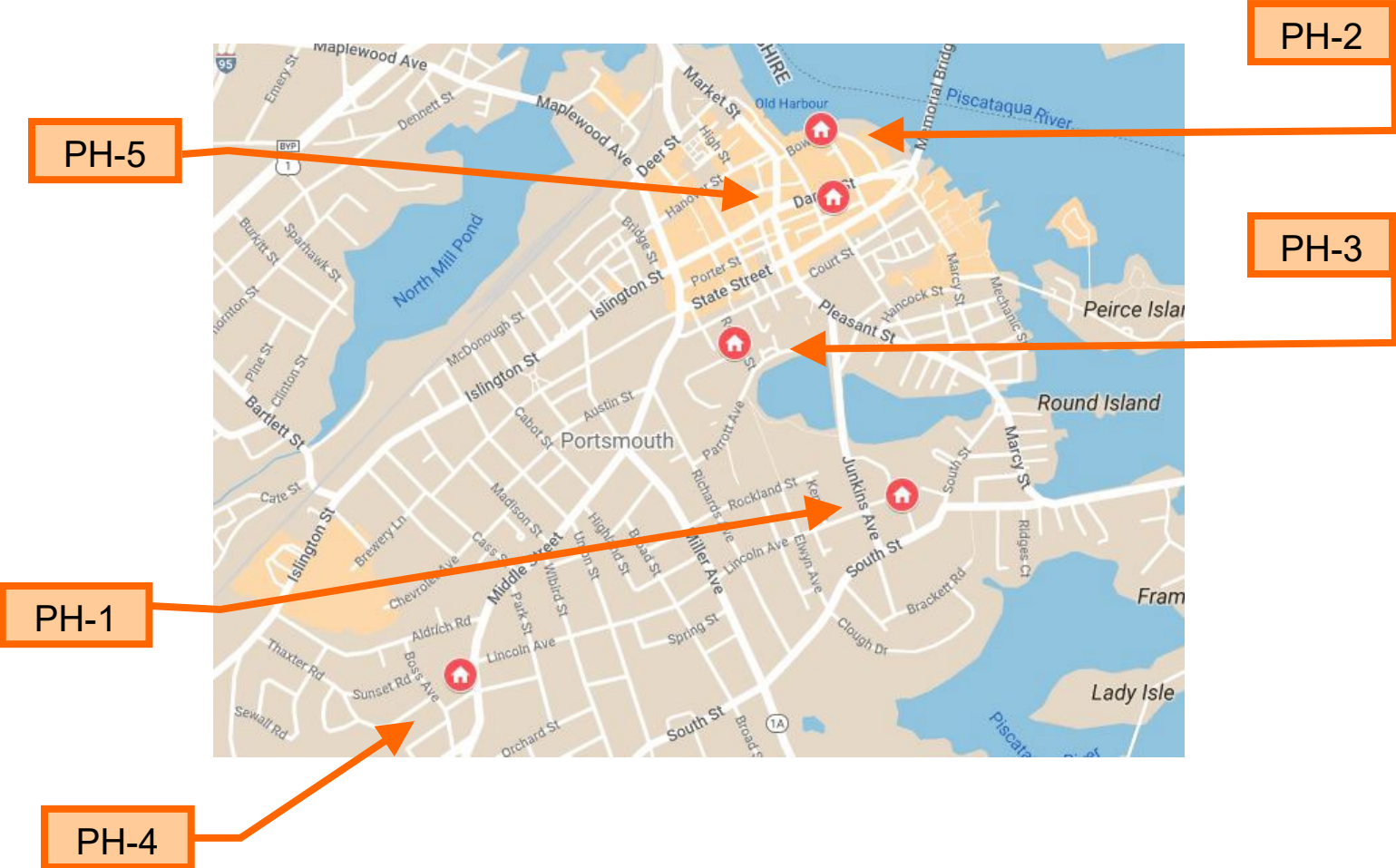


# Historic District Commission Staff Report

Wednesday, April 03, 2024



**Project Address:** 64 MT. VERNON STREET

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 7,841 SF +/-
- Estimated Age of Structure: c.1850-1875
- Building Style: Greek Revival Cape
- Number of Stories: 1.5
- Historical Significance: C
- Public View of Proposed Work: Mt. Vernon Street
- Unique Features: NA
- Neighborhood Association: South End

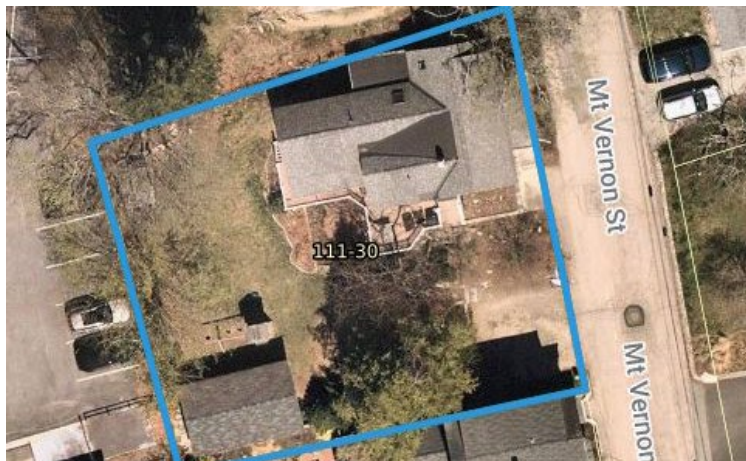


**B. Proposed Work:** to rebuild existing single story shed into a 2-story shed with entry porch.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Rebuilding the existing 1-story shed/out building into a 2-story outbuilding with entry porch.
- This project has also received Board of Adjustment Approval.





**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

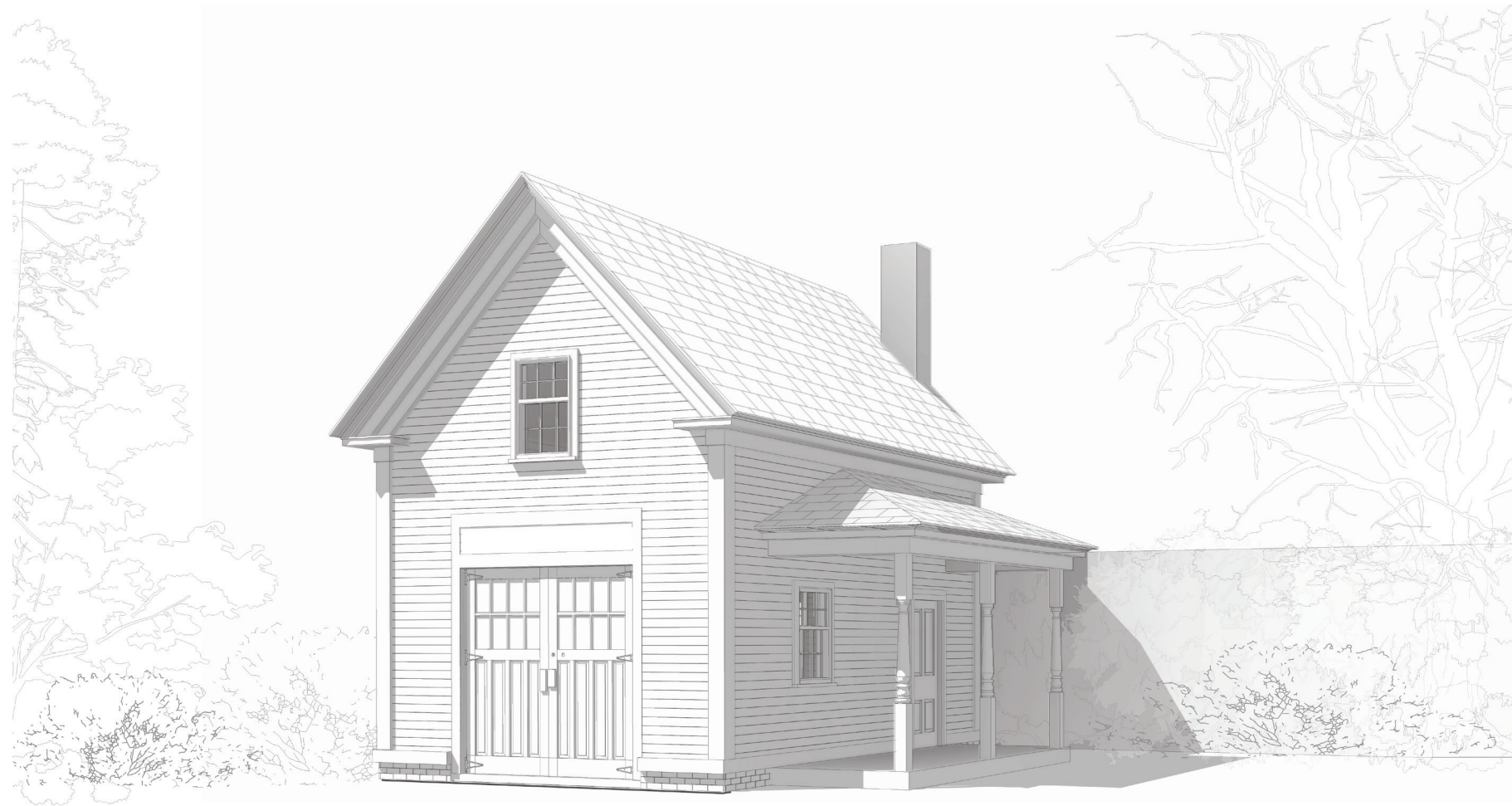
**E. Review Criteria/Findings of Fact:**

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



# 64 MT VERNON

PORTSMOUTH, NH





INSURANCE MAPS

OF

# Portsmouth

NEW HAMPSHIRE

PUBLISHED BY THE

SANBORN MAP COMPANY

11 BROADWAY, NEW YORK

1920

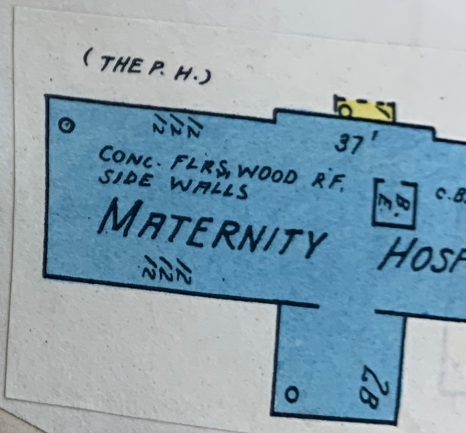
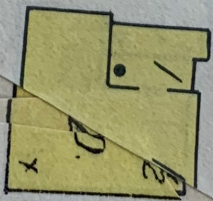
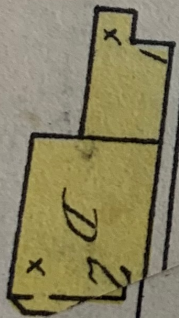
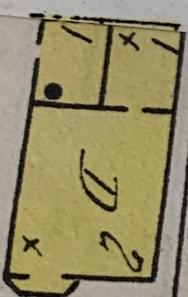
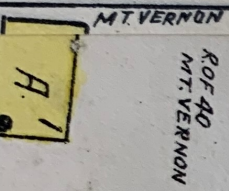
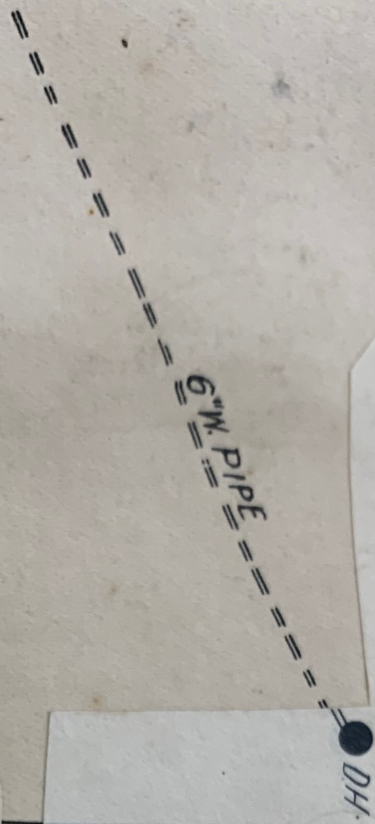
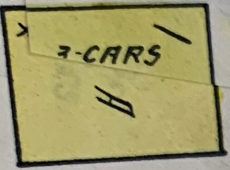
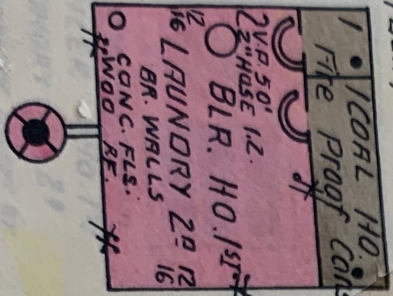
COPYRIGHT 1920 BY THE SANBORN MAP CO.

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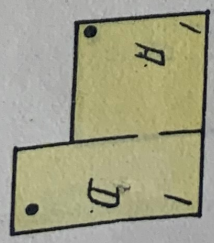
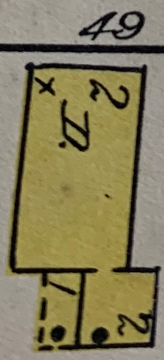
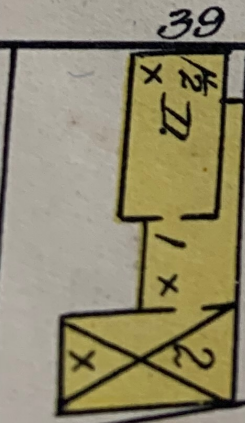
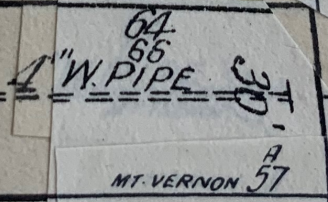
GREAT CARE HAS BEEN EXERCISED IN THE PRODUCTION OF OUR PUBLICATIONS AND OUR SERVICE, BUT ABSOLUTE ACCURACY IS NOT GUARANTEED.

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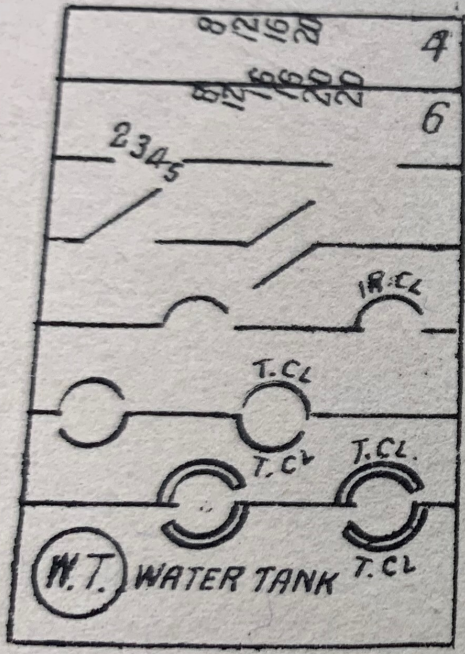




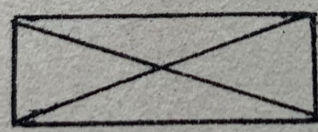
- SHINGLE ROOF
- BRICK 1<sup>ST</sup>
- D = DWELLING
- F = FLAT
- S = STORE

Brick veneered building  
 Brick and frame "  
 Frame building  
 " " iron clad  
 Stone building

Windows 1<sup>st</sup> & 2<sup>d</sup> with iron shutters  
 tin clad shutters, and 5<sup>th</sup> & 6<sup>th</sup> with  
 HORIZONTAL IR.CH VERTICAL Steam b  
 BRICK IRON Chimneys F.P. Fr  
 6" W. PIPE Water pipes an  
 SINGLE D.H. DOUBLE T.H. TRIPLE Hyd



Figures-8,12,16,20 - indicate thickness of wall in inches.  
 Wall without opening and size in inches  
 " with openings Figures indicate on which floor.  
 Openings with wired glass doors.  
 " " single iron or iron clad doors.  
 " " double " " tin clad doors  
 " " standard steel vault doors, or standa



Stable

[E] OPEN [E] BRICK Elevators [H] o  
 [FE] Frame enclosed elevator  
 [ET] " " " "  
 [ESC] " " " "  
 [ET] Brick " "  
 [ESC] " " "

○ V.P. Vertical pipe or stand pipe  
 ● F.E. " " with fire escape  
 ▨ F.E. Fire escape  
 AFA Automatic fire alarm.  
 I.E.P. Independent electric plant

