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PROJECT NARRATIVE

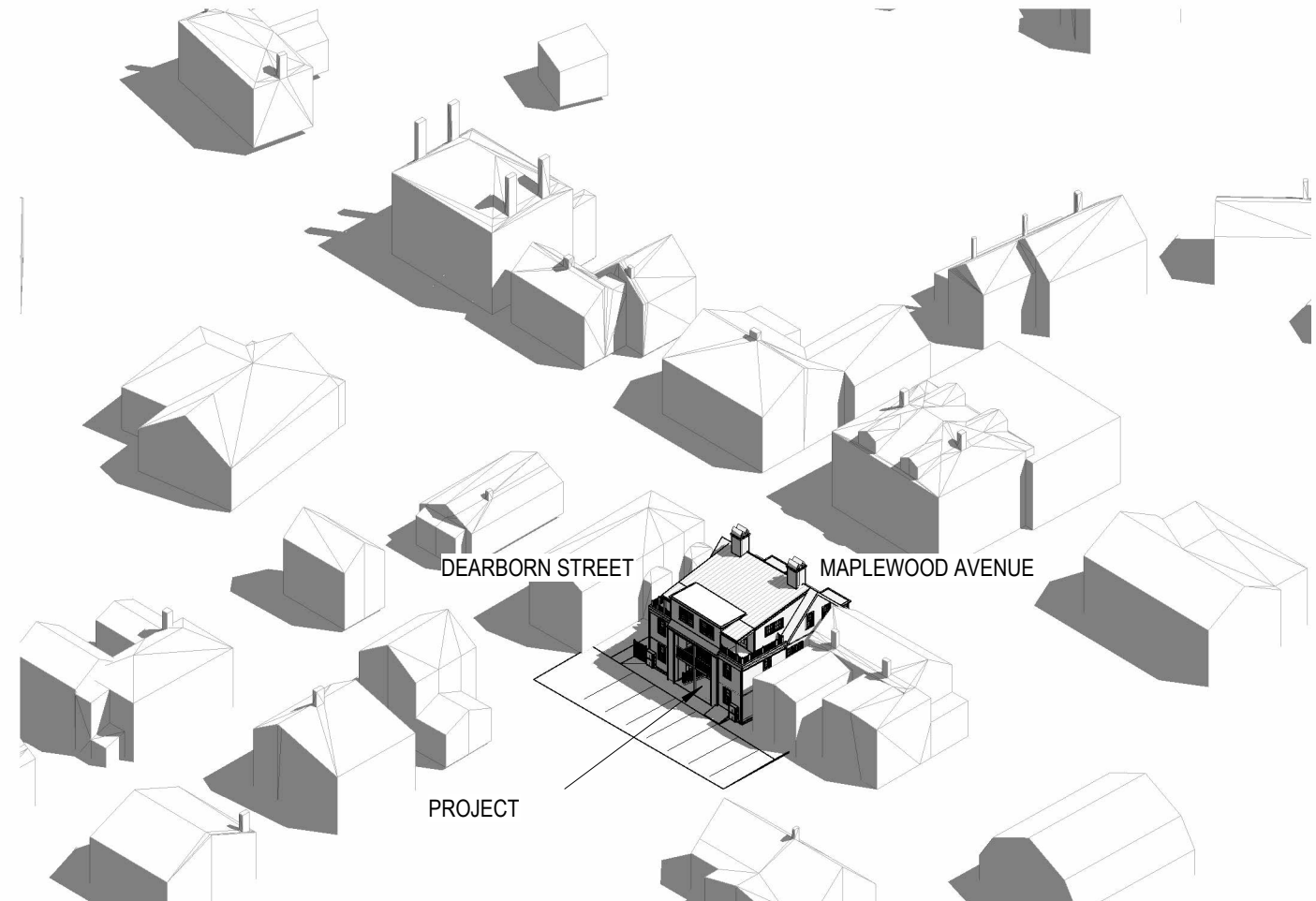
- Add rear shed dormer.
- Replace two rear gables with roof decks.
- Rebuild two primary front chimneys.
- Remove two secondary rear chimneys.

NOTE: DUE TO SEVERE ROOF AND CHIMNEY AND ROOF STRUCTURE DECAY AND DETERIORATION, EXPEDITIOUS REPLACEMENT IS NECESSARY.

