

Catherine Baker, Richard Horowitz
127 Gates Street
Portsmouth, NH 03801

June 13, 2024

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

Dear Commissioners,

We are requesting a HDC Certificate of Approval to replace our current circa 1980s wooden window sashes and jambs with Jeld Wen Siteline window sash replacement kits.

There are six windows on the new addition, more recent than the windows on the rest of the house which have the ability to be rebuilt without losing functionality.

Jeld Wen Siteline Replacement Window Sashes

The Jeld Wen sash replacement kits are high end aluminum clad wooden windows with simulated divided lights. The cladding is the same material as the Anderson E Series (previously Eagle) and Marvin Ultimate windows, which are frequently used in historic restoration and historic districts. We have chosen the Jeld Wen windows because our contractor found that they are the only company that will sell just the sash kits rather than the entire window.

The current wooden window frames, sills, and trim on both the interior and exterior will remain in place. We will purchase windows that maintain the current configuration of the window panes. The exterior color will also remain the same as the current windows.

Current Window Sashes are Circa 1980s, not Historic, & Purpose of Sash Replacement

We are seeking this replacement because, despite frequent reglazing, our circa 1980 windows sashes are falling apart. The hot sun baking behind the storm windows and wind blown rain continually cause damage. We can not rebuild the current window sashes on the majority of the windows because removing the sashes will bend and damage the aluminum jambs (6 windows on the addition are more recent and have plastic jambs and could be rebuilt). We are not certain of the age of the frames, sills and trim on the current windows. The aluminum jambs on the sash kits indicate they are not historic, but rather circa 1980s, consistent with the fact there was a major renovation on the house in 1984/1985. It is possible that during this renovation only the sashes were replaced rather than the entire window sills, frames and trim. By replacing just the sash kits, we not only save money but retain any elements of the window trim that might be historic. Putting in an entire new window would require a sacrifice of either the current window trim, which is lovely, or would reduce the size of the sashes and glass if inserted into the current trim and sills.

In addition, the Jeld Wen windows are far more energy efficient than the current single pane wooden windows.

Precedent, Prevalence, and Discernability of Clad Windows






There is significant precedent for non-wooden windows in the Historic District, in fact they are quite prevalent, especially in more recent significant renovations. In addition, it is very difficult to discern a modern simulated divided light wooden window from one that is clad. In many cases the casual observer (someone without expertise in windows) needs to actually touch and feel a window and examine it very closely to discern whether it is a modern wooden window or a clad window.

On Gates Street and adjoining streets these addresses (and many others) appear to have non-wooden windows.

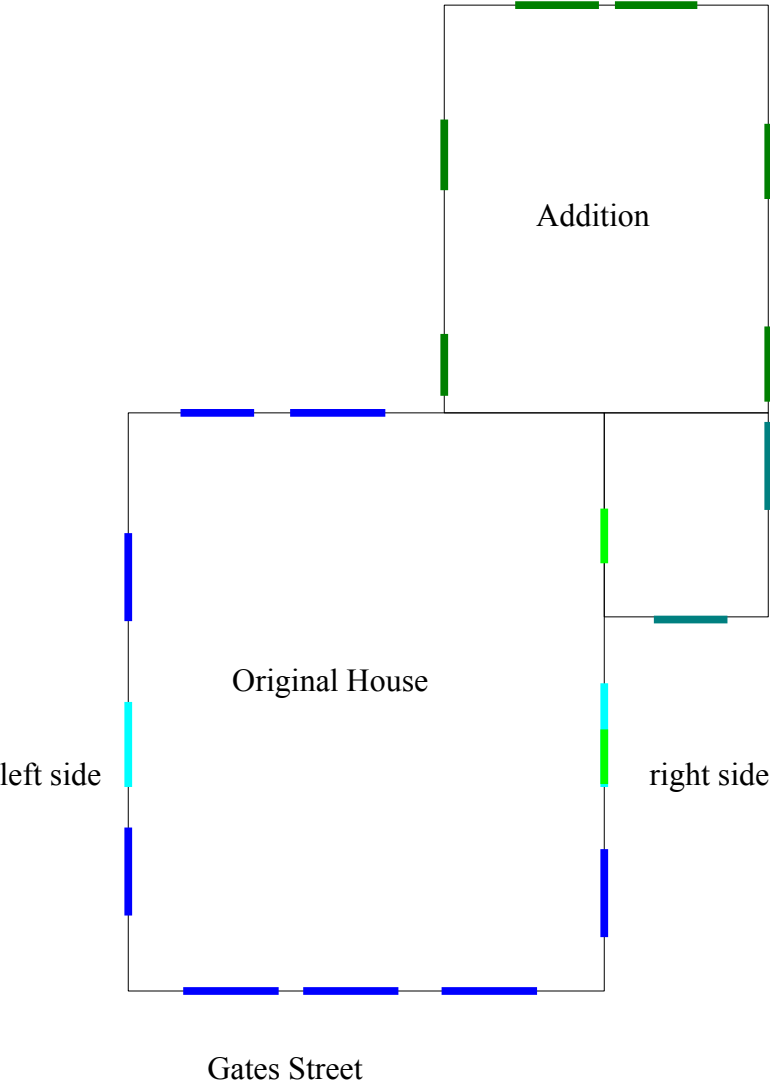
55 Gates St.
138 Gates St.
180 Gates St.
199 Gates St.
213 Gates St.
195 Washington St.
51 Gardner St.
45 Gardner St.
33 Gardner St.
11 Meetinghouse Hill Rd.
337 Pleasant Street.

