Historic District Commission Staff Report

Wednesday, October 09, 2024

Project Address: 18 Ladd Street

Permit Requested: Certificate of Approval

Application: Public Hearing A

A. Property Information - General:

Existing Conditions:

• Zoning District: CD4, Downtown Overlay

Land Use: <u>Mixed-Use</u>Land Area: 0 SF +/-

• Estimated Age of Structure: c. N/A

Building Style: <u>Federal</u>Number of Stories: 3

• Historical Significance: N/A

• Public View of Proposed Work: <u>Ladd Street</u>

• Unique Features: <u>N/A</u>

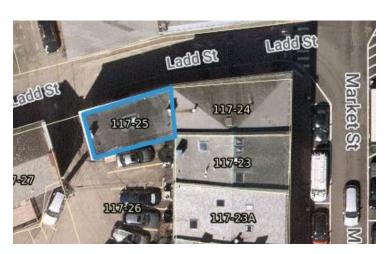
• Neighborhood Association: <u>Downtown</u>

B. Proposed Work: Replace existing windows.



The project proposal includes the following:

• Replace existing 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

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

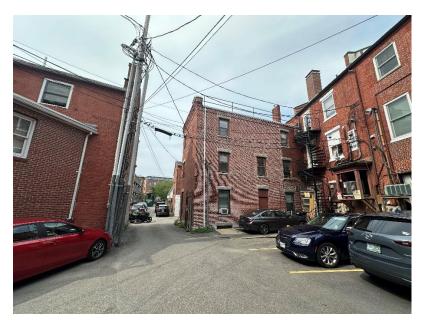


Figure 4 18 Ladd Street from Atheneum Courtyard

Quote #: HGDT516

A Proposal for Window and Door Products prepared for: **Shipping Address:**ELDREDGE LBR & HDWE-PORTSMOUTH
275 Constitution Ave
Portsmouth, NH 03801-8600

Featuring products from:





The Choice For Building Professionals.

MATT MCGRAIL

ELDREDGE LBR & HDWE–PORTSMOUTH

PO BOX 69

CAPE NEDDICK, ME 03902-0069

Phone: (207) 363-2004

Email: mmcgrail@eldredgelumber.com

This report was generated on 10/4/2024 11:22:04 AM using the Marvin Order Management System, version 0004.11.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

HIGHBURY 18 LADD ST Quote Number: **HGDT516**

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 5 TOTAL UNIT QTY: 13 EXT NET PRICE: USD 11,995.55

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	1ST & 2ND UNIT 1ST FLR	Elevate	Double Hung RO 40 1/8" X 60 1/2" Entered as FS 39 1/8" X 60"	927.03	3	2,781.09
2	1ST & 2ND UNIT 1ST FLR	Elevate	Double Hung RO 36 1/8" X 60 1/2" Entered as FS 35 1/8" X 60"	886.44	5	4,432.20
3	1ST UNIT 2ND FLR	Elevate	Double Hung RO 40 1/4" X 56 3/8" Entered as FS 39 1/4" X 55 7/8"	905.28	2	1,810.56
4	1ST & 2ND UNIT 2ND FLR	Elevate	Double Hung RO 36 1/8" X 56 3/8" Entered as FS 35 1/8" X 55 7/8"	853.82	1	853.82
5	1ST & 2ND UNIT 2ND FLR TEMP	Elevate	Double Hung RO 36 1/8" X 56 3/8" Entered as FS 35 1/8" X 55 7/8"	1,058.94	2	2,117.88

OMS Ver. 0004.11.00 (Current) Processed on: 10/4/2024 11:22:04 AM
For product warranty information please visit, www.marvin.com/support/warranty.

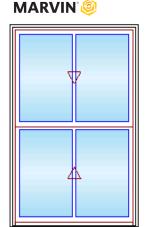
18 LADD ST Quote Number: **HGDT516**

HIGHBURY

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 1ST & 2ND UNIT 1ST FLR	Net Price: Ext. Net Price:		927.03
Qty: 3		Ext. Net Price:	USD	2,781.09



As Viewed From The Exterior

Entered As: FS MO 39 5/8" X 60 1/4" FS 39 1/8" X 60" RO 40 1/8" X 60 1/2" Egress Information

Width: 36" Height: 25 3/32" Net Clear Opening: 6.27 SqFt Performance Information

Performance information

U-Factor: 0.28 Solar Heat Gain Coefficient: 0.28 Visible Light Transmittance: 0.48 Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001 **Performance Grade**

Licensee #783 AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG40 1054X1924 mm (42X76.8 in) LC-PG40 DP +40/-40

FL6525

Bronze Exterior Bare Pine Interior Elevate Double Hung Frame Size 39 1/8" X 60" Rough Opening 40 1/8" X 60 1/2" Top Sash Bronze Exterior Bare Pine Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Bronze Ext - Bare Int **Bottom Sash Bronze Exterior** Bare Pine Interior Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Bronze Ext - Bare Int Beige Weather Strip Package 1 Almond Frost Sash Lock **Exterior Aluminum Screen Bronze Surround Bright View Mesh** 4 9/16" Jambs Thru Jamb Installation ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications. ***Note: Unit Availability and Price is Subject to Change

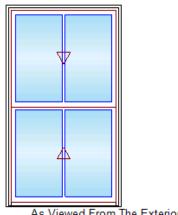
Line #2	Mark Unit: 1ST & 2ND UNIT 1ST FLR	Net Price:		886.44
Qty: 5		Ext. Net Price:	USD	4,432.20



Bronze Exterior
Bare Pine Interior
Elevate Double Hung
Frame Size 35 1/8" X 60"
Rough Opening 36 1/8" X 60 1/2"
Top Sash
Bronze Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Bronze Ext - Bare Int

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Quote Number: HGDT516



As Viewed From The Exterior

Entered As: FS MO 35 5/8" X 60 1/4" FS 35 1/8" X 60" RO 36 1/8" X 60 1/2" **Egress Information**

Width: 32" Height: 25 57/64" Net Clear Opening: 5.75 SqFt Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28 Visible Light Transmittance: 0.48 Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

Performance Grade

Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG40 1054X1924 mm (42X76.8 in)

LC-PG40 DP +40/-40

FL6525

Bottom Sash Bronze Exterior Bare Pine Interior Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Bronze Ext - Bare Int Beige Weather Strip Package 1 Almond Frost Sash Lock **Exterior Aluminum Screen Bronze Surround Bright View Mesh** 4 9/16" Jambs Thru Jamb Installation ***Note: Divided lite cut alignment may not be accurately represented in the

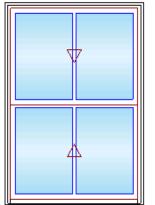
OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: 1ST UNIT 2ND FLR	Net Price:		905.28
Qty: 2		Ext. Net Price:	USD	1,810.56

Bronze Exterior





As Viewed From The Exterior

Entered As: FS MO 39 3/4" X 56 1/8" FS 39 1/4" X 55 7/8" RO 40 1/4" X 56 3/8" **Egress Information**

Width: 36 1/8" Height: 23 1/32" Net Clear Opening: 5.78 SqFt **Performance Information**

Bare Pine Interior Elevate Double Hung Frame Size 39 1/4" X 55 7/8" Rough Opening 40 1/4" X 56 3/8" Top Sash **Bronze Exterior** Bare Pine Interior Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Bronze Ext - Bare Int **Bottom Sash Bronze Exterior** Bare Pine Interior Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Bronze Ext - Bare Int Beige Weather Strip Package 1 Almond Frost Sash Lock Exterior Aluminum Screen **Bronze Surround Bright View Mesh**

Processed on: 10/4/2024 11:22:04 AM OMS Ver. 0004.11.00 (Current)

Quote Number: HGDT516

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28 Visible Light Transmittance: 0.48 Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

Performance Grade Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG40 1054X1924 mm (42X76.8 in)

LC-PG40 DP +40/-40

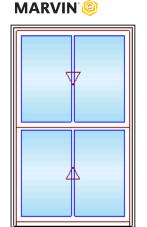
FL6525

4 9/16" Jambs Thru Jamb Installation

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: 1ST & 2ND UNIT 2ND FLR	Net Price:		853.82
Qty: 1		Ext. Net Price:	USD	853.82



As Viewed From The Exterior

Entered As: FS **MO** 35 5/8" X 56 1/8" FS 35 1/8" X 55 7/8" **RO** 36 1/8" X 56 3/8" **Egress Information**

Width: 32" Height: 23 1/32" Net Clear Opening: 5.12 SqFt Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28 Visible Light Transmittance: 0.48 Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

Performance Grade Licensee #783 AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG40 1054X1924 mm (42X76.8 in) LC-PG40 DP +40/-40 FL6525

Bronze Exterior Bare Pine Interior Elevate Double Hung Frame Size 35 1/8" X 55 7/8" Rough Opening 36 1/8" X 56 3/8" Top Sash Bronze Exterior **Bare Pine Interior** Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Bronze Ext - Bare Int **Bottom Sash Bronze Exterior** Bare Pine Interior Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Bronze Ext - Bare Int Beige Weather Strip Package 1 Almond Frost Sash Lock **Exterior Aluminum Screen Bronze Surround Bright View Mesh** 4 9/16" Jambs Thru Jamb Installation ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #5	Mark Unit: 1ST & 2ND UNIT 2ND FLR TEMP	Net Price:		1,058.94
Qty: 2		Ext. Net Price:	USD	2,117.88

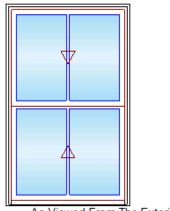
***Note: Unit Availability and Price is Subject to Change



Bronze Exterior Bare Pine Interior Elevate Double Hung Frame Size 35 1/8" X 55 7/8" Rough Opening 36 1/8" X 56 3/8" Glass Add For All Sash Top Sash **Bronze Exterior** Bare Pine Interior

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Quote Number: **HGDT516**



As Viewed From The Exterior

Entered As: FS MO 35 5/8" X 56 1/8" **FS** 35 1/8" X 55 7/8" **RO** 36 1/8" X 56 3/8" **Egress Information**

Width: 32" Height: 23 1/32" Net Clear Opening: 5.12 SqFt

Performance Information U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28 Visible Light Transmittance: 0.48 Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

Performance Grade

Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG40 1054X1924 mm (42X76.8 in)

LC-PG40 DP +40/-40

FL6525

IG Tempered Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Bronze Ext - Bare Int **Bottom Sash Bronze Exterior** Bare Pine Interior Tempered Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Bronze Ext - Bare Int Beige Weather Strip Package 1 Almond Frost Sash Lock Exterior Aluminum Screen **Bronze Surround** Bright View Mesh 4 9/16" Jambs

Thru Jamb Installation

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 11,995.55 0.000% Sales Tax: USD 0.00

Project Total Net Price: USD 11,995.55

HIGHBURY 18 LADD ST Quote Number: HGDT516

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

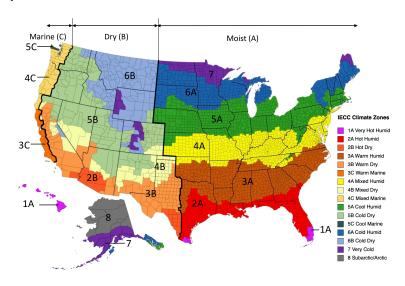
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

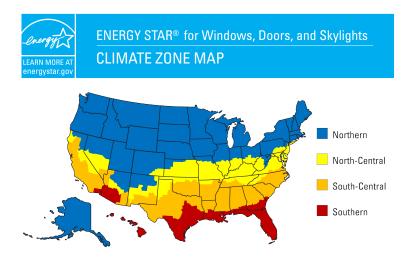
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



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For product warranty information please visit, www.marvin.com/support/warranty.

OMS Ver. 0004.11.00 (Current)
Product availability and pricing subject to change.

HIGHBURY 18 LADD ST Quote Number: **HGDT516**

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 11,995.55

0.000% Sales Tax: USD 0.00

Project Total Net Price: USD 11,995.55

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurat approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.	
Seller:	
Dinyor	

DOUBLE HUNG

3 Wide and 4 Wide

MO (mm) RO (mm) FS (mm)	9-5 (2870) 9-5 1/2 (2883) 9-4 1/2 (2858)	7-2 1/2 (2197) 7-3 (2210) 7-2 (2184)	8-6 1/2 (2604) 8-7 (2616) 8-6 (2591)	Details and Elevations not to scale. Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.
3-0 (914) 3-0 1/4 (921) 2-11 3/4 (908)				Minimum frame size: 17 1/2" x 27 3/4" Maximum frame size: 53 1/2" x 83 3/4"
	ELDH3836 3W	ELDH2236 4W	ELDH2636 4W	Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.
34 (1016) 34 1/4 (1022) 3-3 3/4 (1010)	ELDH3840 3W	ELDH2240 4W	ELDH2640 4W	When ordering 6 ⁹ /1s" (167 mm) or 6 ¹³ /1s" (173 mm) jambs, add ¹ /4" (6 mm) to width and ¹ /s" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.
3-8 (1176) 3-8 1/4 (1124) 3-7 3/4 (1111)	ELDH3844 3W	ELDH2244 4W	ELDH2644 4W	E = These windows meet National Egress Codes for fire evacuation. Local codes may differ. Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.
(1226) (1213)				For further details and drawings visit the 'Tools and Documents' section at Marvin.com.
4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213)	ELDH3848 3W	ELDH2248 4W	ELDH2648 4W	Construction Details
44 (1321) 44 14 (1327) 4-3 3/4 (1314)	ELDH3852 3W	ELDH2252 4W	ELDH2852 4W	1/4" (13)
4-8 (1422) 4-8 1/4 (1429) 4-7 3/4 (1416)	ELDH3856 3W	ELDH2256 4W	ELDH2656 4W	Masonry Opening Frame Frame Rough Opening
5-0 (1524) 5-0 1/4 (1530) 4-11 3/4 (1518)	ELDH3860 3W E	ELDH2260 4W	ELDH2660 4W	Operator Head
5-4 (1626) 5-4 1/4 (1632) 5-3 3/4 (1619)	ELDH3864 3W E	ELDH2264 4W	ELDH2664 4W	Jamb and Sill Rough Opening 1/2" (13) Frame Size 1/2" (13)
5-8 (1727) 5-8 14 (1734) 5-7 3/4 (1721)	ELDH3868 3W	ELDH2268 4W	ELDH2668 4W	Operator Jamb
				1/4" (6) Masonry Opening MULTIPLE ASSEMBLIES
6-0 (1829) 6-0 1/4 (1835) 5-11 3/4 (1822)		ELDINOZO AW		Multiple assemblies can be factory mulled. MAXIMUM ROUGH OPENING not to exceed
000	ELDH3872 3W E	ELDH2272 4W	ELDH2672 4W	113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.
30) (1937) (1924)				MAXIMUM ROUGH OPENING not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high. Field mull kits are available. Structural mullion
64 (1930) 64 1/4 (1937) 6-3 3/4 (1924)	ELDH3876 3W E	ELDH2276 4W	ELDH2676 4W	reinforcement is required for some assemblies. Please consult your local Marvin representative for more information.

Project Address: 93 State Street

Permit Requested: <u>Certificate of Approval</u>

Application: Public Hearing 1

A. Property Information - General:

Existing Conditions:

• Zoning District: Character District 4 (CD4)

Land Use: <u>Residential</u>Land Area: 5,782 SF +/-

• Estimated Age of Structure: c.1815

Building Style: <u>Federal</u>
Number of Stories: <u>2.5</u>
Historical Significance: C

• Public View of Proposed Work: State Street & Downtown

• Unique Features: N/A

• Neighborhood Association: <u>Downtown</u>

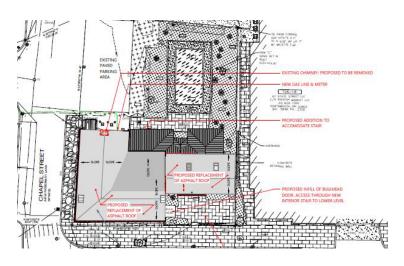
B. Proposed Work: Construct rear 1-story addition and renovations to the existing structure.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

• Construct a 1-story rear addition

• Renovations to the existing structure







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
- 1. Compatibility of design with surrounding properties
- 2. Relation to historic and architectural value of existing structures
- 3. Compatibility of innovative technologies with surrounding properties



One Cate St | Portsmouth, NH 03801 | 603.436.4274 www.tmsarchitects.com

September 20, 2024

Portsmouth Historic District Commission 1 Junkins Ave, 3rd Floor Portsmouth, NH 03801

Attention: Portsmouth Historic District Commission

Subject: Administrative Approval Request for 93 State Street

TMS Architects and Interiors is submitting a request for an Administrative Approval to the Portsmouth Historic District Commission on behalf of our client Michael and Debra Anthony. They are the owners of the historic "Kingsbury House" property at located 93 State Street. The property is located within the Historic District and is a "Contributing Building". The current structure was built in 1815 and is approximately 3,200 SF. The property includes three bedrooms, three full bathrooms and one-half bath. In its past life, the building was part of Strawbery Banke, and a former lawyer's office. The Carriage House (cottage) was most recently a short-term rental.

Our client has endeavored to partake in a significant renovation of this property. The goals of the project are to preserve the historic architectural heritage, reduce its environmental impact, improve the overall use of interior space by removing unsafe stairs, add an addition on the back side to gain vertical space for a code compliant stair, and connect front ell (brick structure) and carriage house structure. They wish to achieve these goals by requesting the follow items. Please refer to the drawing set for more detailed information.

- Repairing and repointing the existing brick façade where necessary
- Replacing the deteriorating roofing materials, and strengthening the roof structure where necessary
- Replacement of wood gutters with copper gutters
 - Reusing leader head and downspouts
 - o Adding where gutters have been removed over time
 - New profile to mimic existing wood gutter shape
- Replacement of chimney on Chapel St driveway side of house



One Cate St | Portsmouth, NH 03801 | 603.436.4274 www.tmsarchitects.com

- Proposed replacement is brick veneer chimney to match existing location, shape, size, and bishop's cap
- o Existing brick from the project will be salvaged and reused
- Replacement of chimney on near Chapel St entry
 - o Existing chimney has been deemed unsafe
 - Proposed replacement is a rebuilt chimney to match existing location, shape, size, and bishop's cap
 - Existing brick from the project will be salvaged and reused
- Building rear addition to add dining space, courtyard entrance and covered patio on courtyard size of house
 - o Removal of section of existing brick wall to access new addition
 - Proposed addition of windows along courtyard side, and upper wall to complement existing divided lite double hung windows
 - Remove and replace windows on rear side of carriage house to allow for addition to be built
- Bringing the exterior envelope up to current energy code standards
 - Utilizing spray foam insulation, and caulking studs from the interior side to preserve the original exterior brick structure
- Installing new energy efficient aluminum clad wood Lepage windows, paint grade trim, and flashing.
 - o New windows to match the existing in size, profile and style.
 - Replace windows at three (3) bedrooms with casement windows to allow for egress requirements. (2) of the windows are located along street facing facades, while the other replacement casement window is facing the rear courtyard.
- Bring back historic style shutters along State Street
- Installing four (5) new exterior wood doors to match the existing style doors
 - o Existing frames and doors have light, air and water leaks
- Removal of section of brick wall to build a 165 sf finished space addition to allow for a code compliant stair with access to the front ell (brick structure), and back Carriage House. New space will provide unobstructed viewing of the courtyard. The addition is shielded by a fence, and greenery from the public way.
 - New space will allow for crawl space foundation addition with usable stair to service mechanical equipment below
 - New foundation will also allow stabilization of the existing stone foundation
 - New patio pavers at rear side to tie into existing pavers



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- Repair brick paver patio along State St. as required to alleviate root damage from tree roots on adjacent property
 - Client to consult with an arborist on best method to work around roots
- Remove one (1) door and two (2) windows from Carriage house alley side (first floor level)
 - o Historic photos show these windows were added over time
 - o Openings view onto fence on adjacent property
- Close up three (3) window well openings and infill with granite. Install ERV system to allow for fresh air in crawl space
- Upgrades to HVAC systems, and internal ductwork and addition of condenser for rear Carriage House

Please see the enclosed hard copies of our proposed drawings. The full intended page size is 24" x 36" and has been submitted at half actual size on 12"x18" paper. Please reach out to me with any questions you may have, or requests for further information. My email address is cristinaj@tms-architects.com, and my office number is 603-436-4274.

Sincerely,

Cristina Johnson, AIA, NCIDQ Principal Architect

Anthony Residence Renovation

93 State Street Portsmouth, NH **DWG Revision & Issue Index**

Portsmouth Historic District Commission 09/20/2024

Administrative Approval Meeting 10/02/2024



CONCEPTUAL RENDERING NOTE: NOT FOR CONSTRUCTION USE

CONCEPTUAL RENDERINGS SHOWN ARE FOR GRAPHICAL AND SPATIAL REPRESENTATION ONLY AND DO NOT ALWAYS MATCH THE CURRENT ARCHITECTURAL DRAWINGS AND DETAILS WITHIN THE DRAWING PACKAGE. CONCEPTUAL IMAGES NOT TO BE BUILT FROM. ALL ELEVATIONS, DETAILS, SCHEDULES AND OTHER SHEETS WITHIN THE ARCHITECTURAL DRAWINGS TAKE PRECEDENT. NOTIFY ARCHITECT OF DISCREPANCIES FOR CLARIFICATION.

NOTE:

PRINT IS INTENDED FOR 24"X36" PAPER. PLEASE USE 24"X36" FORMAT FOR SCALED DRAWINGS.

