

**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.

April 03, 2024

AGENDA

*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. APPROVAL OF MINUTES

1. March 06, 2024

II. ADMINISTRATIVE APPROVALS

1. 466 Marcy Street- **Request to Postpone**
2. 182 Market Street- **Request to Postpone**
3. 425 Islington Street-**Request to Postpone**
4. 66 South Street, Unit #2
5. 213 South Street
6. 85 Daniel Street
7. 846 Middle Street
8. 195 Washington Street
9. 17 Hunking Street

III. CERTIFICATE OF APPROVAL- EXTENSION REQUEST

1. Request by, **David A. Sinclair & Nicole J. Giusto, owners**, for property located at **765 Middle Street**, wherein permission is requested to allow a one-year extension of the Certificate of Approval originally granted on May 03, 2023 for the new construction of a detached garage with living space above as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 37 and lies within the General Residence A (GRA) and Historic Districts.

IV. CERTIFICATE OF APPROVAL- REHEARING

1. **REQUEST TO POSTPONE-** Rehearing of **Michael B. Myers and Stephanie G. Taylor, owners**, for property located at **700 Middle Street**, wherein permission is requested to allow the installation of rooftop mechanical equipment (solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 and Lot 29 and lies within the General Residence A (GRA) and Historic Districts.

V. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of **Joseph Cunningham, owner, and Jane Myers Vanni, perspective buyer,** for property located at **195 Washington Street**, wherein permission is requested to allow renovations to an existing structure (repair rot on the front entryway, siding and trim, remove and replace stairs, replace roofing, and install gutters) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of, Cyrus **Lawrence Gardner Beer and Erika Caron Beer, owners,** for property located at **64 Mt. Vernon Street**, wherein permission is requested to allow exterior renovations to an existing structure (rebuild existing 1-story shed into a 2-story shed with entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 30 and lies within the General Residence B (GRB) and Historic Districts.
2. Petition of, **Martingale, LLC, owner,** for property located at **99 Bow Street**, wherein permission is requested to allow new construction to an existing structure (create waterfront deck and dock expansion) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 54 and lies within the Downtown Overlay, Character District 5 (CD5) and Historic Districts.
3. Petition of, **Maximilian Kolbe Hochschwender, owner,** for property located at **44 Rogers Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove the existing chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.
4. Petition of, **Ginty/Crouch Family Revocable Trust, owner,** for property located at **796 Middle Street, Unit #1**, wherein permission is requested to allow exterior renovations to an existing structure (remove 1 window and 1 door to exchange locations- existing door and window to be used) as per plans on file in the Planning Department. Said property is shown on Assessor Map 153 as Lot 8 and lies within the General Residence A (GRA) and Historic Districts.
5. (Work Session/Public Hearing) requested by **95 Daniel Street, LLC, owner,** for property located at **95 Daniel Street**, wherein permission is requested to allow the full demolition and reconstruction of the existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 7 and lies within the Character District 4 (CD4) and Historic Districts.

VII. WORK SESSIONS (NEW BUSINESS)

A. **REQUEST TO POSTPONE-**Work Session requested by **Sakuntala, LLC, owner,** for property located at **235 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace roofing and siding, restore and reinstall windows,

repair or replace trim and casings, install wood corner boards, install cooper gutter system and remove the 1-story rear shed) and new construction to an existing structure (add 2-story rear garage addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

VIII. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN_yCNfot36Su6ZraBkaKVWfA

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

6:30 p.m.

March 06, 2024

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members Jon Wyckoff, Martin Ryan, Dr. Dan Brown, Dave Adams, and Alternate Larry Booz (via Zoom)

MEMBERS EXCUSED: None

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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I. APPROVAL OF MINUTES

1. February 13, 2024

Vice-Chair Doering said she thought her remarks on Item 3, 425 Islington Street, wasn't captured correctly. The minutes stated that Vice-Chair Doering said "the building wasn't originally in the Historic District but was now, and the applicant could ask for vinyl replacement siding if future improvements were made." The following is what Vice-Chair Doering said, according to the video recording of the 2-13 meeting:

"My feeling is that we really don't like vinyl windows in the Historic District and yes, the building was not in the Historic District when it was first laid out. That extension happened several years go. However, this building is going to remain in the Historic District and they're going to be making upgrades, maintenance, and improvements further down the road. If they came in and said they want to replace the vinyl siding with vinyl siding, is that something we would approve? That's my concern. This building will be in the Historic District for the foreseeable future."

The February 13 minutes were amended to include the complete paragraph above.

*Mr. Ryan moved to **approve** the February 13, 2024 minutes as amended, seconded by City Council Representative Blalock. The motion passed unanimously.*

II. ADMINISTRATIVE APPROVALS

*Vice-Chair Doering moved to **postpone** Items 1, 2, and 3. Mr. Ryan seconded. The motion passed unanimously.*

Note: Mr. Adams recused himself from Items 7 and 10, which were addressed before the others.

1. **466 Marcy Street- Request to Postpone**
2. **182 Market Street- Request to Postpone**
3. **425 Islington Street - Request to Postpone**

Items 1, 2, and 3 were postponed.

4. 11 Meeting House Hill Road

Mr. Gilbo said the request was to install matte black aluminum seamless K-style gutters on the home's front and rear. He explained how the gutters would run along the front and back and have downspouts. Mr. Adams asked if the downspouts would also be black, and Mr. Gilbo agreed. Chair Ruedig verified that the gutters would further cover the tops of the second-story windows and questioned a big black line covering the tops of the windows. Mr. Wyckoff said there were other colors and thought black was the wrong choice. It was further discussed.

Stipulation: The gutters and downspouts shall be painted to match the siding and/or color of the house.

5. 143 Gates Street

The request was approval to do a pine clapboard and trim repair on the north and east sides of the house and a full pine replacement of clapboards and trim on the south side of the house. Mr. Adams said there was a heating unit with no screening that was quite visible and that he didn't recall reviewing the unit. Chair Ruedig said the City's Development Compliance/Planner Vincent Hayes could research it.

6. 411 The Hill

The request was to install two bathroom vents on the second floor. Mr. Gilbo said the vent were on the rear of the house and suggested that they be painted to match the house's siding.

Stipulation: The two bathroom vents shall be painted to match the siding of the house.

7. 64 Vaughan Street

Mr. Adams recused himself. Mr. Gilbo said the applicant submitted a specification for the penthouse roofing material to the Commission. Dean Smith, Associate Director of North American Facilities for Novocure, was present and showed a sample of a double-glazed smoke gray glass. Vice-Chair Doering asked if the glass would look different in indoor light vs outside light. Mr. Smith said the glass was only for the roof and that the sidelights would be a standard Andersen window and not tinted. (Note: the Commission then reviewed Item 10).

8. 480 State Street

The request was to replace specific wood trim pieces with PVC and to replace some siding with a cement of hardboard material, and to replace the water table board with PVC. Mr. Ryan asked

if it would be a full replacement of the siding or just some areas. Mr. Gilbo said the applicant wanted to replace the rotten material by the roof area. It was further discussed. Chair Ruedig asked how feasible it was to match cement board with wood siding. Mr. Adams said weaving it into a surface was a bad move. Mr. Gilbo noted that the application noted that it was to replace hardwood siding with similar products. Mr. Booz (via Zoom) said he thought it could be a spelling error and that the applicant meant to say Hardie Board, a cement board. Chair Ruedig said it should be replaced in kind and that the rest of the trim could be replaced as presented.

Stipulation: The applicant shall replace the siding in kind, whether it's wood or Hardie Board or cement material. (The trim pieces and the PVC were approved).

9. 111 State Street

The applicant's representative Tracy Kozak was present and said there was a minor change based on the field conditions on the side of the structure facing State Street. She said a shallow arch transom was found when the stone veneer was peeled off. She said the quality of the bricks and the new window lintel made that impossible, so the applicant wanted to keep what was originally approved and were requesting that the originally requested left arch change be dismissed.

10. 213 Gates Street

Mr. Adams recused himself. Mr. Gilbo said the three AC condensers were flooded during the January storm and that the unit owners discovered that the location wasn't up to code and that the condensers had to be relocated. Due to the structure being on a corner of the street, he said the applicant proposed to place new condensers in a side driveway area with other mechanical systems and use either a wood slat screening or the existing lattice screening.

Vice-Chair Doering asked if there would be a gap in the lattice or slat screening and if the three condensers would be covered together or individually. Mr. Gilbo said the lattice was tight and he thought each condenser would have its own screening. The applicant Emily Hefner was present and said she wasn't sure which option she would use. She said the slats would be painted the same color as the other utilities or the lattice would be used. Chair Ruedig asked if the condensers would be mounted to the wall. Ms. Hefner said they would not because they had to be certain distances from the wall of the house, the utilities, and the property line. Mr. Wyckoff said the thickness of the units would put them into the driveway. Ms. Hefner said there were pavers at the bottom that were 12 inches from the house and that it was the most viable location. The Commission discussed the two options and decided on a continuous lattice covering.

Stipulation: The screening option shall be one continuous lattice covering that covers all three condensers.

*Mr. Ryan moved to **approve** Items 7 and 10, including the stipulation on Item 10. Councilor Blalock seconded. The motion passed unanimously, with Mr. Adams recused.*

11. 195 Washington Street

The request was to install aluminum K-style seamless gutters for the front and rear of the home. Mr. Gilbo said the applicant already replaced the roof and wanted gutters to safeguard it.

*Vice-Chair Doering moved to **approve** Items 4, 5, 6, 8, 9, and 11 as presented and with their respective stipulations. Councilor Blalock seconded. The motion passed unanimously, with Mr. Adams recused from Items 7 and 10.*

III. CERTIFICATE OF APPROVAL - REHEARING

Chair Ruedig said there were two requests to postpone. Item III.1, the rehearing for 700 Middle Street, and Item IV.A, the petition for 195 Washington Street. She read them into the record, and they were reviewed and voted on together.

1. **REQUEST TO POSTPONE-** Rehearing of **Michael B. Myers and Stephanie G. Taylor, owners**, for property located at **700 Middle Street**, wherein permission is requested to allow the installation of rooftop mechanical equipment (solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 and Lot 29 and lies within the General Residence A (GRA) and Historic Districts.

DECISION OF THE COMMISSION

Chair Ruedig said a postponement was requested several times and that there could be one more postponement.

*Mr. Ryan moved to **postpone** the rehearing to the March 6 meeting, seconded by Councilor Blalock. The motion passed unanimously.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of **Joseph Cunningham, owner, and Jane Myers Vanni, perspective buyer**, for property located at **195 Washington Street**, wherein permission is requested to allow renovations to an existing structure (repair rot on the front entryway, siding and trim, remove and replace stairs, replace roofing, and install gutters) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

DECISION OF THE COMMISSION

Chair Ruedig said the applicant asked for a postponement several times. Mr. Gilbo explained that the applicant couldn't get everything in the project done all at once. He said it should be postponed one more time and that he would talk to the applicant and see if they wanted to withdraw and re-apply when they were ready.

*Mr. Ryan moved to **postpone** the petition to the March 6 meeting, seconded by Councilor Blalock. The motion passed unanimously.*

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Islington Place Condominium Association, owner**, for property located at **369 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (new first floor windows [excluding the store front windows], shorten the existing chimneys, replace siding/roofing, and install new composite decking and railing system at side entrance) as per plans on file in the Planning Department. Said Property is shown on Assessor Map 144 as Lot 22 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

SPEAKING TO THE PETITION

Scott Rafferty representing the applicant was present. He said he owned businesses in two out of the five units. He said he was returning for approval for the chimneys that were originally approved in 2020 but couldn't be done due to COVID and other issues. He said it was the same request and had to be done prior to completing the roof. He said the building needed a lot of repairs, including the windows that were already 70% vinyl replacement ones. He said some of the windows on the first floor that were getting replaced were wood and that a lot of the vinyl windows didn't work. He said they wanted vinyl siding to replace the asbestos siding. He said a full deck replacement of the side deck was necessary due to rot but the front portion would stay. He noted that the roof was down to the original barnboards, so they had to replace it along with the metal coil aluminum strip wrap on the exterior trim, which they would replace in kind.

Dr. Brown asked what was under the asbestos siding. Mr. Rafferty said it was barnboard. Dr. Brown asked about the addition's clapboard. Mr. Rafferty said it was totally gone in spots. Mr. Wyckoff asked if the chimneys would be rebuilt. Mr. Rafferty said they would just be repointed. Mr. Wyckoff said the approval was for the same type of chimney top, which looked like it would take up 3-4 bricks and 8-10 inches, and would get close to the roof. He said the chimneys seemed coated with stucco or paint, and Mr. Adams said it was missing mortar. Mr. Booz asked if the chimneys were connected to fireplaces. Mr. Rafferty said they were connected to furnaces in the basement. Mr. Ryan said he could not approve vinyl siding in the Historic District. Vice-Chair Doering said the building was on the thoroughfare and had wonderful details but she understood the financial challenge. She asked if there was a way to prioritize the work to make certain repairs but do the siding later. Mr. Rafferty said the applicant's immediate concern was the roof and that he had a concern for the windows. Chair Ruedig said Mr. Rafferty knew that no vinyl was allowed in the Historic District. Mr. Rafferty said the asbestos siding was cracking, which was why vinyl siding was asked for.

Mr. Wyckoff suggested taking the chimneys down to the roof and building them up 2-1/2 feet, then doing the roof and take the asbestos siding off the front to see what was underneath. He said it would save money to take the siding off and scrape the clapboards and paint the front. He noted that the two left vinyl windows were not approved to be put in and probably weren't flashed properly. He said the applicant might be able to get away with replacing one or two clapboards, and it was further discussed. Chair Ruedig said the Commission's guidelines recommended avoiding the use of vinyl even if it was a replacement in kind so that the existing materials could be improved. Mr. Rafferty said some windows were cracked or broken and none

of their hardware worked. Chair Ruedig said restoring the windows was often the same cost as new windows. Vice-Chair Ruedig asked Mr. Rafferty if he could talk to his contractor and look at the siding underneath and then return to the Commission. Mr. Rafferty said the siding could wait but that he needed approval for the chimney and the roof. Mr. Wyckoff noted that the windows were probably Harvey Slimlines, which were the most economical white vinyl windows, and that the Commission also required that the muntins be SDL, which he wasn't sure was available on the Slimline series. Chair Ruedig said wood clad windows were recommended on the first floor bottom front. Mr. Rafferty said each owner was responsible for their own windows and that he was just matching his windows to what the rest of the building had.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Alex Chuluka said he owned the top unit under the roof and had noticed water during the last storm, so he felt there was an urgency for the roof and chimneys.

No one else spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Wyckoff moved to **grant** the Certificate of Approval for the chimney as long as it was rebuilt to the specifications of the previous approval, and for the roof to be re-shingled. He said the rest of the items would come back after the applicant did more research on the Commission's window requirements. Mr. Ryan seconded.*

Mr. Wyckoff said the project would preserve the integrity of the District and have compatibility of design with surrounding properties. *The motion passed unanimously.*

2. Petition of **Cherie A. Holmes and Yvonne P. Goldsberry, owners**, for property located at **45 Richmond Street**, wherein permission is requested to allow exterior modifications from a previous design (omit faux chimney, replace existing wood/chain link fence, and change garage door) and the installation of mechanical equipment (roof mounted solar panels and HVAC condenser with screening) as per plans on file in the Planning Department. Said Property is shown on Assessor Map 108 as Lot 18 and lies within the Mixed Research Office (MRO) and Historic Districts.

SPEAKING TO THE PETITION

Architect Anne Whitney was present on behalf of the applicant. She asked that the fencing be changed to the slat fence that was previously approved. She said the fence would be four feet. She said there was an issue with the overlay on the garage doors and that the applicant wanted an insulated prefinished aluminum door. Vice-Chair Doering asked if there was faux texturing in the aluminum to make it look like wood or if it was flat. Ms. Whitney said it was flat and they would add a similar slat fence enclosure for the two heat pumps. She said they also wanted black

matte solar panels on the back side roof of the structure and wanted to start the array four feet in. She said they wanted to eliminate the faux chimney because it wouldn't add a lot to the building.

Mr. Ryan said he could accept the loss of the faux chimney but thought the 4-ft setback for the solar panels could be made more than four. Ms. Whitney said they could put two more panels on the addition side and go from four feet to six feet. Councilor Blalock said he walked by and that the faux chimney or solar array couldn't been seen due to the way the building was situated on the top of the hill. Chair Ruedig agreed but was concerned about the aluminum garage doors because they could get dented or bumped. Ms. Whitney said it was heavily gauged aluminum that she had worked with before and that the door came prefinished and was bump-proof.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION

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

- 1. The removal of the chimney requirement shall be allowed, and*
- 2. The solar panels shall be shifted back to a minimum of six feet.*

Councilor Blalock seconded.

Mr. Ryan said the project would be in keeping with the historic nature of the community and would be consistent with the special and defining characters of the Historic District.

The motion passed unanimously.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Cyrus Lawrence Gardner Beer and Erika Caron Beer, owners**, for property located at **64 Mt. Vernon Street**, wherein permission is requested to allow exterior renovations to an existing structure (rebuild existing 1-story shed into a 2-story shed with entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 30 and lies within the General Residence B (GRB) and Historic Districts.

The applicant Cyrus Beer was present and said the existing shed was sitting on wood sills and rotting and that it was also only a foot away from the property line, which made it necessary to stand in the neighbor's garden bed when working on the south side of the shed. He said they wanted to bring the shed in from the lot line and put a foundation on it. He said the shed wasn't in a prominent location, He noted that the Athenaeum had a 1920 record of the shed and that there used to be a 2-story structure with a porch, so they wanted to build a two-story timber frame with a simple box massing to match what was there originally. He said they would

preserve the existing doors. He said another design approach was to pick up elements from the main house by putting a hip roof and similar posts on the shed's porch and copying the cathedral ceiling element and eave detail. He said he wanted to replace the asphalt shingled roof with a faux slate one, use Green Mountain windows, use either clapboard or shingles for the siding, use wood trim, and do a veneer of brick around the base for the foundation. He said they were also thinking of putting solar panels on the south side and a chimney to vent an inside woodstove.

Mr. Adams suggested a decorative cap for the chimney. He said the Commission had not seen replacements for synthetic slate roofs yet and that the solar panels would be on a discrete surface of the roof. He suggested choosing the right brick for the foundation, like a Morin waterstruck brick. Dr. Brown said the shed would be gorgeous and thought making it a little version of the house was great. Mr. Wyckoff said he would prefer clapboards, and Dr. Brown agreed. Chair Ruedig said she didn't know how easy it was to attach mechanicals to a synthetic slate roof or if it would be easy to remove anything from it and suggested that the applicant look into it. Mr. Ryan said it was a beautiful proposal with great scale and massing and that he thought Mr. Beer could do what he wanted with the materials. Dr. Brown asked Mr. Beer if he would use the shed as a garage again. Mr. Beer said he had to go before the BOA for the setbacks and had no plans to change the use but he would have the option to turn it into a livable unit. Mr. Booz said it was stunning and would make a nice rental cottage. Vice-Chair Doering suggested that Mr. Beer fix the eave detail before returning for the public hearing so that it looked like the main house or that he state on the plans that it would be like the house, and it was further discussed.

There was no public comment.

Mr. Beer said he would return for a public hearing at the March 6 meeting.

DECISION OF THE COMMISSION

*Councilor Blalock moved to **close** the work session, seconded by Vice-Chair Doering.*

Chair Ruedig said the Commission would meet the following week to do a work session on solar panel ideas per their previous recommendation to the City Council.

VII. ADJOURNMENT

The meeting adjourned at 8:07 p.m.

Respectfully submitted,

Joann Breault
HDC Meeting Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

April 03, 2024

- | | | |
|----|--------------------------|-----------------------|
| 1. | 466 Marcy Street | -Request to Postpone |
| 2. | 182 Market Street | -Request to Postpone |
| 3. | 425 Islington Street | -Request to Postpone |
| 4. | 66 South Street, Unit #2 | -Recommended Approval |
| 5. | 213 South Street | -Recommended Approval |
| 6. | 85 Daniel Street | -Recommended Approval |
| 7. | 846 Middle Street | -Recommended Approval |
| 8. | 195 Washington Street | -Recommended Approval |
| 9. | 17 Hunking Street | -Recommended Approval |

4. 66 South Street, Unit #2

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the remainder of the siding and windows on Unit #2 with the same Hardie siding and Matthews Brothers windows that were approved at the December 13, 2023 Historic District Commission meeting.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-746

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 3/7/2024

Primary Location
66 SOUTH ST Unit 2
Portsmouth, NH 03801

Owner
P&L 66 SOUTH LLC
CHERRY LANE 19 MADBURY,
NH 03823

Applicant
 Lisa Amarosa
 603-969-9345
 lisaamarosa@comcast.net
 19 CHERRY LANE
MADBURY, Select 03823

Application Type

Please select application type from the drop down menu below

Alternative Project Address

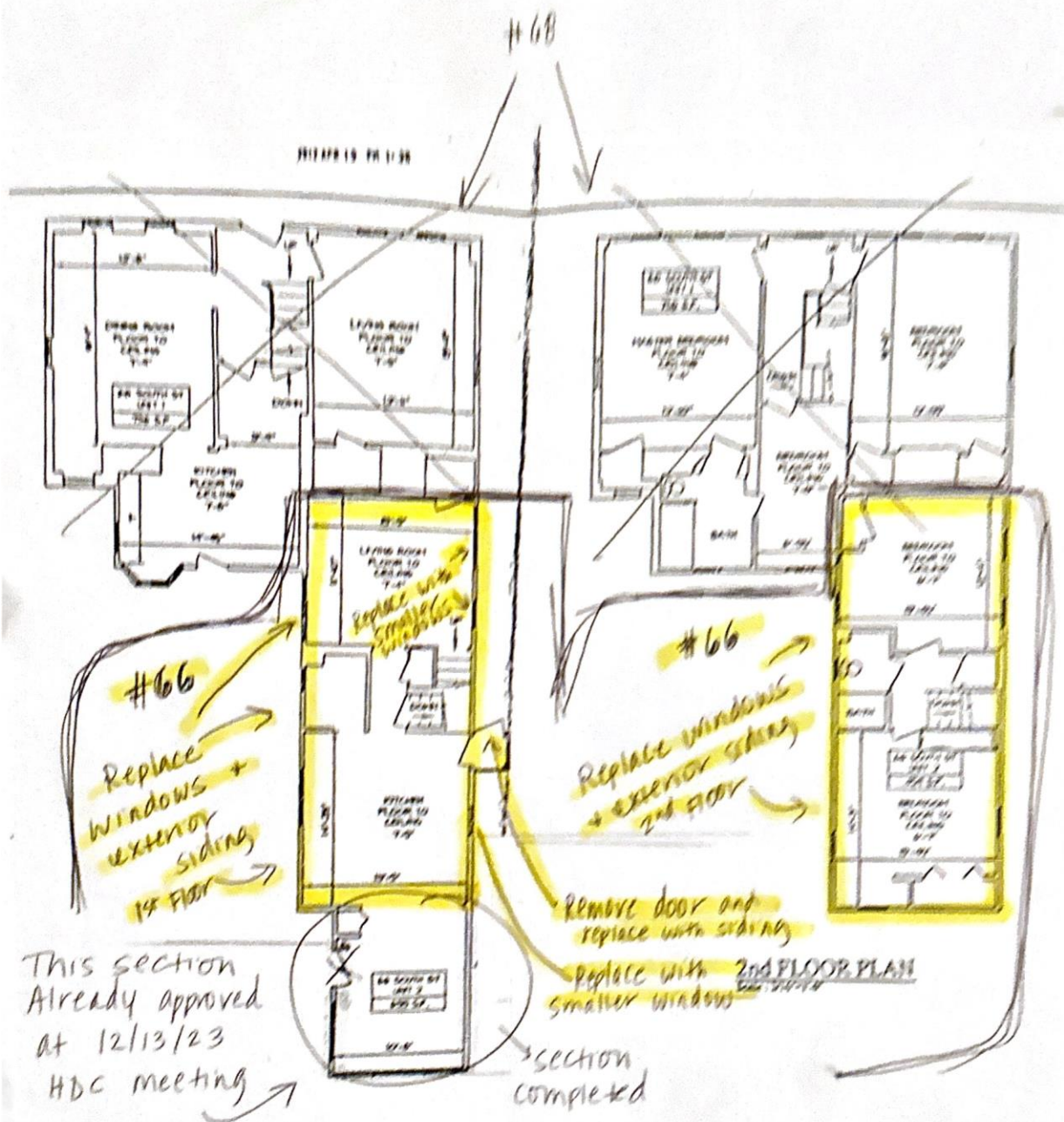
Administrative Approval

Project Information

Brief Description of Proposed Work*

We would like to replace the remainder of the existing windows and exterior siding for the unit. Replacement windows will be the same Mathews Brothers windows that were approved for the rear portion of this unit at the 12/13/23 HDC meeting. Windows will keep the 6 over 6 pane style where currently shown. Siding will be the same James Hardie siding that was approved for the rear portion of this unit at the 12/13/23 HDC meeting. Please see attached photos and spec sheets for reference. Per plan attachment, right side entrance to be removed and replaced with siding. First floor, right side windows to be replaced with 30 x 24 windows for privacy.

Description of Proposed Work (Planning Staff)



Materials

Windows: Matthews Brothers as approved at 12/13/23 HDC meeting

Siding: James Hardie as approved at 12/13/23 HDC meeting.

NOTES

TO CHECK OF DESIGN
 12/13/23
 BY [unclear]
 APPROVED BY [unclear]

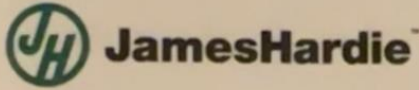
photos provided











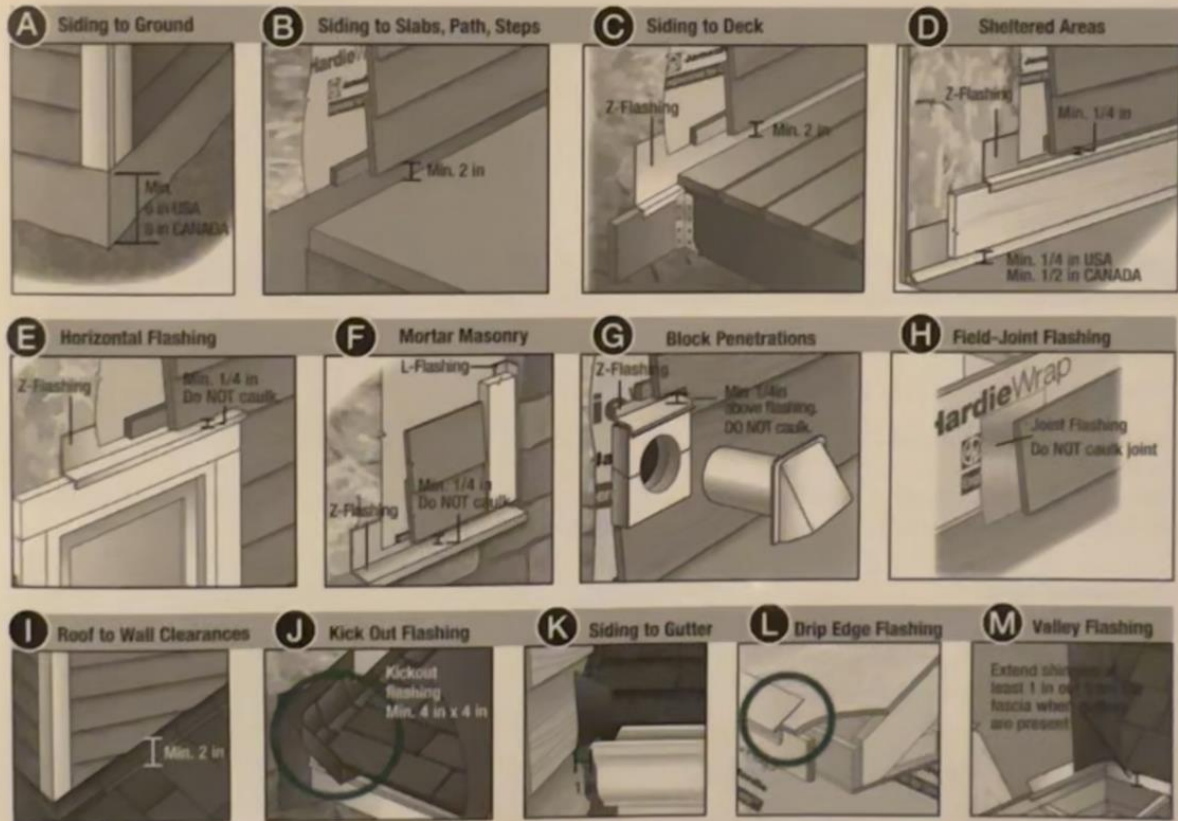
QUICK START INSTALLATION GUIDE

JamesHardiePros.com

IMPORTANT: This document is not intended to take the place of James Hardie published installation instructions. Failure to install and finish this product in accordance with applicable

building codes and James Hardie published instructions may lead to personal injury, affect system performance, violate local building codes, and void the product only warranty. For the latest

set of complete installation instructions applicable to your jobsite location, visit JamesHardiePros.com or call 1-866-942-7343 (866-9-HARDIE)



IMPORTANT FASTENING INFORMATION: James Hardie® siding, trim and soffit products must be installed in a manner that meets local building codes and wind load requirements. It is the responsibility of the installer, builder, architect or other building professional and the home or property owner to ensure the fasteners and fastening schedules used result in an installation that is code compliant.

Consult ESR 1844 and ESR 2290 or other applicable local code compliance documentation for guidance on fastener selection and placement to achieve design wind loads for the specific James Hardie siding product, traming type, building height, wind exposure category and other factors relevant to your project.

For special circumstances outside the scope of these documents, please refer to the Technical Document Library at www.jameshardiepros.com or contact James Hardie's Technical Services at 1-888-J-HARDIE (1-888-542-7343).

Standard Frame Features

- 4-1/2" Master Frame.
- Performance Grade 50 without upgrades.
- Fusion-welded for added strength.
- Integral nailing fin provides air and water seal around frame.
- Integral "Fat" 1/2" J-channel accepts virtually every siding thickness.
- Balance Covers for a neater interior appearance.
- Pre-sloped sills for water runoff.
- Extruded White interior and exterior.

Optional Frame Features

- Extruded Adobe interior and exterior.
- Wood-based stain-grade laminate.
- J-channel cover.
- 1/2" Drywall return.
- Extension Jamb.
- Window Opening Control Device.
- 1/2 x 3-1/2" Flat Casing.
- 4-1/2" Banded Casing.
- Historic Staff Bead Brickmould.
- Standard and Historic Sill Noise.
- Custom exterior color finishes.
- Full or Half Screen-BetterVue™ insect screen.



Hidden Tilt Latch
Black Lock Keeper
1/2" Grid Bar - Chrome Sticking
Spacer Bar

Standard Sash Features

- 1-1/4" Sashes and Rails.
- 1/2" Dual-Pane Insulating Glass Unit with Low-E glass, Argon gas fill. Lift rail removed.
- Non-competitive color-matched hardware.
- Equal glass size on sash emulate traditional wood appearance.
- Cam-action lock action draws sashes closer for a tighter positive lock.
- Low profile tilt latches.
- Integral interlocking meeting rail provides additional security.
- Dualite™ warm-edge technology for

Optional Sash Features

- 1-1/4" Triple Pane Insulating Glass Unit.
- Extruded Adobe interior and exterior.
- Custom exterior color finishes.
- Grilles Between Glass.
- Simulated Divided Lites.
- Ovolo sticking on 1/4" IGU interior.
- Trapezoidal Putty on 1/4" IGU exterior.
- Trapezoidal Putty on 1-1/4" IGU both sides.



Double Hung

Traditional, classic, durable — double-hungs give you all of that plus energy efficiency and peace of mind. Top and bottom sash operate smoothly allowing you to control air flow, and they both tilt-in for easy cleaning and care. Grilles can be added to further enhance the traditional look of your home.

Use singly, or factory mulled with transoms or other fixed or operable units to add a dramatic accent to your home's appearance, while providing a brighter, more open interior.



100% Recycled
22 Stripped In
the Glass Pan
WKA™ Fin C
Hidden Tilt Latch
Color-Matched



4 1/2" Master Frame
1 1/4" Triple Glazing
Non-competitive Hardware Anchor
Compression and Fin Washers/Sealing



5. 213 South Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of (2) windows.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-747

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 3/12/2024

Primary Location

213 SOUTH ST
Portsmouth, NH 03801

Owner

SNOW NICOLE REV TRUST &
SNOW NICOLE TRUSTEE
213 SOUTH ST
PORTSMOUTH, NH 03801

Applicant

Jaime Morin
 860-952-4112 ext. _____
renewalbyandersen@gopermits.org
 105 Buttonball Ln
Glastonbury, CT 06033

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

TO REMOVE AND REPLACE (2) WINDOWS. LIKE FOR LIKE; NO STRUCTURAL ALTERATIONS.

Description of Proposed Work (Planning Staff)

Acknowledgement

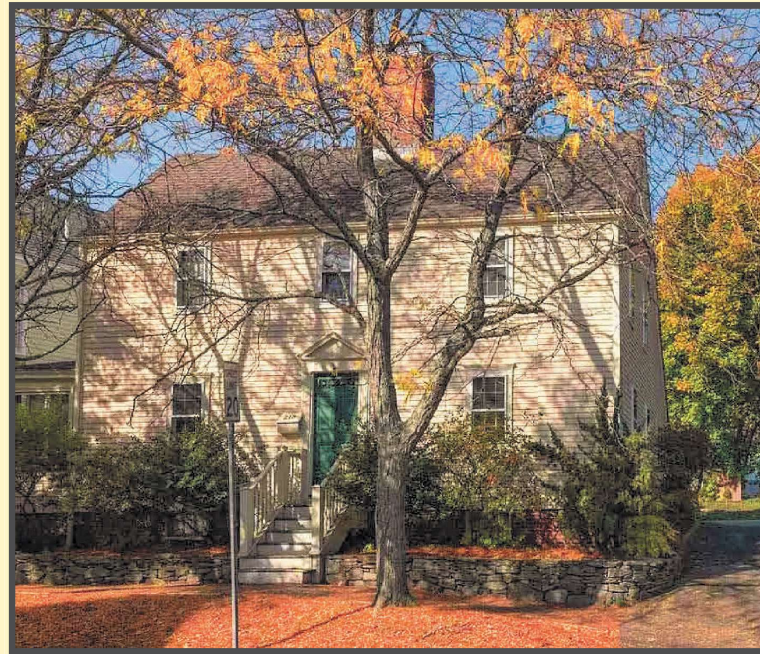
I certify that the information given is true and correct to the best of my knowledge.*

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction*

HISTORICAL PROJECT – WINDOW REPLACEMENT

Home Owner – Nicole Snow

213 South St.



RENEWAL BY ANDERSEN – Portsmouth, NH

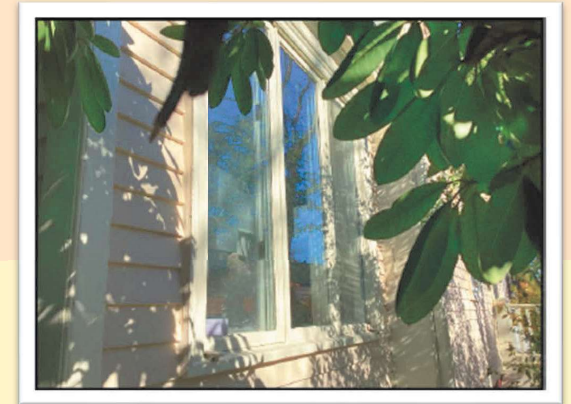
FRONT EXTERIOR RIGHT SIDE



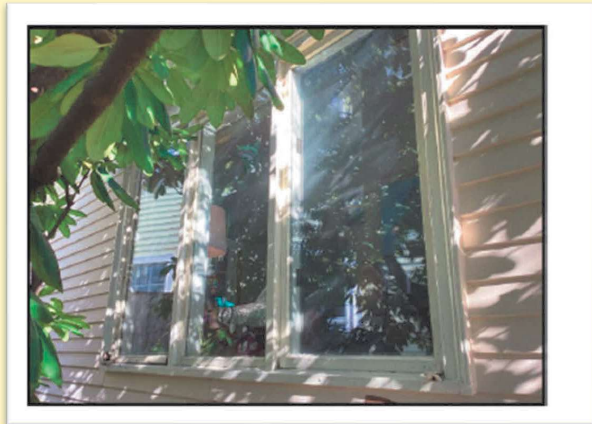
FRONT EXTERIOR LEFT SIDE



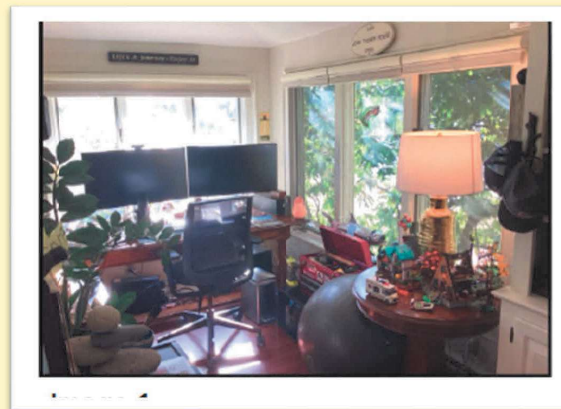
EXTERIOR RIGHT SIDE



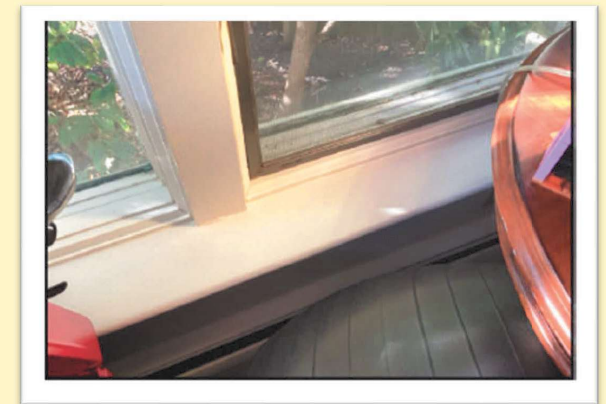
EXTERIOR – RIGHT SIDE



INTERIOR



INTERIOR



WHY THEY NEED REPLACED

The homeowner is looking to update and replace (2) windows.

They are located on the front right side of home – The homeowner is looking to replace these with Andersen Wood Composite windows – Exterior and Interior White.

The homeowner would like to update the windows to modern standards, the ease of operation and increase the window energy efficiency while maintaining the traditional look of the home.

Our goal is to keep to the original look of the doors while updating the design so that the homeowners can use this room with more comfort and ease.



Window, Gliding - Triple

Our Product – Fibrex Material



Click on “Fibrex Material” to watch How Fibrex is Made

Fibrex 20 Year Durability Study

Click on “Durability Study” to watch 20 Year Durability Test

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode! It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX
MATERIAL

ANDERSEN
EXCLUSIVE
FEATURE

Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates!

	FIBREX	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓	✓	✓
Low Maintenance	✓	✓	✓	✓
Resistance to Decay/Corrosion	✓	✓	✓	✓
Structural Rigidity	✓	✓	✓	✓
Durability	✓	✓	✓	✓
Color Choices	✓	✓	✓	✓
Dark Color Performance	✓	✓	✓	✓



Replace Old Expectations

We believe your Renewal by Andersen® experience is about more than just windows. It's about caring for you and your home, every step of the way.

We own our entire process, from start to finish. What does that mean for you? It means we listen, it means we measure, we build, and we install. And it means we promise to stand by our product, today, tomorrow, and years into the future.

A Heritage That Looks to the Future

For more than a century, Andersen® products and patents have revolutionized the window and door industry. We pair that legacy of quality and innovation with a skilled team of specialists who are dedicated to making sure your window replacement is the best home improvement project you've ever done.

From Our Family to Yours

Your home is unique. It shouldn't be treated like every other house on the block. This is the place where you and your family are making memories and celebrating moments both big and small. We want to make sure your new windows suit your home life.

You only want to replace your windows one time, so who you choose to do your project is important. When you work with Renewal by Andersen, you know you'll get an exclusive product that is durable, customizable, and beautiful. And you know we'll take care of you – and your home – from start to finish, and beyond.

the best **PEOPLE**

a superior **PROCESS**

an exclusive **PRODUCT**

From consultation to installation, Renewal by Andersen offers one-company accountability backed by a legacy of excellence. We're proud to work with the best people, offer a superior, start-to-finish replacement process, and provide you with exclusive, industry-leading products. **THAT'S RENEWAL BY ANDERSEN SIGNATURE SERVICE.**





Preserving the historic architecture visually!

