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,

Sean Peters, Manager
95 Daniel Street LLC

City of Portsmouth

Inspection Department
Shanti R. Wolph, Chief Building Inspector

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

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” (±) 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

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
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

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

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PERSPECTIVE FROM DANIEL STREET


SPACE BETWEEN 99 AND 95 DANIEL STREET (LEFT)

SPACE BETWEEN 99 AND 105 DANIEL STREET (RIGHT)

PERSPECTIVE FROM CUSTOM HOUSE LANE


REAR ADDITIONS OF 95 DANIEL STREET (LEFT)

SPACE BETWEEN 95 AND 85 DANIEL STREET (RIGHT)

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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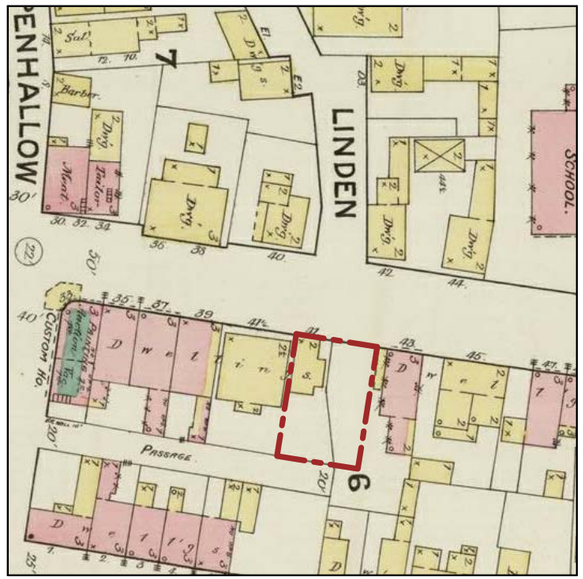
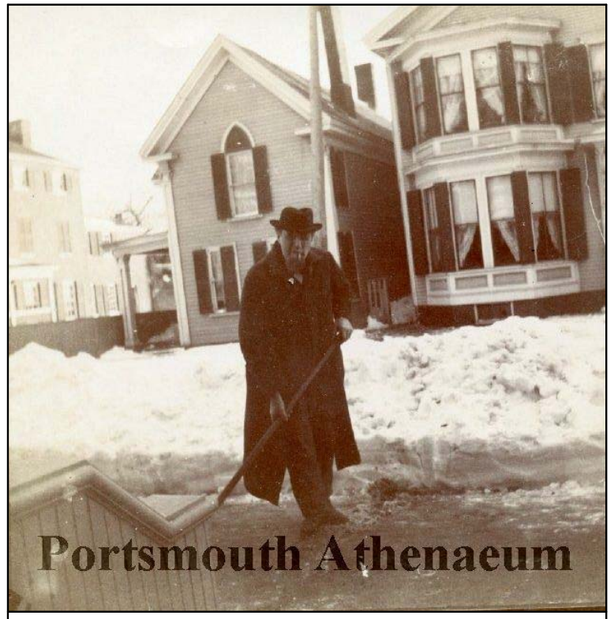
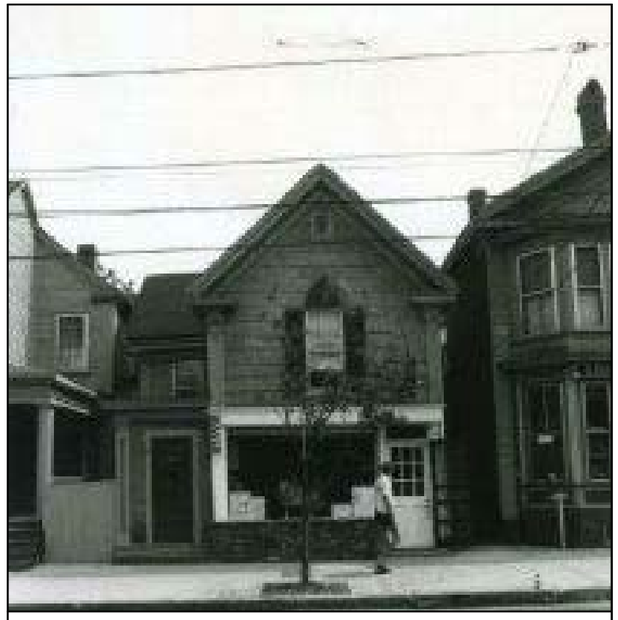


