

# 95-99 DANIEL STREET

HISTORIC DISTRICT COMMISSION WORK SESSION - OCTOBER 2022, PORTSMOUTH, NEW HAMPSHIRE

**BUILDING HISTORY - 95 DANIEL STREET:**

- CARPENTER GOTHIC BUILDING ORIGINALLY BUILT IN APPROXIMATELY 1850. PURCHASED BY JOHN RUSSO IN 1965 WHERE HE OPENED JOHN'S BARBER SHOP SHORTLY AFTER, IT IS ASSUMED THAT AROUND THIS TIME IS WHEN THE BARBER SHOP STOREFRONT WAS ADDED TO THE BUILDING. PRIOR TO THE TRANSFORMATION TO A MIXED USE BUILDING IT USED TO BE A SINGLE FAMILY HOME.

**BUILDING HISTORY - 99 DANIEL STREET:**

- THERE IS CONFUSION ON THE YEAR THIS STRUCTURE WAS BUILT, ASSESSOR CARDS AND THE PORTSMOUTH ADVOCATES NOTE THIS BUILDING WAS BUILT IN 1850. BASED ON ANALYSIS OF HISTORICAL PHOTOGRAPHS AND SANBORN MAPS IT IS MORE LIKELY IT WAS BUILT BETWEEN 1910 AND 1920. BASED ON SANBORN MAP ANALYSIS THIS LOT WAS A PART OF 105 DANIEL STREET (COLBY'S RESTAURANT BUILDING) UNTILL THE LATE 1900'S WHEN THE LARGE LOT WAS SUBDIVIDED. WHEN THIS LOT WAS SUBDIVIDED A PORTION OF 99 DANIEL STREET WAS STILL LOCATED ON THE PROPERTY OF 105 DANIEL STREET. SINCE IT'S CONSTRUCTION THIS BUILDING HAS SERVED AS A 2 UNIT APARTMENT BUILDING WITH A STOREFRONT OUT OF THE FIRST FLOOR UNIT.

**GENERAL PROJECT DESCRIPTION:**

- CONTEXTUAL AND HISTORICAL STUDY OF 95-99 DANIEL STREET
- REMOVAL OF THE EXISTING STRUCTURE AT 95 DANIEL STREET
- REMOVAL OF THE EXISTING STRUCTURE AT 99 DANIEL STREET
- NEW CONSTRUCTION OF TWO FEDERALIST TOWNHOMES ON THE CONJOINED LOT, JOINED AT THE DEMISING PROPERTY LINE. THESE TOWNHOMES WILL CONTEXTUALLY RELATE TO THE IMMEDIATE AREA SURROUNDING THE PROPERTIES IN STYLE, SCALE, AND MASS.



95-99 DANIEL STREET PORTSMOUTH, NH 03801 EXISTING PERSPECTIVES 95(LEFT)-99(RIGHT) DANIEL STREET (ABOVE)

SHEET LIST	
Sheet Number	Sheet Name
C	COVER
C1	EXISTING CONDITIONS SURVEY
A1	EXISTING BUILDING PHOTOGRAPHS
A2	SANBORN MAP PROGRESSION
A3	SCHEMATIC DESIGN OPTION 1
A4	SCHEMATIC DESIGN OPTION 1
A5	SCHEMATIC DESIGN OPTION 2
A6	SCHEMATIC DESIGN OPTION 2
A7	CONTEXTUAL EAVE HEIGHT STUDY
A8	CONTEXTUAL IMAGES
A9	CONTEXTUAL IMAGES
A10	CONTEXTUAL IMAGES
A11	EXISTING DANIEL STREET SECTION
A12	PROPOSED MASSING SITE SECTION
APPENDIX 01	STRUCTURAL REPORT

DIMENSIONAL CRITERIA				
CHARACTER DISTRICT 4 (CD4), HISTORIC DISTRICT (HDC)				
	REQUIRED	EXISTING 95	EXISTING 99	PROPOSED 95-99
BUILDING FOOTPRINT		854 SF	842 SF	1,995 SF
LOT AREA		1,680 SF	1,692 SF	3,372 SF
BUILDING PLACEMENT - PRINCIPAL BUILDING				
FRONT YARD (MAX PRIMARY)	10' - 0"	2'-0" +/-	3'-0" +/-	3' - 0"
SIDE YARD SETBACK	N/R	0' - 0" +/-	0'-0" +/-	3' - 0"
REAR YARD SETBACK	5' - 0" MIN	16' - 0" +/-	20' - 0" +/-	12' - 8"
BUILDING AND LOT OCCUPATION				
BUILDING COVERAGE	90% MAX	50%	49%	59%
OPEN SPACE	10% MIN	16% +/- (275SF)	11% +/- (200SF)	19% +/- (652SF)
BUILDING FORM - PRINCIPAL BUILDING				
BUILDING HEIGHT	40' - 0" MAX	19' - 2" +/-	25' 6" +/-	33' - 4"
BUILDING STORIES	2 - 3 STORES	2	2	3
GROUND FLOOR ELEVATION	3' - 0" MAX	0' - 0" +/-	2' - 6" +/-	2' - 0"
GROUND STORY HEIGHT	12' - 0" MIN	10' -0" +/-	10' -0" +/-	12' - 0"
SECOND STORY HEIGHT	10' - 0" MIN	9' -0" +/-	9' -0" +/-	10' - 0"
ROOF TYPE		GABLE	GABLE	GABLE
ROOF PITCH - MAIN ROOF	6:12 - 12:12			6:12

NOTE: ALL PROPOSED NUMBERS REFLECT OPTION 1



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PORTSMOUTH, NH 03801

COVER

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McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

C

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NOT TO SCALE



PERSPECTIVE FROM DANIEL STREET

99 DANIEL STREET  
95 DANIEL STREET



SPACE BETWEEN 99  
AND 95 DANIEL  
STREET (LEFT)  
  
SPACE BETWEEN 99  
AND 105 DANIEL  
STREET (RIGHT)



PERSPECTIVE FROM CUSTOM HOUSE LANE

95 DANIEL STREET  
99 DANIEL STREET



REAR ADDITIONS OF 95  
DANIEL STREET (LEFT)  
  
SPACE BETWEEN 95  
AND 85 DANIEL  
STREET (RIGHT)



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# 95-99 DANIEL STREET

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# EXISTING BUILDING PHOTOGRAPHS