We respectfully request that for the above reasons you approve our window sash replacement.

Key

 possible repair of 6 existing first floor windows
Windows for sash replacement:
 1st and 2nd floor original house (16)
 1st floor windows (2)
 2nd floor window (2)
 attic windows (2)

Note: scale and sizes are not exact.



Siteline® Clad-Wood Window: Double-Hung Sash Pack

Model Overview

[SEE FINAL PAGE FOR FULL SPECIFICATIONS FROM RETAILER]

PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

28 Exterior Colors

11 Interior Colors

8 Interior Finish Options

FRAME OPTIONS

Sash Replacement System

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock Option in 9 finishes

CONSTRUCTION

Tilt Sash

MATERIALS

1 Wood Option

source: Jeld Wen Website

Siteline Clad-Wood	High-end	Aluminum-clad wood	Double-hung, radius double-hung, double-hung pocket, half round fixed, casement, casement pocket, rectangle fixed, octagon fixed, gothic fixed, half round fixed, picture fixed, bay, bow, awning, square fixed, sliding	Limited 20-year
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Chart Source: Forbes Home review: <https://www.forbes.com/home-improvement/windows/jeld-wen-windows-review/#:~:text=with%20the%20competition,-Is%20JELD%20WEN%20Windows%20the%20Right%20Window%20Company%20for%20You,right%20window%20company%20for%20you>

Exterior Photo of example window – shows circa 1980s aluminum jambs – turn paper 90 degrees clockwise to see proper orientation.



Exterior Photo of example window – shows constant deterioration of glazing – turn paper 90 degrees clockwise to see proper orientation.



Example of recent reglazing, damaged already by the elements



Street view of one of the better windows, turn 90 degrees clockwise for correct orientation



Note: Example window photos are from June 2024

Front and Left Side View – Original House



Front and Right Side View – Original House w/ peek at addition



Rear View Right Side (mostly Addition Showing)



Rear View, Straight On



Right Side View



Left Side View



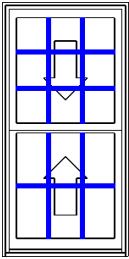
Note: Photos on last 3 pages are 2009 photos. Less vegetation allows for a better view of the windows.

Brandon Ross
 Milford Lumber Company
 72 Mont Vernon St.
 Milford NH 03055

QUOTE BY : Brandon Ross
 SOLD TO :
 PO# :
 Ship Via : Ground

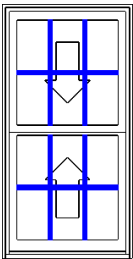
QUOTE # : JW240400FJ4 - Version 0
 SHIP TO :
 PROJECT NAME:
 REFERENCE :

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Sash Opening : 27 1/2 X 55	Siteline Clad Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 27 1/2 X 55 Luxury Bronze (optional) Sash, Interior-Paint Pure Ivory/M64EXH31253, 14 Deg Sill, White Jambliner, Polished Brass Hardware, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Luxury Bronze SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 3 High Top, 3 Wide 2 High Btm, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,501.24	1	\$1,501.24



