

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:

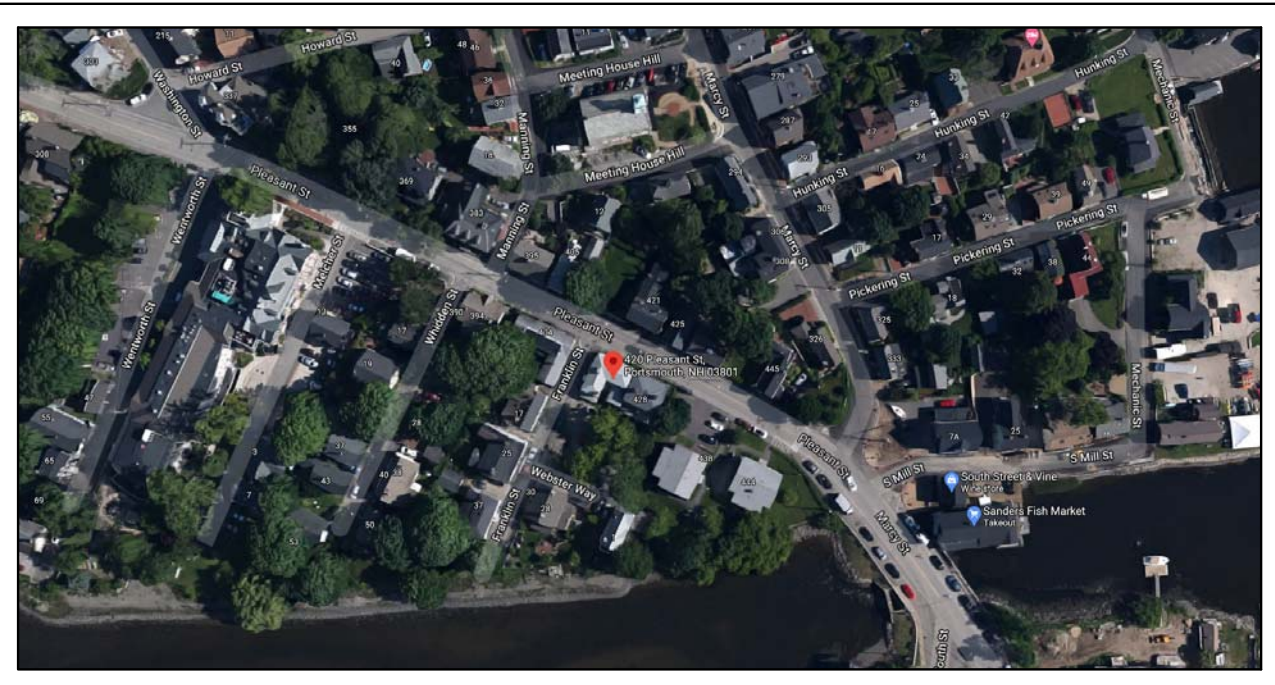
PROPOSED WORK:

- 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

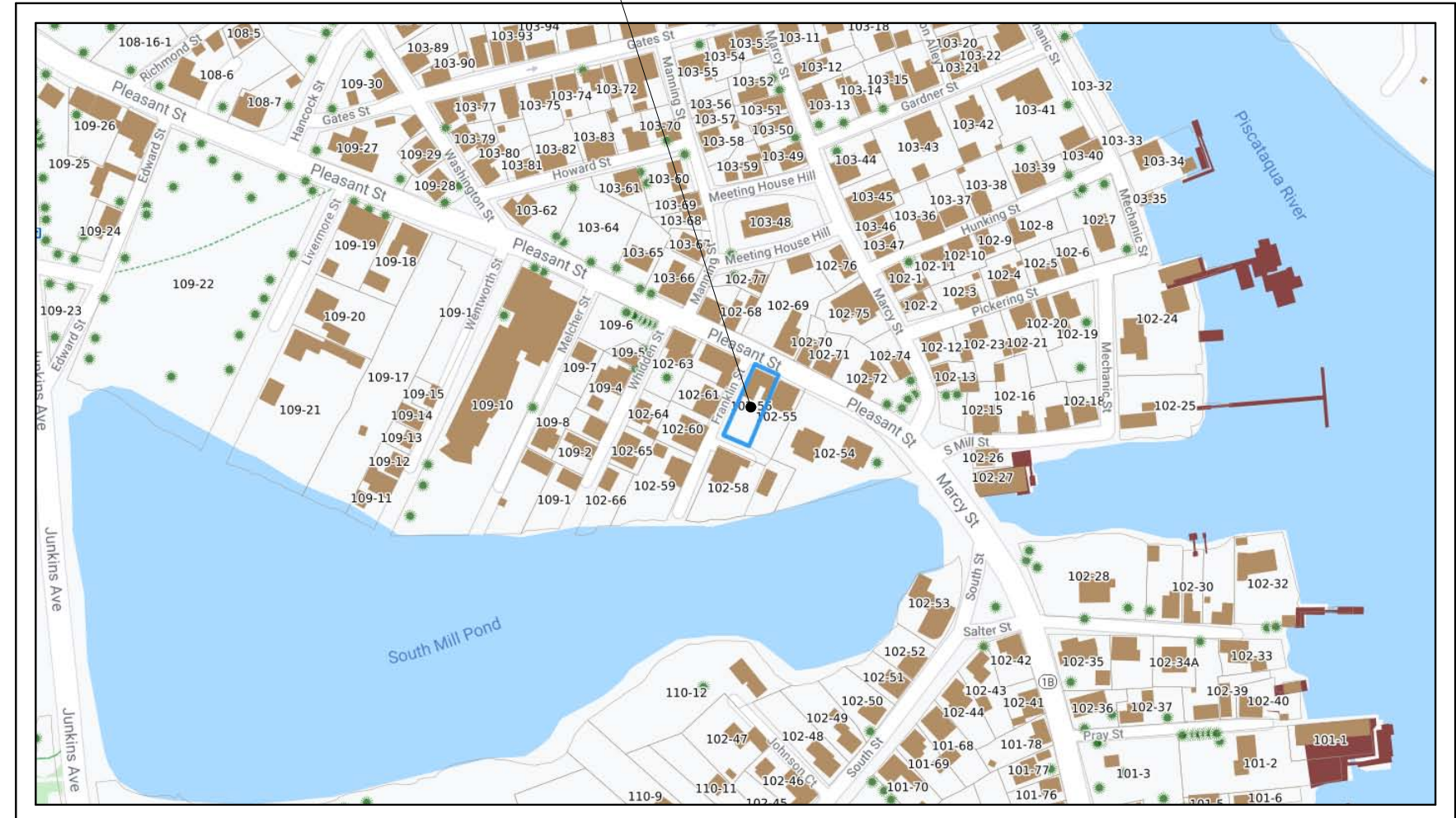


SHEET LIST

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A2	CONTEXT PHOTOS
A3	CONTEXT PHOTOS
A4	EXISTING FLOOR PLANS
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A6	PREFERRED ROOF FORM
A7	MATERIALS AND DETAILS
A8	MATERIALS AND DETAILS
A9	MATERIALS AND DETAILS
A10	ROOF OPTIONS
A11	ROOF OPTIONS