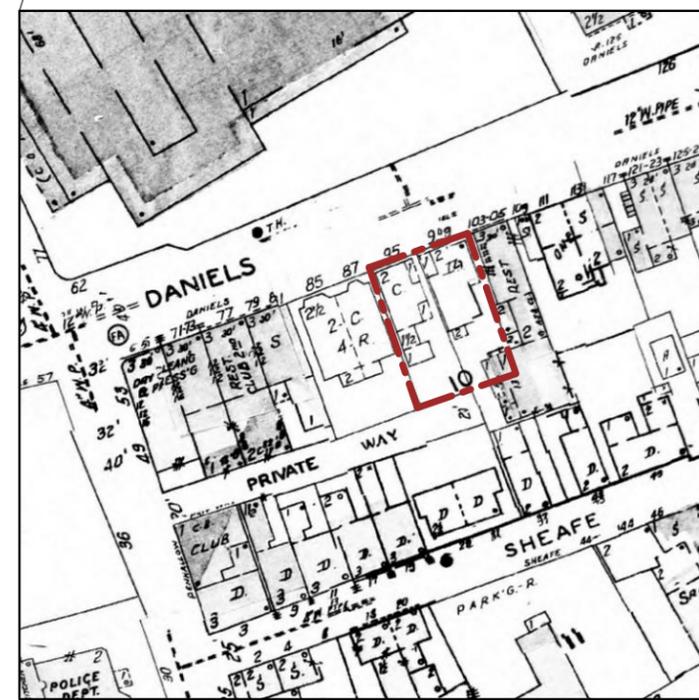
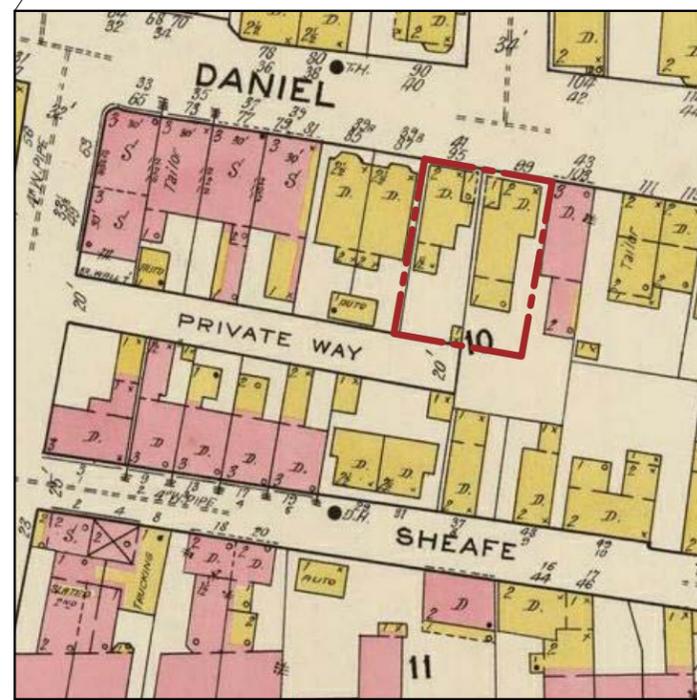
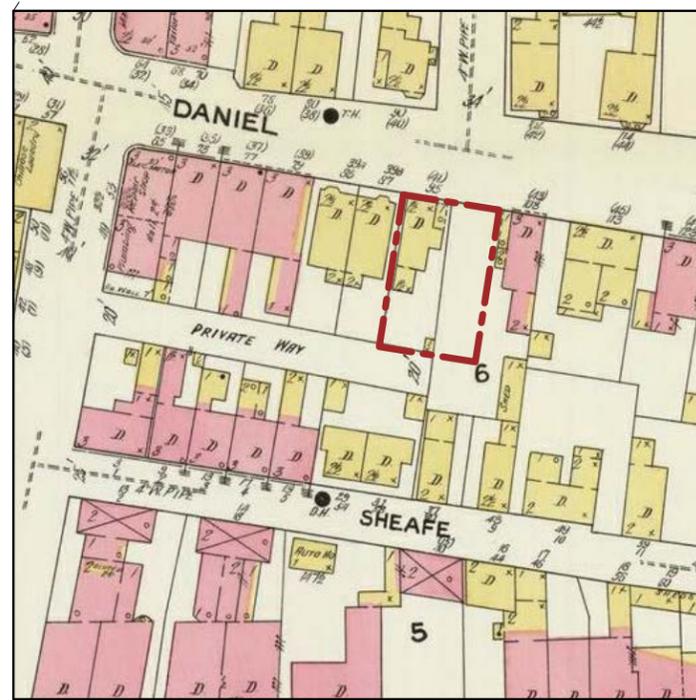
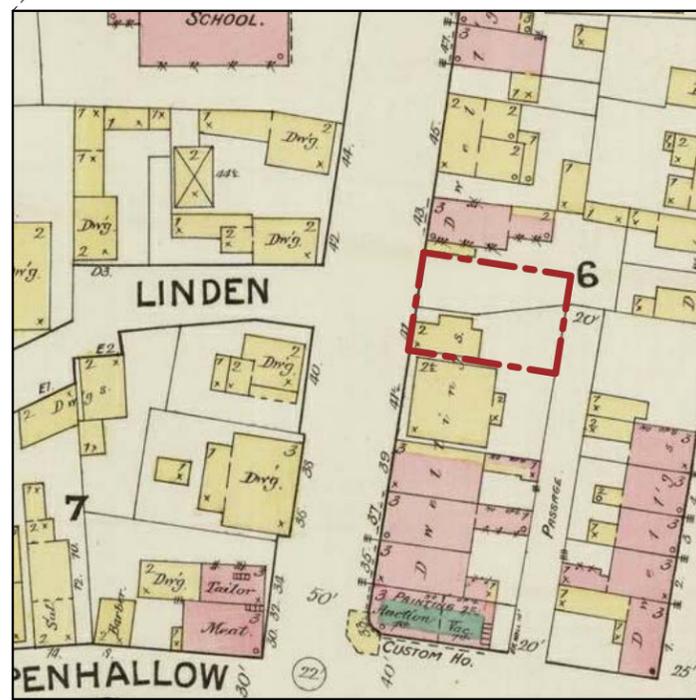
