

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 3rd one-year extension request.
- The Commission originally approved option “B” for the roof design.



**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

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:

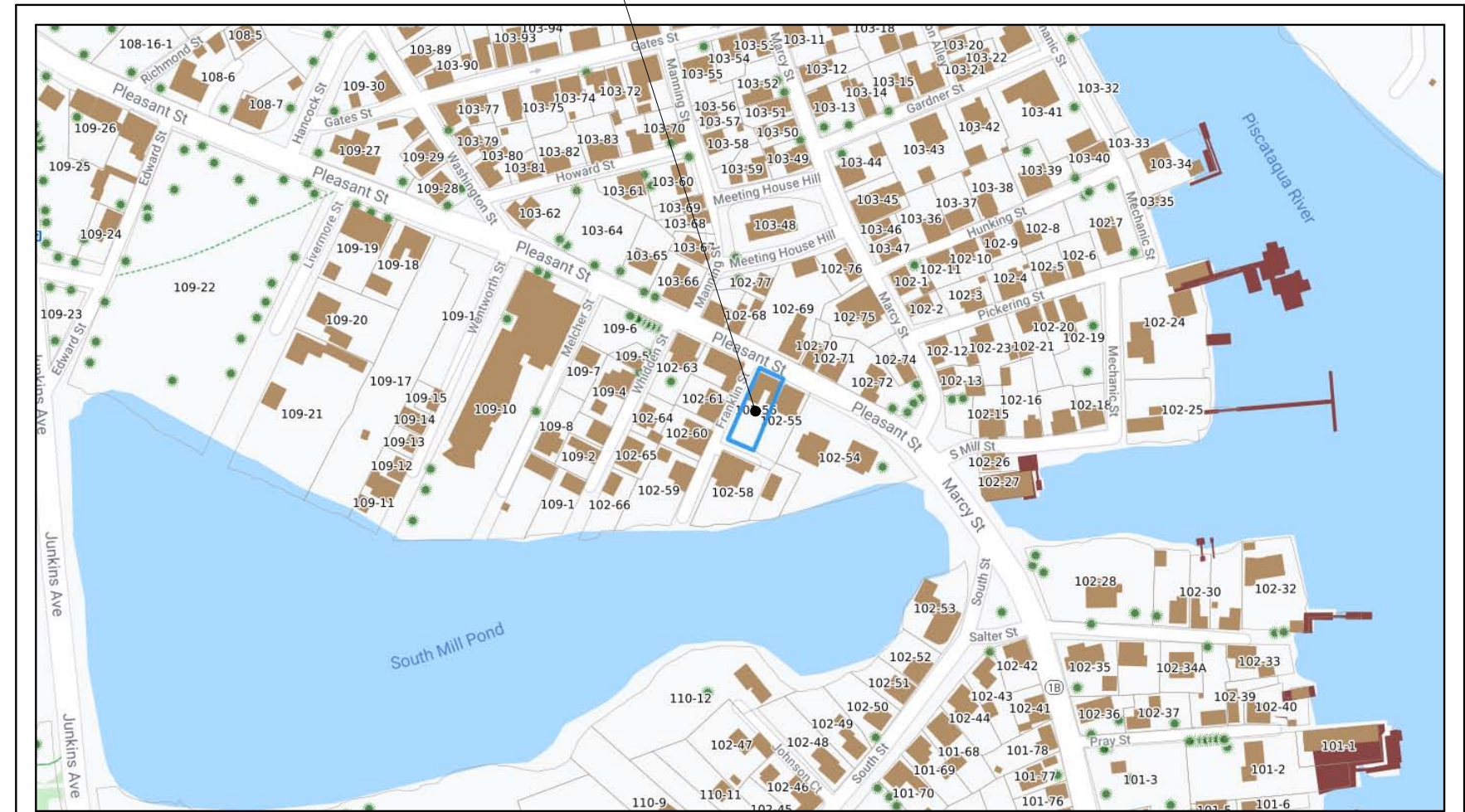
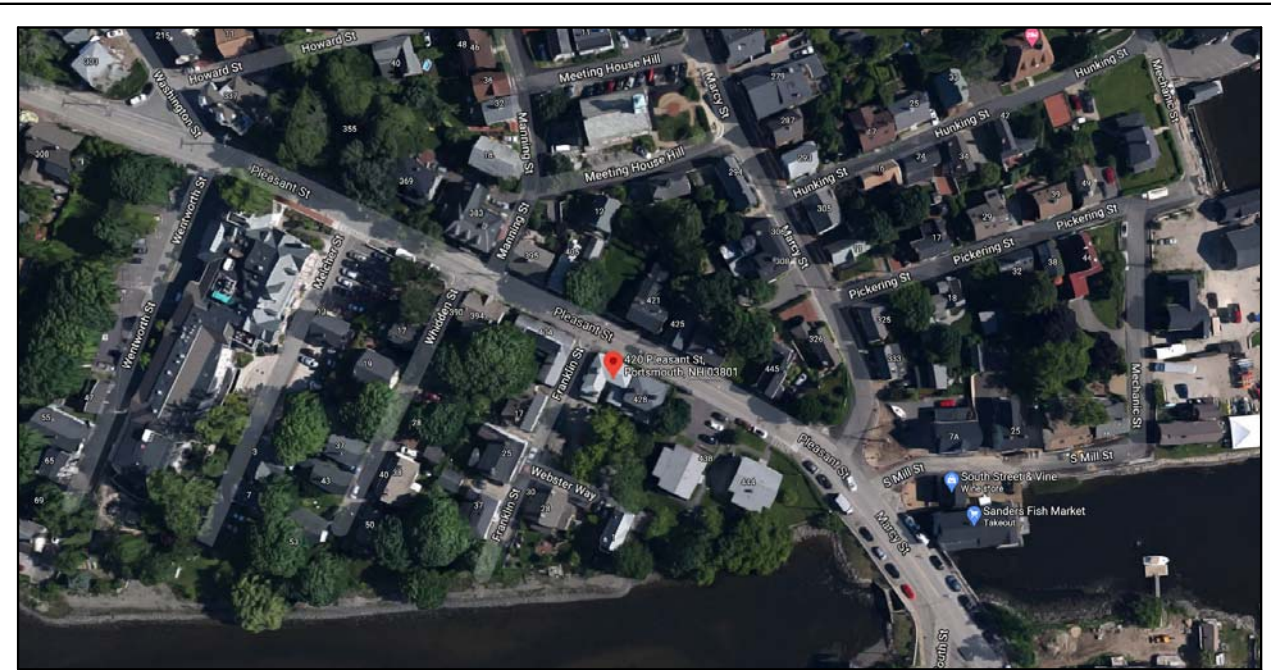
- CONVERT FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING
- REMOVAL OF EXISTING REAR ENTRY VESTIBULE AND BATHROOM
- REPLACEMENT OF SOUTHEAST ADDITION INCORPORATING A THIRD FLOOR ROOF DECK
- ADDITION OF A THREE STORY CODE COMPLIANT EGRESS STAIR ENCLOSURE AT REAR OF BUILDING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



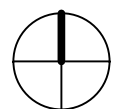
420 PLEASANT STREET PORTSMOUTH, NH 03801



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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

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

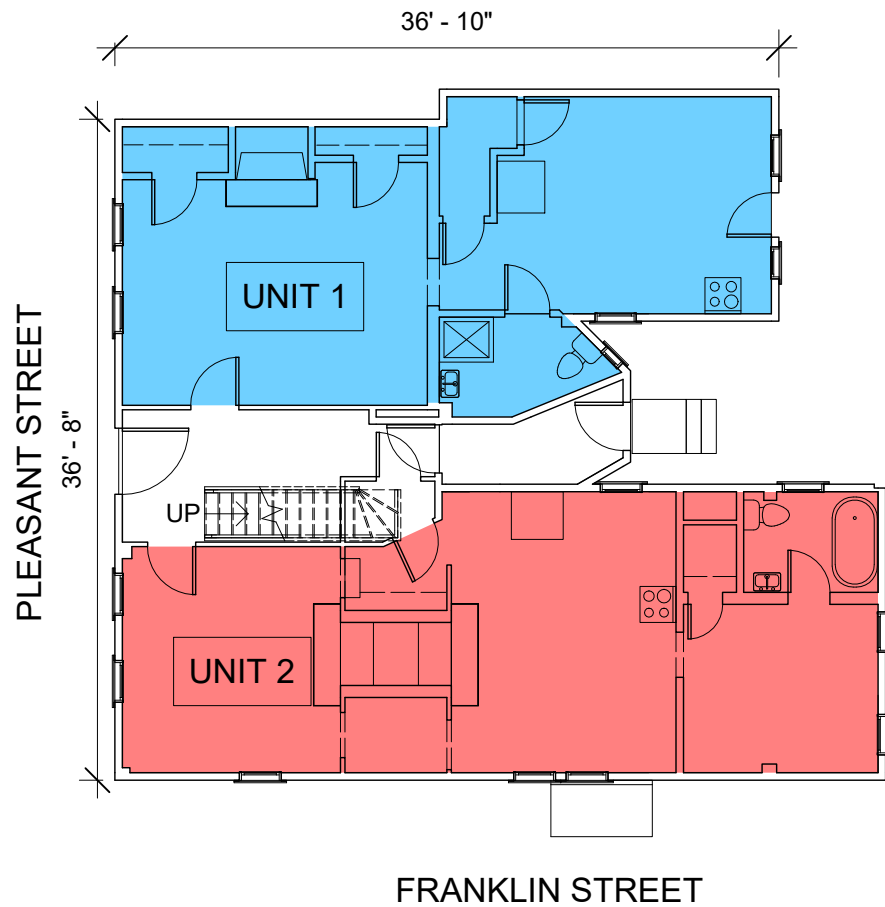
HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE

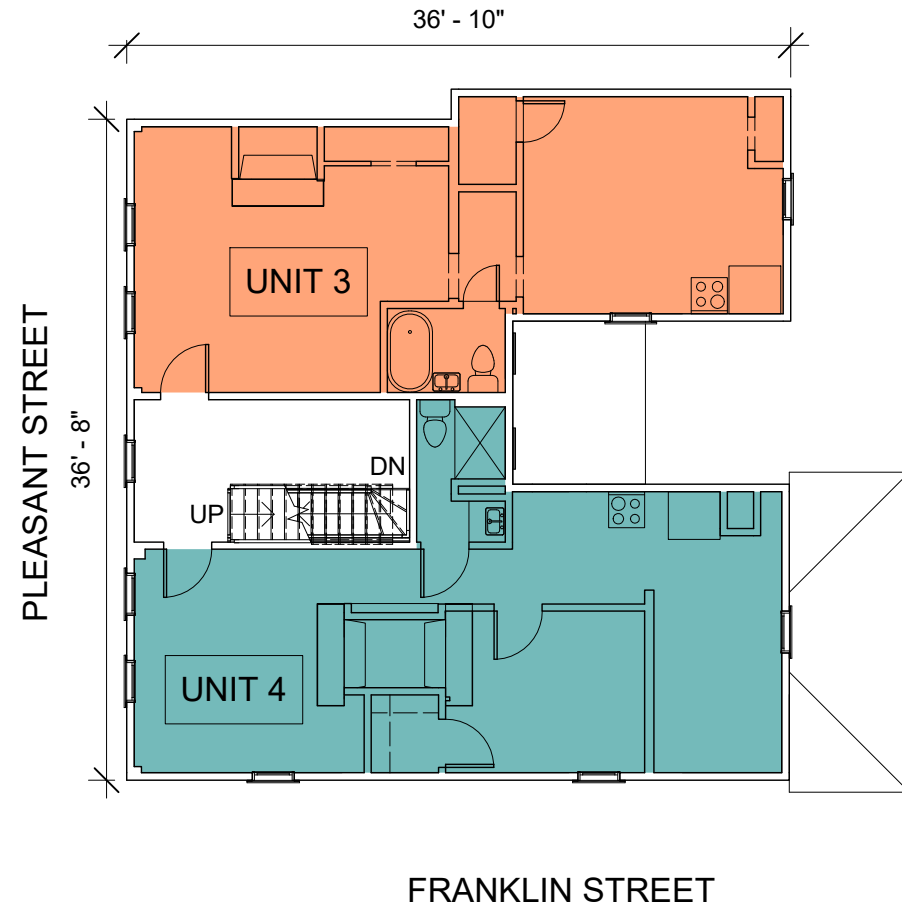
4 Market Street
Portsmouth, New Hampshire

A3

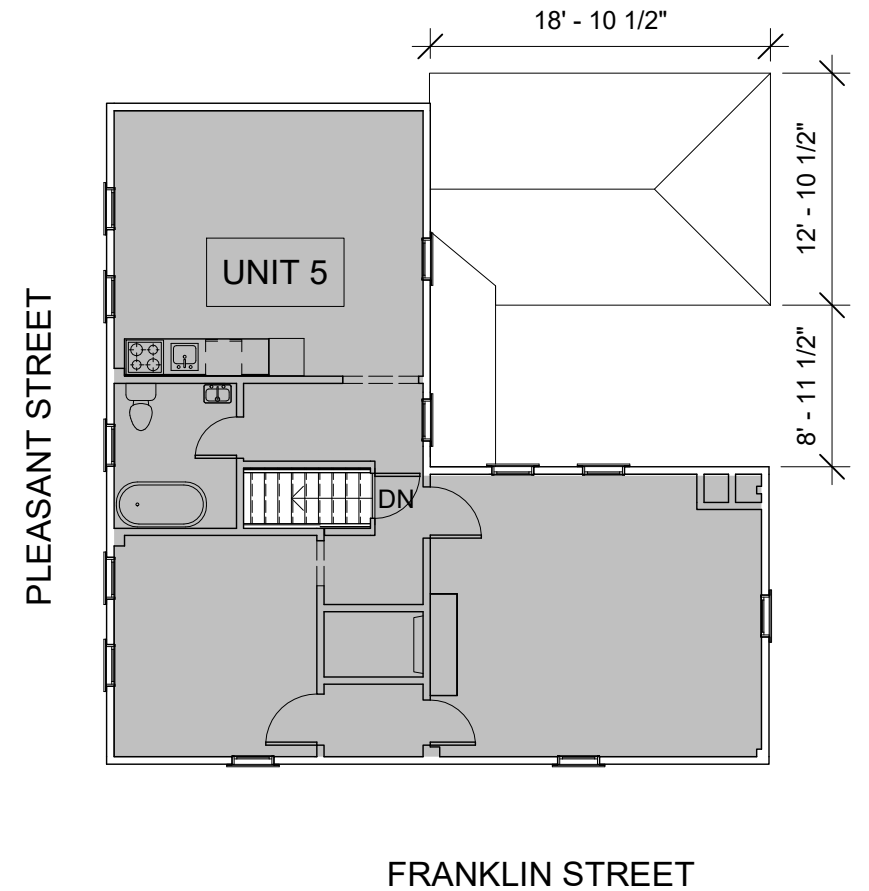
07/07/2021
McHA: RD / JJ
NOT TO SCALE



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

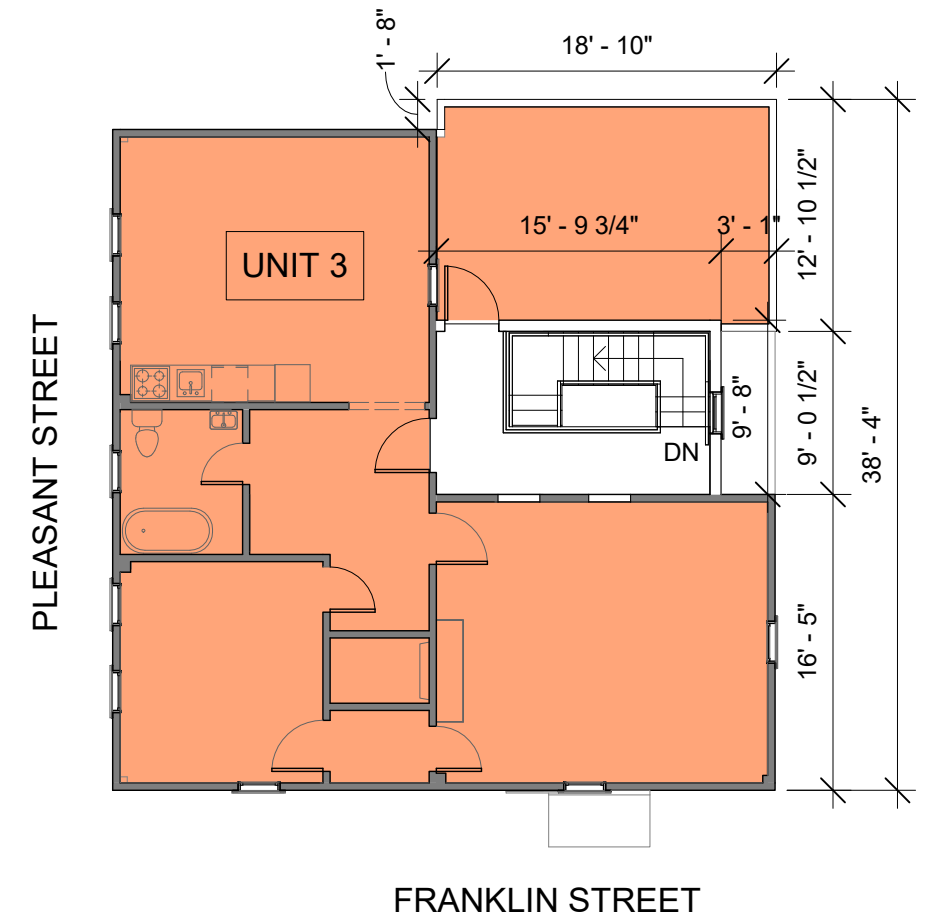
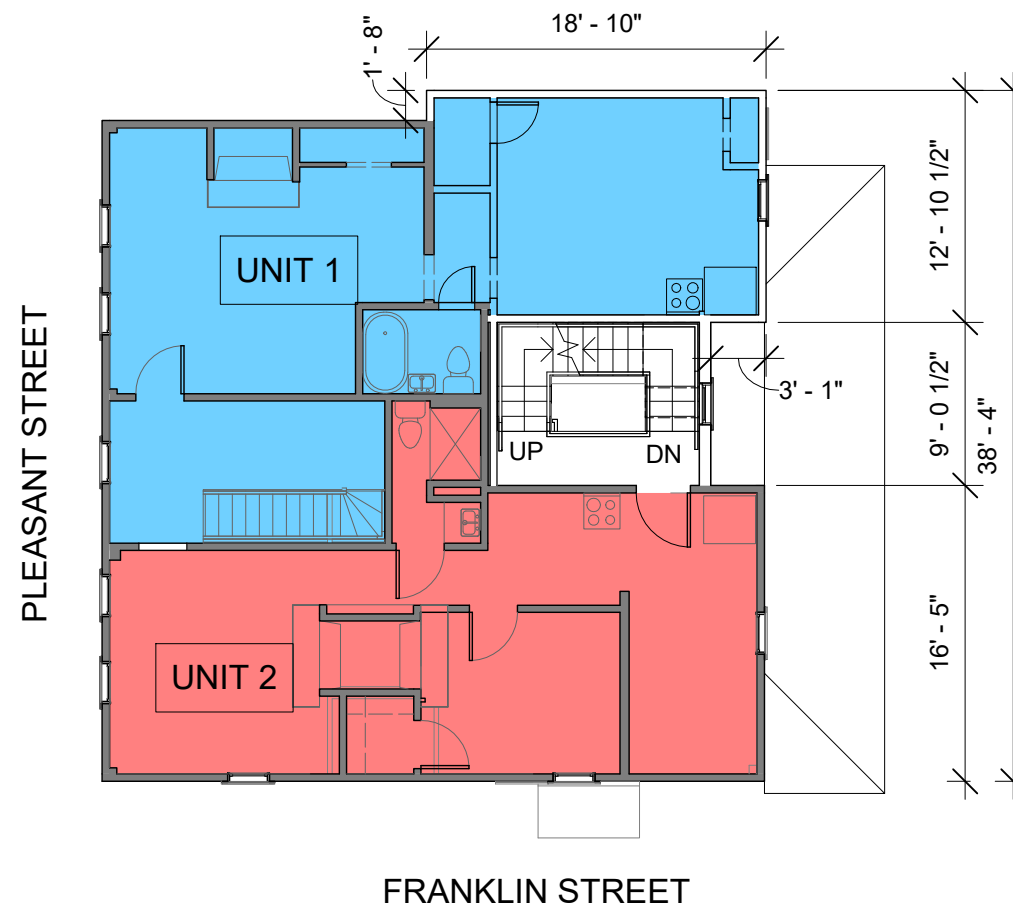
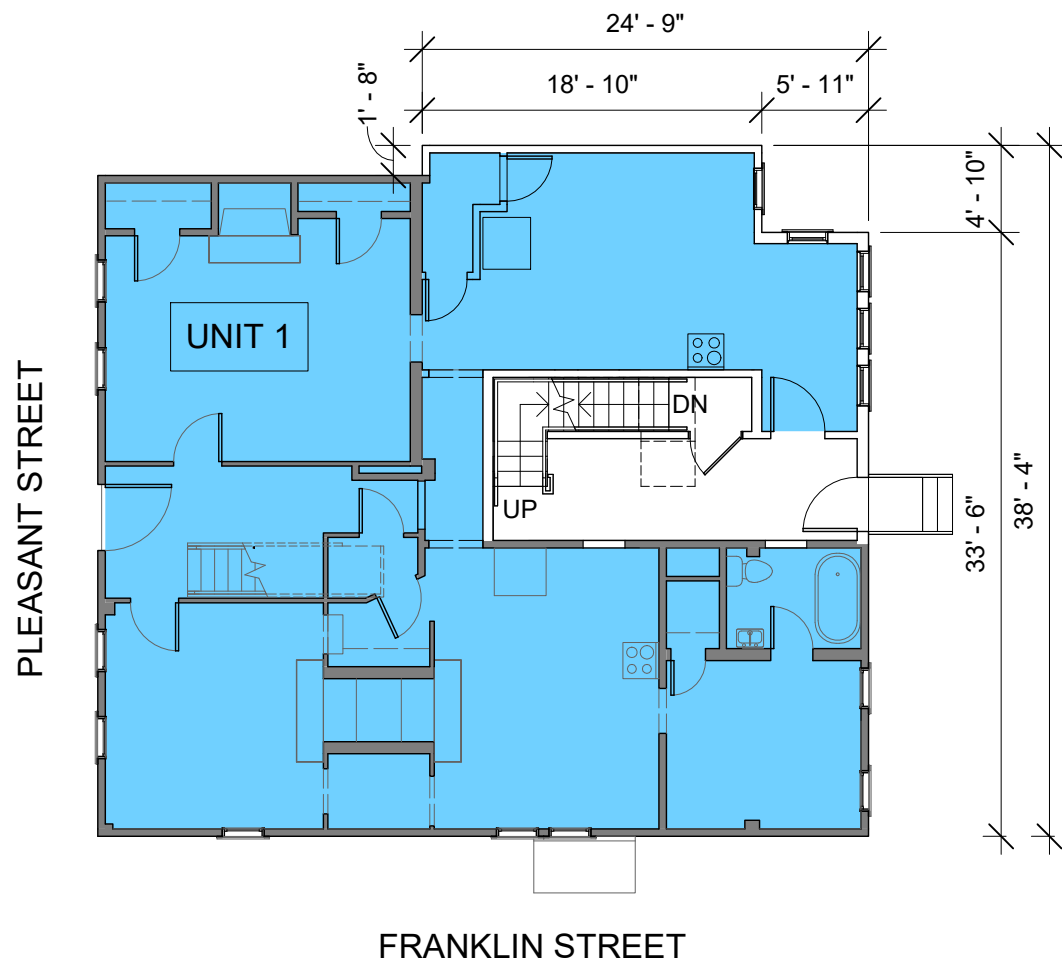
HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

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

| GRAPHIC KEY | |
|-------------|-----------------|
| | : EXISTING |
| | : TO BE REMOVED |
| | : PROPOSED |



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
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PORTSMOUTH, NH 03801



PROPOSED FLOOR PLANS
HDC WORK SESSION / PUBLIC HEARING - JULY 2021

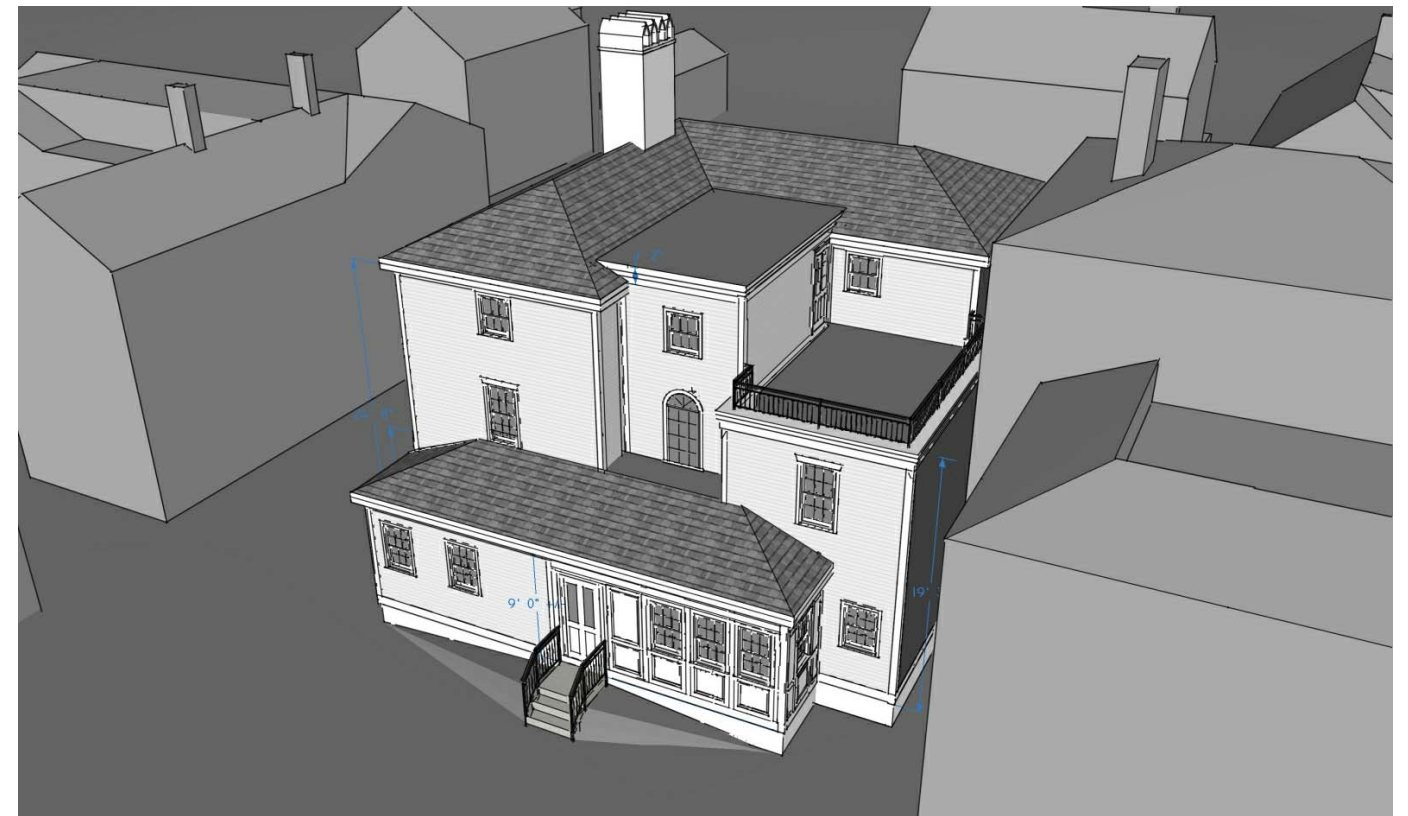
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A5

