

# 85 DANIEL STREET RENOVATIONS AND ADDITION

HISTORIC DISTRICT COMMISSION WORK SESSION - PORTSMOUTH, NH - APRIL 6, 2022

GENERAL PROJECT DESCRIPTION:

BUILDING HISTORY:

THE LAND WAS ORIGINALLY OWNED BY CAPTAIN WILLIAM STAVERS AND WAS LEASED TO REVEREND LEAVITT OF THE METHODIST CHURCH WHERE THE CHURCH BUILT A SMALL CHAPEL FOR THEIR SUNDAY SCHOOL. THE CHAPEL THAT WAS ORIGINALLY CONSTRUCTED ON THE LAND WAS COMPLETED IN 1859. THE BUILDING AND LAND WAS LATER SOLD TO GEORGE FRENCH IN ABOUT 1890 WHO TURNED THE CHAPEL INTO A TENEMENT HOUSE. THE EXTENT OF RENOVATIONS FROM A CHAPEL TO TENEMENT HOUSE ARE UNCLEAR HOWEVER, THE BUILDING THAT EXISTS TODAY RESEMBLES THESE RENOVATIONS. LATER IN THE 1900'S THE BUILDING WAS SOLD AGAIN WHERE THE FIRST FLOOR OF THE LEFT UNIT SERVED AT EMILIO'S LUNCH RESTAURANT AND GROCERY STORE FROM 1975 TO 2007. THE BUILDING HAS SERVED PORTSMOUTH RESIDENCES WITH MANY COMMERCIAL USES FROM A DOG GROOMER TO A JEWELRY SHOP WITH RESIDENTIAL UNITS ABOVE SINCE THE SALE IN THE LATE 1900'S.

PROPOSED WORK:

- REPAIRING AND REPLACING ALL EXISTING SIDING AND TRIM WORK IN KIND.
- REMOVAL OF FRONT STOOP. TO BE REPLACED WITH A BRICK STOOP WITH GRANITE TREADS OF SIMILAR SIZE.
- REPLACEMENT OF ALL EXISTING WINDOWS AT DANIEL STREET ELEVATION, REPLACEMENT WINDOWS TO MATCH EXISTING STYLE AND CONFIGURATION. SELECTIONS, TBD.
- THE EXISTING REAR ADDITION TO BE REMOVED AND REPLACED WITH A PROPOSED TWO CAR GARAGE AT THE GROUND LEVEL, BEDROOM AND CORRESPONDING DECK AT THE SECOND FLOOR, AND ROOF TOP DECK AT THE THIRD FLOOR.
- THE ROOF IS TO BE REBUILT WITH TWO SHED DORMERS, STEPPED BACK ON ALL SIDES TO DECREASE THEIR VISUAL APPEARANCE.

SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	EXISTING PHOTOGRAPHS
A2	CONTEXT PHOTOGRAPHS
A3	CONTEXT PHOTOGRAPHS
A4	SANBORN FIRE MAP - 1949
A5	EXISTING FLOOR PLANS
A6	EXISTING ELEVATIONS
A7	EXISTING ELEVATIONS
A8	FLOOR PLANS
A9	ELEVATIONS
A10	ELEVATIONS
A11	VIEW FROM DANIEL STREET
A12	VIEW FROM DANIEL STREET
A13	VIEW FROM REAR ALLEY
A14	VIEW FROM REAR ALLEY
A15	WINDOW SCHEDULE
A16	DOOR SCHEDULE
A17	LIGHTING CUT SHEETS
A18	MATERIALS & SELECTIONS

GRAPHIC KEY

- : EXISTING
- : TO BE REMOVED
- : PROPOSED
- 101

 — DOOR NUMBER
- 1t

 — WINDOW TYPE
- 1

 — KEYNOTE
- LT-#

 — LIGHT FIXTURE TAG
- TRUE NORTH
- NORTH ARROW

DIMENSION KEY

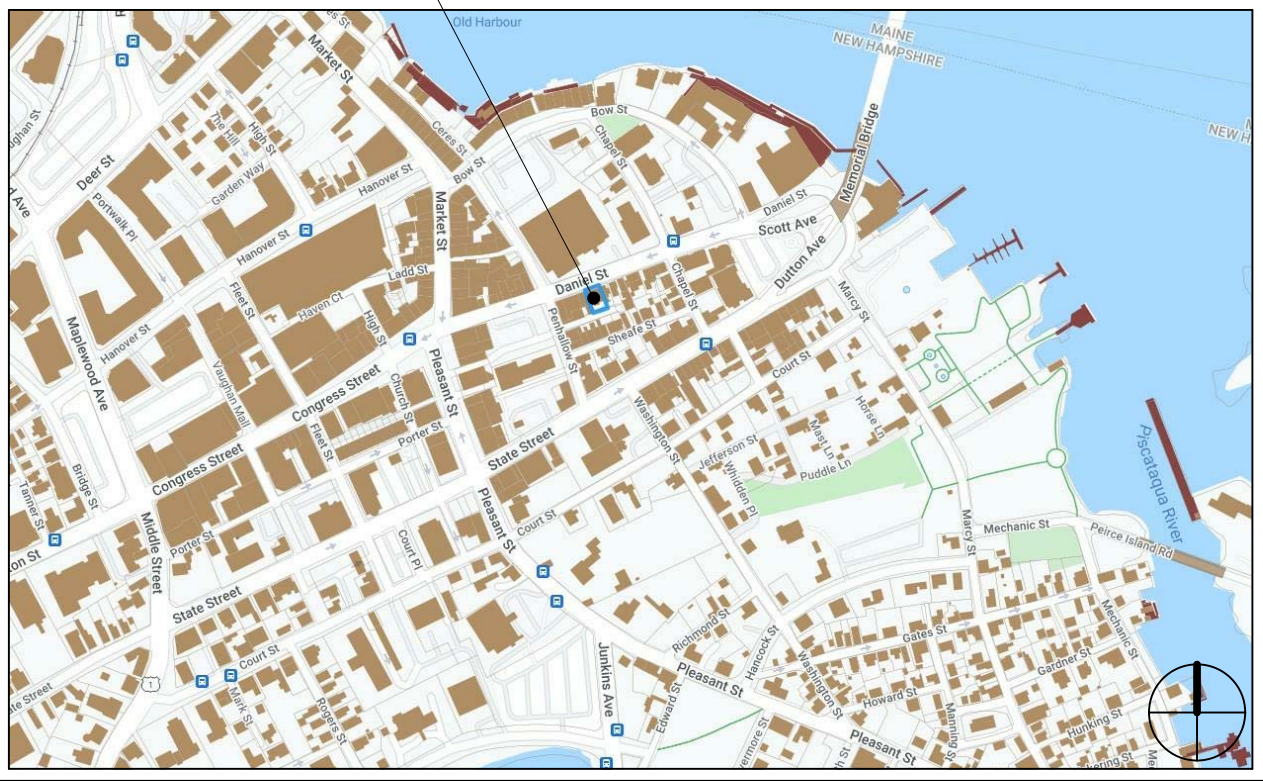
- XX' - XX"

 — DIMENSION FROM FINISH FACE TO FINISH FACE
- XX' - XX"

 — DIMENSION FROM FACE OF STUD TO FACE OF STUD

85 DANIEL STREET  
PORTSMOUTH, NH 03801

PROPOSED PERSPECTIVE  
85 DANIEL STREET (ABOVE)



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COVER

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APRIL 2022

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

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04/06/2022

McHA: RD / MG

NOT TO SCALE

Locus



EXISTING PHOTOGRAPH FROM DANIEL STREET



EXISTING PHOTOGRAPH FROM CUSTOM HOUSE LANE



IMAGE OF ASPHALT SIDING



EXISTING PHOTOGRAPH FROM DANIEL STREET



EXISTING PHOTOGRAPH FROM CUSTOM HOUSE LANE



IMAGE OF EXISTING ENTRY AND BAY WINDOW  
TRIM/MOULDING DETAILS

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EXISTING PHOTOGRAPHS

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1. APPROACH ON DANIEL STREET FROM MARKET SQUARE



2. APPROACH ON DANIEL STREET FROM MARKET SQUARE



3. APPROACH ON DANIEL STREET FROM MARKET SQUARE



1. APPROACH ON DANIEL STREET TO MARKET SQUARE



2. APPROACH ON DANIEL STREET TO MARKET SQUARE



3. APPROACH ON DANIEL STREET TO MARKET SQUARE

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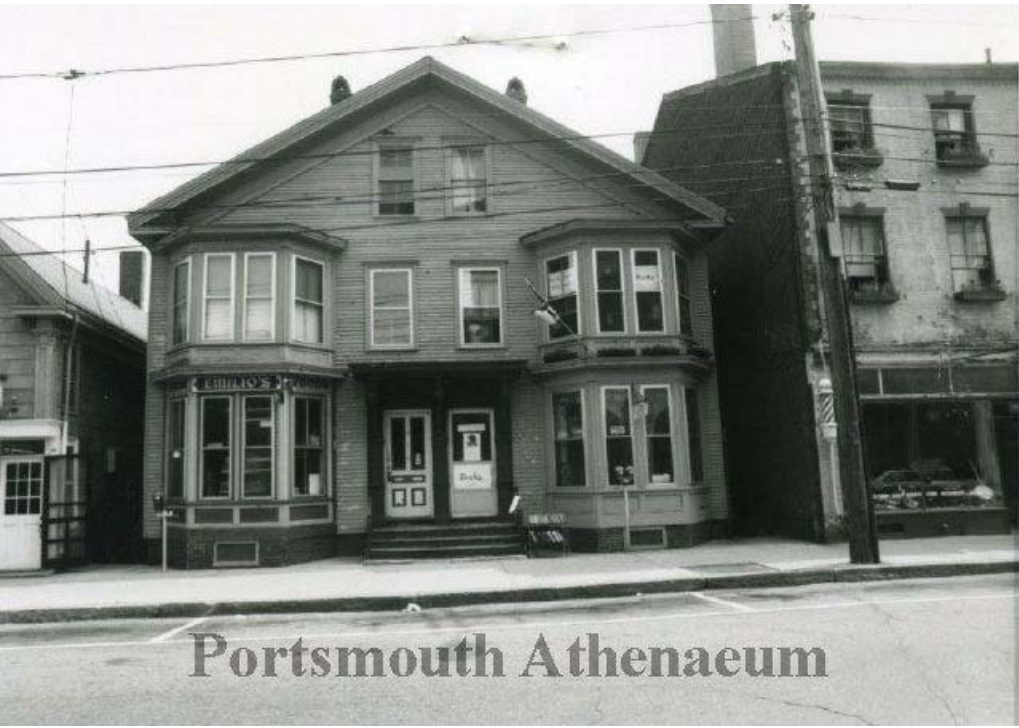
<div> RENOVATIONS &amp; ADDITION <div> 85 DANIEL STREET  PORTSMOUTH, NH 03801 </div> </div>	<div> CONTEXT PHOTOGRAPHS <div> HISTORIC DISTRICT COMMISSION - WORK SESSION  APRIL 2022 </div> </div>	<div> <div>McHENRY ARCHITECTURE</div> <div> 4 Market Street  Portsmouth, New Hampshire </div> </div>	<div> A2 </div>	<div> <div>04/06/2022</div> <div>McHA: RD / MG</div> <div>NOT TO SCALE</div> </div>
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1. APPROACH ON DANIEL STREET TO MARKET SQUARE



