

**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.

December 04, 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. November 06, 2024

II. ADMINISTRATIVE APPROVALS

1. 93 Pleasant Street
2. 111 State Street
3. 179 Pleasant Street
4. 33 Jewell Court
5. 24 Market Street
6. 213 Pleasant Street
7. 765 Middle Street
8. 137 New Castle Avenue

III. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of Jane Vanni Meyers, owner, for property located at 195 Washington Street, wherein permission is requested to allow exterior renovations to an existing structure (renovate front entrance and door) 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.

B. **REQUEST TO POSTPONE-** Petition of Jay Ganesh, LLC, owner, for property located at 201 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (installation of new siding to cover the existing brick, remove and replace fencing, and associated site improvements) as per plans on file in the Planning Department. Said property is shown on Assessor Map 138 as Lot 33 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

C. **REQUEST TO POSTPONE-** Petition of RGA Investments, LLC, owner, for property located at 342 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (re-roof the entire structure and replace all roof trim/detailing on the mansard portion of the roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 15 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

D. Petition of Islington Street Properties, LLC, owner, for property located at 369-373 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (replace the siding and windows on the structure) and the installation of HVAC equipment (AC condensers) as per plans on file in the Planning Department. Said property is shown on Assessor Map as Lot and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Frederick and Sandra Wiese Revocable Trust, owners, for property located at 138 Gates Street, wherein permission is requested to allow exterior renovations to an existing structure (modifications to an originally approved design- changes to the siding and the omission of water table trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Work Session requested by Kevin Shitan Zeng Revocable Trust of 2017, owner, for property located at 377 Maplewood Avenue, wherein permission is requested to allow the demolition of the rear structure on the lot and the new construction of a detached accessory dwelling unit as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

B. **REQUEST TO POSTPONE-** Work Session requested by PNF Trust of 2013, owner, for property located at 266-278 State Street, wherein permission is requested to allow the construction of a new four-story building, as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 78, 79, 80 and lies within Character District 4 (CD-4), Downtown Overlay and the Historic Districts.

VI. 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_rAVVT40JQ5i3bO-BdhcQJA

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

6:30 p.m.

November 06, 2024

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; Members Jon Wyckoff, Martin Ryan, Dr. Dan Brown, Dave Adams, and Alternate Larry Booz

MEMBERS ABSENT: City Council Representative Rich Blalock

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

.....

City Council Representative Rich Blalock was not present. Alternate Larry Booz took a voting seat for the evening. Chair Ruedig read the Requests to Postpone in to the record.

*Mr. Wyckoff moved to **postpone** Public Hearings Old Business Petition A, 195 Washington St; Petition C, 201 Islington Street; Petition D, 342 Islington Street; Work Session A, 377 Maplewood Avenue; and Work Session B, 266-278 State Street to the December 4 meeting. Dr. Brown seconded. The motion **passed** with all in favor, 7-0.*

I. APPROVAL OF MINUTES

- 1. October 02, 2024**
- 2. October 09, 2024**

*Vice-Chair Doering moved to **approve** both sets of minutes as submitted, seconded by Mr. Wyckoff. The motion **passed** with all in favor, 7-0.*

II. ADMINISTRATIVE APPROVALS

Note: Items 2 and 3 were pulled for separate review and approval because they were more complex than the other items.

1. 175 State Street

[Timestamp 5:04] The request was for approval to install shutters on the applicant's condo unit. Mr. Gilbo said the applicant wanted to recreate the original shutter and also wanted to attach the shutters to the existing hardware on the building. He showed photos of the original hardware and shutter and a rendering of the proposed shutter. Mr. Wyckoff said the shutters should be hung the way they were shown, leaning against the building with the louvers pointing up and not down. Mr. Adams agreed. Mr. Ryan asked if the shutters would really be placed on just half of the building. The owner Duncan Craig was present and said his unit was a single-family one and shared a wall with the other half of the building, so only his side would have shutters. Dr. Brown

asked Mr. Craig if he had an example of the tie-down. Mr. Craig said he did not but that it would mimic the reproduction. Mr. Booz asked if the windows above the central hallway would have shutters. Mr. Craig said only the windows on his side of the building would have shutters.

Stipulation: the louvers shall be pointing upward on the outside.

2. 238 Deer Street

[Timestamp 23:26] Mr. Gilbo said the Commission previously approved the HVAC condensers in their current locations, but due to code, the condensers had to be on 18” snow stands to allow for proper airflow underneath, which raised the height by a foot and a half. Chair Ruedig said a few neighbors submitted comments and were not pleased that the condensers would be more visible. It was further discussed. Mr. Adams suggested painting the condensers the color of the wall behind them to make them blend in. The applicant’s representative architect Richard Desjardins was present and said it was never their intent to misrepresent and explained that the condensers were put in the rear of the property to be less visible to the public. He said they had gone through multiple code changes that caused the size of the unit to be a bit bigger. He said the condenser units on the snow stands would increase by less than 18 inches and would not be seen from the public way. He said the owner/contractor and the manufacturer Mitsubishi said the snow stands could not be removed, otherwise the product would have no warrantee, and he did not think the manufacturer would allow the units to be painted because the paint could get through the ventilation ports. Vice-Chair Doering asked if the screening railing could be changed to improve the screening. Mr. Desjardins said the owner/contractor already purchased the railing and that it matched the one on the other side of the stair tower. It was further discussed. Mr. Desjardins said the condensers would not be seen with the current screening. Mr. Wyckoff said the neighbor was looking out over a fence and a bunch of condensers, and whether the condensers were elevated 12 inches instead of 18 inches didn’t make much of a difference. Mr. Ryan agreed. He said the filters could not be painted anyway and the rail was very transparent. Chair Ruedig said she sympathized with the neighbors but didn’t think it would make a huge impact on the view of the building from the rest of the District. She suggested that the owner speak to the neighbors.

*Mr. Wyckoff moved to **approve** the item, seconded by Dr. Brown. The motion **passed** with all in favor, 7-0.*

3. 138 Gates Street

[Timestamp 41:21] Mr. Gilbo said there had been a miscommunication between the Commission’s approval and what transpired in the renovation and that the biggest issue was that the siding was not as stipulated in the original approval. Chair Ruedig said it was originally presented that the replacement of wood siding would match to the weather, there would be a scarf joints, and it would not be cedar. She said the applicant ended up not doing the “to weather” dimensions and made other changes in terms of the water table, trim, and so on.

The project architect Anne Whitney was present and passed out samples of the LIFESPAN Solid Select siding and the cedar. She said they decided to use the LIFESPAN siding and explained

why the scarf joints were her fault. She said the LIFESPAN would be better for the joints because it came in longer lengths. She said they did minor changes to make sure the clapboard matched the sills and casings. She said the mud sills were not mentioned previously, so she eliminated them. The project contractor Joe Terravecchia was present and said he didn't know about the scarf joining component requirement. He said the mud sills were not original.

[Timestamp 49:58] The water table was discussed. Mr. Adams said the house must have had a water table originally and that the Commission had been clear about the "to weather" component. He said the joining of the clapboards was almost non-existent and that the building now looked like a turn-of-the century one. He said he wasn't comfortable that the applicant passed on retaining the history of the material and consequently lost 80 percent of the only part of the building the Commission had purview over. It was further discussed. Chair Ruedig said the issue was not the debate about materials but the fact that the Commission stipulated that the applicant use a particular wood and that it would be done to match the "to weather" that was there before and that there would be scarf joints. She said the applicant should have returned to the Commission if what was stipulated didn't work. Ms. Whitney said there was a huge amount of variation. Mr. Wyckoff said he thought the Commission's disappointment about the house looking brand new didn't require someone to strip the whole house and redo it. He said he was in support of approving it but asked that in the future, new construction windows not be allowed in Colonial homes because all the trim had to be removed and the siding would end up getting replaced. Chair Ruedig said the applicant could come back with another solution. She said a lot of what was done missed the mark and that the Commission would like to see the mud sill go back on because it was part of the building's history. Mr. Ryan asked the applicant why the mud sills were removed. Mr. Terravecchia said they were an afterthought in the building and were installed in the late 1800s. Chair Ruedig said they were still a historic feature of the house. She suggested having a public hearing at the December meeting to discuss a solution.

*Vice-Chair Doering moved to **deny** the request, seconded by Mr. Ryan. The motion **passed** with all in favor, 7-0.*

4. 145 Maplewood Avenue

The request was to change the previously-approved sailboat sculpture's granite hull material to a red aluminum base one.

5. 50 Austin Street

The request was approval for the installation of three condenser units and an electric vehicle (EV) charging station. Mr. Gilbo said the condenser units would be placed in the corner of the building and the EV charger could either be attached to the structure or to a freestanding post. He said the applicant had said he could supply a vegetative screening but that an appropriate wooden screening could be stipulated in that location. Vice-Chair Doering said the EV charger would be visible from Austin Street and that there wasn't a lot of room for additional vegetation. She said any screening would also be very visible. Mr. Wyckoff suggest a wooden screen. Chair Ruedig suggested stipulating that the EV charger have its own separate stand so that the conduit did not damage the brick. Dr. Brown asked that the applicant return to show the Commission any

lines or piping. Mr. Wyckoff said he wanted to know how the applicant would match the wood screening to the building.

Stipulations:

- 1) The EV charger shall be on a standalone post and not affixed to the structure;
- 2) The applicant shall use an already-approved wood screening that shall be painted to match the trim on the structure; and
- 3) If the applicant does not propose to run the lines directly into the building or underground, he shall return with a line set diagram for an administrative approval.

6. 93 Pleasant Street

The request was approval for the proposed sign. Mr. Gilbo said the sign would have ground lighting pointing up and that the Treadwell letters would be backlit. Mr. Wyckoff said that was not allowed and that he was also disappointed that the sign was a generic modern one in the front section of the restored building. Mr. Ryan agreed. The applicant's representative architect Tracy Kozak was present and said the sign was a solid opaque one with two layers, and the light was between the layers and would come out the edges. Vice-Chair Doering said she was surprised by the sign's very modern font and design. The applicant Marie Bodie was present and said they needed to get the foundation in before the frost. She said they could consider a different font for the sign later. Chair Ruedig suggested that the Commission stipulate that the approval was only for the foundation and base of the sign.

Stipulation: The sign's design and lettering shall return for a future approval (the approval is only for the foundation and base of the sign).

7. 369 Pleasant Street

The request was for a 6-ft cedar wood replacement fence that would be the same height and at the same location. Mr. Wyckoff suggested that pressure-treated posts be used instead of cedar posts. Mr. Gilbo said he would tell the applicant about the suggestion. It was further discussed.

Mr. Gilbo summarized the stipulations for Items 1, 5, and 6. (Items 4 and 7 had no stipulations).

*Vice-Chair Doering moved to **approve** Items 1, 4, 5, 6 and 7 with their respective stipulations. Dr. Brown seconded. The motion **passed** with all in favor, 7-0.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Petition of **Jane Vanni Meyers, owner**, for property located at **195 Washington Street**, wherein permission is requested to allow exterior renovations to an existing structure (renovate front entrance and door) 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

The petition was **postponed** to the December 4 meeting.

B. Petition of **Jeffrey Daniel Berlin, owner**, for property located at **38 State Street, Unit #4**, wherein permission is requested to allow renovations to an existing structure (new roofing, roof deck, and windows) and new construction to an existing structure (construct new penthouse addition to access roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 10-4 and lies within the Character District 4 (CD4) and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 1:06:56] Nick Isaak of Isaak Design was present on behalf of the applicant, along with the owner/applicant Jeffre Daniel Berlin. Mr. Isaak reviewed the petition and said they wanted to recreate the building's top floor because it was in terrible shape.

[Timestamp 1:11:58] Mr. Adams said the extended part of the building would be sided to make it appear to have a gambrel roof frame with a thin glued-on brick material and asked whether the applicant could get a fire code for that. Mr. Isaak agreed. Mr. Wyckoff asked if the cedar planters would have a finish. Mr. Isaak said he proposed natural cedar planters with a height of a railing. He said the siding below them would be an AZEK material painted white but that it was currently yellow clapboard. Mr. Wyckoff asked why the applicant would make it stand out like that. Mr. Isaak said they were encouraged at the last work session to do something interesting with the top floor but that it could be painted yellow to match the brick. Mr. Ryan said he had thought there would be more information on the windows. He asked if the triple window on the back was wood or vinyl. Mr. Berlin said it was vinyl and that he didn't know that vinyl was opposed. Mr. Isaak said the window specs were called out on the window schedule in the packet. It was further discussed. Vice-Chair Doering said the chimney was increasing in height and asked if it was full brick. Mr. Isaak agreed. Chair Ruedig said the Commission received a letter from the neighboring building's representative Attorney Macdonald and that they wanted to ensure that their chimney would stay functional. Mr. Isaak agreed that it would. Chair Ruedig said her only concern was the vinyl windows. She said the Commission needed more information on the window specs. Mr. Wyckoff said the proposed Pella windows would not last and asked that another window be proposed. Mr. Adams asked how much exterior demolition work was planned on the building other than the roof. Mr. Isaak said the cornice work would be kept intact but part of it was missing and that they would replace a wooden eave. Mr. Adams inferred that there would be no demolition work on the front or back walls. Mr. Berlin said he only owned the top condo. It was further discussed. Mr. Adams asked if anyone in the building had approached Mr. Berlin about whether the lower floors could support the work. Mr. Isaac said his structural engineer said there would be no issues.

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 as presented, with the following **stipulation**:*

- 1. The windows shall return to the Commission for an administrative approval.*

Mr. Wyckoff seconded the motion.

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining character of the surrounding properties.

[Timestamp 1:26:25] Mr. Adams said he could not support the motion because the property was so different than the other properties that led up to it. He said most of the rows in that block were 3-story buildings that had very little on their roofs, and the applicant was proposing to add a fifth floor. Outside of the mechanical issues, he said there was also the precedent of going to the fifth floor. He said the historic architecture in the town was all about precedent and that he did not believe that the proposal captured the defining character of the surrounding properties. It was further discussed. Chair Doering said it was a huge improvement on what was there now and fit into the order of facades on the front side. Vice-Chair Doering said she wasn't thrilled with what was replacing the existing and that she understood Mr. Adams' point.

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

C. REQUEST TO POSTPONE- Petition of **Jay Ganesh, LLC, owner**, for property located at **201 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (installation of new siding to cover the existing brick, remove and replace fencing, and associated site improvements) as per plans on file in the Planning Department. Said property is shown on Assessor Map 138 as Lot 33 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

DECISION OF THE COMMISSION

The petition was **postponed** to the December 4 meeting.

D. REQUEST TO POSTPONE- Petition of **RGA Investments, LLC, owner**, for property located at **342 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (re-roof the entire structure and replace all roof trim/detailing on the mansard portion of the roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 15 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

DECISION OF THE COMMISSION

The petition was **postponed** to the December 4 meeting.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Wenberry Associates, LLC, owner**, for property located at **21 Congress Street**, wherein permission is requested to allow new construction to an existing structure (construct roof top penthouse, construct storefronts along Haven Court and modify the Fleet Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 12 and lies within the Character District 5 (CD-5), Downtown Overlay and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 1:31:00] Project architect Tracy Kozak was present on behalf of the applicant. She said they made several refinements and combined two projects into one package because the lots were being merged into one lot and the buildings would become one building. She reviewed the 15 Congress Street building and said some of the changes were that the stair overrun was slid down to serve both roofs, the roof on Congress Street was brought down to meet the J. J. Newberry building, and a few windows were removed because the buildings would be connected. She said the red brick on Haven Court would remain and be infilled with residential windows. She said they would save the J. J. Newberry sign. She said more detail was added to the copper bays and how they meet the cornice, and the granite base was changed. She noted that the art work was withdrawn from the application and would return later. She said they added refinements to the Fleet Street façade by cladding the spandrel band between the 2nd and 3rd floor windows in copper and carrying the detail to tie the facades together. She said a granite base was added under the store front windows. She said the windows were made taller on the Congress Street façade and a horizontal transom band was added to the storefront surround, along with two vertical pilasters. She reviewed the rooftop penthouse elevations.

[Timestamp 1:45:03] Mr. Adams asked what condition of the brickwork would be exposed when the street was dug out. Ms. Kozak said there was no basement in the middle, so underpinning and shoring would be required for the center portion of the wall. She said there was a concrete foundation on the newer addition and that they had construction and engineering drawings on the garage. She said the J. J. Newberry building would have to be shored up to excavate in some of the areas. Mr. Adams asked what the inspiration was for the Juliet balconies on Congress Street. Ms. Kozak said it was a recreation of what was seen in the 1860s photo. Mr. Wyckoff asked if the balconies had a floor. Ms. Kozak said a steel grate was proposed but that they could do a solid floor. Mr. Booz said the building had five windows in the 1860s photo but now had six. Ms. Kozak said the 1860s building burned down ten years after it was built and the next building was a Victorian one and taller and the windows were changed. Mr. Adams asked about the cornice material. Ms. Kozak said it would be an AZEK material that would be painted in the same profile as wood and that it would be structurally reinforced to not fall off.

[Timestamp 1:51:30] Ms. Kozak said the bottom brick level was bumped out about four inches proud of the two stories due to a concrete foundation and they would clad the concrete and salvage the brick. She discussed the alleyways and the Haven Court entrances and said they would add copper awnings. Vice-Chair Doering said she had a problem with the bay window

bump out façade across from Gilley’s Diner because she felt that it didn’t transition as well as the first time. She said the Haven Court part of the J. J. Newberry building was not industrial or modern but seemed more ornate and completely different than the other new building and seemed out of context with how the rest of the project was arranged. Ms. Kozak said they were bringing in some of the materials from One Congress Street to 15 Congress Street but not trying to replicate anything. She said they made changes to Fleet Street that they felt were important to create an inviting pedestrian way, and the industrial punched windows didn’t create that level of welcoming, so they added the bay window form to the copper awnings. It was further discussed. Ms. Kozak reviewed the windows and storefront materials. Mr. Wyckoff asked if it would be successful to harvest bricks from the building. Ms. Kozak said the oldest bricks were from 1860 and the newest ones were from 1955, and the ones on Haven Court were different eras. It was further discussed. Mr. Wyckoff asked if lighting was planned for the copper canopies on Fleet Street. Ms. Kozak said they were not but probably should be. Mr. Ryan thanked the applicant for keeping the sign. He said he didn’t think the whole project had to be one language from one corner to the other and thought it was a positive thing that it was broken up a bit. He said the applicant would have trouble with the brick work in the alleyway, but he thought it was basically a good project. Mr. Booz agreed about the sign. Mr. Wyckoff agreed that not everything had to match everywhere. He said the applicant did a good job of making the transition around the corner very good by using the copper. Dr. Brown said he was excited that the applicant opened up Haven Court. Vice-Chair Doering clarified that she was just having heartburn with an industrial look and residential look on the same corner and had hoped there would be a transition between the two because it was an exposed corner. Chair Ruedig said she appreciated that the Fleet Street wall was simplified and thought the bay windows worked because they related to 55 Congress Street. Mr. Wyckoff agreed. Mr. Ryan said the fact that the art work was gone helped. Ms. Kozak reviewed other changes on One Congress Street and the connecting of the buildings.

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

*Dr. Brown moved to **grant** the Certificate of Approval for the application as presented, seconded by Mr. Wyckoff.*

Dr. Brown said the project would maintain the special character of the District and would have compatibility of innovative technologies with surrounding properties. Chair Ruedig said it was a huge improvement for a vastly underutilized part of the downtown and that it would open up a connection between Market and Fleet Street. She said she appreciated all the thought and effort put into the design to make it as pedestrian friendly as possible and to enliven that back area and that it would be a huge benefit to the city and to the Historic District.

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

2. Petition of **Katherine Ann Bradford Revocable Trust 2020**, owner, for property located at **170-172 Gates Street**, wherein permission is requested to allow exterior renovations to an existing structure (rebuild the existing garage, remove 1-story rear ell, relocate right side entry door with a roof covering, replace windows and doors, and siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 19 and lies within the General Residence B (GRB) and Historic Districts.

Mr. Adams recused himself from the petition.

SPEAKING TO THE PETITION

[Timestamp 2:28:45] Project architect Anne Whitney was present on behalf of the applicant. She said they wanted to rebuild the garage and remove the ell. She said the home was being converted from a duplex into a single-family home and explained why the siding and windows needed to be replaced. Mr. Wyckoff asked if the windows were new construction ones. Ms. Whitney agreed and said the current ones were in poor condition. Mr. Wyckoff suggested using the existing frames and putting in replacement windows. Ms. Whitney said they had to downsize the windows. She said they would replace the aluminum siding on the driveway elevation in kind with the front siding. She discussed more window changes, noting that she would have an entry mudroom with a hip roof cover and replace the two windows there. She said they would remove the one-story bump out on the rear elevation and put in a Marvin 15-light door. She said the addition would be resided and have some windows replaced. Chair Ruedig said if the clapboards weren't holding the paint, there might be a moisture problem. Ms. Whitney said she would install a vapor barrier. It was further discussed. Ms. Whitney said they wanted to replace the garage and put a floating slab and some concrete around the edge of it.

[Timestamp 2:42:07] Mr. Wyckoff asked if the front door and sidelights were painted. Ms. Whitney agreed and said it was just a single paned 2/2 window. Mr. Wyckoff asked if that was appropriate for the house, noting that the house seemed like it was an 1810 house with 6/6 windows that were replaced in the late 19th century. Ms. Whitney said the existing doors had two glazed upper panels and were just single lights. Mr. Ryan asked what was under the aluminum siding on the façade where the new windows were being placed. Ms. Whitney said it was old clapboards and that they wanted to replace them because there were issues on the front and side of not being able to keep the paint on, and she wanted to insulate the wall better. She said she would replace the sheathing as needed.

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 as presented, seconded by Vice-Chair Doering.*

Mr. Ryan said the project would maintain the special character of the District and would be compatible with the design of the surrounding properties.

Mr. Wyckoff said he could not support the motion because the house would have all new siding, and it was a contributing property on Gates Street. He said he also had a problem with the 2/2 windows. Chair Ruedig said it was an all wood siding replacement and thought the 2/2 windows were appropriate because they had been there for a long time.

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

3. Petition of Noble’s Island Condominium Association, owner and Marc Schwanbeck, applicant, for property located at **500 Market Street**, wherein permission is requested to allow exterior renovations to existing structures (blanket approval for the replacement of the residential solariums) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 2:48:17] The applicant and president of the condo association Marc Schwanbeck was present. He reviewed the petition and said the newly installed solarium was the same as the original solarium but did not have a horizontal crossbar, so the views would not be affected. Mr. Ryan said it would be fine because the building was not a contributing one. Mr. Adams said he appreciated that the applicant came in for a blanket approval because it simplified everything and allowed the condo association to maintain a characteristic thing in their unique island of architecture. He said the design fit in well with the simple lines of the condominiums.

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

*Vice-Chair Doering moved to **grant** the Certificate of Approval for the application as presented. Dr. Brown seconded.*

Vice-Chair Doering said the project would conserve and enhance the property values for the Noble’s Island Condominiums and would be consistent with their special and defining characteristics.

*The motion **passed** with all in favor, 7-0.*

4. Petition of Thomas C. and Martha B. McGraw, owners, for property located at **411 The Hill, Unit #14**, wherein permission is requested to allow exterior renovations to an existing

structure (replacement of all windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 26 and lies within the Character District 4-L1 (CD4-L1), Downtown Overlay, and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 3:01:52] Owners Tom and Martha McGraw were present to review the petition. Mr. McGraw said the previously mixed-use property was now a residential one due to a zoning change and that their dwelling was the only one in the complex that was residential. He said it was renovated extensively because it used to be a mixed use unit and that replacement windows were needed. He said the existing Pella windows were over 50 years old and in bad shape and that they wanted to replace them with traditional Pella windows used on other historic structures.

[Timestamp 3:05:42] Mr. Wyckoff asked if the windows were replacement windows. Mr. McGraw said they were Pella Traditional Reserve replacement windows, and he gave a brochure to the Commission. Chair Ruedig said she didn't see the arched window on the window schedule and asked if it was being replaced. Mr. McGraw it was not, and the window was further discussed. Mr. Wyckoff said full screens were not in the Commission's guidelines. Mr. McGraw said the contract had double hung full screens and that several buildings on The Hill had full screens. Mr. Wyckoff said some people didn't get the necessary permits, and it was further discussed. Mr. Adams said there was an 8-light window proposed for the attic but said there were no such thing in an 18th century house and thought it was a poor attempt at making a 4/2 sash. He suggested a 4/1 window. Chair Ruedig said it would match what was there now and suggested that Pella just replicate that. Half screens were further discussed. Ms. McGraw said they would do half screens and asked if she and her husband would have to return if Pella said it didn't make sense to do the double hung.

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 with the following **stipulations**:*

- 1. The grill pattern of the (2) attic windows shall be adjusted to 4/2 and the lights shall be rectangular and vertical versus rectangular and horizontal as shown in the plans.*
- 2. Half screens shall be used.*

Mr. Wyckoff seconded.

Mr. Ryan said the project would preserve the integrity of the District and would be compatible with the design of the surrounding properties.

*The motion **passed** with all in favor, 7-0.*

5. Petition of Islington Street Properties, LLC, owner, for property located at **369-373 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace the siding and windows on the structure) and the installation of HVAC equipment (AC condensers) as per plans on file in the Planning Department. Said property is shown on Assessor Map as Lot and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

Note: Mr. Gilbo noted that the condensers were not included in the petition because he received the specs late and did not have a chance to review it. He said their location might be exempt and that only the siding and windows portion of the petition would be reviewed.

SPEAKING TO THE PETITION

[Timestamp 3:18:10] Scott Rafferty was present and said he was a condo owner but also represented the Islington Place Condominium Association. He said the requested windows were only for Unit 371A and were proposed to be the Pella LIFESTYE series in a wood aluminum clad, white, with no grids. He noted that the building had various windows and that all of them would stay the same size except for the one on the far left on the residential unit. He said the back window would be removed for the condenser and that they wanted to replace the siding with a finished wood product, LP SmartSide. He said the trim and corner boards would be white AZEK and the wood would be replaced as needed. He said the asbestos was removed so that the current conditions underneath could be seen.

[Timestamp 3:21:48] Vice-Chair Doering asked for more detail about the siding product. Mr. Rafferty said it was a sheathing product made with a resin and wood fibers. It was further discussed. Mr. Adams asked if it came in a material other than a textured one. Mr. Rafferty said it was a smooth version of the cedar texture. Mr. Booz asked what the product's advantage was over primed pine or cedar. Mr. Rafferty said it was rot and insect resistant and had more longevity than wood siding. Mr. Adams said he walked around the building and saw what was underneath and thought he was looking at the original cladding of the building, including corner boards. He said the water table had a window sill protrusion on it that was snapped out. He asked what Mr. Rafferty would do there. Mr. Rafferty said they would run it all the way down, and it was further discussed. He said they wanted to do an AZEK composite material throughout the building and around the windows so that they did not rot. Mr. Adams asked about the entablature under the shelf on either gable side and asked if it would be left like that. Mr. Rafferty said they were trying to keep the gable end as best they could and would replace anything with wood except for the siding around the windows and corner boards. Mr. Adams said a window on the first floor on the left under the suspended bay looked like it was pasted onto the building. Mr. Rafferty said the siding would be replaced if it was coming off. Vice-Chair Doering asked if the front window would be replaced with something the same size. Mr. Rafferty agreed. Vice-Chair Doering said she had issues with the AZEK and the proportions of that window and that leaving the divot in the front façade didn't sit right with her. Mr. Ryan asked if the siding was lap siding or just planks. Mr. Rafferty said it was clapboard. It was further discussed. Chair Ruedig said vinyl might be an option in order to save the original materials underneath and the painted sign. Mr. Adams said he'd like the sashes in the front of the building to be straightened out, and if they were replaced, he would be comfortable with a vinyl siding. Mr. Rafferty said the condo

association owned those. He said the existing clapboards were not worth saving and the association wanted a vinyl clapboard because it was more affordable. It was further discussed. Mr. Ryan said most of the issues being discussed should be answered in the application and that more details were needed. He said the application was incomplete. Chair Ruedig said a site visit could be done but winter was coming and there were holes in the building. She said the replacement windows were acceptable but asked if a 2/2 version was priced out to replicate what was there for most of the windows. Mr. Rafferty said he could do that. Vice-Chair Doering said the Commission could approve some things and give the applicant some feedback so that the other owners could discuss it. She suggested putting clapboards on the front façade and vinyl on the rest and to not put AZEK on the front except where the building met the moisture of the ground. She asked that the applicant provide more information on the wood around the windows. It was further discussed. Mr. Adams said he wasn't sure where that would put the water table issue and didn't think he could support the application because of the oriel window under the bay. Chair Ruedig said the Commission could approve the replacement of all the windows except for the two on the front and then continue with the rest of the issues at a later meeting.

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

*Vice-Chair Doering moved to **grant** the Certificate of Compliance for the replacement Pella LIFESTYLE 2/2 half screen windows on the side and rear facades of the building. She said the rest of the changes would be subject to the next hearing, where the applicant was encouraged to take advantage of the Commission's offer to put vinyl siding around the other facades of the building to save money so that the front façade could have wood clapboards as well as the AZEK asked for and a window that was appropriate on that side of the building. She said the trim around the windows could be AZEK on the back and sides.*

Mr. Adams seconded the motion.

Mr. Ryan said he could not support the application because it was incomplete and he thought the double hung window on the front façade was wrong.

Vice-Chair Doering said the project would conserve and enhance property values. Regarding the front of the building, she said the Commission was attempting to keep the special and defining characteristics of the location.

*The motion **passed** by a vote of 6-1, with Mr. Ryan voting in opposition to the motion.*

V. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE - Work Session requested by **Kevin Shitan Zeng Revocable Trust of 2017, owner**, for property located at **377 Maplewood Avenue**, wherein permission is requested to allow the demolition of the rear structure on the lot and the new construction of a detached accessory dwelling unit as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

DECISION OF THE COMMISSION

The petition was **postponed** to the December 4 meeting.

B. REQUEST TO POSTPONE - Work Session requested by **PNF Trust of 2013, owner**, for property located at **266-278 State Street**, wherein permission is requested to allow the construction of a new four-story building, as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 78, 79, 80 and lies within Character District 4 (CD-4), Downtown Overlay and the Historic Districts.

DECISION OF THE COMMISSION

The petition was **postponed** to the December 4 meeting.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Joan A. Schorsch Revocable Trust of 2014, owner**, for property located at **53 Pray Street**, wherein permission is requested to allow exterior renovations to an existing structure (rebuild rear porch into a screened porch with roof deck, add skylights to the rear 1-story addition and relocate the existing fence with a new gate) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 40 and lies within the Waterfront Business (WB) and Historic Districts.

