21 January 2022

Structural Condition Assessment - Annex
Captain Thomas Thompson House
179 Pleasant Street
Portsmouth, New Hampshire

Gorham Structural Engineering, PLLC is a consultant to the property owner and has been retained to work with project architect, CJ Architects, to provide a conditions assessment of the building structure at 179 Pleasant Street. The following is a summary of the findings from the conditions assessment for the annex.

General Description

The Captain Thomas Thompson House is a two story wood framed hip-roofed mansion that was built in 1784. An ell known as the annex extends off the back of the original building and was built around 1860. The overall dimensions of the annex are approximately 22’-9”x30’-0”.

Exterior

On the exterior, the building’s foundation, siding, windows, roofing and chimneys are all in need of maintenance.

Annex south elevation

Annex east elevation

Annex north elevation

Side entry foundation detail view

Bulkhead detail view

East wall foundation with access panel

Foundation

The annex is supported a combination of brick and stone foundations with three distinctly different areas. See SK1 attached. From the back wall of the mansion, a full depth stone foundation extends east 14'-6" (±). The next area is inaccessible with a shallow stone perimeter foundation wall and an exposed earth floor extending east 10'-8" (±). The third foundation area is constructed of brick over stone masonry perimeter wall enclosing a low clearance crawl space with an exposed earth floor extending east 11'-9" (±).

The full-height stone foundation wall along the side entrance appears to be bowing inward with numerous cracks in the mortar joints. This is most likely due to the surcharge force

from the side entrance foundation, which is in visibly poor condition and in need of repair or replacement. Further investigation of this area is recommended.

The brick and stone foundation is in poor condition with eroded mortar joints and some wall areas visibly leaning out of plumb. My opinion is that the crawl space foundations will require significant repair.

First Floor Framing

The annex first floor framing is a combination of heavy timber, wood framing in direct contact with soil, and timber joists over a crawl space. See SK2 attached. My opinion is that the first floor framing, over the crawl space areas, is in poor condition and may need to be removed to provide access to the crawl space so the foundation can be repaired, for the installation of a proper vapor barrier, and to install new MEP systems.

First floor transition at full foundation

First floor near chimney/hearth

First Floor Wall Framing

The first floor exterior wall framing appears to have been modified numerous times over the life of the building. Some areas which look original are framed with 3x3 studs spaced at 30” on center with 2x2 infill studs and sloped furring. In other areas, it appears that new windows were installed and significant, but structurally dubious, framing modifications have been made. Significant repairs have been made at the curved wall.

3x3 and 2x2 first floor wall framing

Curved wall framing

Wall framing at window

Wall framing at window

Second Floor Framing

The second floor is framed using 3”x5½” joists spaced at 24” on center. See SK3 attached. The joists are supported at a (4)2x10 beam spanning 18-feet and a 3½”x7” beam which is supported at the chimney. Both beams are significantly overstressed. A number of the joists have been notched, drilled, or otherwise damaged to an extent that they have no tangible structural value. It was observed that one ply of the (4)2x10 beam is fractured. Assuming Hem-Fir material, the allowable total load for this floor system would be less than 5 psf. This floor must be considered unsafe in current condition and will require significant reinforcing or replacement.

Second floor joist

Second floor joist

(4)2x10 beam at supporting second floor

3”x7½” beam supporting second floor

Second Floor Wall Framing

The second floor exterior walls are constructed using 3”x4” studs spaced at 32” on center and are in good condition.

View of second floor wall framing

Curved wall framing as second floor

Third Floor Framing

The third floor is framed using 4”x5¾” wood joists spaced at 32” on center. See SK4 attached. Assuming Hem-Fir material, the allowable total load for this floor system would be approximately 10 psf. Joists are supported at the chimney and some joists are lacking adequate support, which are conditions that will need to be corrected.

Third floor framing supported at chimney

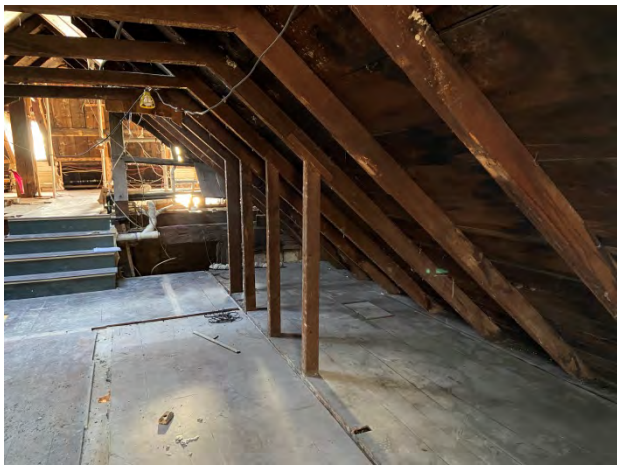
Annex third floor unsupported framing

Roof / Attic

The annex roof is framed using 2¾”x4¾” rafters spaced at 32” on center with 3”x4” collar beams located about 7-feet above the floor. The large roof overhang along the north side is partially supported by vertical struts, aligned with the exterior wall below, and extending to the underside of the rafters. Some of the gable wall framing is spliced. Assuming Hem-Fir material, the allowable total load for this roof system would be approximately 20 psf. The roof will require significant reinforcing or replacement to increase load capacity.

Roof framing at dormer

Gable wall framing



Vertical struts at curved wall and overhang

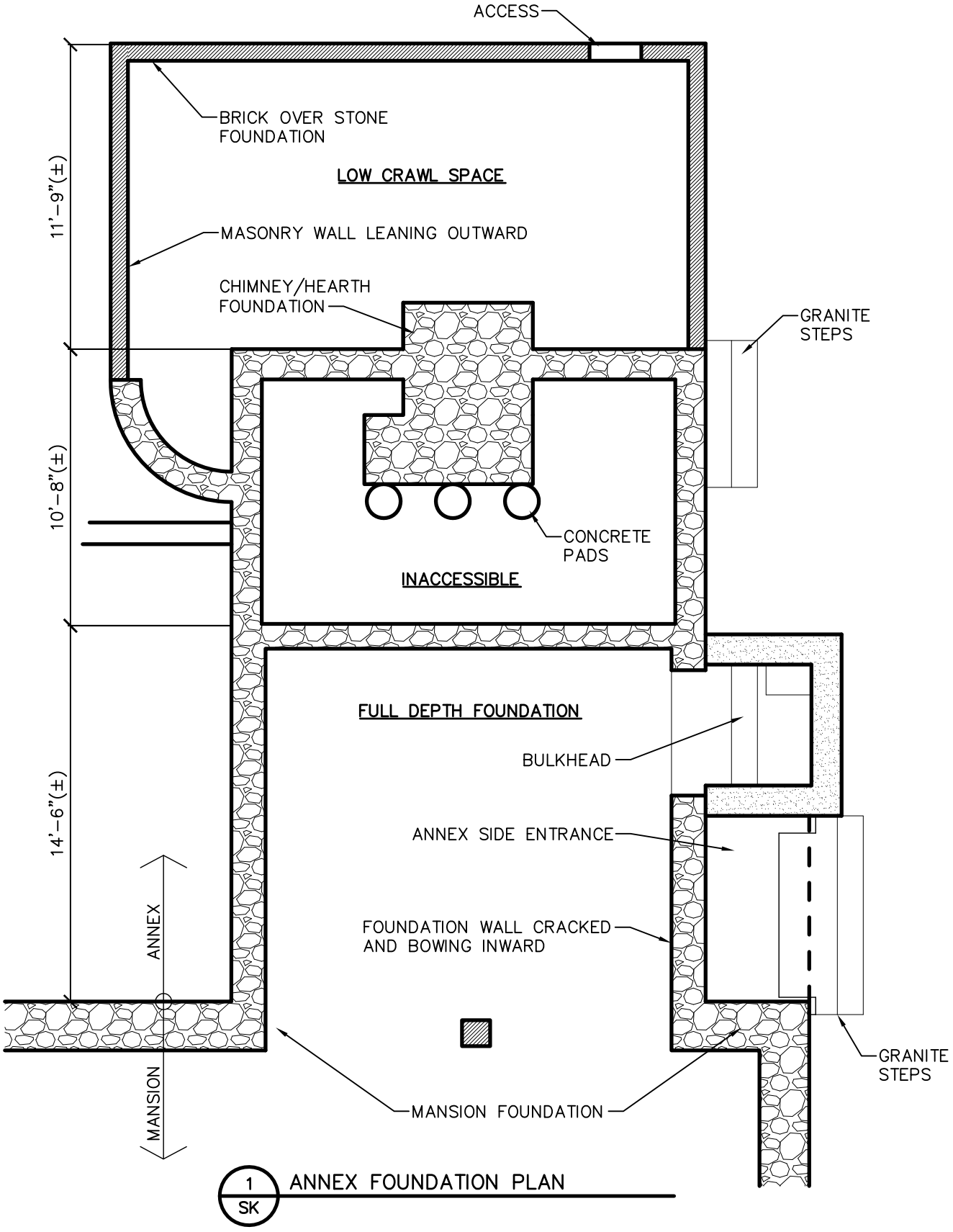
Roof framing looking toward Mansion

Conclusion

In my opinion, the annex framing is far too undersized, damaged, and compromised to be considered acceptable and safe for any current occupancy or use. The annex will require a significant commitment from the owner to provide the structural improvements needed to ensure that the building is safe and can remain in service in the future.

