

## LETTER OF AGENDA

We respectfully submit this Application for Approval to provide ADA Access to the South Entrance of Connors Cottage. This is a primary entrance for the residents, and funding has become available to improve this important entrance. In addition to the much needed ADA modification, the South Entry stairs, landing, door sill, and brick support walls are crumbling after several failed repairs.

Additionally, this application has been submitted to:

DHR Review and Compliance (R&C) # 16007

Nadine Miller

Deputy State Historic Preservation Officer

New Hampshire Division of Historical Resources

172 Pembroke Road

Concord, NH 03301

Nadine also met with us onsite to collaborate on the preferred approach to both the repairs and the access design. During our 8/14/24 site visit, we discussed several options and recommend the following actions:

- Centering the new ADA lift between the existing windows, with a new platform and railings to bridge across to the existing landing. Lift color shall be Bronze.
- No impact to the existing Historic Brick wall is planned for this installation, as the bridge, roof, and rails will be supported on independent metal columns painted to match the lift.
- Extending the new lift roof over the new raised platform for protection from the elements. Roof color shall match lift color.
- Pouring a new topping slab over the existing upper landing to create a flush threshold at the existing door, keeping the existing historic stone door sill in place.
- The existing historic door would be restored and reinstalled with the door swing reversed for improved access.
- Much of the existing stairs and railings have been replaced in repair efforts. We recommend demolition of the stair.
- The new stair would be constructed with water struck brick side walls. The treads would be precast concrete per Nadine's recommendation on period precast elements present on the building.
- The new stair would be code-compliant.
- The existing columns, column bases, and roof canopy will remain in place.

Our priority is to develop a sensitive and low-impact approach to provide improved accessibility to this historic structure, with little or no impact to original building elements, and to comply with State and Federal historic preservation standards.

Thank you for your consideration.

