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PROJECT NARRATIVE

REHABILITATION AND ADAPTIVE REUSE OF EXISTING HISTORIC STRUCTURES WITH A NEW ADJACENT STRUCTURE ON REAR SURFACE PARKING LOT.

USES INCLUDE RETAIL/RESTAURANT AT FIRST FLOOR, OFFICES ABOVE AND ONE LEVEL OF UNDERGROUND PARKING. OFFSITE IMPROVEMENTS WILL BE A FUTURE AND SEPARATE APPLICATION IN COLLABORATION WITH THE CITY OF PORTSMOUTH.

PROJECT UPDATES SINCE LAST HDC WORKSESSION:

- 1. PUSHED BUILDING FACADES BACK FROM EDGE OF HIGH STREET AND HAVEN COURT BY 18 INCHES.
- 2. REDUCED ROOF SOFFIT OVERHANGS.
- 3. LOWERED DORMER ROOFS BY 1 FOOT.
- 4. LOWERED AND CHANGED ROOF OVER HIGH STREET STAIRWAY TO A LOWER EAVE HEIGHT WITH PITCHED ROOF, TO HIDE ROOF FROM VIEW ALONG HIGH STREET.
- 5. REDESIGNED MARQUIS AWNING AT 18 HIGH STREET BUILDING, MAIN ENTRANCE TO DEVELOPMENT.
- 6. CANVAS AWNINGS ADDED TO CONGRESS STREET REHABILITATED STOREFRONTS.
- 7. REDUCED MASS AND ORNAMENT AT PROPOSED DORMER FOR 3 CONGRESS STREET.
- 8. DETAIL DEVELOPMENT FOR FENESTRATION AT ADDITION.
- 9. ADDED STEPS AND RAILING AT HIGH STREET ENTRY ALCOVE ON ADDITION; REMOVED LIFTING WINDOW AT ENTRY ALCOVES ON HIGH ST AND HAVEN CT.
- 10. LOWERED HEIGHT OF PRISM BY 18 INCHES, PUSHED IT BACK FROM CORNER 12 INCHES.
- 11. FURTHER DEVELOPMENT OF BACK WALL BEHIND PRISM.
- 12. ELEVATION FOR REAR (WEST) ALLEY SHOWN
- 13. EXTERIOR MATERIALS PALLET & PRODUCTS - PRELIMINARY



ONE CONGRESS STREET  
RENOVATION & ADDITION

ONE MARKET SQUARE, LLC



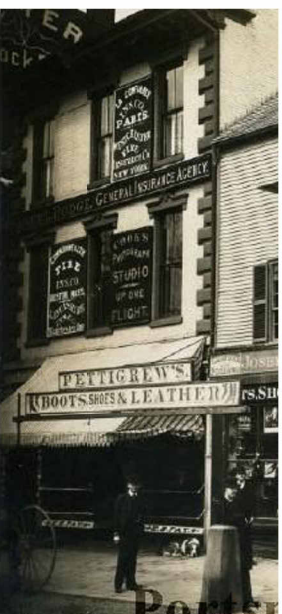
HISTORIC DISTRICT COMMISSION  
WORK SESSION 3  
MARCH 25, 2022

H3.01 COVER  
1 CONGRESS STREET  
SCALE:  
03/25/2022



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**H3.02** **CONTEXT - EXISTING & HISTORIC**  
**1 CONGRESS STREET**  
 SCALE:  
 03/25/2022



