

Historic District Commission Staff Report

Wednesday, May 08, 2024

WS-1

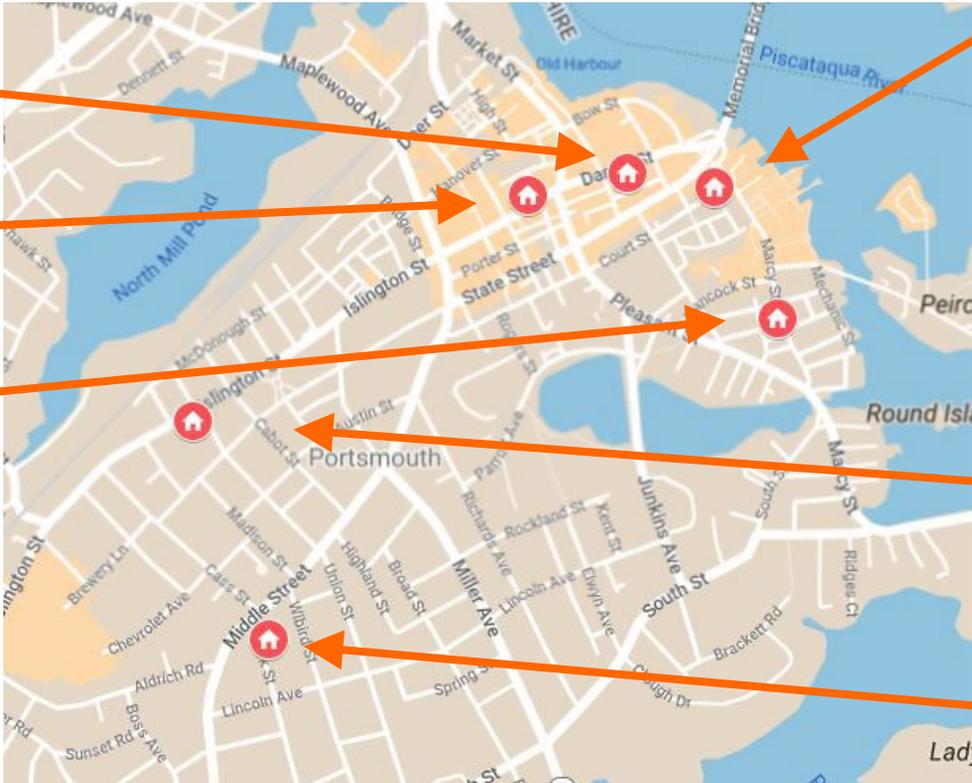
PH-B

PH-3

PH-4

PH-2

PH-1



Project Address: 95 DANIEL STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING B

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:

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

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 positioned above a circular professional seal. The seal has a double-line border with the text 'STATE OF NEW HAMPSHIRE' at the top and 'LICENSED PROFESSIONAL ENGINEER' at the bottom. In the center of the seal, the text reads 'MARTIN GORHAM No. 12896'.

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

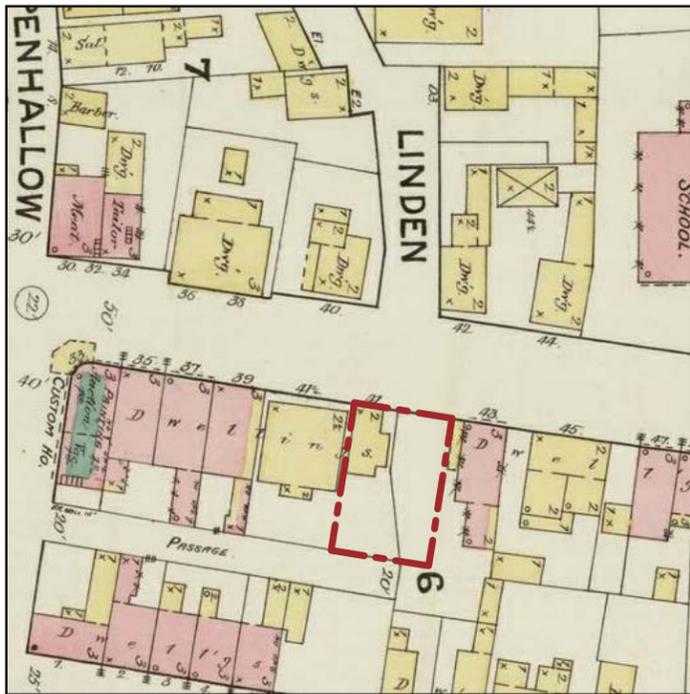
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12/14/2023

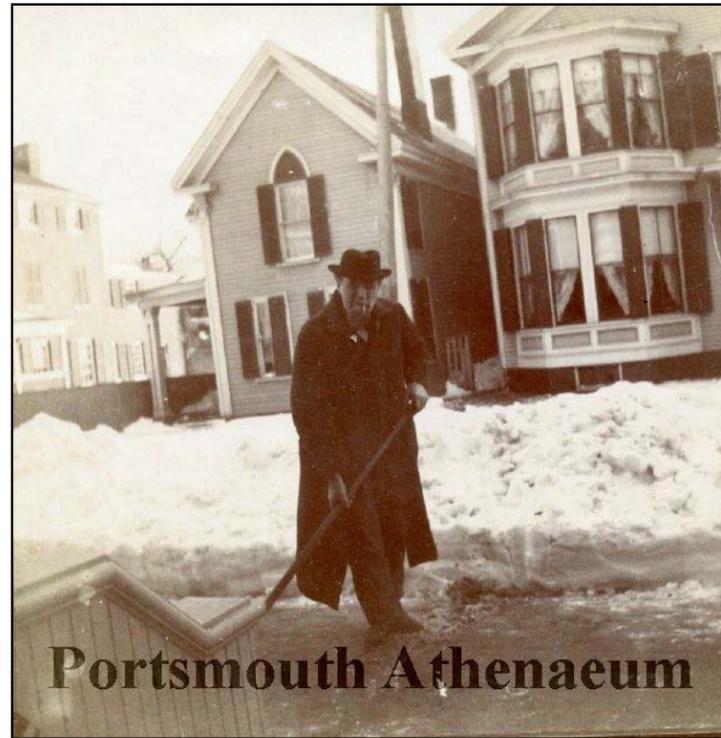
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PREVIOUSLY APPROVED



