

May 11, 2016

ADMINISTRATIVE APPROVALS

1. 28 Dennett Street (Windows)
2. 135 Bow Street (Trim)
3. 91 Lafayette Street (Front Façade Windows)
4. 114 Mechanic Street (Siding and Windows)
5. 428 Pleasant Street (Chimney)

Note that color copies will be emailed

1. 28 Dennett Street (Windows)

ADMINISTRATIVE APPROVAL FORM

HISTORIC DISTRICT COMMISSION



Building Permit #: _____

Property Address: 29 DENNETT ST.

Map/Lot: 140-9

Zoning District: GRA

Applicant/ Owner: LORI SALSFIELD

Applicant's Representative BOB COOK

Contact Info: _____

Proposed Project:

REPLACE / MODIFY 3 WINDOWS APPROVED
FOR REAR ELEVATION WITH 2 WINDOWS

Comments:

SEE ATTACHED PLAN DATED 5-6-16

Exemption Reference: 10.633.30

Decision: Grant Deny Defer to HDC for Determination

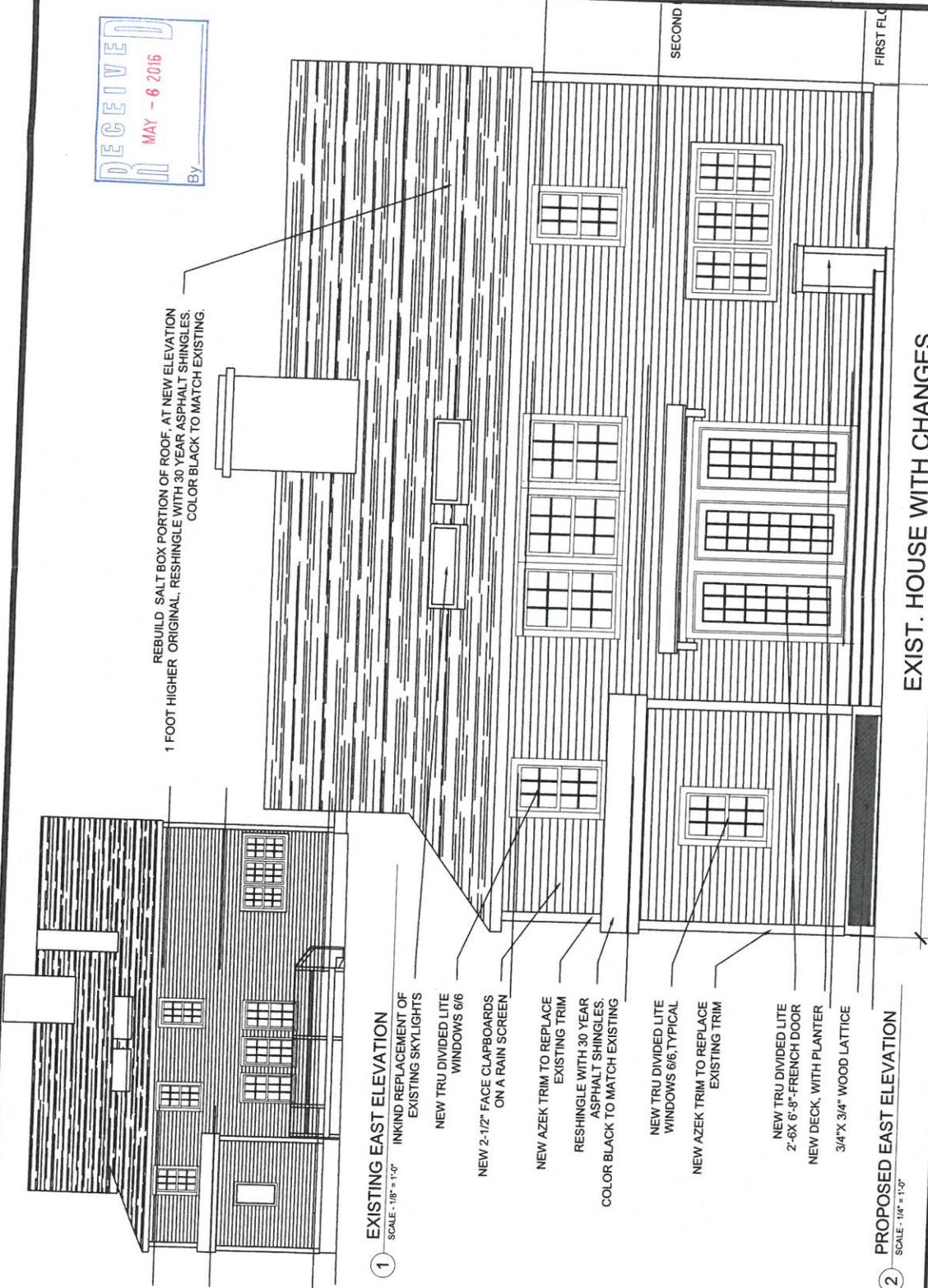
Local Code Official: [Signature]

Date: 5-10-16

Note - Approval of an Administrative Approval Form does not mean the proposed project is exempt from requiring a Building Permit from the Inspection Department. Please contact the Inspection Department directly if you have any questions regarding the procedures or submission requirements for a Building Permit. Also note that approval of an Exemption Form does not supersede any requirements of the International Building Code as administered by the Inspection Department.



REBUILD SALT BOX PORTION OF ROOF. AT NEW ELEVATION
1 FOOT HIGHER ORIGINAL. RESHINGLE WITH 30 YEAR ASPHALT SHINGLES.
COLOR BLACK TO MATCH EXISTING.



1 EXISTING EAST ELEVATION
SCALE - 1/8" = 1'-0"

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

EXIST. HOUSE WITH CHANGES

2. 135 Bow Street (Trim)

ADMINISTRATIVE APPROVAL FORM

HISTORIC DISTRICT COMMISSION



Building Permit #: _____

Property Address: 135 ~~HERB PLACE~~ Bow ST.

Map/Lot: 105-2

Zoning District: _____

Applicant/ Owner: _____

Applicant's Representative J. RAMSEY

Contact Info: SOMA STUDIOS

Proposed Project:

RER TRIM ON BUILDING FRONT, ELEVATOR
CORE & THE INTERIOR COURTYARD.

Comments:

IDENTICAL LOCATION & STYLE BUT USE
OF COMPOSITE MATERIAL.

Exemption Reference: 10.633.30

Decision: Grant Deny Defer to HDC for Determination

Local Code Official: [Signature]

Date: 5.10.16

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Jennifer Ramsey

Subject: Harbour Place Condo Association General Maintenance Request
Attachments: HDC-DETAILS.pdf

From: Geoff Aleva [<mailto:geoff@civcon.com>]

Sent: Thursday, May 05, 2016 7:47 AM

To: Jennifer Ramsey; 'J. Sabin'

Jen,

The trim work scope is to replace the soffit details at the front building, elevator core and interior courtyard at the gutter lines.

The trim details are to be constructed identical to the original but with composite materials.

