

**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.**

**October 09, 2024**

**AGENDA**

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

**I. APPROVAL OF MINUTES**

1. September 04, 2024
2. September 11, 2024

**II. ADMINISTRATIVE APPROVALS**

1. 98 Court Street, Unit #2
2. 175 State Street
3. 72 Islington Street
4. 148 Fleet Street

**III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS**

1. Petition of Stone Creek Realty, LLC, owner, for property located at 53 Green Street, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on July 14, 2021 to allow the demolition of the existing structure and the new construction of a 3-5 story mixed-use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD5) and Historic Districts.
2. Petition of, One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners, for properties located at 1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on January 04, 2023 to allow the construction of a 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts.

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

A. Petition of Lucille A. Capone Revocable Trust, C/O Patrick K. Capone, owners, for property located at 18 Ladd Street, wherein permission is requested to allow exterior renovations to an existing structure (window replacements) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 25 and lies within the Character District 4 (CD4) and Historic Districts.

## V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of, Debra S. Anthony Revocable Trust, owner, for property located at 93 State Street, wherein permission is requested to allow new construction to an existing structure (construct new rear addition) and renovations to the existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 20 and lies within the Character District 4 (CD4) and Historic Districts.

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

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

## 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\\_NK9leYyKSkydhYv4UCfAmw](https://us06web.zoom.us/webinar/register/WN_NK9leYyKSkydhYv4UCfAmw)



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

**6:30 p.m.**

**September 4, 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

**MEMBERS EXCUSED:** None.

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

.....

**I. ADMINISTRATIVE APPROVALS**

**1. 195 Washington Street**

Mr. Gilbo said the Commission wanted to clarify the type of gate proposed for the front driveway and whether posts were planned to hold the side of the gate up. The applicant Jane Vanni Meyers was present via Zoom and said she planned to use small metal posts that matched the style of the fence. She said the fence would not be attached to the structure.

**2. 229 Pleasant Street #4**

The request was for approval for the enlargement of a single basement window so that it could become an egress window. Mr. Gilbo said there were two options, a Matthew Brothers brand or an Andersen one, and that the applicant's preference was the Matthew Brothers one. Vice-Chair Doering verified that the two windows would be next to each other but different sizes. Chair Ruedig said it looked like both windows had grills. Mr. Gilbo said they would. It was decided that the Matthews Brothers window with a grill was acceptable.

**3. 260 Marcy Street**

The request was to replace the picket fence with a black 4-ft tall metal one. The applicant Jeff Dorow was present and showed a photo of an example of the fence he wanted to do. The Commission said the example was fine.

*Mr. Adams moved to **approve** Items 1, 2, and 3, seconded by Vice-Chair Doering. The motion **passed** unanimously, 7-0.*

**II. CERTIFICATE OF APPROVAL - EXTENSION REQUESTS**

**1. Petition of Neal Pleasant Street Properties, LLC, owner, for property located at 420 Pleasant Street, wherein permission is requested to allow a third one-year extension of the**

Certificate of Approval originally granted on July 07, 2021 for new construction to an existing structure (remove existing rear entryway, replace existing south east addition with added rooftop deck, construct 3-story stair enclosure, and construct new rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence and Historic Districts.

### **DECISION OF THE COMMISSION**

[Timestamp 18:30] Mr. Gilbo said the reason for the third request for an extension was because the originally-approved project had setbacks due to COVID, but now the applicant could move forward. Vice-Chair Doering verified that the applicant met all the requirements.

*Dr. Brown moved to **grant** the extension, seconded by Councilor Blalock. The motion passed unanimously, 7-0.*

### **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.

### **DECISION OF THE COMMISSION**

[Timestamp 20:56] Mr. Gilbo said he had not heard anything from the applicant and suggested denying the request so that the applicant would refile when and if they wanted to proceed.

*Vice-Chair Doering moved to **deny** the request, seconded by Mr. Adams. The motion passed unanimously, 7-0.*

**B.** Petition of **Richardson Revocable Trust, owner**, for property located at **142 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (removal and replacement of slate roof to asphalt shingles) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 60 and lies within the Character District 4 (CD4) and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 21:59] Basil Richardson of 369 Court Street and his daughter Beth were present. Mr. Richardson said they had two roofing samples, a synthetic slate and an asphalt slate, and that he preferred the Grand Manor asphalt shingle. He showed the samples to the Commission. Vice-Chair Doering asked what color the applicant wanted. Mr. Richardson said he preferred white but could use the Colonial Slate color.

Chair Ruedig opened the public hearing.

## SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Ruedig closed the public hearing.

## DECISION OF THE COMMISSION

*Mr. Wyckoff moved to **grant** the Certificate of Approval for the petition, using the Colonial Slate colored asphalt, and Councilor Blalock seconded.*

Mr. Wyckoff said the project would preserve the integrity of the District and would be consistent with the special and defining characters of surrounding properties and would have compatibility of design. He said it would be hard to see the asphalt due to the low pitch of the roof. Mr. Ryan said he could not approve the replacement of a slate roof with asphalt, especially on the front of the building. Vice-Chair Doering said she had concerns as well and had not heard from others who put faux slate in that they were having problems with ice and snow. Councilor Blalock said he could support it because the roof was a low-pitch one and not very visible and the snow was a safety hazard. Chair Ruedig said she did not like removing a slate roof but thought it was acceptable in this case because the roof was deteriorated and the front slope of the roof couldn't be seen except from far away.

*The motion **passed** by a vote of 4-3, with Mr. Ryan, Mr. Adams, and Vice-Chair Doering voting in opposition.*

**C.** (Work Session/Public Hearing) requested by **Matthew Morton Associates, LLC**, **owner**, for property located at **87 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 43 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

Mr. Booz recused himself.

## WORK SESSION

[Timestamp 33:43] Aaron Lynn, Marvin Window representative, and Jeff Jones of Maine Coast Builders were present on behalf of the applicant. Mr. Lynn said they decided to do casement windows on the downstairs level of the Bow Street elevation. He said they found an existing wood profile that would match the existing storefront window and would check off all the boxes.

Vice-Chair Doering asked how the transom window with the curve would be handled. Mr. Lynn said they would manufacture an exact duplicate that would be re-milled and all wood, and the cast iron posts in the front would not be touched. Mr. Wyckoff asked about the awning above the door. Mr. Jones said they would not replace the door and that the other door on Market Street with an awning above it would also remain. He said the awning window would be replaced and that they planned to keep all the original doors. The cast iron pieces were discussed. Mr. Jones said they might have to scrape some paint off to clean them up but would be careful. Mr. Wyckoff asked about the changes in the air conditioner covers on Ceres Street. Mr. Jones said

they planned to replace them but didn't have the details yet. Mr. Ryan said he wanted to see the right drawings and more information. He asked if all the windows would be replaced in kind and whether there would be areas of muntins and big open picture windows and so on. Mr. Lynn said they now proposed three double hungs mulled together. Mr. Ryan said he was used to seeing an architectural package with symbols and details for windows and he thought the plan was incomplete and wanted to see details of what would occur at the rounded windows. Dr. Brown agreed. Mr. Lynn said they were building a unit that would look like the existing one. In response to Mr. Adams' questions, he said the new glass would be thicker and would not stick out into the street, the wood frame would stay the same, and any changes required due to the therma-plane would happen inboard. He said he wasn't sure if they would attach the new windows into the cast iron frames in the same manner. Mr. Adams suggested that part of the storefront could be taken apart temporarily to so that the Commission could view it on a site walk. Vice-Chair Doering agreed that better explanations, plans, and details were needed.

There was no public comment. Chair Ruedig closed the work session and opened up the public hearing.

## **PUBLIC HEARING**

### **SPEAKING TO THE PETITION**

[Timestamp 1:08:05] Mr. Lynn reviewed the petition. He said they would replace the windows at 87 Market Street in kind with a Marvin aluminum clad window. He said they wanted to turn the series of bay windows on Bow Street into operational casement windows of the same size, with single-divided lights, aluminum on the exterior, and wood on the interior. He said they would be half screens except for the casements.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one was present, and Chair Ruedig closed the public hearing.

## **DECISION OF THE COMMISSION**

*Vice-Chair Doering moved to **grant** the Certificate of Approval for the window portion as presented and said the storefront would be **continued** to the October 2 meeting. Dr. Brown seconded.*

Vice-Chair Doering said the project would maintain the special character of the District and would be compatible in design with surrounding properties.

*The motion **passed** unanimously, 7-0.*

## **IV. PUBLIC HEARINGS (NEW BUSINESS)**

**1.** Petition of **St. John's Church, owner**, for property located at **100 Chapel Street**, wherein permission is requested to allow the complete demolition of the existing shed on the

property as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 2 and lies within the Character District 4 (CD-4), Downtown Overlay and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 1:11:42] Rector Rob Stevens and junior warden Jerry Simpkins were present. Rector Stevens reviewed the petition and said they wanted to remove the shed because it was not used and they could use the space to provide access into their office building.

Chair Ruedig said a petition to demolish the shed came before the Commission in 2016 and the result was that the shed would be restored. She asked what happened since then. Rector Stevens said he wasn't aware of it but knew that the building had not been used for 20 years. Mr. Wyckoff said he was disappointed because the structure had early post-and-beam framing with and looked like an ancient structure that might have had some other craftsman use, which was the reason he voted against demolishing it back in 2016. It was discussed. Mr. Simpkins said their priority was to provide safe accessibility. He explained how much it cost to replace other components of the church and office building. Mr. Wyckoff suggested that the applicant return in three months so they could advertise and find someone who could carry the building away. Mr. Stevens agreed. It was further discussed.

Chair Ruedig opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Ruedig closed the public hearing.

### **DECISION OF THE COMMISSION**

*Mr. Wyckoff moved to **approve** the demolition in sixty days, as of September 5, to give the owners and the person who could save the structure a chance to take the building away or disassemble it in an orderly fashion. Dr. Brown seconded the motion.*

Mr. Wyckoff said it was an assessment of the historic significance of the building and the project had relation to the historic and architectural value of existing structures.

*The motion **passed** unanimously, 7-0.*

**2.** Petition of **Jane Vanni Meyers, owner**, for property located at **195 Washington Street**, wherein permission is requested to allow exterior renovations to an existing structure (renovate front entrance and door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 1:26:23] The applicant Jane Vanni Meyers was present via Zoom and said she wanted to replace the door with a prefabricated wood one. She said her contractor could build one in kind as well. She said everything would be in kind but they would have new light fixtures.

[Timestamp 1:28:00] Mr. Wyckoff explained why he could not approve removing the historic door. Mr. Adams said the doorway lost its underpinnings and the jambs looked like they needed to be replaced. Mr. Booz said the PVC exterior trim would be a substantial change from the existing door's character. Mr. Ryan agreed and said a stock door was not appropriate for replacing the historic door and entrance. The applicant said her contractor had offered to do the same door except for new lights. Chair Ruedig asked if the door was salvageable. The applicant said the door was not safe and that one could see right through it. It was further discussed. Mr. Ryan said he preferred renovating the original door. Vice-Chair Doering said that placing PVC on the door surround would not look like wood.

Chair Ruedig opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Ruedig closed the public hearing.

### **DECISION OF THE COMMISSION**

*Mr. Adams moved to **grant** the Certificate of Approval for the petition as presented for purposes of discussion. Mr. Wyckoff seconded.*

[Timestamp 1:37:51] Mr. Adams said it was an intact Greek Revival front doorway and the sidelights were still there. He said he had not seen making the missing pieces out of PVC material successfully done in the past. It was further discussed. He said he did not feel like the Commission had a guarantee that the project would be done as the applicant said it would. Mr. Wyckoff said he thought the applicant's contractor would save the door by using some of the material and replicating the rest of it. Mr. Ryan said it would take a craftsman to repair the door. Vice-Chair Doering said she was in support of replacing the door but could not support the proposal as presented because the project needed shop drawings from a contractor or carpenter who understood exactly what they were replacing. She said the Commission needed to have the proper drawings, explanations, and measurements.

*Mr. Adams **withdrew** his motion, and Mr. Wyckoff withdrew his seconding.*

Chair Ruedig said if the door were replicated in wood, there was no need for an approval unless there were some changes requested. Ms. Meyers said she did not want anything changed. Mr. Gilbo said the applicant could withdraw her current application and move forward with a new plan if her contractor thought changes were necessary.

*Vice-Chair Doering moved to **continue** the application to the October 2 meeting, seconded by Mr. Wyckoff. The motion passed unanimously, 7-0.*

3. Petition of **Beth E. Goddard, owner**, for property located at **110 Court Street, Unit #3**, wherein permission is requested to allow exterior renovations to an existing structure (replace four second-story windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 39-3 and lies within the Character District 4-L1 (CD-4L1) and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 1:50:47] The applicant Beth Goddard was present and said she wanted to use Andersen 400 Series windows to replace the four second-story windows so that they would match the others. Vice-Chair Doering asked what the condition was of the existing windows. Ms. Goddard said they were not original and that they did not function well. Councilor Blalock confirmed that they would match the other replacement windows.

Chair Ruedig opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Ruedig closed the public hearing.

### **DECISION OF THE COMMISSION**

*Councilor Blalock moved to **grant** the Certificate of Approval for the petition as presented, seconded by Mr. Wyckoff.*

Councilor Blalock said the project would conserve and enhance property values and would be consistent with the special and defining characters of surrounding properties.

*The motion **passed** unanimously, 7-0.*

4. Petition of **96 State Street, LLC, owner**, for property located at **96 State Street**, wherein permission is requested to allow new construction to an existing structure (construct a 2-story addition at the rear corner of the structure facing Atkinson Street and construct a 2-story addition facing State Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 52 and lies within the Character District 4 (CD-4) and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 1:53:56] Architect Brandon Holben was present on behalf of the applicant. He reviewed the petition, noting that there were more details relating to the trim, molding, and profiling based on the massing as discussed at the previous meeting.

[Timestamp 2:01:11] Mr. Wyckoff asked if the canopy on the Atkinson Street elevation would be touched. Mr. Holden said it would not and that everything in gray on the plan would not be touched unless there was some wear on the existing additions, which in that case would be



replaced in kind. Mr. Booz asked why the railing on the Atkinson Street and State Street elevations was shorter on the second and third floors. Mr. Holden said it was an existing screen wall for the kitchen equipment with a small railing on top of it. Vice-Chair Doering said the second-floor bedrooms appeared to be accessible from the dining room for the patrons. Mr. Holden said that space was currently restaurant space and had not been redesigned and finalized yet. He said it would be similar to the third-floor layout.

Chair Ruedig opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Ruedig closed the public hearing.

### **DECISION OF THE COMMISSION**

*Mr. Ryan moved to **grant** the Certificate of Approval for the application as presented, seconded by Councilor Blalock.*

Mr. Ryan said the project would be compatible with the existing historic context and would preserve the integrity of the District. Vice-Chair Doering said she could not support the petition because she felt that it overran the historic structure. Chair Ruedig said the project had vastly improved because everything was set back and took secondary stance to the main building.

*The motion **passed** by a vote of 6-1, with Vice-Chair Doering voting in opposition to the motion.*

**5.** Petition of **Christopher Hudson Morrow, owner**, for property located at **36 Richmond Street**, wherein permission is requested to allow exterior renovations to an existing structure (in-fill part of the existing side porch and add a new window and replace two existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 5 and lies within the Mixed Research Office (MRO) and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 2:07:27] Project architect Anne Whitney was present on behalf of the applicant. She said she wanted to remove the two lattice panels of the porch and move the door forward. She said the window would become the new entrance into the house and the clapboards would match. She noted that three windows would be replaced including the attic window and not just two windows as advertised. She said the existing front door would be reused.

Chair Ruedig asked what would happen to the existing window next to the door. Ms. Whitney said it would be removed and would become an opening into the living space. Chair Ruedig asked how old the lattice was. The owner Christopher Hudson Morrow was present and said it was from the early 80s or late 70s.

Chair Ruedig opened the public hearing.



## SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Ruedig closed the public hearing.

## DECISION OF THE COMMISSION

*Councilor Blalock moved to **grant** the Certificate of Approval for the application as presented, seconded by Mr. Ryan.*

Councilor Blalock said the project would conserve and enhance property values and would have compatibility of design with surrounding properties.

*The motion **passed** unanimously, 7-0.*

## V. WORK SESSIONS (NEW BUSINESS)

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

[Timestamp 2:20:47] Project architect Tracy Kozak, developer Mark McNabb, and Marie Bodie of Wenberry Associates were present. Ms. Kozak reviewed the petition and explained that, due to new ownership, the parcel was now ell shaped and the hope was to merge the lot and connect the buildings. She said the property now included Haven Court and Fleet Street and that the pedestrian way could be improved as a whole and connect Market Street beyond to Commercial Street and perhaps to the Whale Lot in the future. She reviewed the history of the building and said they wanted the new apartments to emulate the ones from the 1860s. She reviewed the site plan and said they proposed to put a stairway, elevator, and new lobby entrance for the 15 Congress Street property. She said Haven Court might be renamed Newberry Way to honor the former J. J. Newberry store. She reviewed the landscape and roof plans and said they wanted to remove the skylight on the south alley for a solar array and place a new skylight on the upper right to get daylight into the apartments.

[Timestamp 2:37:20] Mr. Adams asked how the grade changes would be handled on Newberry Way. Mr. McNabb said they met with the City and agreed that taking out the abnormal hill would not be a problem. He said the area had very few utilities and that they would update them.

[Timestamp 2:44:32] Chair Ruedig asked if the applicant would do an archaeological study. Mr. McNabb agreed but said he thought most of it would be ledge. Mr. Wyckoff asked if storefronts would be added on High Street. Mr. McNabb said they would be added on the corner of Congress and Fleet Streets. Ms. Kozak said they were cutting big storefronts into the sides and back, but the front fenestration of the building on Fleet Street would not be changed except to

repoint it and put in some new awnings. The bays were discussed. Mr. McNabb said the bays would become structural columns to tie in the masonry walls.

[Timestamp 2:52:56] Ms. Kozak reviewed the Fleet Street façade and said they proposed a new cornice that would wrap across the top to bring the building's scale down and make it more residential. She said they were considering reinforced pilaster, composite stone, or zinc. Mr. McNabb said he would like metal with a patina. It was further discussed.

[Timestamp 2:58:54] Ms. Kozak reviewed the Congress Street elevation and said the hope was to make the apartments within the third floor across the whole front and that two-story windows would be recreated from the earlier structure. She said the south alley would have another entrance to the retail restaurant and the new fenestration and doorway at the end of the alley would line up to the new proposed entrance on High Street.

[Timestamp 3:05:34] Vice-Chair Doering said she had difficulty with the proposed copper bays on 55 Congress Street that looked like something out of Boston's Back Bay. She asked if it needed to look so retro. Ms. Kozak said she thought it was important to break the flat surface at intervals. She said it could have a more contemporary language. It was further discussed. Mr. Adams said it set a nice tone for the alleyway and made a statement that it was a new venue and residential. Regarding the Congress Street façade, he wondered how it would succeed without changing the roof height. Mr. Booz suggested that the bump out have a different color. Mr. McNabb said he didn't think the Back Bay feeling was a bad thing and thought it could have some bronze or different detailing. Vice-Chair Doering suggested a few different visions of modern interpretation. Chair Ruedig agreed. Mr. Wyckoff said if there was an elevation he wanted to sacrifice, it would be the modern one on Congress Street because he thought the windows looked too small and the sign band didn't look right, but he thought the project was going in the right direction. Councilor Blalock thought the solar panels were a good idea and liked the fact that the two alleyways were being activated. Mr. Ryan said a 'non place' would be radically changed and he thought it was wonderful, but he felt that the alleyway façade was a recreation of history. He said the wall was ugly but was part of what had been there for a long time, and he preferred that more of the wall would remain as well as the Newberry's red band. He said the proposal looked too gentrified and erased the building's character. Mr. McNabb said the 15 feet of elevation was going to be cut out and the upper floors needed windows. He said they could try to leave some brick and the band. It was further discussed. Ms. Kozak said they planned to keep the corner where the red band was and would not punch windows in that corner. She said there was talk about putting artwork there and that they also wanted to create two working chimneys in addition to the existing one. Dr. Brown said he liked the new concept because it would make someone want to go in that alley and it would also draw attention away from the garage. Mr. Adams agreed. Mr. Wyckoff said the wall wasn't really historic, and it was further discussed. Vice-Chair Doering said it looked very vertical to her, with the brick and copper going all the way to the top from the bottom, and she thought the first floor could be more horizontal and the upper floors could continue to have a pattern. Ms. Kozak said they could change the copper to brick or bronze or save some of the brick wall.

[Timestamp 3:26:56] Mr. Adams said the Congress Street elevation had a section of the second and third floors in the center that projected out and a different kind of brick was used. Ms. Kozak

said it could be fixed. Chair Ruedig said she appreciated that the building was not going up in height and that the applicant was working with the structure that was there. She said it would be interesting to see how a second and third level of windows could be placed on the Congress Street facade without making the building look too squat. Mr. Booz asked what the height of those proposed windows were, and Mr. Kozak said they were six feet high.

There was no public comment.

