

# HDC

## ADMINISTRATIVE

## APPROVALS

January 08, 2025

1. 33 Jewell Court -Recommended Approval
2. 93 Pleasant Street -Recommended Approval
3. 50 South School Street, Unit #4 -Recommended Approval
4. 254 South Street -Recommended Approval
5. 2 Russell Street -Recommended Approval

**1. 33 Jewell Court**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the removal of (2) windows and the installation of (2) louvers.

**Staff Comment:** Recommended Approval

**Stipulations:**

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

December 13, 2024

Mrs. Reagan Ruedig  
Chair of the Historic District Commission  
City of Portsmouth, NH  
1 Junkins Ave, 3<sup>rd</sup> Floor

Re: Historic District Commission Administrative Approval – LUHD-851

Dear Mrs. Ruedig and Commission Members,

On behalf of the property owner of 33 Jewell Court Unit S1 Portsmouth, New Hampshire, we would like to present the following design options in response to the request for more information regarding the replacement of two existing windows facing away from Islington Street. These windows will be replaced with two mechanical louvers appropriately sized per code requirements to provide adequate ventilation due to a change of use from office space to an event venue. The following package contains an explanation of the required free area size from the mechanical engineer, details of the replacement, and findings from further examination of the existing openings.



Exterior image of existing window (above)

After further evaluation, it has been identified that the existing windows are not original to the building. The original windows were replaced in 1997 with 6 over 6 Harvey Wood Double Hung windows. These windows, as they currently exist, do not have any curved frame elements. The arched portion of the window is wood infilled and not apart of the frame. The louvers proposed within the package will be custom sized to fit within the openings as detailed. Within the louver cut sheet portion of the package, the "Free Area Chart" illustrates standard sized louvers and their corresponding free areas. The free area correlates to the amount of area within the louver that is "open" for ventilation. This

number is less than the overall area of the louver because it removes the amount of square footage that is solid not allowing any air to “flow”. A 30” Wide by 48” Tall louver is the most similar in size to the proposed louvers within all of the options. After this assessment and coordination with the mechanical engineer we are presenting the following four options.

Option 01: Design team preferred option for weather tightness and aesthetics. The existing window sashes and frames would be removed as previously proposed on December 4th. The existing infilled arched head element would remain in place and the opening would be filled with the proposed louver with an attached flange. The exterior face of the louver will align in the same plane as the removed top sash of the window. This louver provides slightly more free area than required but was selected to fit more appropriately into the existing opening without providing excess infill or requiring the enlargement of the masonry opening. Sheet A4 provides details regarding this approach.

Option 02: The existing sashes of the windows will be removed. The existing infilled arched portion of the opening and window frame will remain in place. The clear dimension of the existing window frame is 29 ¼” wide by 49 ¾” tall. The louver for this option would be custom sized to fit within this frame. To avoid exposing the interior portion of the window frame to exterior elements (rain and snow), the exterior face of the louver will align in the same plane as the removed bottom sash of the window. Portsmouth Architects is concerned with weather tightness with this approach due to fact this is an unusual construction detail. Below is a rendering done by the contractor illustrating the louver. This rendering illustrates only 1 of the openings being replaced to be compared to the adjacent existing opening, it is still our intention to replace both windows. Sheet A5 provides details regarding this approach.



Option 03: The contractor has proposed this third approach, only if the board requires it. The goal is to replicate the top and bottom sashes of the window in aluminum without any glass panes to provide the illusion of a double hung window with the louver located



directly behind the replicated bottom sash. Below is a rendering done by the contractor illustrating this approach. Details for this option would be similar to Option 02 with the replicated sashes at the exterior of the louver. Portsmouth Architects has the same weather tightness concerns as Option 02 with this approach. This rendering illustrates only 1 of the openings being replaced to be compared to the adjacent existing opening, it is still our intention to replace both windows.



On Sheet A2 of the package you will find images of the adjacent 110 Brewery Lane project, also known as the Frank Jones Brewery. These images illustrate an approach we are attempting to avoid by reusing the existing window openings. You will see in these images openings that have been cut into the existing masonry for a flush louver finish and the immediate brick was repointed clearly identifying these openings as non-original. The approach we are taking would allow, if there is any change to the buildings use in the future, to revert the openings back to windows without harming the existing masonry. While this is an example of the precedent of louvers being installed in the immediate area, it is also a valuable image representing what we are trying to avoid.

Option 04: This option would keep the two existing windows in place and align two new masonry openings for the louvers directly below them. This particular option allows for the smallest standard sized louver that meets the ventilation requirements laid out by the mechanical engineer. Sheet A6 illustrates the locations and sizes of these louvers. This option would allow for more interior light into the space and would keep the existing windows in place, however, it is the most destructive to the building and is not recommended by the design team.

Our goal is to provide the least impactful proposal for approval. We define this as limiting visual impacts to the public and avoiding significant changes to the building's character such as roof top mounted equipment, goose neck duct penetrations, or large vents, new masonry openings, modifications to the existing cupolas, etc. Options 01-03 achieve this while Option 04 maintains the windows with two new louver openings. Portsmouth

Architects and ownership believe that this is the most appropriate path to provide the required ventilation louvers.

Thank you for your consideration and input on which option the team should move forward with.

Best Regards,  
Richard Desjardins, AIA

A handwritten signature in black ink, appearing to read 'RD Desjardins', with a long horizontal flourish extending to the right.

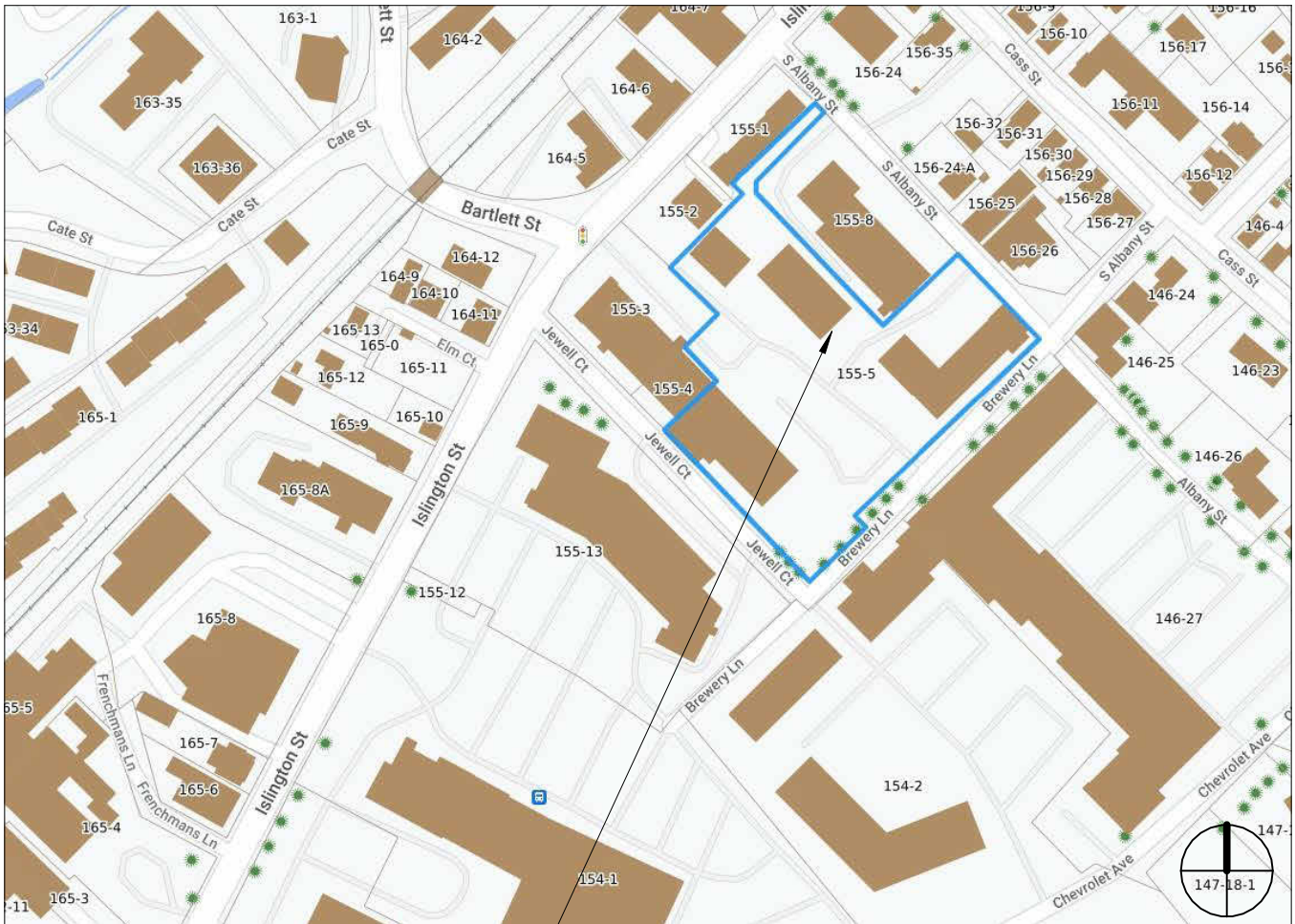
Architect | Portsmouth Architects  
(603) 430-0274

# FUNCTION HALL RENOVATION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL -  
JANUARY 2025 PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

- TWO EXISTING WINDOWS ON THE SOUTH-EAST ELEVATION ARE TO BE REMOVED AND REPLACED WITH TWO MECHANICAL LOUVERS, PAINTED BLACK TO MATCH THE EXISTING WINDOWS. THESE ARE REQUIRED FOR THE UPGRADED MECHANICAL SYSTEM DUE TO THE CHANGE OF USE.



