

**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.**

**May 08, 2024**

**AGENDA (revised May 03, 2024)**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

**I. APPROVAL OF MINUTES**

1. March 13, 2024
2. April 10, 2024
3. April 17, 2024

**II. ADMINISTRATIVE APPROVALS**

1. 111 Market Street
2. 236 Union Street
3. 30 Gardner Street
4. 66 South Street, Unit #2
5. 425 Islington Street

**III. PUBLIC HEARINGS (OLD BUSINESS)**

A. **REQUEST TO POSTPONE-** Petition of, **Maximilian Kolbe Hochschwender, owner**, for property located at **44 Rogers Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove the existing chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.

B. (Work Session/Public Hearing) requested by **95 Daniel Street, LLC, owner**, for property located at **95 Daniel Street**, wherein permission is requested to allow the full demolition and reconstruction of the existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 7 and lies within the Character District 4 (CD4) and Historic Districts.

**VI. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of **Faribault Family Revocable Trust of 2019, owner**, for property located at **35 Park Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace all existing windows) as per plans on file in the Planning Department. Said

property is shown on Assessor Map 148 as Lot 45 and lies within the General Residence A (GRA) and Historic Districts.

2. Petition of **2082 IL 50 VZ, LLC, owner**, for property located at **404 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (changes to a previously approved design) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 3 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

3. Petition of **Pappas M. Sons, LLC, owner**, for property located at **13 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace 2<sup>nd</sup> story windows, replace wood store front, and signage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 13 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

4. Petition of **Ronald Furst Revocable Trust, owner**, for property located at **238 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (removal of a non-functioning chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 52 and lies within the General Residence B (GRB) and Historic Districts.

#### **V. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **Argeris and Eloise Karabelas, owners**, for property located at **461 Court Street**, wherein permission is requested to allow exterior construction to an existing structure (construct a 2-story rear addition to the main structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 7 and lies within the Character District 4-L1 (CD4-L1) and 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\\_tndA-7qiTA-9QghAFLJeiA](https://us06web.zoom.us/webinar/register/WN_tndA-7qiTA-9QghAFLJeiA)



**MINUTES OF  
THE HISTORIC DISTRICT COMMISSION  
WORK SESSION**

**PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**April 10, 2024**

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

**MEMBERS EXCUSED:** Dr. Dan Brown

**ALSO PRESENT:** Izak Gilbo, Planner 1, Planning Department

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Chair Ruedig called the meeting to order at 6:30 p.m. She said the Commission was there to discuss what Mr. Gilbo drafted from the notes taken at the previous work session in March that would eventually be added to the ordinance. She said the purpose of the work session was to come up with recommendations to present to the City Council as to how the Commission was addressing the issue of making it clearer for applicants and the public to understand the application of solar panels in the Historic District. She said the goal was to better define what the Commission had been doing in practice and as part of their guidelines and to clarify an exemption in the ordinance and also codify an administrative approval to make an application easier so that the applicant would know what was expected of them.

**I. WORK SESSION**

**A. Discussion on Solar Panels in the Historic District**

City Council Representative Blalock said he sent the City Council's goals to the Commission. Chair Ruedig said ordinances can change and can be amended and adopted and that the suggested changes would be sent to the City Council for a first reading at their May meeting.

[Timestamp 17:23] Vice-Chair Doering said the Commission had goals and responsibilities that were very important because they were in the ordinance. She said there were three guiding principles, one of which addressed the issue of solar panels and stated that a tension often exists between the public's interest and preserving and enhancing the City's historic fabric and sense of place and other interests that might damage that goal. Therefore, the Commission's role includes helping applicants understand and respect the Historic District and its relationship to the heritage and economic well-being of this City. She said that was the situation the Commissioners found themselves in and that the City thought it was important enough to recognize that this issue would come up, so they put it in the city ordinance. She said the exemption from the Certificate of Approval amendment was very much in keeping with all the other types of items that are exempted, noting that there was a common theme

throughout all the exemptions that said it was not visible, did not make a significant change to the structure, and was in keeping with the feel and intent of the all the exemptions.

[Timestamp 19:40] Councilor Blalock reviewed the goals voted on by the City Council at their January meeting. He said he was concerned about imposing time and money on the applicant. He read a few goals, including sustainability, resilience, and climate change mitigation actions throughout the City and community. He said he believed the solar panel issue was trying to accomplish these goals. He said his biggest issue with the amendments presented the previous week was the topic of the panels being visible from the public way. He said he thought the Commission agreed that there were not many roofs that were not visible from the public way, so he did not feel that many roofs would fall into that category. He said he did not feel that it really changed anything because someone could always argue that a roof was visible. He cited the Richmond Street application as an example.

[Timestamp 22:32] Mr. Booz said he agreed with Vice-Chair Doering. He said it was now being incorporated into the language for administrative approvals, which he thought was a big difference. He said if someone thought every roof that not visible from the public way was an automatic administrative approval, then a lot of people would not need to come before the Commission for approval. He said if someone drove down the street and saw one side of the roof and not the other, it did fit in line with the language of the other exemptions, so he thought the section that Mr. Gilbo drafted would save a lot of people headaches. Mr. Ryan disagreed, especially with the Richmond Street application where he had asked for the panel to be moved back and the architect said it was no problem, so it didn't change much of the application. He said there were other items involved in addition to the solar panel. He said he liked the new language that was written and thought it was a huge move. He said he would look at it from a preservationist view and would think no panel should ever be in the Historic District because of the panel's nature, but he knew people wanted them and thought they made a difference, so he had to honor that by working with the process and accepting it. Mr. Adams said the Richmond Street application also included the removal of a feature of the building, which he thought would be breaking the rules about an easy installation and small footprint of an application. He said it would have had an impact and represented the slippery slope that the Commission was on. Councilor Blalock said he remembered an application where an applicant said he would have to do the plans over and it would cost more, so he had felt that solar panels should not be under the Commission's purview because time, cost, and hassle to move the panel was imposed on that applicant. He said he was trying to accomplish the goals but thought that imposing costs on residents did not help Goal No. 1. He said he met with middle and high school students about climate change and they asked him what the City Council had done about the environment and that he had told them nothing. Chair Ruedig said the greater goal was to encourage and promote the completion of the climate action plan and that there were more parts in the goal than simply the addition of solar panels in the Historic District. She said the first step was to try to reach that goal as part of the HDC's purview and guidelines, and the purview was a big part. She said they were not implementing any extra costs than they had in the past but were just trying to make it easier by using administrative approvals yet still follow the HDC's purpose and intent.

[Timestamp 29:57] Mr. Wyckoff said the mayor mentioned his climate action plan several times, so he presumed that the vote the City was looking at was something that a majority or at least the City Council wanted to take up. He said he had heard the word ‘sustainability’ mentioned often in City Council meetings and in plans in the last 15-20 years and that the City’s March 2018 policy statement mentioned solar panels and indicated that it would be helpful as far as sustainability. He agreed that the City had not done anything and that solar panels could play a small part. He said he’d like to see Portsmouth be more progressive and didn’t see any changes on the exemption for a Certificate of Approval than what the Commission had in their guidelines from 2015, and now they getting into whether solar panels were visible from anywhere. He said he did not see any changes in that v. the guidelines.

[Timestamp 34:26] Chair Ruedig said maybe the Commission needed a better definition of ‘minimally visible’ from a public way. She noted that there were plenty of roof appurtenances and other equipment like heat pumps and conduits that the Commission reviewed and made sure they were at least screened from public view so that they did not affect the character of the house or surroundings. Mr. Booz noted that Mr. Gilbo said that half the roofs were excluded from review because a south-facing roof is not visible. He said that alone was a cost savings and a huge change. Councilor Blalock said it would be more productive to focus on what a roof was made of and whether the view of those materials should be preserved or not. Vice-Chair Doering said the Commission looked at the effect on the entire building and not just a small section of removal. Mr. Ryan said there were other opportunities to improve the sustainability of the City, like City buildings outside the Historic District including the Public Works building and the police station, and fields of solar panels could be placed on City property, but the City was focusing on the Historic District that was Portsmouth’s precious heritage and allowed no purview on solar panels. He said the Historic District should be preserved and also be sustainable without flushing the historic architecture out the window. He said dancing around code language wouldn’t get them anywhere. It was further discussed.

[Timestamp 44:10] Chair Ruedig said the Commission would make it easier for an applicant to meet the criteria for solar panels by knowing that if the panels couldn’t be seen or were in the back of the building, it would be an exemption. She said what was in the present guidelines was subject to interpretation, but the Commission would change that to say that something had to happen to be an easy approval, which she thought was a big difference and change because it put it into a rule. She said the Commission needed to make a compromise and look at energy efficiency, climate resilience, and the needs of the Historic District, and the amendments made by the Commission was the first step to make that happen. Mr. Wyckoff said it wasn’t only the visible aspect of the solar panels that really needed definition. Vice-Chair Doering disagreed and referenced the New Castle Avenue solar application that was withdrawn before the Commission had a chance to work with the applicant. She said that application under the new rules would not have come before the Commission because the panels weren’t seen from the public way, and she thought that was a huge change. Councilor Blalock said that application was a public hearing due to the side road and the fact that it was visible from a public way. Chair Ruedig asked if the language should be changed to reflect the back of the building and if the house had a front gable, certain criteria had to be met to set the panels in the back half of the roof. She said it was hard to define because every application was viewed on its own merits and every building and property was different. She said she still

felt that the best thing would be develop clear and well-illustrated guidelines to indicate what was meant by ‘minimally visible’ and ‘back of the building’ and so on. Mr. Adams said there would be other difficulties in rationalizing the pieces and parts coming down the road and that it wasn’t like going to the Planning Board and asking for 26 percent lot coverage. He said there was no metric that could be applied and that the Commission had to use their judgment. Mr. Wyckoff agreed and referred to the New Castle Avenue application and the fact that Mr. Adams had not liked the way the panels were proposed to be placed, which he thought should be included in the discussion. Chair Ruedig said that was No. 2 of the second Administrative Approval section about the placement of associated conduit lines and thought it might be a good place to say that the placement of solar panels should be regular. It was further discussed. Chair Ruedig said the hardest part would be putting the language into the ordinance but thought it was a starting point. She said the draft would be presented to the City Council at their May meeting for the first reading but there would be more readings after that and plenty of time to revise and figure out the definition of ‘minimally visible’ or any other points.

Vice-Chair Doering said she liked the way it was presently written because it was put in writing what the Commission had been doing. She said the Commission would eliminate the need for an applicant to pay for a public hearing by giving clear guidelines for an administrative approval route. She said she didn’t see anything that was codified that wasn’t pretty much what the Commission was doing anyway, which she further discussed. Councilor Blalock said the visible public way was too restrictive for him and thought any applicant that had a roof that was not front facing or a single roof and both slopes were facing the side should not have to come before the Commission. He said if No. 7 under the exemptions was changed to say that the panel would be on a shingle roof, then it should be exempt. He said the visible part was everyone’s perception.

[Timestamp 1:03:55] Mr. Adams passed out copies of a document from the NH Sustainable Energy Association related to disjointed solar panel arrays and being visible from a public way. Chair Ruedig read some of the document, including that new construction solar panels should be compatible in their settings and minimally visible; solar panels should be located on non-historic buildings and additions and not visible from public ways; installation on surfaces that faced public ways should be limited; materials and colors should blend into the building design and minimize conflict with the historic character of the District; multi-roof systems and disjointed installations should be avoided; and installation on flat roofs should be screened. She summarized that it would allow the community to balance solar installations with the goals and objectives of historic districts. Mr. Wyckoff said if the language was going into an ordinance, it was more serious than guidelines, and changing the ordinances in the City wasn’t done all the time. He said if it passed, there were also other items being developed, like a turbine system that would go in the roof’s peak and other systems that he thought should be included. Chair Ruedig said those things could be considered in the future but there were other things more in line with the Commission’s environmental goals for houses, such as putting storm windows on the exempt list as long as they’re wood. She said that could be changed so that they were just storm windows so that people could get better energy efficiency. She said those were other ways the Commission could go toward the main goal for climate resiliency that the City Council was looking for and that could be addressed in a new chapter in the guidelines. Councilor Blalock noted that Dover was proposing \$30,000 off the

assessment value of a house if it had solar. Mr. Ryan asked if it would be done in a Historic District. Vice-Chair Doering said there were great illustrations used to explain how building mass was looked at and how a new building fit into the character of a city block. She said she could see someone coming up with illustrations of different homes in different views and angles. She said it should be something the Commission aspired to because the clearer it was for the applicant, the less judgment call the Commission would have. Mr. Adams brought up Thornton Road's wooden structures with solar panels that had disjoined parts and other issues and asked if there were a simple rule that would relate to that. Mr. Wyckoff said in 2030 those houses may not have solar panels. Chair Ruedig said they would treat those like they did any other additional change to the outside of a building, and it was further discussed.

Chair Ruedig opened the public comment session.

### **Public Comment**

[Timestamp 1:24:51] Kerry Vautrot, member of the Portsmouth Historic Preservation Advocates and the Portsmouth Historical Society, said she had a few recommendations. She said the term 'minimally visible' was the consistent language seen in other State documents, but she said without having a clear definition of what that meant was a flaw to the point that the City Council had outlined their goals, and one of those aspects under sustainability was training and supporting community leaders to integrate sustainability, resiliency, and climate change mitigation actions throughout City government and the community. She said that included the HDC. She said it would be a good opportunity to empower the City Staff to invest in the proper training so that the land boards and Staff would know how to interpret the new ordinance language. She suggested that flat roofs with parapets be exempt because they would not affect historic properties. She suggested that the Commission consider an exemption related to age and said a building that was newer than 50 years old in the Historic District could be an administrative approval or an exemption. She said the term 'minimally visible' should be further defined and recommended that some of the links to alteration of character-defining architectural features be clearer. She said another potential administrative approval option would be roof-mounted solar panels on secondary structures, like barns or garages. She said there was a need to define roofing materials as well, noting that slate and wood shingle roofs were not appropriate for panels. She said overall the Commission was consistent with the language but she saw their role as reviewers of some solar panel installations critical to move forward. She said she hoped the Commission did not lose all purview over solar panels and thought they needed to go further to give them more solid footing when they went before the City Council.

Mr. Wyckoff thanked Ms. Vautrot for bringing up exemptions for flat roof buildings. He said there was a lot of modern equipment on top of flat roofs now and that solar panels were nothing up there. He asked why the panels were included. Chair Ruedig said it was probably understood that the panels were not visible so they were exempt, but it was a matter of spelling it out. Mr. Ryan said he thought the sustainable goals for the City Council were worthy ones but could be achieved in other places that were less damaging than the Historic District. He said he'd like to see a study as to how many solar panels could be put on a high

school compared to a house in the Historic District, and he didn't know if the City would get there without having an ordinance that did not rely on the judgement of the Commission.

Vice-Chair Doering said there were a lot of low-angled shed dormers, and she asked how Ms. Vautrot felt if they were on a second or third floor. Ms. Vautrot said if it was a low-sloped roof, it would allow the Commission more latitude and thought it could be made part of the administrative approval process. Vice-Chair Doering asked if putting solar panels on an accessory building depended on its location. Ms. Vautrot said it might be clear to say that an accessory structure like a garage's location would not matter and could be an administrative approval. Vice-Chair Doering said the Commission allowed solar panels on homes like a 1950s ranch that were visible from the public way but in keeping with the age and style of the house. She asked if that same situation would be different on Middle Street surrounded by late 18<sup>th</sup> century buildings. Ms. Vautrot said context was important but that it depended on what the ordinance and guidelines stated and felt it would be okay as long as the installation of the panels didn't dramatically affect the character of surrounding buildings. She said the Commission could successfully demonstrate that the Historic District has evolved over time and changes have occurred and it's still evolving, so there could be a compatible installation of solar panels on a new structure but adjacent to a significant contributing structure. Vice-Chair Doering said that would be difficult to put into an ordinance and would need to be reviewed. Mr. Wyckoff asked about the new accessory structure in the back of the Warner House and having solar panels on one side of that roof. Ms. Vautrot said it was a thorny issue but it was a new structure and based on a former building in that location, so she thought solar panels could be placed on it. She said there had to be some give and take.

Mr. Ryan asked if Ms. Vautrot had seen any other cities that totally dismissed the purview of solar panels by their Historic District Commissions. Ms. Vautrot she said had not seen it completely gone. Mr. Ryan asked how Portsmouth ranked among the other Historic Districts in the country and what it would say relating to eliminating their purview. Ms. Vautrot said she would not rank it in terms of the context of the Historic District but thought Portsmouth had a fantastic collection of architectural resources that as a major draw for the City from an economic standpoint and the citizens' sense of place. She said it was important to protect the integrity of that Historic District while still maintaining the responsibility of being good stewards of the environment. She said a balance could be struck. She said removal of solar panels from the Commission's purview would be greeted with some press on both sides but would not be glowing from the preservationist side.

## **B. Recommendations to the Planning Board**

[Timestamp 1:42:56] Chair Ruedig said Ms. Vautrot made some great recommendations. She asked if the Commission wanted to add another exemption for flat roofs with parapets. Mr. Ryan said it was a good suggestion. Mr. Gilbo said it was similar to calling out the solar energy systems but that it could be made more clear. Councilor Blalock said the accessory structure behind the Warner House was a great example but it could not be defined until the roof material was established. He said he would be cautious about listing off ten different things that could go in another direction. Chair Ruedig said they could make sure the language was there so that it was clear. She said it wasn't an exemption or administrative approval and

that it would have to indicate that solar panels should not be added to slate or cedar roofs. Mr. Adams said Item No. 4 in the Administrative Approvals section addressed that. Mr. Gilbo said the shingle/slate roofs language could be tied into that section. Chair Ruedig asked about adding secondary structures to the administrative approval items. Councilor Blalock said he had hoped it would be exempt because they were in the back. Chair Ruedig said they were not always in the back. She said a flat roof secondary structure could be an administrative approval but would still get reviewed. Vice-Chair Doering suggested moving forward with the recommendations to the City Council but noting that there were other items that were brought to the Commission's attention that they'd like more time to consider, like accessory buildings, high dormers that were practically flat, and so on. She said the Commissioners could contribute other ideas about places through an email as they did more research and that those could be included in Chair Ruedig's presentation to the City Council during the course of the three reading process, and it was further discussed.

Chair Ruedig concluded that the flat roof of a parapet could be part of the exemptions. She said No. 2 of the Administrative Approvals section would talk about the regular placement of the solar panels and that it should not happen on slate or wood shingled roofs. She suggested drafting up language for consideration of secondary structures as an Administrative Approval and sharing it with the Planning Board to review soon so that it didn't hold up the process.

Mr. Gilbo said the Planning Board meeting was rescheduled to the 25<sup>th</sup>, so the Commission could meet on April 17<sup>th</sup> to further discuss the changes that were made and still get it to the Planning Board in time. He said he would check the timeline from April 25<sup>th</sup> to get something on the City Council's May 6 meeting agenda.

## **II. ADJOURNMENT**

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

**MINUTES OF  
THE HISTORIC DISTRICT COMMISSION  
WORK SESSION ON SOLAR PANELS IN THE HISTORIC DISTRICT  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**March 13, 2024**

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

**MEMBERS EXCUSED:** None.

**ALSO PRESENT:** Izak Gilbo, Planner 1, Planning Department

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Chair Ruedig called the meeting to order at 6:30 p.m.

**I. WORK SESSION**

**A. Discussion on Solar Panels in the Historic District.**

Chair Ruedig noted that the Commission met with the Planning Board in February to exchange ideas about solar panels in the Historic District and whether the Commission should manage them, and that all agreed that the best process going forward was to have the work session to come up with ideas to present to the City Council. She said she sent the Commissioners a few guidance documents from the National Park Service and Secretary of the Interior Standards to review regarding the integrity of solar panels in historic districts and settings and that she also sent out the document City Councilor Denton had given her about solar panels in the Historic District.

[Timestamp 7:12] Chair Ruedig said what the HDC’s purpose, objective and applicability were, according to Section 10.631.20 of their ordinance. She said the HDC had evolved a lot from when it was created in the 1970s and from when the guidelines were established in the 1980s and had moved far past simply preventing demolition in the Historic District. She said Portsmouth was very successful due to the Historic District and preservation of the downtown buildings. She said integrity was more than just the preservation of the structure itself but was also the retention of the setting, the association, the feeling of a district, and an area as well as the materials, design, and workmanship. She said the Commission would come up with some ideas to address their process and to streamline the application of solar panels on historic buildings. She hoped there were some instances where solar panels could be an exempt application and where they could be covered by an administrative approval.



[Timestamp 11:50] Vice-Chair Doering said the Commission was already doing a lot of what the National Standards and other documents recommended but that the guidelines available to the public only focused on one or two things, like the panels not being visible from the public way. She said if the Commission took the standards they were using and those from reputable authorities and incorporated them more clearly into the guidelines, and then took circumstances where an applicant may be fitting each one of those guidelines well, they could allow the applicant to move from a public hearing to an administrative approval instead. She said the purpose of an administrative approval should be to make sure everyone's on the same page as far as having a proper display, layout, drawings, and so on and have it in writing that can be handed to the contractor who does the installation. She said it would make it easier for the applicants and should be the first step in the Commission's recommendations.

[Timestamp 14:47] Dr. Brown agreed and said it should be a 4-step process whereby 1) the Commission needed a preamble to remind citizens of what they were trying to do; 2) the Commission wasn't changing the hard rules and if people followed the rules, it should be a simple administrative approval; 3) the Commission should put the things they were working on in writing relating to administrative approvals or exemptions; and 4) the Commission would support alternate energy methods like fossil fuels and so on. It was further discussed. Chair Ruedig said the Commission needed bullet points to give to the City Staff to draft up and then send to the Planning Board to review at the April meeting. She said the Commission would then look at the Planning Board's draft and make comments and then present it to the May 6 City Council meeting. Mr. Adams and Mr. Wyckoff said they should start with solar applications that were approved or were not approved and why.

Chair Ruedig said the document had a great checklist and a criteria for success to ensure that solar panels would work and comply with all Historic District guidelines. She said the list of ten items was all that the Commission needed.

[Timestamp 24:00] Chair Ruedig read the ten items.

1. Locate solar panels on the site of a historic resource.
2. Locate solar panels on new construction, or in cases where new buildings and new additions to historic buildings are proposed, encourage the placement on the new construction part and integrate it into less visible areas of the new design.
3. Locate solar panels on non-historic buildings and additions.
4. Place solar panels in areas that minimize their visibility from a public thoroughfare. The primary façade is often the most architecturally distinctive and public visible and the most character defining. Avoid placing solar panels on street-facing walls or roofs, including those facing side streets. Installations below or behind parapet walls and dormers on rear-facing roofs are also good choices.

Chair Ruedig said the Commission could explore the idea of tall commercial downtown buildings with flat roofs and say that if the building owner would want to put solar panels a

certain distance away from the edge of the roof or the parapet so that they wouldn't be visible, it could be an exemption. Mr. Gilbo said there was already an exemption for roof-mounted mechanical electrical equipment that was open to interpretation but included the criteria that the equipment would not be visible from the public view and would not rise more than three feet above the roof plane. Ms. Ruedig said the Commission could modify that exemption to include solar panels.

5. Avoid installations that would result in a permanent loss of significant character-defining features and historic resources.

Chair Ruedig said that also meant not taking off a dormer or chimney to put in a solar panel.

6. Avoid solutions that would require a result in the removal or permanent alteration of historic fabric.

Chair Ruedig said solar panel installations should be reversible.

7. Require low profiles, so solar panels should be flush or mounted no higher than a few inches above the roof surface and not visible above the roof line or primary façade.
8. On flat roofs, set the solar panels from the edge.
9. Avoid disjointed and multi-roof solutions, like solutions that would set the panels at 70 degree angles when the roof slope was 45 degrees, and keep it flush to the angle of the roof.
10. Ensure that solar panel support structures and conduits blend into the resource.

Chair Ruedig said that meant ensuring that the wires and conduits were placed in a non-visible place or at least hidden or painted.

Chair Ruedig concluded that Councilor Josh Denton brought that list to the Commission before and that they were great guidelines to adopt. She asked if there were items that could be an administrative approval or if the Commissioners had any other suggestions.

[Timestamp 29:32] Mr. Wyckoff said the Commission didn't have to worry about the 70 degrees on roofs because most of the roofs were 8, 9, or 10 pitch ones that were around 40 degrees and essential for solar panels. He discussed the solar panel project on Mark Street where there were fine mesh covers for solar panels that went over each panel, and a squirrel apron was put around the panel to keep the debris away and hide the fact that the panels were sticking up. He said that could be a part of the Commission's requirements. Chair Ruedig agreed and said the Commission would also want to update the chapter on the guidelines for roof appurtenances and panels. Mr. Adams referenced roof colors and said people were encouraged to put new roofs before solar installations because they wanted a 20-year life expectancy, and he thought the installation of matching roofing material might address the color issue. It was further discussed. Mr. Ryan said it was key that the panels not be located

on the primary public portion of the building, which was a standard that he had seen on all Historic District guidelines. He said people had to accept that there were houses that would not be right for solar panels.

[Timestamp 35:05] Chair Ruedig said there were other Historic District guidelines that had drawings that the Commission could adopt and show to people, like illustrations showing the back half of the building where the solar panels should be placed. She said if the applicant's project looked like that, it could be an administrative approval. Mr. Adams asked if a roofing type was a factor in an administrative approval. He said some of the City's slate roofs would be imperiled by solar panel installations. Chair Ruedig said that was part of protecting the historic fabric of a building and that the Commission could say it would cause damage to it. Mr. Adams said most of the slate roofs in Portsmouth were old and expensive to replace, and wood shingle roofs had textural problems due to the monolithic panels but very few were historic. It was further discussed.

[Timestamp 38:39] Vice-Chair Doering asked to what extent the Commission should review and opine on how panels were placed on a roof. She asked if that was an equivalency in terms of their purview in looking at the aesthetic effect of putting 20 different AC units on top of a building and how they were arranged vs. 20 solar panels on a building and their arrangement. She asked if those were equivalents that should be taken into consideration in reviewing an application. Dr. Brown said their four basic rules covered a lot of what the Commission did and the exceptions would be reviewed case-by-case. Mr. Wyckoff said the exceptions should be talked about in detail, otherwise the Commission would go back to their guidelines and not get anywhere with anything new. It was further discussed. Vice-Chair Doering said the Commission should update their guidelines within the four or ten criteria that they'd like everyone to meet and that it would be helpful to give some non-negotiables, like no panels on top of a slate roof or facing the public or destroying the character. It was further discussed.

[Timestamp 47:20] Chair Ruedig said the Commission could agree as their first recommendation to include solar panels with the exemption of roof mechanical equipment on flat roof buildings. Vice-Chair Doering said the City Council had a great opportunity with incentives. Councilor Blalock said the Council was eliminating incentives to focus on affordable housing. Chair Ruedig asked if there were other ways the City and the Planning Board could encourage solar panels on commercial buildings and new construction and also outside the Historic District. Mr. Ryan asked why there weren't solar panels on commercial building roofs. Mr. Adams said there were no Federal grant programs for them. Mr. Ryan said there wouldn't be an onslaught of solar panels in the Historic District if there weren't a Federal program because they were expensive and oversold. Mr. Booz said a commercial building's flat roof should be an administrative approval, but for houses in the Historic District it should be an administrative approval for only the portions that weren't visible from the street. He said homeowners could also have the option to install the panels on backyard accessory buildings or having a freestanding solar array if it wasn't visible from the street. He said the Commission could also ask that the homeowner take steps like efficient windows and heating and cooling, similar roof colors and panels, and if the panels comply with fire safety codes before coming before the Commission for approval. Mr. Wyckoff said it was up to the individuals who came before the Commission to do their homework on solar panels and that

everyone would have to make changes because climate was a crisis situation. Vice-Chair Doering said the HDC had a role to play in educating people about ways other than solar panels to conserve energy. She said if applicants couldn't afford panels or couldn't meet the requirements, the Commission could help them find ways to use less energy. Mr. Ryan said it wasn't the Commission's role to do that. He said the most efficient way to make a house energy efficient was to replace the windows and siding. It was further discussed. Chair Ruedig said there were existing documents like the 2010 Clean Air Cool Planet document that could be provided to homeowners but that it would be better to find updated ones.

[Timestamp 1:07:15] Chair Ruedig reviewed the main points that had to be met to push an application through administrative approval. Councilor Blalock abstained from any vote.

1. Solar panels should be in areas that minimize their visibility from a public thoroughfare including those facing side streets, secondary views on the back of a garage, and so on.

She gave more detail and it was further discussed.

2. Avoid installations that would result in the permanent loss of significant character-defining features of historic resources.

Chair Ruedig said the explanation was that solar panels should not require alterations to significant or character-defining features of historic resources such as altering historic rooflines or dormers, avoiding installations that would obstruct view of significant architectural features such as overlaying windows or decorative details, intruding on views of neighboring historic properties in the Historic District, and avoiding any permanent loss or change to character-defining features or historic material.

3. Require low profiles on roofs. Solar panels should be flushed or mounted no higher than a few inches above the roof surface and should not be visible above the roofline of a primary façade.

Mr. Adams said there had to be a definition for roof mounting. Mr. Booz said a primary façade brought that sentence in conflict with the first sentence where the solar panel won't be allowed on the front facing façade. Chair Ruedig said that could be lumped in with the next one. She said the flat roof solar panel may end up being an exemption if it couldn't be seen at all but it might be visible on a two-story flat roof building.

4. Ensure that support structures and conduits are minimally visible, painted, covered, and that the color matches the historic resource and reflectivity is minimized.