PLEASANT STREET

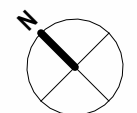
CHURCH STREET

CONGRESS STREET

# H3.11 SITE PLAN

## 1 CONGRESS STREET

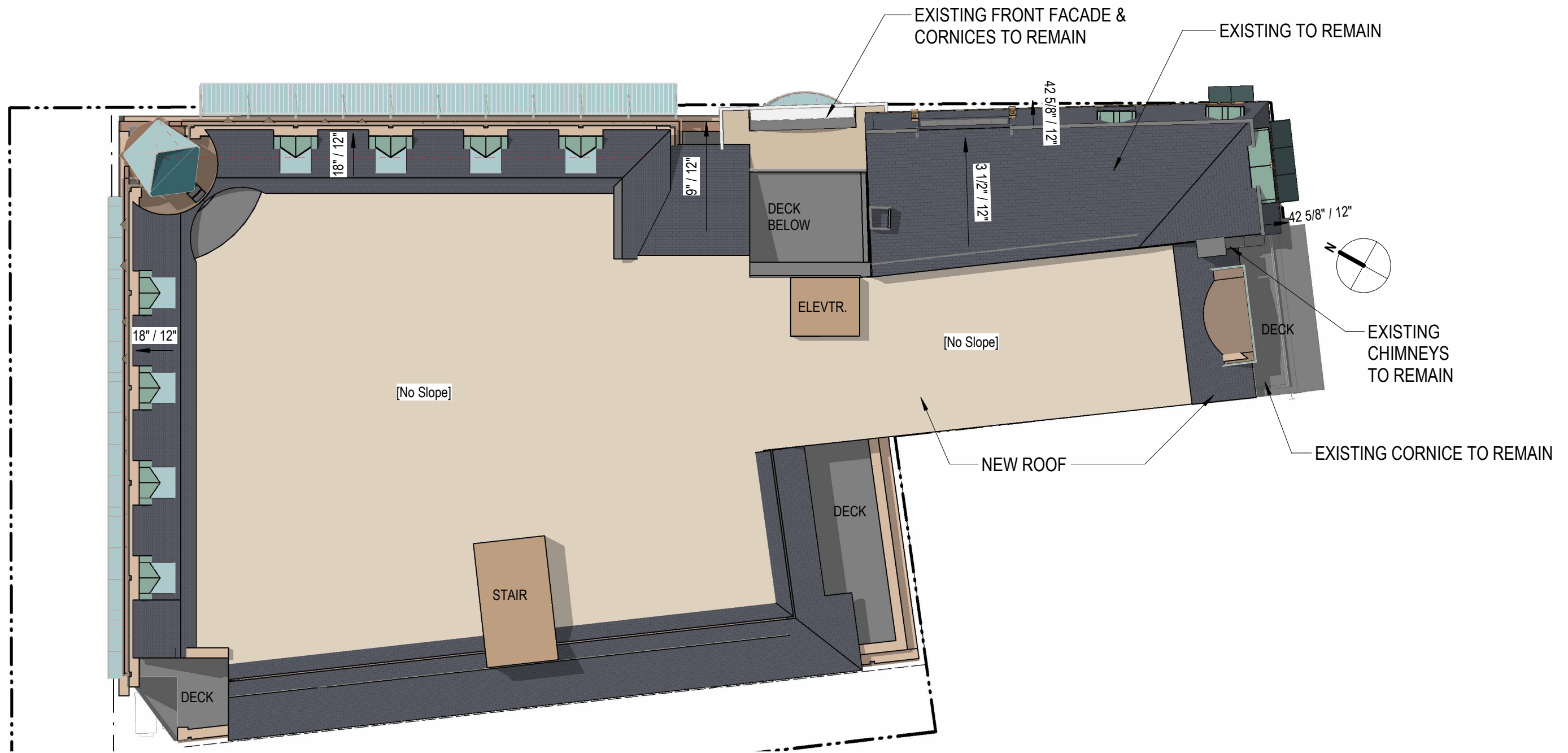
SCALE: 1" = 40'-0"  
03/25/2022





**H3.12** **DEMOLITION PLAN**  
**1 CONGRESS STREET**  
SCALE: 1/16" = 1'-0"  
03/25/2022



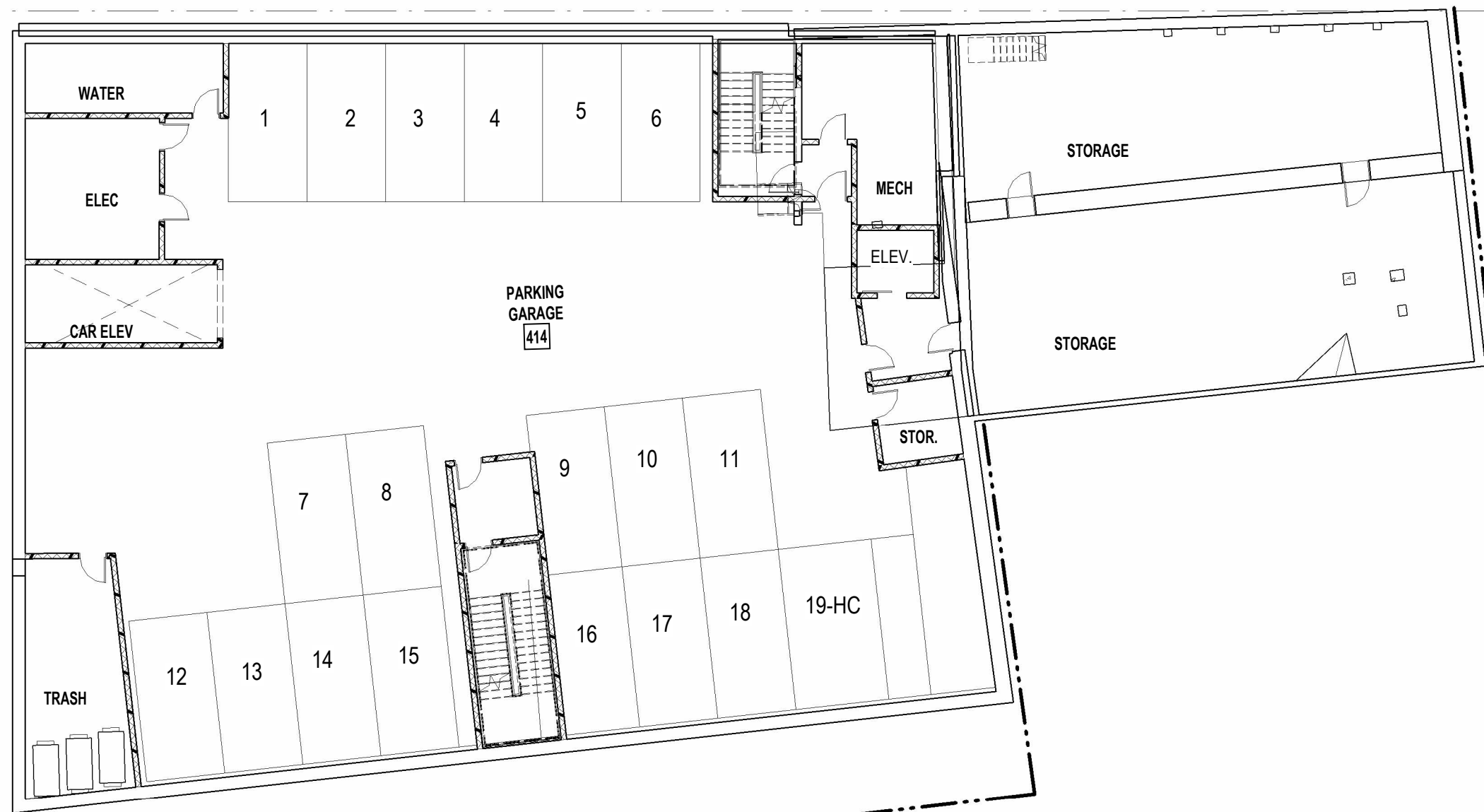


