# Historic District Commission Staff Report

Wednesday, August 06, 2025

**Project Address:** <u>6 Dearborn Street</u>

Permit Requested: Certificate of Approval

**Application:** Public Hearing A

### A. Property Information - General:

### **Existing Conditions:**

• Zoning District: General Residence A (GRA)

Land Use: <u>Residential</u>
Land Area: <u>10,000 SF +/-</u>

• Estimated Age of Structure: c.1810-20

Building Style: <u>Federal</u>Number of Stories: 2

• Historical Significance: <u>C</u>

• Public View of Proposed Work: <u>Dearborn Street and Maplewood Avenue</u>

• Unique Features: N/A

• Neighborhood Association: <u>The North End</u>

**B.** Proposed Work: Replacement of all siding and windows

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

The project proposal includes the following:

Replace all siding

• Replace all windows





HISTORIC SURVEY RATING

### **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





REVISIONS	REVISION	DEVELOPMENT OF AS-BUILT FLOOR PLANS	REVISED PROPOSED PLANS	DEVELOP BUILDING PLANS.	
	DATE	2/14/25	3/24/25	5/4/25	
	NO.	-	2	60	

'ATIONS

DEARBORN STREET PORTSMOUTH, NH

RENOVATION

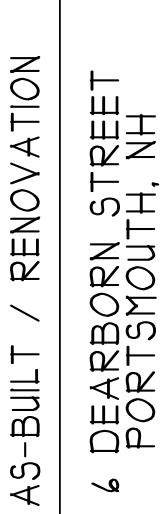
AS-BUILT

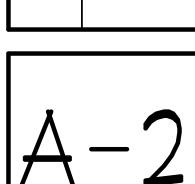


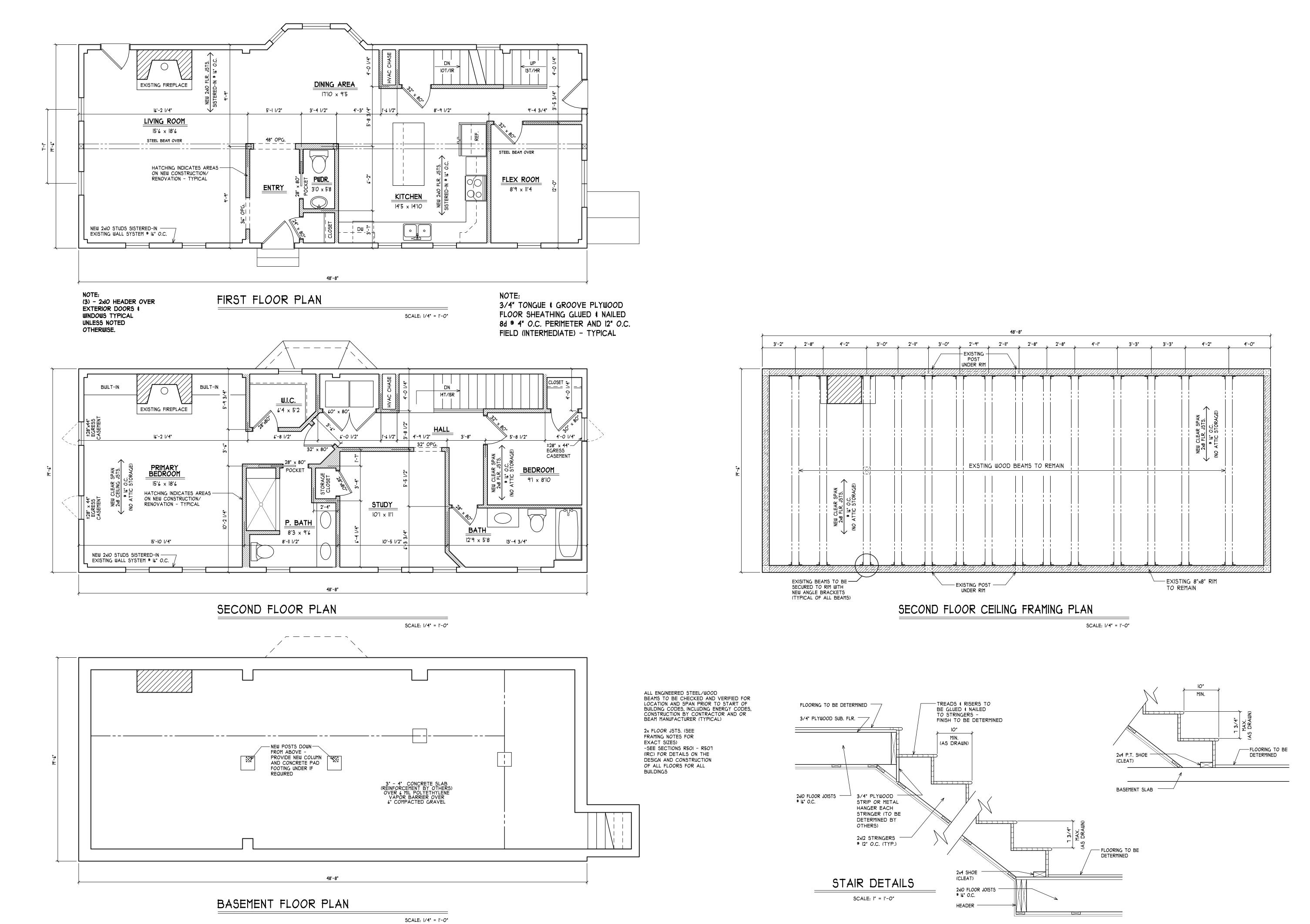




SCALE: 1/4" = 1'-0"







GENERAL NOTES:

CONCRETE FOUNDATIONS: SEE FOUNDATION PLAN (SHEET A-4) FOR FOUNDATION SIZES AND NOTES.

REFER TO FOUNDATION DETAILS (SHEET A-4) FOR REINFOREMENT SCHEDULE.

ALSO SEE SECTIONS R401 - R408 (2018 IRC) FOR ADDITIONAL DETAILS ON THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AND FOUNDATION SPACES FOR ALL BUILDINGS

CONTRACTOR TO PROVIDE ADEQUATE VAPOR BARRIERS UNDER ALL CONCRETE SLABS

CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)

LIFE SAFETY CODES, AND WHERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.

DOUBLE UP FLOOR JOISTS & LOCATIONS OF NON-LOAD BEARING WALLS AND UNDER ALL BATHROOMS (I.E. BATHING TUBS/WHIRLPOOLS), KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AND BRIDGING BETWEEN FLOOR JOISTS AS REQUIRED (TYPICAL)

SEE NEW HAMPSHIRE STATE BUILDING CODE (IBC, IPC, IMC, IECC, IRC, & IEBC) AS PUBLISHED BY THE ICC AND THE NATIONAL ELECTRICAL CODE AS PUBLISHED BY THE NFPA FOR IN DEPTH DETAILS ON BUILDING IN ACCORDANCE WITH CITY BUILDING REGULATIONS

INTERNATIONAL BUILDING CODE INTERNATIONAL PLUMBING CODE INTERNATIONAL MECHANICAL CODE INTERNATIONAL ENERGY CONSERVATION CODE INTERNATIONAL RESIDENTIAL CODE INTERNATIONAL EXISTING BUILDING CODE INTERNATIONAL CODE COUNCIL NFPA NATIONAL FIRE PROTECTION ASSOCIATION NEC NATIONAL ELECTRICAL CODE

FABRICATION AND MATERIALS SUPPLIED AND INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES, INCLUDING ENERGY CODES. LIFE SAFETY CODES, AND WHERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.

ENERGY EFFICIENCY NOTE: COMPLIANCE SHALL BE DEMONSTRATED BY EITHER MEETING THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE 2018 OR MEETING THE REQUIREMENTS OF CHAPTER II IN THE 2018 INTERNATIONAL RESIDENTIAL CODE

ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPAN PRIOR TO START OF CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (TYPICAL)

THE CONTRACTOR IS TO ENSURING WINDOWS CODES FOR MINIMUM EGRESS CLEAR OPENING HEIGHT, WIDTH, AND AREA - THE CONTRACTOR WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.

REFER TO SECTIONS R312.2.1 FOR WINDOW SILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND TO SECTION 310 FOR EGRESS WINDOWS \$ BASEMENTS PRIOR TO PLACING WINDOW ORDER REFER TO SECTION 311 FOR MEANS OF EGRESS

PRIOR TO ORDERING DOORS

MOISTURE VAPOR RETARDERS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE 2018 I.R.C. SECTIONS R318.1 AND R102.1 MOISTURE CONTROL

FLOOR CONSTRUCTION:

VERIFY RIDGE BOARD SIZE IN FIELD (LENGTH TO EXCEED PLUM CUT OF RAFTER) 2 x IO RAFTERS 9 I6" O.C. (U.N.O.)

2 x 8 COLLAR TIES 9 16" O.C. 2 x 8 CEILING JOISTS 9 16"

ROOF CONSTRUCTION:

235# ASPHALT SHINGLES ON 15# BUILDING PAPER ON 5/8" OSB SHEATHING

ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS EAVE/RAKE: METAL DRIP EDGE IX4 PINE BLOCKING (SUB-FASCIA) Ix8 PINE BD. FASCIA 3/8" AC EXT. GD. PLYWD SOFFIT W/2" CONT. LOUVERED VENT (SOFFIT ONLY)

## EXTERIOR WALL CONSTRUCTION:

2x6 WOOD STUDS 9 16" O.C. W/TYVEK (OR EQUAL) WIND BARRIER AND 1/2" PLYWOOD 2 x 6 DOUBLE TOP PLATE

## INTERIOR CONSTRUCTION:

2x4 € 2x6 WOOD STUDS 9 16" O.C. 2x4 \$ 2x6 DOUBLE TOP PLATE

2 x 6 SINGLE BOTTOM PLATE

2x4 \$ 2x6 SINGLE BOTTOM PLATE

2x12 STAIR STRINGERS 9 12" O.C.

WALL- 1/2" GYPSUM WALL BOARD EA. SIDE STUD -MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED

CLG.- 1/2" G.W.B. ON IX3 WOOD STRAPPING 9 16"O.C.-MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED

2xIO WOOD FLOOR JOISTS 9 16" O.C. W/ 3/4" TONGUE \$ GROOVE PLYWD. GLUED & NAILED (TYP. U.O.N.)

### SEE PLAN BUILT-UP BEAMS SIZES FOUNDATION CONSTRUCTION:

8" CONCRETE FOUNDATION WALL WITH DBL. 2x6 P.T. SILL WITH SILL SEAL 8" CONC. FROST WALLS (WHERE SHOWN) TO 48" BELOW GD. CONTINUOUS CONCRETE FOOTING - SIZE BY OTHERS REFER TO SECTION R404.1.2.2 FOR HORIZONTAL AND VERTICAL REINFORCEMENT FOR FOUNDATION WALLS

PROVIDE MATCHING CORNER DOWELS LAP 50 BAR DIAMETERS (TYPICAL)