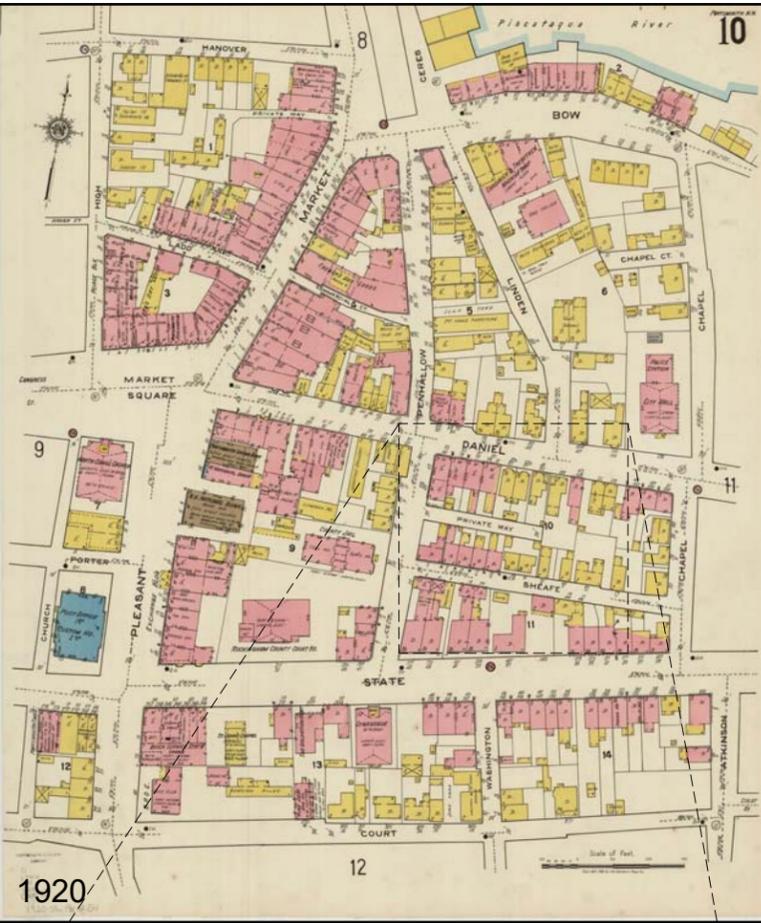
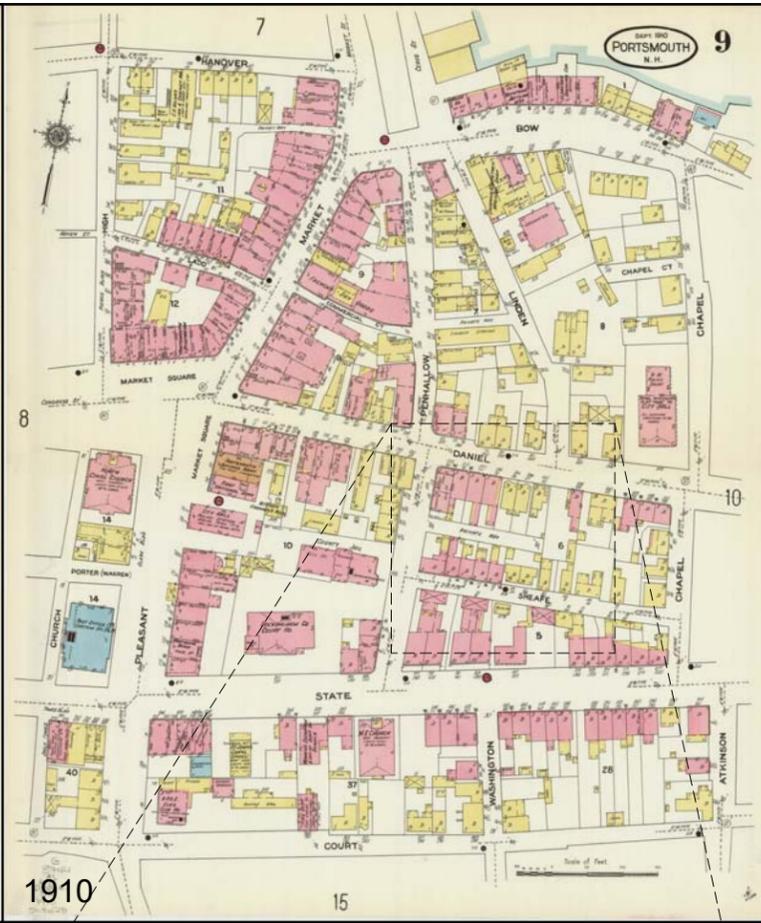
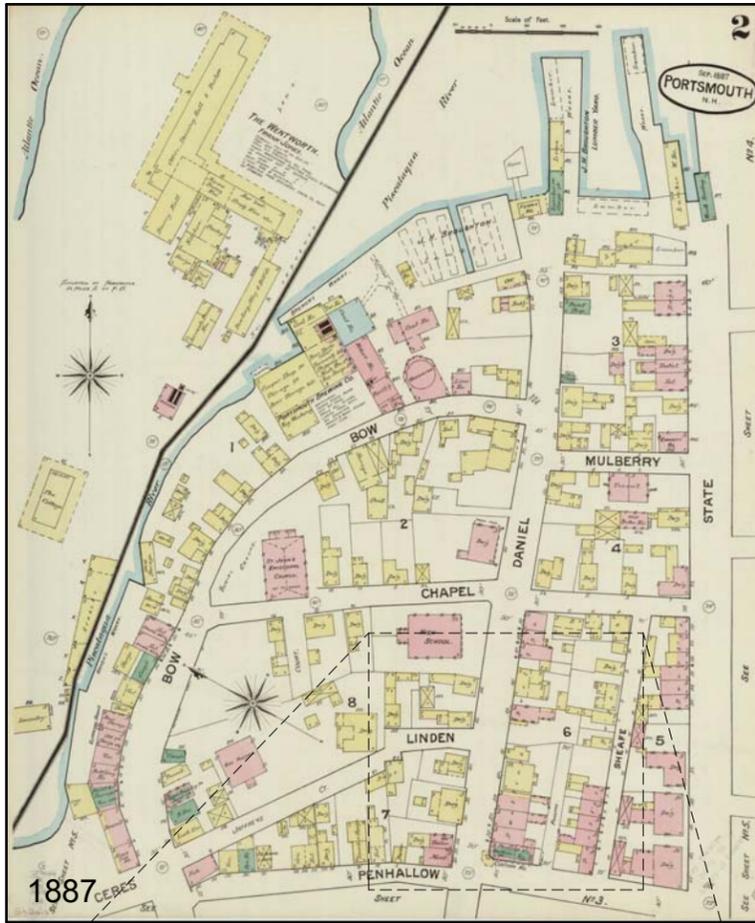
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# McHENRY ARCHITECTURE