WORK SESSION

[Timestamp 3:56:02] Project architect Jennifer Ramsey was present on behalf of the applicant, along with Ben Ojay. Ms. Ramsey said they wanted to rebuild the existing side porch as a screen porch and adjust the roof plane so that it could have a roof deck. She said they would remove one window for a new patio door onto the deck and would rebuild and set back the existing fence in front of the porch. She said there was a small bump out on the back of the building that had a kitchen and they wanted to put six skylights on, so it would be a 4-pitch roof. A metal roof was further discussed. Chair Ruedig asked how old the addition was. Mr. Ojay said it wasn't as old as the house. Mr. Adams said he didn't think the ell dated back to the first period of the house. He said odd things were happening to the gable attic windows and said the deck was in a well in the roof. He asked about a cover. Ms. Ramsey said they discussed copper downspouts. She said they would probably rebuild the square porch columns and leave them square. Mr. Wyckoff said there was room to increase the pitch on the ell in the back, and it was further discussed. Vice-Chair Doering said the Commission got communication from the public about privacy concerns and the fact that the deck location overlooked other people's backyards. She asked if the buyers would take that into consideration and maybe have an open railing on the side or planters that

might give an illusion of privacy. Ms. Ramsey said they could meet with them. She said she would return for a public hearing and bring more details.

DECISION OF THE COMMISSION

*Dr. Brown moved to **close** the work session, seconded by Mr. Wyckoff. The motion **passed** with all in favor, 7-0.*

A few administrative items were discussed concerning the revised guidelines and incomplete applications.

VII. ADJOURNMENT

The meeting adjourned at 10:41 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

HDC

ADMINISTRATIVE APPROVALS

December 04, 2024

1. 93 Pleasant Street -Recommended Approval
2. 111 State Street -Recommended Approval
3. 179 Pleasant Street -Recommended Approval
4. 33 Jewell Court -Recommended Approval
5. 24 Market Street -Recommended Approval
6. 213 Pleasant Street -Recommended Approval
7. 765 Middle Street -Recommended Approval
8. 137 Northwest Street -Recommended Approval
9. 442-444 Islington Street -Recommended Approval
10. 95 Daniel Street -Recommended Approval

1. 93 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of signage and minor changes to a previously approved design:

SHIFT DOOR AND ADD WINDOW AT COURT ST 3RD FLOOR WEST PORCH

CHANGE LOUVER TO WINDOW & SHUTTER, AT 1ST FLOOR CENTRAL ADDITION

RAISE 1ST FLOOR WINDOWS AND BRICK BAND AT SE ADDTION BY 5"

PREVIOUSLY APPROVED "PAINTED METAL FASCIAS" WILL BE ZINC COATED COPPER

MOVE ROOFTOP GENERATOR FURTHER BACK FROM ROOF EDGE

ALIGN PARKING GARAGE DOOR AT EXTERIOR WALL OPENING AS ORIGINALLY APPROVED

**RELOCATE PROPOSED WROUGHT IRON FENCE FROM COURT ST STONE WALL TO REAR
RETAINING WALL.**

ADD WOOD FENCE, TREES & PLANTINGS ALONG EAST PROPERTY LINE.

Staff Comment: Recommended Approval

Stipulations:

- 1. _____
- 2. _____
- 3. _____

93 PLEASANT STREET RENOVATIONS & ADDITION



DRAWING LIST

P0.1 COVER
P1.0B LANDSCAPE PLAN - PROPOSED
P1.3 ROOF PLAN
P1.7 PERSPECTIVE VIEW - SE
P1.8 PERSPECTIVE VIEW - SW
P1.10 SOUTH ELEVATION - FRONT (COURT ST)
P1.11 EAST ELEVATION - SIDE
P1.12 NORTH ELEVATION - REAR

HDC ADMINISTRATIVE APPROVAL: REVISIONS TO PREVIOUSLY APPROVED APPLICATION:

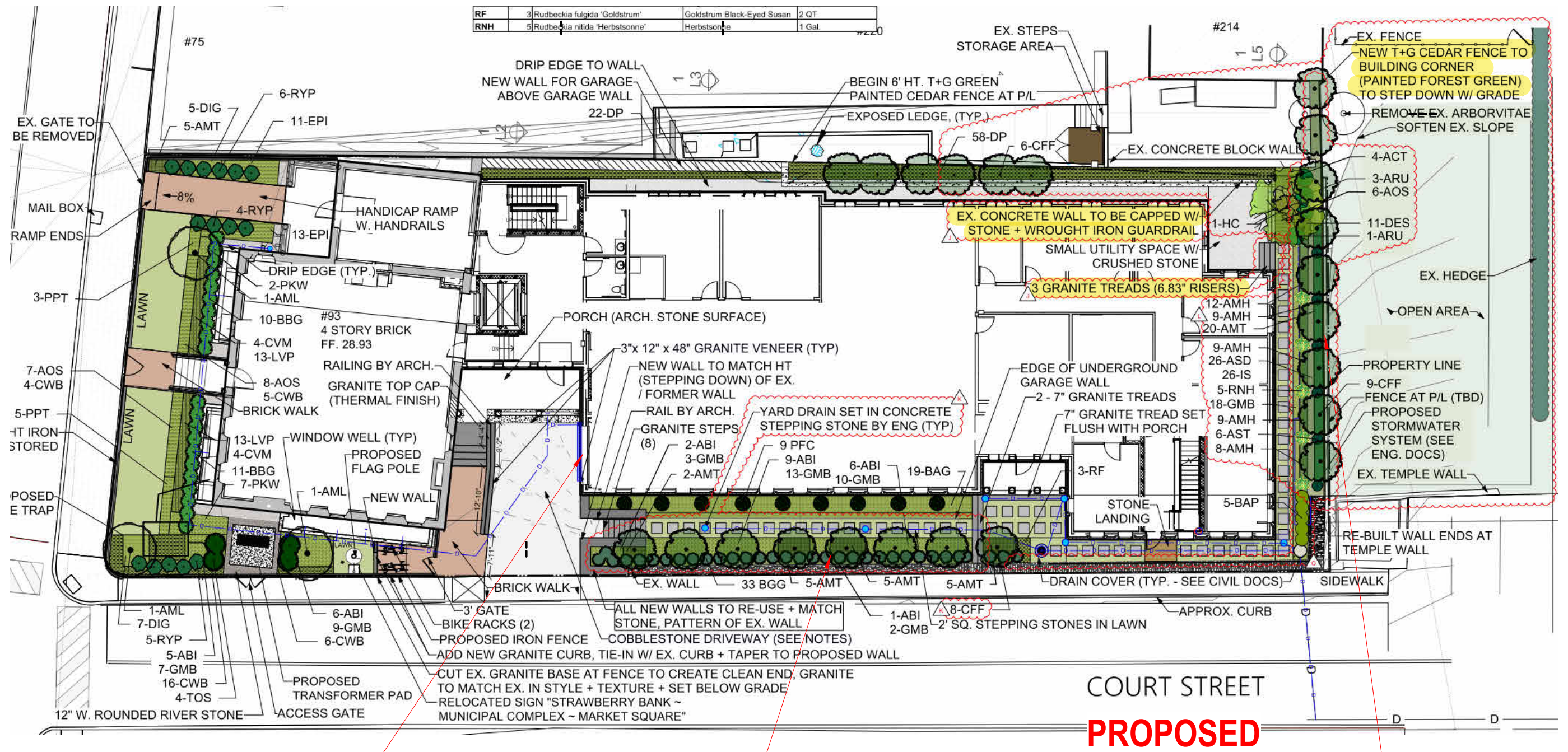
- SHIFT DOOR AND ADD WINDOW AT COURT ST 3RD FLOOR WEST PORCH
- CHANGE LOUVER TO WINDOW & SHUTTER, AT 1ST FLOOR CENTRAL ADDITION
- RAISE 1ST FLOOR WINDOWS AND BRICK BAND AT SE ADDTION BY 5"
- PREVIOUSLY APPROVED "PAINTED METAL FASCIAS" WILL BE ZINC COATED COPPER
- MOVE ROOFTOP GENERATOR FURTHER BACK FROM ROOF EDGE
- ALIGN PARKING GARAGE DOOR AT EXTERIOR WALL OPENING AS ORIGINALLY APPROVED
- RELOCATE PROPOSED WROUGHT IRON FENCE FROM COURT ST STONE WALL TO REAR RETAINING WALL.
- ADD WOOD FENCE, TREES & PLANTINGS ALONG EAST PROPERTY LINE.

P0.1

COVER
93 PLEASANT STREET

11/15/2024





SET GARAGE DOOR BACK TO EXTERIOR WALL

REMOVE METAL FENCE BEHIND COURT ST WALL & REPLACE WITH ADDITIONAL TREES & PLANTINGS

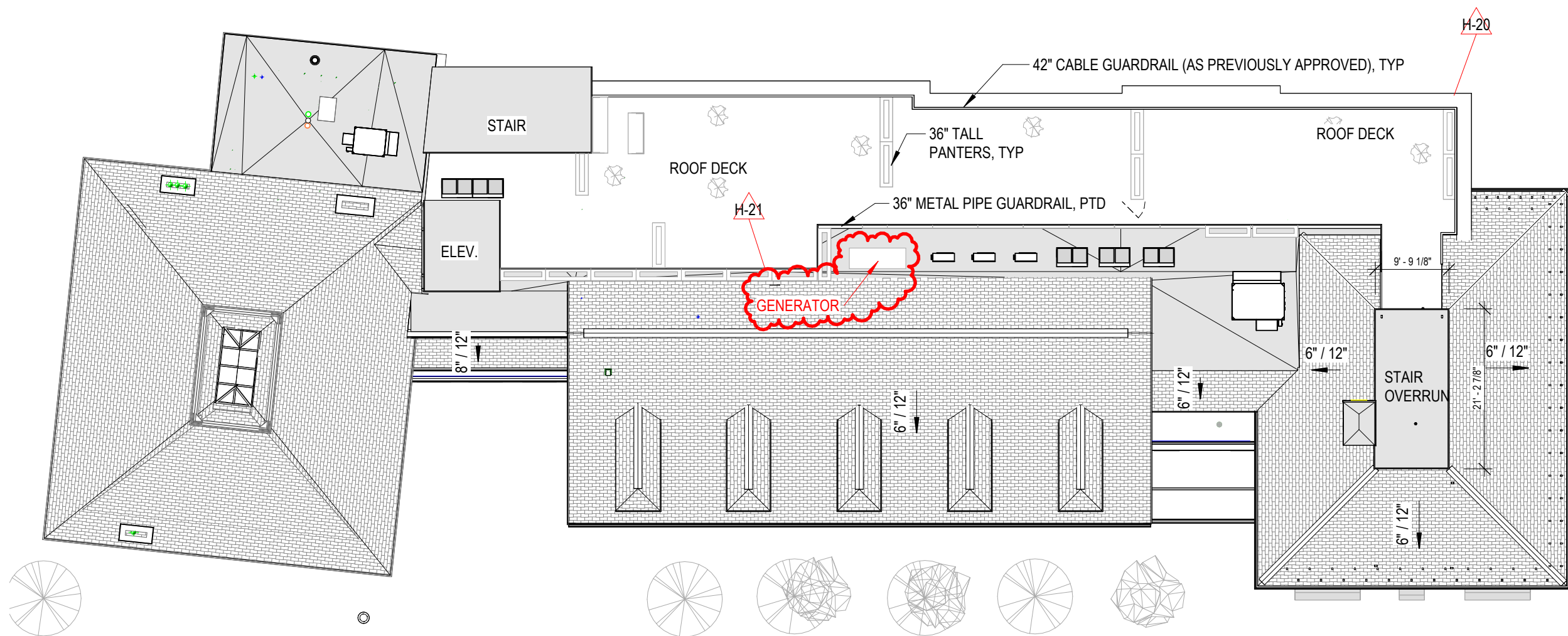
OPEN AREA & ADDITIONAL TREES

P1.0B LANDSCAPE SITE PLAN - PROPOSED HOTEL TREADWELL

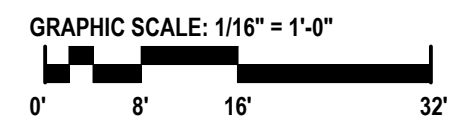
11/15/2024



COPYRIGHT © 2022



ROOF LEGEND	
○ DS	DOWNSPOUT
----	GUTTER



P1.3 ROOF PLAN
HOTEL TREADWELL

11/15/2024





P1.7

PERSPECTIVE VIEW - SE
93 PLEASANT STREET
93 PLEASANT STREET
PORTSMOUTH, NH 03801

11/15/2024



COPYRIGHT © 2022



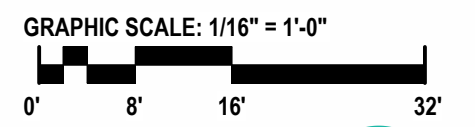
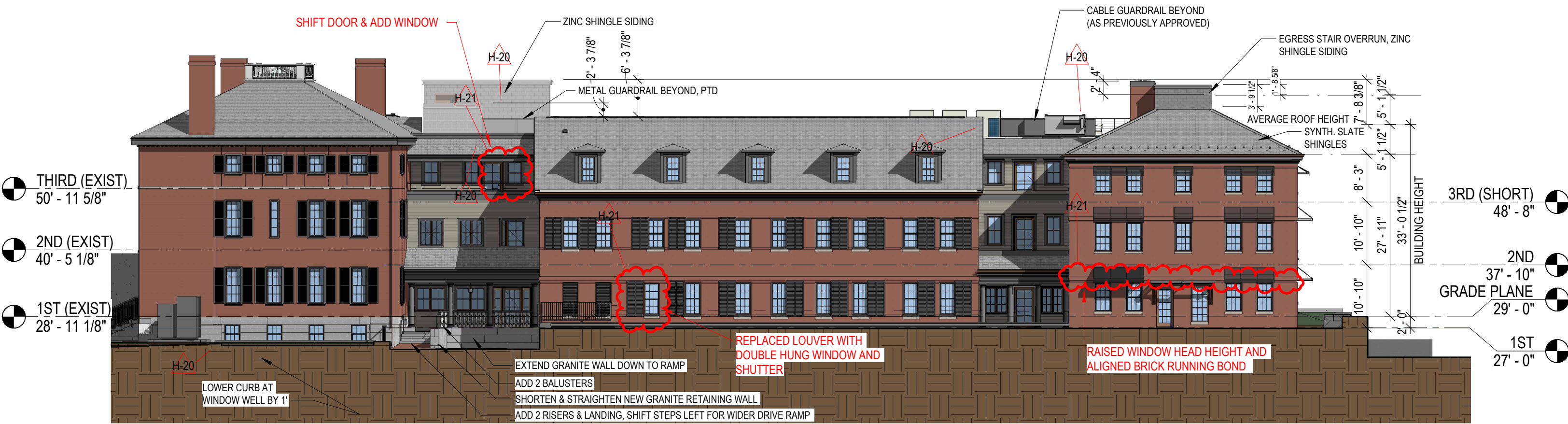
- EXTEND IRON FENCE TO CORNER
- LOWERED GRADE 1' AT BASEMENT AREA WELL
- EXTEND GRANITE WALL DOWN TO RAMP GRANITE PAVERS
- ADD 2 BALUSTERS
- STRAIGHTEN & SHORTEN GRANITE RETAINING WALL FOR WIDER RAMP
- ADD 2 GRANITE RISERS & LANDING, SHIFT STEPS LEFT FOR WIDER RAMP

P1.8

PERSPECTIVE VIEW - SW
HOTEL TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801

11/15/24



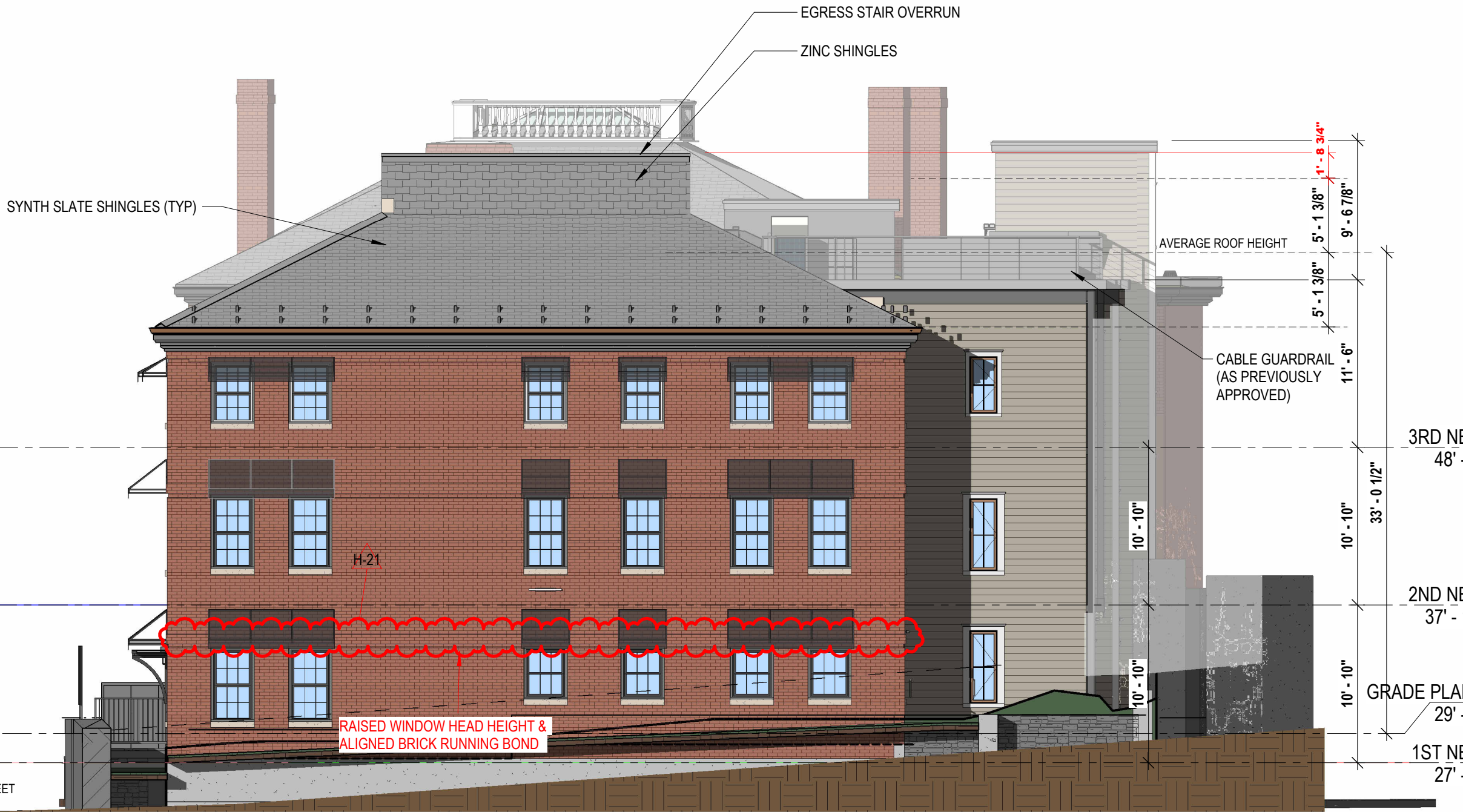


**P1.10 SOUTH ELEVATION - FRONT (COURT ST)
HOTEL TREADWELL**

11/15/2024



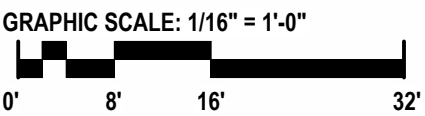
EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCNCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT



COURT STREET

RAISED WINDOW HEAD HEIGHT & ALIGNED BRICK RUNNING BOND

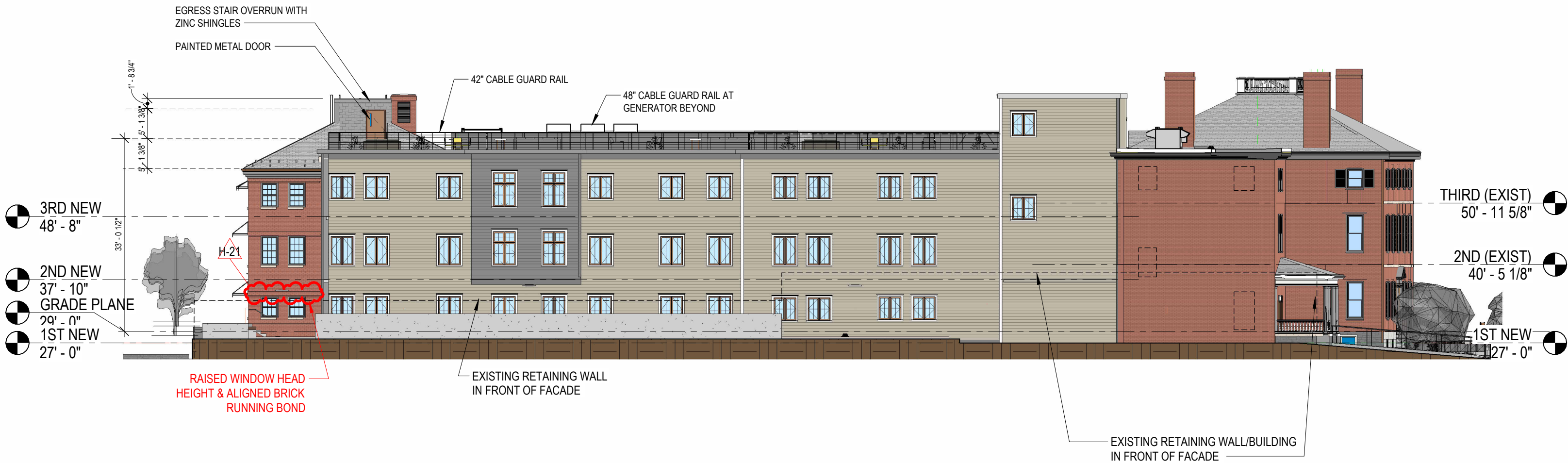
H-21



P1.11 EAST ELEVATION - SIDE HOTEL TREADWELL

11/15/2024





EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT

P1.12 NORTH ELEVATION - REAR
HOTEL TREADWELL

11/15/2024



2. 111 State Street

-Recommended Approval

Background: The applicant is seeking approval for minor changes to a previously approved design:

- 1. INFILL OPENING AT SOUTHWEST GABLE PORCH WITH A DOUBLE HUNG WINDOW TO MATCH EXISTING WINDOWS BELOW**
- 2. CHANGE DOUBLE HUNG WINDOW AT WEST GABLE TO A STAINED GLASS FIXED SASH.**

Staff Comment: Recommended Approval

Stipulations:

- 1. _____**
- 2. _____**
- 3. _____**

111 STATE STREET ADDITION & RENOVATION



REVISIONS TO PREVIOUSLY APPROVED APPLICATION

1. INFILL OPENING AT SOUTHWEST GABLE PORCH WITH A DOUBLE HUNG WINDOW TO MATCH EXISTING WINDOWS BELOW
2. CHANGE DOUBLE HUNG WINDOW AT WEST GABLE TO A STAINED GLASS FIXED SASH.

DRAWING LIST

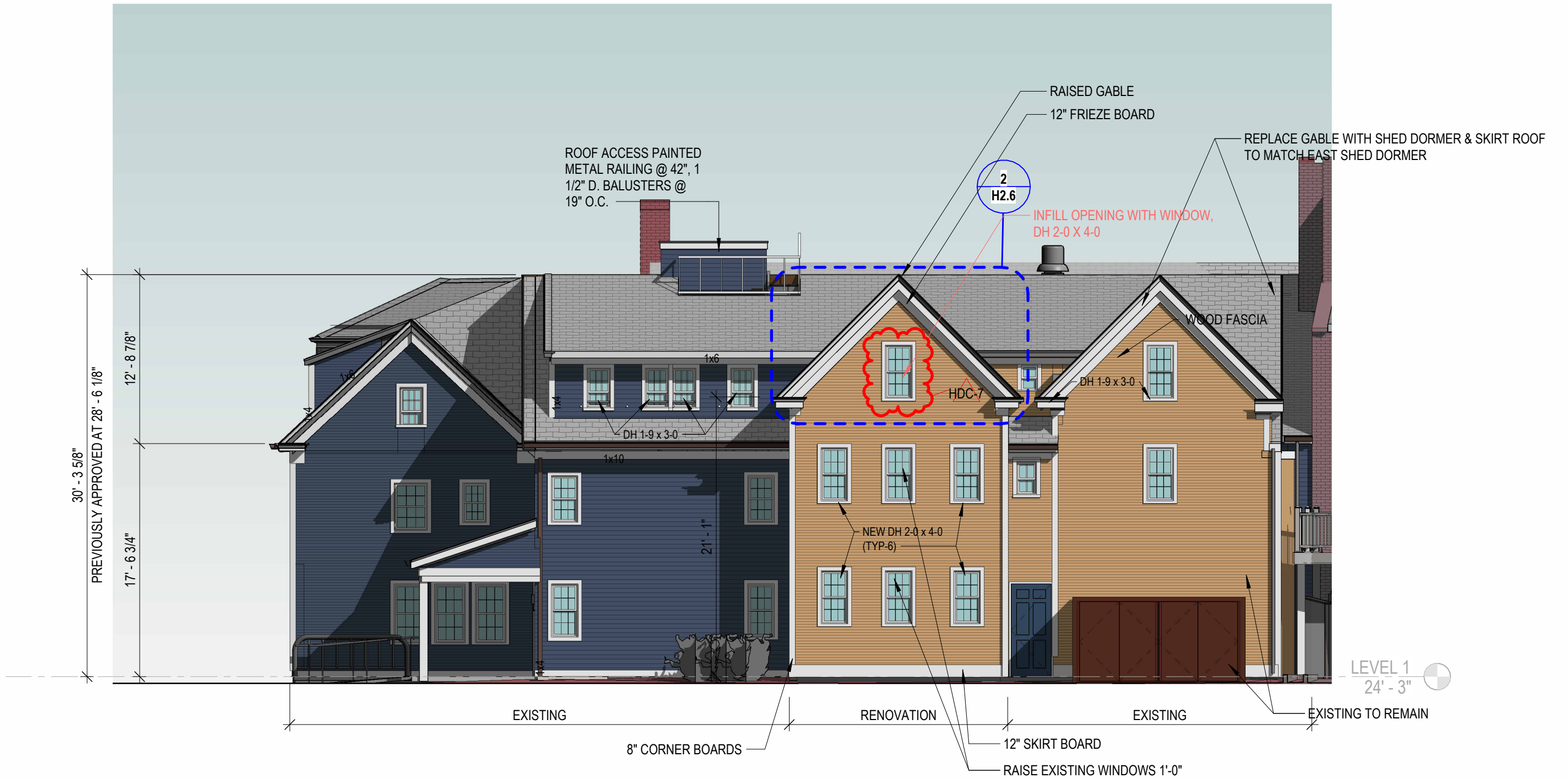
- H0.1 COVER
- H2.4 SHEAFE STREET ELEVATION
- H2.6 GABLE DETAIL

COVENTRY REALTY, LLC

**HDC- Revision 7
ADMINISTRATIVE
APPROVAL
DECEMBER 2024**

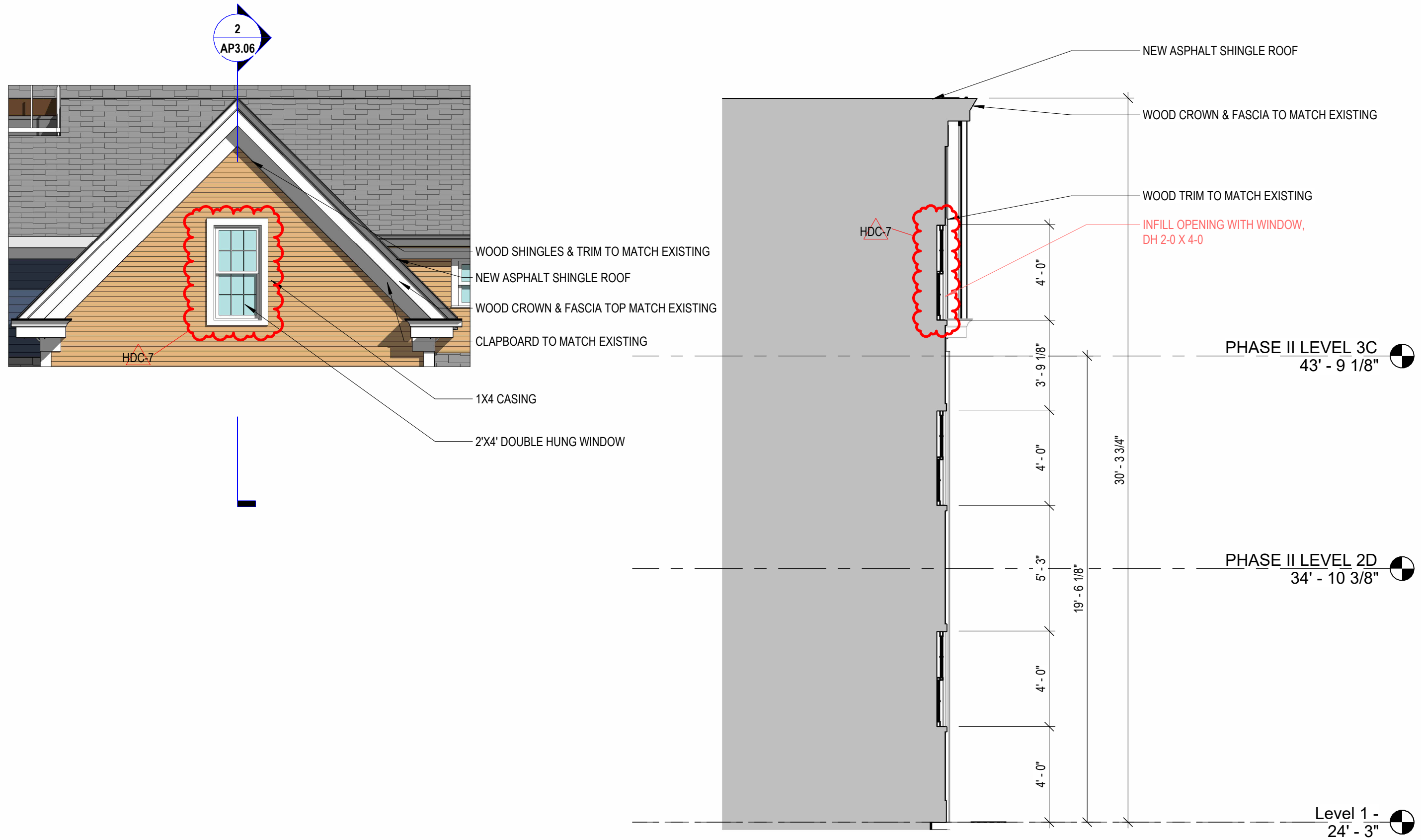
H0.1 **COVER**
111 STATE STREET
SCALE:
11/15/2024





**H2.4 SHEAFE STREET ELEVATION
111 STATE STREET**

SCALE: 1/8" = 1'-0"
11/15/24



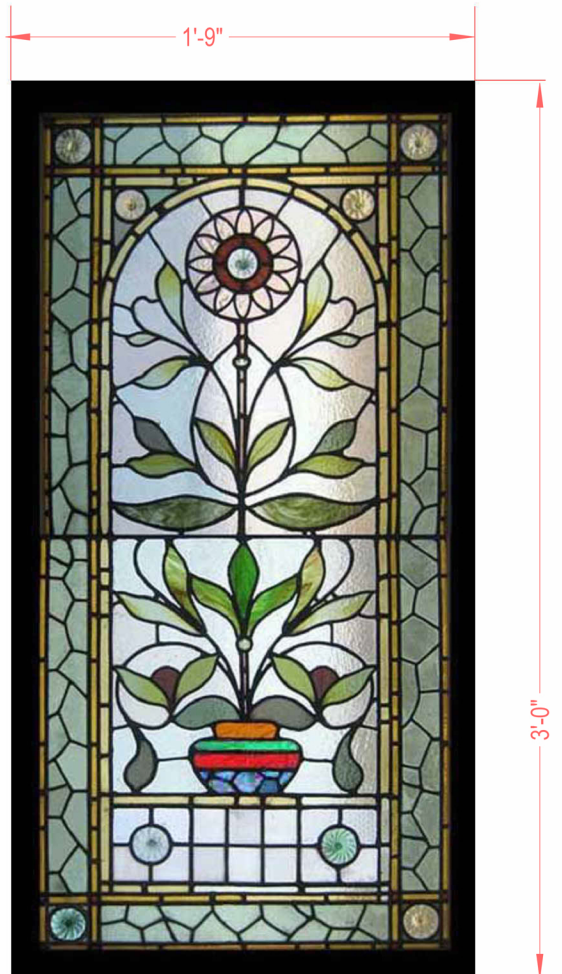
**H2.6 GABLE DETAIL - SHEAFE STREET
111 STATE STREET**

SCALE: 1/4" = 1'-0"
11/15/24



COPYRIGHT © 2022

INFILL CASED OPENING WITH 2'X4' DOUBLE HUNG WINDOW, TO MATCH OTHER WINDOWS



STAINED LEADED GLASS FIXED SASH, SET INTO WOOD FRAME WITH TRIM TO MATCH OTHER WINDOWS



H3.2 VIGNETTE - SHEAFE ST WEST
111 STATE STREET

SCALE:
11/15/2024

3. 179 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for the removal of some existing chain link fencing and the installation of fencing to surround the property (with a mix of wood and iron).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

179 PLEASANT STREET - HDC APPLICATION FOR ADMINISTRATIVE APPROVAL

The residents at 179 Pleasant Street have two labrador retrievers and are interested in enclosing the perimeter of the property for their safety. We respectfully submit this application for administrative approval for various perimeter fencing conditions at 179 Pleasant Street.