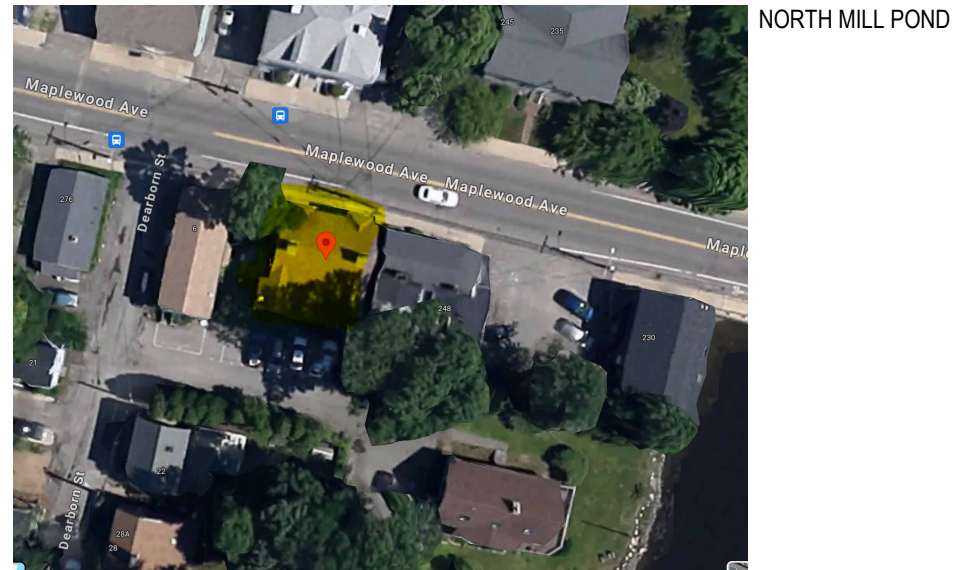
258 MAPLEWOOD AVENUE

RENOVATION+RESTORATION
HISTORIC DISTRICT COMMISSION
PUBLIC HEARING





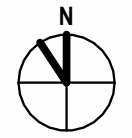
2 South-West 3D

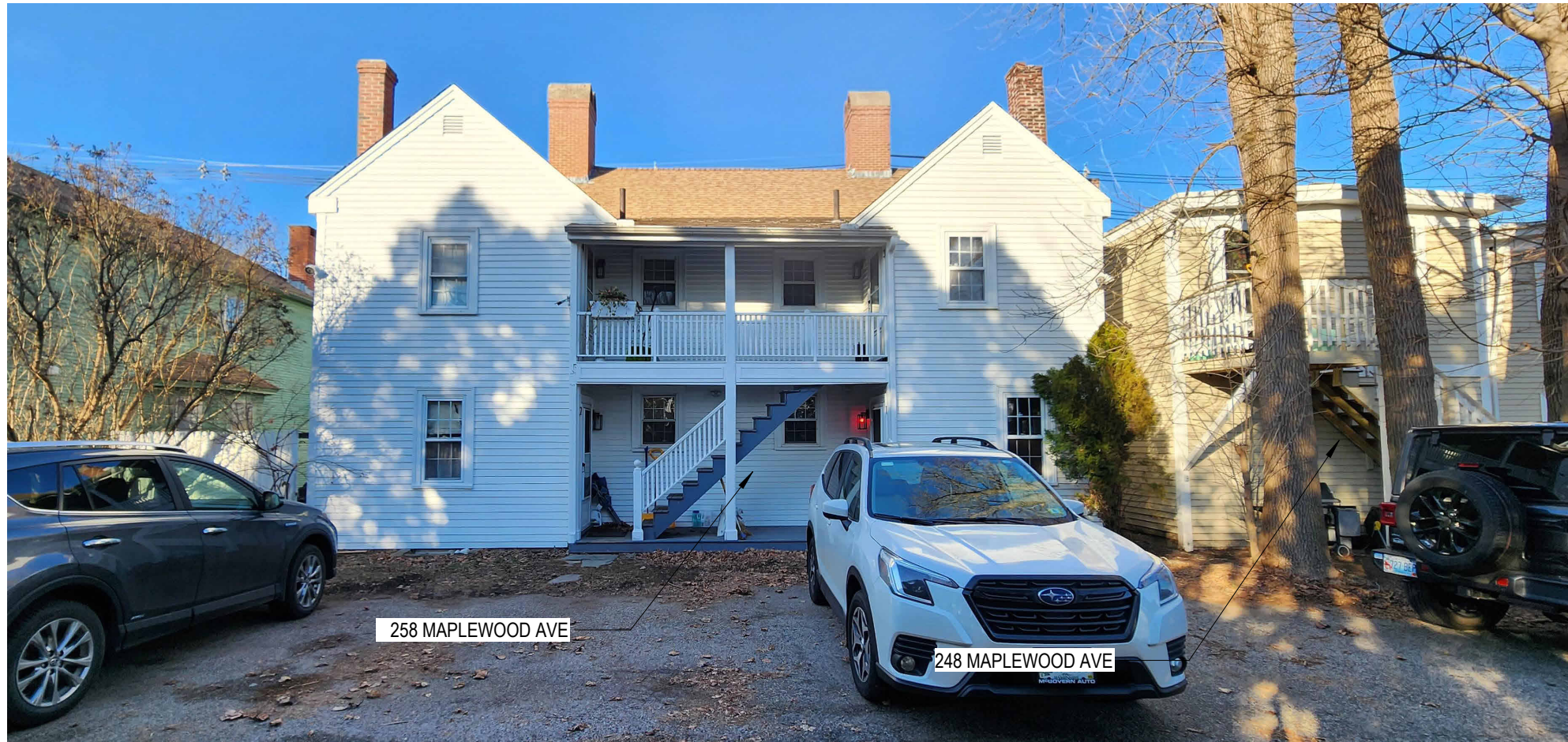


3 LOCATION AERIAL VIEW
1" = 100'-0"



1 TAX MAP 300FT RADIUS
1" = 80'-0"





258 MAPLEWOOD AVE

248 MAPLEWOOD AVE



6 DEARBORN ST

258 MAPLEWOOD AVE

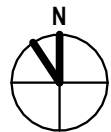
248 MAPLEWOOD AVE

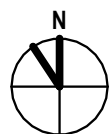
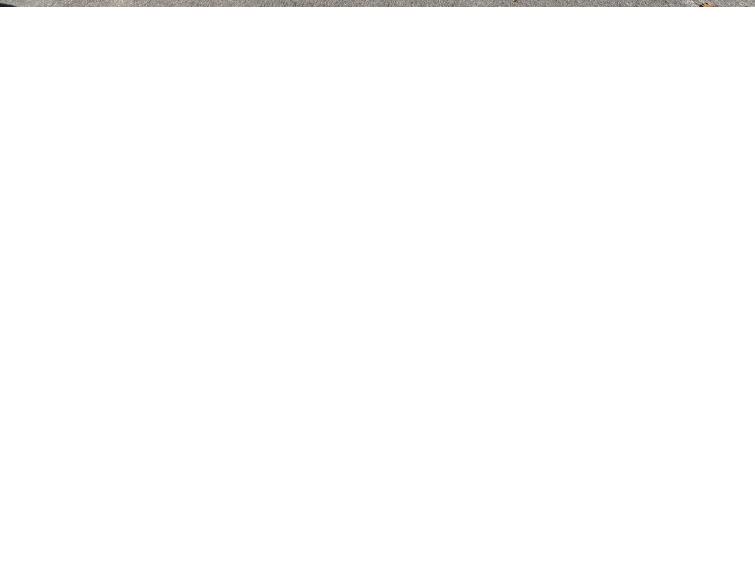