PERFORMANCE RATINGS AND TEST DATA

NFRC Total Unit Performance (continued)

Renewal by Andersen® Product	High Performance Glass Type		U-Factor (BTU/hr ft ² °F)		SHGC		VT
			Air	HP Gas Blend	Air	HP Gas Blend	
Double-Hung DB (Full Frame)	Clear	Without Grilles	0.46	0.44	0.57	0.57	.82
		Full Divided Light Grilles	0.46	0.44	0.51	0.51	
	Low-E4*	Without Grilles	0.33	0.30	0.31	0.31	.72
		Full Divided Light Grilles	0.34	0.31	0.28	0.28	
	Low-E4* Sun	Without Grilles	0.33	0.30	0.19	0.19	.40
		Full Divided Light Grilles	0.35	0.31	0.18	0.17	
	Low-E4* SmartSun™	Without Grilles	0.33	0.29	0.21	0.21	.65
		Full Divided Light Grilles	0.34	0.30	0.19	0.19	
	Low-E4* SmartSun with HeatLock™	Without Grilles	0.28	0.25	0.20	0.20	.63
		Full Divided Light Grilles	0.28	0.25	0.18	0.18	
Double-Hung DB (Insert Frame)	Clear	Without Grilles	0.46	0.44	0.57	0.57	.82
		Full Divided Light Grilles	0.46	0.44	0.51	0.51	
	Low-E4*	Without Grilles	0.33	0.30	0.31	0.31	.72
		Full Divided Light Grilles	0.35	0.31	0.28	0.28	
	Low-E4* Sun	Without Grilles	0.34	0.30	0.20	0.19	.40
		Full Divided Light Grilles	0.35	0.31	0.18	0.18	
	Low-E4* SmartSun™	Without Grilles	0.33	0.29	0.21	0.21	.65
		Full Divided Light Grilles	0.34	0.30	0.19	0.19	
	Low-E4* SmartSun with HeatLock™	Without Grilles	0.27	0.25	0.20	0.20	.63
		Full Divided Light Grilles	0.27	0.25	0.18	0.18	
Gliding	Clear	Without Grilles	0.47	0.45	0.59	0.59	.82
		Full Divided Light Grilles	0.47	0.45	0.53	0.53	
	Low-E4*	Without Grilles	0.34	0.30	0.31	0.31	.72
		Full Divided Light Grilles	0.35	0.32	0.29	0.28	
	Low-E4* Sun	Without Grilles	0.34	0.30	0.20	0.19	.40
		Full Divided Light Grilles	0.35	0.32	0.18	0.18	
	Low-E4* SmartSun™	Without Grilles	0.33	0.29	0.21	0.21	.65
		Full Divided Light Grilles	0.34	0.31	0.19	0.19	
	Low-E4* SmartSun with HeatLock™	Without Grilles	0.27	0.25	0.20	0.20	.63
		Full Divided Light Grilles	0.27	0.27	0.18	0.18	



dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence,

Nicole Snow

213 South St
Portsmouth, NH 03801
H: (609)276-7489

Installation Package

213 South St
Portsmouth, NH 03801

PRODUCTS: 2 **WINDOWS: 2** PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0
Updated 3/8/24

BUYER

Nicole Snow

213 South St

Portsmouth, NH 03801

H: (609)276-7489

Year Built:

president@darngoodyarn.com

Est. Duration:

REPRESENTATIVE

Stephen Waitt

(781)910-8820

Stephen.waitt@andersencorp.com

TECH MEASURE

Jesse Lawrence

jesse.lawrence@andersencorp.com

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Legal Name: Renewal by Andersen LLC | License # HIC# 170810
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Measure Tech: Jesse Lawrence,



Order Summary

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Measure Tech: Jesse Lawrence,

Nicole Snow

213 South St
Portsmouth, NH 03801
H: (609)276-7489

ID#	ROOM	SIZE	DETAILS
-----	------	------	---------

JOB

101	Office	80" 80-1/8"	50" 49-7/8"	Window: Acclaim™ Gliding Triple, 1:1:1, Base Frame, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Aluminum, Full Screen Grille Style: No Grille Misc: Standard Maintenance Free, Replacement of exterior casing from standard options (insert application). Construction: Exterior Casing (1), Exterior Sill Nosing (1), LSWP Windows (1), Ladder and Plank - setup (1), Mullion Removal (2), Interior stops 4-sides (1), Out of area (1), Band moulding (1) Material: None
------------	--------	----------------	----------------	---

102	Office	58" 57-1/8"	50" 49-7/8"	Window: Acclaim™ Gliding Triple, 1:1:1, Base Frame, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Aluminum, Full Screen Grille Style: No Grille Misc: Standard Maintenance Free, Replacement of exterior casing from standard options (insert application). Construction: Exterior Casing (1), Exterior Sill Nosing (1), LSWP Windows (1), Ladder and Plank - setup (1), Mullion Removal (2), Interior stops 4-sides (1), Band moulding (1) Material: None
------------	--------	----------------	----------------	--

PRODUCTS: 2 WINDOWS: 2 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0

Updated 3/8/24

JOB NOTES

LSWP

2) Gliding triple inserts, replace exterior casings, and add primed scotia stops.

Cut up a total of 4 mullions. Replace exterior trim with PVC 1x5, PVC band, and PVC historical sillnose.

Estimated Duration:



Order Summary

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence,

Nicole Snow
213 South St
Portsmouth, NH 03801
H: (609)276-7489

JOB PHOTOS



Image 1



Image 2



Image 3



Image 4



Image 5

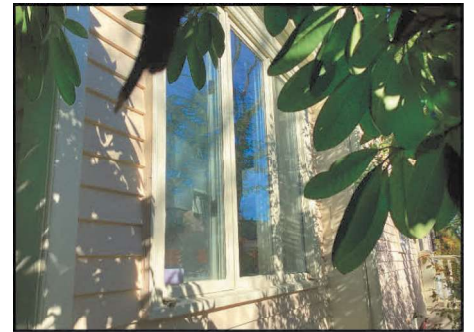


Image 6

Image 7

Image 8



101

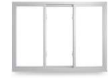
dba: RENEWAL BY ANDERSEN OF BOSTON

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30 Forbes Road | Northborough, MA 01532
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rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence,

Nicole Snow
213 South St
Portsmouth, NH 03801
H: (609)276-7489

101

Office
80-1/8" W 49-7/8" H
Window, Gliding - Triple



Window: Acclaim™ Gliding Triple, 1:1:1, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Aluminum, Full Screen **Grille Style:** No Grille **Misc:** Standard Maintenance Free, Replacement of exterior casing from standard options (insert application). **Construction:** Exterior Casing (1), Exterior Sill Nosing (1), LSWP Windows (1), Ladder and Plank - setup (1), Mullion Removal (2), Interior stops 4-sides (1), Out of area (1), Band moulding (1) **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

Exterior Casing	1
Exterior Sill Nosing	1
LSWP Windows	1
Ladder and Plank - setup	1
Mullion Removal	2
Interior stops 4-sides	1
Out of area	1
Band moulding	1

UNIT MATERIALS

UNIT PHOTOS



102

dba: RENEWAL BY ANDERSEN OF BOSTON

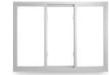
Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
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rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence,

Nicole Snow
213 South St
Portsmouth, NH 03801
H: (609)276-7489

102 Office

57-1/8" W 49-7/8" H

Window, Gliding - Triple



Window: Acclaim™ Gliding Triple, 1:1:1, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Aluminum, Full Screen **Grille Style:** No Grille **Misc:** Standard Maintenance Free, Replacement of exterior casing from standard options (insert application). **Construction:** Exterior Casing (1), Exterior Sill Nosing (1), LSWP Windows (1), Ladder and Plank - setup (1), Mullion Removal (2), Interior stops 4-sides (1), Band moulding (1) **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

Exterior Casing	1
Exterior Sill Nosing	1
LSWP Windows	1
Ladder and Plank - setup	1
Mullion Removal	2
Interior stops 4-sides	1
Band moulding	1

UNIT MATERIALS

UNIT PHOTOS

6. 85 Daniel Street

-Recommended Approval

Background: The applicant is seeking approval for the changes to a previously approved design (Change approved brick stair with granite treads to a wood framed stair with lattice screenings. 2nd floor deck demising wall to be replaced with painted wood clapboards to the siding. Aluminum overhead door to be changed to a painted composite wood overheads door.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-749

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 3/20/2024

Primary Location

85 DANIEL ST
Portsmouth, NH 03801

Owner

SEAPORT REALTY LLC
76 EXETER RD NEWMARKET,
NH 03857

Applicant

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

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

- PREVIOUSLY APPROVED BRICK STAIR WITH GRANITE TREADS TO BE CHANGED TO A WOOD FRAMED STAIR WITH WOOD LATTICE SCREENING AT SIDES.
- PREVIOUSLY APPROVED SECOND FLOOR DECK DEMISING WALL TO BE REPLACED WITH PAINTED WOOD CLAPBOARDS TO MATCH BUILDING SIDING.
- PREVIOUSLY APPROVED ALUMINUM OVERHEAD DOOR TO BE REPLACED WITH PAINTED COMPOSITE WOOD OVERHEAD DOOR.

Description of Proposed Work (Planning Staff)

85 DANIEL STREET RENOVATIONS AND ADDITION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - APRIL 2024

PROPOSED WORK CHANGES:

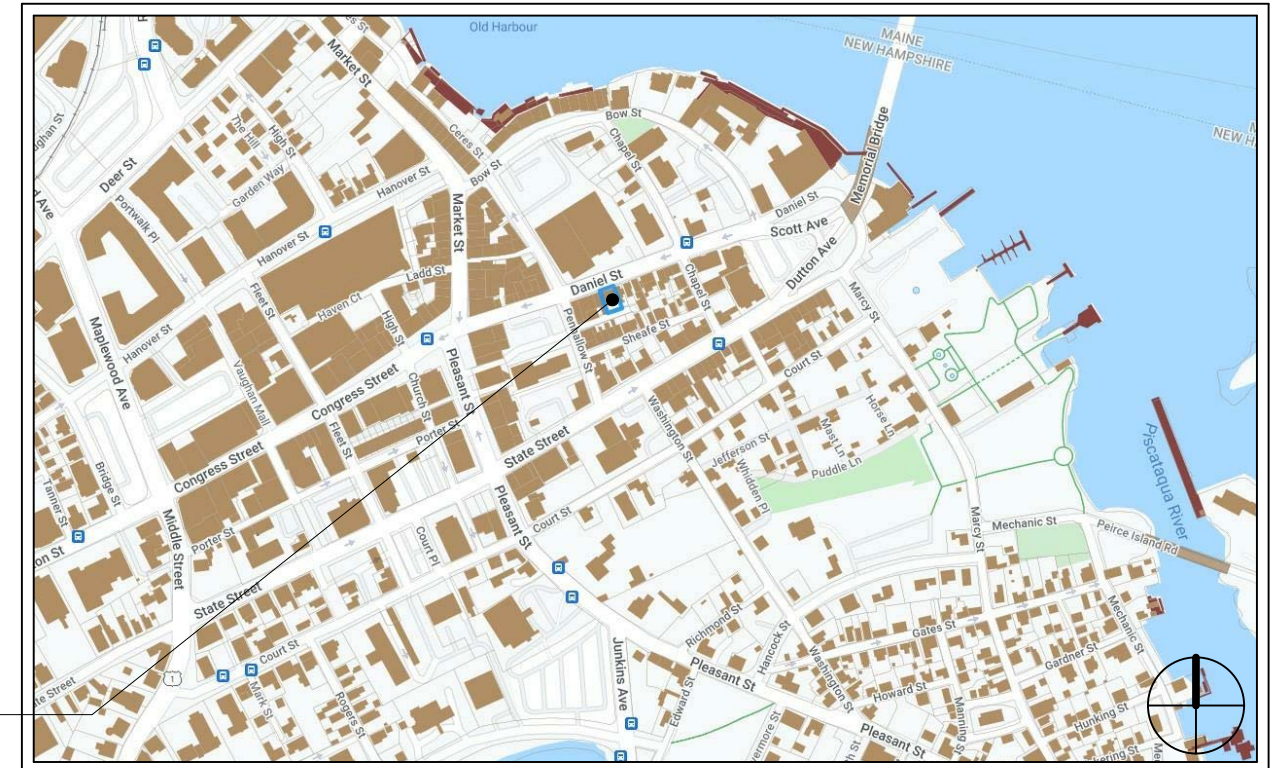
- PREVIOUSLY APPROVED BRICK STAIR WITH GRANITE TREADS TO BE CHANGED TO A WOOD FRAMED STAIR WITH WOOD LATTICE SCREENING AT SIDES.
- PREVIOUSLY APPROVED SECOND FLOOR DECK DEMISING WALL TO BE REPLACED WITH PAINTED WOOD CLAPBOARDS TO MATCH BUILDING SIDING.
- PREVIOUSLY APPROVED ALUMINUM OVERHEAD DOOR TO BE REPLACED WITH PAINTED COMPOSITE WOOD OVERHEAD DOOR.
- ADD WHITE K-STYLE ALUMINUM GUTTERS AND DOWNSPOUTS ON RIGHT AND LEFT EAVES OF THE EXISTING BUILDING TO MATCH THE APPROVED GUTTERS AND DOWNSPOUTS AT THE REAR ADDITION. GUTTERS AND DOWNSPOUTS ARE NEEDED TO HELP CONTROL WATER ISSUES IN THE BASEMENT AND ALLEYWAYS.

HDC - SHEET LIST

Sheet Number	Sheet Name
C	COVER
A1	PREVIOUSLY APPROVED
A2	PROPOSED CHANGES
APPENDIX 01	OVERHEAD DOOR PRODUCT DATA



RENDERING HAS NOT BEEN UPDATED FOR THIS SUBMISSION TO REFLECT THE CHANGES PROPOSED



85 DANIEL STREET
PORTSMOUTH, NH 03801

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85 DANIEL STREET APARTMENTS

85 DANIEL STREET
PORTSMOUTH, NH 03801

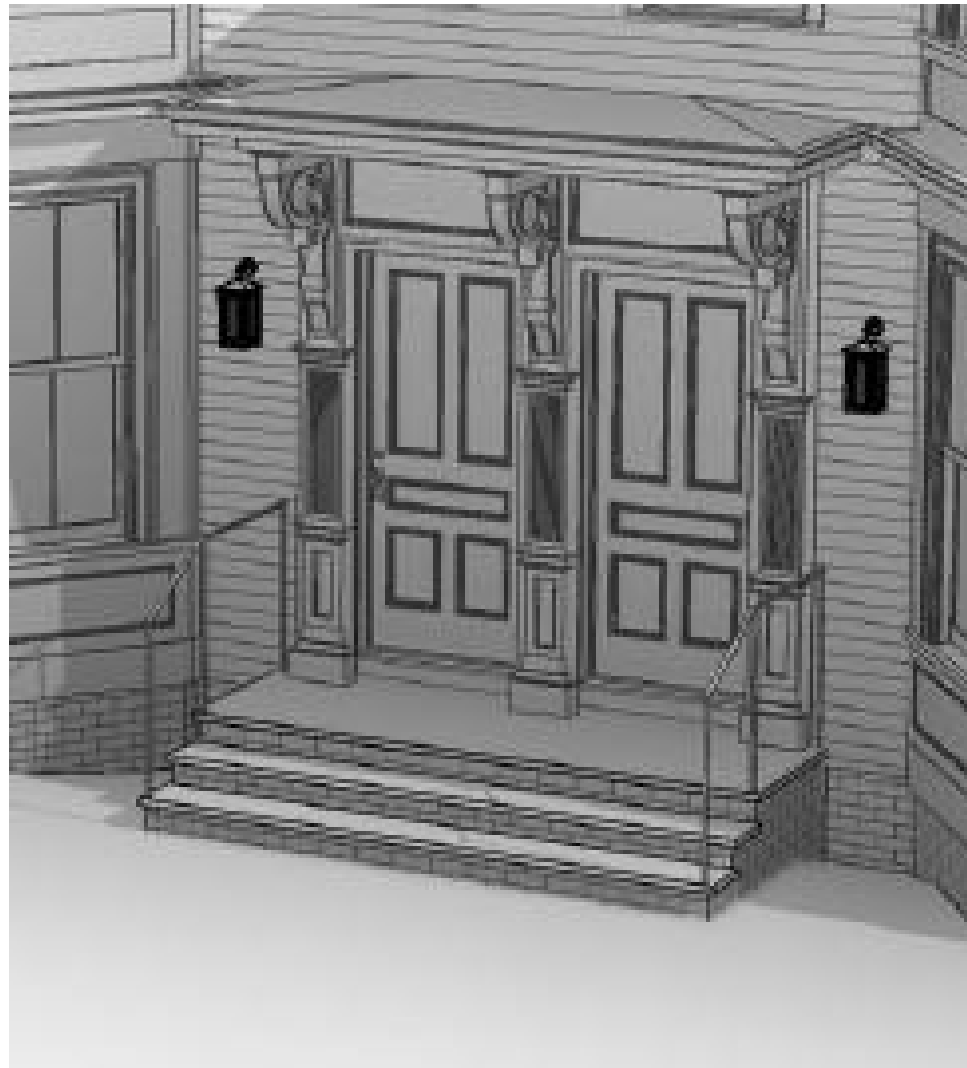
COVER
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - APRIL 2024

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

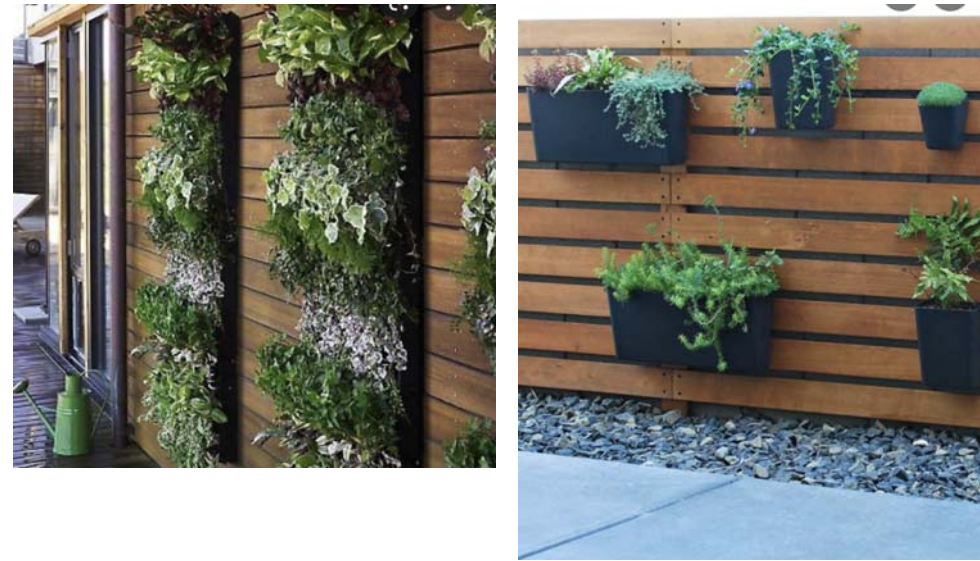
C

03/21/2024
McHA: RD / MG
NOT TO SCALE

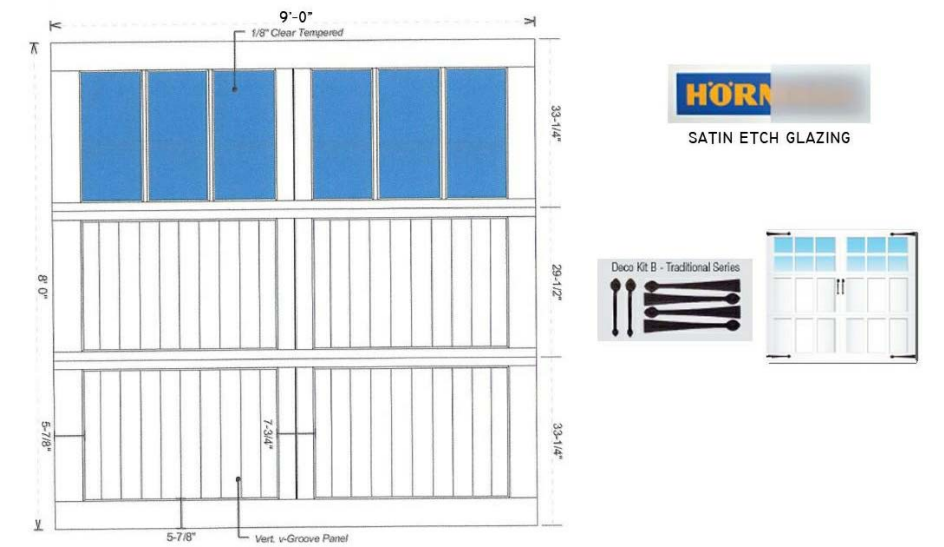
Locus



PREVIOUSLY APPROVED BRICK STAIR WITH GRANITE TREADS AND LANDING



PREVIOUSLY APPROVED DECK DEMISING WALL INSPIRATION
STAINED WOOD TO MATCH TIMBERTECH DECKING



TYPE B - HORMANN NORTHWEST DOOR
 "10" DESIGN - 03S - SATIN ETCH GLAZING - DECO KIT B-TRADITIONAL SERIES



IMAGE OF SIMILAR DOOR

PREVIOUSLY APPROVED OVERHEAD DOOR SELECTION

© 2024 McHenry Architecture

85 DANIEL STREET APARTMENTS
 85 DANIEL STREET
 PORTSMOUTH, NH 03801

PREVIOUSLY APPROVED
 HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
 APPROVAL - APRIL 2024

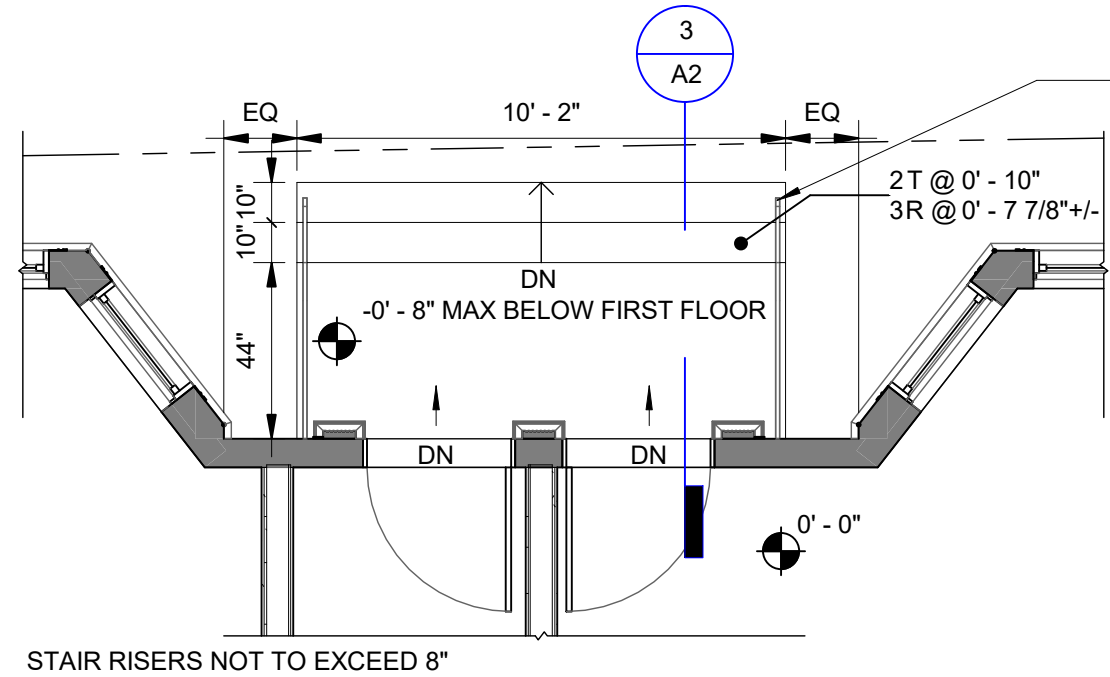
McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

A1

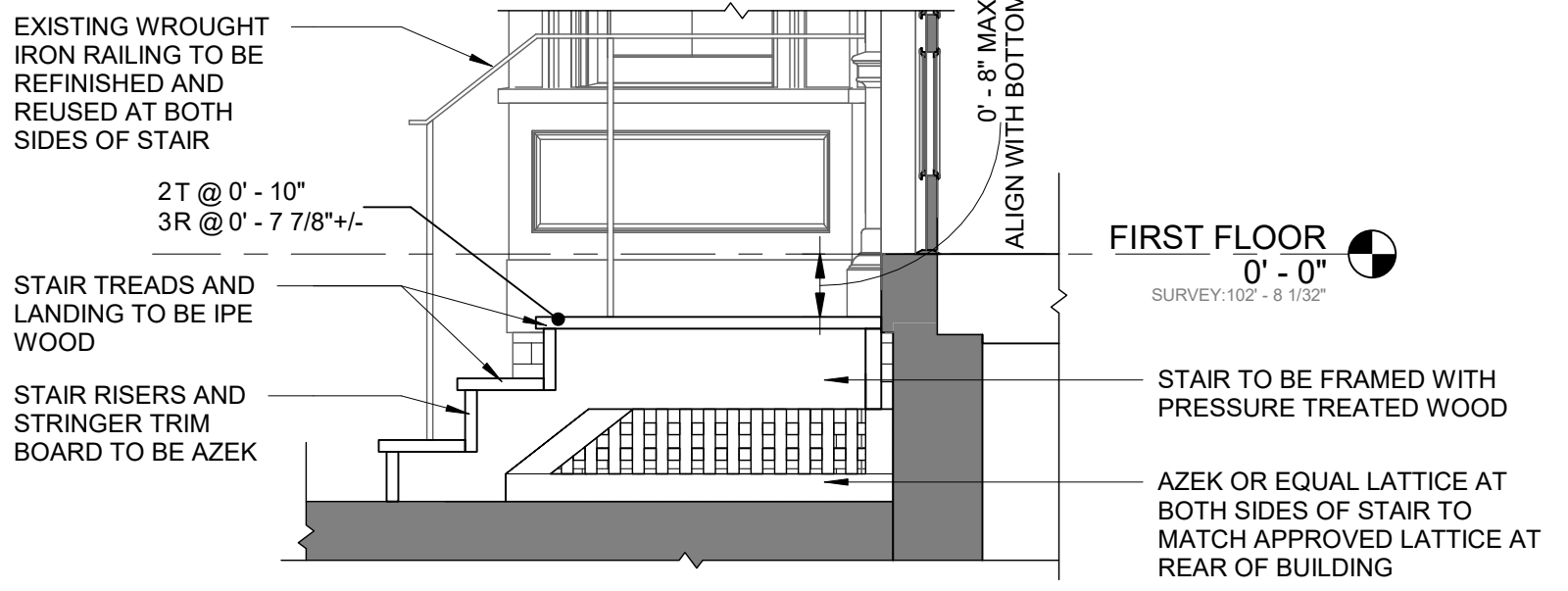
03/21/2024
 McHA: RD / MG
NOT TO SCALE



1 WEST ELEVATION (RIGHT SIDE YARD)
1/8" = 1'-0"



2 ENLARGED ENTRY STAIR PLAN
1/4" = 1'-0"



3 SECTION THROUGH ENTRY STAIR
1/2" = 1'-0"

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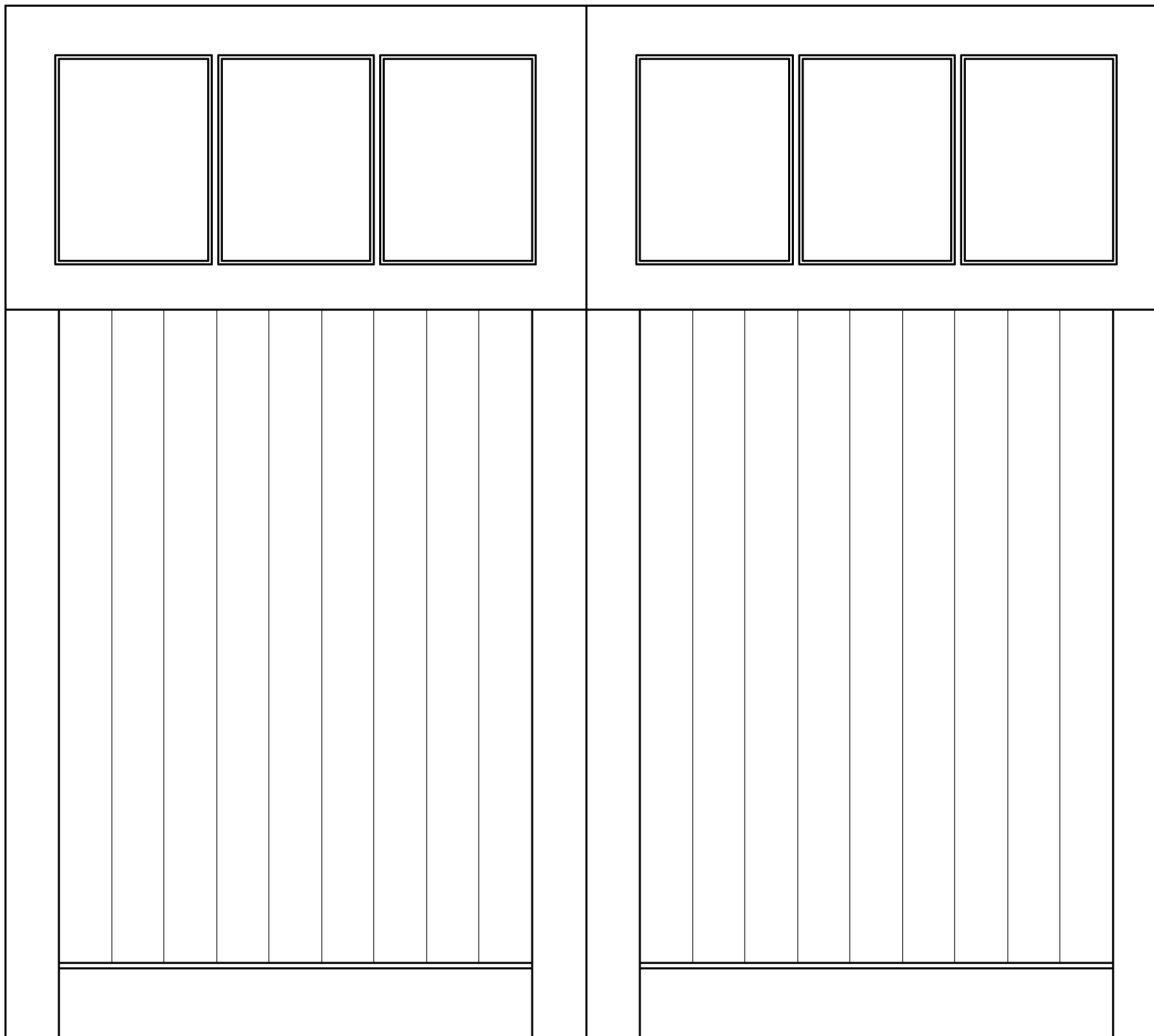
85 DANIEL STREET APARTMENTS
85 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED CHANGES
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - APRIL 2024

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A2

03/21/2024
McHA: RD / MG
AS INDICATED



**SELECTED GLAZING
PATTERN**

NOTE:
 - 2-PANEL DOOR WITH
 6 LITE GLAZING AND
 V-GROOVE BASE
 PANEL
 - NO DECORATIVE
 HARDWARE

Concept Drawing Only, Not To Scale Section Heights and Number of Sections May Vary

GENERAL DOORS
 Manufacturers
 of
 Overhead Doors

Corporation



1 Monroe Street • PO Box 205 • Bristol, PA 19007-0205
 215.788.9277 • Fax 215.788.9450

Type/Model: Cambridge		Drawn By: S. Heyser	Drawing Date: 2 / 1 / 15
Customer:	Job Name:		Revision No:
Approved By:	Approval Date:	Order No:	Order Date:

GENERAL DOORS
Corporation

Cambridge Series
Insulated Wood Composite Doors

**Carriage House Style Doors
with Overlay Trim Boards**

Quality Door Solutions
Since 1947

Cambridge Series Insulated Wood Composite Garage Doors

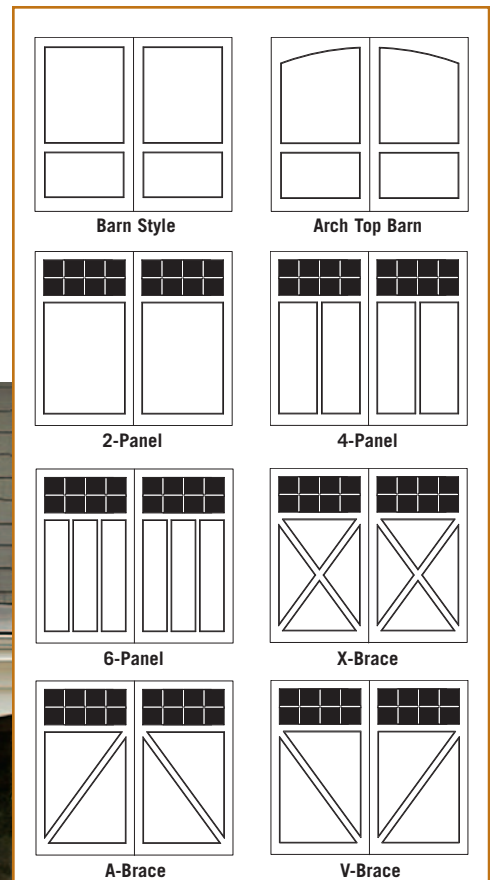
For homeowners or home builders who want a full range of authentic carriage house door designs and are looking to finish their doors in a true color match with the rest of their house, General Doors offers a heavy duty, insulated alternative in the Cambridge Model wood composite line of overhead garage doors.

Four Layer Construction Using Wood Frame, Tricoya ExDF Face and Waterproof Composite Overlay

- Classic carriage house designs are available by selecting either smooth or V-groove base section, and combining any of eight door designs, eight window options, and a large selection of applied decorative hardware
- Sandwich-type construction of base with 1-1/8" polystyrene core and wood frame result in R-value of 8.0
- Smooth primed door surfaces are designed for efficient, even paint application
- 3/8" thick Tricoya ExDF face provides exceptional dimensional stability and is the most durable wood panel product on the market today
- 1/2" thick Extira overlay is moisture, rot, and termite resistant
- Extra heavy duty track and hardware have a three year warranty



Door Designs



We can accommodate a variety of door heights and widths.
 Standard widths: 8', 9', 10', 16', and 18'
 Standard heights: 6'6" and 7'- 3 section
 7'6" and 8'- 4 section





Construction



Interior skin (not shown)

1. Heavy-duty Spruce or Douglas Fir frame
2. 1-1/8" thick polystyrene core
3. 3/8" thick high performance Tricoya ExDF exterior face
4. 1/2" thick Extira treated wood composite overlay

WINDOW OPTIONS

Garage door windows have a great deal to do with the overall look of any garage door. The lite styles shown here can be matched with any door design except for the barn style designs, which are solid only.



6-Lite



6-Lite Arch



8-Lite



8-Lite Arch



12-Lite



12-Lite Arch



16-Lite



16-Lite Arch

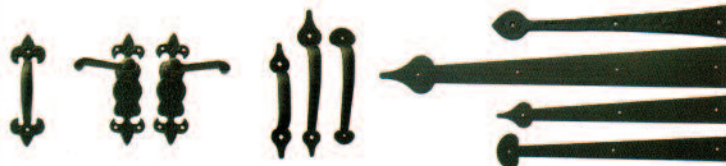
Painting

Every Cambridge Door is a paint grade wood product that is supplied factory primed. The prime paint is not designed to offer protection from the weather. Therefore, all surfaces on each section must be painted with a high quality exterior paint prior to, or immediately after, installation. Failure to do so will void the warranty.

Decorative Hardware

The decorative hardware of General Doors is an ideal way to customize a Cambridge door. Inspired by antique carriage door hardware and available

in wrought iron or flat black, this finishing touch can transform the look of any door and even the look of the home.



There's a Cambridge Door for Every Garage



One piece overlay eliminates seams that can open up or curl

Solid Extra with precision milled molded edges in window section add architectural detail to doors

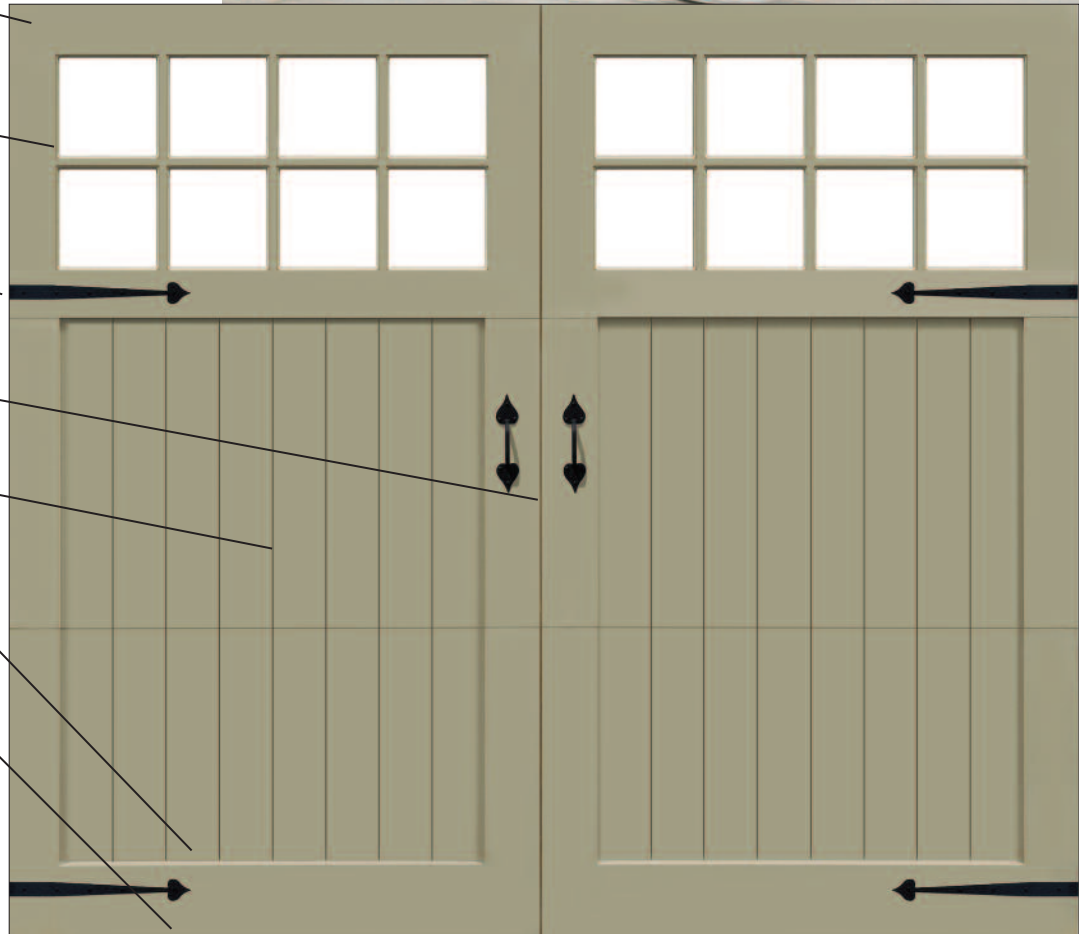
Space to mount decorative hinges above section joint

Center kerf enhances swing door look

Shown with optional V-groove; also available in herringbone pattern (shown on cover)

Square edge overlay on lower door sections

Door can be trimmed at the job site for a perfect fit every time



Details distinguish well designed doors from ordinary doors. Details define style. Take the time to compare General Doors with any other manufacturer. You will see the difference.

Three-year hardware warranty. See dealer for complete warranty information.

1 Monroe Street
PO Box 205 • Bristol, PA 19007-0205
215.788.9277 • Fax: 215.788.9450
general-doors.com
sales@general-doors.com

GENERAL DOORS
Corporation

Your Authorized General Doors Distributor:

Green Building Benefits

Energy savings from insulation value, local manufacturing, recycled content, and product longevity.



7. 846 Middle Street -Recommended Approval

Background: The applicant is seeking approval for the removal of the divider on the chimney (to allow for exhaust and intake for gas fireplace).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-751

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 3/22/2024

Primary Location

846 MIDDLE ST
Portsmouth, NH 03801

Owner

MACDONALD DEANNA
846 MIDDLE ST
PORTSMOUTH, NH 03801

Applicant

Louis Hamel
 207-451-7253
louis@augerbuildingcompany.com
 255 Portsmouth Ave
11 Sunny Crest Rd
Greenland, NH 03840

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Remove divider at top chimney of assembly to allow for proper exhaust and intake required for install of gas fireplace inserts.

