

99-95 DANIEL STREET

HISTORIC DISTRICT COMMISSION WORK SESSION - DECEMBER 2023, 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 WAS 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 OR MOVED TO THE SITE BETWEEN 1910 AND 1920. BASED ON SANBORN MAP ANALYSIS THIS LOT WAS APART OF 105 DANIEL STREET(COLBY'S RESTAURANT BUILDING) UNTIL 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 RETAIL USE OUT OF THE FIRST FLOOR UNIT.

GENERAL PROJECT DESCRIPTION:

- RESTORE AND UPDATE BOTH 95 AND 99 DANIEL STREET. BOTH BUILDINGS WILL BE RESIDENTIAL WITH 2-UNITS IN EACH
- REMOVE EXISTING REAR ADDITION FROM 95 DANIEL STREET AND REBUILD ADDITION THAT IS MORE FUNCTIONAL AND COHESIVE WITH EXISTING BUILDING
- RE-OPEN COVERED FRONT PORCH TO 95 DANIEL STREET
- REMOVE STOREFRONT GLASS AND DOOR FROM 95 DANIEL STREET
- REPLACE REAR STAIR AND ADDITION OF DECK TO 99 DANIEL STREET
- ENCLOSING PORTION OF FRONT PORCH OF 99 DANIEL STREET



99-95 DANIEL STREET
PORTSMOUTH, NH 03801

EXISTING PERSPECTIVES
99(LEFT)-95(RIGHT) DANIEL STREET (ABOVE)

SHEET LIST	
Sheet Number	Sheet Name

GENERAL INFORMATION

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ARCHITECTURAL DRAWINGS

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A3	SITE PLAN
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A7	MATERIALS AND SELECTIONS

DIMENSIONAL CRITERIA					
CHARACTER DISTRICT 4 (CD4), HISTORIC DISTRICT (HDC)					
	REQUIRED	EXISTING 95	EXISTING 99	PROPOSED 95	PROPOSED 99
BUILDING FOOTPRINT		854 SF	842 SF	888 SF	842 SF
LOT AREA		1,680 SF	1,692 SF	1,680 SF	1,692 SF
BUILDING PLACEMENT - PRINCIPAL BUILDING					
FRONT YARD (MAX PRIMARY)	10' - 0"	2' - 0" +/-	3' - 0" +/-	2' - 0" +/-	3' - 0" +/-
SIDE YARD SETBACK	N/R	0' - 0" +/-	0' - 0" +/-	0' - 0" +/-	0' - 0" +/-
REAR YARD SETBACK	5' - 0" MIN	16' - 6" +/-	20' - 0" +/-	16' - 3" +/-	18' - 0" +/-
BUILDING AND LOT OCCUPATION					
BUILDING COVERAGE	90% MAX	50%	49%	57%	62%
OPEN SPACE	10% MIN	16% +/-	11% +/-	23% +/-	24% +/-
BUILDING FORM - PRINCIPAL BUILDING					
BUILDING HEIGHT	40' - 0" MAX	19' - 7" +/-	24' - 9" +/-	19' - 7" +/-	24' - 9" +/-
BUILDING STORIES	2 - 3 STORIES	2	2	2	2
GROUND FLOOR ELEVATION	3' - 0" MAX	0' - 0" +/-	2' - 3" +/-	0' - 10" +/-	2' - 3" +/-
GROUND STORY HEIGHT	12' - 0" MIN	10' - 0" +/-	10' - 0" +/-	10' - 0" +/-	10' - 0" +/-
SECOND STORY HEIGHT	10' - 0" MIN	9' - 0" +/-	9' - 0" +/-	9' - 0" +/-	9' - 0" +/-
ROOF TYPE		GABLE	GABLE	GABLE	GABLE
ROOF PITCH - MAIN ROOF	6:12 - 12:12			EXISTING	EXISTING



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COVER

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NOT TO SCALE

Locus



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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EXISTING BUILDING PHOTOGRAPHS

