

92-94 PLEASANT ST

restoration & renewal



↖ 92-94 PLEASANT ST





1. Built in 1807; burned March 28, 1890. Had a Revere

Remove aluminum siding
and
restore/replace pine
clapboards &
horizontal band trim

Restore/replace
Douglas fir gutter

Remove signage lamps





WINDOWS

Replace with Green Mountain Historic
Remodel Replacement Windows--**all**

Sash and jamb liner track applications:

With this system we make new energy
efficient sash that mimic the sightlines of
the

original sash. And we supply a vinyl jamb
liner

/ sash balance system that gets applied to
the

existing window frame.



Existing sash and storms

No storms
No screens

*(no detail
obstructing
reflections or
shading)*



Restore
windowsill
'feet' corbels





RESTORE GABLE END 3RD
FLOOR ARCHED WINDOWS*

*trim detail unknown; awaiting removal of aluminum for clues





ADD REAR BALCONY

For FUNctionality & Safety

HISTORIC DISTRICT BALCONY EXAMPLES



HISTORIC DISTRICT WROUGHT IRON EXAMPLES



COURT STREET EXAMPLES



TRADITIONAL STACKED PORCHES



HISTORIC DISTRICT WROUGHT IRON ON CLAPBOARD



94 PLEASANT REAR EXISTING CONDITIONS



SHORTER EL SHED SINCE 19TH C





MECHANICALS, SOLAR HW, ELECTRIC
POLES AND LINES



AS-IS



WITH BALCONY

Can screen mini-split
condensers with same
color vertical plank box>



WITH MONOCHROMATIC PAINT TREATMENT

AS-IS





WITH BALCONY & MONOCHROMATIC PAINT



MDB DESIGN LLC
 Construction Consulting
 Residential Design
 Residential Builds
 81 Lincoln Ave. Portsmouth, N.H. 03801
 603-234-7288 Mobile

CONSULTANTS

92-94 PLEASANT STREET
APT #2
 RENOVATIONS TO
 92-94 PLEASANT STREET
 PORTSMOUTH, NH 03801

MARK	DATE	DESCRIPTION
	1/14/22	PRELIMINARY DESIGN

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHECKED BY:
 COPYRIGHT

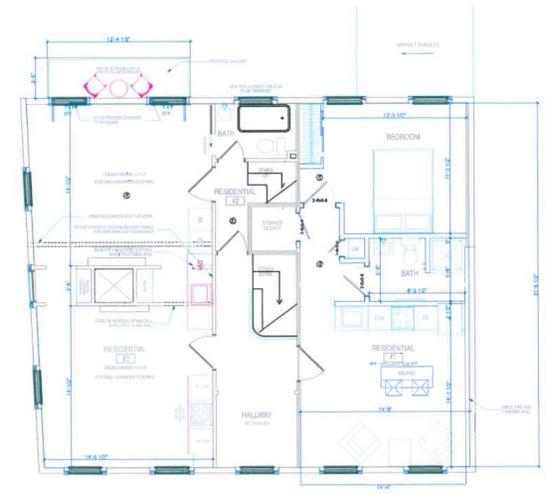
SHEET TITLE
 ELEVATIONS

A4

MDB DESIGN LLC
Construction Consulting
Residential Design
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81 Lincoln Ave. Portsmouth, N.H. 03801

603-234-7288 Mobile

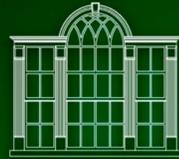


TENANT FIT-UP PLAN (UNIT 2) ②
SCALE: 1/4\"/>

1 SECOND FLOOR PLAN 1/4\"/>

SHEET TITLE
SECOND FLOOR PLAN

A3



GREEN MOUNTAIN
WINDOW & DOOR™
COMPANY

News

HISTORIC REMODEL, HISTORIC REGISTRY & LANDMARK PROPERTY WINDOW REPLACEMENT



GREEN MOUNTAIN WINDOW SPECIALIZES IN WINDOW REPLACEMENT SOLUTIONS FOR THE NORTHEAST'S HISTORIC BUILDINGS. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NEW ENGLAND'S SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.