33 JEWELL COURT  
PORTSMOUTH, NEW HAMPSHIRE 03801

© 2024 Portsmouth Architects

## FUNCTION HALL RENOVATION

33 JEWELL COURT  
PORTSMOUTH, NH 03801

COVER

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



Project Number: 24064

Date: 12/13/2024

Drawn By: RD

Checked By: MG

C

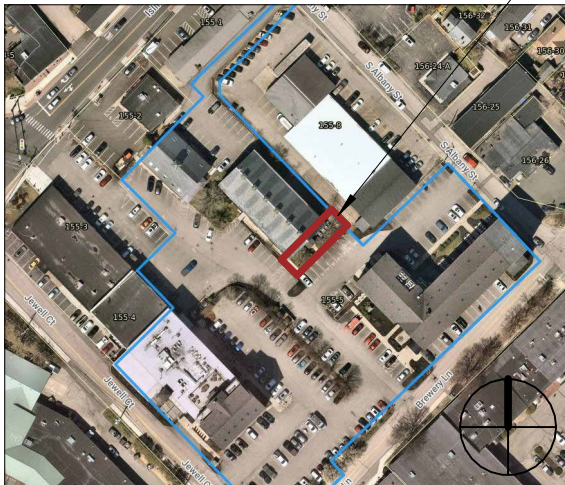
Scale





TWO EXISTING WINDOWS TO BE REPLACED WITH LOUVERS, PAINTED BLACK TO MATCH WINDOWS

RED RECTANGLE REPRESENTS SCOPE OF WORK AT SOUTH-EAST ELEVATION



© 2024 Portsmouth Architects

**FUNCTION HALL RENOVATION**  
**33 JEWELL COURT**  
**PORTSMOUTH, NH 03801**

**EXISTING PHOTOS AND AERIAL**

4 Market Street  
 Portsmouth, New Hampshire  
 603.430.0274

brought to you by  
 McHENRY ARCHITECTURE



Project Number: 24064

Date: 12/13/2024

Drawn By: RD

Checked By: MG

**A1**

Scale





© 2024 Portsmouth Architects

**FUNCTION HALL RENOVATION**

**33 JEWELL COURT  
PORTSMOUTH, NH 03801**

**EXISTING LOUVERS AT 110 BREWERY LANE  
(ADJACENT TO 33 JEWELL COURT)**

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



Project Number: 24064

Date: 12/13/2024

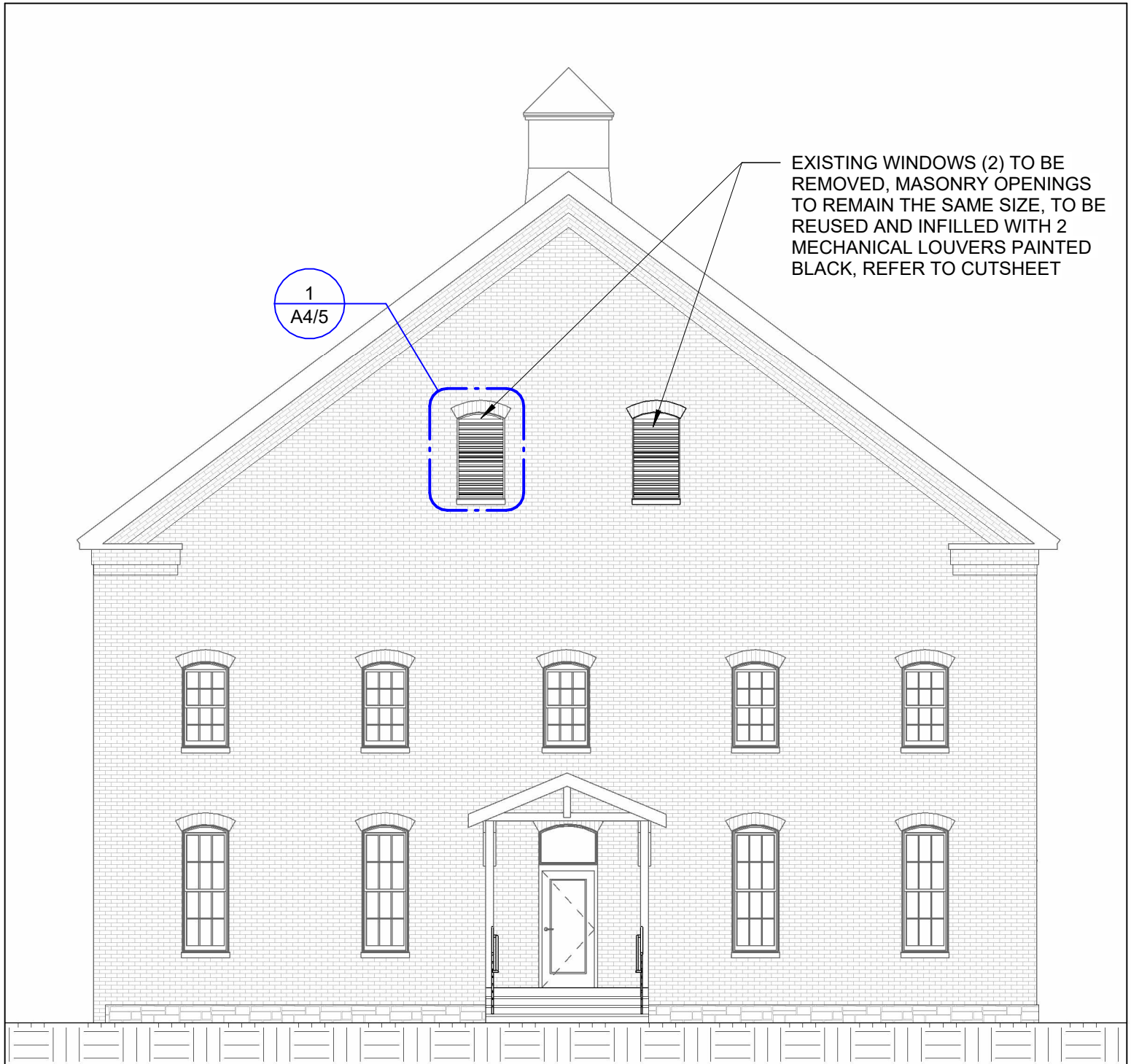
Drawn By: RD

Checked By: MG

**A2**

Scale





© 2024 Portsmouth Architects

**FUNCTION HALL RENOVATION**  
**33 JEWELL COURT**  
**PORTSMOUTH, NH 03801**

**PROPOSED SOUTH-EAST ELEVATION**

4 Market Street  
 Portsmouth, New Hampshire  
 603.430.0274

brought to you by  
 McHENRY ARCHITECTURE



Project Number: 24064

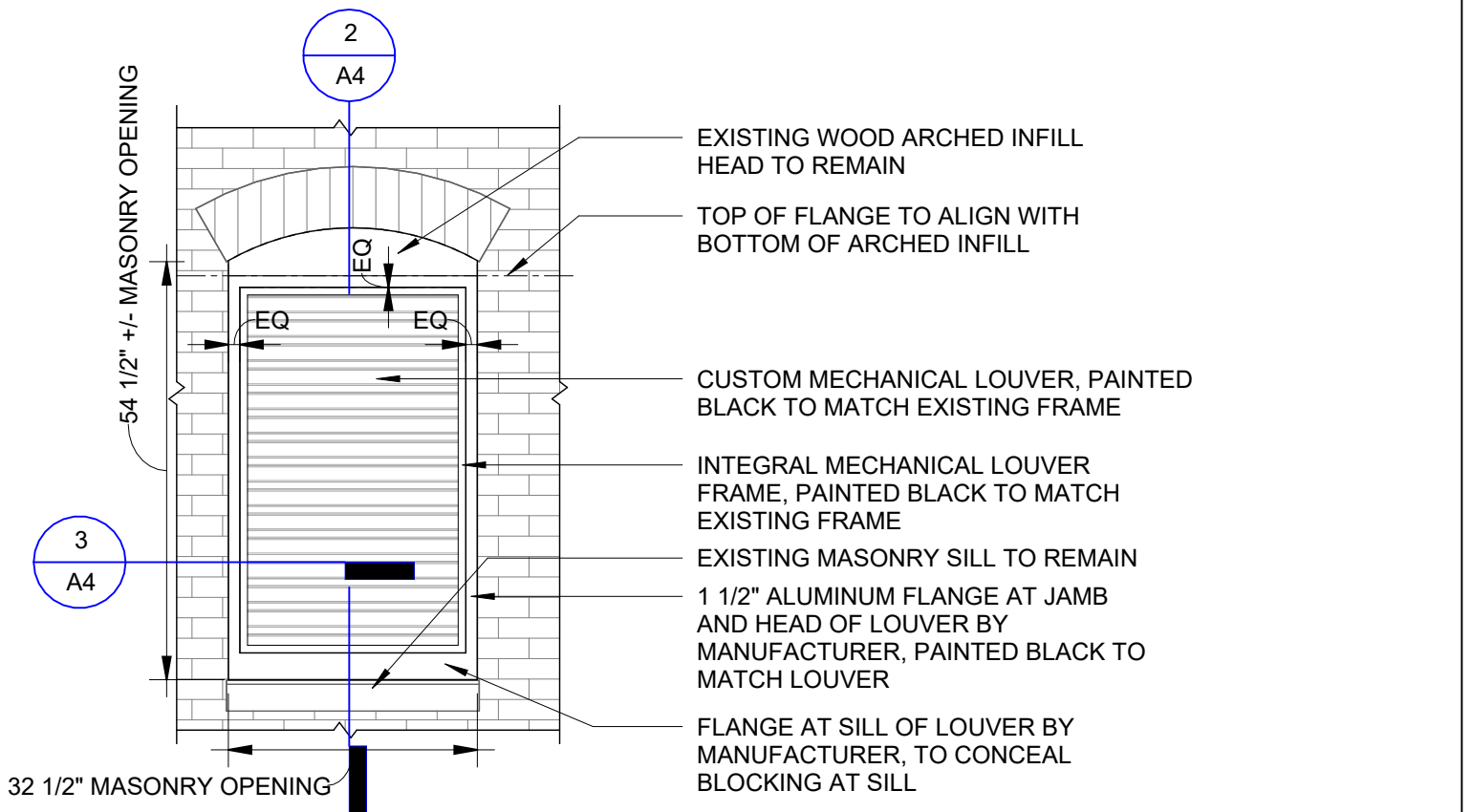
Date: 12/13/2024

Drawn By: RD

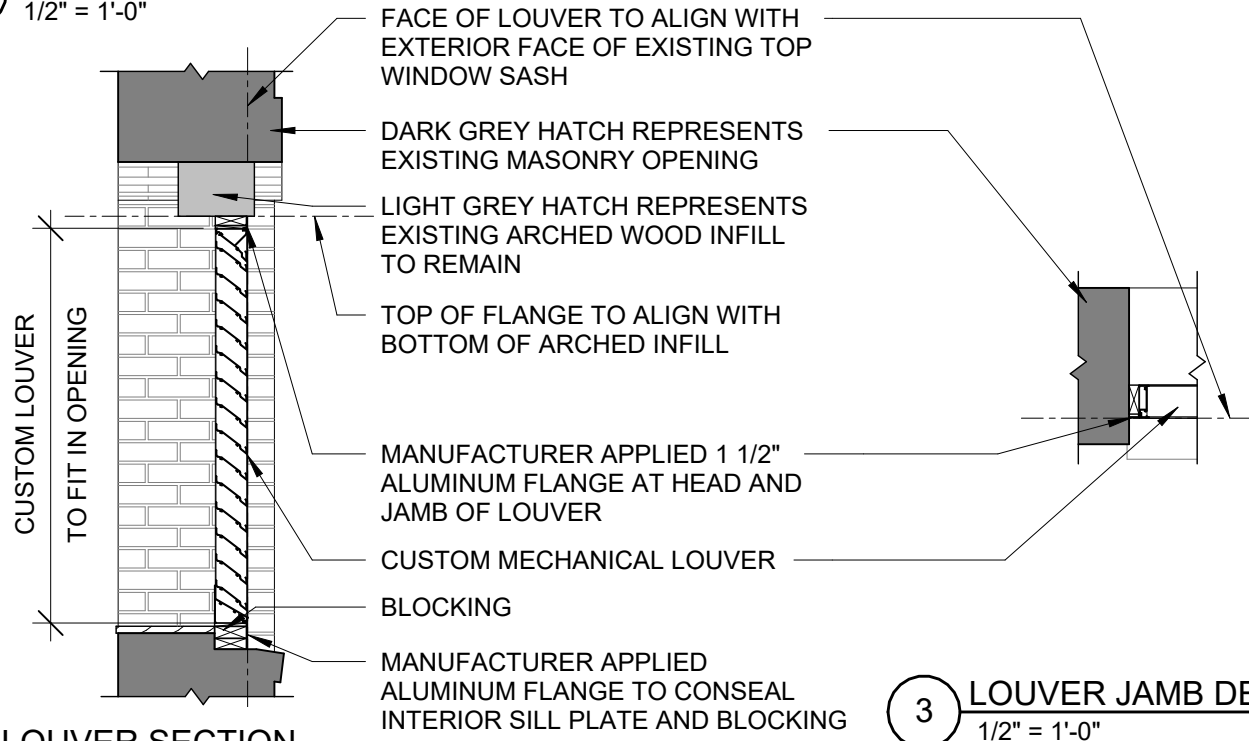
Checked By: MG

**A3**

Scale 1/8" = 1'-0"




**1 ENLARGED ELEVATION AT LOUVER**  
1/2" = 1'-0"

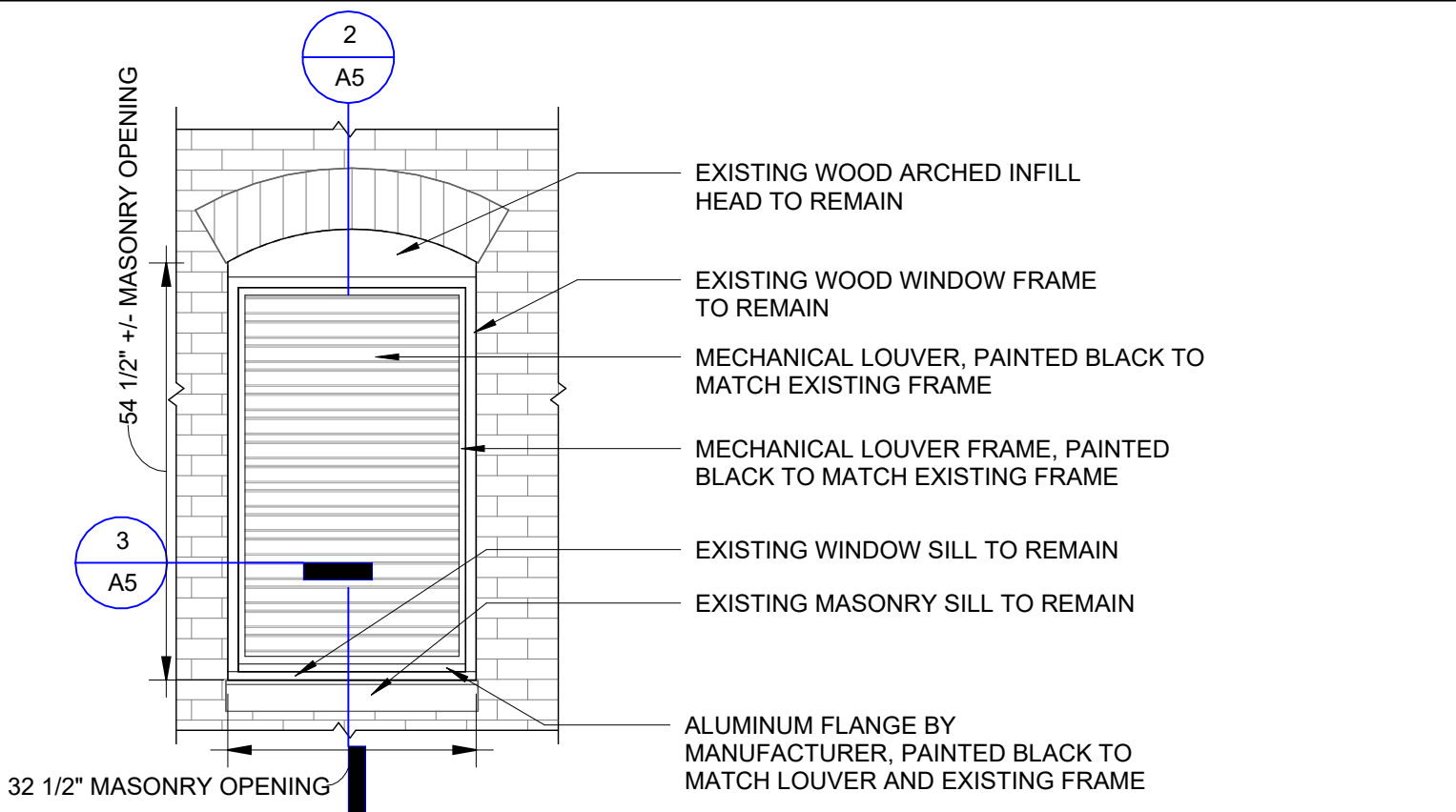


**2 LOUVER SECTION**  
1/2" = 1'-0"

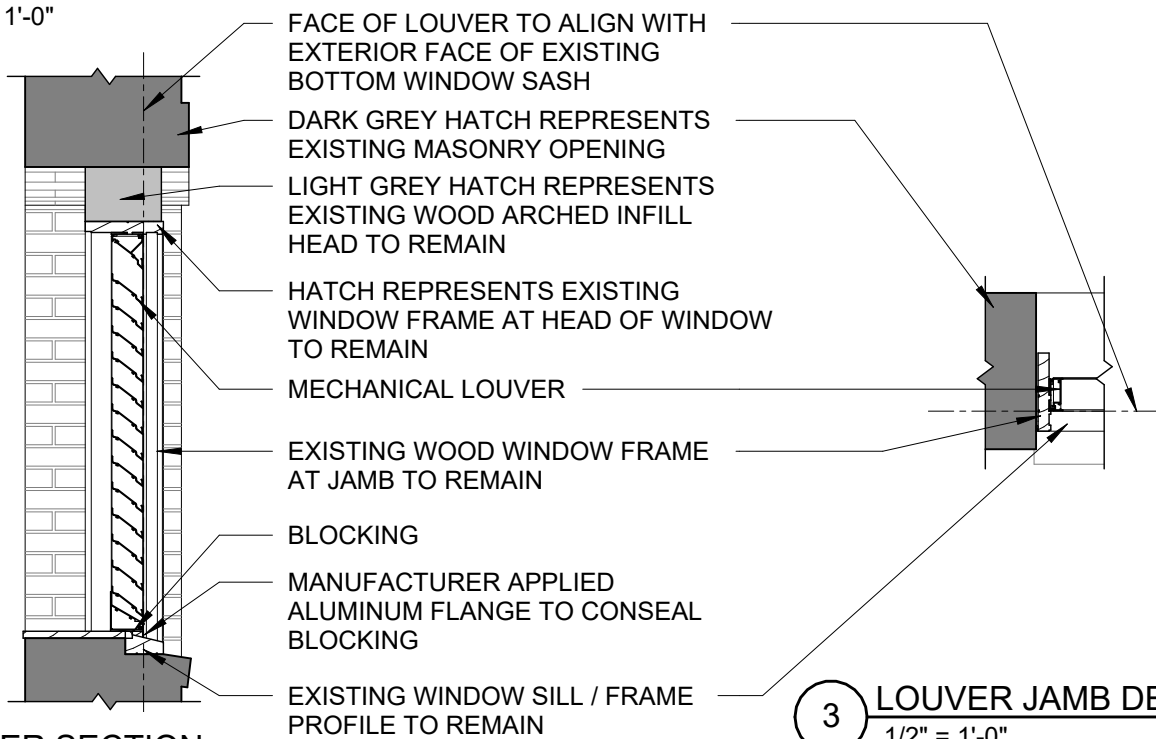
**3 LOUVER JAMB DETAIL**  
1/2" = 1'-0"

© 2024 Portsmouth Architects

<b>FUNCTION HALL RENOVATION</b> <b>33 JEWELL COURT</b> <b>PORTSMOUTH, NH 03801</b>  <b>OPTION 01 - OPENING DETAILS</b>	4 Market Street Portsmouth, New Hampshire 603.430.0274  brought to you by <b>McHENRY ARCHITECTURE</b> 		
	Project Number:	24064	<b>A4</b>  Scale 1/2" = 1'-0"
	Date:	12/13/2024	
	Drawn By:	RD	
	Checked By:	MG	



1 ENLARGED ELEVATION AT LOUVER  
1/2" = 1'-0"



2 LOUVER SECTION  
1/2" = 1'-0"

3 LOUVER JAMB DETAIL  
1/2" = 1'-0"

© 2024 Portsmouth Architects

FUNCTION HALL RENOVATION  
33 JEWELL COURT  
PORTSMOUTH, NH 03801

OPTION 02 - OPENING DETAILS

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



Project Number: 24064

Date: 12/13/2024

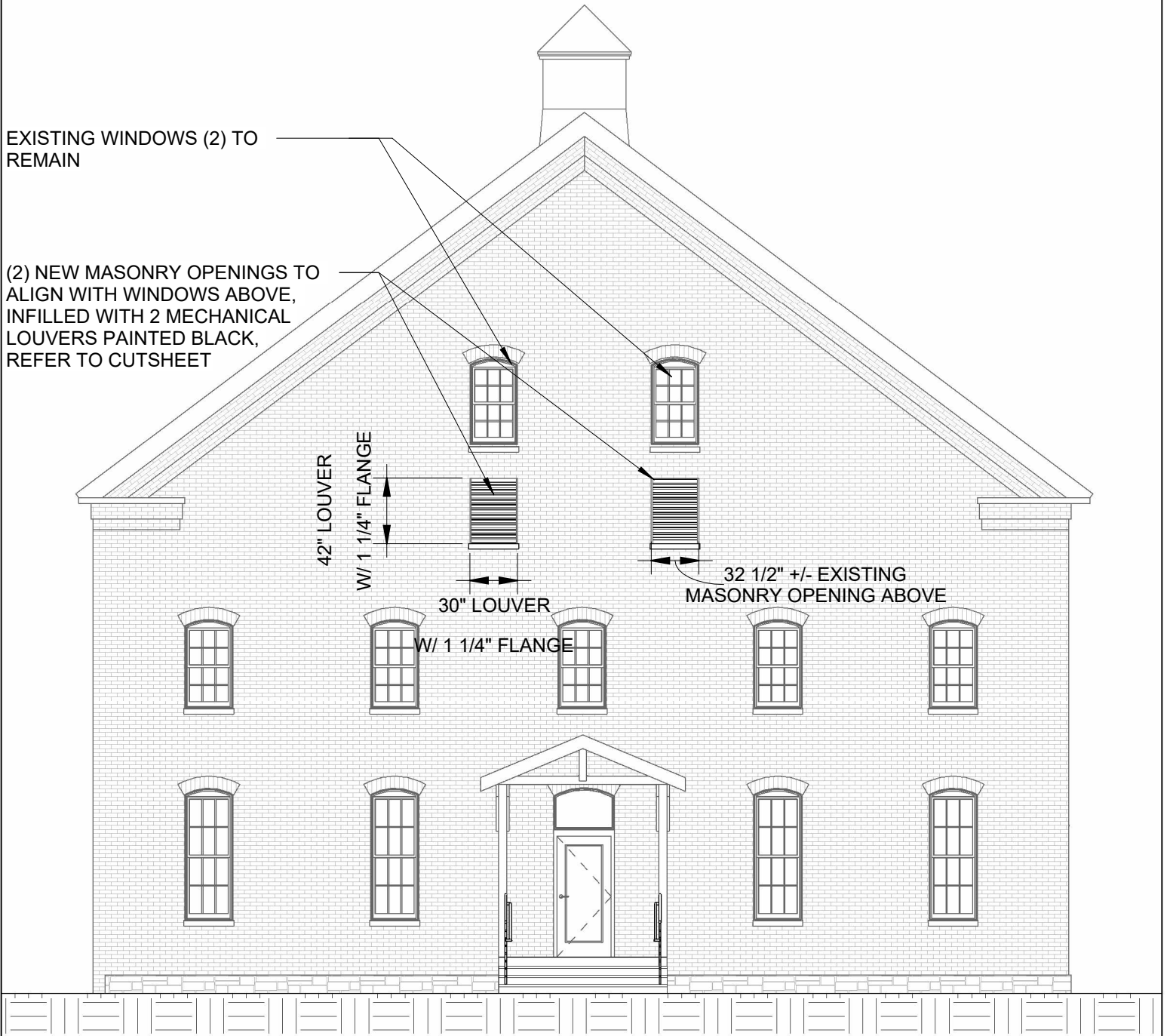
Drawn By: RD

Checked By: MG

A5

Scale 1/2" = 1'-0"





© 2024 Portsmouth Architects

**FUNCTION HALL RENOVATION**

**33 JEWELL COURT  
PORTSMOUTH, NH 03801**

**OPTION 04 - SOUTH-EAST ELEVATION**

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



Project Number: 24064

Date: 12/13/2024

Drawn By: RD

Checked By: MG

**A6**

Scale 1/8" = 1'-0"



# DESIGN DAY Mechanicals Inc

December 6, 2024

Richard Desjardins  
Portsmouth Architects

Re: Louver Sizing  
33 Jewell Court  
Portsmouth, NH

To satisfy the ventilation requirements of the International Mechanical Code this facility will require 2625 CFM of fresh air during maximum occupancy. Please see the ventilation calculations provided in the Excel chart.

When this quantity of outside air is being introduced the building would develop a positive pressure which may prevent doors from closing or other undesired effects. A second relief louver is therefore added to allow this air to escape in a controlled manner

We select louvers for an air velocity of approximately 600-625 Feet Per Minute (FPM). This air velocity allows the louver to operate properly in rain and snow. If you increase the velocity beyond this point the air can draw moisture into the ductwork

The calculation for minimum louver free area is as follows:

$$2625 \text{ CFM} / 600 \text{ FPM} = 4.375 \text{ SQ FT}$$

$$2625 \text{ CFM} / 625 \text{ FPM} = 4.200 \text{ SQ FT}$$

I have provided a submittal for a Greenheck ESD-435 intake louver. There are multiple louver sizes available with a free area of 4.2 SQ FT or greater. Any of these louver sizes will be acceptable to service the HVAC system. The final louver dimensions can be chosen to fit the aesthetics of the building.

Sincerely,

A handwritten signature in black ink that reads 'Dave C. Magnuson'.