Geoff Aleva, PE
CIVIL CONSULTANTS

LDV

HARBOUR PLACE

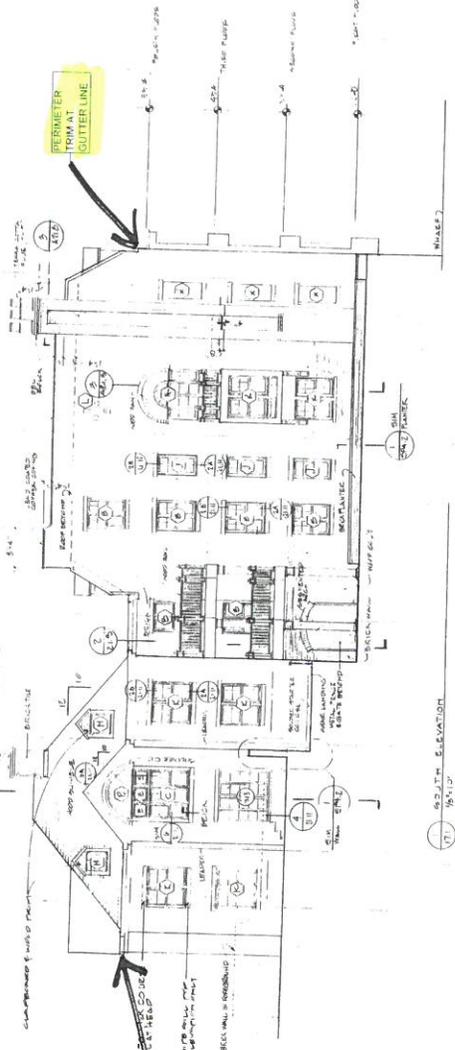
SEABOARD DEVELOPMENT CORPORATION
1000 North New Hampshire
Street, Concord, N.H.

| | | | |
|------------|---------|---------|------|
| ISSUE DATE | 1/24/75 | REVISED | None |
| DATE | 1/24/75 | BY | LDV |
| REVISIONS | | REMARKS | |
| 1 | 1/24/75 | REVISED | None |
| 2 | 1/24/75 | REVISED | None |
| 3 | 1/24/75 | REVISED | None |
| 4 | 1/24/75 | REVISED | None |
| 5 | 1/24/75 | REVISED | None |
| 6 | 1/24/75 | REVISED | None |
| 7 | 1/24/75 | REVISED | None |
| 8 | 1/24/75 | REVISED | None |
| 9 | 1/24/75 | REVISED | None |
| 10 | 1/24/75 | REVISED | None |
| 11 | 1/24/75 | REVISED | None |
| 12 | 1/24/75 | REVISED | None |
| 13 | 1/24/75 | REVISED | None |
| 14 | 1/24/75 | REVISED | None |
| 15 | 1/24/75 | REVISED | None |
| 16 | 1/24/75 | REVISED | None |
| 17 | 1/24/75 | REVISED | None |
| 18 | 1/24/75 | REVISED | None |
| 19 | 1/24/75 | REVISED | None |
| 20 | 1/24/75 | REVISED | None |

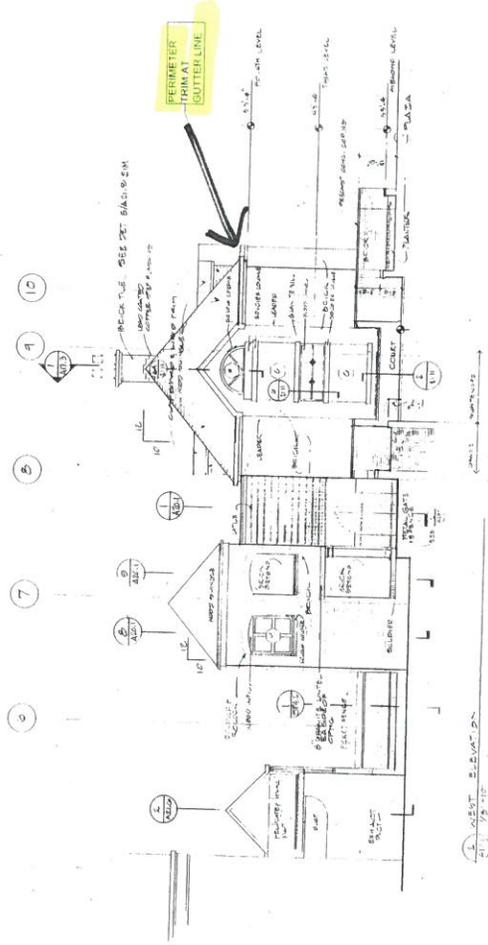


FRANK GRAYNO ASSOCIATES, INC.
Structural Engineer
21 High St., New Haven, Ct.
WELDMEN ASSOCIATES
Structural Engineer
48 Davis St., Cambridge, Mass.

CHIN KONG MAUNG ENGINEER
Structural Engineer
40 Diggins St., Portsmouth, N.H.
GOULDING, JOHN & ASSOC., INC.
Mechanical Engineer
230 Newbury St., Newbury, Mass.
COSENTINI ASSOCIATES
Mechanical and Electrical Consultant
100 State St., Cambridge, Mass.



17) ADD THE ELEVATION
TO THE WALL
AS SHOWN IN THE
SECTION AND WINDOW OPENING
SECTION



18) ADD THE ELEVATION
TO THE WALL
AS SHOWN IN THE
SECTION AND WINDOW OPENING
SECTION

3. 91 Lafayette Street (Front Façade Windows)

ADMINISTRATIVE APPROVAL FORM

HISTORIC DISTRICT COMMISSION



Building Permit #: _____

Property Address: 91 LAFAYETTE RD.

Map/Lot: 151-11

Zoning District: GRA

Applicant/ Owner: T. MILIHOWSKI

Applicant's Representative T. EMMERSON

Contact Info: _____

Proposed Project:

MODIFY FRONT FACADE TO ADDRESS
EGRESS WINDOW DESIGN - 4 OPTIONS

Comments:

1. LEAVE AS CONSTRUCTED (NO CHANGE)
2. ADD WIDER CASING OR TRIM ON LOWER WINDOW
3. ADD SILLIERS TO EXISTING WINDOWS
4. REPLACE LOWER WINDOWS* WITH SAME WINDOW SIZE AS EGRESS WINDOW.

Exemption Reference: 10.633.30 *ALREADY A REPLACEMENT WINDOWS.

Decision: Grant Deny Defer to HDC for Determination

Local Code Official: [Signature]

Date: 5.10.16

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9 May 2016

Dear Members of the Portsmouth Historic District Commission,

Following are our responses to continuing HDC concern over the as built condition of the dormers on the front of 91 Lafayette Road. Our preference continues to be to keep the current situation intact and we feel the first few photos will prove our point, but we offer potential options in order to continue the dialog and express our willingness to bring closure to this issue.

Thomas Battcock-Emerson
Principal, studioB-E

Malinowski Residence - HDC Compliance Review & Options:

91 Lafayette Road, Portsmouth, NH

Sheet I:

Photo of the current as-built condition taken from the front yard of the neighbor across Middle Street. We feel the new dormers offer a subtle differentiation from the century old existing structure allowing for a proper reading of the buildings' history while still maintaining the historic character of the home.

Sheet II:

Photo referenced as Precedent during the initial HDC review and discussed at that time, showing an HDC approved renovation to an almost identical house located in the heart of the South End. Note the difference between the ability to read the history evident in the work at 91 Lafayette and it's generally more pleasing proportions despite being located in a less historically intact and significantly less visible area of the Historic District.

Sheet III:

Photo of the central bay of the building. Note that the arched windows on the second floor of the bay as well as the dissimilar sized windows on the first floor are visible from almost any angle other than straight on and draw the eye away from most other areas of the facade.

Sheet IV:

Photos of the streetscape approaching 91 Lafayette Road. The building is virtually invisible from both the northern and southern roadway approaches most of the year. On foot, the building is only visible from the public sidewalk directly in front of the building. From any angle of approach, the central bay is the first portion of front of the building that is visible to the viewer.



Proposed vs. As-Built:

The left and side of the elevation is drawn the way the elevation was indicated on the HDC approved drawings. The right hand side of the elevation is shown as-built. The more ornate center bay, the elevations' defining feature, has been omitted so as to focus attention on the dormers & flanking windows. Were it included, it would draw the eye away from the simple new dormers. In either case, the difference between the lower & upper windows is subtle.

Option One:

The existing trim around the lower windows would be removed and wider trim, set to align with the upper window trim would be installed. The window head trim would be removed and deeper trim installed. Obviously this would require the removal of extant historic material.

Option Two:

Elevation showing shutters applied to the lower window. While the window may very well have had shutters originally, installing them does not solve what appears to be the fundamental concern of the HDC.