1887



95 DANIEL STREET - 1890



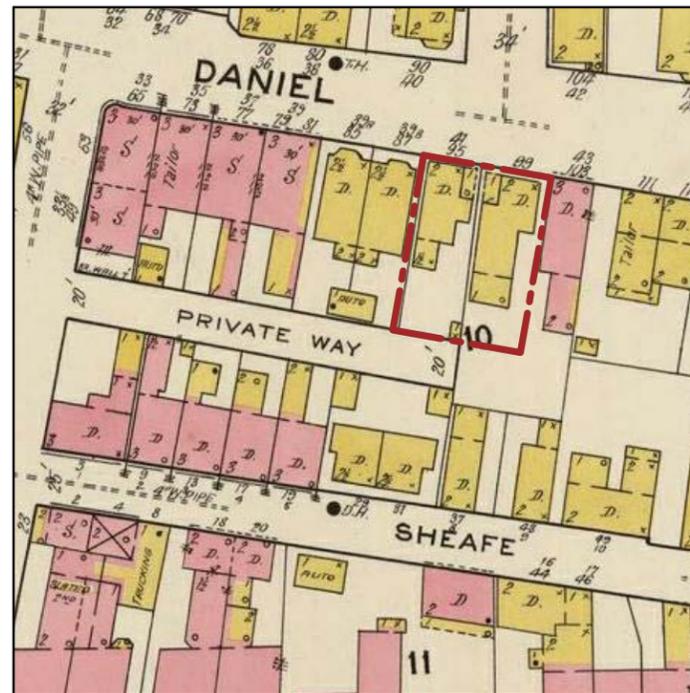
95 DANIEL STREET - 1982



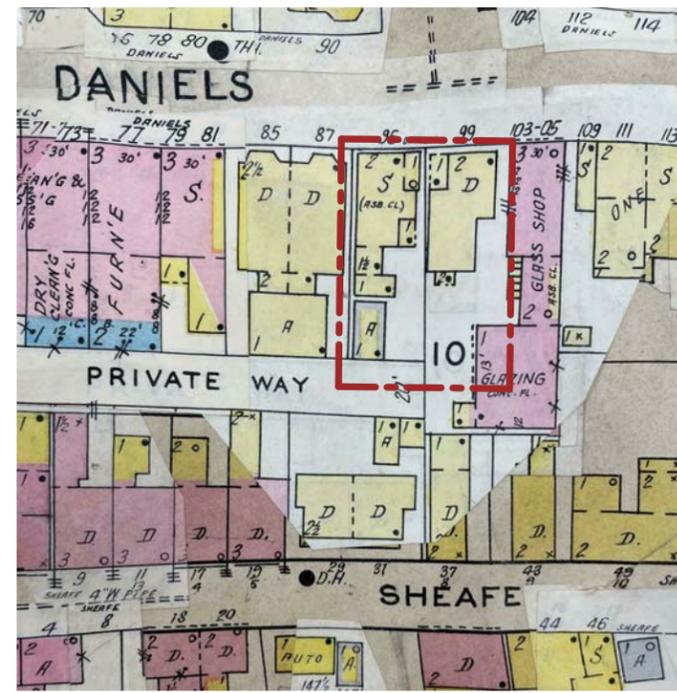
99 DANIEL STREET - 1982



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

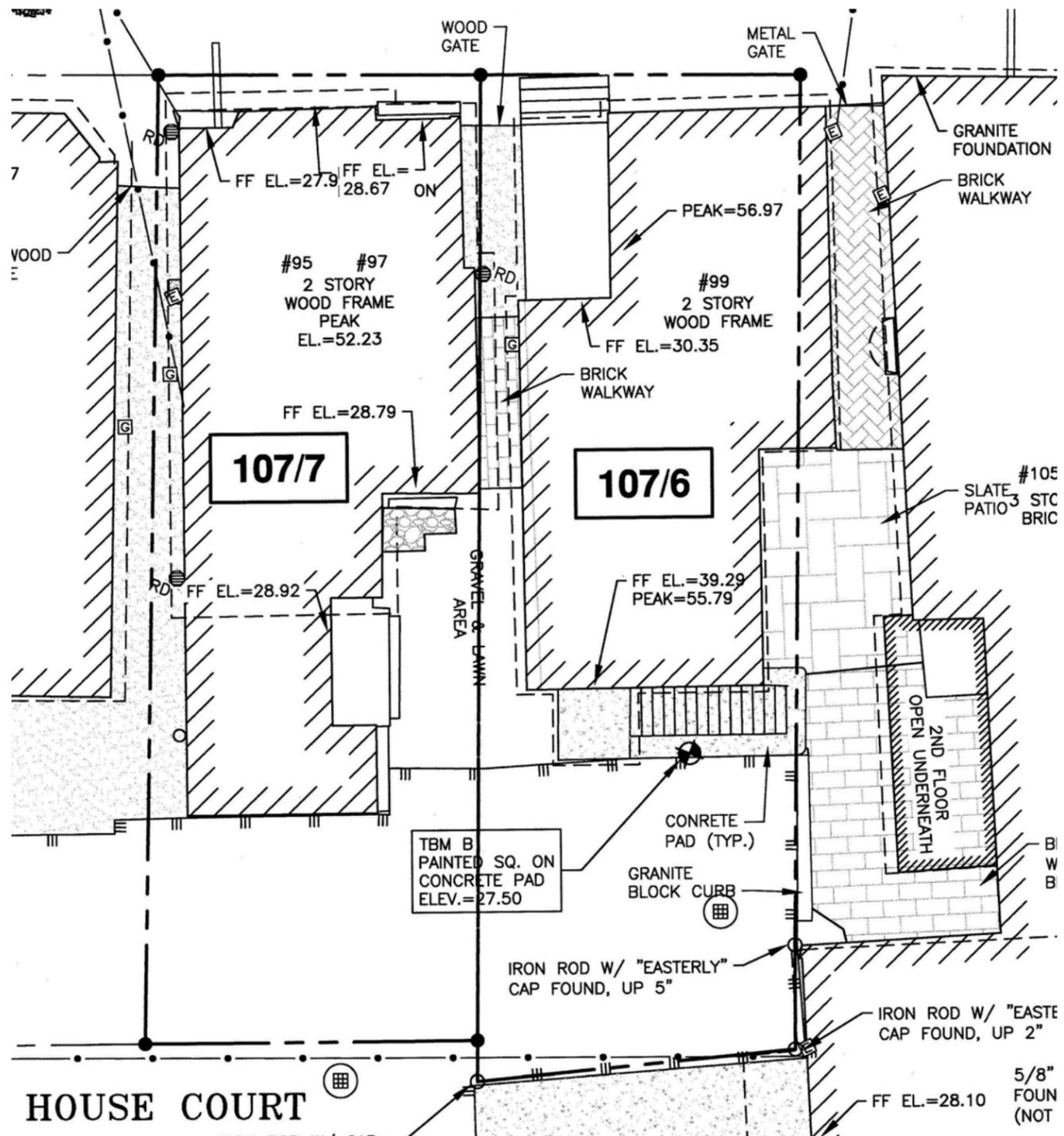
McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

