

DRAWING INDEX

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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 ARE REVISED TO INCLUDE A FULL SERVICE RESTAURANT AT FIRST FLOOR, A BOUTIQUE HOTEL ABOVE, AND ONE LEVEL OF UNDERGROUND PARKING. OFFSITE IMPROVEMENTS WILL BE A FUTURE AND SEPARATE APPLICATION IN COLLABORATION WITH THE CITY OF PORTSMOUTH.

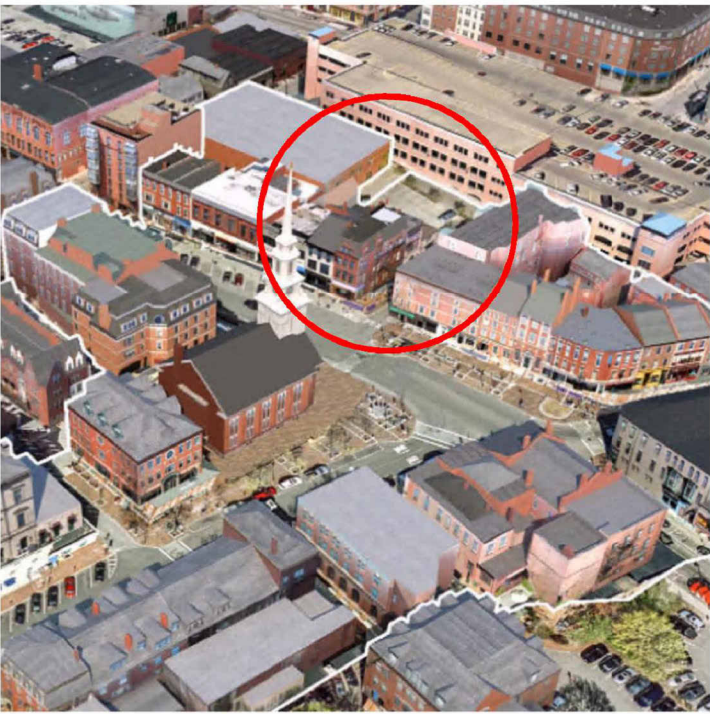
PROJECT UPDATES SINCE LAST HDC WORKSESSION:

- A. PUSHED BUILDING FACADES BACK FROM EDGE OF HIGH STREET AND HAVEN COURT BY 18 INCHES.
- B. REDUCED ROOF SOFFIT OVERHANGS. REDESIGNED ROOF DORMERS AND GLAZING .
- C. UPPER FLOOR WINDOWS REVISED TO BE ALL ONE SIZE.
- D. LOWERED AND SLOPED THE CORNER OF NEW ROOF NEXT TO HIGHT STREET 'OPERA HOUSE' , TO CONCEAL ADDITION'S UPPER ROOF FROM VIEW ALONG HIGH STREET.
- E. MOVED ELEVATOR & STAIR TOWER TO REAR/WEST , NO LONGER VISIBLE FROM STREET.
- F. REDESIGNED MARQUIS AWNING AT HIGH STREET "OPERA HOUSE" BUILDING, WILL SERVE AS MAIN ENTRANCE TO DEVELOPMENT.
- G. CANVAS AWNINGS ADDED TO CONGRESS STREET REHABILITATED STOREFRONTS.
- H. REDUCED MASS AND ORNAMENT AT PROPOSED DORMER FOR 3 CONGRESS STREET.
- I. DETAIL DEVELOPMENT FOR FENESTRATION AT ADDITION
- J. CHANGED GROUND FLOOR LIFTING STOREFRONTS ON HIGH STREET TO A RECESSED AISLE FOR VEHICULAR HOTEL GUEST DROP OFF.
- K. LOWERED HEIGHT AND PROJECTION OF CORNER PRISM GLAZING, AND ADJUSTED SHAPE, TO ENGAGE COPLANAR WITH ADJACENT WALLS & ROOFS.
- L. EXTENDED INTERIOR FLOORS TO PRISM GLAZING TO PROVIDE INTERIOR PROGRAMMED SPACE.
- M. FURTHER DEVELOPMENT OF REAR CORNER GLAZING AT HAVEN COURT & NEWBERRY'S.
- N. ELEVATION FOR REAR (WEST) ALLEY FURTHER DEVELOPED.
- O. EXTERIOR MATERIALS PALLET & PRODUCTS - PRELIMINARY



