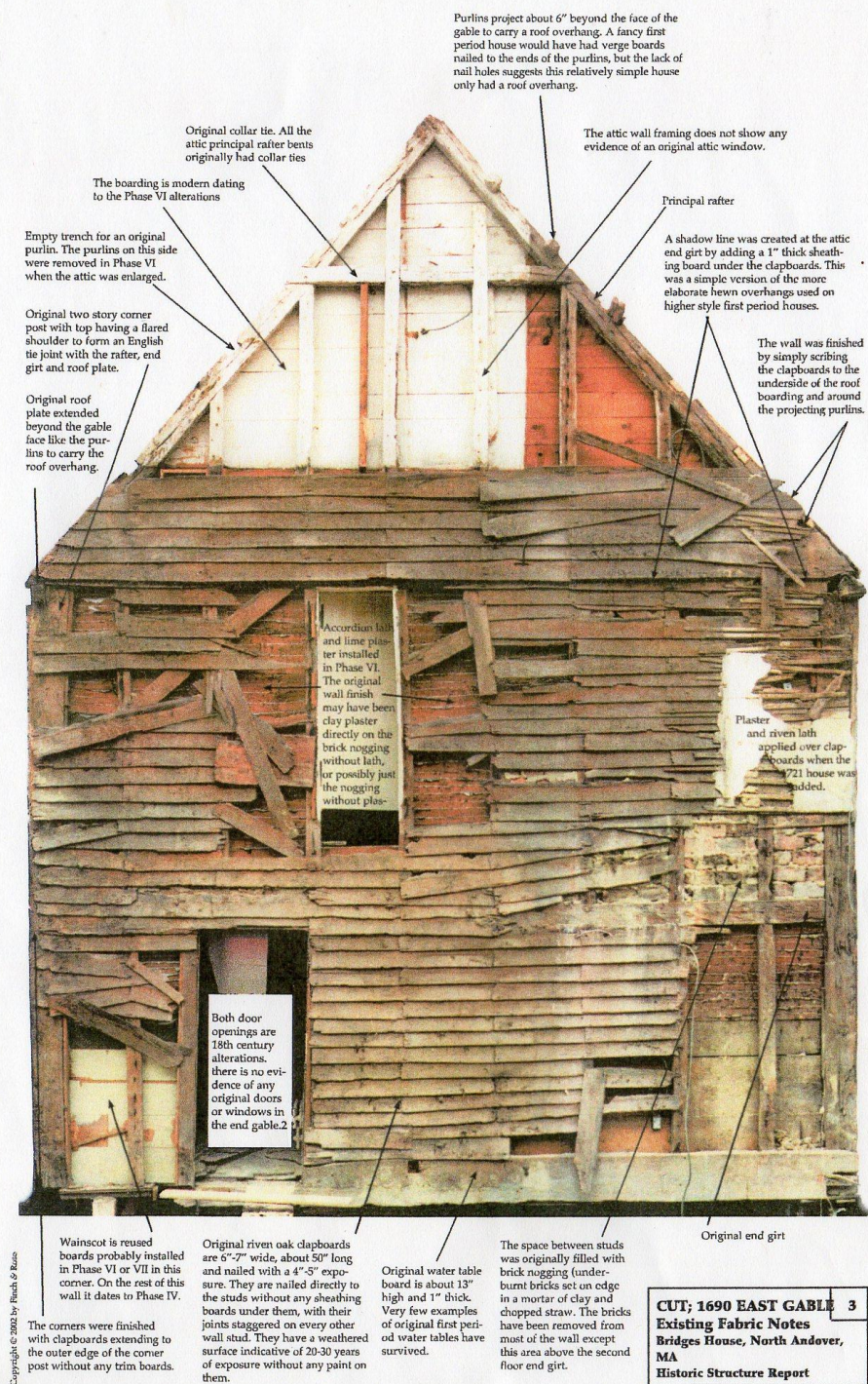
All the siding dates from the 1968 restoration and will be removed. The new siding will be made from custom hewn clapboards with scarfed ends. In keeping with evidence found at the Warner House, the corner boards will be removed and the clapboards terminated together using butt joints.



Existing corner boards



Example from Bridges House, North Andover, MA from Bill Finch



Example from Warner House Cupola



LUHD-568

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 13, 2023**Applicant**

Amy Dutton
amy@amyduttonhome.com
9 Walker Street
Kittery, Maine 03904
207-337-2020

Primary Location

39 DEARBORN ST
Portsmouth, NH 03801

Owner:

BARDONG, Shawn and Michiyo
39 DEARBORN 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**

We are proposing replacing a failed roof structure with a new Dutch Colonial roof system as well as adding on a family room and extending a section of the kitchen for an entry.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

Designer

Full Name (First and Last)

Amy Dutton

Business Name (if applicable)

Amy Dutton Home

Mailing Address (Street)

