

# 99-95 DANIEL STREET

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 |
|---|-------|

**ARCHITECTURAL DRAWINGS**

|    |                               |
|----|-------------------------------|
| A1 | EXISTING BUILDING PHOTOGRAPHS |
| A2 | SANBORN MAP PROGRSSION        |
| A3 | SITE PLAN                     |
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| 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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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

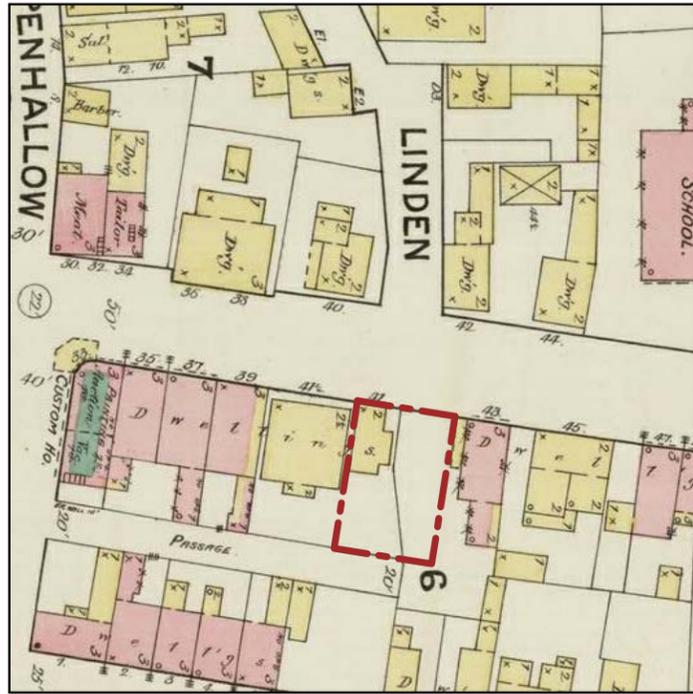
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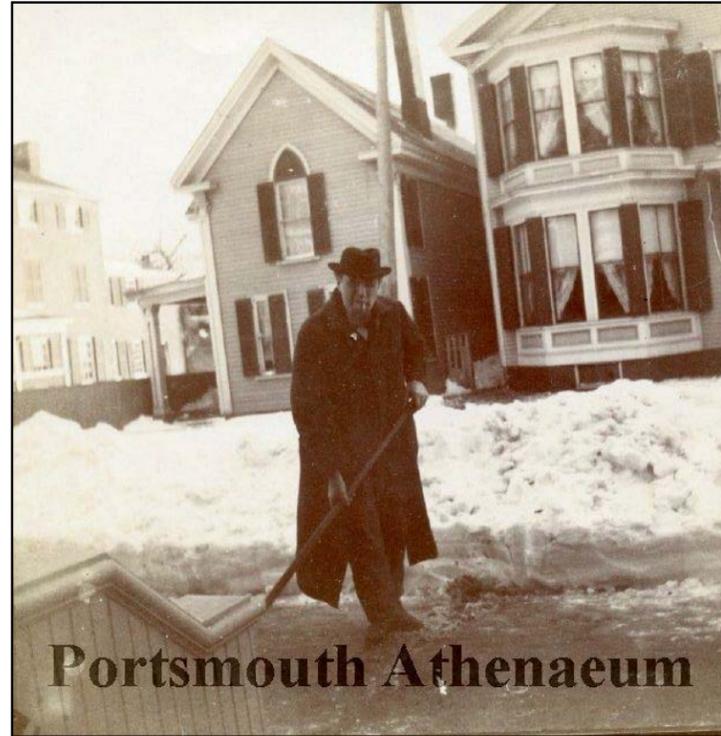
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1887