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project

Other

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

Builder/Owner's Rep



EXISTING CHIMNEY



PROPOSED CHIMNEY WITH DIVIDER REMOVED AND TWO TERMINATION CAPS (ONE IS VISIBLE IN THIS IMAGE)

VIEW FROM MIDDLE STREET





TERMINATION CAP



8. 195 Washington Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of an aluminum k-style gutter on the side of the structure (to match previously approved gutters for the front and rear of the home).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-745	Primary Location	Applicant
Historic District	195 WASHINGTON ST	Jane Vanni
Commission Work	Portsmouth, NH 03801	207595
Session or Administrative	Owner	janealiciamyers@gmail.com
Approval Application	Jane Vanni	536 Lovell Lake Road
Status: Complete	195 Washington street	Wakefield, NH 03872
Submitted On: 2/28/2024	PORTSMOUTH, NH 03801	

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Gutter install

Description of Proposed Work (Planning Staff)

the installation of white aluminum "K" style gutters and downspouts for the front and the rear of the house

Acknowledgement

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



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction*



I hereby certify that as the applicant for permit, I am*

Owner of this property

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







9. 17 Hunking Street -Recommended Approval

Background: The applicant is seeking approval for the removal of the existing wooden gutter system that is failing and replace with a new copper gutter system with downspouts.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-752

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 3/29/2024

Primary Location

17 HUNKING ST
Portsmouth, NH 03801

Owner

COOK-PODRASKY FAMILY
TRUST & PODRASKY E J JR &
COOK K C TRUSTEES
17 HUNKING ST
PORTSMOUTH, NH 03801

Applicant

Katherine Cook
 603-502-6454
 cookkc@gmail.com
 17 Hunking Street
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Replace existing gutters and downspouts with copper gutters and downspouts

Description of Proposed Work (Planning Staff)



Gutterbrothers

265 Dowboro Rd.
Pittsfield, NH 03263
Gutterbrothers603@gmail.com
603-435-0202

Name: Kate Cook Address 17 Hunking St
City: Portsmouth State: NH Zip: 03801 Phone: 603-502-6454
Email: CookKC@gmail.com

Gutter Installation

Total of Gutter Pieces to Install: 7 /footage: 113' ft. Remove: 7 /footage: 113' ft.
Size: 5" Color: Copper or Aluminium
Inside Mitres: # Outside Mitres: End Caps: L: 7 R: 7 Hanger Style: Hidden Hangers

Downspout Installation:

Total number of Downspouts to be installed: 7 To Be Removed: 7 @ 120'
footage: 120' ft. Size: Rain Color: Copper or Aluminium
A-Elbows: 24 B-Elbows: #of Extensions of Downspouts 5 @ 2 or more Feet

Leaf X Installation

Total Number of Sections to be Installed: 7 Total Footage: 113' Color: Copper or Aluminium
Entire House or Partial: Entire Job
Type of Roof where Covers are being Installed: 1: Shingles %
2: %

Gutter Cleaning

Total of Gutter Pieces to Clean: /footage: ft.

Fascia Installation

of sections to be replaced: Total footage: Size:
Material: Type of Fascia:
Fascia Wrap:

Other:

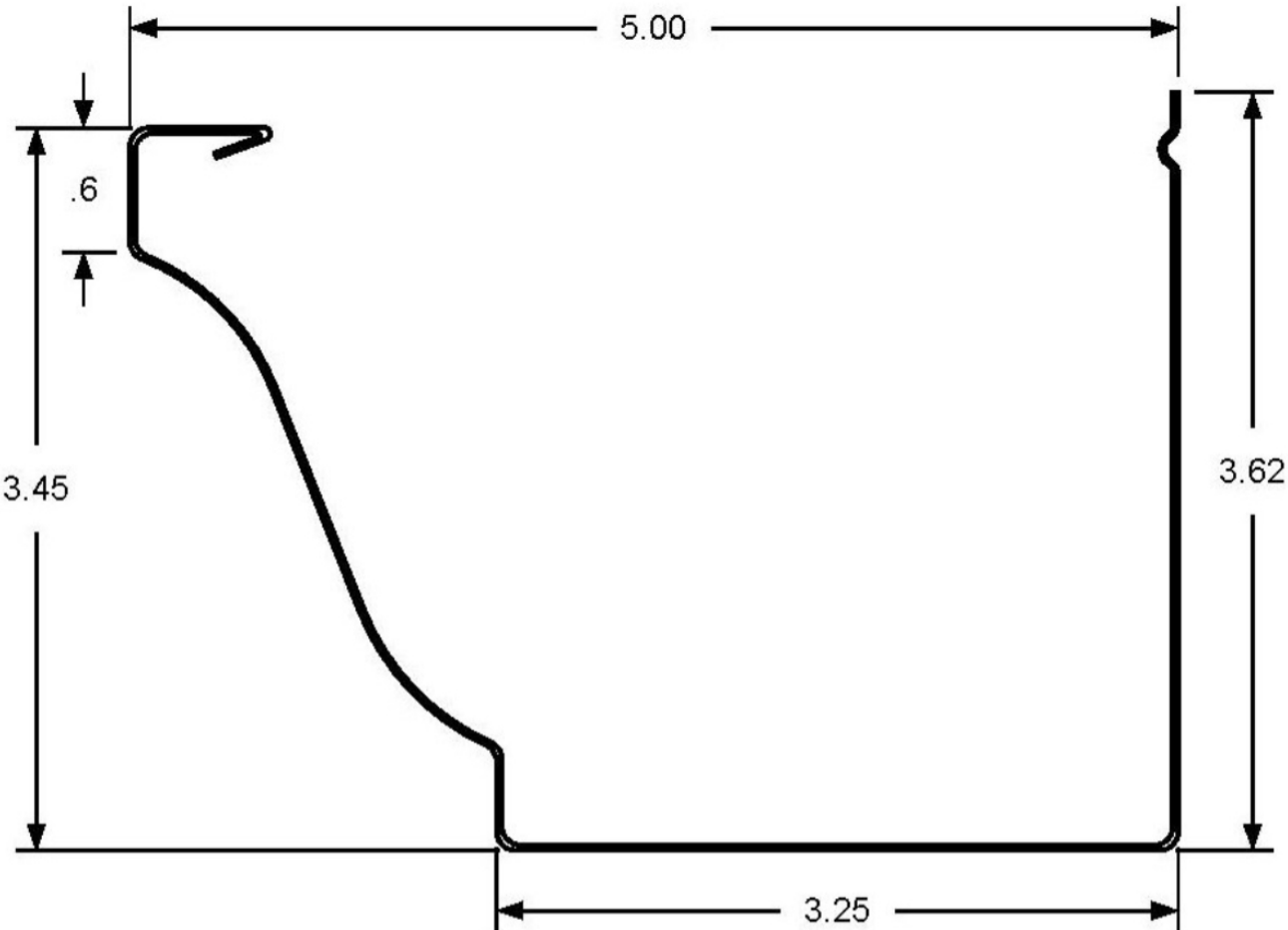
Copper Gutters NO COVERS 11,500[#] Deposit: 5790[#]
Aluminium Gutters NO COVERS 4000[#] Deposit: 2000[#]

Estimated Cost:

Option 1: Copper Gutter & COVER Estimated cost: 17,000[#] Required deposit 8,500[#]
Option 2: Aluminium Gutter & COVER Estimated cost: 5,250[#] Required deposit 2,625[#]

Gutterbrothers Account Manager [Signature] Date: 3-6-2021

GUTTER SPECS.



**17 HUNKING STREET
GUTTER REPLACEMENT**

Existing Conditions:
Front of Home



Downspout disconnected from gutter – requires weekly repair



Side of Home



Back of Home (not visible from street)

Significant Gutter leaking causing damage to structure



Images of Proposed Gutter installed on Another Home (these images do not show round downspouts, which have been quoted to match existing round downspouts on home)







David Sinclair & Nicole Giusto
765 Middle Street
Portsmouth, NH 03801

March 25, 2024

City of Portsmouth Planning Department
1 Junkins Ave
Portsmouth, NH 03801

RE: Historic District Approval Extension

Dear Chairman Ruedig:

Historic District approval for 765 Middle Street garage & dwelling were approved on May 3rd, 2023 by the Historic District Commission.

Site Plan approval was granted on May 18th, 2023 with the following conditions:

2.2) A licensed utility engineer will determine the appropriate sizing for the fire service and domestic water lines.

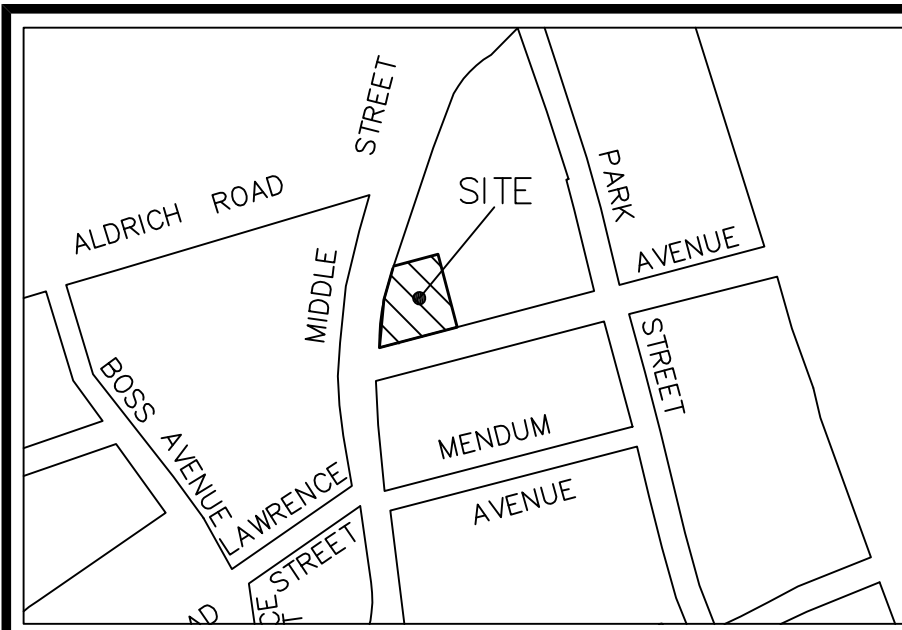
We formally request a 1 year extension to fulfill the conditions. Although permitting process is underway and domestic line sizing has been determined, the fire suppression sizing is backlogged. Additionally, it was discovered by Unitil that Lincoln Avenue lacks sufficient pressure to add an additional gas line. They propose trenching a main from Middle St which is currently under review by their construction department.

Although it's possible we may have the information needed within 5 weeks, we'd prefer to play it safe asking for the extension as the permitting approval process is still ongoing.

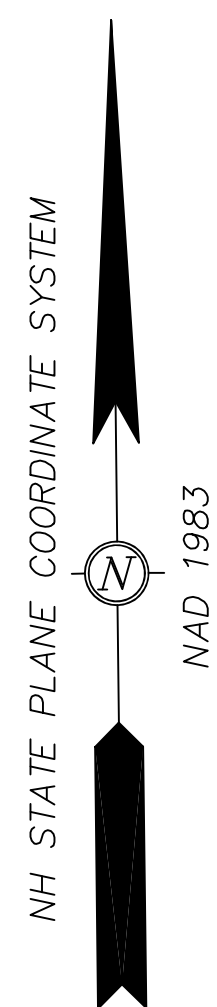
Respectfully,



David Sinclair & Nicole Giusto
765 Middle St
720-244-2095



LOCUS
(N.T.S.)



RIM AND INVERT DATA

CB #1026 RIM = 22.71	SMH #5714 RIM = 21.55
(1) INV (6"HDPE)=18.51±	(1) INV (18"PVC)=14.05
(2) INV (6"PVC)=19.52	(2) INV (18"PVC)=13.93
(3) (WATER LEVEL)=18.41	
CB #1008 RIM = 28.82	SMH #5715 RIM = 29.00
(1) INV (12"PVC)=25.17	(1) INV CL=17.52
	(2) INV (15"PVC)=17.89
DMH #1010 RIM = 28.82	
INACCESSIBLE(LATCHED)	
CB #1030 RIM = 21.72	
(1) INV (6"HDPE)=18.92	
(2) INV (12"HDPE)=18.42	
(3) INV (12"HDPE)=18.32(WATER LEVEL)	

MISC. ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"A"	WOOD THRESHOLD	31.31
"B"	TOP CONCRETE	24.68
"C"	WOOD THRESHOLD	31.30
"D"	WOOD THRESHOLD	26.37
"E"	TOP CONCRETE	25.42
"F"	TOP CONCRETE	25.84

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°27'47" W	187.45
L2	N 05°38'52" E	78.07
L3	N 15°28'02" E	80.69
L4	N 76°23'57" E	111.18
L5	S 14°46'51" E	70.80
L6	S 21°33'57" E	71.07
L7	S 21°33'57" E	0.18(TIE)
L8	N 76°29'48" E	151.84

148-23
ELTON L. SHAFFER
PAULA M. RAIS
748 MIDDLE STREET
PORTSMOUTH, NH 03801
2693/2930

153-09
MIDDLE STREET
TOWNHOUSE CONDOMINIUMS

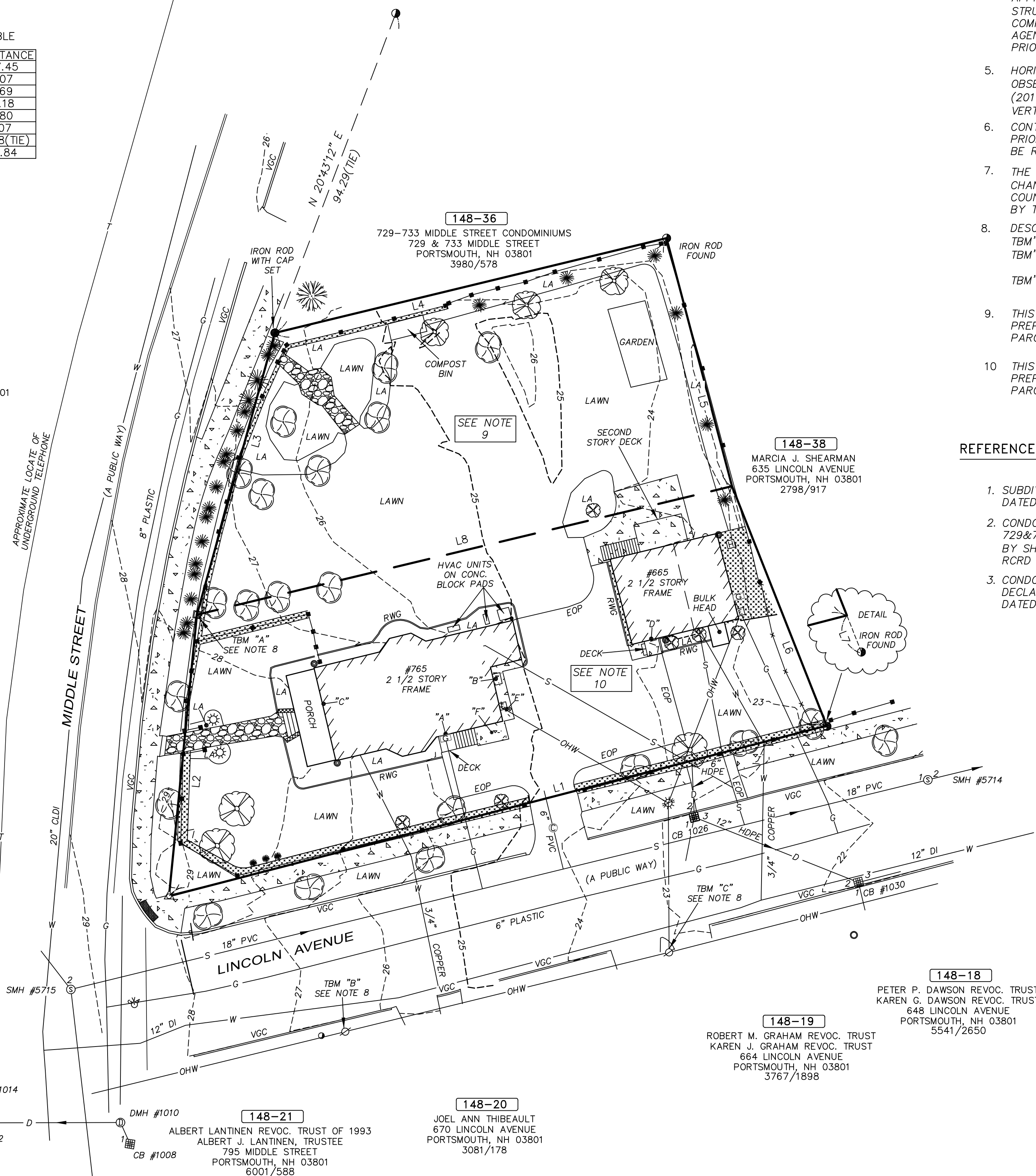
148-21
ALBERT LANTINEN REVOC. TRUST OF 1993
ALBERT J. LANTINEN, TRUSTEE
795 MIDDLE STREET
PORTSMOUTH, NH 03801
6001/588

148-20
JOEL ANN THIBEAULT
670 LINCOLN AVENUE
PORTSMOUTH, NH 03801
3081/178

148-19
ROBERT M. GRAHAM REVOC. TRUST
KAREN J. GRAHAM REVOC. TRUST
684 LINCOLN AVENUE
PORTSMOUTH, NH 03801
3767/1898

148-38
MARCIA J. SHEARMAN
635 LINCOLN AVENUE
PORTSMOUTH, NH 03801
2798/917

148-36
729-733 MIDDLE STREET CONDOMINIUMS
729 & 733 MIDDLE STREET
PORTSMOUTH, NH 03801
3980/578



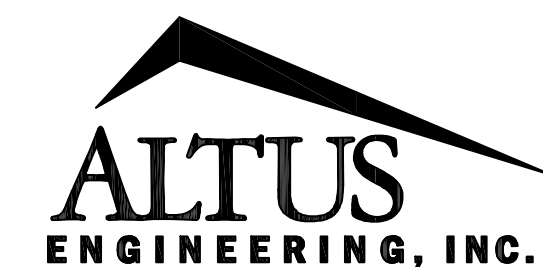
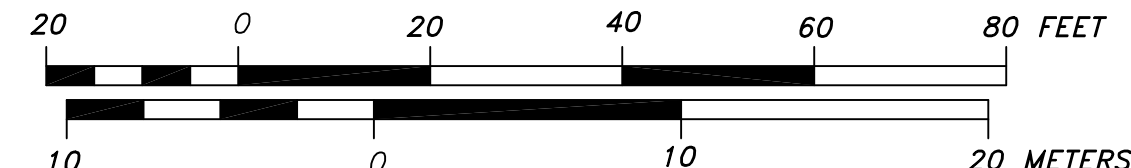
NOTES:

- OWNER OF RECORD.....DAVID A. SINCLAIR & NICOLE J. GIUSTO
ADDRESS.....765 MIDDLE STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....5543/442
TAX SHEET / LOT.....148-37
- ZONED:.....GENERAL RESIDENCE A
MINIMUM LOT AREA...7,500 S.F. FRONT YARD SETBACK.....15'
FRONTAGE.....100' SIDE YARD SETBACK.....10'
PARCEL AREA.....21,504 S.F. 0.49 ACRES REAR YARD SETBACK.....20'
HISTORIC OVERLAY DISTRICT
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE"
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- DESCRIPTIONS OF THE SITE BENCHMARKS:
TBM "A": MARKED SE CORNER GRANITE BOUND ELEVATION=27.83
TBM "B": SURVEY NAIL FOUND IN UTILITY POLE #PSNH 84/28 0.20' ABOVE GRADE ELEV.=27.63
TBM "C": SURVEY NAIL SET IN UTILITY POLE #NETT 5 1.0' ABOVE GRADE ELEV.=24.52
- THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 7 ON THE PORTSMOUTH TAX MAPS PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442, PARCEL 2.
- THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 1 ON THE PORTSMOUTH TAX MAPS PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442, PARCEL 1.

REFERENCE PLANS:

- SUBDIVISION OF LAND, PORTSMOUTH, NH. FOR EDWARD H. & EMMA L. PATERSON DATED MAY 1982 RCRD PLAN #C-11243
- CONDOMINIUM SITE PLAN, 729-733 MIDDLE STREET CONDOMINIUM FOR PROPERTY AT 729&733 MIDDLE STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY SHAWN O. GORMAN & CARIANN M. GOODRICH-GORMAN DATED 12/17/02 RCRD PLAN #D-30540
- CONDOMINIUM SITE PLAN FOR 605 LINCOLN AVENUE, A CONDOMINIUM, MARK MCNALLY DECLARANT, TAX MAP 148, LOT 41, PORTSMOUTH, NH DATED 11-8-2008 RCRD PLAN #D-35685.

- LEGEND:**
- GRANITE BOUND FOUND
 - IRON ROD (AS NOTED)
 - ▲ SURVEY NAIL SET
 - × WOVEN VINYL FENCE
 - WOOD FENCE
 - CEMENT CONCRETE PAD
 - CRUSHED STONE
 - FLAG STONE
 - STONE RETAINING WALL
 - UTILITY POLE
 - UTILITY POLE W/TRANSFORMER
 - GUY
 - OHV- OVERHEAD WIRES
 - OHE- OVERHEAD ELECTRIC
 - OHC- OVERHEAD COMMUNICATION WIRES
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - 137-01 TAX SHEET / LOT NO.
 - EOP EDGE OF PAVEMENT
 - LA LANDSCAPED AREA
 - CATCH BASIN
 - DRAIN MANHOLE
 - ROOF DOWNSPOUT
 - SEWER CLEAN OUT
 - SEWER MANHOLE
 - SEWER CLEAN OUT
 - W- WATER LINE
 - S- SEWER LINE
 - D- DRAIN LINE
 - G- GAS LINE
 - WATER GATE VALVE
 - WATER SHUT OFF VALVE
 - HYDRANT
 - VGC VERTICAL FACED GRANITE CURB
 - GRANITE COBBLESTONE BORDER WALL
 - PSNH PUBLIC SERVICE CO. OF NH
 - EVS EVERSOURCE
 - PP/PL PLASTIC GAS LINE
 - GAS METER
 - NETT NEW ENGLAND TELEPHONE AND TELEGRAPH CO.
 - PSNH PUBLIC SERVICE CO. OF NH
 - ELECTRIC METER



133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

James Verra & Associates, Inc.
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801-7876
603-436-3557

JOB NO: 23826

ISSUED FOR:

CLIENT REVIEW

ISSUE DATE:

3-2-2020

REVISIONS

NO. DESCRIPTION BY DATE

DRAWN BY: _____

GTD

APPROVED BY: _____

JV

DRAWING FILE: _____

23826.DWG

SCALE:

22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

APPLICANT:

DAVID A. SINCLAIR
NICOLE J. GIUSTO
765 MIDDLE STREET
PORTSMOUTH, NH 03801

OWNER:

DAVID A. SINCLAIR &
NICOLE J. GIUSTO
765 MIDDLE STREET
PORTSMOUTH, NH 03801

PROJECT:

EXISTING CONDITIONS
PLAN
TAX MAP 148,
LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:

EXISTING
CONDITIONS PLAN
765 MIDDLE STREET
PORTSMOUTH, NH

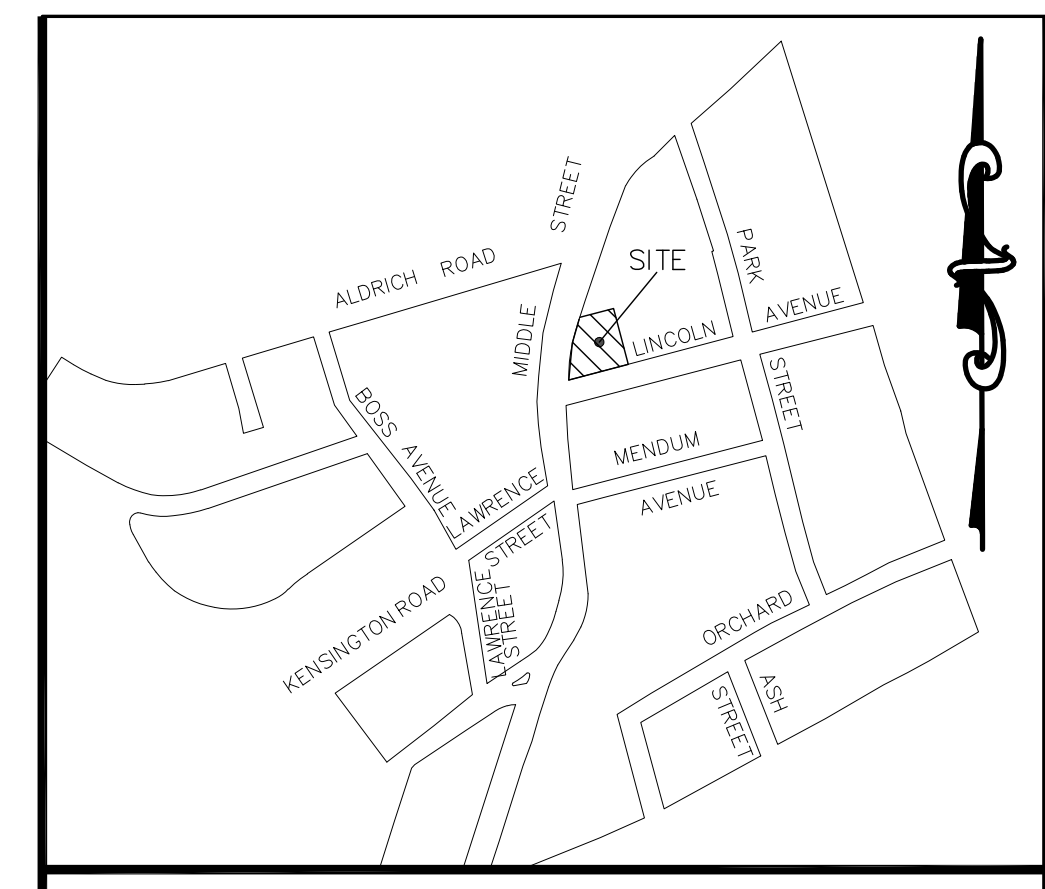
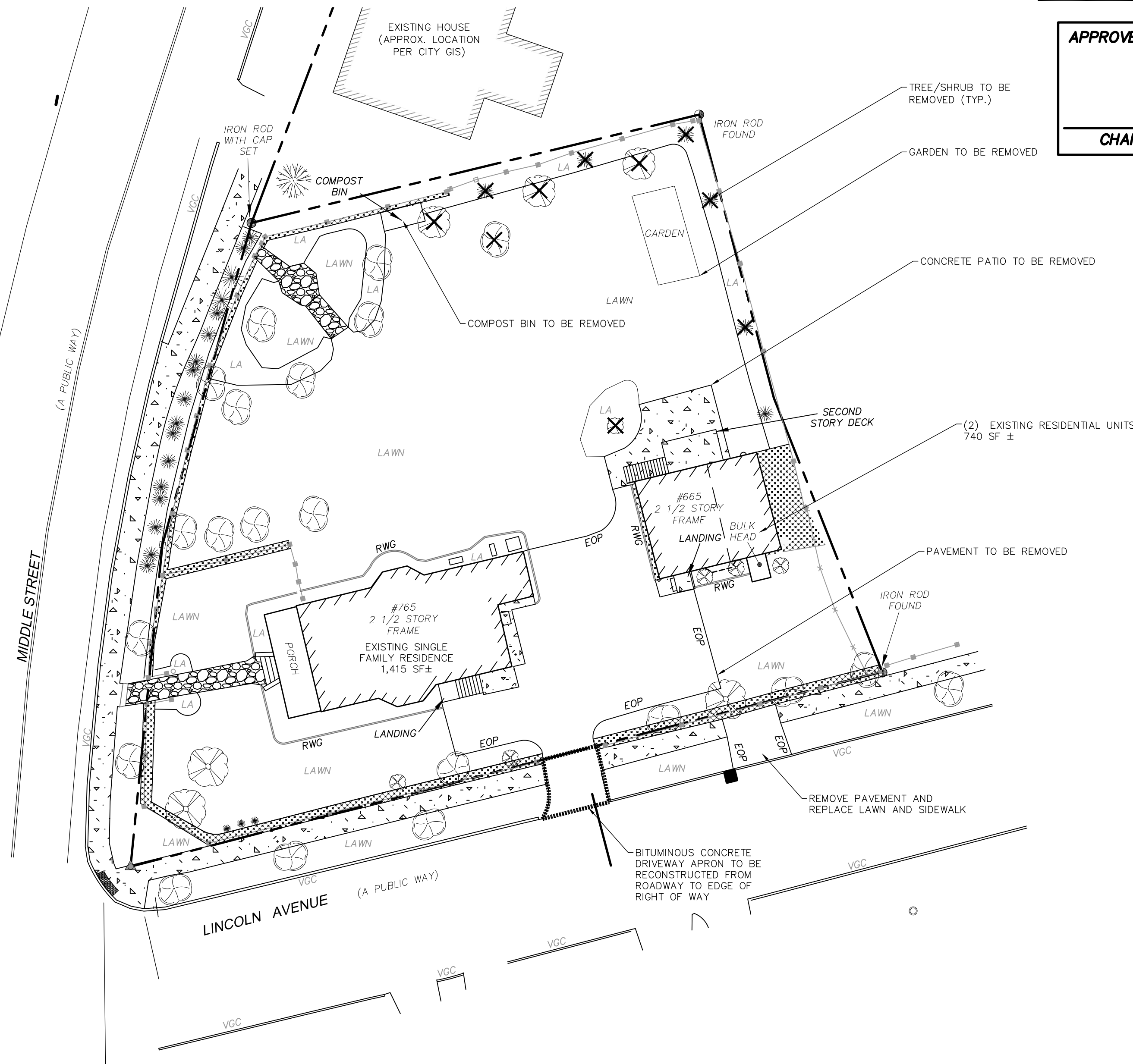
SHEET NUMBER:

EX-1

P5021

DEMOLITION NOTES

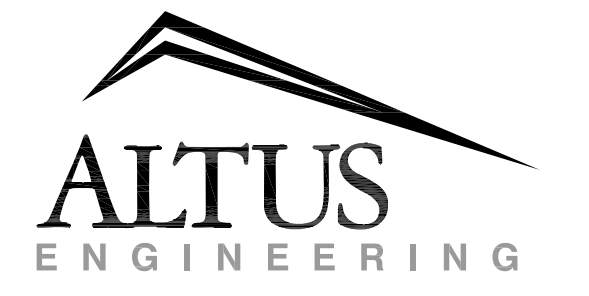
1. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY FOR RESOLUTION.
2. THIS DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES AND TO SHOW THE MAJOR ITEMS OF WORK REQUIRED FOR PREPARING THE SITE FOR THE CONSTRUCTION OF THE PROPOSED PROJECT. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES, AS NECESSARY TO FULLY CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BIDDING AND BE RESPONSIBLE FOR PREPARING THE SITE FOR CONSTRUCTION AS NEEDED TO COMPLETE THE PROPOSED IMPROVEMENTS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND VERIFY ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER. UTILITY CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, OWNER, AND APPROPRIATE UTILITY COMPANIES.
4. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
6. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
7. ALL BUILDINGS, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.
8. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
9. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
10. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING IS NOT OTHERWISE REQUIRED.
11. SEE EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO; SEDIMENT BARRIERS, STABILIZED CONSTRUCTION SITE EXIT, AND STORM DRAIN INLET PROTECTION.
12. ALL DEMOLISHED MATERIAL OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
13. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE & FEDERAL REGULATIONS AND CODES.
14. INSTALL STABILIZED CONSTRUCTION EXIT; MAINTAIN AND RELOCATE DURING CONSTRUCTION, AS NEEDED BASED ON ACTIVE CONSTRUCTION STAGES.



LOCUS NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 30, 2023

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/16/22
1	BLDG. MINOR REVISION	EDW	1/30/23

DRAWN BY: MBS/RLH
APPROVED BY: EDW
DRAWING FILE: 5021-SITE.dwg

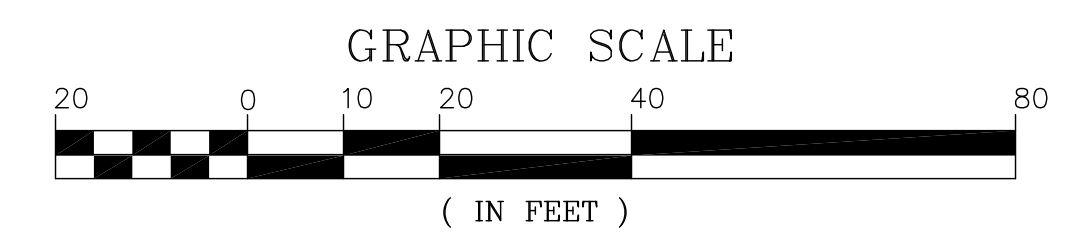
SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER/APPLICANT:
NICOLE J. GIUSTO &
DAVID A. SINCLAIR
765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:
RESIDENTIAL
DEVELOPMENT
EXPANSION
TAX MAP 148, LOT 37
765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:
SITE PREPARATION
PLAN

SHEET NUMBER:
C-1



P5021

Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, Do NOT remove the terminal buds of branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 1/2 gauge wire. Plastic hose sections shall be used at attachment to trees. Each wire shall be flagged with a visual marker. 5' long min. wooden stakes shall be used to anchor the wires. Stakes shall be driven at least 12" outside the edge of the planting pit into stable soil. Remove all staking NO LATER than the end of the first growing season after planting.

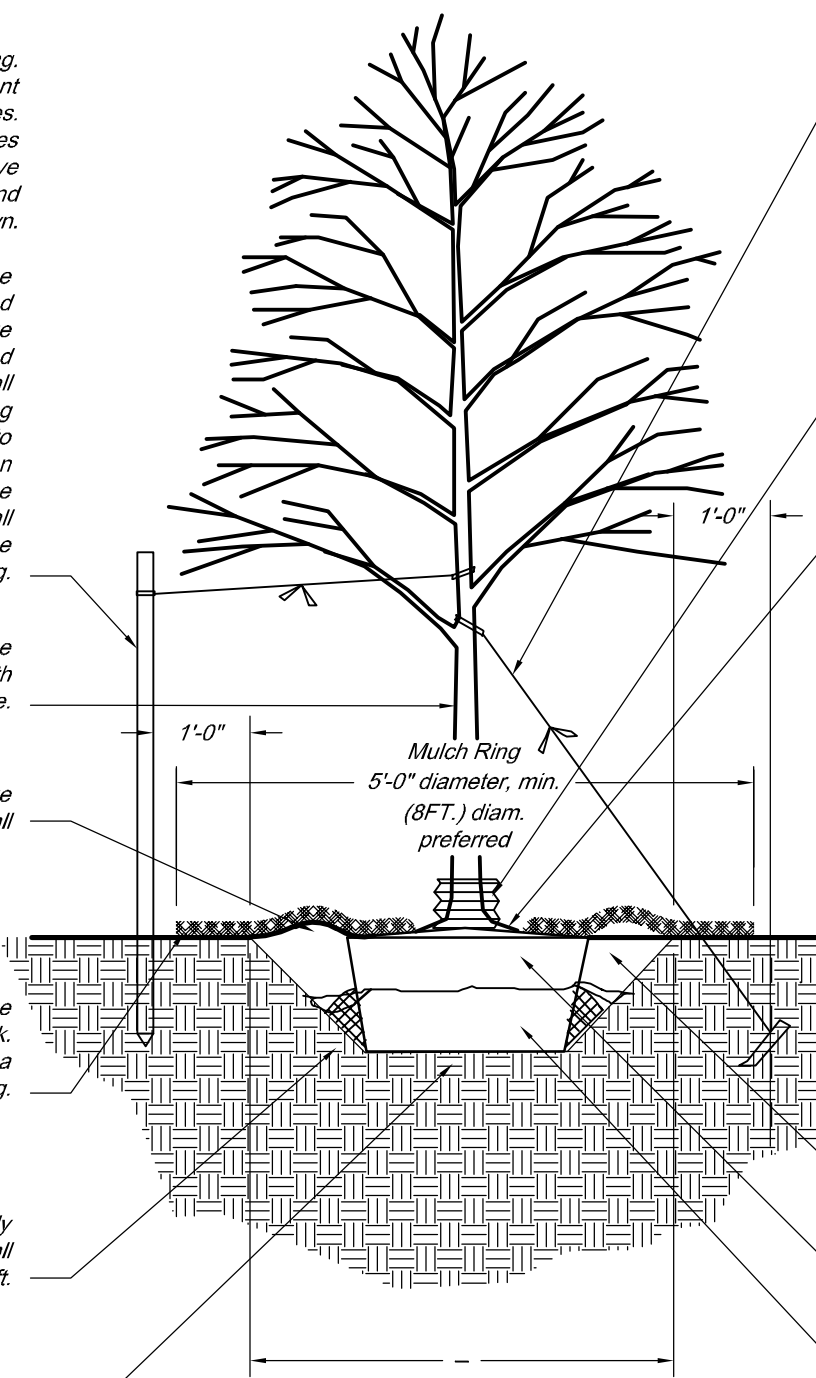
Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 IN. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.



Trees greater than 3" in caliper shall be guyed with three guys per tree, spaced evenly around the trunk with 1/2 gauge wire. Plastic hose sections shall be used at attachment to trees. Each guy wire shall be flagged with a visual marker. 24" stakes or metal drive anchors shall be used to anchor the guy wires. Stakes/anchors shall be driven 12" min. outside the edge of the planting pit into stable soil. Remove all guying NO LATER than the end of the first growing season after planting.

6" Corrugated PVC tree sock

Each tree must be planted such that the original trunk flare is visible at the top of the root ball. Trees where the original trunk flare is not visible may be rejected. Do NOT cover the top of the root ball with soil. Before planting Contractor shall inspect the rootball for the location of the original root flare. If the original root flare is not visible at the top of the root ball then the Contractor shall then gently remove from the top of the root ball any excess soil from nursery operations that may be covering the original root flare. All secondary and girdling roots shall be removed prior to planting. Trees with 4" or more of extraneous soil and/or adventitious roots greater than 1/8" shall be rejected. The tree shall be planted with the original root flare at or slightly (2-3") above surrounding finished grade.

Backfill with existing soil, in sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil. Remove all twine, rope, wire, and burlap.

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

Tree Planting Detail

Landscape Notes

- Design is based on drawings by Altus Engineering and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D. C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
 - Outside hose attachments spaced a maximum of 150 feet apart, and
 - An underground irrigation system, or
 - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 9' min.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.