David C Magnuson  
Project Manager  
Email: [DaveM@DesignDayMech.com](mailto:DaveM@DesignDayMech.com)  
Phone: (603) 463-1086

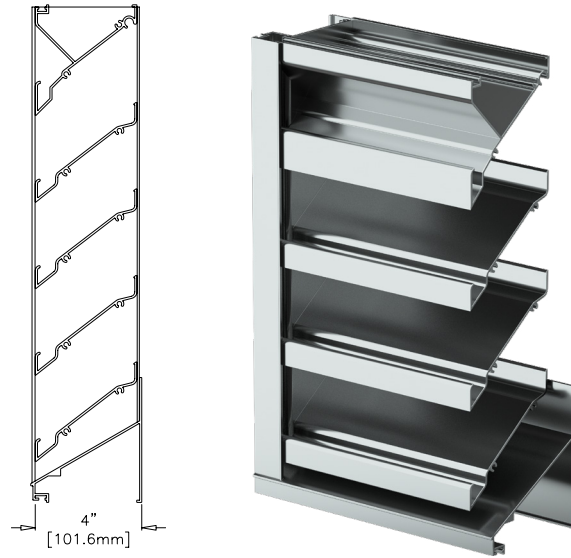
	A	B	C	D	E
1	<b>Jewell Court</b>				
2	Ventilation Calculations & Airflows				
3					
4					
5	ROOM #	ROOM NAME	OCCUPANCY CLASSIFICATION	OCCUPANT DENSITY	# OF OCCUPANTS (Pz)
6				[#/1000 Ft <sup>2</sup> ]	[People]
7	200-201	Function	DINING ROOMS	70	200
8	203&205	Hall	OFFICE SPACES	5	
9	204	Catering Kitchen	KITCHENS (COOKING)	20	6
10	206	Men	TOILET ROOMS — PUBLIC (CONSTANT)		
11	207	Women	TOILET ROOMS — PUBLIC (CONSTANT)		
12	208	Office	OFFICE SPACES	5	2
13					
14				<b>AHU-1 &amp; 2 Totals</b>	<b>208</b>
15				<b>Actual Total People At Any One Time</b>	<b>208</b>
16					
17					
18					

	F	G	H	I	J	K	L	M	
1	Per 2021 IMC Chapter 4 & ASHRAE 62.1-2016								
2									
3									
4	OUTSIDE AIR REQUIREMENTS								
5	PEOPLE OA AIRFLOW RATE (Rp)	PEOPLE OA AIRFLOW (Rp*Pz)	AREA OA AIRFLOW RATE (Ra)	ZONE FLOOR AREA (Az)	AREA OA AIRFLOW (Ra*Az)	BREATHING ZONE OA AIRFLOW (Vbz)	AIR DISTRIBUTION EFFECTIVENESS (Ez)	ZONE OA AIRFLOW REQUIRED (Voz)	
6	[CFM/Person]	[CFM]	[CFM/Ft <sup>2</sup> ]	[Ft <sup>2</sup> ]	[CFM]	[CFM]		[CFM]	
7	7.5	1500	0.18	3,969	714	2214	0.8	2768	
8	5.0		0.06	426	26	26	0.8	32	
9	7.5	45	0.12	289	35	80	0.8	100	
10				149			0.8		
11				158			0.8		
12	5.0	10	0.06	45	3	13	0.8	16	
13									
14		<b>1555</b>		<b>5,036</b>	<b>777</b>		<b>0.8</b>	<b>2915</b>	
15									
16						IMC Requirements			
17						<b>EV</b>	<b>D</b>	<b>Vou</b>	<b>Vot</b>
18						<b>0.89</b>	<b>1.00</b>	<b>2332</b>	<b>2613</b>

	N	O	P	Q	R	S	T	U	V
1									
2									
3									
4	EXHAUST REQUIREMENTS								
5	SUPPLY Vpz	ZP	AREA EA AIRFLOW RATE	FIXTURE EA AIRFLOW RATE	QTY FIXTURES	CFM REQUIRED	ACTUAL EA	ACTUAL RA	<b>Notes</b>
6	[CFM]		[CFM/ft <sup>2</sup> ]	[CFM/Fixture]	[#]	[CFM]	[CFM]	[CFM]	
7	10750	0.26							DEMAND CONTROLLED VENTILATION REQUIRED
8	400	0.08							
9	750	0.13	0.7			202	<b>250</b>		
10				50	3	150	<b>150</b>		
11				50	3	150	<b>150</b>		
12	100	0.16							
13									
14	<b>12000</b>	<b>0.26</b>							
15									
16	<b>Min OA</b>	<b>Max OA</b>							
17		<b>2,625.0</b>							
18									

## Standard Construction

<b>Frame</b>	Heavy gauge extruded 6063-T5 aluminum, 4 in. (102 mm) x 0.081 in. (2 mm) nominal wall thickness
<b>Blades</b>	Drainable design, heavy gauge extruded 6063-T5 aluminum, 0.081 in. (2 mm) nominal wall thickness, positioned 37.5° on approximately 3-1/4 in. (83 mm) centers
<b>Louver Depth</b>	4 in. (102 mm)
<b>Construction</b>	Mechanically fastened
<b>Finish</b>	Mill
<b>Minimum Size</b>	12 in. W x 9 in. H (305 mm W x 229 mm H)
<b>Maximum Single Section Size</b>	120 in. W x 120 in. H (3048 mm W x 3048 mm H) Limited to 70 sq. ft. (6.5 sq. m)
<b>Wind Load</b>	25 PSF (1.2 kPa)



## Performance Ratings



Greenheck Fan Corporation certifies that the ESD-435 louvers shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to Water Penetration and Air Performance ratings.

Louvers were tested in accordance with AMCA Standard 500-L.

### Performance of 48 in. x 48 in. (1219 mm x 1219 mm) Louver

<b>Free Area</b>	
Area	8.92 sq. ft. (0.829 sq. m)
Percent	55.8%
<b>Performance at Beginning Point of Water Penetration</b>	
Free Area Velocity	989 fpm (5.024 m/s)
Max Intake Volume	8,822 cfm (4.163 m <sup>3</sup> /s)
<b>Performance at 6,000 CFM (2.832 m<sup>3</sup>/s) Intake</b>	
Pressure Drop	0.073 in. wg (0.018 kPa)

## Document Links

[Louver Finishes & Colors](#)

[Louver Product Selection Guide](#)

[Louver Products Catalog](#)

[Louver Warranty Statement](#)

## Options and Accessories

- [Bird Screen](#)
- [Blank Off Panels](#)
- [Extended Sill](#)
- [Filter Rack/Filter](#)
- [Flange Frame](#)
- [Glazing Frame](#)
- [Hinged Frame](#)
- [Insect Screen](#)
- [Mounting Angles](#)
- [Security Bars](#)
- [Variety of Architectural Finishes](#)
- Welded Construction
- 0.125 in. (3 mm) Nominal Frame and/or Blade Thickness

## Standard Details

### [ESD-435 Standard Details](#)

Structural reinforcing members may be required to adequately support and install multiple louver sections within a large opening. Structural reinforcing members along with any associated installation hardware is not provided by Greenheck unless indicated otherwise by Greenheck. Options and accessories including, but not limited to, screens, filter racks, louver doors, and blank off panels are not subject to structural analysis unless indicated otherwise by Greenheck.

### Free Area Chart

Free Area Chart shows free area in square feet and square meters.

**LOUVERS LOCATED IN PURPLE AREA WOULD REQUIRE EXCESS OPENING INFILL**

Louver Height Inches (Meters)	Louver Width in Inches (Meters)																		
	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120
0.30	0.30	0.49	0.68	0.87	1.07	1.26	1.45	1.59	1.79	1.98	2.17	2.36	2.56	2.70	2.89	3.08	3.28	3.47	3.66
0.46	0.54	0.88	1.23	1.58	1.93	2.28	2.62	2.88	3.23	3.58	3.93	4.28	4.62	4.88	5.23	5.58	5.93	6.28	6.62
0.61	0.79	1.30	1.81	2.32	2.83	3.33	3.84	4.23	4.74	5.25	5.76	6.27	6.78	7.16	7.67	8.18	8.69	9.20	9.71
0.76	1.04	1.71	2.38	3.06	3.73	4.40	5.08	5.58	6.26	6.93	7.60	8.28	8.95	9.45	10.13	10.80	11.47	12.15	12.82
0.91	1.29	2.13	2.97	3.81	4.65	5.49	6.33	6.96	7.80	8.64	9.48	10.31	11.15	11.78	12.62	13.46	14.30	15.14	15.98
1.07	1.55	2.55	3.55	4.56	5.56	6.56	7.57	8.32	9.32	10.32	11.33	12.33	13.33	14.09	15.09	16.09	17.10	18.10	19.10
1.22	1.82	3.01	4.19	5.37	6.55	7.74	8.92	9.81	10.99	12.17	13.35	14.54	15.72	16.61	17.79	18.97	20.16	21.34	22.52
1.37	2.08	3.44	4.79	6.14	7.49	8.85	10.20	11.21	12.56	13.92	15.27	16.62	17.97	18.99	20.34	21.69	23.04	24.40	25.75
1.52	2.33	3.85	5.36	6.87	8.39	9.90	11.42	12.55	14.06	15.58	17.09	18.61	20.12	21.26	22.77	24.28	25.80	27.31	28.82
1.68	2.58	4.26	5.94	7.61	9.29	10.97	12.64	13.90	15.58	17.25	18.93	20.60	22.28	23.54	25.21	26.89	28.57	30.24	31.92
1.83	2.84	4.68	6.52	8.36	10.20	12.05	13.89	15.27	17.11	18.95	20.79	22.64	24.48	25.86	27.70	29.54	31.38	33.22	35.07
1.98	3.09	5.10	7.10	9.11	11.11	13.12	15.12	16.63	18.63	20.64	22.65	24.65	26.66	28.16	30.17	32.17	34.18	36.18	38.19
2.13	3.35	5.53	7.70	9.88	12.05	14.23	16.40	18.03	20.21	22.38	24.56	26.73	28.91	30.54	32.71	34.89	37.06	39.23	41.41
2.29	3.64	6.00	8.37	10.73	13.09	15.45	17.82	19.59	21.95	24.31	26.67	29.04	31.40	2.70	2.92				
2.44	3.88	6.40	8.92	11.44	13.95	16.47	18.99	20.88	23.40	25.91	28.43	30.95	33.47	2.88	3.11				
2.59	4.13	6.81	9.49	12.17	14.85	17.53	20.21	22.22	24.90	27.58	30.26	32.94	35.62	3.06	3.31				
2.74	4.38	7.23	10.07	12.91	15.76	18.60	21.44	23.58	26.42	29.26	32.11	34.95	37.79	3.25	3.51				
2.90	4.64	7.65	10.66	13.67	16.68	19.68	22.69	24.95	27.96	30.97	33.98	36.99	40.00	3.44	3.72				
3.05	4.89	8.07	11.24	14.41	17.58	20.76	23.93	26.31	29.48	32.66	35.83	39.00	42.18	3.62	3.92				

**LOUVERS LOCATED IN GREEN AREA WOULD REQUIRE MASONRY OPENING MODIFICATIONS**

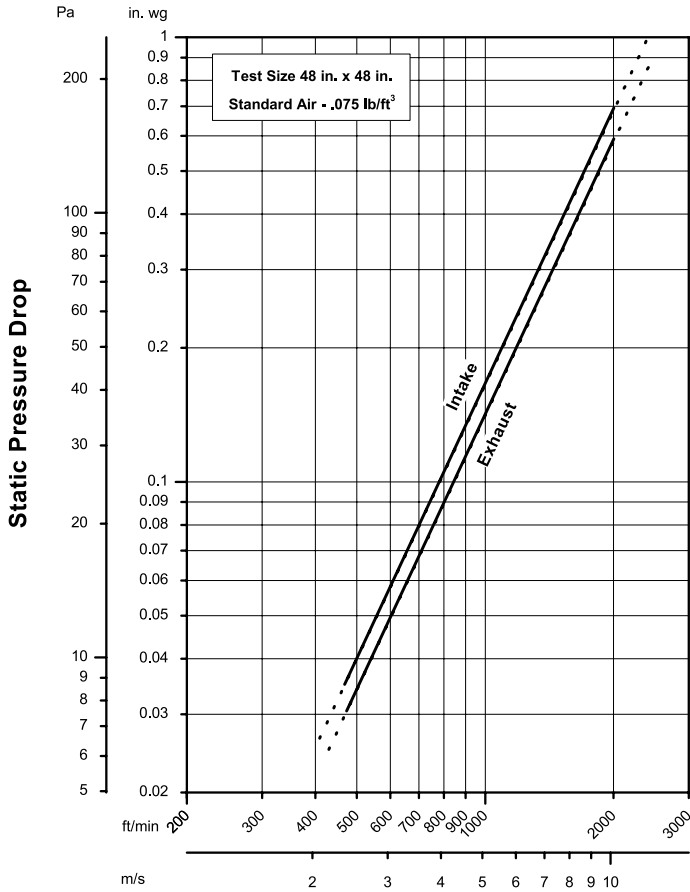
**MOST APPROPRIATE STANDARD LOUVER SIZE FOR OPENING**

**LOUVERS ABOVE AND TO THE LEFT OF THE YELLOW LINE DO NOT MEET FREE AREA REQUIREMENTS**

## Airflow Resistance

Standard Air - 0.075 lb/ft<sup>3</sup> (1.2 kg/m<sup>3</sup>)

Test size 48 in. x 48 in. (1219 mm x 1219 mm)



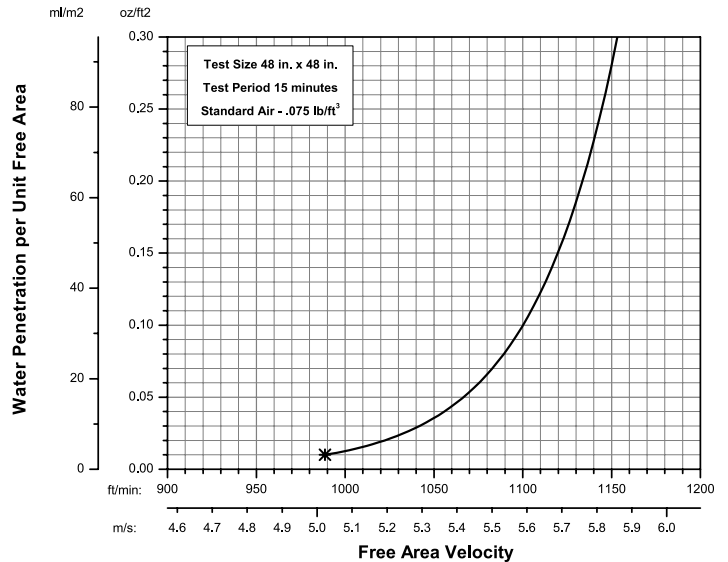
### Free Air Velocity

Model ESD-435 resistance to airflow (pressure drop) varies depending on louver application (air intake or air exhaust). Free area velocities (shown) are higher than average velocity through the overall louver size. See louver selection information. (Test Figure 5.5-6.5)

## Water Penetration

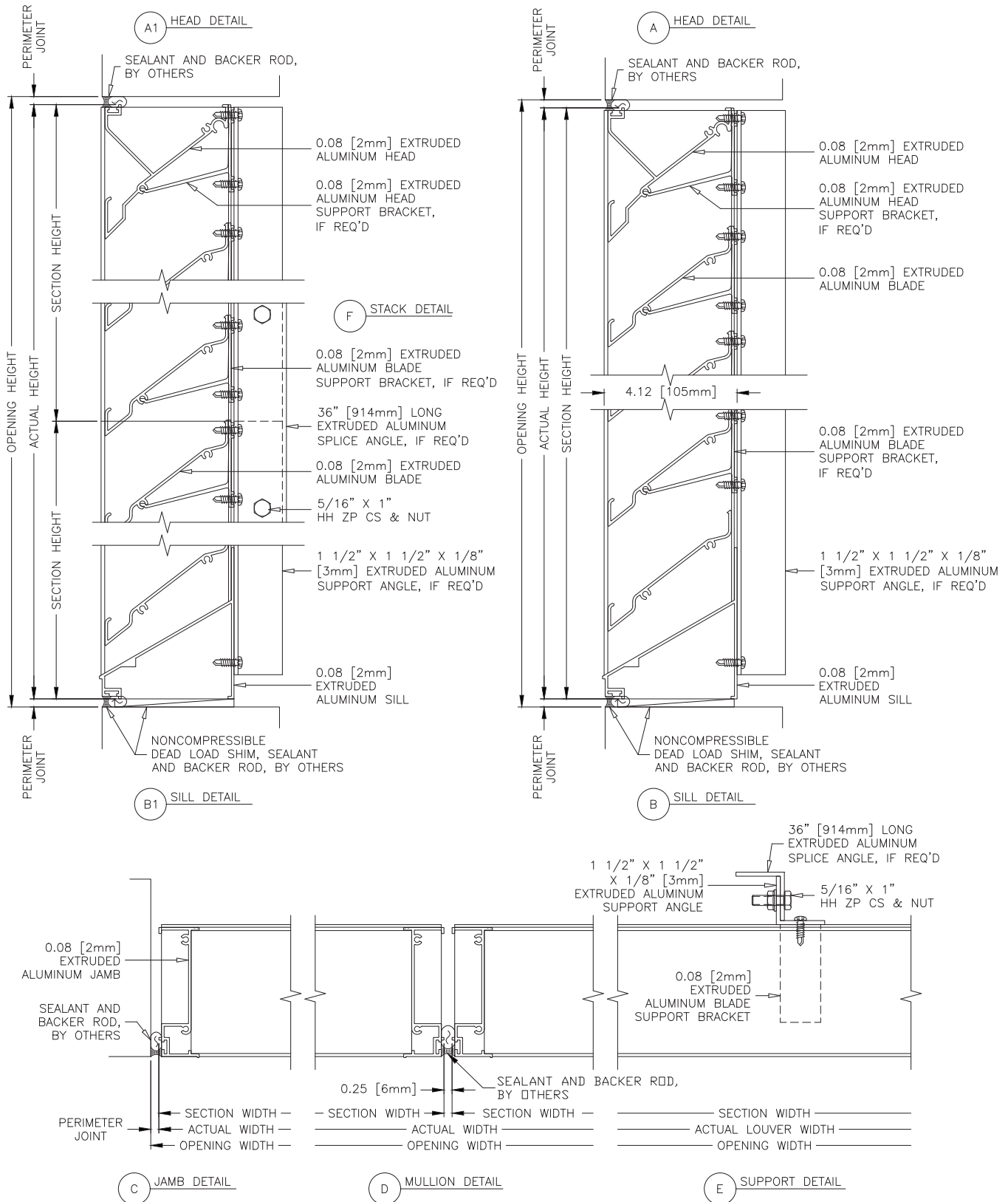
Standard Air - 0.075 lb/ft<sup>3</sup> (1.2 kg/m<sup>3</sup>)

Test size 48 in. x 48 in. (1219 mm x 1219 mm) Test duration of 15 min.