ONE CONGRESS STREET  
RENOVATION & ADDITION

ONE MARKET SQUARE, LLC



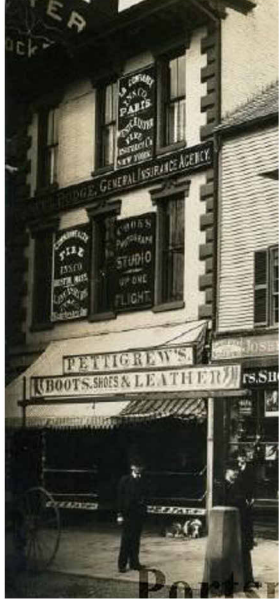
HISTORIC DISTRICT COMMISSION  
WORK SESSION 3  
APRIL 23, 2022

H3.01

COVER  
1 CONGRESS STREET  
SCALE:  
4/23/2022

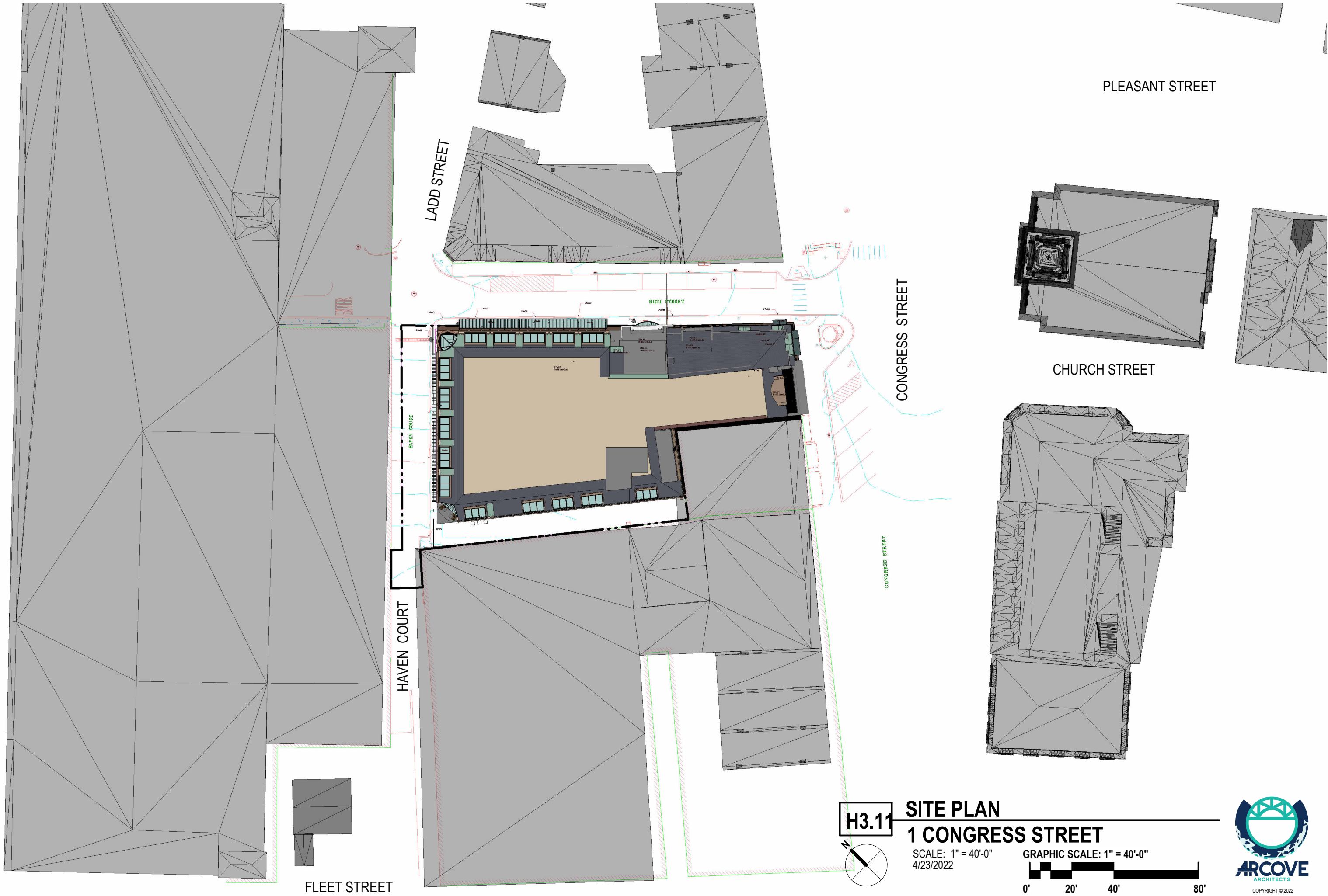


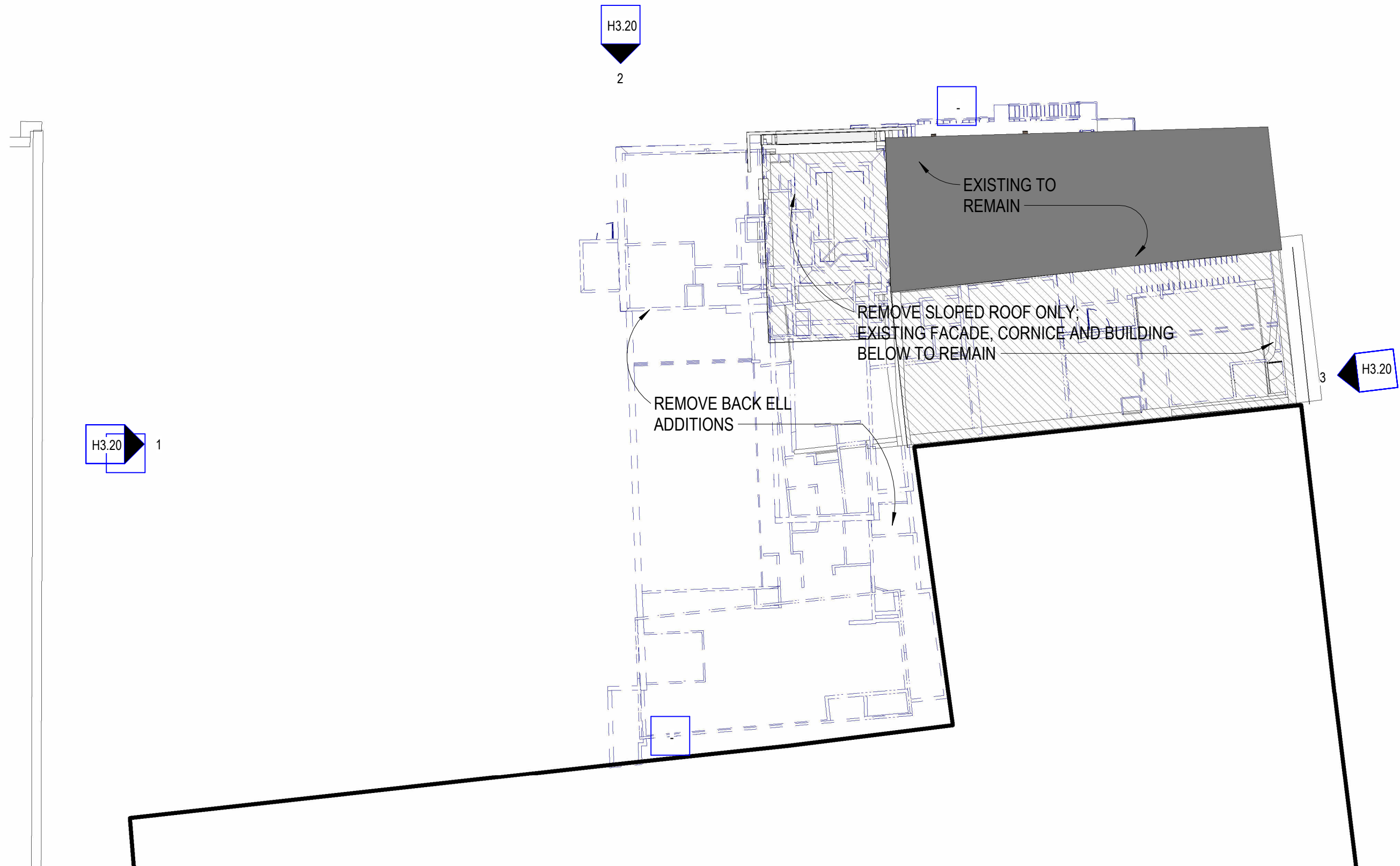




**H3.02** **CONTEXT - EXISTING & HISTORIC**  
**1 CONGRESS STREET**  
SCALE:  
4/23/2022







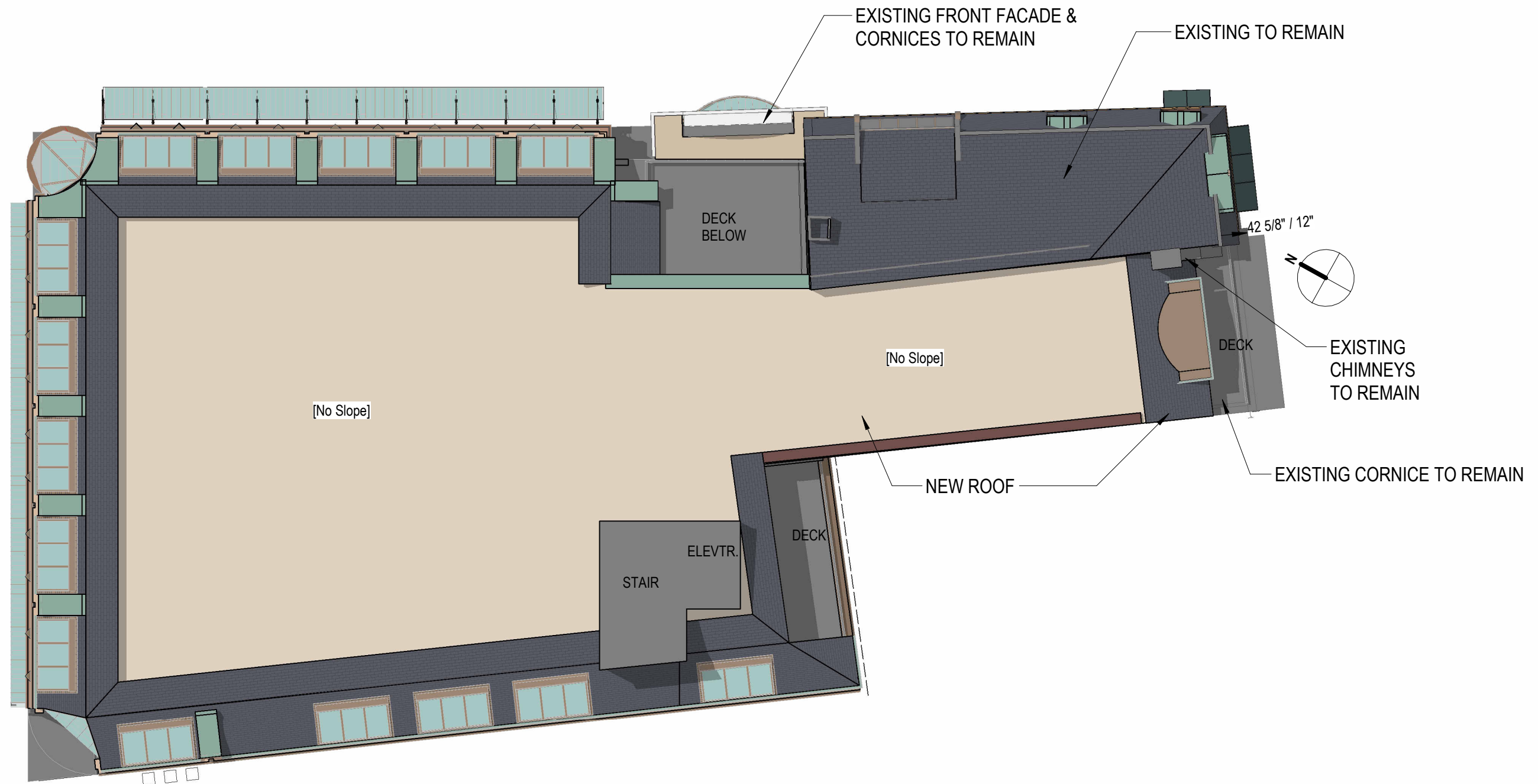
**H3.12** **DEMOLITION PLAN**  
**1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
4/23/2022