9 Walker Street

City/Town

Kittery

State

Maine

Zip Code

03904

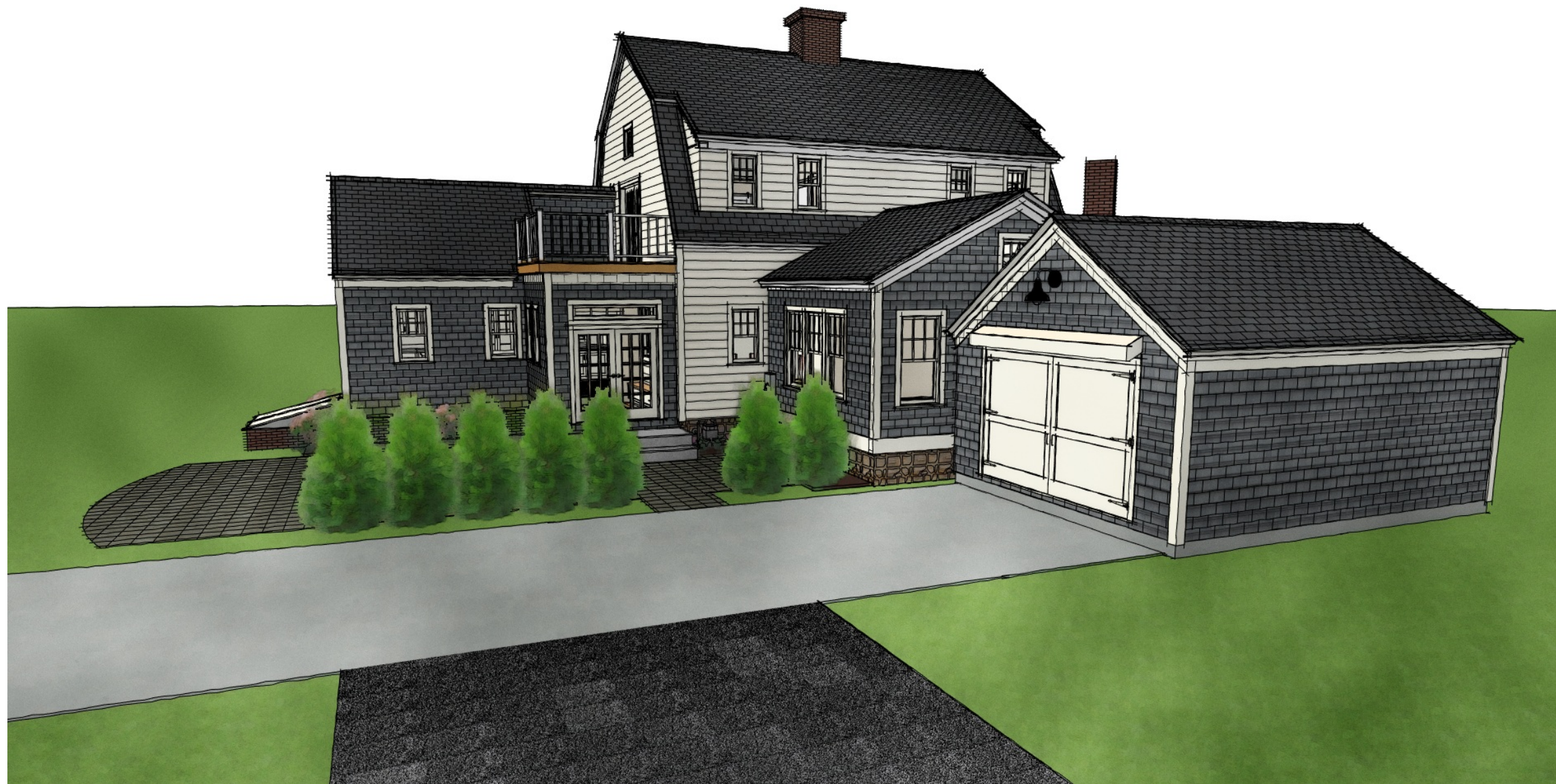
Phone

207-337-2020

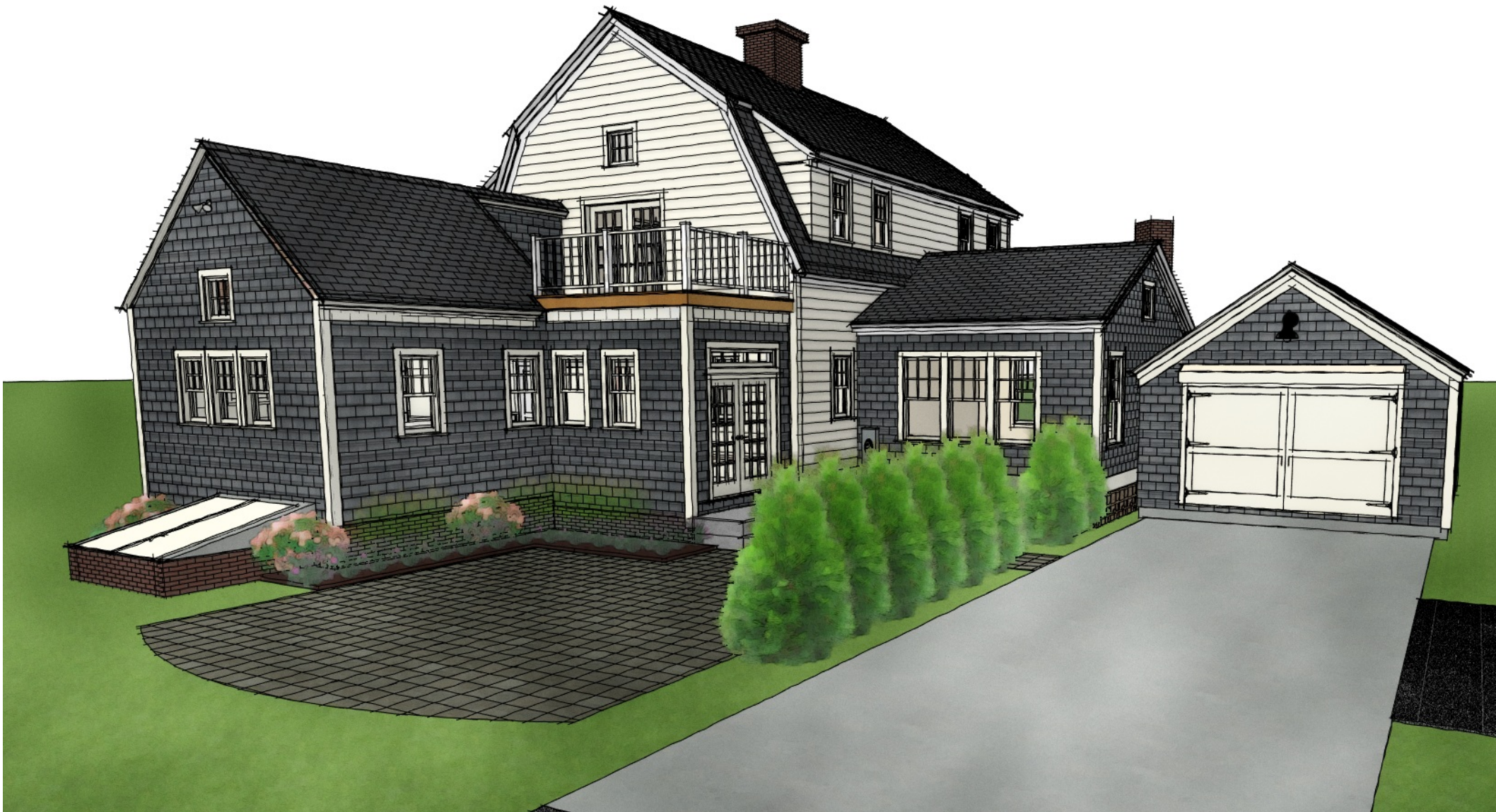
Email Address

amy@amyduttonhome.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**



FRONT VIEW

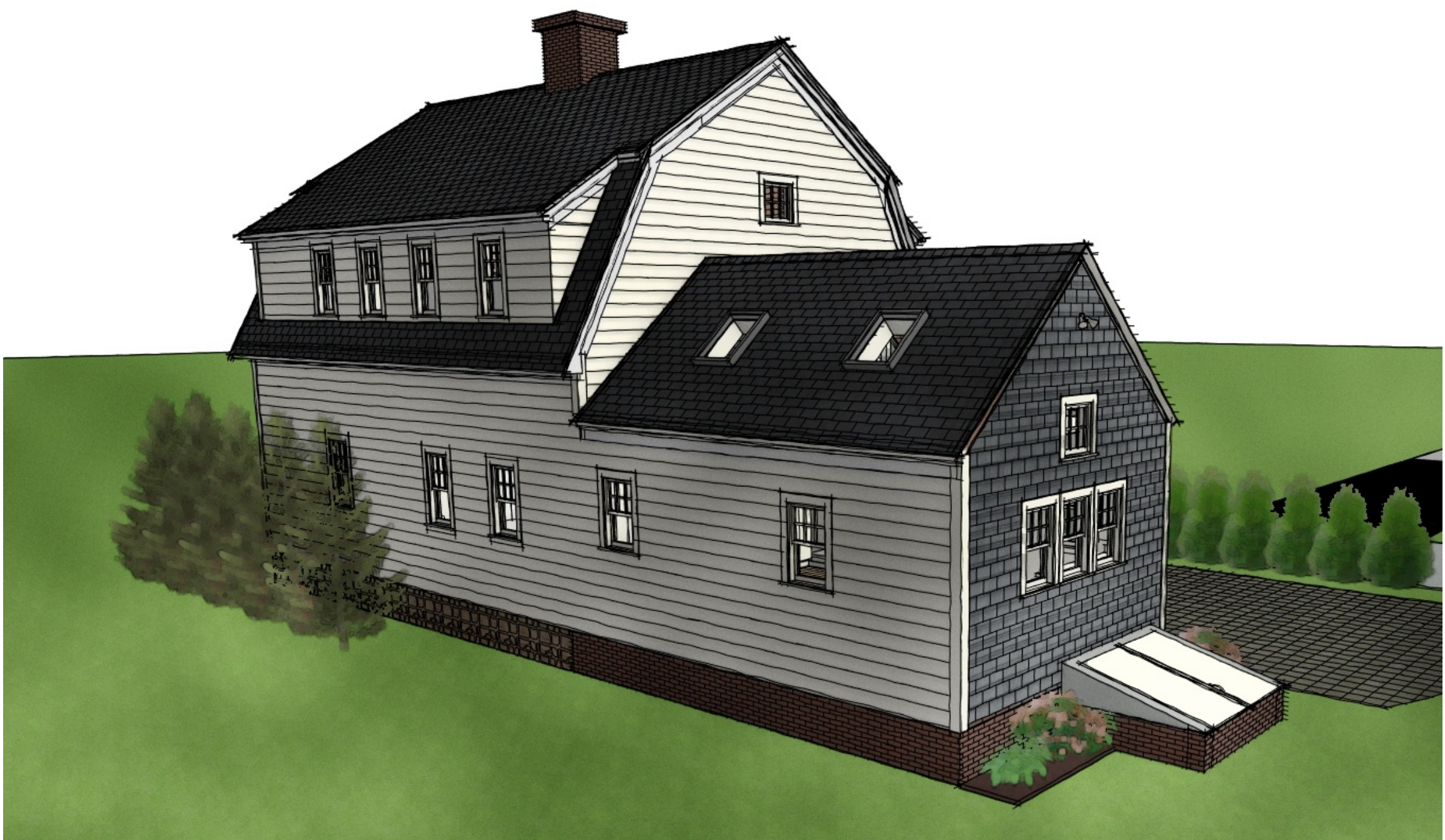


VIEW FROM WATER

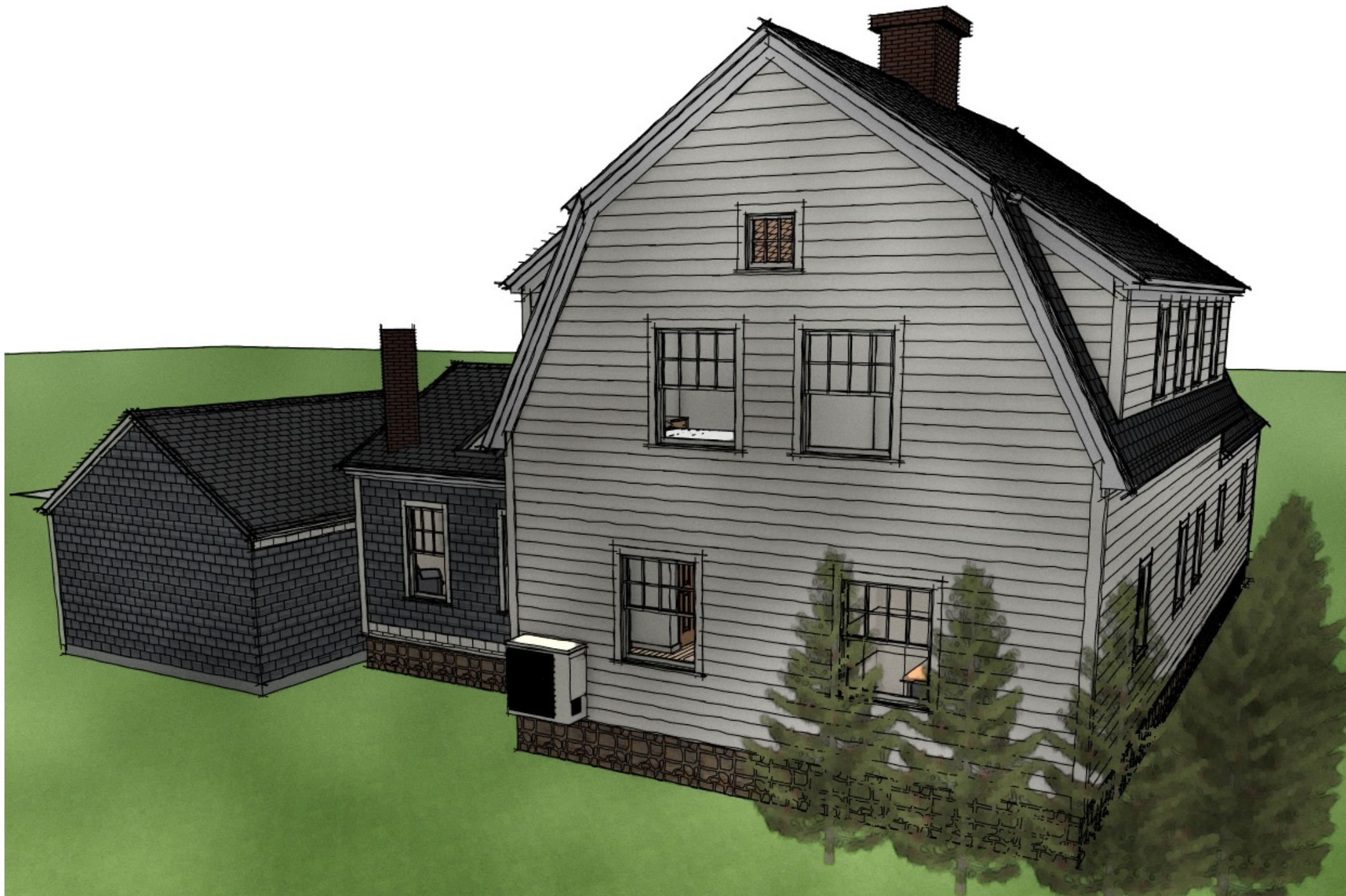
EXISTING PHOTOS



VIEW FROM DENNETT



VIEW BACK SIDE



BACK VIEW



VIEW FROM DEARBORN



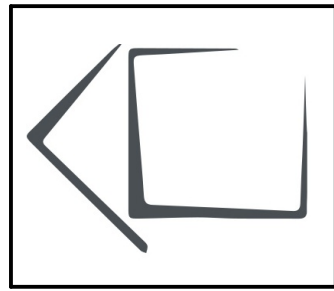
HISTORIC VIEW FROM WATER



HISTORIC FRONT VIEW



VIEW FROM MAPLEWOOD



Revision Table	
Number	Description

OVERVIEW

CLIENT:
BARDONG
39 DEARBORN EXT
PORTSMOUTH, NH

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:

1/10/2023

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

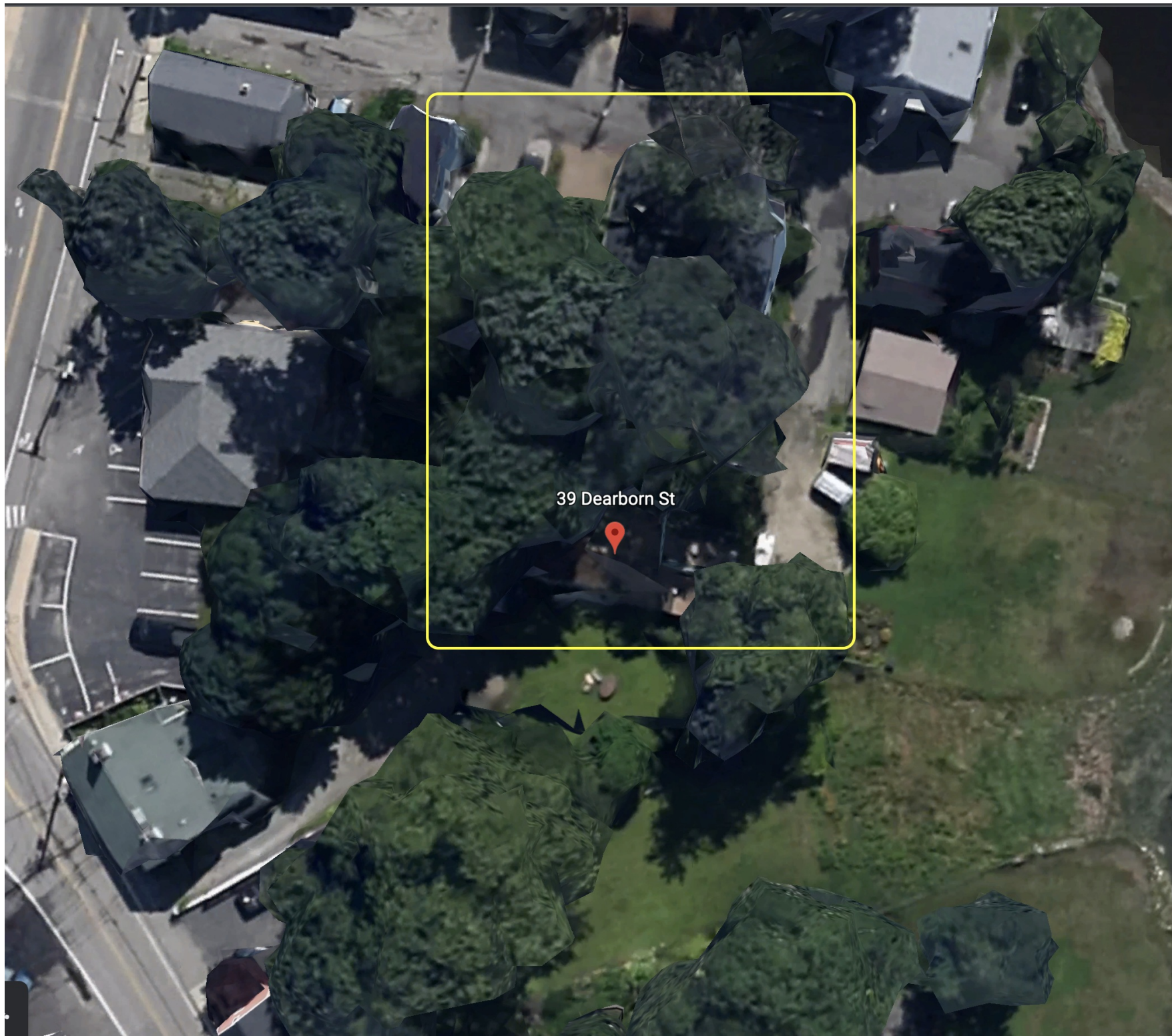
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0-2

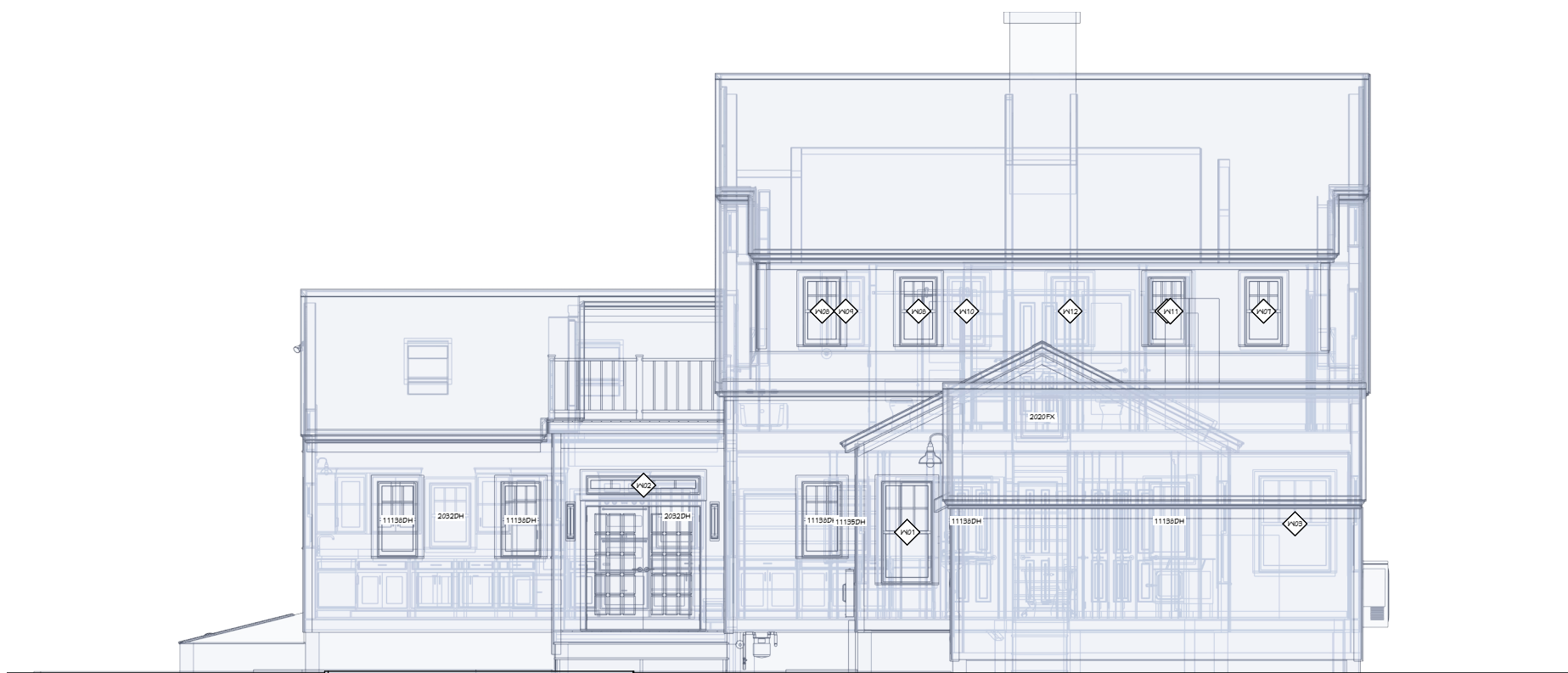


CITY OF PORTSMOUTH - MAP GEO GIS

SITE PLAN

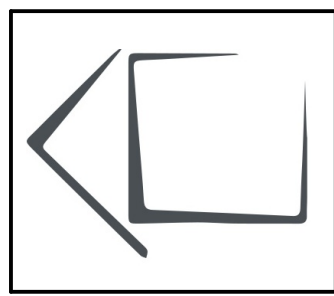


GOOGLE SATELITE SITE



GLASS HOUSE ELEVATION FROM EAST

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



Revision Table	
Number	Description

PLOT PLAN

CLIENT:
BARBONG
39 DEARBORN EXT
PORTSMOUTH, NH

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
201.345.6050

DATE:

1/10/2023

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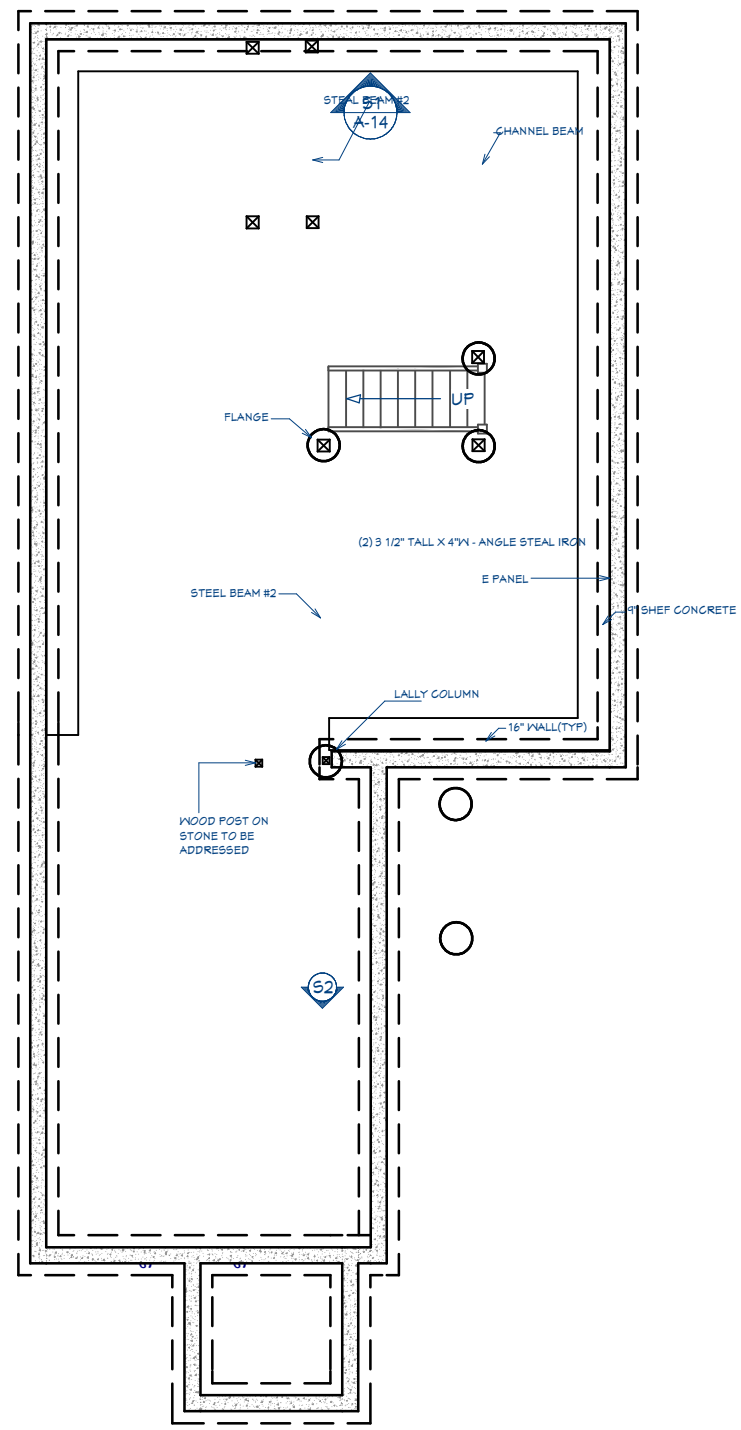
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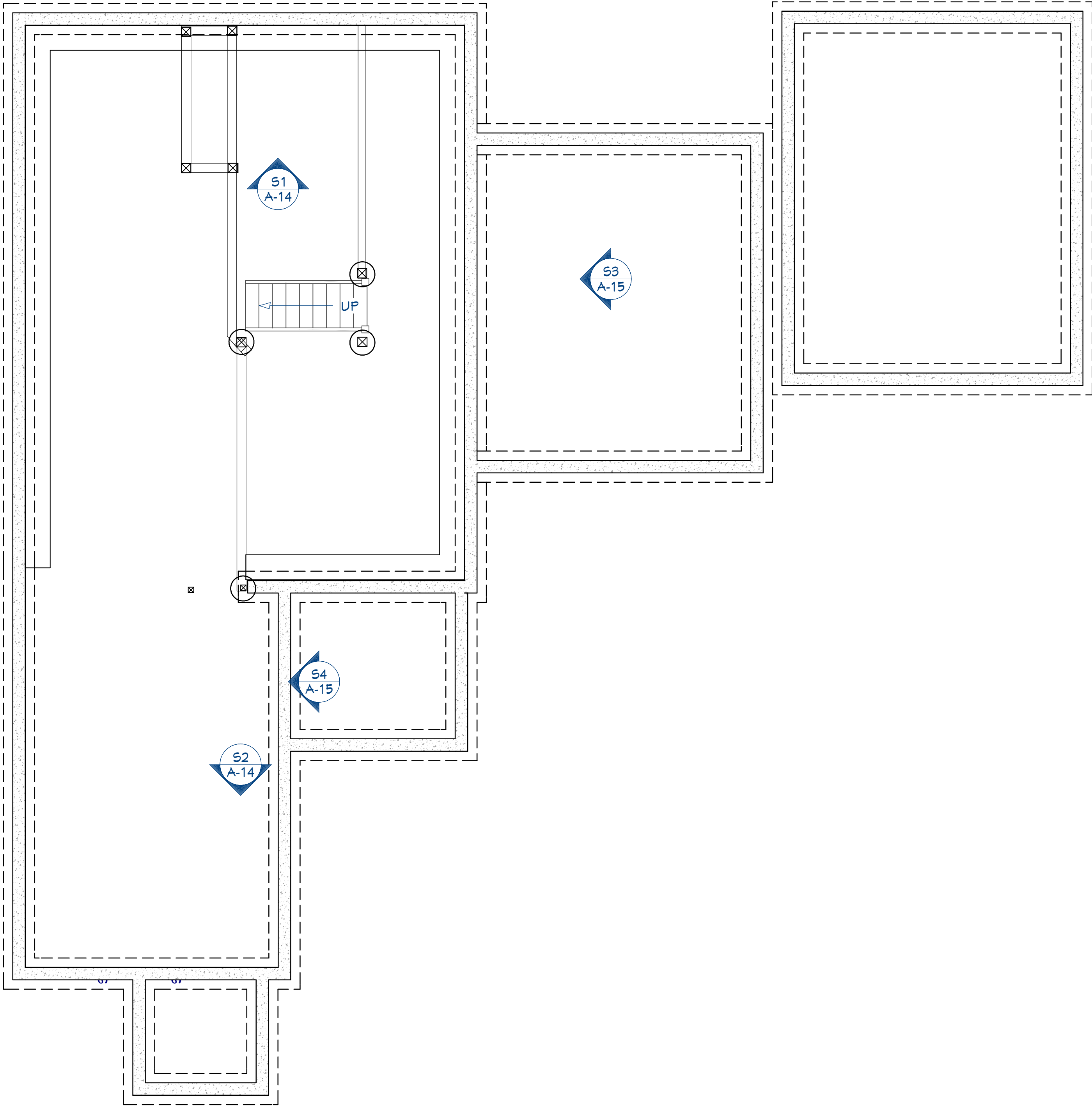
SEE SCALE
ON DRAWINGS