#### **DECISION OF THE COMMISSION**

*Mr. Adams moved to **continue** the work session to a future meeting, seconded by Councilor Blalock. The motion passed unanimously, 7-0.*

#### **VI. ADJOURNMENT**

The meeting adjourned at 10:03 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

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

**6:30 p.m.**

**September 11, 2024**

**MEMBERS PRESENT:** Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members Jon Wyckoff, Dr. Dan Brown, and Dave Adams

**MEMBERS EXCUSED:** Martin Ryan, Alternate Larry Booz

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

.....

**I. APPROVAL OF MINUTES**

1. July 10, 2024
2. July 17, 2024
3. August 07, 2024

On the August 7 minutes, Chair Ruedig requested that the sentence on p. 5 be changed to reflect that the historic material would not look historic. The word ‘was’ was changed to ‘wasn’t, and the amended sentence now reads as follows: “Chair Ruedig said she was concerned that when everything on the exterior was replaced, it would look new and joints would be seen to make it apparent that it **wasn’t** historic material.”

*Councilor Blalock moved to **approve** the July 10 and 17 minutes as **presented** and the August 7 minutes as **amended**. Vice-Chair Doering seconded. The motion **passed** with all in favor.*

**II. ADMINISTRATIVE APPROVALS**

**Note:** Dr. Brown recused himself from Item 3, so the Commission addressed that item first and voted on it separately.

**1. 276 Maplewood Avenue**

Mr. Gilbo said the applicant was previously before the Commission for a chain-link fence replacement project and that the applicant now had more detail. The applicant Rafael Salas was present and said he had a backup option of a cedar stockade fence. Several Commissioners said they preferred a wood fence instead of a chain-link one. Vice-Chair Doering asked if the height would be in keeping with code in that location. Mr. Gilbo agreed and said he would clarify with the applicant the next day as to whether the wood fence might have to decrease to a 4-ft height.

**Stipulation:** At the location where the proposed vinyl fence is to be located, the vinyl shall be a wood fence.

## 2. 100 High Street

The request was approval for the installation of mechanical equipment on the building's roof. Mr. Gilbo said the applicant was previously before the Commission, at which time the plans showed the electrical equipment to be much closer to the sides of the building, so the Commission had asked that the applicant move the equipment up 10-15 feet to decrease the visibility. He said the applicant mistakenly submitted the original plans for the building permit instead of the revised ones, so what was installed was not what the Commission had approved. He said the applicant was now asking that the current locations be approved. Dr. Brown said the two end ones would be okay because they were not visible, but the middle corner one hanging over the roof was very visible from the garage and both streets. The applicant was present via Zoom and said if the middle one was painted to match the other two, the visibility would be diminished. Mr. Gilbo said the Commission should specify that the corner one would be moved back to meet the previously-approved plan.

**Stipulation:** The corner mechanical unit will be moved back to what was originally discussed and approved at the meeting that took place a few years ago.

## 3. 41 Pickering Avenue

Dr. Brown recused himself. The request was approval for the renovation and upgrade to the existing dock and pier structure. Mr. Gilbo said the proposed renovations would include a second gangway to a proposed second float.

*Mr. Wyckoff moved to **approve** the item, seconded by Councilor Blalock. The motion **passed** with all in favor.*

## 4. 300 Court Street

The request was approval for the installation of an aluminum K-style gutter and downspouts in the side rear portion of the building due to water infiltration in the basement.

**Stipulation:** The gutters shall be painted to match the trim or the siding.

## 5. 104 Gates Street

The request was approval to install an aluminum gate and fence that would match the neighbor's fence.

## 6. 21 South Street, Unit #4

The request was approval for the installation of a metal storm door with a black surround to replace the wood storm door that was damaged by the weather. Mr. Adams said the proposed

door was the kind with a built-in thin hinge jam and he was concerned that the door would not fit well and the knocker might have to be removed. The applicant Ellen Ronka was present and said the reason for the metal door was that the wooden door was heavier than aluminum and the joints were pulled apart easier. She said the new door would not hit the knocker.

**7. 342 Islington Street**

Mr. Gilbo said the applicant would be doing a full asphalt roof replacement in kind but proposed to replace the trim work around the upper windows on the mansard part of the roof with a PVC material due to rot and water damage in those areas. The Commission discussed the plastic material and had concerns about where it would be placed. They decided to pull the item and request a public hearing at the October meeting.

*Vice-Chair Doering moved to pull the item and **request a public hearing** at the October meeting, seconded by Dr. Brown. The motion **passed** with all in favor.*

**8. 2 Congress Street**

Mr. Gilbo said the applicant was before the Commission before and was asked to return to show final details on the lighting and the pent roof. He said the other new components were two outside air vent locations. Vice-Chair Doering asked if the lower light fixtures would be recessed like the one above the door and was told that it was a sconce so it would stick out. Vice-Chair Doering asked if the vents would cut through the foundation. Chair Ruedig said they were in one of the window openings. Mr. Gilbo pointed out that there were two upper light location options. Chair Ruedig said Option One would be less visible and the Commissioners agreed.

**Stipulation:** Option One for the upper lighting shall be used.

**9. 245 Marcy Street**

The request was approval for the installation of a main split system. Mr. Gilbo said the proposed condenser location was between the two first-floor windows on the side of the home and were shielded by a fence and the applicant did not have an option for a wood screening. Mr. Adams said the 6-ft tall fence would have to get swapped out one day.

**Stipulation:** A wood screening option out of several approved options shall be used.

**10. 48 South Street**

Mr. Gilbo said the Commission approved an in-kind re-siding project before, but the contractor passed away and the new contractor did a 5-inch reveal instead of a 3-inch one. He asked if the Commission wanted to have the 5-inch reveal removed or approve one side as done and the three remaining as a 3-inch reveal. Mr. Wyckoff said it would be best to remove the 5-inch clapboards. Mr. Adams said he could not support redoing only one side and said all

the clapboards should be replaced. Dr. Brown agreed. Mr. Gilbo said the larger reveal could be removed and the applicant could go back to the original approval for the 3-inch reveal.

**Stipulation:** The 5-inch installed clapboards shall be removed and the new clapboards shall be installed as originally approved.

*Councilor Blalock moved to **approve** Items 1, 2, 4, 5, 6, 8, 9, and 10 with their respective stipulations. Vice-Chair Doering seconded. The motion **passed** with all in favor.*

### 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.

**Note:** this item was removed prior to the meeting.

**Note:** At this point in the meeting, Chair Ruedig noted the two Requests to Postpone (Old Business Work Session A for 377 Maplewood Avenue, and Work Session C for 266-278 State Street). Mr. Gilbo said the applicants were working through their other approvals.

### IV. PUBLIC HEARINGS (NEW BUSINESS)

**1.** Petition of **Charles John Barlow and Sean Michael Connery, owners**, for property located at **491 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows, siding and trim for the entire structure and the installation of gutters and skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 11 and lies within the General Residence B (GRB) and Historic Districts.

#### SPEAKING TO THE PETITION

[Timestamp 45:35] The owner/applicant Charles John Barlow was present with his contractor Marcelo Franca. Mr. Barlow said the proposed renovations were necessary due to significant repairs. He reviewed the home's history and said it had gone through many changes. He said they proposed replacing all the windows with Marvin Elevate ones with the same configuration, replacing all the siding, trim wood, gutters, and roofing, and installing a skylight. He said they proposed using Hardie fiber cement siding. Mr. Franca described the siding and said it would mimic a cedar application with stainless steel fasteners.

[Timestamp 55:19] Mr. Wyckoff said the Commission usually allowed the Hardie siding on the sides and rears but not the front. He said the windows were a problem, so he could understand why they were being replaced. He asked what would be done with the front door and entryway. Mr. Franca said they would keep the door, entryway and trim as they were. Vice-Chair Doering

asked if the window sills and trim would be Hardie board. Mr. Franca said they would be PVC material. Mr. Adams said the windowsills on the front were much larger than normal. Mr. Franca agreed and said they were wider and deeper. The molding was discussed. Mr. Franca said a crown molding would not be required on the windows but they might have one under the aluminum wrap of the rake boards, which he further explained. Dr. Brown said it was a corner house with a good exposure on Holmes Street. Chair Ruedig noted that Mr. Franca said the siding wouldn't have to be painted, but she said the Commission usually asked that it be painted so that it didn't look like brand new crisp plastic. Vice-Chair Doering said the house was in a prominent location and right on the street, and she was concerned that the Commission was allowing historic materials to be replaced by modern plastic ones. Chair Ruedig asked what happened to the original front door. Mr. Barlow said they found sidelights and could consider replacing the front door in the future to match what was there. Chair Ruedig said she also had concerns about using Hardie board and PVC materials for elevations seen by the public. She asked if the applicant would be amenable to using wood on the façade and the Holmes Court side. Mr. Barlow said vinyl was the most economic option, and it was further discussed. Mr. Wyckoff said the plan was essentially to make a brand new house on the outside, which he had a problem with. He suggested a compromise of using wood siding on the front of the house and PVC on the other three sides.

#### **SPEAKING IN FAVOR OF THE PETITION**

Jeannine McCoy of 499 Marcy Street said she was one of the neighbors who would be impacted. She said she was impressed with the look of the Hardie siding and asked the Board to encourage that kind of adaptive preservation investment in the community because it was needed.

John Tyler Markley of 475 Marcy Street said he was in support of the project, noting that the owners were undertaking quite a project and that he didn't have any issues with the materials.

#### **SPEAKING IN OPPOSITION OR SPEAKING TO, FOR, OR AGAINST THE PETITION**

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

#### **DECISION OF THE COMMISSION**

*Mr. Wyckoff moved to **grant** the Certificate of Approval for the application as presented, with the following **stipulations**:*

- 1. Wood siding shall be used on the front of the house and around the windows;*
- 2. The corner boards on the front and both sides shall be wood; and*
- 3. Half-screens shall be used.*

*Councilor Blalock seconded.*

Dr. Brown asked if the Hardie board's reveal would match the wood on the front and was told that it would and that it would have a 4-inch reveal on the front and side.



Mr. Wyckoff said the project would preserve the integrity of the District, would be consistent with the special and defining character of surrounding properties, and would be compatible with innovative technologies of surrounding properties.

There was further discussion. Vice-Chair Doering said the front façade would be done in wood and the reveal for all sides would match whatever was found under the vinyl. She said the Commission wouldn't know what the reveal was until the vinyl came off. Mr. Wyckoff said he was sticking with the 4-inch reveal. Vice-Chair Doering said the Commission normally tried to stick with the old reveal, so they were allowing a change in order to allow the Hardie plank. Mr. Adams said the applicant should determine what he wanted, given that the building was a fairly blank page at this point. He further elaborated and said he could not support the petition as presented or the motion. Mr. Wyckoff said he thought it was a good compromise. Chair Ruedig said the building had been changed so often that it wasn't known what it originally looked like, so she thought the Commission was doing the best they could and that the motion was a good one.

*The motion **passed** by a vote of 5-1, with Mr. Adams voting in opposition.*

**2. Petition of 113 Bow Street Condominium Association, owner,** for property located at **113 Bow Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing front canopy and construct new front entry overhang) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 56 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 1:32:50] The owner/applicant David Mansfield was present to review the new front entry overhang. He said it would have vertical supports.

Vice-Chair Doering verified that the part the applicant was focusing on was the arch and supporting cables and that there would be no changes to the door or surround. She asked where the vertical supports would be. Mr. Mansfield said they would be to the outside and forward of the front steps and would then come down on the side of the steps and bolt into the foundation. He said the assembly would be black steel and custom made. Vice-Chair Doering asked if the paint around the door surround would be changed, and Mr. Mansfield said it would not.

Chair Ruedig opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Ruedig closed the public hearing.

### **DECISION OF THE COMMISSION**

*Councilor Blalock moved to **grant** the Certificate of Approval for the application as presented, seconded by Vice-Chair Doering.*

Councilor Blalock said the project would complement and enhance the architectural and historic character and would be consistent with the special and defining character of surrounding properties.

*The motion **passed** with all in favor.*

**3.** Petition of **John and Susan Durkin, owners**, for property located at **564 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 147 as Lot 11 and lies within the Mixed Research Office (MRO) and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 1:37:50] The owner/applicant John Durkin was present to review the petition. He reviewed the window and door changes and said the windows would be Andersen E Series ones. Mr. Wyckoff said the Andersen E Series windows were great and made a lot of sense.

Chair Ruedig opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Ruedig closed the public hearing.

### **DECISION OF THE COMMISSION**

*Mr. Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, seconded by Councilor Blalock.*

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

*The motion **passed** with all in favor.*

**4.** Petition of **John and Catherine Hazelton, owners**, for property located at **68 South Street, Unit #1**, wherein permission is requested to allow exterior renovations to an existing structure (window replacements for Unit #1 to match window replacements at the adjacent unit) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 70-01 and lies within the General Residence B (GRB) and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 1:44:58] The applicants John and Cathy Hazelton were present. Mr. Hazelton said they wanted to replace the existing 20 windows with Marvin Elevate insert windows with half screens. He said the same window details would be kept and consistent with the neighbors.

Chair Ruedig noted that Mr. Adams had been at to the applicant's house to confirm that the windows were not special historic ones. Mr. Adams said the sashes were not original but the window frames on the first floor were. He said the second-floor windows looked identical except that they had new frames and were set on top of the sheathing.

Chair Ruedig opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Ruedig closed the public hearing.

### **DECISION OF THE COMMISSION**

*Councilor Blalock moved to **grant** the Certificate of Approval for the application as presented, seconded by Mr. Adams.*

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

*The motion **passed** with all in favor.*

**5.** Petition of **Haven School Condominium Association, owner**, for property located at **50 South School Street, Unit #3**, wherein permission is requested to allow exterior renovations to an existing structure (replace basement windows and basement door and construct new entry) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 60-03 and lies within the General Residence B (GRB) and Historic Districts.

### **SPEAKING TO THE PETITION**

[Timestamp 1:51:04] The applicant/owner Phil Schwartz was present and distributed copies of the Pella window specs. He said the windows they planned to replace were on the right-hand side of the house and on the back, with no views from the street, and the existing windows were not historic and were rotting. He proposed the Pella Lifestyle Series window that had wood inside and PVC outside. He described the sizes of the windows and said there would be no exterior trim, the metal bars around the existing windows would be removed, and the new windows would be tempered glass.

Mr. Adams asked what the shaded area on the window drawing was. Mr. Schwartz said Pella made an interior blind within the window and his wife was considering it for the bedroom windows. Councilor Blalock noted that those windows were not near the main entrance.

Chair Ruedig opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Ruedig closed the public hearing.

## DECISION OF THE COMMISSION

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

Dr. Brown said the project would conserve and enhance property values and would be compatible with the designs of surrounding properties.

*The motion **passed** with all in favor.*

### V. WORK SESSIONS (OLD BUSINESS)

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

The work session was **postponed**.

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

### WORK SESSION

[Timestamp 2:00:51] Project architect Nick Isaak and owner/applicant Jeffrey Daniel Berlin were present. Mr. Berlin said the top of the building had gone through fires and had poor construction, so they wanted to fix everything. He said the floor was damaged by water and they had to build new ledgers and floor joists. He said the fire walls were a safety aspect and the preferred design they wanted to use was the A1 option, which he described. He said the back would match existing but they would do painted brick to match or keep it clapboard.

Mr. Adams said it seemed like an unnatural amount of space above and below the window on the back view. Mr. Berlin explained that it would be higher, and it was further discussed. He said putting a new lid on the building would preserve the unit below. Mr. Adams said it would look odd, and Mr. Berlin said they would come up with something. Vice-Chair Doering said she liked the preferred Option A1, and Councilor Blalock agreed. Mr. Isaak said they weren't sure about the center window. Mr. Wyckoff said it would be more successful with the image of small panes. Mr. Adams said the rectangular façade was more in keeping with the surface of the building below. He asked where the penthouse images were. Mr. Berlin said they were previously told by the Commission to hide it and they were trying to sink it in so that it wasn't a prominent feature.

He said they would redo the front and back and raise everything up, they would not touch the ledger where the penthouse was. He asked which fire wall the Commission preferred and was told brick. It was further discussed. Chair Ruedig said a full brick side would be more in keeping with how the historic building was constructed. Dr. Brown asked if it would be the same as the other far wall. Mr. Berlin said they would try to match on both sides. Mr. Wyckoff said he preferred Option A1 and suggested darkening up the penthouse. Mr. Adams asked if the planter served as a safety railing. Mr. Berlin agreed and said it could be darkened up. Mr. Adams suggested punching up the eave's edge of the original building a bit, which would help in the separation. It was further discussed. Mr. Berlin said he would remove the top portion of the fire escape and the backside because it was on two rotten ledges. He asked which materials the Commission preferred. Chair Ruedig said she wouldn't see a problem with using the PVC or Hardie all the way up because that part was more exposed to the water. Vice-Chair Doering asked if the blockiness could be changed by using a different material than clapboards. Mr. Isaac said they could look into that. Mr. Adams asked if slate material would be used for the roof. Mr. Berlin said the visible portion could be slate.

The applicant said he would return for a public hearing.

## DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **close** the work session, seconded by Councilor Blalock. The motion **passed** with all in favor.*

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

The work session was **postponed**.

## VI. WORK SESSIONS (NEW BUSINESS)

**A.** Work Session requested by **Debra S. Anthony Revocable Trust, owner**, for property located at **93 State Street**, wherein permission is requested to allow new construction to an existing structure (construct new rear addition) and renovations to the existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 20 and lies within the Character District 4 (CD4) and Historic Districts.

## WORK SESSION

[Timestamp 2:30:10] Project architects Dan Santacroce, Christina Johnson, and Timothy Giguere of TMS Architects were present on behalf of the applicant. Mr. Giguere reviewed the application. He said they would redo the existing patio on State Street but would raise it 6-8 inches to get soil above the tree's roots next to it and add a few steps. He discussed the existing

chimneys and said one would be rebuilt and they wanted to remove the chimney on the Chapel St side because it was a nonfunctioning chimney and took up a lot of floor space in the kitchen. He said the other prominent chimney seen from State Street would be kept.

Mr. Wyckoff asked if a faux chimney was considered, and Mr. Giguere said they could consider it. Mr. Adams asked if the bishop's cap could be replaced, and Mr. Giguere agreed. He said they proposed to do the back addition in black with a Georgian Revival feel, with a simple aluminum metal roof and a standing seam. He reviewed the diagrams and views. The column wrapped detail, brick, patterns, and dormer were discussed. Mr. Adams asked what would happen to the wall of the original building. Ms. Johnson said it would remain but would open up for inside passages. The dormer and fence were discussed, as well as removing a portion of brick and replacing it. Mr. Wyckoff asked if the front of the carriage house had Boral siding. Ms. Johnson agreed and it was further discussed. Ms. Johnson said the siding would be done by a different company that would mill it down to a pattern. Mr. Giguere said the material was better than Azek and could be stained. He said it would be used for the trim and the corner boards as well. The patio was further discussed. Ms. Johnson said the tree's roots were pushing up the brick pavers, so they wanted to raise part of the patio. Vice-Chair Doering suggested that they talk to an arborist first. Councilor Blalock said the carriage house would be in the back and not very visible. Mr. Wyckoff said he was happy with the design. Dr. Brown said it had good potential. Mr. Giguere said they wanted a more maintenance-free metal bulkhead and that it would be hidden behind the fence. Chair Ruedig said she was in support of the rear addition and thought it was classy for the back of the building and would not stand out. Chair Ruedig said the demolition plans were horrifying to her and that the house would not be a historic one anymore. She asked how the east chimney would be held up structurally if the fireplace was removed. Ms. Johnson said they would keep a portion of it. She said there were two locations for windows that did not need egress, so they proposed to do a casement window with a simulated bar. Mr. Wyckoff suggested a Green Mountain egress window. Mr. Giguere said they would replace the rotten wood gutters with K-style copper ones, and it was further discussed.

There was no public comment. The applicant said he would return for a public hearing.