Sincerely,



Carla Goodknight, AIA, NCARB  
Principal, CJ Architects



VIEW OF EXISTING SOUTH ENTRY

CONNORS COTTAGE  
PORTSMOUTH, NEW HAMPSHIRE

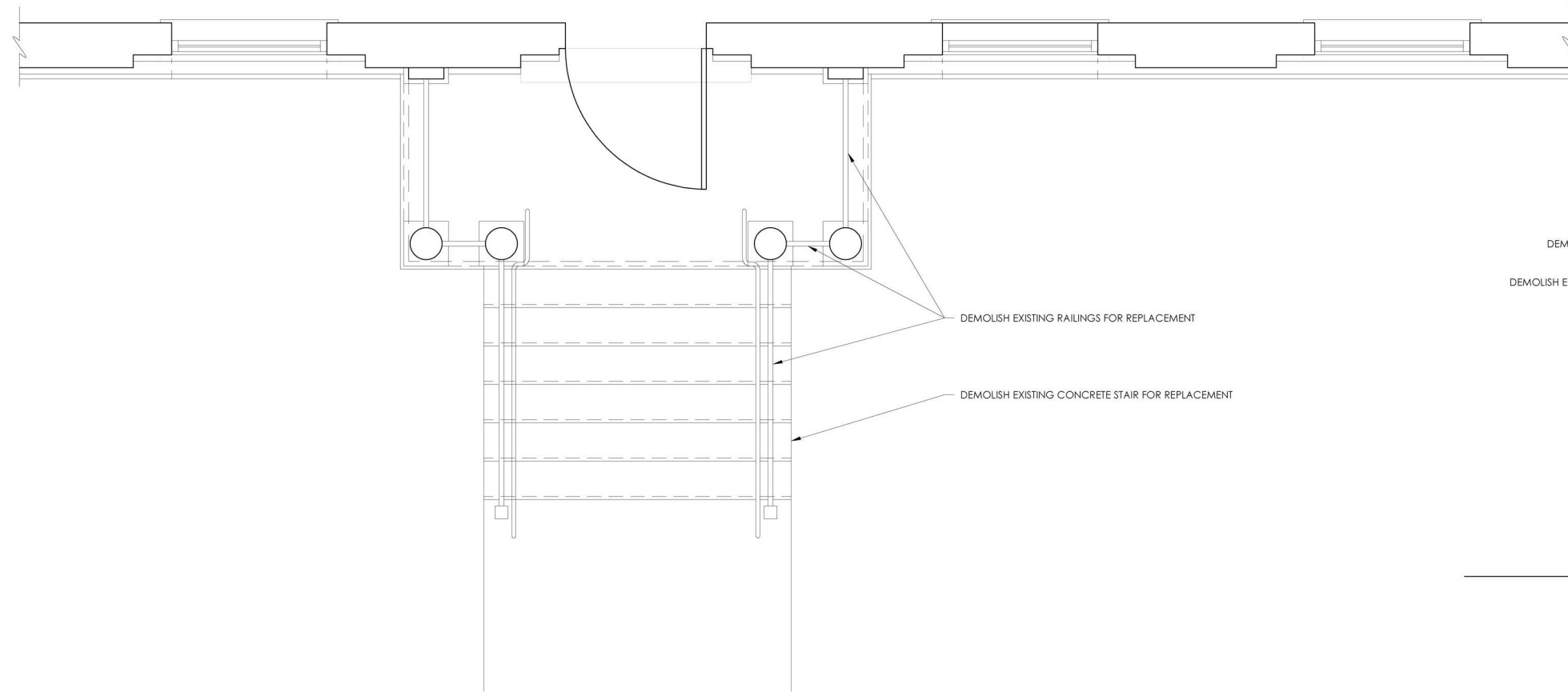
AGENDA

HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2024

