

HDC

ADMINISTRATIVE APPROVALS

October 09, 2024

1. 98 Court Street, Unit #2 -Recommended Approval
2. 175 State Street -Recommended Approval
3. 72 Islington Street -Recommended Approval
4. 148 Fleet Street -Recommended Approval
5. 172 Northwest Street -Recommended Approval

1. 98 Court Street, Unit #2

-Recommended Approval

Background: The applicant is seeking approval for the installation of an aluminum gutter and down spout system to match the already installed system on other parts of the structure.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





2. 175 State Street

-Recommended Approval

Background: The applicant is seeking approval for the recreation and installation of shutters (to match a shutter found in the basement).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

175 STATE STREET | PORTSMOUTH, NH

FRONT:



175 STATE STREET | PORTSMOUTH, NH

BACK



175 STATE STREET | PORTSMOUTH, NH

SIDE



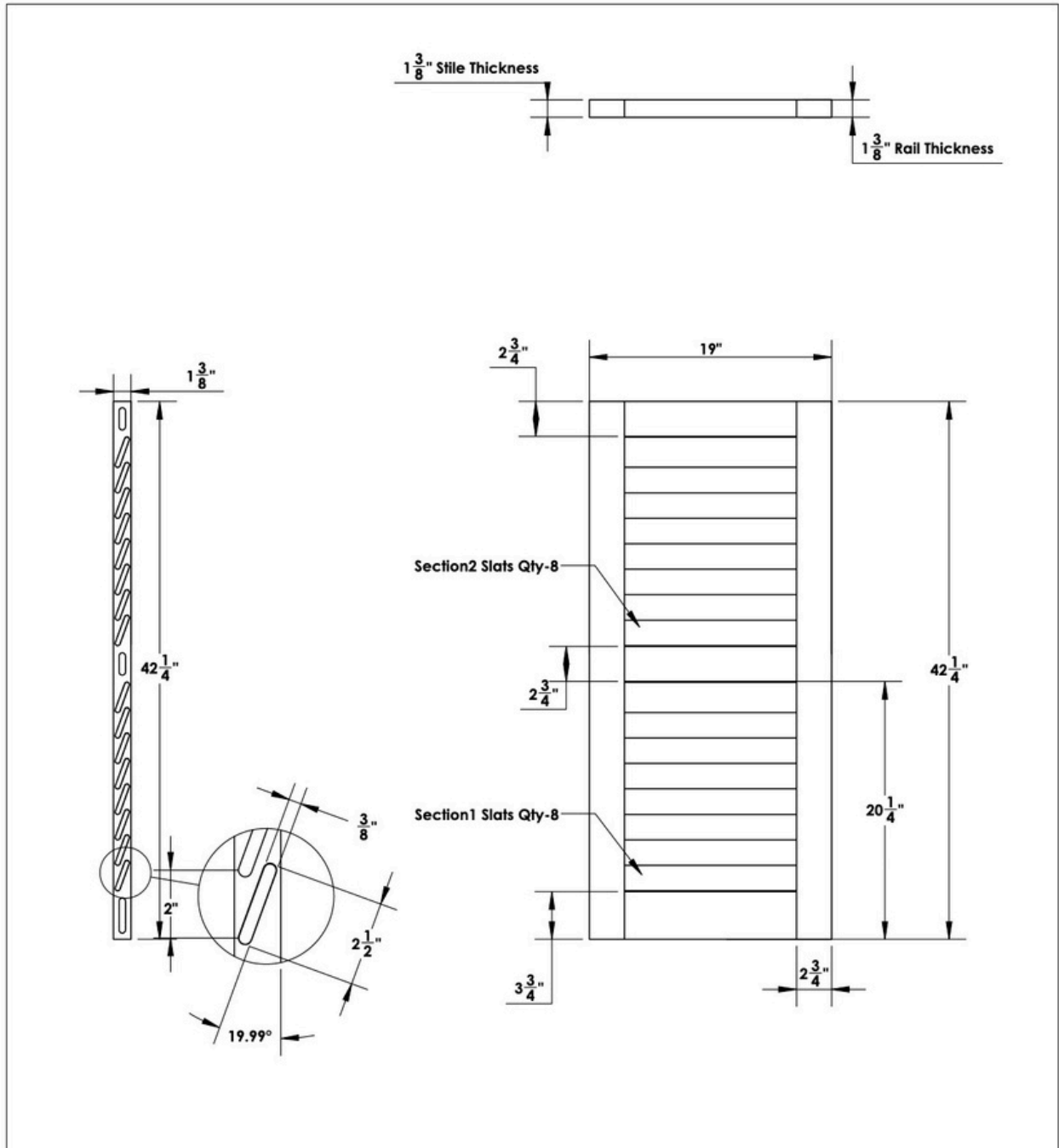
175 STATE STREET | PORTSMOUTH, NH

SHUTTER



175 STATE STREET | PORTSMOUTH, NH

SHUTTER



Louver Type: Traditional DownSide 2.5"X0.375"