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



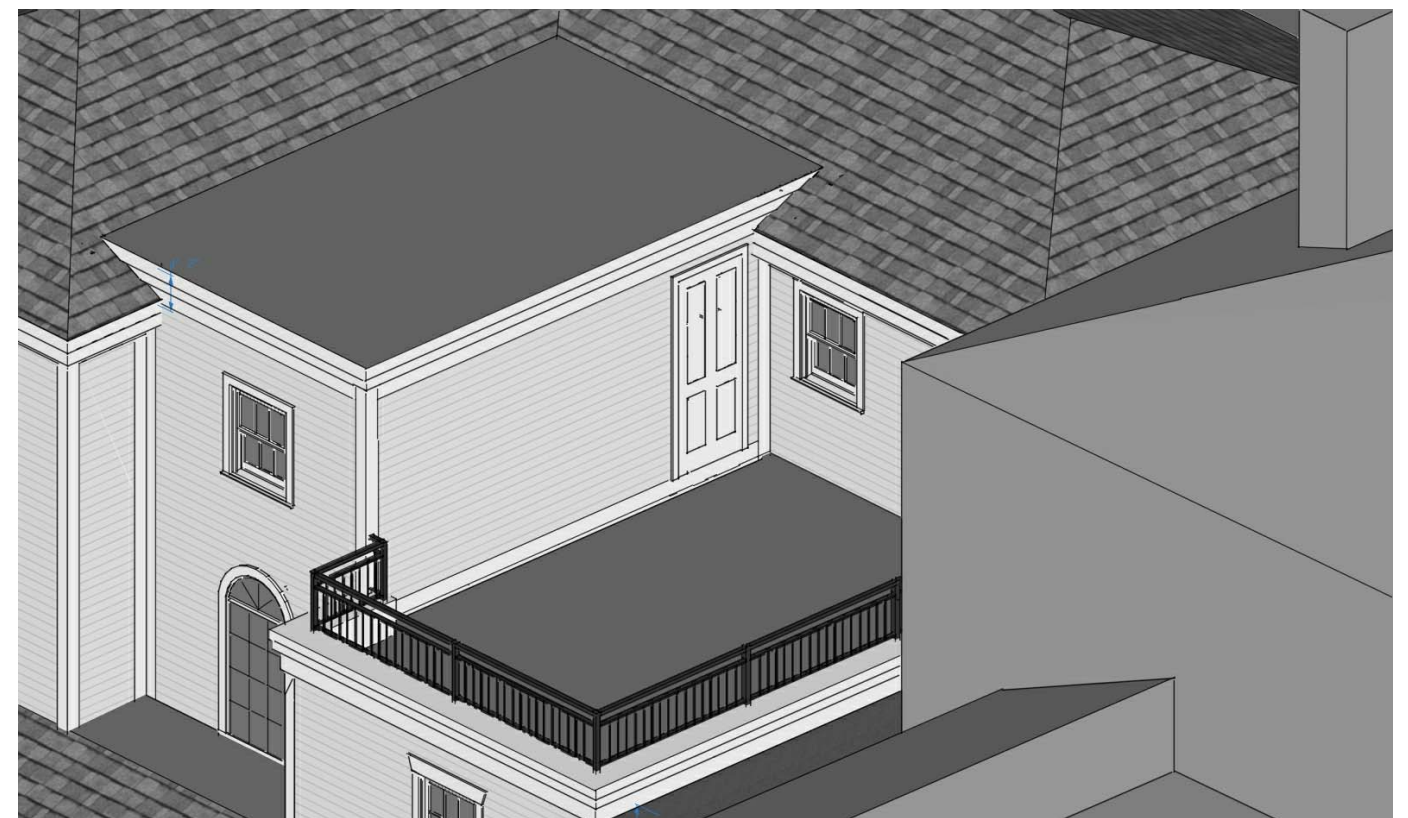
VIEW FROM SOUTH - FLAT ROOF A



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

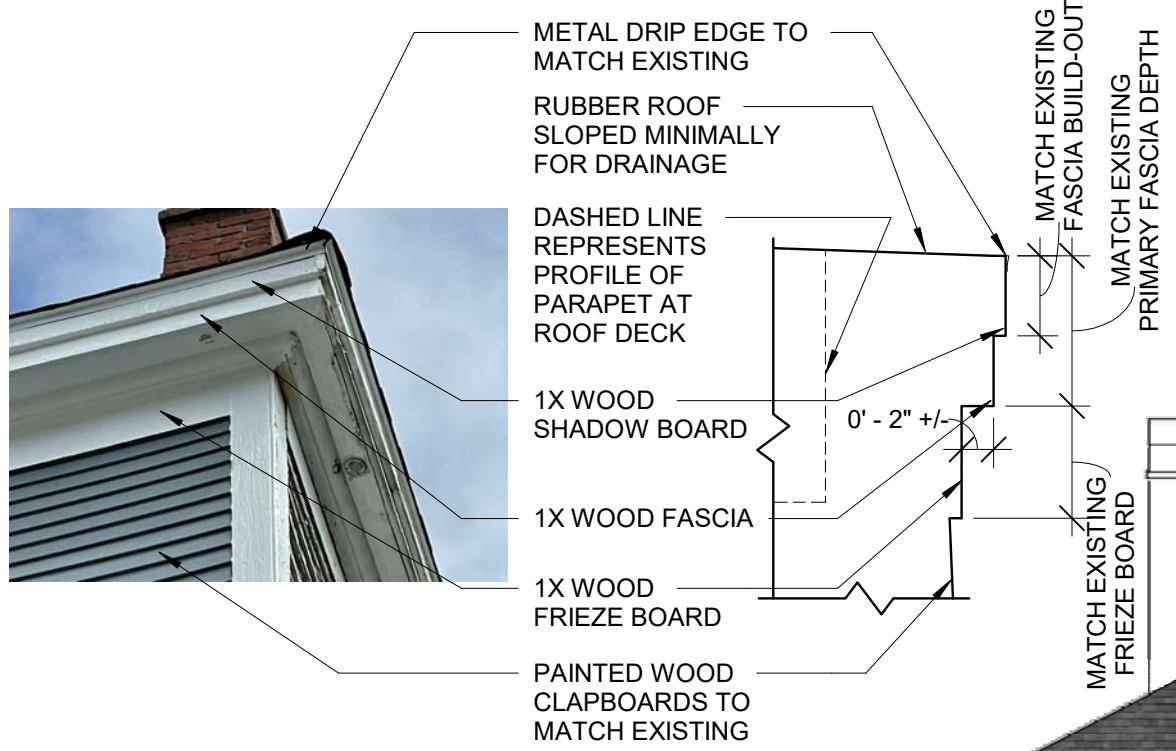
HDC WORK SESSION / PUBLIC HEARING - JULY 2021

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"

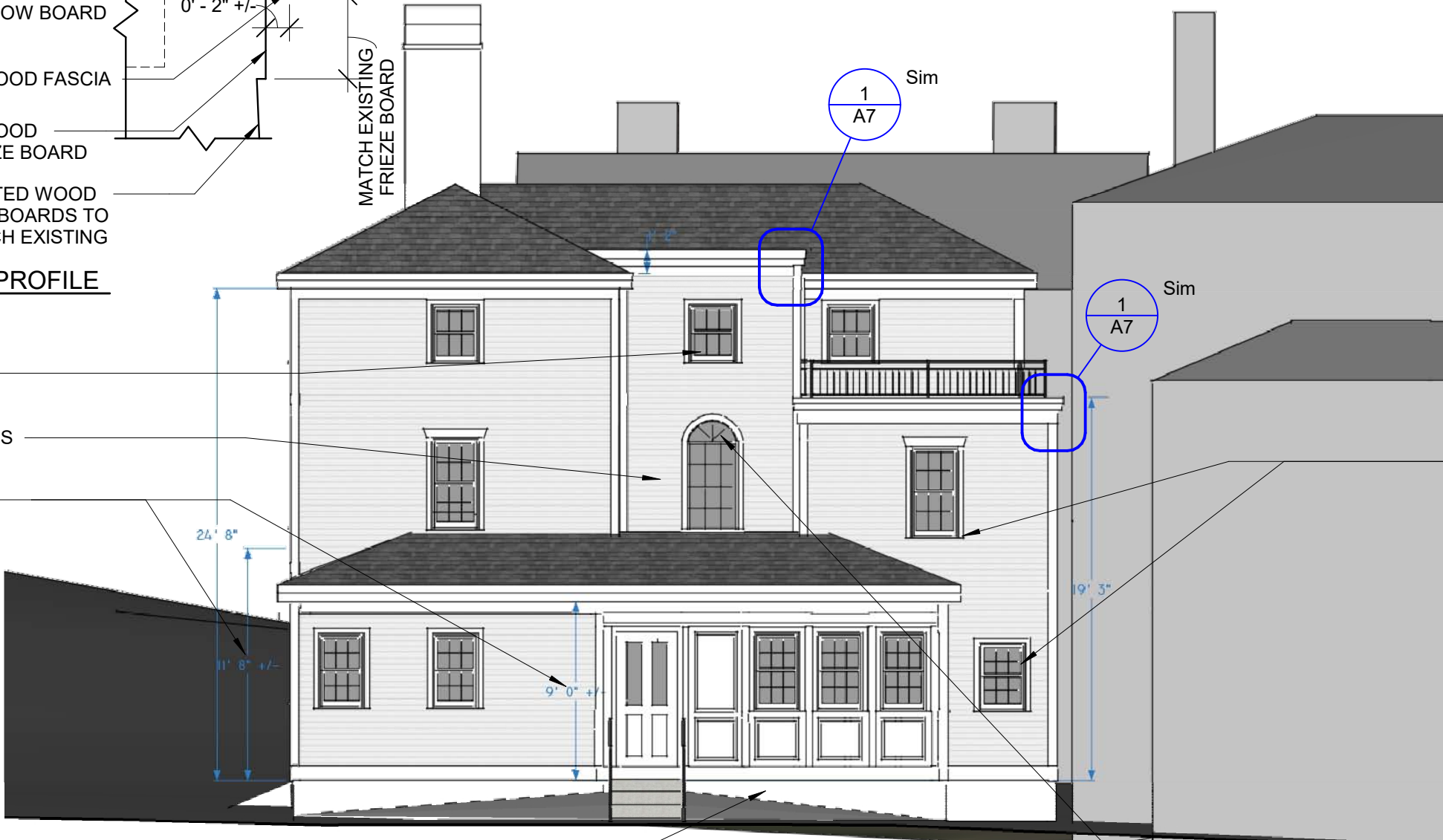
DESIGN INTENT: ALL PROPOSED WINDOWS TO BE WOOD GREEN MOUNTAIN WINDOWS

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



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

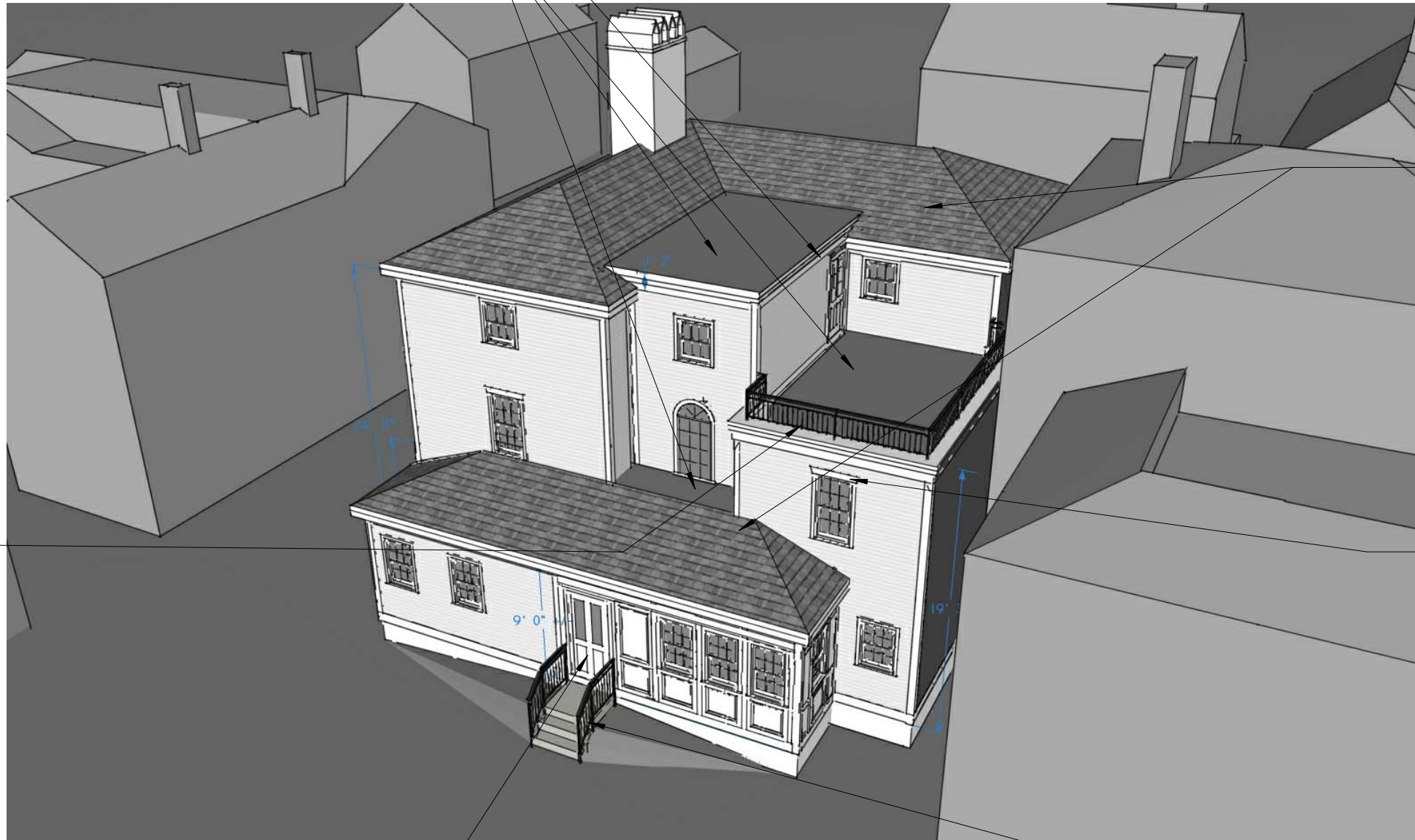
DESIGN INTENT: RUBBER ROOF TO MATCH COLOR OF NEW ARCHITECTURAL SHINGLES



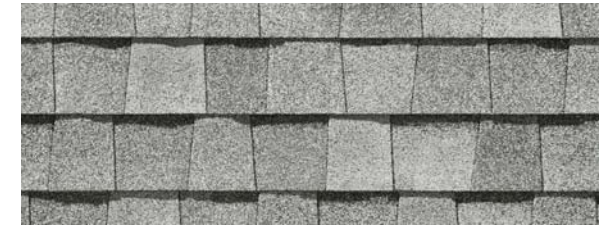
DESIGN INTENT: GUARDRAILS TO BE BLACK WROUGHT IRON SIMILAR TO 177 STATE STREET ROOF DECK RAILING



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



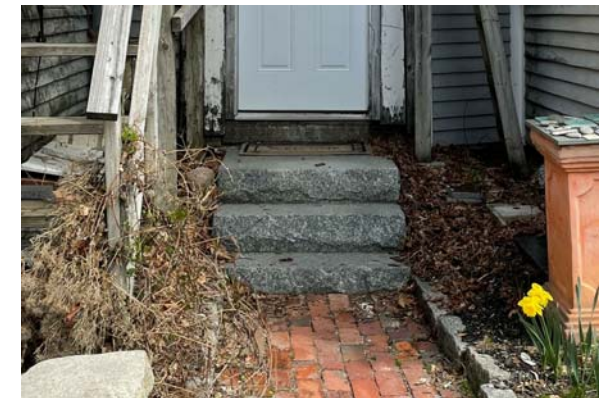
AERIAL VIEW FROM SOUTH - FLAT ROOF A



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

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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

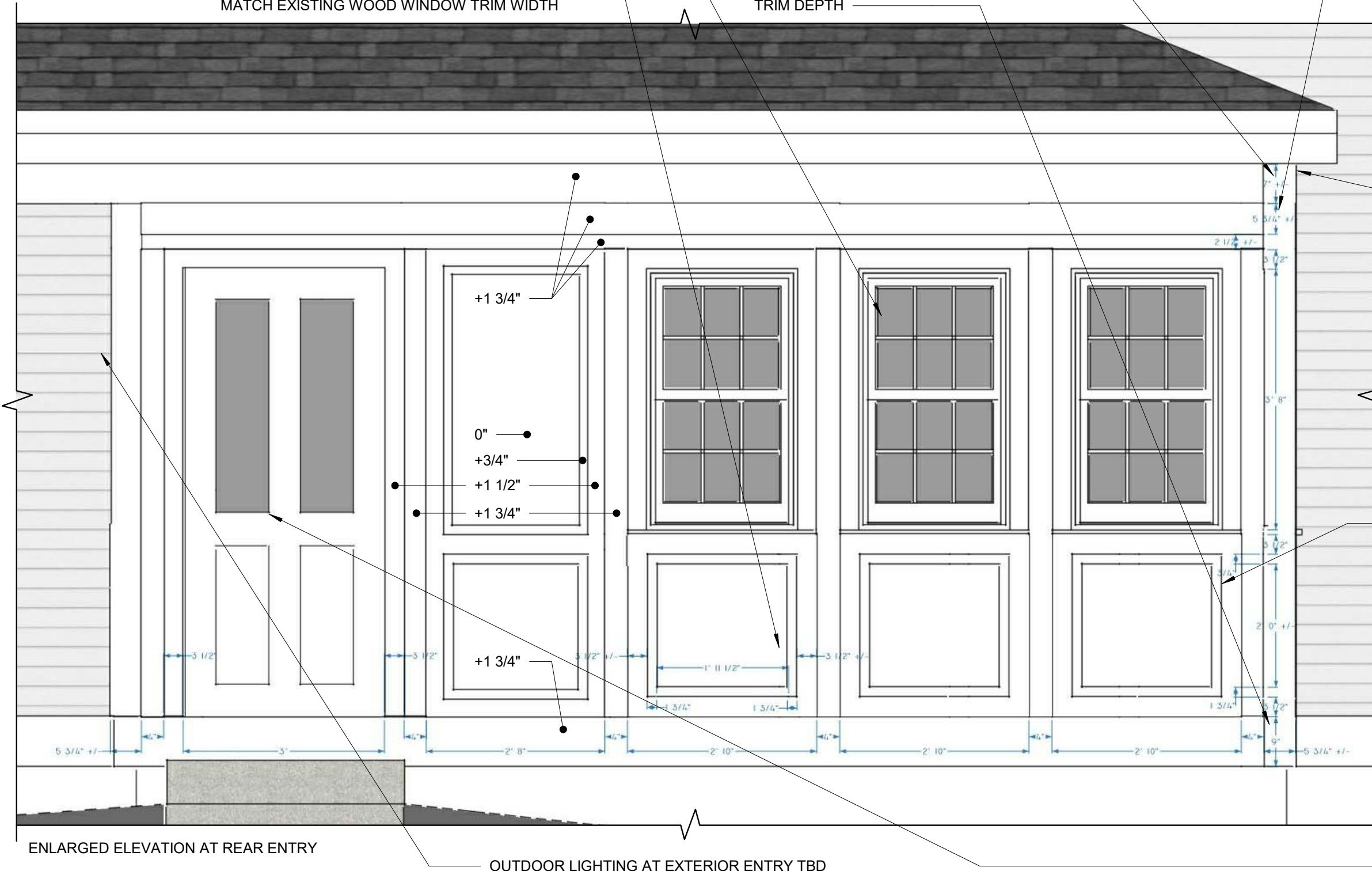
A8

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

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ENLARGED ELEVATION AT REAR ENTRY

OUTDOOR LIGHTING AT EXTERIOR ENTRY TBD

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

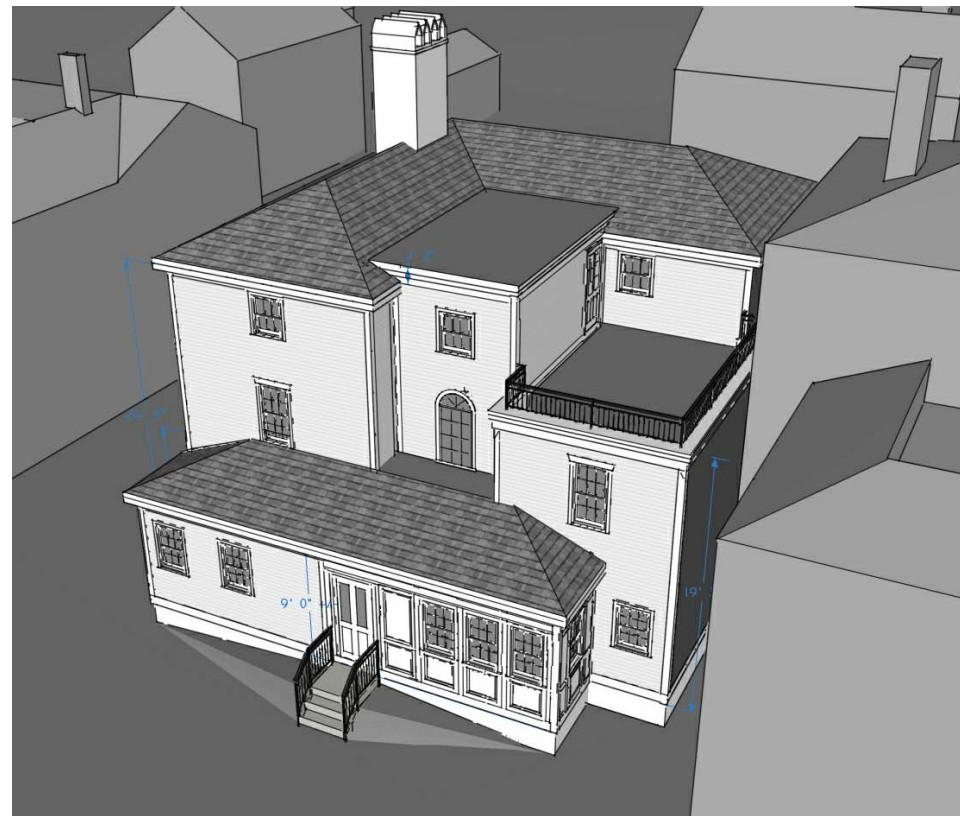
MATERIALS AND DETAILS
 HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

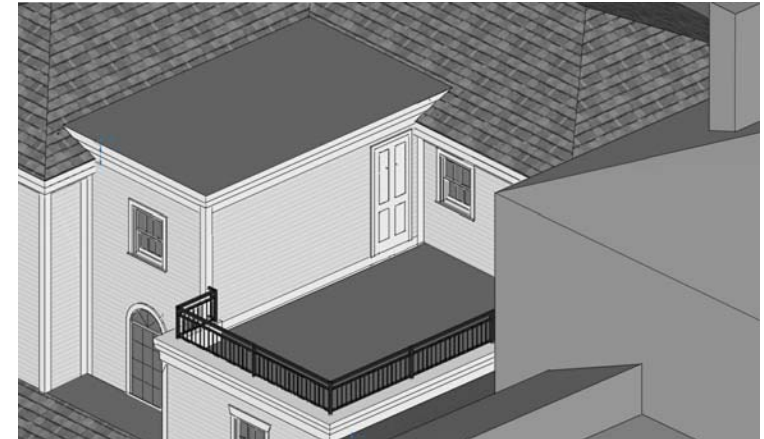
07/07/2021
 McHA: RD / JJ
A9
 NOT TO SCALE