Viewed from Exterior. Scale: 1/2" = 1'

Line 2	Sash Opening : 27 1/2 X 53	Siteline Clad Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 27 1/2 X 53 Luxury Bronze (optional) Sash, Interior-Paint Pure Ivory/M64EXH31253, 14 Deg Sill, White Jambliner, Polished Brass Hardware, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Luxury Bronze SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,341.83	1	\$1,341.83
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Viewed from Exterior. Scale: 1/2" = 1'

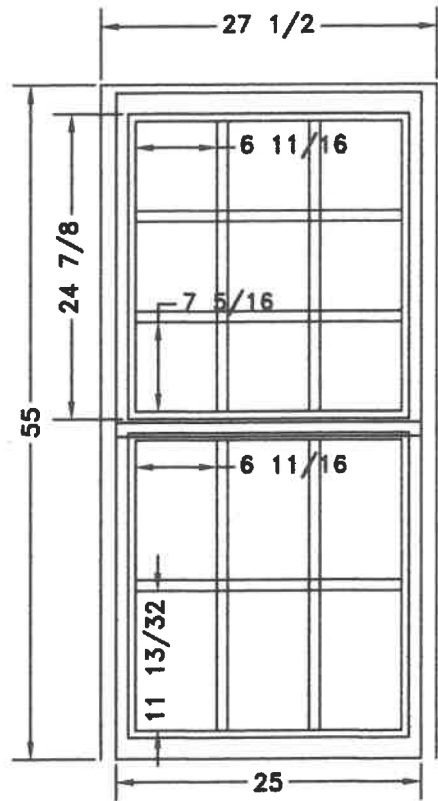
Total: \$2,843.07

Total Units: 2

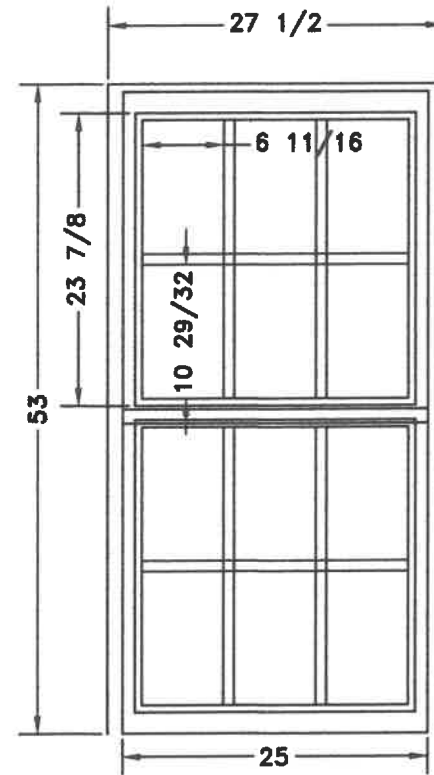
Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



SIGN OFF REQUIRED
X



14 DEGREE SILL



14 DEGREE SILL

SPECS:
SITELINE CLAD DOUBLE HUNG
REPLACEMENT SASH KIT
14 DEGREE SILL
7/8" SDL

JELD-WEN WINDOWS & DOORS		DATE:	REVISION:	BY:
		---	---	---
PREMIUM CATALOG-HAWKINS		DEALER NAME:	---	---
		MILFORD LUMBER COMPANY	---	---
DRAWING NO.:	DATE:	DRAWN FOR:	SCALE:	
HLA00210	06/18/24	MARY	3/4" = 1'	
<small>DRAWINGS AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SPECIFIED BY THE CUSTOMER PURCHASE ORDER. APPROVED MODIFICATIONS OR UNIQUE APPLICATIONS MUST ALSO BE NOTED ON THE PURCHASE ORDER. IT IS THE PURCHASERS RESPONSIBILITY TO VERIFY THAT ALL ITEMS SPECIFIED ON THE ORDER ARE CORRECT.</small>				

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127 Gates Street
Portsmouth, NH 03801

June 21, 2024

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

Dear Commissioners,

We are requesting approval to install new high quality K style seamless aluminum gutters and 3X4 downspouts in an off white shade to match our house trim. All of our current gutters are wood and the front downspouts are also wood, the rear downspouts are round copper.