Option Three:

Elevation indicating removal of the lower window and installation of a window the same dimension as the upper window. This, too, would require the removal of historic material, both inside & outside the house, but would seem to solve the fundamental issue, that the windows do not perfectly align in both size & location.

Note that we have not proposed removing or replacing the upper window in the dormer. We do not feel life safety conditions would allow for anything other than a fully code compliant egress window and the only way to achieve that would be with a casement window. While the casement might appear to match the lower double hung window when closed, the fact that this house does not have central air conditioning will mean that the window will be open for significant periods of time during pleasant weather, making the inauthenticity of the arrangement visible. Additionally, removal & replacement of the upper window would leave the homeowner with two surplus windows and require disturbing areas of the home currently occupied by his children. Given that the home was not part of the Historic District when the current owners purchased the property, we feel that compelling them to alter a portion of the finished project that does not affect the the character or historic integrity of either the structure or the Historic District is an undue hardship.



I AS-BUILT



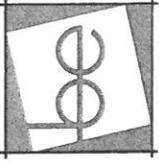
II PRECIDENT



III CENTER BAY



IV APPROACHES



studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E@comcast.net

**MALINOWSKI
RESIDENCE**

9 LAFAYETTE ROAD
PORTSMOUTH, NH

ELEVATION

PROPOSED

VS.

AS-BUILT



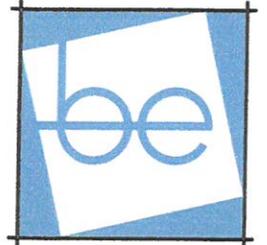
AS PROPOSED

AS BUILT

FRONT ELEVATION

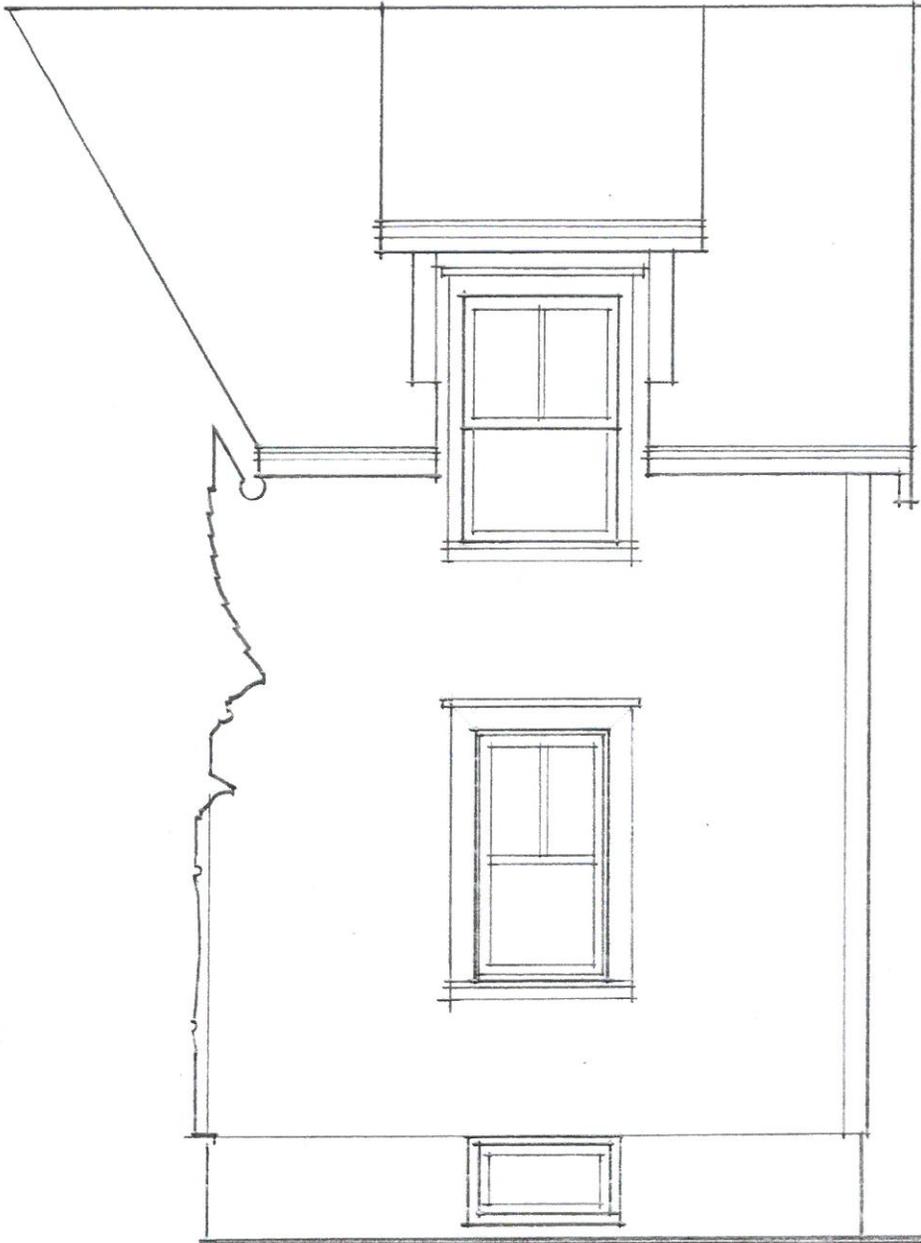
1/4" = 1'-0"

A



studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E@Comcast.net



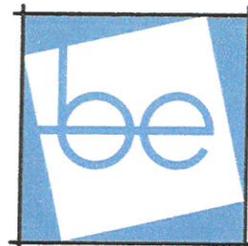
① OPTION ONE - INCREASED TRIM SIZE
1/4" = 1'-0"

