

**MEETING OF  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details) \**

**6:30 p.m.**

**August 14, 2024**

**AGENDA**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

**I. ADMINISTRATIVE APPROVALS**

1. 195 Washington Street
2. 229 Pleasant Street #4
3. 260 Marcy Street

**II. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS**

1. Petition of Neal Pleasant Street Properties, LLC, owner, for property located at 420 Pleasant Street, wherein permission is requested to allow a 3<sup>rd</sup>-one year extension of the Certificate of Approval originally granted on July 07, 2021 for new construction to an existing structure (remove existing rear entryway, replace existing south east addition with added rooftop deck, construct 3-story stair enclosure, and construct new rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence and Historic Districts.

**III. PUBLIC HEARINGS (OLD BUSINESS)**

A. **REQUEST TO POSTPONE-** Petition of, Maximilian Kolbe Hochschwender, owner, for property located at 44 Rogers Street, wherein permission is requested to allow exterior renovations to an existing structure (remove the existing chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.

B. Petition of Richardson Revocable Trust, owner, for property located at 142 State Street, wherein permission is requested to allow exterior renovations to an existing structure (removal and replacement of slate roof to asphalt shingles) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 60 and lies within the Character District 4 (CD4) and Historic Districts.

C. (Work Session/Public Hearing) requested by Matthew Morton Associates, LLC, owner, for property located at 87 Market Street, wherein permission is requested to allow exterior

renovations to an existing structure (replacement windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 43 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

#### **IV. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of, St. John's Church, owner, for property located at 100 Chapel Street, wherein permission is requested to allow the complete demolition of the existing shed on the property as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 2 and lies within the Character District 4 (CD-4), Downtown Overlay and Historic Districts.
2. Petition of, Jane Vanni Meyers, owner, for property located at 195 Washington Street, wherein permission is requested to allow exterior renovations to an existing structure (renovate front entrance and door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.
3. Petition of, Beth E. Goddard, owner, for property located at 110 Court Street, Unit #3, wherein permission is requested to allow exterior renovations to an existing structure (replace four second-story windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 39-3 and lies within the Character District 4-L1 (CD-4L1) and Historic Districts.
4. Petition of, 96 State Street, LLC, owner, for property located at 96 State Street, wherein permission is requested to allow new construction to an existing structure (construct a 2-story addition at the rear corner of the structure facing Atkinson Street and construct a 2-story addition facing State Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 52 and lies within the Character District 4 (CD-4) and Historic Districts.
5. Petition of, Christopher Hudson Morrow, owner, for property located at 36 Richmond Street, wherein permission is requested to allow exterior renovations to an existing structure (in-fill part of the existing side porch and add a new window and replace two existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 5 and lies within the Mixed Research Office (MRO) and Historic Districts.

#### **V. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by, Wenberry Associates, LLC, owner, for property located at 21 Congress Street, wherein permission is requested to allow new construction to an existing structure (construct roof top penthouse, construct storefronts along Haven Court and modify the Fleet Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 12 and lies within the Character District 5 (CD-5), Downtown Overlay and Historic Districts.

#### **VI. ADJOURNMENT**



*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_qY8Y\\_6i-QYWC641jyDzXuw](https://us06web.zoom.us/webinar/register/WN_qY8Y_6i-QYWC641jyDzXuw)

# HDC

## ADMINISTRATIVE APPROVALS

August 14, 2024

- |    |                        |                       |
|----|------------------------|-----------------------|
| 1. | 195 Washington Street  | -TBD                  |
| 2. | 229 Pleasant Street #3 | -Recommended Approval |
| 3. | 260 Marcy Street       | -Recommended Approval |

**1. 195 Washington Street -TBD**

**Background:** The applicant is seeking approval for the installation of a walkway gate and driveway gate. The style of gate(s) and location have been approved. The applicant will show how the gates will be installed.

**Staff Comment:** TBD

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



Location of the double arched gate.





Location of the smaller arched walkway gate.





Example of the single aluminum arched walkway gate.



The pink lines indicate the locates of the (2) gates:

The larger double arched aluminum gate will be placed at the start of the driveway and will be 4ft. tall at the highest point. Below is a sample shown in white, the proposal would be for a black gate.





## 2. 229 Pleasant Street -Recommended Approval

**Background:** The applicant is seeking approval for the replacement of an existing basement window with a larger window to meet egress standards. This request is from the applicant's insurance provider.

**Staff Comment:** Recommend Approval

### **Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

*Full Service Insurance Protection for Financial Peace of Mind*



196 York Street, P.O. Box 380  
York, Maine 03909  
207-363-7670  
Fax: 207-363-1389  
[www.ellisinsuranceagency.com](http://www.ellisinsuranceagency.com)

May 17, 2024

Haven White Condominium Association  
18 OSPREY CV  
Greenland, NH 03840

RE: MMG Insurance Company  
Business Owners Policy# BP13681645  
Effective: 08/12/2023 -- 08/12/2024

Dear Beth,

Insurance Company underwriting requirements are that bedrooms in a basement location have two means of egress. Your unit currently only has one exit from the basement. As such, the company would require that a second means of egress be added in order for you to use that room as a bedroom. An egress window is acceptable.

If you have any questions about this, please do not hesitate to let me know.

Sincerely,

A handwritten signature in blue ink that reads "Jonel".

Jonel Thames Leake  
Customer Service Agent  
[jleake@ellisinsuranceagency.com](mailto:jleake@ellisinsuranceagency.com)



Mathews Brothers

Tel:  
Fax:  
Email:



Customer  
QUOTATION

BILL TO:

SHIP TO:

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
692298	None		5/16/2024 12:28:48 PM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Amanda Henebury		webber	Portsmouth

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
100-1		1	\$643.62	\$418.35	\$418.35

Walcott New Construction Casement  
 31.5 X 38.75 Unit Size, Left Operating, White, Insul Low-E  
 & Argon, 9 Lite Contoured, White Grille in Airspace,  
 Special Hinge, 24.5 X 33.75 Clear Opening, 5.742 SQFT,  
 No Window Opening Control Device, White Handle &  
 Lock, White Screen Applied  
 Drywall Return, 3/4" (All Four Sides), w/Nailing Flange, No  
 J Channel, No Exterior Casing  
 Unit 1: UFactor: 0.27, SHG: 0.27, VLT: 0.51, CR: 59



Opening: 32" X 39.25"  
 O.S.M.: 31.5" X 38.75"

Tag: None Assigned

All Prices are net. Please review all quantities, specifications, and information for accuracy.  
 Special orders can not be returned for credit. Signature implies acceptance of these  
 specifications. Your order will not be processed without authorized signature.

SUB-TOTAL:	\$418.35
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
TOTAL:	\$418.35

Thank you for all of your efforts!

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

We appreciate the opportunity to provide you with this quote!

\*Preferred Window\*



\*  
Note: Joist  
run parallel  
to window

32"

Existing 2x8 Fram

to window

Proposed

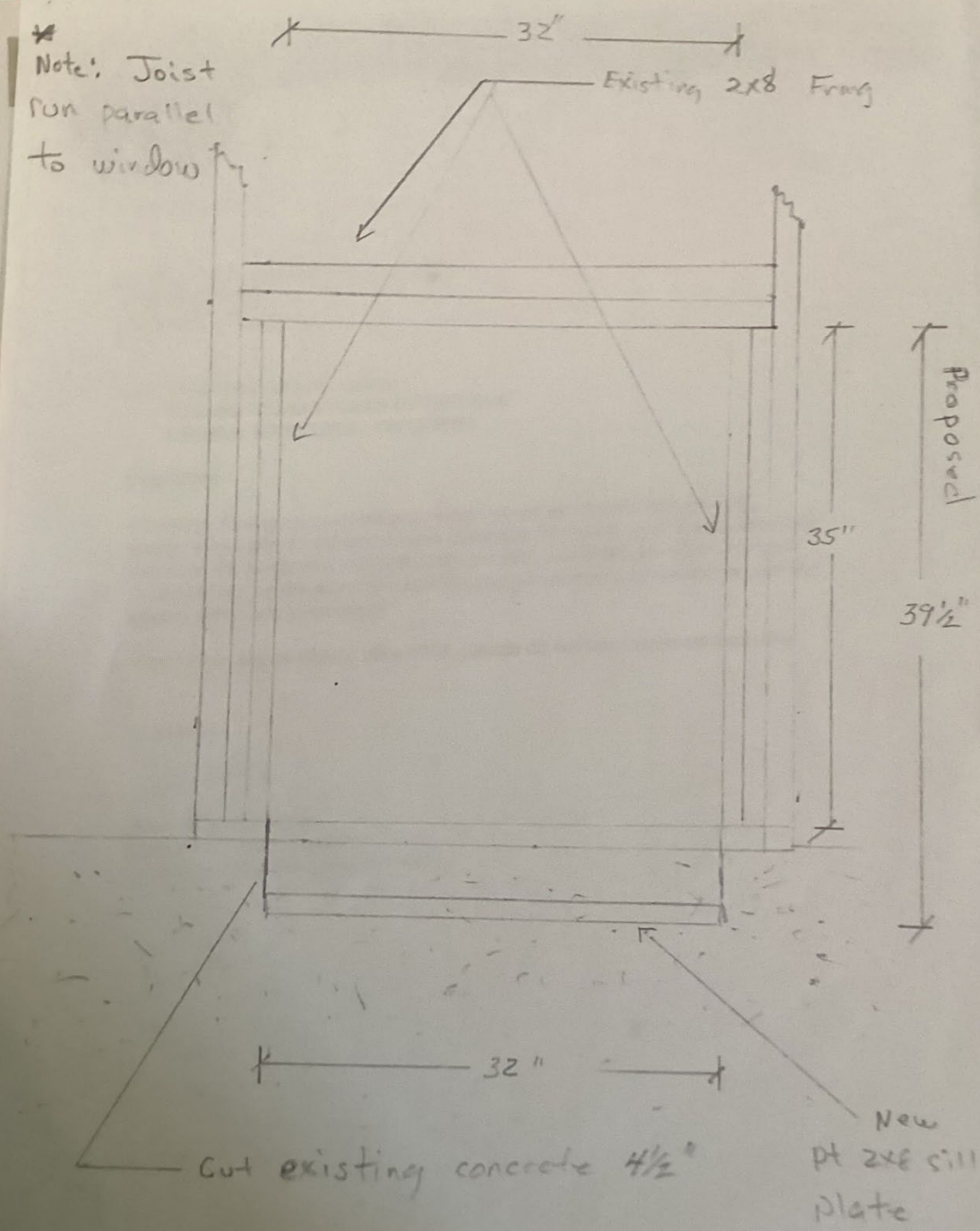
35"

39 1/2"

32"

Cut existing concrete 4 1/2"

New  
4x4 sill  
plate











**SOLD BY:**  
 Middleton Building Supply - Dover  
 58 Old Rochester Rd  
 Dover, NH 03820-2021  
 Fax: 603-742-5528

**SOLD TO:**

**CREATED DATE**  
5/16/2024

**LATEST UPDATE**  
5/16/2024

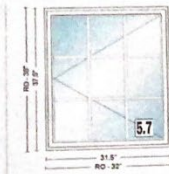
**OWNER**  
amanda henebury

**Abbreviated Quote Report - Customer Pricing**

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Webber	Portsmouth	5801626		

**ORDER NOTES:**

**DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Left	None Assigned	\$789.43	\$789.43

**RO Size: 32" x 38"**      **Unit Size: 31 1/2" x 37 1/2"**

PSC 2' 7 1/2"X3' 1 1/2", Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Left, Hinge for Widest Clear Opening, Dual Pane Low-E4 Standard Series Argon Fill Contour Finelight Grilles-Between-the-Glass 3 Wide, 3 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, Aluminum Wrapping: Interior Drywall Return Bead Pine / White - Vinyl Wrapped Narrow Complete Unit Extension Jambs, Factory Applied

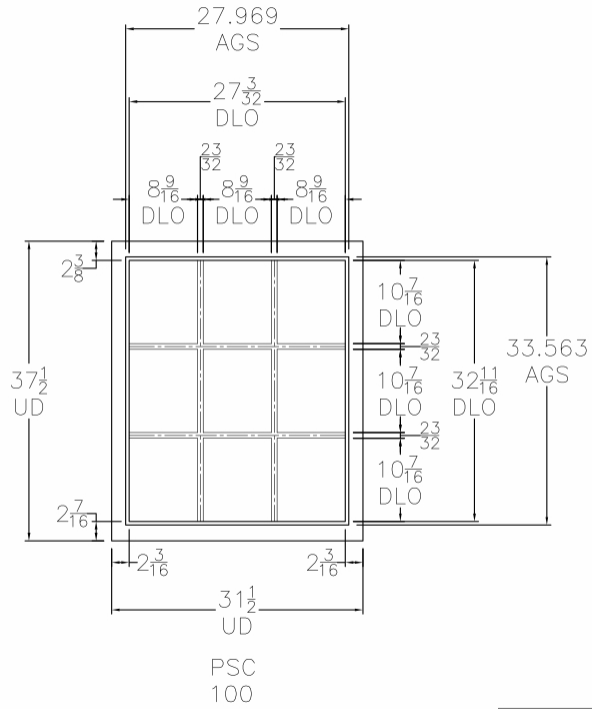
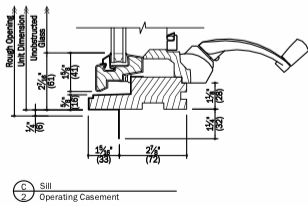
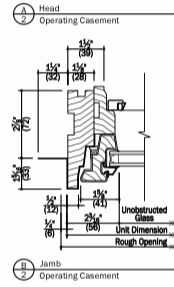
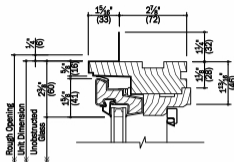
Hardware: PSC Traditional Folding White PN:1361560  
 Insect Screen 1: 400 Series Casement, PSC 31.5 x 37.5 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.28	0.29	NO	A1	25.6910	32.6480	5.82470

\*Optional Window\*

QUOTE# 5801626 DRAWING MFC24

EXTERIOR VIEW



3/4" FINELIGHT

**ANDERSEN**  
WINDOWS & DOORS

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MFC 6.24.2024





**3. 260 Marcy Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the replacement of the existing wood picket fence with a metal fence.

**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

DOROW

Meeting Hill Rd

260  
Marcy St

House  
Front door

Covered Porch



4ft

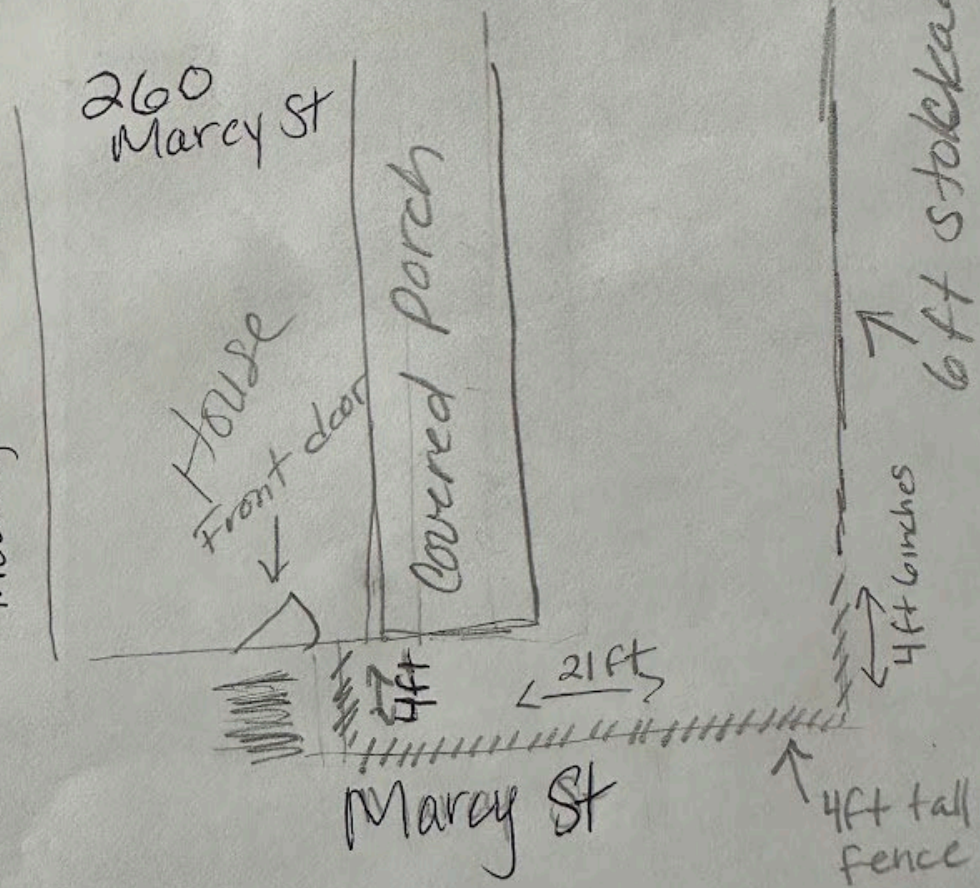
21ft

Marcy St

4ft  
6inches

4ft tall  
fence

6ft stockade fence











picket fence.

Failing wood





Example on Bow St.





Example





Example





Final Preference for Design



# **Historic District Commission**

## **Staff Report**

**Wednesday, August 14, 2024**

**Project Address:** 420 Pleasant Street  
**Permit Requested:** Certificate of Approval  
**Application:** Extension Request #1



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: Single-Family
- Land Area: 4,791 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: Franklin Street
- Unique Features: N/A
- Neighborhood Association: South End

**B. Proposed Work:** Construct a rear addition with deck, add staircase, and new front porch.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- This is the 3<sup>rd</sup> one-year extension request.
- The Commission originally approved option “B” for the roof design.



**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

Historic District Commission

City of Portsmouth

1 Junkins Avenue

Portsmouth, NH 03801

July 6, 2024

To Whom It May Concern:

I am requesting an extension of the HDC approval on my property at 420 Pleasant Street, Portsmouth.

There are no changes in the plans as previously approved by the HDC. The need for the extension is due to an unforeseen notification by the city building inspector regarding sprinkler requirements. A sprinkler plan could not be completed by the July 7, 2024 deadline to then obtain a building permit.

Thank you,

Charles S. Neal, owner

Neal Pleasant Street Properties, LLC

420 Pleasant Street, Apt. 5

Portsmouth, NH 03801

603-380-8459



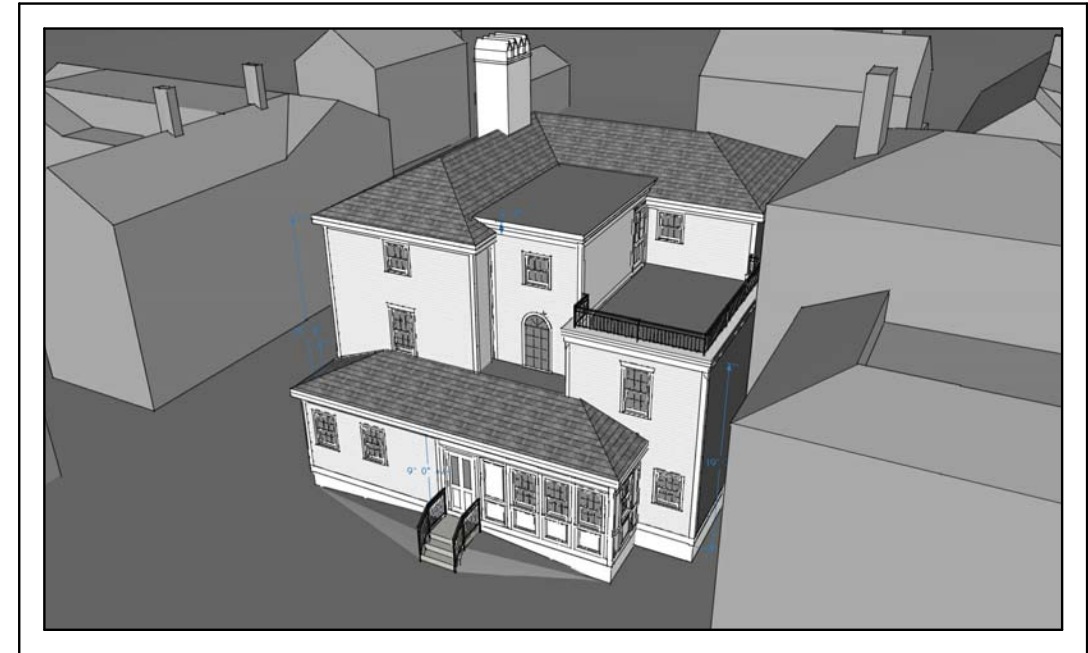
# 420 PLEASANT STREET - ADDITION AND RENOVATIONS

HISTORIC DISTRICT COMMISSION: WORK SESSION / PUBLIC HEARING - JULY 2021, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

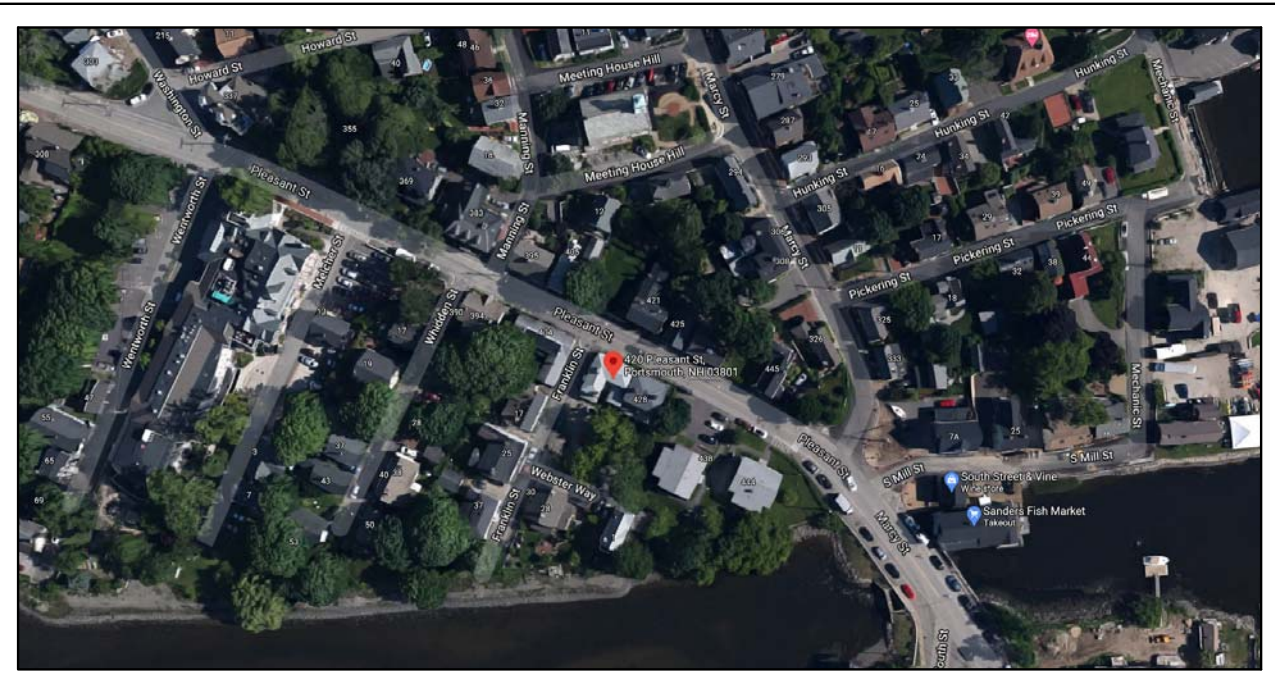
PROPOSED WORK:

- CONVERT FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING
- REMOVAL OF EXISTING REAR ENTRY VESTIBULE AND BATHROOM
- REPLACEMENT OF SOUTHEAST ADDITION INCORPORATING A THIRD FLOOR ROOF DECK
- ADDITION OF A THREE STORY CODE COMPLIANT EGRESS STAIR ENCLOSURE AT REAR OF BUILDING
- ADDITION OF REAR ENTRY PORCH

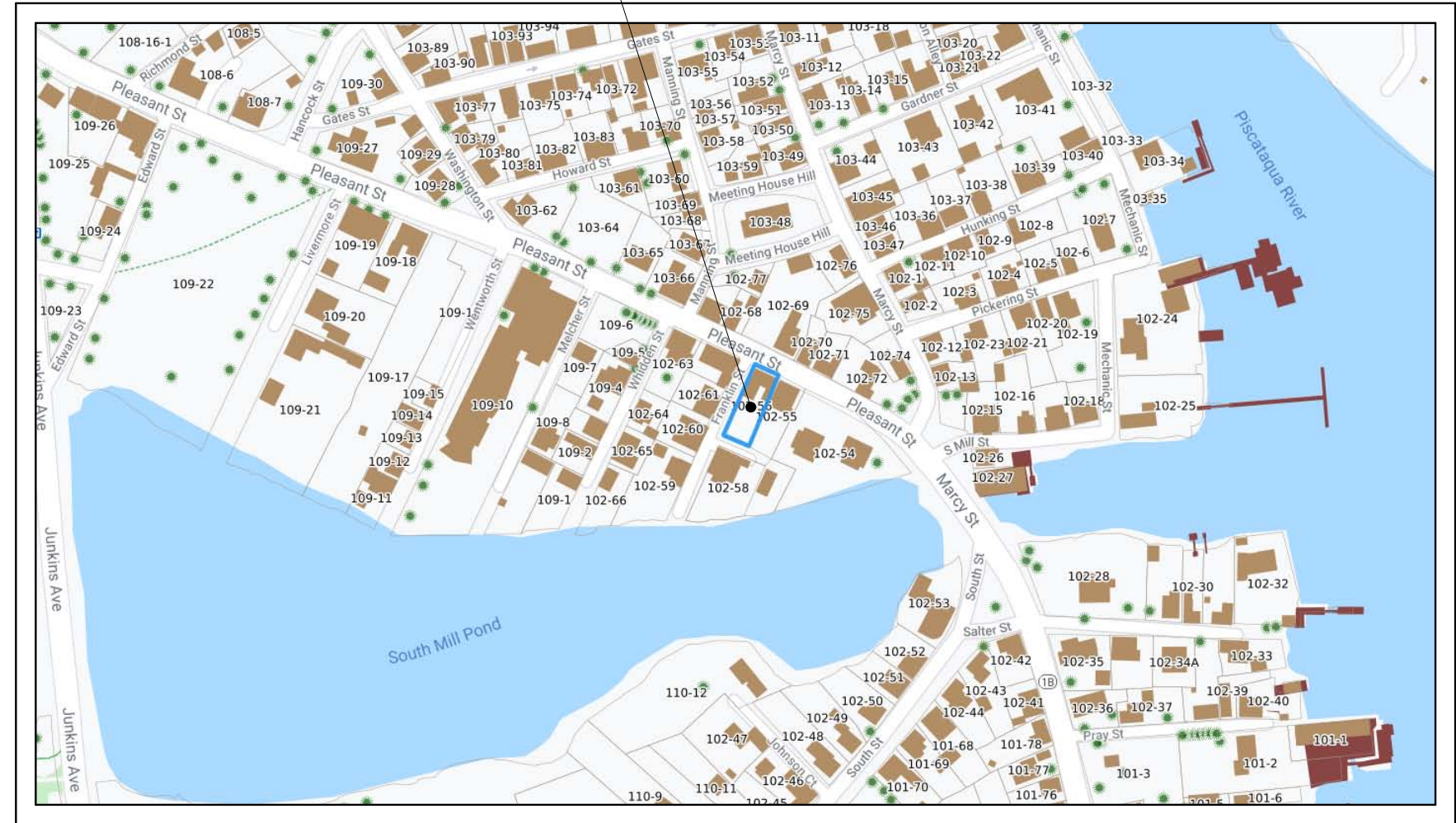


## SHEET LIST

Sheet Number	Sheet Name
C	COVER
A1	EXISTING PHOTOS
A2	CONTEXT PHOTOS
A3	CONTEXT PHOTOS
A4	EXISTING FLOOR PLANS
A5	PROPOSED FLOOR PLANS
A6	PREFERRED ROOF FORM
A7	MATERIALS AND DETAILS
A8	MATERIALS AND DETAILS
A9	MATERIALS AND DETAILS
A10	ROOF OPTIONS
A11	ROOF OPTIONS



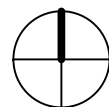
420 PLEASANT STREET PORTSMOUTH, NH 03801



© 2021 McHenry Architecture

420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET  
PORTSMOUTH, NH 03801



HDC WORK SESSION / PUBLIC HEARING - JULY 2021

COVER

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

C

07/07/2021

McHA: RD / JJ

NOT TO SCALE





VIEW DOWN FRANKLIN STREET



VIEW FROM 420 PLEASANT STREET PARKING LOT



VIEW OF EXISTING SOUTHEAST ADDITION



ENTRY ON PLEASANT STREET



REAR OF BUILDING FROM FRANKLIN STREET



EXISTING REAR ENTRY

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# 420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET  
PORTSMOUTH, NH 03801

# EXISTING PHOTOS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

## McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

# A1

07/07/2021  
McHA: RD / JJ  
NOT TO SCALE





APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (3)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (1)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (2)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (3)

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# 420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET  
PORTSMOUTH, NH 03801

# CONTEXT PHOTOS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

# McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A2

07/07/2021  
McHA: RD / JJ  
NOT TO SCALE





APPROACH FROM FRANKLIN STREET (1)



APPROACH FROM FRANKLIN STREET (2)



APPROACH FROM SANDERS FISH MARKET (PLEASANT STREET)



FRANKLIN STREET



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)

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# 420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET  
PORTSMOUTH, NH 03801

# CONTEXT PHOTOS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

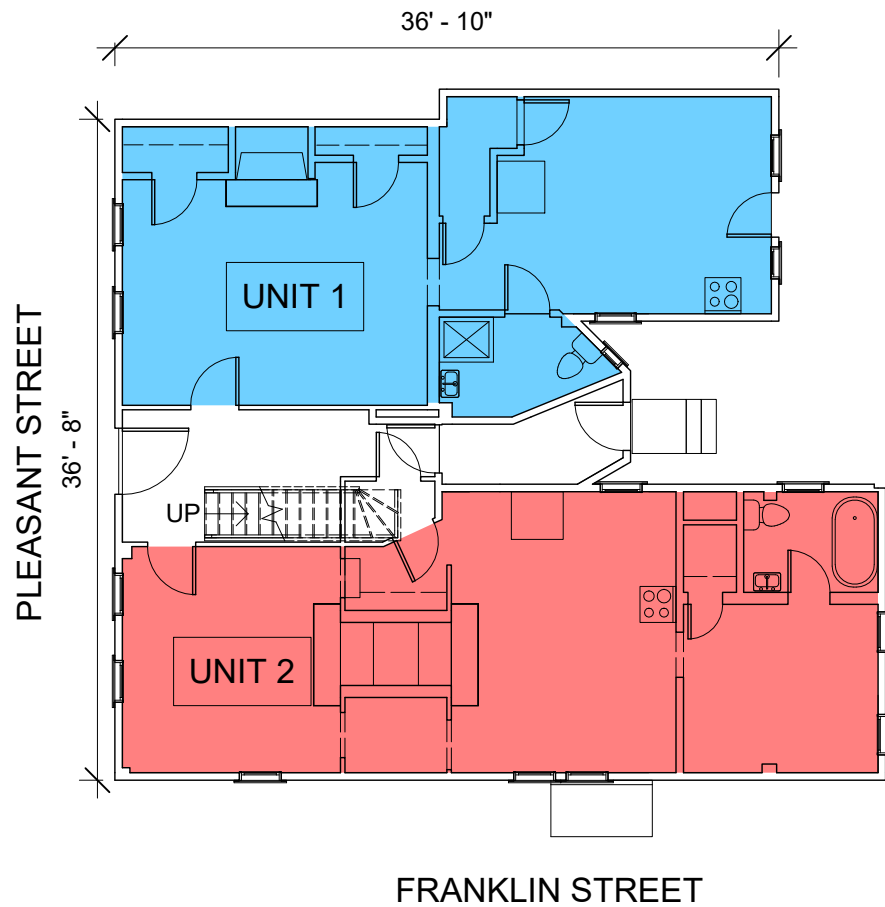
# McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

