

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: 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**

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

HIGHBURY 18 LADD ST

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:



SELECTWOOD

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.

UNIT SUMMARY

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

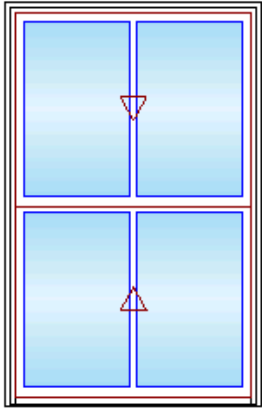
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

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

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:		927.03
Qty: 3		Ext. Net Price:	USD	2,781.09



As Viewed From The Exterior

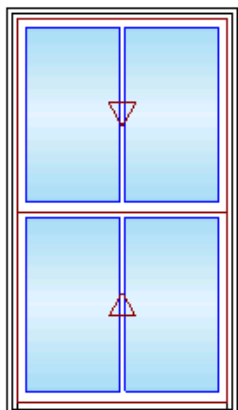
Entered As: FS
MO 39 5/8" X 60 1/4"
FS 39 1/8" X 60"
RO 40 1/8" X 60 1/2"
Egress Information
 Width: 36" Height: 25 3/32"
 Net Clear Opening: 6.27 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.28
 Visible Light Transmittance: 0.48
 Condensation Resistance: 56
 CPD Number: 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
 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
 Beige Weather Strip Package
 1 Almond Frost Sash Lock
 Exterior Aluminum Screen
 Bronze Surround
 Bright View Mesh
 4 9/16" Jamb
 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



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

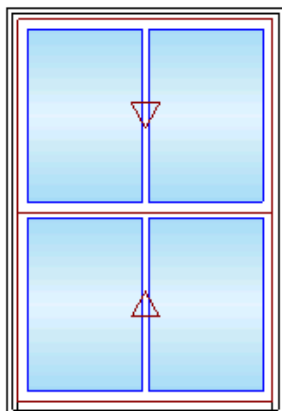
FL6525

- Bottom Sash
- Bronze Exterior
- Bare Pine Interior
- 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
- 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



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

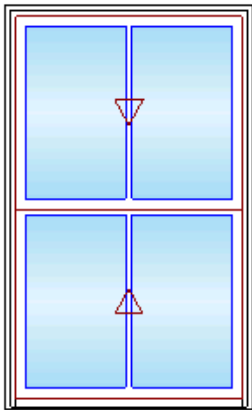
- Bronze Exterior
- Bare Pine Interior
- Elevate Double Hung
- Frame Size 39 1/4" X 55 7/8"
- Rough Opening 40 1/4" X 56 3/8"
- Top Sash
- Bronze Exterior
- Bare Pine Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut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

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" Jamb
 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

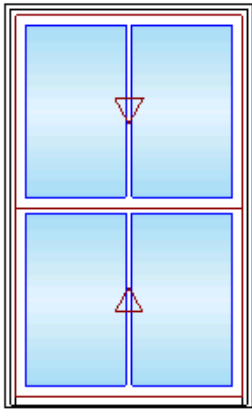
Entered As: FS
MO 35 5/8" X 56 1/8"
FS 35 1/8" X 55 7/8"
RO 36 1/8" X 56 3/8"
Egress Information
 Width: 32" Height: 23 1/32"
 Net Clear Opening: 5.12 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.28
 Visible Light Transmittance: 0.48
 Condensation Resistance: 56
 CPD Number: 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
 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
 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
 Beige Weather Strip Package
 1 Almond Frost Sash Lock
 Exterior Aluminum Screen
 Bronze Surround
 Bright View Mesh
 4 9/16" Jamb
 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 #5	Mark Unit: 1ST & 2ND UNIT 2ND FLR TEMP	Net Price:		1,058.94
Qty: 2		Ext. Net Price:	USD	2,117.88



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



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

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
Beige Weather Strip Package
1 Almond Frost Sash Lock
Exterior Aluminum Screen
Bronze Surround
Bright View Mesh
4 9/16" Jamb

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

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

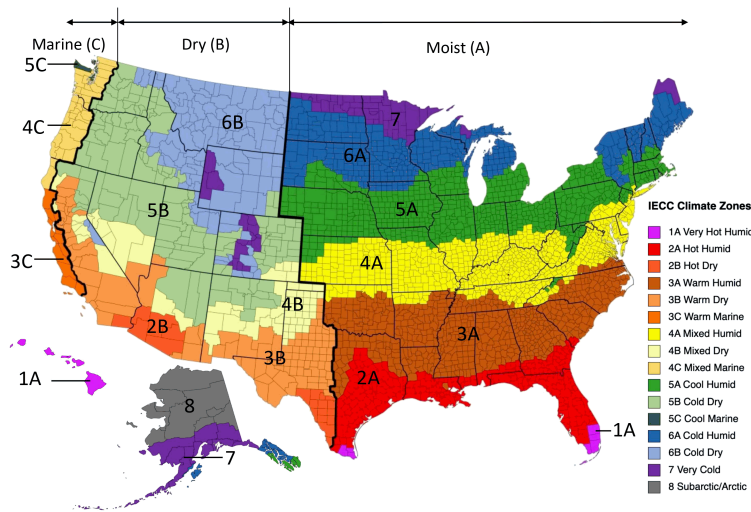
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

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.

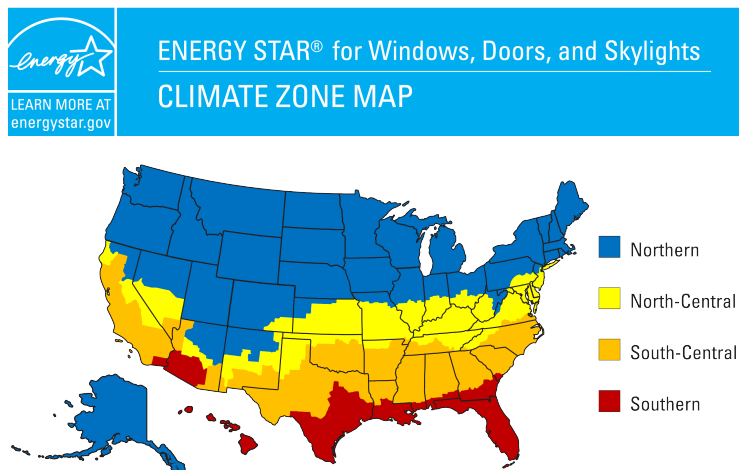
Code (residential, building or energy) Compliance:

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:



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 accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

DOUBLE HUNG

3 Wide and 4 Wide

MO (mm)	9-5 (2870)	7-2 1/2 (2197)	8-6 1/2 (2604)
RO (mm)	9-5 1/2 (2883)	7-3 (2210)	8-7 (2616)
FS (mm)	9-4 1/2 (2858)	7-2 (2184)	8-6 (2591)
3-0 (914)			
3-0 1/4 (921)	ELDH3836 3W	ELDH2236 4W	ELDH2636 4W
3-0 1/4 (922)			
3-4 (1016)	ELDH3840 3W	ELDH2240 4W	ELDH2640 4W
3-4 1/4 (1022)			
3-4 1/4 (1010)	ELDH3844 3W	ELDH2244 4W	ELDH2644 4W
3-8 (1176)			
3-8 1/4 (1124)	ELDH3848 3W	ELDH2248 4W	ELDH2648 4W
3-7 3/4 (1111)			
4-0 (1219)	ELDH3852 3W	ELDH2252 4W	ELDH2652 4W
4-0 1/4 (1226)			
4-0 1/4 (1213)	ELDH3856 3W	ELDH2256 4W	ELDH2656 4W
4-4 (1321)			
4-4 1/4 (1327)	ELDH3860 3W E	ELDH2260 4W	ELDH2660 4W
4-3 3/4 (1314)			
4-4 (1422)	ELDH3864 3W E	ELDH2264 4W	ELDH2664 4W
4-8 1/4 (1429)			
4-8 1/4 (1416)	ELDH3868 3W	ELDH2268 4W	ELDH2668 4W
5-0 (1524)			
5-0 1/4 (1530)	ELDH3872 3W E	ELDH2272 4W	ELDH2672 4W
4-11 3/4 (1518)			
5-4 (1626)	ELDH3876 3W E	ELDH2276 4W	ELDH2676 4W
5-4 1/4 (1632)			
5-4 1/4 (1619)	ELDH3880 3W	ELDH2280 4W	ELDH2680 4W
5-8 (1727)			
5-8 1/4 (1734)	ELDH3884 3W	ELDH2284 4W	ELDH2684 4W
5-7 3/4 (1721)			
5-8 (1829)	ELDH3888 3W	ELDH2288 4W	ELDH2688 4W
6-0 (1835)			
6-0 1/4 (1822)	ELDH3892 3W	ELDH2292 4W	ELDH2692 4W
6-4 (1930)			
6-4 1/4 (1937)	ELDH3896 3W	ELDH2296 4W	ELDH2696 4W
6-3 3/4 (1924)			
	ELDH3900 3W	ELDH2300 4W	ELDH2700 4W

Details and Elevations not to scale.

Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.

Minimum frame size: 17 1/2" x 27 3/4"

Maximum frame size: 53 1/2" x 83 3/4"

Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.

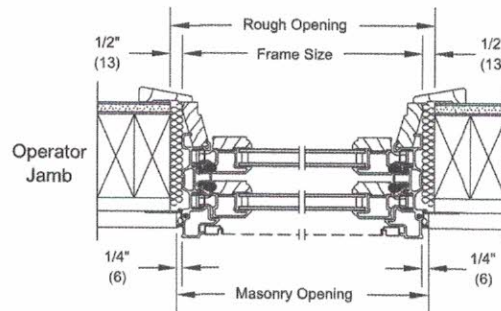
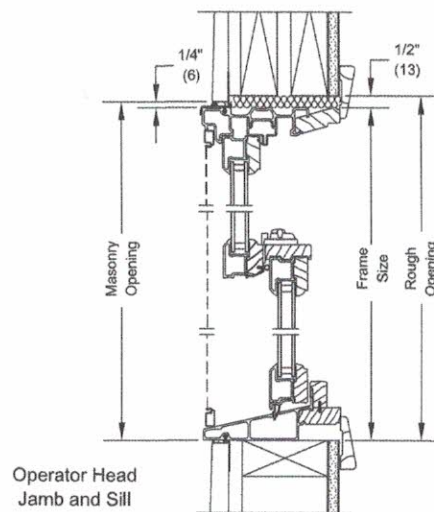
When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.

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.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

Construction Details



MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullied.

MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.

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 reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.