We are requesting this change for the following reasons:

1. Constant Maintenance of Wooden Gutters and Downspouts

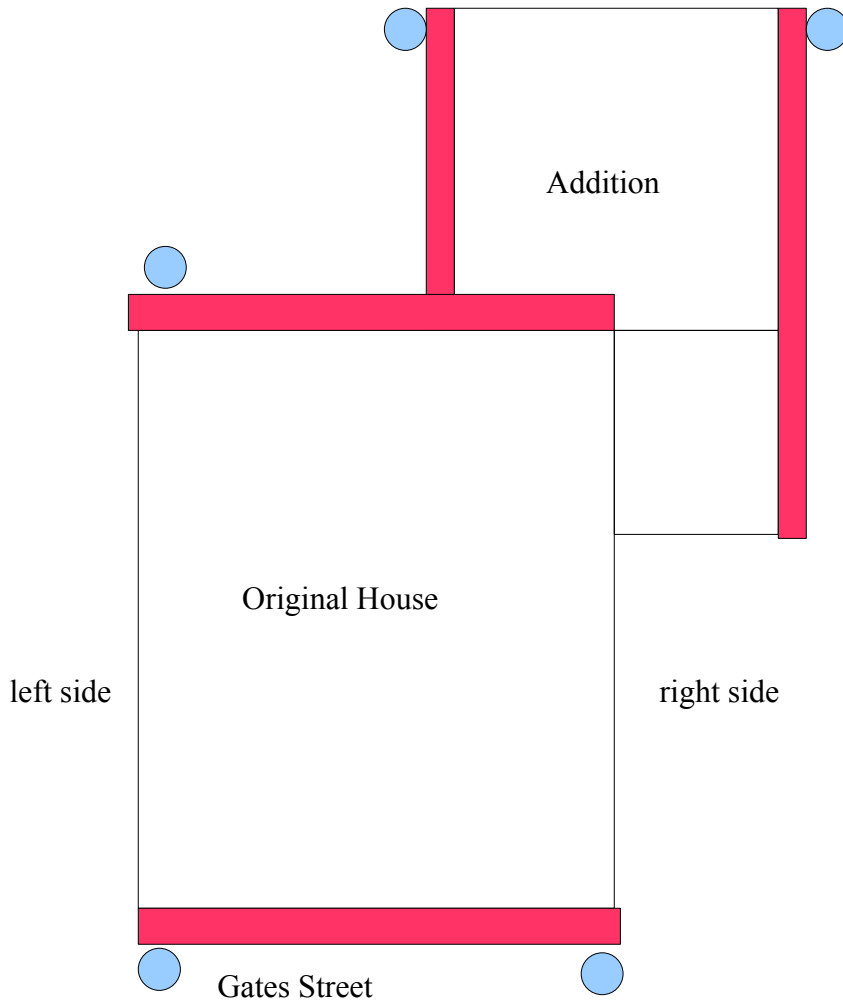
The wooden gutters and downspouts are inadequate to shed water from the house and also require constant (every 1-3 year) maintenance and replacement as the wood rots. The wooden downspouts on the front of the house are also a safety concern in winter. Because wood is insulating, as the snow melts, the front downspouts fill and clog with ice. Not only does this render the downspout useless, but it makes it very heavy. We have previously had one downspout crash into the street and shatter and another detach from the house and swing prior to us reattaching it. Unfortunately, we did not think ahead and photograph these incidents.

2. Inadequate Gutters and Downspouts are Causing Significant Damage to and Requiring Maintenance of the Entire Structure


The capacity of the system is inadequate, and water flows over the gutters down the sides of the house, detaching the paint, ruining the glazing on the windows, and rotting the siding and window frames and trim. This has also rotted the trimboards and cornerboards under the gutters and downspouts. Strawberry Banke Museum's application for the Goodwin House gutter replacement requested larger capacity gutters for the same reason. In addition, a wooden downspout's interior capacity is much less than that of the same sized aluminum downspout's capacity because of the thickness of the wood. More downspout capacity is needed, because during these rain events the water pools at the top of the downspouts and flows over the gutter down the wall next to the downspout, again rotting and ruining the wood gutters and downspouts are intended to protect. As rain runs down the side of the house, it also pounds at the foundation, damaging it and creating puddles and floods in both the basement of the historic old structure and smaller new addition. Constant maintenance because of this includes siding and trim repainting, repair and replacement of gutters, trimboards, cornerboards, siding and window trim.

