

Historic District Commission

Staff Report

Wednesday, October 02, 2024

Project Address: 87 Market Street

Permit Requested: Certificate of Approval

Application: Public Hearing A

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 and install gutter and downspout system.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement windows and doors.
- Add Gutters and Down Spouts.



**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

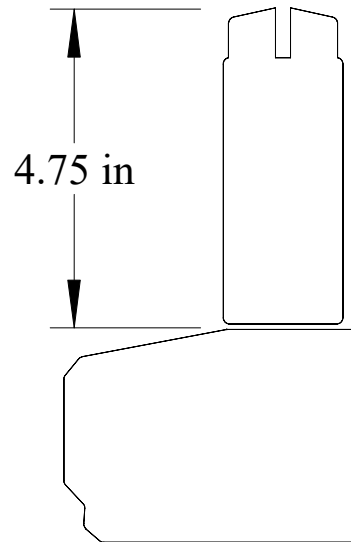


Example of the downspout- can be any color requested.

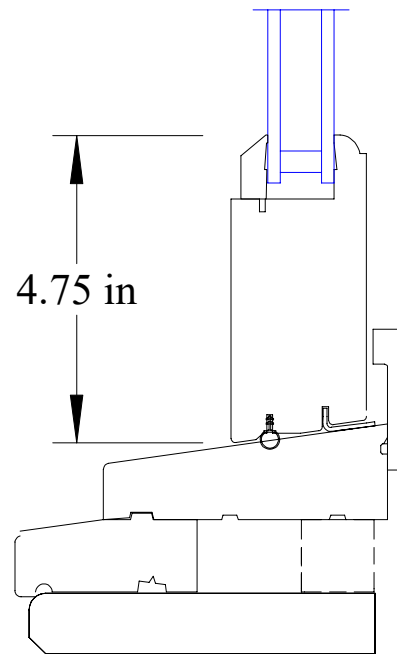


Example of the round style gutter- can be any color requested.

Marvin Sill Detail



Existing condition

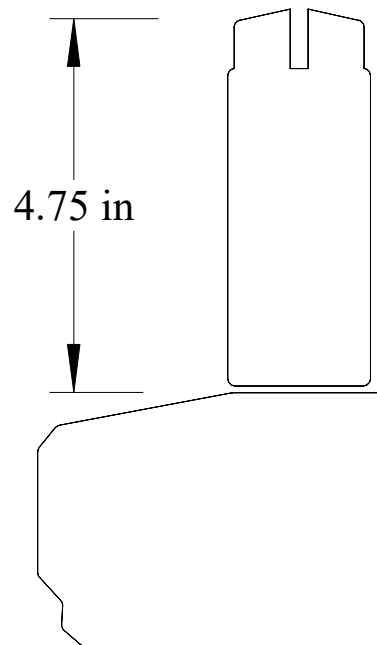


Marvin Magnum Wood DH Picture
CUSTOM bottom rail

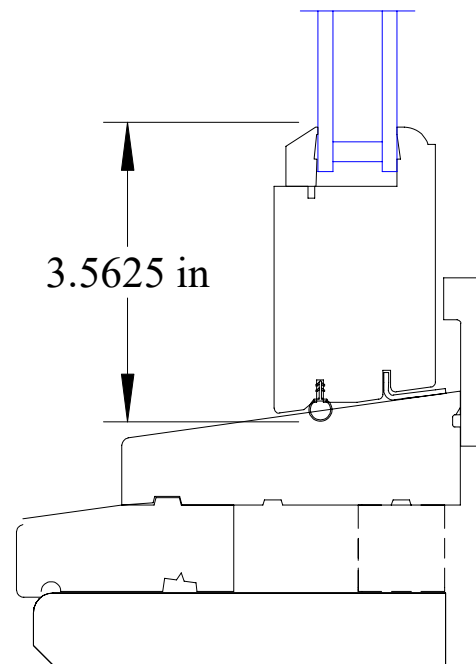
87 Market Street
Lower Store Front Window
Sectional Details

Drawn by Aaron Linn
8/9/24

Marvin Sill Detail



Existing condition

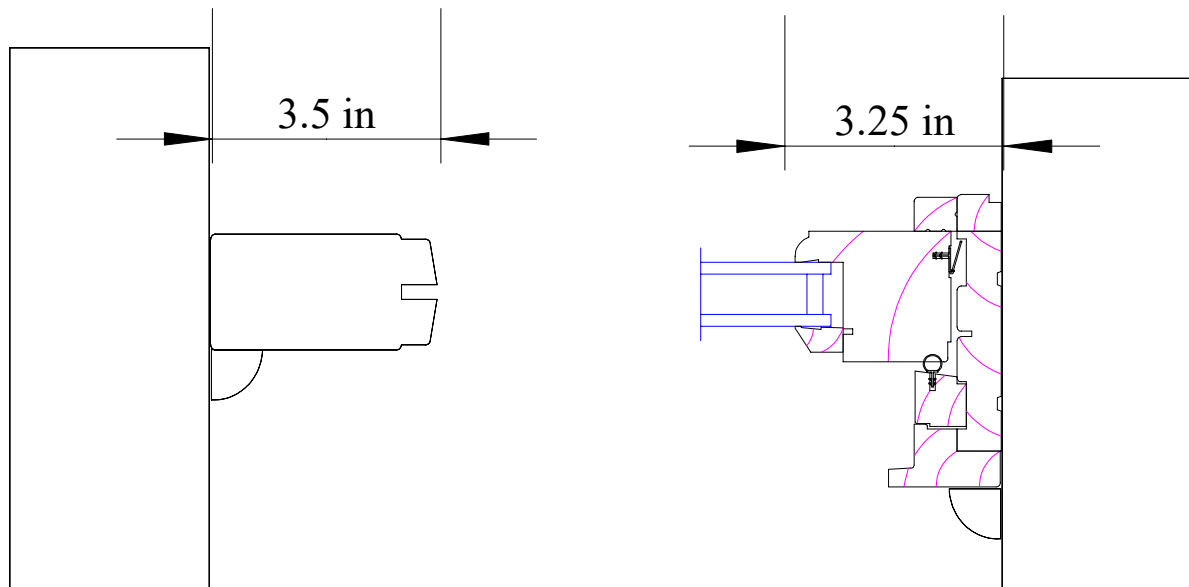


Marvin Magnum Wood DH Picture
STANDARD bottom rail

87 Market Street
Lower Store Front Window
Sectional Details

Drawn by Aaron Linn
8/9/24

Marvin Jamb Detail



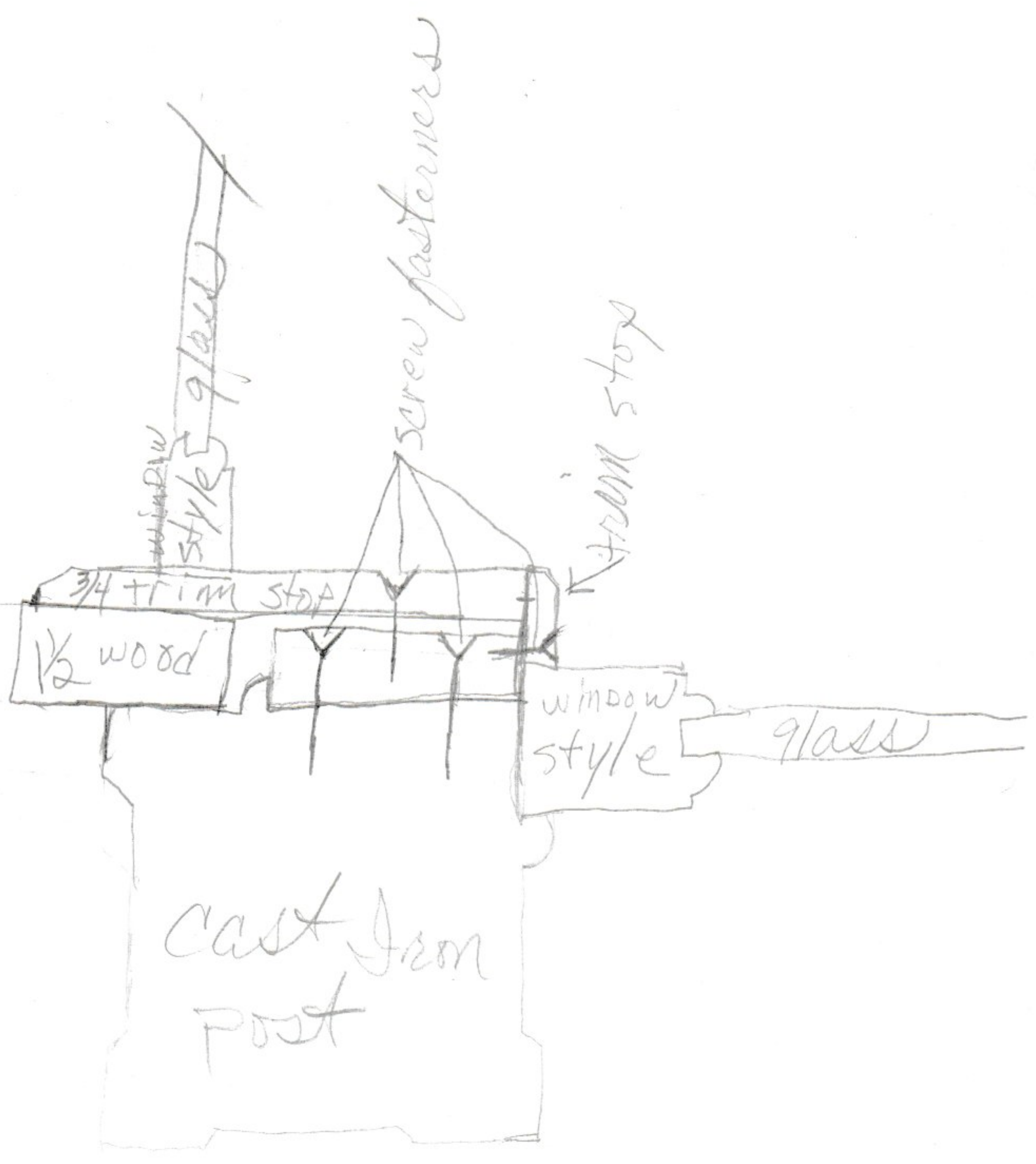
Existing condition

Marvin Magnum Wood DH Picture
STANDARD style

87 Market Street
Lower Store Front Window
Sectional Details

Drawn by Aaron Linn
8/9/24

Plan View



Street side

Project Address: 18 Ladd Street
Permit Requested: Certificate of Approval
Application: Public Hearing 1



A. Property Information - General:

Existing Conditions:

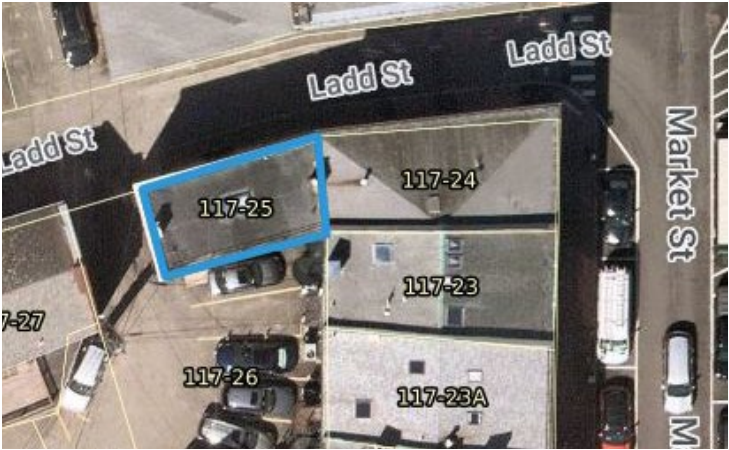
- Zoning District: CD4, Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c. N/A
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: N/A
- Public View of Proposed Work: Ladd Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Replace existing windows.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace existing windows.



**HISTORIC
SURVEY
RATING
N/A**

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18 Ladd Street Portsmouth, NH 03801



Figure 1 18 Ladd Street from South West



Figure 2 18 Ladd Street from North



Figure 3 18 Ladd Street- South and East elevations



Figure 4 18 Ladd Street from Atheneum Courtyard

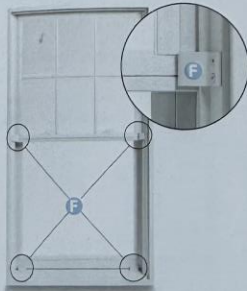
INSTALLATION SYSTEM

The installation system includes 1 1/2" (38) by 3" (76) stainless steel installation clips for additional reinforcement. The installation clips are screwed to the frame and fastened to the rough opening for secure installation. Optional 6" (152) installation clips are available for use with factory-applied or preapplied extension jambs.



STRUCTURAL ENHANCEMENTS

Exterior Brackets



Color matched exterior brackets provide structural support for the sash during high winds.

Interior Brackets



Engaged

Retracted

Retractable interior brackets provide additional structural support for the sash and frame. The brackets retract to allow the sash to tilt for cleaning. Available in white, stone, canvas and black. Brackets must be engaged to meet structural requirements.

SASH OPTIONS



Cottage Style (select sizes)

ACCESSORIES Sold Separately

FRAME

Extension Jambs



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/8" (1.5) increments between 5 1/4" (129) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 3/8" (116) for use in wall depths up to 5 1/4" (133) and 6 3/8" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) wide casings.

GLASS

Andersen® Art Glass

Panels are available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. Visit andersenwindows.com/artglass or see page 12 for more information.

HARDWARE

Window Opening Control Device



A window opening control device is available factory applied, which limits the sash travel to less than 4" (102) when the window is first opened. Available in stone, white and black. A field-applied window opening control device kit is also available.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

**Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information. †For up-to-date performance information of individual products, visit andersenwindows.com. Dimensions in parentheses are in millimeters.

SECURITY SENSORS

VeriLock® Sensors

VeriLock sensors are available in white, gold dust, gray, stone and black colors. See page 9 for details.

Open/Closed Sensors

Wireless open/closed sensors are available in white, canvas, Sandtone and dark bronze colors. See page 9 for details.

INSECT SCREENS

Insect Screen Frames



Full insect screens are available for most unit sizes. Frame color matches product exterior.

TruScene® Insect Screen

Andersen TruScene insect screens let in over 25% more fresh air* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screen

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For tilt-wash window grille patterns, see page 40.

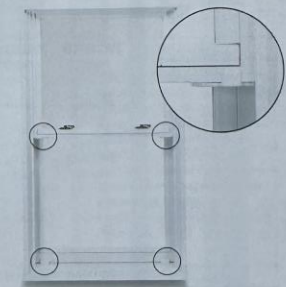
EXTERIOR TRIM

This product is available with Andersen exterior trim. See page 61 for details.

PERFORMANCE GRADE (PG) UPGRADES

A high inside sill stop** with exterior sill brackets and hidden interior brackets are available to provide additional structural support for tilt-wash units, allowing standard, non-impact glass units to achieve higher performance grade ratings! Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. For up-to-date performance information of individual products, please visit andersenwindows.com. Use of this option will subtract 3/8" (16) from clear opening height. PG upgrade not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability.

Exterior Brackets



Exterior meeting rail and sill brackets (on non-impact units with PG upgrades) provide additional structural support for the sash and frame. Brackets are located on both sides of the meeting rail and sill. Brackets are the same color as the exterior of the unit.

Woodwright® Double-Hung Windows

PG upgrades are also available for our 400 Series Woodwright double-hung windows in select sizes. See your Andersen supplier for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with white, canvas, Sandtone, forest green, dark bronze or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

TILT-WASH DOUBLE-HUNG WINDOWS

FEATURES

FRAME

A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

C Natural wood stops are available in pine and prefinished white, dark bronze and black.** For white prefinished interior units, white vinyl stops are also an option.

D For additional protection from air and water infiltration, the sill stop is 1 1/8" (41) high! Sill stop height for standard, non-coastal, windows is 1 1/16" (33). Interior wood stops are secured to the frame using 1 1/2" (38) 16-gauge crown staples instead of nails.

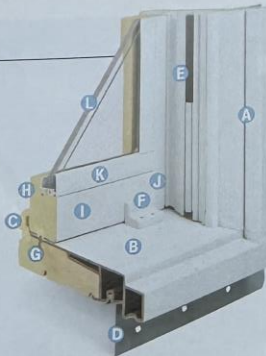
E A factory-applied rigid vinyl installation flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

F An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode.

Unique black-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray and must be specified when ordering. Contact your Andersen supplier for details.

G Exterior frame and sill brackets provide structural support for the sash during high winds. Brackets are the same color as the exterior of unit.

H Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a one-piece EDPM weatherstrip throughout the unit that provides a seamless, long-lasting, energy-efficient weather-resistant seal. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



SASH

Wash assists make it easy to tilt the sash into wash mode.

I Wood sash members are treated with a water-repellent preservative for long-lasting protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

J A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

K Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

L A rigid vinyl glazing bead with flexible lip, combined with structural silicone glazing, provides superior weathertightness and durability.

M Consult local building codes for glass most suitable to your area. High-Performance options include:

- Low-E4® Impact-Resistant glass
- Low-E4 HeatLock® Impact-Resistant glass
- Low-E4 Sun Impact-Resistant glass
- Low-E4 SmartSun™ Impact-Resistant glass
- Low-E4 SmartSun HeatLock Impact-Resistant glass

Tempered and obscure glass options are available. Contact your Andersen supplier.

Standard and tempered Low-E4, Low-E4 HeatLock, Low-E4 Sun and Low-E4 SmartSun glass options are available for windows with PG upgrades.

Monolithic laminated options include:

- Clear Monolithic SmartSun Impact-Resistant glass
- Gray Monolithic SmartSun Impact-Resistant glass

Obscure glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Lighthouse Indicates differences from standard unit or optional upgrades.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE

Black | Gold Dust
Oil Rubbed Bronze | Satin Nickel
Stone | White



Standard Lock & Keeper



A metal lock and keeper creates a strong, secure engagement. Two locks are applied for added protection.

PG UPGRADE HARDWARE



Standard Lock & Keeper



Lock & Keeper

Black | Gold Dust
Stone | White

ESTATE™

Stone is standard with natural interior units. White comes with prefinished white interiors. Other finishes optional.

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Nickel
Polished Chrome | Satin Nickel

Bold name denotes finish shown.

Optional Estate lock and keeper is sold separately and reduces the clear opening height by 1/32" (15). Check with local building code officials to determine compliance with egress requirements.

HARDWARE FINISHES



** Visit andersenwindows.com/warranty for details.
** Dark bronze and black interiors are only available with dark bronze and black exteriors respectively.

† Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information.

†† Available for Estate hardware on PG upgrade units only. Dimensions in parentheses are in millimeters.


* Flexacron® is a registered trademark of PPG Industries, Inc. Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



TILT-WASH DOUBLE-HUNG WINDOWS

Tables of Sizes	34-36
Specifications	35, 37-38
Custom Sizing	39
Grille Patterns	40
Window Details	40-41
Joining Details	42
Combination Designs	66
Product Performance	71

CUSTOM SIZING
in 1/8" (3) increments 

Dimensions in parentheses are in millimeters.