SHEET:

S1



EXISTING FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

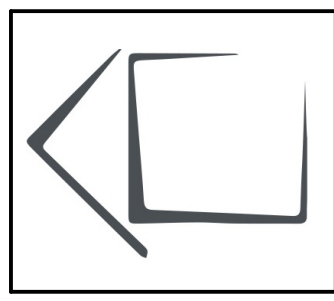


NOTE SCHEDULE	
①	LANDING
②	OPEN WIDER
④	DOOR TO BE MOVED
⑤	WOOD STOVE

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



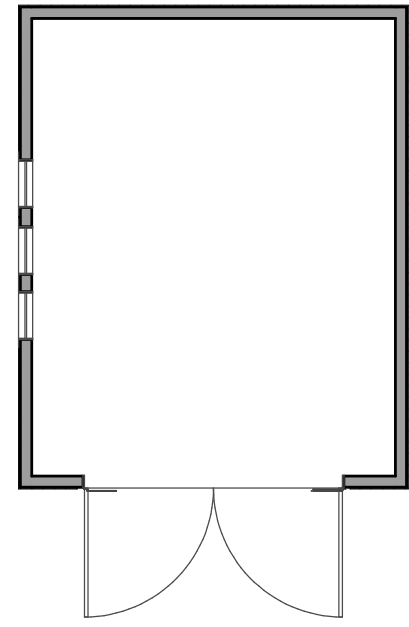
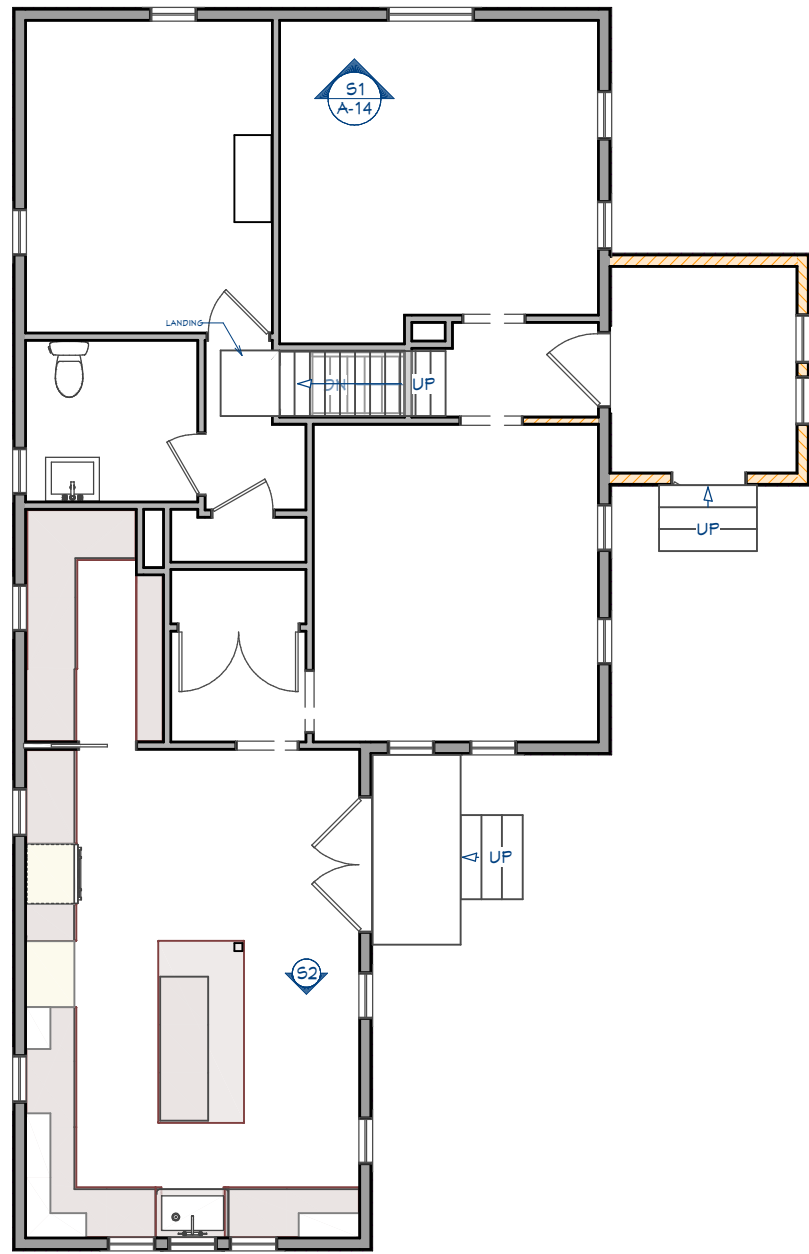
Revision Table	
Number	Date

FOUNDATION

CLIENT:
ABRIGO HOME
39 DEARBORN EXT
PORTSMOUTH, NH

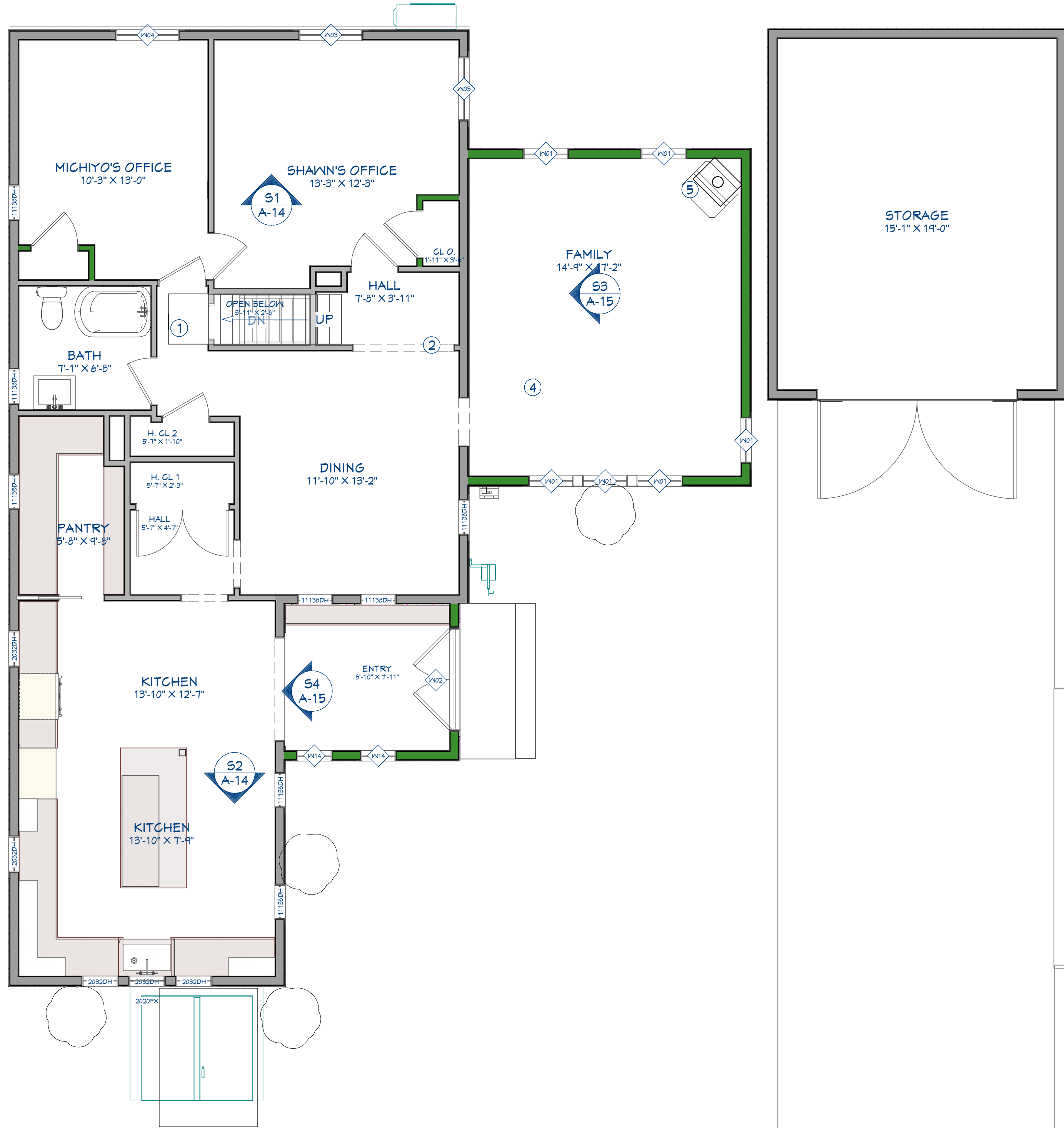
CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
1/10/2023
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SCALE:
SEE SCALE ON DRAWINGS
SHEET:
A-1