Respectfully submitted,
Martin Gorham, PE, LEED-AP, SECB

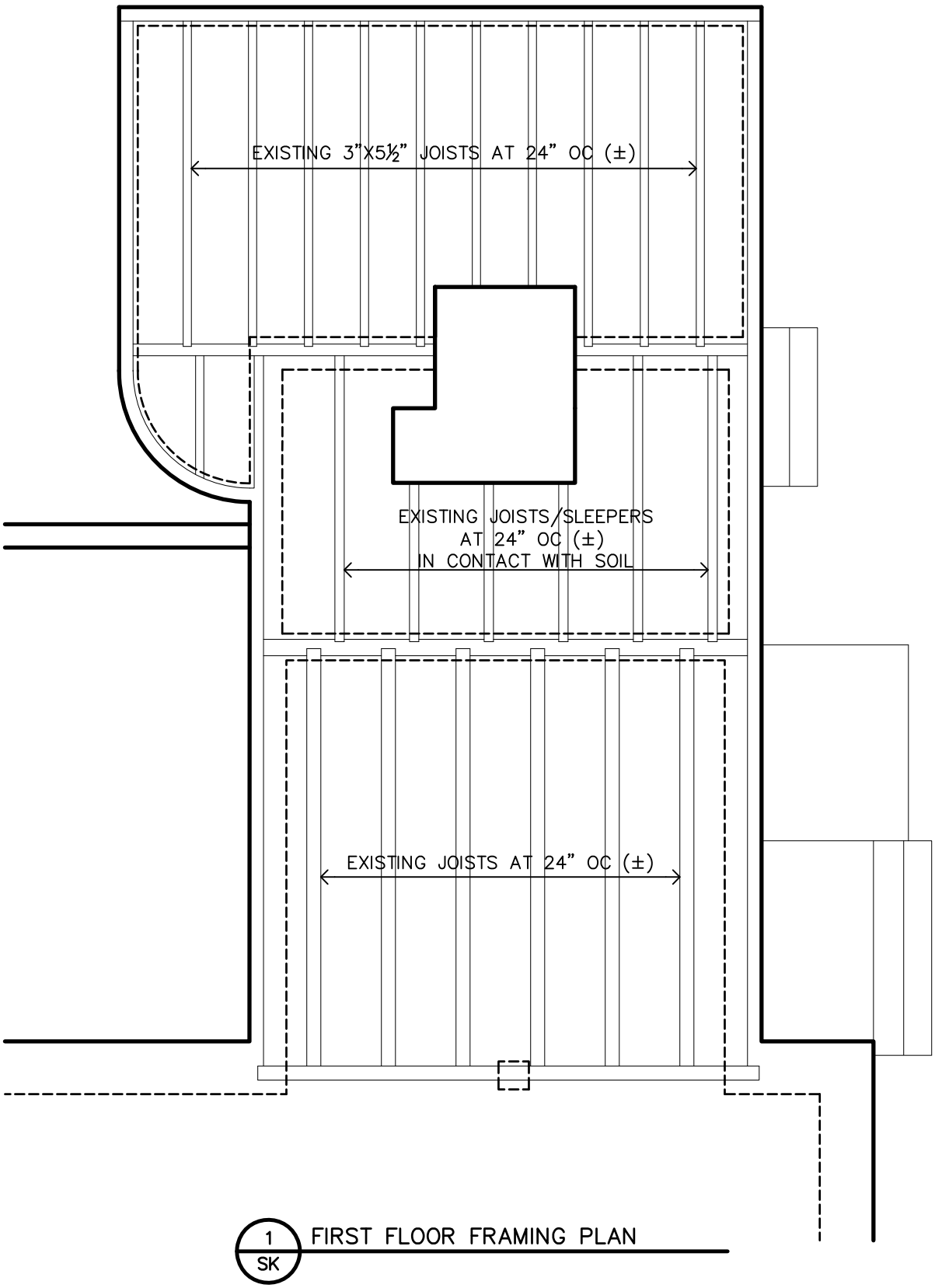
Attachments: SK1, SK2, SK3, SK4 & SK5



GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
603-988-1738

179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK1

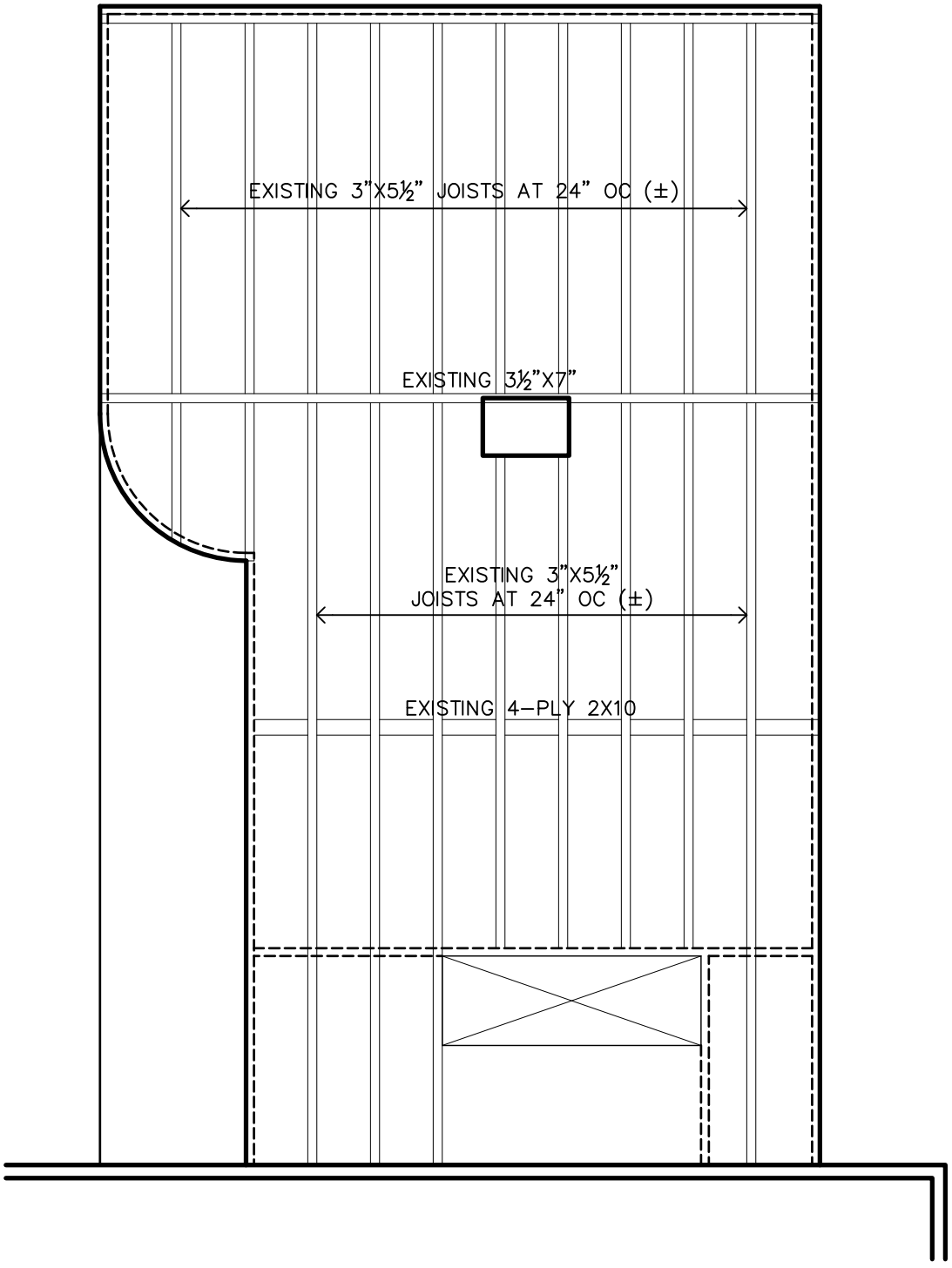


1/SK FIRST FLOOR FRAMING PLAN

GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
603-988-1738

179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK2

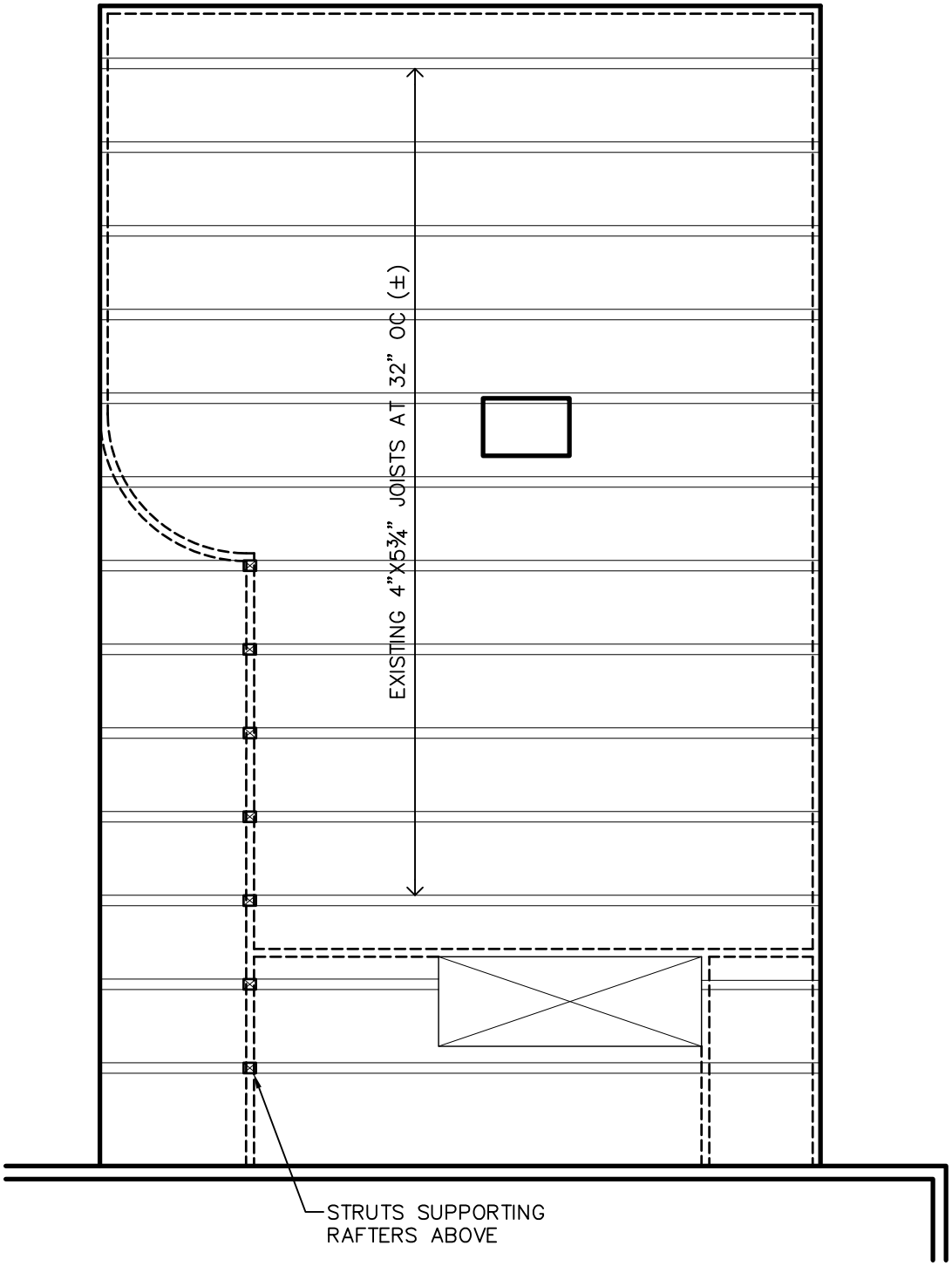


1/SK SECOND FLOOR FRAMING PLAN

GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
603-988-1738

179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK3

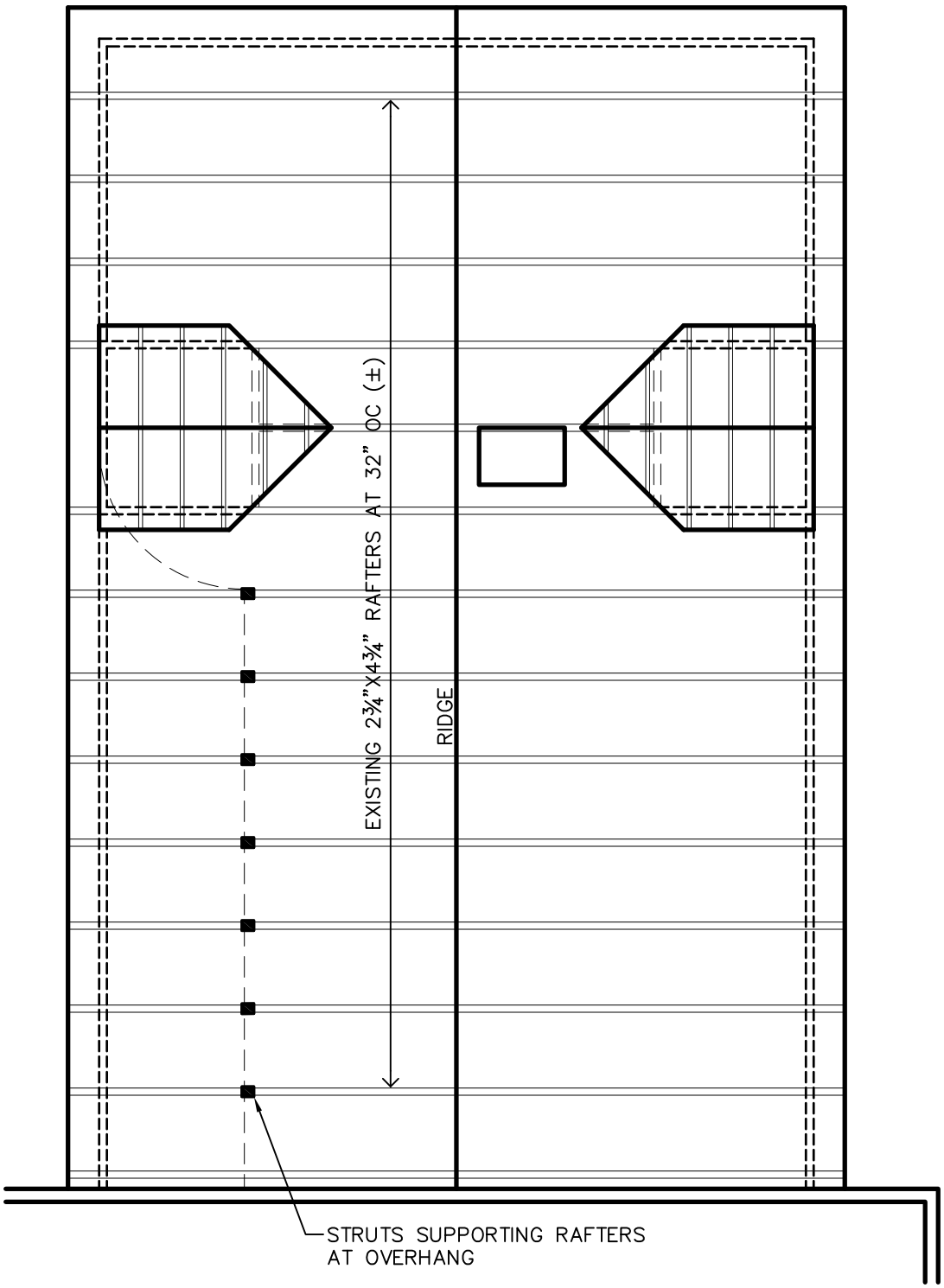


1/SK THIRD FLOOR FRAMING PLAN

GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
603-988-1738

179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK4



1/SK ROOF FRAMING PLAN

GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
603-988-1738

179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK5

Steven C. Mallory
Architectural conservator
191 South Road, Kensington NH 03833
1656amati@gmail.com 518/796.9324

18. January, 2022

Attn: Carla Goodknight: Project Architect, CJ Architects
Jake Weider: Architectural Designer
David Calkins: Owners Representative / General Contractor

Assessment of Historic Integrity

Captain Thomas Thompson Mansion
179 Pleasant Street, Portsmouth NH

Introduction

This memorandum outlines my observations when conducting a field inspection of the property described as the Captain Thomas Thompson Mansion, located at 179 Pleasant Street in Portsmouth, New Hampshire. The purpose of the assessment was to examine the historic structure but particularly the rear ell or "annex" for historical integrity and make recommendations for careful preservation as part of a greater renovation campaign that best serves the property, owners, and considers the requirements of the Historic District Commission.

As per onsite discussions with project manager David Calkins and architect Jake Wieder, the desire of the homeowner is to renovate the annex, which involves raising the building in order to tie in exterior roof lines and level interior floor planes. This will also involve replacing the inadequate first-floor decking and installing a code-compliant foundation.

As described in greater detail below, it is clear that the annex was added to the building in the mid 19th century as part of a greater Greco-Italianate style renovation to the 1780s historic mansion. It was placed over an irregular foundation and exhibits resultant settling.