The AMCA Water Penetration Test provides a method for comparing various louver models and designs as to their efficiency in resisting the penetration of rainfall under specific laboratory test conditions. The beginning point of water penetration is defined as that velocity where the water penetration curve projects through 0.01 oz. (3 g) of water (penetration) per sq. ft. (m<sup>2</sup>) of louver free area. **\*The beginning point of water penetration for Model ESD-435 is 989 fpm (5.024 m/s) free area velocity.** These performance ratings do not guarantee a louver to be weatherproof or stormproof and should be used in combination with other factors including good engineering judgement in selecting louvers.





**2. 93 Pleasant Street**

**-Recommended Approval**

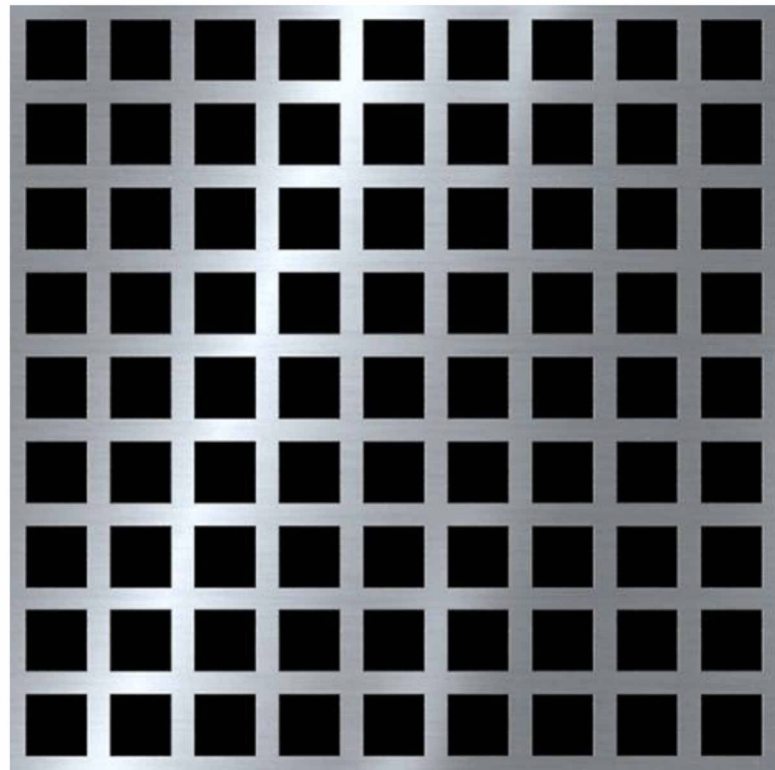
**Background:** The applicant is seeking approval for the proposed awnings for the building.

**Staff Comment:** Recommended Approval

**Stipulations:**

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





### McNICHOLS® Perforated Metal

Designer Perforated, Square, LATTICE 0853, Aluminum, Alloy 3003-H14, .1250" Thick (8 Gauge), 1/2" Square on 11/16" Straight Centers, 53% Open Area

McNICHOLS® Perforated Metal, Designer Perforated, Square, LATTICE 0853, Aluminum, Alloy 3003-H14, Mill Finish, .1250" Thick (8 Gauge), 1/2" Square on 11/16" Straight Centers, 3/16" Bar Width, 2.12 Holes Per Square Inch (HPSI), Minimum Solid Margins Both Sides of Sheet Parallel to Length of Sheet, Holes Sheared Through Both Ends of Sheet Parallel to Width of Sheet, 53% Open Area

ITEM 17870012M7 - 48" x 24" - In-Stock!

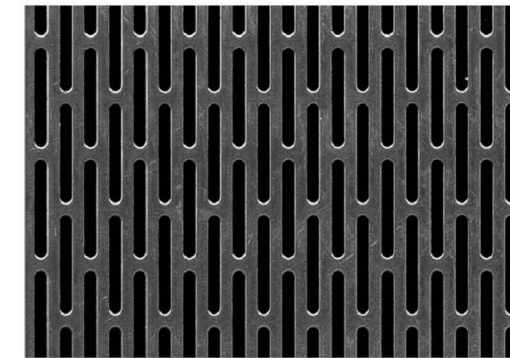


[BUY THIS SIZE ONLINE](#)

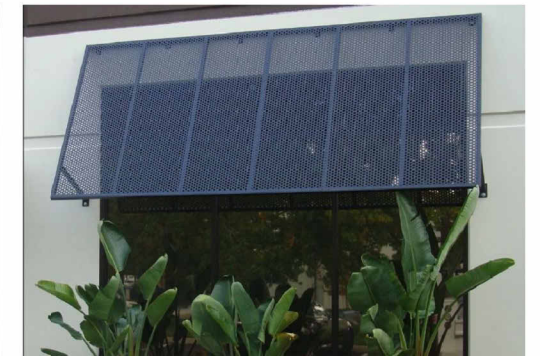
[Request a Sample](#)

Product Size(s)	Qty	Subtotal
<input checked="" type="checkbox"/> 48" x 24" ▼	1	\$--

**MOCK-UP, AS BUILT**



CUSTOM AWNINGS - SLOTTED ALUMINUM PANELS ON EXTRUDED ALUMINUM FRAME; BLACK FINISH. SEE DRAWINGS FOR DETAILS.



**AS PREVIOUSLY APPROVED**

**A1.20** **SUNSHADES**  
**93 PLEASANT STREET**

01/02/2025



COPYRIGHT © 2022



### 3. 50 South School Street, Unit #4-Recommended Approval

Background: The applicant is seeking approval for the installation of a mechanical vent.

Staff Comment: Recommend Approval

#### Stipulations:

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

Portsmouth Historic District Commission  
December 9, 2024

RE: Owner Authorization for Application Submission – Unit 4, 50 South School St

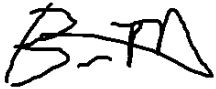
Dear Members of the Historic District Commission,

I, Brian Manougian, the owner of Unit 4 at 50 South School St, hereby authorize this application to the Portsmouth Historic District Commission. This application seeks approval for the installation of an exterior exhaust vent as part of the permitted interior renovation of Unit 4.

The proposed work includes the addition of a vent on the side of the building facing the parking lot, located on the second floor and positioned beneath the roofline. The renovation and associated work have been planned with careful attention to maintain the building's historic character and aesthetic.

I understand and support the scope of the proposed work and its adherence to the city's historic preservation standards. Thank you for your consideration of this application. Should you require any additional information or clarification, please do not hesitate to contact me directly at 603-498-2231 or [Brian.Manougian@gmail.com](mailto:Brian.Manougian@gmail.com).

Sincerely,  
Brian Manougian

A handwritten signature in black ink, appearing to read 'B-Manougian', written in a cursive style.

50 South School St Unit 4  
603-498-2231  
[Brian.Manougian@gmail.com](mailto:Brian.Manougian@gmail.com)

## HOA Authorization Approval

December 9, 2024  
Portsmouth Historic District Commission

RE: HOA Approval for Proposed Exterior Vent Installation - Unit 4, 50 South School St Portsmouth, NH

Dear Members of the Historic District Committee,

As part of this application for the proposed exterior vent installation at Unit 4, I am submitting a letter of approval from a member of the Haven School Condo Association Board of Directors. This letter confirms the HOA Board's review and approval of the vent's placement and installation as described in the application.

We appreciate your consideration of this application and remain committed to preserving the building's historic character while addressing the functional needs of the renovation.

Sincerely,  
Brian Manougian



President, Haven School Condo Association  
50 South School St  
603-498-2231  
Brian.Manougian@gmail.com

From: Phyllis Eldridge <[phyllis917@gmail.com](mailto:phyllis917@gmail.com)>  
Date: Mon, Dec 9, 2024 at 19:05  
Subject: Re: Request for Condo Association Approval  
To: Brian Manougian <[brian.manougian@gmail.com](mailto:brian.manougian@gmail.com)>

I approve. It's a simple request.  
Sent from my iPad

> On Dec 9, 2024, at 9:49 PM, Brian Manougian <[brian.manougian@gmail.com](mailto:brian.manougian@gmail.com)> wrote:

>

>

> Hi Phyllis,

>

> I am applying for approval to the HDC for an exterior vent to be added to the parking lot side of the building (picture attached for reference). Since I am the president of the association, I want to surface this to another member of the HOA board for approval, prior to making the request to the HDC.

>

> If you approve this request, please reply to this email.

>

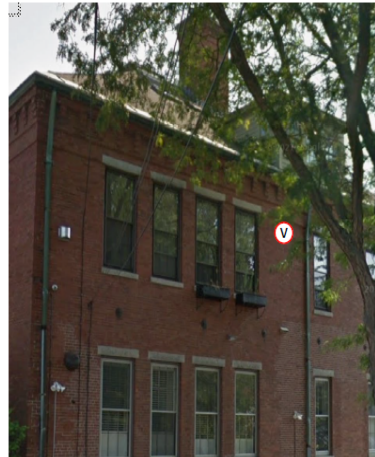
> thank you,

> Brian Manougian

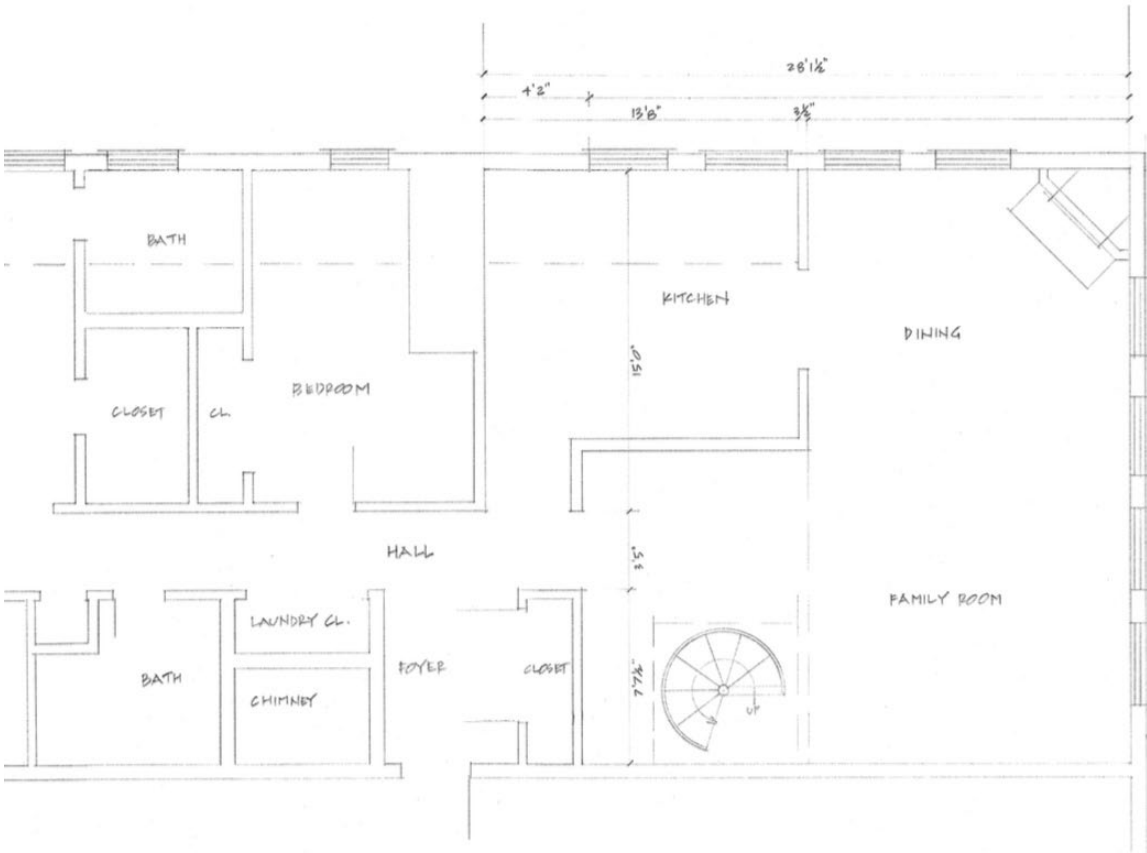
> Haven School Condo Association President

>

>

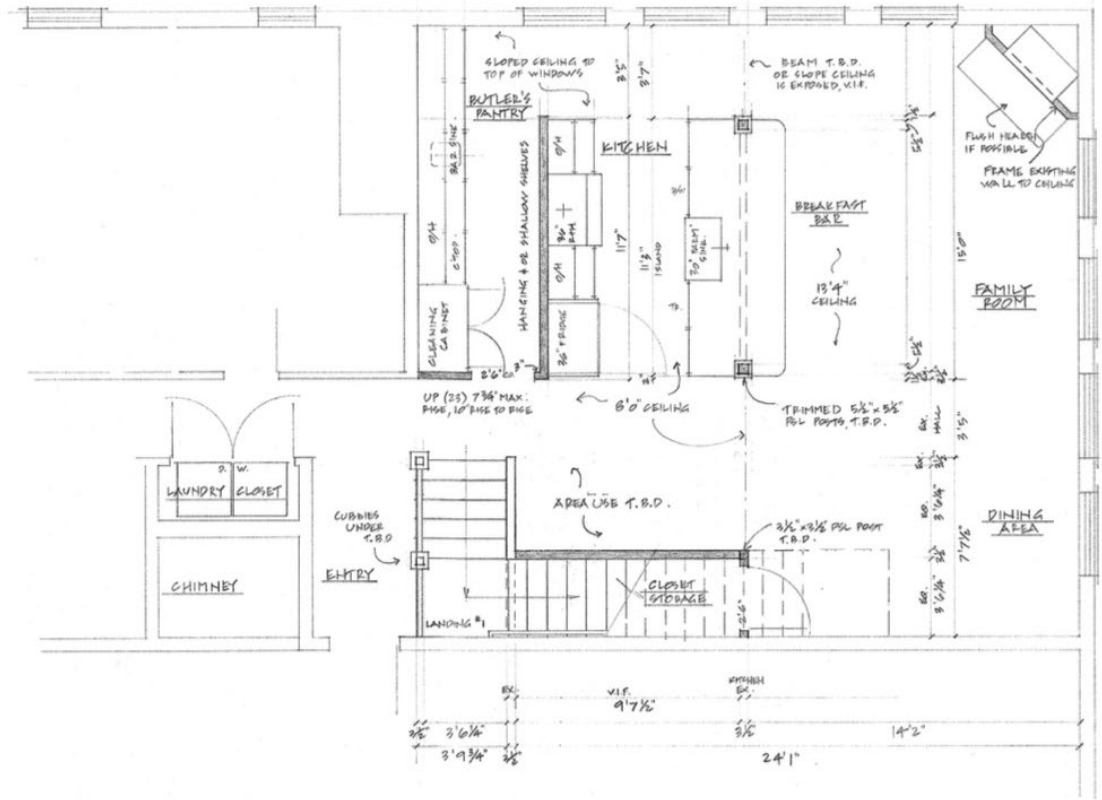


# HAVEN SCHOOL CONDO PROJECT - UNIT 4 - FLOOR PLANS



EXISTING MAIN FLOOR PLAN

Side of building facing parking lot



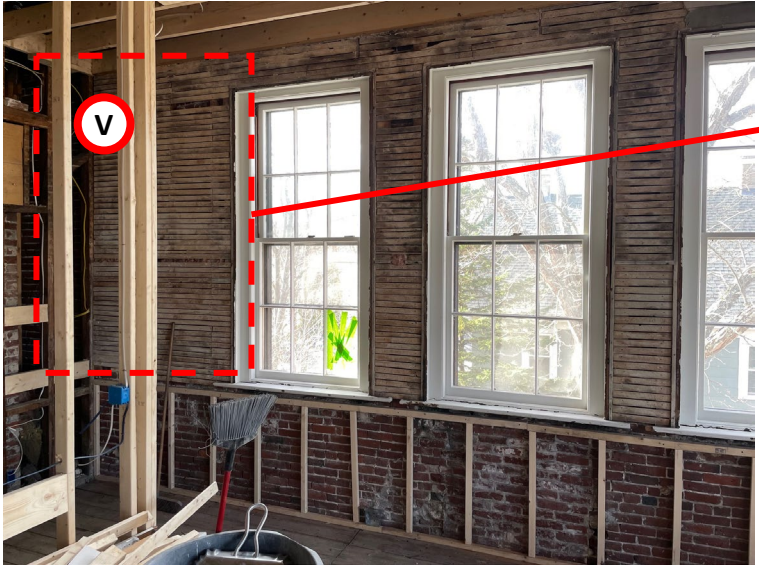
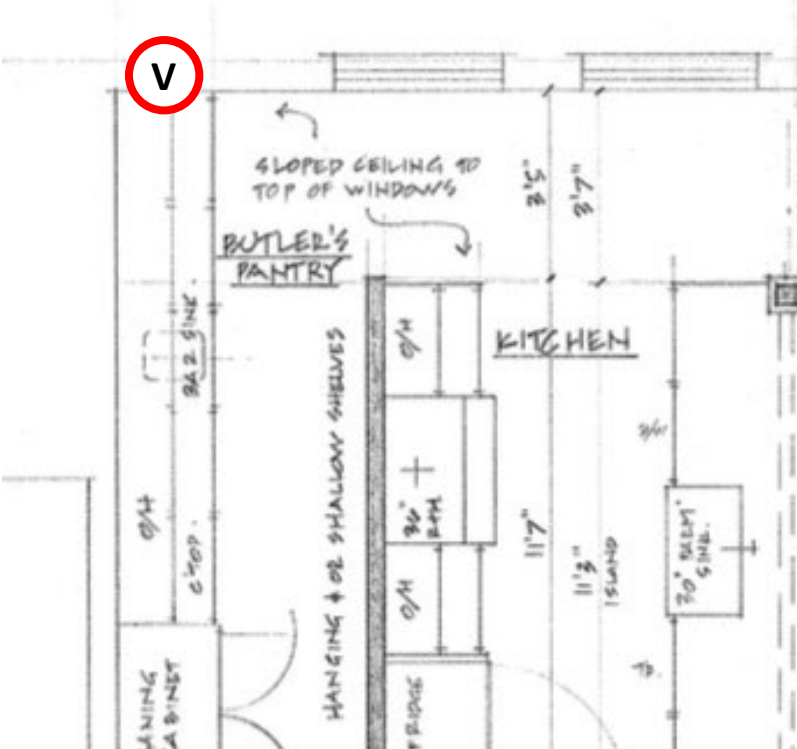
PROPOSED MAIN FLOOR PLAN