95 DANIEL STREET - 1890



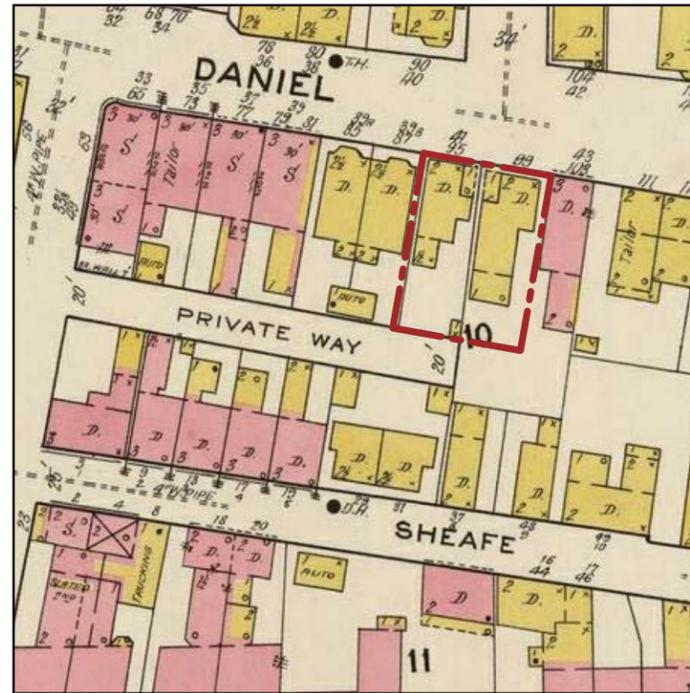
95 DANIEL STREET - 1982



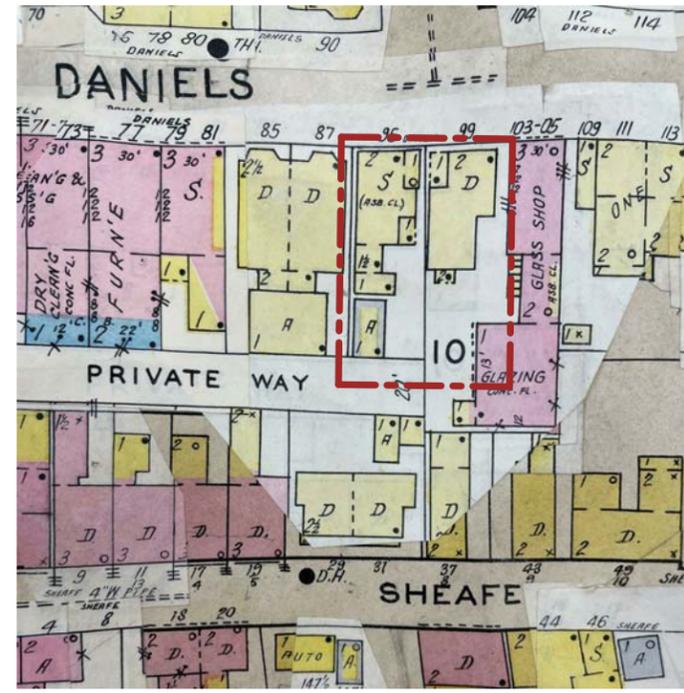
99 DANIEL STREET - 1982