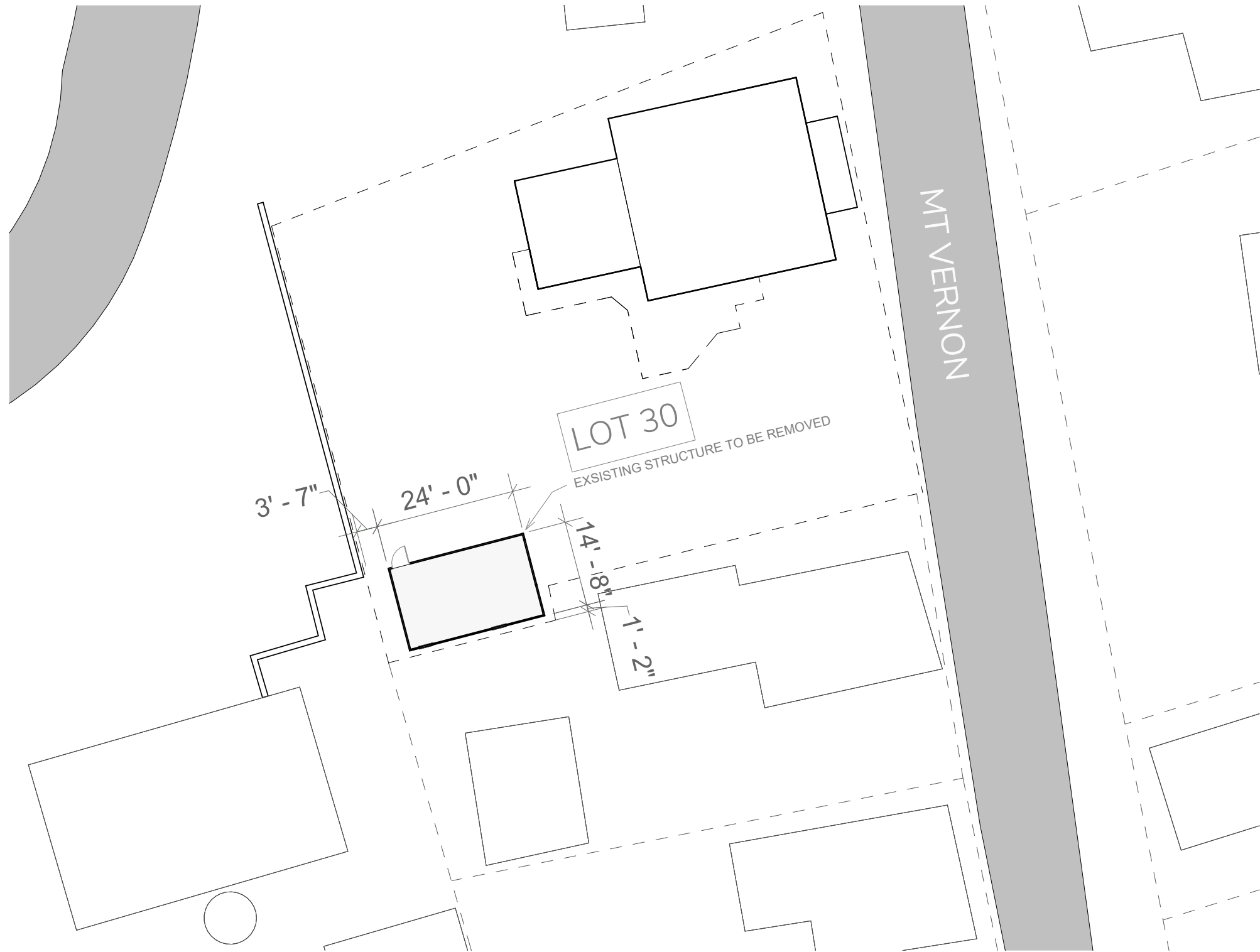




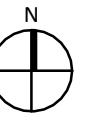




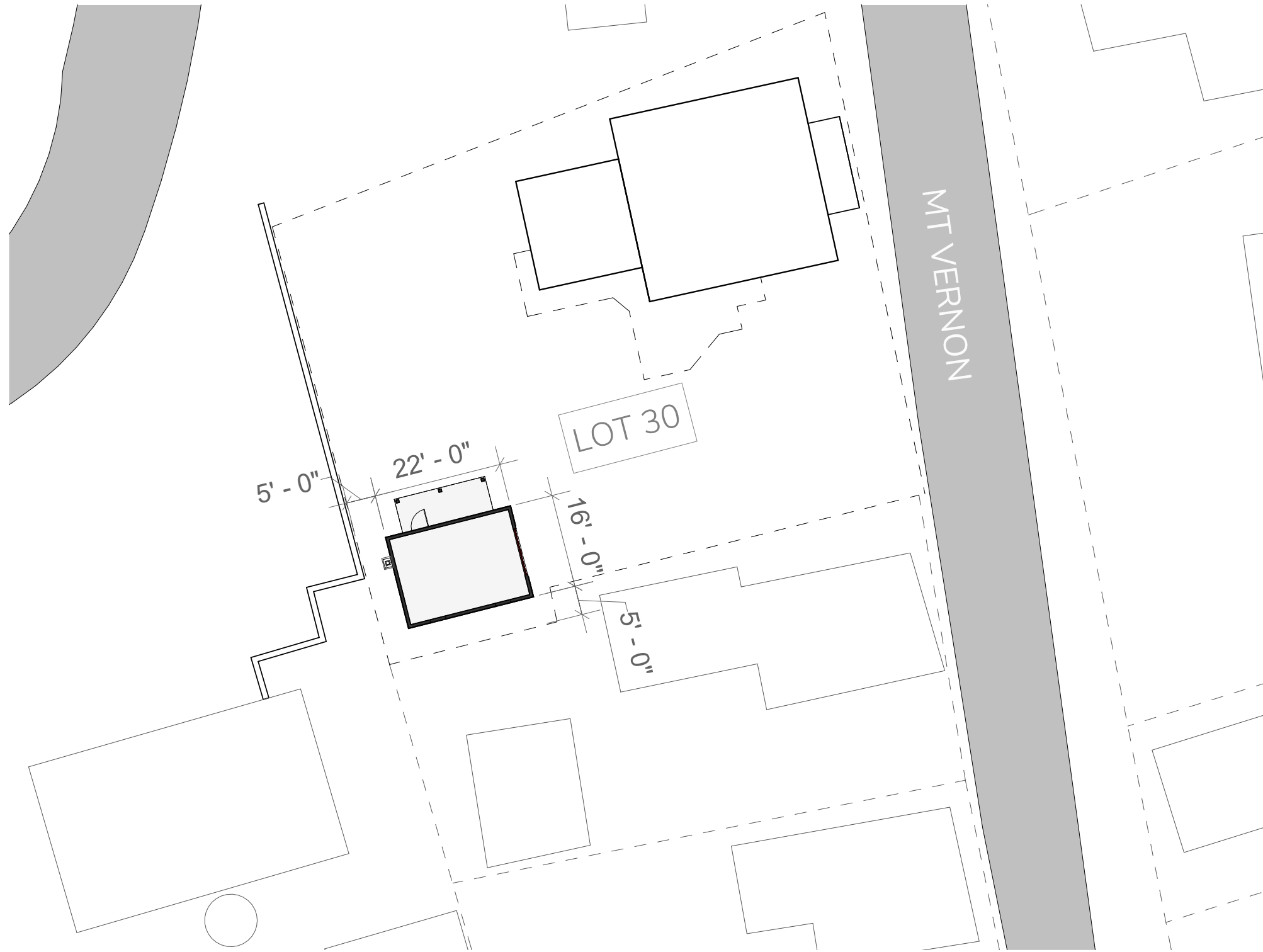




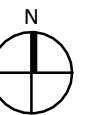
EXISTING SITE PLAN  
1/16" = 1'-0"

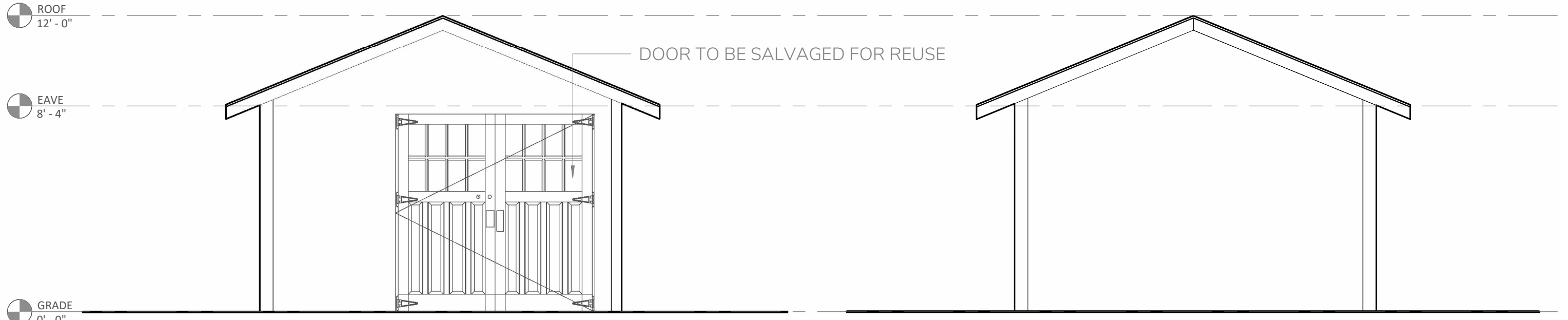






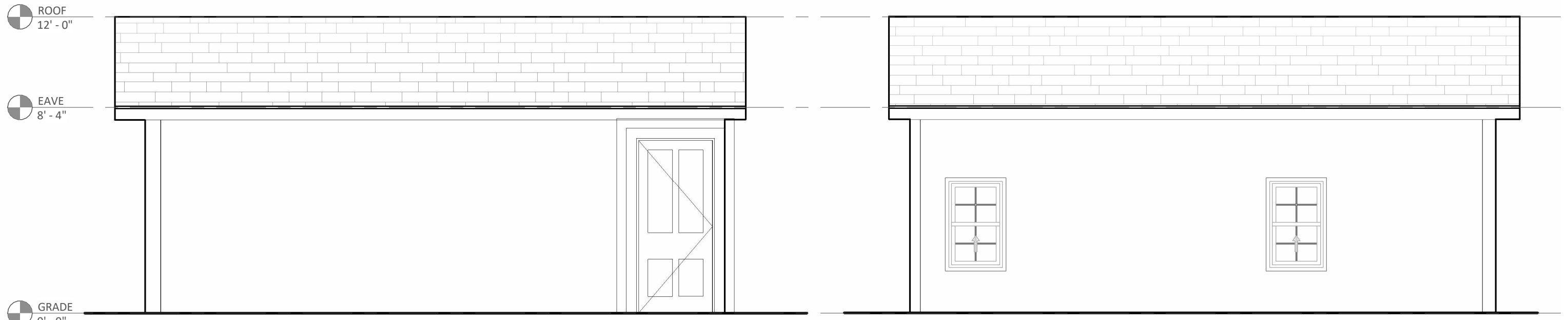
PROPOSED SITE PLAN  
1/16" = 1'-0"





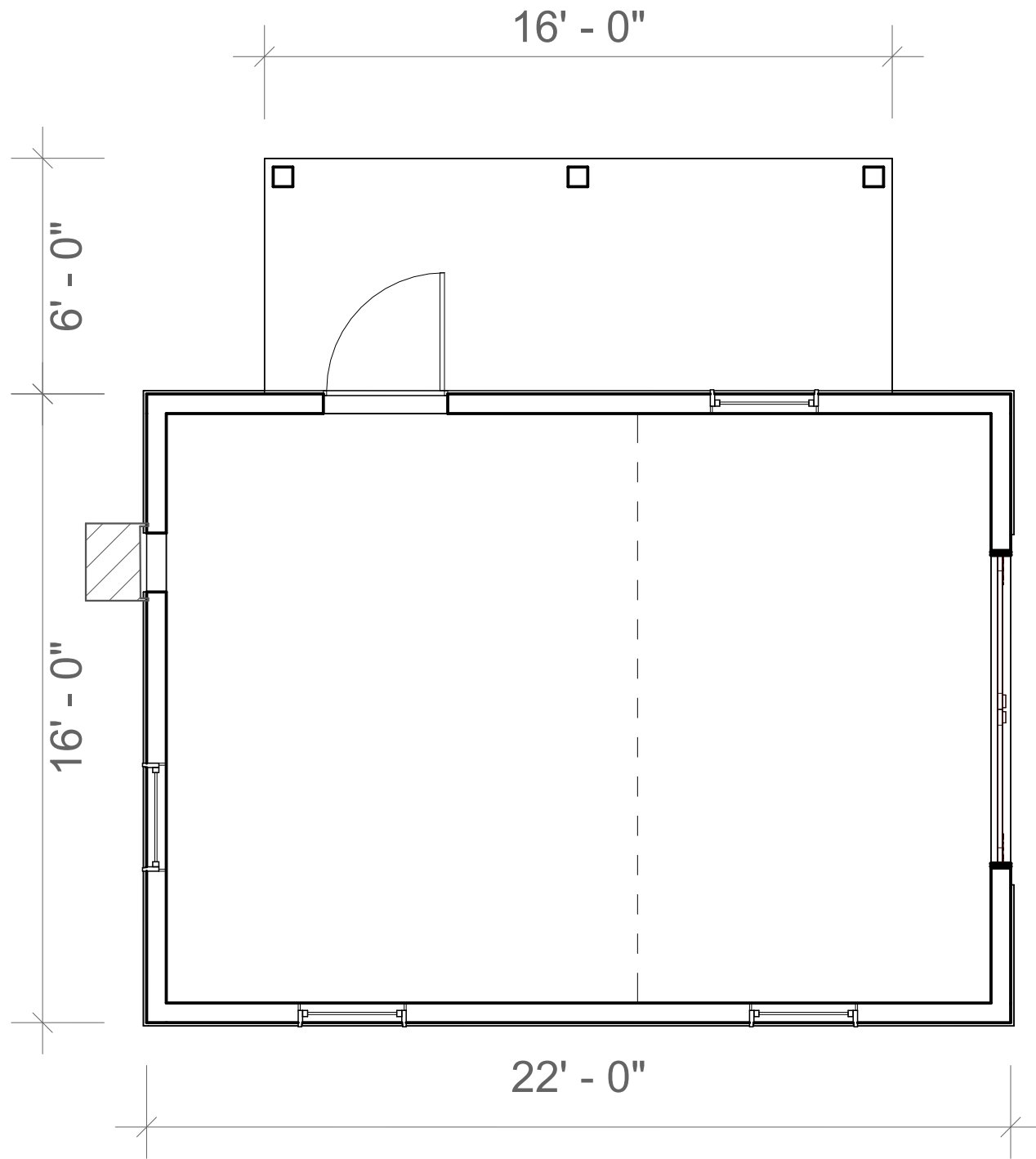
EXISTING EAST ELEVATION  
1/4" = 1'-0"

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

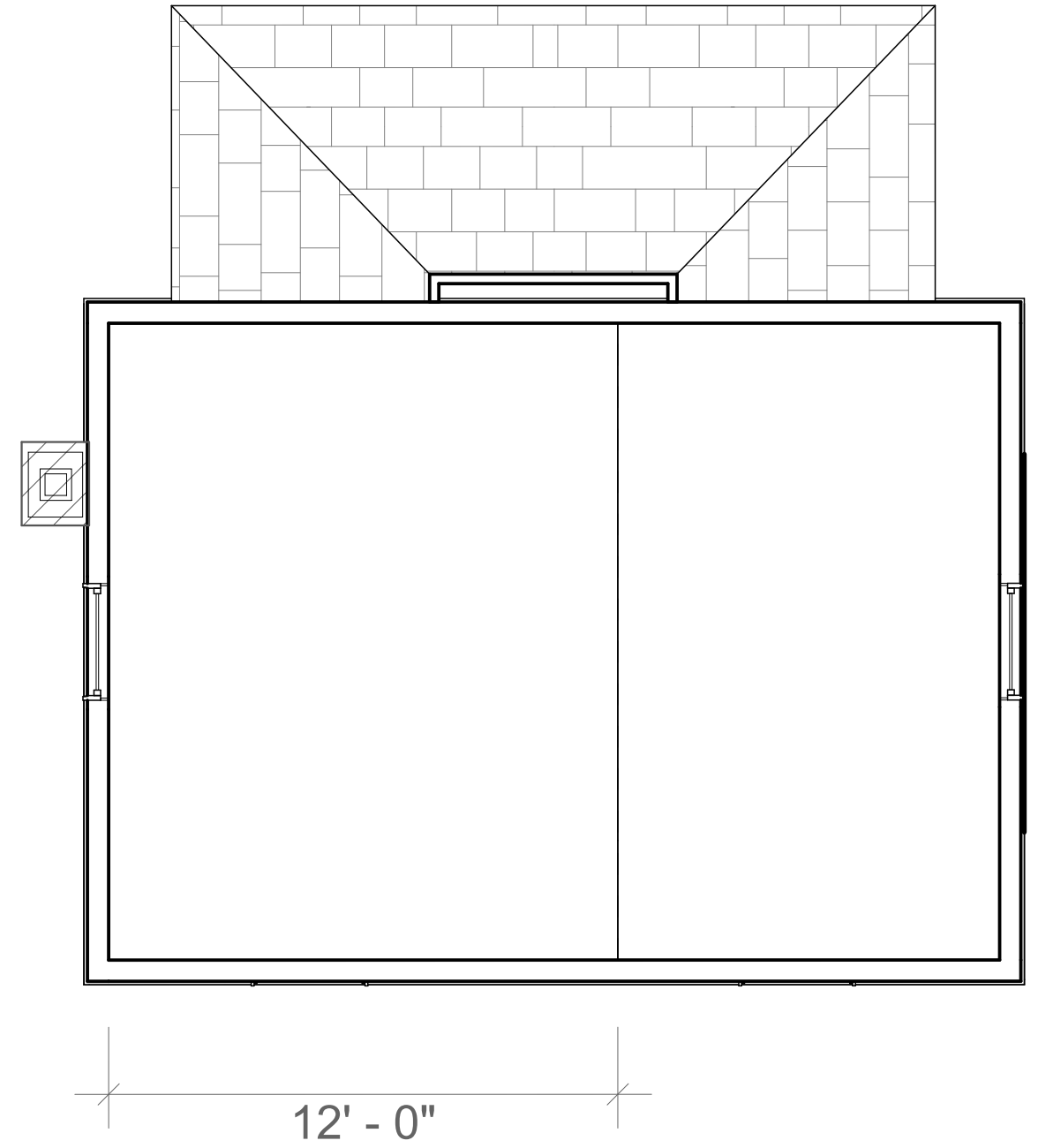


EXISTING NORTH ELEVATION  
1/4" = 1'-0"

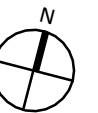
EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



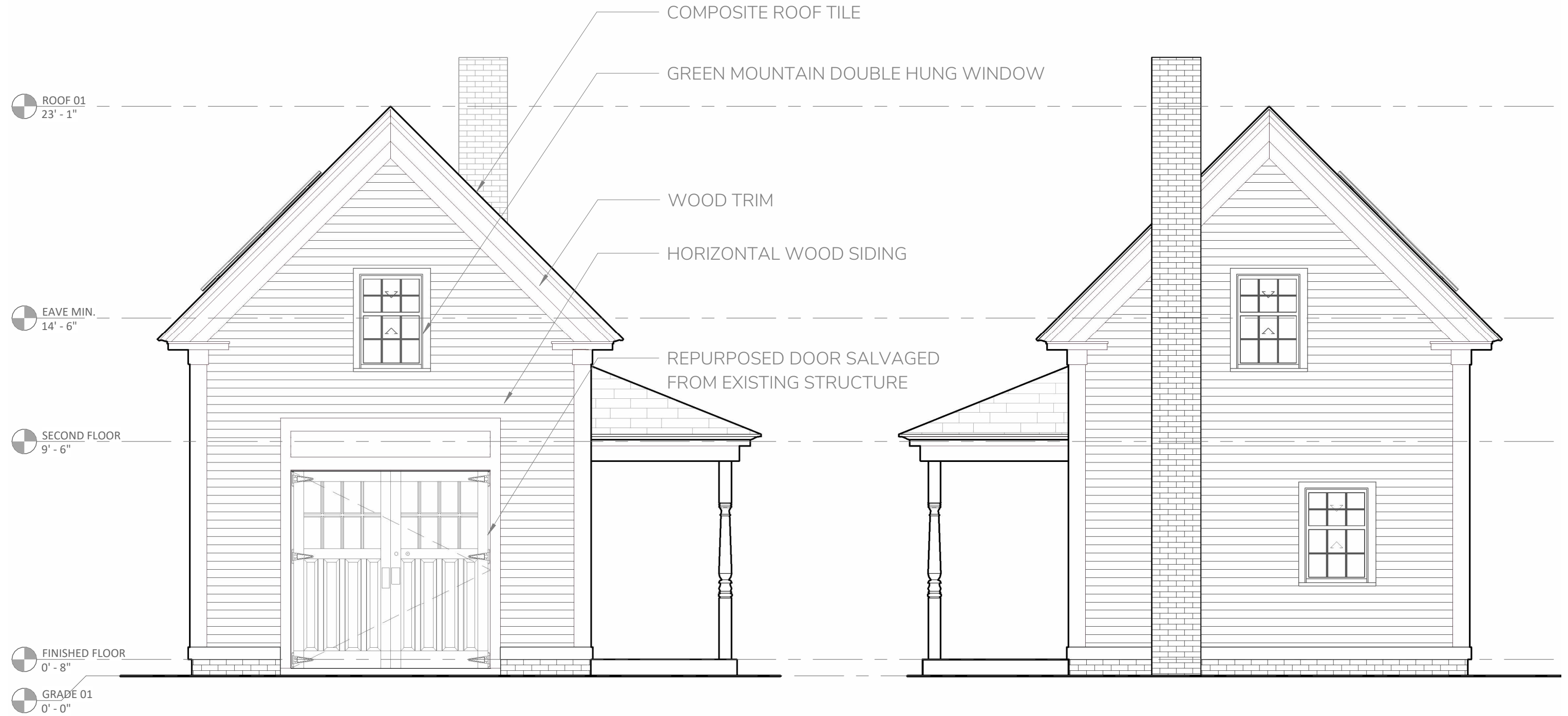
PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



# PROPOSED EAST + WEST ELEVATION



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

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





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

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





East Facade



West Facade



Existing Shed to Be Demolished  
North Facade



South Facade



## *Stipulations for 64 Mount Vernon St. Shed Renovation*

1. Windows
  - a. All first floor windows will be Green Mountain double hung Milestone series 2624.
  - b. The second floor windows will match the size of Green Mountain 2420 windows.  
The west side will be a Green Mountain DH Style Egress Window, which will look from the outside like a double hung, but open as a casement to meet fire code.
2. Chimney  
The top of the chimney will be corbelled to match the house
3. Roof  
The roof will be a composite slate similar to Inspire synthetic roofing tiles.