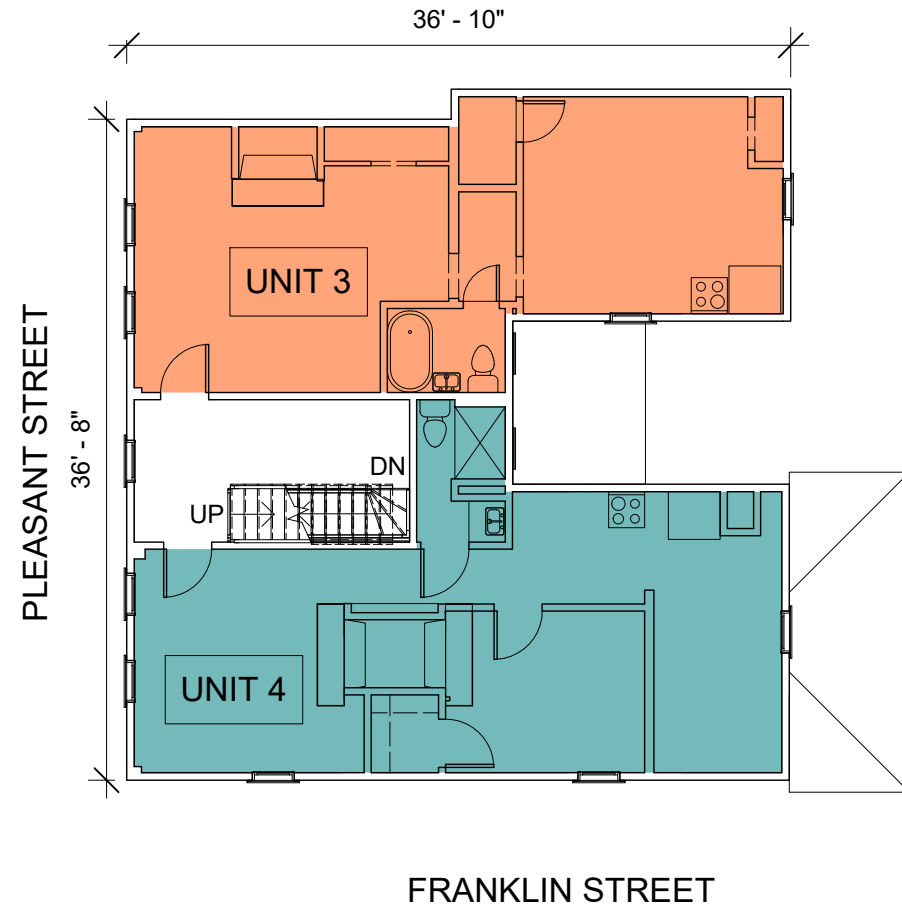
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07/07/2021  
McHA: RD / JJ  
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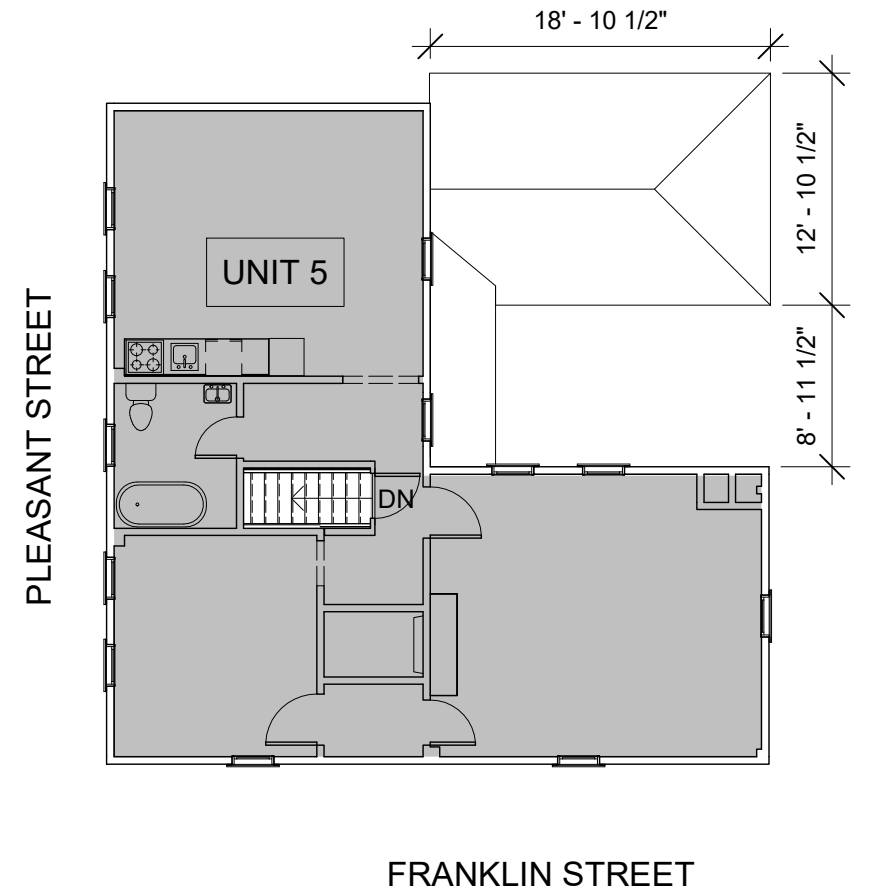




1 EXISTING FIRST FLOOR  
3/32" = 1'-0"



2 EXISTING SECOND FLOOR  
3/32" = 1'-0"



3 EXISTING THIRD FLOOR  
3/32" = 1'-0"

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420 PLEASANT ST. RENOVATIONS  
420 PLEASANT STREET  
PORTSMOUTH, NH 03801



EXISTING FLOOR PLANS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

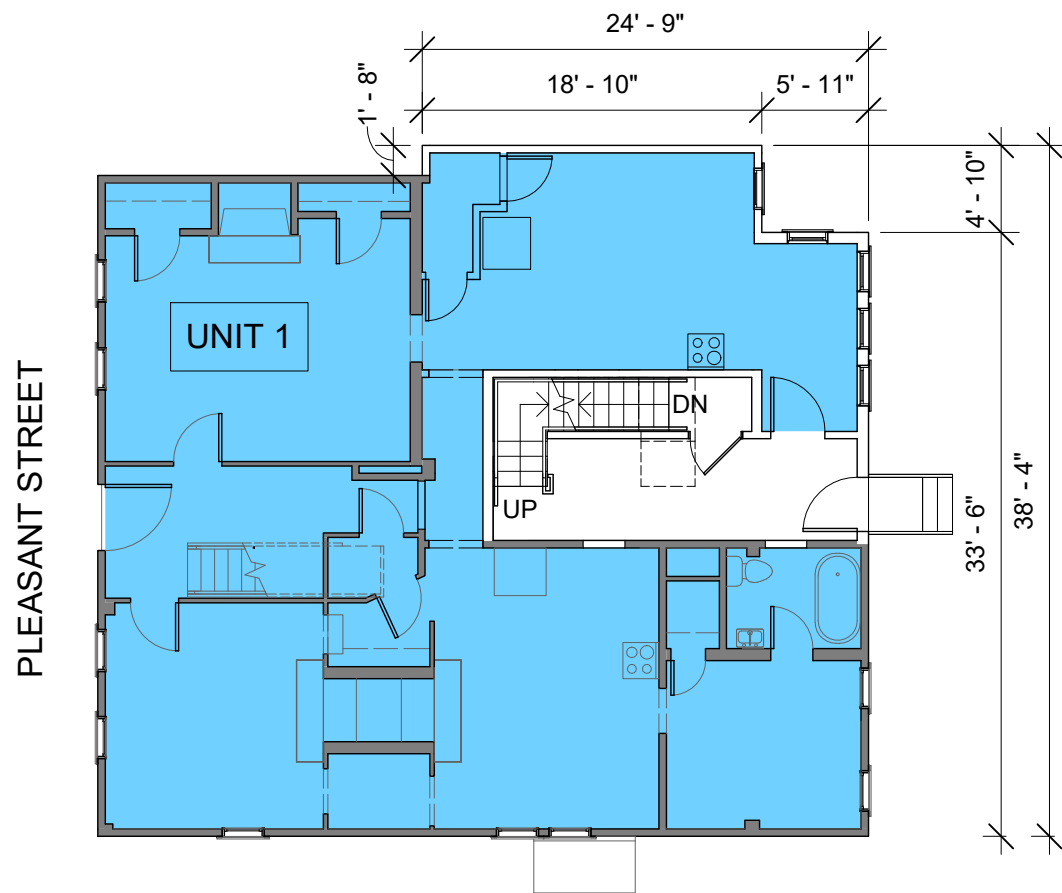
McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A4

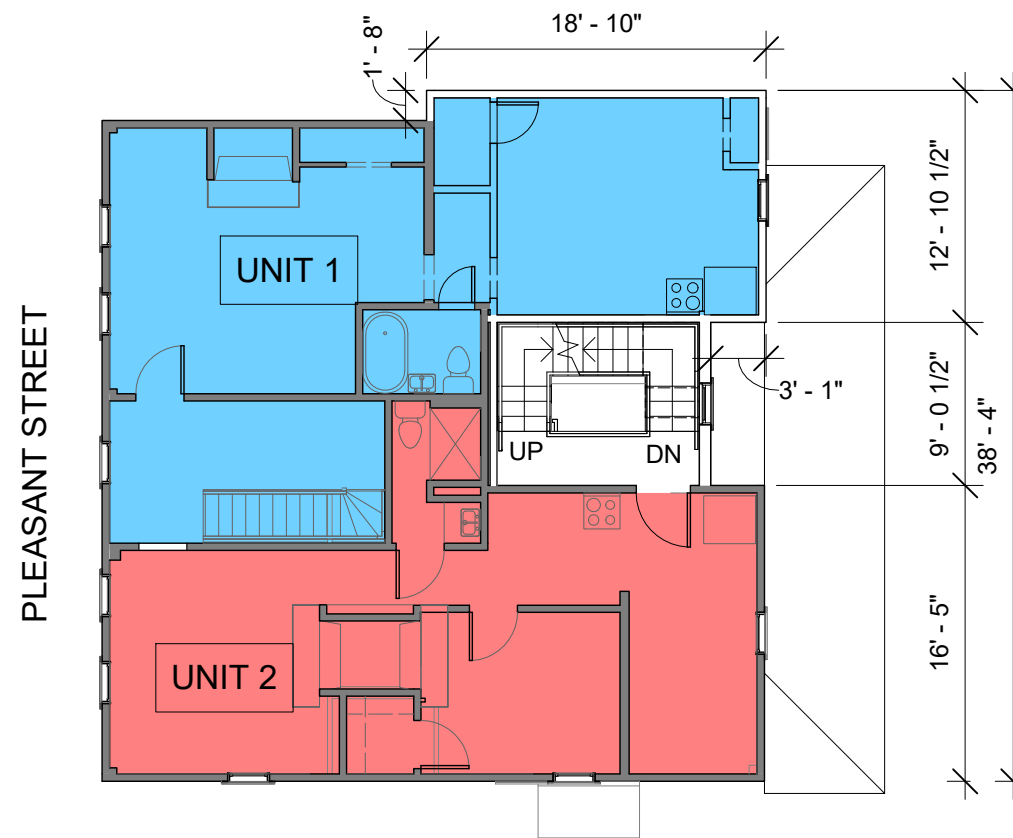
07/07/2021  
McHA: RD / JJ  
AS INDICATED

**GRAPHIC KEY**

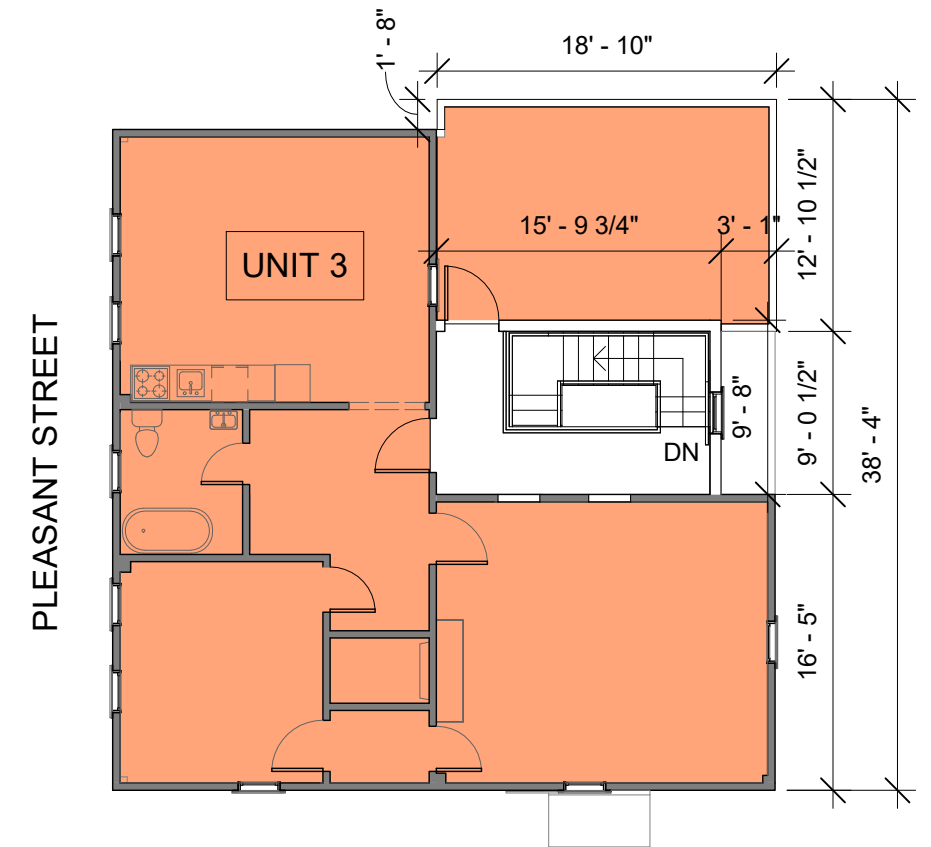
- : EXISTING
- : TO BE REMOVED
- : PROPOSED



FRANKLIN STREET



FRANKLIN STREET



FRANKLIN STREET

**1** FIRST FLOOR  
3/32" = 1'-0"

**2** SECOND FLOOR  
3/32" = 1'-0"

**3** THIRD FLOOR  
3/32" = 1'-0"

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**420 PLEASANT ST. RENOVATIONS**

420 PLEASANT STREET  
PORTSMOUTH, NH 03801



**PROPOSED FLOOR PLANS**

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

**McHENRY ARCHITECTURE**

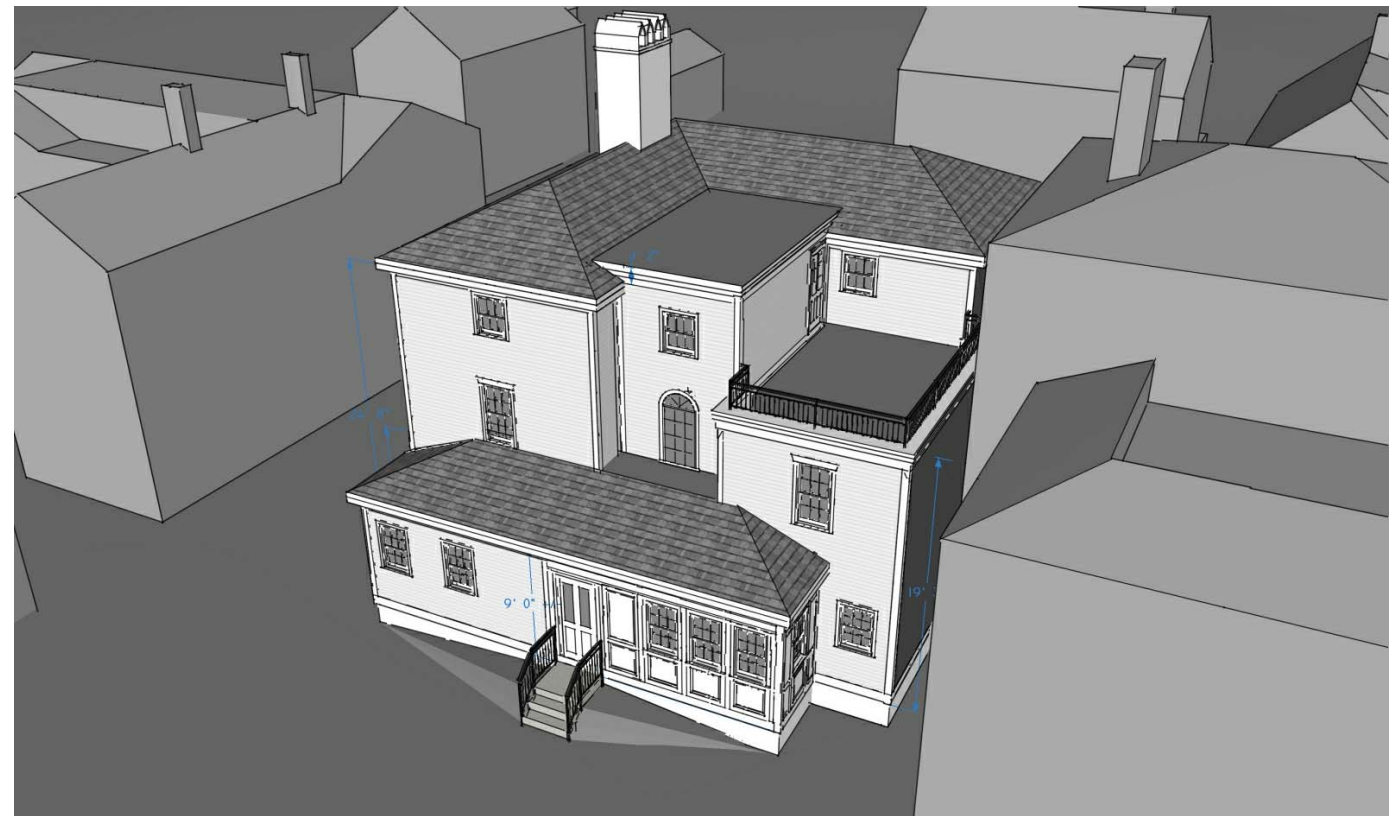
4 Market Street  
Portsmouth, New Hampshire

**A5**

07/07/2021  
McHA: RD / JJ  
AS INDICATED



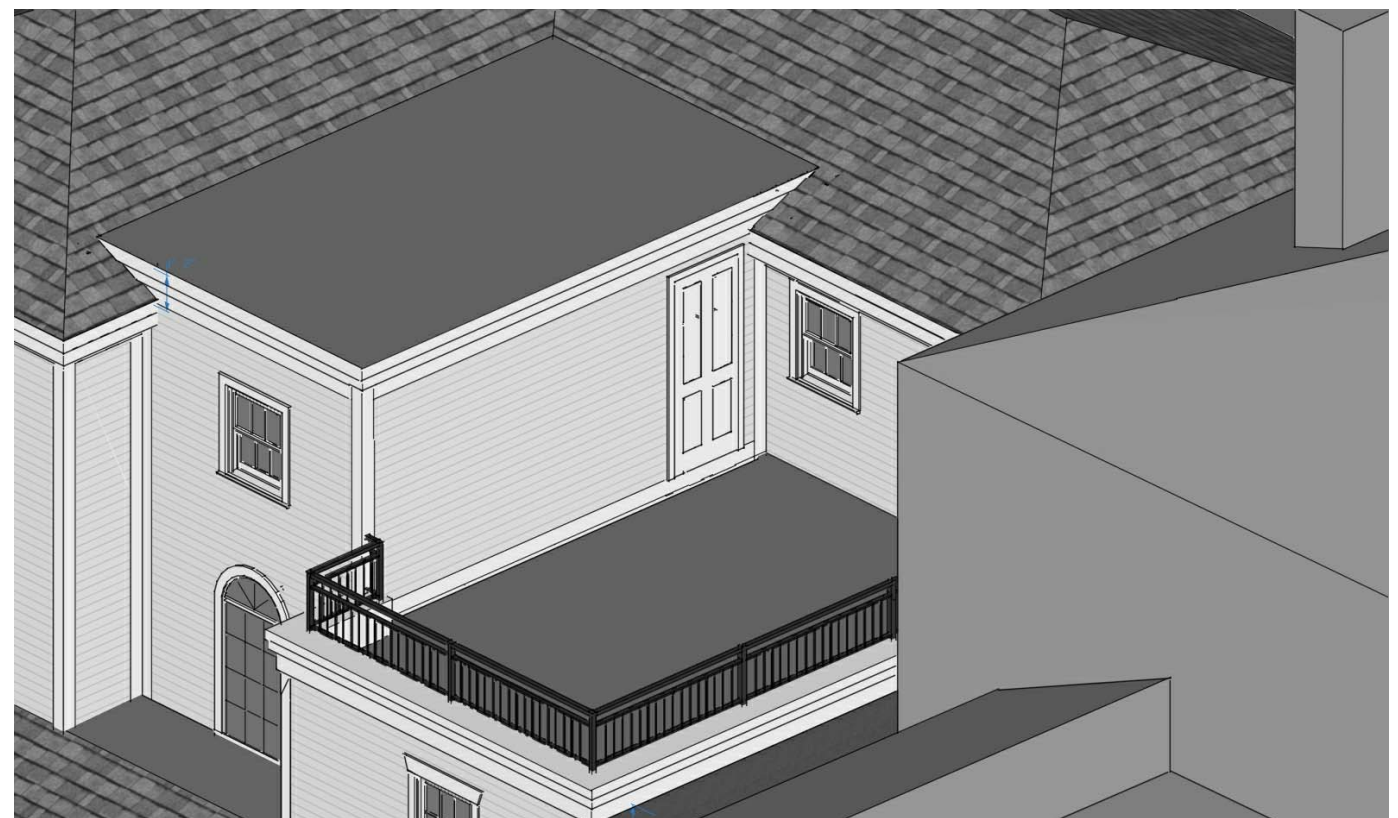
VIEW FROM SOUTH - FLAT ROOF A



AERIAL VIEW FROM SOUTH - FLAT ROOF A



VIEW FROM SOUTHWEST - FLAT ROOF A



ENLARGED AERIAL VIEW OF DECK - FLAT ROOF A

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET  
PORTSMOUTH, NH 03801

PREFERRED ROOF FORM

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

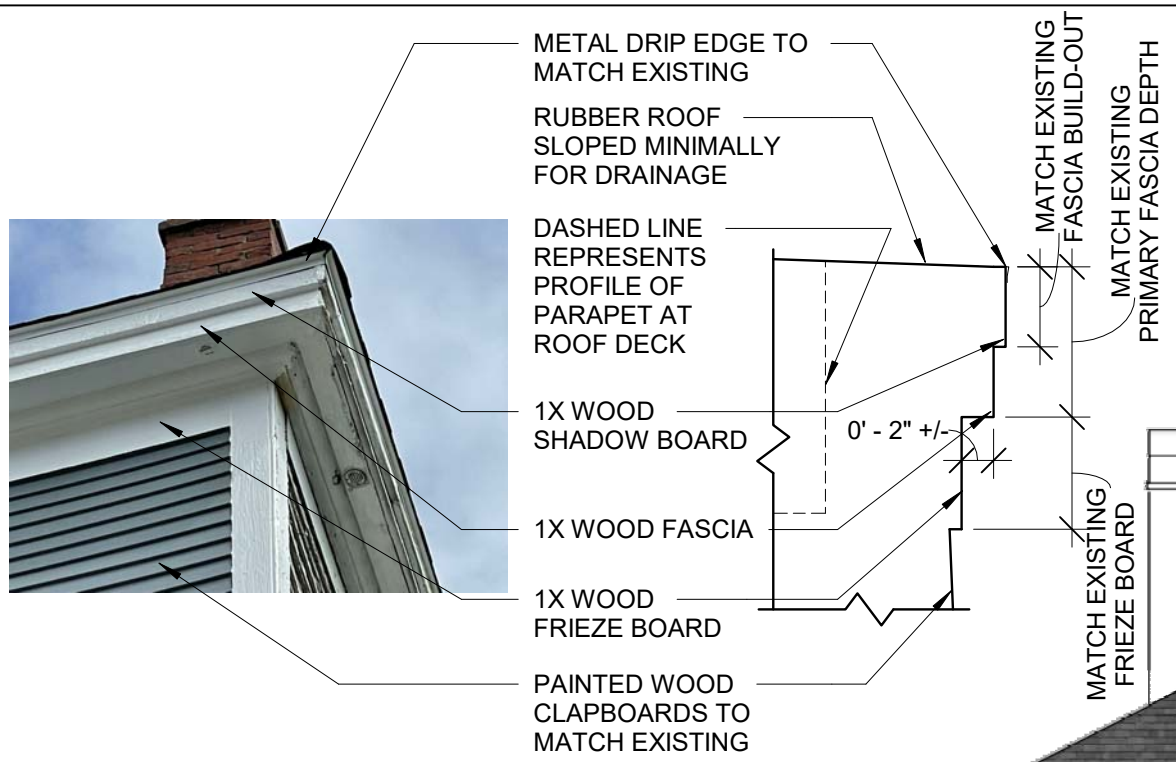
McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A6

07/07/2021  
McHA: RD / JJ  
NOT TO SCALE



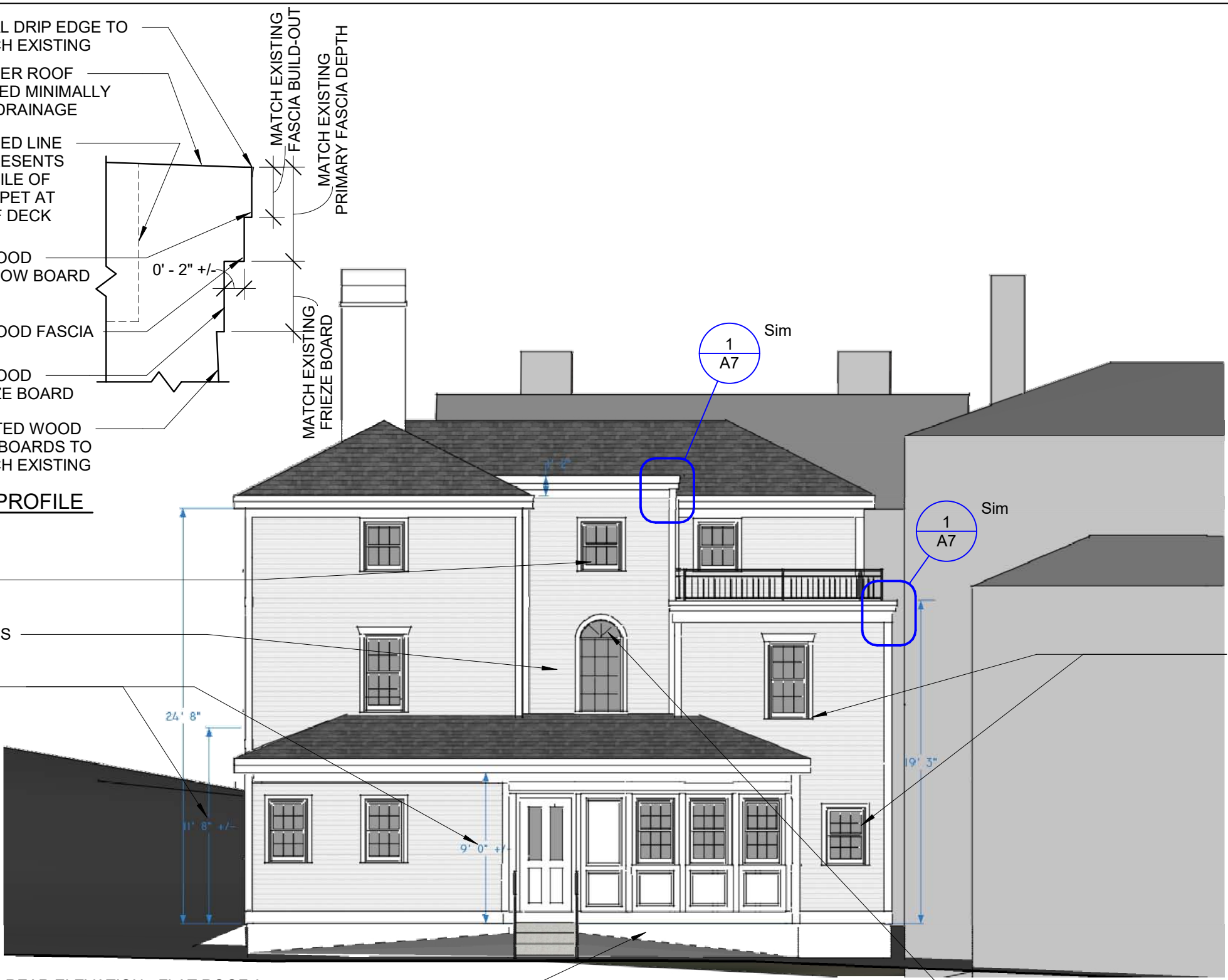


**1 PROPOSED FLAT ROOF EDGE PROFILE**  
1" = 1'-0"

- DESIGN INTENT: ALL PROPOSED WINDOWS TO BE WOOD GREEN MOUNTAIN WINDOWS
- DESIGN INTENT: ALL NEW CLAPBOARDS TO MATCH EXISTING PAINTED WOOD CLAPBOARDS
- DESIGN INTENT: MATCH EXISTING HEIGHTS



DESIGN INTENT: MATCH EXISTING BASE TRIM, WOOD CLAPBOARD, AND BRICK FOUNDATION AT PROPOSED ADDITIONS



REAR ELEVATION - FLAT ROOF A



DESIGN INTENT: MATCH EXISTING WOOD WINDOW TRIM AND SILL PROFILES AT PROPOSED WINDOWS



DESIGN INTENT: PROPOSED REAR HALF ROUND WINDOW TO BE SIMILAR TO FRONT DOOR TRANSOM

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**420 PLEASANT ST. RENOVATIONS**  
420 PLEASANT STREET  
PORTSMOUTH, NH 03801

**MATERIALS AND DETAILS**  
HDC WORK SESSION / PUBLIC HEARING - JULY 2021

**McHENRY ARCHITECTURE**  
4 Market Street  
Portsmouth, New Hampshire

07/07/2021  
McHA: RD / JJ  
**A7**  
AS INDICATED





OUTDOOR LIGHTING AT ROOF DECK TBD

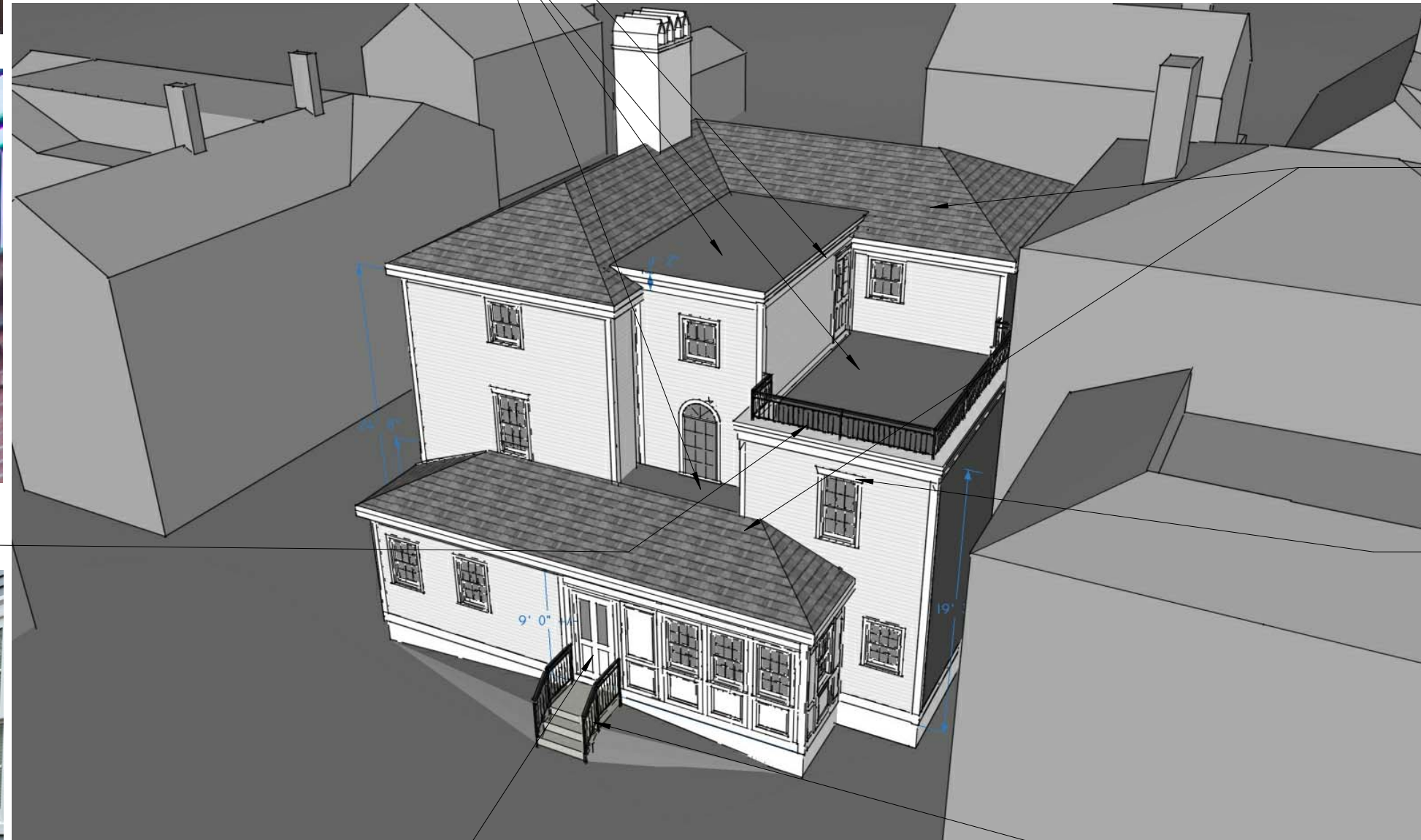
DESIGN INTENT: RUBBER ROOF TO MATCH COLOR OF NEW ARCHITECTURAL SHINGLES



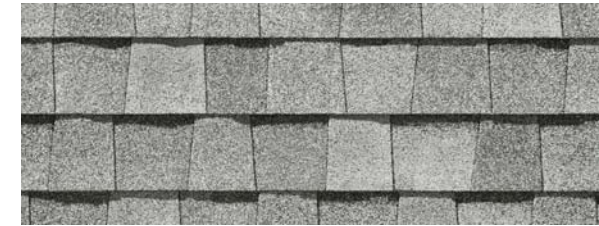
DESIGN INTENT: GUARDRAILS TO BE BLACK WROUGHT IRON SIMILAR TO 177 STATE STREET ROOF DECK RAILING