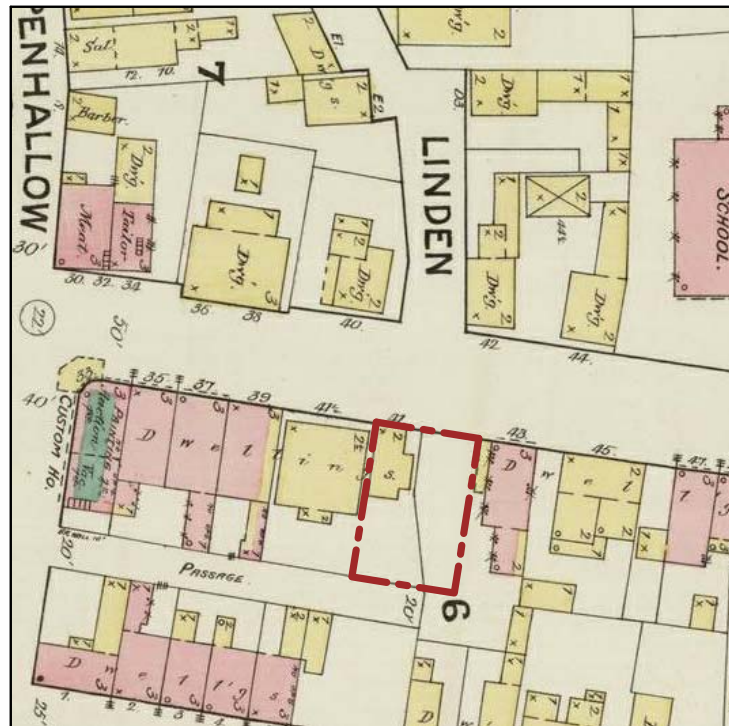
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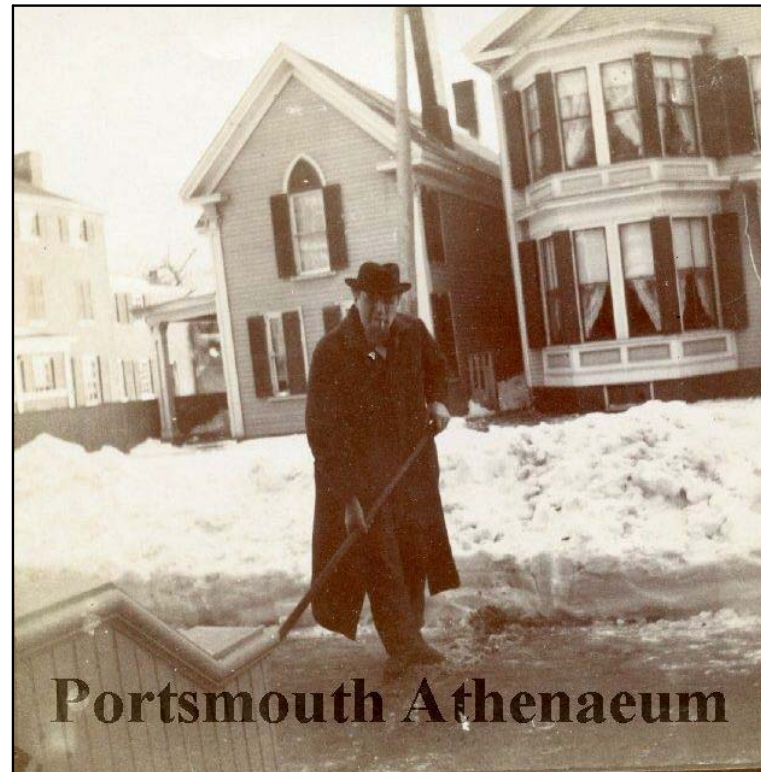
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1887