VIEW FROM SOUTH - FLAT ROOF A



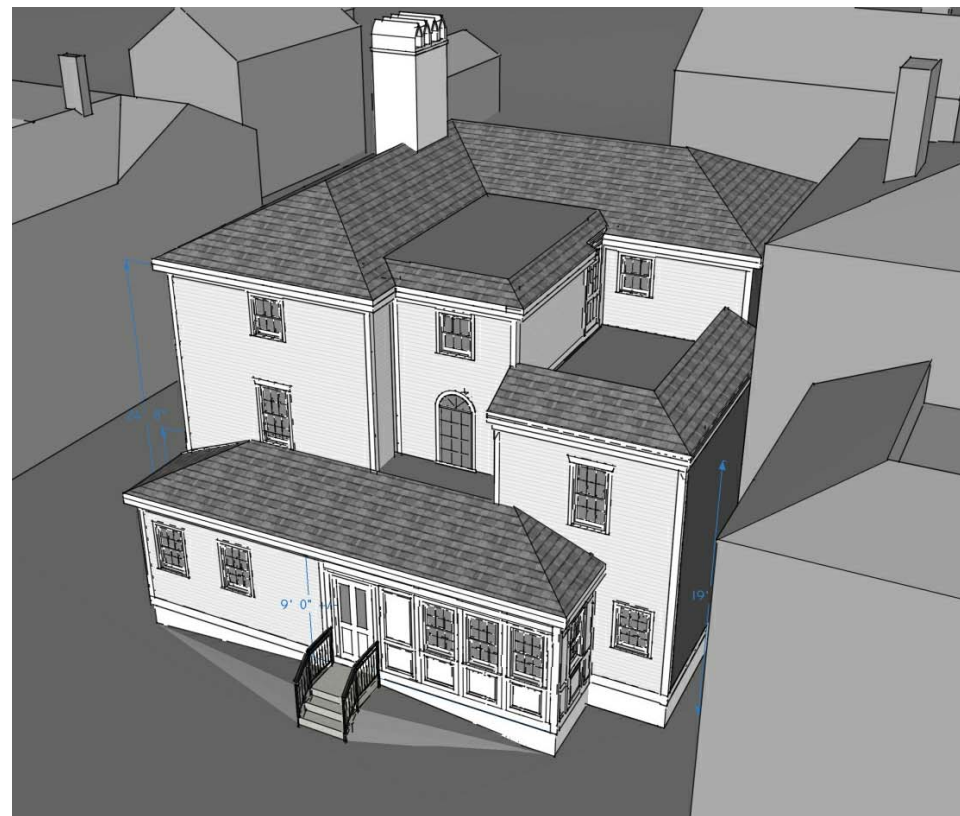
AERIAL VIEW FROM SOUTH - FLAT ROOF A



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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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

ROOF OPTIONS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE

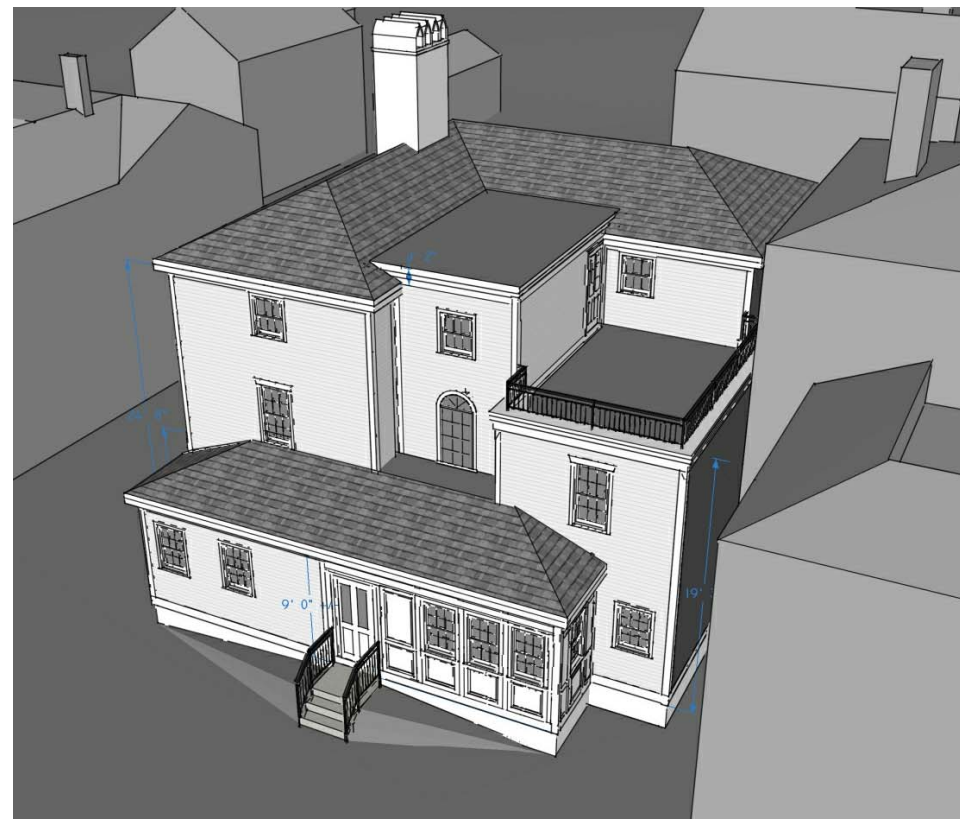
4 Market Street
Portsmouth, New Hampshire

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

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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

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
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

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
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.



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



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
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



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.

| | |
|------------------------|------------|
| Total Amount | \$8,467.46 |
| Sales Tax | \$0.00 |
| Quotation Total | \$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

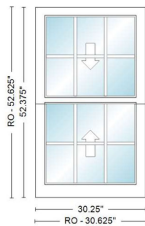
LATEST UPDATE
7/12/2024

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 |

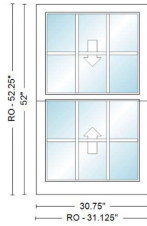
RO Size: 30 5/8" x 52 5/8"

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 |

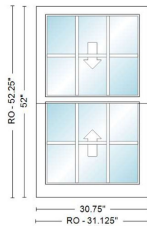


| <u>Item</u> | <u>Qty</u> | <u>Operation</u> | <u>Location</u> |
|-----------------------------------|------------|---------------------------------|-----------------|
| 200 | 1 | AA | None Assigned |
| RO Size: 31 1/8" x 52 1/4" | | Unit Size: 30 3/4" x 52" | |

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 |
| RO Size: 31 1/8" x 52 1/4" | | Unit Size: 30 3/4" x 52" | |

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:

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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 |
|----------|-----------------------------------|
| General | |
| G-100 | Cover Sheet |
| G-104 | Existing Conditions |
| G-104B | Existing Conditions |
| G-105 | Perspective Views |
| Existing | |
| AE-100 | Existing Plans |
| AE-101 | Existing Plans |
| AE-102 | Existing Plans |
| AE-300 | Existing - North & East Elevation |
| AE-301 | Existing - South & West Elevation |

| No. | Sheet Name |
|---------------|--------------------------------|
| Architectural | |
| A-110 | Basement Plan |
| A-111 | First Floor Plan |
| A-112 | 2nd Floor Plan |
| A-113 | 3rd Floor Plan |
| A-114 | Roof Plan |
| A-300 | Elevations |
| A-301 | Elevations |
| A-401 | Building Sections |
| A-510 | Exterior Details |
| 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

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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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PHONE

**WINTER
HOLBEN**
architecture + design

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UNIT 2099
KITTERY, MAINE 03904
207.994.3104

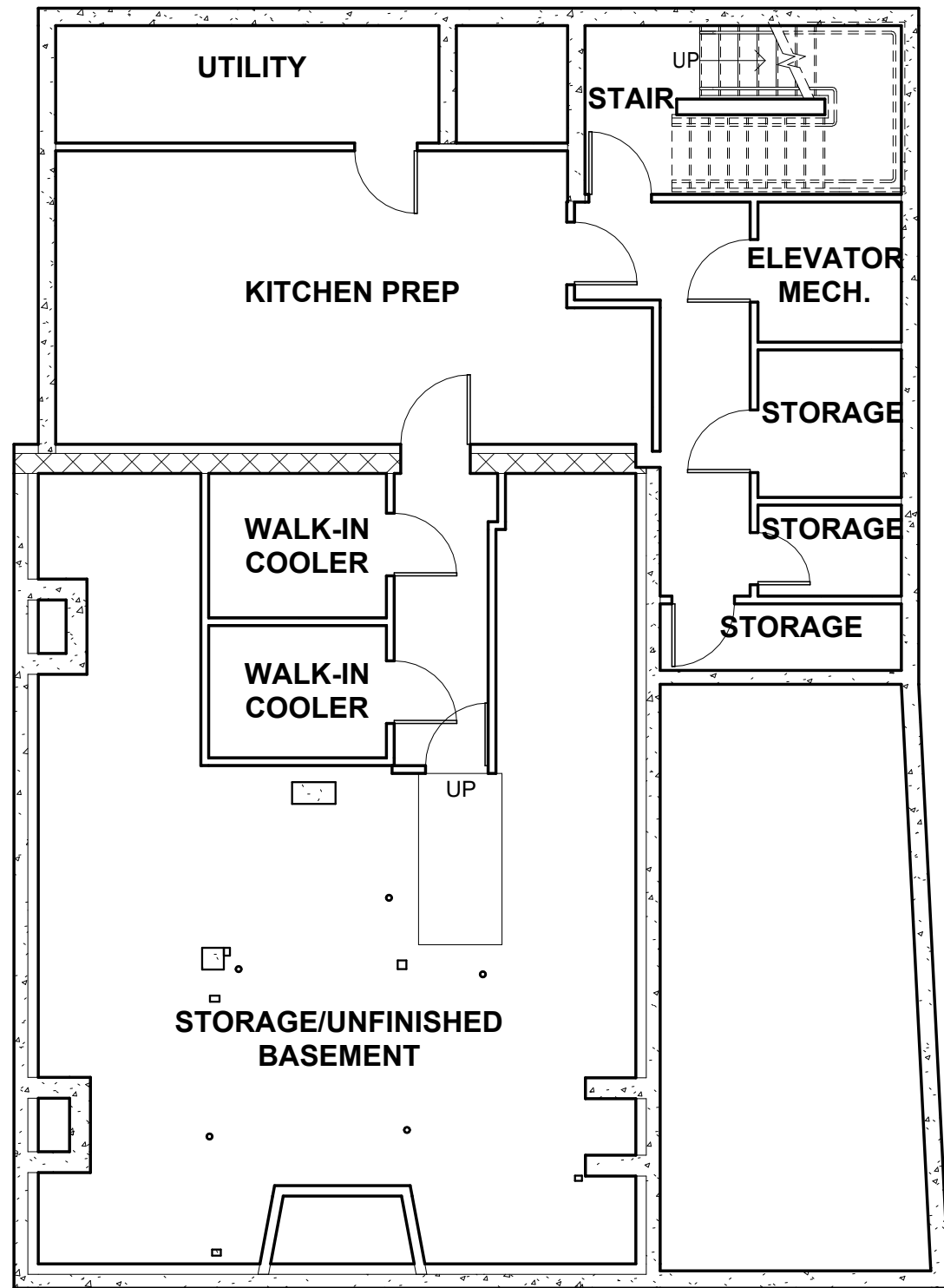
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Drawing Checked By: BH
Drawing Scale: 1/8" = 1'-0"
Drawing Date: 07/26/24
Project Number: 24051

drawing revisions:

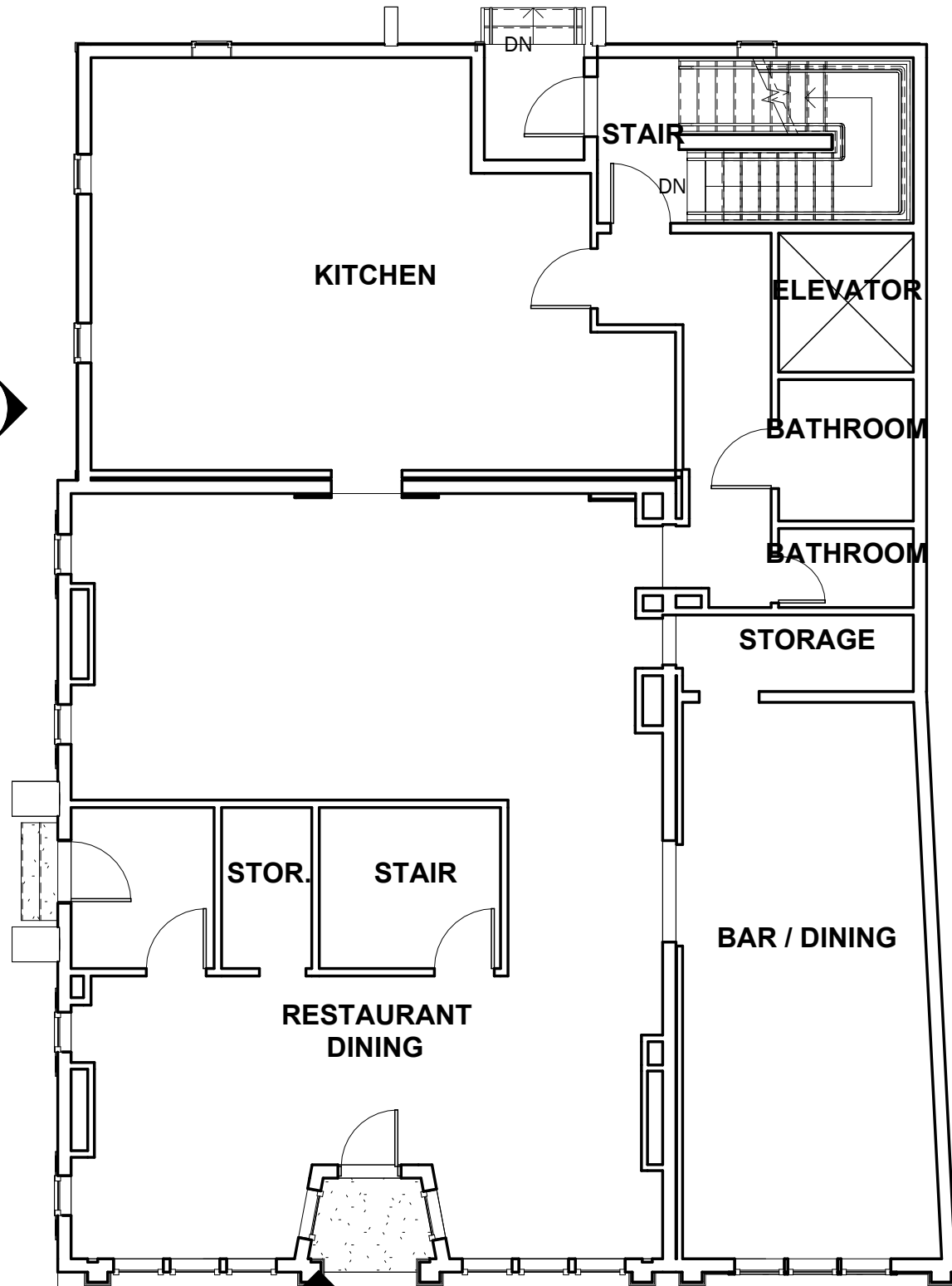
Existing
Plans

AE-100

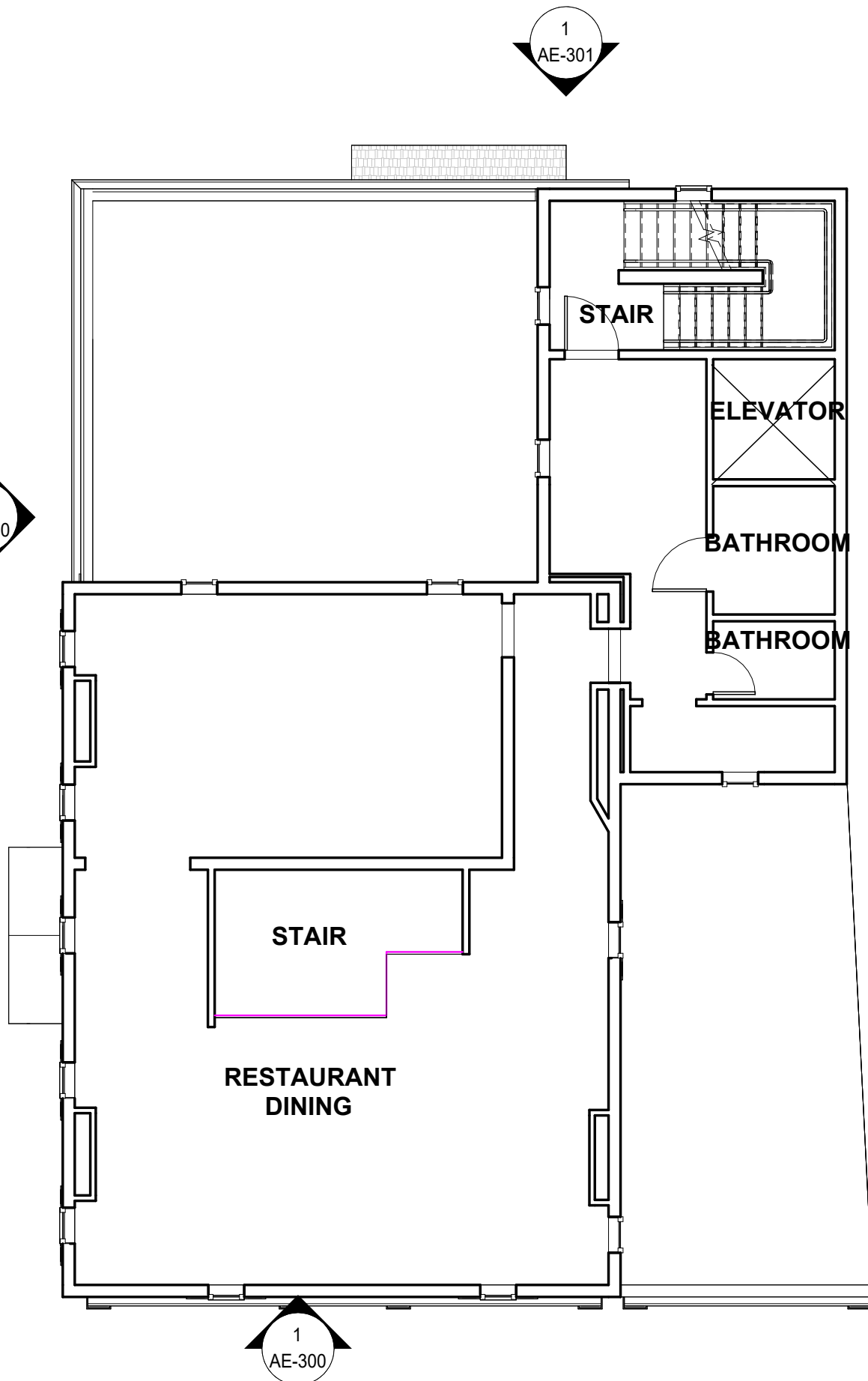
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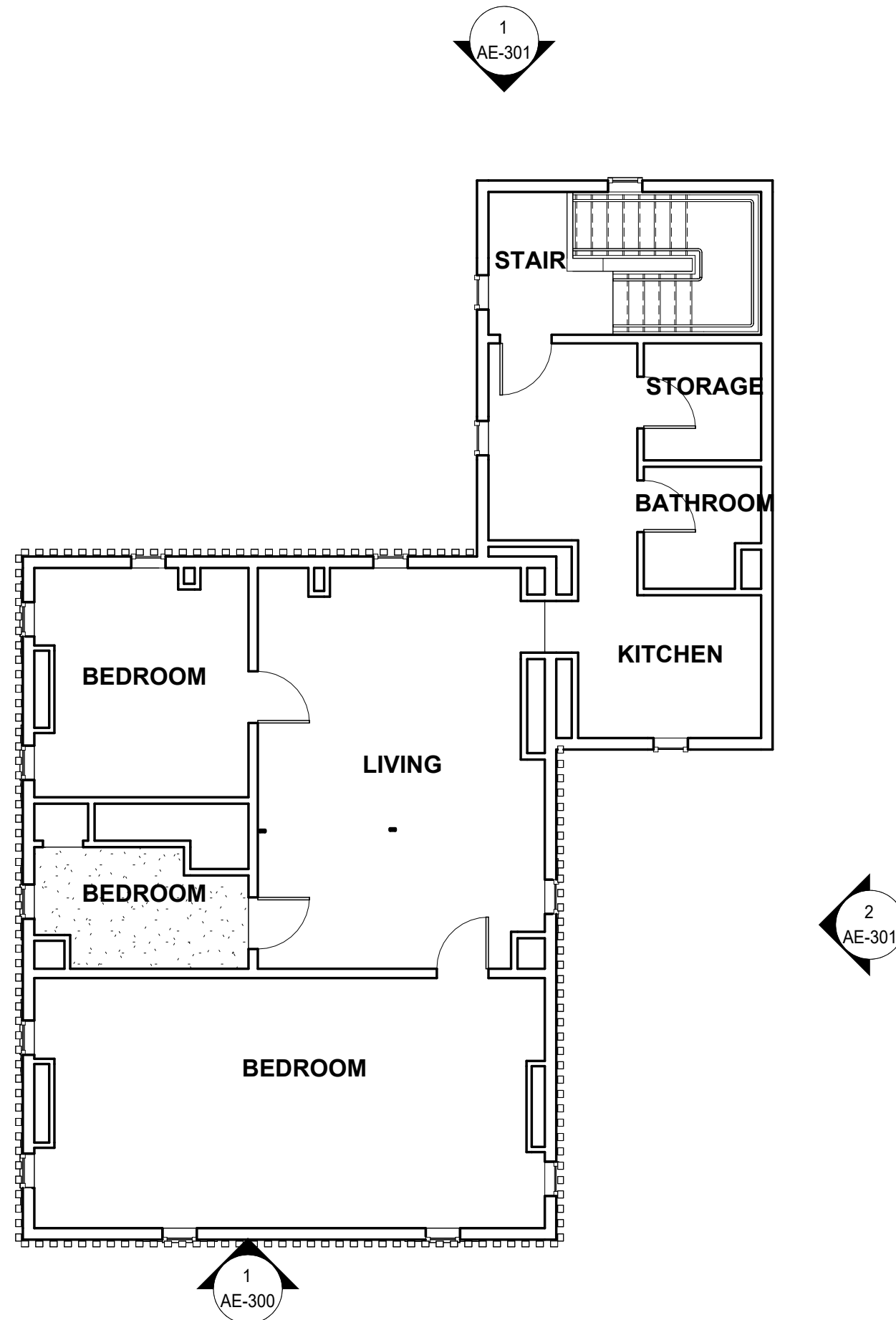
1 00 - Lower Level - Existing
1/8" = 1'-0"



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"

96 STATE ST.

Portsmouth, NH

Huai Ying Zheng

CLIENT ADDRESS
CITY, ST ZIP
PHONE

**WINTER
HOLBEN**
architecture + design

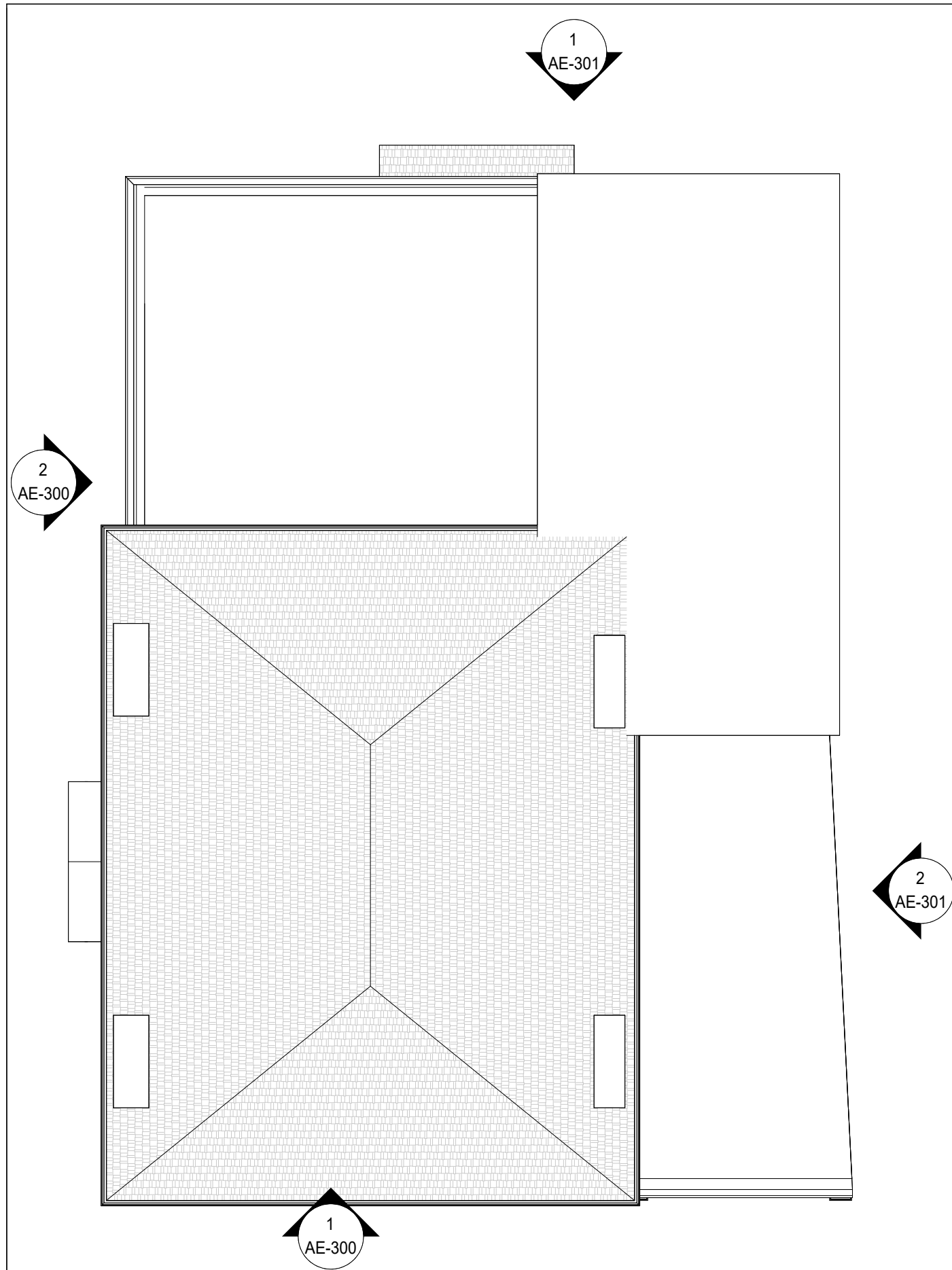
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG
Drawing Checked By: BH
Drawing Scale: 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

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
Plans

AE-102



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



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

96 STATE ST.

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

drawing revisions:

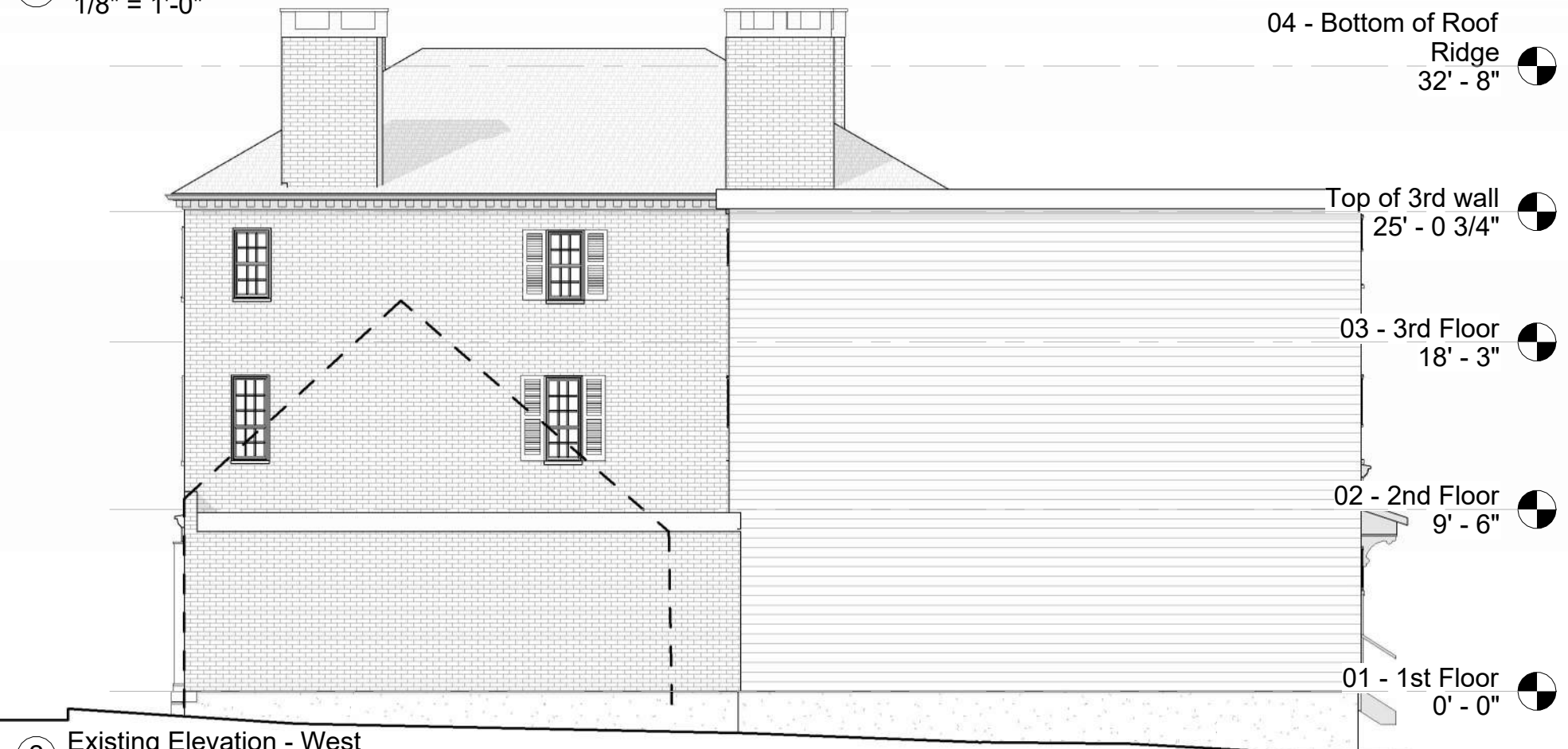
Existing -
North & East
Elevation






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"

96 STATE ST.
Portsmouth, NH

Huai Ying Zheng
CLIENT ADDRESS
CITY, ST ZIP
PHONE

**WINTER
HOLBEN**
architecture + design

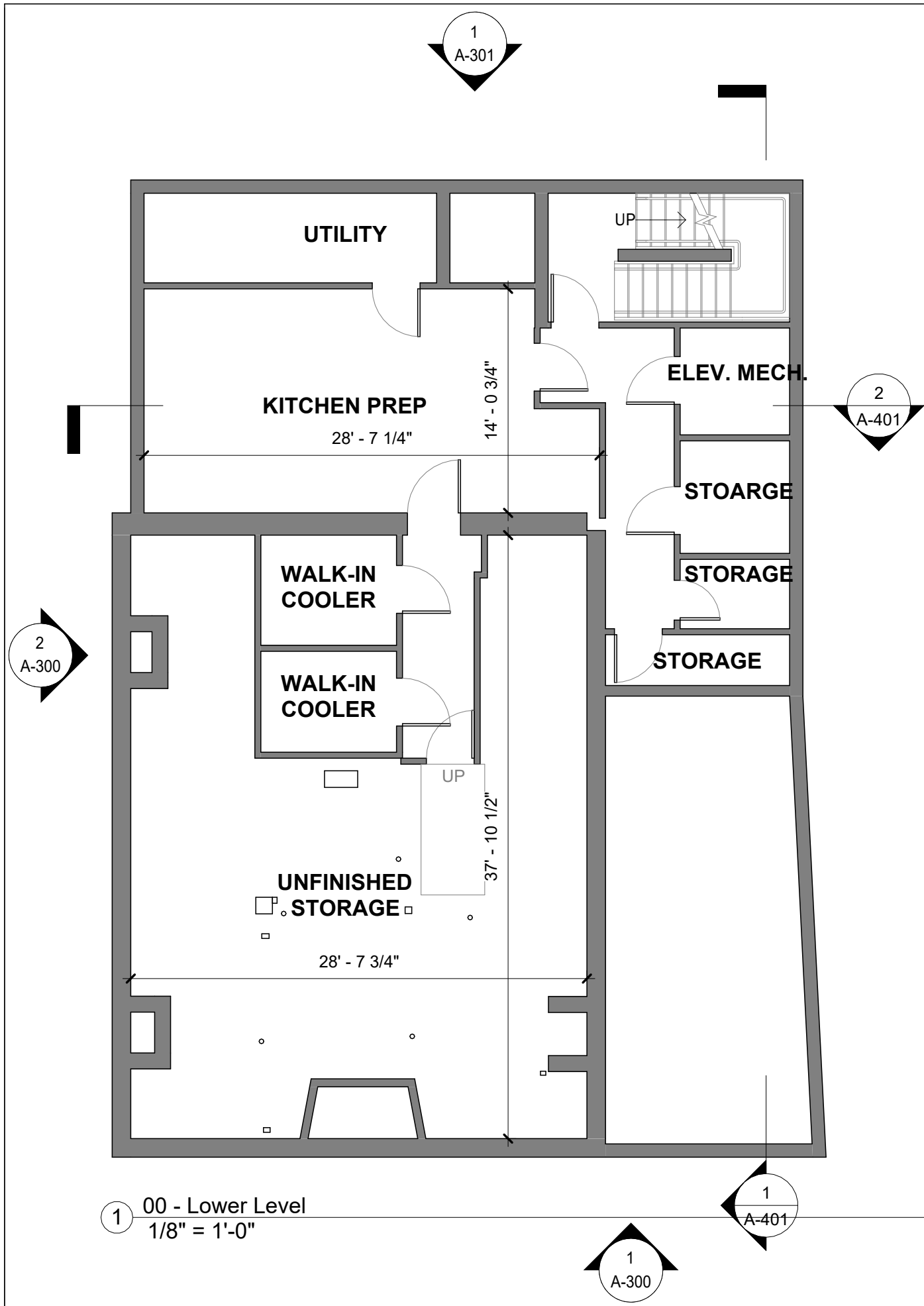
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

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


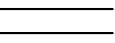

drawing revisions:

Existing -
South & West
Elevation

AE-301



LEGEND

| | |
|---|---------------|
|  | EXISTING WALL |
|  | NEW WALL |
|  | WINDOW TAG |

96 STATE ST.
Portsmouth, NH

Huai Ying Zheng
CLIENT ADDRESS
CITY, ST ZIP
PHONE

**WINTER
HOLBEN**
architecture + design

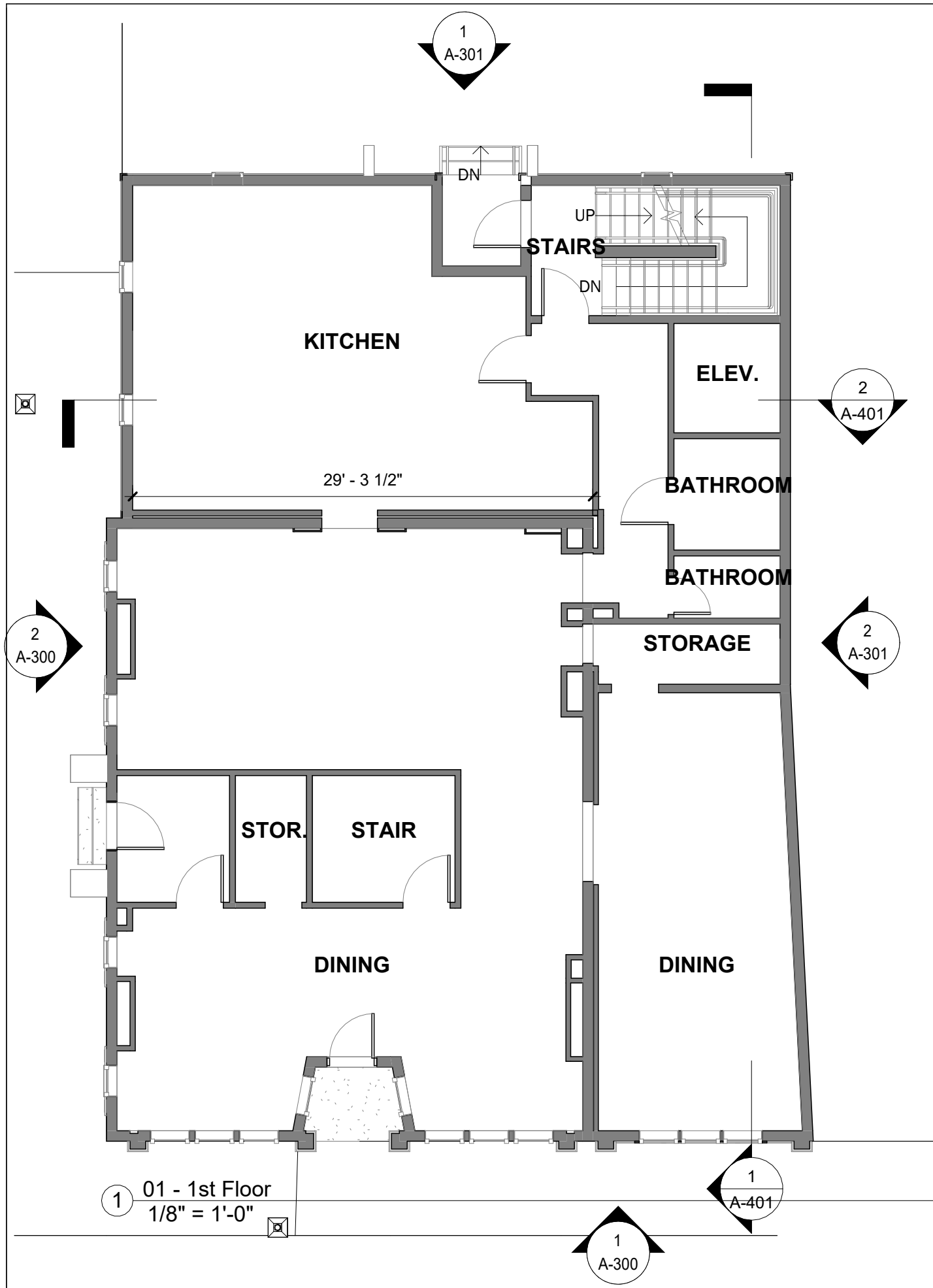
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

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

drawing revisions:

Basement
Plan


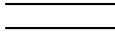

A-110



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

Huai Ying Zheng

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CITY, ST ZIP
PHONE

**WINTER
HOLBEN**
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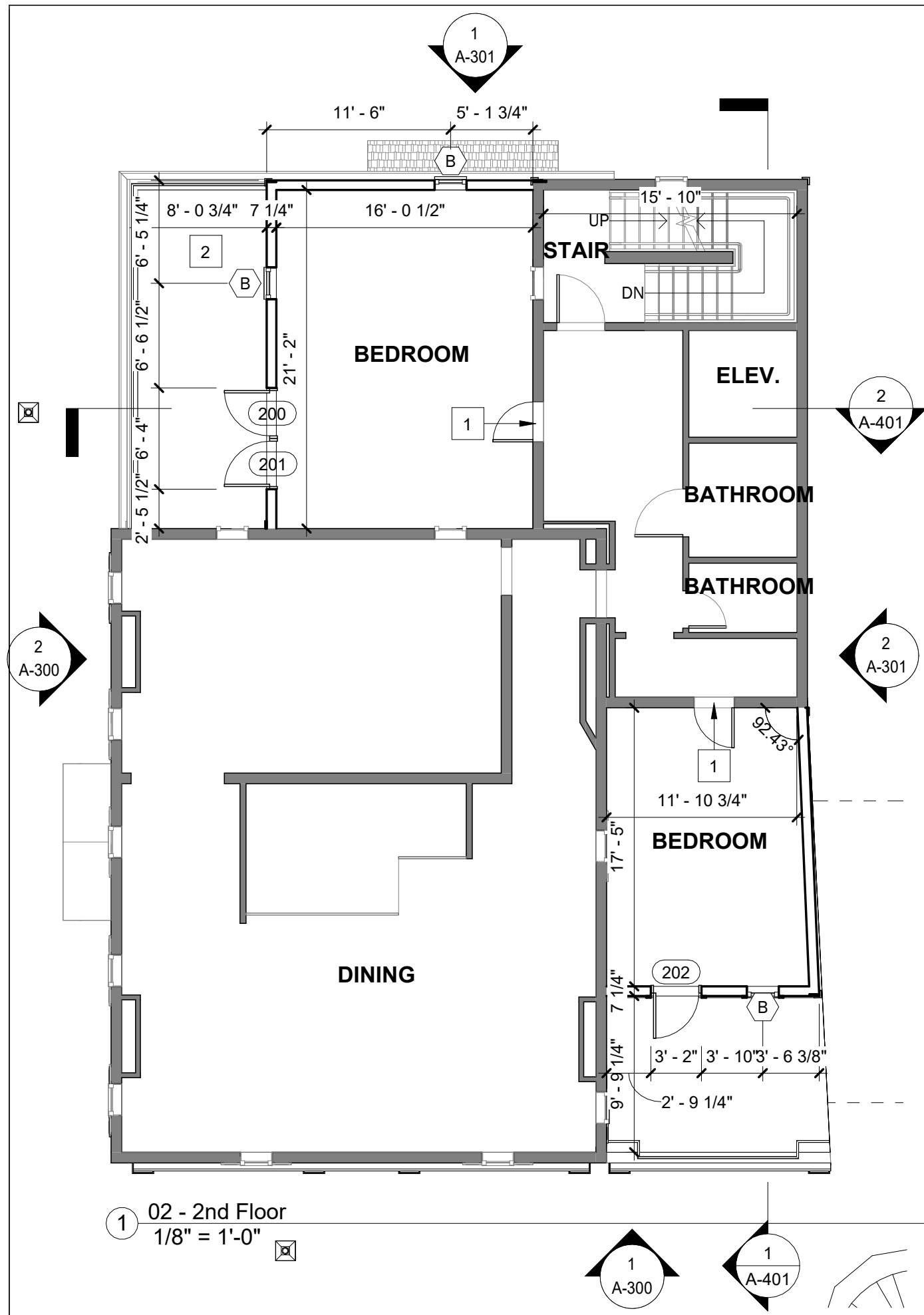
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

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 |

96 STATE ST.
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**WINTER
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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

1
A-301

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

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

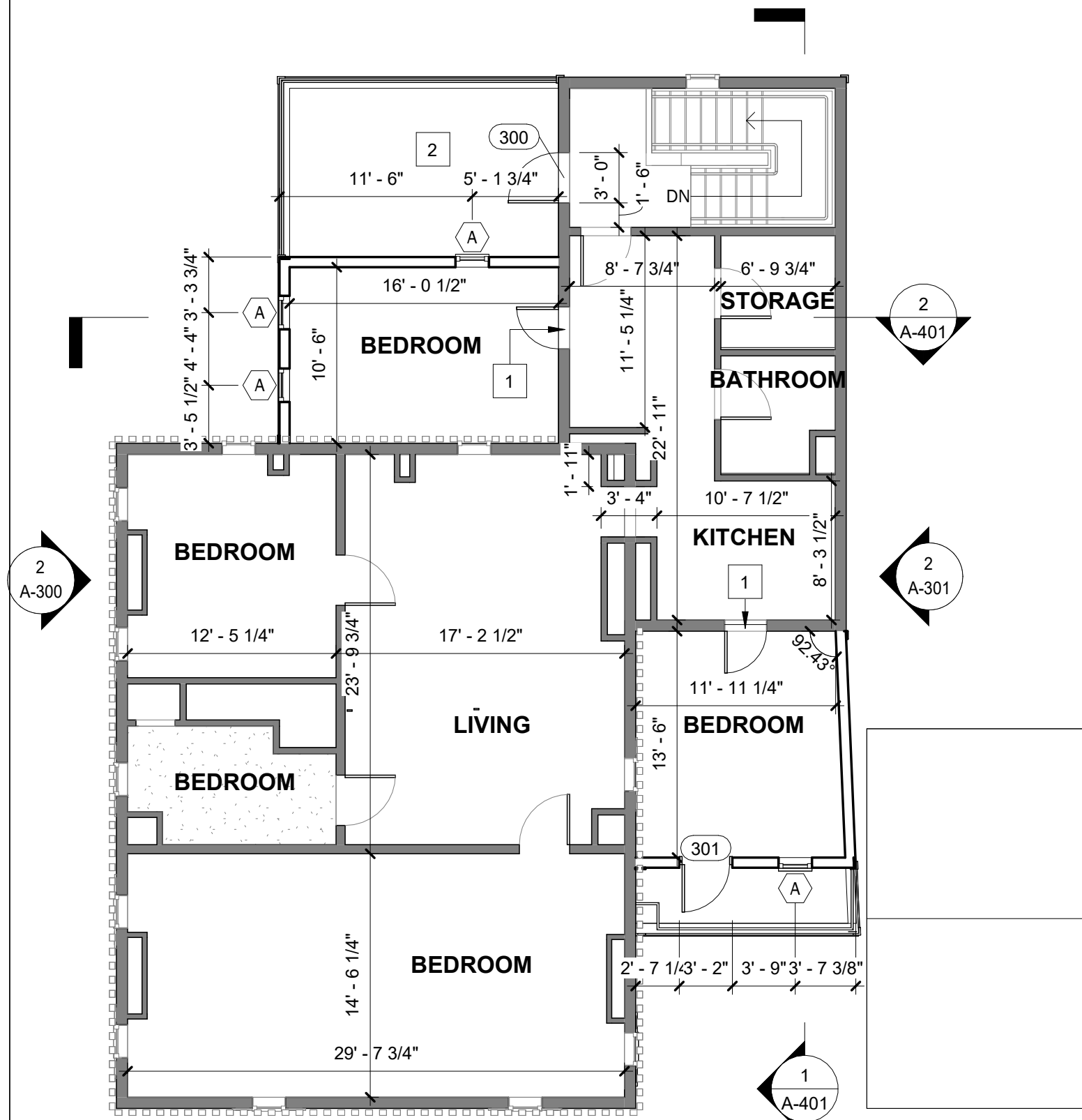
Drawn By: PG
Drawing Checked By: BH
Drawing Scale: As indicated
Drawing Date: 07/26/24
Project Number: 24051

drawing revisions:

3rd Floor
Plan

A-113

7/25/2024 6:45:20 PM



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

LEGEND

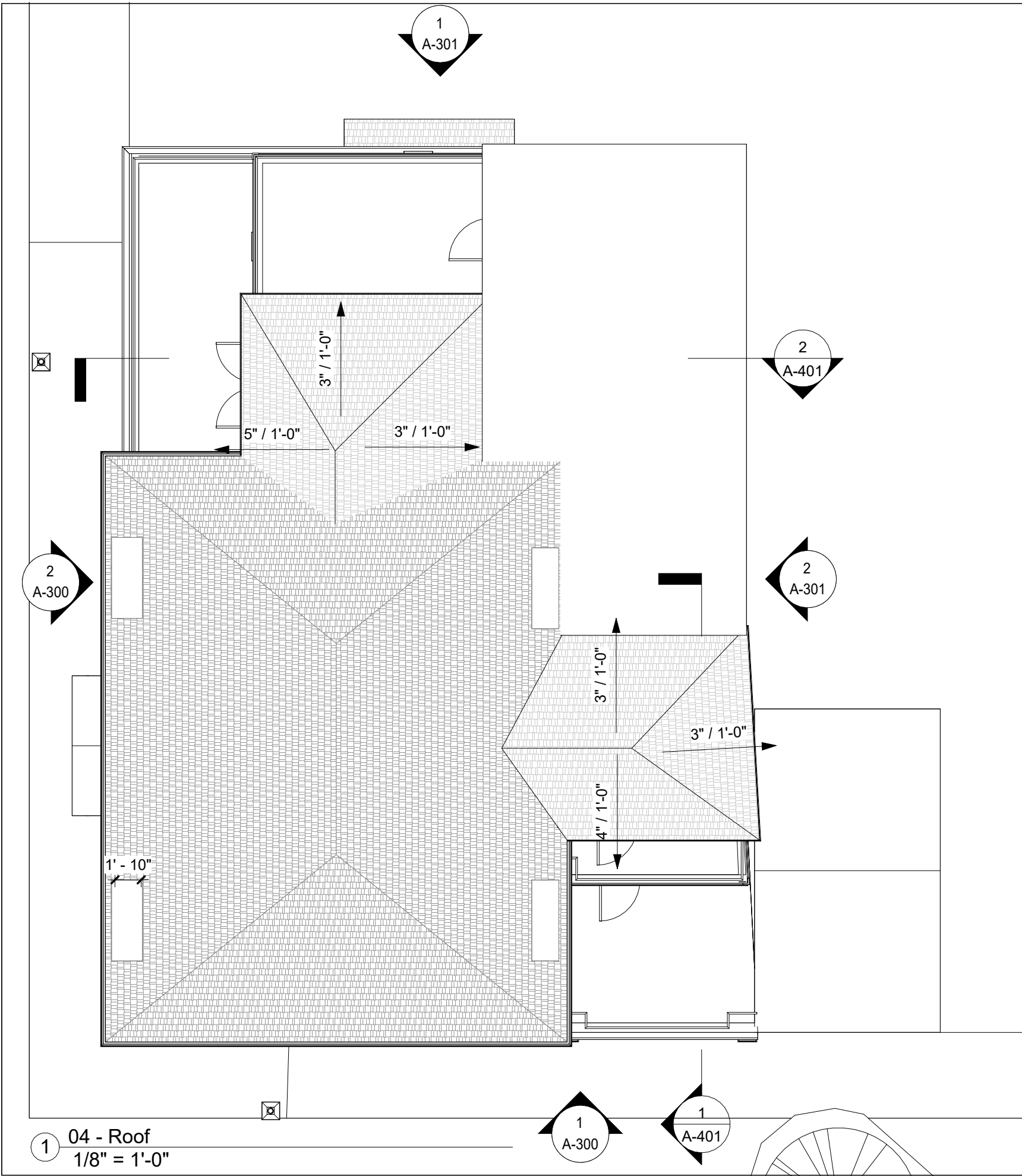
- EXISTING WALL
- NEW WALL
- WINDOW TAG

1
A-300

2
A-401

2
A-301

1
A-401



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"

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: 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