Sheet List

Sheet		Sheet Issue	Current	Current Revision	
Number	Sheet Name	Date	Revision	Date	0
A002	Architectural Site Plan	09/20/2024		4	ł
A003	Project Reference Images	09/20/2024		4	ŀ
A004	Code Review	09/20/2024		4	ŀ
A010	Existing Crawlspace Plan	09/20/2024		4	ŀ
A011	Existing First Floor Plan	09/20/2024		4	ŀ
A012	Existing Second Floor Plan	09/20/2024		4	1
A017	Existing Elevations	09/20/2024		4	1
A100	Proposed Foundation & Crawl Space Plan	09/20/2024		4	1
A101	Proposed First Floor Plan	09/20/2024		4	4
A102	Proposed Second Floor Plan	09/20/2024		4	1
A200	Elevation Views - Street Facing	09/20/2024		4	1
A201	Elevation Views	09/20/2024		4	1
A400	Wall Sections	09/20/2024		4	1
A500	Window Schedule & Types	09/20/2024		4	1
A501	Exterior Door Schedule	09/20/2024		4	1
R900	Exterior Rendering - View from State Street	09/20/2024		5	;
R901	Exterior Rendering - View from Chapel Street	09/20/2024		5	;
R902	Exterior Rendering - View from Courtyard	09/20/2024		5	;
R903	Exterior Rendering - View from State Street towards Chapel	09/20/2024		5	;



HISTORICAL PHOTO - STATE STREET - CIRCA 1970s

PROJECT TEAM

TMS architects interiors

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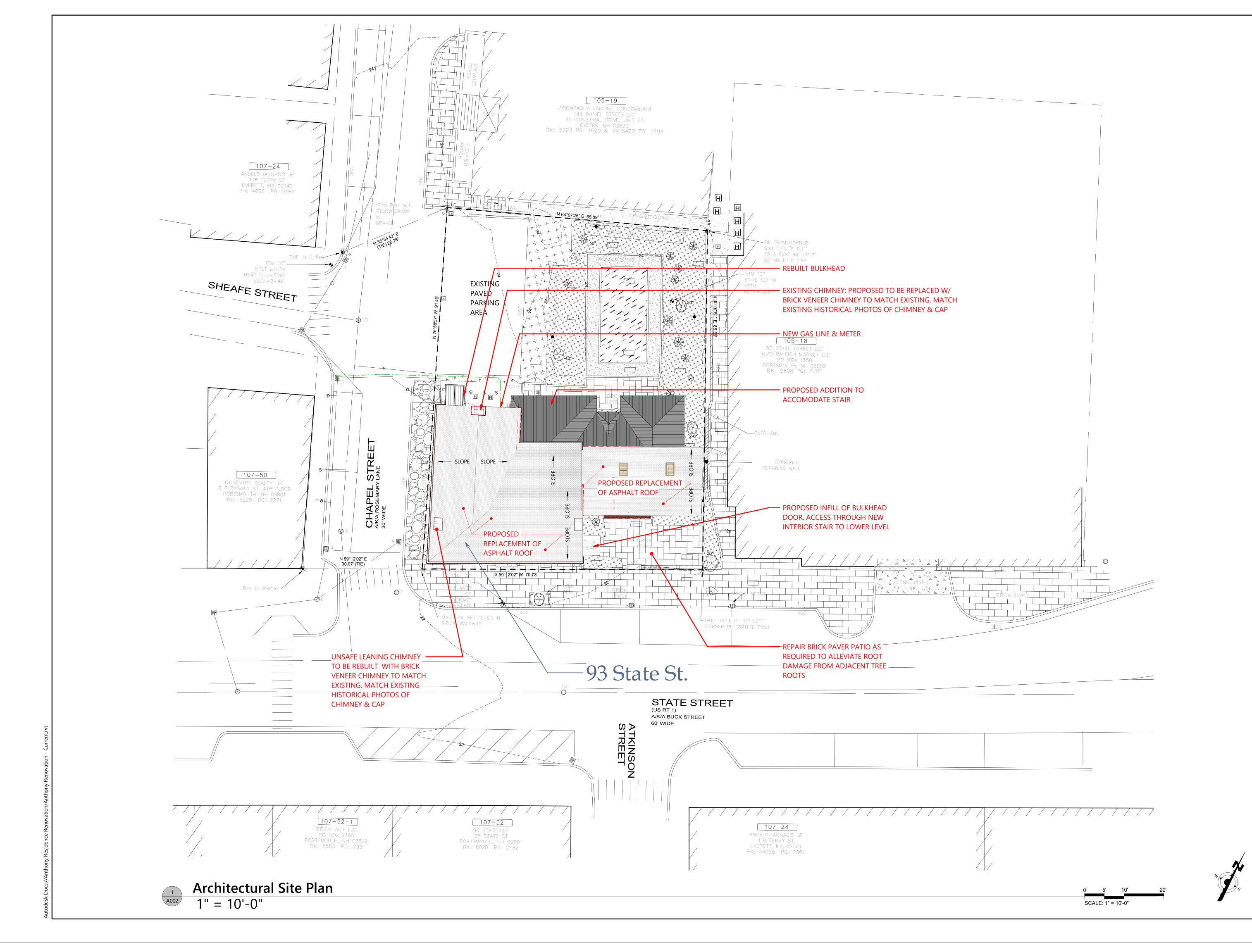


GENERAL NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO HAVE COMPLETE CONTRACT DOCUMENT PACKAGES AS DESCRIBED IN THE "SHEET LIST" AND PROJECT MANUAL "TABLE OF CONTENTS".
- CONTRACTOR REQUIRED TO FOLLOW ALL LOCAL, STATE AND FEDERAL BUILDING AND LIFE SAFETY CODES AS LISTED ON THE "PROJECT CODE REVIEW". THE PROJECT CONTRACT DOCUMENTS ARE PRESUMED TO BE IN COMPLIANCE WITH THESE CODES. DEVIATION FROM THE CONTRACT DOCUMENTS IS PROHIBITED AND THE CONTRACTOR WILL ASSUME ALL LIABILITY FOR SUCH ACTIONS.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT OF RECORD FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- REPETITIVE ELEMENTS MAY NOT BE DRAWN IN THEIR ENTIRETY AT EACH INSTANCE. REFER TO TYPICAL DETAILS AND CONSTRUCT EACH INSTANCE AS IF
- THE EXISTING CONDITIONS DESCRIBED WITHIN THE PROJECT DOCUMENTS ARE GRAPHICAL REPRESENTATIONS OF THE CURRENT FIELD CONDITIONS. ACTUAL FIELD CONDITIONS MAY VARY AND ALL CONTRACTORS ARE REQUIRED TO BE FAMILIAR AND VERIFY ALL DIMENSIONS, SIZES AND LOCATIONS OF EXISTING STRUCTURE, BUILDING ELEMENTS AND EQUIPMENT PRIOR TO BEGINNING WORK.
- ALL DIMENSIONS NOTED ON PLANS ARE TO FACE OF STUD FOR NEW WALLS OR FACE OF FINISH FOR EXISTING WALLS UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS IN ELEVATION, SECTION AND DETAILS ARE FROM TOP OF CONCRETE SLAB/DECK FOR NEW FLOORS OR TOP OF FINISH FLOOR AT EXISTING FLOORS.
- ALL GRADE LINES, BOTH NEW AND EXISTING, SHOWN ON ARCHITECTURAL PLANS ARE APPROXIMATE ONLY. FINAL GRADES TO BE COORDINATED WITH CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO VERIFY ALL ROUGH OPENING REQUIREMENTS WITH ACTUAL
- WALLS WITH UL DESIGN NUMBERS SHALL BE CONSTRUCTED TO UL STANDARDS. PRODUCTS USED SHALL BEAR UL CLASSIFICATION WHERE REQUIRED BY THE UL
- DRAWINGS AND SPECIFICATIONS UTILIZE REFERENCES TO INDUSTRY DESIGN, CONSTRUCTION, AND PROCESS STANDARDS BY APPLICABLE TRADE AND MATERIAL ORGANIZATIONS. THESE DOCUMENTS SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS BY SUCH REFERENCES. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARD PRACTICES CONTAINED WITHIN.
- ALL PENETRATIONS OF FIRE RATED CONSTRUCTION ARE REQUIRED TO MEET THE ASSEMBLY RATING REQUIREMENT.
- 12. ALL NON-BEARING METAL STUD WALLS SHALL BE CONSTRUCTED WITH DEFLECTION TRACK AND MINIMUM DEFLECTION DISTANCE OF 3/4" FROM THE STRUCTURE ABOVE IF NOT DETAILED ELSEWHERE.
- 13. SEE STRUCTURAL DRAWINGS FOR SIZES OF STRUCTURAL MEMBERS, DESIGN LOADS AND MINIMUM REQUIREMENTS.
- 14. ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DESIGN/BUILD CONTRACTORS ARE REQUIRED TO SUBMIT A COORDINATION BUILDING INFORMATION MODEL IN A REVIT COMPATIBLE FORMAT PRIOR TO FINALIZING DESIGN AND CONSTRUCTION DOCUMENTS.
- 15. CONTRACTOR TO REVIEW MANUFACTURER OF SUBMITTED PRODUCTS INSTALLATION RECOMMENDATIONS AND COORDINATE WITH DESIGN DETAILS.
- 16. UNLESS OTHERWISE NOTED OR SPECIFIED, THESE DRAWINGS AND NOTES REPRESENT UTILITIES AND COORDINATION WITHIN THE BUILDING AND TO THE EXTERIOR WITHIN A DISTANCE OF 5'-0" FROM THE EXTERIOR FOOTPRINT OF THE BUILDING. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS AND IS RESPONSIBLE FOR ALL OVERHEAD AND UNDERGROUND UTILITY RUNS AND CONNECTIONS.
 - CONTRACTOR SHALL PERFORM ALL NECESSARY LEAKAGE AND PRESSURIZATION TESTS PRIOR TO ENCLOSING UNDERGROUND PIPING.
 - OVERHEAD UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANY AND LANDSCAPE DRAWINGS FOR POTENTIAL CONFLICTS.

LOCUS MAP







603.436.4274

GENERAL CONTRACTOR

N.E. CORNERSTONE

STRUCTURAL ENGINEER

JSN

CIVIL ENGINEER



LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

Date Description

Portsmouth Historic District
Commission

PROJECT NUMBER

24-023

Anthony Residence Renovation

93 State Street Portsmouth, NH

Architectural
Site Plan

A002

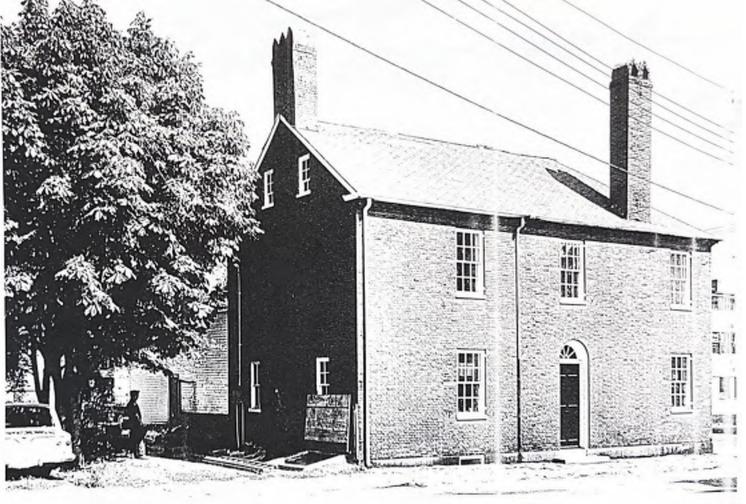
DR- DES | SHEET SCALE | SHEET DATE | CH- CJJ | 1" = 10'-0" | 09/20/2024

HISTORIC PHOTO OF 93 STATE STREET



HISTORICAL PHOTO - STATE STREET - CIRCA 1970s





HISTORICAL PHOTO - CHAPEL STREET - CIRCA 1970s

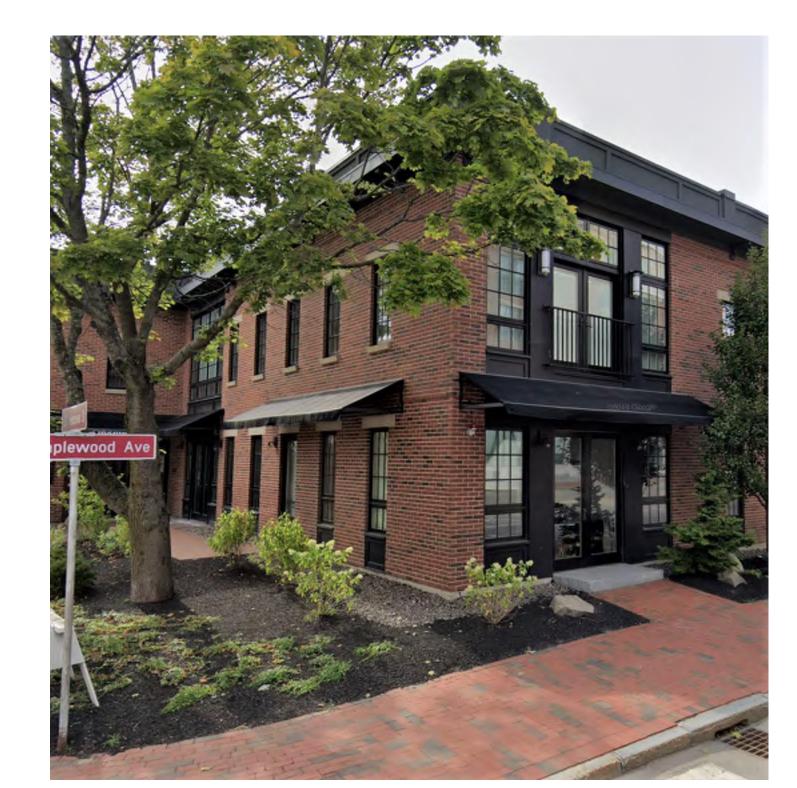


TMS architects interiors

PRECEDENT IMAGES



PISCATAQUA SAVINGS BANK ADDITION - 15 PLEASANT STREET MODERN MATERIAL USE AND AESTHETIC BLENDING WITH BRICK FACADE



36 MAPLEWOOD AVE MODERN MATERIAL USE TO BLEND WITH BRICK FACADE

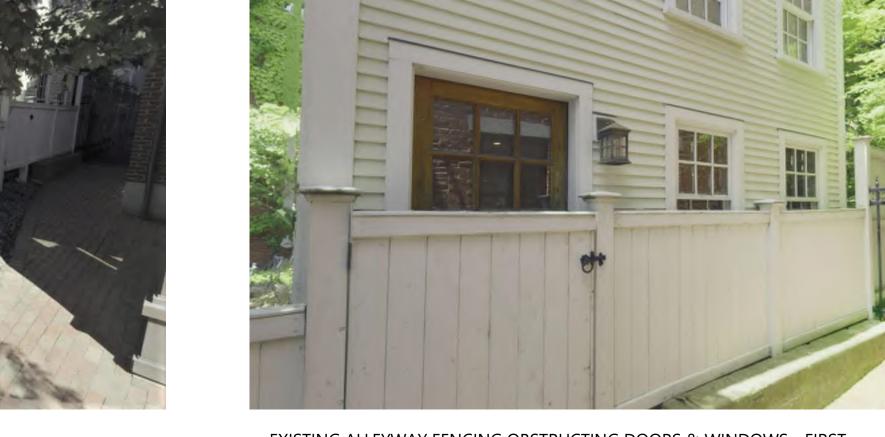
EXISTING CONDITIONS REFERENCE IMAGES



EXISTING CARRIAGE HOUSE ENTRY (STATE STREET FACADE) -BRICK STEP TO BE REPLACED W/ GRANITE



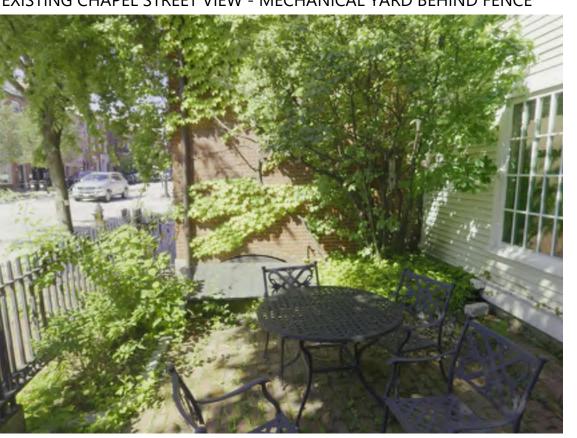
EXISTING STATE STREET ALLEYWAY TREE AND FENCE



EXISTING ALLEYWAY FENCING OBSTRUCTING DOORS & WINDOWS - FIRST FLOOR ALLEYWAY DOORS & WINDOWS TO BE REMOVED & INFILLED



EXISTING CHAPEL STREET VIEW - MECHANICAL YARD BEHIND FENCE



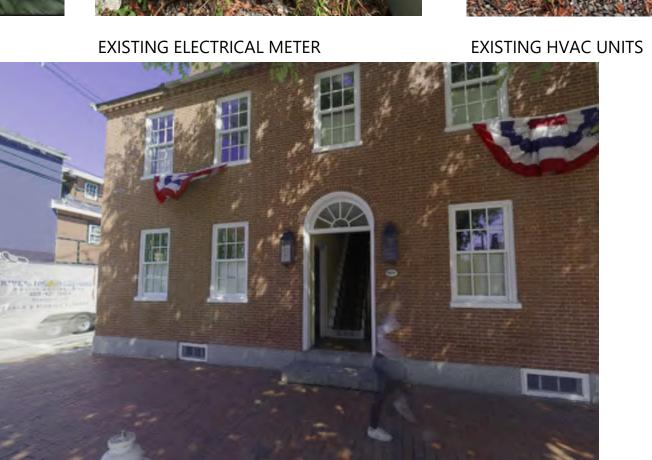
EXISTING STATE STREET PATIO BULKHEAD TO BE REMOVED, ARCH OPENING TO BE INFILLED W/ STONE TO MATCH EXISTING FOUNDATION EXTERIOR





EXISTING REAR CORNER COURTYARD VIEW





EXISTING STATE STREET ENTRY

Revision & Reissue Notes				
Rev #	Date	Description		

Portsmouth Historic District

24-023

Commission

Anthony Residence Renovation

93 State Street Portsmouth, NH

Project Reference Images

CODE REVIEW - 93 STATE STREET, PORTSMOUTH, NH – ANTHONY RESIDENCE

PROJECT SCOPE

THIS PROJECT CONSISTS OF AN EXISTING TWO- STORY SINGLE FAMILY RESIDENCE WITH AN EXISTING UNFINISHED BASEMENT & ATTACHED TWO-STORY CARRIAGE HOUSE WITH NO BASEMENT. THE BUILDING WILL REMAIN AS A TWO-STORY SINGLE FAMILY RESIDENCE.

PHASE I

THE PROJECT SCOPE CONSISTS OF SHORING THE FOUNDATION SUPPORT OF THE CARRIAGE HOUSE AREA, DEMOLITION & REMOVAL OF AN EXISTING CHIMNEY CLOSEST TO THE PROPERTY'S PARKING AREA.

PHASE II

THE PROJECT WILL CONTINUE WITH THE INTERIOR RENOVATION AND CONSIST OF EXTERIOR ALTERATIONS TO THE BUILDING INCLUDING REPLACING THE WINDOWS, AND A SMALL DINING ROOM ADDITION. THE DINING ROOM ADDITION WILL ADD APPROXIMATELY 152 SF TO THE EXISTING 1736 +/- SF FOOTPRINT. THE ADDITION WILL MATCH THE HEIGHT OF THE EXISTING BUILDING AND IS LOCATED IN THE COURTYARD AREA OF THE LOT (WILL NOT BE VISIBLE FROM STATE OR CHAPEL STREET)

MAJOR CODES ENFORCED ARE 2018 EDITION UNLESS OTHERWISE NOTED BELOW:

2018 INTERNATIONAL RESIDENTIAL CODE W/ CITY AMENDMENTS
2018 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE W/ CITY ELECTRICAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE

THE BUILDING WILL BE EQUIPPED WITH COMBINATION HARDWIRED CARBON MONOXIDE AND SMOKE DETECTORS AS REQUIRED. PER CITY AMENDMENT, SMOKE ALARMS SHALL BE SUPPLIED BY A BRANCH CIRCUIT THAT ALSO SUPPLY LIGHTING LOADS SERVING HABITABLE SPACES.

CITY OF PORTSMOUTH, NH ORDINANCES PAGE 30 CHAPTER 12

SECTION 310 EMERGENCY ESCAPE AND RESCUE OPENINGS

SECTION R305.1 IRC 2018 HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES. NOTE THAT SECTION 408.4 APPLIES TO 93 STATE STREET GIVEN THAT THE UNDER FLOOR SPACE DOES NOT MEET REQUIREMENTS TO CALL IT A BASEMENT BY CODE.

SECTION R310.1 IRC 2018 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS ON NEWLY CONSTRUCTED ELEMENTS SHALL MEET
THE REQUIREMENTS OUTLINED IN IRC SECTION 310. HOWEVER, EMERGENCY ESCAPE AND RESCUE
OPENINGS LOCATED WITHIN THE HISTORIC DISTRICT WILL BE REVIEWED ON A CASE BY CASE BASIS.
SECTION 308.4 IRC 2018 TEMPERED GLASS REQUIREMENTS FOR HAZARDOUS LOCATIONS

1. TEMPERED OPERABLE OR FIXED WINDOW LOCATED WITHIN 2 FT OF DOOR SWING

- 2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT:
 - a. IS LARGER THAN 9 SQ. FT AND
 - b. BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
 - c. THE TOP EDGE OF GLAZING IS MORE THAN 36" ABOVE THE FLOOR
 - d. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY IN A STRAIGHT LINE OF THE GLAZING
- 3. ALL GLAZING IN RAILINGS SHALL BE TEMPERED.
- 4. GLAZING IN ENCLOSURES (SHOWER, TUBS, ETC.) UNLESS FURTHER THAN 60" IN A STRAIGHT LINE FROM THE WATER'S EDGE OF THE FIXTURE
- 5. GLAZING IN WALLS AND FENCES TO INDOOR AND OUTDOOR POOLS, HOT TUBS, SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" (MEASURED HORIZONTALLY IN A STRAIGHT LINE)
- 6. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS
- 7. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND EXPOSED SURFACE IS WITHIN 60" FROM THE BOTTOM TREAD NOSING.

SECTION 312.2 IRC 2018 WINDOW FALL PROTECTION

WINDOW SILLS: IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED *GRADE* OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

- 1. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4" DIA SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
- 2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH SECTION R312.2.2 OR ASTM F2090.