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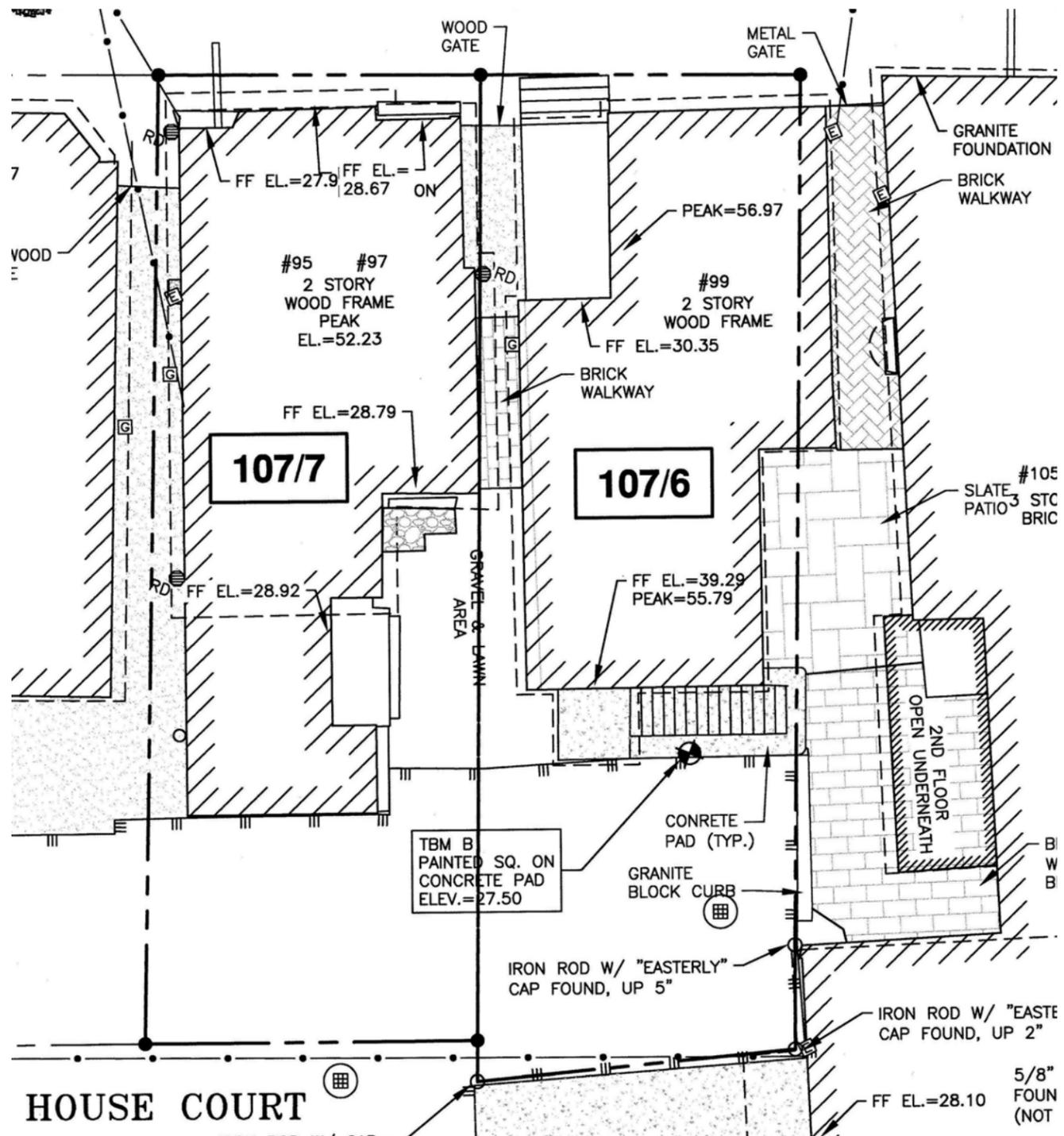
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