Two approaches are possible to accomplish the desired outcome. The first would be to detach and raise the annex to align floors and exterior woodwork, also placing it on a new foundation. This would also involve moving windows and doors so they align with the fenestration of the main building. A second approach would be to remove the ell and replace it with a modern structure with framing allowances that comply with insulation values and structural loads, while replicating the original street-view facades and re-using original exterior architectural elements.

Addition of the annex likely involved removal of an 18th century small rear ell, perhaps the location of the original kitchen. The original basement to this lost element survives and is described below.

About Me

I am a senior architectural conservator with over 25 years of professional experience. My undergraduate degree is in Architecture from Skidmore College, and I did my graduate work (MSHP) from the University of Vermont. I have been mostly a consultant specializing in museum structures and private owners of historic houses from the Mid-Atlantic to Maine. I was also the restoration manager for George Washington's Mount Vernon Estate and Gardens for many years. I have done many projects for the Town of Wells, Maine, the Old York Historical Society in York, Maine, Strawbery Banke Museum in Portsmouth, and provided the restoration specifications for the exterior of the American Independence Museum's Folsom Tavern in Exeter in concert with architect John Merkle in the early 2000s as local examples of my work. I have done many conditions assessments, historic structures reports, architectural surveys and preservation specifications for the New Hampshire Preservation Alliance and LCHIP projects across New Hampshire.

To better describe my role in the preservation community, I am a forensics expert for historic structures. I analyze architectural design elements, building materials, nail types, hardware, tool marks, tree ring science, and paint history among other things to determine what a given building started out as, and how it evolved over time. I also evaluate existing conditions and develop preservation-friendly strategies that maximize preservation while also considering sustainability and practicality.

Summary of Findings

Addition of the annex likely involved removal of an 18th century small rear ell. Some evidence in the floor framing in this area suggests that the original cooking fireplace was more or less located in the position of the current (19th century) basement stairwell. The foundation and cellar of the earlier ell were incorporated within the 19th century annex, resulting a full basement at the south end and a crawlspace at the north; a shallow-footed stone foundation with a largely inaccessible crawlspace below. I recommend that regardless of the future approach for the annex above, that the footprint of the 18th century ell and the foundation be retained in any new foundation work.