SECTION 313.2 IRC 2018 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY *DWELLINGS*.

EXCEPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.

SECTION 408.4 IRC 2018 UNDER FLOOR SPACE: ACCESS

ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES. OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES. WHERE ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16 INCHES BY 24 INCHES SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE.

ENERGY COMPLIANCE REQUIREMENTS

[403.1] NOT LESS THAN ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

[303.3] MANUFACTURER MANUALS FOR MECHANICAL AND WATER HEATING EQUIPMENT HAVE BEEN PROVIDED

[403.1.1] PROGRAMMABLE THERMOSTATS CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT.

[403.1.2] HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

[403.3.1] SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO AN *R*-VALUE OF NOT LESS THAN R-8 FOR DUCTS 3" DIAMETER AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3" DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE *BUILDING* SHALL BE INSULATED TO NOT LESS THAN R-6 FOR DUCTS 3" DIAMETER AND NOT LESS THAN R-4.2 FOR DUCTS SMALLER THAN 3" DIAMETER.

EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

[403.3.2] ALL DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

[403.3.3] POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

[403.3.5] BUILDING CAVITIES ARE NOT USED FOR SUPPLY DUCTS

[403.4] MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS GREATER THAN 105°F (41°C) OR LESS THAN 55°F (13°C) SHALL BE INSULATED TO AN *R*-VALUE OF NOT LESS THAN R-3.

[403.4.1] CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

[403.5.3] INSULATION FOR HOT WATER PIPING WITH A THERMAL RESISTANCE, *R*-VALUE, OF NOT LESS THAN R-3 SHALL BE APPLIED TO THE FOLLOWING:

1. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.

[403.8] SNOW- AND ICE-MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE 50°F, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F.

[404.1] 90% PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

GENERAL ENERGY CONSERVATION NOTES:

BUILDING ENVELOPE AIR INFILTRATION REQUIREMENTS (IECC 2018)

BUILDING COMPONENT REQUIRED TREATMENT JUNCTION BETWEEN FOUNDATION & SILL PLATE ALL JOINTS, SEAMS & PENETRATIONS CAULK WALL CORNERS, INTERSECTIONS & HEADERS **INSULATE** SITE BUILT WINDOWS, DOORS & SKYLIGHTS **SEAL** OPENINGS BETWEEN WINDOW & DOOR ASSEMBLIES **SEAL** SEAL ATTIC ACCESS, KNEE WALL DOORS & DROP DOWN STAIR HATCHES UTILITY PENETRATIONS **SEAL** DROPPED CEILINGS/SOFFITS **SEAL** ANY SPACE/GAP BETWEEN WINDOW/DOOR JAMBS & FRAMING SEAL ALL RIM JOISTS INSULATE CHASES ADJACENT TO THERMAL ENVELOPE **SEAL** KNEEWALLS SEAL WALLS AND CEILINGS SEPARATING GARAGE FROM CONDITIONED SPACE SEAL & INSULATE WALLS BEHIND SHOWERS & TUBS SEAL & INSULATE COMMON WALLS BETWEEN DWELLING UNITS PROVIDE AIR BARRIER HVAC REGISTER BOOTS THAT PENETRATE ENVELOPE FIREPLACE WALLS PROVIDE AIR BARRIER AIR INFILTRATION POINTS @ ELECTRICAL/TELECOM BOXES **INSULATE** SPACE BETWEEN PLUMBING/CONDUIT & OUTSIDE WALL BOTTOM PLATES OF WALL FRAMING @ SUBFLOOR

RECOMMENDED SEALANT TYPES & MANUFACTURERS

EXTERIOR APPLICATIONS = TREMCO
INTERIOR APPLICATIONS = GE SILICONE II
INTERIOR APPLICATIONS = DYNAFLEX 230

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

ASSEMBLY	REQUIREMENT	PROPOSED
WINDOW U-FACTOR	0.30	COMPLIES
DOOR U-FACTOR	0.30	COMPLIES
SKYLIGHT U-FACTOR	0.55	COMPLIES
CEILING R-VALUE	49	COMPLIES
WOOD FRAMED WALL R-VALUE	20 OR (13 + 5 CONTINUOUS)	COMPLIES
FLOOR R-VALUE	30	COMPLIES
BASEMENT WALL R-VALUE	15/19	N/A
SLAB R-VALUE / DEPTH	10 / 2 FT	COMPLIES
CRAWL SPACE R-VALUE	15/19	COMPLIES

TMS architects interiors

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N.E. CORNERSTONE

JCTURAL ENGINEER

JSN

CIVIL ENGINEER

CAPE ARCHITECT

Revision & Reissue Notes

Date Description

Portsmouth Historic District

Commission

JECT NUMBER

24-023

Anthony Residence Renovation

93 State Street

Portsmouth, NH

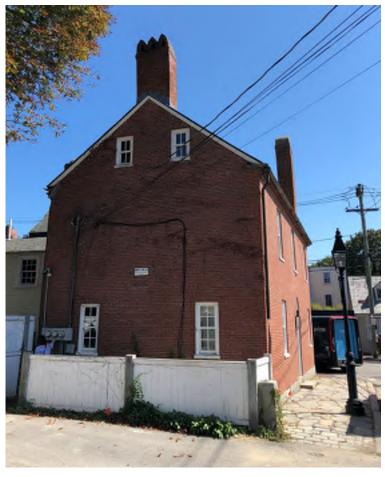
Code Review

A004

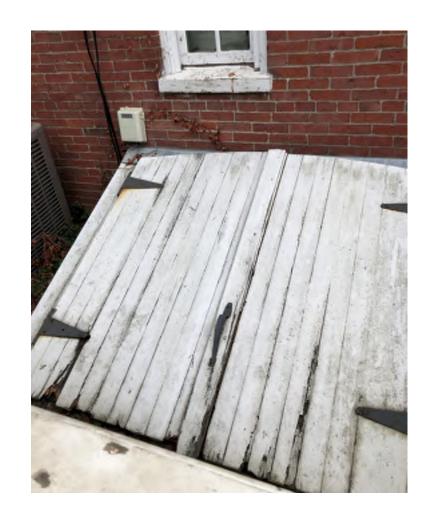
DR. DES SHEET SCALE SHEET DATE

12" = 1'-0" 09/20/2024

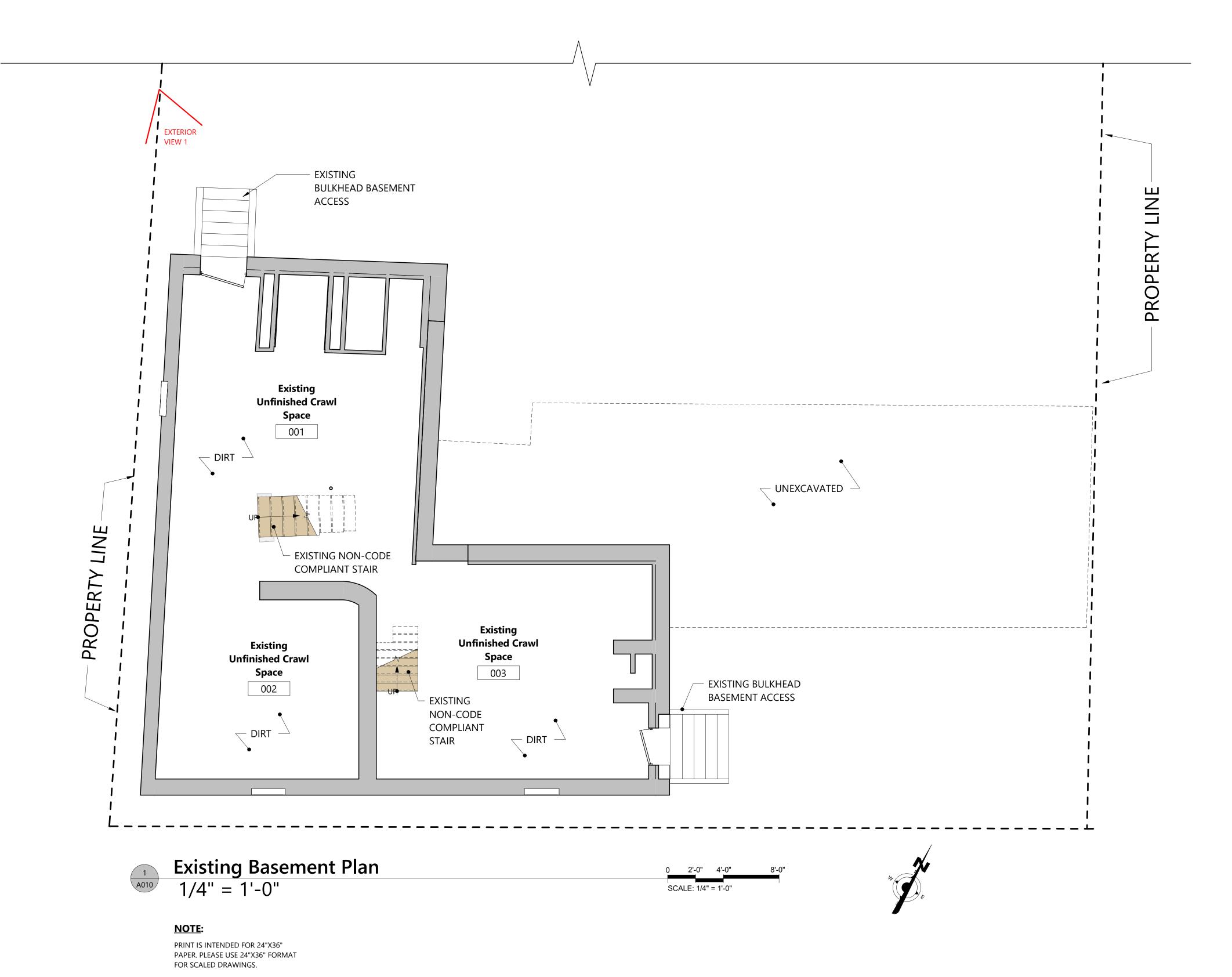
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VIEW 1: VIEW OF FENCED IN MECHANICAL YARD



EXISTING BULKHEAD EXTERIOR



TMS architects interiors

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STRUCTURAL ENGINEER



LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

Description

Portsmouth Historic District Commission

24-023

Anthony Residence Renovation

93 State Street Portsmouth, NH

Existing Crawlspace Plan

DR- DES SHEET SCALE SHEET DATE
CH- CJJ As indicated 09/20/2024



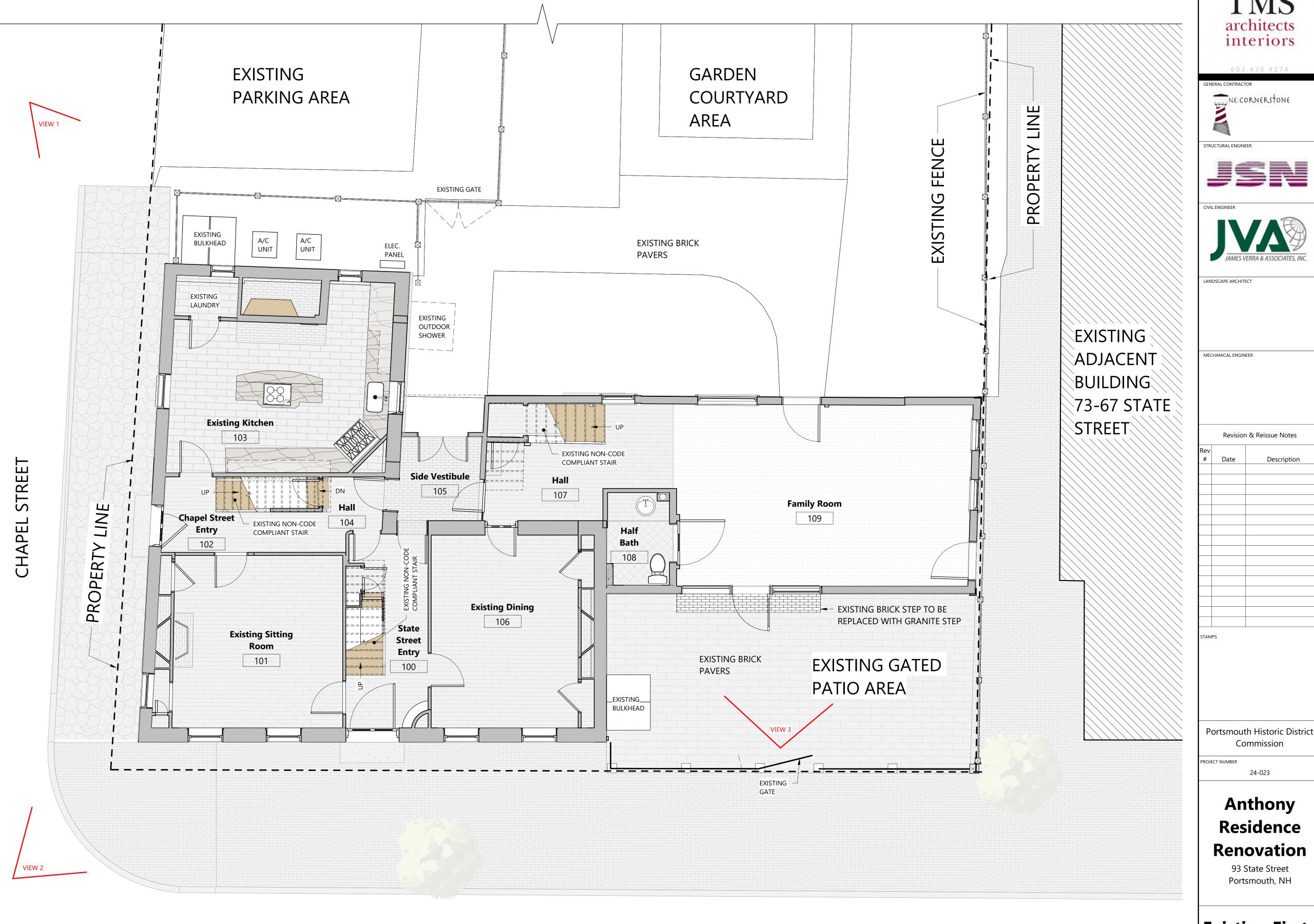
1 CHAPEL STREET FACADE



2. CORNER OF STATE & CHAPEL



3. CARRIAGE HOUSE AREA - FACADE



STATE STREET



Existing First Floor Plan
1/4" = 1'-0"



PRINT IS INTENDED FOR 24"X36" PAPER. PLEASE USE 24"X36" FORMAT FOR SCALED DRAWINGS.

SCALE: 1/4" = 1'-0"



Existing First Floor Plan

Commission

24-023

Anthony

Residence

Renovation

93 State Street Portsmouth, NH

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N.E. CORNERSTONE

Revision & Reissue Notes

Description

TRUCTURAL ENGINEER

DR- DES SHEET SCALE SHEET DATE

CH- CJJ As indicated 09/20/2024



TMS architects interiors

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GENERAL CONTRACTOR

N.E. CORNERSTONE

STRUCTURAL ENGINEER

CIVIL ENGINEER

ANDSCAPE ARCHITECT

HANICAL ENGINEER

Revision & Reissue Notes

Date Description

Portsmouth Historic District
Commission

CT NUMBER 24-023

Anthony Residence Renovation

> 93 State Street Portsmouth, NH

Existing
Second Floor
Plan

A012

DR- DES SHEET SCALE SHEET DATE

CH- CJJ As indicated 09/20/2024

PLOT DATE: 9/20/2024 11:18:17 AM







Existing East Elevation 1/4" = 1'-0"



Existing West Elevation (Chapel Street Elevation)

1/4" = 1'-0"

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NE. CORNERSTONE

Revision & Reissue Notes

Portsmouth Historic District Commission Updates

Anthony

Residence

Renovation

93 State Street Portsmouth, NH

STRUCTURAL ENGINEER

Existing South Elevation (State Street Elevation) 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

NOTE: PRINT IS INTENDED FOR 24"X36"
PAPER. PLEASE USE 24"X36" FORMAT
FOR SCALED DRAWINGS.

OR- DES SHEET SCALE SHEET DATE
CH- CJJ As indicated 9/11/2024



EXISTING WOOD INFILL TO BE REMOVED & REPLACED WITH STONE TO MATCH

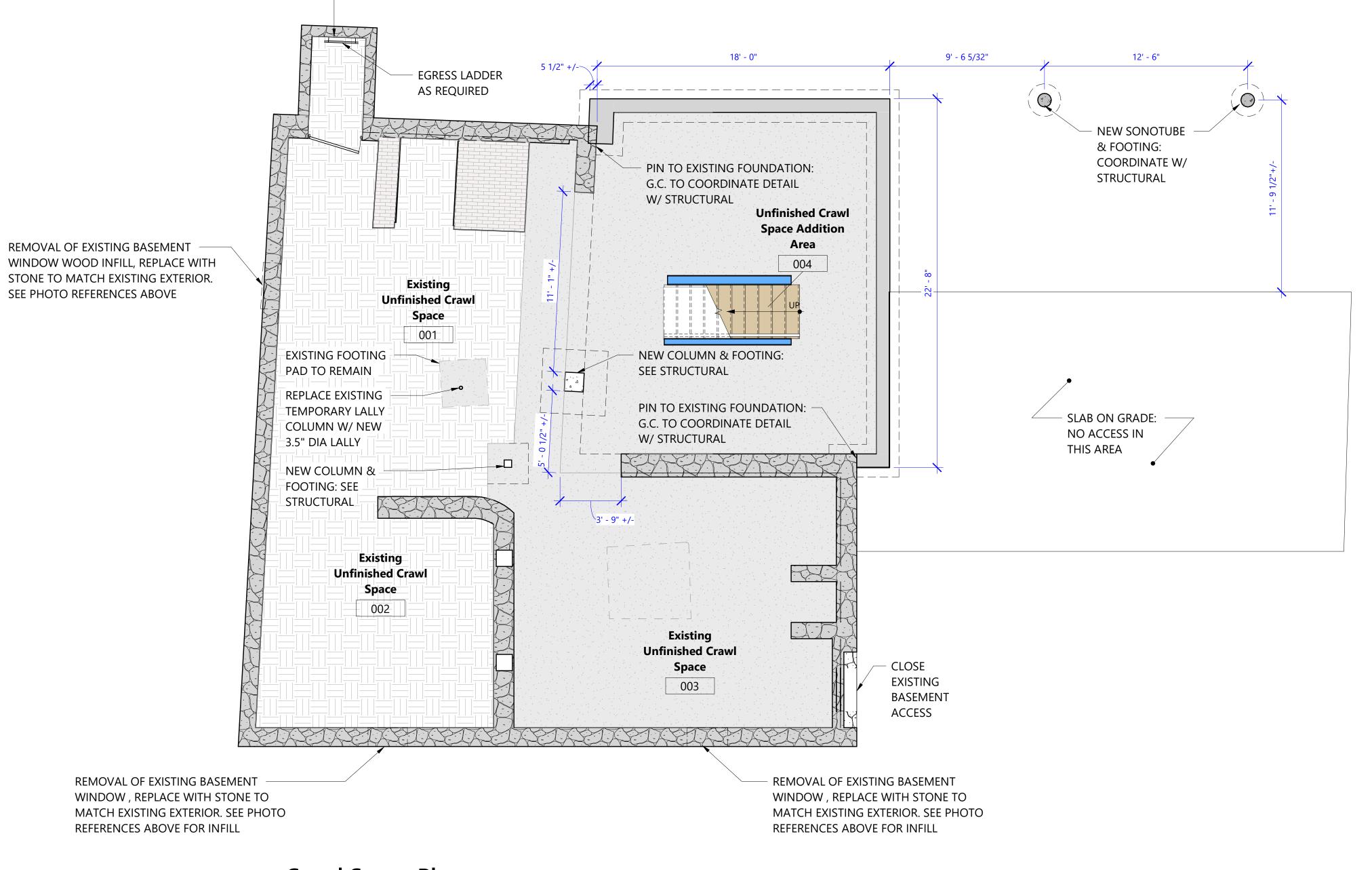


PROPOSED STONE INFILL EXAMPLE **FOR REFERENCE ONLY** DESIGN INTENT TO MATCH EXISTING STONE.









Crawl Space Plan 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

NOTE:

BULKHEAD -

BASEMENT ACCESS

> PRINT IS INTENDED FOR 24"X36" PAPER. PLEASE USE 24"X36" FORMAT FOR SCALED DRAWINGS.