**H3.13 ROOF PLAN**  
**1 CONGRESS STREET**  
 SCALE: 1/16" = 1'-0"  
 03/25/2022







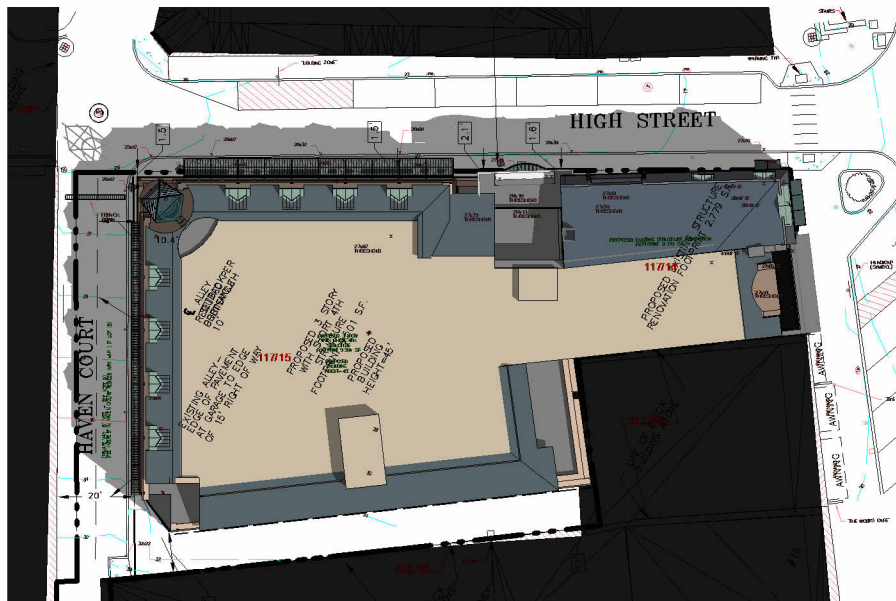


**H3.15 BASEMENT PLAN**  
**1 CONGRESS STREET**  
 SCALE: 1/16" = 1'-0"  
 03/25/2022





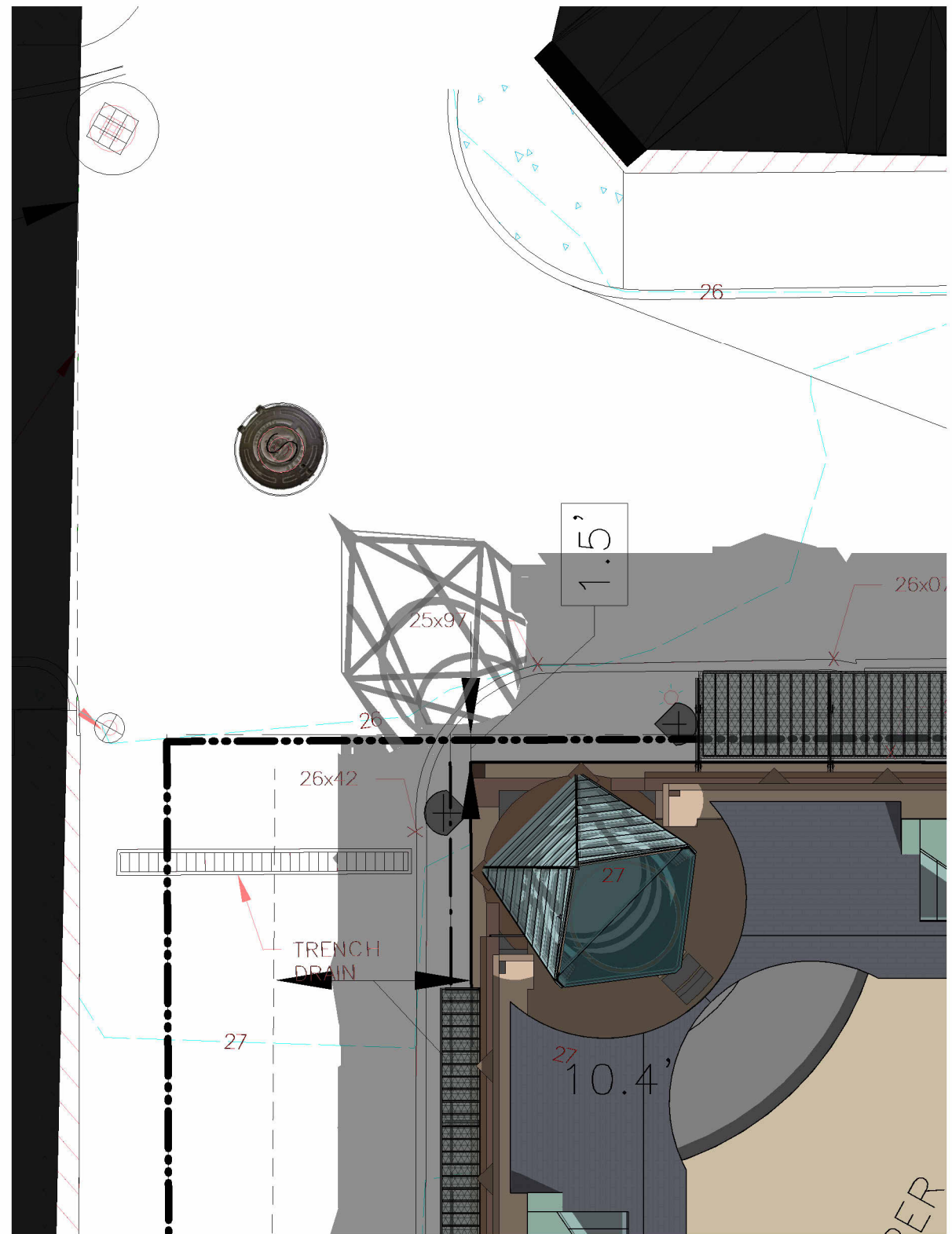
1 SHADOW STUDY - EQUINOX 9AM  
1" = 50'-0"



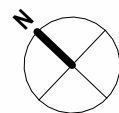
2 SHADOW STUDY - EQUINOX 12 NOON  
1" = 50'-0"