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A1

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NOTE: THE CURRENT 95-99 DANIEL STREET PROPERTY IS OUTLINED IN RED

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95-99 DANIEL STREET

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SANBORN MAP PROGRESSION

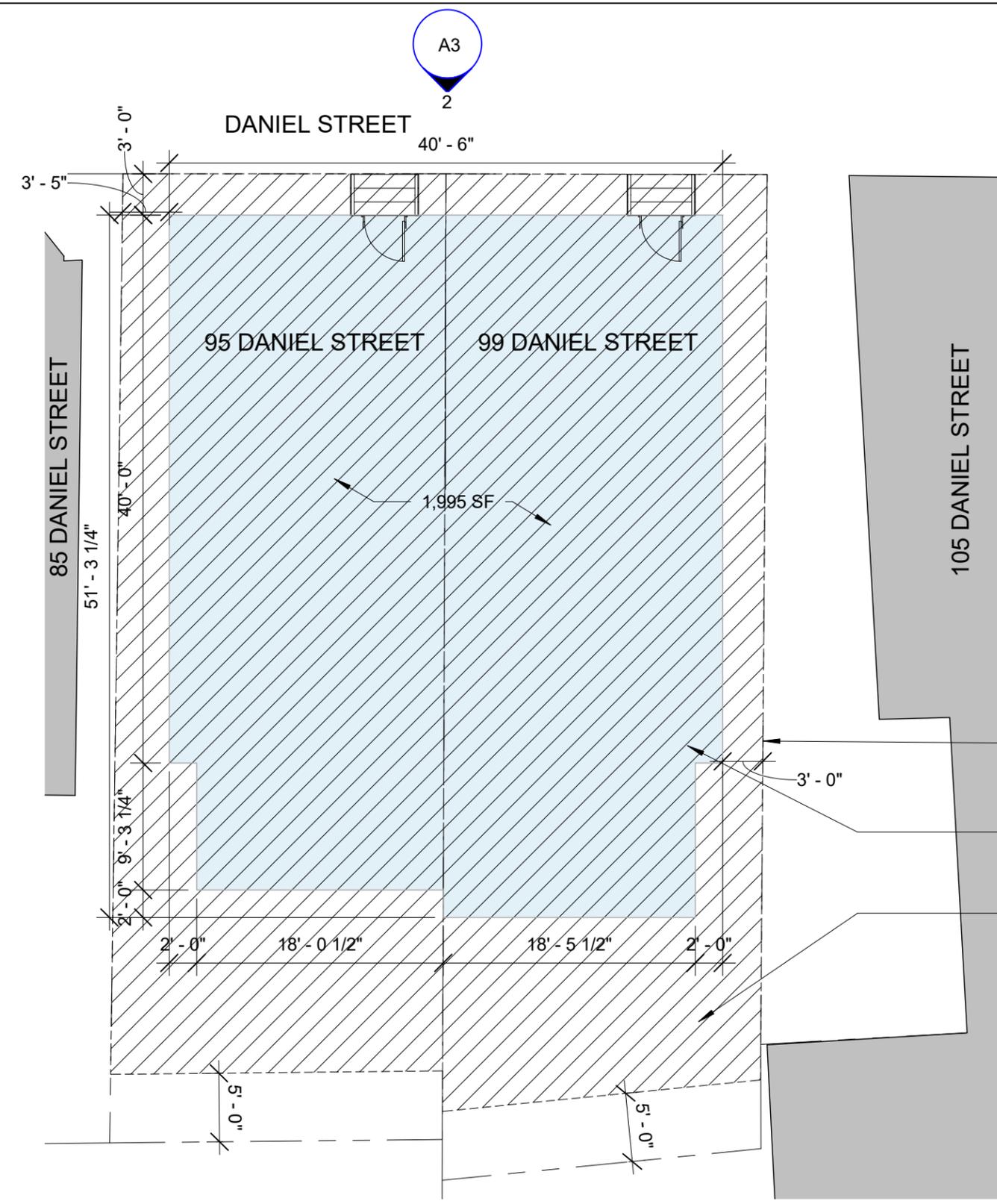
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McHENRY ARCHITECTURE

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1 OPTION 1 - SITE PLAN  
1" = 10'-0"



2 NORTH ELEVATION (DANIEL STREET) - OPTION 1  
1" = 10'-0"



PERSPECTIVE FROM DANIEL STREET - OPTION 1

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SCHEMATIC DESIGN OPTION 1  
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Portsmouth, New Hampshire