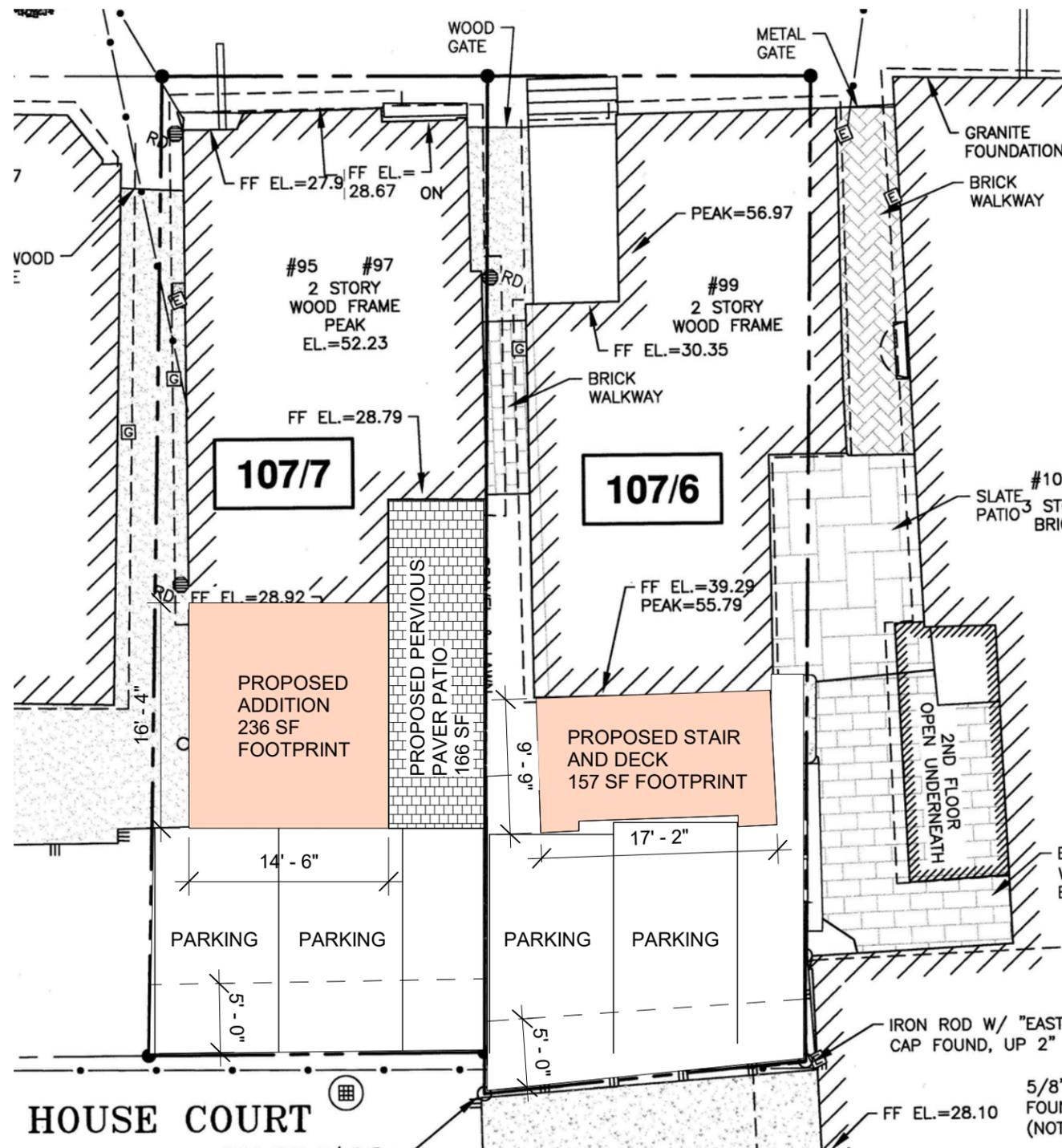
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NOTE: PLAN FROM SITE SURVEY BY AMBIT ENGINEERING, DATED 08/11/2022