PROVIDE 3 1/2" DIA. STEEL COLUMNS OVER CONCRETE

FOOTINGS AS REQ'D FOR BEAMS SHOWN ON PLAN

## INSULATION

WALLS: R-21 CAVITY INSULATION

FLOOR: R-30 OR INSULATION SUFFICIENT TO FILL JOIST CAVITY CEILING: R-49 - HOWEVER, IF MAINTAINING THE FULL R

VALUE OVER THE PLATES (RAISED) R-38

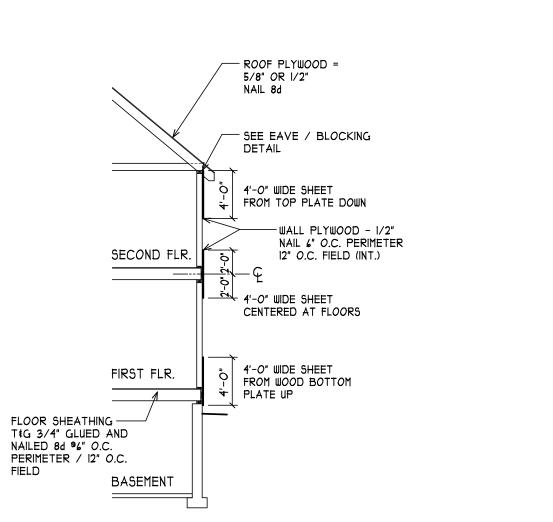
#### TOP OF FLOOR JOIST/PLT -EXISTING - IF RAFTER SITS 'DOWN' RIDGE BEAM ON TOP PLATE OF WALL NEW 2xIO RAFTERS --1/2" PLYWOOD GUSSET USE HURRICANE CLIPS SISTERED IN TO EXISTING GLUED # NAILED 3 ROWS ROOF SYSTEM 9 16" O.C. 16d NAILS 9 4" O.C. PROVIDE (I) SIMPSON (OR EQUAL) HURRICANE - 2x6 COLLAR TIES CLIP ON EACH SIDE OF EVERY RAFTER. (2 PER GLUE AND NAIL PLYWWOD RAFTER - TYPICAL FOR WITH 2 ROWS OF 16d CATHEDRAL CEILINGS) NAILS 9 4" O.C. NO ATTIC STORAGE SECOND FLR. CLG. 17'-1 3/4" A.F.F. -EXISITNG BEAMS TO BE - NEW CLEAR SPAN 2x8 CEILING JOISTS SECURED TO RIM WITH NEW ANGLE BRACKETS 9 16" O.C. | 遺 - EXISTING BEAMS - NEW 2x10 STUDS SISTERED-IN TO REMAIN ≥ | v 👡 EXISTING WALL SYSTEM 9 16" O.C. SECOND FLOOR ---- NEW 2xIO FLOOR JOISTS SISTERED-IN EXISTING FLOOR SYSTEM 9 16" O.C. SECOND FLR. 9'-2 1/2" A.F.F. \_\_\_\_\_\_ NEW STEEL -> INSTALL NEW 1/2" EXTERIOR -GRADE SHEATHING OVER - NEW 2x6 STUDS SISTERED-IN EXISTING. NAIL SHEATHING EXISTING WALL SYSTEM . IL" O.C. FIRST FLOOR TO EXISTING AND NEW WALL SYSTEM - 4" O.C. PERIMETER AND 12" O.C. FIELD. - NEW 2x10 FLOOR JOISTS SISTERED-IN EXISTING FLOOR SYSTEM 9 16" O.C. FIRST FLR. EXISTING -- NEW CONCRETE FOUNDATION WALLS FOOTING

CONTRACTOR TO INSTALL

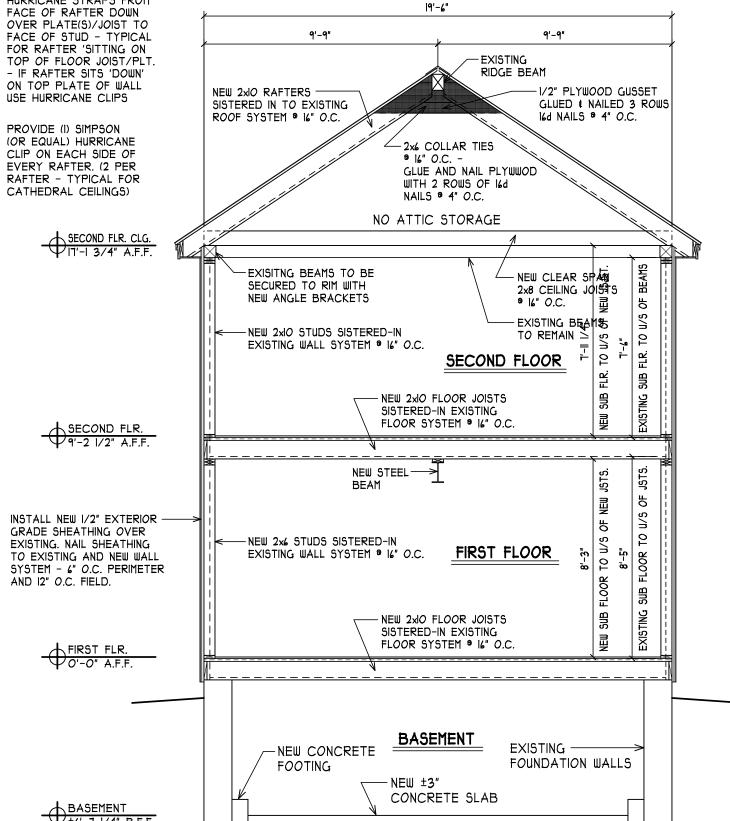
HURRICANE STRAPS FROM

# TYPICAL CROSS SECTION

SCALE: 1/4" = 1'-0"



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



SECOND FLOOR CLOSET SECOND FLR. 9'-2 1/2" A.F.F. FLOOR SYSTEM BEYOND 2xl2 STRINGERS -9 16" O.C. FIRST FLOOR FIRST FLR.
O'-O" A.F.F. FLOOR SYSTEM BEYOND BASEMENT

- EXISTING

- 2x6 COLLAR TIES

PLYWOOD GUSSET DETAIL

SCALE: 1/4" = 1'-0"

GLUE AND NAIL PLYWWOD

WITH 2 ROWS OF 16d

RIDGE BEAM

- NEW 2x10 RAFTERS

SISTERED IN TO EXISTING

ROOF SYSTEM 9 16" O.C.

1/2" PLYWOOD GUSSET -

GLUED & NAILED 3 ROWS

16d NAILS 9 4" O.C.

STAIR SECTION

SCALE: 1/4" = 1'-0"

SIMILAR PLYWOOD LAP DETAIL "K"



SOLD BY:

**SOLD TO:** 

CREATED DATE 4/25/2025

Eldredge Lumber & Hardware York PO Box 69 Cape Neddick, ME 03902-0069 Fax: (207) 363-0949

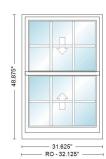
LATEST UPDATE 5/29/2025

**OWNER** 

Alan Beasley

### **Abbreviated Quote Report - Customer Pricing**

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
6 DEARBORN AVE	Unassigned Project	7433359		
ORDER NOTES:		DELIVERY NO	OTES:	



<u>ltem</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	Unit Price Ext. Price
100	10	AA	SECOND FLOOR	\$1,103.44 \$11,034.40

RO Size: 32 1/8" x 48 7/8" Unit Size: 31 5/8" x 48 7/8"

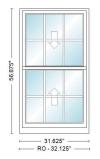
WDH26310E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH26310E Full Screen Aluminum White PN:1610172

Unit #	U-Factor	SHGC		Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	27.8750	20.2500	3.92000

**Quote #:** 7433359 **Print Date:** 5/29/2025 8:20:11 PM UTC All Images Viewed from Exterior **Page** 1 of 3



- 21 625"

- RO - 22.125" -

Operation Location Unit Price Ext. Price <u>Item</u> Qty AA 200 FIRST FLOOR \$1,174.20 \$10,567.80

RO Size: 32 1/8" x 56 7/8" Unit Size: 31 5/8" x 56 7/8"

WDH2646E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2646E Full Screen Aluminum White PN:1610174

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)		
A1	0.29	0.18	NO	A1	27.8750	24.2500	4.69000		
		<u>lter</u>	<u>n</u> <u>Qty</u>	<u>Operatio</u>	<u>n</u>		Location	<u>Unit Price</u>	Ext. Price
		30	0 2	AA			BUMP OUT	\$970.69	\$1,941.38
	12.	RO	Size: 22 1/8" x 56	7/8"		Unit Siz	e: 21 5/8" x 56 7/8"		

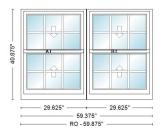
WDH1846E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 2 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH1846E Full Screen Aluminum White PN:1610107

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	
A1	0.29	0.18	NO	A1	17.8750	24.2500	3.01000	

**Quote #:** 7433359 **Print Date:** 5/29/2025 8:20:11 PM UTC All Images Viewed from Exterior Page 2 of 3



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	Ext. Price
400	1	AA - AA	KITCHEN	\$2,084.26	\$2,084.26

RO Size: 59 7/8" x 40 7/8" Unit Size: 59 3/8" x 40 7/8"

Mull: Factory Mulled, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material WDH2432-2, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2432 Full Screen Aluminum White PN:1610120 Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2432 Full Screen Aluminum White PN:1610120

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	25.8750	16.2500	2.92000
B1	0.29	0.18		B1	25.8750	16.2500	2.92000

SUB-TOTAL:	\$25,627.84
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$0.00
TOTAL:	\$25,627.84

CUSTOMER SIGNATUREDATE	
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Thank you for choosing Andersen Windows & Doors

Quote #: 7433359 Print Date: 5/29/2025 8:20:11 PM UTC All Images Viewed from Exterior Page 3 of 3

<sup>\*</sup> All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

**Project Address:** <u>177 State Street</u>

Permit Requested: <u>Certificate of Approval</u>

**Application:** Public Hearing #1

### A. Property Information - General:

### **Existing Conditions:**

• Zoning District: Character District 4 (CD4)

Land Use: <u>Residential</u>Land Area: N/A SF +/-

• Estimated Age of Structure: <u>Pre-1850</u>

Building Style: <u>Italianate</u>Number of Stories: 3.5

• Historical Significance: Contributing

• Public View of Proposed Work: <u>State Street</u>

• Unique Features: <u>N/A</u>

• Neighborhood Association: <u>Downtown</u>

**B.** Proposed Work: Remove the existing slate roof and replace with a faux slate.

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

The project proposal includes the following:

• Replace slate roofing with faux slate roofing.





HISTORIC SURVEY RATING

### **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
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### **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

## **ROOF REPLACEMENT - 177 STATE ST.**

Historic District Commission Public Hearing - August 2025, Portsmouth, New Hampshire

### General Project Description:

Existing slate shingle roof at 177 State street is reaching the end of the useful life. There are a number of missing, broken and damaged tiles. Additionally the roof sheathing and framing need repair and reinforce.

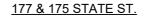
The property consists of two units, 177 & 175 State St. separated by a party wall that end at the underside of the roof. The scope would include the portion of 177 State only. To provide a delineation between the two roof areas a expansion flashing joint is proposed at the centerline of the party wall.

### Proposed Work:

**LOCATION MAP** 

- Remove existing slate roof tiles.
- Repair roof framing and sheathing as needed.
- Provide faux slate shingles to match existing slate.
- 12" wide single-width tiles with exposure to match existing.
- Gray tones of existing slate to be used to closely match new tiles.
- Provide lead flashing.





**EXISTING IMAGES** 



STATE ST VIEW



**EXIST ROOF EAVE** 



**REAR VIEW** 

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**ROOF REPLACMENT** 177 STATE ST.

PORTSMOUTH, NH

177 STATE ST.

HDC - PUBLIC HEARING

**COVER** 

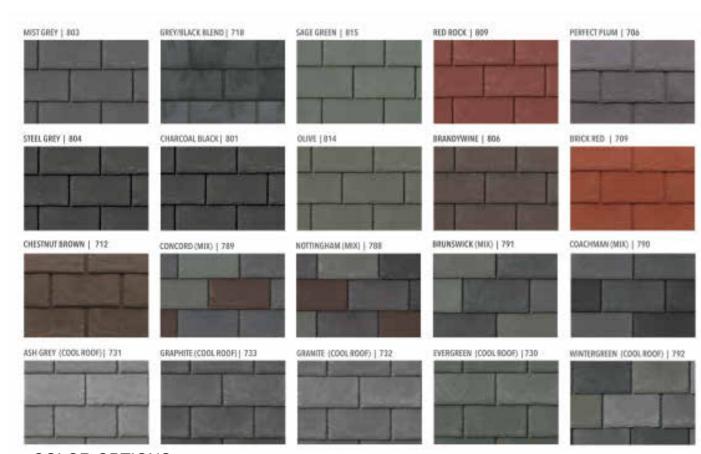
4 Market Street Portsmouth, New Hampshire 603.430.0274 brought to you by

7/18/25 PA: MG/MG Project Number: 25071

NOT TO SCALE

C:\Users\Mark Gianniny\OneDrive - McHenry Architecture PLLC\Documents\177 State St\25071-177 State St Roof-SD.rvt