3 SHADOW STUDY - EQUINOX 3PM  
1" = 50'-0"

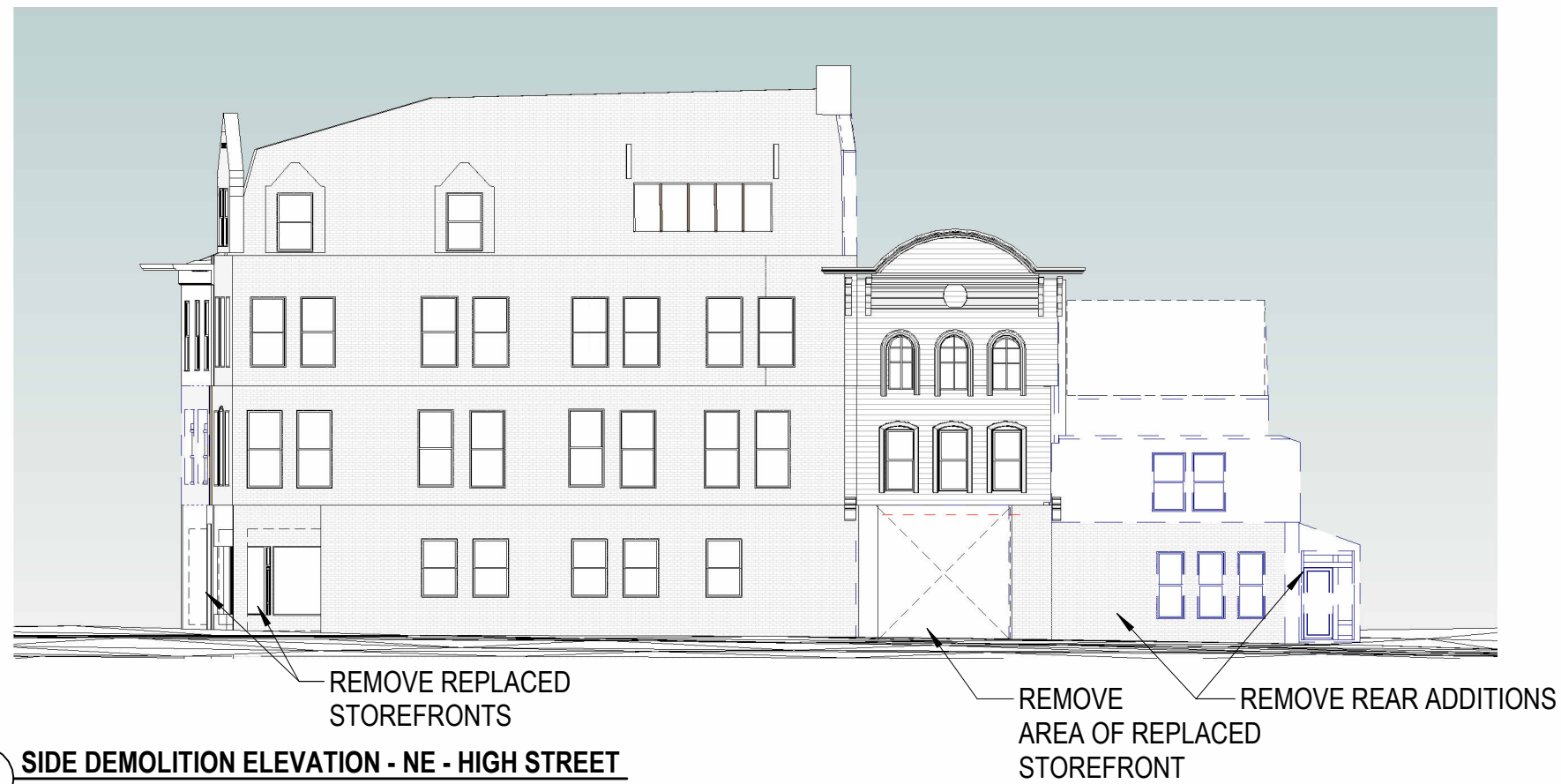
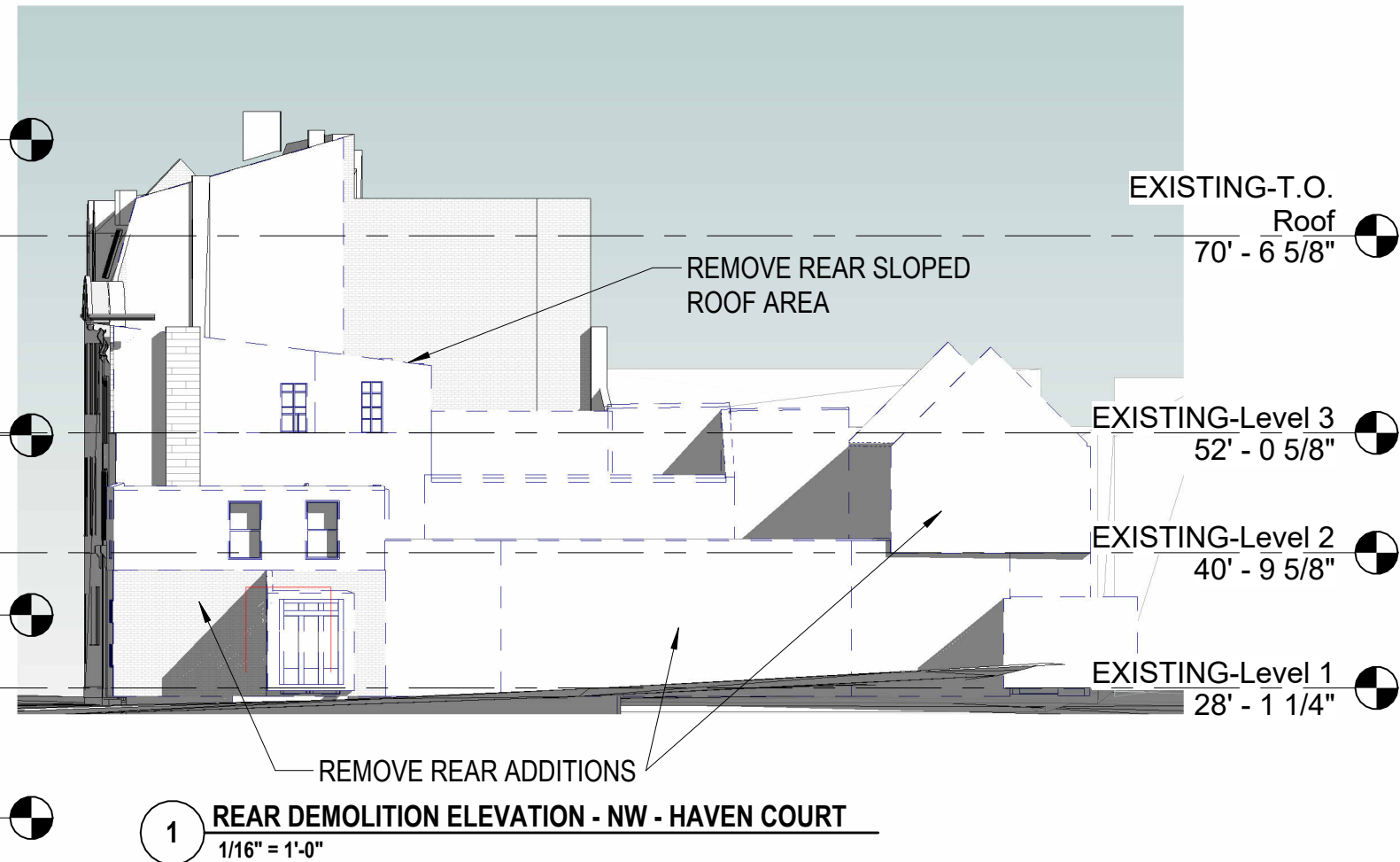
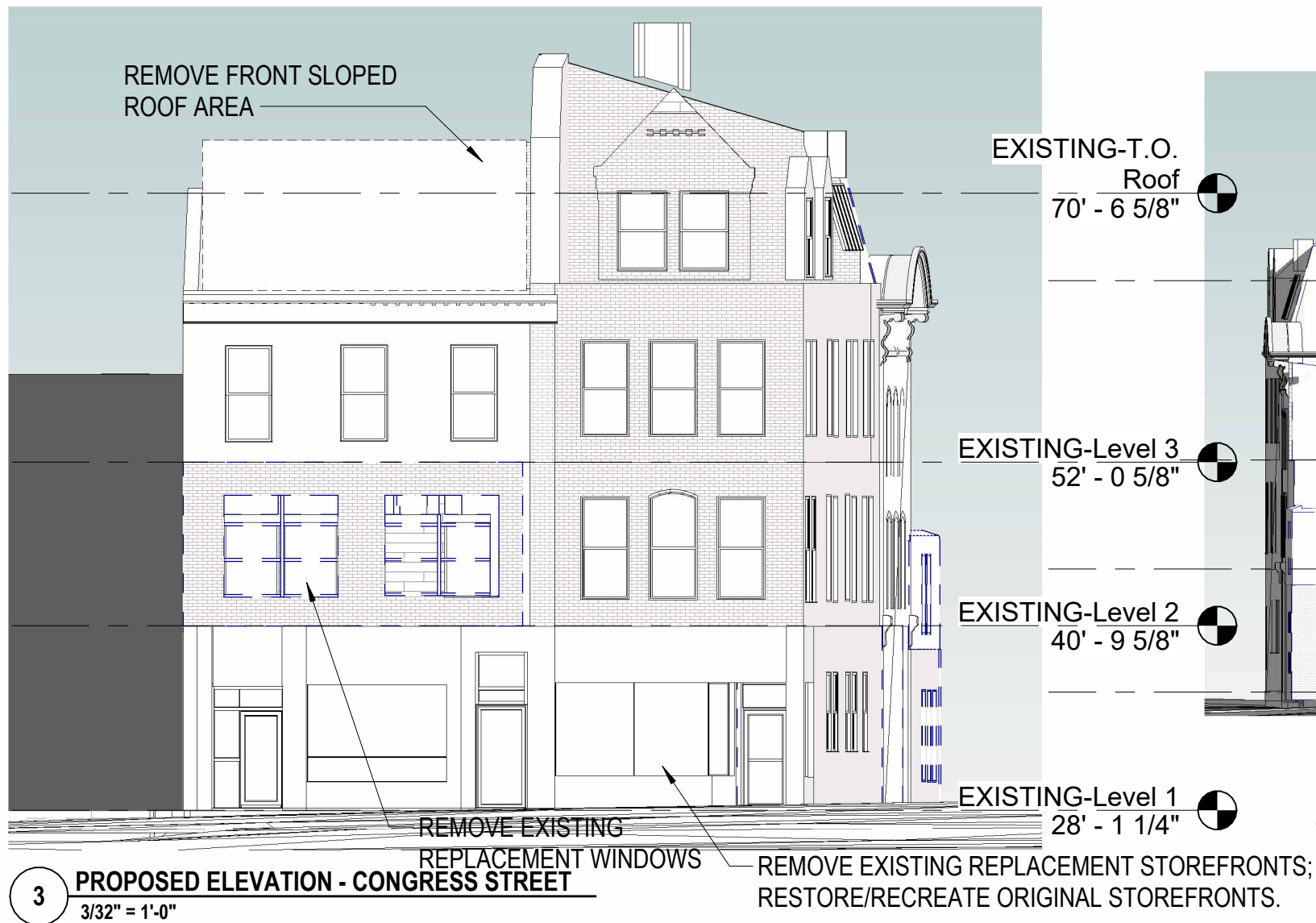