Project Address: 93 State Street
Permit Requested: Certificate of Approval
Application: Public Hearing 1



A. Property Information - General:

Existing Conditions:

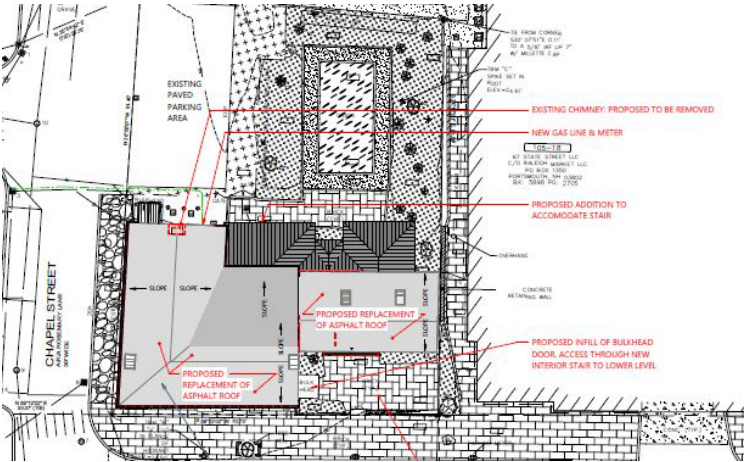
- Zoning District: Character District 4 (CD4)
- Land Use: Residential
- Land Area: 5,782 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

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



**HISTORIC
SURVEY
RATING
C**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
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

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 Strawberry 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
 - 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

TMS

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WWW.TMSARCHITECTS.COM

- Proposed replacement is brick veneer chimney to match existing location, shape, size, and bishop's cap
 - Existing brick from the project will be salvaged and reused
- Replacement of chimney on near Chapel St entry
 - 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
 - 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.
 - 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
 - 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

TMS

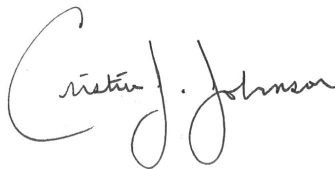
architects
interiors

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WWW.TMSARCHITECTS.COM

- 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)
 - Historic photos show these windows were added over time
 - 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

Portsmouth Historic District Commission
09/20/2024

Administrative Approval Meeting 10/02/2024

DWG Revision & Issue Index

Rev. No.	Date As Noted	Description



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 Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Order
A002	Architectural Site Plan	09/20/2024			4
A003	Project Reference Images	09/20/2024			4
A004	Code Review	09/20/2024			4
A010	Existing Crawlspace Plan	09/20/2024			4
A011	Existing First Floor Plan	09/20/2024			4
A012	Existing Second Floor Plan	09/20/2024			4
A017	Existing Elevations	09/20/2024			4
A100	Proposed Foundation & Crawl Space Plan	09/20/2024			4
A101	Proposed First Floor Plan	09/20/2024			4
A102	Proposed Second Floor Plan	09/20/2024			4
A200	Elevation Views - Street Facing	09/20/2024			4
A201	Elevation Views	09/20/2024			4
A400	Wall Sections	09/20/2024			4
A500	Window Schedule & Types	09/20/2024			4
A501	Exterior Door Schedule	09/20/2024			4
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

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 DRAWN IN FULL.
- 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 PRODUCT SUBMITTALS.
- WALLS WITH UL DESIGN NUMBERS SHALL BE CONSTRUCTED TO UL STANDARDS. PRODUCTS USED SHALL BEAR UL CLASSIFICATION WHERE REQUIRED BY THE UL DESIGN.
- 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.
- 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.
- SEE STRUCTURAL DRAWINGS FOR SIZES OF STRUCTURAL MEMBERS, DESIGN LOADS AND MINIMUM REQUIREMENTS.
- 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.
- CONTRACTOR TO REVIEW MANUFACTURER OF SUBMITTED PRODUCTS INSTALLATION RECOMMENDATIONS AND COORDINATE WITH DESIGN DETAILS. 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.

PROJECT TEAM

TMS
architects
interiors

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Michael & Deb Anthony
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www.ne-cornerstone.com



LOCUS MAP





Anthony Residence Renovation

Exterior Rendering - View from State Street

93 State Street
Portsmouth, NH

09/20/2024

TMS
architects
interiors

R900



Anthony Residence Renovation

Exterior Rendering - View from Chapel Street

93 State Street
Portsmouth, NH

09/20/2024

TMS
architects
interiors

R901



Anthony Residence Renovation

Exterior Rendering - View from Courtyard

93 State Street
Portsmouth, NH

09/20/2024

TMS
architects
interiors

R902



Anthony Residence Renovation

Exterior Rendering - View from State Street towards Chapel

93 State Street
Portsmouth, NH

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: CD4
- Land Use: Residential
- Land Area: 1,417-1,780 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: New roofing, roof deck, and windows and new the 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



EXISTING



PROPOSED



EXISTING



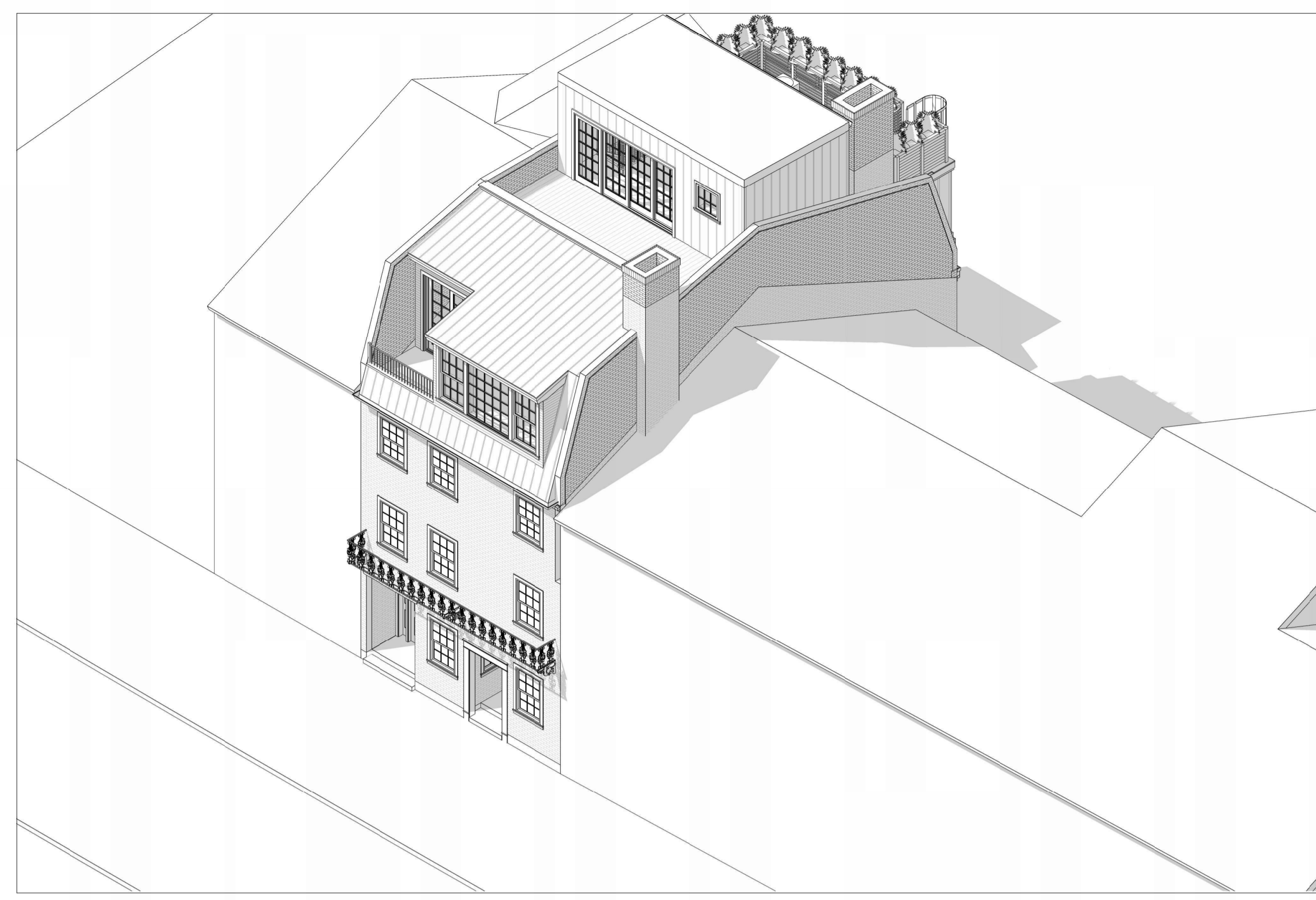
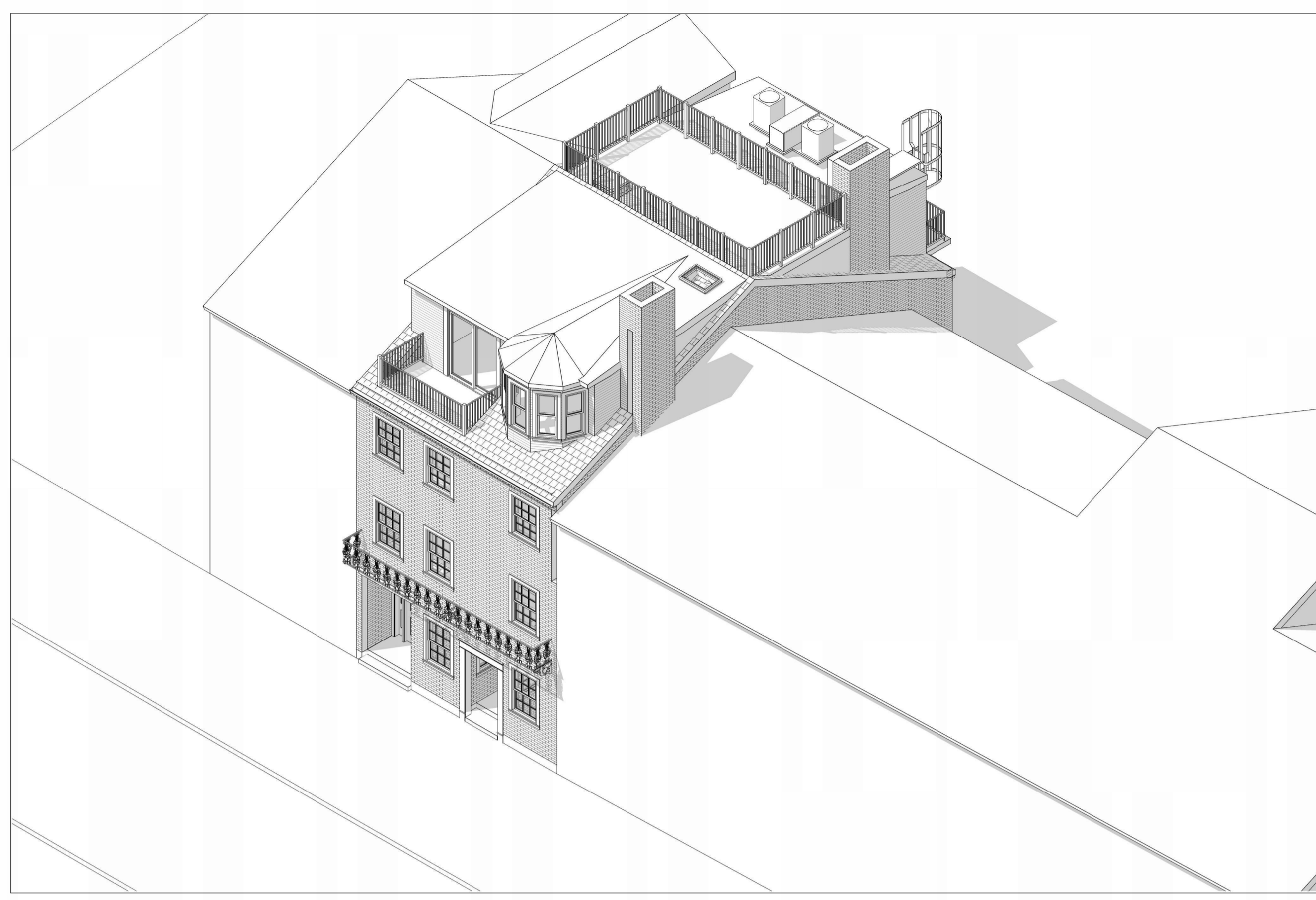
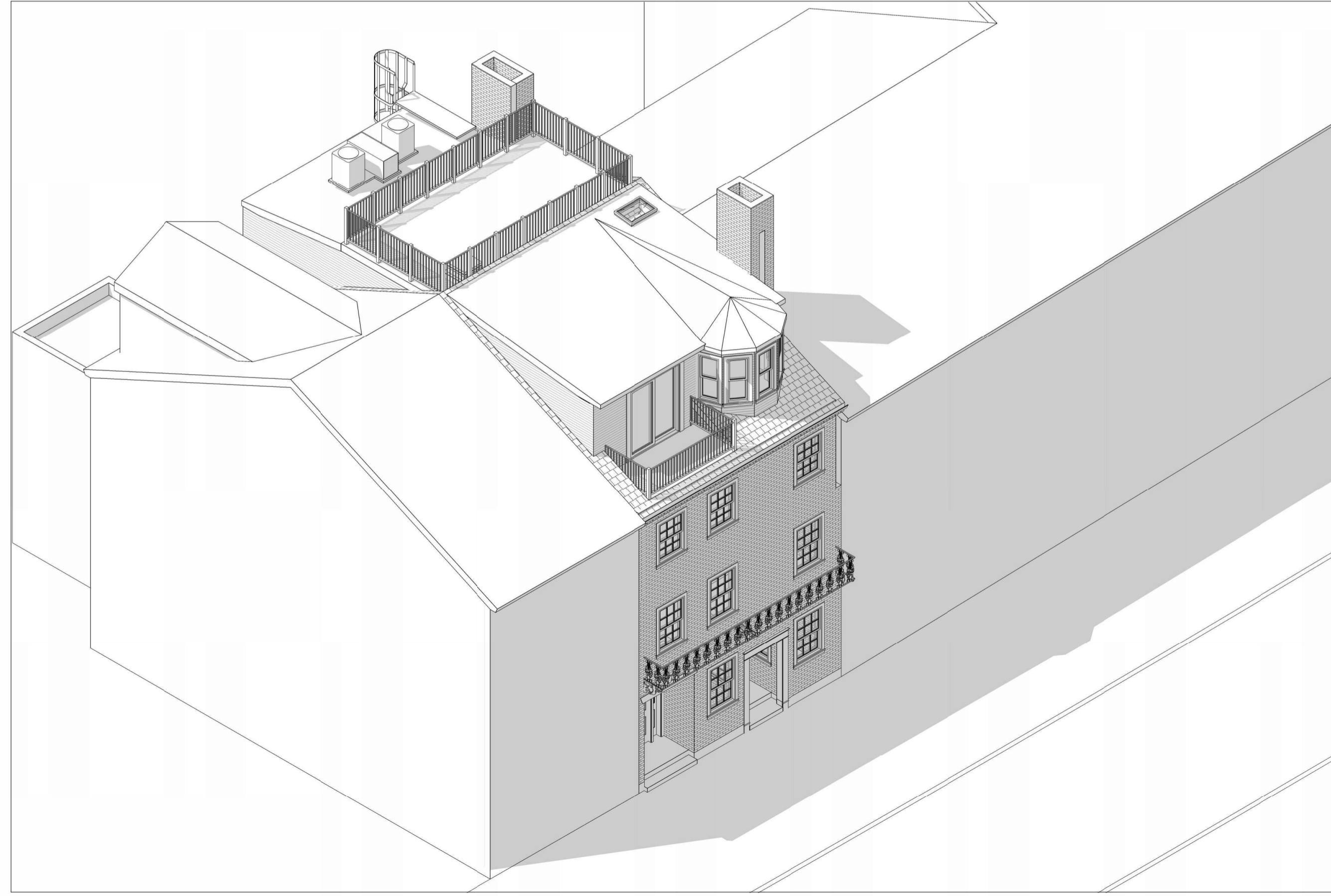
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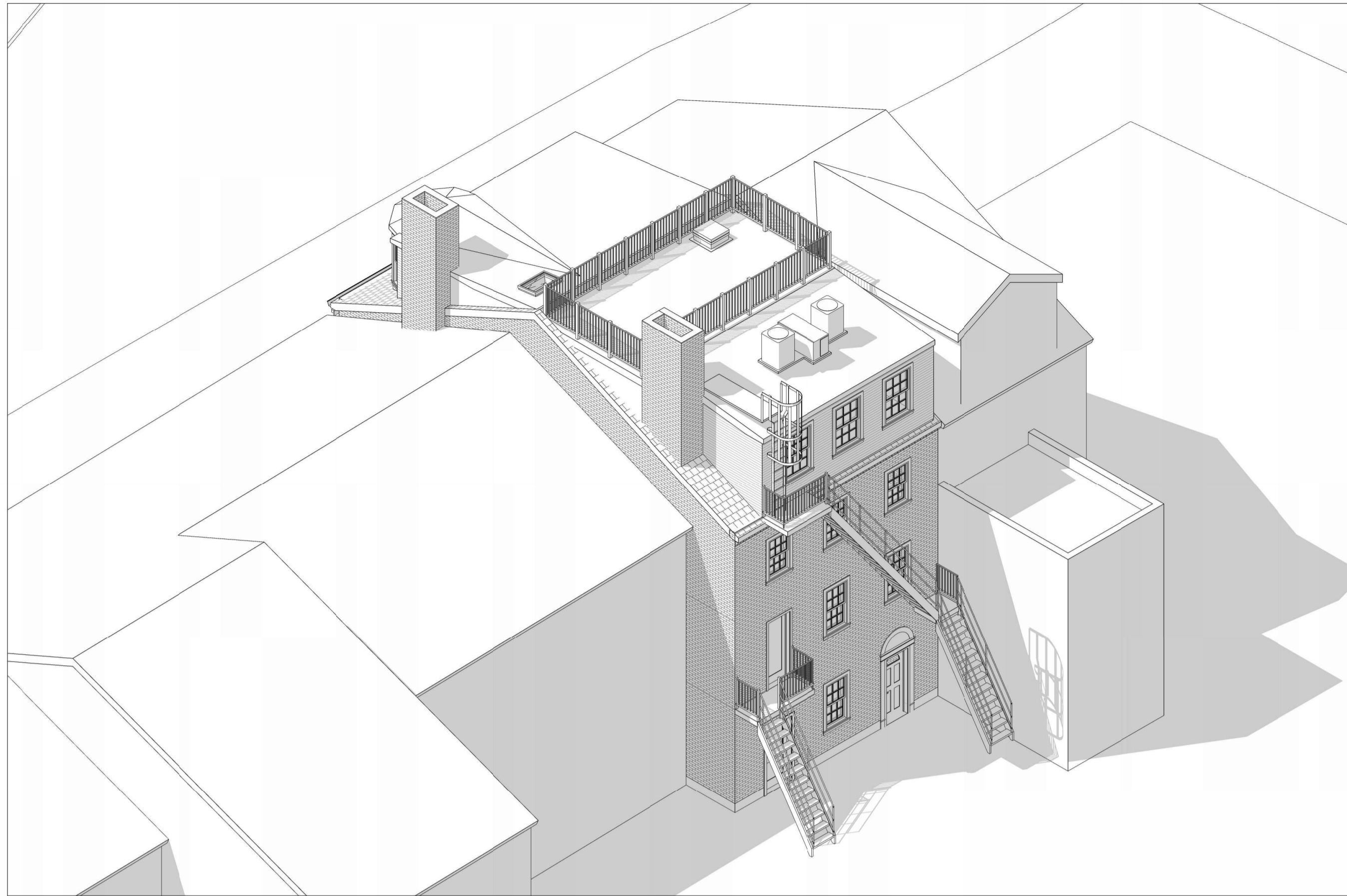