DESIGN INTENT: PROPOSED WOOD EXTERIOR ENTRY DOOR TO BE FOUR PANEL SIMILAR TO FRONT ENTRY DOOR WITH TWO LITES



AERIAL VIEW FROM SOUTH - FLAT ROOF A



DESIGN INTENT: NEW CERTAINTEED SILVER BIRCH ASPHALT LANDMARK SHINGLES AT ALL ROOFS



DESIGN INTENT: MATCH EXISTING REAR WINDOW HEADER TRIM AT EXISTING WING ADDITION AT REBUILT ADDITION



DESIGN INTENT: REUSE EXISTING REAR ENTRY GRANITE STEPS

© 2021 McHenry Architecture

# 420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET  
PORTSMOUTH, NH 03801

# MATERIALS AND DETAILS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

## McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

### A8

07/07/2021  
McHA: RD / JJ  
NOT TO SCALE



DESIGN INTENT: ALL PROPOSED WINDOWS TO BE WOOD GREEN MOUNTAIN WINDOWS TO MATCH EXISTING ADJACENT WINDOWS

DESIGN INTENT: ALL 3 1/2" DIMENSIONS TO MATCH EXISTING WOOD WINDOW TRIM WIDTH

DESIGN INTENT: ALL 3 1/2" DIMENSIONS TO MATCH EXISTING WOOD WINDOW TRIM WIDTH  
 MATCH EXISTING FRIEZE BOARD DEPTH  
 MATCH EXISTING BASE TRIM DEPTH



DESIGN INTENT: MATCH EXISTING HIP ROOF EAVE AND SOFFIT WOOD TRIM, WOOD CORNERBOARDS AND OTHER WOOD TRIM AT PROPOSED ADDITIONS



1X FLAT STOCK PANELING SIMILAR TO NEARBY PROPERTY AT 1 LIVERMORE STREET



DESIGN INTENT: PROPOSED WOOD EXTERIOR ENTRY DOOR TO BE FOUR PANEL SIMILAR TO FRONT ENTRY DOOR WITH TWO LITES

© 2021 McHenry Architecture

ENLARGED ELEVATION AT REAR ENTRY

OUTDOOR LIGHTING AT EXTERIOR ENTRY TBD

**420 PLEASANT ST. RENOVATIONS**  
 420 PLEASANT STREET  
 PORTSMOUTH, NH 03801

**MATERIALS AND DETAILS**  
 HDC WORK SESSION / PUBLIC HEARING - JULY 2021

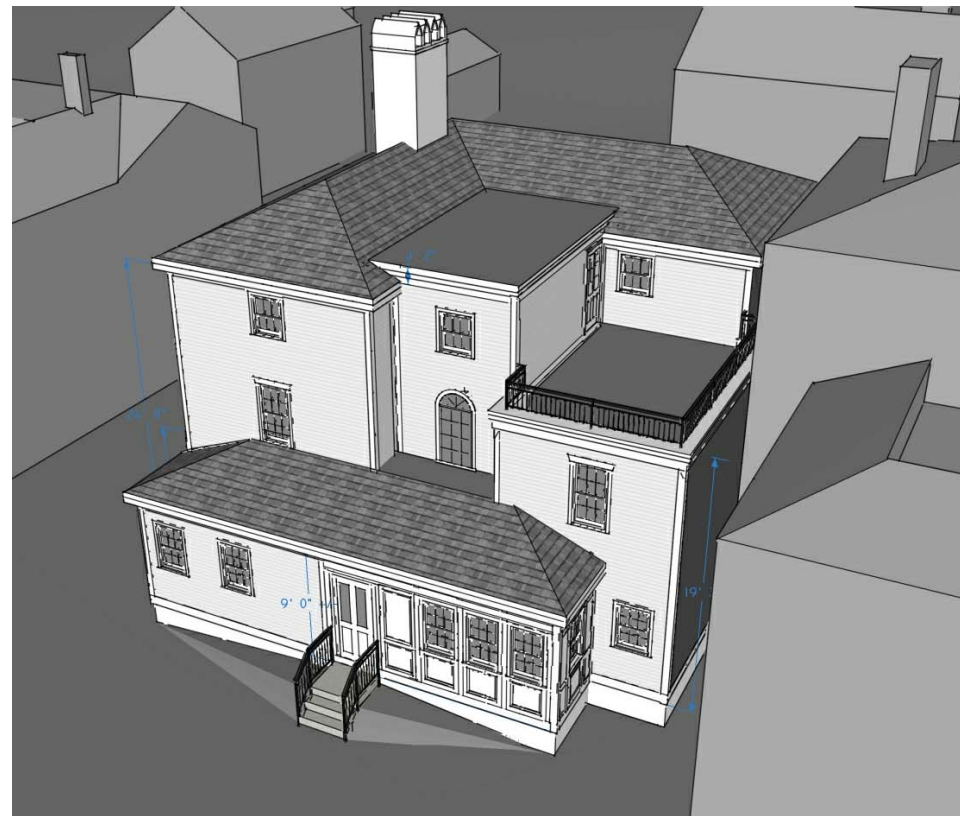
**McHENRY ARCHITECTURE**  
 4 Market Street  
 Portsmouth, New Hampshire

**A9**  
 07/07/2021  
 McHA: RD / JJ  
 NOT TO SCALE

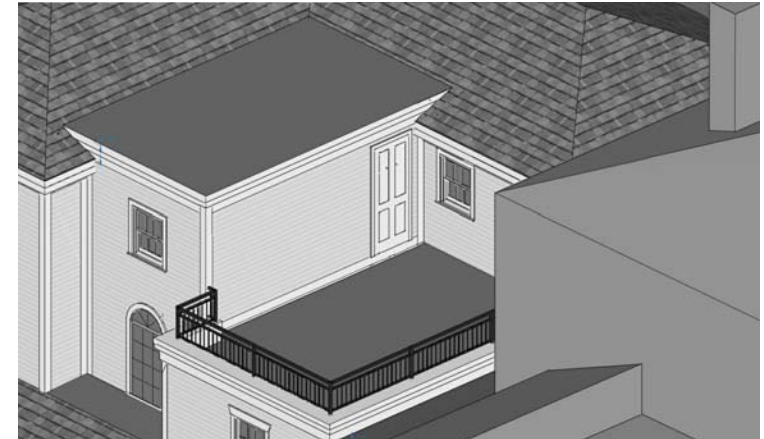




VIEW FROM SOUTH - FLAT ROOF A



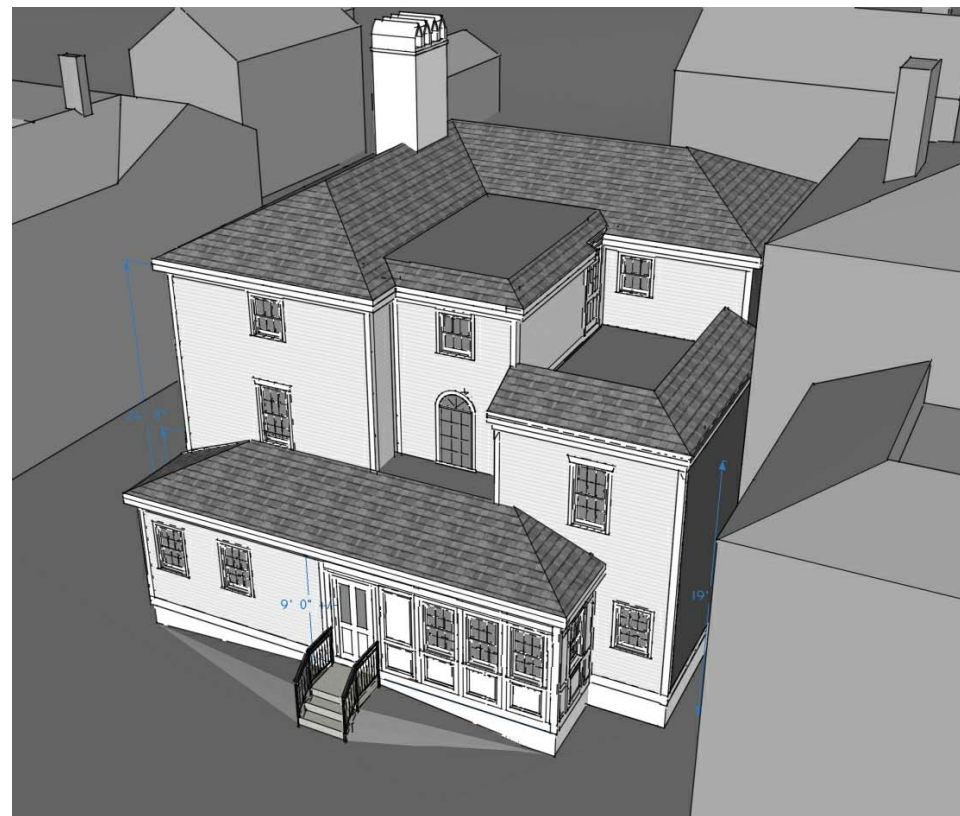
AERIAL VIEW FROM SOUTH - FLAT ROOF A



ENLARGED AERIAL VIEW AT ROOF DECK - FLAT ROOF A



VIEW FROM SOUTH - HIP ROOF



AERIAL VIEW FROM SOUTH - HIP ROOF



ENLARGED AERIAL VIEW AT ROOF DECK - HIP ROOF

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET  
PORTSMOUTH, NH 03801

ROOF OPTIONS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

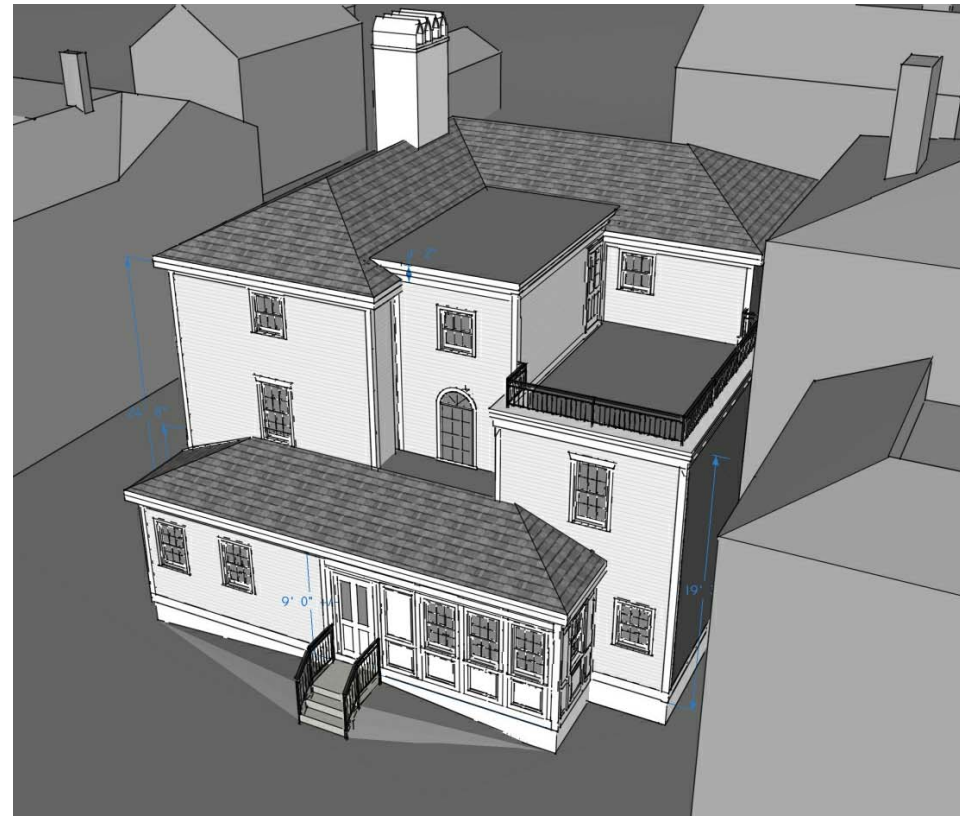
A10

07/07/2021  
McHA: RD / JJ  
NOT TO SCALE





VIEW FROM SOUTH - FLAT ROOF A



AERIAL VIEW FROM SOUTH - FLAT ROOF A



ENLARGED AERIAL VIEW AT ROOF DECK - FLAT ROOF A



VIEW FROM SOUTH - FLAT ROOF B



AERIAL VIEW FROM SOUTH - FLAT ROOF B



ENLARGED AERIAL VIEW AT ROOF DECK - FLAT ROOF B

© 2021 McHenry Architecture

420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET  
PORTSMOUTH, NH 03801

ROOF OPTIONS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A11

07/07/2021  
McHA: RD / JJ  
NOT TO SCALE



**Project Address:** 142 State Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing B



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed Use
- Land Area: 10,295 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: Federal/Greek Revival
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown

**B. Proposed Work:** Remove existing failing slate roofing and replace with asphalt shingles.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Remove and replace the existing slate roof with asphalt roof.



**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



## 142 State St. Portsmouth, NH

We are seeking approval to change the roof to asphalt shingles. The building currently has badly damaged slate.

I was able to receive an updated proposal from Exeter Roofing and will provide the cost comparison here:

Architectural Shingles: \$12,480

Grand Manor Architectural Shingles: \$19,500

Synthetic Slate: \$36,400

Authentic Slate: Unavailable from this company

After our last meeting, I walked around the property and realized the back of the building is visible from the street and may be the view Dave Adams was referencing when he mentioned that it was not inconspicuous. However, I don't believe the slate is necessary in this instance as it doesn't seem to enhance the building or make it stand out among its peers, which are both covered with asphalt architectural shingles. Likewise, from the street in front of the building, the shingles are not visible. There are many beautiful buildings downtown that have noteworthy slate roofs, but this is not one of them.

I know it was also a concern that we were losing another slate roof, along with some disbelief about the damage that comes from snow slides from slate. I've attached pictures from about 10 years ago when snow fell from the building across the street. I was home at the time and was able to get a picture when I heard the crash. I'm thankful nobody was underneath when that snow fell and I hate to think of it happening from our roof where we have a busy storefront. I don't have photo documentation from when Basil referenced the snow falling in the past, but I think this shows a clear concern. I also checked with Exeter Roofing and they confirm that synthetic slate acts similarly to natural slate and would have the potential for snow slides.











**Project Address:** 87 Market Street

**Permit Requested:** Certificate of Approval

**Application:** Public Hearing C



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4, Downtown Overlay
- Land Use: Mixed Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Number of Stories: 4 facing Market Street and 6 Facing Ceres Street (rear).
- Historical Significance: Focal
- Public View of Proposed Work: Market Street and Ceres Street
- Unique Features: Built along with 75-123 Market Street just after the fire if 1802.
- Neighborhood Association: Downtown

**B. Proposed Work:** Replace existing windows and Doors with Marvin windows/doors.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Replacement windows and doors.



**HISTORIC  
SURVEY  
RATING  
Focal**



**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

**Project Address:** 100 Chapel Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4 and Downtown Overlay
- Land Use: Religious
- Land Area: 3,340 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Chapel Street
- Unique Features: One of a few remaining existing historic secondary structures.
- Neighborhood Association: Downtown



**B. Proposed Work:** To demolish the existing rear shed on the property.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Demolition of the existing shed on the property.





**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
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4. Compatibility of innovative technologies with surrounding properties

## SHED DEMOLITION PLANS

St John's Episcopal Church  
100 Chapel St.  
Portsmouth NH 03801

Church Shed Demolition Plans.

Shed dimensions: W-12 FT. L- 20 FT. H- 14 FT.

Contractor hired by Church to conduct demolition:

Perry Brothers Construction  
20 Seaview Ln.  
Newbury MA. 01951  
Email: [Perrybrothersconstruction@gmail.com](mailto:Perrybrothersconstruction@gmail.com)  
Ph. 978-465-0929

The small shed at the above location is tilted away from the driveway and presently in danger of falling. The shed will be safely taken down and disposed of in compliance with all State and Federal laws.

No Utilities are involved in this demolition.

No Hazardous materials are involved in this demolition.

Tools and other yard maintenance items will be removed from shed.

















**Project Address:** 195 Washington Street

**Permit Requested:** Certificate of Approval

**Application:** Public Hearing #2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence B
- Land Use: Residential
- Land Area: 2,000 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Washington Street
- Unique Features: N/A
- Neighborhood Association: South End



**B. Proposed Work:** Replace existing front door and entryway trim and moldings.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Replace front door
- Replace all front entry trim and moldings.



**HISTORIC  
SURVEY  
RATING  
C**



**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
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4. Compatibility of innovative technologies with surrounding properties



Existing conditions

**Door Detail**

**Item: opt 1: Ext 12" / 36" / 12" x 80" F37703 / F7130 / F37703 RHI 6 9/16" FrameSaver**



**Fir 36"x80" Single Door w 2 Sidelites**

New front door and side lites

Proposed



\*Would like to fix front door facade, with in kind design/wood, copper flashing.

\*Replicate existing door unit

\*Door jam to be constructed with eastern white pine.

\*Threshold to the unit will be oak as existing.

\*All exterior trim to be PVC.

-All details to remain the same in compliance with historic replication, with the exception of the glass. The glass will be 3/8" thermal pane.

-Unit and door to be primed, and painted (color on to be determined)

-Roof over new door unit to be copper.

-Exterior clapboards to be reinstalled or replaced.

-Interior trim to be salvaged and reinstalled. (paint by others.)

-New bronze hardware to be supplied and installed. Existing door knocker to be reinstalled. (period styling)

-Final exterior painting of trim to be done on site.

**Project Address:** 110 Court Street, Unit #3

**Permit Requested:** Certificate of Approval

**Application:** Public Hearing #3



**A. Property Information - General:**

**Existing Conditions:**

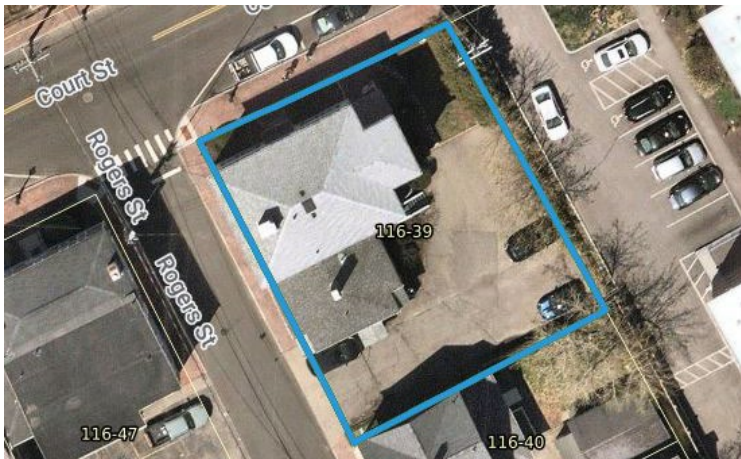
- Zoning District: Character District 4-L1
- Land Use: Residential
- Land Area: 6,883 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: Court Street
- Unique Features: N/A
- Neighborhood Association: Downtown

**B. Proposed Work:** Replace (4) second story window.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Replacement of (4) second story windows.





**D. Purpose and Intent:**

1. Preserve the integrity of the District
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4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



**Ricci Lumber**  
 105 Bartlett Street  
 Portsmouth, New Hampshire 03801  
 Phone: (603) 436-7480  
 Fax: (603) 436-2194  
 Email: Sales@riccilumber.com

## Quotation

**Quote No** 84126  
**Quote Date** 07/08/2024  
**Print Time** 4:47:42PM  
**Expiration Date** 07/18/2024  
**Customer** 90253  
**Contact Name** Beth Goddard  
**Contact Number** 603-498-4897  
**Job Code**  
**Your Ref**  
**Delivery** On 07/31/24  
**Taken By** Kara Remick  
**Sales Rep** House Account

**Invoice Address**

**Delivery Address**  
 Millwork Sales  
 BETH GODDARD

**Due to current market conditions, quoted prices are valid for only 5 business days.**



Page 1 of 1

Special Instructions		Notes				
Line	Product Code	Description	Qty/Footage	Price	UOM	Total
1	7449119	Geocel 2300 Series GC6690 Tripolymer Sealant, Crystal Clear, 10.3 fl-oz Cartridge	6 ea			
2	5579354	187273 GS PRO WINDOW & DOOR FOAM 20oz BLUE CAN	4 ea			
3	6583991	18275 DYNAFLEX 230 WHITE 10.3OZ	3 ea			
4	6184485	BT1340B BRADS 1-9/16 X 18GA NAILS 2000CTN	1 ea			
5	Labor Charge for Installations	Labor Charge for Installation of 4 woodwright insert windows and wooden storm door supplied by homeowner.				
6	Labor Charge for Installations	ANDERSEN QUOTE NUMBER 6094304				

**PLEASE READ:**

There's NO warranty expressed or implied on materials/specs necessary to comply with your project requirements. The purpose of this document is to provide the asker a cost projection only, offering no guarantee of any kind as to the accuracy of the takeoff or the entry of the estimate. The buyer assumes all responsibility for materials needed, used and/or required for the project. Ricci Lumber reserves the right to adjust prices every 30 days based on market conditions after the acceptance of this estimate or first delivery of product. Additionally this estimate does not (unless stated within this form) contain any freight, delivery or sales taxes for materials sourced and/or shipped to the site. Any changes, additions or reductions in the values/products contained within this estimate will require a review and possible repricing based on the new info.

<b>Total Amount</b>	\$8,467.46
<b>Sales Tax</b>	\$0.00
<b>Quotation Total</b>	\$8,467.46

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Subject to our terms and conditions of sale. Further copies available on request.

**PRICES IN THIS ESTIMATE ARE BASED ON CURRENT MARKET AND CAN BE HELD FOR 10 DAYS ONLY.**













**SOLD BY:**  
 Ricci Supply Company, Inc.  
 Portsmouth  
 105 Bartlett St  
 Portsmouth NH 03878

**SOLD TO:**



**CREATED DATE**  
7/12/2024

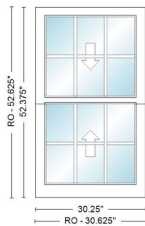
**LATEST UPDATE**  
7/12/2024

**OWNER**  
Matty Horan

**Abbreviated Quote Report**

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
MH-GODDARD	Unassigned Project	6094304		

ORDER NOTES:	DELIVERY NOTES:
--------------	-----------------



Item	Qty	Operation	Location
100	1	AA	None Assigned

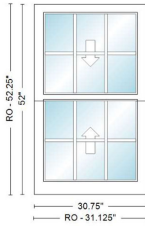
RO Size: 30 5/8" x 52 5/8"

Unit Size: 30 1/4" x 52 3/8"

WDHI 2' 6 1/4"X4' 4 3/8", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Bright Brass, White/WhiteJamb Liner, White, Half Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 30.25 x 52.375 8 Degrees - Moderate Half Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	0.00000	0.00000	0.00000

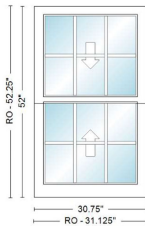


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
200	1	AA	None Assigned
<b>RO Size: 31 1/8" x 52 1/4"</b>		<b>Unit Size: 30 3/4" x 52"</b>	

WDHI 2' 6 3/4"X4' 4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Bright Brass, White/WhiteJamb Liner, White, Half Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 30.75 x 52 8 Degrees - Moderate Half Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.31	0.28	NO	A1	0.00000	0.00000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
300	2	AA	None Assigned
<b>RO Size: 31 1/8" x 52 1/4"</b>		<b>Unit Size: 30 3/4" x 52"</b>	

WDHI 2' 6 3/4"X4' 4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Bright Brass, White/WhiteJamb Liner, White, Half Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 30.75 x 52 8 Degrees - Moderate Half Screen Aluminum White

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.31	0.28	NO	A1	0.00000	0.00000



**Project Address:** 96 State Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #4



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 5,400 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown

**B. Proposed Work:** Construct (2) 2-story additions; one addition is proposed facing State Street, the other is proposed facing Atkinson Street.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Construct (2) 2-story additions.



**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



# 96 STATE STREET

PORTSMOUTH, NH

HISTORIC DISTRICT COMMISSION SUBMISSION

**OWNER**

Huai Ying Zheng  
STREET ADDRESS  
TOWN, STATE XXXXX  
PHONE:

**ARCHITECT**

WINTER HOLBEN architecture + design  
7 WALLINGFORD SQUARE, UNIT 2099  
KITTERY, MAINE 03904  
PHONE: 207-994-3104

96 STATE ST.

Portsmouth, NH

HDC  
SUBMISSION

Huai Ying Zheng

**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG  
Drawing Checked By: BMH  
Drawing Scale: 12" = 1'-0"  
Drawing Date: 07/26/24  
Project Number: 24051

drawing revisions:  
No. Description Date

Cover Sheet

**G-100**



**DRAWING INDEX**

No.	Sheet Name	No.	Sheet Name
General		Architectural	
G-100	Cover Sheet	A-110	Basement Plan
G-104	Existing Conditions	A-111	First Floor Plan
G-104B	Existing Conditions	A-112	2nd Floor Plan
G-105	Perspective Views	A-113	3rd Floor Plan
Existing		A-114	Roof Plan
AE-100	Existing Plans	A-300	Elevations
AE-101	Existing Plans	A-301	Elevations
AE-102	Existing Plans	A-401	Building Sections
AE-300	Existing - North & East Elevation	A-510	Exterior Details
AE-301	Existing - South & West Elevation	A-901	Door & Window Schedule & Types
		A-902	Product Data
		A-902B	Product Data

Previous Submissions:  
HDC Work Session - 05/17/2024  
HDC Work Session - 06/12/2024  
HDC Work Session - 07/17/2024

**SITE LOCATION MAP**







CORNER OF ATKINSON & STATE STREET PERSPECTIVE



VIEW DOWN ATKINSON STREET



VIEW OF 96 STATE STREET FROM DOWN STATE STREET



DOWN STATE STREET

96 STATE ST.

Portsmouth, NH

Huai Ying Zheng

CLIENT ADDRESS  
CITY, ST ZIP  
PHONE

**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG

Drawing Checked By: BMH

Drawing Scale:

Drawing Date: 07/26/24

Project Number: 24051

drawing revisions:

Existing  
Conditions

**G-104**





STATE STREET PERSPECTIVE



STATE STREET CLOSE UP PERSPECTIVE



ADJACENT PROPERTY - 100 STATE STREET  
UNPERMITTED/NON-CONFORMING WINDOW



CORNER OF ATKINSON AND STATE STREET



ATKINSON STREET PERSPECTIVE



ALLEYWAY OFF ATKINSON  
PERSPECTIVE

96 STATE ST.

Portsmouth, NH

Huai Ying Zheng

CLIENT ADDRESS  
CITY, ST ZIP  
PHONE

**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG

Drawing Checked By: BMH

Drawing Scale:

Drawing Date: 07/26/24

Project Number: 24051

drawing revisions:

Existing  
Conditions

G-104B





① State Street Perspective



② Atkinson Street Perspective



③ Corner Perspective

96 STATE ST.

Portsmouth, NH

Huai Ying Zheng

CLIENT ADDRESS  
CITY, ST ZIP  
PHONE

**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By:	PG
Drawing Checked By:	BMH
Drawing Scale:	
Drawing Date:	07/26/24
Project Number:	24051

drawing revisions:

Perspective Views

G-105



96 STATE ST.

Portsmouth, NH

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UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG

Drawing Checked By: BH

Drawing Scale: 1/8" = 1'-0"

Drawing Date: 07/26/24

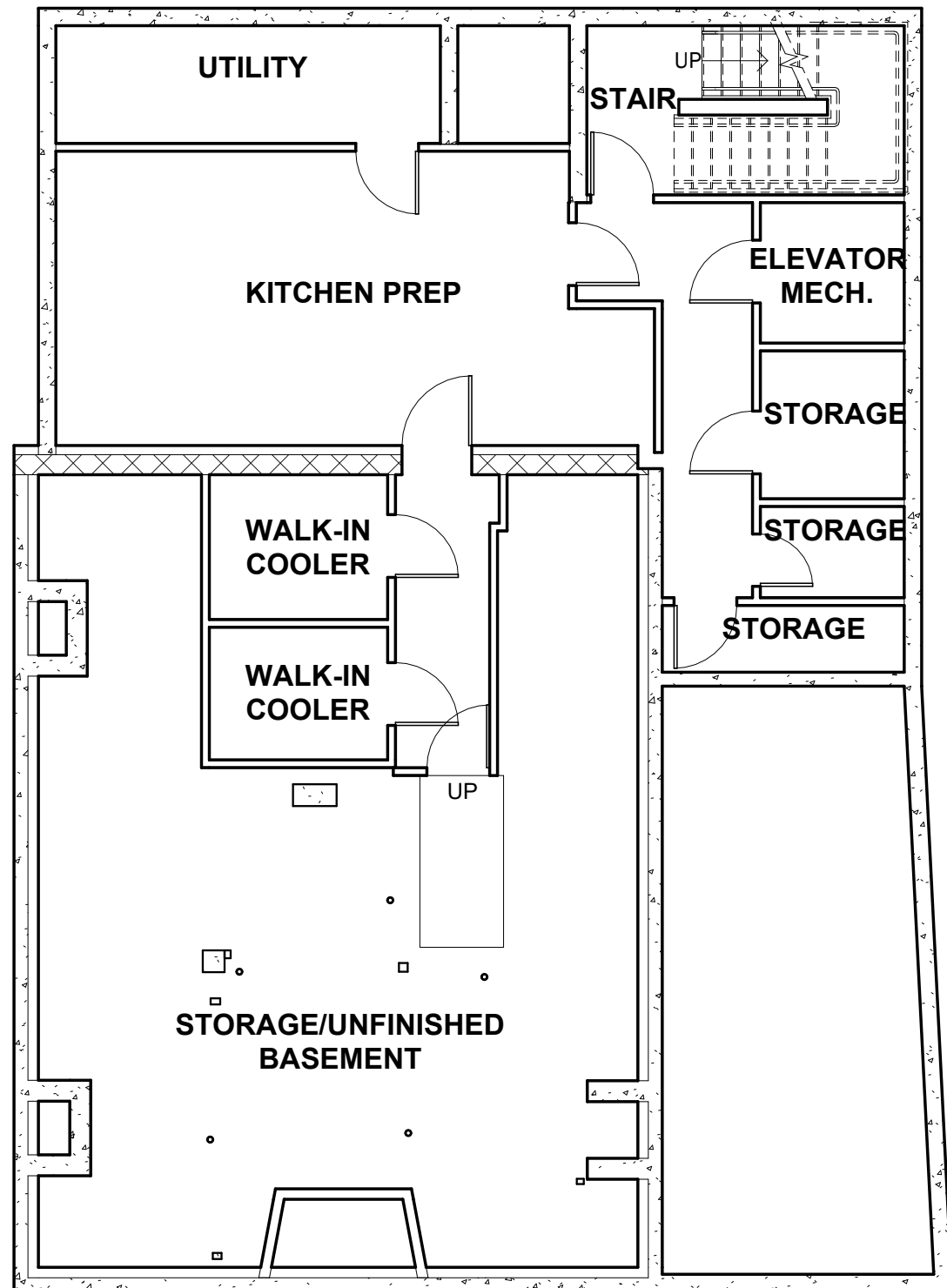
Project Number: 24051

drawing revisions:

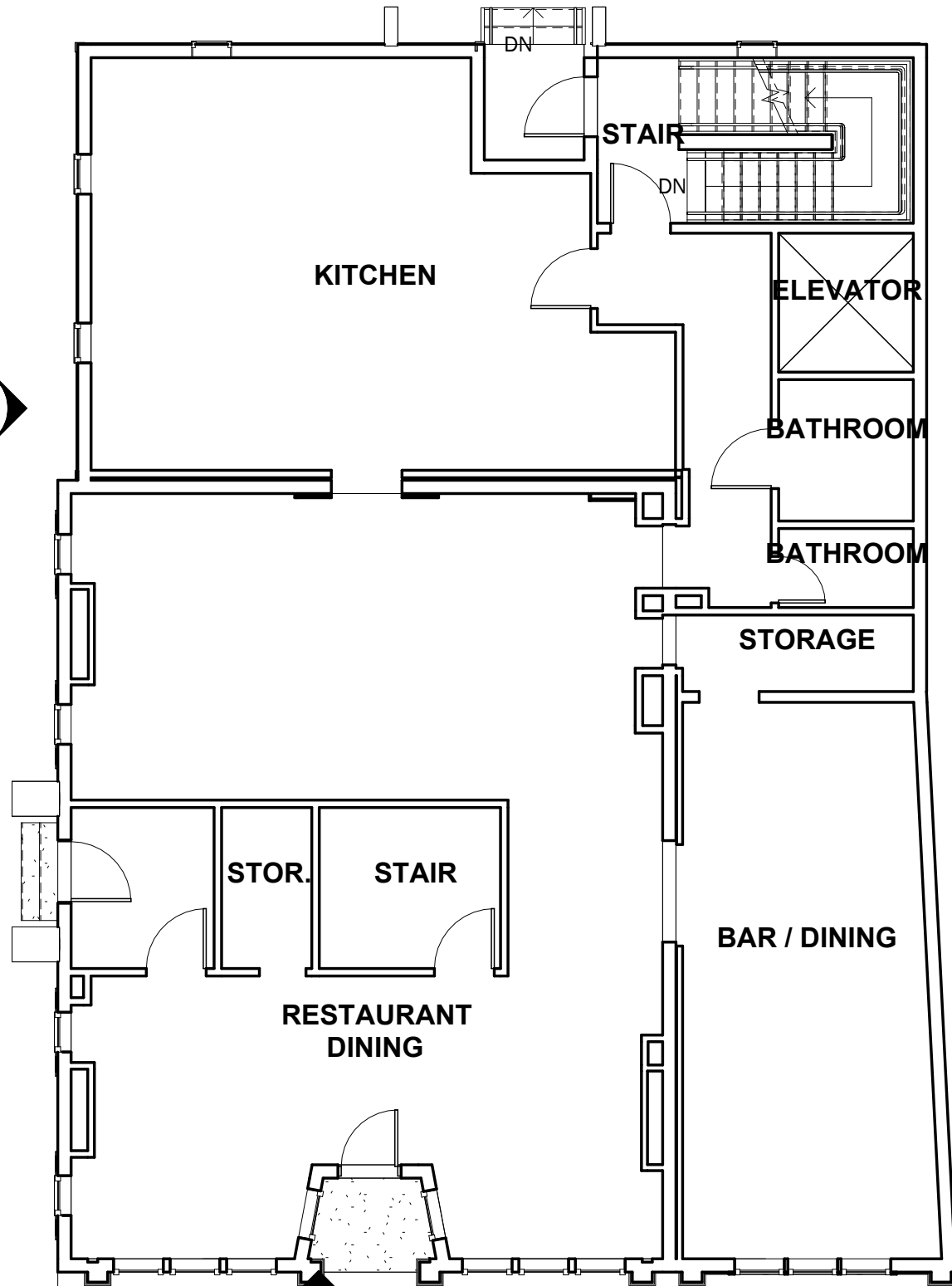
Existing  
Plans

**AE-100**

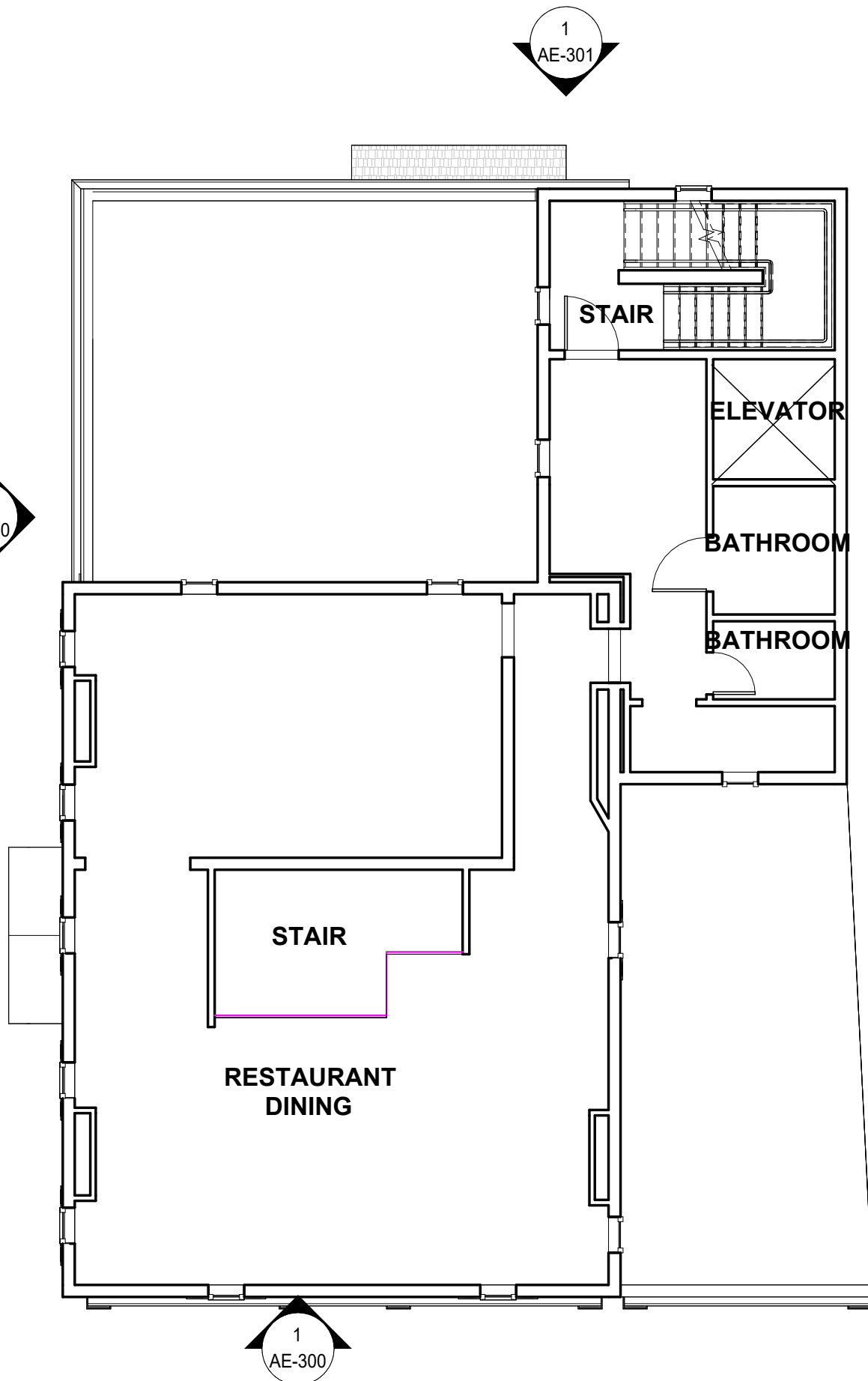
7/26/2024 11:26:19 AM



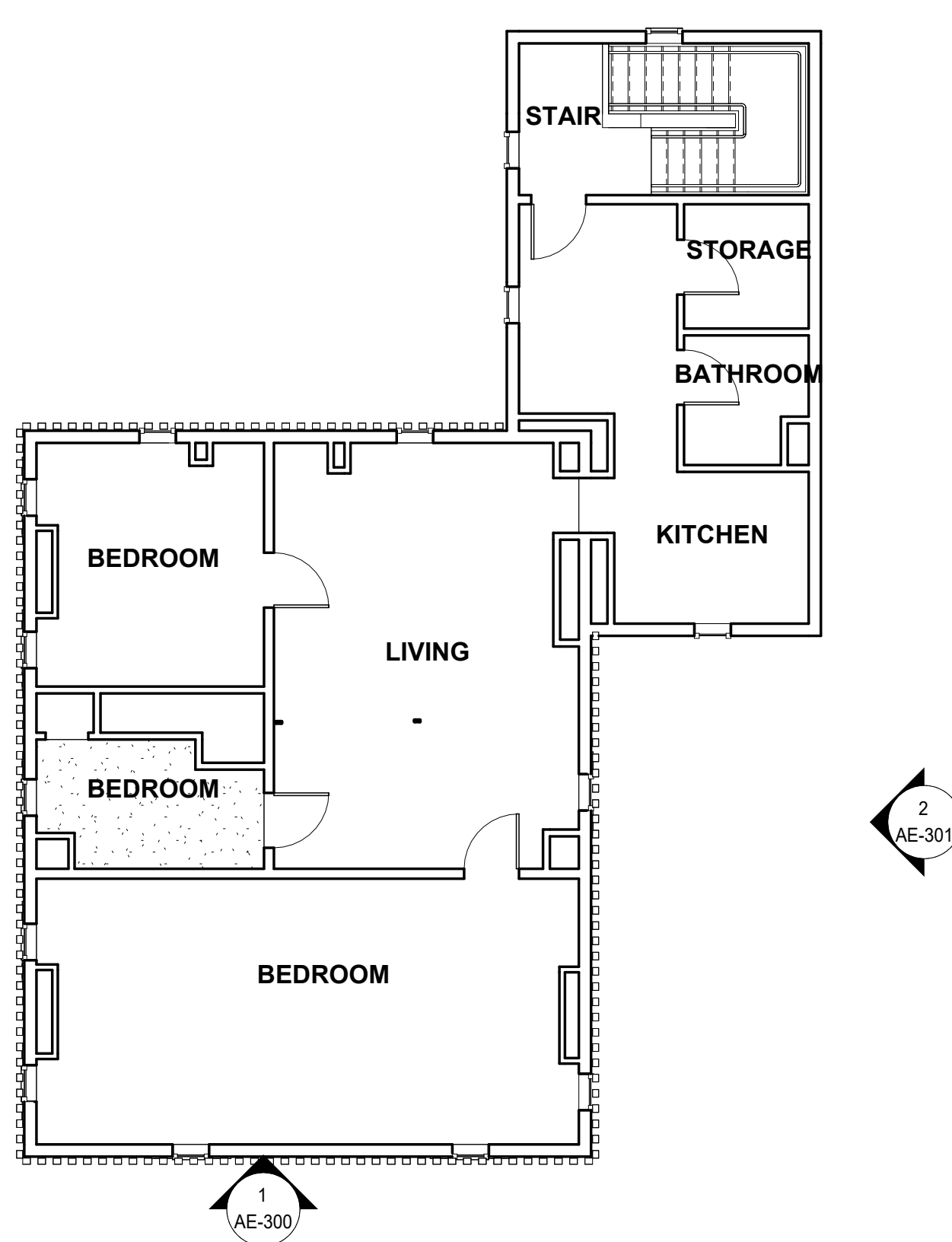
1 00 - Lower Level - Existing  
1/8" = 1'-0"



2 01 - 1st Floor - Existing  
1/8" = 1'-0"



1 02 - 2nd Floor - Existing  
1/8" = 1'-0"



2 03 - 3rd Floor - Existing  
1/8" = 1'-0"

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**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

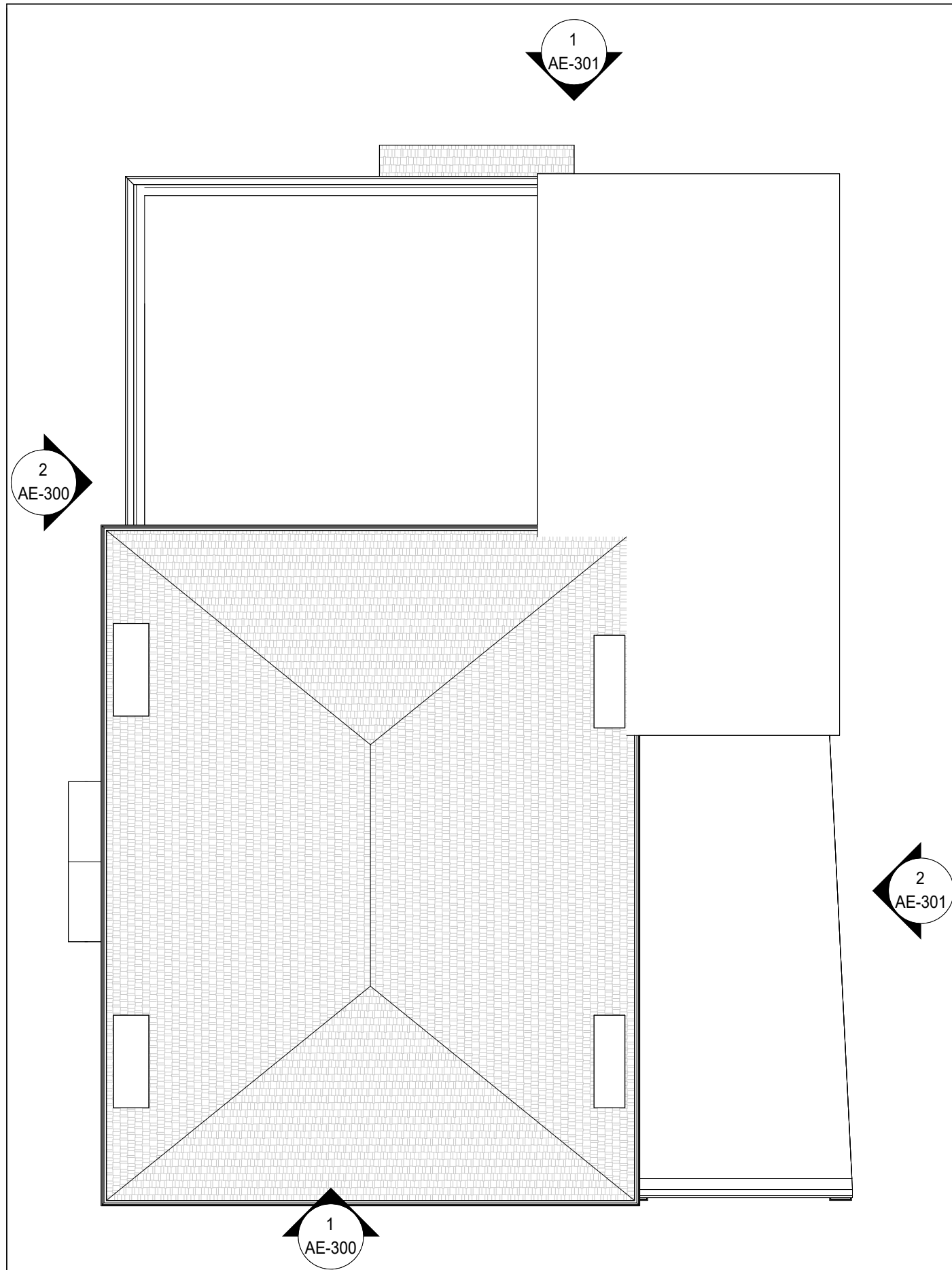
Drawn By: PG  
Drawing Checked By: BH  
Drawing Scale: 1/8" = 1'-0"  
Drawing Date: 07/26/24  
Project Number: 24051

drawing revisions:

Existing  
Plans

**AE-101**





1 04 - Roof - Existing  
1/8" = 1'-0"

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HOLBEN**  
architecture + design

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UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By:	PG
Drawing Checked By:	Checker
Drawing Scale:	1/8" = 1'-0"
Drawing Date:	07/26/24
Project Number:	24051

drawing revisions:

Existing  
Plans

**AE-102**



① Existing Elevation - North  
1/8" = 1'-0"



② Existing Elevation - East  
1/8" = 1'-0"

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**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG  
Drawing Checked By: Checker  
Drawing Scale: 1/8" = 1'-0"  
Drawing Date: 07/26/24  
Project Number: 24051






drawing revisions:

Existing -  
North & East  
Elevation

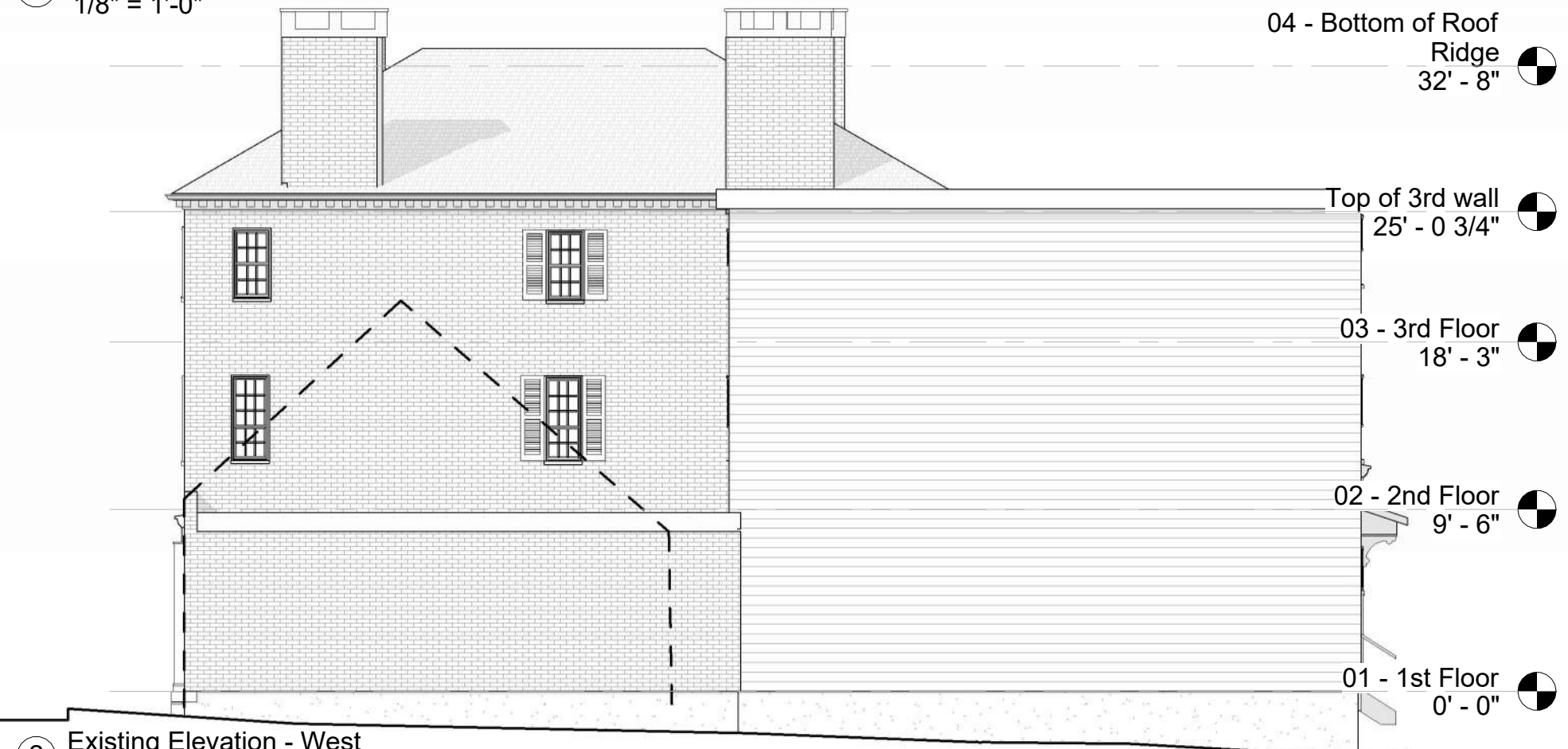
**AE-300**










- 04 - Bottom of Roof Ridge  
32' - 8" 
- Top of 3rd wall  
25' - 0 3/4" 
- 03 - 3rd Floor  
18' - 3" 
- 02 - 2nd Floor  
9' - 6" 
- 01 - 1st Floor  
0' - 0" 

① Existing Elevations - South  
1/8" = 1'-0"



- 04 - Bottom of Roof Ridge  
32' - 8" 
- Top of 3rd wall  
25' - 0 3/4" 
- 03 - 3rd Floor  
18' - 3" 
- 02 - 2nd Floor  
9' - 6" 
- 01 - 1st Floor  
0' - 0" 

② Existing Elevation - West  
1/8" = 1'-0"

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Portsmouth, NH

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**WINTER  
HOLBEN**  
architecture + design

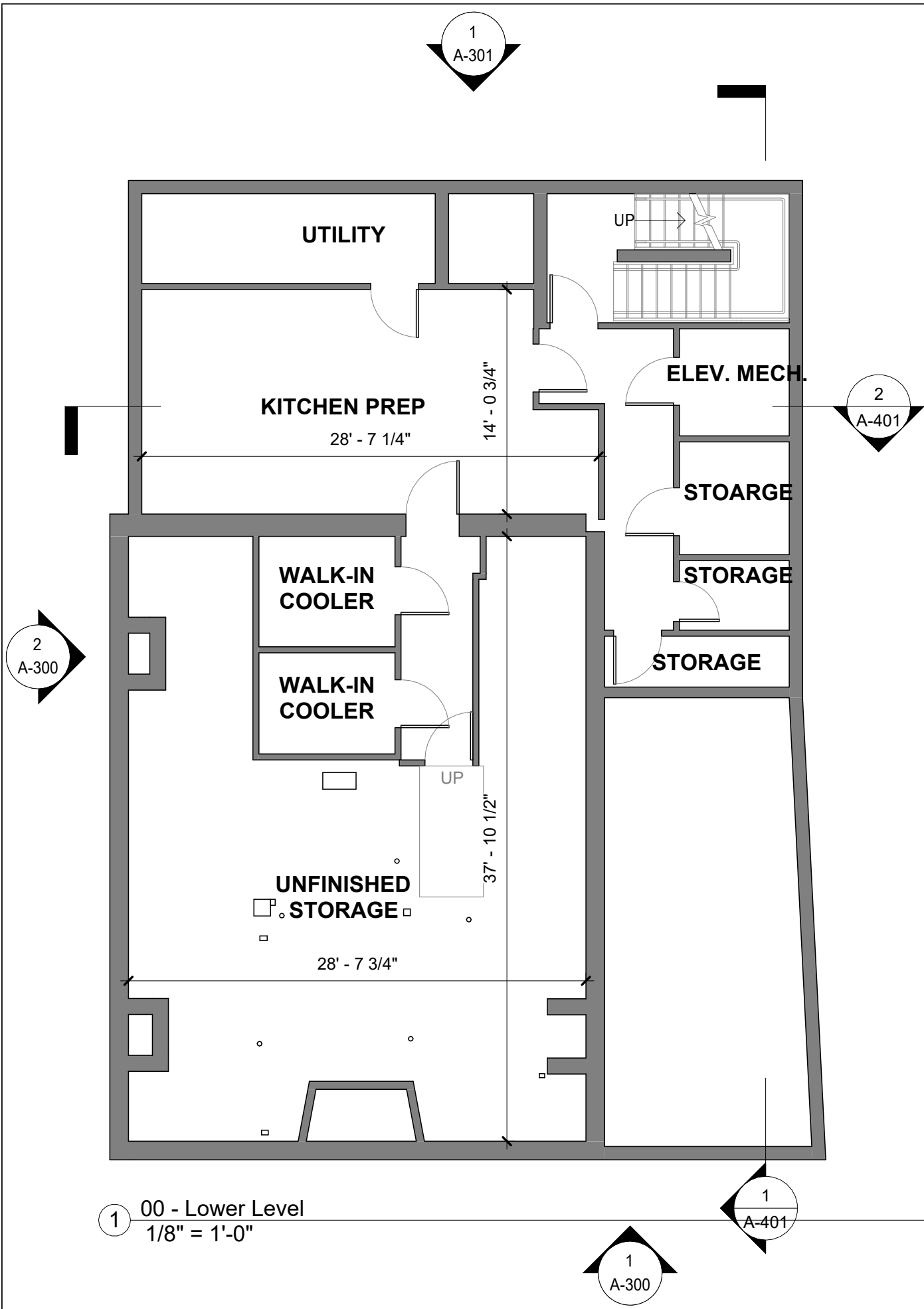
7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By:	PG
Drawing Checked By:	Checker
Drawing Scale:	1/8" = 1'-0"
Drawing Date:	07/26/24
Project Number:	24051

drawing revisions:

Existing -  
South & West  
Elevation

**AE-301**



1 00 - Lower Level  
1/8" = 1'-0"

**LEGEND**

- EXISTING WALL
- NEW WALL
- WINDOW TAG

96 STATE ST.  
Portsmouth, NH

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**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTELY, MAINE 03904  
207.994.3104

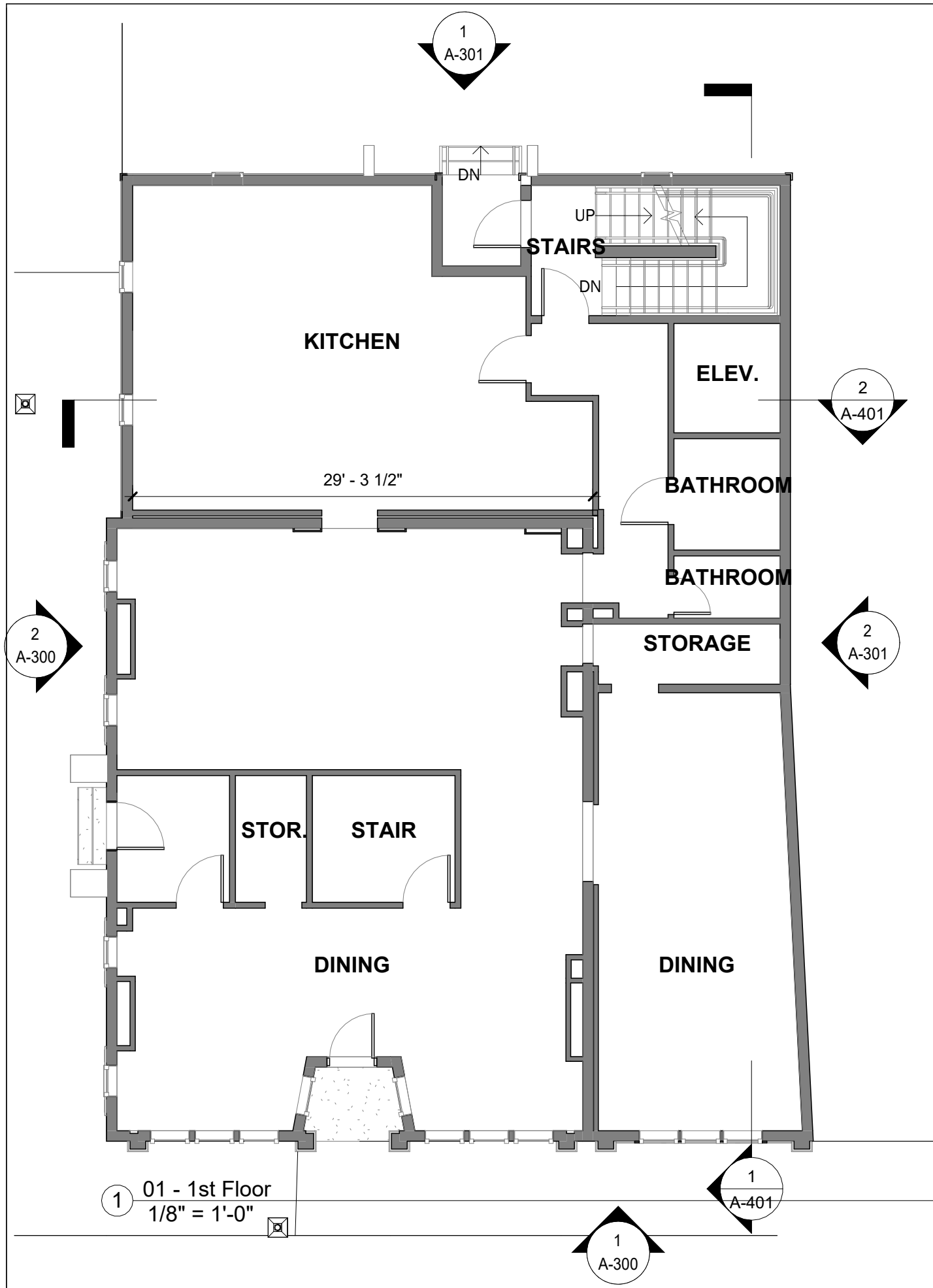
Drawn By:	PG
Drawing Checked By:	BMH
Drawing Scale:	As indicated
Drawing Date:	07/26/24
Project Number:	24051

drawing revisions:

Basement  
Plan

**A-110**


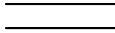





1 01 - 1st Floor  
1/8" = 1'-0"

KEYNOTES	
NOTE NO.	Description
1	DEMO WINDOW FOR PASSAGE
2	EQUIPMENT AREA

**LEGEND**

-  EXISTING WALL
-  NEW WALL
-  WINDOW TAG

96 STATE ST.

Portsmouth, NH

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**WINTER  
HOLBEN**  
architecture + design

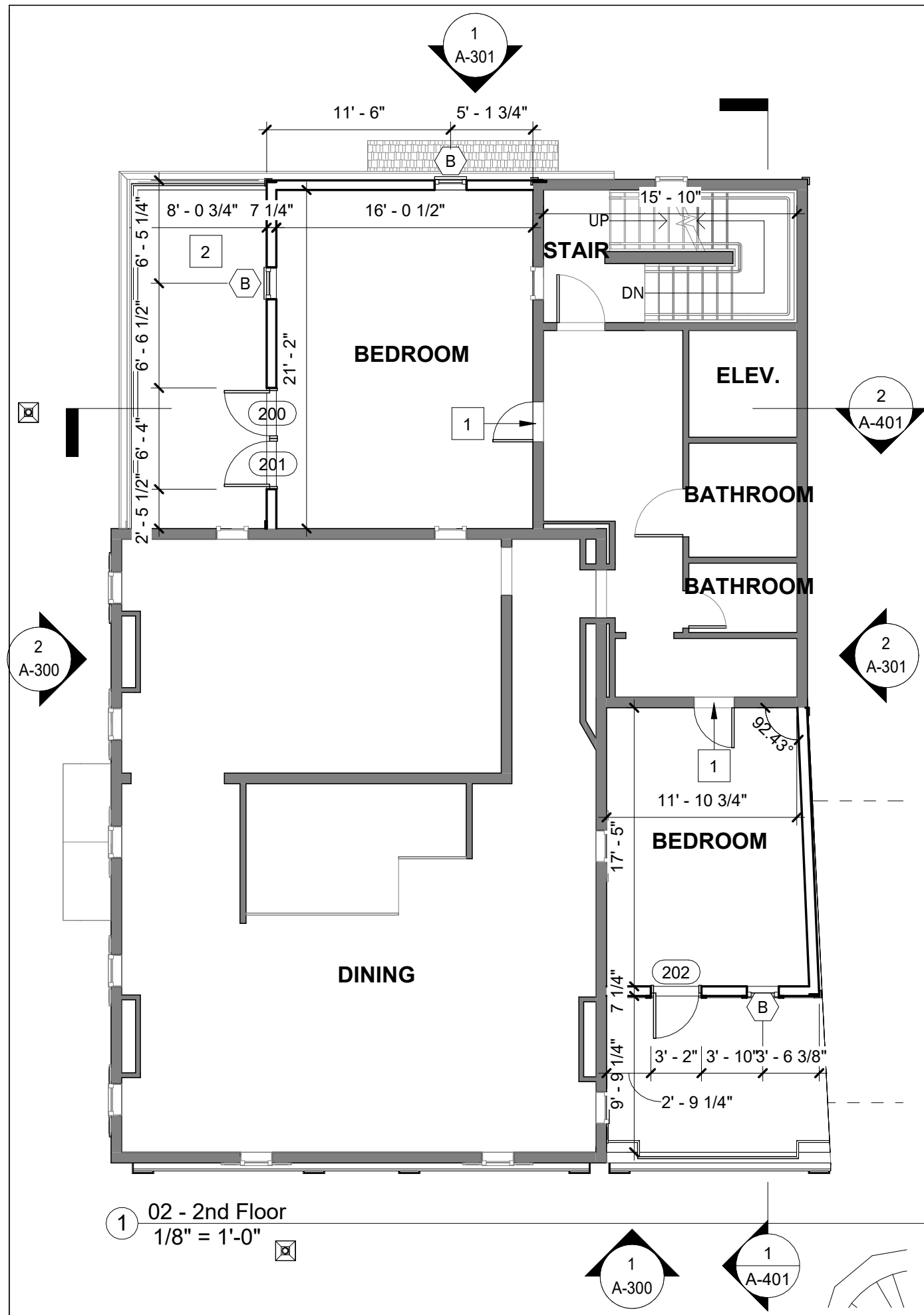
7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG  
Drawing Checked By: BMH  
Drawing Scale: As indicated  
Drawing Date: 07/26/24  
Project Number: 24051

drawing revisions:

First Floor  
Plan

**A-111**



1 02 - 2nd Floor  
1/8" = 1'-0"

KEYNOTES	
NOTE NO.	Description
1	DEMO WINDOW FOR PASSAGE
2	EQUIPMENT AREA

**LEGEND**

	EXISTING WALL
	NEW WALL
	WINDOW TAG

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**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG  
Drawing Checked By: BH  
Drawing Scale: As indicated  
Drawing Date: 07/26/24  
Project Number: 24051

drawing revisions:

2nd Floor  
Plan

**A-112**





KEYNOTES	
NOTE NO.	Description
1	DEMO WINDOW FOR PASSAGE
2	EQUIPMENT AREA

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Portsmouth, NH

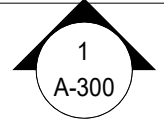
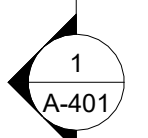
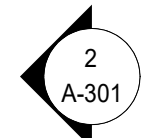
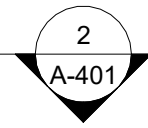
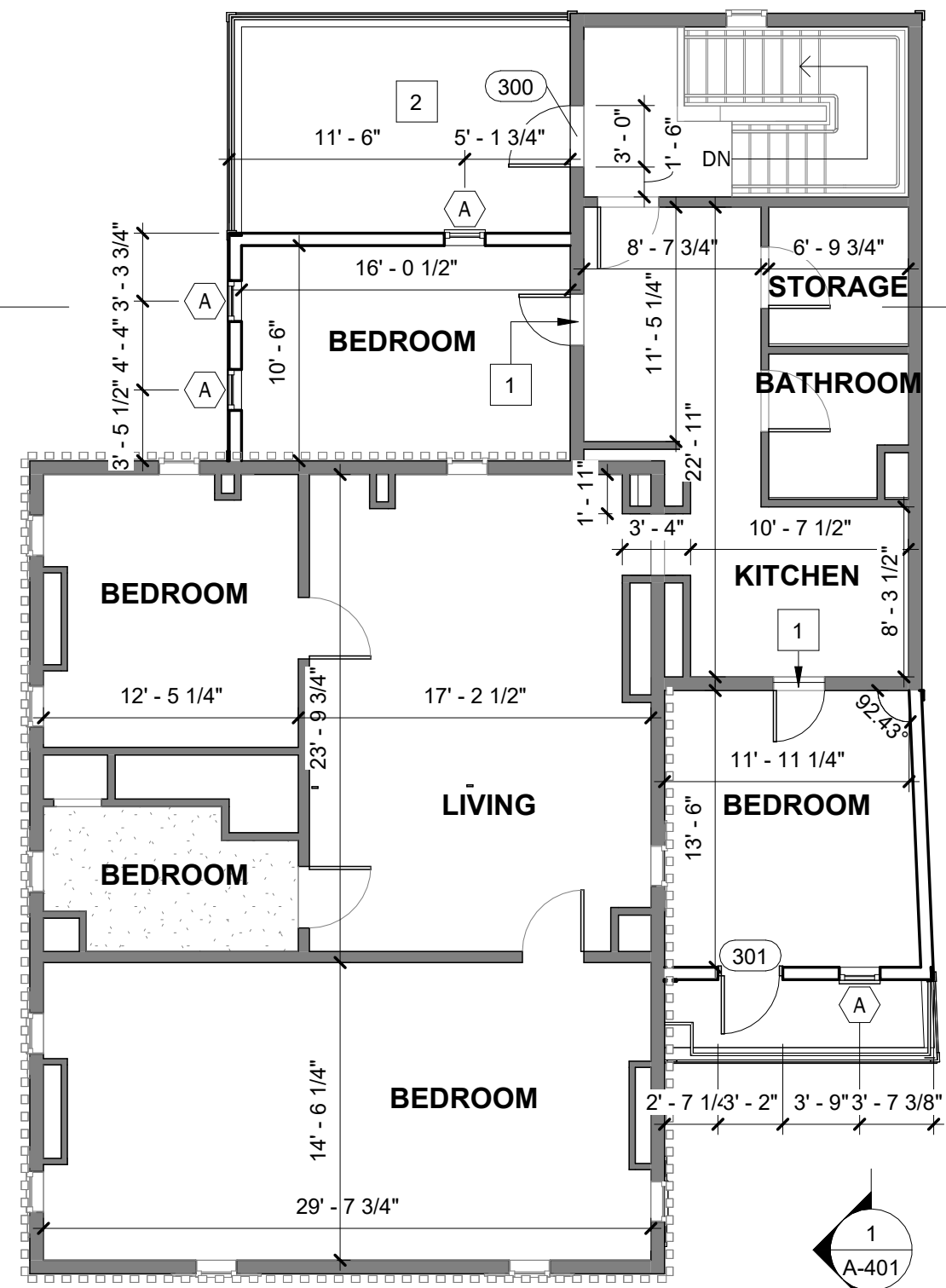
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PHONE

**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104


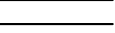

Drawn By: PG  
Drawing Checked By: BH  
Drawing Scale: As indicated  
Drawing Date: 07/26/24  
Project Number: 24051

drawing revisions:



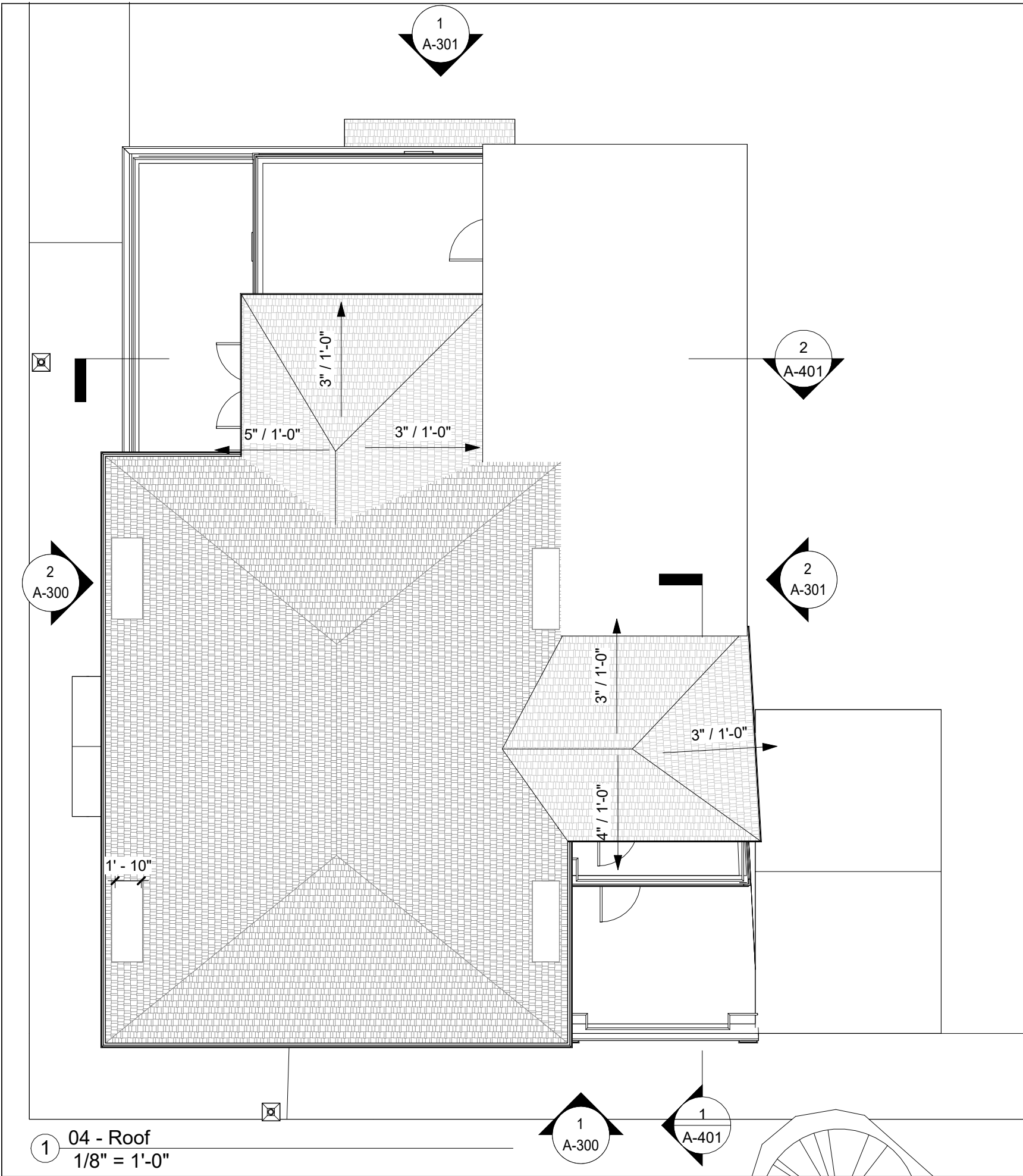
1 03 - 3rd Floor  
1/8" = 1'-0"

**LEGEND**

-  EXISTING WALL
-  NEW WALL
-  WINDOW TAG

3rd Floor  
Plan

**A-113**



1 04 - Roof  
1/8" = 1'-0"

1  
A-300

1  
A-401

1  
A-301

2  
A-401

2  
A-301

2  
A-300

3" / 1'-0"  
5" / 1'-0"  
3" / 1'-0"

3" / 1'-0"  
4" / 1'-0"  
3" / 1'-0"

1' - 10"

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**WINTER  
HOLBEN**  
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UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG

Drawing Checked By: BH

Drawing Scale: 1/8" = 1'-0"

Drawing Date: 07/26/24

Project Number: 24051

drawing revisions:

Roof Plan

**A-114**

7/25/2024 6:45:21 PM



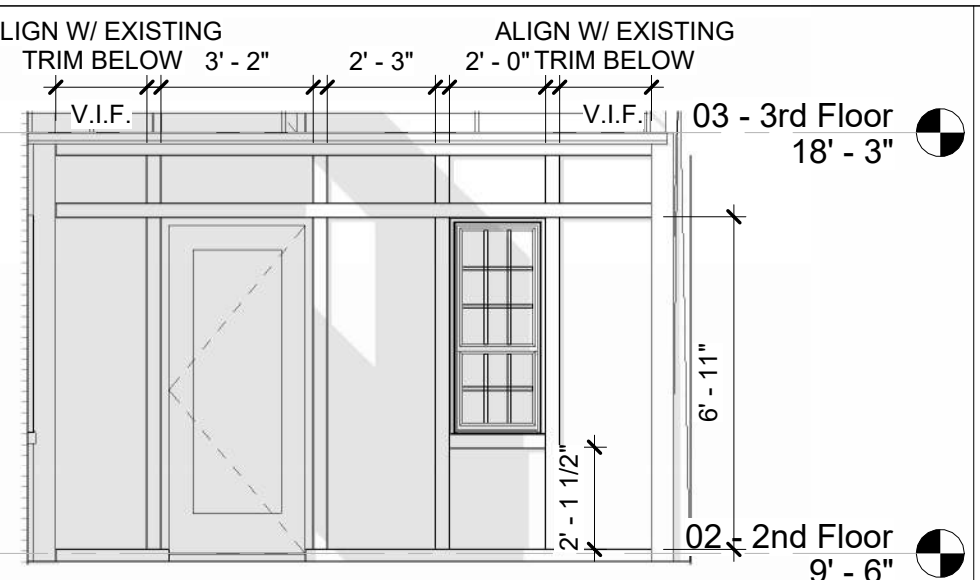


1 STATE STREET ELEVATIONS  
1/8" = 1'-0"

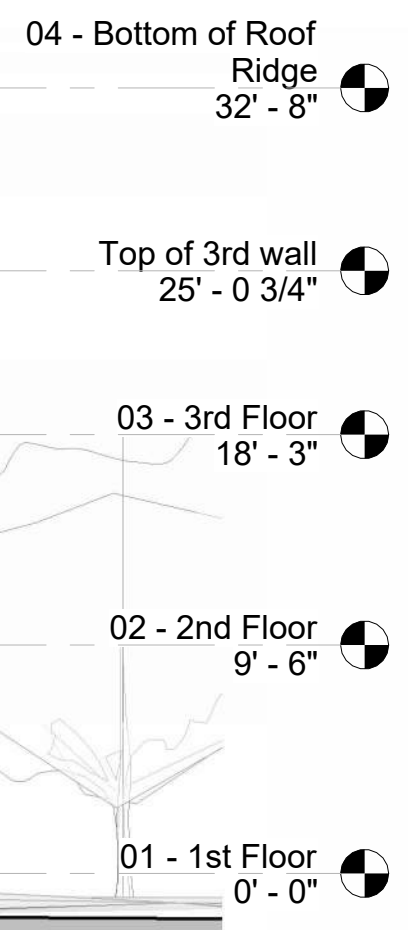
WINDOW NOTE:  
PROPOSED WINDOWS TO RESEMBLE  
EXISTING WINDOWS



2 ATKINSON STREET ELEVATION  
1/8" = 1'-0"



STATE STREET ELEVATIONS - RAISED  
PANEL TRIM DETAIL  
1/4" = 1'-0"



LEGEND

- NOT IN SCOPE
- A WINDOW TAG

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7 WALLINGFORD SQ  
UNIT 2099  
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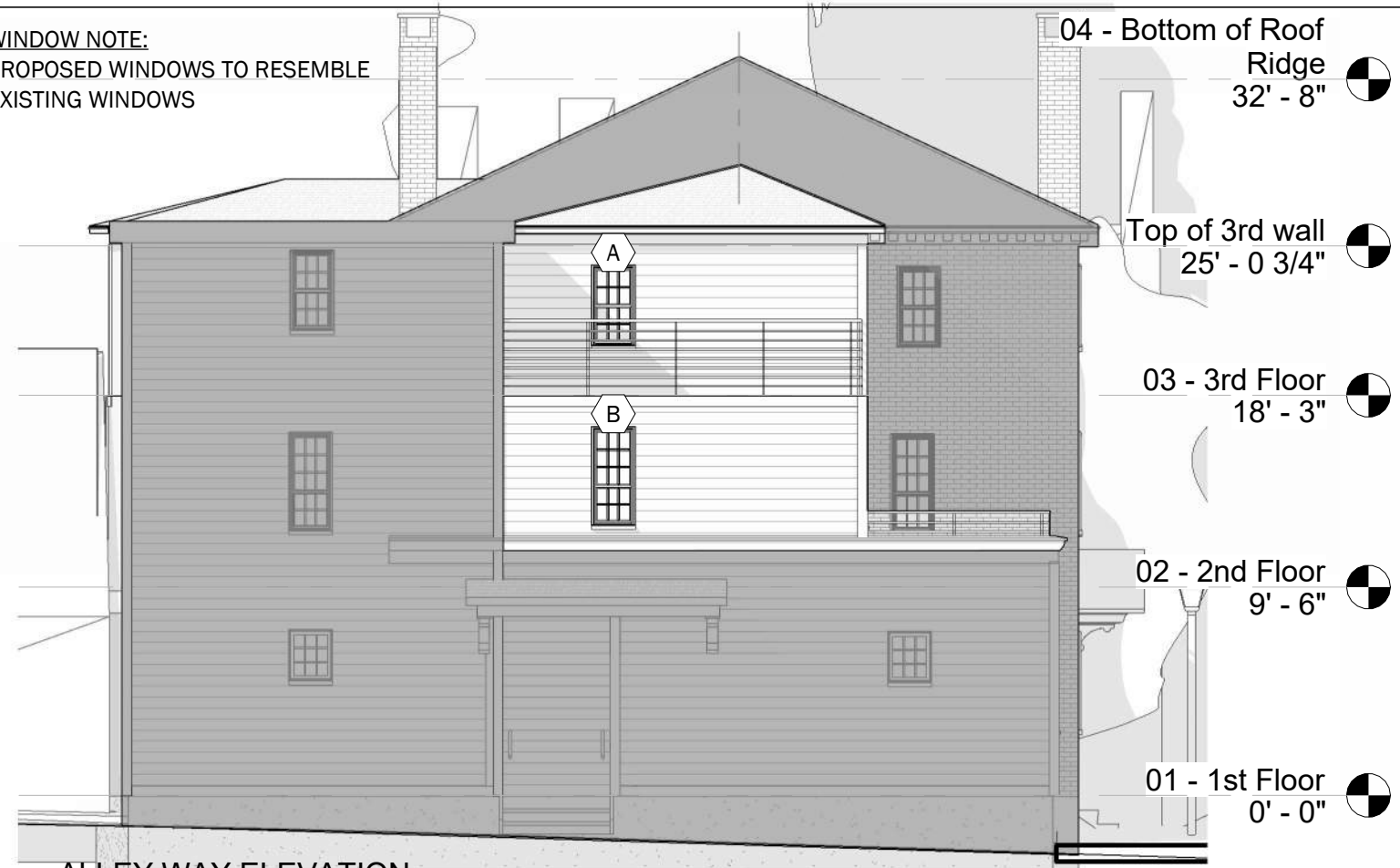
Drawn By: PG  
Drawing Checked By: BMH  
Drawing Scale: As indicated  
Drawing Date: 07/26/24  
Project Number: 24051

drawing revisions:

Elevations

A-300

WINDOW NOTE:  
PROPOSED WINDOWS TO RESEMBLE  
EXISTING WINDOWS





① ALLEY WAY ELEVATION  
1/8" = 1'-0"



② WEST ELEVATION  
1/8" = 1'-0"

**LEGEND**

 NOT IN SCOPE

 WINDOW TAG

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**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

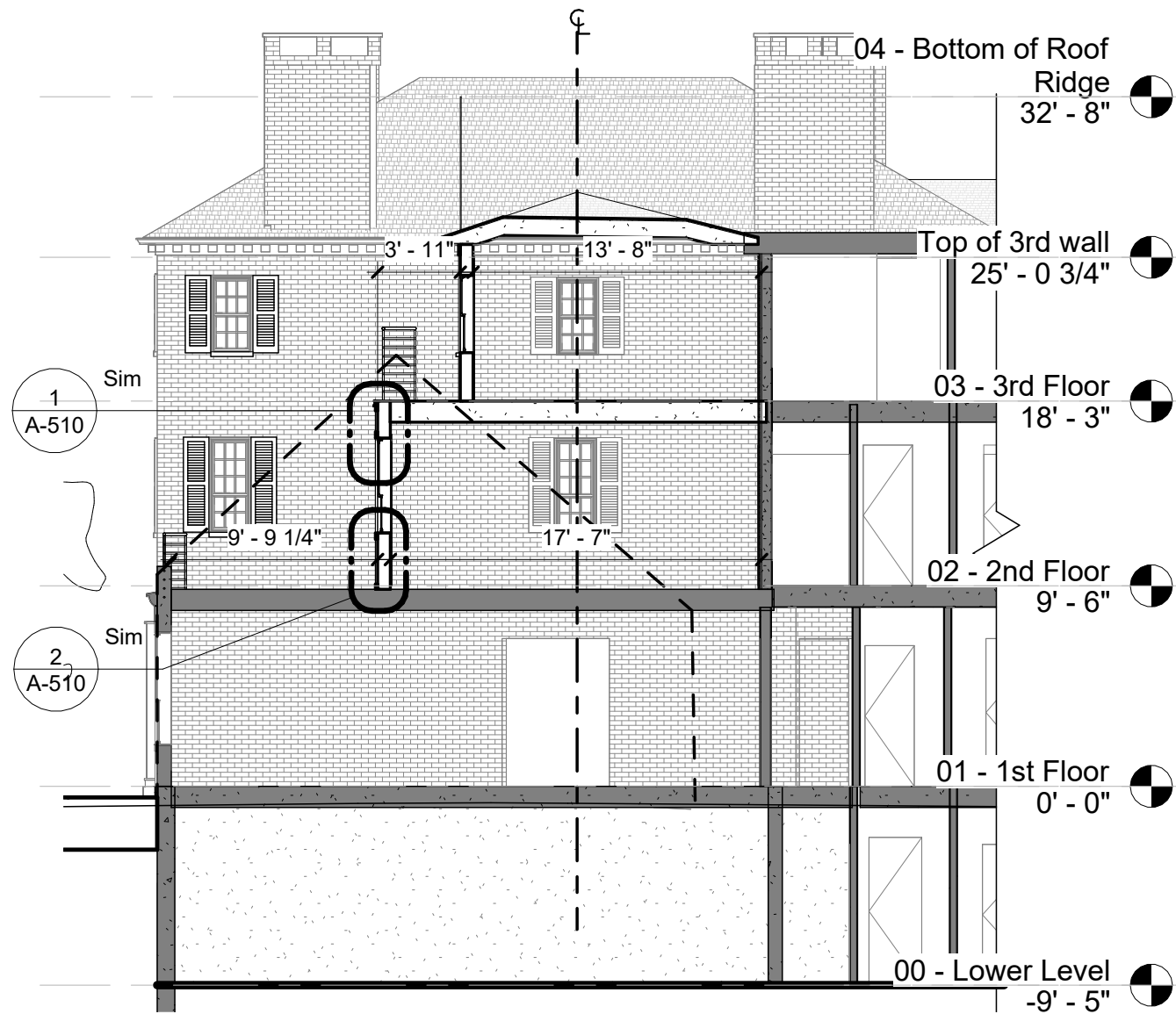
Drawn By: PG  
Drawing Checked By: BMH  
Drawing Scale: As indicated  
Drawing Date: 07/26/24  
Project Number: 24051

drawing revisions:

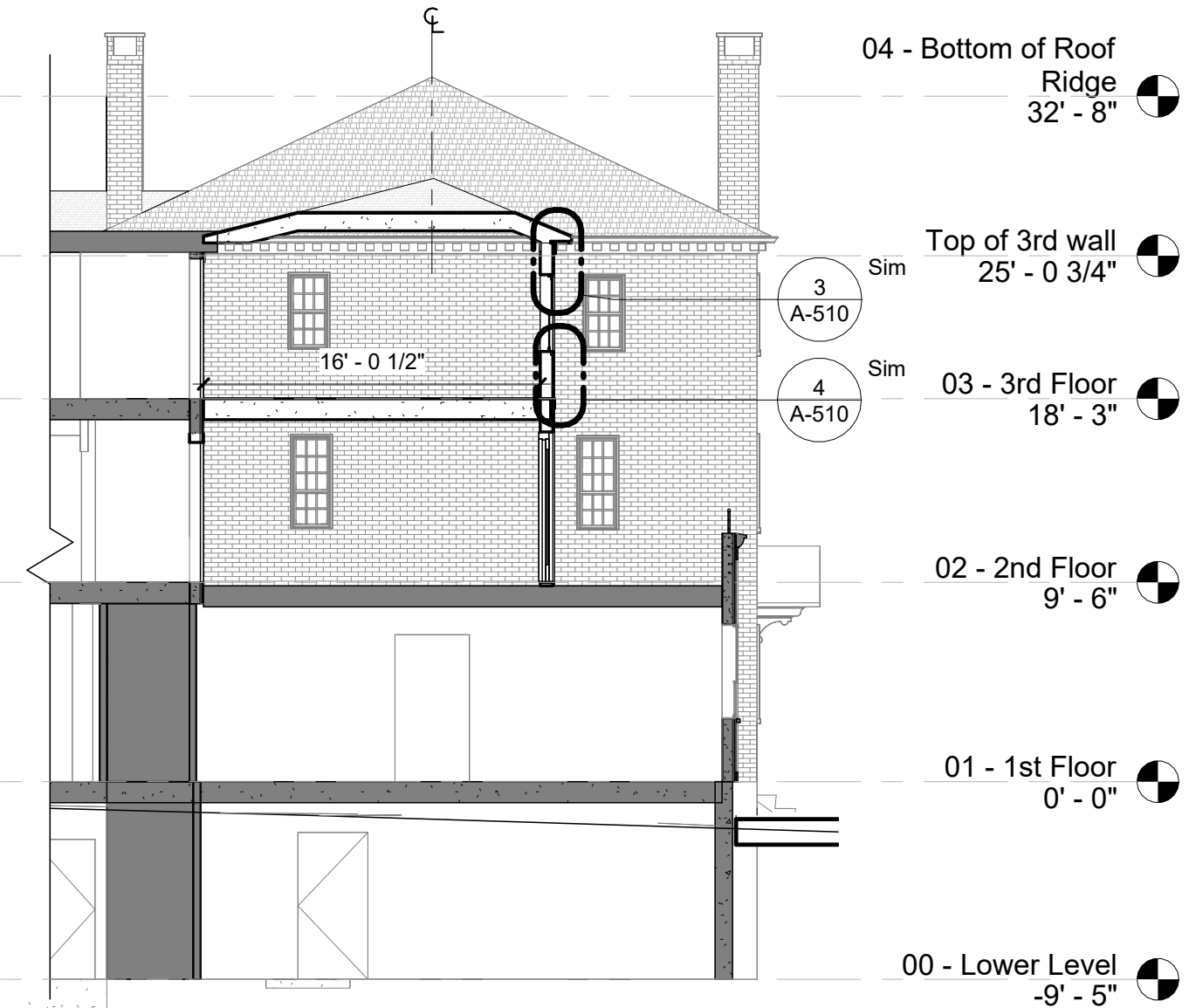
Elevations

A-301





1 ATKINSON FACING SECTION  
1/8" = 1'-0"



2 STATE STREET FACING SECTION  
1/8" = 1'-0"

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architecture + design

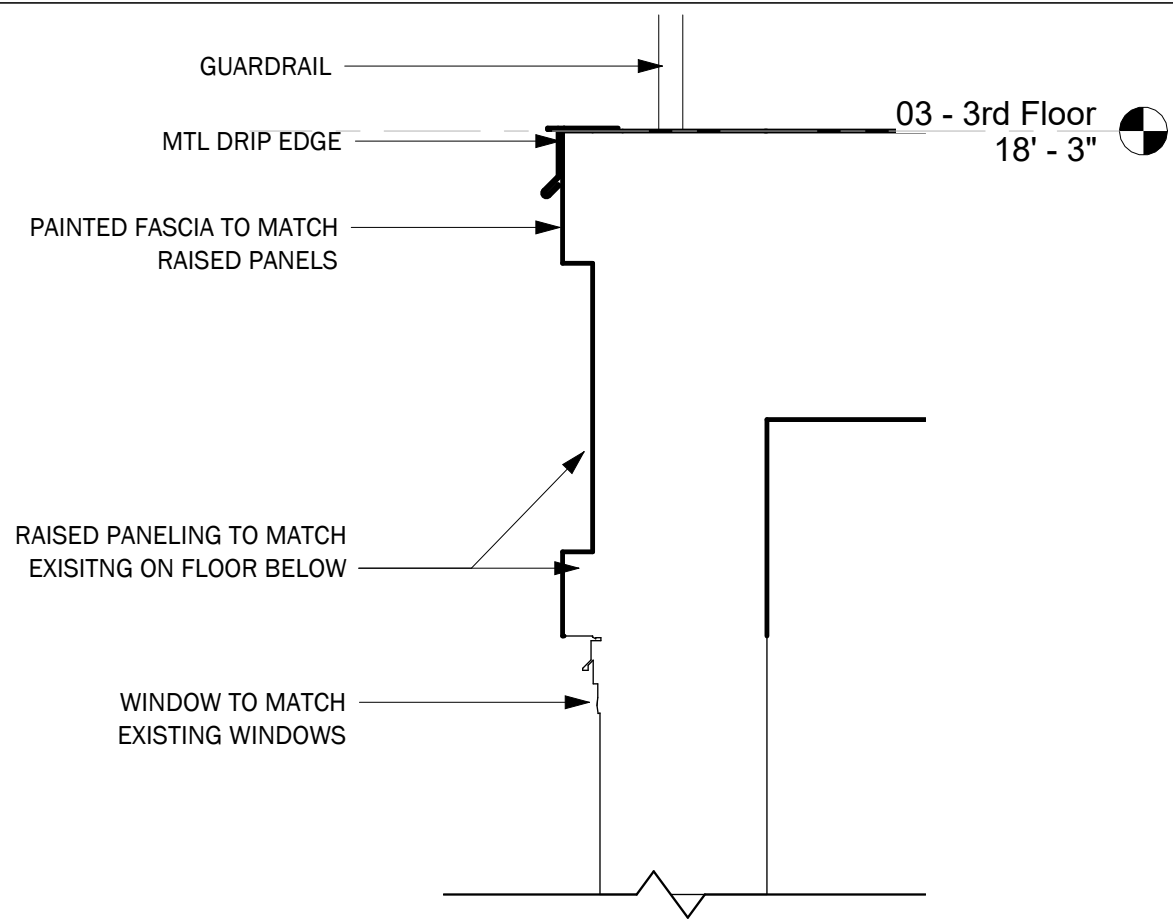
7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By:	PG
Drawing Checked By:	BH
Drawing Scale:	1/8" = 1'-0"
Drawing Date:	07/26/24
Project Number:	24051

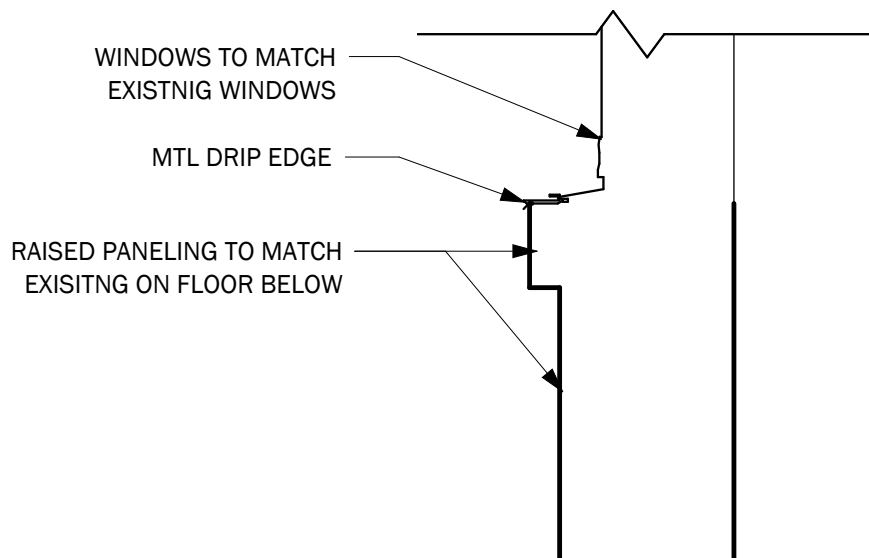
drawing revisions:

Building  
Sections

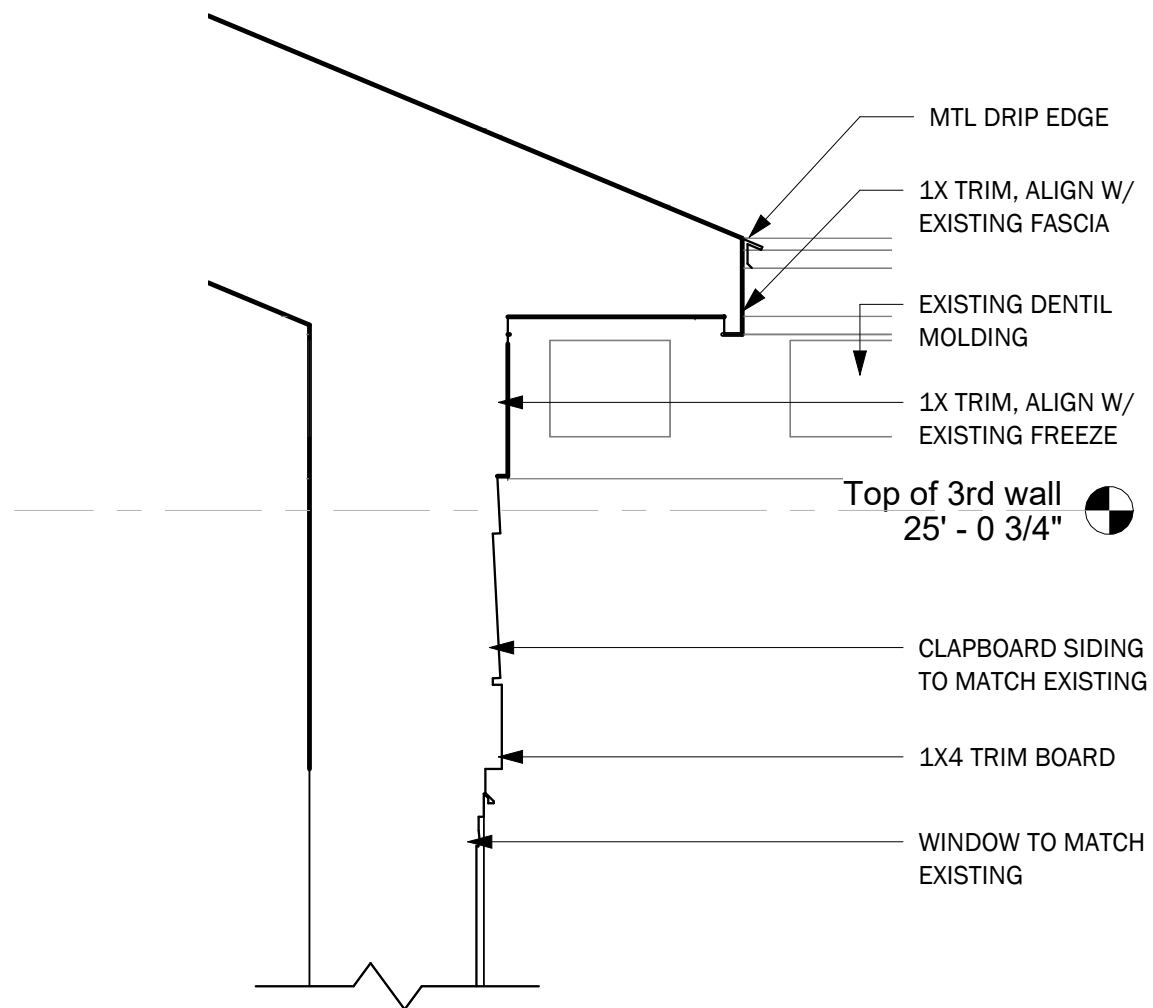
A-401



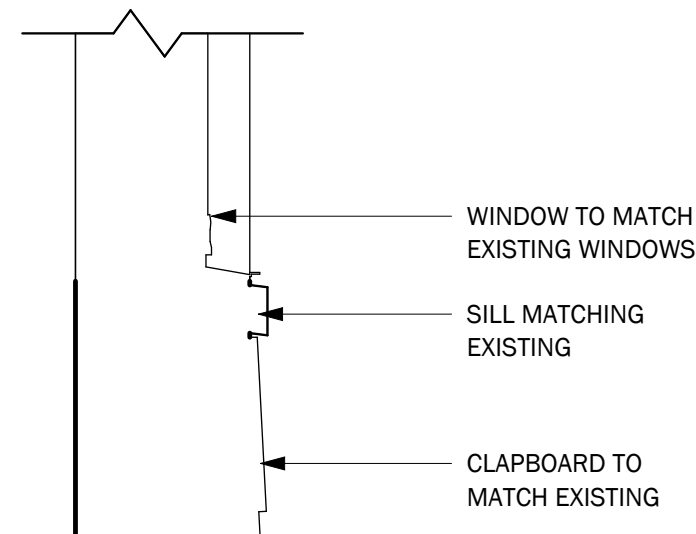
① RAISED PANEL - WINDOW HEAD DETAIL  
1 1/2" = 1'-0"



② RAISED PANEL - WINDOW SILL DETAIL  
1 1/2" = 1'-0"



③ CLAPBOARD - WINDOW HEADER DETAIL  
1 1/2" = 1'-0"



④ CLAPBOARD - WINDOW SILL DETAIL  
1 1/2" = 1'-0"

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UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

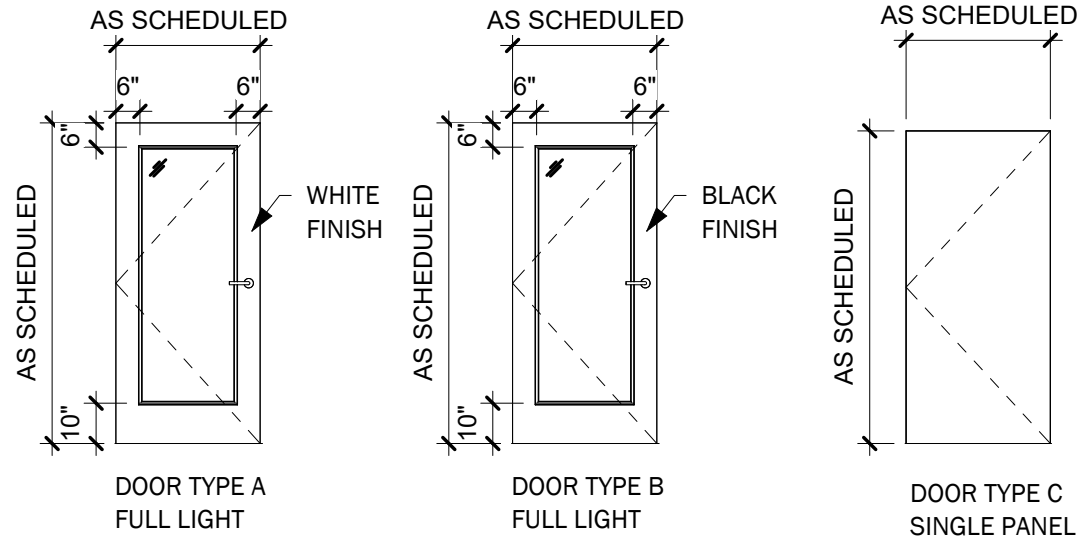
Drawn By: PG  
Drawing Checked By: Checker  
Drawing Scale: 1 1/2" = 1'-0"  
Drawing Date: 07/26/24  
Project Number: 24051

drawing revisions:

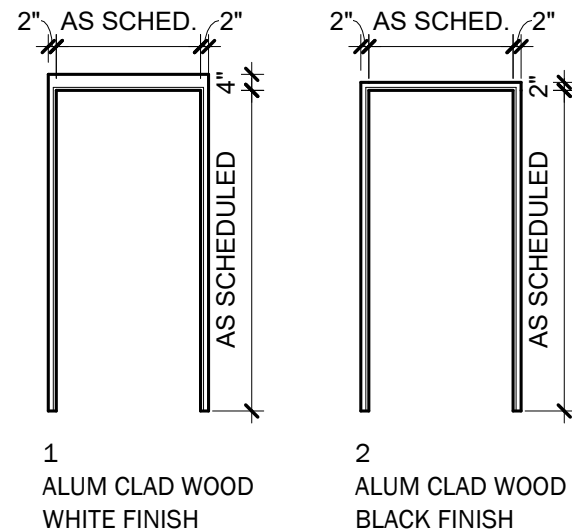
Exterior  
Details

A-510





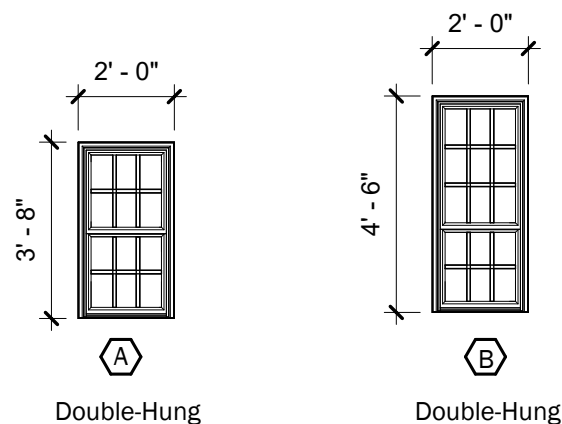
1 Door Type Legend  
1/4" = 1'-0"



2 DOOR FRAME TYPES  
1/4" = 1'-0"

**Proposed Door Schedule**

Building	Mark	Room Name	Room No.	Description	Width	Height	Thickness	Fire Rating	Door Type
O2 - 2nd Floor									
	200				2' - 10"	6' - 10"	0' - 1 3/4"		A
	201				2' - 10"	6' - 10"	0' - 1 3/4"		A
	202				2' - 10"	6' - 10"	0' - 1 3/4"		B
O3 - 3rd Floor									
	300				3' - 0"	6' - 6"	0' - 1 3/4"		C
	301				2' - 10"	6' - 6"	0' - 1 3/4"		A



3 Window Types  
1/4" = 1'-0"

NOTE - FIELD VERIFY ALL EXISTING R.O.'S WINDOW SCHEDULE REPRESENTS INTENT OF DESIGN

WINDOW NOTES

1. PROVIDE ALL NEW WINDOWS AND GLASS TYPES AS INDICATED ON THE DRAWINGS, COMPLETE WITH ALL STANDARD HARDWARE AND NOTED OPTIONS.
2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE. CONFIRM TEMPERED GLASS LOCATIONS BEFORE ORDERING.
3. INSTALL ALL DOORS AND WINDOWS IN ACCORDANCE WITH NWWDA GUIDELINES, MANUFACTURER'S RECOMMENDATIONS, AND AS DETAILED. PROVIDE METAL DRIP CAPS AT HEADS AND FABRIC FLASHING AT JAMBS AND SILLS OF ALL EXTERIOR DOOR AND WINDOW FRAMES.
4. ALL WINDOWS TO BE LOW-E ARGON FILLED.
5. ALL HARDWARE TO BE PROVIDED. PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS.
6. ALL WINDOWS WITHIN 18" OF THE FINISHED FLOOR TO BE TEMPERED.
7. FOR INTERIOR GLAZING, REFER TO INTERIOR WINDOW DETAILS.
8. PROVIDE MULLION DEPTH REQUIRED BY PERFORMANCE REQUIREMENTS & MANUFACTURERS STANDARDS.

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**WINTER  
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architecture + design

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UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG  
Drawing Checked By: BH  
Drawing Scale: As indicated  
Drawing Date: 07/26/24  
Project Number: 24051

drawing revisions:

Door &  
Window  
Schedule &  
Types

**A-901**

# Pella® Impervia®

Fiberglass

**Unmatched strength & lasting durability**  
Made from our proprietary fiberglass, the strongest material available for windows and patio doors.<sup>1</sup>

**Sleek, timeless style**  
Versatile design elements combined with sleek profiles and clean lines deliver a timeless style.

**Proven performance**  
Get outstanding resistance to water, wind and outside noises while increasing energy efficiency, security and ease of operation.



Pella Impervia products are engineered to last. Our proprietary fiberglass material provides unmatched strength and lasting durability with sleek, timeless style.<sup>2</sup> And they balance thermal efficiency, scale and value when it matters most.

Don't leave water and structural performance to chance. Tested in extremes and designed for every day, Pella Impervia products are engineered for the rigorous performance requirements of a commercial building and are designed to resist water, wind and outside noises.<sup>3</sup> With nearly 100 years in business, it's rare to come across an application that we haven't already designed a robust installation for. We've got you covered with both products and an installation designed for your exact situation. And whether new construction or window replacement, we have a dedicated team of experts to help with your project.

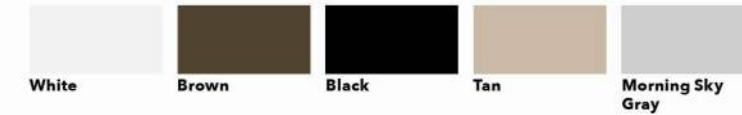
## Pella® Impervia® Features & Options

### Colors & Finishes

#### Frame Colors

Our long-lasting powder-coat finish resists chalking and fading so you never need to paint or refinish.

#### Solid-Color Frame:



#### Dual-Color Frame



### Glass & Additional Energy Efficiency Upgrades

#### InsulShield® Low-E Glass<sup>2</sup>



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon

#### Additional Glass Options



Bronze-tinted Advanced Low-E insulating glass with argon<sup>2</sup>



Obscure Low-E insulating glass



Tempered glass



Laminated (non-impact-resistant)<sup>3</sup> or tinted<sup>4</sup>



STC (Sound Transmission Class) dual-pane sound control glass<sup>5</sup>



Triple-pane glass<sup>6</sup>

#### Foam Insulation Options

Optional foam-insulated frames are available to increase energy efficiency.



### Grilles

#### Grilles

Grilles are color-matched to the window or patio door interior and exterior frame color.



Aluminum Grilles-Between-the-Glass 3/4"<sup>7</sup>



Applied Grilles<sup>8</sup>

#### Grille Patterns

Choose from one of our standard grille patterns, or create a unique look with custom grille patterns.<sup>9</sup>



Traditional



6-Lite Prairie



9-Lite Prairie



Top Row



Custom

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Portsmouth, NH

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CLIENT ADDRESS  
CITY, ST ZIP  
PHONE

**WINTER  
HOLBEN**

architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG

Drawing Checked By: BH

Drawing Scale:

Drawing Date: 07/26/24

Project Number: 24051

drawing revisions:

Product Data

**A-902**



ENDLESS DESIGN POSSIBILITIES

# Designed for versatility and beautiful performance.

## Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Above: Hardie® Panel & Hardie® Trim Batten Blue River  
Right: Hardie® Panel & Hardie® Trim Batten Timber Bark; Hardie® Trim Khaki Brown



## HardiePanel®

### HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 5/16 in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



Stucco



Cedarmill®



Sierra 8



Smooth



96 STATE ST.

Portsmouth, NH

Huai Ying Zheng

CLIENT ADDRESS  
CITY, ST ZIP  
PHONE

## WINTER HOLBEN

architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG

Drawing Checked By: BH

Drawing Scale:

Drawing Date: 07/26/24

Project Number: 24051

drawing revisions:

Product Data

A-902B



Scan code to view product availability.

20

HARDIE PANEL SIDING

109

7/25/2024 6:45:33 PM

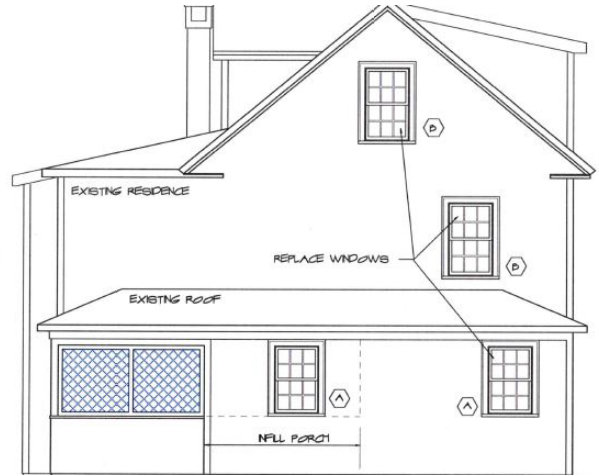


**Project Address:** 36 Richmond Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #5

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Mixed Research Office
- Land Use: Residential
- Land Area: 1,750 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Vernacular
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Richmond Street
- Unique Features: N/A
- Neighborhood Association: South End



**B. Proposed Work:** In-fill portion of existing porch, add new window and replace (2) windows.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- In-fill portion of existing porch
- Add new window
- Replace (2) windows



**HISTORIC  
SURVEY  
RATING  
  
C**

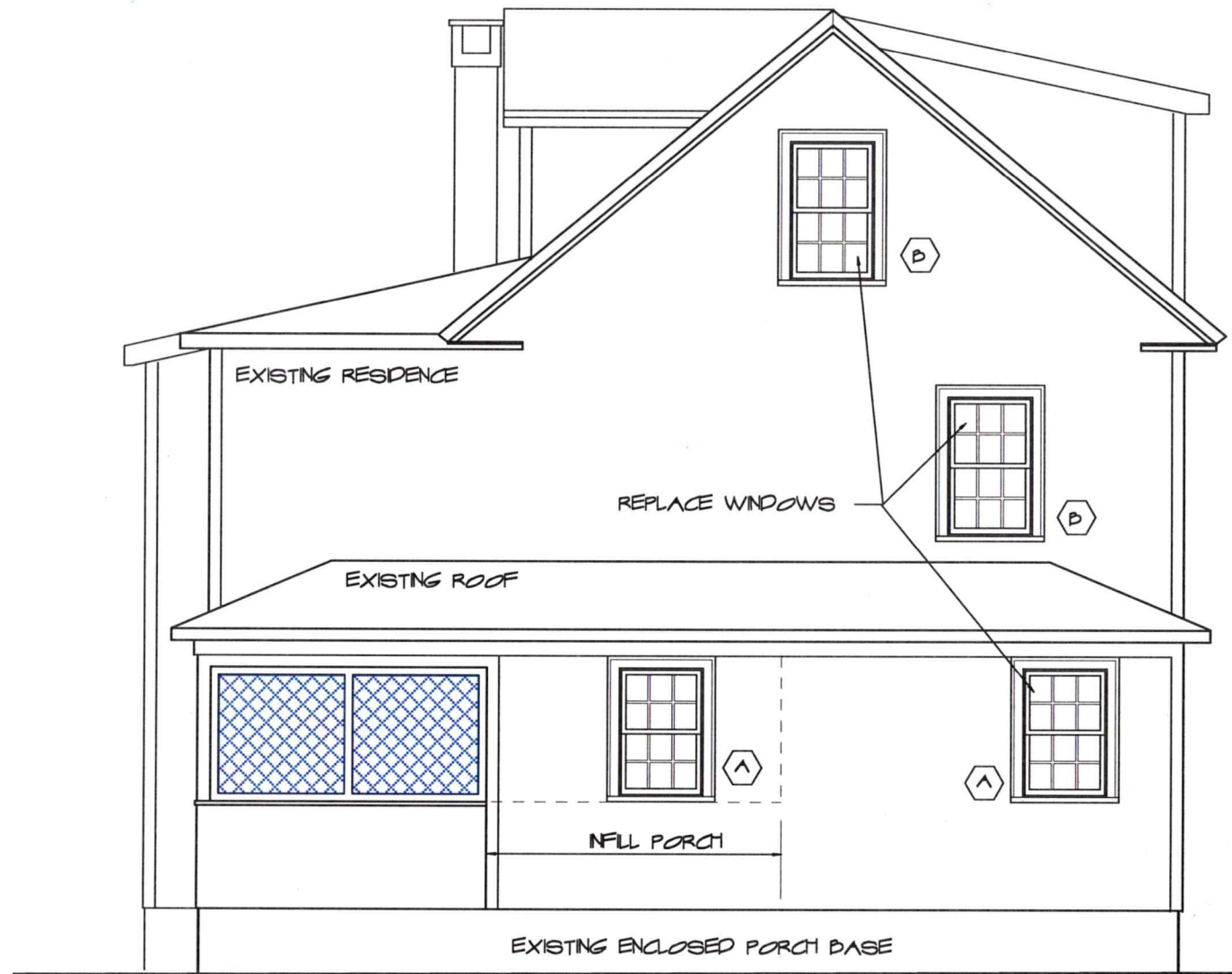


**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties




**PROPOSED REAR ELEVATION**  
 SCALE: 3/16" = 1'-0"

**W I N D O W   S C H E D U L E**

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
<b>ADDITION</b>					
A	ELDH 3248	6/6	2' 8 1/2" X 4' 0 1/4"	MARVIN INC., ELEVATE, Wood-Ultrex, Doublehung, 7/8" SDL w/ Low E Glazing, Cladding - "Stone White" Hardware to be chosen by Owner. Window Trim & Sill to match exist.	2
B	ITDH 3256	6/6	2' 8 1/2" X 4' 8 1/4"	DITTO	2

**W I N D O W   N O T E S**

- SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING & VERIFY EXIST RO'S



EXISTING REAR ELEVATION



REAR ENTRY DOOR

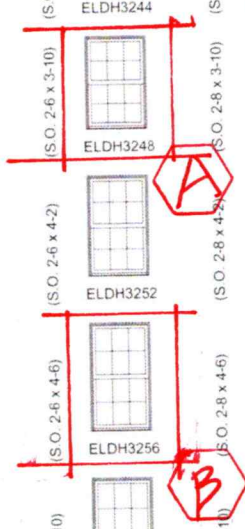
<b>SCHEMATIC DESIGN</b> <b>RENOVATIONS, MORROW RESIDENCE</b> 36 RICHMOND STREET	 <b>ANNE WHITNEY ARCHITECT</b>	Project: #2404	Date: 7/17/24
		Revisions:	

801 Irlington St, Suite 32  
 Portsmouth NH 03801  
 603-502-4387  
 archwhit@aol.com



MARVIN ELEVATE™ COLLECTION  
**DOUBLE HUNG**

MO (mm)	RO (mm)	FS (mm)	DLO (mm)							
3-0 (914)	1-10 (559)	1-10 1/2 (572)	1-3 11/16 (398)	(S.O. 1-8 x 2-10)	ELDH2236	ELDH2636	ELDH3036	ELDH3236	ELDH3436	
3-0 1/4 (921)	1-10 1/2 (572)	2-2 (660)	1-7 11/16 (500)	(S.O. 2-0 x 2-10)		ELDH2636	ELDH3036	ELDH3236		
3-0 1/4 (921)	1-10 1/2 (572)	2-2 1/2 (673)	1-7 11/16 (500)	(S.O. 2-0 x 2-10)		ELDH2636	ELDH3036	ELDH3236		
3-0 3/4 (908)	1-9 1/2 (546)	2-1 1/2 (648)	1-7 11/16 (500)	(S.O. 2-0 x 3-2)	ELDH2240	ELDH2640	ELDH3040	ELDH3240	ELDH3440	
3-1 11/16 (348)				(S.O. 1-8 x 3-2)		ELDH2640	ELDH3040	ELDH3240		
				(S.O. 2-0 x 3-6)	ELDH2244	ELDH2644	ELDH3044	ELDH3244	ELDH3444	
				(S.O. 1-8 x 3-6)		ELDH2644	ELDH3044	ELDH3244		
				(S.O. 2-0 x 3-10)	ELDH2248	ELDH2648	ELDH3048	ELDH3248	ELDH3448	
				(S.O. 1-8 x 3-10)		ELDH2648	ELDH3048	ELDH3248		
				(S.O. 2-0 x 4-2)	ELDH2252	ELDH2652	ELDH3052	ELDH3252	ELDH3452	
				(S.O. 1-8 x 4-2)		ELDH2652	ELDH3052	ELDH3252		
				(S.O. 2-0 x 4-6)	ELDH2256	ELDH2656	ELDH3056	ELDH3256	ELDH3456	
				(S.O. 1-8 x 4-6)		ELDH2656	ELDH3056	ELDH3256		
				(S.O. 2-0 x 4-10)	ELDH2260	ELDH2660	ELDH3060	ELDH3260	ELDH3460	
				(S.O. 1-8 x 4-10)		ELDH2660	ELDH3060	ELDH3260		
				(S.O. 2-0 x 5-2)	ELDH2264	ELDH2664	ELDH3064	ELDH3264	ELDH3464	
				(S.O. 1-8 x 5-2)		ELDH2664	ELDH3064	ELDH3264		
				(S.O. 2-0 x 5-6)	ELDH2268	ELDH2668	ELDH3068	ELDH3268 E	ELDH3468 E	
				(S.O. 1-8 x 5-6)		ELDH2668	ELDH3068	ELDH3268 E		
				(S.O. 2-0 x 5-10)	ELDH2272	ELDH2672	ELDH3072	ELDH3272 E	ELDH3472 E	
				(S.O. 1-8 x 5-10)		ELDH2672	ELDH3072	ELDH3272 E		
				(S.O. 2-4 x 6-2)	ELDH2276	ELDH2676	ELDH3076 E	ELDH3276 E	ELDH3476 E	
				(S.O. 2-0 x 6-2)		ELDH2676	ELDH3076 E	ELDH3276 E		



**Project Address:** 21 Congress Street

**Permit Requested:** Work Session

**Application:** Work Session 1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 5 & Downtown Overlay
- Land Use: Commercial
- Land Area: 24,300 SF +/-
- Estimated Age of Structure: c.1950 (Congress St. façade)
- Building Style: Modern
- Number of Stories: 2
- Historical Significance: NC
- Public View of Proposed Work: Congress Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

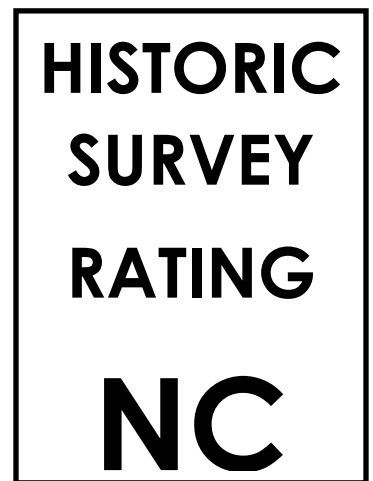


**B. Proposed Work:** Renovations and new construction to the existing structure.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Renovations to the Fleet Street and Congress Street facades.
- New construction to the Haven Court façade (create new storefronts)
- Add additional penthouse level.





**D. Purpose and Intent:**

1. Preserve the integrity of the District
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DRAWING INDEX

- HN0.01 - COVER
- HN0.11 - HISTORIC CONDITIONS
- HN0.12 - HISTORIC CONDITIONS
- HN0.13 - HISTORIC CONDITIONS
- HN0.21 - EXISTING CONDITIONS - SIDE
- HN0.22 - EXISTING CONDITIONS - FRONTS
- HN1.01 - SITE SURVEY, EXISTING
- HN1.02 - SITE PLAN, PROPOSED
- HN1.03 - LANDSCAPE PLAN
- HN1.04 - ROOF PLAN
- HN2.01 - NORTH ELEVATIONS - HAVEN COURT
- HN2.02 - WEST ELEVATION, FLEET STREET
- HN2.03 - BACK ALLEY DEMO ELEVATIONS
- HN2.04 - 3D PERSPECTIVE EAST - CONGRESS ST
- HN2.05 - EAST ELEVATIONS - CONGRESS ST
- HN3.01 - 3D AXONOMETRIC BIRDSEYE
- HN3.02 - 3D PERSPECTIVE, WEST
- HN3.03 - 3D PERSPECTIVE, EAST

PROJECT NARRATIVE

The Applicant, One Market Square, LLC, intends to merge and combine Map 0117 Lot 14 (with an address of 1 Congress Street and 15 High Street) with Map 0117 Lot 12 (with an address of 15 Congress Street).

Map 0117 Lot 14 is owned by One Market Square, LLC. Map 0117 Lot 12 is owned by Wenberry Associates, LLC., and the Applicant has a certain binding Purchase and Sale Agreement with Wenberry Associates, LLC.

**SITE**

Significant improvements are proposed for Haven Court (private way owned by One Market Square, LLC) including utilities, hardscape pavers, cantenary lights, trash and recycling and landscaping. The design intent is to connect High Street with Fleet Street for the benefit of the public and to provide retail continuity, which is vital for retail success. The proposed Haven Court connection is supported by the Master Plan as part of an overall connection running from McIntyre to Vaughan Mall.

The existing grade on Haven Court will be changed to provide for a handicap accessible connection between High Street and Fleet Street.

**BUILDING**

Scope of work includes rehabilitation and adaptive reuse of existing structures, with minor accessory additions.

New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience between High Street and Fleet Street. The upper floors and roof top will be residential use. The lower floor will remain retail and restaurant uses.

An egress stair tower, accessible elevator, and main entrance for the upper floors of residential will be accessed from Haven Court.

A new rooftop penthouse, and secondary egress stair overrun are proposed at the existing roof. Existing flat roof will accommodate a roof deck with green roof elements for tenant use, solar PV panels, and mechanical equipment.

The existing brick facade on Congress Street will be repaired and restored according to historic photographs. The existing brick facade on Fleet Street will be repaired, with new awning proposed at storefront windows and entrances.

