

City of Portsmouth
Historic District Commission & Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

April 3, 2019

250 MARKET STREET, SHERATON CONDOMINIUM UNIT 376
HDC APPLICATION FOR APPROVAL

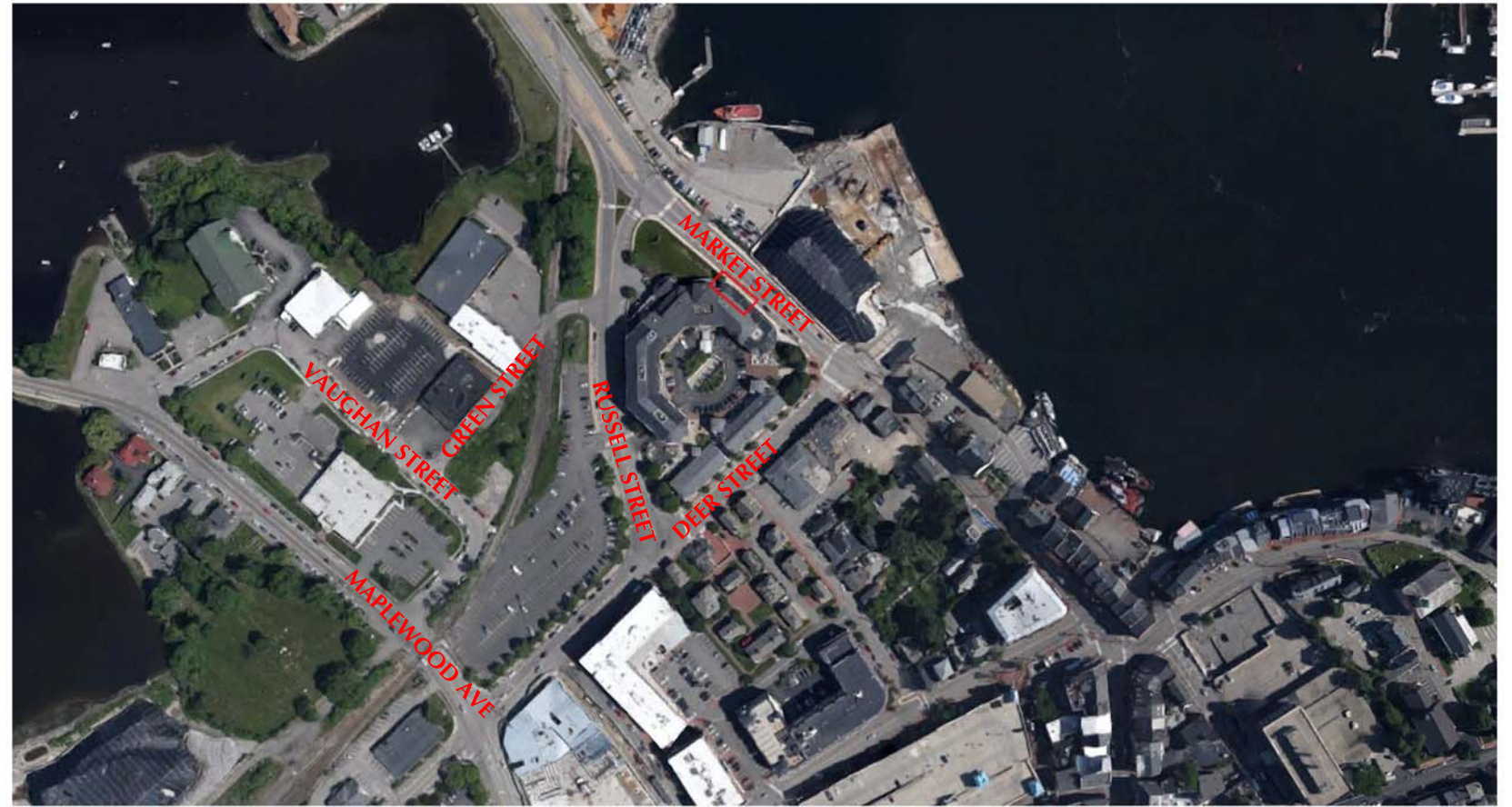
We respectfully submit this application for approval for dormer and window modifications at this existing private residential unit within the Sheraton.

Proposed in this application are three options for you to review and advise on the most appropriate selection.

These three options add diversity and character to the existing repetitive dormer and window patterns along the Sheraton Hotel. We at CJ Architects believe this project provides an opportunity to add variation to the 1980s facade pattern of identical double hung windows. As seen throughout the downtown area of Portsmouth, dormers have historically maintained a high level of individual characteristics that add depth, interest and variation to the overall image of a building.

Please refer to the attached drawings for more information on these proposed modifications.

Thank you for your consideration.



SHERATON CONDO #376
PORTSMOUTH, NEW HAMPSHIRE

COMMENTARY, SITE MAP AND IMAGE

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1.0



VIEW FROM RUSSELL STREET



VIEW FROM RUSSELL STREET



VIEW FROM SHERATON COURTYARD



VIEW FROM SHERATON COURTYARD

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PORTSMOUTH, NEW HAMPSHIRE

CONTEXT IMAGES

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2.0



EXISTING

INFILL EXISTING
DORMER WITH NEW
SIDING AND TRIM
TO MATCH
EXISTING BUILDING
SIDING AND TRIM.



PROPOSED

THIS INFILL CURRENTLY EXISTS IN OTHER DORMER LOCATIONS ON THE SHERATON, (SEE 2.0). THIS DETAIL PROVIDES FOR BETTER SNOW AND ICE MANAGEMENT AS WELL AS A SUPERIOR WATERPROOFING ASSEMBLY.

SHERATON CONDO #376
PORTSMOUTH, NEW HAMPSHIRE

EXISTING AND PROPOSED
DORMER MODIFICATIONS
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3.0



EXISTING



CONTEXT IMAGE WITH PROPOSED WINDOWS

WINDOWS TO BE REPLACED WITH
ANDERSEN AWNING WINDOWS



PROPOSED

SCREENS TO
BE REMOVED

SHERATON CONDO #376
PORTSMOUTH, NEW HAMPSHIRE

EXISTING AND PROPOSED WINDOW OPTION A

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4.0



EXISTING



CONTEXT IMAGE WITH PROPOSED WINDOWS

WINDOWS TO BE REPLACED WITH
ANDERSEN AWNING WINDOWS



PROPOSED

SCREENS TO
BE REMOVED

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PORTSMOUTH, NEW HAMPSHIRE

EXISTING AND PROPOSED WINDOW OPTION B

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5.0



EXISTING



CONTEXT IMAGE WITH PROPOSED WINDOWS



PROPOSED

EXISTING WINDOWS TO BE REPLACED WITH ANDERSEN AWNING WINDOW UNITS

SCREENS TO BE REMOVED

SHERATON CONDO #376
PORTSMOUTH, NEW HAMPSHIRE

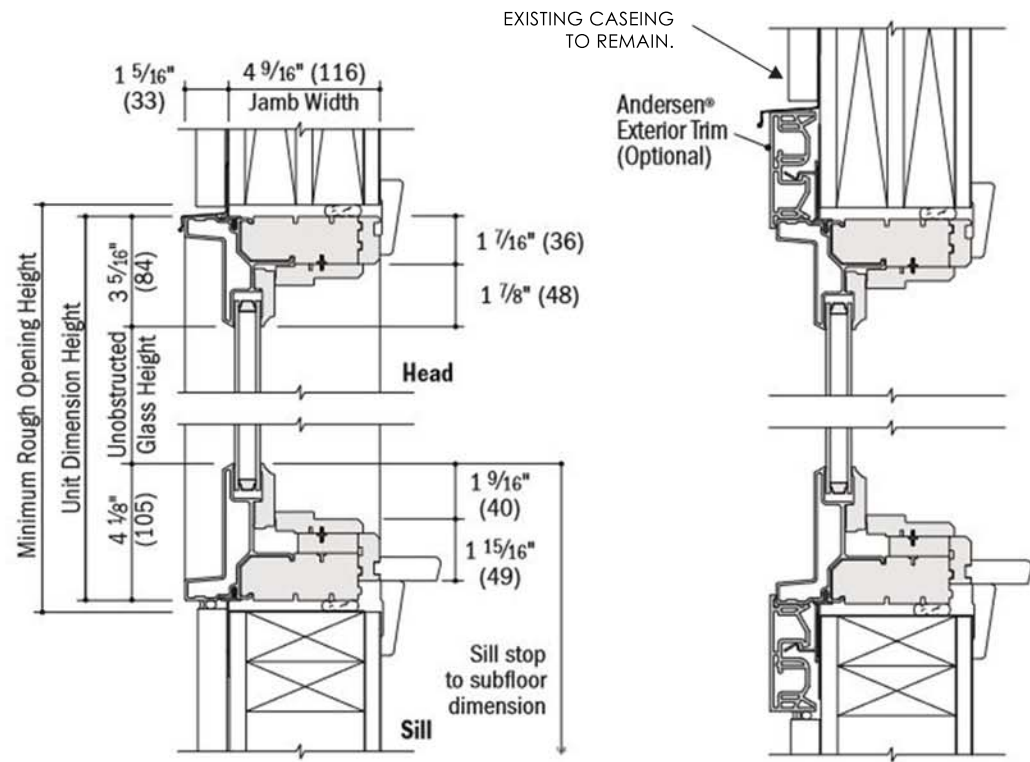
EXISTING AND PROPOSED WINDOW OPTION C

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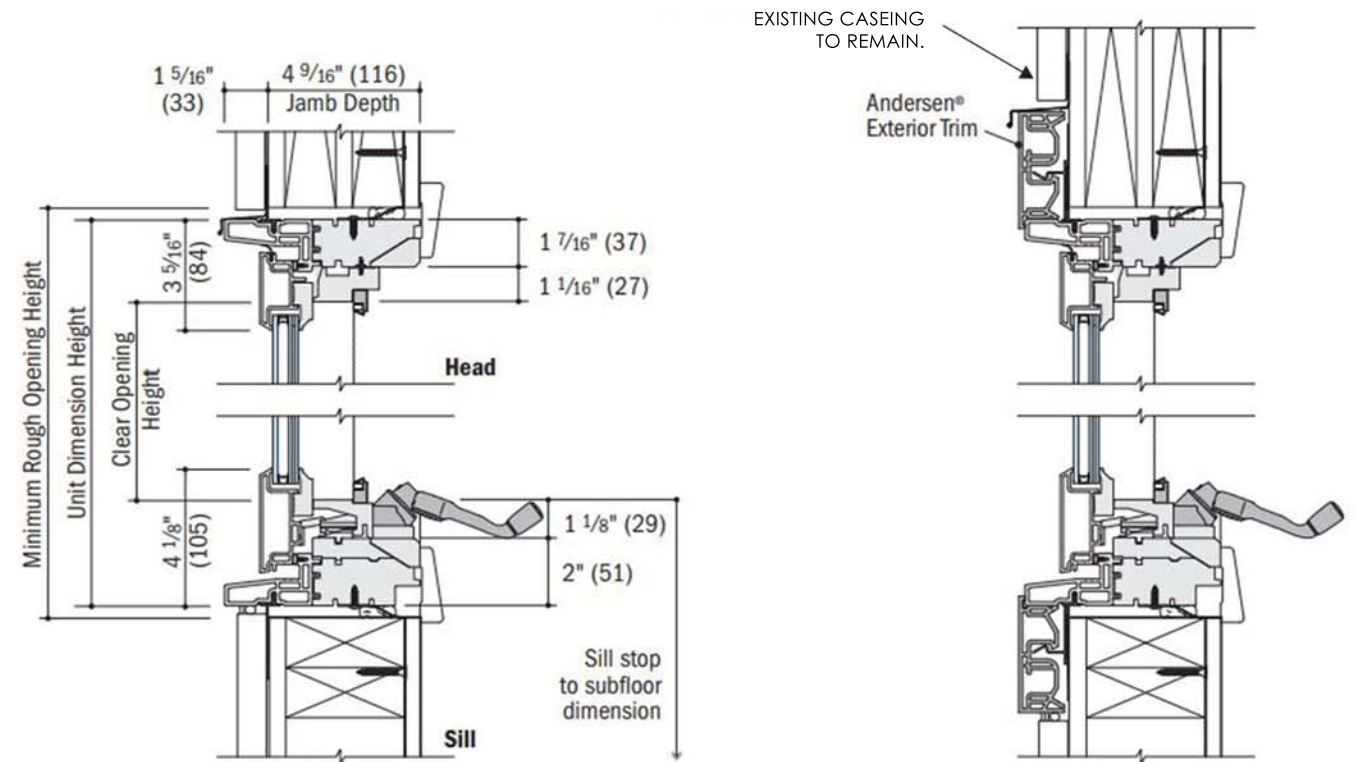


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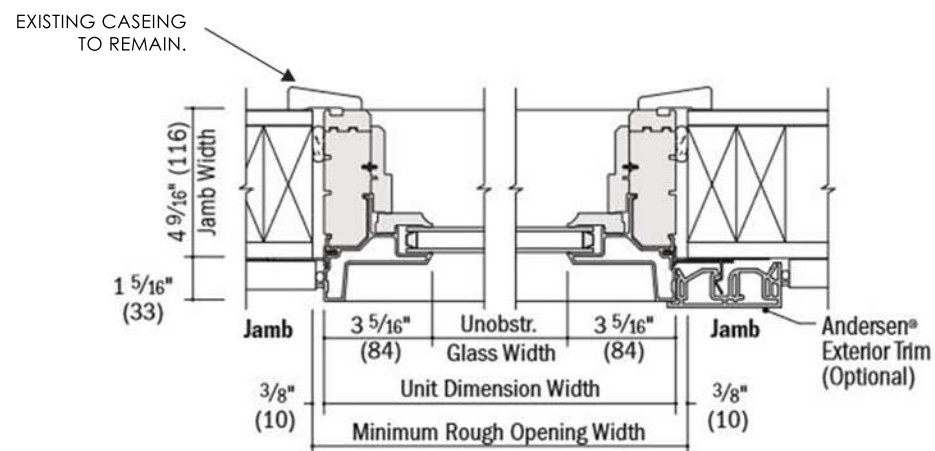
6.0



Vertical Sections

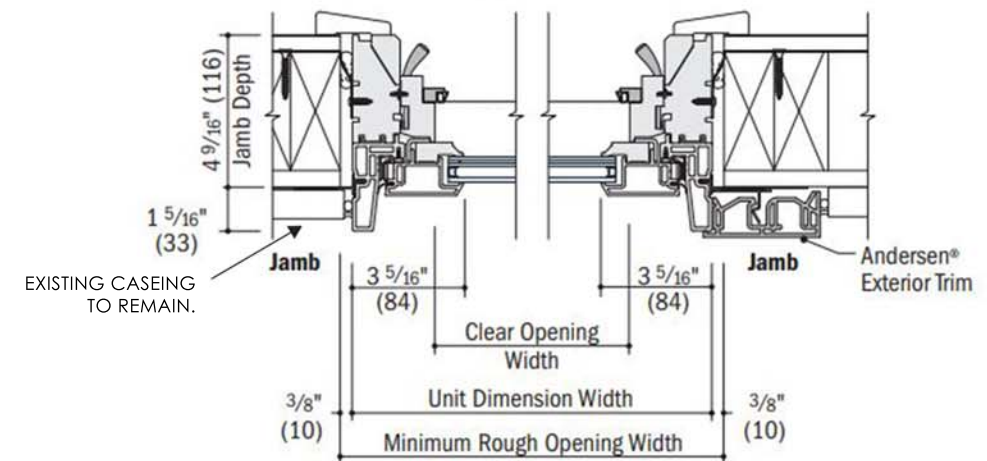


Vertical Sections
Low-E4* Impact-Resistant Glass



Horizontal Section

ANDERSEN A SERIES PICTURE WINDOW



Horizontal Section
Low-E4* Impact-Resistant Glass

ANDERSEN A SERIES AWNING WINDOW