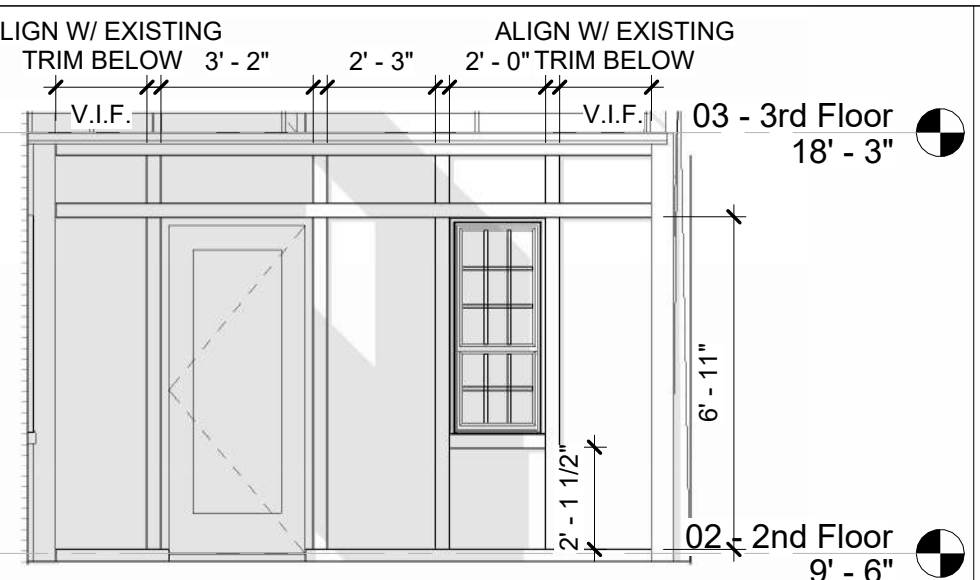


1 STATE STREET ELEVATIONS
1/8" = 1'-0"

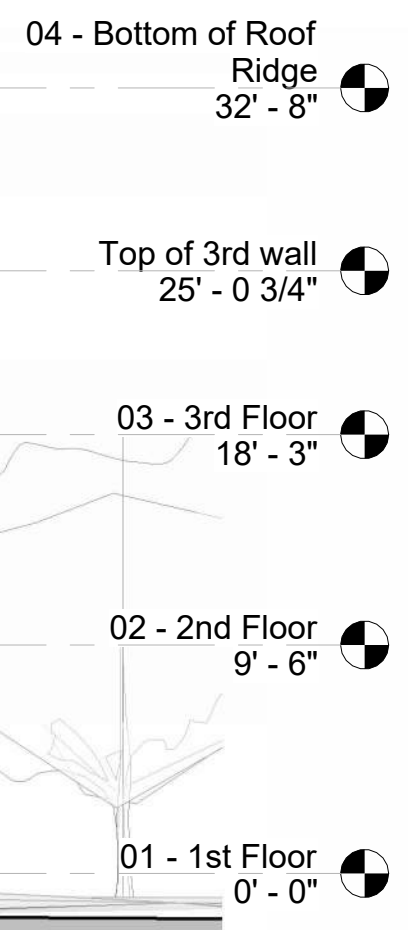
WINDOW NOTE:
PROPOSED WINDOWS TO RESEMBLE
EXISTING WINDOWS



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



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



LEGEND

■ NOT IN SCOPE

⬡ WINDOW TAG

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

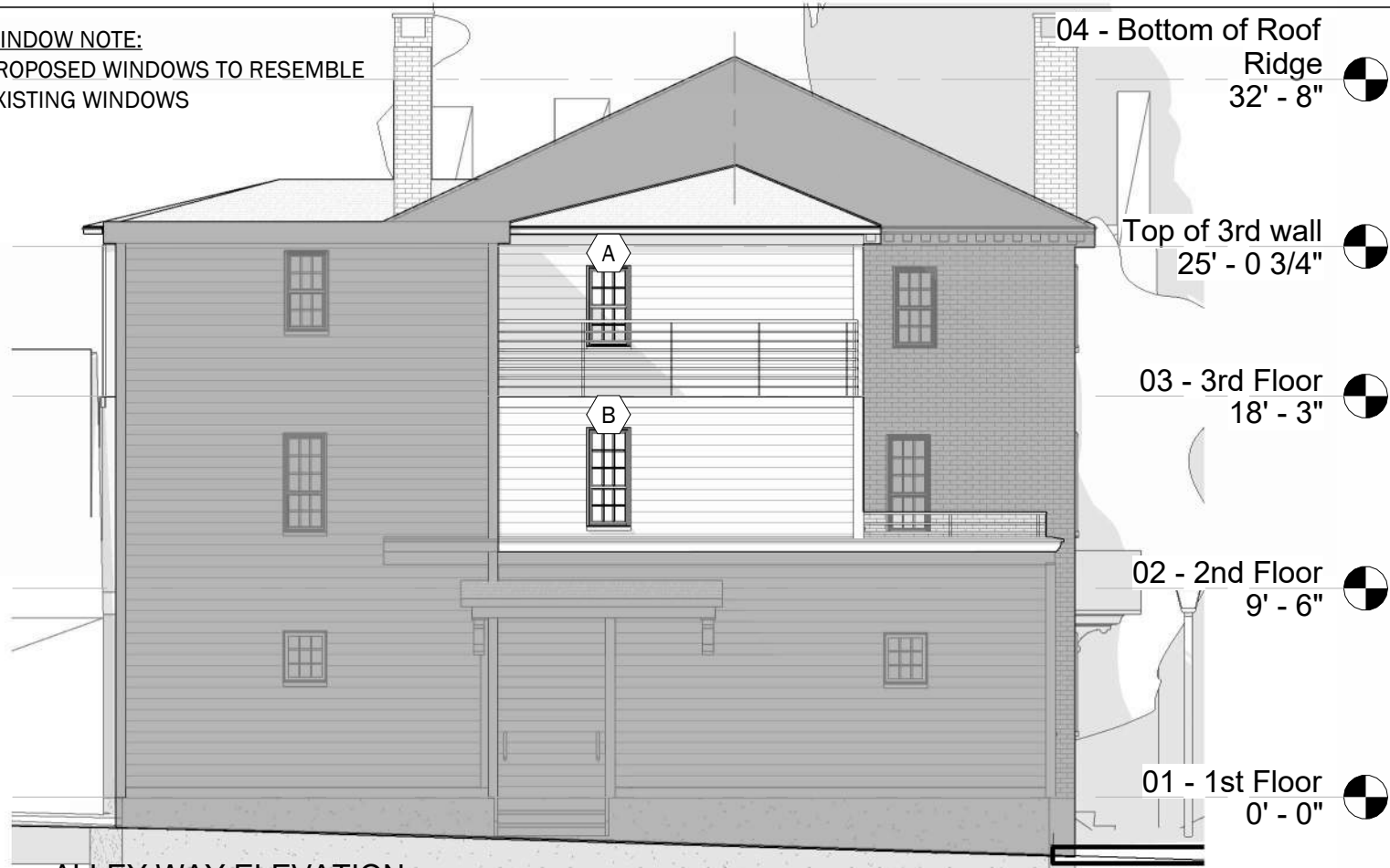
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Drawing Checked By: BMH
Drawing Scale: As indicated
Drawing Date: 07/26/24
Project Number: 24051

drawing revisions:

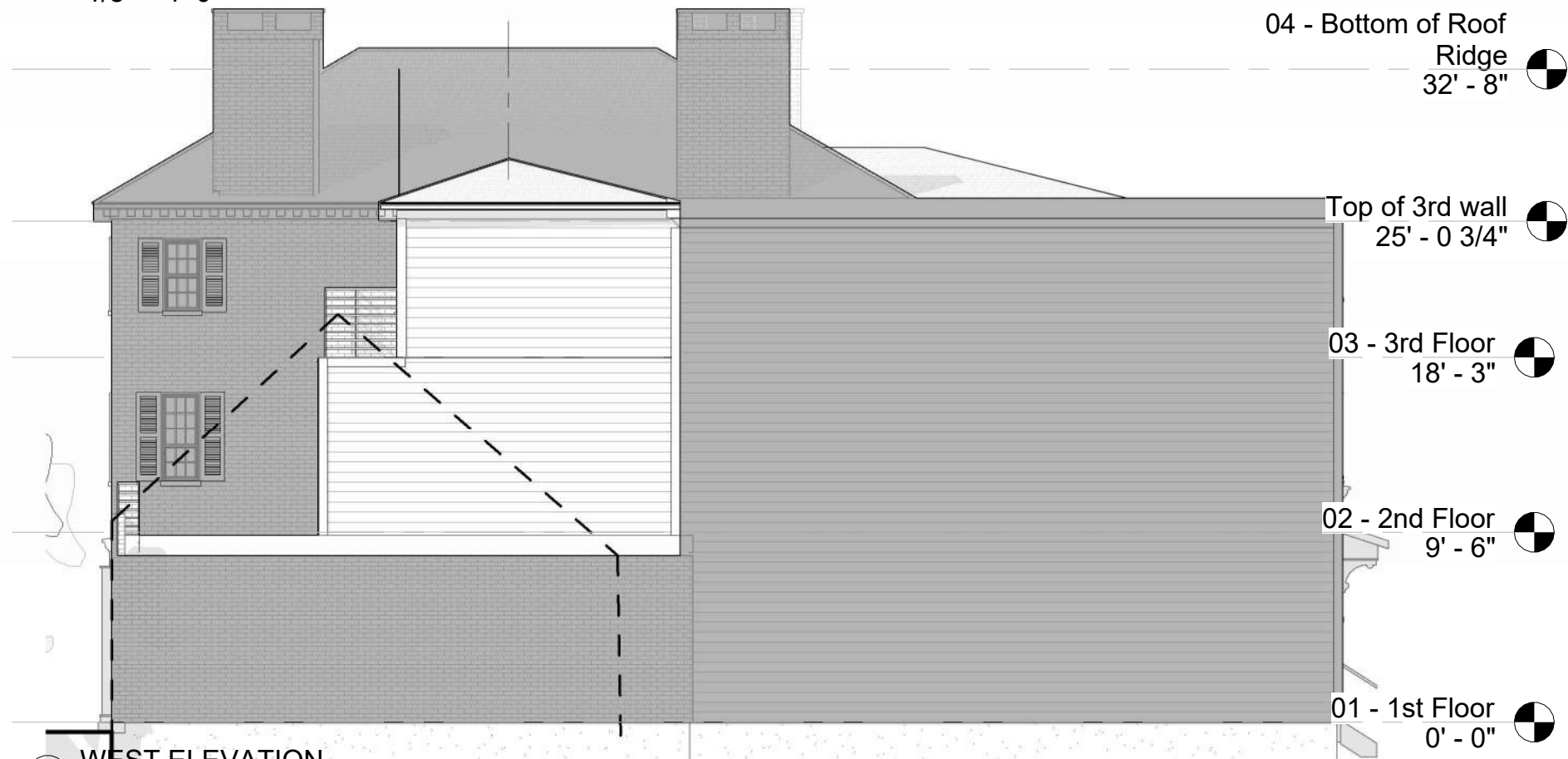
Elevations

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
- A WINDOW TAG

96 STATE ST.

Portsmouth, NH

Huai Ying Zheng

CLIENT ADDRESS
CITY, ST ZIP
PHONE

**WINTER
HOLBEN**
architecture + design

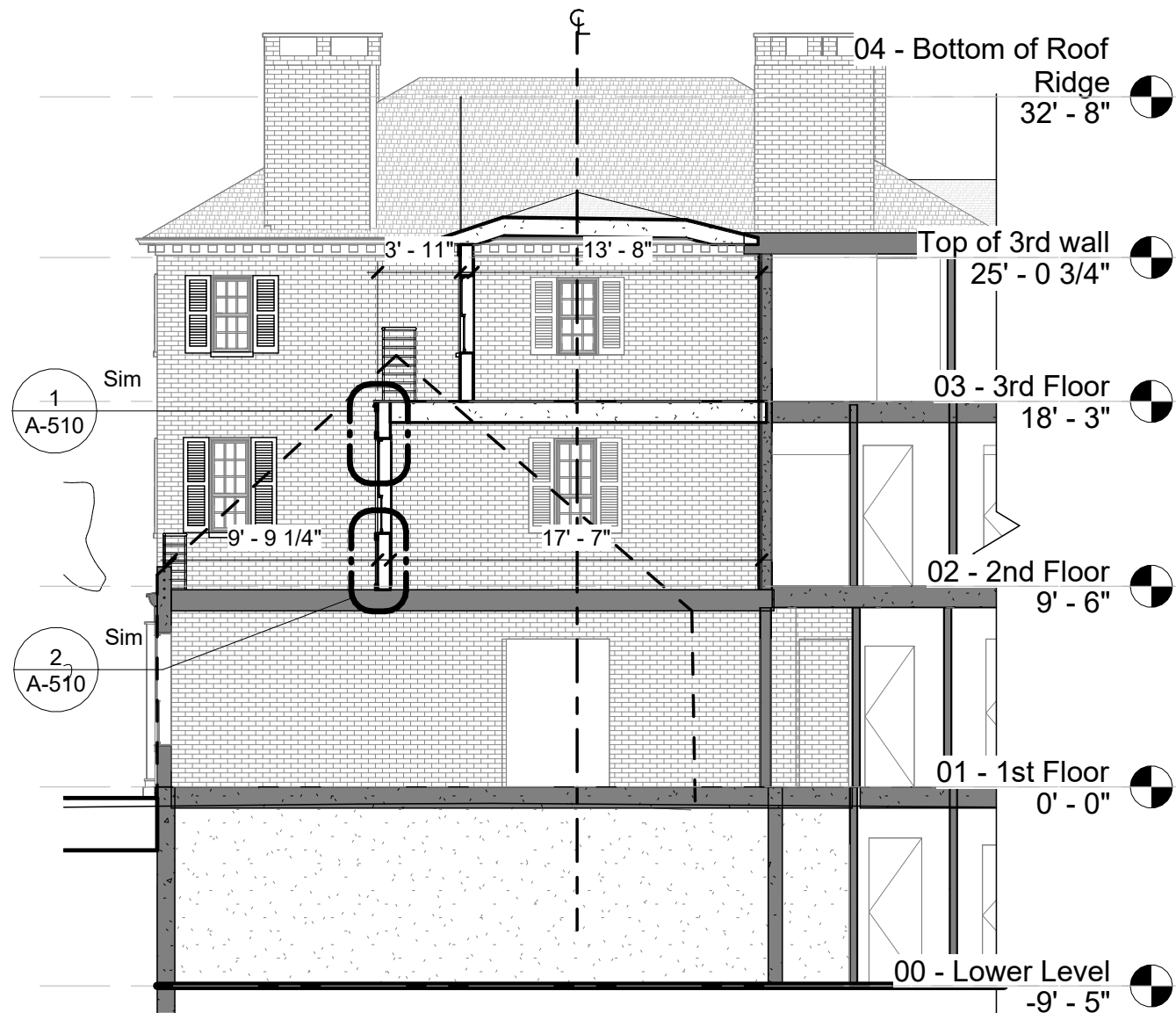
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

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

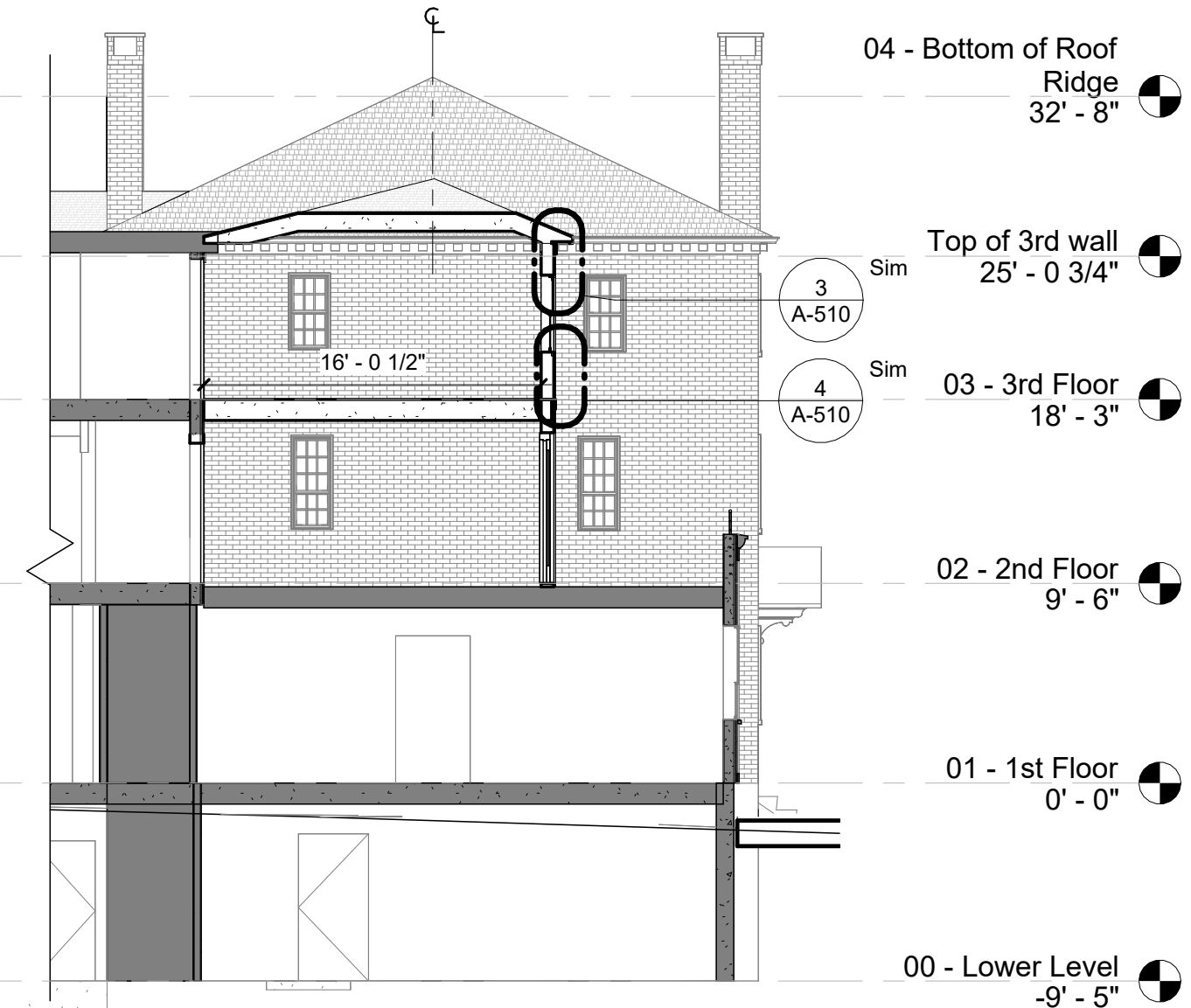
drawing revisions:

Elevations

A-301



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



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

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CITY, ST ZIP
PHONE

**WINTER
HOLBEN**
architecture + design

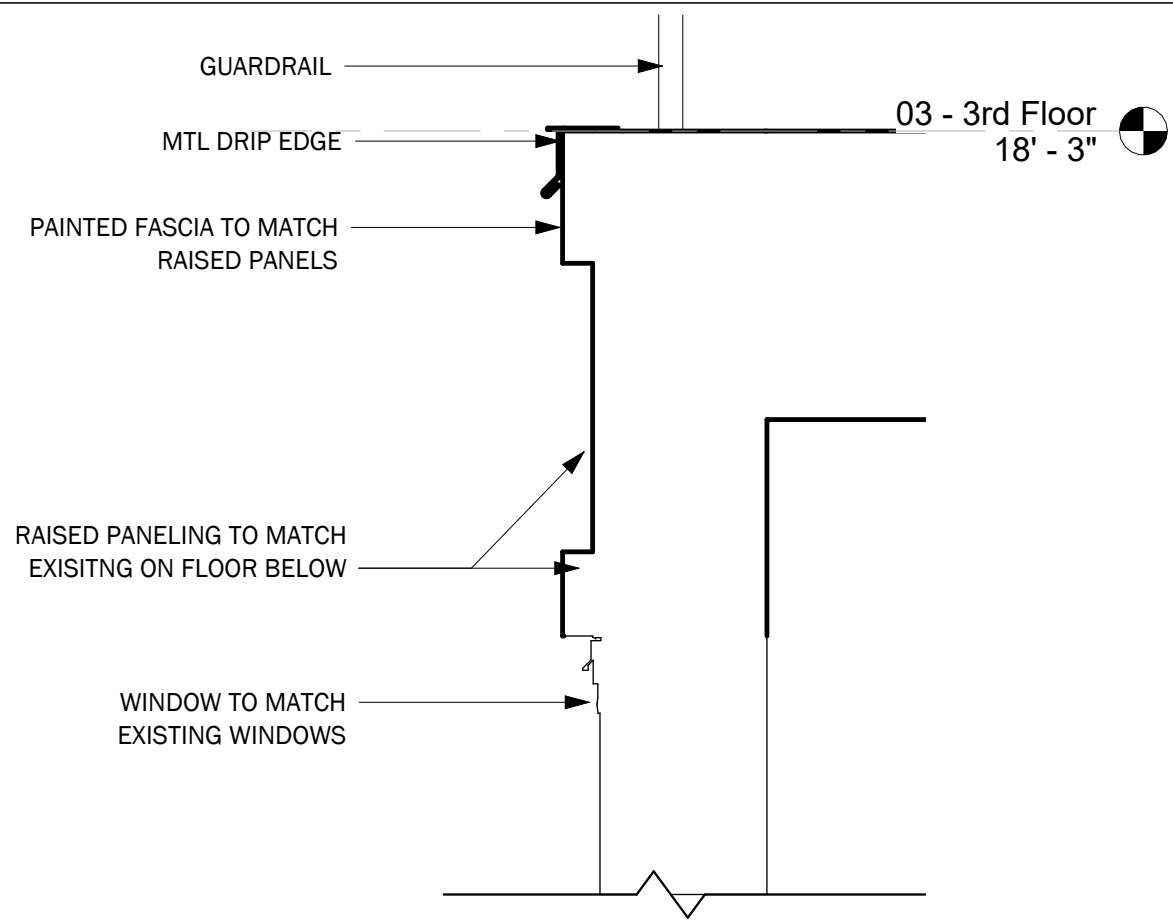
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

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

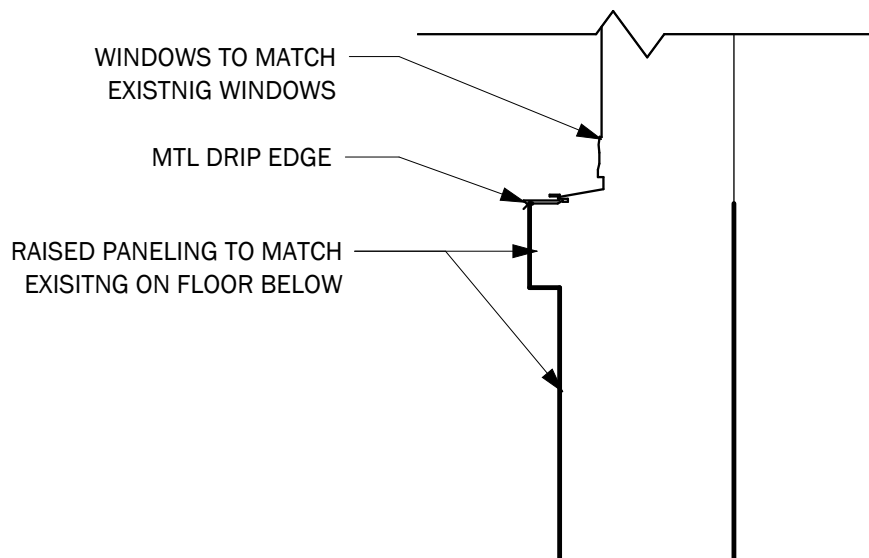
drawing revisions:

Building
Sections

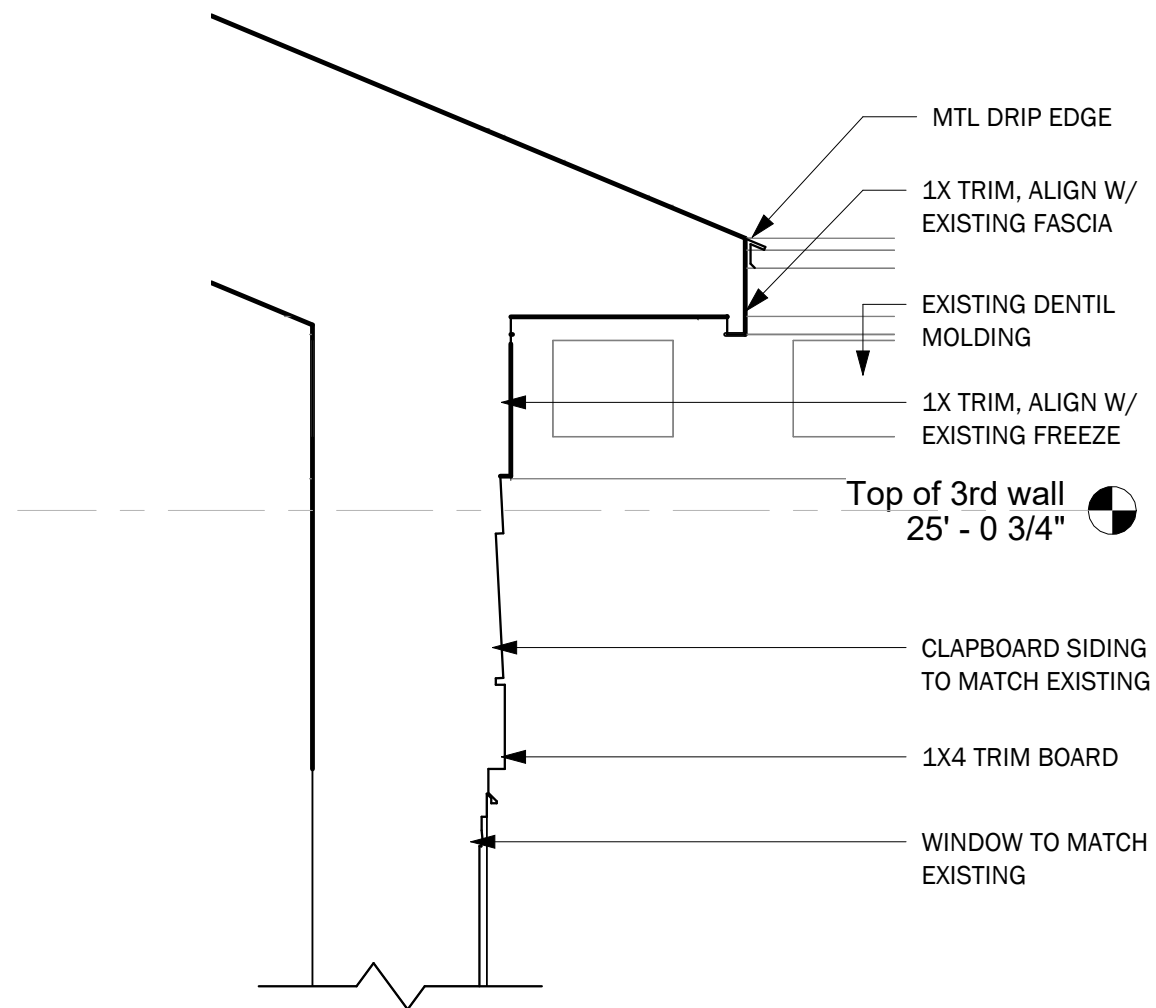
A-401



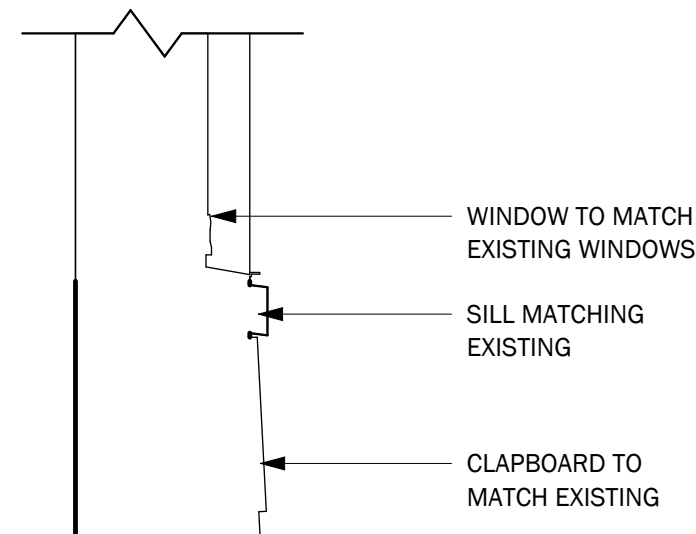
① RAISED PANEL - WINDOW HEAD DETAIL
1 1/2" = 1'-0"