**MALINOWSKI
RESIDENCE**

91 LAFAYETTE ROAD
PORTSMOUTH, NH

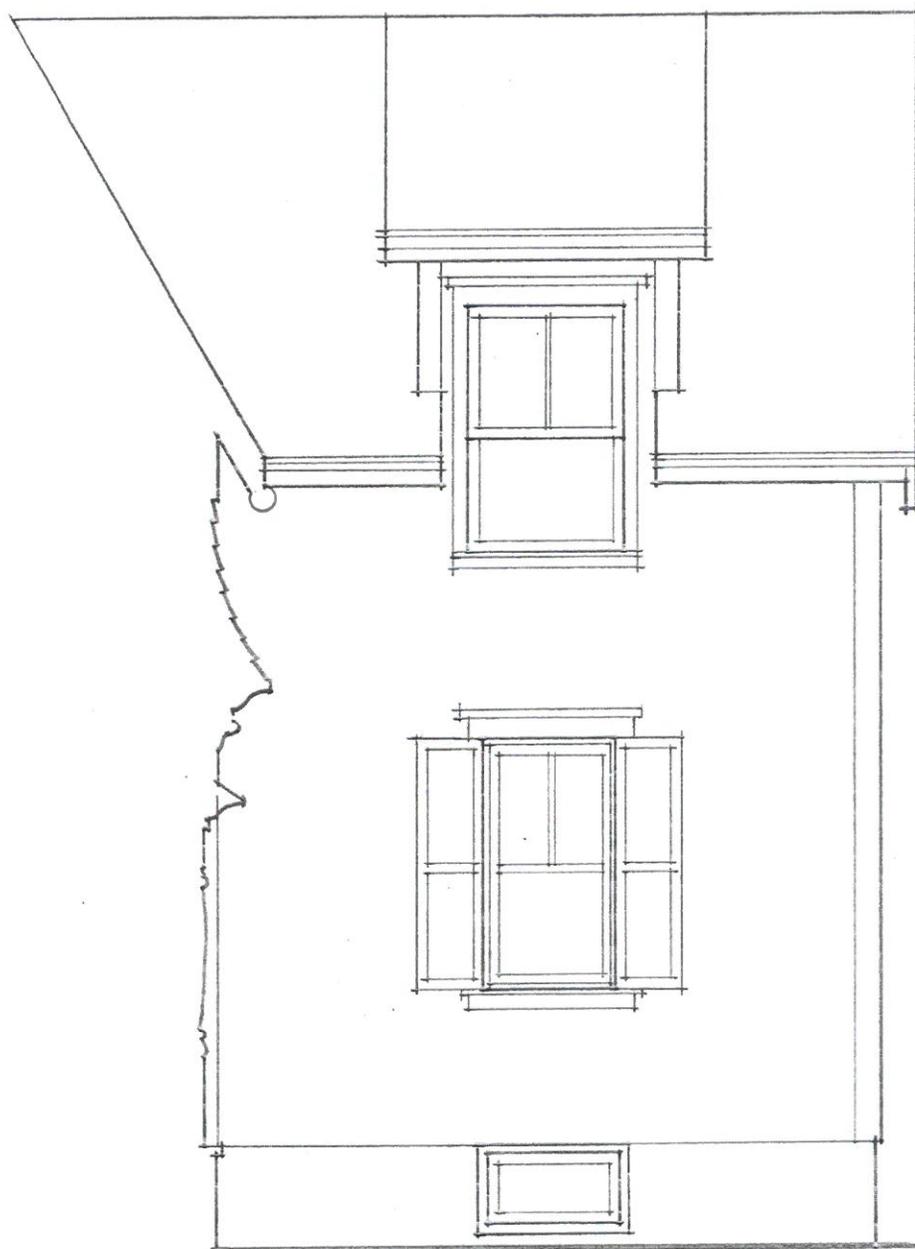
ELEVATION

OPTION 1



studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E@Comcast.net



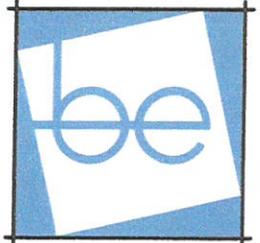
② OPTION 2 - SHUTTERS
1/4" = 1'-0"

**MALINOWSKI
RESIDENCE**

91 LAFAYETTE ROAD
PORTSMOUTH, NH

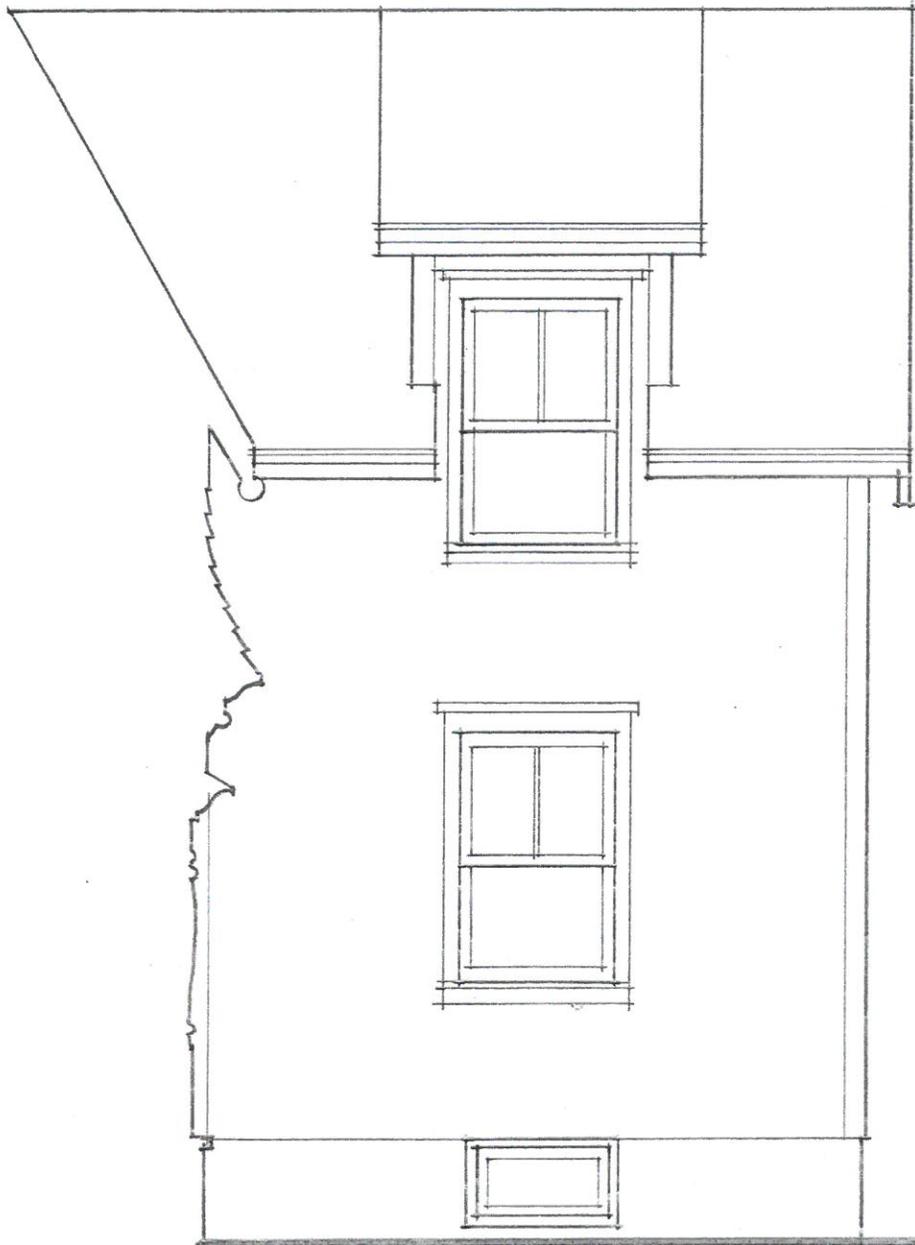
ELEVATION

OPTION 2



studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E@Comcast.net



3 OPTION 3 - EXPANDED LOWER WINDOW
1/4" = 1'-0"

**MALINOWSKI
RESIDENCE**

91 LAFAYETTE ROAD
PORTSMOUTH, NH

ELEVATION

OPTION 3

To members of the HDC:

5/4/16

I am a renovation and building contractor in the seacoast area. I have resided in Portsmouth for over 30 years. I recently completed the project at 91 Lafayette Road that happens to have been zoned in the Historic District.

As usual once the project is completed the required inspections by the Building inspector, Electrical inspector and Mechanical inspector were all scheduled and completed and passed with no problem and in fact some compliments on a job well done. I have been notified now that a Certificate of Occupancy has been withheld due to the HDC compliance officer and planning department finding discrepancies with what was completed and what was approved by the HDC.

During the latest meeting of the HDC a discussion centered on the new upper front windows being larger than the lower existing windows and that this is not depicted correctly on the approved plans. The upper windows are a total of 6" larger than the lower ones. The reason these are larger is because they are the minimum egress size, which was the reason they were originally proposed to be installed. That is to provide better safety to an existing condition.

When this project was reviewed and approved the discussion centered around the dormers and why they were being added. After the discussion the project was approved with the accompanying elevations and an ACCEPTED window Schedule clearly showing the size of the NEW EGRESS window, which was the one, actually installed. As you look thru the elevations and construction plans there is NO specification anywhere on the plan for the size of the window other than the window schedule, nor is there any reference to the new window being "required" by the HDC to match the size of the lower window.

This is clearly two oversights. One being by the architect who drew the lower window depicting it as a larger standard window when it is in fact a Vinyl Replacement window (not historically correct I might add) and has an additional 2 ½" of vinyl trim on each side of the glazing so that it actually projects smaller than the old window size exacerbating the difference with the upper one. And the second oversight is by the HDC who failed to flag, reference, or even state as condition of approval (as some members of the board stated in this most recent meeting NOW) that in effect THAT was the reason they approved the dormers in the first place! If that was the case why was that not a condition of approval?