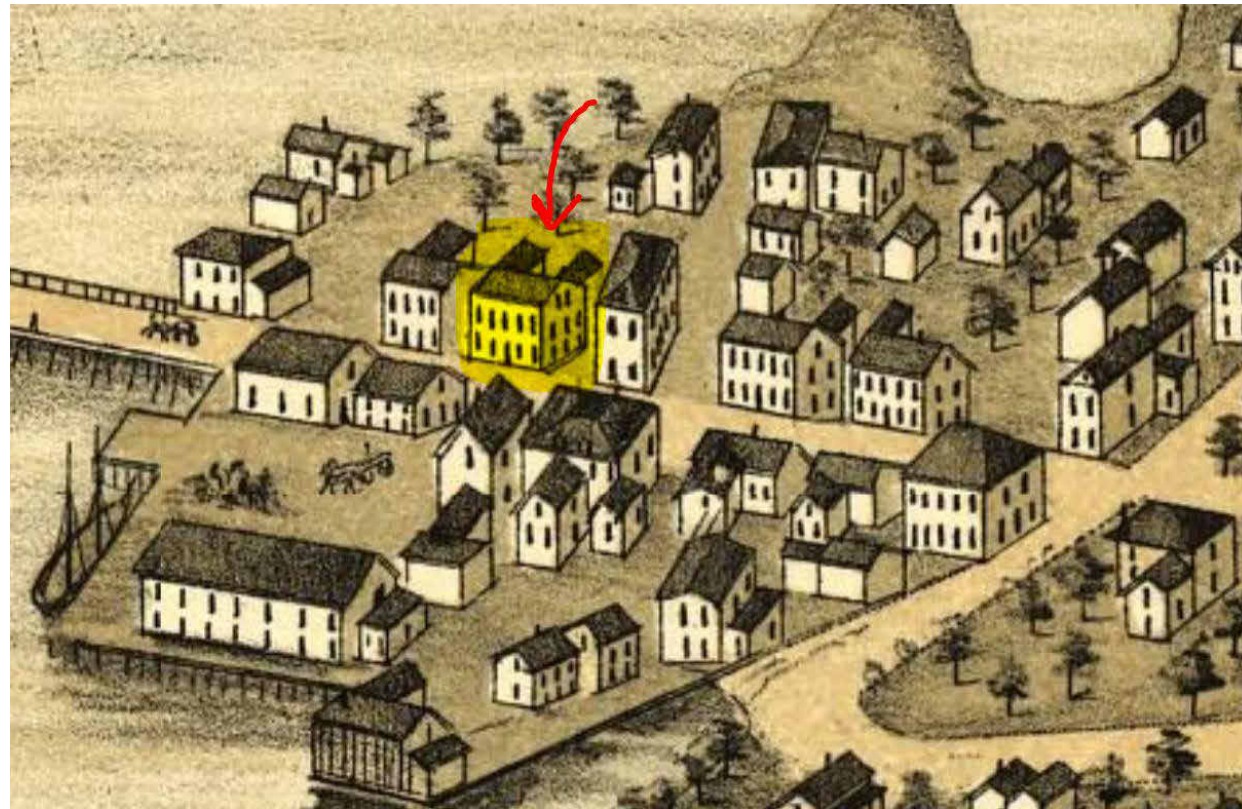
6 DEARBORN ST

258 MAPLEWOOD AVE

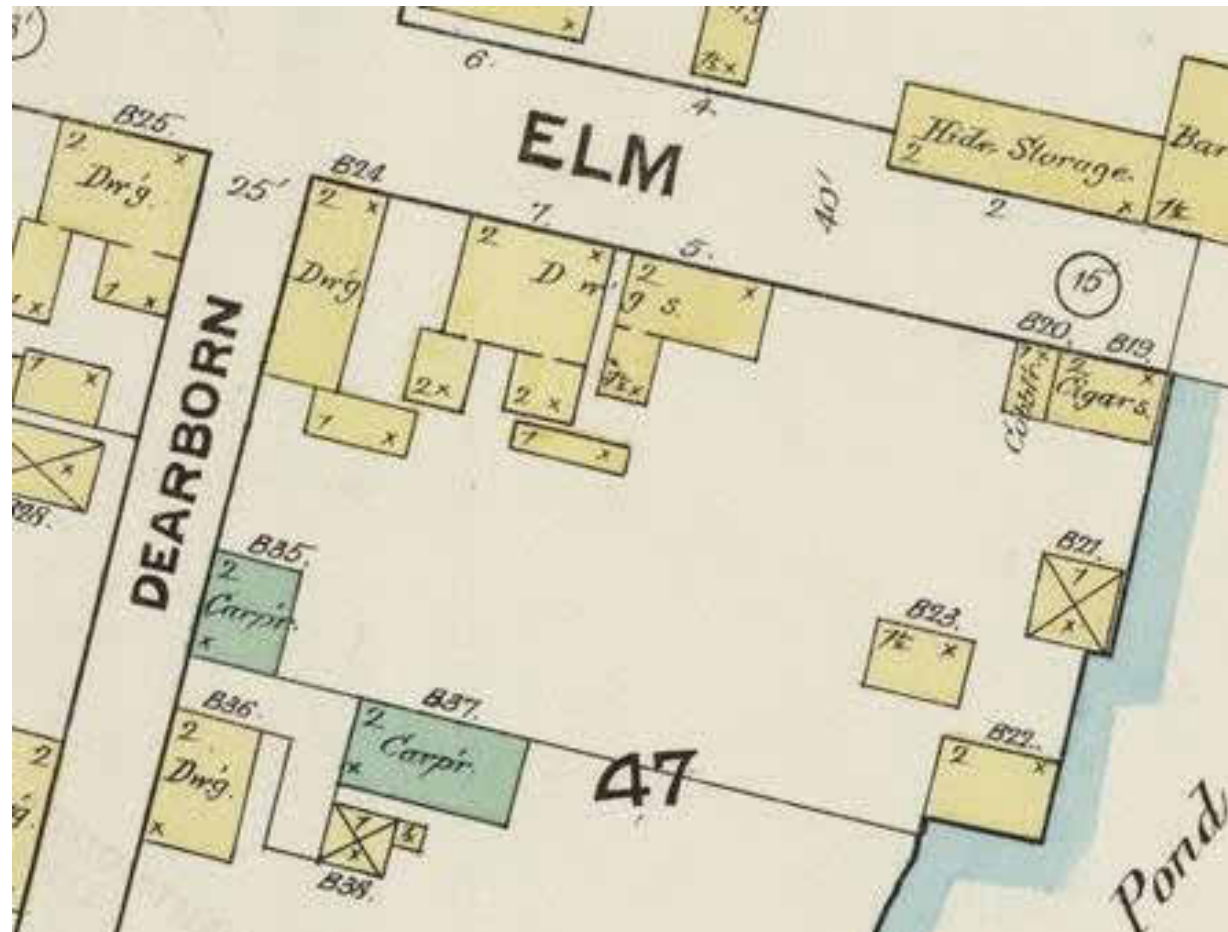
248 MAPLEWOOD AVE







1877



1887



HISTORIC

258 MAPLEWOOD AVENUE

Address 258 Maplewood Avenue
 New tax map(1979)U23 lot 3 size 5100sq.ft.
 Old tax map 77 lot 21 size
 Owner REGAN, Michael
 Address 572 Post Rd., Greenland 03840



Location of legal description:
 Rockingham County Registry of Deeds
 Hampton Road; Exeter, New Hampshire
 03833
 Representation in existing surveys:
 ABS NR NHL
 AER Other
 Date c. 1850
 Source: Estimate x Other:
 Historic name
 Common name
 Original owner
 Architect/bldr.
 Functional type house
 Present use, if different 4 apartments
 Moved Date
 Altered Date
 Effect: Focal Contributing x
 non-contributing Intrusion

Photo roll 20 no. 8
 Negative with: Portsmouth Advocates
 Description
 Date taken by