We would appreciate your approval of aluminum gutters and downspouts which we believe will significantly improve our never ending maintenance cycle and the significant damage and maintenance expense that water is causing to other parts of the home. Many historic homes in the historic district have aluminum gutters and downspouts, so we would not be an anomaly.

We propose to locate new gutters and downspouts in the same locations as the old ones



Gutter Locations Marked in Red 


Downspouts indicated by blue circles 

Our vendor, Joe Kuchman, at Affordable Gutter Guy, identified a K style with 3x4 downspouts as appropriate. The current gutter and downspout locations will be maintained and structures will match the trim color (Ben Moore Ivory Tusk - the swatch was a dead-on match). The same vendor just installed this same product just a block away at the 1790 Capt. Drisco House at 11 Meeting House Hill Rd.

Example Photos: Proposed K Style Gutters

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HomeCraft Gutter Protection ⋮ ✕




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Why Are K-Style Gutters C...



radio.egerton.ac.ke
K-Style Gutters From ABC ...





🔒 Q k style gutter

Example Photos: Gutterguard – this is not visible unless you are above the house roof

2:52 LTE

peoriaguttermasters.com

virtually maintenance free gutter protection system. Gutterglove pro keeps out leaves, pine needles, whirly birds, seeds, sticks, and even roof grit. Gutter masters is your home for top quality leaf protection systems and is central Illinois' only certified dealer/installer of the Gutterglove family's products.

WANT TO SEE HOW IT WORKS?



The design is both simple and effective. Gutterglove has a hardened aluminum honey comb body covered by a stainless steel micro mesh. This mesh is made out of 316 surgical grade stainless steel and is capable of filtering up to 200 inches of rainfall per hour. The gutter glove frame spans from the drip edge under the shingles to the lip of the gutter while the mesh filters out all debris that is carried from the roof over the gutter.

**11 Meeting House Hill Rd Recent Gutter and Downspout Installation
Same Vendor, Same Gutters and Downspouts, Ours Will Match Our Trim Color**



Recently Installed Aluminum Gutters at 55 Gates St, One Block Away



Like the examples above, 138 Gates, directly across the street, is also undergoing extensive remodeling and is scheduled for aluminum gutters and downspouts. Homes in the Historic District with the most significant recent remodeling seem to have the highest propensity for aluminum gutters and downspouts, indicating they are being approved by the HDC.

Many houses in our neighborhood, both elaborate and plain, have aluminum gutters and downspouts which typically are colored to match the trim.

Examples include:

55, 74, 104, 138, 176, 178, 189, 199, 213 Gates Street

200, 209, 226, 240, 244, 245, 252, 260, 305 Marcy Street

112, 114, 170 Mechanic Street and the 'barn' at the Wentworth Gardiner House, 30 Gardiner; 33, 42 Hunking, 290-206 Pleasant Street

Front of House with rotting gutters, trimboard, siding and cornerboards



Rot on Back Addition Gutters and Main House siding, trim and window mouldings



Paint Bubbling and Separating From House Where Water Overflows Gutters



Trimboards Rotted Underneath Gutter, Overflowing water runs under storms, deteriorates windows, this one to the point where the pane has fallen out. Every window was reglazed within the last 5-6 years



Rotted Cornerboard under front housedownspout. Low downspout capacity causes water to flow behind the downspout, rotting the board and siding underneath



Rotted Gutter On Addition



Constant Water Encroachment to Both Basements During Storms as Water Overflows Gutters



