

# **Historic District Commission**

## **Staff Report**

**Wednesday, February 05, 2025**

**Project Address:** 24 Market Street

**Permit Requested:** Certificate of Approval

**Application:** Public Hearing #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 5
- Land Use: Mixed-Use
- Land Area: 1,013 SF +/-
- Estimated Age of Structure: c. 1803
- Building Style: Federal Greek Revival
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: Market Street/Ceres Street
- Unique Features: N/A
- Neighborhood Association: Downtown



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

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

The project proposal includes the following:

- Replace the existing storefront



**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
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

## 24 MARKET STREET - HDC APPLICATION FOR APPROVAL

We respectfully submit this application for approval for removal of existing wood paneled storefront to be replaced with new solid wood Sapele (Mahogany) paneled storefront assembly, brick repairs, HVAC upgrade:

### 1. MARKET STREET STOREFRONT ELEVATION

- Much of the existing storefront wood paneling is rotting and has been created by several repairs over time.
- The historic Granite header over the storefront stops short of the side window below with timber exposed to the elements.
- The original iron corner detail and copper downspout will remain.

We propose to remove the existing wood trim & paneling and replace it with a solid wood Sapele (Mahogany) system. The existing granite, storefront windows and door will remain. The existing transom over the door will be replaced with a panel detail.

### 2. LADD STREET ELEVATION

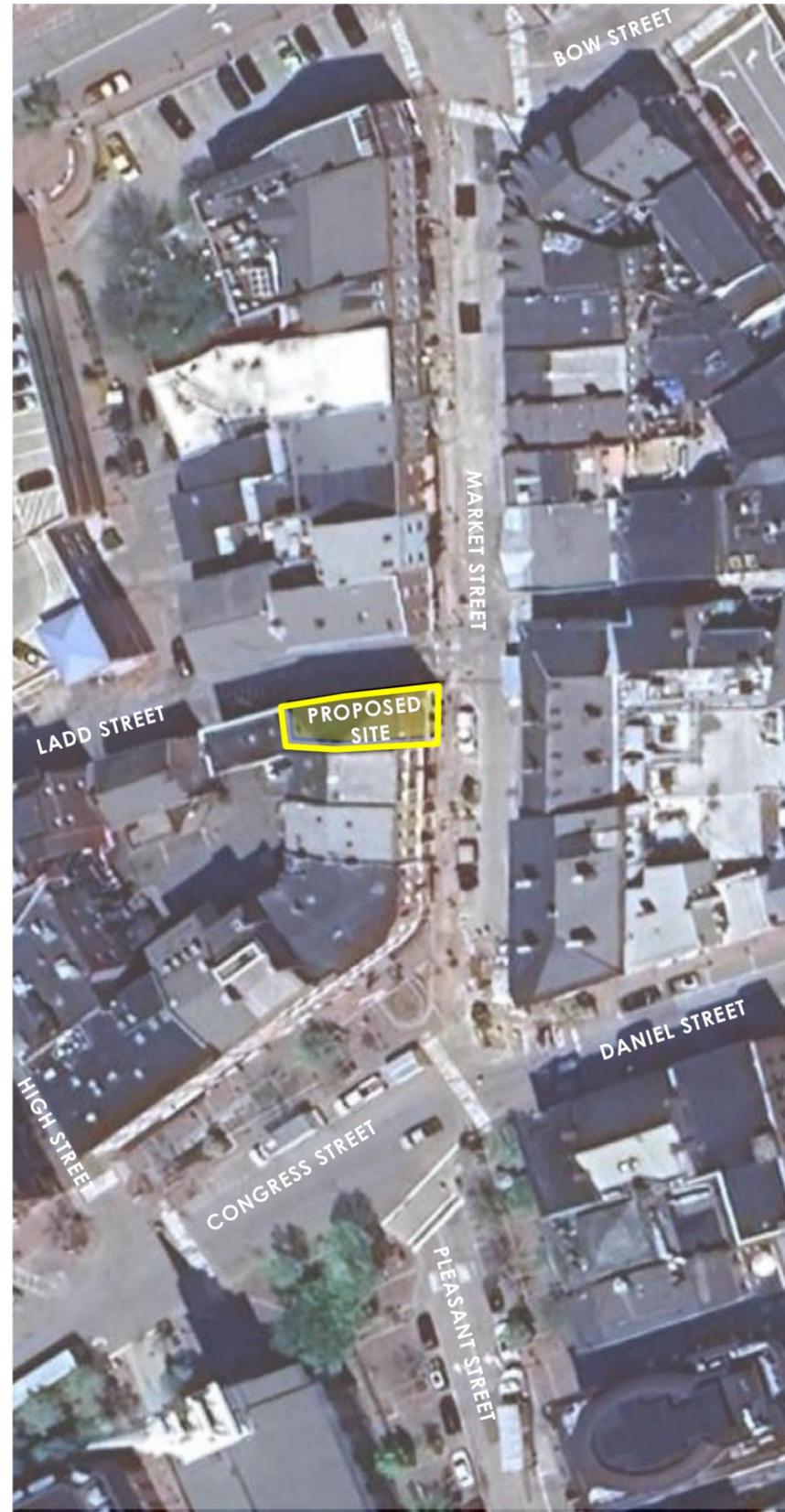
- This elevation contains an obsolete fire alarm, and a through wall AC unit that extends over the sidewalk.
- There are also two entry doors with transoms.

We propose to remove the obsolete fire alarm, remove the through wall AC unit, and repair the waterstruck brick wall with new waterstruck brick. The side entry door with the glass transom will remain, and the wood transom over the second door will be modified to contain a louver. The louver will support a new interior HVAC system for the commercial space.

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA  
Principal, CJ Architects LLC  
Representing owners:  
409 Franklin Pierce Highway, LLC.



24 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

AGENDA & AERIAL VIEW  
HDC APPLICATION FOR APPROVAL: FEBRUARY 5, 2025



1.0



VIEW FROM MARKET STREET



VIEW FROM MARKET STREET AND LADD STREET INTERSECTION



VIEW FROM LADD STREET



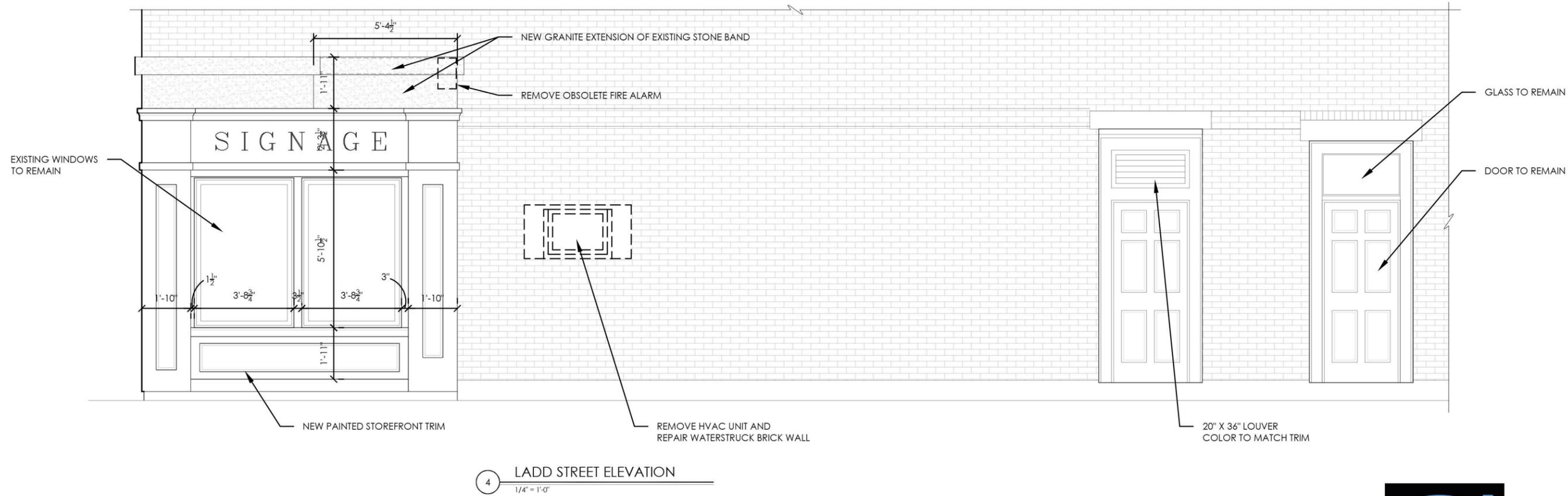
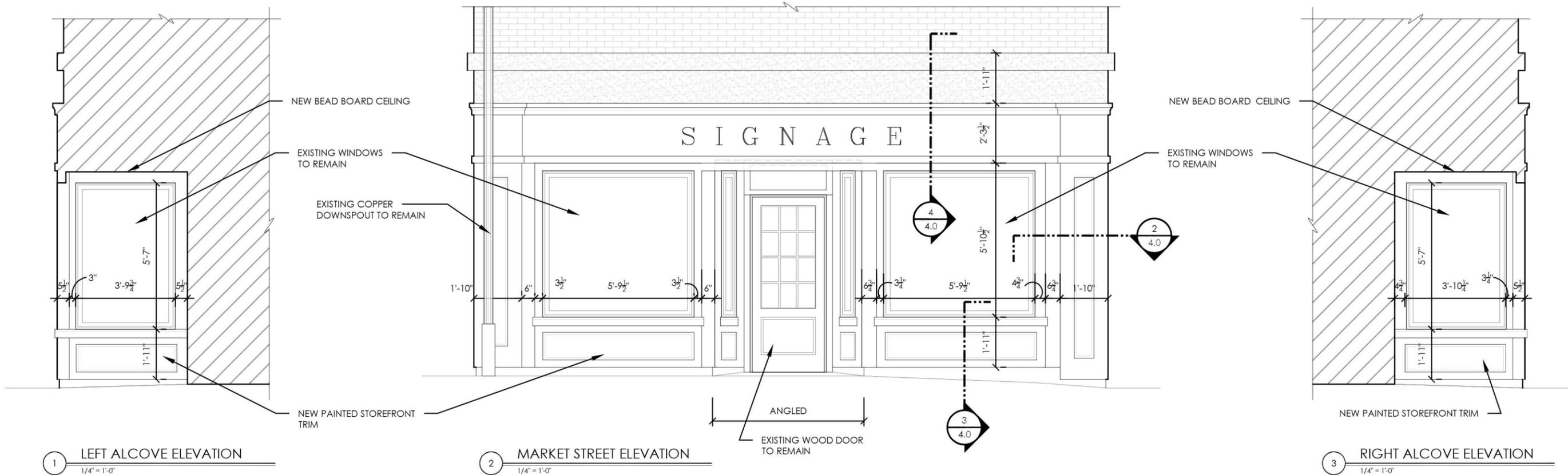
VIEW OF STOREFRONT