GRAPHIC SCALE: 1/16" = 1'-0"







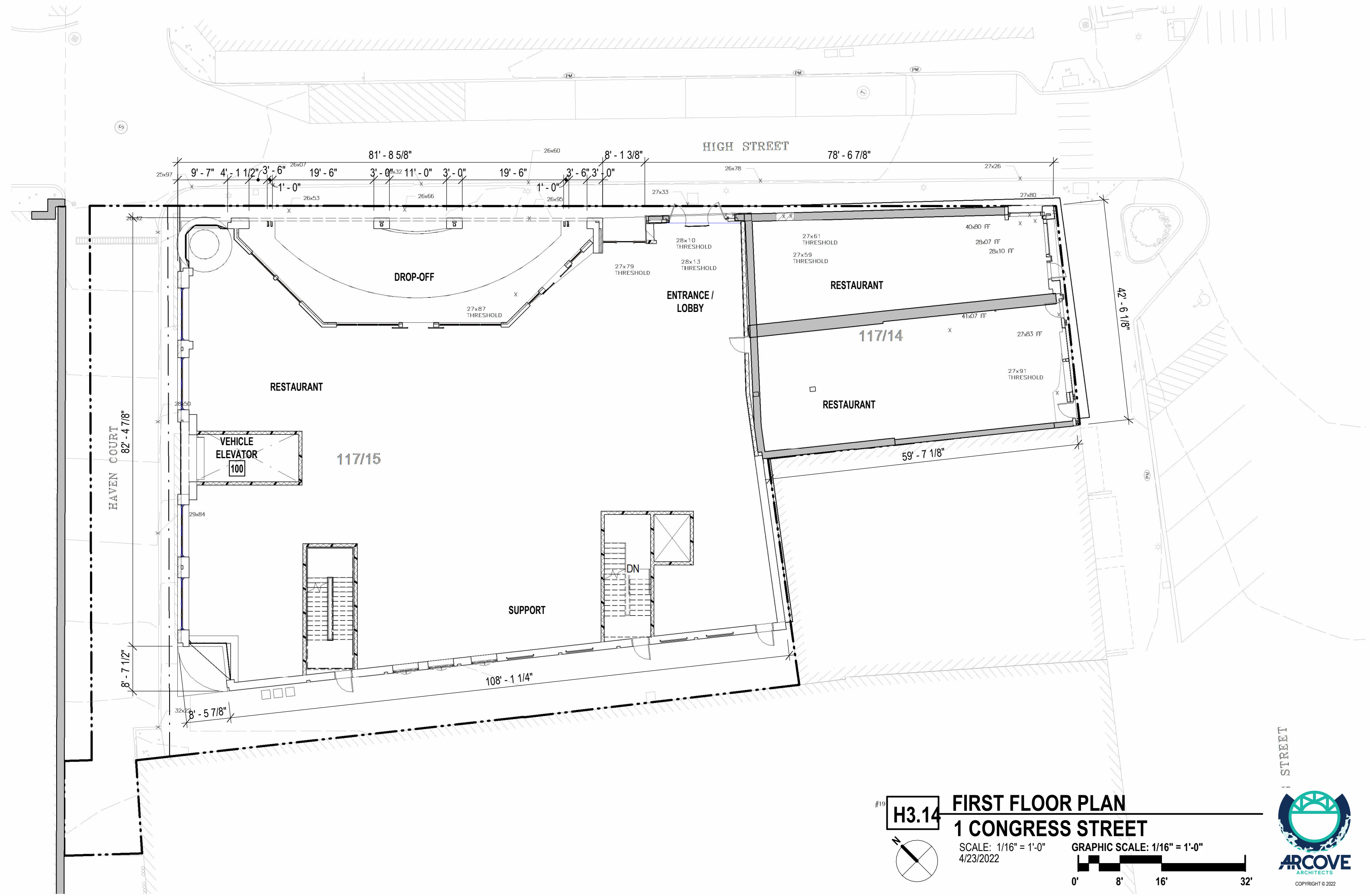
**H3.13** **ROOF PLAN**  
**1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
 4/23/2022

GRAPHIC SCALE: 1/16" = 1'-0"







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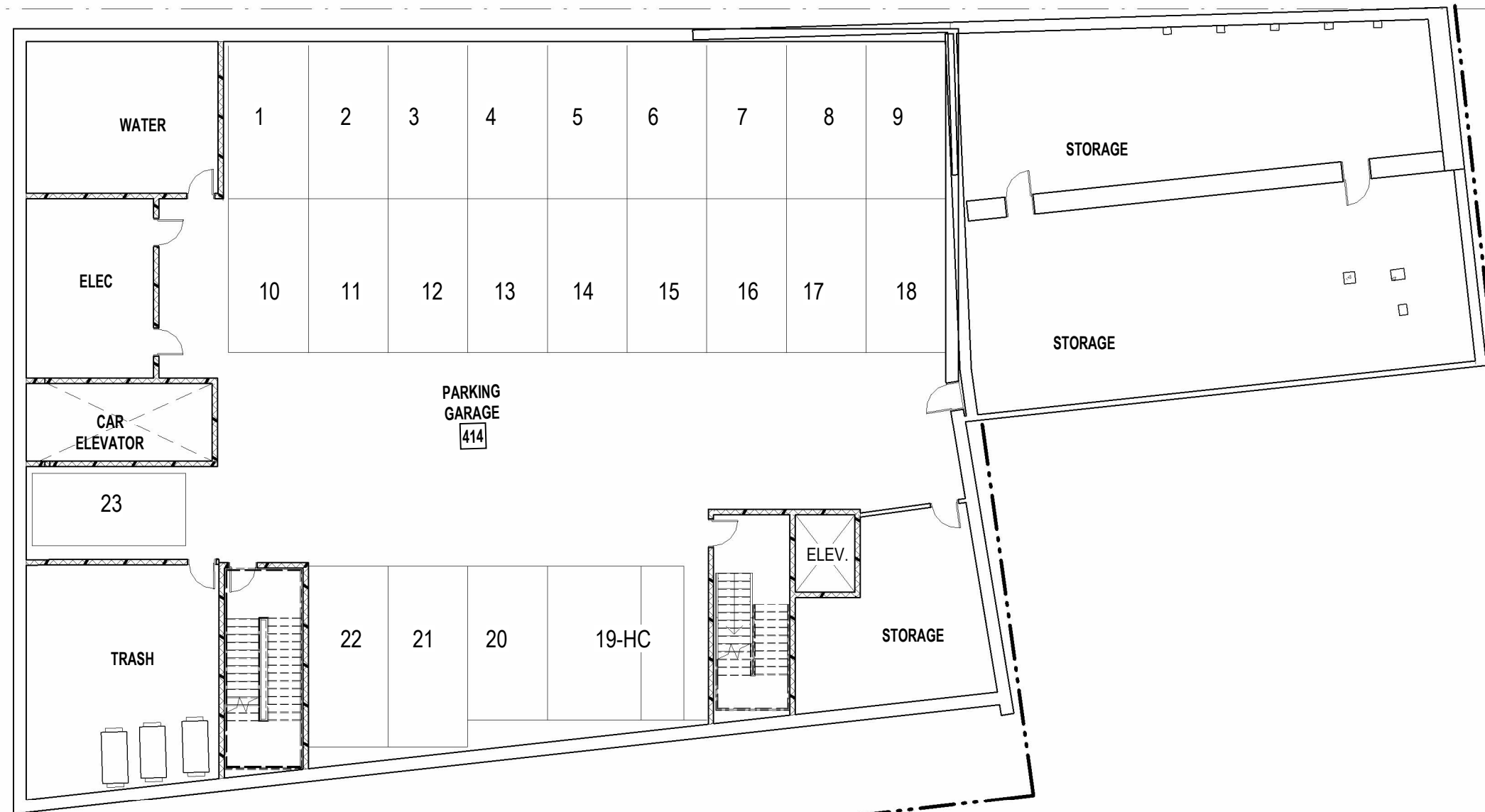
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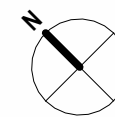