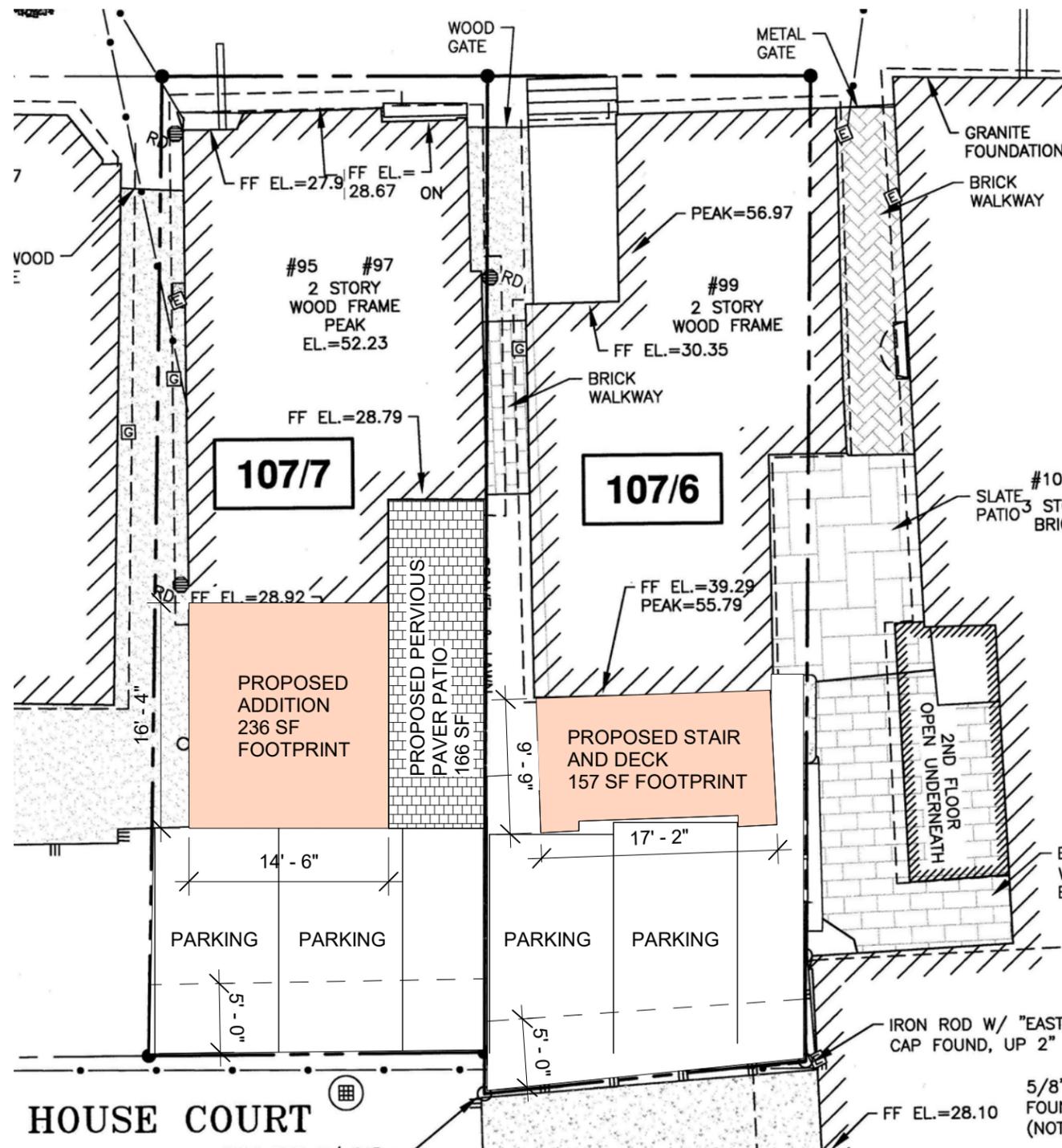
A2

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

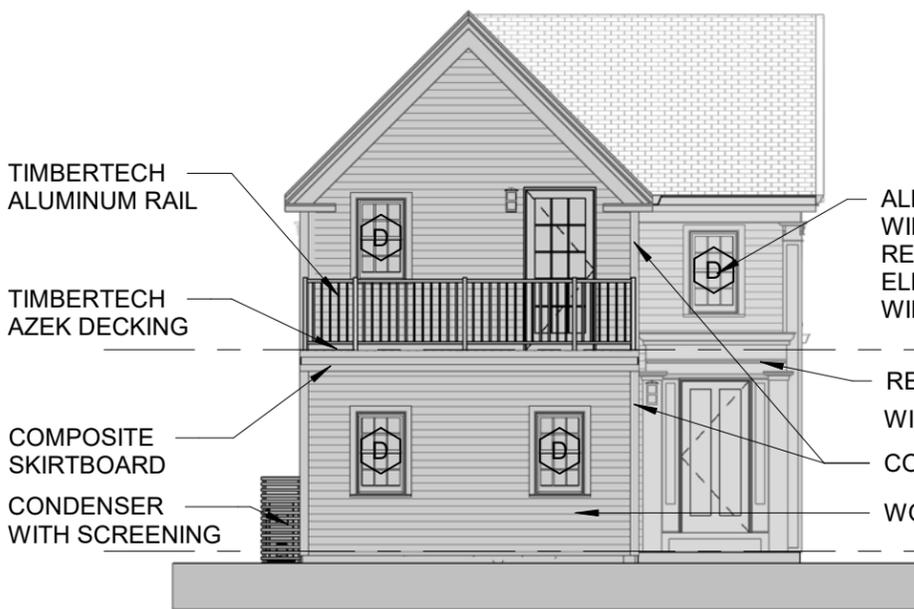
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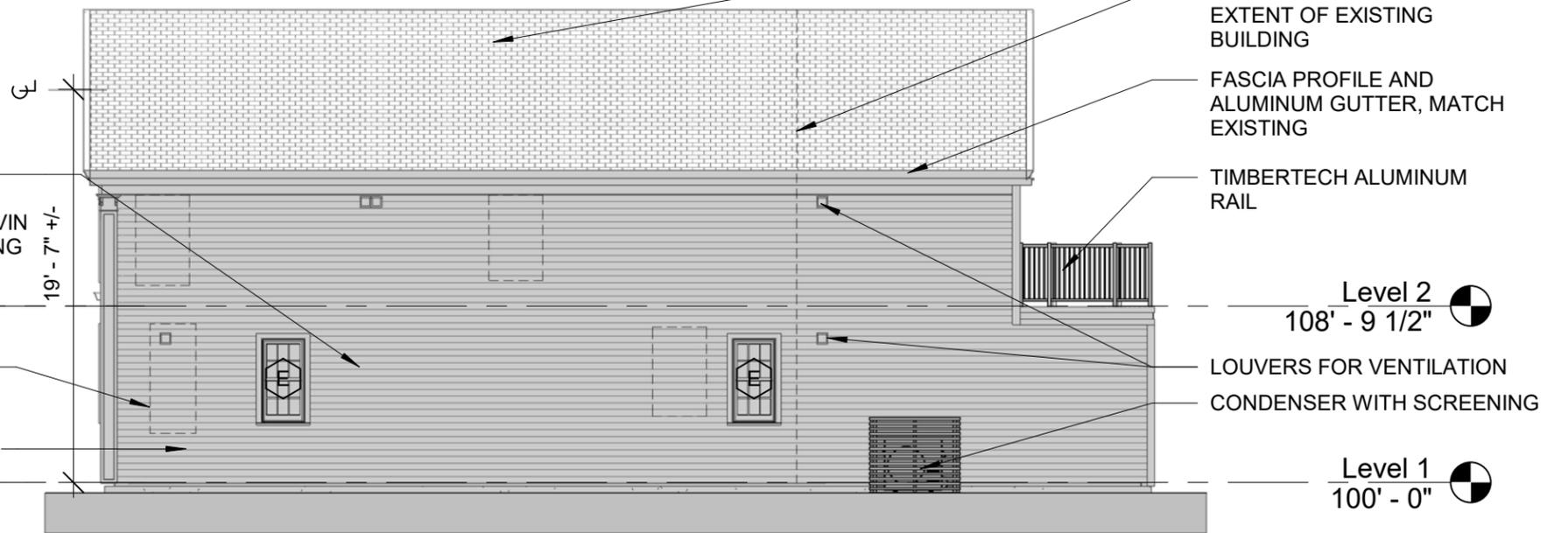
1 SOUTH ELEVATION
1/8" = 1'-0"



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
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A5

12/14/2023

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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

HISTORIC DISTRICT COMMISSION · PUBLIC HEARING
JANUARY 2024

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A6

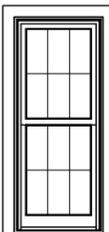
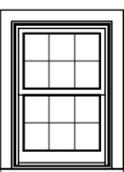
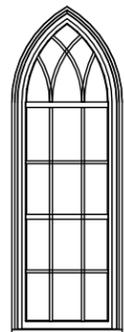
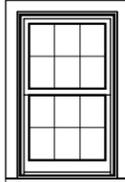
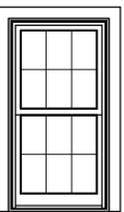
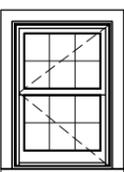
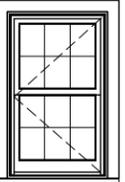
12/14/2023
McHA: EKW/MG
NOT TO SCALE

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

						
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:	TYPE F:	TYPE G:
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

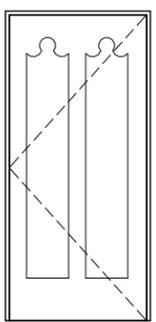
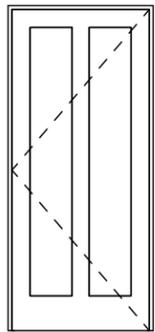
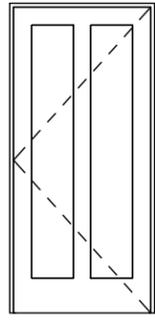
DOOR SCHEDULE