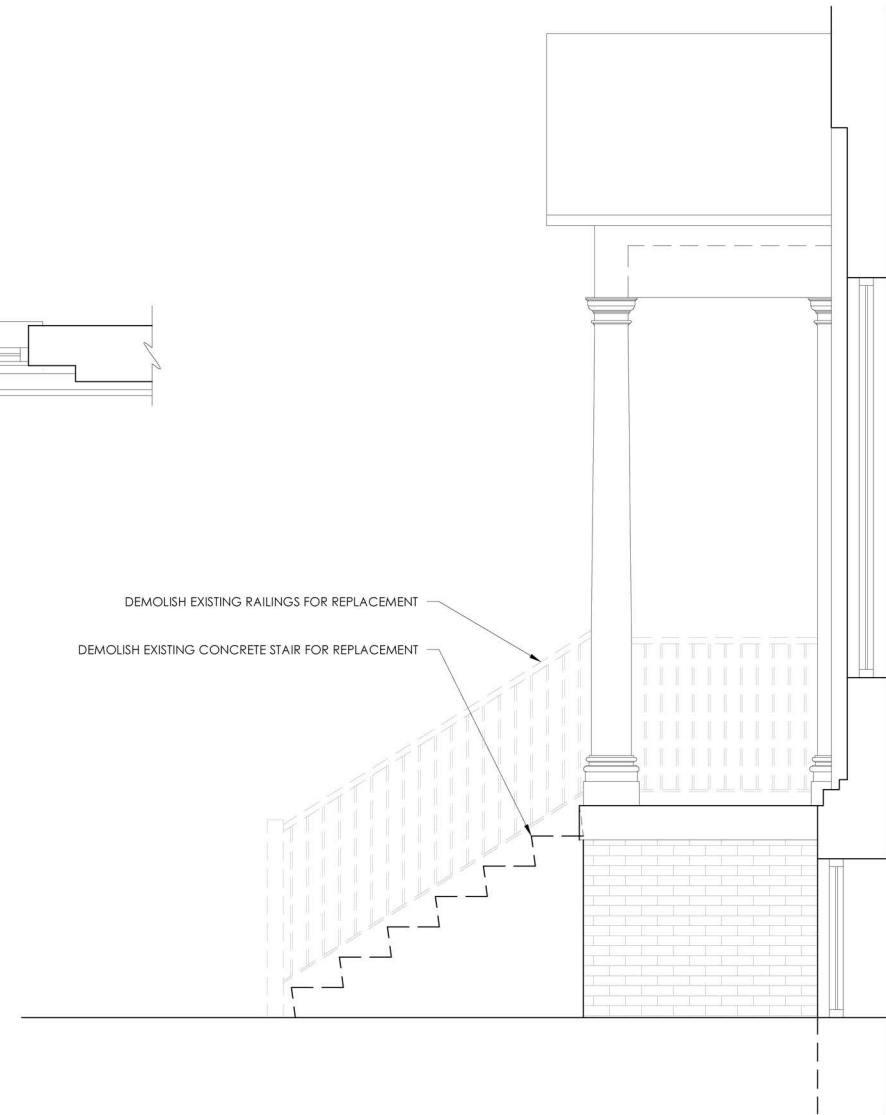


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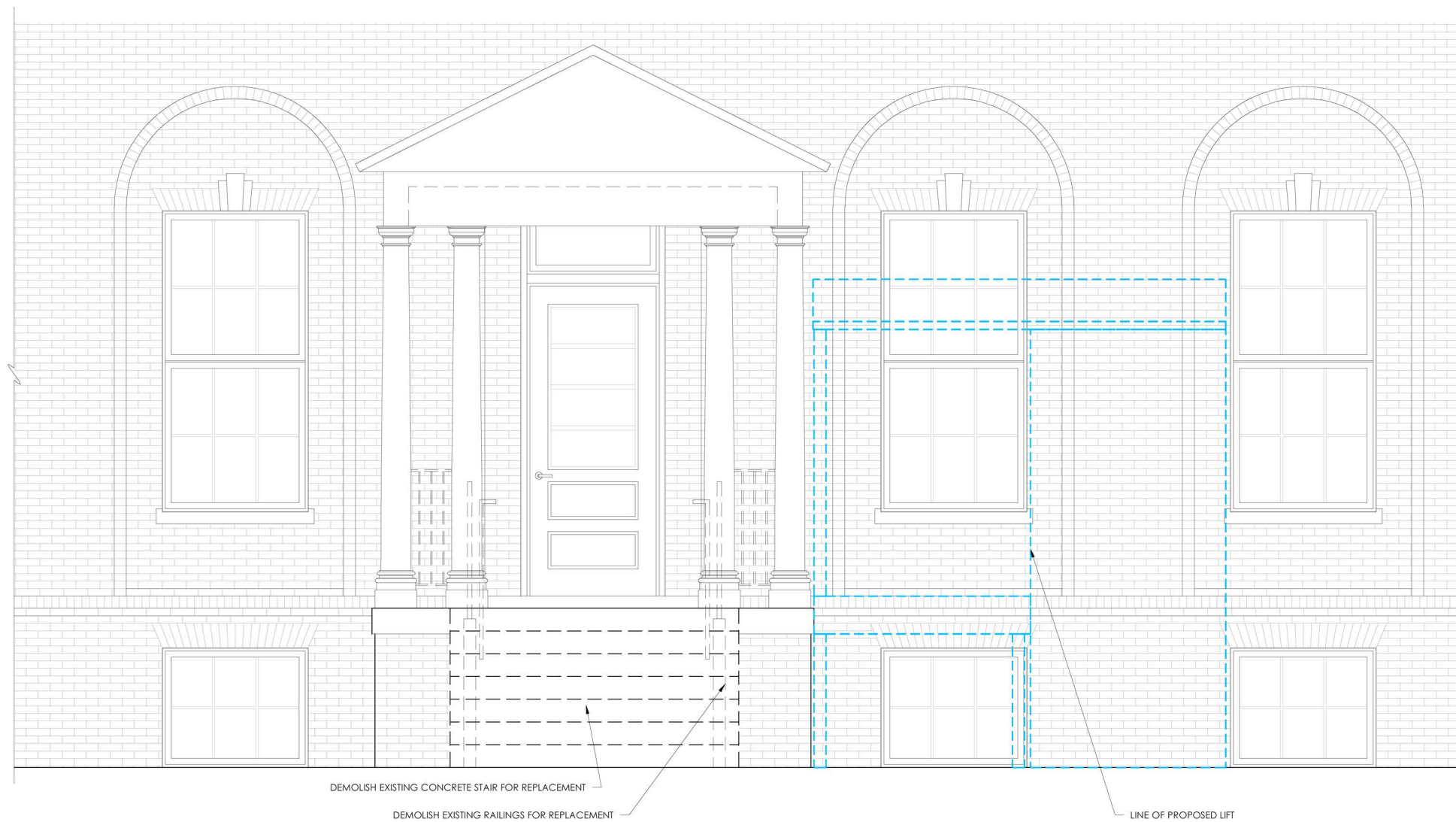