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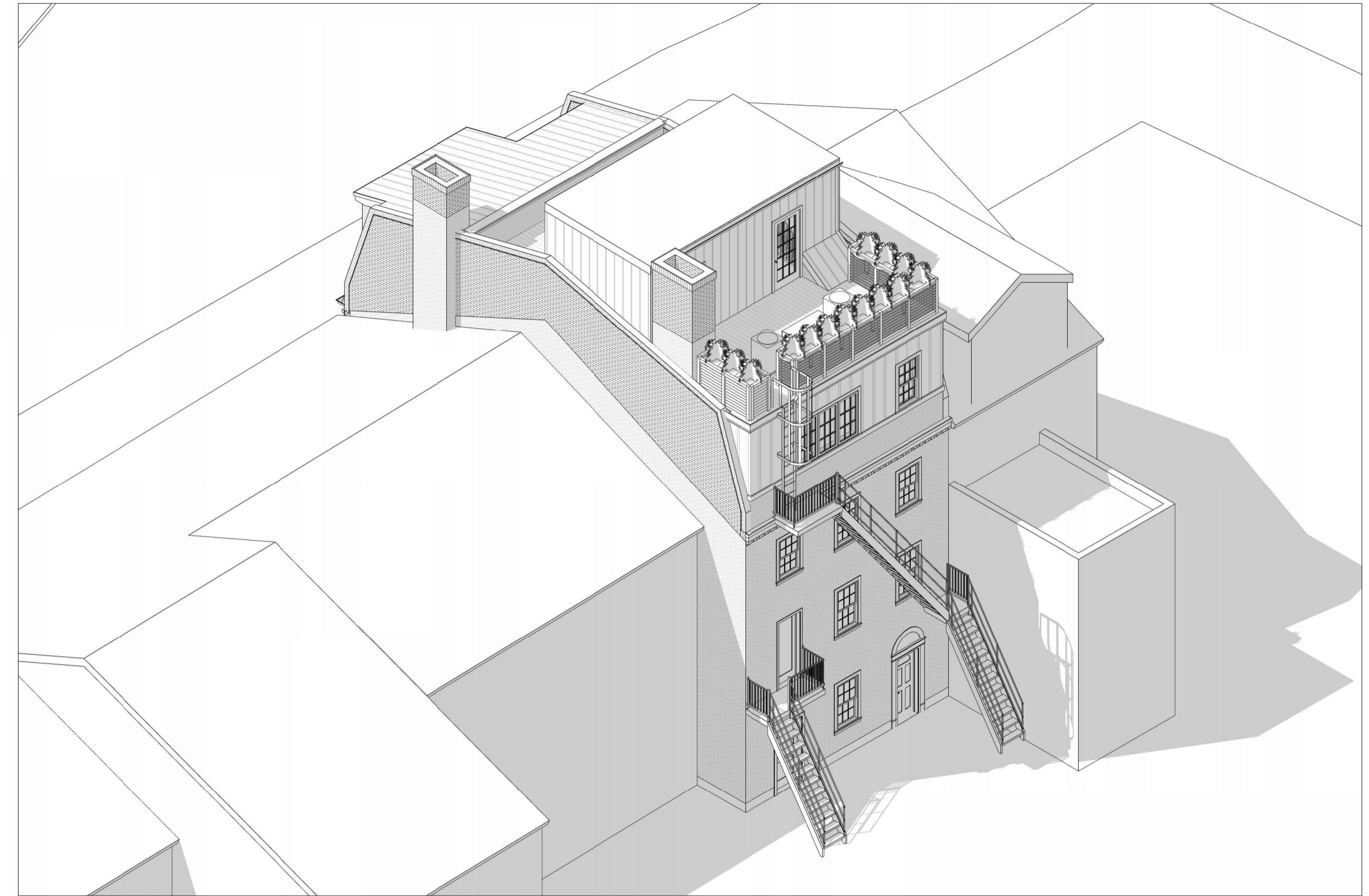