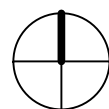
420 PLEASANT STREET PORTSMOUTH, NH 03801



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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
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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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EXISTING PHOTOS

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McHENRY ARCHITECTURE
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Portsmouth, New Hampshire

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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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CONTEXT PHOTOS

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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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CONTEXT PHOTOS

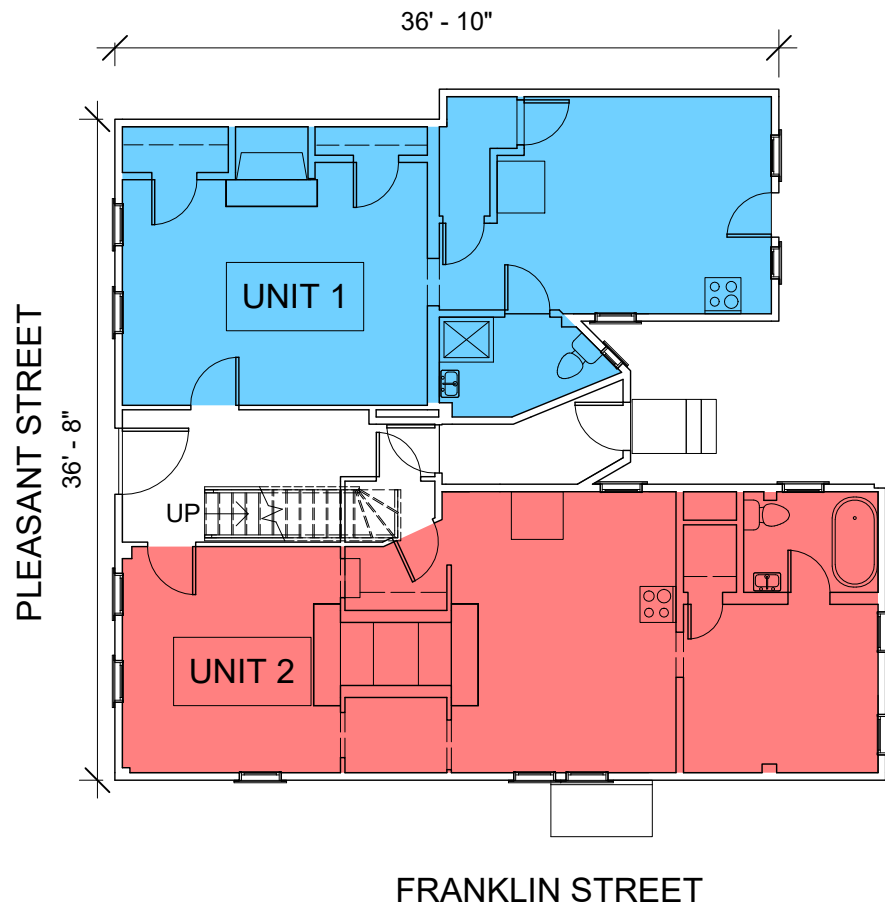
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McHENRY ARCHITECTURE

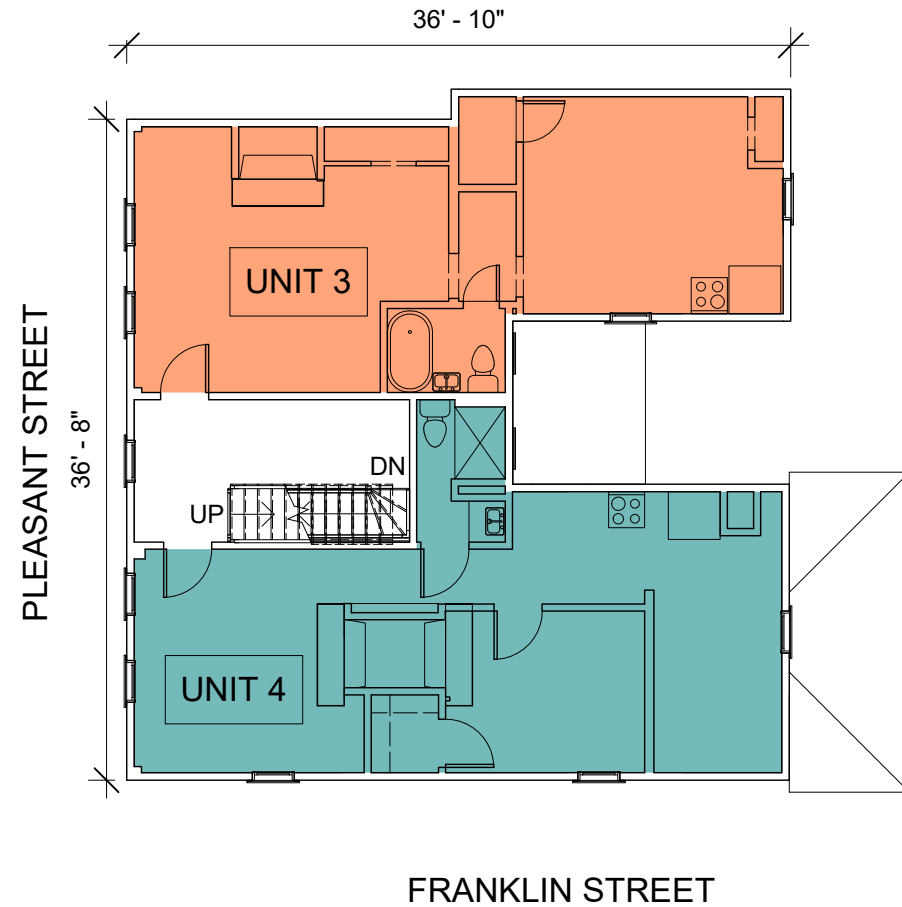
4 Market Street
Portsmouth, New Hampshire

A3

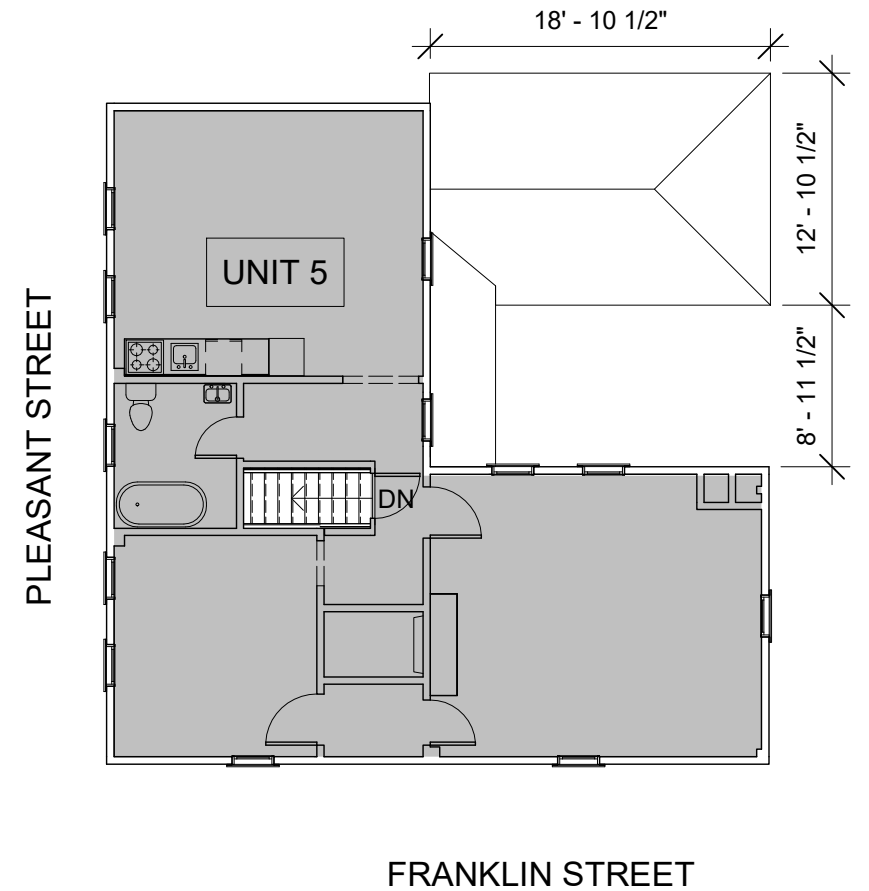
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1 EXISTING FIRST FLOOR
3/32" = 1'-0"