Front / Street side of building facing South School Street





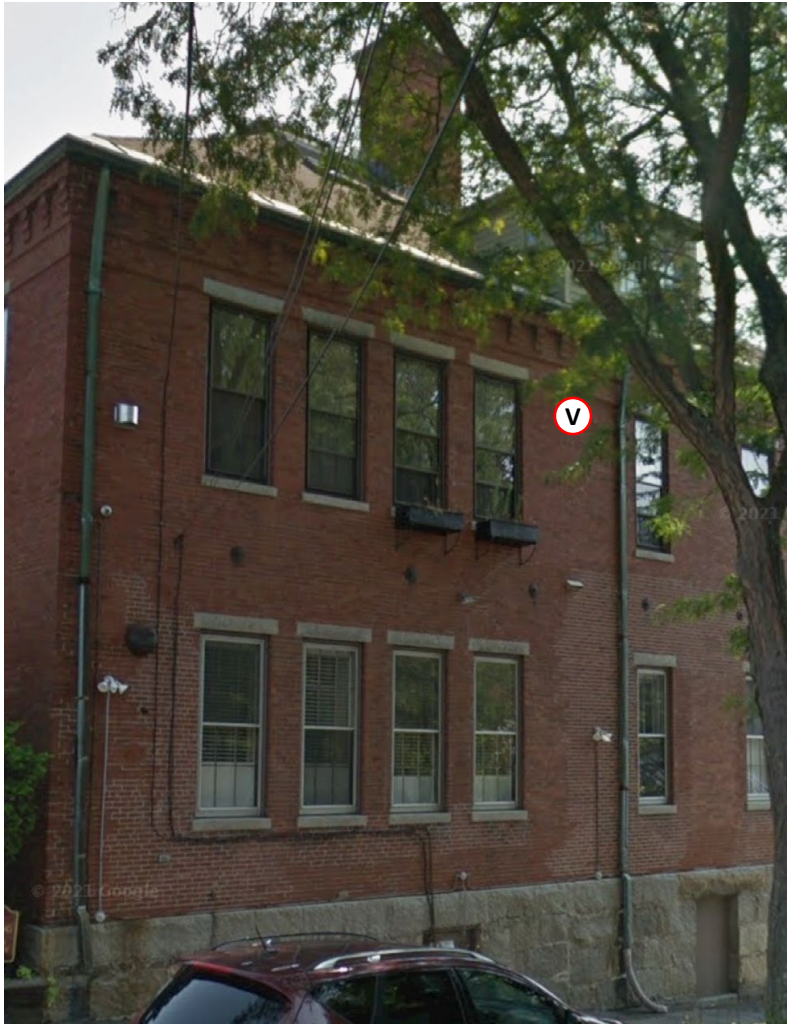
# HAVEN SCHOOL CONDO PROJECT - UNIT 4 - INTERIOR PHOTOS



**V** Proposed location of vent

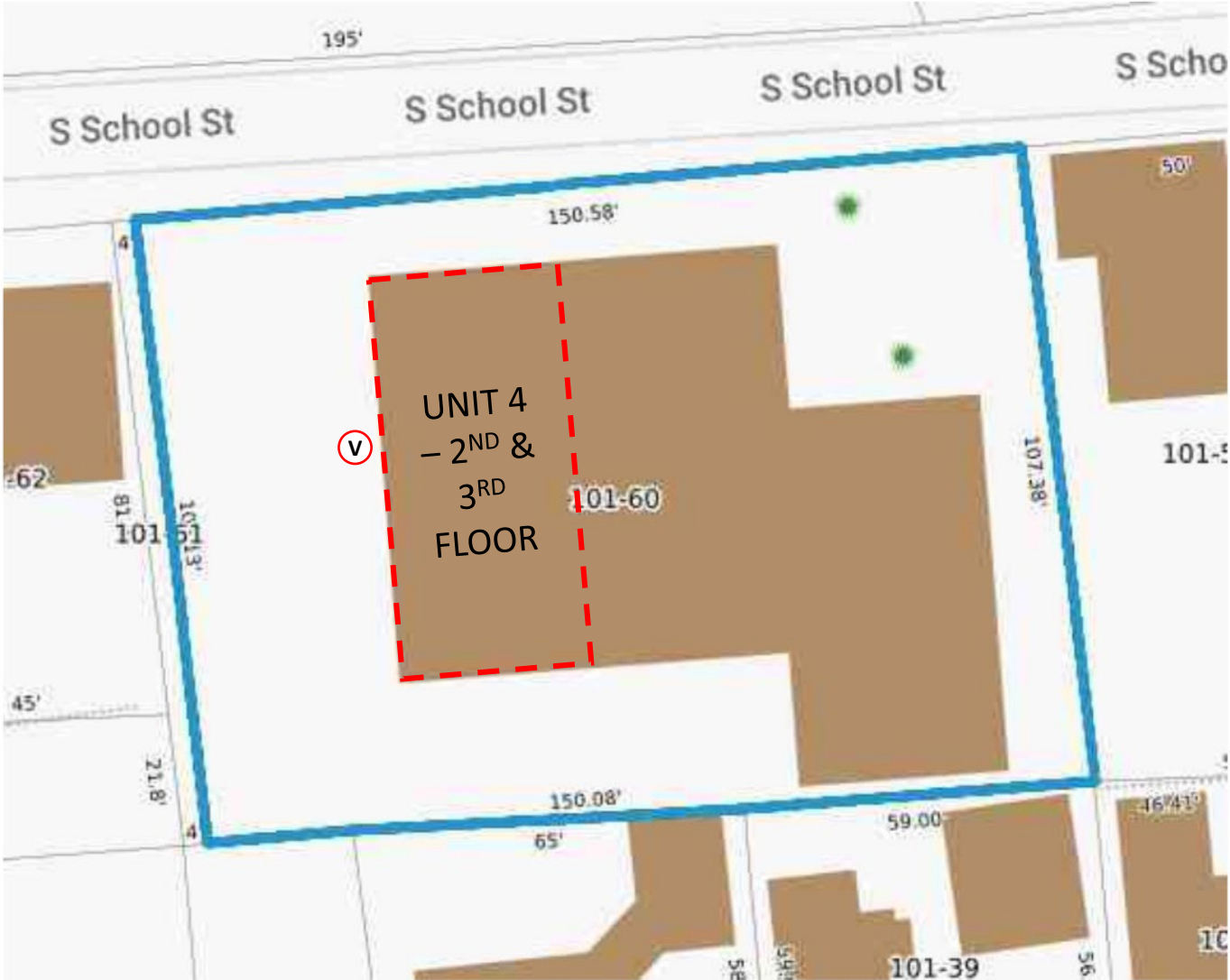


HAVEN SCHOOL CONDO PROJECT - UNIT 4 - EXTERIOR PHOTOS



**V** Proposed location of vent

# HAVEN SCHOOL CONDO PROJECT - UNIT 4 - PLOT MAP



**V** Proposed location of vent



# HAVEN SCHOOL CONDO PROJECT - UNIT 4 - EXTERIOR PHOTOS



Front



Rear



Side



Side



Street



Street



Proposed location of vent

**4. 254 South Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval to remove (1) double hung window and install a half-hung window to the left of the previous window.

**Staff Comment:** Recommend Approval

**Stipulations:**

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



PROPOSED REMODEL & ADDITION  
AT 254 SOUTH ST., PORTSMOUTH, NH.

PROPOSED NORTH-EAST ELEVATION  
(LEFT SIDE)

NOVEMBER 2024 NOTE:  
THIS DRAWING CONSTITUTES  
EXISTING CONDITION.  
REVISION TO EXISTING CONDITIONS  
FOR THE CURRENT PROJECT ARE  
NOTED IN RED.







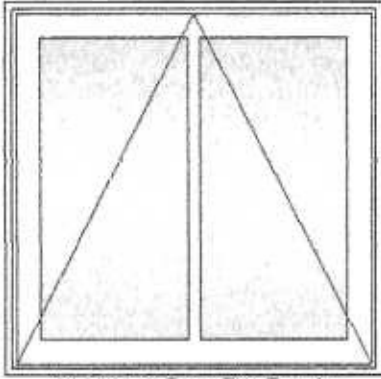


## LINE ITEM QUOTES

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

Line #1	Mark Unit:			
Qty: 1				

### MARVIN



As Viewed From The Exterior

Entered As: CN  
CN 2927  
FS 28" X 27 1/8"  
RO 29" X 27 5/8"  
**Egress Information**  
No Egress Information available.

Stone White Exterior  
White Interior  
Elevate Awning - Roto Operating  
CN 2927  
Rough Opening 29" X 27 5/8"  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Stone White Ext - White Int  
White Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Bright View Mesh  
White Surround  
4 9/16" Jamb  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

## Unit Features

Elevate Casement: ELCA

Elevate Awning: ELAWN

Elevate Casement Picture: ELCA P

Elevate Casement Transom: ELCA TR

Elevate Casement IZ3: ELCA IZ3

Elevate Casement Picture IZ3: ELCA P IZ3

Elevate Awning IZ3: ELAWN IZ3

For applicable Certification and Code information, refer to the Introduction and Product Performance chapter.

### Frame and Sash:

- The frame and sash exteriors are made of Ultrex®, an advanced fiber reinforced material that is resistant to thermal conductance.
- Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication.
- Interior wood is available as Pine bare wood or factory applied white, clear, or designer black interior finishes. Frame and sash color may be selected independently.

#### Frame:

- Composite frame thickness is 1 5/16" (33). Frame width is 4 9/16" (116). 4/4 non finger-jointed pine interior stop is applied to all units. Ultrex frame is .080" (2) thick.

#### Sash:

- Composite sash thickness is 1 9/16" (40) with standard glass. Tripane sash are 1 31/32" (50) thick. Sash is .070" (2) thick.

### Jamb Extension:

- Extension Thickness: 9/16" (14)
- Multiple depths available from 1/8" (3), 1/4" (6), and depths varying between 1/2" (13) and 4" (102) at 1/16" (2) increments
- Maximum jamb depth is 8 9/16". (217)
- 6 9/16" (167) or 6 13/16" (173) jamb extension - factory-applied
- All other jamb depth options are available shipped loose.
- Material: Bare Pine
- Option: factory applied white, designer black and clear lacquer interior finish

### Casement Hardware:

- Dual arm roto hardware factory installed on casement units
  - Roto gear hardware is an E-coated, high strength, low alloy steel
  - Call number 17 and 21 widths up to RO 25" (635) require dyad operators.
- The hinge track is stainless steel
  - Hinge arm is E-coated high strength, low alloy steel
  - Hinge shoe is injection molded with a stainless steel insert.
- Egress hinge is required on units with an R.O. from 27.125" to 29.984" including CN 29 to meet egress code. This hinge does not allow for cleaning of the exterior of sash from the inside.
- Folding handle with removable snap fit covers are available in Almond Frost or White color finish.
  - Optional Brass, Satin Nickel, Oil Rubbed Bronze, and Matte Black hardware available.
- Sequential locks are used on all heights, with removable escutcheon and handle.
  - Optional coastal hardware is available.
- Optional factory applied Window Opening Control Device is available (min size: 17 27/32" (453) x 31 1/8" (791) - max size: 36" (914) x 71 1/8" (1807))
  - Available in almond frost, white, and matte black finishes.
- Optional field or factory applied Sash Limiter - 3" Travel is available (min size: 23" (584) x 31 1/8" (791) - max size: 36" (914) x 71 1/8" (1807))
  - Custodial and Non-Custodial options are available. Units with sash limiters do not meet egress criteria.

## Unit Features Continued

### Awning Hardware:

- Scissors arm roto hardware factory installed on all awning units.
  - Roto hardware is an E-coated high strength, low alloy steel.
- The hinge track is stainless steel
  - hinge arm is E-coated high strength, low alloy steel
  - hinge shoe is injection molded with a stainless steel insert.
- Folding handle with removable snap fit covers are available in Almond Frost, White, or Matte Black color finish.
  - Optional Brass, Satin Nickel, and Oil Rubbed Bronze hardware available.
- A single point lock on each jamb/stile, with a removable escutcheon and handle
  - Optional coastal hardware is available
- Optional field or factory applied Sash Limiter - 3" Travel is available (min size: 24" (610) x 23" (584) - max size: 48" (1219) x 47 1/8" (1197)). Custodial and Non-Custodial options are available.

### Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, or E3/ERS or no coating including argon gas or air fill.
- Tripane units are manufactured with a 1 1/8" (29) IG with a combination coating consisting of Low E2 on surface 2 and Low E1 on surface 5 including argon gas fill.
- Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- STC/OITC values are available for 3.1 mm thickness glass.
  - Optional 3.1/4.7 STC/OITC Upgrade glass is available. See the Product Performance chapter for STC and OITC ratings.
- Decorative glass options include glue chip, rain, reed, narrow reed, frost, and tinted (bronze, gray or green). Decorative glass is not available with Low E1, Low E3/ERS, tripane, or STC/OITC Upgrade options.

### IZ3 Glazing:

- Optional IZ3 available on selected sizes.
  - IZ3 for winds up to 140 miles per hour.
- Glass is laminated Insulated Low E2 or E3 Argon, consisting of annealed or tempered glass exterior and laminated glass interior.
- The laminated glass is comprised of two pieces of glass with either a SGP or PVB laminate layer between.
  - Interior and exterior glazing compound is silicone, in a sandwich style glazing system.

### Installation:

- Factory applied folding nailing fin and drip cap system
  - Optional installation brackets for masonry available
  - Optional through jamb installation method available
- Factory mullions available up to 4W or 113" (2870) not to exceed 71 5/8" (1819) height or 2W2H with 94 3/4" (2407) height not to exceed 73" (1854) in width
- Factory supplied field mulling kits are available for standard assemblies, or 30°, 45° Bay, and Bow assemblies
- Picture units may require both nailing fin and installation brackets
- IZ3 glazed units require installation clip with nailing fin on all sizes for installation unless another installation method is selected (masonry installation brackets or through jamb installation).



The window in red is to be removed. The new window would be placed just to the left of the existing window closer to the rear corner of the home.

**5. 2 Russell Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for changes to a previously approved design

**Staff Comment:** Recommend Approval

**Stipulations:**

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



# BUILDING 1 | ELEVATIONS (APPROVED)



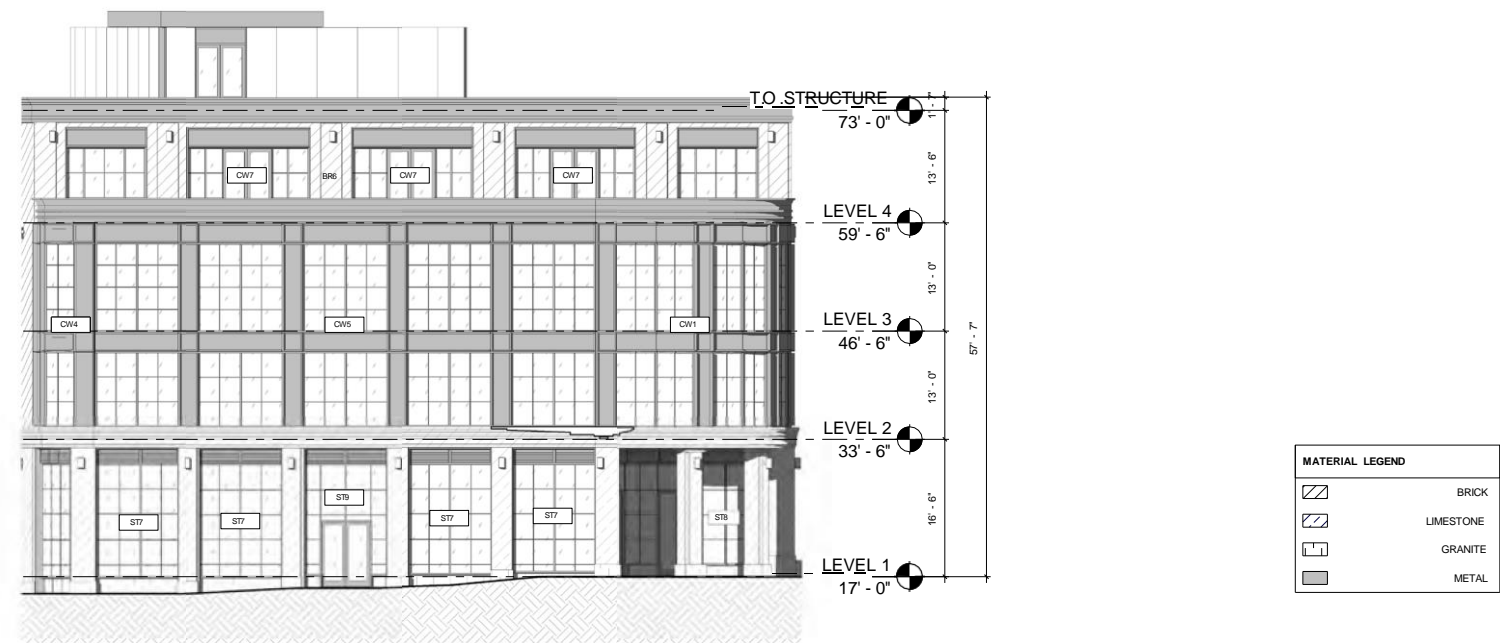
1 B1-West Elevation  
1/8" = 1'-0"



1 B1 - East Elevation  
1/8" = 1'-0"



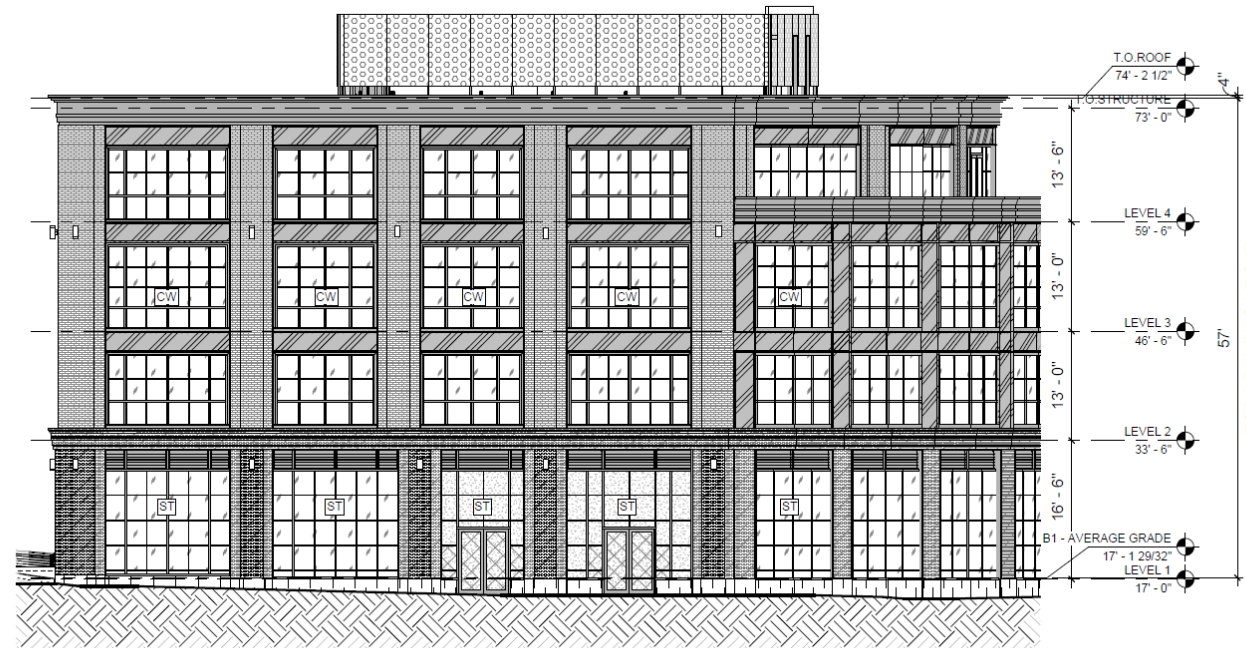
2 B1- North Elevation  
1/8" = 1'-0"