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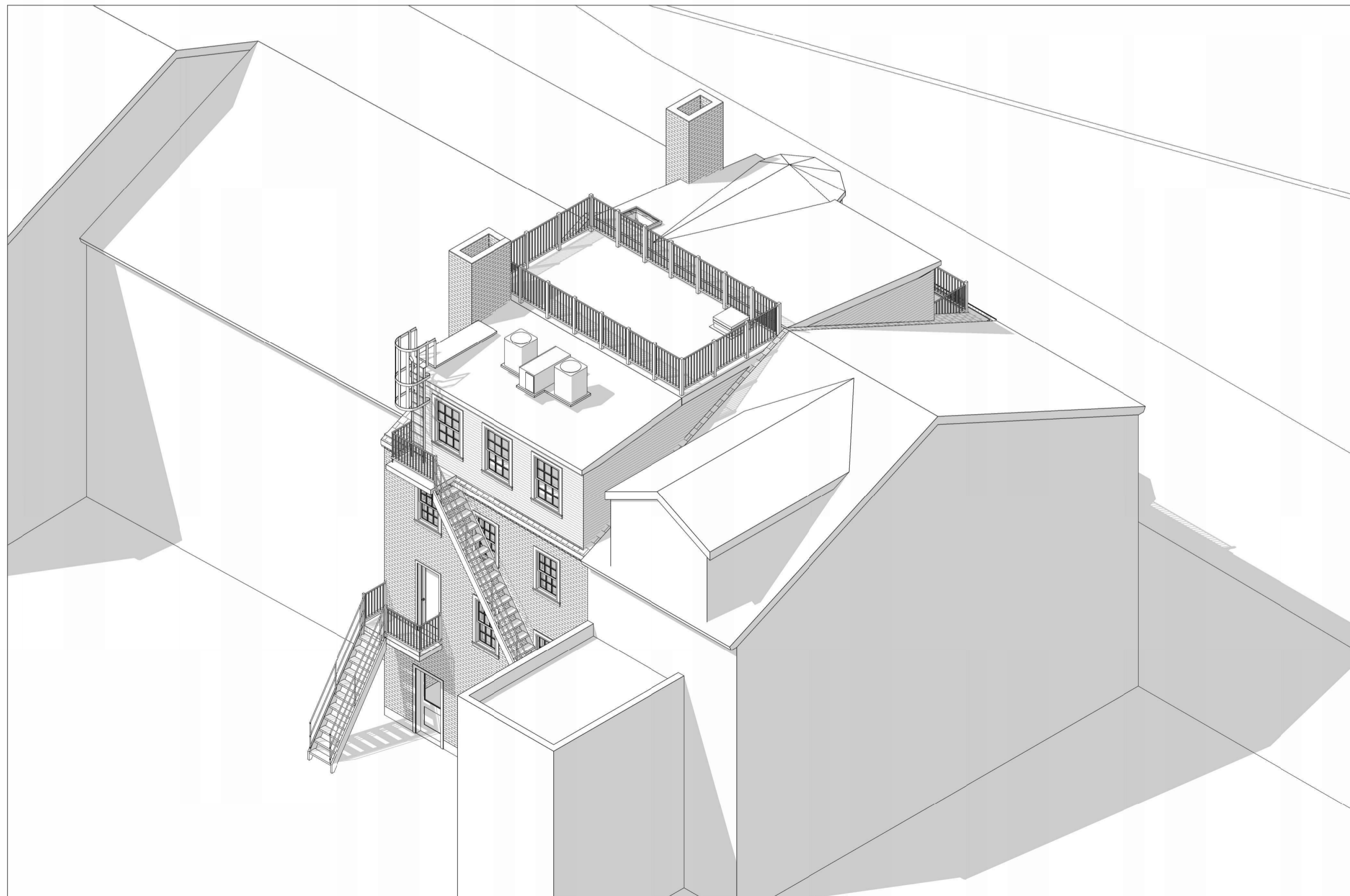




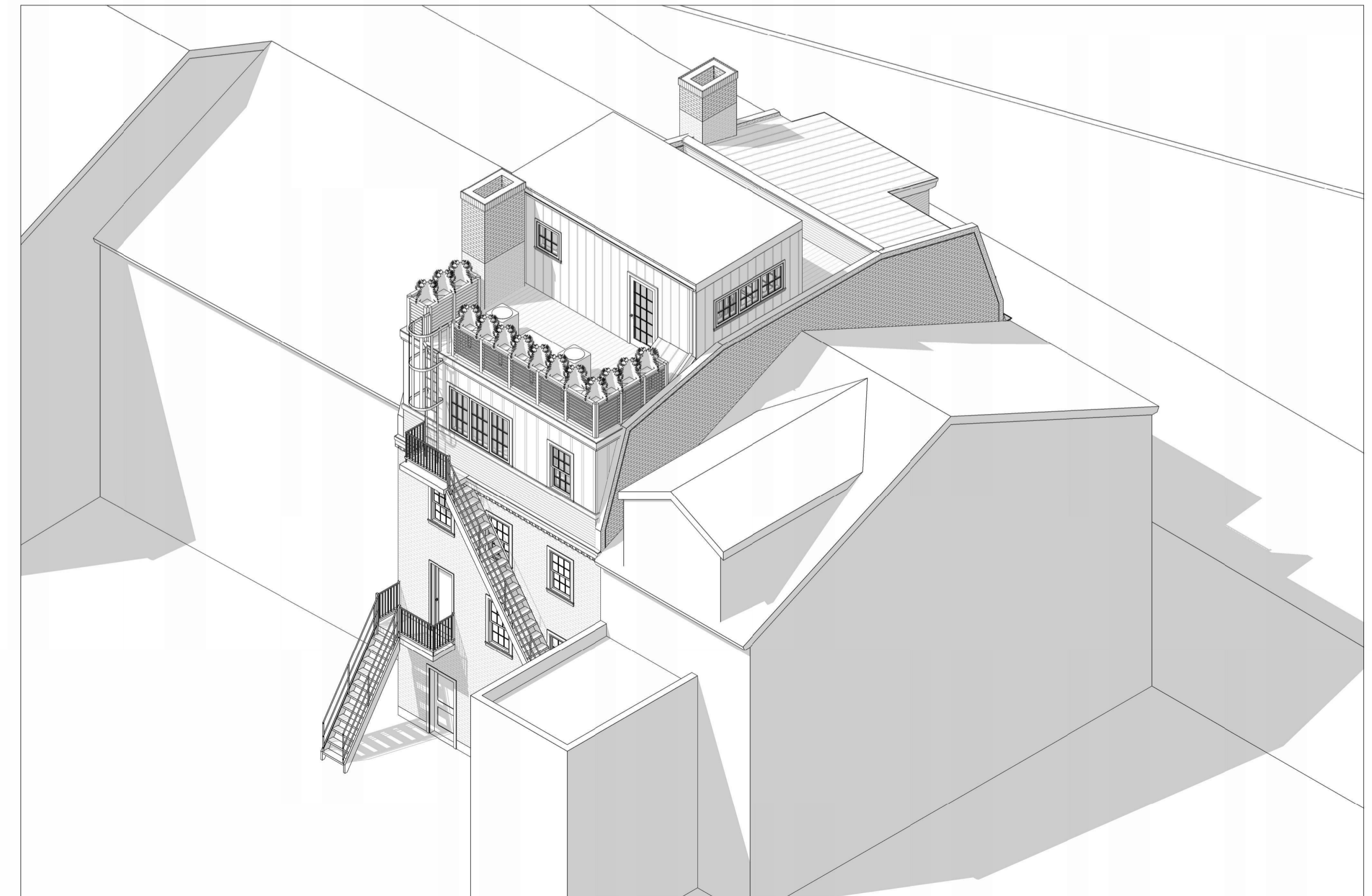
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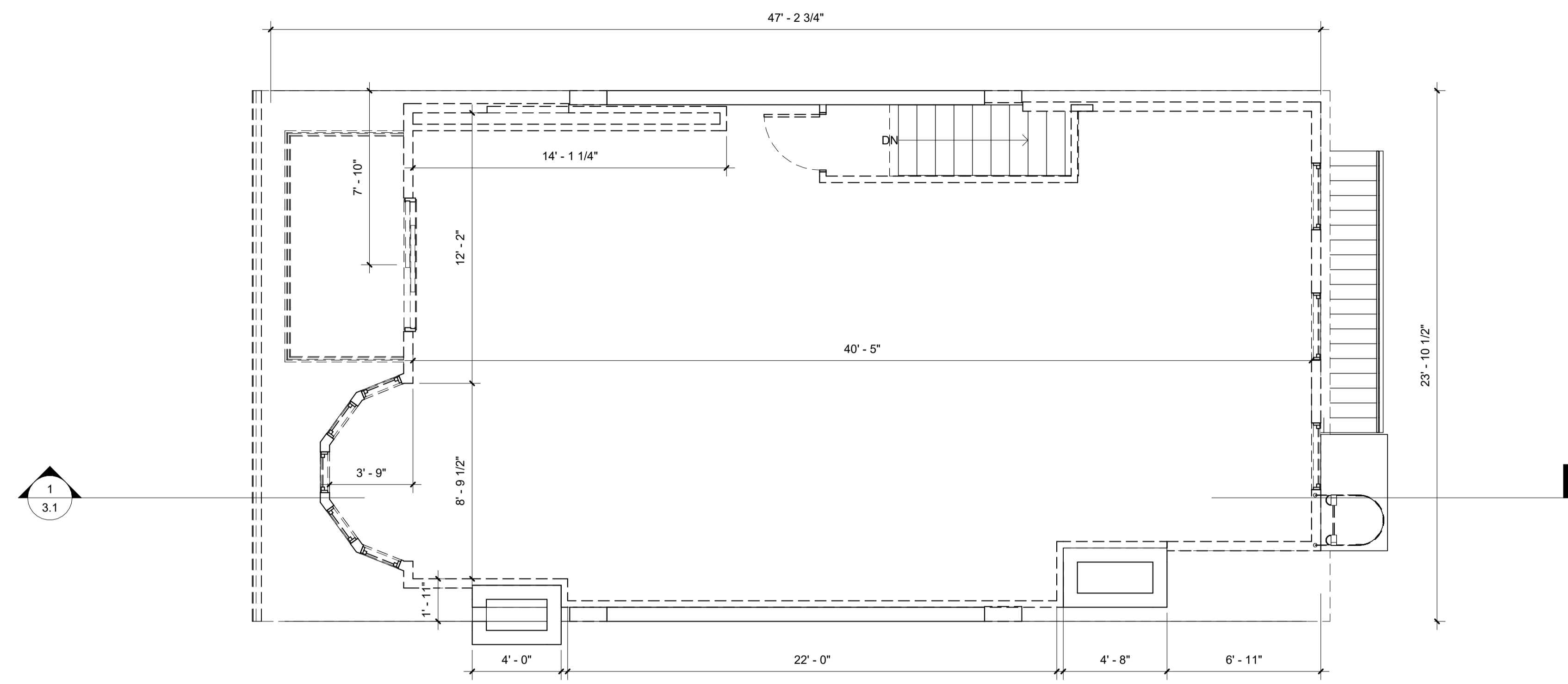
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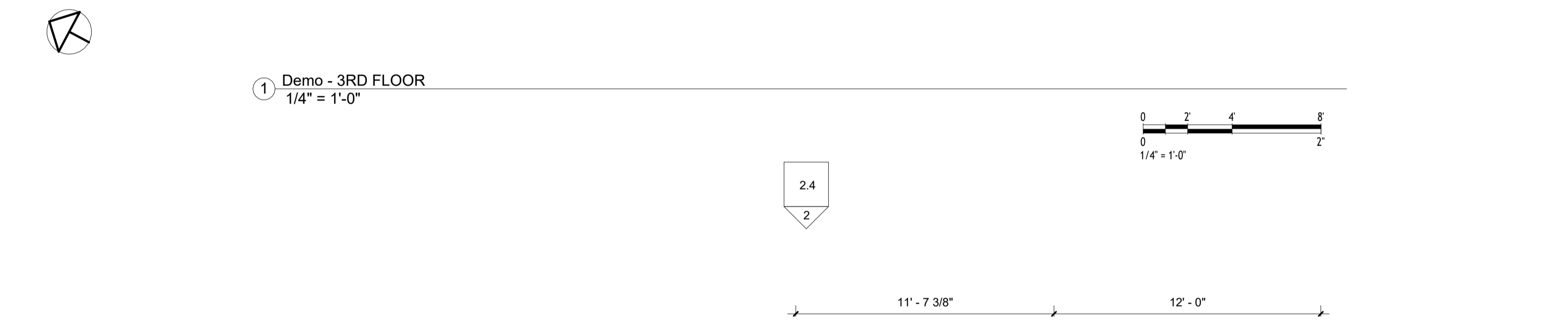
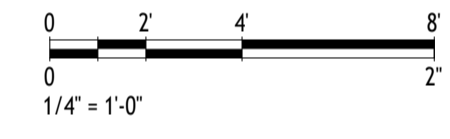
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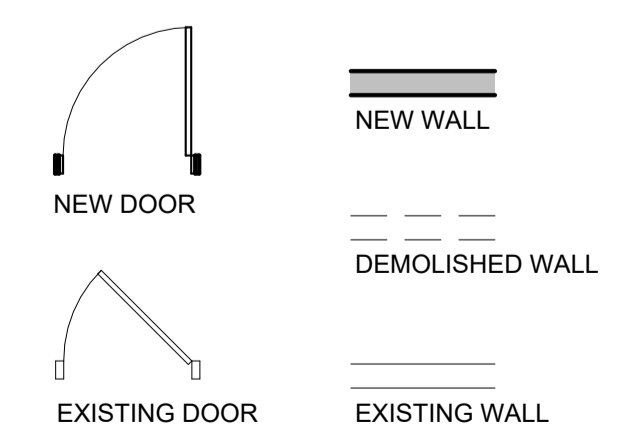
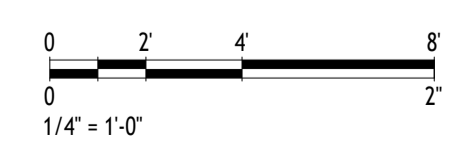
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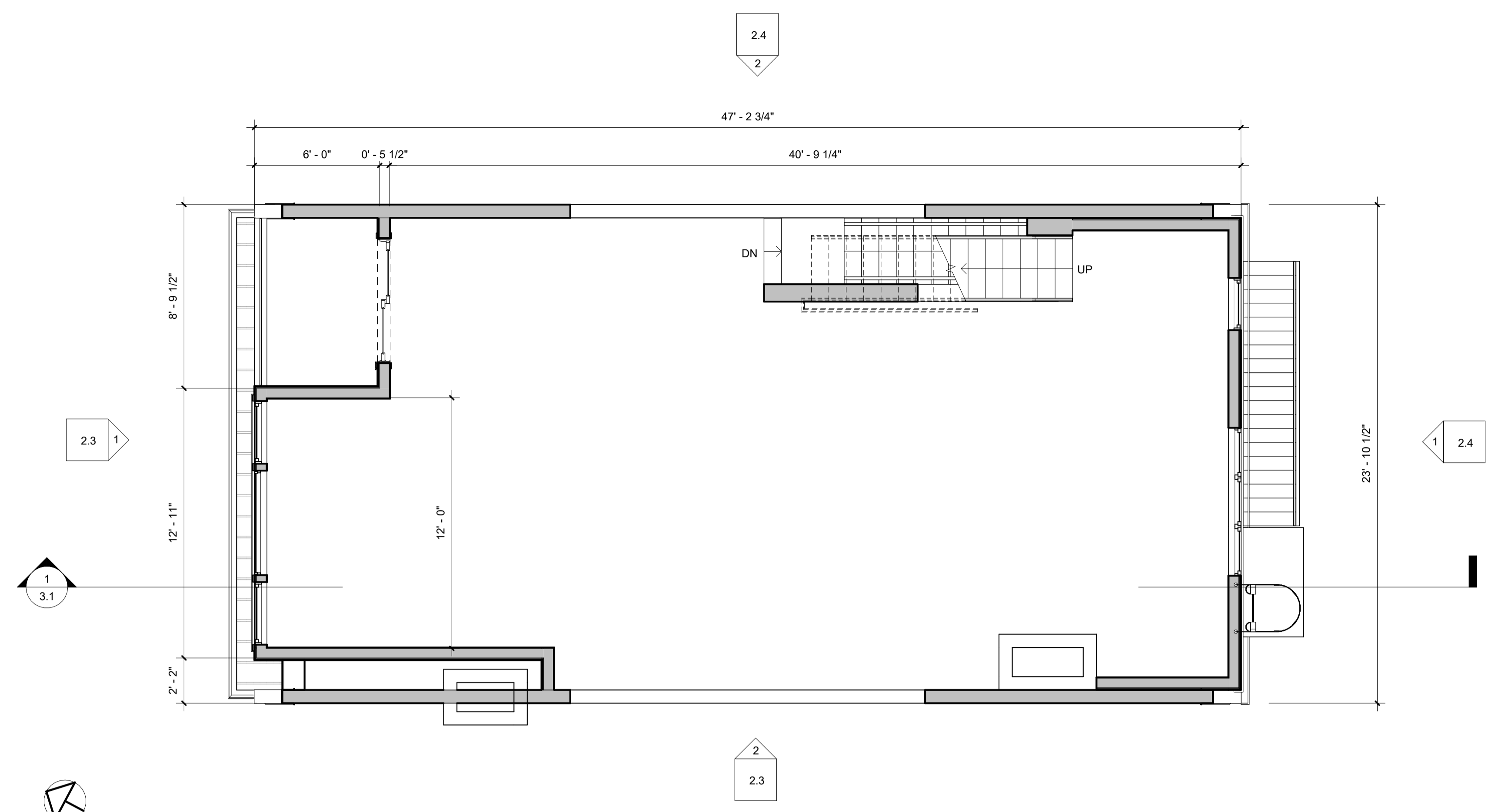