H3.15

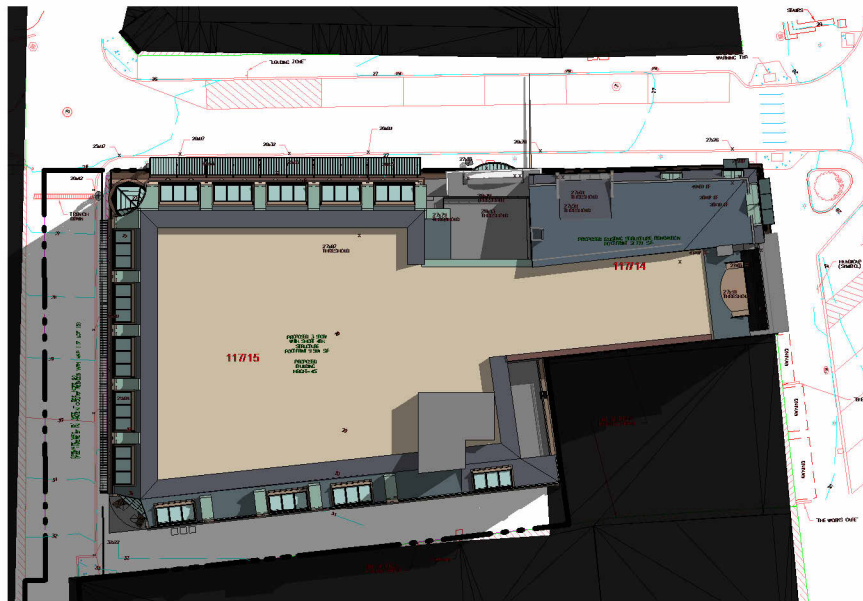
# **BASEMENT PLAN** **1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
4/23/2022

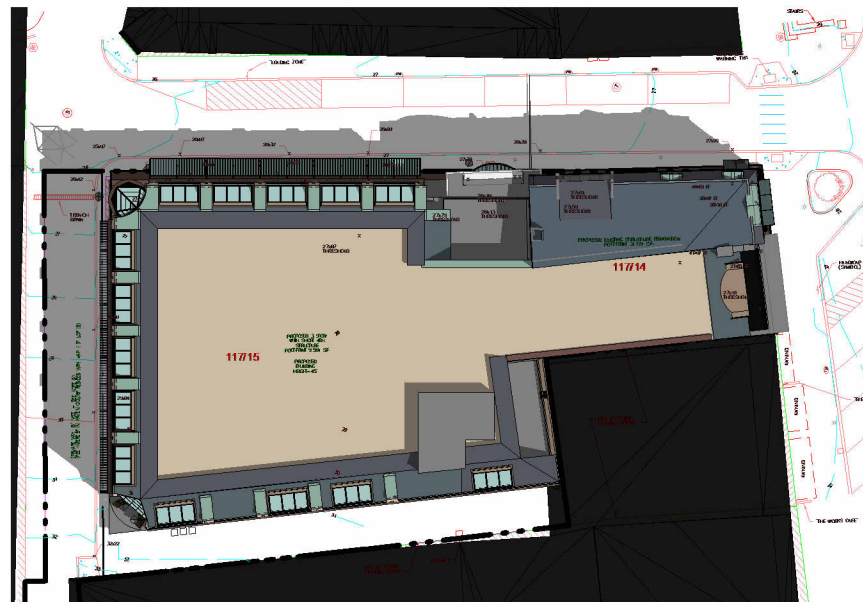
GRAPHIC SCALE: 1/16" = 1'-0"







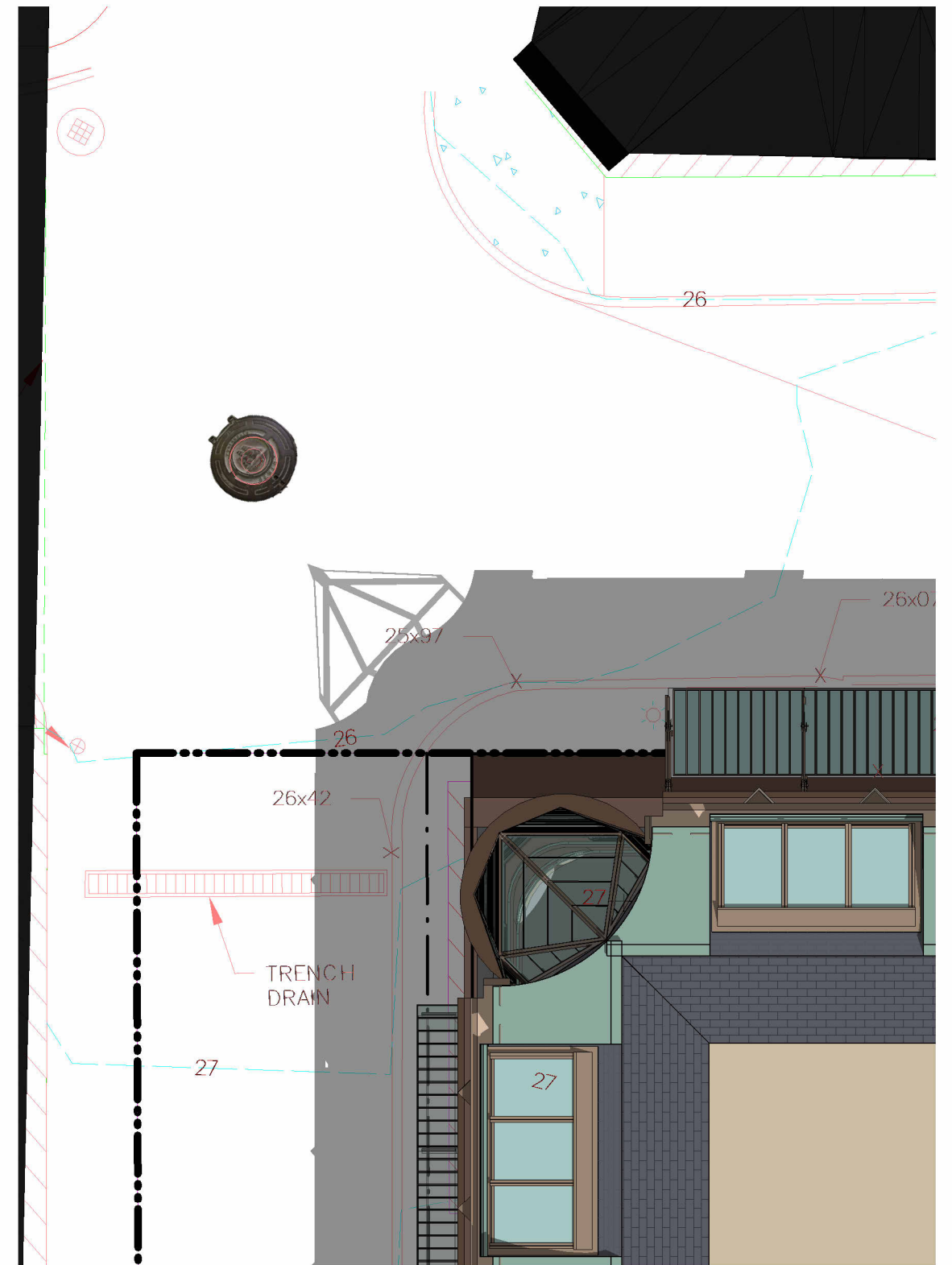
1 **SHADOW STUDY - EQUINOX 9AM**  
1" = 50'-0"