The current site contains a variety of fencing conditions consisting of wood, chain link, and iron. All elevations of fencing contained herein are drawn as viewed from the abutter's property. Our design approach is as follows:

WOOD

We propose to utilize the wood fence design that abuts the Historic Governor Langdon House in the locations where we are proposing a wood fence.

CHAIN LINK

We propose to replace the chain link and additional areas along the back of the property with an aluminum picket fence. The owner has reviewed this option with the Landon property administration and they are in favor of this approach.

IRON

We propose to repair and maintain the existing historic iron fence and gate along Pleasant Street and extend the iron design elements along the length of the sidewalk. We propose a gate at the driveway, modeled after the historic existing gate, to enclose the property for the labrador retrievers. The proposed front fence would be a full iron design fabricated by New England Castings, LLC and installed by Knight Welding.

Per the Zoning Ordinance: We have designed all fence locations to be below six feet in height, and the historic fence along Pleasant Street is below four feet in height.

Section 10.515.13 Measurement Rules; Fences not over 4 feet in height shall be exempt from front yard requirements, and fences not over 6 feet in height shall be exempt from side and rear yard requirements.

Thank you for your consideration.
Sincerely,

Carla Goodknight, AIA Principal, CJ Architects LLC
Representing owners: Mill Pond View, LLC.

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

AGENDA & EXISTING CONDITIONS

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 4, 2024



VIEW OF EXISTING FRONT FENCES & GATE



VIEW OF EXISTING IRON POSTS



VIEW OF EXISTING WOOD FENCE



VIEW OF EXISTING CHAINLINK FENCE



1 EXISTING LANGDON WOOD FENCE

The existing wood fence along the Historic Governor Langdon property, as shown in AREA 1, will remain.

2 EXISTING CHAINLINK & MULTIPLE WOOD FENCES

2A
We propose to replace the existing chain link fence in AREA 2A with a six foot high aluminum picket fence. The owner has reviewed this option with the Landon property administration and they are in favor of this approach.

2B
We propose to replace the existing wood fence in AREA 2B with a six foot high aluminum picket fence and access gate.

2C
We propose to replace the various existing wood fences in AREA 2C with a six foot high aluminum picket fence.

3 EXISTING WOOD FENCE & OPENINGS

In AREA 3, we propose to construct a duplicate wood fence along the abutter's property that will be modeled after the wood fence design that abuts the Historic Governor Langdon House in AREA 1.

4 EXISTING IRON & WOOD FENCE

In AREA 4, we propose to repair and maintain the existing historic iron fence and gate along Pleasant Street and extend the iron design elements along the length of the sidewalk. We propose a gate at the driveway, modeled after the historic existing gate, to enclose the property for the labrador retrievers. The proposed front fence would be a full iron design fabricated by New England Castings, LLC and installed by Knight Welding.



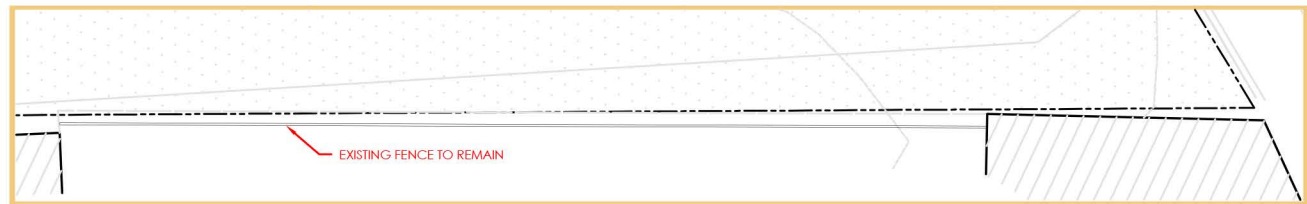
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

SUMMARY & LANDSCAPE PLAN

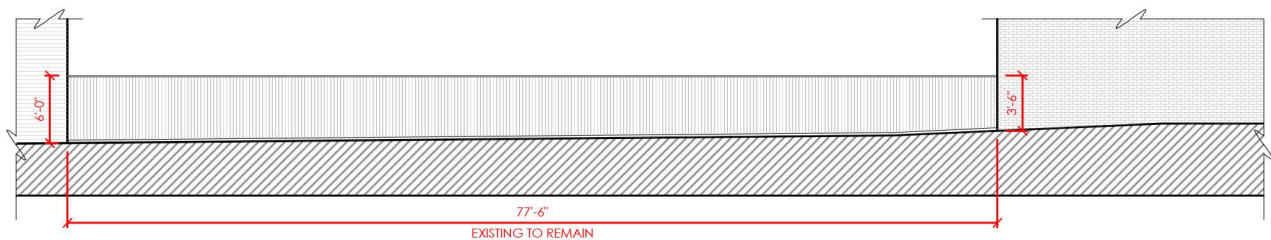
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 4, 2024



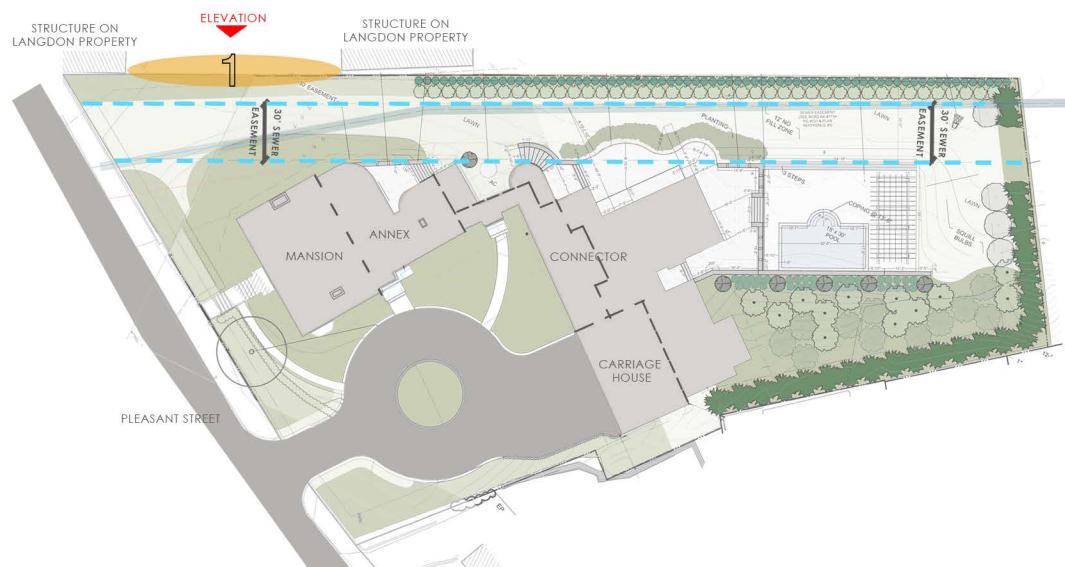
2.0



PLAN
1/16" = 1'-0"



EXISTING ELEVATION TO REMAIN
1/16" = 1'-0"



EXISTING LANGDON FENCE



EXISTING LANGDON FENCE CAP



VIEW OF EXISTING FENCE TO REMAIN



VIEW OF EXISTING FENCE TO REMAIN

1 EXISTING LANGDON WOOD FENCE

LOCATION & DIMENSIONAL INFORMATION

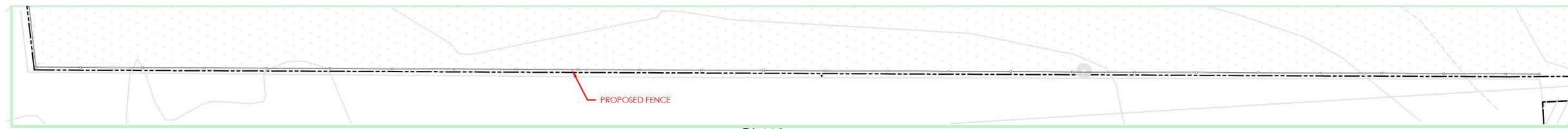
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FENCES

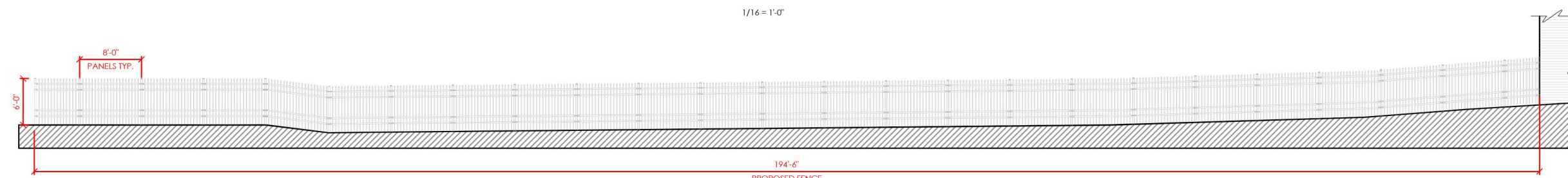
HDC ADMINISTRATIVE APPLICATION FOR APPROVAL: DECEMBER 4, 2024



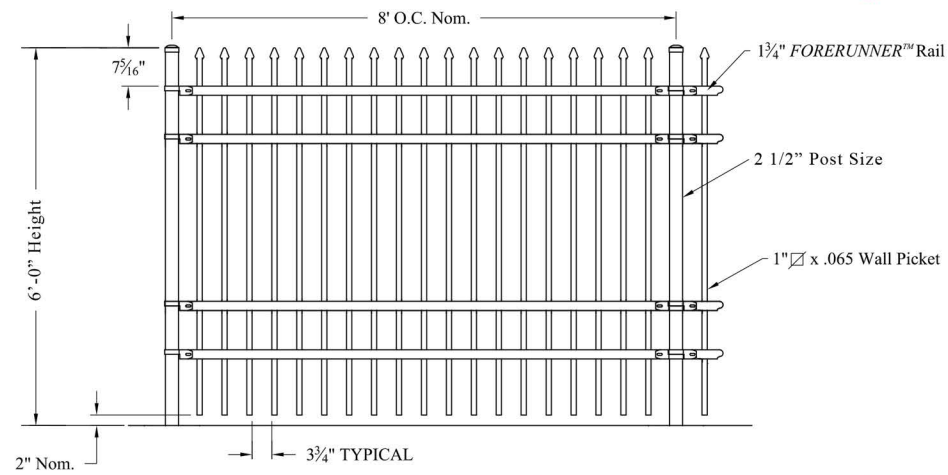
3.0



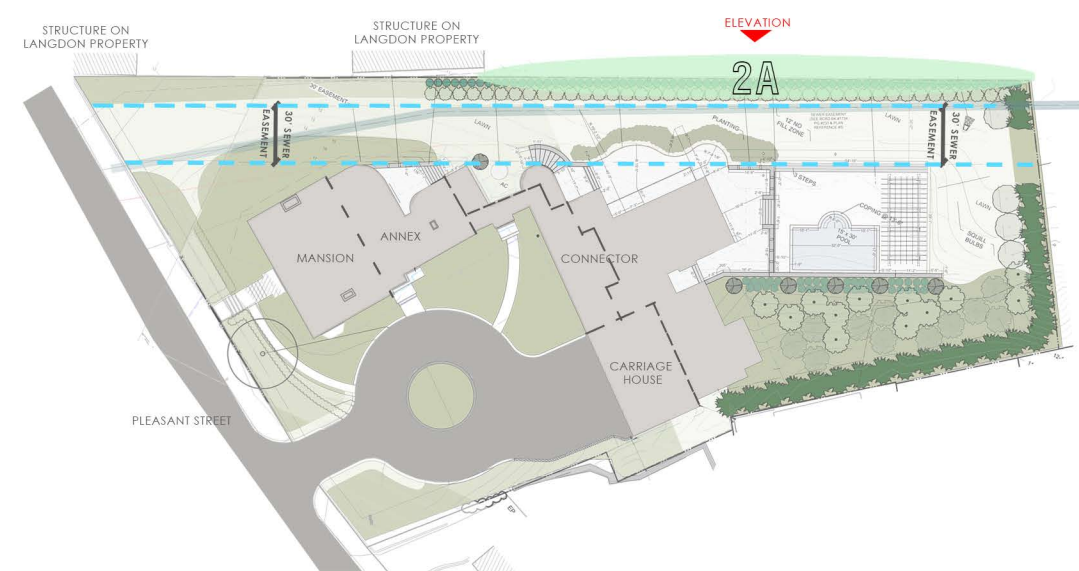
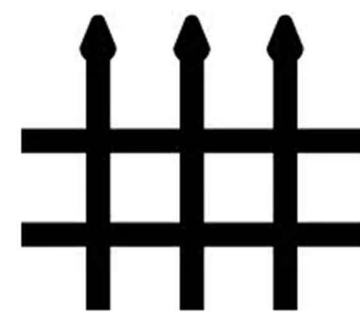
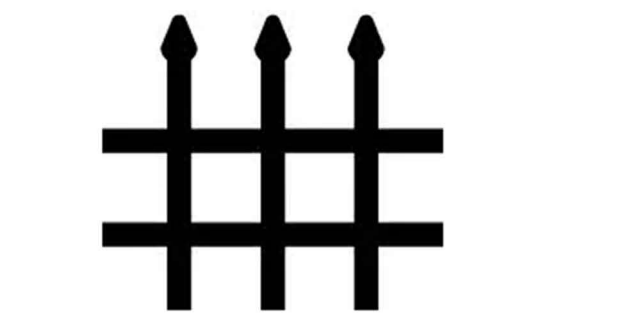
PLAN
1/16" = 1'-0"



ELEVATION
1/16" = 1'-0"



PROPOSED ALUMINUM FENCE:
MANUFACTURER: AMERISTAR FENCE
STYLE: ECHELON II CLASSIC
COLOR: BLACK
DIMENSIONS: 8'-0" WIDTH x 6'-0" HEIGHT



VIEW OF EXISTING METAL CHAINLINK FENCE

2A PROPOSED FENCE FACING LANGDON MANSION LOCATION & DIMENSIONAL INFORMATION

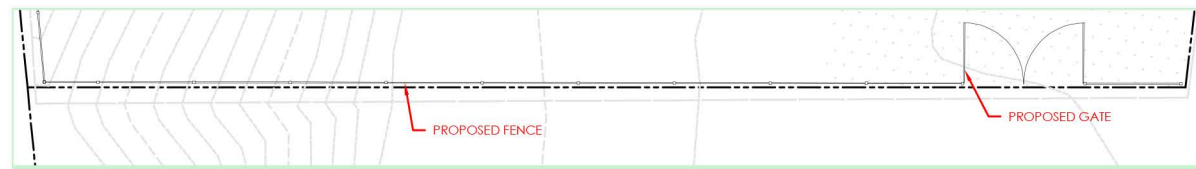
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FENCES

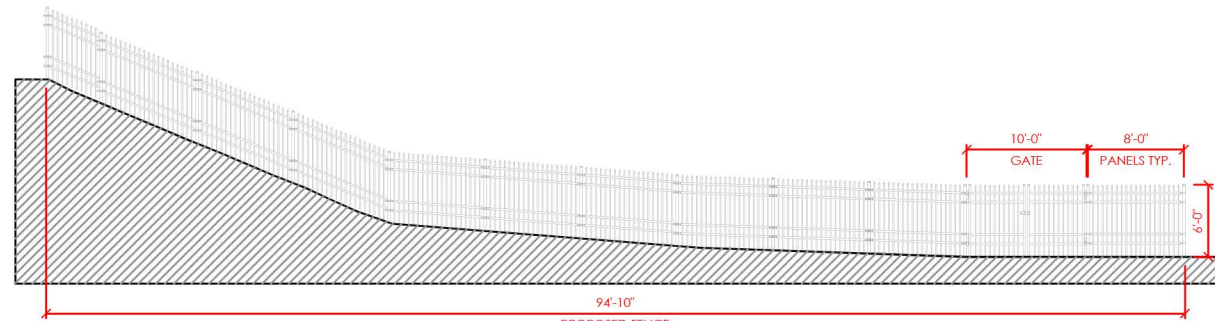
HDC ADMINISTRATIVE APPLICATION FOR APPROVAL: DECEMBER 4, 2024



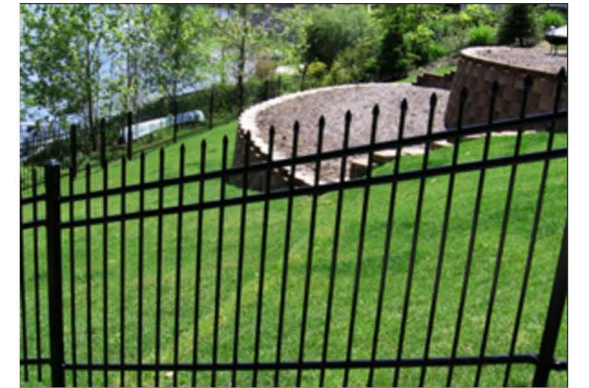
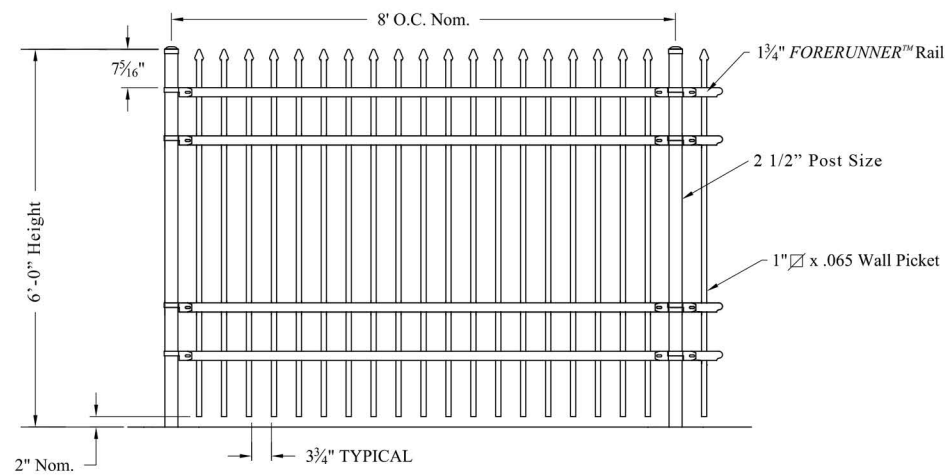
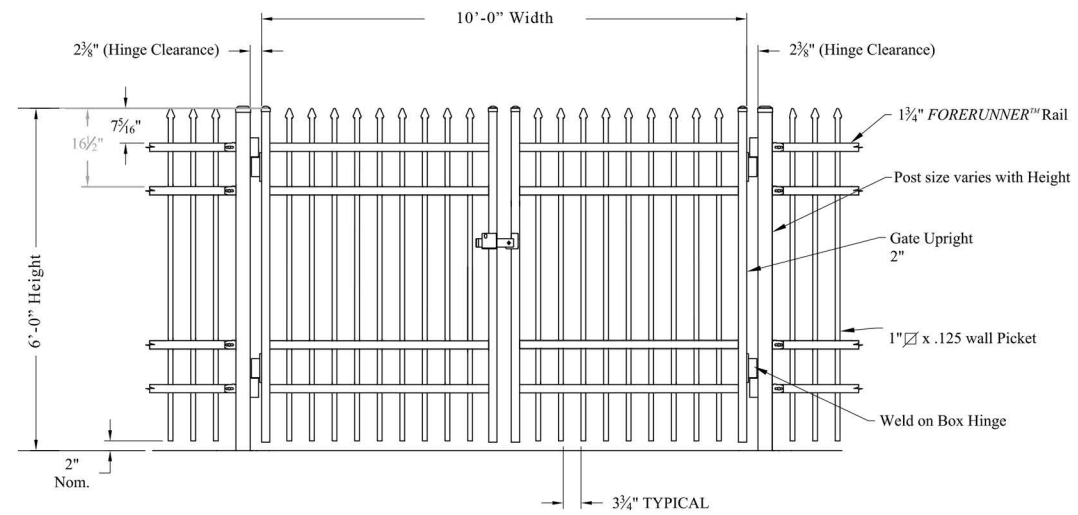
4.0



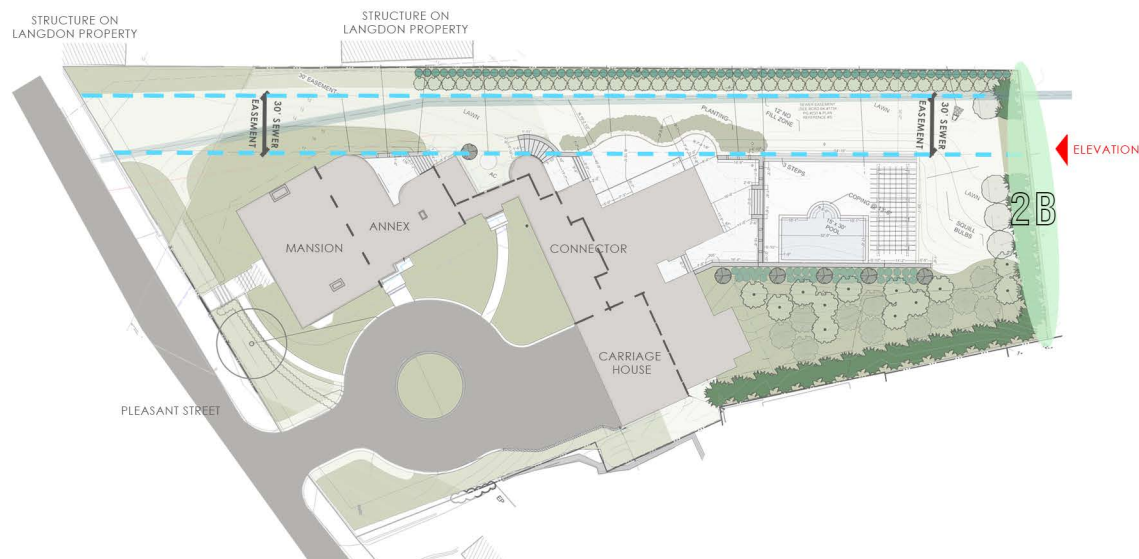
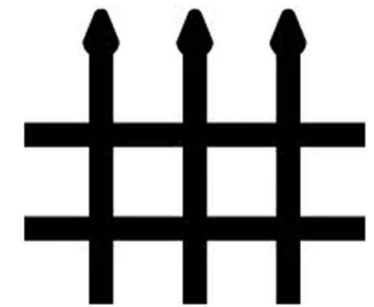
PLAN
1/16" = 1'-0"



PROPOSED FENCE
ELEVATION
1/16" = 1'-0"



PROPOSED ALUMINUM FENCE:
MANUFACTURER: AMERISTAR FENCE
STYLE: ECHELON II CLASSIC
COLOR: BLACK
DIMENSIONS: 8'-0" WIDTH x 6'-0" HEIGHT



VIEW OF EXISTING GATE



VIEW OF EXISTING FENCE



VIEW OF EXISTING FENCE

2B REAR FENCE

LOCATION & DIMENSIONAL INFORMATION

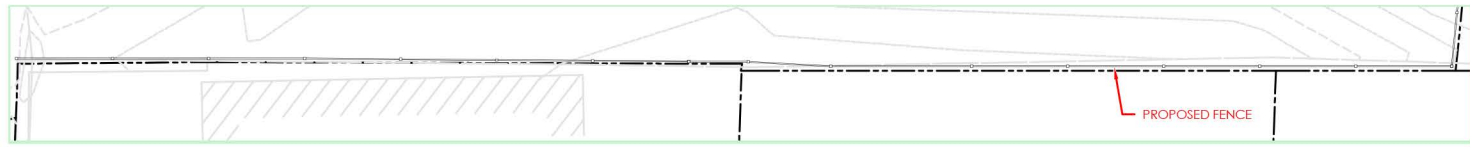
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FENCES

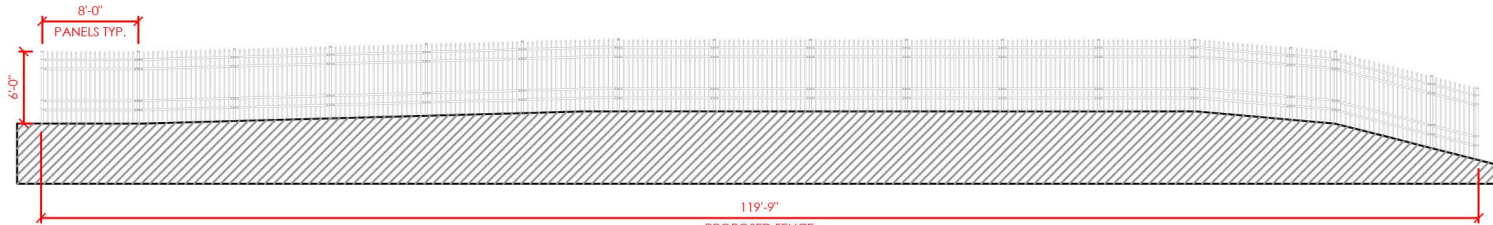
HDC ADMINISTRATIVE APPLICATION FOR APPROVAL: DECEMBER 4, 2024



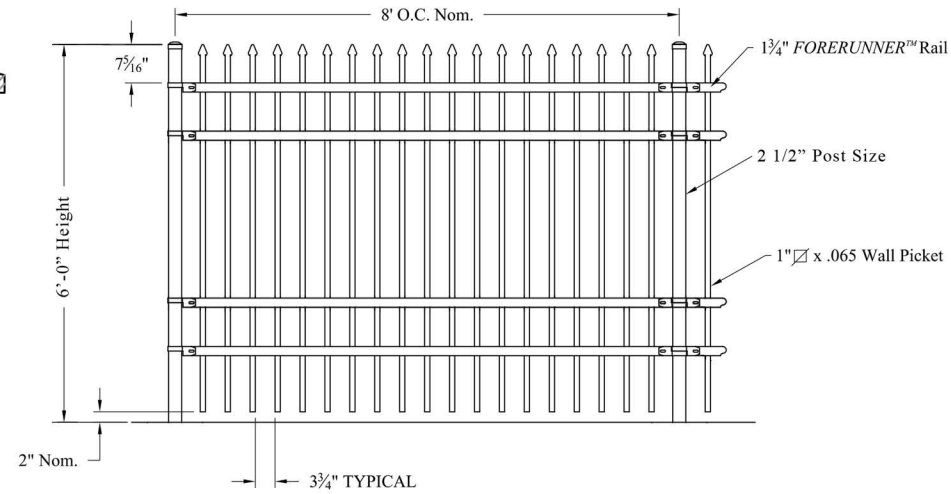
5.0



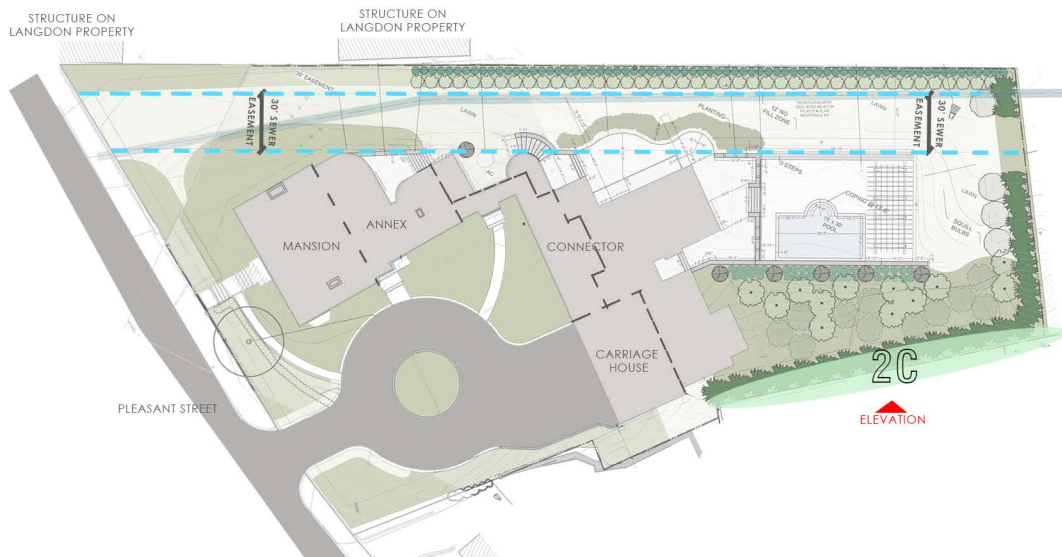
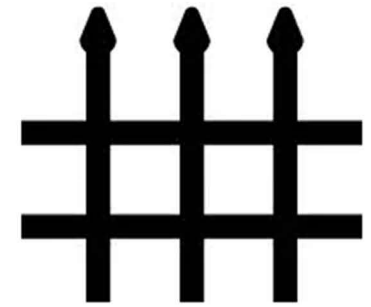
PLAN
1/16" = 1'-0"