Illustration 1: Water in Basement Under New Addition



Illustration 2: Water in Basement Under the Main House

127 gates st Portsmouth
603-205-5098



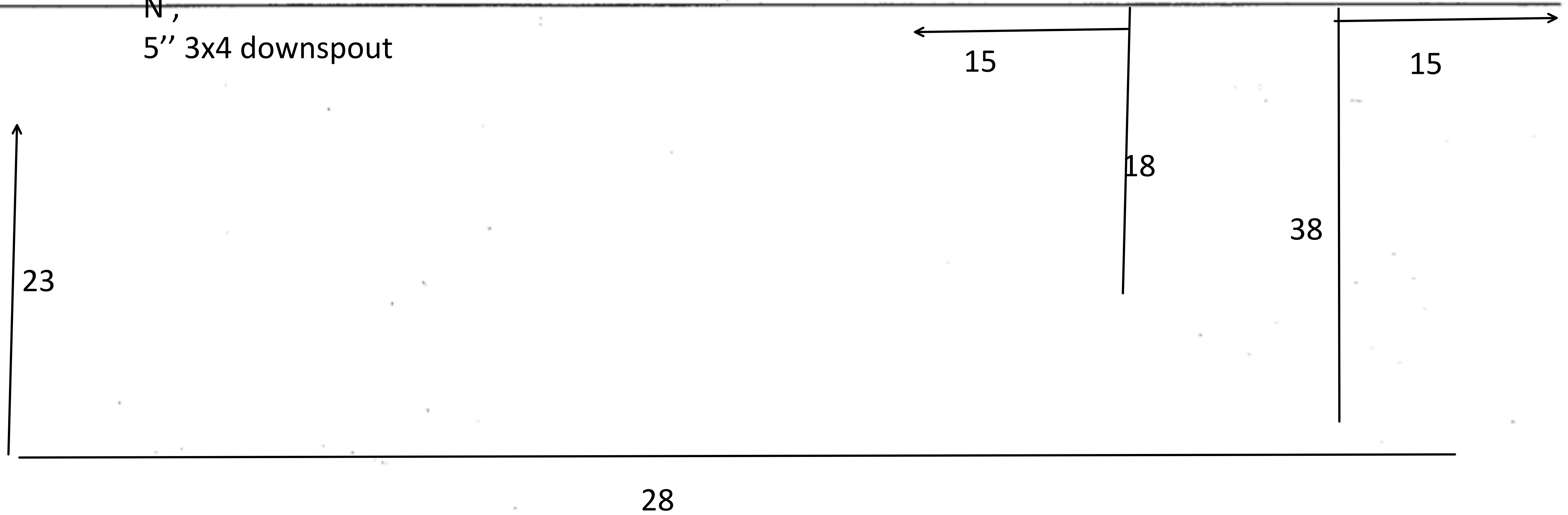
AFFORDABLE GUTTER GUY

ALUMINUM SEAMLESS GUTTERS

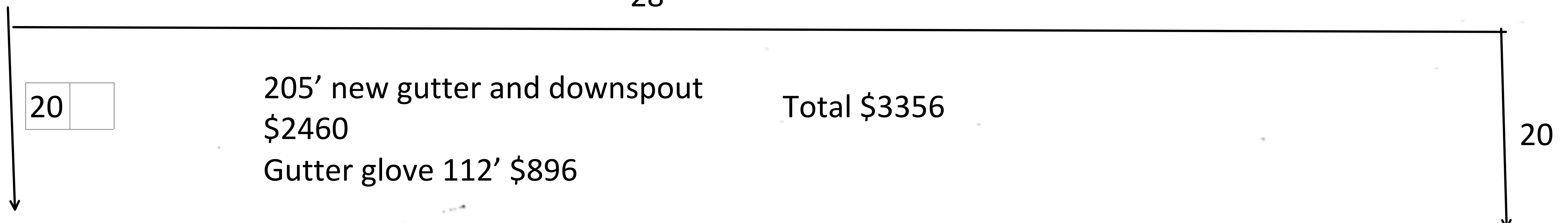
A quality job at an affordable price!

.032 eggshell

N,
5" 3x4 downspout



28



AFFORDABLE GUTTER GUY IS NOT RESPONSIBLE FOR FAULTY FASCIA BOARDS, LEAKY ROOFS, WEATHER DAMAGE, OR THIRD PARTY DAMAGE.

AFFORDABLE GUTTER GUY IS FULLY INSURED AND CAN PROVIDE CERTIFICATE UPON REQUEST.

Authorized signature

Date

JOSEPH KUCHMAN

13 ECHO BROOK RD, ROCHESTER NH, 03839 (603) 948-5708

AFFORDABLEGUTTERGUY@GMAIL.COM

THANK YOU!