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



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

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EXISTING FLOOR PLANS

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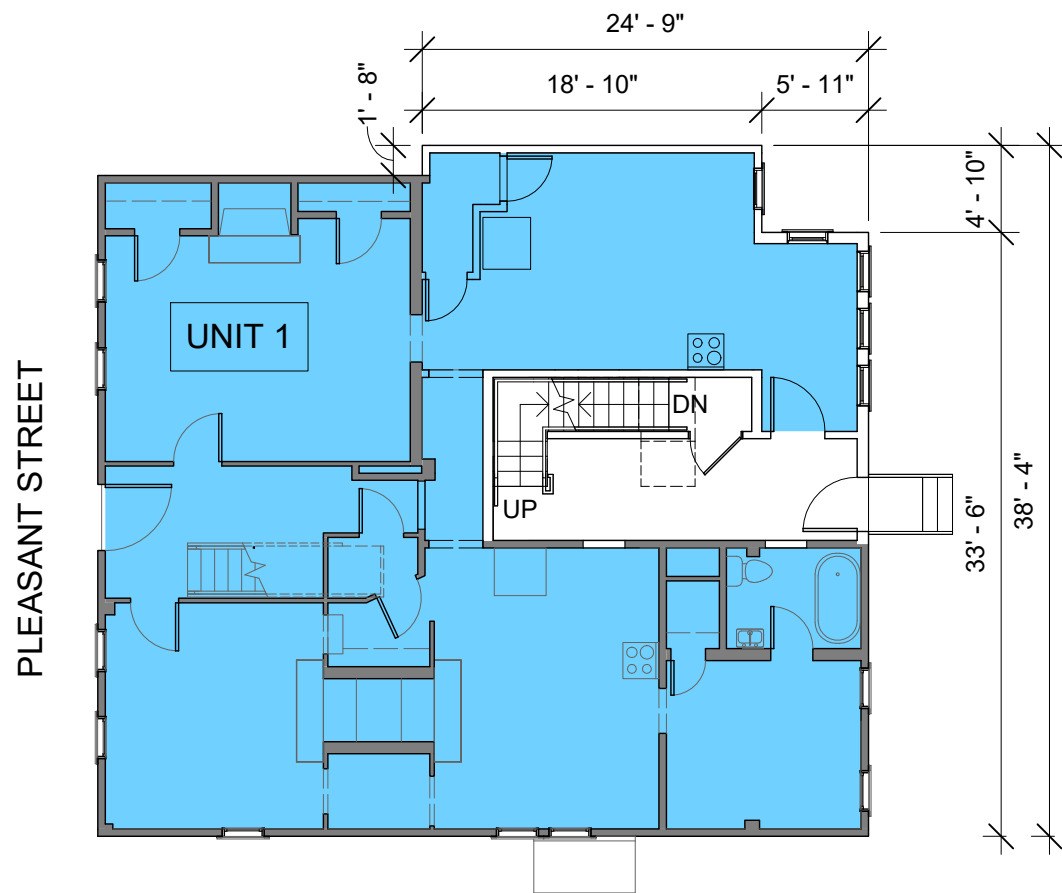
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