VIEW OF STOREFRONT FROM MARKET STREET



VIEW OF STOREFRONT



24 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATIONS  
HDC APPLICATION FOR APPROVAL: FEBRUARY 5, 2025

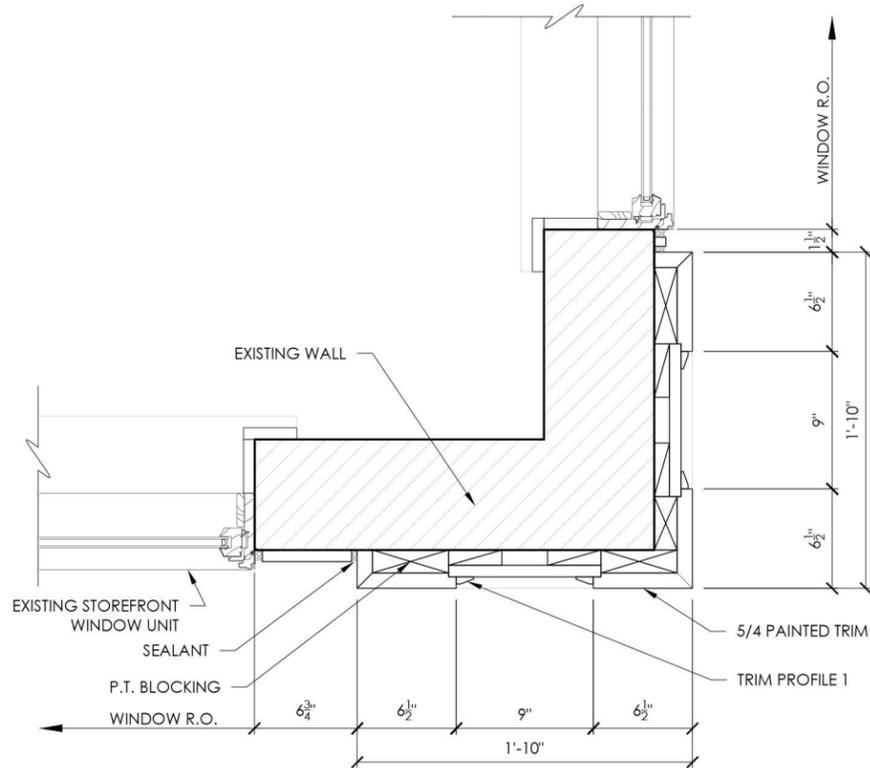


3.0

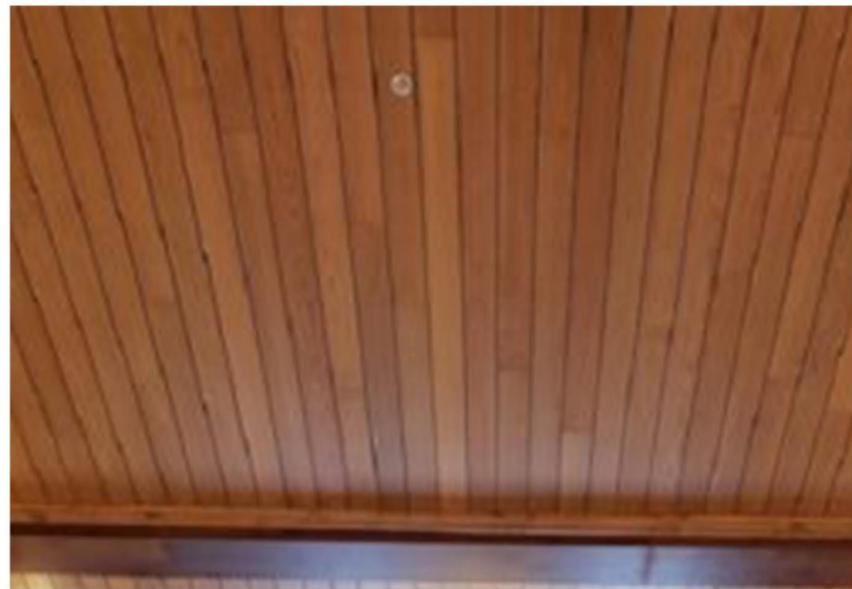


**TRIM**

**SPECIES:** SAPELE MAHOGANY  
**COLOR:** PAINTED

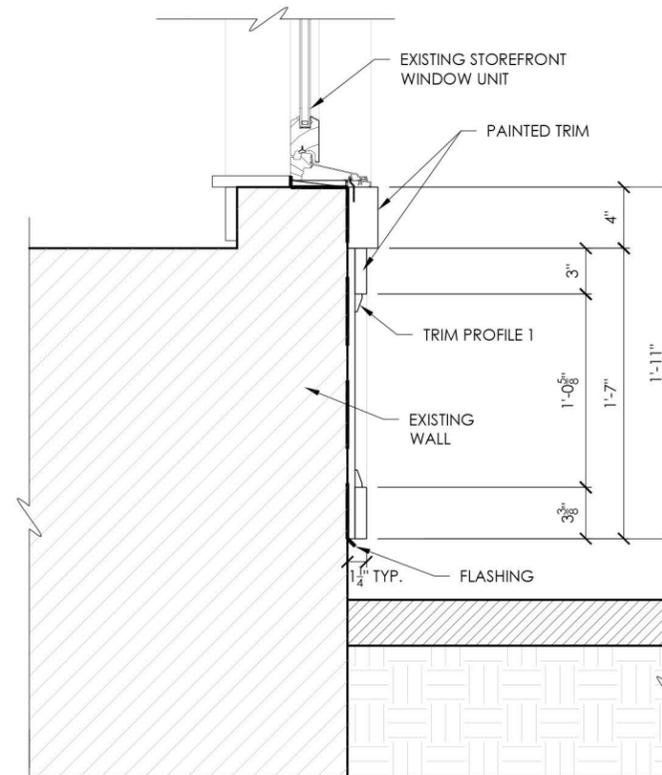


2 STOREFRONT CORNER DETAIL  
 1" = 1'-0"

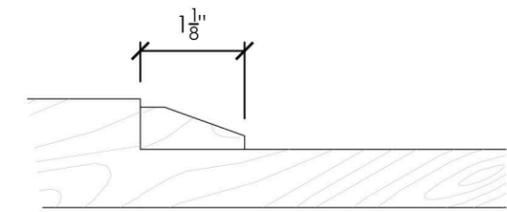


**CEILING**

**SPECIES:** SAPELE MAHOGANY  
**COLOR:** PAINTED

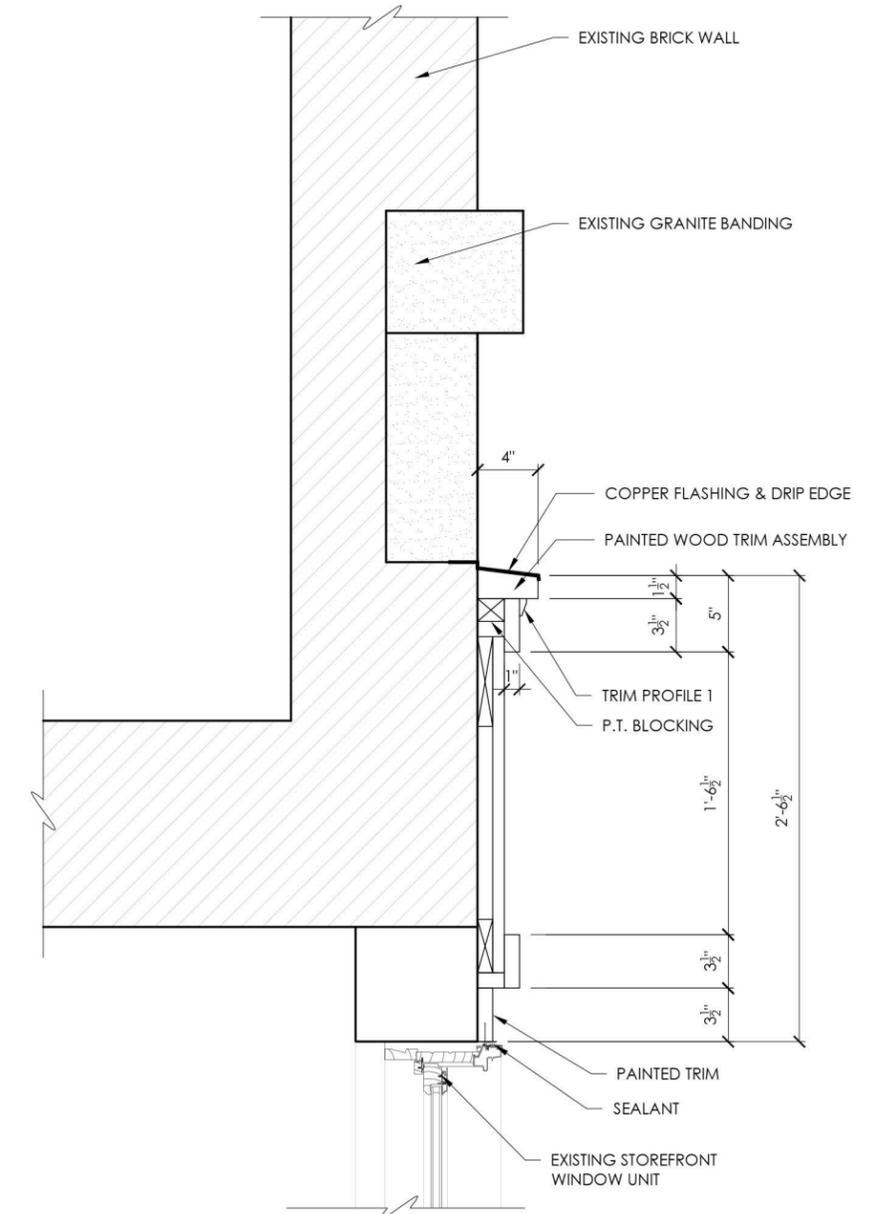


3 STOREFRONT SILL DETAIL  
 1" = 1'-0"



TRIM PROFILE 1

1 TYPICAL TRIM PROFILE  
 6" = 1'-0"



4 STOREFRONT HEAD DETAIL  
 1" = 1'-0"

24 MARKET STREET  
 PORTSMOUTH, NEW HAMPSHIRE

**PROPOSED DETAILS**

HDC APPLICATION FOR APPROVAL: FEBRUARY 5, 2025



4.0



24 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED VIEW  
HDC APPLICATION FOR APPROVAL: FEBRUARY 5, 2025



5.0



24 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED VIEW  
HDC APPLICATION FOR APPROVAL: FEBRUARY 5, 2025



5.1



24 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED VIEW  
HDC APPLICATION FOR APPROVAL: FEBRUARY 5, 2025



5.2

**Project Address:** 62 Deer Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4-L2
- Land Use: Residential
- Land Area: 3,340 SF +/-
- Estimated Age of Structure: c. 1800
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: New Castle Avenue
- Unique Features: N/A
- Neighborhood Association: South End



**B. Proposed Work:** Installation of new windows on the structure with Andersen 400 Series windows. These would match the adjacent Units windows.

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

The project proposal includes the following:

- Install new Andersen 400 Series windows.



**HISTORIC  
SURVEY  
RATING  
C**

**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
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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



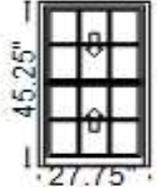
## Contract - Detailed

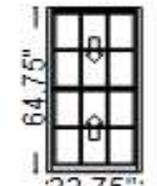
Pella Window and Door Showroom of Bedford  
 384 Route 101 Unit 2  
 Bedford, NH 03110

**Sales Rep Name:** Poggi, Alex  
**Sales Rep Phone:** 603-677-2946  
**Sales Rep Fax:**  
**Sales Rep E-Mail:** poggjar@pellanewengland.com

Customer Information	Project/Delivery Address	Order Information
<b>Patrick Maloney</b> 62 Deer St  Portsmouth, NH 03801-3718 <b>Primary Phone:</b> (978) 5351304 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> patrick@airgeneral.com <b>Great Plains #:</b> 1008246749 <b>Customer Number:</b> 1012002676 <b>Customer Account:</b> 1008246749	<b>Patrick Maloney - 62 Deer Street, Portsmouth, NH,</b> 62 Deer Street  <b>Lot #</b> Portsmouth, NH 03801 <b>County:</b>	<b>Quote Name:</b> Patrick Maloney - 62 Deer Street, Portsmouth,  <b>Order Number:</b> 736AP0368 <b>Quote Number:</b> <b>18835636</b> <b>Order Type:</b> Installed Sales <b>Payment Terms:</b> Deposit/C.O.D. <b>Tax Code:</b> NHTAXABLE <b>Quoted Date:</b> 10/27/2024

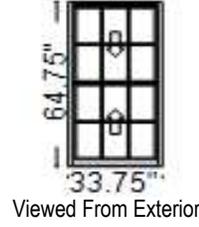
Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	None Assigned	Delivery Setup - Delivery Setup	\$600.00	1	\$600.00

Line #	Location:	Attributes			
15	Lobby	<b>Pella Reserve, Traditional Replacement Double Hung, 27.75 X 45.25, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$3,377.85	4	\$13,511.40
	 <p>Viewed From Exterior</p>	<p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 27 3/4 X 45 1/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 24.375, Clear Opening Height 18.562, Clear Opening Area 3.142005, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 146".</p>			
	<p><b>Frame Size:</b> 27.75" X 45.9843"</p>				
		<b>Pocket Install - Pocket Install</b>	Qty	1	
		<b>Lead Safe Install - Lead Safe Install</b>	Qty	1	

Line #	Location:	Attributes			
20	Office 1	<b>Pella Reserve, Traditional Replacement Double Hung, 33.75 X 64.75, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$3,751.57	2	\$7,503.14
	 <p>Viewed From Exterior</p>	<p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 33 3/4 X 64 3/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 30.375, Clear Opening Height 28.312, Clear Opening Area 5.972063, Egress Meets Typical 5.7 sqft (E) (United States Only)  <b>Grille:</b> ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 197".</p>			
	<p><b>Frame Size:</b> 33.75" X 65.4843"</p>				
		<b>Pocket Install - Pocket Install</b>	Qty	1	
		<b>Lead Safe Install - Lead Safe Install</b>	Qty	1	

Line #	Location:	Attributes			
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25	Office 2	<b>Pella Reserve, Traditional Replacement Double Hung, 33.75 X 64.75, White</b>	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$3,751.57	3	\$11,254.71



PK #  
2180

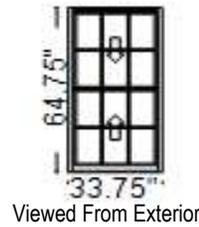
**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 33 3/4 X 64 3/4  
**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Prefinished White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Half Screen, Standard EnduraClad, White, Premium, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 30.375, Clear Opening Height 28.312, Clear Opening Area 5.972063, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 197".

Frame Size: 33.75" X 65.4843"

Pocket Install - Pocket Install	Qty	1
Lead Safe Install - Lead Safe Install	Qty	1

Line #	Location:	Attributes			
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30	Office 3	<b>Pella Reserve, Traditional Replacement Double Hung, 33.75 X 64.75, White</b>	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$3,751.57	3	\$11,254.71

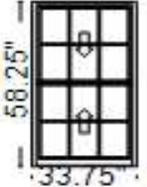


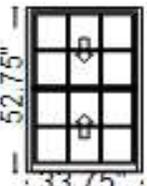
PK #  
2180

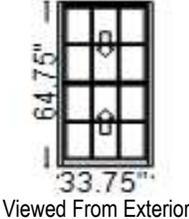
**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 33 3/4 X 64 3/4  
**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Prefinished White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Half Screen, Standard EnduraClad, White, Premium, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 30.375, Clear Opening Height 28.312, Clear Opening Area 5.972063, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 197".

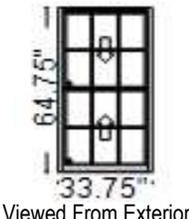
Frame Size: 33.75" X 65.4843"

Pocket Install - Pocket Install	Qty	1
Lead Safe Install - Lead Safe Install	Qty	1

Line #	Location:	Attributes			
35	Office 4	<b>Pella Reserve, Traditional Replacement Double Hung, 33.75 X 58.25, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$3,651.29	2	\$7,302.58
	 <p>Viewed From Exterior</p>	<p>PK # 2180</p> <p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 33 3/4 X 58 1/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 30.375, Clear Opening Height 25.062, Clear Opening Area 5.286516, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)  <b>Grille:</b> ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 184".</p>			
	<b>Frame Size: 33.75" X 58.9843"</b>				
		<b>Pocket Install - Pocket Install</b>	Qty	1	
		<b>Lead Safe Install - Lead Safe Install</b>	Qty	1	

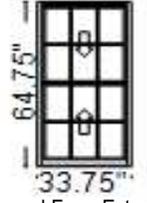
Line #	Location:	Attributes			
40	Office 5 Side	<b>Pella Reserve, Traditional Replacement Double Hung, 33.75 X 52.75, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$3,602.88	1	\$3,602.88
	 <p>Viewed From Exterior</p>	<p>PK # 2180</p> <p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 33 3/4 X 52 3/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 30.375, Clear Opening Height 22.312, Clear Opening Area 4.706438, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 173".</p>			
	<b>Frame Size: 33.75" X 53.4843"</b>				
		<b>Pocket Install - Pocket Install</b>	Qty	1	
		<b>Lead Safe Install - Lead Safe Install</b>	Qty	1	

Line #	Location:	Attributes			
45	Office 5 Front	<b>Pella Reserve, Traditional Replacement Double Hung, 33.75 X 64.75, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$3,751.57	2	\$7,503.14
	 <p>Viewed From Exterior</p>	<p><b>PK #</b> 2180</p> <p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 33 3/4 X 64 3/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 30.375, Clear Opening Height 28.312, Clear Opening Area 5.972063, Egress Meets Typical 5.7 sqft (E) (United States Only)  <b>Grille:</b> ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 197".</p>			
	<b>Frame Size:</b> 33.75" X 65.4843"				
		<b>Pocket Install - Pocket Install</b>	Qty	1	
		<b>Lead Safe Install - Lead Safe Install</b>	Qty	1	

Line #	Location:	Attributes			
50	Bath Room	<b>Pella Reserve, Traditional Replacement Double Hung, 33.75 X 64.75, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$4,039.27	1	\$4,039.27
	 <p>Viewed From Exterior</p>	<p><b>PK #</b> 2180</p> <p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 33 3/4 X 64 3/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.26, VLT 0.47, CPD PEL-N-233-00643-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 30.375, Clear Opening Height 28.312, Clear Opening Area 5.972063, Egress Meets Typical 5.7 sqft (E) (United States Only)  <b>Grille:</b> ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 197".</p>			
	<b>Frame Size:</b> 33.75" X 65.4843"				
		<b>Pocket Install - Pocket Install</b>	Qty	1	
		<b>Lead Safe Install - Lead Safe Install</b>	Qty	1	

Line #	Location:	Attributes			
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55	Office 6	<b>Pella Reserve, Traditional Replacement Double Hung, 33.75 X 64.75, White</b>	<u>Item Price</u>		<u>Qty</u>	<u>Ext'd Price</u>
			\$3,751.57		3	\$11,254.71



Viewed From Exterior

PK #  
2180

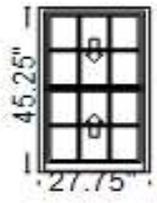
**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 33 3/4 X 64 3/4  
**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Prefinished White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Half Screen, Standard EnduraClad, White, Premium, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 30.375, Clear Opening Height 28.312, Clear Opening Area 5.972063, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 197".