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Quote Date:	9/16/2024
Quote/Order Number:	Fixed Louver 340604-line20
Approval Signature:	
Order Date:	

3. 72 Islington Street

-Recommended Approval

Background: The applicant is seeking approval for the repair and or replacement of the front entry using in-kind materials and re-creating all details as necessary. The applicant is also seeking approval to change the current entry roof material to copper.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Hemlock Historic Carpentry
39 Harvey Mill Rd.
Lee, NH 03861

Proposal for 72 Federal Estates Portico

Attached is my estimate for the Restoration and Reproduction of the portico at 72 Islington St. This estimate includes everything I am able to assess from the exterior. During the disassembly phase I will be able to identify if the issues extend past the scope of my initial estimate and will be able to evaluate and communicate any additional costs to address the problems holistically.

Order of Operations:

1. File with town for administrative review of proposed Preservation and Restoration of portico.
2. Disassemble existing portico in its entirety, including columns supporting roof, pilasters, and any necessary clapboards. Document all findings including layout, fasteners used, and any original layout markings from the original carpenter. Move all parts and pieces to the woodshop, catalogue and store. Install temporary weather protection on building, neatly covering everything with a black-coloured weatherproof membrane.
3. Observe and report on the condition of the wall sheathing. Report my findings to the association.

4. Remove any sheathing which is rotten within five feet of either side of the portico, and extending upwards stopping at the second floor window sill. Identify any areas of water infiltration into the structural framing of the building, make note of any rotten structural framing.
5. Communicate any findings to the association including an estimate for repair of framing and sheathing.
6. Disassemble parts of portico in shop. Remove paint, preserve when possible and practical. Restore damaged parts using similar materials; air-dried pine or sipo (African hardwood) depending on exposure to weather conditions. Paint 2 coats of high-acrylic primer and 2 coats of oil-based finish paint.
7. Build new replacement parts as needed, build new roof banisters, balusters, and newels using appropriate materials. Paint 2 coats of high-acrylic primer and 2 coats of oil-based finish paint.
8. Repair and replace any structural and sheathing damage on the main building.
9. Install portico. Install brackets in roof sheathing to accept roof newel posts.
10. Install metal roof, tin or zinc coated copper.
11. Install new newels, balusters on roof.

12. Install roof connection flashing.

13. Install any replacement clapboards using pre-primed radially-sawn spruce.

14. Apply the final coat of exterior paint.

15. Any necessary interior plaster repair and painted related to the restoration of the portico.

Process and Approach based on findings:

Due to the conditions found in phase 1 (Condition Report, May 15th) it is highly probable that the portico condition has created problems in the interior structural framing of the building. Early evidence of this can be seen inside the entryway where I observed paint peeling from the wooden transom windows and the baseboards. Every time I've seen this symptom I have found rotten framing, but it is impossible to know the extent without the type of forensic carpentry associated with the disassembly of the portico, or the removal of plaster and trim on the inside. My opinion, based on experience and study, is that it is likely we will find "moderate" degradation. I believe it is unlikely to find "severe" degradation because the symptoms have not spread to the face of the plaster, and there is no noticeable water staining yet.

Depending on the time of year this project gets started I will choose to either address any structural repairs as soon as they are discovered, or I will close everything up and focus on the portico restoration before structural repairs. I don't have a lot of time to wait for the association to make budgetary decisions on discoveries so I am adding a line item related to a limited amount of structural work in my estimate.

My limit of scope should be seen as the portico, 5 feet to either side of the portico, and extending above the portico to stop at the window sill on the second floor. If there is more damage discovered outside of this scope: my limit of responsibility is determined by my schedule, generally this is related to the amount that can be accomplished in one year and is highly weather dependent. If I reach a point outside of the scope where I'm not able to proceed due to winter or budgetary concerns I will close everything up using a weatherproof envelope and would happily continue the project when conditions are favorable.

Please let me know if you have any questions about this proposal and estimate. I did my best to spell out the methods and material selection but I understand that not everyone understands the language of my trade; I'm happy to go into more detail.

Thanks,

Rob Lusignan
www.hemlockhistoric.com
603/502-7850

Report on Condition of Portico at 72 Islington Street

May 15, 2024



Through the course of partial disassembly and cleaning of the Portico roof sheathing and inspection of the left-hand column base there were several troubling discoveries made. The roof system has had at least three improper repairs made in the last 25 or 30 years, there was an attempted repair of the left-hand column, and water has been allowed to flow into the entire Portico without allowing a means of escape.

The past roof repairs were never thorough enough to address the issues with the original (tin) roof, but were approached by installing new patches and membrane on top without inspection and repair of roof framing structure. A recent roof repair also included replacement and repair of the upper rail and balusters. Due to the state of disassembly when I arrived it is hard to be certain, but given evidence of water channeling I would guess that the new railing newel posts were not flashed into the roof system correctly. The newel posts were constructed using plastic which will further restrict movement of moisture through the roof, allowing water in while preventing it from evaporation.



During a brief visual inspection of the columns I noticed the bases were tightly caulked to the granite platform. I partially disassembled the

left-hand column base and found that the base had been repaired using plastic and had been well sealed in every joint. Through the years of water leaking into the structure and not having a way out the column base was saturation, any wood inside is showing signs of rot (even though the wood selected is pressure treated), and the coated fasteners I inspected were rusting.



I believe the only course of action at this time would be removal of the portico and columns, preservation of any sound elements, and replication or restoration of the structural framing, roof system, and missing elements, and reinstallation of the portico. The restored portico should be installed in such a way as to prevent further water infiltration and should allow gaps in select areas to allow the structure to better regulate humidity within the structure. Tin or zinc-coated copper should be used because rubber, bithathane, or asphalte will further trap moisture and require more maintenance and repair.

Replacement of any plastic with a more breathable material is paramount to this sort of restoration. Plastic (PVC, Azek) may solve for rot in the short-term, but is not a structural self-supporting material and will not last nearly as long as properly selected wood. Plastic most often causes more problems than it solves.

Let me know if you have any questions.

Thanks,

Rob Lusignan

www.hemlockhistoric.com

rob@hemlockdc.com

603.502.7850

4. 148 Fleet Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of fireplace vent(s).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____







5. 172 Northwest Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of windows on the rear part of the property. The replacement windows would match the already approved replacement windows on the front side of the property.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



Back Exterior of Home



Closeup of Rebuilt Sills and Frames (note where sills were rebuilt at same 14 degree slope)



Closeup Restored Interior Frames (all original wood)



Various Samples of Damaged Windows (broken windows and rotted sashes)

Hello Izak,

Here is a summary of what we talked about and my request concerning new windows.

Our house is dated somewhere between 1790 and 1820 by best estimates. This was determined by talking both to people at Strawberry Banke and post and beam contractors concerning the hand cut beams used in the construction of our home. I was also told it was very common to reuse beams from ships that were disassembled at the various shipyards in town. Many of the beams are hand numbered using Roman numerals. The beams must have been cut on the ground, numbered, then hoisted into position.

I moved here in 1995 and rented the front unit. Over a period of years I bought my unit and the three remaining units so that I could put the house back together as it had originally been built two hundred years earlier. Where developers were chopping old homes into condos, I chose the reverse, specifically to restore what I viewed as a really lovely old home. Then the restoration began and still continues...

The windows being replaced are not original as there is very little wavy glass. They are all two over two and were most likely inserted around 1900. There is probably an age difference between the 15 bedroom, studio, living room and laundry room windows of slightly varying sizes, and the 8 of the same size which were a part of a pre-1917 sun porch extension to the main house.

When the house was rather badly made into condos in the 1980's, aluminum siding was placed on the exterior during which the installer cut off the window sill extensions. When I removed the aluminum siding I found the clapboard siding intact. I had the window sills and the exterior window framing rebuilt to its historical dimensions which could be determined by where the clapboard ended and the paint patterns where the sills were cut. On the interior of the rooms the window frames and sills are all original to the best of my knowledge. On these interior window frames I have removed the old paint so as to preserve the old wood instead of replacing it with new. For the above two reasons it is not practical to use new construction windows as it would undo both the historical restoration on the exterior and the historical window framing which remains on the interior.

I am attaching numerous photos of the cracked windows and rotted frames. Also I have included exterior photos of the back of the home showing the locations of the windows and the rebuilt window sills and frames. You will notice the paint peeling on the clapboards. It was painted about 8 years ago, so if you ever want to know what paint contractor not to use just ask me privately.

The windows chosen are Anderson 400 series woodright for the 14 room windows and Anderson 400 series for the 8 windows from the 1800's sun porch extension and 1 laundry area window. This Anderson 400 series is exactly the same as the windows that are installed in the front portion of the house which contains 16 Anderson 400 series woodright windows. I am convinced that they are at least in the top two, if not the best window available.

The very reason I am involved with Strawberry Banke, volunteer as an HDC Commissioner, and work hands on restoring our home is I have a true passion for preservation, both in our home and in Portsmouth as a whole. As a result, in our home I always try to pick the best product and perform the best job. I hope you and Reagan find this request suitable for an Administration Approval, so that I can take advantage of their generous nearly \$7,000 contractor discount and get this work completed before Winter. In the Spring I have an exterior scraping and repainting scheduled so the windows have to be installed before all of the badly needed painting.

Thank you both,

Larry Booz