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

		
TYPE A:	TYPE B:	TYPE C:
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

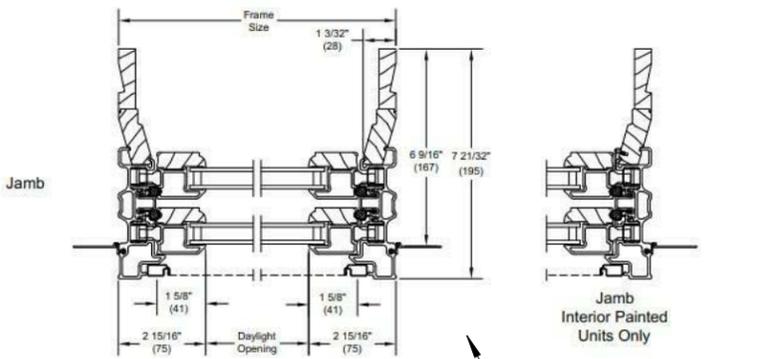
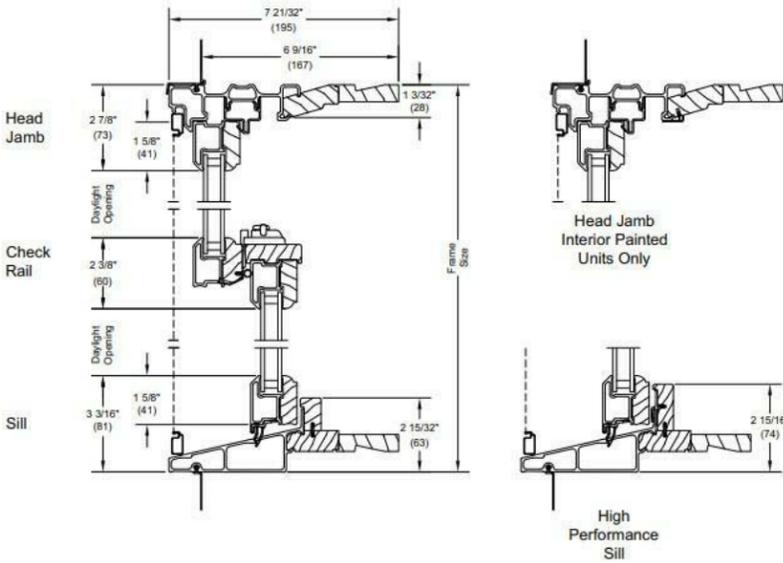
A7

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

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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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

Project Address: 35 PARK STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 1



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 9,147 SF +/-
- Estimated Age of Structure: c.1940
- Building Style: Dormered Cape
- Number of Stories: 1.5
- Historical Significance: Not in 1984 survey
- Public View of Proposed Work: Park Street
- Unique Features: N/A
- Neighborhood Association: West End

B. Proposed Work: Replacement windows

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of (12) windows for the home. The proposed windows are a Vinyl window and will retain the same grid pattern.
- This home is bisected by the Historic District.



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



The applicant is requesting to replace (12) windows on the residence with a Glass Wing brand window, which is vinyl and will retain the existing grid pattern. Exterior window trim will be reused, repaired or replaced in-kind as needed.



SALEM OFFICE

13 Red Roof Ln, Suite 201
 Salem, NH 03079
 Phone 1-855-322-3552
 Fax 1-844-525-6555
 dabella.us
 M-F 9am-5pm

GLASSWING WINDOW WORKSHEET

EXHIBIT 1

Exclusive Glasswing Dealer of Oregon

Form 039 (Reverse 013) - Effective Date 1/25/2023

DATE: 02/29/2024 JOB # _____

REPRESENTATIVE 1: Erica White

REPRESENTATIVE 2: _____

BRANCH NAME: SALEM

GENERAL CONTRACTOR'S AGREEMENT

I/We, the owner(s) of the premises described below, hereby authorize you as contractor to furnish all necessary materials, labor and workmanship to install, construct and place the improvements described herein according to the following specifications, terms and conditions on the premises described below.

OWNER NAME 1 <u>Ruth Faribault</u>		OWNER NAME 2 <u>Bill Faribault</u>		COUNTY	
ADDRESS <u>35 Park St</u>			CITY <u>Portsmouth</u>	STATE <u>NH</u>	ZIP <u>03801</u>
CONSTRUCTION SITE <u>35 Park St</u>			CITY <u>Portsmouth</u>	STATE <u>NH</u>	ZIP <u>03801</u>
HOME Mr. / Ms. (603) 617-0693		WORK Mr. / Ms. (603) 534-7971		CELL Mr. / Ms. (603) 617-0693	
E-MAIL <u>Ruth@nhlawoffices.com</u>					
BEST TIME TO CALL FROM <u>10:00 am</u> TO <u>4:00 pm</u>			PREFERRED CONTACT METHOD <u>Cell Phone</u>		

WINDOW #	ROOM	FRAME COLOR	STYLE	EXTERIOR PAINTED COLOR	INTERIOR WOODGRAIN	WIDTH	HEIGHT	TOTAL UI	HARDWARE COLOR	TEMP	KRYPTON GAS	OBSCURE	NOTES
1	Dining room	White	DH			37	46	0		N	N	N/A	Grids
2	Dining room	White	DH			37	46	0		N	N	N/A	Grids
3	Living room	White	DH			37	46	0		N	N	N/A	Grids
4	Living room	White	DH			37	46	0		N	N	N/A	Grids
5	Living room	White	DH			37	46	0		N	N	N/A	Grids
6	Office	White	DH			37	46	0		N	N	N/A	Grids
7	Office	White	DH			37	46	0		N	N	N/A	Grids
8	Office	White	DH			37	46	0		N	N	N/A	Grids
9	Bedroom 1	White	DH			37	46	0		N	N	N/A	Grids
10	Bedroom 1	White	DH			37	46	0		N	N	N/A	Grids
11	Bedroom 1	White	DH			37	46	0		N	N	N/A	Grids
12	Bedroom 1	White	DH			37	46	0		N	N	N/A	Grids
13		White	EV					0		N	N	N/A	

ALL WINDOWS FINNED WHEN POSSIBLE

DOOR #	ROOM	SASH STYLE	EXTERIOR PAINTED COLOR	INTERIOR WOODGRAIN	SIZE	DIRECTION	HARDWARE COLOR	KRYPTON GAS	FRAME COLOR	NOTES
1							N		White	
2							N		White	
3							N		White	
4							N		White	

LINE & CASE:
 YES NO
 # _____

TYPE OF TRIM:
 SELECT TYPE COLOR; SELECT COLOR

EXTERIOR TRIM:
 Brickmold
 YES NO

GRIDS:
 YES NO
 If Yes, See Worksheet #3

WORK NOT INCLUDED:

NOTES TO INSTALLER:

Contingent on Historical district approval (see discount page for install notes)

YEAR HOME BUILT: 1940 YES NO CHILDREN YES NO UNDER 6 YEARS OLD YES NO

Windows and patio doors come with manufacturer lifetime* warranty, except screen damage. DaBella washes inside and outside of windows and patio doors one time. DaBella is not responsible for painting, staining, blinds, alarms, furniture, or security bars.

*See manufacturer warranty for particulars. Non transferable.

The work described in this exhibit is to be performed under and shall be subject to the terms and conditions contained in the contract (including exhibits).

*DABELLA MAKES NO AND DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NONINFRINGEMENT, WITH RESPECT TO THE GOODS AND SERVICES PROVIDED HEREIN. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. WARRANTIES WILL NOT BE EFFECTIVE OR ENFORCEABLE WHILE A BALANCE DUE REMAINS OUTSTANDING ON ANY JOB.

ACCEPTED BY: [Signature]
 DABELLA REPRESENTATIVE

X [Signature]
 CUSTOMERS SIGNATURE
 X _____
 CUSTOMERS SIGNATURE

DATE 02/29/2024

DATE 02/29/2024

Project Address: 404 ISLINGTON STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Commercial/Inn
- Land Area: 12,632 SF +/-
- Estimated Age of Structure: c.1815
- Number of Stories: 2.5
- Historical Significance: Not in the 1984 Survey
- Public View of Proposed Work: Islington Street
- Unique Features: N/A
- Neighborhood Association: West End



B. Proposed Work: Modifications to an existing side entry doorway and stairs, a rear landing, stairs, and railing system and window modifications.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Some of the scope of work has already been completed.



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

Project Address: 13 CONGRESS STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD-5, Downtown Overlay
- Land Use: Commercial
- Land Area: 2,678 SF +/-
- Estimated Age of Structure: c.1938
- Building Style: Art Deco
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Congress Street
- Unique Features: Art Deco building
- Neighborhood Association: Downtown



B. Proposed Work: replace the second story windows facing congress street, replace the sign for eye look optical and replace the existing eye look optical wood storefront with an aluminum store front.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace second floor windows
- Replace existing signage
- Replace storefront



**HISTORIC
SURVEY
RATING

C**

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



1 - OVERALL EXISTING BUILDING

REPLACE PUNCHED OPENINGS W/ NEW FIXED FRAME WINDOWS. BASES OF DESIGN TO BE PELLA IMPERVIA.

REMOVE AND REPLACE PLYWOOD SIGN W/ NEW DURABLE CEMENT BOARD SIGN. BASES OF DESIGN AFC BLAST CEMENT BOARD.