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



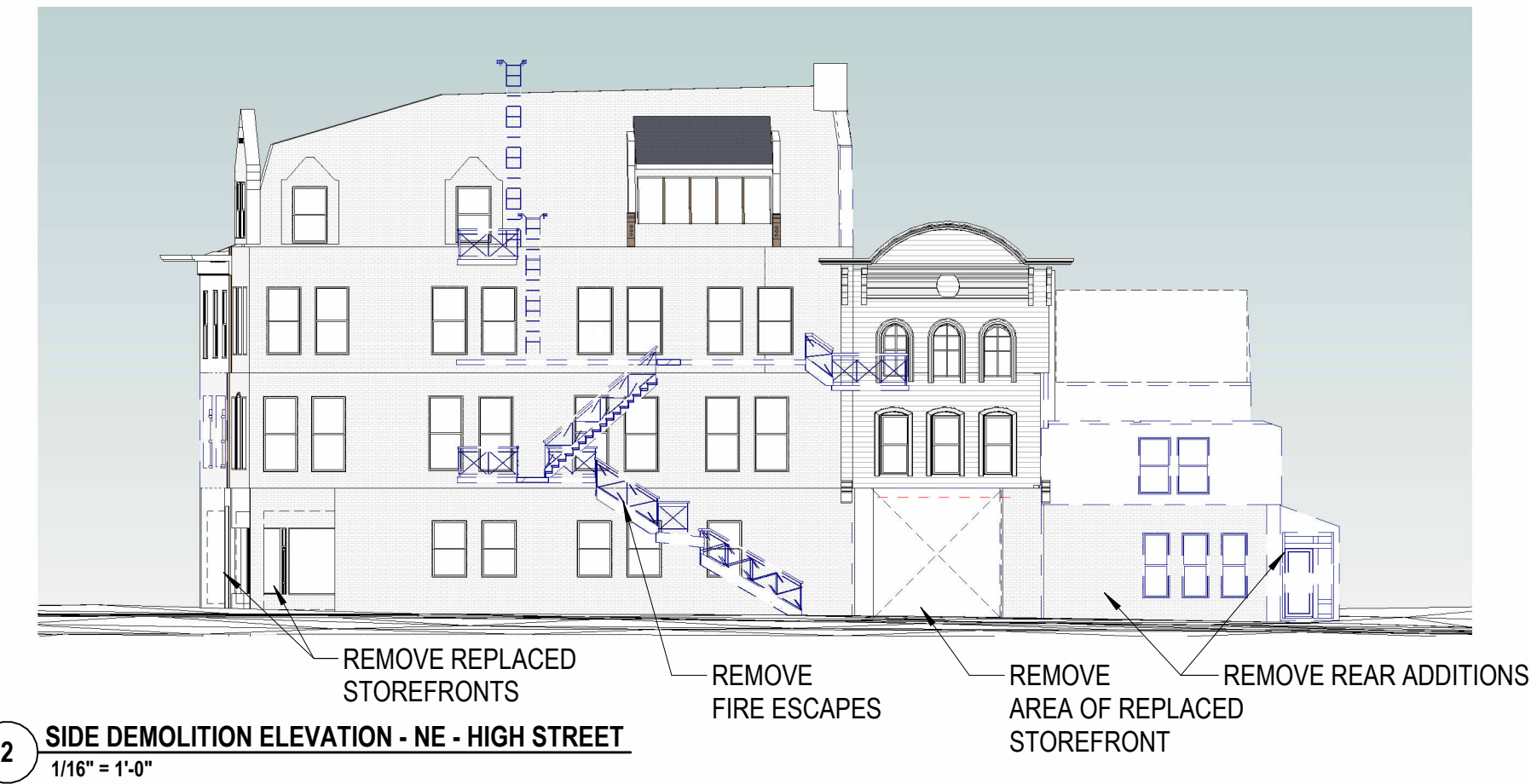
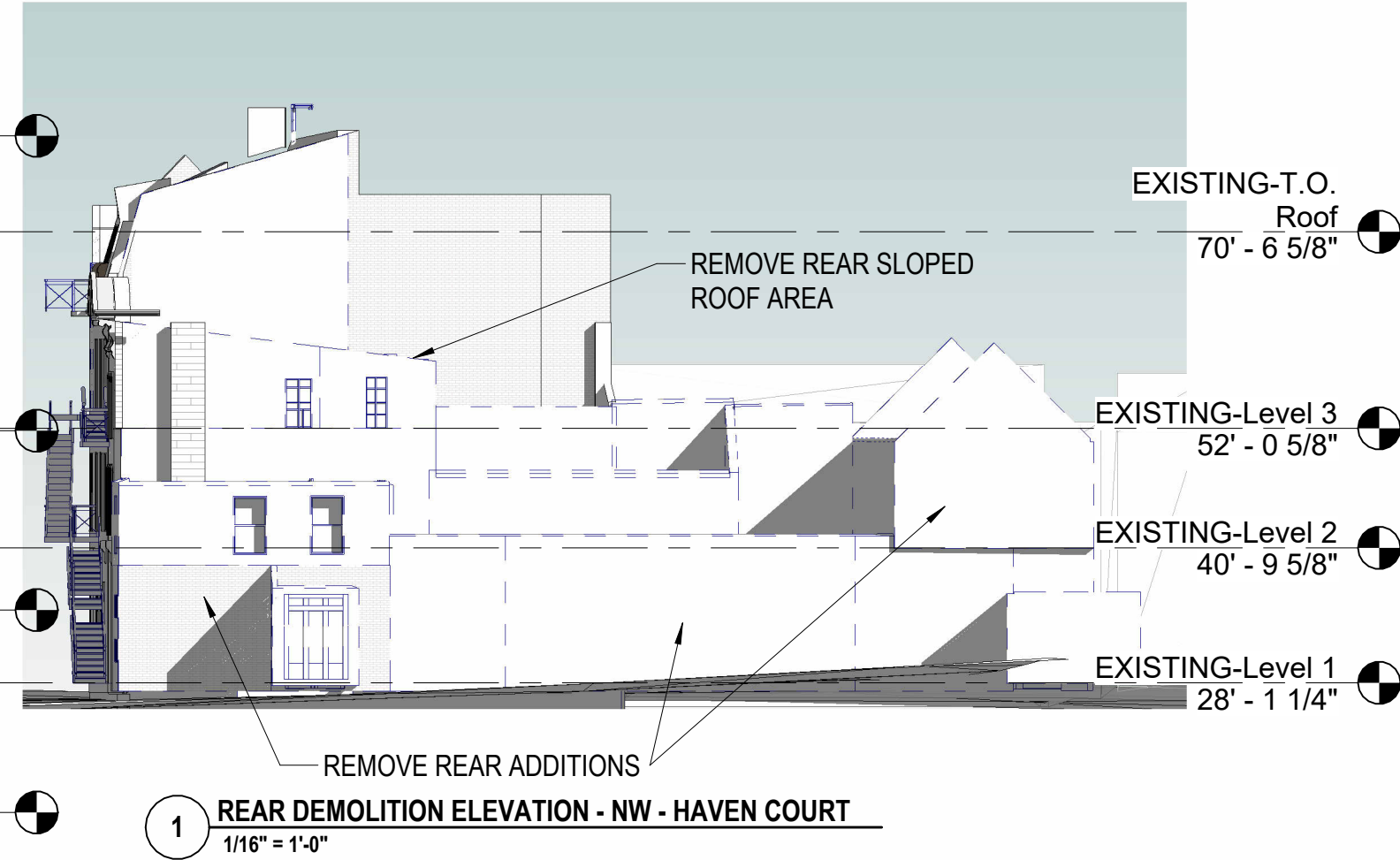
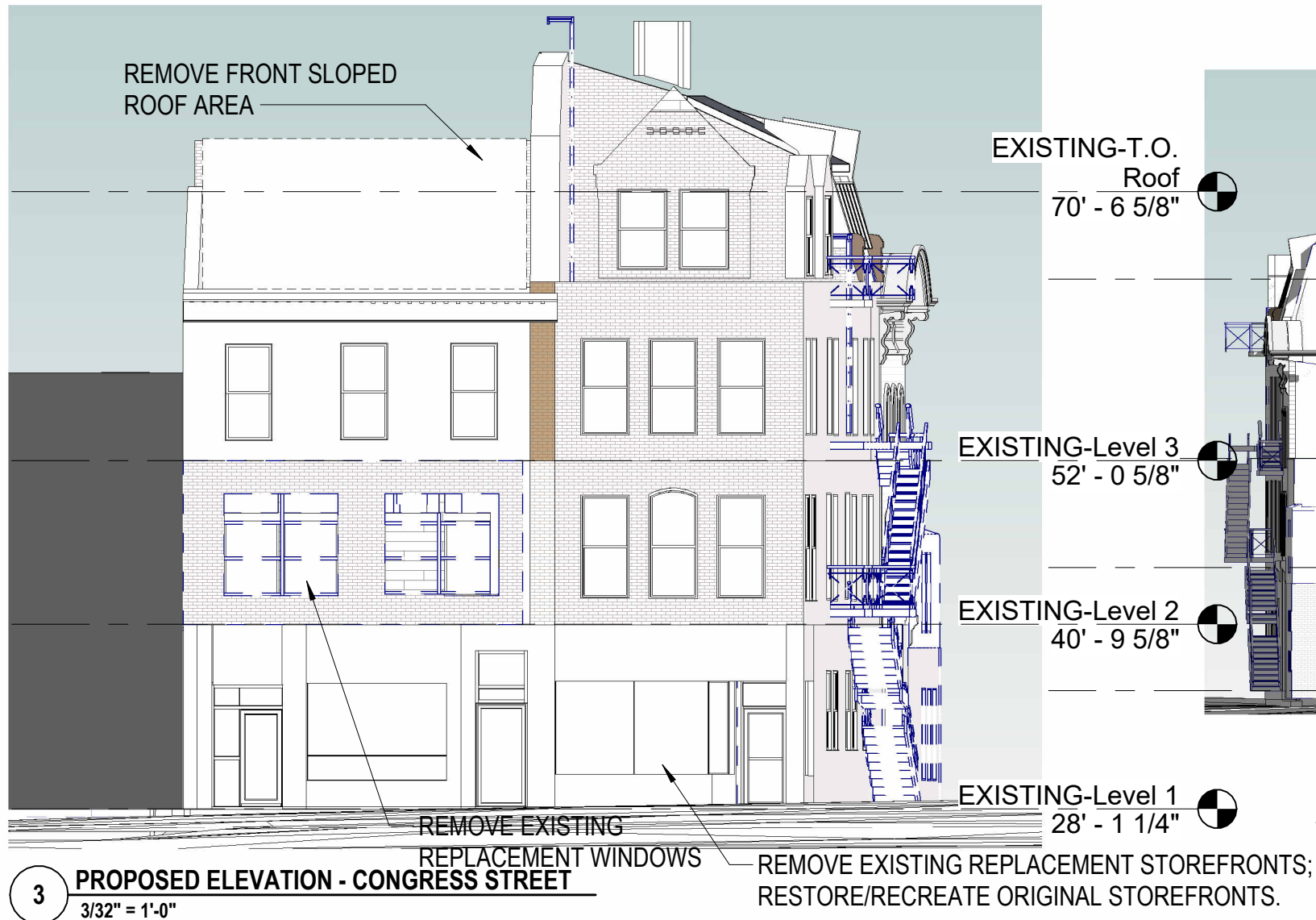
3 **SHADOW STUDY - EQUINOX 3PM**  
1" = 50'-0"