ELEVATION
1/16" = 1'-0"



PROPOSED ALUMINUM FENCE:
MANUFACTURER: AMERISTAR FENCE
STYLE: ECHELON II CLASSIC
COLOR: BLACK
DIMENSIONS: 8'-0" WIDTH x 6'-0" HEIGHT



VIEW OF EXISTING WOOD FENCE



VIEW OF EXISTING WOOD FENCE



VIEW OF EXISTING WOOD FENCE

2C SOUTH SIDE ALUMINUM FENCE

LOCATION & DIMENSIONAL INFORMATION

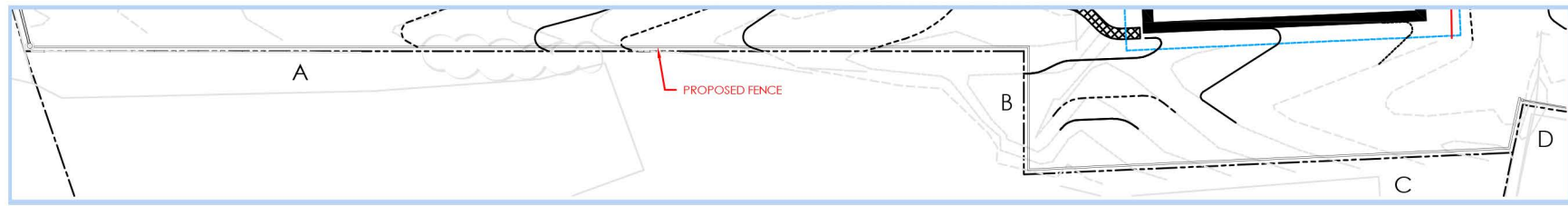
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FENCES

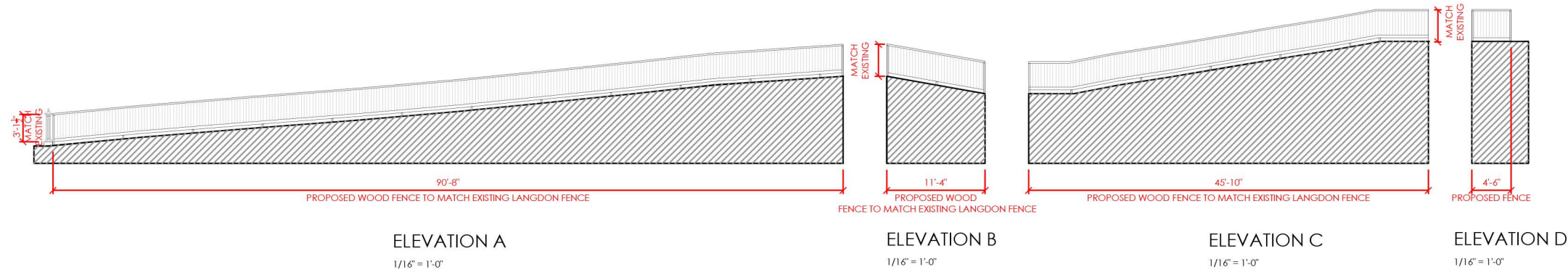
HDC ADMINISTRATIVE APPLICATION FOR APPROVAL: DECEMBER 4, 2024



6.0



PLAN
1/16" = 1'-0"



ELEVATION A
1/16" = 1'-0"

ELEVATION B
1/16" = 1'-0"

ELEVATION C
1/16" = 1'-0"

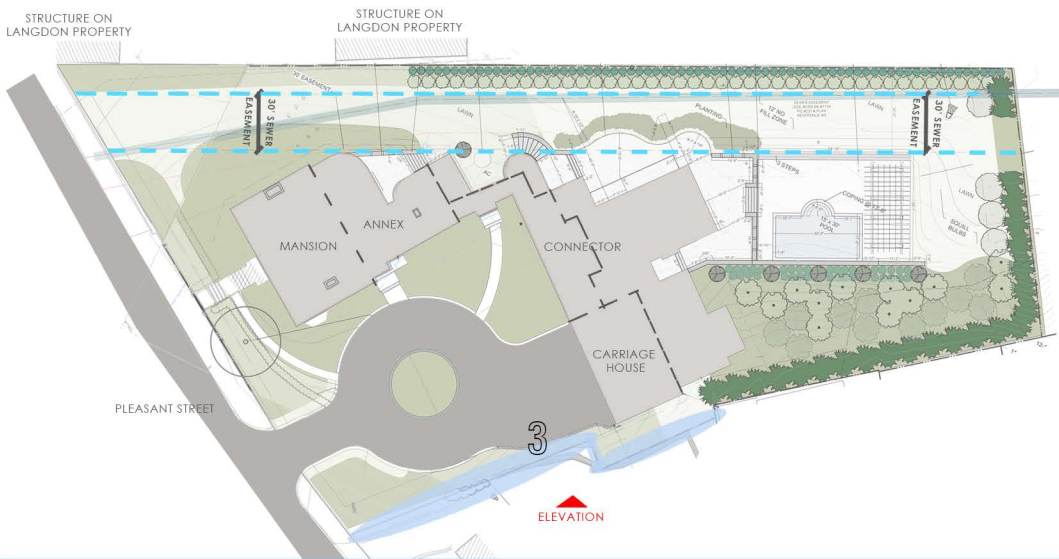
ELEVATION D
1/16" = 1'-0"



EXISTING LANGDON FENCE



EXISTING LANGDON FENCE CAP



VIEW OF EXISTING WOOD FENCE



VIEW OF EXISTING WOOD FENCE



VIEW OF EXISTING OPENING

3 SOUTH SIDE WOOD FENCE

LOCATION & DIMENSIONAL INFORMATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FENCES

HDC ADMINISTRATIVE APPLICATION FOR APPROVAL: DECEMBER 4, 2024



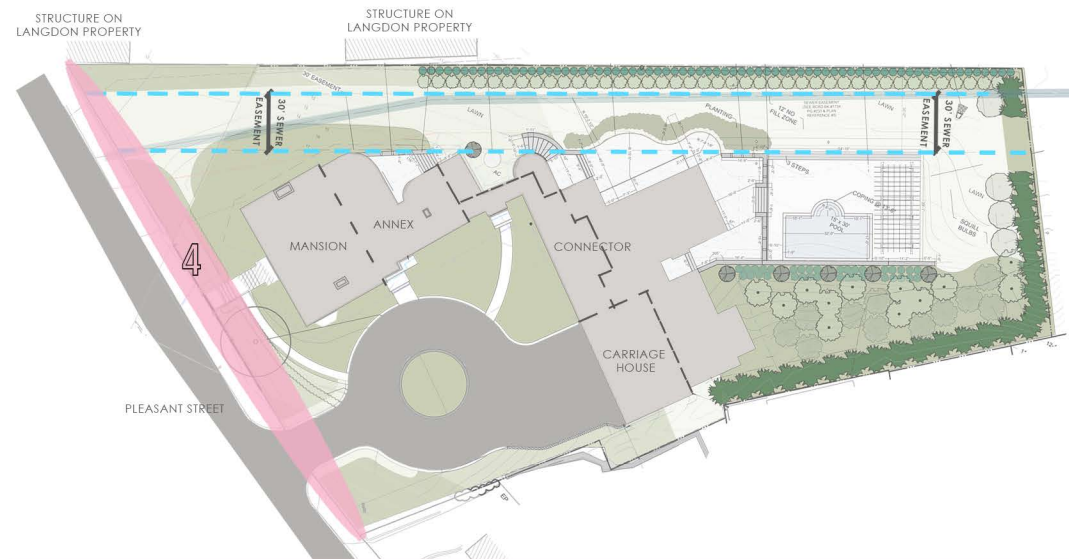
7.0



VIEW OF EXISTING FRONT FENCES & GATE



VIEW OF EXISTING WOOD FENCE



EXISTING FRONT GATE



EXISTING IRON FENCE



EXISTING POSTS

4 PLEASANT STREET IRON FENCE

EXISTING CONDITIONS

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FENCES

HDC ADMINISTRATIVE APPLICATION FOR APPROVAL: DECEMBER 4, 2024



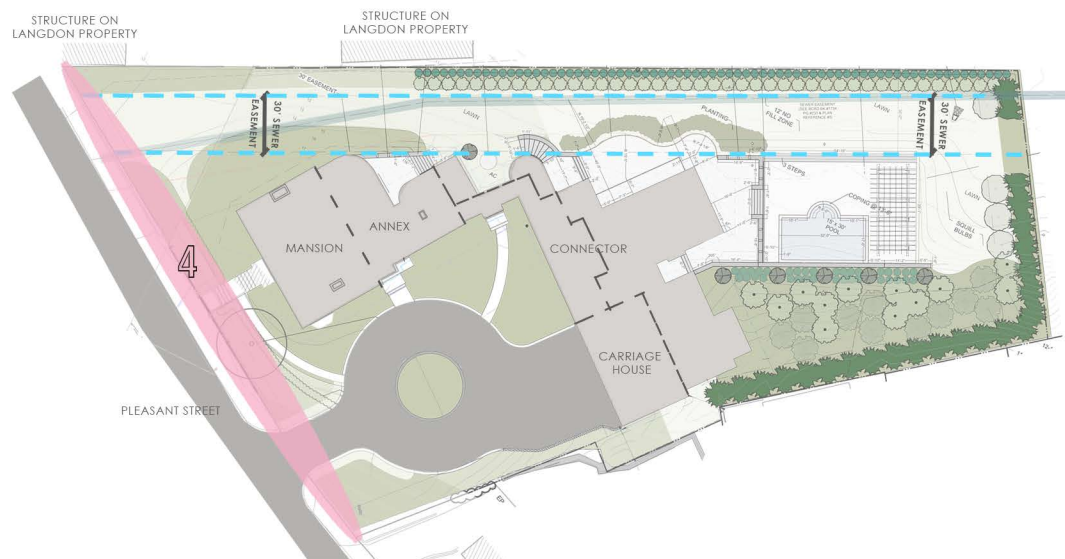
8.0



93 PLEASANT STREET



177 STATE STREET



294 PLEASANT STREET



213 PLEASANT STREET

4 PLEASANT STREET IRON FENCE

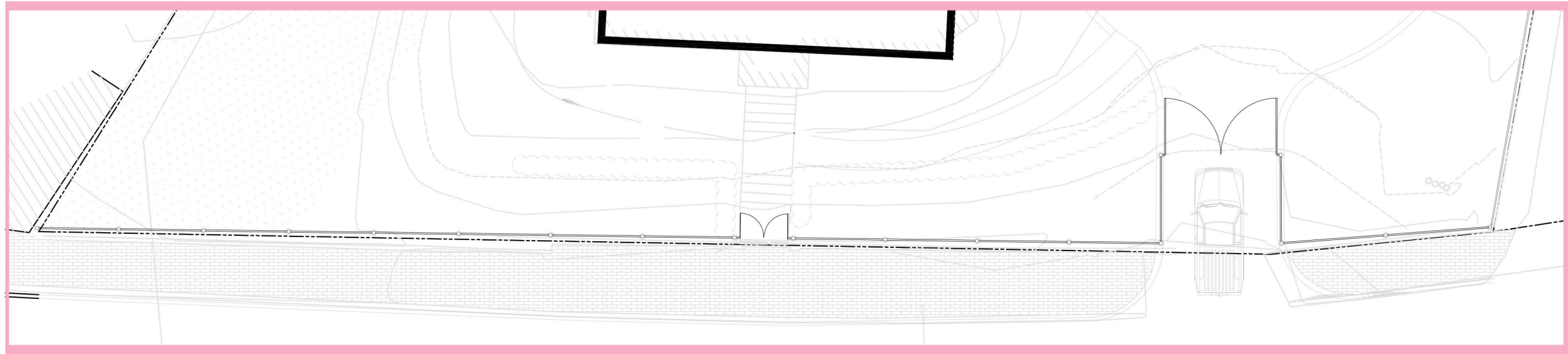
EXAMPLES OF IRON FENCES AT SURROUNDING PROPERTIES

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

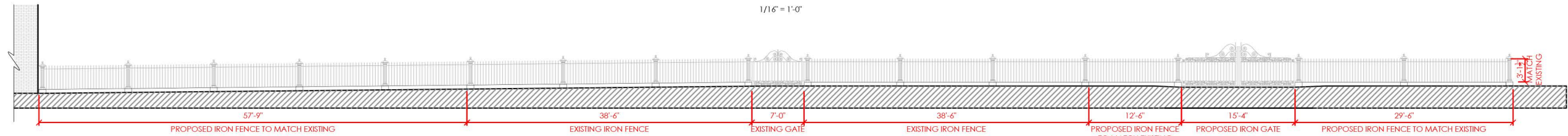
PROPOSED FENCES

HDC ADMINISTRATIVE APPLICATION FOR APPROVAL: DECEMBER 4, 2024





PLAN
1/16" = 1'-0"



ELEVATION
1/16" = 1'-0"



EXISTING IRON GATE ELEVATION
1/4" = 1'-0"



PROPOSED IRON GATE ELEVATION
1/4" = 1'-0"

NEW ENGLAND CASTINGS LLC
CAST YOUR IDEAS WITH US



4 PLEASANT STREET IRON FENCE

LOCATION & DIMENSIONAL INFORMATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FENCES

HDC ADMINISTRATIVE APPLICATION FOR APPROVAL: DECEMBER 4, 2024



4. 33 Jewell Court

-Recommended Approval

Background: The applicant is seeking approval to replace two existing windows with mechanical louvers.

Staff Comment: Recommend Approval

Stipulations:

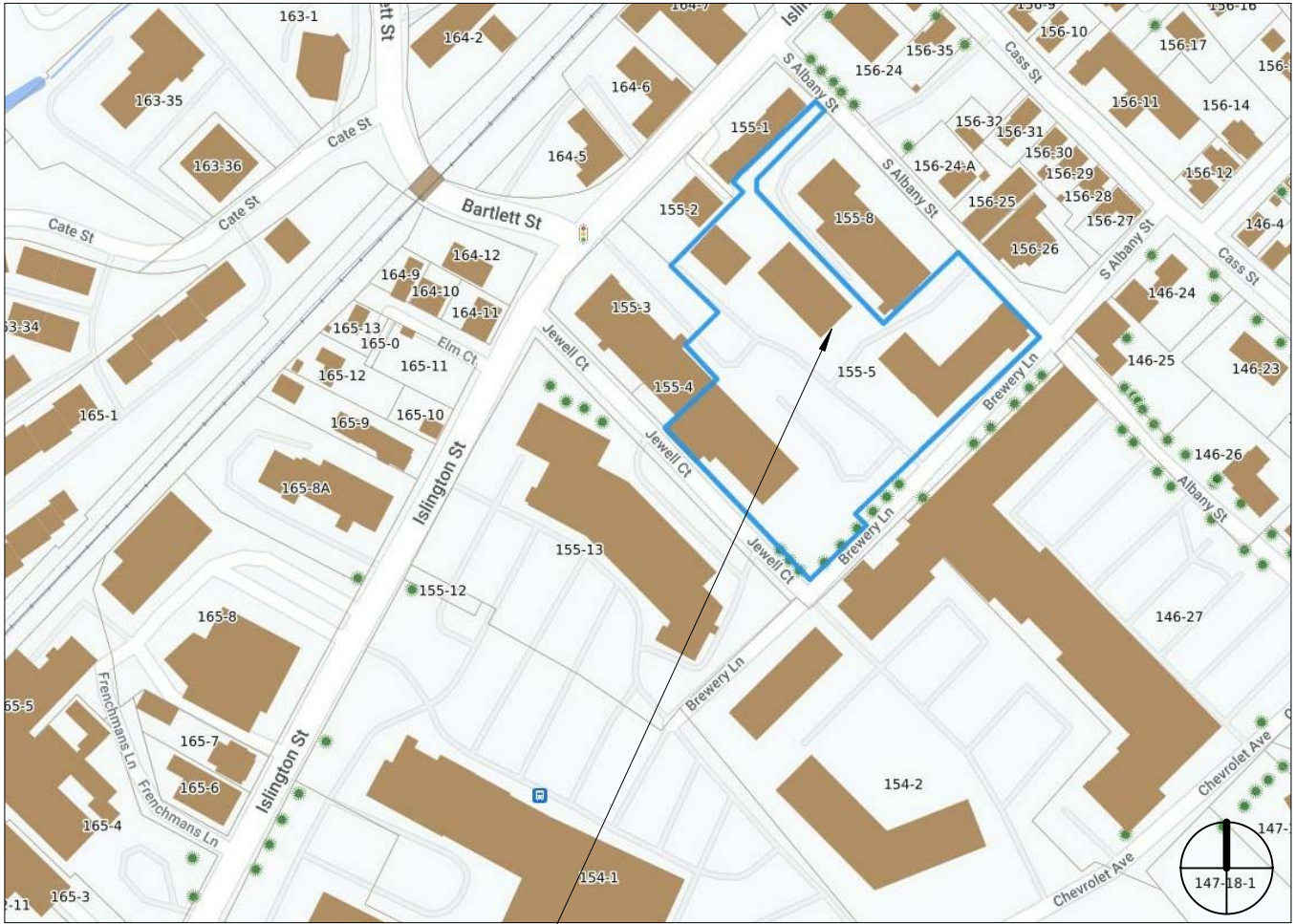
1. _____
2. _____
3. _____

FUNCTION HALL RENOVATION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL -
DECEMBER 2024 PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

- TWO EXISTING WINDOWS ON THE SOUTH-EAST ELEVATION ARE TO BE REMOVED AND REPLACED WITH TWO MECHANICAL LOUVERS, PAINTED BLACK TO MATCH THE EXISTING WINDOWS. THESE ARE REQUIRED FOR THE UPGRADED MECHANICAL SYSTEM DUE TO THE CHANGE OF USE.
- BATHROOM EXHAUST VENTS TO BE CONCEALED IN EAVE OF BUILDING, PAINTED TO MATCH SOFFIT.
- EXISTING WOOD FRAMED LANDING AND STAIR AT SOUTH-EAST ELEVATION TO BE REPLACED IN KIND AND LEVEL WITH INTERIOR LANDING TO MEET CODE. RAILINGS TO MATCH EXISTING RAILINGS AT FRONT ENTRY OF BUILDING. THE EXISTING CONIDTION IN 1 STEP DOWN FROM THE DOOR THRESHOLD WHICH DOES NOT MEET CODE.



33 JEWELL COURT
PORTSMOUTH, NEW HAMPSHIRE 03801

© 2024 Portsmouth Architects

FUNCTION HALL RENOVATION
33 JEWELL COURT
PORTSMOUTH, NH 03801

COVER

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



Project Number:	24064
Date:	11/14/2024
Drawn By:	RD
Checked By:	MG

C

Scale

TWO EXISTING WINDOWS TO BE REPLACED WITH LOUVERS, PAINTED BLACK TO MATCH WINDOWS

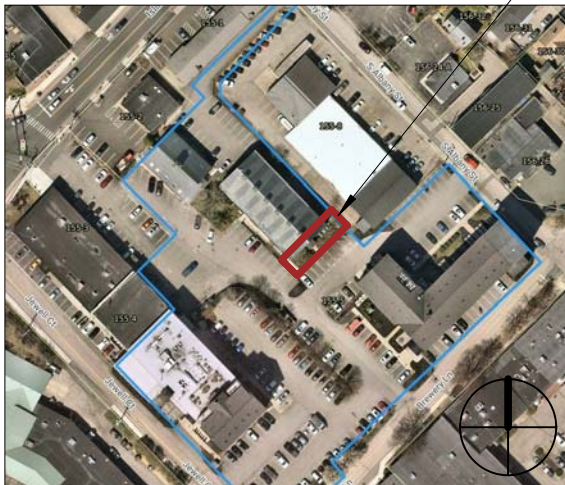


BATHROOM EXHAUST VENTS TO BE CONCEALED IN EAVE OF BUILDING

EXISTING EXTERIOR LANDING AND STAIRS TO BE REPLACED IN KIND WITH NEW RAILING

RED RECTANGLE REPRESENTS SCOPE OF WORK AT SOUTH-EAST ELEVATION

EXISTING RAILING TO BE REPLICATED AT REPLACED LANDING AND STAIR



© 2024 Portsmouth Architects

FUNCTION HALL RENOVATION
33 JEWELL COURT
PORTSMOUTH, NH 03801

EXISTING PHOTOS AND AERIAL

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



Project Number: 24064

Date: 11/14/2024

Drawn By: RD

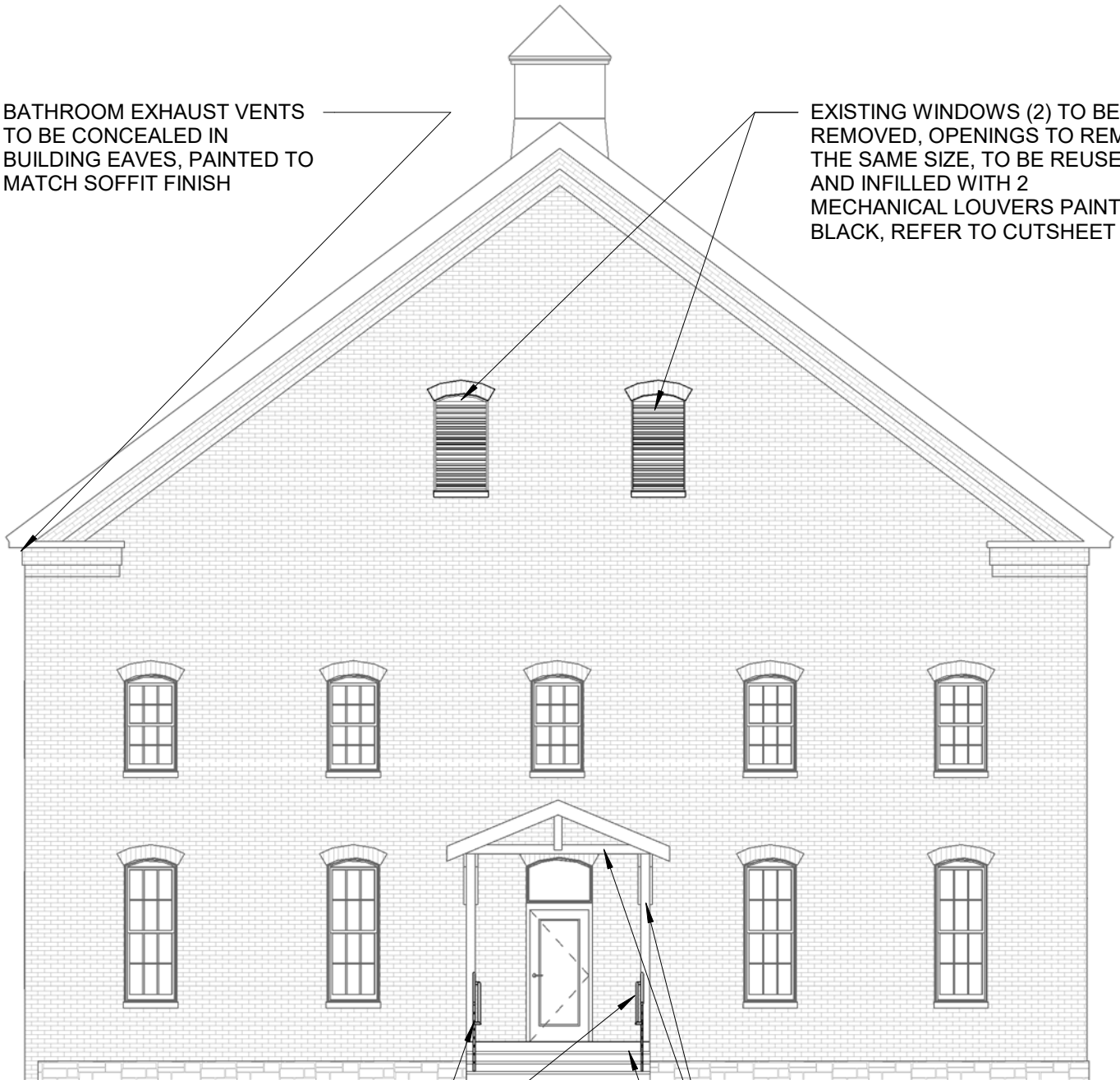
Checked By: MG

A1

Scale

BATHROOM EXHAUST VENTS
TO BE CONCEALED IN
BUILDING EAVES, PAINTED TO
MATCH SOFFIT FINISH

EXISTING WINDOWS (2) TO BE
REMOVED, OPENINGS TO REMAIN
THE SAME SIZE, TO BE REUSED
AND INFILLED WITH 2
MECHANICAL LOUVERS PAINTED
BLACK, REFER TO CUTSHEET



BLACK METAL 36" HIGH RAILING AND
HANDRAIL WITH 1' EXTENSIONS AT BOTH
SIDES OF NEW WOOD LANDING AND
STAIRS, TO MATCH RAILING AT FRONT
OF BUILDING

ROOF FRAMING AND POSTS TO REMAIN
EXISTING WOOD FRAMED LANDING AND
STAIR AT SOUTH-EAST ELEVATION TO
BE REPLACED IN KIND AND LEVEL WITH
INTERIOR LANDING TO MEET CODE.

© 2024 Portsmouth Architects

FUNCTION HALL RENOVATION
33 JEWELL COURT
PORTSMOUTH, NH 03801

PROPOSED SOUTH-EAST ELEVATION

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



Project Number: 24064

Date: 11/14/2024

Drawn By: RD

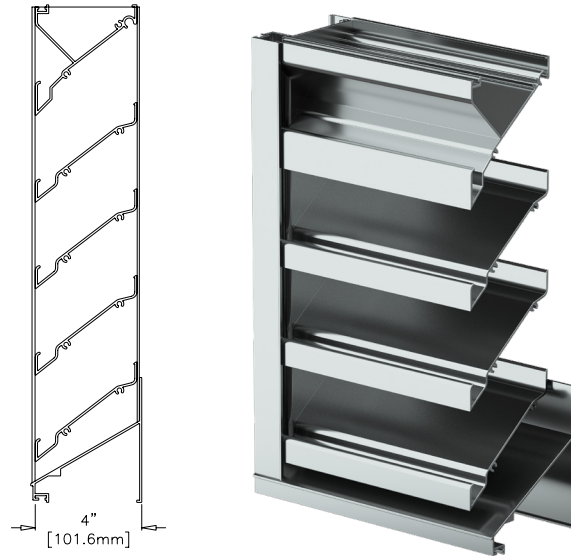
Checked By: MG

A2

Scale 1/8" = 1'-0"

Standard Construction

Frame	Heavy gauge extruded 6063-T5 aluminum, 4 in. (102 mm) x 0.081 in. (2 mm) nominal wall thickness
Blades	Drainable design, heavy gauge extruded 6063-T5 aluminum, 0.081 in. (2 mm) nominal wall thickness, positioned 37.5° on approximately 3-1/4 in. (83 mm) centers
Louver Depth	4 in. (102 mm)
Construction	Mechanically fastened
Finish	Mill
Minimum Size	12 in. W x 9 in. H (305 mm W x 229 mm H)
Maximum Single Section Size	120 in. W x 120 in. H (3048 mm W x 3048 mm H) Limited to 70 sq. ft. (6.5 sq. m)
Wind Load	25 PSF (1.2 kPa)



Performance Ratings



Greenheck Fan Corporation certifies that the ESD-435 louvers shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to Water Penetration and Air Performance ratings.

Louvers were tested in accordance with AMCA Standard 500-L.

Performance of 48 in. x 48 in. (1219 mm x 1219 mm) Louver

Free Area	
Area	8.92 sq. ft. (0.829 sq. m)
Percent	55.8%
Performance at Beginning Point of Water Penetration	
Free Area Velocity	989 fpm (5.024 m/s)
Max Intake Volume	8,822 cfm (4.163 m ³ /s)
Performance at 6,000 CFM (2.832 m³/s) Intake	
Pressure Drop	0.073 in. wg (0.018 kPa)

Document Links

[Louver Finishes & Colors](#)

[Louver Product Selection Guide](#)

[Louver Products Catalog](#)

[Louver Warranty Statement](#)

Options and Accessories

- [Bird Screen](#)
- [Blank Off Panels](#)
- [Extended Sill](#)
- [Filter Rack/Filter](#)
- [Flange Frame](#)
- [Glazing Frame](#)
- [Hinged Frame](#)
- [Insect Screen](#)
- [Mounting Angles](#)
- [Security Bars](#)
- [Variety of Architectural Finishes](#)
- Welded Construction
- 0.125 in. (3 mm) Nominal Frame and/or Blade Thickness

Standard Details

[ESD-435 Standard Details](#)

Structural reinforcing members may be required to adequately support and install multiple louver sections within a large opening. Structural reinforcing members along with any associated installation hardware is not provided by Greenheck unless indicated otherwise by Greenheck. Options and accessories including, but not limited to, screens, filter racks, louver doors, and blank off panels are not subject to structural analysis unless indicated otherwise by Greenheck.

5. 24 Market Street

-Recommended Approval

Background: The applicant is seeking approval for

1. MARKET STREET STOREFRONT ELEVATION

- Much of the existing storefront wood paneling is rotting and has been replaced by several repairs over time.
- The historic Granite header over the storefront stops short of the side window below with timber exposed to the elements.
- The original iron corner detail and copper downspout will remain.

We propose to remove the existing wood trim & paneling and replace it with a weather resistant Acre system that extends to the top of the granite to cover the exposed timber. The existing storefront windows and door will remain. The existing transom will be replaced with a panel detail.

2. LADD STREET ELEVATION

- This elevation contains an obsolete fire alarm, and a through wall AC unit that extends over the sidewalk.
- There are also two entry doors with transoms.