Project Address: 1 Junkins Avenue
Permit Requested: Certificate of Approval
Application: Public Hearing 2



A. Property Information - General:

Existing Conditions:

- Zoning District: Municipal
- Land Use: Residential
- Land Area: 350,222 SF +/-
- Estimated Age of Structure: c. N/A
- Building Style: N/A
- Number of Stories: 3
- Historical Significance: N/A
- Public View of Proposed Work: Junkins Avenue
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work: Construct ADA accessible lift at main entrance.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct ADA accessible lift at main entrance.



**HISTORIC
SURVEY
RATING
N/A**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
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E. Review Criteria/Findings of Fact:

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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

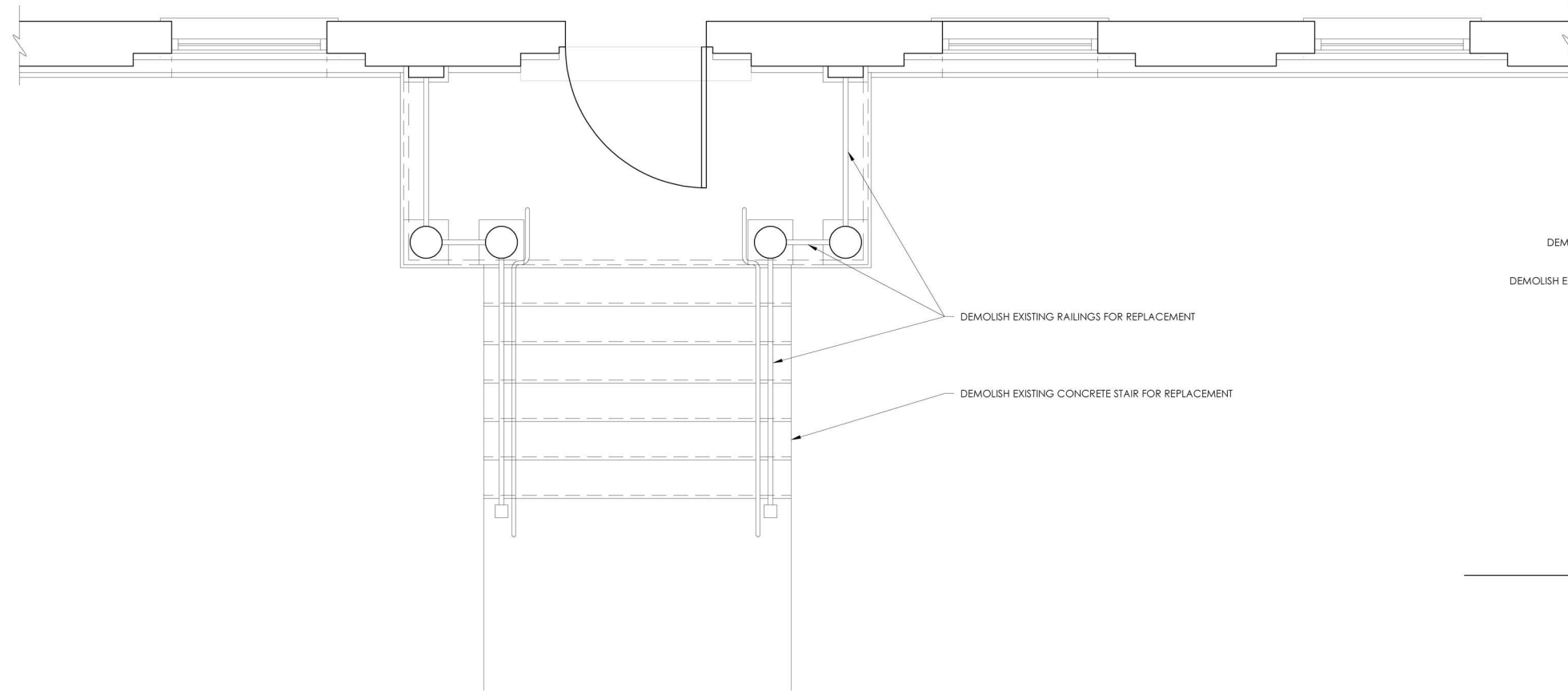
CONNORS COTTAGE
PORTSMOUTH, NEW HAMPSHIRE

AGENDA

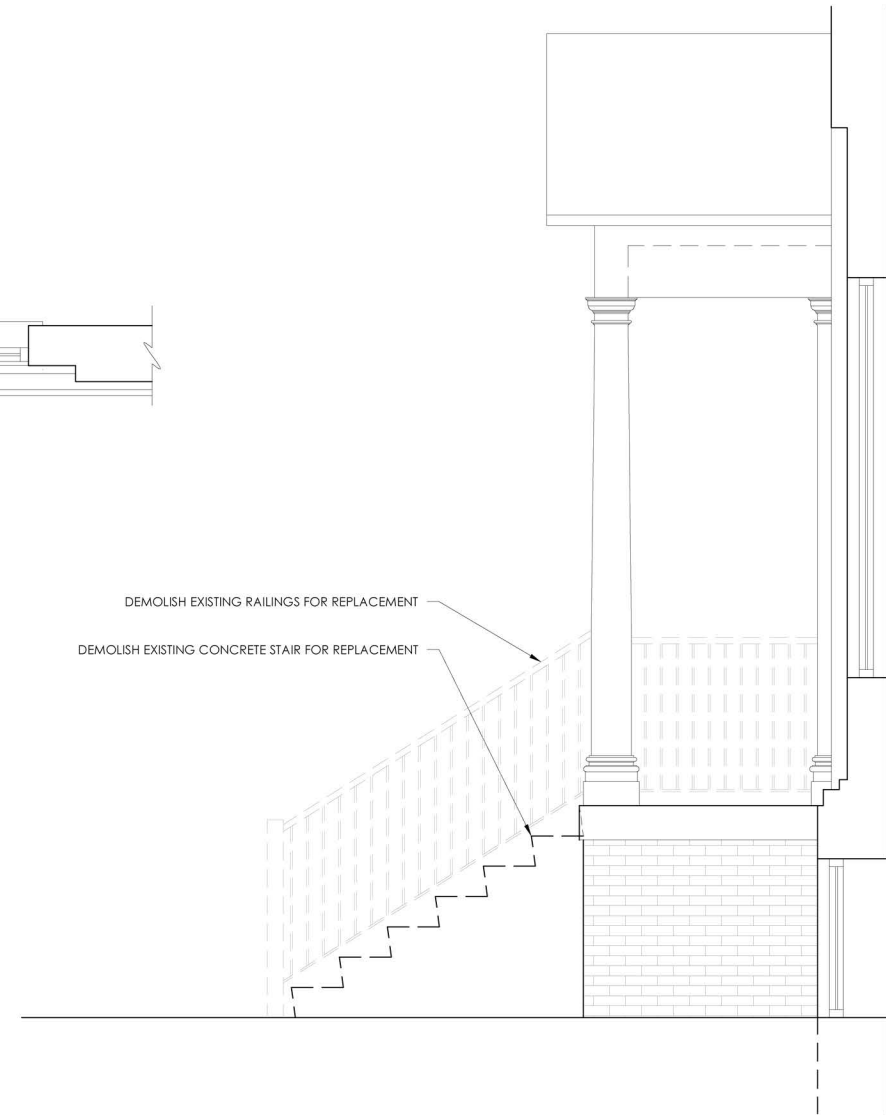
HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2024



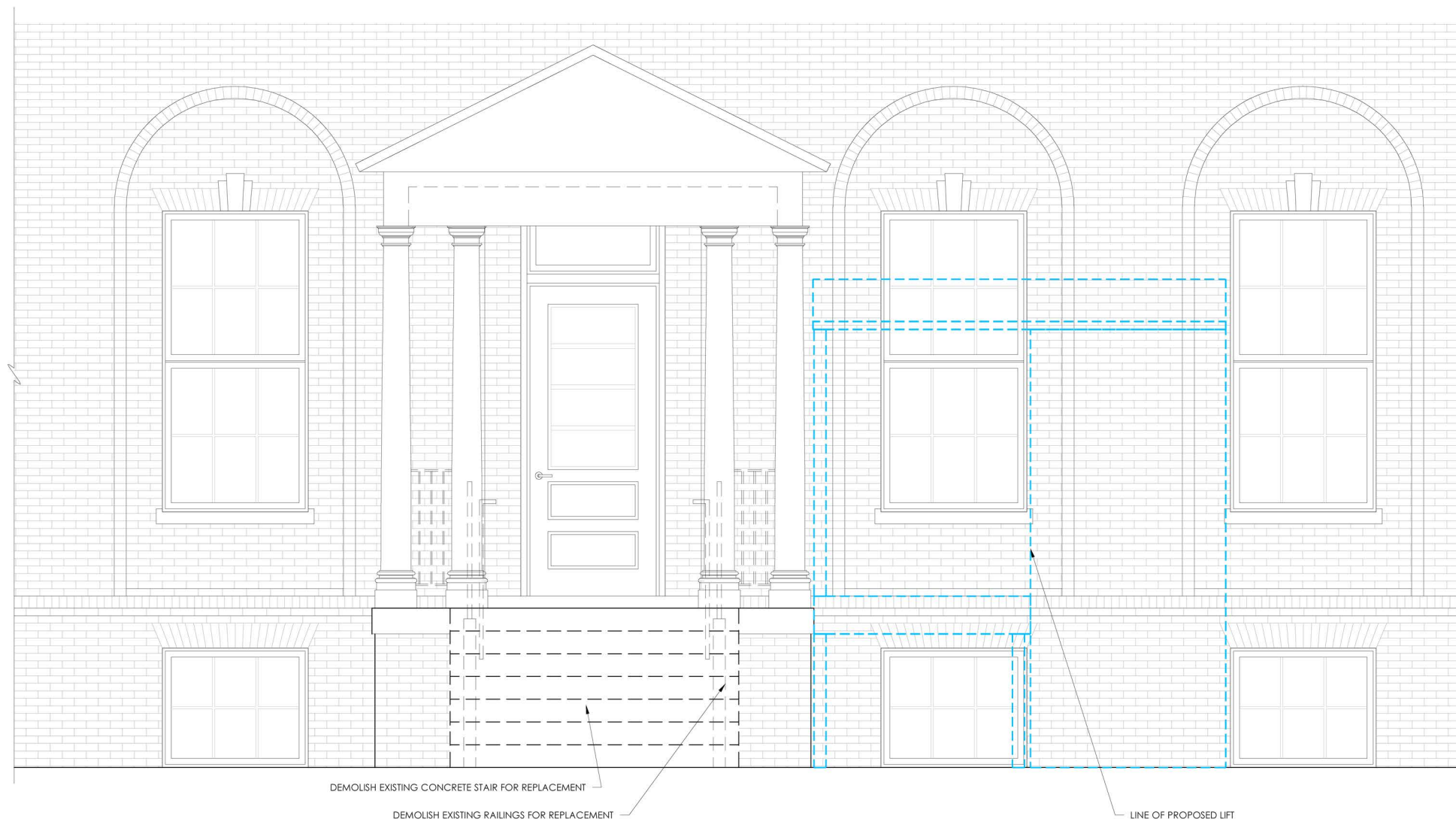
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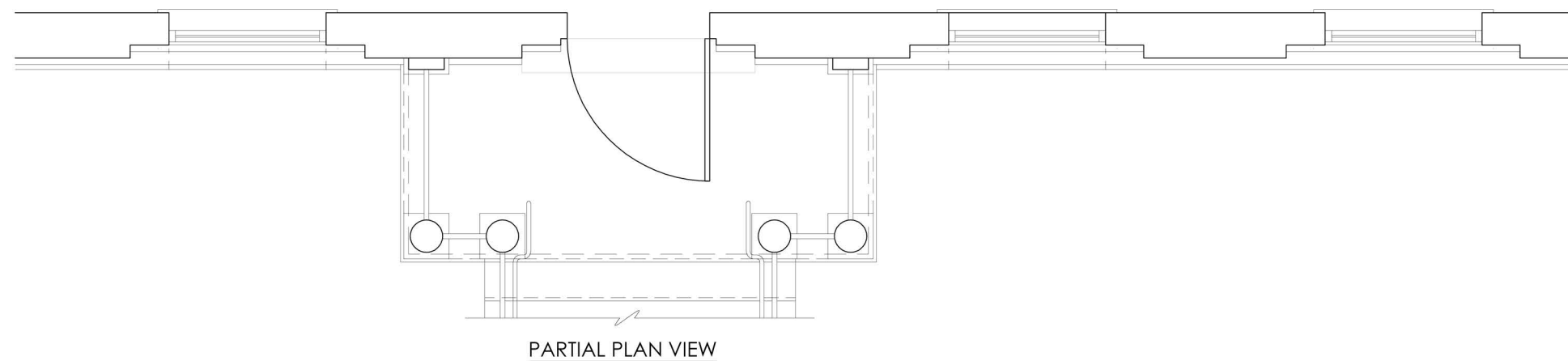
1 EXISTING PLAN
1/4" = 1'-0"



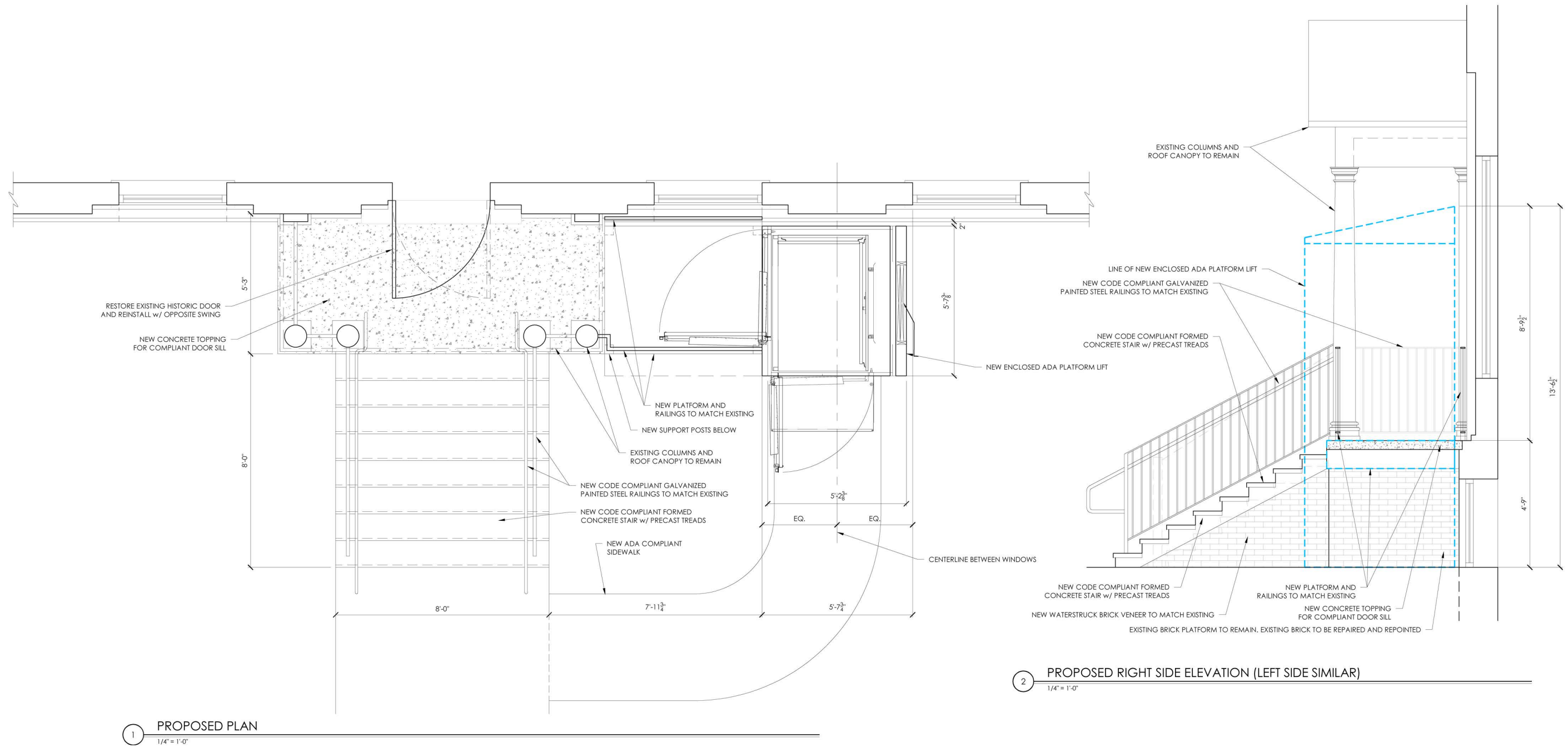
2 EXISTING SIDE ELEVATION
1/4" = 1'-0"