McHENRY ARCHITECTURI



### **COLOR OPTIONS**

### DAVINCI SLATE

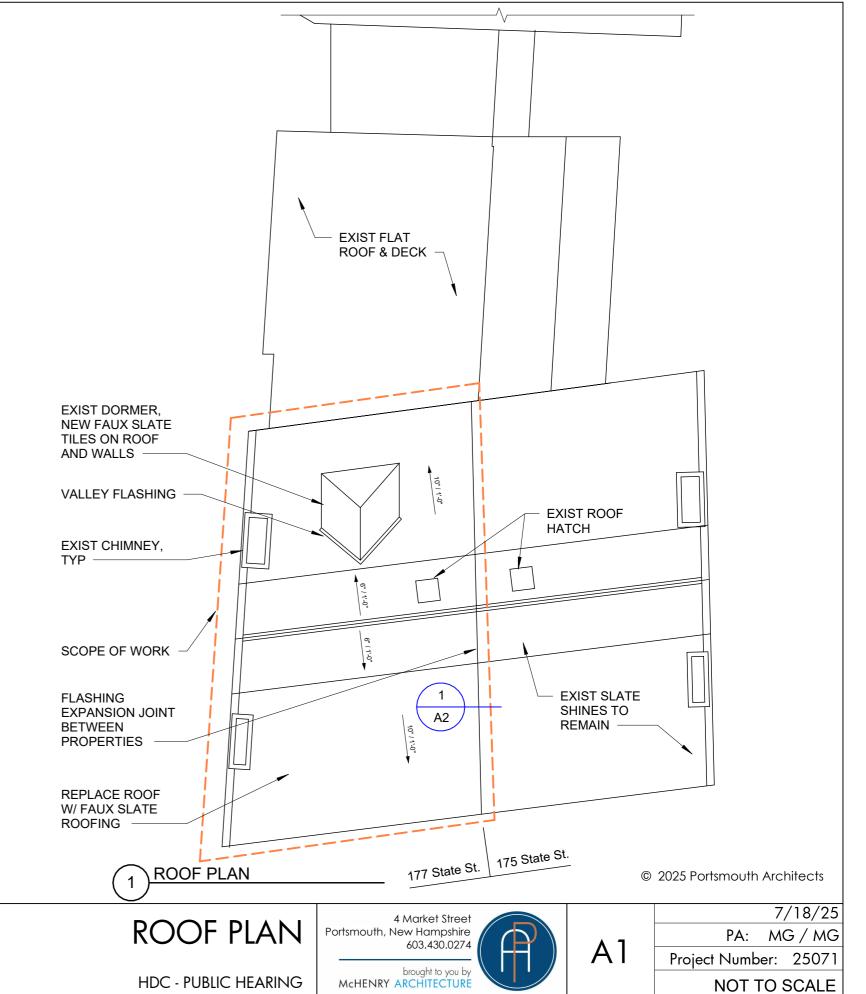
Historically, attaining the luxurious look of natural slate hasn't been easy. The cost, the weight and the required army of skilled tradesmen made the installation process complicated and costly. Thanks to the genius of DaVinci, the look of slate is more viable than ever.

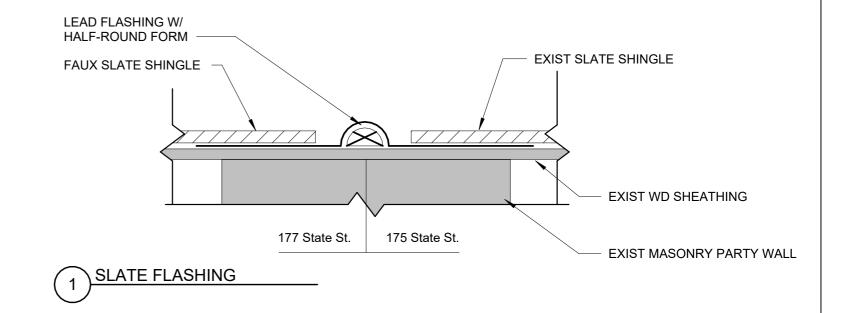


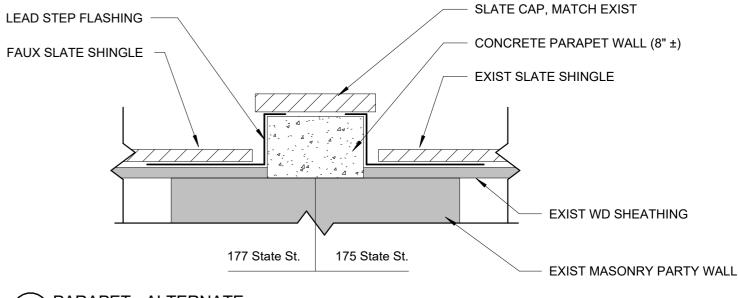
**DAVINCI STATE TILE** 

# ROOF REPLACMENT

177 STATE ST. PORTSMOUTH, NH







2 PARAPET - ALTERNATE

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ROOF REPLACMENT

177 STATE ST. PORTSMOUTH, NH

DETAILS

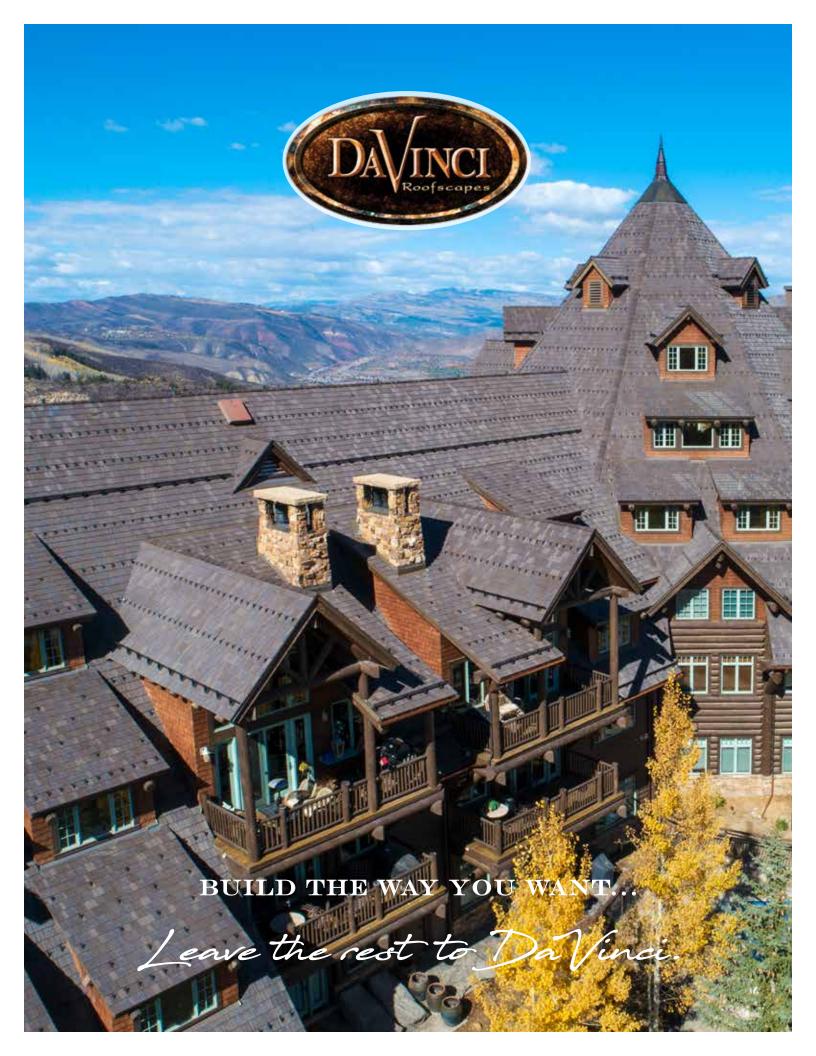
HDC - PUBLIC HEARING



A2

7/18/25
PA: MG / MG
Project Number: 25071

NOT TO SCALE







# BUILD THE WAY YOU WANT... WE FIT YOUR STYLE

From the mountains to the coasts...

Wherever you build, whatever you build,
a DaVinci roof lives up to your vision of beauty
and stands up to the challenges of your weather.

DaVinci has been the leader in composite slate and shake roofing for nearly two decades. Our commitment to creating durable, beautiful roofing tiles is unparalleled. You won't find a more realistic or better-performing roofing product anywhere.

DaVinci's distinctive good looks and long-lasting performance characteristics make it the perfect choice for any steep slope roof project, including categories like clubhouses, retail, hospitality, healthcare, government, historical, education, religious and more.

With DaVinci, you can retain all the character your project was intended to have without worrying about design restraints or color compromises. Whether you're replacing an existing roof or looking for the crowning touch on a new construction project... just leave it to DaVinci.







### ST. JOHN'S CATHEDRAL

Denver, Colorado

The leadership team at Saint John's Cathedral in Denver knew that the hail-damaged slate roof on their historic structure had to be replaced. They wanted the same look and feel as natural slate, but with fewer maintenance worries. **Approved by the** 

**Denver Landmark Preservation Commission**, their solution was to install impact-resistant DaVinci Single-Width Slate on the church's cathedral and two separate halls.

# MADE TO WEATHER very torm



### MUSTANG ISLAND CONFERENCE CENTER

Mustang Island, Texas

When Category 4 Hurricane Harvey barreled into Texas on August 25, 2017, landfall was just six miles from the Mustang Island Conference Center. Nearby buildings were mostly destroyed, but with DaVinci Single-Width Slate tiles in mansard-style and rooftop applications, they were able to withstand the 120 to 140 mph winds without a scratch.







### HORIZON PASS LODGE

Bachelor Gulch, CO

With insurance prices rising on their massive real-wood-shake ski lodge roof, condo owners at Horizon Pass Lodge decided to make a change. They installed Class A fire resistant DaVinci Multi-Width Shake tiles. Now they have both peace of mind and reduced insurance rates.

# Sustainable style THE WORLD CAN LOOK UP TO

Using DaVinci roof tiles ensures enduring **beauty and low life-cycle costs...**and that's just part of the story.

The choice to use our tiles over natural cedar shake results in a roof that saves trees and resists fire, hail and wind damage. The quarrying process of natural slate tiles consumes large amounts of fuel and is especially destructive to local ecosystems. Our tiles reduce waste with less breakage, keeping products out of landfills.

A DaVinci roof represents sustainability for the building as well as for the environment.

Perhaps the most sustainable aspect of DaVinci tiles is their enduring beauty and low life-cycle costs. Roofs that need frequent maintenance and replacement after as little as 15 years consume energy every step of the way, whereas DaVinci tiles have a 50-year warranty. Our roofing systems assure that our products will stand the test of time... providing beauty and durability for decades.



### SUSTAINABILITY

- Reduces waste with less breakage
- Keeps products out of landfills
- Low life-cycle costs

### **COOL ROOFS**

- Meets Title 24 requirements for California
- Reduce the consumption of energy
- Our products contribute to LEED points



### KNOWLEDGE IS POWER. GET YOURS HERE.

Interested in DaVinci's Continuing Education?
Email archspec@davinciroofscapes.com
to learn more.



### LOOKING FOR A DEEPER DIVE INTO DAVINCI?

# Our commitment TO COLOR

Nobody offers you more color options than DaVinci—your only limitation is your imagination. Our industry-leading standard color palette is just the beginning; our **49 distinct colors translate into 21 gorgeous blends.**Whether you're selecting a single color or creating a custom blend or color, we've got you covered.

When it comes to realizing your vision...leave it to Da Vinci.

### THE TOP DOWN COLOR™ VISUALIZER

See for yourself how your color options enhance your project's curb appeal.

This powerful tool lets you upload an image and experiment with color combinations of roofing, trim and more.

### COLORMYROOF.COM



# THE Complete PACKAGE

For a finished look and a lifetime of enhanced performance, DaVinci makes a full offering of specialized accessory pieces in every standard color we offer.



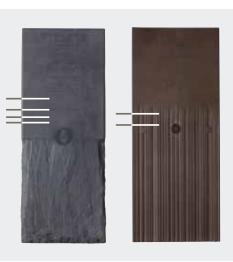




TURRET KITS

### CREATING EXPOSURE

Straight or staggered tile coursing is a personal choice. Although budget and architectural style will enter into the equation, personal preference is typically the final determining factor. With DaVinci Multi-Width and Single-Width tiles, you have the greatest ability to vary tile placement. Province Slate tiles must be installed at an 8" exposure.

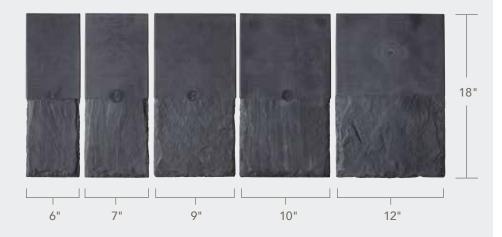


Multi-Width and Single-Width Slate can be installed at 6", 7", 7½" and 8" exposure.

Multi-Width, Single-Width, and Select Shake can be installed at 9" and 10" exposure.

## DAVINCI SLATE

Historically, attaining the luxurious look of natural slate hasn't been easy. The cost, the weight and the required army of skilled tradesmen made the installation process complicated and costly. **Thanks to the genius of DaVinci, the look of slate is more viable than ever.** 



### **MULTI-WIDTH**

Multi-width tiles provide the greatest degree of authenticity and flexibility.



### SINGLE-WIDTH

Single-width tiles reduce material and speed up installation time without compromising style.