**Frame Size:** 33.75" X 65.4843"

Pocket Install - Pocket Install	Qty 1
Lead Safe Install - Lead Safe Install	Qty 1

Line #	Location:	Attributes			
--------	-----------	------------	--	--	--

60	Main Office	<b>Pella Reserve, Traditional Replacement Double Hung, 27.75 X 45.25, White</b>	<u>Item Price</u>		<u>Qty</u>	<u>Ext'd Price</u>
			\$3,377.85		5	\$16,889.25



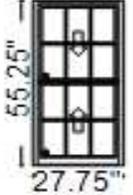
Viewed From Exterior

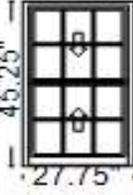
PK #  
2180

**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 27 3/4 X 45 1/4  
**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Prefinished White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Half Screen, Standard EnduraClad, White, Premium, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 24.375, Clear Opening Height 18.562, Clear Opening Area 3.142005, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 146".

**Frame Size:** 27.75" X 45.9843"

Pocket Install - Pocket Install	Qty 1
Lead Safe Install - Lead Safe Install	Qty 1

Line #	Location:	Attributes			
65	Main Office	<b>Pella Reserve, Traditional Replacement Double Hung, 27.75 X 55.25, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$3,795.05	1	\$3,795.05
	 <p>Viewed From Exterior</p>	<p>PK # 2180</p> <p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 27 3/4 X 55 1/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.26, VLT 0.47, CPD PEL-N-233-00643-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 24.375, Clear Opening Height 23.562, Clear Opening Area 3.988359, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 166".</p>			
	<p><b>Frame Size:</b> 27.75" X 55.9843"</p>				
		<b>Pocket Install - Pocket Install</b>	Qty	1	
		<b>Lead Safe Install - Lead Safe Install</b>	Qty	1	

Line #	Location:	Attributes			
70	3rd Floor	<b>Pella Reserve, Traditional Replacement Double Hung, 27.75 X 45.25, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$3,377.85	1	\$3,377.85
	 <p>Viewed From Exterior</p>	<p>PK # 2180</p> <p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 27 3/4 X 45 1/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.26, VLT 0.48, CPD PEL-N-233-00639-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Clear Opening Width 24.375, Clear Opening Height 18.562, Clear Opening Area 3.142005, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 146".</p>			
	<p><b>Frame Size:</b> 27.75" X 45.9843"</p>				
		<b>Pocket Install - Pocket Install</b>	Qty	1	
		<b>Lead Safe Install - Lead Safe Install</b>	Qty	1	

Thank You For Purchasing Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

## PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**INSYNCTIVE PRODUCTS:** In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive-privacy-policy). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

**Notice of Collection of Personal Information:** We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

## ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

**YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com/arbitration](https://www.pella.com/arbitration) or e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

### Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](https://www.pella.com)

for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

## Project Checklist Review (Installed Orders Only)

### Before the Installation the Homeowner agrees to do the following:

Obtain Condo Association Approval

Obtain Historic Approval

Remove existing shutters and awnings

Remove air conditioners

Remove existing shades, drapes, window treatments, wall hangings, and personal belongings

Move furniture at least 3 feet away from work area

Tie or cut back trees, bushes and shrubs in the work area

Arrange to have alarm system and doorbells disconnected

Arrange to have any plumbing and electrical repairs or changes made by appropriate licensed contractor

Provide a door handle and lockset for entry door if Pella handle and lockset is not purchased.

### Before the Installation Pella agrees to do the following:

Obtain Building Permit (When required)

### During the Installation the Homeowner agrees to do the following:

Keep pets safely away from work area

Keep children safely away from work area

Allow Pella Installer room to work safely within your home

During the Installation Pella agrees to do the following:

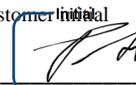
- Deliver and unload products purchased per contract
- Place and remove drop cloths in work area then vacuum, and remove all debris at end of day
- Remove existing product, including storm windows, and dispose of it unless otherwise specified
- Install all products using method specified in contract per Pella Installation Instructions
- Replace interior and/or exterior trim only if purchased
- If Purchased, install exterior primed pine wood trim or Composite. Composite will be unfinished.
- If Purchased, install interior trim matching wood window finish or White trim for Impervia and Encompass
- Install non-Pella entry door lockset provided by you. Pella is not responsible for it's quality or performance

After the Installation the Homeowner agrees to do the following:

- Be available for completion and sign off to verify all products purchased are in working order
- Reinstall existing shutters, awnings, shades, drapes, window treatments, wall hangings, and reposition furniture
- Arrange to have alarm system and doorbells reinstalled
- Reinstall air conditioners
- Remove stickers from product and save for energy rebate and tax purposes
- Wash all interior & exterior glass surfaces
- Fill nail holes and joints on interior trim if windows are to be stained (after staining)
- Clean up exterior casing issues due to storm window removal if full wrap or new exterior trim is not purchased
- Arrange to have any paint touched up around newly installed window or trim if necessary
- Arrange to have any new drywall installed, taped and mud applied if necessary

 Project Checklist has been reviewed  
Customer initial

Product Only Addendum has been reviewed

 Final payment is due upon Substantial Completion per the Terms and Conditions  
Customer Initial

 Removal and reinstallation of blinds are the responsibility of the homeowner. If for any reason blinds are not removed, you will be charged to remove the blinds and we are not responsible for any damage that might occur to the existing blinds. Pella will not reinstall blinds and does not guarantee existing blinds will fit in to the new windows.

Customer Initial 

**INITIALS**  
Pella New England Windows and Doors 2022 Supply Chain Volatility Rider - Pella New England Windows and Doors (Subcontractor) shall not be in default and shall not be held to suffer any charges or loss because of any failure to perform this proposal under its terms if the failure arises from causes beyond the reasonable control and without the fault or negligence of subcontractor ("Excusable Delay"). Examples of these causes are (1) acts of God or of the public enemy, (2) acts of the Government in either its sovereign or contractual capacity, (3) fires, (4) floods, (5) epidemics or pandemics, (6) quarantine restrictions, (7) strikes, (8) freight embargoes or supply chain disruptions (9)

unusually severe weather, and (10) unusual unavailability of materials. Without limiting the foregoing, to the extent any delay is or would be considered an excusable delay or force majeure under the Prime Contract, such delay shall be considered an excusable delay or force majeure under this proposal.

Anticipated delivery dates shall be determined upon factory lead times at time of order. Subcontractor shall make best efforts to achieve the delivery schedule set forth upon acceptance. Contractor is, however, on notice that the current supply chain environment is unusually volatile, and therefore the delivery schedule shall be subject to reasonable adjustment upon notice furnished by the Subcontractor.

The foregoing shall supersede and replace any subcontract terms or conditions that are inconsistent herewith.

INITIALS

<sup>Initial</sup>  


**A 1.5% FINANCE CHARGE PER MONTH WILL BE ASSESSED TO ALL BALANCES OLDER THAN 30 DAYS**

Credit Card Account #: Last 4 Digits \_\_\_\_\_

Expiration Date: \_\_\_\_\_ / \_\_\_\_\_

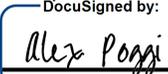
Charge final payment to same account \_\_\_\_\_  
(Upon substantial completion) Customer initial

**Project Checklist has been reviewed**

Patrick Maloney

Alex Poggi

Customer Name (Please print)  
DocuSigned by:  
  
Customer Signature  
12/31/2024  
Date

Pella Sales Rep Name (Please print)  
DocuSigned by:  
  
Pella Sales Rep Signature  
12/31/2024  
Date

Credit Card Approval Signature

Order Totals	
Taxable Subtotal	\$91,307.53
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$10,581.16
<b>Total</b>	<b>\$101,888.69</b>
<b>Deposit Received</b>	<b>\$50,944.35</b>
<b>Amount Due</b>	<b>\$50,944.34</b>

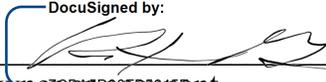
# Pre-Renovation Form

## Confirmation of Pamphlet Receipt

- I have received a copy of the pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools*, informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Patrick Maloney

Printed name of owner or occupant

DocuSigned by:  


Date 12/31/2024

Signature of owner or occupant

### Renovator's Self-Certification Option (for tenant-occupied dwellings only)

Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

- Declined** — I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

- Unavailable for signature** — I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by

Email

(Fill in how pamphlet was delivered)

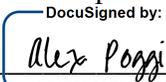
12/18/2024

Alex Poggi

5:31 PM

Printed name of person certifying delivery

Attempted delivery date and time

DocuSigned by:  


Signature of person certifying

Unit address

**Note Regarding Mailing Option** — As an alternative to delivery in person, you may mail the lead pamphlet to the owner and/or tenant. Pamphlet must be mailed at least 7 days before renovation. Mailing must be documented by a certificate of mailing from the post office.

# **PELLA WINDOWS AND DOORS CONTRACT**

## **1. TERMS AND CONDITIONS**

These Terms and Conditions are an integral part of the contract set forth on the Product Order (the "Contract") between New England Window and Door LLC dba Pella Windows & Doors, Inc. ("Pella") and the person(s) identified on the Product Order ("Owner") to supply the products (the "Products"), and perform the work (the "Work") described or referred to in such Contract. For Product Only purchases, a signed "Product Only Addendum" is a required part of the contract.

## **2. OWNER**

Pella is not responsible for any existing security systems. Owner shall remove all shades; verticals, blinds, curtains, drapes or window mounted air conditioners, prior to the installation of the Products. Pella's installers are not responsible for the removal or installation of these types of items. Pella is not responsible for pre-existing window coverings fitting on newly installed Pella windows.

The Owner shall provide complete access to the work site between the hours of 7:00 a.m. and 6:00 p.m. (Monday through Friday) for Pella's installers to deliver the Products and perform the Work.

## **3. PELLA**

Pella will be responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work. Pella will be responsible for the Work of its Pella Contractors who will install the Products.

Unless provided otherwise in the Work description, Pella will provide and pay for all labor, materials, equipment, tools and machinery, transportation, and other facilities and services necessary for the proper execution and completion of the Work.

The materials and equipment furnished under the Contract will be good quality and new unless otherwise required or permitted, the Work will be free from defects not inherent in the quality required or permitted, and the Work conform with the requirements of this Contract. Pella shall not be responsible for damages or defects caused by abuse, modifications not executed by Pella, improper or insufficient maintenance, improper operation or normal wear and tear. Pella will keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by performance of the Work.

## **4. CHANGES**

The Owner may order in writing changes in the Work consisting of additions, deletions, or modifications ("Change Order"). Any Change Order shall include an adjustment to the Price and the Substantial Completion Date, as determined by Pella. Pella reserves the right to approve or disapprove any Change Order and any such Change Order must be signed by both Owner and Pella to be effective.

## **5. SUBSTANTIAL COMPLETION**

Owner understands and agrees that the Substantial Completion Date is an estimate only and that the actual date on which the Work is completed may be extended to allow for Change Orders requested by Owner or if the time to complete the Work is affected by conduct of the Owner, weather, labor disputes, availability of subcontractors, acts of God, fire or other causes reasonably beyond Pella's control. If for any reason the Work is not fully completed by the Substantial Completion Date (including any extensions contemplated above), but is substantially completed by such date, i.e., the Product has been installed, but minor parts or components are missing or need to be replaced or repaired, a hold back proportionate to the cost of remaining parts or work to be completed is acceptable. However, the holdback will not exceed the amount of the completion costs or 10 % of the remaining unpaid balance of the Price, whichever is less.

## **6. FINANCING**

If payment of the Price is financed with a financial institution through Pella, all financing paperwork must be completed upon signing of this Contract and the requisite approvals and authorizations for the full amount of the requested financing shall have been received from the financial institution.

## **7. PAYMENTS**

Pella shall be entitled to stop the Work upon written notice to Owner for any material default or failure by Owner, including but not limited to, the Owner's failure to pay Pella the amount due within seven days after the date payment is due.

## **8. CORRECTION OF WORK**

Pella shall correct installation Work not in conformance with the requirements of the Contract, if notified in writing by the Owner within two years after the Completion Date or, if earlier, the date on which the Work is substantially completed and payment of the Purchase Price made subject to a holdback as provided above. Correction of Work as herein provided shall be Owner's sole remedy for defective workmanship, and is provided in lieu of any and all other remedies. Pella's obligation to correct Work is conditioned on Pella's prior receipt of all payments then due.

## **9. LIMITED PRODUCT WARRANTY**

Pella shall warrant all Pella products, but only in accordance with the Pella Windows & Doors Limited Warranty. THIS LIMITED WARRANTY SHALL BE THE SOLE WARRANTY WITH RESPECT TO THE PRODUCTS AND PELLA SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WRITTEN OR ORAL (INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE).

## **10. NO CONSEQUENTIAL DAMAGES**

UNDER NO CIRCUMSTANCES SHALL PELLA BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, OR SPECIAL DAMAGES, WHETHER FORESEEN OR UNFORESEEN.

## **11. NOTICE OF CANCELLATION**

You may cancel this agreement if it has been signed by a party thereto at a place other than the address of the seller, which may be his main office or branch thereof, provided you notify the seller in writing at his main office or branch by ordinary mail posted, by telegram sent or by delivery, not later than midnight of the third business day following the signed of this agreement.

See the attached Notice of Cancellation for an explanation of this right.

**Do not sign this contract if there are any blank spaces.**

DocuSigned by:



Customer signature 12/31/2024

Date

**NOTICE OF CANCELLATION**

Date of transaction: 12/31/2024

You may cancel this transaction, without any penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payments made by you under the agreement, and any negotiable instrument executed by you will be returned within ten business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this agreement; or you may if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within twenty days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to

New England Window & Door at 109 Airport Dr., Rochester, N.H., 038687

not later than midnight of \_\_\_\_\_ (three business days from the date of transaction above).