Plant List

TREES

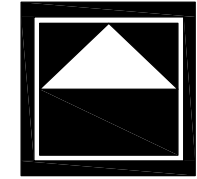
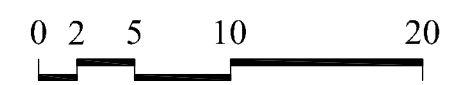
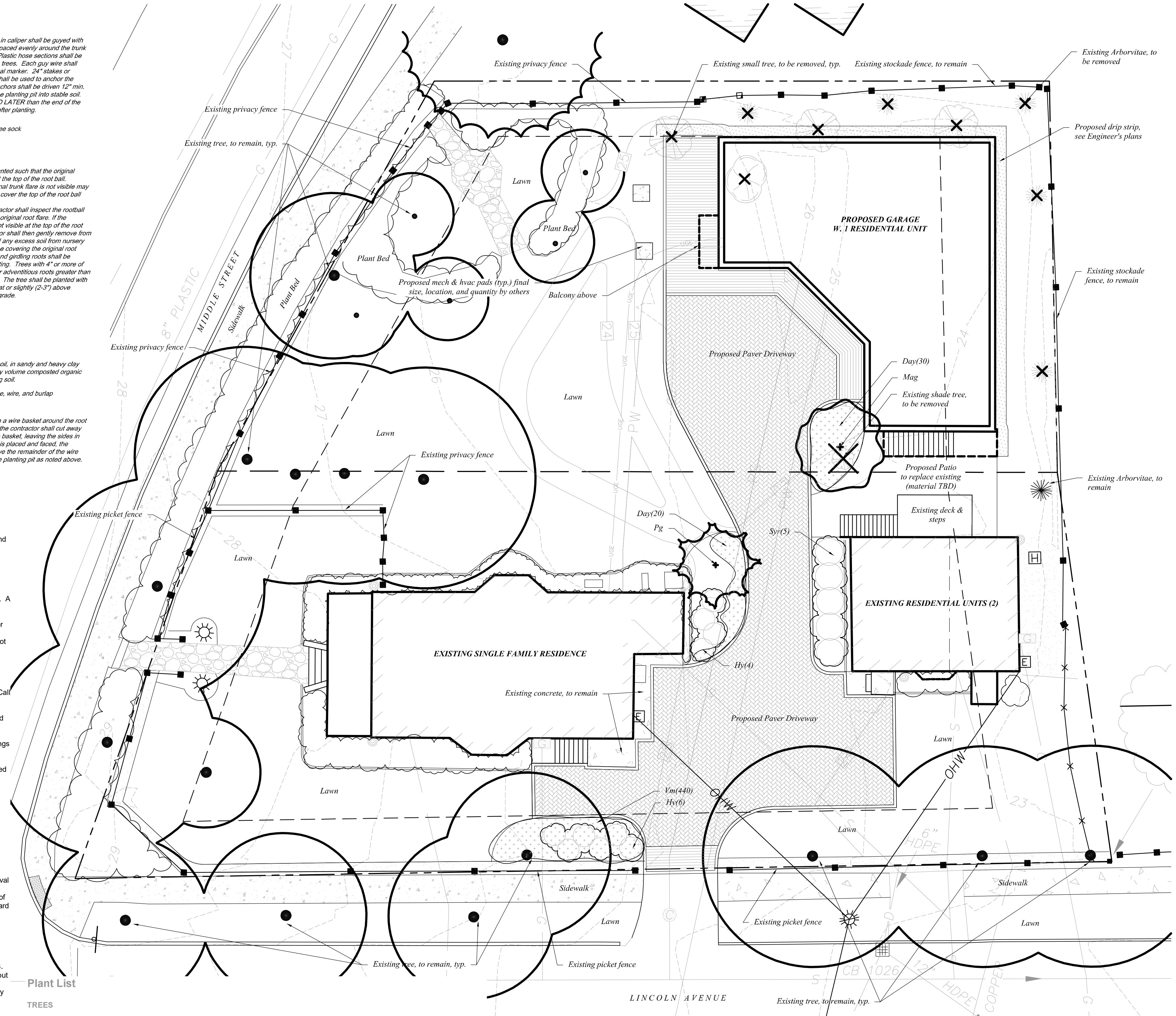
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Pg	<i>Picea orientalis</i> 'Gowdy'	Gowdy Oriental Spruce	1	8-10' Ht	B&B
Mag	<i>Magnolia</i> 'Betty'	Betty Magnolia	1	8-10' Ht	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Hy	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	10	5 gal	
Syr	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	5	3-4' Ht	B&B

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Day	<i>Hemerocallis</i> 'Siloam Double Classic'	Siloam Double Classic Daylily	50	1 gal	
Vm	<i>Vinca minor</i> 'Bowles'	Bowles Periwinkle	440	2.5" pots	

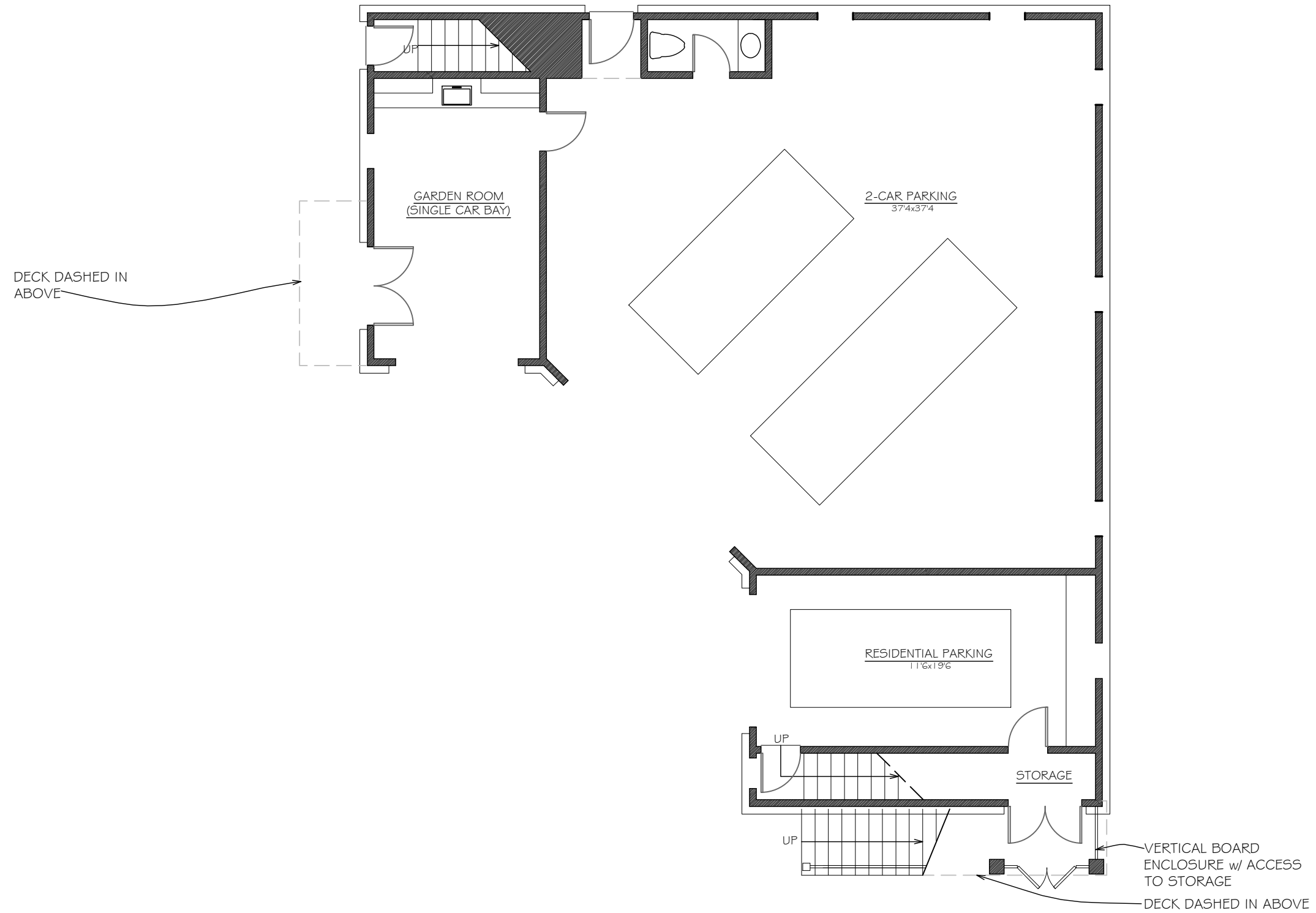


woodburn & company
 LANDSCAPE ARCHITECTURE
 103 Kent Place
 New Hampshire Phone: 603.659.5949

Residential Development Expansion
LANDSCAPE PLAN
 Portsmouth, New Hampshire
 765 Middle Street

Drawn By: VM
 Checked By: RW
 Scale: 1" = 10' - 0"
 Date: September 28, 2022
 Revisions:
 December 16, 2022 For PB Submission
 February 8, 2023 per revised site plan
 April 7, 2023

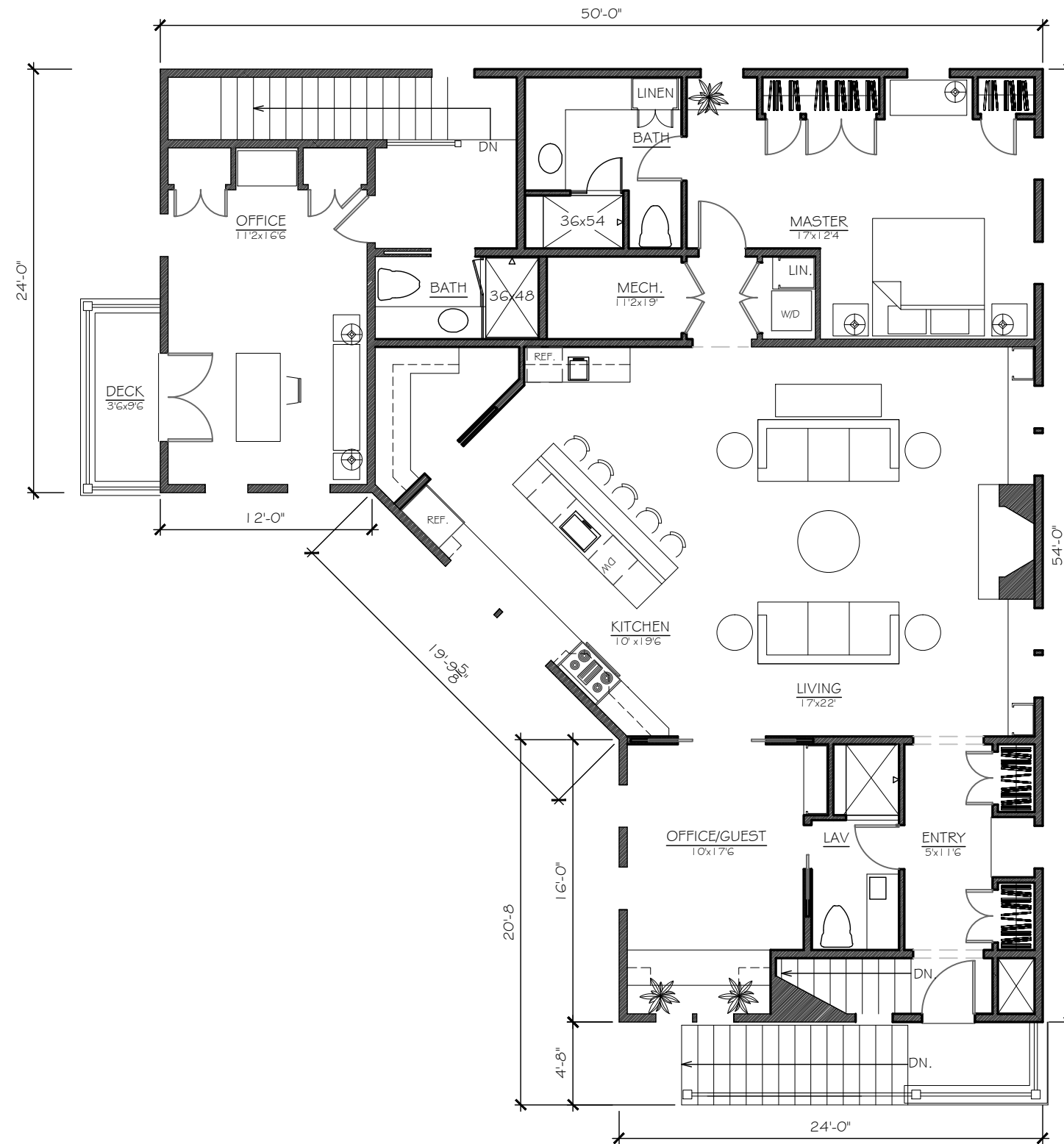
L-1
 Sheet 1 of 1



GARAGE: Proposed First Floor

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





GARAGE: Proposed Second Floor

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



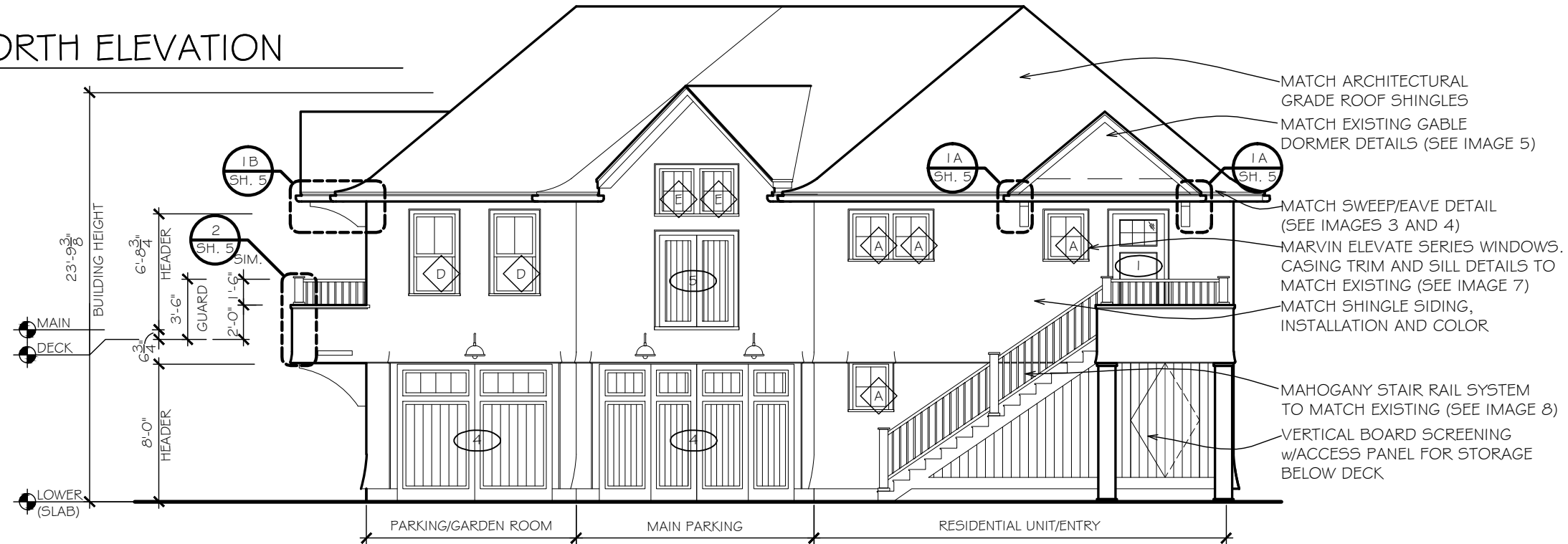


1) HALF WALL AT DECK
[SIM.]

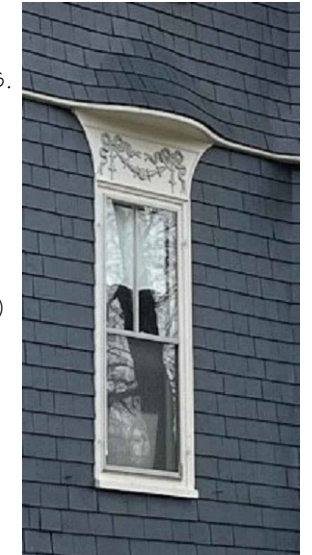


2) SHINGLE SWEEP AT BASE

NORTH ELEVATION



5) GABLE DORMER
[SIM.]



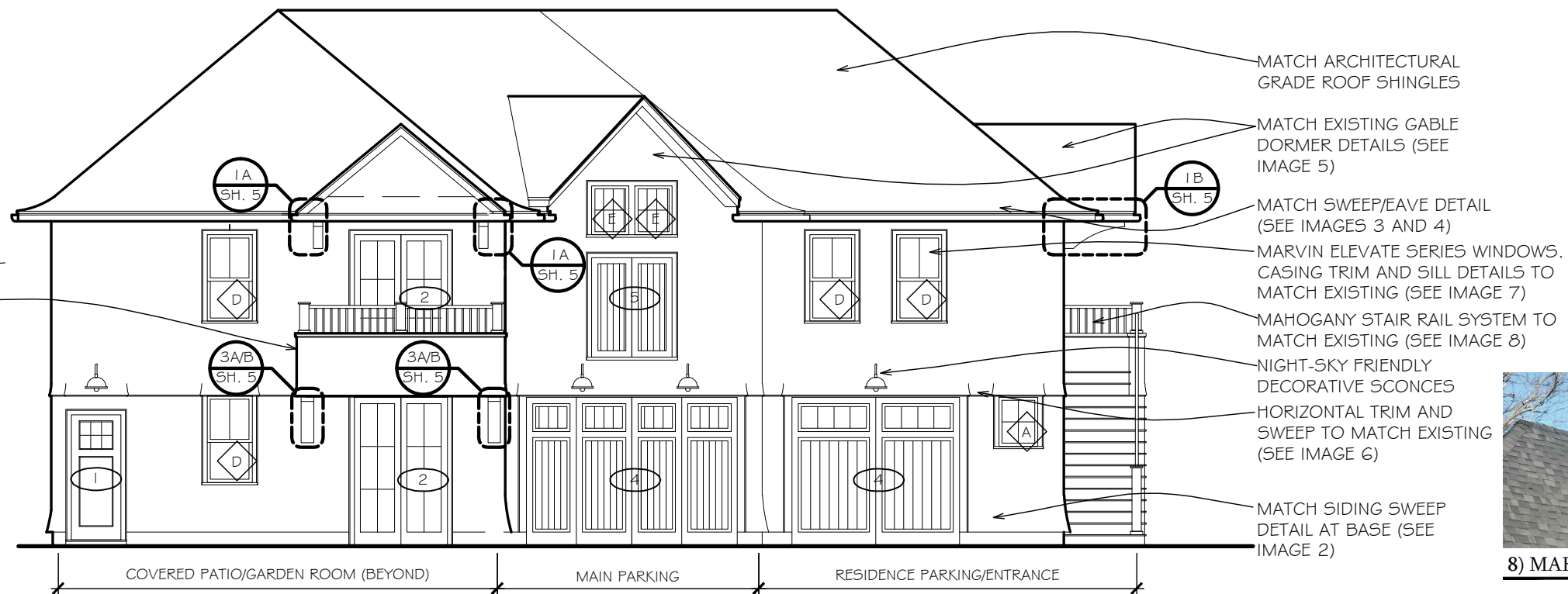
6) HORIZONTAL TRIM AND SWEEP

EAST ELEVATION



3) ROOF SWEEP AND RAFTER TAILS
[PROPORTIONS FROM CARRIAGE HOUSE]

SHINGLED HALF WALL
DETAIL AT DECK
(SEE IMAGE 1)



7) WINDOW TRIM CASING AND SILL
[DOES NOT INCLUDE DECORATIVE FRIEZE]



4) ROOF SWEEP AND RAFTER TAILS
[FROM BELOW]



8) MAHOGANY RAILS

GARAGE: Proposed Elevations

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

765 Middle Street, Portsmouth, New Hampshire

SOMMA Studios 603/766.3760

SCALE: AS NOTED

PH

4.14.23

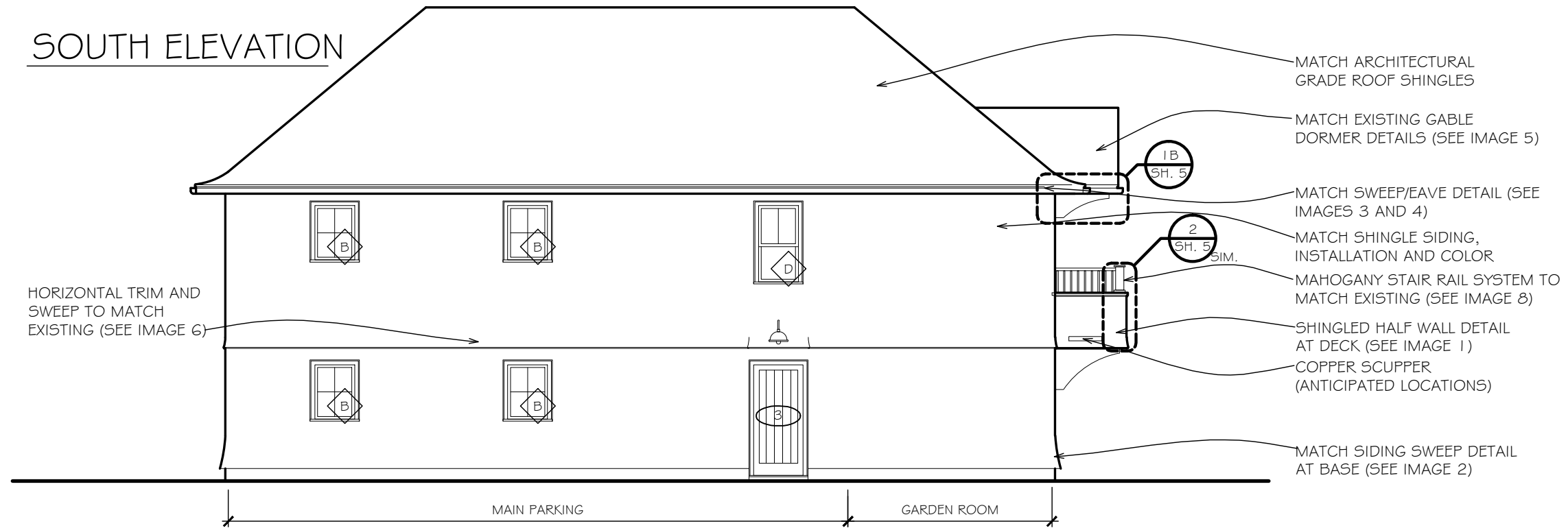
ARCH. SHT. 3



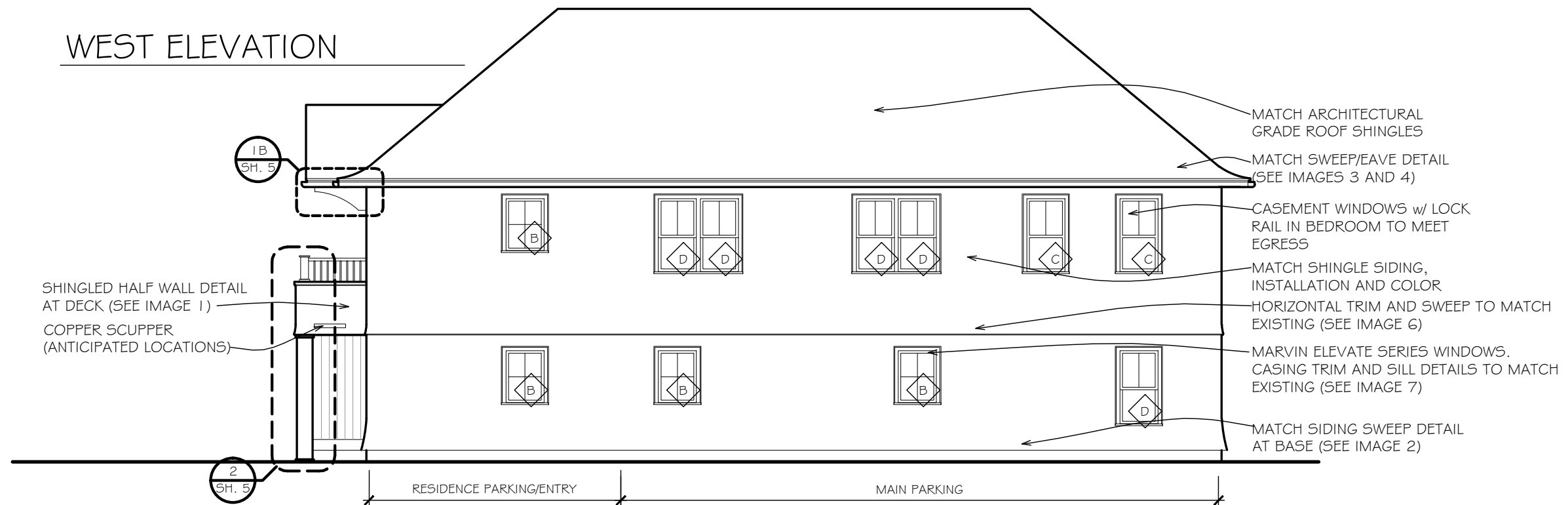




SOUTH ELEVATION



WEST ELEVATION



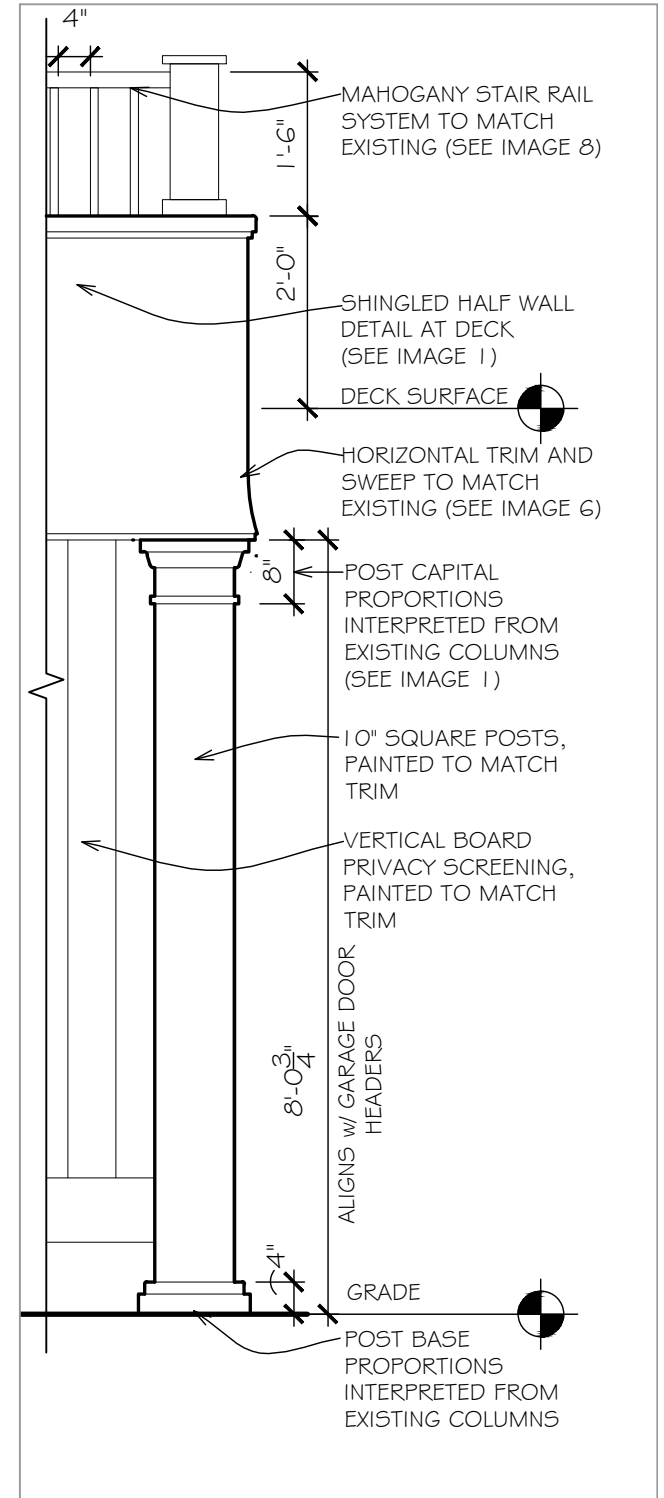
GARAGE: Proposed Elevations

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



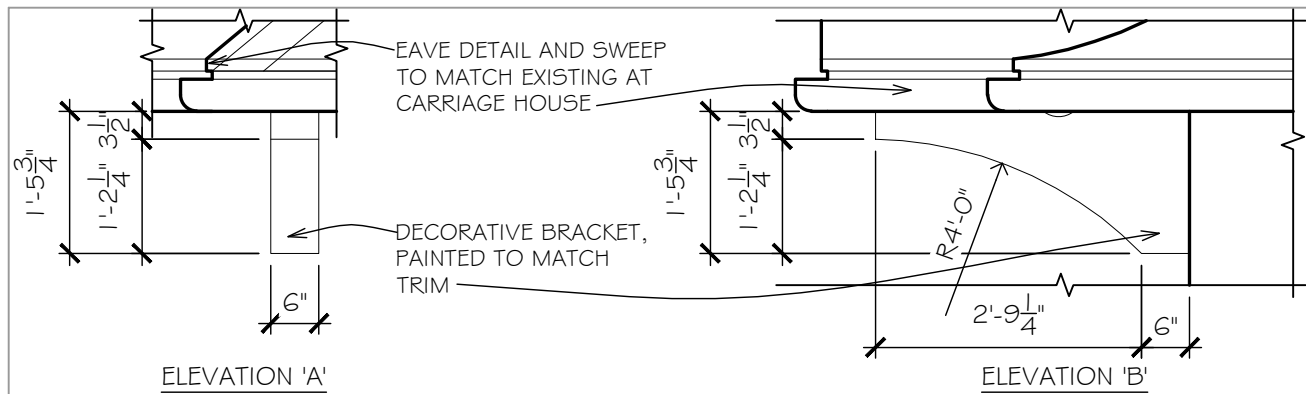
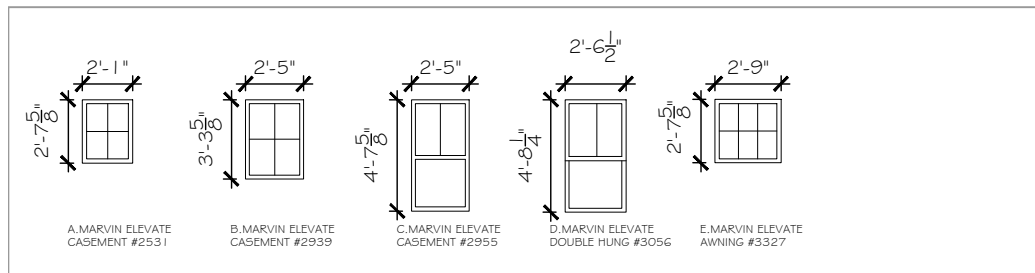
NORTHEAST ELEVATION

(DOES NOT SHOW DECKS)



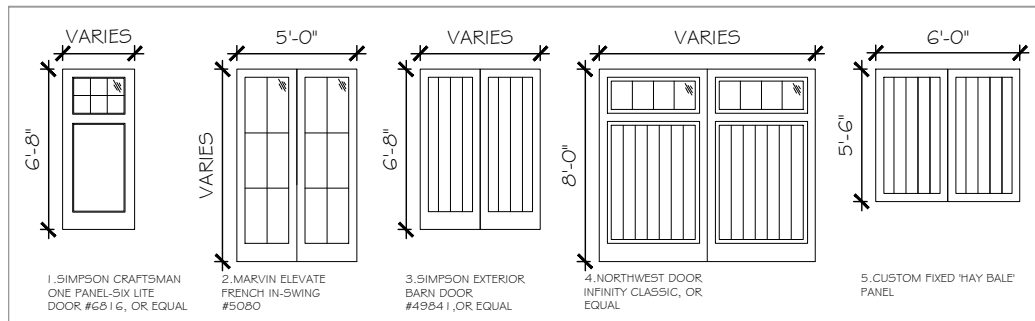
GARAGE: Proposed Elevations

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



Window Types

SCALE: N.T.S.

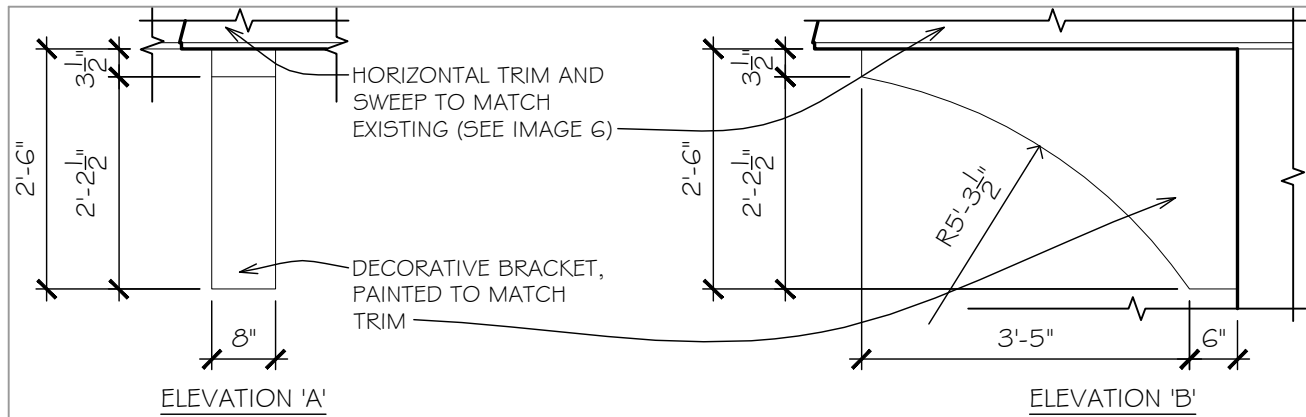


Door Types

SCALE: N.T.S.

1 Bracket Detail

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



3 Bracket Detail

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

2 Sweep & Rail @ Deck

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

765 Middle Street, Portsmouth, New Hampshire

SOMMA Studios 603/766.3760

SCALE: AS NOTED

PH

4.14.23

ARCH. SHT. 5













INFINITY CLASSIC™

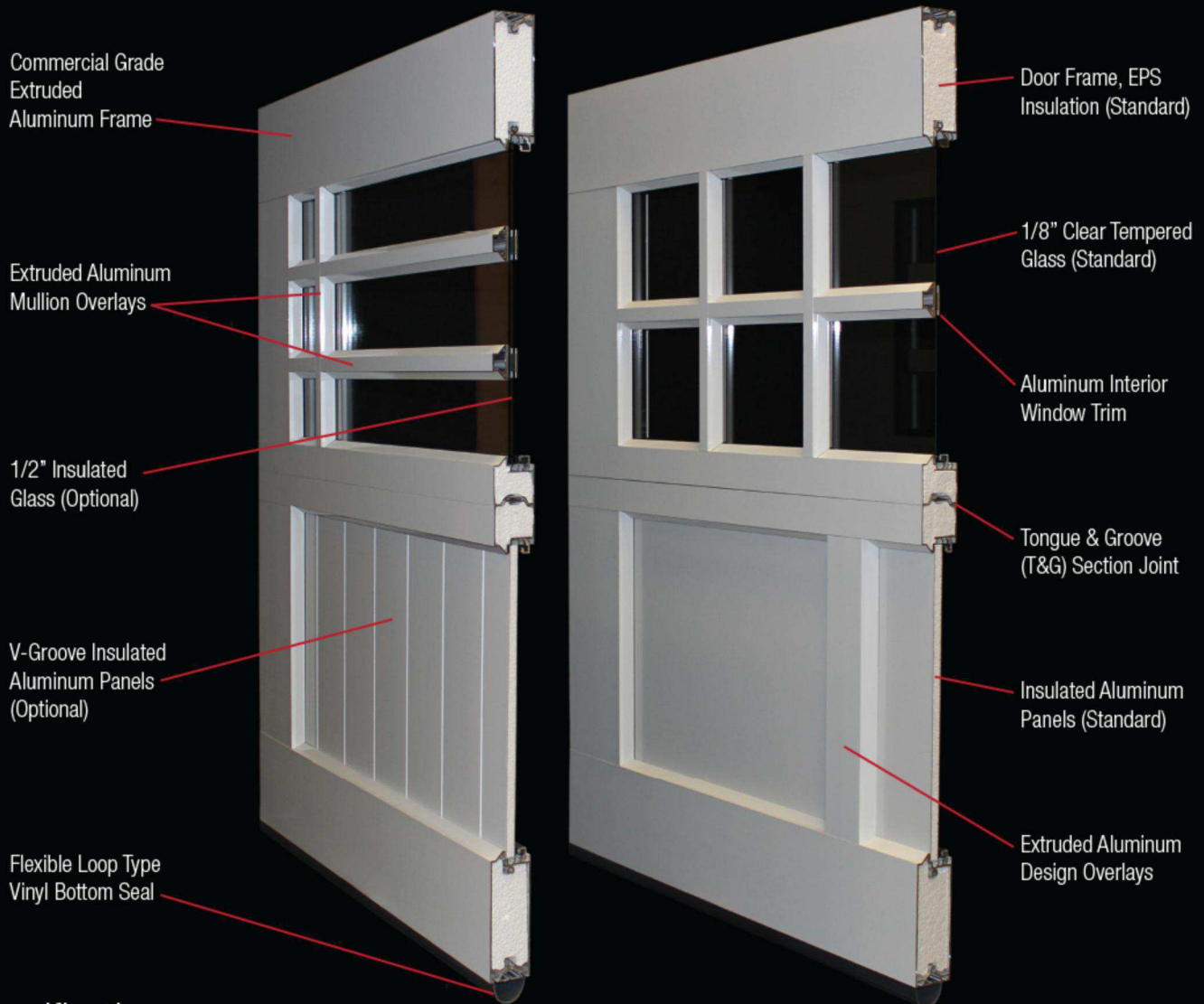
All Aluminum Carriage Style Garage Doors

HÖRMANN NORTHWEST DOOR

Infinity Classic Corrosion-Proof Construction

The Infinity Classic is virtually maintenance free and built to last as long as you own your home! It is constructed using heavy duty commercial grade extruded aluminum stiles and rails. Framing members are mechanically fastened at joints creating an exceptionally high strength door frame. A precisely engineered Tongue and Groove (T&G) joint with a compressible gasket is incorporated at meeting rails. Framing members and aluminum panels have a (EPS) polystyrene core for thermal and acoustic advantages. Single pane clear tempered glass is standard. Several other glass types are available.

The Infinity Classic comes with a standard white Polycron III finish. Optional wood grain and solid color powder coat finishes are available. Northwest Door offers a vast selection of designs including arched windows and custom designs.



Specifications

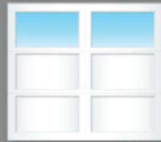
- Frame: 2" thick, extruded commercial grade aluminum with EPS polystyrene core. *(Average insulation value R 5.6 with insulated thermo pane windows)*
- Panels: .050" thick aluminum each side of a 1/2" EPS polystyrene core, sandwiched. *(Optional "VG" v-groove insulated panels available)*
- Windows: Simulated true divided lites, straight or arched. *(Optional custom arched windows can be made to match your door opening)*
- Glass: 1/8" single pane clear tempered glass. *(Optional thermo pane insulated, tinted and obscure glass - page 11)*
- Sections Joints: Tongue and Groove type with compressible gasket.
- Bottom Seal: Flexible loop type vinyl.
- Finish: White Polycron III. *(Optional "WG" wood grain powder coat and solid color painted finishes - page 4)*
- Hardware: Galvanized standard lift torsion hardware, 15" radius, 2" bracket mounted track, 10,000 cycle springs, 14 gauge hinges, 2" nylon ball bearing rollers. Doors over 12' wide or 156 sq. ft. receive double end hinges and long stem rollers, doors exceeding 575 lbs. receive 3" angle mounted track, doors exceeding 750 lbs. receive solid keyed shaft. *(Optional high lift, low clearance and high cycle options - page 11, solid color powder coat finishes - page 4)*
- Warranty: Limited Lifetime Warranty on door, One Year Warranty on hardware. *(When used on residential applications)*

Designs

Infinity Classic doors are available in one inch increments up to *24 ft. wide and 16 ft. high, with a maximum total door size of 336 sq. ft. Doors up to 8 ft. in height are made using only three sections, which provides an authentic replication of original carriage house style doors. 33 1/4 in. is our maximum section height. *Note: (24 ft. wide available in white only, other colors available to 22 ft. wide)

Extruded aluminum designs and mullion overlays are adhered to the door. They can be configured to create many carriage style designs. We offer seven base designs, seven standard window patterns, and six arched window patterns. Our standard arch is 15'-0" radius on both single car and double car doors. A 58'-0" radius arch is also available on double car doors. Optional custom arches can be made to match your exact door opening arch or angles when a template is provided. Aluminum trim is applied to the inside surface of the glass to match the pattern on the exterior. Please contact your Northwest Door Dealer for more information about custom arches.

Standard Windows:



2-Panel
Up to 10'-0" Wide



3-Panel
10'-1" to 13'-0" Wide

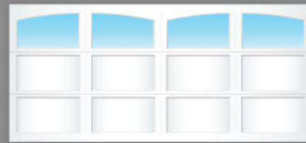


4-Panel
13'1" to 20'-0" Wide

Arched Windows:



Single Car
15'-0" Radius



Double Car, 15'-0" Radius
2-Arches (Standard)



Double Car, 58'-0" Radius
1-Arch (Optional)

Base Designs:



I001S



I101S



I201S



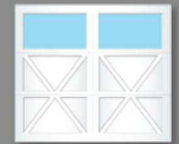
I301S



IA01S



I01S



IX01S

Standard Windows:



01S



02S



03S



04S



06S



08S

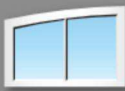


09S

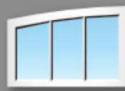
Arched Windows:



01A



02A



03A



04A



06A



08A

Custom Designs



I116C VG Custom

Our all aluminum Infinity Classic garage doors can be created with your home or structure's architecture in mind. Custom designs can be created, including custom section heights and windows in both the intermediate and top sections.

The door at right has 4 sections. Each section was made a different height to achieve the desired proportions. The two upper sections contain customized 8-lite windows with the top window section having a custom arch. The lower sections contain v-groove panels. This I116C custom door has a Walnut wood grain powder coat finish.

Scaled dimensioned drawings are available upon request for all custom and standard Infinity Classic designs.



Optional Wood Grain Powder Coat Finishes



Infinity Classic is available in a high performance state-of-the-art wood grain finish. Our doors look so realistic and natural that they are mistaken for real wood doors. The wood finish is a powder coat process, an excellent performer in coastal regions and where corrosion is present. All door surfaces are finished so the door is as beautiful on the inside as the outside.

Powder Coated Hardware

To further enhance the beauty of your door's interior, we offer optional powder coated track and operational hardware in five solid colors: Black, Red, Grey, White and Brown.

Interior of doors shown at right, Dark Walnut wood grain finish with black powder coated track and hardware.



Note: Stock wood grain colors have shorter lead times and are offered at a lower price.

*Note: Wood grains and solid colors will vary due to the printing process, these representations are not an exact match with actual product.



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6816 CRAFTSMAN ONE PANEL-SIX LITE

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

STANDARD OPTIONS

Quantity

[Change Quantity](#)

Change Door Shape

Stain or Paint?

[view more](#)

Stain Paint

Wood Species

Slab Width

[view more](#)

Feet	Inches	Fraction
<input type="text" value="3"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

Slab Height

[view more](#)

<input type="text" value="6"/>	<input type="text" value="8"/>	<input type="text" value="0"/>
--------------------------------	--------------------------------	--------------------------------

Thickness 

[view more](#)

IG Glass, Option 1 

[view more](#)

Add Low-E Yes No

Film Yes

[view more](#)

Sticking Profile 

Panel Type 

Groove Type 

Stile Width 

[view more](#)

UltraBlock Yes

[view more](#)

DESIGN AND CONSTRUCTION ALTERATIONS

Modified Mortise & Tenon Yes No

[view more](#)

Two-Piece Laminated Stiles Yes No

and Rails

[view more](#)

Engineered Stiles and Rails Yes No

with 1/4" Veneer

[view more](#)

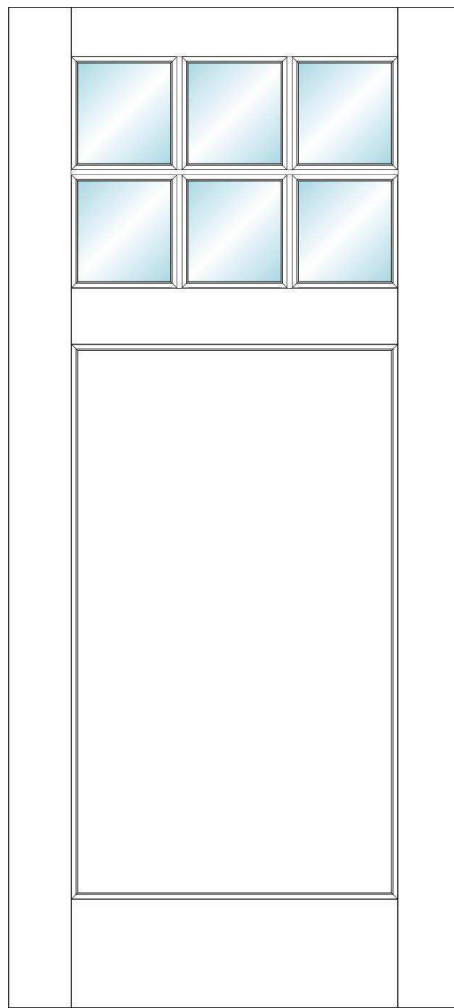
Mouldings 

[view more](#)

FINISHING TOUCHES

Priming Yes No

[view more](#)



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49841 BARN DOOR

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Profile: Shaker

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

STANDARD OPTIONS

Quantity

[Change Quantity](#)

Change Door Shape

Stain or Paint?