## **DECISION OF THE COMMISSION**

*Councilor Blalock moved to **close** the work session, seconded by Dr. Brown. The motion **passed** with all in favor.*

## **VII. ADJOURNMENT**

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

# **HDC**

## **ADMINISTRATIVE**

### **APPROVALS**

**October 09, 2024**

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

**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**





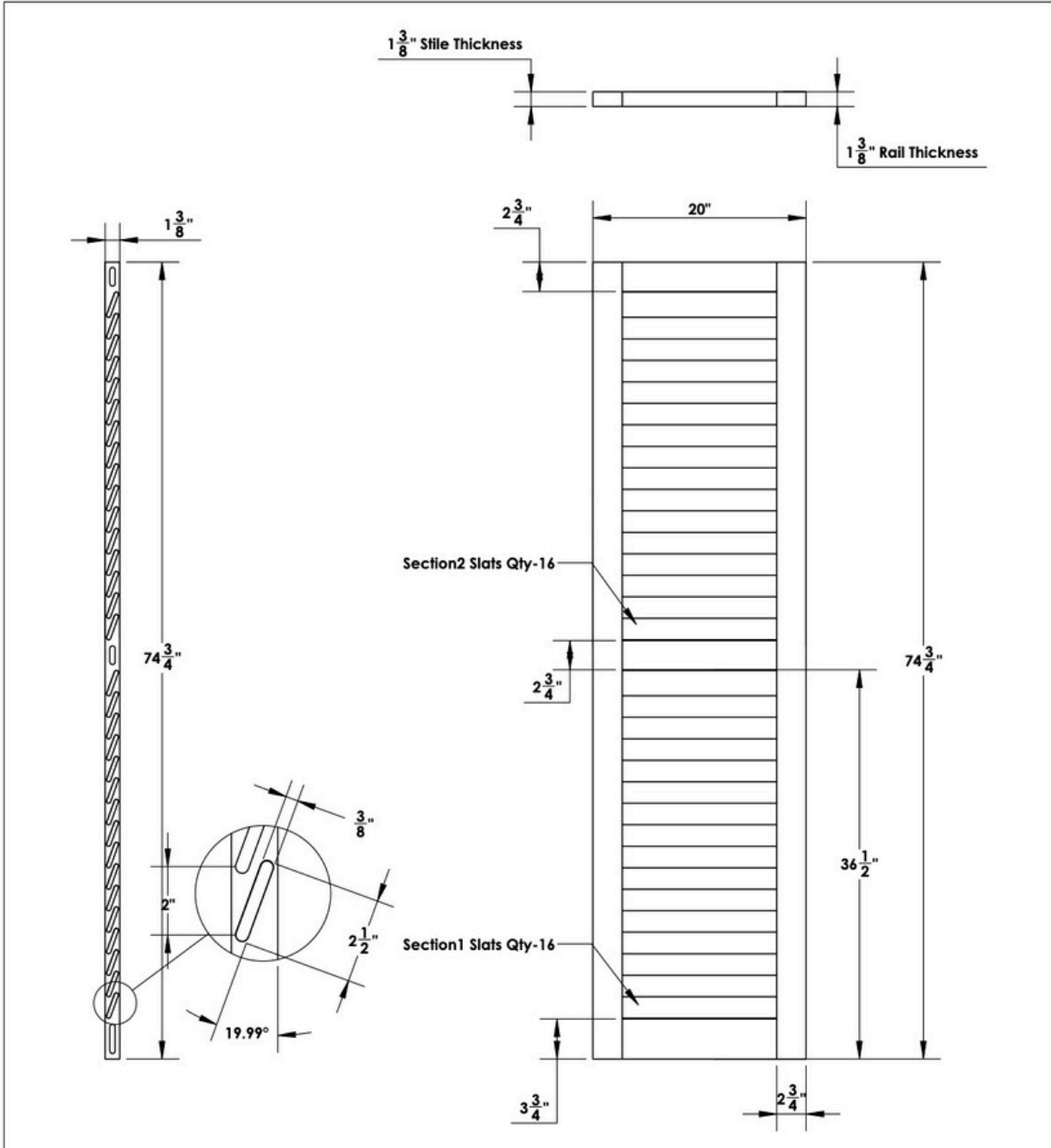
175 STATE STREET | PORTSMOUTH, NH

**SHUTTER**



# 175 STATE STREET | PORTSMOUTH, NH

## SHUTTER



Louver Type: Traditional DownSide 2.5"X0.375"



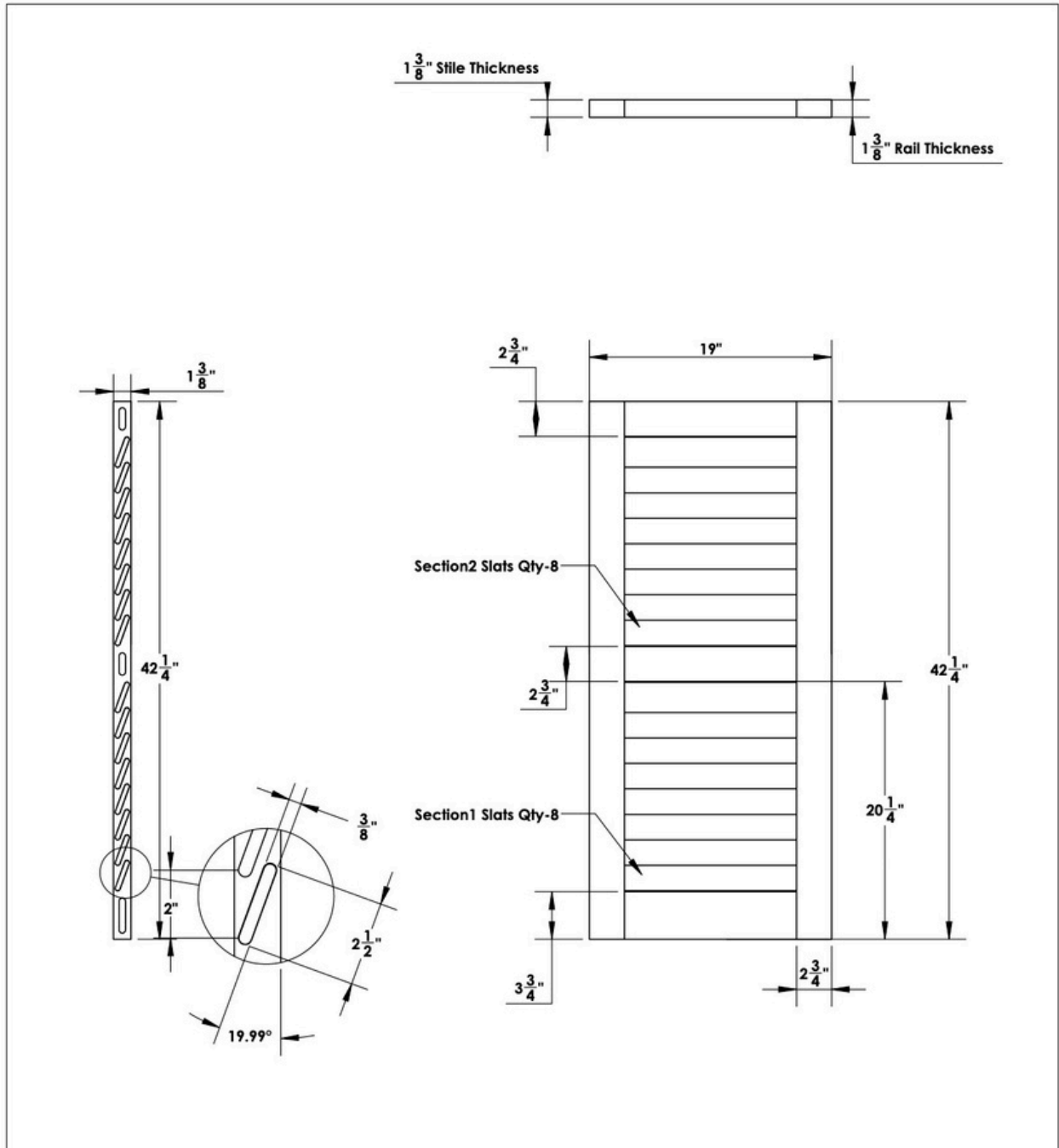
PROPRIETARY AND CONFIDENTIAL  
 THE INFORMATION CONTAINED IN  
 THIS DRAWING IS THE SOLE  
 PROPERTY OF  
 New England Shutter Mills.  
 ANY REPRODUCTION IN PART OR  
 AS A WHOLE WITHOUT THE WRITTEN  
 PERMISSION OF  
 New England Shutter Mills  
 IS PROHIBITED.

|                     |                            |
|---------------------|----------------------------|
| Quote Date:         | 9/16/2024                  |
| Quote/Order Number: | Fixed Louver 340604-line10 |
| Approval Signature: |                            |
| Order Date:         |                            |



# 175 STATE STREET | PORTSMOUTH, NH

## SHUTTER



Louver Type: Traditional DownSide 2.5"X0.375"



PROPRIETARY AND CONFIDENTIAL  
 THE INFORMATION CONTAINED IN  
 THIS DRAWING IS THE SOLE  
 PROPERTY OF  
 New England Shutter Mills.  
 ANY REPRODUCTION IN PART OR  
 AS A WHOLE WITHOUT THE WRITTEN  
 PERMISSION OF  
 New England Shutter Mills  
 IS PROHIBITED.

DO NOT SCALE DRAWING SHEET 1 OF 1 SCALE: 1:12

|                     |                            |
|---------------------|----------------------------|
| 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](http://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](http://www.hemlockhistoric.com)

[rob@hemlockdc.com](mailto: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



September 10, 2024

**VIA EMAIL**

City of Portsmouth  
Historic District Commission  
1 Junkins Avenue  
Portsmouth, NH 03801  
Attn: Reagan Ruedig, Chair

***Re: Request for Extension of Certificate of Approval at 53 Green Street, Portsmouth, NH (LU-21-55)***

Ladies and Gentlemen:

On behalf of Stone Creek Realty, LLC, we respectfully request to extend the Historic District Commission Certificate of Approval at 53 Green Street, Portsmouth, NH (LU-21-55) for a period of one (1) year through September 29, 2025.

In support of the foregoing request, we note the following: (i) that the site plan approvals associated with the project for which the Certificate of Approval was granted (the “Site Plan Approvals”) were the subject of an extensive abutter appeal that resolved in the applicant’s favor on September 29, 2023, during which period the Certificate of Approval was stayed, and (ii) on August 22, 2024, the City of Portsmouth Planning Board subsequently extended the Site Plan Approvals through September 29, 2025.

\* \* \* \*

Please do not hesitate to contact me should you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read 'R. Previti', with a stylized, cursive flourish at the end.

Robert A. Previti, Esq.  
Tel: (603) 945-3236  
Email: [rpreviti@slvlaw.com](mailto:rpreviti@slvlaw.com)

cc:

Jeffrey Johnston (via e-mail)  
Robert Simmons (via e-mail)



September 10, 2024

**VIA EMAIL**

City of Portsmouth  
Historic District Commission  
1 Junkins Avenue  
Portsmouth, NH 03801  
Attn: Reagan Ruedig, Chair

***Re: Request for Extension of Certificate of Approval at 1 & 31 Raynes Ave & 203 Maplewood Ave (LU-21-54)***

Ladies and Gentlemen:

On behalf of One Raynes Ave, LLC, 31 Raynes Ave, LLC & 203 Maplewood Ave, LLC (owners), and North Mill Pond Holdings, LLC (applicant), we respectfully request to extend the Historic District Commission Certificate of Approval at 1 & 31 Raynes Ave & 203 Maplewood Ave, Portsmouth, NH for a period of one (1) year through September 15, 2025.

In support of the foregoing request, we note the following: (i) that the site plan approvals associated with the project for which the Certificate of Approval was granted (the “Site Plan Approvals”) were the subject of an extensive abutter appeal that resolved in the applicant’s favor on September 15, 2023, during which period the Certificate of Approval was stayed, and (ii) on August 22, 2024, the City of Portsmouth Planning Board subsequently extended the Site Plan Approvals through September 15, 2025.

\* \* \* \*

Please do not hesitate to contact me should you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "R. Previti", with a stylized flourish at the end.

Robert A. Previti, Esq.  
Tel: (603) 945-3236  
Email: [rpreviti@slvlaw.com](mailto:rpreviti@slvlaw.com)

cc:

Eben Tormey (via email)



# **Historic District Commission**

## **Staff Report**

**Wednesday, October 09, 2024**

**Project Address:** 18 Ladd Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4, Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c. N/A
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: N/A
- Public View of Proposed Work: Ladd Street
- Unique Features: N/A
- Neighborhood Association: Downtown



**B. Proposed Work:** Replace existing windows.

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

The project proposal includes the following:

- Replace existing windows.



**HISTORIC  
SURVEY  
RATING  
N/A**

**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

18 Ladd Street Portsmouth, NH 03801



Figure 1 18 Ladd Street from South West



Figure 2 18 Ladd Street from North





*Figure 3 18 Ladd Street- South and East elevations*



*Figure 4 18 Ladd Street from Atheneum Courtyard*



# HIGHBURY 18 LADD ST

Quote #: HGDT516

A Proposal for Window and Door Products prepared for:

**Shipping Address:**

ELDREDGE LBR & HDWE-PORTSMOUTH  
275 Constitution Ave  
Portsmouth, NH 03801-8600

# SELECTWOOD

*The Choice For Building Professionals.*

MATT MCGRAIL  
ELDREDGE LBR & HDWE-PORTSMOUTH  
PO BOX 69  
CAPE NEDDICK, ME 03902-0069  
Phone: (207) 363-2004

Email: [mmcgrail@eldredgelumber.com](mailto:mmcgrail@eldredgelumber.com)

This report was generated on 10/4/2024 11:22:04 AM using the Marvin Order Management System, version 0004.11.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

**MARVIN** 

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

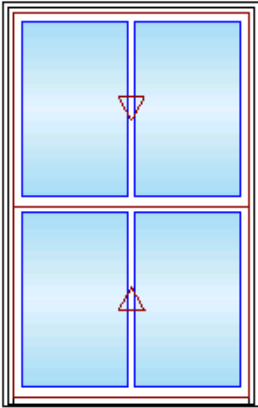
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

| NUMBER OF LINES: 5 |                                | TOTAL UNIT QTY: 13 |   | EXT NET PRICE: USD 11,995.55 |     |                    |
|--------------------|--------------------------------|--------------------|---|------------------------------|-----|--------------------|
| LINE               | MARK UNIT                      | PRODUCT LINE       | ITEM  | NET PRICE                    | QTY | EXTENDED NET PRICE |
| 1                  | 1ST & 2ND UNIT<br>1ST FLR      | Elevate            | Double Hung<br>RO 40 1/8" X 60 1/2"<br>Entered as<br>FS 39 1/8" X 60"     | 927.03                       | 3   | 2,781.09           |
| 2                  | 1ST & 2ND UNIT<br>1ST FLR      | Elevate            | Double Hung<br>RO 36 1/8" X 60 1/2"<br>Entered as<br>FS 35 1/8" X 60"     | 886.44                       | 5   | 4,432.20           |
| 3                  | 1ST UNIT 2ND FLR               | Elevate            | Double Hung<br>RO 40 1/4" X 56 3/8"<br>Entered as<br>FS 39 1/4" X 55 7/8" | 905.28                       | 2   | 1,810.56           |
| 4                  | 1ST & 2ND UNIT<br>2ND FLR      | Elevate            | Double Hung<br>RO 36 1/8" X 56 3/8"<br>Entered as<br>FS 35 1/8" X 55 7/8" | 853.82                       | 1   | 853.82             |
| 5                  | 1ST & 2ND UNIT<br>2ND FLR TEMP | Elevate            | Double Hung<br>RO 36 1/8" X 56 3/8"<br>Entered as<br>FS 35 1/8" X 55 7/8" | 1,058.94                     | 2   | 2,117.88           |

## 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 #1 | Mark Unit: 1ST & 2ND UNIT 1ST FLR | Net Price:      |     | 927.03   |
| Qty: 3  |                                   | Ext. Net Price: | USD | 2,781.09 |



As Viewed From The Exterior

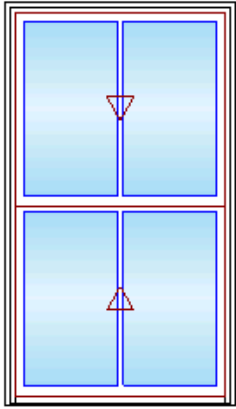
**Entered As:** FS  
**MO** 39 5/8" X 60 1/4"  
**FS** 39 1/8" X 60"  
**RO** 40 1/8" X 60 1/2"  
**Egress Information**  
 Width: 36" Height: 25 3/32"  
 Net Clear Opening: 6.27 SqFt  
**Performance Information**  
 U-Factor: 0.28  
 Solar Heat Gain Coefficient: 0.28  
 Visible Light Transmittance: 0.48  
 Condensation Resistance: 56  
 CPD Number: MAR-N-272-01534-00001  
**Performance Grade**  
 Licensee #783  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG40 1054X1924 mm (42X76.8 in)  
 LC-PG40 DP +40/-40  
 FL6525

Bronze Exterior  
 Bare Pine Interior  
 Elevate Double Hung  
 Frame Size 39 1/8" X 60"  
 Rough Opening 40 1/8" X 60 1/2"  
 Top Sash  
 Bronze Exterior  
 Bare Pine Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 2W1H  
 Bronze Ext - Bare Int  
 Bottom Sash  
 Bronze Exterior  
 Bare Pine Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 2W1H  
 Bronze Ext - Bare Int  
 Beige Weather Strip Package  
 1 Almond Frost Sash Lock  
 Exterior Aluminum Screen  
 Bronze Surround  
 Bright View Mesh  
 4 9/16" Jamb  
 Thru Jamb Installation  
 \*\*\*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 #2 | Mark Unit: 1ST & 2ND UNIT 1ST FLR | Net Price:      |     | 886.44   |
| Qty: 5  |                                   | Ext. Net Price: | USD | 4,432.20 |



Bronze Exterior  
 Bare Pine Interior  
 Elevate Double Hung  
 Frame Size 35 1/8" X 60"  
 Rough Opening 36 1/8" X 60 1/2"  
 Top Sash  
 Bronze Exterior  
 Bare Pine Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 2W1H  
 Bronze Ext - Bare Int



As Viewed From The Exterior

- Bottom Sash
- Bronze Exterior
- Bare Pine Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 2W1H
- Bronze Ext - Bare Int
- Beige Weather Strip Package
- 1 Almond Frost Sash Lock
- Exterior Aluminum Screen
- Bronze Surround
- Bright View Mesh
- 4 9/16" Jambs
- Thru Jamb Installation

\*\*\*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

Entered As: FS

MO 35 5/8" X 60 1/4"

FS 35 1/8" X 60"

RO 36 1/8" X 60 1/2"

**Egress Information**

Width: 32" Height: 25 57/64"

Net Clear Opening: 5.75 SqFt

**Performance Information**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

**Performance Grade**

Licensee #783

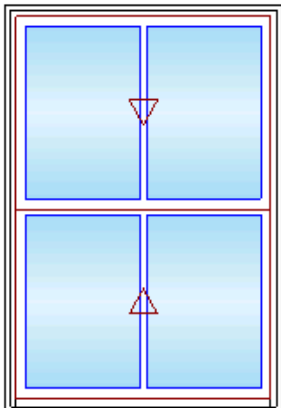
AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1054X1924 mm (42X76.8 in)

LC-PG40 DP +40/-40

FL6525

|         |                             |                 |     |          |
|---------|-----------------------------|-----------------|-----|----------|
| Line #3 | Mark Unit: 1ST UNIT 2ND FLR | Net Price:      |     | 905.28   |
| Qty: 2  |                             | Ext. Net Price: | USD | 1,810.56 |



As Viewed From The Exterior

- Bronze Exterior
- Bare Pine Interior
- Elevate Double Hung
- Frame Size 39 1/4" X 55 7/8"
- Rough Opening 40 1/4" X 56 3/8"
- Top Sash
- Bronze Exterior
- Bare Pine Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 2W1H
- Bronze Ext - Bare Int
- Bottom Sash
- Bronze Exterior
- Bare Pine Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 2W1H
- Bronze Ext - Bare Int
- Beige Weather Strip Package
- 1 Almond Frost Sash Lock
- Exterior Aluminum Screen
- Bronze Surround
- Bright View Mesh

Entered As: FS

MO 39 3/4" X 56 1/8"

FS 39 1/4" X 55 7/8"

RO 40 1/4" X 56 3/8"

**Egress Information**

Width: 36 1/8" Height: 23 1/32"

Net Clear Opening: 5.78 SqFt

**Performance Information**

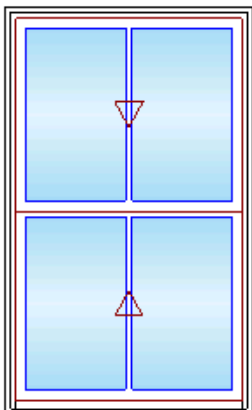
U-Factor: 0.28  
 Solar Heat Gain Coefficient: 0.28  
 Visible Light Transmittance: 0.48  
 Condensation Resistance: 56  
 CPD Number: MAR-N-272-01534-00001

**Performance Grade**

Licensee #783  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG40 1054X1924 mm (42X76.8 in)  
 LC-PG40 DP +40/-40  
 FL6525

4 9/16" Jamb  
 Thru Jamb Installation  
 \*\*\*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: 1ST & 2ND UNIT 2ND FLR | Net Price:      |     | 853.82 |
| Qty: 1  |                                   | Ext. Net Price: | USD | 853.82 |



As Viewed From The Exterior

**Entered As:** FS  
**MO** 35 5/8" X 56 1/8"  
**FS** 35 1/8" X 55 7/8"  
**RO** 36 1/8" X 56 3/8"  
**Egress Information**  
 Width: 32" Height: 23 1/32"  
 Net Clear Opening: 5.12 SqFt  
**Performance Information**  
 U-Factor: 0.28  
 Solar Heat Gain Coefficient: 0.28  
 Visible Light Transmittance: 0.48  
 Condensation Resistance: 56  
 CPD Number: MAR-N-272-01534-00001  
**Performance Grade**  
 Licensee #783  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG40 1054X1924 mm (42X76.8 in)  
 LC-PG40 DP +40/-40  
 FL6525