4 SHADOW STUDY DETAIL - SUMMER SOLSTICE - 12:25 PM ON JUNE 21



H3.16 SHADOW STUDIES  
1 CONGRESS STREET  
SCALE: As indicated  
03/25/2022

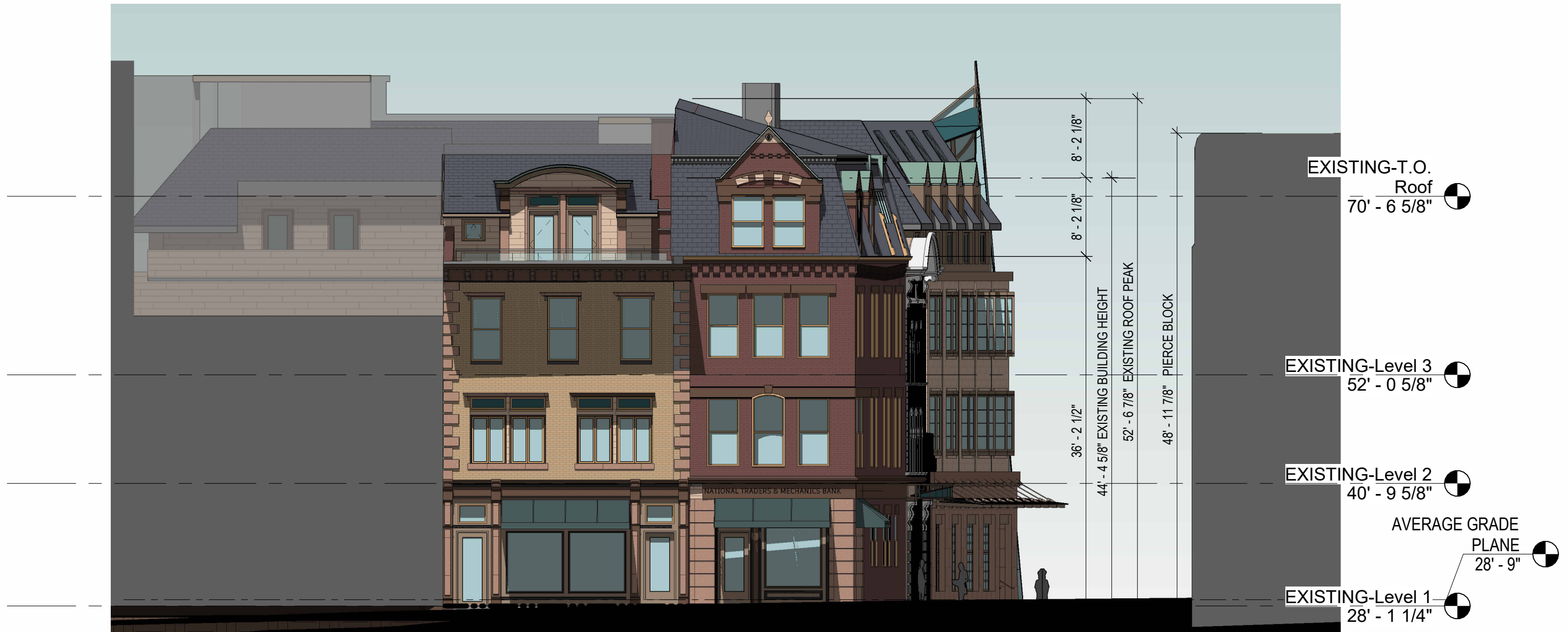




**H3.20 DEMOLITION ELEVATIONS**  
**1 CONGRESS STREET**  
SCALE: As indicated  
03/25/2022







1 PROPOSED ELEVATION - CONGRESS STREET  
3/32" = 1'-0"



2 PROPOSED ELEVATION - CONGRESS STREET  
1/8" = 1'-0"

### H3.21 ELEVATION - CONGRESS STREET 1 CONGRESS STREET

SCALE: As indicated  
03/25/2022





1 PROPOSED ELEVATION - NE - HIGH STREET  
1/16" = 1'-0"



2 PROPOSED ELEVATION - NE - HIGH STREET  
1/8" = 1'-0"

- REPAIR & RESTORE WOOD TRIM ELEMENTS AND SIDING
- NEW METAL FRAMED MARQUIS WITH GLASS INSERTS & CANOPY
- RECREATE ORIGINAL WOOD BRACKETS
- RESTORE/RECREATE ORIGINAL GRANITE BASE

H3.22 ELEVATION - HIGH STREET  
1 CONGRESS STREET  
SCALE: As indicated  
03/25/2022





AVG ROOF  
73' - 1 1/4"

LEVEL 4  
62' - 1 1/4"

LEVEL 3  
52' - 3 5/8"

LEVEL 2  
41' - 0 5/8"

AVERAGE GRADE  
PLANE  
28' - 9"

LEVEL 1  
28' - 1 1/4"

