City of Portsmouth Historical District Commission

RE: 202 Court St Request for public hearing

Dear Members of the Historical District Commission,

Please see the attached request for public hearing for the October 2nd meeting for 202 Court St and attached plans, and specification description.

We appreciate the opportunity we have had for discussion related to this property so far and have worked to incorporate all the ideas and feedback we have received from the board.

Thank you,

Matt Silva
Profile Homes of NH
Attached is the description for these documents which relative to the exterior improvements which include:

- New Widows
- Solar Panels
- New siding/trim
- New Garage Doors
- Railings of the building
- New Front Façade
- Fencing for shielding of the utilities and disposal areas

Introduction:
The property is located in the CD4-L1 zoning district within downtown. It is commonly known as the Wright Baker Auto Garage for the last 90 years, but for many others, the original Portsmouth Fire station prior to the current Portsmouth fire station built in 1920.

The proposed improvements to the site consist of converting the building from an existing auto mechanic garage with approved residential living above and into a 3 family condominium. Upon complete review of the plans in order to work within the restrictions of the variance relief we have received we are working to begin construction with improvement to revive the history of this structure.

SPECIFICATIONS:

**Windows:** The existing widows of the structure have been damaged or left without repair. While original to the building these windows do not appear to hold a significant amount of character to the details of the building. The tradition aspects of wavy glass seen from this time period are not available for these.

With the advice of the board our company has elected to purchase Green Mountain Windows for these historical character aspects and details throughout the building and rebuild the windows with full size trim and sills as seen in the original time period of the building.

**Solar Panels:** Our company has a long standing history of energy efficient improvements to historical and new construction buildings. In the method of the energy efficiency improvements to the air sealing and added insulation to the building we are seeking to allow owners of the building the rights to install solar panels on the southern side of the building. All panels will be a “full black Panel” with not aluminum edging shown.

**Siding:** The original wood siding of the building has been covered over with a aluminum siding which is in complete disrepair. We have elected to strip all layers of siding off the building. Installed a weather air barrier (WRB) against new sheathing of the building. Provide ar added layer of exterior insulation and install new wood Clapboards to be painted on the structure.

Trim details will be done in wood to match the existing or original on the structure and from the
historical photo’s made available.

**Garage Doors:** The existing garage doors will be replaced with new garage doors similar to the fire station located next door. Above the doors we will locate the names of the previous fire equipment on the front of the building and above the rear unit garage doors. These include The Kearsarge, The Sampson and The Dearborn.

Lighting on the exterior of the building will be located above these doors and traditional to the age of the structure.

**Front Façade and Shielding:**
We will be removing the brick façade on the building now and re-establishing the original look of the building with an enhanced corner board.

The utility shielding will be natural wood custom fencing.

**Metal Railings** will be standard all black posts and top rail.

Please note all photo’s attached for representation and discussion.

Thank you,

Matt Silve
Profile Homes