1. APPROACH ON DANIEL STREET FROM MARKET SQUARE



1. HISTORIC PHOTOGRAPH - 1982



1. APPROACH ON CUSTOM HOUSE LANE FROM  
PENHALLOW STREET



2. APPROACH ON CUSTOM HOUSE LANE



2. HISTORIC PHOTOGRAPH - DATE UNKNOWN

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# RENOVATIONS & ADDITION

85 DANIEL STREET  
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# CONTEXT PHOTOGRAPHS

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A3

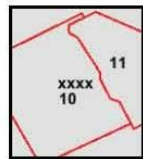
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Site Name: 85-87 Daniel Street  
Address: 85-87 Daniel Street  
City, ST, ZIP: Portsmouth, NH 03801  
Client: Endpoint, LLC  
EDR Inquiry: 67940713  
Order Date: 12/01/2021  
Certification #: 68F9-4DBE-AE7F  
Copyright: 1949



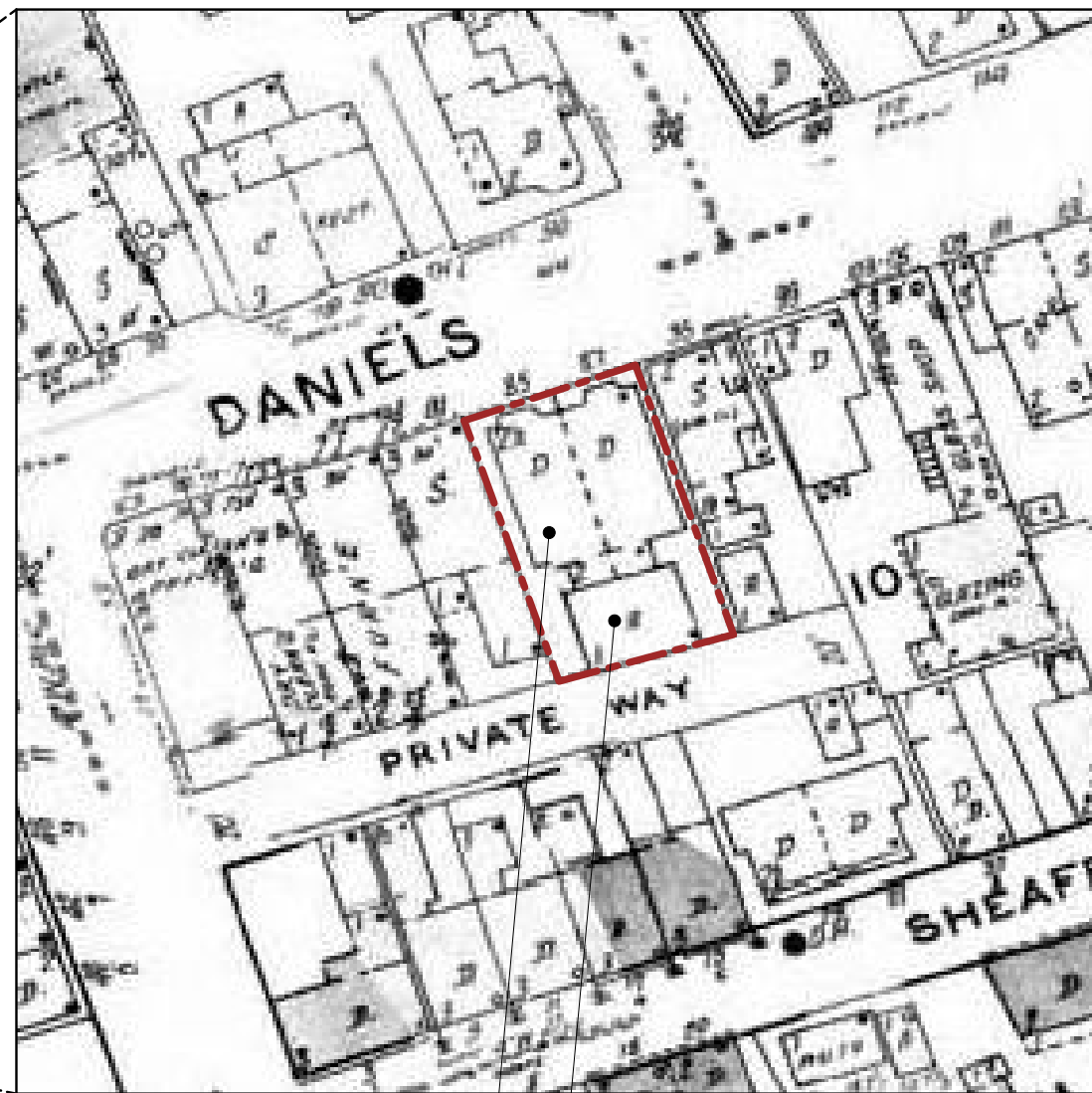
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Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 11  
Volume 1, Sheet 10  
Volume 1, Sheet xxxx

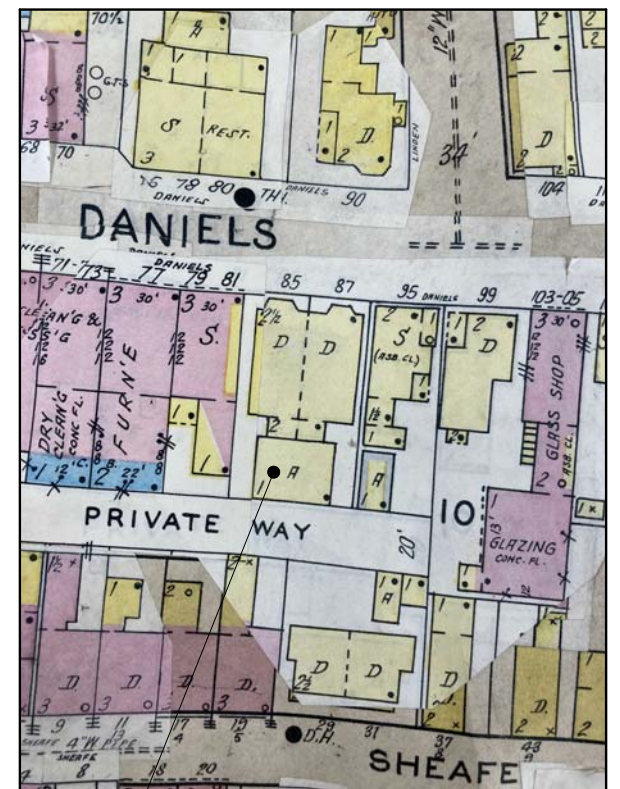
0 Feet 150 300 600

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85 DANIEL STREET  
PORTSMOUTH, NH 03801

FORMER GARAGE ADDITION  
AT 85 DANIEL STREET:  
DETAILS/IMAGES REGARDING  
THE FORMER GARAGE AND  
REASONS FOR WHY IT WAS  
REMOVED ARE UNKNOWN.