① Demo - 3RD FLOOR
1/4" = 1'-0"

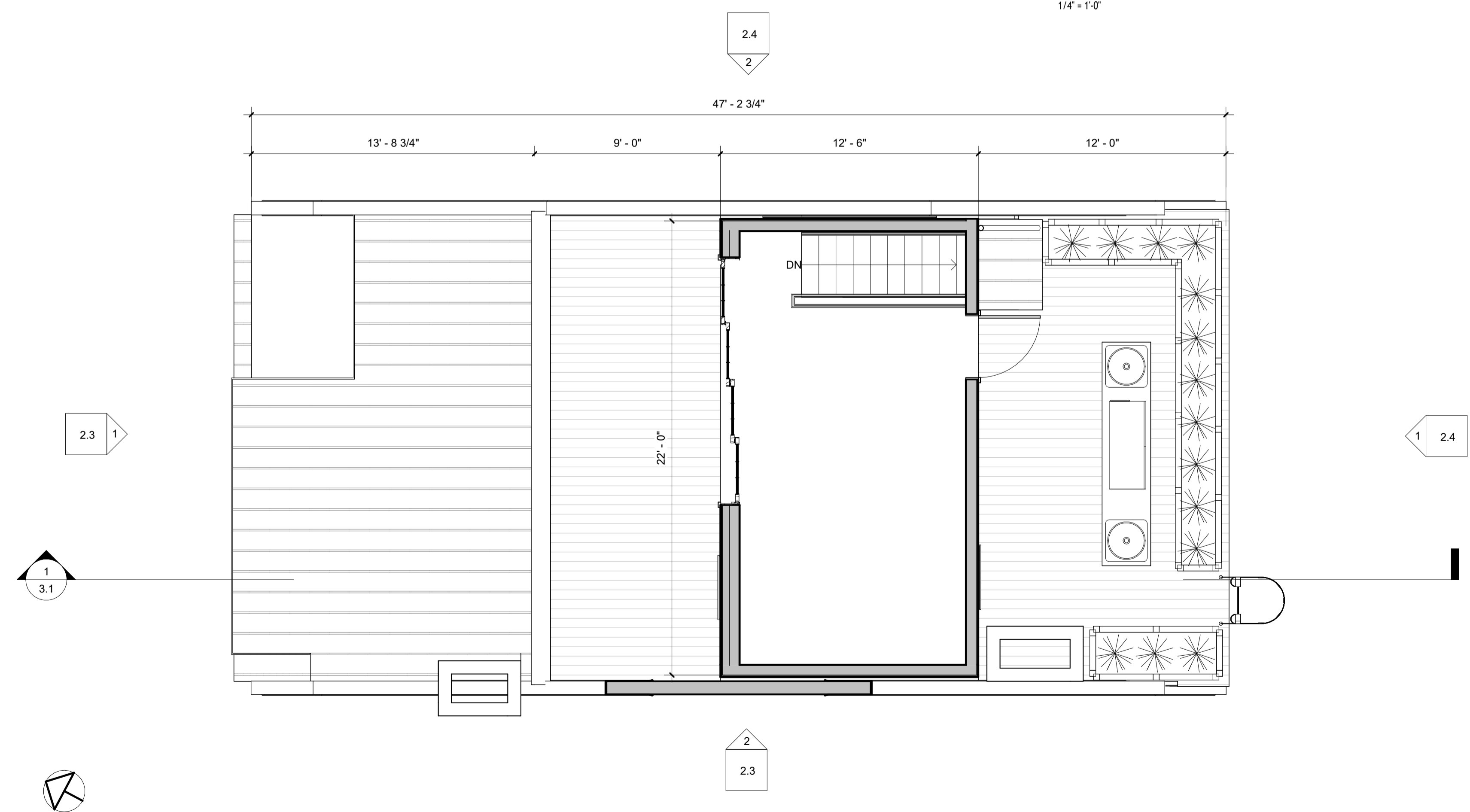
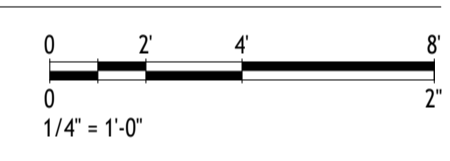


② Demo - PENTHOUSE
1/4" = 1'-0"

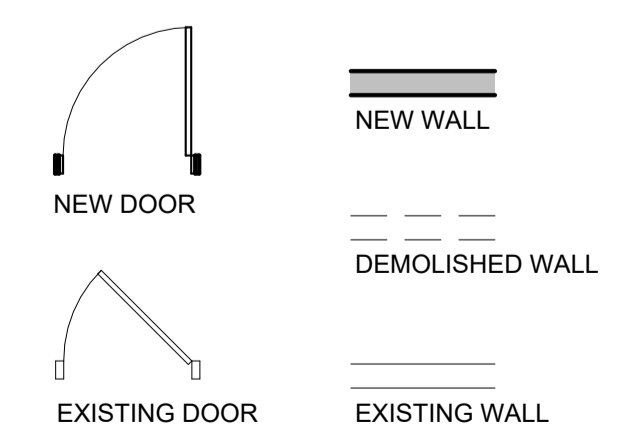


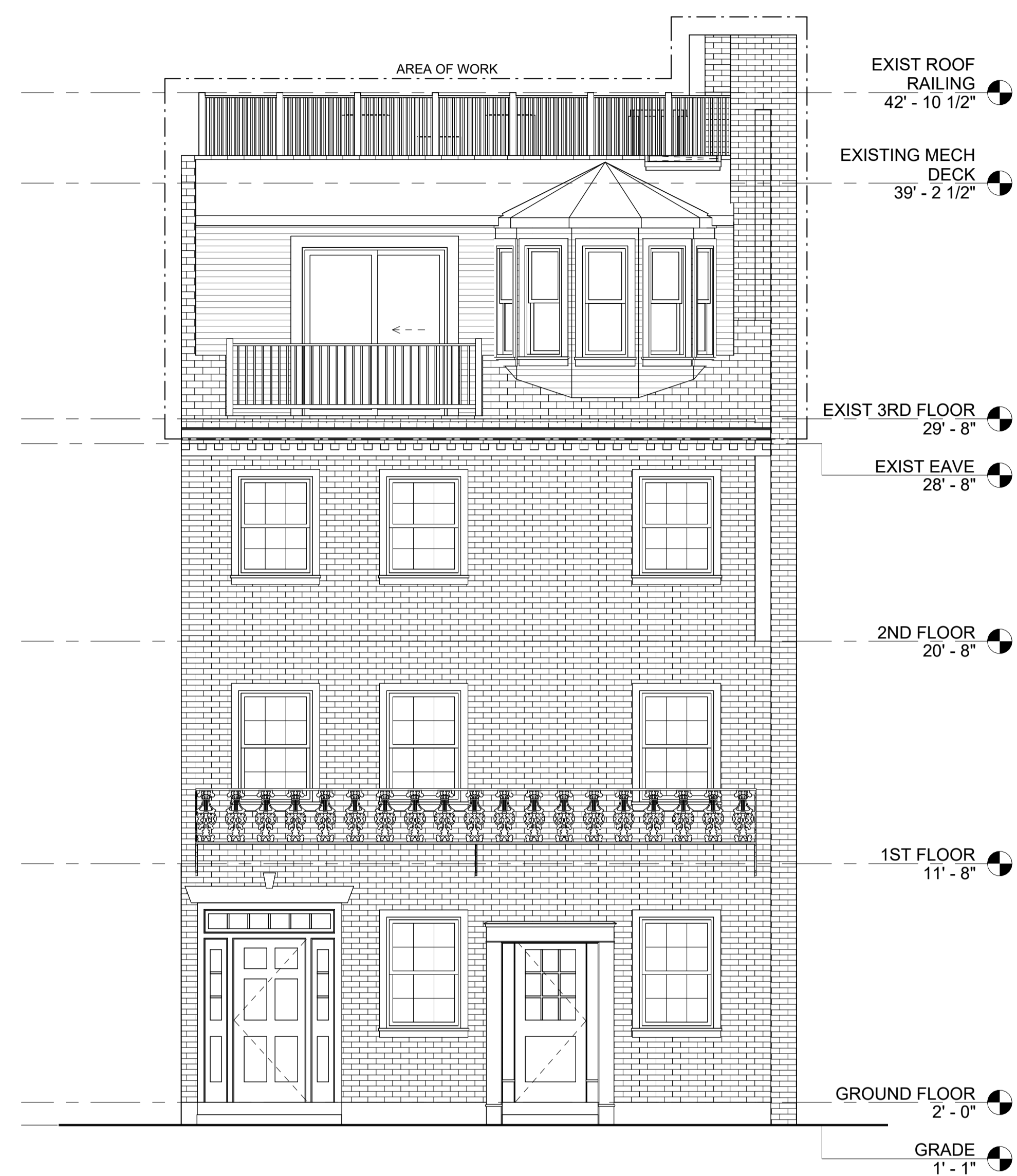


① 3RD FLOOR PLAN
1/4" = 1'-0"