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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PHONE

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7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG

Drawing Checked By: Checker

Drawing Scale: 1 1/2" = 1'-0"

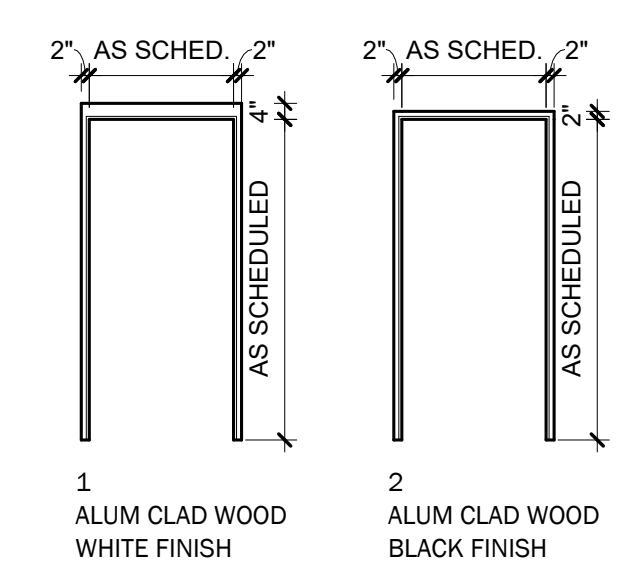
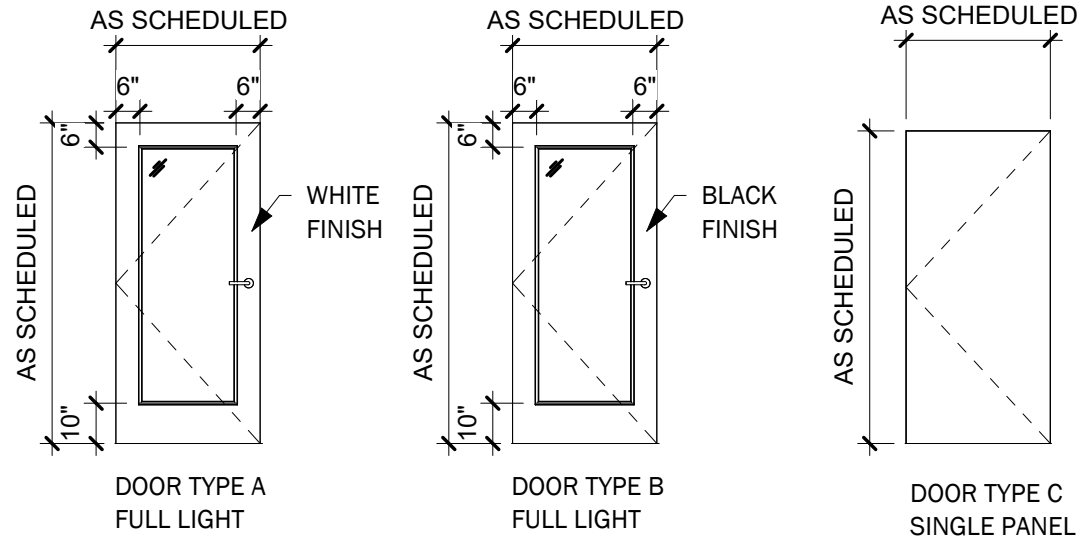
Drawing Date: 07/26/24

Project Number: 24051

drawing revisions:

Exterior
Details

A-510

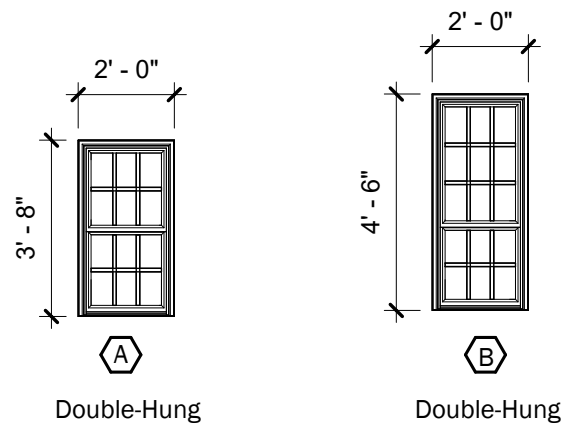


1 Door Type Legend
1/4" = 1'-0"

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"

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.

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

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**WINTER
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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: 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.¹

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.² 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.³ 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.

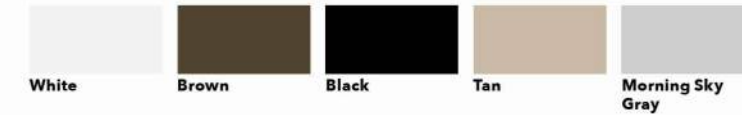
Pella® Impervia® Features & Options

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 Glass²



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 argon²



Obscure Low-E insulating glass



Tempered glass



Laminated (non-impact-resistant)³ or tinted⁴



STC (Sound Transmission Class) dual-pane sound control glass⁵



Triple-pane glass⁶

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"⁷



Applied Grilles⁸

Grille Patterns

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



Traditional



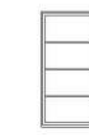
6-Lite Prairie



9-Lite Prairie



Top Row



Custom

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**WINTER
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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:

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

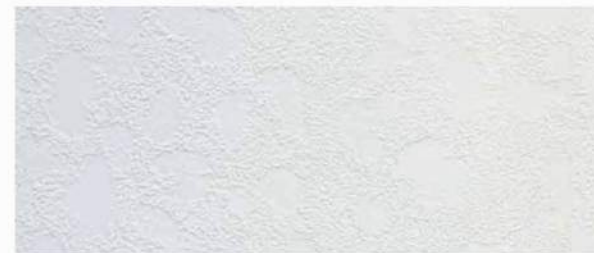


HardiePanel®

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



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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:

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

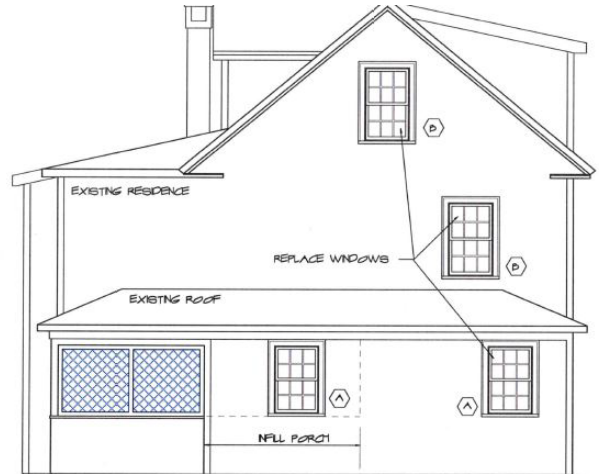
7/25/2024 6:45:33 PM

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

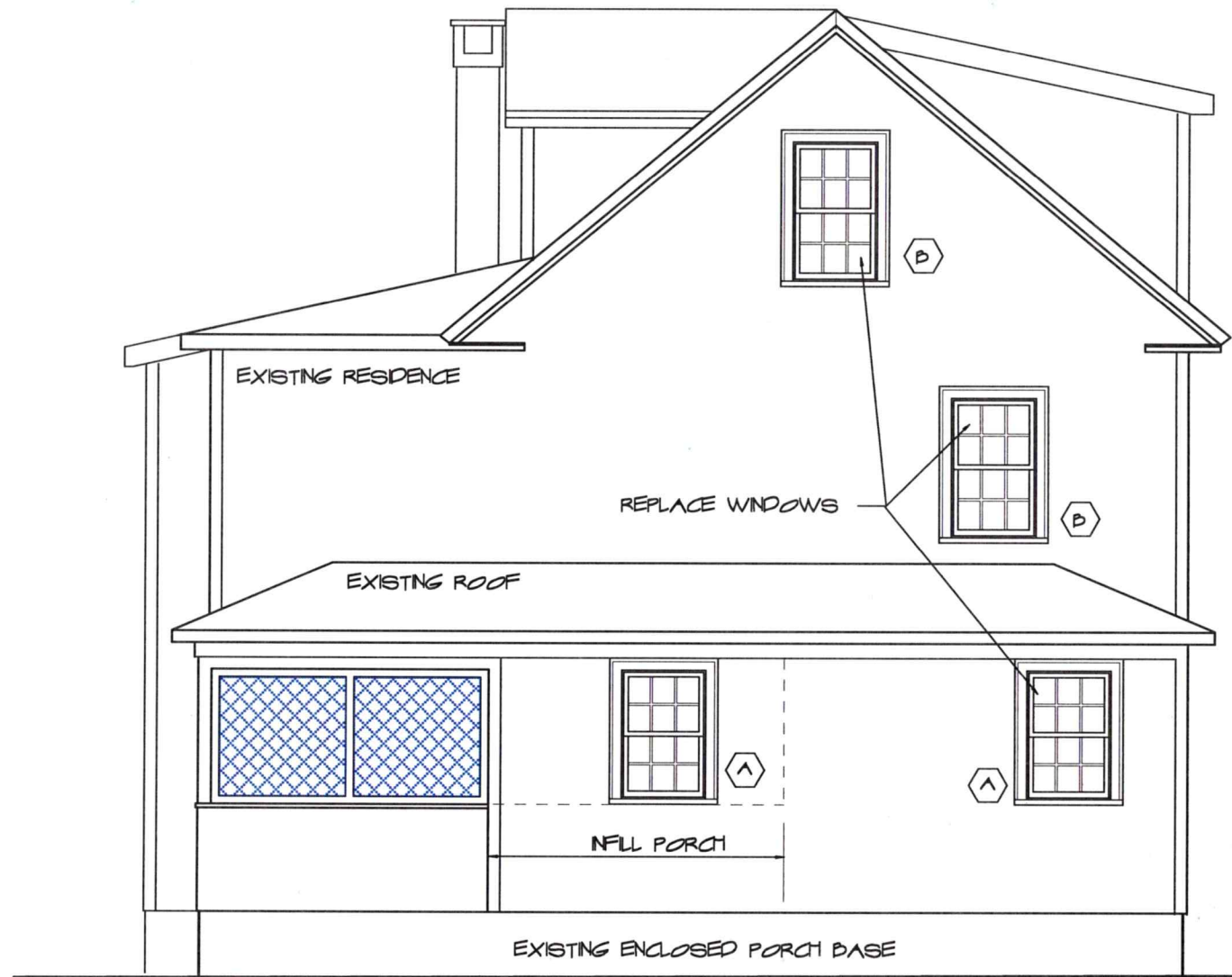
C**

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"

WINDOW SCHEDULE

| SYM. | UNIT | LITES | ROUGH OPENING | REMARKS | QUAN. |
|----------|-----------|-------|-----------------------|---|-------|
| ADDITION | | | | | |
| Ⓐ | 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 |
| Ⓓ | ITDH 3256 | 6/6 | 2' 8 1/2" X 4' 8 1/4" | DITTO | 2 |

WINDOW NOTES

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



EXISTING REAR ELEVATION



REAR ENTRY DOOR

SCHEMATIC DESIGN

ANNE WHITNEY ARCHITECT

RENOVATIONS, MORROW RESIDENCE

36 RICHMOND STREET PORTSMOUTH, NH

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

Project: #2404 Date: 7/17/24

Revisions:

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

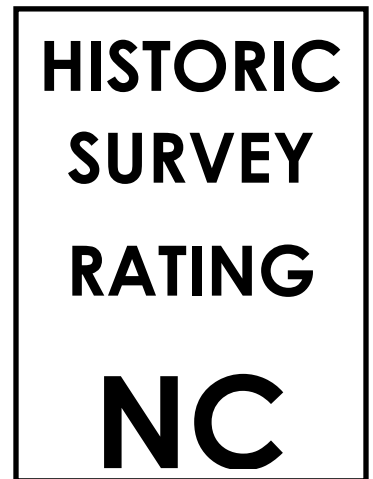


B. Proposed Work: Renovations and new construction to the existing structure.

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
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

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.

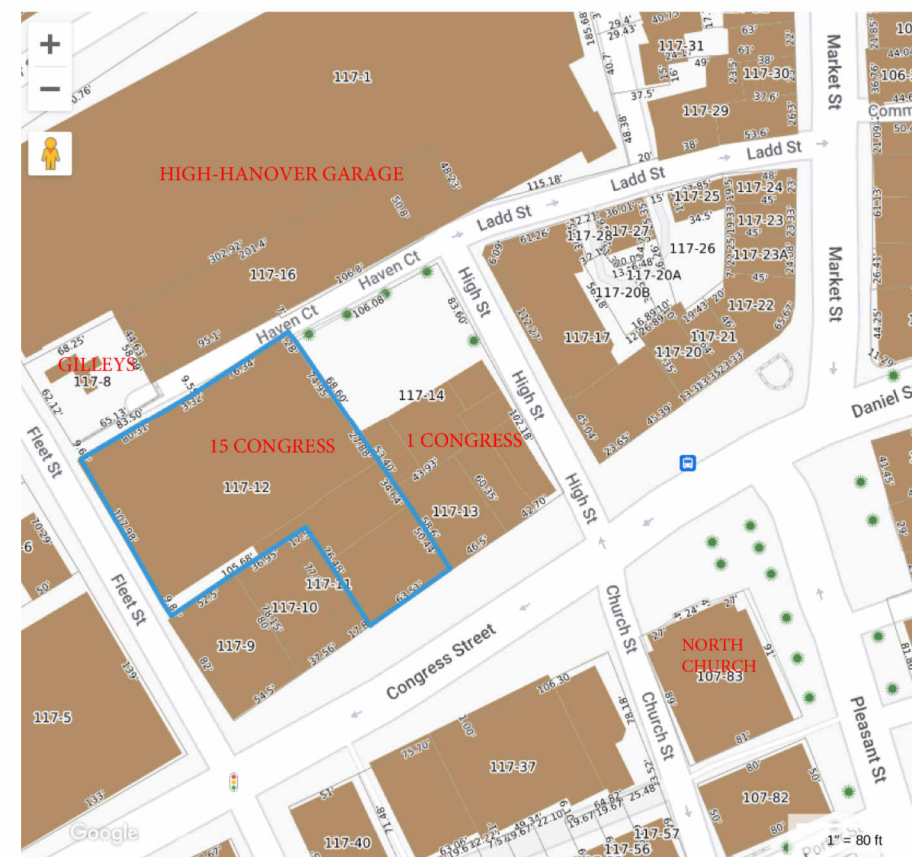
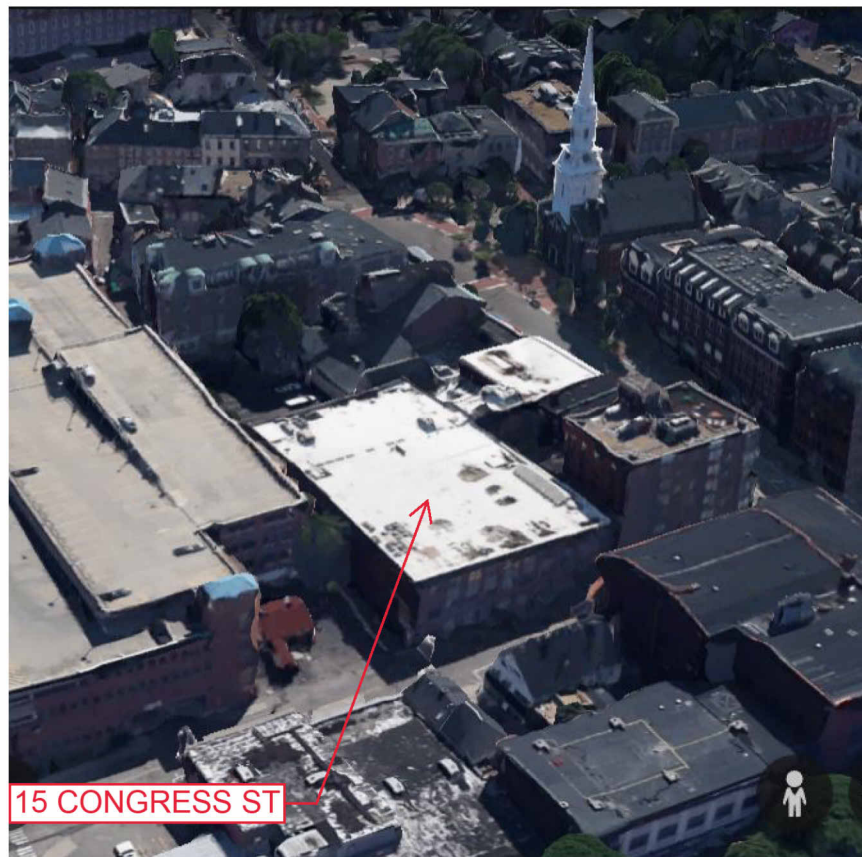


15 CONGRESS STREET (MAP 0117 LOT 12)

RENOVATION & ADDITIONS

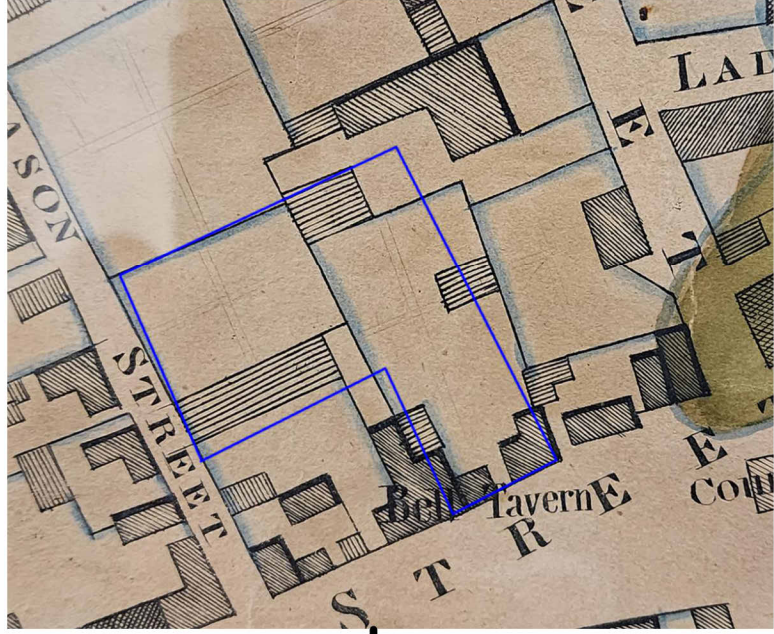
15 CONGRESS STREET
ONE MARKET SQUARE, LLC