FOUR DIFFERENT REPLACEMENT SYSTEMS:

- FULL FRAME WINDOW
- INSERT "BOX" WINDOW
- SASH & TRACK BALANCE KIT
- SASH & CONCEALED BALANCE KIT



RAILING A



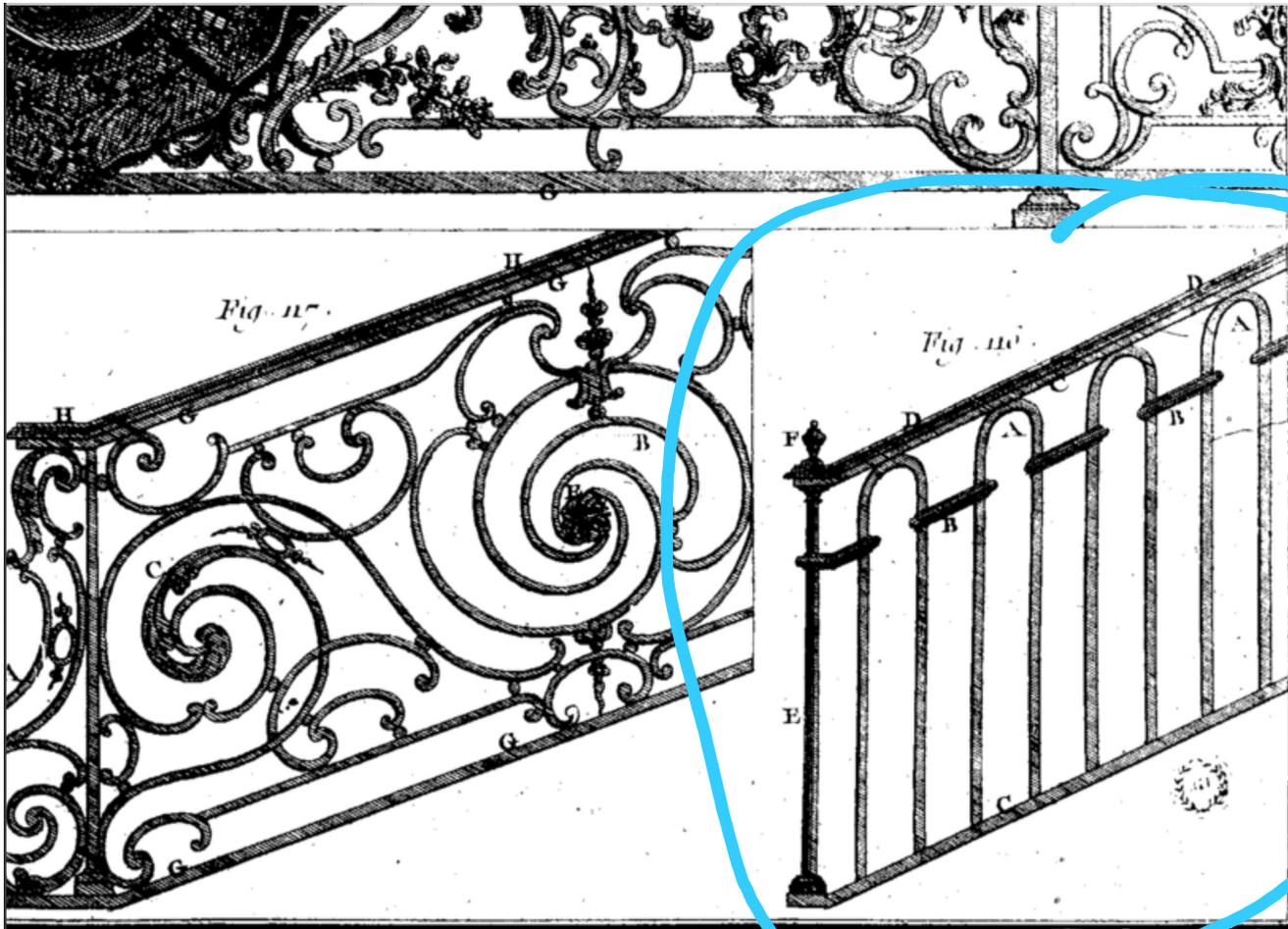
<https://www.heritagecastironusa.com/product/code-compliant-railing/>