603.436.4274

N.E. CORNERSTONE

STRUCTURAL ENGINEER





LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

77	Date	Description

Portsmouth Historic District Commission

24-023

Anthony Residence Renovation

> 93 State Street Portsmouth, NH

Proposed Foundation & **Crawl Space** Plan

A100

DR- DES SHEET SCALE SHEET DATE
CH- CJJ As indicated 09/20/2024



Tilst Hoof Addition Alea	200 31
Second Floor Addition Area at Stair	26 SF
	226 SF
First Floor Finished Renovation Area	1587 SF

3158 SF 3384 SF

Second Floor Finished Renovation Area

Unfinished Spaces

Attic Unfinished Area	754 SF	
New Crawl Space Unfinished	373 SF	
Unfinished Below Carriage House Area	473 SF	
Existing Crawl Space Unfinished	936 SF	

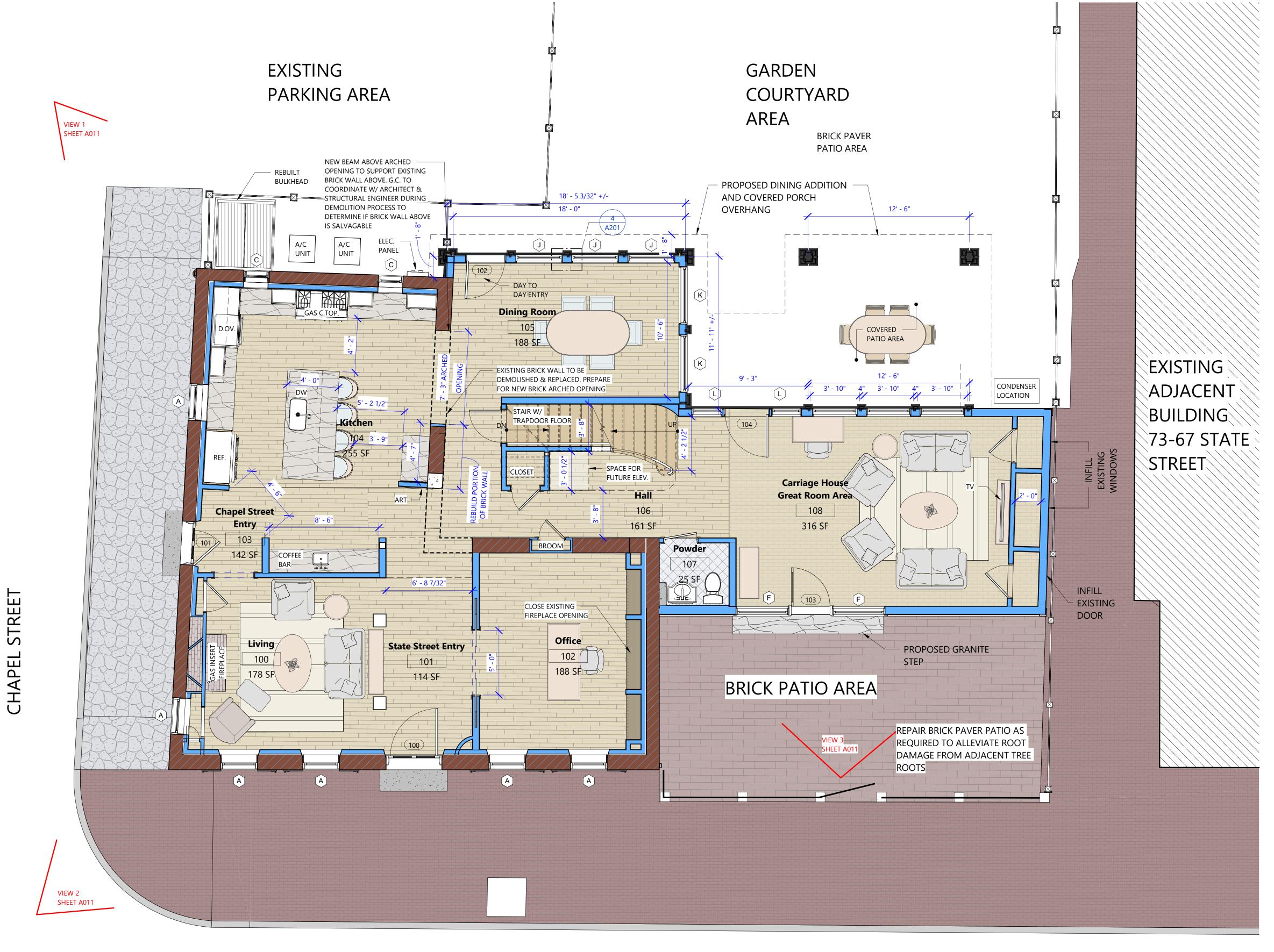
Total Square Feet

GRAND TOTAL

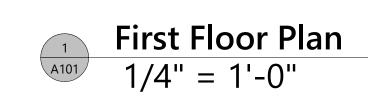
Interior & Exterior Finished Spaces	226 SF
Unfinished Spaces	2536 SF
Interior & Exterior Finished Spaces	3158 SF

.DING COVERAGE 2 SF EXISTING	BUILDING COVERAGE %
2 SF EXISTING	30%
2 SF ALLOWABLE	90%
5 SF PROPOSED	32%
	55 SF PROPOSED

5920 SF

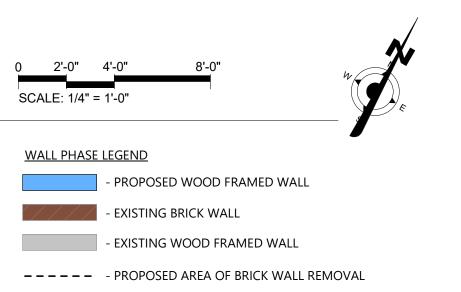


STATE STREET



NOTE:

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Revision & Reissue Notes

Date Description

Portsmouth Historic District Commission

24-023

Anthony Residence Renovation

> 93 State Street Portsmouth, NH

Proposed First Floor Plan

A101

DR- DES SHEET SCALE SHEET DATE
CH- CJJ As indicated 09/20/2024

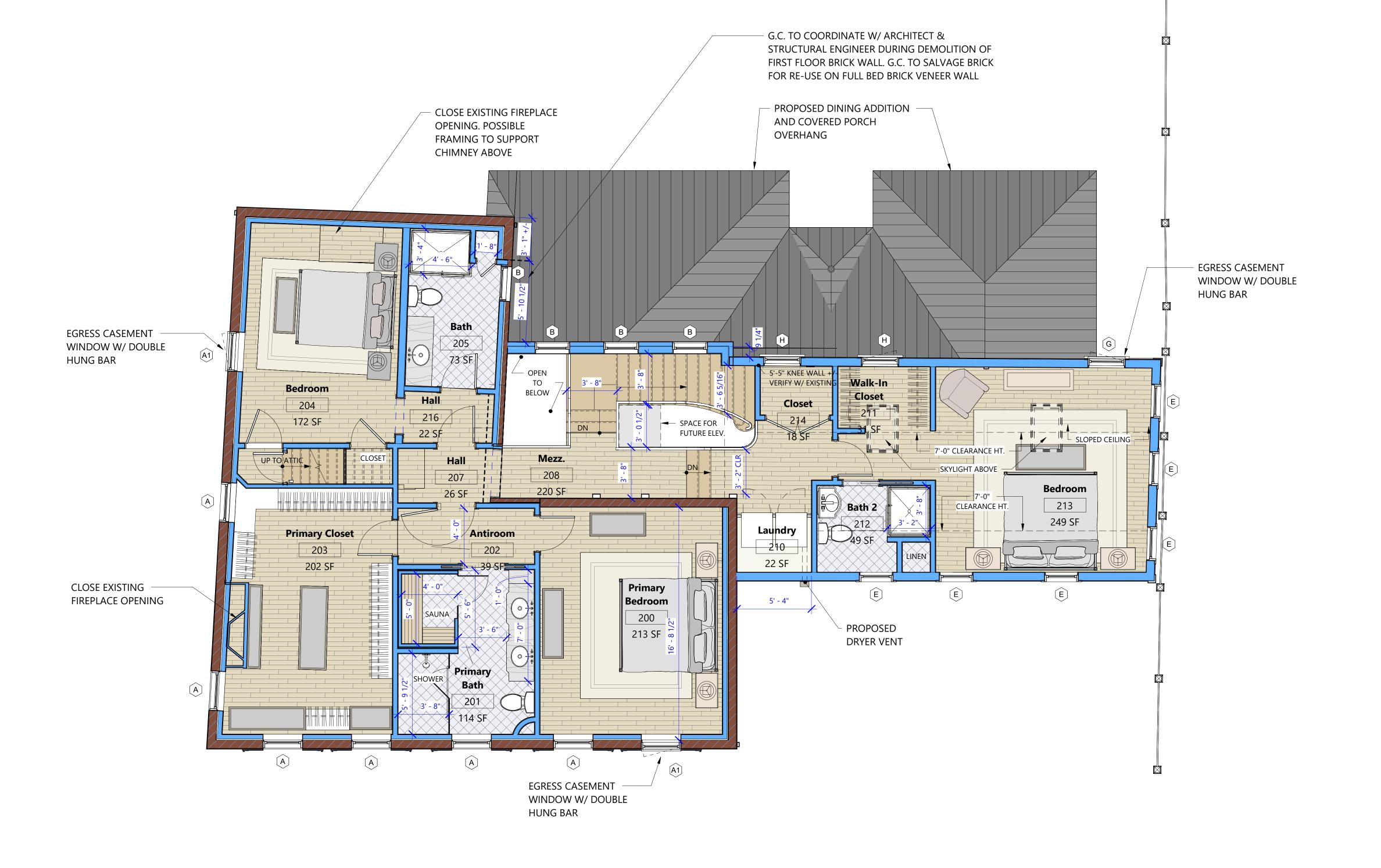
Interior & Exterior Finished Spaces

First Floor Addition Area	200 SF	
Second Floor Addition Area at Stair	26 SF	
	226 SF	
First Floor Finished Renovation Area	1587 SF	
Second Floor Finished Renovation Area	1571 SF	
	3158 SF	
TOTAL	3384 SF	
101/12	333.3.	
Unfinished Spaces	333.3	
	754 SF	
Unfinished Spaces		
Unfinished Spaces Attic Unfinished Area	754 SF	
Unfinished Spaces Attic Unfinished Area New Crawl Space Unfinished	754 SF 373 SF	

Total Square Feet

GRAND TOTAL	5920 SI
Interior & Exterior Finished Spaces	3158 SF
Unfinished Spaces	2536 SF
Interior & Exterior Finished Spaces	226 SF

BUILDING & LOT AREA REQUIREMENTS			
	LOT AREA	BUILDING COVERAGE	BUILDING COVERAGE %
EXISTING	6,036 SF	1,792 SF EXISTING	30%
ALLOWABLE		5,432 SF ALLOWABLE	90%
PROPOSED	6,036 SF	1,955 SF PROPOSED	32%
AREAS TO BE CONFIRMED VIA CIVIL ENGINE			ER SURVEY



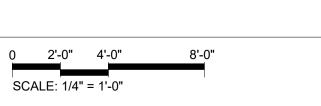


Second Floor Plan

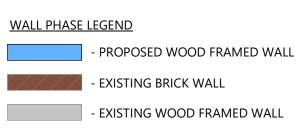
1/4" = 1'-0"

NOTE:

PRINT IS INTENDED FOR 24"X36" PAPER. PLEASE USE 24"X36" FORMAT FOR SCALED DRAWINGS.







---- - PROPOSED AREA OF BRICK WALL REMOVAL

Proposed **Second Floor** Plan

Portsmouth Historic District Commission

24-023

Anthony

Residence

Renovation

93 State Street Portsmouth, NH

architects

interiors

603.436.4274

N.E. CORNERSTONE

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

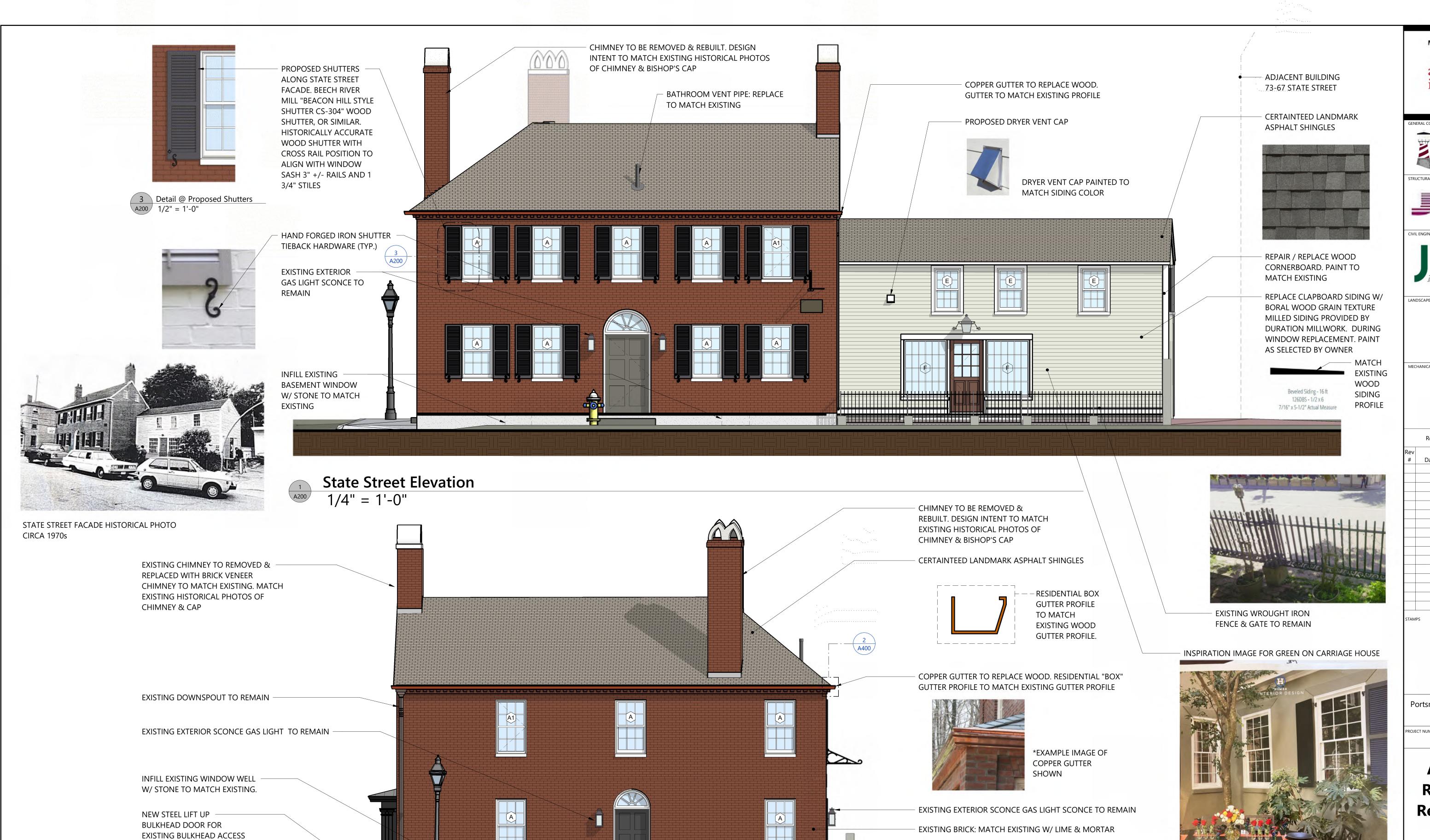
Date

Revision & Reissue Notes

Description

DR- DES SHEET SCALE SHEET DATE
CH- CJJ As indicated 09/20/2024

PLOT DATE: 9/20/2024 11:18:33 AM



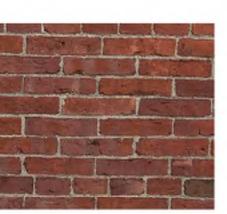
Chapel Street Elevation

1/4" = 1'-0"

NOTE:

PRINT IS INTENDED FOR 24"X36" PAPER. PLEASE USE 24"X36" FORMAT FOR SCALED DRAWINGS.

- EXISTING BRICK: MATCH EXISTING W/ LIME & MORTAR





TMS architects interiors

603.436.4274

N.E. CORNERSTONE

STRUCTURAL ENGINEER





NDSCAPE ARCHITECT

CHANICAL ENGINEER

Revision & Reissue Notes

Date Description

Portsmouth Historic District

Commission

24-023

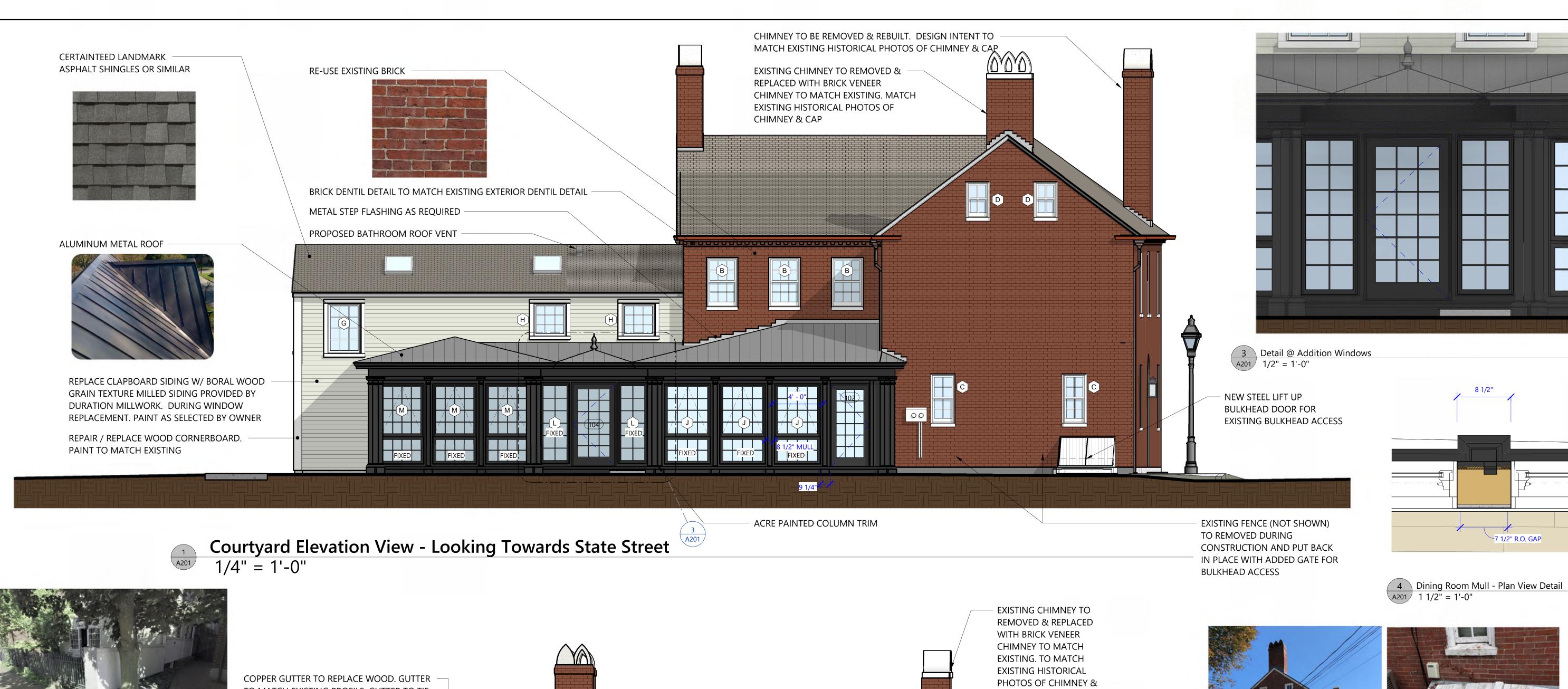
Anthony Residence Renovation

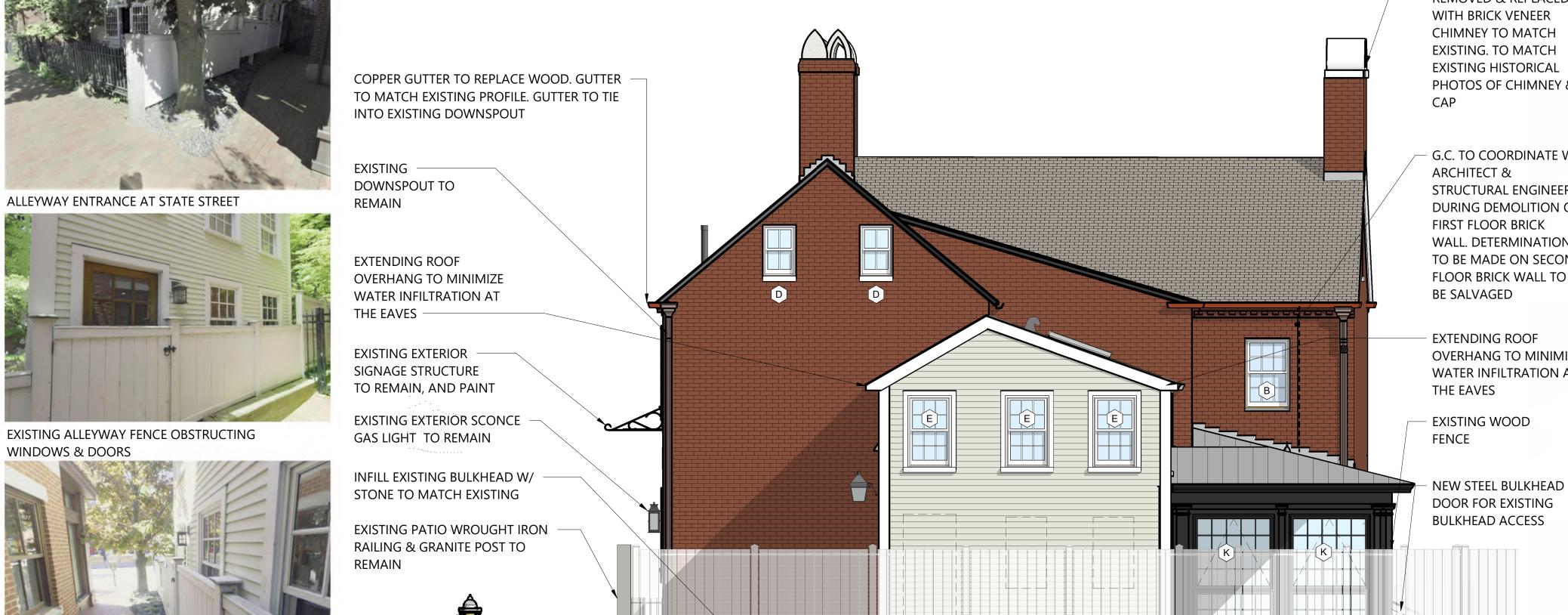
> 93 State Street Portsmouth, NH

Elevation Views - Street Facing

DR- DES SHEET SCALE SHEET DATE

CH- CJJ As indicated 09/20/2024





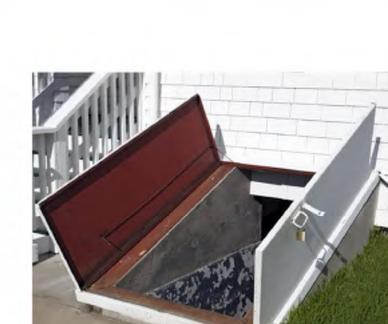
East Elevation - Looking Toward Chapel Street 1/4" = 1'-0"