The annex contains an historically important 19th century chimney that includes a rare cast iron built-in cookstove as well as a set kettle. This interior feature is somewhat beyond the purview of the Historic Commission except that above the roof line it is an important exterior character-defining feature. Retaining this element while raising the building as proposed is challenging but possible. Incorporating it within a replacement structure is equally challenging and possible.

The framing of the annex is representative of a major shift in American wood-framed building traditions away from the timber frame and toward modern balloon framing. This building exhibits characteristics of both. Retaining the existing structure and raising it will surely involve building out existing studs, joists and rafters to accommodate current codes for load, insulation and energy efficiency. This will result in the same slight loss of interior space as if the structure were replaced with a modern one.

The biggest design concern with either approach is with how to tie in the original compound Georgian cornice of the main house with the Greek Revival cornice of the annex. These can essentially die into one another with creative, clean woodworking joints. The most important aspect of this issue will be obtaining an even valley and drip edge at this intersection.

With the exception of the 1970s solarium and rear picture window (not visible from any public vantagepoint), the exterior of the annex retains a great deal of historic integrity. Sophisticated surgery would be involved in retaining and lowering existing windows if the existing structure were retained in its entirety, but this is possible.

I hope this memo proves helpful. Please do not hesitate to reach out with any further questions, clarifications or concerns.

Best regards,
Steven

179 Pleasant Street Proposed Exterior Improvements:
South Elevation

"Main House" **"Annex"**

Main House:

- Chimneys (2 in total on the mansion)
  - Wash and clean both exterior surfaces and interior flues
  - Strip all paint off the chimneys by sponge jetting
  - Repair and repoint chimneys as needed
    - Mortar analysis and brick selection to be complete prior to repointing
  - Insert stainless steel liners in both chimneys
    - (1) chimney will be wood burning, the other will be for gas venting
  - All chimneys to be returned to natural brick and water sealed
    - Sealer will be provided for approval
- Widows Walk
  - Lift widows walk off the roof, this to be done as a complete unit or 4 pieces
  - Complete paint prep and rot restoration to be completed
  - Alter "back" elevation to accommodate raising the Annex ridge line
  - Complete paint job before reinstalling it on the roof in same configuration
  - Paint color to match siding and trim
    - A paint sample will be analyzed to match existing white

- Roof
    - Remove all slate roofing on the mansion to expose original sheathing
    - Review and most likely remove all flashings on the roof system as well
    - Install 1" of polyisocyanurate rigid foam over existing roof sheathing
    - Install ¾ CDX plywood over rigid foam and screw into interior members
        - This work to be done in coordination with structural roof work on the interior
    - Eave detail will be provided to preserve historic profile
    - Install Grace Ice and Water shield and Triflex on the roof
    - Install new composite slate roofing on roof system of the mansion
        - A sample will be provided for approval
    - All flashings to be copper
- Gutters
    - Remove existing aluminum gutters and downspouts
    - Install new copper ½ round gutters with 3" smooth round downspouts
    - All gutter downspouts to enter a perimeter drainage system
        - Perimeter drain explained further in grading and landscape section
    - All soffit trim pieces and fascia to remain and be restored prior to new gutter system
- Shutters
    - Shutters exist on the north and south walls of the mansion
    - Remove all shutters on the mansion, review condition & material used for construction
    - Complete paint prep and rot restoration on shutters not damaged beyond repair
    - Build new custom shutters to the same spec for any damaged beyond repair
    - New material to be Spanish cedar by Beech River Millworks
    - Final paint job on all repaired and new shutters
        - A paint sample will be analyzed to match the existing black
- Windows/Storms
    - All original windows in the mansion to remain and be restored
        - The only exception are the dormer windows, to be explained in dormer section
    - Each sash to be removed, reglazed, completely prepped, and painted
    - Where glass panels need to be replaced, historic glass will be installed
        - There is a small handful but most are in good condition
    - Each window to receive new sash chains, weights, and weather stripping
    - Custom wooden storm windows to be installed on the exterior
        - Wooden storm construction to be white oak with a painted finish
        - Paint color will match sample provided for siding and trim
    - Storm windows will be seasonal and incorporate the following
        - Full storm with simulated check rail
        - ½ screen for warmer months
    - A drawing will be submitted for approval
    - All window work to be completed by Window Woman of NE

- Siding & Trim
    - All siding and trim paint to be removed down to original wood
        - Sponge jet, scrap, heat, strip, will need to define method
    - Repairs or replacements will be made with wood and in kind as needed
        - There are several repairs/replacements needed throughout the mansion
        - Trim will be made with the exact profile where needed
        - Siding lap joints will be recreated where needed
        - Please see supporting pics on page 9
    - Remove bottom 18" of siding and trim on all sides of the mansion
        - Remove all siding, trim, and sheathing so sill beam rot can be addressed
        - Install new wooden siding in kind and same dimensions as original
        - If possible, install original shirt board back on the mansion
        - If skirt board can't be salvaged a new one will be milled to exact profile
            - Would a synthetic be acceptable since its so close to grade?
- Bay Window
    - Bay window to receive same treatment as described above in window, siding, &trim
    - Remove the existing copper flat seamed roof
    - Install framing to create a minimal pitch away from the house
        - Currently has a negative pitch due to settling
        - Water is sitting against the exterior and extensive rot has occurred
    - Install flat seam copper roof
    - Review CMU block foundation under bay window
        - It is our evaluation the current foundation does not go much below grade
        - We will install a new frost wall if current CMU wall is inadequate
    - Veneer foundation walls with stone to look like main foundation
        - Sample of veneer stone to be supplied for approval
- Utility & Building Penetrations
    - Relocate & address all utility and venting penetrations on the building
    - Hide or disguise as much as possible
    - This will be expanded upon in "phase 2" with exterior lighting and hardware
- Basement Windows
    - Replace all basement windows with new wooden sash windows (4) in total
    - Basement windows to be 4 light as existing windows, non-operational
    - See pictures showing basement window light cut
- Grading &Landscaping
    - During construction we would like to dig down around foundation of main house
        - The depth of this trench to be defined but would like 24" min below grade
    - Infill trench with positive draining soils
    - Install brick drip edge around the perimeter of the house as currently installed
        - Drip edge not to exceed top of wall in elevation
        - Currently installed at top of sill
        - Only appearance change should be more exposed rubble foundation

Annex:

- Remove structure down to foundation walls
- Original kitchen ell foundation walls to remain
- The remaining annex foundation walls will be removed completely, to include footings
    - See page 9 of structural report for illustration of foundation walls
- Cut entry portico free and leave standing while the rest of the annex is removed
- Portico foundation will need to be reviewed at this time
- The original rubble foundation does not go under the portico
- The foundation wall supporting the portico and bulkhead has been compromised
    - See page 2 and 9 on the structural report for orientation
- Remove bulkhead address portico foundation, and patch rubble wall where needed
- Historic architectural elements to be saved and reused are as follows:
    - (6) windows
    - Shutters as explained in shutter scope above
    - Door pediment, transom, and door
    - Cornice molding
    - Entry portico
- Pour new concrete walls in same location as original annex walls
    - New concrete walls to receive a stone veneer same as described in bay window section
- Construct the new “annex” in the same footprint
    - See architectural drawings for footprint of new annex
    - Single story box bay to replace angled bay per drawings
- The height of the new annex will be lifted 32” so floors and soffits align
- The ridge of the annex will be lower than the main house
- A drawing will illustrate soffit connection details
- Annex to be constructed as detailed in attached plans
- New dormer windows to be Marvin wood sash per spec attached

<u>179 Pleasant Street Proposed Exterior Improvements:</u>
West Elevation

Main House:

The proposed project scope as noted on the "South Elevation" will also apply to the west elevation or the front of the house. The additional items proposed for the west elevation are as follows:

- <u>Dormers</u>
  - All (3) dormers will remain
  - Dormers to receive same proposed treatment as described in siding & trim section
  - Dormer windows will however be replaced with Marvin wood sash windows
    - Current windows are vinyl jamb wood sash, not original
- <u>Window Head Casings</u>
  - The head casings on the 1st floor windows show signs of water infiltration and rot
  - Remove 2 courses of siding above the head units to properly flash
    - All flashings will be copper
  - We will restore the trim wherever possible
  - If the trim is beyond restoring, an exact replicated head casing will be made in wood
  - New wood siding or salvaged siding to be installed after flashing has been corrected
  - See pictures for head flashing issues

- Main Entry Portico
    - Portico to receive same treatment as described above in siding & trim section
    - Review existing flat seamed copper roof
    - If the roof is inadequate then we will replace in kind with flat seam copper, soldered
    - Remove column bases, currently boxed in
        - See attached pictures for detail
    - Install new ionic style bases to match the profile of the pilaster bases on the portico
        - See attached pictures for profile
    - I would like to replace the column and pilaster bases with exact replicated bases
        - Would a synthetic be acceptable here since it is in contact with granite steps

<u>179 Pleasant Street Proposed Exterior Improvements:</u>
North Elevation

Main House:

The proposed project scope as noted on the "South Elevation" will also apply to the north elevation of the house. The additional items proposed for the north elevation are as follows:

- <u>Siding & Trim</u>
  - Remove all siding on this side of the house to expose sheathing
    - There is a large bow in the center of the wall
    - Significant water infiltration visible on both exterior and interior surfaces
    - Concerns for health of the wall system and chimney, which correlates with the bow in the wall mid-span
  - All siding removed will try to be salvaged and reused for repairs on other walls
  - Trim, casings, cornice will all remain intact
  - Sheathing may need to be removed in some areas but wall system to remain in place
- <u>Window Head Casings</u>
  - The head casings on the 1st floor windows show signs of water infiltration and rot
  - Remove 2 courses of siding above the head units to properly flash
    - All flashings will be copper
  - We will restore the trim wherever possible
  - If the trim is beyond restoring, an exact replicated head casing will be made in wood
  - New wood siding or salvaged siding to be installed after flashing has been corrected
  - See pictures for head flashing issues