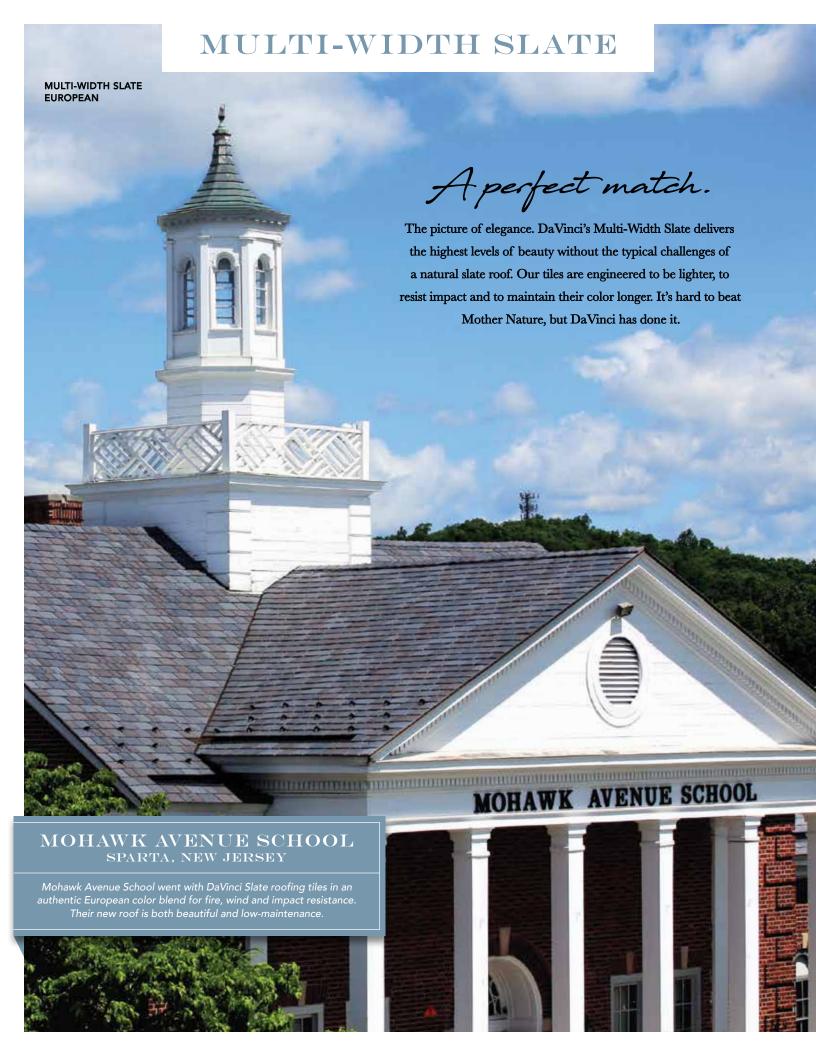


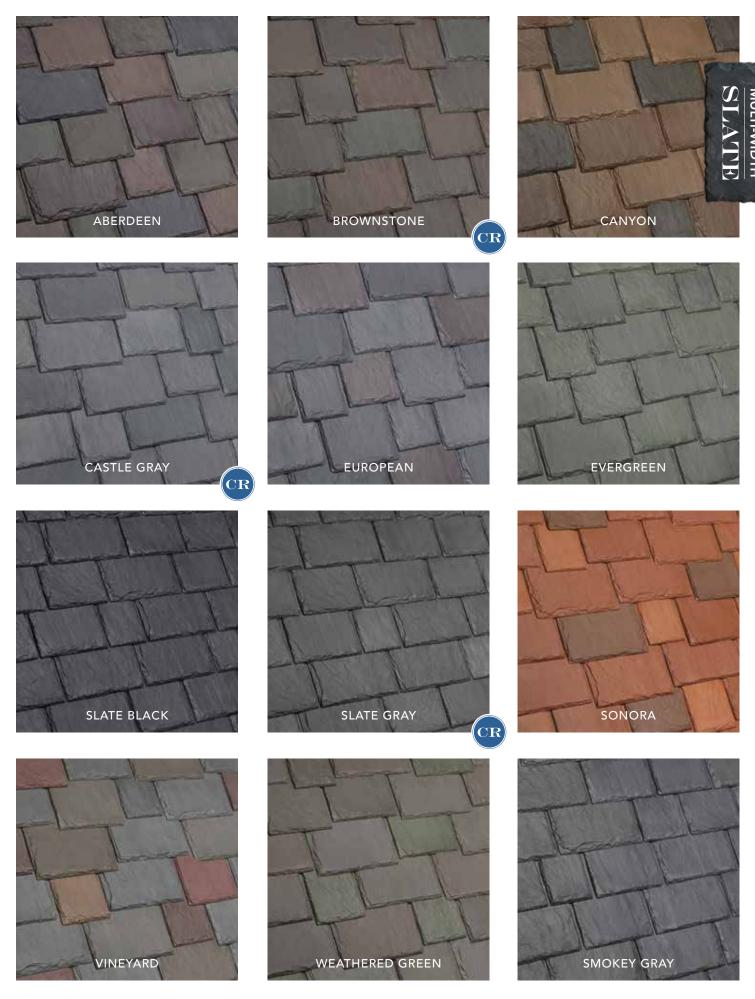
### **PROVINCE**

The look of slate at a fraction of the cost and weight.

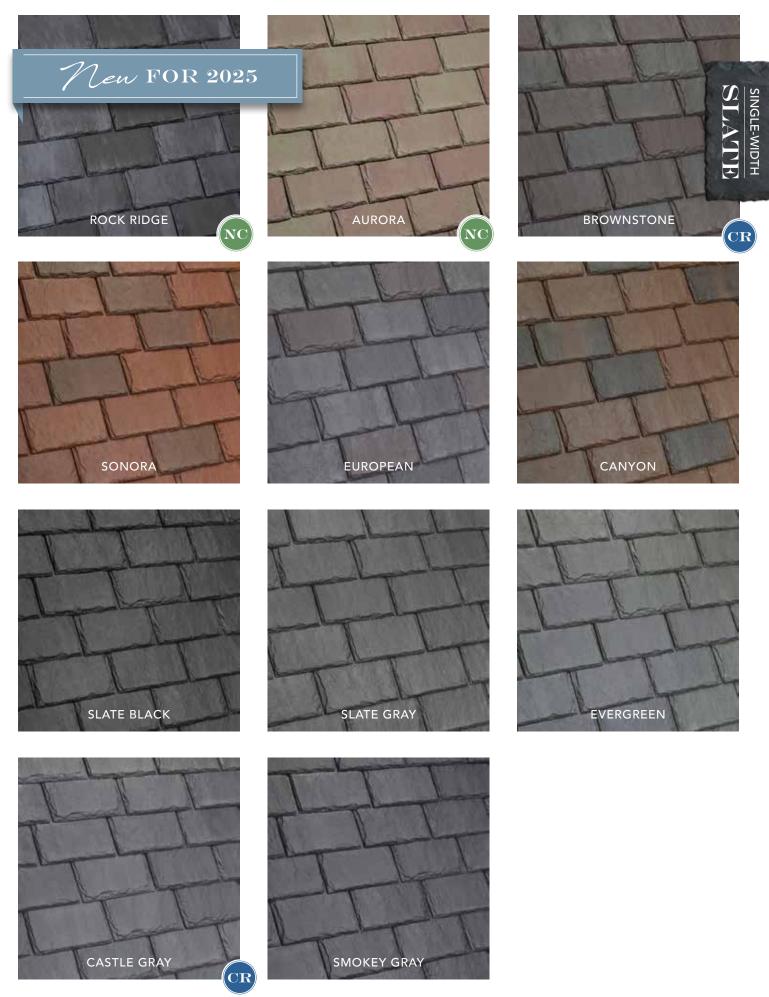














# We've gone back to the past to ensure a beautiful future.

Province Slate tiles add the classic look of authentic slate to any project. Just as important, low maintenance makes life easier and fade-resistant color stability assures long-lasting beauty.









66

THIS COMPOSITE PRODUCT COMES IN AT A VERY COMPETITIVE PRICE POINT WITHOUT ANY SACRIFICE IN QUALITY OR PERFORMANCE. HOMEOWNERS LIKE THAT IT MATCHES THE LOOK OF A SINGLE-WIDTH SLATE OPTION WHILE ADDING VALUE TO THEIR HOME.

RYAN KRUSE, FLORIDA SPECIALTY ROOFING









66

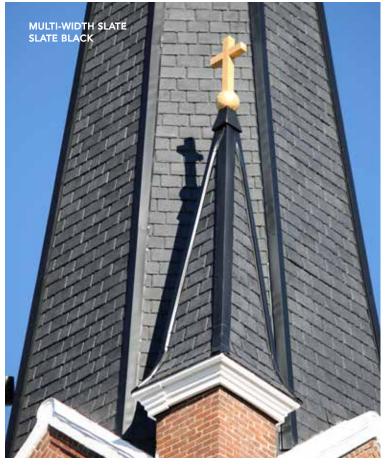
THE NEW DAVING ROOF
LOOKS SIMPLY AMAZING.
THE ROOF APPEARS
MORE AS IT ONCE DID
WHEN THE HOME WAS
BUILT IN 1904.

LAURIE RAPISARDI
EXECUTIVE DIRECTOR OF RUTHERFURD HALL









66

DAVINCI SLATE HAS THE
DURABILITY WE WERE LOOKING
FOR, PLUS IT COMPLEMENTS
THE NATURAL STONE ON BOTH
THE INSIDE AND OUTSIDE OF
OUR NEW CLUBHOUSE.

THIS ROOFING PRODUCT
HELPS COMPLETE THE LOOK
OF OUR BUILDING. WE FOUND
THAT DAVINCI WAS A GREAT
VALUE, HAS A WONDERFUL,
FINISHED STYLE AND ITS
PERFORMANCE CAPABILITIES
SO FAR HAVE BEEN TERRIFIC.

MICHAEL BRATCHER, C.O.O. AND GENERAL MANAGER
OF COLUMBINE COUNTRY CLUB

**Project Address:** 89 New Castle Avenue Street

Permit Requested: Certificate of Approval

Application: Public Hearing #2

### A. Property Information - General:

### **Existing Conditions:**

• Zoning District: General Residence B (GRB)

Land Use: <u>Residential</u>Land Area: 8,000 SF +/-

• Estimated Age of Structure: <u>c.1850</u>

• Building Style: <u>Greek Revival</u>

• Number of Stories: <u>1.5</u>

• Historical Significance: Contributing

• Public View of Proposed Work: New Castle Avenue

• Unique Features: N/A

• Neighborhood Association: The South End

**B. Proposed Work:** 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





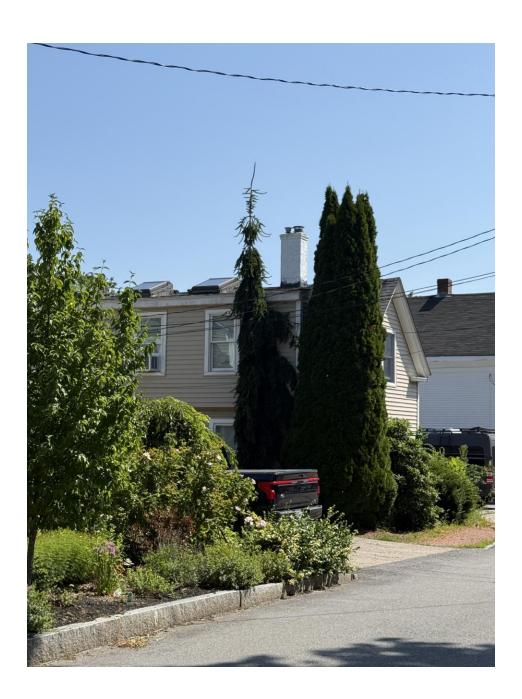
HISTORIC SURVEY RATING

### **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: 266-278 State Street and 84 Pleasant Street

Permit Requested: Certificate of Approval

**Application:** Public Hearing #3

#### A. Property Information - General:

#### **Existing Conditions:**

• Zoning District: <u>Character District 4 & Downtown Overlay</u>

Land Use: <u>Mixed-Use</u>Land Area: 1,750 SF +/-

• Estimated Age of Structure: <u>c.1870's-1900</u>

• Building Style: <u>Italianate/Commercial</u>

Number of Stories: <u>3-4</u>Historical Significance: C

Public View of Proposed Work: <u>State Street & Downtown</u>

• Unique Features: <u>N/A</u>

• Neighborhood Association: <u>Downtown</u>

**B. Proposed Work:** Construction of a new 4-story building and renovations to an existing structure (84 Pleasant Street)

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

The project proposal includes the following:

- Construct a new 4-story building
- Renovations to existing structure (84 Pleasant Street)