[view more](#)

Stain Paint

Wood Species

Feet

Inches

Fraction

Slab Width

[view more](#)

Slab Height

[view more](#)

Thickness
ie m re


Sticking Profile

Shaker

Panel Type

Grain Type

Grain

Stile Width
ie m re

UltraBlock
ie m re

Yes

DESIGN AND CONSTRUCTION ALTERATIONS

One-Piece Laminated Stiles
and Rails
ie m re

Yes No

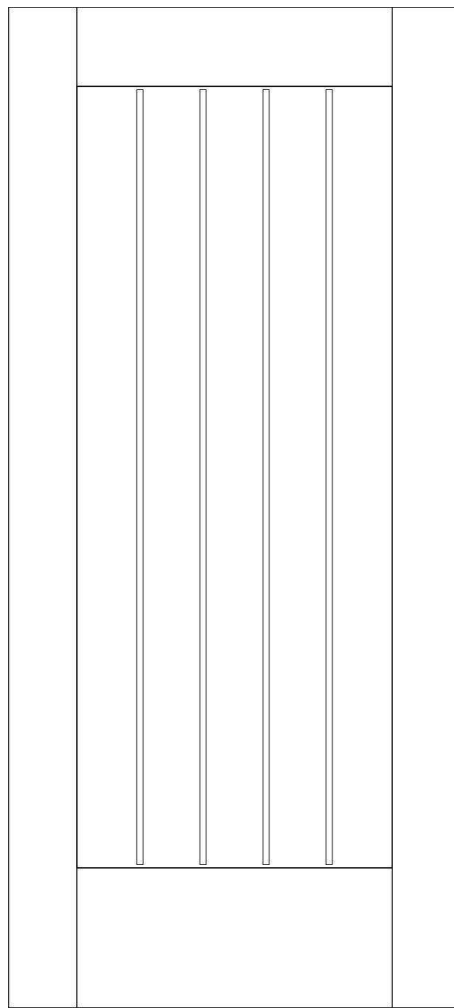
Engineered Stiles and Rails
with 1/4" Veneer
ie m re

Yes No

FINISHING TOUCHES

Priming
ie m re

Yes No



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Want inspiration in your inbox?

Marvin Elevate® collection

THE PERFECT BALANCE OF BEAUTY AND STRENGTH

Balancing beautiful design with superior strength, the Marvin Elevate collection delivers style in any climate. Elevate features warm wood interiors that can blend in or stand out with Ultrex® fiberglass exteriors for lasting durability. The collection offers a range of carefully selected features and options, making it as versatile as it is elegant.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.

Casement windows with Simulated Checkrails and Grills-between-the-Glass in Designer Black with Matte Black hardware

CASEMENT + AWNING



Casement windows with
Matte Black hardware



Casement windows in White

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 ¼ inch insert replacement frame, flat sill, and through jamb installation.



CASEMENT + AWNING



CASEMENT NARROW FRAME + AWNING NARROW FRAME



Available with IZ3
(Excludes Narrow Frame option)

DOUBLE HUNG



Double Hung windows in Designer Black with Matte Black hardware



Double Hung window in White with White hardware

DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features ¾ inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



DOUBLE HUNG INSERT



 Available with IZ3
(Excludes Insert option)

INSWING FRENCH DOOR



Inswing French door with Northfield hardware in Matte Black



Inswing French doors in White with custom hardware

INSWING FRENCH DOOR

- Secure and stable stainless steel multi-point locking system.
- Precision built in 1/4 inch increments.
- Available in 1-, 2-, or 3-panel configurations.*
- Multiple configurations up to 6 feet wide by 8 feet high.
- Bronze or Beige sill available.
- PG30 performance rating standard.
- PG50 performance rating optional on 1- and 2-panel configurations.



INTERIOR



EXTERIOR



DOOR HINGE SHOWN IN SATIN NICKEL

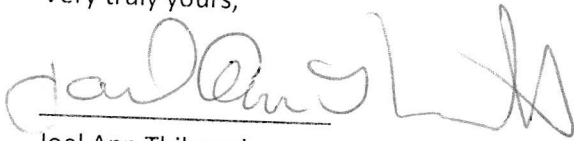


September 9th, 2022

To Whom it May Concern:

I Joel Ann Thibeault, own a property at 670 Lincoln Ave, Portsmouth, New Hampshire. I am abutter to/ neighbor of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that I have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Joel Ann Thibeault", written over a horizontal line.

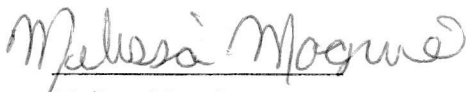
Joel Ann Thibeault

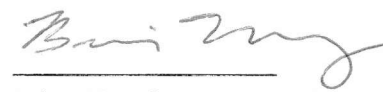
September 8th, 2022

To Whom it May Concern:

We Melissa & Brian Maguire, own a property at 774 Middle St #3, Portsmouth, New Hampshire. I am abutter to/ neighbor of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that I have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,


Melissa Maguire


Brian Maguire

September 9th, 2022

To Whom it May Concern:

We Patricia and Charles Corlin, own a property at 736 Middle St, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,


Patricia Corlin

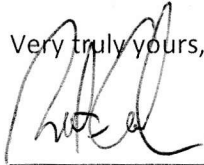

Charles Corlin

September 8th, 2022

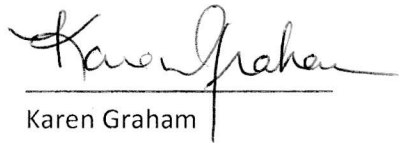
To Whom it May Concern:

We Robert Graham and Karen Graham, own a property at 664 Lincoln Avenue, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,



Robert Graham



Karen Graham

May 27th, 2022

To Whom it May Concern:

We Elton Shaffer and Paula Rais, own a property at 748 Middle St, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,


Elton Shaffer


Paula Rais

Sept 8th, 2022

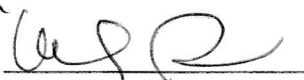
To Whom it May Concern:

We Peter Dawson and Karen Dawson, own a property at 648 Lincoln Ave, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,



Peter Dawson



Karen Dawson

Follow up re variance 765 Middle Street

Kristie Jorgensen <knejorg@gmail.com>
From: sleddiver@gmail.com
To: "Nathan H. Jorgensen" <njhjorgensen@mac.com>

Tue, Sep 20, 2022 at 10:22 AM

Dear David and Nicole,

We received your packet in our mailbox last week after returning from our trip traveling abroad. It was addressed to a "Carla" but we are the current owners across the street, located at 774 Middle Street, Unit 1, Portsmouth, NH.

My apologies for a delayed response but I am still ill with a Covid infection from our trip back home. I hope we are not too late in offering our support for your variance request. I just wanted to let you know that we, as abutters to the subject property at 765 Middle Street, Portsmouth, NH support your variance request and feel that it will be a very pleasant addition to the neighborhood. It does not impact parking or impact abutting structures and conforms nicely with the area and for the historic district.

Please feel free to reach out to us in the near future if you need further support in any way. As abutters and good neighbors, we are here to help.

All the best to you and your plans.

Kristie and Nathan Jorgensen
774 Middle Street, Unit 1
Portsmouth, NH 03801
Kristie's Cell: 603-767-7182
Email: knejorg@gmail.com

KRISTIE JORGENSEN
Vice President, Associate Broker, Realtor
Licensed in ME & NH
Legacy Properties Sotheby's International Realty
141 Maine Street, Brunswick, ME 04011
c 603-767-7182 | ME 207-200-5082
kjorgensen@legacysir.com
MyProfile | LegacySIR | SothebysRealty

January 9th, 2023

To Whom it May Concern:

We Shelley Vessels and Corey Vessels, own a property at ^{795 Middle St}~~635 Lincoln Ave~~, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

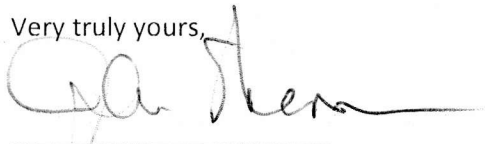

Corey & Shelly Vessels

January 9th, 2023

To Whom it May Concern:

We Marcia ~~Shearman~~^{Shearman} and John ~~Shearman~~^{Shearman}, own a property at 635 Lincoln Ave, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,



John & Marcia Shearman

DUSTON LEDDY
— REAL ESTATE —

Dear Commission Members,

I am the broker/owner of Duston Leddy Real Estate. I have been selling real estate here in the Seacoast and Portsmouth NH for 17 years. I am writing in support of the garage/dwelling addition project for David Sinclair and Nicole Giusto at 765 Middle Street.

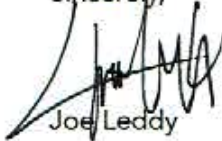
Middle Street is a major artery into historic downtown Portsmouth where virtually all of the homes are of an historic nature consisting of several different styles from classic New Englanders, Colonial Farmhouses, Tudors and Georgian to Queen Anne Victorians.

Our analysis covered a 300 ft radius around the subject property and revealed that more than 30% are multi-family dwellings. The virtue of adding an additional 4th unit to an existing 3 family property will not diminish values of the already dense neighborhood.

765 Middle Street's main Victorian house and complimenting Carriage House are of exquisite architectural detail and craftsmanship. The level of corresponding detail the owners are willing to bring to the new structure will only increase the number of elegant homes in the surrounding area. This new addition with its courtyard design will be an enhancement to the neighborhood and help increase surrounding property values.

It is my professional opinion that this new structure will not be a detriment to any neighbors, nor diminish surrounding property values.

Sincerely,



Joe Leddy

Broker/Owner

Duston Leddy Real Estate

Broker Opinion of Value

For

765 Middle Street, Portsmouth NH 03801

I, Terri Golter, a real estate agent from RE/MAX Shoreline, and 38 yr. veteran of the Seacoast and Portsmouth NH real estate, give my professional opinion that the garage addition project for David Sinclair and Nicole Giusto is in keeping with the neighborhood and will certainly not diminish any surrounding property values. In fact, adding this new addition with the courtyard design, will be an enhancement to the neighborhood, and this will only increase property values. It will showcase the current neighborhood!

I sold this property in its original condition to the current owners and they have done an exemplary job of updating the structure and retaining the old historic design and charm, in keeping with the neighborhood. They have also added a vast amount of landscaping, enhancing the property on this large corner lot. In fact, they have tastefully brought out more of the original architectural character than could be seen in the past and have made it a show piece with historic preservation in mind.

The way the new garage placement in the corner will be shaped in a courtyard design, will allow the neighbors privacy as well as more light and will be appealing to the eye. David and Nicole have carefully planned this out so as not to diminish the neighboring home values. Again, the entire project including the new garage addition will only increase neighboring property values by having a higher end, quality, well cared for home in their immediate vicinity, as well as paying attention to the historic detail.

It is my professional opinion that the garage placement will not be a detriment to any neighbors, nor diminish the surrounding property values and I feel the variance should be granted.

Terri Golter

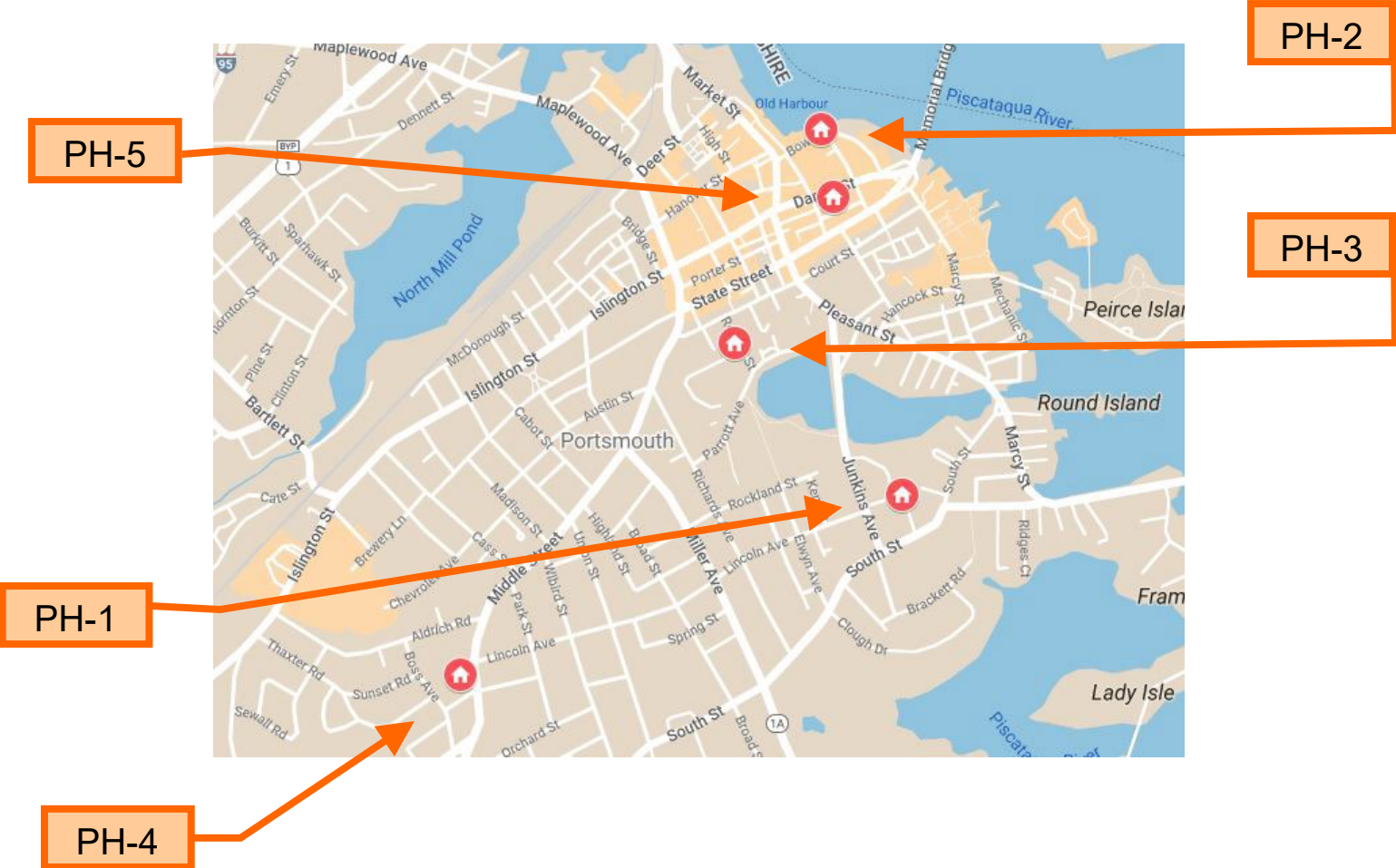
RE/MAX SHORELINE

875 Greenland Rd, Suite 9, Portsmouth NH

603-396-0407

Historic District Commission Staff Report

Wednesday, April 03, 2024



Project Address: 64 MT. VERNON STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 7,841 SF +/-
- Estimated Age of Structure: c.1850-1875
- Building Style: Greek Revival Cape
- Number of Stories: 1.5
- Historical Significance: C
- Public View of Proposed Work: Mt. Vernon Street
- Unique Features: NA
- Neighborhood Association: South End

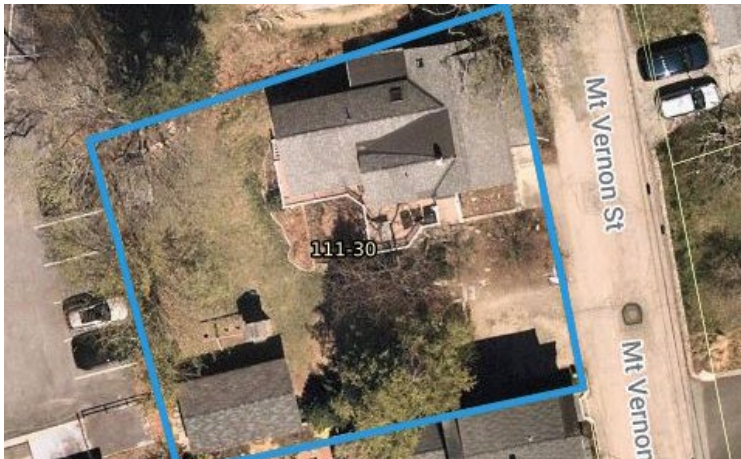


B. Proposed Work: to rebuild existing single story shed into a 2-story shed with entry porch.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Rebuilding the existing 1-story shed/out building into a 2-story outbuilding with entry porch.
- This project has also received Board of Adjustment Approval.



D. Purpose and Intent:

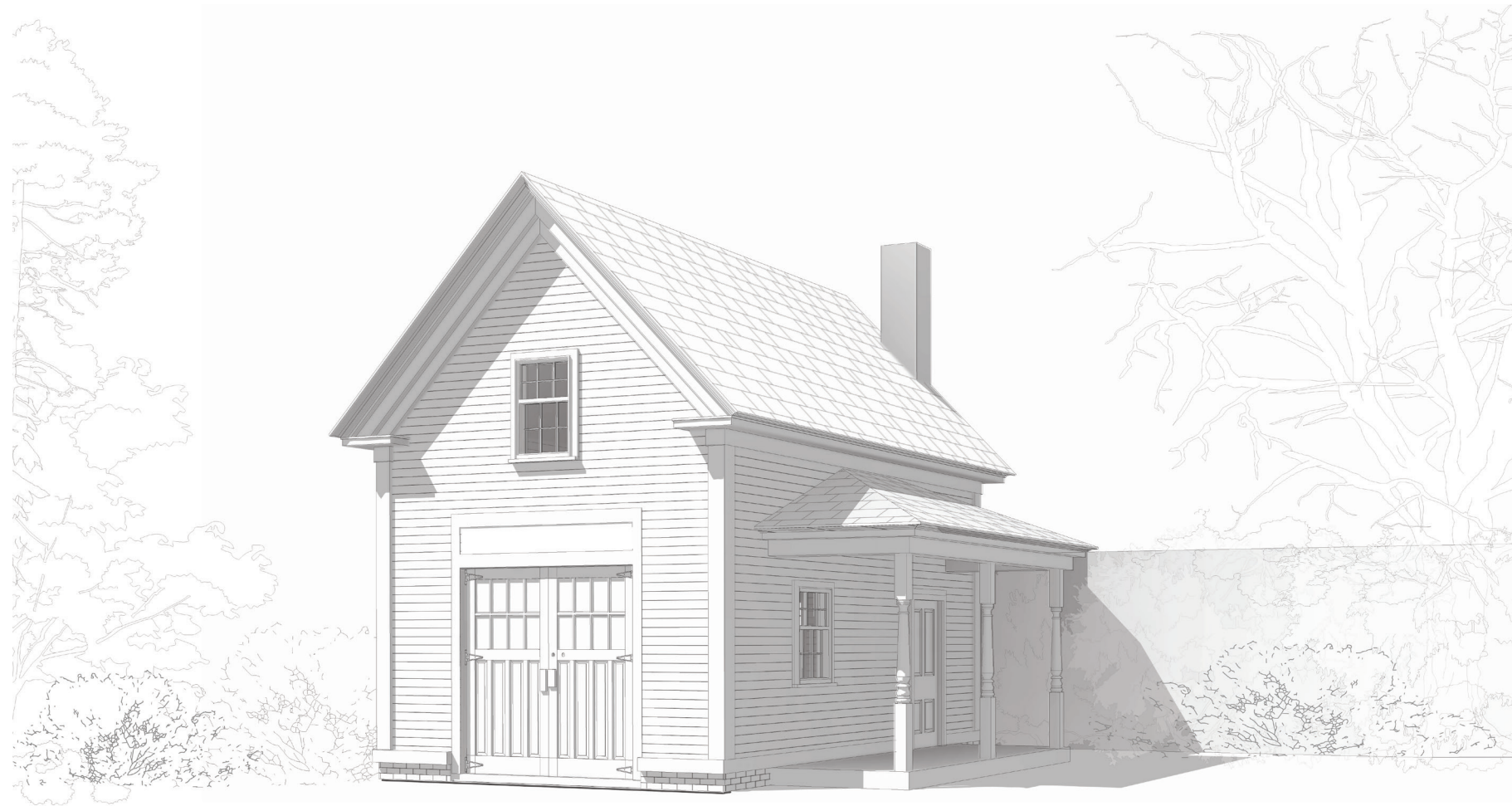
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

64 MT VERNON

PORTSMOUTH, NH



INSURANCE MAPS

OF

Portsmouth

NEW HAMPSHIRE

PUBLISHED BY THE

SANBORN MAP COMPANY

11 BROADWAY, NEW YORK

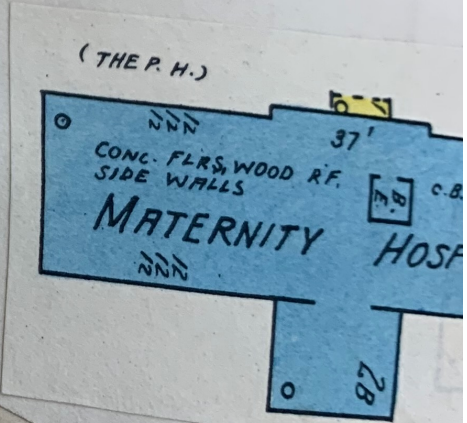
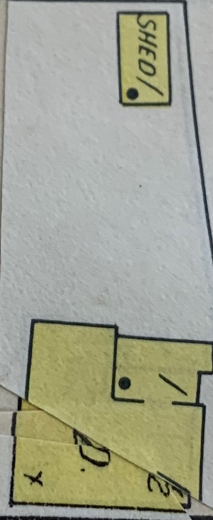
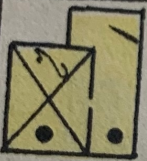
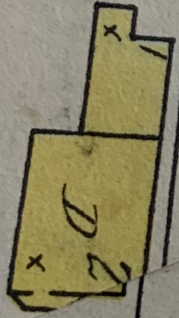
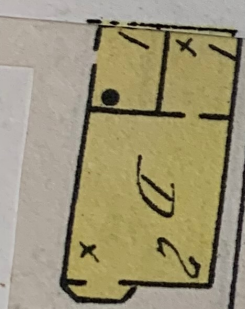
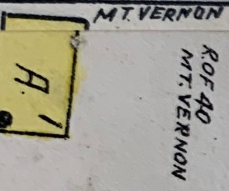
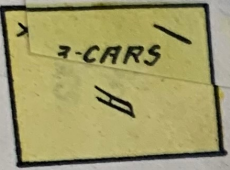
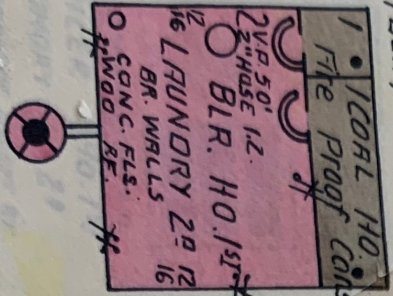
1920

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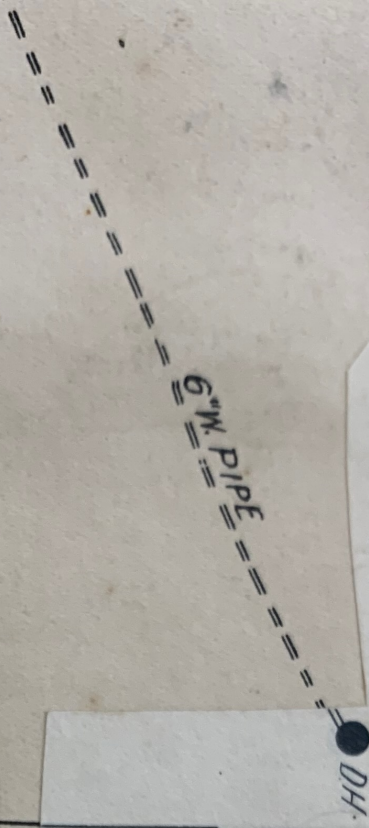
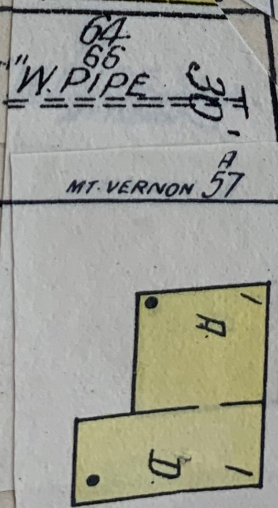
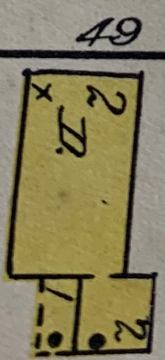
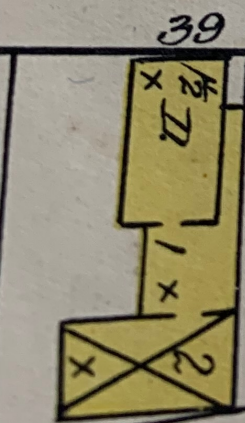
ALL RIGHTS RESERVED. NO PART OF THIS MAP MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THE SANBORN MAP COMPANY.

GREAT CARE HAS BEEN EXERCISED IN THE PRODUCTION OF OUR PUBLICATIONS AND OUR SERVICE, BUT ABSOLUTE ACCURACY IS NOT GUARANTEED.

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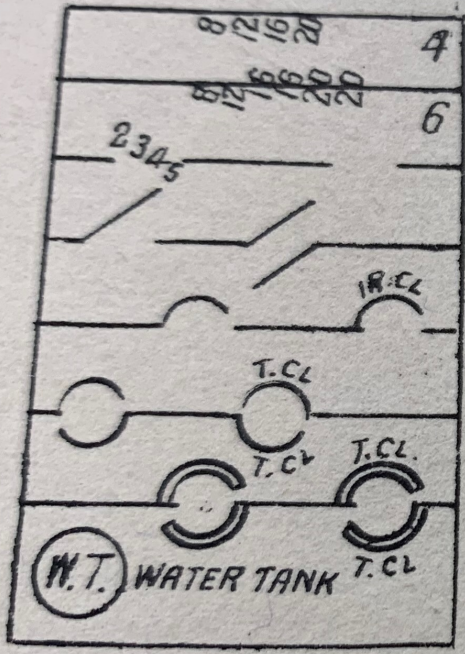
ERNON



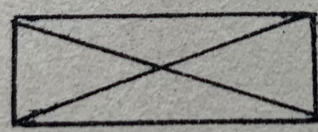
- SHINGLE ROOF
- BRICK 1ST
- D = DWELLING
- F = FLAT
- S = STORE

Brick veneered building
 Brick and frame "
 Frame building
 " " iron clad
 Stone building

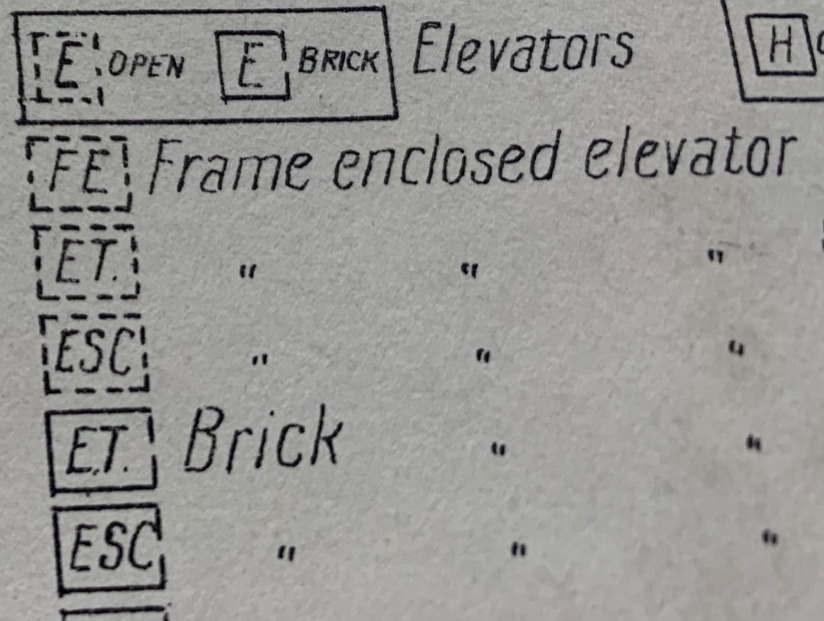
Windows 1st & 2^d with iron shutters
 tin clad shutters, and 5th & 6th with
 HORIZONTAL IR.CH VERTICAL Steam b
 BRICK IRON Chimneys F.P. Fr
 6" W. PIPE Water pipes an
 SINGLE D.H. DOUBLE T.H. TRIPLE Hyd



Figures-8,12,16,20 - indicate thickness of wall in inches.
 Wall without opening and size in inches
 " with openings Figures indicate on which floor.
 Openings with wired glass doors.
 " " single iron or iron clad doors.
 " " double " " tin clad doors
 " " standard steel vault doors, or standa



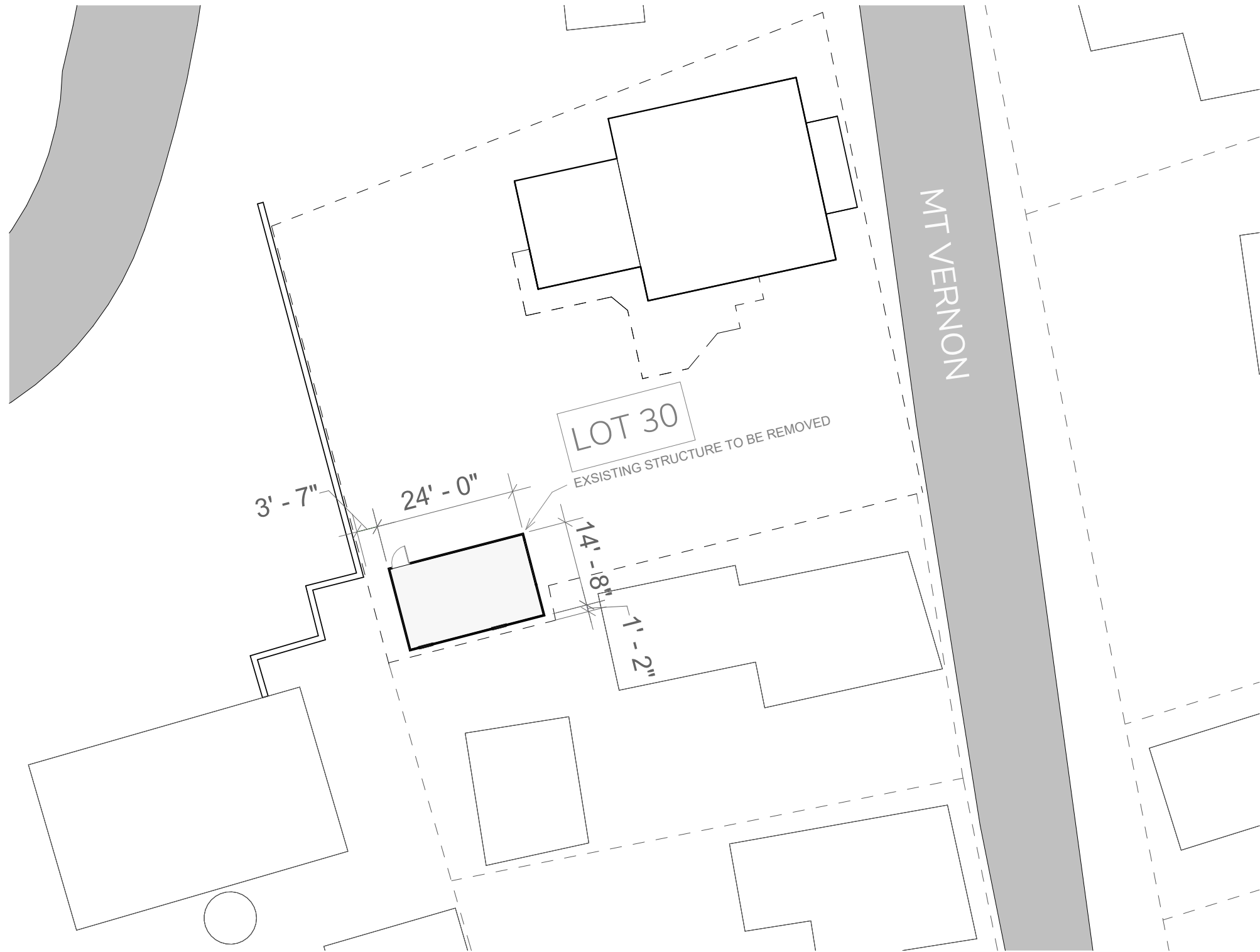
Stable



V.P. Vertical pipe or stand pipe
 " " with fire escape
 F.E. Fire escape
 AFA Automatic fire alarm.
 I.E.P. Independent electric plant







LOT 30
EXISTING STRUCTURE TO BE REMOVED

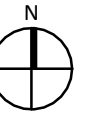
3' - 7"

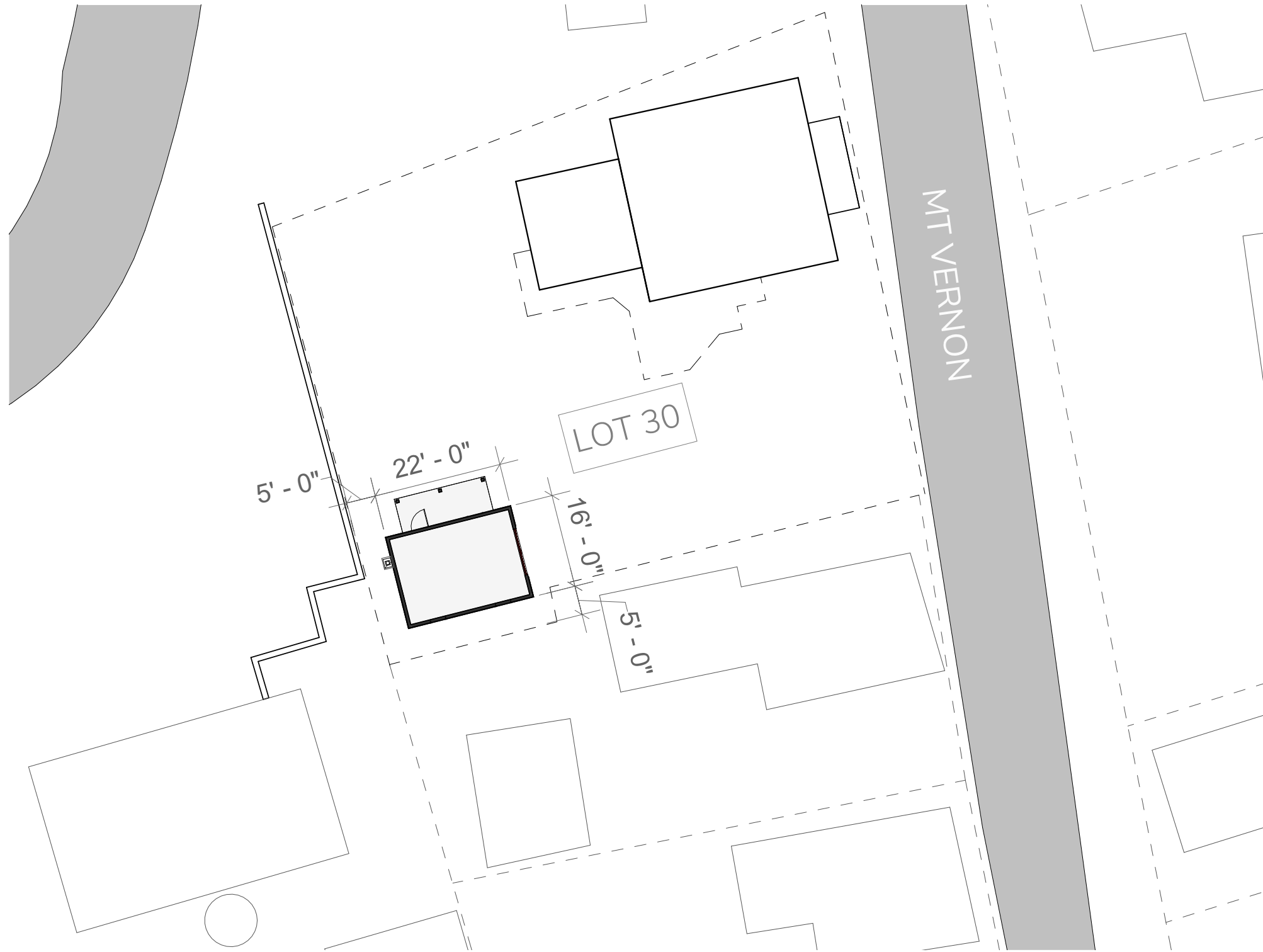
24' - 0"

14' - 8"

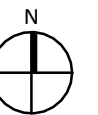
1' - 2"

EXISTING SITE PLAN
1/16" = 1'-0"





PROPOSED SITE PLAN
1/16" = 1'-0"





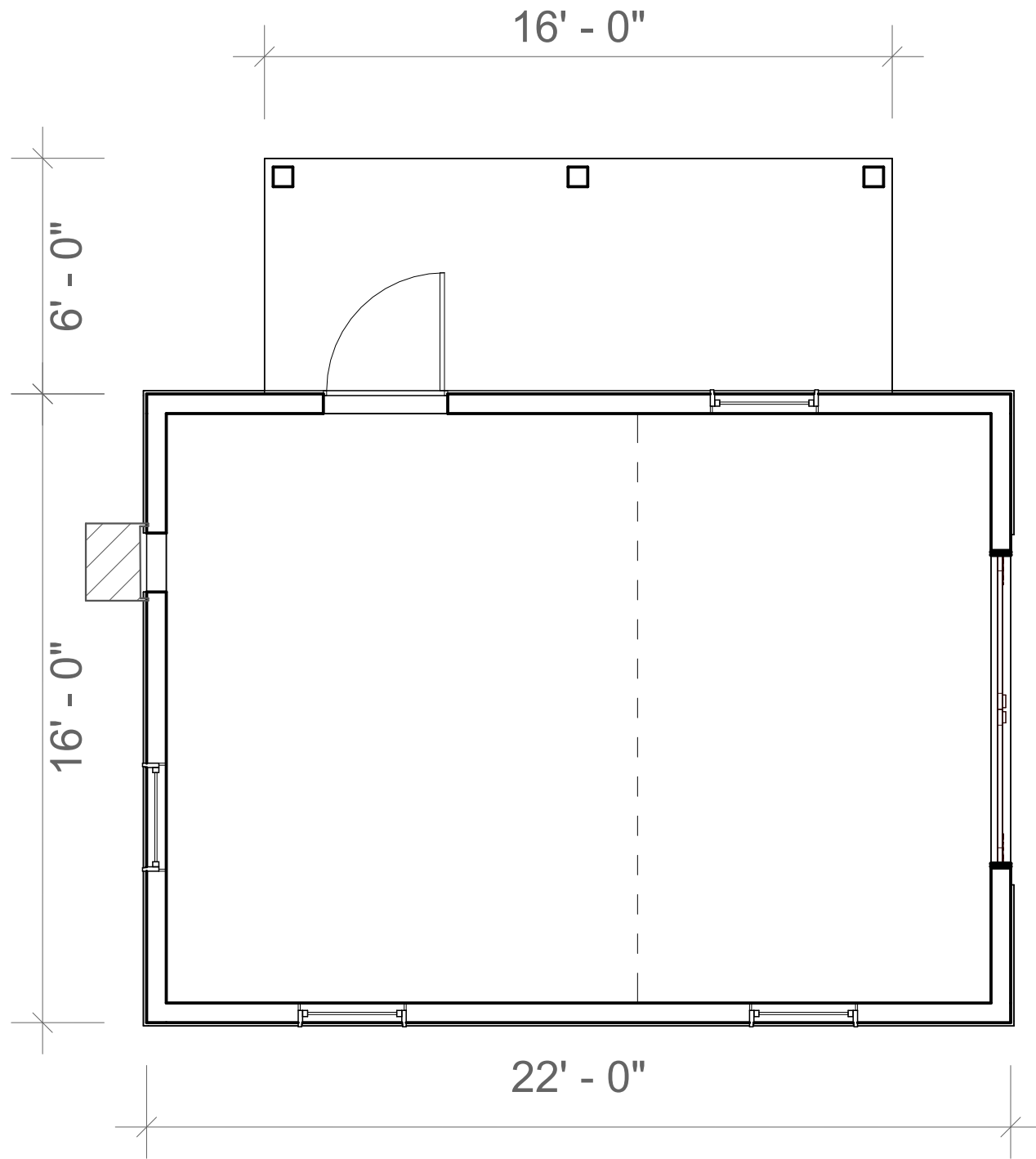
EXISTING EAST ELEVATION
1/4" = 1'-0"