**Project Address:** 99 BOW STREET

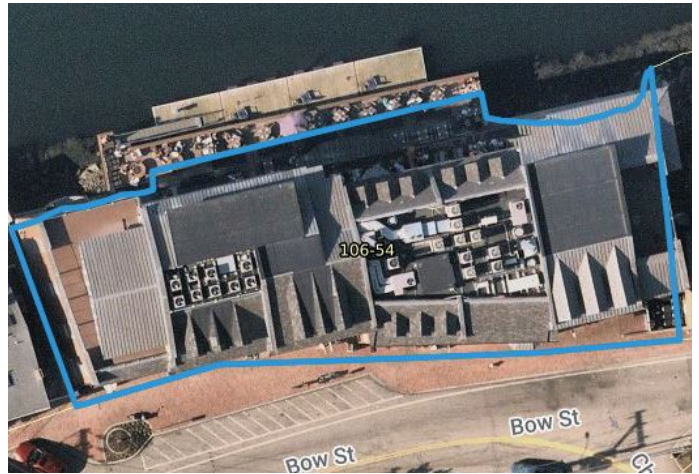
**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD-5, Downtown Overlay
- Land Use: Commercial
- Land Area: 10,454 SF +/-
- Estimated Age of Structure: c.2010
- Building Style: Federal Revival
- Number of Stories: 4.5
- Historical Significance: Not in 1984 Historical Survey
- Public View of Proposed Work: Piscataqua River
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown



**B. Proposed Work:** To expand the existing deck.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Expansion of the existing deck.
- This project was originally approved by the HDC on October 06, 2021.





**D. Purpose and Intent:**

7. Preserve the integrity of the District
8. Assessment of the Historical Significance
9. Conservation and enhancement of property values
10. Maintain the special character of the District
11. Complement and enhance the architectural and historic character
12. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

5. Consistent with special and defining character of surrounding properties
6. Compatibility of design with surrounding properties
7. Relation to historic and architectural value of existing structures
8. Compatibility of innovative technologies with surrounding properties



February 27, 2024

Mrs. Reagan Ruedig  
Chair of the Historic District Commission  
City of Portsmouth, NH  
1 Junkins Ave, 3<sup>rd</sup> Floor

Re: Martingale Wharf Deck Expansion Project |  
LU-21-181 – Certificate of Approval October 20, 2021  
LUHD-458 – Administrative Approval April 20, 2022

Dear Chair Ruedig,

On behalf of Martingale, LLC the owner of 99 Bow Street in Portsmouth, NH submits the following package for a Historic District Certificate of Approval. This project was originally approved at the October 6<sup>th</sup>, 2021 Historic District Commission Meeting with stipulations that were then administratively approved at the April 13<sup>th</sup>, 2022 Meeting. Due to an extensive approval process with the New Hampshire Department of Environmental Services (NHDES) the Historic District Approvals, attached herein have since lapsed. We are submitting the same project with no changes or modifications of the package that was submitted for the April 13<sup>th</sup>, 2022 meeting for approval. Please reach out if there are any questions.

The contents of this package are as follows:

1. Administrative Approval Letter of Decision | April 20, 2022 LUHD-458
2. Historic District Commission Submission Package for April 13<sup>th</sup>, 2022 submitted for re-approval
3. Certificate of Approval | October 20, 2021 LU-21-181

Best Regards,

Richard Desjardins, AIA



Architect | McHenry Architecture  
(603) 403-0274  
richard@mchenryarchitecture.com



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## HISTORIC DISTRICT COMMISSION

April 20, 2022

Martingale, LLC  
3 Pleasant Street, 4th Floor  
Portsmouth, NH 03801

**RE: Administrative Approval for property located at 99 Bow Street (LUHD-458)**

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, April 13, 2022**, considered your request for administrative approval for changes to a previously approved design (changes to deck size). As a result of said consideration, the Commission voted to **grant** the Administrative Approval as presented.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Nicholas J. Cracknell, AICP, Principal Planner  
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc:



# MARTINGALE WHARF DECK EXPANSION

HISTORIC DISTRICT COMMISSION - APPROVED OCTOBER 6TH, 2021  
PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

- INCREASE THE SIZE OF THE MARTINGALE WHARF DECK.
- PROVIDE A SEPARATE DECK AT THE WEST END OF THE MARTINGALE WHARF FOR THE USE OF THE PUBLIC.
- INSTALL VARIOUS PLANTER BOXES TO SOFTEN THE SPACE AND ACT AS "GREEN" PARTITIONS BETWEEN THE PUBLIC DECK AND THE MARTINGALE.

HISTORIC DISTRICT COMMISSION CHANGES:

THE FOLLOWING CHANGES HAVE BEEN MADE BETWEEN THE ORIGINAL HISTORIC DISTRICT COMMISSION APPROVAL ON OCTOBER 6TH, 2021. REFER TO THE APPENDIX FOR THE OCTOBER 6TH APPROVAL PACKAGE.

- THE MARTINGALE WHARF DECK (EAST DECK EXPANSION) HAS BEEN REDUCED BY 543 SF
- THE MARTINGALE WHARF PUBLIC OVERLOOK DECK (WEST DECK EXPANSION) HAS BEEN ENLARGED TO 492 SF.
- ALL BRONZE MURALS, SCREENING, AND DECORATIVE RAIL HAVE BEEN REMOVED FROM THE SCOPE OF WORK. RAILING TO MATCH EXISTING HAS REPLACED THE DECORATIVE RAIL REFER TO SHEET A9.
- MINOR ALTERATIONS TO PLATER LOCATION, SIZES, AND QUANTITIES REFER TO PLANS AND SHEET L1

SHEET LIST	
Sheet Number	Sheet Name
C	HISTORIC DISTRICT COMMISSION
C1	EXISTING CONDITIONS PLAN
C2	NHDES PERMIT PLAN
A1	EXISTING PHOTOGRAPHS OF DECK
A2	EXISTING DECK PLAN
A3	EXISTING NORTH ELEVATION
A4	PERSPECTIVE VIEW OF DECK EXPANSION
A5	PERSPECTIVE VIEW OF DECK EXPANSION
A6	PERSPECTIVE VIEW OF EAST DECK EXPANSION
A7	PERSPECTIVE VIEW OF WEST DECK EXPANSION
A8	DECK EXPANSION PLAN
A9	ENLARGED PLANS, ELEVATIONS, AND DETAILS
A10	DECK EXPANSION NORTH ELEVATION
A11	SOUTH ELEVATION AT BOW STREET
A12	CUT SHEETS AND MATERIAL SELECTIONS
L1	PROPOSED LANDSCAPE DETAILS
APPENDIX	HISTORIC DISTRICT COMMISSION APPROVAL PACKAGE - OCTOBER 06, 2021



**LOCUS:**  
99 BOW ST SUITE W,  
PORTSMOUTH, NH 03801

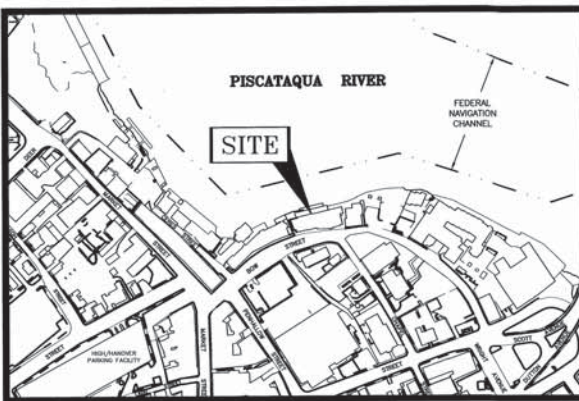


PERSPECTIVE OF PROPOSED DECK EXPANSION



PERSPECTIVE OF EXISTING DECK





LOCATION MAP SCALE: 1" = 300'

**PLAN REFERENCE:**

- 1) AS-BUILT PLAN MARTINGALE WHARF - 99 BOW STREET PORTSMOUTH, NH, ASSESSOR'S PARCEL 106-54, FOR MARTINGALE WHARF LIMITED PARTNERSHIP, SCALE 1" = 10', PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 5-3-2011, NOT RECORDED
- 2) AS-BUILT EASEMENT PLAT 67 & 99 BOW STREET PORTSMOUTH, NH HAMPSHIRE, ASSESSOR'S PARCELS 106-053 & 106-054, OWNERS FORUM GROUP, LLC & BLUE STAR PROPERTIES MARTINGALE WHARF LIMITED PARTNERSHIP, SCALE 1" = 5', PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 12 MAY 2011, RCRD D-37137
- 3) AS-BUILT PLAN MARTINGALE WHARF - 99 BOW STREET PORTSMOUTH, NH, ASSESSOR'S PARCEL 106-54, FOR MARTINGALE WHARF LIMITED PARTNERSHIP, SCALE 1" = 10', PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 5-3-2011, REVISED 3-5-2012, RCRD D-37138

- 106-55 N/F 111 BOW STREET CONDO ASSOCIATION 111 BOW STREET PORTSMOUTH, N.H. 03801 2805/1950
- 106-55-1 N/F ASRT LLC 266 MIDDLE ST PORTSMOUTH, N.H. 03801 5720/0499 (109-111 BOW ST #1)
- 106-55-2 N/F BOWPORTS EV CORPORATION C/O KATY SHERMAN 25 WEST RD. RYE, NH 03870 3008/0951 (109-111 BOW ST #2)
- 106-55-4 N/F ASRT LLC 111 BOW STREET PORTSMOUTH, N.H. 03801 5634/0949 (109-111 BOW ST #4)
- 106-55-3 N/F GEORGE B. GLIDDEN REVOCABLE TRUST 1/2 INT. FRANK MARJAN REVOCABLE TRUST 1/2 INT. PO BOX 729 PORTSMOUTH, NH 03802-0729 5050/2061 (109-111 BOW ST #3)
- 106-55-5 N/F ASRT LLC 111 BOW STREET PORTSMOUTH, N.H. 03801 5634/0949 (109-111 BOW ST #5)
- 106-55-6 N/F MONTGOMERY PORTSMOUTH TRUST, BRUCE D. MONTGOMERY TRUSTEE 111 BOW STREET #6 PORTSMOUTH, NH 03801 5712/0640 (109-111 BOW ST #6)
- 106-55-7 N/F JOHN SAMONAS 33 CAPE ROAD NEWCASTLE, NH 03854 6095/71 (109-111 BOW ST #7)

**WETLAND NOTES:**

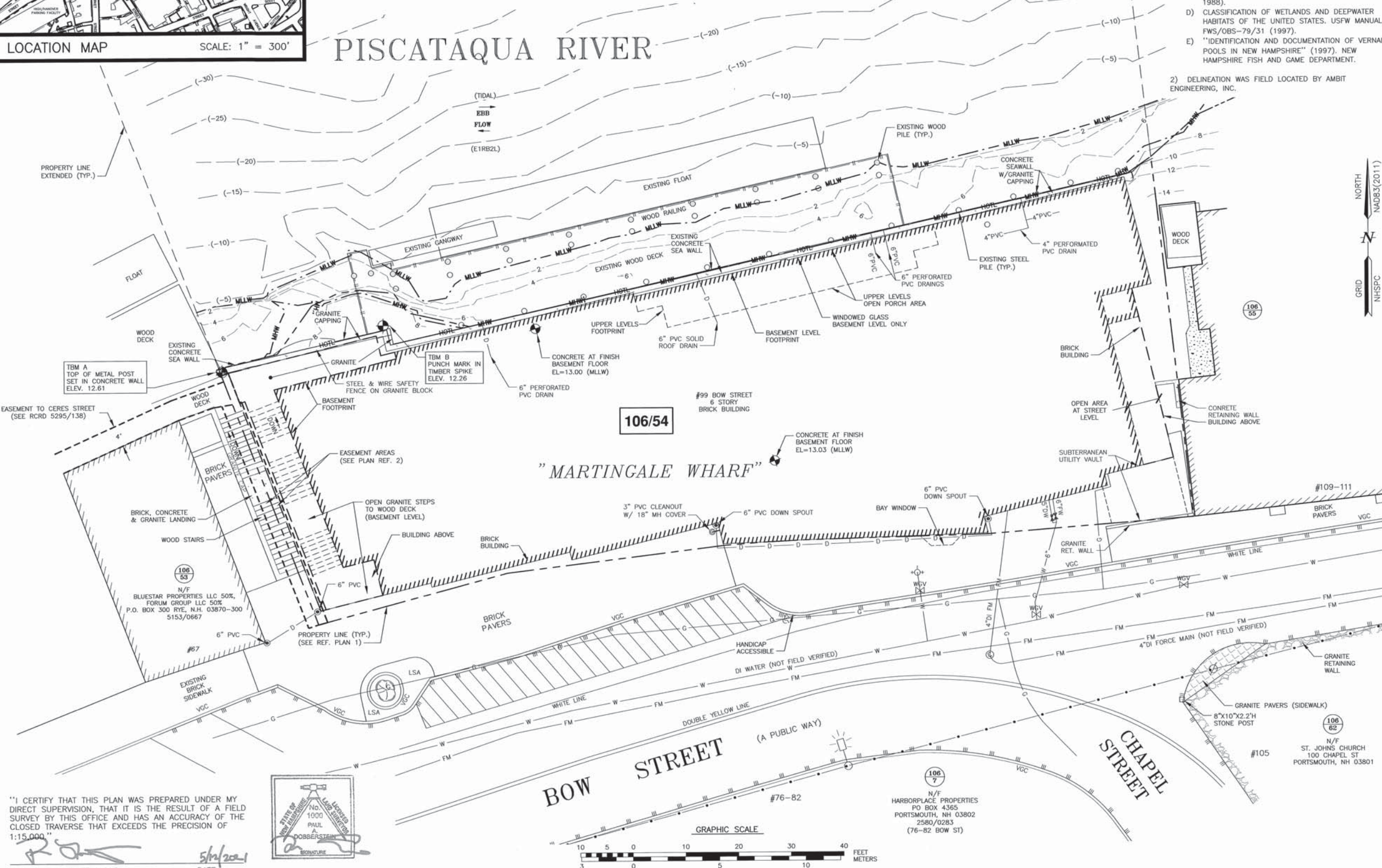
- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 04/5/2021 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
  - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
  - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
  - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) DELINEATION WAS FIELD LOCATED BY AMBIT ENGINEERING, INC.



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

- 1) PARCEL IS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 106 AS LOT 54.
- 2) OWNERS OF RECORD: MARTINGALE LLC 3 PLEASANT ST. 4TH FLOOR PORTSMOUTH, NH 03801 5868/2627
- 3) PARCEL IS PARTIALLY IN A FLOOD HAZARD ZONE (ZONE AE EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA: 9,769 S.F. TO MEAN HIGH WATER (PER PLAN REF. 3) 0.224 ACRES TO MEAN HIGH WATER (PER PLAN REF. 3)
- 5) PARCEL IS LOCATED IN THE DOWNTOWN OVERLAY DISTRICT, C05 (CHARACTER DISTRICT 5), HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: SEE CITY ZONING REQUIREMENTS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP TAX MAP 106 LOT 54 IN THE CITY OF PORTSMOUTH.
- 8) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE 3. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.
- 9) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). MLLW REFERENCED ON NOAA STATION 8423005 T14A PORTSMOUTH, MLLW BEING 3.99 FEET LOWER THAN 0.0 NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.