REMOVE AND REPLACE WOOD STOREFRONT W/ ALUMINIUM FRAME SYSTEM. BASES OF DESIGN KAWNEER 451T FRAMING SYSTEM.



REPLACE PUNCHED OPENINGS W/ NEW FIXED FRAME WINDOWS. BASES OF DESIGN TO BE PELLA IMPERVIA.

REMOVE AND REPLACE PLYWOOD SIGN W/ NEW DURABLE CEMENT BOARD SIGN. BASES OF DESIGN AFC BLAST CEMENT BOARD.

REMOVE AND REPLACE WOOD STOREFRONT W/ ALUMINIUM FRAME SYSTEM. BASES OF DESIGN KAWNEER 451T FRAMING SYSTEM.

FIRST FLOOR
100'-0"

PROPOSED ELEVATION 1
3/16" = 1'-0"

PROPOSED RENOVATION FOR
7 CONGRESS ST

7 CONGRESS STREET
PORTSMOUTH, NH

FRONT ELEVATION

3/16" = 1'-0"

SHEET 1 OF 2

18 APRIL, 2024

24031



© 2024

AFC Blast

(formerly Cembrit Patina Rough)

AFC Blast has a rugged, textured surface and stone-like finish that adds character to any building. When combined with other products from the AFC design line, it creates varied compositions for a natural-looking facade that requires minimal maintenance.

U.S. SQUARED & TRIMMED SIZES		U.S. UNTRIMMED SIZES	
Thickness	8 mm	Length	98.4 in. (2,500 mm) 120.1 in. (3,050 mm)
Width	48 in.	Width	49.2 in. (1,250 mm)
Length	96 in. 119.875 in.	Weight	2.6 lbs/ft ²

*for additional cost

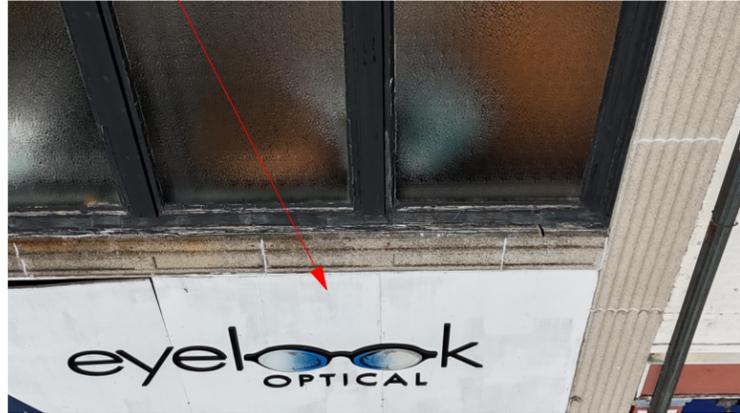
GRAYS	Granite 020	Graphite 050	Flint 070
WHITE	Pearl 222		
TAN		Sand 545	

FEATURES	BENEFITS
<ul style="list-style-type: none"> Natural, authentic look Five timeless color options Stone-like finish adds character 	<ul style="list-style-type: none"> Unique, subtle variations Resilient against wear-and-tear Non-combustible Maintenance-free Resistant to mold and fungi Weathers and brightens over time

CEMENTITIOUS FIBER BOARD PANEL



2 - WATER INFILTRATION AT ENTRY AREA AT EYELOOK OPTICAL



1 - WATER INFILTRATION AT SIGNAGE

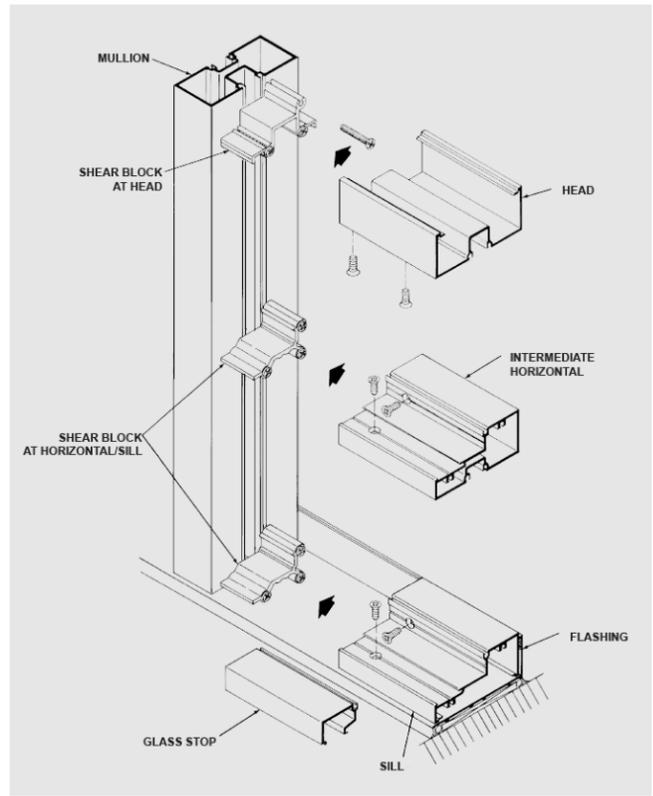
Pella Impervia

Fiberglass windows and patio doors

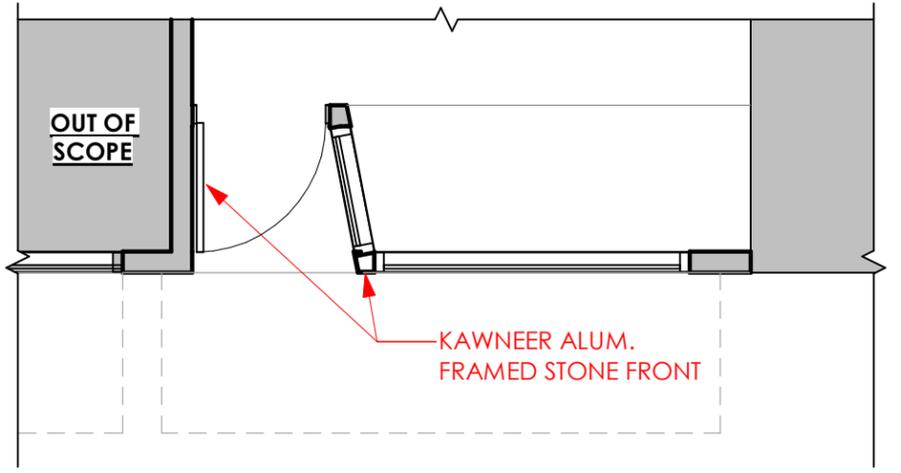
Unmatched strength and lasting durability
Achieve commercial-grade strength and lasting durability for your customer's long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.

Revolutionary hardware
The patent-pending Easy-Slide Operator simply slides to open, without the effort of cranking, on casement and awning windows.

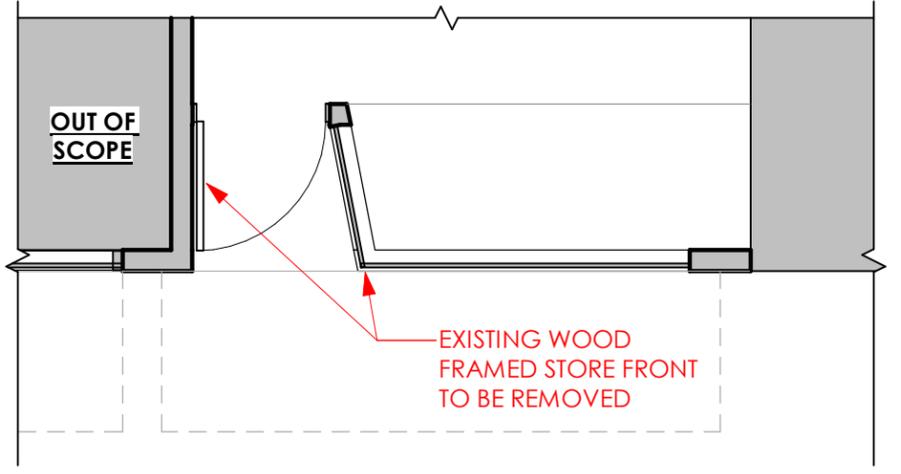
Sleek profiles and more glass
Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.