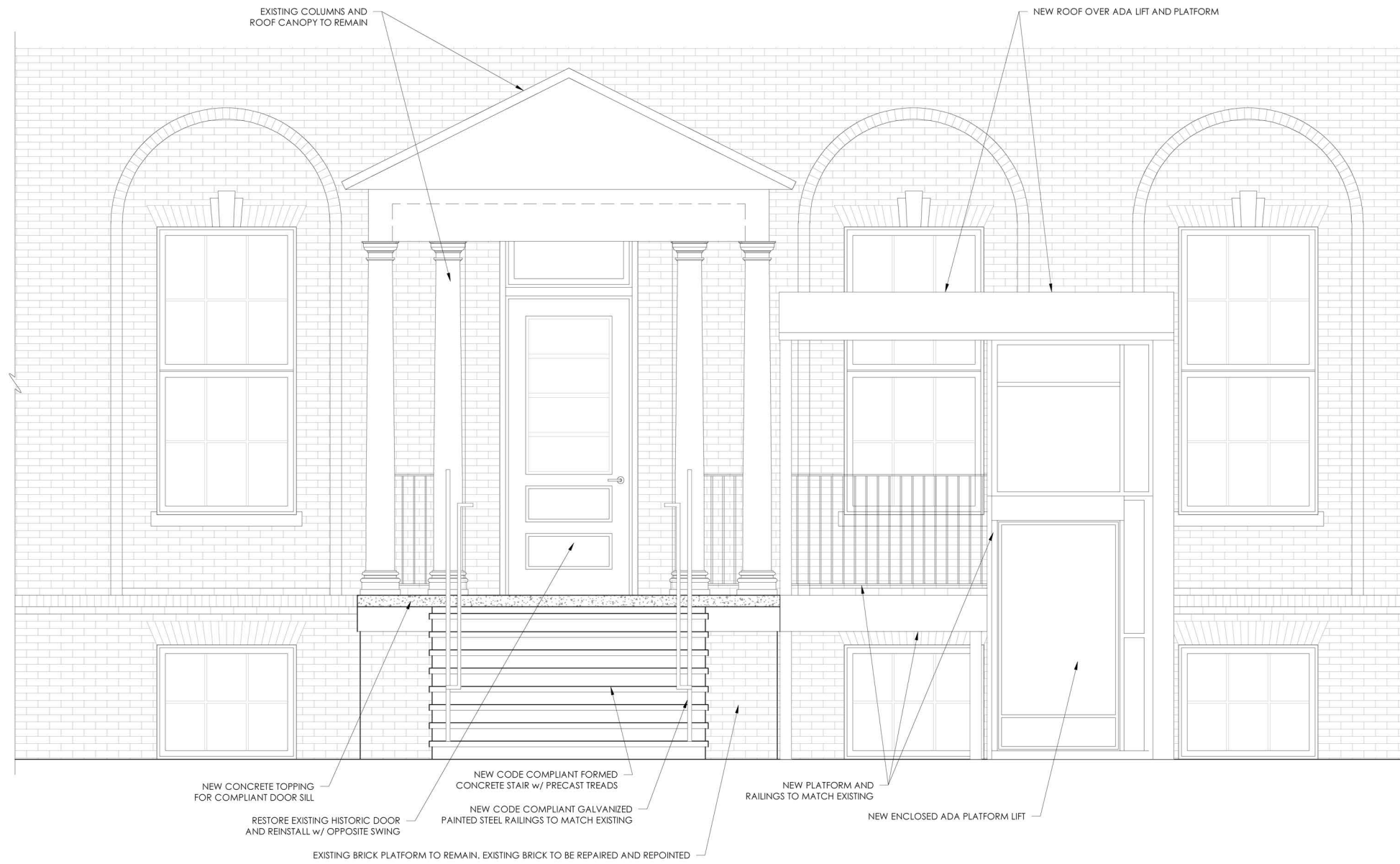


1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

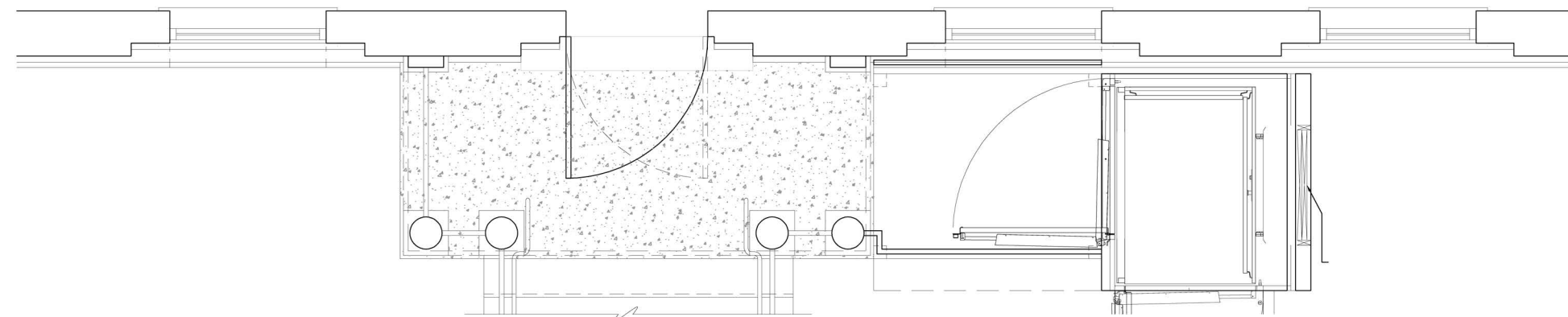


PARTIAL PLAN VIEW





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



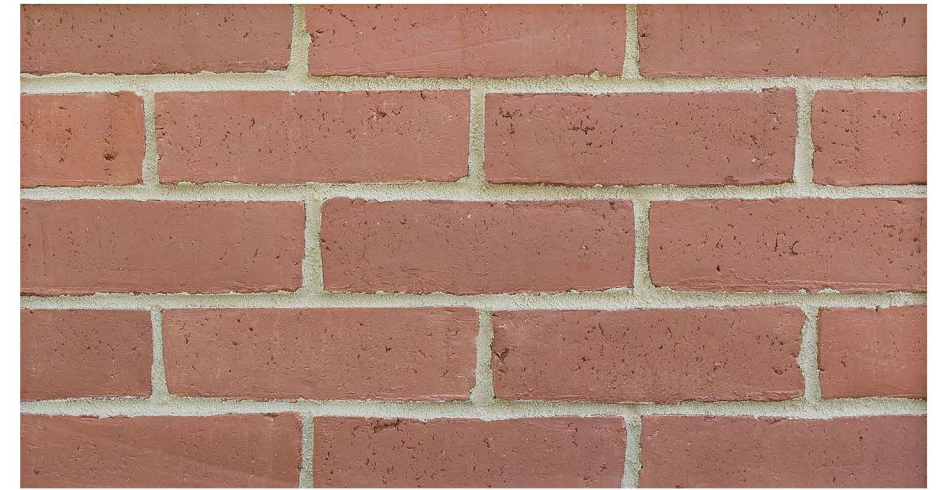
PARTIAL PLAN VIEW

PROPOSED PLAN & ELEVATIONS

HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2024

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

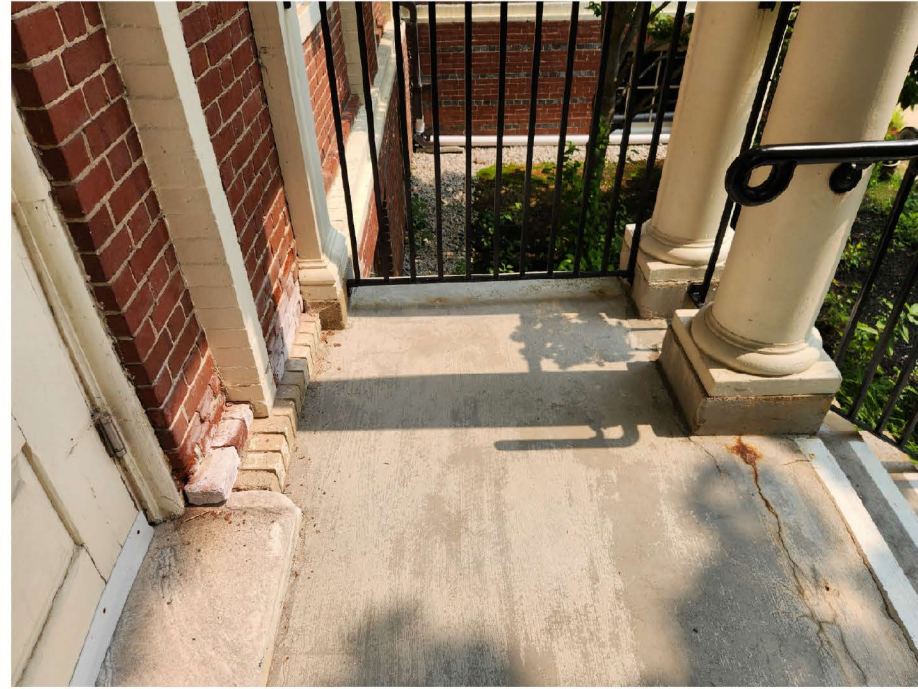
PROPOSED MATERIALS

CONNORS COTTAGE
PORTSMOUTH, NEW HAMPSHIRE

HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2024



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

HDC APPLICATION FOR APPROVAL: OCTOBER 2, 2024

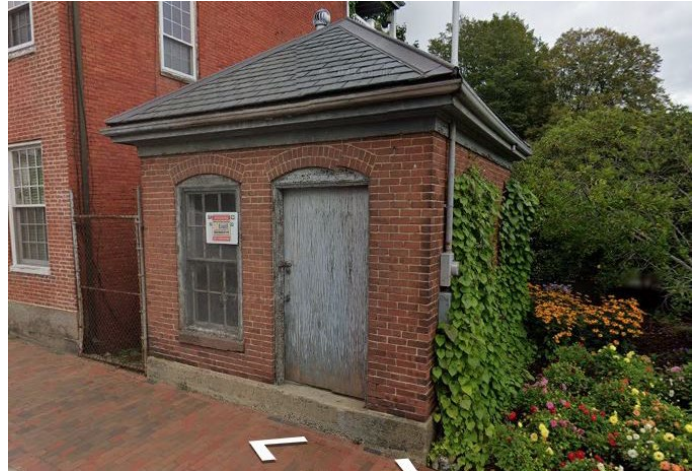


5.0

Project Address: 0 Marcy Street (Prescott Park)

Permit Requested: Certificate of Approval

Application: Public Hearing 3



A. Property Information - General:

Existing Conditions:

- Zoning District: Municipal
- Land Use: Utility
- Land Area: 4,256 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 1
- Historical Significance: C
- Public View of Proposed Work: South Street
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work: Replace (3) windows and (2) doors.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace windows and doors.

Item	Qty
200	3

RO Size: 36 1/2" x 66 1/2"

TCLDH3056, Unit, E-Series Dc
Exterior Frame, White 2604 Ex
Sash/Panel, Active/Active, Dua
White, 2604, Pine w/White - Pa
Stainless Glass / Grille Spacer,
2604, Full, Aluminum

Insect Screen 1: E-Series Double

Unit #	U-Factor	SHGC	ENERGY STAR Clear C
A1	0.32	0.37	NO

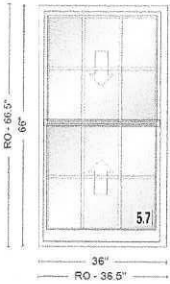


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<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	3	Active/Active	E SERIES		

RO Size: 36 1/2" x 66 1/2"

Unit Size: 36" x 66"

TCLDH3056, Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Colonial Pattern, White, 2604, Pine w/White - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, White, 2604, Full, Aluminum

Insect Screen 1: E-Series Double-Hung, TCLDH3056 Full Aluminum White 2604

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.32	0.27	NO	A1	31.6875	26.7500	5.88640

WINDOWS TO BE ORDERED WITH BLACK EXTERIOR, INTERIOR, AND HARDWARE

SUB-TOTAL:	
FREIGHT:	
LABOR:	
TAX:	
TOTAL:	

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

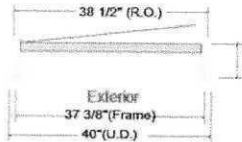
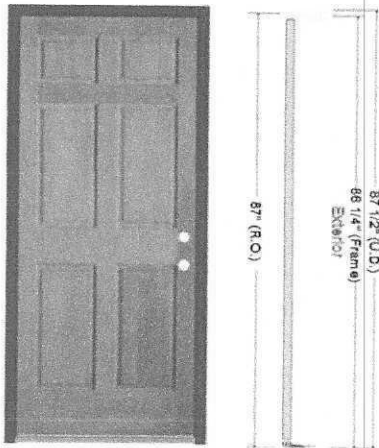
Customer Quote

Quote: 0-
 Date: _____
 Page: 1

RICCI SUPPLY CO INC-BPD
 105 BARTLETT ST
 PORTSMOUTH NH 03801
 (603)436-7480

Reference:

Quantity	UOM	Item/Description	Price/UOM	Amount
1.0000	EA	EXT SU EXTERIOR DOOR UNIT WOOD DOOR, SGL, LH, IS, 3-0, 7-0 HGT, MAH 7130U, SGL & 218 DBLT BORE & SEC, PREP JAMB FOR DBLT, BROSCO RADIUS HINGE, SATIN NICKEL HINGE, 6-9/16, MAHOGANY SOLID FRAME, BRONZE COMPRESSION WS, MAHOGANY SILL, MAHOGANY SOLID BRKMLD CSG		



Customer Quote

Quote:
 Date:
 Page: 2

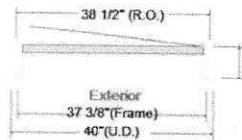
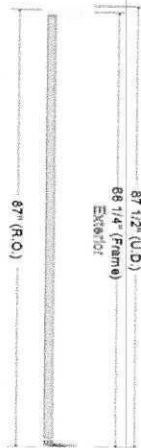
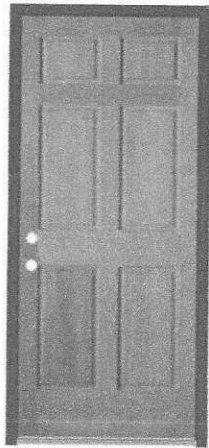
RICCI SUPPLY CO INC-BPD

105 BARTLETT ST

PORTSMOUTH NH 03801
 (603)436-7480

Reference:

Quantity	UOM	Item/Description	Price/UOM	Amount
1.0000	EA	EXT SU EXTERIOR DOOR UNIT WOOD DOOR, SGL, RH, IS, 3-0, 7-0 HGT, MAH 7130U, SGL & 218 DBLT BORE & SEC, PREP JAMB FOR DBLT, BROSCO RADIUS HINGE, SATIN NICKEL HINGE, 6-9/16, MAHOGANY SOLID FRAME, BRONZE COMPRESSION WS, MAHOGANY SILL, MAHOGANY SOLID BRKMLD CSG		



Total

Project Address: 67 State Street
Permit Requested: Certificate of Approval
Application: Public Hearing 4



A. Property Information - General:

Existing Conditions:

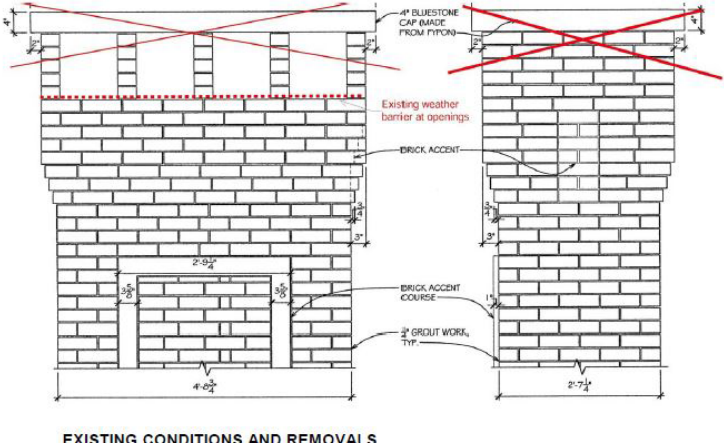
- Zoning District: General Residence B (GRB)
- Land Use: Mixed Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.2015
- Building Style: N/A
- Number of Stories: 4
- Historical Significance: N/A
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Partial removal of an existing chimney and the installation of a chimney cap.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Partial removal of an existing chimney
- Installation of chimney cap



**HISTORIC
SURVEY
RATING
N/A**

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

PARKSIDE CHIMNEY RENOVATION

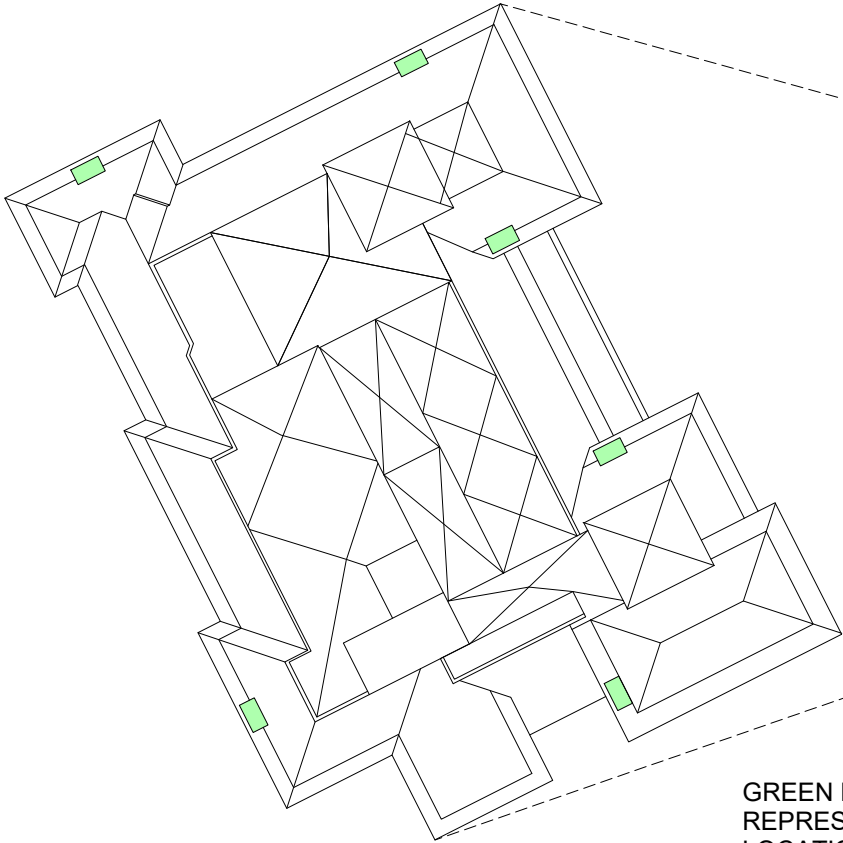
Historic District Commission Public Hearing - October, 2024 Portsmouth, New Hampshire

General Project Description:

- 77 State Street is a mixed use building made up of first floor commercial and condos above. The building is currently experiencing water infiltration from faux chimney roof penetrations and subsequently, water damage has occurred to multiple of the interior spaces. The base of the chimneys are framed with metal studs with full size brick veneer. The masonry appears to transition to a thin veneer above but existing architectural drawings do not indicate what material is applied to the upper portion of the chimneys.

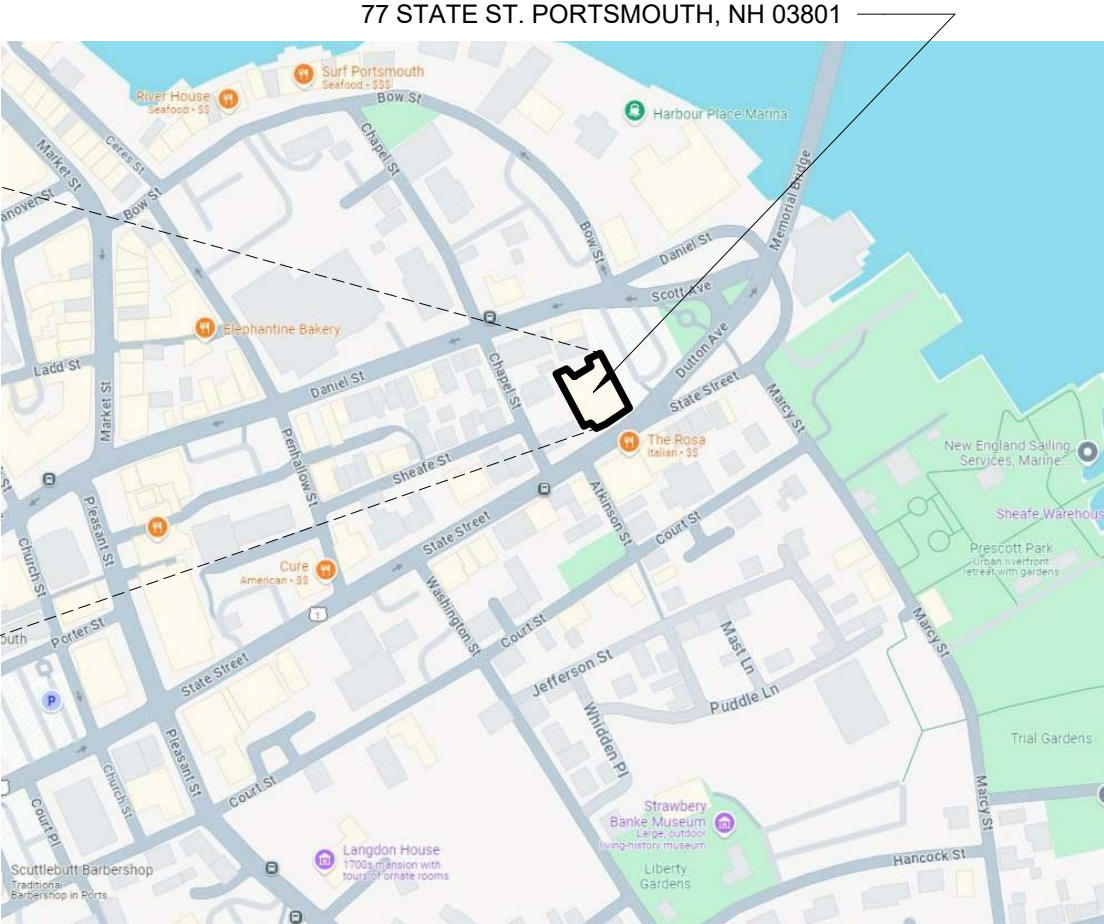
Proposed Work:

- After exposing the area and being able to better understand the condition of the chimneys, it is thought that the top portion of the chimney (openings) be removed to just above the brick accent, preserving the detail while also closing up the (likley) main source of water penetrating the building.
- A concave roof chimney cap/shroud would then be placed atop the remaining portions of the chimneys to add back appropriate detail that is otherwise lost with the removal of the existing chimney cap. The new cap will be made of copper, with a solid bottom, providing a more durable and substantial cap.
- Proper flashing and waterproofing will be applied to ensure that no further water damage occurs.