1. Style Greek Revival No. of stories 2½ No. of bays 5 x 4
2. Overall plan: Rectangle with two story rear ell across whole rear offset N.
3. Foundation: Brick Stone x Foured concrete Concrete block
 Artificial stone Other
4. Wall structure: Wood frame x Brick Stone Other
 If wood: Post and beam Balloon frame
5. Wall covering: Clapboard x Wood shingle Flushboard Imitation ashlar
 Brick Stone Stucco Composition board Aluminum Vinyl
 Sheet metal Asphalt shingles Other
6. Roof: Gable x Hip Shed Mansard Flat Gambrel Other
7. Specific features (location, no., appearance of porches, windows, doors, chimnies, dormers, ells/wings--see also description), decorative elements:
 Two protruding two story original bays with hipped roofs on either side. Greek Revival doorway, two front windows each floor both bays, one window over door. Granite steps. Two inset chimney stacks.
8. Outbuildings:



Description:

A good late 2½ story Greek Revival house, squarish in plan with two story gable roofed rear ell offset beyond N wall across whole rear with roofs at right angles. Two large (rebuilt) inset chimney stacks at ridge of main block. The center doorway is inset behind a low triangular pediment and corner pilasters with sidelights and the original Greek Revival door. The house sits on a cut granite foundation with granite steps to doorway. One 2/2 sash in window over door. On either side of door are two story bays with hipped roofs which have paired front windows each floor (all 2/2) and one on each N and S side each floor. Two attic gable windows, three on each floor below; ell has one each floor within the offset S wall.

H1.4

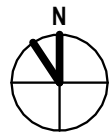


DETERIORATED BRICK

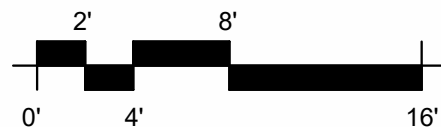
MOISTURE DAMAGED ROOF STRUCTURE



SPALLED MORTAR

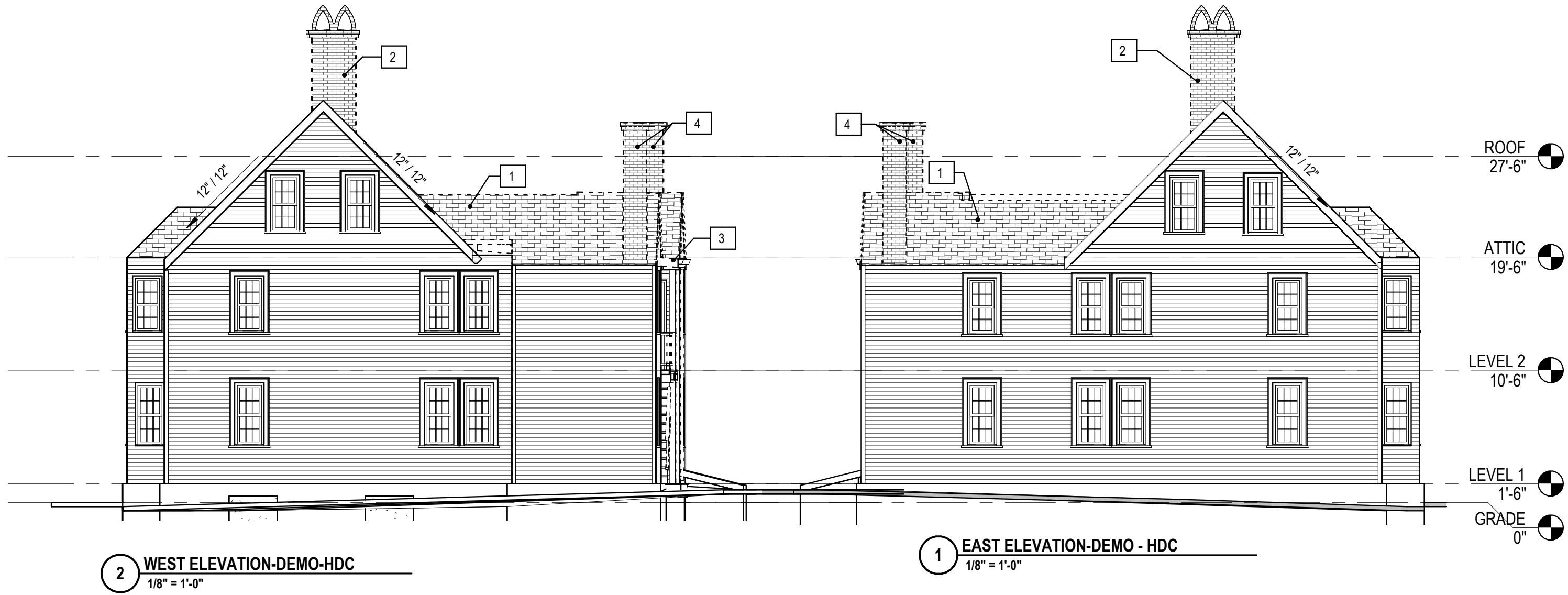


RECOMMENDATIONS	
NOTES	
1	Demolition part of the roof based on the drawings.
2	Rebuild the existing chimney with brick veneer to match the existing color texture and details.
4	Demolition chimney



DEMO - BACK (SOUTH) ELEVATION
258 MAPLEWOOD AVENUE

RECOMMENDATIONS	
NOTES	
1	Demolition part of the roof based on the drawings.
2	Rebuild the existing chimney with brick veneer to match the existing color texture and details.
3	Demolition roof.
4	Demolition chimney