#### **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

# HDC PUBLIC HEARING 07/18/2025 266, 270, 278 STATE STREET AND 84 PLEASANT STREET

## PORTSMOUTH, NEW HAMPSHIRE

## DRAWING INDEX

HDC.1 COVER SHEET

HDC.2 PHOTOS

HDC.3 PHOTOS

HDC.4 EXISTING ELEVATIONS

HDC.5 RENDERINGS

HDC.6 RENDERINGS

HDC.7 STATE STREET ELEVATION

HDC.8 PLEASANT STREET ELEVATION

HDC.9 CHURCH STREET ELEVATION

HDC.10 COURT STREET ELEVATION

HDC.11 BASEMENT & FIRST FLOOR PLANS

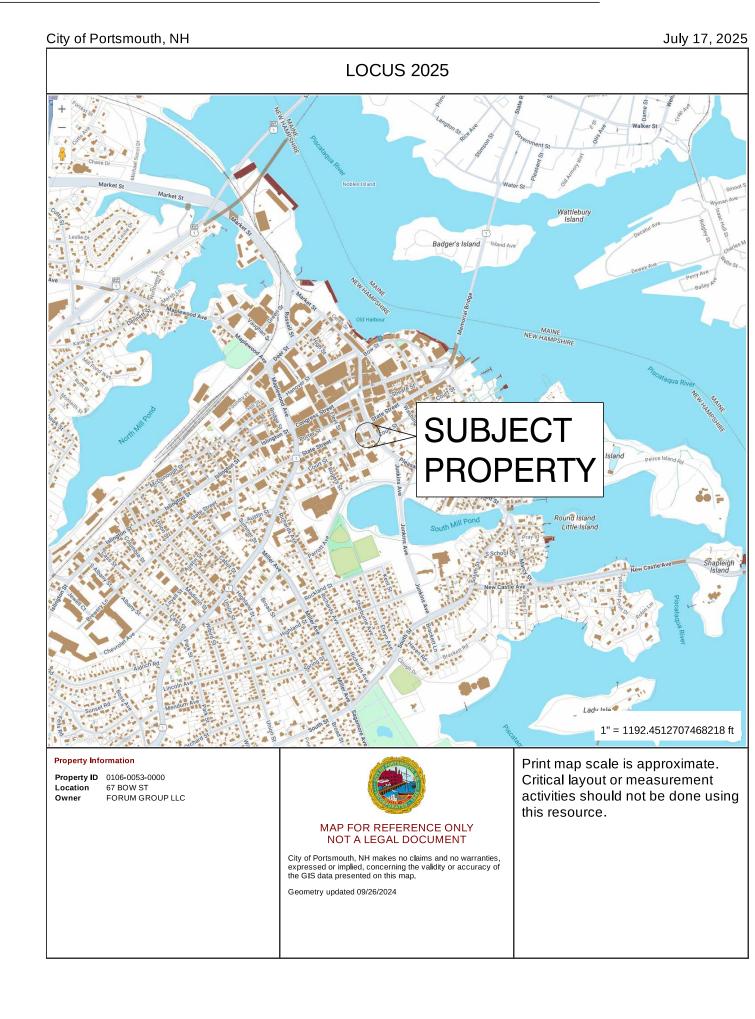
HDC.12 UPPER LEVEL PLANS

HDC.13 FACADE DETAILS 1

HDC.14 FACADE DETAILS 2

HDC.15 WINDOW AND DOOR SCHEDULE







Michael J. Keane Architects, PLLC

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101 Kent Place
Newmarket, NH

603-292-1400 mikarchitects.com

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PROJE

MIXED USE DEVELOPMENT 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013 282 MIDDLE STREET Portsmouth, NH 03801

TITLE

COVER SHEET

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CHECKED BY:
DATE: 7/18/202

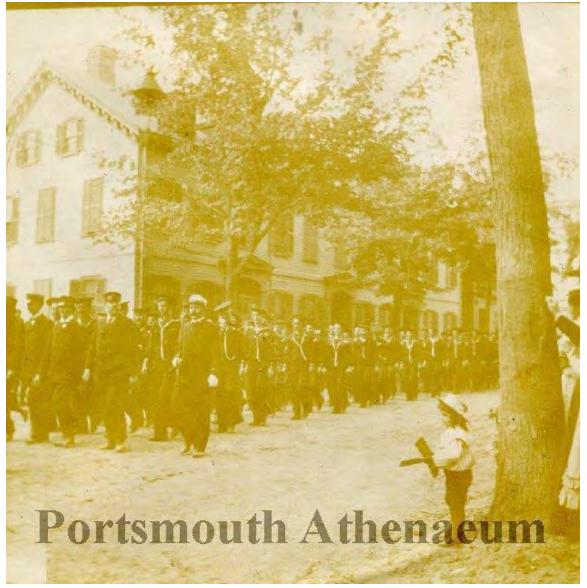
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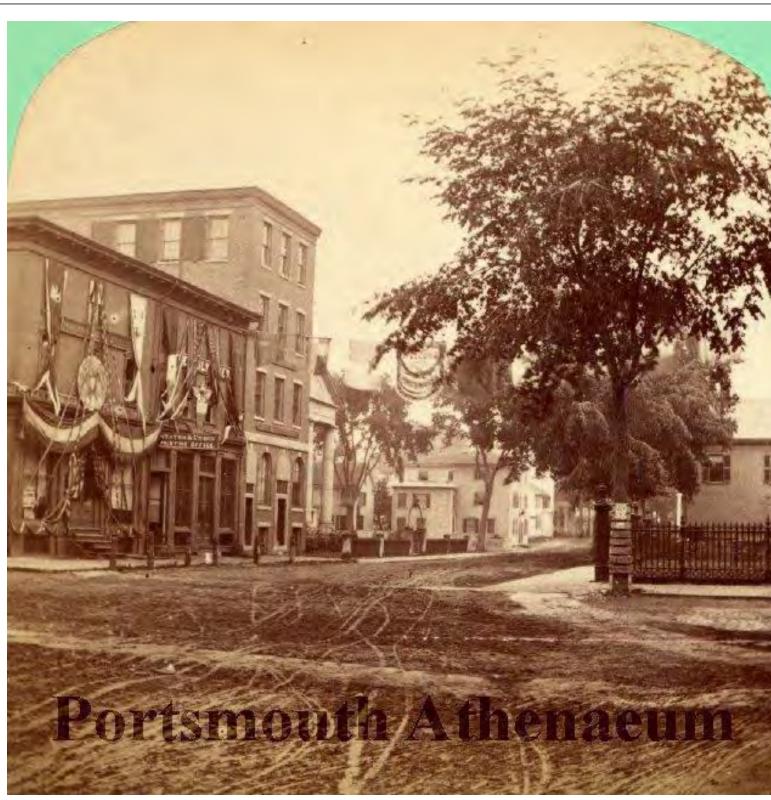
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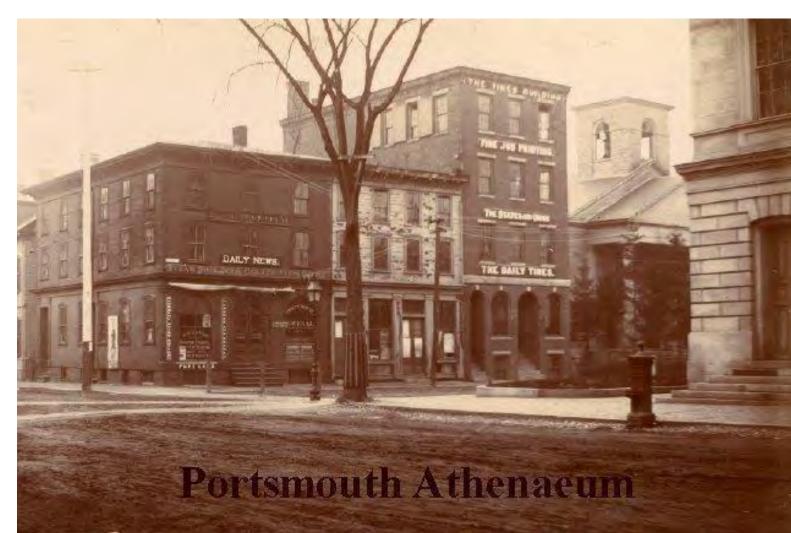
P23082 COURTESY OF THE PORTSMOUTH ATHENAEUM



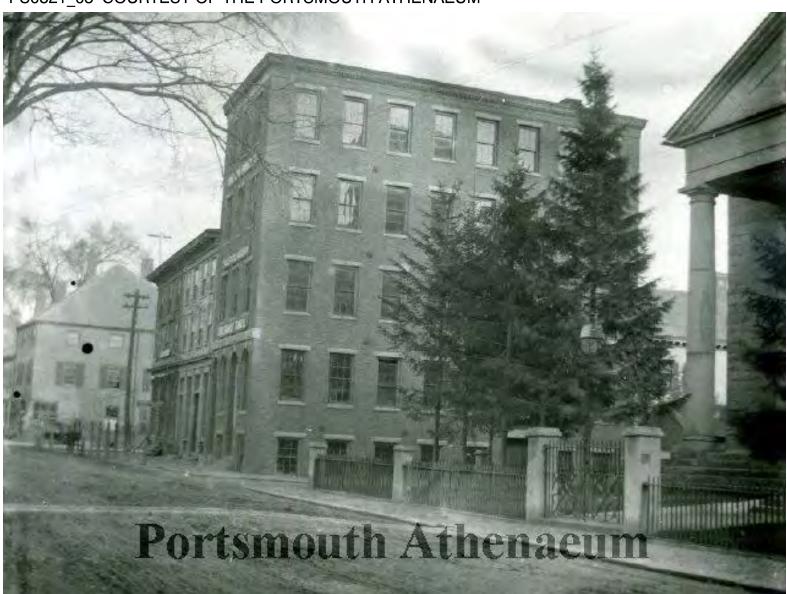
COURTESY OF THE PORTSMOUTH ATHENAEUM



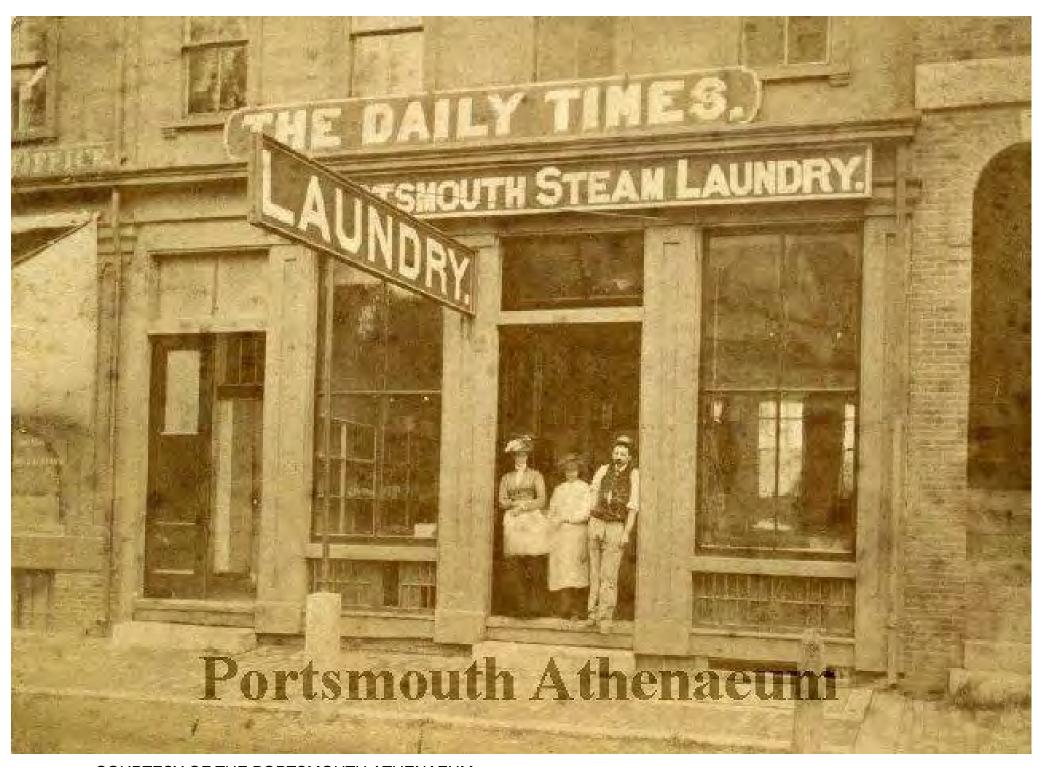
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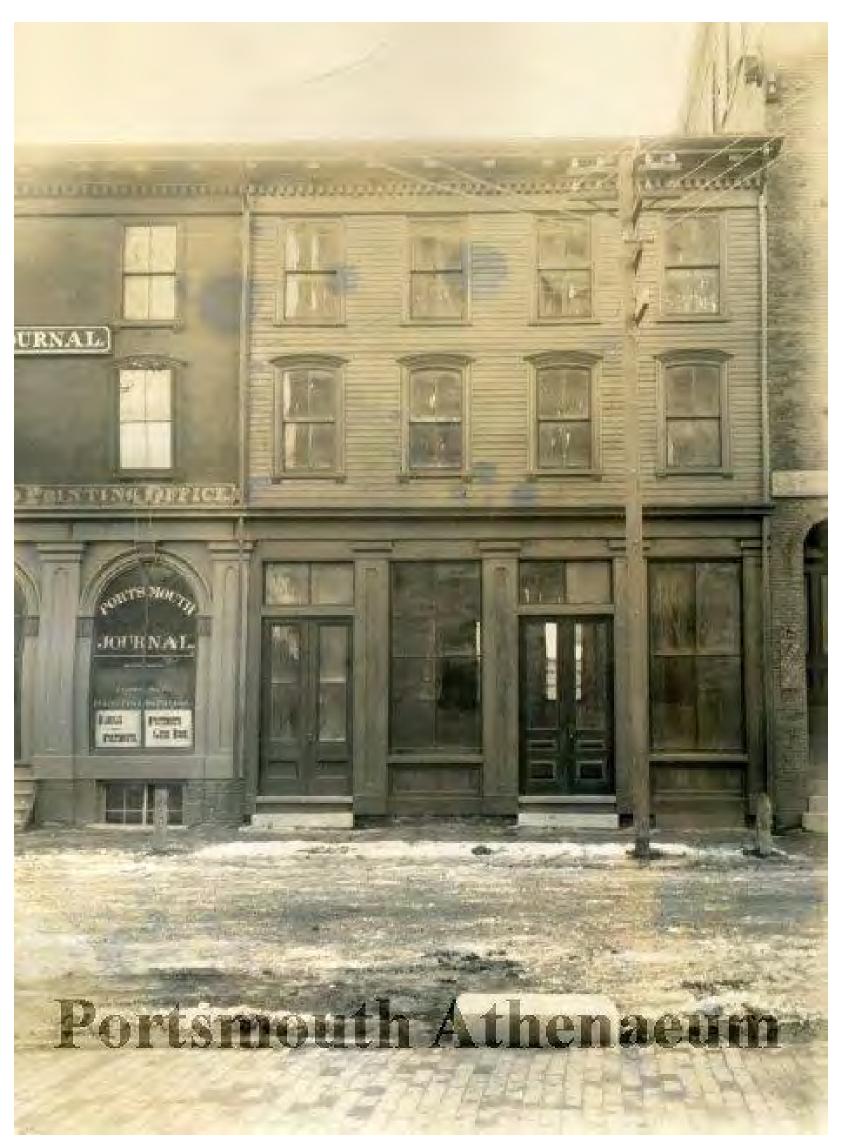
PS0821\_03 COURTESY OF THE PORTSMOUTH ATHENAEUM