ROOF PLAN
1" = 30'-0"

GREEN REGIONS REPRESENT CHIMNEY LOCATION



77 STATE ST. PORTSMOUTH, NH 03801

© 2024 Portsmouth Architects

PARKSIDE CHIMNEY
77 STATE STREET
PORTSMOUTH, NH 03801

COVER
HISTORIC DISTRICT COMMISSION PUBLIC HEARING -
OCTOBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



C

09/24/2024
McHA: EKW/MG
Project Number: 24091
NOT TO SCALE



FROM STATE STREET LOOKING NORTH



FROM CHAPEL STREET LOOKING NORTH-EAST



FROM CHAPEL STREET LOOKING EAST



FROM DANIEL STREET LOOKING SOUTH



FROM WRIGHT AVE. PARKING LOT LOOKING SOUTH



FROM WRIGHT AVE. PARKING LOT LOOKING WEST



FROM WRIGHT AVE. PARKING LOT LOOKING SOUTH

© 2024 Portsmouth Architects

PARKSIDE CHIMNEY

77 STATE STREET
PORTSMOUTH, NH 03801

EXISTING CONDITIONS

HISTORIC DISTRICT COMMISSION PUBLIC HEARING -
OCTOBER 2024

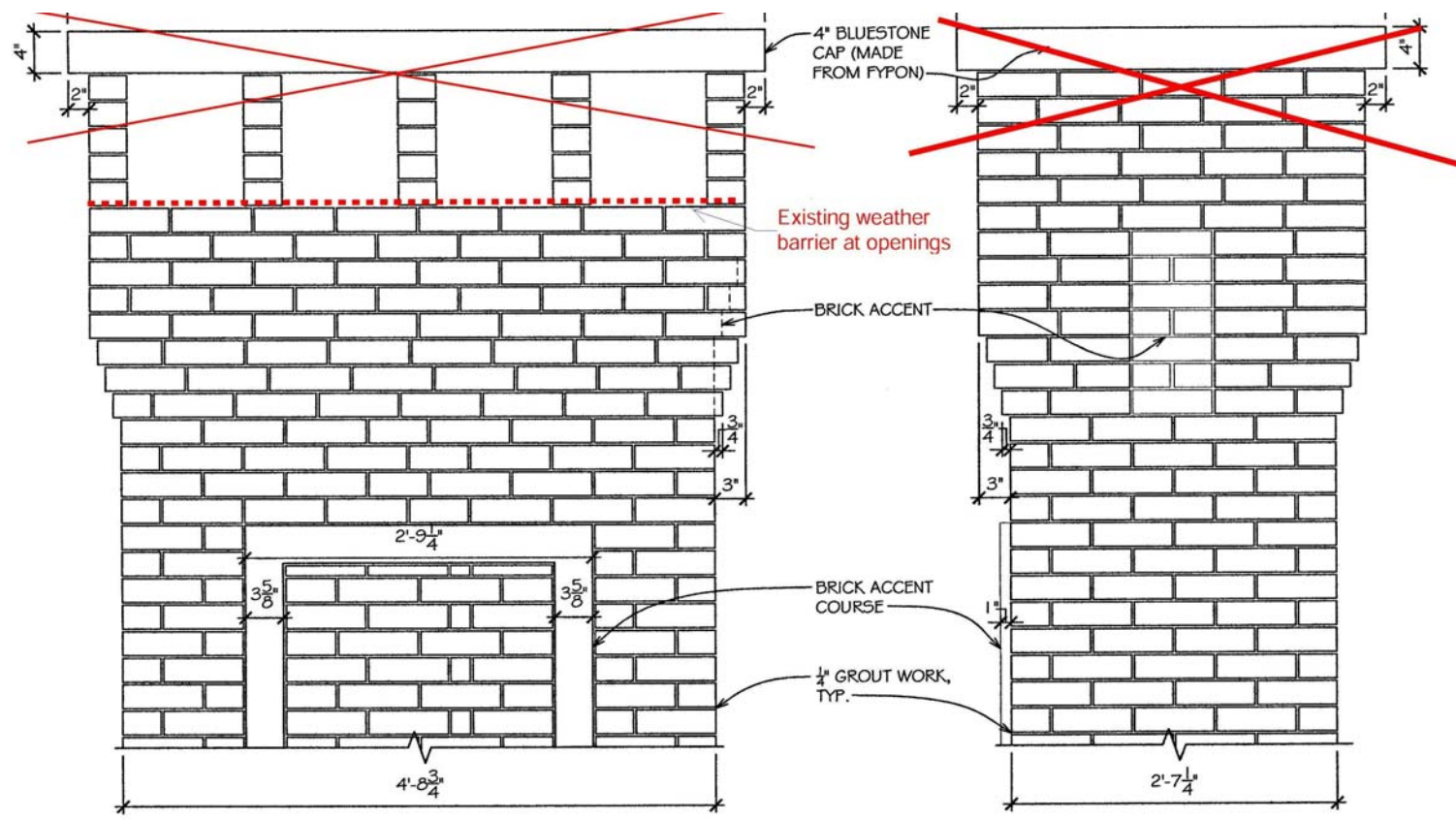
4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE

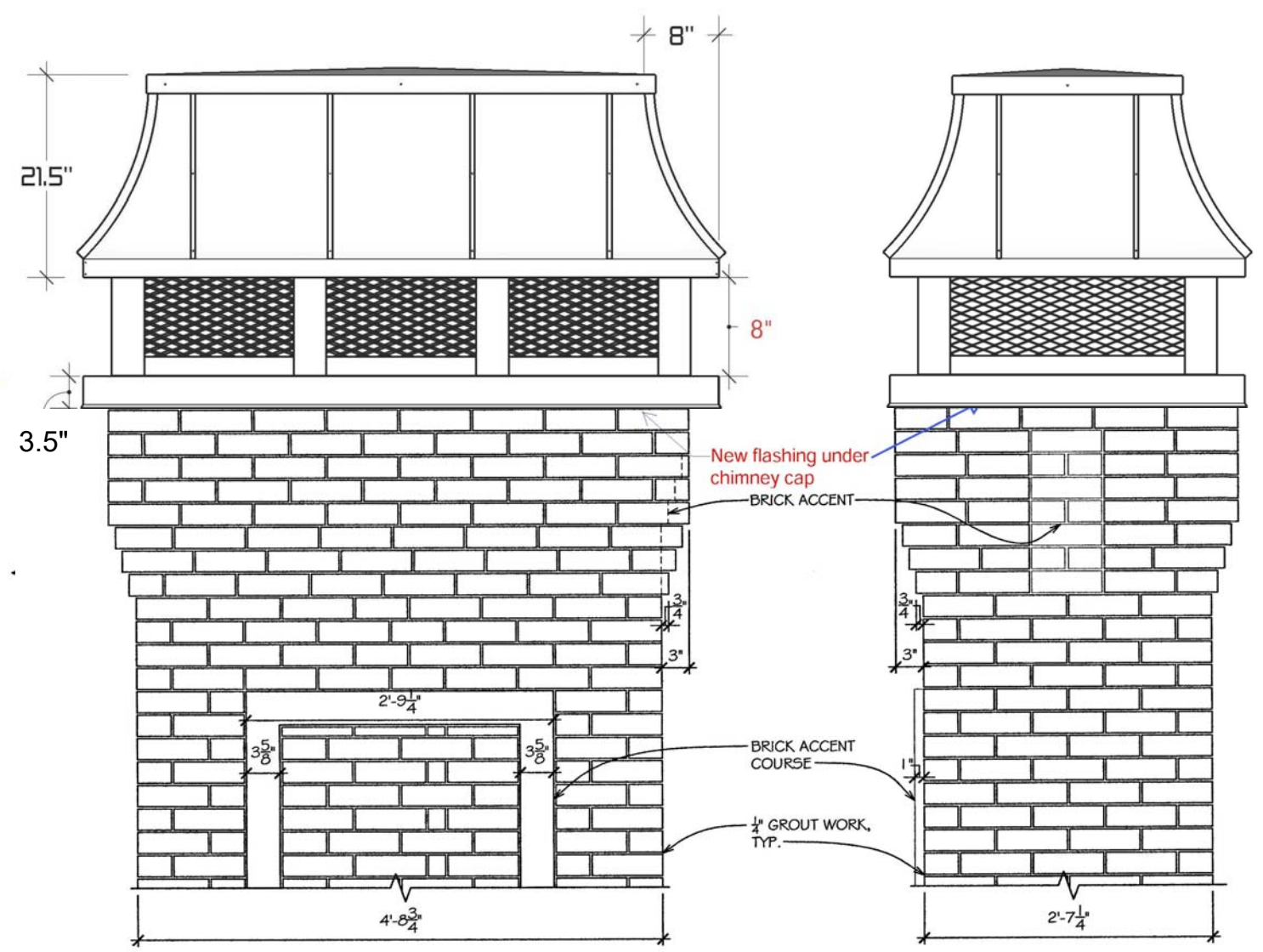


A1

09/24/2024
McHA: EKW/MG
Project Number: 24091
NOT TO SCALE



EXISTING CONDITIONS AND REMOVALS



PROPOSED WORK

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PARKSIDE CHIMNEY
 77 STATE STREET
 PORTSMOUTH, NH 03801

PROPOSED WORK
 HISTORIC DISTRICT COMMISSION PUBLIC HEARING -
 OCTOBER 2024

4 Market Street
 Portsmouth, New Hampshire
 603.430.0274
 brought to you by
 McHENRY ARCHITECTURE



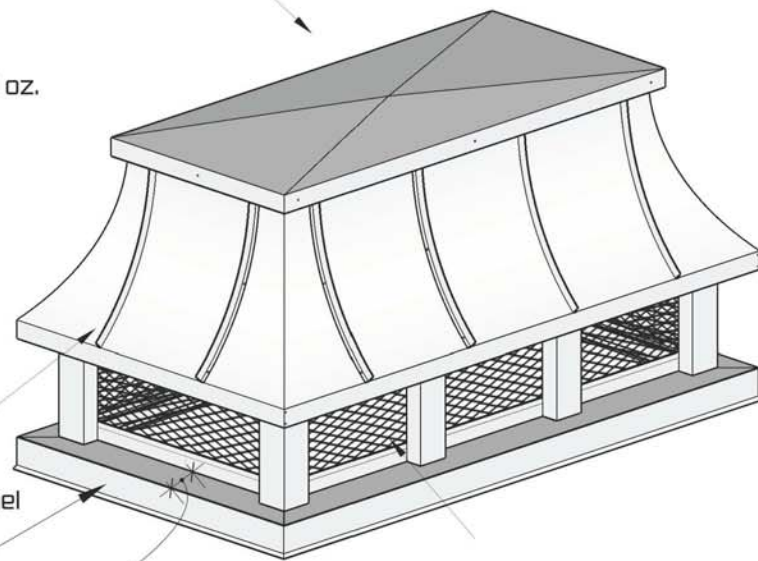
A2

09/24/2024
 McHA: EKW/MG
 Project Number: 24091
NOT TO SCALE

Available Materials

- Copper 16 oz., 20 oz. & 32 oz.
- Lead Coated Copper 16 oz. & 20 oz.
- Freedom Gray® 16 oz. & 20 oz.
- Stainless Steel 24 ga
- Galvalume Plus 24 ga
- Kynar™ Aluminum 0.032"
- Kynar™ Steel 24 ga

Removable Roof Top For Future Maintenance or Cleaning

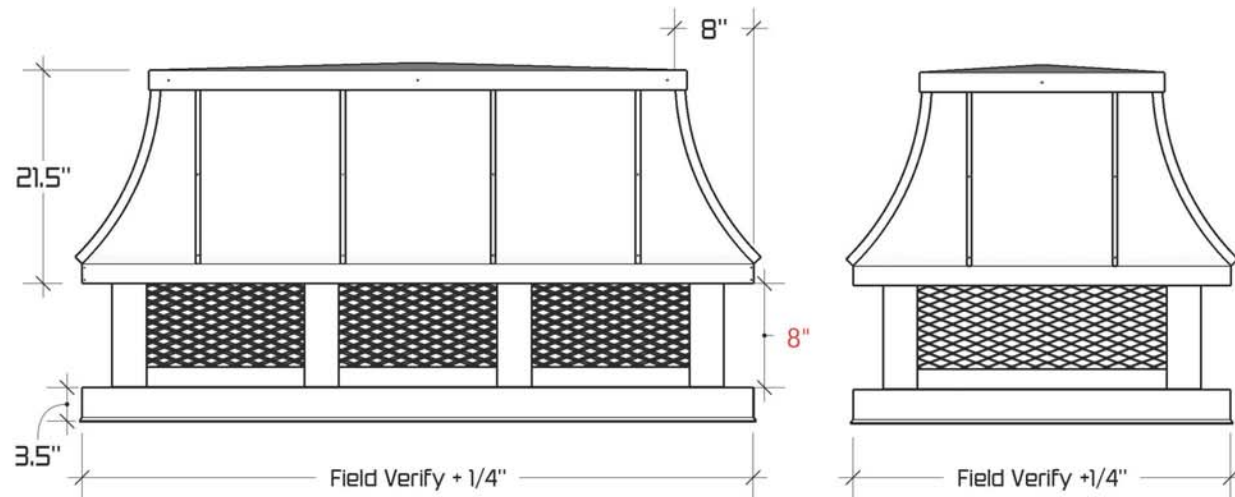


Decorative seams riveted to solid panel

Also available as top mount

5"

Expanded metal screen



- Notes:
- Please double check all measurements before submitting them to us.
 - If your Chimney is out of square, submit a sketch or a template for fabrication.
 - All chase covers and chimney caps are custom manufactured and CANNOT BE RETURNED.



PROPOSED COPPER CHIMNEY CAP

KMS SHEET METAL
1310 E. Cornwallis Rd.
Durham, NC - 27713
(919) 544-8887 - Fax: 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

Concave Roof Chimney Cap
#CC101

REVISIONS	
MM/DD/YY	REMARKS
1	ORIGINAL DRAFT OF DRAWING
2	
3	
4	
5	

100
0

© 2024 Portsmouth Architects

PARKSIDE CHIMNEY
77 STATE STREET
PORTSMOUTH, NH 03801

PROPOSED CHIMNEY CAP
HISTORIC DISTRICT COMMISSION PUBLIC HEARING -
OCTOBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A3

09/24/2024
McHA: EKW/MG
Project Number: 24091
NOT TO SCALE

Project Address: 245 Marcy Street
Permit Requested: Certificate of Approval
Application: Public Hearing 6



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 4,623 SF +/-
- Estimated Age of Structure: c.1770
- Building Style: Georgian
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Marcy Street
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work: Replace existing windows and doors

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace all windows and doors



D. Purpose and Intent:

7. Preserve the integrity of the District
8. Assessment of the Historical Significance
9. Conservation and enhancement of property values
10. Maintain the special character of the District
11. Complement and enhance the architectural and historic character
12. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

5. Consistent with special and defining character of surrounding properties
6. Compatibility of design with surrounding properties
7. Relation to historic and architectural value of existing structures
8. Compatibility of innovative technologies with surrounding properties

HISTORICAL PROJECT – WINDOW REPLACEMENT

Home Owner – Bert Wortel

245 Marcy St



RENEWAL BY ANDERSEN – Portsmouth, NH

EXTERIOR – FRONT / SIDE



EXTERIOR – SIDE



EXTERIOR – SIDE/REAR



EXTERIOR – REAR



WHY THEY NEED REPLACED

The homeowner is looking to update and replace (29) windows, (2) entry doors and (1) patio door.

The homeowner is looking to replace the windows with Andersen wood composite – Exterior White, Interior White, the front door with signet smooth fiberglass and the rear entry door with Heritage smooth fiberglass .

The homeowner would like to update the windows and doors to modern standards, the ease of operation and increase the windows and doors energy efficiency while maintaining the traditional look of the home.

Our goal is to keep to the original look of the windows and doors while updating the design so that the homeowners can use this room with more comfort and ease.



#101, #102, #114, #113, # 201, #202, #203, Double-Hung (DG), 1:1,
Exterior White, Glass: All Sash: High Performance SmartSun with
HeatLock Glass, White, Window, Opening Control Device, **Grille Style:**
Full
Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 2w x 2h

EXTERIOR – SIDE



#301 Double-Hung (DG), Reverse Cottage 2:1, Exterior White
#210, #211, #110, #111, #112 Double-Hung (DG), 1:1, Exterior White,
Glass: All Sash: High Performance SmartSun with HeatLock Glass,
White, Window, Opening Control Device, **Grille Style:** Full
Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 2w x 2h

EXTERIOR – SIDE



#302 Double-Hung (DG), Reverse Cottage 2:1, Exterior White
#103, #104, #204, #207- #208, Double-Hung (DG), 1:1, Exterior White,
Glass: All Sash: High Performance SmartSun with HeatLock Glass,
White, Window, Opening Control Device, **Grille Style:** Full
Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 2w x
2hC

EXTERIOR – REAR



#206, #105 - #109 Double-Hung (DG), 1:1, Exterior White, Glass: All Sash: High Performance SmartSun with HeatLock Glass, White, Window, Opening Control Device, **Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 2w x 2h

EXTERIOR – REAR



#108, #109 Double-Hung (DG), 1:1, Exterior White, Glass: All Sash: High Performance SmartSun with HeatLock Glass, White, Window, Opening Control Device, **Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 2w x 2h

Our Product – [Fibrex Material](#)



Click on “Fibrex Material” to watch How Fibrex is Made

Fibrex 20 Year [Durability Study](#)

Click on “Durability Study” to watch 20 Year Durability Test

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.¹ It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX
MATERIAL

ANDERSEN
EXCLUSIVE
FEATURE

Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.¹

	FIBREX MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓



Replace Old Expectations

We believe your Renewal by Andersen® experience is about more than just windows. It's about caring for you and your home, every step of the way.

We own our entire process, from start to finish. What does that mean for you? It means we listen. It means we measure, we build, and we install. And it means we promise to stand by our product, today, tomorrow, and years into the future.

A Heritage That Looks to the Future

For more than a century, Andersen® products and patents have revolutionized the window and door industry. We pair that legacy of quality and innovation with a skilled team of specialists who are dedicated to making sure your window replacement is the best home improvement project you've ever done.