A3

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AS INDICATED



PERSPECTIVE 01 FROM DANIEL STREET



PERSPECTIVE 02 FROM CORNER OF DANIEL STREET AND PENHALLOW STREET



PERSPECTIVE 03 AERIAL FROM SHEAFE STREET



PERSPECTIVE 04 AERIAL FROM DANIEL STREET

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SCHEMATIC DESIGN OPTION 1

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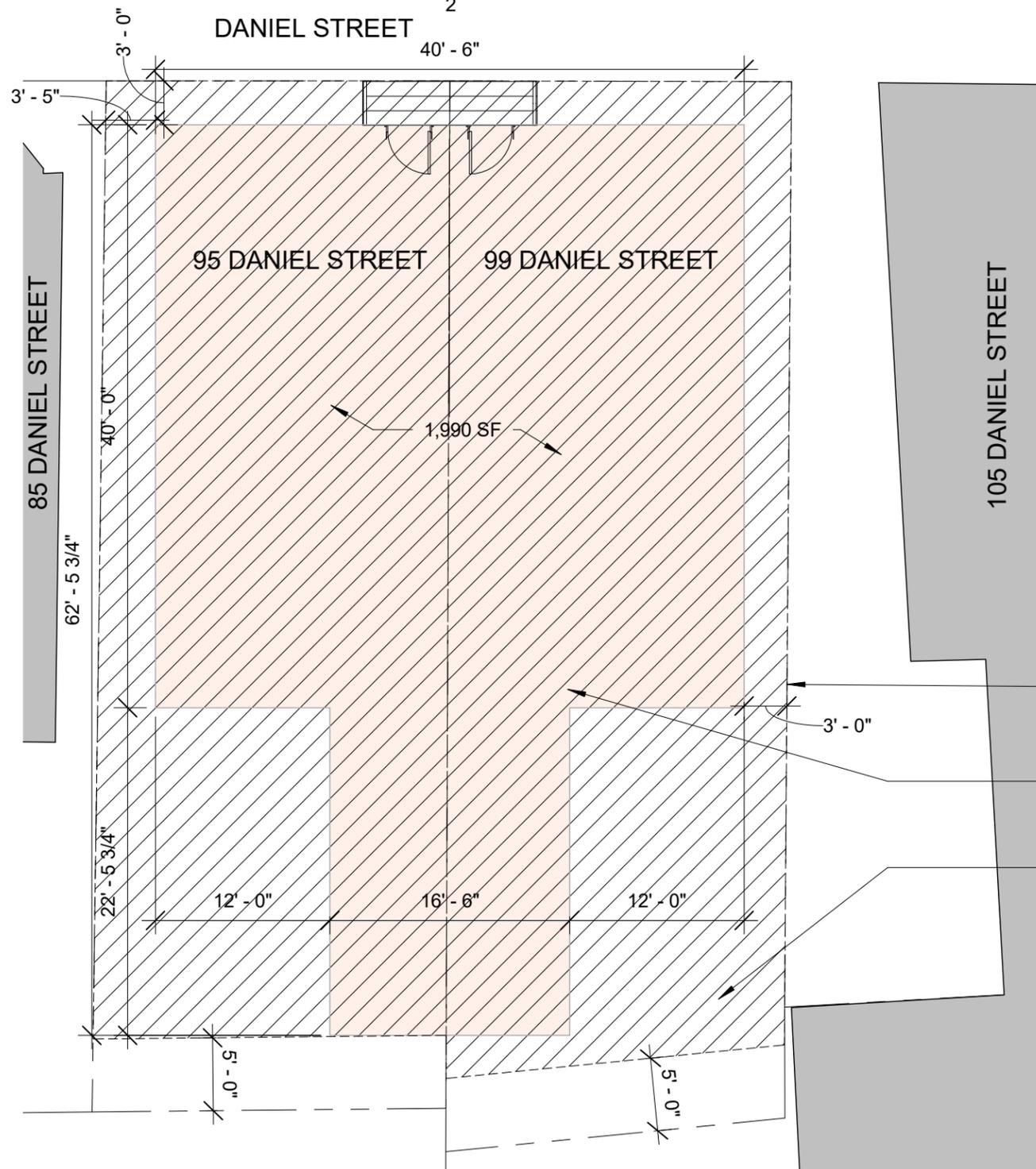
McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

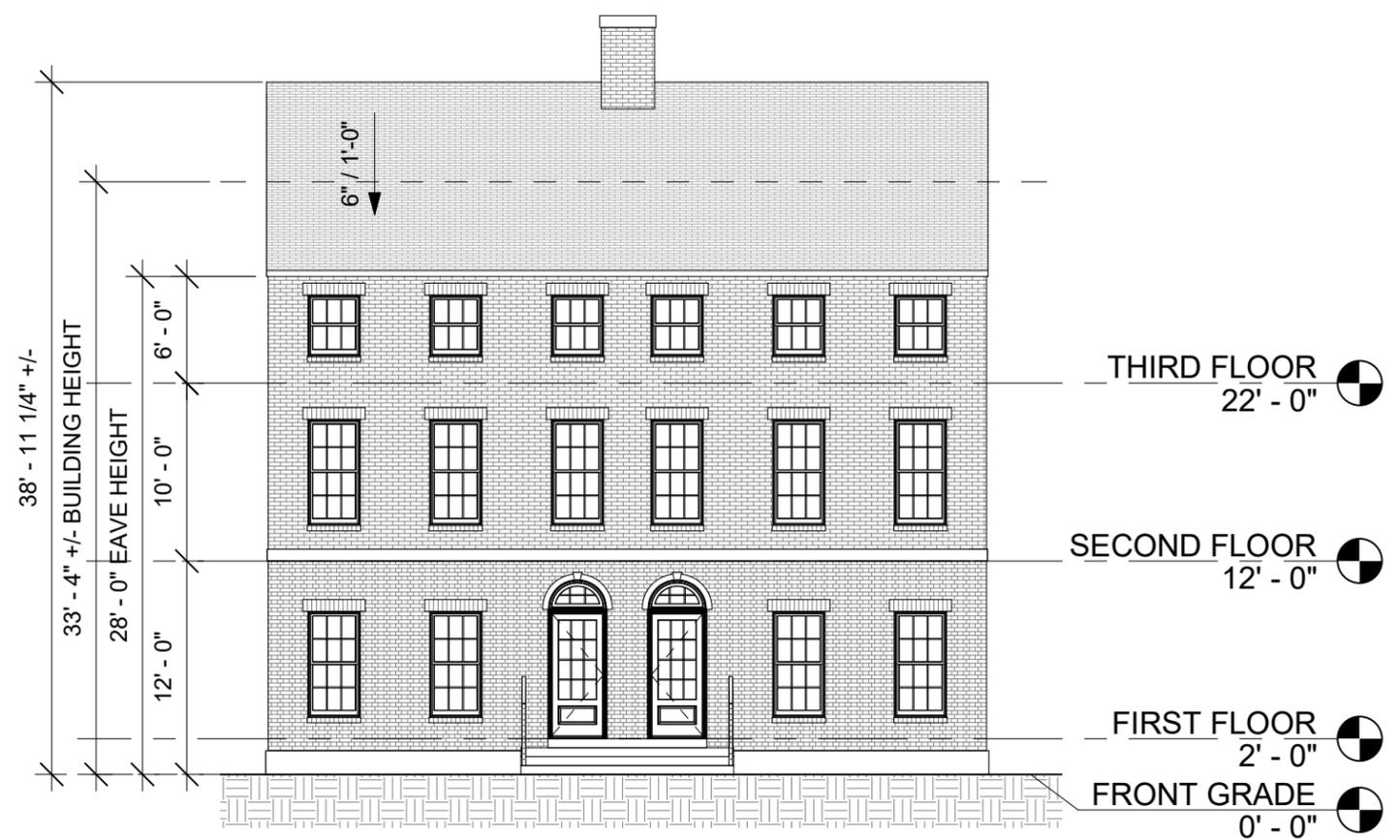
A4

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McHA: RD / MG  
NOT TO SCALE

A5  
2



1 OPTION 2 - SITE PLAN  
1" = 10'-0"



2 NORTH ELEVATION (DANIEL STREET) - OPTION 2  
1" = 10'-0"



PERSPECTIVE FROM DANIEL STREET - OPTION 2

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SCHEMATIC DESIGN OPTION 2  
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Portsmouth, New Hampshire