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SANBORN FIRE MAP - 1949

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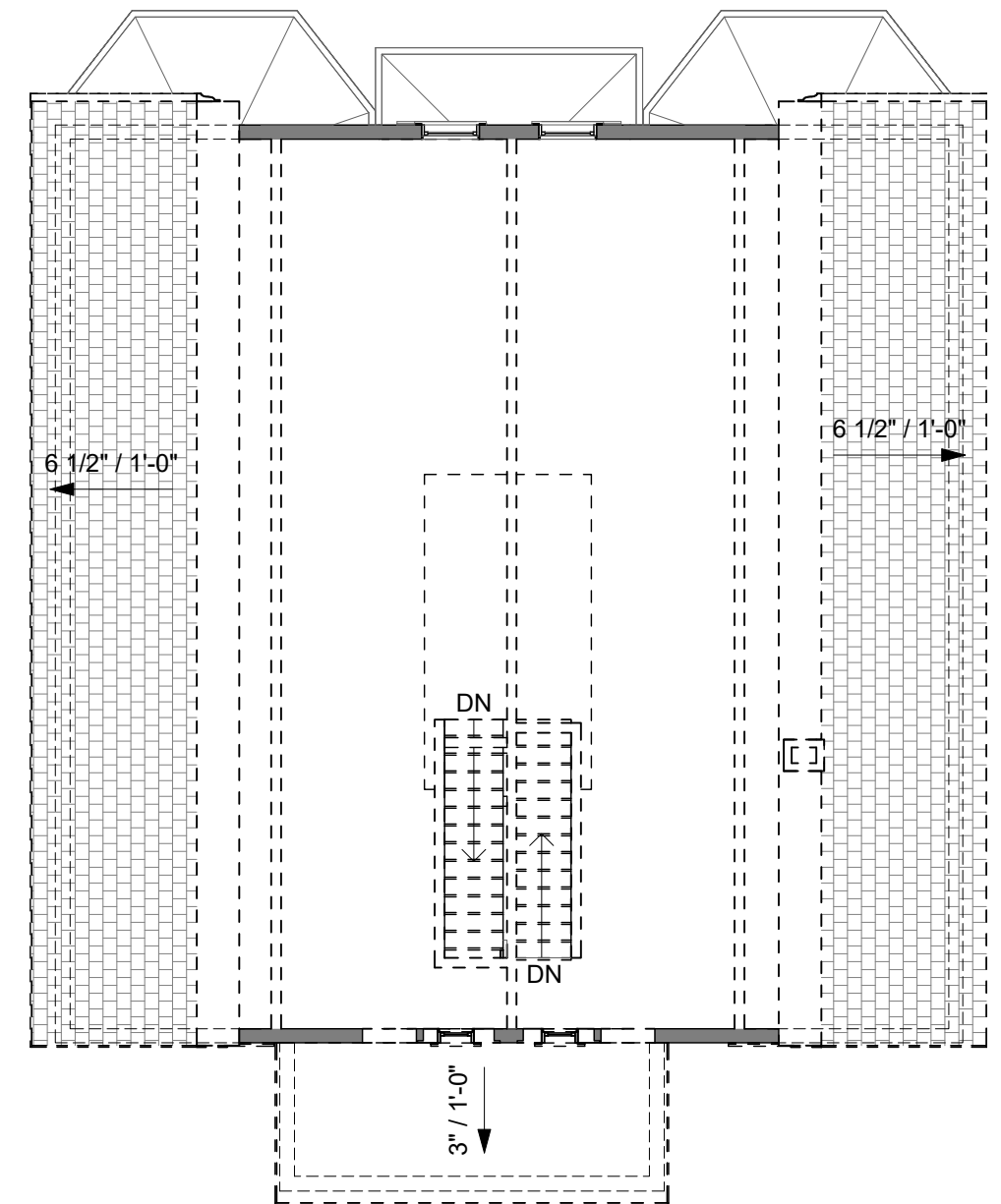
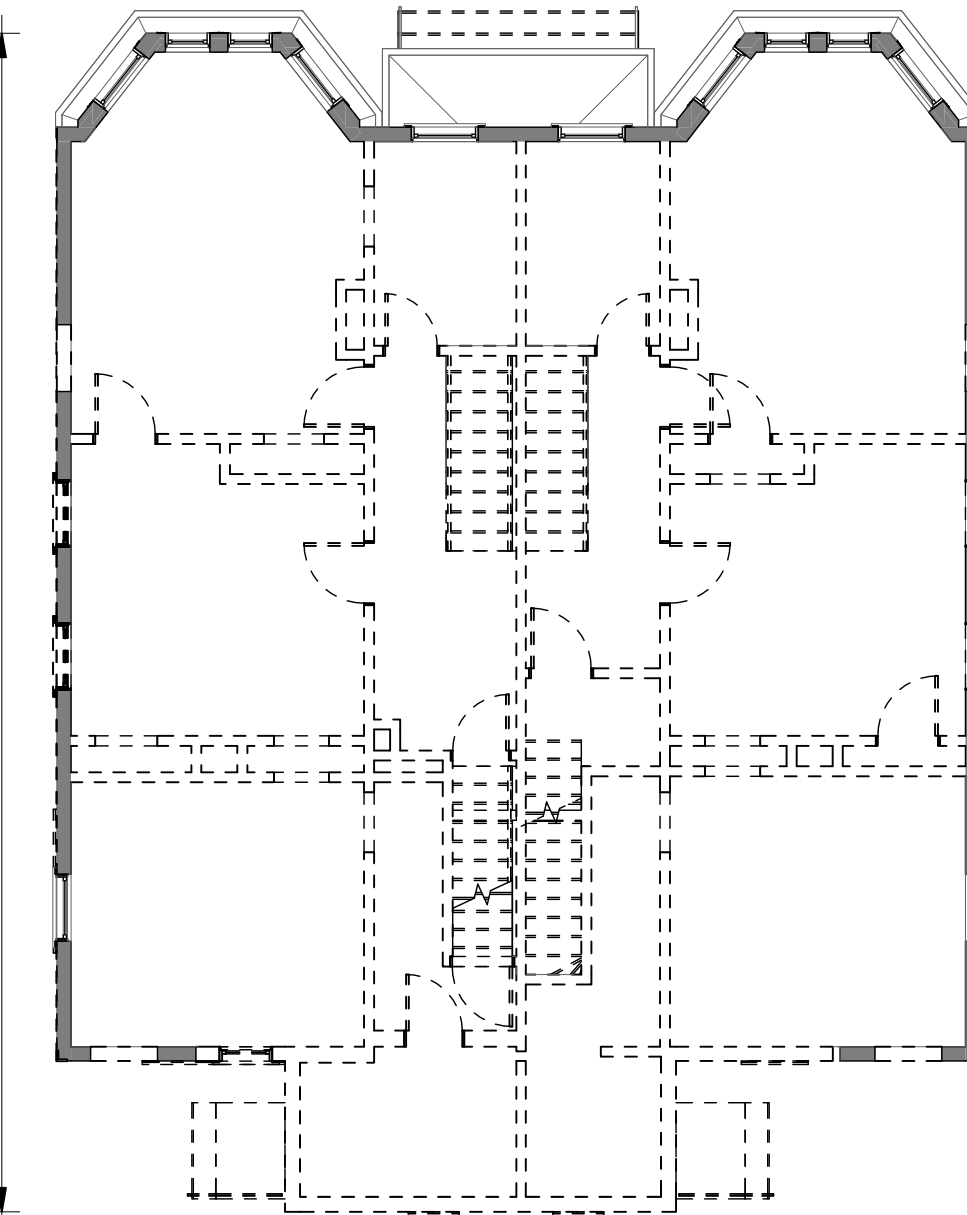
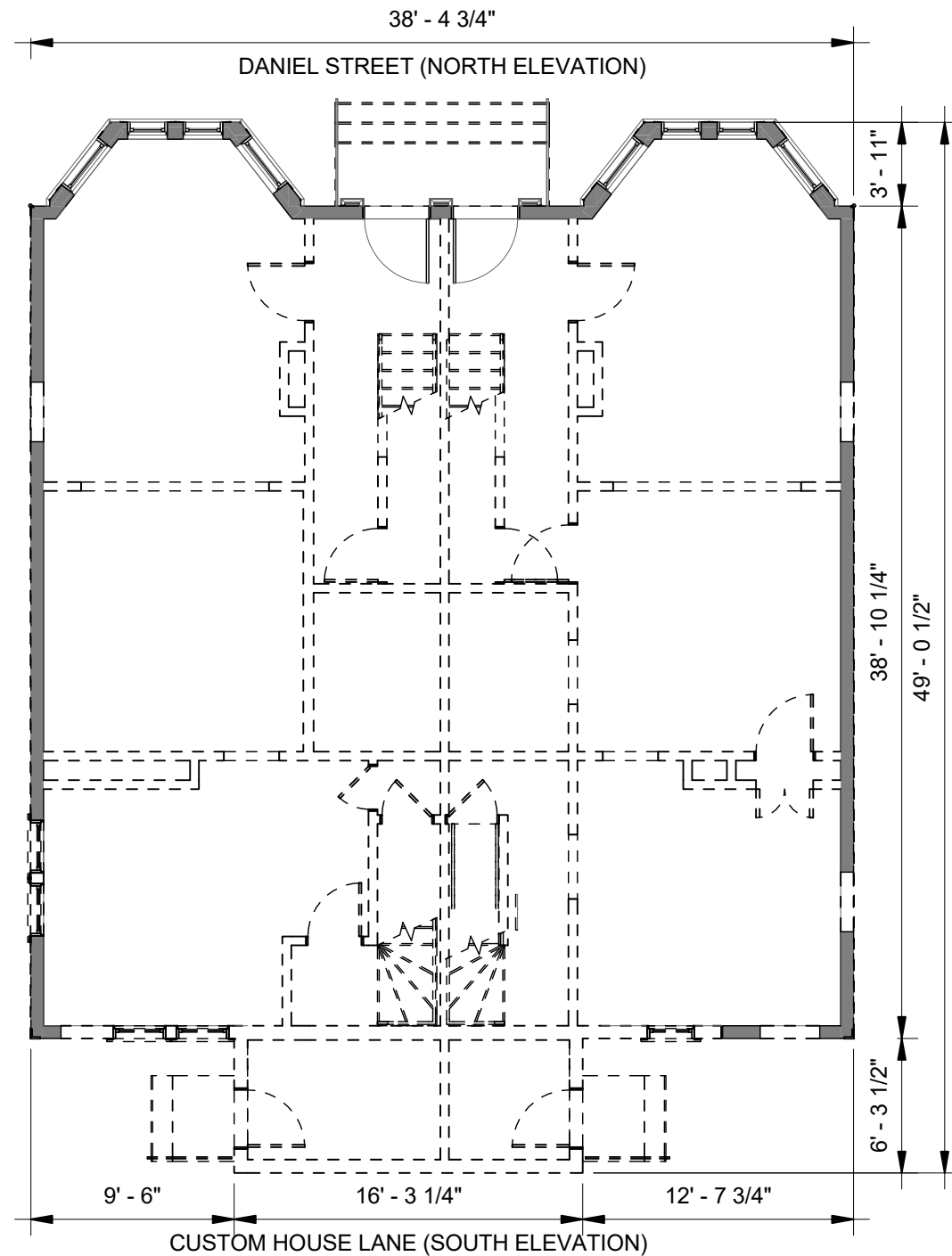
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A4

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1 EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"

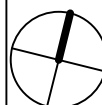
2 EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"