EXISTING WEST ELEVATION
1/4" = 1'-0"

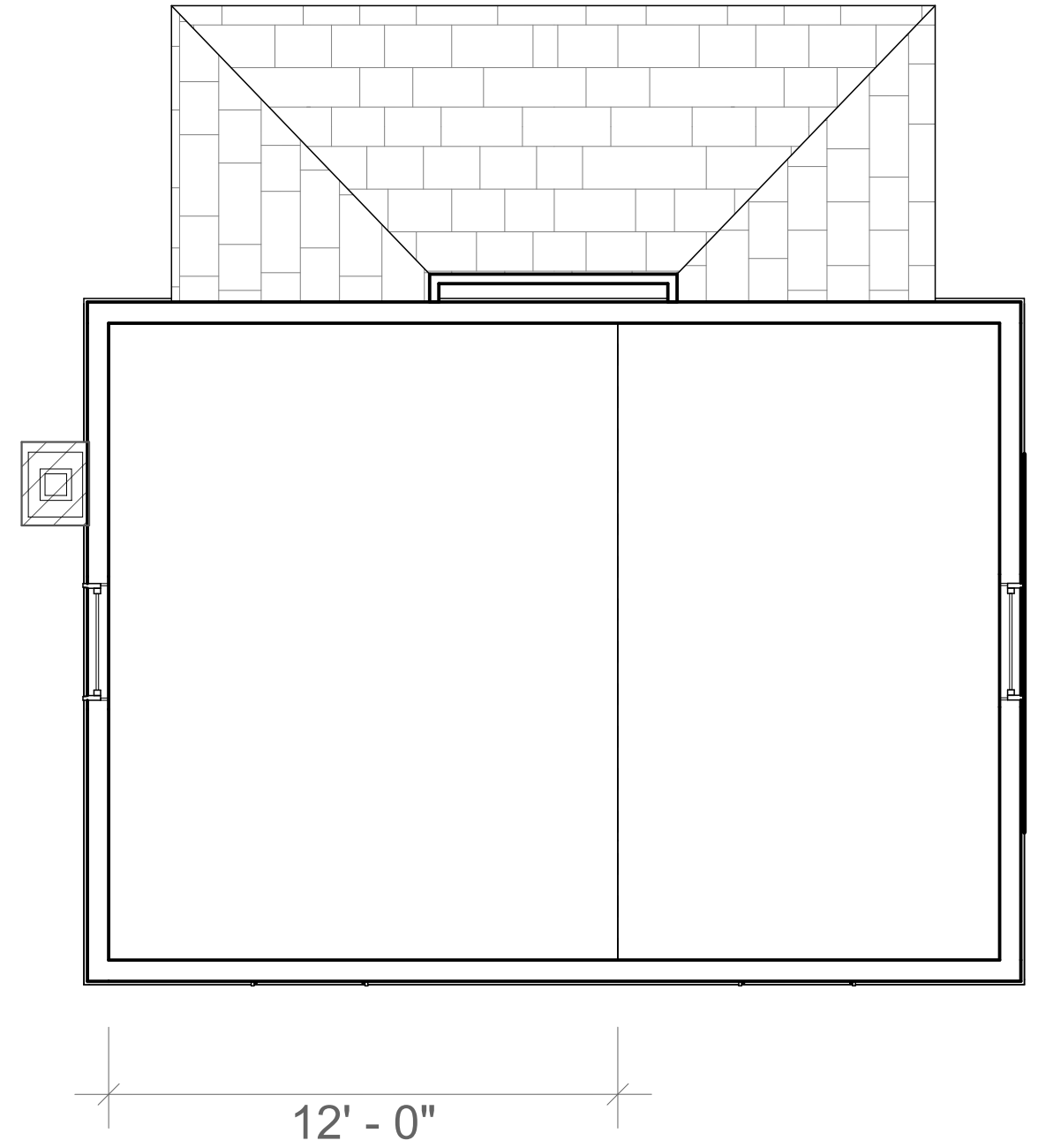


EXISTING NORTH ELEVATION
1/4" = 1'-0"

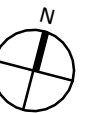
EXISTING SOUTH ELEVATION
1/4" = 1'-0"

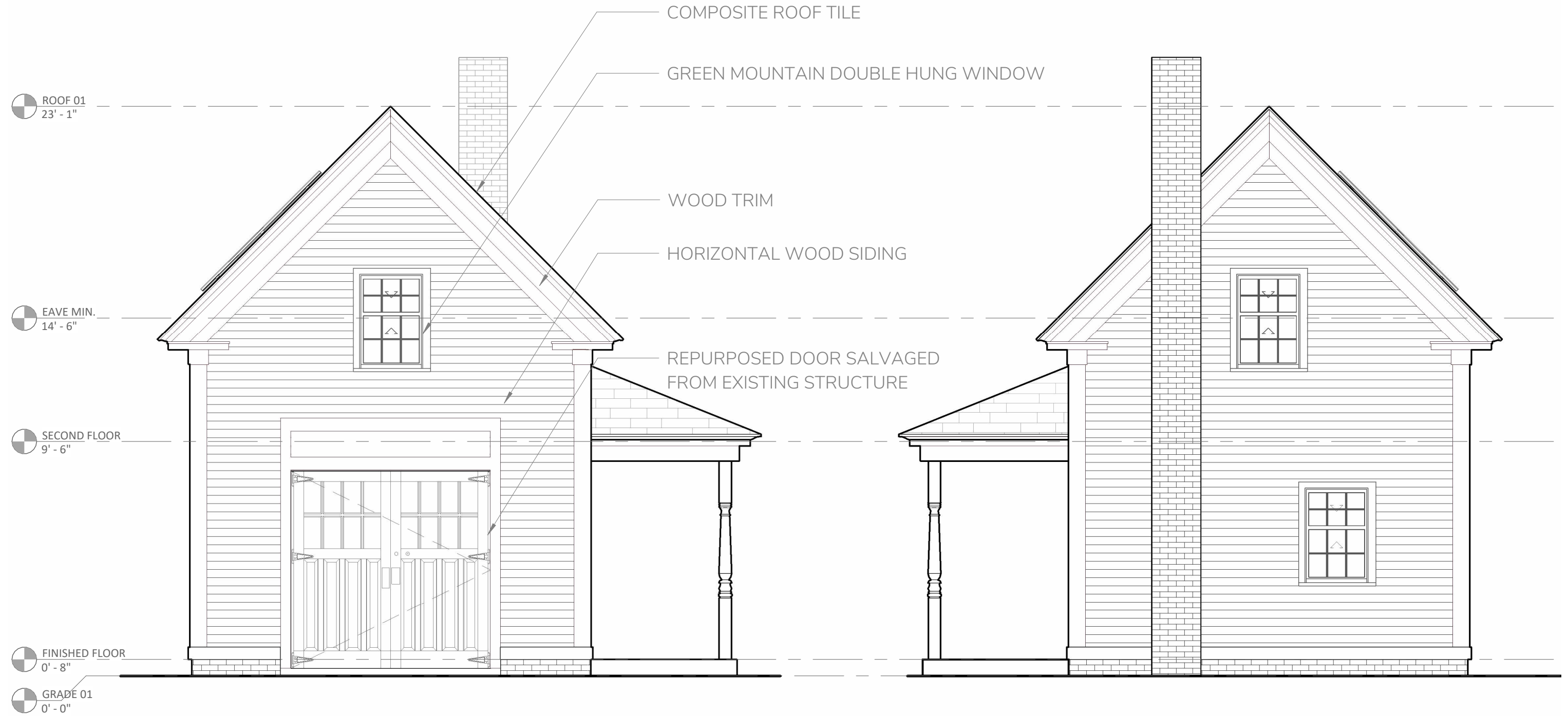


PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"





PROPOSED EAST ELEVATION
1/4" = 1'-0"

PROPOSED WEST ELEVATION
1/4" = 1'-0"



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



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



East Facade



West Facade



Existing Shed to Be Demolished
North Facade



South Facade

Stipulations for 64 Mount Vernon St. Shed Renovation

1. Windows
 - a. All first floor windows will be Green Mountain double hung Milestone series 2624.
 - b. The second floor windows will match the size of Green Mountain 2420 windows.
The west side will be a Green Mountain DH Style Egress Window, which will look from the outside like a double hung, but open as a casement to meet fire code.
2. Chimney
The top of the chimney will be corbelled to match the house
3. Roof
The roof will be a composite slate similar to Inspire synthetic roofing tiles.

Project Address: 99 BOW STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD-5, Downtown Overlay
- Land Use: Commercial
- Land Area: 10,454 SF +/-
- Estimated Age of Structure: c.2010
- Building Style: Federal Revival
- Number of Stories: 4.5
- Historical Significance: Not in 1984 Historical Survey
- Public View of Proposed Work: Piscataqua River
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown



B. Proposed Work: To expand the existing deck.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Expansion of the existing deck.
- This project was originally approved by the HDC on October 06, 2021.



D. Purpose and Intent:

7. Preserve the integrity of the District
8. Assessment of the Historical Significance
9. Conservation and enhancement of property values
10. Maintain the special character of the District
11. Complement and enhance the architectural and historic character
12. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

5. Consistent with special and defining character of surrounding properties
6. Compatibility of design with surrounding properties
7. Relation to historic and architectural value of existing structures
8. Compatibility of innovative technologies with surrounding properties

February 27, 2024

Mrs. Reagan Ruedig
Chair of the Historic District Commission
City of Portsmouth, NH
1 Junkins Ave, 3rd Floor

Re: Martingale Wharf Deck Expansion Project |
LU-21-181 – Certificate of Approval October 20, 2021
LUHD-458 – Administrative Approval April 20, 2022

Dear Chair Ruedig,

On behalf of Martingale, LLC the owner of 99 Bow Street in Portsmouth, NH submits the following package for a Historic District Certificate of Approval. This project was originally approved at the October 6th, 2021 Historic District Commission Meeting with stipulations that were then administratively approved at the April 13th, 2022 Meeting. Due to an extensive approval process with the New Hampshire Department of Environmental Services (NHDES) the Historic District Approvals, attached herein have since lapsed. We are submitting the same project with no changes or modifications of the package that was submitted for the April 13th, 2022 meeting for approval. Please reach out if there are any questions.

The contents of this package are as follows:

1. Administrative Approval Letter of Decision | April 20, 2022 LUHD-458
2. Historic District Commission Submission Package for April 13th, 2022 submitted for re-approval
3. Certificate of Approval | October 20, 2021 LU-21-181

Best Regards,

Richard Desjardins, AIA



Architect | McHenry Architecture
(603) 403-0274
richard@mchenryarchitecture.com



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

HISTORIC DISTRICT COMMISSION

April 20, 2022

Martingale, LLC
3 Pleasant Street, 4th Floor
Portsmouth, NH 03801

RE: Administrative Approval for property located at 99 Bow Street (LUHD-458)

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, April 13, 2022**, considered your request for administrative approval for changes to a previously approved design (changes to deck size). As a result of said consideration, the Commission voted to **grant** the Administrative Approval as presented.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Nicholas J. Cracknell, AICP, Principal Planner
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc:

MARTINGALE WHARF DECK EXPANSION

HISTORIC DISTRICT COMMISSION - APPROVED OCTOBER 6TH, 2021
PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

- INCREASE THE SIZE OF THE MARTINGALE WHARF DECK.
- PROVIDE A SEPARATE DECK AT THE WEST END OF THE MARTINGALE WHARF FOR THE USE OF THE PUBLIC.
- INSTALL VARIOUS PLANTER BOXES TO SOFTEN THE SPACE AND ACT AS "GREEN" PARTITIONS BETWEEN THE PUBLIC DECK AND THE MARTINGALE.

HISTORIC DISTRICT COMMISSION CHANGES:

THE FOLLOWING CHANGES HAVE BEEN MADE BETWEEN THE ORIGINAL HISTORIC DISTRICT COMMISSION APPROVAL ON OCTOBER 6TH, 2021. REFER TO THE APPENDIX FOR THE OCTOBER 6TH APPROVAL PACKAGE.

- THE MARTINGALE WHARF DECK (EAST DECK EXPANSION) HAS BEEN REDUCED BY 543 SF
- THE MARTINGALE WHARF PUBLIC OVERLOOK DECK (WEST DECK EXPANSION) HAS BEEN ENLARGED TO 492 SF.
- ALL BRONZE MURALS, SCREENING, AND DECORATIVE RAIL HAVE BEEN REMOVED FROM THE SCOPE OF WORK. RAILING TO MATCH EXISTING HAS REPLACED THE DECORATIVE RAIL REFER TO SHEET A9.
- MINOR ALTERATIONS TO PLATER LOCATION, SIZES, AND QUANTITIES REFER TO PLANS AND SHEET L1

SHEET LIST	
Sheet Number	Sheet Name
C	HISTORIC DISTRICT COMMISSION
C1	EXISTING CONDITIONS PLAN
C2	NHDES PERMIT PLAN
A1	EXISTING PHOTOGRAPHS OF DECK
A2	EXISTING DECK PLAN
A3	EXISTING NORTH ELEVATION
A4	PERSPECTIVE VIEW OF DECK EXPANSION
A5	PERSPECTIVE VIEW OF DECK EXPANSION
A6	PERSPECTIVE VIEW OF EAST DECK EXPANSION
A7	PERSPECTIVE VIEW OF WEST DECK EXPANSION
A8	DECK EXPANSION PLAN
A9	ENLARGED PLANS, ELEVATIONS, AND DETAILS
A10	DECK EXPANSION NORTH ELEVATION
A11	SOUTH ELEVATION AT BOW STREET
A12	CUT SHEETS AND MATERIAL SELECTIONS
L1	PROPOSED LANDSCAPE DETAILS
APPENDIX	HISTORIC DISTRICT COMMISSION APPROVAL PACKAGE - OCTOBER 06, 2021



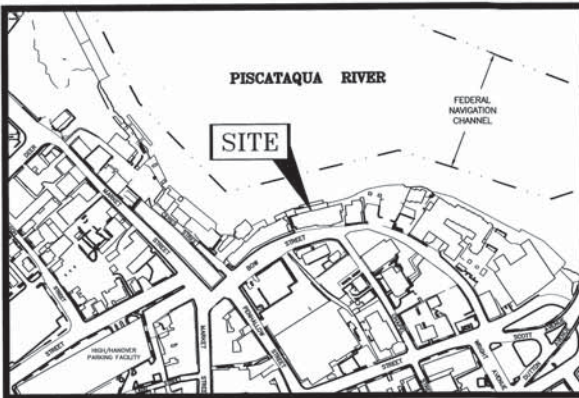
LOCUS:
99 BOW ST SUITE W,
PORTSMOUTH, NH 03801



PERSPECTIVE OF PROPOSED DECK EXPANSION



PERSPECTIVE OF EXISTING DECK



LOCATION MAP SCALE: 1" = 300'

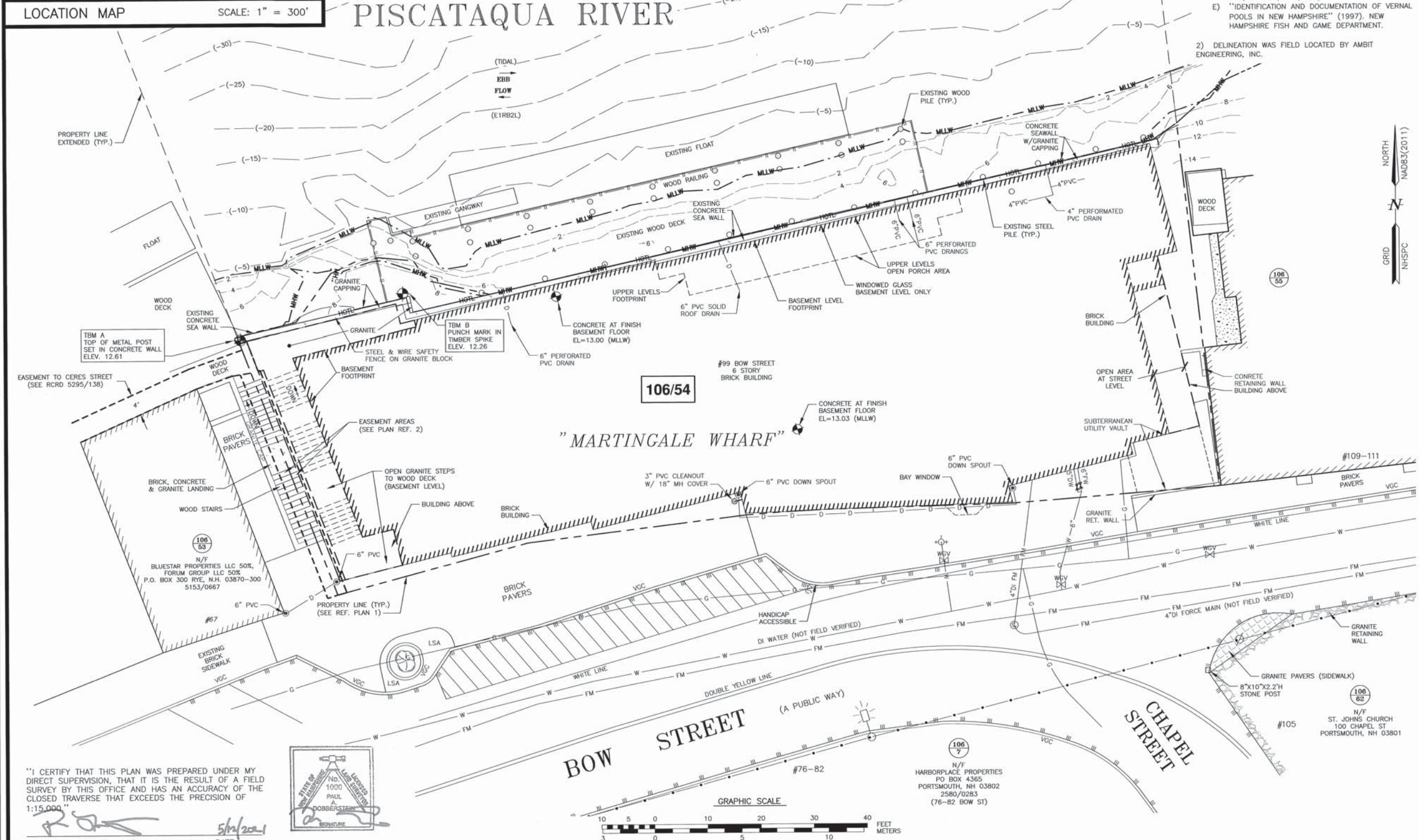
PLAN REFERENCE:
 1) AS-BUILT PLAN MARTINGALE WHARF - 99 BOW STREET PORTSMOUTH, NH, ASSESSOR'S PARCEL 106-54, FOR MARTINGALE WHARF LIMITED PARTNERSHIP, SCALE 1" = 10', PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 5-3-2011, NOT RECORDED
 2) AS-BUILT EASEMENT PLAT 67 & 99 BOW STREET PORTSMOUTH, NH HAMPSHIRE, ASSESSOR'S PARCELS 106-053 & 106-054, OWNERS FORUM GROUP, LLC & BLUE STAR PROPERTIES MARTINGALE WHARF LIMITED PARTNERSHIP, SCALE 1" = 5', PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 12 MAY 2011, RCRD D-37137
 3) AS-BUILT PLAN MARTINGALE WHARF - 99 BOW STREET PORTSMOUTH, NH, ASSESSOR'S PARCEL 106-54, FOR MARTINGALE WHARF LIMITED PARTNERSHIP, SCALE 1" = 10', PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 5-3-2011, REVISED 3-5-2012, RCRD D-37138

- 106-55 N/F 111 BOW STREET CONDO ASSOCIATION 111 BOW STREET PORTSMOUTH, N.H. 03801 2805/1950
- 106-55-1 N/F ASRT LLC 266 MIDDLE ST PORTSMOUTH, N.H. 03801 5720/0499 (109-111 BOW ST #1)
- 106-55-2 N/F BOWPORTS EV CORPORATION C/O KATY SHERMAN 25 WEST RD. RYE, NH 03870 3008/0951 (109-111 BOW ST #2)
- 106-55-3 N/F GEORGE B. GLIDDEN REVOCABLE TRUST 1/2 INT. FRANK MARJAN REVOCABLE TRUST 1/2 INT. PO BOX 729 PORTSMOUTH, NH 03802-0729 5050/2061 (109-111 BOW ST #3)
- 106-55-4 N/F ASRT LLC 111 BOW STREET PORTSMOUTH, N.H. 03801 5634/0949 (109-111 BOW ST #4)
- 106-55-5 N/F ASRT LLC 111 BOW STREET PORTSMOUTH, N.H. 03801 5634/0949 (109-111 BOW ST #5)
- 106-55-6 N/F MONTGOMERY PORTSMOUTH TRUST, BRUCE D. MONTGOMERY TRUSTEE 111 BOW STREET #6 PORTSMOUTH, NH 03801 5712/0640 (109-111 BOW ST #6)
- 106-55-7 N/F JOHN SAMONAS 33 CAPE ROAD NEWCASTLE, NH 03854 6095/71 (109-111 BOW ST #7)

WETLAND NOTES:
 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 04/5/2021 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
 C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
 2) DELINEATION WAS FIELD LOCATED BY AMBIT ENGINEERING, INC.

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

- NOTES:**
- PARCEL IS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 106 AS LOT 54.
 - OWNERS OF RECORD: MARTINGALE LLC 3 PLEASANT ST. 4TH FLOOR PORTSMOUTH, NH 03801 5868/2627
 - PARCEL IS PARTIALLY IN A FLOOD HAZARD ZONE (ZONE AE EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - EXISTING LOT AREA: 9,769 S.F. TO MEAN HIGH WATER (PER PLAN REF. 3) 0.224 ACRES TO MEAN HIGH WATER (PER PLAN REF. 3)
 - PARCEL IS LOCATED IN THE DOWNTOWN OVERLAY DISTRICT, C05 (CHARACTER DISTRICT 5), HISTORIC DISTRICT.
 - DIMENSIONAL REQUIREMENTS: SEE CITY ZONING REQUIREMENTS.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP TAX MAP 106 LOT 54 IN THE CITY OF PORTSMOUTH.
 - BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE 3. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.
 - VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). MLLW REFERENCED ON NOAA STATION 8423005 T14A PORTSMOUTH, MLLW BEING 3.99 FEET LOWER THAN 0.0 NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.



PUBLIC ACCESS IMPROVEMENTS BOW STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	UPDATE EASEMENT	5/12/21
0	ISSUED FOR COMMENT	4/23/21

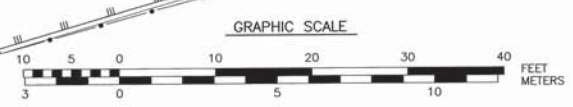
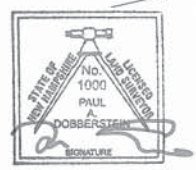


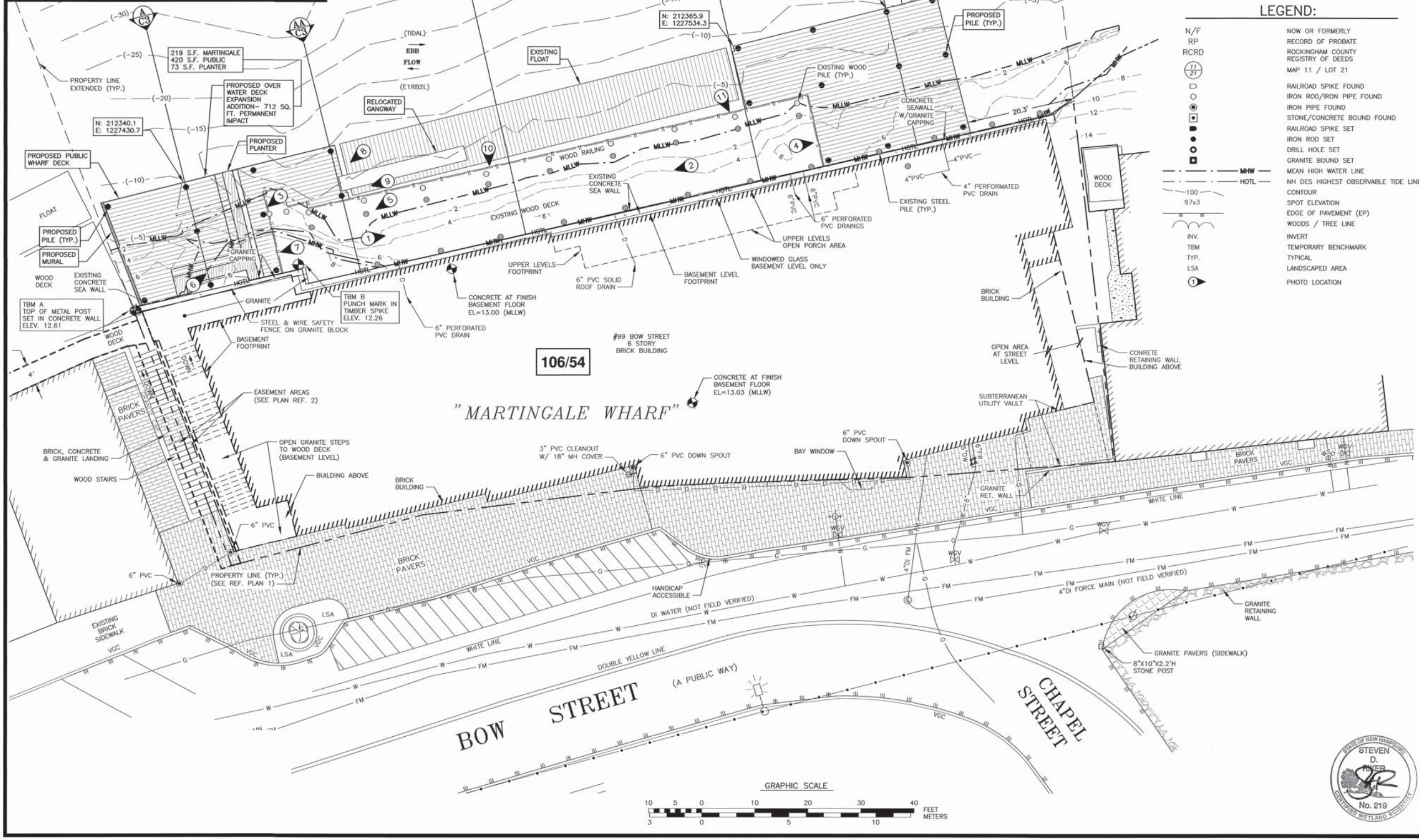
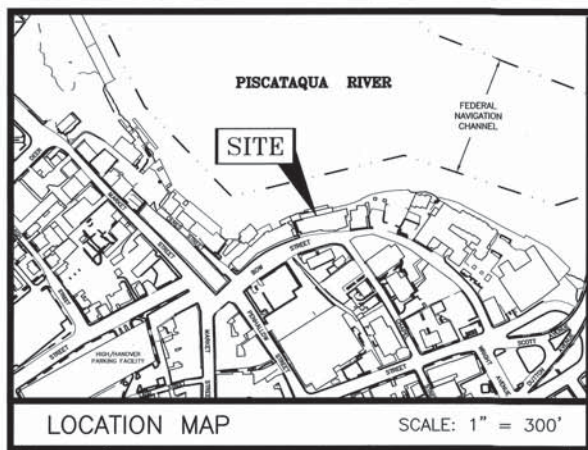
SCALE: 1" = 10' MARCH 2021

EXISTING CONDITIONS PLAN **C1**

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

PAUL A DOBBERSTEIN, LLS DATE 5/12/2021





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

- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 106 AS LOT 54.
 - 2) OWNERS OF RECORD:
 MARTINGALE LLC
 3 PLEASANT ST., 4TH FLOOR
 PORTSMOUTH, NH 03801
 5868/2627
 - 3) PARCEL IS PARTIALLY IN A FLOOD HAZARD ZONE (ZONE AE EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
 9,769 S.F. TO MEAN HIGH WATER (PER PLAN REF. 3)
 0.224 ACRES TO MEAN HIGH WATER (PER PLAN REF. 3)
 - 5) PARCEL IS LOCATED IN THE DOWNTOWN OVERLAY DISTRICT, CD5 (CHARACTER DISTRICT 5), HISTORIC DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS: SEE CITY ZONING REQUIREMENTS.
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS ON ASSESSORS MAP TAX MAP 106 LOT 54 IN THE CITY OF PORTSMOUTH.
 - 8) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCES, EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.
 - 9) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). MLLW REFERENCED ON NOAA STATION 8423005 T14A PORTSMOUTH, MLLW BEING 3.99 FEET LOWER THAN 0.0 NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 10) PUBLIC ACCESS SIGNAGE WILL BE DISPLAYED.
 - 11) OWNER RESERVES THE RIGHT TO CLOSE GATE AFTER HOURS FOR PUBLIC SAFETY.

LEGEND:

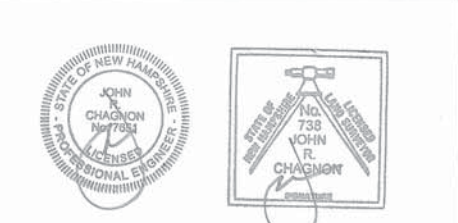
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	RECORDING COUNTY
	REGISTRY OF DEEDS
MAP 11 / LOT 21	
○	RAILROAD SPIKE FOUND
○	IRON ROD/IRON PIPE FOUND
○	IRON PIPE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	MEAN HIGH WATER LINE
○	NH DES HIGHEST OBSERVABLE TIDE LINE
○	CONTOUR
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	INVERT
○	TEMPORARY BENCHMARK
○	TYPICAL
○	LANDSCAPED AREA
○	PHOTO LOCATION

IMPACT REDUCED:

2,191 S.F. PREVIOUS (7/13/21 PLAN SET)
 1,595 S.F. CURRENT
 =596 S.F. REDUCTION

PUBLIC ACCESS IMPROVEMENTS BOW STREET PORTSMOUTH, N.H.

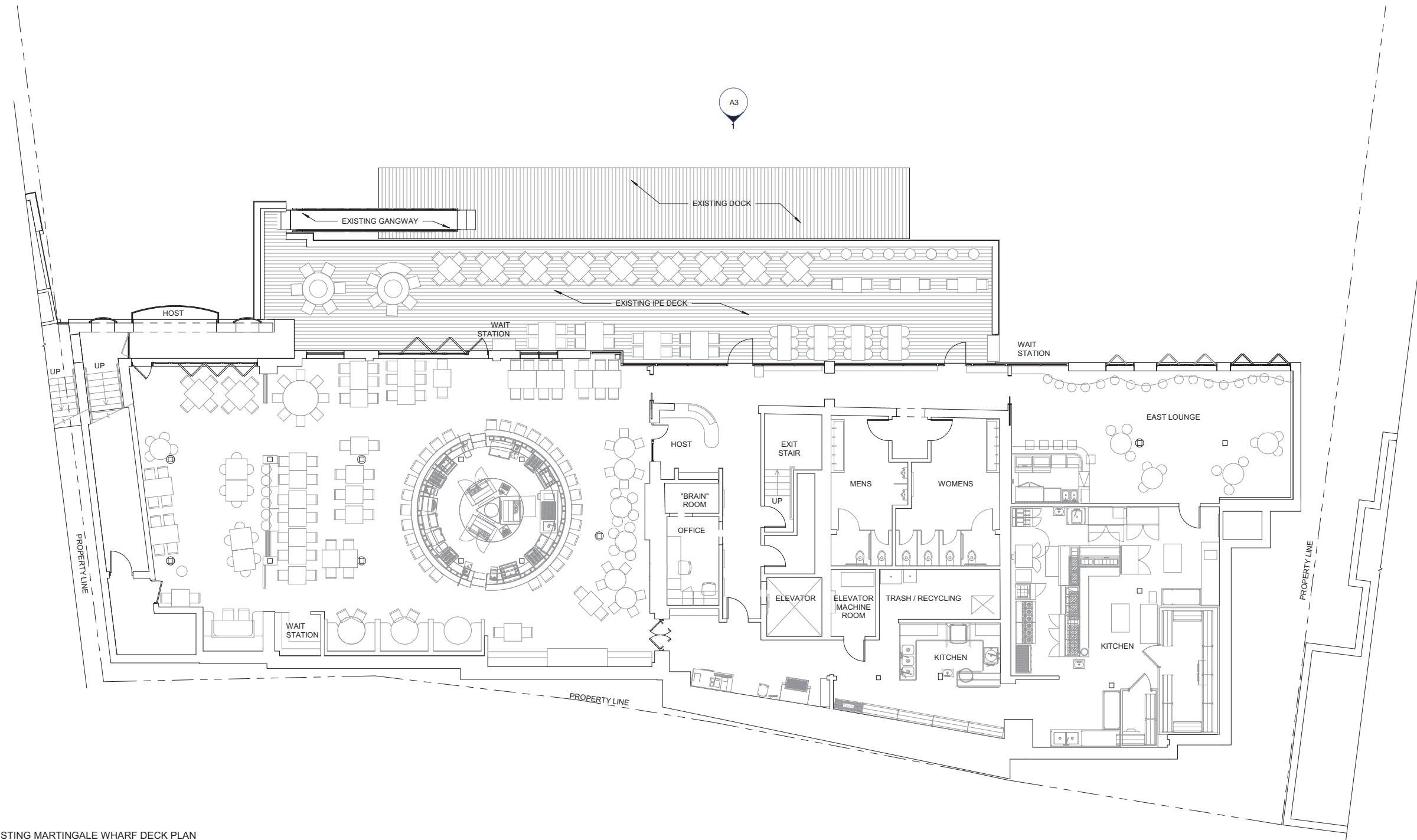
NO.	DESCRIPTION	DATE
5	REDUCE DECK EXPANSION EASTERN SIDE	12/20/21
4	ENLARGE PUBLIC USE	11/24/21
3	REVISE DECK	9/10/21
2	ELIMINATE ADDED DOCK	7/13/21
1	ISSUED FOR APPROVAL	6/29/21
0	ISSUED FOR COMMENT	6/8/21



SCALE: 1" = 10' MARCH 2021

NHDES PERMIT PLAN C2





1 EXISTING MARTINGALE WHARF DECK PLAN
1/8" = 1'-0"





1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

DECK
9'-6"



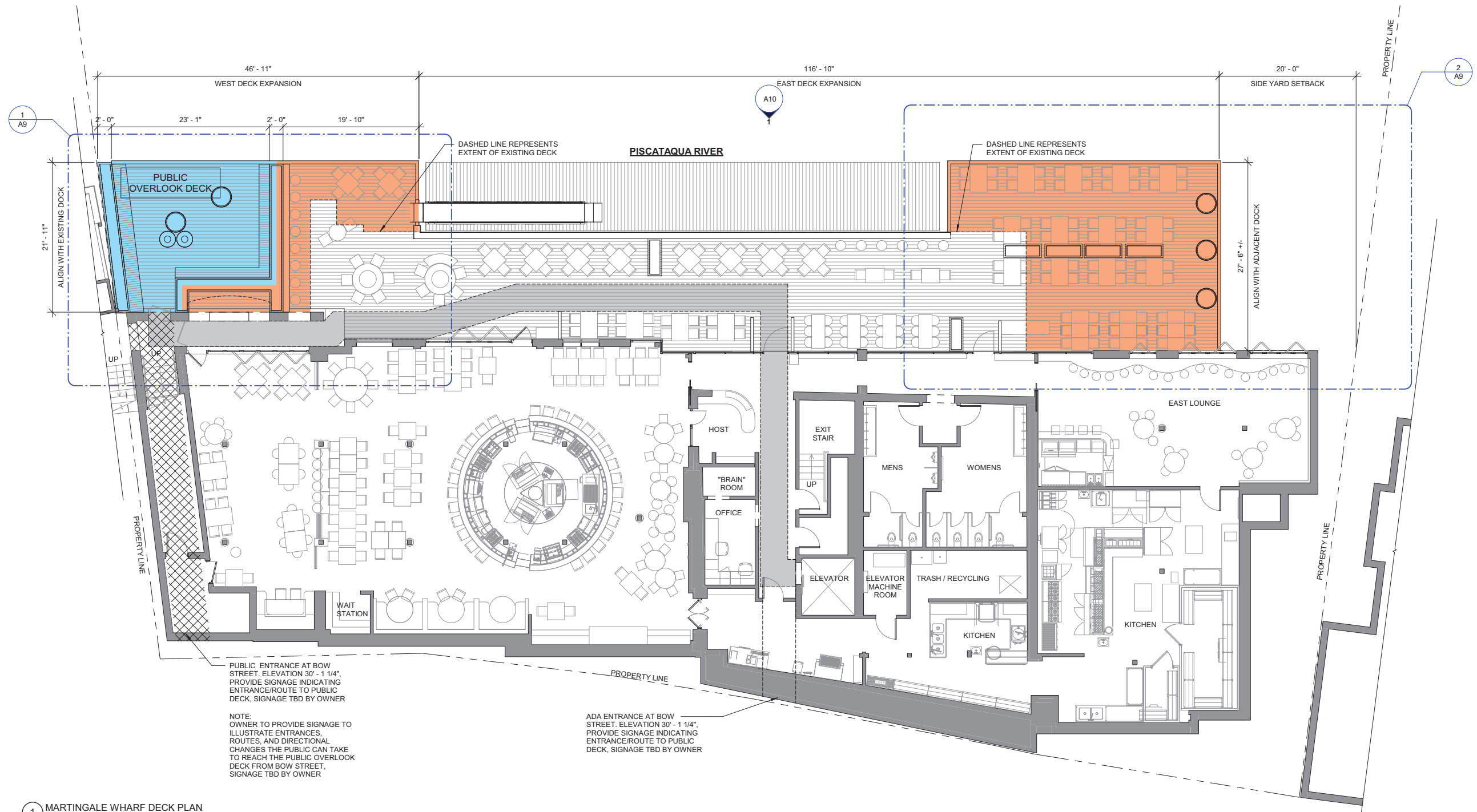
TANGRAM 3DS







TANGRAM 3DS



PUBLIC ENTRANCE AT BOW STREET, ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

NOTE: OWNER TO PROVIDE SIGNAGE TO ILLUSTRATE ENTRANCES, ROUTES, AND DIRECTIONAL CHANGES THE PUBLIC CAN TAKE TO REACH THE PUBLIC OVERLOOK DECK FROM BOW STREET, SIGNAGE TBD BY OWNER