I hereby cancel this transaction.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Buyer's signature)

**Project Address:** 113 Market Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #3



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 5 and Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c. 1803
- Building Style: Federal
- Number of Stories: 4 Facing Market Street and 6 Facing Ceres Street
- Historical Significance: Focal
- Public View of Proposed Work: Market Street and Ceres Street
- Unique Features: N/A
- Neighborhood Association: Downtown

**B. Proposed Work:** Replacement windows

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

The project proposal includes the following:

- Replacement Windows



**HISTORIC  
SURVEY  
RATING  
F**

**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



DATE: 10/12/2022

PROJECT NAME:

PROJECT ADDRESS:

REVISIONS & APPROVALS:

#	Date	Description

HDC Submission

24-021

115 Market Street

115 Market Street  
Portsmouth, NH

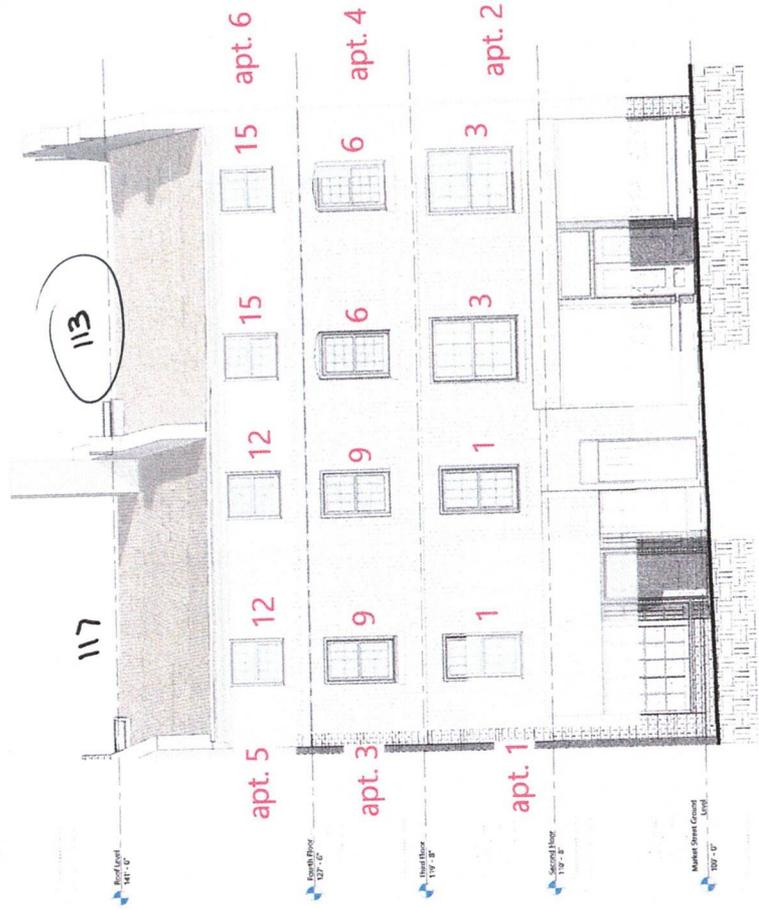
Market Street  
Elevation

A200

DATE: 10/12/2022  
SCALE: 1/4" = 1'-0"

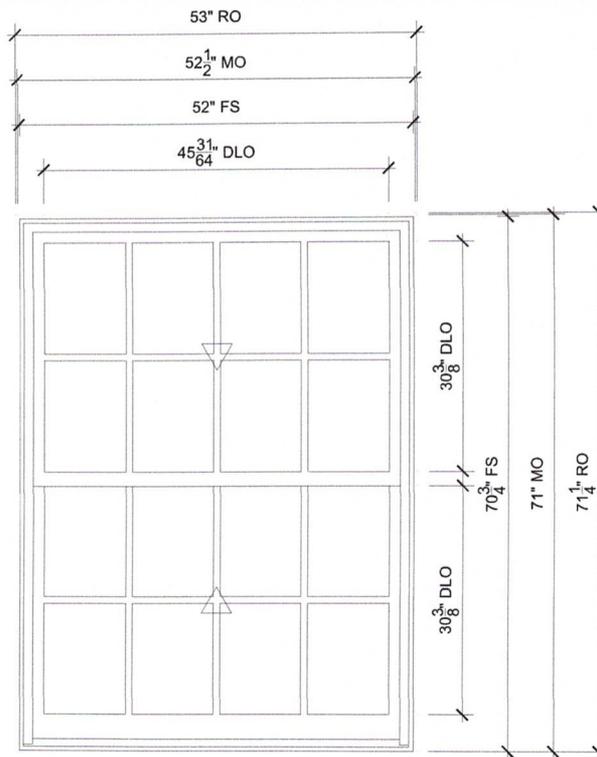


EXISTING MARKET STREET PHOTO REFERENCE IMAGE. NOT TO SCALE



1 Existing Market Street Elevation Copy 1  
A200 1/4" = 1'-0"





**115 MARKET ST APT 2 BEDS 1/2**  
 SCALE: 1/2" = 1'-0"

## SPECIFICATIONS

Line #: 3

Qty: 2

Mark Unit: 115 MARKET ST APT 2 BEDS 1/2

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 53" X 71 1/4"

Frame Size: 52" X 70 3/4"

Masonry Opening: 52 1/2" X 71"

Sash Opening: 53" X 71 1/4"

Inside Opening: 53" X 71 1/4"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



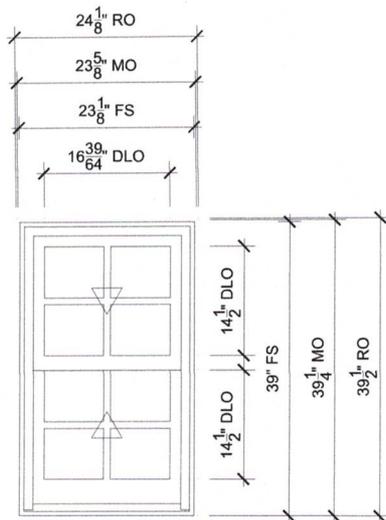
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 DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: HSPJJE5 PK VER: 0004.13.00

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SHEET

3

OF 17



## 115 MARKET ST APT 1&2 KITCH

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

### SPECIFICATIONS

Line #: 5

Qty: 2

Mark Unit: 115 MARKET ST APT 1&2 kitch

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 24 1/8" X 39 1/2"

Frame Size: 23 1/8" X 39"

Masonry Opening: 23 5/8" X 39 1/4"

Sash Opening: 24 1/8" X 39 1/2"

Inside Opening: 24 1/8" X 39 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



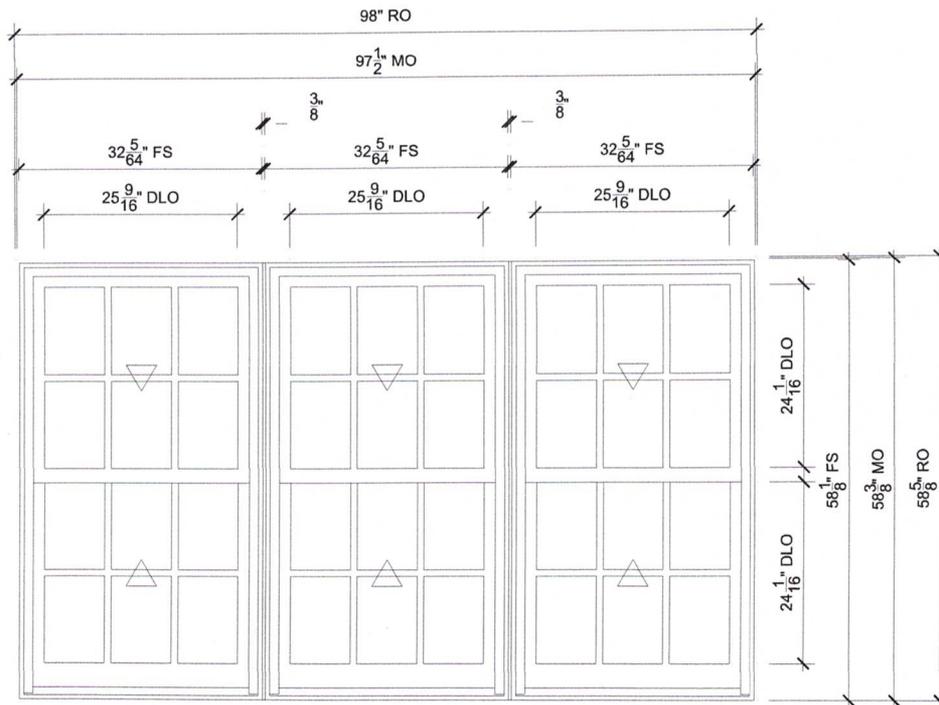
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 DRAWN: HEATHER DITZEL  
 QUOTE#: HSHPE5 PK VER: 0004.13.00

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SHEET

5

OF 17



## 115 MARKET APT 2 LIV RM CERE

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

### SPECIFICATIONS

Line #: 4

Qty: 1

Mark Unit: 115 MARKET APT 2 LIV RM CERE

Product Line: Ultimate

Unit Description: Marvin Assembly

Rough Opening: 98" X 58 5/8"

Frame Size: 97" X 58 1/8"

Masonry Opening: 97 1/2" X 58 3/8"

Sash Opening: 98" X 58 5/8"

Inside Opening: 98" X 58 5/8"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black, Tempered Low E2 w/Argon

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

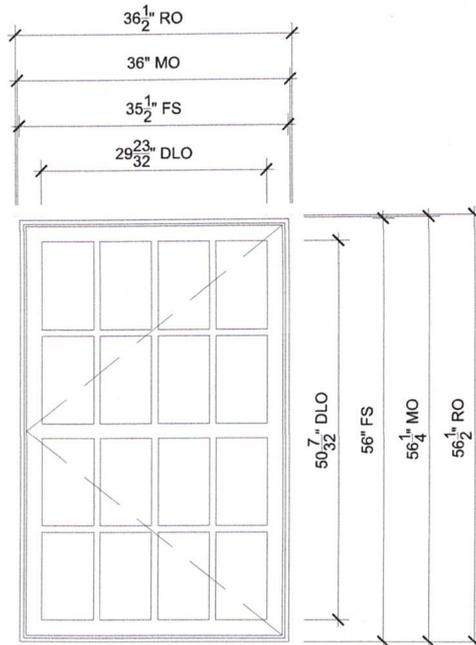
Jamb Depth: 4 9/16"



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 DRAWN: HEATHER DITZEL  
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SHEET  
 4  
 OF 17



## 115 MARKET ST APT 4 BEDS 1/2

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

### SPECIFICATIONS

Line #: 6

Qty: 2

Mark Unit: 115 MARKET ST APT 4 BEDs 1/2

Product Line: Ultimate

Unit Description: Casement

Rough Opening: 36 1/2" X 56 1/2"

Frame Size: 35 1/2" X 56"

Masonry Opening: 36" X 56 1/4"

Sash Opening: 36 1/2" X 56 1/2"

Inside Opening: 36 1/2" X 56 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Casement, Left Hand

Call Number: None

Glass Information: IG - 3/4", Low E2 w/Argon, Black

Divider Type: 7/8" Variable Vertical Rectangle SDL W/ Spacer - Black

Hardware Type: Folding Handle, No Sash Travel Limiter, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze, Stainless Steel

Screen Surround Color: White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



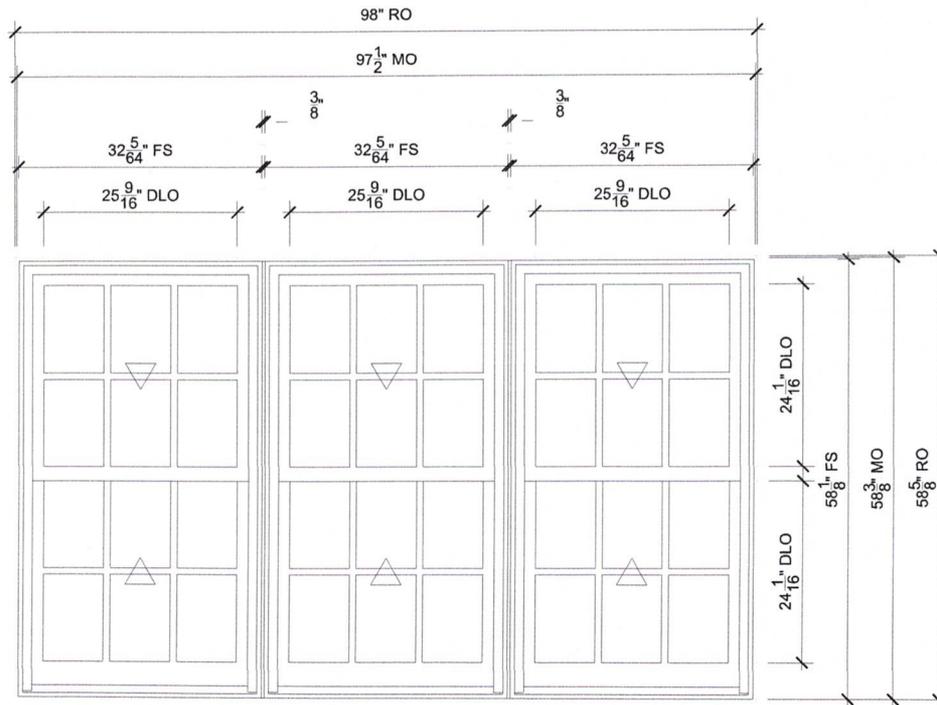
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CREATED: 01/20/2025 REVISION:

SHEET

6

OF 17



## 115 MARKET APT 4 LIV RM CERE

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

### SPECIFICATIONS

Line #: 7

Qty: 1

Mark Unit: 115 MARKET APT 4 LIV RM CERE

Product Line: Ultimate

Unit Description: Marvin Assembly

Rough Opening: 98" X 58 5/8"

Frame Size: 97" X 58 1/8"

Masonry Opening: 97 1/2" X 58 3/8"

Sash Opening: 98" X 58 5/8"

Inside Opening: 98" X 58 5/8"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black, Tempered Low E2 w/Argon

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,  
Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

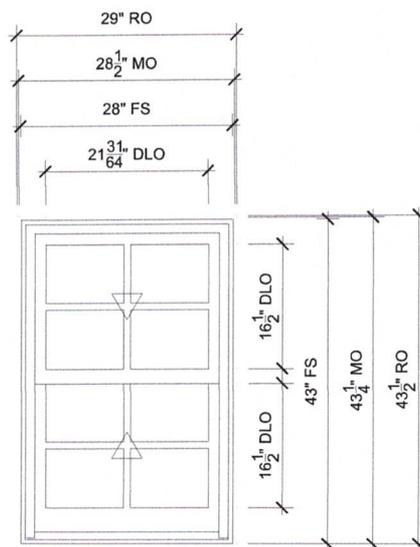
Jamb Depth: 4 9/16"



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DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
DRAWN: HEATHER DITZEL  
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SHEET  
7  
OF 17



## 115 MARKET ST APT 4 KITCH

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

### SPECIFICATIONS

Line #: 8

Qty: 1

Mark Unit: 115 MARKET ST APT 4 kitch

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 29" X 43 1/2"

Frame Size: 28" X 43"

Masonry Opening: 28 1/2" X 43 1/4"

Sash Opening: 29" X 43 1/2"

Inside Opening: 29" X 43 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

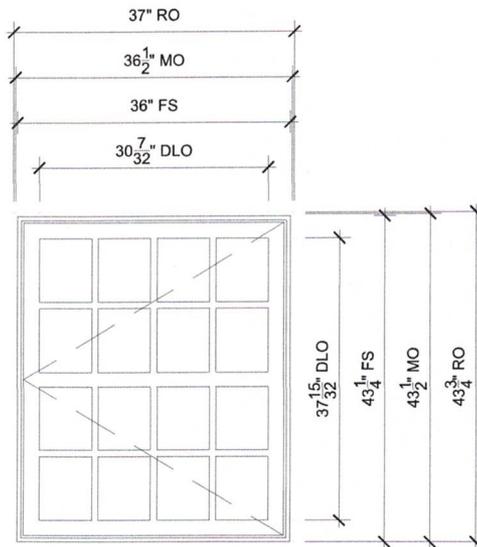
Jamb Depth: 4 9/16"



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SHEET  
 8  
 OF 17



## 115 MARKET ST APT 6 BEDS

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

### SPECIFICATIONS

Line #: 15

Qty: 2

Mark Unit: 115 MARKET ST APT 6 BEDS

Product Line: Ultimate

Unit Description: Casement

Rough Opening: 37" X 43 3/4"

Frame Size: 36" X 43 1/4"

Masonry Opening: 36 1/2" X 43 1/2"

Sash Opening: 37" X 43 3/4"

Inside Opening: 37" X 43 3/4"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Casement, Left Hand

Call Number: None

Glass Information: IG - 3/4", Low E2 w/Argon, Black

Divider Type: 7/8" Variable Vertical Rectangle SDL W/ Spacer - Black

Hardware Type: Folding Handle, No Sash Travel Limiter, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze, Stainless Steel