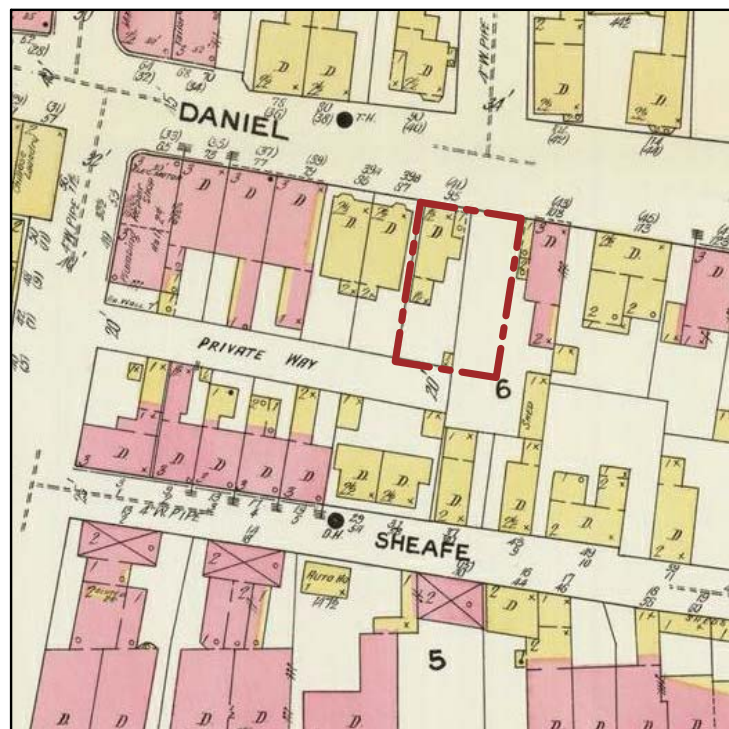
95 DANIEL STREET - 1890



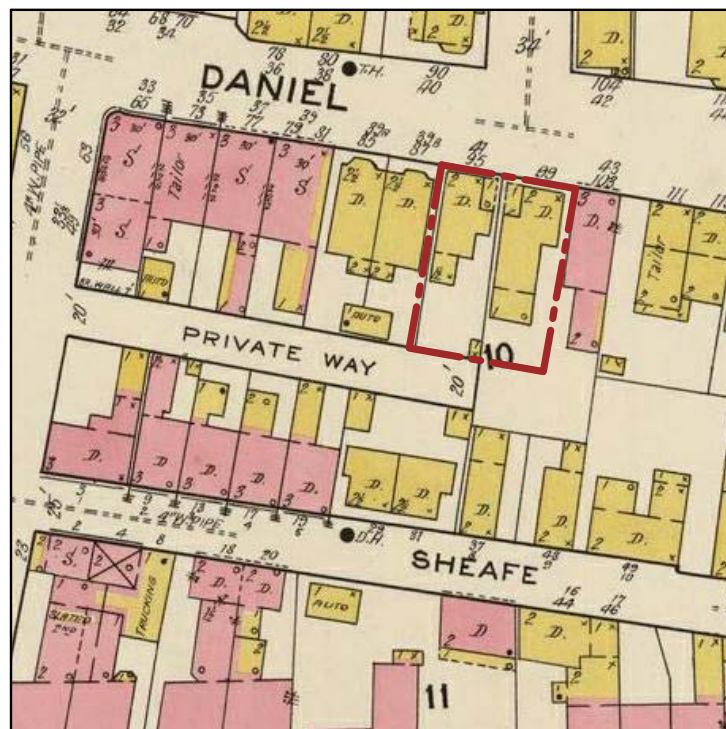
95 DANIEL STREET - 1982



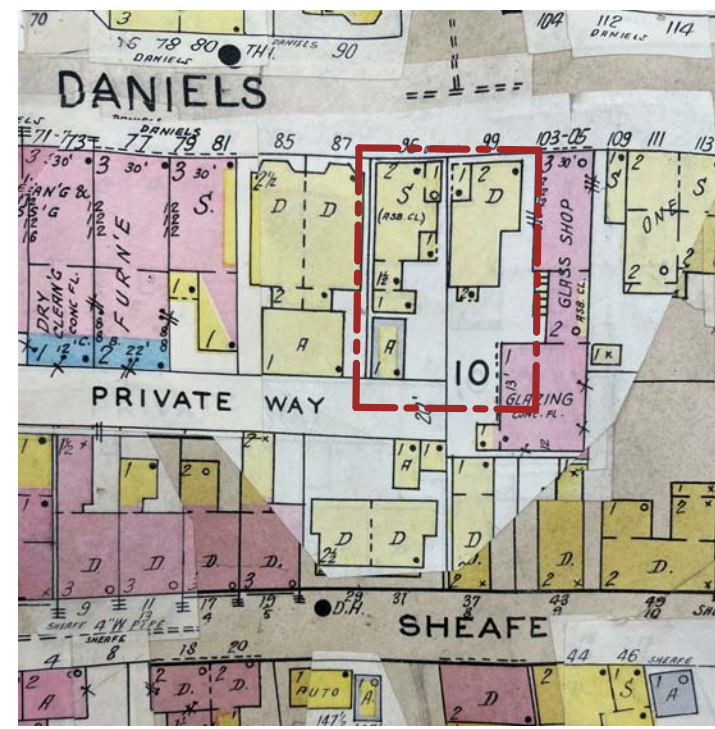
99 DANIEL STREET - 1982



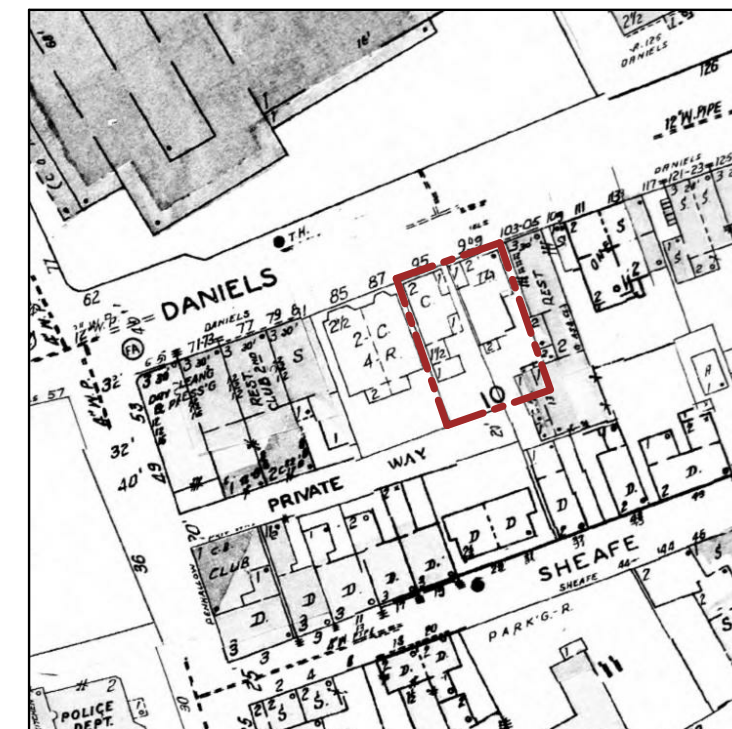