KAWNEER 451T FRAMING SYSTEM



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0" 2



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

PROPOSED RENOVATION FOR
7 CONGRESS ST
7 CONGRESS STREET
PORTSMOUTH, NH

DETAILS
1/4" = 1'-0"

SHEET 2 OF 2
18 APRIL, 2024



Project Address: 238 MARCY STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 4

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 3,860 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Late 19 C. Vernacular
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Marcy Street
- Unique Features: N/A
- Neighborhood Association: South End



B. Proposed Work: For the removal of the existing chimney.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Removal of the existing chimney



**HISTORIC
SURVEY
RATING

C**

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

Peter Furst
238-240 Marcy Street
Portsmouth, NH 03801
207-608-0369

February 29, 2024

City of Portsmouth Historical District Commission

RE: 238 Marcy Street Request for Administrative Approval

Dear Members of the Historical District Commission,

This application requests administrative approval for the removal of a non-operational chimney situated on the northwest corner of the residence at 238 Marcy Street. A request for chimney repairs was initially made to A Merrie Sweepe Chimney Service of Greenland, NH. However, upon inspection, the cost estimator recommended the removal of this non-functioning chimney just below the roofline due to its deteriorated condition.

The chimney in question lacks architectural significance and has ceased to fulfill its original purpose. Its deteriorated state is contributing to water damage within the residence. Therefore, its removal is deemed necessary for the preservation and maintenance of the property.

Accompanied with this letter are several photos of the chimney in question from various streetviews as well as and the roof itself along with a letter of opinion from Bill McCarthy, Director of Field Operations, A Merrie Sweepe Chimney.

View of chimney from Marcy Street



View of chimney from South Ward Meetinghouse



Rooftop views of the chimney





Letter of Opinion from Bill McCarthy, Director of Field Operations, A Merrie Sweepe Chimney



Peter Furst <peterthefurst@gmail.com>

Chimney at 240 Marcy St

Bill McCarthy <bill@servicemychimney.com>
To: "peterthefurst@gmail.com" <peterthefurst@gmail.com>

Thu, Feb 29, 2024 at 9:34 AM

To Whom It May Concern

Re: Unused chimney at 240 Marcy Street

From: Bill McCarthy, Director of Field Operations, A Merrie Sweepe Chimney

A Merrie Sweepe has recommended the removal of a small unused chimney at the above address to just below the roof line. This chimney was previously used to vent the heating system which has since been permanently replaced with a direct-vent system that vents out the side of the house. Since this architecturally insignificant chimney no longer serves any purpose and is in deteriorating condition with a propensity to cause leaking and damage to the house, we believe its removal is the preferred course of action.

 240 Marcy St.docx
20K

Project Address: 461 COURT STREET

Permit Requested: WORK SESSION

Application: WORK SESSION 1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Residential
- Land Area: 3,350 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: Court Street
- Unique Features: N/A
- Neighborhood Association: Downtown/South End



B. Proposed Work: For the construction of a 2-story rear addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct 2-story rear addition



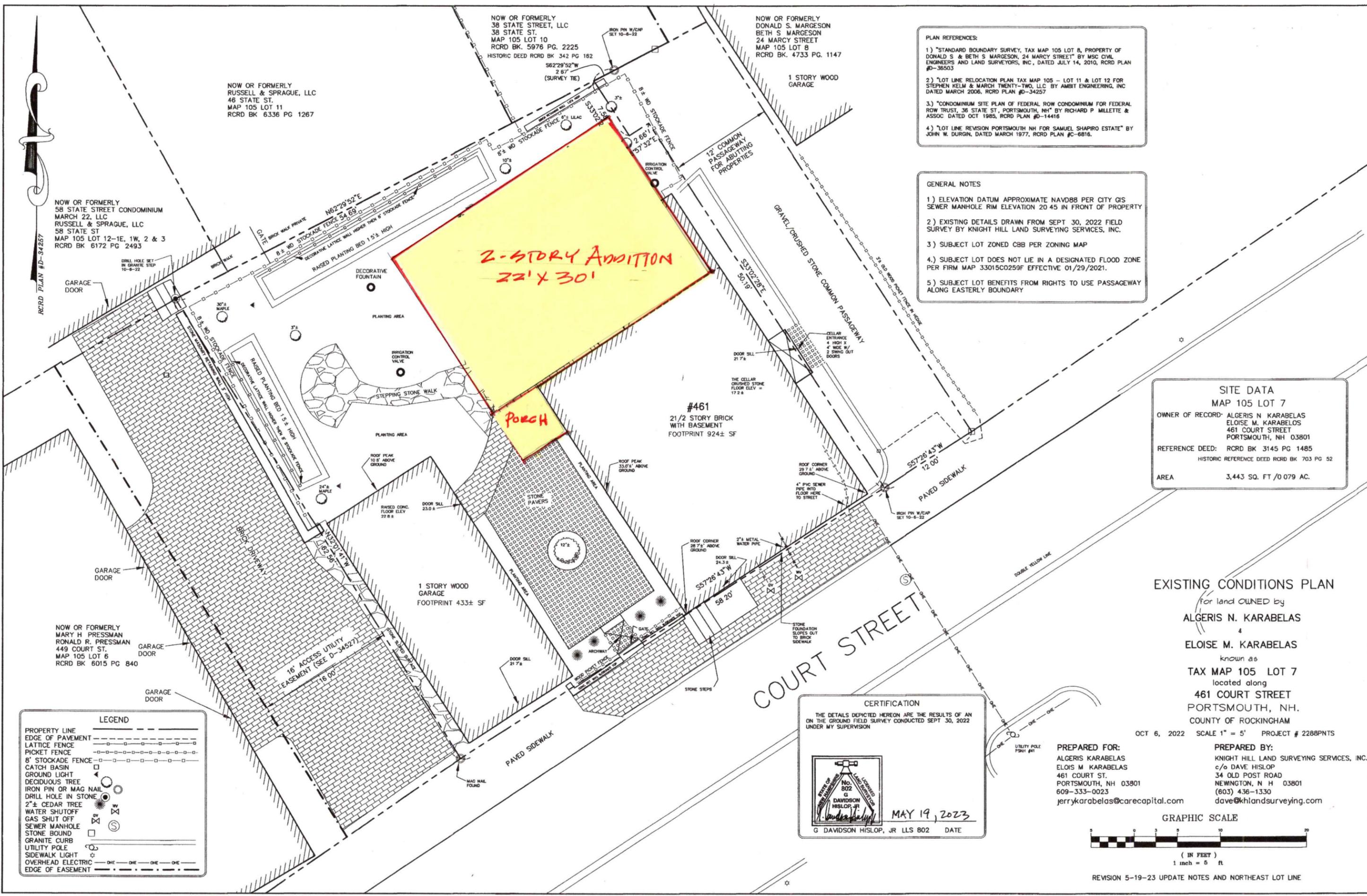
**HISTORIC
SURVEY
RATING
C**

D. Purpose and Intent:

25. Preserve the integrity of the District
26. Assessment of the Historical Significance
27. Conservation and enhancement of property values
28. Maintain the special character of the District
29. Complement and enhance the architectural and historic character
30. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

17. Consistent with special and defining character of surrounding properties
18. Compatibility of design with surrounding properties
19. Relation to historic and architectural value of existing structures
20. Compatibility of innovative technologies with surrounding properties



PLAN REFERENCES:

- 1) "STANDARD BOUNDARY SURVEY, TAX MAP 105 LOT 8, PROPERTY OF DONALD S & BETH S MARGESON, 24 MARCY STREET" BY MSC CIVIL ENGINEERS AND LAND SURVEYORS, INC, DATED JULY 14, 2010, RCRD PLAN #D-38503
- 2) "LOT LINE RELOCATION PLAN TAX MAP 105 - LOT 11 & LOT 12 FOR STEPHEN KELM & MARCH TWENTY-TWO, LLC BY AMBIT ENGINEERING, INC DATED MARCH 2008, RCRD PLAN #D-34257
- 3) "CONDOMINIUM SITE PLAN OF FEDERAL ROW CONDOMINIUM FOR FEDERAL ROW TRUST, 36 STATE ST, PORTSMOUTH, NH" BY RICHARD P MILLETTE & ASSOC DATED OCT 1985, RCRD PLAN #D-14416
- 4) "LOT LINE REVISION PORTSMOUTH NH FOR SAMUEL SHAPIRO ESTATE" BY JOHN W. DURGIN, DATED MARCH 1977, RCRD PLAN #C-6816.