**PUBLIC ACCESS IMPROVEMENTS BOW STREET PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	UPDATE EASEMENT	5/12/21
0	ISSUED FOR COMMENT	4/23/21



SCALE: 1" = 10' MARCH 2021

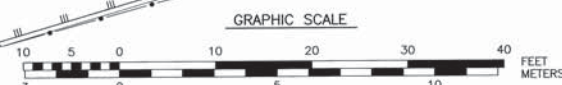
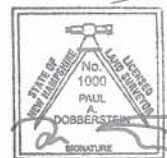
EXISTING CONDITIONS PLAN

**C1**

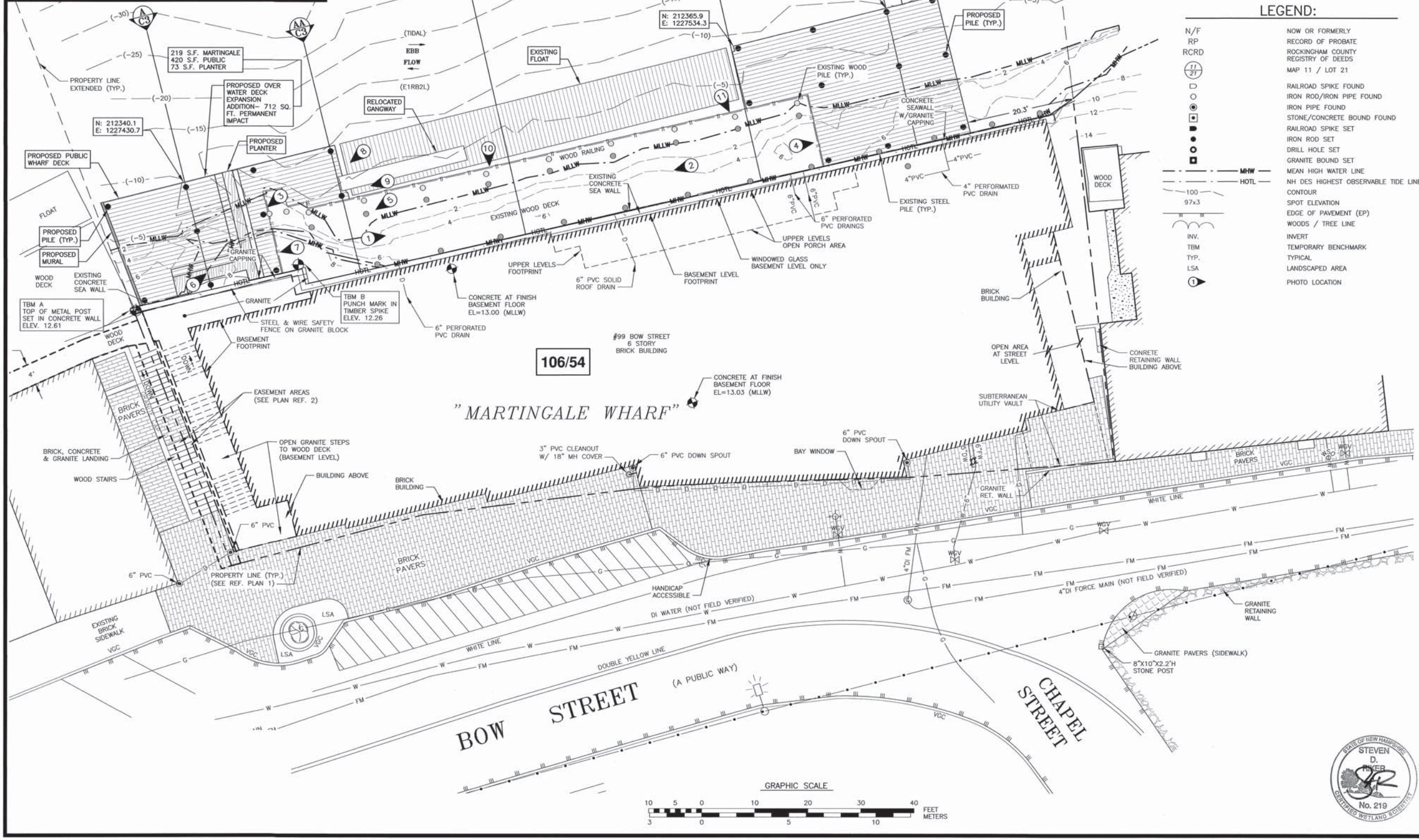
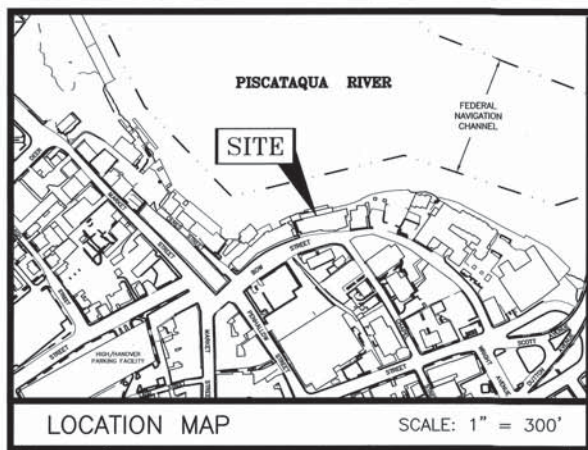
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS

DATE







- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 106 AS LOT 54.
  - 2) OWNERS OF RECORD:  
 MARTINGALE LLC  
 3 PLEASANT ST., 4TH FLOOR  
 PORTSMOUTH, NH 03801  
 5868/2627
  - 3) PARCEL IS PARTIALLY IN A FLOOD HAZARD ZONE (ZONE AE EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
  - 4) EXISTING LOT AREA:  
 9,769 S.F. TO MEAN HIGH WATER (PER PLAN REF. 3)  
 0.224 ACRES TO MEAN HIGH WATER (PER PLAN REF. 3)
  - 5) PARCEL IS LOCATED IN THE DOWNTOWN OVERLAY DISTRICT, CD5 (CHARACTER DISTRICT 5), HISTORIC DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS: SEE CITY ZONING REQUIREMENTS.
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS ON ASSESSORS MAP TAX MAP 106 LOT 54 IN THE CITY OF PORTSMOUTH.
  - 8) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCES, EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.
  - 9) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). MLLW REFERENCED ON NOAA STATION 8423005 T14A PORTSMOUTH, MLLW BEING 3.99 FEET LOWER THAN 0.0 NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - 10) PUBLIC ACCESS SIGNAGE WILL BE DISPLAYED.
  - 11) OWNER RESERVES THE RIGHT TO CLOSE GATE AFTER HOURS FOR PUBLIC SAFETY.

**LEGEND:**

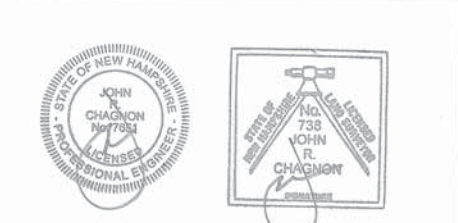
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	RECORD OF DEEDS
(11/21)	MAP 11 / LOT 21
○	RAILROAD SPIKE FOUND
○	IRON ROD/IRON PIPE FOUND
○	IRON PIPE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	MEAN HIGH WATER LINE
○	NH DES HIGHEST OBSERVABLE TIDE LINE
○	CONTOUR
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	INVERT
○	TEMPORARY BENCHMARK
○	TYPICAL
○	LANDSCAPED AREA
○	PHOTO LOCATION

**IMPACT REDUCED:**

2,191 S.F. PREVIOUS (7/13/21 PLAN SET)  
 1,595 S.F. CURRENT  
 =596 S.F. REDUCTION

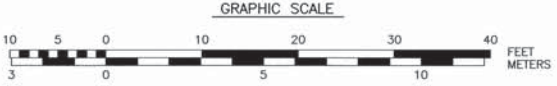
**PUBLIC ACCESS IMPROVEMENTS BOW STREET PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
5	REDUCE DECK EXPANSION EASTERN SIDE	12/20/21
4	ENLARGE PUBLIC USE	11/24/21
3	REVISE DECK	9/10/21
2	ELIMINATE ADDED DOCK	7/13/21
1	ISSUED FOR APPROVAL	6/29/21
0	ISSUED FOR COMMENT	6/8/21



SCALE: 1" = 10' MARCH 2021

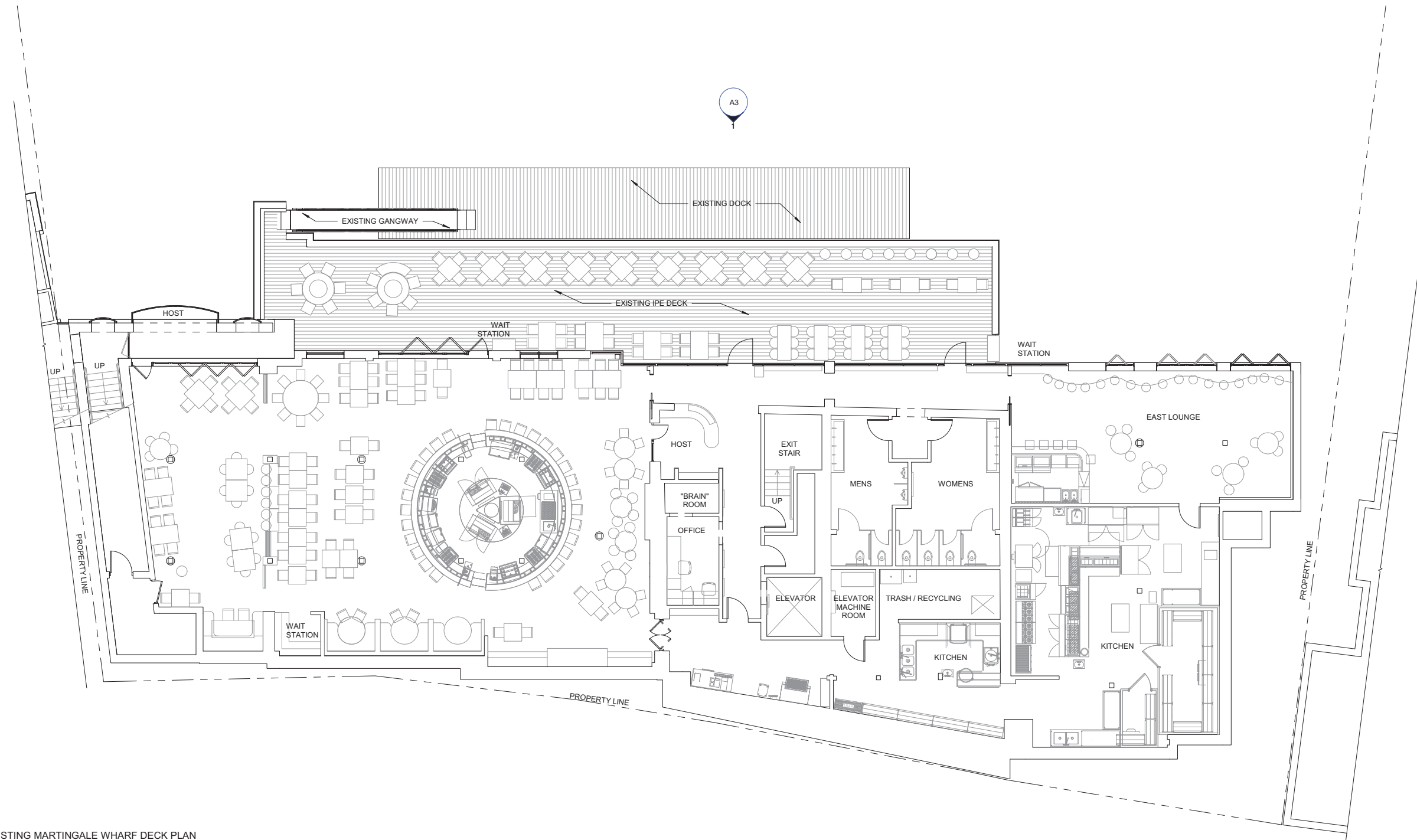
**NHDES PERMIT PLAN C2**











1 EXISTING MARTINGALE WHARF DECK PLAN  
1/8" = 1'-0"





DECK  
9' - 6"

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

PRINTED AT 1/2 SCALE ON 11X17 PAPER









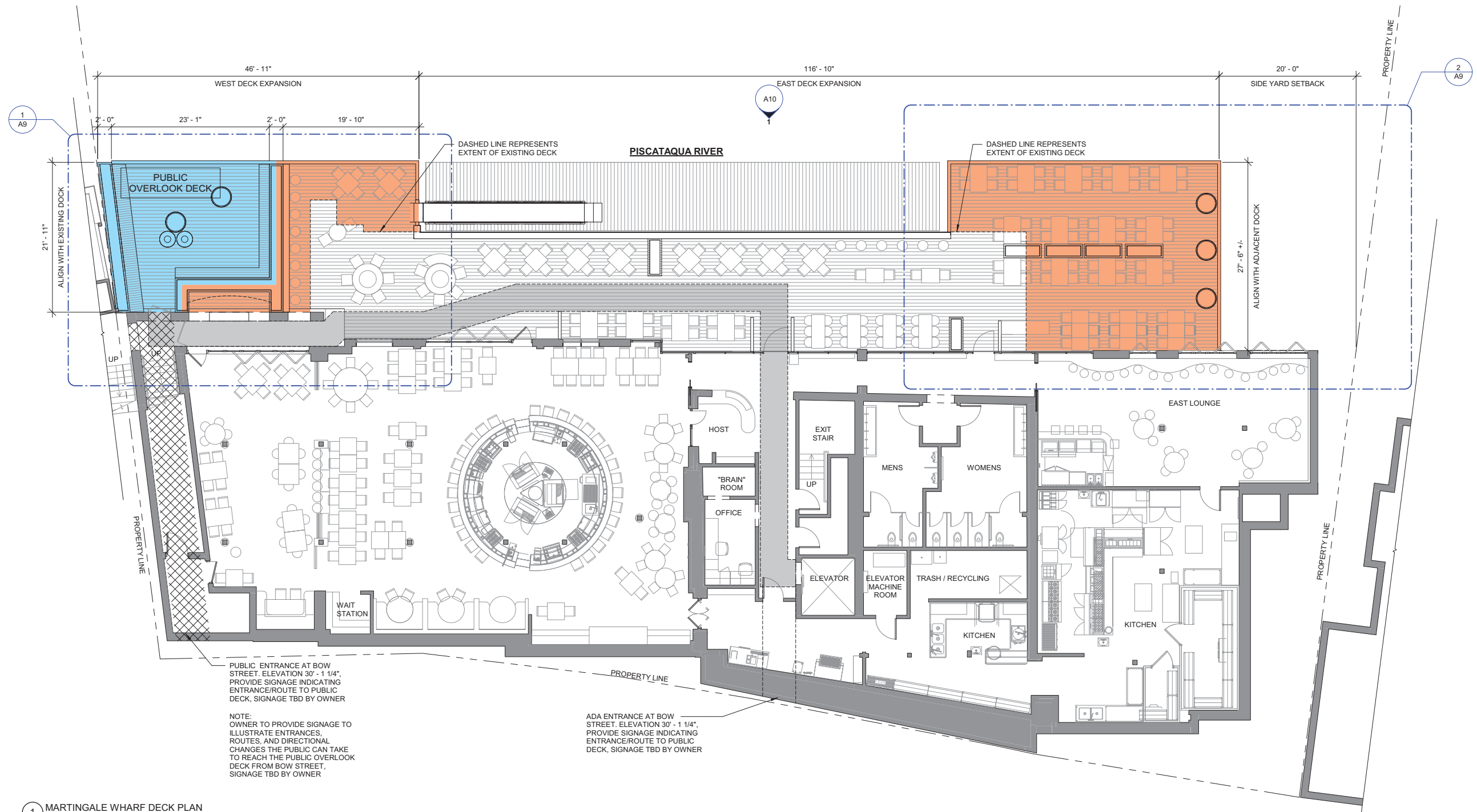












1 MARTINGALE WHARF DECK PLAN  
1/8" = 1'-0"

PUBLIC ENTRANCE AT BOW STREET, ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

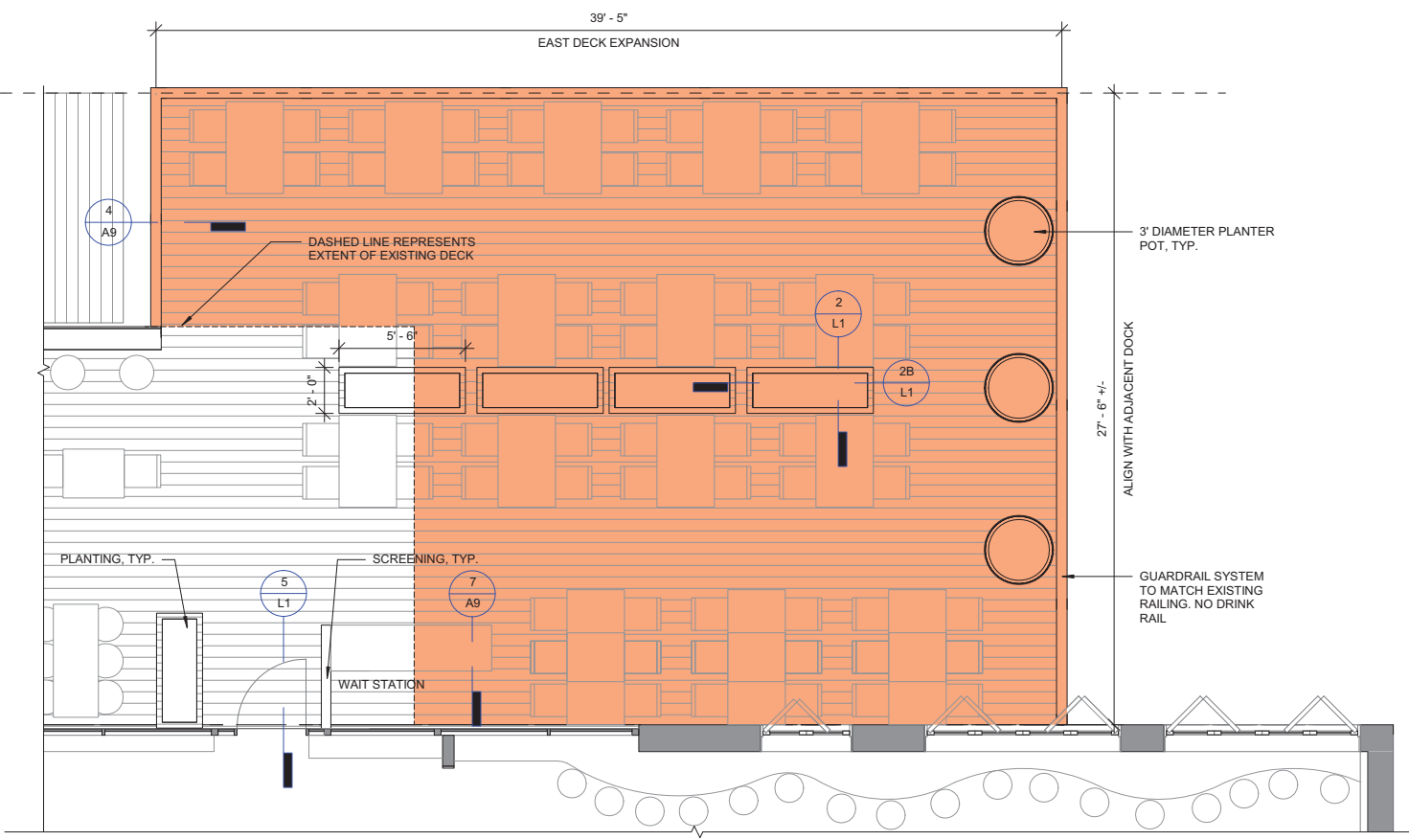
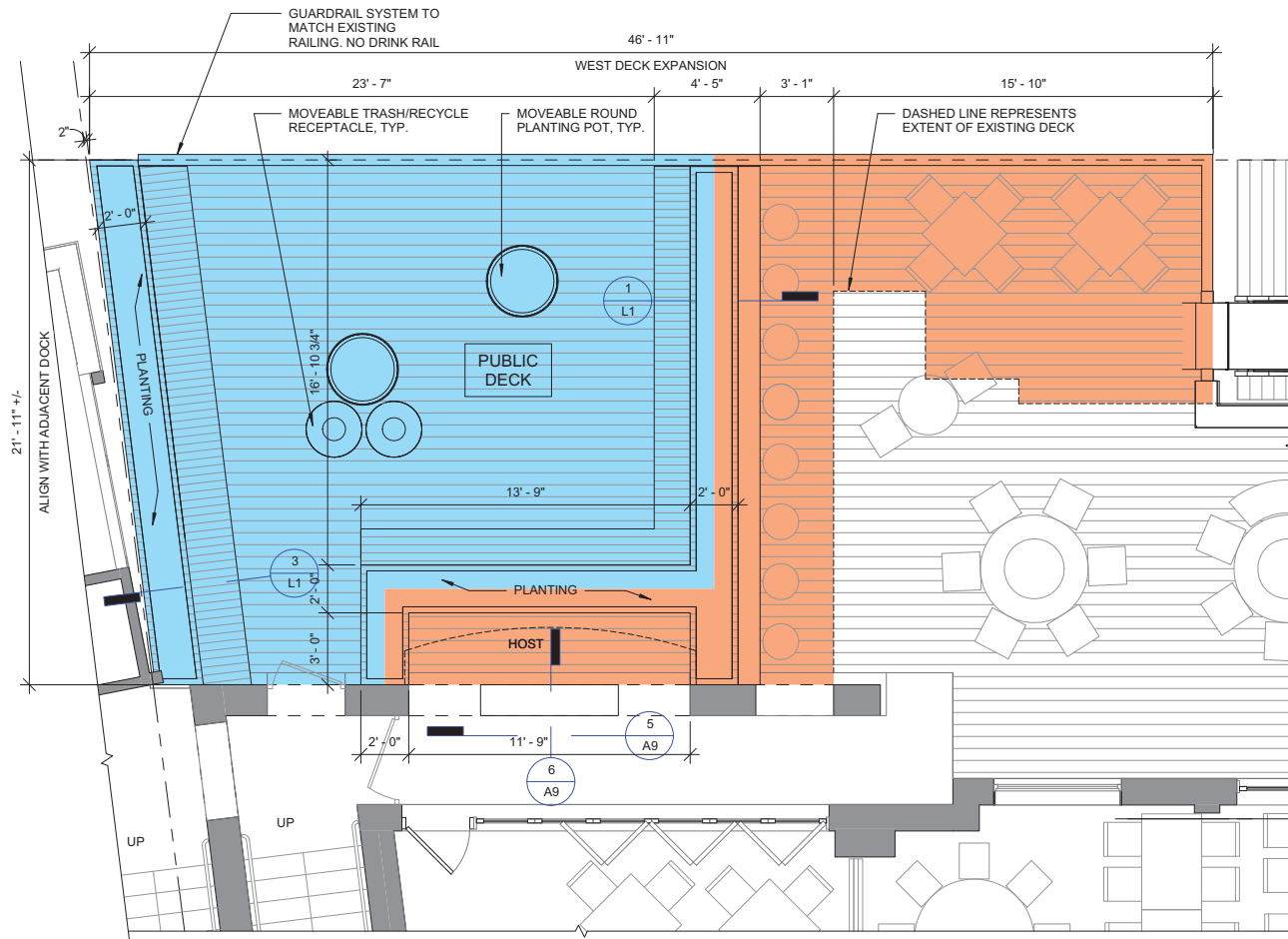
NOTE: OWNER TO PROVIDE SIGNAGE TO ILLUSTRATE ENTRANCES, ROUTES, AND DIRECTIONAL CHANGES THE PUBLIC CAN TAKE TO REACH THE PUBLIC OVERLOOK DECK FROM BOW STREET, SIGNAGE TBD BY OWNER

