

92-94 PLEASANT ST

*restoration & renewal*



↖ 92-94 PLEASANT ST









1. Built in 1807; burned March 28, 1890. Had a Revere

Remove aluminum siding  
and  
restore/replace pine  
clapboards &  
horizontal band trim

Restore/replace  
Douglas fir gutter

Remove signage lamps









## WINDOWS

Replace with Green Mountain Historic  
Remodel Replacement Windows--**all**

Sash and jamb liner track applications:

With this system we make new energy  
efficient sash that mimic the sightlines of  
the

original sash. And we supply a vinyl jamb  
liner

/ sash balance system that gets applied to  
the

existing window frame.



Existing sash and storms

No storms  
No screens

*(no detail  
obstructing  
reflections or  
shading)*





Restore  
windowsill  
'feet' corbels







RESTORE GABLE END 3<sup>RD</sup>  
FLOOR ARCHED WINDOWS\*

\*trim detail unknown; awaiting removal of aluminum for clues







## ADD REAR BALCONY

For FUNctionality & Safety



## HISTORIC DISTRICT BALCONY EXAMPLES





# HISTORIC DISTRICT WROUGHT IRON EXAMPLES





## COURT STREET EXAMPLES



TRADITIONAL STACKED PORCHES





HISTORIC DISTRICT  
WROUGHT IRON ON CLAPBOARD





## 94 PLEASANT REAR EXISTING CONDITIONS



SHORTER EL SHED SINCE 19<sup>TH</sup> C







MECHANICALS, SOLAR HW, ELECTRIC  
POLES AND LINES





AS-IS



WITH BALCONY



Can screen mini-split  
condensers with same  
color vertical plank box>



WITH MONOCHROMATIC PAINT TREATMENT



AS-IS





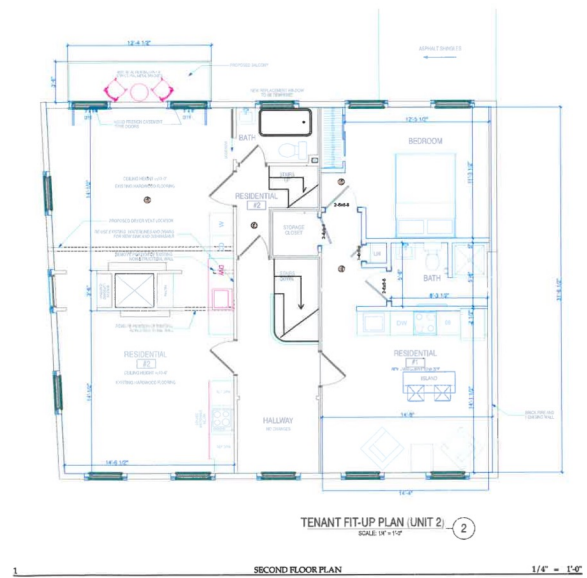


WITH BALCONY & MONOCHROMATIC PAINT





MDB DESIGN LLC  
Construction Consulting  
Residential Design  
Residential Builds  
81 Lincoln Ave. Portsmouth, N.H. 03801  
603-234-7288 Mobile



SHEET TITLE  
SECOND FLOOR PLAN

A3





GREEN MOUNTAIN  
WINDOW & DOOR™  
COMPANY

*News*

## HISTORIC REMODEL, HISTORIC REGISTRY & LANDMARK PROPERTY WINDOW REPLACEMENT



GREEN MOUNTAIN WINDOW SPECIALIZES IN WINDOW REPLACEMENT SOLUTIONS FOR THE NORTHEAST'S HISTORIC BUILDINGS. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NEW ENGLAND'S SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.