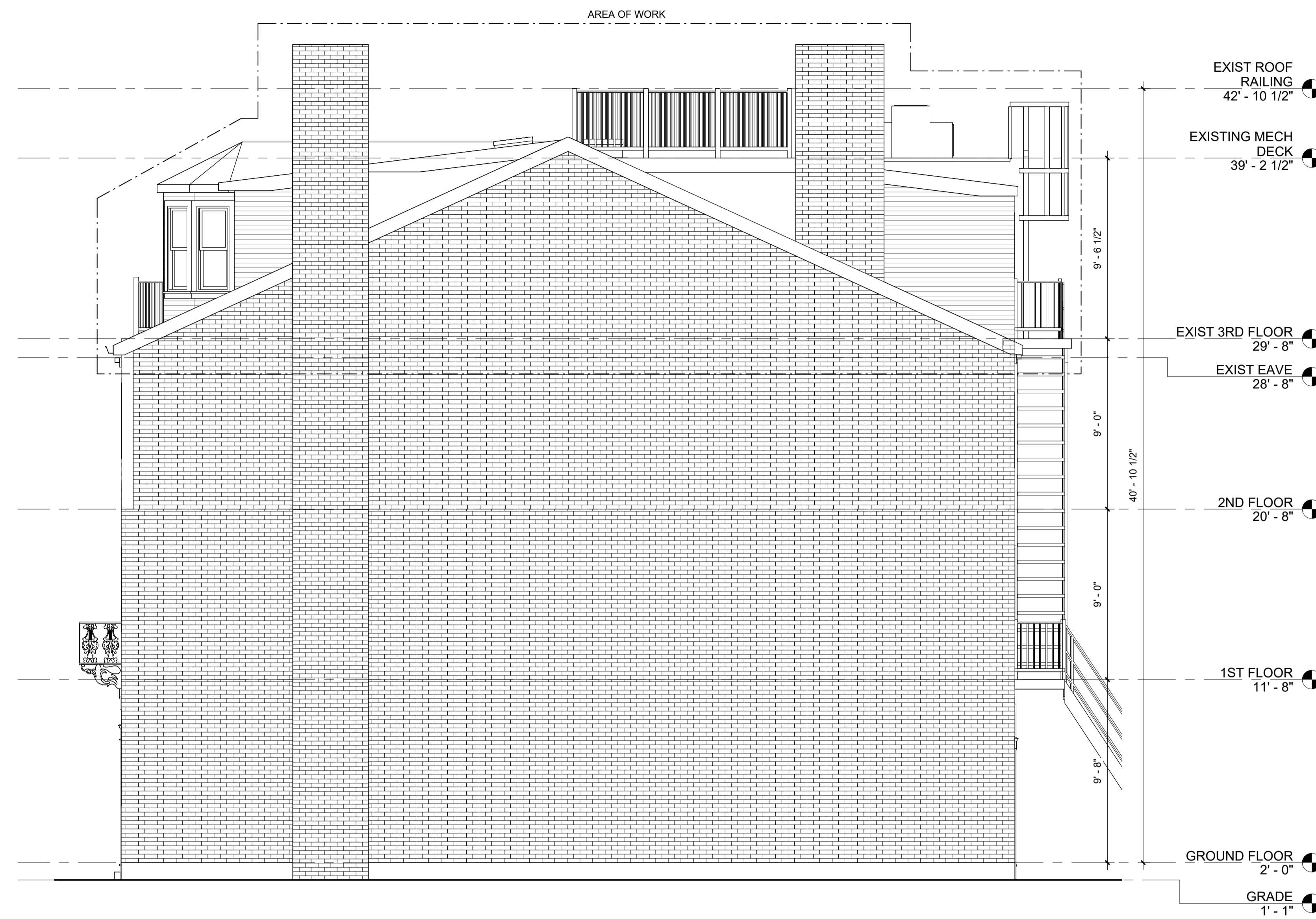
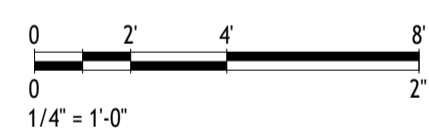


② PENTHOUSE PLAN
1/4" = 1'-0"

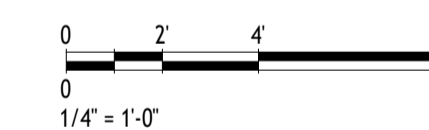


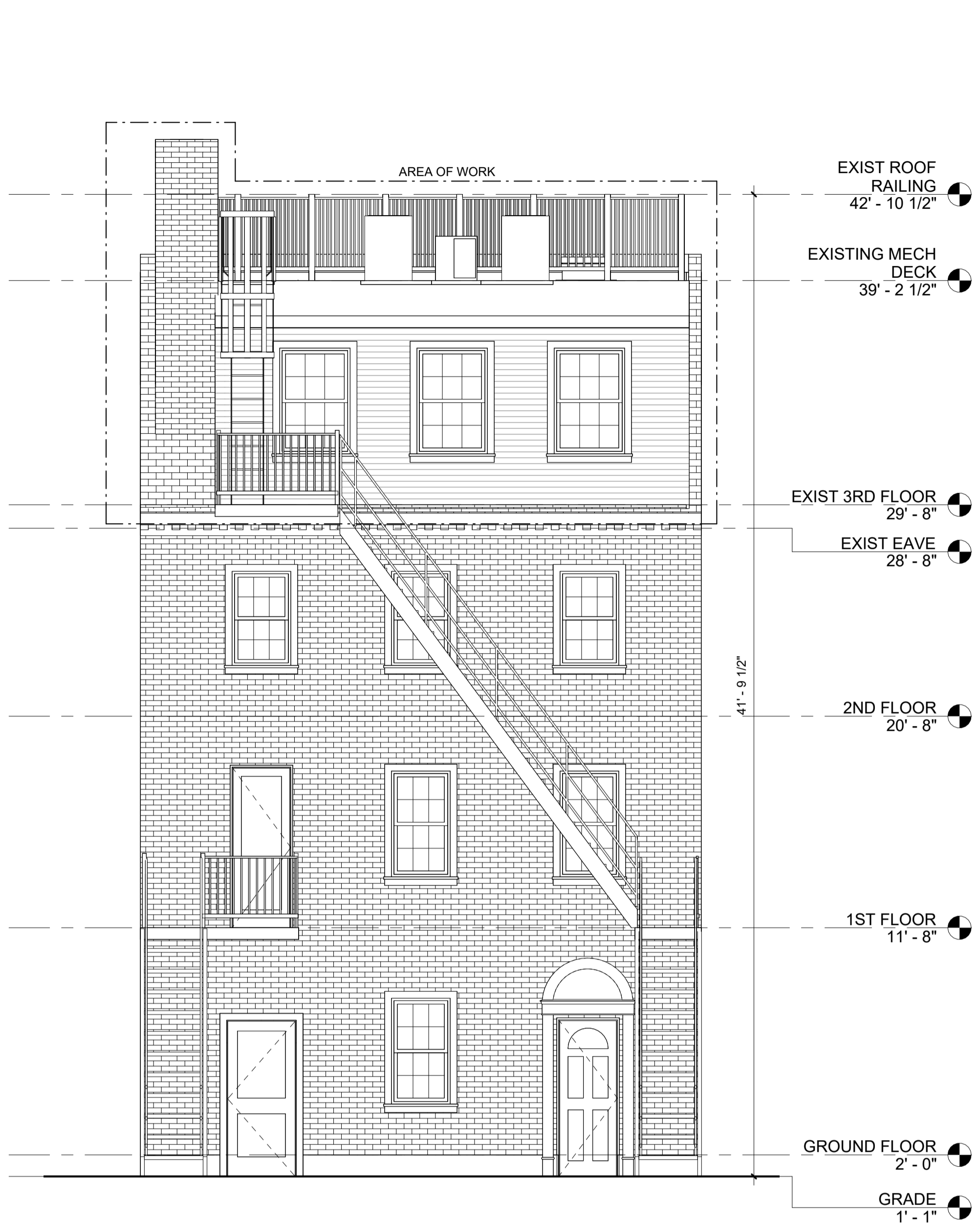


① EXISTING WEST ELEVATION
1/4" = 1'-0"

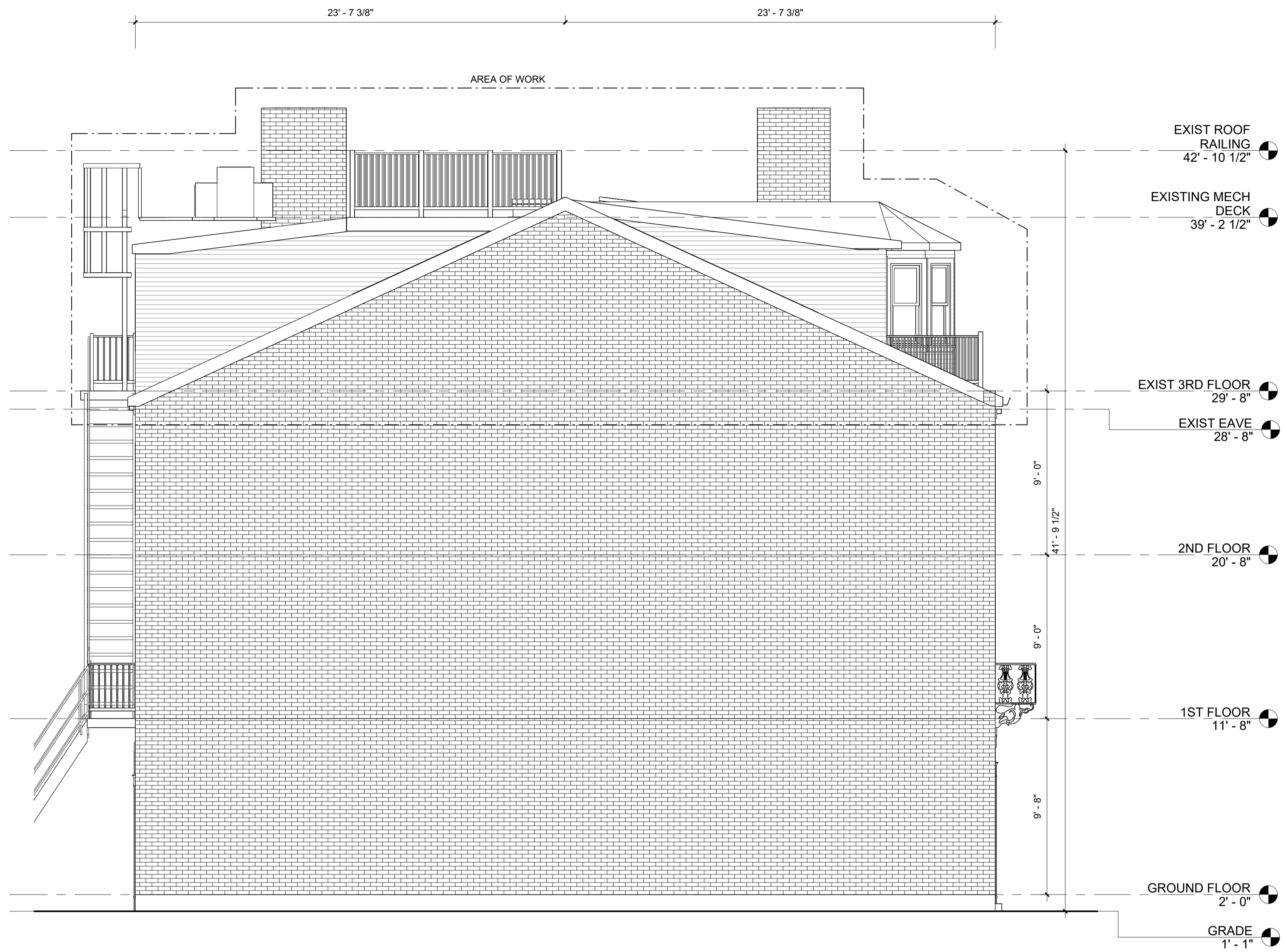
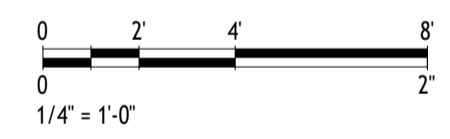