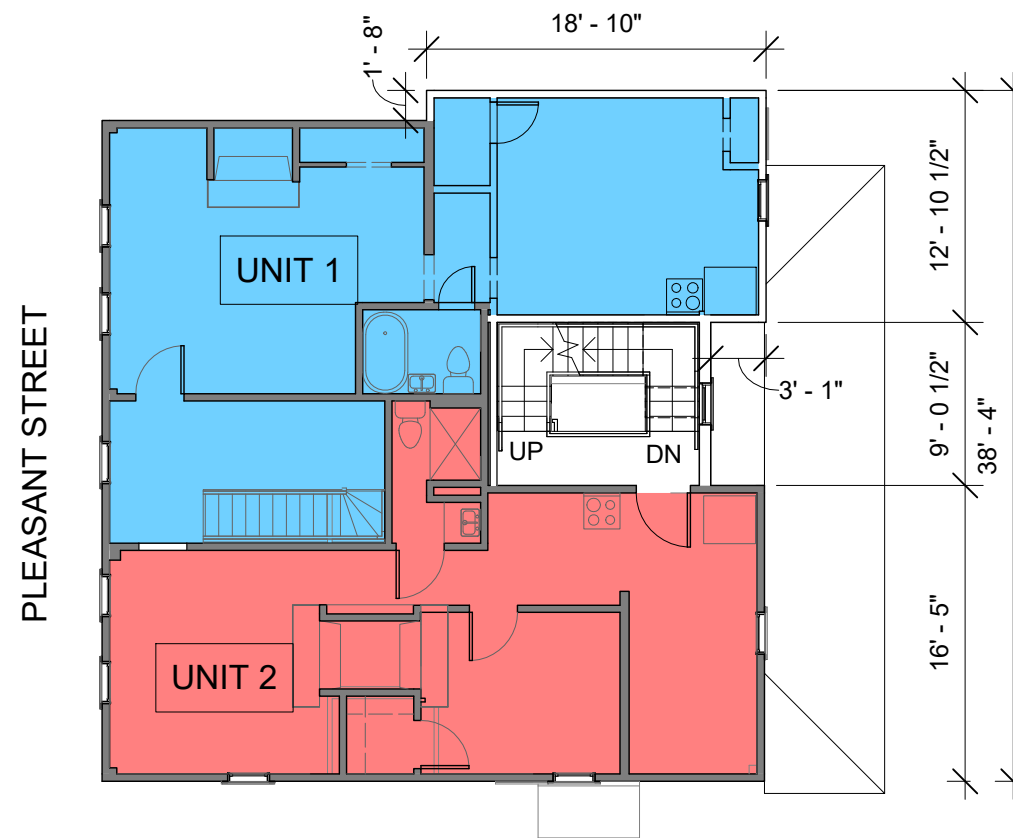
07/07/2021
McHA: RD / JJ
AS INDICATED

GRAPHIC KEY

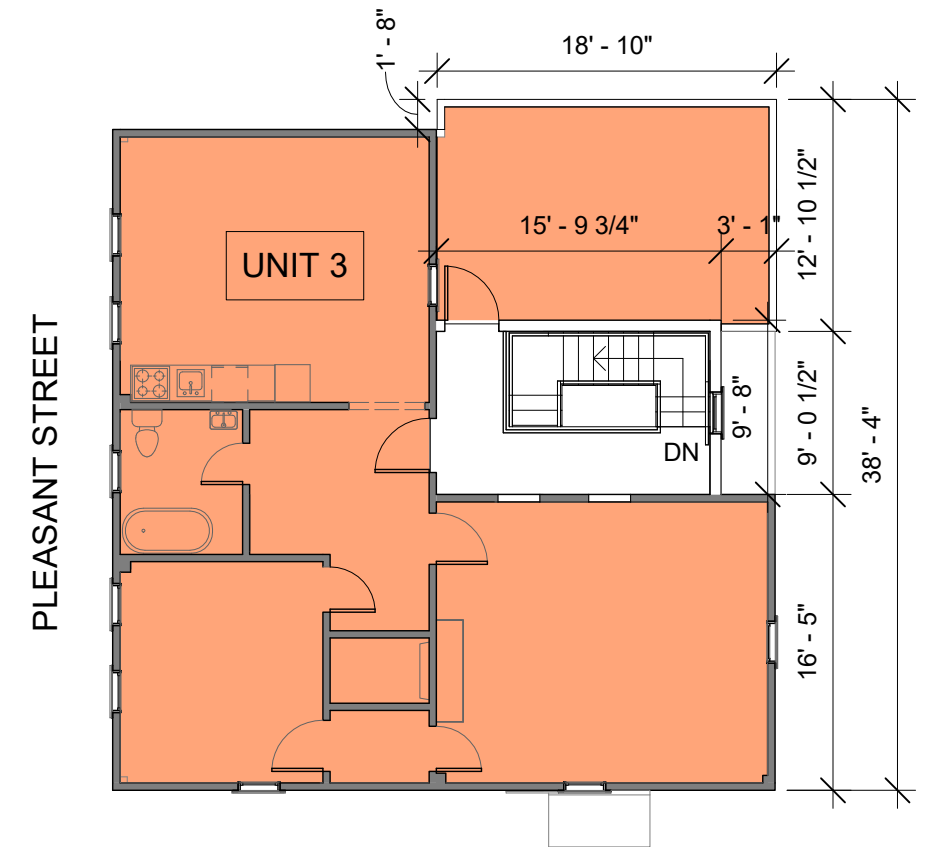
- : EXISTING
- : TO BE REMOVED
- : PROPOSED



FRANKLIN STREET



FRANKLIN STREET



FRANKLIN STREET

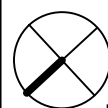
1 FIRST FLOOR
3/32" = 1'-0"

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

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

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PROPOSED FLOOR PLANS
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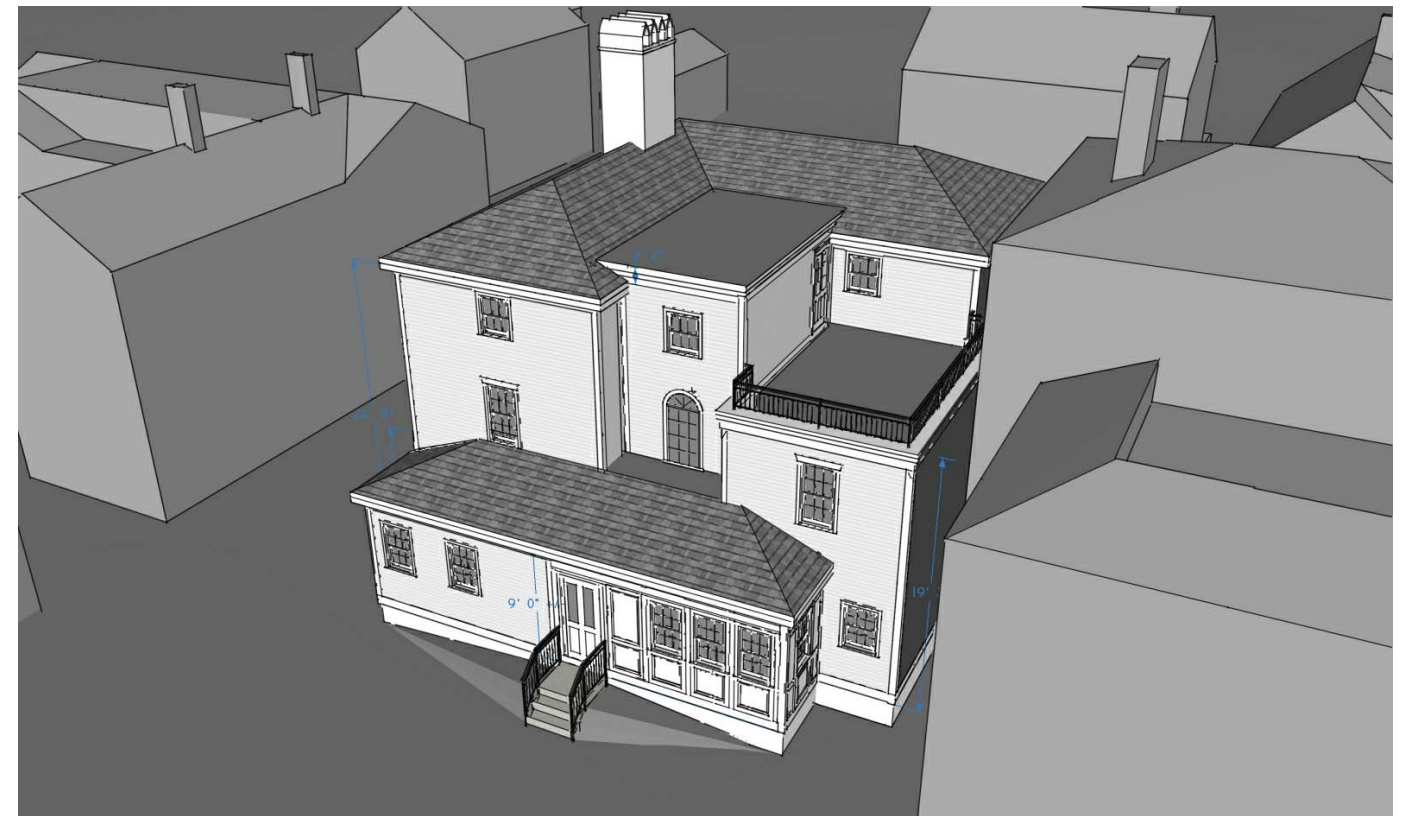
McHENRY ARCHITECTURE
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A5