**SHADOW STUDY DETAIL - SUMMER SOLSTICE - 12:00 PM ON JUNE 21**

**H3.16 SHADOW STUDIES**  
**1 CONGRESS STREET**  
SCALE: As indicated  
4/23/2022

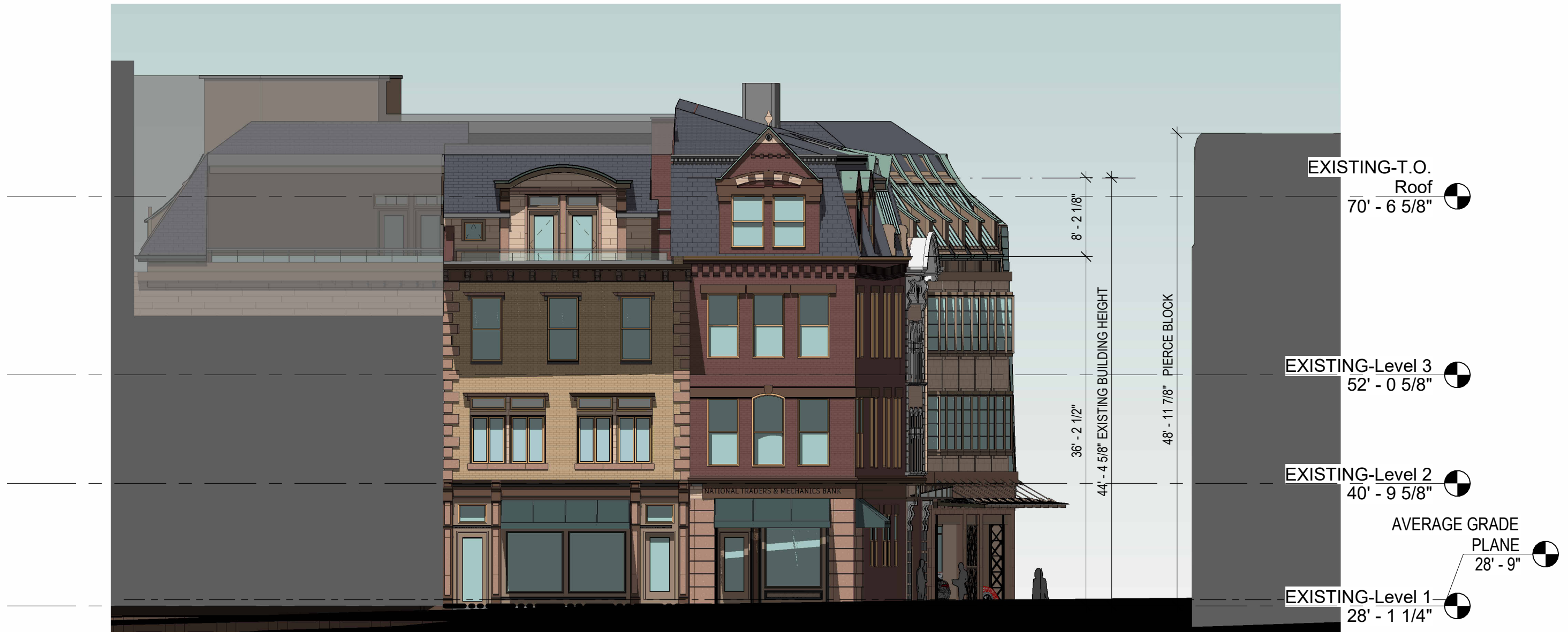




**H3.20 DEMOLITION ELEVATIONS**  
**1 CONGRESS STREET**  
SCALE: As indicated  
4/23/2022







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



- REPLICATE EARLY 20TH CENTURY STAINED GLASS TRANSOMS
- REPLICATE ORIGINAL CAST IRON STOREFRONT THIS SIDE
- RESTORE & REPLICATE ORIGINAL GRANITE AND CAST IRON STOREFRONT

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

H3.21 ELEVATION - CONGRESS STREET  
1 CONGRESS STREET  
SCALE: As indicated  
4/23/2022







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



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

H3.22 ELEVATION - HIGH STREET  
1 CONGRESS STREET  
SCALE: As indicated  
4/23/2022