No where on the approved plans does it require the two windows be the same size or state that the outside lines of the lower and upper windows must line up to keep the integrity of the historical nature of the house! Nor does it state anywhere that that was a requirement of approval. The only place that states anything concrete about the size of the window is in the ACCEPTED WINDOW SCHEDULE The floor plan only shows that the centerline of the upper and lower windows line up. Again the only approved reference to size of window is the window schedule.

How can the board in good conscience ask the contractor and homeowner, at their expense, change what was installed properly per the building code, and window schedule

and plans? As Mr. Cracknell explained in the meeting, any discrepancies with the plans should be brought up before making changes, and in going forward, if I decide to continue to work in Portsmouth I now know a procedure to do so, however in this case, me as the contractor did not see it as a change! I installed the window as per the accepted window schedule size.

I understand the board's reluctance in accepting the windows as installed, however in fairness to the homeowner and the contractor, reason should take hold to accept the windows as they are. In this case it was a series of errors and breakdown in communication that caused the discrepancy and can be avoided in the future. As Mr. Wyckoff eloquently stated, this house is on the outskirts of what is technically the "historic district" but also in an area that is surrounded by a multitude of 50's, 60's and 70's style homes, which also should temper the requirements somewhat. This is in no way a means to downplay the importance of the HDC and what is required to maintain our city as a historic town. However in this case, due to the circumstances, reason should prevail. The size difference may seem a large issue to the board and is depicted slightly incorrectly, but in reality, there is no right or wrong in architecture, only perception of what some people view as correct. In this case, the only ones that would even venture to say that this is incorrect are some members of the HDC board that would hold up a drawing across the street from the house to compare.

Dan Rowling mentioned in the last meeting that the HDC can't set a precedent, I disagree. I think we should set a precedent of cooperation, and reasonableness, and also set a precedent of using this as a means to do our due diligence in making sure that any intent or requirement that is discussed or brought up in the approval meetings or process be conveyed to the contractor. Maybe, as Mr. Cracknell suggested, thru a pre construction meeting to review what is important, intended, implied and what are key issues for the construction phase so that there is less misunderstanding.

In closing I would add that the HDC be cognizant of the problems and difficulties of building in not only Portsmouth but also the historic district of Portsmouth. There recently is quite a bit of reluctance on the part of contractors to work in this town due to conflicts with the inspection department and the HDC. Reason as well as context and perspective must be considered in this case.

The delay in the final approval of this matter is becoming a hardship on me financially and if we cannot improve the process going forward to eliminate these problems with out undue strain on the contractors, there will not be many that will work here.

Please let us address these concerns so that any future projects can be completed without large delays, conflicts or hardships.

Yours Truly
Steve Entenmann
EJS Construction,LLC

4. 114 Mechanic Street (Siding and Windows)

ADMINISTRATIVE APPROVAL FORM

HISTORIC DISTRICT COMMISSION



Building Permit #: _____

Property Address: 114 MECHANIC ST.

Map/Lot: 103-24

Zoning District: GRB

Applicant/ Owner: CLAYTON EMERY

Applicant's Representative _____

Contact Info: 202 361 5214

Proposed Project: ^{PART} 1. MODIFY WINDOW CASINGS & TRIM
PART 2. REPLACE WOOD CLAPBOARD SIDING WITH
WOOD SHINGLES

Comments:

SEE EXAMPLE IMAGES & ATTACHED PHOTOS

Exemption Reference: 10.633.30

Decision: Grant Deny Defer to HDC for Determination

Local Code Official: _____

Date: 5.9.16

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Nicholas J. Cracknell

From: Clayton Emery <claytonemery@comcast.net>
Sent: Monday, May 09, 2016 2:19 PM
To: Nicholas J. Cracknell
Cc: Joseph Almeida (jalmeidanh@gmail.com); William Gladhill
Subject: Re: 114 Mechanic Street change to Colonial window casings
Attachments: 114 Colonial casing.JPG; 210 Gates.JPG; ATT00001.txt; Materials.JPG; SB 1.JPG; SB 2.JPG; SB 3.JPG; SB 4.JPG; SB 5.JPG; ATT00002.txt

Nick, et al,

Here's the proposal. The ONLY change is the current flat no-style boards will be replaced with Colonial casing made of two pine pieces.

The window keeps the crown molding cap, the same size/dimensions, and the same profile.

Attached are pics of the proposed change, the two pieces of casing and molding, my neighbor at 210 Gates, and five pictures of crown-capped windows from Strawberry Banke, all identical.

It's a tiny change but makes for a much nicer appearance, and matches the neighborhood.

See pics.

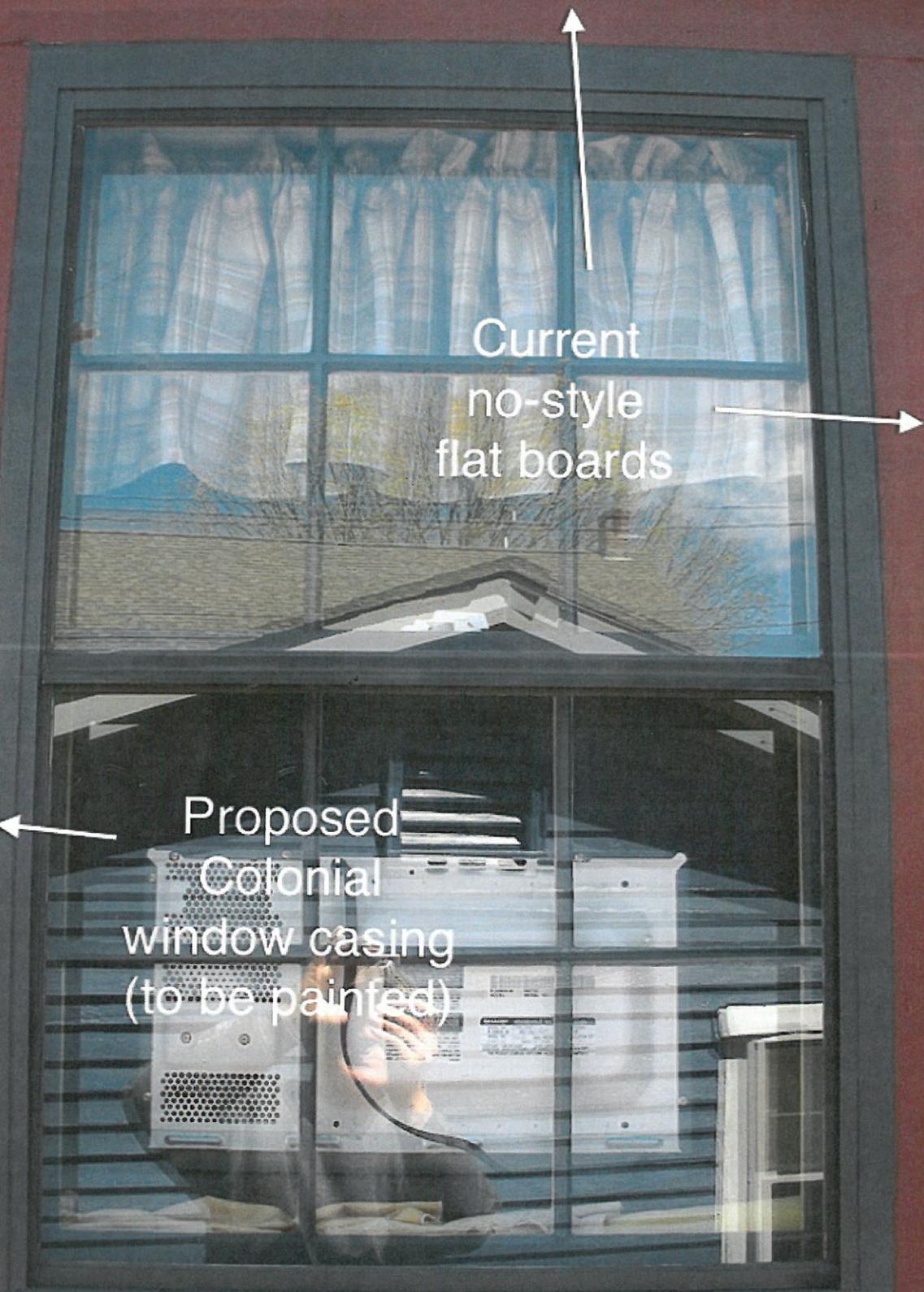
Clayton Emery
114 Mechanic Street
202 361-5214