3 EXISTING THIRD FLOOR PLAN  
1/8" = 1'-0"

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# RENOVATIONS & ADDITION

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# EXISTING FLOOR PLANS

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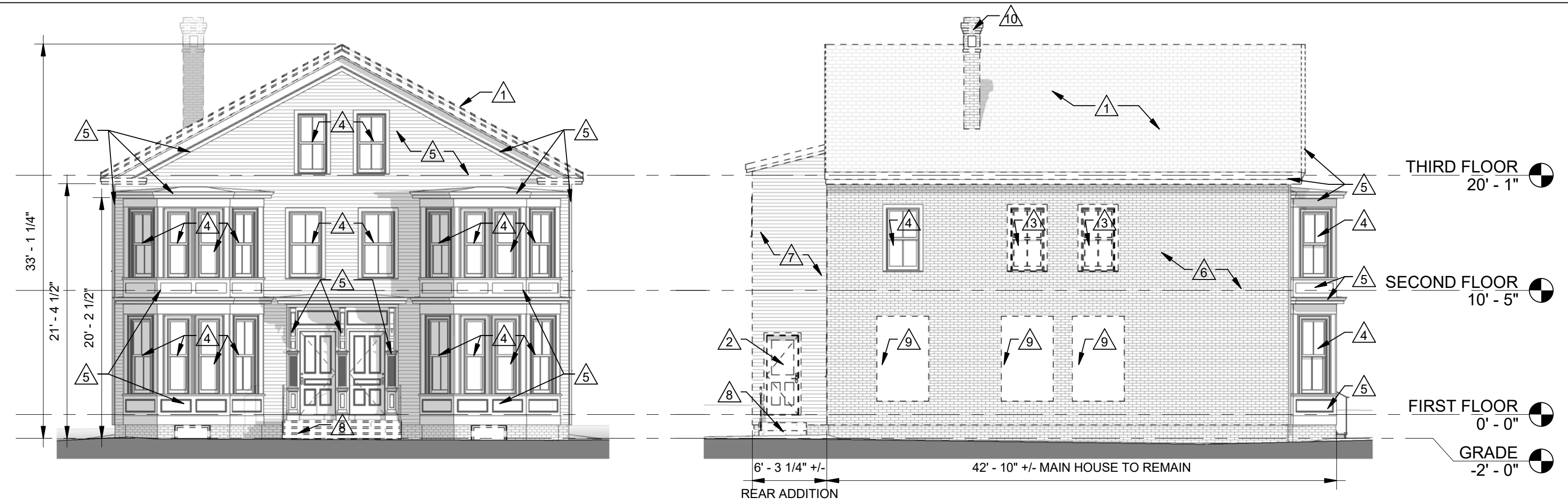
4 Market Street  
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AS INDICATED

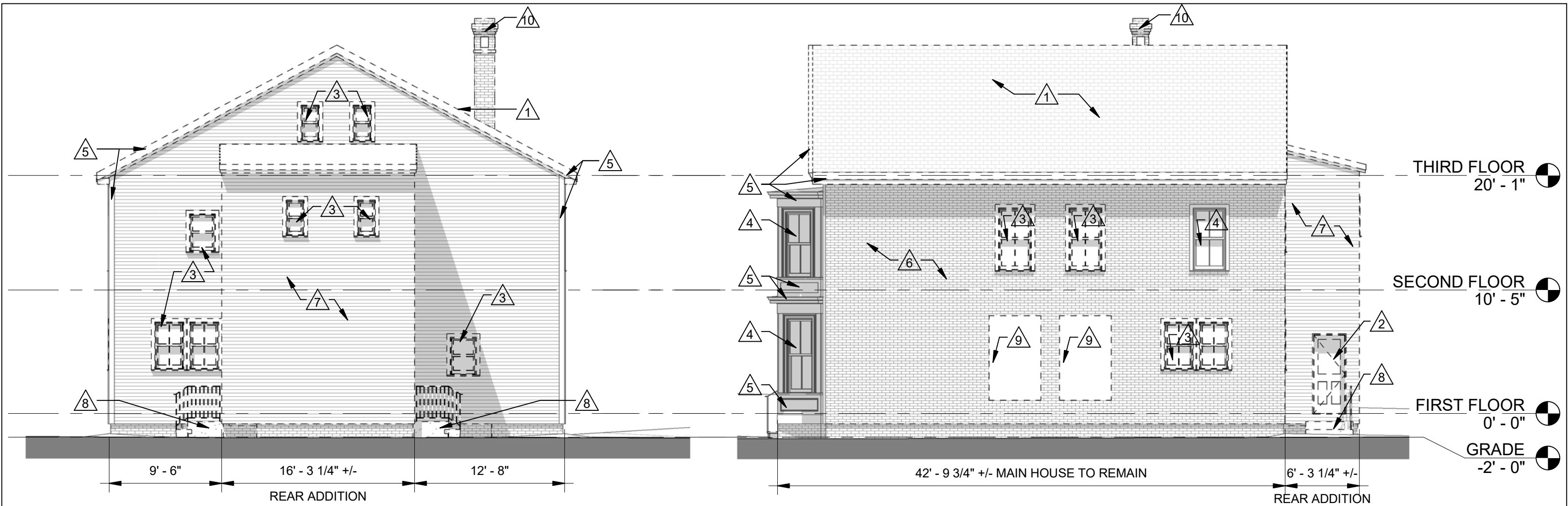


1 EXISTING NORTH ELEVATION (DANIEL STREET)  
1/8" = 1'-0"

2 EXISTING EAST ELEVATION (LEFT SIDE YARD)  
1/8" = 1'-0"

REMOVAL KEYNOTES	
1. MAIN ROOF TO BE REMOVED AND REBUILT IN KIND	8. REMOVE STAIR AND ASSOCIATED COMPONENTS
2. DOOR TO BE REMOVED	9. ASPHALT SIDING AT FORMER WINDOW OPENING TO BE REMOVED
3. WINDOW TO BE REMOVED	10. REMOVE REPLACEMENT CHIMNEY
4. WINDOW TO BE REMOVED AND REPLACED TO MATCH	11. ALL EXISTING EXTERIOR LIGHTING TO BE REMOVED
5. PATCH, REPAIR, AND REPLACE EXISTING WOOD TRIM, PANELING, AND SIDING IN KIND	
6. FAUX BRICK ASPHALT SIDING TO BE REMOVED, WOOD SIDING BEHIND TO BE REPAIRED AND REPLACED IN KIND	
7. REAR ADDITION TO BE REMOVED, FOUNDATION TO ROOF.	