ADA ENTRANCE AT BOW STREET, ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

- GRAPHIC KEY
- : ADA PUBLIC ACCESS PATH
  - : PUBLIC ACCESS PATH
  - : PUBLIC DECK EXPANSION AREA - 492SF
  - : MARTINGALE WHARF DECK EXPANSION AREA - 1,215 SF







1 ENLARGED PUBLIC DECK PLAN  
1/4" = 1'-0"

2 ENLARGED MARTINGALE WHARF DECK EXPANSION PLAN  
1/4" = 1'-0"

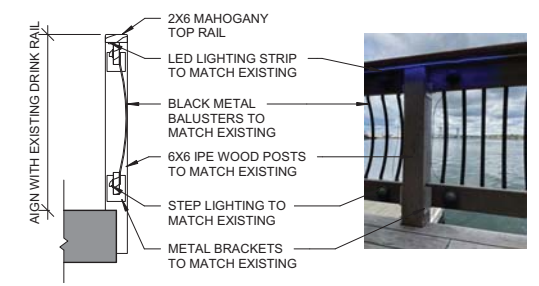
**NOTES FOR MARTINGALE PUBLIC OVERLOOK DECK:**

- OCCUPANCY LIMITED TO 50 PERSONS.
- SUBJECT TO RULES AND REGULATIONS, WHICH MAY CHANGE OVER TIME, AS DEEMED NECESSARY BY THE PROPERTY OWNER, MARTINGALE, LLC.

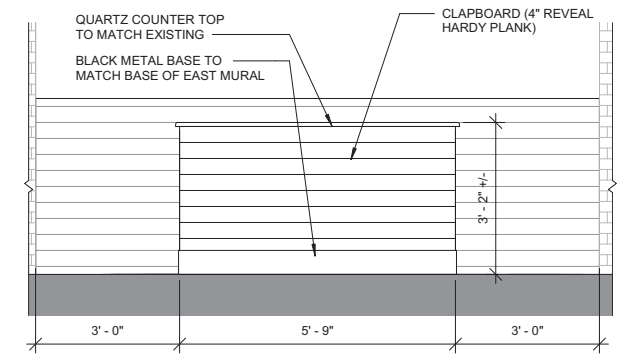
- THE FOLLOWING ARE INITIAL RULES & REGULATIONS:
- A. NO SMOKING.
  - B. NO DRINKING ALCOHOLIC BEVERAGES.
  - C. NO AUDIBLE MUSIC.
  - D. NO FISHING.
  - E. NO DOCKING BOATS, KAYAKS OR ANYTHING FLOATING TO THE DECK.
  - F. NO COOLERS, TENTS, CHAIRS, BIKES, OR OTHER SIMILAR FURNITURE.
  - G. NO PETS.
  - H. NO OPERATION OF DRONES OR KITES.
  - I. OCCUPANCY LIMITED TO 50 PERSONS.
  - J. CLOSED DURING THE HOURS OF 9 PM TO 9 AM.
  - K. CLOSED DURING INCLEMENT WEATHER OR FOR REASONABLE SAFETY AND MAINTENANCE CONSIDERATIONS.
  - L. THE RIGHT TO REQUEST PERSON(S) HAVING UNDESIRABLE BEHAVIOR TO LEAVE AND IF NECESSARILY HAVE POLICE REMOVE SAID PERSON(S) AS TRESPASSING.
  - M. THE INTENT OF THIS PUBLIC OVERLOOK IS TO PROVIDE THE PUBLIC A PLACE TO ENJOY THE VIEWS AND REST AND NOT A PLACE FOR GATHERINGS, PARTIES, DOCKING, FISHING, OR PROLONGED USE.

- MARTINGALE, LLC WILL PROVIDE INSURANCE, MAINTENANCE, REPAIRS, AND MANAGEMENT OF THE PUBLIC OVERLOOK DECK AT ITS SOLE COST. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING INSURANCE, MAINTAINING PLANTS AND LANDSCAPE FEATURES, EMPTYING TRASH, CLEANING, AND SHOVELING SNOW.
- SIGNAGE WILL BE PROVIDED, INSTALLED, AND MAINTAINED AT THE WEST ENTRANCE STAIRS AND MAIN ENTRANCE DOOR LOCATED ON BOW STREET. THE SIGNAGE WILL ALLOW THE PUBLIC ACCESS TO THE WATERFRONT FOR ACCESSING THE PUBLIC OVERLOOK DECK. MARTINGALE, LLC. RESERVES THE RIGHT TO CHANGE THE LOCATION OF SIGNAGE AND WORDING TO PROVIDE THE PUBLIC WITH EFFECTIVE SIGNAGE.
- MARTINGALE, LLC. RESERVES THE RIGHT TO ALTER THE LOCATION AND SIZE OF PLANTERS, BENCHES, TRASH RECEPTACLES, RECYCLING RECEPTACLES, SIGNAGE, SECURITY GATE AND ANY OTHER IMPROVEMENT(S) NOT DEEMED AS PART OF THE DECK STRUCTURE.

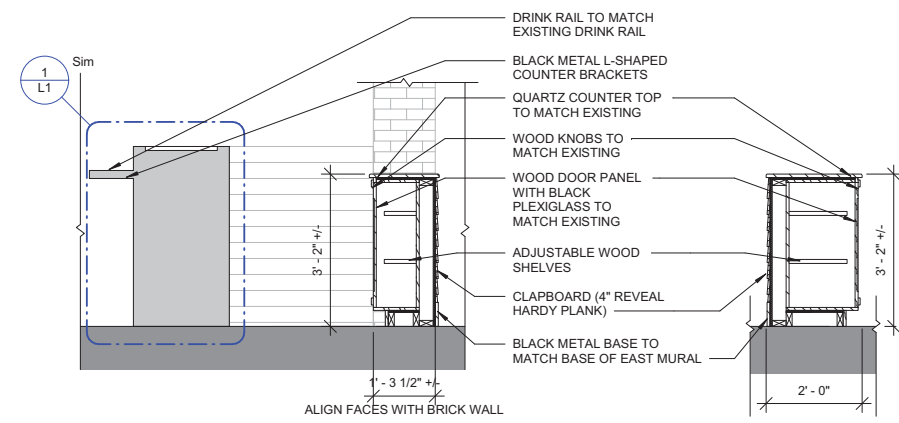
3 MARTINGALE PUBLIC OVERLOOK NOTES



4 PROPOSED GUARDRAIL SECTION DETAIL  
1/2" = 1'-0"



5 ELEVATION AT HOST STATION  
1/2" = 1'-0"



6 SECTION THROUGH HOST STATION  
1/2" = 1'-0"

7 SECTION THROUGH TYPICAL WAIT STATION  
1/2" = 1'-0"



EXISTING WAIT STATIONS FOR REFERENCE (ABOVE)





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





PUBLIC ENTRANCE AT BOW STREET. ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

ADA ENTRANCE AT BOW STREET. ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

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



**Pitch LED Indoor/Outdoor Wall Sconce**  
By Tech Lighting



**Product Options**

Finish: Black Bronze  
Voltage: 120 Volt, 277 Volt

**Details**

- May be mounted up or down
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing
- Material: Die-Cast Metal
- ADA compliant, Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Marine Grade
- Warranty: 5 years
- Made In China

**Dimensions**

120 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66lbs  
277 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66lbs

**Lighting**

- 120 Volt Option: 26.1 Watt (823 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours
- 277 Volt Option: 26.1 Watt (823 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours

**Additional Details**

Product URL: <https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-tech-lighting-TECP90024.html>  
Rating: ETL Listed Wet

Product ID: TECP90024

Notes:  
OR EQUAL



WALL SCONCE AT DECK PERIMETER - OR EQUAL

**Norfolk Outdoor Wall Sconce**  
By Troy Lighting



**Product Options**

Size: Small Medium Large

**Details**

- Finish: Marine Bronze
- Material: Solid Brass
- Shade Material: Frosted Pressed Prismatic glass
- ADA compliant
- UL Listed Wet
- Made In China

**Dimensions**

Small Option Fixture: Depth 3", Diameter 8"  
Medium Option Fixture: Depth 3.5", Diameter 10"  
Large Option Fixture: Depth 4.5", Diameter 13"

**Lighting**

- Small Option: One 40 Watt (384 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Medium Option: Two 40 Watt (384 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Large Option: Two 60 Watt (672 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)

**Additional Details**

Product URL: <https://www.lumens.com/norfolk-outdoor-wall-sconce-by-troy-lighting-uu466059.html>  
Rating: UL Listed Wet

Product ID: uu466059

Notes:  
OR EQUAL



WALL SCONCE AT BUILDING - OR EQUAL

**Thin-Line LED Wall Bar**  
By SONNEMAN Lighting



**Product Options**

Finish: Black White  
Size: 4, 6, 8  
Lighting Option: Indirect, One-Sided, Two-Sided

**Details**

- One-sided configuration can be installed on a downlight or uplight
- Can be mounted horizontally or vertically
- Removable when used with TRAC, or ETL (removal not included)
- Design rated for indoor use only
- Designed by Robert Sommer in 2018
- Material: Metal
- Lens: Moulded Optical Acrylic
- UL compliant
- Limited 1 Year
- Made In China

**Dimensions**

1 Option Backplate: Width 7", Height 1"  
1 Option Fixture: Width 30", Height 0.75", Depth 3.5", Weight 4lbs  
1 Option Shade: Width 30", Height 1", Depth 0.75"  
2 Option Backplate: Width 7", Height 1"  
2 Option Fixture: Width 20", Height 0.75", Depth 3.5", Weight 7lbs  
2 Option Shade: Width 20", Height 1", Depth 0.75"  
3 Option Backplate: Width 7", Height 1"  
3 Option Fixture: Width 22", Height 0.75", Depth 3.5", Weight 9lbs  
3 Option Shade: Width 22", Height 1", Depth 0.75"  
4 Option Backplate: Width 7", Height 1"  
4 Option Fixture: Width 30", Height 0.75", Depth 3.5", Weight 13lbs  
4 Option Shade: Width 30", Height 1", Depth 0.75"

**Lighting**

- 1 Option: 10 Watt (950 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 2 Option: 18 Watt (2220 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 3 Option: 22 Watt (1950 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 4 Option: 44 Watt (3900 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 5 Option: 36 Watt (2220 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 6 Option: 72 Watt (4440 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 7 Option: 47 Watt (3920 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 8 Option: 94 Watt (7840 Lumens) 120 Volt Integrated LED: Color Temp: 3000K

**Additional Details**

Product URL: <https://www.lumens.com/thin-line-led-wall-bar-by-sonneman-lighting-snp202253.html>  
Rating: UL Listed

Product ID: SNP202253

Notes:  
EXTERIOR RATED EQUAL



LINEAR WALL MOUNTED LIGHTING AT BUILDING TO MATCH EXISTING



EXISTING LINEAR WALL MOUNTED LIGHTING AT BUILDING

**PL23DM Outdoor LED Path Light**  
By Focus Industries



**Product Options**

Finish: Black Texture Bronze Texture

**Details**

- LED Lifespan: 50000 hours
- Driver is included
- Material: Aluminum
- ETL Listed Wet
- Warranty: Limited 5 Year
- Made In USA

**Dimensions**

Fixture: Width 2.25", Height 18", Depth 2.25", Weight 2.1lbs

**Lighting**

- 4 Watt (300 Lumens) 12 Volt Integrated LED: CRI: 90 Color Temp: 3000K

**Additional Details**

Product URL: <https://www.lumens.com/pl23dm-outdoor-led-path-light-by-focus-industries-FOCP309793.html>  
Rating: ETL Listed Wet

Product ID: FOCP309793

Notes:  
OR EQUAL



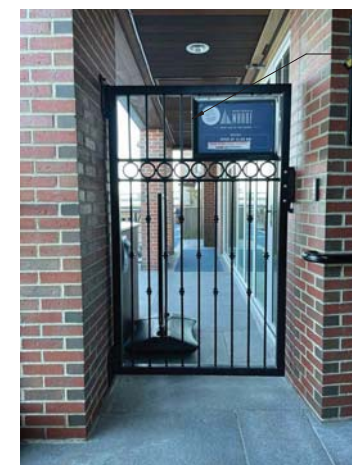
AMBIENT PLANTER DOWNLIGHTS - OR EQUAL



IPE WOOD DECKING - MATCH EXISTING



HARDIE PLANK - 4" EXPOSURE - BOOTHBAY BLUE



1 PROPOSED GATE AT PUBLIC OVERLOOK DECK

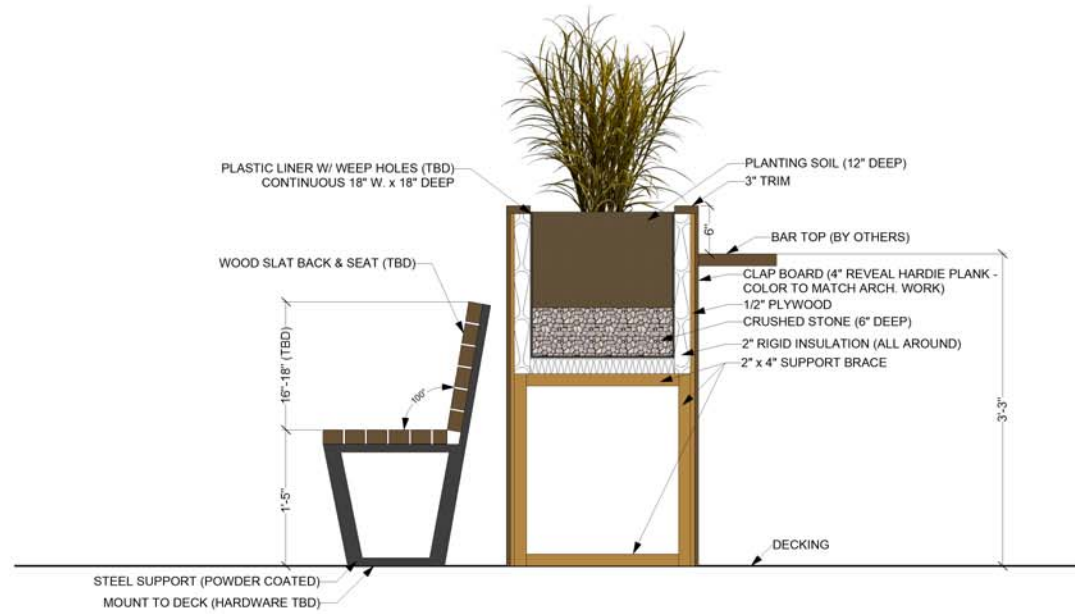
GATE AT MARTINGALE PUBLIC OVERLOOK DECK TO MATCH EXISTING GATE TO THE MARTINGALE DECK. SIGNAGE REGARDING USE, RULES, AND REGULATIONS TO BE ATTACHED TO GATE.