EXISTING FOUNDATION PLAN

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

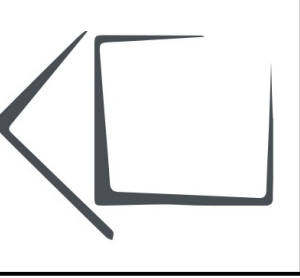


NOTE SCHEDULE	
①	LANDING
②	OPEN WIDER
④	DOOR TO BE MOVED
⑤	WOOD STOVE

WALL LEGEND	
	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
	= GLASS TOP TILE BOTTOM PONY WALL
	= GLASS SHOWER WALL

PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



Revision Table

Number Date Description

FOUNDATION

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PORTSMOUTH, NH

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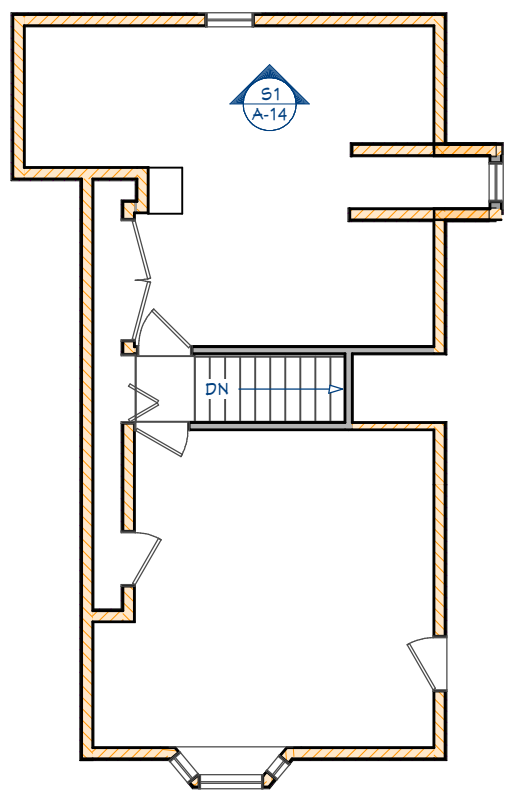
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SEE SCALE
ON DRAWINGS

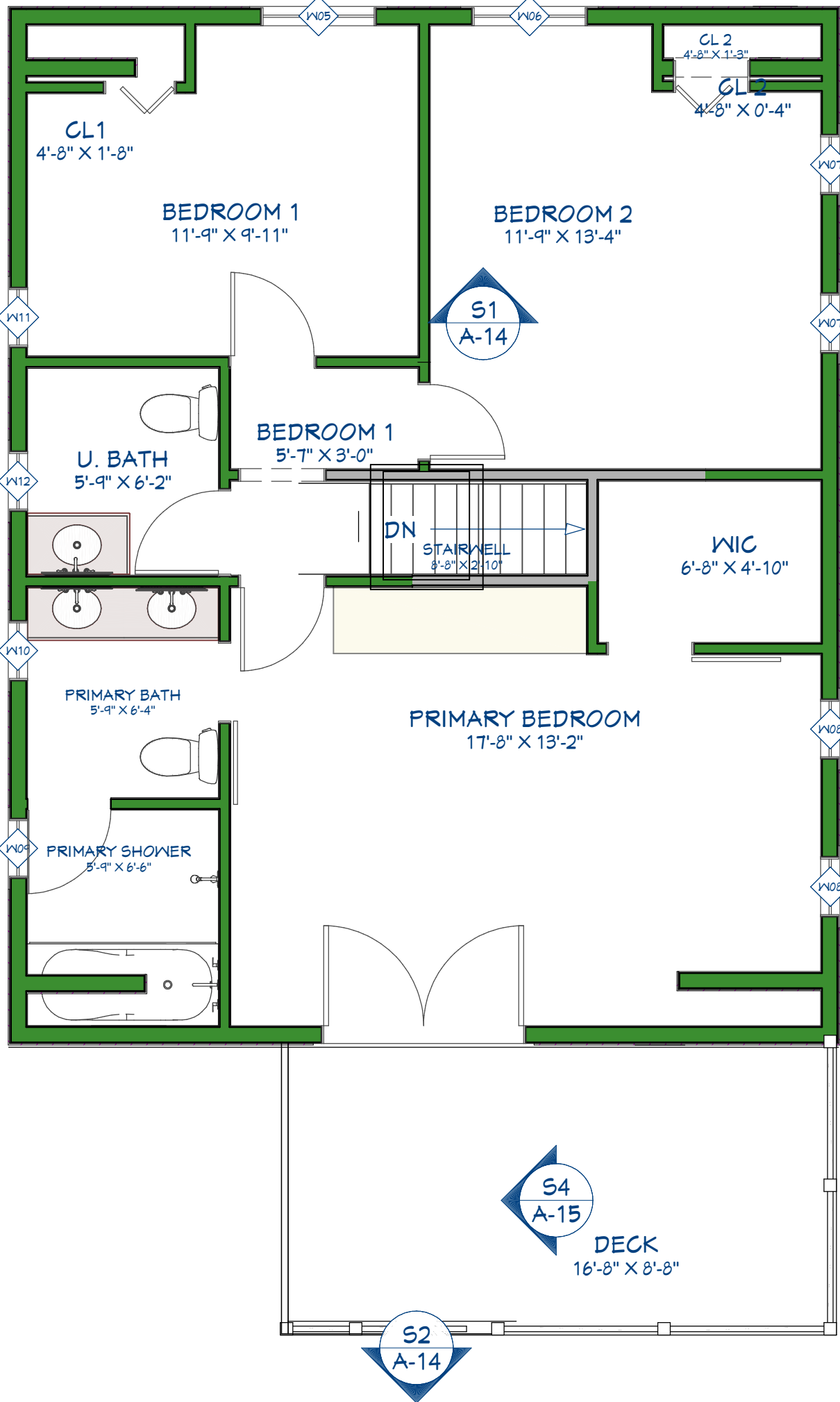
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A-2



EXISTING FOUNDATION PLAN

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



NOTE SCHEDULE	
①	LANDING
②	OPEN WIDER
④	DOOR TO BE MOVED
⑤	WOOD STOVE

WALL LEGEND

= EXTERIOR WALL

= INTERIOR 6

= INTERIOR 4

= NEW WALL

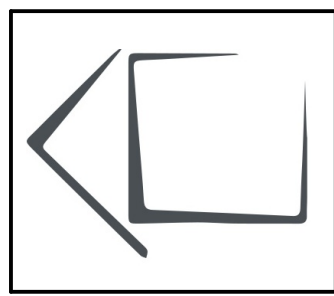
= DEMO WALL

= GLASS TOP TILE BOTTOM PONY WALL

= GLASS SHOWER WALL

PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



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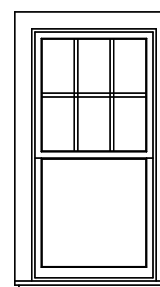
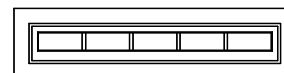
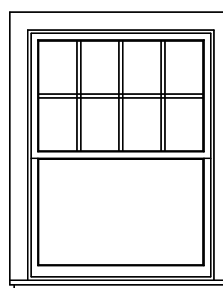
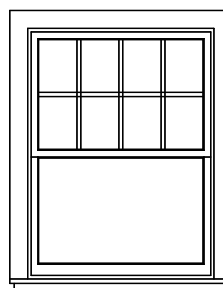
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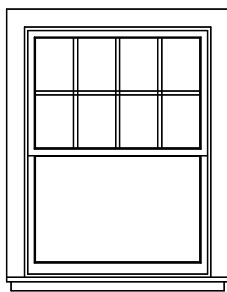
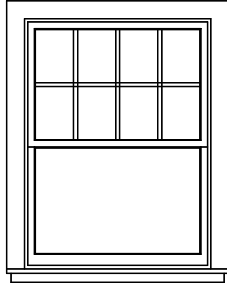
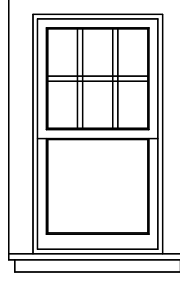
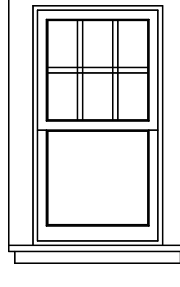
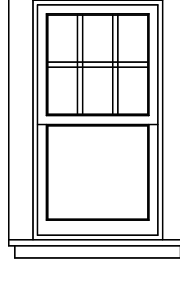
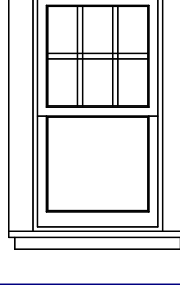
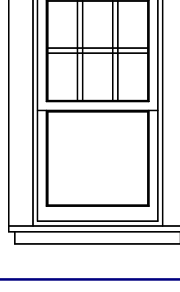
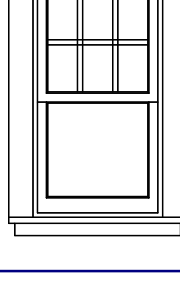
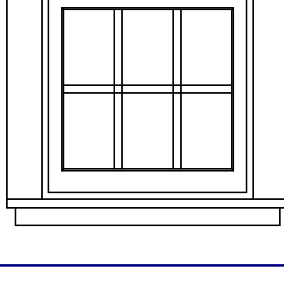
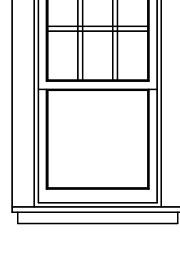
SHEET:

A-3

FIRST FLOOR

3D EXTERIOR ELEVATION			WINDOW SCHEDULE					FLOOR
NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION		
	W01	6	30 1/2"x60 3/4"	29 1/2 "	59 3/4 "	FAMILY	DOUBLE HUNG	1
	W02	1	67 1/2"x11 1/2"	66 1/2 "	10 1/2 "	ENTRY	FIXED GLASS	1
	W03	2	42 1/2"x56 3/4"	41 1/2 "	55 3/4 "	SHAWN'S OFFICE	DOUBLE HUNG	1
	W04	1	42 1/2"x56 3/4"	41 1/2 "	55 3/4 "	MICHIYO'S OFFICE	DOUBLE HUNG	1

SECOND FLOOR

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W05	1	42 1/2"x56 3/4"	41 1/2 "	55 3/4 "	BEDROOM 1	DOUBLE HUNG	2
	W06	1	42 1/2"x56 3/4"	41 1/2 "	55 3/4 "	BEDROOM 2	DOUBLE HUNG	2
	W07	2	22 1/2"x40 3/4"	21 1/2 "	39 3/4 "	BEDROOM 2	DOUBLE HUNG	2
	W08	2	22 1/2"x40 3/4"	21 1/2 "	39 3/4 "	PRIMARY BEDROOM	DOUBLE HUNG	2
	W09	1	22 1/2"x40 3/4"	21 1/2 "	39 3/4 "	PRIMARY SHOWER	DOUBLE HUNG	2
	W10	1	22 1/2"x40 3/4"	21 1/2 "	39 3/4 "	PRIMARY BATH	DOUBLE HUNG	2
	W11	1	22 1/2"x40 3/4"	21 1/2 "	39 3/4 "	BEDROOM 1	DOUBLE HUNG	2
	W12	1	22 1/2"x40 3/4"	21 1/2 "	39 3/4 "	U. BATH	DOUBLE HUNG	2
	W13	2	25"x25"	24 "	24 "		FIXED GLASS	3
	W14	2	24"x45"	23 "	44 "	ENTRY	DOUBLE HUNG	1

MARVIN ELEVATE™ COLLECTION
DOUBLE HUNG

[illegible][illegible]

Details and Elevations not to scale.

Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.

Minimum frame size: 17 1/2" x 27 1/2"

Maximum frame size: 53 1/8" x 83 1/4"

Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available life cuts shown on page 3.

When ordering 6' 0" (187 mm) or 6' 1/2" (197 mm) units, add 1/2" (13 mm) to width and 1/2" (13 mm) to height for Rough Opening. Frame Size and Masonry Opening.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Available in equal, cottage, and reverse cottage configurations. Cottage and reverse cottage configurations are not available below CN 36 height and above CN 68 height.

For further details and drawings visit the Tools and Documents section at Marvin.com.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory milled.

MAXIMUM ROUGH OPENING not to exceed
113 1/2" x 76 1/4" Maximum up to 5 units wide by
1 unit high.

MAXIMUM ROUGH OPENING not to exceed 84"
x 92" Maximum up to 3 units wide by 5 units high.

Field mill kits are available. Structural mullion
reinforcement is required for some assemblies.

Please consult your local Marvin representative
for more information.



MARVIN ELEVATE DOUBLE-HUNG 6/1























Simulated Divided Lite (SDL)






An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

MARVIN ELEVATE™ COLLECTION
INSWING FRENCH DOOR

W3 (mm)	4-11 1/2 (1511)	5-1 (1026)	5-3 1/2 (1415)	5-11 1/2 (1416)
W2 (mm)	4-1 (1049)	5-1 (1026)	5-1 (1026)	5-1 (1026)
F3 (mm)	4-1 (1049)	5-1 (1049)	5-1 (1049)	5-1 (1049)
CU2 (mm)	23 11/32 (643)	23 11/32 (643)	23 11/32 (643)	27 11/32 (695)
8-5 1/4 (206)				
8-5 1/4 (206)	ELUF05065 XO	ELUF05065 XO	ELUF05465 XO	ELUF05465 XO
8-5 1/4 (206)				
8-5 1/4 (206)				
8-5 1/4 (206)	ELUF05065 XO	ELUF05065 XO	ELUF05465 XO	ELUF05065 XO
8-5 1/4 (206)				
8-5 1/4 (206)				
8-5 1/4 (206)	ELUF05070 XO	ELUF05070 XO	ELUF05470 XO	ELUF05070 XO
8-5 1/4 (206)				
8-5 1/4 (206)				
8-5 1/4 (206)	ELUF05080 XO	ELUF05080 XO	ELUF05480 XO	ELUF05080 XO
8-5 1/4 (206)				
8-5 1/4 (206)				
8-5 1/4 (206)	ELUF05090 XO	ELUF05090 XO	ELUF05490 XO	ELUF05090 XO

Direct Glaze

MO (mm)	3-0 13/16 (3035)	5-11 1/2 (1816)	8-11 13/16 (2736)
RO (mm)	3-1 5/16 (946)	6-0 (1609)	9-0 5/16 (2751)
FS (mm)	3-0 5/16 (926)	5-11 (1603)	8-11 5/16 (2726)
OLO (mm)	31 15/16 (811)	66 5/8 (1662)	102 15/16 (2615)

1-4 (486) 1-4 (486) 1-4 (486) 1-3 3/4 (900) 1-3 3/8 (246)	 ELD G3616	 ELD G7216	 ELD G10616
---	--	--	---

Details and Elevations not to scale.

- * This product is only available field milled.

O = Stationary X = Operator

Optional Direct Glaze GBGs, SDLs and SDLs with Spacer Bar are available in a standard rectangular cut, as shown. Alternate lite cuts available to align with doors using select lite cut options shown on page 3.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

January 2020

1. SUBMIT FINAL WINDOW/ EXT. DOOR SCHEDULE FOR APPROVAL BEFORE ORDERING
2. BUILDER TO VERIFY ROUGH OPENINGS

*EGRESS = SIGNIFIES EGRESS (see window notes for specs)

WINDOW SCHEDULES

Revision Table	
Number	Date

WINDOW AND DOOR SCHEDULE

CLIENT:
BARDONG
339 DEARBORN
PORTSMOUTH

CONTACT:
 ABRIGO HOME
 PO BOX 1564
 PORTSMOUTH, NH
 207.345.6050

DATE:

1/10/2023

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HOME 2022

SCALED FOR:

SCALE:

SEE SCALE

СЛУЖБА

A-8



Revision Table	
Number	Description

ELEVATIONS

CLIENT:

CONTACT:

I

1

OPYR
H

SC

§

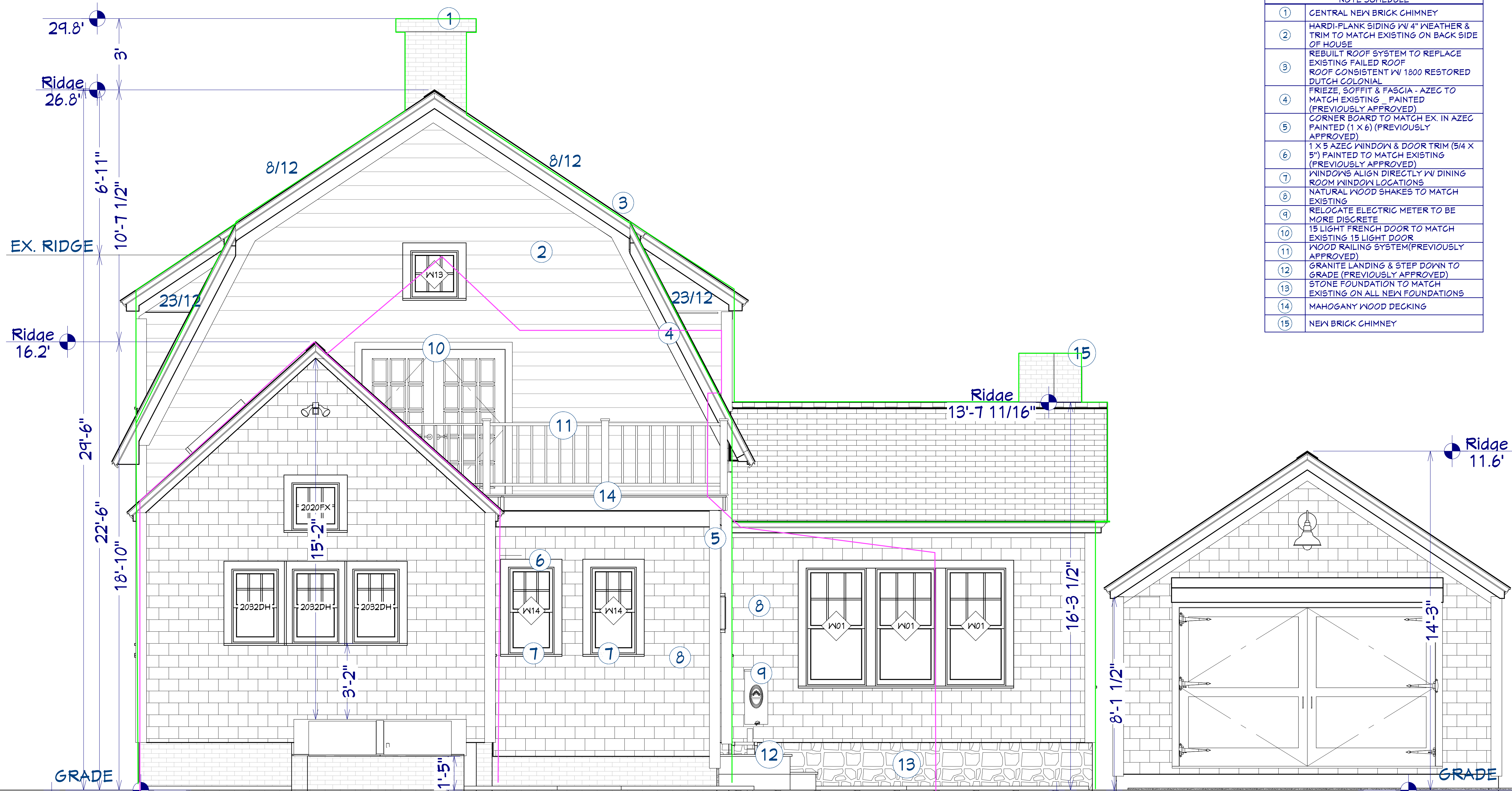
51

5

4

_____ = EXISTING
_____ = PROPOSED

NOTE SCHEDULE	
①	CENTRAL NEW BRICK CHIMNEY
②	HARDI-PLANK SIDING W/ 4" WEATHER & TRIM TO MATCH EXISTING ON BACK SIDE OF HOUSE
③	REBUILT ROOF SYSTEM TO REPLACE EXISTING FAILED ROOF ROOF CONSISTENT W/ 1800 RESTORED DUTCH COLONIAL
④	FRIEZE, SOFFIT & FASCIA - AZEC TO MATCH EXISTING PAINTED (PREVIOUSLY APPROVED)
⑤	CORNER BOARD TO MATCH EX. IN AZEC PAINTED (1 X 6) (PREVIOUSLY APPROVED)
⑥	1 X 5 AZEC WINDOW & DOOR TRIM (5/4 X 5") PAINTED TO MATCH EXISTING (PREVIOUSLY APPROVED)
⑦	WINDOWS ALIGN DIRECTLY W/ DINING ROOM WINDOW LOCATIONS
⑧	NATURAL WOOD SHAKES TO MATCH EXISTING
⑨	RELOCATE ELECTRIC METER TO BE MORE DISCRETE
⑩	15 LIGHT FRENCH DOOR TO MATCH EXISTING 15 LIGHT DOOR
⑪	WOOD RAILING SYSTEM(PREVIOUSLY APPROVED)
⑫	GRANITE LANDING & STEP DOWN TO GRADE (PREVIOUSLY APPROVED)
⑬	STONE FOUNDATION TO MATCH EXISTING ON ALL NEW FOUNDATIONS
⑭	MAHOGANY WOOD DECKING
⑮	NEW BRICK CHIMNEY



PROPOSED NORTH ELEVATION

SCALE: 1/2" = 1'-0"

ELEVATION

SCALE: 1/2" = 1'-0"