2 B1- South Elevation  
1/8" = 1'-0"



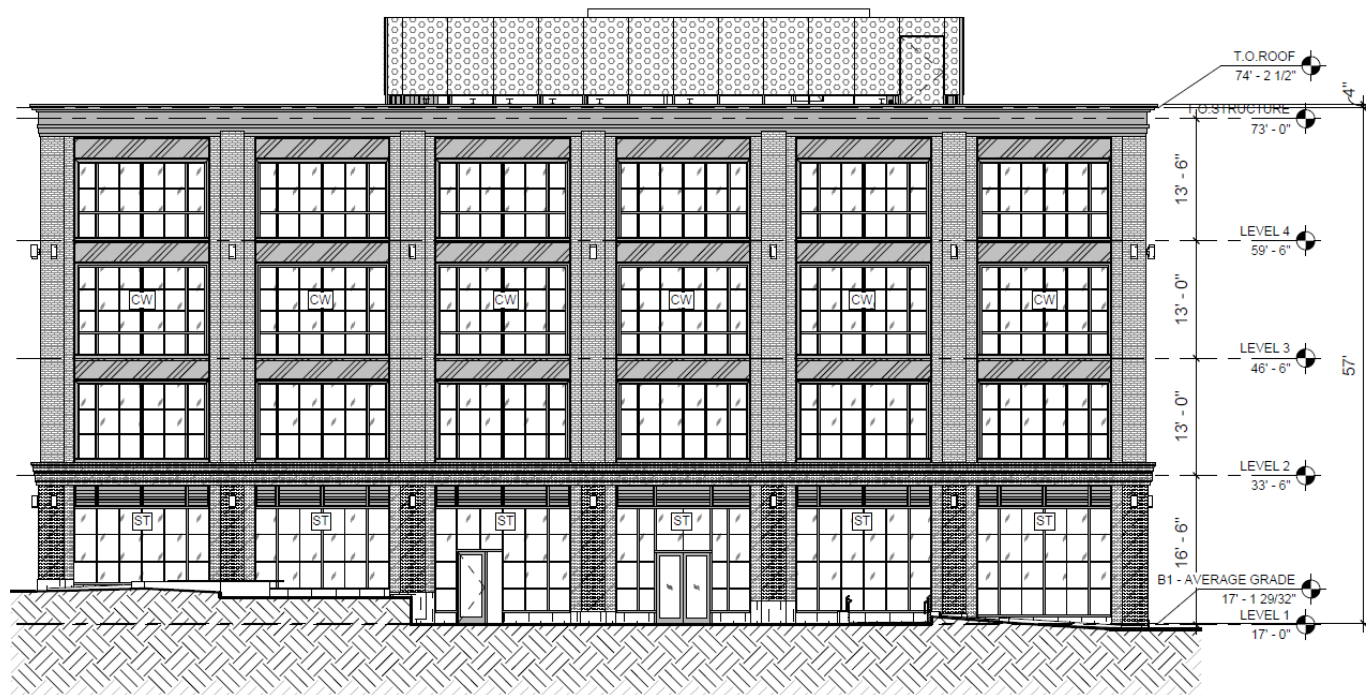
# BUILDING 1 | ELEVATIONS (FINAL PLAN)



1 B1-West Elevation  
3/32" = 1'-0"



1 B1 - East Elevation  
3/32" = 1'-0"



2 B1- North Elevation  
3/32" = 1'-0"



1 - South Elevation  
1/2" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL
	GLAZING



# BUILDING 2 | ELEVATIONS (APPROVED)



1 B2 - South Elevation  
1/8" = 1'-0"



1 B2 - West Elevation 1  
1/8" = 1'-0"

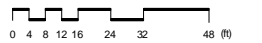


2 B2 - South-East Elevation 2  
1/8" = 1'-0"



2 B2 - North-West Elevation 2  
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL

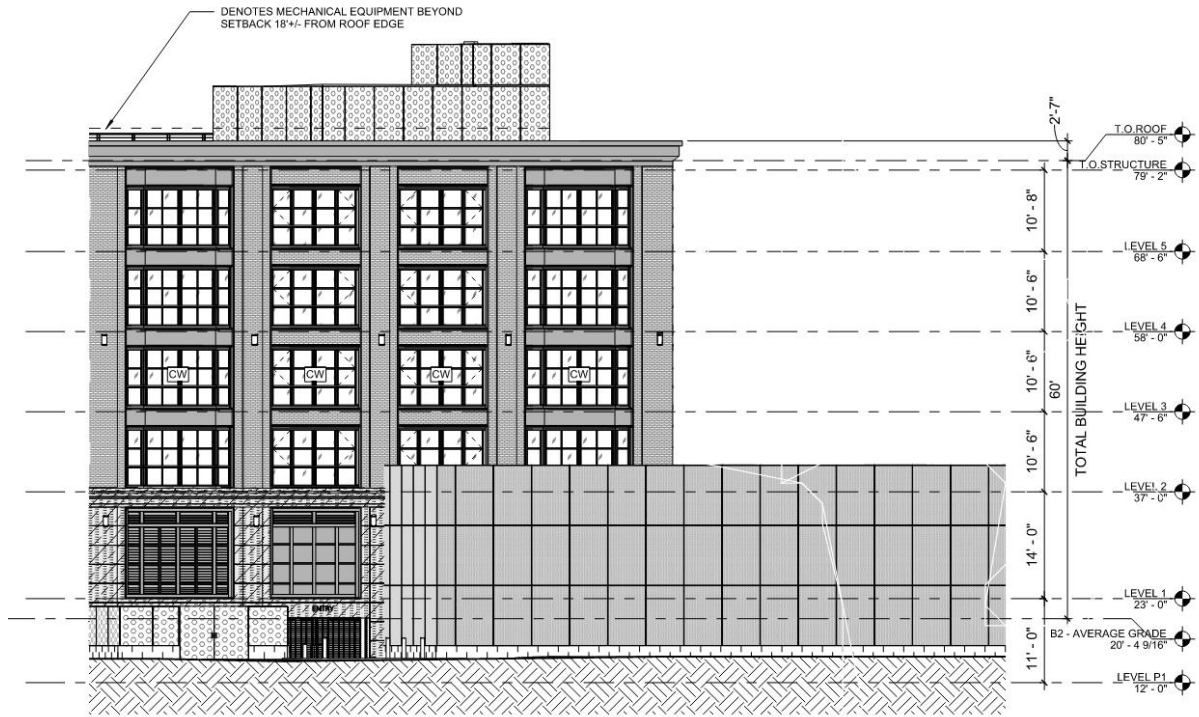




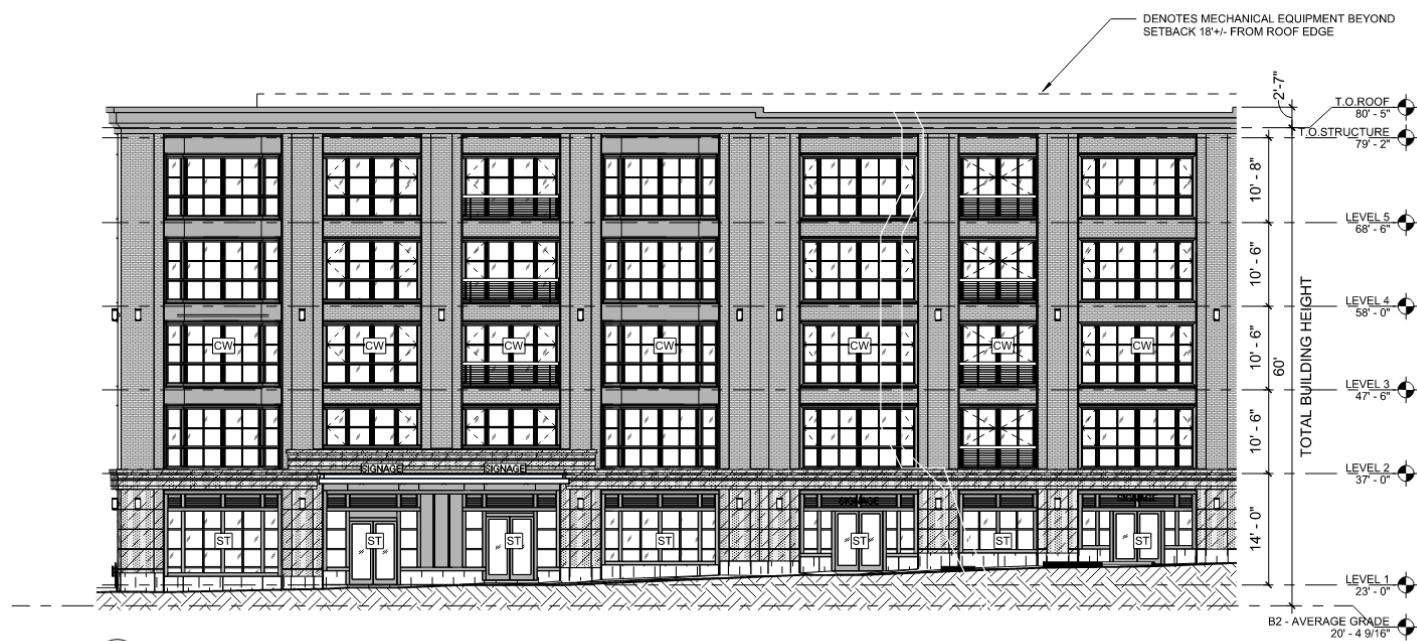
# BUILDING 2 | ELEVATIONS (FINAL PLAN)



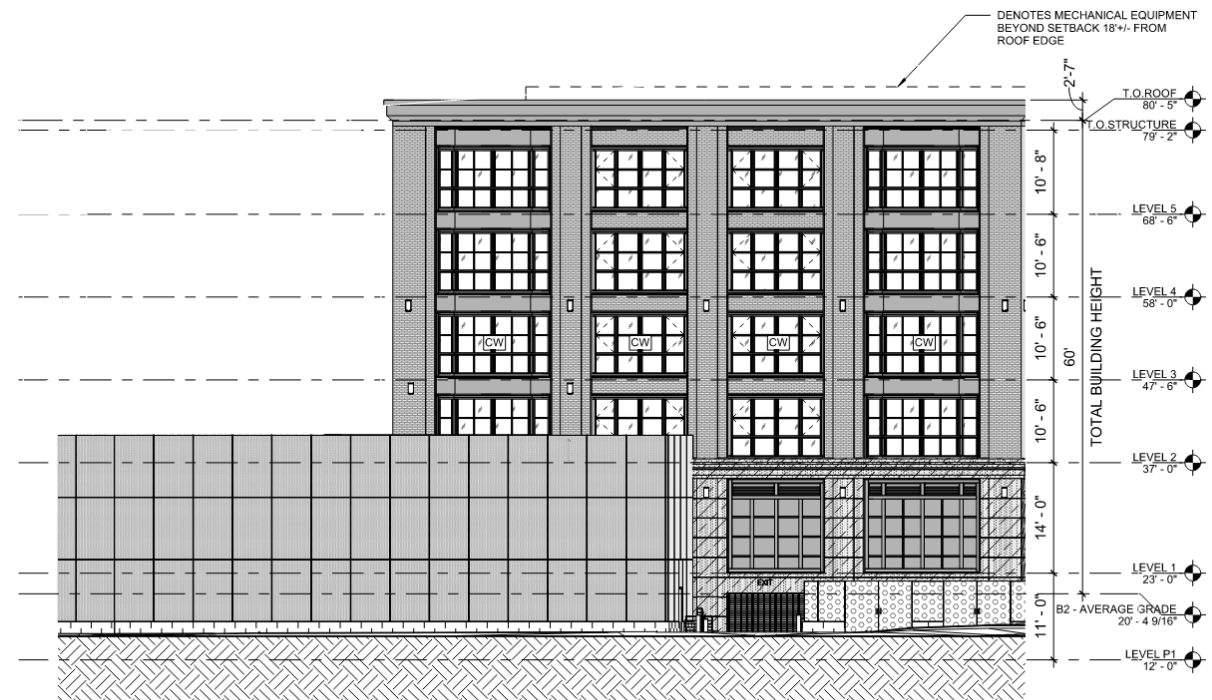
2 B2 - South Elevation  
3/32" = 1'-0"



1 B2 - West Elevation 1  
3/32" = 1'-0"



1 B2 - South-East Elevation 2  
3/32" = 1'-0"

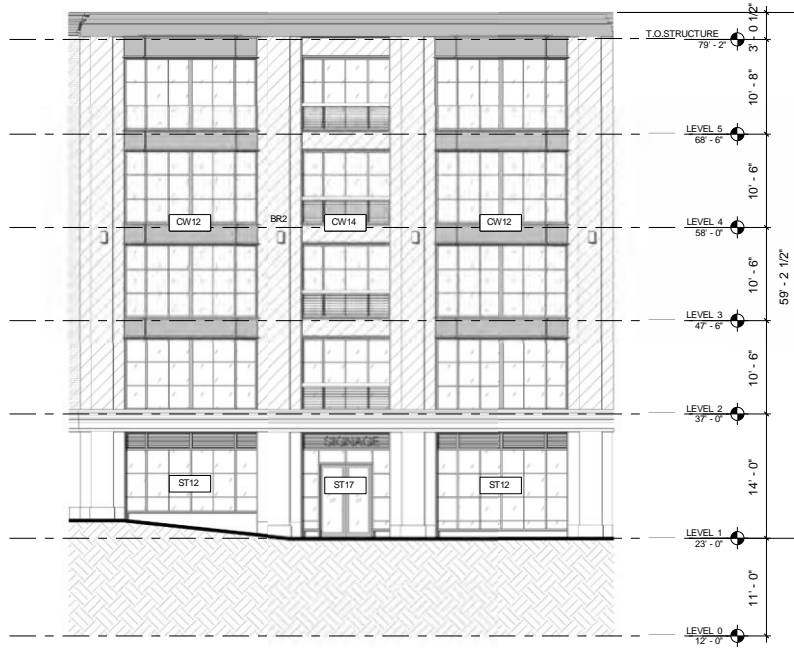


5 B2 - North-West Elevation  
3/32" = 1'-0"

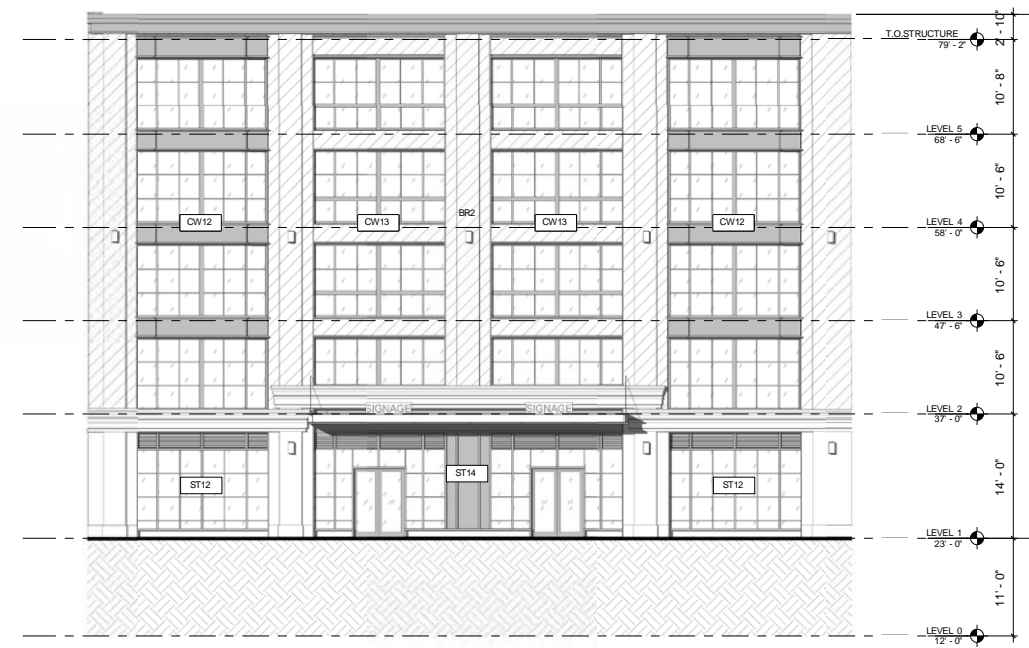
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL
	GLAZING