1910



1920



1947



1980

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

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SANBORN MAP PROGRSSION

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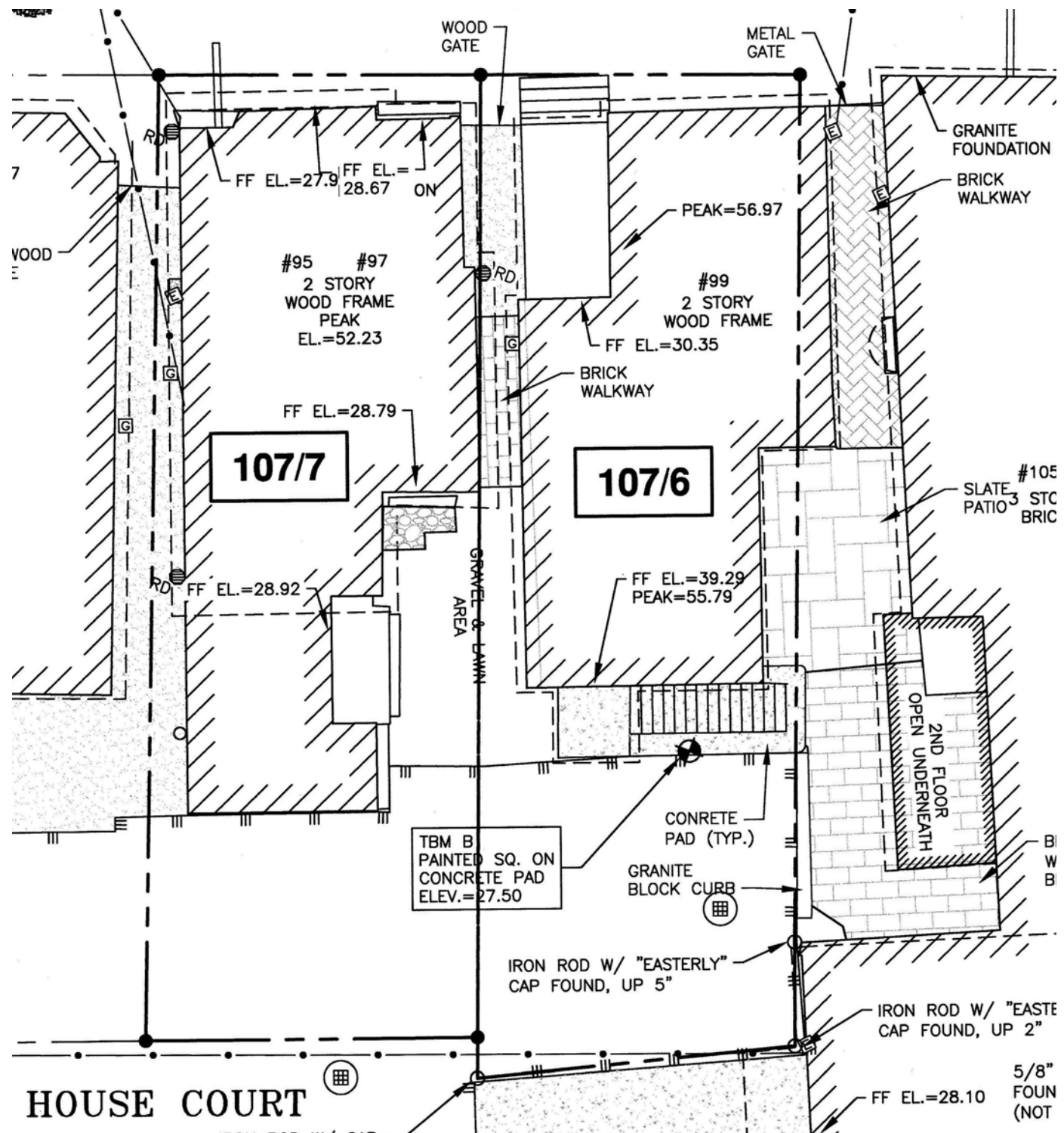