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McHA: RD / JJ
AS INDICATED



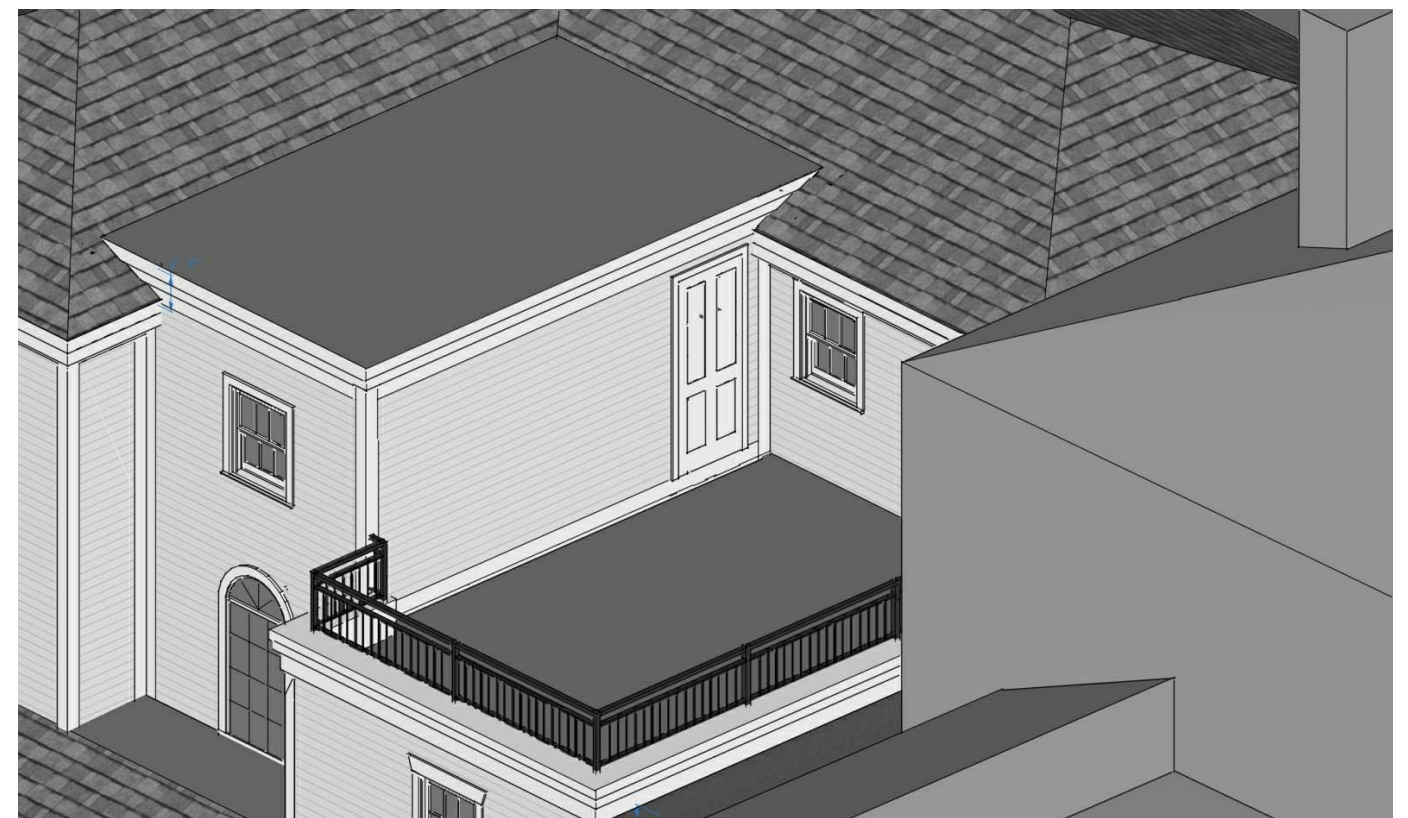
VIEW FROM SOUTH - FLAT ROOF A



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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PREFERRED ROOF FORM

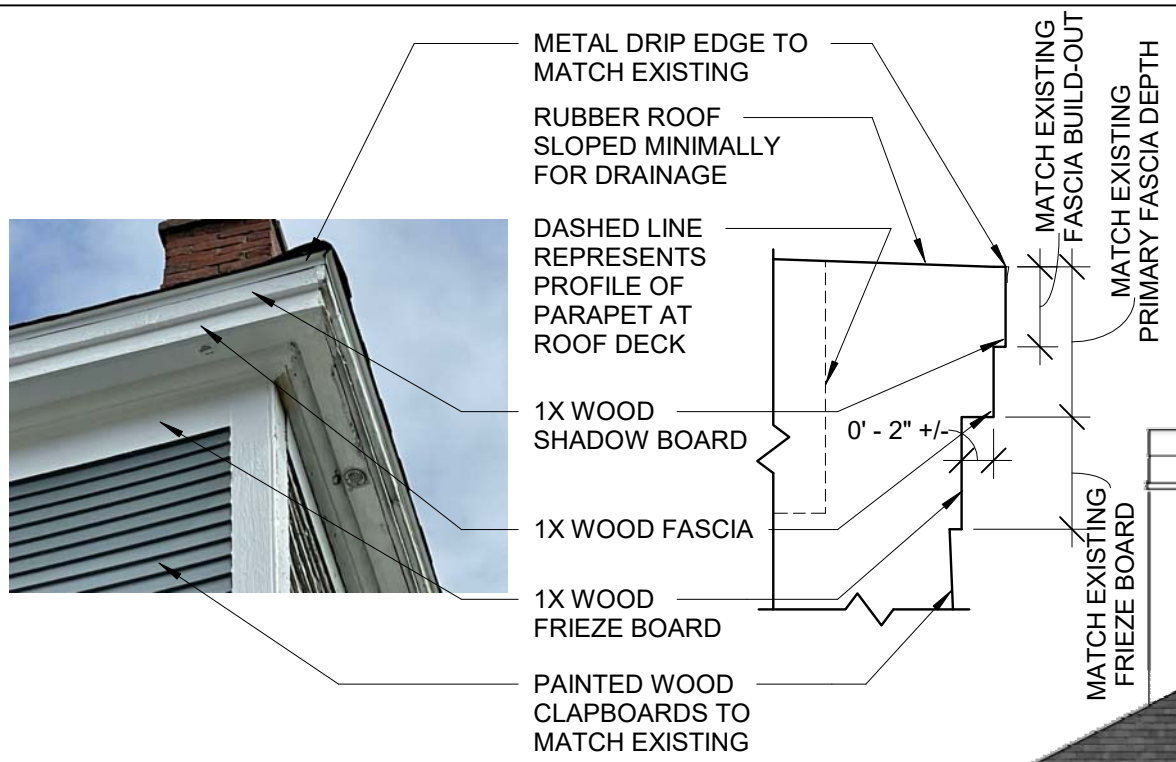
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4 Market Street
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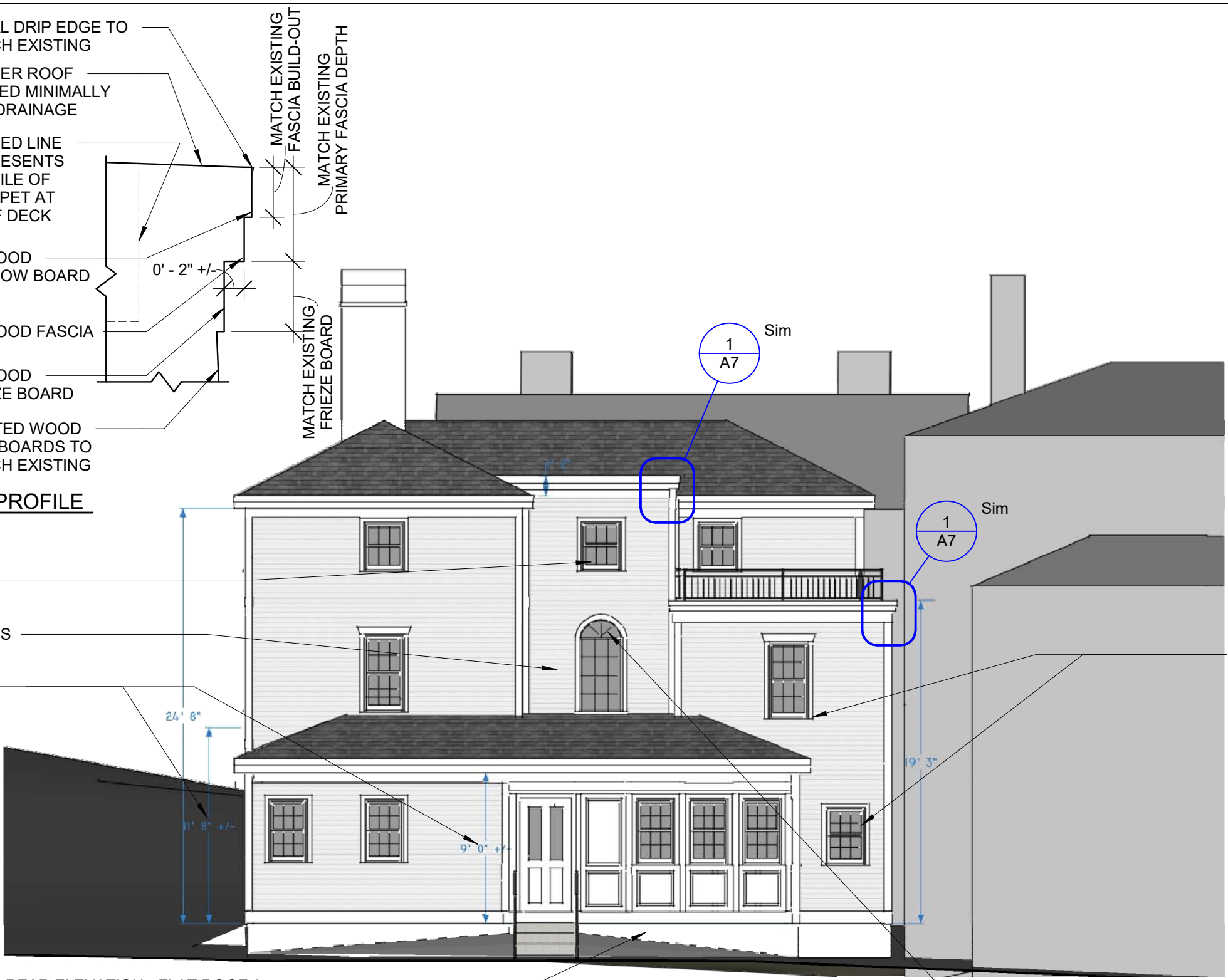