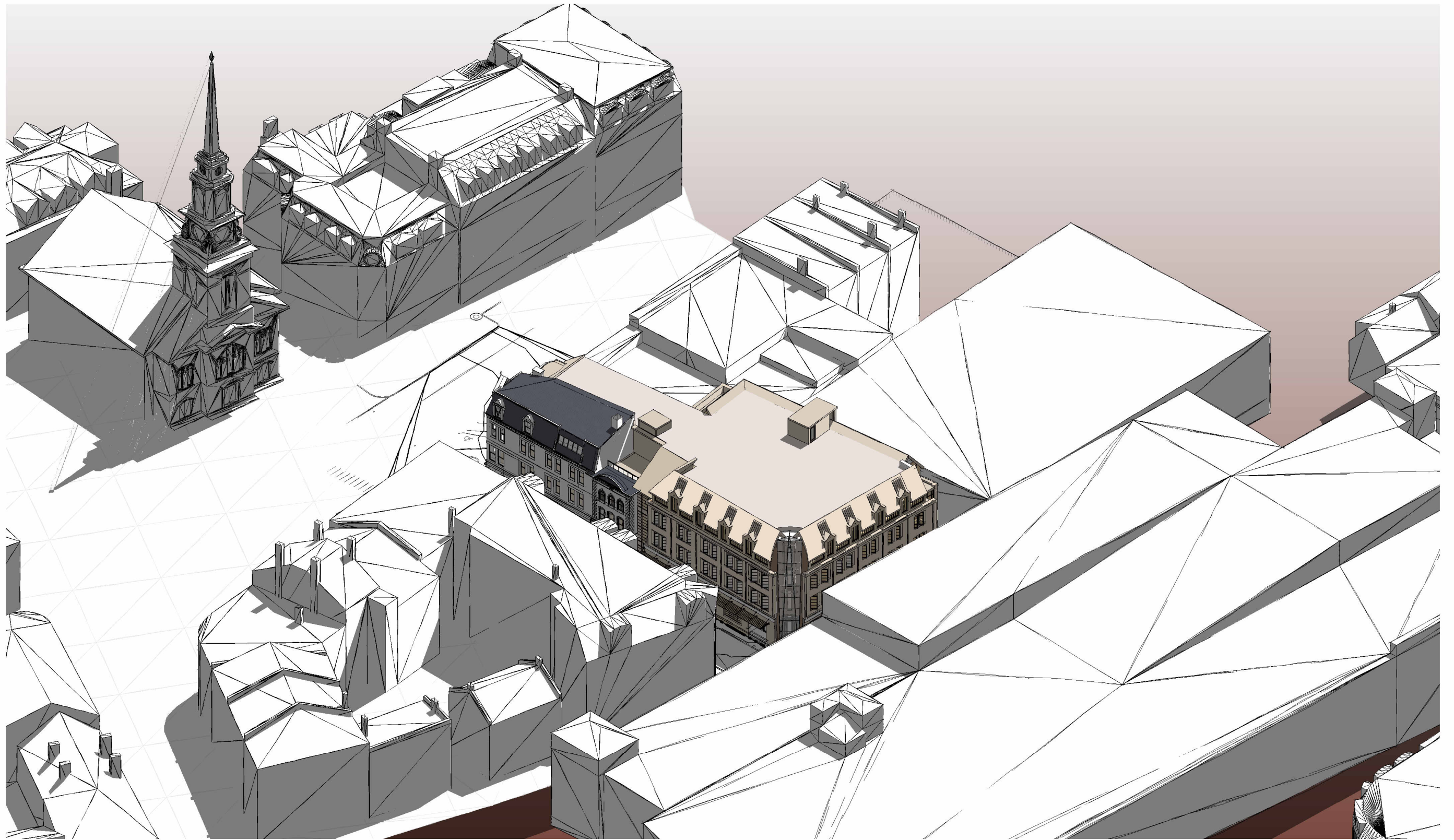
H3.23

# ELEVATION - HAVEN COURT 1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
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**H3.31** BIRDSEYE AXONOMETRIC  
**1 CONGRESS STREET**  
SCALE:  
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**H3.33** **VIGNETTE - CONGRESS STREET**  
**1 CONGRESS STREET**  
SCALE:  
03/25/2022