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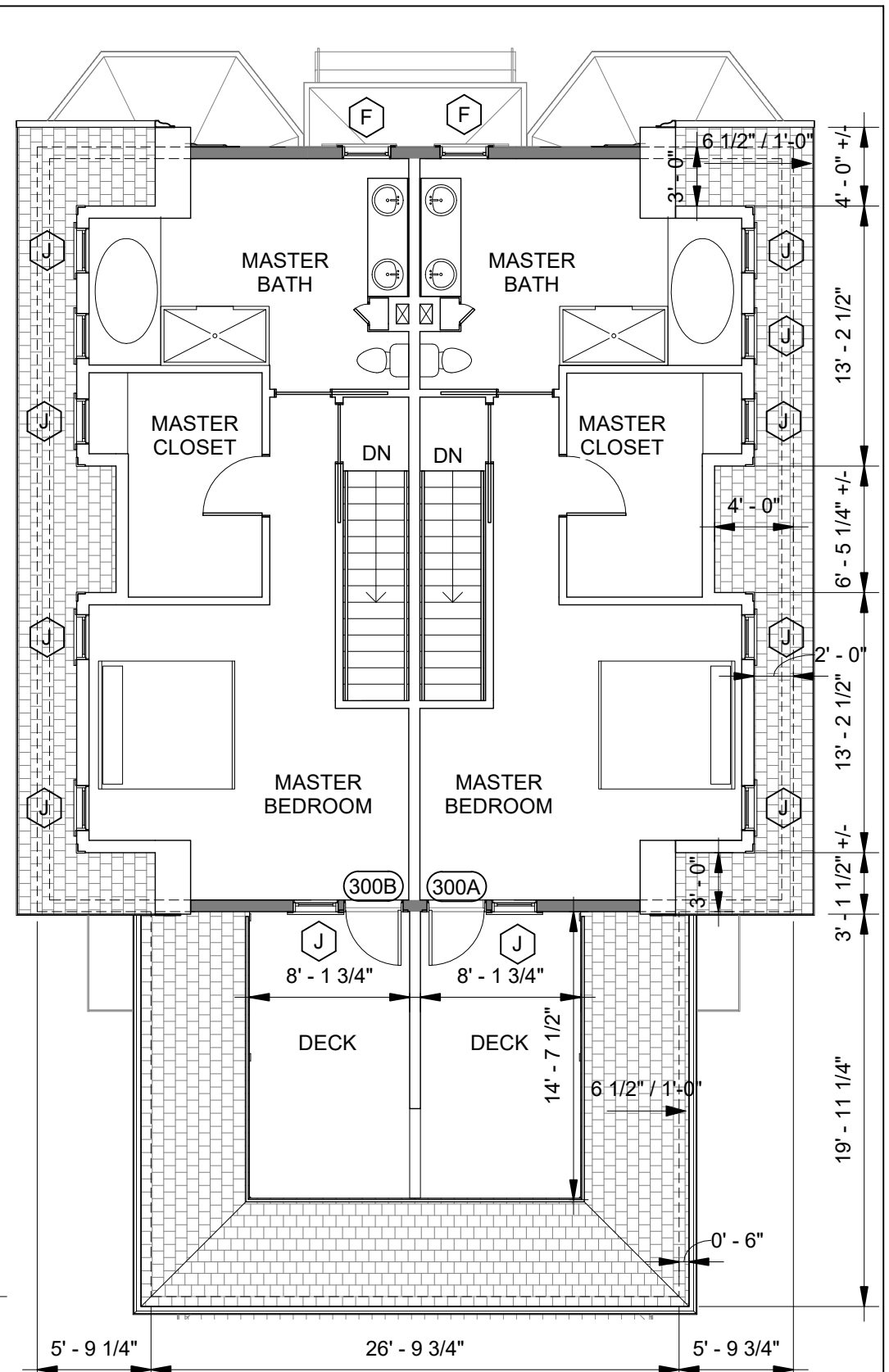
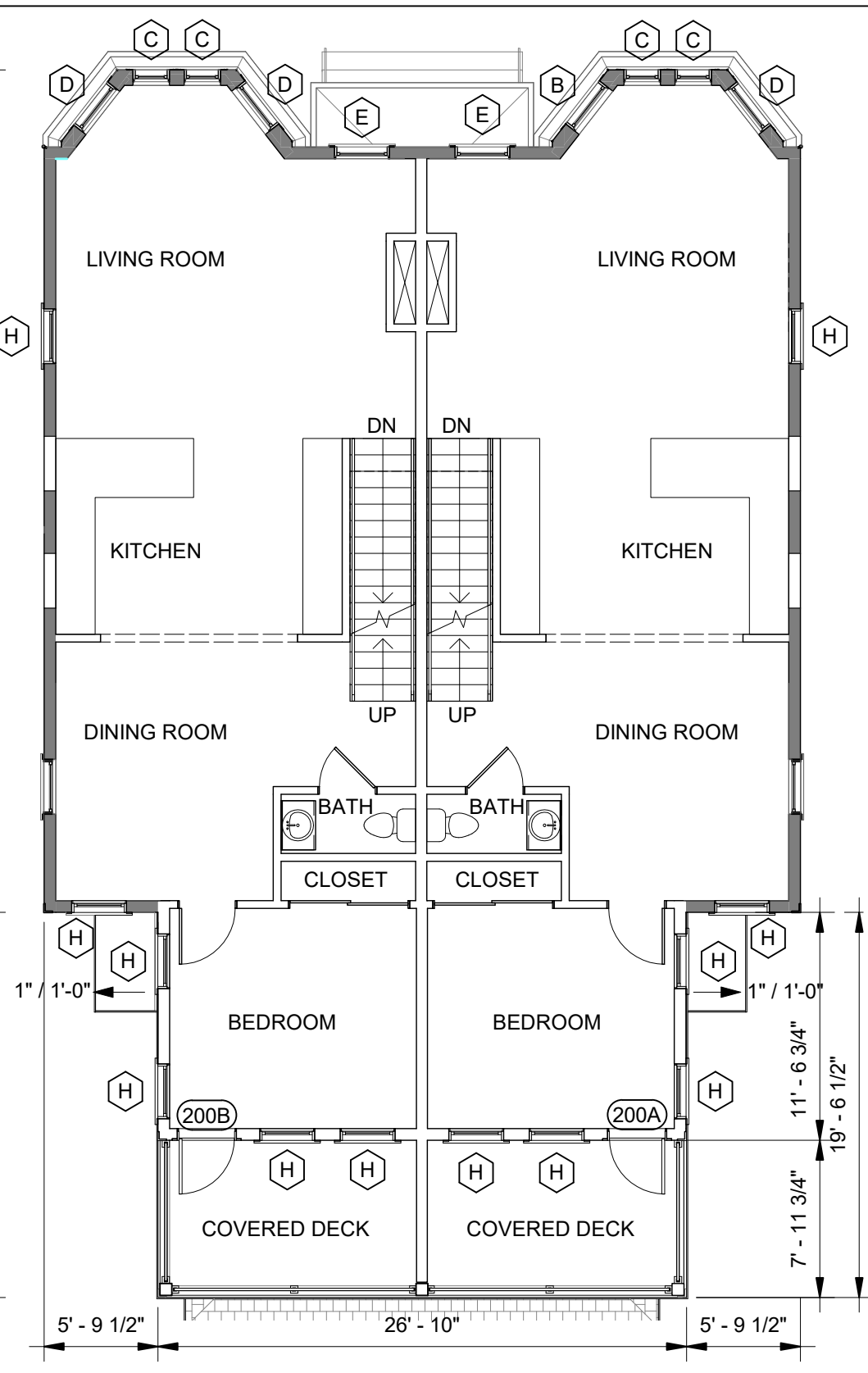
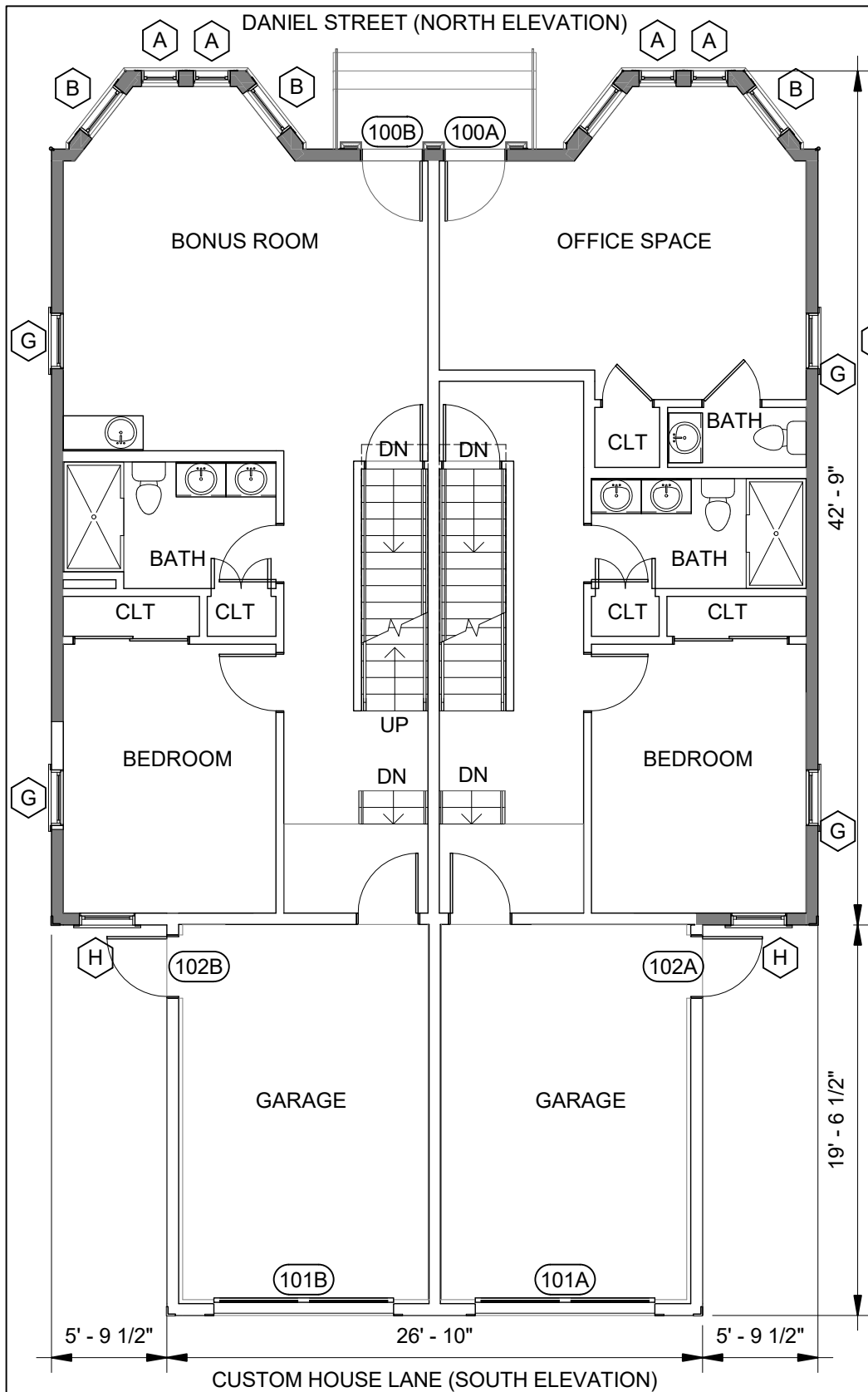


1 EXISTING SOUTH ELEVATION (CUSTOM HOUSE LANE)  
1/8" = 1'-0"

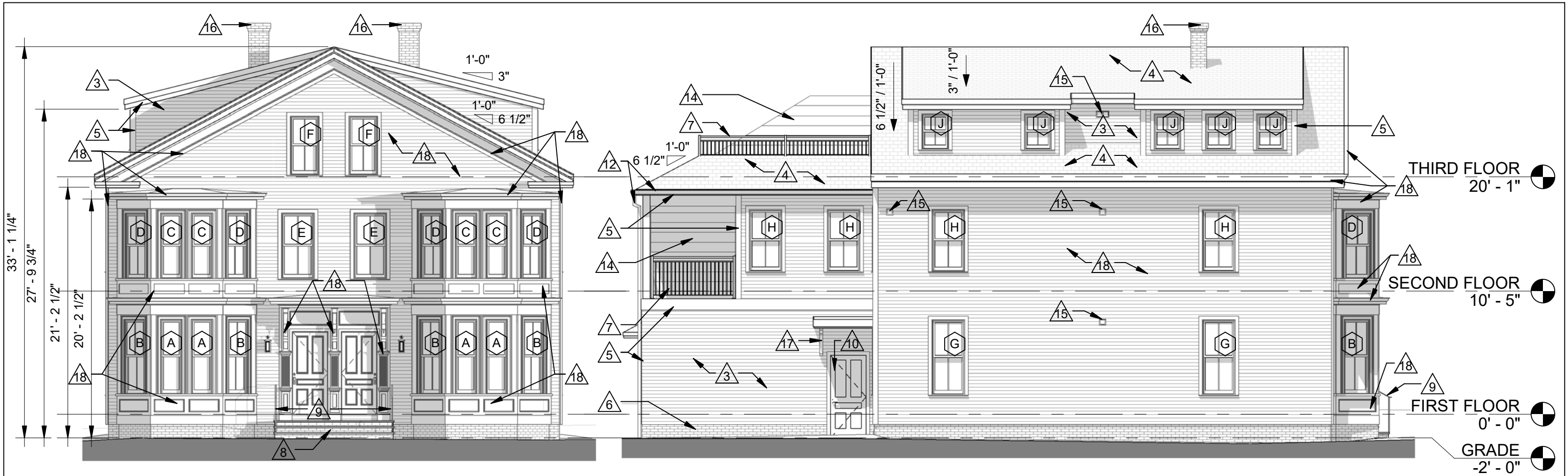
2 EXISTING WEST ELEVATION (RIGHT SIDE YARD)  
1/8" = 1'-0"

REMOVAL KEYNOTES	
1. MAIN ROOF TO BE REMOVED AND REBUILT IN KIND	8. REMOVE STAIR AND ASSOCIATED COMPONENTS
2. DOOR TO BE REMOVED	9. ASPHALT SIDING AT FORMER WINDOW OPENING TO BE REMOVED
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7. REAR ADDITION TO BE REMOVED, FOUNDATION TO ROOF.	