RAILING B



https://www.chairish.com/product/2220091/antique-victorian-wrought-iron-railing?gclid=Cj0KCQiAjjOQBhCkARIsAEKMtO0DLvcOxEjPLiDdm8xfarIzFViDkQTrt3TZ437tDsJXNFgs6k4Nc2caAqBCEALw_wcB

RAILING C



https://en.wikipedia.org/wiki/Iron_railing#/media/File:Encyclopedie_volume_8-063.png

Architecture, Grands Ouvrages, Dessus de Portes, Balcons, Appuis et Rampes.

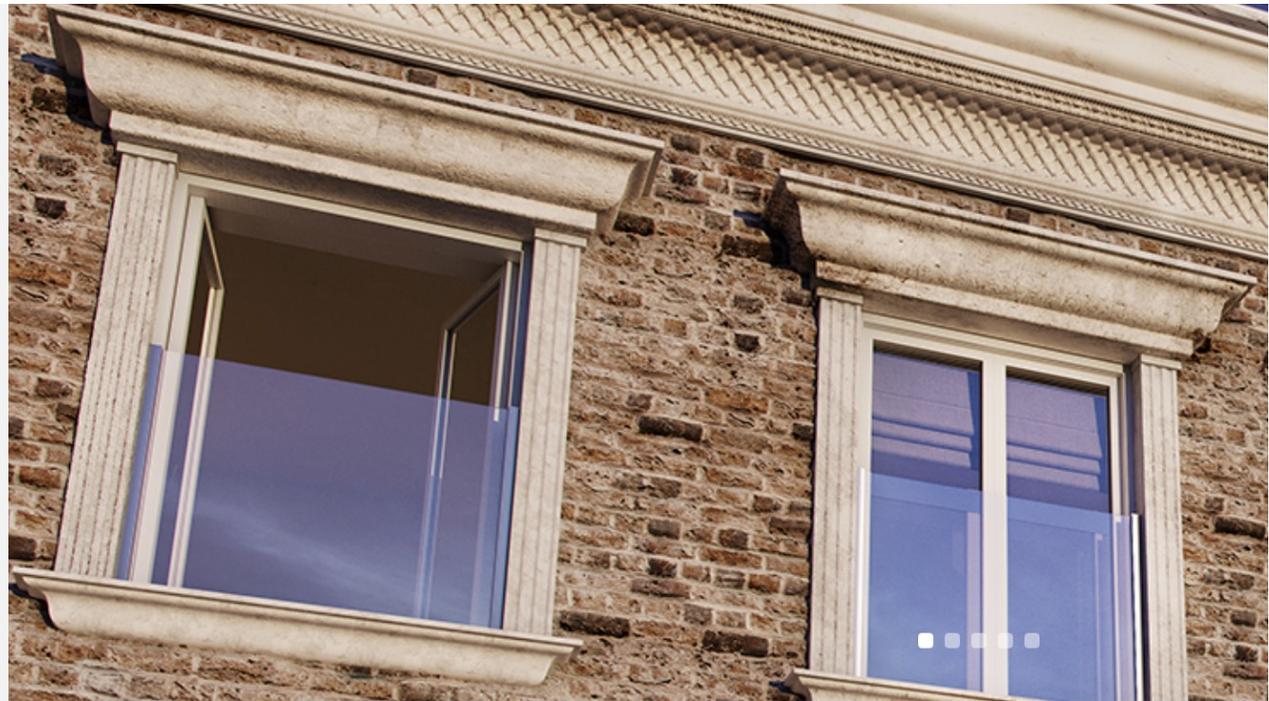
RAILING D



<https://www.worthpoint.com/worthopedia/heritage-cast-iron-railing-panels-271579888>

BACKUP PLAN?

<https://www.q-railing.com/en-gb/systems/easy-glass-view/>



INFORMATION

DETAILS

EASY GLASS VIEW

THE INVISIBLE JULIET BALCONY

You will hardly notice that the Juliet balcony is there! With a structure that consists of almost nothing but glass, Easy Glass View provides unprecedented