G.C. TO COORDINATE W/ ARCHITECT & STRUCTURAL ENGINEER DURING DEMOLITION OF FIRST FLOOR BRICK WALL. DETERMINATION TO BE MADE ON SECOND FLOOR BRICK WALL TO

EXTENDING ROOF **OVERHANG TO MINIMIZE** WATER INFILTRATION AT

- EXISTING WOOD

DOOR FOR EXISTING **BULKHEAD ACCESS**



VIEW OF FENCED MECHANICAL YARD

BULKHEAD DOOR OPERATION EXAMPLE IMAGE



7 1/2" R.O. GAP

EXISTING BULKHEAD DOOR TO BE REPLACED



BULKHEAD DOOR STYLE EXAMPLE IMAGE

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RUCTURAL ENGINEER

NDSCAPE ARCHITECT

IECHANICAL ENGINEER

Revision & Reissue Notes Date Description

Portsmouth Historic District Commission

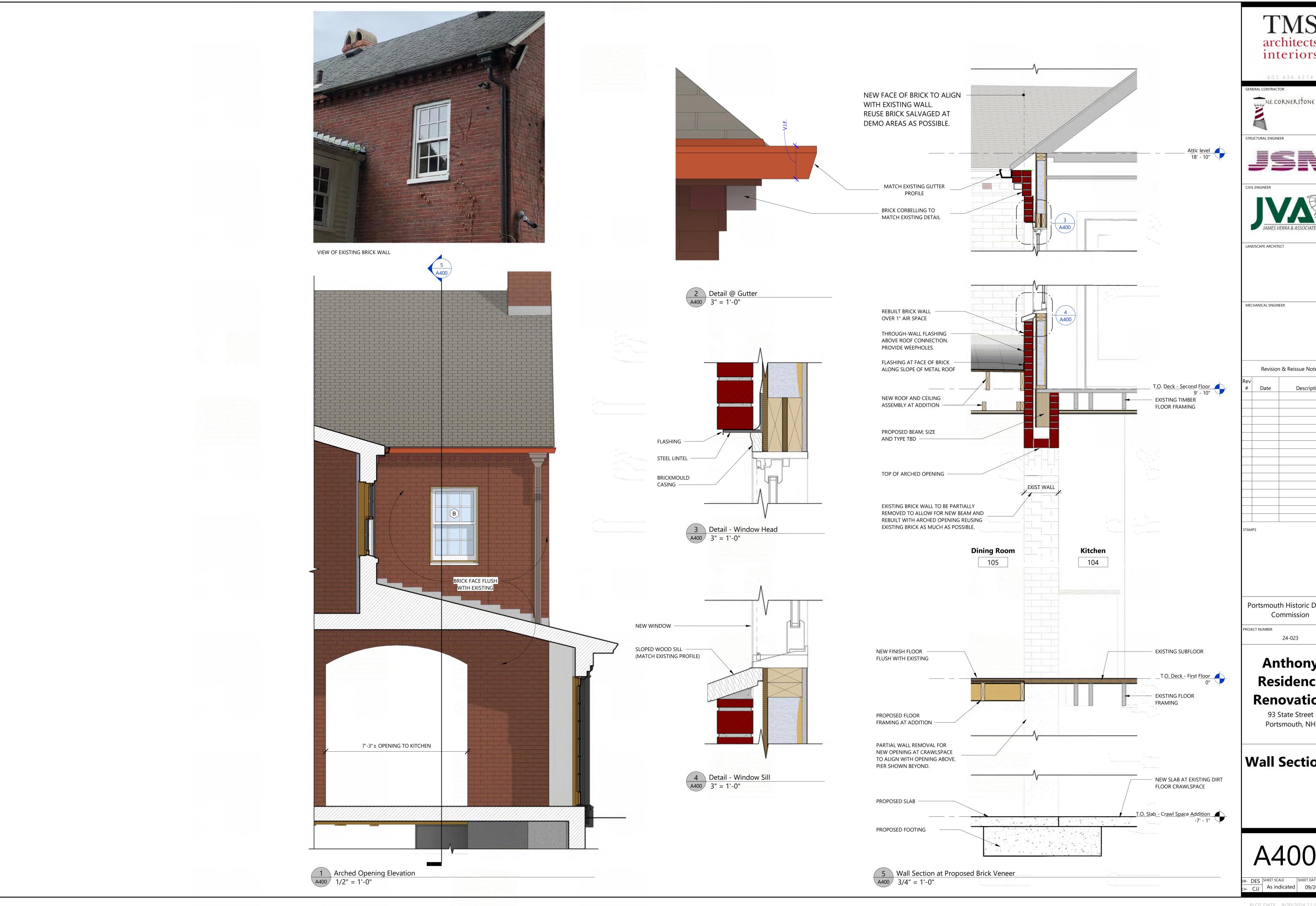
24-023

Anthony Residence Renovation

> 93 State Street Portsmouth, NH

Elevation **Views**

OR- DES SHEET SCALE SHEET DATE
CH- CJJ As indicated 09/20/2024



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Revision & Reissue Notes

Description

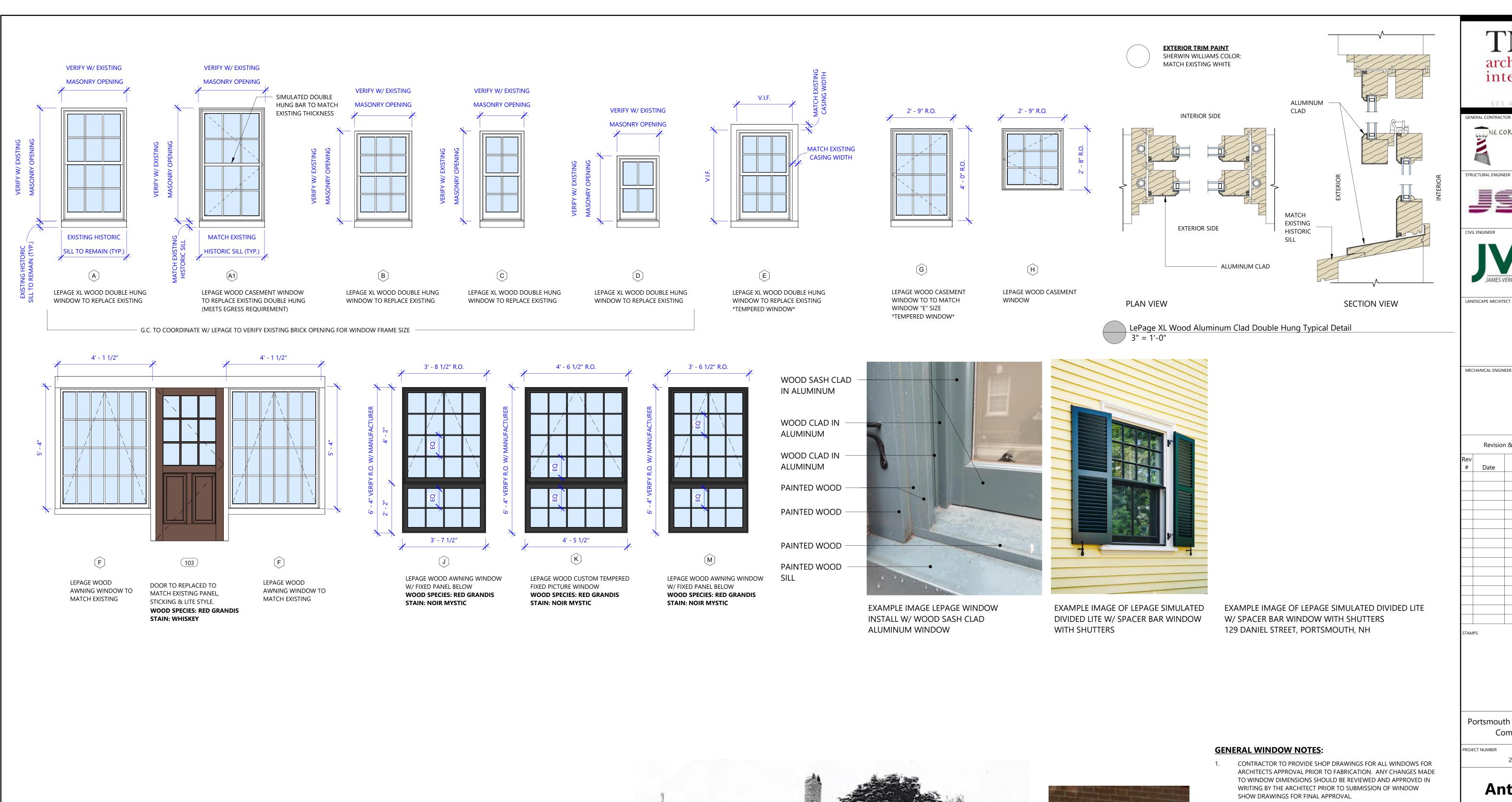
Portsmouth Historic District Commission

Anthony Residence Renovation

Portsmouth, NH

Wall Sections

OR- DES SHEET SCALE SHEET DATE
CH- CJJ As indicated 09/20/2024



HISTORICAL PHOTO - STATE STREET - CIRCA 1970s



EXISTING DOUBLE HUNG WINDOW W/ WOOD TRIM & SILL

- LEPAGE WOOD ALUMINUM CLAD EXTERIOR SASH, PAINTED WHITE TO MATCH EXISTING. RED GRANDIS EXTERIOR WOOD SILL & TRIM PAINTED WHITE TO MATCH EXISTING. RED GRANDIS INTERIOR, PAINT AS SELECTED BY OWNER. NO ATTACHED FACTORY EXTERIOR TRIM. PROVIDE INTEGRAL NAILING FLANGE. INSULATED LOW E GLAZING W/ 7/8" W/ SIMULATED DIVIDED LITE W/ SPACER BAR. GRILLES SPACED TO CREATE EQUAL EXPOSED GLASS DIMENSIONS, U.N.O. FACTORY
- PROVIDED INTERIOR HARDWARE TO BE DETERMINED. ALL CASEMENT WINDOW SWING TO BE CONFIRMED IN PLAN -CONSULT ARCHITECT PRIOR TO ORDERING.
- DIMENSIONS SHOWN ON PLANS AND SECTIONS ARE MANUFACTURER'S SUGGESTED R.O. (U.N.O.). DIMENSIONS ON WINDOWS TYPES AND SCHEDULE ARE MANUFACTURER FRAME SIZED (U.N.O.). CONTRACTOR TO VERIFY SIZES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PLACING WINDOW ORDER. CONTRACTOR TO CROSS CHECK WINDOW ROUGH OPENING AND
- MASONRY OPENING WITH FLOOR PLANS AND SECTION ACCORDING TO MANUFACTURER SUGGESTED SIZES PRIOR TO FRAMING. CONTRACTOR TO COORDINATE WITH WINDOW MANUFACTURER FOR ADDITIONAL R.O. INCREASES AS RECOMMENDED BY MANUFACTURER FOR SILL PAN FLASHING, BITUMINOUS MEMBRANE, ETC. CONSULT W/ ARCHITECT W/ ANY DISCREPANCIES PRIOR TO PLACING WINDOW ORDER.
- **SCREENS:** ALL SCREENS TO BE LEPAGE INVISIBLE MESH **DOUBLE HUNG WINDOWS:** PROVIDE HALF SCREEN FOR LOWER SASH **AWNINGS: PROVIDE FULL SCREEN CASEMENTS:** PROVIDE FULL SCREEN

architects interiors

603.436.4274

N.E. CORNERSTONE



ANDSCAPE ARCHITECT

Revision & Reissue Notes Description

Portsmouth Historic District Commission

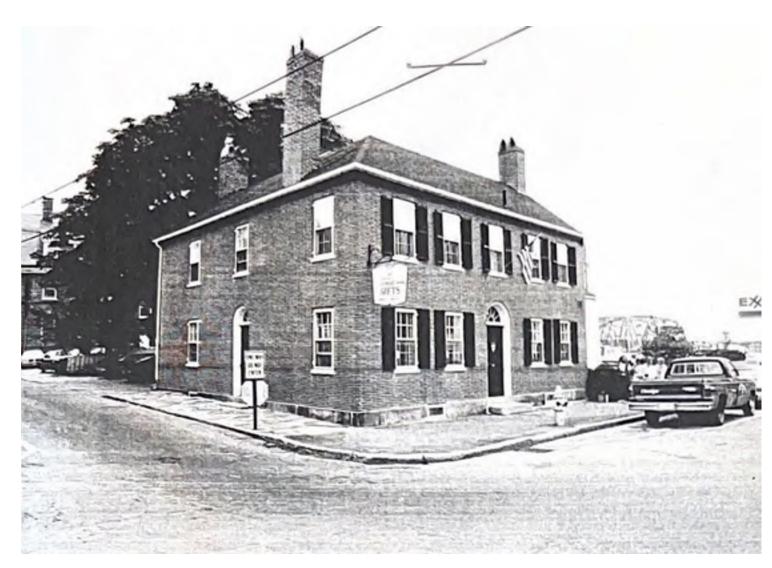
24-023

Anthony Residence Renovation

93 State Street Portsmouth, NH

Window Schedule & **Types**

R- DES SHEET SCALE SHEET DATE - CJJ As indicated 09/20/2024



HISTORICAL PHOTO - CORNER OF STATE AND CHAPEL - CIRCA 1970s



EXISTING CHAPEL STREET DOOR





EXISTING DOOR 100 AT CHAPEL STREET

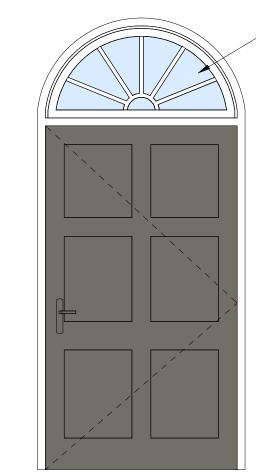


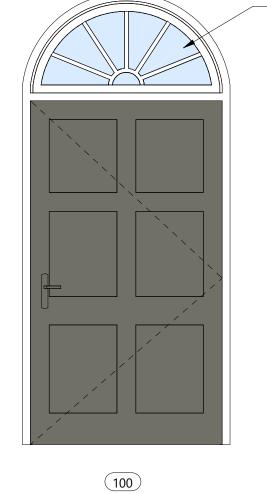
EXISTING DOOR 101 AT CHAPEL STREET

EXISTING



EXISTING DOOR 103 & WINDOW F ASSEMBLY CURRENT DOOR AND FRAME ALLOWS LIGHT, AIR AND WATER TO INFILTRATE

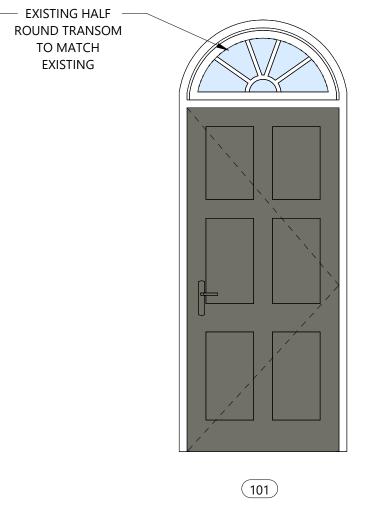




DOOR TO REPLACED TO MATCH EXISTING PANEL, STICKING & LITE STYLE.

WOOD SPECIES: RED GRANDIS

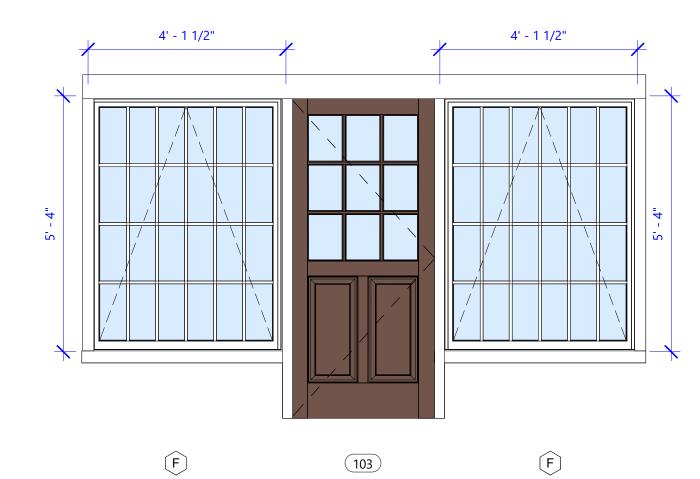
STAIN: NOIR MYSTIC



DOOR TO REPLACED TO MATCH EXISTING PANEL, STICKING & LITE STYLE.

WOOD SPECIES: RED GRANDIS

STAIN: NOIR MYSTIC



LEPAGE WOOD DOOR TO REPLACED TO MATCH EXISTING PANEL, STICKING & LITE AWNING WINDOW TO REPLACE EXISTING STYLE. (MATCH EXISTING OPENING SIZE)



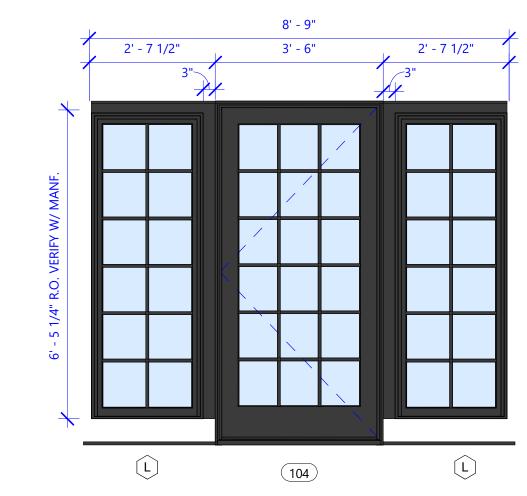
LEPAGE WOOD

REPLACE EXISTING

(MATCH EXISTING OPENING SIZE)

AWNING WINDOW TO

WOOD SPECIES: RED GRANDIS STAIN: WHISKEY



LEPAGE WOOD TEMPERED PICTURE WINDOW & FRENCH INSWING DOOR WOOD SPECIES: RED GRANDIS STAIN: NOIR MYSTIC

Portsmouth Historic District Commission

TMS architects interiors

603.436.4274

N.E. CORNERSTONE

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

Description

24-023

Anthony Residence Renovation

93 State Street Portsmouth, NH

Exterior Door Schedule

DR- DES | SHEET SCALE | SHEET DATE | CH- CJJ | 1/2" = 1'-0" | 09/20/2024

















Project Address: 38 State Street, Unit #4

Permit Requested: Certificate of Approval

Application: Public Hearing 2

A. Property Information - General:

Existing Conditions:

Zoning District: <u>CD4</u>Land Use: Residential

• Land Area: <u>1,417-1,780 SF +/-</u>

• Estimated Age of Structure: <u>c.1815</u>

Building Style: <u>Federal</u>Number of Stories:3

• Historical Significance: <u>C</u>

• Public View of Proposed Work: <u>State Street</u>

• Unique Features: <u>N/A</u>

• Neighborhood Association: <u>Downtown</u>



B. Proposed Work: New roofing, roof deck, and windows and new thew new construction of a rooftop/penthouse addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- New windows, roofing, and roof deck.
- Construct rooftop/penthouse addition.