PART 1

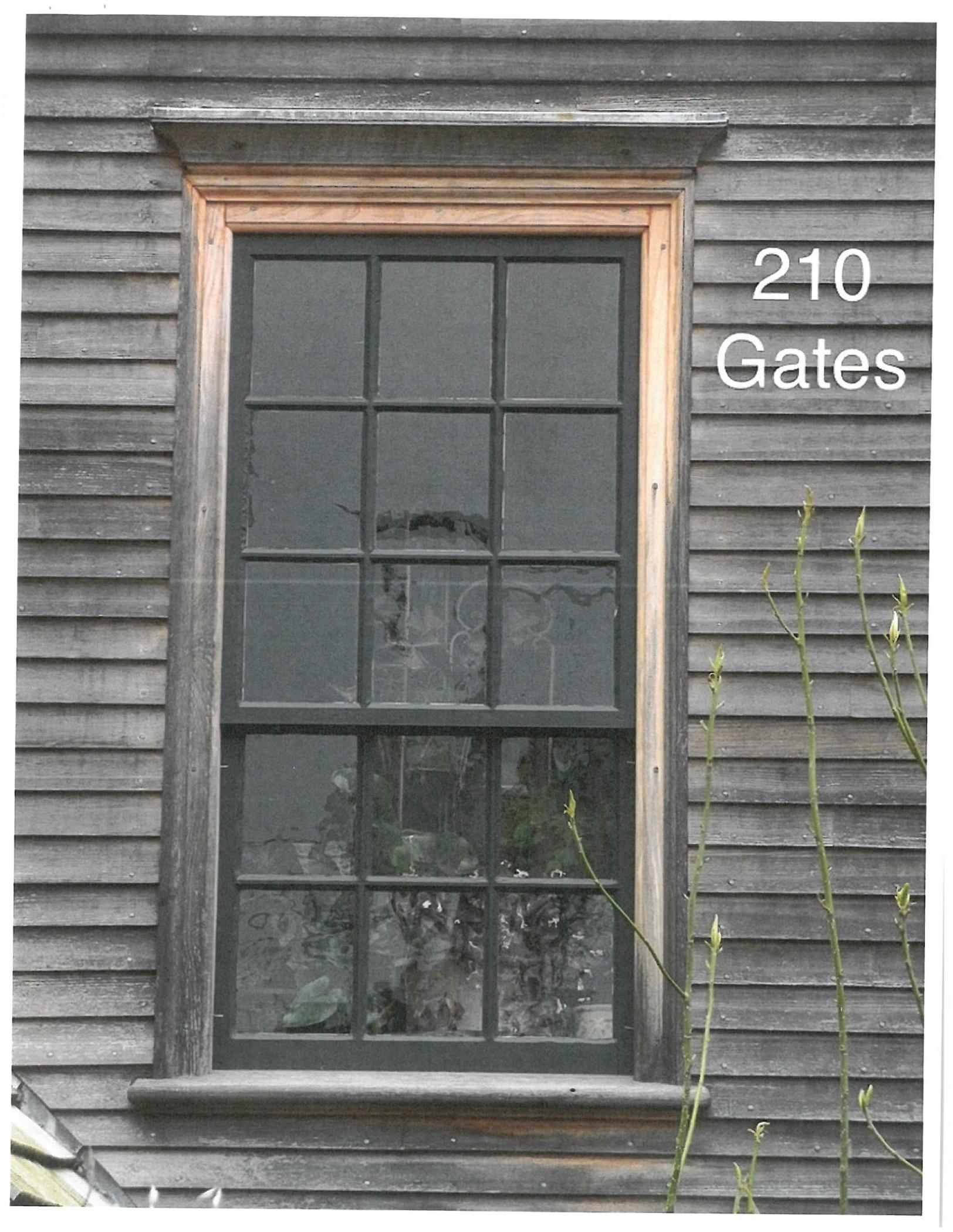
Proposed for all 114 Mechanic St windows

Current
no-style
flat boards

Proposed
Colonial
window casing
(to be painted)



Window retains same size and profile



210
Gates

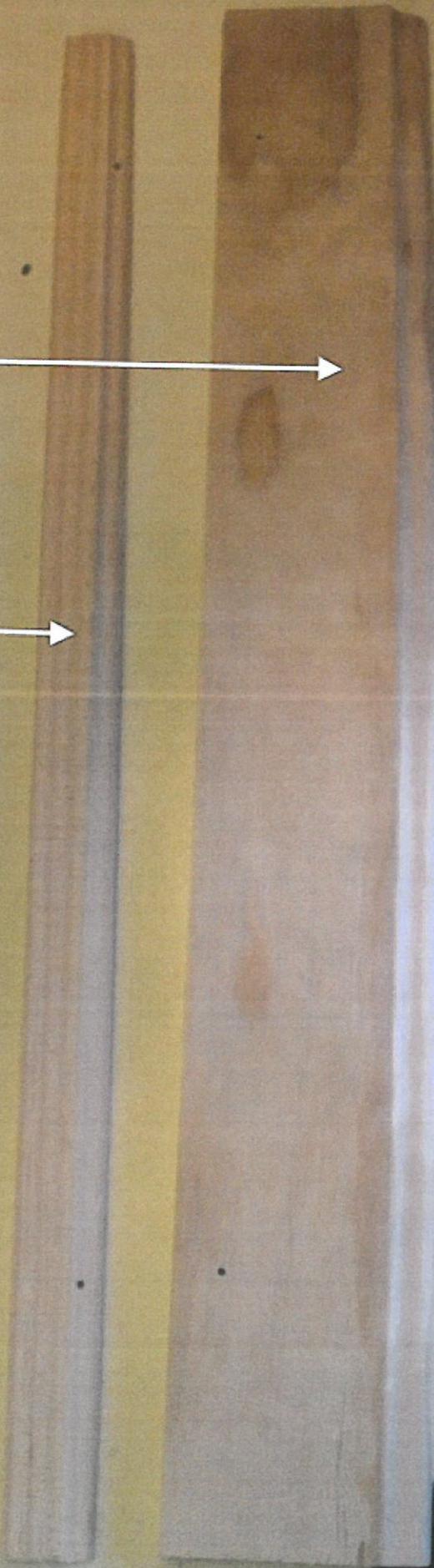
Standard
pine window casing
with scotia edge



Pine "stop" molding
with scotia edge



Both are standards
available at Home
Depot



Strawbery
Banke



Strawbery
Banke



Strawbery Banke



Strawbery Banke



Strawbery Banke



Nicholas J. Cracknell

From: Clayton Emery <claytonemery@comcast.net>
Sent: Tuesday, May 10, 2016 8:55 AM
To: Nicholas J. Cracknell
Cc: Joseph Almeida (jalmeidanh@gmail.com); William Gladhill; Susan Therriault
Subject: Re: 114 Mechanic Street change clapboards to shingles

Nick, et al,

I'd like permission to change the clapboards on the sides and back of my house to cedar shingles.

These would be SBC rebutted/resquared 5" clears, the expensive top-of-the-line shingles.

This change follows the philosophy of "fancy in front, plain on the sides", which is already in place on my house. The front foundation is brick, but the sides are stone. Continuing upwards, the front should have painted clapboards (same as now) but shingles on the sides.