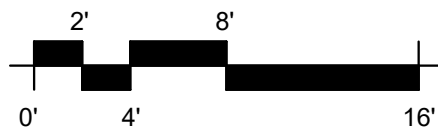
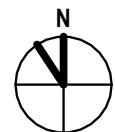
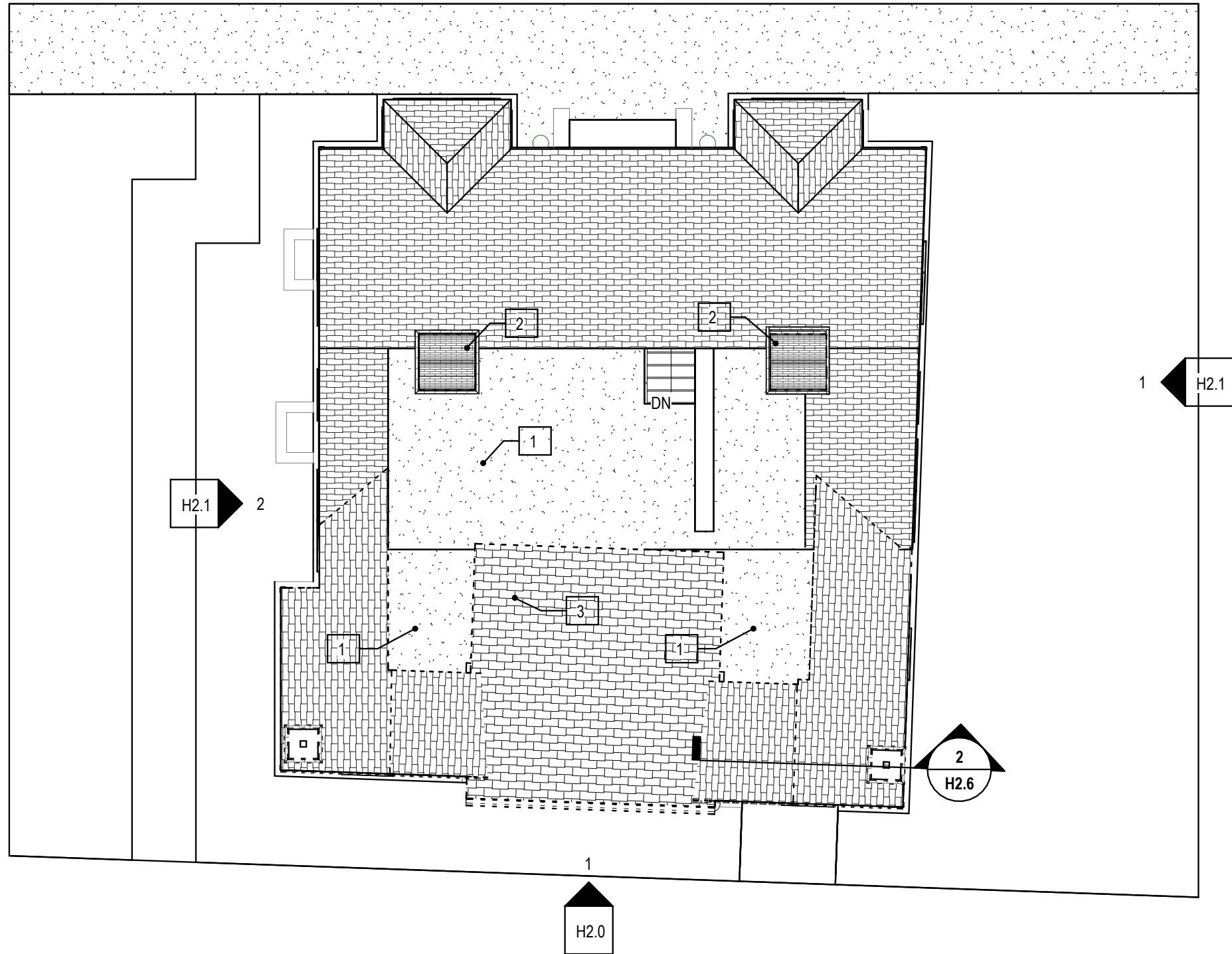


DEMO - SIDE ELEVATIONS
258 MAPLEWOOD AVENUE

H2.1

04/24/2024
PROJECT NO:1036

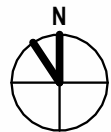
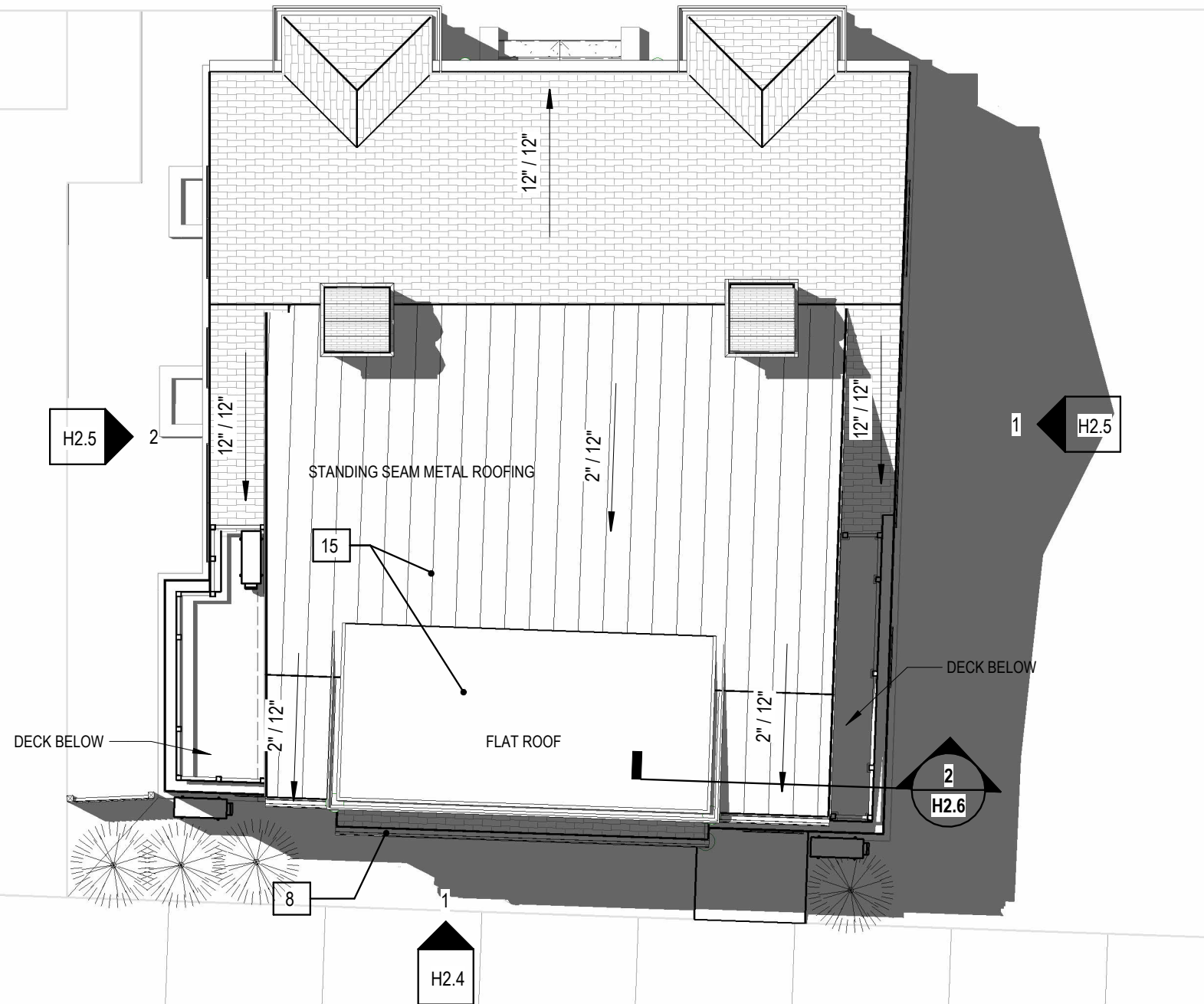
RECOMMENDATIONS	
NOTES	
1	Demolition part of the roof based on the drawings.
2	Rebuild the existing chimney with brick veneer to match the existing color texture and details.
3	Demolition roof.