From Our Family to Yours

Your home is unique. It shouldn't be treated like every other house on the block. This is the place where you and your family are making memories and celebrating moments, both big and small. We want to make sure your new windows suit your home life.

You only want to replace your windows one time, so who you choose to do your project is important. When you work with Renewal by Andersen, you know you'll get an exclusive product that is durable, customizable, and beautiful. And you know we'll take care of you – and your home – from start to finish, and beyond.

the best **PEOPLE**

a superior **PROCESS**

an exclusive **PRODUCT**

From consultation to installation, Renewal by Andersen offers one-company accountability backed by a legacy of excellence. We're proud to work with the best people, offer a superior, start-to-finish replacement process, and provide you with exclusive, industry-leading products. **THAT'S RENEWAL BY ANDERSEN SIGNATURE SERVICE.**



Preserving the historic architecture visually!



PERFORMANCE RATINGS AND TEST DATA

NFRC Total Unit Performance (continued)

Renewal by Andersen® Product	High Performance Glass Type		U-Factor (BTU/(hr ft2 oF)) ¹		Solar Heat Gain Coefficient (SHGC) ²		VT ³
			Air	HP Gas Blend	Air	HP Gas Blend	
Double-Hung DG (All Frames)	Clear	Without Grilles	0.46	-	0.58	-	.82
		Full Divided Light Grilles	0.46	-	0.52	-	
	Low-E4®	Without Grilles	0.33	0.30	0.31	0.31	.72
		Full Divided Light Grilles	0.34	0.31	0.28	0.28	
	Low-E4® Sun	Without Grilles	0.33	0.30	0.20	0.19	.40
		Full Divided Light Grilles	0.35	0.31	0.18	0.17	
	Low-E4® SmartSun™	Without Grilles	0.32	0.29	0.21	0.21	.65
		Full Divided Light Grilles	0.34	0.30	0.19	0.19	
	Low-E4® SmartSun with HeatLock™	Without Grilles	0.27	0.25	0.20	0.20	.63
		Full Divided Light Grilles	0.30	0.27	0.18	0.18	
	Enhanced Triple Pane	Without Grilles	n/a	0.20	n/a	0.29	.47
	Enhanced Triple pane with SmartSun™	Without Grilles	n/a	0.20	n/a	0.19	.43
	Impact Resistant Clear Glass	Without Grilles	0.48	n/a	0.49	n/a	.54
		Full Divided Light Grilles	0.48	n/a	0.49	n/a	
	High Performance Impact Resistant (HPIR) Glass	Without Grilles	0.32	0.28	0.28	0.28	.47
		Full Divided Light Grilles	0.33	0.28	0.28	0.28	
	HPIR SmartSun™ Glass	Without Grilles	0.31	0.32	0.19	0.19	.42
		Full Divided Light Grilles	0.37	0.32	0.19	0.19	
HPIR Sun Glass	Without Grilles	0.37	0.32	0.18	0.18	.26	
	Full Divided Light Grilles	0.37	0.33	0.18	0.18		
HPIR SmartSun with Heatlock™ Glass	Without Grilles	0.31	0.28	0.18	0.18	.41	
	Full Divided Light Grilles	0.31	0.28	0.18	0.18		
Double-Hung DB (Full Frame)	Clear	Without Grilles	0.46	0.44	0.57	0.57	.82
		Full Divided Light Grilles	0.46	0.44	0.51	0.51	
	Low-E4®	Without Grilles	0.33	0.30	0.31	0.31	.72
		Full Divided Light Grilles	0.34	0.31	0.28	0.28	
	Low-E4® Sun	Without Grilles	0.33	0.30	0.19	0.19	.40
		Full Divided Light Grilles	0.35	0.31	0.18	0.17	
	Low-E4® SmartSun™	Without Grilles	0.33	0.29	0.21	0.21	.65
		Full Divided Light Grilles	0.34	0.30	0.19	0.19	
	Low-E4® SmartSun with HeatLock™	Without Grilles	0.28	0.25	0.20	0.20	.63
		Full Divided Light Grilles	0.28	0.25	0.18	0.18	
	Enhanced Triple Pane	Without Grilles	n/a	n/a	n/a	n/a	n/a
	Enhanced Triple pane with SmartSun™	Without Grilles	n/a	n/a	n/a	n/a	n/a

Low-E4® SmartSun™, "Low-E4® Sun", "Low-E4® Sun" and HeatLock™ are Andersen trademarks for "Low-E" glass.

1) U-Factor defines the amount of heat loss through the total unit in BTU/hr/ft2. °F. The lower the value, the less heat is lost through the entire product. Window values represent non-tempered glass. Use of tempered glass can increase U-Factor ratings. See [andersenwindows.com/nfrc](https://www.andersenwindows.com/nfrc) for specific performance values.

2) Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass both directly transmitted and absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product.

3) Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible Light Transmittance is measured over the 380 to 760 nanometer portion of the solar spectrum.

* NFRC ratings are based on modeling by a third-party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.

* This data is accurate as of April 2021. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Ratings are for sizes specified by NFRC for testing and certification. Ratings may vary depending on use of tempered glass, different grille options, glass with capillary breather tubes for high altitudes, etc. "Low-E4®", "Low-E4® SmartSun™" and "Low-E4® Sun"

FRONT ENTRY DOOR



YOUR PROFESSIONAL-CLASS PRODUCT

Signet Smooth Fiberglass Entry Door with Clear Glass



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Wortel/245 Marcy Street

Tag: 100 Front Entry

Qty: 1

DETAILS

Signet Single Entry Door in FrameSaver Frame

36" x 80" Nominal Size

Unit Size: 37 9/16" x 81 11/16"

Frame Depth: 4 9/16"

No Brickmold

Right Hand Inswing - Inside Looking Out

420 Style Signet Smooth Fiberglass Door

ComforTech DLA

Colonial SDL Grid - 21" x 04"

Snow Mist White Inside / Mountain Berry Red Outside SDL Grids (Shadow Grids Between the Glass)

Snow Mist White Inside / Mountain Berry Red Outside

Hardware

All Hardware in Antique Brass Finish

Camelot Grip Entrance Handle Outside

Accent Handle Inside

Thumbturn Deadbolt

Mail Slot (3" x 10")

Frame

TUFTEX Smooth Snow Mist White Aluminum Frame Cladding - In Separate

Box

Snow Mist White Inside Frame

Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)

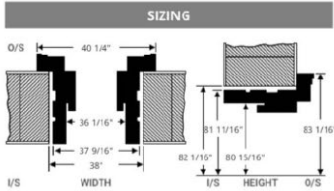
Zinc Chromate Ball Bearing Hinges (Complements Bright and Antique Brass)

Security Plate

Sell Price: \$12,827.00

INFORMATION AND WARNINGS

A 2 3/8" backset option is available and would be closer to the centerline of the strike rail. If preferred, on the hardware tab select "Show Advanced Options" then change the backset to 2 3/8".



SIZING

HANDING

ENERGY

Energy rating information is not available for this product.

OUTSIDE

INSIDE

Installation Instructions



DocuSigned by:

989885E6B0240B

DocuSigned by:

DE9280BA23184DC

Saturday, June 08, 2024 | Product availability may vary based on size, design constraints, and building codes for your area. Due to variances in color and manufacturing process, images shown may vary from final product. | Trobidox PPM:18647
Pricing effective 12/12/22

REAR ENTRY DOOR



YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door with Clear Glass



OUTSIDE VIEW



INSIDE VIEW



2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Wortel/245 Marcy Street

Tag: 109.5 Rear Entry

Qty: 1

DETAILS

Heritage Single Entry Door in FrameSaver Frame

30" Nominal Width
78" Custom Unit Height
Unit Size: 31 9/16" x 78"
Frame Depth: 4 9/16"
No Brickmold
With Storm Door - Sized to Fit on Brickmold
Right Hand Inswing - Inside Looking Out

Entry Door

460 Style Heritage Smooth Fiberglass Door
Comfortech DLA

Snow Mist White Inside / Mountain Berry Red Outside

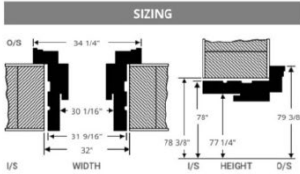
Hardware

All Hardware in Antique Brass Finish
Accent Lockset (2 3/8" Backset)
Thumbturn Deadbolt (2 3/8" Backset)

Frame

TUFTEX Smooth Snow Mist White Aluminum Frame
Cladding - In Separate Box
Snow Mist White Inside Frame
Bronze ZAC Auto-Adjusting Threshold (6 3/8" Depth)
Zinc Chromate Ball Bearing Hinges (Complements Bright and Antique Brass)
Security Plate

Sell Price: \$12,116.00



HANDING



Installation Instructions



DocuSigned by:

DocuSigned by: D... Wortel

ENERGY

ENERGY PERFORMANCE RATINGS	
U-Factor (U50-F)	Solar Heat Gain Coefficient
0.22	0.13

ADDITIONAL PERFORMANCE RATINGS

ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Infiltration (cfm/ft2)
0.23	<= 0.03



DocuSigned by:
DocuSigned by: D... Wortel
9898B5E6B0240B

Saturday, June 08, 2024 | Product availability may vary based on size, design constraints, and building code in your area. Due to variances in color and manufacturing process, images shown may vary from final product. | Troidoux PPM:18647
Pricing effective 12/12/22

REAR ENTRY STORM DOOR



YOUR PROFESSIONAL-CLASS PRODUCT

Deluxe Series Storm Door - Model 397 Full View



OUTSIDE VIEW



INSIDE VIEW

SIZING

Custom Opening Size: 30" x 76 5/16"
Minimum Opening Size: 29 3/4" x 76 1/16"
Maximum Opening Size: 30 1/8" x 76 15/16"
Unit Size (Inside Z-Bar): 29 16/32" x 76"
Tip-to-Tip (Outside Z-Bar): 31 3/4" x 77 1/8"
Leaf Hinge Locations: 7 1/4", 27 1/8", 47 1/16", 67"
Slab Size: 29 1/8" x 75 3/8"

HANDING

Hinge on the Right
Outside Looking In

Installation Instructions



ENERGY

ENERGY PERFORMANCE RATINGS	
U-Factor (U50-F)	Solar Heat Gain Coefficient
1.04	0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Total L _v
0.90	0.73

DocuSigned by:
DocuSigned by: D... Wortel
9898B5E6B0240B

DocuSigned by:
DocuSigned by: D... Wortel
DE92B0BA23184DC



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Wortel/245 Marcy Street

Qty: 1

DETAILS

Deluxe 397 Full View
Custom Opening Size: 30" x 76 5/16"
Mountain Berry Red
Standard Z-Bar
Pre-Hung
Color Matched Leaf Hinge
Hinge on Right (Viewed from Outside)
1" Color Matched Bottom Expander
Antique Brass Cambridge Single-Point Mortise Handleset (DH638-11) LockB (DH350-11)
Assign a Random Key Number
Handleset Prep at Standard Location (39") on Left (Viewed from Outside)
Color Matched Heavy Duty Closer (DH219-20)
Standard Sash
Clear Glass
Full Screen with BetterVue Screen Mesh
With Screen Stabilizer Bar

Total: \$24,943.00

INFORMATION AND WARNINGS

Special consideration must be given to storm doors installed on entry doors with no brickmold. If you are using your own brickmold, ProVia cannot verify the depth to check for handle interference. If you are installing the storm door in the entry door jamb opening, be sure to select that option. If 'No Brickmold' is included with entry door and storm door is sized to fit on the brickmold, please acknowledge that brickmold will be supplied in the field.

Project Address: 21 Congress Street

Permit Requested: Work Session

Application: Work Session A

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

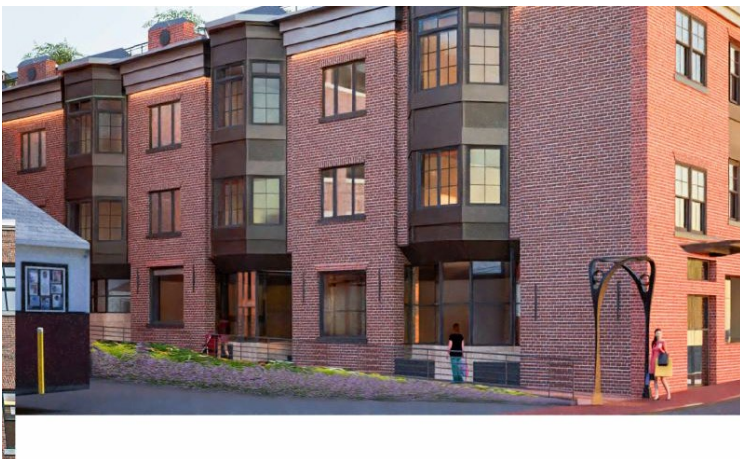


B. Proposed Work: Renovations and new construction to the existing structure.

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.



**HISTORIC
SURVEY
RATING
NC**

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
- HN1.01 - SITE SURVEY, EXISTING
- HN1.02 - SITE PLAN, PROPOSED
- HN1.03 - LANDSCAPE PLAN
- HN1.04 - LANDSCAPE ARTWORK
- HN1.05 - ROOF PLAN
- HN2.01 - N/E ELEVATIONS - HAVEN COURT
- HN2.02 - WEST ELEVATION, FLEET STREET
- HN2.03 - S/E ELEVATIONS, SOUTH ALLEY
- HN2.04 - EAST ELEVATIONS - CONGRESS ST
- HN2.01 - ENLARGED NORTH ELEVATION - HAVEN COURT
- HN3.01 - AXONOMETRIC BIRDSEYE
- HN3.02 - PERSPECTIVE NW FLEET STREET
- HN3.03 - PERSPECTIVE NE HAVEN COURT
- HN3.04 - PERSPECTIVE SOUTH ALLEY
- HN3.05 - PERSPECTIVE SOUTH ENTRY
- HN3.06 - PERSPECTIVE, NORTH ENTRY
- HN3.07 - PERSPECTIVE SOUTH, CONGRESS STREET

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.

This application includes newly proposed changes to 15 Congress Street (Map 0117 Lot 12), and to 1 Congress Street (Map 0117 Lot 14) which was previously approved by HDC, and as modified by this application.

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.

For the previously approved 1 Congress Street (Map 0117 Lot 14), changes include revisions to the west facing mansard roof (change skylights to roof decks), and connection to abutting proposed building at 15 Congress Street.

For newly proposed changes to 15 Congress Street (Map 0117 Lot 12), the following is proposed:

-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.

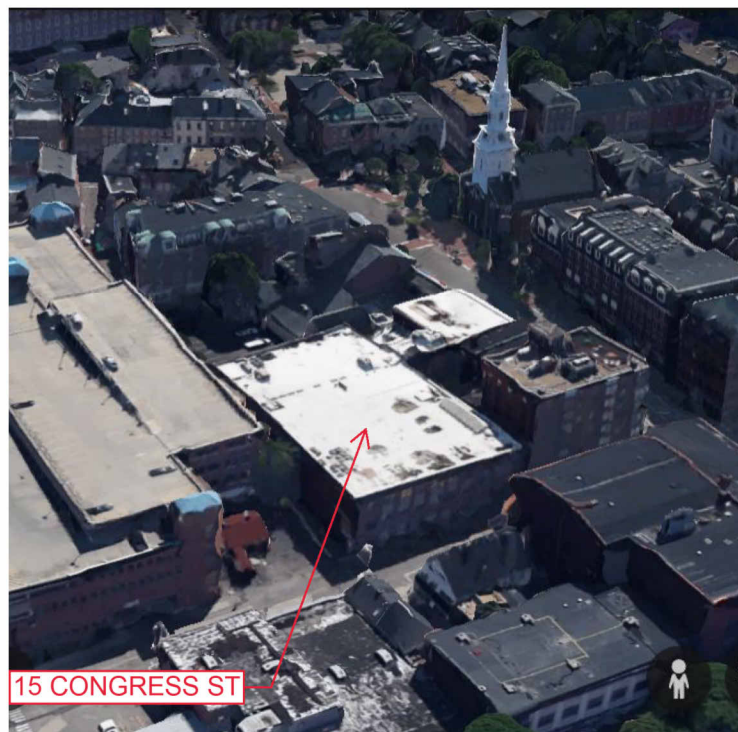
-An egress stair tower, accessible elevator, and main entrance for the upper floors of residential will be accessed from Haven Court.

-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.



**1 CONGRESS STREET
(MAP 0117 LOT 14)
&
15 CONGRESS STREET
(MAP 0117 LOT 12)
RENOVATION & ADDITIONS
15 CONGRESS STREET
ONE MARKET SQUARE, LLC
HISTORIC DISTRICT COMMISSION
WORK SESSION 2
OCTOBER 2024**



HN0.01 COVER
15 CONGRESS STREET

PLAN REFERENCES:

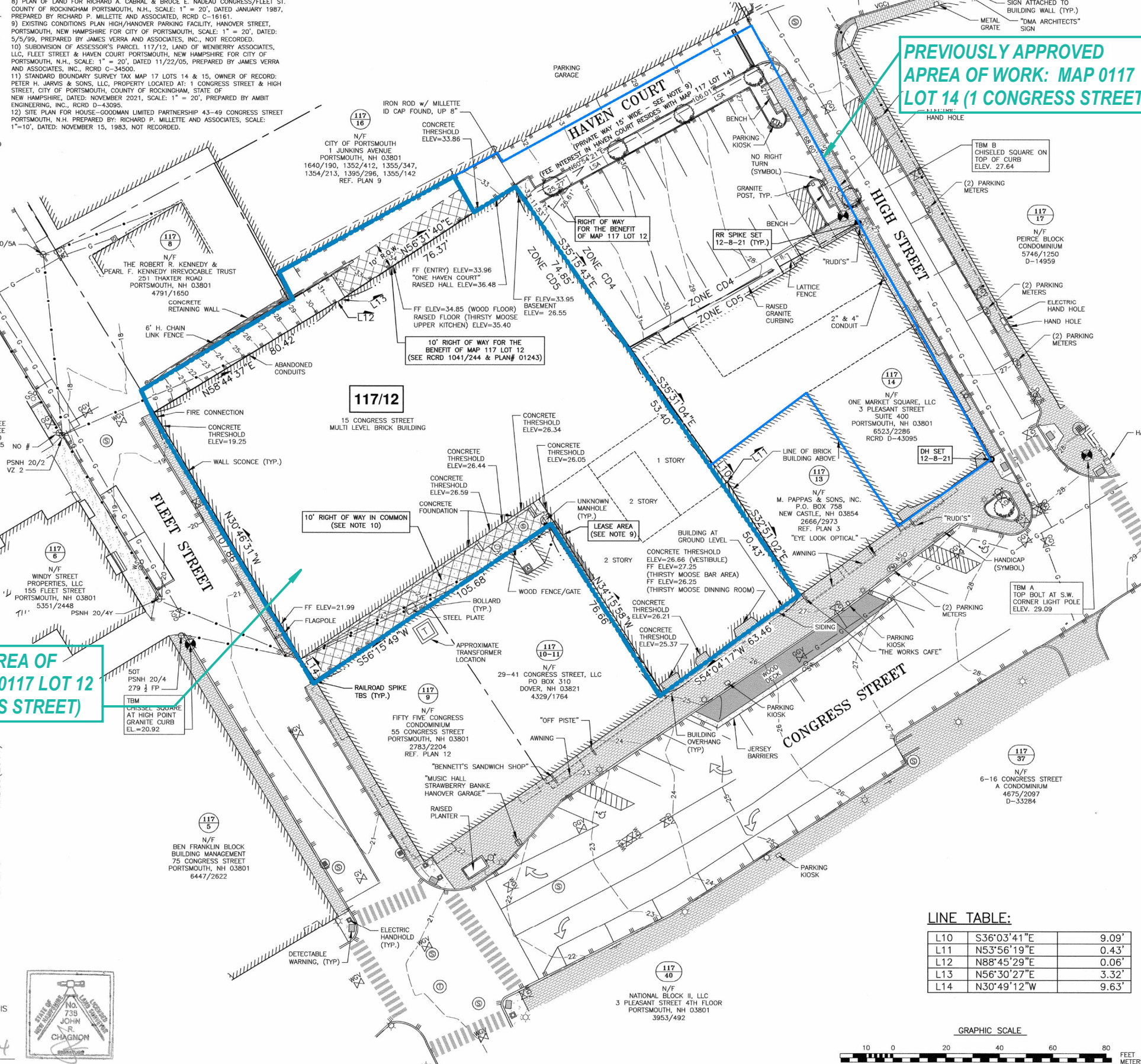
- 1) PLAN OF A LOT OF LAND IN PORTSMOUTH, N.H., BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN. = 20 FT., DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
- 2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1 IN. = 20 FT., DATED FEB. 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 ENGINEER, 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 FOUND
- S SEWER LINE
- G GAS LINE
- D STORM DRAIN
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- OE OVERHEAD ELECTRIC WIRES
- CONTOUR CONTOUR
- SPOT ELEVATION SPOT ELEVATION
- EP EDGE OF PAVEMENT (EP)
- UTILITY POLE UTILITY POLE
- WATER SHUT OFF/CURB STOP WATER SHUT OFF/CURB STOP
- GAS SHUT OFF GAS SHUT OFF
- GATE VALVE GATE VALVE
- HYD HYDRANT
- METER (GAS, WATER, ELECTRIC) METER (GAS, WATER, ELECTRIC)
- CATCH BASIN CATCH BASIN
- TELEPHONE MANHOLE TELEPHONE MANHOLE
- SEWER MANHOLE SEWER MANHOLE
- DRAIN MANHOLE DRAIN MANHOLE
- EL. ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- INV INVERT
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- VGC/SGC VERTICAL/SLOPED GRANITE

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

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



LOCATION MAP 1" = 300'

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 12.
 - 2) OWNERS OF RECORD: WENBERRY ASSOCIATES, LLC C/O CP MANAGEMENT 11 COURT STREET SUITE 100 EXETER, N.H. 03833 3060/164
 - 3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5.
 - 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
 - 5) EXISTING LOT AREA: 23,708 S.F. 0.5443 ACRES
 - 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS ON ASSESSORS MAP 117 LOT 12.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
 - 9) PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL IS ENROACHING 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 GRATORS 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.