### FOUR DIFFERENT REPLACEMENT SYSTEMS:

- FULL FRAME WINDOW
- INSERT "BOX" WINDOW
- SASH & TRACK BALANCE KIT
- SASH & CONCEALED BALANCE KIT





## RAILING A

<https://www.heritagecastironusa.com/product/code-compliant-railing/>



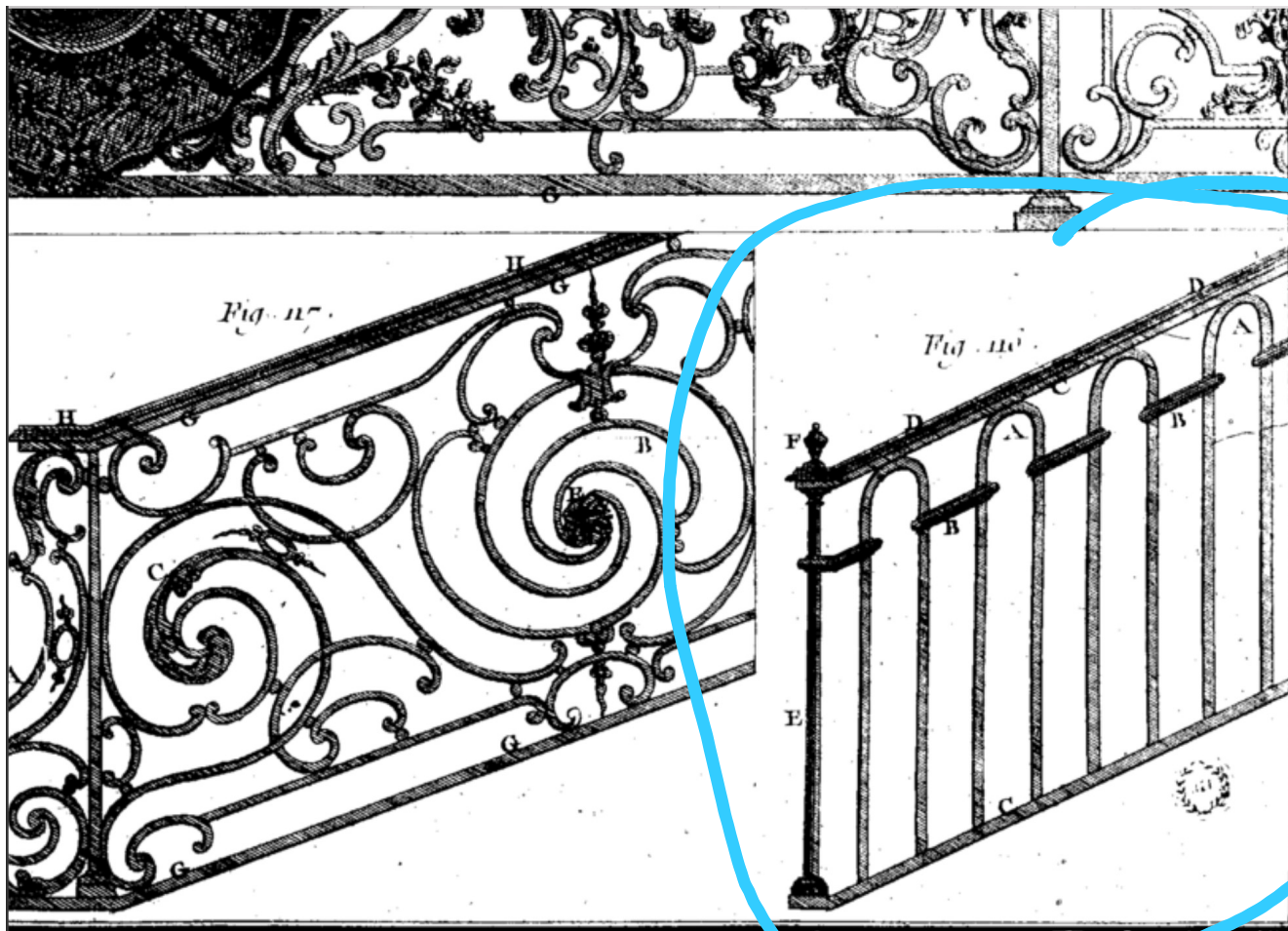


## RAILING B

[https://www.chairish.com/product/2220091/antique-victorian-wrought-iron-railing?gclid=Cj0KCQiAjjOQBhCkARlsAEKMtO0DLvcOxEjPLiDdm8xfarIzFViDkQTrt3TZ437tDsJXNFgs6k4Nc2caAqBCEALw\\_wcB](https://www.chairish.com/product/2220091/antique-victorian-wrought-iron-railing?gclid=Cj0KCQiAjjOQBhCkARlsAEKMtO0DLvcOxEjPLiDdm8xfarIzFViDkQTrt3TZ437tDsJXNFgs6k4Nc2caAqBCEALw_wcB)