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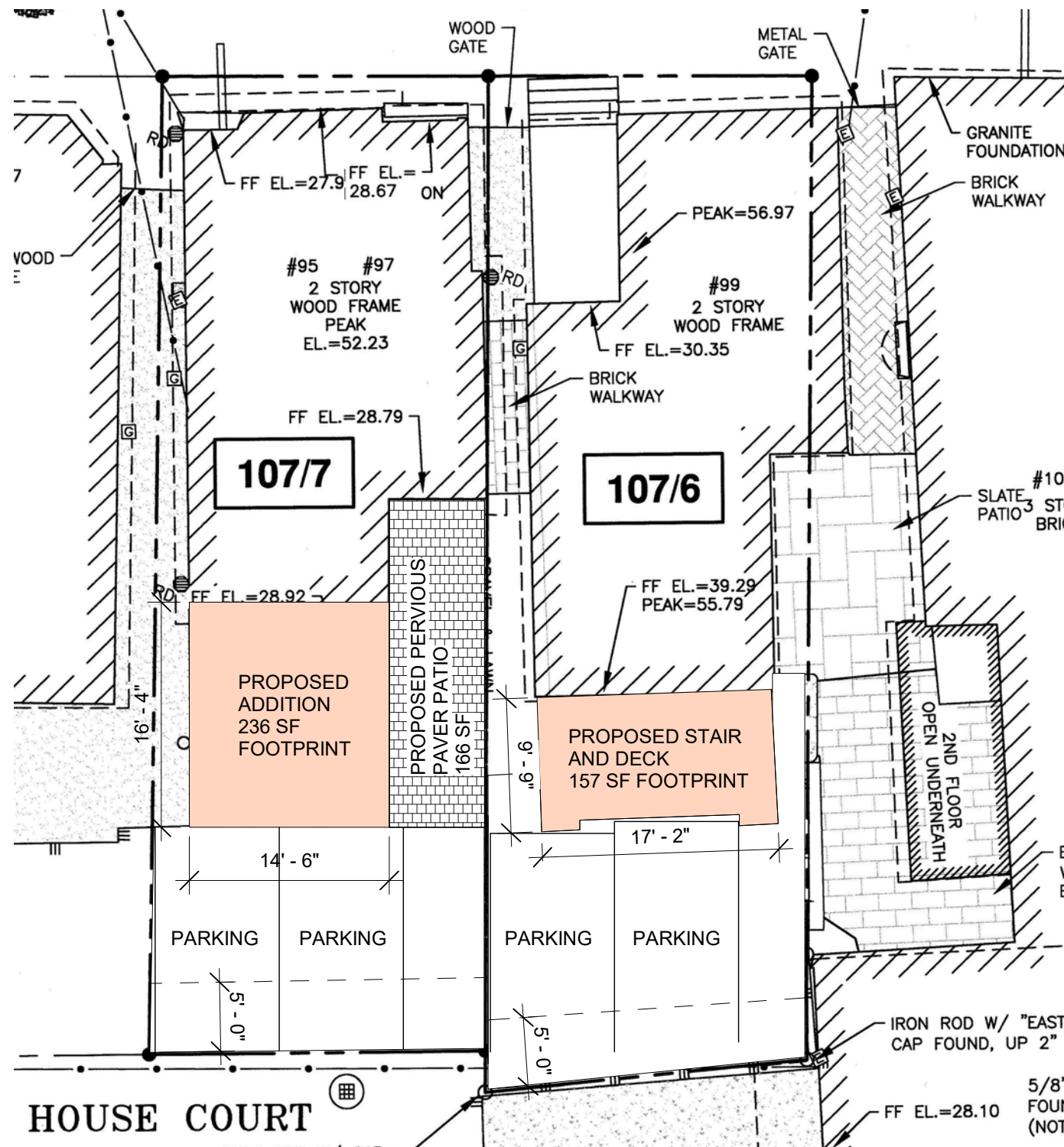
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NOTE: PLAN FROM SITE SURVEY BY AMBIT ENGINEERING, DATED 08/11/2022