EXISTING FRONT HOUSE



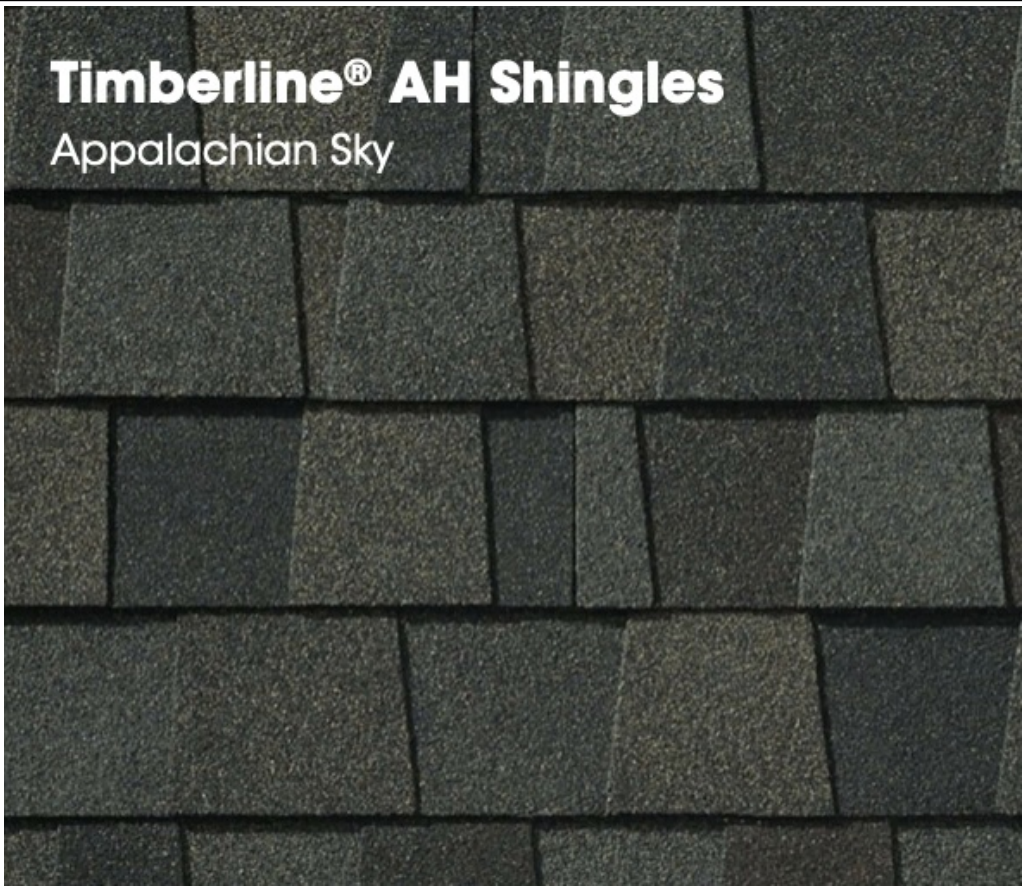
EXISTING VIEW OF ENTRY AND MUDROOM AREA



EXISTING WEST ELEVATION | FRONT VIEW
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION | FRONT VIEW
SCALE: 1/4" = 1'-0"



ASPHALT ROOF
GAF TIMBERLINE



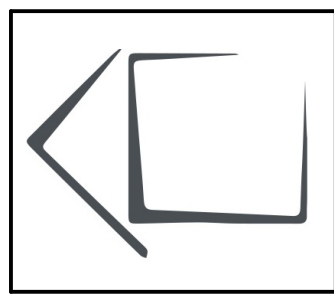
EXISTING FRONT DOOR



EXISTING 15-LITE FRENCH DOOR
PROPOSED 15 LITE DOOR TO MATCH IN PRIMARY
PROPOSED TRANSOM INSTALLED OVER THIS RELOCATED 15-LITE DOOR



INCANDESCENT BULB_40W
NIGHT SKY COMPLIANT
BRONZE FINISH



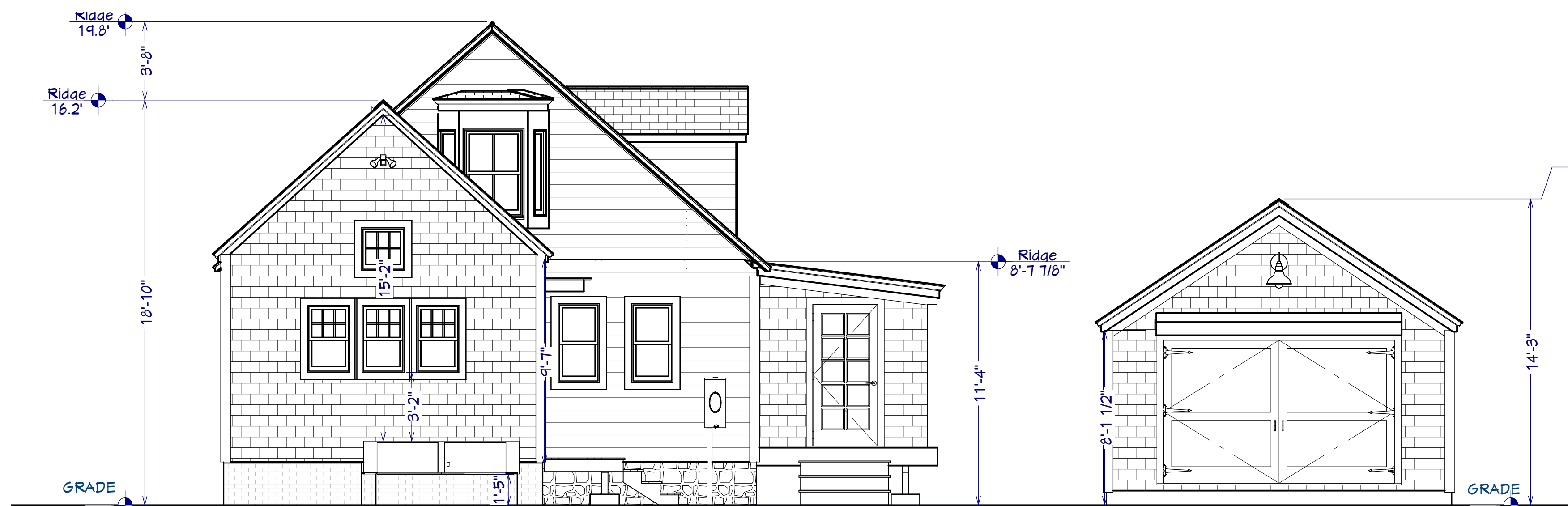
Revision Table	
Number	Description

ELEVATIONS

CLIENT:
ABRIGO HOME
39 DEARBORN EXT
PORTSMOUTH, NH

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
1/10/2023
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SCALED FOR: 24" X 36"
SCALE:
SEE SCALE ON DRAWINGS
SHEET:
A-10 ELEVATIONS



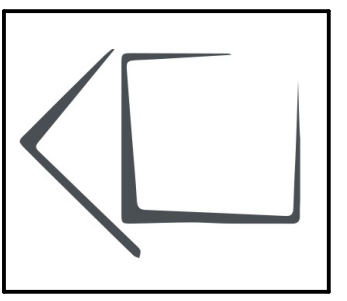
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING VIEW FROM WATER



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Revision Table	
Number	Description

ELEVATIONS

CLIENT:
BARBONG
39 DEARBORN EXT
PORTSMOUTH, NH

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:

1/10/2023

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

A-11

EXISTING PHOTOS



SOUTH SIDE VIEW



REAR VIEW



BACK | SIDE ROOF, SIDING & PROPERTY LINE

ELEVATIONS

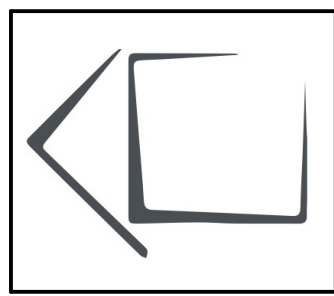
SCALE: 1/4" = 1'-0"



LINE LEGEND

— = EXISTING

— = PROPOSED



Revision Table	
Number	Description

ELEVATIONS

CLIENT:
ABRIGO HOME
39 DEARBORN EXT
PORTSMOUTH, NH

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
1/10/2023

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

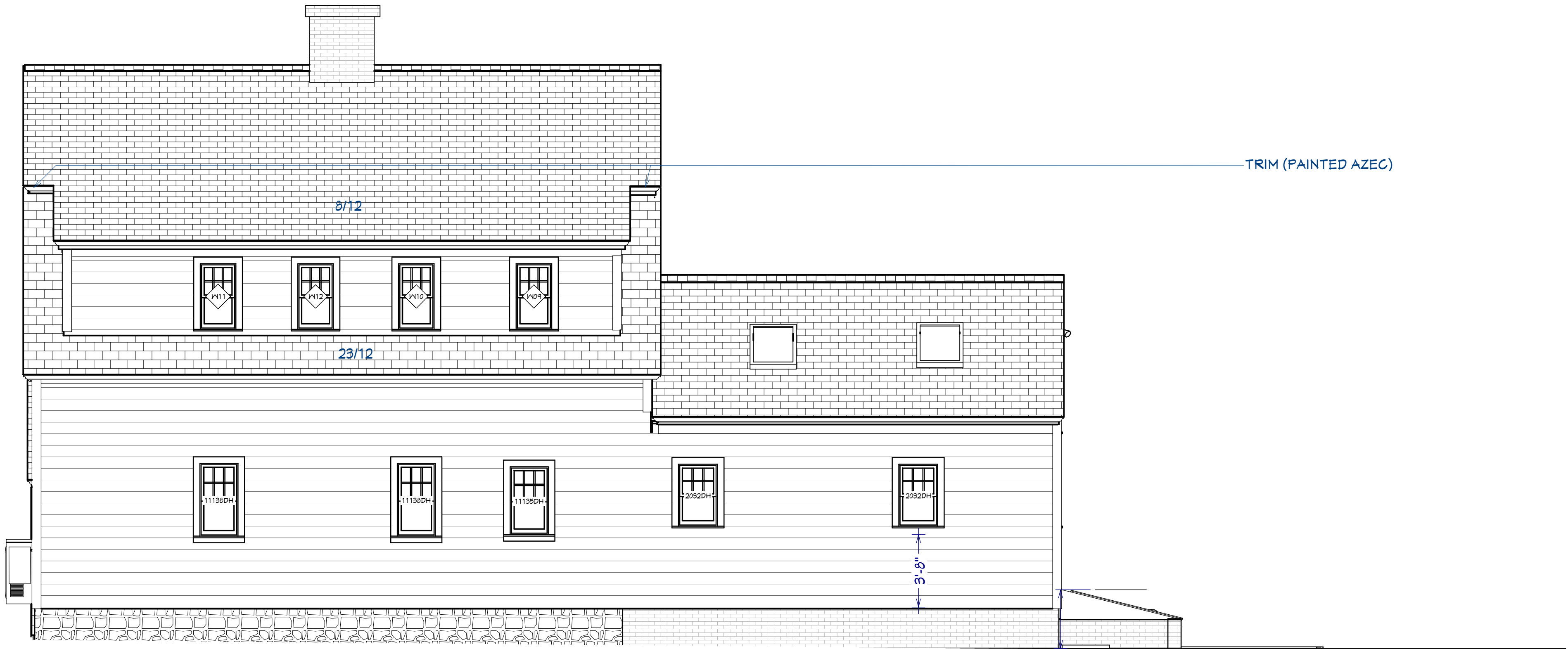
SHEET:
A-12



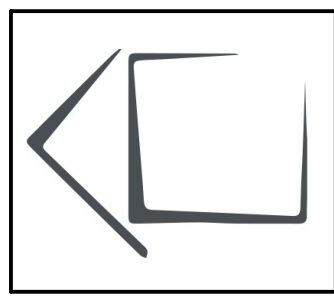
EXISTING EAST ELEVATION | SIDEVIEW
SCALE: 1/4" = 1'-0"