DEMO - ROOF LEVEL
258 MAPLEWOOD AVENUE

RECOMMENDATIONS	
NOTES	
8	Gutter and downspouts to match existing.
15	New roof.

MAPLEWOOD AVE.



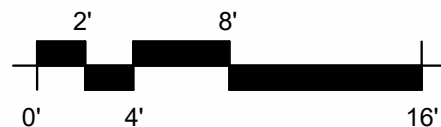
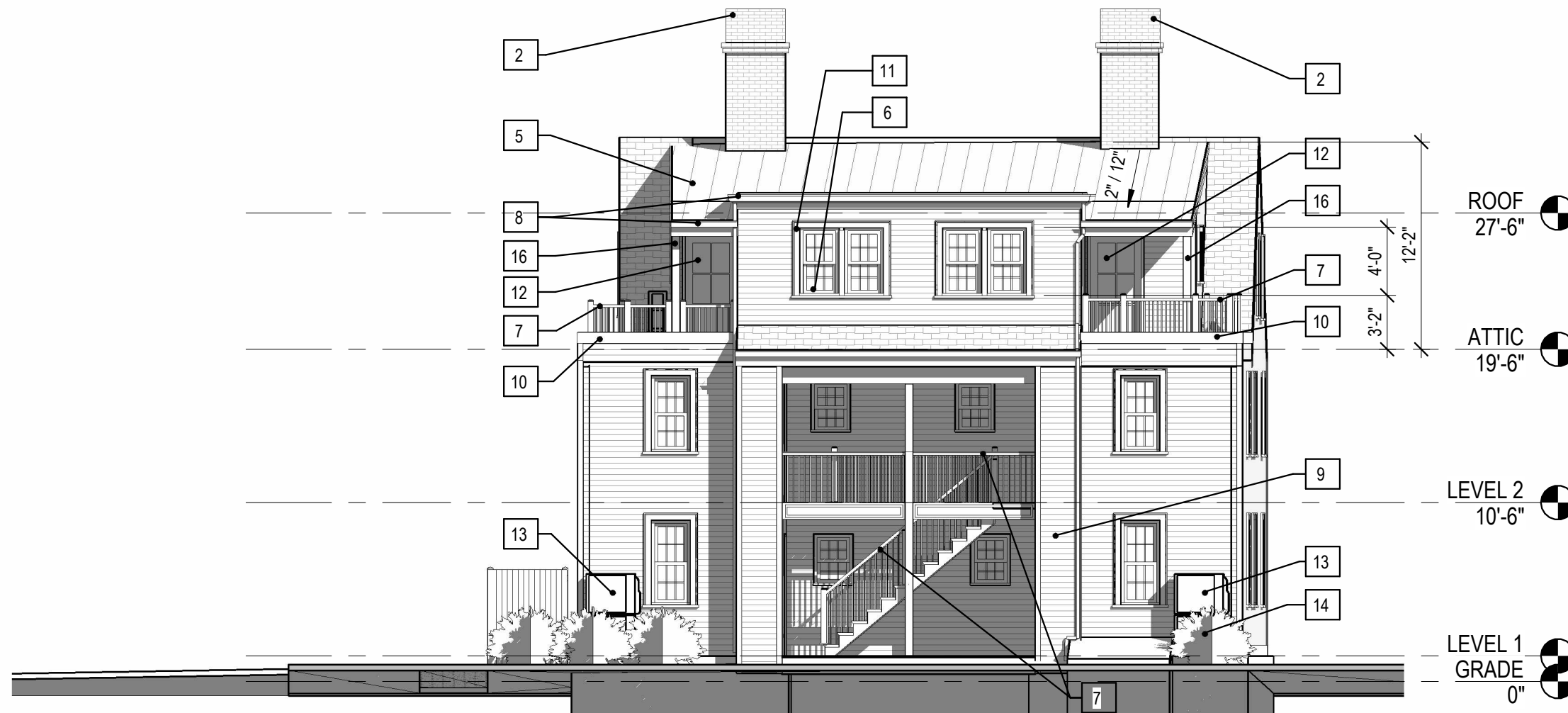
ROOF PLAN

258 MAPLEWOOD AVENUE

H2.3

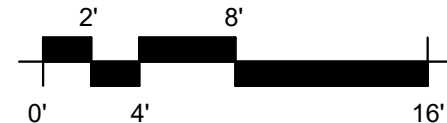
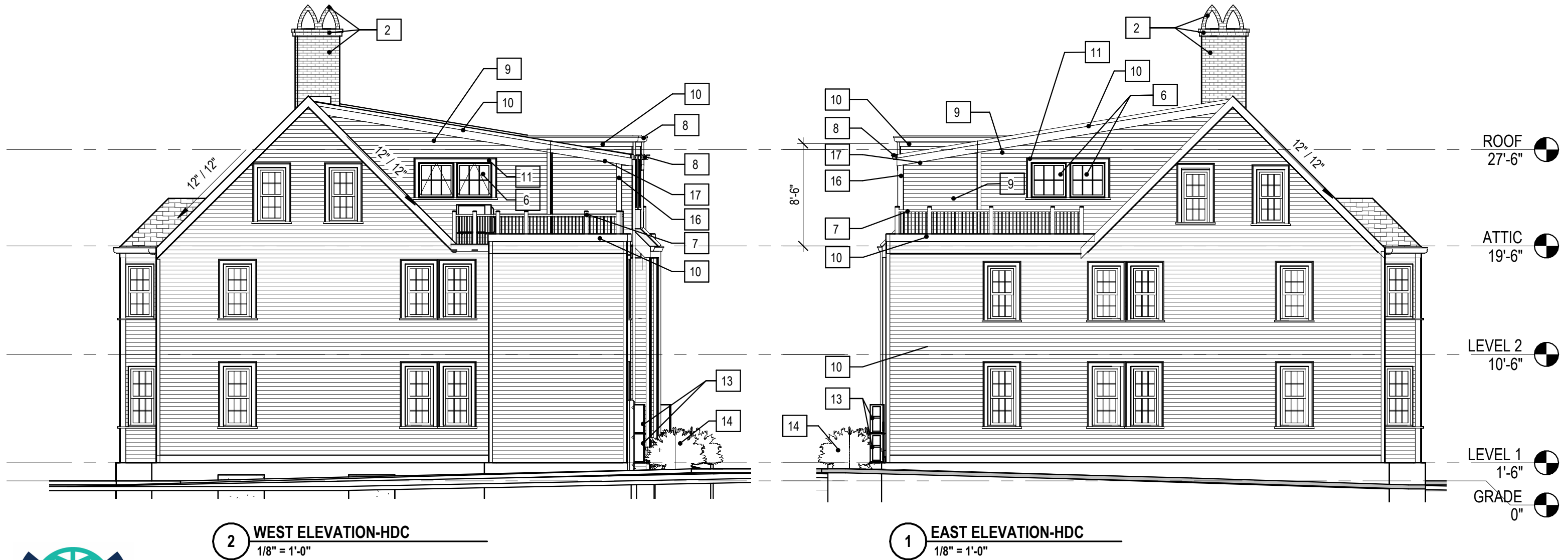
04/24/2024
PROJECT NO:1036