PS0610 COURTESY OF THE PORTSMOUTH ATHENAEUM



COURTESY OF THE PORTSMOUTH ATHENAEUM



PS0264 COURTESY OF THE PORTSMOUTH ATHENAEUM

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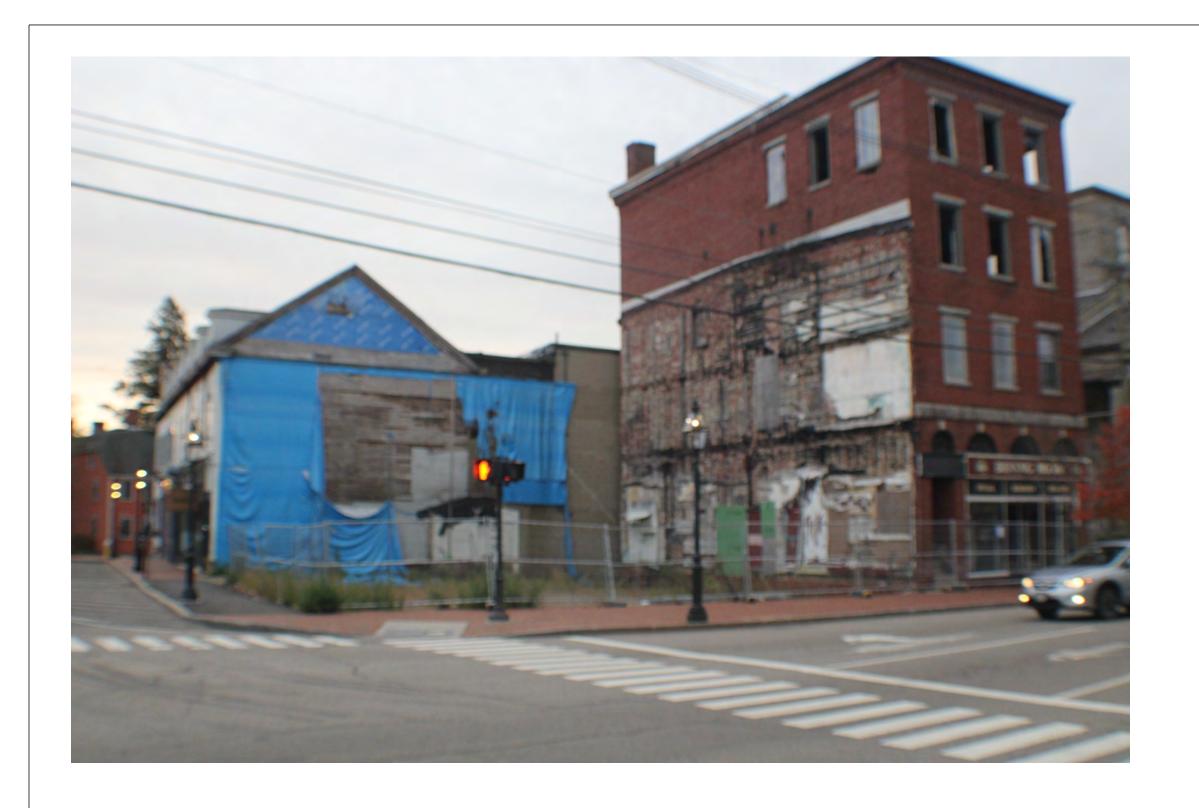
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PHOTOS

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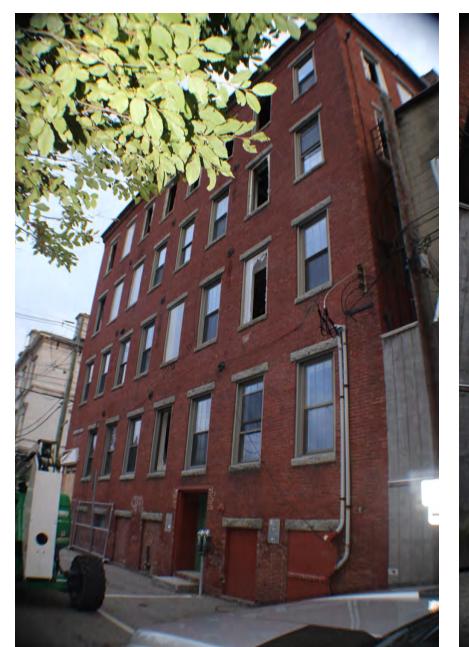
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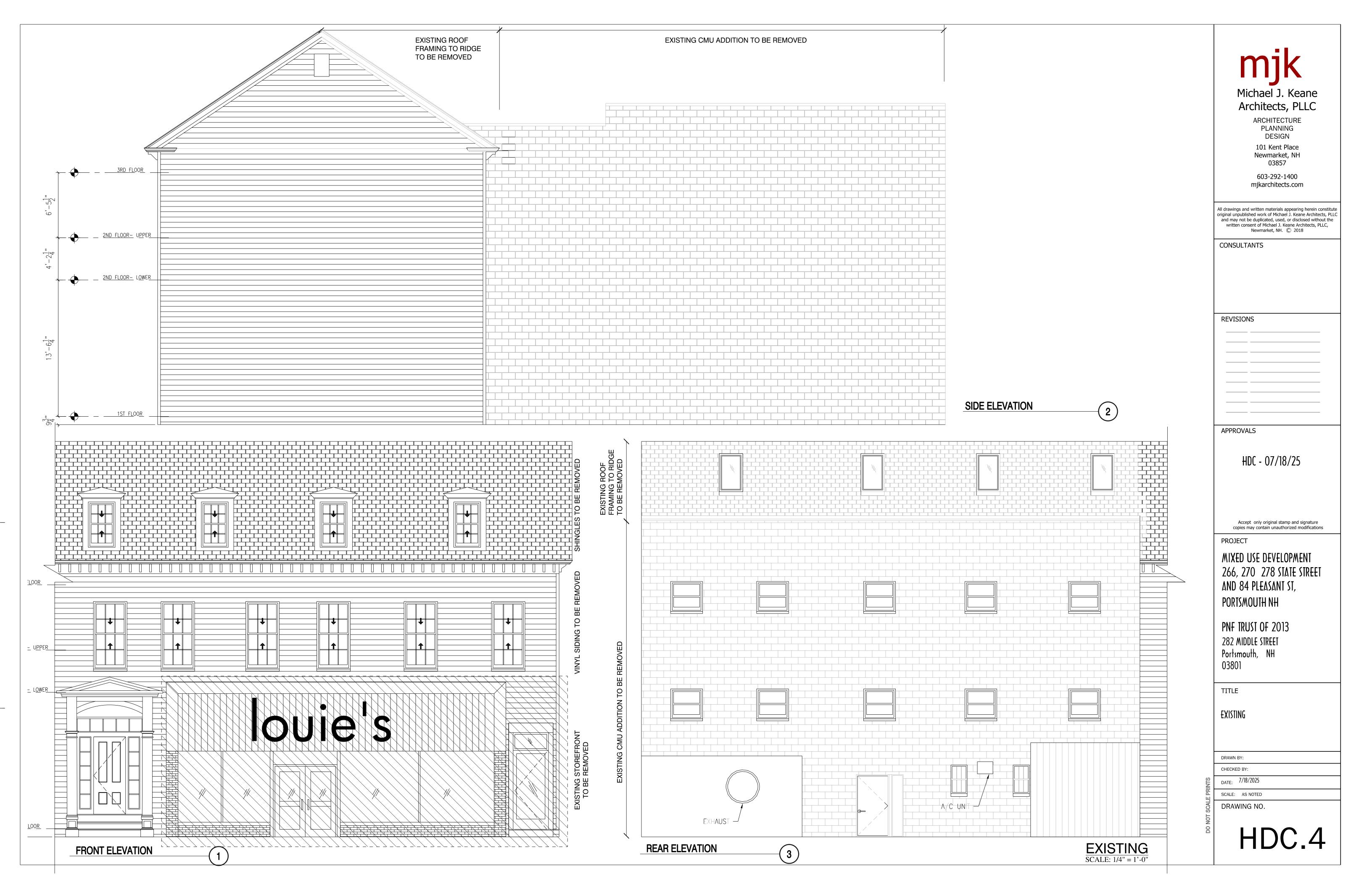
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RENDERINGS.