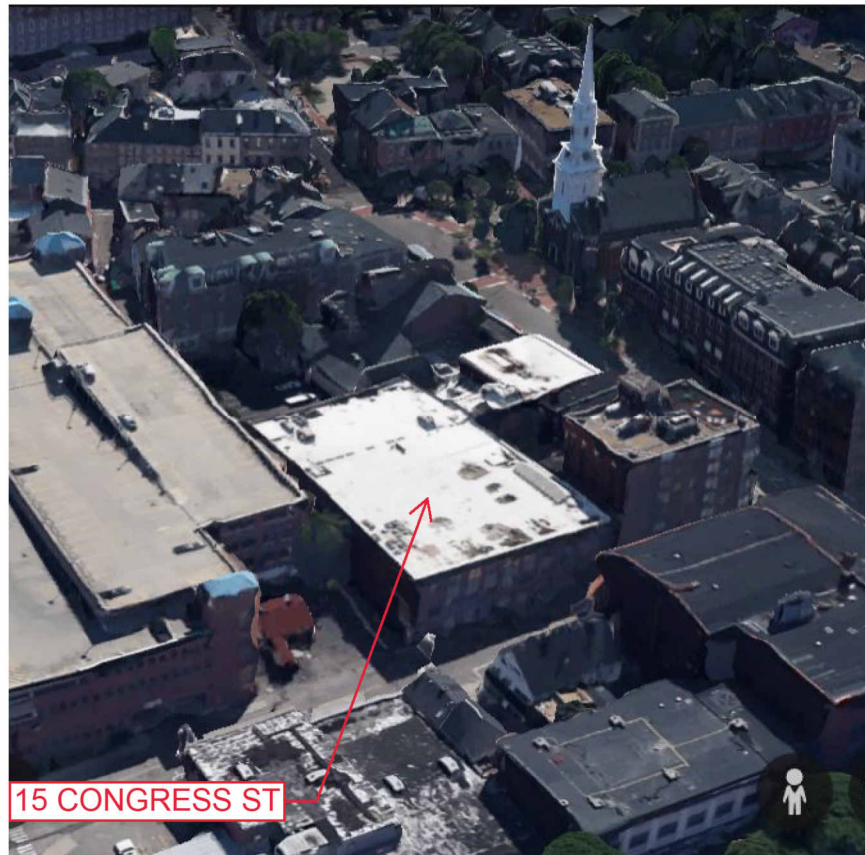


# 15 CONGRESS STREET (MAP 0117 LOT 12)

## RENOVATION & ADDITIONS

### 15 CONGRESS STREET ONE MARKET SQUARE, LLC

### HISTORIC DISTRICT COMMISSION WORK SESSION 1 AUGUST 7, 2024

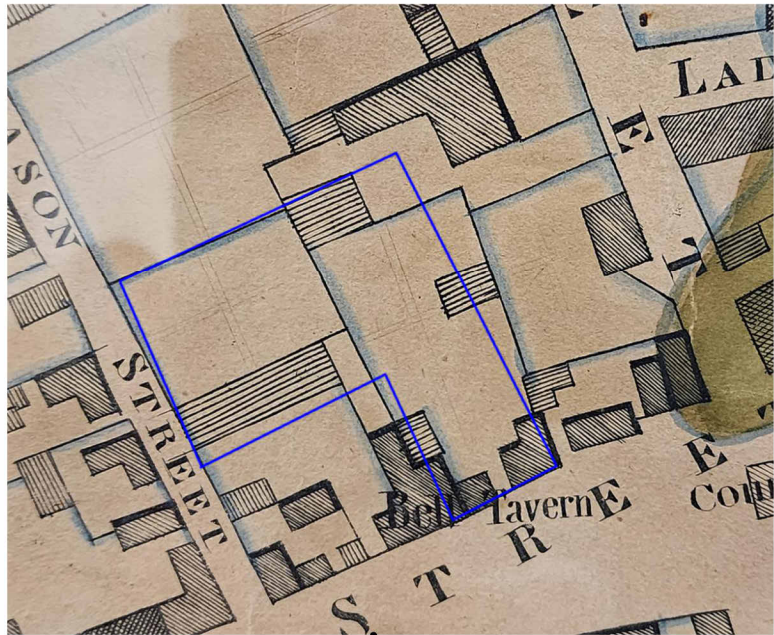


**HN0.01** COVER  
15 CONGRESS STREET

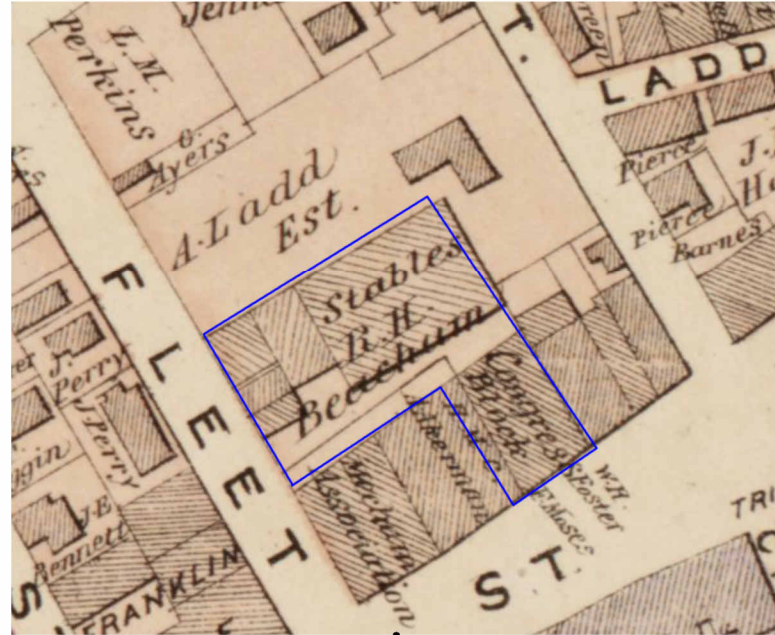




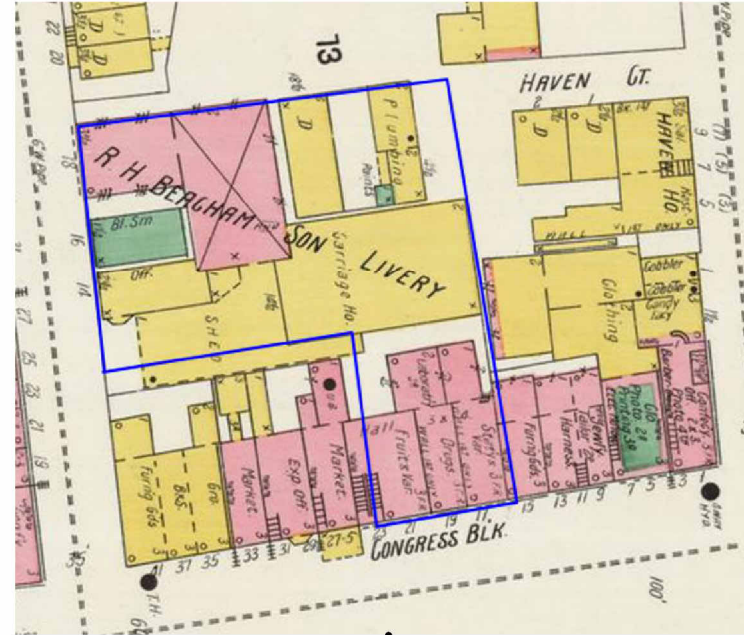
# MAP BOUNDARIES



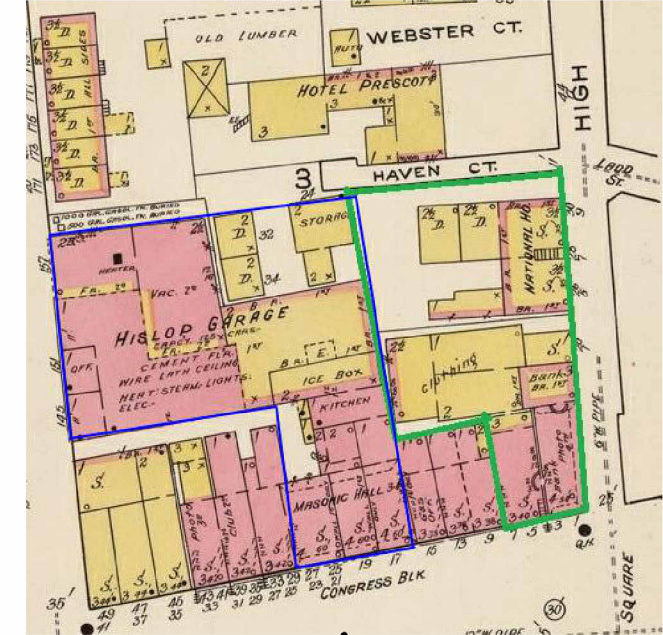
1813  
STABLES & COMMERCE



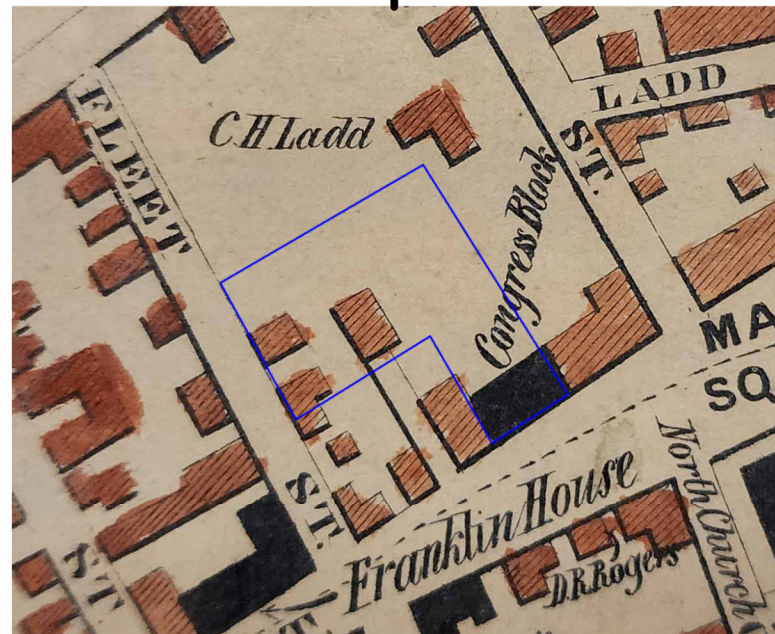
1876  
STABLES, RESIDENTIAL & COMMERCE



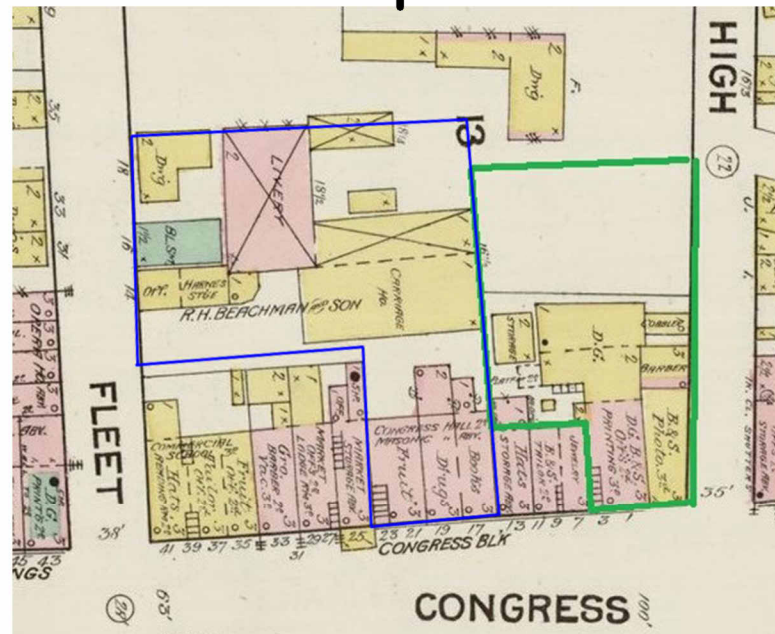
1904  
STABLES, RESIDENTIAL & COMMERCE



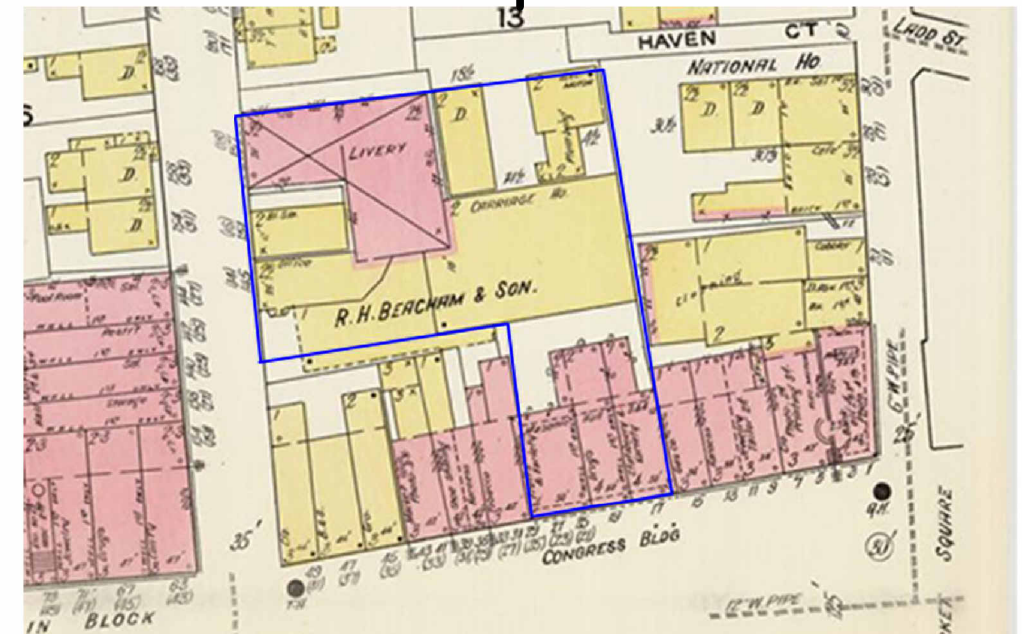
1920  
GARAGE, RESIDENTIAL & COMMERCE



1850  
STABLES, RESIDENTIAL & COMMERCE



1887  
STABLES, RESIDENTIAL & COMMERCE



1910  
STABLES, RESIDENTIAL & COMMERCE

**HN0.11** HISTORIC CONDITIONS  
15 CONGRESS STREET



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# CONGRESS STREET

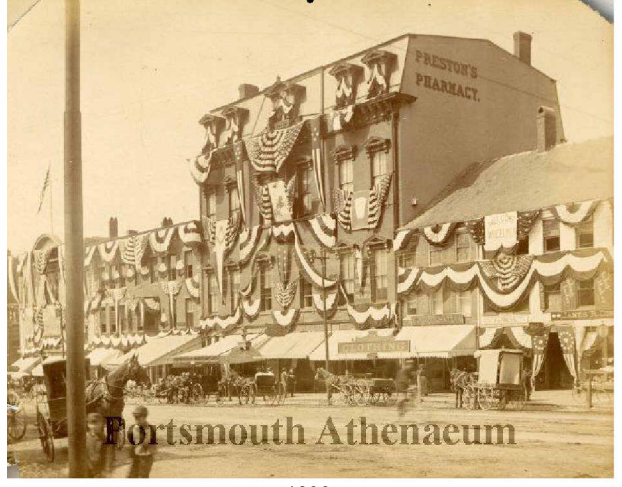


PRIOR TO THE BELL TAVERN FIRE OF MARCH, 1867  
MULTIPLE COMMERCE TENANTS  
RESIDENTIAL ABOVE

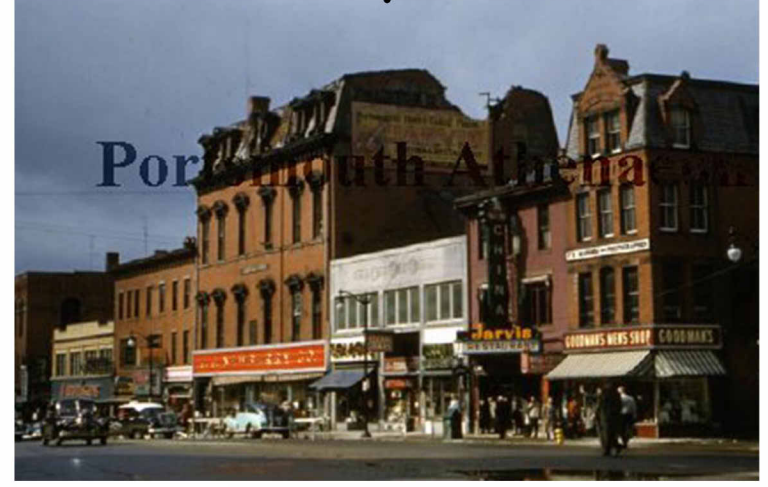
1955  
NEWBERRY

1980  
NEWBERRY

2024  
EXISTING



1890  
PRESTON'S PHARMACY  
RESIDENTIAL ABOVE



FIRE FEB 29TH, 1956



1988  
NEWBERRY

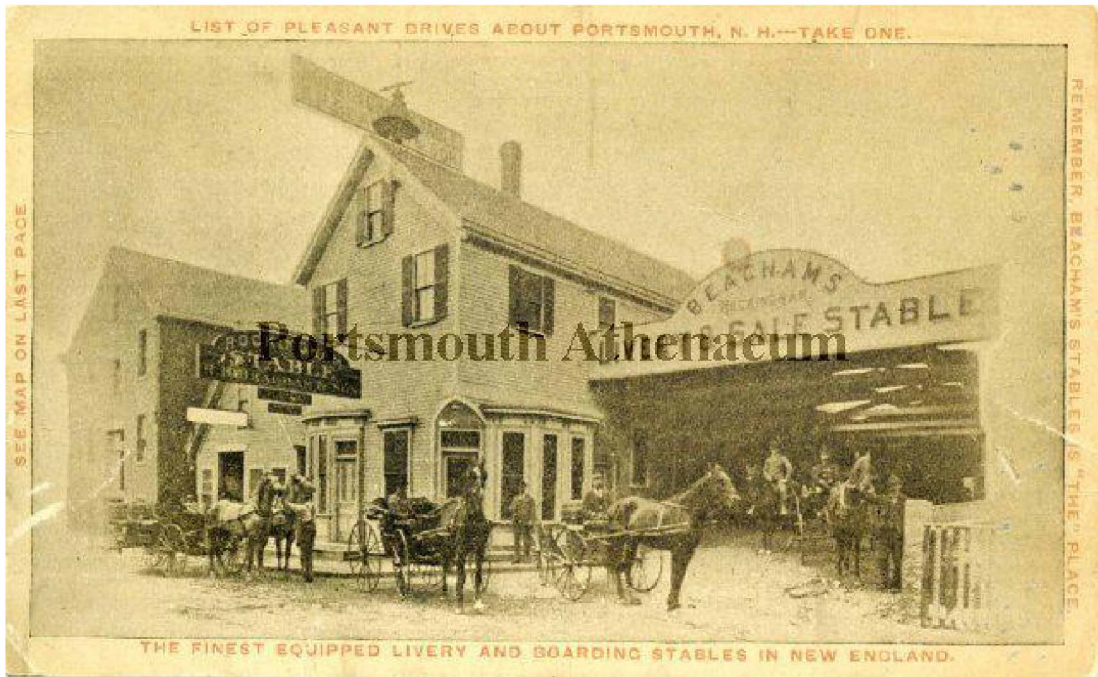


DEMOLITION AFTER THE FIRE

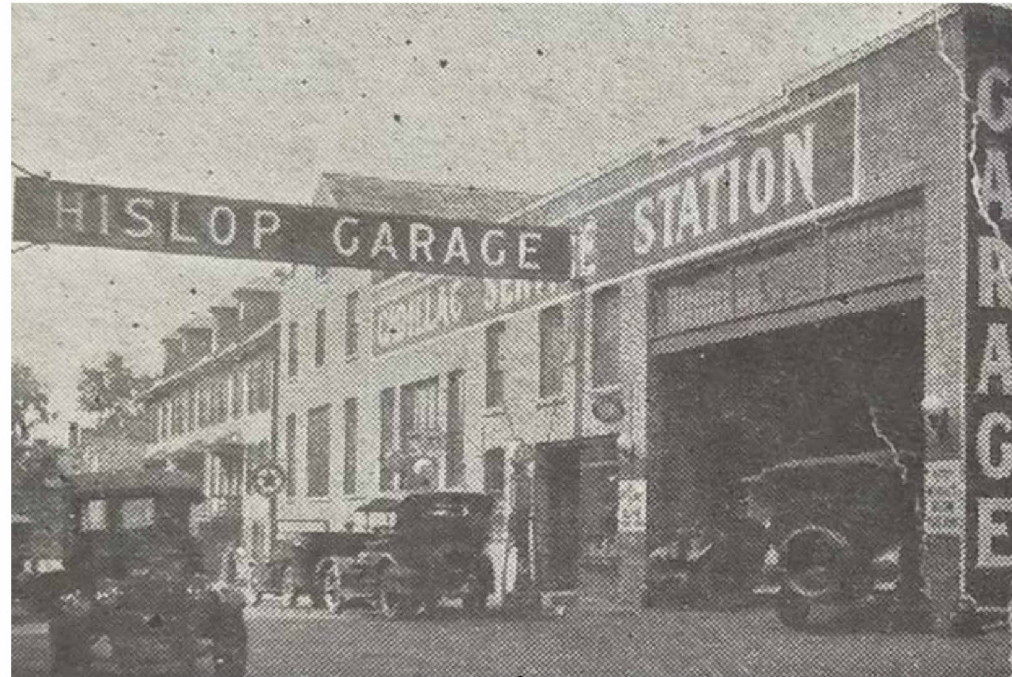
**HN0.12** HISTORIC CONDITIONS  
15 CONGRESS STREET



# FLEET STREET



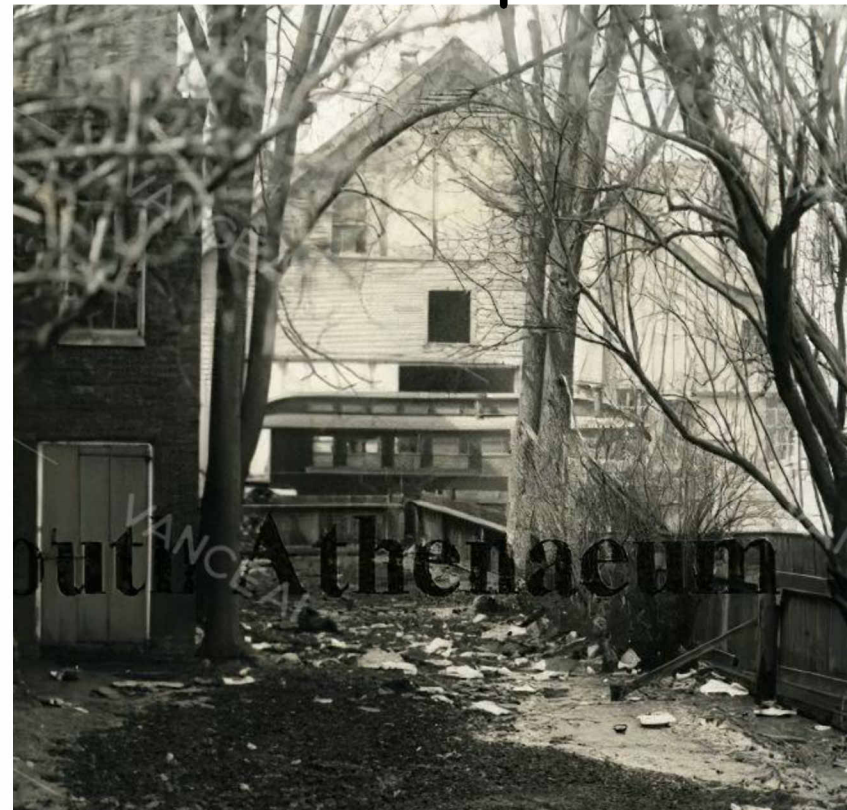
1900  
HAVEN HOUSE YARD LOOKING TOWARDS  
THE BACK OF LIVERY STABLES



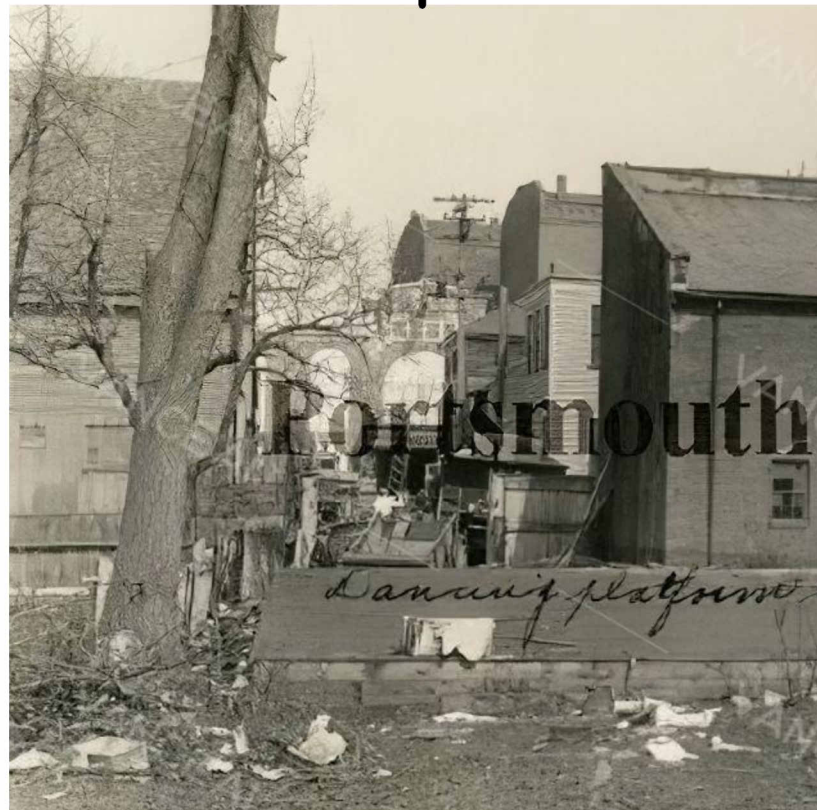
1920  
HISLOP GARAGE



2024  
EXISTING



1907  
HAVEN HOUSE YARD LOOKING TOWARDS  
THE BACK OF LIVERY STABLES



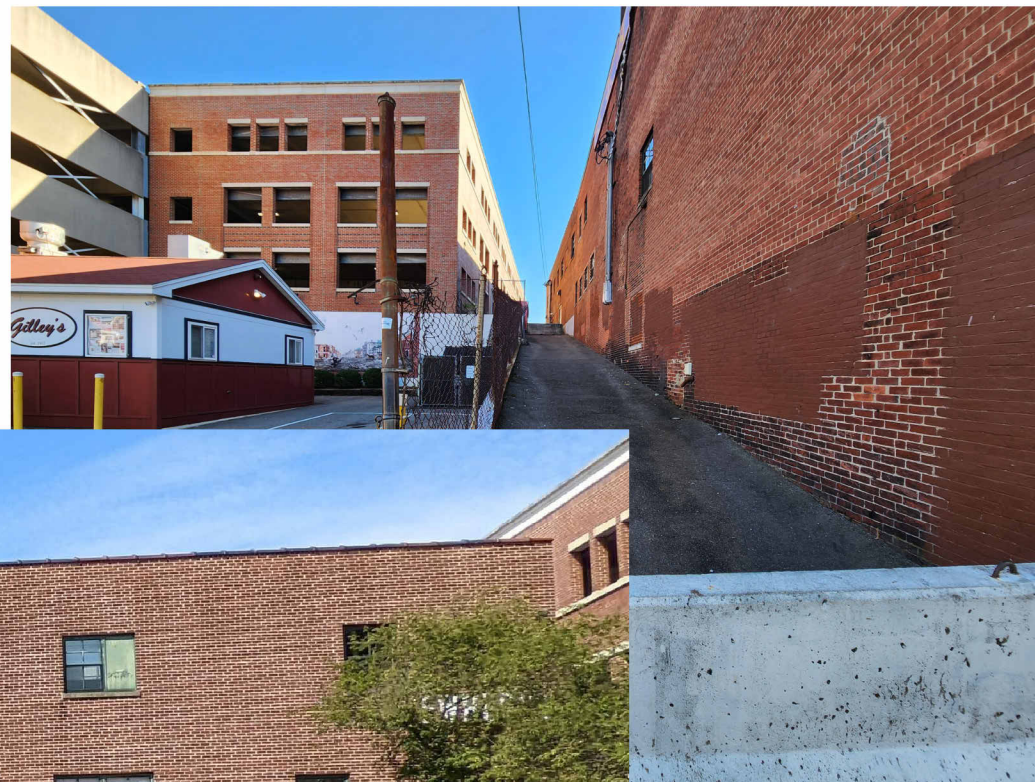
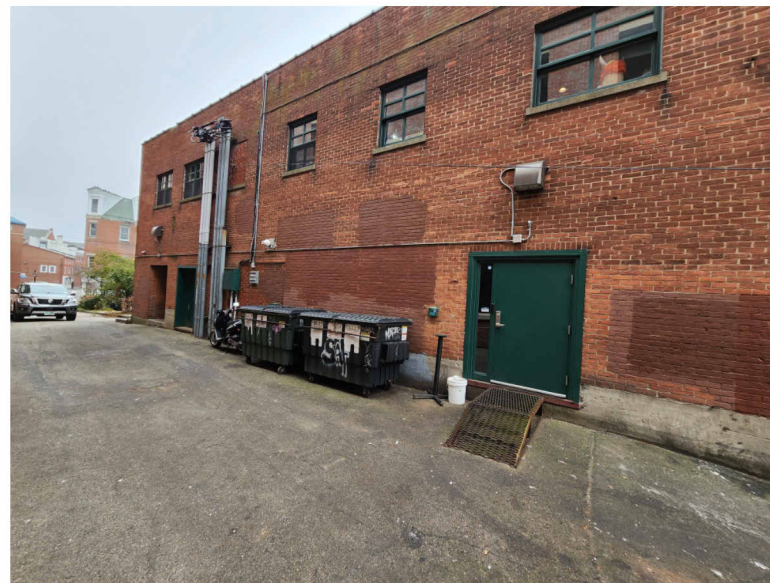
1907  
HAVEN HOUSE YARD LOOKING TOWARDS  
THE BACK OF LIVERY STABLES

**HN0.13** HISTORIC CONDITIONS  
15 CONGRESS STREET





NORTH



**HN0.21** EXISTING CONDITIONS - SIDES  
15 CONGRESS STREET





EAST ELEVATION (CONGRESS STREET)



SOUTH ELEVATION (FLEET STREET)

HN0.22 EXISTING CONDITIONS - FRONTS  
15 CONGRESS STREET



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**PLAN REFERENCES:**

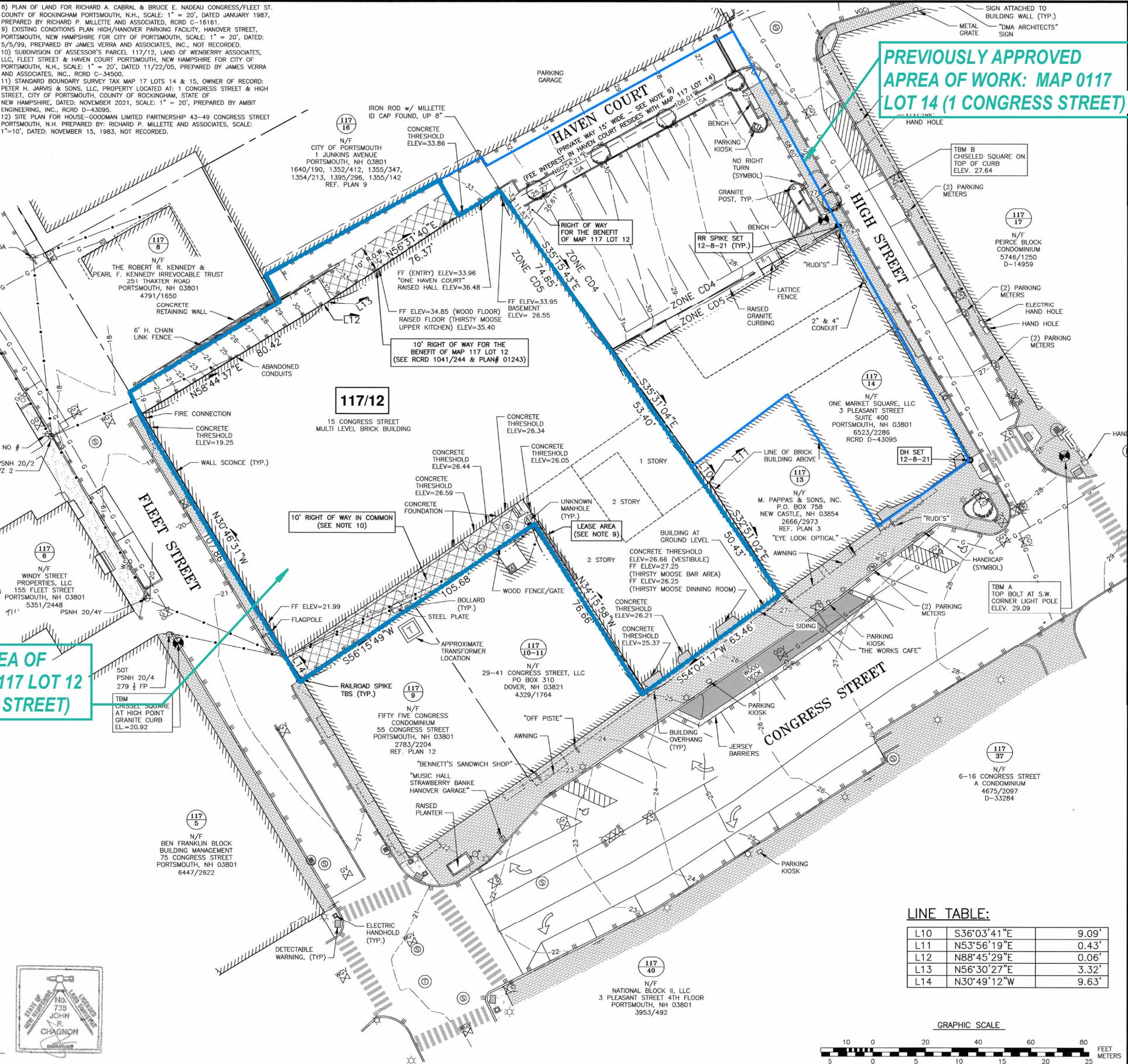
- 1) PLAN OF A LOT OF LAND IN PORTSMOUTH, N.H., BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN. = 20 FT., DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
- 2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1 IN. = 20 FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
- 3) LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 4) PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1 IN. = 20 FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1 IN. = 20 FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
- 6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE: 1 IN. = 40 FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 02537.
- 7) PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1 IN. = 10 FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED.
- 8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C-16161.
- 9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- 10) SUBDIVISION OF ASSessor'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C-34500.
- 11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D-43095.
- 12) SITE PLAN FOR HOUSE-GOODMAN LIMITED PARTNERSHIP 43-49 CONGRESS STREET PORTSMOUTH, N.H. PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, SCALE: 1"=10', DATED: NOVEMBER 15, 1983, NOT RECORDED.