1 EXISTING SITE
3/32" = 1'-0"



2 PROPOSED SITE
3/32" = 1'-0"

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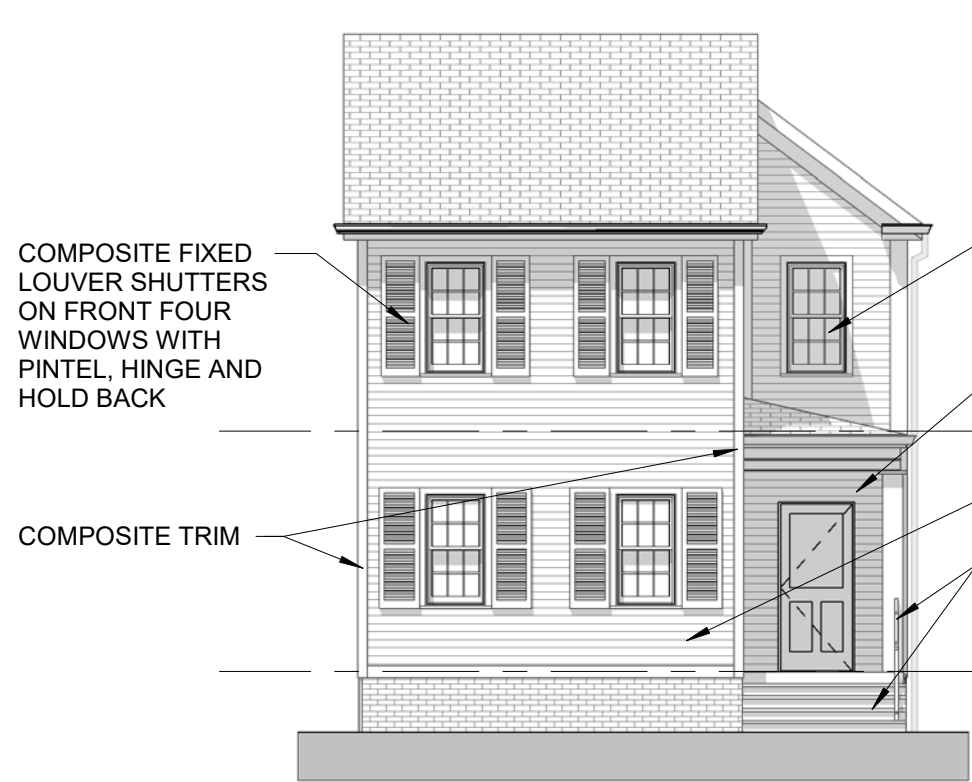
SITE PLAN
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AS INDICATED

- GENERAL NOTES:
1. PATCH, REPAIR AND REPLACE ALL FASCIA, SOFFIT AND TRIM IN KIND
 2. REPOINT BRICK FOUNDATION

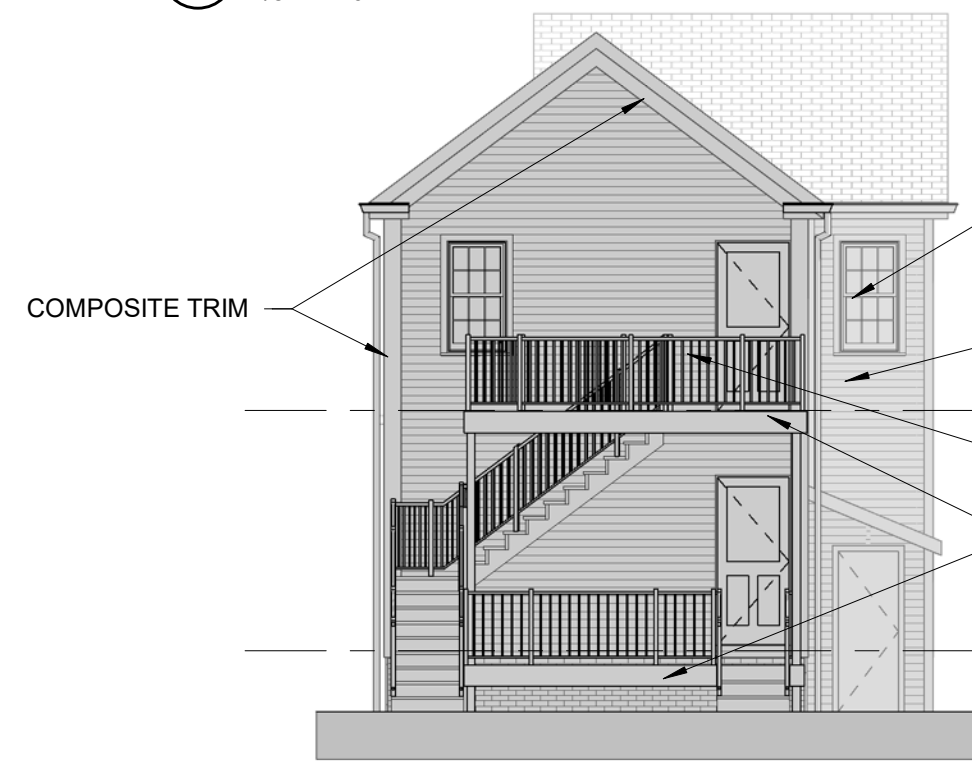


1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

COMPOSITE TRIM
TIMBERTECH ALUMINUM RAIL
Level 2
110' - 0"
TIMBERTECH AZEK DECKING
Level 1
100' - 0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