[Timestamp 1:18:37] Chair Ruedig said that, beyond the guidelines to be met to get an administrative approval, the Commission should make their guidelines more robust with more detail to encourage new construction and additions to have solar panels. Vice-Chair Doering said there would always be exceptions, and one in particular were panels on buildings seen

from hills. She also noted that the river and harbor were public ways and that a lot of historic structures could be seen from the river. It was further discussed.

The Commissioners all agreed on the four main points.

Chair Ruedig opened the public comment.

### **Public Comment**

Kerry Vautrot of the Portsmouth Advocates said the Commission needed to discuss exemptions because it would be a critical path moving forward. She said she agreed with what was said about administrative approvals so far but pointed out that sometimes administrative approvals were handled by the Planning Department staff, which was something to think about as far as making it a simpler process. She said there was a great opportunity to update the Commission's documents and thought that night's discussion should be brought into a scope of work to give support to the applicants. She asked if a potential exemption could be a building's age, like a building 50 years old or newer. She said it might also be good to figure out what buildings were contributing and noncontributing ones and that a noncontributing building could be exempt. She said the Portsmouth Advocates could work with the Commission to craft that language. She also noted that there was a variety of resources that could be placed on the City's website relating to preservation and guidance documents to direct citizens to. [Timestamp 1:24:45]

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

[Timestamp 1:29:23] Mr. Booz said buildings of a certain age could be exempt, and some examples were given. Dr. Brown said exemptions on modern houses would be good but shouldn't be automatic, and he gave an example of six homes with four of them built in the 1800s and two of them replicas. He said if solar panels were placed on the replicas, it would spoil the view of the six houses. Mr. Wyckoff asked why solar panels would not be acceptable on a new home. Mr. Ryan said they would be seen within the Historic District. Mr. Booz agreed but suggested a back accessory building. Councilor Blalock said Ms. Vautrot brought up some good points and thought a house 50 years old or newer could be an exemption as well as noncontributing buildings. Chair Ruedig said there could be some overlap and asked if a house could be a noncontributing building if it was in the National Register District or the Historic District. Vice-Chair Doering said it could be an exemption from going to a public hearing but could be a judgment call by City Staff. Chair Ruedig asked if it was feasible to say that if a building is a noncontributing one in the Downtown Overlay in the Historic District and is exempt from review. Mr. Gilbo said theoretically it could be but that it could be challenged on whether a building is contributing or not. He said the specific language would have to be incorporated from the standards. Chair Ruedig said the Commission could research which buildings downtown that were noncontributing would be okay with solar panels as administrative approvals. Mr. Ryan said the ordinance as presented is to take the purview of solar panels away from the Commission, and he thought that the Commission's presentation to the City Council would fall on deaf ears. Councilor Blalock said the Council would vote to send it back to the HDC and then send it to the Planning Board and give it two months to see

if better recommendations could be considered, and if the Council agreed, it would move forward.. Mr. Ryan noted that one of the Councilors said he didn't need the HDC looking at aesthetics and that didn't think the Council understood what aesthetics are and their importance to the Commission. Chair Ruedig said it wasn't really aesthetics but was the setting, the association, the historic value, and so on. Mr. Ryan said aesthetics were very important to the Commission. Chair Ruedig said the objectives were clear in the ordinance and that integrity was the key word. She said the mechanical equipment criteria did not specifically say solar panels but that the Commission could include them to make it more aware to citizens, which would also cover new and old buildings downtown with flat roofs that were not visible. Mr. Wyckoff said the thing with flat roofs was that it depended how tall the building was that one was standing on, but he didn't think it was a big deal that the solar panels would be seen from that vantage point.

[Timestamp 1:46:30] Chair Ruedig said they would explore the exemptions for noncontributing buildings as defined in the National Register District nomination and new construction. She said it was something that could be discussed in the next two months.

[Timestamp 1:47:28] Solar tiles were discussed. Mr. Wyckoff said they should be installed directly on the roof's substrate. He said he saw a few examples that were large and didn't match up with 5-1/2 or 6 inches of roof exposure. He asked if the solar panels should just blend in. Dr. Brown said it should be reviewed on a case-by-case basis. Chair Ruedig said, in that case, that no one would just decide to put solar panels on their roof, so it would come before the Commission. She said she didn't think the Commission could just say they were exempt. She said in terms of exemptions, May 6 was the first reading and the Commission would have time to add and tweak things moving forward. She said what they had was the initial draft and was a good beginning. She said she would meet with the Planning Department staff to put the goals in the proper language and also work with the Planning Board. Mr. Wyckoff asked if there should be anything about encouraging new construction panels on taller buildings. Chair Ruedig said that would fall into how the Commission refined their guidelines. She noted that there was a section that said to locate panels on new construction and that the Commission could encourage it. She said the Commission agreed on the main points and would move forward, and all the other items were great recommendations that could be added to the guidelines. She said they wouldn't get into materials.

The Commission discussed solar panels being reversible. Mr. Wyckoff said if the panels were unclipped and there were aluminum panels on the roof that were taken off, there would be a small hole every 3 or 4 feet that could be dealt with and that wouldn't really change the structure of the house. It was further discussed. Chair Ruedig said the recommendation could be placed in the guidelines to make sure they the panels were easily reversible and would cause no permanent damage.

[Timestamp 1:53:52] Dr. Brown made two more recommendations about houses that were built perpendicular and how close they were to the neighbor and how visible they were, and houses on corners. Chair Ruedig said the guidelines would show illustrations of it. Mr. Wyckoff said there were other types of solar shingles that were more of a size that someone

was used to seeing on a roof, He said they could go into valleys and were then flashed, so the entire roof looked consistent but not all the shingles were solar shingles.

Chair Ruedig said the Commission would start with what they had so far and could continue to make small suggestions and tweaks and do more homework. Dr. Brown suggested finishing with a paragraph that suggests that the HDC is in favor of non-fossil electricity and so on. Chair Ruedig said they could work on that.

There was no vote because it was a work session. Chair Ruedig said she would send the handout that was put together to the Commissioners to review, and she asked that they look up solar panel guidelines for other cities as well as the online National Register District document to see which buildings were contributing and noncontributing. Mr. Wyckoff said when the Commission finally got the new ordinance, he wanted Portsmouth's Historic District to be the one that other cities looked to and downloaded.

### **B. Recommendations to the Planning Board**

No formal recommendations were made at this work session.

## **II. ADJOURNMENT**

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary



**MINUTES OF  
THE HISTORIC DISTRICT COMMISSION  
WORK SESSION**

**PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**April 17, 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 EXCUSED:** City Council Representative Rich Blalock

**ALSO PRESENT:** Izak Gilbo, Planner 1, Planning Department

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**I. WORK SESSION**

**A. Discussion on Solar Panels in the Historic District Commission**

Chair Ruedig referred to the previous work session on solar panels when additions and rewordings were added to exemptions for a Certificate of Approval and administrative approvals. She said Mr. Gilbo had given the members more information and some definitions since the previous work session, including what the term ‘minimally visible’ means and what a ‘public way’ is.

[Video timestamp 5:01] The administrative approvals exemptions were discussed. Vice-Chair Doering suggested a drafting change to Item 3, “All flat roofs with parapets” being changed to “are installed on flat roofs” to make the grammar more consistent. She asked whether the wording suggested solar panels hidden behind a parapet, noting that there are three feet above the roof plane and then there’s the size of a parapet, which may be three feet tall and hide the solar panel. She asked if there was such a thing as a parapet that’s less than three feet and thought it could end up with something less than three feet tall but could still be seen over a parapet. Mr. Adams said most of the flat roof historic buildings were pitched when they were constructed and a cornice was always developed on the front of the building and then pitched off the back, which would put them in an unseen area. It was further discussed. Vice-Chair Doering said if the panels were angled upwards, they would not be more than three feet, so she felt the concern would be solved between that and the parapet. Chair Ruedig said she had also noted on Number 3 that all flat roofs are parapets and could say “or is located on a flat roof or low-sloped roof with a parapet”. She said the exemption indicated that it was not visible from a public way, so if the roof were pitched higher, the applicant would have to come before the Commission. It was further discussed.

[Timestamp 9:14] Chair Ruedig concluded that the Commissioners were comfortable with the wording. She next addressed Exemption No. 7. Mr. Gilbo said he would read it as it was



revised in its entirety: “Placement or replacement of roof-mounted mechanical or electrical equipment and ventilation terminators and roof mounted solar energy systems, where the equipment 1) is not located on a roof surface that faces or is visible from a public way; 2) does not extend more than 3 feet above the roof plane; or 3) is located on a flat or low sloped roof with a parapet”. Mr. Wyckoff said most of the panels are four feet and if they were at a 42-degree angle, they would not be 36 inches in height. Vice-Chair Doering suggested that the numbering series read 1, 2, or 3.

[Timestamp 11:08] Chair Ruedig brought up some concerns from the Planning and Legal Departments about what really made up an administrative approval. She said they were originally instituted to help projects that had already been approved and returned for small changes like vents and light fixtures, so that they didn’t have to come back for a public hearing because generally the project had already been approved and nothing was really changing. She noted that before administrative approvals, there were consent agendas, and those two things got melded so that the consent agendas for little projects became administrative approvals, which was why several Commissioners over the years asked why something was an administrative approval instead of a public hearing. She said it was a good time to talk about what an administrative approval is or should be. She said even if a project was small and felt like it was silly to bring it to a full public hearing, if there was a change in someone’s property, it still needed to be noticed and the neighbors made aware. She said it was a lot of pressure on Mr. Gilbo to make that call, so it should be defined better. She asked if the Commission could go back to the previously-approved projects and have another session for mechanical equipment because that seemed to be the bulk of the other administrative items, like compressors, mini splits, and so on.

[Timestamp 14:04] Mr. Wyckoff said the Commission used to have a criteria that projects over \$50,000 would need to be public hearing, and he asked if that would be a way to deal with some of those issues because some of the administrative approvals seemed large. Chair Ruedig said she didn’t know if a dollar amount would work and thought it was removed because the amount fluctuated. It was further discussed. Chair Ruedig said the Commission always had the option to pull an administrative item and discuss it and vote on it, but the public would have no idea that the item had come before the Commission unless they checked the agenda every month. Mr. Gilbo said the Planning Department went through all the administrative approval items because some items were “on the fence” and they needed to do a better job of signaling those projects out. He said they had a lot of administrative items related to mechanicals, and if they involved boundary lines, they went before the Board of Adjustment, so they were noticed and advertised that way. It was further discussed.

[Timestamp 18:58] Vice-Chair Doering said the administrative approval items she was concerned about were ones like the 410 Islington Street buildings and the Italianate building. She said each of those projects had things that came up in the middle of construction after the project was approved, and in some cases it was something small, like the slope of the roof changing by two inches, but on the other end, something completely changed the back or the surround of the building or the way something appeared in the front. She said those were two very different effects on the neighbor, and that at some point a project that was approved on paper might not look like what was presented, and a neighbor might say they did not sign off

on that when they said they were in support of the project. Mr. Adams asked Mr. Gilbo if a neighbor had ever come back to him. Mr. Gilbo said he had never heard that a change ruined a neighbor's situation. Chair Ruedig said it was a good concern but the language provided was that "the code official determines that the modifications do not alter the overall quality or character perception." She said therefore there was language to say that as long as the changes don't totally change the approved project, it's fine. She said the issue could be brought up in the future. Mr. Wyckoff asked what Mr. Stith said about the issue. Mr. Gilbo said Mr. Stith suggested that the language be changed but that it didn't have to be done right away. Chair Ruedig said the specific language changed and the changes went through all the time and she wanted to focus on the solar panels due to the deadline.

[Timestamp 24:22] Mr. Booz said he researched other towns like Newburyport MA, Newport RI, and Concord MA to see what they did and that he downloaded the Newport document for the Commissioners to see. He said the language was close to what the Commission had. He noted that Portsmouth was on the forefront with administrative approvals and exemptions and that other towns were still reviewing everything.

[Timestamp 25:26] Chair Ruedig referred to Section 10.633.32 and said she had a few language changes but wanted to hear other opinions on some of the definitions Mr. Gilbo found. Vice-Chair Doering said it was written that seasonal foliage was to be taken 'in consideration' on the minimally visible issue. She said that perhaps seasonal foliage should be discounted because when it's off season, it's not hiding anything. She said she didn't know if it was intended to say that the existence of seasonal foliage was to be viewed as obscuring or just something to take into consideration. She noted that a pine tree hiding a solar panel wasn't seasonal and that it could die. Chair Ruedig said they could add another sentence to make it clearer by stating that the interpretation and the intent was not to have elements placed to create distraction. She said it wouldn't count if someone planted a bunch of trees to hide a panel. Mr. Ryan agreed that something like that could not be relied on. Chair Ruedig said 'minimally visible' is a term used everywhere but that it isn't really defined anywhere. She said there were several definitions and that the Commission could piece their own definition that worked for their Historic District. She referred to 'not visible from public view' and said she thought the language in there was the public 'way' and that a public way was a definition of being a street, road, or sidewalk. Mr. Gilbo said it was any portion of a public street or a sidewalk adjacent to a property. Mr. Adams noted that the Commission ran into trouble with the New Castle Avenue project when people were willing to discount Ball Street as a public way. Vice-Chair Doering said she thought people meant that the rest of Ball Street was not in the Historic District and that people behind the structure therefore were not in the District. It was further discussed. Chair Ruedig said the definition would be a public way with no conditions and simply a public way. She noted that it was related to an administrative approval discussion and not for specific projects.

[Timestamp 31:45] Chair Ruedig asked if anyone had changes or comments on Items 1 through 5. Mr. Ryan asked if the Commission would strike 'foliage'. Chair Ruedig agreed. Mr. Ryan said it was in 'minimally visible'. Vice-Chair Doering said she would take back what she said before because she thought when someone went out to determine visibility, they should look at the foliage. She said it was almost like being the negative of it, the fact that it is

foliage and that it's hiding something that should make someone think twice about it not actually being minimally visible. Chair Ruedig said the Commission could talk about shielding elements as a term and as parts of a building, like a dormer as well as foliage. She said it was a valid thing to keep in but felt a statement could be added to say that the intent is not to have shielded elements placed there to create a visual distraction. Mr. Ryan said condensers were screened so it was possible to screen the panels if screening was approved as part of the application. Chair Ruedig said it was just a definition of 'minimally visible', so they could have another definition of a screening element. Dr. Brown said seasonal foliage and screening would cut into the effectiveness of panels. Chair Ruedig suggested saying that foliage is not intended to be a screening element. The Commission agreed.

[Timestamp 35:18] Chair Ruedig asked if the Commissioners were okay with character defining materials and shapes of buildings. She said interior spaces did not pertain to the Commission and could be struck out. Mr. Wyckoff said a 2-story Federal building on the corner of Middle and Market Streets had Victorian features over the front door and asked if that was a defining feature of the building. Chair Ruedig said it would be one of them. Mr. Adams said not every building looked the way it did when it was constructed and that the Commission seemed to want to exclude things that happened in the 20<sup>th</sup> century, like vinyl siding and asphalt roof shingles. Chair Ruedig said another thing that could be done was to put a percentage on minimally visible items to say that it was 75 percent partially visible, but that it would be hard to calculate and probably should be put in the guidelines.

[Timestamp 38:53] Vice-Chair Doering addressed secondary structures and said there were carriage houses in town that had architectural features and made up part of the primary building as well as its history. She said she would be concerned about having solar panels on them without discussing it first, and she suggested that the carriage house language be removed. Dr. Brown noted that it said 'which is incidental to the use of the principal structure.' Mr. Ryan asked whether No. 5 was needed. Mr. Gilbo said if the application met Numbers 1 through 4, it would be fine but otherwise it would have to be a public hearing. Mr. Wyckoff said the only reason it was put in there was if a garage was only 20 years old, then it would be okay to put panels on it. Mr. Gilbo said it depended on the garage's location. It was further discussed and agreed that No. 5 could be struck because a definition of a secondary structure wasn't needed. Mr. Gilbo asked if the word 'panel' should be replaced with 'solar array'. Chair Ruedig said the term disjointed panels was fine because they were specific panels. Mr. Gilbo said he would look into No. 2 regarding the placement of a solar array. Mr. Wyckoff noted that small battery storages for single panels were being advertised everywhere and asked if it was something the Commission wanted to consider. He also mentioned the solar panels on Mark Street that had a beveled piece of metal around the panel array and were covered with a mesh cloth. Chair Ruedig said it was something that could be added to the guidelines when they were redone.

[Timestamp 45:04] Mr. Gilbo asked if the Commission was concerned with the definition of secondary structures if No. 5 was being struck. Chair Ruedig said no but that she wanted to clarify it. She read No. 2 as follows: "The placement of solar panels, associated support structures, and conduit lines shall not cause damage of character-defining architecture features

of the structure, such as installation through slate or wood shingled roofs and removal of chimneys, dormers, or alternating existing rooflines”.

[Timestamp 46:23] Mr. Wyckoff said shingles had not been discussed. Chair said no applicants had brought them before the Commission. Mr. Wyckoff said it was originally just Tesla but now other roofing companies were making them. He said they had to be placed on the roof and then have shingles all around them. Chair Ruedig said if the Commission started seeing applications related to that, they could figure out where they should go.

[Timestamp 49:47] Chair Ruedig summarized that the Commission read through Nos. 1 and 2. Relating to No. 3. She said she changed the wording on the following to read: “Roof mounted solar energy systems shall be flush mounted to the roof and shall not be visible about the roofline of the primary façade.” She asked if they needed to have the term ‘from somewhere’. Vice-Chair Doering said it if was just restricted to the primary façade, it could end up with a gable running down a side street. Mr. Gilbo asked if it should say that it not be visible above the roof line. Mr. Ryan said it could say ‘to remain within the plane of the roof.’ It was further discussed and decided that it should say ‘to be flush mounted to the roof and remain within the plane of the roof.’

[Timestamp 52:32] No. 4 was discussed. Chair Ruedig read: ‘Roof-mounted solar energy systems mounted on flat roofs shall be set back from the edge of the roof.’ Chair Ruedig said she removed the term ‘and angled as necessary.’ It was further discussed.

[Timestamp 55:28] Chair Ruedig said the Commission got through Nos. 1 through 4 and the definitions. She read the initial introductory paragraph: “The property owner or authorized representative may submit for an administrative approval for the installation roof-mounted solar energy systems, associated support structures, and conduit lines provided that the application meets or exceeds the following requirements.” Mr. Wyckoff said it didn’t say anything about conduit lines or being painted to match the field. It was further discussed. Vice-Chair Doeing said the Commission could stipulate that it be painted.

[Timestamp 57:14] Chair Ruedig said the Planning Board would review the changes to make sure the ordinance language was fine. She said she would also present it to the City Council on May 6. She asked the Commission to think about what administrative approvals should be and said she was leaning toward some way to define it better so that it was clear and legally sound as to what gets an administrative approval through and what needed to through a public hearing. She said the Commission would receive feedback from the Legal Department on how to define it. She said she would also be asking the City Council to use some of the money in the CIP to update the Commission’s guidelines. She said the Commission should try to get an entire new chapter for their guidelines on alternate energy, sustainability, and so on because it was more than just solar panels. She said they would also discuss windows and different types of installations in the future. Mr. Wyckoff said he wanted the best possible suggestions to go to the City Council. He said it wasn’t political and that he cared very much about what the Commission was doing, and he thought what they now had was good.

## B. Recommendations to the Planning Board

Exemption update:

- (7) Placement or replacement of roof-mounted mechanical or electrical equipment and ventilation terminators and **roof mounted solar energy systems** where the equipment (1) is not located on a roof surface that faces or is visible from a public way, and (2) does not extend more than 3 feet above the roof plane, or (3) Are installed on a flat or low sloped roof with a parapet;

Administrative Approval update:

10.633.32      **Administrative Approval for Roof Mounted Solar Energy Systems**

A property owner or authorized representative may submit for administrative approval for the installation of **roof mounted solar energy systems**, associated support structures and conduit lines provided that the application meets or exceeds the following requirements:

- (1) The placement of **roof-mounted solar energy systems** shall be minimally visible from a public way (including side facing streets) and the manner of placement shall be regular with no disjointed arrays (example: symmetrically placed or evenly spaced rectilinear arrays);
- (2) The placement of solar panels, associated support structures and conduit lines shall not cause damage to or alteration of **character defining architectural features** of the structure (such as installation through slate or wood shingled roofs, and the removal of chimneys, dormers or altering existing roof lines);
- (3) **Roof-mounted solar energy systems** shall be flush mounted to the roof and remain within the plane of the roof;
- (4) **Roof-mounted solar energy systems mounted on flat roofs** shall be set back from the edge of the roof to minimize visibility.

**Definitions-**

**Minimally Visible:** Barely or partially visible or does not call attention to itself or detract from any Significant Architectural Features. Visibility is assessed through a commonly accessible

public way. To determine visibility, one may consider the distance and angle at which the roof-mounted solar energy system becomes visible.

**Character Defining Architectural Features:** The overall shape of the building, its materials, craftsmanship, decorative details, as well as aspects of its site and environment.

**Not Visible From a Public Way:** Any portion of a historic resource that is not visible from the public street, sidewalk immediately adjacent to the property, or a place to which the public has a right of access.

## **II. ADJOURNMENT**

The meeting adjourned at 7:36 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

# HDC

## ADMINISTRATIVE APPROVALS

May 08, 2024

- |    |                          |                       |
|----|--------------------------|-----------------------|
| 1. | 111 Market Street        | -Recommended Approval |
| 2. | 236 Union Street         | -Recommended Approval |
| 3. | 30 Gardner Street        | -Recommended Approval |
| 4. | 66 South Street, Unit #2 | -Recommended Approva  |
| 5. | 425 Islington Street     | -TBD                  |

1. 111 Market Street

**-Recommended Approval**

**Background:** The applicant is seeking approval for the replacement of (4) windows due to water damage.

**Staff Comment:** Recommend Approval

**Stipulations:**

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

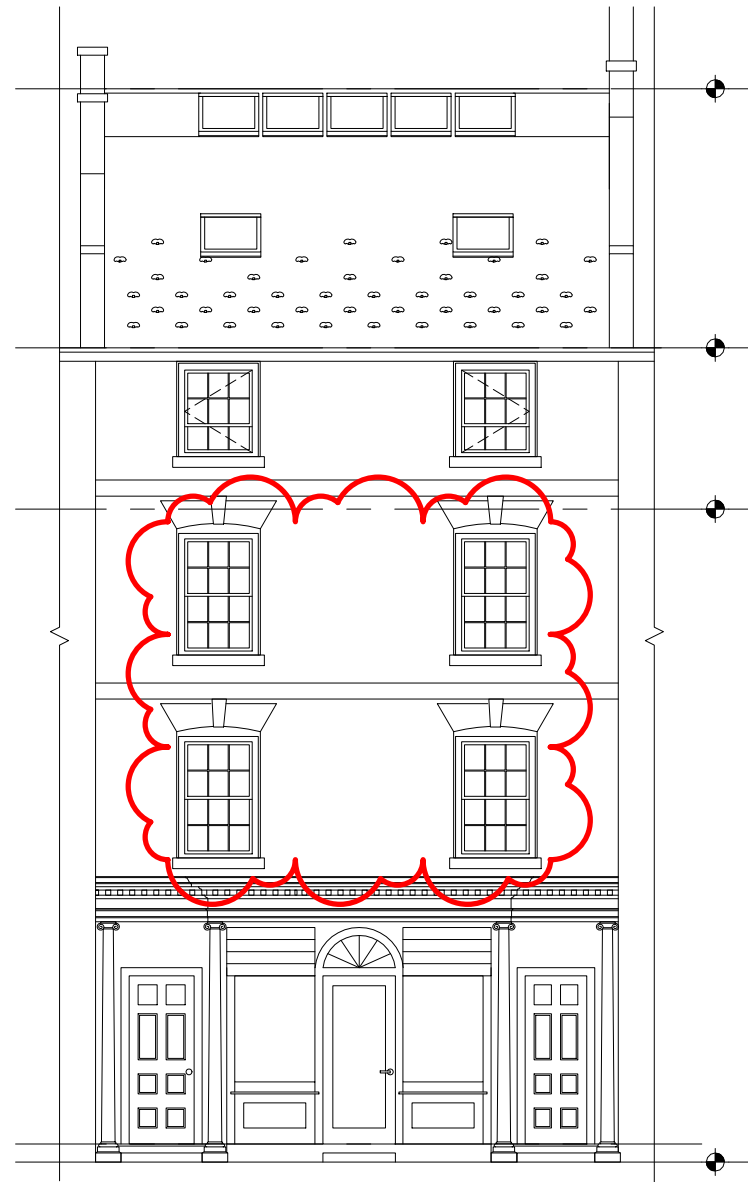


# 111 MARKET STREET WINDOW REPLACEMENT

Historic District Commission Administrative Approval - May, 2024 Portsmouth, New Hampshire

**PROPOSED WORK:**

- REPLACEMENT OF (4) WINDOWS ON THE SECOND AND THIRD FLOOR, FACING MARKET STREET.
- EXISTING ARCHED TRIM AT WINDOW HEAD AND CASING TO BE SALVAGED AND REUSED.
- HALF SCREENS TO BE INSTALLED WITH THE (4) REPLACEMENT WINDOWS.



111 MARKET STREET ELEVATION

1/8" = 1'-0"

Double-Hung Interior



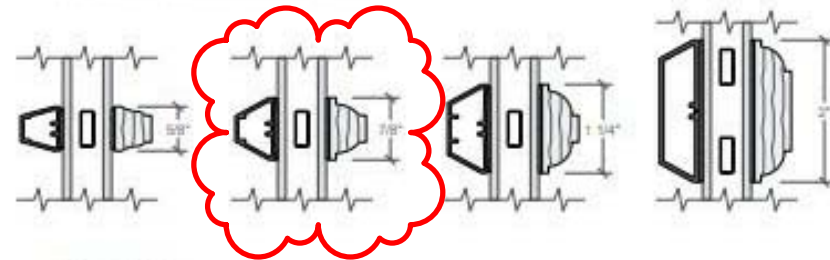
Double-Hung Exterior



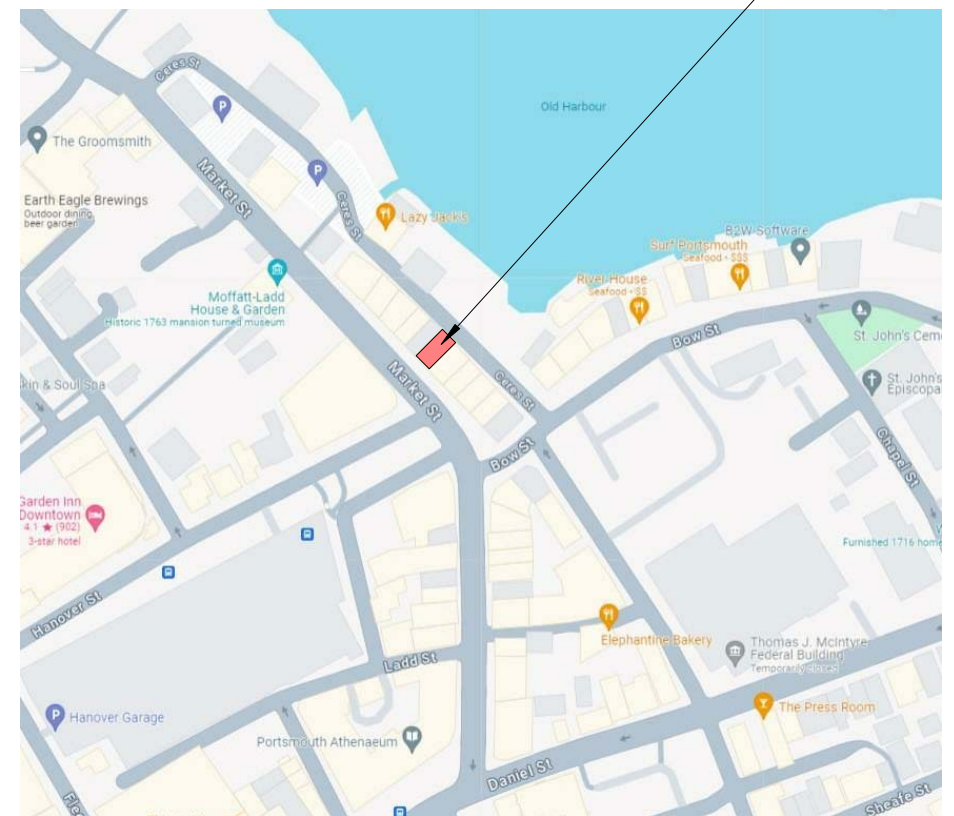
PELLA® RESERVE, , TRADITIONAL REPLACEMENT DOUBLE HUNG, 34.25 X 55.5, WHITE

Traditional Style Collection - Integral Light Technology

Putty Glaze and Ogee Grilles  
Clad Exterior - Wood Interior



111 MARKET STREET, PORTSMOUTH, NH 03801



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**WINDOW REPLACEMENT**

111 MARKET STREET,  
PORTSMOUTH, NH 03801

**PROPOSED WORK**

HISTORIC DISTRICT COMMISSION - ADMINISTRATIVE  
APPROVAL

**McHENRY ARCHITECTURE**

4 Market Street  
Portsmouth, New Hampshire

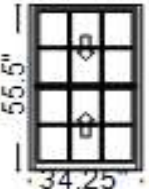
**A1**

05/01/2024

McHA: EKW/MG

**NOT TO SCALE**

Line #	Location:	Attributes													
15	3rd floor	<p><b>Pella® Reserve, , Traditional Replacement Double Hung, 34.25 X 55.5, White</b></p> <table border="1"> <thead> <tr> <th>Item Price</th> <th>Qty</th> <th>Ext'd Price</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Item Price	Qty	Ext'd Price								
Item Price	Qty	Ext'd Price													
	 <p>Viewed From Exterior  <b>Rough Opening:</b> 34 - 3/4" X 56"</p>	<p>PK # 2165</p>	<p><b>1: Non-Standard SizeNon-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 34 1/4 X 55 1/2  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Satin Nickel, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Pa-Screen, Standard EnduraClad, White, Standard, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Clear Opening Width 30.875, Clear Opening Height 23.687, Clear Opening Area 5.078723, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 180".</p> <table border="1"> <tbody> <tr> <td>Insulate Weight Pocket - Insulate Weight Pocket</td> <td>Qty</td> <td>1</td> </tr> <tr> <td>Lead Safe Install - Lead Safe Install</td> <td>Qty</td> <td>1</td> </tr> <tr> <td>Pocket Install - Pocket Install</td> <td>Qty</td> <td>1</td> </tr> <tr> <td>3rd Story and Above Ext - 3rd Story and Above Ext</td> <td>Qty</td> <td>1</td> </tr> </tbody> </table>	Insulate Weight Pocket - Insulate Weight Pocket	Qty	1	Lead Safe Install - Lead Safe Install	Qty	1	Pocket Install - Pocket Install	Qty	1	3rd Story and Above Ext - 3rd Story and Above Ext	Qty	1
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Lead Safe Install - Lead Safe Install	Qty	1													
Pocket Install - Pocket Install	Qty	1													
3rd Story and Above Ext - 3rd Story and Above Ext	Qty	1													

Line #	Location:	Attributes								
20	3rd floor	<p><b>Pella® Reserve, , Traditional Replacement Double Hung, 34.25 X 55.5, White</b></p> <table border="1"> <thead> <tr> <th>Item Price</th> <th>Qty</th> <th>Ext'd Price</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Item Price	Qty	Ext'd Price			
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For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

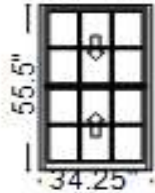
<b>Insulate Weight Pocket - Insulate Weight Pocket</b>	Qty 1
<b>Lead Safe Install - Lead Safe Install</b>	Qty 1
<b>Pocket Install - Pocket Install</b>	Qty 1
<b>3rd Story and Above Ext - 3rd Story and Above Ext</b>	Qty 1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
--------	-----------	------------	------------	-----	-------------

25 2nd floor

**Pella® Reserve, , Traditional Replacement Double Hung, 34.25 X 55.5, White**

Item Price Qty Ext'd Price



PK #  
2165

Viewed From Exterior

**Rough Opening:** 34 - 3/4" X 56"

**1: Non-Standard Size Non-Standard Size Double Hung, Equal**

**Frame Size:** 34 1/4 X 55 1/2

**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"

**Exterior Color / Finish:** Painted, Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, Satin Nickel, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

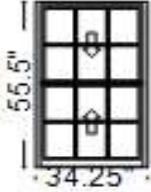
**Screen:** ~~Pa~~-Screen, Standard EnduraClad, White, Standard, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 30.875, Clear Opening Height 23.687, Clear Opening Area 5.078723, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee

**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 180".

<b>Insulate Weight Pocket - Insulate Weight Pocket</b>	Qty 1
<b>Lead Safe Install - Lead Safe Install</b>	Qty 1
<b>Pocket Install - Pocket Install</b>	Qty 1

Line #	Location:	Attributes		Item Price	Qty	Ext'd Price
30	2nd floor	<b>Pella® Reserve, , Traditional Replacement Double Hung, 34.25 X 55.5, White</b>				
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Line #	Location:	Attributes		Item Price	Qty	Ext'd Price
35	None Assigned	<b>Min Order Quantity - Min Order Under 3 FF or 5 PF</b>				

**Thank You For Your Interest In Pella® Products**

2. 236 Union Street

**-Recommended Approval**

**Background:** The applicant is seeking approval for a change to a previously approved design (request a 5ft. reduction of the new gable roof).