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

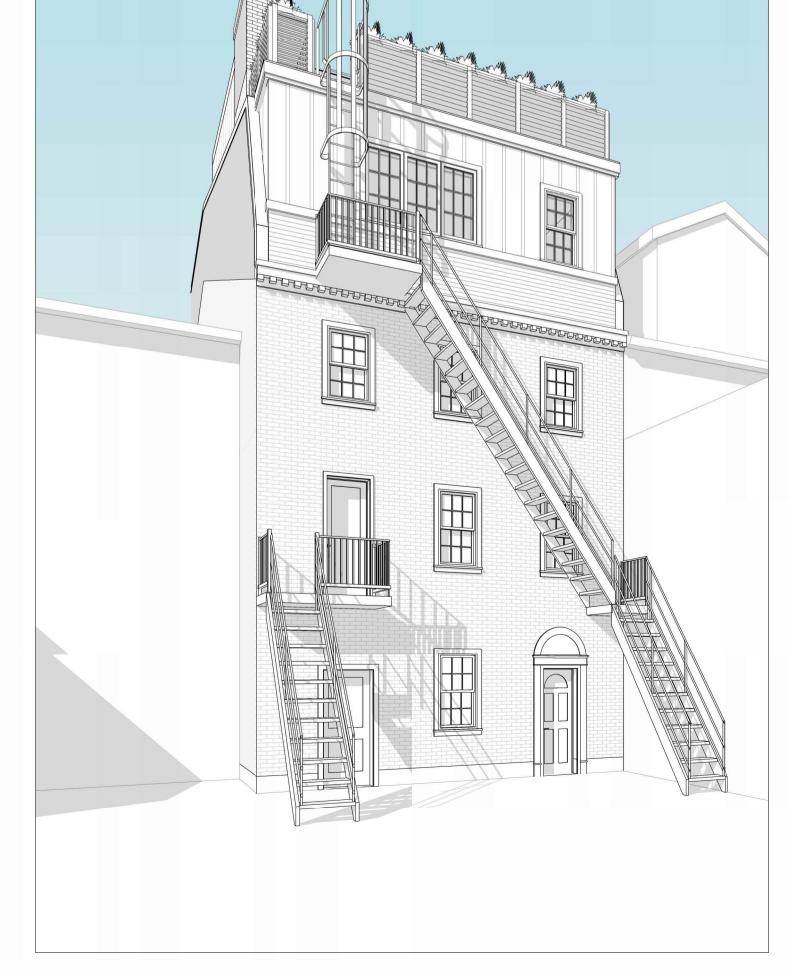






G PROPOSED EXISTING PROPOSED

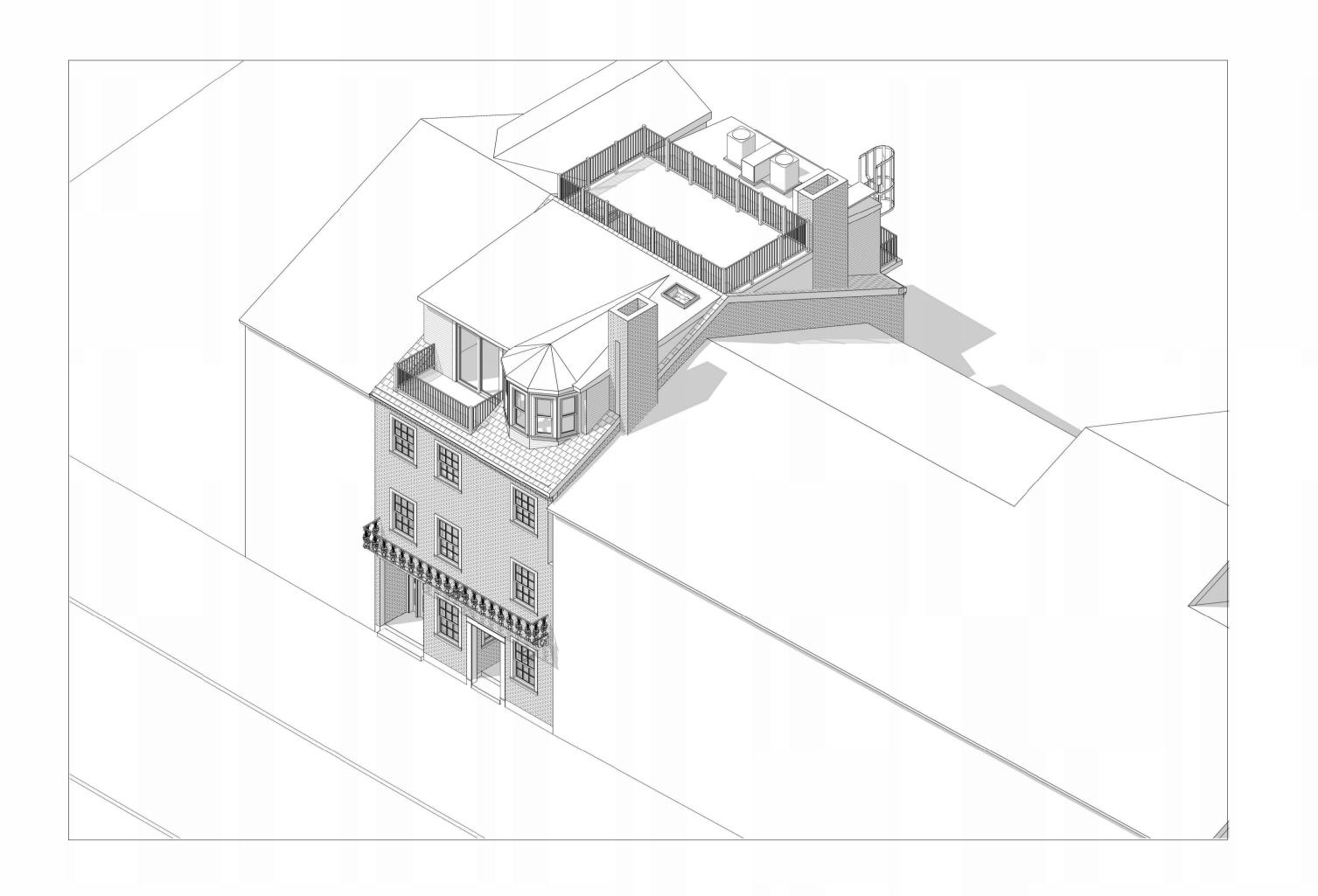


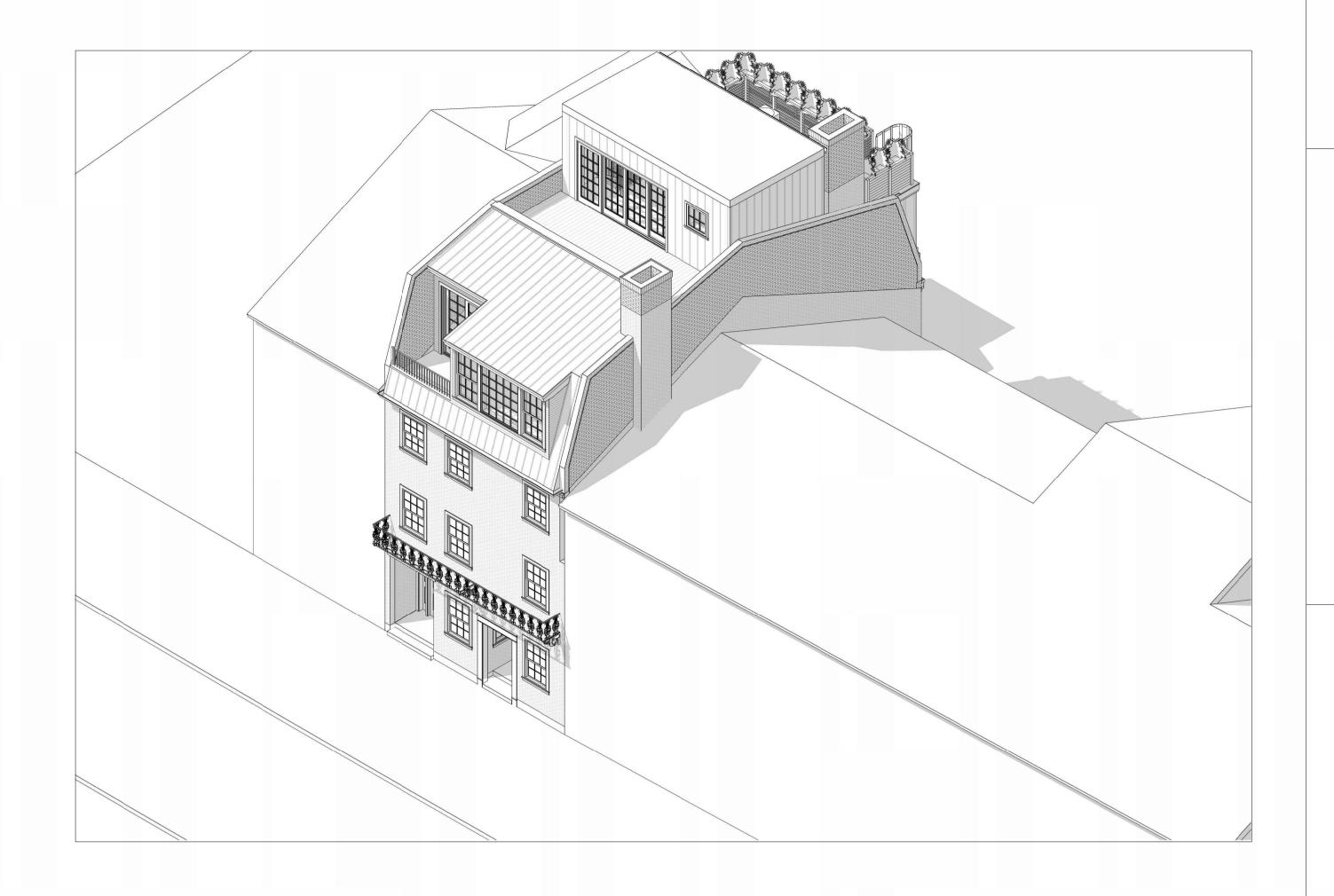


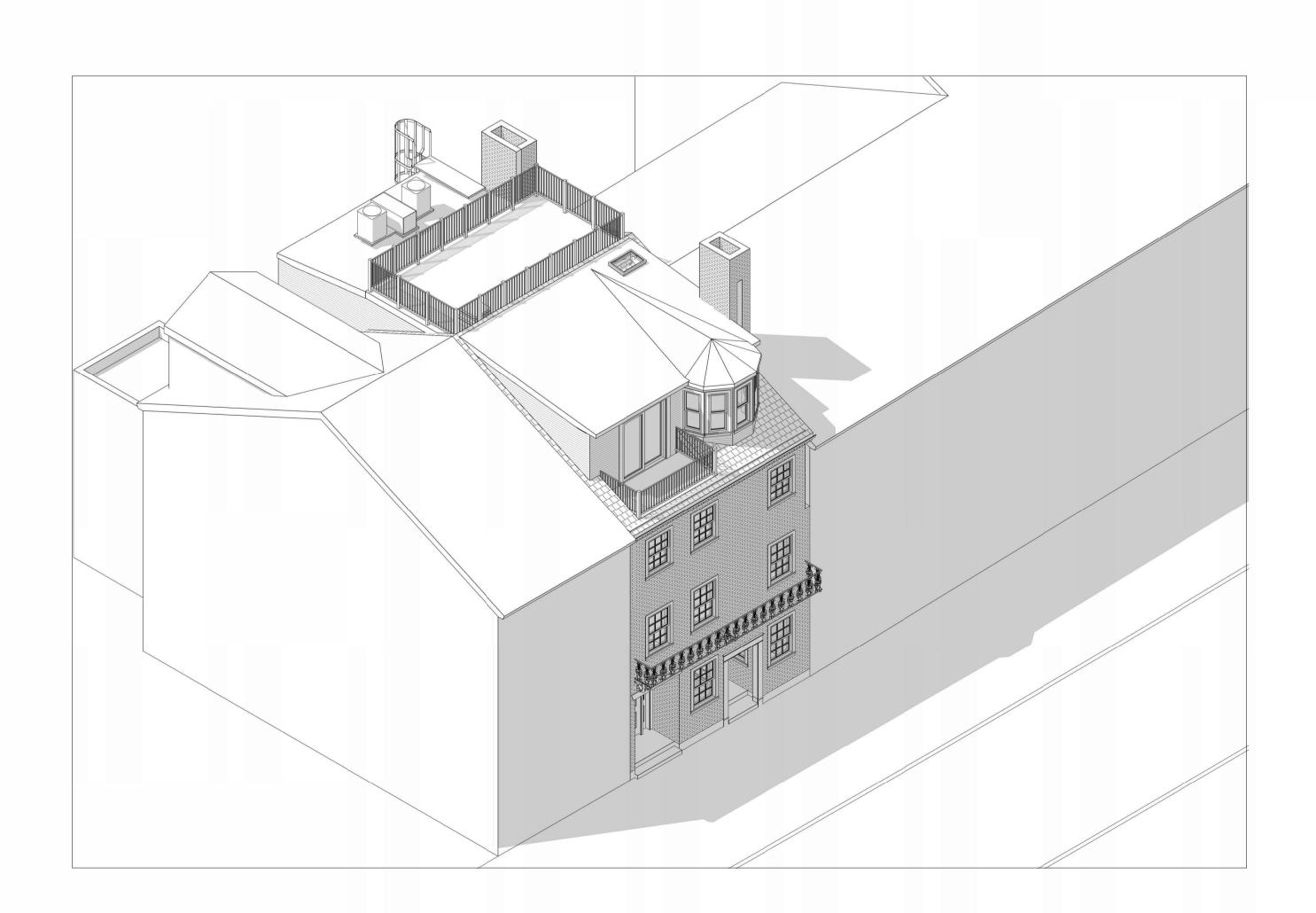
EXISTING PROPOSED

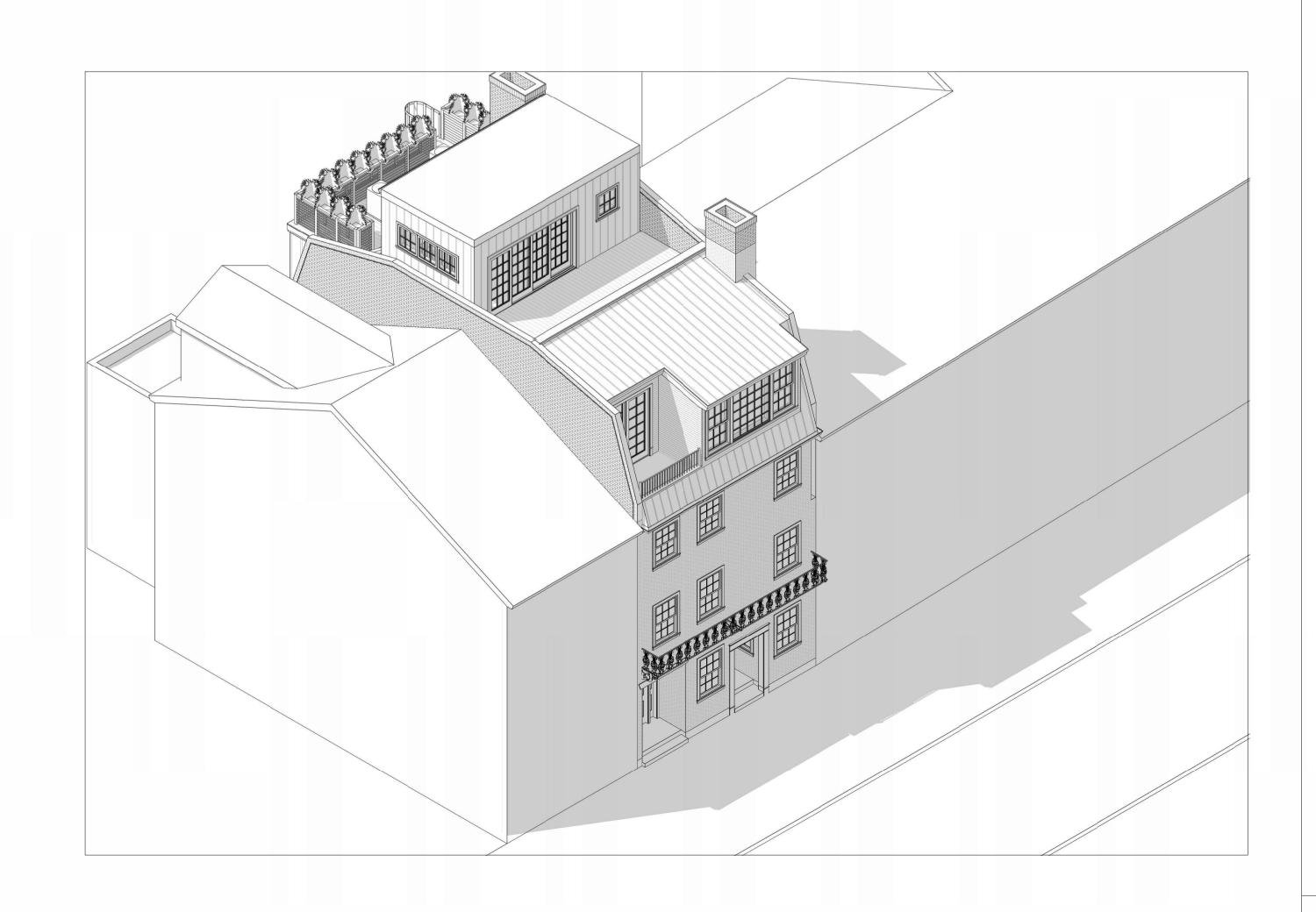
38 STATE ST PORTSMOUTH, NH 03801

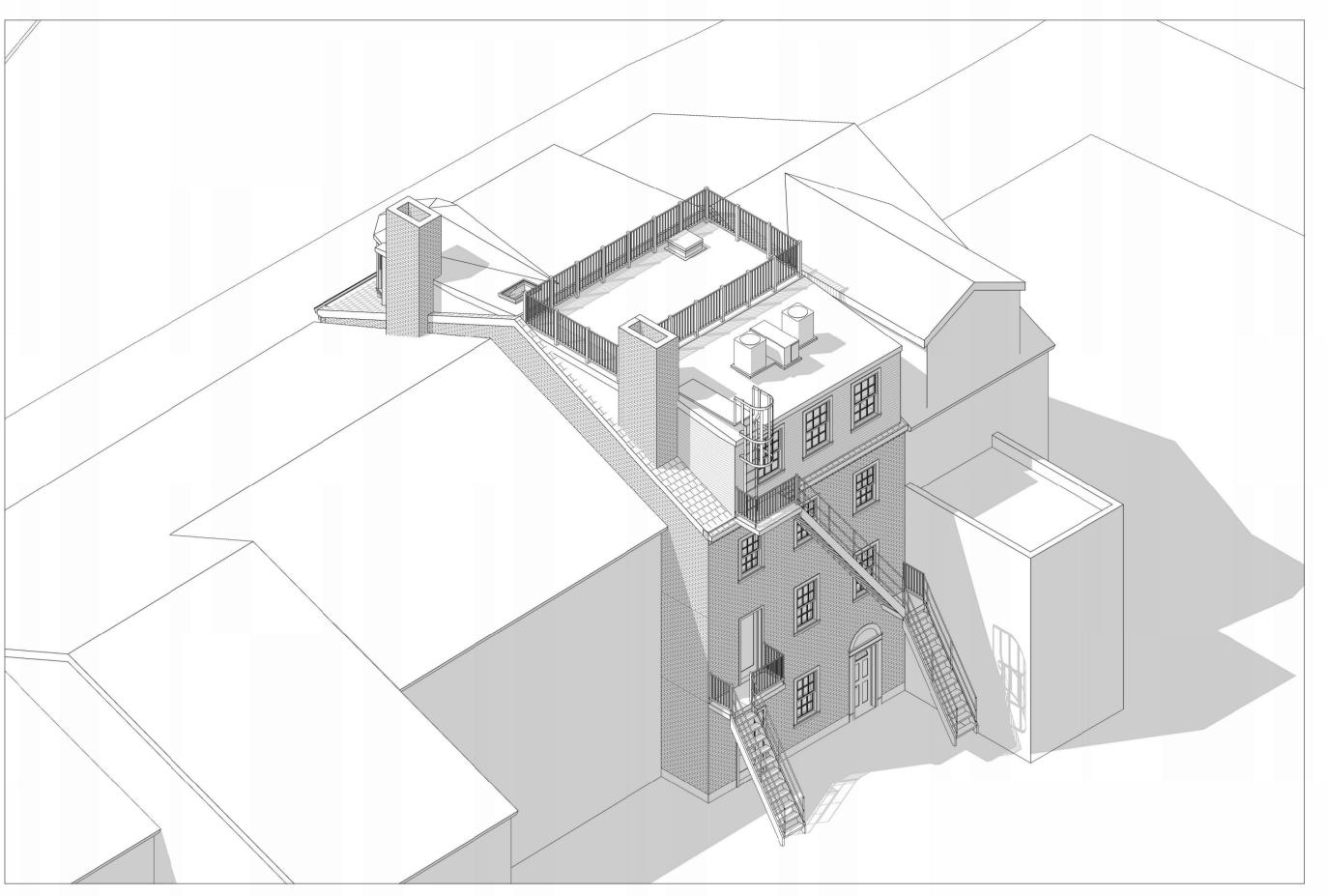
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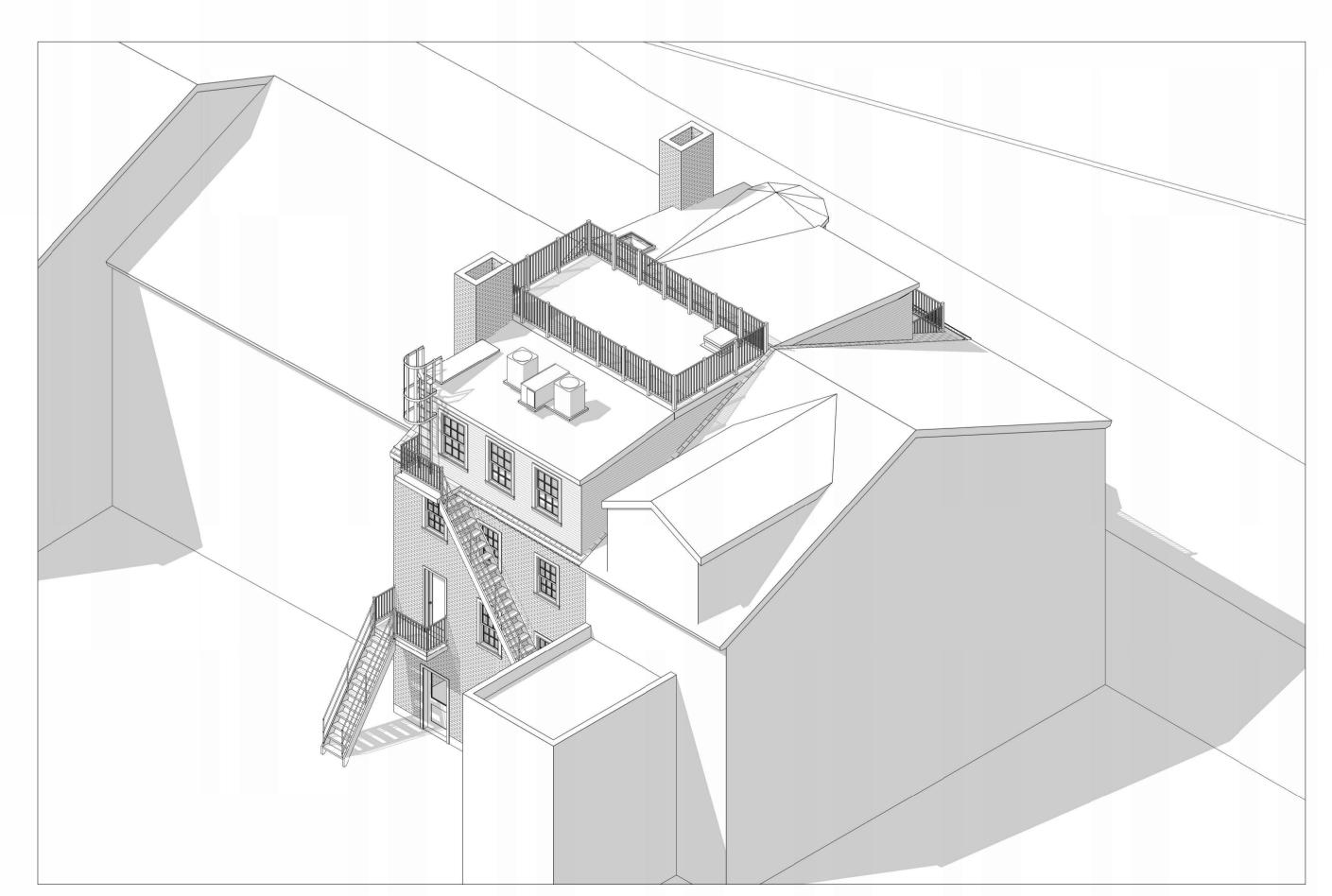