179 Pleasant Street Proposed Exterior Improvements:
East Elevation

"Annex" **"Main House"** **"Sunroom"**

Main House:

The proposed project scope as noted on the "South Elevation" will also apply to the east elevation of the house. The additional items proposed for the east elevation are as follows:

- Dormers
  - The dormer closest to the "annex" roofline and valley to be relocated
    - This dormer is severely structurally compromised
    - See pictures on 6.0 of architectural plans
    - The dormer needs to move horizontally 3' to allow the raising of the annex roofline as described in the south elevation scope
    - Refer to proposed elevation in architectural drawings
  - Dormers to receive same proposed treatment as described in the siding and trim section
  - Dormer windows will however be replaced with Marvin wood sash windows
    - Current windows are vinyl jamb wood sash, not original
- Ceremonial Stair Window
  - Once the annex has been raised, we will reinstate the center stair window
  - Trim and siding will need to be added around this window
  - The top 1/3rd of the window is currently buried in the annex attic
  - Any new trim or siding will be made to exact profiles and dimensions
  - Stair window to receive same proposed scope as defined in window/storm section

Sunroom:

- The sunroom will be removed completely
- Remove the roof system, all walls, foundation, slab, and footings in its entirety
- We are not saving or salvaging any material from this structure
    - The structure was added in the 1980's
- A new sunroom will be built to the same size as detailed in the architectural plans
- The sunroom will have a new foundation with veneered walls to match main house
    - The veneer will be the same as submitted and approved for the bay window
- Please refer to architectural plans for design and details

Annex:

- Remove structure down to foundation walls, also including
    - Angled bay and pressure treated deck system
- Original kitchen ell foundation walls to remain
- The remaining annex foundation walls will be removed completely, to include footings
    - See page 9 of structural report for illustration of foundation walls
- Historic architectural elements to be saved and reused are as follows:
    - (5) windows
    - Shutters as explained in shutter scope above
    - Cornice molding
- Pour new concrete walls in same location as original annex walls
    - New concrete walls to receive a stone veneer same as described in bay window section
- Construct the new "annex" in the same footprint
    - See architectural drawings for footprint of new annex
    - Single story box bay to replace angled bay per drawings
- The height of the new annex will be lifted 32" so floors and soffits align
- The ridge of the annex will be lower than the main house
- A drawing will illustrate soffit connection details
- Annex to be constructed as detailed in attached plans
- New windows in proposed plan will be Marvin wood sash windows

<u>179 Pleasant Street Proposed Exterior Improvements:</u>
Supporting Pictures

Siding & Trim repair/replacement

Siding & Trim repair/replacement

<u>179 Pleasant Street Proposed Exterior Improvements:</u>
Supporting Pictures

North wall with water issues, cornice repair

North wall with water issues, significant bow in wall

<u>179 Pleasant Street Proposed Exterior Improvements:</u>
Supporting Pictures

Main entry portico column base

Main entry pilaster base

<u>179 Pleasant Street Proposed Exterior Improvements:</u>
Supporting Pictures

Bricks and grade at or above sill beam, promoting rot

<u>179 Pleasant Street Proposed Exterior Improvements:</u>
Supporting Pictures

Basement window

Utility

179 Pleasant Street Proposed Exterior Improvements:
Supporting Pictures

Dormer window

<u>179 Pleasant Street Proposed Exterior Improvements:</u>
Supporting Pictures

Main entry portico roof

Window head unit flashing

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

1.0

LETTER OF AGENDA

We respectfully submit this Application for a Work Session to review our upcoming Application for Amended Approval. The current HDC Approval was granted to the prior owner.

At this time, the team is primarily focusing all efforts on the Historic Thompson House. We have included the following items for your consideration:

1) **Gorham Structural Engineering** - Existing Structural Report

2) **Architectural Conservator** - Assessment of Historic Integrity

3) **David Calkins GC & CM** - Exterior Renovation scope of work

4) **CJ Architects** - Architectural Design Proposal

- Property Timeline
- Proposed Annex Scope of Work
- Proposed Design & Restoration
- Materials
- Reference

Thank you for your consideration.
Sincerely,

Carla Goodknight, AIA, NCARB
Principal, CJ Architects

PROPERTY TIMELINE: Sources: Portsmouth Anthenaeum - Portsmouth Permitting Archives

1780's: Captain Thomas Thompson House is Constructed (same time period John Langdon built his house next door)
1859: Mark H. Wentworth purchased the house from the Thompson Family and made several Victorian improvements
1903: Mark H. Wentworth passed away and leaves the house to his daughter Susan J. Wentworth
1940: Susan J. Wentworth passed away and the house is owned by several people
1962: Doctors office is approved and built in carriage house
1978: Kitchen added to the apartment in main house, apartment was used as housekeeper quarters.
1979: 10 x 16 addition added as "carport" to rear of connector building
1979: Single family house was approved as "duplex"
1980: Remodel 2nd floor bathroom
1981: Remodel kitchen and add kitchen powder room, remodel 2 other bathrooms in house
1982: Sun porch was added as 3 season structure, was a garden terrace prior
1983: Widows walk was reproduced,only on the front of the building
1983: Apartment was remodeled in main house
1984: Widows walk was expanded to all four sides of the house
1986: The lot was sub-divided into 2 lots 179 & 181 (This is not clear)
1986: Carriage house was remodeled and expanded upon
1988: Sun porch was reroofed, and door added from main house to access roof top
1988: 3rd floor of main house was extensively renovated and finished with new living space, skylights added
2003: Lot line adjustment on right side of 181
2005: Lots 179 &181 are voluntarily merged
2014: Widows walk completely reproduced on all 4 sides
2018: Larger garage door was installed in carriage house and misc. in-fill framing
2018: Section of wooden fence was replaced on the front only
2019: HDC Certificate of Approval granted for renovations and expansions
2020: 1-year extension granted for HDC Certificate of Approval granted for renovations and expansions
2020: Flooring in carriage house was removed and stored
2021: New Ownership
2021: Permit Issued for nonstructural demolition

HISTORIAN CONSULTANTS

John Schnitzler - Attended 2021-12-21 Walkthrough
Master Carpenter -Strawbery Banke

Elizabeth Farish - Attended 2021-12-21 Walkthrough
Chief Curator – Strawbery Banke

Tom Hardiman - Assistance in Historic Research
Keeper – Portsmouth Athenaeum

Steven Mallory - Attended 2022-01-10 Walkthrough
Preservation Historian

Bruce Blanchard - Attended 2022-01-12 Langdon & Thompson House Walkthroughs
Preservation Manager for the Piscataqua Area - Historic New England

Melissa Kershaw - Attended 2022-01-12 Langdon & Thompson House Walkthroughs
Regional Site Administrator, Northern New England - Historic New England

Dylan Peacock - Attended 2022-01-12 Langdon & Thompson House Walkthroughs
Senior Preservation Services Manager - Historic New England

1. PARTIAL NORTH ELEVATION (RIGHT SIDE)

2. WEST ELEVATION (FRONT)

3. SOUTH ELEVATION (LEFT SIDE)

4. PARTIAL NORTH ELEVATION (RIGHT SIDE)

5. EAST ELEVATION (REAR)

6. PARTIAL NORTH ELEVATION (RIGHT SIDE)

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

EXISTING ELEVATIONS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

2.0

PREVIOUSLY APPROVED SOUTH ELEVATION (FOR REFERENCE)

KEY:

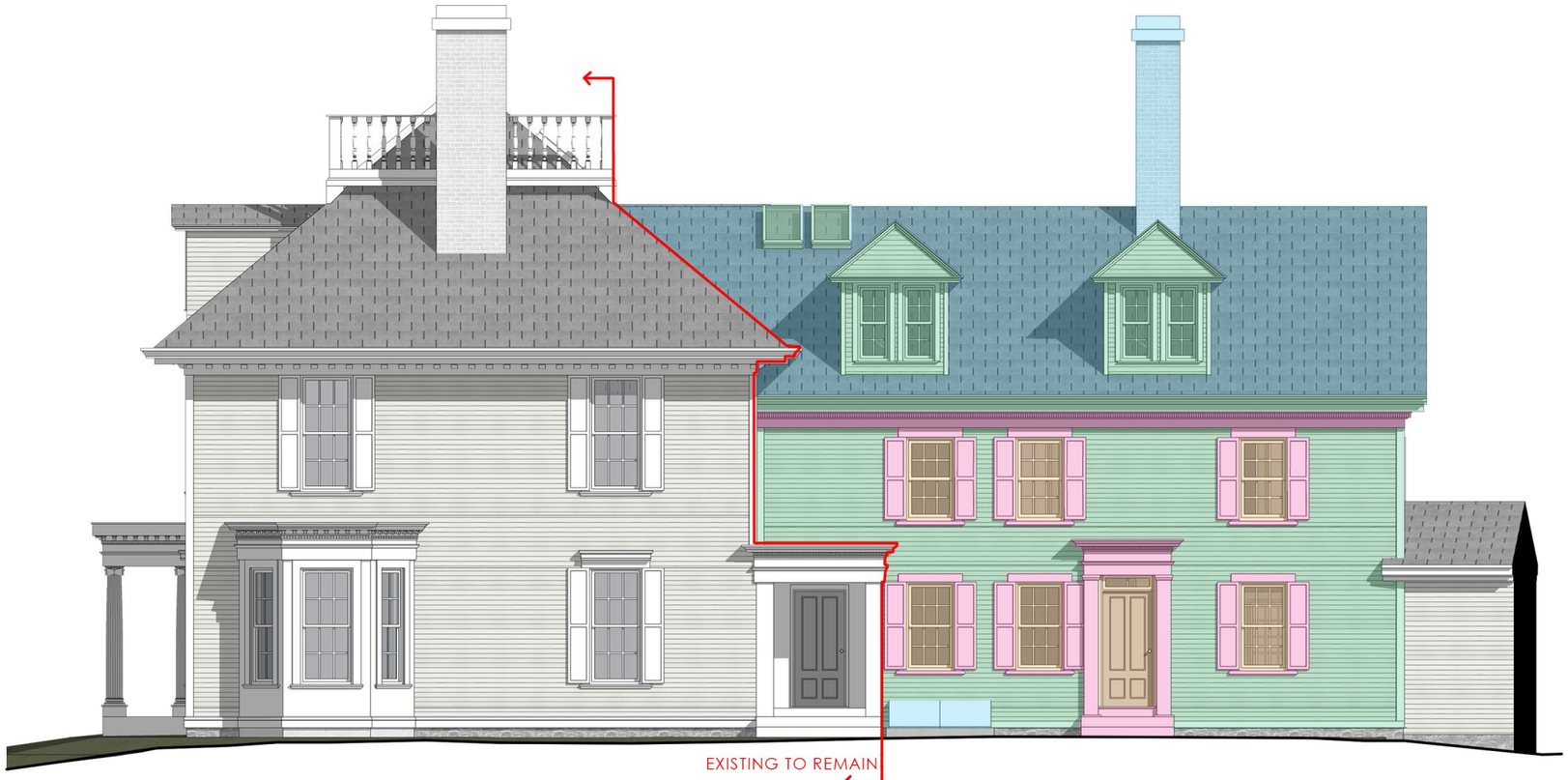
TRIM TO BE REMOVED, RESTORED, & RE-INSTALLED

WINDOWS & DOORS TO BE REMOVED, RESTORED, & RE-INSTALLED

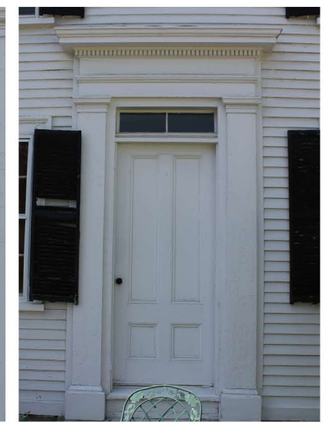
SIDING, TRIM, & WINDOWS TO BE REPLACED IN KIND

FRAMING, ROOFING, BULKHEAD, & CHIMNEY TO BE DEMOLISHED

VIEW OF EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION



179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ANNEX SCOPE OF WORK

SOUTH ELEVATION

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

PREVIOUSLY APPROVED EAST ELEVATION (FOR REFERENCE)

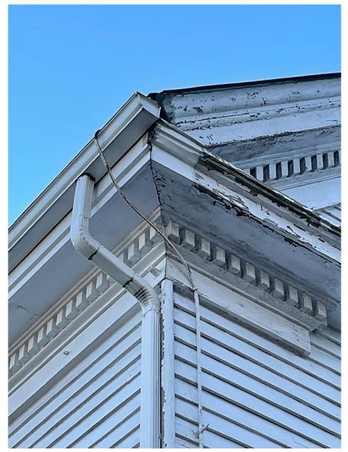
KEY:

- TRIM TO BE REMOVED, RESTORED, & RE-INSTALLED
- WINDOWS & DOORS TO BE REMOVED, RESTORED, & RE-INSTALLED
- SIDING, TRIM, & WINDOWS TO BE REPLACED IN KIND
- FRAMING, ROOFING, BULKHEAD, & CHIMNEY TO BE DEMOLISHED

EXISTING MANSION DORMERS
EAST ELEVATION

VIEW OF EXISTING EAST ELEVATION

EXISTING EAST ELEVATION



179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ANNEX SCOPE OF WORK

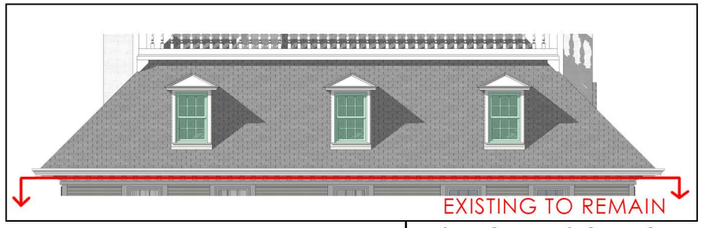
EAST ELEVATION
HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

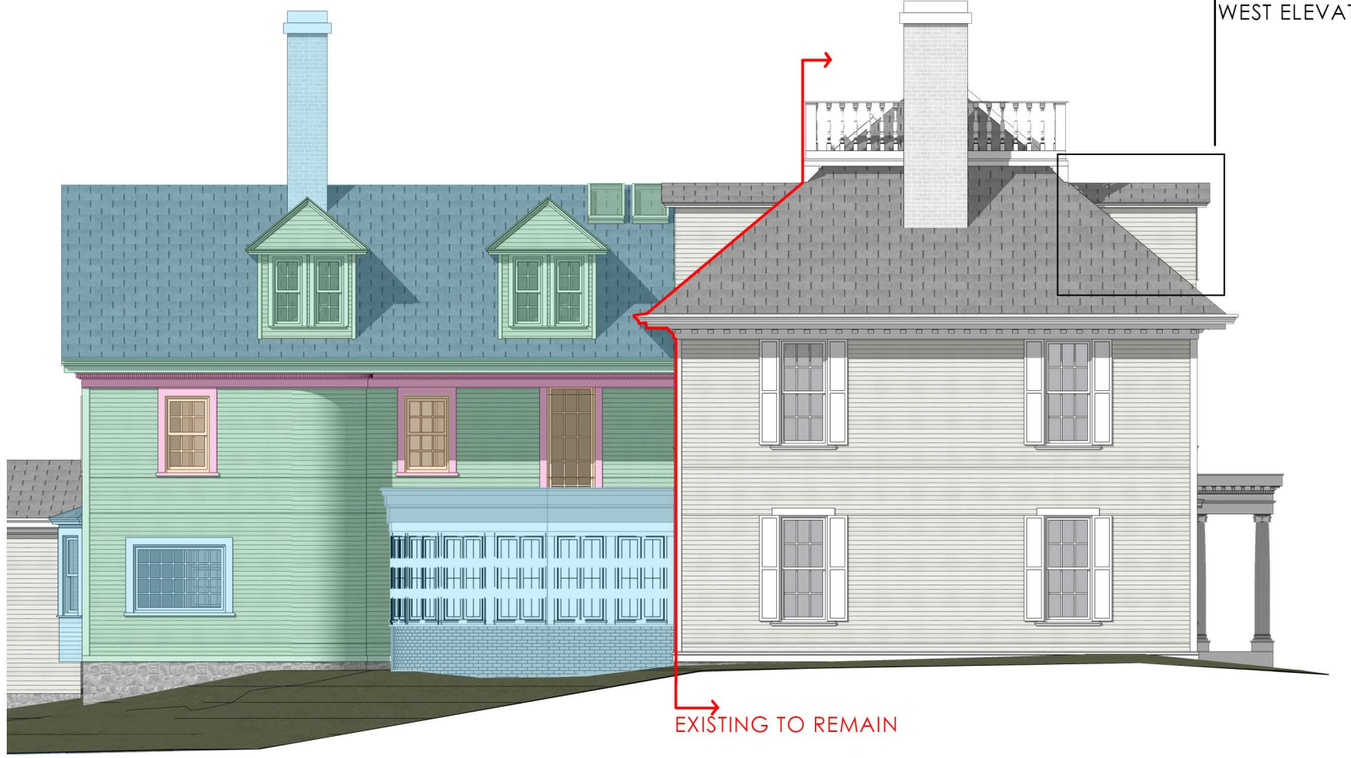
PREVIOUSLY APPROVED NORTH ELEVATION (FOR REFERENCE)

KEY:

- TRIM TO BE REMOVED, RESTORED, & RE-INSTALLED
- WINDOWS & DOORS TO BE REMOVED, RESTORED, & RE-INSTALLED
- SIDING, TRIM, & WINDOWS TO BE REPLACED IN KIND
- FRAMING, ROOFING, BULKHEAD, & CHIMNEY TO BE DEMOLISHED



EXISTING MANSION DORMERS
WEST ELEVATION



EXISTING NORTH ELEVATION

VIEW OF EXISTING NORTH ELEVATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ANNEX SCOPE OF WORK

NORTH ELEVATION
HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

PREVIOUSLY APPROVED SOUTH ELEVATION (FOR REFERENCE)

VIEW OF EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED CORNICE INTERSECTION