We propose to remove the obsolete fire alarm, remove the through wall AC unit, and repair the waterstruck brick wall. The side entry door with the glass transom will remain, and the wood transom over the second door will be modified to contain a louver. The louver will support a new interior HVAC system for the commercial space.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

24 MARKET STREET - HDC APPLICATION FOR ADMINISTRATIVE APPROVAL

We respectfully submit this application for administrative approval for removal of existing wood paneled storefront to be replaced with new Acre paneled storefront assembly, brick repairs, HVAC upgrade:

1. MARKET STREET STOREFRONT ELEVATION

- Much of the existing storefront wood paneling is rotting and has been created by several repairs over time.
- The historic Granite header over the storefront stops short of the side window below with timber exposed to the elements.
- The original iron corner detail and copper downspout will remain.

We propose to remove the existing wood trim & paneling and replace it with a weather resistant Acre system that extends to the top of the granite to cover the exposed timber. The existing storefront windows and door will remain. The existing transom will be replaced with a panel detail.

2. LADD STREET ELEVATION

- This elevation contains an obsolete fire alarm, and a through wall AC unit that extends over the sidewalk.
- There are also two entry doors with transoms.

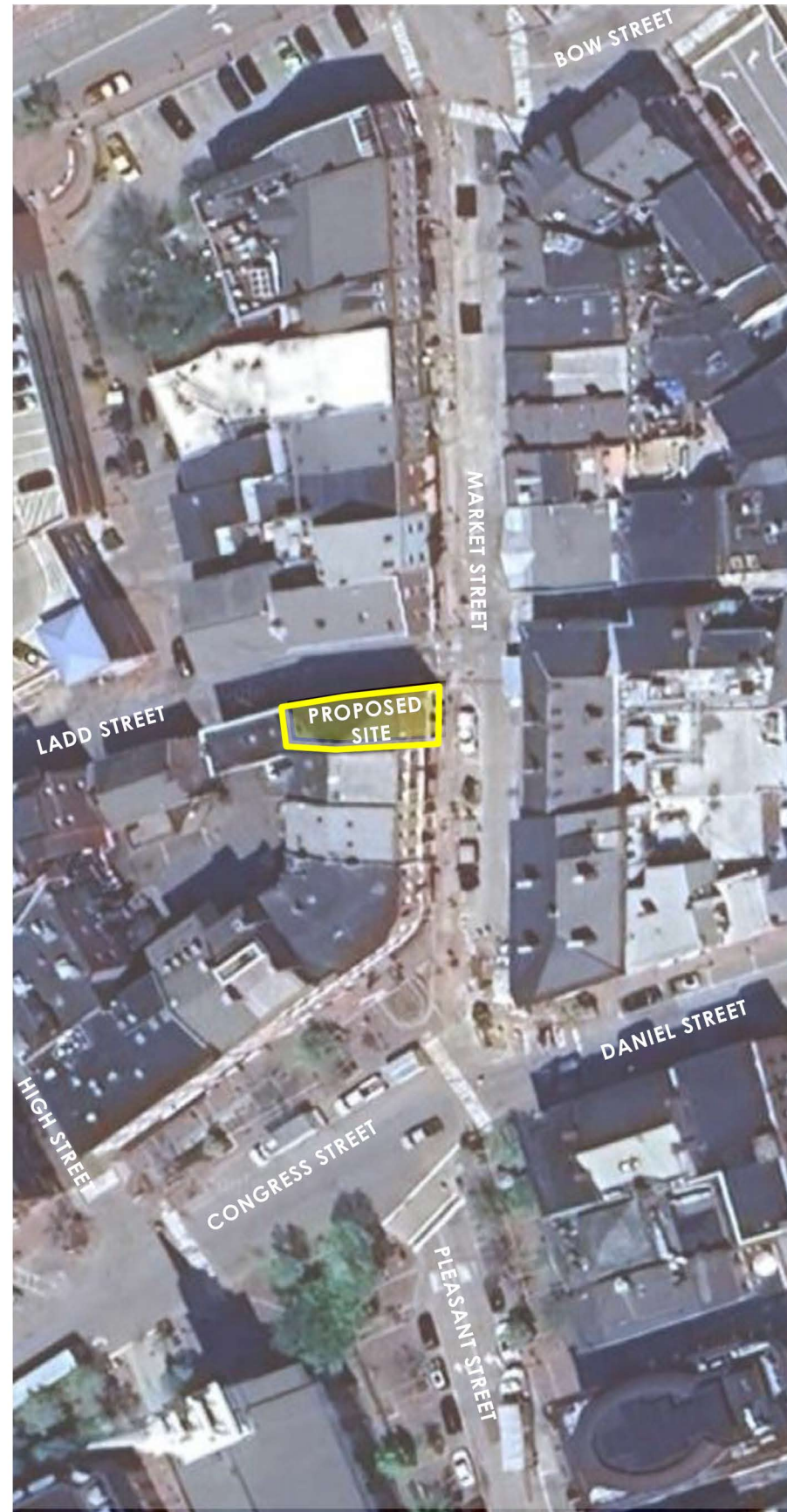
We propose to remove the obsolete fire alarm, remove the through wall AC unit, and repair the waterstruck brick wall. The side entry door with the glass transom will remain, and the wood transom over the second door will be modified to contain a louver. The louver will support a new interior HVAC system for the commercial space.

Thank you for your consideration.

Sincerely,



Carla Goodknight, AIA
Principal, CJ Architects LLC
Representing owners:
409 Franklin Pierce Highway, LLC.



24 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

AGENDA & AERIAL VIEW

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 4, 2024



1.0



VIEW FROM MARKET STREET



VIEW FROM MARKET STREET AND LADD STREET INTERSECTION



VIEW FROM LADD STREET



VIEW OF STOREFRONT



VIEW OF STOREFRONT FROM MARKET STREET



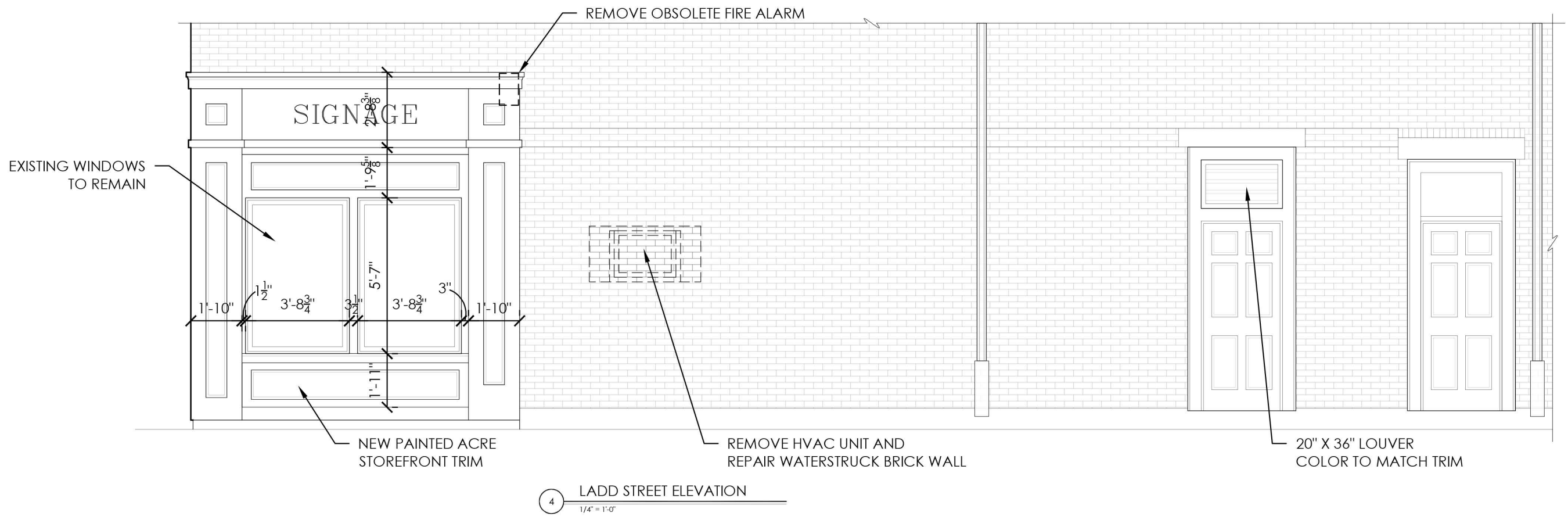
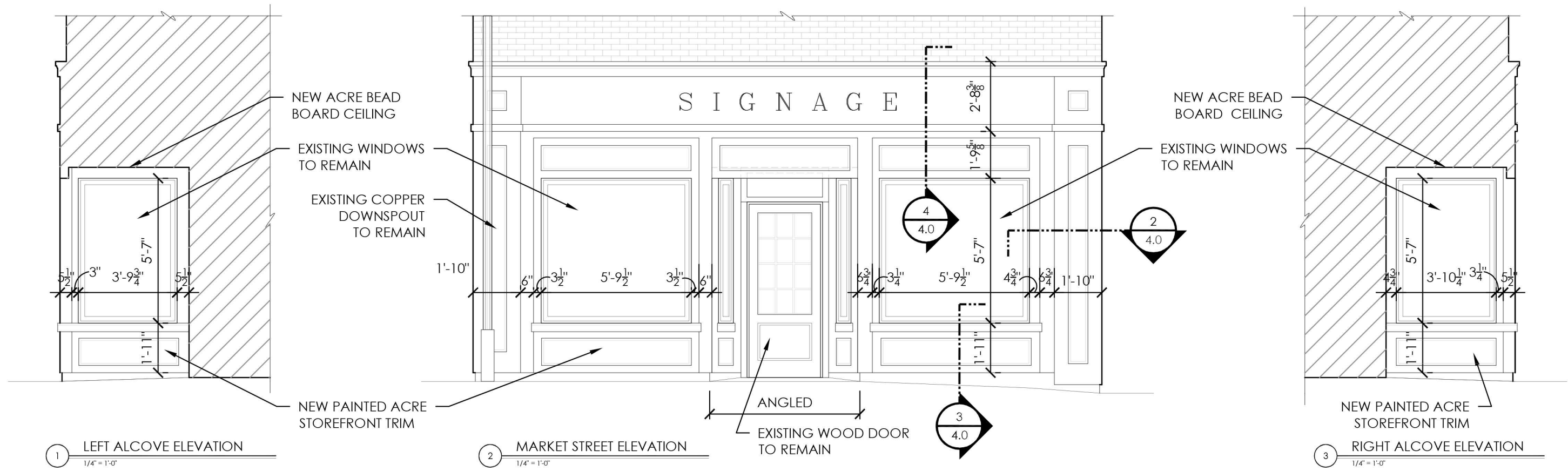
VIEW OF STOREFRONT

24 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITIONS
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 4, 2024



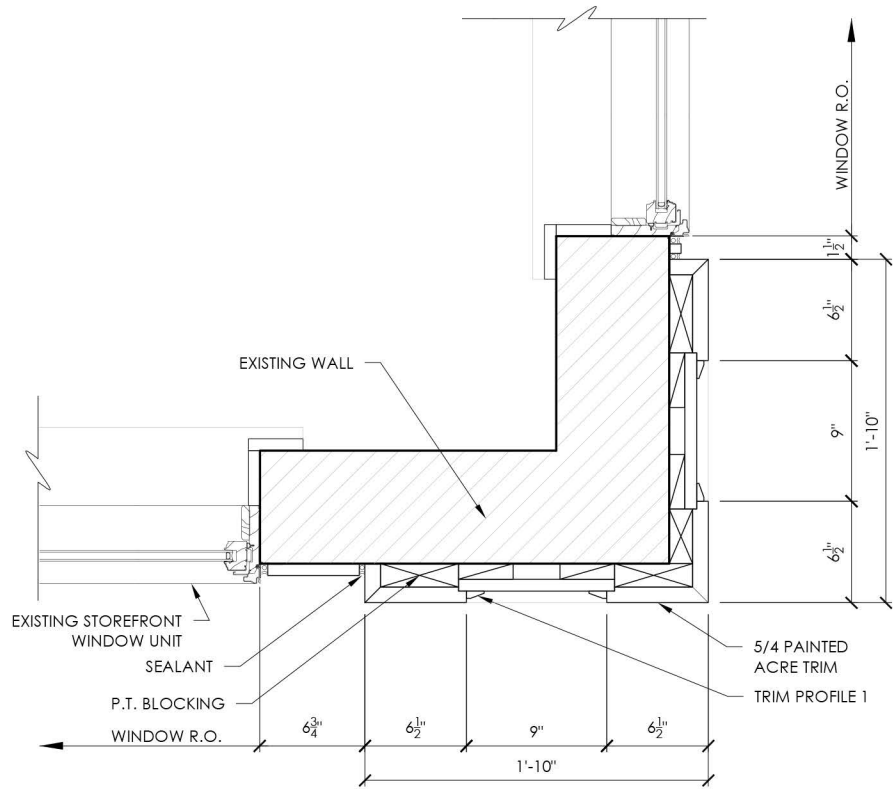
2.0





TRIM

MANUFACTURER: ACRE BY MODERN MILL
COLOR: PAINTED



2 STOREFRONT CORNER DETAIL
 1" = 1'-0"

EXCEPTIONAL PERFORMANCE & BEAUTY

- RESISTS WATER, WEATHER, ROT, AND PESTS
- WON'T ROT OR SPLINTER
- SUITABLE FOR GROUND CONTACT WITHOUT SEALING
- PROPRIETARY ACRE GRAIN GIVES AN ORGANIC, AUTHENTIC WOOD APPEARANCE AND FEEL

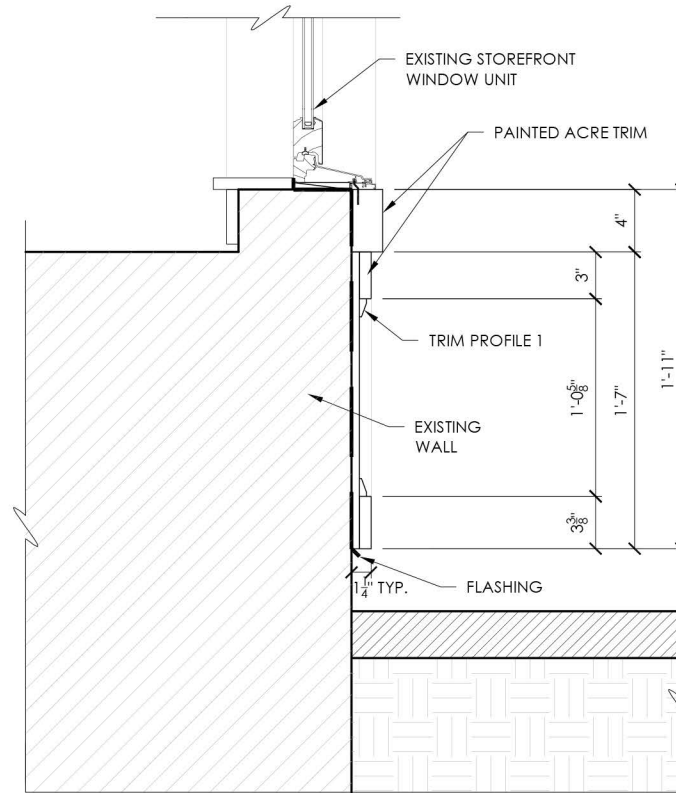
PROFILE DETAILS

MEASUREMENTS

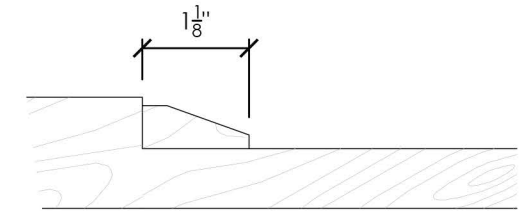
Actual Thickness (A)	0.75"	Actual Width (B)	5.4"
Reveal (C)	5.2"	Nominal Size	1"x6"

CEILING

MANUFACTURER: ACRE BY MODERN MILL
COLOR: PAINTED

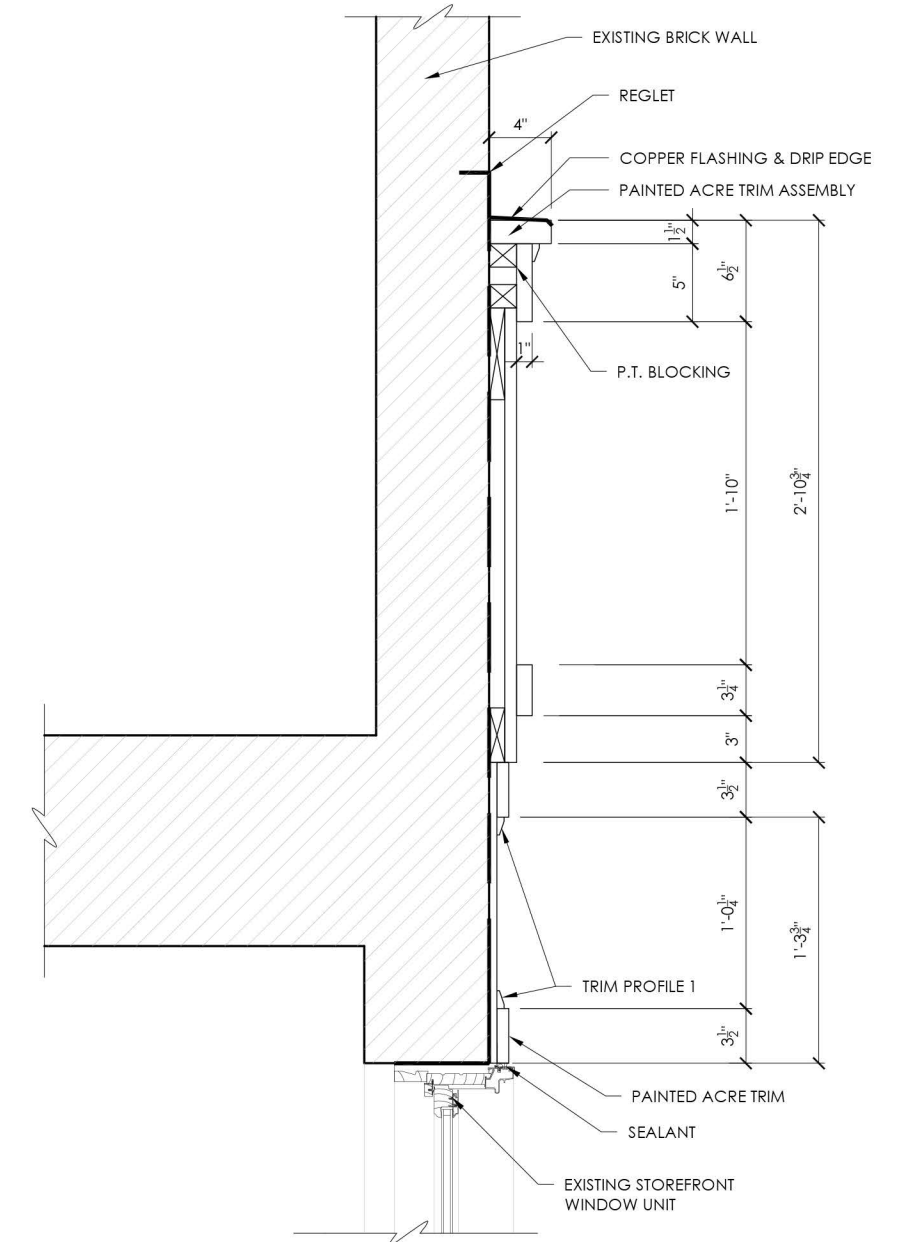


3 STOREFRONT SILL DETAIL
 1" = 1'-0"



TRIM PROFILE 1

1 TYPICAL TRIM PROFILE
 6" = 1'-0"



4 STOREFRONT HEAD DETAIL
 1" = 1'-0"

24 MARKET STREET
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED DETAILS

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 4, 2024



4.0

6. 213 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of

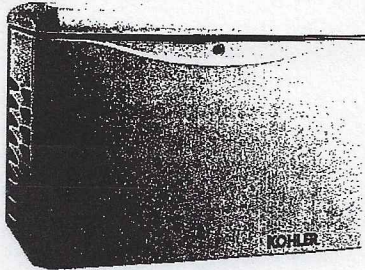
A Kohler 26kw generator on left side of house facing Richmond estimated 19' 5" from Richmond using city plot plan (owner estimated approximately 16' from property line) and approximately 11' 12" from adjacent property on Richmond (owner estimated approximately 12'-13' from property line). The window at rear of garage behind generator to be nailed closed permanently to meet requirements. The generator location is already shielded with planting in front of generator and along the entire side facing the adjacent property as shown in the attached. Additional planting will be added on the Richmond generator frontage. Immediately on the other side of Richmond facing the generator are the trash barrels (etc.) for city pickup with no lattice work or planting obstructing view but with plantings to improve the site location.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

9001
KOHLER
NATIONALLY REGISTERED



The Kohler® Advantage

- **High Quality Power**
Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Premium 5-yr/2000-hr Limited Warranty Included**
Kohler is known for extraordinary reliability and performance. Kohler's premium limited warranty covers parts, labor, and travel for the full warranty period.
- **Powerful Performance**
Exclusive Powerboost™ technology provides excellent starting power. §
- **Aluminum Enclosure**
 - Attractive aluminum enclosure allows installation as close as 18 inches from your home or small business. †
 - Enclosure panels can be removed without tools to allow easy access for maintenance and service.
- **Enclosure Options** for single-phase units
 - **Kohler® Exclusive Colors** are available. Go to KohlerGenerators.com to see the latest colors.
 - **Camouflage Enclosures** are available (optional). Go to KohlerGenerators.com/MossyOak to view the available patterns.

Mossy Oak is a trademark used under license from Haas Outdoors, Inc., by Kohler Co.

Generator Ratings

Model	Alt	Voltage	Ph	Hz	Standby Ratings				Line Circuit Breaker	
					Natural Gas		LPG		Amps	Poles
					kW/kVA	Amps	kW/kVA	Amps		
26RCA 26RCAL	2F8	120/240	1	60	24/24	100	26/26	109	125	2
		120/208	3	60	22/27	77	22/27	77	80	3
26RCA	2G8	120/240	3	60	22/27	67	22/27	67	80	3
		277/480	3	60	22/27	34	22/27	34	40	3

Note: The line circuit breaker is automatically selected based on the generator set model and voltage configuration.

RATINGS: Standby ratings apply to installations served by a reliable utility source. All single-phase units are rated at 1.0 power factor. The standby rating is applicable to variable loads with an average load factor of 80% for the duration of the power outage. No overload capacity is specified at this rating. Ratings are in accordance with ISO-3046/1, BS5514, AS2789, and DIN 6271. **GENERAL GUIDELINES FOR DERATING:** **ALTITUDE:** Derate 4% per 305 m (1000 ft.) elevation above 153 m (500 ft.). **TEMPERATURE:** Derate 2% per 5.5°C (10°F) temperature increase above 16°C (60°F). Availability is subject to change without notice. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Contact your local Kohler Co. generator dealer for availability.

§ Check the appliance manufacturer's specifications for actual power requirements. Consult a Kohler® Power Systems professional to calculate your exact residential power system requirements.

† Meets NFPA guidelines for 18 inch clearance to combustible materials. Check state and local codes for minimum distance required from a structure.

G4-315 (26RCA) 7/23b

Standard Features

- **RDC2 Controller**
 - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT).
 - Electronic speed control responds quickly to varying demand.
 - OnCue® Plus Generator Management System for remote monitoring is included with the generator.
- **Kohler Command PRO Engine Features**
 - Kohler Command PRO® OHV engine with hydraulic valve lifters for reliable performance without routine valve adjustment or lengthy break-in requirements.
- **Designed for Easy Installation**
 - Sturdy aluminum base can be mounted on gravel or a concrete mounting pad.
 - Fuel and electrical connections through the enclosure wall eliminate the need for stub-ups through the base.
 - Customer connection terminal block located near the controller allows easy access for field wiring.
 - Designed for outdoor installation only.
- **Certifications**
 - Meets emission regulations for U.S. Environmental Protection Agency (EPA) with both natural gas and LPG.
 - UL 2200/cUL listed.
 - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
 - Meets 181 mph wind rating.
- **Approved for stationary standby applications** in locations served by a reliable utility source (on-grid).
- **Exercise Modes**
 - EcoExercise, unloaded, with system diagnostics (90 seconds). Reduces fuel costs and minimizes sound disruption.
 - Unloaded weekly exercise with complete system diagnostics (20 minutes).
 - Unloaded full-speed exercise (20 minutes).
 - Loaded full-speed exercise (20 minutes; Model RXT ATS required).
 - Weekly, bi-weekly, or new monthly exercise intervals.
- Model 26RCAL includes a model RXT automatic transfer switch. See last page for more details.

Generator Set Standard Features

- Aluminum sound enclosure (cashmere color standard)
- Battery cables
- Critical silencer
- EPA certified fuel system
- Field-connection terminal block
- Fuel solenoid valve and secondary regulator
- Line circuit breaker
- Multi-fuel system, LPG/natural gas, field-convertible
- Oil drain extension with shutoff valve
- Oil level sensor
- Oil pressure sensor
- OnCue® Plus Generator Management System
- Premium 5-year/2000 hour limited standby warranty. Covers parts, labor, and travel for the entire warranty period
- RDC2 generator set/ATS controller
- Rodent-resistant construction
- Sound-deadening, flame-retardant foam per UL 94, class HF-1

Available Options

Concrete Mounting Pads

- Concrete mounting pad, 3 in. thick
- Concrete mounting pad, 4 in. thick (recommended for storm-prone areas)

Electrical Accessories

- Battery
 - Battery heater, 120 VAC *
 - Carburetor heater, 120 VAC †
 - Cold weather package, 120 VAC ‡
 - Includes oil and breather tube heaters, fuel regulator heater, and pressure sensor cover
 - QS model with factory-installed kit is available.
 - Emergency stop kit
 - Programmable interface module (PIM) (provides 2 digital inputs and 6 relay outputs)
- * Battery heater is recommended below -17°C (0°F).
 † Do not use a carburetor heater with a cold weather kit.
 ‡ Cold weather kit is recommended below 0°C (32°F).

Enclosure Options (single-phase only)

- Kohler® Exclusive Colors
Go to KohlerGenerators.com to see the latest colors.
- Mossy Oak® camouflage enclosures
Go to KohlerGenerators.com/MossyOak to see available patterns.

Mossy Oak is a trademark used under license from Haas Outdoors, Inc., by Kohler Co.

Fuel System Accessories

- Flexible fuel line (included on QS models)

Literature

- General maintenance literature kit
- Overhaul literature kit
- Production literature kit

Maintenance

- Maintenance kit (includes air filter, oil, oil filter, and spark plugs)
- Premium 300 hour/2 year oil for fewer oil changes

Automatic Transfer Switches and Accessories

- Model RDT ATS
- Model RXT ATS
- Model RXT ATS with combined interface/load management board
- Load shed kit for RXT or RDT
- Power relay modules (use up to 4 relay modules for each load management device)
- Other Kohler® ATS

26RCAL Model Package

- 26RCAL with 200 amp service entrance-rated RXT ATS with combined interface/load management board and corrosion-resistant NEMA 3R aluminum enclosure

Warranty

- 7-Year Limited Warranty
 - 10-Year Limited Warranty
- Warranties cover parts, labor, and travel for the entire warranty period.

Generator Set Dimensions and Weights

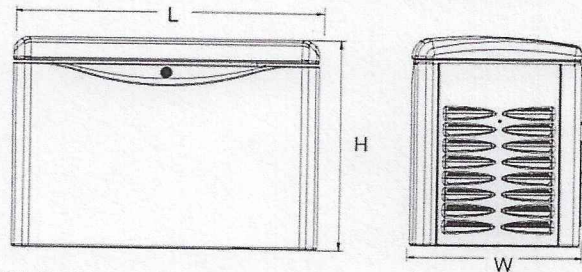
Generator Set Size, L x W x H:

1193 x 660 x 820 mm
(47 x 26.0 x 32.3 in.)

Shipping Weights:

26RCA Generator Set:
26RCAL with 200 A RXT SE ATS:

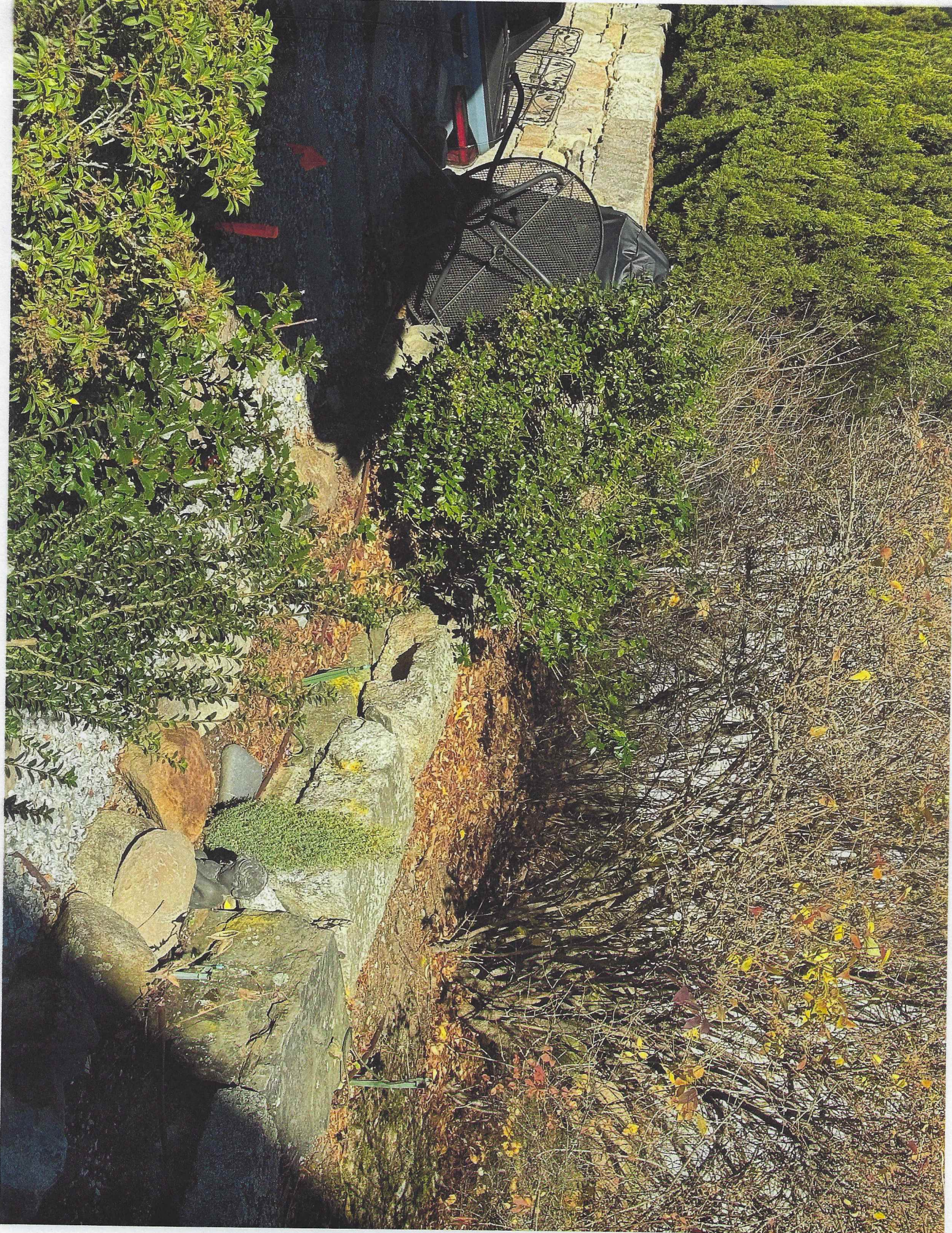
283 kg (625 lb.)
304 kg (670 lb.)