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



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

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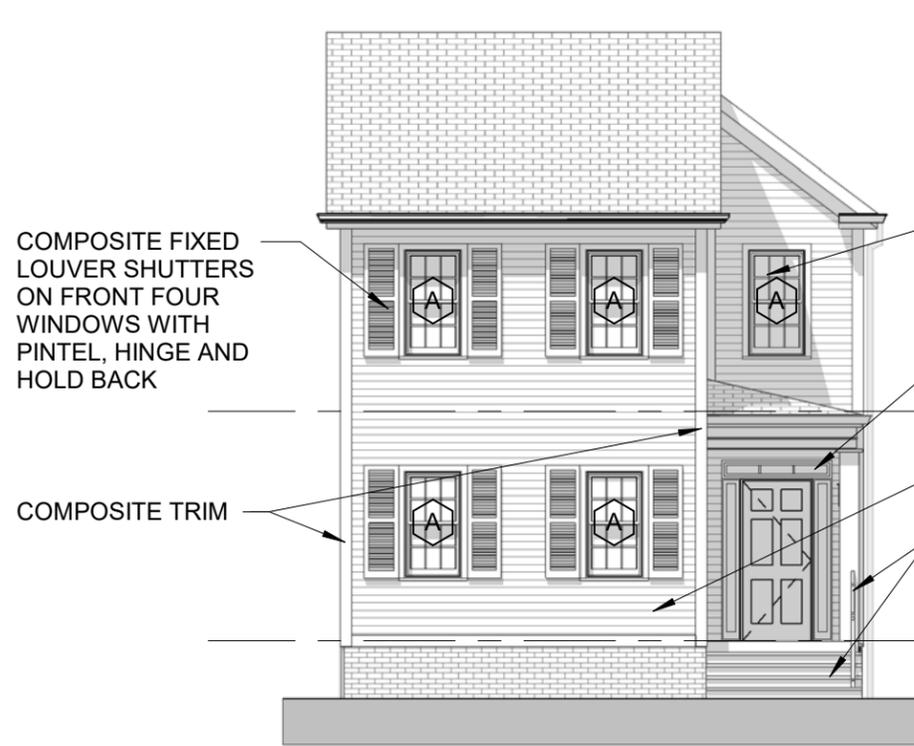
SITE PLAN  
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AS INDICATED

- GENERAL NOTES:
1. PATCH, REPAIR AND REPLACE ALL FASCIA, SOFFIT AND TRIM WITH COMPOSITE
  2. REPOINT BRICK FOUNDATION AS NEEDED



COMPOSITE FIXED LOUVER SHUTTERS ON FRONT FOUR WINDOWS WITH PINTEL, HINGE AND HOLD BACK

COMPOSITE TRIM

REPLACE ASPHALT SHINGLES

CASEMENT EGRESS WINDOW

ALL DOUBLE HUNG WINDOWS TO BE REPLACED WITH MARVIN ELEVATE DOUBLE-HUNG WINDOWS

EXPANSION OF ENTRYWAY ONTO EXISTING PORCH

WOOD CLAPBOARD SIDING

REPLACE STAIR AND RAIL



COMPOSITE TRIM  
TIMBERTECH ALUMINUM RAIL

Level 2  
110' - 0"

TIMBERTECH AZEK DECKING

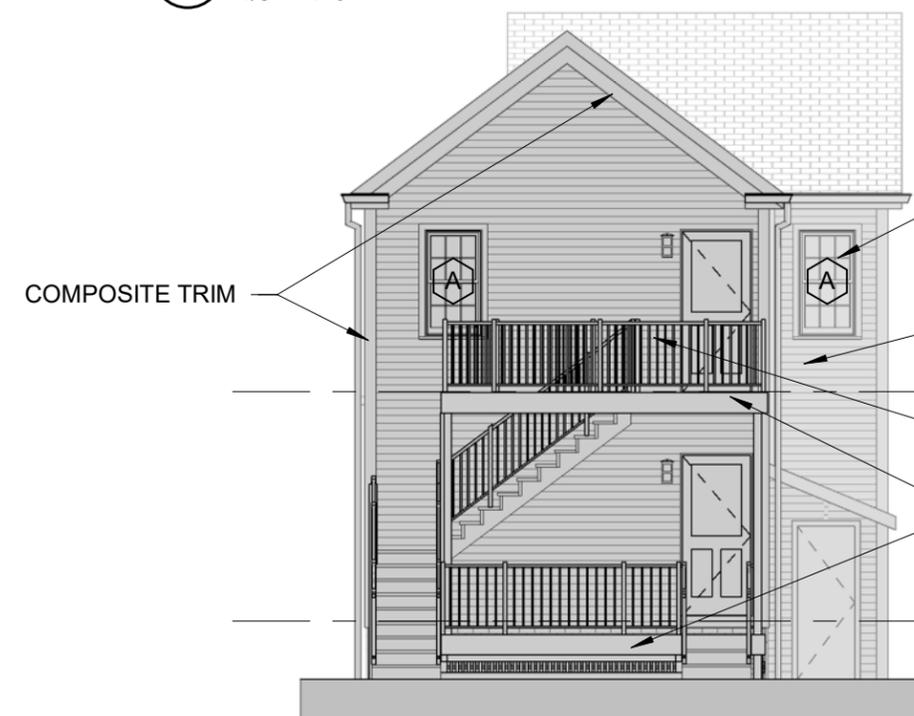
CASEMENT EGRESS WINDOW

CONDENSER BEHIND SCREENING

Level 1  
100' - 0"