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SOUTH ELEVATION

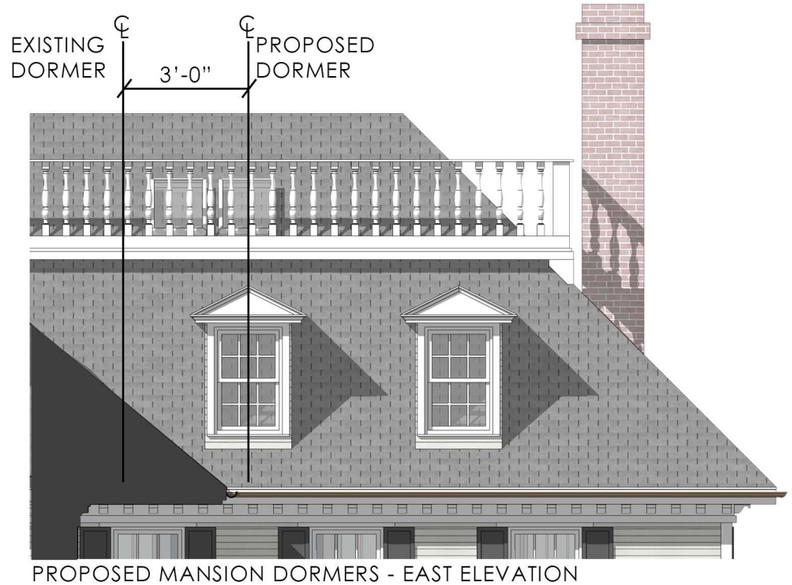
HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

PREVIOUSLY APPROVED EAST ELEVATION (FOR REFERENCE)

PROPOSED EAST ELEVATION

VIEW OF EXISTING EAST ELEVATION



PROPOSED MANSION DORMERS - EAST ELEVATION

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED EAST ELEVATION

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

PREVIOUSLY APPROVED NORTH ELEVATION (FOR REFERENCE)

VIEW OF EXISTING NORTH EAST ELEVATION

PROPOSED NORTH ELEVATION

VIEW OF EXISTING NORTH ELEVATION

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED NORTH ELEVATION

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

PREVIOUSLY APPROVED VIEW FROM NORTH EAST

EXISTING VIEW FROM NORTH EAST

PROPOSED VIEW FROM NORTH EAST

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

3D VIEW FROM NORTH EAST

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

5.0

PREVIOUSLY APPROVED VIEW FROM SOUTH WEST

EXISTING VIEW FROM SOUTH

PROPOSED VIEW FROM SOUTH WEST

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

3D VIEW FROM SOUTH WEST

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS

BRAVA
ROOF TILE

FAUX SLATE ROOFING

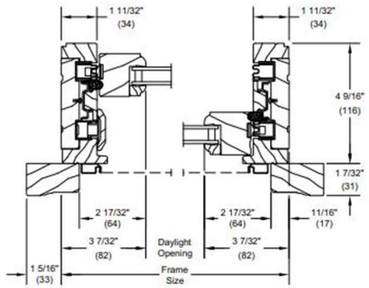
5" HALFROUND COPPER GUTTER

3" SMOOTH COPPER DOWNSPOUT

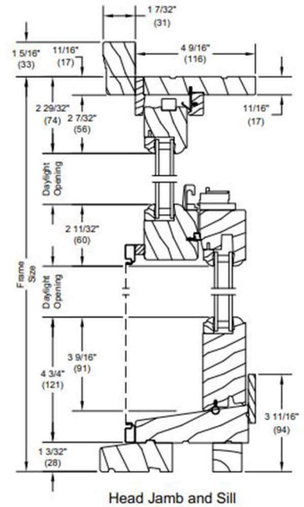
COPPER GUTTER & DOWNSPOUT

Simulated Divided Lite with Spacer Bar (SDLS)

Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.



Jambs



Head Jamb and Sill

Features of the Ultimate Wood Double Hung Window

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, single hung, stationary transom or picture window
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- CE certified

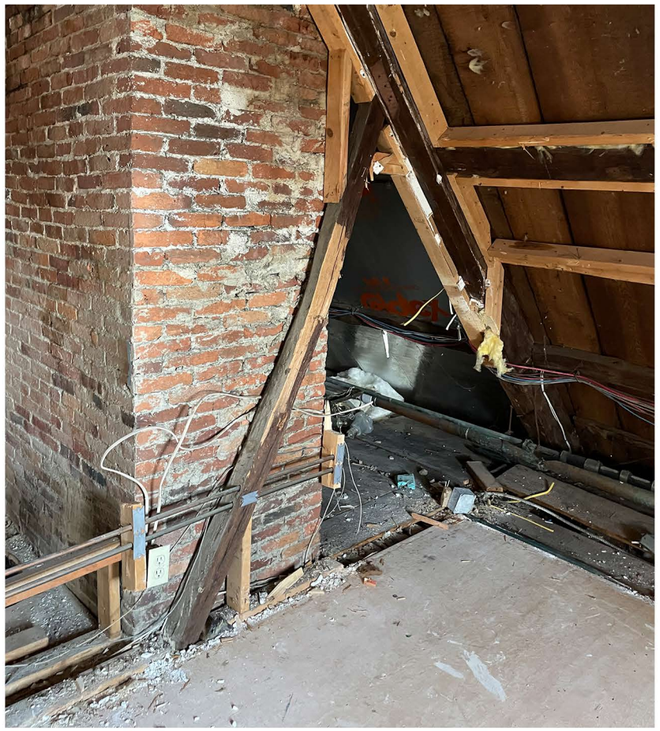
MARVIN WINDOWS

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS



179 PLEASANT STREET

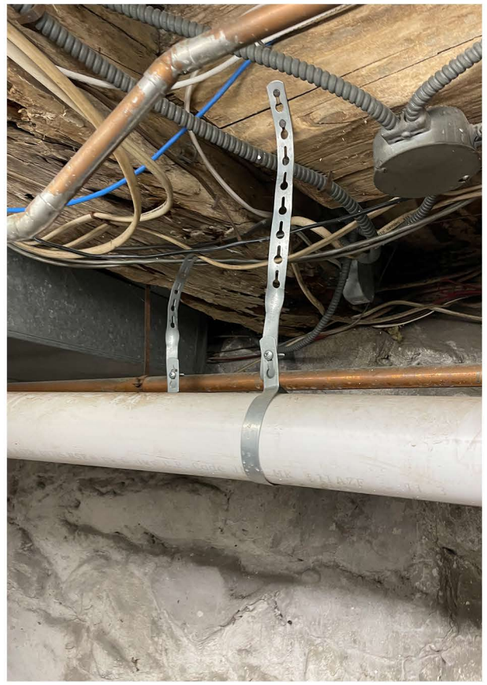
PORTSMOUTH, NEW HAMPSHIRE

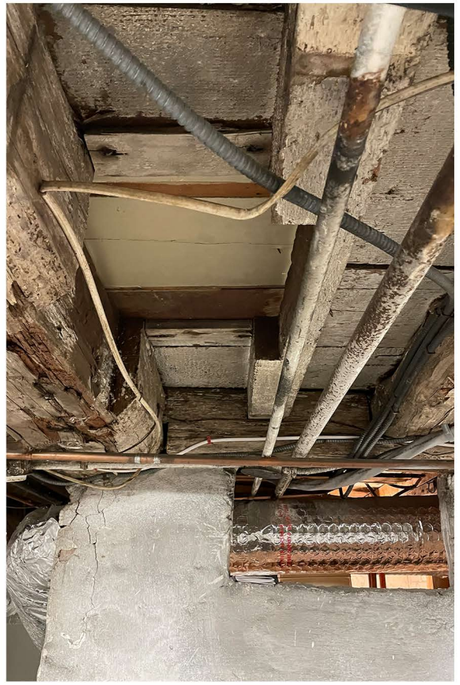
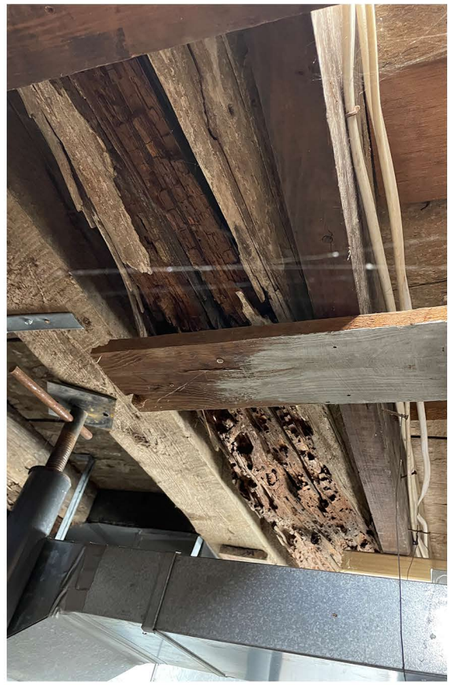
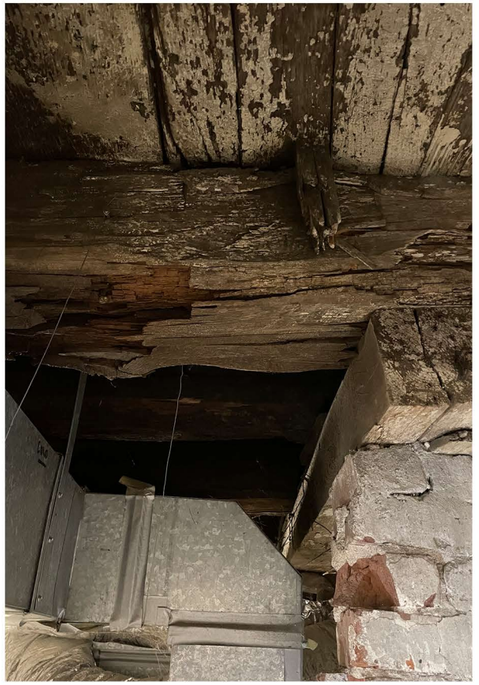
STRUCTURAL FINDINGS