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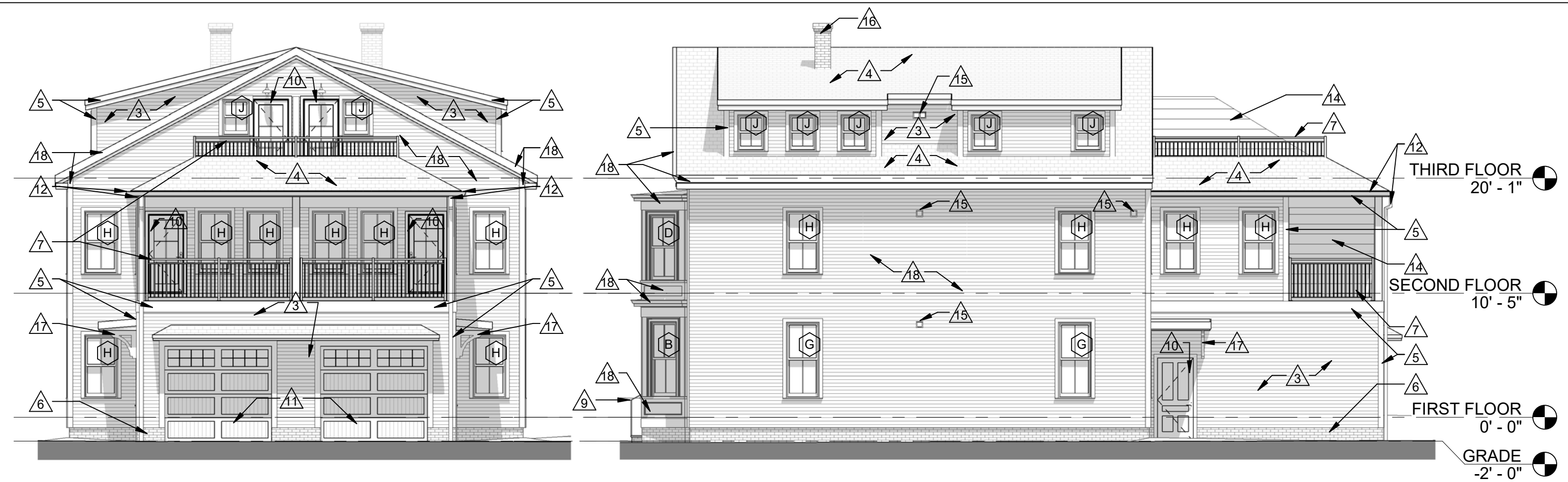


1 NORTH ELEVATION (DANIEL STREET)  
1/8" = 1'-0"

2 EAST ELEVATION (LEFT SIDE YARD)  
1/8" = 1'-0"

KEYNOTES		
1. EXISTING WINDOW TO BE REPLACED WITH MARVIN ELEVATE SERIES WINDOW TO MATCH EXISTING, TRIM TO MATCH EXISTING - WINDOW TAGS A THROUGH F, REFER TO WINDOW SCHEDULE	8. FRONT STOOP: BRICK RISERS AND BASE TO MATCH EXISTING BRICK WITH GRANITE TREADS	15. EXHAUST VENT, COLOR TO MATCH SIDING
2. MARVIN ELEVATE SERIES WINDOW - WINDOW TAGS G THROUGH J, REFER TO WINDOW SCHEDULE	9. EXISTING IRON RAILING TO BE REUSED	16. PROPOSED FAUX CHIMNEY TO REPLICATE ORIGINAL CHIMNEY'S ALONG DANIEL STREET. LOCATIONS SHOWN ARE APPROXIMATELY ACCURATE TO ORIGINAL LOCATIONS. TO SERVE AS EXHAUST FOR GAS FIREPLACES WITHIN THE UNITS.
3. WOOD SIDING TO MATCH EXISTING HOUSE	10. ENTRY DOOR, REFER TO DOOR SCHEDULE	17. COMPOSITE BRACKET
4. ARCHITECTURAL SHINGLES	11. OVERHEAD DOOR BY OVERHEAD DOOR COMPANY, REFER TO DOOR SCHEDULE	18. PATCH, REPAIR, AND REPLACE EXISTING WOOD TRIM, PANELING, AND SIDING IN KIND
5. COMPOSITE TRIM	12. ALUMINUM GUTTER AND DOWNSPOUT AT ADDITION ROOF	
6. BRICK VENEER TO MATCH EXISTING BRICK	13. MECHANICAL UNIT, LOCATION AND SIZE TBD	
7. TIMBER TECH IMPRESSION RAIL EXPRESS, REFER TO A18	14. DECK DEMISING WALL, REFER TO A18 FOR DESIGN INTENT	

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1 SOUTH ELEVATION (CUSTOM HOUSE LANE)  
1/8" = 1'-0"

2 WEST ELEVATION (RIGHT SIDE YARD)  
1/8" = 1'-0"

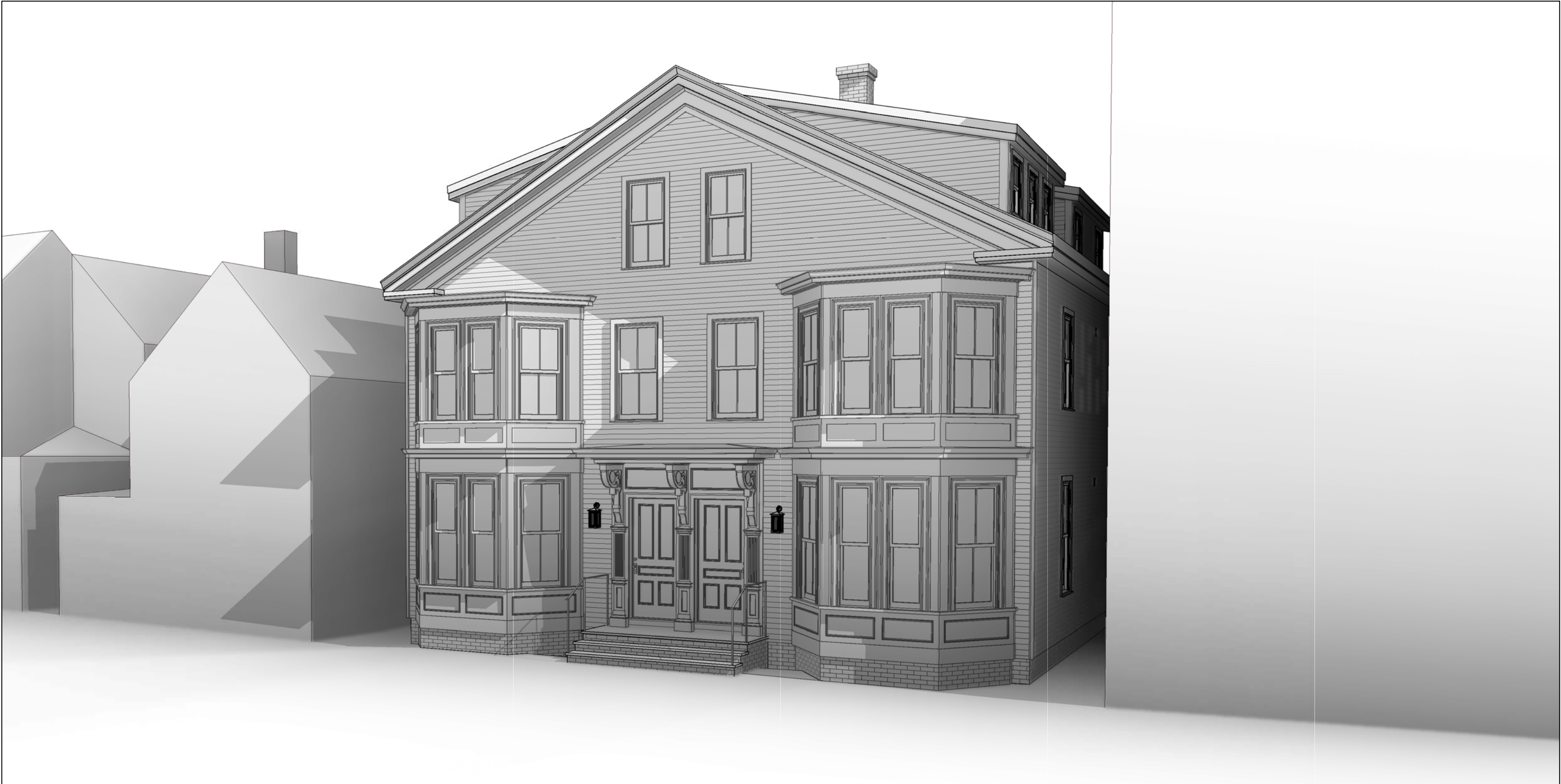
KEYNOTES		
1. EXISTING WINDOW TO BE REPLACED WITH MARVIN ELEVATE SERIES WINDOW TO MATCH EXISTING, TRIM TO MATCH EXISTING - WINDOW TAGS A THROUGH F, REFER TO WINDOW SCHEDULE	8. FRONT STOOP: BRICK RISERS AND BASE TO MATCH EXISTING BRICK WITH GRANITE TREADS	15. EXHAUST VENT, COLOR TO MATCH SIDING
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VIEW FROM DANIEL STREET