1 PROPOSED FLAT ROOF EDGE PROFILE
1" = 1'-0"

- 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



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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MATERIALS AND DETAILS
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Portsmouth, New Hampshire

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A7
AS INDICATED



OUTDOOR LIGHTING AT ROOF DECK TBD

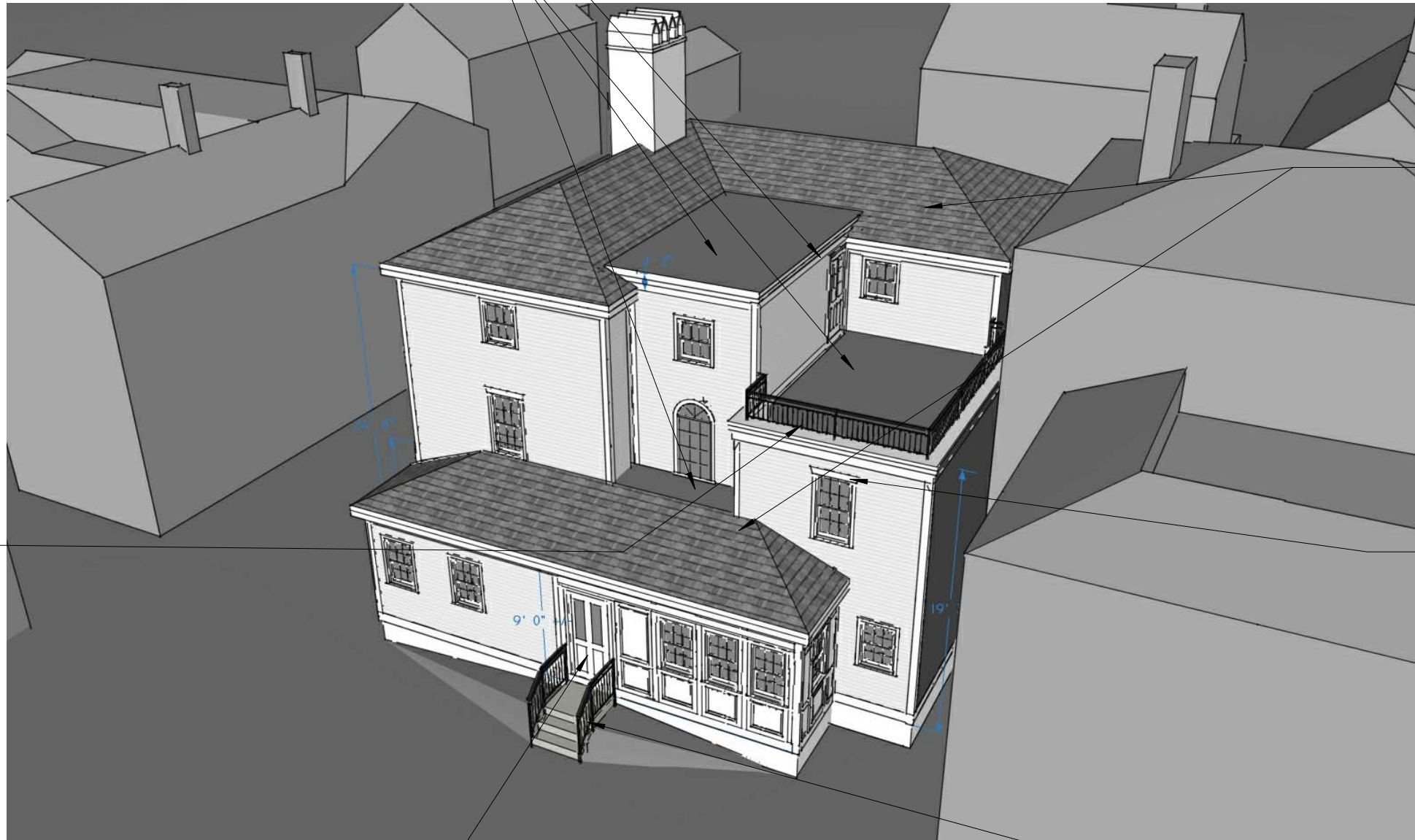
DESIGN INTENT: RUBBER ROOF TO MATCH COLOR OF NEW ARCHITECTURAL SHINGLES



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



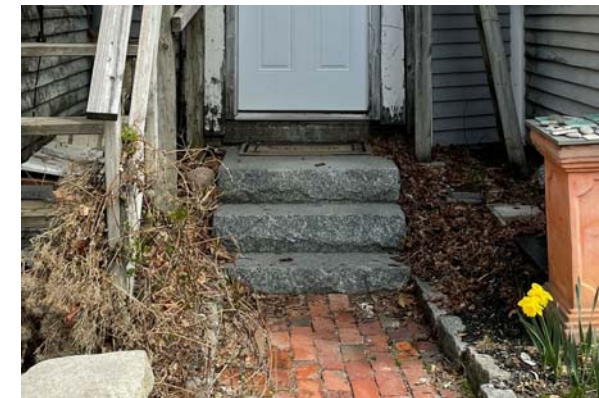
AERIAL VIEW FROM SOUTH - FLAT ROOF A



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