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

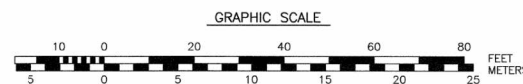
PROJECT:
APPLICANT: ONE MARKET SQUARE, LLC
15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE:
EXISTING CONDITIONS PLAN

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

LINE TABLE:

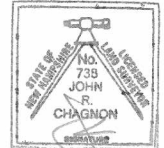
L10	S36°03'41"E	9.09'
L11	N53°56'19"E	0.43'
L12	N88°45'29"E	0.06'
L13	N56°30'27"E	3.32'
L14	N30°49'12"W	9.63'



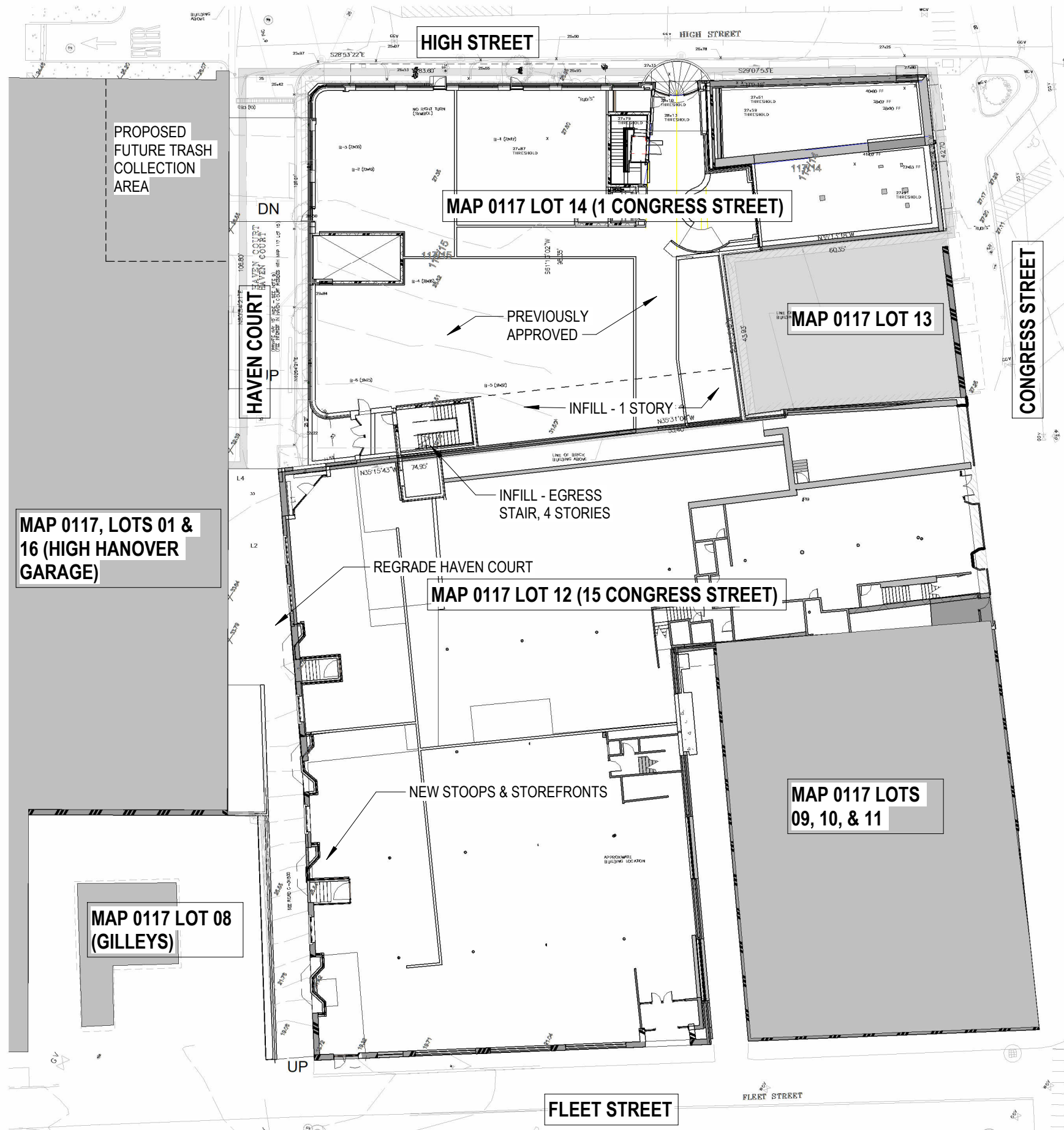
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

John R. Chagnon
JOHN R. CHAGNON, LLS 738

7-24-24
DATE



HN1.01 SITE SURVEY, EXISTING 15 CONGRESS STREET



MAP 0117, LOTS 01 & 16 (HIGH HANOVER GARAGE)

MAP 0117 LOT 08 (GILLEYS)

MAP 0117 LOT 14 (1 CONGRESS STREET)

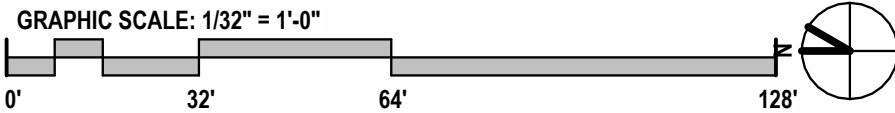
MAP 0117 LOT 13

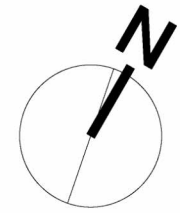
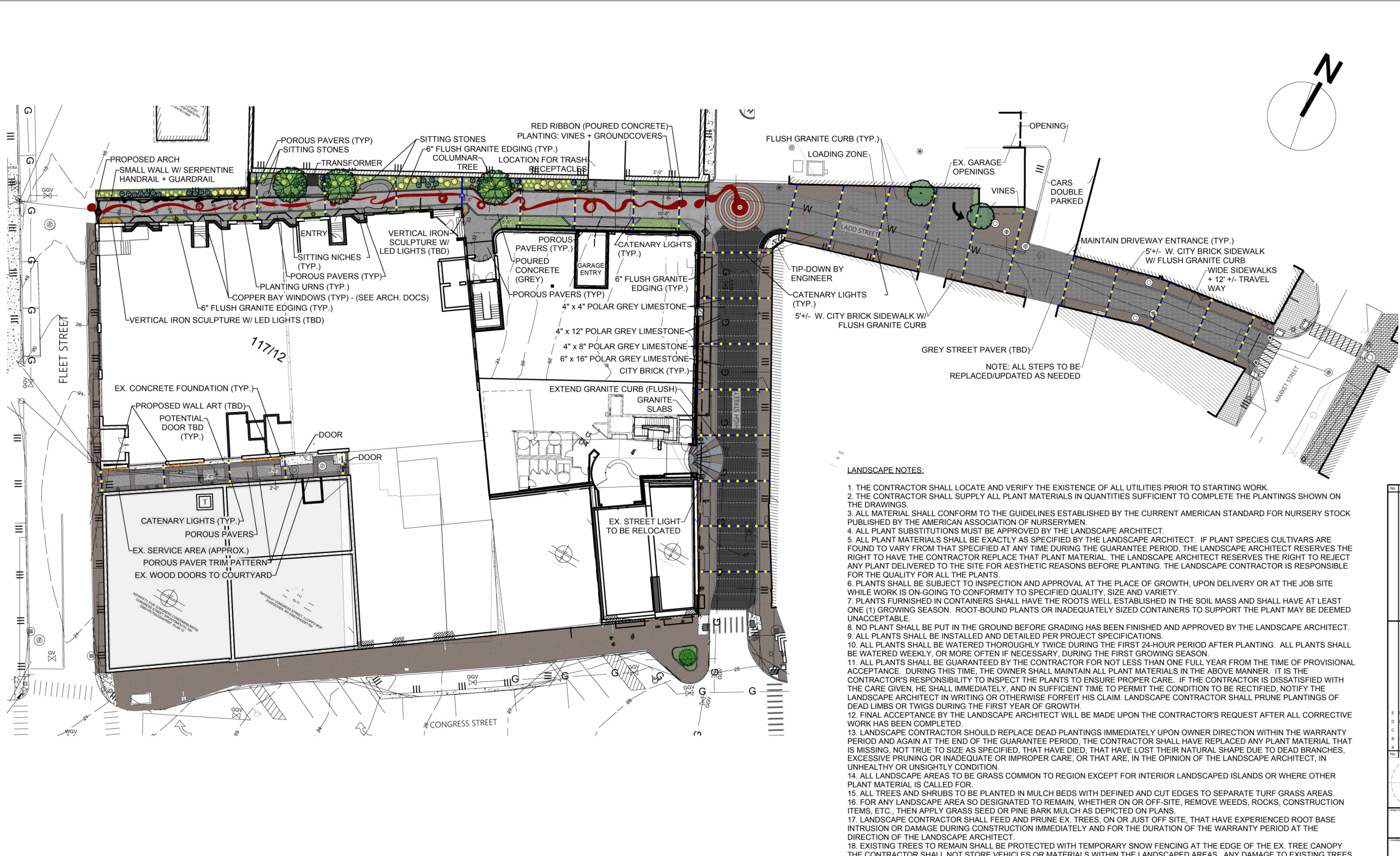
MAP 0117 LOT 12 (15 CONGRESS STREET)

MAP 0117 LOTS 09, 10, & 11

HN1.02 SITE PLAN, PROPOSED 15 CONGRESS STREET

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





terra firma
 landscape architecture
 163 a Court Street - Portsmouth, NH 03801
 office: 603.430.8588 | terrence@terrafirmalandscape.com

LANDSCAPE NOTES:

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



HN1.03 LANDSCAPE PLAN
15 CONGRESS STREET

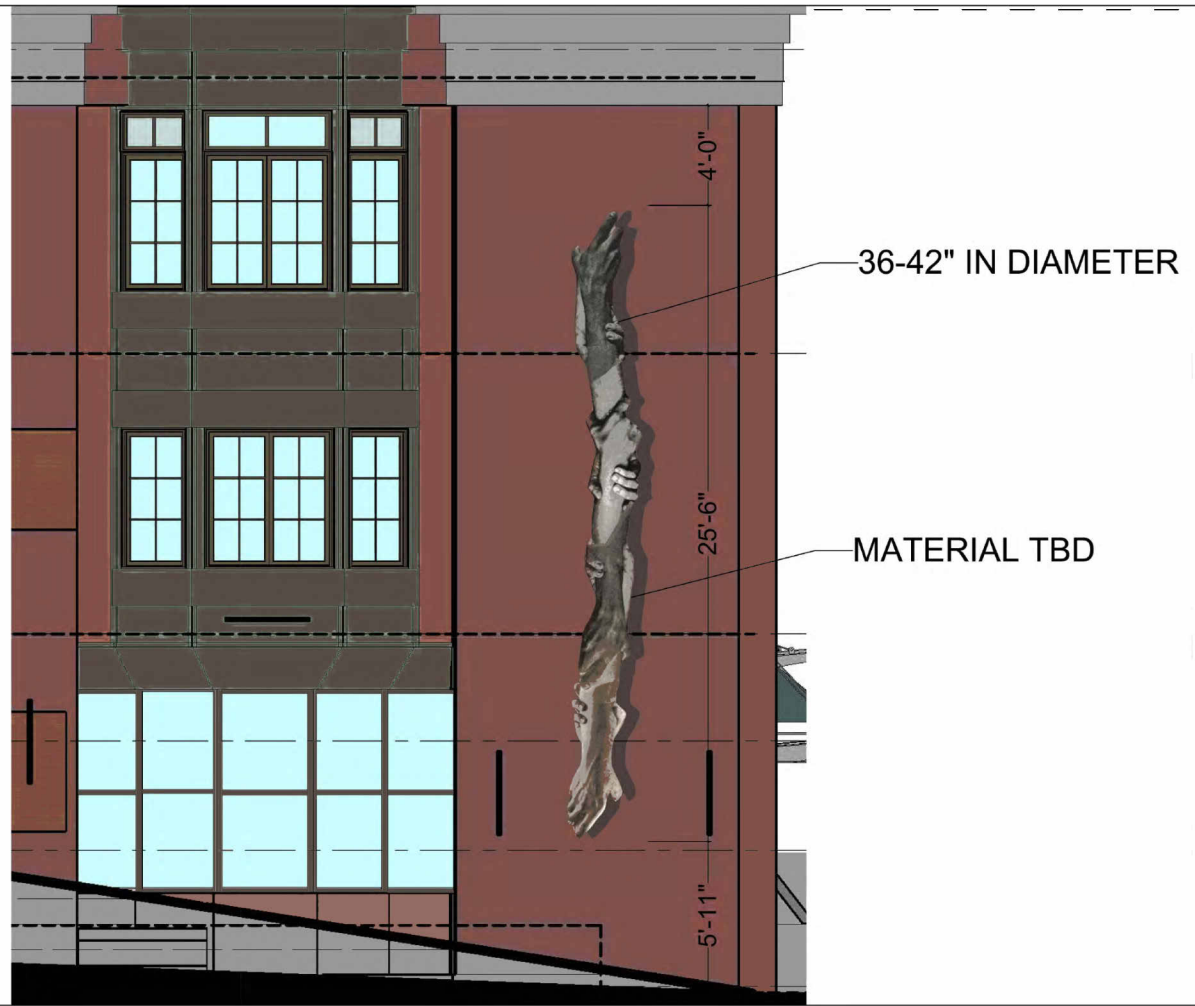
PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE.

No.	Date	By	Revision Notes
E	8/20/2024		CATENARY LIGHT ADJUSTMENT
D	8/12/2024		SITE AMENITIES AND MATERIALS UPDATED
C	8/2/2024		ALLEY DOOR LOCATION UPDATES
B	7/31/2024		SHEET UPDATES
A	7/24/2024		SOUTH ALLEY UPDATES

No.	Date	Issue Notes

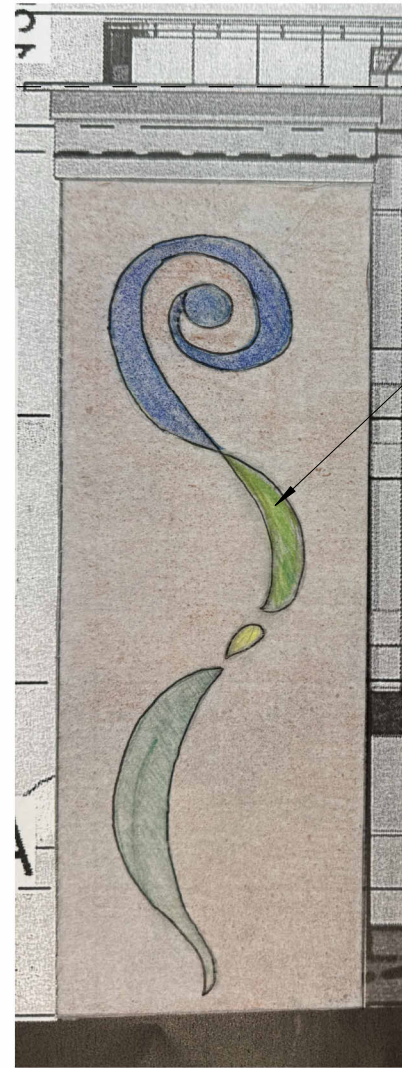
terra firma landscape architecture 163 a Court Street Portsmouth, NH 03801	
NEWBERRY WAY	
LANDSCAPE PLAN	
Project Name	NEWBERRY WAY
Scale	1"=20'-0"
Sheet No.	L-01
Date	7/18/2024
File Name	newberry2024.vwx
Page	1





1 CLAPSED HANDS

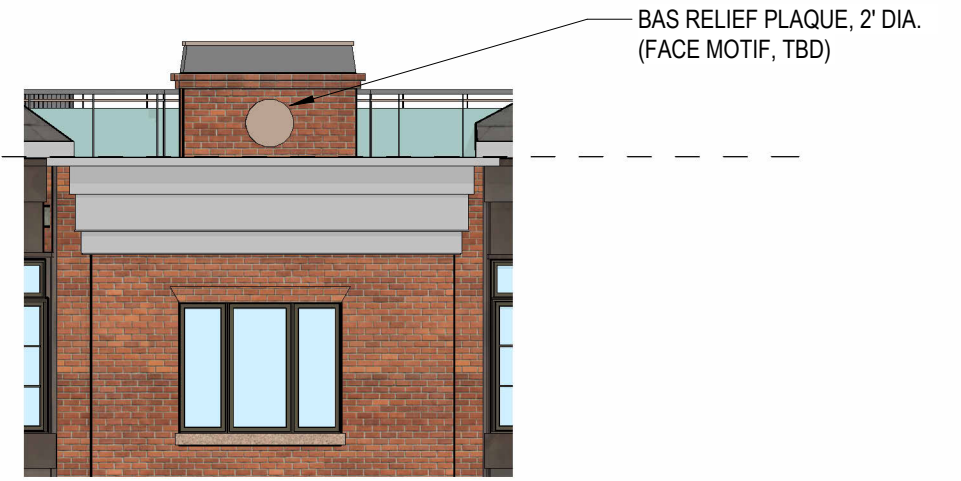
The Clapsed Hand sculpture will be placed on the NW wall along Newberry Way and it will face the Gilley's parking lot. It will be mounted vertically 6" off the building façade and be approximately 25' long and 42" in diameter. It will be back lit. The material may be bronze, or a lightweight material colored as bronze to be determined. The sculpture represents the concept of cooperation similar to the co-living situation of the building. Pending PARC approval.