Screen Surround Color: White

Screen Mesh Type: Bright View Mesh

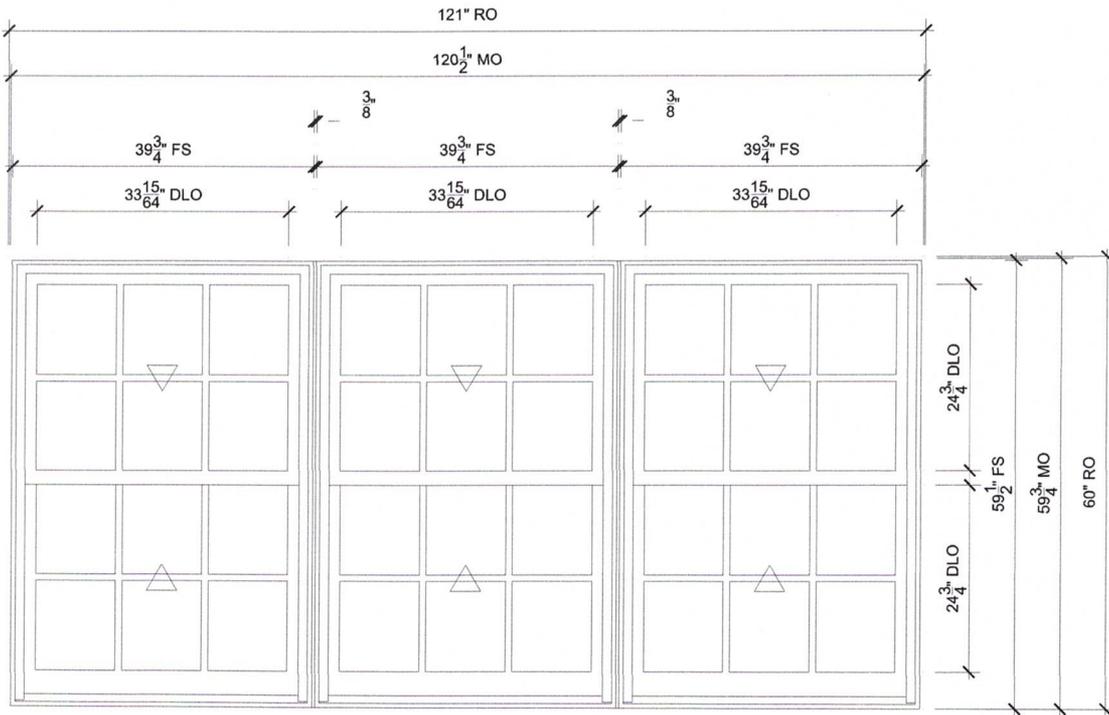
Jamb Depth: 4 9/16"



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 DRAWN: HEATHER DITZEL  
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SHEET  
 15  
 OF 17



## 115 MARKET APT 6 LIV RM CERE

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

### SPECIFICATIONS

Line #: 16

Qty: 1

Mark Unit: 115 MARKET APT 6 LIV RM CERE

Product Line: Ultimate

Unit Description: Marvin Assembly

Rough Opening: 121" X 60"

Frame Size: 120" X 59 1/2"

Masonry Opening: 120 1/2" X 59 3/4"

Sash Opening: 121" X 60"

Inside Opening: 121" X 60"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black, Tempered Low E2 w/Argon

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,  
Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



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PK VER: 0004.13.00

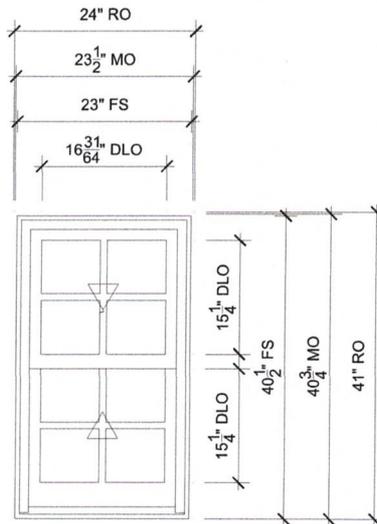
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REVISION:

SHEET

16

OF 17



## 115 MARKET ST APT 6 KITCH

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

### SPECIFICATIONS

Line #: 17

Qty: 1

Mark Unit: 115 MARKET ST APT 6 kitch

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 24" X 41"

Frame Size: 23" X 40 1/2"

Masonry Opening: 23 1/2" X 40 3/4"

Sash Opening: 24" X 41"

Inside Opening: 24" X 41"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



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 DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
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PK VER: 0004.13.00

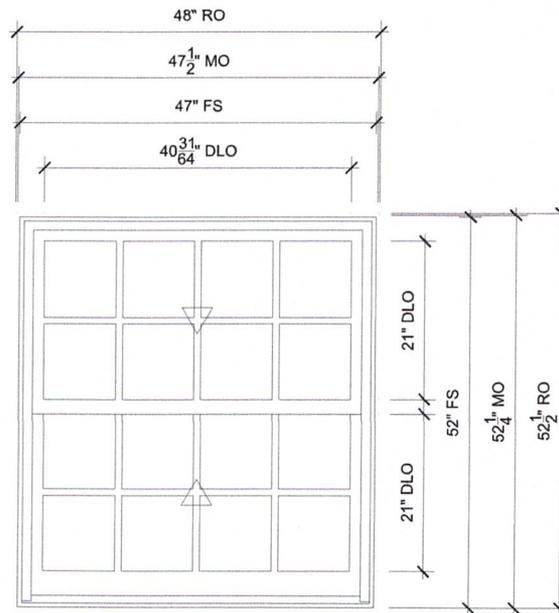
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REVISION:

SHEET

17

OF 17



## 35 CERES ST LIV RM

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

### SPECIFICATIONS

Line #: 7

Qty: 1

Mark Unit: 35 CERES ST LIV RM

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 48" X 52 1/2"

Frame Size: 47" X 52"

Masonry Opening: 47 1/2" X 52 1/4"

Sash Opening: 48" X 52 1/2"

Inside Opening: 48" X 52 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,  
Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



PROJ/JOB: MCB 95 MARKET ST / MCB 95 MARKET ST  
DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
DRAWN: HEATHER DITZEL  
QUOTE#: S486SF8

PK VER: 0004.13.00

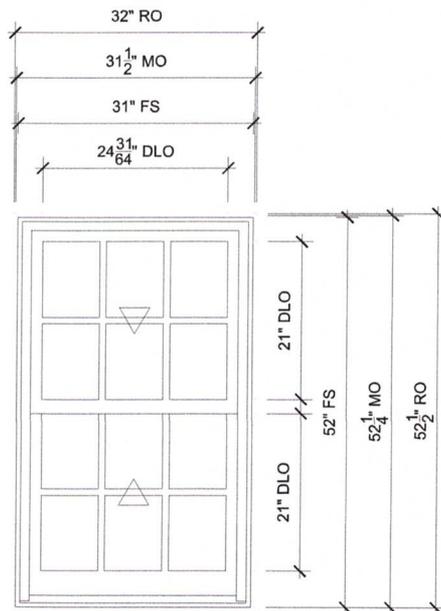
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REVISION:

SHEET

7

OF 13



## 35 CERES ST FIRE ESCAPE

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

### SPECIFICATIONS

Line #: 8

Qty: 1

Mark Unit: 35 CERES ST FIRE ESCAPE

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 32" X 52 1/2"

Frame Size: 31" X 52"

Masonry Opening: 31 1/2" X 52 1/4"

Sash Opening: 32" X 52 1/2"

Inside Opening: 32" X 52 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



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 DRAWN: HEATHER DITZEL  
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PK VER: 0004.13.00

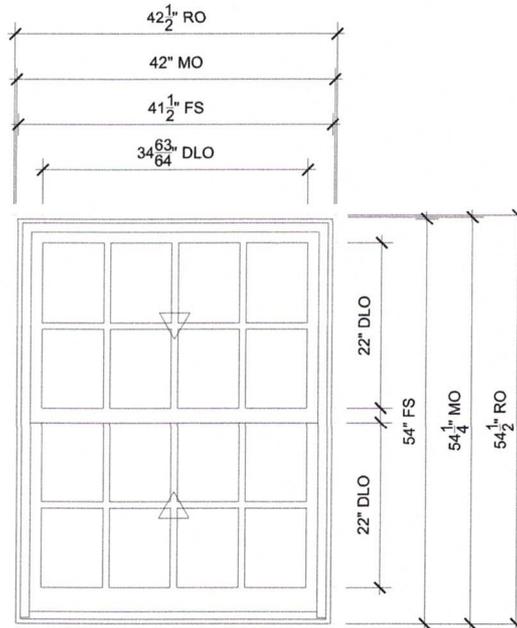
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REVISION:

SHEET

8

OF 13



## 33 CERES ST LEFT OF DR

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

### SPECIFICATIONS

Line #: 9

Qty: 1

Mark Unit: 33 CERES ST LEFT OF DR

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 42 1/2" X 54 1/2"

Frame Size: 41 1/2" X 54"

Masonry Opening: 42" X 54 1/4"

Sash Opening: 42 1/2" X 54 1/2"

Inside Opening: 42 1/2" X 54 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Tempered Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



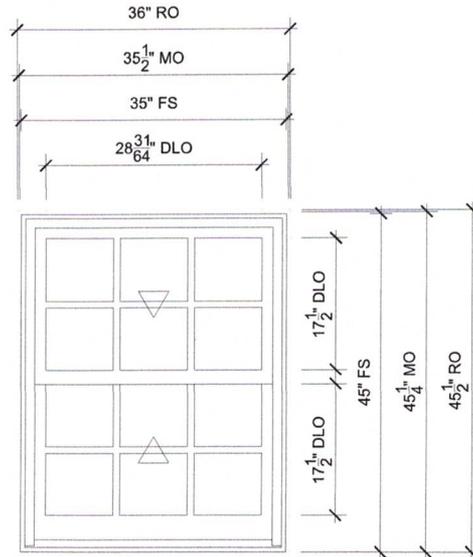
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 DRAWN: HEATHER DITZEL  
 QUOTE#: S486SF8

PK VER: 0004.13.00

CREATED: 01/20/2025

REVISION:

SHEET  
 9  
 OF 13



## 39 CERES ST LEFT DR BONITA

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

### SPECIFICATIONS

Line #: 10

Qty: 1

Mark Unit: 39 CERES ST LEFT DR BONITA

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 36" X 45 1/2"

Frame Size: 35" X 45"

Masonry Opening: 35 1/2" X 45 1/4"

Sash Opening: 36" X 45 1/2"

Inside Opening: 36" X 45 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Tempered Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



PROJ/JOB: MCB 95 MARKET ST / MCB 95 MARKET ST  
 DIST/DEALER: ELDRIDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: S486SF8 PK VER: 0004.13.00

CREATED: 01/20/2025 REVISION:

SHEET

10

OF 13

**Project Address:** 117 Market Street

**Permit Requested:** Certificate of Approval

**Application:** Public Hearing #4



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 5 and Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c. 1803
- Building Style: Federal
- Number of Stories: 4 Facing Market Street and 6 Facing Ceres Street
- Historical Significance: Focal
- Public View of Proposed Work: Market Street and Ceres Street
- Unique Features: N/A
- Neighborhood Association: Downtown

**B. Proposed Work:** Replacement windows

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

The project proposal includes the following:

- Replacement Windows



**HISTORIC  
SURVEY  
RATING  
F**

**D. Purpose and Intent:**

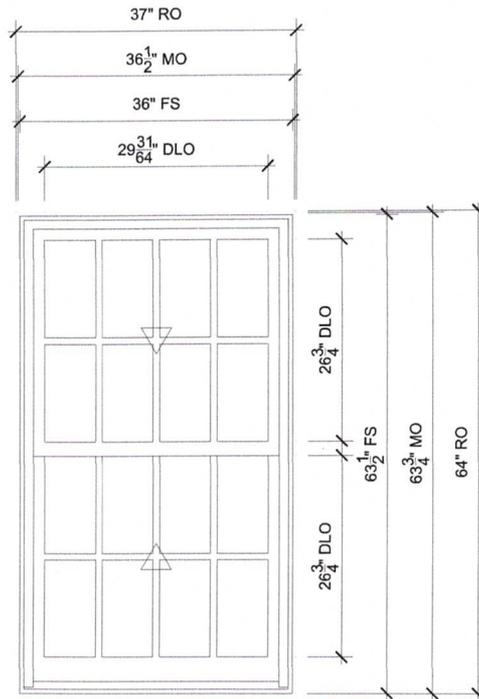
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare 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







## 115 MARKET ST APT 1 BEDROOM

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

### SPECIFICATIONS

Line #: 1

Qty: 2

Mark Unit: 115 MARKET ST APT 1 BEDROOM

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 37" X 64"

Frame Size: 36" X 63 1/2"

Masonry Opening: 36 1/2" X 63 3/4"

Sash Opening: 37" X 64"

Inside Opening: 37" X 64"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



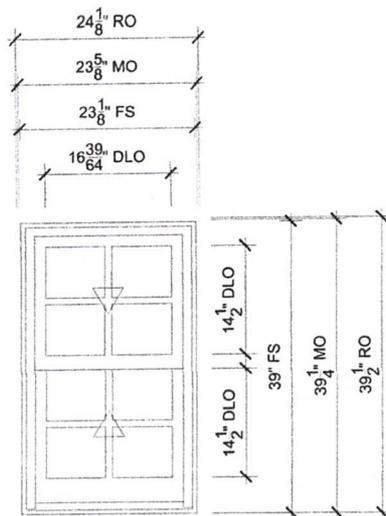
PROJ/JOB: MCB 115 MARKET ST / MCB 115 MARKET ST  
 DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
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SHEET

1

OF 17



## 115 MARKET ST APT 1&2 KITCH

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

### SPECIFICATIONS

Line #: 5

Qty: 2

Mark Unit: 115 MARKET ST APT 1&2 kitch

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 24 1/8" X 39 1/2"

Frame Size: 23 1/8" X 39"

Masonry Opening: 23 5/8" X 39 1/4"

Sash Opening: 24 1/8" X 39 1/2"

Inside Opening: 24 1/8" X 39 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

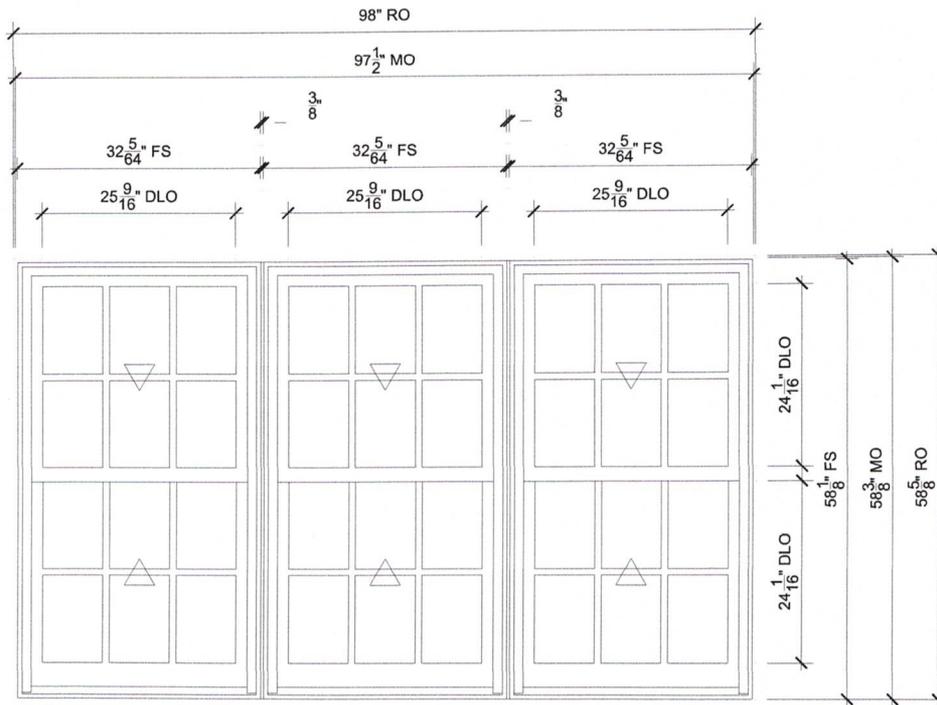
Jamb Depth: 4 9/16"