## RAILING C

[https://en.wikipedia.org/wiki/Iron\\_railing#/media/File:Encyclopédie\\_volume\\_8-063.png](https://en.wikipedia.org/wiki/Iron_railing#/media/File:Encyclopédie_volume_8-063.png)

*Architecture, Grands Ouvrages, Dessus de Portes, Balcons, Appuis et Rampes.*



## RAILING D

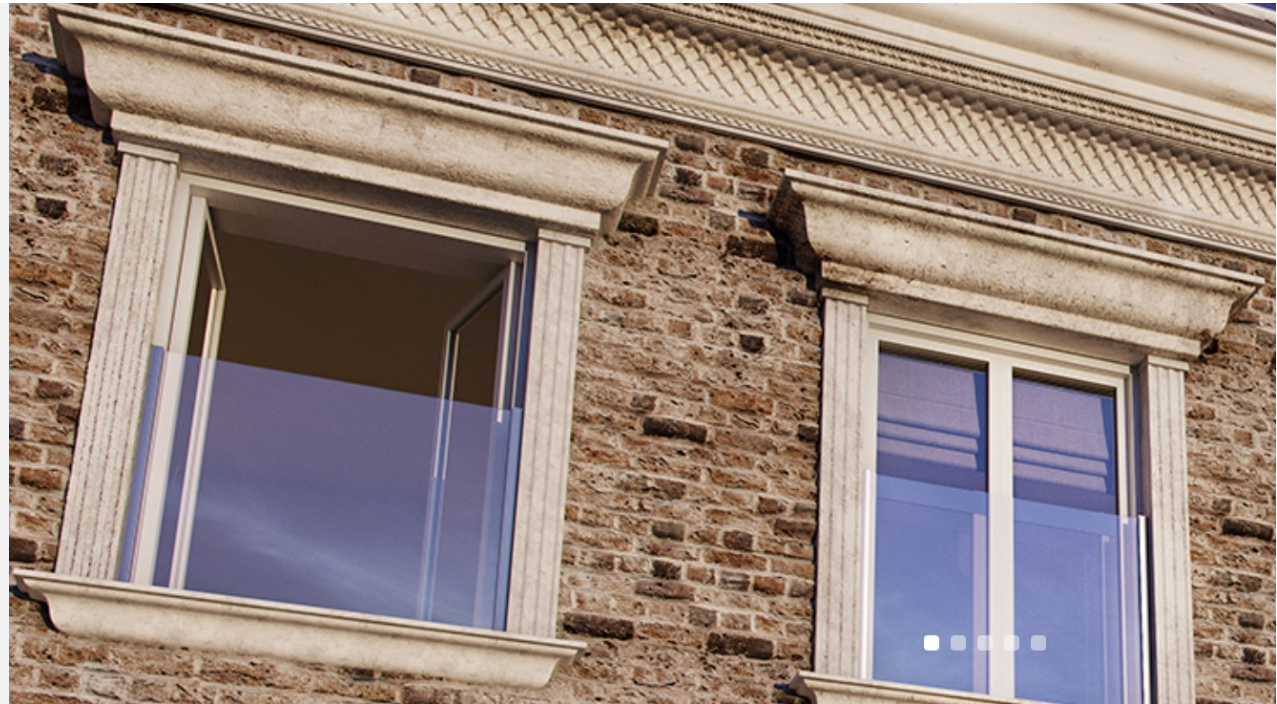
<https://www.worthpoint.com/worthopedia/heritage-cast-iron-railing-panels-271579888>





## BACKUP PLAN?

<https://www.q-railing.com/en-gb/systems/easy-glass-view/>



INFORMATION

DETAILS

## EASY GLASS VIEW

### THE INVISIBLE JULIET BALCONY

You will hardly notice that the Juliet balcony is there! With a structure that consists of almost nothing but glass, Easy Glass View provides unprecedented