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APRIL 2022

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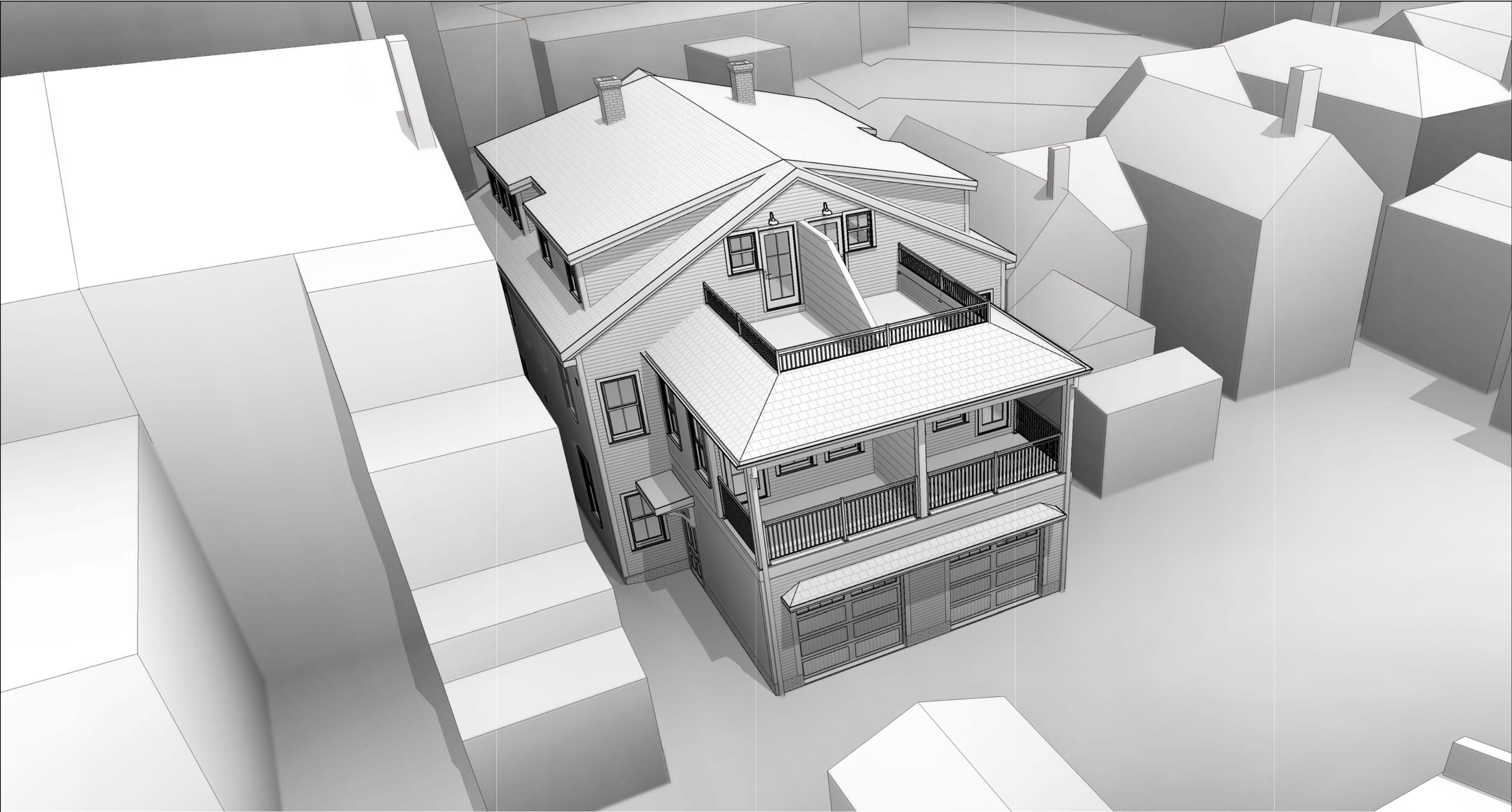
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VIEW FROM REAR ALLEY

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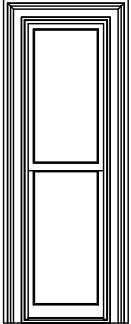
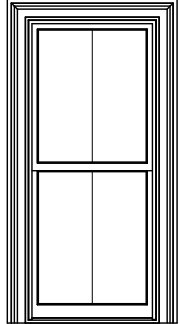
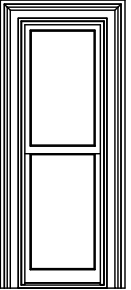
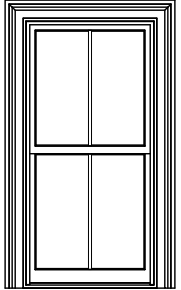
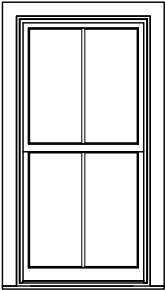
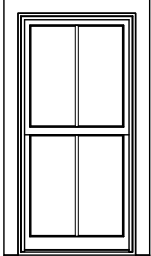
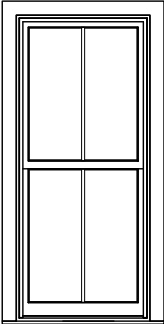
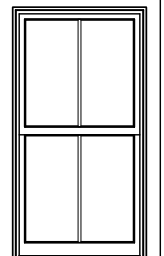
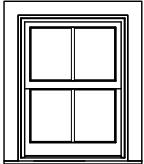
4 Market Street  
Portsmouth, New Hampshire

A14

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NOT TO SCALE

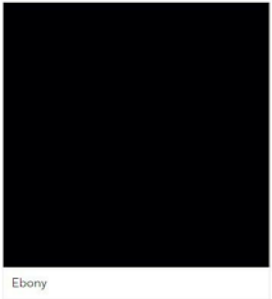
WINDOW TYPES								
								
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:	TYPE F:	TYPE G:	TYPE H:	TYPE J:
DOUBLE HUNG WINDOW TO MATCH EXISTING, 1 OVER 1	DOUBLE HUNG WINDOW TO MATCH EXISTING, 2 OVER 2	DOUBLE HUNG WINDOW TO MATCH EXISTING, 1 OVER 1	DOUBLE HUNG WINDOW TO MATCH EXISTING, 2 OVER 2	DOUBLE HUNG WINDOW TO MATCH EXISTING, 2 OVER 2	DOUBLE HUNG WINDOW TO MATCH EXISTING, 2 OVER 2	DOUBLE HUNG WINDOW, 2 OVER 2	DOUBLE HUNG WINDOW, 2 OVER 2	DOUBLE HUNG OR AWNING WINDOW, TBD, 2 OVER 2

WINDOW SCHEDULE				
Type Mark	Nominal Width	Nominal Height	Sill Height	Comments
A	1' - 10 3/4"	6' - 4"	1' - 8 1/2"	VIF - MATCH EXISTING, TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
B	2' - 10"	6' - 4"	1' - 8 1/2"	VIF - MATCH EXISTING, TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
C	1' - 10 3/4"	5' - 7"	1' - 0 1/2"	VIF - MATCH EXISTING, TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
D	2' - 10"	5' - 7"	1' - 0 1/2"	VIF - MATCH EXISTING, TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
E	2' - 10"	5' - 7"	1' - 0 1/2"	VIF - MATCH EXISTING, TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
F	2' - 6"	5' - 0"	0' - 2"	VIF - MATCH EXISTING, TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
G	2' - 10"	6' - 4"	1' - 8"	
H	2' - 10"	5' - 3"	1' - 8"	
J	2' - 4"	3' - 0"		

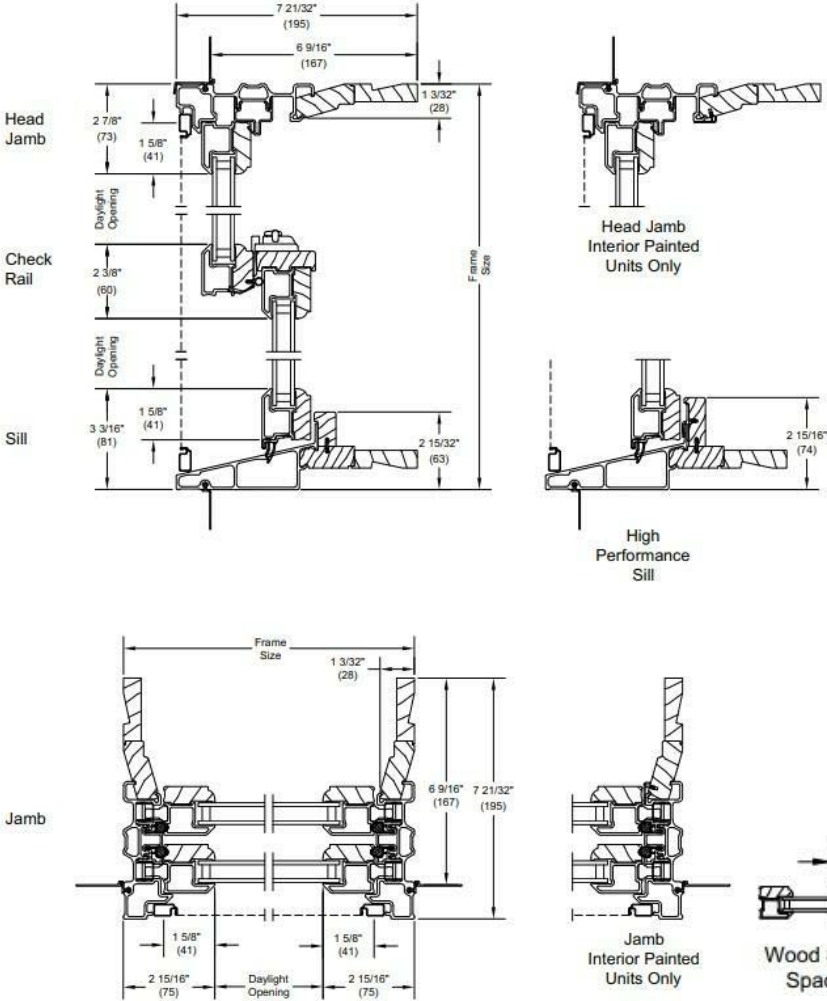
- WINDOW NOTES
- ALL REPLACEMENT WINDOWS AND PROPOSED WINDOWS TO BE MARVIN ELEVATE SERIES.
  - FRAME AND SASH EXTERIOR: EBONY FINISH (BLACK), PULTRUDED REINFORCED FIBERGLASS (ULTREX®), 0.075" (2MM) THICK
  - ALL MUNTINS TO BE SIMULATED DIVIDED LITES WITH SPACER BAR (SDLS). REFER TO WINDOW TYPES AND ELEVATIONS FOR PATTERNS.
  - ALL WINDOWS TO BE LOW-E ARGON FILLED.
  - PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.
  - ALL WINDOWS ON EAST, SOUTH, AND WEST ELEVATIONS TO HAVE MANUFACTURER APPLIED FLAT CASING AND SILL NOSE, COLOR AND MATERIAL TO MATCH WINDOW.