EXISTING PHOTO
SCALE: NTS



PROPOSED EAST ELEVATION | SIDEVIEW
SCALE: 1/4" = 1'-0"



Revision Table	
Number	Description

ELEVATIONS

CLIENT:
BARDONG
39 DEARBORN EXT
PORTSMOUTH, NH

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:

1/10/2023

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

A-13
ELEVATIONS

EXAMPLES OF DUTCH COLONIALS IN HDC PORTSMOUTH,NH



170 MECHANIC STREET



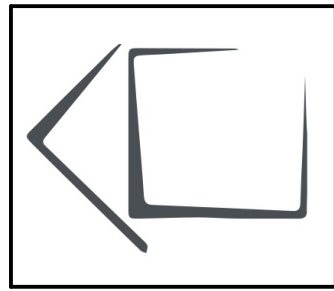
640 MIDDLE STREET



13 SALTER



32 LIVERMORE



Revision Table	
Number	Description

SAMPLE IMAGES

CLIENT:
BARDONG
39 DEARBORN EXT
PORTSMOUTH, NH

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:

1/10/2023

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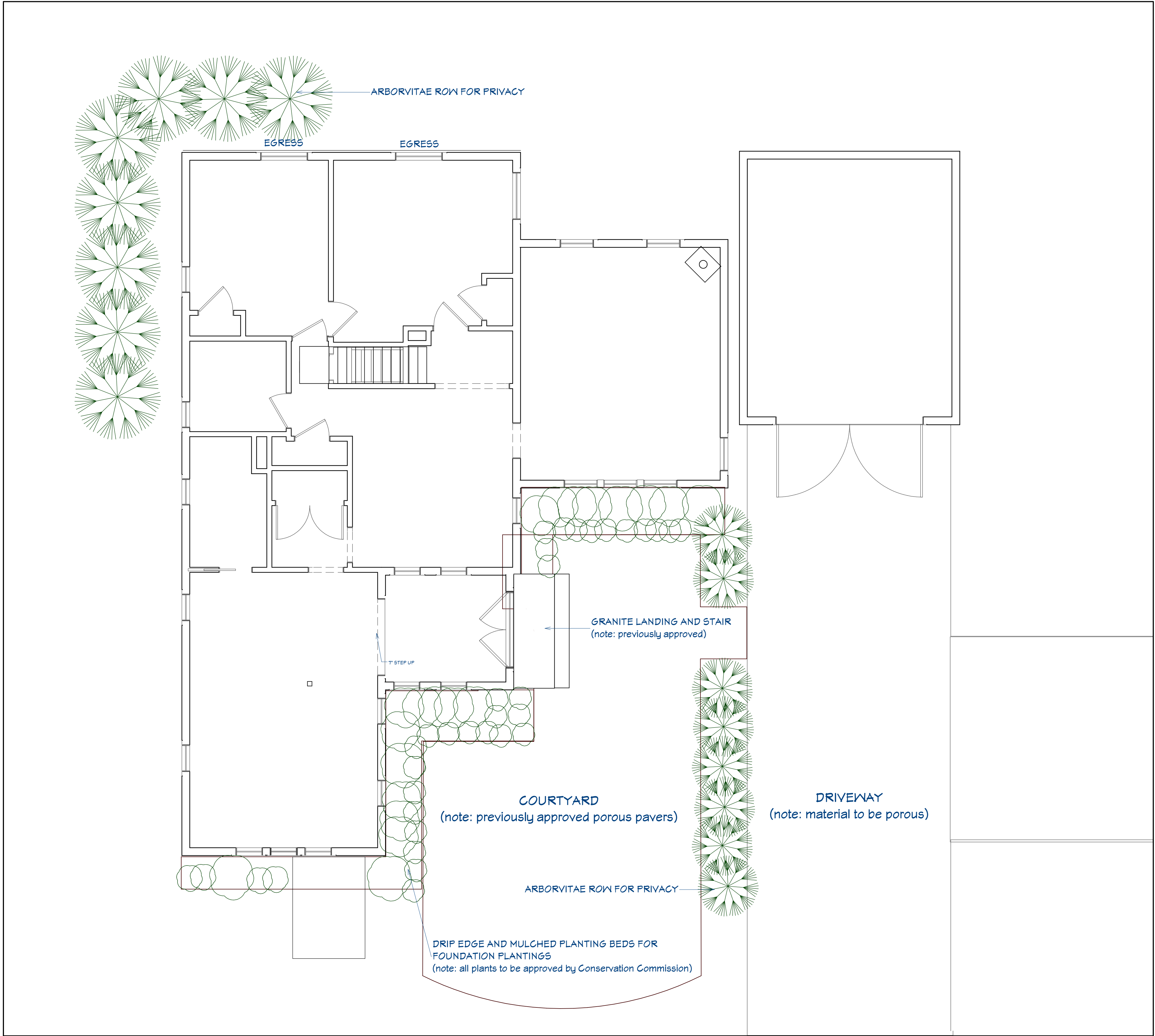
SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

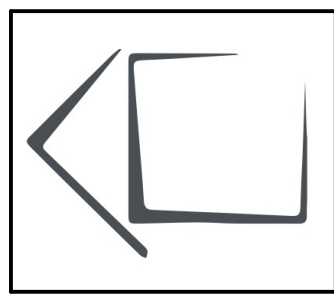
A-16



NOTE: COURTYARD CREATED WITH PAVERS INSTALLED ACCORDING TO CONSERVATION COMMISSION



COURTYARD PAVERS
eVERBLUE bLUESTONE_ THERMAL BLUE



Revision Table	
Number	Description

**LANDSCAPE
PLAN**

CLIENT:
BARDONG
39 DEARBORN EXT
PORTSMOUTH, NH

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:

1/10/2023

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HOME 2022

SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

L-1

LEGEND

- — IRON PIPE/ROD FOUND
- ⊙ — DRILL HOLE SET
- ✦ — CORNER - NOTHING FOUND/SET
- — IRON ROD SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- ⊘ — UTILITY POLE
- — BOUNDARY LINE
- - - - BUILDING SETBACK LINE
- - - - ABUTTER LINE
- - - - OVERHEAD WIRES
- - - - RIGHT-OF-WAY
- ⋯ — STONE WALL
- - - - EDGE OF GRAVEL
- - - - FLOOD ZONE BOUNDARY (SEE NOTE 7)
- - - - EDGE OF WATER
- - - - WETLAND BOUNDARY
- - - - VIEW EASEMENT

BUILDING AREAS			
STRUCTURE	EXISTING AREA (SF)	PROPOSED AREA (SF)	NOTES
EXISTING HOUSE	1,232.5		
EXISTING SHED	221.8		
FRONT PORCH			
ADDITION (PROPOSED)		75.1	
FAMILY ROOM (PROPOSED)		196.4	AREA EXCLUDES EXISTING PORTION OF BUILDING BEING REPLACED
TOTALS	1,454.3	271.5	

LOT COVERAGE	
LOT AREA (SF)	11,236.0
TOTAL PROPOSED BUILDING AREA (SF)	1,725.8
PROPOSED BUILDING COVERAGE	15.4%
ALLOWABLE BUILDING COVERAGE	25%

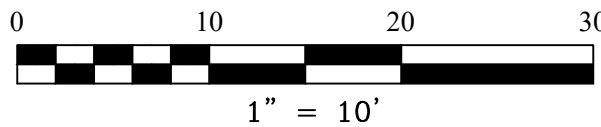
LOCATION MAP
SCALE: 1" = 400'

NOTES:

- REFERENCE: TAX MAP 140 LOT 3
R.C.R.D. BOOK 6450 PAGE 552
R.C.R.D. PLAN D-37444
- TOTAL PARCEL AREA: 11,236 SQ. FT. OR 0.25 AC.
- OWNER OF RECORD: SHAWN & MICHIO BARDONG
39 DEARBORN STREET
PORTSMOUTH, NH 03801
- ZONE: GRA - GENERAL RESIDENCE A
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA 7,500 SQ. FT.
MINIMUM FRONTAGE 100 ft.
MINIMUM FRONT SETBACK 15 ft.
MINIMUM SIDE SETBACK 10 ft.
MINIMUM REAR SETBACK 20 ft.
MAXIMUM STRUCTURE HEIGHT 35 ft.
- FIELD SURVEY PERFORMED BY S.D.B. ON 12/1/2022 USING A SPECTRA FOCUS 35 ROBOTIC TOTAL STATION. TRAVERSE ADJUSTMENT IS BASED ON THE COMPASS RULE METHOD OF ADJUSTMENT.
- HORIZONTAL DATUM IS MAGNETIC BASED ON PLAN REFERENCE 1.
- A PORTION OF THIS LOT FALLS WITHIN FLOOD ZONE AE AND ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 33015C0259F, EFFECTIVE DATE JANUARY 29, 2021.
- VIEW EASEMENT FOR THE BENEFIT OF TAX MAP 140 LOT 4, TO REMAIN FREE OF ALL TEMPORARY OR PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO SHEDS, BUILDINGS, EQUIPMENT, VEHICLE STORAGE OR PARKING, OR OTHER SIMILAR OBSTRUCTIONS OF THE VIEW CORRIDOR.
- TIDAL WETLANDS AND HIGHWATER REFERENCE LINE WERE DELINEATED BY PATRICK D. SEEKAMP, P.W.S., C.W.S. OF SEEKAMP ENVIRONMENTAL CONSULTING.
- THE INTENT OF THIS PLAN IS TO SHOW A BUILDING ADDITION IN REFERENCE TO THE BOUNDARY OF RECORD.

PLAN REFERENCES:

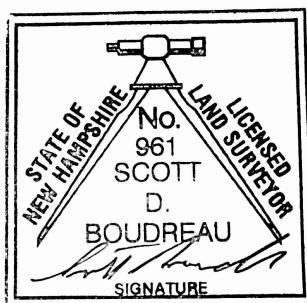
- PLAN TITLED "LOT LINE RELOCATION PLAN FOR JOHN J. & CATHERINE PAUSON AND HAROLD C. & ASTRID LOUISE PASSER, 12-28 DENNETT STREET" DATED NOVEMBER 30, 1983, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, R.C.R.D. PLAN D-12123.
- PLAN TITLED "BOUNDARY LINE ADJUSTMENT FOR MICHAEL J. & DIANE REGAN, MAPLEWOOD AVENUE, PORTSMOUTH, NH" DATED SEPT. 1997, PREPARED BY EMERY ENGINEERING, R.C.R.D. PLAN C-27772.
- PLAN TITLED "PLAN OF LAND PREPARED FOR MICHAEL BRANDZEL & HELEN LONG" DATED OCTOBER 1, 2012, PREPARED BY THIS OFFICE, R.C.R.D. PLAN D-37444.



SITE PLAN
LAND OF
SHAWN & MICHIO
BARDONG
(TAX MAP 140 LOT 3)
39 DEARBORN STREET
PORTSMOUTH, NH

DRAWN BY: SDB
CHECKED BY: ARB
JOB NAME: 22039

DATE: JANUARY 10, 2023
DRAWING NAME: 22039B2
SHEET: C1



Boudreau
Land
Surveying P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