NOTE: Dimensions are provided for reference only and should not be used for planning installation. Contact your local dealer for more detailed information.

DISTRIBUTED BY:





7. 765 Middle Street

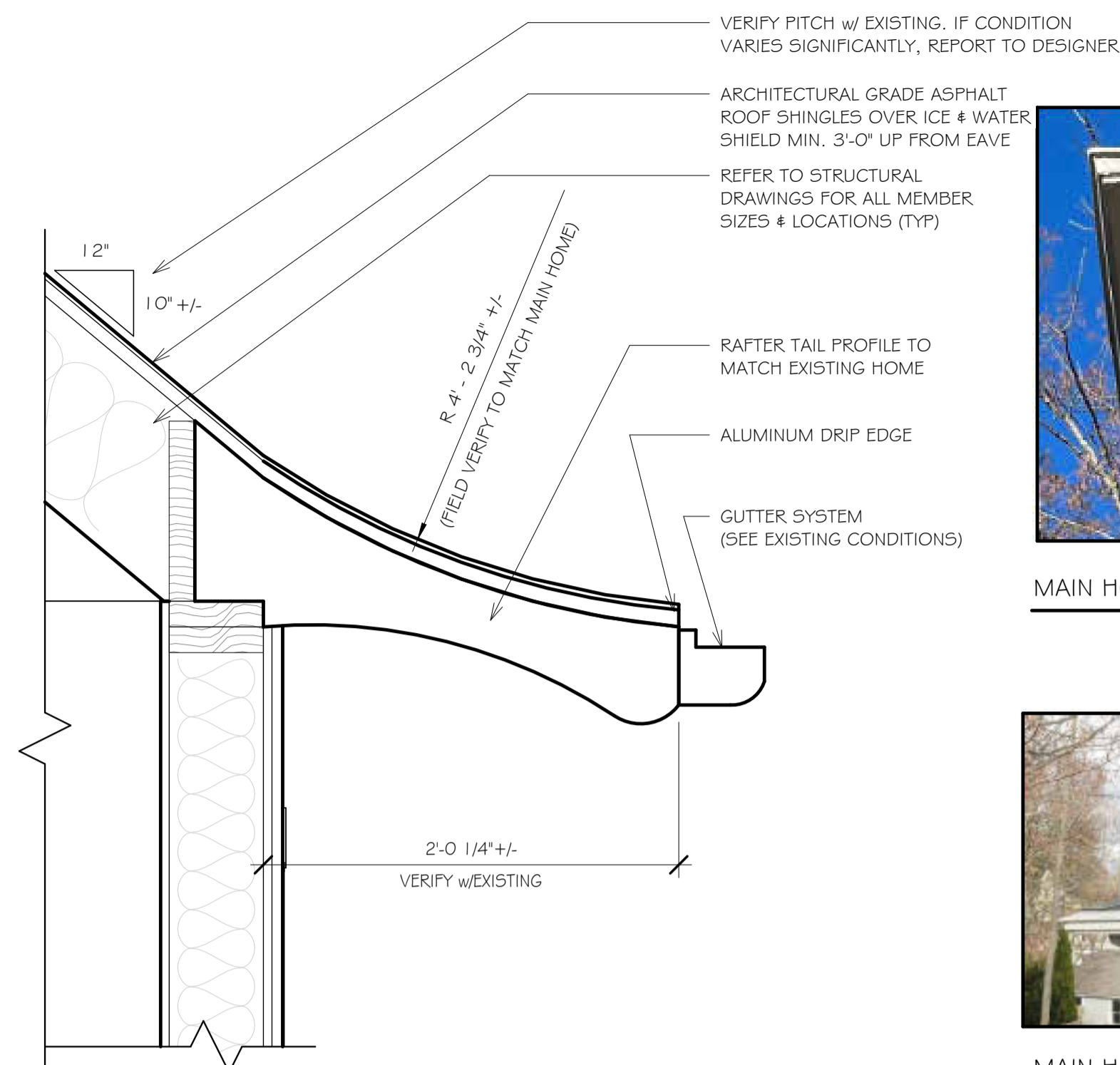
-Recommended Approval

Background: The applicant is seeking approval for a minor change to the bracket design of the garage overhang.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



MAIN HOME - RAFTER TAILS

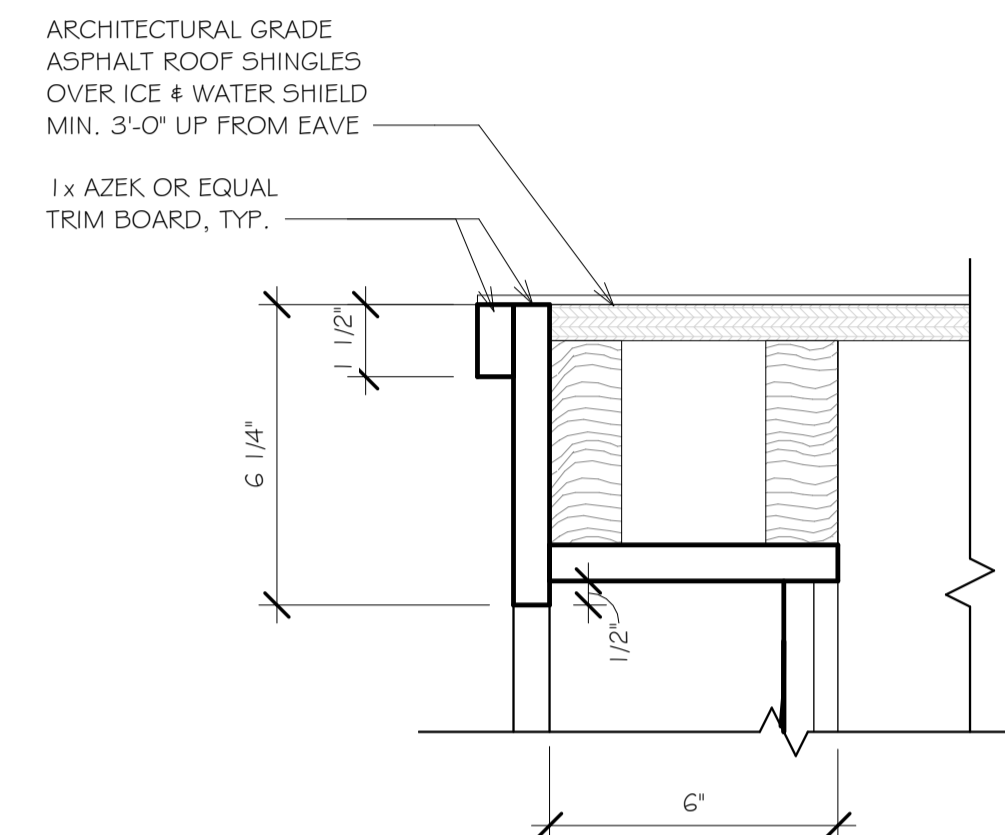


MAIN HOME - ROOF SWEEP

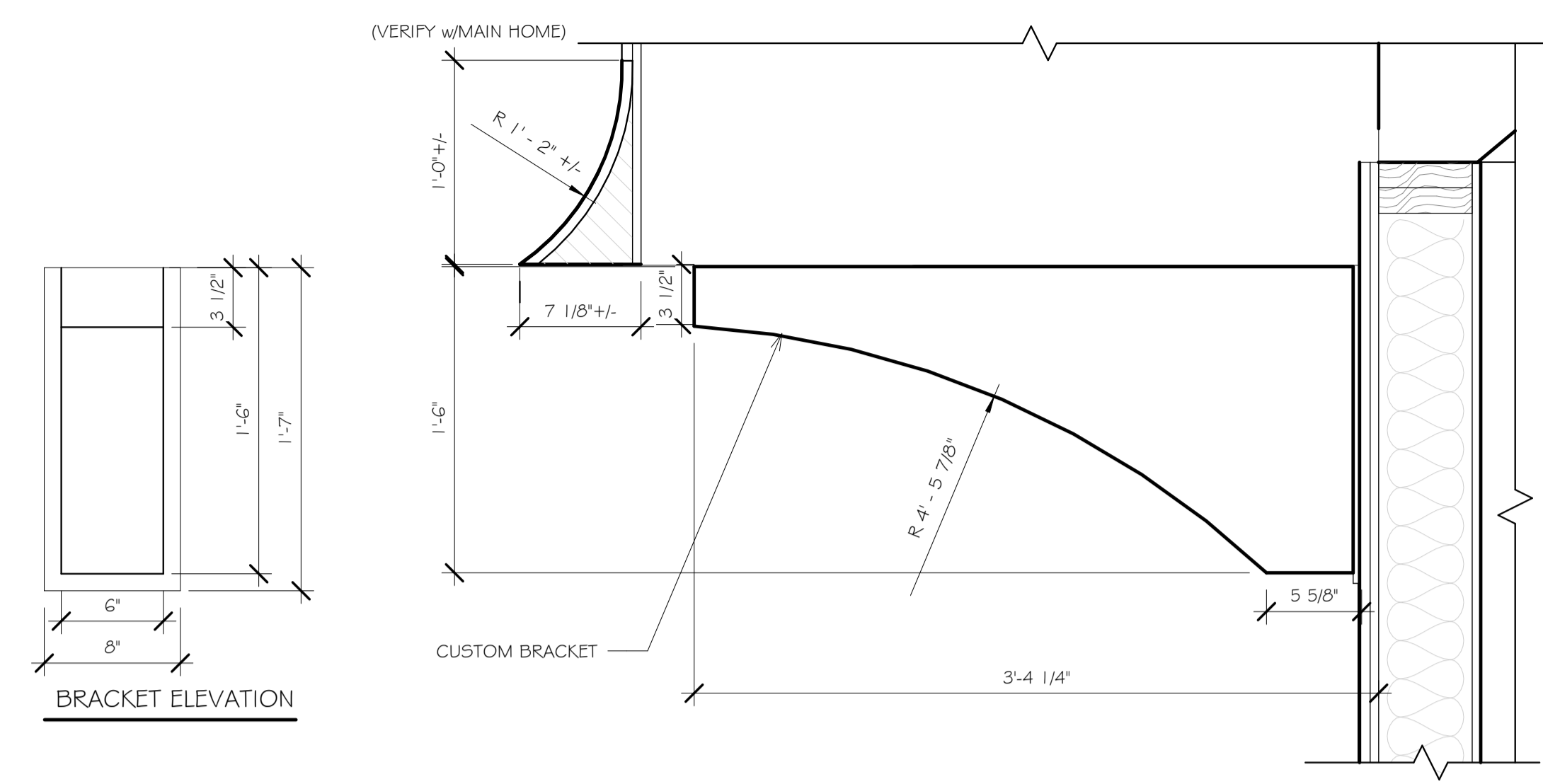
1 ROOF SWEEP
1 1/2" = 1'-0"



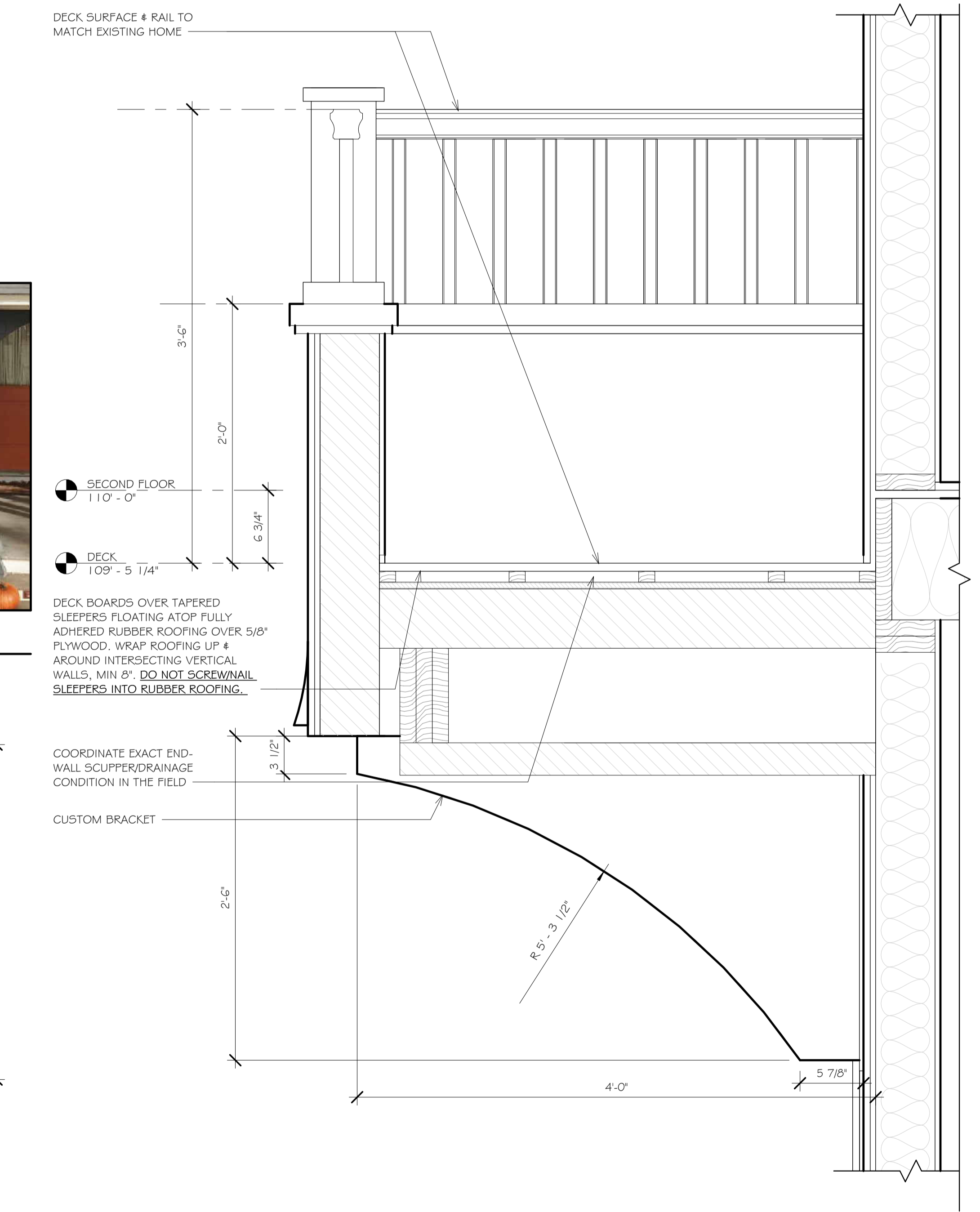
MAIN HOME - SWEEP @ DORMER



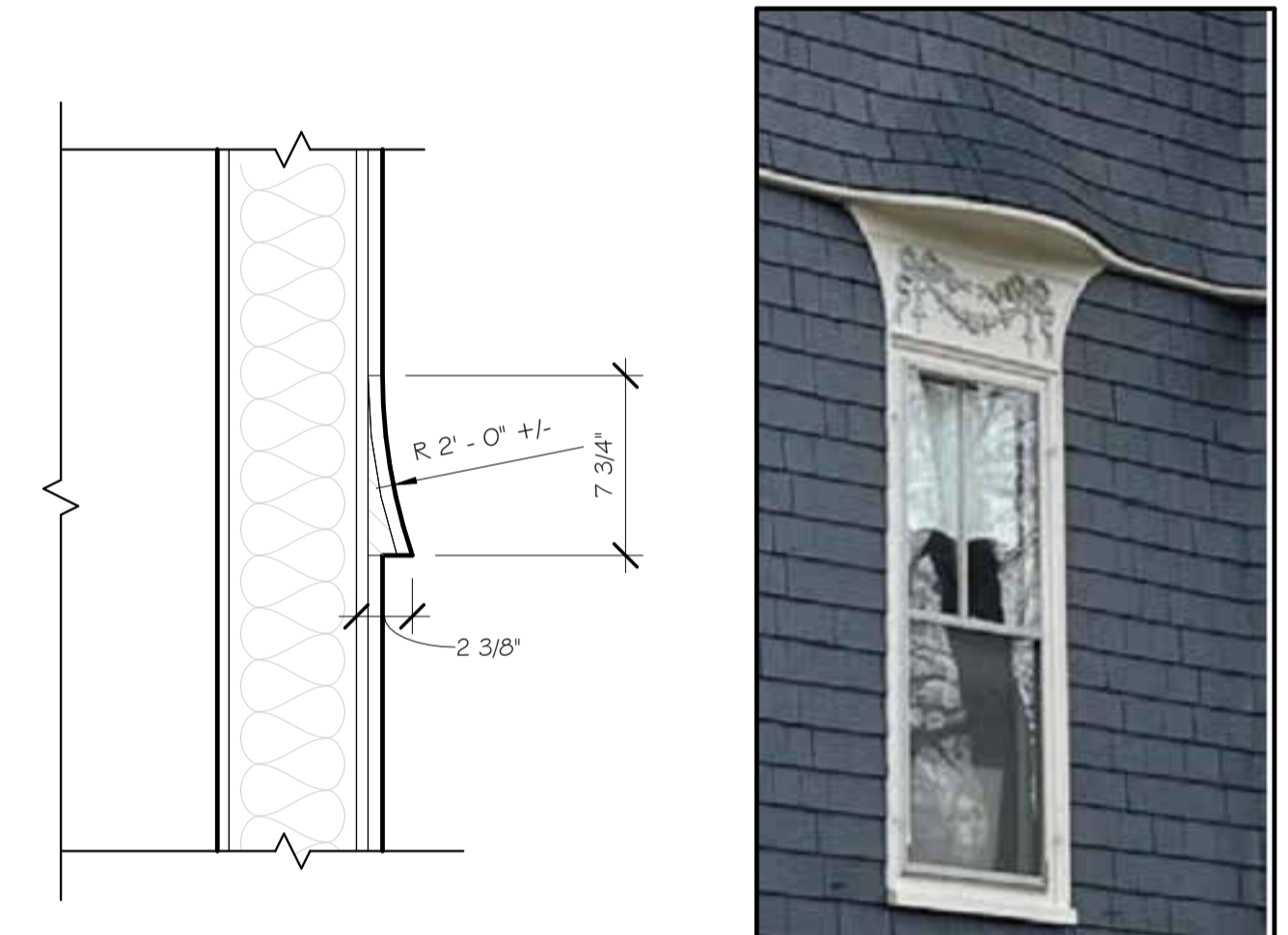
4 RAKE @ COVERED DECKS
3" = 1'-0"



7 ROOF BRACKET & SWEEP @ DORMER
1 1/2" = 1'-0"



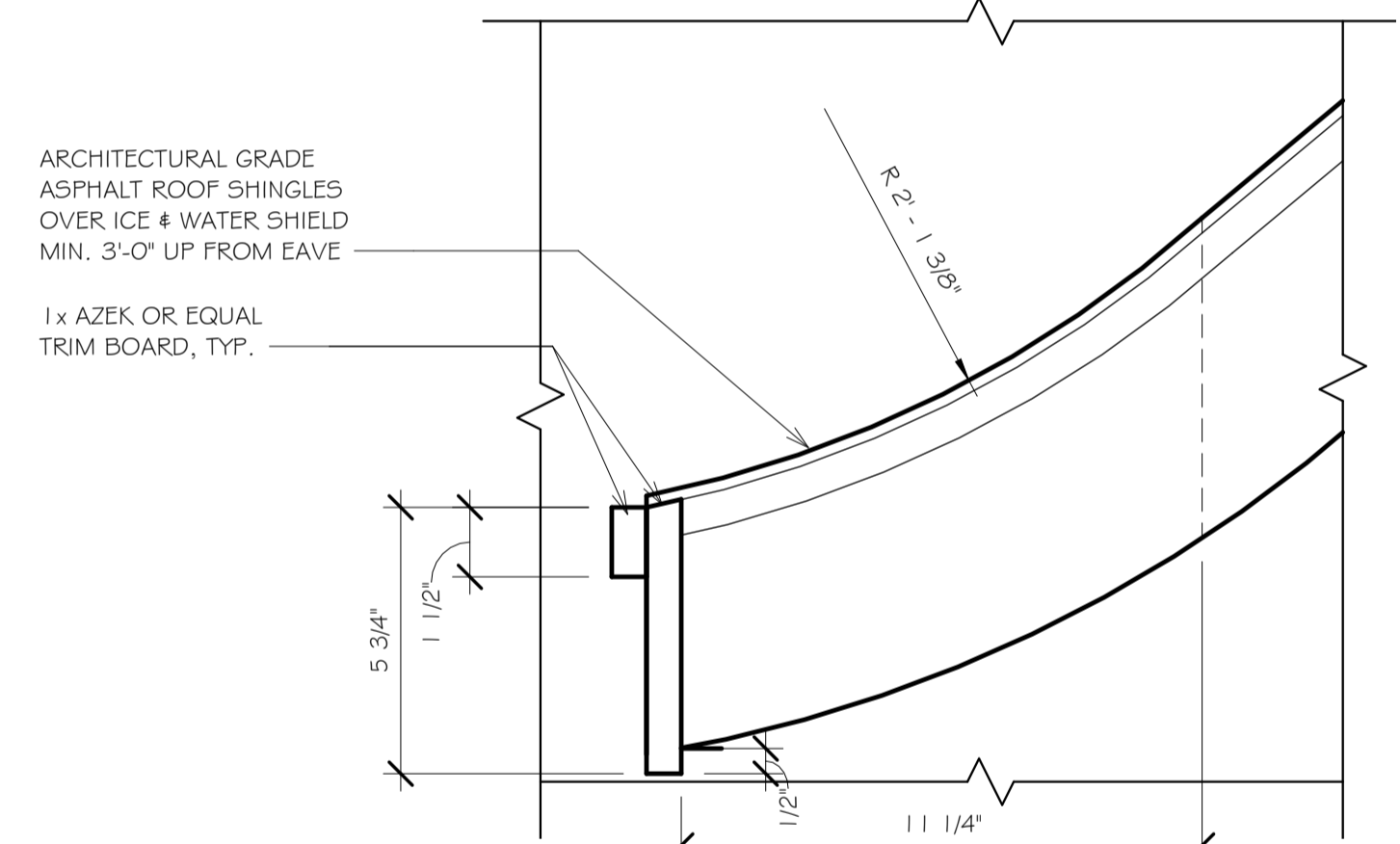
8 HALF-WALL @ DECKS & BRACKET
1 1/2" = 1'-0"



2 MID WALL SWEEP
1 1/2" = 1'-0"



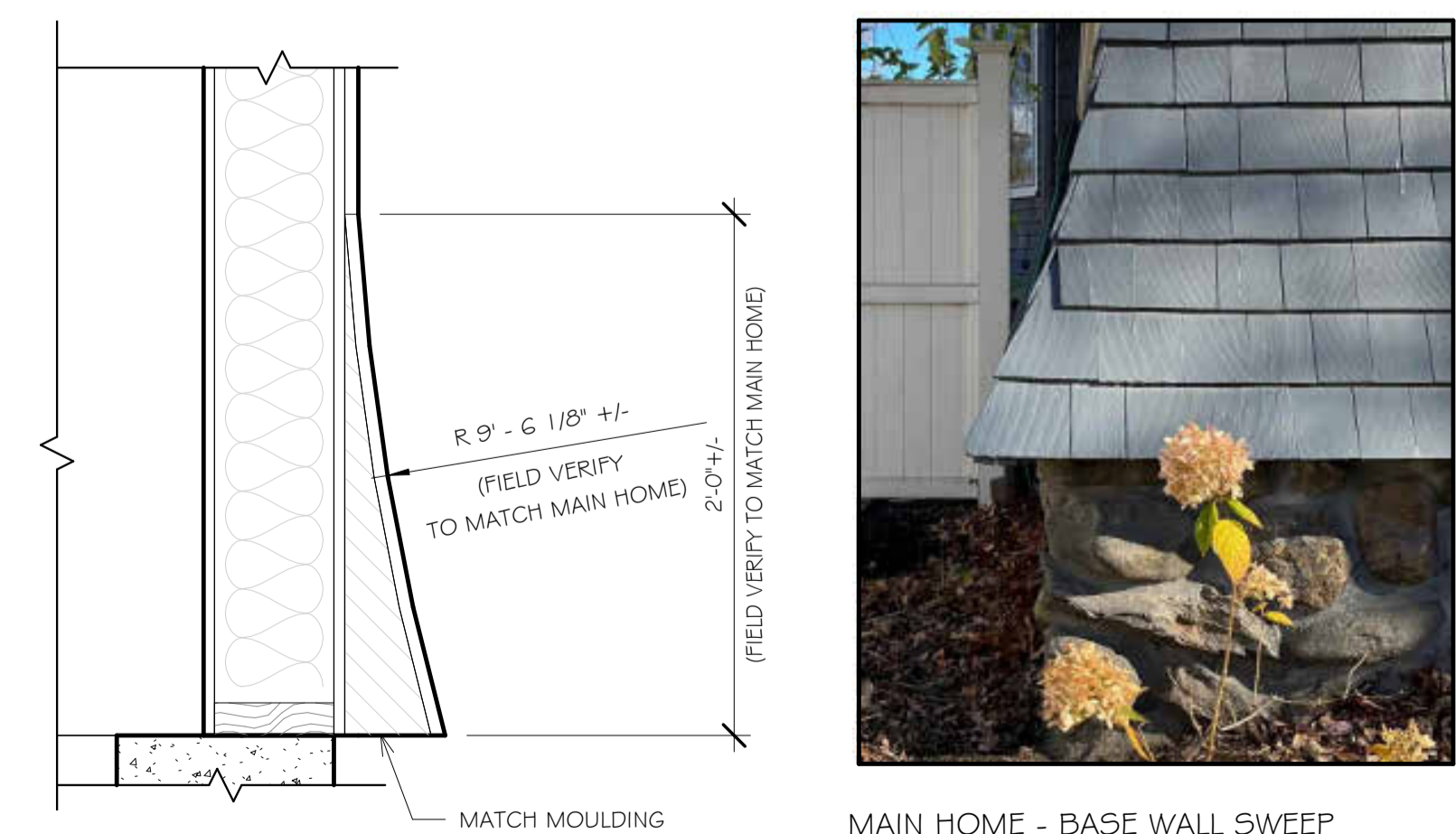
MAIN HOME - MID-WALL / WINDOW SWEEP



5 KITCHEN DORMER ROOF SWEEP
3" = 1'-0"



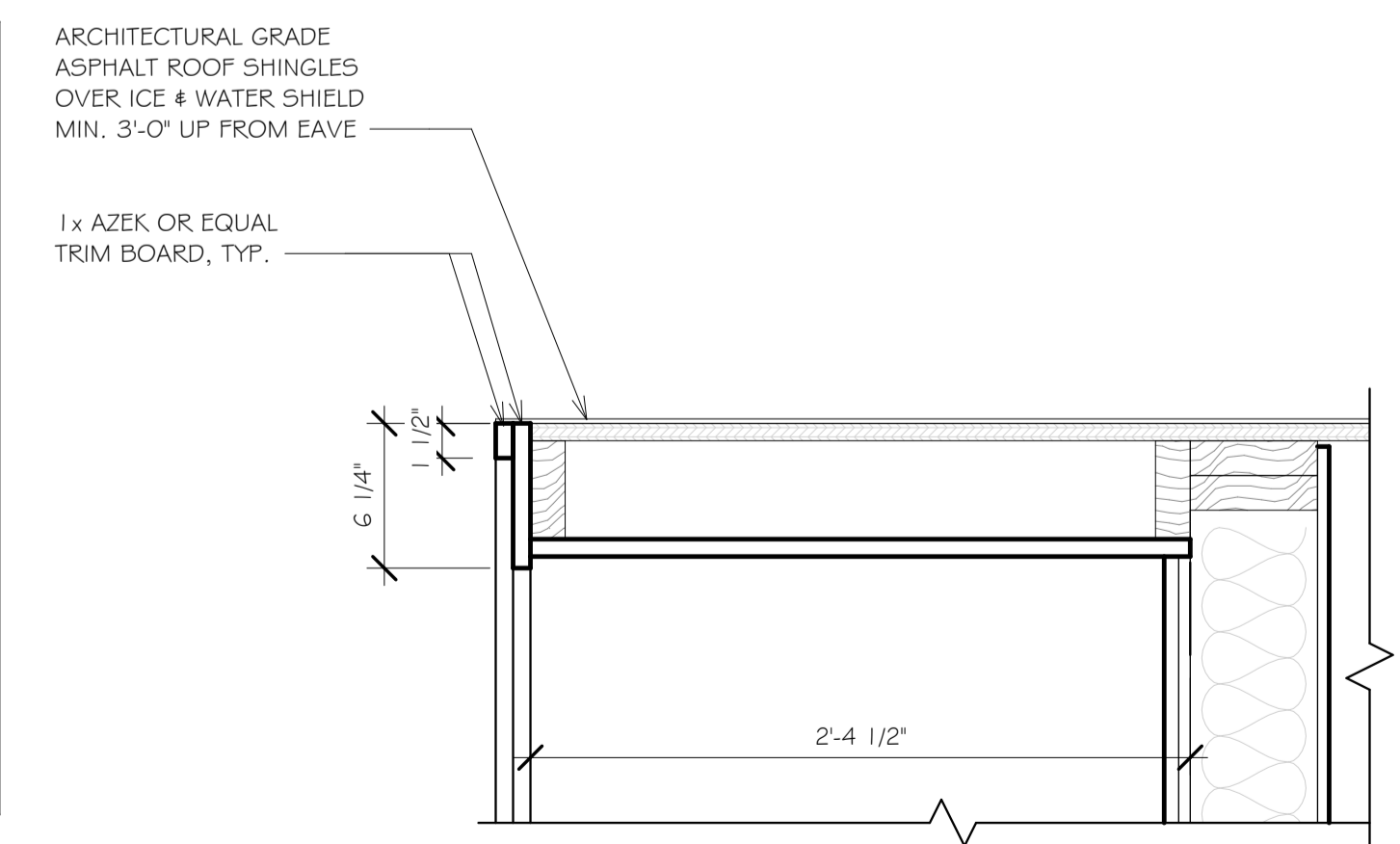
MAIN HOME - HALF WALL @ DECK



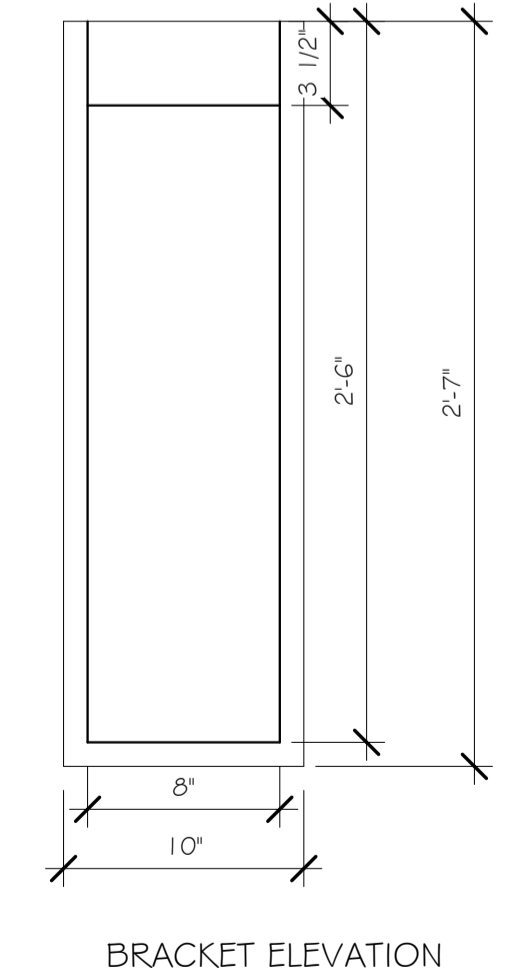
3 BASE WALL SWEEP
1 1/2" = 1'-0"