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"  
4/23/2022





### **H3.24 SW ELEVATION - REAR ALLEY 1 CONGRESS STREET**

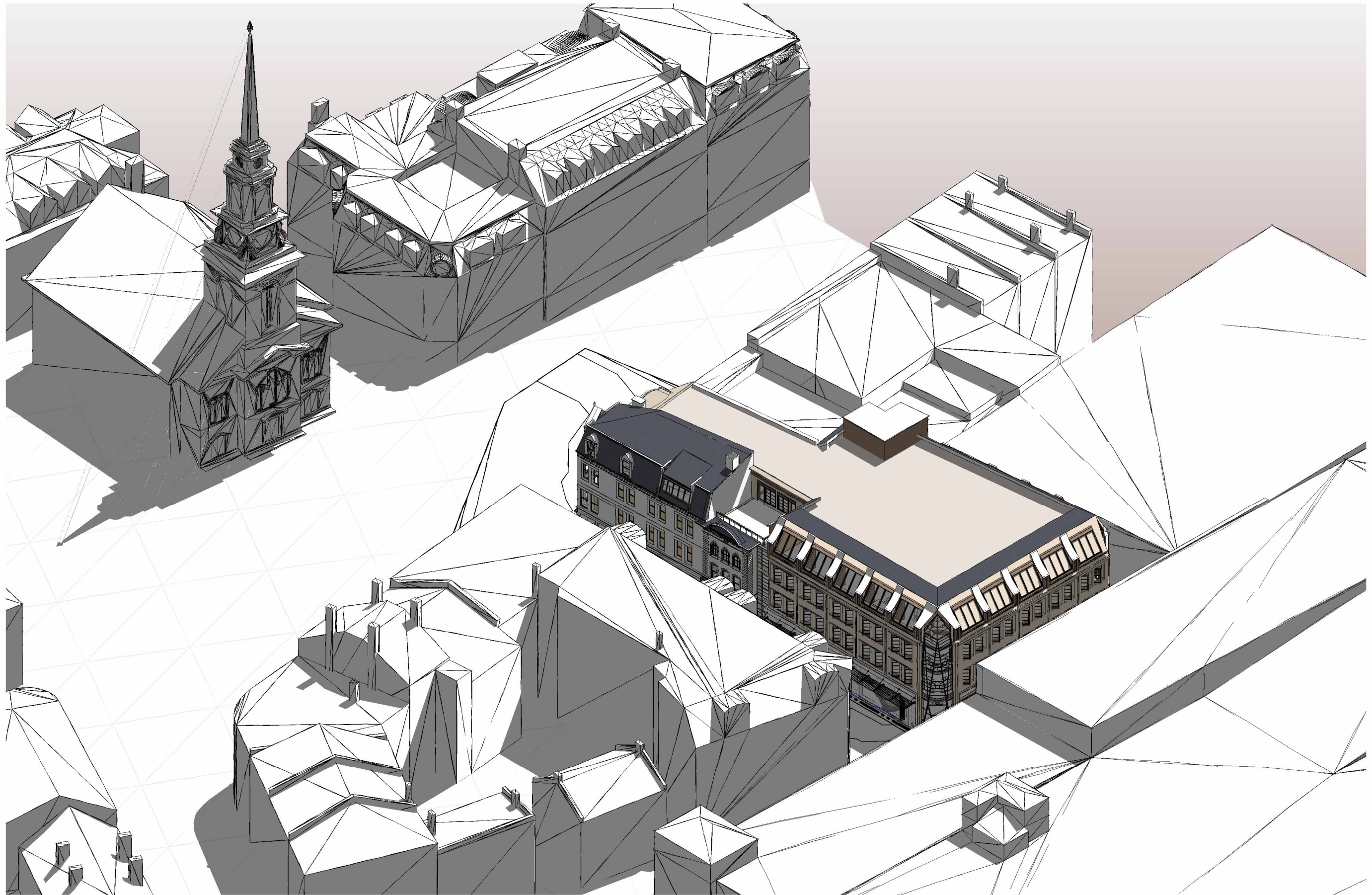
**SW ELEVATION - REAR ALLEY**  
**1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
4/23/2022



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**H3.31** BIRDSEYE AXONOMETRIC  
**1 CONGRESS STREET**  
SCALE:  
4/23/2022