2 SERPENTINE

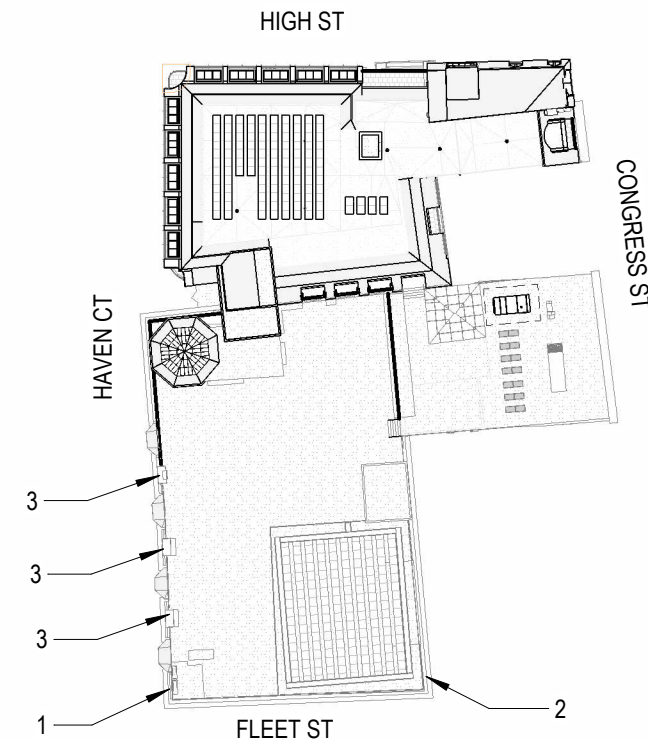
The Serpentine Sculpture will be located on the SW corner of the Newberry building in the narrow south alley. It will be mounted vertically 6" off the building façade and be approximately 25' long and about 6' wide. It will be composed of a metal frame supporting colored acrylic panels that will be lit to help illuminate the alley. This sculpture refers to the paving pattern in Newberry Way with an abstract human form embedded in its shape. Pending PARC approval.

METAL FRAMED ACRYLIC PANELS ON 6" STAND-OFFS



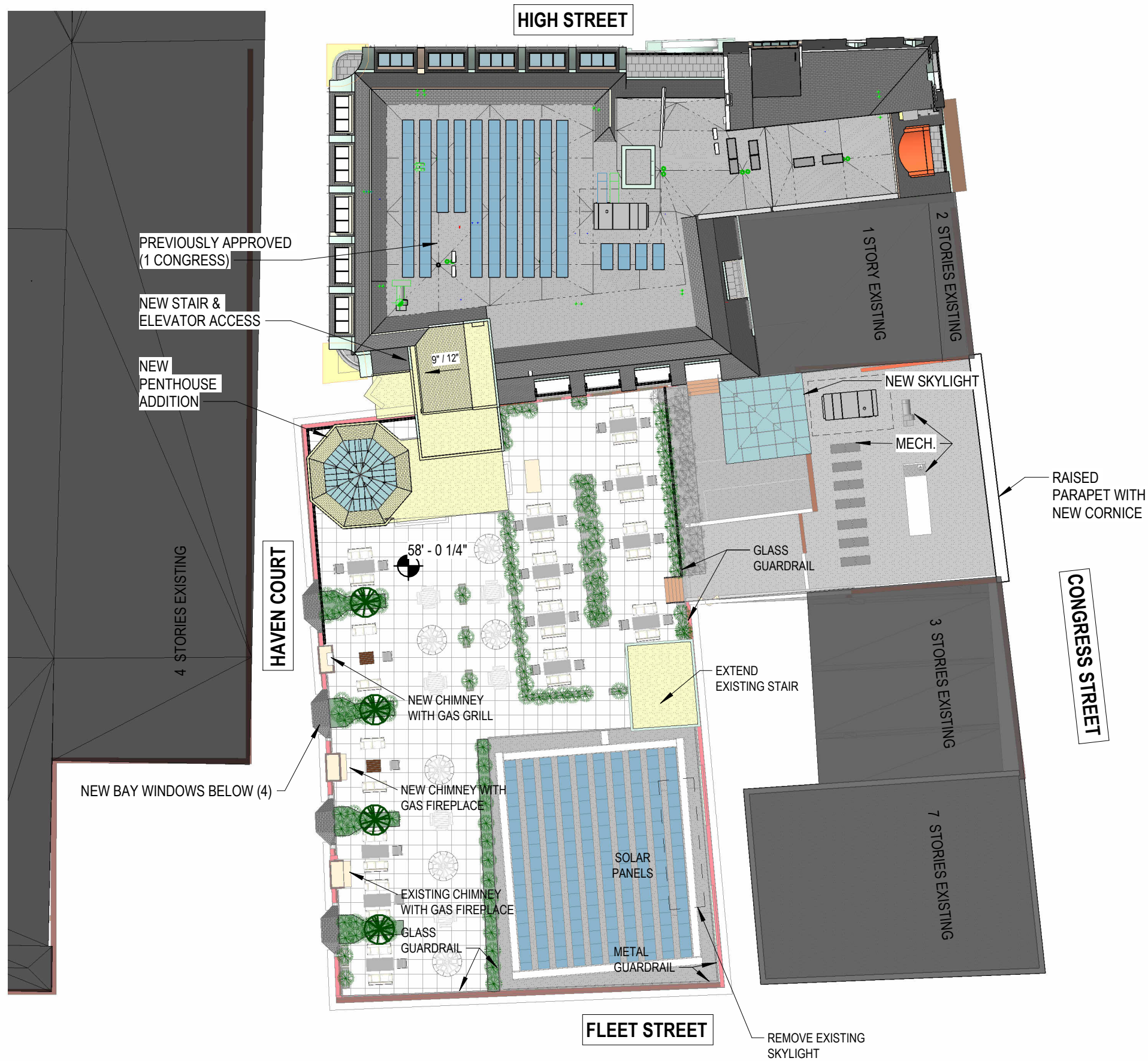
3 FACES

A series of BAS relief plaques with faces of historic Portsmouth figures. Plaques will be embedded into the brick chimneys facing the Newberry way alley on the north side of the building.



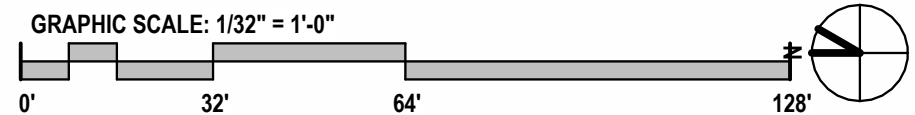
4 KEY PLAN (nts)

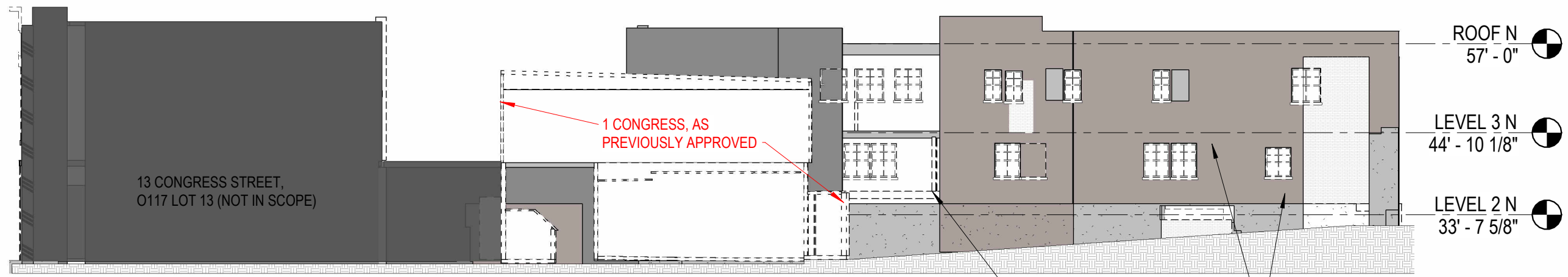
HN1.04 LANDSCAPE ARTWORK
15 CONGRESS STREET



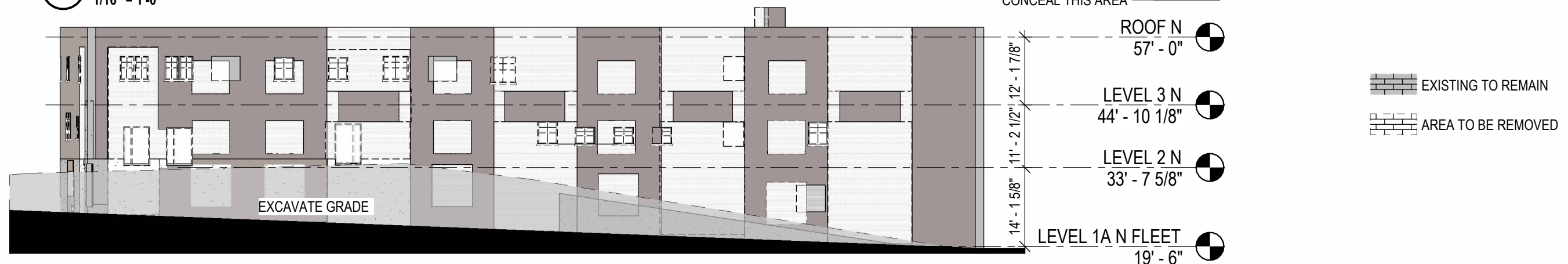
1 ROOF PLAN
1/32" = 1'-0"

HN1.05 ROOF PLAN
15 CONGRESS STREET

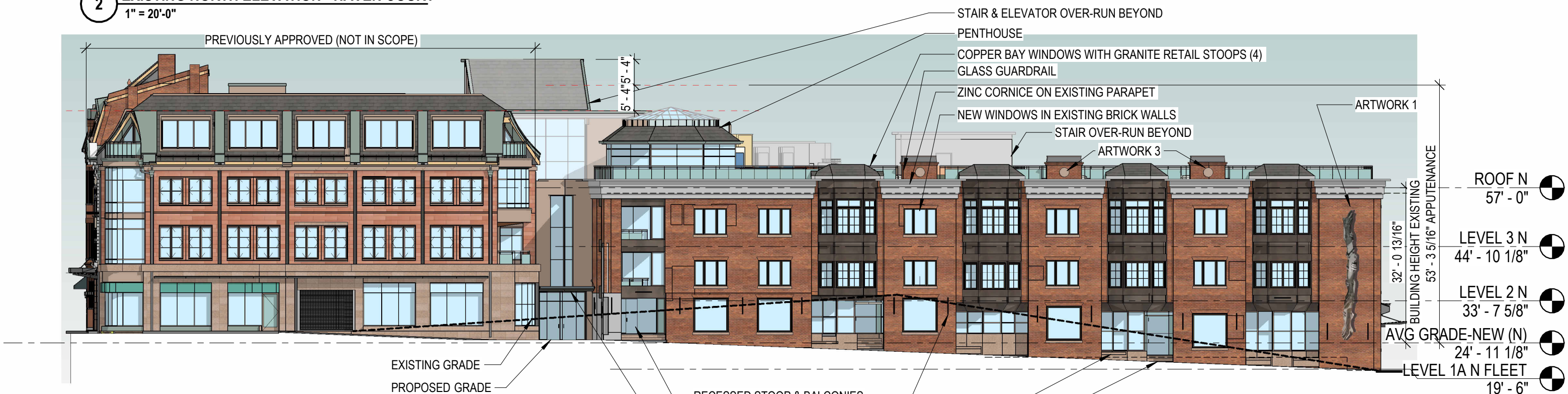




3 EXISTING EAST ELEVATION - HIGH STREET
1/16" = 1'-0"



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



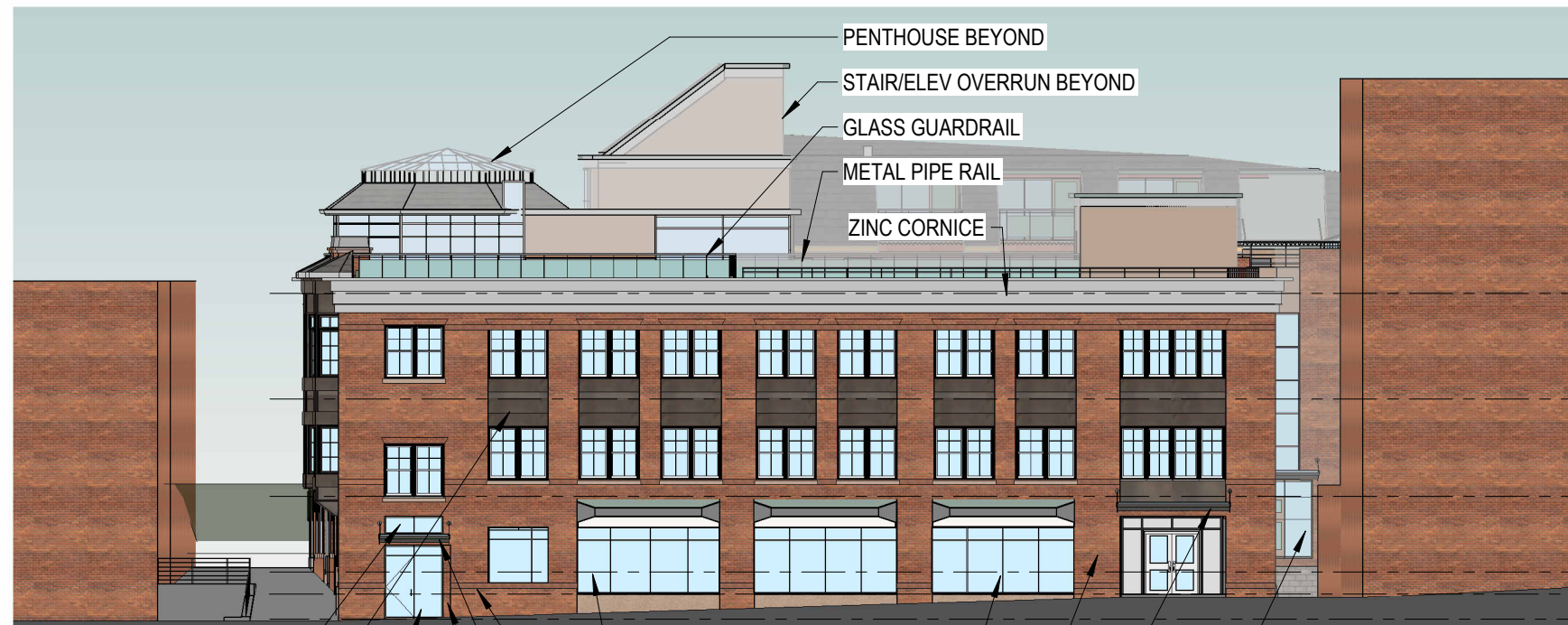
1 PROPOSED NORTH ELEVATION - HAVEN COURT
1" = 20'-0"

HN2.01 N/E ELEVATIONS - HAVEN COURT
15 CONGRESS STREET



2 WEST ELEVATION - FLEET STREET, EXISTING
1" = 20'-0"

- EXISTING TO REMAIN
- AREA TO BE REMOVED
- ROOF N 57' - 0"
- LEVEL 3 N 44' - 10 1/8"
- LEVEL 2 N 33' - 7 5/8"
- AVG GRADE-NEW (N) 24' - 11 1/8"
- LEVEL 1B N FLEET 22' - 4 5/8"
- LEVEL 1A N FLEET 19' - 6"



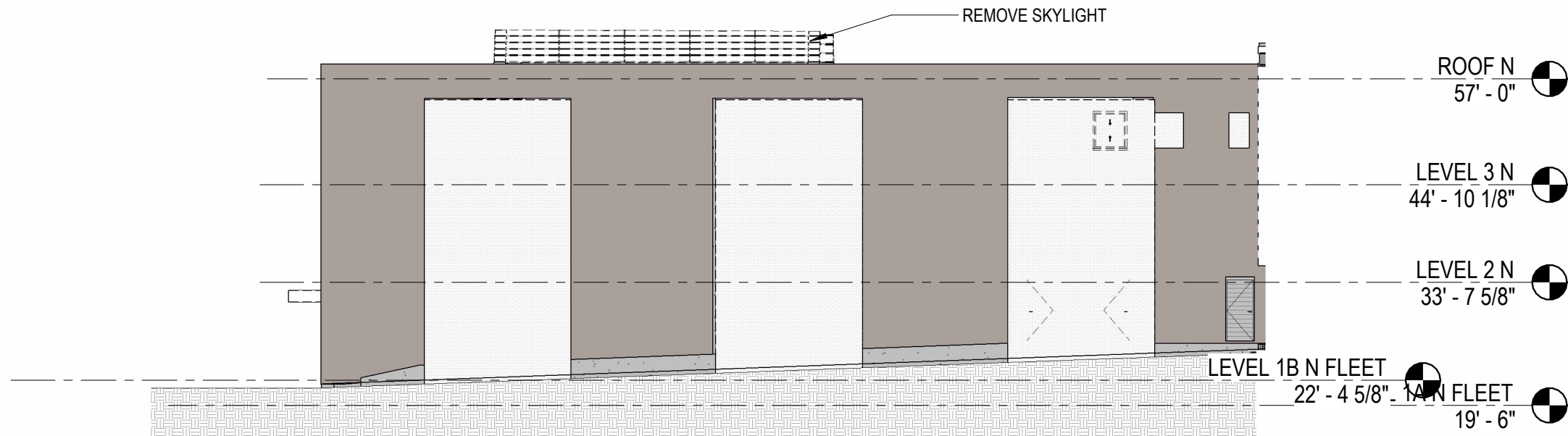
1 WEST ELEVATION - FLEET STREET, PROPOSED
1" = 20'-0"