MAIN HOME - BASE WALL SWEEP



6 RAKE @ KITCHEN DORMER
1 1/2" = 1'-0"



BRACKET ELEVATION

REVISIONS:
GODFREY COVE ENGINEERING LLC
TBAKER@GODFREYCOVE.COM
(207) 951-5113
YORK, ME 03909

SOMMA
36 Maplewood Avenue
Portsmouth, NH 03801
PH: 603.766.3760

GARAGE / RESIDENCE
765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:
EXTERIOR DETAILS

SCALE: AS NOTED
DRAWN BY: TB
CHECKED BY: JR
PROJECT NO.:
DATE: NOVEMBER 2023

A4.0

8. 137 Northwest Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (A/C condenser).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____





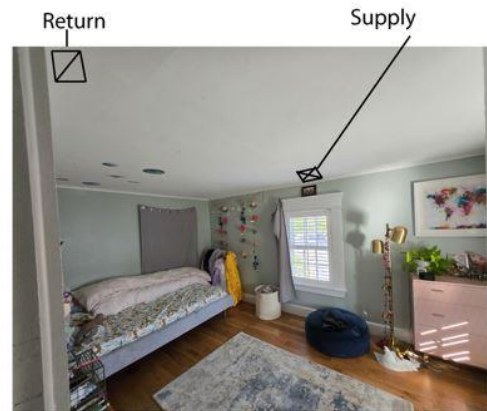
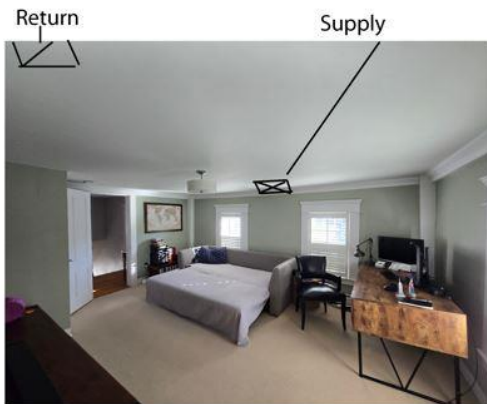
MSZ-FS 12K BTU

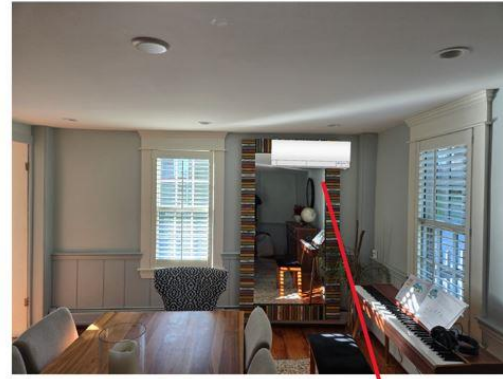


PEAD 12K BTU



MSZ-GS 06K BTU





MSZ-FS 9K BTU



MSZ-FS 9K BTU



MXZ2C20



MXZ3C30

Submission Data: MXZ-2C20NA4-U1

Multi-Split Air Source Heat Pump System

Job Name:	Location:
Purchaser:	Submitted By:
Submitted To:	Reference: Approval: Construction:
Engineer:	Date: Application:



Images provided for reference purposes only

- Variable speed INVERTER-driven compressor
- M-NET connection optional through outdoor unit (Part # listed below)
- Quiet outdoor unit operation as low as 50 dB(A)
- High pressure switch for additional protection
- Base pan heater optional (Part # listed below)

Performance:		Non-Ducted	Mixed	Ducted	
Cooling at 95°F ¹	Rated Capacity	Btu/h	18,000	19,000	20,000
	Capacity Range	Btu/h	5,700 - 20,000	5,700 - 20,000	5,700 - 20,000
	Rated Power Input	W	1,417	1,709	2,000
	Power Input Range	W	530 - 2,245	530 - 2,228	530 - 2,270
	Moisture Removal	pints/h	NA	NA	NA
	Sensible Heat Factor		NA	NA	NA
Heating at 47°F ²	Rated Capacity	Btu/h	22,000	22,000	22,000
	Capacity Range	Btu/h	7,400 - 25,500	7,400 - 25,000	7,400 - 24,500
	Rated Power Input	W	1,641	1,706	1,771
	Power Input Range	W	670 - 2,455	670 - 2,433	670 - 2,410
Heating at 17°F ³	Maximum Capacity	Btu/h	15,500	15,000	14,500
	Rated Capacity	Btu/h	13,500	13,500	13,500
	Capacity Range	Btu/h	11,000 - 15,500	11,750 - 15,000	12,500 - 14,500
	Maximum Power Input	W	1,750	1,780	1,810
	Rated Power Input	W	1,364	1,515	1,665
	Power Input Range	W	1,200 - 1,750	1,433 - 1,780	1,665 - 1,810
Heating at 5°F ⁴	Maximum Capacity	Btu/h	11,100	11,000	10,900
	Maximum Power Input	W	1,600	1,650	1,700
Heating at -13°F ⁵	Maximum Capacity	Btu/h	NA	NA	NA
	Maximum Power Input	W	NA	NA	NA

Efficiency:		Non-Ducted	Mixed	Ducted
SEER2		20.00	18.00	16.00
EER2 ¹		12.70	11.35	10.00
HSPF2 (IV) / (V)		9.70 / 7.50	9.40 / 7.50	9.10 / 7.50
COP2 at 47°F ²	Rated Capacity	3.92	3.78	3.64
COP at 17°F ³	Maximum Capacity	2.90	2.55	2.20
COP at 5°F ⁴	Maximum Capacity	2.22	2.05	1.88

Outdoor Operating Temperature Range:		
Cooling Operation Air Temp (Maximum / Minimum)* (Comfort cooling only applications)	°F (°C)	* 115 to 14 (46 to -10)
Cooling Operation Thermal Lock-out / Re-start Temperatures	°F (°C)	10.4 / 14 (-12 / -10)
Heating Operation Air Temp (Maximum / Minimum)	°F (°C)	65 to 5 (18 to -15)
Heating Operation Thermal Lock-out / Re-start Temperatures	°F (°C)	1.4 / 5.0 (-17 / -15)

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed) (* Windscreens required for cooling operations below 23°F (-5°C))

- ¹Cooling (Indoor // Outdoor) 80°F (26.6°C) DB, 67°F (19.4°C) WB // 95°F (35°C) DB, 75°F (23.9°C) WB
- ²Heating at 47°F (8.3°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 47°F (8.3°C) DB, 43°F (6.1°C) WB
- ³Heating at 17°F (-8.3°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 17°F (-8.3°C) DB, 15°F (-9.4°C) WB
- Rated conditions:
- ⁴Heating at 5°F (-15°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 5°F (-15°C) DB, 4°F (-15.6°C) WB
- ⁵Heating at -13°F (-25°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // -13°F (-25°C) DB, -15°F (-26.1°C) WB

Note:

1. Mitsubishi Electric Sales Canada Inc. (MESCA) supports the use of only MESCA supplied and approved components and accessories for proper functioning of the unit(s). Use of non - MESCA supported components and accessories will affect warranty coverage. MESCA recommends (A) consideration of all applicable design and application parameters and requirements specific to any project.
2. Should any person change this document in any manner whatsoever without MESCA's written permission, the document shall be of no force and effect and any change shall be deemed to be a representation and warranty made by that person and not MESCA. That person, and not MESCA, shall assume full responsibility for the consequences of such changes. MESCA assumes no responsibility for any consequences in such cases.

Notes:

Electrical:

Power Supply		208/230V, 1Ph, 60Hz
Voltage: Indoor - Outdoor, S1-S2	V AC	AC 208/230V
Voltage: Indoor - Outdoor, S2-S3	V DC	DC 12-24V
Short-circuit Current Rating (SCCR)	kA	5
Recommended Fuse/Breaker Size (Outdoor)	A	20
Recommended Wire Size (Indoor - Outdoor)	AWG	14

Outdoor Unit Specifications:

MCA	A	17.2
MOCP	A	20
Fan Motor Output	W	NA
Airflow Rate (Cooling/Heating)	CFM	1,342 / 1,458
Sound Pressure Level, Cooling1	dB(A)	50
Sound Pressure Level, Heating2	dB(A)	54
Refrigerant Control		LEV
Compressor Oil Type / Refrigerant Charge		NEO22 / 5 lbs. 15 oz. (2.7 kg)
External Finish Color		Munsell 3.0Y 7.8/1.1
Unit Weight	Lbs. [kg]	126 (57)
Unit Dimensions	W: In. [mm]	33-1/16 [840]
	D: In. [mm]	13 [330]
	H: In. [mm]	27-15/16 [710]
Gas Pipe Size O.D. (Flared)	In. [mm]	A,B: 3/8 [A,B: 9.52]
Liquid Pipe Size O.D. (Flared)	In. [mm]	A,B: 1/4 [A,B: 6.35]
Total Piping Length	Ft. [m]	164 [50]
Maximum Height Difference, ODU above IDU	Ft. [m]	33 [10]
Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
Maximum Number of Bends for IDU		50

Model No. Description: (Optional Accessories)

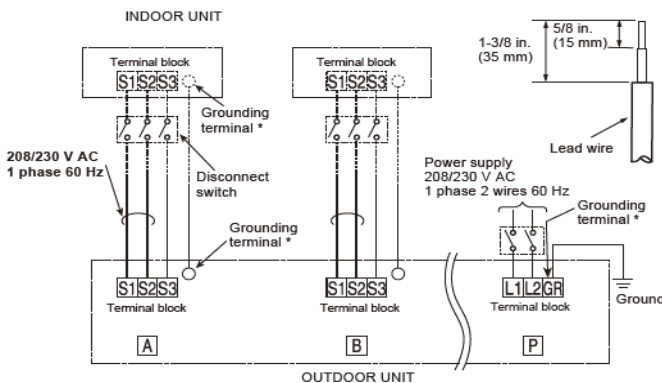
WFR1	Front Windscreen
PAC-IF01MNT-E	SYSTEM M-NET CONTROL INTERFACE
MAC-A454JP-E	JOINT PIPE (3/8->1/2)
MAC-A455JP-E	JOINT PIPE (1/2->3/8)
MAC-A456JP-E	JOINT PIPE (1/2->5/8)
PAC-SG76RJ-E	JOINT PIPE (3/8 -> 5/8)
PAC-646BH-E	Base Heater

Notes: SVZ Connections Rules:

Minimum of two Indoor units must be connected	Only 1 SVZ may be used on any system
Minimum installed capacity cannot be less than 12,000 Btu/h	When an SVZ is connected, total connected capacity must be less than 100%
System can operate with only one Indoor unit turned on	When an SVZ is connected, no P-Series Indoor units can be used (PCA,PLA, or PEAD)
May connect to any style Indoor unit or combination	
Information provided at 208/230V	
Refer "MXZ Connection Rules" additional info available within TIC	

Remark:

* Use a ring tongue terminal in order to connect a ground wire to terminal.



- Connect wires to the matching numbers of terminals.
- Be sure to attach each screw to its correspondent terminal when securing the cord and/or the wire to the terminal block.

CONNECTING WIRES AND CONNECTING GROUND WIRE

- Use solid conductor Min. AWG14 or stranded conductor Min. AWG14.
- Use double insulated copper wire with 600 V insulation.
- Use copper conductors only.
- * Follow local electrical code.

POWER SUPPLY CABLE

- Use solid or stranded conductor Min. AWG8.
- Use copper conductors only.
- * Follow local electrical code.

GROUND WIRE

- Use solid or stranded conductor Min. AWG8.
- Use copper conductors only.
- * Follow local electrical code.

WARNING:

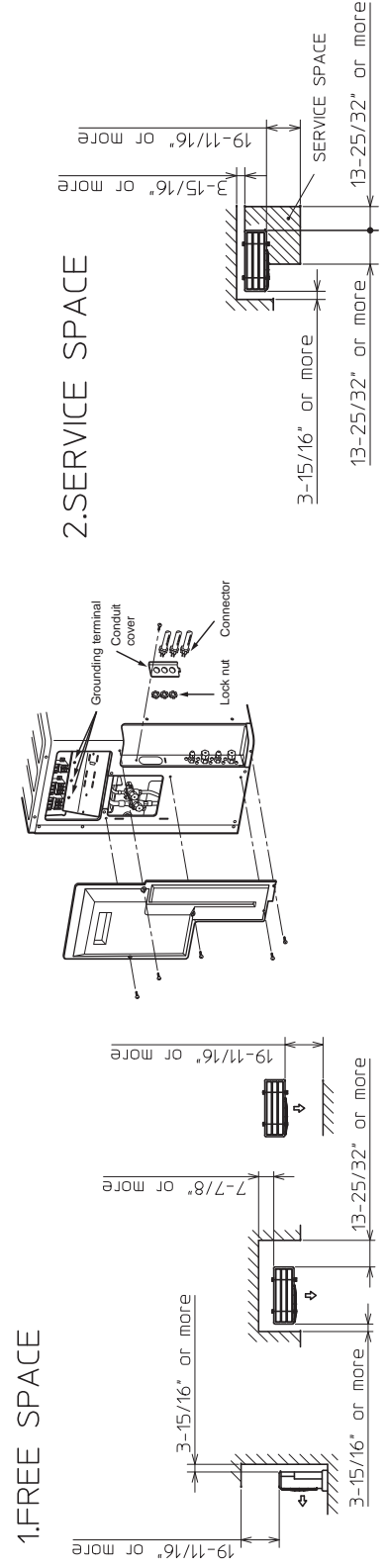
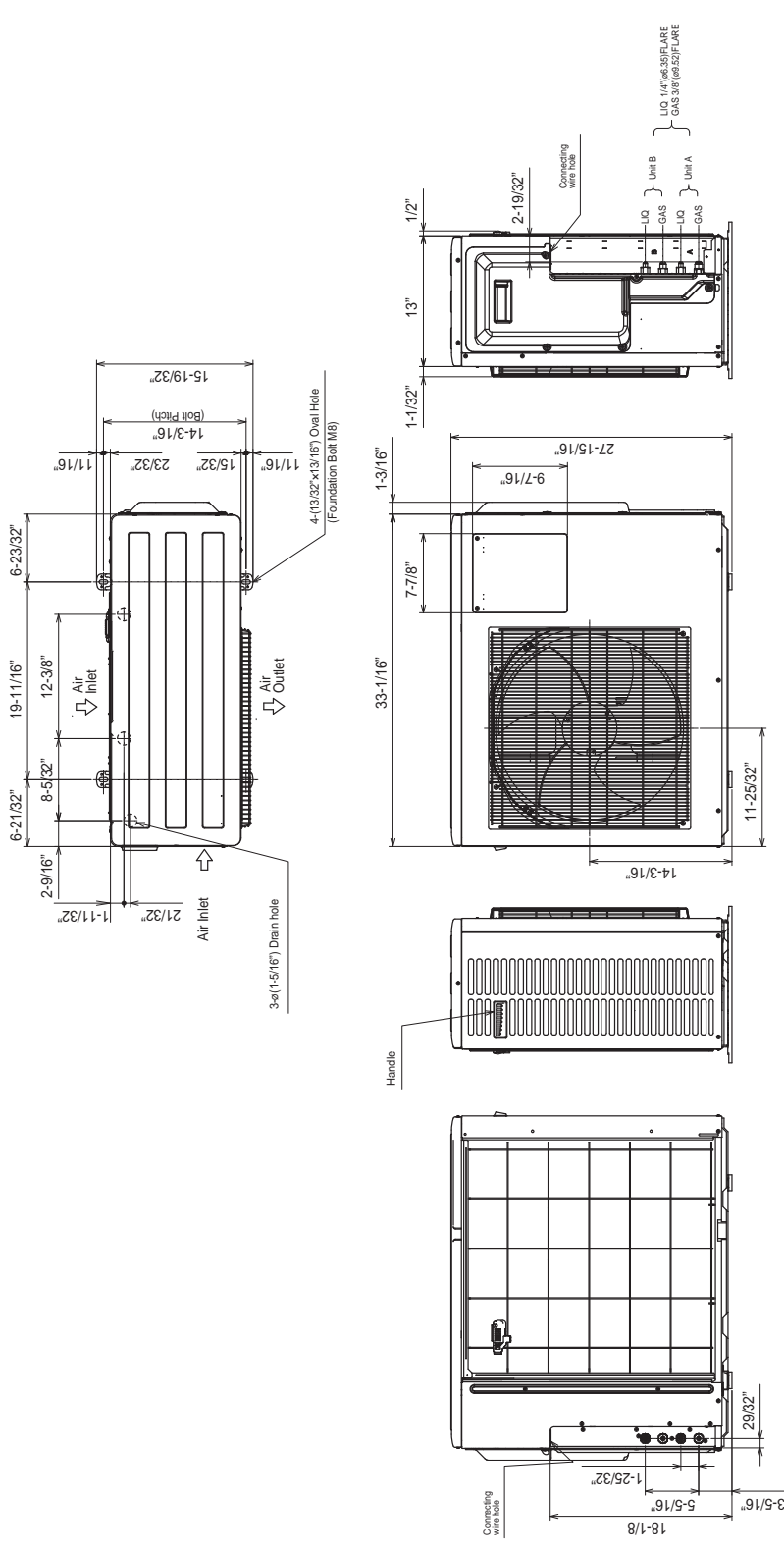
- Use the indoor/outdoor unit connecting wire that meets the Standards to connect the indoor and outdoor units and fix the wire to the terminal block securely so that no external force is conveyed to the connecting section of the terminal block. An incomplete connection or fixing of the wire could result in a fire.

For future servicing, give extra length to the connecting wires.

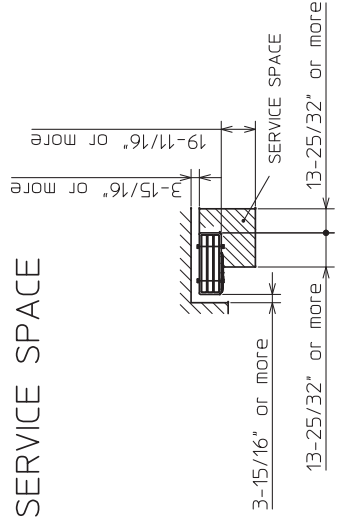
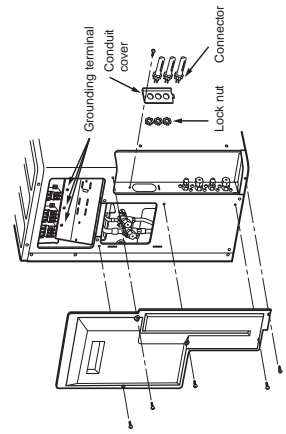
- Turn on the main power when the ambient temperature is -4°F (-20°C) or higher.
- Under conditions of -4°F (-20°C), it needs at least 4hr stand by before the units operate in order to warm the electrical parts.

Outdoor Unit Outline and Dimensions:

Unit: inch (mm)



2. SERVICE SPACE



Job Name:	Location:
Purchaser:	Submitted By:
Submitted To:	Reference: Approval: Construction:
Engineer:	Date: Application:



Images provided for reference purposes only

- Variable speed INVERTER-driven compressor
- M-NET connection optional through outdoor unit (Part # listed below)
- Quiet outdoor unit operation as low as 52 dB(A)
- High pressure switch for additional protection
- Base pan heater optional (Part # listed below)

Performance:		Non-Ducted	Mixed	Ducted	
Cooling at 95°F ¹	Rated Capacity	Btu/h	28,400	27,900	27,400
	Capacity Range	Btu/h	11,600 - 28,400	11,300 - 28,400	11,000 - 28,400
	Rated Power Input	W	2,670	2,755	2,840
	Power Input Range	W	680 - 4,040	785 - 4,400	890 - 3,960
	Moisture Removal	pints/h	NA	NA	NA
Heating at 47°F ²	Sensible Heat Factor		NA	NA	NA
	Rated Capacity	Btu/h	28,600	28,100	27,600
	Capacity Range	Btu/h	18,100 - 36,000	18,300 - 36,000	18,500 - 36,000
	Rated Power Input	W	2,149	2,184	2,220
	Power Input Range	W	1,040 - 3,700	1,130 - 3,900	1,220 - 4,100
Heating at 17°F ³	Maximum Capacity	Btu/h	21,000	21,000	21,000
	Rated Capacity	Btu/h	18,600	18,200	17,800
	Capacity Range	Btu/h	15,700 - 21,000	15,100 - 21,000	14,500 - 21,000
	Maximum Power Input	W	2,860	2,910	2,960
	Rated Power Input	W	1,820	1,860	1,900
Heating at 5°F ⁴	Power Input Range	W	1,420 - 2,860	1,445 - 2,910	1,470 - 2,960
	Maximum Capacity	Btu/h	19,800	19,800	19,800
Heating at -13°F ⁵	Maximum Power Input	W	3,100	3,205	3,310
	Maximum Capacity	Btu/h	NA	NA	NA
	Maximum Power Input	W	NA	NA	NA

Efficiency:		Non-Ducted	Mixed	Ducted
SEER ²		19.00	17.60	16.20
EER ² ¹		10.6	10.1	9.60
HSPF ² (IV) / (V)		10.00 / 7.50	9.40 / 7.70	8.80 / 7.90
COP at 47°F ²	Rated Capacity	3.90	3.75	3.60
COP at 17°F ³	Maximum Capacity	2.90	2.80	2.70
COP at 5°F ⁴	Maximum Capacity	1.75	1.81	1.87

Outdoor Operating Temperature Range:			
Cooling Operation Air Temp (Maximum / Minimum)* (Comfort cooling only applications)	°F (°C)	* 115 to 14 (46 to -10)	
Cooling Operation Thermal Lock-out / Re-start Temperatures	°F (°C)	10.4 / 14 (-12 / -10)	
Heating Operation Air Temp (Maximum / Minimum)	°F (°C)	65 to 5 (18 to -15)	
Heating Operation Thermal Lock-out / Re-start Temperatures	°F (°C)	1.4 / 5.0 (-17 / -15)	

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed) (* Windscreens required for cooling operations below 23°F (-5°C))

¹Cooling (Indoor // Outdoor) 80°F (26.6°C) DB, 67°F (19.4°C) WB // 95°F (35°C) DB, 75°F (23.9°C) WB

²Heating at 47°F (8.3°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 47°F (8.3°C) DB, 43°F (6.1°C) WB

³Heating at 17°F (-8.3°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 17°F (-8.3°C) DB, 15°F (-9.4°C) WB

Rated conditions:

⁴Heating at 5°F (-15°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 5°F (-15°C) DB, 4°F (-15.6°C) WB

⁵Heating at -13°F (-25°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // -13°F (-25°C) DB, -15°F (-26.1°C) WB

Note:

- Mitsubishi Electric Sales Canada Inc. (MESCA) supports the use of only MESCA supplied and approved components and accessories for proper functioning of the unit(s). Use of non - MESCA supported components and accessories will affect warranty coverage. MESCA recommends (A) consideration of all applicable design and application parameters and requirements specific to any project.
- Should any person change this document in any manner whatsoever without MESCA's written permission, the document shall be of no force and effect and any change shall be deemed to be a representation and warranty made by that person and not MESCA. That person, and not MESCA, shall assume full responsibility for the consequences of such changes. MESCA assumes no responsibility for any consequences in such cases.

Notes:

Electrical:

Power Supply		208/230V, 1Ph, 60Hz
Voltage: Indoor - Outdoor, S1-S2	V AC	AC 208/230V
Voltage: Indoor - Outdoor, S2-S3	V DC	DC 12-24V
Short-circuit Current Rating (SCCR)	kA	5
Recommended Fuse/Breaker Size (Outdoor)	A	25
Recommended Wire Size (Indoor - Outdoor)	AWG	14

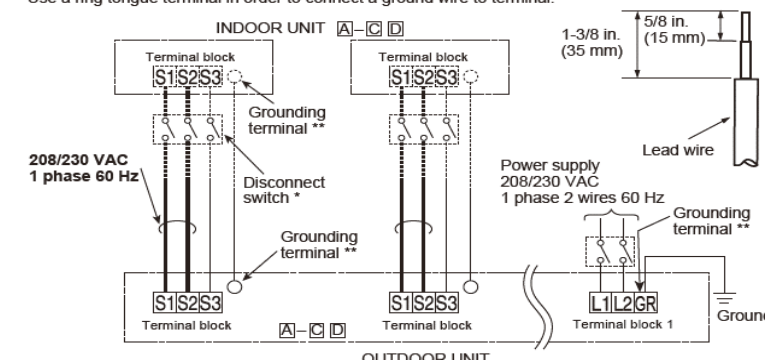
Outdoor Unit Specifications:

MCA	A	22.1
MOCP	A	25
Fan Motor Output	W	NA
Airflow Rate (Cooling/Heating)	CFM	2,133 / 2,243
Sound Pressure Level, Cooling ¹	dB(A)	52
Sound Pressure Level, Heating ²	dB(A)	56
Refrigerant Control		LEV
Compressor Oil Type / Refrigerant Charge		FV50S/FW68S / 6 lbs. 13 oz. (3.1 kg)
External Finish Color		Munsell 3.0Y 7.8/1.1
Unit Weight	Lbs. [kg]	142 [64.4]
Unit Dimensions	W: In. [mm]	37-13/32 [950]
	D: In. [mm]	13 [330]
	H: In. [mm]	31-11/32 [796]
Gas Pipe Size O.D. (Flared)	In. [mm]	A: 1/2; B,C: 3/8 [A: 12.72; B,C: 9.52]
Liquid Pipe Size O.D. (Flared)	In. [mm]	A,B,C: 1/4 [A,B,C: 6.35]
Total Piping Length	Ft. [m]	230 [70]
Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
Maximum Number of Bends for IDU		70

Model No.	Description: (Optional Accessories)
CM-S-FR-NKMU	Front Windscreen
WRE3	Rear Windscreen
WSD3	Side Windscreen
PAC-IF01MNT-E	SYSTEM M-NET CONTROL INTERFACE
MAC-A454JP-E	JOINT PIPE (3/8->1/2)
MAC-A455JP-E	JOINT PIPE (1/2->3/8)
MAC-A456JP-E	JOINT PIPE (1/2->5/8)
PAC-SG76RJ-E	JOINT PIPE (3/8 -> 5/8)
PAC-645BH-E	Base Heater

Notes:	SVZ Connections Rules:
Minimum of two Indoor units must be connected	Only 1 SVZ may be used on any system
Minimum installed capacity cannot be less than 12,000 Btu/h	When an SVZ is connected, total connected capacity must be less than 100%
System can operate with only one Indoor unit turned on	When an SVZ is connected, no P-Series Indoor units can be used (PCA,PLA, or PEAD)
May connect to any style Indoor unit or combination	
Information provided at 208/230V	
Refer "MXZ Connection Rules" additional info available within TIC	

Remark:
 * A disconnect switch should be required. Check the local code.
 ** Use a ring tongue terminal in order to connect a ground wire to terminal.



D unit is for 4C36NA3 only

- Connect wires to the matching numbers of terminals.
- Be sure to attach each screw to its correspondent terminal when securing the cord and/or the wire to the terminal block.

CONNECTING WIRES AND CONNECTING GROUND WIRE

- Use solid conductor Min. AWG14 or stranded conductor Min. AWG14.
- Use double insulated copper wire with 600 V insulation.
- Use copper conductors only
- * Follow local electrical code.

POWER SUPPLY CABLE AND GROUND WIRE

- Use solid or stranded conductor Min. AWG12.
- Use copper conductors only
- * Follow local electrical code.

⚠ WARNING:
 Use the indoor/outdoor unit connecting wire that meets the Standards to connect the indoor and outdoor units and fix the wire to the terminal block securely so that no external force is conveyed to the connecting section of the terminal block. An incomplete connection or fixing of the wire could result in a fire.

For future servicing, give extra length to the connecting wires.