This is both traditional, Colonial, and very New England, especially on the waterfront. Further, it fits my home, which has a more primitive homey look.

There are four houses within a stone's throw with clapboards on front and shingles on the side. See the pic.

To be fair, I did discuss this with Nick last winter, and he said the change needed HDC approval. But between ordering scaffolding and supplies and doing research and figuring out how the hell I was going to pull this off, it slipped my mind. Further, I was in a hurry to get that wall fixed, because that last nor'easter we had where the rain went sideways came all the way through the walls and ruined the plaster on two floors.

I did spell it out in detail in the Building Permit, which was approved, but the HDC doesn't review permits, I've learned.

I apologize for the lapse.

I hope you can approve this change - shingles for clapboards on the sides and back - and advise accordingly.

Thanks,

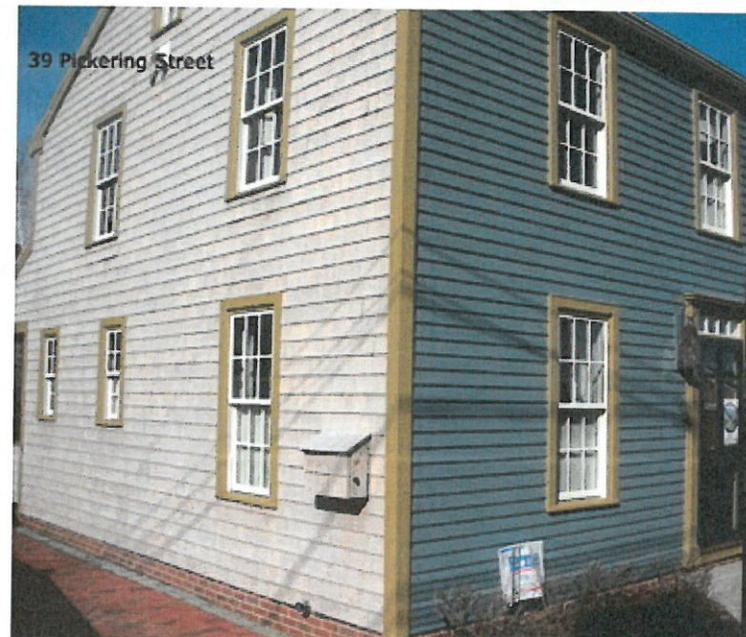
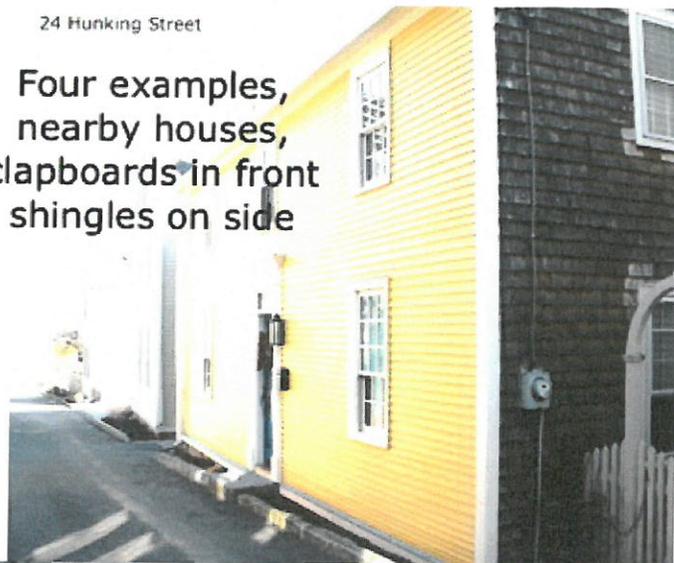
Clayton Emery
114 Mechanic Street
202 361-5214



17 Pickering Street

24 Hunking Street

Four examples,
nearby houses,
clapboards in front
shingles on side



39 Pickering Street

90 Gates Street



5. 428 Pleasant Street (Chimney)

ADMINISTRATIVE APPROVAL FORM

HISTORIC DISTRICT COMMISSION



Building Permit #: _____

Property Address: 428 PLEASANT ST.

Map/Lot: 102-55

Zoning District: GIRB

Applicant/ Owner: GERRY DUFFY

Applicant's Representative J. BREWITT

Contact Info: 603 498 6690

Proposed Project:

REPLACE CHIMNEY

Comments:

EXISTING HISTORIC BRICK NEEDS REPLACEMENT
& APPLICANT PROPOSES TO USE A RESTORATION
BRICK. (SEE SAMPLE)
- BRICK MATCHES COLOR & SIZE

Exemption Reference: 10.633.30

Decision: Grant Deny Defer to HDC for Determination

Local Code Official: [Signature]

Date: 5.10.16

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Nicholas J. Cracknell

From: Jay Prewitt <jayprewitt@comcast.net>
Sent: Tuesday, May 10, 2016 11:00 AM
To: Nicholas J. Cracknell
Subject: 428 Pleasant St.

Nick,

We have recently tried to make some repairs to the chimney at 428 Pleasant st and found that the failure rate of the existing brick that the city required us to use during our renovations 2 years ago is very high. This being the situation, I would like to replace the chimney above the roof line with a new Restoration Red water struck brick of which I have supplied a sample. I have supplied you with the mortar mix details and the grout line would be 3/8" to match the existing. Please let me know if you have any further questions.