GENERAL NOTES

- 1) ELEVATION DATUM APPROXIMATE NAVD88 PER CITY GIS SEWER MANHOLE RIM ELEVATION 20.45 IN FRONT OF PROPERTY
- 2) EXISTING DETAILS DRAWN FROM SEPT 30, 2022 FIELD SURVEY BY KNIGHT HILL LAND SURVEYING SERVICES, INC.
- 3) SUBJECT LOT ZONED CBB PER ZONING MAP
- 4) SUBJECT LOT DOES NOT LIE IN A DESIGNATED FLOOD ZONE PER FIRM MAP 33015C0259F EFFECTIVE 01/29/2021.
- 5) SUBJECT LOT BENEFITS FROM RIGHTS TO USE PASSAGEWAY ALONG EASTERLY BOUNDARY

SITE DATA
 MAP 105 LOT 7
 OWNER OF RECORD: ALGERIS N. KARABELAS
 ELOISE M. KARABELAS
 461 COURT STREET
 PORTSMOUTH, NH 03801
 REFERENCE DEED: RCRD BK 3145 PG 1485
 HISTORIC REFERENCE DEED RCRD BK 703 PG 52
 AREA 3,443 SQ. FT / 0.079 AC.

EXISTING CONDITIONS PLAN

for land OWNED by
ALGERIS N. KARABELAS
 &
ELOISE M. KARABELAS
 known as
TAX MAP 105 LOT 7
 located along
461 COURT STREET
 PORTSMOUTH, NH.
 COUNTY OF ROCKINGHAM

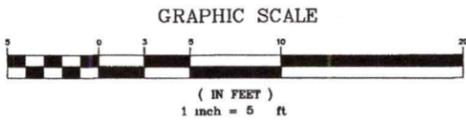
OCT 6, 2022 SCALE 1" = 5' PROJECT # 2288PNTS

PREPARED FOR:
 ALGERIS KARABELAS
 ELOIS M KARABELAS
 461 COURT ST.
 PORTSMOUTH, NH 03801
 609-333-0023
 jerrykarabelas@carecapital.com

PREPARED BY:
 KNIGHT HILL LAND SURVEYING SERVICES, INC.
 c/o DAVE HISLOP
 34 OLD POST ROAD
 NEWINGTON, N H 03801
 (603) 436-1330
 dave@khlandsurveying.com

CERTIFICATION
 THE DETAILS DEPICTED HEREON ARE THE RESULTS OF AN ON THE GROUND FIELD SURVEY CONDUCTED SEPT 30, 2022 UNDER MY SUPERVISION


 G. DAVIDSON HISLOP, JR. LLS 802 DATE **MAY 19, 2023**



REVISION 5-19-23 UPDATE NOTES AND NORTHEAST LOT LINE

LEGEND

PROPERTY LINE	---
EDGE OF PAVEMENT	---
LATTICE FENCE	---o---o---
PICKET FENCE	---o---o---
8" STOCKADE FENCE	---o---o---
CATCH BASIN	□
GROUND LIGHT	○
DECIDUOUS TREE	○
IRON PIN OR MAG NAIL	○
DRILL HOLE IN STONE	○
2"± CEDAR TREE	○
WATER SHUTOFF	○
GAS SHUT OFF	○
SEWER MANHOLE	○
STONE BOUND	○
GRANITE CURB	○
UTILITY POLE	○
SIDEWALK LIGHT	○
OVERHEAD ELECTRIC	---
EDGE OF EASEMENT	---

NOW OR FORMERLY
 58 STATE STREET CONDOMINIUM
 MARCH 22, LLC
 RUSSELL & SPRAGUE, LLC
 58 STATE ST
 MAP 105 LOT 12-1E, 1W, 2 & 3
 RCRD BK 6172 PG 2493

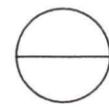
NOW OR FORMERLY
 RUSSELL & SPRAGUE, LLC
 46 STATE ST.
 MAP 105 LOT 11
 RCRD BK 6336 PG 1267

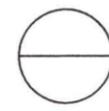
NOW OR FORMERLY
 38 STATE STREET, LLC
 38 STATE ST.
 MAP 105 LOT 10
 RCRD BK. 5976 PG. 2225
 HISTORIC DEED RCRD BK 342 PG 182

NOW OR FORMERLY
 DONALD S. MARGESON
 BETH S MARGESON
 24 MARCY STREET
 MAP 105 LOT 8
 RCRD BK. 4733 PG. 1147

NOW OR FORMERLY
 MARY H PRESSMAN
 RONALD R. PRESSMAN
 449 COURT ST.
 MAP 105 LOT 6
 RCRD BK 6015 PG 840

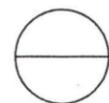



 ADDITION COURT ST ELEVATION
 SCALE : 3/16" = 1'-0"

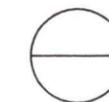

 WEST ELEVATION
 SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307 Revisions:	Date: 4/10/24
	 ANNE WHITNEY ARCHITECT		1 OF 3

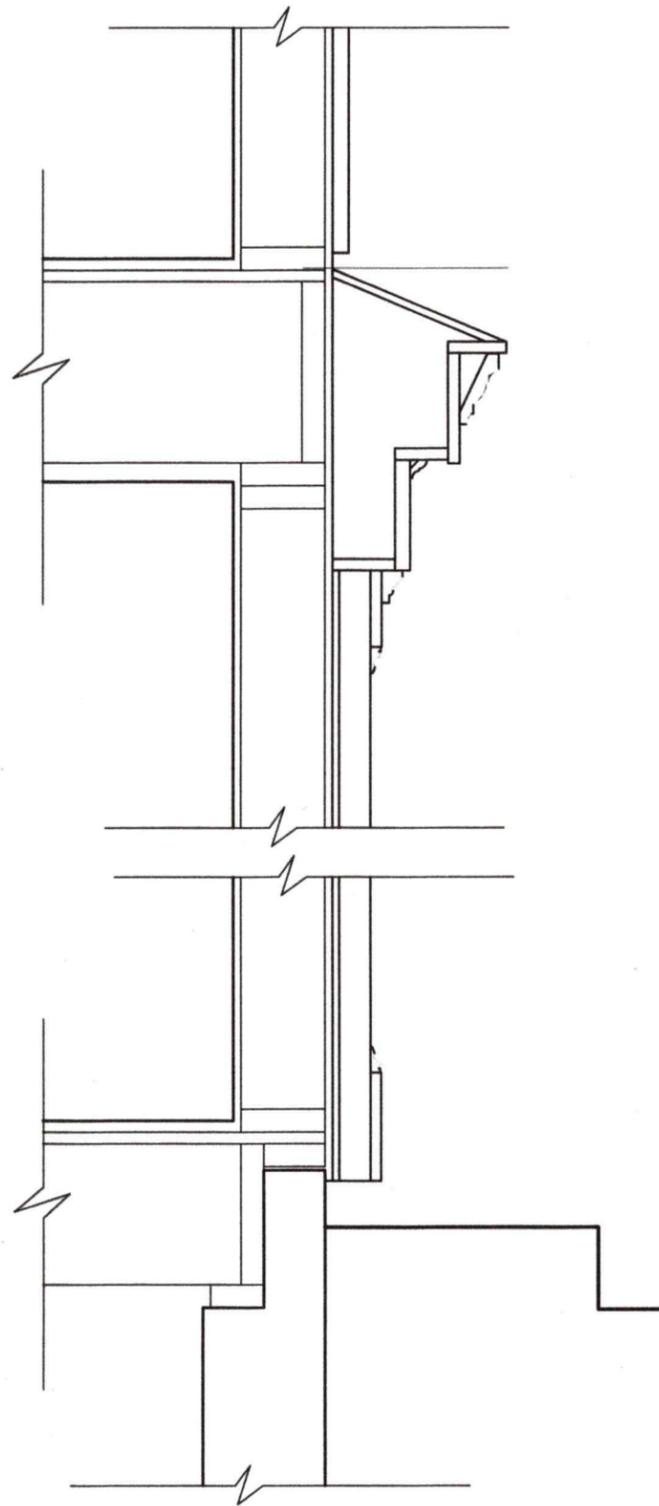



EAST ELEVATION
 SCALE : 3/16" = 1'-0"

