

# **HDC**

## **ADMINISTRATIVE**

### **APPROVALS**

**July 17, 2024**

- 1. 621 Islington Street, Units A, B, C -Recommended Approval**
- 2. 195 Washington Street -Recommended Approval**
- 3. 126 State Street, Unit #2 -Recommended Approval**

# 1. 621 Islington Street, Units A, B, C-Recommended Approval

Background: The applicant is seeking approval for:

Removal of the existing maintenance free entry deck for Units A and B that is structurally compromised. Build a new maintenance free entry deck in the same location for Units A and B. Remove glass storefront door. Install a new 2 panel one lite fiberglass entry door that matches all other existing unit entry doors. Repair vinyl siding. Install new 2 panel 1 lite fiberglass entry door for new entry location for Unit C. Build single rise maintenance free entry landing for Unit C and repair vinyl siding.

Staff Comment: Recommend Approval

## Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

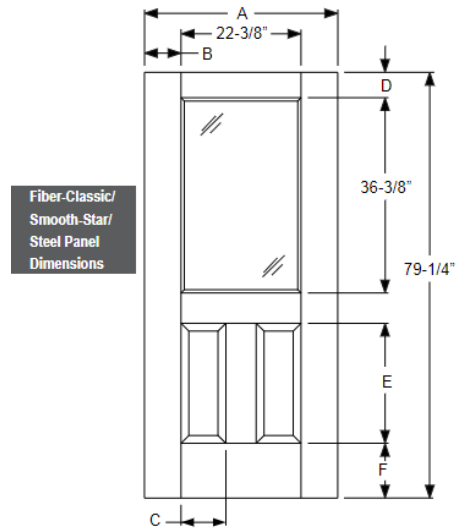


A  
B

IGHT  
MARKETING  
ivy  
E, INC

Glass store-front style door to be replaced with the below style door to match the other entrances on the building:

## Fiber-Classic/Smooth-Star/Steel 6/8 Flush-Glazed



### Half Lite 2 Panel Flush-Glazed

Daylight Opening:  
2236 21-1/8" x 35-1/8" (741 sq.in.)

Note:  
For Optional Grille Locations, See Arch 1.

Available in:  
Fiber-Classic Oak  
Smooth-Star

| Fiber-Classic Oak |       |     |          |        |
|-------------------|-------|-----|----------|--------|
| Width             | Glass | A   | B        | C      |
| 2/6               | 2236  | 30" | 3-13/16" | 8-3/8" |
| 2/8               | 2236  | 32" | 4-13/16" | 8-3/8" |
| 3/0               | 2236  | 36" | 6-13/16" | 8-3/8" |

| Smooth-Star |       |     |          |        |
|-------------|-------|-----|----------|--------|
| Width       | Glass | A   | B        | C      |
| 2/6         | 2236  | 30" | 3-13/16" | 9-1/8" |
| 2/8         | 2236  | 32" | 4-13/16" | 9-1/8" |
| 3/0         | 2236  | 36" | 6-13/16" | 9-1/8" |

| Fiber-Classic Oak |          |         |          |
|-------------------|----------|---------|----------|
| Height            | D        | E       | F        |
| 6/8               | 4-23/32" | 22-3/8" | 10-5/32" |

| Smooth-Star |        |           |         |
|-------------|--------|-----------|---------|
| Height      | D      | E         | F       |
| 6/8         | 4-1/2" | 21-13/16" | 9-9/16" |





Existing door(s) on the rest of the structure.





The entryway to Units A and B to be rebuilt in the same location. The entry to Unit C to be rebuilt as single level and all siding to be repaired. The glass door for the entrance of units A and B to be replaced.

**2. 195 Washington Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a fence and gate and the installation of HVAC equipment (wall mounted condenser).

**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





Location of the double arched gate.





Location of the smaller arched walkway gate.





Example of the single aluminum arched walkway gate.



The pink lines indicate the locates of the (2) gates:

The larger double arched aluminum gate will be placed at the start of the driveway and will be 4ft. tall at the highest point. Below is a sample shown in white, the proposal would be for a black gate.