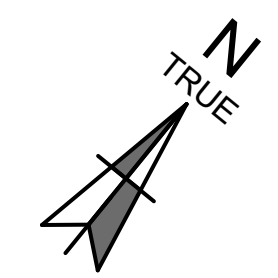
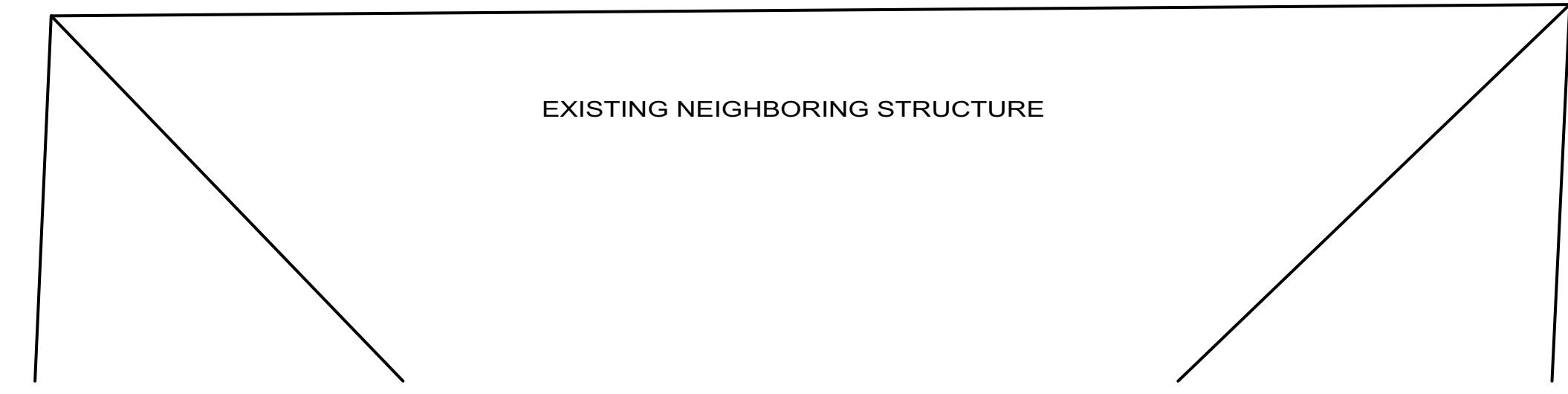
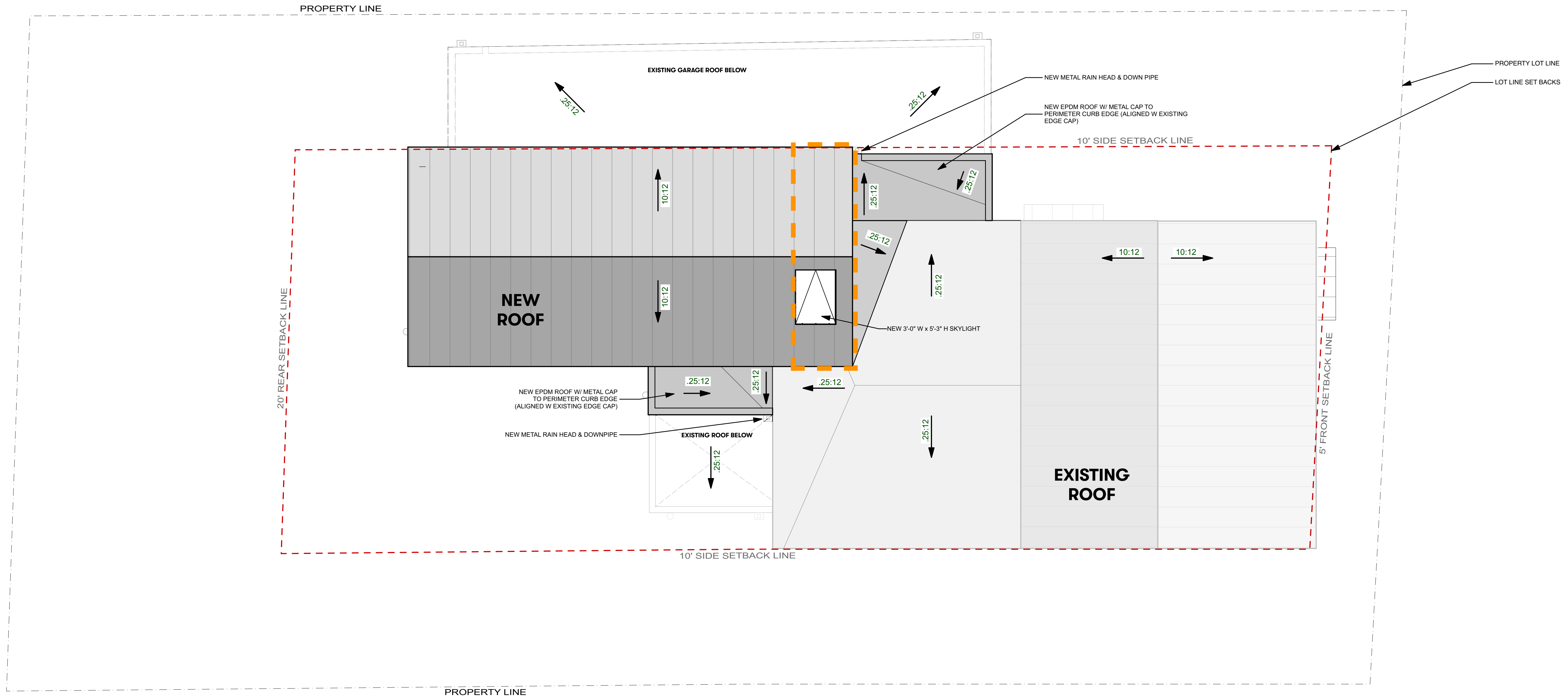
**Staff Comment:** Recommend Approval

**Stipulations:**

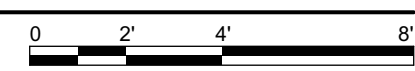
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



**AS APPROVED BY HDC  
SEPTEMBER 2023**



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

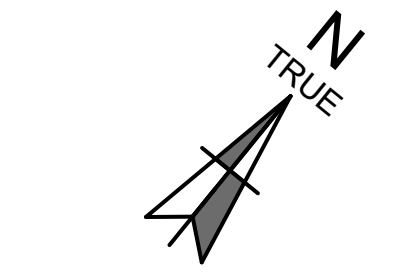
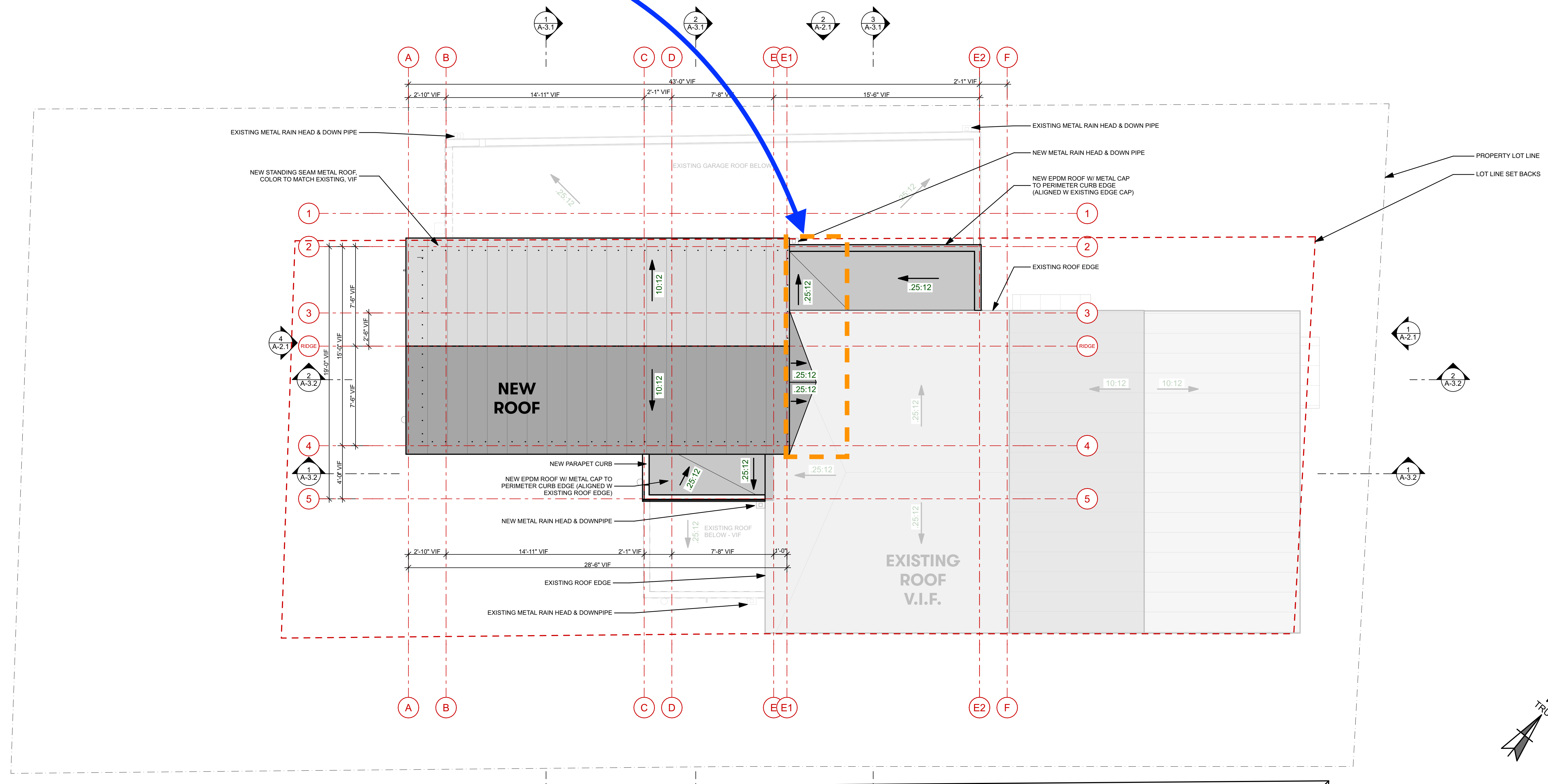


NOT FOR CONSTRUCTION

PROJECT	ALL2
DATE	08/18/2023
	REVISED 1
DRAWN BY	RL/SS
PHASE	For HDC Application

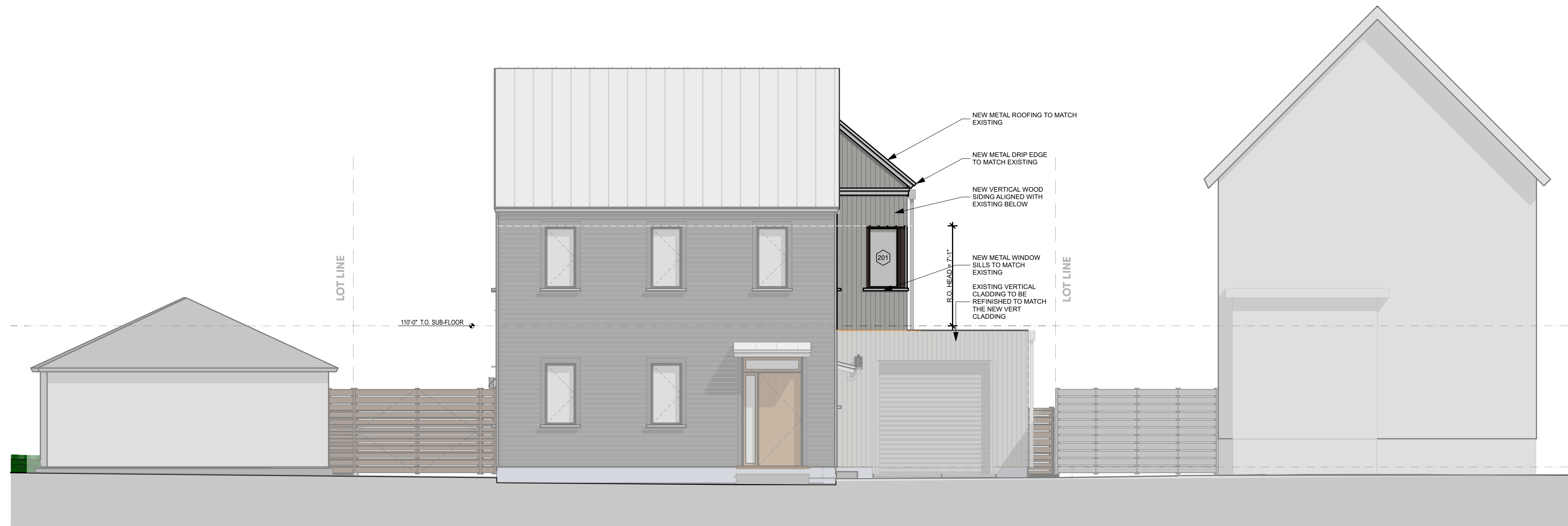
**AS REVISED APRIL 2024**

**EXTENT OF NEW GABLE ROOF TO BE  
REDUCED BY ± 5'**



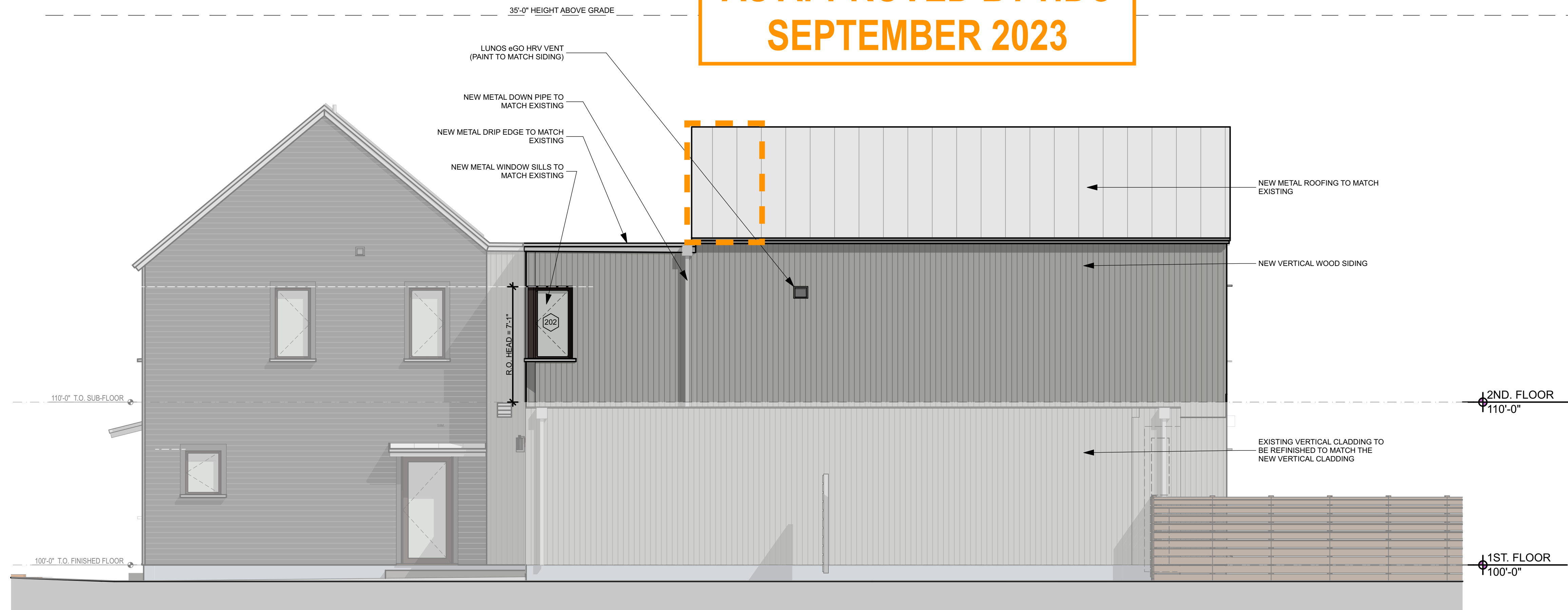
PROJECT  
**ALLISON  
STUDIO  
ADDITION**

236 Union Street,  
Portsmouth, NH 03801



**2** PROPOSED UNION STREET ELEVATION - NORTHEAST  
SCALE: 1/4" = 1'-0"

**AS APPROVED BY HDC  
SEPTEMBER 2023**



**1** PROPOSED SIDE ELEVATION - NORTHWEST  
SCALE: 1/4" = 1'-0"

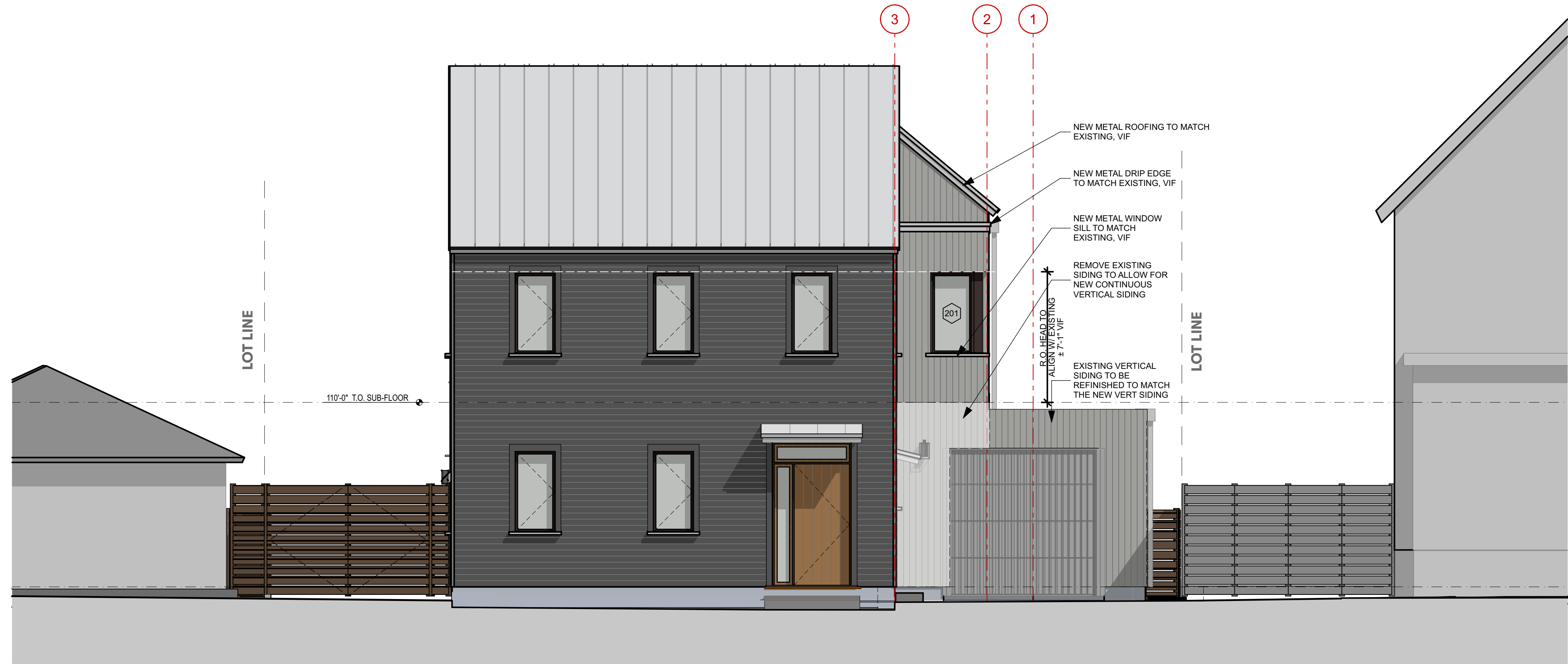
NOT FOR CONSTRUCTION

PROJECT	ALL2
DATE	08/18/2023
	REVISED 1

DRAWN BY	RL/SS
PHASE	For HDC Application

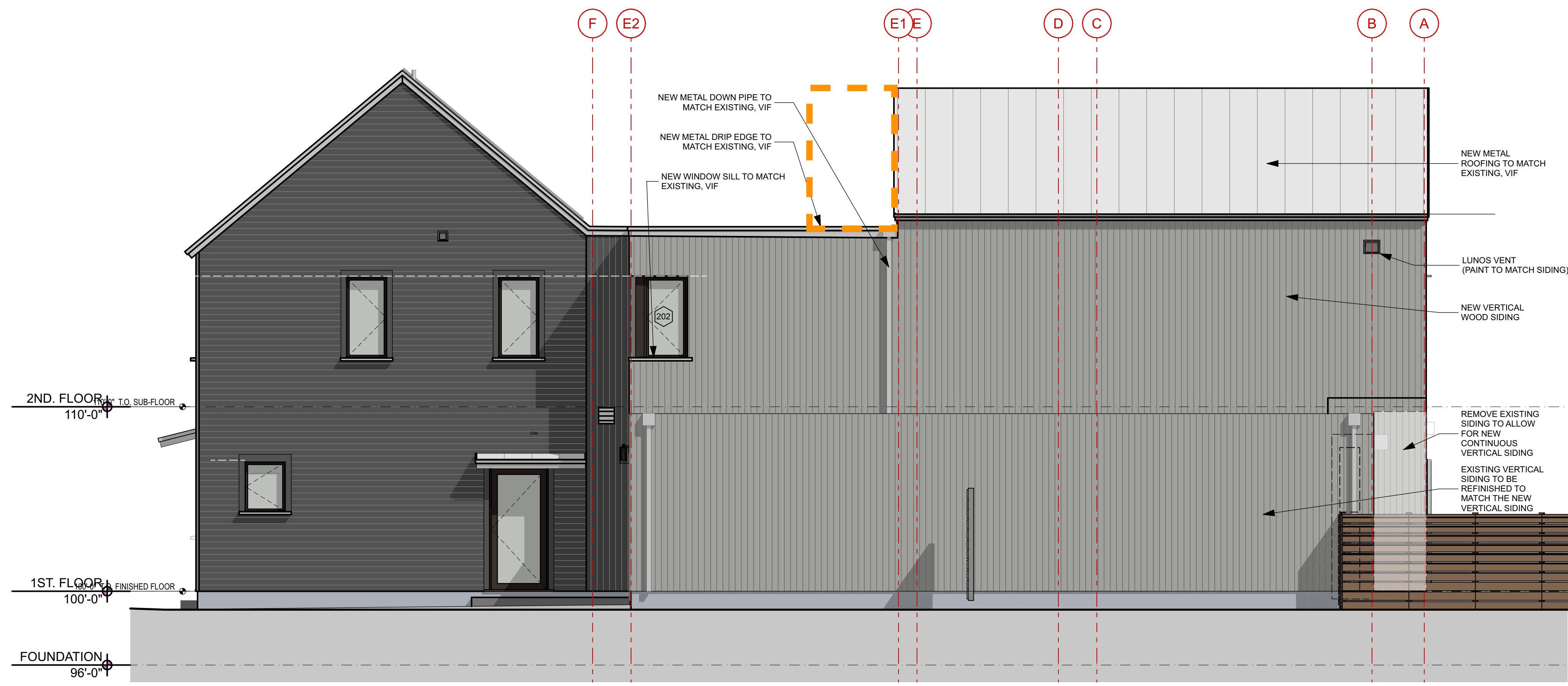
STUDIO ADDITION  
ELEVATIONS  
**A-2.3**





**2** UNION STREET ELEVATION - NORTHEAST  
SCALE: 1/4" = 1'-0"

**AS REVISED APRIL 2024**



**1** SIDE ELEVATION - NORTHWEST  
SCALE: 1/4" = 1'-0"

PROJECT:	ALL2
DATE:	APRIL 23, 2024
REVISED:	

DRAWN BY:	RL/SS
PHASE:	FOR HDC ADMIN. APPROVAL





EXISTING VIEW FROM ACROSS THE STREET



EXISTING VIEW FROM ACROSS THE STREET

AS APPROVED BY HDC  
SEPTEMBER 2023



PROPOSED VIEW FROM ACROSS THE STREET WITH STUDIO ADDITION



PROPOSED VIEW FROM ACROSS THE STREET WITH STUDIO ADDITION

NOT FOR CONSTRUCTION

PROJECT ALL2  
DATE 08/18/2023  
REVISED 1

DRAWN BY RL/SS  
PHASE For HDC Application

EXISTING &  
PROPOSED VIEWS  
FROM STREET LEVEL

**A-9.1**





EXISTING VIEW FROM ACROSS THE STREET



EXISTING VIEW FROM ACROSS THE STREET

AS REVISED APRIL 2024



PROPOSED VIEW FROM ACROSS THE STREET WITH STUDIO ADDITION



PROPOSED VIEW FROM ACROSS THE STREET WITH STUDIO ADDITION

Kaplan  
Thompson  
Architects

102 Exchange Street  
Portland, ME 04101  
(207) 842-2888  
kaplanthompson.com

PROJECT

**STUDIO  
ADDITION**

FOR  
Melanie Alison

AT  
236 Union Street,  
Portsmouth, NH 03801

GENERAL CONTRACTOR

**Bruner & Son Construction**

9 Thompson Lane, Durham,  
NH, 03824

T: (603) 397-2943

PROJECT: ALL2  
DATE: APRIL 23, 2024  
REVISED:

DRAWN BY: RL/SS  
PHASE: FOR HDC  
ADMIN. APPROVAL

EXISTING &  
PROPOSED VIEWS  
FROM STREET LEVEL

**A-9.1**



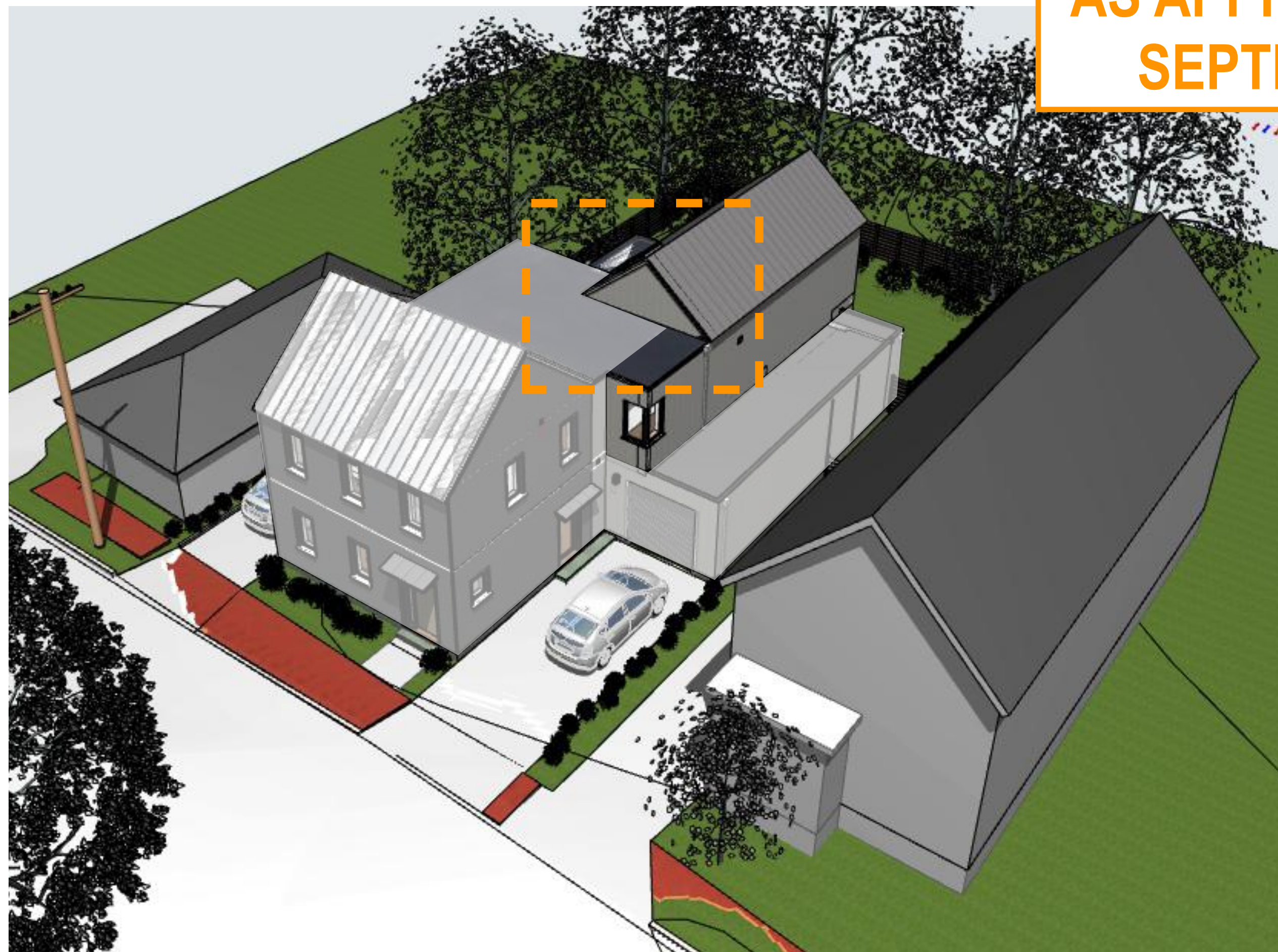


EXISTING CONDITIONS - AERIAL VIEW FROM NORTH

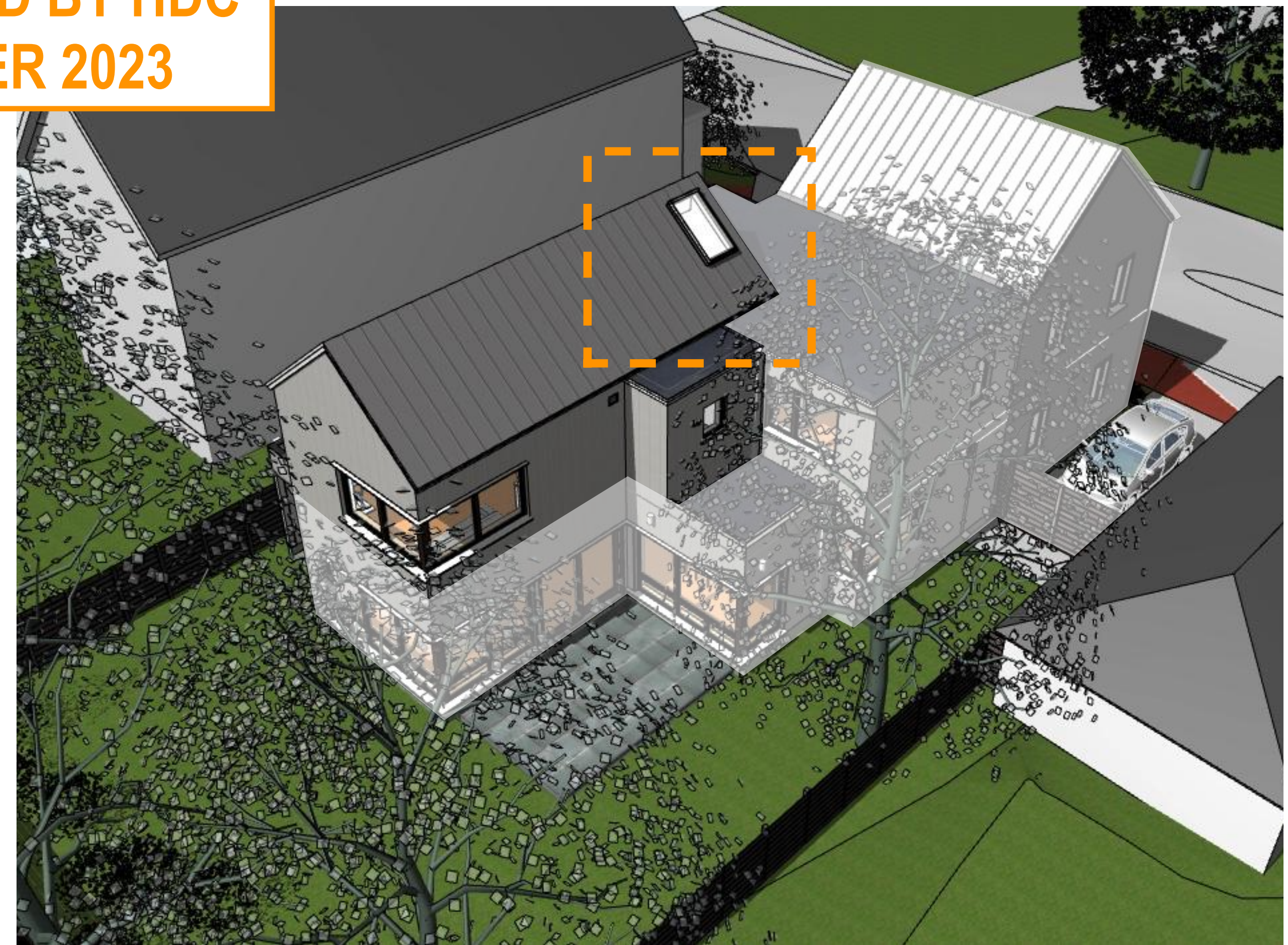


EXISTING CONDITIONS - AERIAL VIEW FROM SOUTH

**AS APPROVED BY HDC  
SEPTEMBER 2023**



PROPOSED STUDIO ADDITION - AERIAL VIEW FROM NORTH



PROPOSED STUDIO ADDITION - AERIAL VIEW FROM SOUTH

NOT FOR CONSTRUCTION

PROJECT ALL2  
DATE 08/18/2023  
REVISED 1

DRAWN BY RL/SS  
PHASE For HDC Application





EXISTING CONDITIONS - AERIAL VIEW FROM NORTH

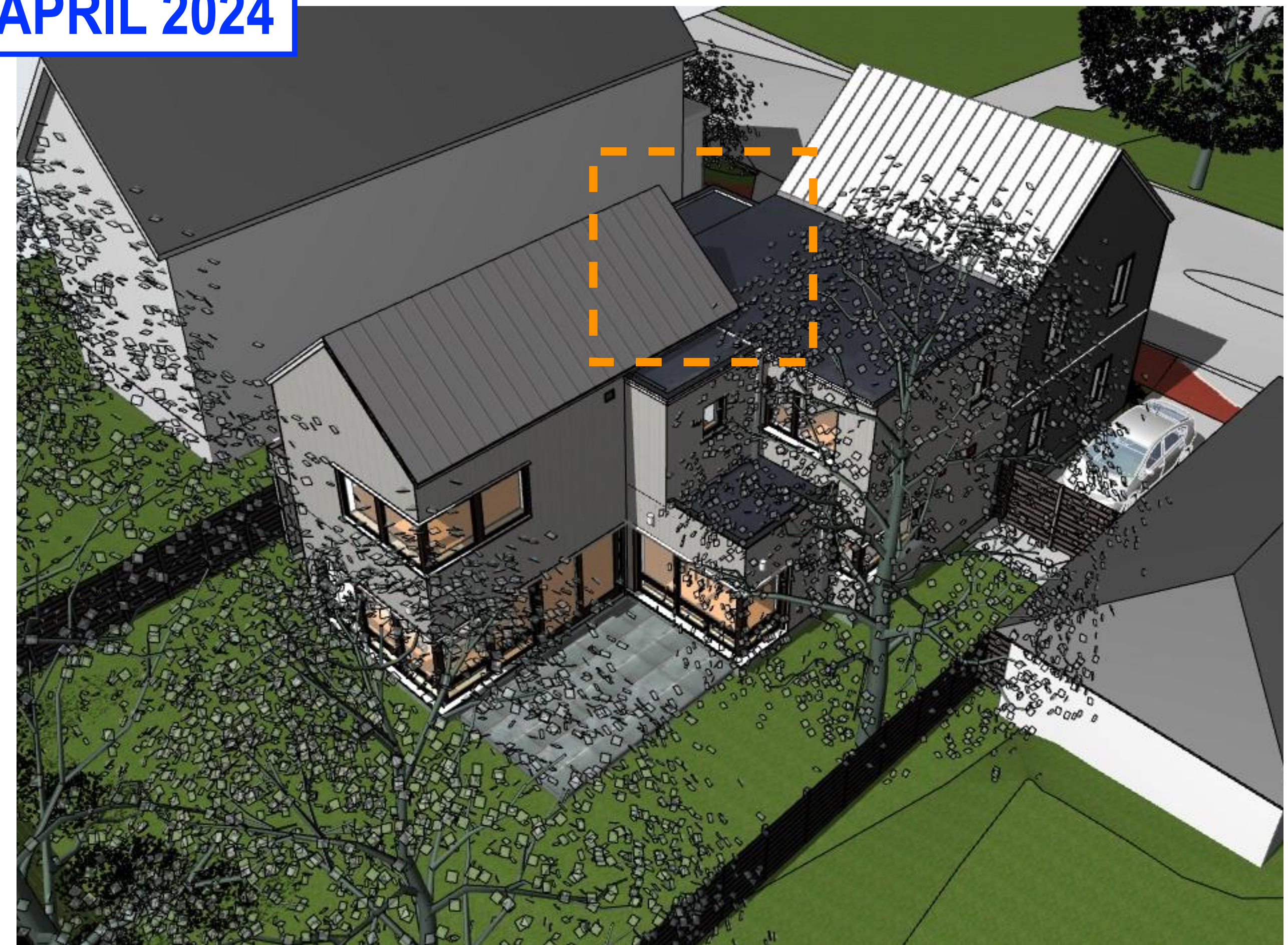


EXISTING CONDITIONS - AERIAL VIEW FROM SOUTH

AS REVISED APRIL 2024



PROPOSED STUDIO ADDITION - AERIAL VIEW FROM NORTH



PROPOSED STUDIO ADDITION - AERIAL VIEW FROM SOUTH

PROJECT  
**STUDIO  
ADDITION**

FOR  
Melanie Alison

AT  
236 Union Street,  
Portsmouth, NH 03801

GENERAL CONTRACTOR  
**Bruner & Son Construction**  
9 Thompson Lane, Durham,  
NH, 03824  
T: (603) 397-2943

PROJECT: ALL2  
DATE: APRIL 23, 2024  
REVISED:

DRAWN BY: RL/SS  
PHASE: FOR HDC  
ADMIN. APPROVAL



3. 30 Gardner Street

**-Recommended Approval**

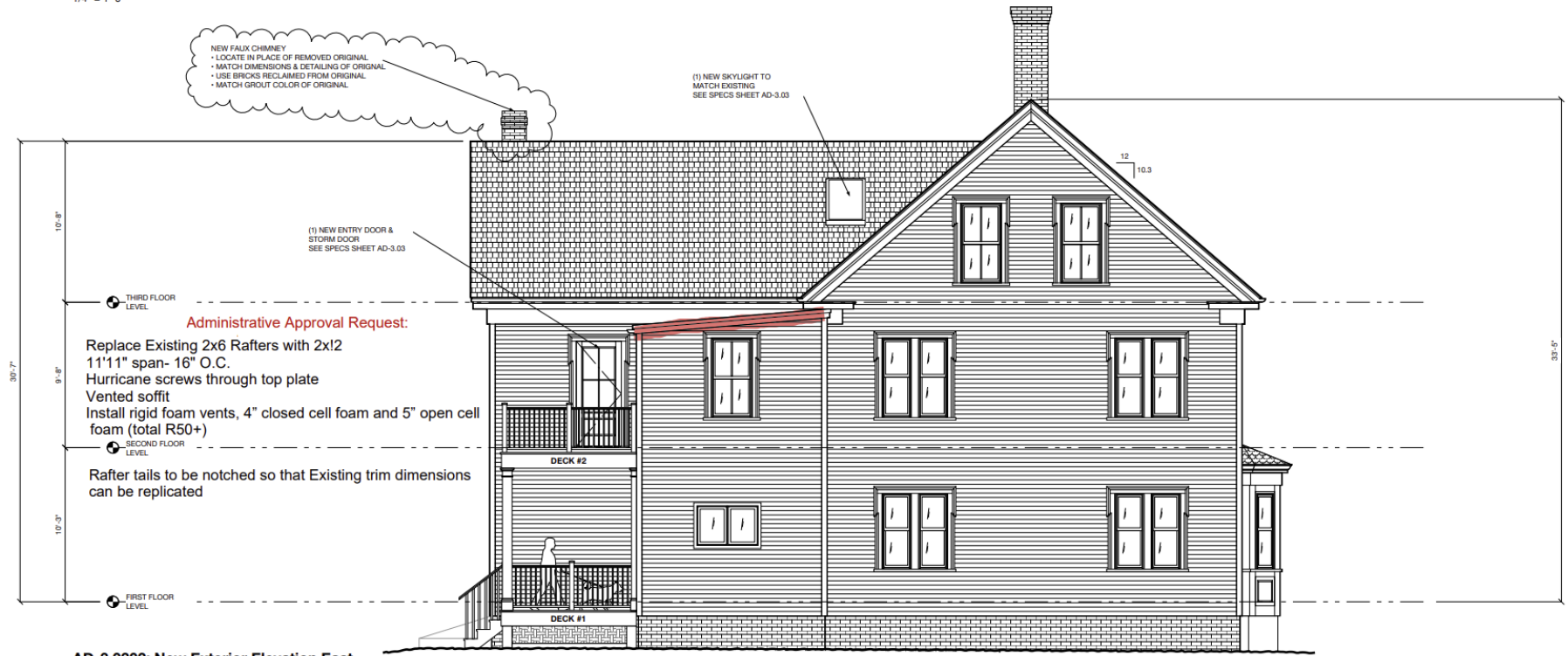
**Background:** The applicant is seeking approval for mechanical venting and to rebuild the rear low sloped portion of the roof due to finding original undersized rafters.

**Staff Comment:** Recommend Approval

**Stipulations:**

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

1/4" = 1'-0"



**Administrative Approval Request:**

Replace Existing 2x6 Rafters with 2x12  
11'11" span- 16" O.C.  
Hurricane screws through top plate  
Vented soffit  
Install rigid foam vents, 4" closed cell foam and 5" open cell foam (total R50+)

Rafter tails to be notched so that Existing trim dimensions can be replicated

**AD-3.0202: New Exterior Elevation East**

1/4" = 1'-0"



ation West



1/4" = 1'-0"



**AD-3.0202: New Exterior Elevation East**

1/4" = 1'-0"

4. 66 South Street, Unit #2

**-Recommended Approval**

**Background:** The applicant is seeking approval for the final window brand and window schedule.

**Staff Comment:** Recommend Approval

**Stipulations:**

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

# Marvin Elevate Windows - 66 South St.

OMS Ver. 0004.08.01 (Current)  
Product availability and pricing subject to change.

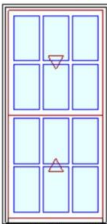
AMAROSA  
PORTSMOUTH, NH  
Quote Number: T151NNE

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #2	Mark Unit:	Net Price:	1,120.54
Qty: 5		Ext. Net Price:	5,602.70

MARVIN



As Viewed From The Exterior

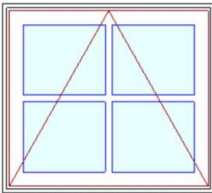
Entered As: RO  
RO 29" X 57"

Mixed Exterior Colors  
Stone White Exterior  
**Color Mismatch: Frame and Sash Exterior Colors do not match.**  
Painted Interior Finish - Designer Black Pine Interior  
Elevate Double Hung  
Rough Opening 29" X 57"  
Top Sash  
Ebony Exterior  
Painted Interior Finish - Designer Black Pine Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Ebony Ext - Painted Interior Finish - Designer Black Int  
Bottom Sash  
Ebony Exterior  
Painted Interior Finish - Designer Black Pine Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Ebony Ext - Painted Interior Finish - Designer Black Int  
Black Weather Strip Package  
1 Matte Black Sash Lock  
Exterior Aluminum Half Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jamb  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

A

Line #3	Mark Unit:	Net Price:	760.31
Qty: 4		Ext. Net Price:	3,041.24

MARVIN



As Viewed From The Exterior

Entered As: RO  
RO 28" X 24"

Mixed Exterior Colors  
Stone White Exterior  
**Color Mismatch: Frame and Sash Exterior Colors do not match.**  
Painted Interior Finish - Designer Black Pine Interior  
Elevate Awning - Roto Operating  
Rough Opening 28" X 24"  
Ebony Exterior  
Painted Interior Finish - Designer Black Pine Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W2H  
Ebony Ext - Painted Interior Finish - Designer Black Int  
Matte Black Folding Handle  
Interior Aluminum Screen  
Bright View Mesh  
Ebony Surround  
4 9/16" Jamb  
Nailing Fin

B

OMS Ver. 0004.08.01 (Current) Processed on: 5/2/2024 3:04:29 PM  
For product warranty information please visit, [www.marvin.com/support/warranty](http://www.marvin.com/support/warranty).

Page 3 of 6

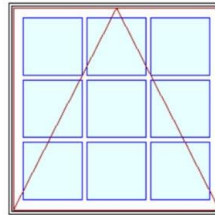
OMS Ver. 0004.08.01 (Current)  
Product availability and pricing subject to change.

AMAROSA  
PORTSMOUTH, NH  
Quote Number: T151NNE

\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit:	Net Price:	1,087.92
Qty: 1		Ext. Net Price:	1,087.92

MARVIN



As Viewed From The Exterior

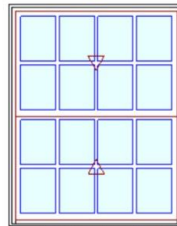
Entered As: RO  
RO 40" X 38"

Mixed Exterior Colors  
Stone White Exterior  
**Color Mismatch: Frame and Sash Exterior Colors do not match.**  
Painted Interior Finish - Designer Black Pine Interior  
Elevate Awning - Roto Operating  
Rough Opening 40" X 38"  
Ebony Exterior  
Painted Interior Finish - Designer Black Pine Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W3H  
Ebony Ext - Painted Interior Finish - Designer Black Int  
Matte Black Folding Handle  
Interior Aluminum Screen  
Bright View Mesh  
Ebony Surround  
4 9/16" Jamb  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

C

Line #5	Mark Unit: EGRESS	Net Price:	1,411.90
Qty: 1		Ext. Net Price:	1,411.90

MARVIN



As Viewed From The Exterior

Entered As: RO  
RO 44 1/2" X 54 1/2"

Mixed Exterior Colors  
Stone White Exterior  
**Color Mismatch: Frame and Sash Exterior Colors do not match.**  
Painted Interior Finish - Designer Black Pine Interior  
Elevate Double Hung  
Rough Opening 44 1/2" X 54 1/2"  
Top Sash  
Ebony Exterior  
Painted Interior Finish - Designer Black Pine Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W2H  
Ebony Ext - Painted Interior Finish - Designer Black Int  
Bottom Sash  
Ebony Exterior  
Painted Interior Finish - Designer Black Pine Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W2H  
Ebony Ext - Painted Interior Finish - Designer Black Int  
Black Weather Strip Package  
2 Matte Black Sash Lock  
Exterior Aluminum Half Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jamb  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

D

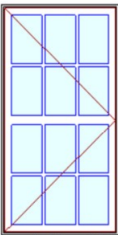
OMS Ver. 0004.08.01 (Current) Processed on: 5/2/2024 3:04:29 PM  
For product warranty information please visit, [www.marvin.com/support/warranty](http://www.marvin.com/support/warranty).

Page 4 of 6

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: EGRESS	Net Price:	1,227.80
Qty: 1		Ext. Net Price: USD	1,227.80

MARVIN 



As Viewed From The Exterior

Entered As: RO  
RO 31 1/2" X 59"

- Mixed Exterior Colors
- Stone White Exterior
- Color Mismatch: Frame and Sash Exterior Colors do not match.**
- Painted Interior Finish - Designer Black Pine Interior
- Elevate Casement - Right Hand
- Rough Opening 31 1/2" X 59"
- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 2 11/32" Simulated Rail Rectangular
- Standard 1.0:2.0
- 7/8" SDL - With Spacer Bar - Stainless
- Top Cut 3W2H - Bottom Cut 3W2H
- 12 Rect Lites
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Matte Black Folding Handle
- Interior Aluminum Screen
- Bright View Mesh
- Ebony Surround
- 4 9/16" Jamb
- Nailing Fin
- \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- \*\*\*Note: Unit Availability and Price is Subject to Change

E

Project Subtotal Net Price: USD 12,371.56  
0.000% Sales Tax: USD 0.00  
Project Total Net Price: USD 12,371.56

Please see photos showing letters coordinating with windows depicted on quote sheets.





A

B

A

D

B

C





A

A

A

B

B

6  
6





E





Marvin Elevate window style as shown here (48 South St.)



Similar trim style to be used as shown here (48 South St.)

All windows to have 1/2 screens and 6 over 6 pane style where currently shown and available.



5. 425 Islington Street

-TBD

Background: The applicant is seeking approval for window replacements.

Staff Comment: TBD

**Stipulations:**

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



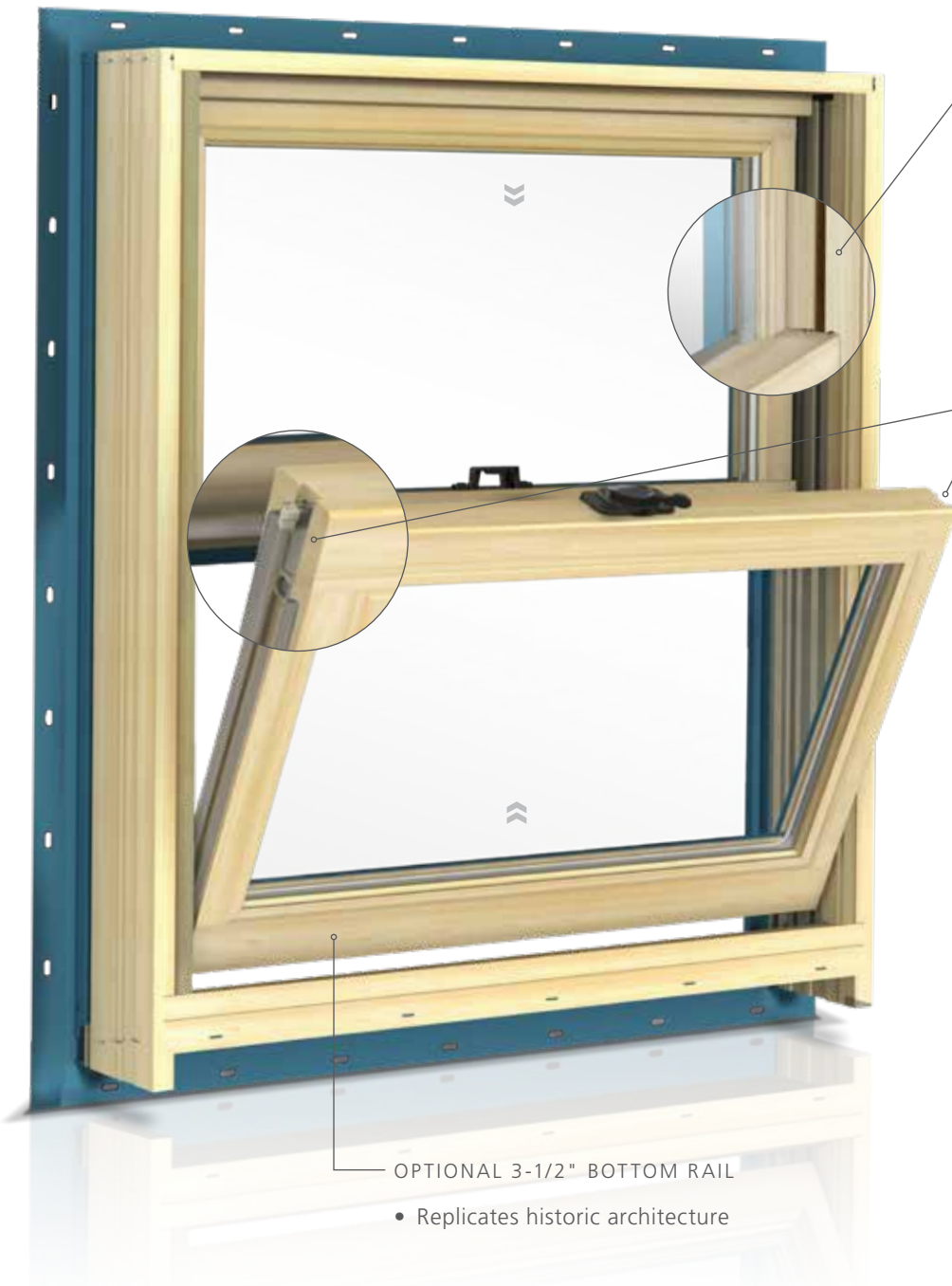


JELD-WEN®

CUSTOM™ WOOD  
WINDOWS AND PATIO DOORS



# DOUBLE-HUNG FEATURES & OPTIONS



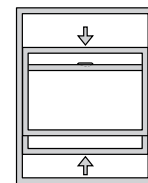
## CONCEALED JAMB LINER

- Replicates historic architecture
- No exposed track
- Cover will match interior species and finish



## CAM-LOCK WITH CONCEALED TILT LATCH

- Tilt sash allows for easy cleaning from the inside of your home
- A single mechanism controls both the locking and tilting of the sash
- Tilt latches are concealed within the sash for a clean, streamlined appearance



## DOUBLE-HUNG

Uses moving sash on top and bottom to increase usability and air circulation

## OPTIONAL 3-1/2" BOTTOM RAIL

- Replicates historic architecture

## AVAILABLE HARDWARE FINISHES



Oil-Rubbed Bronze\*†

Antique Brass

Polished Brass

Brushed Chrome

Polished Chrome

Powder-Coat White

Chestnut Bronze

Desert Sand

Powder-Coat Black

Satin Nickel†

\*Oil-Rubbed Bronze will change in appearance over time

†Available with optional PVD finish for increased resistance to wear and discoloration

Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

# Historic District Commission Staff Report

Wednesday, May 08, 2024

WS-1

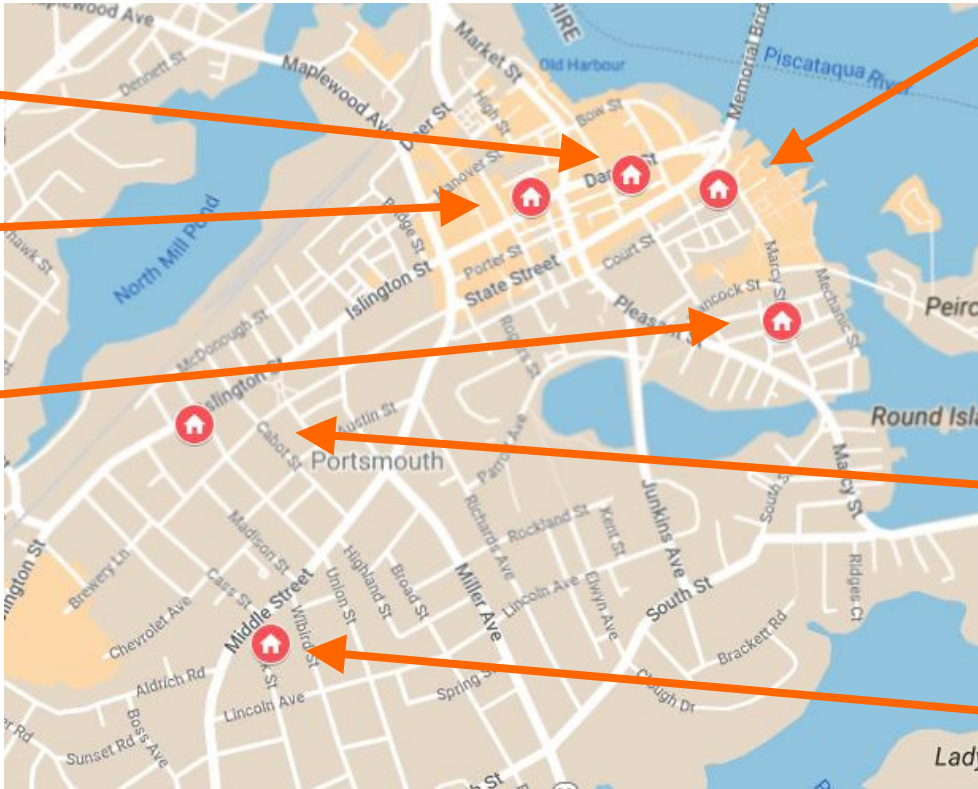
PH-B

PH-3

PH-4

PH-2

PH-1



**Project Address:** 95 DANIEL STREET

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING B

**A. Property Information - General:**

**Existing Conditions:**

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



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

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Demolition and reconstruction of the existing structure.