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

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



COMPOSITE TRIM

ALL DOUBLE HUNG WINDOWS TO BE REPLACED WITH MARVIN ELEVATE DOUBLE-HUNG WINDOWS

WOOD CLAPBOARD SIDING

TIMBERTECH ALUMINUM RAIL

TIMBERTECH AZEK DECK



LOUVERS FOR VENTILATION

Level 2  
110' - 0"

WINDOW INFILL

Level 1  
100' - 0"

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

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

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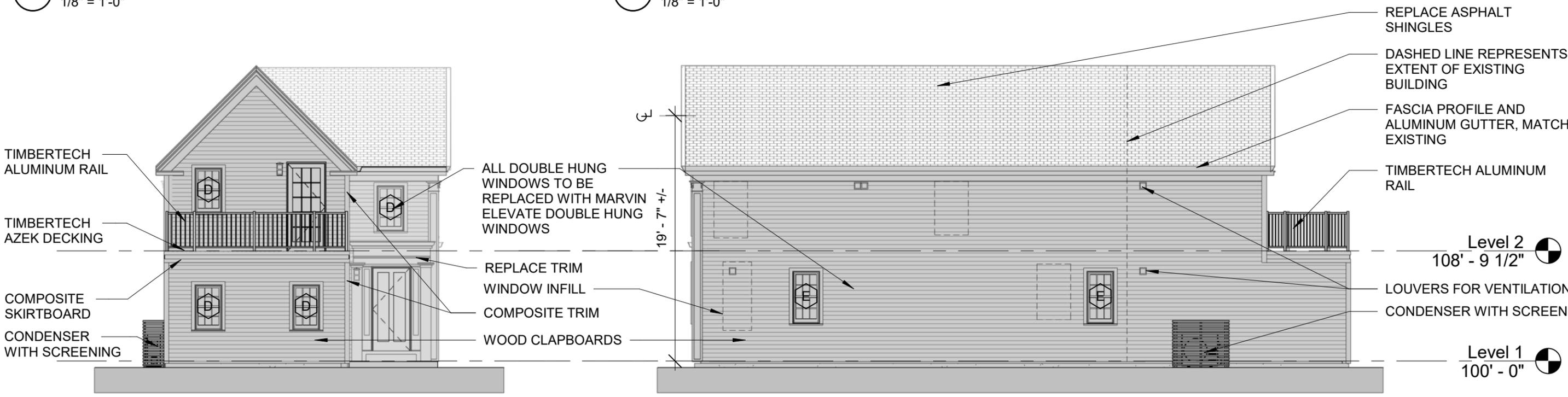
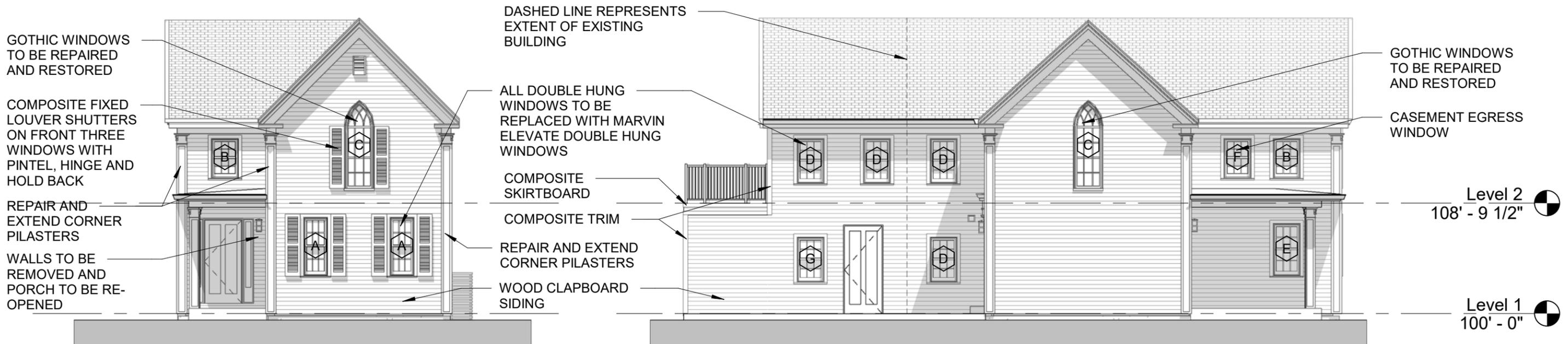
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99 SCHEMATIC DESIGN  
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**95 SCHEMATIC DESIGN**  
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**McHENRY ARCHITECTURE**  
4 Market Street  
Portsmouth, New Hampshire