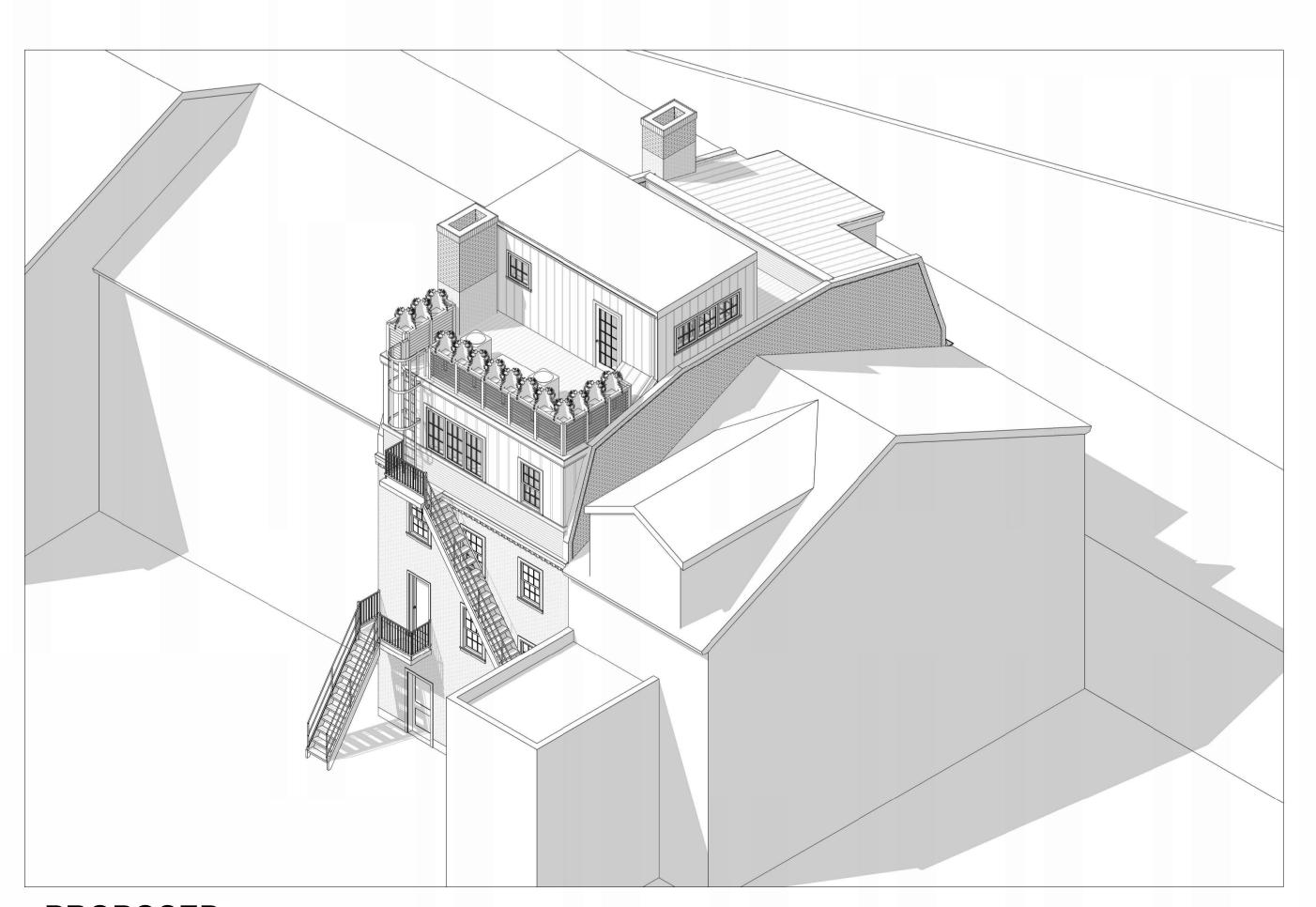




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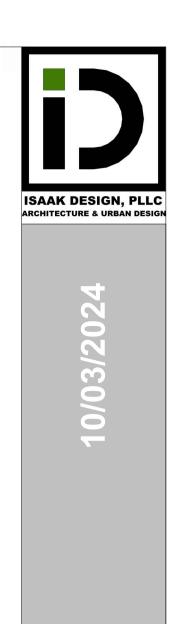


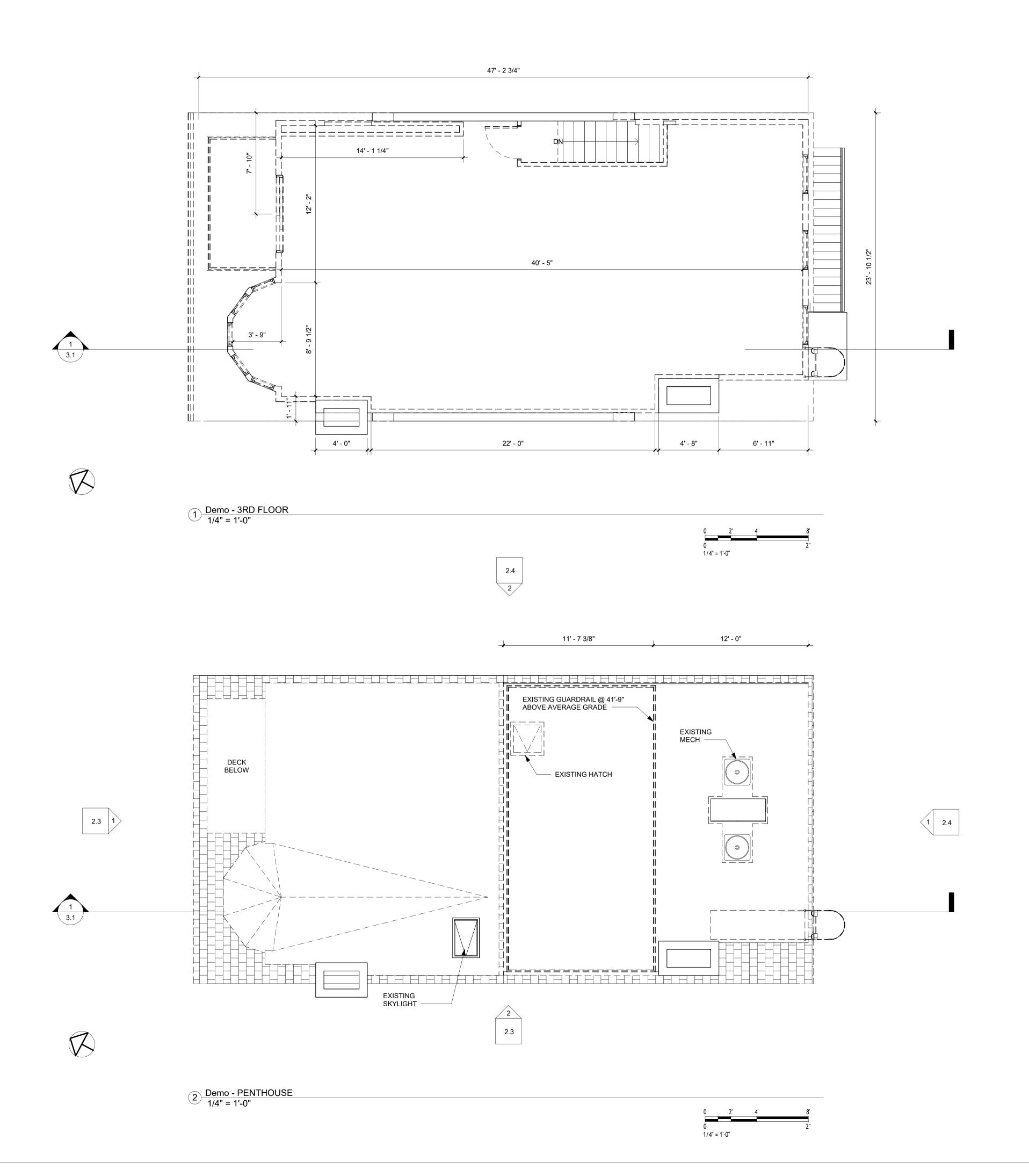
PROPOSED

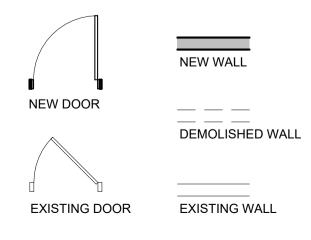


PROPOSED

38 STATE ST
PORTSMOUTH, NH 038

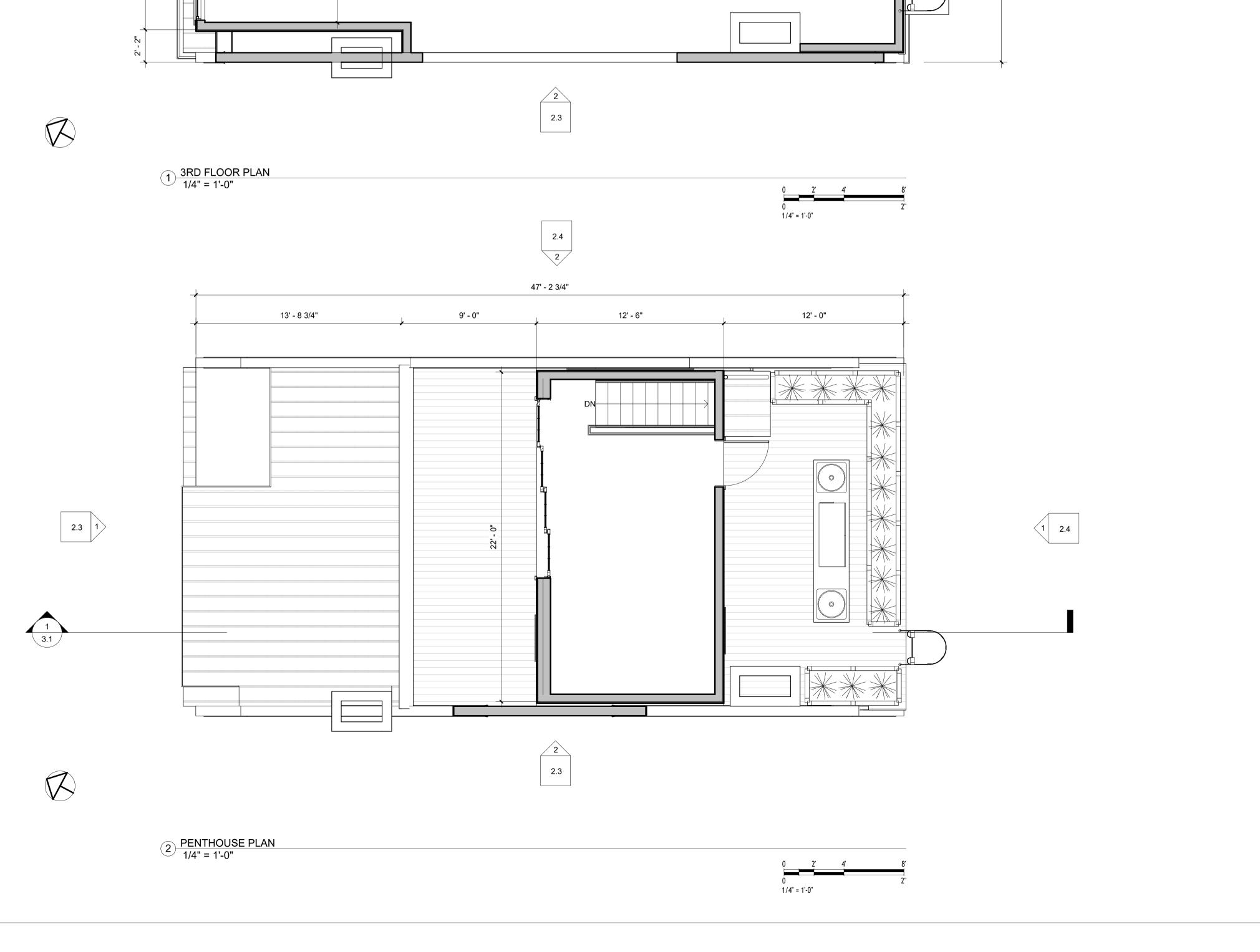






ISAAK DESIGN, PLLC ARCHITECTURE & URBAN DESIGN





47' - 2 3/4"

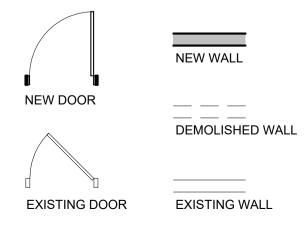
6' - 0" 0' - 5 1/2"

2.3

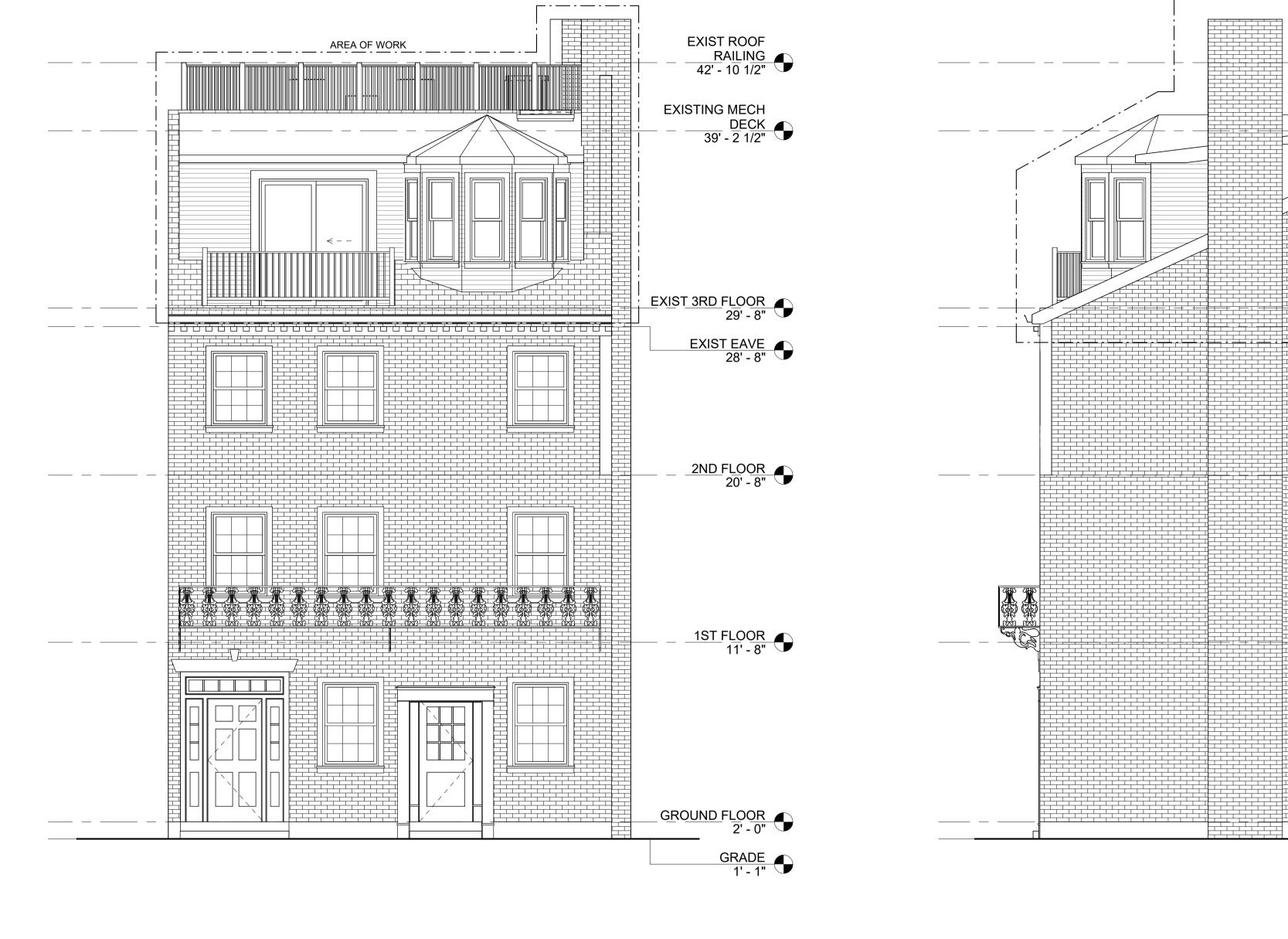
40' - 9 1/4"