# BUILDING 2 | ELEVATIONS (APPROVED)



1 B2 - South-East Elevation 1  
1/8" = 1'-0"



3 B2 - East Elevation 2  
1/8" = 1'-0"

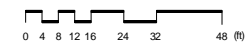


2 B2 - East Elevation 2  
1/8" = 1'-0"

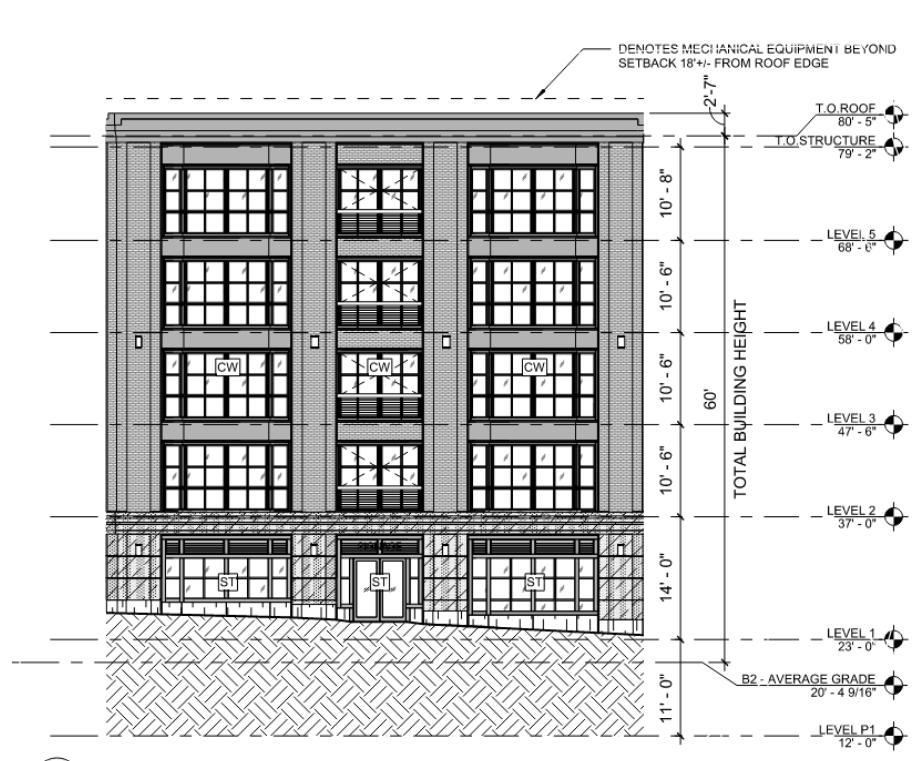


4 B2 - North Elevation  
1/8" = 1'-0"

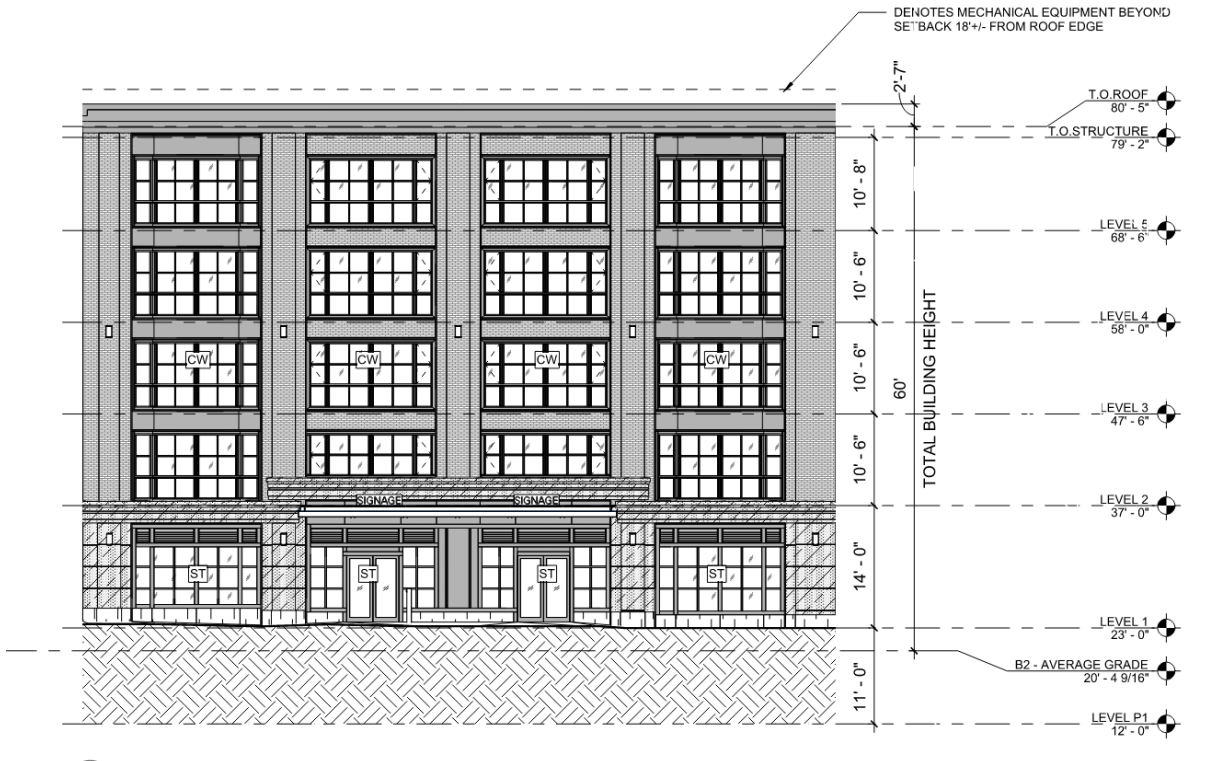
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



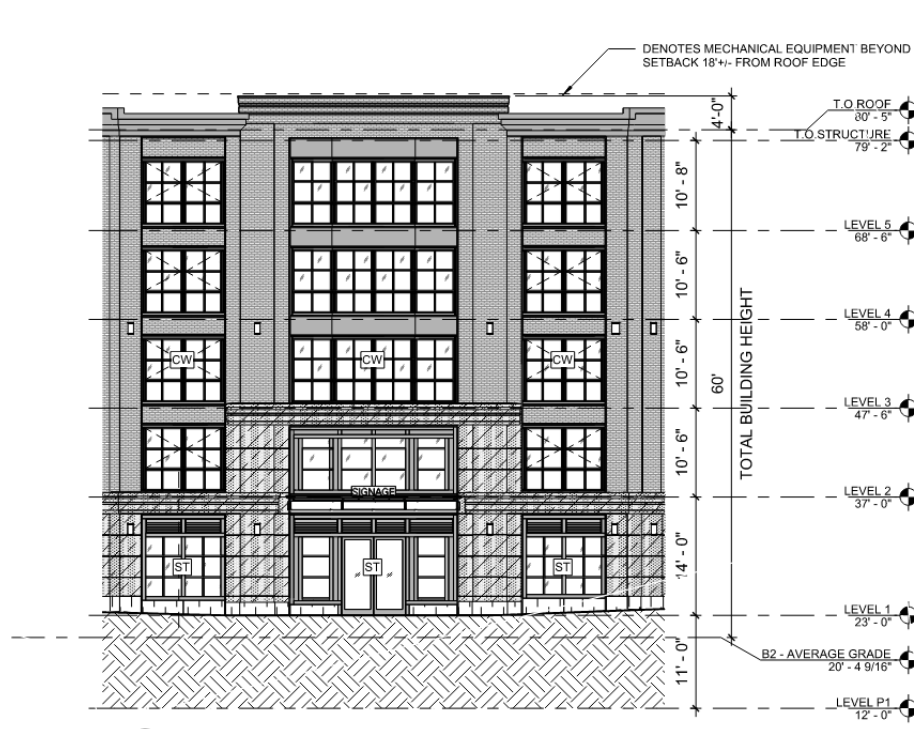
# BUILDING 2 | ELEVATIONS (FINAL PLAN)



4 B2 - South-East Elevation 1  
3/32" = 1'-0"



2 B2 - East Elevation 1  
3/32" = 1'-0"



3 B2 - East Elevation 2  
3/32" = 1'-0"

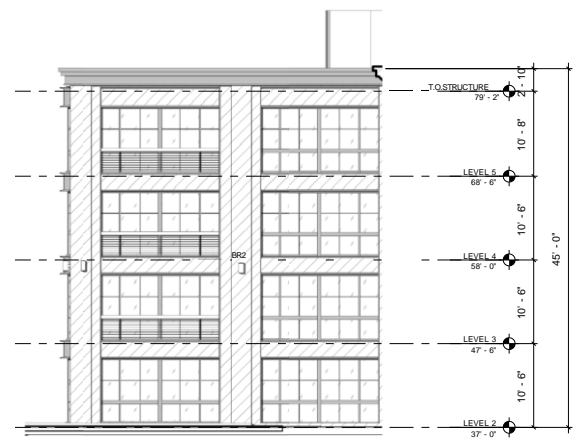


1 B2 - North Elevation  
3/32" = 1'-0"

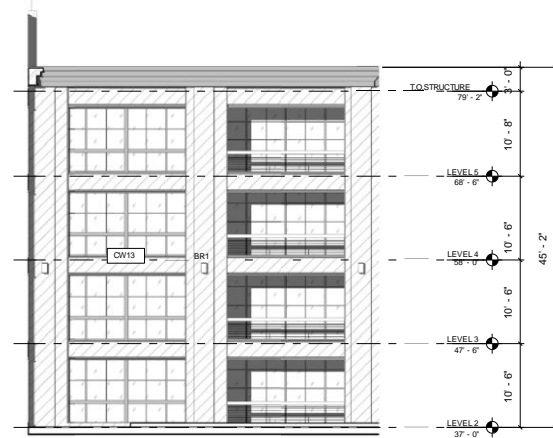
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL
	GLAZING



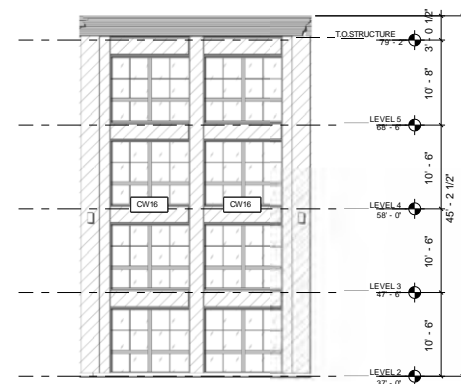
# BUILDING 2 | ELEVATIONS (APPROVED)



1 B2 - South Elevation 2  
1/8" = 1'-0"



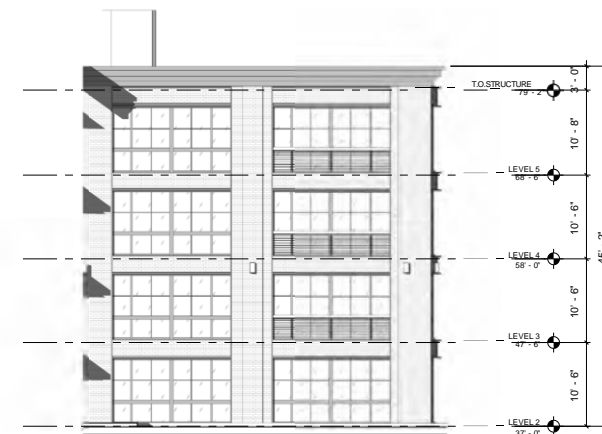
2 B2 - West Elevation 2  
1/8" = 1'-0"



3 B2 - South West Elevation 1  
1/8" = 1'-0"



4 B2 - South West Elevation 2  
1/8" = 1'-0"



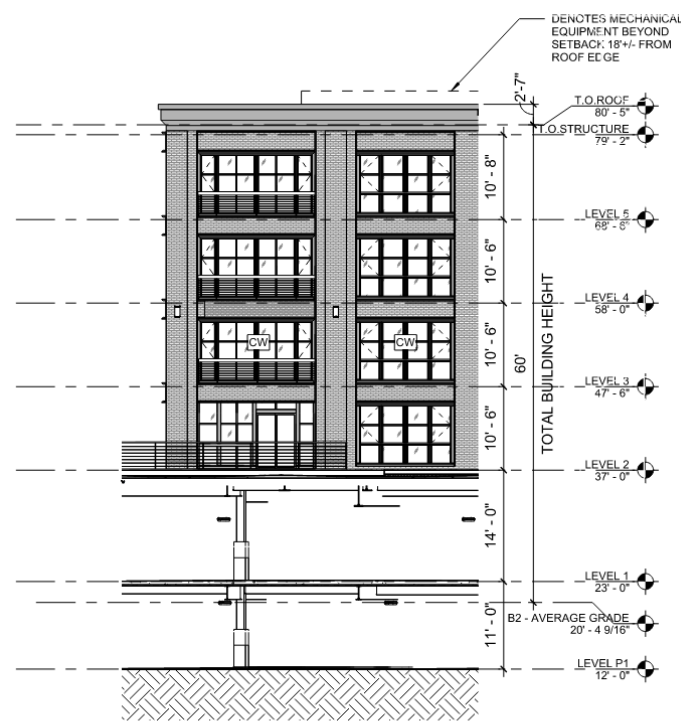
5 B2 - North Elevation 2  
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL

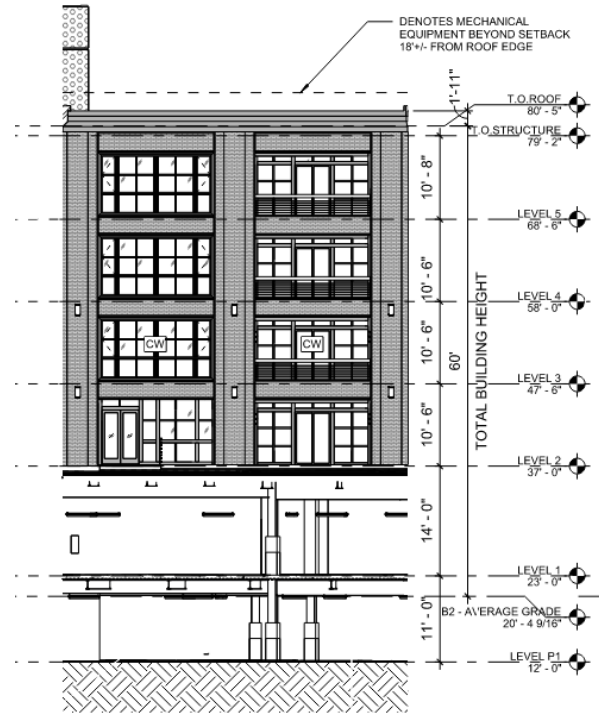




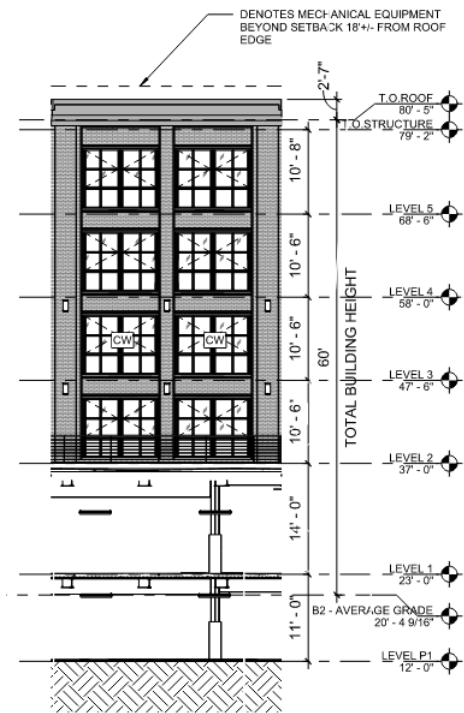
# BUILDING 2 | ELEVATIONS (FINAL PLAN)



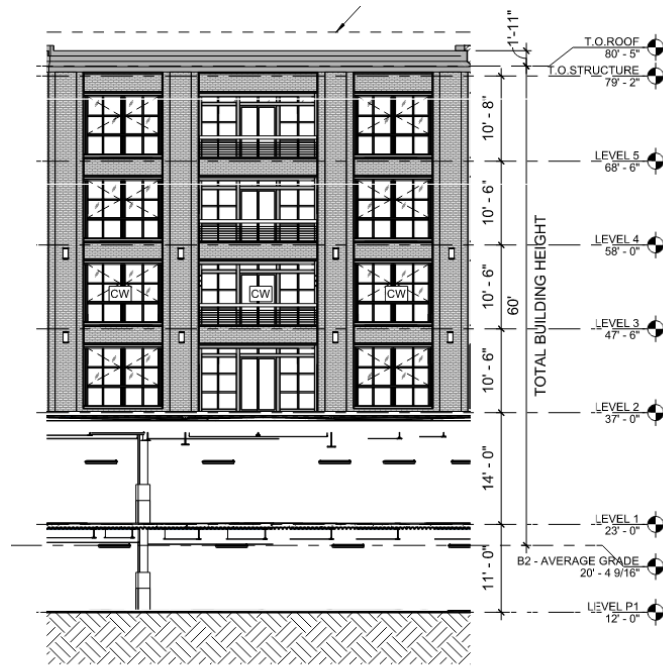
2 B2 - South Elevation 2  
3/32" = 1'-0"



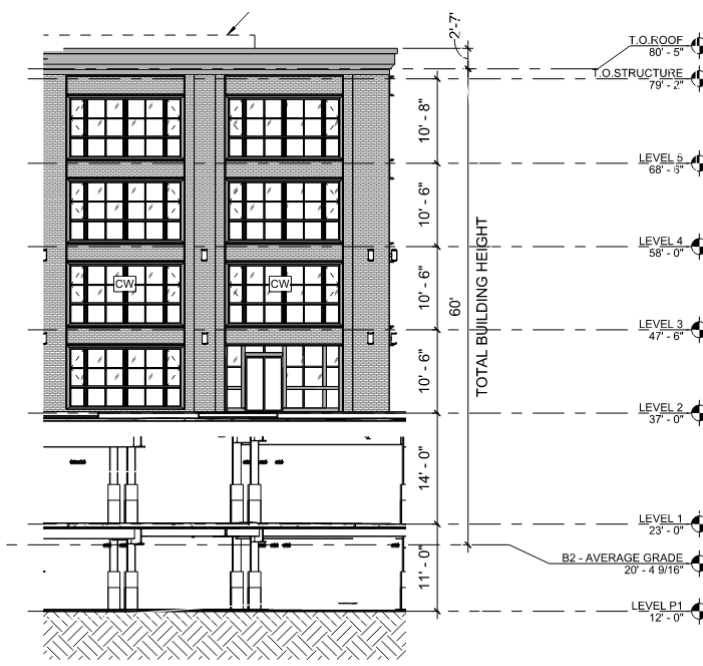
3 B2 - West Elevation 2  
3/32" = 1'-0"