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AS INDICATED



PERSPECTIVE 01 FROM DANIEL STREET



PERSPECTIVE 02 FROM CORNER OF DANIEL STREET AND PENHALLOW STREET



PERSPECTIVE 03 AERIAL FROM SHEAFE STREET



PERSPECTIVE 04 AERIAL FROM DANIEL STREET

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SCHEMATIC DESIGN OPTION 2

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95-99 DANIEL STREET  
PORTSMOUTH, NH 03801



LIST OF BUILDING EAVE HEIGHTS:

LIST OF BUILDING EAVE HEIGHTS:	BUILDING STYLE"
1.) 14 MARKET SQUARE: 32' - 6"	FEDERAL
2.) 21 DANIEL STREET : 40' - 2"	19 <sup>TH</sup> CENTURY MERCANTILE
3.) 73 - 77 DANIEL STREET: 29' - 5"	FEDERAL
4.) 79 DANIEL STREET : 30' - 11"	FEDERAL
5.) 95 DANIEL STREET: 15' - 2"	GOthic REVIVAL
6.) 99 DANIEL STREET: 20' - 3"	EARLY 20 <sup>TH</sup> CENTURY
7.) 105 DANIEL STREET: 25' - 0"	FEDERAL
8.) 123 - 129 DANIEL STREET: 26' - 8"	FEDERAL
9.) 135 - 137 DANIEL STREET: 29' - 2"	19 <sup>TH</sup> CENTURY MANSARD
10.) 111 STATE STREET: 26' - 1"	FEDERAL
11.) 121 - 129 STATE STREET: 28' - 0"	FEDERAL
12.) 147 STATE STREET: 29' - 5"	19 <sup>TH</sup> CENTURY ITALIANATE
13.) 159 STATE STREET: 33' - 0"	19 <sup>TH</sup> CENTURY ITALIANATE
14.) 175 - 177 STATE STREET: 34' - 1"	19 <sup>TH</sup> CENTURY ITALIANATE
15.) 195 - 191 STATE STREET: 26' - 6"	FEDERAL
16.) 1 MARKET STREET: 36' - 10"	19 <sup>TH</sup> CENTURY MERCANTILE
17.) 50 DANIEL STREET: 28' - 4"	UNKNOWN
18.) 85 DANIEL STREET: 22' - 0"	19 <sup>TH</sup> CENTURY ITALIANATE
19.) 143 DANIEL STREET: 34' - 3"	21 <sup>TH</sup> CENTURY MERCANTILE
20.) 110 STATE STREET: 28' - 4"	FEDERAL
21.) 142 STATE STREET: 27' - 10"	FEDERAL
22.) 3 SHEAFE STREET: 26' - 8"	FEDERAL
23.) 17 SHEAFE STREET: 24' - 4"	FEDERAL
24.) 113 DANIEL STREET: 22' - 1"	UNKNOWN
25.) 60 PENHALLOW STREET: 33' - 6"	21 <sup>TH</sup> CENTURY MERCANTILE

COLOR KEY:

GREEN: BUILDING EAVE IS LESS THAN OR EQUAL TO 29'-0"  
BLUE: BUILDING EAVE IS GREATER THAN 29'-0"

STYLE KEY:

F: FEDERAL  
19MR: 19<sup>TH</sup> CENTURY MERCANTILE  
GR: GOthic REVIVAL  
20C: EARLY 20<sup>TH</sup> CENTURY  
19M: 19<sup>TH</sup> CENTURY MANSARD  
19I: 19<sup>TH</sup> CENTURY ITALIANATE  
U: 19<sup>TH</sup> CENTURY ITALIANATE  
21M: 21<sup>TH</sup> CENTURY MERCANTILE

NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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CONTEXTUAL EAVE HEIGHT STUDY  
HISTORIC DISTRICT COMMISSION - WORK SESSION  
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1.) 14 MARKET SQUARE: 32' - 6" (F)



2.) 21 DANIEL STREET : 40' - 2" (19MR)



3.) 73 - 77 DANIEL STREET: 29' - 5" (F)



4.) 79 DANIEL STREET : 30' - 11" (F)



5.) 95 DANIEL STREET: 15' - 2" (GR)



6.) 99 DANIEL STREET: 20' - 3" (20C)



7.) 105 DANIEL STREET: 25' - 0" (F)



8.) 123 - 129 DANIEL STREET: 26' - 8" (F)



9.) 135 - 137 DANIEL STREET: 29' - 2" (19M)



10.) 111 STATE STREET: 26' - 1" (F)

NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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# 95-99 DANIEL STREET

PORTSMOUTH, NH 03801

# CONTEXTUAL IMAGES

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## McHENRY ARCHITECTURE

4 Market Street  
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# A8

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11.) 121 - 129 STATE STREET: 28' - 0" (f)



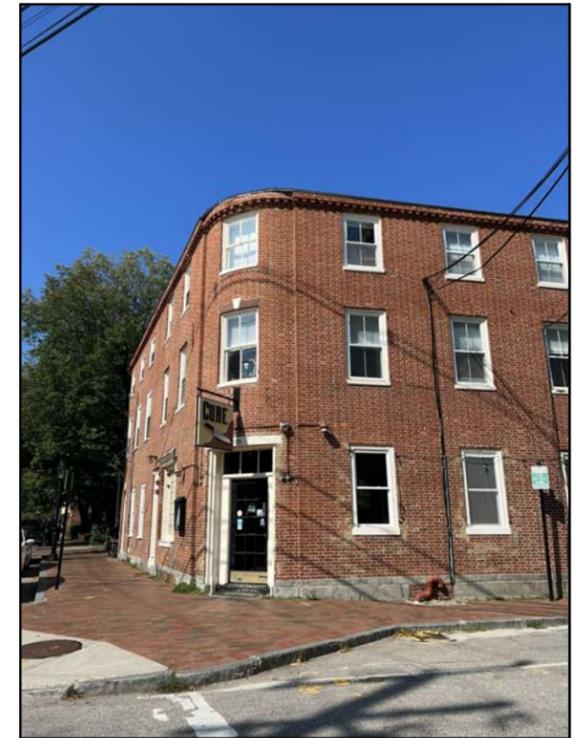
12.) 147 STATE STREET: 29' - 5" (19I)



13.) 159 STATE STREET: 33' - 0" (19I)



14.) 175 - 177 STATE STREET: 34' - 1" (19I)



15.) 195 - 191 STATE STREET: 26' - 6" (F)



16.) 1 MARKET STREET: 36' - 10" (19MR)