L-----

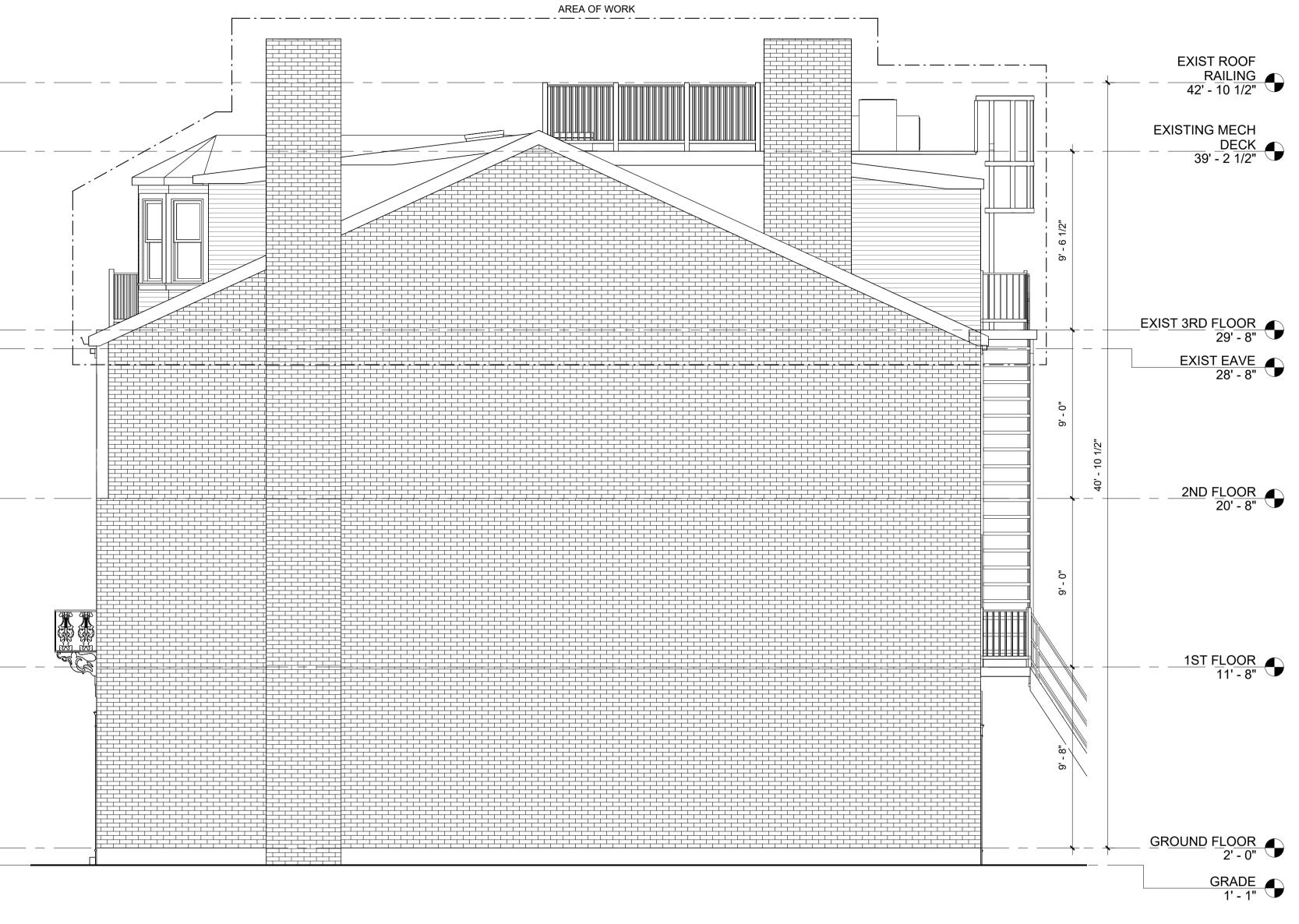
1 2.4

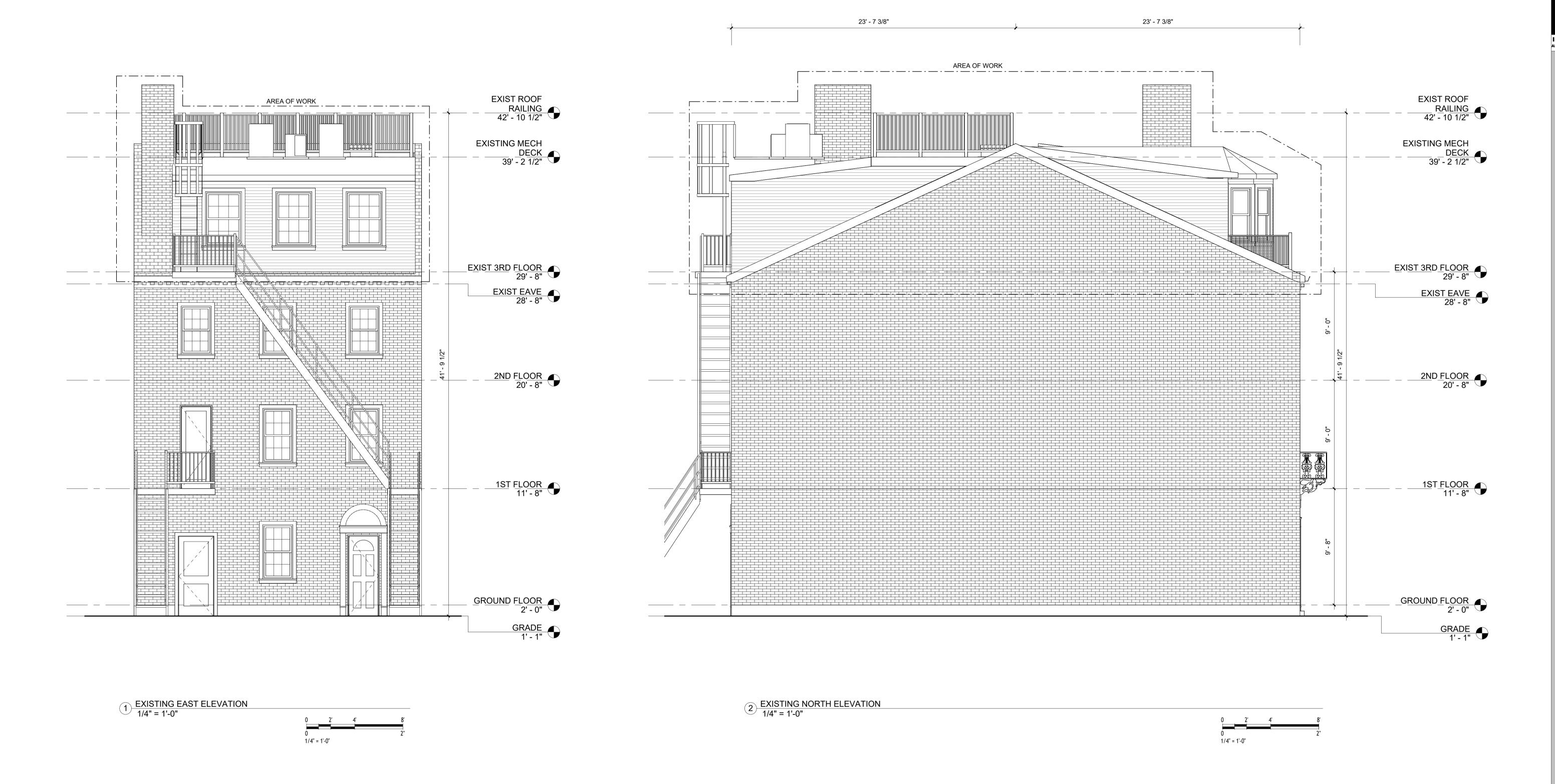






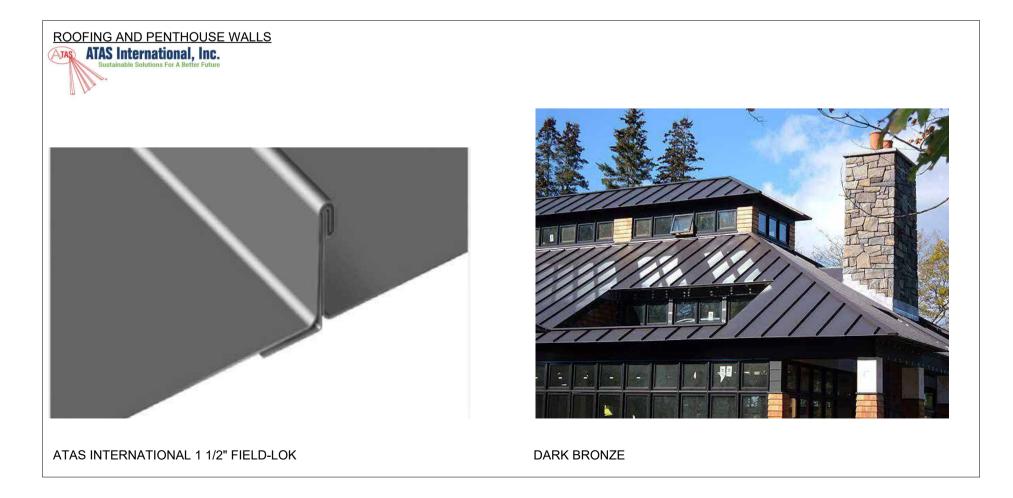
1) EXISTING WEST ELEVATION 1/4" = 1'-0"

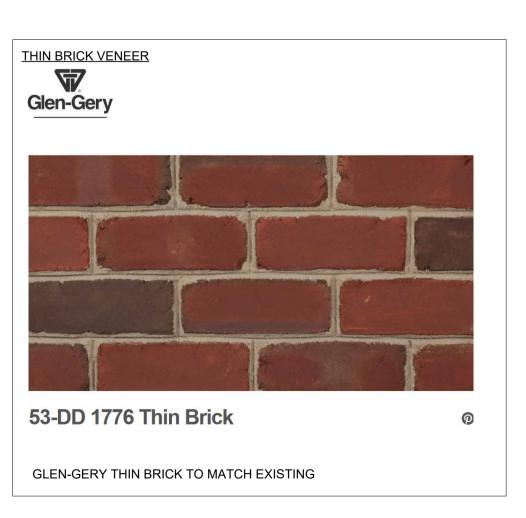


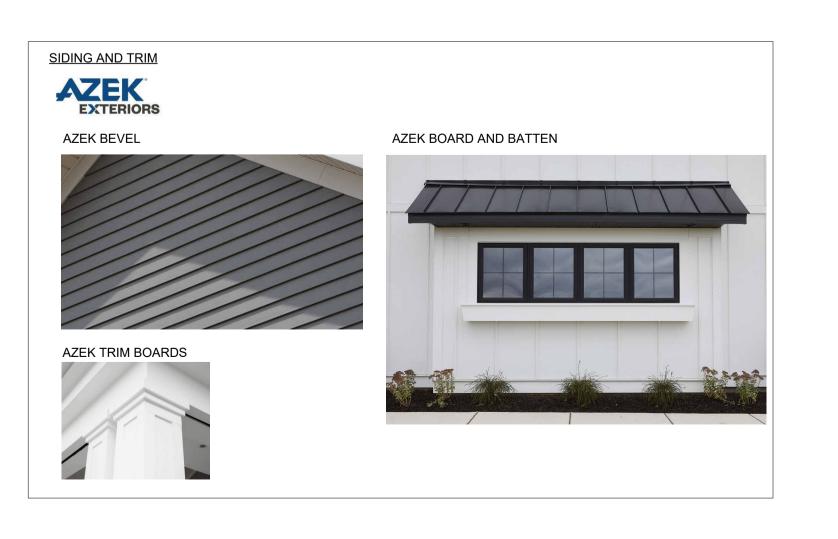




PROPOSED MATERIALS





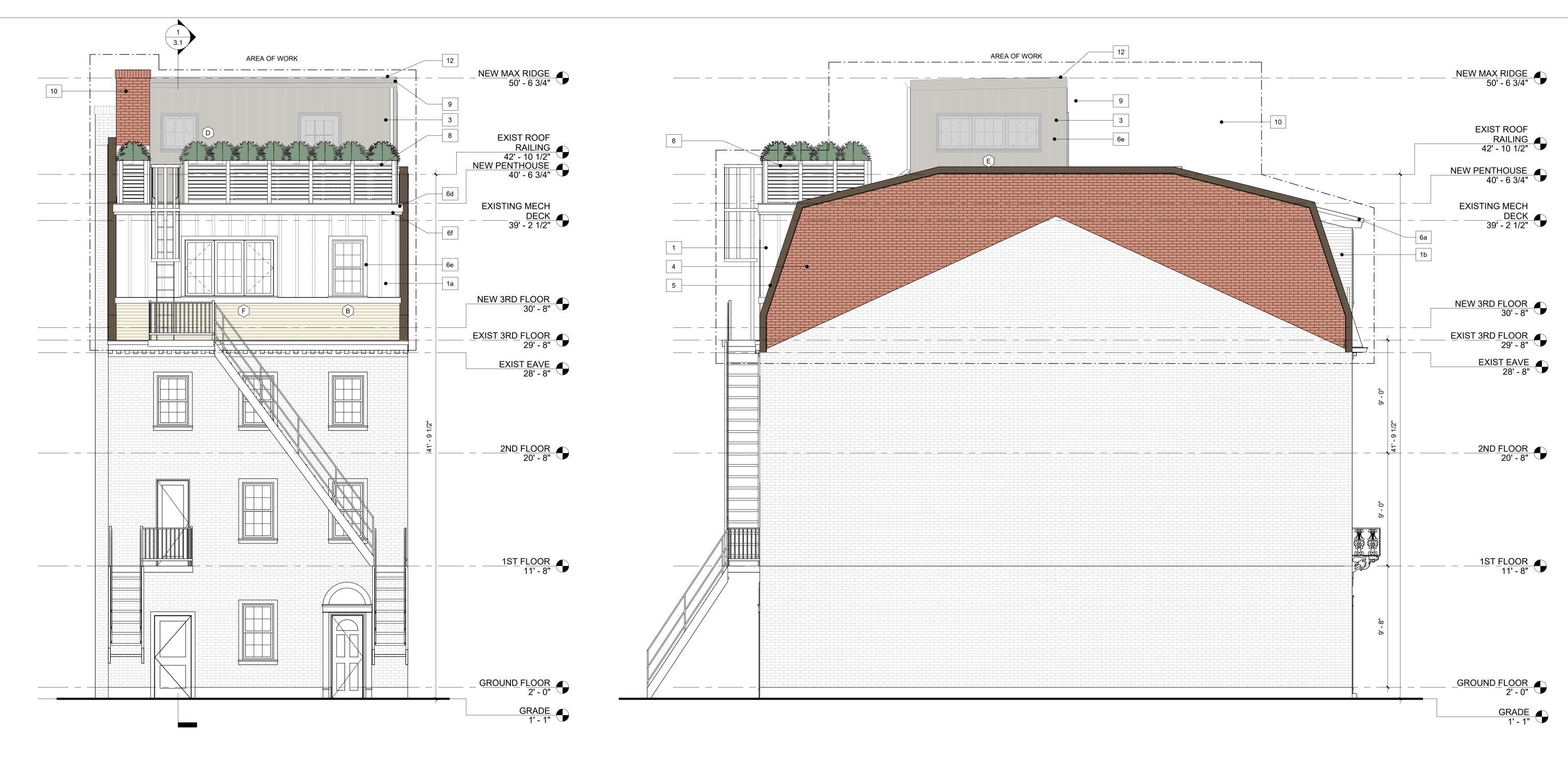


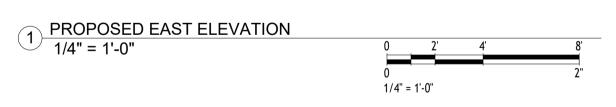
ELEVATION KEYNOTES

- AZEK OR APPROVED SIMILAR SIDING a. BOARD AND BATTEN
- b. BEVEL
- 2. METAL STANDING SEAM ROOFING3. METAL STANDING SEAM WALL PANEL WOOD FRAMED PARTY WALL SYSTEM WITH THIN BRICK TO MATCH EXISTING
- NATURAL BRICK PARTY WALL BELOW 5. METAL COPING - COLOR TO MATCH METAL STANDING SEAM ROOFING AND
- WALL PANELS <u>6.</u> AZEK OR APPROVED SIMILAR SIMULATED WOOD PRODUCTS
- a. 1x4 TRIM ON 1x RAKE
- 1x4 TRIM ON 1x FASCIA
- 1x4 FRIEZE BOARD 1x8 FRIEZE BOARD/ TRIM BAND
- 5/4x4 WINDOW AND DOOR CASING, WITH APRON AT WINDOWS, TYP 1x12 DECK BAND
- 7. COMPOSITE DECKING

 a. WATERPROOF DECK SYSTEM ON PRESSURE TREATED FRAMING 8. CUSTOM CEDAR OR COMPOSITE PLANTERS
- 9. GUTTER AND OR DOWNSPOUT
- 10. BRICK CHIMNEY EXTENSION TO MATCH EXISTING
- 11. COMPOSITE RAIL SYSTEM 12. EPDM ROOF

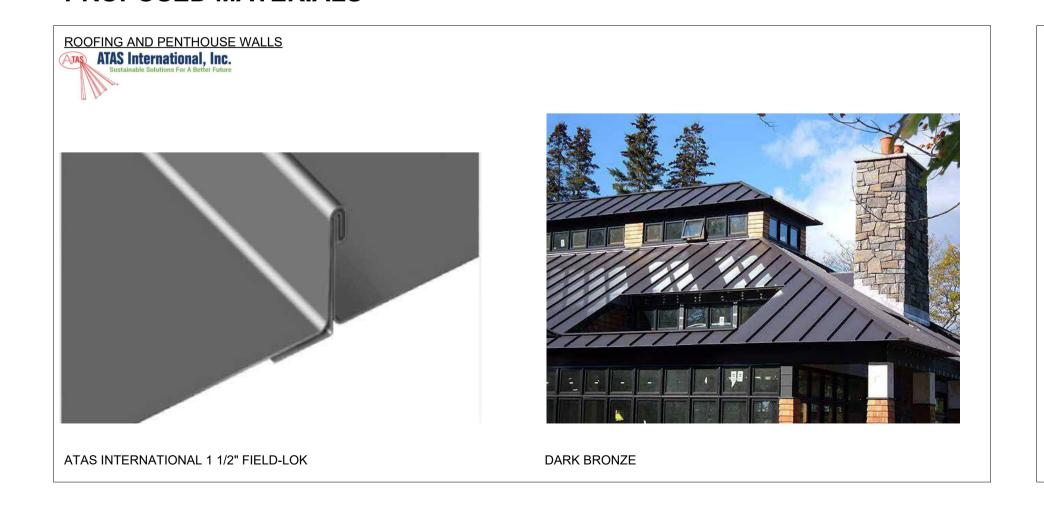




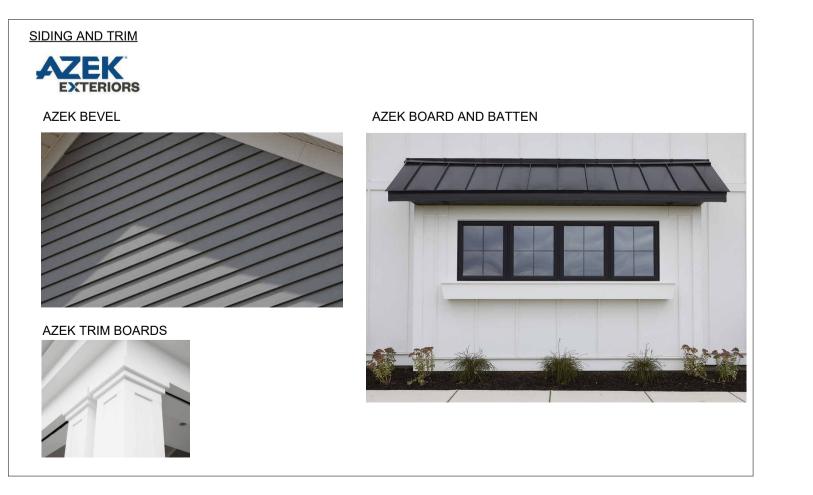


PROPOSED NORTH ELEVATION 1/4" = 1'-0"

PROPOSED MATERIALS



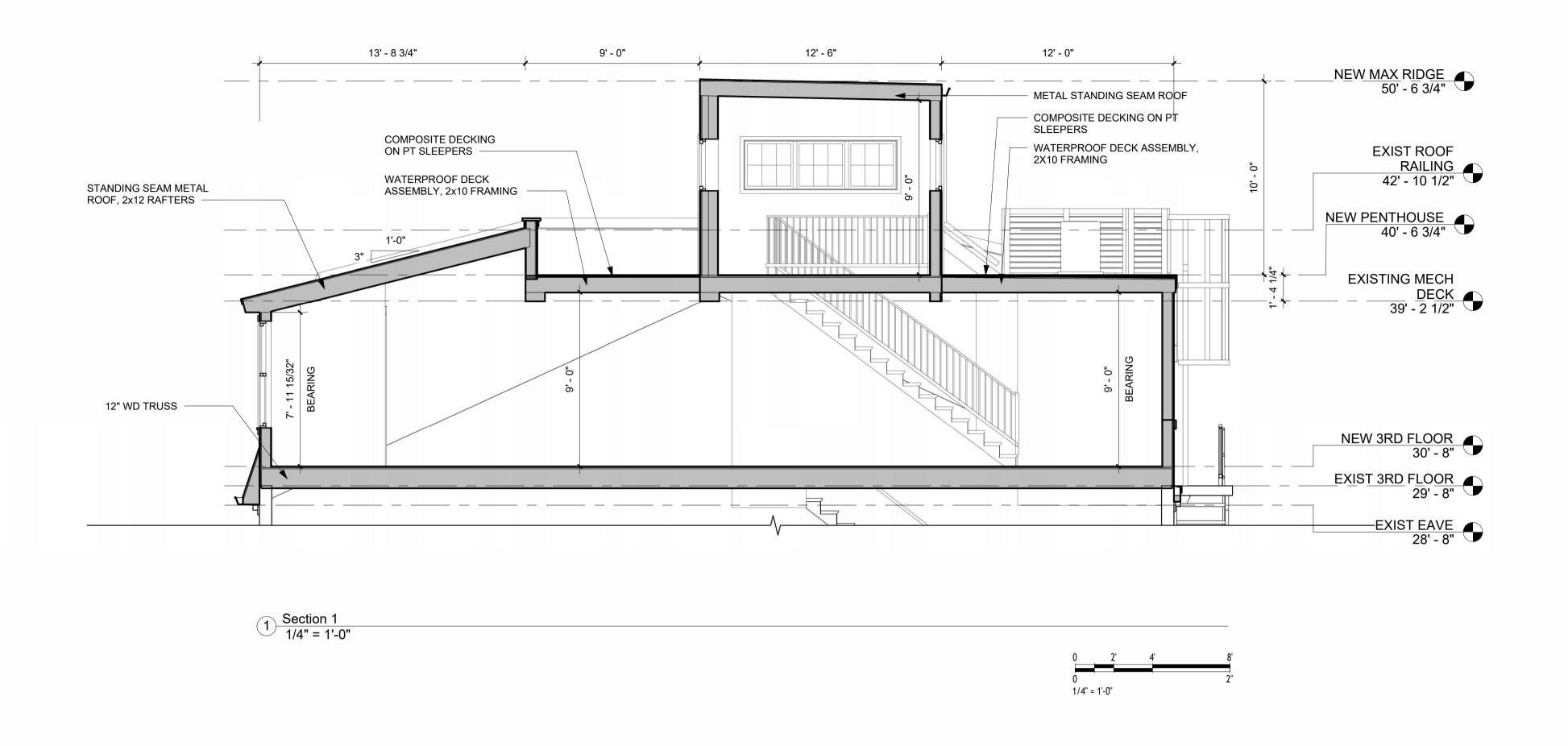


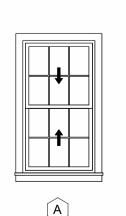


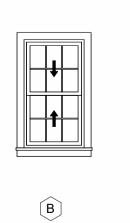
ELEVATION KEYNOTES

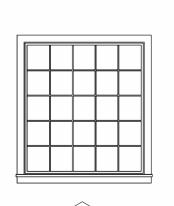
- AZEK OR APPROVED SIMILAR SIDING
- a. BOARD AND BATTEN b. BEVEL
- 2. METAL STANDING SEAM ROOFING3. METAL STANDING SEAM WALL PANEL
- WOOD FRAMED PARTY WALL SYSTEM WITH THIN BRICK TO MATCH EXISTING NATURAL BRICK PARTY WALL BELOW
- 5. METAL COPING COLOR TO MATCH METAL STANDING SEAM ROOFING AND WALL PANELS
- <u>6.</u> AZEK OR APPROVED SIMILAR SIMULATED WOOD PRODUCTS
- a. 1x4 TRIM ON 1x RAKE
- b. 1x4 TRIM ON 1x FASCIA 1x4 FRIEZE BOARD
- 1x8 FRIEZE BOARD/ TRIM BAND
- 5/4x4 WINDOW AND DOOR CASING, WITH APRON AT WINDOWS, TYP 1x12 DECK BAND
- 7. COMPOSITE DECKING
 a. WATERPROOF DECK SYSTEM ON PRESSURE TREATED FRAMING 8. CUSTOM CEDAR OR COMPOSITE PLANTERS
- 9. GUTTER AND OR DOWNSPOUT
- 10. BRICK CHIMNEY EXTENSION TO MATCH EXISTING
- 11. COMPOSITE RAIL SYSTEM 12. EPDM ROOF

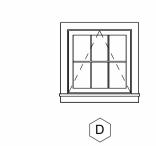


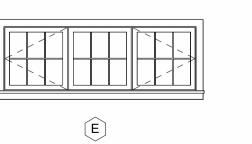


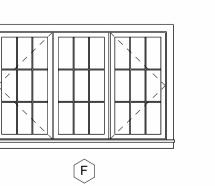






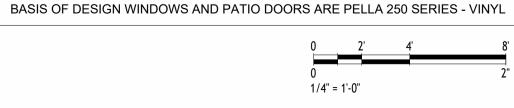






WINDOW SCEDULE					
		SIZE			
TYPE	DESCRIPTION	WIDTH	HEIGHT	MODEL	COMMENTS
Α	DOUBLE HUNG	3' - 0"	5' - 6"	3-0/5-6	
В	DOUBLE HUNG	2' - 6"	4' - 6"	2-6/4-6	
С	FIXED	5' - 0"	5' - 6"	5-0/5-6	
D	AWNING	2' - 8"	2' - 8"	2-8/2-8	
E	MULLED CASEMENT UNITS	8' - 0"	2' - 8"	(3) 2-8/2-8	
F	MULLED CASEMENT UNITS	7' - 1"	4' - 6"	(3) 2-4/4-6	

WINDOW LEGEND 1
1/4" = 1'-0"



Project Address: 201 Islington Street

Permit Requested: Certificate of Approval

Application: Public Hearing 3

A. Property Information - General:

Existing Conditions:

• Zoning District: <u>Character District 4-L2</u>

Land Use: <u>Commercial</u>Land Area: 14,375 SF +/-

• Estimated Age of Structure: c. N/A

Building Style: N/ANumber of Stories: 1

Historical Significance: N/A

• Public View of Proposed Work: Islington Street

• Unique Features: N/A

• Neighborhood Association: North End

B. Proposed Work: Installation of new siding on the structure

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

• Install new siding on the structure





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
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- 4. Compatibility of innovative technologies with surrounding properties