HISTORIC DISTRICT COMMISSION
WORK SESSION 1
AUGUST 7, 2024



HN0.01 COVER
15 CONGRESS STREET

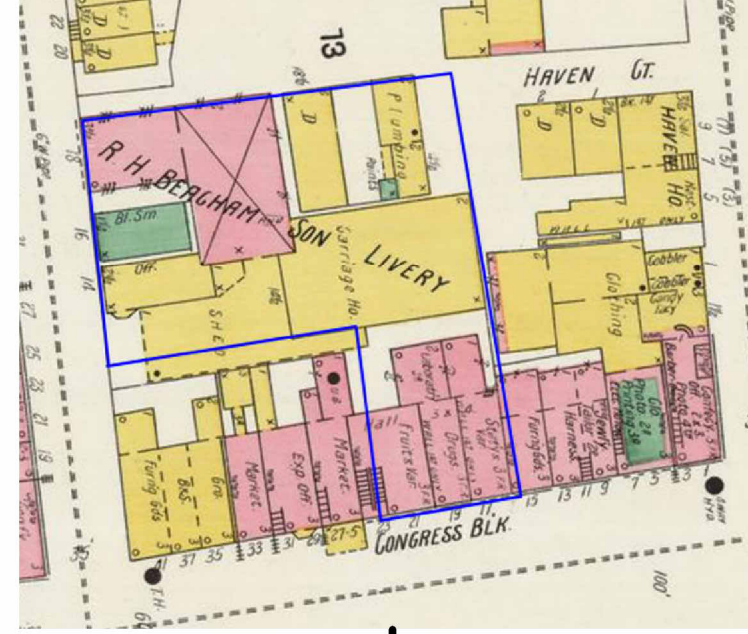
MAP BOUNDARIES



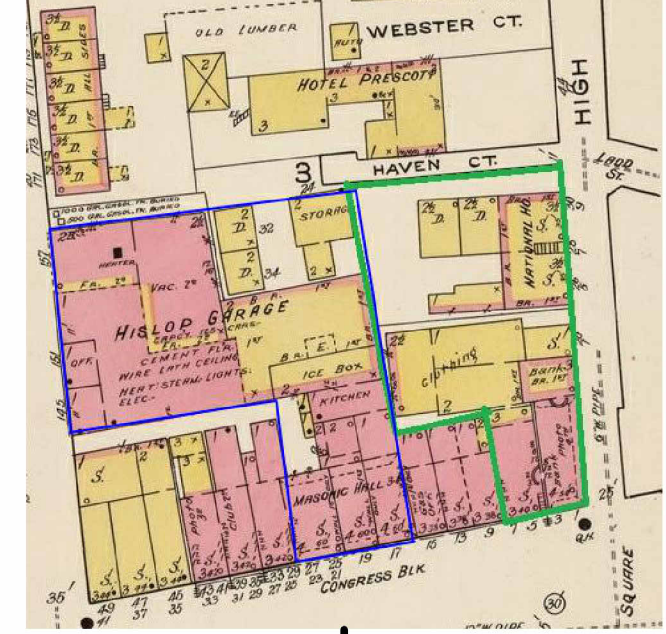
1813
STABLES & COMMERCE



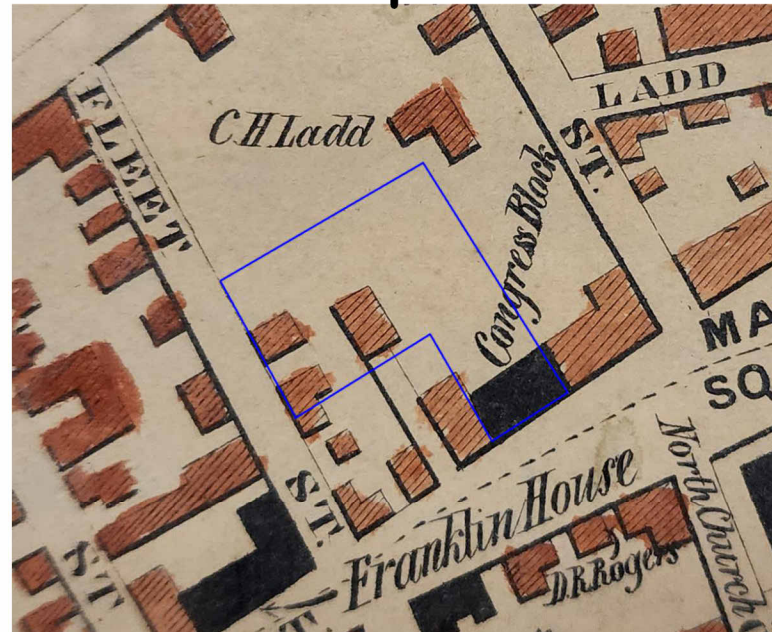
1876
STABLES, RESIDENTIAL & COMMERCE



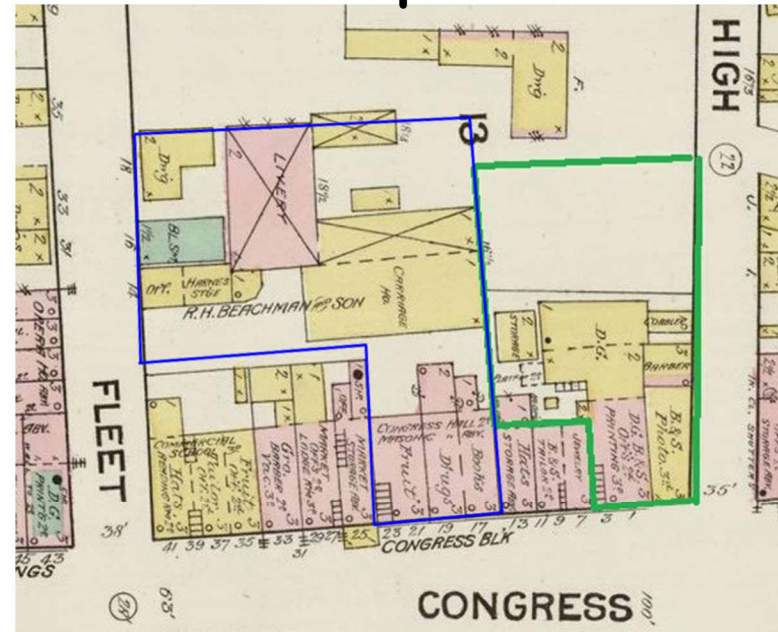
1904
STABLES, RESIDENTIAL & COMMERCE



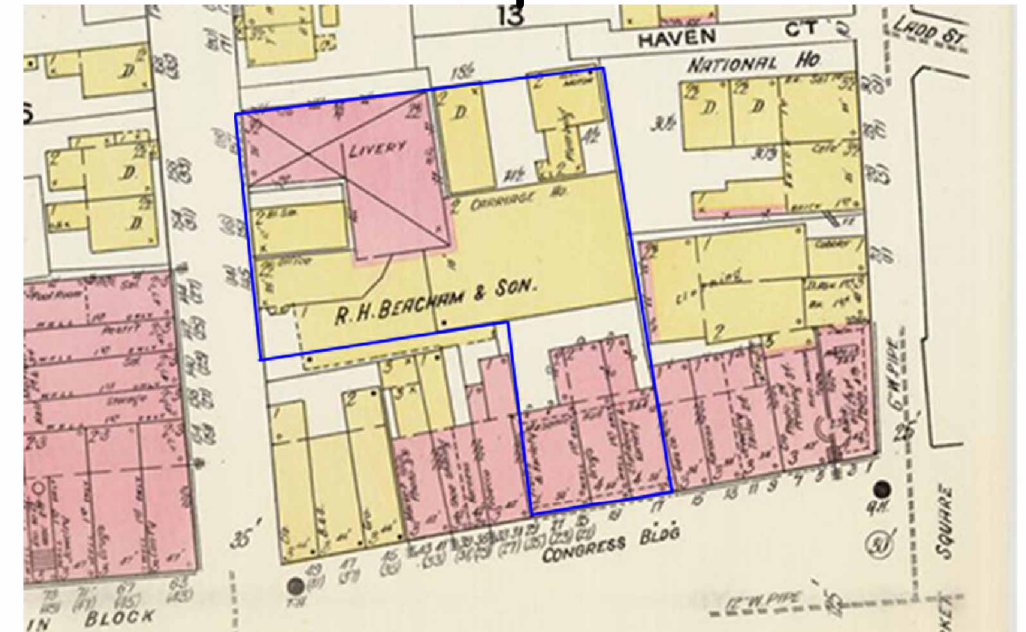
1920
GARAGE, RESIDENTIAL & COMMERCE



1850
STABLES, RESIDENTIAL & COMMERCE



1887
STABLES, RESIDENTIAL & COMMERCE



1910
STABLES, RESIDENTIAL & COMMERCE

HN0.11 HISTORIC CONDITIONS
15 CONGRESS STREET

CONGRESS STREET

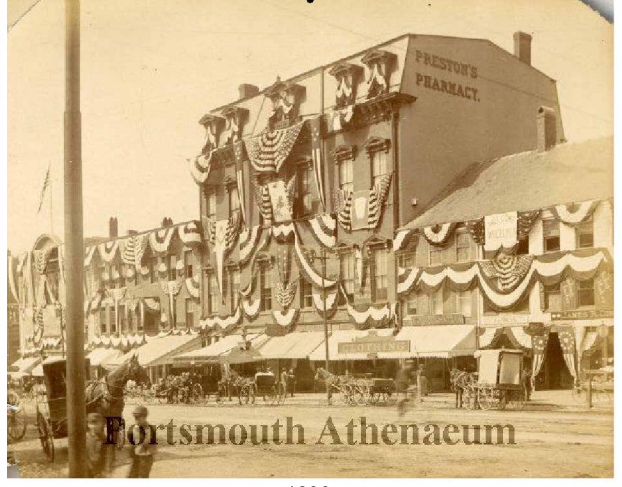


PRIOR TO THE BELL TAVERN FIRE OF MARCH, 1867
MULTIPLE COMMERCE TENANTS
RESIDENTIAL ABOVE

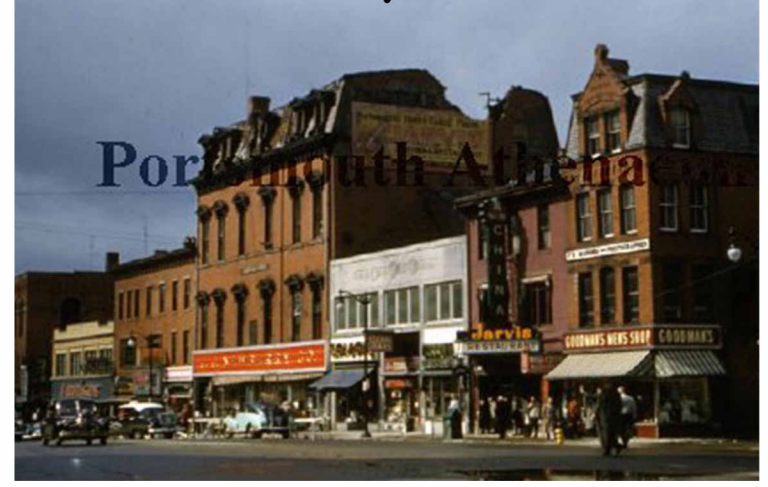
1955
NEWBERRY

1980
NEWBERRY

2024
EXISTING



1890
PRESTON'S PHARMACY
RESIDENTIAL ABOVE



FIRE FEB 29TH, 1956



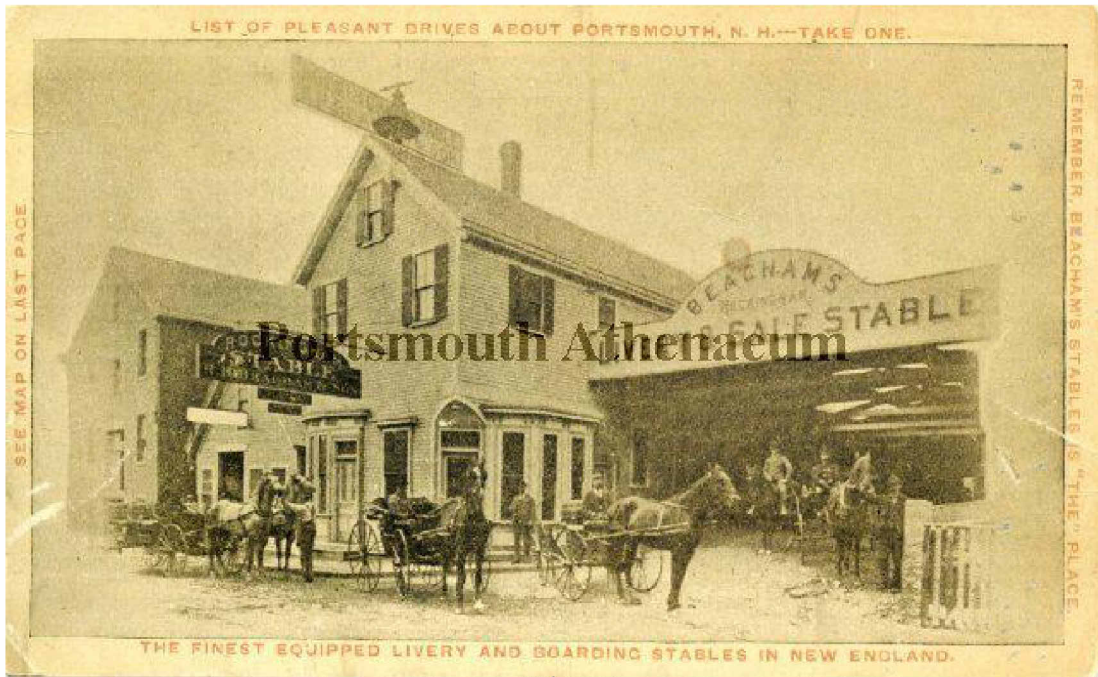
1988
NEWBERRY



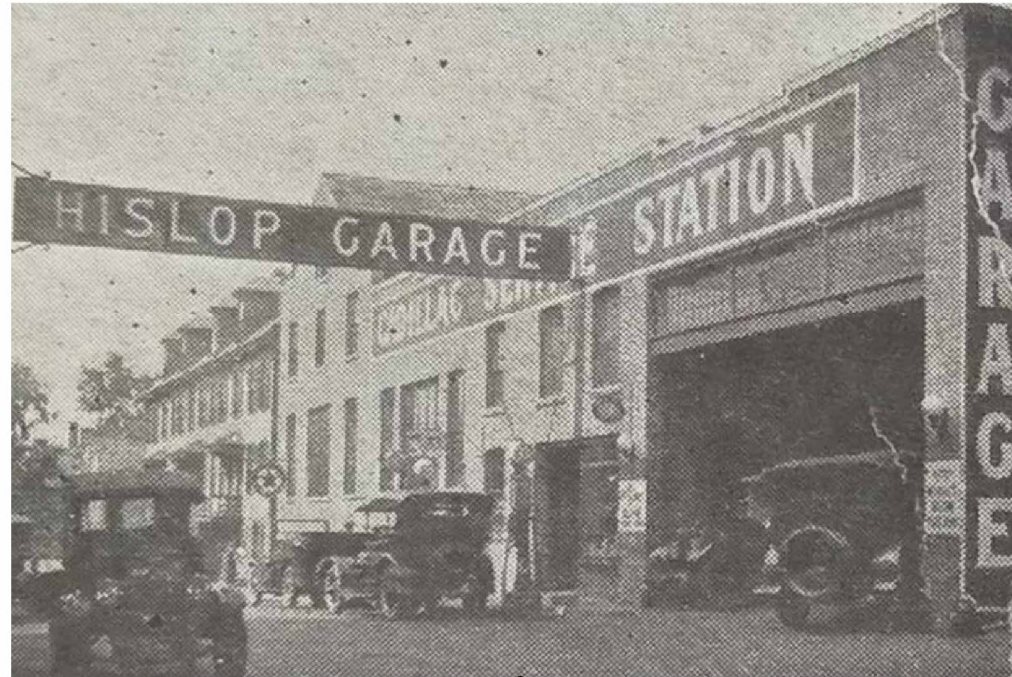
DEMOLITION AFTER THE FIRE

HN0.12 HISTORIC CONDITIONS
15 CONGRESS STREET

FLEET STREET



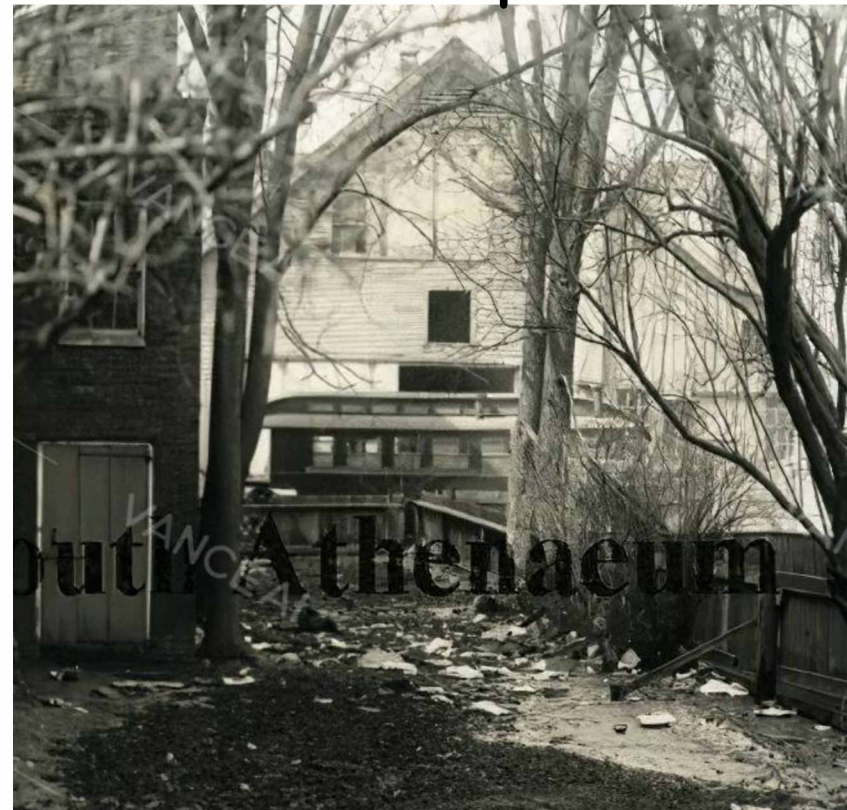
1900
HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES



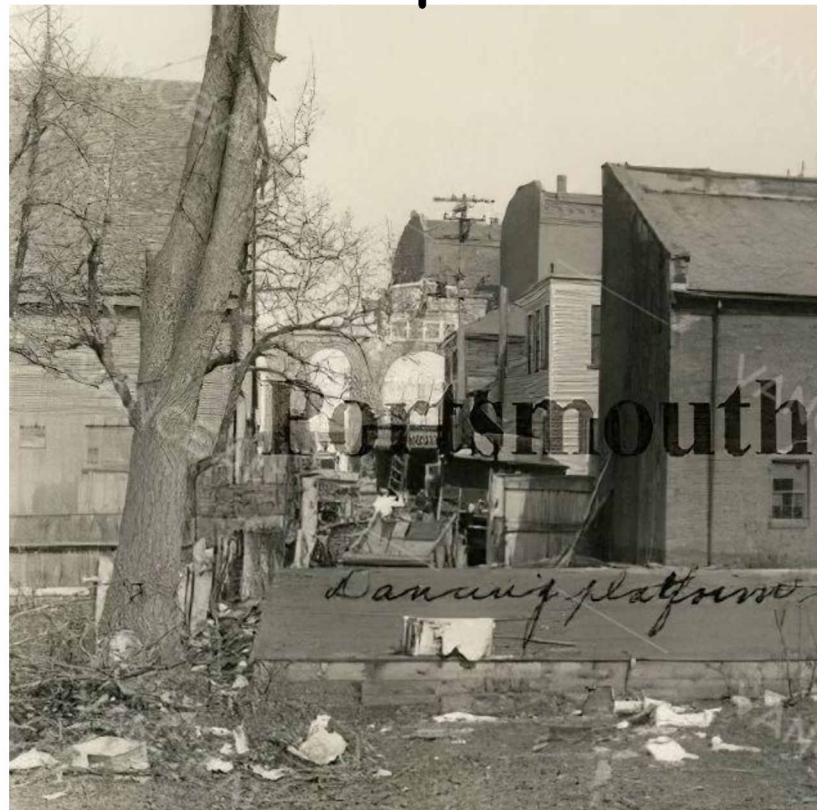
1920
HISLOP GARAGE



2024
EXISTING



1907
HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES

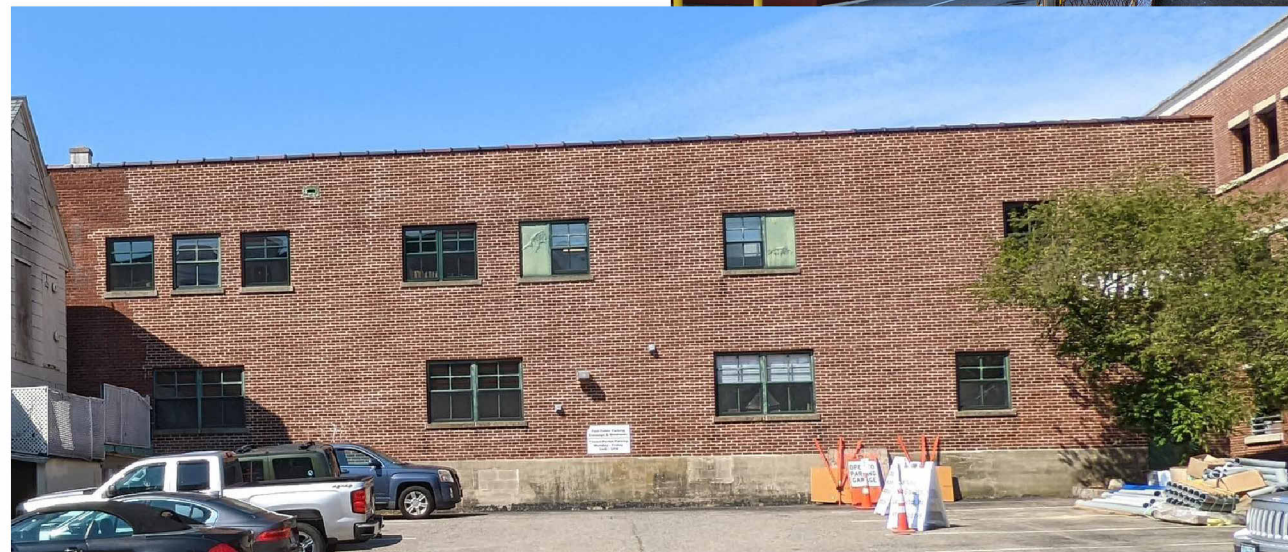
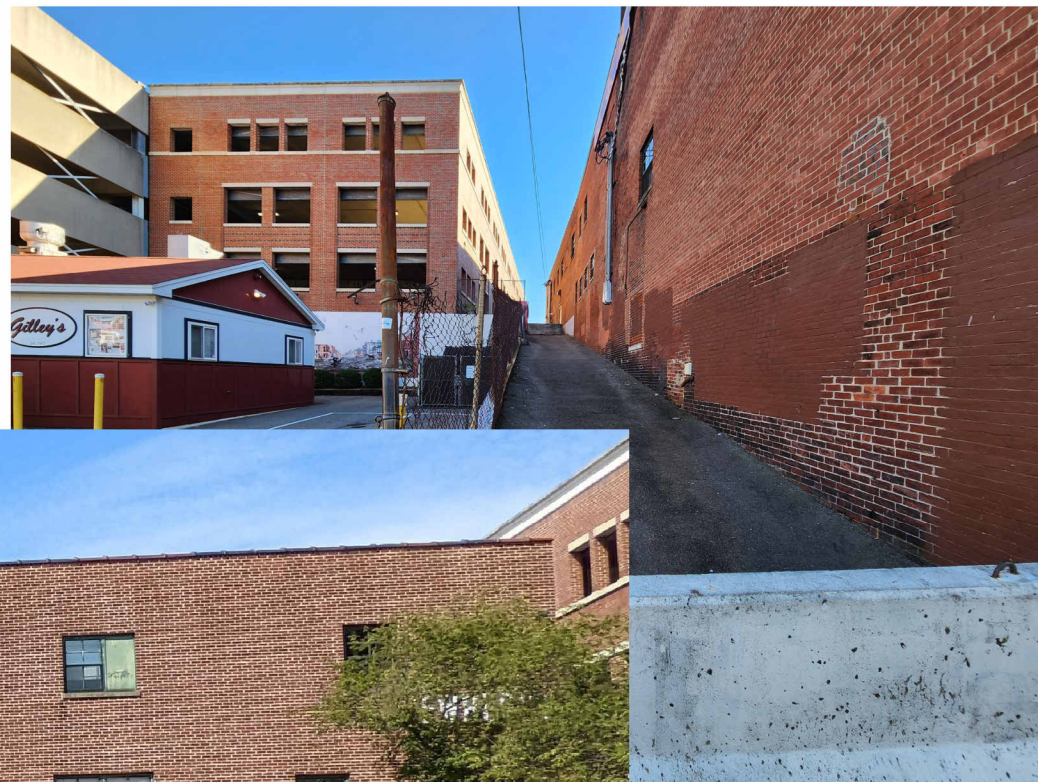
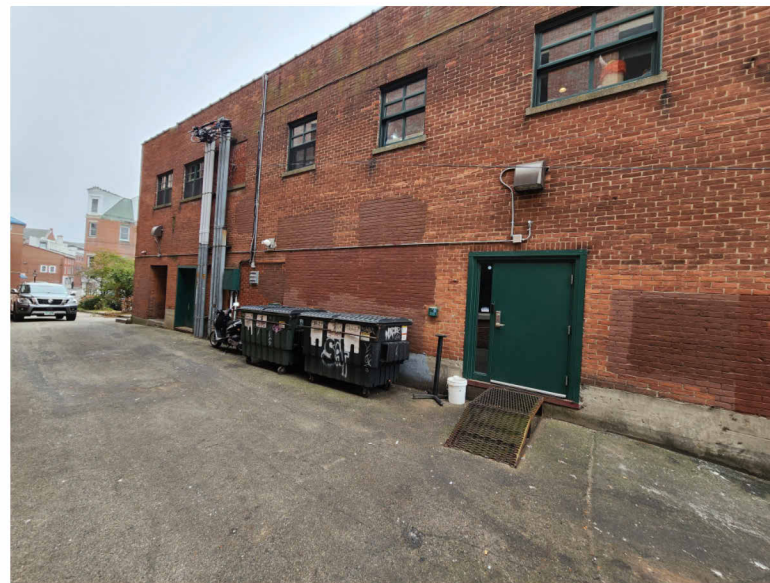


1907
HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES

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:

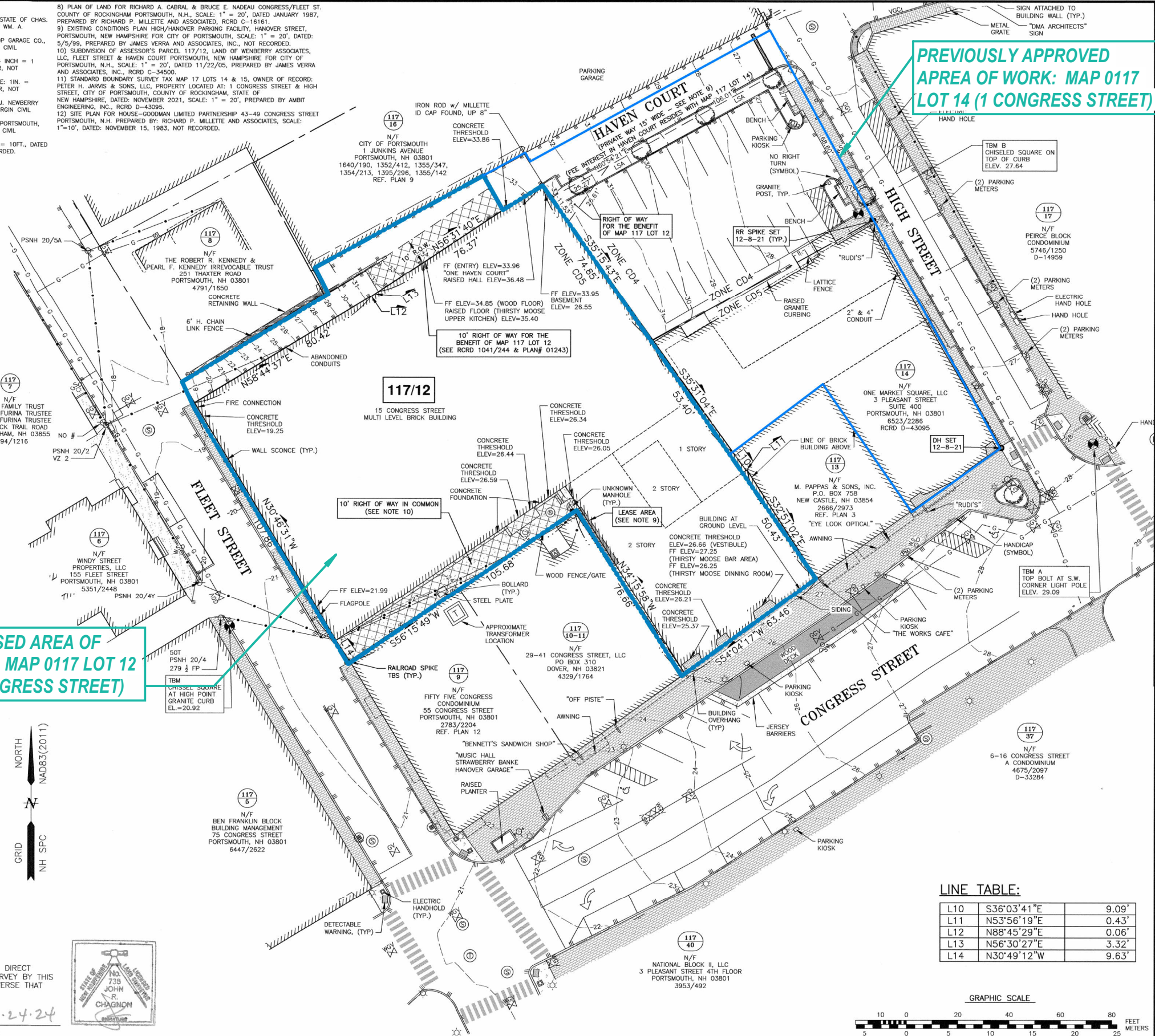
- 1) PLAN OF A LOT OF LAND IN PORTSMOUTH, N.H., BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN. = 20 FT., DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
- 2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1 IN. = 20 FT., DATED FEB. 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
- 100 SPOT ELEVATION
- 97x3 EDGE OF PAVEMENT (EP)
- UTILITY POLE
- WATER SHUT OFF/CURB STOP
- GAS SHUT OFF
- GATE VALVE
- HYD HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER 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

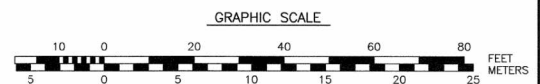
PROJECT:
APPLICANT: ONE MARKET SQUARE, LLC
15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE:
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 | |

LINE TABLE:

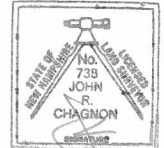
| | | |
|-----|-------------|-------|
| L10 | S36°03'41"E | 9.09' |
| L11 | N53°56'19"E | 0.43' |
| L12 | N88°45'29"E | 0.06' |
| L13 | N56°30'27"E | 3.32' |
| L14 | N30°49'12"W | 9.63' |



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.