MARVIN ELEVATE ELEVATION



Ebony

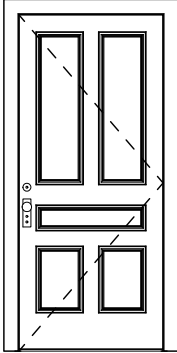
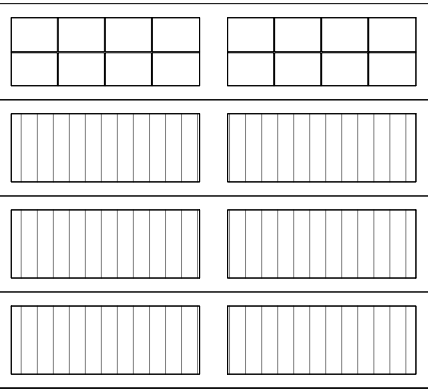
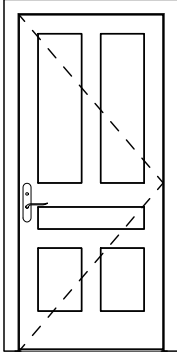
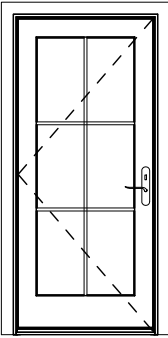


MARVIN ELEVATE WINDOW DETAILS



MARVIN ELEVATE APPLIED WINDOW TRIM, COLOR TO MATCH WINDOW (EAST, SOUTH, WEST ELEVATIONS ONLY)

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DOOR TYPES			
			
TYPE A:	TYPE B:	TYPE C:	TYPE D:
EXISTING FRONT DOORS TO REMAIN, REPAIR AND PAINT	CLOPAY GALLERY STEEL OVERHEAD DOOR, LONG PANEL WITH CARRIAGE DOOR HARDWARE AND SQ24 LITES	TRUSTILE WOOD DOOR, 5 PANEL SIMILAR TO FRONT DOORS MODEL: TS5060	TRUSTILE WOOD 6 LITE DOOR MODEL: FL606

HISTORIC DISTRICT DOOR SCHEDULE						
Mark	Size		Door			Comments
	Height	Width	Type Mark	Material	Finish	
100A	7' - 0"	3' - 0"	A	WOOD	REPAIR & PAINT	EXISTING FRONT DOOR TO REMAIN
100B	7' - 0"	3' - 0"	A	WOOD	REPAIR & PAINT	EXISTING FRONT DOOR TO REMAIN
101A	8' - 0"	9' - 0"	B	STEEL	PAINT	
101B	8' - 0"	9' - 0"	B	STEEL	PAINT	
102A	7' - 0"	3' - 0"	C	WOOD	PAINT	
102B	7' - 0"	3' - 0"	C	WOOD	PAINT	
200A	6' - 8"	3' - 0"	D	WOOD	PAINT	
200B	6' - 8"	3' - 0"	D	WOOD	PAINT	
300A	6' - 8"	3' - 0"	D	WOOD	PAINT	
300B	6' - 8"	3' - 0"	D	WOOD	PAINT	



TS5060



Roman Ogee (OG) Sticking

TYPE C - TS5060:  
5 PANEL WOOD DOOR  
ROMAN OGEE STICKING  
WITH FLAT PANEL



FL606



Roman Ogee (OG) SDL Glass

TYPE D - FL606:  
6 LITE WOOD DOOR  
ROMAN OGEE STICKING  
WITH ROMAN OGEE  
SIMULATED DIVIDED LITE

### MARVIN TRUSTILE ENTRY DOORS



### LONG PANEL

TYPE B - GALLERY STEEL  
LONG PANEL WITH CARRIAGE DOOR HARDWARE AND SQ24 LITES

### CLOPAY OVERHEAD DOOR

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Bromley Outdoor Lantern Wall Sconce  
By Hinkley

LUMENS  
LIGHT AND LIVING  
Call Us 877.445.4486

Bromley Outdoor Lantern Wall Sconce  
By Hinkley

Product Options

Finish: Museum Black,  
Size: Small,  
Light Option: LED

Details

OK for Use in Outdoor Areas  
Material: Aluminum  
Shade Material: Clear Glass  
Dimmable When Used With a Electronic low voltage dimmable or standard (triac) incandescent dimmable Dimmer (Not Included)  
UL Listed Wet  
Warranty: Limited 2 Year  
Made In China



Dimensions

Small Option Backplate: Width 4.75", Height 8.5"  
Small Option Fixture: Width 8", Height 20", Depth 9.75", Weight 5Lbs

Lighting

Small	
Lamp Type	LED
Total Lumens	700.0
# of Bulbs	2 (Included)
Bulb Type	5W CA10 Flame E12
Volts	120
Color Temp	2700 (Warm)
Average Lifespan	15000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:

🏠 / Franklin Iron Works / Style # 42F98

Franklin Iron Works Arnett 10 1/2" High Black  
Outdoor Wall Light



Product Details

Illuminate a dark outdoor space with this urban barn light from Franklin Iron Works.

Additional Info:

A careful balance of rusticity and elegance, this outdoor wall light is the perfect addition to your patio or balcony. In a classic urban barn style with a curving neck, it invokes a charmingly old-fashioned feel. A smooth black finish gives this fixture a clean, almost contemporary touch. Vertical installation only.

FRANKLIN  
IRON WORKS™

[Shop all Franklin Iron Works](#)

- 12" wide x 10 1/2" high. Extends 14 1/2" from the wall. Backplate is 6 1/4" wide x 3/4" deep. Weighs 2.42 lbs.
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Barn-style outdoor wall light from the Franklin Iron Works™ brand.
- Black finish over aluminum construction. Gooseneck arm.
- Vertical installation only. Distance from mounting point to top of fixture is 6".

**LT-2: ARNETT 10 1/2" HIGH BLACK OUTDOOR WALL LIGHT - THIRD FLOOR PORCH OR EQUAL**

Pop-in 4in LED Round Remodel Recessed  
Downlight Multi-Pack

By WAC Lighting

LUMENS  
LIGHT AND LIVING  
Call Us 877.445.4486

Pop-in 4in LED Round Remodel Recessed Downlight Multi-Pack  
By WAC Lighting

Product Options

Quantity: 12-Pack

Details

Designed in 2019  
Finish: Electrostatically Powder Coated White  
Material: Aluminum  
Housing Type: IC Remodel Housing  
Trim Type: Deep Reflector  
Title 24 compliant  
Energy Star Qualified  
ETL Listed Wet  
Warranty: 5 Years Functional, 2 Years Finish  
Made In China



Dimensions

Cut-out: Diameter 4"  
Fixture: Height 4.6", Diameter 5"

Lighting

Lamp Type	LED Built-in
Total Lumens	1035
Total Watts	12.00
Volts	120 /277 Volt
Color Temp	3000 (Soft White)
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Notes:

Prepared by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:

**LT-3:POP-IN 4IN LED ROUND REMODEL/NEW CONSTRUCTION RECESSED DOWNLIGHT - OVERHANGS AND CANOPIES OR EQUAL**

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RENOVATIONS & ADDITION

85 DANIEL STREET  
PORTSMOUTH, NH 03801

LIGHTING CUT SHEETS

HISTORIC DISTRICT COMMISSION - WORK SESSION  
APRIL 2022

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A17

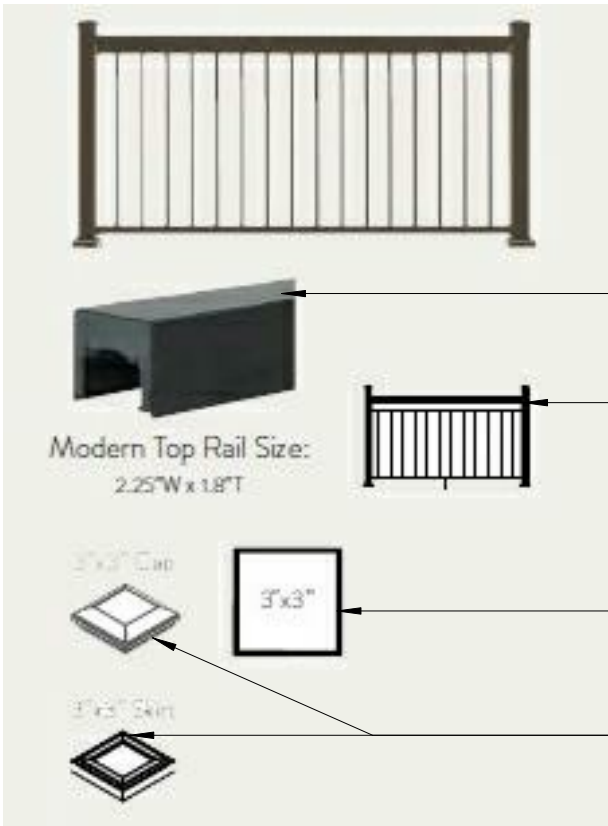
04/06/2022

McHA: RD / MG

AS INDICATED



**ASPHALT SHINGLES**  
CERTAINTEED LANDMARK SERIES OR EQUAL, COLOR TBD



**REAR RAILING**  
TIMBERTECH IMPRESSIONS RAIL EXPRESS, MODERN TOP RAIL, ALUMINUM BALUSTERS WITH OPEN MID RAIL, 3\"/>



**DECKING MATERIAL**  
TIMBERTECH AZEK VINTAGE COLLECTION - DARK HICKORY



**DECK DEMISING WALL INSPIRATION**  
STAINED WOOD TO MATCH TIMBERTECH DECKING

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