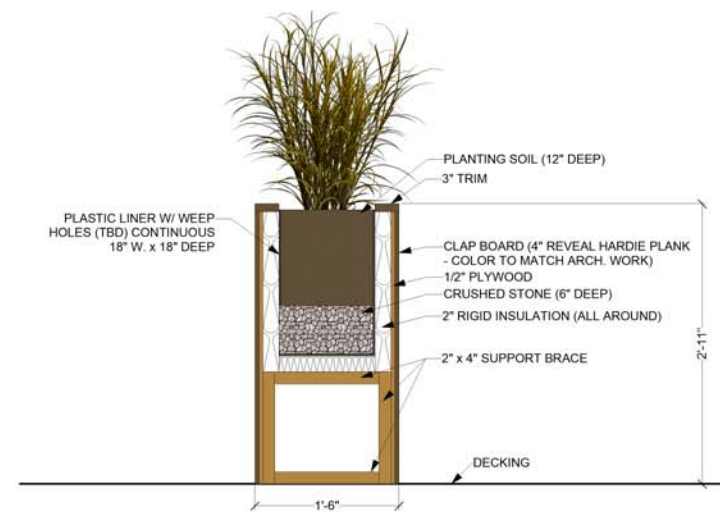
2 TRASH AND RECYCLE RECEPTACLES

TRASH AND RECYCLE RECEPTACLES AT MARTINGALE PUBLIC OVERLOOK TO BE SIMILAR TO CITY OF PORTSMOUTH RECEPTACLES

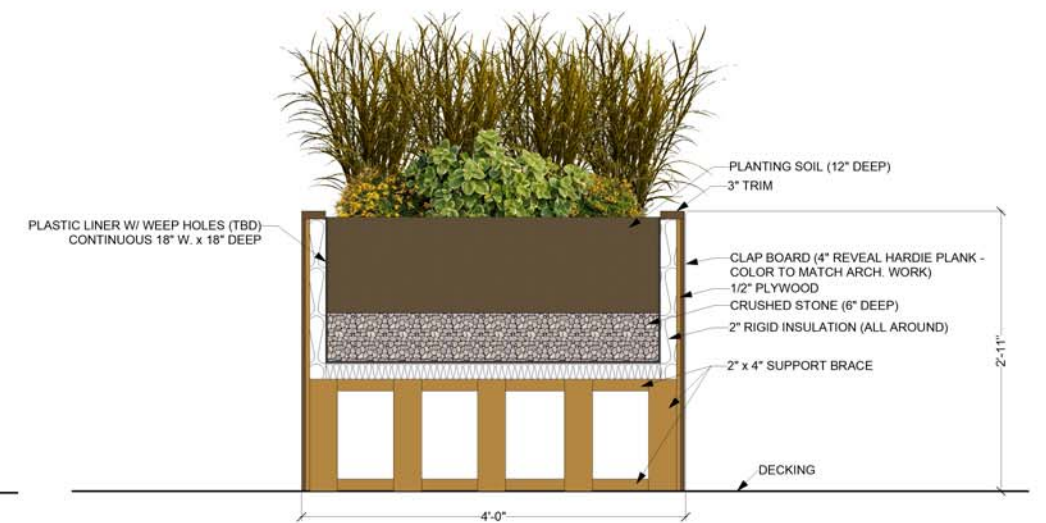




1 PLANTING BOX AND BAR DETAIL  
L-1 SCALE: 1"=1'-0"



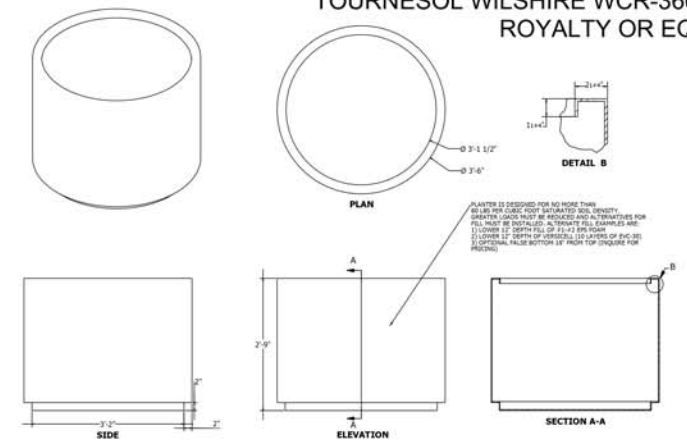
2 SOLITARY PLANTER (18" W. x 48" L. x 35" HT.)  
L-1 SCALE: 1"=1'-0"



3 WEST BENCH AND PLANTER DETAIL  
L-1 SCALE: 1"=1'-0"



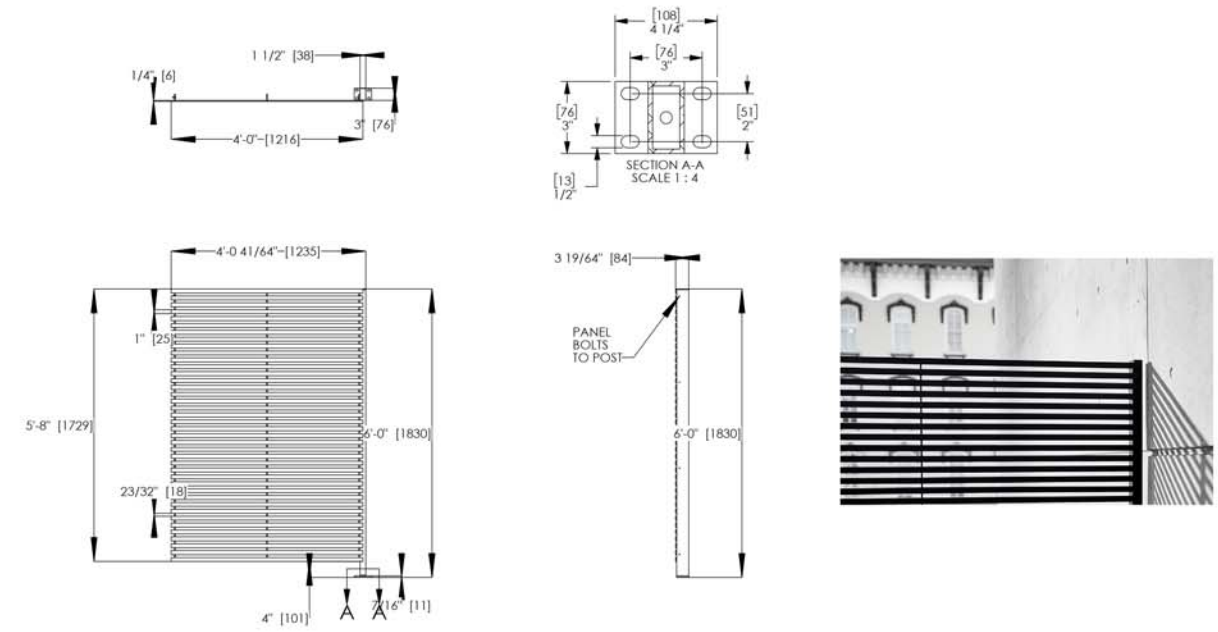
TOURNESOL WILSHIRE WCR-3600 IN  
ROYALTY OR EQUAL



4 42" DIAMETER PLANTER DETAIL  
L-1 SCALE: 1"=1'-0"

LINE panel with one post, 6ft high, 1in horizontal slat panel OR EQUAL  
Product Drawing

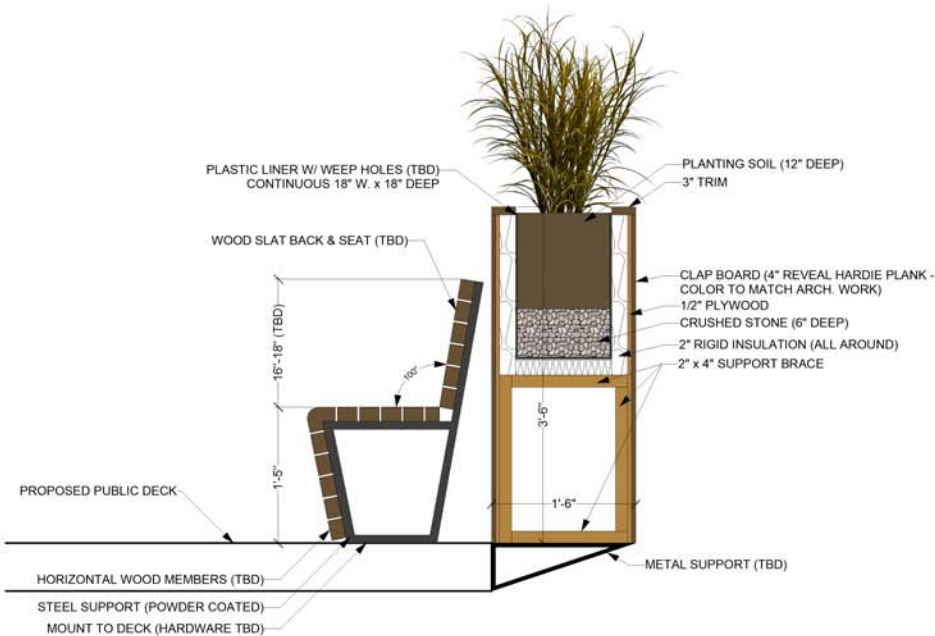
Date: 07/18/2019  
www.landscapeforms.com Ph: 800.521.2546



Drawing: BX0603  
Dimensions are in inches [mm]

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5 METAL SCREEN PARTITION AT WAITRESS STAND  
L-1 SCALE: 1"=1'-0"



3 WEST BENCH AND PLANTER DETAIL  
L-1 SCALE: 1"=1'-0"



# **APPENDIX**

THE FOLLOWING PAGES ENCOMPASS THE NOTICE OF  
APPROVAL THAT WAS APPROVED AT THE HISTORIC  
DISTRICT COMMISSION MEETING ON OCTOBER 6<sup>TH</sup>,  
2021





# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## HISTORIC DISTRICT COMMISSION

October 20, 2021

Martingale LLC  
30 Penhallow Street, Suite 300 East  
Portsmouth, NH 03801

**RE: Certificate of Approval for property located at 99 Bow Street (LU-21-181)**

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, October 06, 2021**, considered your application for new construction to an existing structure (expand waterfront deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106, Lot 54 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Diistricts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval as presented using Alternate Option B (squared-off front of the deck) and with the removal of the artwork. The applicant shall return for Administrative Approval with a revised artwork plan (to consider shipbuilding versus whaling).

### **Findings of Fact**

#### A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Conservation and enhancement of property values.

#### B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

- Compatibility of design with surrounding properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.



*Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.*

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,



Nicholas J. Cracknell, AICP, Principal Planner  
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Paul Garand, Interim Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

Richard Desjardins, AIA, McHenry Architecture



**Project Address:** 44 ROGERS STREET

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 3

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Mixed Research Office (MRO)
- Land Use: Residential
- Land Area: 3,374 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Mansard
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: View from Rogers Street
- Unique Features: NA
- Neighborhood Association: South End

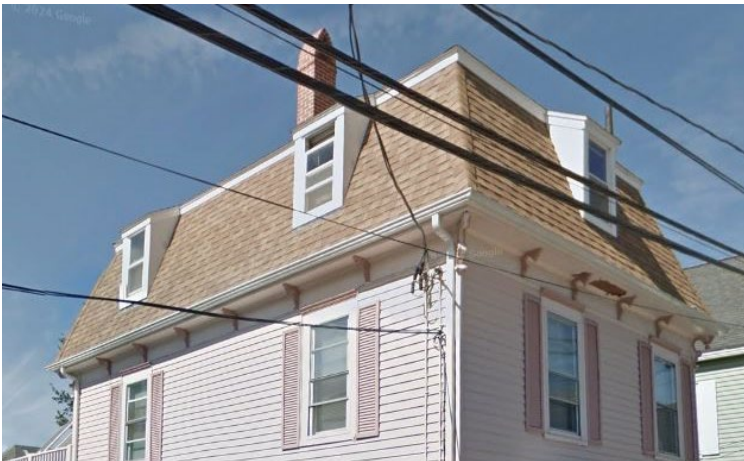


**B. Proposed Work:** To remove the existing chimney.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Remove existing chimney for attic renovation.





**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



## **44 Rogers Street Chimney Removal Request**

Below is picture of the existing Chimney that is being requested to be removed for the HDC review. Chimney is not being used for venting or any other purposes.





**Project Address:** 796 MIDDLE STREET, UNIT #1

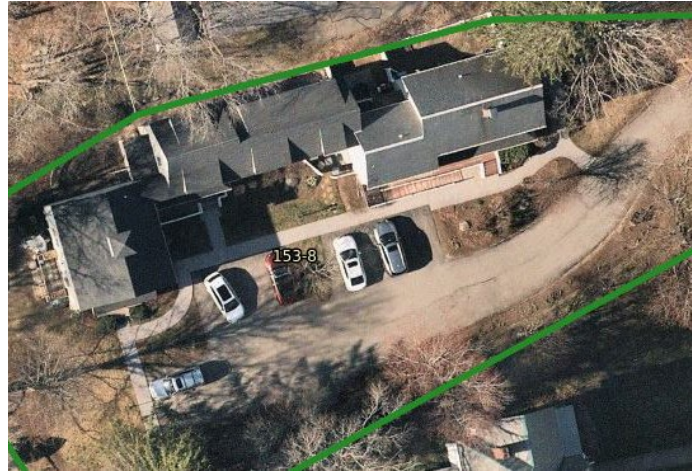
**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 4

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence A (GRA)
- Land Use: Residential/Condominium
- Land Area: 21,344 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Late Greek Revival
- Number of Stories: 2.5
- Historical Significance: Not in 1984 Historical Survey
- Public View of Proposed Work: Middle Street
- Unique Features: NA
- Neighborhood Association: West End



**B. Proposed Work:** Remove (1) window and (1) door to exchange locations. The existing door and window will be re-used.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Remove (1) window and (1) door and exchange locations. Existing window and door to be re-used.





**D. Purpose and Intent:**

13. Preserve the integrity of the District
14. Assessment of the Historical Significance
15. Conservation and enhancement of property values
16. Maintain the special character of the District
17. Complement and enhance the architectural and historic character
18. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

9. Consistent with special and defining character of surrounding properties
10. Compatibility of design with surrounding properties
11. Relation to historic and architectural value of existing structures
12. Compatibility of innovative technologies with surrounding properties



Plan to switch the door and window on the side of our condo. See enclosed pictures.

Front facing (no changes)





Side of condo. Door and window to be switched.





Side of condo. Closer picture.





**Project Address:** 95 DANIEL STREET

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 5

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD 4
- Land Use: Mixed-Use
- Land Area: 1,682 SF +/-
- Estimated Age of Structure: c.1850-1875
- Building Style: Gothic Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Daniel Street
- Unique Features: Few remaining wood structures to exist
- Neighborhood Association: Downtown



**B. Proposed Work:** For the demolition and reconstruction of the existing structure.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Demolition and reconstruction of the existing structure.





**D. Purpose and Intent:**

19. Preserve the integrity of the District
20. Assessment of the Historical Significance
21. Conservation and enhancement of property values
22. Maintain the special character of the District
23. Complement and enhance the architectural and historic character
24. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

13. Consistent with special and defining character of surrounding properties
14. Compatibility of design with surrounding properties
15. Relation to historic and architectural value of existing structures
16. Compatibility of innovative technologies with surrounding properties



March 14, 2024

Reagan Ruedig, Chair  
City of Portsmouth Historic District Commission  
1 Junkins Ave  
Portsmouth, NH 03801

Re: 95 Daniel Street (Map 107, Lot 7)

Dear Ms. Ruedig,

We are respectfully submitting a request for permission to demolish the existing structure known as 95 Daniel Street, and replace in-kind with a new structure to match our previously approved plans.

*The Historic District Commission, at its regularly scheduled meeting of Wednesday, January 03, 2024, considered our application for exterior renovations and construction to both structures at 95 & 99 Daniel Street (replace or repair exterior features and construct new rear addition at 95 Daniel Street) and (replace or repair exterior features and construct new rear deck and stairs at 99 Daniel Street) as per plans on file in the Planning & Sustainability Department. Said property is shown on Assessor Map 107 as Lot 6 and lies within the Character District 4(CD4) and Historic Districts. As a result of said consideration, the Commission voted to grant the Certificate of Approval with the following stipulations:*

- 1. The clapboards shall be scarf-jointed.*
- 2. The pre-existing large sill window frame shall be utilized with a cove back band for the front of the 95 Daniel Street Building.*

We are not requesting any alterations to the approval that was granted for the adjacent building at 99 Daniel street at this time.

Following our last HDC meeting and approval, a building permit was issued for Interior non-structural demolition so that we could begin work on these properties and prepare them for further permitting & renovations. We have since been able to remove all of the interior wall coverings, plaster & drywall, finish flooring & ceiling materials, to expose the entirety of the structure in which its condition had previously been largely unknown. The reason for this new request to demolish and rebuild stems from the new evidence that has been uncovered between our last meeting on January 3rd and today.

The overall existing condition of the structure has turned out to be far worse than we could have imagined. Due to these concerns, we have hired a structural engineering consultant, Gorham Engineering, to gather additional insights and expertise. His report is attached within our application. Some of the issues found include inadequate foundations, deteriorated wood framing, wood framing below grade, significant racking, inadequate roof, wall, and floor framing.



We have also had a site walk with the City of Portsmouth's Chief Building Inspector, Shanti Wolfe to allow for a visual inspection & discussion of the viability of renovating the existing structure. Mr. Wolfe's opinion letter is also included within this application. There is a consensus among us that the unfortunate lack of care & skill of the numerous previous renovations, original construction methods used, as well as the prolonged state of neglect for maintenance have ultimately led to the circumstances of the building's current condition.

It is clear to us now after uncovering the existing framing members and consulting with third party professionals, there is such minimal structural integrity to the building among countless other issues, that a complete rebuild is necessary.

As a building and remodeling contractor, I have personally completed over 50 large scale home renovations over the past 11 years. Due to the nature of the remodeling business, and the age of many of our Seacoast Area homes, I have encountered just about every situation you can think of. We have jacked buildings and placed new foundations beneath, rebuilt frames from the inside out and stick by stick. I am no stranger to rehabilitation projects, nor am I averse to it. We have spent months working on renovation plans and consulting on various options to determine a path forward for this building. After exploring every option, the unfortunate compromised state of the building has led us to the conclusion that this structure cannot be saved.

Our goal with this project is to re-create what this building once was, and by doing so keeping with the essential historical characteristics that make Portsmouth's downtown so unique. Our previous approval provided that the majority of the exterior would be replaced with new siding, windows and trim-boards, with the exception for saving of the existing front door, two (2) pointed "gothic" windows, and decorative casings.

We are seeking permission to keep within the entirety of our originally approved design, as well as the salvage, restoration & incorporation of the existing door, gothic windows and casings into the new building. The only difference with this new application proposed, is that we will be rebuilding the structure in its entirety to provide for a structurally sound, & code compliant structure. It is unfortunate that we see no feasible way to renovate the existing structure as we had fully intended on doing so. This request is not driven by anything other than the fact that we wish to take this building from being on the verge of collapse, and turn it into a beautiful, safe & healthy structure that can be lived in, and enjoyed by the residents and visitors of our City for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Peters', with a stylized, flowing script.

Sean Peters, Manager  
95 Daniel Street LLC





## Site Visit Report for 95 Daniel Street

**Date:** March 12, 2024

**Requestor:** Sean Peters

---

**Purpose of Visit:** The site visit on February 23, 2024, at 95 Daniel Street aimed to determine a viable path forward for renovating the existing two-story structure. The interior finishes had been removed, revealing a mix of framing materials and techniques.

---

### Assessment:

#### 1. Structural Condition:

- The building's structural frame, including floor, wall, and roof framing, is in poor condition, and comprised of a medley of construction materials and methods.
- To restore or renovate the structure to meet code compliance, a complete replacement of the structural frame is necessary.
- The existing exterior assembly would need to be entirely removed to facilitate this replacement.

#### 2. Recommendation:

- Given the current state of the structure and to ensure a safe working environment for construction personnel, I recommend that the building be razed.

---

This recommendation takes into account both safety considerations and the need for a structurally sound and compliant building. If you have any further questions or require additional details, feel free to reach out.

Respectfully,

Shanti Wolph  
Chief Building Inspector  
City of Portsmouth  
603.610.7261

CC: Historic District Commission



11 March, 2024

Structural Condition Assessment  
95 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 building at 95 Daniel Street.