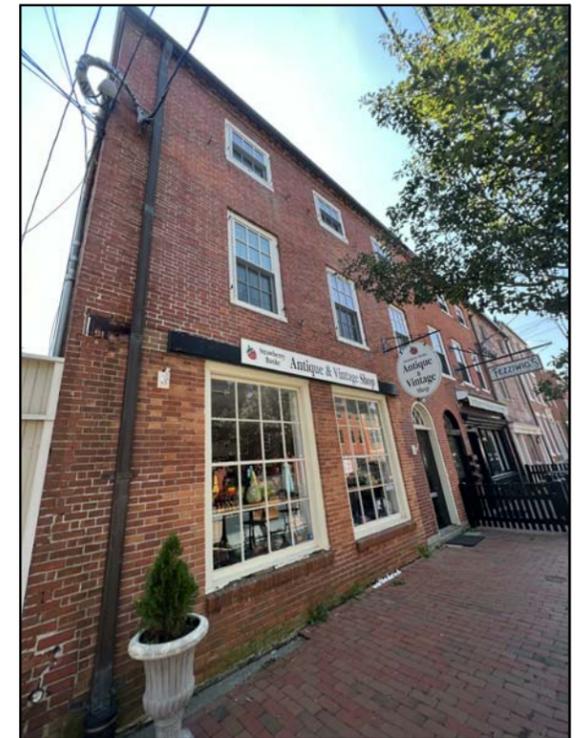
17.) 50 DANIEL STREET: 28' - 4" (U)



18.) 85 DANIEL STREET: 22' - 0" (19I)



19.) 143 DANIEL STREET: 34' - 3" (21M)



20.) 110 STATE STREET: 28' - 4" (F)

NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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# CONTEXTUAL IMAGES

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## McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

### A9

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21.) 142 STATE STREET: 27' - 10" (F)



22.) 3 SHEAFE STREET: 26' - 8" (F)



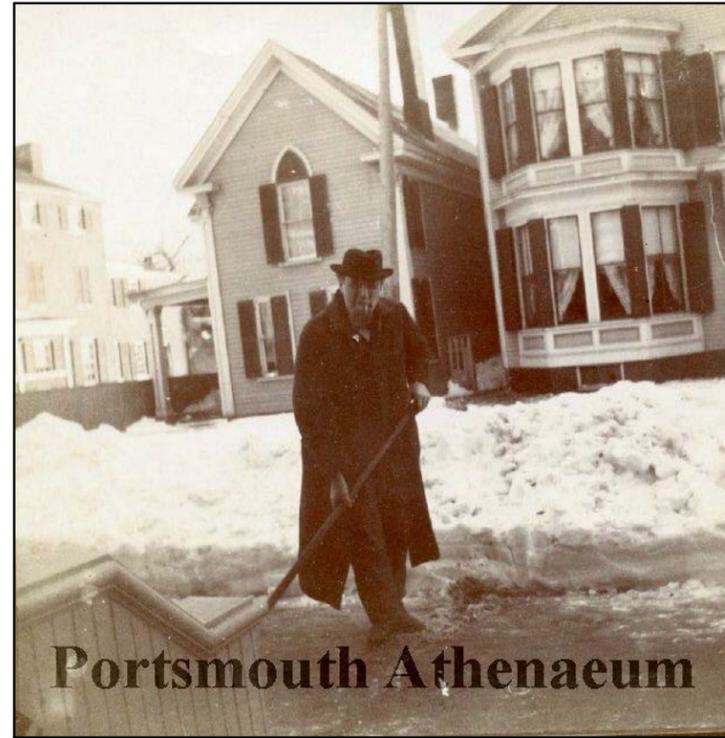
23.) 17 SHEAFE STREET: 24' - 4" (F)



24.) 113 DANIEL STREET: 22' - 1" (U)



25.) 60 PENHALLOW STREET: 33' - 6" (21M)



95 DANIEL STREET - 1890



95 DANIEL STREET - 1982



99 DANIEL STREET - 1982

NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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# CONTEXTUAL IMAGES

HISTORIC DISTRICT COMMISSION - WORK SESSION  
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## McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

# A10

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OVERALL DANIEL STREET SITE SECTION (ABOVE)

ENLARGED BLOCK SITE SECTION (BELOW)



NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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EXISTING DANIEL STREET SECTION

HISTORIC DISTRICT COMMISSION - WORK SESSION  
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McHENRY ARCHITECTURE

4 Market Street  
 Portsmouth, New Hampshire

A11

09/15/2022

McHA: RD / MG

NOT TO SCALE



OVERALL DANIEL STREET SITE SECTION (ABOVE)

ENLARGED BLOCK SITE SECTION (BELOW)



NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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PROPOSED MASSING SITE SECTION

HISTORIC DISTRICT COMMISSION - WORK SESSION  
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McHENRY ARCHITECTURE

4 Market Street  
 Portsmouth, New Hampshire

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12 September, 2022

Structural Condition Assessment  
95-99 Daniel Street  
Portsmouth, New Hampshire

Gorham Structural Engineering, PLLC is a consultant to the property owner and has been retained to provide a basic structural condition assessment of the buildings at 95 and 99 Daniel Street. The following is a summary of the findings from the conditions assessment.



95-99 Daniel Street Front Elevation



95-99 Daniel Street Back Elevation

## **95 Daniel Street**

### **General Description**

95 Daniel Street is a two story wood framed gable roofed structure. The original building is approximately 14'-6" x 34'-6", with a 14'-6" x 7'-0" extension on the east side. A 6'-0" x 11'-6" enclosed entry porch is located at the north-east corner. This east side extension encloses the entry hall and stair to the second floor. There are two less significant additions on the back that measure 10'-0" x 9'-6" and 14'-0" x 6'-6".

## Exterior

The building's foundation, siding, windows, roofing and chimney are all in need of maintenance. The enclosed porch floor and supporting foundation are in poor condition with inadequate support at grade and will need to be repaired or replaced.



1-North-East corner



2-North-West corner



3-South-West corner



4-South-East corner



5-Grade along west side



6-Grade along east side

The exterior finish grades along the front and sides of the building are close to, or above, the top of the masonry foundation. This high grade creates a situation where the wood framing is vulnerable to water damage and decay. See images 5 and 6. This condition should be addressed by lowering the exterior grade or raising the elevation of the building foundation to provide appropriate separation between grade and wood materials.

The 14'-6" x 7'-0" hall and stair extension on the east side is sloping or settling downward from the main structure. The area below the extension is not accessible and it is assumed that this area is supported on a stone masonry foundation. This sloping/settling may be due to an inadequate foundation, wood sill decay, or a combination of both. This area needs to be investigated and a plan developed to correct the situation.