9. 99 Daniel Street

-Recommended Approval

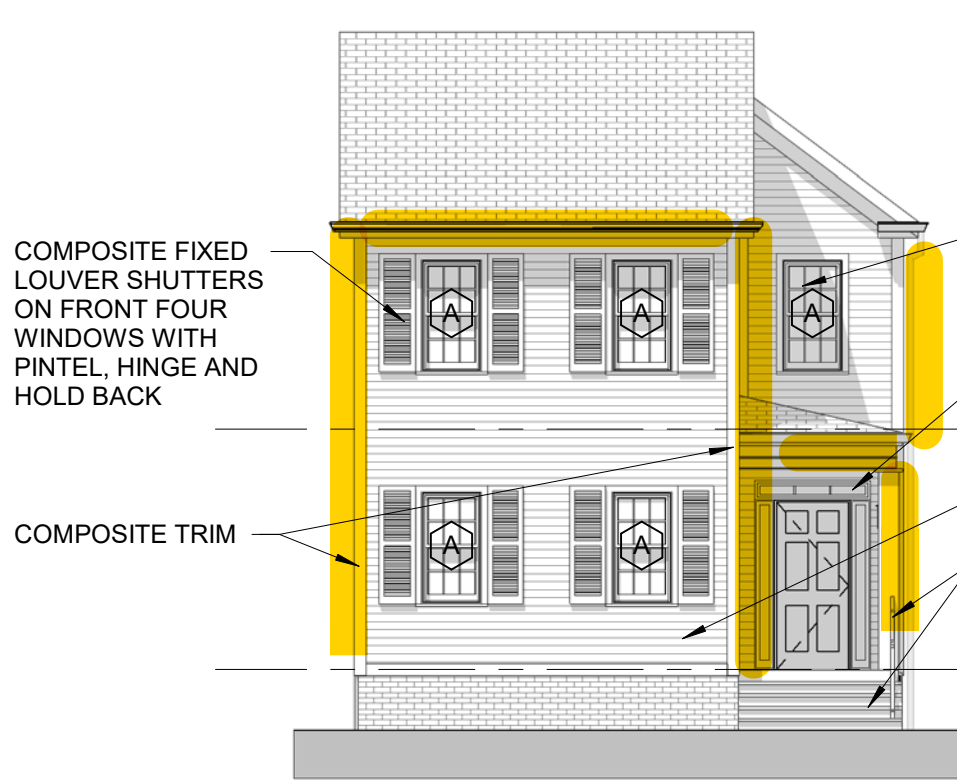
Background: The applicant is seeking approval for the installation of copper gutters where aluminum was approved (to match the copper gutter and downspouts at 95 Daniel Street).

Staff Comment: Recommend Approval

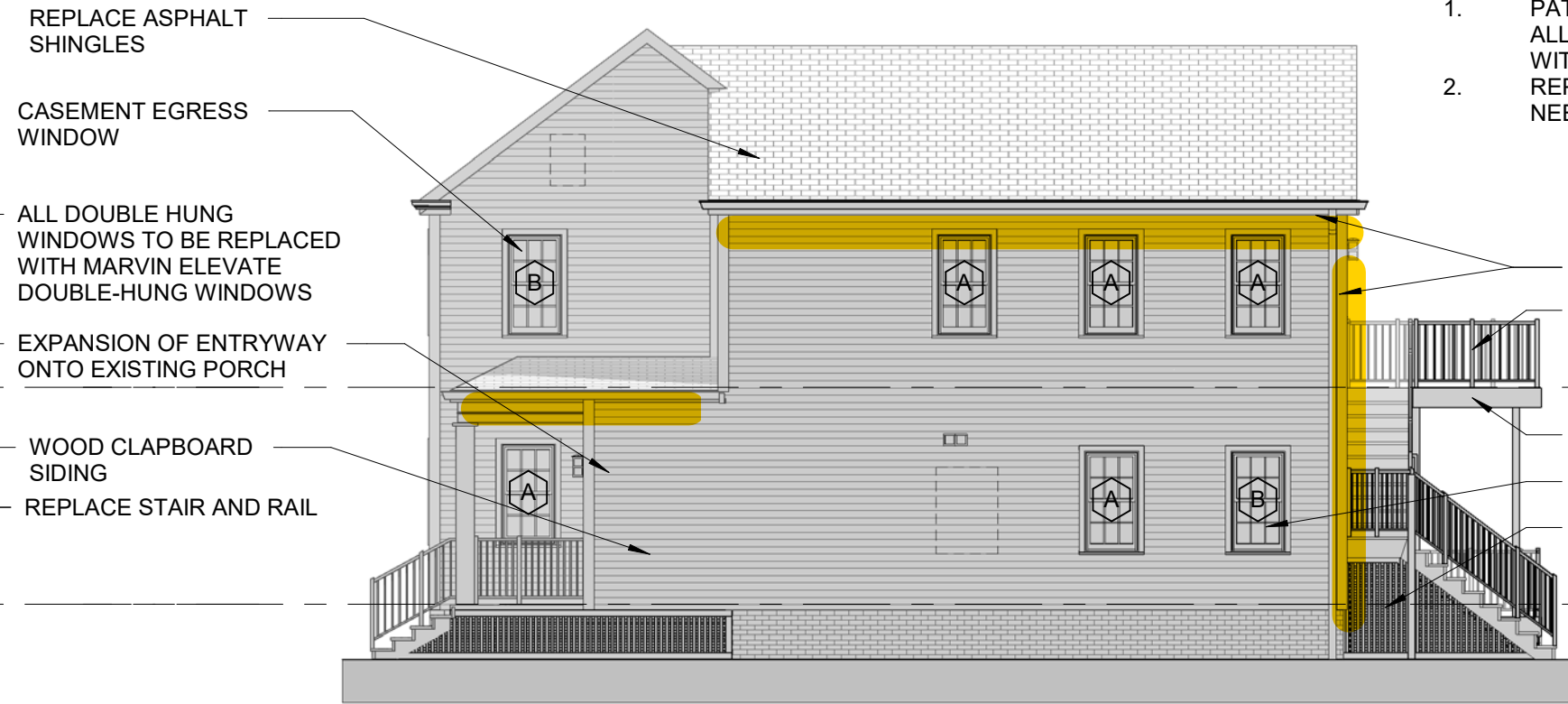
Stipulations:

1. _____
2. _____
3. _____

- GENERAL NOTES:
1. PATCH, REPAIR AND REPLACE ALL FASCIA, SOFFIT AND TRIM WITH COMPOSITE TRIM
 2. REPOINT BRICK FOUNDATION AS NEEDED

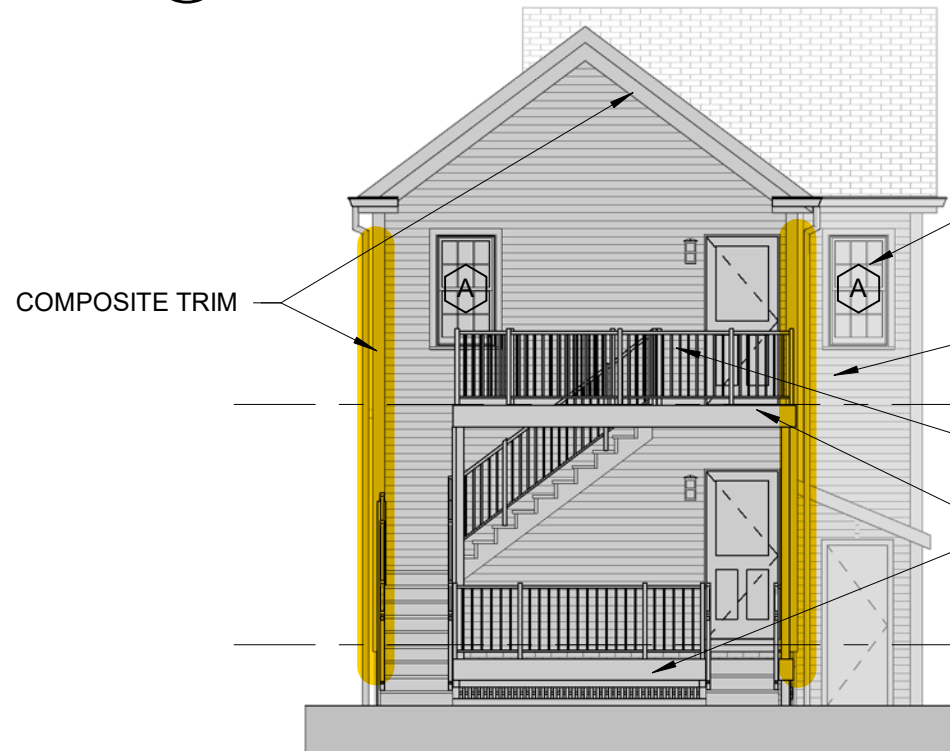


1 SOUTH ELEVATION
1/8" = 1'-0"

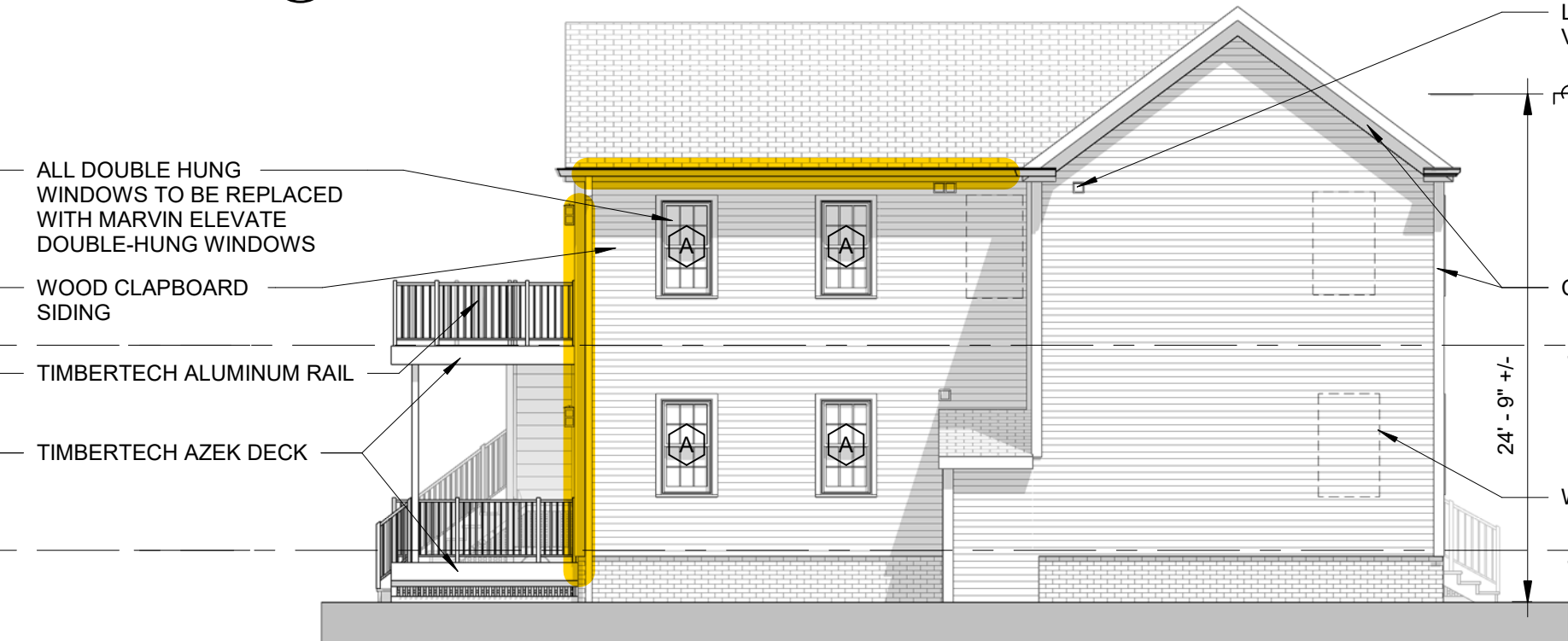


2 EAST ELEVATION
1/8" = 1'-0"

- COMPOSITE TRIM
- TIMBERTECH ALUMINUM RAIL
- Level 2 110' - 0"
- TIMBERTECH AZEK DECKING
- CASEMENT EGRESS WINDOW
- CONDENSER BEHIND SCREENING
- Level 1 100' - 0"



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



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

- LOUVERS FOR VENTILATION
- COMPOSITE TRIM
- Level 2 110' - 0"
- 24' - 9" +/-
- WINDOW INFILL
- Level 1 100' - 0"

© 2023 McHenry Architecture

99/95 DANIEL STREET
PORTSMOUTH, NH 03801

99 SCHEMATIC DESIGN
HISTORIC DISTRICT COMMISSION · PUBLIC HEARING
JANUARY 2024

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

12/14/2023
McHA: EKW/MG
Scale: 1/8" = 1'-0"

Historic District Commission

Staff Report

Wednesday, December 04, 2024

Project Address: 396-373 Islington Street

Permit Requested: Certificate of Approval

Application: Public Hearing A



A. Property Information - General:

Existing Conditions:

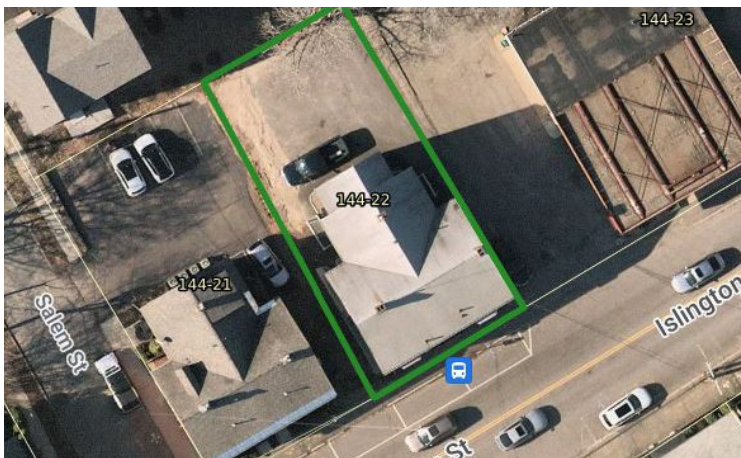
- Zoning District: Character District 4-L2 (CD4-L2)
- Land Use: Mixed Use
- Land Area: 4,792 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Not in 1984 Historical Survey
- Public View of Proposed Work: Islington Street
- Unique Features: NA
- Neighborhood Association: West End

B. Proposed Work: Replace the Islington Street windows (first floor left side) and replace the siding.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of the Islington Street windows. The windows on the first floor of the building on the right side and rear have been approved for replacement at the November 06, 2024 Historic District Commission Meeting.
- Replacement siding. The Commission gave the applicant the option to replace clapboards on the front façade with wood and wood trim and corner boards with the opportunity to use vinyl on the sides and rear of the structure with AEZEK trim.



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

November 26, 2024

Building Plan

Islington Place Condominium Association is looking to remove the existing cedar clapboards that are at the end of their lifespan and replace them with LP smartsiding 38 series, color of Rapids Blue, with approximately a 4" smooth reveal. We would also like to use white Azek trim to trim out all the windows and doors.

As for windows replacements, I would also like to replace all the existing windows with new construction white Pella Lifestyle Series Windows (2 over 2 grids interior grids) on all the first floor double hung windows. I, Scott Rafferty, own both units on the first floor. I am waiting for another building permit to be processed as the approval for the window replacement has stalled the application (Permit #: LU-24-106). These will be aluminum clad. We would be removing one window that faces the back entrance to unit 371A and shortening one window to now be above a kitchen sink (HDC has granted approval).

Thank you,

Scott Rafferty
President, Islington Place Condominium Association



Current conditions, double window highlighted is to be replaced.



Façade prior to double window being installed.

YOUR HOME IS MORE THAN JUST A HOME



LP SmartSide®
TRIM & SIDING

LPCorp.com/SmartSide



A photograph of a man and a child standing on a brick porch. The man is wearing a white t-shirt and dark pants, and the child is wearing a light blue and white striped shirt and dark pants. They are standing next to a white pillar and a window. The background is a grey stone wall. The text "IT'S THE BACKDROP FOR YOUR FAMILY PHOTOS" is overlaid on the image in white, bold, sans-serif font.

**IT'S THE
BACKDROP
FOR YOUR
FAMILY PHOTOS**



**IT'S THE BEST
OUTDOOR CAFÉ
IN THE WORLD**







**AND
SOMETIMES
IT'S EVEN A
MAKESHIFT
RACQUETBALL
COURT.**



**IT'S TIME TO
MAKE THE MOST
IMPORTANT PLACE
IN YOUR LIFE
BEAUTIFUL.**







BRING BEAUTY TO YOUR HOME

No matter the reason for re-siding your home, LP® SmartSide® Trim and Siding can help transform your home's appearance with a variety of colors, textures and styles to help bring your vision to life.

With cedar-grain texture and smooth finish trim options, LP SmartSide Trim & Siding stands apart from all other choices as an easy way to bring out your home's unique charm with longer lasting beauty that is engineered to perform.

BUILT TO LAST

You experience some of your best moments and memories at your home—so it's important to keep it looking beautiful for years to come.

LP® SmartSide® Trim and Siding treated engineered wood siding is designed to hold up to harsh weather and provide a home with superior resistance to impact damage from everyday bumps and bruises to golf ball-sized hail.









HOW TO CHOOSE THE RIGHT SIDING FOR YOUR HOME

Finish Options

Realistic deep cedar-grain textures give our siding a unique, natural look, and our smooth finish trim options offer a clean, crisp style. Both come in a wide selection of profiles and lengths up to 16 feet, leading to up to 33% fewer seams for a cleaner look on your home.

Prefinished Color

Use LP® SmartSide® ExpertFinish® Trim & Siding to complement existing features of your home. Keep the architecture and time period of your home in mind, as well—picking the right color can bring out its inherent character. Be sure to factor in the style of your neighborhood, its geography and lighting.

VISUALIZE YOUR HOME TODAY

As you plan your re-side, try out the LP SmartSide Home Visualizer. Explore many colors, textures and other exterior features on your home or a model home. Start designing at LPCorp.com/Home-Visualizer.



THE BENEFITS OF PREFINISHED SIDING

The advanced durability you expect from LP® SmartSide® Trim & Siding now comes in colors that pop to make your home stand out and give it a polished look that will last longer.

- Durable siding available in 16 prefinished colors to provide a stylish, polished update to your home
- ExpertFinish® Lap helps limit the appearance of seams for a clean look
- Backed by an industry-leading 5/15/50-year limited warranty
- May offer installers and builders time and labor savings



CHOOSE YOUR COLORS

The LP® SmartSide® ExpertFinish® Trim & Siding color collection includes 16 versatile prefinished colors, all designed to look great and remain durable thanks to an acrylic factory-finished paint. From crisp Snowscape White to daring Abyss Black and many colors in between, you can bring any design vision or style to life.

Our 16 ExpertFinish colors offer on-trend, versatile design options ideal for many home styles, regions and more while helping to ensure your home stands up to whatever life throws its way for years to come. Looking for a custom color? LP SmartSide products also come primed so you can paint them any color you choose.



Snowscape White



Sand Dunes



Desert Stone



Quarry Gray



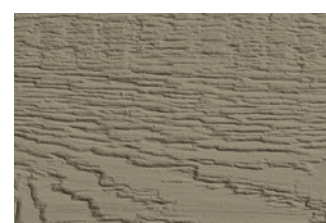
Prairie Clay



Terra Brown



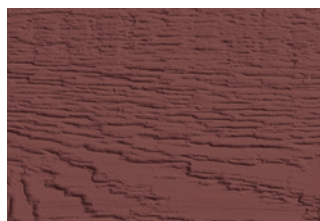
Harvest Honey



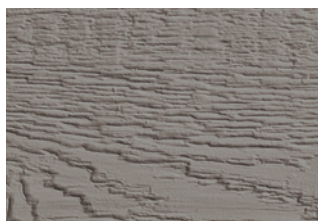
Timberland Suede



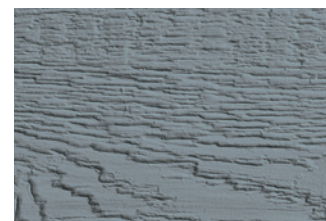
Garden Sage



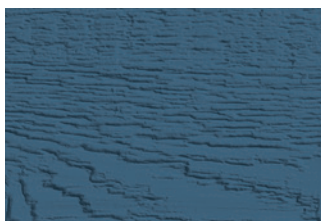
Redwood Red



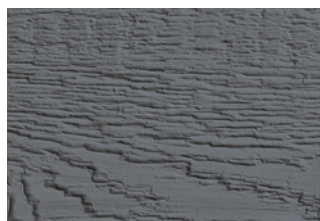
Tundra Gray



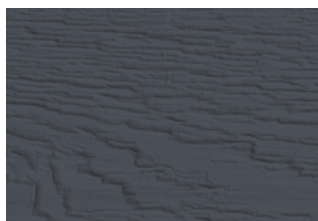
Summit Blue



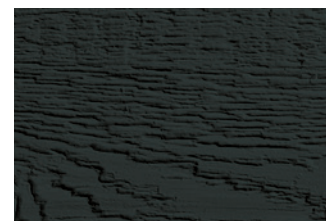
Rapids Blue



Cavern Steel



Midnight Shadow



Abyss Black



WHAT TO EXPECT WHEN RE-SIDING

On average, re-siding your home takes 7 to 14 days and can be done virtually any time of the year. When you install LP® SmartSide® ExpertFinish® Lap and Trim, you'll see time savings. If your new siding is installed primed, the painting and finishing process typically takes an additional 2 to 4 days as long as your contractor follows the paint manufacturer's instructions.

If you are in need of a contractor, please visit [LPCorp.com/Request-A-Quote](https://www.lpcorp.com/Request-A-Quote) to request a quote from a reputable contractor in our LP® BuildSmart™ Preferred Contractor program.





ADVANCED DURABILITY FOR LONGER LASTING BEAUTY®

Every LP® SmartSide® product is treated to the core with our proprietary SmartGuard® manufacturing process. With four components of protection, the SmartGuard process adds strength and helps LP SmartSide products withstand impacts, freeze/thaw cycles, high humidity, fungal decay and more.

Zinc Borate: This naturally derived additive helps engineered wood resist damage from termites and fungal decay.

Resins: Resins offer incredible strength to help LP SmartSide siding stand up to impact and survive freeze/thaw cycles.

Waxes: Designed to resist moisture, waxes coat each strand to offer enhanced durability in humid environments.

Overlay: This final element of protection resists moisture intrusion, providing a durable base for a finished look.

When your siding is made with the SmartGuard process, you'll have the peace of mind you need when it comes to your home's exterior. LP SmartSide products can stand up to 200 mph winds, golf ball-sized hail, extreme heat, fungal decay, termites and more. Make the right choice the first time with LP SmartSide Trim & Siding.



AN INVESTMENT WITH LASTING VALUE

LP® SmartSide® products are backed by industry-leading prorated limited warranties that are 67% longer than the industry standard 30-year warranty. With LP SmartSide engineered wood siding, trim and more, you can re-side with confidence in the product to withstand weather, impact and the passage of time.

LP SMARTSIDE PROTECTS MORE

The LP SmartSide Trim & Siding prorated limited warranty covers three main areas of potential damage—fungal decay, hail, and structural features like buckling—so you can have peace of mind and the look you desire for your home. Specifically, the prorated limited warranty covers hail damage caused by hail up to 1.75 inches in diameter, fungal degradation, buckling, cracking, chipping, peeling and other rupturing of the resin-saturated surface.

LP® SmartSide®

5/50 YEAR
PRORATED
LIMITED
WARRANTY

5 YEAR
Labor &
Materials

50 YEAR
Substrate

LP® SmartSide® ExpertFinish®

5/15/50 YEAR
PRORATED
LIMITED
WARRANTY

5 YEAR
Labor &
Materials

15 YEAR
Finish

50 YEAR
Substrate

Additional coverages in the LP SmartSide ExpertFinish prorated limited warranty include discoloration due to chalking, yellowing or excessive fade, peeling, blistering, cracking and erosion that exposes the substrate, in addition to all LP SmartSide 5/50 prorated limited warranty coverages.

For more information and complete details on LP SmartSide warranties, visit LPCorp.com/Warranties.





ADVANCED DURABILITY FOR LONGER LASTING BEAUTY®

LP® SmartSide® Trim & Siding has been the siding of choice for over 20 years for homeowners who want uncompromising quality and distinctive curb appeal. Because you can get all the benefits of traditional wood without nature's imperfections, your home can look beautiful and stand up to the elements for years to come with the #1 brand of engineered wood siding. Choose LP SmartSide products for your full home siding solution.



For more information on LP® SmartSide® Trim & Siding, visit [LPCorp.com/SmartSide](https://www.LPCorp.com/SmartSide)

⚠️ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



- **Easy-to-learn Pella Steady Set™ interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.³

- **ENERGY STAR® certified⁴**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵

- **Intentional design for improved durability**

Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joints**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Low-maintenance exteriors**

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

- **Time-tested innovations**

Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds, shades and security sensors. For more information on integrated wireless security sensors, go to connectpella.com.

- **Best limited lifetime warranty⁶**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁵

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Hidden Screen**

The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round.

Dual-pane double-hung window with Hidden Screen



Available in these window and patio door styles:⁷



Special shape windows also available.

^{1,2,3,4,5,6,7} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Awning Dual-pane vent	21"	17"	59"	59"	LC30 - LC50	0.25 - 0.34	0.19 - 0.51	25-28	Pella Steady Set, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Awning Triple-pane vent	21"	17"	59"	59"	R20 - CW50	0.20 - 0.28	0.15 - 0.41	31-37	
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25 - 0.34	0.19 - 0.58	25-31	
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37	
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23 - 0.35	0.20 - 0.57	29-32	
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19 - 0.27	0.15 - 0.49	33-37	
Double-Hung Dual-pane vent	21"	35"	48"	84"	LC30-LC50	0.25 - 0.34	0.20 - 0.48	27-31	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.26 - 0.32	0.18 - 0.48	31	
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.23 - 0.28	0.12 - 0.34	34-36	
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32	
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36	
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27	
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36	
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24 - 0.34	0.18-0.51	29-32	
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.22 - 0.29	0.16 - .44	33-36	

Window sizes available in 1/4" increments

Special sizes available in triple-pane patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit installpella.com.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:

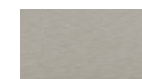


Champagne

White

Brown

Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.

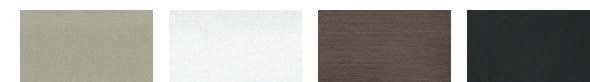


Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:

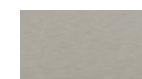


Champagne

White

Brown

Matte Black



Satin Nickel



Satin Brass

Colors

Prefinished Pine Interior Colors

We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.



White

Bright White

Linen White

Golden Oak Stain

Early American Stain

Provincial Stain

Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



Black

White

Brown

Fossil

Iron Ore

Portobello

Putty

Almond

Classic White

Brick Red

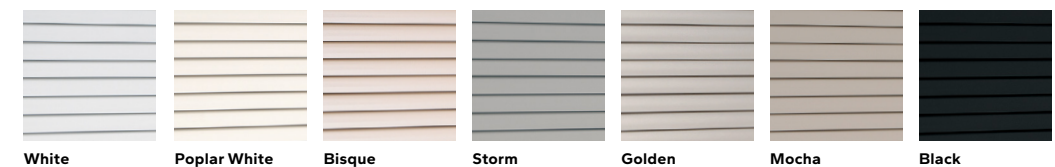
Hartford Green

Wolf Gray

Integrated Blinds & Shades

Integrated Blinds®

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.



White

Poplar White

Bisque

Storm

Golden

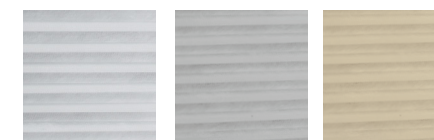
Mocha

Black

Integrated Shades®

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Light-Filtering:



White

Silver

Maize

Room-Darkening:



Cotton

Bamboo

Ash

Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens⁹

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.¹⁰ Hidden Screen cartridge available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows and sliding patio doors.

InView™

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹

Performance Packages

To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



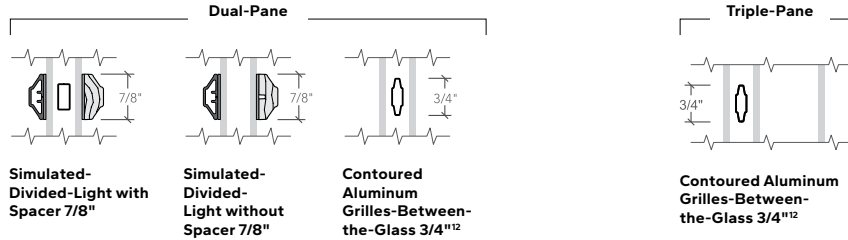
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.⁴

Base	Performance 71% More Energy Efficient ¹⁰ + 34% Noise Reduction ⁵	Sound Control 52% Noise Reduction ⁵	Energy Efficiency 83% More Energy Efficient ¹⁰	Ultimate Performance 79% More Energy Efficient ¹⁰ + 52% Noise Reduction ⁵
<p>Advanced Low-E</p> <p>Two panes of insulating, energy-efficient glass and our most popular features and options.</p>	<p>Advanced Low-E SunDefense Low-E or NaturalSun Low-E</p> <p>A triple-pane glass design for a combination of both improved energy efficiency and sound performance.</p>	<p>Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing</p> <p>Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.</p>	<p>AdvancedComfort</p> <p>A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>	<p>AdvancedComfort Sound-reduction glazing</p> <p>A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.⁶

¹ Compared to leading national wood window brands recommended installation methods for new construction windows.

² Comparing average install time and plumb/level/square measurements of leading national wood window brands when installed following the manufacturer's standard installation methods for new construction windows.

³ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

⁴ Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁶ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁷ Double-hung windows available in dual-pane only.

⁸ Available with triple-pane products only.

⁹ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

¹⁰ Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

¹¹ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

¹² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

Project Address: 138 Gates 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: 2,240 SF +/-
- Estimated Age of Structure: c.1775
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Gates Street
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work: Changes to a previously approved design (change to siding width and installation method and the omission of the water table boards.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:



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



Proposed changes to As-Built
Front & Right Side Elevations

Remove the 1st two clapboards & replace
With 5/4 Mudsill +/- 6 1/2"

HDC Submission

138 Gates Street 11/20/24

November 20, 2024

Dear Commission & Council Members:

We have been updated and apprised on the apparent deficiencies or derelictions on our home at 138 Gates Street, Portsmouth, NH.

We consider ourselves stewards for this home and wish to maintain it, enhance it and prepare it for future generations over decades. We sought out a highly qualified architect as well as an outstanding contractor, both specializing in renovations and modernization of historic homes. We appreciated their guidance as to the materials and construction so as to take into account the use of appropriate products and the costs, durability and authenticity.

We have received innumerable comments as to the beauty of our newly renovated home while also maintaining the historic look. We certainly trusted our contractor when changes were needed as would be expected for a house built in 1750. At no time were we ever concerned about not maintaining the historic character of over 270 years.

When it comes to the spacing of the clapboards or the presence of mud boards, please believe the architect and contractor went through

much deliberation to perfect the final appearance. And that appearance should not be mandated by previously poorly replaced and spaced clapboards or what was the previous need of mud boards.

We believe the house was completed by our architect and contractor to suit our wishes, the South End experience, and the scope of the HDC Board. We will accept your decision but please keep open minds and accept that stewardship of these historic homes is trying to do what's in the best interest of the historic district.

Respectfully Submitted,

Frederick K. Wiese & Sandra L. Smith-Wiese