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



PERSEPCTIVE FROM DANIEL STREET



PERSEPCTIVE FROM CUSTOM HOUSE LANE

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PROPOSED PERSPECTIVE

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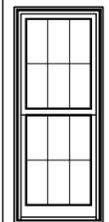
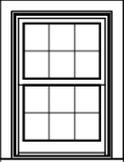
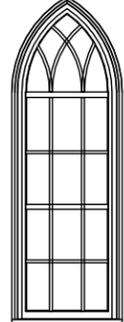
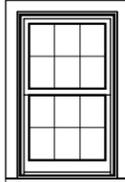
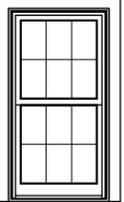
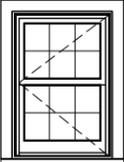
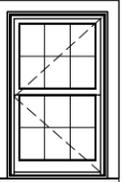
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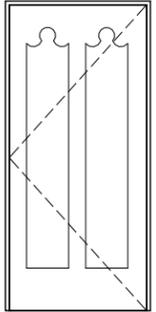
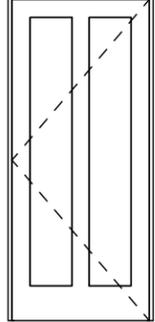
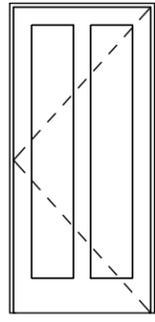
| WINDOW SCHEDULE |               |                |                                      |
|-----------------|---------------|----------------|--------------------------------------|
| Type Mark       | Nominal Width | Nominal Height | Comments                             |
| A               | 2' - 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".

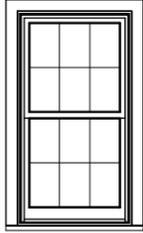
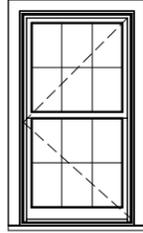
| DOOR TYPES  |   |   |
|---|---|---|
|  |  |  |
| <b>TYPE A:</b>  | <b>TYPE B:</b>  | <b>TYPE C:</b>  |
| 2-PANEL WOOD DOOR   | 2-PANEL FIBERGLASS DOOR   | 2-PANEL FIBERGLASS DOOR   |



**2 PANEL VERTICAL FIBERGLASS DOOR**

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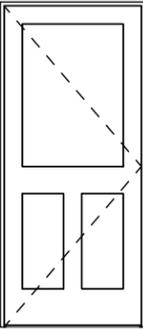
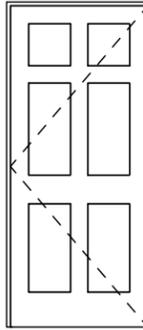
| WINDOW SCHEDULE |               |                |                 |
|-----------------|---------------|----------------|-----------------|
| Type Mark       | Nominal Width | Nominal Height | Comments        |
| A               | 2' - 6"       | 4' - 8"        |                 |
| B               | 2' - 6"       | 4' - 8"        | CASEMENT EGRESS |

| WINDOW TYPES  |   |
|---|---|
|  |  |
| <b>TYPE A:</b><br>DOUBLE HUNG WINDOW, 6 OVER 6                                      | <b>TYPE B:</b><br>CASEMENT EGRESS WINDOW, 6 OVER 6                                  |