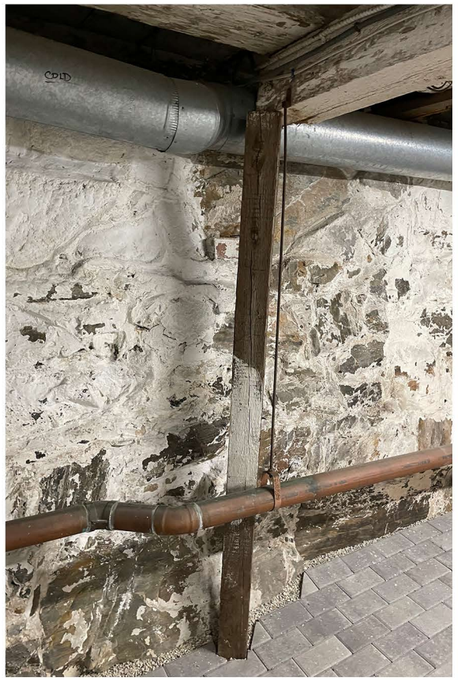
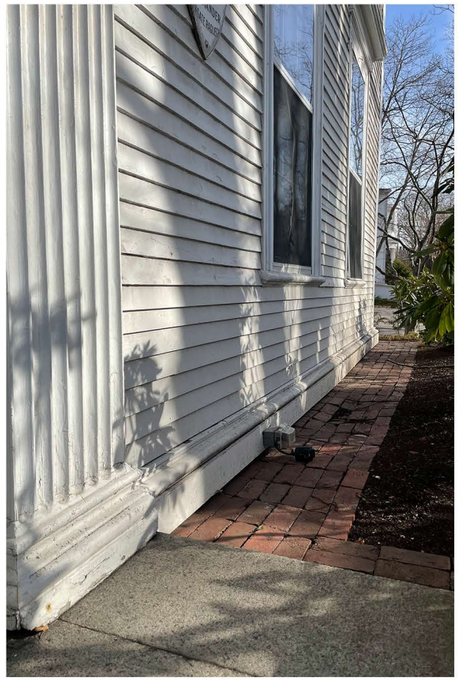
THIRD FLOOR -1988 MANSION RENOVATION

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS



179 PLEASANT STREET

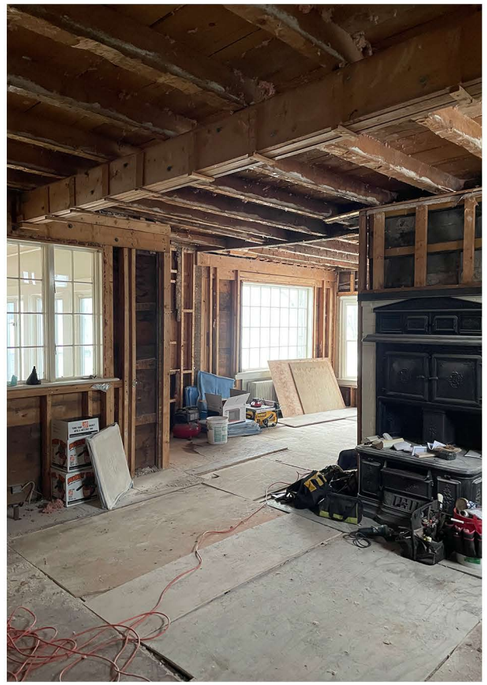
PORTSMOUTH, NEW HAMPSHIRE

STRUCTURAL FINDINGS

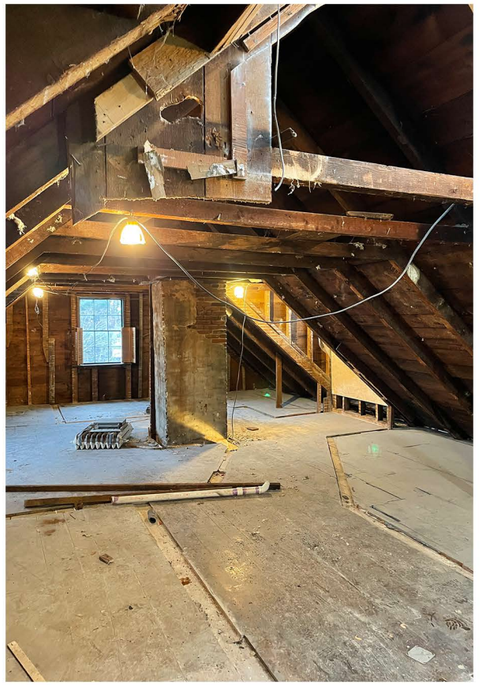
FIRST FLOOR STRUCTURE - MANSION

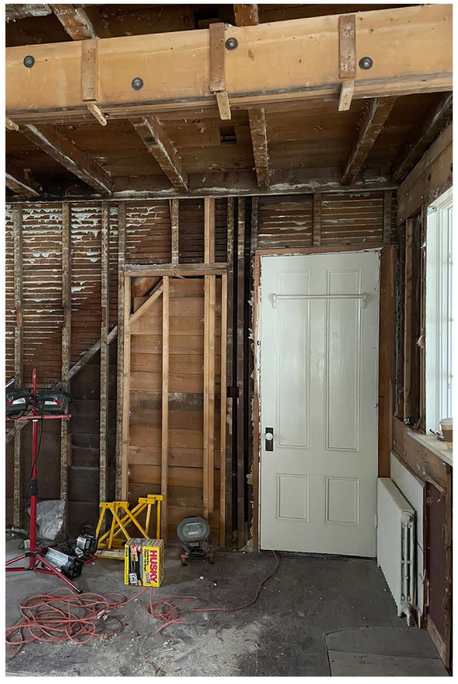
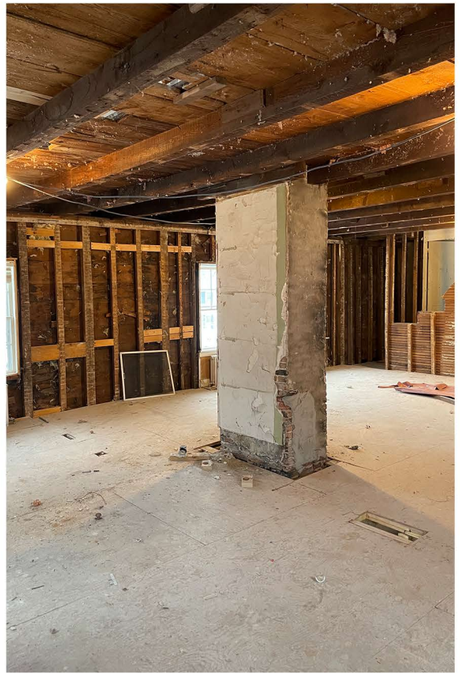
HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS







179 PLEASANT STREET

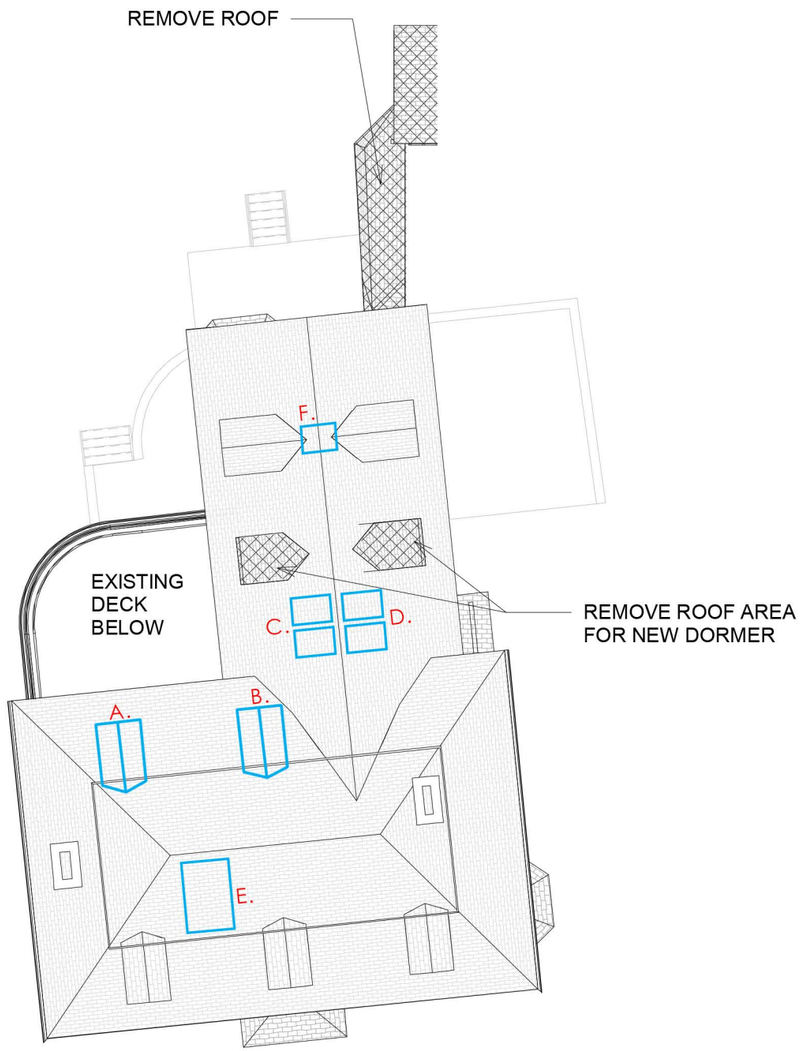
PORTSMOUTH, NEW HAMPSHIRE

STRUCTURAL FINDINGS

ALL FLOORS - ANNEX

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS



ROOF PLAN - EXISTING (2019)

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITION FINDINGS

NOT SHOWN IN PREVIOUS APPROVAL DOCUMENTS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: FEBRUARY 2, 2022

CJ ARCHITECTS