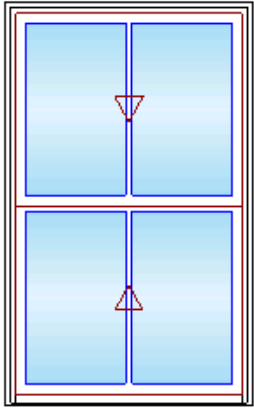
Bronze Exterior  
 Bare Pine Interior  
 Elevate Double Hung  
 Frame Size 35 1/8" X 55 7/8"  
 Rough Opening 36 1/8" X 56 3/8"  
 Top Sash  
 Bronze Exterior  
 Bare Pine Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 2W1H  
 Bronze Ext - Bare Int  
 Bottom Sash  
 Bronze Exterior  
 Bare Pine Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 2W1H  
 Bronze Ext - Bare Int  
 Beige Weather Strip Package  
 1 Almond Frost Sash Lock  
 Exterior Aluminum Screen  
 Bronze Surround  
 Bright View Mesh  
 4 9/16" Jamb  
 Thru Jamb Installation  
 \*\*\*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 #5 | Mark Unit: 1ST & 2ND UNIT 2ND FLR TEMP | Net Price:      |     | 1,058.94 |
| Qty: 2  |  | Ext. Net Price: | USD | 2,117.88 |



Bronze Exterior  
 Bare Pine Interior  
 Elevate Double Hung  
 Frame Size 35 1/8" X 55 7/8"  
 Rough Opening 36 1/8" X 56 3/8"  
 Glass Add For All Sash  
 Top Sash  
 Bronze Exterior  
 Bare Pine Interior





As Viewed From The Exterior

**Entered As:** FS

**MO** 35 5/8" X 56 1/8"

**FS** 35 1/8" X 55 7/8"

**RO** 36 1/8" X 56 3/8"

**Egress Information**

Width: 32" Height: 23 1/32"

Net Clear Opening: 5.12 SqFt

**Performance Information**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

**Performance Grade**

Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1054X1924 mm (42X76.8 in)

LC-PG40 DP +40/-40

FL6525

IG  
Tempered Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Bronze Ext - Bare Int  
Bottom Sash  
Bronze Exterior  
Bare Pine Interior

IG  
Tempered Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Bronze Ext - Bare Int  
Beige Weather Strip Package  
1 Almond Frost Sash Lock  
Exterior Aluminum Screen  
Bronze Surround  
Bright View Mesh

4 9/16" Jamb  
Thru Jamb Installation

\*\*\*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

Project Subtotal Net Price: USD 11,995.55  
0.000% Sales Tax: USD 0.00  
Project Total Net Price: USD 11,995.55

## PRODUCT AND PERFORMANCE INFORMATION

### NFRC Ratings:

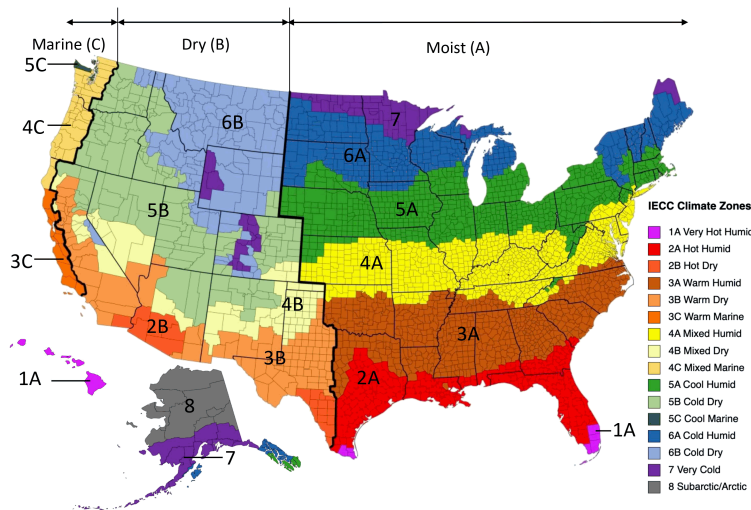
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

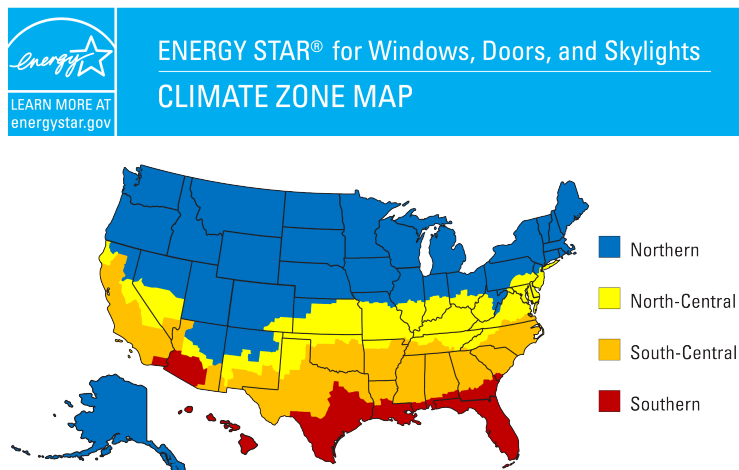
### Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

### 2021 IECC Climate Zone Map:



### ENERGY STAR Version 7 Climate Zone Map:



## **PURCHASE APPROVAL/SIGN OFF**

**Project Subtotal Net Price: USD 11,995.55**  
**0.000% Sales Tax: USD 0.00**  
**Project Total Net Price: USD 11,995.55**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

# DOUBLE HUNG

## 3 Wide and 4 Wide

| MO (mm)        | 9-5 (2870)     | 7-2 1/2 (2197) | 8-6 1/2 (2604) |
|----------------|----------------|----------------|----------------|
| RO (mm)        | 9-5 1/2 (2883) | 7-3 (2210)     | 8-7 (2616)     |
| FS (mm)        | 9-4 1/2 (2858) | 7-2 (2184)     | 8-6 (2591)     |
| 3-0 (914)      |                |                |                |
| 3-0 1/4 (921)  | ELDH3836 3W    | ELDH2236 4W    | ELDH2636 4W    |
| 3-0 1/4 (922)  |                |                |                |
| 3-4 (1016)     | ELDH3840 3W    | ELDH2240 4W    | ELDH2640 4W    |
| 3-4 1/4 (1022) |                |                |                |
| 3-8 (1176)     | ELDH3844 3W    | ELDH2244 4W    | ELDH2644 4W    |
| 3-8 1/4 (1124) |                |                |                |
| 3-8 1/4 (1111) | ELDH3848 3W    | ELDH2248 4W    | ELDH2648 4W    |
| 4-0 (1219)     |                |                |                |
| 4-0 1/4 (1226) | ELDH3852 3W    | ELDH2252 4W    | ELDH2652 4W    |
| 4-0 1/4 (1213) |                |                |                |
| 4-4 (1321)     | ELDH3856 3W    | ELDH2256 4W    | ELDH2656 4W    |
| 4-4 1/4 (1327) |                |                |                |
| 4-8 (1422)     | ELDH3860 3W E  | ELDH2260 4W    | ELDH2660 4W    |
| 4-8 1/4 (1429) |                |                |                |
| 4-8 1/4 (1416) | ELDH3864 3W E  | ELDH2264 4W    | ELDH2664 4W    |
| 5-0 (1524)     |                |                |                |
| 5-0 1/4 (1530) | ELDH3868 3W    | ELDH2268 4W    | ELDH2668 4W    |
| 5-0 1/4 (1518) |                |                |                |
| 5-4 (1626)     | ELDH3872 3W E  | ELDH2272 4W    | ELDH2672 4W    |
| 5-4 1/4 (1632) |                |                |                |
| 5-8 (1727)     | ELDH3876 3W E  | ELDH2276 4W    | ELDH2676 4W    |
| 5-8 1/4 (1734) |                |                |                |
| 5-8 1/4 (1721) | ELDH3880 3W    | ELDH2280 4W    | ELDH2680 4W    |
| 6-0 (1829)     |                |                |                |
| 6-0 1/4 (1835) | ELDH3884 3W    | ELDH2284 4W    | ELDH2684 4W    |
| 6-0 1/4 (1822) |                |                |                |
| 6-4 (1930)     | ELDH3888 3W    | ELDH2288 4W    | ELDH2688 4W    |
| 6-4 1/4 (1937) |                |                |                |
| 6-3 3/4 (1924) | ELDH3892 3W    | ELDH2292 4W    | ELDH2692 4W    |

Details and Elevations not to scale.

Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.

Minimum frame size: 17 1/2" x 27 3/4"

Maximum frame size: 53 1/2" x 83 3/4"

Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.

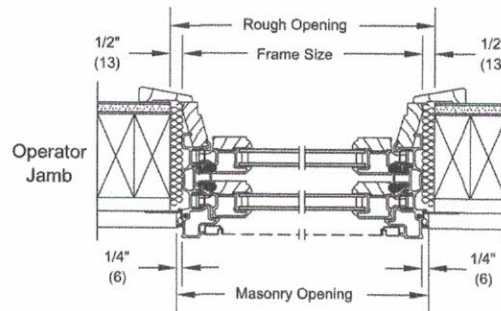
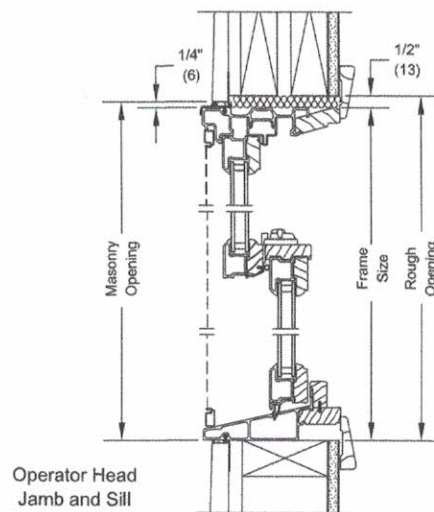
When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

### Construction Details



### MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullied.

**MAXIMUM ROUGH OPENING** not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.

**MAXIMUM ROUGH OPENING** not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.



**Project Address:** 93 State Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing 1



**A. Property Information - General:**

**Existing Conditions:**

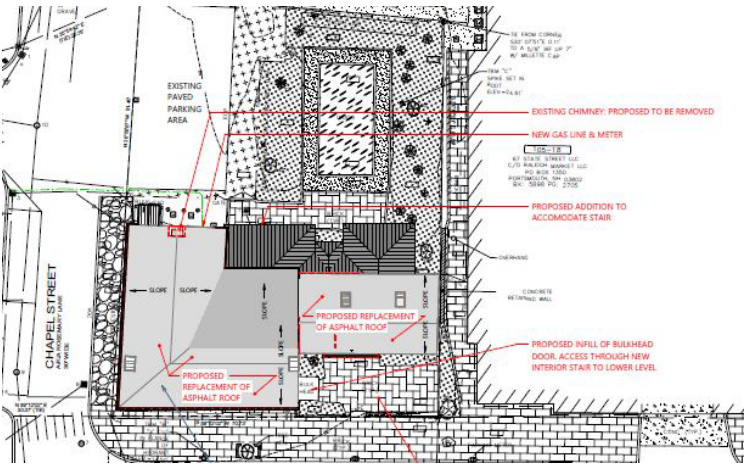
- Zoning District: Character District 4 (CD4)
- Land Use: Residential
- Land Area: 5,782 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

**B. Proposed Work:** Construct rear 1-story addition and renovations to the existing structure.

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

The project proposal includes the following:

- Construct a 1-story rear addition
- Renovations to the existing structure



**HISTORIC  
SURVEY  
RATING  
C**



**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
1. Compatibility of design with surrounding properties
2. Relation to historic and architectural value of existing structures
3. Compatibility of innovative technologies with surrounding properties

September 20, 2024

Portsmouth Historic District Commission  
1 Junkins Ave, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

Attention: Portsmouth Historic District Commission

Subject: Administrative Approval Request for 93 State Street

TMS Architects and Interiors is submitting a request for an Administrative Approval to the Portsmouth Historic District Commission on behalf of our client Michael and Debra Anthony. They are the owners of the historic “Kingsbury House” property at located 93 State Street. The property is located within the Historic District and is a “Contributing Building”. The current structure was built in 1815 and is approximately 3,200 SF. The property includes three bedrooms, three full bathrooms and one-half bath. In its past life, the building was part of Strawberry Banke, and a former lawyer’s office. The Carriage House (cottage) was most recently a short-term rental.

Our client has endeavored to partake in a significant renovation of this property. The goals of the project are to preserve the historic architectural heritage, reduce its environmental impact, improve the overall use of interior space by removing unsafe stairs, add an addition on the back side to gain vertical space for a code compliant stair, and connect front ell (brick structure) and carriage house structure. They wish to achieve these goals by requesting the follow items. Please refer to the drawing set for more detailed information.

- Repairing and repointing the existing brick façade where necessary
- Replacing the deteriorating roofing materials, and strengthening the roof structure where necessary
- Replacement of wood gutters with copper gutters
  - Reusing leader head and downspouts
  - Adding where gutters have been removed over time
  - New profile to mimic existing wood gutter shape
- Replacement of chimney on Chapel St driveway side of house

# TMS

architects  
interiors

ONE CATE ST | PORTSMOUTH, NH 03801 | 603.436.4274  
WWW.TMSARCHITECTS.COM

- Proposed replacement is brick veneer chimney to match existing location, shape, size, and bishop's cap
  - Existing brick from the project will be salvaged and reused
- Replacement of chimney on near Chapel St entry
  - Existing chimney has been deemed unsafe
  - Proposed replacement is a rebuilt chimney to match existing location, shape, size, and bishop's cap
  - Existing brick from the project will be salvaged and reused
- Building rear addition to add dining space, courtyard entrance and covered patio on courtyard size of house
  - Removal of section of existing brick wall to access new addition
  - Proposed addition of windows along courtyard side, and upper wall to complement existing divided lite double hung windows
  - Remove and replace windows on rear side of carriage house to allow for addition to be built
- Bringing the exterior envelope up to current energy code standards
  - Utilizing spray foam insulation, and caulking studs from the interior side to preserve the original exterior brick structure
- Installing new energy efficient aluminum clad wood Lepage windows, paint grade trim, and flashing.
  - New windows to match the existing in size, profile and style.
  - Replace windows at three (3) bedrooms with casement windows to allow for egress requirements. (2) of the windows are located along street facing facades, while the other replacement casement window is facing the rear courtyard.
- Bring back historic style shutters along State Street
- Installing four (5) new exterior wood doors to match the existing style doors
  - Existing frames and doors have light, air and water leaks
- Removal of section of brick wall to build a 165 sf finished space addition to allow for a code compliant stair with access to the front ell (brick structure), and back Carriage House. New space will provide unobstructed viewing of the courtyard. The addition is shielded by a fence, and greenery from the public way.
  - New space will allow for crawl space foundation addition with usable stair to service mechanical equipment below
  - New foundation will also allow stabilization of the existing stone foundation
  - New patio pavers at rear side to tie into existing pavers

# TMS

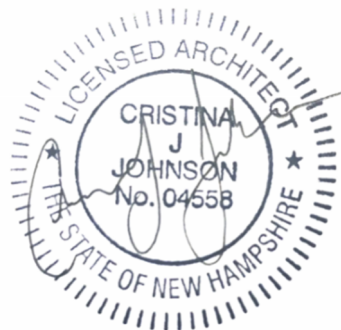

architects  
interiors

ONE CATE ST | PORTSMOUTH, NH 03801 | 603.436.4274  
WWW.TMSARCHITECTS.COM

- Repair brick paver patio along State St. as required to alleviate root damage from tree roots on adjacent property
  - Client to consult with an arborist on best method to work around roots
- Remove one (1) door and two (2) windows from Carriage house alley side (first floor level)
  - Historic photos show these windows were added over time
  - Openings view onto fence on adjacent property
- Close up three (3) window well openings and infill with granite. Install ERV system to allow for fresh air in crawl space
- Upgrades to HVAC systems, and internal ductwork and addition of condenser for rear Carriage House

Please see the enclosed hard copies of our proposed drawings. The full intended page size is 24" x 36" and has been submitted at half actual size on 12"x18" paper. Please reach out to me with any questions you may have, or requests for further information. My email address is [cristinaj@tms-architects.com](mailto:cristinaj@tms-architects.com), and my office number is 603-436-4274.

Sincerely,



Cristina Johnson, AIA, NCIDQ  
Principal Architect



# Anthony Residence Renovation

93 State Street  
Portsmouth, NH

Portsmouth Historic District Commission  
09/20/2024

Administrative Approval Meeting 10/02/2024

## DWG Revision & Issue Index

| Rev. No. | Date As Noted | Description |
|----------|---------------|-------------|
|----------|---------------|-------------|



**CONCEPTUAL RENDERING NOTE: NOT FOR CONSTRUCTION USE**  
CONCEPTUAL RENDERINGS SHOWN ARE FOR GRAPHICAL AND SPATIAL REPRESENTATION ONLY AND DO NOT ALWAYS MATCH THE CURRENT ARCHITECTURAL DRAWINGS AND DETAILS WITHIN THE DRAWING PACKAGE. CONCEPTUAL IMAGES NOT TO BE BUILT FROM. ALL ELEVATIONS, DETAILS, SCHEDULES AND OTHER SHEETS WITHIN THE ARCHITECTURAL DRAWINGS TAKE PRECEDENT. NOTIFY ARCHITECT OF DISCREPANCIES FOR CLARIFICATION.

**NOTE:**  
PRINT IS INTENDED FOR 24"x36"  
PAPER. PLEASE USE 24"x36" FORMAT  
FOR SCALED DRAWINGS.

## Sheet List

| Sheet Number | Sheet Name   | Sheet Issue Date | Current Revision | Current Revision Date | Order |
|--------------|--|------------------|------------------|-----------------------|-------|
| A002         | Architectural Site Plan                                    | 09/20/2024       |                  |                       | 4     |
| A003         | Project Reference Images                                   | 09/20/2024       |                  |                       | 4     |
| A004         | Code Review  | 09/20/2024       |                  |                       | 4     |
| A010         | Existing Crawlspace Plan                                   | 09/20/2024       |                  |                       | 4     |
| A011         | Existing First Floor Plan                                  | 09/20/2024       |                  |                       | 4     |
| A012         | Existing Second Floor Plan                                 | 09/20/2024       |                  |                       | 4     |
| A017         | Existing Elevations  | 09/20/2024       |                  |                       | 4     |
| A100         | Proposed Foundation & Crawl Space Plan                     | 09/20/2024       |                  |                       | 4     |
| A101         | Proposed First Floor Plan                                  | 09/20/2024       |                  |                       | 4     |
| A102         | Proposed Second Floor Plan                                 | 09/20/2024       |                  |                       | 4     |
| A200         | Elevation Views - Street Facing                            | 09/20/2024       |                  |                       | 4     |
| A201         | Elevation Views  | 09/20/2024       |                  |                       | 4     |
| A400         | Wall Sections  | 09/20/2024       |                  |                       | 4     |
| A500         | Window Schedule & Types                                    | 09/20/2024       |                  |                       | 4     |
| A501         | Exterior Door Schedule                                     | 09/20/2024       |                  |                       | 4     |
| R900         | Exterior Rendering - View from State Street                | 09/20/2024       |                  |                       | 5     |
| R901         | Exterior Rendering - View from Chapel Street               | 09/20/2024       |                  |                       | 5     |
| R902         | Exterior Rendering - View from Courtyard                   | 09/20/2024       |                  |                       | 5     |
| R903         | Exterior Rendering - View from State Street towards Chapel | 09/20/2024       |                  |                       | 5     |



HISTORICAL PHOTO - STATE STREET - CIRCA 1970S

## GENERAL NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO HAVE COMPLETE CONTRACT DOCUMENT PACKAGES AS DESCRIBED IN THE "SHEET LIST" AND PROJECT MANUAL "TABLE OF CONTENTS".
- CONTRACTOR REQUIRED TO FOLLOW ALL LOCAL, STATE AND FEDERAL BUILDING AND LIFE SAFETY CODES AS LISTED ON THE "PROJECT CODE REVIEW". THE PROJECT CONTRACT DOCUMENTS ARE PRESUMED TO BE IN COMPLIANCE WITH THESE CODES. DEVIATION FROM THE CONTRACT DOCUMENTS IS PROHIBITED AND THE CONTRACTOR WILL ASSUME ALL LIABILITY FOR SUCH ACTIONS.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT OF RECORD FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- REPETITIVE ELEMENTS MAY NOT BE DRAWN IN THEIR ENTIRETY AT EACH INSTANCE. REFER TO TYPICAL DETAILS AND CONSTRUCT EACH INSTANCE AS IF DRAWN IN FULL.
- THE EXISTING CONDITIONS DESCRIBED WITHIN THE PROJECT DOCUMENTS ARE GRAPHICAL REPRESENTATIONS OF THE CURRENT FIELD CONDITIONS. ACTUAL FIELD CONDITIONS MAY VARY AND ALL CONTRACTORS ARE REQUIRED TO BE FAMILIAR AND VERIFY ALL DIMENSIONS, SIZES AND LOCATIONS OF EXISTING STRUCTURE, BUILDING ELEMENTS AND EQUIPMENT PRIOR TO BEGINNING WORK. ALL DIMENSIONS NOTED ON PLANS ARE TO FACE OF STUD FOR NEW WALLS OR FACE OF FINISH FOR EXISTING WALLS UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS IN ELEVATION, SECTION AND DETAILS ARE FROM TOP OF CONCRETE SLAB/DECK FOR NEW FLOORS OR TOP OF FINISH FLOOR AT EXISTING FLOORS.
- ALL GRADE LINES, BOTH NEW AND EXISTING, SHOWN ON ARCHITECTURAL PLANS ARE APPROXIMATE ONLY. FINAL GRADES TO BE COORDINATED WITH CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO VERIFY ALL ROUGH OPENING REQUIREMENTS WITH ACTUAL PRODUCT SUBMITTALS.
- WALLS WITH UL DESIGN NUMBERS SHALL BE CONSTRUCTED TO UL STANDARDS. PRODUCTS USED SHALL BEAR UL CLASSIFICATION WHERE REQUIRED BY THE UL DESIGN.
- DRAWINGS AND SPECIFICATIONS UTILIZE REFERENCES TO INDUSTRY DESIGN, CONSTRUCTION, AND PROCESS STANDARDS BY APPLICABLE TRADE AND MATERIAL ORGANIZATIONS. THESE DOCUMENTS SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS BY SUCH REFERENCES. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARD PRACTICES CONTAINED WITHIN.
- ALL PENETRATIONS OF FIRE RATED CONSTRUCTION ARE REQUIRED TO MEET THE ASSEMBLY RATING REQUIREMENT.
- ALL NON-BEARING METAL STUD WALLS SHALL BE CONSTRUCTED WITH DEFLECTION TRACK AND MINIMUM DEFLECTION DISTANCE OF 3/4" FROM THE STRUCTURE ABOVE IF NOT DETAILED ELSEWHERE.
- SEE STRUCTURAL DRAWINGS FOR SIZES OF STRUCTURAL MEMBERS, DESIGN LOADS AND MINIMUM REQUIREMENTS.
- ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DESIGN/BUILD CONTRACTORS ARE REQUIRED TO SUBMIT A COORDINATION BUILDING INFORMATION MODEL IN A REVIT COMPATIBLE FORMAT PRIOR TO FINALIZING DESIGN AND CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO REVIEW MANUFACTURER OF SUBMITTED PRODUCTS INSTALLATION RECOMMENDATIONS AND COORDINATE WITH DESIGN DETAILS.
- UNLESS OTHERWISE NOTED OR SPECIFIED, THESE DRAWINGS AND NOTES REPRESENT UTILITIES AND COORDINATION WITHIN THE BUILDING AND TO THE EXTERIOR WITHIN A DISTANCE OF 5'-0" FROM THE EXTERIOR FOOTPRINT OF THE BUILDING. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS AND IS RESPONSIBLE FOR ALL OVERHEAD AND UNDERGROUND UTILITY RUNS AND CONNECTIONS.
  - CONTRACTOR SHALL PERFORM ALL NECESSARY LEAKAGE AND PRESSURIZATION TESTS PRIOR TO ENCLOSING UNDERGROUND PIPING.
  - OVERHEAD UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANY AND LANDSCAPE DRAWINGS FOR POTENTIAL CONFLICTS.