**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 SCHEDULE |         |         |           |            |          |
|---------------|---------|---------|-----------|------------|----------|
| Mark          | Size    |         | Door      |            | Comments |
|               | Height  | Width   | Type Mark | Material   |          |
| 100           | 7' - 0" | 3' - 0" | A         | FIBERGLASS |          |
| 200           | 7' - 0" | 3' - 0" | A         | FIBERGLASS |          |
| 300           | 7' - 0" | 3' - 0" | B         | WD         |          |

| DOOR TYPES  |   |
|---|---|
|  |  |
| <b>TYPE A:</b><br>HALF-LITE FIBERGLASS DOOR   | <b>TYPE B:</b><br>6 PANEL WOOD DOOR   |



**6-PANEL SOLID WOOD FRONT DOOR**



**HALF LITE FIBERGLASS DOOR**

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**99 SCHEDULES**

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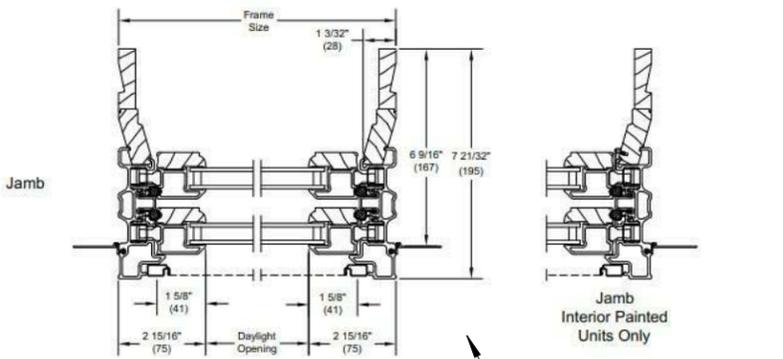
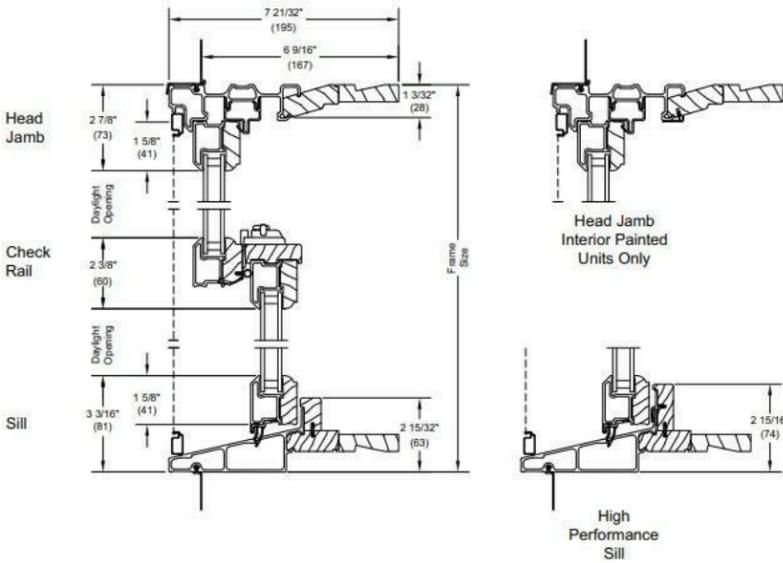
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**NOT TO SCALE**



**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\"/>



**COMPOSITE TRIM BOARD**  
BORAL TRUEXTERNAL COMPOSITE TRIM



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



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MATERIALS AND SELECTIONS  
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