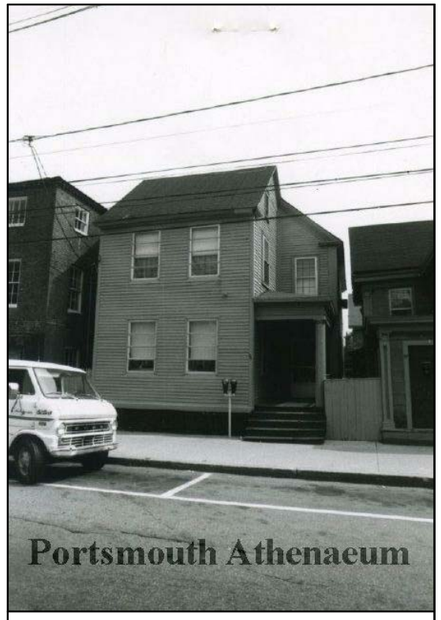
1887



95 DANIEL STREET - 1890

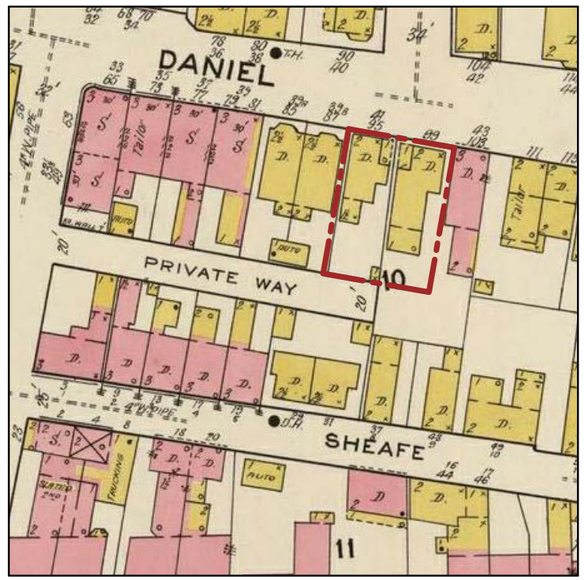


95 DANIEL STREET - 1982

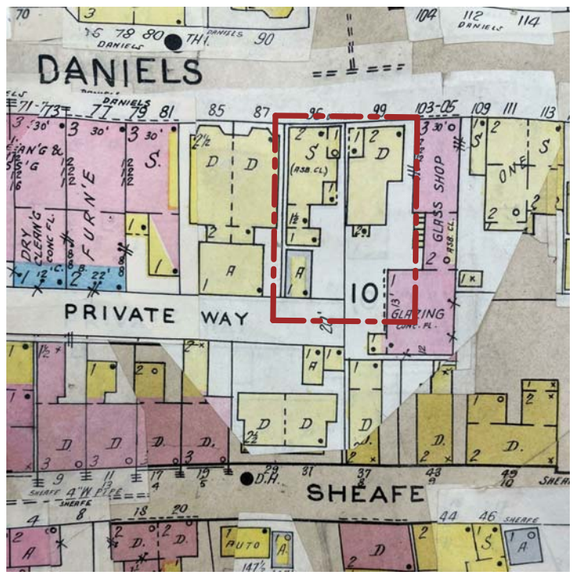