**D. Purpose and Intent:**

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



March 14, 2024

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

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

Dear Ms. Ruedig,

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

Sean Peters, Manager  
95 Daniel Street LLC





## Site Visit Report for 95 Daniel Street

**Date:** March 12, 2024

**Requestor:** Sean Peters

---

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

---

### Assessment:

#### 1. Structural Condition:

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

#### 2. Recommendation:

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

---

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

Respectfully,

Shanti Wolph  
Chief Building Inspector  
City of Portsmouth  
603.610.7261

CC: Historic District Commission

11 March, 2024

Structural Condition Assessment  
95 Daniel Street  
Portsmouth, New Hampshire

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

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

### **General Description**

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

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

## Exterior

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



1-Front elevation



2-Northwest corner



3-Southwest corner



4-Southeast corner





5-Detail at northwest corner



6-Wood decay along west side



7-Detail at southeast corner



8-Grade along east side

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

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



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

### **Basement / Foundation**

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



9-Basement looking north



10-Basement looking east

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



11-Detail of foundation wall



12-Detail of foundation wall

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

### First Floor Framing

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



13-Detail of screw jack bearing on wood



14-Detail of typical wood post bearing



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



15-Timber post supporting decayed joist



16-Timber post supporting decayed joist

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



17-Detail of joist end bearing on shims



18-Detail of typical wood post bearing

## Second Floor Framing

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



19-Front bay second floor framing



20-Front bay second floor framing



21-Cables supporting second floor



22-Cables connected to roof framing



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



23-Second floor framing



24-Second floor framing

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



25-Post bearing on short studwall



26-Timber beam end bearing



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



27-Joist connection to wall framing



28-Joist connection to wall framing

### **Roof Framing**

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



29-Roof framing



30-Roof framing





31-Roof framing



32-Roof framing

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



33-Roof framing



34-Roof framing



## Wall Framing

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



35-Wall framing



36-Wall framing



37-Wall framing



38-Wall framing



## Building Code Requirements


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

## Conclusion

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

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

Respectfully submitted,  
Martin Gorham, PE, LEED-AP

  
A circular professional engineer seal for the State of New Hampshire. The outer ring contains the text 'STATE OF NEW HAMPSHIRE' at the top and 'PROFESSIONAL ENGINEER' at the bottom. The inner circle contains the text 'MARTIN GORHAM' and 'No. 12896'.

# 99-95 DANIEL STREET

**PREVIOUSLY APPROVED**

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

**BUILDING HISTORY - 95 DANIEL STREET:**

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

**BUILDING HISTORY - 99 DANIEL STREET:**

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

**GENERAL PROJECT DESCRIPTION:**

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



99-95 DANIEL STREET  
PORTSMOUTH, NH 03801

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

SHEET LIST	
Sheet Number	Sheet Name

**GENERAL INFORMATION**

C	COVER
---	-------

**ARCHITECTURAL DRAWINGS**

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

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



© 2023 McHenry Architecture

99/95 DANIEL STREET

PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING  
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

C

12/14/2023

McHA: EKW/MG

NOT TO SCALE

Locus





PERSPECTIVE FROM DANIEL STREET

99 DANIEL STREET  
95 DANIEL STREET



SPACE BETWEEN 99  
AND 95 DANIEL  
STREET (LEFT)  
  
SPACE BETWEEN 99  
AND 105 DANIEL  
STREET (RIGHT)



REAR ADDITIONS OF 95  
DANIEL STREET (LEFT)



PERSPECTIVE FROM CUSTOM HOUSE LANE

95 DANIEL STREET  
99 DANIEL STREET



SPACE BETWEEN 95  
AND 85 DANIEL  
STREET (RIGHT)



© 2023 McHenry Architecture

99/95 DANIEL STREET

PORTSMOUTH, NH 03801

EXISTING BUILDING PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING  
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A1

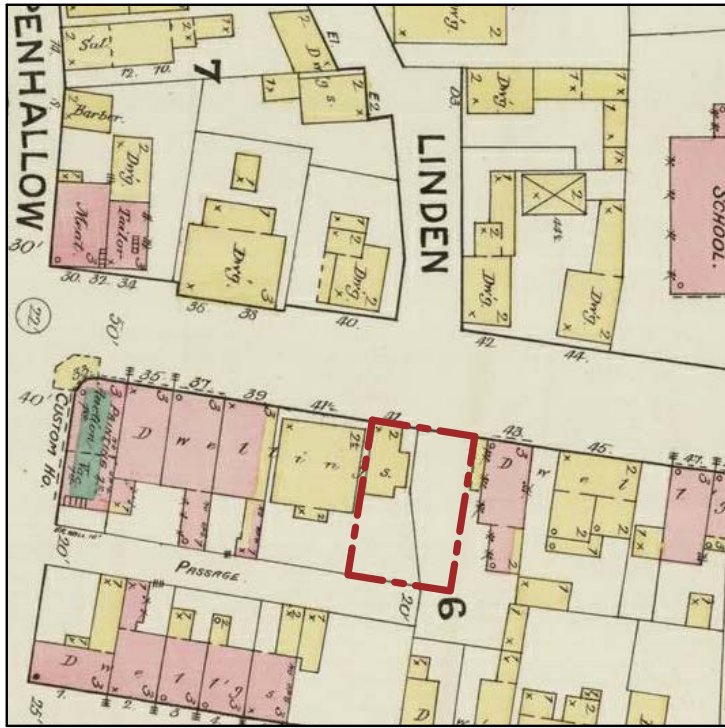
12/14/2023

McHA: EKW/MG

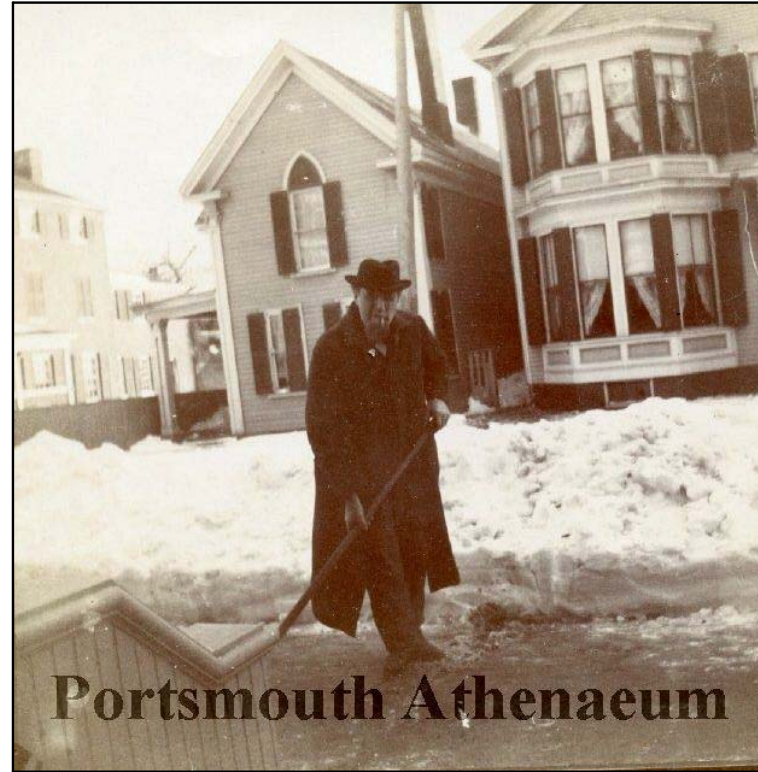
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**PREVIOUSLY APPROVED**



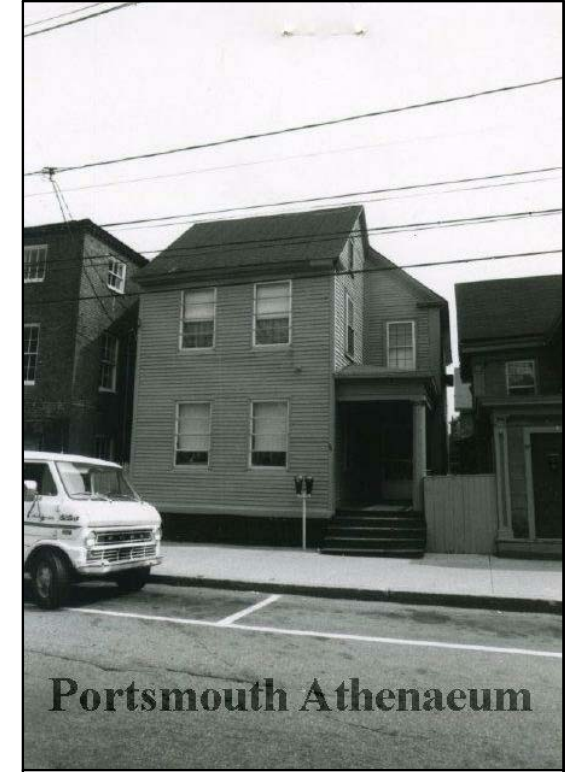
1887



95 DANIEL STREET - 1890



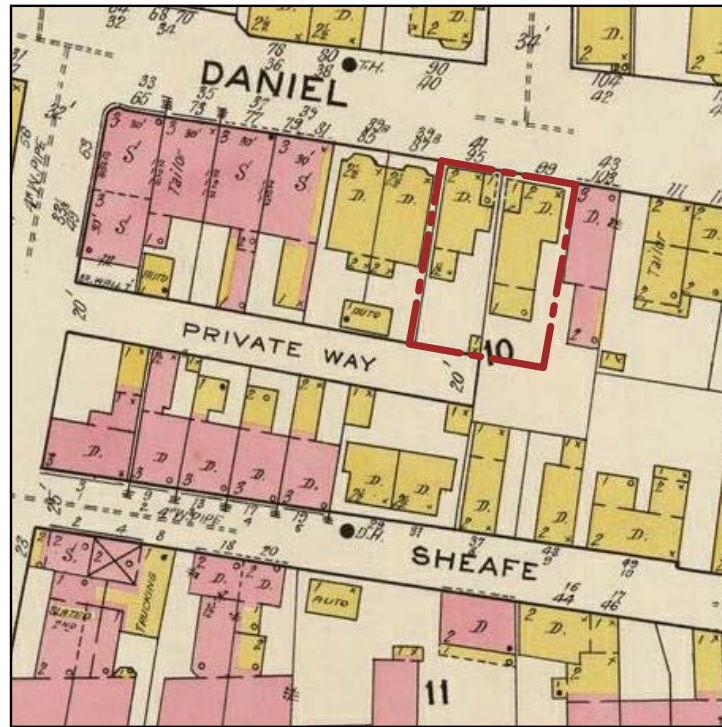
95 DANIEL STREET - 1982



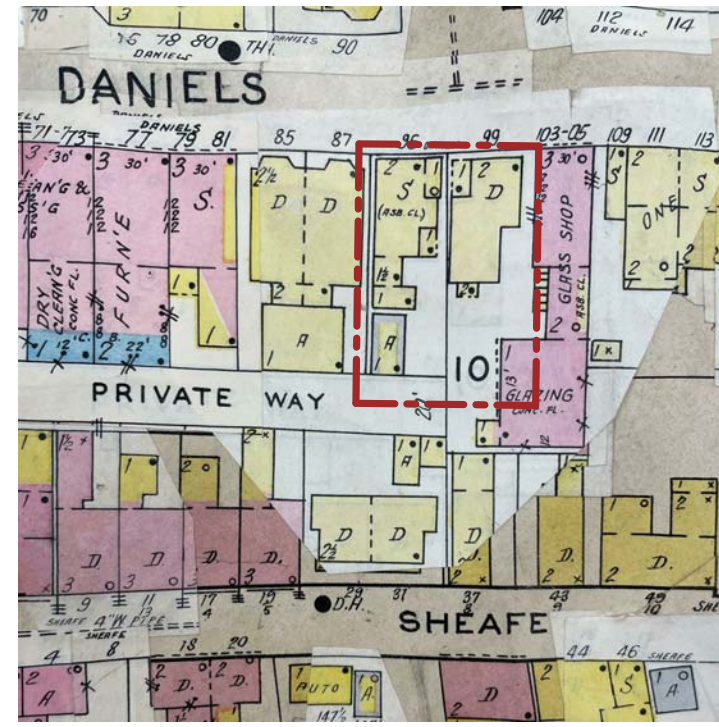
99 DANIEL STREET - 1982



1910



1920



1947



1980

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

© 2023 McHenry Architecture

**99/95 DANIEL STREET**

PORTSMOUTH, NH 03801

**SANBORN MAP PROGRSSION**

HISTORIC DISTRICT COMMISSION · PUBLIC HEARING  
JANUARY 2024

**McHENRY ARCHITECTURE**

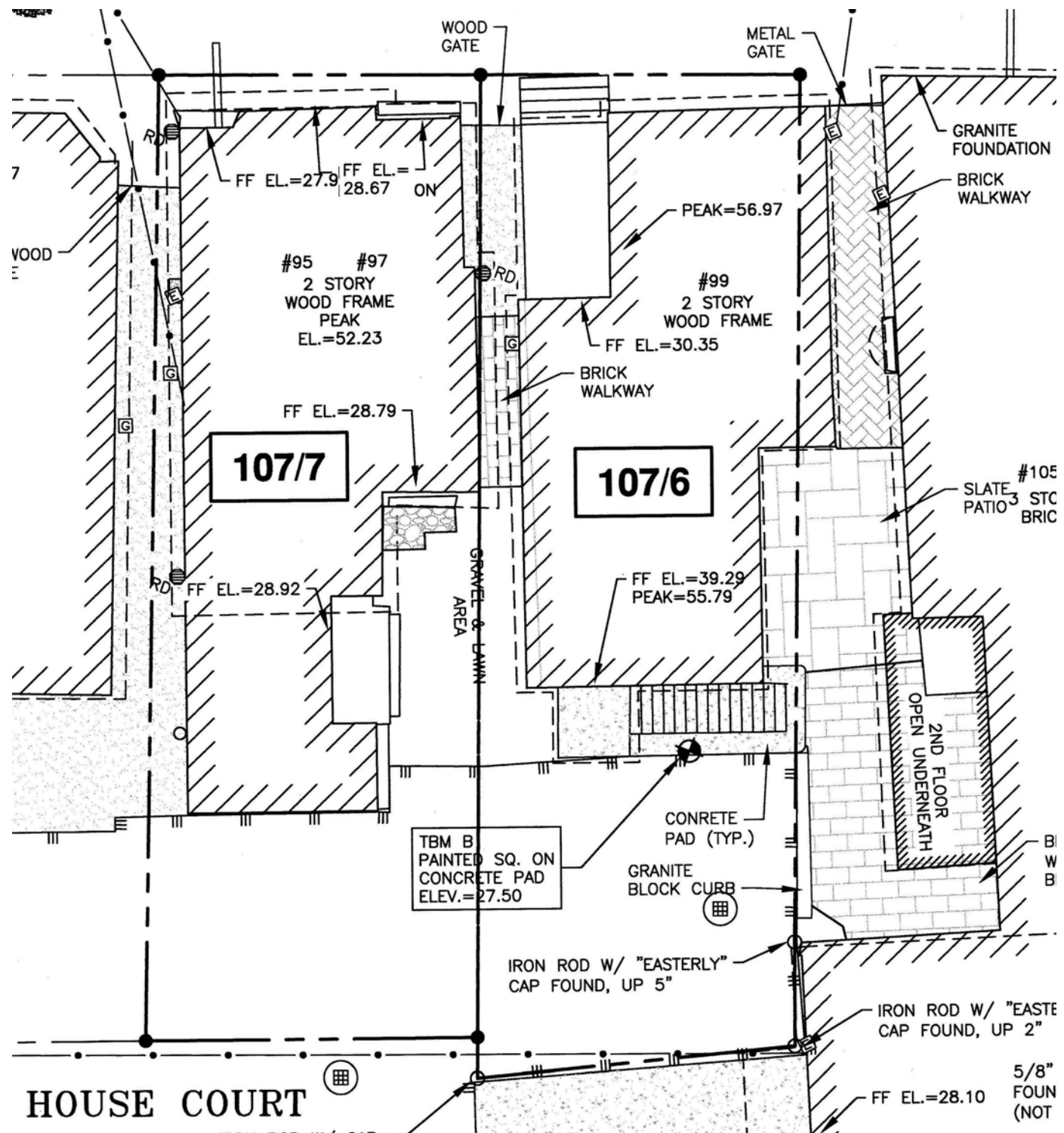
4 Market Street  
Portsmouth, New Hampshire

**A2**

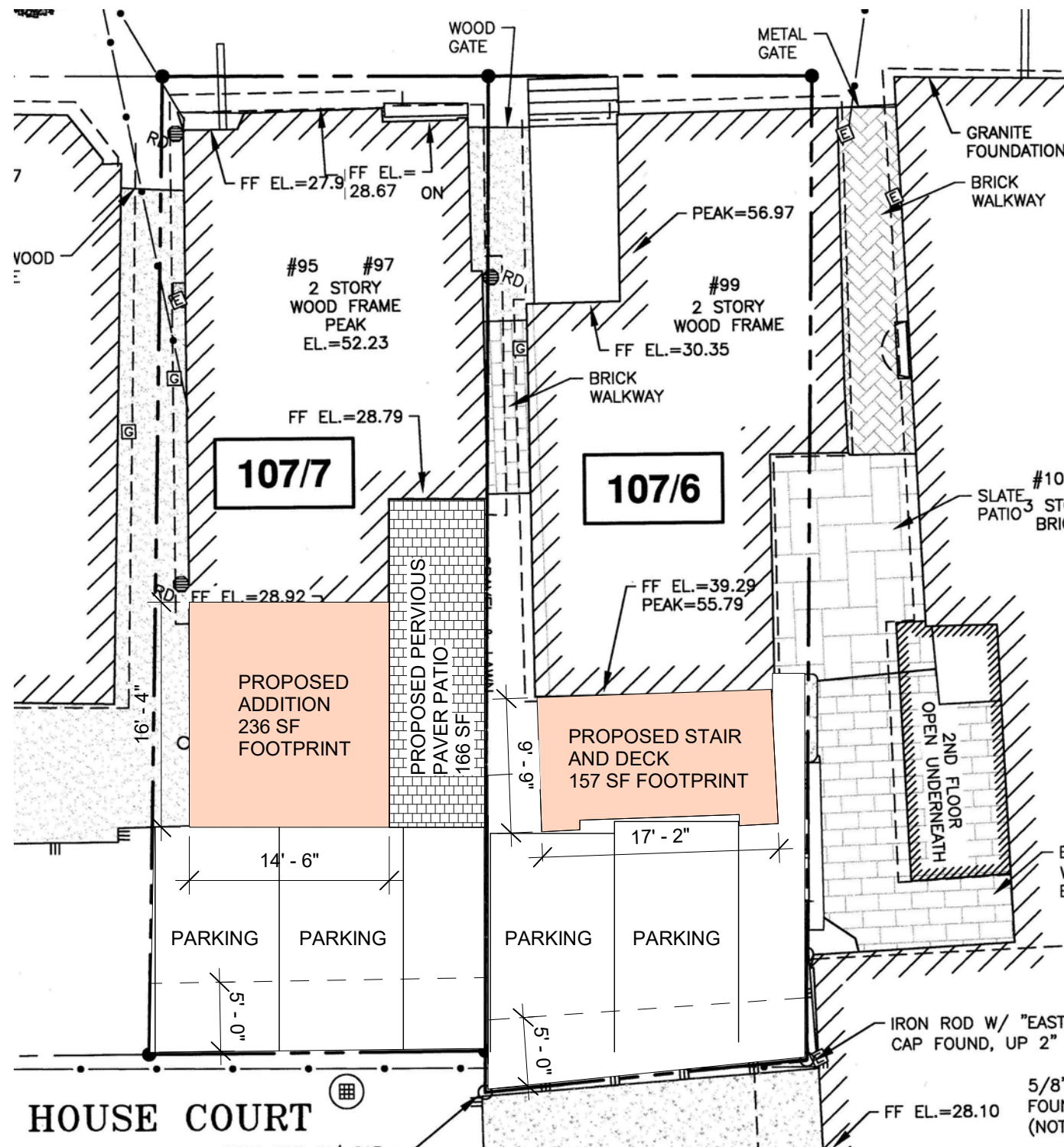
12/14/2023  
McHA: EKW/MG  
NOT TO SCALE



**PREVIOUSLY APPROVED**



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



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

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99/95 DANIEL STREET  
PORTSMOUTH, NH 03801

SITE PLAN  
HISTORIC DISTRICT COMMISSION · PUBLIC HEARING  
JANUARY 2024

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A3

12/14/2023  
McHA: EKW/MG  
AS INDICATED



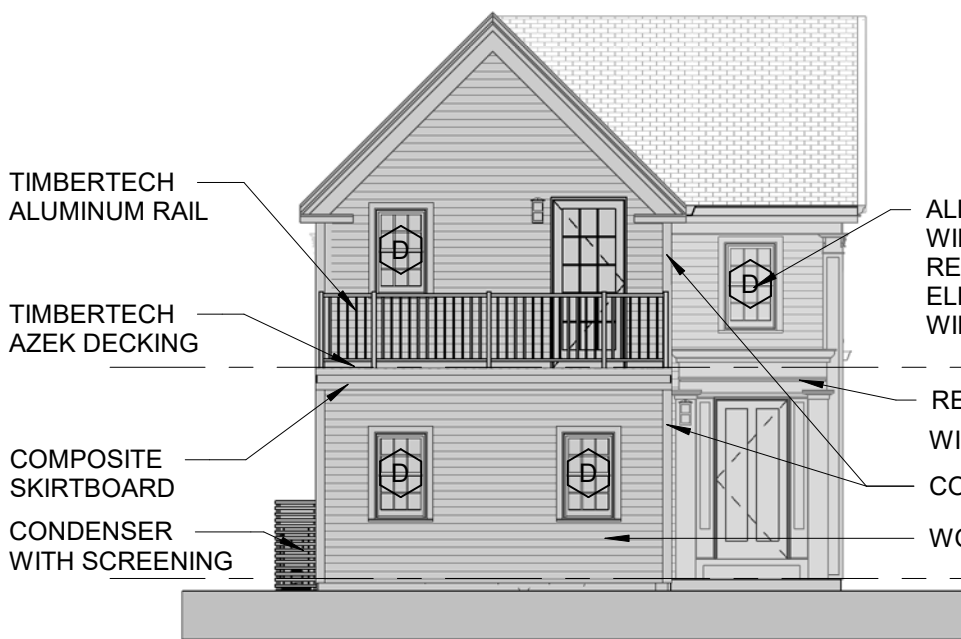
**PREVIOUSLY APPROVED**



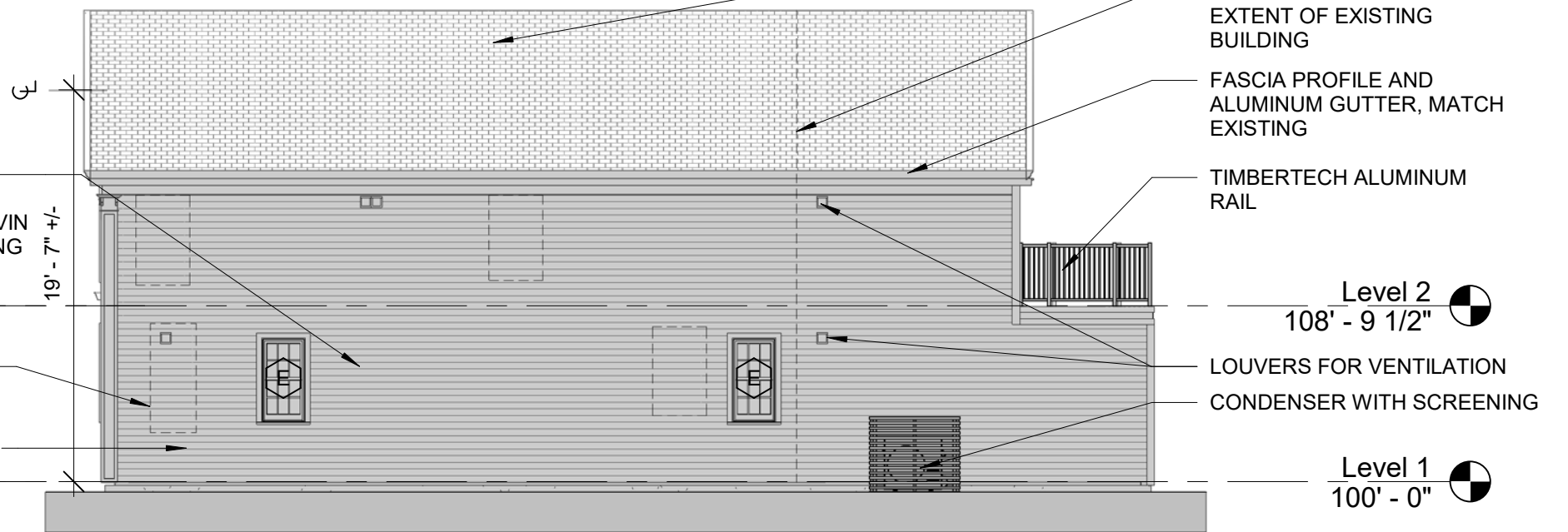
**1 SOUTH ELEVATION**  
1/8" = 1'-0"



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



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



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

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99/95 DANIEL STREET

PORTSMOUTH, NH 03801

95 SCHEMATIC DESIGN

HISTORIC DISTRICT COMMISSION · PUBLIC HEARING  
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A5

12/14/2023

McHA: EKW/MG

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





PERSEPCTIVE FROM DANIEL STREET



PERSEPCTIVE FROM CUSTOM HOUSE LANE

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99/95 DANIEL STREET

PORTSMOUTH, NH 03801

PROPOSED PERSPECTIVE

HISTORIC DISTRICT COMMISSION · PUBLIC HEARING  
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A6

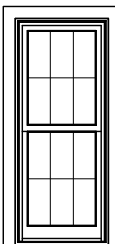
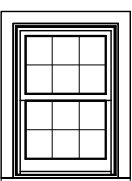
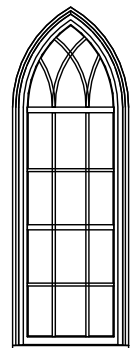
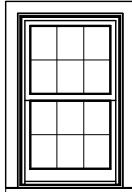
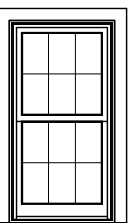
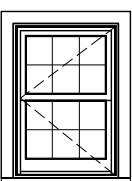
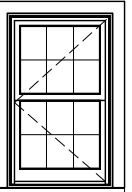
12/14/2023  
McHA: EKW/MG  
NOT TO SCALE

**PREVIOUSLY APPROVED**

**WINDOW SCHEDULE**

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

**WINDOW TYPES**

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

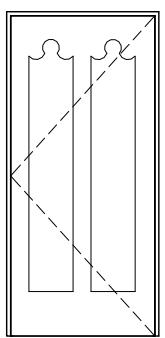
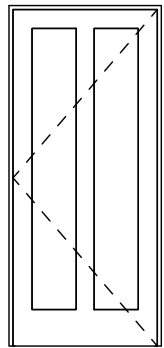
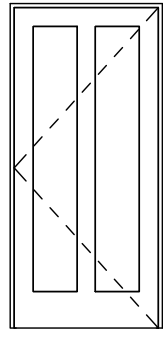
**DOOR SCHEDULE**

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

**WINDOW NOTES**

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

**DOOR TYPES**

		
<b>TYPE A:</b>	<b>TYPE B:</b>	<b>TYPE C:</b>
2-PANEL WOOD DOOR	2-PANEL FIBERGLASS DOOR	2-PANEL FIBERGLASS DOOR



**2 PANEL VERTICAL FIBERGLASS DOOR**

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**99/95 DANIEL STREET**

PORTSMOUTH, NH 03801

**95 SCHEDULES**

HISTORIC DISTRICT COMMISSION · PUBLIC HEARING  
JANUARY 2024

**McHENRY ARCHITECTURE**

4 Market Street  
Portsmouth, New Hampshire

**A7**

12/14/2023

McHA: EKW/MG

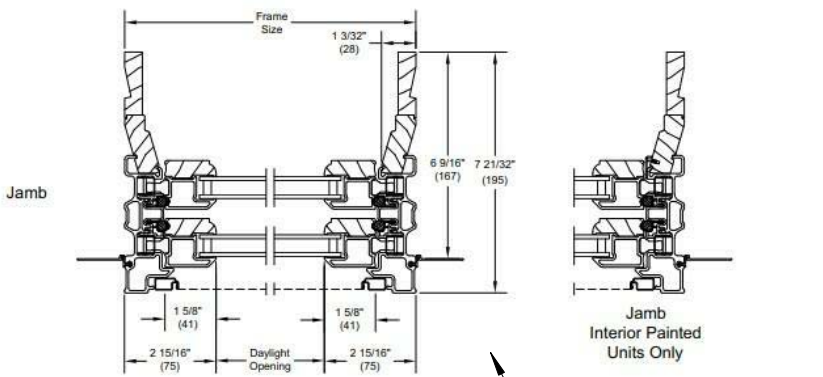
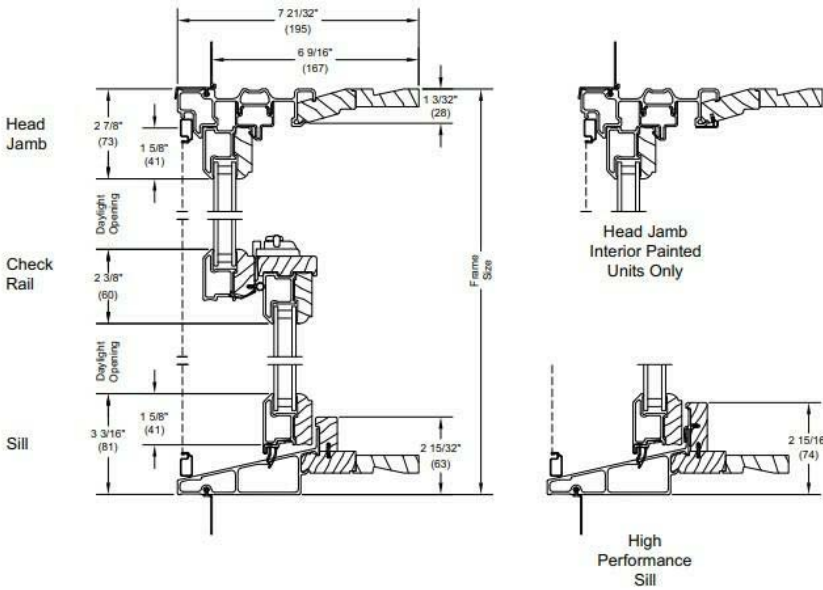
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**PREVIOUSLY APPROVED**

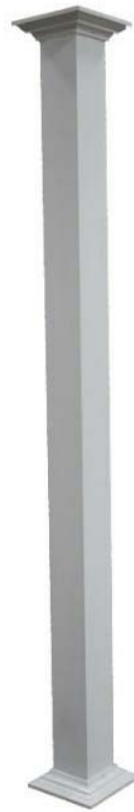


**ASPHALT SHINGLES**  
CERTAINTEED LANDMARK SERIES OR EQUAL, COLOR TBD



**WINDOWS**  
MARVIN ELEVATE DOUBLE HUNG

**COMPOSITE COLUMN WRAP**



**WALL SCONCE**



**SHUTTER HARDWARE**



**SHUTTERS**  
COMPOSITE FIXED LOUVER SHUTTERS



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



**COMPOSITE TRIM BOARD**  
BORAL TRUEXTERNAL COMPOSITE TRIM



**DECKING MATERIAL**  
TIMBERTECH AZEK VINTAGE COLLECTION - DARK HICKORY



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PORTSMOUTH, NH 03801

MATERIALS AND SELECTIONS  
HISTORIC DISTRICT COMMISSION - PUBLIC HEARING  
JANUARY 2024

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A9

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

**Project Address:** 35 PARK STREET

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 1



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 9,147 SF +/-
- Estimated Age of Structure: c.1940
- Building Style: Dormered Cape
- Number of Stories: 1.5
- Historical Significance: Not in 1984 survey
- Public View of Proposed Work: Park Street
- Unique Features: N/A
- Neighborhood Association: West End

**B. Proposed Work:** Replacement windows

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Replacement of (12) windows for the home. The proposed windows are a Vinyl window and will retain the same grid pattern.
- This home is bisected by the Historic District.