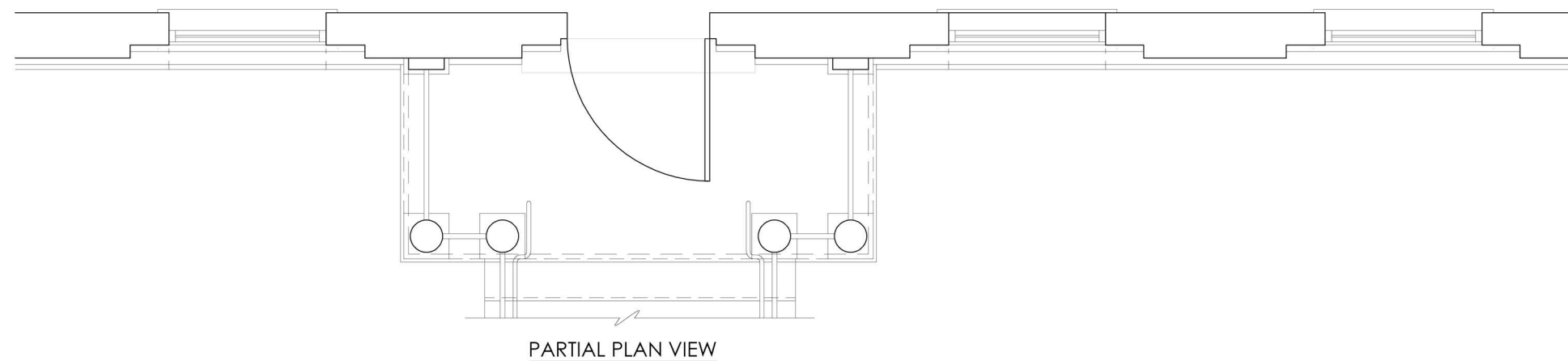
1 EXISTING PLAN  
1/4" = 1'-0"



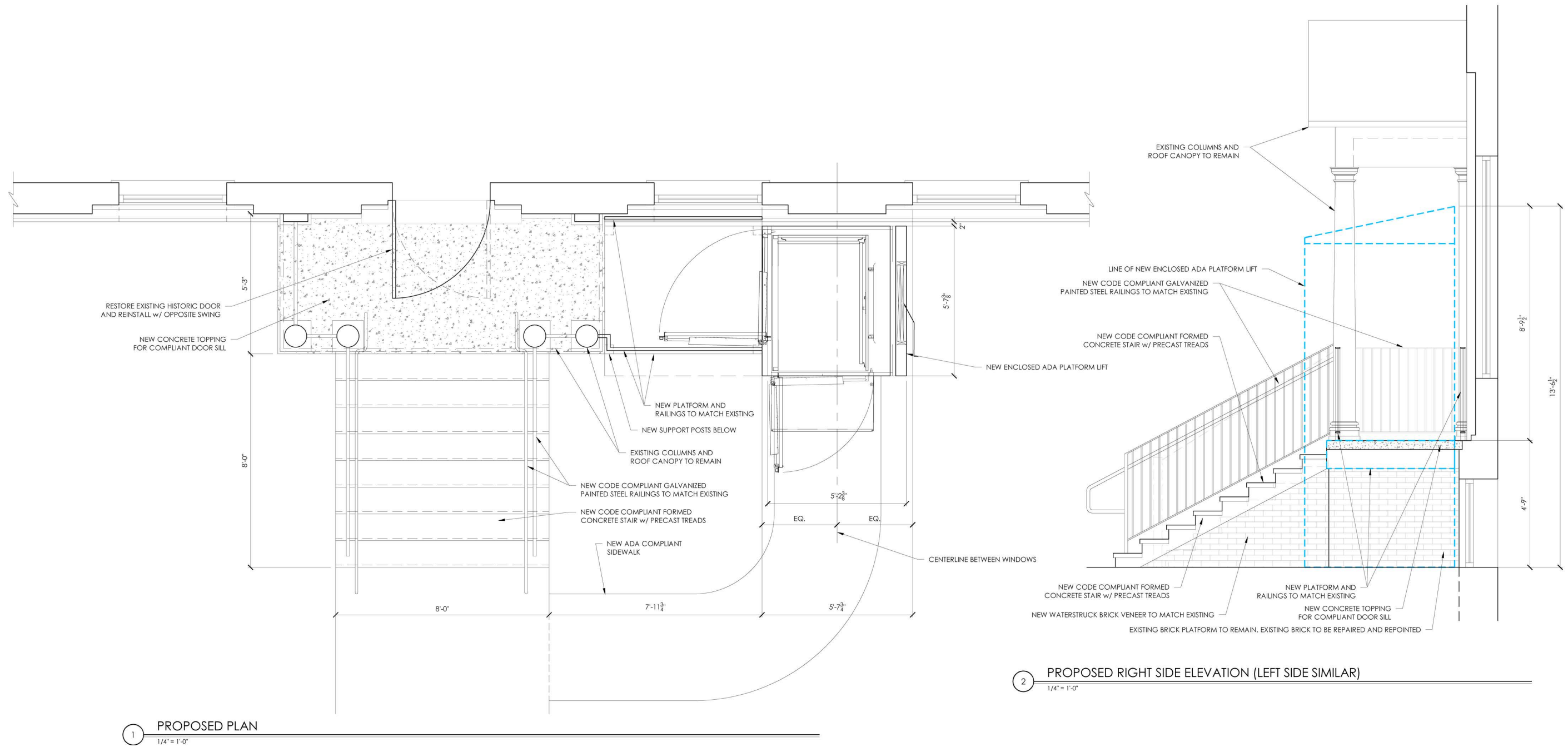
2 EXISTING SIDE ELEVATION  
1/4" = 1'-0"