### **Basement / Foundation**

The original building is supported on a foundation constructed of rough granite stone bedded in mortar. The east wall is topped with brick masonry. The foundations below the back additions are cast-in-place concrete and brick masonry. The floor of the basement area is an uneven surface of exposed soil or concrete. There is obvious evidence that water seeps into the basement area. See images 7, 8, 9 and 10. There are partitions in the basement area that cover the inside face of some foundation wall areas. These partitions should be removed to allow for a visual investigation and evaluation.

The visible areas of the original stone foundation appear to be in serviceable condition, with the walls plumb and no obvious signs of bulging or leaning. The front foundation wall is capped with large pieces of granite block, which appear to be in good condition. The stone foundation should be repaired where needed and repointed. Along the east side wall, the stone foundation is topped with about 6 courses of brick masonry. This brick masonry is in poor condition and should be rebuilt; however, most of the existing brick may be cleaned and reused. The concrete and brick foundations below the back additions appear to be in good condition. The basement floor slab, spread footings, and interior supports for posts must be improved.



7-Basement looking north



8-Basement looking south



9-View along east side wall



10-Concrete and brick foundation

## First Floor Framing

The first floor framing is a haphazard layout of joists, carrying beams and posts. The front room floor is out of level by approximately 1" over 14-feet; the porch floor is very uneven; the hall floor is out of level by approximately 2" over 6-feet; the kitchen floor is out of level by approximately 3". Although significant floor framing decay was not observed, I expect that there is some significant decay in some of the sills, and very likely in areas that are not accessible.

A majority of the floor joists are newer milled 2x6 spaced at 16" on center. An analysis of the joists, assuming an adequate center carrying beam, indicates an allowable live load capacity suitable for residential occupancy. The joists are supported at the foundation using either a cross-lap joint into a timber sill, or softwood shims between the joist and foundation wall. The center carrying beams are very poorly supported on wood posts or screws jacks. See images 11 and 12.

The structural support for all of the first floor joists, carrying beams, and posts will need to be improved. The live load rating for the floor may need to be improved if the occupancy use is something other than residential.



11-First floor framing



12-Joist supported on shim

## **Second Floor Framing**

The actual structure of the second floor framing was not accessible. The floors measured as much as 3" out of level. Second floor exterior walls measured as much as 2" out of plumb. At some point, it would be prudent to confirm that the existing joists are adequately connected to the supporting wall framing.

## **Roof Framing**

The main roof is framed with rough sawn wood rafters, measuring approximately 3"x4", spaced at 12" to 40" on center. See images 13 and 14.



13-Roof framing



14-Roof framing

The roof above the stair hall is framed with rough sawn wood rafters, measuring approximately 3"x3" spaced about 32" on center. A portion of this roof is framed over the original main roof, and original wood roof shingles are present within the attic space. See images 15 and 16.



15-Roof framing



16-Roof framing

A detailed analysis and load rating of the roof structure is beyond the scope of this report. Going forward, if the thermal resistance of the roof insulation is improved, or a significant renovation is undertaken, the roof should be evaluated, and reinforced if necessary.

### **Conclusion**

In my opinion, the 95 Daniel Street building does have some significant structural deficiencies that should be addressed. The foundation and first floor framing, including perimeter sills, need to be improved. The foundations and floor framing for the entry porch will most likely need to be replaced. The foundations and condition of the wood sill at the east side hall and stair should be investigated and conditions assessed. The second floor framing, including connections to the supporting wall framing, should to be evaluated. The roof framing should be evaluated and may need to be reinforced.

## 99 Daniel Street

### **General Description**

99 Daniel Street is a two story wood framed gable roofed structure. The front portion measures approximately 19'-6" x 16'-0", with a 7'-0" x 13'6" side entry porch. The rear portion measures approximately 17'-0" x 28'-6". There is a bulkhead basement entrance, with a shed roof, on the east side. At the back of the building there are wood framed stairs and landings to access the first and second floors.



17-North-East corner



18-North-West corner



19-Back elevation



20-South-East corner

## Exterior

The building's foundation, siding, windows and chimney are all in need of maintenance. The north-west entry porch floor and supporting foundation are in poor condition and in need of repair or replacement. At the back of the building, the exterior stairs, landings, handrails, and guardrails need to be improved or rebuilt to bring them into conformance with structural and life-safety code requirements. See images 19 and 20.

## Basement / Foundation

The building is supported on a foundation constructed of cast-in-place concrete topped with brick masonry. The basement has a level concrete floor. There is obvious evidence that water seeps into the basement area. See images 21, 22, 23 and 24.



21-East side brick foundation wall



22-South-East corner brick foundation



23-Basement looking north



24-Basement looking south

The concrete foundation walls appear to be in good condition. The brick masonry is in poor condition and it is recommended that all of the brick masonry be rebuilt. Details must be provided to prevent water infiltration.

### First Floor Framing

The first floor framing is in a significant state of decay. The joists, beams and supporting columns are structurally inadequate and in such poor condition that the building should not be occupied. The entire first floor framing system and supporting columns must be replaced. See images 26, 27 and 28.



25-Bulkhead



26-Decayed floor joist



27-Decayed floor joist



28-Failed column and wood post

## Second Floor Framing

The actual structure of the second floor framing was not accessible. The floors measured as much as 2" out of level. At some point, it would be prudent to confirm that the existing joists are adequately connected to the supporting wall framing.

## Roof Framing

The roof is framed with rough sawn wood rafters, measuring approximately 3"x7" and 4"x7", spaced at 36" to 42" on center. See images 29 and 30.

A detailed analysis and load rating of the roof structure is beyond the scope of this report. Going forward, if the thermal resistance of the roof insulation is improved, or a significant renovation is undertaken, the roof should be evaluated, and reinforced if necessary.



29-Roof framing



30-Rafter and attic floor joists at eave

## Conclusion

In my opinion, the 99 Daniel Street building has significant structural deficiencies that must be addressed. The brick portion of the foundation and the entire first floor framing system must be replaced. The entry porch floor and foundations must be replaced. At the back of the building the entry stairs, landings, handrails, and guardrails must be improved to comply with applicable code requirements. The second floor framing, including connections to the supporting wall framing, should to be evaluated. The roof framing should be evaluated and may need to be reinforced.

## Closure

Thank you for contacting Gorham Structural Engineering, PLLC to provide this review. As the project develops, we are available to provide additional engineering if needed.

Please contact me if you have any questions or if it would be helpful for me to expand on some of the issues mentioned in this report.

Respectfully submitted,  
Martin Gorham, PE, LEED-AP, SECB