**3. 126 State Street, Unit #2 -Recommended Approval**

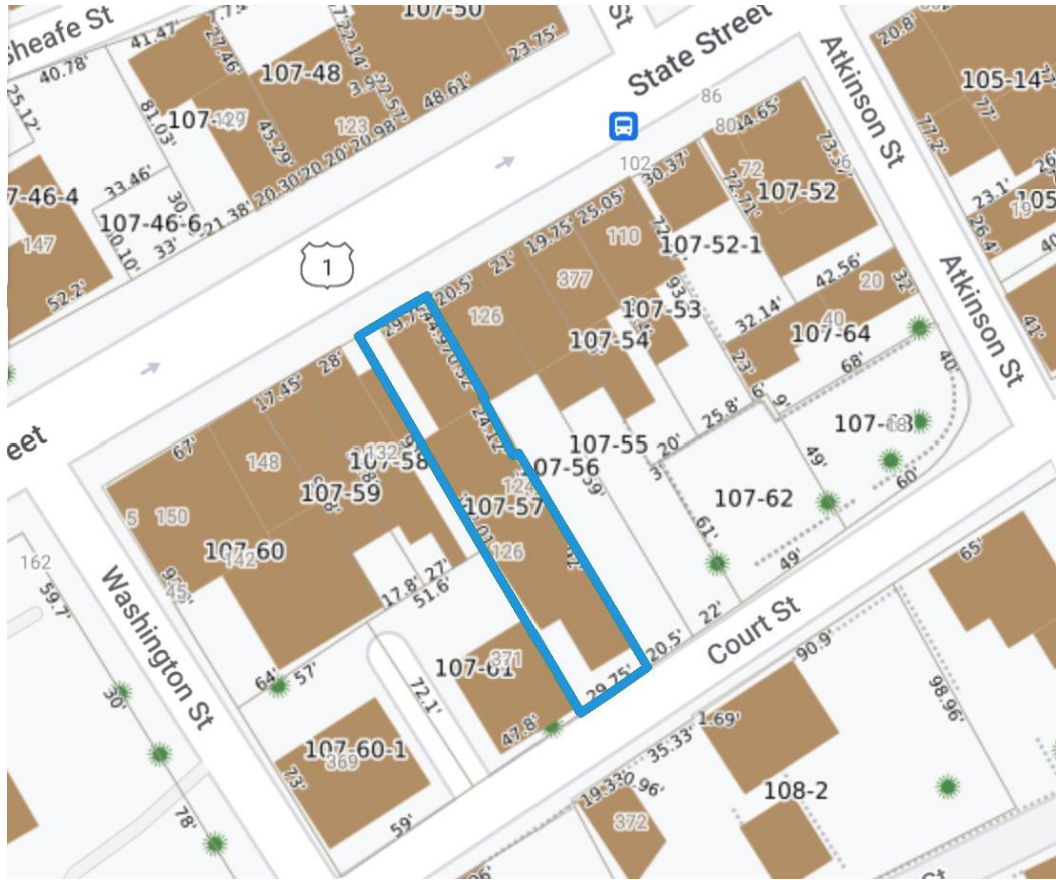
**Background:** The applicant is seeking approval for the installation of HVAC equipment (wall mounted condenser).

**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Permit request to add mini split condenser to 126 State St. to service unit #2.









Google Street View





The condo Declarations specifically allow the installation of air conditioners. I spoke with the President of the Condo Association Board of Directors and he suggested the location presented below for the exterior unit.