1 EXISTING FRONT ELEVATION  
1/4" = 1'-0"

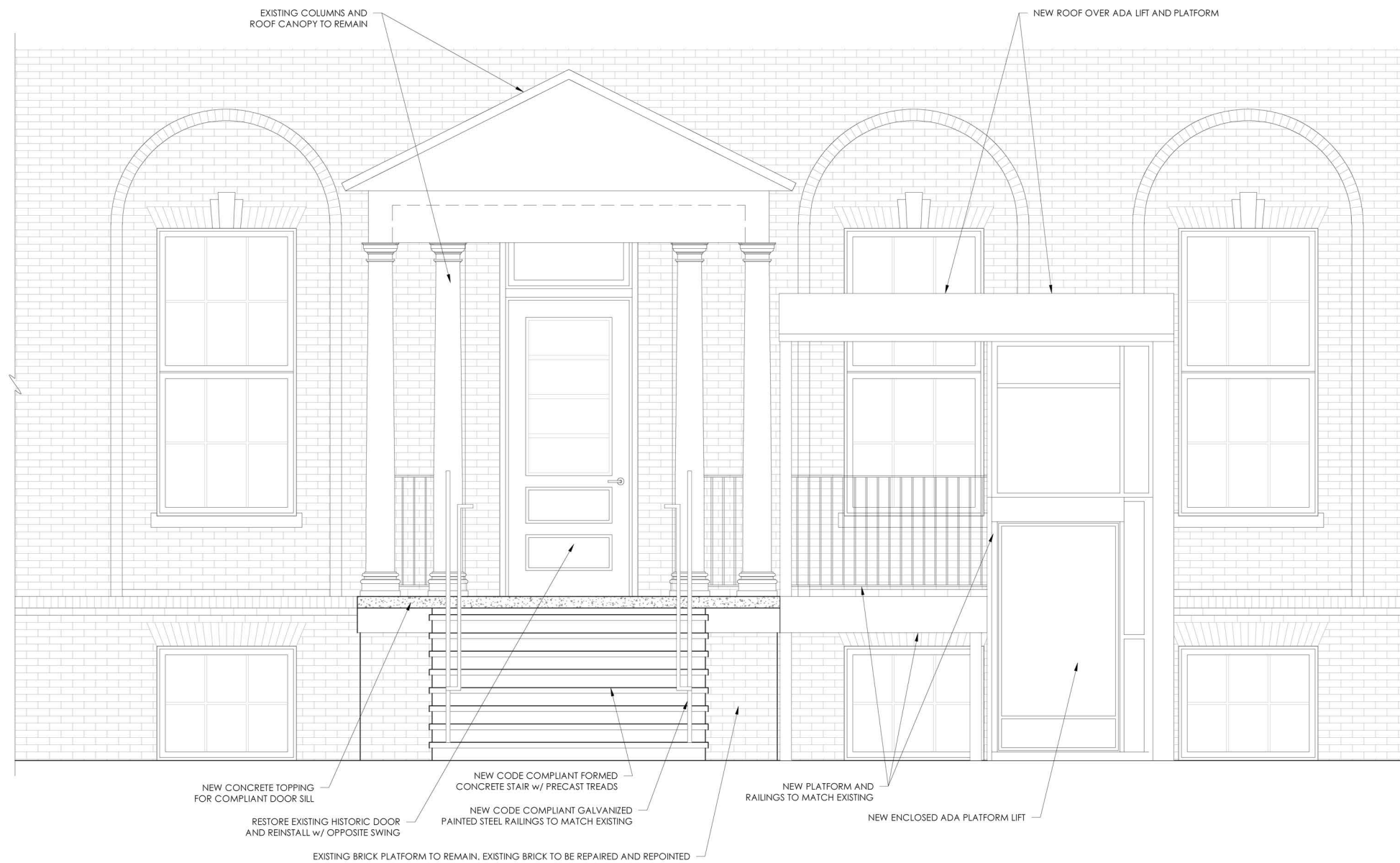


PARTIAL PLAN VIEW

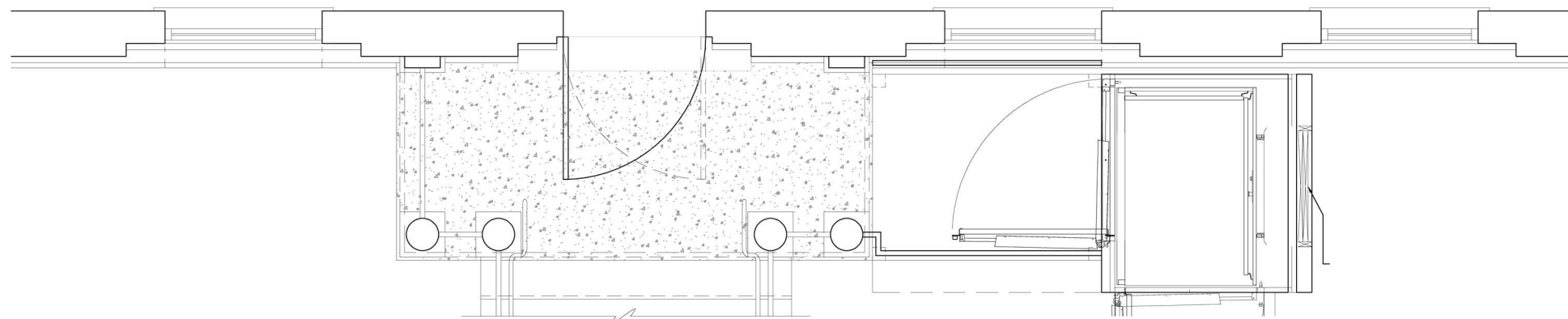


1 PROPOSED PLAN  
1/4" = 1'-0"

2 PROPOSED RIGHT SIDE ELEVATION (LEFT SIDE SIMILAR)  
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



PARTIAL PLAN VIEW

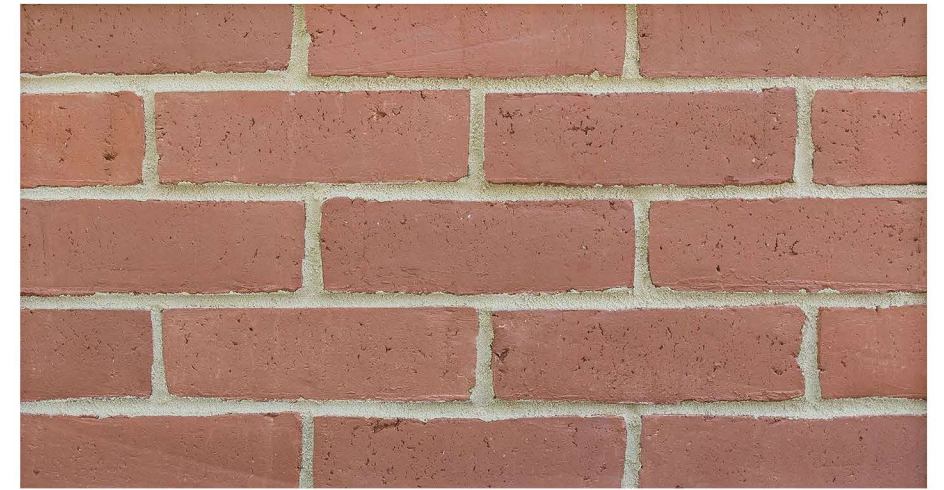
PROPOSED PLAN & ELEVATIONS

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CONNORS COTTAGE  
PORTSMOUTH, NEW HAMPSHIRE







WATERSTRUCK BRICK

**MANUFACTURER:** MORIN BRICK  
**COLOR:** MATCH EXISTING WATERSTRUCK

ACCESSIBLE PLATFORM LIFT