PROJ/JOB: MCB 115 MARKET ST / MCB 115 MARKET ST  
 DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: HSHPJE5 PK VER: 0004.13.00

CREATED: 01/20/2025 REVISION:

SHEET  
 5  
 OF 17



**115 MARKET APT 1 LIV RM CERE**

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

**SPECIFICATIONS**

Line #: 2

Qty: 1

Mark Unit: 115 MARKET APT 1 LIV RM CERE

Product Line: Ultimate

Unit Description: Marvin Assembly

Rough Opening: 98" X 58 5/8"

Frame Size: 97" X 58 1/8"

Masonry Opening: 97 1/2" X 58 3/8"

Sash Opening: 98" X 58 5/8"

Inside Opening: 98" X 58 5/8"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black, Tempered Low E2 w/Argon

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



PROJ/JOB: MCB 115 MARKET ST / MCB 115 MARKET ST  
 DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: HSHPJE5

PK VER: 0004.13.00

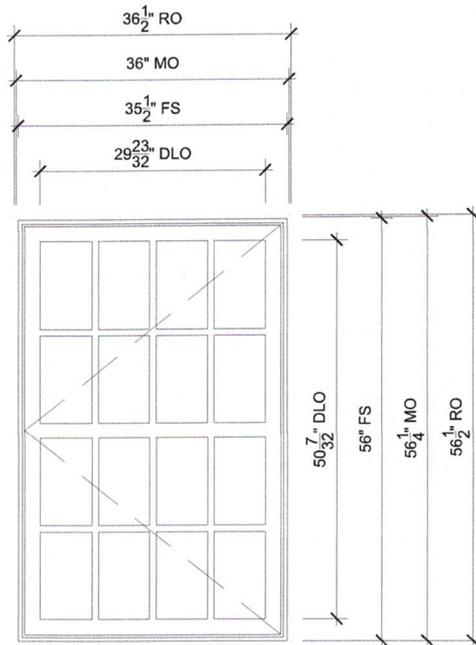
CREATED: 01/20/2025

REVISION:

SHEET

2

OF 17



## 115 MARKET ST APT 3 BEDS

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

### SPECIFICATIONS

Line #: 9

Qty: 2

Mark Unit: 115 MARKET ST APT 3 BEDS

Product Line: Ultimate

Unit Description: Casement

Rough Opening: 36 1/2" X 56 1/2"

Frame Size: 35 1/2" X 56"

Masonry Opening: 36" X 56 1/4"

Sash Opening: 36 1/2" X 56 1/2"

Inside Opening: 36 1/2" X 56 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Casement, Left Hand

Call Number: None

Glass Information: IG - 3/4", Low E2 w/Argon, Black

Divider Type: 7/8" Variable Vertical Rectangle SDL W/ Spacer - Black

Hardware Type: Folding Handle, No Sash Travel Limiter, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze, Stainless Steel

Screen Surround Color: White

Screen Mesh Type: Bright View Mesh

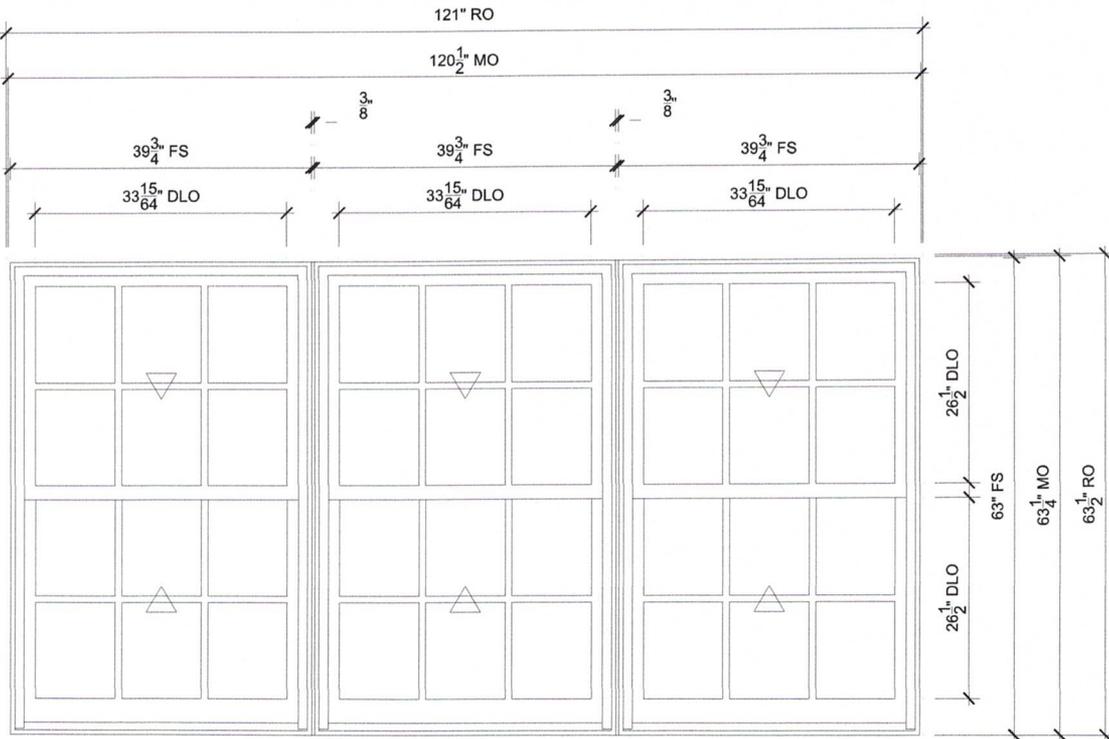
Jamb Depth: 4 9/16"



PROJ/JOB: MCB 115 MARKET ST / MCB 115 MARKET ST  
 DIST/DEALER: ELDRIDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: HSHPJE5 PK VER: 0004.13.00

CREATED: 01/20/2025 REVISION:

SHEET  
 9  
 OF 17



## 115 MARKET APT 3 LIV RM CERE

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

### SPECIFICATIONS

Line #: 10

Qty: 1

Mark Unit: 115 MARKET APT 3 LIV RM CERE

Product Line: Ultimate

Unit Description: Marvin Assembly

Rough Opening: 121" X 63 1/2"

Frame Size: 120" X 63"

Masonry Opening: 120 1/2" X 63 1/4"

Sash Opening: 121" X 63 1/2"

Inside Opening: 121" X 63 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black, Tempered Low E2 w/Argon

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

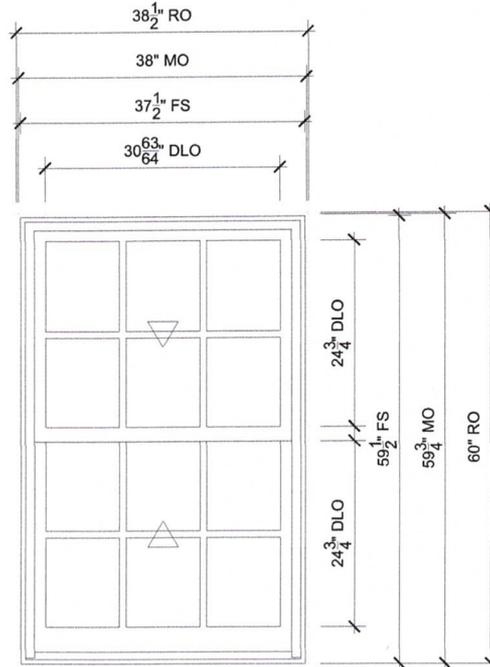
Jamb Depth: 4 9/16"



PROJ/JOB: MCB 115 MARKET ST / MCB 115 MARKET ST  
 DIST/DEALER: ELDRIDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: HSHPE5 PK VER: 0004.13.00

CREATED: 01/20/2025 REVISION:

SHEET  
 10  
 OF 17



## 115 MARKET ST APT 3 KITCH

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

### SPECIFICATIONS

Line #: 11

Qty: 1

Mark Unit: 115 MARKET ST APT 3 kitch

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 38 1/2" X 60"

Frame Size: 37 1/2" X 59 1/2"

Masonry Opening: 38" X 59 3/4"

Sash Opening: 38 1/2" X 60"

Inside Opening: 38 1/2" X 60"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



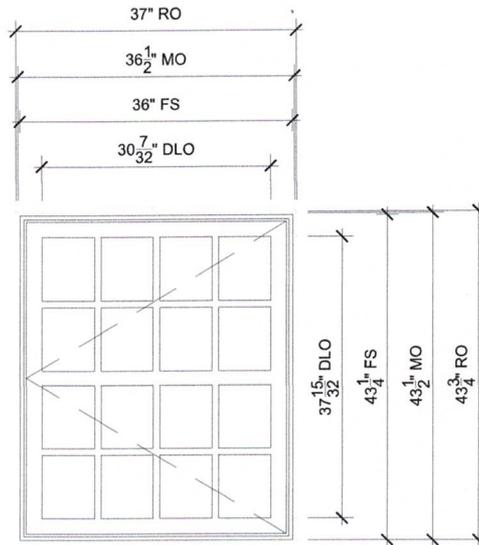
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 DIST/DEALER: ELDRIDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: HSHPJE5 PK VER: 0004.13.00

CREATED: 01/20/2025 REVISION:

SHEET

11

OF 17



## 115 MARKET ST APT 5 BEDS

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

### SPECIFICATIONS

Line #: 12

Qty: 2

Mark Unit: 115 MARKET ST APT 5 BEDS

Product Line: Ultimate

Unit Description: Casement

Rough Opening: 37" X 43 3/4"

Frame Size: 36" X 43 1/4"

Masonry Opening: 36 1/2" X 43 1/2"

Sash Opening: 37" X 43 3/4"

Inside Opening: 37" X 43 3/4"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Casement, Left Hand

Call Number: None

Glass Information: IG - 3/4", Low E2 w/Argon, Black

Divider Type: 7/8" Variable Vertical Rectangle SDL W/ Spacer - Black

Hardware Type: Folding Handle, No Sash Travel Limiter, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze, Stainless Steel

Screen Surround Color: White

Screen Mesh Type: Bright View Mesh

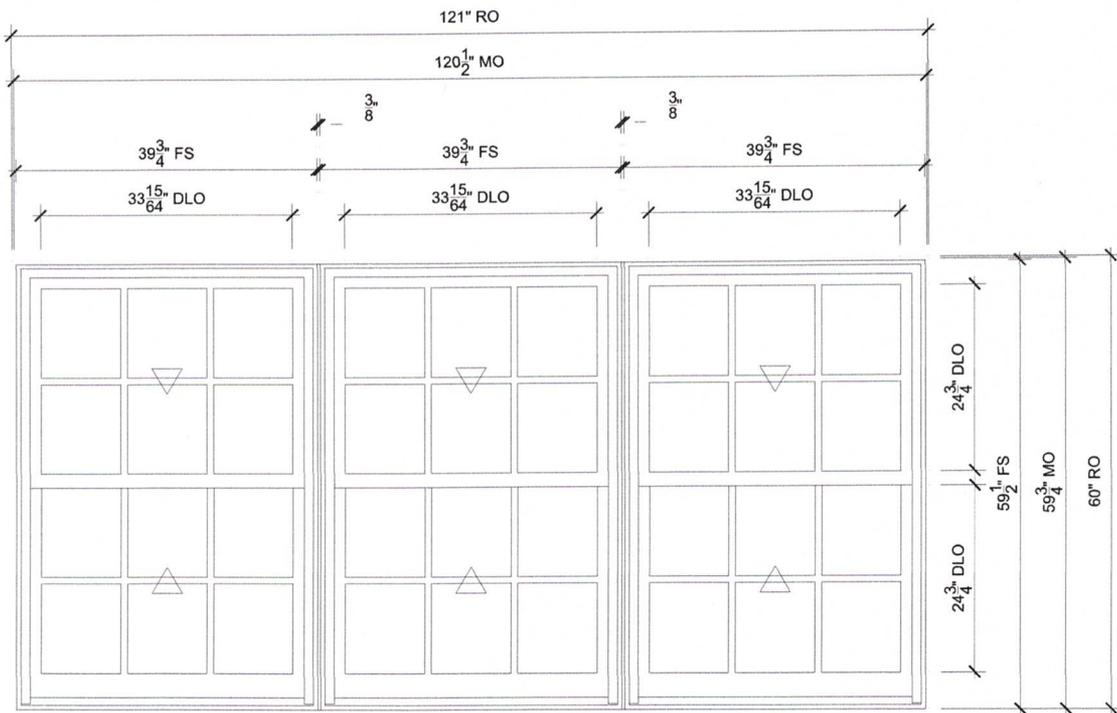
Jamb Depth: 4 9/16"



PROJ/JOB: MCB 115 MARKET ST / MCB 115 MARKET ST  
 DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: HSHPJE5 PK VER: 0004.13.00

CREATED: 01/20/2025 REVISION:

SHEET  
 12  
 OF 17



## 115 MARKET APT 5 LIV ROOM

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

### SPECIFICATIONS

Line #: 13

Qty: 1

Mark Unit: 115 MARKET APT 5 LIV ROOM

Product Line: Ultimate

Unit Description: Marvin Assembly

Rough Opening: 121" X 60"

Frame Size: 120" X 59 1/2"

Masonry Opening: 120 1/2" X 59 3/4"

Sash Opening: 121" X 60"

Inside Opening: 121" X 60"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black, Tempered Low E2 w/Argon

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,  
Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Extruded Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

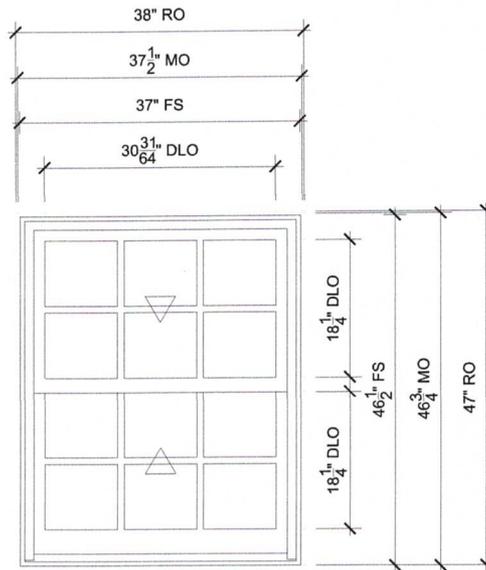
Jamb Depth: 4 9/16"



PROJ/JOB: MCB 115 MARKET ST / MCB 115 MARKET ST  
 DIST/DEALER: ELDRIDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: HSPJJE5 PK VER: 0004.13.00

CREATED: 01/20/2025 REVISION:

SHEET  
 13  
 OF 17



## 115 MARKET ST APT 5 KITCH

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

### SPECIFICATIONS

Line #: 14

Qty: 1

Mark Unit: 115 MARKET ST APT 5 kitch

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 38" X 47"

Frame Size: 37" X 46 1/2"

Masonry Opening: 37 1/2" X 46 3/4"

Sash Opening: 38" X 47"

Inside Opening: 38" X 47"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

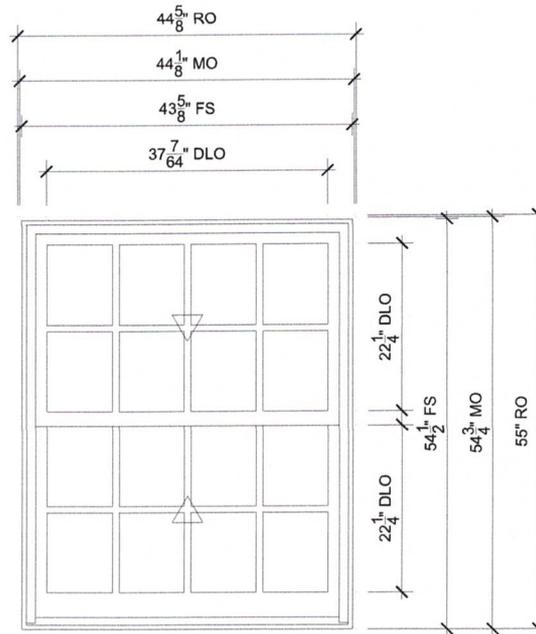
Jamb Depth: 4 9/16"



PROJ/JOB: MCB 115 MARKET ST / MCB 115 MARKET ST  
 DIST/DEALER: ELDRIDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: HSPJJE5 PK VER: 0004.13.00

CREATED: 01/20/2025 REVISION:

SHEET  
 14  
 OF 17



## 39 CERES RHT OF DR BONITA

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

### SPECIFICATIONS

Line #: 11

Qty: 1

Mark Unit: 39 CERES RHT OF DR BONITA

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 44 5/8" X 55"

Frame Size: 43 5/8" X 54 1/2"

Masonry Opening: 44 1/8" X 54 3/4"

Sash Opening: 44 5/8" X 55"

Inside Opening: 44 5/8" X 55"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Tempered Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

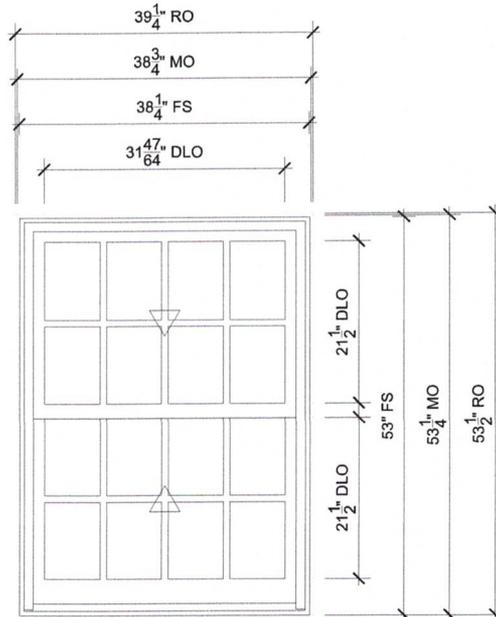
Jamb Depth: 4 9/16"



PROJ/JOB: MCB 95 MARKET ST / MCB 95 MARKET ST  
 DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: S486SF8 PK VER: 0004.13.00

CREATED: 01/20/2025 REVISION:

SHEET  
 11  
 OF 13



**41 CERES 2ND FL LEFT OF DR**  
SCALE: 1/2" = 1'-0"

## SPECIFICATIONS

Line #: 12

Qty: 1

Mark Unit: 41 CERES 2ND FL LEFT OF DR

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 39 1/4" X 53 1/2"

Frame Size: 38 1/4" X 53"

Masonry Opening: 38 3/4" X 53 1/4"

Sash Opening: 39 1/4" X 53 1/2"

Inside Opening: 39 1/4" X 53 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Tempered Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,  
Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



PROJ/JOB: MCB 95 MARKET ST / MCB 95 MARKET ST  
DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-GO  
DRAWN: HEATHER DITZEL  
QUOTE#: S486SF8

PK VER: 0004.13.00

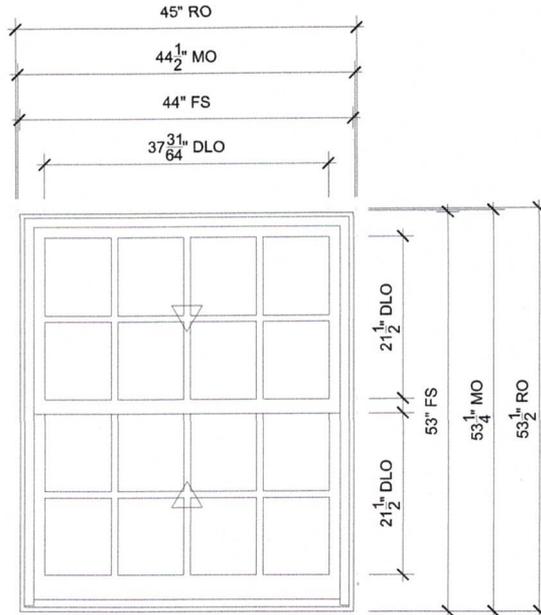
CREATED: 01/20/2025

REVISION:

SHEET

12

OF 13



## 41 CERES 2ND FL RIGHT OF DR

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

### SPECIFICATIONS

Line #: 13

Qty: 1

Mark Unit: 41 CERES 2ND FL RIGHT OF DR

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 45" X 53 1/2"

Frame Size: 44" X 53"

Masonry Opening: 44 1/2" X 53 1/4"

Sash Opening: 45" X 53 1/2"

Inside Opening: 45" X 53 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: Double Hung G2

Call Number: None

Glass Information: IG, Tempered Low E2 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None, Window Opening Control Device

Screen Type: Aluminum Screen

Hardware Color: Bronze

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



PROJ/JOB: MCB 95 MARKET ST / MCB 95 MARKET ST  
 DIST/DEALER: ELDRIDGE LUMBER & HARDWARE-YORK-GO  
 DRAWN: HEATHER DITZEL  
 QUOTE#: S486SF8

PK VER: 0004.13.00

CREATED: 01/20/2025

REVISION:

SHEET

13

OF 13

**Project Address:** 93 Market Street

**Permit Requested:** Certificate of Approval

**Application:** Public Hearing #5

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 5 and Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c. 1803
- Building Style: Federal
- Number of Stories: 4 Facing Market Street and 6 Facing Ceres Street
- Historical Significance: Focal
- Public View of Proposed Work: Market Street and Ceres Street
- Unique Features: N/A
- Neighborhood Association: Downtown



**B. Proposed Work:** Replacement windows and roofing.

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

The project proposal includes the following:

- Replacement windows
- Replacement roofing



**HISTORIC  
SURVEY  
RATING  
F**

**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











1.0 Item 21(Picture) falling parapet wall



1.0 Item 22(Picture) slate



1.0 Item 23(Picture) slate



1.0 Item 24(Picture) open chimneys



1.0 Item 11(Picture) slate



1.0 Item 12(Picture) slate

**Project Address:** 2 Market Square, Unit E

**Permit Requested:** Certificate of Approval

**Application:** Public Hearing #6

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4 and Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 3,235 SF +/-
- Estimated Age of Structure: c. 1803
- Building Style: Federal
- Number of Stories: 4
- Historical Significance: Focal
- Public View of Proposed Work: Ladd Street
- Unique Features: N/A
- Neighborhood Association: Downtown



**B. Proposed Work:** Removal of rear existing wood shed structure. Replace existing window and door.

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

The project proposal includes the following:

- Remove existing wood shed structure
- Replace existing window and door



**HISTORIC  
SURVEY  
RATING  
  
F**

**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

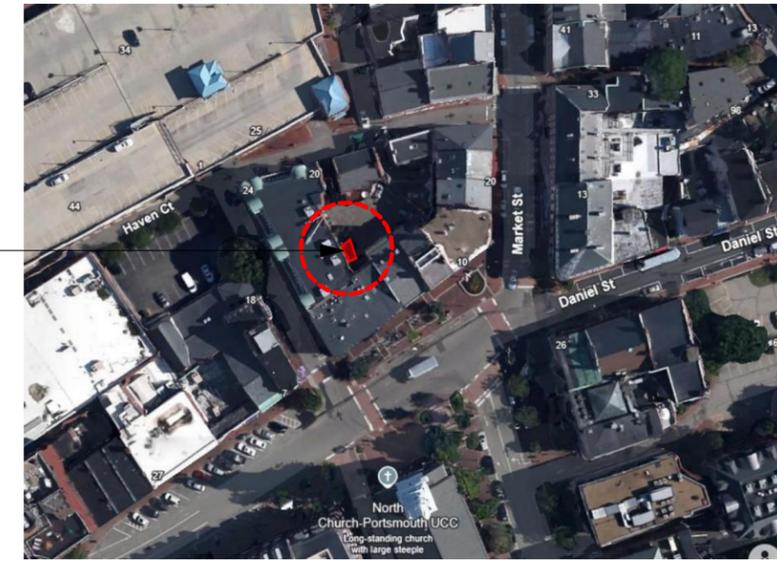


WOOD SHED TO BE REMOVED

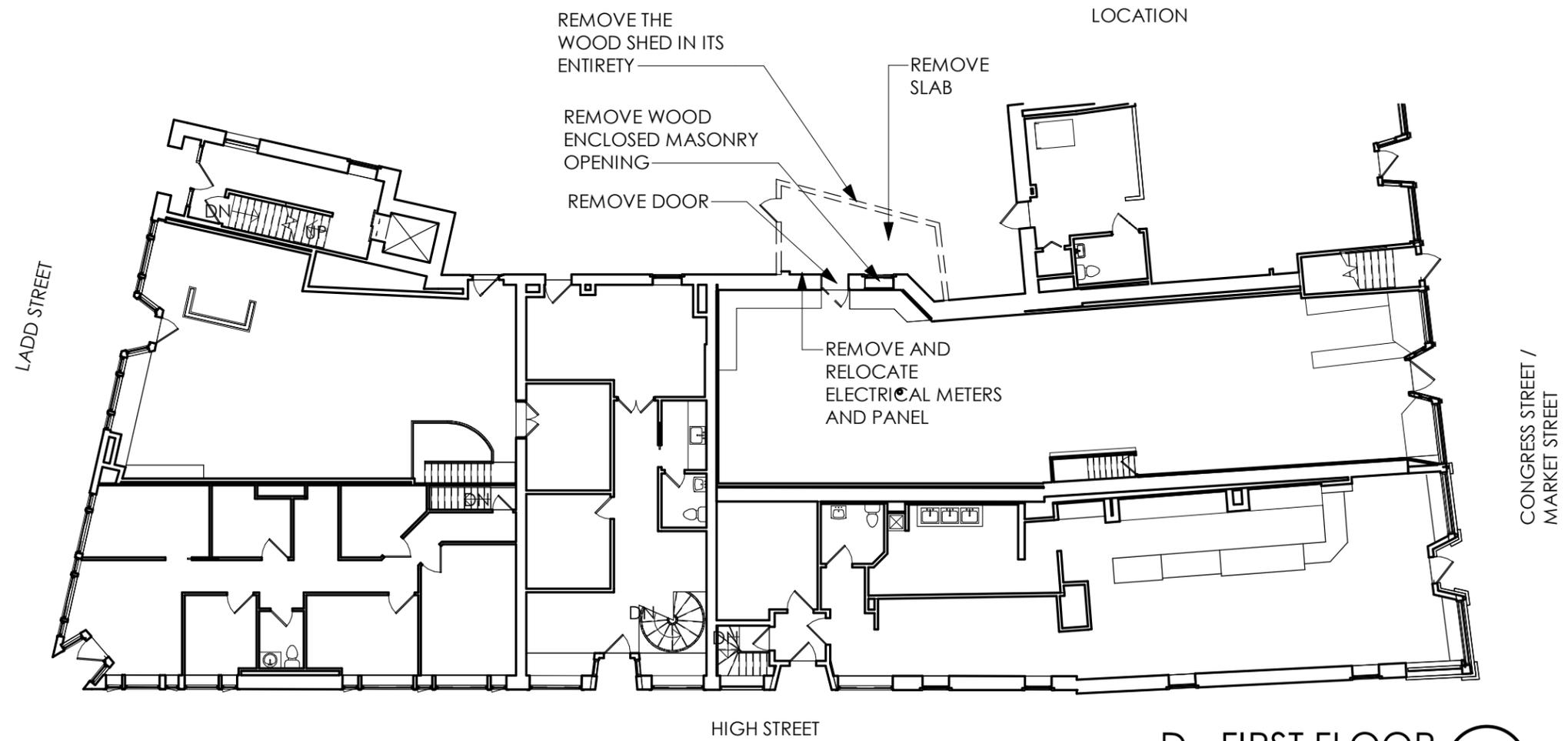
(NEW) GUARD TO BE INSTALLED ON THE INTERIOR

REMOVE THE WOOD SHED IN ITS ENTIRETY

PROJECT LOCATION



LOCATION



D - FIRST FLOOR 1  
1/16" = 1'-0"

Project Status

**UNIT E**

PORTSMOUTH, NH

PEIRCE BLOCK - UNIT E - DEMOLITION PLAN

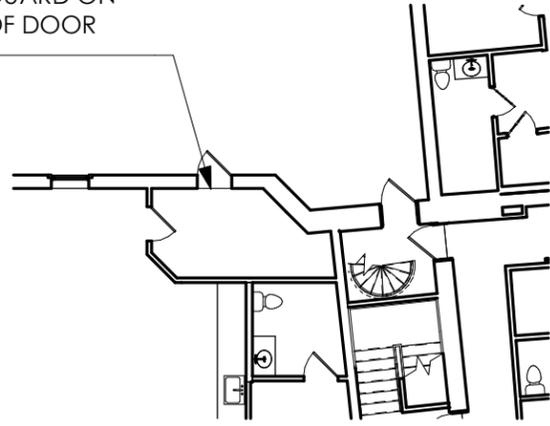
1.24.2025

201907

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PROVIDE GUARD ON INTERIOR OF DOOR OPENING