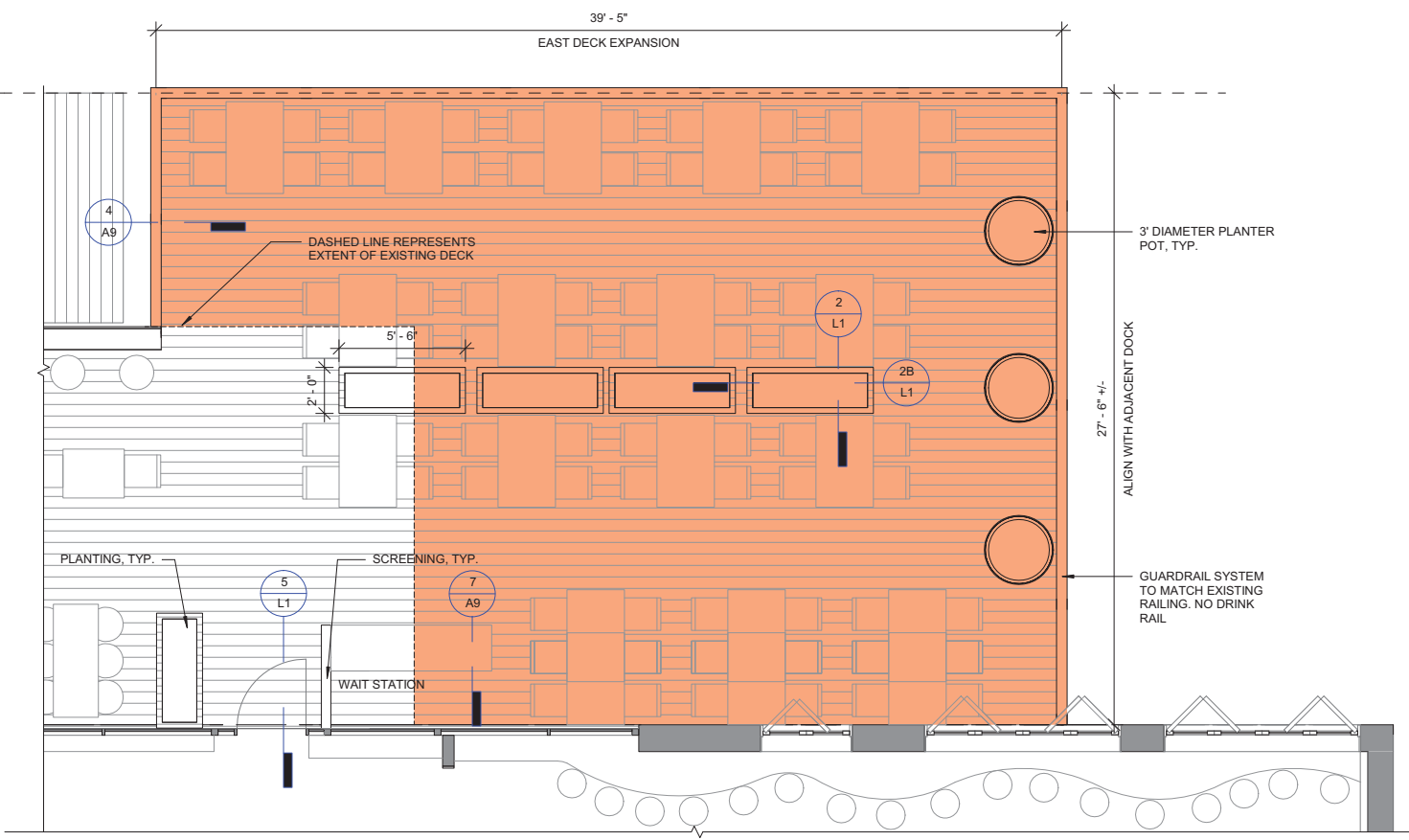
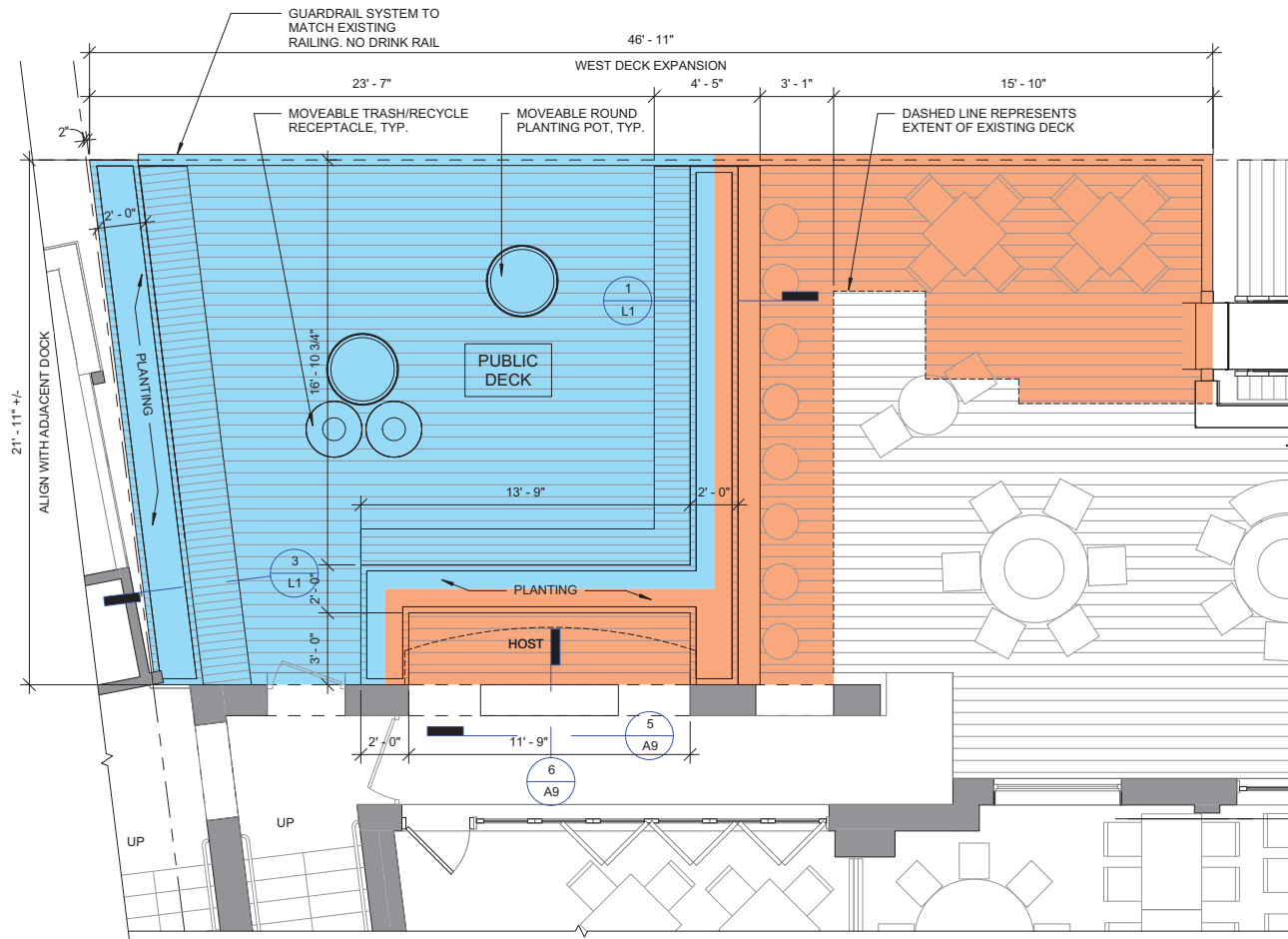
ADA ENTRANCE AT BOW STREET, ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

1 MARTINGALE WHARF DECK PLAN
1/8" = 1'-0"

- : ADA PUBLIC ACCESS PATH
- : PUBLIC ACCESS PATH
- : PUBLIC DECK EXPANSION AREA - 492SF
- : MARTINGALE WHARF DECK EXPANSION AREA - 1,215 SF

GRAPHIC KEY





1 ENLARGED PUBLIC DECK PLAN
1/4" = 1'-0"

2 ENLARGED MARTINGALE WHARF DECK EXPANSION PLAN
1/4" = 1'-0"

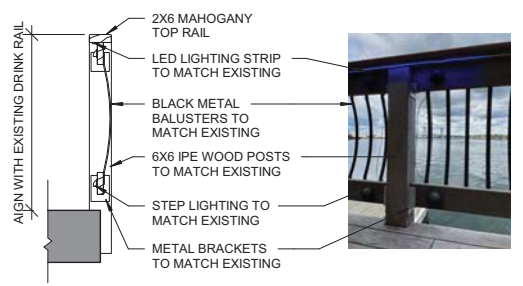
NOTES FOR MARTINGALE PUBLIC OVERLOOK DECK:

- OCCUPANCY LIMITED TO 50 PERSONS.
- SUBJECT TO RULES AND REGULATIONS, WHICH MAY CHANGE OVER TIME, AS DEEMED NECESSARY BY THE PROPERTY OWNER, MARTINGALE, LLC.

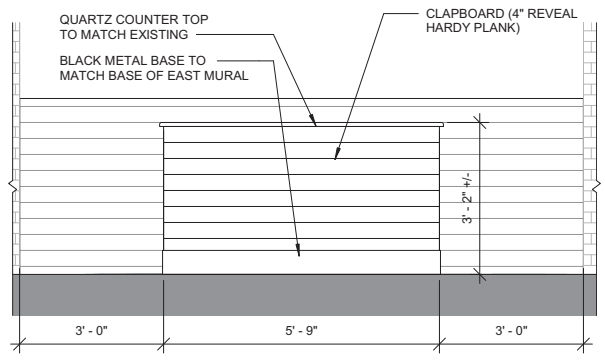
- THE FOLLOWING ARE INITIAL RULES & REGULATIONS:
- A. NO SMOKING.
 - B. NO DRINKING ALCOHOLIC BEVERAGES.
 - C. NO AUDIBLE MUSIC.
 - D. NO FISHING.
 - E. NO DOCKING BOATS, KAYAKS OR ANYTHING FLOATING TO THE DECK.
 - F. NO COOLERS, TENTS, CHAIRS, BIKES, OR OTHER SIMILAR FURNITURE.
 - G. NO PETS.
 - H. NO OPERATION OF DRONES OR KITES.
 - I. OCCUPANCY LIMITED TO 50 PERSONS.
 - J. CLOSED DURING THE HOURS OF 9 PM TO 9 AM.
 - K. CLOSED DURING INCLEMENT WEATHER OR FOR REASONABLE SAFETY AND MAINTENANCE CONSIDERATIONS.
 - L. THE RIGHT TO REQUEST PERSON(S) HAVING UNDESIRABLE BEHAVIOR TO LEAVE AND IF NECESSARILY HAVE POLICE REMOVE SAID PERSON(S) AS TRESPASSING.
 - M. THE INTENT OF THIS PUBLIC OVERLOOK IS TO PROVIDE THE PUBLIC A PLACE TO ENJOY THE VIEWS AND REST AND NOT A PLACE FOR GATHERINGS, PARTIES, DOCKING, FISHING, OR PROLONGED USE.

- MARTINGALE, LLC WILL PROVIDE INSURANCE, MAINTENANCE, REPAIRS, AND MANAGEMENT OF THE PUBLIC OVERLOOK DECK AT ITS SOLE COST. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING INSURANCE, MAINTAINING PLANTS AND LANDSCAPE FEATURES, EMPTYING TRASH, CLEANING, AND SHOVELING SNOW.
- SIGNAGE WILL BE PROVIDED, INSTALLED, AND MAINTAINED AT THE WEST ENTRANCE STAIRS AND MAIN ENTRANCE DOOR LOCATED ON BOW STREET. THE SIGNAGE WILL ALLOW THE PUBLIC ACCESS TO THE WATERFRONT FOR ACCESSING THE PUBLIC OVERLOOK DECK. MARTINGALE, LLC. RESERVES THE RIGHT TO CHANGE THE LOCATION OF SIGNAGE AND WORDING TO PROVIDE THE PUBLIC WITH EFFECTIVE SIGNAGE.
- MARTINGALE, LLC. RESERVES THE RIGHT TO ALTER THE LOCATION AND SIZE OF PLANTERS, BENCHES, TRASH RECEPTACLES, RECYCLING RECEPTACLES, SIGNAGE, SECURITY GATE AND ANY OTHER IMPROVEMENT(S) NOT DEEMED AS PART OF THE DECK STRUCTURE.

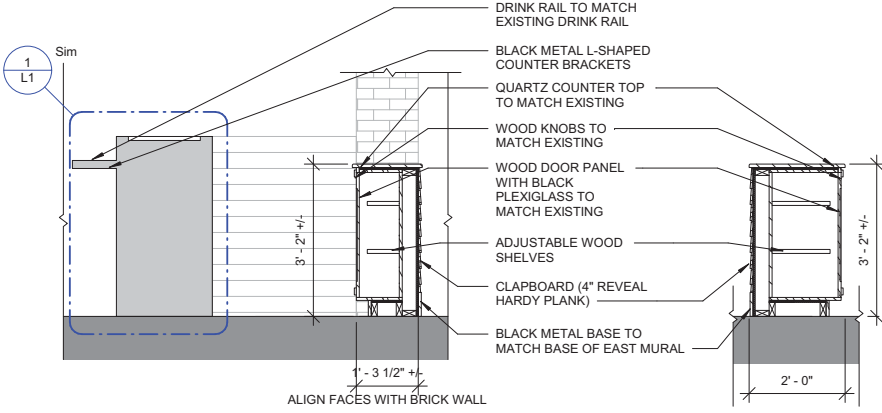
3 MARTINGALE PUBLIC OVERLOOK NOTES



4 PROPOSED GUARDRAIL SECTION DETAIL
1/2" = 1'-0"



5 ELEVATION AT HOST STATION
1/2" = 1'-0"



6 SECTION THROUGH HOST STATION
1/2" = 1'-0"

7 SECTION THROUGH TYPICAL WAIT STATION
1/2" = 1'-0"



EXISTING WAIT STATIONS FOR REFERENCE (ABOVE)



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

PRINTED AT 1/2 SCALE ON 11X17 PAPER



PUBLIC ENTRANCE AT BOW STREET. ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

ADA ENTRANCE AT BOW STREET. ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

1 SOUTH ELEVATION - BOW STREET
1/8" = 1'-0"

Pitch LED Indoor/Outdoor Wall Sconce
By Tech Lighting



Product Options

Finish: Black Bronze
Voltage: 120 Volt - 277 Volt

Details

- May be mounted up or down
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing
- Material: Die-Cast Metal
- ADA compliant, Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Marine Grade
- Warranty: 5 years
- Made in China

Dimensions

120 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66lbs
277 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66lbs

Lighting

- 120 Volt Option: 26.1 Watt (823 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours
- 277 Volt Option: 26.1 Watt (823 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours

Additional Details

Product URL: <https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-tech-lighting-TECP90024.html>
Rating: ETL Listed Wet

Product ID: TECP90024

Notes:
OR EQUAL



WALL SCONCE AT DECK PERIMETER - OR EQUAL

Norfolk Outdoor Wall Sconce
By Troy Lighting



Product Options

Size: Small Medium Large

Details

- Finish: Marine Bronze
- Material: Solid Brass
- Shade Material: Frosted Pressed Prismatic glass
- ADA compliant
- UL Listed Wet
- Made in China

Dimensions

Small Option Fixture: Depth 3", Diameter 8"
Medium Option Fixture: Depth 3.5", Diameter 10"
Large Option Fixture: Depth 4.5", Diameter 13"

Lighting

- Small Option: One 40 Watt (384 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Medium Option: Two 40 Watt (384 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Large Option: Two 60 Watt (672 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)

Additional Details

Product URL: <https://www.lumens.com/norfolk-outdoor-wall-sconce-by-troy-lighting-uu466059.html>
Rating: UL Listed Wet

Product ID: uu466059

Notes:
OR EQUAL



WALL SCONCE AT BUILDING - OR EQUAL

Thin-Line LED Wall Bar
By SONNEMAN Lighting



Product Options

Finish: Black White
Size: 4, 6, 8
Lighting Option: Indirect, One-Sided, Two-Sided

Details

- One-sided configuration can be installed on a downlight or uplight
- Can be mounted horizontally or vertically
- Removable when used with TRAC, or ETL (veneer not included)
- Design rated for indoor use only
- Designed by Robert Sommer in 2018
- Material: Metal
- Lens: Moulded Optical Acrylic
- UL compliant
- Limited 1 Year
- Made in China

Dimensions

1 Option Backplate: Width 7", Height 1"
2 Option Fixture: Width 30", Height 0.75", Depth 3.5", Weight 4lbs
3 Option Shade: Width 30", Height 1", Depth 0.75"
4 Option Backplate: Width 7", Height 1"
5 Option Fixture: Width 20", Height 0.75", Depth 3.5", Weight 7lbs
6 Option Shade: Width 20", Height 1", Depth 0.75"
7 Option Backplate: Width 7", Height 1"
8 Option Fixture: Width 22", Height 0.75", Depth 3.5", Weight 9lbs
9 Option Shade: Width 22", Height 1", Depth 0.75"
10 Option Backplate: Width 7", Height 1"
11 Option Fixture: Width 30", Height 0.75", Depth 3.5", Weight 13lbs
12 Option Shade: Width 30", Height 1", Depth 0.75"

Lighting

- 1 Option: 10 Watt (90 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 2 Option: 30 Watt (270 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 3 Option: 22 Watt (190 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 4 Option: 44 Watt (380 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 5 Option: 36 Watt (320 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 6 Option: 72 Watt (640 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 7 Option: 47 Watt (420 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 8 Option: 94 Watt (840 Lumens) 120 Volt Integrated LED: Color Temp: 3000K

Additional Details

Product URL: <https://www.lumens.com/thin-line-led-wall-bar-by-sonneman-lighting-snp202253.html>
Rating: UL Listed

Product ID: SNP202253

Notes:
EXTERIOR RATED EQUAL



LINEAR WALL MOUNTED LIGHTING AT BUILDING TO MATCH EXISTING



EXISTING LINEAR WALL MOUNTED LIGHTING AT BUILDING

PL23DM Outdoor LED Path Light
By Focus Industries



Product Options

Finish: Black Texture Bronze Texture

Details

- LED Lifespan: 50000 hours
- Driver is included
- Material: Aluminum
- ETL Listed Wet
- Warranty: Limited 5 Year
- Made in USA

Dimensions

Fixture: Width 2.25", Height 18", Depth 2.25", Weight 2.1lbs

Lighting

- 4 Watt (300 Lumens) 12 Volt Integrated LED: CRI: 90 Color Temp: 3000K

Additional Details

Product URL: <https://www.lumens.com/pl23dm-outdoor-led-path-light-by-focus-industries-FOCP309793.html>
Rating: ETL Listed Wet

Product ID: FOCP309793

Notes:
OR EQUAL



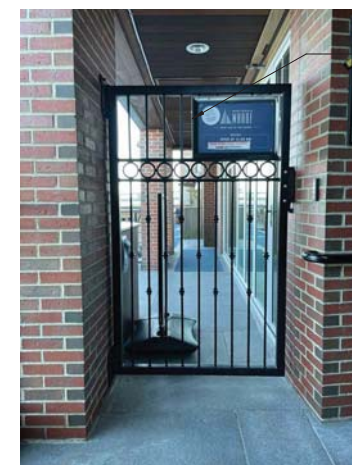
AMBIENT PLANTER DOWNLIGHTS - OR EQUAL



IPE WOOD DECKING - MATCH EXISTING



HARDIE PLANK - 4" EXPOSURE - BOOTHBAY BLUE



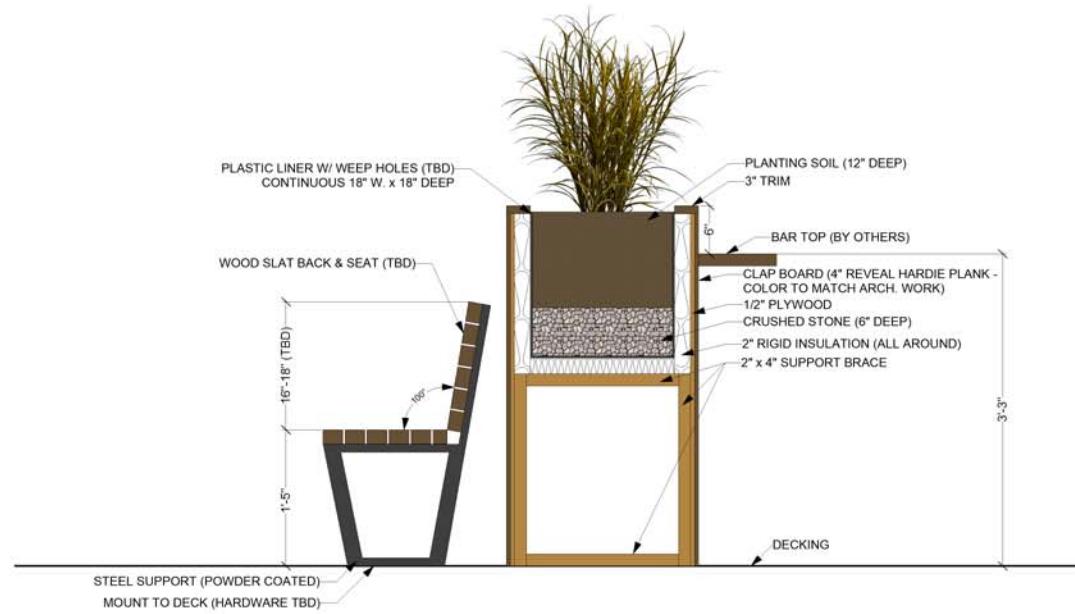
1 PROPOSED GATE AT PUBLIC OVERLOOK DECK

GATE AT MARTINGALE PUBLIC OVERLOOK DECK TO MATCH EXISTING GATE TO THE MARTINGALE DECK. SIGNAGE REGARDING USE, RULES, AND REGULATIONS TO BE ATTACHED TO GATE.

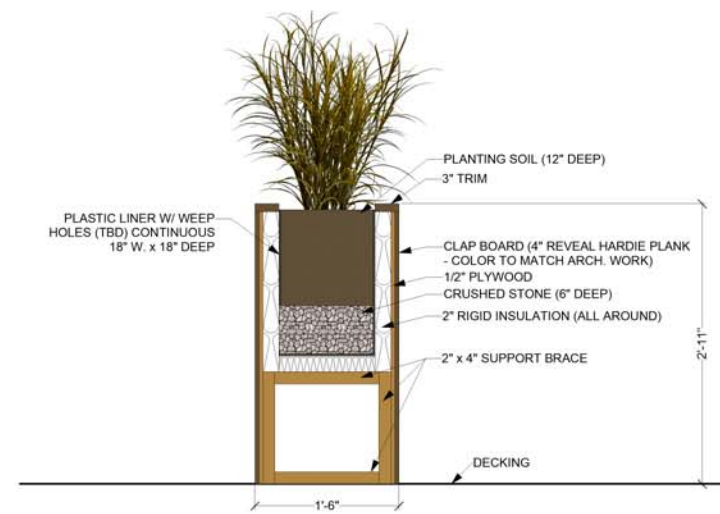


2 TRASH AND RECYCLE RECEPTACLES

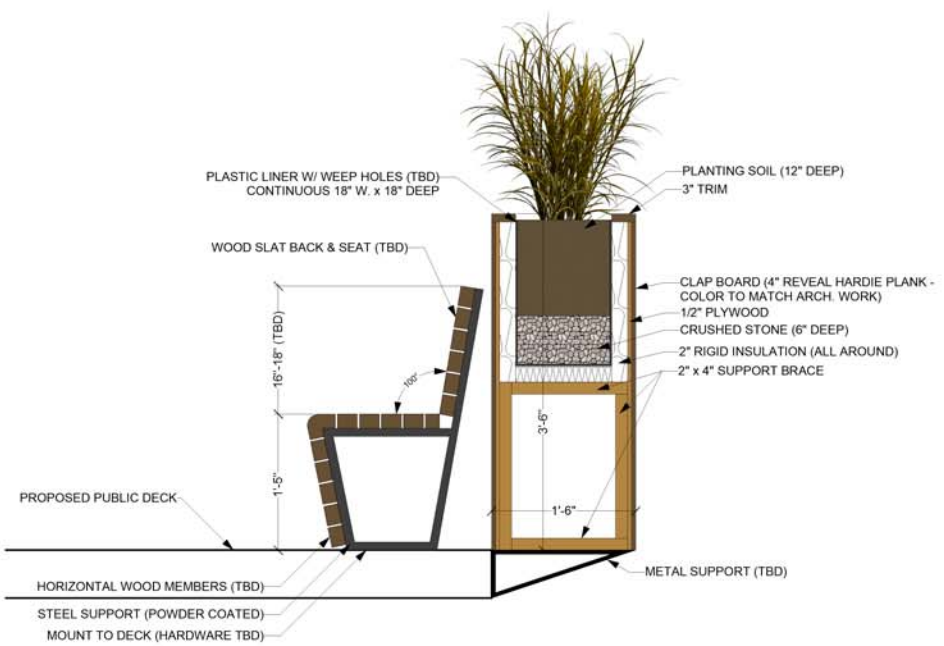
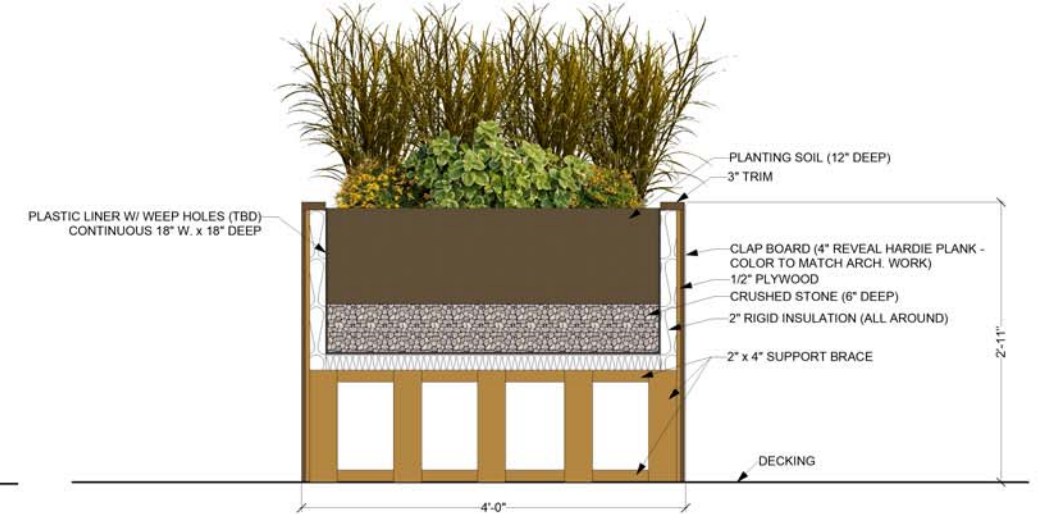
TRASH AND RECYCLE RECEPTACLES AT MARTINGALE PUBLIC OVERLOOK TO BE SIMILAR TO CITY OF PORTSMOUTH RECEPTACLES



1
L-1 **PLANTING BOX AND BAR DETAIL**
SCALE: 1"=1'-0"



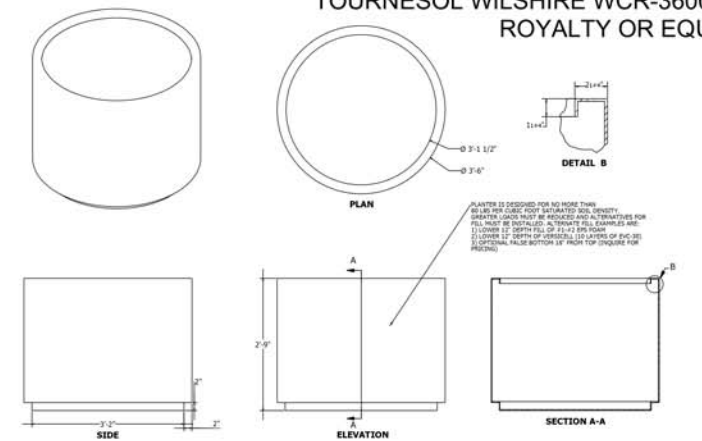
2
L-1 **SOLITARY PLANTER (18" W. x 48" L. x 35" HT.)**
SCALE: 1"=1'-0"



3
L-1 **WEST BENCH AND PLANTER DETAIL**
SCALE: 1"=1'-0"



TOURNESOL WILSHIRE WCR-3600 IN ROYALTY OR EQUAL



NOTES: UNLESS OTHERWISE SPECIFIED:
 1) MATERIAL: FIBERGLASS REINFORCED PLASTIC (FRP)
 2) NOMINAL WALL THICKNESS: 1/2" - 3/4"
 3) ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY

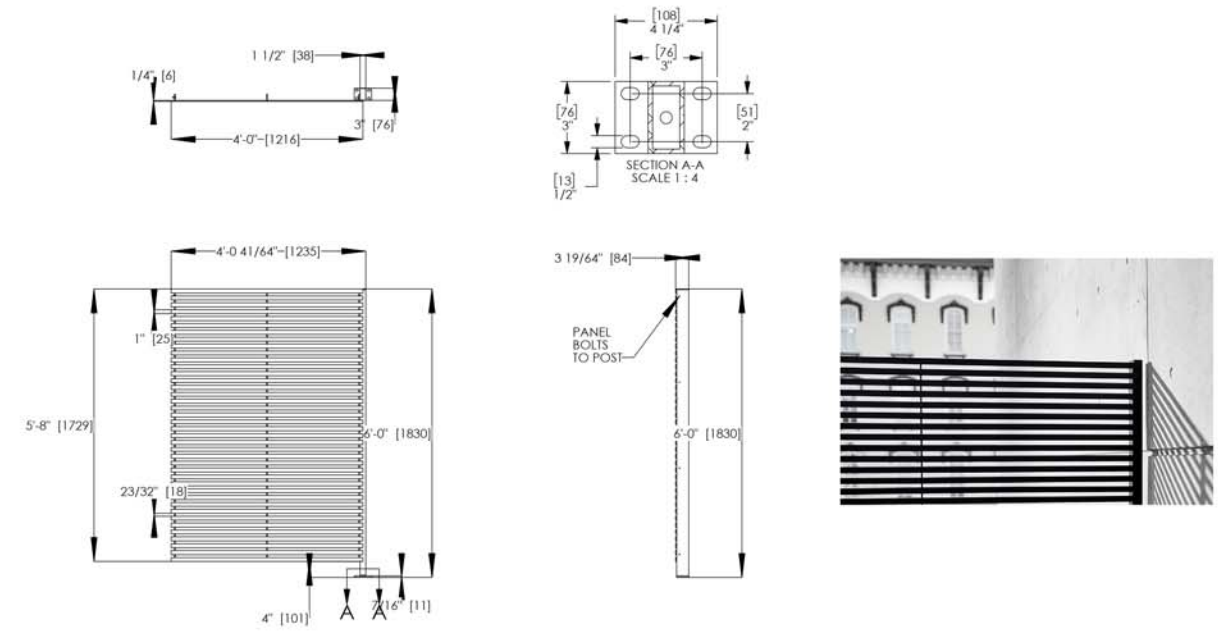
Color:	ROYALTY
Texture:	

Manufacturer:	WILSHIRE	Model:	WS-4200
Part Number:	WS-4200-SUB	Revision:	001

4
L-1 **42" DIAMETER PLANTER DETAIL**
SCALE: 1"=1'-0"

LINE panel with one post, 6ft high, 1in horizontal slat panel OR EQUAL
 Product Drawing

Date: 07/18/2019
 www.landscapeforms.com Ph: 800.521.2546



Drawing: BX0603
 Dimensions are in inches [mm]

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5
L-1 **METAL SCREEN PARTITION AT WAITRESS STAND**
SCALE: 1"=1'-0"

APPENDIX

THE FOLLOWING PAGES ENCOMPASS THE NOTICE OF
APPROVAL THAT WAS APPROVED AT THE HISTORIC
DISTRICT COMMISSION MEETING ON OCTOBER 6TH,
2021



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

HISTORIC DISTRICT COMMISSION

October 20, 2021

Martingale LLC
30 Penhallow Street, Suite 300 East
Portsmouth, NH 03801

RE: Certificate of Approval for property located at 99 Bow Street (LU-21-181)

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, October 06, 2021**, considered your application for new construction to an existing structure (expand waterfront deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106, Lot 54 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Diistricts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval as presented using Alternate Option B (squared-off front of the deck) and with the removal of the artwork. The applicant shall return for Administrative Approval with a revised artwork plan (to consider shipbuilding versus whaling).

Findings of Fact

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

- Compatibility of design with surrounding properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,



Nicholas J. Cracknell, AICP, Principal Planner
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Paul Garand, Interim Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Richard Desjardins, AIA, McHenry Architecture

Project Address: 44 ROGERS STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 3

A. Property Information - General:

Existing Conditions:

- Zoning District: Mixed Research Office (MRO)
- Land Use: Residential
- Land Area: 3,374 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Mansard
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: View from Rogers Street
- Unique Features: NA
- Neighborhood Association: South End

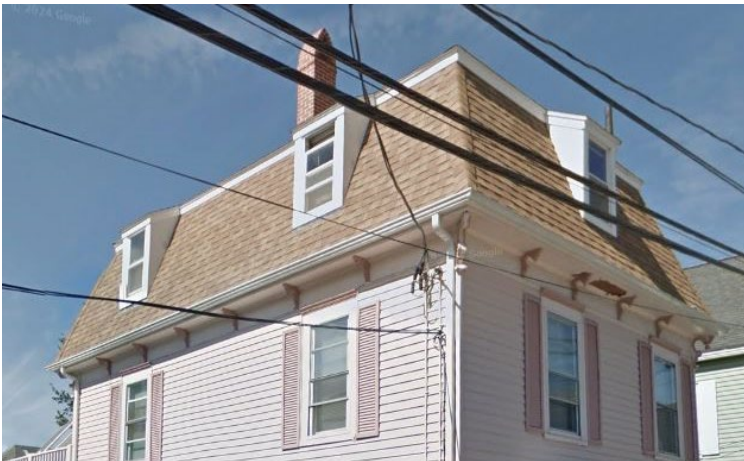


B. Proposed Work: To remove the existing chimney.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Remove existing chimney for attic renovation.



D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

44 Rogers Street Chimney Removal Request

Below is picture of the existing Chimney that is being requested to be removed for the HDC review. Chimney is not being used for venting or any other purposes.



Project Address: 796 MIDDLE STREET, UNIT #1

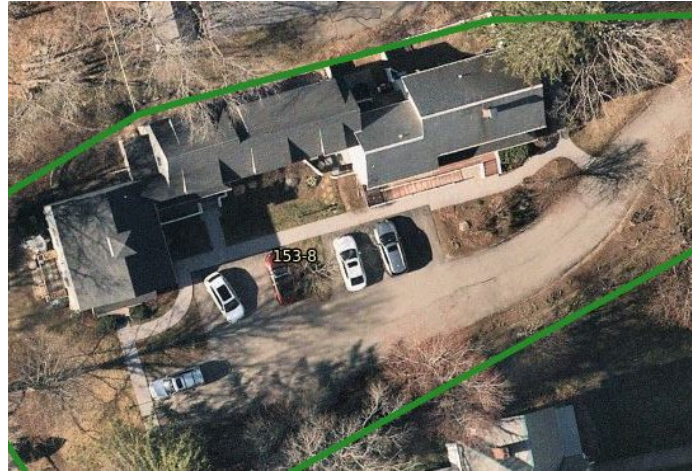
Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 4

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence A (GRA)
- Land Use: Residential/Condominium
- Land Area: 21,344 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Late Greek Revival
- Number of Stories: 2.5
- Historical Significance: Not in 1984 Historical Survey
- Public View of Proposed Work: Middle Street
- Unique Features: NA
- Neighborhood Association: West End



B. Proposed Work: Remove (1) window and (1) door to exchange locations. The existing door and window will be re-used.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Remove (1) window and (1) door and exchange locations. Existing window and door to be re-used.



D. Purpose and Intent:

13. Preserve the integrity of the District
14. Assessment of the Historical Significance
15. Conservation and enhancement of property values
16. Maintain the special character of the District
17. Complement and enhance the architectural and historic character
18. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

9. Consistent with special and defining character of surrounding properties
10. Compatibility of design with surrounding properties
11. Relation to historic and architectural value of existing structures
12. Compatibility of innovative technologies with surrounding properties

Plan to switch the door and window on the side of our condo. See enclosed pictures.

Front facing (no changes)



Side of condo. Door and window to be switched.



Side of condo. Closer picture.



Project Address: 95 DANIEL STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 5

A. Property Information - General:

Existing Conditions:

- Zoning District: CD 4
- Land Use: Mixed-Use
- Land Area: 1,682 SF +/-
- Estimated Age of Structure: c.1850-1875
- Building Style: Gothic Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Daniel Street
- Unique Features: Few remaining wood structures to exist
- Neighborhood Association: Downtown



B. Proposed Work: For the demolition and reconstruction of the existing structure.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolition and reconstruction of the existing structure.



D. Purpose and Intent:

19. Preserve the integrity of the District
20. Assessment of the Historical Significance
21. Conservation and enhancement of property values
22. Maintain the special character of the District
23. Complement and enhance the architectural and historic character
24. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

13. Consistent with special and defining character of surrounding properties
14. Compatibility of design with surrounding properties
15. Relation to historic and architectural value of existing structures
16. Compatibility of innovative technologies with surrounding properties

March 14, 2024

Reagan Ruedig, Chair
City of Portsmouth Historic District Commission
1 Junkins Ave
Portsmouth, NH 03801

Re: 95 Daniel Street (Map 107, Lot 7)

Dear Ms. Ruedig,

We are respectfully submitting a request for permission to demolish the existing structure known as 95 Daniel Street, and replace in-kind with a new structure to match our previously approved plans.

The Historic District Commission, at its regularly scheduled meeting of Wednesday, January 03, 2024, considered our application for exterior renovations and construction to both structures at 95 & 99 Daniel Street (replace or repair exterior features and construct new rear addition at 95 Daniel Street) and (replace or repair exterior features and construct new rear deck and stairs at 99 Daniel Street) as per plans on file in the Planning & Sustainability Department. Said property is shown on Assessor Map 107 as Lot 6 and lies within the Character District 4(CD4) and Historic Districts. As a result of said consideration, the Commission voted to grant the Certificate of Approval with the following stipulations:

- 1. The clapboards shall be scarf-jointed.*
- 2. The pre-existing large sill window frame shall be utilized with a cove back band for the front of the 95 Daniel Street Building.*

We are not requesting any alterations to the approval that was granted for the adjacent building at 99 Daniel street at this time.

Following our last HDC meeting and approval, a building permit was issued for Interior non-structural demolition so that we could begin work on these properties and prepare them for further permitting & renovations. We have since been able to remove all of the interior wall coverings, plaster & drywall, finish flooring & ceiling materials, to expose the entirety of the structure in which its condition had previously been largely unknown. The reason for this new request to demolish and rebuild stems from the new evidence that has been uncovered between our last meeting on January 3rd and today.

The overall existing condition of the structure has turned out to be far worse than we could have imagined. Due to these concerns, we have hired a structural engineering consultant, Gorham Engineering, to gather additional insights and expertise. His report is attached within our application. Some of the issues found include inadequate foundations, deteriorated wood framing, wood framing below grade, significant racking, inadequate roof, wall, and floor framing.

We have also had a site walk with the City of Portsmouth's Chief Building Inspector, Shanti Wolfe to allow for a visual inspection & discussion of the viability of renovating the existing structure. Mr. Wolfe's opinion letter is also included within this application. There is a consensus among us that the unfortunate lack of care & skill of the numerous previous renovations, original construction methods used, as well as the prolonged state of neglect for maintenance have ultimately led to the circumstances of the building's current condition.

It is clear to us now after uncovering the existing framing members and consulting with third party professionals, there is such minimal structural integrity to the building among countless other issues, that a complete rebuild is necessary.

As a building and remodeling contractor, I have personally completed over 50 large scale home renovations over the past 11 years. Due to the nature of the remodeling business, and the age of many of our Seacoast Area homes, I have encountered just about every situation you can think of. We have jacked buildings and placed new foundations beneath, rebuilt frames from the inside out and stick by stick. I am no stranger to rehabilitation projects, nor am I averse to it. We have spent months working on renovation plans and consulting on various options to determine a path forward for this building. After exploring every option, the unfortunate compromised state of the building has led us to the conclusion that this structure cannot be saved.

Our goal with this project is to re-create what this building once was, and by doing so keeping with the essential historical characteristics that make Portsmouth's downtown so unique. Our previous approval provided that the majority of the exterior would be replaced with new siding, windows and trim-boards, with the exception for saving of the existing front door, two (2) pointed "gothic" windows, and decorative casings.

We are seeking permission to keep within the entirety of our originally approved design, as well as the salvage, restoration & incorporation of the existing door, gothic windows and casings into the new building. The only difference with this new application proposed, is that we will be rebuilding the structure in its entirety to provide for a structurally sound, & code compliant structure. It is unfortunate that we see no feasible way to renovate the existing structure as we had fully intended on doing so. This request is not driven by anything other than the fact that we wish to take this building from being on the verge of collapse, and turn it into a beautiful, safe & healthy structure that can be lived in, and enjoyed by the residents and visitors of our City for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Peters', with a stylized, flowing script.

Sean Peters, Manager
95 Daniel Street LLC



Site Visit Report for 95 Daniel Street

Date: March 12, 2024

Requestor: Sean Peters

Purpose of Visit: The site visit on February 23, 2024, at 95 Daniel Street aimed to determine a viable path forward for renovating the existing two-story structure. The interior finishes had been removed, revealing a mix of framing materials and techniques.

Assessment:

1. Structural Condition:

- The building's structural frame, including floor, wall, and roof framing, is in poor condition, and comprised of a medley of construction materials and methods.
- To restore or renovate the structure to meet code compliance, a complete replacement of the structural frame is necessary.
- The existing exterior assembly would need to be entirely removed to facilitate this replacement.

2. Recommendation:

- Given the current state of the structure and to ensure a safe working environment for construction personnel, I recommend that the building be razed.

This recommendation takes into account both safety considerations and the need for a structurally sound and compliant building. If you have any further questions or require additional details, feel free to reach out.

Respectfully,

Shanti Wolph
Chief Building Inspector
City of Portsmouth
603.610.7261

CC: Historic District Commission

11 March, 2024

Structural Condition Assessment
95 Daniel Street
Portsmouth, New Hampshire

Gorham Structural Engineering, PLLC is a consultant to the property owner, and has been retained to provide a basic structural condition assessment of the building at 95 Daniel Street.

The following is a summary of the findings from the structural conditions assessment.

General Description

95 Daniel Street is a two story wood framed gable roofed structure. The original building is approximately 14'-6" x 34'-6", with a 14'-6" x 7'-0" extension on the east side. A 6'-0" x 11'-6" enclosed entry porch is located at the north-east corner. This east side extension encloses the entry hall and stair to the second floor. There are two less significant additions on the back that measure 10'-0" x 9'-6" and 14'-0" x 6'-6".