**MANUFACTURER:** SYMMETRY  
**COLOR:** BRONZE WITH PLEXIGLASS PANELS  
**SPECIFICATION:** VPL ELPH-72

PROPOSED MATERIALS

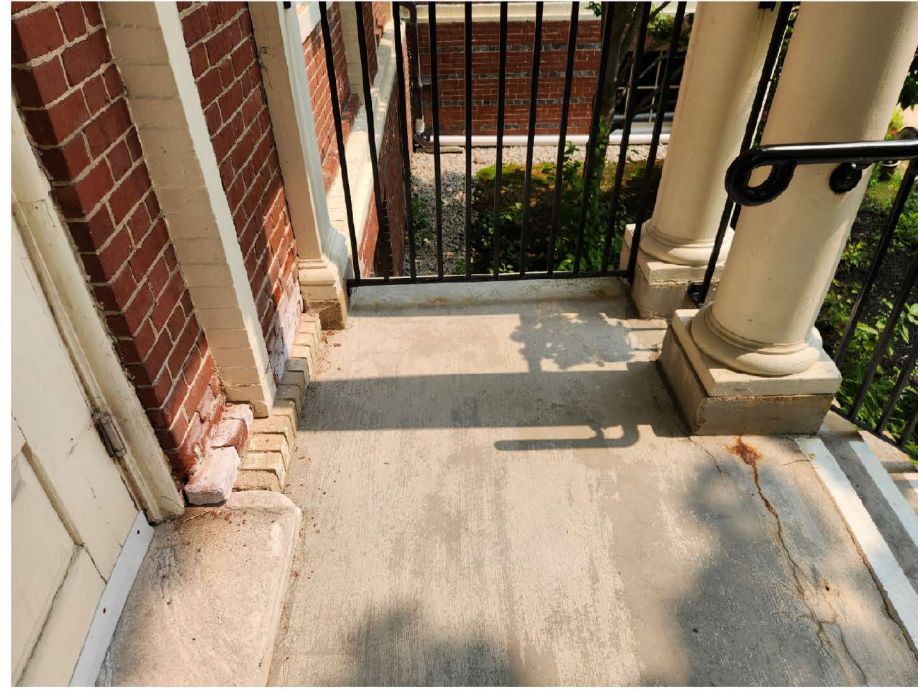
CONNORS COTTAGE  
PORTSMOUTH, NEW HAMPSHIRE

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VIEW OF EXISTING SOUTH ENTRY



SOUTH ENTRY LANDING



SOUTH ENTRY SIDE ACCESS POINT



SOUTH ENTRY DAMAGED STAIRS



SOUTH ENTRY PRIOR REPAIR MASONRY FAILURE



SOUTH ENTRY ORIGINAL THRESHOLD  
POTENTIAL HAZARD

CONNORS COTTAGE  
PORTSMOUTH, NEW HAMPSHIRE

### EXISTING CONDITIONS

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5.0