**H3.32** **VIGNETTE - CONGRESS STREET**  
**1 CONGRESS STREET**  
SCALE:  
4/23/2022





**H3.33 VIGNETTES - HIGH FROM CONGRESS**  
**1 CONGRESS STREET**

SCALE:  
4/23/2022









**H3.35** **VIGNETTE - HIGH AT LADD & HAVEN**  
**1 CONGRESS STREET**

SCALE:  
4/23/2022





**H3.36 VIGNETTE - HAVEN CT AT NEWBERRY**  
**1 CONGRESS STREET**

SCALE:  
4/23/2022





Windows ▾

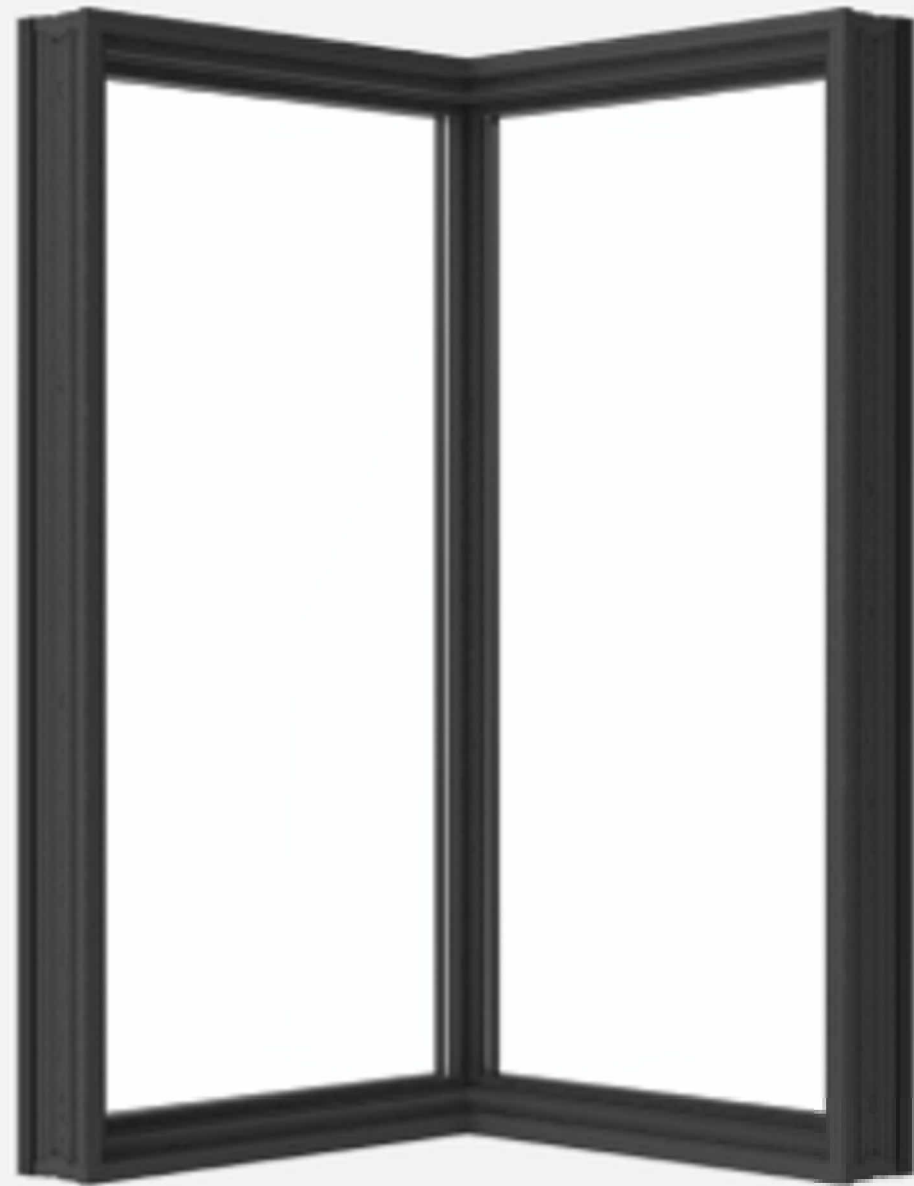
Doors ▾

Performance ▾

How to Buy

For Pros ▾

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



H3.40

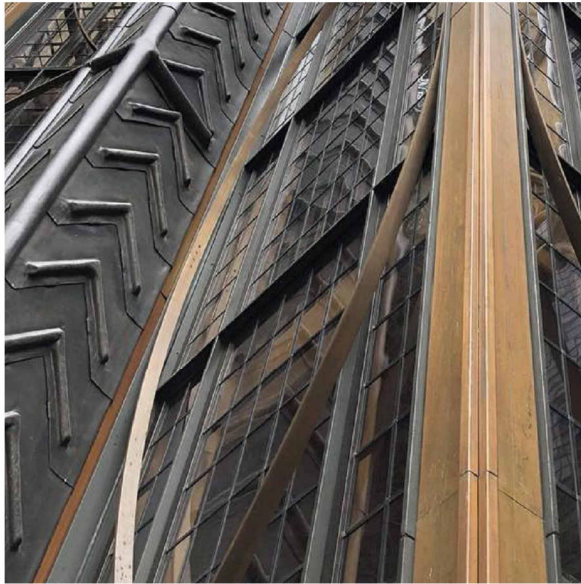
## MATERIALS 1 CONGRESS STREET

SCALE:  
4/23/2022



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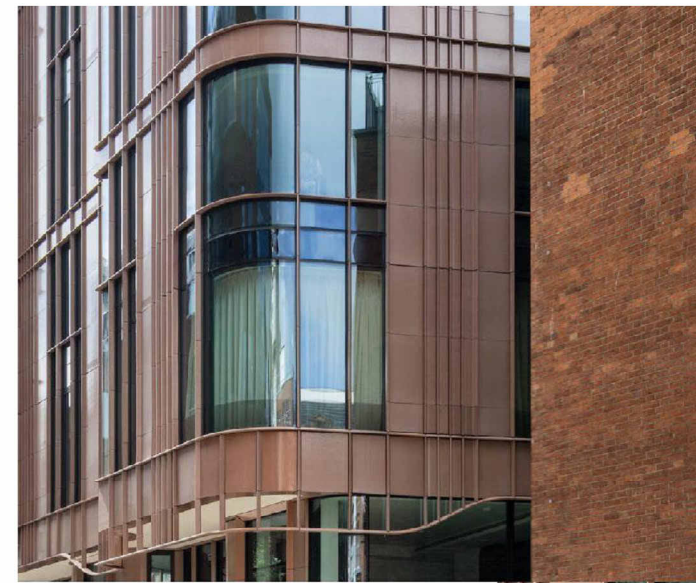




BRONZE FINISH - METAL ACCENTS -  
WINDOW & DOOR FRAMES,  
AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding

Terra Cotta, glazed tile



Marylebone Lane Mansion  
London

Glaze color: Tea with Milk



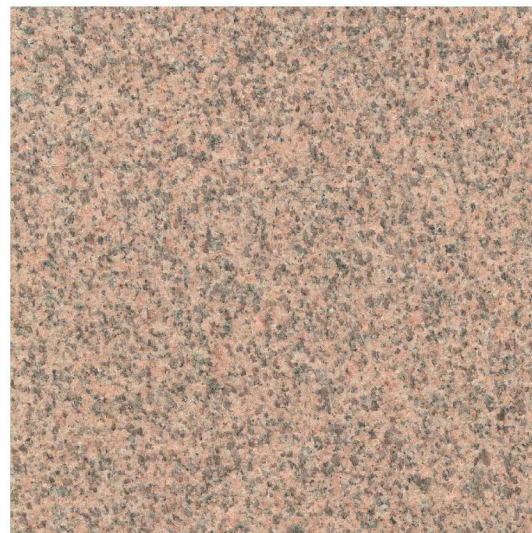
Lower walls, cladding

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

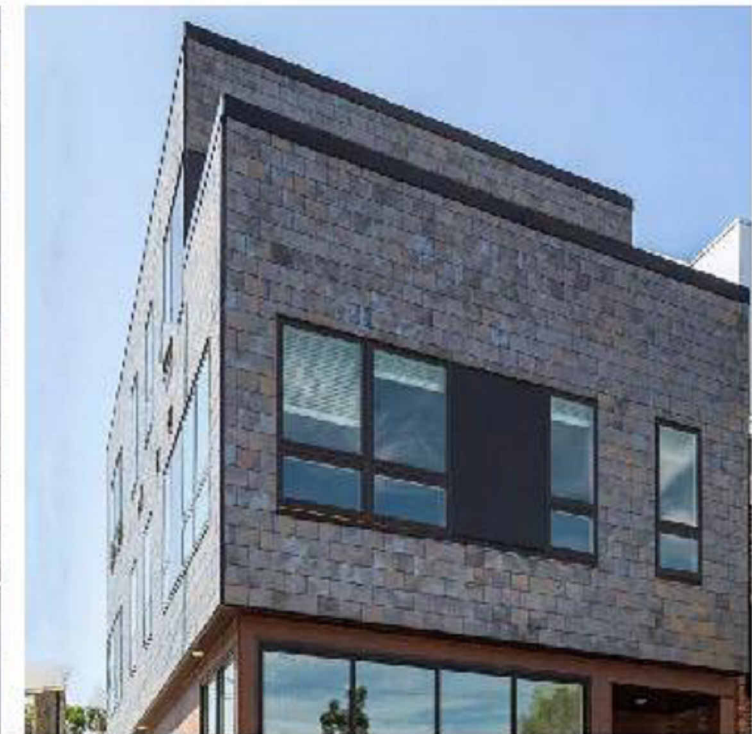
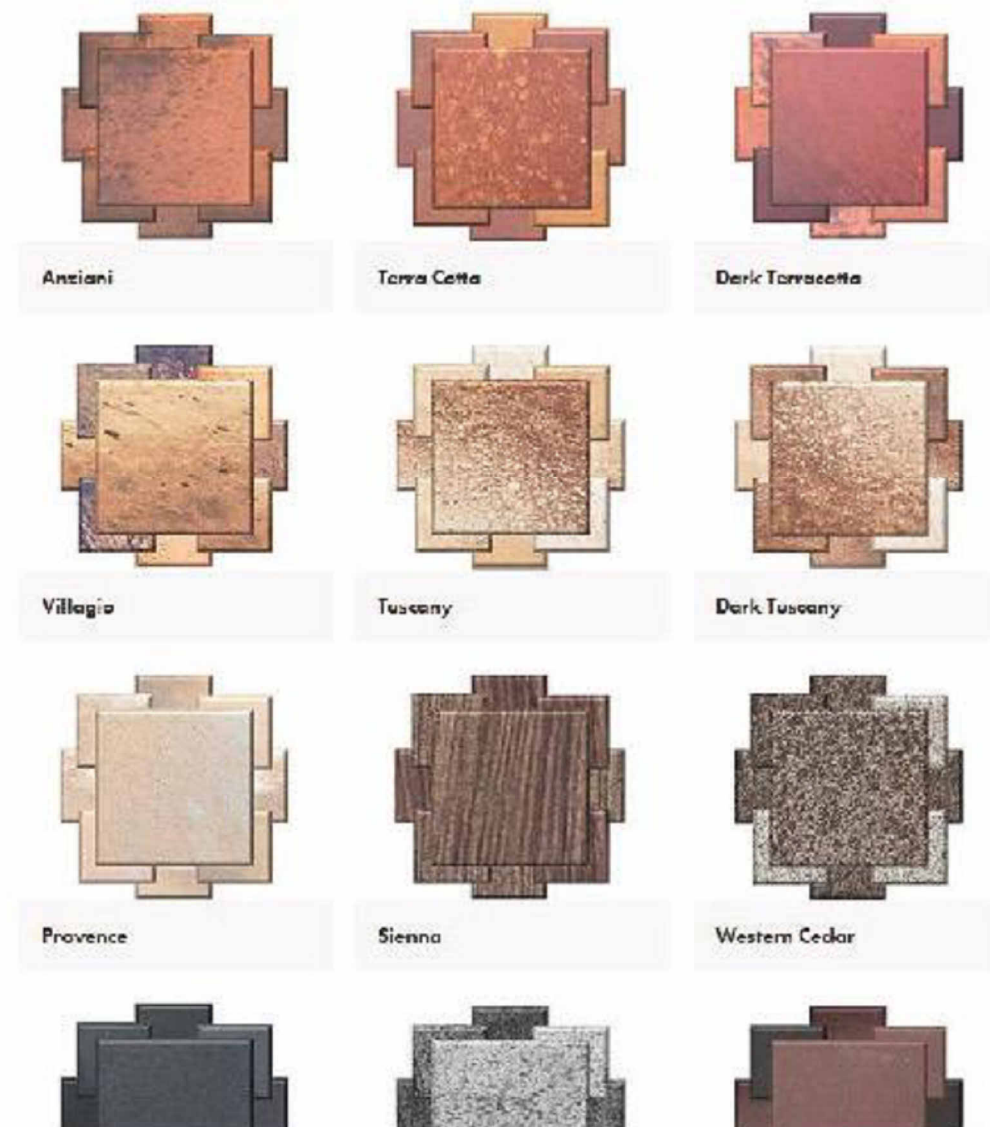
SCALE:  
4/23/2022



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





Lifting folding doors  
Crown, Hydraulic Bi-fold