## PROJECT TEAM

**TMS**  
architects  
interiors

**Client**  
Michael & Deb Anthony  
manthony423@aol.com

93 State Street  
Portsmouth, NH 03801

**Architect**  
Cristina Johnson  
cristinaj@tms-architects.com

One Cate Street  
Portsmouth, NH 03801  
P: 603.436.4274  
www.tmsarchitects.com

**JSN**

**Structural Engineer**  
JSN Associates, LLC  
charlie@jsneng.com

One Autumn Street  
Portsmouth, NH 03801  
P: 603.433.8639  
www.jsneng.com

**JVA**  
JAMES VERRA & ASSOCIATES, INC.

**Civil Engineer**  
Bruce Scamman, P.E.  
bruce@jvasurveyors.com

101 Shattuck Way, Suite 8  
Newington, NH 03801  
P: 603.436.3557  
www.jvasurveyors.com

**NE. CORNERSTONE**  
**General Contractor**  
Randy Emmett  
randynecornerstone@gmail.com

P: 978.314.3055  
www.ne-cornerstone.com



## LOCUS MAP



































































Anthony Residence Renovation

Exterior Rendering - View from State Street

93 State Street  
Portsmouth, NH

09/20/2024

TMS  
architects  
interiors

R900





**Anthony Residence Renovation**

**Exterior Rendering - View from Chapel Street**

93 State Street  
Portsmouth, NH

09/20/2024

**TMS**  
architects  
interiors

R901





**Anthony Residence Renovation**

**Exterior Rendering - View from Courtyard**

93 State Street  
Portsmouth, NH

09/20/2024

**TMS**  
architects  
interiors

R902





**Anthony Residence Renovation**

**Exterior Rendering - View from State Street towards Chapel**

93 State Street  
Portsmouth, NH

09/20/2024



**Project Address:** 38 State Street, Unit #4

**Permit Requested:** Certificate of Approval

**Application:** Public Hearing 2



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Residential
- Land Area: 1,417-1,780 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown

**B. Proposed Work:** New roofing, roof deck, and windows and new the new construction of a rooftop/penthouse addition.

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

The project proposal includes the following:

- New windows, roofing, and roof deck.
- Construct rooftop/penthouse addition.





**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





EXISTING



PROPOSED



EXISTING



PROPOSED

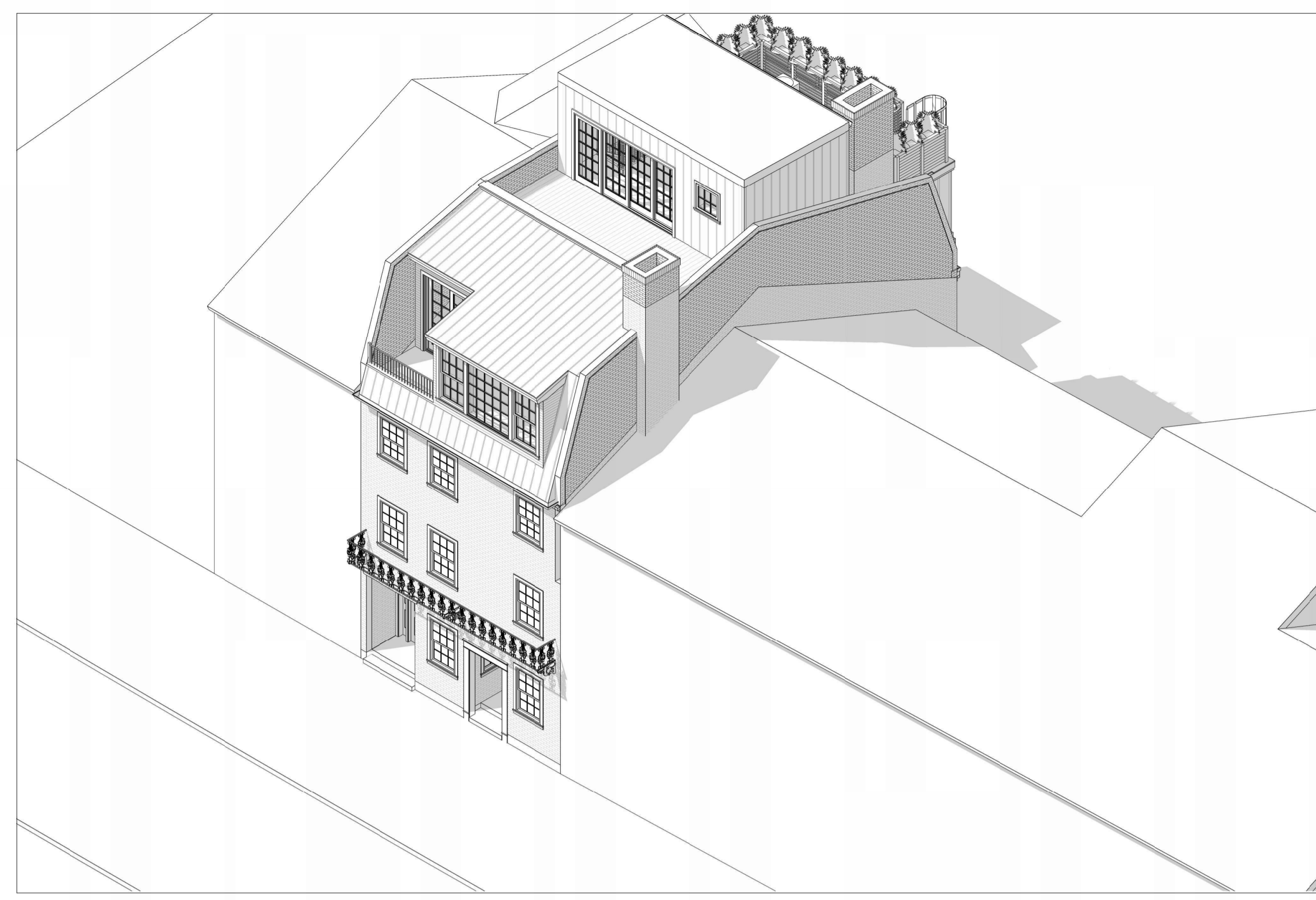
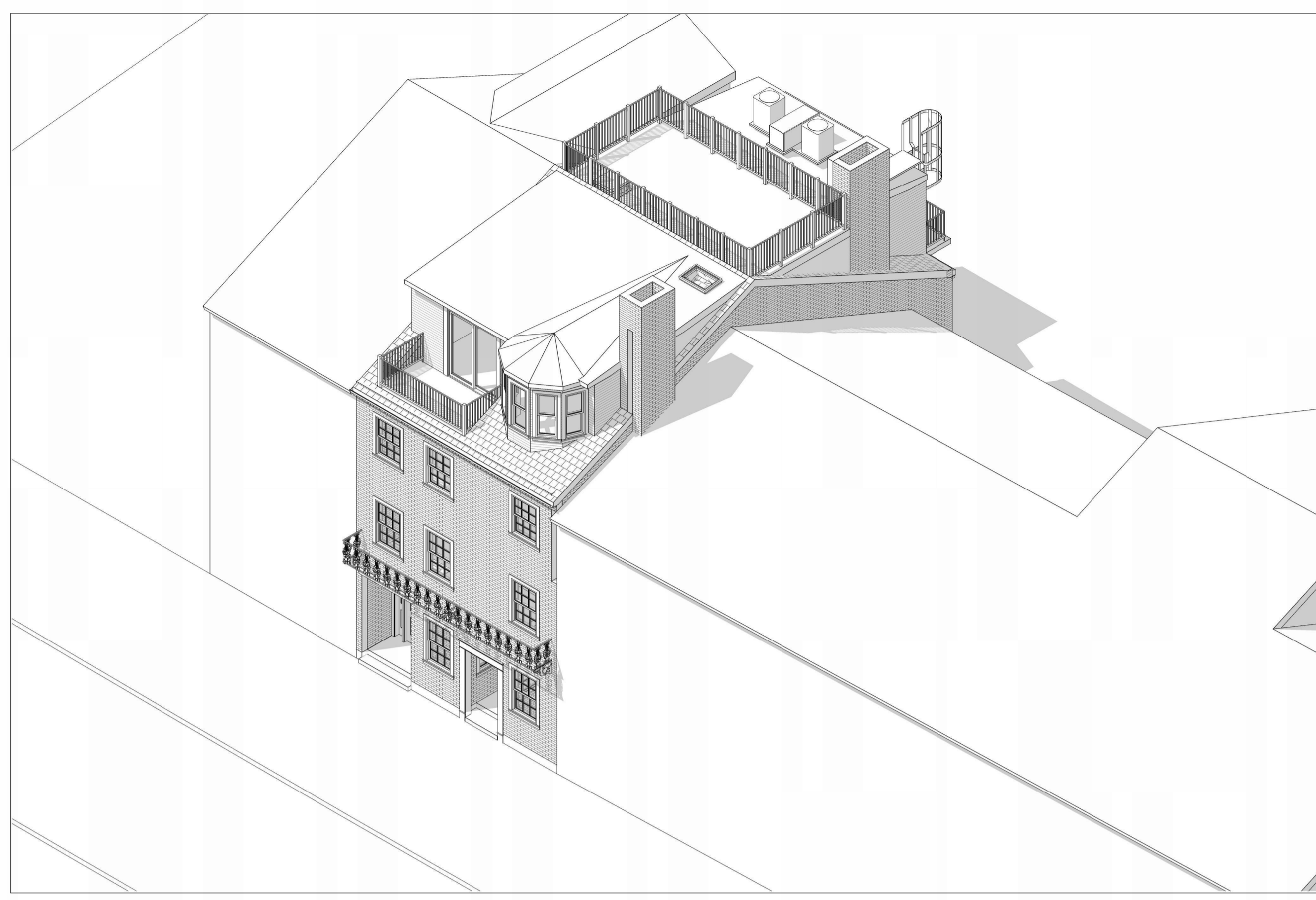
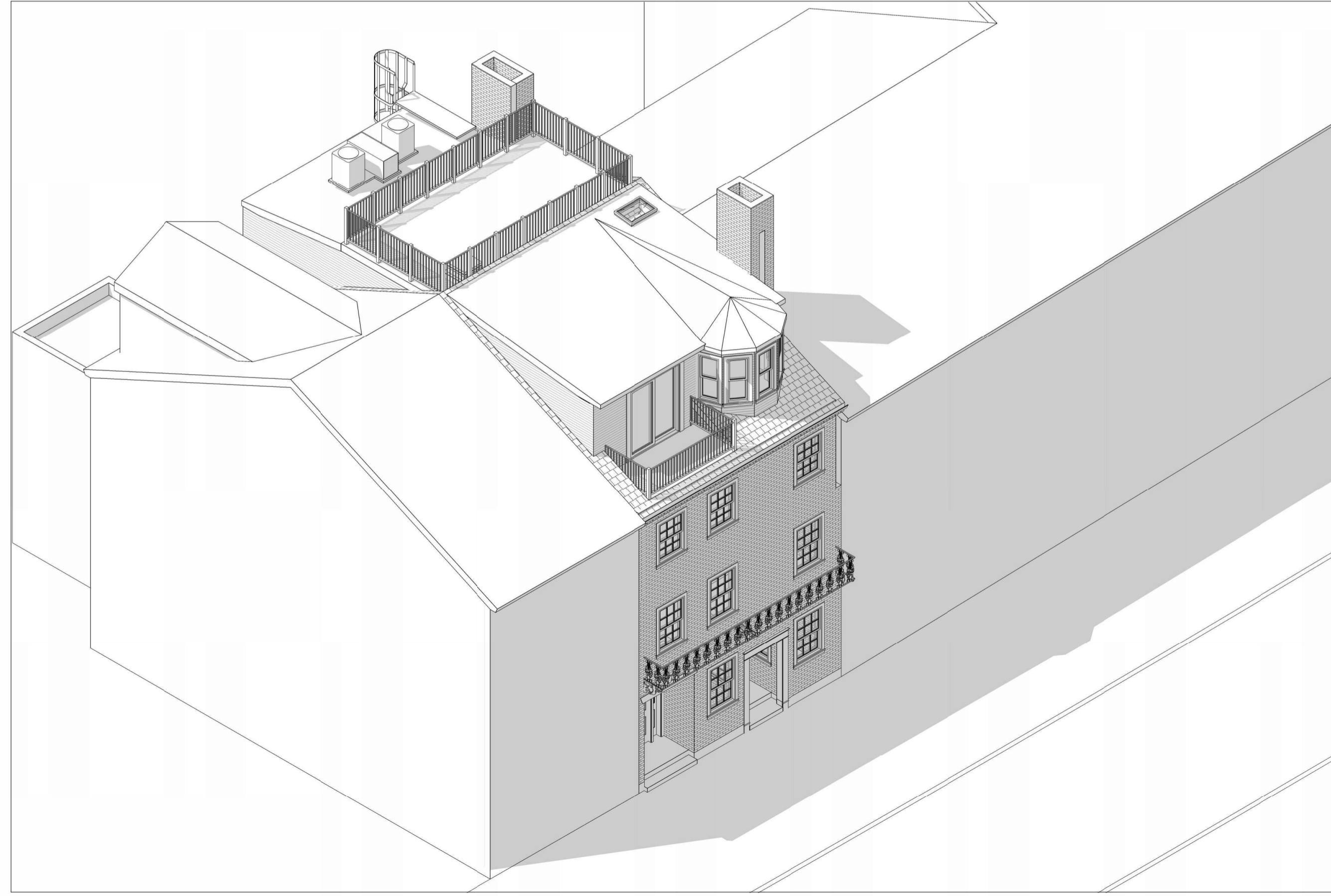