Regards,
Jay Prewitt
603-498-6690

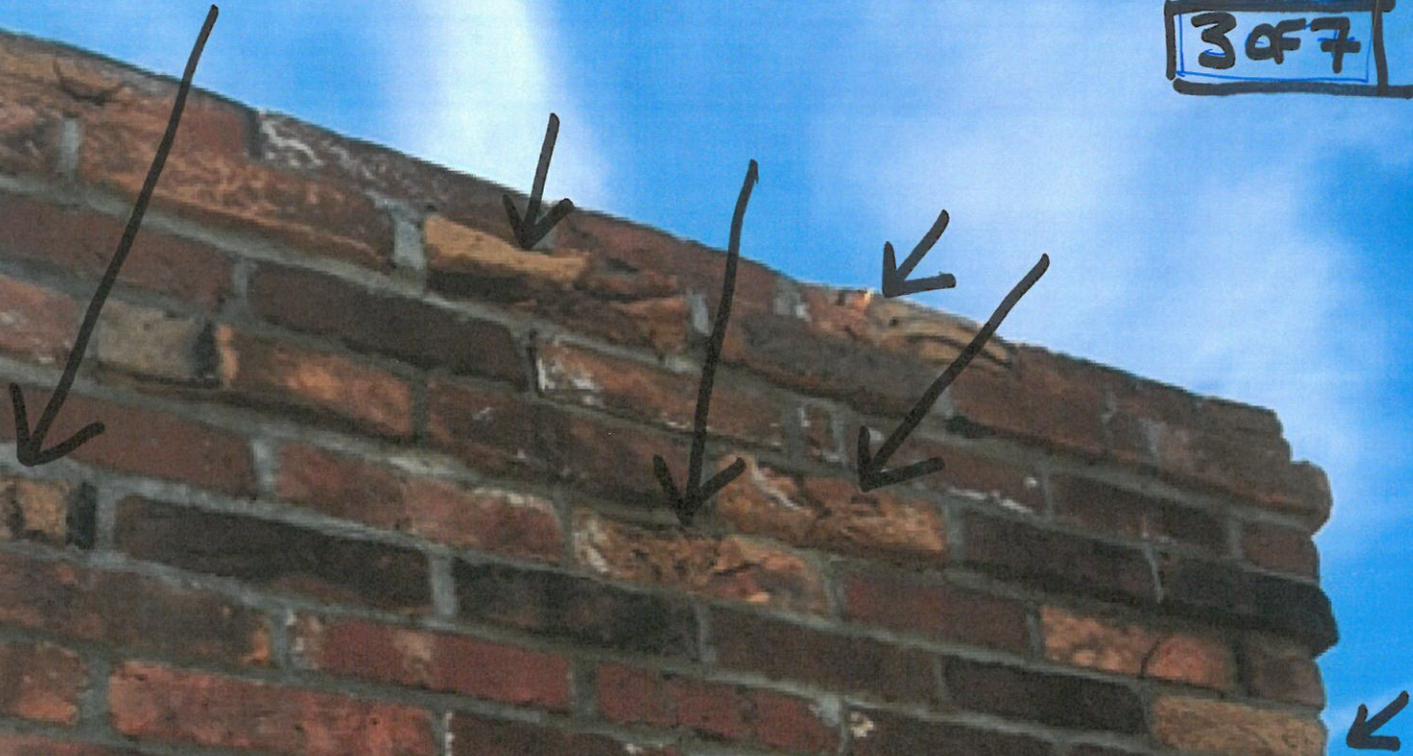
Regards,
Jay Prewitt
603-498-6690

2017



EXISTING CHIMNEY SHOWING FAILURES

3 of 7



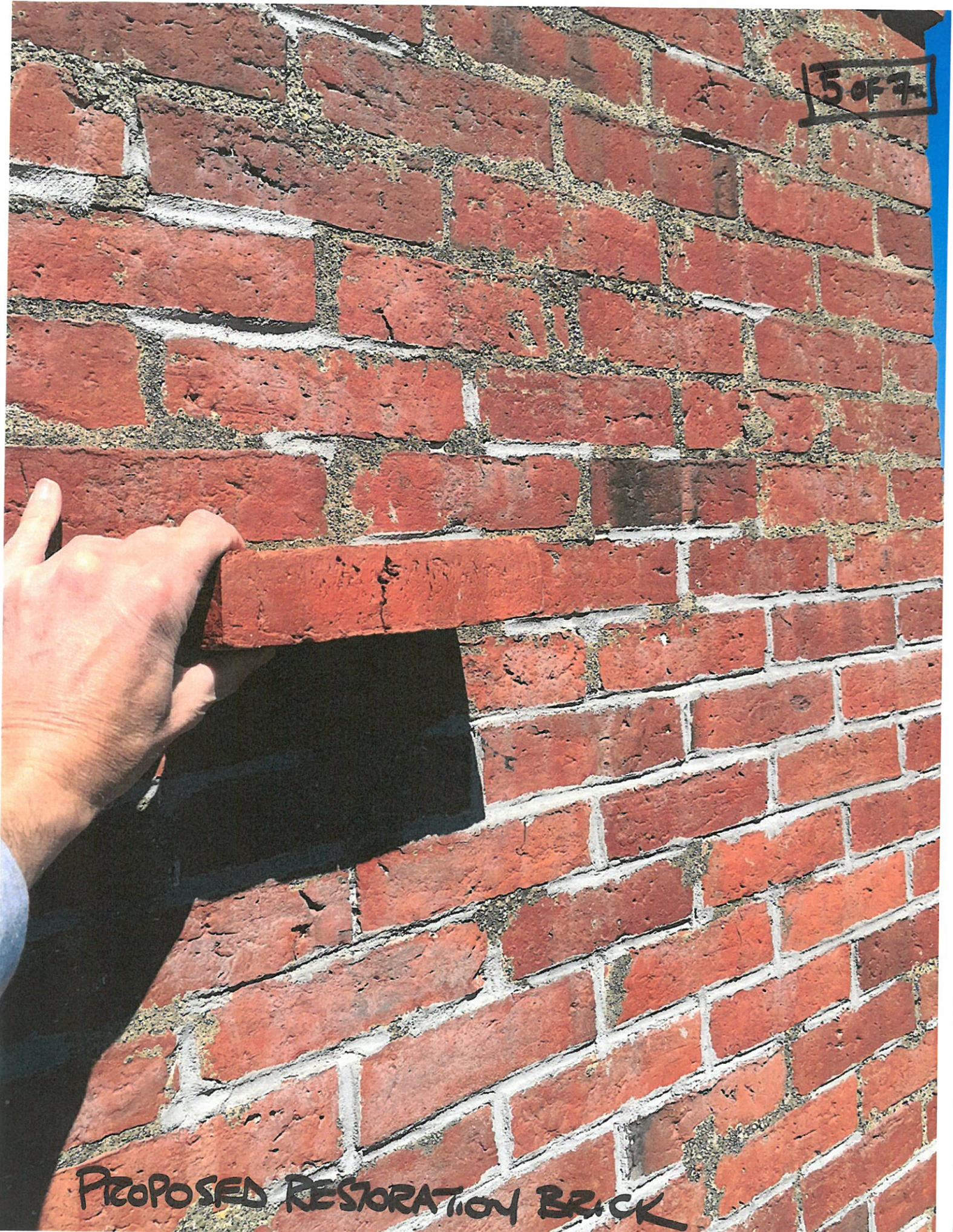
EXISTING CHIMNEY SHOWING FAILURES

4 of 7



EXISTING ABUTTING CHIMNEY

5 of 7



PROPOSED RESTORATION BRICK

16 of 7

5 of 7

TYPE S MORTAR MIX

ProMasonry Type S Mortar Mix exceeds the requirements of ASTM C387 and ASTM C270 for compressive strengths when used as directed.

SUGGESTED USES

- For laying brick, block and stone, or pointing, plastering and stuccoing.

PREPARATION

- Remove all loose and/or deteriorated material as well as any surface contaminants such as oil, paint, grease, etc.

MIXING

- Empty the contents of the bag into a clean wheelbarrow, mortar box, mechanical mixer or other mixing vessel.
- Form a crater with a shovel or hoe in the center of the dry mix. Mix sufficient water to achieve desired workability.
- **For hand mixing** – Blend dry mix with a shovel or hoe from the outer edges working the material towards the center. Continue mixing until all free water is used and all the aggregate is uniformly coated with cement.
- **For mechanical mixing** – Mix the material for three minutes.

FINISHING

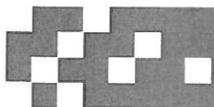
- Joints can be finished when material has begun to set and the surface has a thumbprint hard consistency.
- Mortar joints can be finished with a jointing tool.

CURING

- Protect from direct sunlight, wind, rain and frost during the curing period.

CLEAN UP

- Clean tools and equipment with water immediately after use.
- Cured material will need to be mechanically removed.



A Division of
Conproco Corporation

PROMASONRY®
PROFESSIONAL QUALITY CEMENT PRODUCTS

PROPOSED MORTAR



TYPE S MORTAR MIX

TECHNICAL DATA

| | | |
|--------------------------------|---------------------------|-------------|
| Physical state and appearance | Dry powder with aggregate | |
| Base | Masonry cement | |
| pH | Wet mix | > 12 |
| Aggregate type | Mortar Sand | |
| Compressive Strength @ 28 days | > 1800 psi | |
| Flow | ASTM C230 | 110% +/- 5% |

YIELD

- One 80 lb (36.3 kg) bag will lay up to 65 standard bricks and 26 standard blocks.

CAUTION

- May cause eye and skin irritation.

HEALTH AND SAFETY

- Product is alkaline.
- Do not ingest.
- Avoid breathing dust.
- Avoid contact with skin and eyes.
- Refer to Material Safety Data Sheet (MSDS) for additional information.
- Keep out of reach of children.

FIRST AID

- In case of skin contact, wash thoroughly with soap and water.
- For eye contact, flush immediately with a high volume of water for at least 15 minutes and contact a medical professional.
- For respiratory problems remove person to fresh air.

DISPOSAL

- Dispose of material in accordance with local, state or federal regulations.

MANUFACTURER'S LIMITED WARRANTY

Conproco Corp. warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current technical data sheet if used as directed within shelf life. User determines suitability of product for use and assumes all risks. Buyer's sole remedy shall be limited to the purchase price or replacement of product exclusive of labor or cost of labor. July 2010
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PROMASONRY®

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