**DECLARATION OF CONDOMINIUM  
FOR  
126 STATE STREET, A CONDOMINIUM**

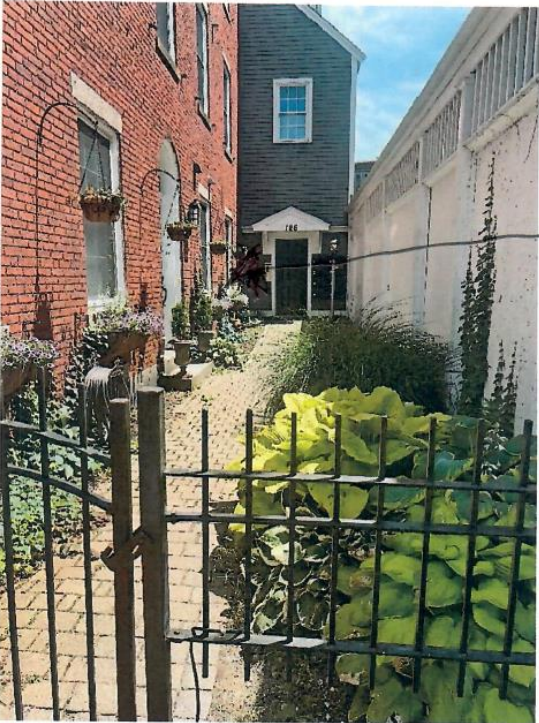
**THIS DECLARATION** is made this 18 day of December, 2003, by Olde Port Development Group LLC, 159 Stratham Heights Road, Stratham, New Hampshire, (hereinafter called the "Declarant"), for the purposes of submitting certain property located at 126 State Street, Portsmouth, New Hampshire 03801, to condominium use and ownership in accordance with the provisions of the New Hampshire Condominium Act, N.H. RSA Chapter 356-B (hereinafter sometimes called the "Act");

**WHEREAS**, the Declarant owns a certain tract of land, with improvements thereon, situated on State Street, Portsmouth, County of Rockingham, New Hampshire, wherein it is in the process of constructing three units in one building which the Declarant intends by this instrument to convert to condominium usage known as "126 State Street, A Condominium" (sometimes hereinafter referred to as "the Condominium"); and,

**2-702**

The Common Area shall not be used in a manner which is inconsistent with the residential or commercial character of the Condominium. No one shall obstruct, commit any waste in or otherwise cause any damage beyond reasonable wear and tear to the Common Area and any one causing such damage shall pay the expense incurred by the Association in repairing the same. Nothing shall be altered, constructed in, or removed from the Common Area without the prior written consent of the Association. Nothing shall prevent a Unit Owner from installing an air-conditioning unit or central air-conditioning system to serve his Unit and such system or Unit shall be Limited Common Area to the Unit which it serves. Placement of an outside condenser or apparatus shall be placed in the reasonable discretion of the Unit Owner but must be shielded with shrubbery if on the ground floor.

Proposed location. The line set would go down from the condenser to and then through the boarded up cellar window at ground level into the basement.



| 70" |



6/27/2024 Photo. View from State Street.





6/27/2024 Photo. Proposed location.





6/27/2024 Photo. The proposed location is on the right side of this photo.





6/27/2024 Photo. Location would be on the brick wall between the window and the clapboard sided wall. The length of the brick wall is about 70" wide in this area. The horizontal measurement from the brick wall to the front door is 35".





The line set would go down from the condenser to and then through the boarded up cellar window at ground level into the basement.





One quote I received was for an LG unit. I will likely go with this quote if the contractor's schedule is not booked far in advance.



LG LMU180HHV 18,000 BTU RED heat pump condenser to be mounted on a wall bracket to the left of the front door.

Electrical Circuit: 240V 30A max breaker

Efficiency Specs: AHRI Reference #10445372, 21.0 SEER2, 13.5 EER2, 9.2 HSPF2

### **Maximum Sound Level**

54 dB

### **Product Height**

32 41/48 Inches

### **Product Width**

37 5/12 Inches

### **Product Depth**

13 Inches

The other quote I received was for a similar Fujitsu model.

### Fu AOU 18k BTU 5F MZ Outdoor Unit

Fujitsu Halcyon 8,000 BTU 5F Mix & Match Multi-Zone Outdoor Unit

*Outdoor unit installed in building front courtyard on wall bracket.*



Wall bracket example. The contractor suggested that the unit be placed on wall brackets to keep it above the snow level in the winter.





The metal window box planters extend 11" from the building wall and provide some screening for the proposed location.

The unit would be approximately 40-43 feet from the public sidewalk

A visual screen facing the street would be installed if requested. Wooden lattice would be simple. I would be open to other solutions, if required for the permit or requested by the Condo Association.



Here are some similar installations on the sides of the building located at 159 State St.:

