

45 Market Street

Portsmouth NH

City Assessing Information



Year Built:	1850	Size (Acres):	0.03
Living Area:	1,551	Use Code:	3250
Replacement Cost:	\$492,084	Description:	RETAIL ⓘ
Building Percent Good:	64	Zone:	CD5
Replacement Cost Less Depreciation:	\$314,900	Neighborhood:	305
		Alt Land Appr:	No
		Category:	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,335	1,335
FUS	Upper Story, Finished	216	216
FOP	Porch, Open	72	0
UAT	Attic	840	0
UBM	Basement, Unfinished	768	0
UUS	Upper Story, Unfinished	2,304	0
		5,535	1,551

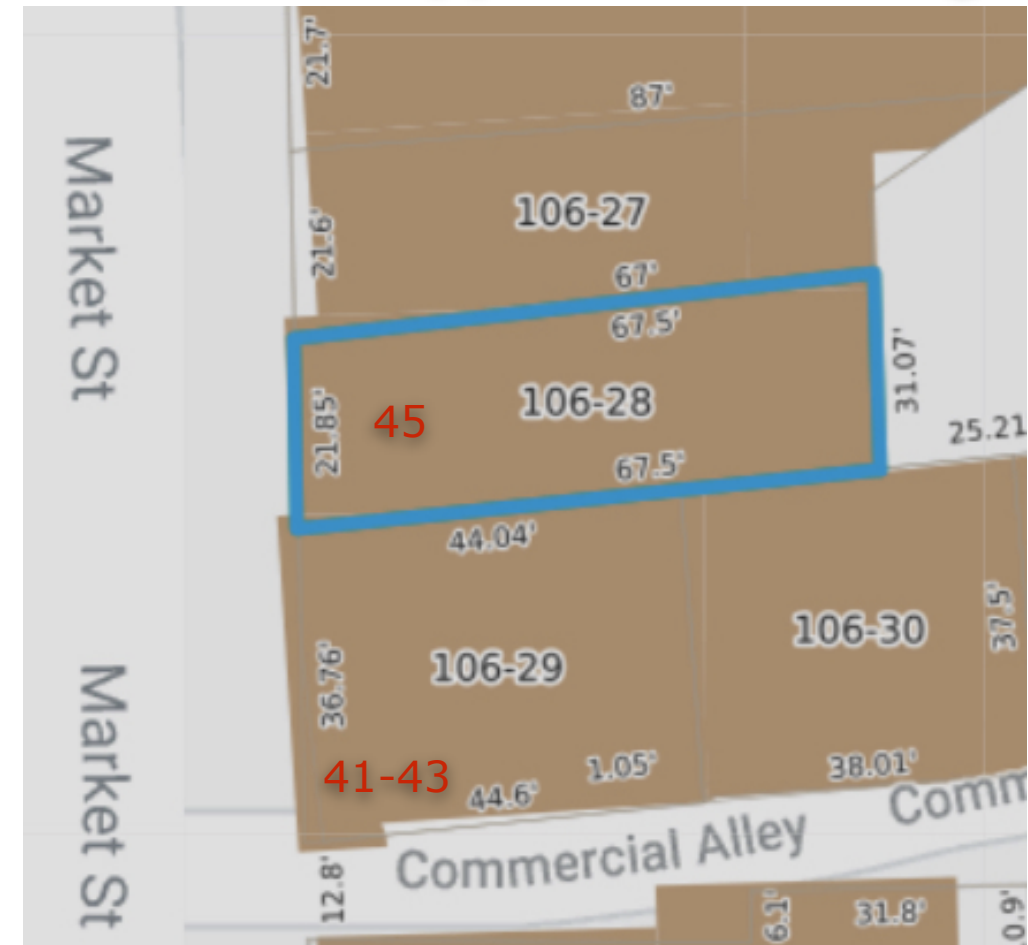
Note:
All anticipated work is within the limits of the building envelope or details on the site.

Rear deck / egress stairs to be added but within footprint of existing building



Market Street View of Exterior

HDC Application Package



Project Scope:

Exterior facade work to replace the vinyl and wood materials (replace in kind for sizing,) install new windows (replace in kind) and update the ground level entry way for the commercial and residential aspects in the building. Repair copper gutters and sign board, add new recess roof deck (not visible from street.)

Interior work: Renovate the entire existing building for commercial at ground level and residential at upper levels.

7-17-2020

TMS
architects
interiors

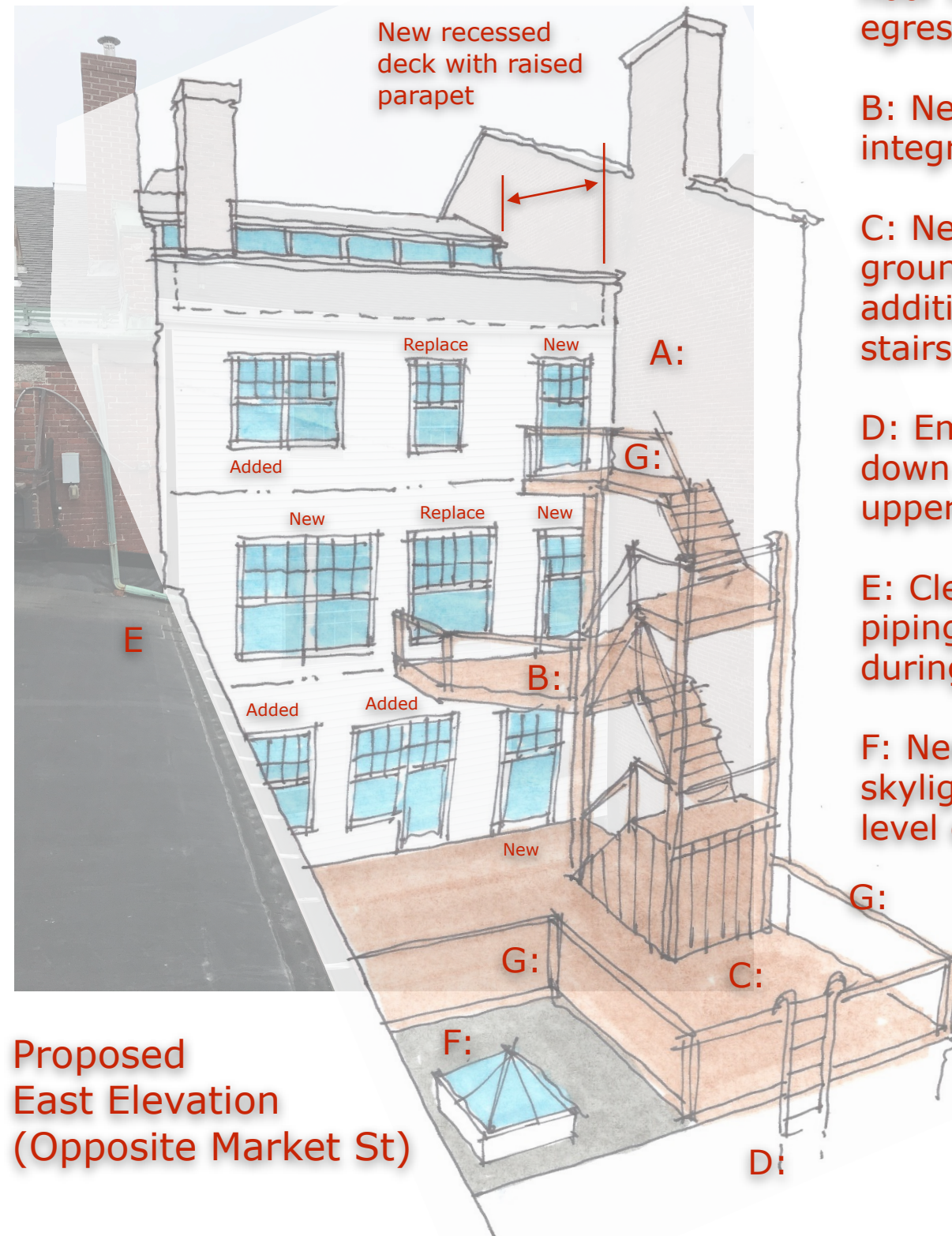
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HDC Application Package



Existing
East Elevation
(Opposite Market St)



Proposed
East Elevation
(Opposite Market St)

A: New attic space roof deck associated with floor four and attic, egress stairs

B: New deck with integral egress stairs

C: New deck (over ground level one-story addition) with egress stairs from above

D: Emergency ladder down to grade for all upper units

E: Clean up gutter piping at left building during this work

F: New pyramid skylight for ground level commercial space

G: Integral railings: 1 1/2" handrail with 1.25" square balusters (not shown to help with clarity)

- * New Pella windows & doors, black (6 / 1 proposed style)
- * Added windows and doors based on floor plan concepts
- * Project scope occurs within footprint of existing building

7-17-2020

TMS
architects
interiors

45 Market Street

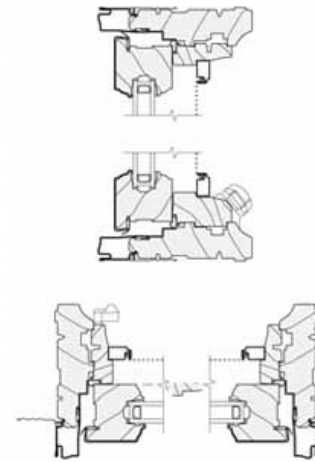
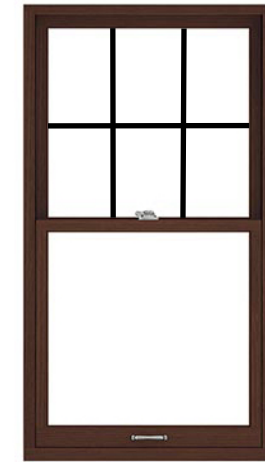
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Roof Deck and Product Outline

Pella Reserve Series (Black)

Pella® Reserve™ - Traditional Double-Hung Window

- Available in three wood types: Pine, Mahogany, and Douglas Fir.
- Authentic butt joinery with through-stile construction.
- Putty Glaze sash profile available with matching grilles.
- Patent-pending Integrated Rolscreen® retractable screen is optional.
- Optional exterior sash lugs that allow for tilting.
- Operable sizes up to 4' x 8' (LX, additional sizes in [Monumental](#))



Existing Context



Proposed Context



Siding / Trim

- Replace existing vinyl siding and trim with matching style / To-the-weather with James Hardie or similar material
 - Color of trim to be = White / Cream @ Front
 - Color of body to be = Pastel Color @ Front
 - Color of trim to be = White @ Rear
 - Color of body to be = White @ Rear
- Roofing material = Remains asphalt

Gutters

- Remove existing gutters and replace in kind (size and style)
- Add new gutter material as needed for proper water flow
- Add necessary fasteners (matching style)

Condenser Units

- New HVAC condensers with small footprint
- Coordinate new piping and conduits for least intrusive look



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Existing Market Street
View of Exterior



Possible Color Scheme #1



Woodlawn Blue
HC-147

4



Possible Color Scheme #2



Hawthorne Yellow
HC-4

7-17-2020

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- New Cedar Clapboards @ 4" to the weather
- New Cedar trim to match existing widths

HDC Application Addendum

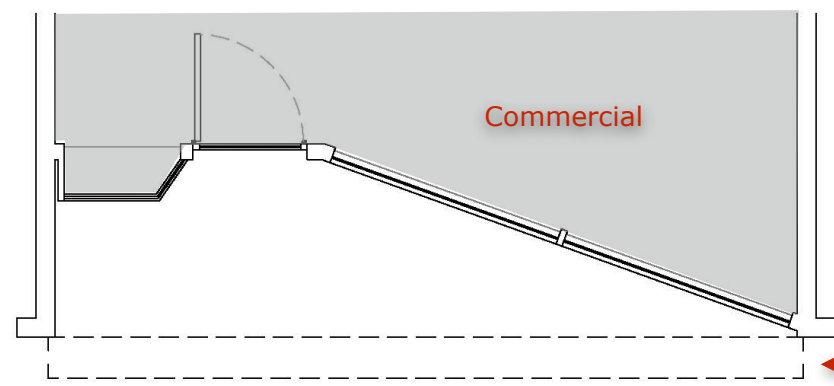
Note:
Intend to utilize half screens at double hung windows



Market Street: **Existing** (shows 41-43-45)

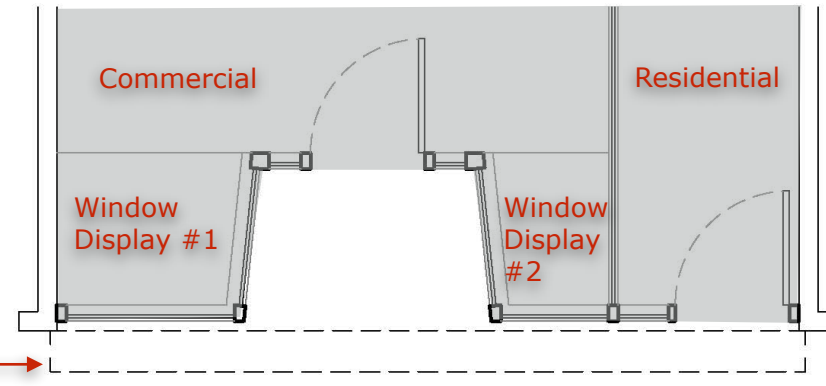


Market Street: **Proposed** (shows 41-43-45)



45 Market Storefront: **Existing**

Overhang for reference



45 Market Storefront: **Proposed**

- Mimics earliest plan layout from records
- Wood Storefront System (Mahogany) & Double Pane Glass
- 2 Doors
 - 1 Commercial
 - 1 Residential

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HDC Application Addendum



- Existing eave line remains in place
- New railing and baluster system helps create barrier @ attic deck area

41-43-45 Market Street

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HDC Application Addendum

45

41-43



6/6

6/6 or
6/3

6/6 or
6/3

6/6

2/2

2/2

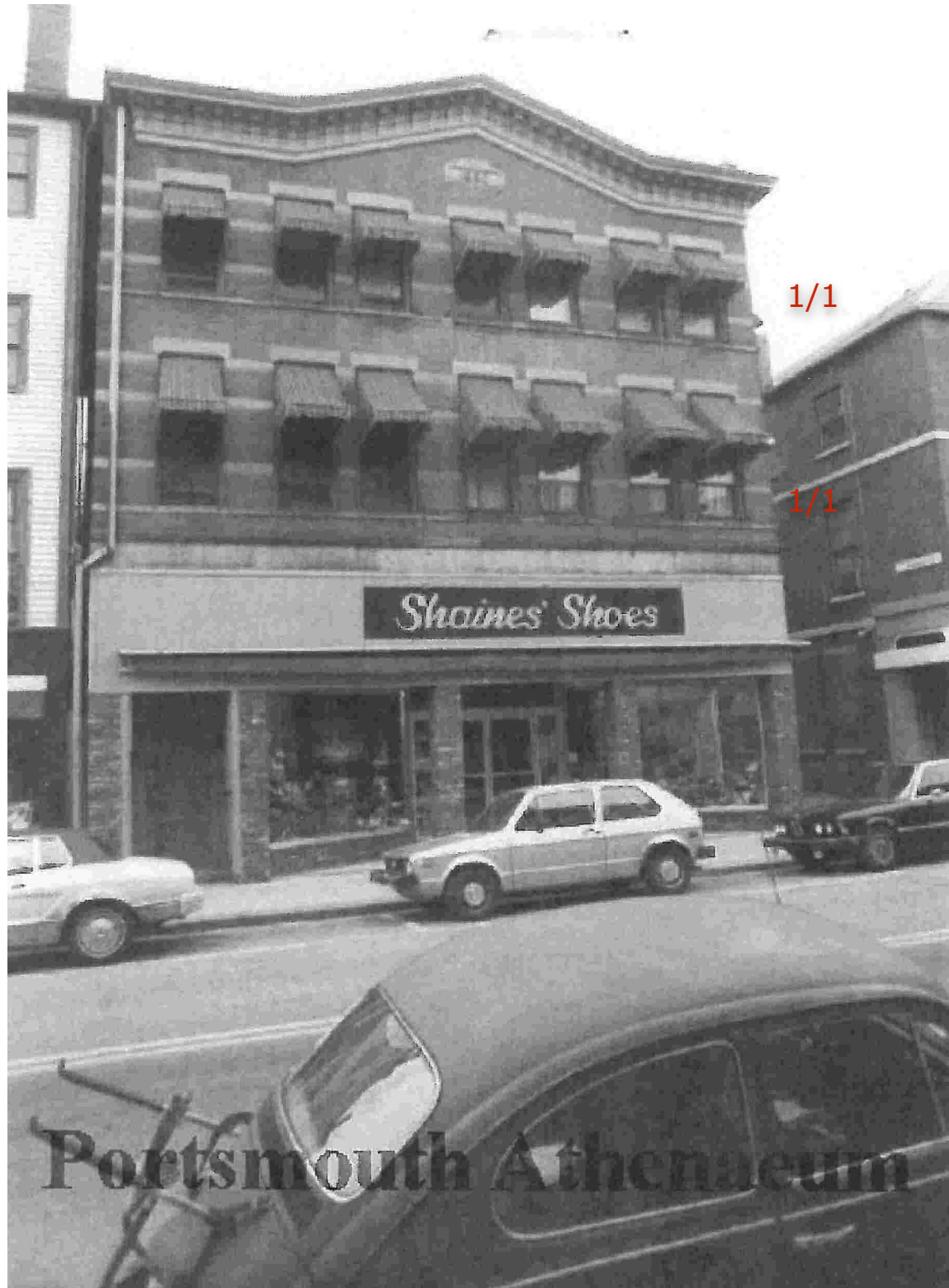
Slightly Recessed &
Straight Entrance Area

Portsmouth Athenaeum

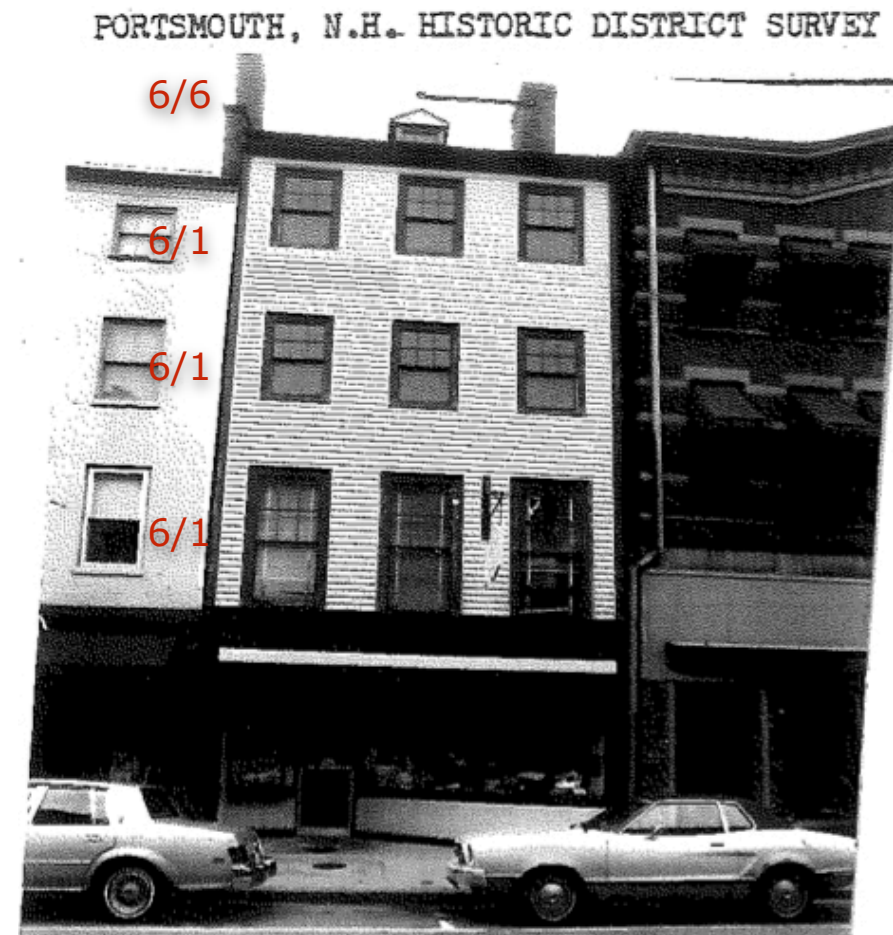
1888 Photo

41-43-45 Market Street

Portsmouth NH



1980's Photo



DESCRIPTION:
A 4-story Federal frame building with lower third & fourth stories, architrave window casings. First story is mid-20c; existing sash is 6/1 in all stories.

1982 Photo

41-43-45 Market Street

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2/2 2/2 8/1



1/1 2/2 & 1/1



2/2 1/1 1/1 & 2/2



East Side of Market Street:

6/6 & 2/1 1/1 & 6/6 & 4/4



6/6 6/6 6/1 1/1



1/1



West Side of Market Street:

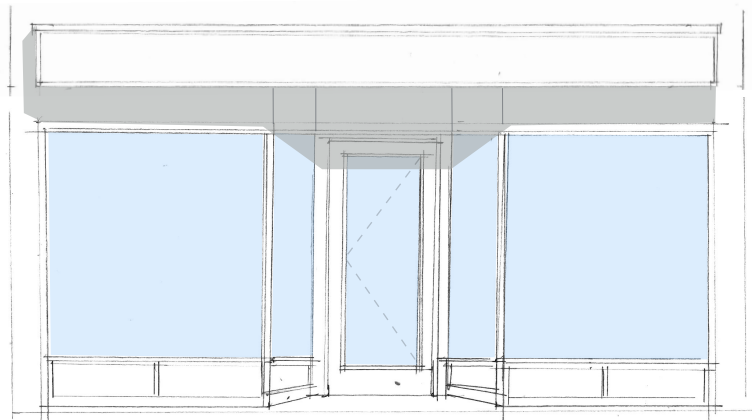
8-5-2020

TMS
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interiors

41-43-45 Market Street

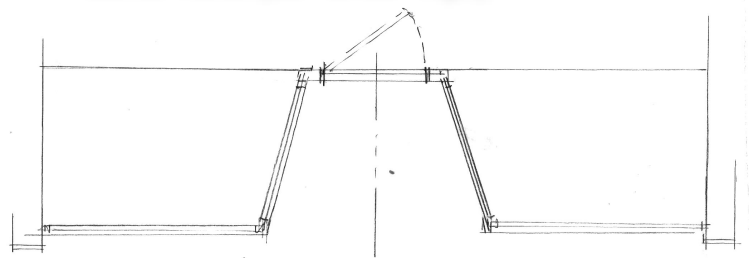
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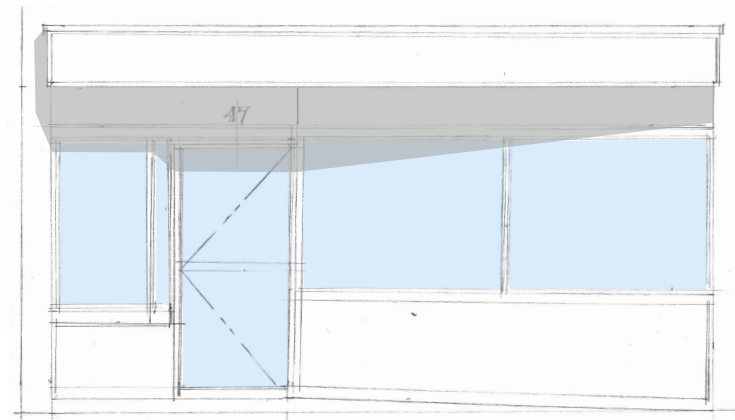


Original (assumed)
Storefront Design (Elevation)

- Possible center door
- Large Sheet Glass
- Lower Panel (16" to 18" high)

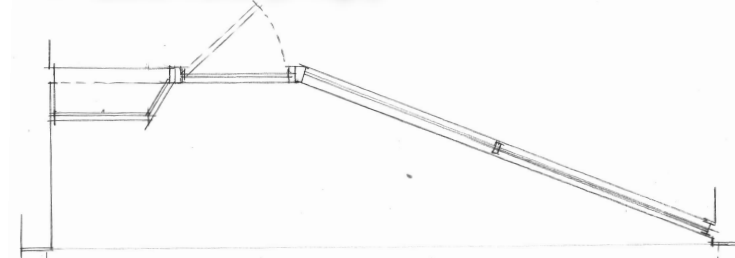


Original (assumed)
Storefront Design (Plan)

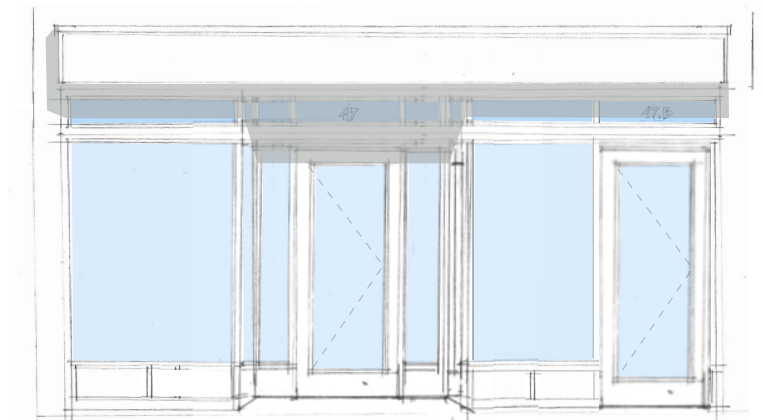


Current

- Offset door
- "Funnel" entrance
- Lower Panel (3' high)

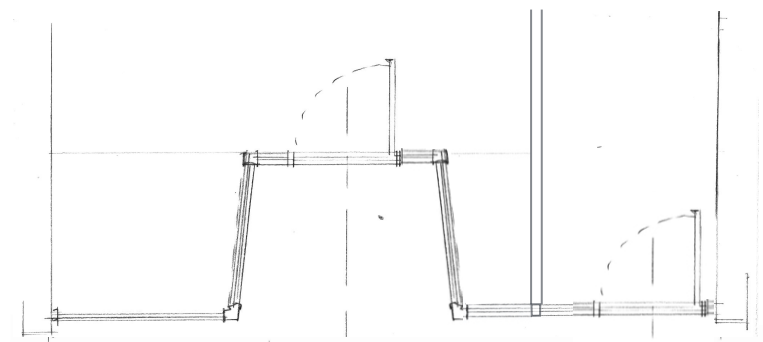


Current



Proposed

- Revert back to older entrance design with slight offset to allow for second door
- Full glass panels with Lower panels 16" to 18" high
- Additional door (for residential and basement access)



Proposed

41-43-45 Market Street

Dartmouth, NH

HDC Application Addendum



Manchester Tan
HC-81

Carrington Beige
HC-93

Existing Market Street
View of Exterior

Possible Color Scheme #3