The following is a summary of the findings from the structural conditions assessment.

### **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".

During site observations it is obvious that the building has undergone alterations that have significantly diminished its structural integrity and safety. Some of these alterations include: adding the commercial storefront system, replacing the first floor framing at a lower elevation in the front structural bay, lowering the top of the foundation wall around the outside perimeter of this lowered floor, modifying the wall framing and the second floor framing, and supporting a portion of the second floor from the roof framing using steel cables. These alterations illustrate a lack of care and skill, a complete disregard for structural design and occupant safety, and have no regard for code compliance. These observations will be discussed in more detail further in the report.



## Exterior

Looking at the front elevation from the street, it can be observed that the building is leaning to the left. Horizontally, this lateral lean, from the first floor elevation to the eave line, measured 8". See images 1 and 2. This significant lateral lean can be attributed to the renovation that removed the front right corner post and front wall, and added the recessed entry and storefront system. This renovation was poorly conceived and left the building in a dangerous structural condition.



1-Front elevation



2-Northwest corner



3-Southwest corner



4-Southeast corner





5-Detail at northwest corner



6-Wood decay along west side



7-Detail at southeast corner



8-Grade along east side

The exterior finish grades around the perimeter of the building are close to, or above, the top of the masonry foundation. A concrete curb has been cast along a portion of the front and side walls in a poorly conceived and failed attempt to protect the wood materials along the grade line. This grade elevation creates a situation where the wood framing is clearly subject to water damage and decay. See images 5, 6, 7 and 8. This condition needs to be addressed by raising the elevation of the building foundation to provide appropriate separation between the exterior 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 footprint is supported on a foundation constructed of granite bedded in mortar. The east wall is topped with brick masonry. The foundations below the back additions are a mixture of cast-in-place concrete and brick masonry. The floor of the basement area is a very uneven surface of exposed soil or concrete. There is obvious evidence that water seeps into the basement area. See image 9.



9-Basement looking north



10-Basement looking east

During the renovation to lower the first floor, the top 12" ( $\pm$ ) of the original foundation wall was removed, and the top of the wall lowered, to support the new wood floor framing. The floor in this area now bears at an elevation that is below the adjacent exterior grade and is subject to water and moisture damage. Attempts have been made in the past to patch cracks and openings in the foundation walls. See image 10. The areas of brick masonry are in poor condition and must be rebuilt. See images 11 and 12.





11-Detail of foundation wall



12-Detail of foundation wall

The basement floor slab and interior footings must be improved. Additional footings will be required if the current load paths are maintained.

### 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".



13-Detail of screw jack bearing on wood



14-Detail of typical wood post bearing



The interior first floor carrying beams are poorly supported on seven wood posts, some square, some round, and one rusted steel screw jack with no base plate. All of the posts are bearing on wood block spacers, with wood spacers at the top. None of the posts, as installed, are appropriate and acceptable. See images 13, 14, 15 and 16.



15-Timber post supporting decayed joist



16-Timber post supporting decayed joist

A majority of the first floor joists are newer milled 2x6 spaced at 16" on center. The joists are inadequately supported at the foundation using either a cross-lap joint into a timber sill, or stacked softwood shims between the joist and foundation wall. See images 17 and 18.



17-Detail of joist end bearing on shims



18-Detail of typical wood post bearing



## Second Floor Framing

The second floor framing in the front 14-foot by 20-foot bay is such a mess it's difficult to describe. However, I can state that it is unsafe, structurally unacceptable, and must be completely replaced. The floor structure is such a hazard that under no circumstance should people be allowed onto this floor. See images 19 and 20. The floor measured as much as 3" out of level. Second floor exterior walls measured as much as 2" out of plumb. A portion of the floor is hung from cables tied to the roof framing, which is structurally unacceptable. See images 21 and 22.



19-Front bay second floor framing



20-Front bay second floor framing



21-Cables supporting second floor



22-Cables connected to roof framing



The second floor framing in the second 14-foot by 15-foot bay is not original and has been replaced with 2x6 joists spaced at 16" on center, supported on two 8x6 timber beams. These beams create three joist bays. These beams are very poorly supported with no adequate load path to the foundation. See images 23 and 24.



23-Second floor framing



24-Second floor framing

At the northern end, the floor beam end posts bear on a short studwall that is rotating outward, with no load path to support the post loads. See image 25. At the southern end, one beam does not have sufficient end bearing. See image 26.



25-Post bearing on short studwall



26-Timber beam end bearing



The 2x6 floor joists frame into the exterior wall using various approaches, such as a center notch and toe nailing. None of these conditions can be considered safe and structurally adequate. See images 27 and 28.



27-Joist connection to wall framing



28-Joist connection to wall framing

### **Roof Framing**

The main roof is framed with rough sawn wood rafters, measuring 3"x4", spaced at 12" to 40" on center. The roof, ceiling and wall framing are not stacked, or aligned, so there is not an appropriate path for loads from the roof to the foundation. An analysis indicates that these rafters, spaced at 40" on center, can safely support about 25% of the code design snow load. Going forward, if the thermal resistance of the roof insulation is improved, or a significant renovation is undertaken, the roof framing will need to be completely reinforced or replaced. See images 29, 30, 31 and 32.



29-Roof framing



30-Roof framing





31-Roof framing



32-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. This roof framing and supporting wall framing, in this area is in poor condition and must be replaced. See images 33 and 34.



33-Roof framing



34-Roof framing



## Wall Framing

The wall framing is a mixture of various size studs, with inconstant spacing. Many studs are not continuous. Some studs are spliced, butted or lapped, and discontinuous. Many studs are not adequately supported and do not have a load path adequate to transfer loads to the foundation. The walls need to be reframed, in compliance with the building code, so that studs are aligned with the roof and floor framing, and with an appropriate load path to the foundation. See images 35, 36, 37 and 38.



35-Wall framing



36-Wall framing



37-Wall framing



38-Wall framing



## Building Code Requirements

The NH State Building Code currently includes the 2018 International Building Code (IBC) for new construction and the 2018 International Existing Building Code (IEBC) for renovations or alterations to existing buildings. For this building, IEBC Section 1301.4 requires that the renovated building be capable of resisting the design loads specified in IBC Chapter 16. Therefore, the owner is obligated to bring this building into compliance with the structural requirements of the current building code. There may be other code sections, such as fire ratings along the side walls and means of egress that need to be addressed. Those code issues are beyond the scope of this structural assessment.

## Conclusion

The 95 Daniel Street building has significant structural deficiencies that must be addressed. The initial construction of the building was careless and poorly done. Subsequent alterations, such as lowering the first floor, installing the storefront, and reframing the second floor were haphazardly constructed and have significantly damaged the building's structural integrity

The foundation, interior supports, floor framing, roof framing, wall framing and sheathing are in poor condition and need to be replaced and brought into compliance with building code requirements. The building as currently constructed is a life safety hazard with a high potential for collapse.

Respectfully submitted,  
Martin Gorham, PE, LEED-AP

A handwritten signature in black ink, which appears to read 'Martin Gorham', is written over a circular professional seal. The seal is black and white and contains the text: 'STATE OF NEW HAMPSHIRE' around the top inner edge, 'MARTIN GORHAM' in the center, 'No. 12896' below the name, and 'LICENSED PROFESSIONAL ENGINEER' around the bottom inner edge.



# 99-95 DANIEL STREET

**PREVIOUSLY APPROVED**

HISTORIC DISTRICT COMMISSION PUBLIC HEARING - JANUARY 2024, 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**

C	COVER
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**ARCHITECTURAL DRAWINGS**

A1	EXISTING BUILDING PHOTOGRAPHS
A2	SANBORN MAP PROGRSSION
A3	SITE PLAN
A4	99 SCHEMATIC DESIGN
A5	95 SCHEMATIC DESIGN
A6	PROPOSED PERSPECTIVE
A7	95 SCHEDULES
A8	99 SCHEDULES
A9	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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99/95 DANIEL STREET

PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING  
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

C

12/14/2023

McHA: EKW/MG

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)



REAR ADDITIONS OF 95  
DANIEL STREET (LEFT)



PERSPECTIVE FROM CUSTOM HOUSE LANE

95 DANIEL STREET  
99 DANIEL STREET



SPACE BETWEEN 95  
AND 85 DANIEL  
STREET (RIGHT)



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99/95 DANIEL STREET

PORTSMOUTH, NH 03801

EXISTING BUILDING PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING  
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A1

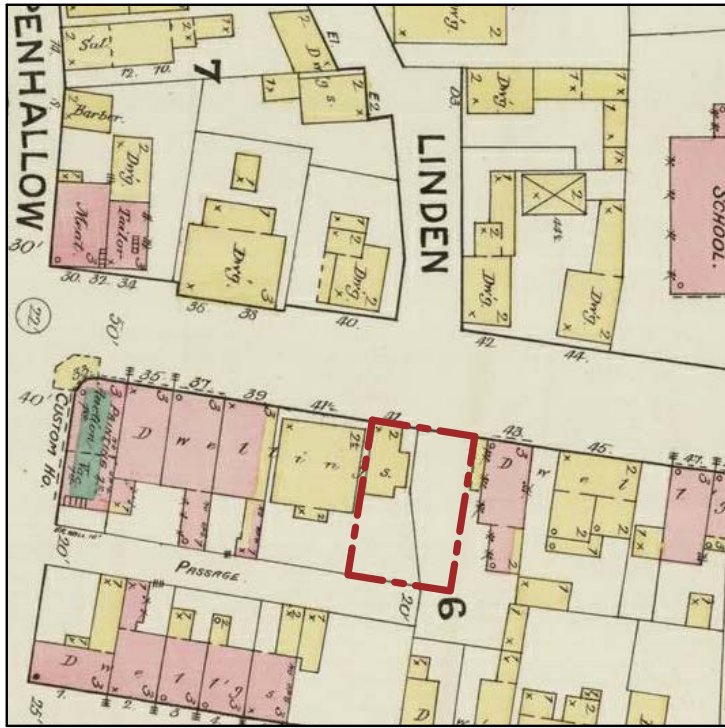
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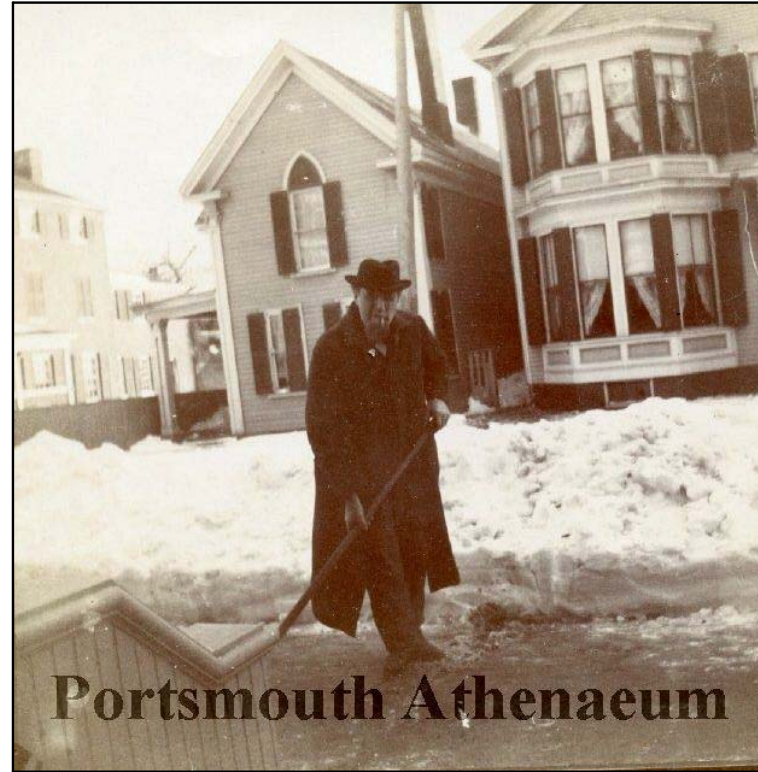
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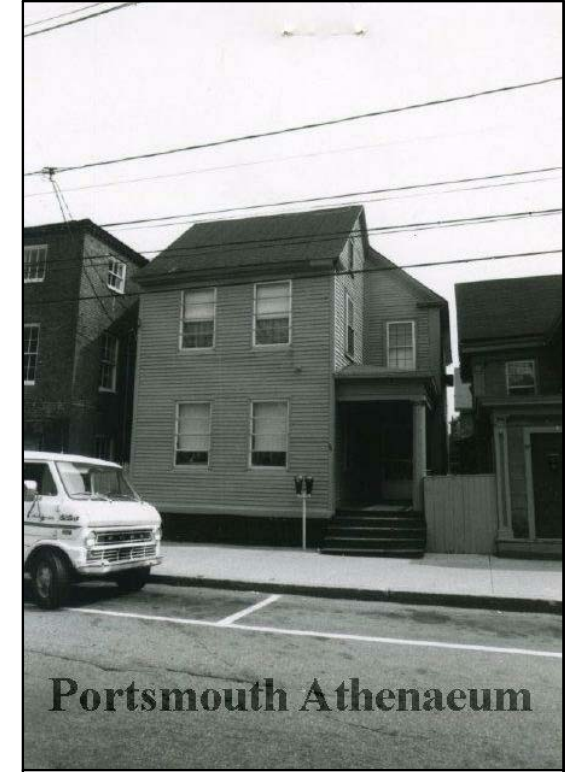
1887



95 DANIEL STREET - 1890



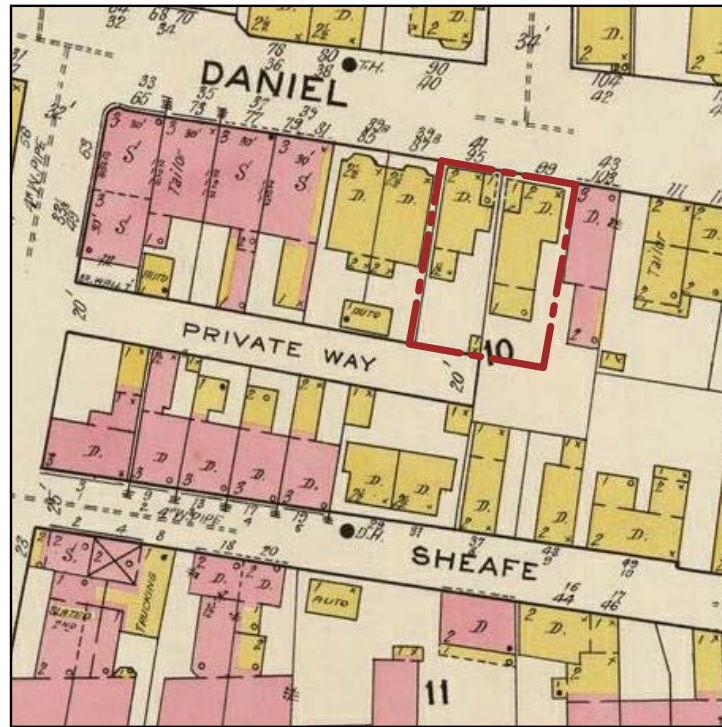
95 DANIEL STREET - 1982



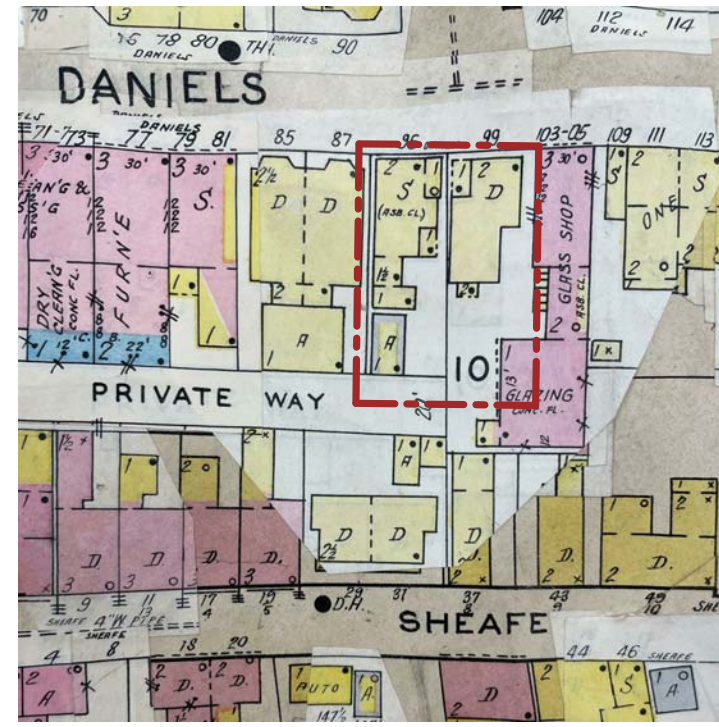
99 DANIEL STREET - 1982



1910



1920



1947



1980

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

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**99/95 DANIEL STREET**

PORTSMOUTH, NH 03801

**SANBORN MAP PROGRSSION**

HISTORIC DISTRICT COMMISSION · PUBLIC HEARING  
JANUARY 2024

**McHENRY ARCHITECTURE**

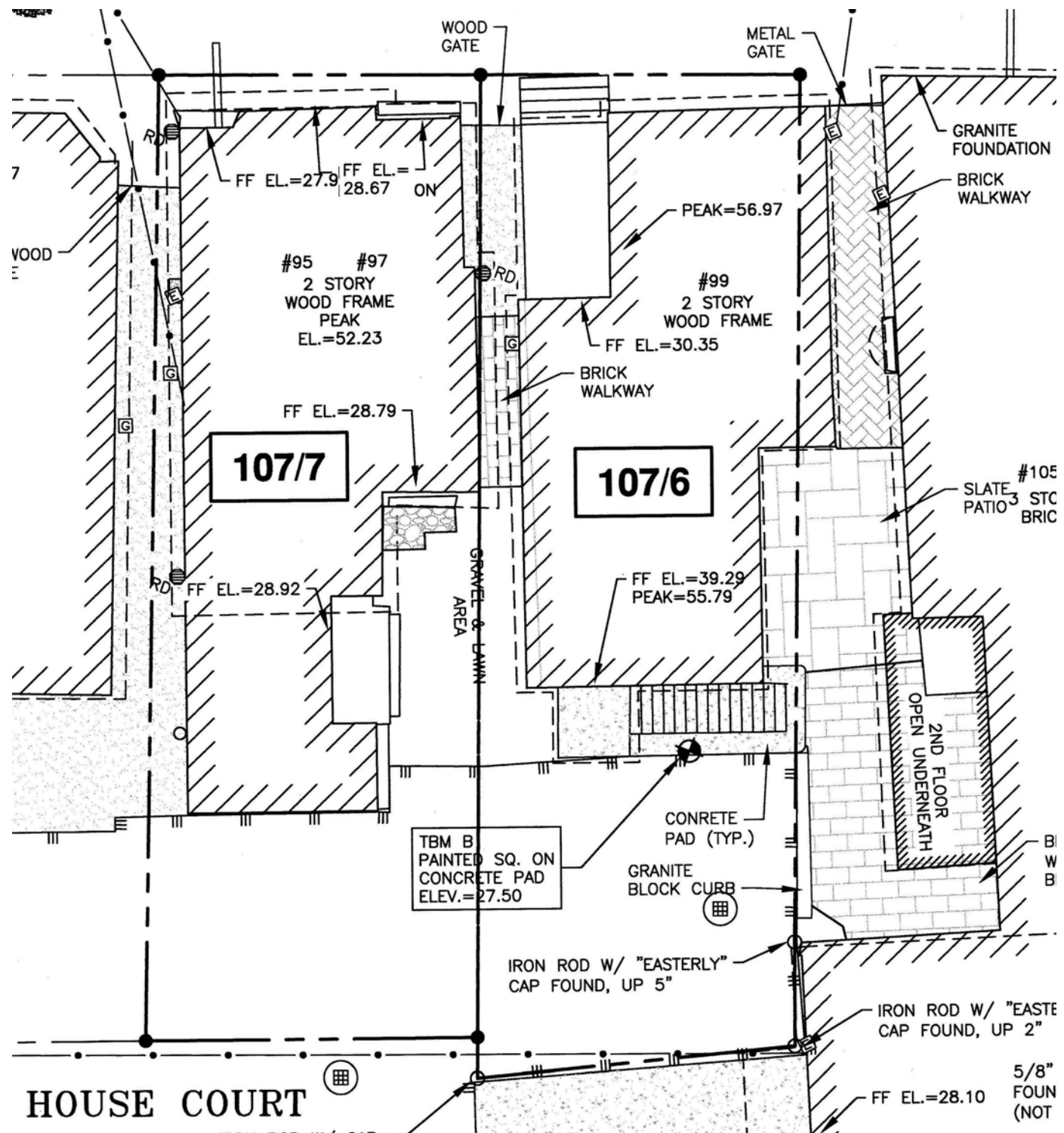
4 Market Street  
Portsmouth, New Hampshire