**D. Purpose and Intent:**

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

**E. Review Criteria/Findings of Fact:**

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



The applicant is requesting to replace (12) windows on the residence with a Glass Wing brand window, which is vinyl and will retain the existing grid pattern. Exterior window trim will be reused, repaired or replaced in-kind as needed.





SALEM OFFICE

13 Red Roof Ln, Suite 201  
Salem, NH 03079  
Phone 1-855-322-3552  
Fax 1-844-525-6555  
dabella.us  
M-F 9am-5pm

**GLASSWING WINDOW WORKSHEET**  
**EXHIBIT 1**

Exclusive Glasswing Dealer of Oregon

Form 039 (Reverse 013) - Effective Date 1/25/2023

DATE: 02/29/2024 JOB # \_\_\_\_\_

REPRESENTATIVE 1: Erica White

REPRESENTATIVE 2: \_\_\_\_\_

BRANCH NAME: SALEM

**GENERAL CONTRACTOR'S AGREEMENT**

I/We, the owner(s) of the premises described below, hereby authorize you as contractor to furnish all necessary materials, labor and workmanship to install, construct and place the improvements described herein according to the following specifications, terms and conditions on the premises described below.

OWNER NAME 1 <u>Ruth Faribault</u>		OWNER NAME 2 <u>Bill Faribault</u>		COUNTY
ADDRESS <u>35 Park St</u>		CITY <u>Portsmouth</u>	STATE <u>NH</u>	ZIP <u>03801</u>
CONSTRUCTION SITE <u>35 Park St</u>		CITY <u>Portsmouth</u>	STATE <u>NH</u>	ZIP <u>03801</u>
HOME Mr. / Ms. (603) 617-0693	WORK Mr. / Ms. (603) 534-7971	CELL Mr. / Ms. (603) 617-0693	E-MAIL <u>Ruth@nhlawoffices.com</u>	
BEST TIME TO CALL FROM <u>10:00 am</u> TO <u>4:00 pm</u>			PREFERRED CONTACT METHOD <u>Cell Phone</u>	

WINDOW #	ROOM	FRAME COLOR	STYLE	EXTERIOR PAINTED COLOR	INTERIOR WOODGRAIN	WIDTH	HEIGHT	TOTAL UI	HARDWARE COLOR	TEMP	KRYPTON GAS	OBSCURE	NOTES
1	Dining room	White	DH			37	46	0		N	N	N/A	Grids
2	Dining room	White	DH			37	46	0		N	N	N/A	Grids
3	Living room	White	DH			37	46	0		N	N	N/A	Grids
4	Living room	White	DH			37	46	0		N	N	N/A	Grids
5	Living room	White	DH			37	46	0		N	N	N/A	Grids
6	Office	White	DH			37	46	0		N	N	N/A	Grids
7	Office	White	DH			37	46	0		N	N	N/A	Grids
8	Office	White	DH			37	46	0		N	N	N/A	Grids
9	Bedroom 1	White	DH			37	46	0		N	N	N/A	Grids
10	Bedroom 1	White	DH			37	46	0		N	N	N/A	Grids
11	Bedroom 1	White	DH			37	46	0		N	N	N/A	Grids
12	Bedroom 1	White	DH			37	46	0		N	N	N/A	Grids
13		White	EV					0		N	N	N/A	

**ALL WINDOWS FINNED WHEN POSSIBLE**

DOOR #	ROOM	SASH STYLE	EXTERIOR PAINTED COLOR	INTERIOR WOODGRAIN	SIZE	DIRECTION	HARDWARE COLOR	KRYPTON GAS	FRAME COLOR	NOTES
1							N		White	
2							N		White	
3							N		White	
4							N		White	

**LINE & CASE:**  
 YES  NO  
# \_\_\_\_\_

**TYPE OF TRIM:**  
SELECT TYPE COLOR; SELECT COLOR

**EXTERIOR TRIM:**  
Brickmold  
 YES  NO

**GRIDS:**  
 YES  NO  
If Yes, See Worksheet #3

**WORK NOT INCLUDED:**

**NOTES TO INSTALLER:**

**Contingent on Historical district approval (see discount page for install notes)**

YEAR HOME BUILT: 1940     YES  NO    CHILDREN  YES  NO    UNDER 6 YEARS OLD  YES  NO

Windows and patio doors come with manufacturer lifetime\* warranty, except screen damage. DaBella washes inside and outside of windows and patio doors one time. DaBella is not responsible for painting, staining, blinds, alarms, furniture, or security bars.

\*See manufacturer warranty for particulars. Non transferable.

The work described in this exhibit is to be performed under and shall be subject to the terms and conditions contained in the contract (including exhibits).

\*DABELLA MAKES NO AND DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NONINFRINGEMENT, WITH RESPECT TO THE GOODS AND SERVICES PROVIDED HEREIN. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. WARRANTIES WILL NOT BE EFFECTIVE OR ENFORCEABLE WHILE A BALANCE DUE REMAINS OUTSTANDING ON ANY JOB.

ACCEPTED BY: [Signature]  
DABELLA REPRESENTATIVE

X [Signature]  
CUSTOMERS SIGNATURE  
X \_\_\_\_\_  
CUSTOMERS SIGNATURE

DATE 02/29/2024

DATE 02/29/2024

**Project Address:** 404 ISLINGTON STREET

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L2
- Land Use: Commercial/Inn
- Land Area: 12,632 SF +/-
- Estimated Age of Structure: c.1815
- Number of Stories: 2.5
- Historical Significance: Not in the 1984 Survey
- Public View of Proposed Work: Islington Street
- Unique Features: N/A
- Neighborhood Association: West End



**B. Proposed Work:** Modifications to an existing side entry doorway and stairs, a rear landing, stairs, and railing system and window modifications.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Some of the scope of work has already been completed.





**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

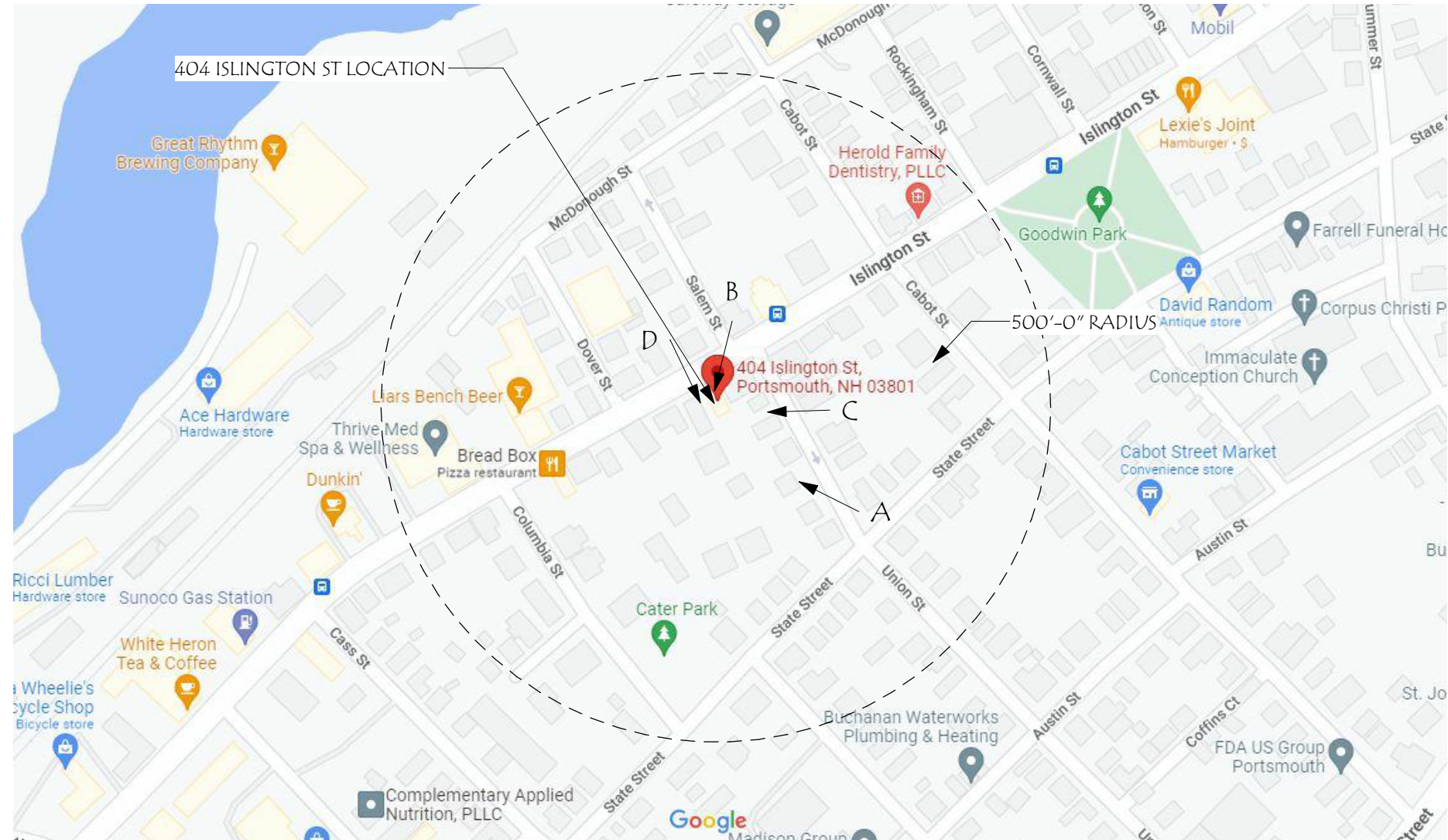
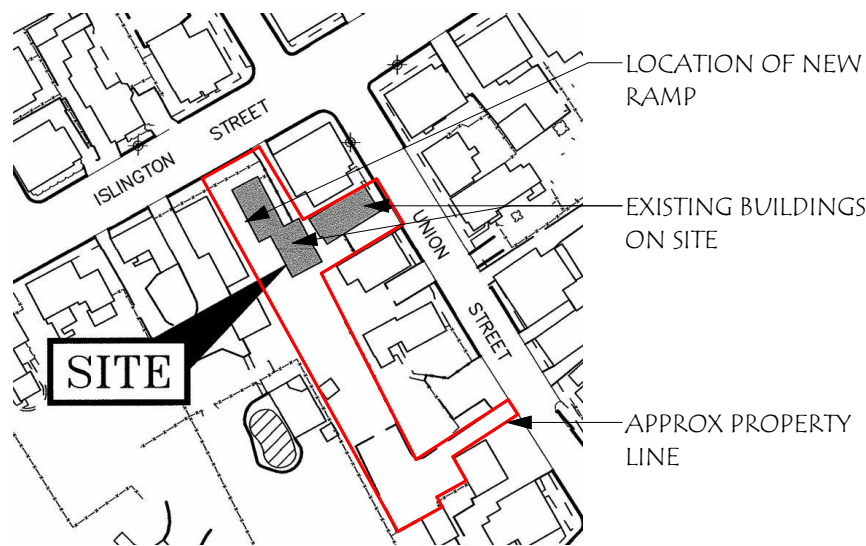
# 404 ISLINGTON STREET

## GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE ADDITION OF A NEW ACCESSIBLE RAMP TO AN EXISTING STRUCTURE.

### NEW WORK:

THIS PROJECT CONSISTS OF THE MODIFICATION OF EXISTING DOOR AND THE ADDITION OF A NEW LANDING, STAIRS, AND HANDRAILS



## ZONING SUMMARY:

ZONING DISTRICT: CD4-L2

LOT SIZE: 12,630 SF

REQUIRED LOT AREA PER DWELLING UNIT:

BUILDING HEIGHT: 35'-0" ALLOWED

GROUND FLOOR ABOVE SIDEWALK: 11'-0" MIN

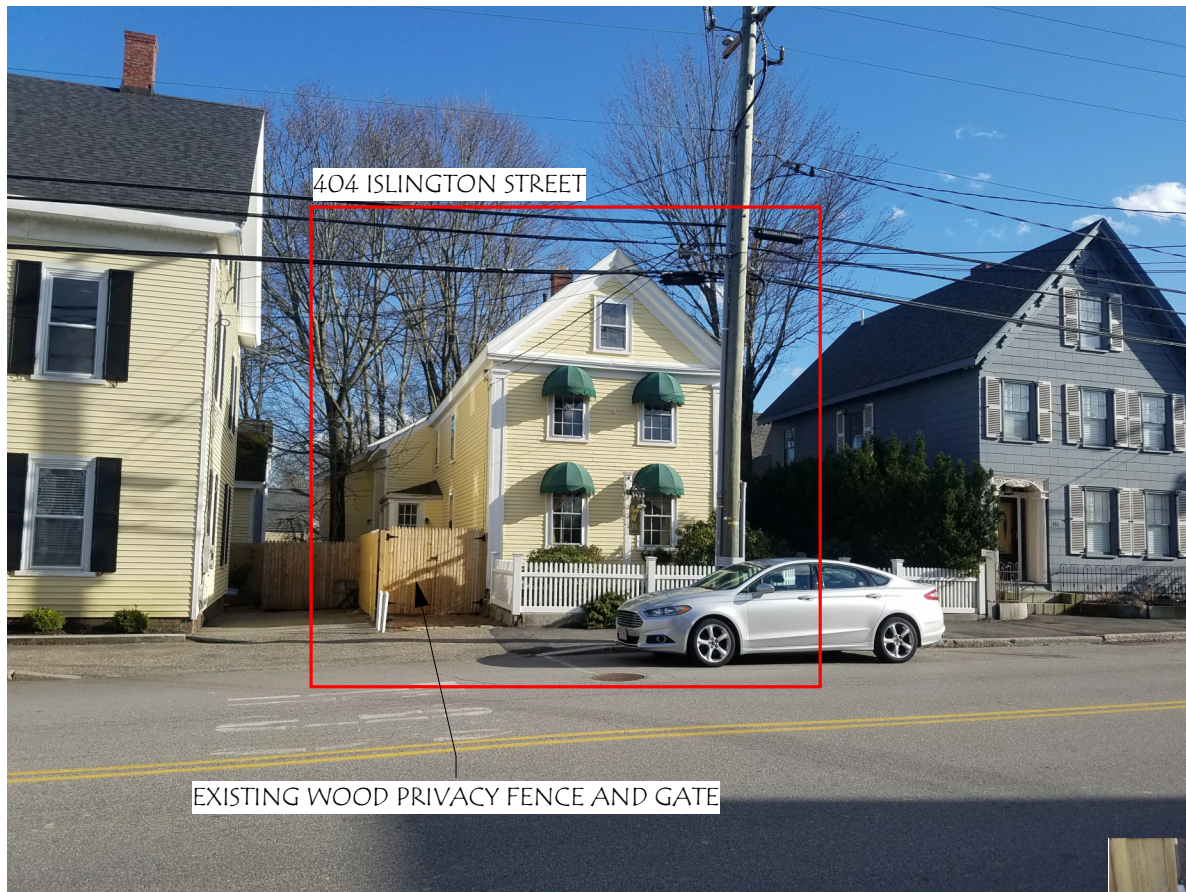
MIN GROUND STORY HEIGHT: ~8'-6" EXISTING

Revisions #	Description	Date

SCALE:	SNH
DRAWN BY:	RJH
CHECKED BY:	2022050
PROJECT NO.:	05/25/22
DATE:	

TITLE:	COVER SHEET
	1





404 ISLINGTON STREET

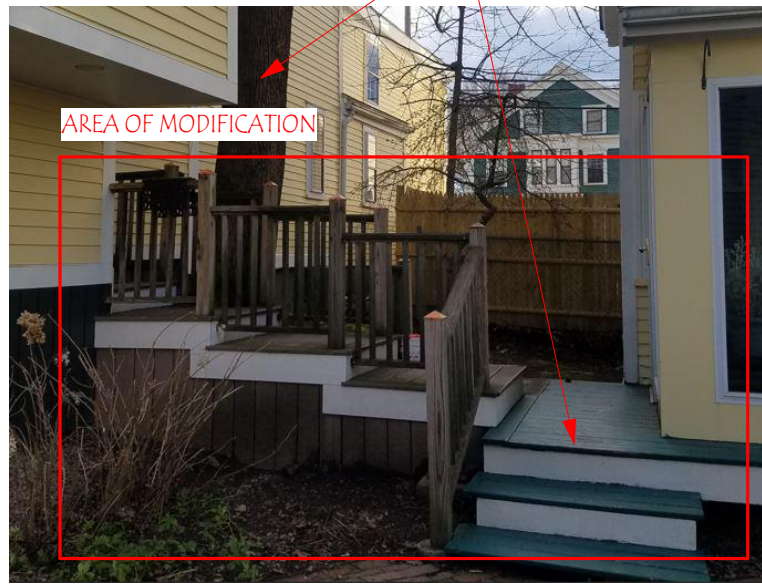
EXISTING WOOD PRIVACY FENCE AND GATE

VIEW A: ISLINGTON STREET

REMOVE EXISTING STORM DOOR & REPLACE EXISTING DOOR WITH NEW 36"X80" DOOR IN SAME STYLE

REMOVE EXISTING TIERED LANDINGS, SUPPORTS, AND ASSOCIATED RAILINGS

EXISTING TREE WAS REMOVED DUE TO DISEASE



AREA OF MODIFICATION

VIEW C: EXISTING DECKING BETWEEN BUILDINGS

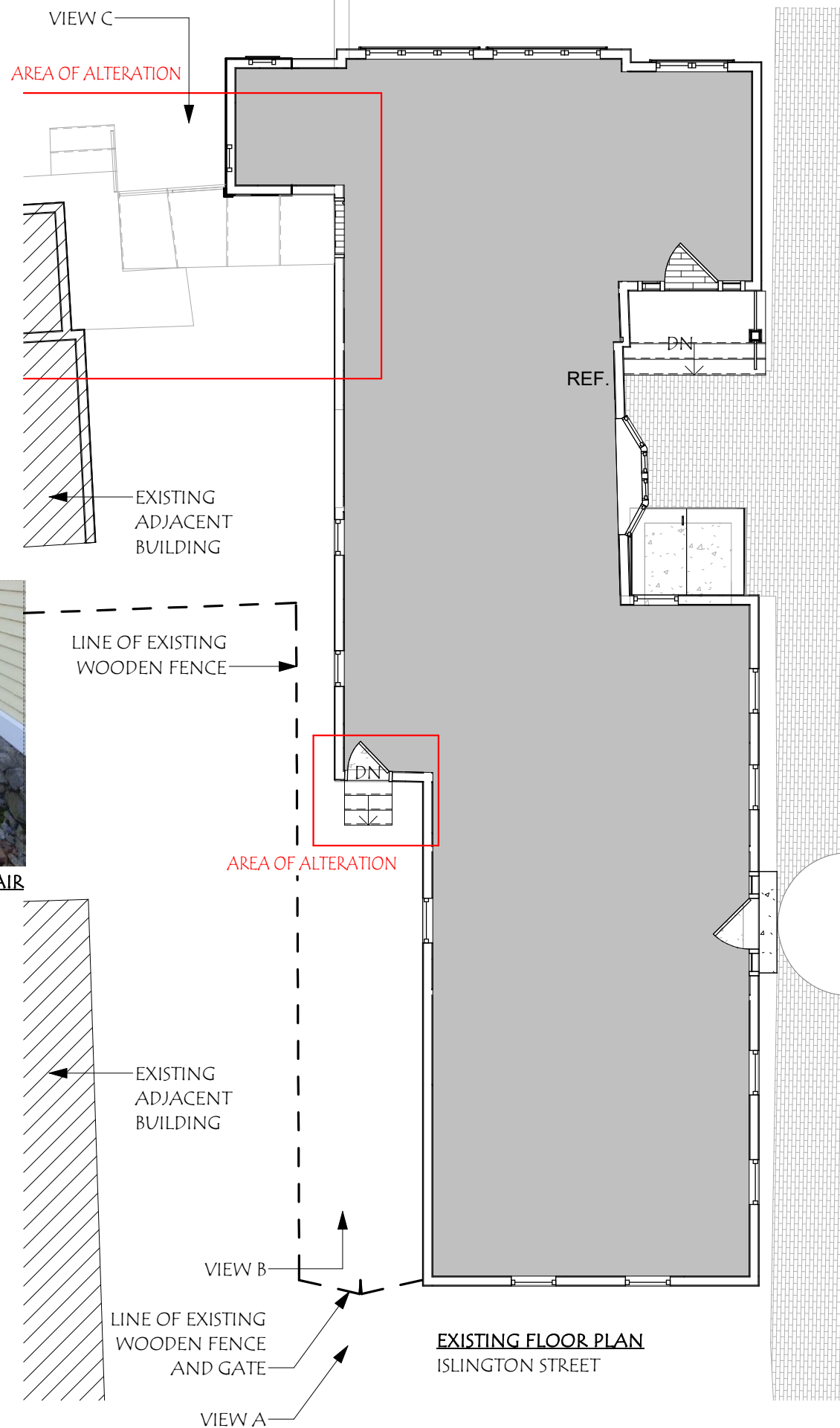


AREA OF MODIFICATION

VIEW B: WITHIN WOOD PRIVACY FENCE



CLOSE UP OF EXISTING STAIR



Revisions #	Description	Date

SCALE:	1/8" = 1'-0"
DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	2022.050
DATE:	04/14/22

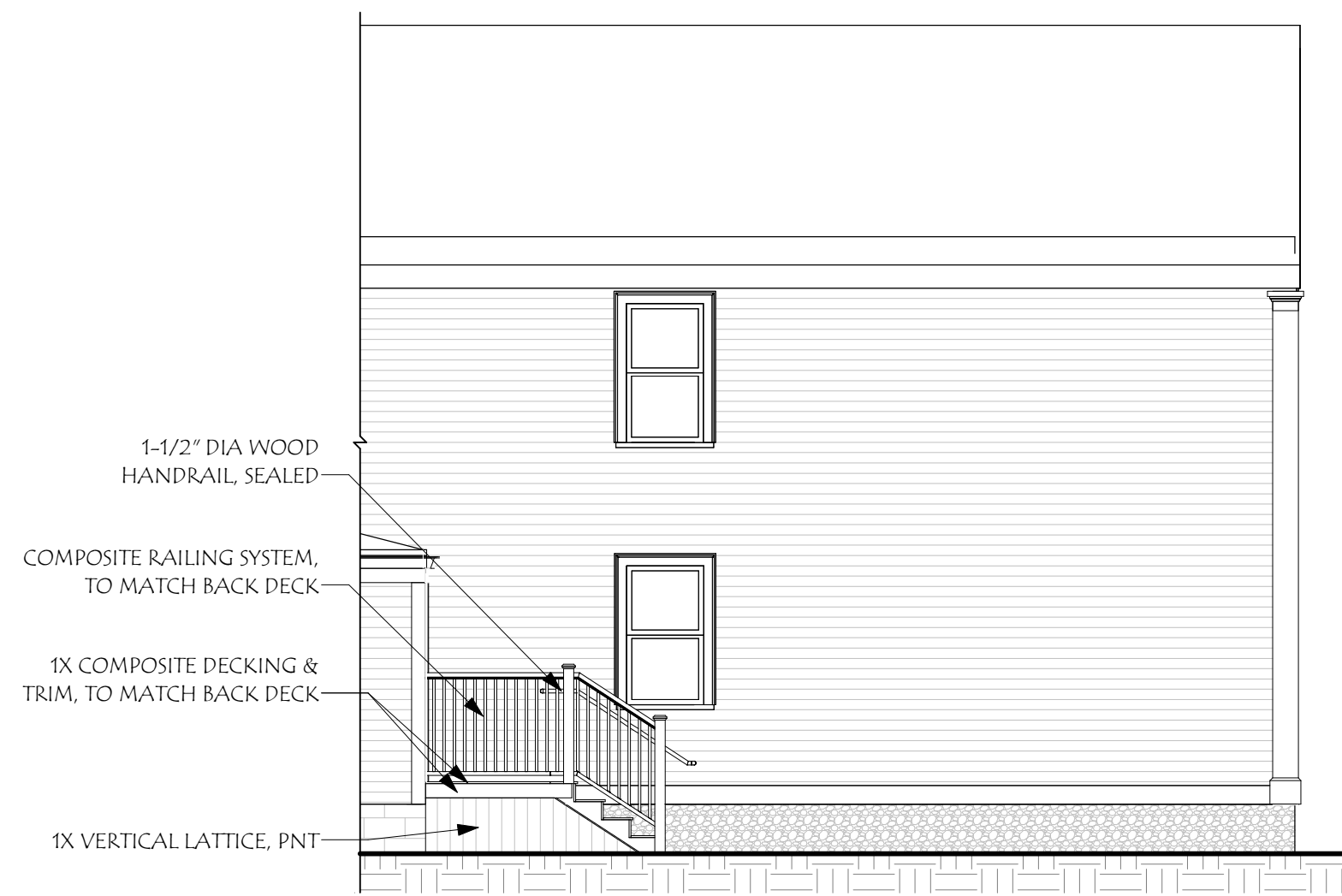
TITLE:	EXISTING CONTEXT/ PLAN
	2



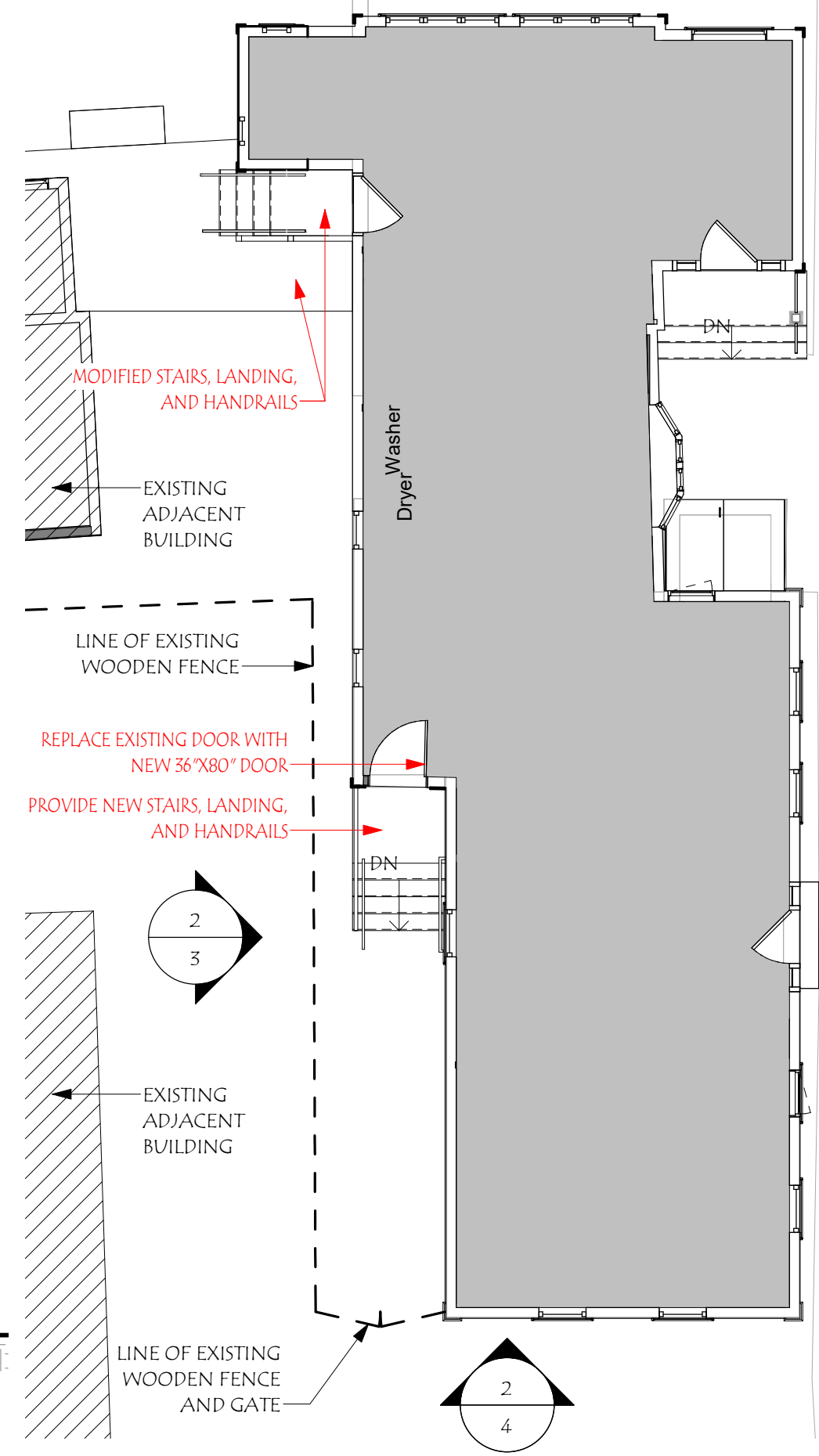
Revisions #	Description	Date

SCALE:	As indicated	SNH	RJH	2022.050	05/25/22
DRAWN BY:					
CHECKED BY:					
PROJECT NO.:					
DATE:					