**SECOND FLOOR** ②  
1/16" = 1'-0"



PROPOSED DOOR TO MATCH EXISTING DOOR



PROPOSED WINDOW TO MATCH EXISTING WINDOW

EXTERIOR WALL TO BE ICE CLEANED TO RESTORE TO NATURAL BRICK

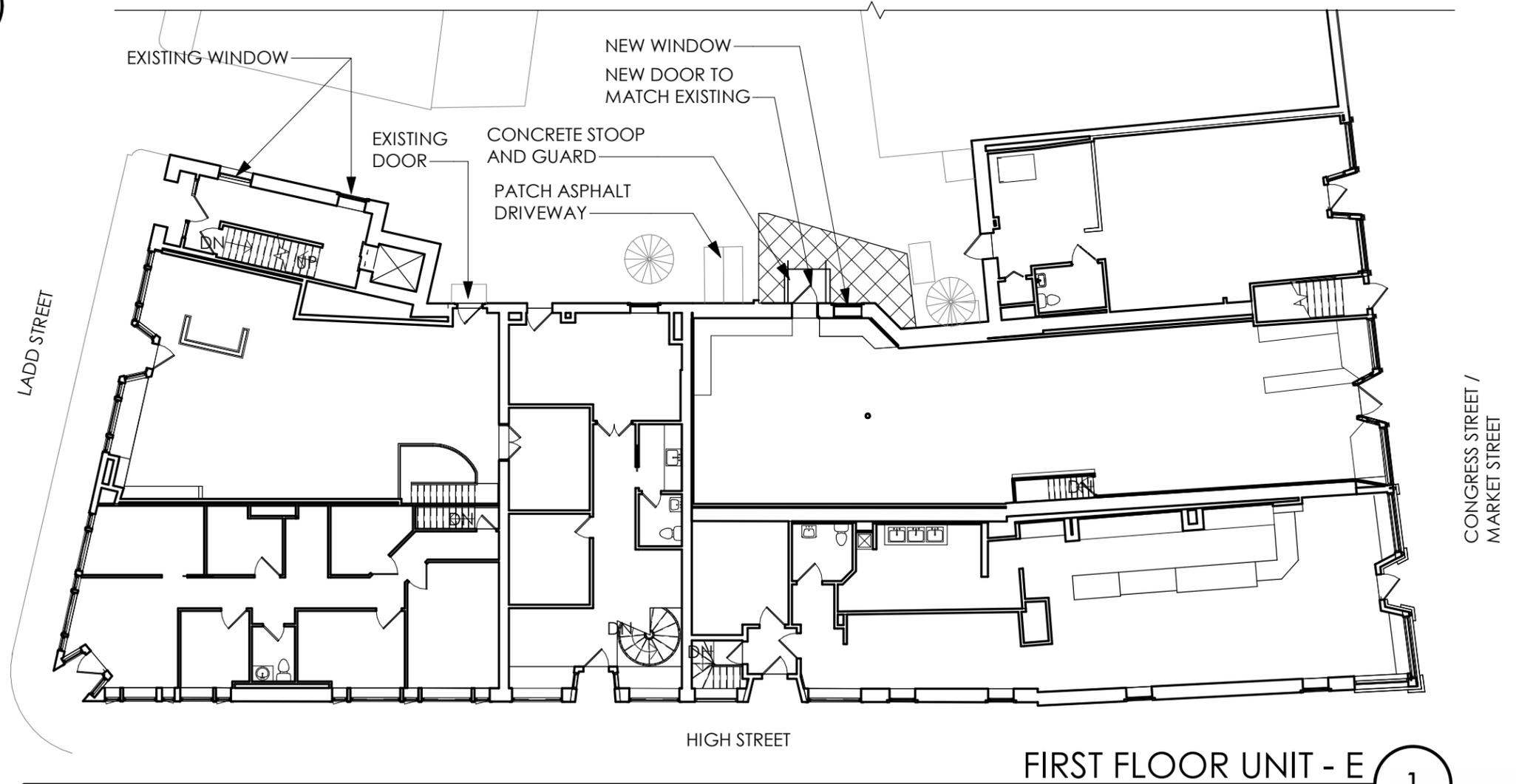
NEW WINDOW TO BE LOCATED IN EXISTING MASONRY OPENING

NEW DOOR TO BE LOCATED IN EXISTING MASONRY OPENING



EXTERIOR WALL INSIDE SHED

EXTERIOR WINDOW FRAMING & GLAZING	
<b>EXTERIOR DOOR:</b>	
1.	SMOOTH STAR 36"X84" SINGLE DOOR WITH SILL PAN KIT
2.	BY THERMA-TRU
3.	1/2 LITE
4.	CLEAR GLASS
<b>WINDOW:</b>	
•	HARVEY MAJESTY DOUBLE HUNG



**FIRST FLOOR UNIT - E** ①  
1/16" = 1'-0"

Project Status

**UNIT E**

PORTSMOUTH, NH

PEIRCE BLOCK -UNIT E - PROPOSED WORK

1.24.2025

**Project Address:** 266-278 State Street

**Permit Requested:** Work Session

**Application:** Work Session A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4 & Downtown Overlay
- Land Use: Mixed
- Land Area: 1,750 SF +/-
- Estimated Age of Structure: c.1870's-1900
- Building Style: Italianate/Commercial
- Number of Stories: 3-4
- Historical Significance: C
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown



**B. Proposed Work:** Construction of a new 4-story building.

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

The project proposal includes the following:

- Construct a new 4-story building.



**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



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CHRISTOPHER T. HILSON  
HEIDI J. BARRETT-KITCHEN  
ERIC A. MAHER  
CHRISTOPHER D. HAWKINS  
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CHRISTOPHER P. MULLIGAN  
ELAINA L. HOEPPNER  
WILLIAM K. WARREN  
BRIANA L. MATUSZKO  
BRANDON A. LATHAM

OF COUNSEL  
MOLLY C. FERRARA

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January 16, 2025

**VIA VIEWPOINT and HAND DELIVERY**

Reagan Ruedig, Chair  
Historic District Commission  
1 Junkins Avenue  
Portsmouth, NH 03801

**Re: 266, 270, 278 State Street & 84 Pleasant Street  
Tax Map 107, Lots 77 – 80  
REQUEST FOR WORK SESSION**

Dear Ms. Ruedig:

This office represents PNF Trust of 2013, the owner of the above-referenced property. I enclose a conceptual design proposal for the redevelopment of the property with all new construction, based upon variances obtained in November of 2024. Please accept this correspondence as our request for a work session pursuant to Section 10.635.20 of the zoning ordinance to review and discuss this proposal with the Commission at its February 5, 2025 meeting. To the extent it is applicable, we hereby request a waiver from the requirements of Section 10.634.23.

Thank you for your attention and we look forward to working with the Commission on this project.

Sincerely,

*Christopher P. Mulligan*  
Christopher P. Mulligan

CPM/  
Encls.

cc: Peter Floros (w/ encls.)  
Michael Keane (w/ encls.)



**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kent Place  
Newmarket, NH  
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APPROVALS

01/14/25 FOR  
HDC WORKSESSION  
FEB 5 2025

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PROJECT

RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

RENDERINGS

DRAWN BY:

CHECKED BY:

DATE: 1/14/2025

SCALE: AS NOTED

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**HDC.1**



**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

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**HDC.2**

mjk

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STATE STREET ELEVATION

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HDC.3

ELEVATOR OVERRIDE  
EXCLUDED FROM HEIGHT  
BY ZONING 10.517.30 AND  
BY "PENTHOUSE" DEFINITION

TOP OF WALL

TOP OF FLAT ROOF

11'-0"

11'-1"

49'-11"

11'-1"

16'-9"

BUILDING HEIGHT BY ZONING [DEF. BUILDING HEIGHT (b) 2]

53'-3"

FLOROS BUILDING

STATE STREET ELEVATION  
SCALE: 1/4" = 1'-0"

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**PLEASANT STREET ELEVATION**  
 SCALE: 1/4" = 1'-0"

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TITLE  
 PLEASANT ST ELEV

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**HDC.4**



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CHURCH STREET ELEVATION

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SCALE: AS NOTED

DRAWING NO.

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**HDC.5**

**CHURCH STREET ELEVATION**

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



**COURT STREET ELEVATION**  
SCALE: 1/4" = 1'-0"

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03801

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COURT STREET ELEVATION

DRAWN BY:

CHECKED BY:

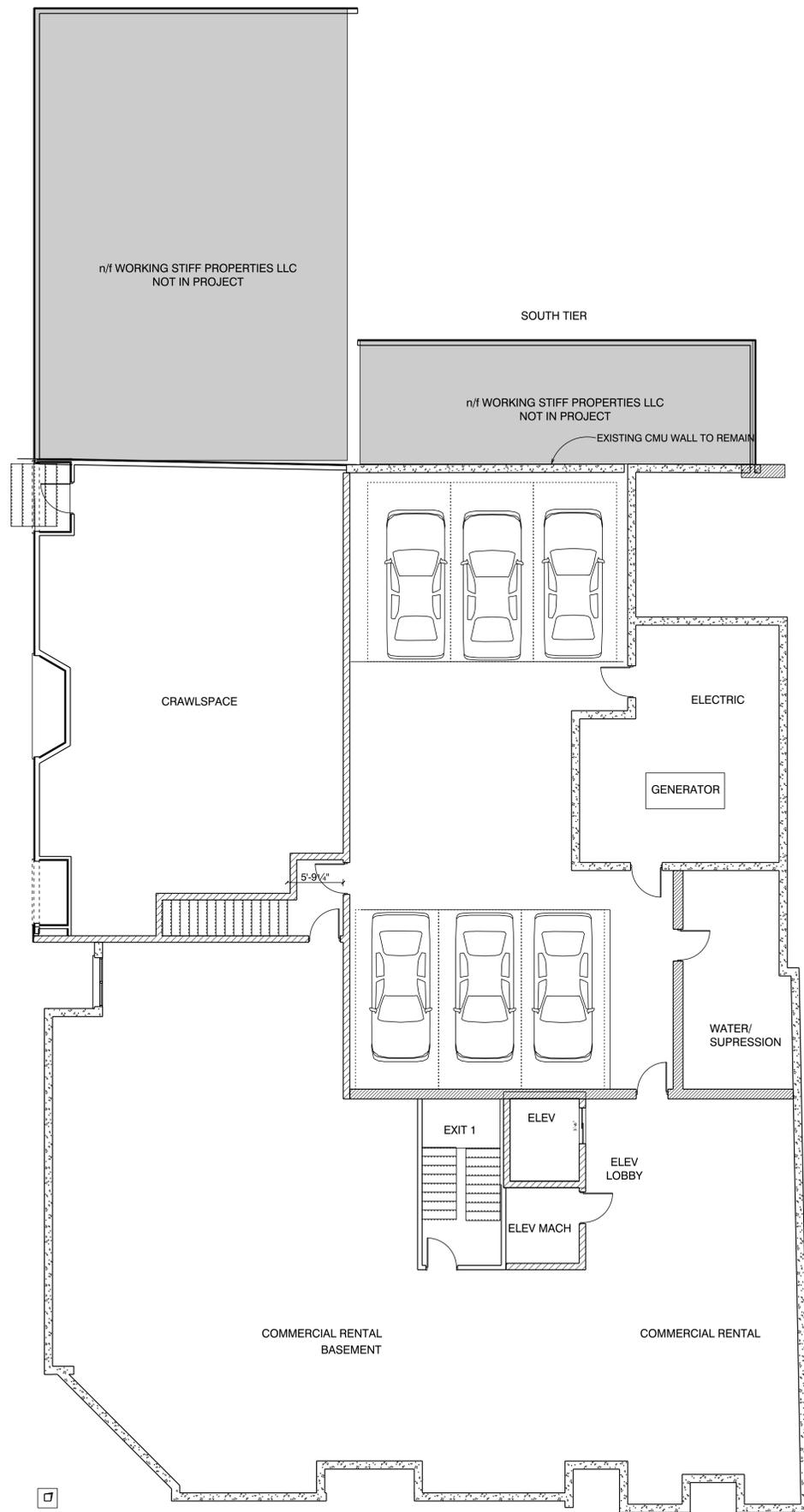
DATE: 1/14/2025

SCALE: AS NOTED

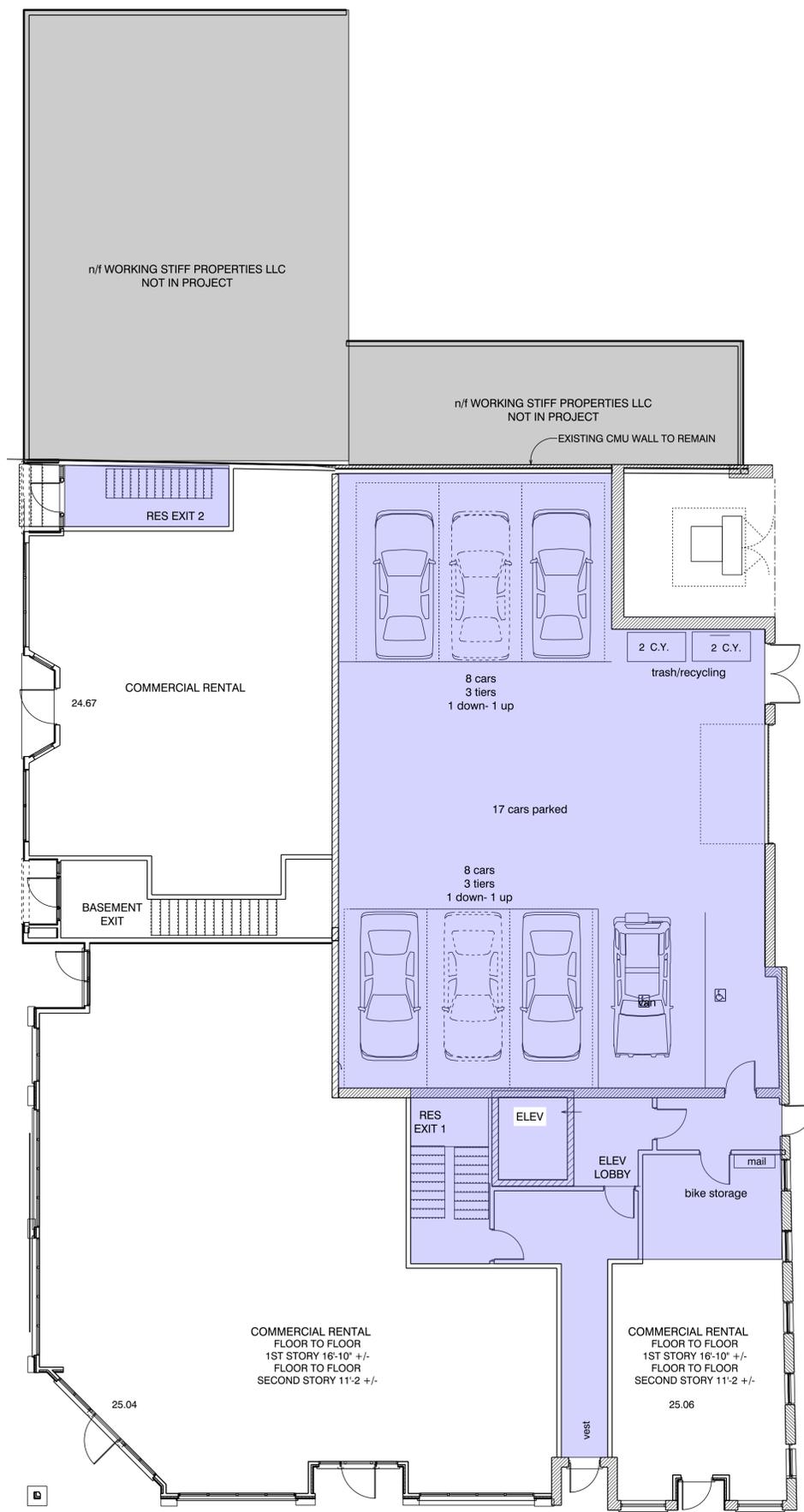
DRAWING NO.

**HDC.6**

DO NOT SCALE PRINTS



**BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



EXCLUSIVE RESIDENTIAL USE

7933 NET GROUND FLOOR  
3405 RES EXCLUSIVE  
43% +/- DEDICATED RESIDENTIAL USE



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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TITLE

BASEMENT & 1ST FLR PLAN

DRAWN BY:

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DATE: 1/14/2025

SCALE: AS NOTED

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**HDC.7**

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