4 B2 - South West Elevation 1  
3/32" = 1'-0"



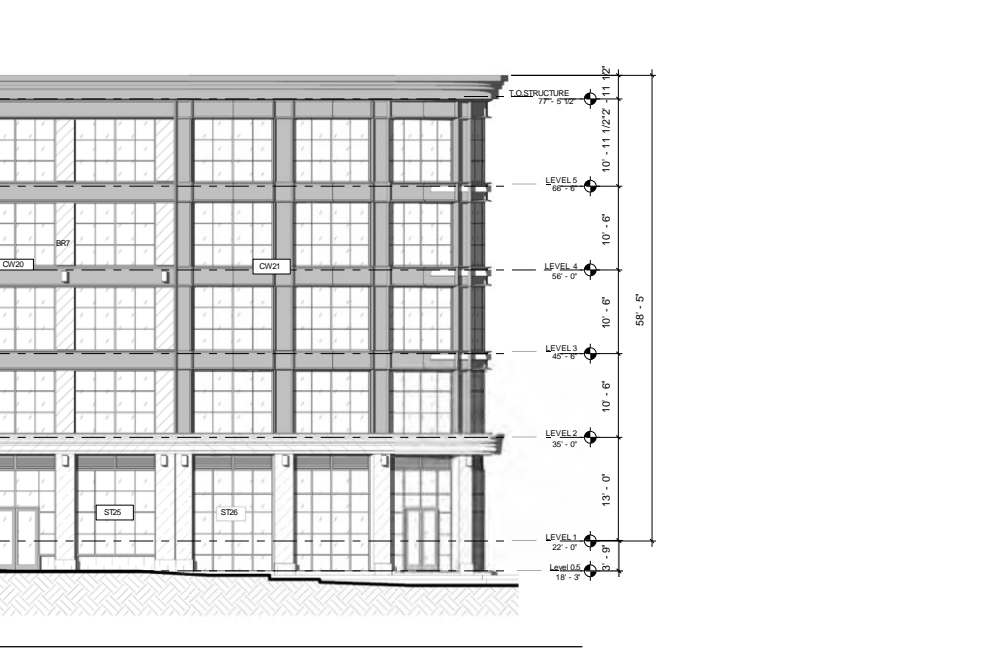
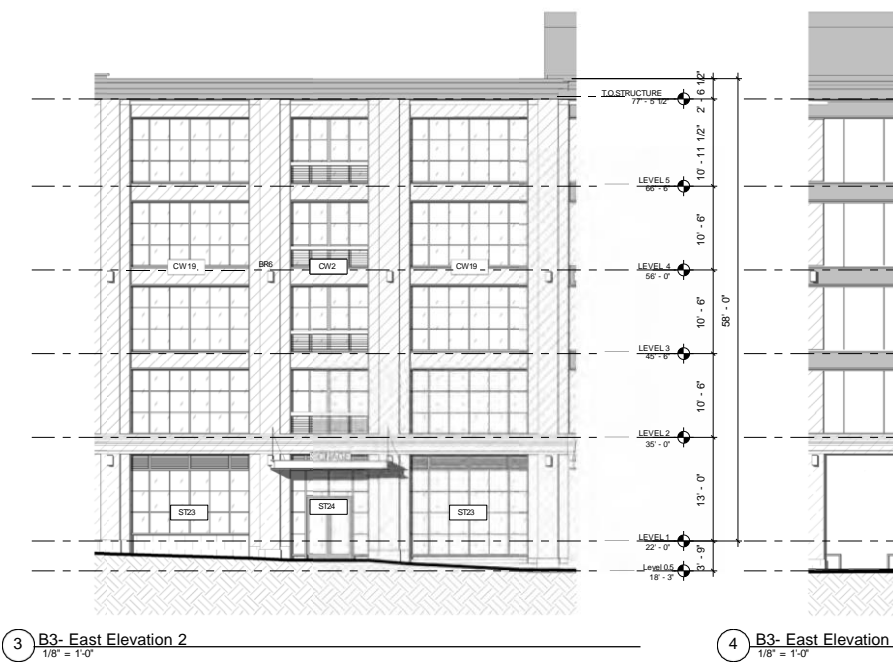
4 B2 - South-West Elevation 2  
3/32" = 1'-0"



3 B2 - North Elevation 2  
3/32" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL
	GLAZING

# BUILDING 3 | ELEVATIONS (APPROVED)

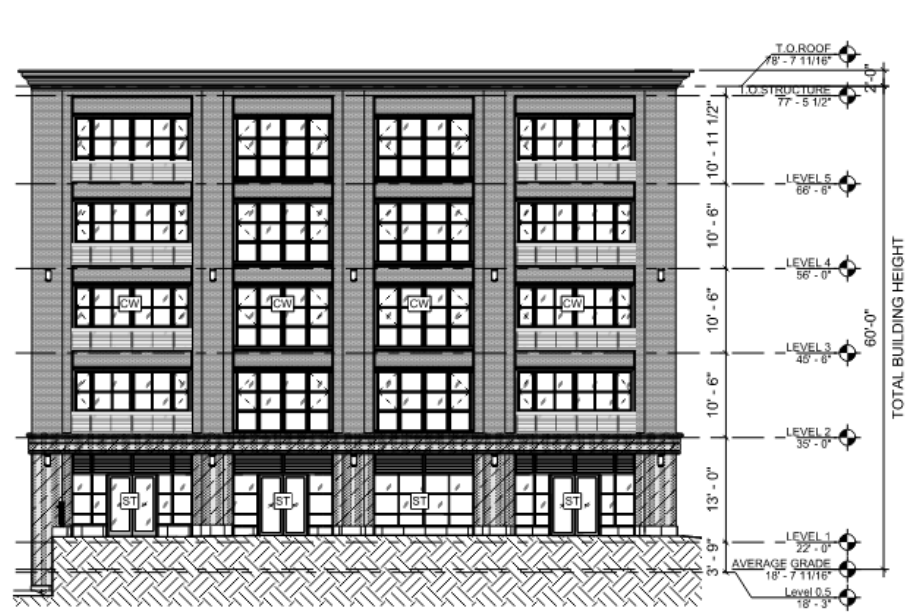


MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL

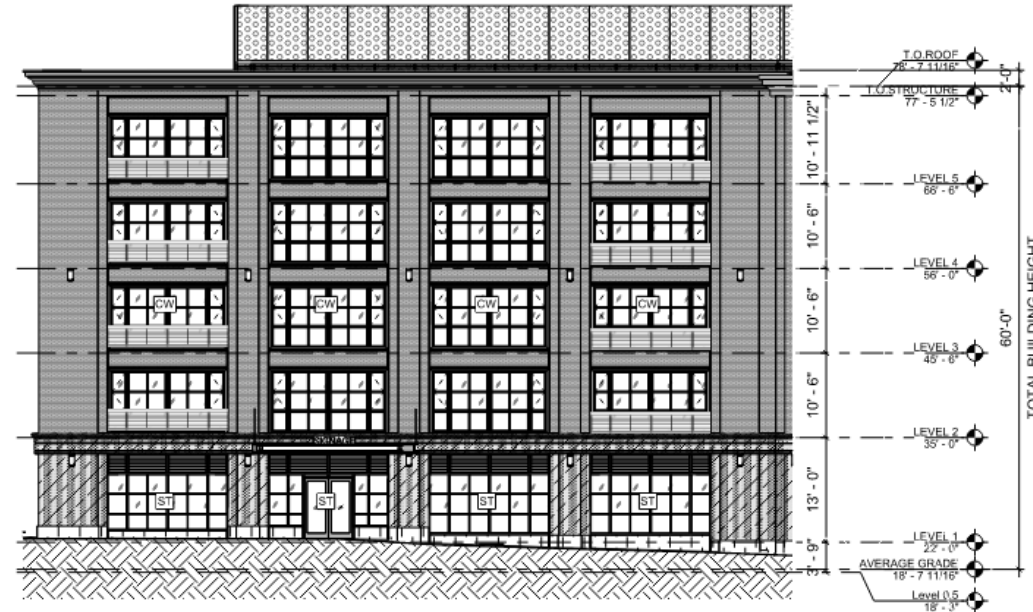
0 4 8 12 16 24 32 48 (ft)



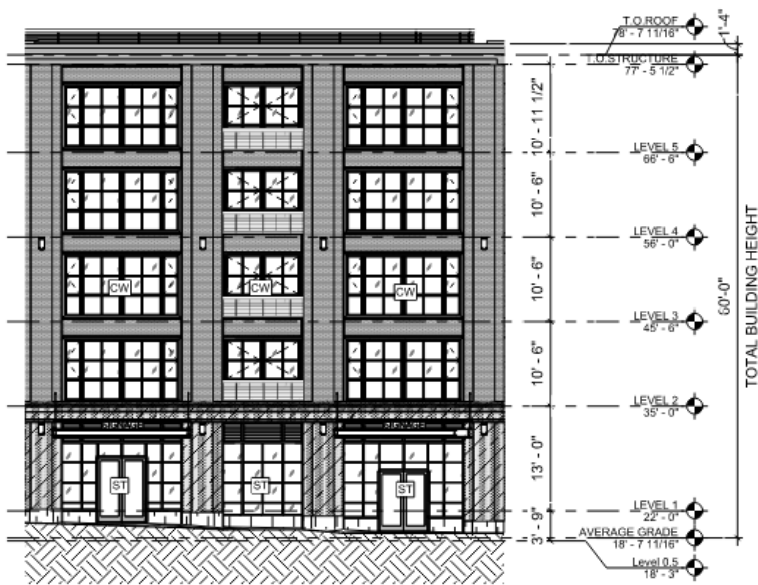
# BUILDING 3 | ELEVATIONS (FINAL PLAN)



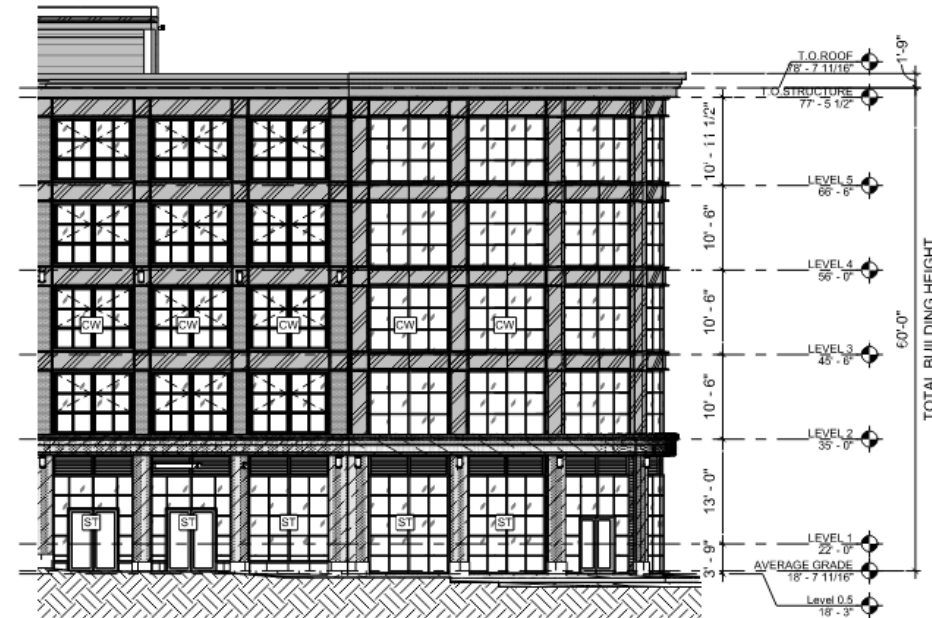
1 B3 - South Elevation  
3/32" = 1'-0"



2 B3 - East Elevation 1  
3/32" = 1'-0"



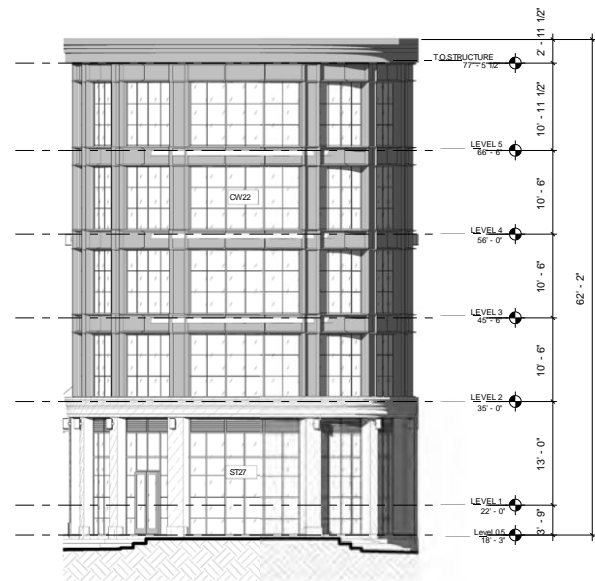
3 B3 - East Elevation 2  
3/32" = 1'-0"



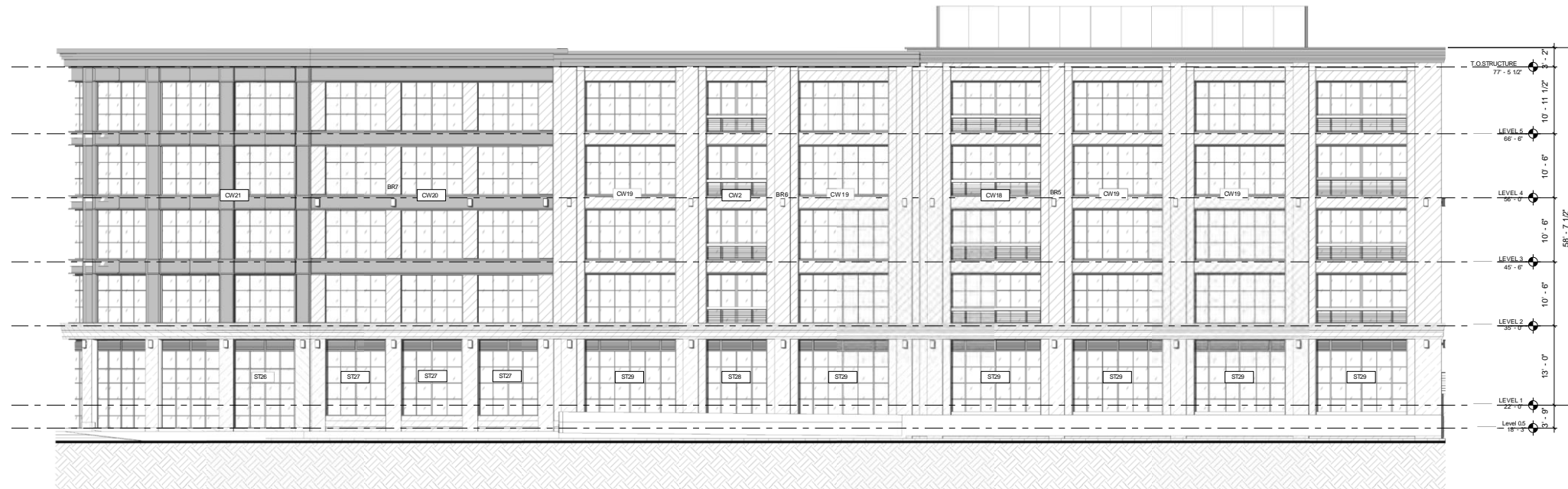
4 B3 - East Elevation 3  
3/32" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL
	GLAZING

# BUILDING 3 | ELEVATIONS (APPROVED)



1 B3 - North Elevation  
1/8" = 1'-0"



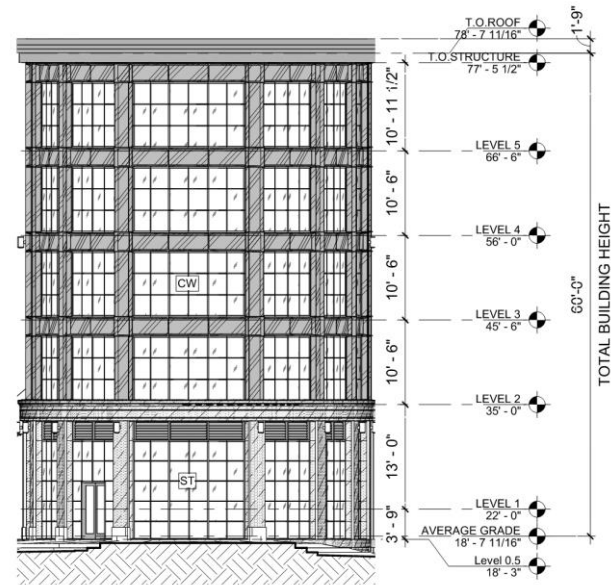
2 B3 - West Elevation  
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL

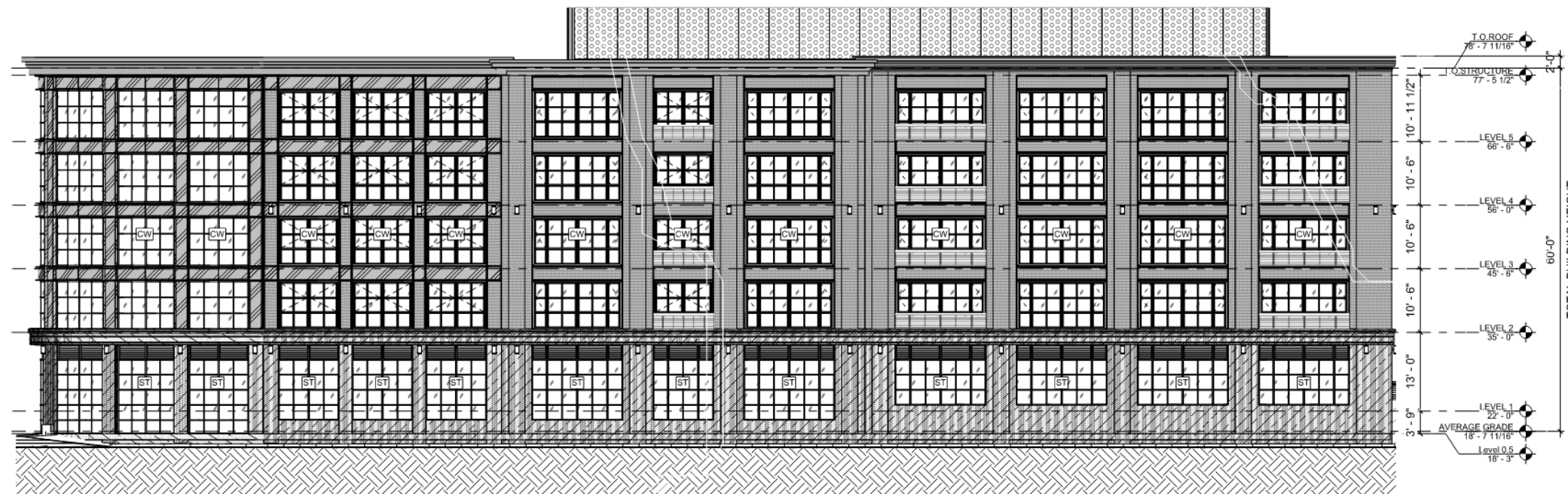




# BUILDING 3 | ELEVATIONS (FINAL PLAN)



1 B3 - North Elevation  
3/32" = 1'-0"



2 B3 - West Elevation  
3/32" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL
	GLAZING