③ EXISTING SOUTH ELEVATION
1/4" = 1'-0"

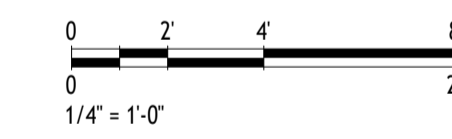


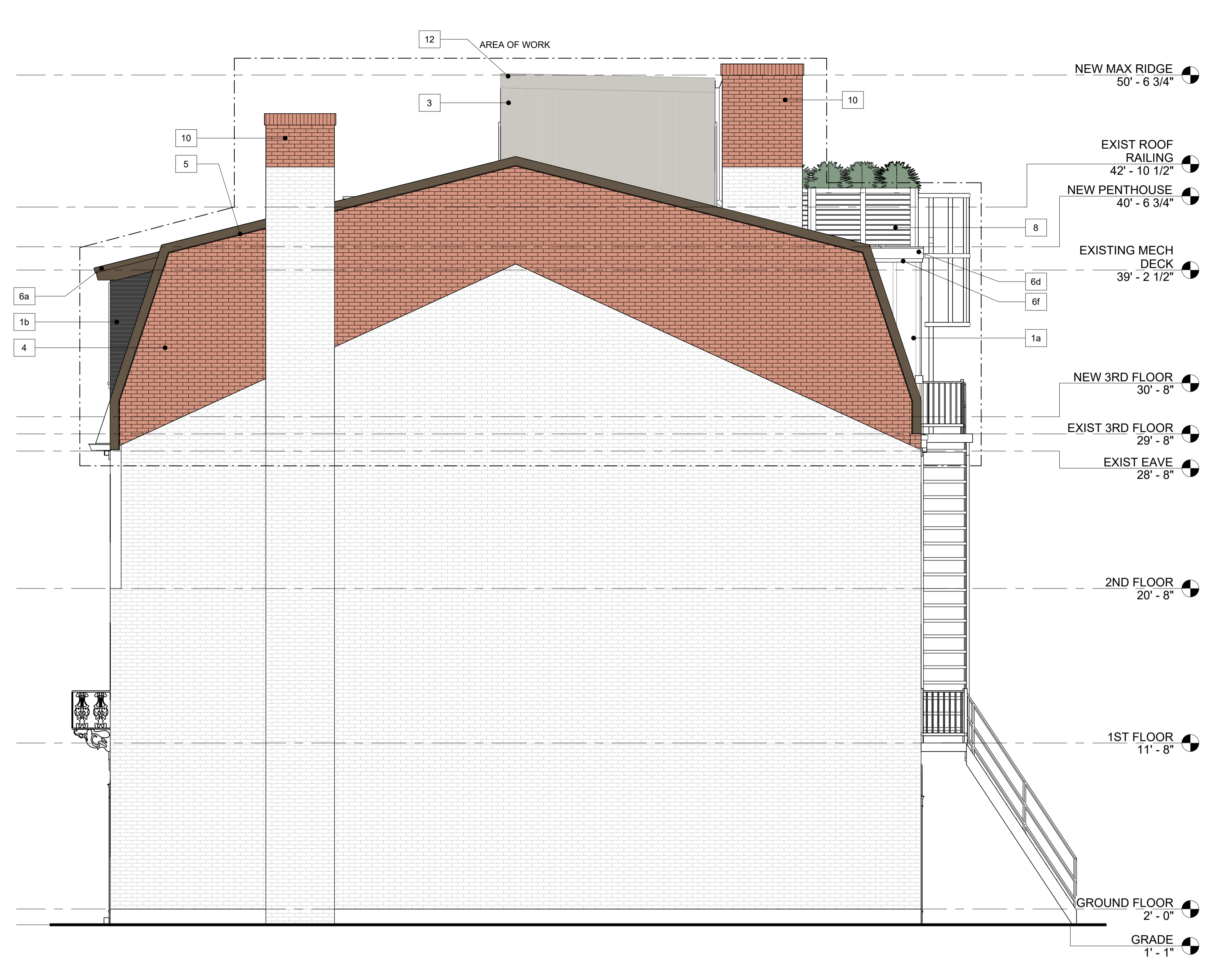
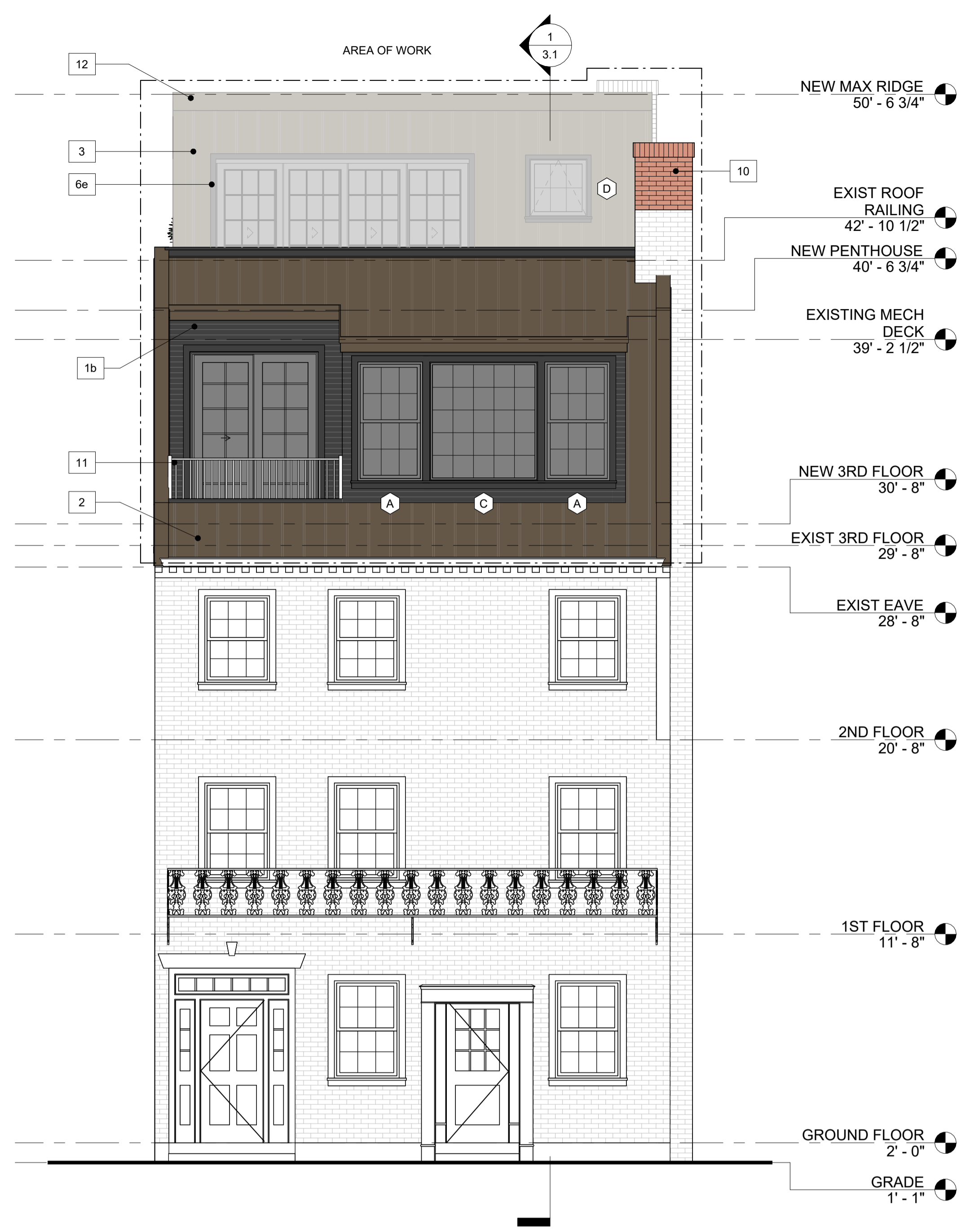


① EXISTING EAST ELEVATION
1/4" = 1'-0"



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





PROPOSED MATERIALS

ROOFING AND PENTHOUSE WALLS
ATAS International, Inc.
Sustainable Solutions For A Better Future