**H3.34 VIGNETTE - LADD STREET**  
**1 CONGRESS STREET**

SCALE:  
03/25/2022





**H3.35 VIGNETTE - HIGH STREET - SOUTH**  
**1 CONGRESS STREET**  
SCALE:  
03/25/2022





**H3.36** **VIGNETTE - HIGHT STREET NORTH**  
**1 CONGRESS STREET**  
SCALE:  
03/25/2022





**H3.37** **VIGNETTES**  
**1 CONGRESS STREET**  
 SCALE:  
 03/25/2022





Windows ▾

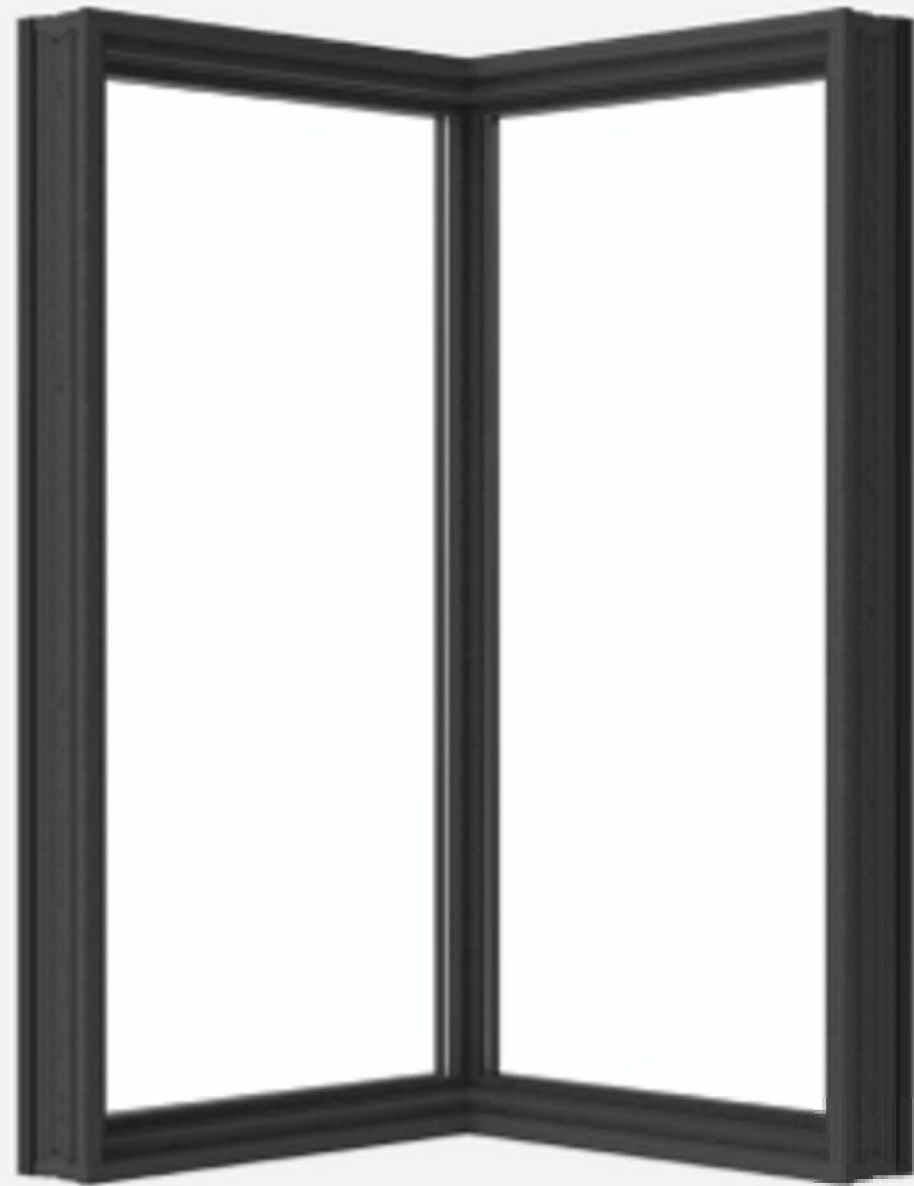
Doors ▾

Performance ▾

How to Buy

For Pros ▾

Home / Shop / Windows / Pella® Reserve™ / Reserve Contemporary / Pella® Reserve™ - Contemporary Corner-Window

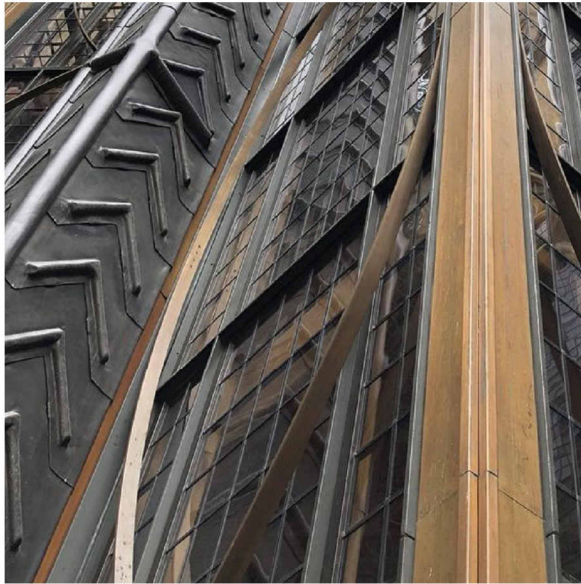


H3.40

## MATERIALS 1 CONGRESS STREET

SCALE:  
03/25/2022

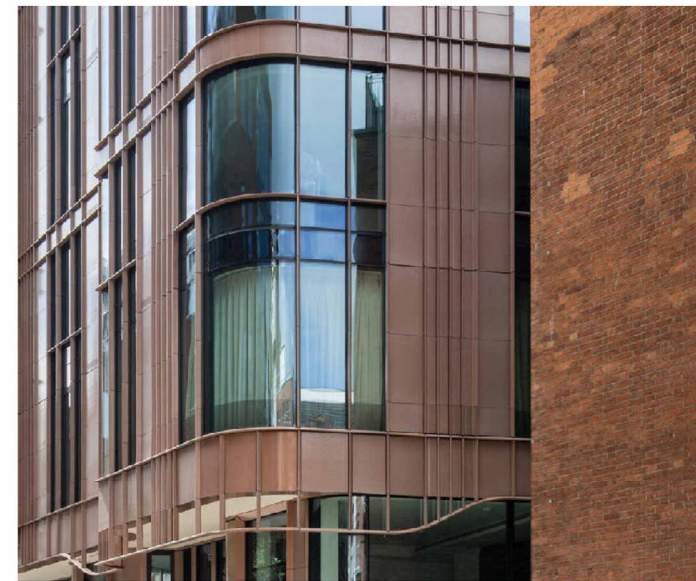




BRONZE FINISH - METAL ACCENTS -  
WINDOW & DOOR FRAMES,  
AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding

Terra Cotta, glazed tile



Marylebone Lane Mansion  
London

Glaze color: Tea with Milk



Lower walls, cladding

Granite



Deer Isle

At restored Facades



Carolina Coral

First floor addition, field color



Autumn Pink

First floor addition - accent color

H3.41

## MATERIALS 1 CONGRESS STREET

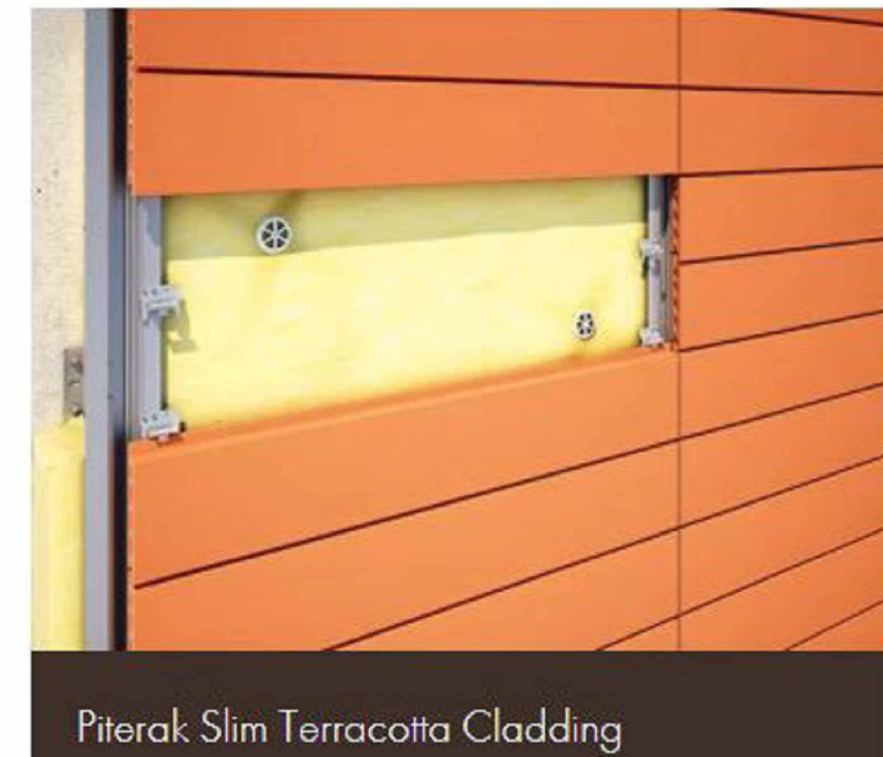
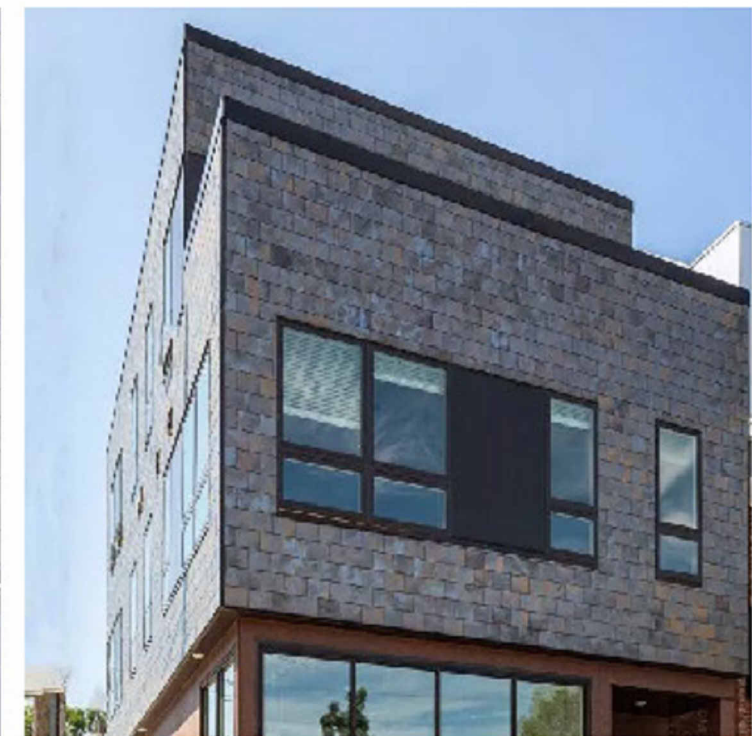
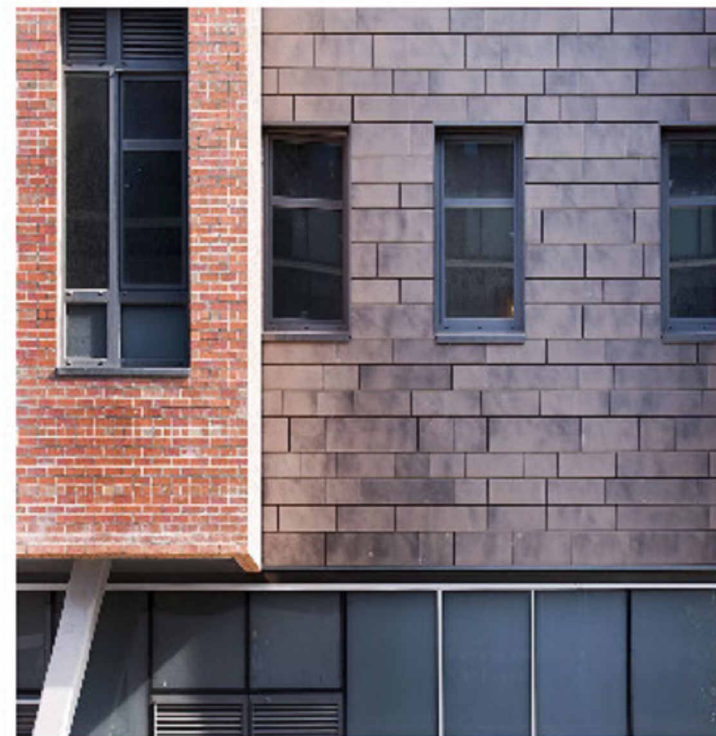
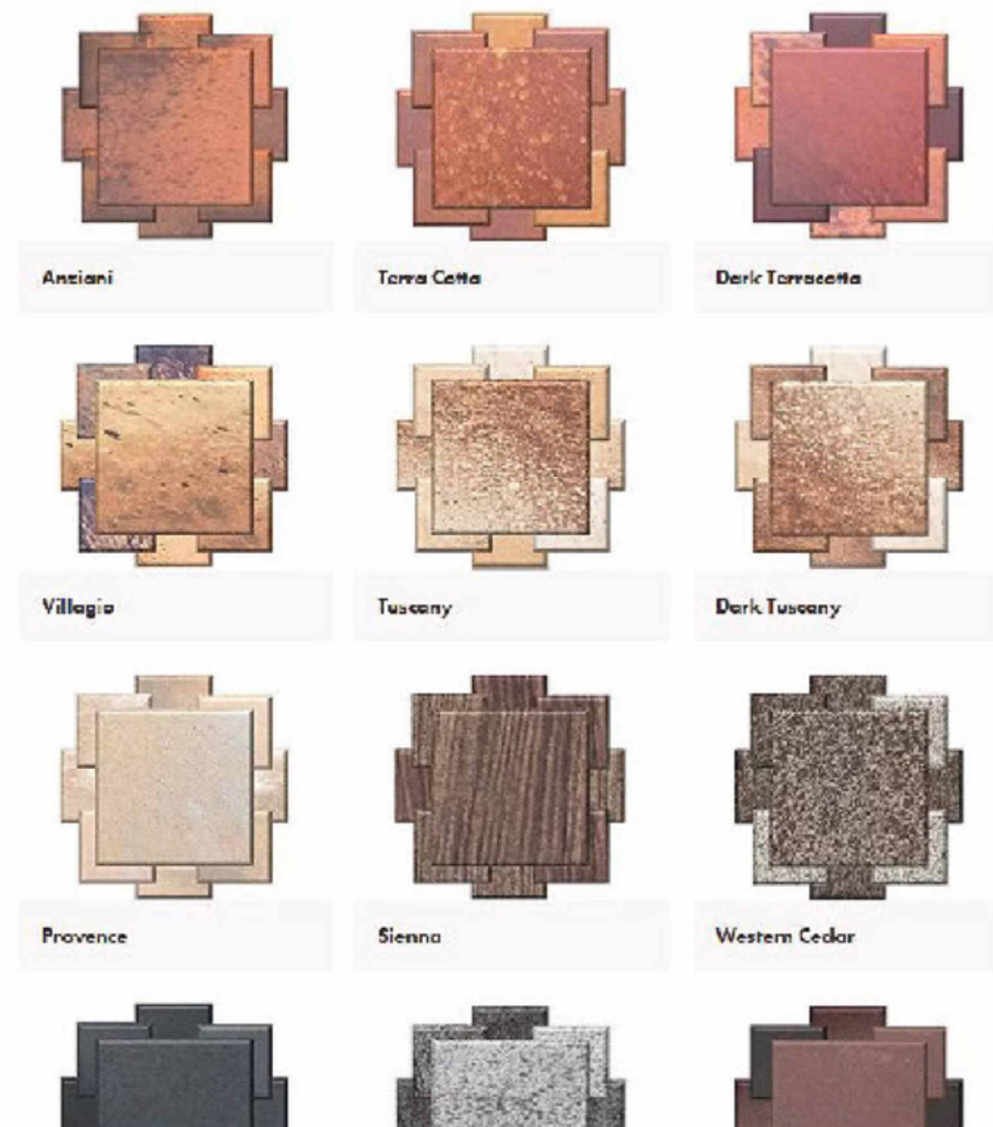
SCALE:  
03/25/2022



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Terra cotta glazed tile  
Nexclad/Piterak, by Terreal/Ludowici





Lifting folding doors  
Crown, Hydraulic Bi-fold