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TITLE

RENDERINGS

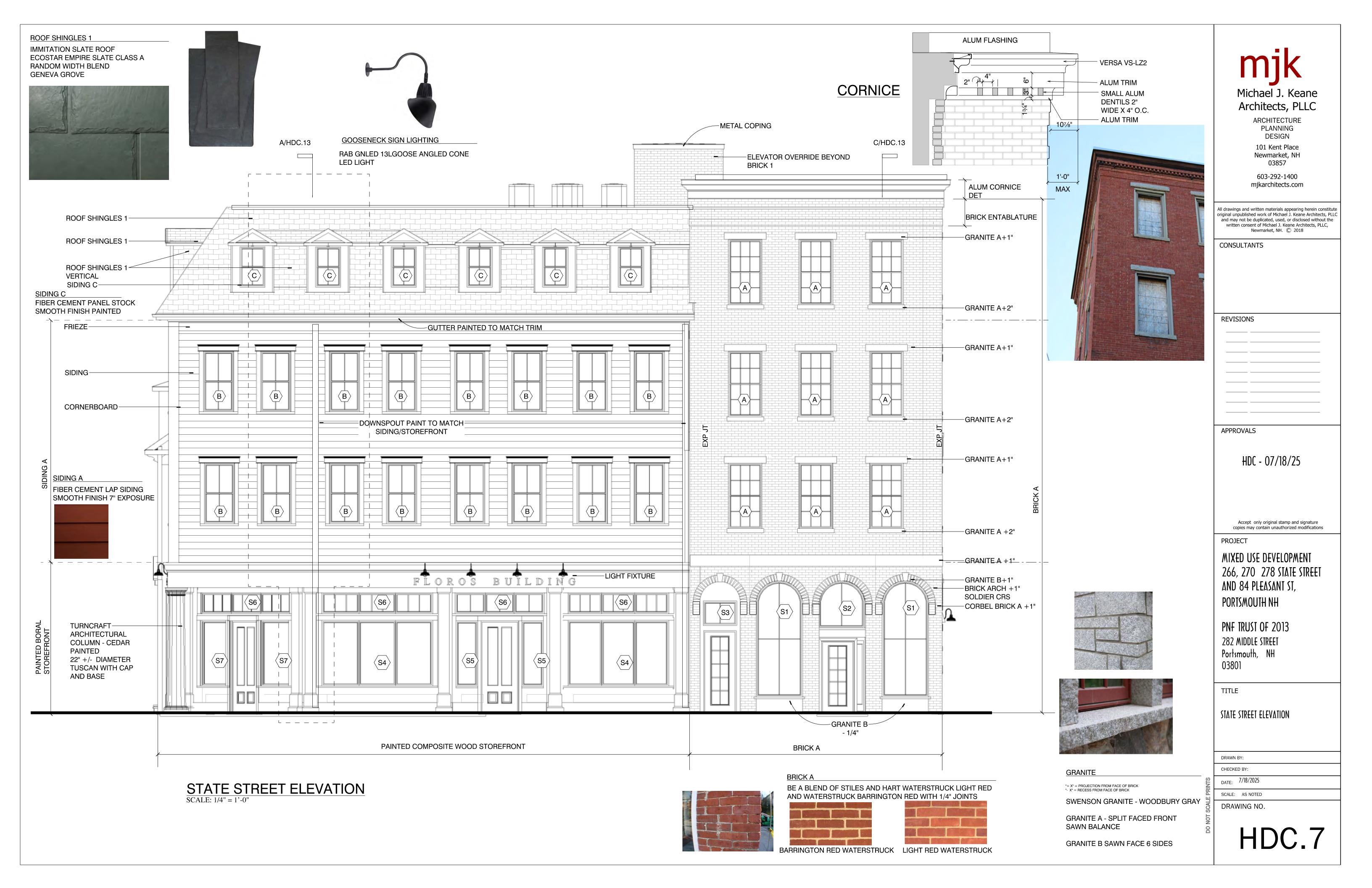
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# CHURCH STREET ELEVATION SCALE: 3/16" = 1'-0"





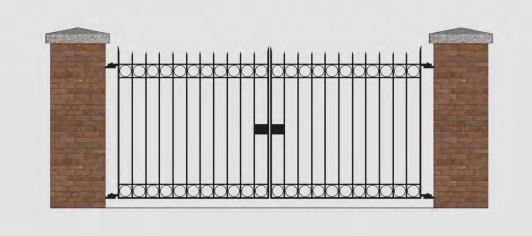
WALL PACK LIGHT FIXTURE RAB SLIM17FA30ADJ 30W



GARAGE DOOR

OVERHEAD DOOR SIGNATURE CARRIAGE SERIES
BRISTOL WIDE PR3 WOOD DOOR PAINTED
12' WIDE X 9' HIGH





WROUGHT IRON GATE

GREENWICH DESIGN BY CASSIDY BROS FORGE OR EQUAL 6 FEET HIGH



VENT LOUVERS

GREENHECK EAC-601 OR EQUAL

COMBINATION LOUVER AND DAMPER

COLOR MATCH TO DOORS OR WINDOWS

**AS NOTED** 

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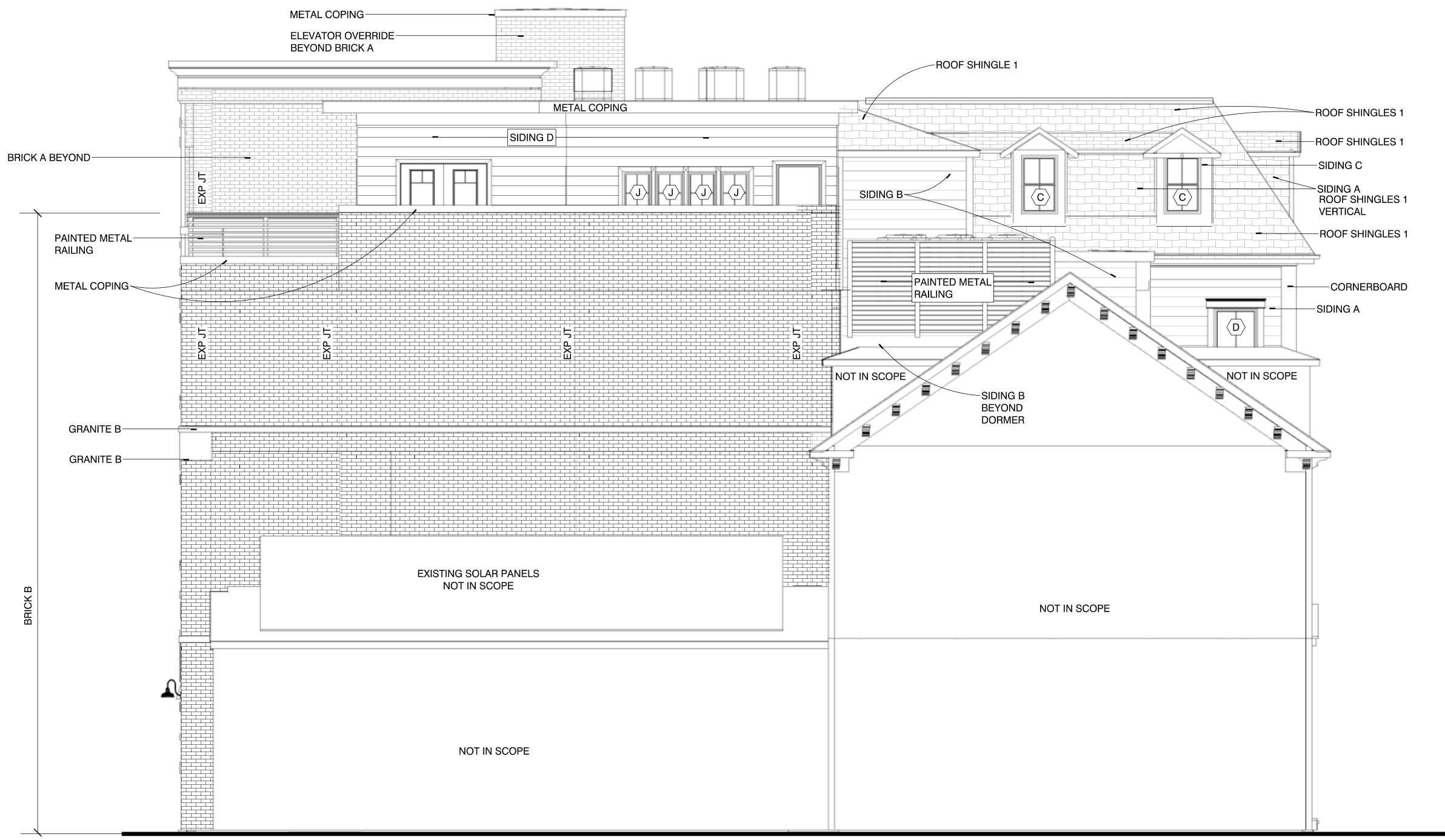
MIXED USE DEVELOPMENT 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013 282 MIDDLE STREET Portsmouth, NH 03801

TITLE

CHURCH STREET ELEVATION

SCALE PRINTS	DRAWN BY:
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	DATE: 7/18/2025
	SCALE: AS NOTED
	DRAWING NO.



COURT STREET ELEVATION
SCALE: 1/4" = 1'-0"



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AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

COURT STREET ELEVATION

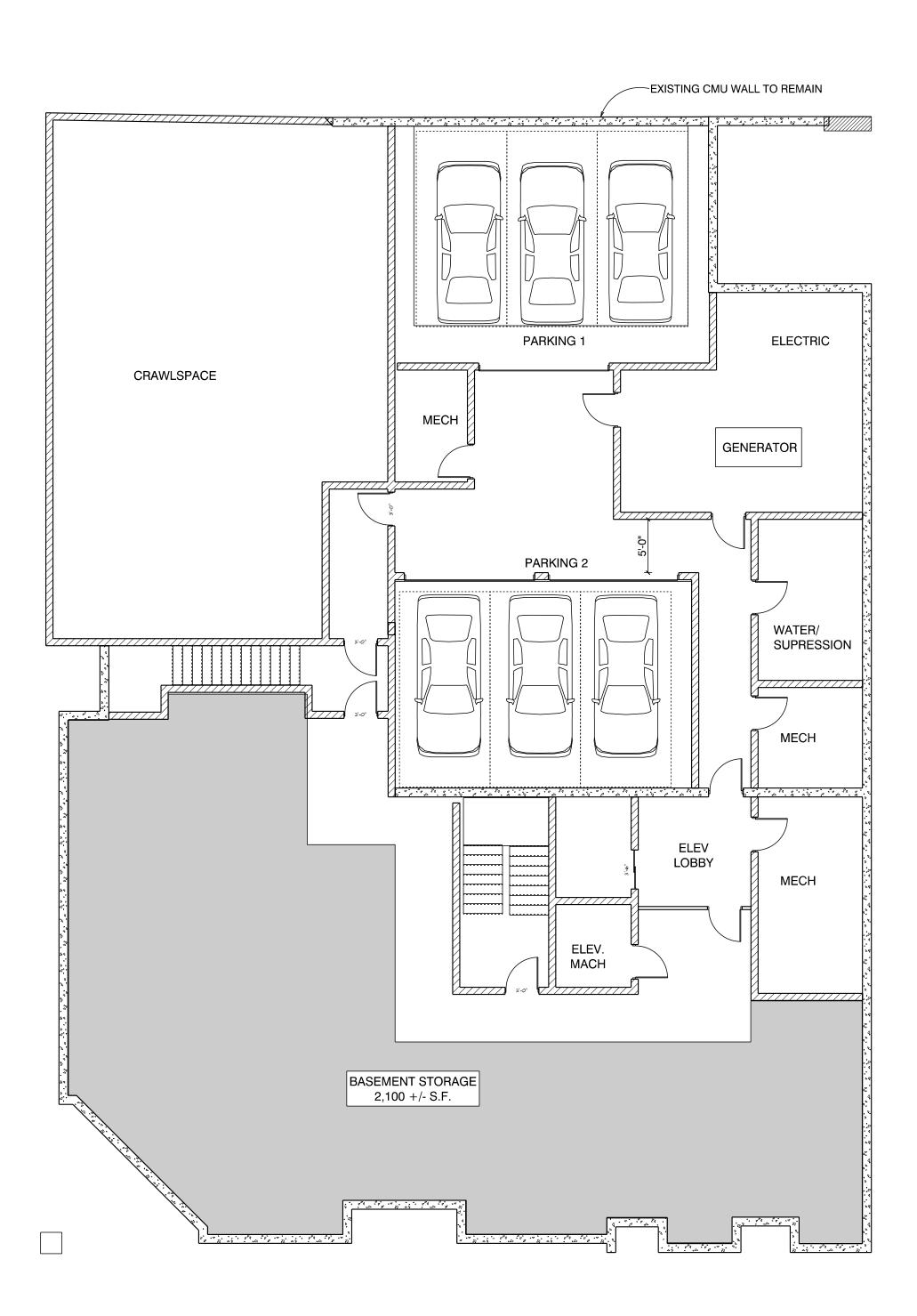
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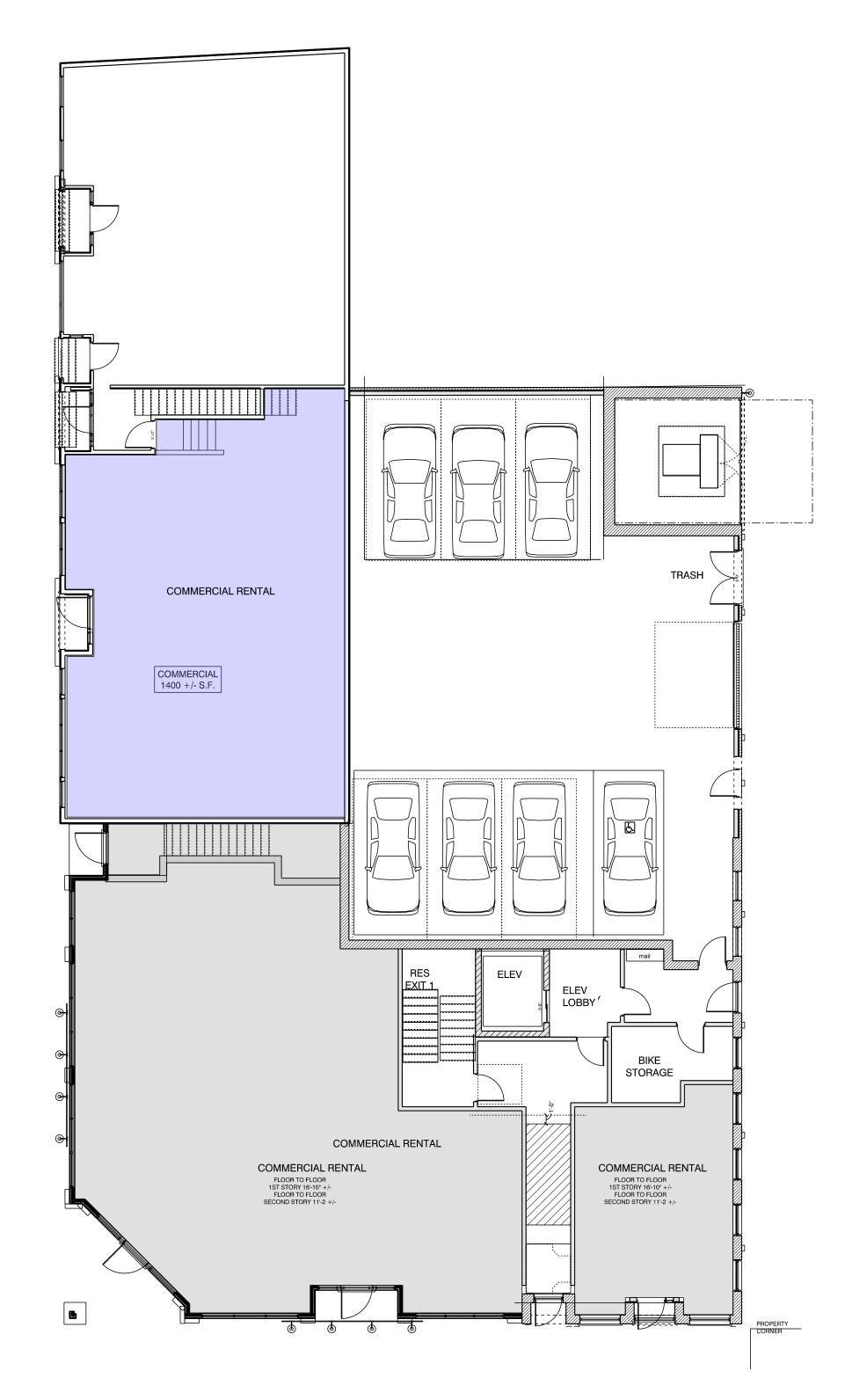
DATE: 7/18/2