COMPOSITE TRIM
Level 2
110' - 0"
24' - 9" +/-
WINDOW INFILL
Level 1
100' - 0"

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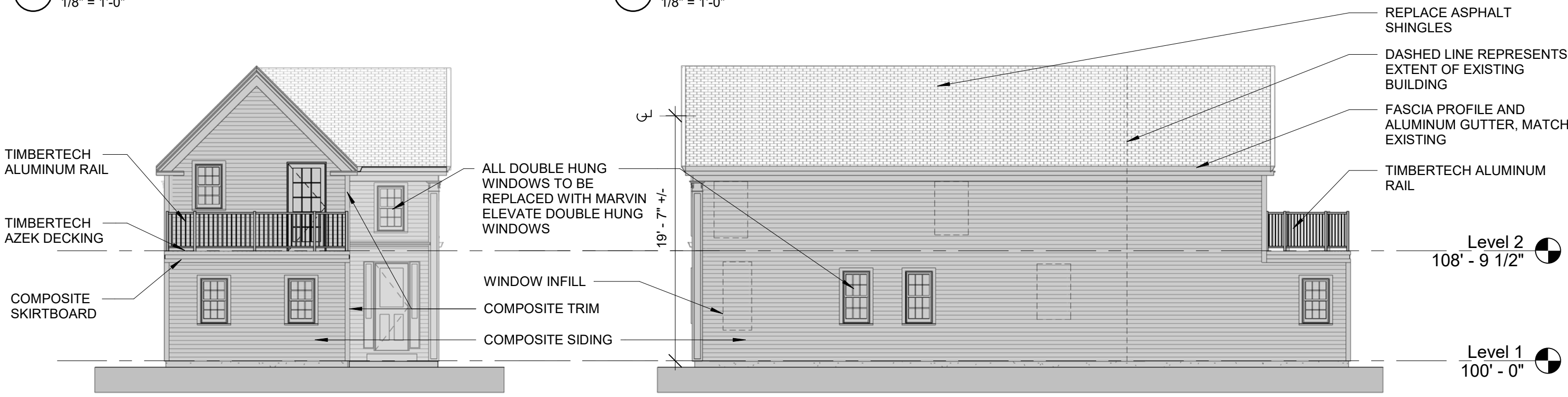
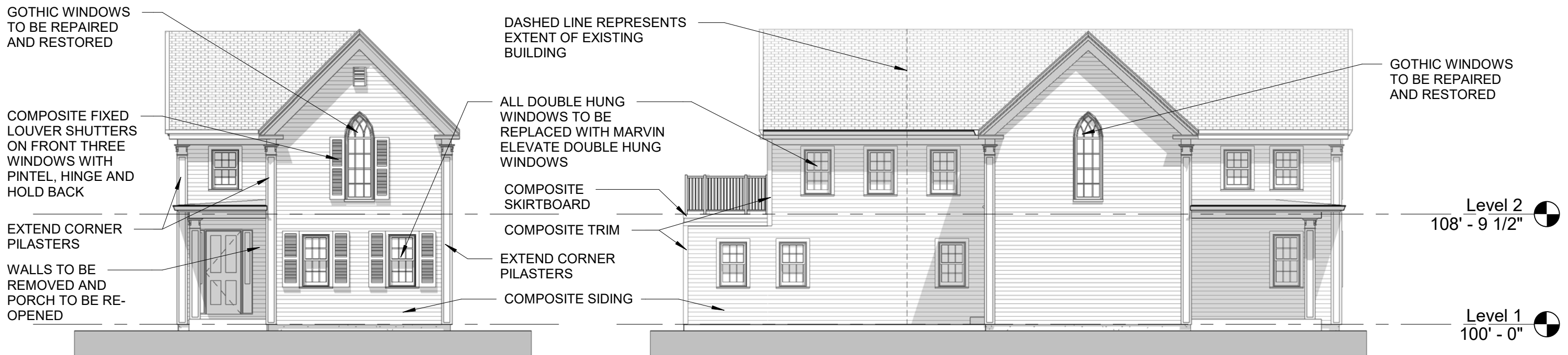
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99 SCHEMATIC DESIGN
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Scale: 1/8" = 1'-0"