EXISTING

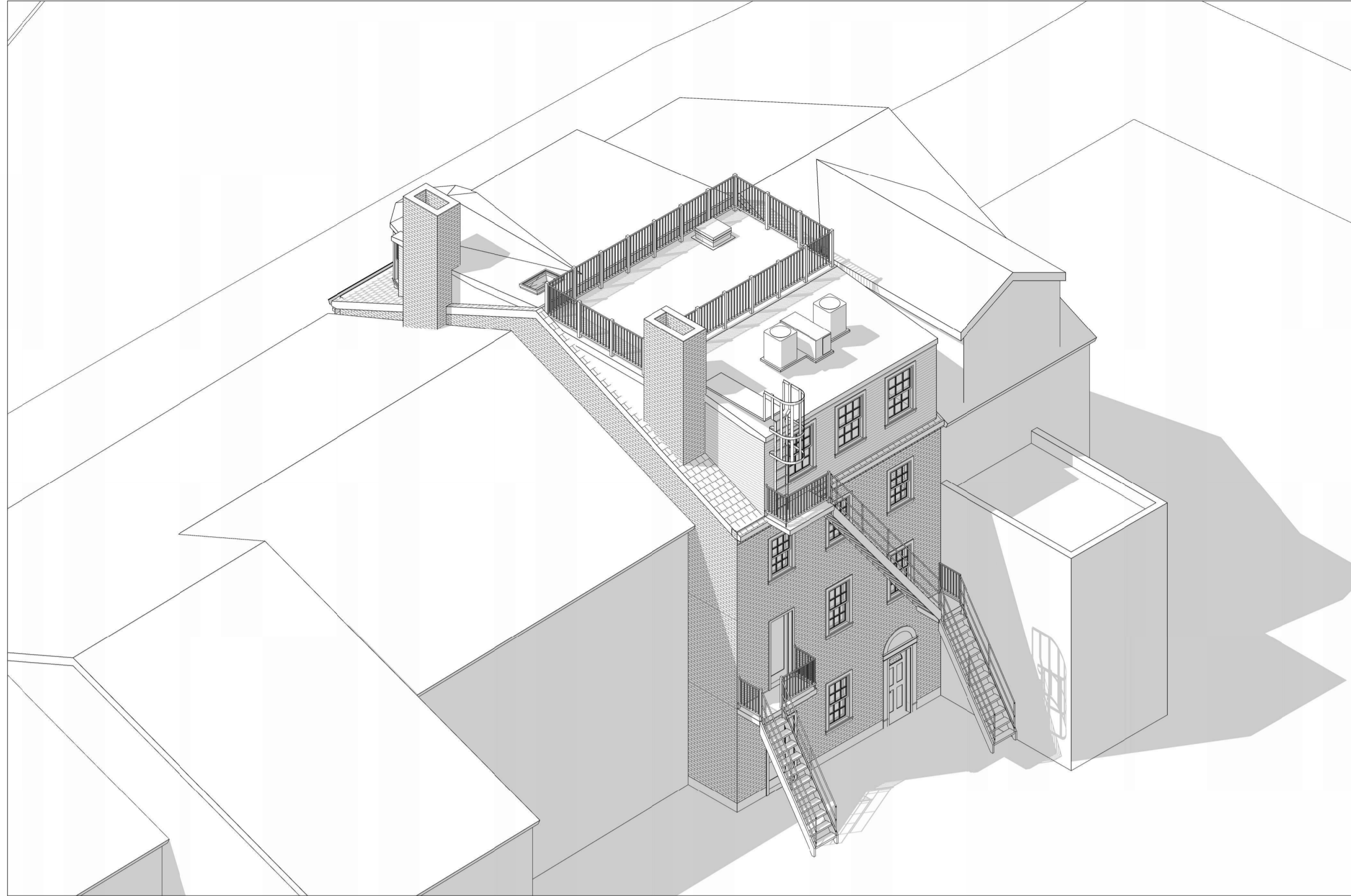


PROPOSED





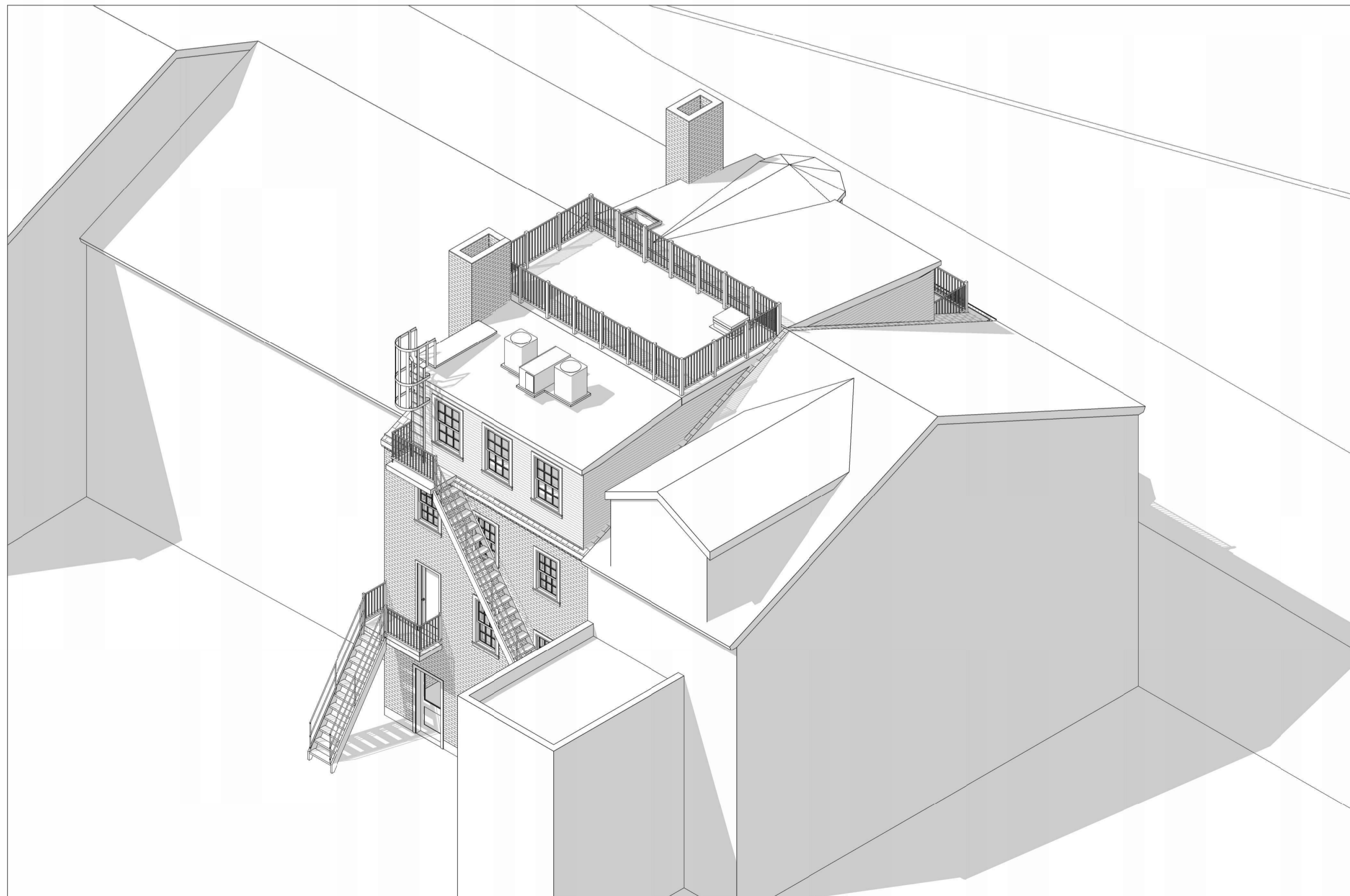




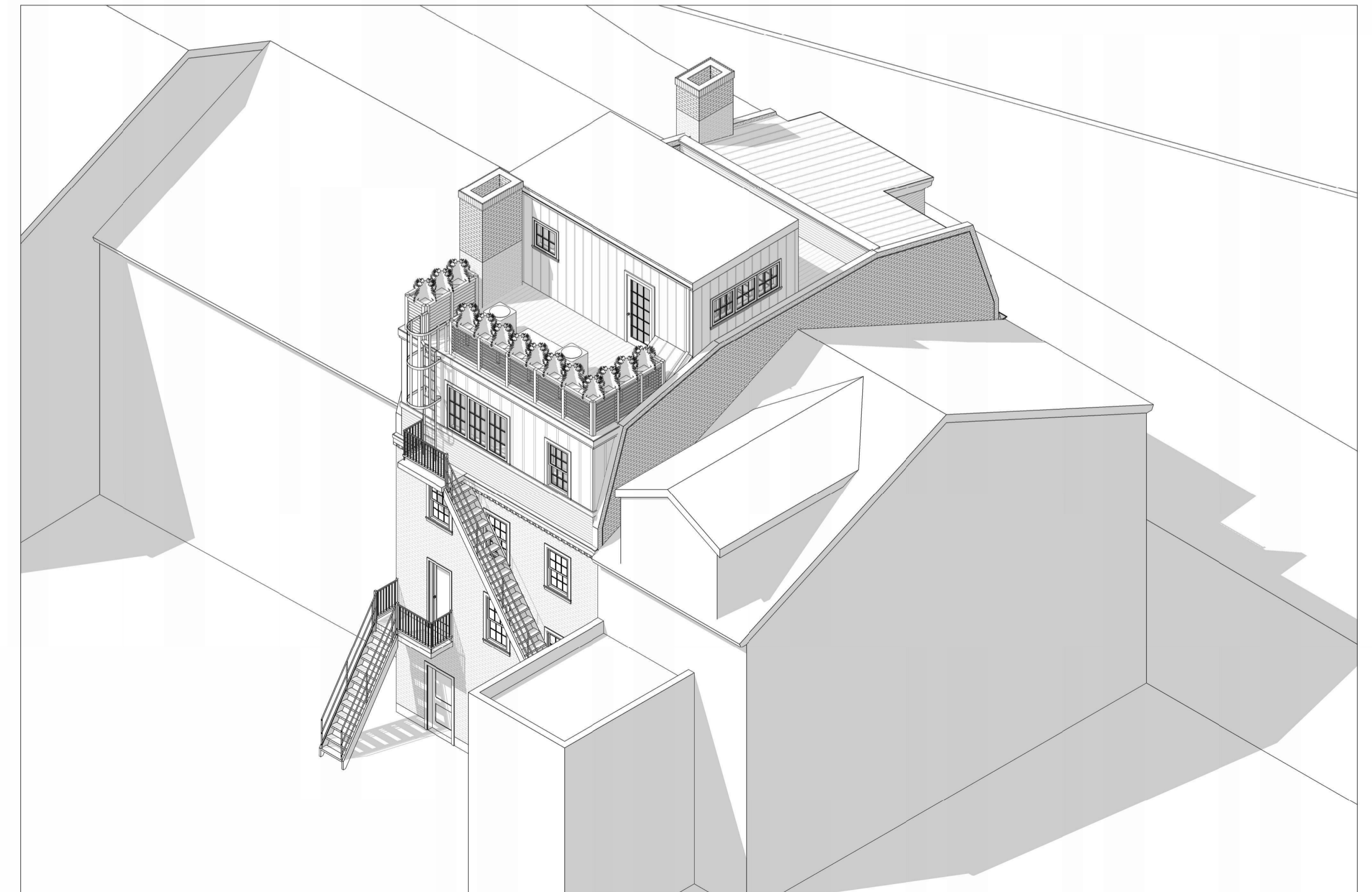
EXISTING



PROPOSED

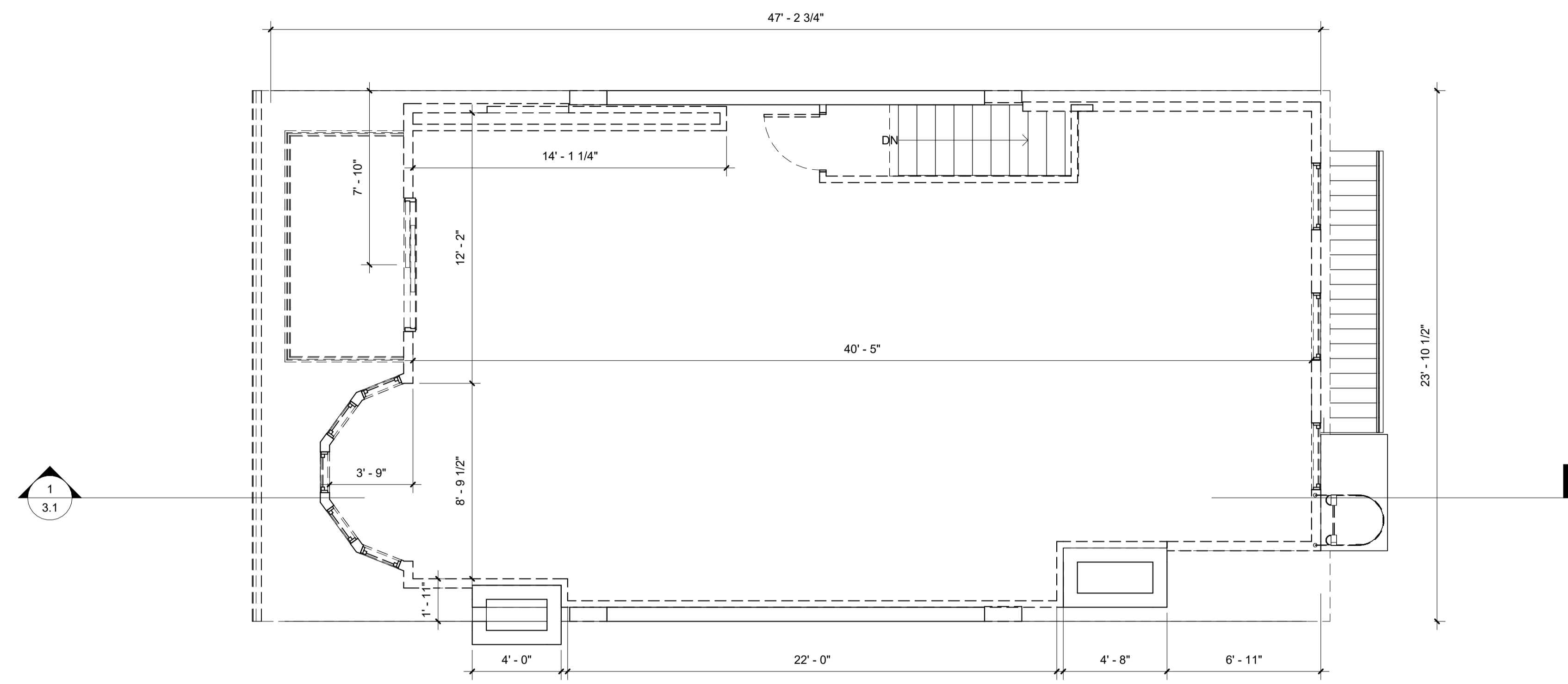


EXISTING

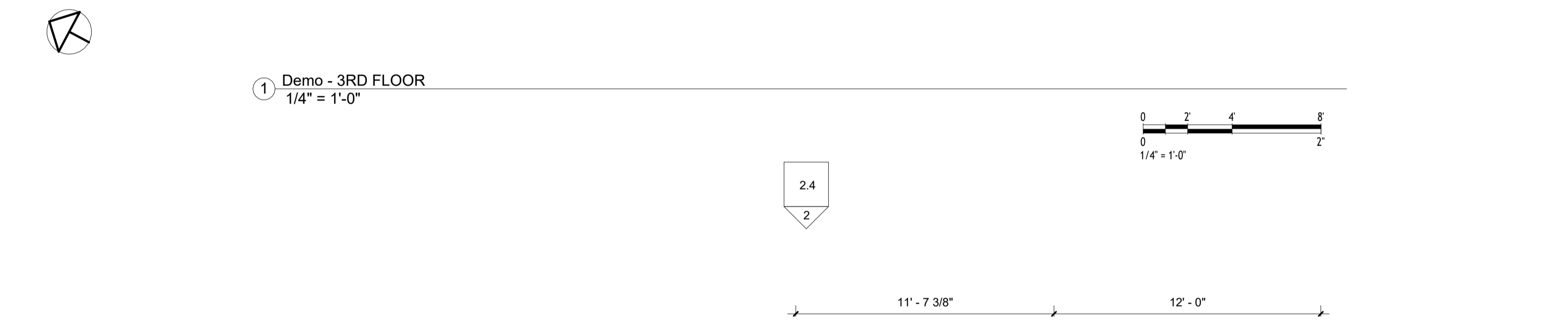
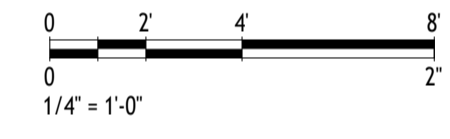


PROPOSED

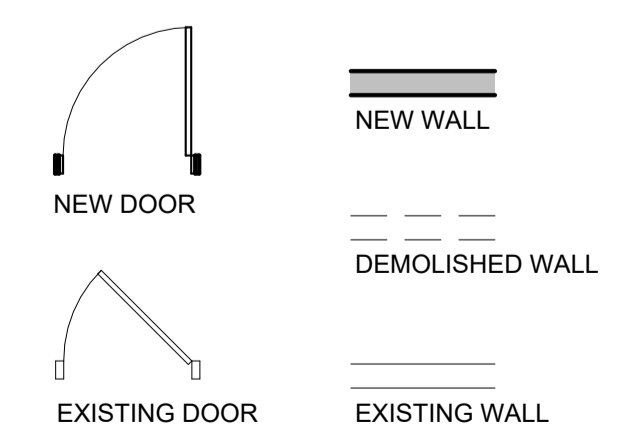
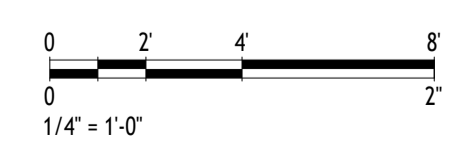




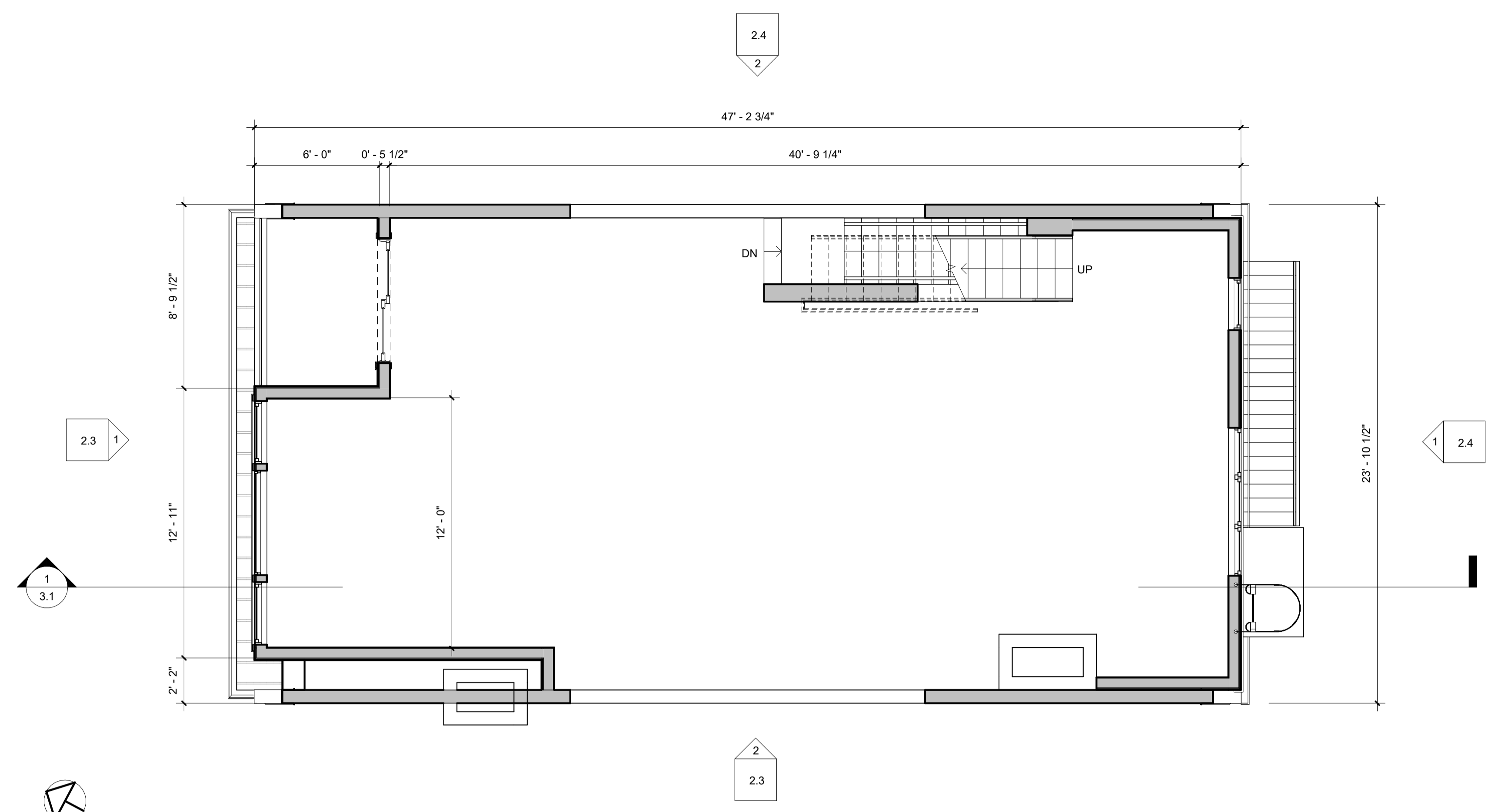
① Demo - 3RD FLOOR  
1/4" = 1'-0"



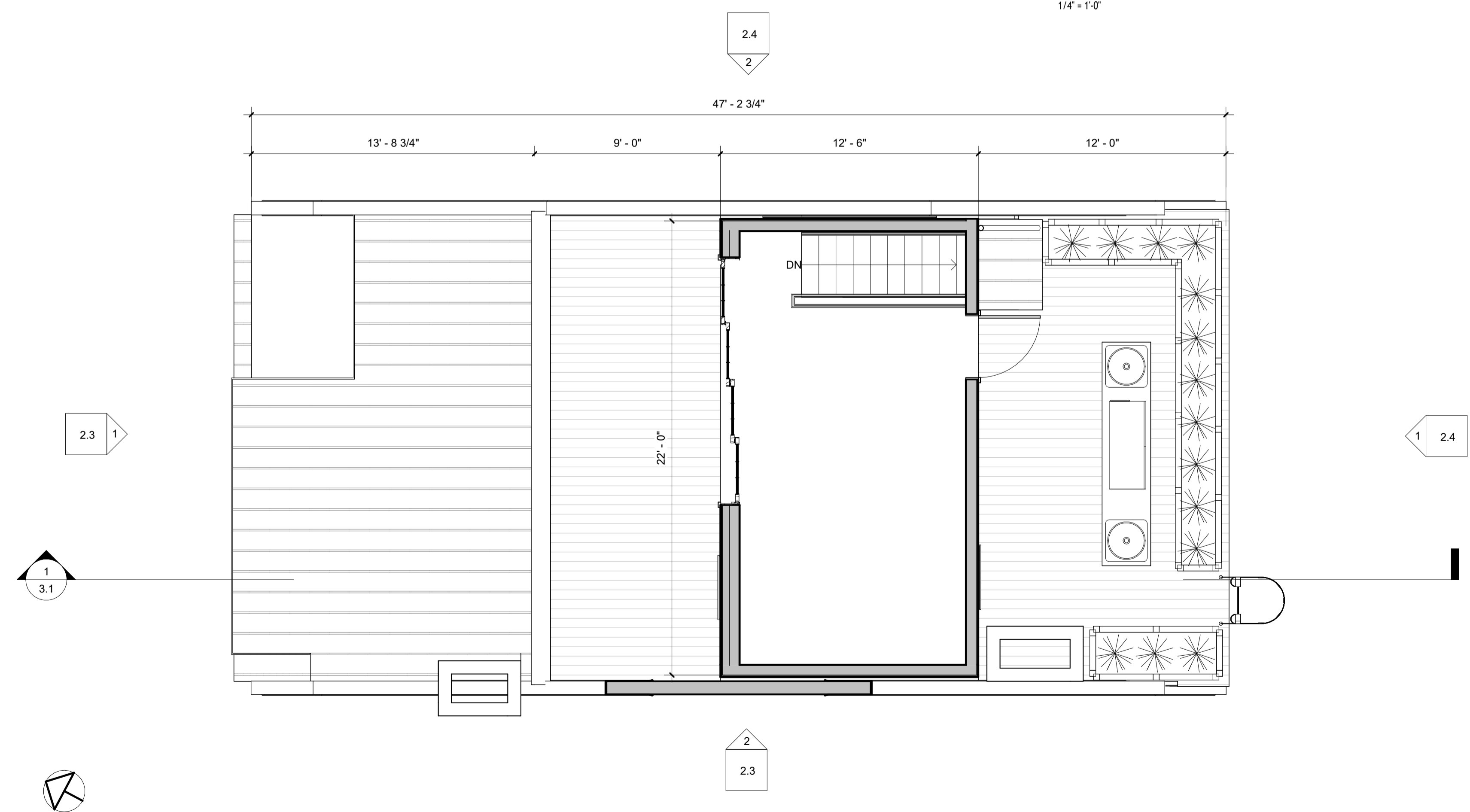
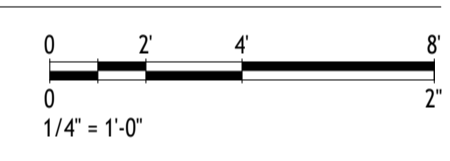
② Demo - PENTHOUSE  
1/4" = 1'-0"