TITLE:	PROPOSED	3
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**2 HDC EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"



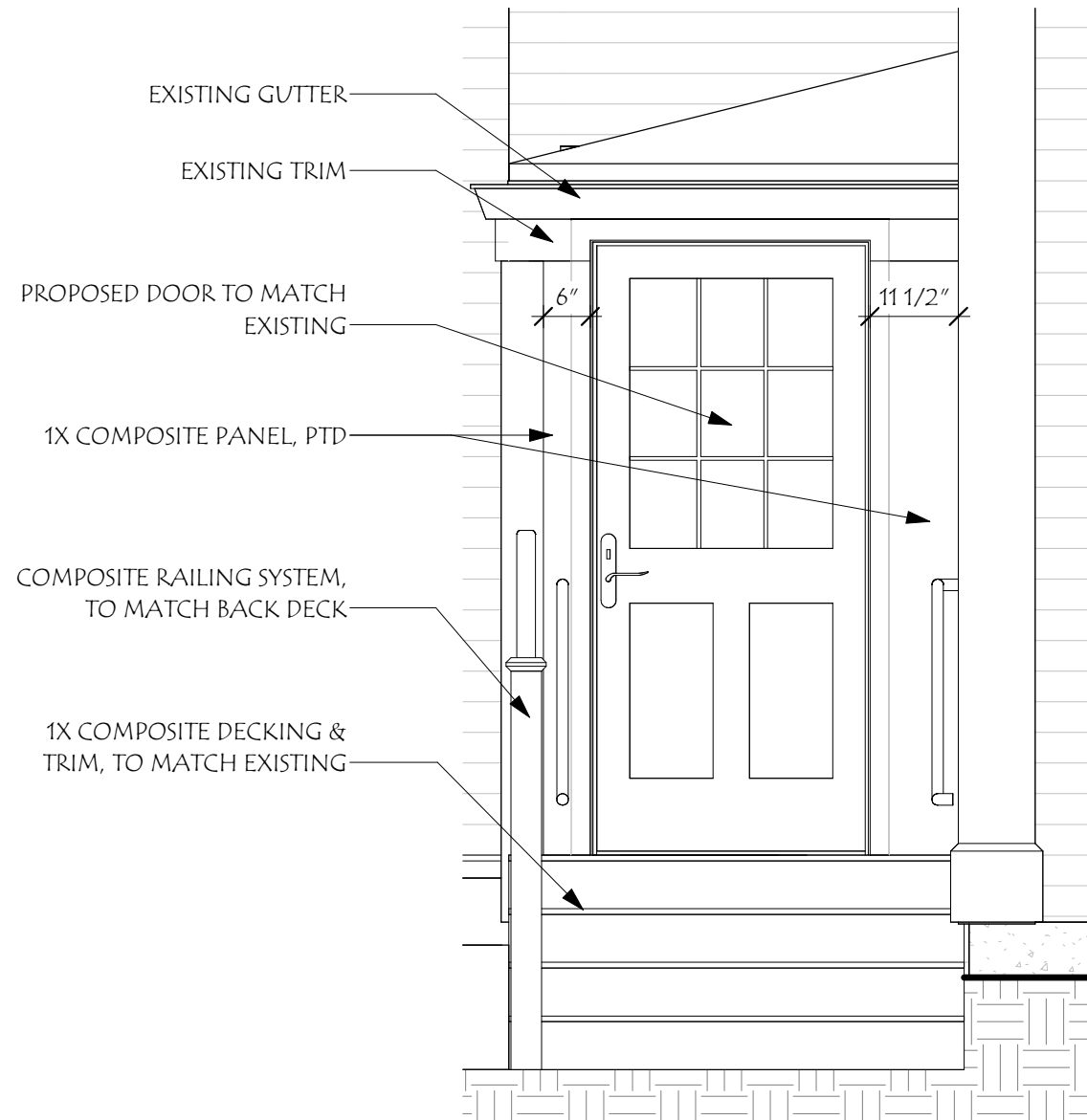
**PROPOSED FLOOR PLAN**  
 ISLINGTON STREET





Simulated Divided Lites (SDLs) with Grilles  
Between Glass (GBGs):

**ENTRY DOOR**  
36" X 80"H STEEL DOOR



**ENLARGED NORTH ELEVATION**



1

**HDC NORTH ELEVATION**

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



**HISTORIC DISTRICT COMMISSION**  
PUBLIC HEARING  
MAY 2024

**MARTIN HILL INN**  
404 ISLINGTON ST.  
PORTSMOUTH, NH, 03801

Revisions: #	Description	Date

SCALE:	As indicated	SNH	RH	2022050	04/30/24
DRAWN BY:					
CHECKED BY:					
PROJECT NO.:					
DATE:					

TITLE:	PROPOSED ELEVATIONS
	4





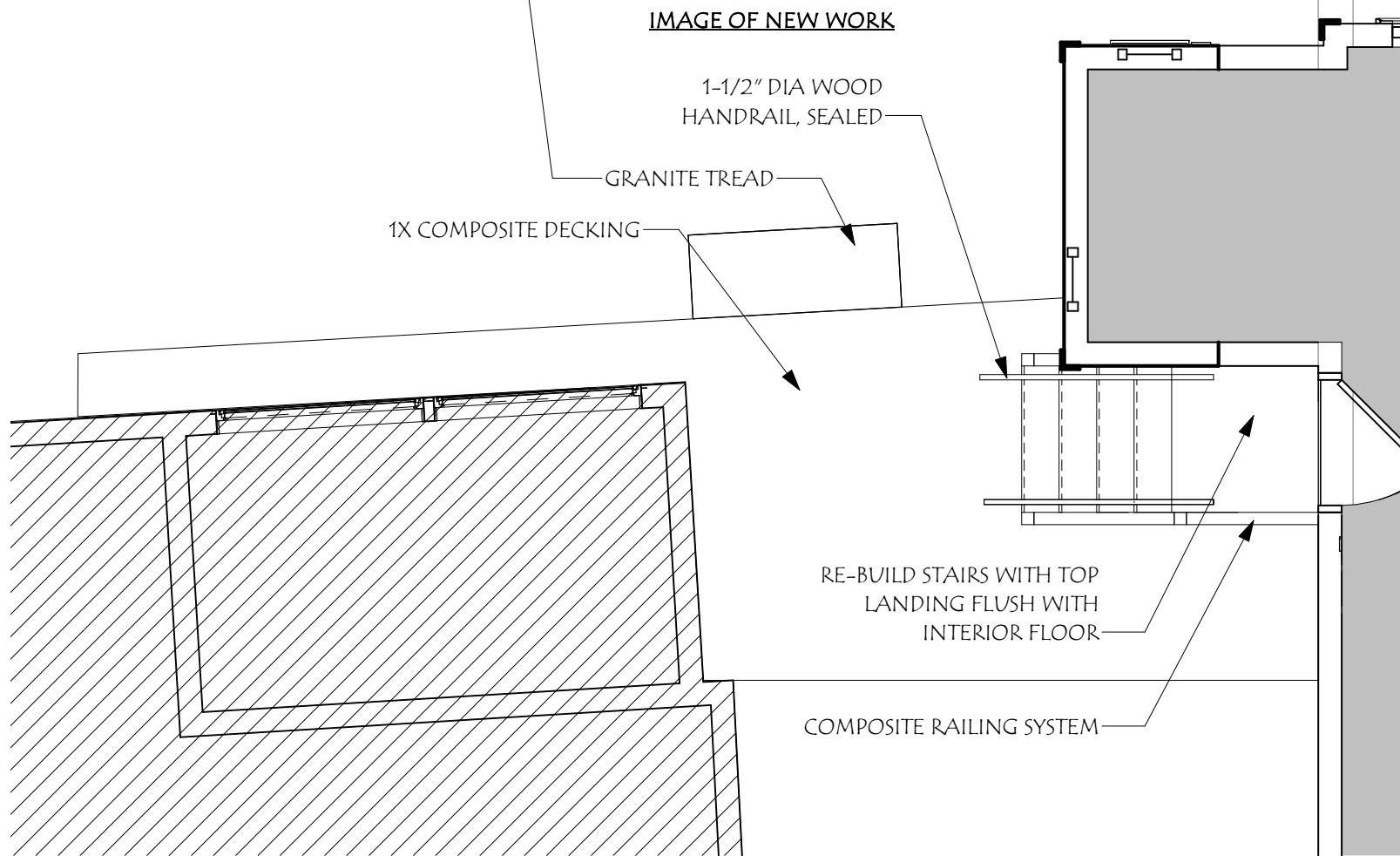
IMAGE OF NEW WORK



IMAGE OF NEW WORK



IMAGE OF NEW WORK



- COMPOSITE RAILING SYSTEM
- REBUILD STAIR WITH TOP LANDING FLUSH WITH INTERIOR FLOOR
- 1x COMPOSITE DECKING
- 1x COMPOSITE TRIM

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

Revisions #	Description	Date

SCALE:	1/4" = 1'-0"
DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	2022.050
DATE:	05/1/24

TITLE:	BACK DECK PLAN
	5



**POST SLEEVE**

Each 4" x 4" and 6" x 6" post sleeve fits over a 4" x 4" pressure treated post or equivalent post mount.  
6" x 6" width only available in Classic White.

Heights: 39", 108"  
Widths: 4" x 4", 6" x 6"



**POST SLEEVE CAP**

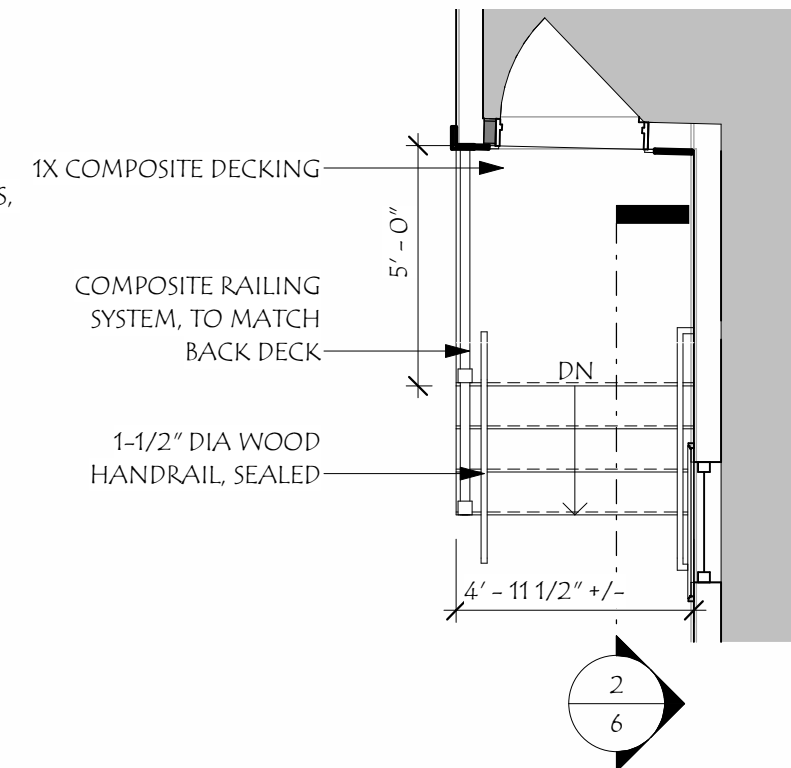
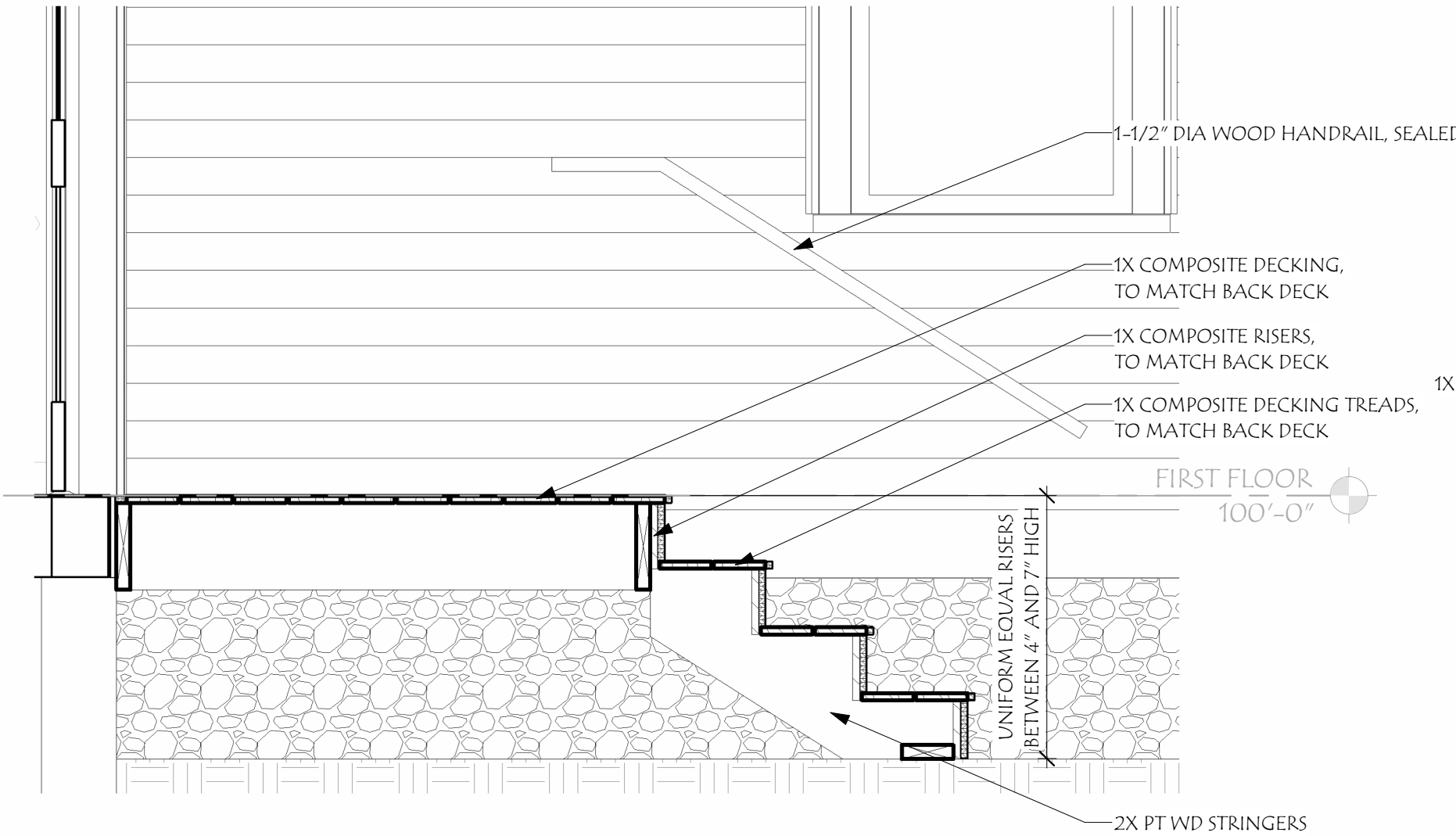
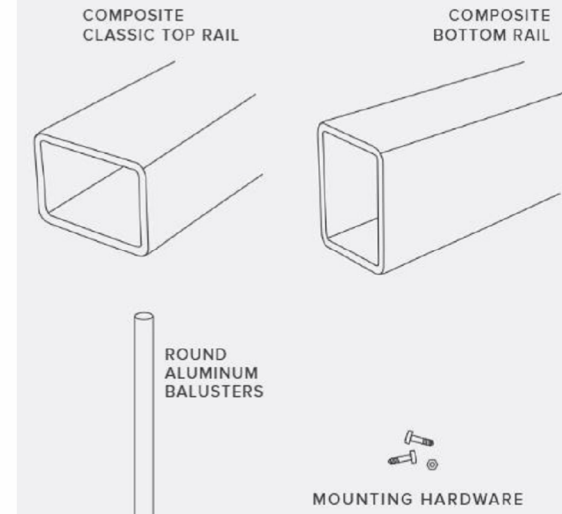
6" x 6" width only available in Classic White.

Widths: 4" x 4", 6" x 6"



Trex Select® Deck Railing

**3 CLASSIC RAIL & BALUSTER KIT**



**2 STAIR DETAIL**  
SCALE: 3/4" = 1'-0"

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

Revisions #	Description	Date

SCALE:	As indicated	SNH	RJH	2022.050	04/18/24
DRAWN BY:					
CHECKED BY:					
PROJECT NO.:					
DATE:					

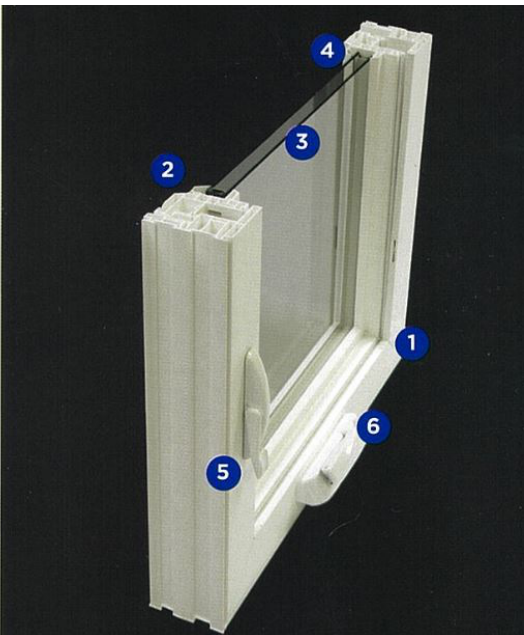
TITLE:	STAIR DETAIL	6
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**Best-in-Class Features:**

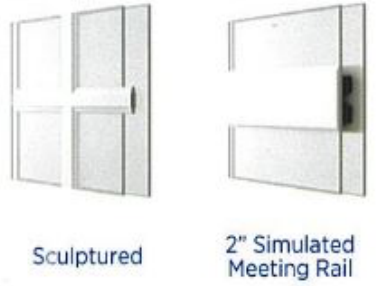
- 1 Welded, heavy-duty vinyl construction adds strength and durability while the multi-chambered mainframe creates sealed air spaces to provide an effective insulating barrier.
- 2 Exterior profile adds style and curb appeal to an already sleek design.
- 3 Dual-pane insulating glass creates a sealed air space between the panes that is enhanced by our warm-edge spacer system.
- 4 Triple weatherstripping provides a tight seal for enhanced weather protection.
- 5 Multi-point locking hardware enhances security and provides peace of mind.
- 6 Folding operator handle keeps the interior profile sleek and clean, removing traditionally obtrusive hardware from your living space.
- 7 The 90° hinge capability on casement windows allows for full operation and easy cleaning.



**Grid Options:**

Grids are available in numerous colors, sizes, and patterns to help achieve your desired aesthetic. From simulated divided lite grids, which convey a historical look, to grids-between-the-glass, which allow for easy cleaning, Window World's variety of grid options has something for everyone.

**Simulated Divided Lite**



**IMAGE WITH REPLACEMENT WINDOWS**  
NOTE: EXISTING DOUBLE HUNG WINDOWS WERE REPLACED WITH CASEMENT WITH A CHECKRAIL FOR CODE COMPLIANCE



**IMAGE WITH ORIGINAL WINDOWS**



**HISTORIC DISTRICT COMMISSION**  
PUBLIC HEARING  
MAY 2024

**MARTIN HILL INN**  
404 ISLINGTON ST.  
PORTSMOUTH, NH, 03801

Revisions #	Description	Date

SCALE:	Author
DRAWN BY:	Checker
CHECKED BY:	2022050
PROJECT NO.:	04/29/24
DATE:	

TITLE: WINDOWS	7
-------------------	---



**Project Address:** 13 CONGRESS STREET

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 3

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD-5, Downtown Overlay
- Land Use: Commercial
- Land Area: 2,678 SF +/-
- Estimated Age of Structure: c.1938
- Building Style: Art Deco
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Congress Street
- Unique Features: Art Deco building
- Neighborhood Association: Downtown



**B. Proposed Work:** replace the second story windows facing congress street, replace the sign for eye look optical and replace the existing eye look optical wood storefront with an aluminum store front.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Replace second floor windows
- Replace existing signage
- Replace storefront



**HISTORIC  
SURVEY  
RATING  
  
C**

**D. Purpose and Intent:**

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

**E. Review Criteria/Findings of Fact:**

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



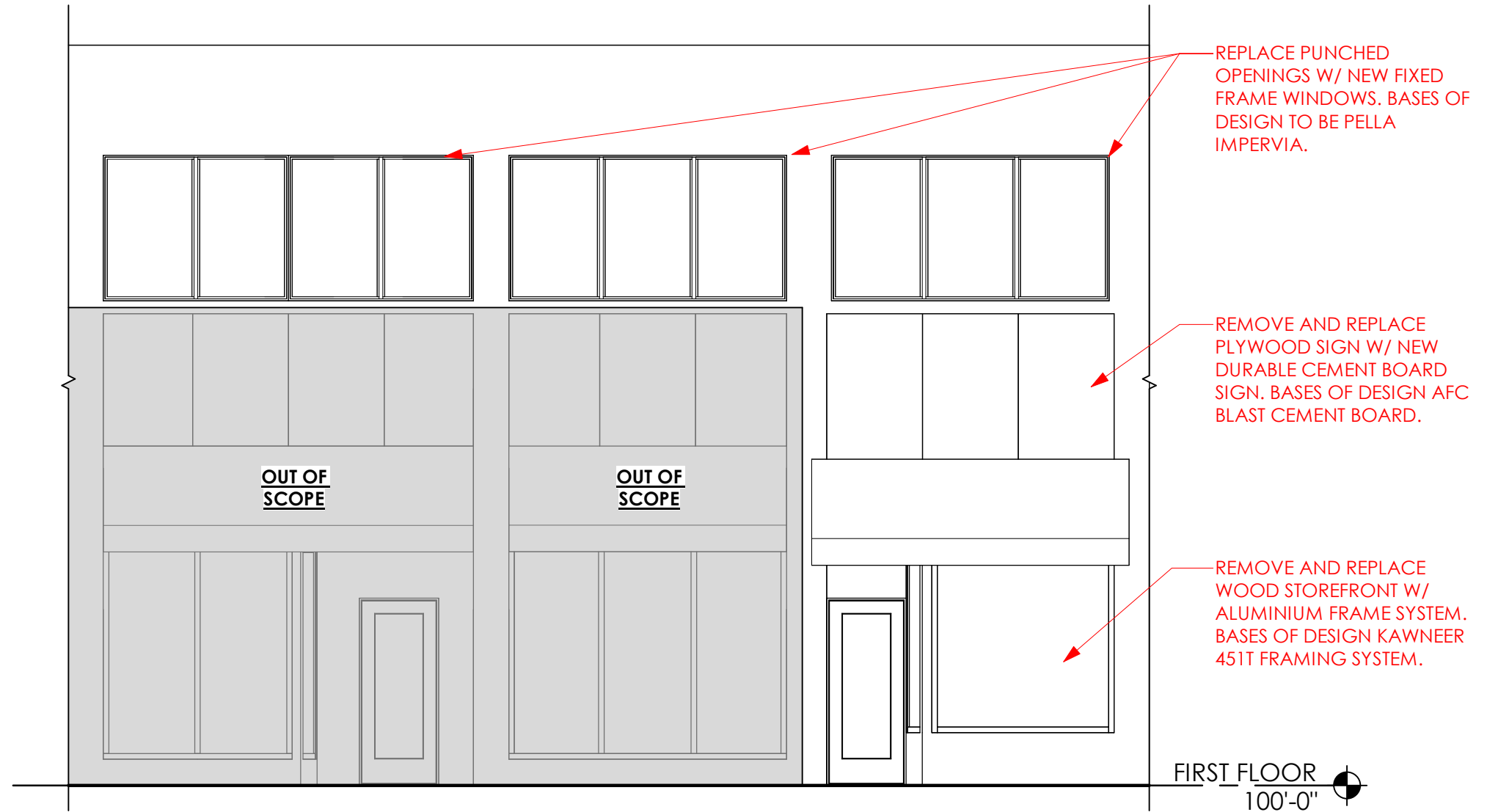


1 - OVERALL EXISTING BUILDING

REPLACE PUNCHED OPENINGS W/ NEW FIXED FRAME WINDOWS. BASES OF DESIGN TO BE PELLA IMPERVIA.

REMOVE AND REPLACE PLYWOOD SIGN W/ NEW DURABLE CEMENT BOARD SIGN. BASES OF DESIGN AFC BLAST CEMENT BOARD.

REMOVE AND REPLACE WOOD STOREFRONT W/ ALUMINIUM FRAME SYSTEM. BASES OF DESIGN KAWNEER 451T FRAMING SYSTEM.



REPLACE PUNCHED OPENINGS W/ NEW FIXED FRAME WINDOWS. BASES OF DESIGN TO BE PELLA IMPERVIA.

REMOVE AND REPLACE PLYWOOD SIGN W/ NEW DURABLE CEMENT BOARD SIGN. BASES OF DESIGN AFC BLAST CEMENT BOARD.

REMOVE AND REPLACE WOOD STOREFRONT W/ ALUMINIUM FRAME SYSTEM. BASES OF DESIGN KAWNEER 451T FRAMING SYSTEM.

FIRST FLOOR  
100'-0"

PROPOSED ELEVATION 1  
3/16" = 1'-0"

PROPOSED RENOVATION FOR  
7 CONGRESS ST

7 CONGRESS STREET  
PORTSMOUTH, NH

FRONT ELEVATION

3/16" = 1'-0"

SHEET 1 OF 2

18 APRIL, 2024

24031



### AFC Blast

(formerly Cembrit Patina Rough)

AFC Blast has a rugged, textured surface and stone-like finish that adds character to any building. When combined with other products from the AFC design line, it creates varied compositions for a natural-looking facade that requires minimal maintenance.