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

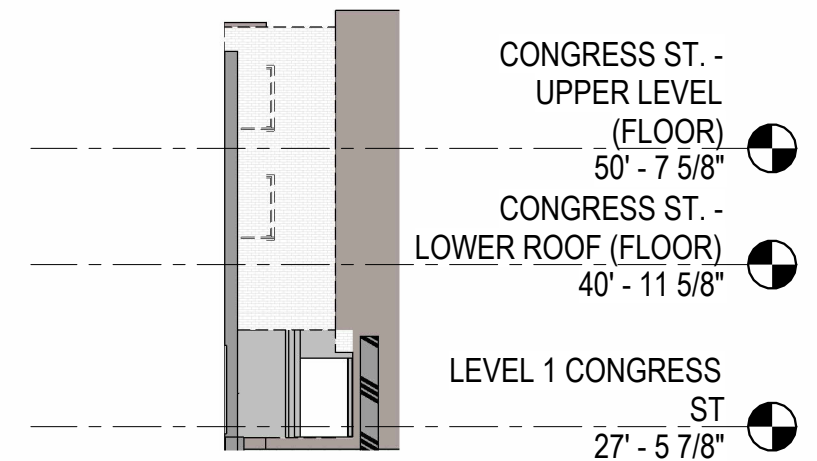
- HIGH-HANOVER GARAGE
- NEW TRANSOM
- NEW COPPER PANELS
- NEW STOREFRONT ENTRY ALIGNED WITH UPPER WINDOW
- NEW STOREFRONTS WITH COPPER AWNINGS & GRANITE VENEER BASES (3)
- EXISTING BRICK FACADE TO REMAIN; REPAIR & RESTORE
- NEW GLASS CANOPY ON STEEL BRACKETS (MATCH HIGH & HAVEN CANOPIES)
- INFILL BRICK
- NEW GLAZED ENTRANCE BEYOND, (SEE WEST ELEVATION @ SOUTH ALLEY)
- ROOF N 57' - 0"
- LEVEL 3 N 44' - 10 1/8"
- LEVEL 2 N 33' - 7 5/8"
- AVG GRADE-NEW (N) 24' - 11 1/8"
- LEVEL 1B N FLEET 22' - 4 5/8"
- LEVEL 1A N FLEET 19' - 6"

EXISTING TO REMAIN

AREA TO BE REMOVED



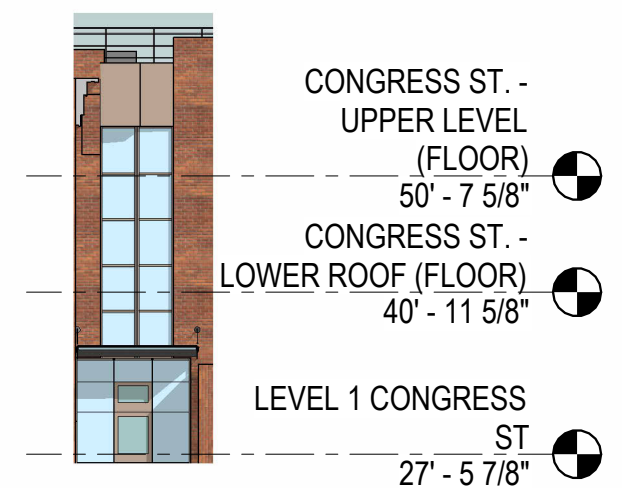
1 DEMO EAST ELEVATION - SOUTH ALLEY
1/16" = 1'-0"



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



3 SOUTH ELEVATION - SOUTH ALLEY
1/16" = 1'-0"



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

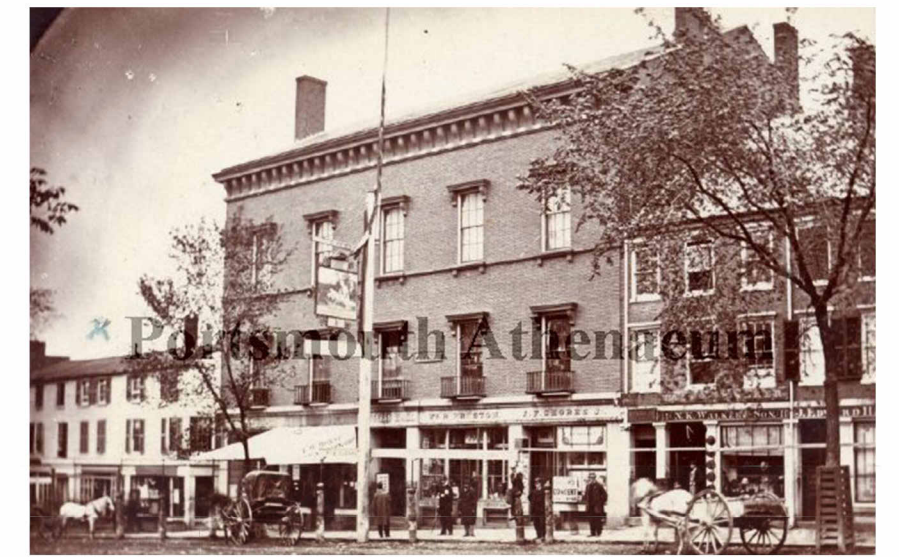
HN2.03 S/E ELEVATIONS - SOUTH ALLEY
15 CONGRESS STREET

GRAPHIC SCALE: 1/16" = 1'-0"

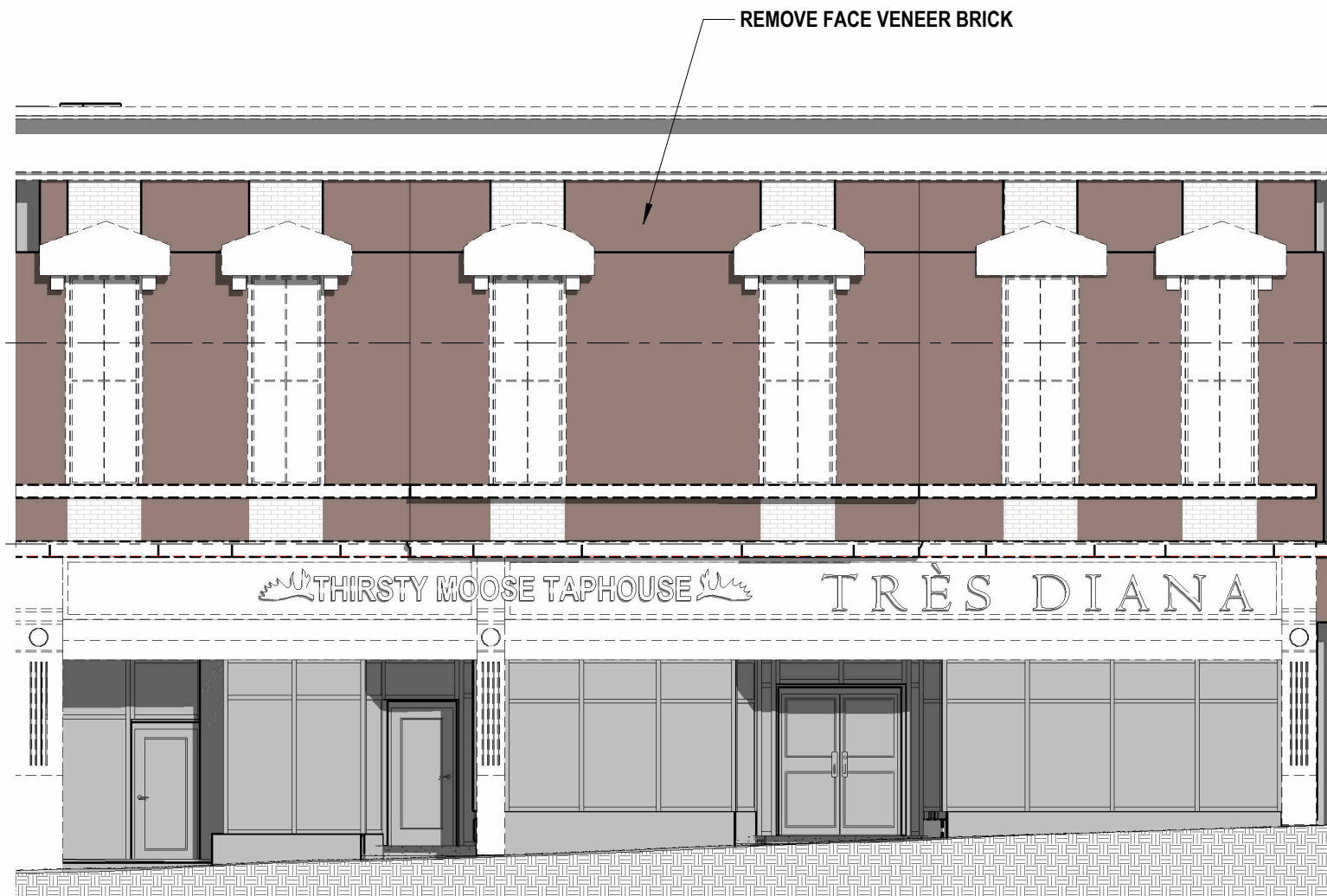




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REMOVE FACE VENEER BRICK

2 SOUTH ELEVATION - CONGRESS STREET, EXISTING
1/8" = 1'-0"



NEW WINDOWS & TRIM

RAISED CORNICE

EXTEND BRICK WALL

METAL BALCONETTES

METAL PANEL

REBUILT SIGN-BAND

1 SOUTH ELEVATION - CONGRESS STREET, PROPOSED
1/8" = 1'-0"

EXISTING TO REMAIN

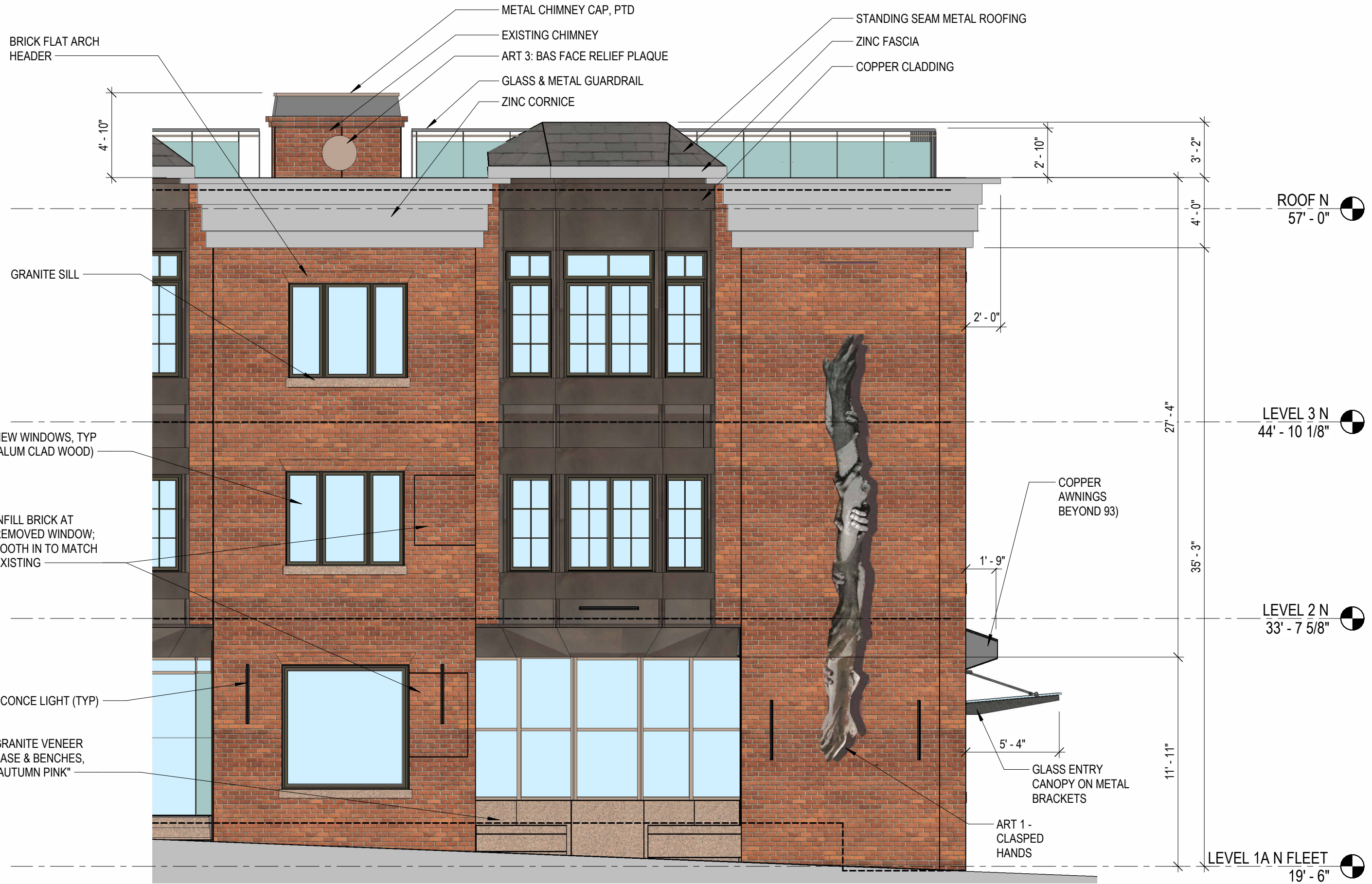
AREA TO BE REMOVED

HN2.04 EAST ELEVATIONS - CONGRESS ST
15 CONGRESS STREET

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



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1 ENLARGED NORTH ELEVATION - HAVEN COURT
 3/16" = 1'-0"

HN2.11 ENLARGED NORTH ELEVATION
15 CONGRESS STREET



HN3.01 AXONOMETRIC BIRDSEYE
15 CONGRESS STREET



EXISTING CONDITION



PROPOSED

HN3.02 PERSPECTIVE NW FLEET STREET
15 CONGRESS STREET



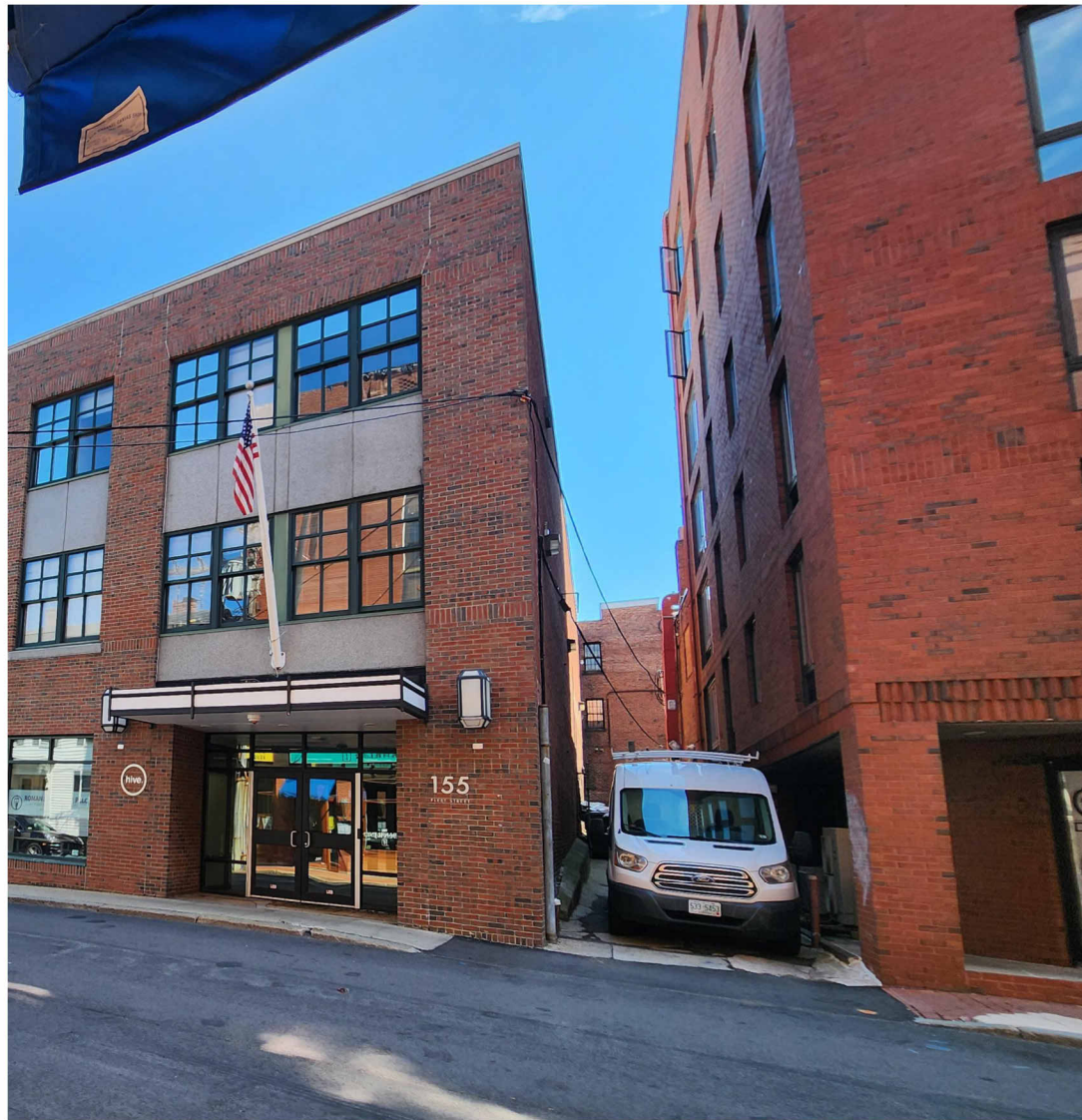


EXISTING CONDITION



PROPOSED

HN3.03 PERSPECTIVE NE HAVEN COURT
15 CONGRESS STREET



ALLEY ENTRANCE (FROM FLEET STREET)

HN3.04 PERSPECTIVE SOUTH ALLEY
15 CONGRESS STREET



ALLEY ENTRANCE (FROM FLEET STREET)

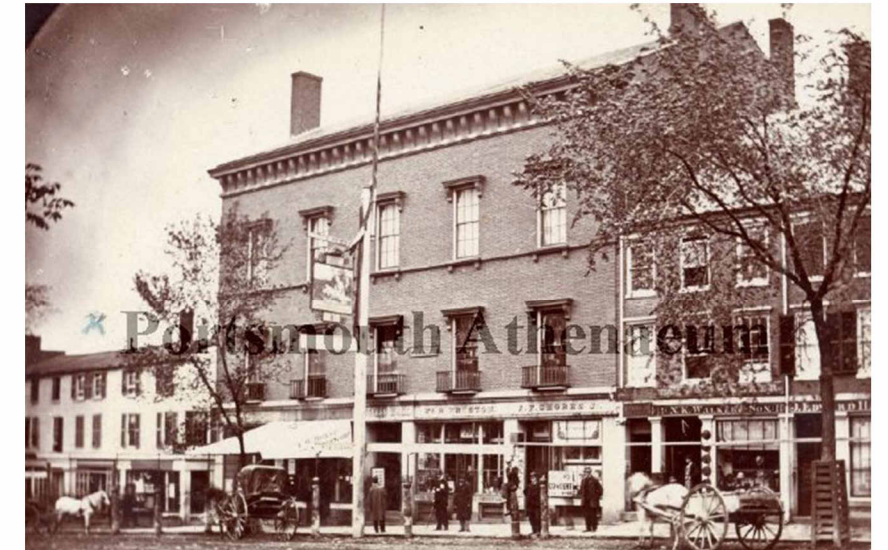


HN3.05 PERSPECTIVE SOUTH ENTRY
15 CONGRESS STREET



HAVEN COURT ENTRANCE

HN3.06 PERSPECTIVE, NORTH ENTRY
15 CONGRESS STREET



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HN3.07 PERSPECTIVE S, CONGRESS ST
15 CONGRESS STREET