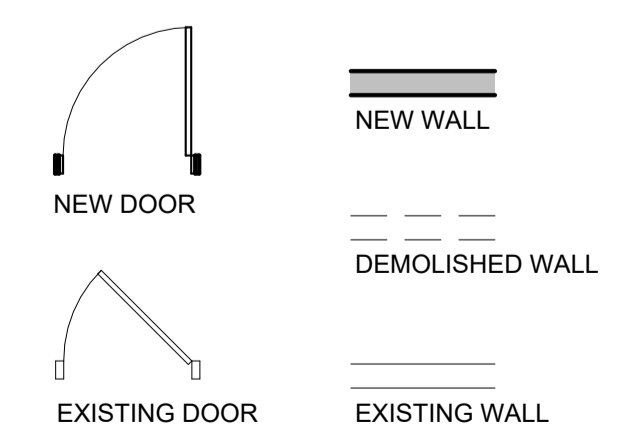




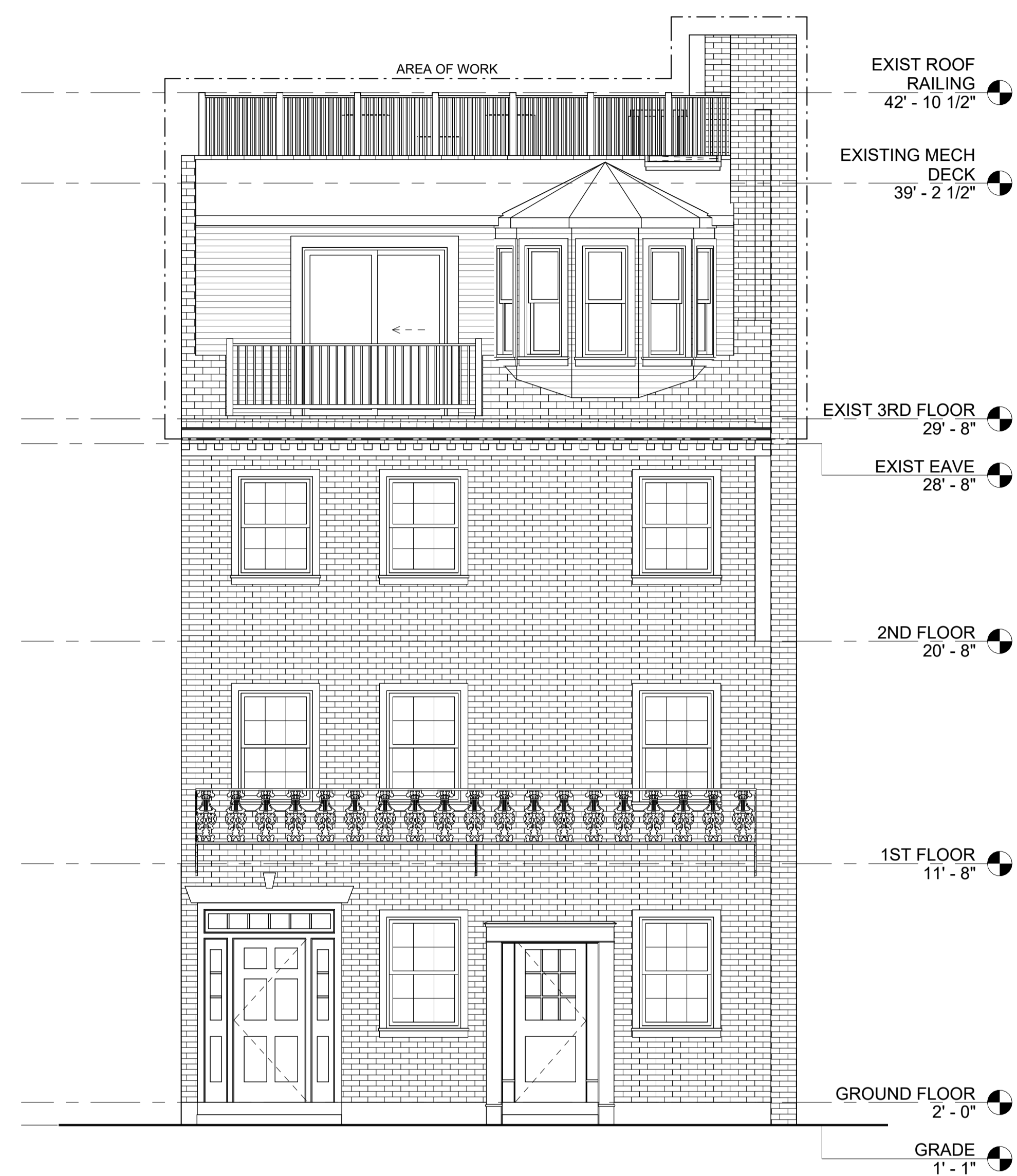
① 3RD FLOOR PLAN  
1/4" = 1'-0"



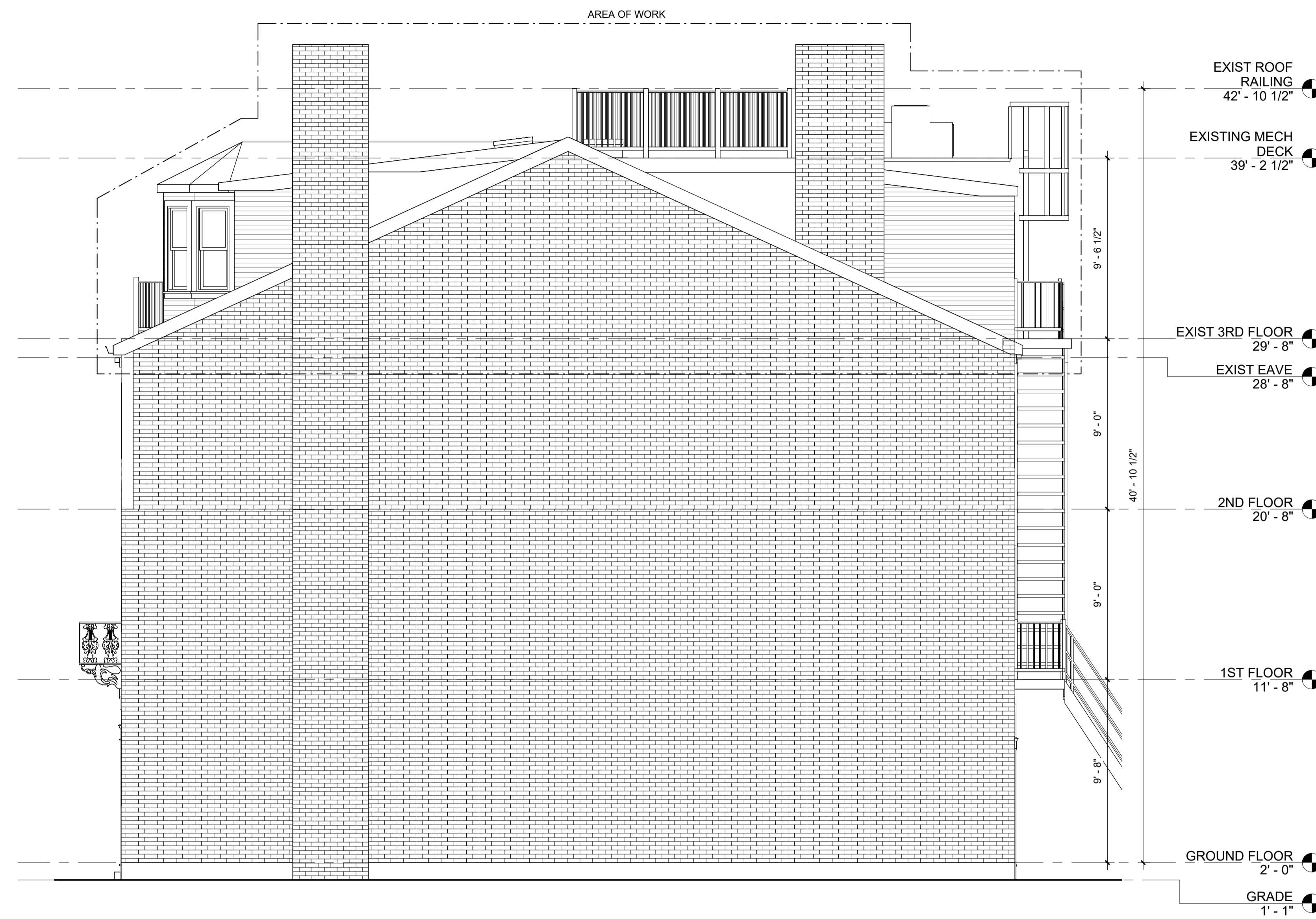
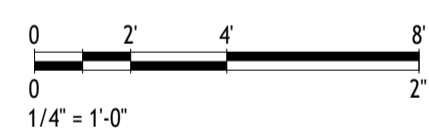
② PENTHOUSE PLAN  
1/4" = 1'-0"



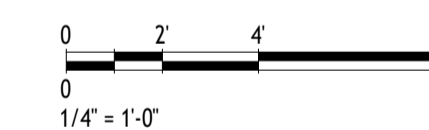




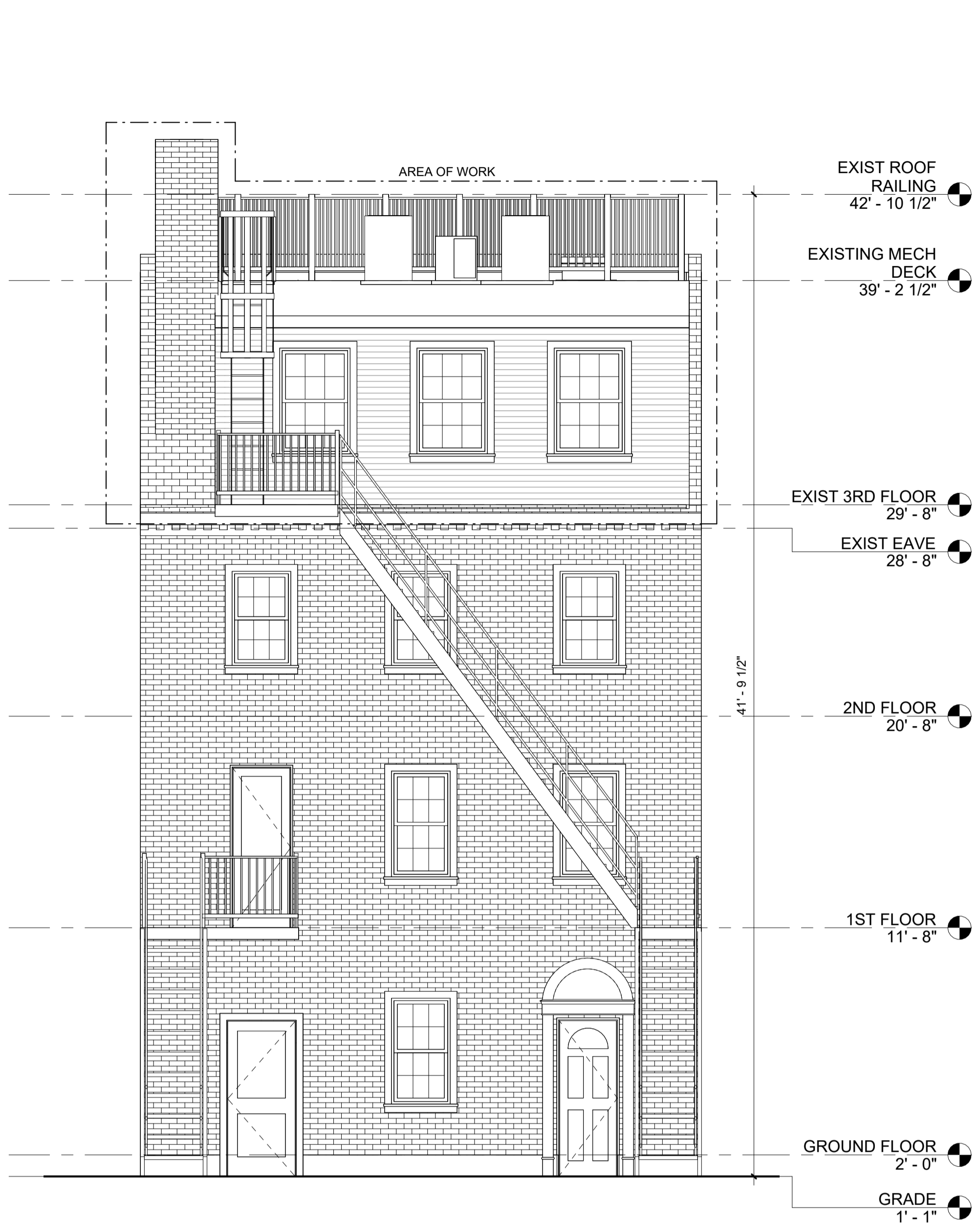
① EXISTING WEST ELEVATION  
1/4" = 1'-0"



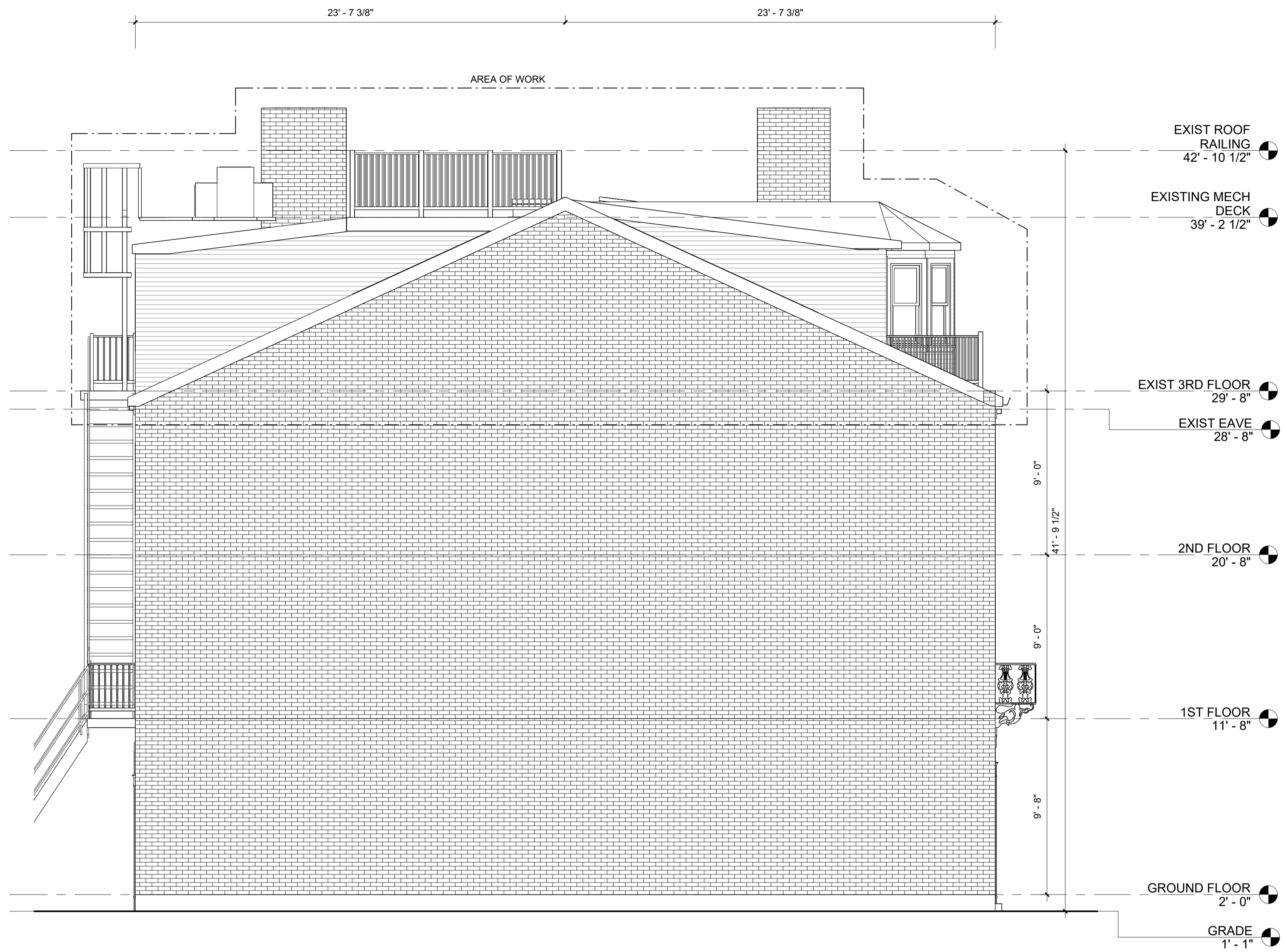
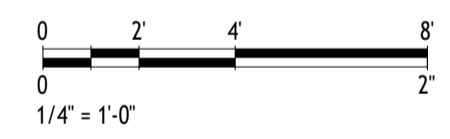
③ EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



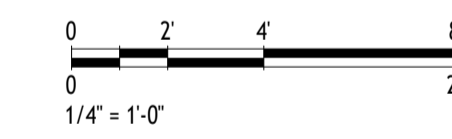




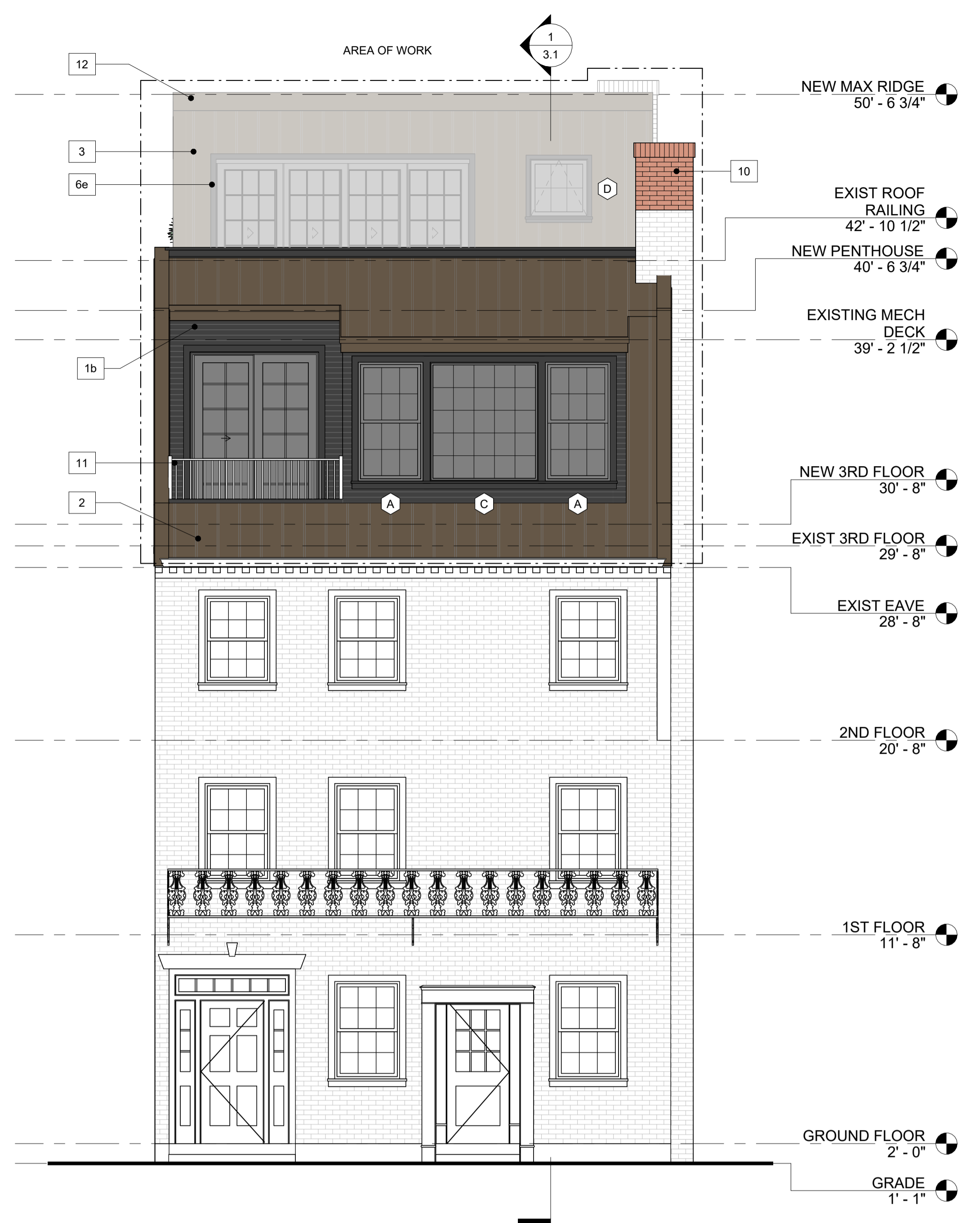
① EXISTING EAST ELEVATION  
1/4" = 1'-0"