During site observations it is obvious that the building has undergone alterations that have significantly diminished its structural integrity and safety. Some of these alterations include: adding the commercial storefront system, replacing the first floor framing at a lower elevation in the front structural bay, lowering the top of the foundation wall around the outside perimeter of this lowered floor, modifying the wall framing and the second floor framing, and supporting a portion of the second floor from the roof framing using steel cables. These alterations illustrate a lack of care and skill, a complete disregard for structural design and occupant safety, and have no regard for code compliance. These observations will be discussed in more detail further in the report.

Exterior

Looking at the front elevation from the street, it can be observed that the building is leaning to the left. Horizontally, this lateral lean, from the first floor elevation to the eave line, measured 8". See images 1 and 2. This significant lateral lean can be attributed to the renovation that removed the front right corner post and front wall, and added the recessed entry and storefront system. This renovation was poorly conceived and left the building in a dangerous structural condition.



1-Front elevation



2-Northwest corner



3-Southwest corner



4-Southeast corner



5-Detail at northwest corner



6-Wood decay along west side



7-Detail at southeast corner



8-Grade along east side

The exterior finish grades around the perimeter of the building are close to, or above, the top of the masonry foundation. A concrete curb has been cast along a portion of the front and side walls in a poorly conceived and failed attempt to protect the wood materials along the grade line. This grade elevation creates a situation where the wood framing is clearly subject to water damage and decay. See images 5, 6, 7 and 8. This condition needs to be addressed by raising the elevation of the building foundation to provide appropriate separation between the exterior grade and wood materials.

The 14'-6" x 7'-0" hall and stair extension on the east side is sloping or settling downward from the main structure. The area below the extension is not accessible and it is assumed

that this area is supported on a stone masonry foundation. This sloping/settling may be due to an inadequate foundation, wood sill decay, or a combination of both. This area needs to be investigated and a plan developed to correct the situation.

Basement / Foundation

The original building footprint is supported on a foundation constructed of granite bedded in mortar. The east wall is topped with brick masonry. The foundations below the back additions are a mixture of cast-in-place concrete and brick masonry. The floor of the basement area is a very uneven surface of exposed soil or concrete. There is obvious evidence that water seeps into the basement area. See image 9.



9-Basement looking north



10-Basement looking east

During the renovation to lower the first floor, the top 12" (\pm) of the original foundation wall was removed, and the top of the wall lowered, to support the new wood floor framing. The floor in this area now bears at an elevation that is below the adjacent exterior grade and is subject to water and moisture damage. Attempts have been made in the past to patch cracks and openings in the foundation walls. See image 10. The areas of brick masonry are in poor condition and must be rebuilt. See images 11 and 12.



11-Detail of foundation wall



12-Detail of foundation wall

The basement floor slab and interior footings must be improved. Additional footings will be required if the current load paths are maintained.

First Floor Framing

The first floor framing is a haphazard layout of joists, carrying beams and posts. The front room floor is out of level by approximately 1" over 14-feet; the porch floor is very uneven; the hall floor is out of level by approximately 2" over 6-feet; the kitchen floor is out of level by approximately 3".



13-Detail of screw jack bearing on wood



14-Detail of typical wood post bearing

The interior first floor carrying beams are poorly supported on seven wood posts, some square, some round, and one rusted steel screw jack with no base plate. All of the posts are bearing on wood block spacers, with wood spacers at the top. None of the posts, as installed, are appropriate and acceptable. See images 13, 14, 15 and 16.



15-Timber post supporting decayed joist



16-Timber post supporting decayed joist

A majority of the first floor joists are newer milled 2x6 spaced at 16" on center. The joists are inadequately supported at the foundation using either a cross-lap joint into a timber sill, or stacked softwood shims between the joist and foundation wall. See images 17 and 18.



17-Detail of joist end bearing on shims



18-Detail of typical wood post bearing

Second Floor Framing

The second floor framing in the front 14-foot by 20-foot bay is such a mess it's difficult to describe. However, I can state that it is unsafe, structurally unacceptable, and must be completely replaced. The floor structure is such a hazard that under no circumstance should people be allowed onto this floor. See images 19 and 20. The floor measured as much as 3" out of level. Second floor exterior walls measured as much as 2" out of plumb. A portion of the floor is hung from cables tied to the roof framing, which is structurally unacceptable. See images 21 and 22.



19-Front bay second floor framing



20-Front bay second floor framing



21-Cables supporting second floor



22-Cables connected to roof framing

The second floor framing in the second 14-foot by 15-foot bay is not original and has been replaced with 2x6 joists spaced at 16" on center, supported on two 8x6 timber beams. These beams create three joist bays. These beams are very poorly supported with no adequate load path to the foundation. See images 23 and 24.



23-Second floor framing



24-Second floor framing

At the northern end, the floor beam end posts bear on a short studwall that is rotating outward, with no load path to support the post loads. See image 25. At the southern end, one beam does not have sufficient end bearing. See image 26.



25-Post bearing on short studwall



26-Timber beam end bearing

The 2x6 floor joists frame into the exterior wall using various approaches, such as a center notch and toe nailing. None of these conditions can be considered safe and structurally adequate. See images 27 and 28.



27-Joist connection to wall framing



28-Joist connection to wall framing

Roof Framing

The main roof is framed with rough sawn wood rafters, measuring 3"x4", spaced at 12" to 40" on center. The roof, ceiling and wall framing are not stacked, or aligned, so there is not an appropriate path for loads from the roof to the foundation. An analysis indicates that these rafters, spaced at 40" on center, can safely support about 25% of the code design snow load. Going forward, if the thermal resistance of the roof insulation is improved, or a significant renovation is undertaken, the roof framing will need to be completely reinforced or replaced. See images 29, 30, 31 and 32.



29-Roof framing



30-Roof framing



31-Roof framing



32-Roof framing

The roof above the stair hall is framed with rough sawn wood rafters, measuring approximately 3"x3" spaced about 32" on center. A portion of this roof is framed over the original main roof, and original wood roof shingles are present within the attic space. This roof framing and supporting wall framing, in this area is in poor condition and must be replaced. See images 33 and 34.



33-Roof framing



34-Roof framing

Wall Framing

The wall framing is a mixture of various size studs, with inconstant spacing. Many studs are not continuous. Some studs are spliced, butted or lapped, and discontinuous. Many studs are not adequately supported and do not have a load path adequate to transfer loads to the foundation. The walls need to be reframed, in compliance with the building code, so that studs are aligned with the roof and floor framing, and with an appropriate load path to the foundation. See images 35, 36, 37 and 38.



35-Wall framing



36-Wall framing



37-Wall framing



38-Wall framing

Building Code Requirements


The NH State Building Code currently includes the 2018 International Building Code (IBC) for new construction and the 2018 International Existing Building Code (IEBC) for renovations or alterations to existing buildings. For this building, IEBC Section 1301.4 requires that the renovated building be capable of resisting the design loads specified in IBC Chapter 16. Therefore, the owner is obligated to bring this building into compliance with the structural requirements of the current building code. There may be other code sections, such as fire ratings along the side walls and means of egress that need to be addressed. Those code issues are beyond the scope of this structural assessment.

Conclusion

The 95 Daniel Street building has significant structural deficiencies that must be addressed. The initial construction of the building was careless and poorly done. Subsequent alterations, such as lowering the first floor, installing the storefront, and reframing the second floor were haphazardly constructed and have significantly damaged the building's structural integrity

The foundation, interior supports, floor framing, roof framing, wall framing and sheathing are in poor condition and need to be replaced and brought into compliance with building code requirements. The building as currently constructed is a life safety hazard with a high potential for collapse.

Respectfully submitted,
Martin Gorham, PE, LEED-AP

A handwritten signature in black ink, which appears to read 'Martin Gorham', is written over a circular professional seal. The seal is black and white and contains the text: 'STATE OF NEW HAMPSHIRE' around the top inner edge, 'MARTIN GORHAM No. 12896' in the center, and 'LICENSED PROFESSIONAL ENGINEER' around the bottom inner edge.

99-95 DANIEL STREET

PREVIOUSLY APPROVED

HISTORIC DISTRICT COMMISSION PUBLIC HEARING - JANUARY 2024, PORTSMOUTH, NEW HAMPSHIRE

BUILDING HISTORY - 95 DANIEL STREET:

- CARPENTER GOTHIC BUILDING ORIGINALLY BUILT IN APPROXIMATELY 1850. PURCHASED BY JOHN RUSSO IN 1965 WHERE HE OPENED JOHN'S BARBER SHOP SHORTLY AFTER, IT IS ASSUMED THAT AROUND THIS TIME IS WHEN THE BARBER SHOP STOREFRONT WAS ADDED TO THE BUILDING. PRIOR TO THE TRANSFORMATION TO A MIXED USE BUILDING, IT WAS A SINGLE FAMILY HOME.

BUILDING HISTORY - 99 DANIEL STREET:

- THERE IS CONFUSION ON THE YEAR THIS STRUCTURE WAS BUILT. ASSESSOR CARDS AND THE PORTSMOUTH ADVOCATES NOTE THIS BUILDING WAS BUILT IN 1850. BASED ON ANALYSIS OF HISTORICAL PHOTOGRAPHS AND SANBORN MAPS, IT IS MORE LIKELY IT WAS BUILT OR MOVED TO THE SITE BETWEEN 1910 AND 1920. BASED ON SANBORN MAP ANALYSIS THIS LOT WAS APART OF 105 DANIEL STREET(COLBY'S RESTAURANT BUILDING) UNTIL THE LATE 1900'S WHEN THE LARGE LOT WAS SUBDIVIDED. WHEN THIS LOT WAS SUBDIVIDED A PORTION OF 99 DANIEL STREET WAS STILL LOCATED ON THE PROPERTY OF 105 DANIEL STREET. SINCE IT'S CONSTRUCTION THIS BUILDING HAS SERVED AS A 2-UNIT APARTMENT BUILDING WITH RETAIL USE OUT OF THE FIRST FLOOR UNIT.

GENERAL PROJECT DESCRIPTION:

- RESTORE AND UPDATE BOTH 95 AND 99 DANIEL STREET. BOTH BUILDINGS WILL BE RESIDENTIAL WITH 2-UNITS IN EACH
- REMOVE EXISTING REAR ADDITION FROM 95 DANIEL STREET AND REBUILD ADDITION THAT IS MORE FUNCTIONAL AND COHESIVE WITH EXISTING BUILDING
- RE-OPEN COVERED FRONT PORCH TO 95 DANIEL STREET
- REMOVE STOREFRONT GLASS AND DOOR FROM 95 DANIEL STREET
- REPLACE REAR STAIR AND ADDITION OF DECK TO 99 DANIEL STREET
- ENCLOSING PORTION OF FRONT PORCH OF 99 DANIEL STREET



99-95 DANIEL STREET
PORTSMOUTH, NH 03801

EXISTING PERSPECTIVES
99(LEFT)-95(RIGHT) DANIEL STREET (ABOVE)

SHEET LIST	
Sheet Number	Sheet Name

GENERAL INFORMATION

C	COVER
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ARCHITECTURAL DRAWINGS

A1	EXISTING BUILDING PHOTOGRAPHS
A2	SANBORN MAP PROGRSSION
A3	SITE PLAN
A4	99 SCHEMATIC DESIGN
A5	95 SCHEMATIC DESIGN
A6	PROPOSED PERSPECTIVE
A7	95 SCHEDULES
A8	99 SCHEDULES
A9	MATERIALS AND SELECTIONS

DIMENSIONAL CRITERIA					
CHARACTER DISTRICT 4 (CD4), HISTORIC DISTRICT (HDC)					
	REQUIRED	EXISTING 95	EXISTING 99	PROPOSED 95	PROPOSED 99
BUILDING FOOTPRINT		854 SF	842 SF	888 SF	842 SF
LOT AREA		1,680 SF	1,692 SF	1,680 SF	1,692 SF
BUILDING PLACEMENT - PRINCIPAL BUILDING					
FRONT YARD (MAX PRIMARY)	10' - 0"	2' - 0" +/-	3' - 0" +/-	2' - 0" +/-	3' - 0" +/-
SIDE YARD SETBACK	N/R	0' - 0" +/-	0' - 0" +/-	0' - 0" +/-	0' - 0" +/-
REAR YARD SETBACK	5' - 0" MIN	16' - 6" +/-	20' - 0" +/-	16' - 3" +/-	18' - 0" +/-
BUILDING AND LOT OCCUPATION					
BUILDING COVERAGE	90% MAX	50%	49%	57%	62%
OPEN SPACE	10% MIN	16% +/-	11% +/-	23% +/-	24% +/-
BUILDING FORM - PRINCIPAL BUILDING					
BUILDING HEIGHT	40' - 0" MAX	19' - 7" +/-	24' - 9" +/-	19' - 7" +/-	24' - 9" +/-
BUILDING STORIES	2 - 3 STORIES	2	2	2	2
GROUND FLOOR ELEVATION	3' - 0" MAX	0' - 0" +/-	2' - 3" +/-	0' - 10" +/-	2' - 3" +/-
GROUND STORY HEIGHT	12' - 0" MIN	10' - 0" +/-	10' - 0" +/-	10' - 0" +/-	10' - 0" +/-
SECOND STORY HEIGHT	10' - 0" MIN	9' - 0" +/-	9' - 0" +/-	9' - 0" +/-	9' - 0" +/-
ROOF TYPE		GABLE	GABLE	GABLE	GABLE
ROOF PITCH - MAIN ROOF	6:12 - 12:12			EXISTING	EXISTING



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99/95 DANIEL STREET

PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

12/14/2023

McHA: EKW/MG

NOT TO SCALE

Locus



PERSPECTIVE FROM DANIEL STREET

99 DANIEL STREET
95 DANIEL STREET



SPACE BETWEEN 99
AND 95 DANIEL
STREET (LEFT)

SPACE BETWEEN 99
AND 105 DANIEL
STREET (RIGHT)



PERSPECTIVE FROM CUSTOM HOUSE LANE

95 DANIEL STREET
99 DANIEL STREET



REAR ADDITIONS OF 95
DANIEL STREET (LEFT)

SPACE BETWEEN 95
AND 85 DANIEL
STREET (RIGHT)



© 2023 McHenry Architecture

99/95 DANIEL STREET

PORTSMOUTH, NH 03801

EXISTING BUILDING PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

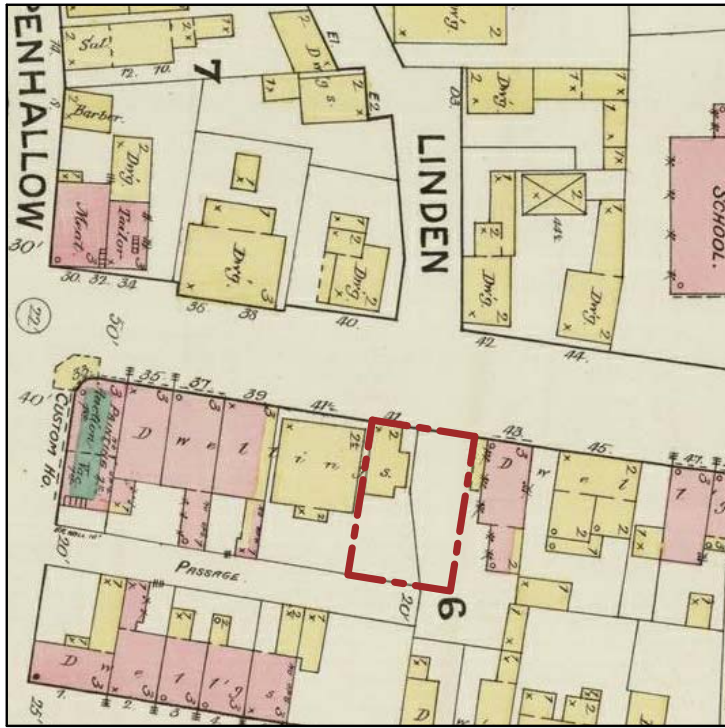
A1

12/14/2023

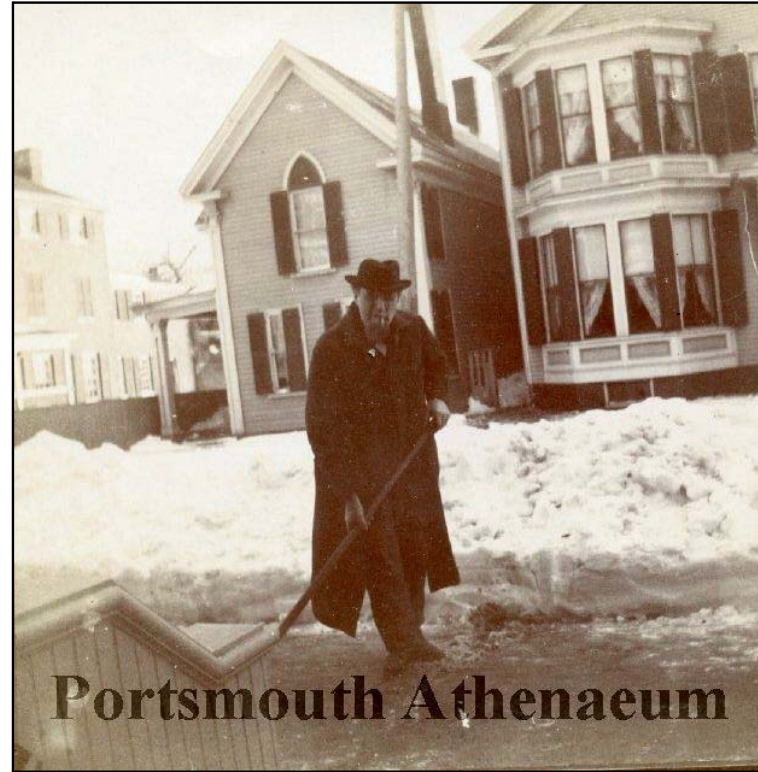
McHA: EKW/MG

NOT TO SCALE

PREVIOUSLY APPROVED



1887



95 DANIEL STREET - 1890



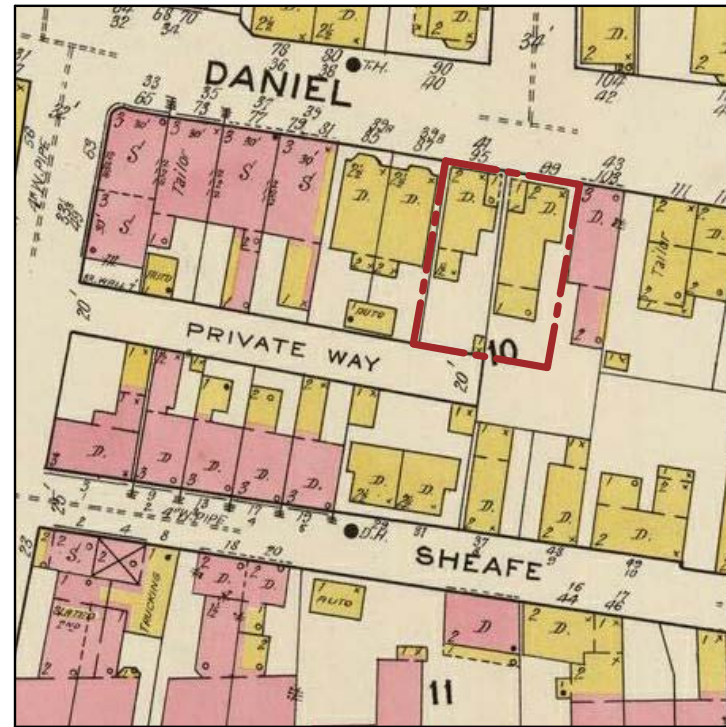
95 DANIEL STREET - 1982



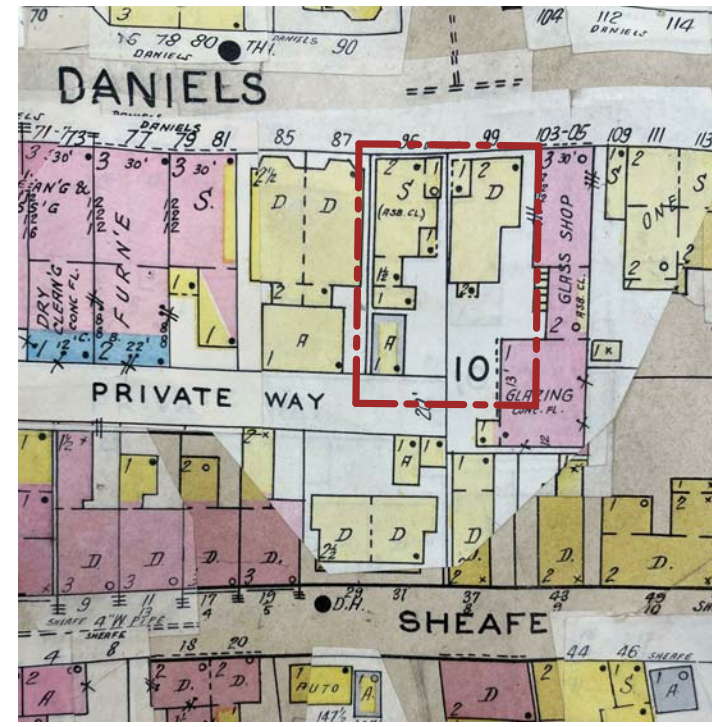
99 DANIEL STREET - 1982



1910



1920



1947



1980

NOTE: CURRENT 95-99 DANIEL STREET LOT IS OUTLINED IN RED

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99/95 DANIEL STREET

PORTSMOUTH, NH 03801

SANBORN MAP PROGRSSION

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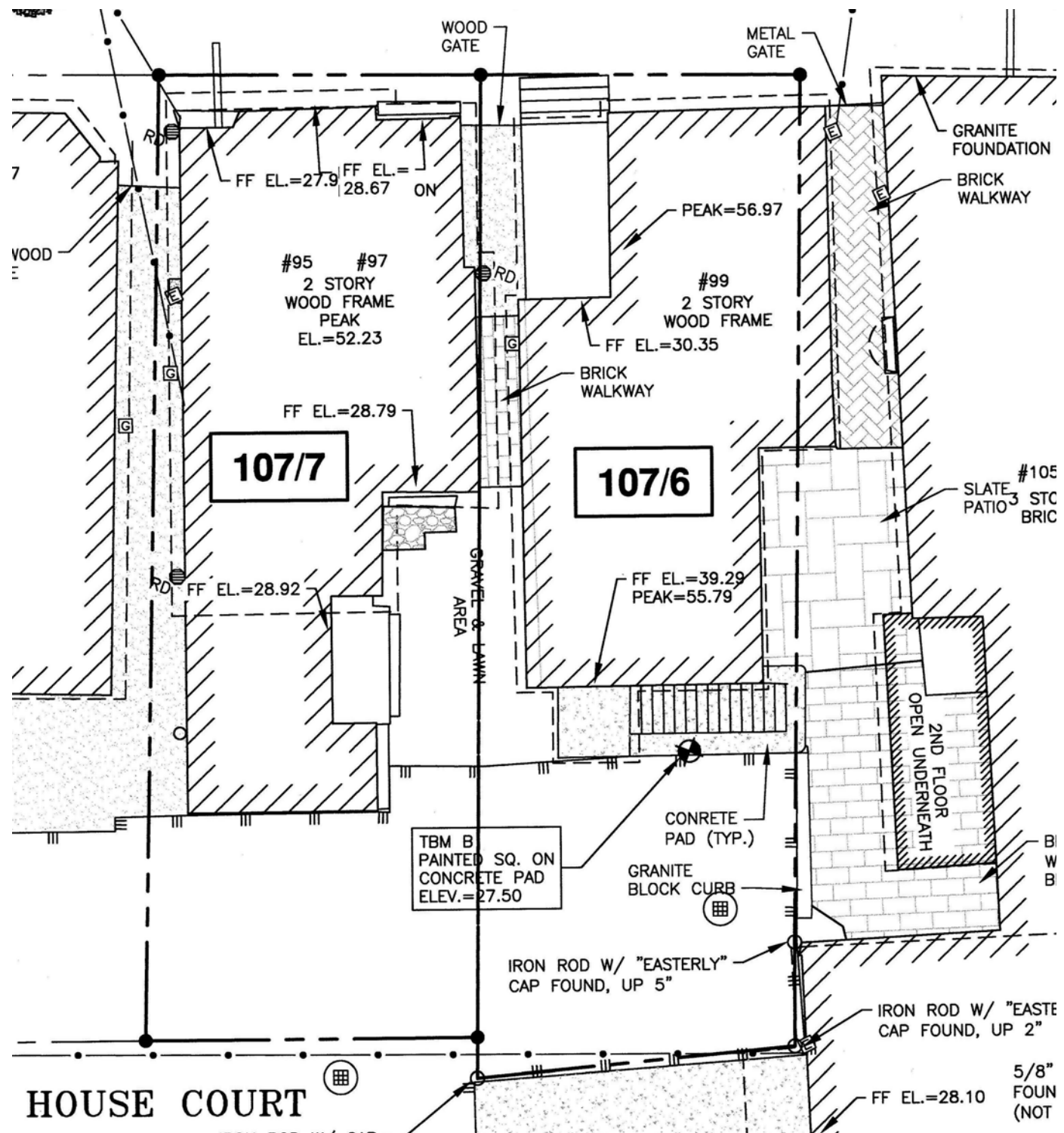
McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

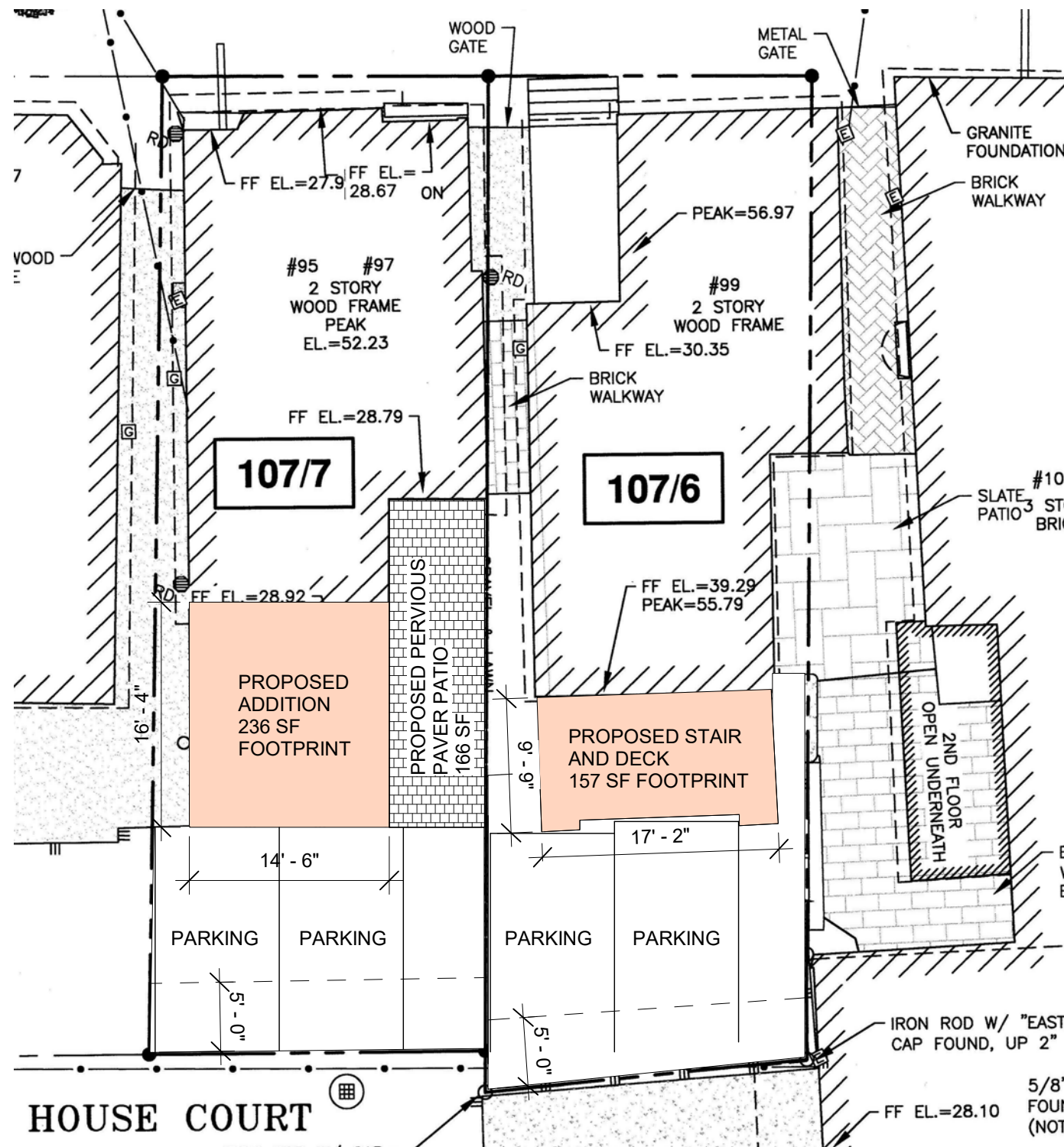
A2

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1 EXISTING SITE
3/32" = 1'-0"



2 PROPOSED SITE
3/32" = 1'-0"

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SITE PLAN
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4 Market Street
Portsmouth, New Hampshire

A3

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AS INDICATED

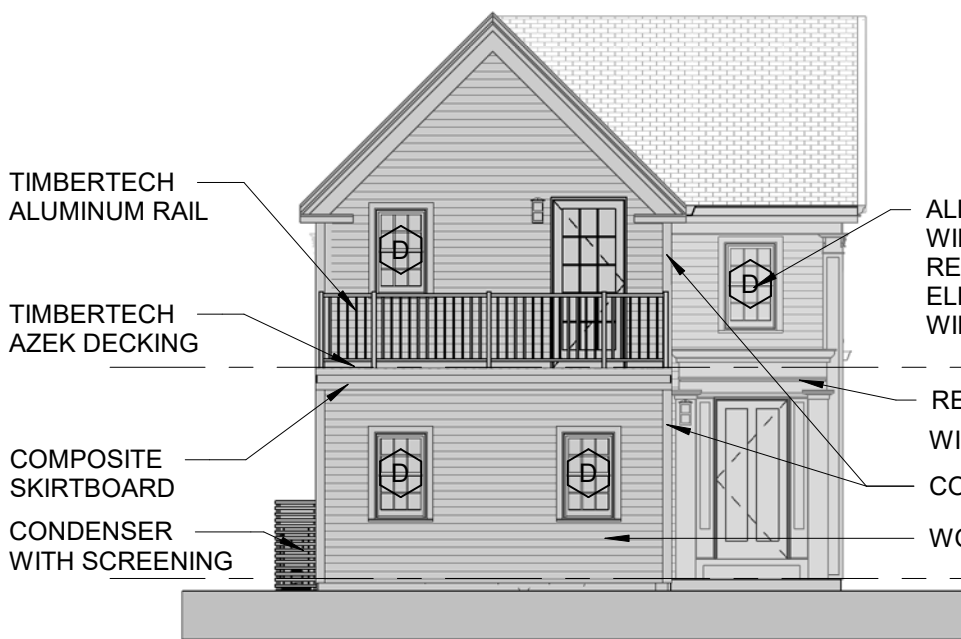
PREVIOUSLY APPROVED



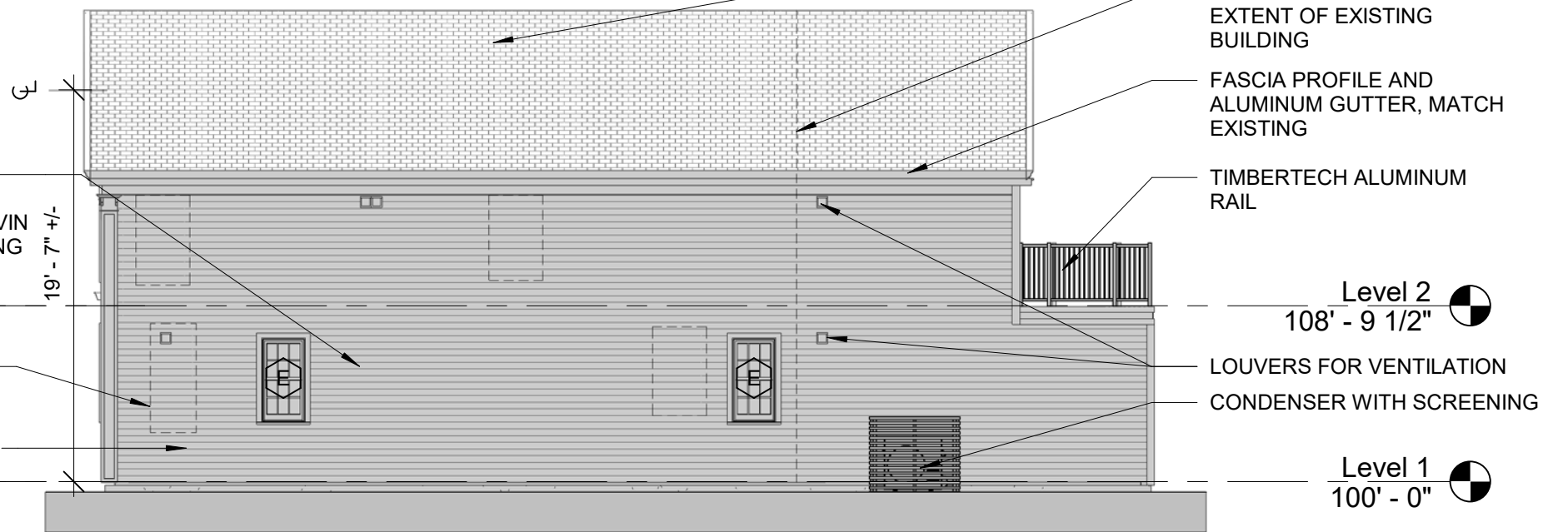
1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



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

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95 SCHEMATIC DESIGN

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McHA: EKW/MG

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

PREVIOUSLY APPROVED



PERSEPCTIVE FROM DANIEL STREET



PERSEPCTIVE FROM CUSTOM HOUSE LANE

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PROPOSED PERSPECTIVE

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4 Market Street
Portsmouth, New Hampshire

A6

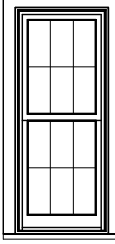
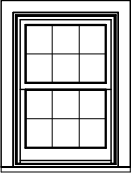
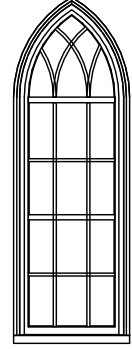
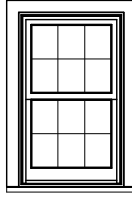
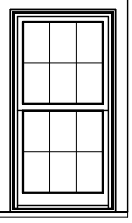
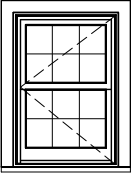
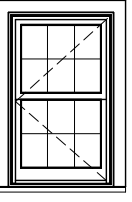
12/14/2023
McHA: EKW/MG
NOT TO SCALE

PREVIOUSLY APPROVED

WINDOW SCHEDULE

Type Mark	Nominal Width	Nominal Height	Comments
A	2' - 0"	4' - 9"	
B	2' - 3"	3' - 3"	
C	3' - 0"	7' - 0"	EXISTING TO REMAIN, REPAIR AS NEEDED
D	2' - 3"	3' - 8"	
E	2' - 3"	4' - 3"	
F	2' - 3"	3' - 3"	CASEMENT EGRESS
G	2' - 3"	3' - 8"	CASEMENT EGRESS

WINDOW TYPES

						
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:	TYPE F:	TYPE G:
DOUBLE HUNG WINDOW, 6 OVER 6	DOUBLE HUNG WINDOW, 6 OVER 6	GOTHIC DOUBLE HUNG WINDOW, 6 OVER 6	DOUBLE HUNG WINDOW, 6 OVER 6	DOUBLE HUNG WINDOW, 6 OVER 6	CASEMENT EGRESS WINDOW, 6 OVER 6	CASEMENT EGRESS WINDOW, 6 OVER 6

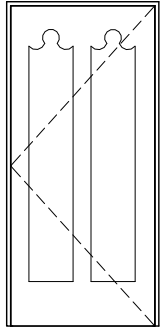
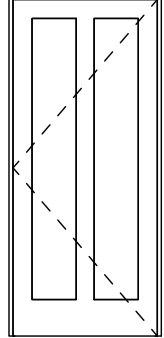
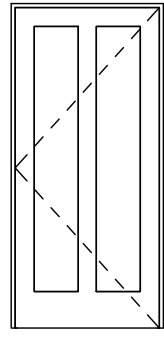
DOOR SCHEDULE

Mark	Size		Door		Comments
	Height	Width	Type Mark	Material	
1	6' - 8"	3' - 0"	A	WD	EXISTING DOOR TO BE REPAIRED
2	7' - 0"	3' - 0"	B	FIBERGLASS	
3	6' - 8"	3' - 0"	C	FIBERGLASS	

WINDOW NOTES

1. ALL NEW WINDOWS TO BE MARVIN ELEVATE
2. PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.
3. BEDROOM EGRESS SIZE WINDOWS TO MEET MINIMUM 5.7 SF CLEARANCE. 20" MIN WIDE BY 24" MIN HIGH, SILL HEIGHT TO BE LESS THAN 44".

DOOR TYPES

		
TYPE A:	TYPE B:	TYPE C:
2-PANEL WOOD DOOR	2-PANEL FIBERGLASS DOOR	2-PANEL FIBERGLASS DOOR



2 PANEL VERTICAL FIBERGLASS DOOR

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95 SCHEDULES

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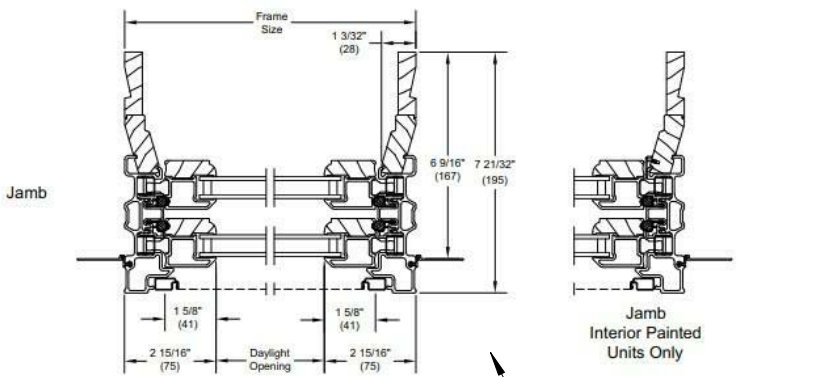
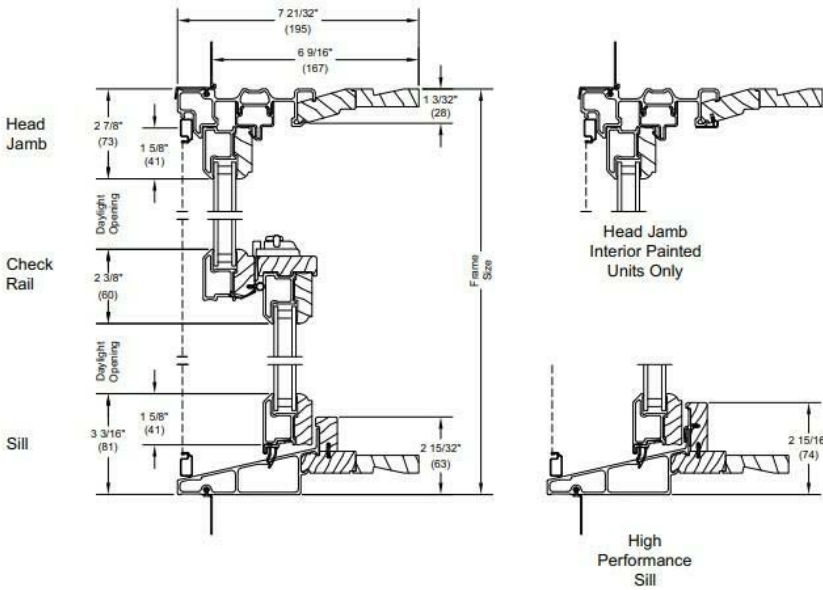
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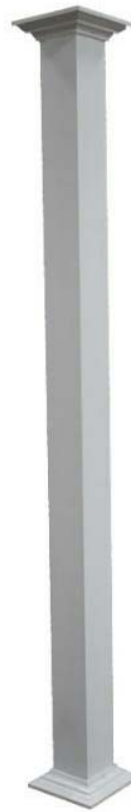


ASPHALT SHINGLES
CERTAINTEED LANDMARK SERIES OR EQUAL, COLOR TBD



WINDOWS
MARVIN ELEVATE DOUBLE HUNG

COMPOSITE COLUMN WRAP



WALL SCONCE



SHUTTER HARDWARE



SHUTTERS
COMPOSITE FIXED LOUVER SHUTTERS



REAR RAILING
TIMBERTECH IMPRESSIONS RAIL EXPRESS, MODERN TOP RAIL, ALUMINUM BALUSTERS WITH OPEN MID RAIL, 3"X3" POSTS WITH CAP AND SKIRT, BLACK



COMPOSITE TRIM BOARD
BORAL TRUEXTERNAL COMPOSITE TRIM



DECKING MATERIAL
TIMBERTECH AZEK VINTAGE COLLECTION - DARK HICKORY



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MATERIALS AND SELECTIONS
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