RECOMMENDATIONS	
	NOTES
2	Rebuild the existing chimney with brick veneer to match the existing color texture and details.
5	Adding new dormer.
6	New windows aluminum clad wood.
7	Aluminum railing (black).
8	Gutter and downspouts to match existing.
9	Wood clapboard siding to match existing.
10	Composite trim (AZEK) to match existing profiles.
11	Composite 4 inches casing with band molding, 2 inches sill nosing.
12	Patio doors are aluminum clad wood.
13	Future added outdoor air source heat pump.
14	Landscape plants to hide the outdoor air source heat pump.
16	New column to match existing.



BACK (SOUTH) ELEVATION
258 MAPLEWOOD AVENUE

RECOMMENDATIONS	
NOTES	
2	Rebuild the existing chimney with brick veneer to match the existing color texture and details.
6	New windows aluminum clad wood.
7	Aluminum railing (black).
8	Gutter and downspouts to match existing.
9	Wood clapboard siding to match existing.
10	Composite trim (AZEK) to match existing profiles.
11	Composite 4 inches casing with band molding, 2 inches sill nosing.
13	Future added outdoor air source heat pump.
14	Landscape plants to hide the outdoor air source heat pump.
16	New column to match existing.
17	Composite trim and fiber cement soffit.

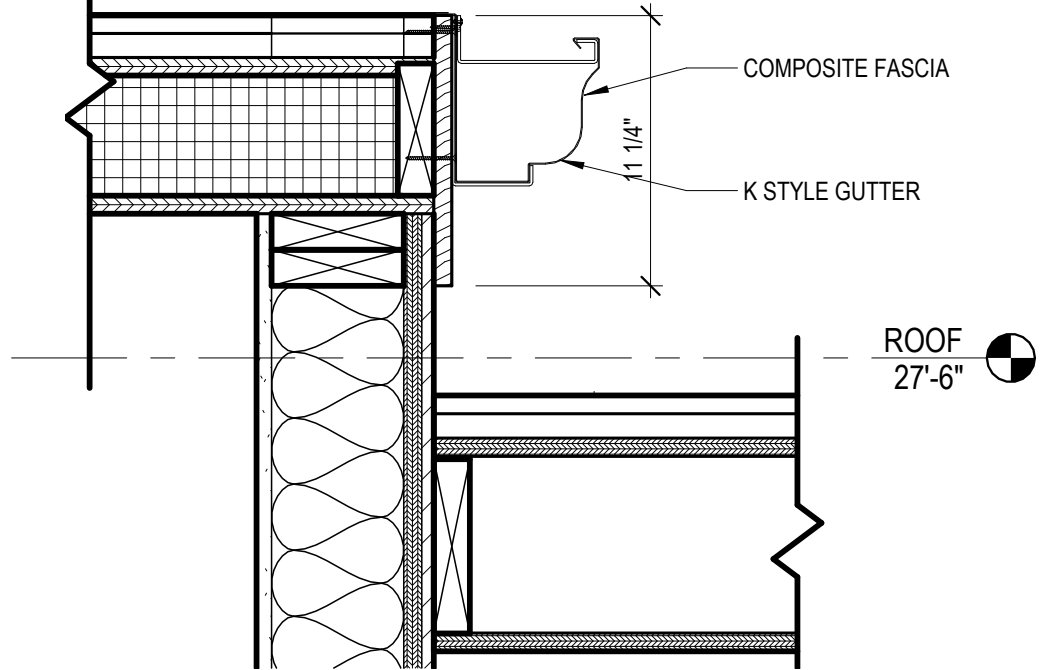


SIDE ELEVATIONS
258 MAPLEWOOD AVENUE

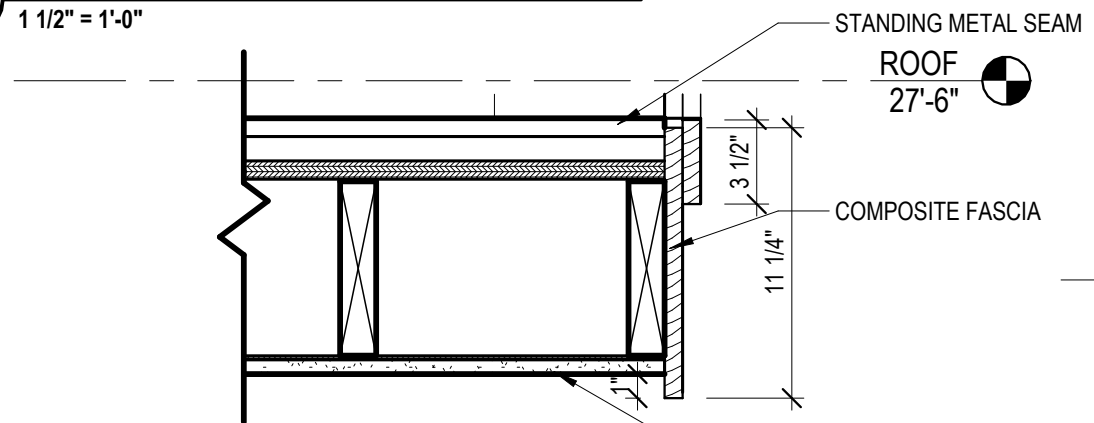
H2.5

04/24/2024
PROJECT NO:1036

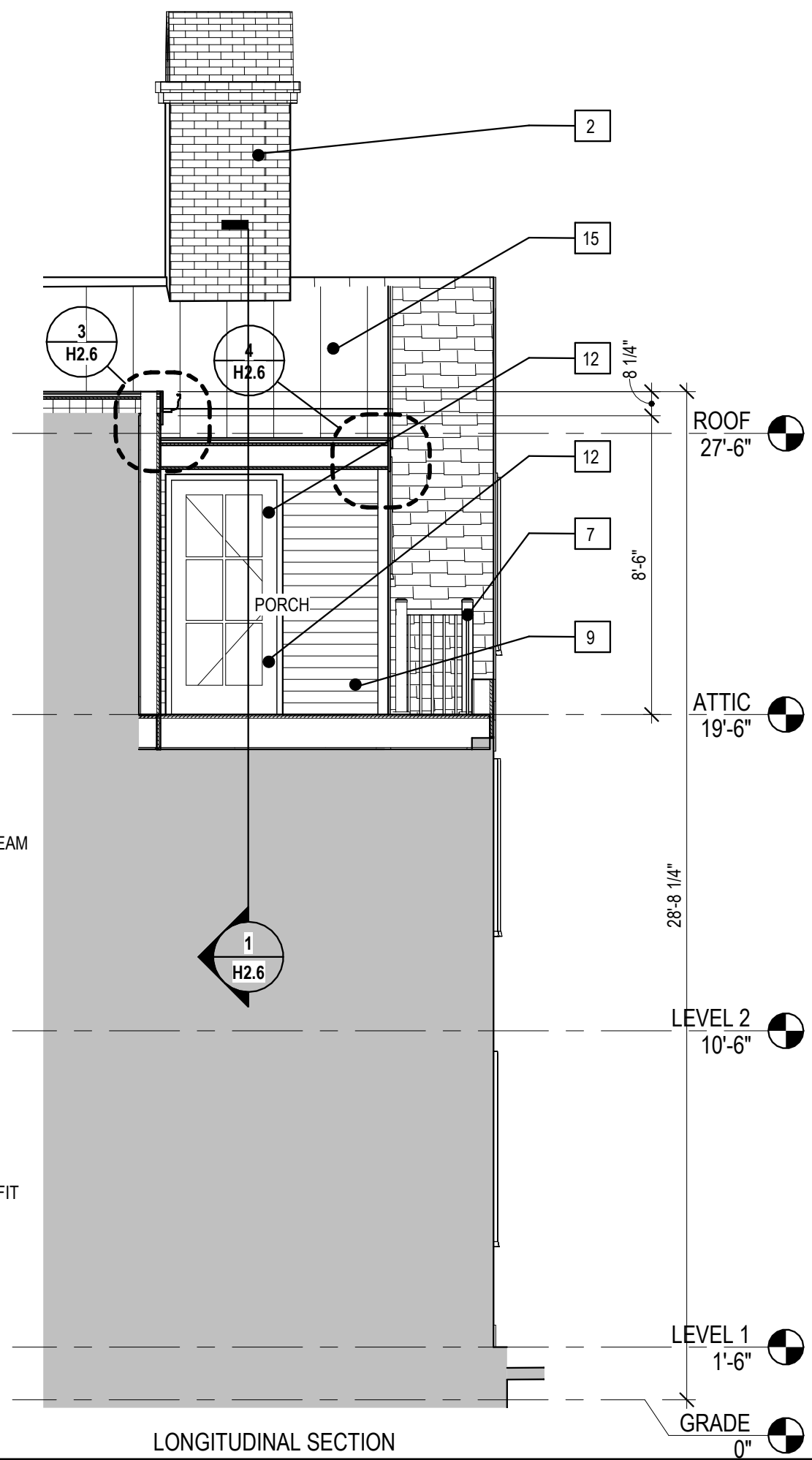
RECOMMENDATIONS	
NOTES	
2	Rebuild the existing chimney with brick veneer to match the existing color texture and details.
7	Aluminum railing (black).
9	Wood clapboard siding to match existing.
12	Patio doors are aluminum clad wood.
15	New roof.



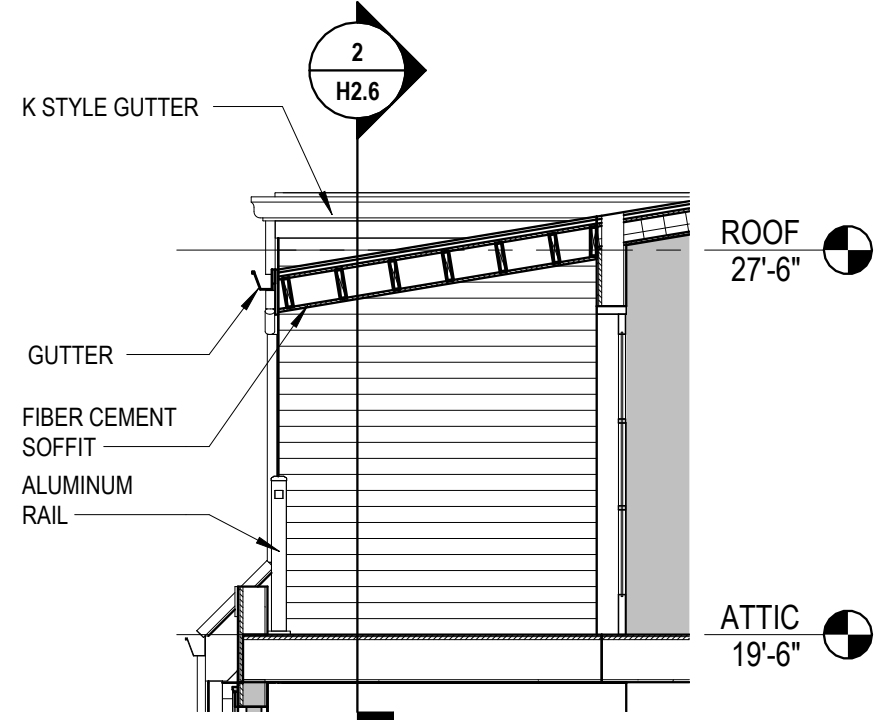
3 ROOF FASCIA - FLAT ROOF
1 1/2" = 1'-0"



4 ROOF FASCIA - STANDING SEAM ROOF
1 1/2" = 1'-0"



LONGITUDINAL SECTION
258 MAPLEWOOD AVENUE



1 CROSS SECTION
1/4" = 1'-0"





RENDERING
258 MAPLEWOOD AVENUE



RENDERING
258 MAPLEWOOD AVENUE



3D VIEWS
258 MAPLEWOOD AVENUE





3D VIEWS
258 MAPLEWOOD AVENUE

H3.5

04/24/2024
PROJECT NO:1036