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95 SCHEMATIC DESIGN
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PERSEPCTIVE FROM DANIEL STREET



PERSEPCTIVE FROM CUSTOM HOUSE LANE

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PROPOSED PERSPECTIVE

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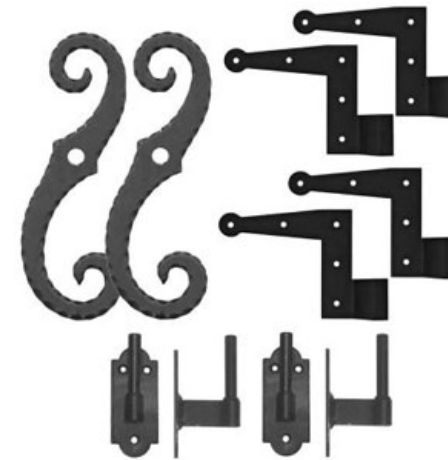
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ASPHALT SHINGLES
CERTAINTED LANDMARK SERIES OR EQUAL, COLOR TBD



COMPOSITE SIDING
HARDIE PLANK CLAPBOARDS- SMOOTH



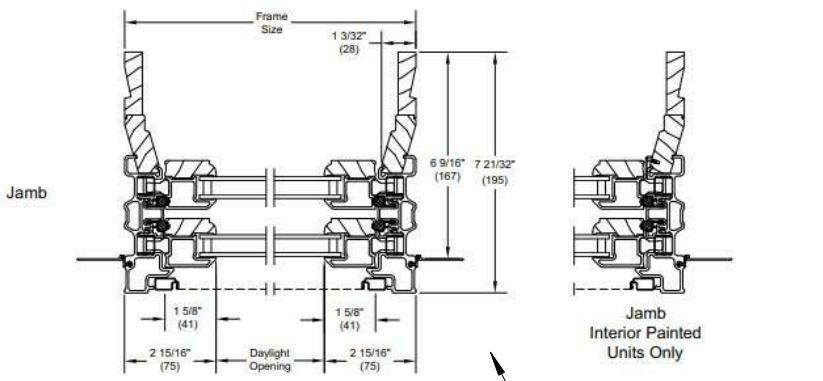
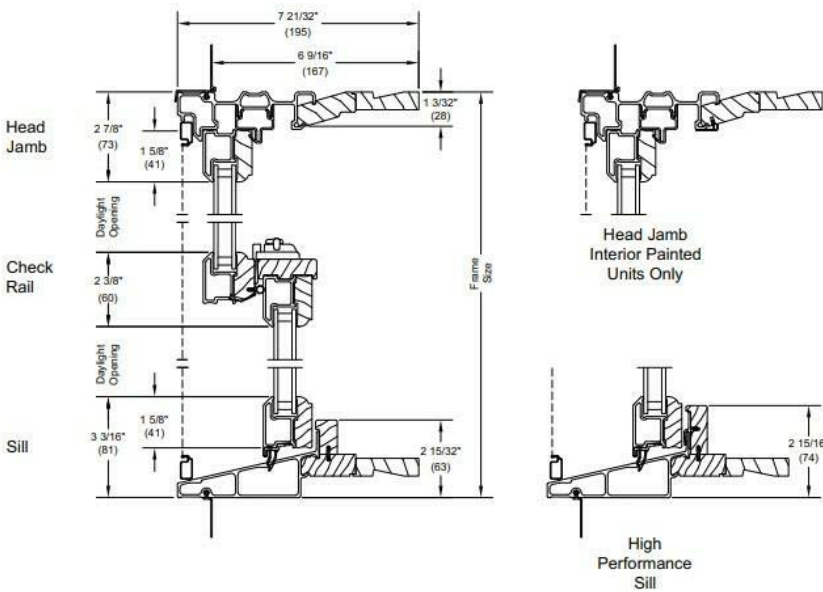
SHUTTER HARDWARE



SHUTTERS
COMPOSITE FIXED LOUVER SHUTTERS



REAR RAILING
TIMBERTECH IMPRESSIONS RAIL EXPRESS, MODERN TOP RAIL, ALUMINUM BALUSTERS WITH OPEN MID RAIL, 3"X3" POSTS WITH CAP AND SKIRT, BLACK



WINDOWS
MARVIN ELEVATE DOUBLE HUNG



COMPOSITE TRIM BOARD
BORAL TRUEX EXTERIOR COMPOSITE TRIM



DECKING MATERIAL
TIMBERTECH AZEK VINTAGE COLLECTION - DARK HICKORY



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