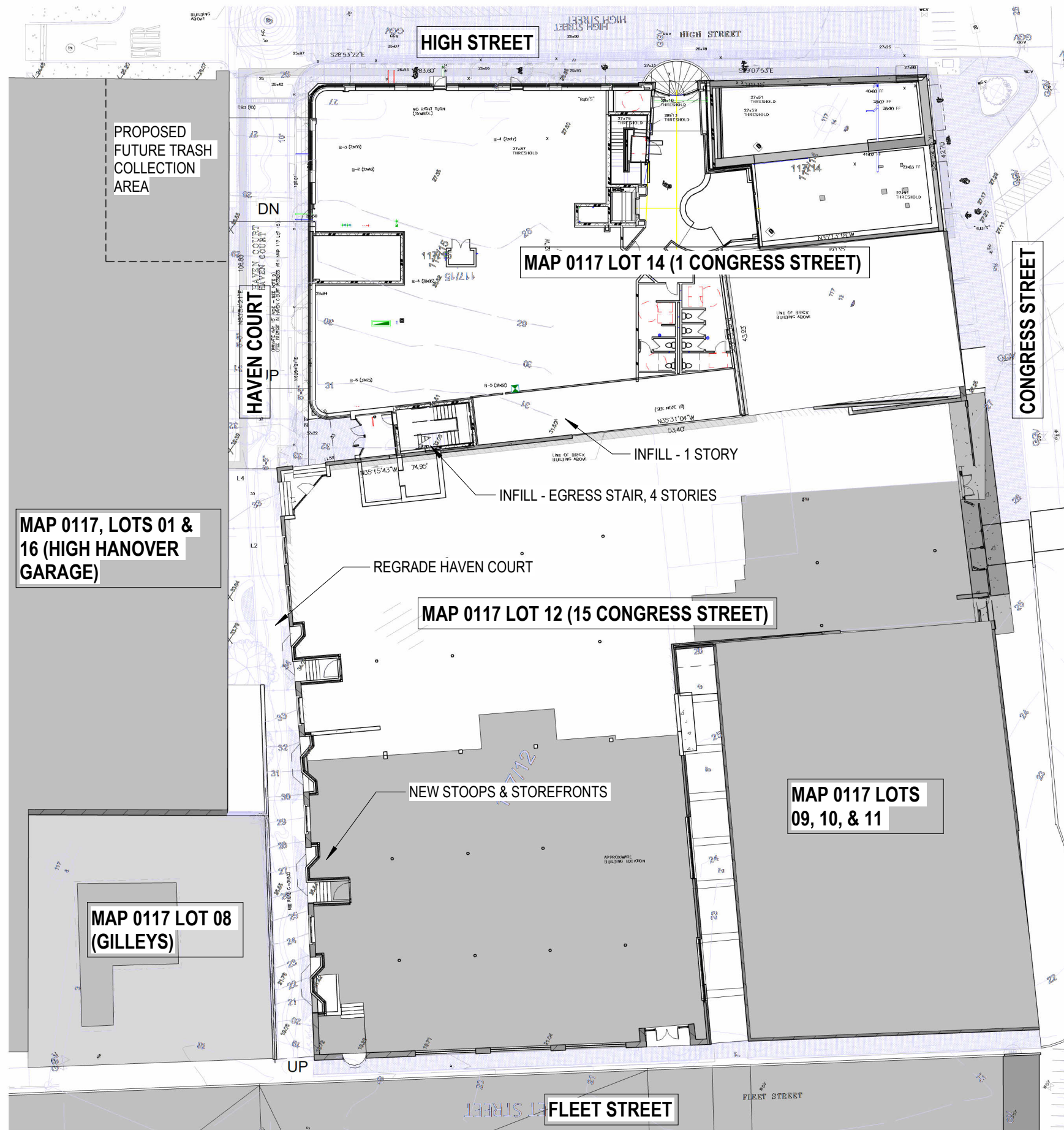
John R. Chagnon
JOHN R. CHAGNON, LLS 738

7-24-24
DATE



HN1.01 SITE SURVEY, EXISTING 15 CONGRESS STREET

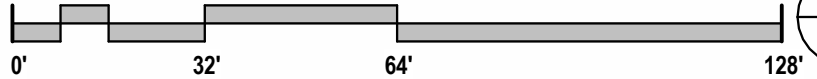


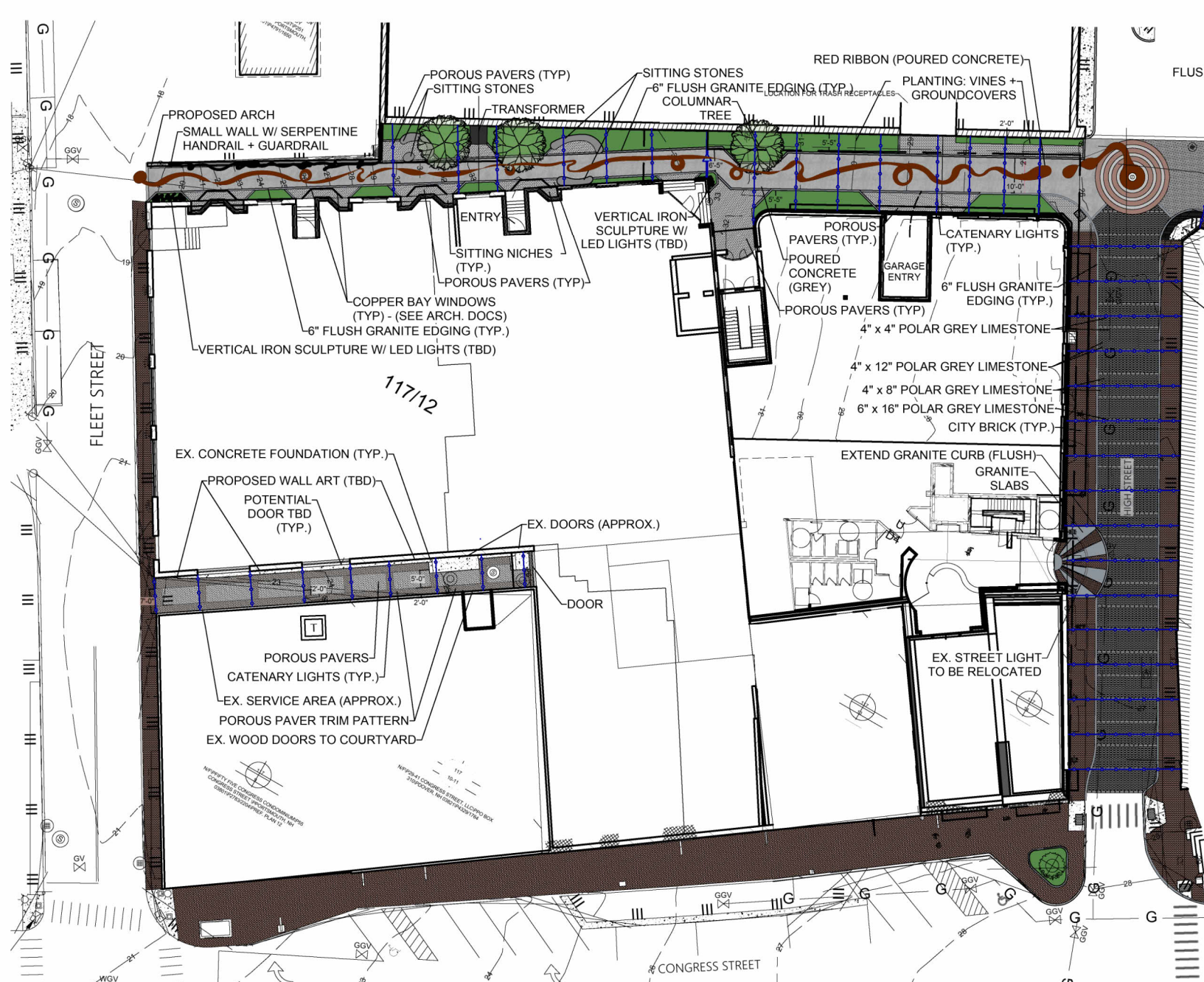
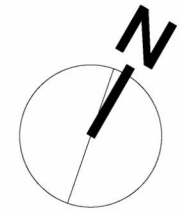


1 SITE PLAN, PROPOSED
1/32" = 1'-0"

HN1.02 SITE PLAN, PROPOSED
15 CONGRESS STREET

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





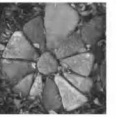
LANDSCAPE NOTES:

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.

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



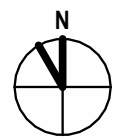
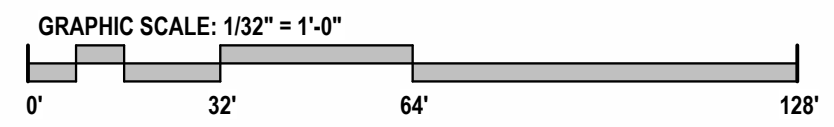
| No. | Date | By | Revision Notes |
|--|-----------|----|---------------------|
| B | 7/31/2024 | | SHEET UPDATES |
| A | 7/24/2024 | | SOUTH ALLEY UPDATES |
| | | | |
| | | | |
| terra firma landscape architecture 163 a Court Street Portsmouth, NH 03801 | | | |
| NEWBERRY WAY | | | |
| | | | |

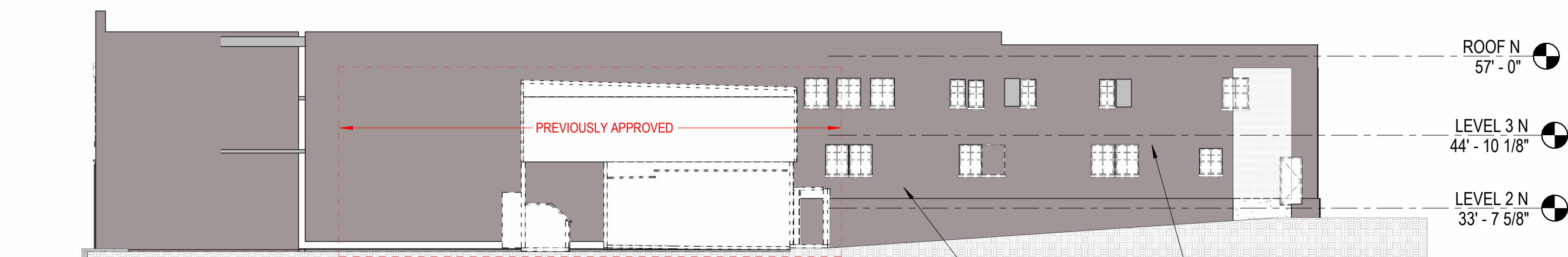




1 ROOF PLAN
1/32" = 1'-0"

HN1.04 ROOF PLAN
15 CONGRESS STREET





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



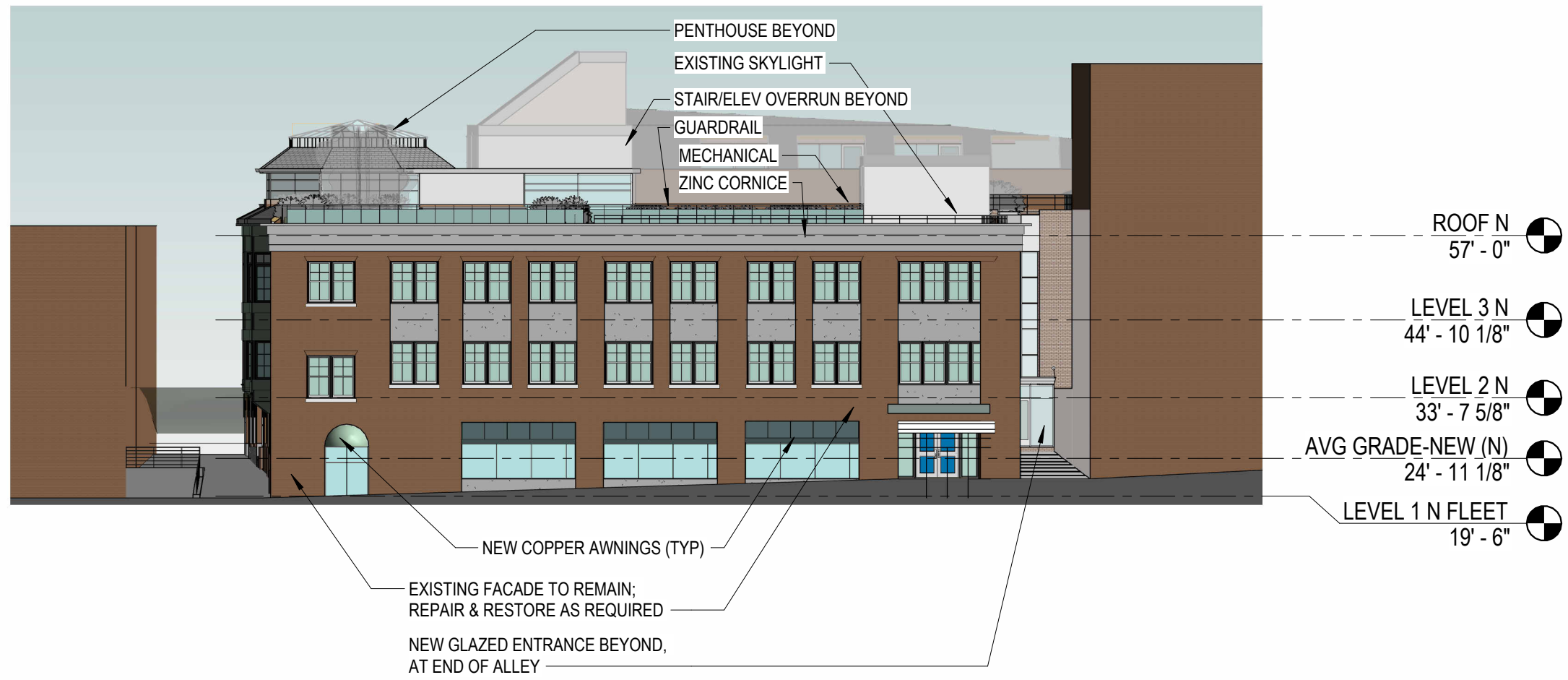
2 EXISTING WEST ELEVATION - HAVEN COURT
1" = 20'-0"



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



HN2.01 WEST ELEVATIONS - HAVEN COURT
15 CONGRESS STREET

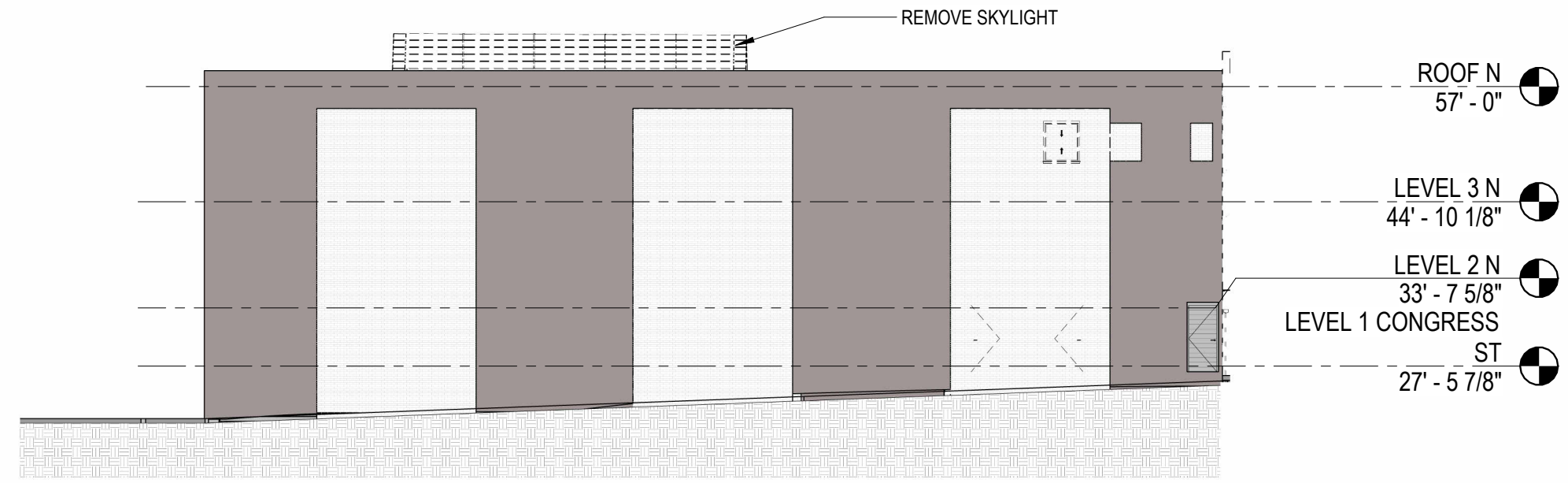




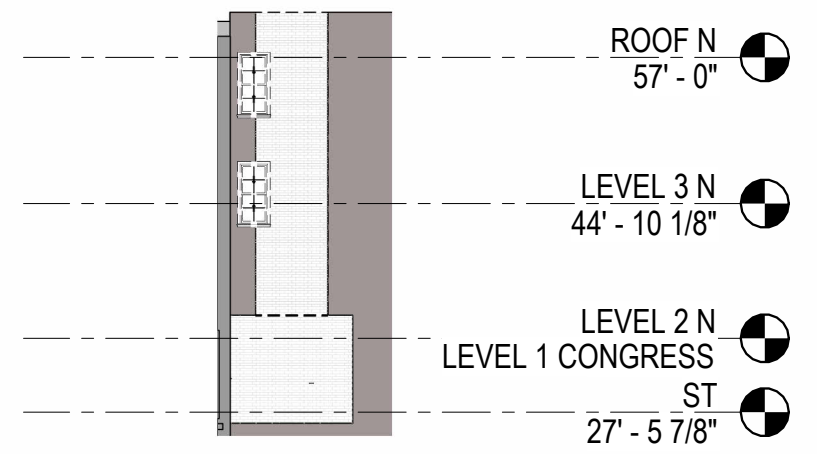
**HN2.02 SOUTH ELEVATION - FLEET STREET
15 CONGRESS STREET**



 EXISTING TO REMAIN
 AREA TO BE REMOVED

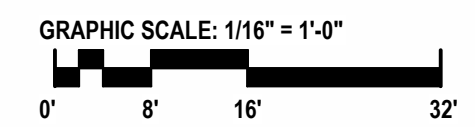


1 DEMO EAST ELEVATION - ALLEY
 1/16" = 1'-0"



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

HN2.03 BACK ALLEY DEMO ELEVATIONS
15 CONGRESS STREET





HISTORIC REFERENCE: 1860'S



EXISTING

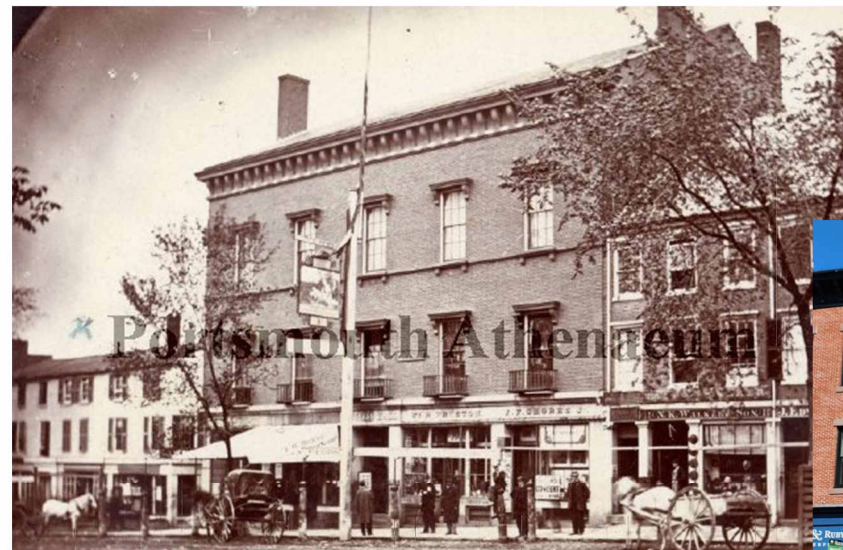
**HN2.04 3D PERSPECTIVE EAST-CONGRESS ST
15 CONGRESS STREET**

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



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EXISTING TO REMAIN
 AREA TO BE REMOVED



HISTORIC REFERENCE: 1860'S

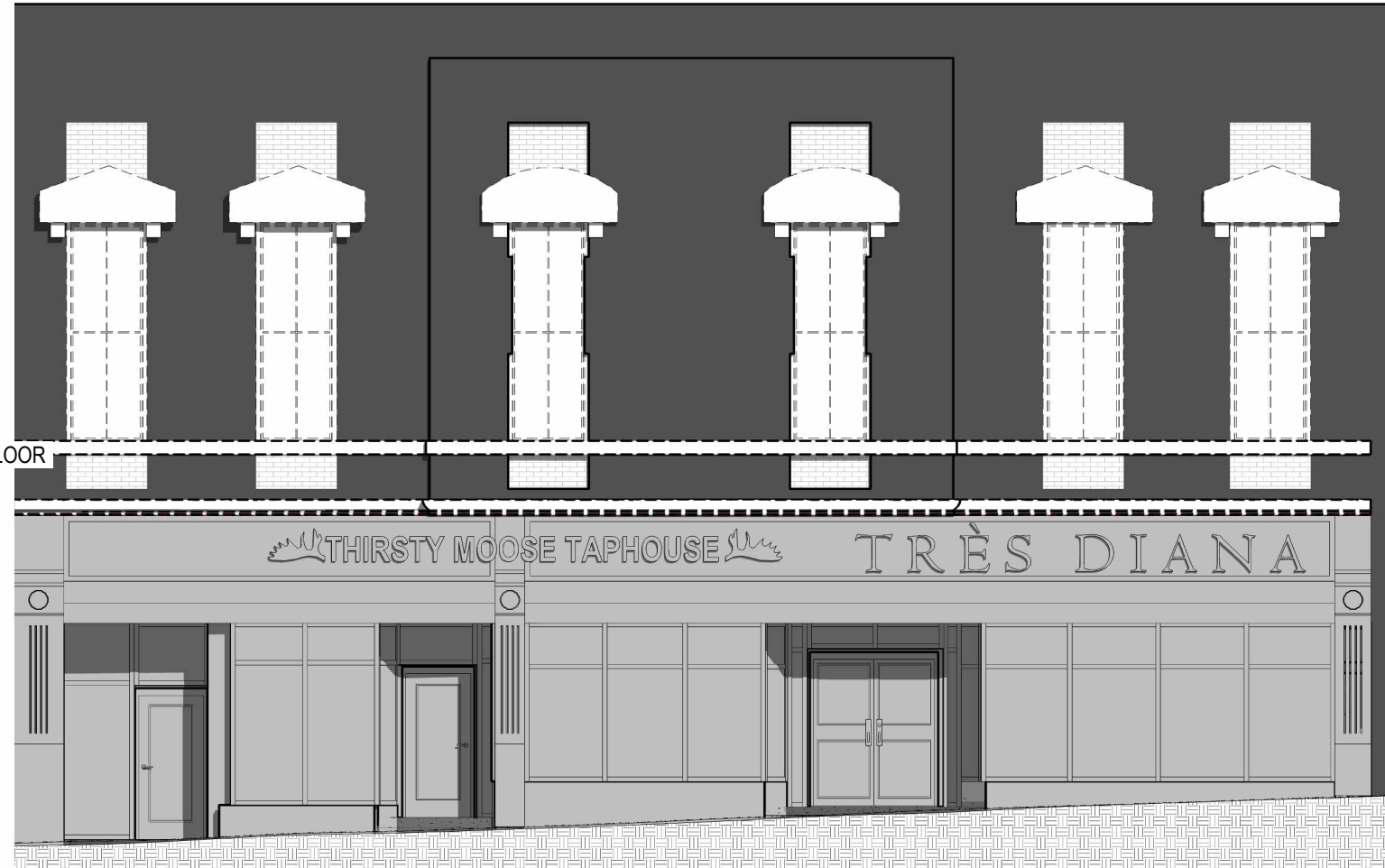


EXISTING



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"

 0' 4' 8' 16'



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HN3.01 3D AXONOMETRIC BIRDSEYE
15 CONGRESS STREET



EXISTING CONDITION

PROPOSED

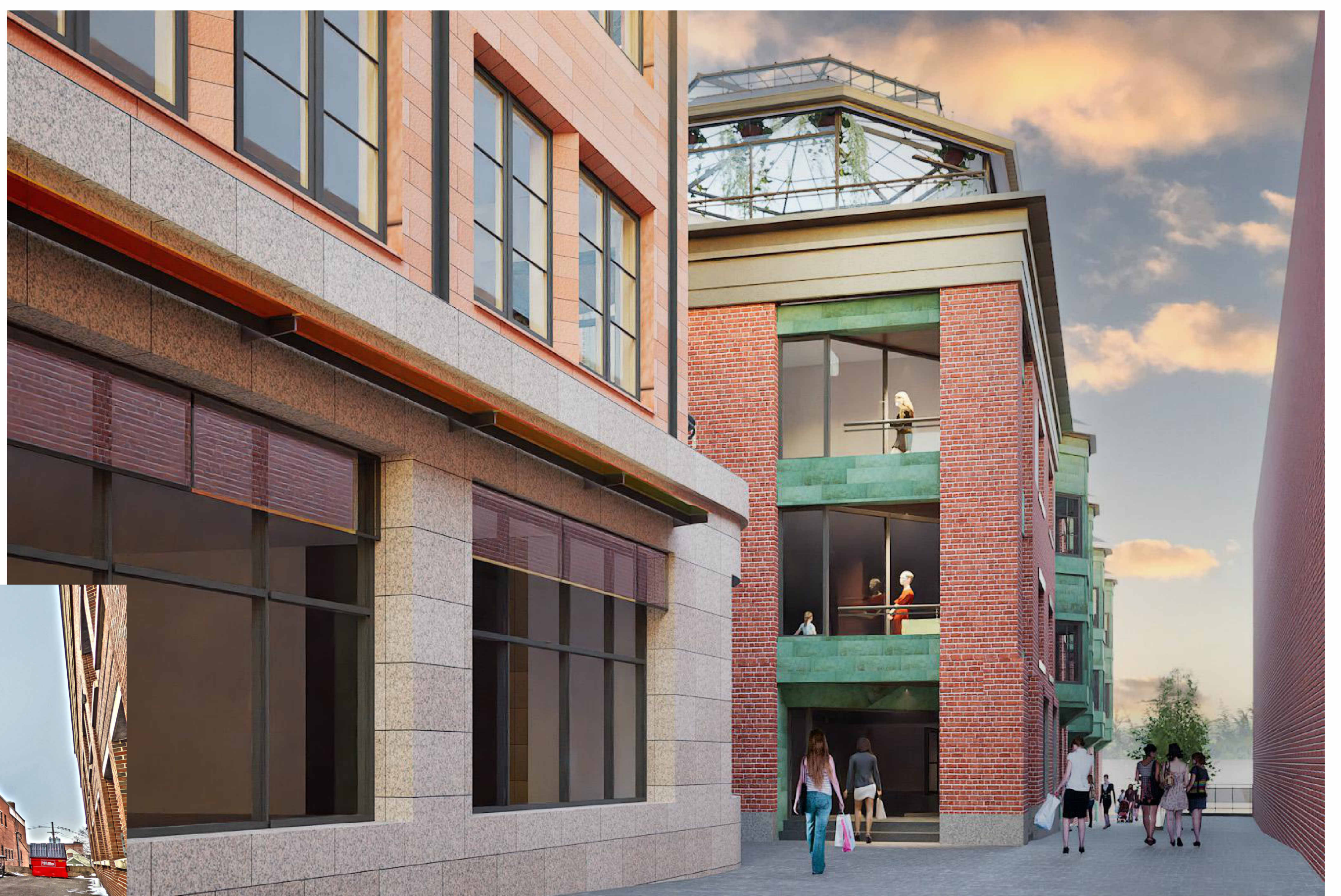
HN3.02 3D PERSPECTIVE WEST
15 CONGRESS STREET



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EXISTING CONDITION



PROPOSED

HN3.03 3D PERSPECTIVE EAST
15 CONGRESS STREET





HAVEN COURT ENTRANCE



ALLEY ENTRANCE (FROM FLEET STREET)



HN3.04 3D RENDERINGS
15 CONGRESS STREET



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