**A2**

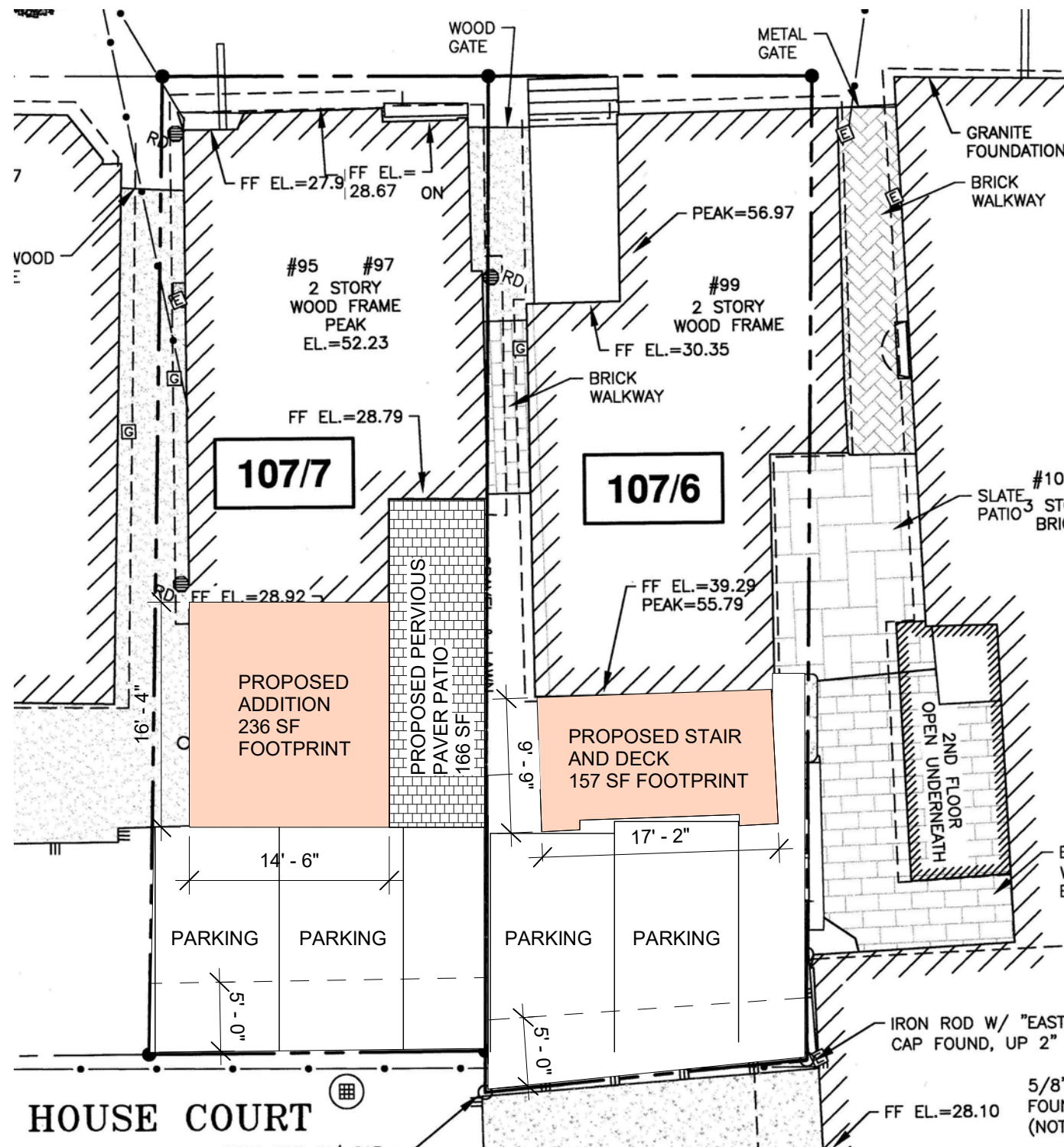
12/14/2023  
McHA: EKW/MG  
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1 EXISTING SITE  
3/32" = 1'-0"



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

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99/95 DANIEL STREET  
PORTSMOUTH, NH 03801

SITE PLAN  
HISTORIC DISTRICT COMMISSION · PUBLIC HEARING  
JANUARY 2024

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A3

12/14/2023  
McHA: EKW/MG  
AS INDICATED



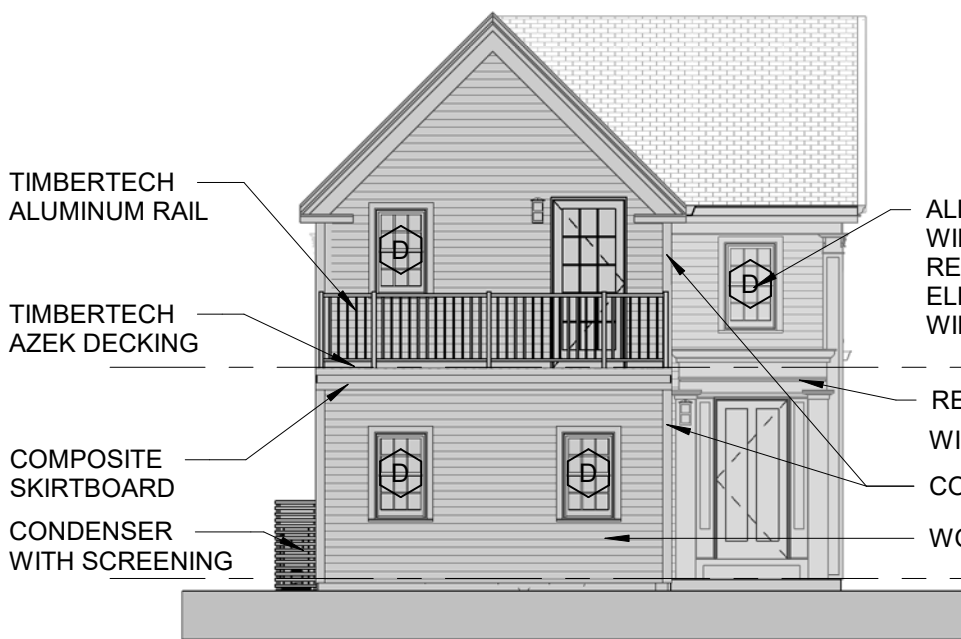
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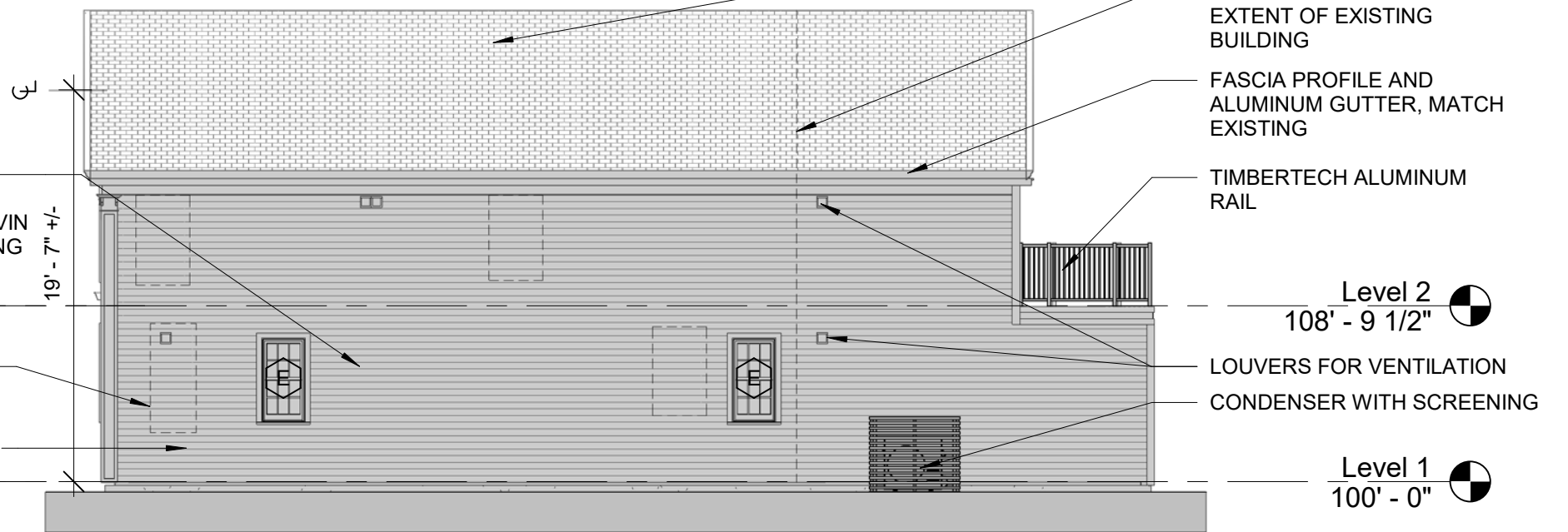
**1 SOUTH ELEVATION**  
1/8" = 1'-0"



**2 WEST ELEVATION**  
1/8" = 1'-0"



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



**4 EAST ELEVATION**  
1/8" = 1'-0"

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99/95 DANIEL STREET

PORTSMOUTH, NH 03801

95 SCHEMATIC DESIGN

HISTORIC DISTRICT COMMISSION · PUBLIC HEARING  
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McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A5

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Scale: 1/8" = 1'-0"





PERSEPCTIVE FROM DANIEL STREET



PERSEPCTIVE FROM CUSTOM HOUSE LANE

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99/95 DANIEL STREET

PORTSMOUTH, NH 03801

PROPOSED PERSPECTIVE

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McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A6

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NOT TO SCALE

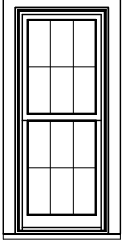
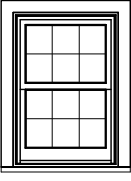
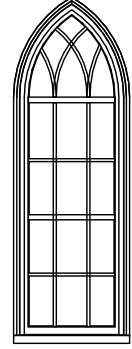
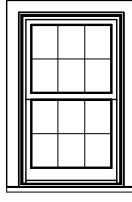
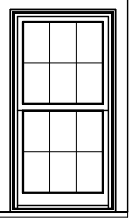
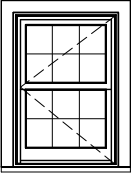
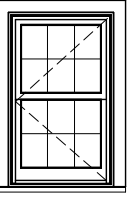


**PREVIOUSLY APPROVED**

**WINDOW SCHEDULE**

Type Mark	Nominal Width	Nominal Height	Comments
A	2' - 0"	4' - 9"	
B	2' - 3"	3' - 3"	
C	3' - 0"	7' - 0"	EXISTING TO REMAIN, REPAIR AS NEEDED
D	2' - 3"	3' - 8"	
E	2' - 3"	4' - 3"	
F	2' - 3"	3' - 3"	CASEMENT EGRESS
G	2' - 3"	3' - 8"	CASEMENT EGRESS

**WINDOW TYPES**

						
<b>TYPE A:</b>	<b>TYPE B:</b>	<b>TYPE C:</b>	<b>TYPE D:</b>	<b>TYPE E:</b>	<b>TYPE F:</b>	<b>TYPE G:</b>
DOUBLE HUNG WINDOW, 6 OVER 6	DOUBLE HUNG WINDOW, 6 OVER 6	GOTHIC DOUBLE HUNG WINDOW, 6 OVER 6	DOUBLE HUNG WINDOW, 6 OVER 6	DOUBLE HUNG WINDOW, 6 OVER 6	CASEMENT EGRESS WINDOW, 6 OVER 6	CASEMENT EGRESS WINDOW, 6 OVER 6

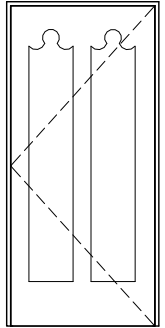
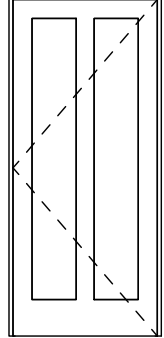
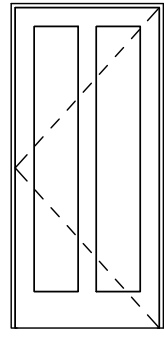
**DOOR SCHEDULE**

Mark	Size		Door		Comments
	Height	Width	Type Mark	Material	
1	6' - 8"	3' - 0"	A	WD	EXISTING DOOR TO BE REPAIRED
2	7' - 0"	3' - 0"	B	FIBERGLASS	
3	6' - 8"	3' - 0"	C	FIBERGLASS	

**WINDOW NOTES**

1. ALL NEW WINDOWS TO BE MARVIN ELEVATE
2. PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.
3. BEDROOM EGRESS SIZE WINDOWS TO MEET MINIMUM 5.7 SF CLEARANCE. 20" MIN WIDE BY 24" MIN HIGH, SILL HEIGHT TO BE LESS THAN 44".

**DOOR TYPES**

		
<b>TYPE A:</b>	<b>TYPE B:</b>	<b>TYPE C:</b>
2-PANEL WOOD DOOR	2-PANEL FIBERGLASS DOOR	2-PANEL FIBERGLASS DOOR



**2 PANEL VERTICAL FIBERGLASS DOOR**

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**99/95 DANIEL STREET**

PORTSMOUTH, NH 03801

**95 SCHEDULES**

HISTORIC DISTRICT COMMISSION · PUBLIC HEARING  
JANUARY 2024

**McHENRY ARCHITECTURE**

4 Market Street  
Portsmouth, New Hampshire

**A7**

12/14/2023

McHA: EKW/MG

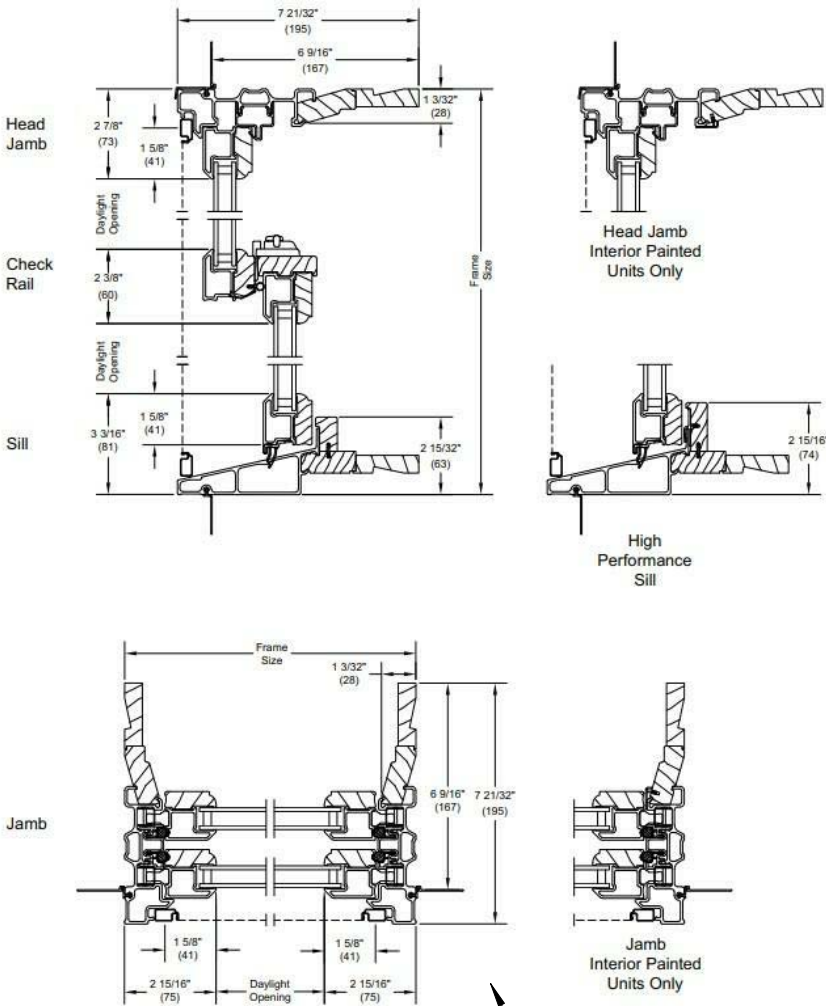
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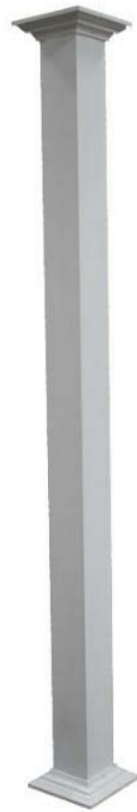
**PREVIOUSLY APPROVED**



**ASPHALT SHINGLES**  
CERTAINTEED LANDMARK SERIES OR EQUAL, COLOR TBD



**WINDOWS**  
MARVIN ELEVATE DOUBLE HUNG



**COMPOSITE COLUMN WRAP**



**WALL SCONCE**



**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



**COMPOSITE TRIM BOARD**  
BORAL TRUEXTERNAL COMPOSITE TRIM



**DECKING MATERIAL**  
TIMBERTECH AZEK VINTAGE COLLECTION - DARK HICKORY

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MATERIALS AND SELECTIONS  
HISTORIC DISTRICT COMMISSION - PUBLIC HEARING  
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