**LEGEND:**

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- BOUND HOLE BOUND HOLE
- S SEWER LINE
- G GAS LINE
- D STORM DRAIN
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- OE OVERHEAD ELECTRIC WIRES
- CONTOUR CONTOUR
- SPOT ELEVATION SPOT ELEVATION
- EP EDGE OF PAVEMENT (EP)
- UTILITY POLE UTILITY POLE
- WATER SHUT OFF/CURB STOP WATER SHUT OFF/CURB STOP
- GAS SHUT OFF GAS SHUT OFF
- GATE VALVE GATE VALVE
- HYD HYDRANT
- METER (GAS, WATER, ELECTRIC) METER (GAS, WATER, ELECTRIC)
- CATCH BASIN CATCH BASIN
- TELEPHONE MANHOLE TELEPHONE MANHOLE
- SEWER MANHOLE SEWER MANHOLE
- DRAIN MANHOLE DRAIN MANHOLE
- EL. ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- INV INVERT
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- VGC/SGC VERTICAL/SLOPED GRANITE

**PROPOSED AREA OF WORK: MAP 0117 LOT 12 (15 CONGRESS STREET)**

**PREVIOUSLY APPROVED AREA OF WORK: MAP 0117 LOT 14 (1 CONGRESS STREET)**



**LOCATION MAP** 1" = 300'

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 12.
  - 2) OWNERS OF RECORD: WENBERRY ASSOCIATES, LLC C/O CP MANAGEMENT 11 COURT STREET SUITE 100 EXETER, N.H. 03833 3060/164
  - 3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5.
  - 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
  - 5) EXISTING LOT AREA: 23,708 S.F. 0.5443 ACRES
  - 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS ON ASSESSORS MAP 117 LOT 12.
  - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
  - 9) PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL IS ENCRANCHING ON SUBJECT PARCEL. SEE RCRD 1512/410 & 1690/130.
  - 10) PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES PER DEEDS. SEE RCRD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCRD C-16161.
  - 11) PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRANTORS EASTERLY BOUNDARY. SEE RCRD 3124/695.
  - 12) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

0	7/24/24	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
SITE SURVEY				

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
200 Griffin Rd. Unit 14  
Portsmouth, New Hampshire 03801  
603.430.9282  
WWW.HALEYWARD.COM

**PROJECT:**  
APPLICANT: ONE MARKET SQUARE, LLC  
15 CONGRESS STREET PORTSMOUTH, N.H.

**EXISTING CONDITIONS PLAN**

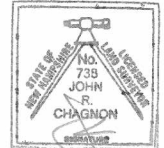
DATE	JULY 2024	SCALE	1" = 20'
DRAWN BY	RJB	DESIGNED BY	---
CHECKED BY	JRC	FIELD BOOK & PAGE	---
PROJECT No.	5010156.01	FIELD BOOK & PAGE	FB 309 PG 54
SHEET No.	---	DWG No.	---

**SHEET 1** C1

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

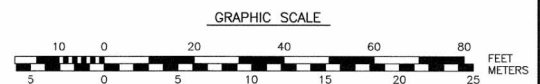
*JRC*  
JOHN R. CHAGNON, LLS 738

7-24-24  
DATE



**LINE TABLE:**

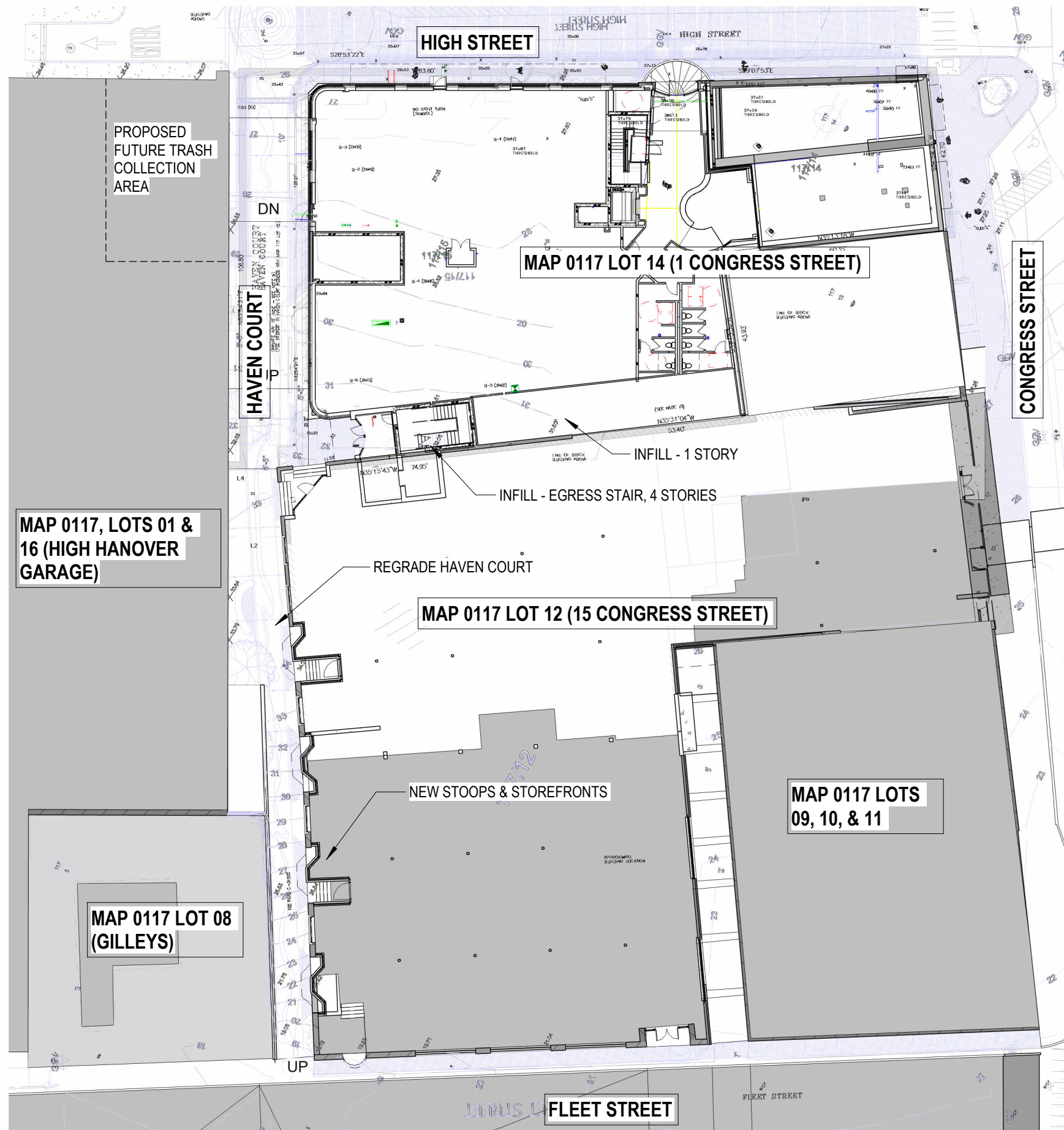
L10	S36°03'41"E	9.09'
L11	N53°56'19"E	0.43'
L12	N88°45'29"E	0.06'
L13	N56°30'27"E	3.32'
L14	N30°49'12"W	9.63'



**HN1.01 SITE SURVEY, EXISTING 15 CONGRESS STREET**



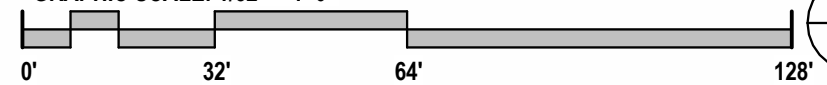




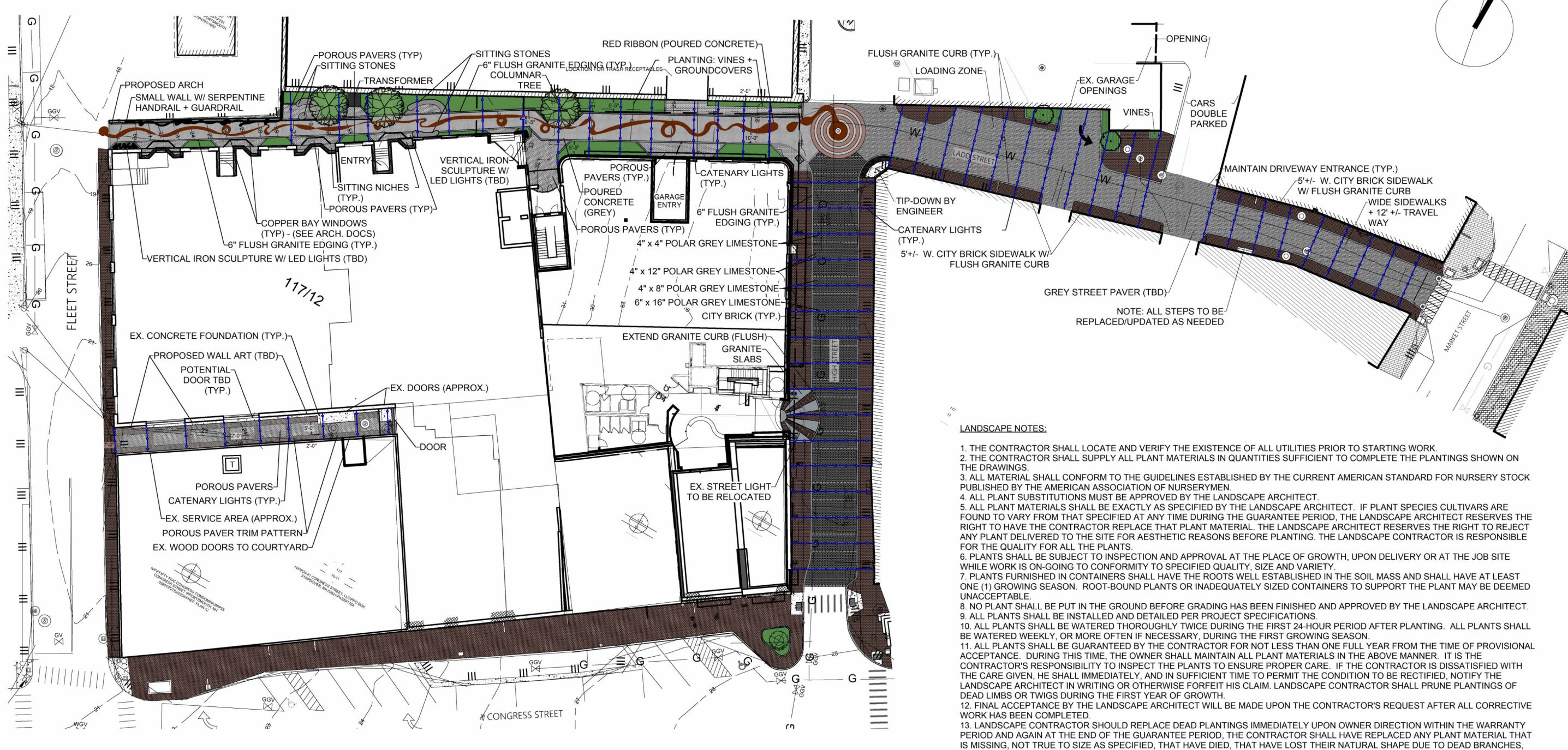
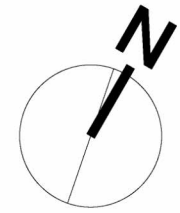
1 SITE PLAN, PROPOSED  
1/32" = 1'-0"

HN1.02 SITE PLAN, PROPOSED  
15 CONGRESS STREET

GRAPHIC SCALE: 1/32" = 1'-0"







terra firma  
landscape architecture  
165-a court street - portsmouth, nh 03801  
office: 603.430.8588 | terrence@terrafirmalandscape.com

**LANDSCAPE NOTES:**

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

**HN1.03 LANDSCAPE PLAN**  
**15 CONGRESS STREET**

PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE.



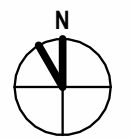
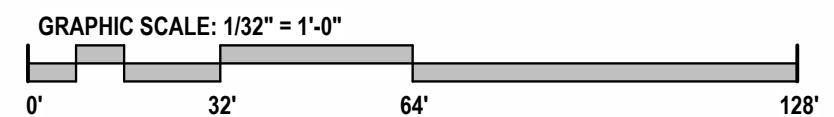
No.	Date	By	Revision Notes
B	7/31/2024		SHEET UPDATES
A	7/24/2024		SOUTH ALLEY UPDATES
terra firma landscape architecture 163 a Court Street Portsmouth, NH 03801			
NEWBERRY WAY			



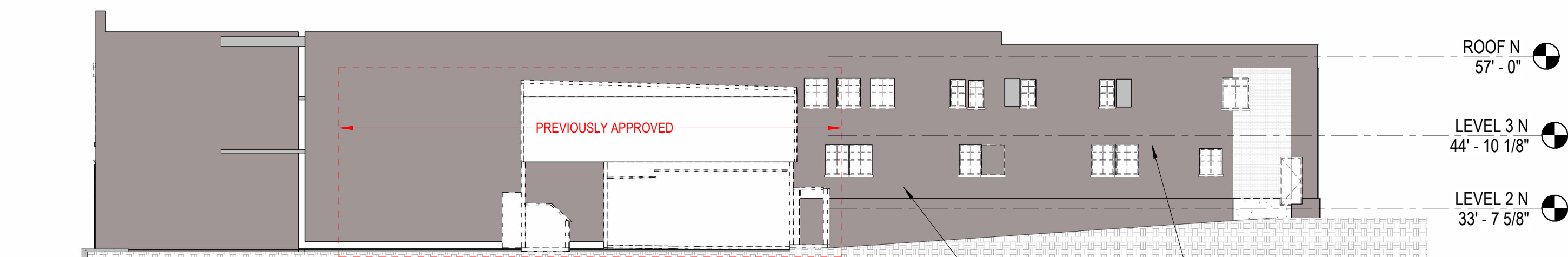


1 ROOF PLAN  
1/32" = 1'-0"

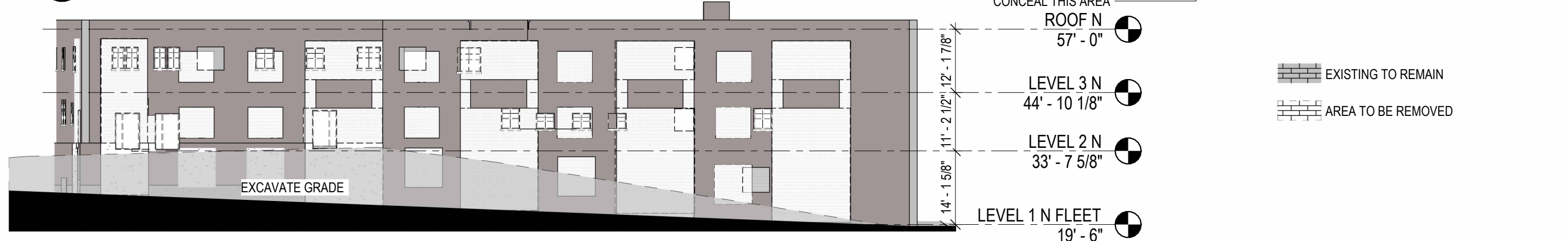
HN1.04 ROOF PLAN  
15 CONGRESS STREET



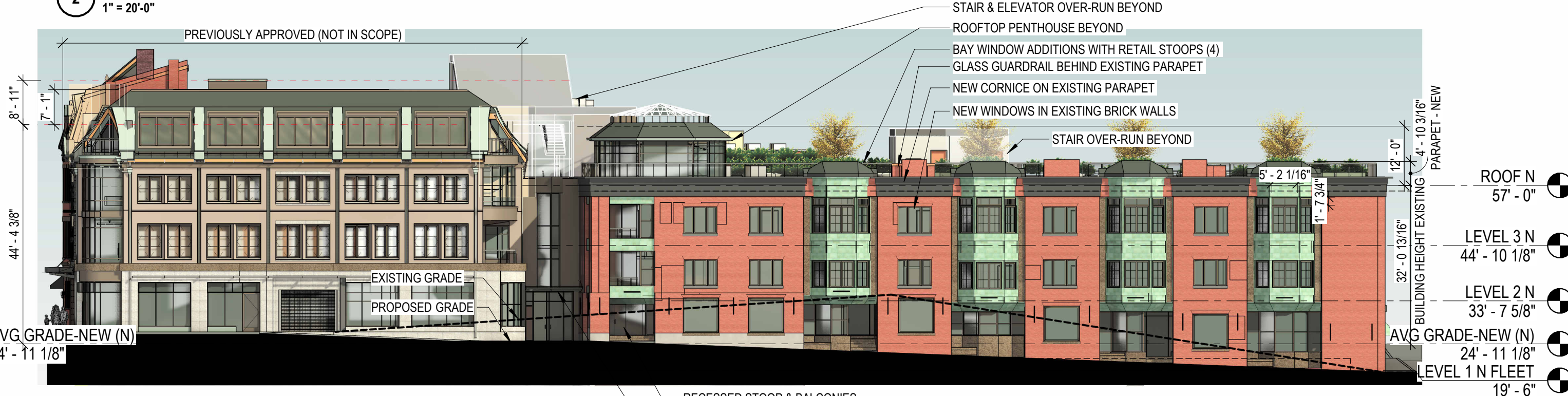




**3 EXISTING NORTH ELEVATION**  
1/16" = 1'-0"



**2 EXISTING WEST ELEVATION - HAVEN COURT**  
1" = 20'-0"

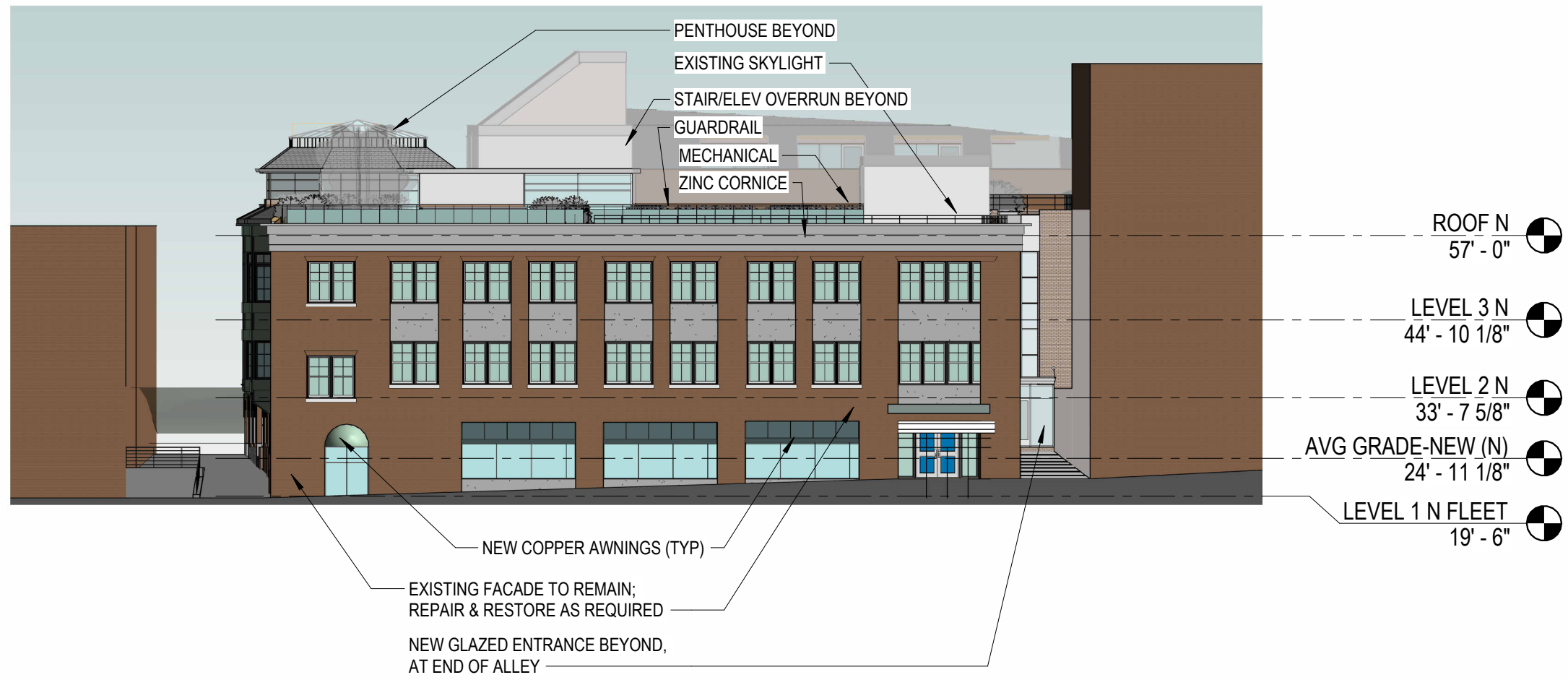


**1 PROPOSED WEST ELEVATION - HAVEN COURT**  
1" = 20'-0"

**HN2.01 WEST ELEVATIONS - HAVEN COURT**  
**15 CONGRESS STREET**





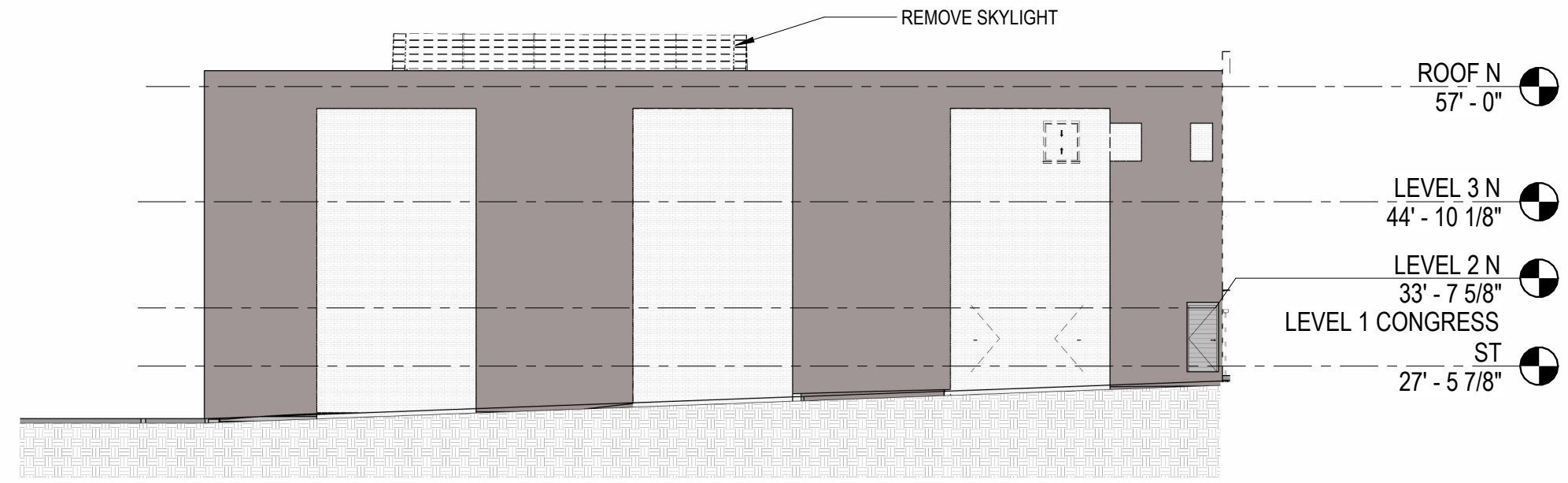




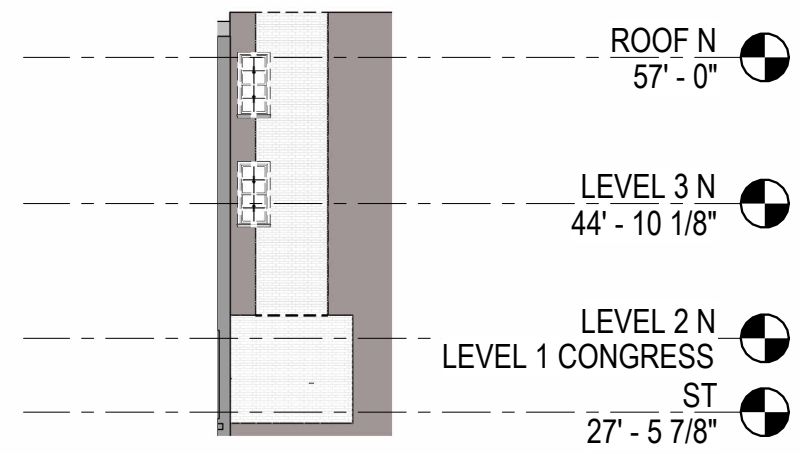
**HN2.02 SOUTH ELEVATION - FLEET STREET  
15 CONGRESS STREET**



 EXISTING TO REMAIN  
 AREA TO BE REMOVED

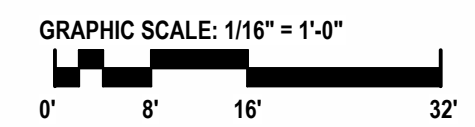


**1 DEMO EAST ELEVATION - ALLEY**  
 1/16" = 1'-0"



**2 SOUTH ELEVATION (ALLEY END)**  
 1/16" = 1'-0"

**HN2.03 BACK ALLEY DEMO ELEVATIONS**  
**15 CONGRESS STREET**







HISTORIC REFERENCE: 1860'S



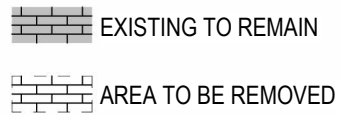
EXISTING

**HN2.04** 3D PERSPECTIVE EAST-CONGRESS ST  
15 CONGRESS STREET

GRAPHIC SCALE: 1/8" = 1'-0"






 EXISTING TO REMAIN  
 AREA TO BE REMOVED

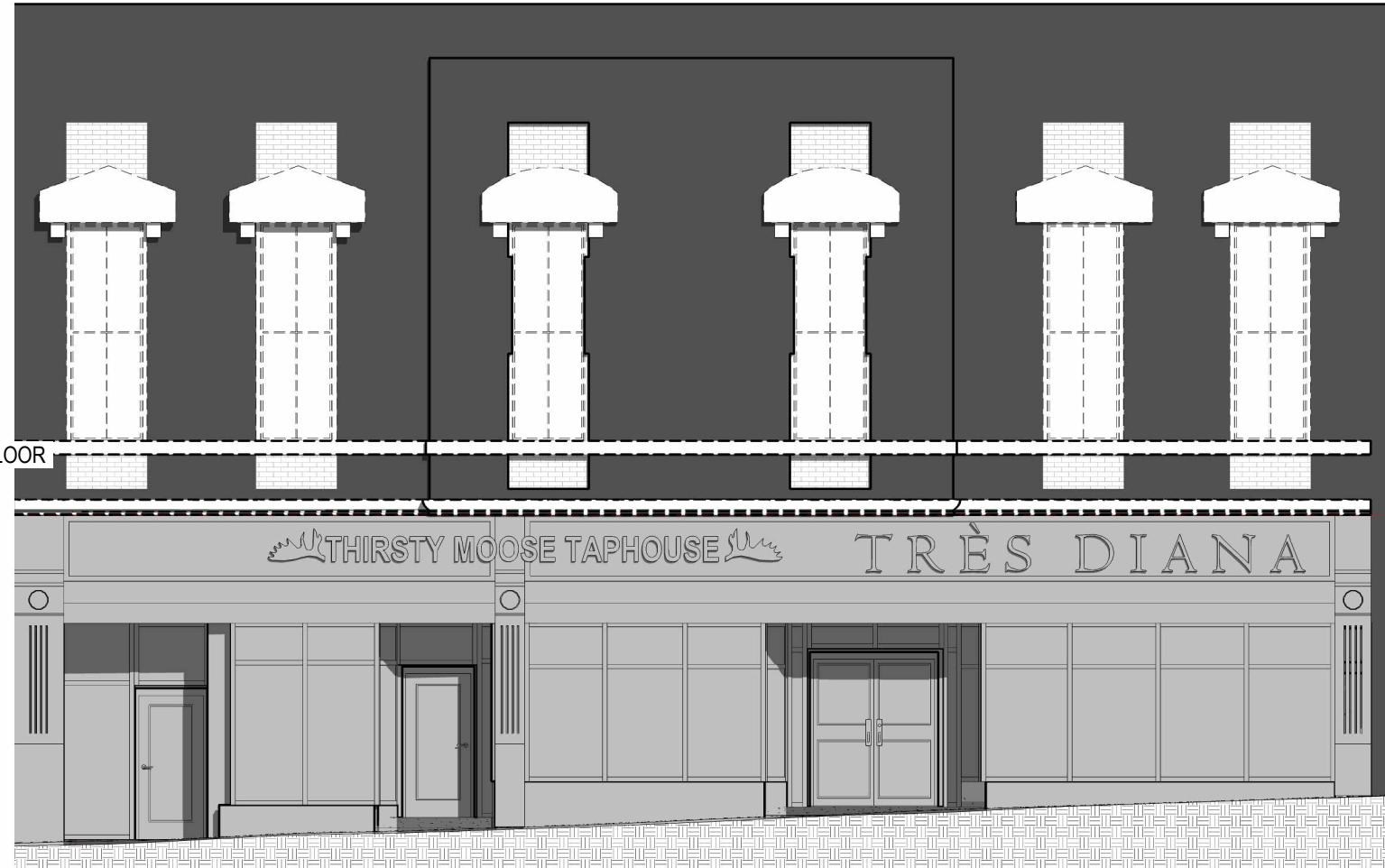


EXISTING

HISTORIC REFERENCE: 1860'S




APPROX. FLOOR LOCATION



1 EAST ELEVATION - CONGRESS STREET  
1/8" = 1'-0"

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

**HN2.05 EAST ELEVATIONS - CONGRESS ST  
15 CONGRESS STREET**

GRAPHIC SCALE: 1/8" = 1'-0"  




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**HN3.01** 3D AXONOMETRIC BIRDSEYE  
15 CONGRESS STREET





EXISTING CONDITION

PROPOSED

HN3.02 3D PERSPECTIVE WEST  
15 CONGRESS STREET

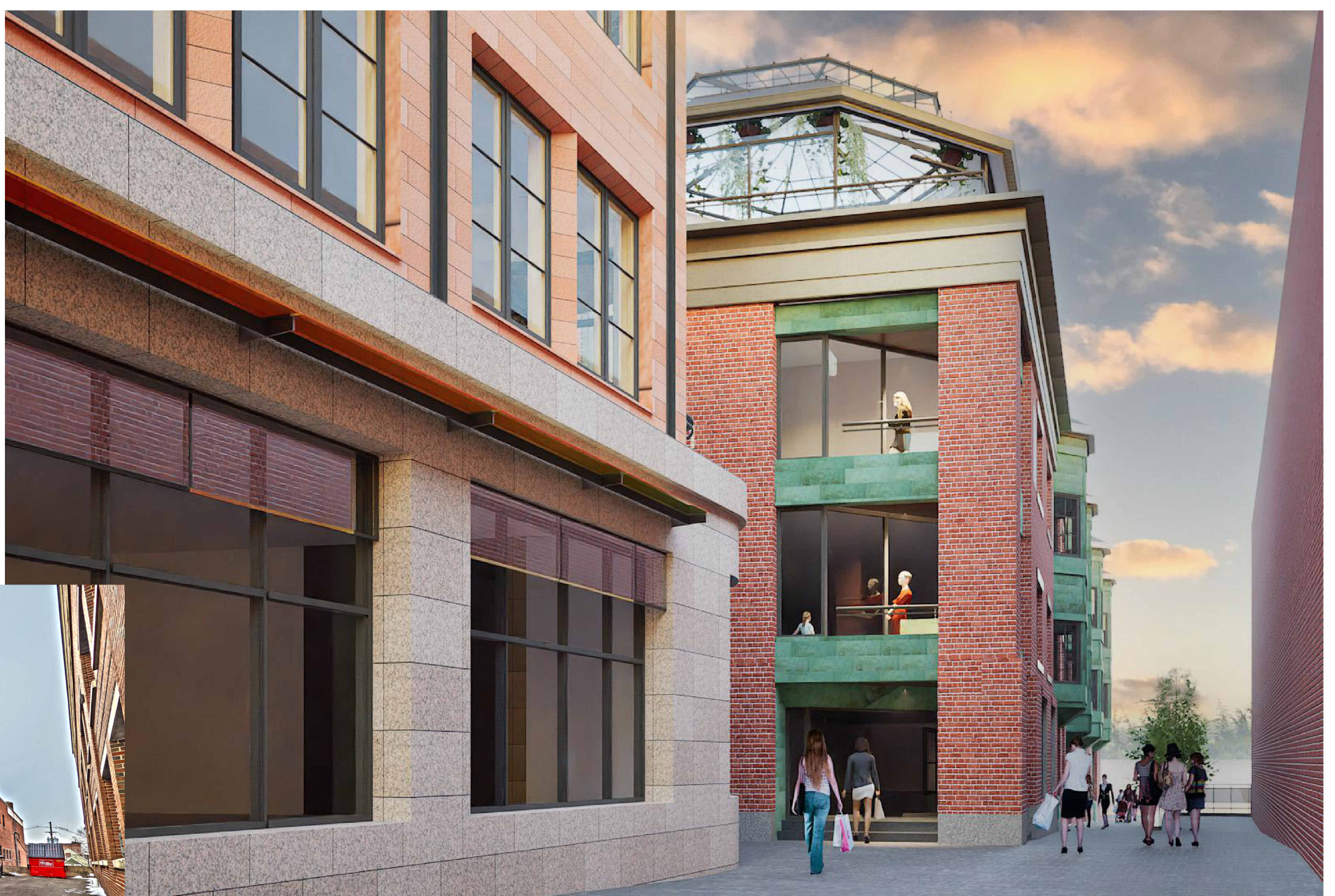


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EXISTING CONDITION



PROPOSED

HN3.03 3D PERSPECTIVE EAST  
15 CONGRESS STREET



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HAVEN COURT ENTRANCE



ALLEY ENTRANCE (FROM FLEET STREET)



HN3.04 3D RENDERINGS  
15 CONGRESS STREET



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