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MATERIALS AND DETAILS

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4 Market Street
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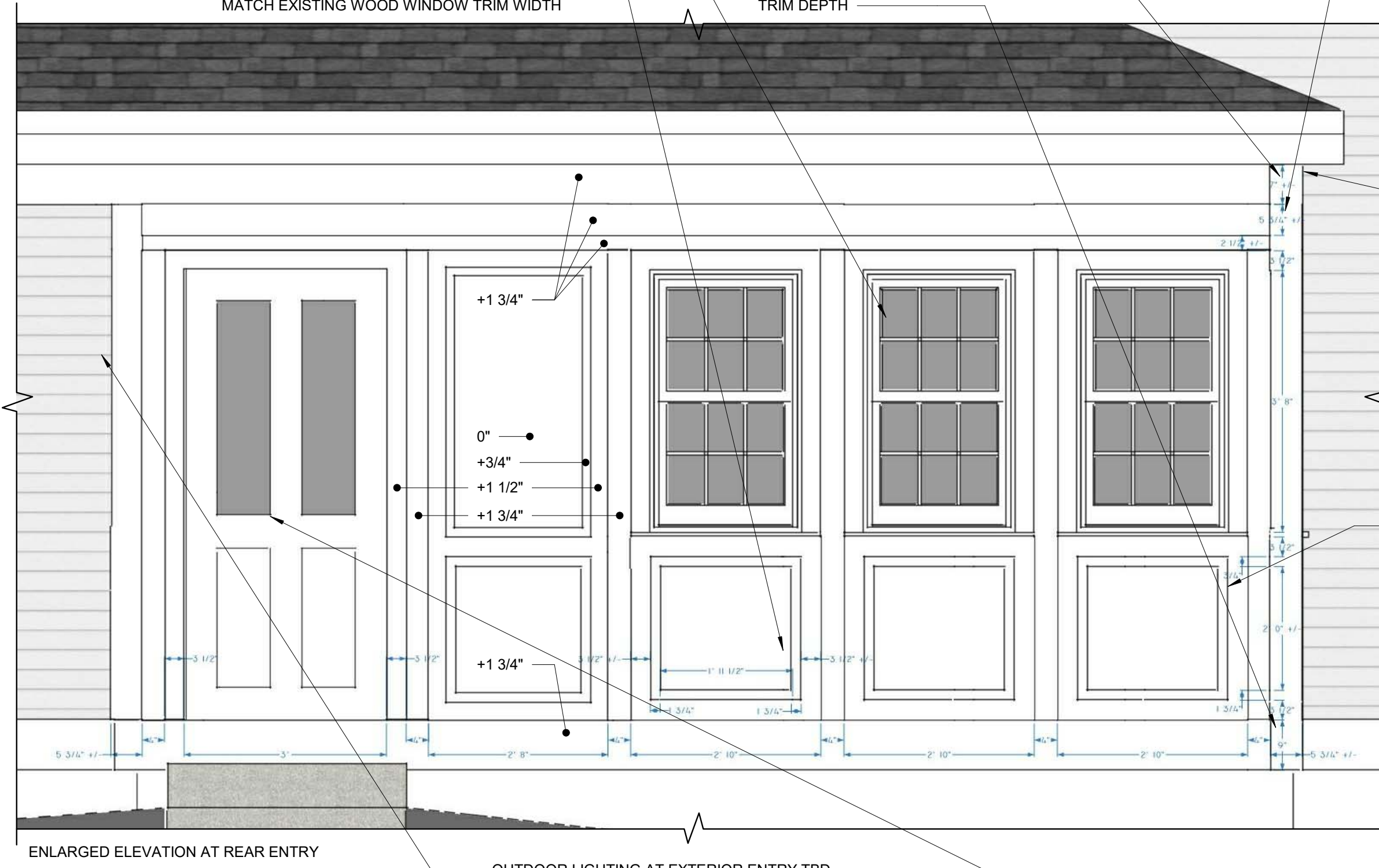
A8

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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

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ENLARGED ELEVATION AT REAR ENTRY

OUTDOOR LIGHTING AT EXTERIOR ENTRY TBD

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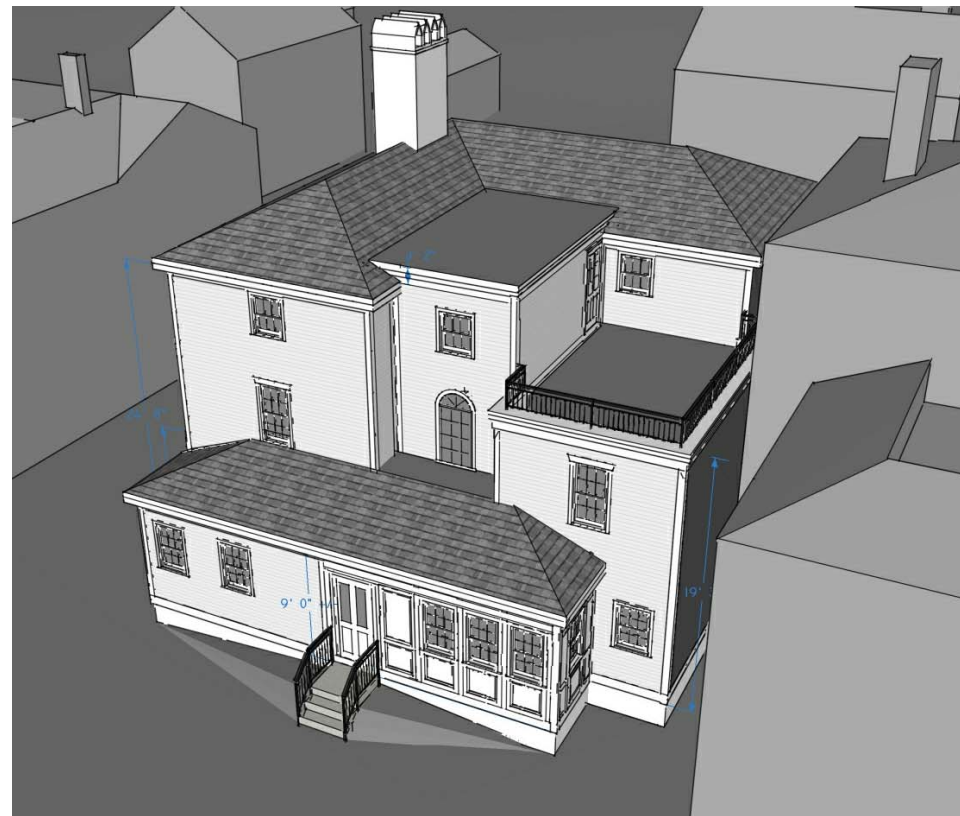
MATERIALS AND DETAILS
 HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE
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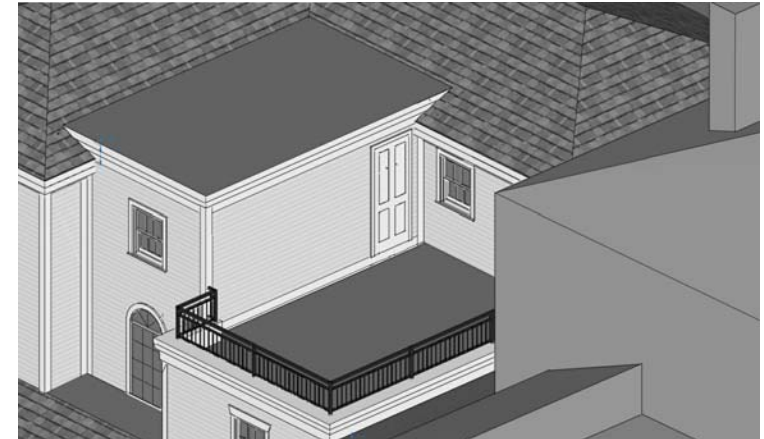
07/07/2021
 McHA: RD / JJ
A9
 NOT TO SCALE