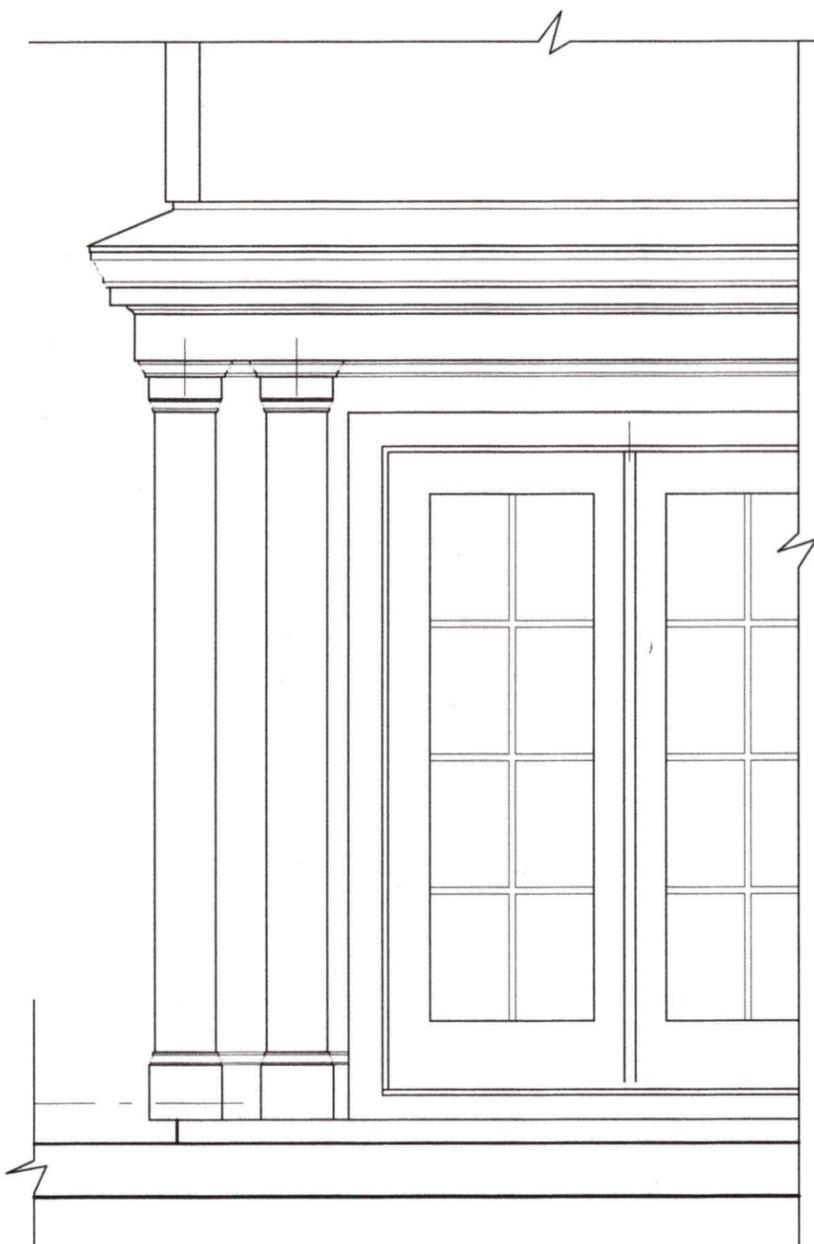



REAR ELEVATION
 SCALE : 3/16" = 1'-0"

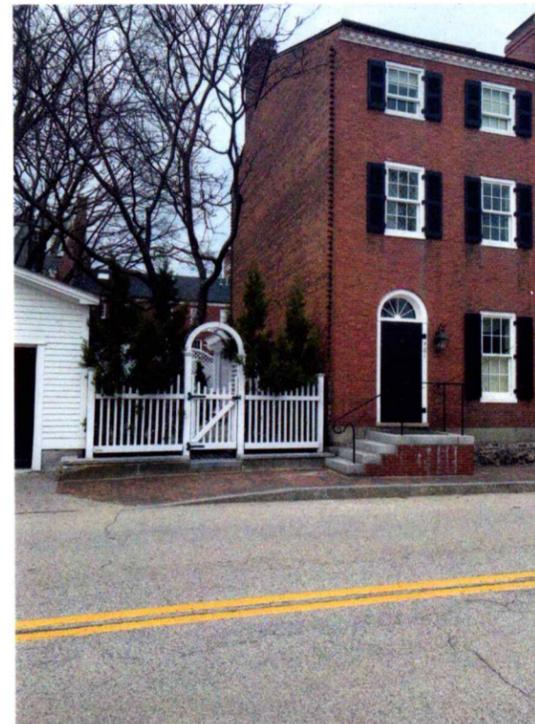
Schematic Design ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE 401 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307 Revisions:	Date: 4/10/24
	ANNE WHITNEY ARCHITECT		2 OF 3



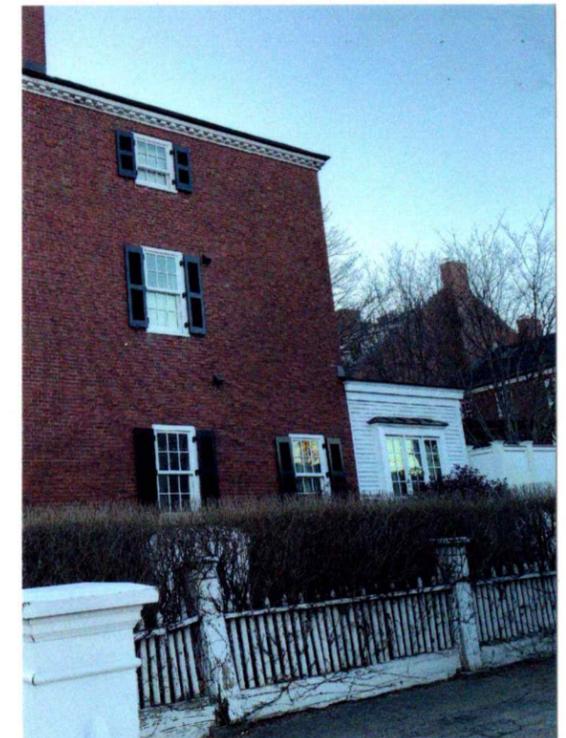
SECTION DETAIL AT COLUMN
SCALE: 1" = 1'-0"



ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



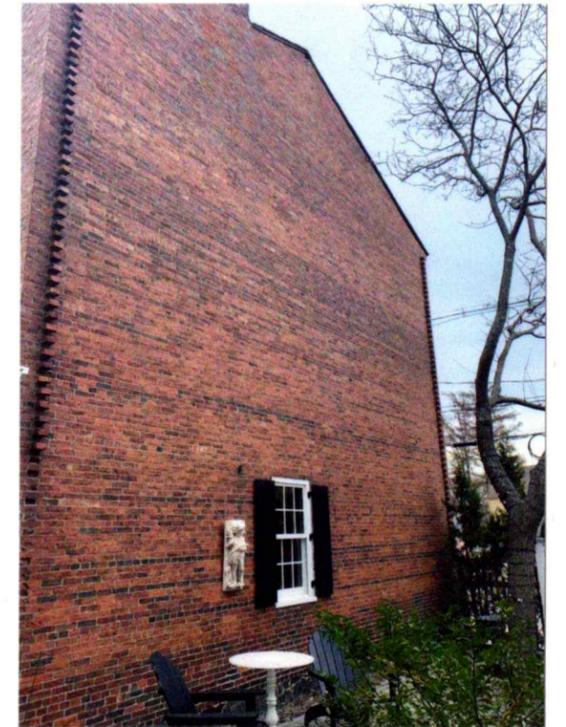
FRONT & LEFT SIDE ELEVATION



EXIST. RIGHT SIDE ELEVATION



EXIST REAR ELEVATION



EXIST. LEFT SIDE ELEVATION

SCHEMATIC DESIGN

801 Islington St, Suite 32
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ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE

461 COURT STREET

PORTSMOUTH, NH

Project: # 2307

Date: 4/10/24

Revisions:

3 OF 3