ATAS INTERNATIONAL 1 1/2" FIELD-LOK

DARK BRONZE

THIN BRICK VENEER
Glen-Gery

53-DD 1776 Thin Brick

GLEN-GERY THIN BRICK TO MATCH EXISTING

SIDING AND TRIM
AZEK EXTERIORS

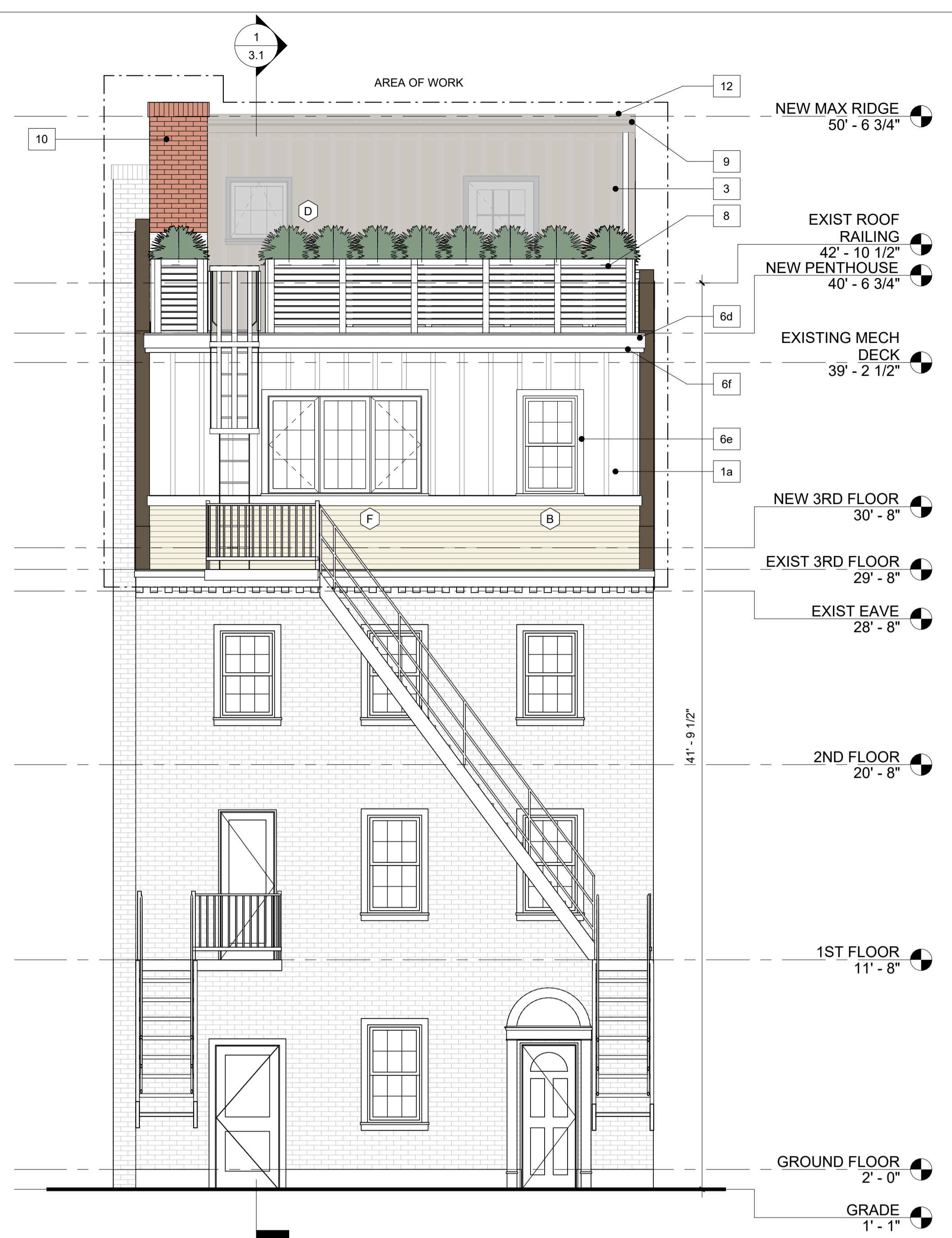
AZEK BEVEL

AZEK BOARD AND BATTEN

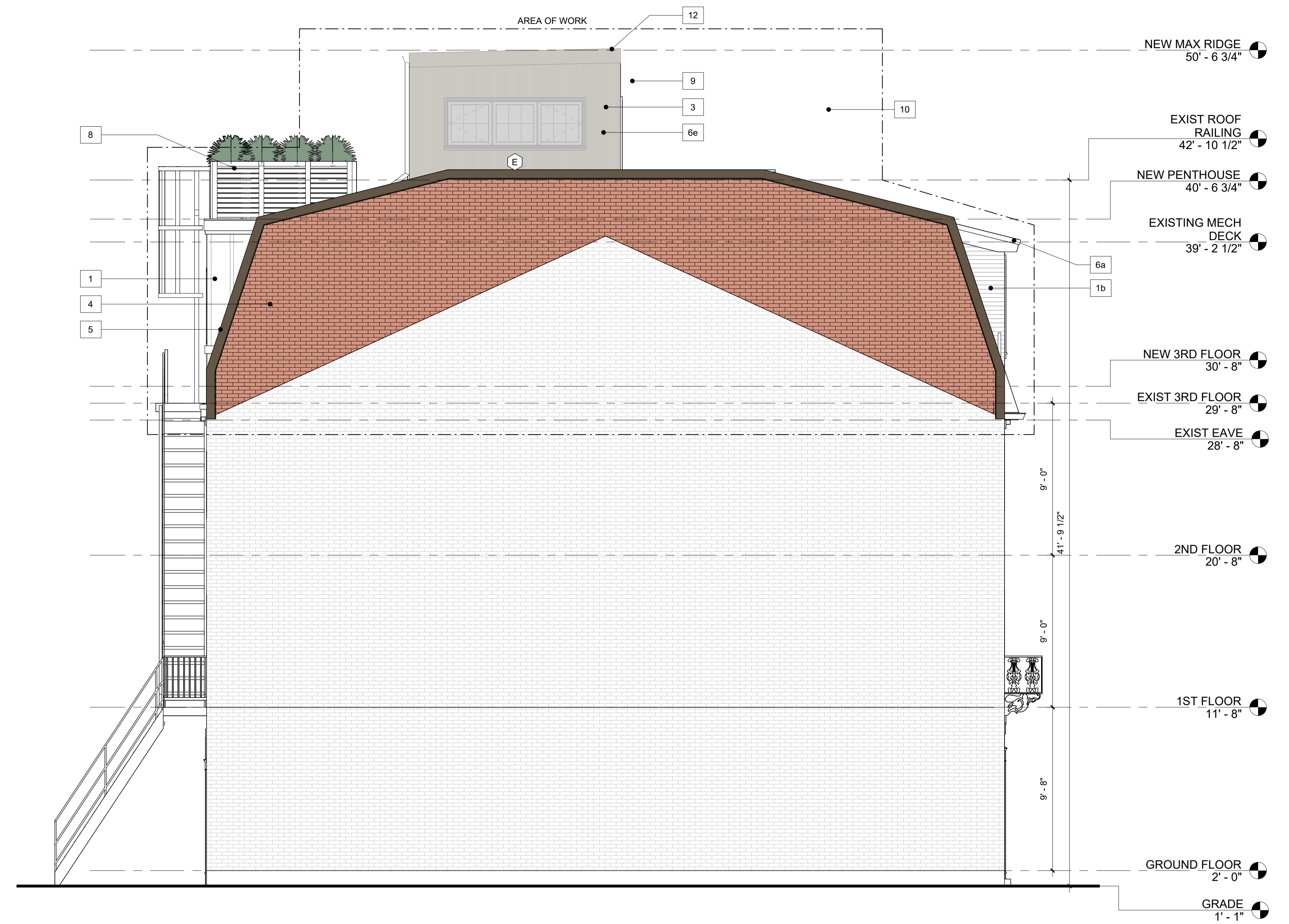
AZEK TRIM BOARDS

ELEVATION KEYNOTES

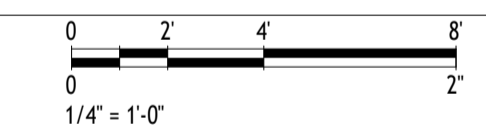
1. AZEK OR APPROVED SIMILAR SIDING
 - a. BOARD AND BATTEN
 - b. BEVEL
2. METAL STANDING SEAM ROOFING
3. METAL STANDING SEAM WALL PANEL
4. WOOD FRAMED PARTY WALL SYSTEM WITH THIN BRICK TO MATCH EXISTING NATURAL BRICK PARTY WALL BELOW
5. METAL COPING - COLOR TO MATCH METAL STANDING SEAM ROOFING AND WALL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



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



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



PROPOSED MATERIALS

ROOFING AND PENTHOUSE WALLS

ATAS INTERNATIONAL 1 1/2" FIELD-LOK
 DARK BRONZE

THIN BRICK VENEER

53-DD 1776 Thin Brick
 GLEN-GERY THIN BRICK TO MATCH EXISTING

SIDING AND TRIM

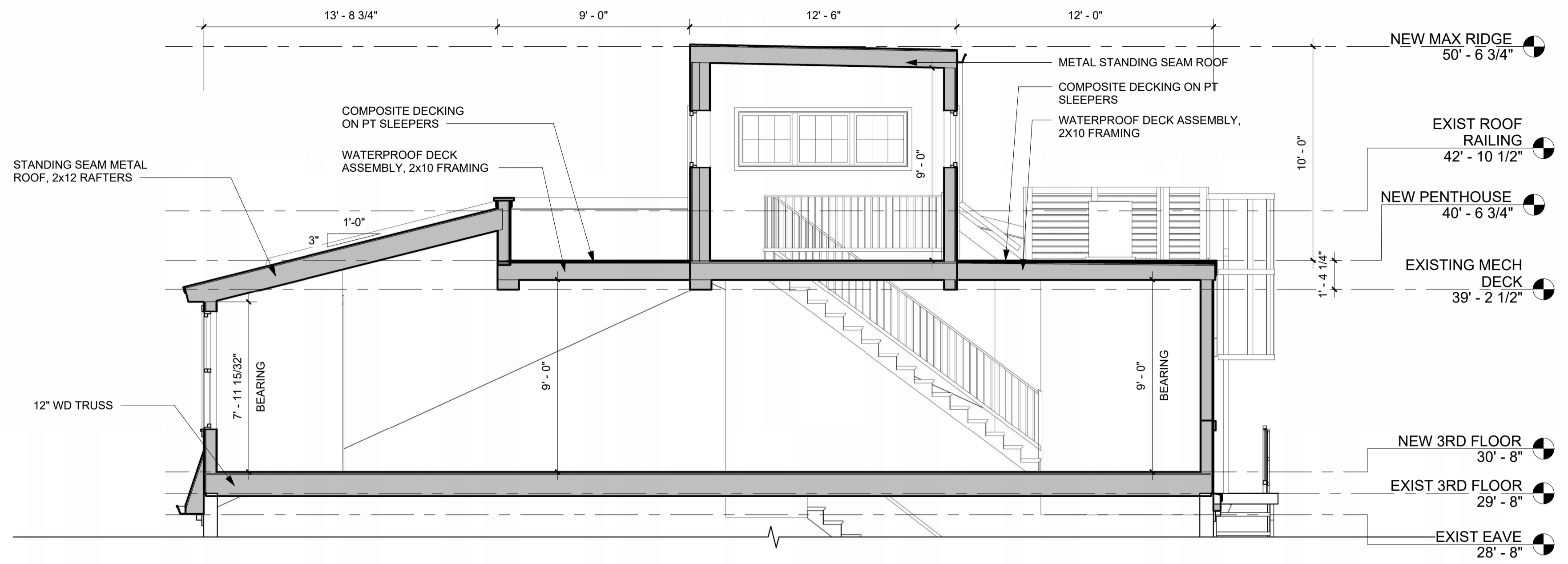
AZEK BEVEL

AZEK BOARD AND BATTEN

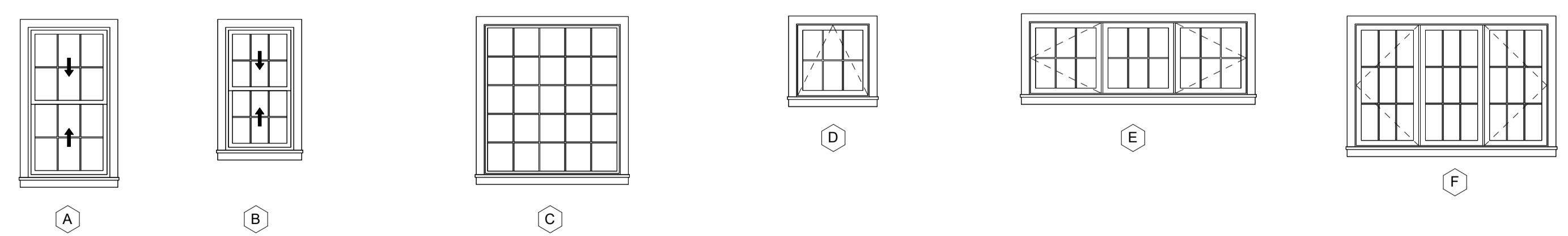
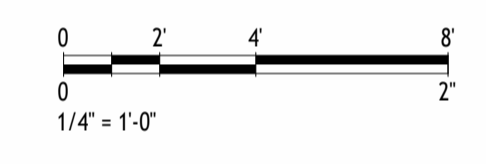
AZEK TRIM BOARDS

ELEVATION KEYNOTES

1. AZEK OR APPROVED SIMILAR SIDING
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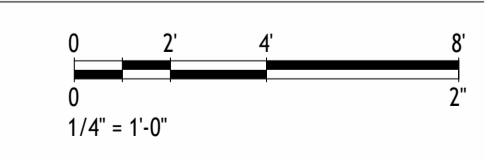


1 Section 1
1/4" = 1'-0"



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

BASIS OF DESIGN WINDOWS AND PATIO DOORS ARE PELLA 250 SERIES - VINYL



TYPE	DESCRIPTION	SIZE		MODEL	COMMENTS
		WIDTH	HEIGHT		
A	DOUBLE HUNG	3' - 0"	5' - 6"	3-0/5-6	
B	DOUBLE HUNG	2' - 6"	4' - 6"	2-6/4-6	
C	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	

Project Address: 201 Islington Street

Permit Requested: Certificate of Approval

Application: Public Hearing 3

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L2
- Land Use: Commercial
- Land Area: 14,375 SF +/-
- Estimated Age of Structure: c. N/A
- Building Style: N/A
- Number 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
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

Mobil Mart

MADE WITH
REAL TEA
+ A TWIST



SWING
THE BOSTON RED SOX

\$100,000
Winning ticket
sold here!



204 Sillingham Rd
Perthsmouth, NH 03801
Manager

CRANE



ATM

STONEFACE
— BREWING CO —



TO EACH
THEIR OWN
FLAVOR



NÜTRL
Vodka.
Seltzer.
Real Juice



NO PARKING