99 DANIEL STREET - 1982

1910



1920



1947

1980

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

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 NOT TO SCALE

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

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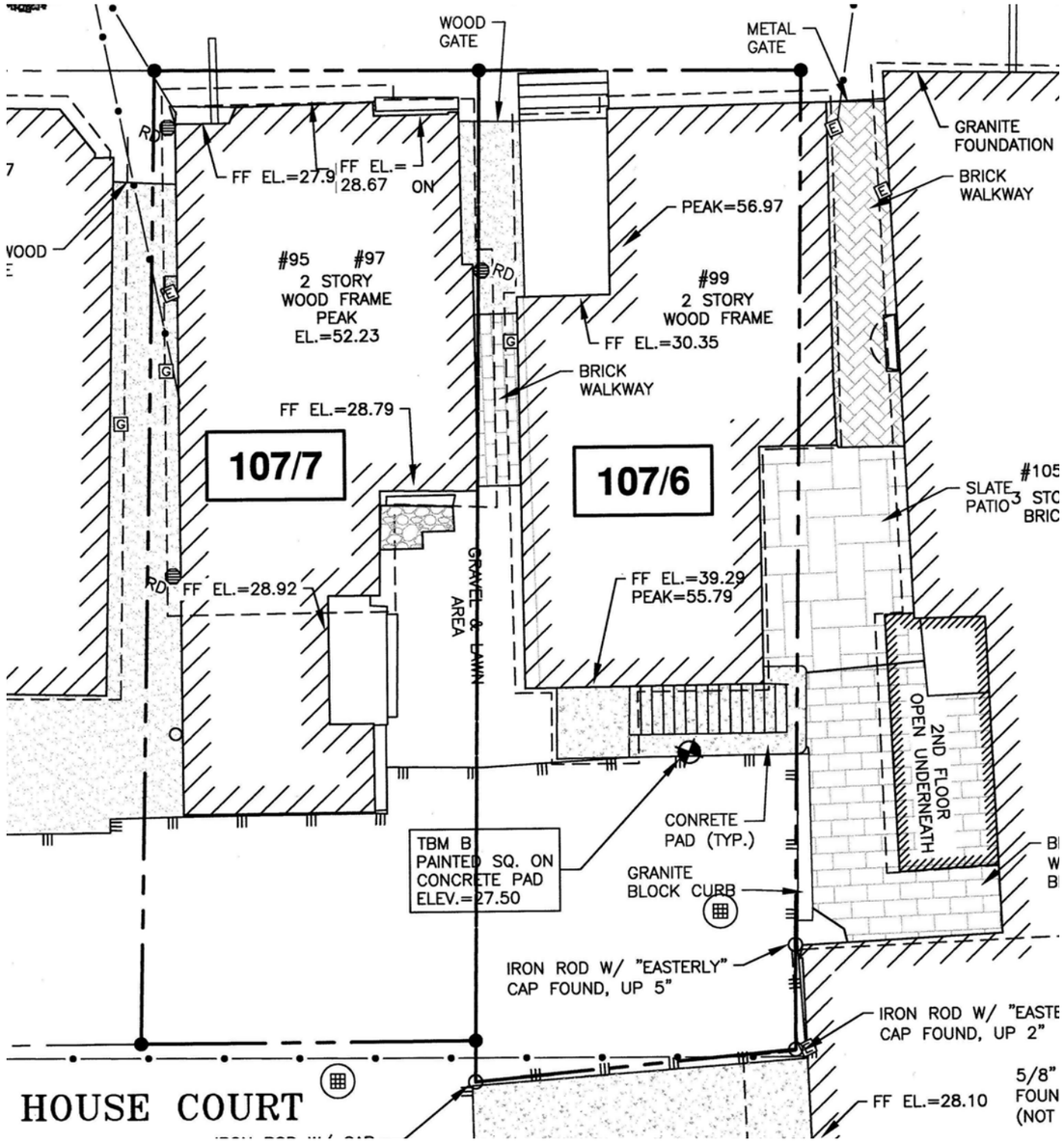
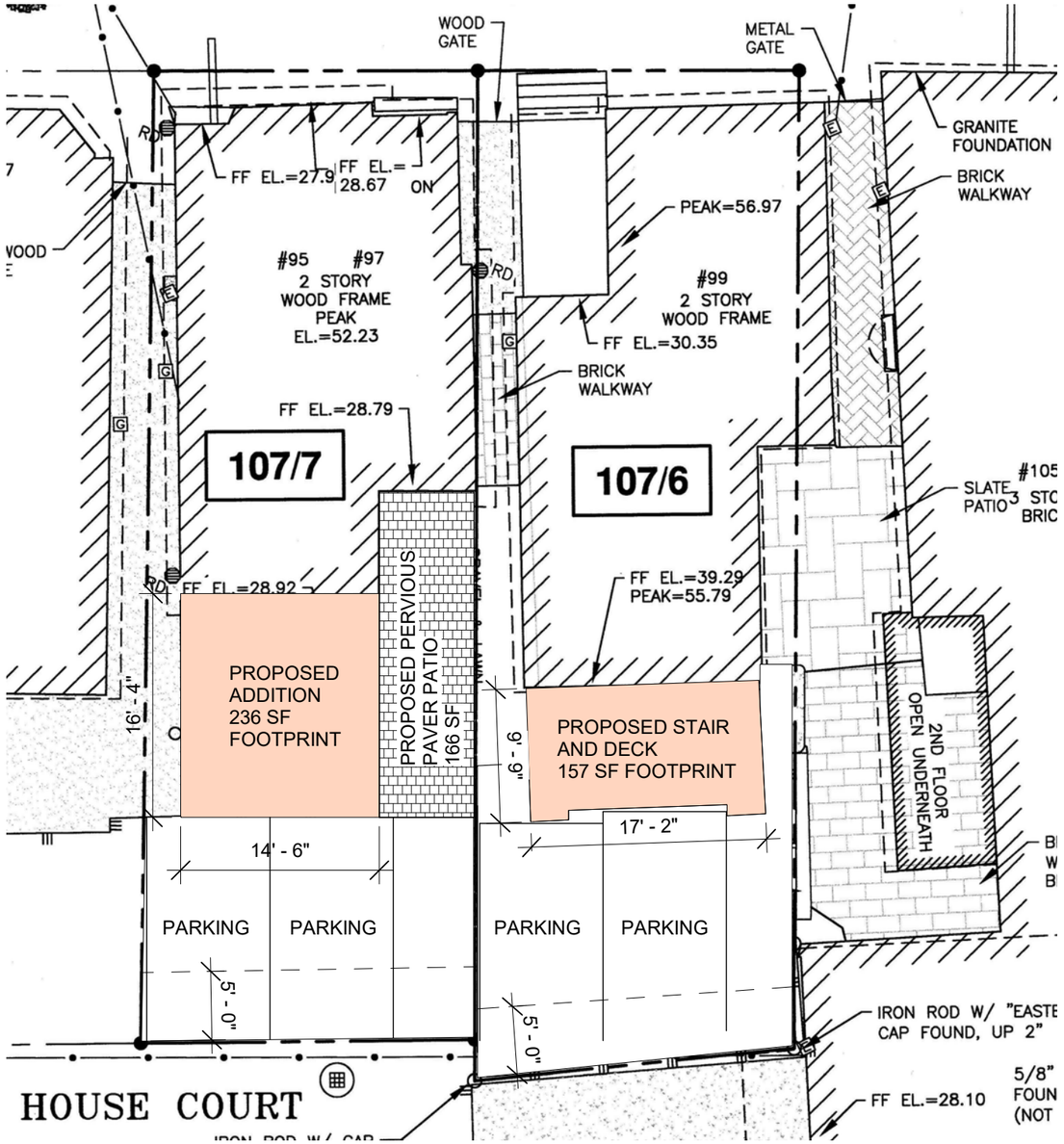