VIEW FROM SOUTH - FLAT ROOF A



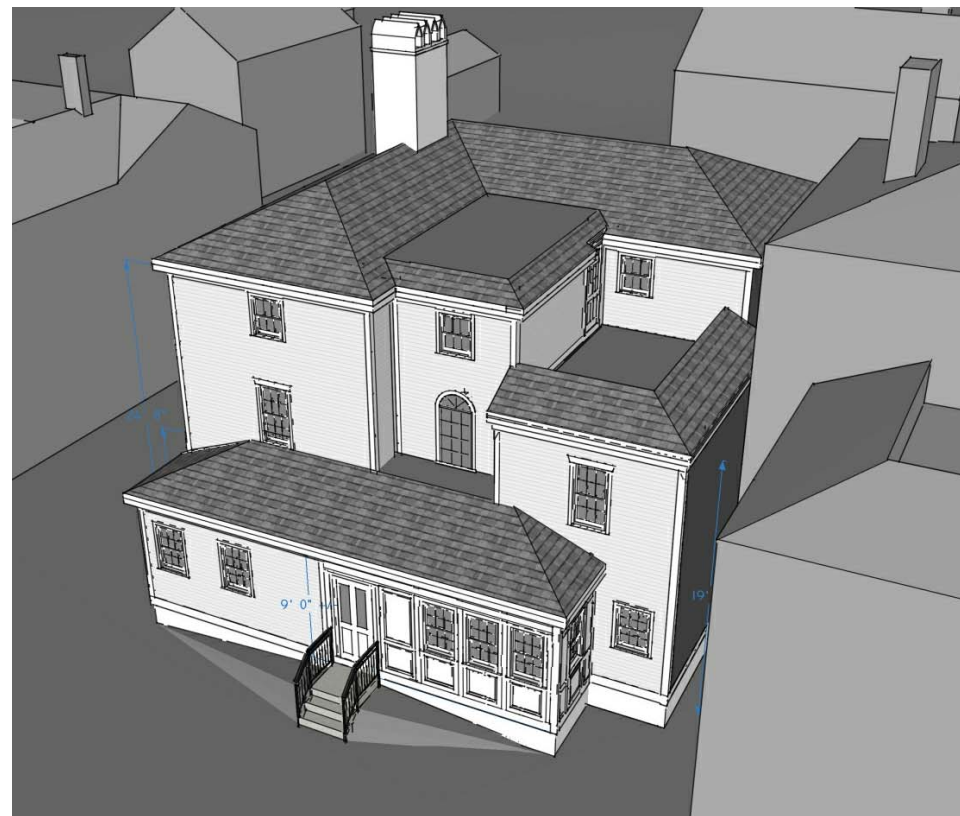
AERIAL VIEW FROM SOUTH - FLAT ROOF A



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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ROOF OPTIONS

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McHENRY ARCHITECTURE

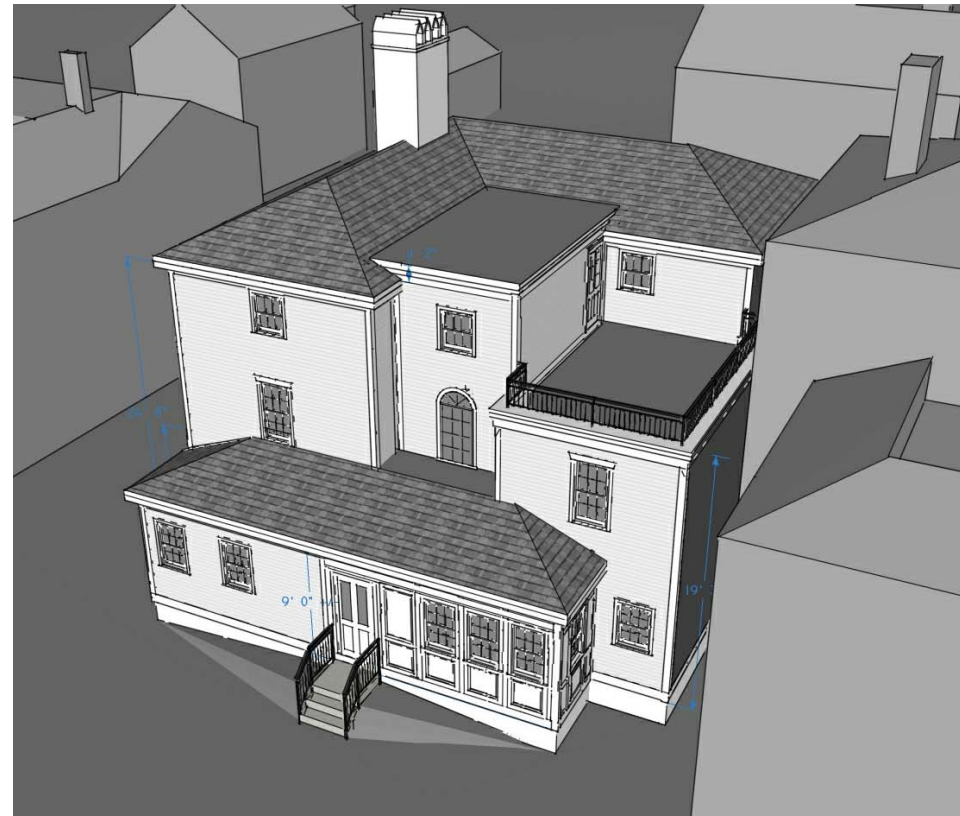
4 Market Street
Portsmouth, New Hampshire

A10

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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

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ROOF OPTIONS

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McHENRY ARCHITECTURE

4 Market Street
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