U.S. SQUARED & TRIMMED SIZES		U.S. UNTRIMMED SIZES	
Thickness	8 mm	Length	98.4 in. (2,500 mm)
Width	48 in.	Length	120.1 in. (3,050 mm)
Length	96 in.	Width	49.2 in. (1,250 mm)
Length	119.875 in.	Weight	2.6 lbs/ft <sup>2</sup>

\*for additional cost

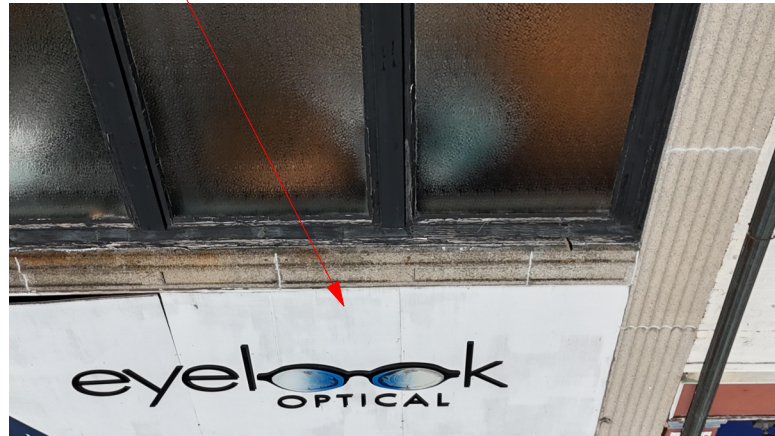
GRAYS	WHITE	TAN
Granite 020	Pearl 222	Sand 545
Graphite 050		
Flint 070		

FEATURES	BENEFITS
Natural, authentic look	Unique, subtle variations
Five timeless color options	Resilient against wear-and-tear
Stone-like finish adds character	Non-combustible
	Maintenance-free
	Resistant to mold and fungi
	Weathers and brightens over time

**CEMENTITIOUS FIBER BOARD PANEL**



2 - WATER INFILTRATION AT ENTRY AREA AT EYELOOK OPTICAL



1 - WATER INFILTRATION AT SIGNAGE

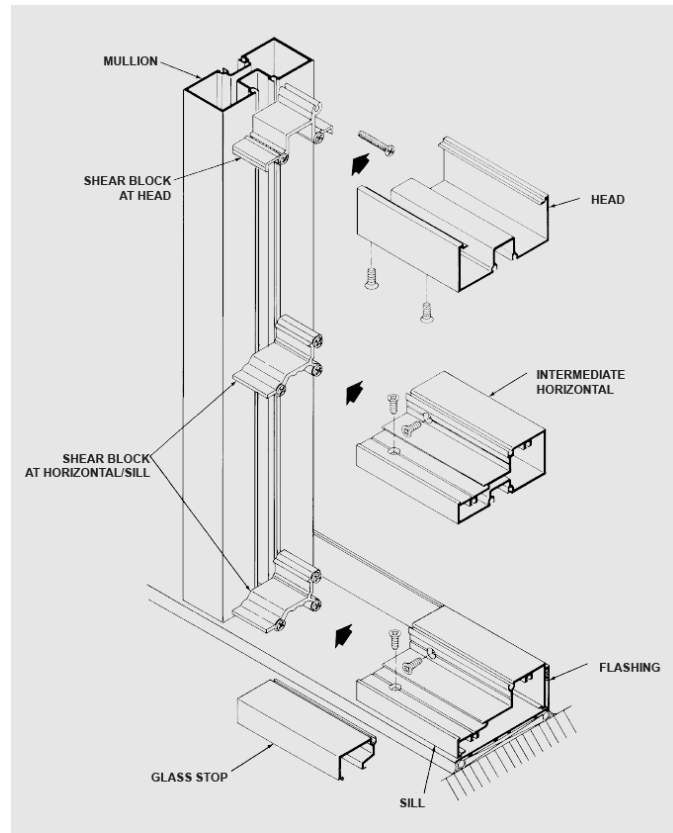
### Pella Impervia

Fiberglass windows and patio doors

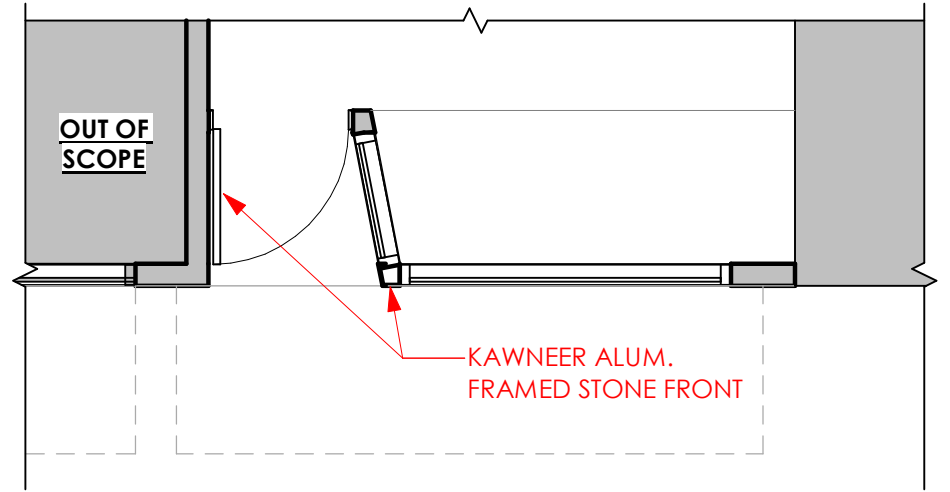
**Unmatched strength and lasting durability**  
Achieve commercial-grade strength and lasting durability for your customer's long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.

**Revolutionary hardware**  
The patent-pending Easy-Slide Operator simply slides to open, without the effort of cranking, on casement and awning windows.

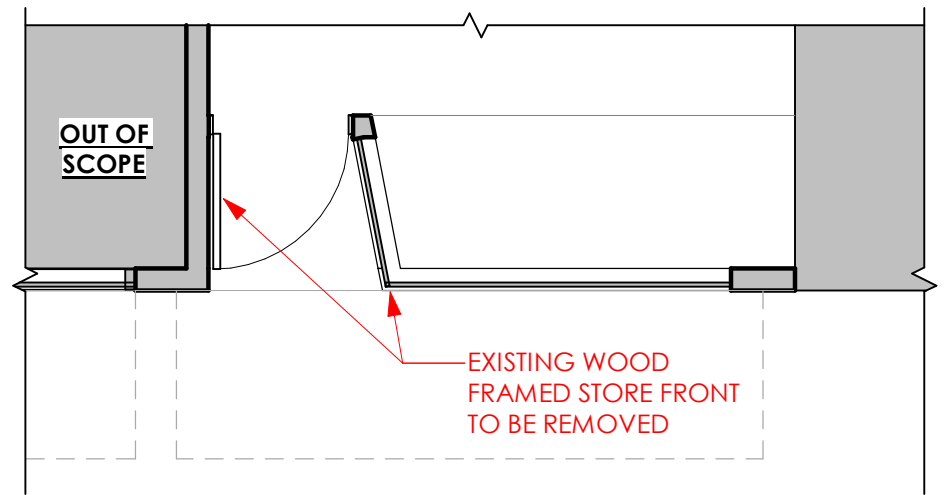
**Sleek profiles and more glass**  
Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.



KAWNEER 451T FRAMING SYSTEM



PROPOSED FIRST FLOOR PLAN 2  
1/4" = 1'-0"



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

PROPOSED RENOVATION FOR  
7 CONGRESS ST  
7 CONGRESS STREET  
PORTSMOUTH, NH

DETAILS  
1/4" = 1'-0"

SHEET 2 OF 2  
18 APRIL, 2024





**Project Address:** 238 MARCY STREET

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 4

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 3,860 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Late 19 C. Vernacular
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Marcy Street
- Unique Features: N/A
- Neighborhood Association: South End

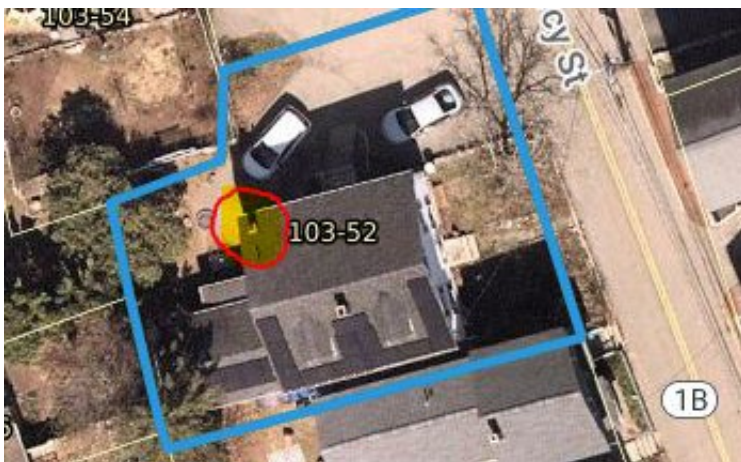


**B. Proposed Work:** For the removal of the existing chimney.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Removal of the existing chimney



**HISTORIC  
SURVEY  
RATING  
  
C**

**D. Purpose and Intent:**

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

**E. Review Criteria/Findings of Fact:**

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



**Peter Furst**  
**238-240 Marcy Street**  
**Portsmouth, NH 03801**  
**207-608-0369**

**February 29, 2024**

**City of Portsmouth Historical District Commission**

**RE: 238 Marcy Street Request for Administrative Approval**

Dear Members of the Historical District Commission,

This application requests administrative approval for the removal of a non-operational chimney situated on the northwest corner of the residence at 238 Marcy Street. A request for chimney repairs was initially made to A Merrie Sweepe Chimney Service of Greenland, NH. However, upon inspection, the cost estimator recommended the removal of this non-functioning chimney just below the roofline due to its deteriorated condition.

The chimney in question lacks architectural significance and has ceased to fulfill its original purpose. Its deteriorated state is contributing to water damage within the residence. Therefore, its removal is deemed necessary for the preservation and maintenance of the property.

Accompanied with this letter are several photos of the chimney in question from various streetviews as well as and the roof itself along with a letter of opinion from Bill McCarthy, Director of Field Operations, A Merrie Sweepe Chimney.

View of chimney from Marcy Street





View of chimney from South Ward Meetinghouse





**Rooftop views of the chimney**







## Letter of Opinion from Bill McCarthy, Director of Field Operations, A Merrie Sweepe Chimney



Peter Furst <peterthefurst@gmail.com>

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### Chimney at 240 Marcy St

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Bill McCarthy <bill@servicemychimney.com>  
To: "peterthefurst@gmail.com" <peterthefurst@gmail.com>

Thu, Feb 29, 2024 at 9:34 AM


To Whom It May Concern

Re: Unused chimney at 240 Marcy Street

From: Bill McCarthy, Director of Field Operations, A Merrie Sweepe Chimney

A Merrie Sweepe has recommended the removal of a small unused chimney at the above address to just below the roof line. This chimney was previously used to vent the heating system which has since been permanently replaced with a direct-vent system that vents out the side of the house. Since this architecturally insignificant chimney no longer serves any purpose and is in deteriorating condition with a propensity to cause leaking and damage to the house, we believe its removal is the preferred course of action.

---

 240 Marcy St.docx  
20K



**Project Address:** 461 COURT STREET

**Permit Requested:** WORK SESSION

**Application:** WORK SESSION 1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Residential
- Land Area: 3,350 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: Court Street
- Unique Features: N/A
- Neighborhood Association: Downtown/South End



**B. Proposed Work:** For the construction of a 2-story rear addition.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Construct 2-story rear addition



**HISTORIC  
SURVEY  
RATING  
C**

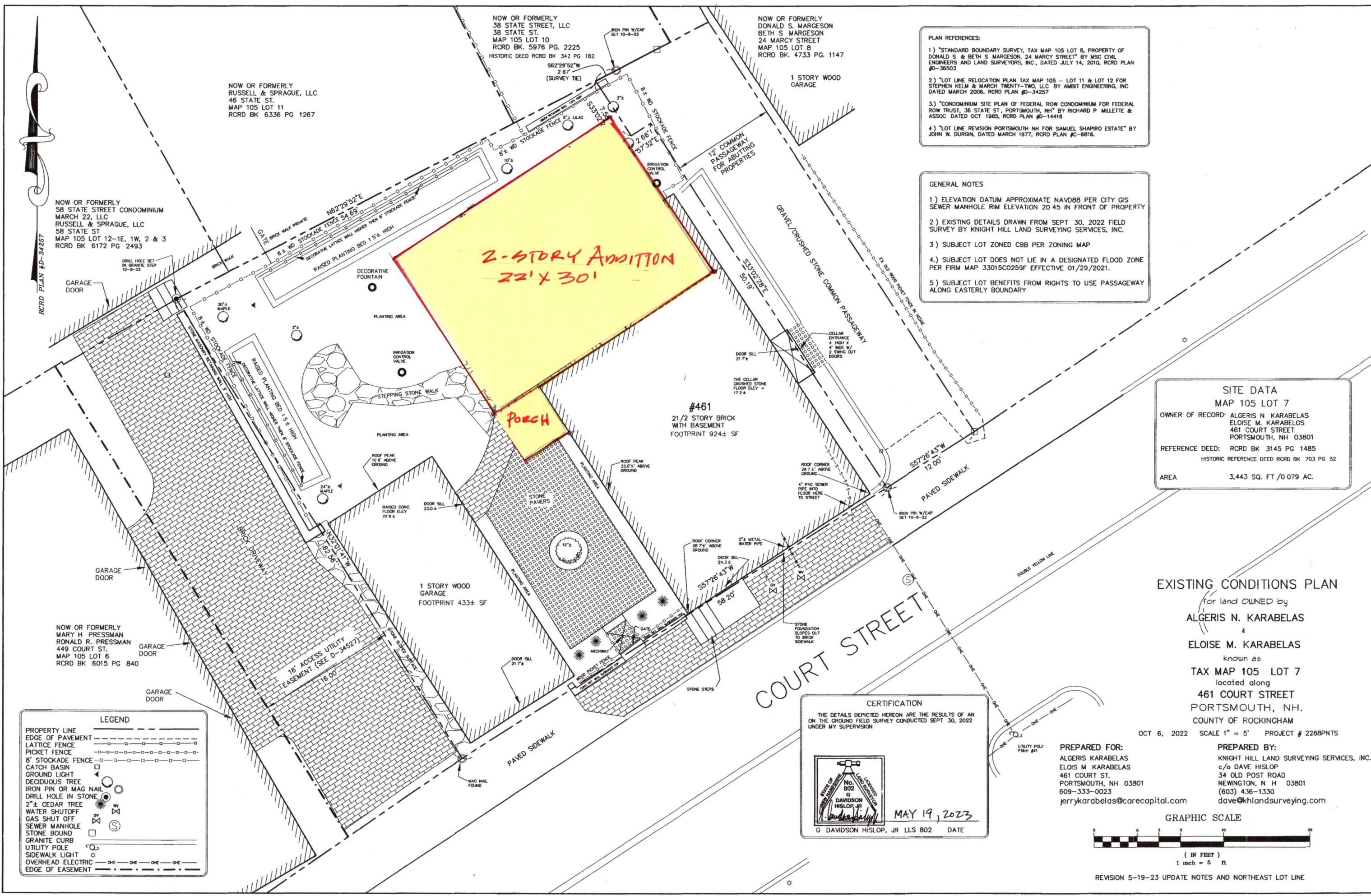
**D. Purpose and Intent:**

25. Preserve the integrity of the District
26. Assessment of the Historical Significance
27. Conservation and enhancement of property values
28. Maintain the special character of the District
29. Complement and enhance the architectural and historic character
30. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

17. Consistent with special and defining character of surrounding properties
18. Compatibility of design with surrounding properties
19. Relation to historic and architectural value of existing structures
20. Compatibility of innovative technologies with surrounding properties





**PLAN REFERENCES:**

- 1) "STANDARD BOUNDARY SURVEY, TAX MAP 105 LOT 8, PROPERTY OF DONALD S & BETH S MARGESON, 24 MARCY STREET" BY MSC CIVIL ENGINEERS AND LAND SURVEYORS, INC, DATED JULY 14, 2010, RCRD PLAN #D-38503
- 2) "LOT LINE RELOCATION PLAN TAX MAP 105 - LOT 11 & LOT 12 FOR STEPHEN KELM & MARCH TWENTY-TWO, LLC BY AMBIT ENGINEERING, INC DATED MARCH 2008, RCRD PLAN #D-34257
- 3) "CONDOMINIUM SITE PLAN OF FEDERAL ROW CONDOMINIUM FOR FEDERAL ROW TRUST, 36 STATE ST, PORTSMOUTH, NH" BY RICHARD P MILLETTE & ASSOC DATED OCT 1985, RCRD PLAN #D-14416
- 4) "LOT LINE REVISION PORTSMOUTH NH FOR SAMUEL SHAPIRO ESTATE" BY JOHN W. DURGIN, DATED MARCH 1977, RCRD PLAN #C-6816.

**GENERAL NOTES**

- 1) ELEVATION DATUM APPROXIMATE NAVD88 PER CITY GIS SEWER MANHOLE RIM ELEVATION 20.45 IN FRONT OF PROPERTY
- 2) EXISTING DETAILS DRAWN FROM SEPT 30, 2022 FIELD SURVEY BY KNIGHT HILL LAND SURVEYING SERVICES, INC.
- 3) SUBJECT LOT ZONED CBB PER ZONING MAP
- 4) SUBJECT LOT DOES NOT LIE IN A DESIGNATED FLOOD ZONE PER FIRM MAP 33015C0259F EFFECTIVE 01/29/2021.
- 5) SUBJECT LOT BENEFITS FROM RIGHTS TO USE PASSAGEWAY ALONG EASTERLY BOUNDARY

**SITE DATA**  
 MAP 105 LOT 7  
 OWNER OF RECORD: ALGERIS N. KARABELAS  
 ELOISE M. KARABELAS  
 461 COURT STREET  
 PORTSMOUTH, NH 03801  
 REFERENCE DEED: RCRD BK 3145 PG 1485  
 HISTORIC REFERENCE DEED RCRD BK 703 PG 52  
 AREA 3,443 SQ. FT / 0.079 AC.

**EXISTING CONDITIONS PLAN**


for land OWNED by  
**ALGERIS N. KARABELAS**  
 &  
**ELOISE M. KARABELAS**  
 known as  
**TAX MAP 105 LOT 7**  
 located along  
**461 COURT STREET**  
 PORTSMOUTH, NH.  
 COUNTY OF ROCKINGHAM

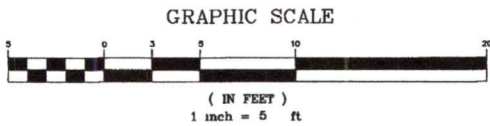
OCT 6, 2022 SCALE 1" = 5' PROJECT # 2288PNTS

**PREPARED FOR:**  
 ALGERIS KARABELAS  
 ELOIS M KARABELAS  
 461 COURT ST.  
 PORTSMOUTH, NH 03801  
 609-333-0023  
 jerrykarabelas@carecapital.com

**PREPARED BY:**  
 KNIGHT HILL LAND SURVEYING SERVICES, INC.  
 c/o DAVE HISLOP  
 34 OLD POST ROAD  
 NEWINGTON, N H 03801  
 (603) 436-1330  
 dave@khlandsurveying.com

**CERTIFICATION**  
 THE DETAILS DEPICTED HEREON ARE THE RESULTS OF AN ON THE GROUND FIELD SURVEY CONDUCTED SEPT 30, 2022 UNDER MY SUPERVISION

  
 G. DAVIDSON HISLOP, JR. LLS 802 DATE **MAY 19, 2023**



REVISION 5-19-23 UPDATE NOTES AND NORTHEAST LOT LINE

**LEGEND**

- PROPERTY LINE
- EDGE OF PAVEMENT
- LATTICE FENCE
- PICKET FENCE
- 8" STOCKADE FENCE
- CATCH BASIN
- GROUND LIGHT
- DECIDUOUS TREE
- IRON PIN OR MAG NAIL
- DRILL HOLE IN STONE
- 2"± CEDAR TREE
- WATER SHUTOFF
- GAS SHUT OFF
- SEWER MANHOLE
- STONE BOUND
- GRANITE CURB
- UTILITY POLE
- SIDEWALK LIGHT
- OVERHEAD ELECTRIC
- EDGE OF EASEMENT

NOW OR FORMERLY  
 58 STATE STREET CONDOMINIUM  
 MARCH 22, LLC  
 RUSSELL & SPRAGUE, LLC  
 58 STATE ST  
 MAP 105 LOT 12-1E, 1W, 2 & 3  
 RCRD BK 6172 PG 2493

NOW OR FORMERLY  
 RUSSELL & SPRAGUE, LLC  
 46 STATE ST.  
 MAP 105 LOT 11  
 RCRD BK 6336 PG 1267

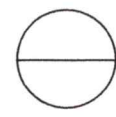
NOW OR FORMERLY  
 38 STATE STREET, LLC  
 38 STATE ST.  
 MAP 105 LOT 10  
 RCRD BK. 5976 PG. 2225  
 HISTORIC DEED RCRD BK 342 PG 182

NOW OR FORMERLY  
 DONALD S. MARGESON  
 BETH S MARGESON  
 24 MARCY STREET  
 MAP 105 LOT 8  
 RCRD BK. 4733 PG. 1147

NOW OR FORMERLY  
 MARY H PRESSMAN  
 RONALD R. PRESSMAN  
 449 COURT ST.  
 MAP 105 LOT 6  
 RCRD BK 6015 PG 840






 ADDITION COURT ST ELEVATION  
 SCALE : 3/16" = 1'-0"


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

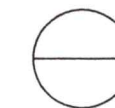
SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307 Revisions:	Date: 4/10/24
	 ANNE WHITNEY ARCHITECT		1 OF 3





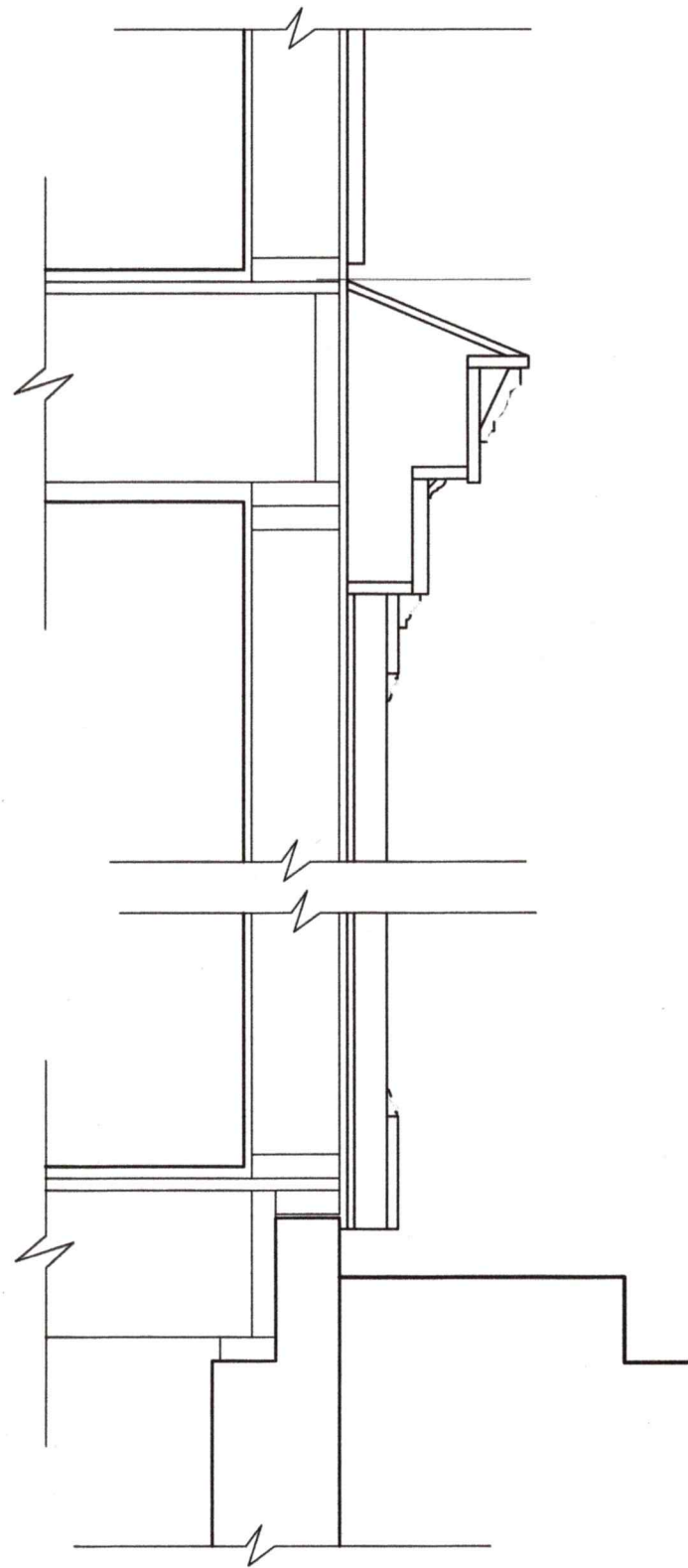

**EAST ELEVATION**  
 SCALE : 3/16" = 1'-0"



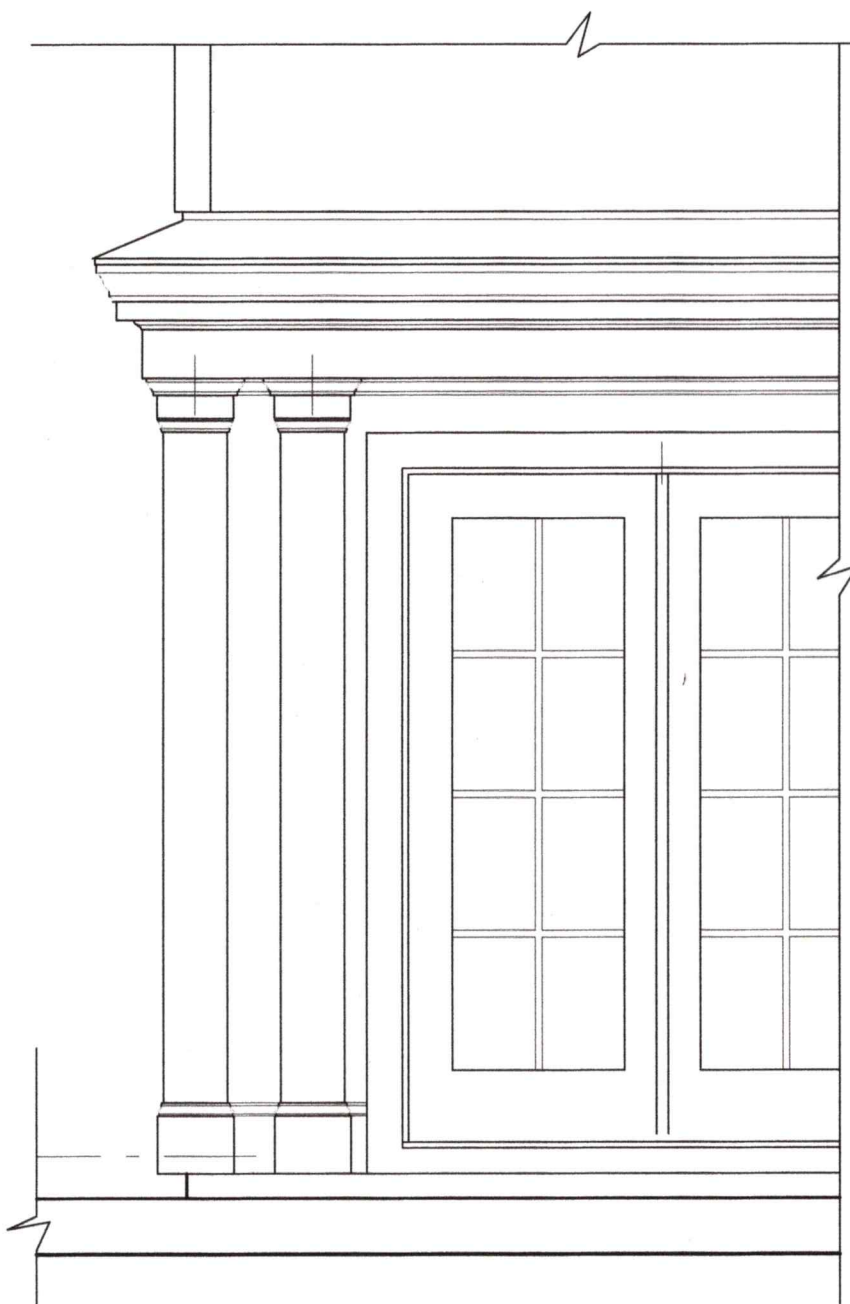

**REAR ELEVATION**  
 SCALE : 3/16" = 1'-0"

<b>SCHMATIC DESIGN</b> ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE 401 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4367 archwhit@aol.com	<b>AWA</b>	Project: <b>2307</b> Revisions:	Date: <b>4/10/24</b>
	<b>ANNE WHITNEY ARCHITECT</b>			<b>2 OF 3</b>





SECTION DETAIL AT COLUMN  
SCALE: 1" = 1'-0"



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



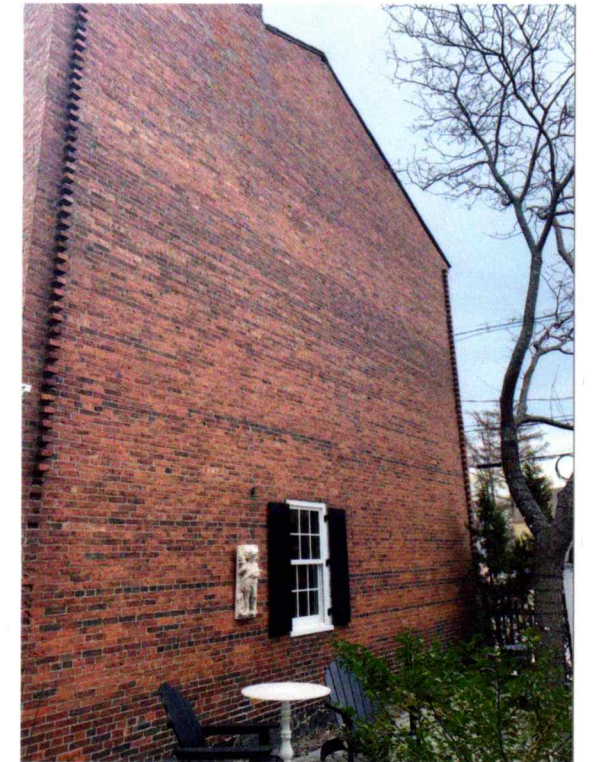
FRONT & LEFT SIDE ELEVATION



EXIST. RIGHT SIDE ELEVATION



EXIST REAR ELEVATION



EXIST. LEFT SIDE ELEVATION

SCHEMATIC DESIGN

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



ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE

461 COURT STREET

PORTSMOUTH, NH

Project: # 2307

Date: 4/10/24

Revisions:

3 OF 3