1 EXISTING SITE
3/32" = 1'-0"



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

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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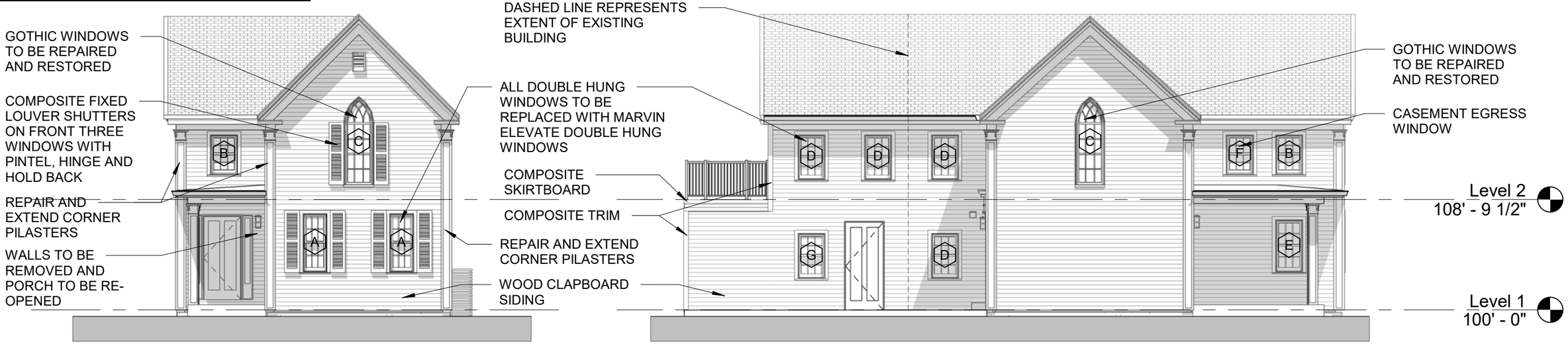
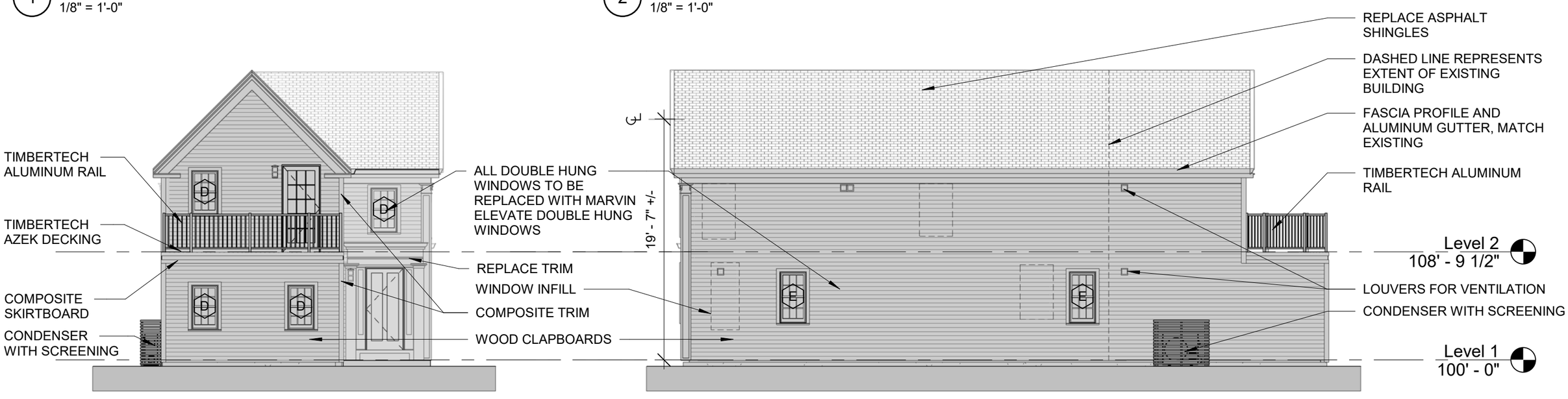


1 SOUTH ELEVATION
1/8" = 1'-0"

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



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

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

99/95 DANIEL STREET

PORTSMOUTH, NH 03801

95 SCHEMATIC DESIGN

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
JANUARY 2024

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A5

12/14/2023
McHA: EKW/MG
Scale: 1/8" = 1'-0"

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PREVIOUSLY APPROVED

PERSEPCTIVE FROM DANIEL STREET

PERSEPCTIVE FROM CUSTOM HOUSE LANE

99/95 DANIEL STREET PORTSMOUTH, NH 03801	PROPOSED PERSPECTIVE HISTORIC DISTRICT COMMISSION - PUBLIC HEARING JANUARY 2024	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A6	12/14/2023 McHA: EKW/MG NOT TO SCALE

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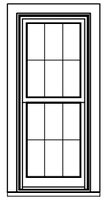
WINDOW SCHEDULE

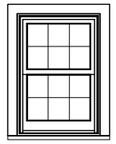
Type Mark	Nominal Width	Nominal Height	Comments
A	2' - 0"	4' - 9"	
B	2' - 3"	3' - 3"	
C	3' - 0"	7' - 0"	EXISTING TO REMAIN, REPAIR AS NEEDED
D	2' - 3"	3' - 8"	
E	2' - 3"	4' - 3"	
F	2' - 3"	3' - 3"	CASEMENT EGRESS
G	2' - 3"	3' - 8"	CASEMENT EGRESS

WINDOW TYPES



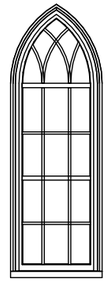
TYPE A:

DOUBLE HUNG WINDOW, 6 OVER 6



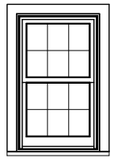
TYPE B:

DOUBLE HUNG WINDOW, 6 OVER 6



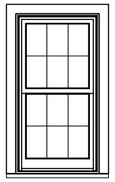
TYPE C:

GOTHIC DOUBLE HUNG WINDOW, 6 OVER 6



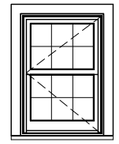
TYPE D:

DOUBLE HUNG WINDOW, 6 OVER 6



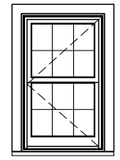
TYPE E:

DOUBLE HUNG WINDOW, 6 OVER 6



TYPE F:

CASEMENT EGRESS WINDOW, 6 OVER 6



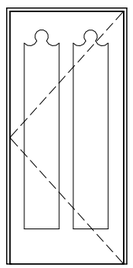
TYPE G:

CASEMENT EGRESS WINDOW, 6 OVER 6

DOOR SCHEDULE

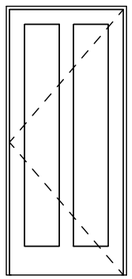
Mark	Size		Door		Comments
	Height	Width	Type Mark	Material	
1	6' - 8"	3' - 0"	A	WD	EXISTING DOOR TO BE REPAIRED
2	7' - 0"	3' - 0"	B	FIBERGLASS	
3	6' - 8"	3' - 0"	C	FIBERGLASS	

DOOR TYPES



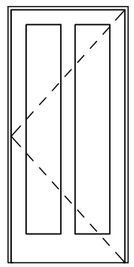
TYPE A:

2-PANEL WOOD DOOR



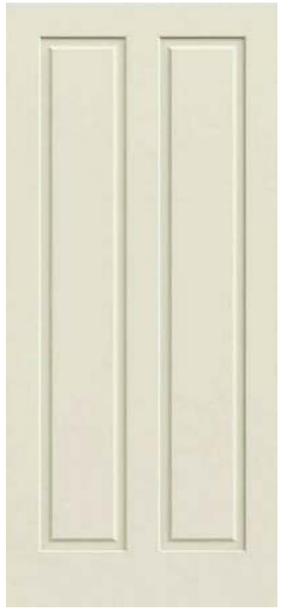
TYPE B:

2-PANEL FIBERGLASS DOOR



TYPE C:

2-PANEL FIBERGLASS DOOR



2 PANEL VERTICAL FIBERGLASS DOOR

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".

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

NOT TO SCALE

PREVIOUSLY APPROVED

ASPHALT SHINGLES
CERTAINTEED LANDMARK SERIES OR EQUAL, COLOR TBD

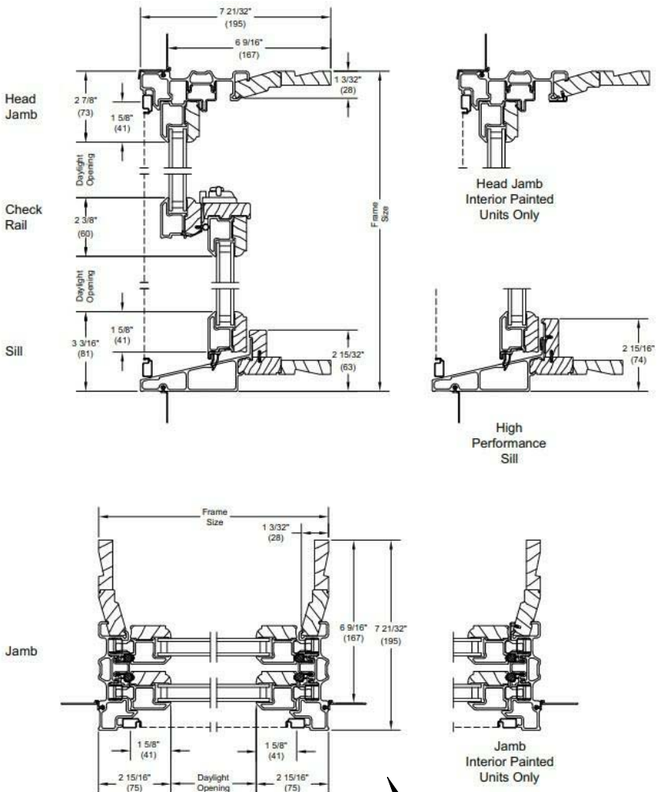
COMPOSITE COLUMN WRAP

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



WINDOWS
MARVIN ELEVATE DOUBLE HUNG

COMPOSITE TRIM BOARD
BORAL TRUEXTERIOR COMPOSITE TRIM

DECKING MATERIAL
TIMBERTECH AZEK VINTAGE COLLECTION - DARK HICKORY

99/95 DANIEL STREET

PORTSMOUTH, NH 03801

MATERIALS AND SELECTIONS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
JANUARY 2024

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A9

12/14/2023
McHA: EKW/MG
NOT TO SCALE

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