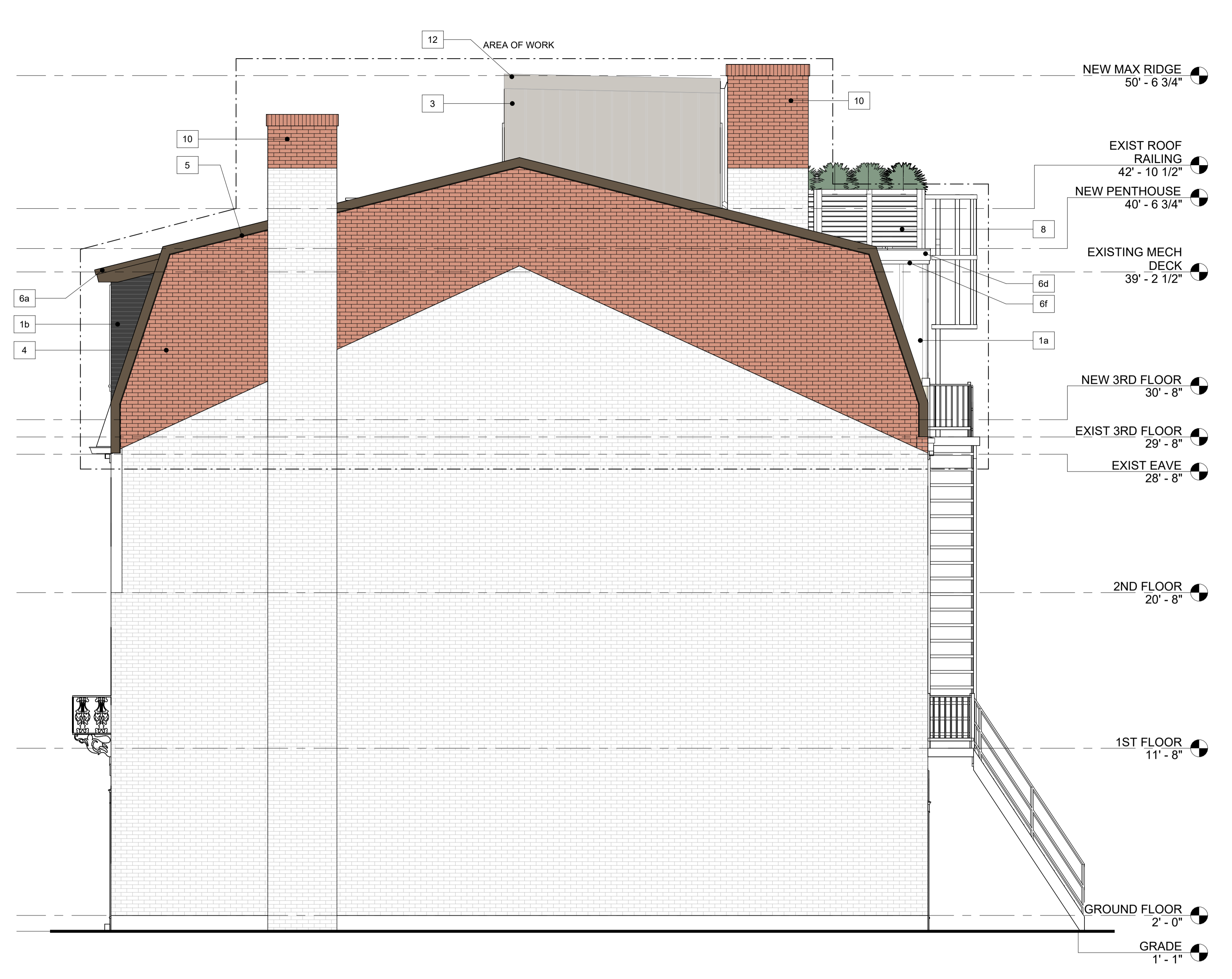
② EXISTING NORTH ELEVATION  
1/4" = 1'-0"







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



2 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"

PROPOSED MATERIALS

ROOFING AND PENTHOUSE WALLS  
ATAS International, Inc.  
Sustainable Solutions For A Better Future

ATAS INTERNATIONAL 1 1/2" FIELD-LOK

DARK BRONZE

THIN BRICK VENEER  
Glen-Gery

53-DD 1776 Thin Brick

GLEN-GERY THIN BRICK TO MATCH EXISTING

SIDING AND TRIM  
AZEK EXTERIORS

AZEK BEVEL

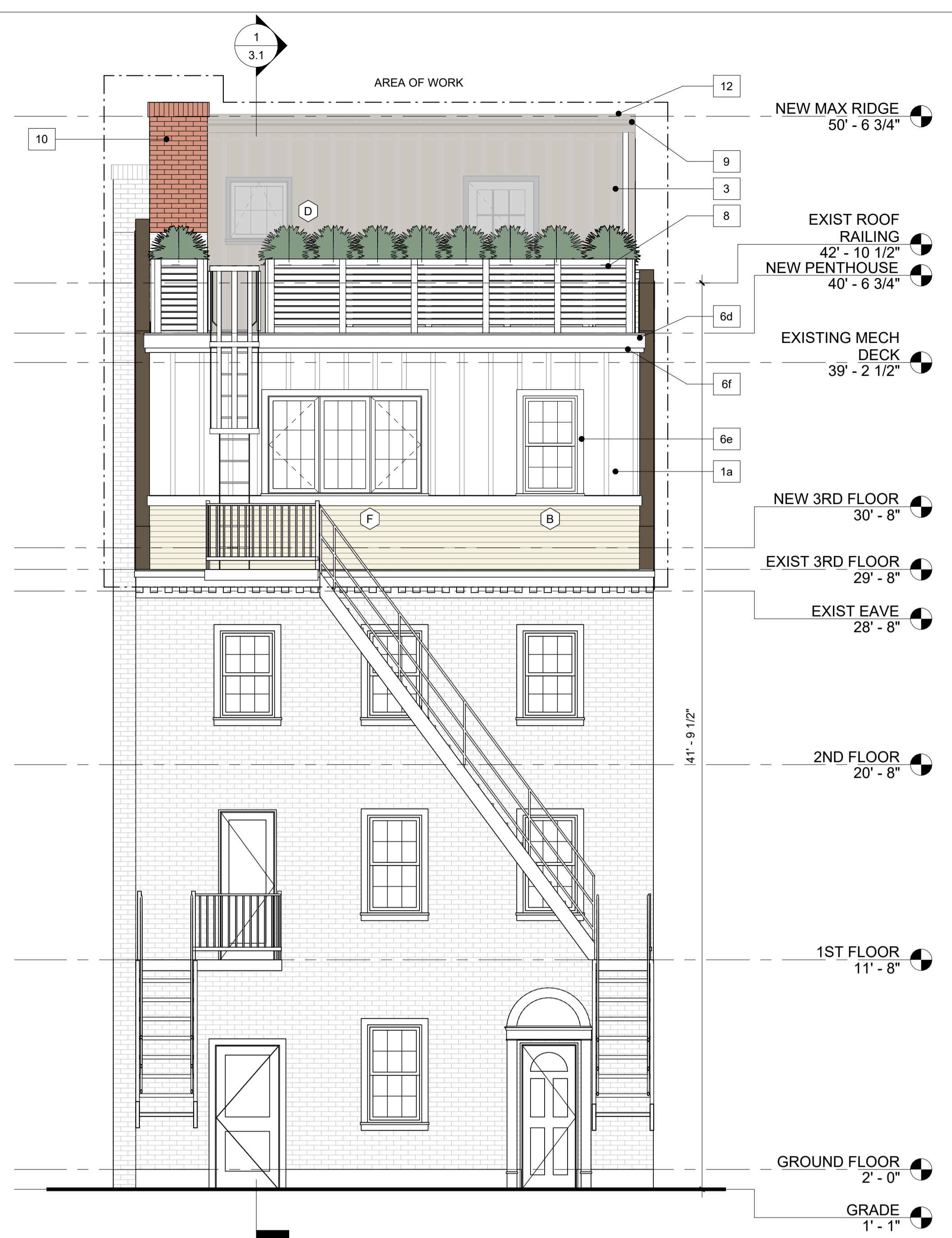
AZEK BOARD AND BATTEN

AZEK TRIM BOARDS

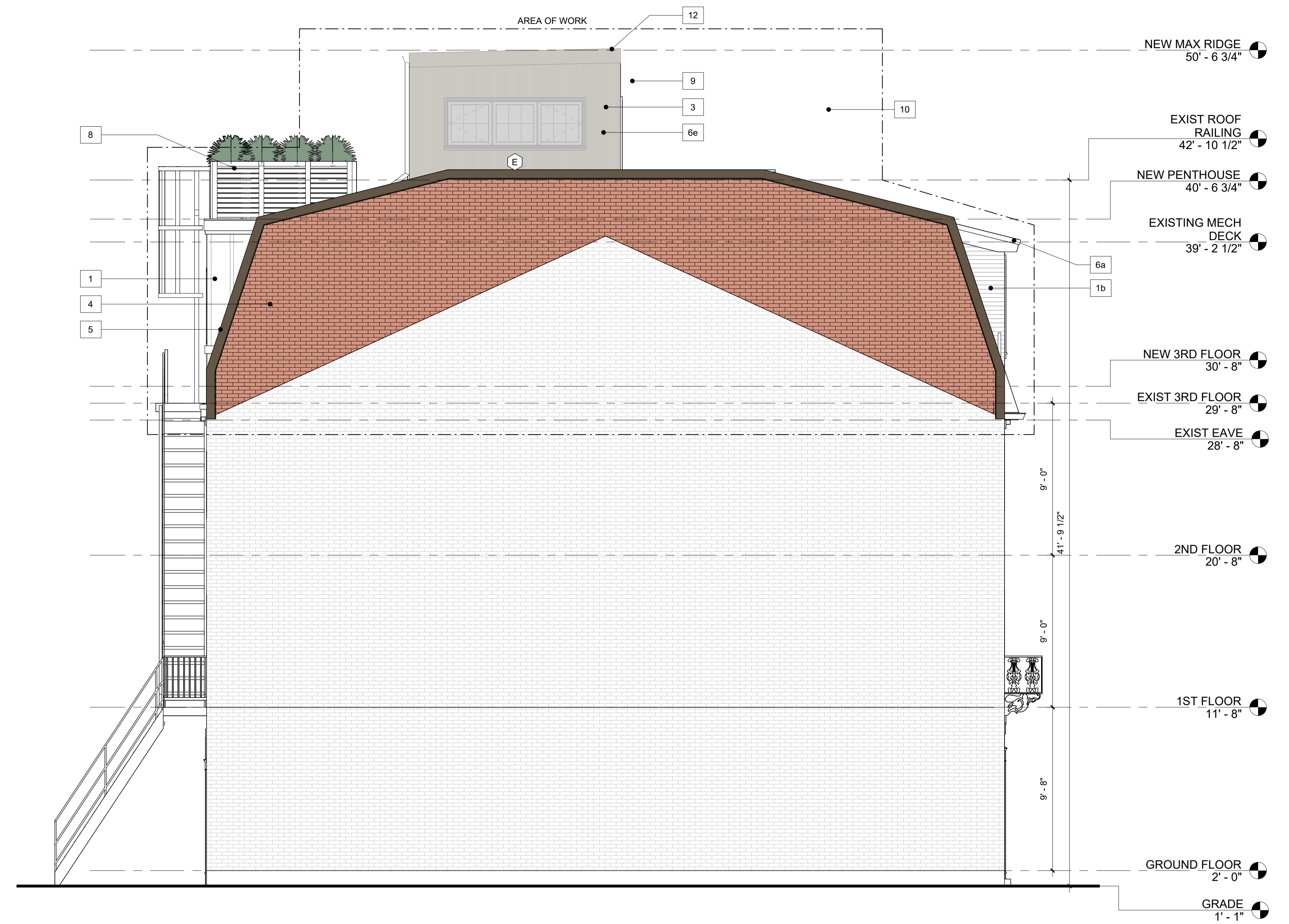
ELEVATION KEYNOTES

1. AZEK OR APPROVED SIMILAR SIDING
  - a. BOARD AND BATTEN
  - b. BEVEL
2. METAL STANDING SEAM ROOFING
3. METAL STANDING SEAM WALL PANEL
4. WOOD FRAMED PARTY WALL SYSTEM WITH THIN BRICK TO MATCH EXISTING NATURAL BRICK PARTY WALL BELOW
5. METAL COPING - COLOR TO MATCH METAL STANDING SEAM ROOFING AND WALL PANELS
6. AZEK OR APPROVED SIMILAR SIMULATED WOOD PRODUCTS
  - a. 1x4 TRIM ON 1x RAKE
  - b. 1x4 TRIM ON 1x FASCIA
  - c. 1x4 FRIEZE BOARD
  - d. 1x8 FRIEZE BOARD/ TRIM BAND
  - e. 5/4x4 WINDOW AND DOOR CASING, WITH APRON AT WINDOWS, TYP
  - f. 1x12 DECK BAND
- Z. COMPOSITE DECKING
  - a. WATERPROOF DECK SYSTEM ON PRESSURE TREATED FRAMING
8. CUSTOM CEDAR OR COMPOSITE PLANTERS
9. GUTTER AND/OR DOWNSPOUT
10. BRICK CHIMNEY EXTENSION TO MATCH EXISTING
11. COMPOSITE RAIL SYSTEM
12. EPDM ROOF

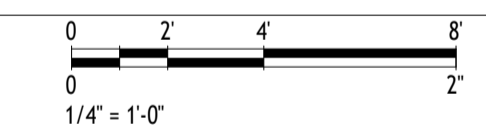




1 PROPOSED EAST ELEVATION  
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



PROPOSED MATERIALS

ROOFING AND PENTHOUSE WALLS  
ATAS International, Inc.  
Sustainable Solutions For A Better Future

ATAS INTERNATIONAL 1 1/2" FIELD-LOK

DARK BRONZE

THIN BRICK VENEER  
Glen-Gery

53-DD 1776 Thin Brick

GLEN-GERY THIN BRICK TO MATCH EXISTING

SIDING AND TRIM  
AZEK EXTERIORS

AZEK BEVEL

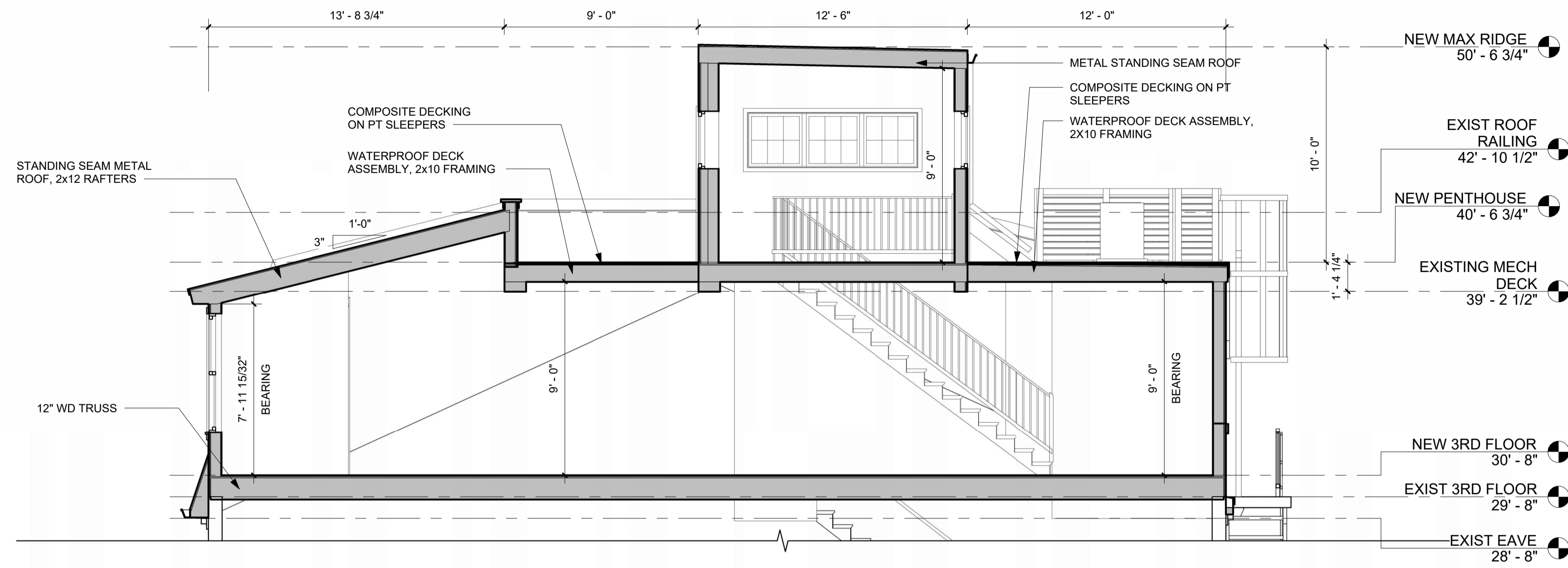
AZEK BOARD AND BATTEN

AZEK TRIM BOARDS

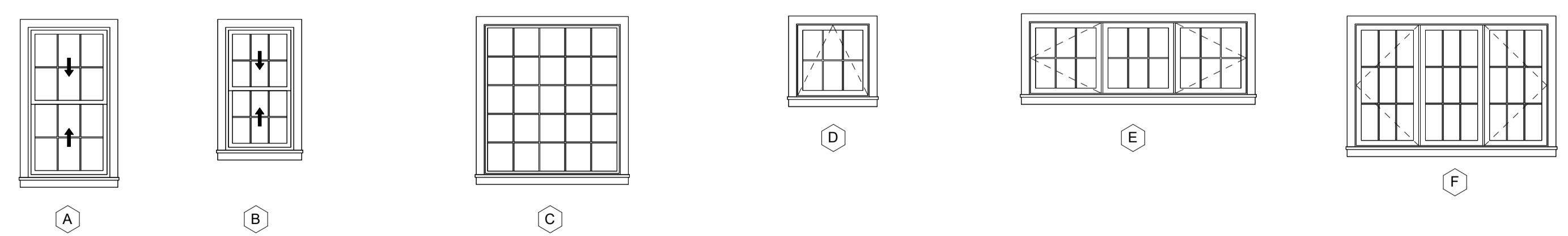
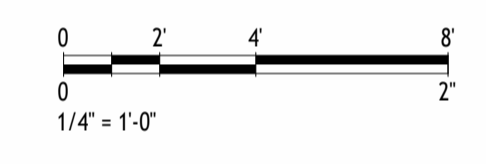
ELEVATION KEYNOTES

1. AZEK OR APPROVED SIMILAR SIDING
  - a. BOARD AND BATTEN
  - b. BEVEL
2. METAL STANDING SEAM ROOFING
3. METAL STANDING SEAM WALL PANEL
4. WOOD FRAMED PARTY WALL SYSTEM WITH THIN BRICK TO MATCH EXISTING NATURAL BRICK PARTY WALL BELOW
5. METAL COPING - COLOR TO MATCH METAL STANDING SEAM ROOFING AND WALL PANELS
6. AZEK OR APPROVED SIMILAR SIMULATED WOOD PRODUCTS
  - a. 1x4 TRIM ON 1x RAKE
  - b. 1x4 TRIM ON 1x FASCIA
  - c. 1x4 FRIEZE BOARD
  - d. 1x8 FRIEZE BOARD/ TRIM BAND
  - e. 5/4x4 WINDOW AND DOOR CASING, WITH APRON AT WINDOWS, TYP
  - f. 1x12 DECK BAND
- Z. COMPOSITE DECKING
  - a. WATERPROOF DECK SYSTEM ON PRESSURE TREATED FRAMING
8. CUSTOM CEDAR OR COMPOSITE PLANTERS
9. GUTTER AND OR DOWNSPOUT
10. BRICK CHIMNEY EXTENSION TO MATCH EXISTING
11. COMPOSITE RAIL SYSTEM
12. EPDM ROOF





1 Section 1  
1/4" = 1'-0"



WINDOW LEGEND 1  
1/4" = 1'-0"

BASIS OF DESIGN WINDOWS AND PATIO DOORS ARE PELLA 250 SERIES - VINYL



| WINDOW SCHEDULE |                       |         |         |             |          |
|-----------------|-----------------------|---------|---------|-------------|----------|
| TYPE            | DESCRIPTION           | SIZE    |         | MODEL       | COMMENTS |
|                 |                       | WIDTH   | HEIGHT  |             |          |
| A               | DOUBLE HUNG           | 3' - 0" | 5' - 6" | 3-0/5-6     |          |
| B               | DOUBLE HUNG           | 2' - 6" | 4' - 6" | 2-6/4-6     |          |
| C               | FIXED                 | 5' - 0" | 5' - 6" | 5-0/5-6     |          |
| D               | AWNING                | 2' - 8" | 2' - 8" | 2-8/2-8     |          |
| E               | MULLED CASEMENT UNITS | 8' - 0" | 2' - 8" | (3) 2-8/2-8 |          |
| F               | MULLED CASEMENT UNITS | 7' - 1" | 4' - 6" | (3) 2-4/4-6 |          |



**Project Address:** 201 Islington Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing 3

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4-L2
- Land Use: Commercial
- Land Area: 14,375 SF +/-
- Estimated Age of Structure: c. N/A
- Building Style: N/A
- Number of Stories: 1
- Historical Significance: N/A
- Public View of Proposed Work: Islington Street
- Unique Features: N/A
- Neighborhood Association: North End



**B. Proposed Work:** Installation of new siding on the structure

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

The project proposal includes the following:

- Install new siding on the structure



**HISTORIC  
SURVEY  
RATING  
N/A**



**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



# Mobil Mart

MADE WITH  
**REAL TEA**  
+ A TWIST



SWING  
THE BOSTON RED SOX

**\$100,000**  
Winning ticket  
sold here!



204 Sillingham Rd  
Perthsmouth, NH 03801  
Manager

CRANE



ATM

STONEFACE  
— BREWING CO —



TO EACH  
THEIR OWN  
FLAVOR



**NÜTRL**  
Vodka.  
Seltzer.  
Real Juice



NO PARKING