SCALE: AS NOTED

DRAWING NO.







FIRST FLOOR PLAN
SCALE: 0.1041" = 1'-0"

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266, 270   278 STATE STREE   AND 84 PLEASANT ST,
PORTSMOUTH NH
PNF TRUST OF 2013
282 MIDDLE STREET Portsmouth, NH
03801
TITLE
BASEMENT & 1ST FLR PLAN

DRAWN BY:
CHECKED BY:

DATE: 7/18/2025

SCALE: AS NOTED

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TITLE

UPPER LEVEL PLANS

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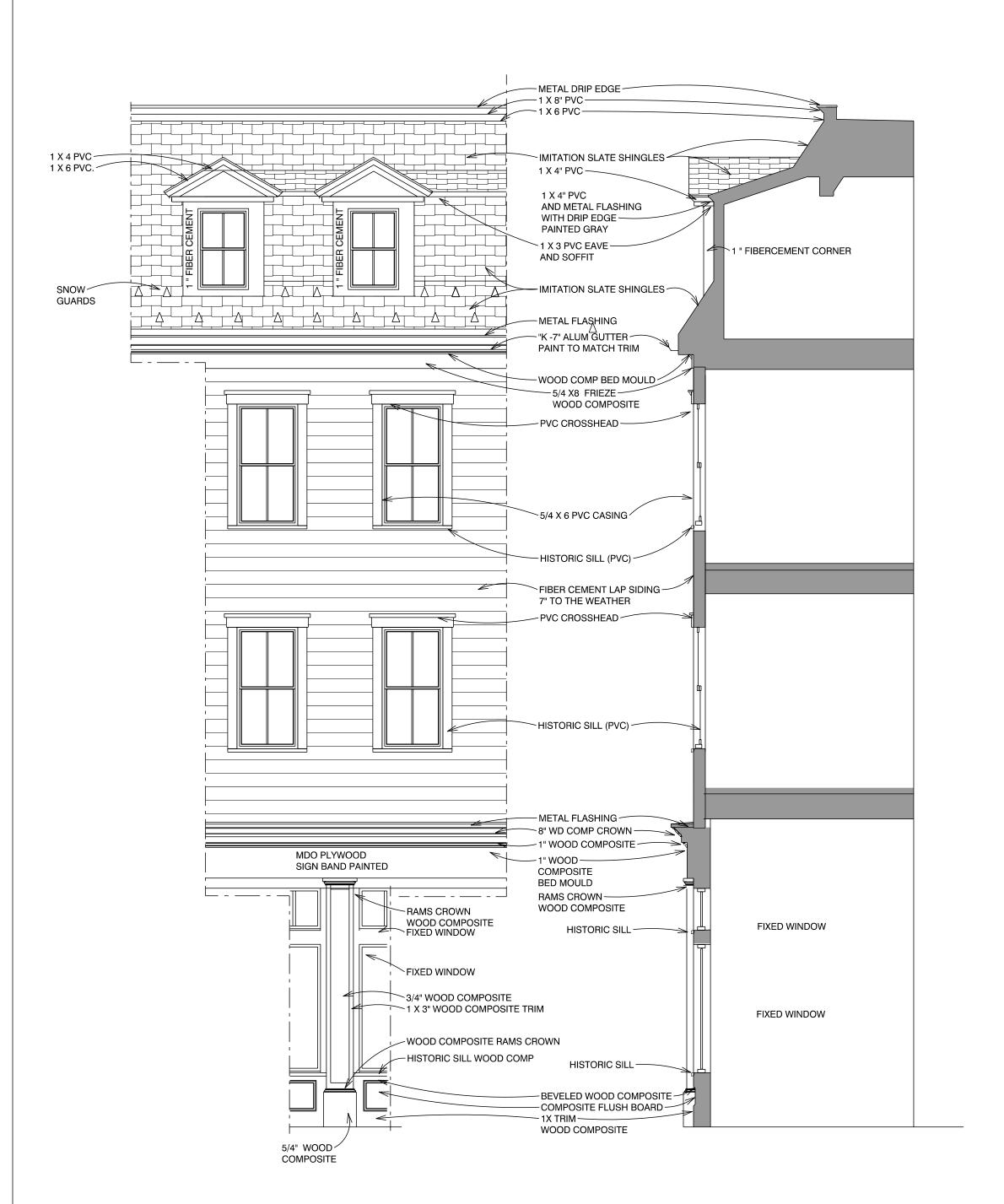
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DATE: 7/18/2025

SCALE: AS NOTED

DRAWING NO.

www.





A STATE AND PLEASANT STREET FACADES

B CHURCH STREET TIMES FACADE

C STATE STREET TIMES FACADE

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Architects, PLLC

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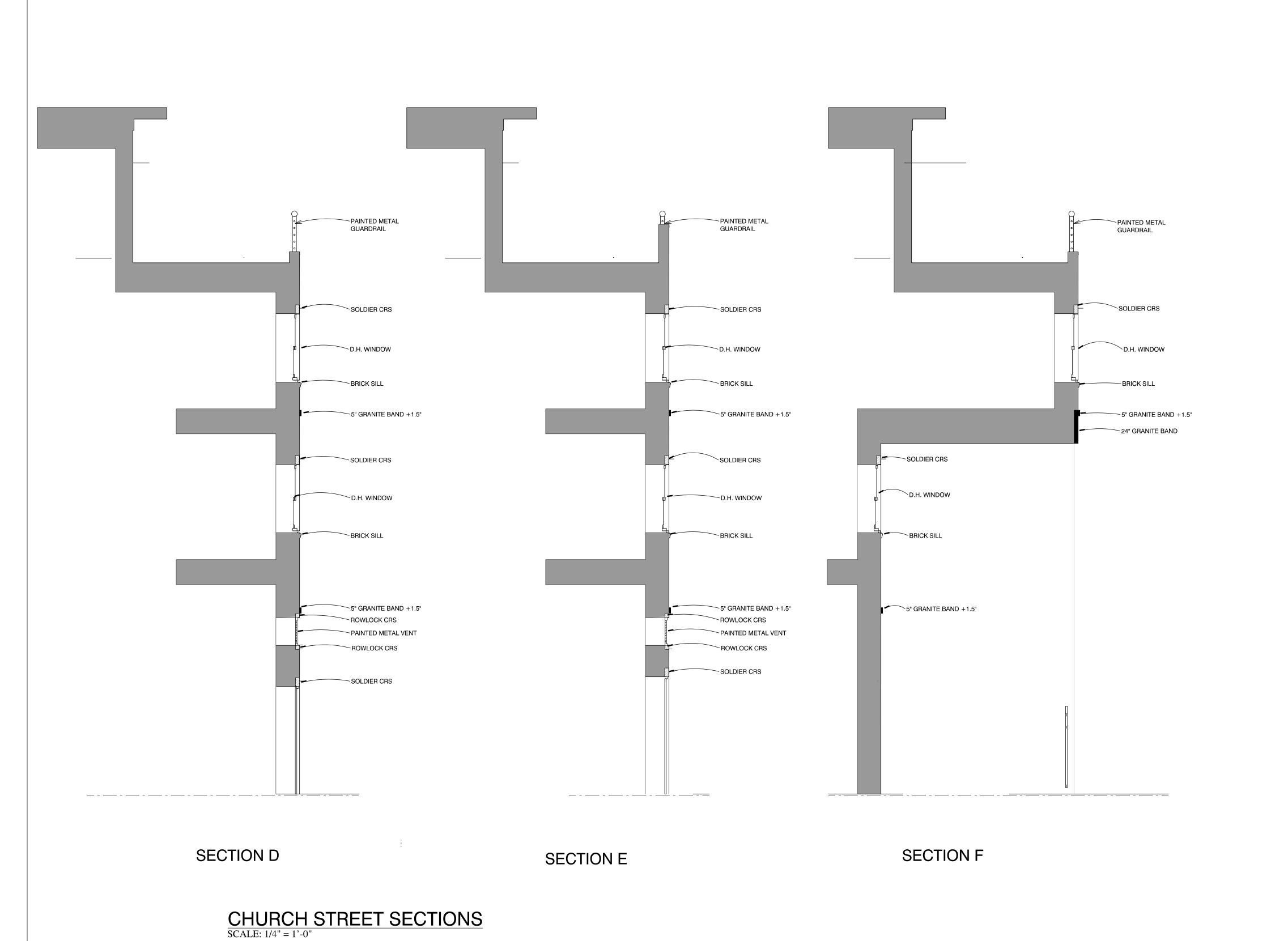
TITLE

FACADE DETAIL 1

DRAWN BY: CHECKED BY: SCALE: AS NOTED

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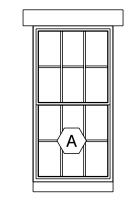
PNF TRUST OF 2013 282 MIDDLE STREET Portsmouth, NH

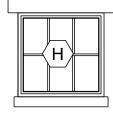
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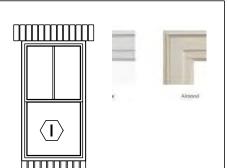
FACADE DETAIL 2

DRAWN BY: CHECKED BY: SCALE: AS NOTED

DRAWING NO.



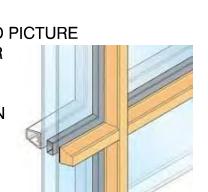


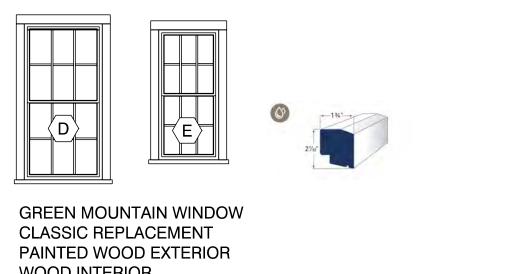


PELLA RESERVE DOUBLE HUNG AND PICTURE ENDURA CLAD ALUMINUM EXTERIOR **WOOD INTERIOR** LOW-E GLASS 7/8" PUTTY GLAZE SIMULATED DIVIDED LIGHT MUNTION

HALF SCREEN LOWER SASH ONLY

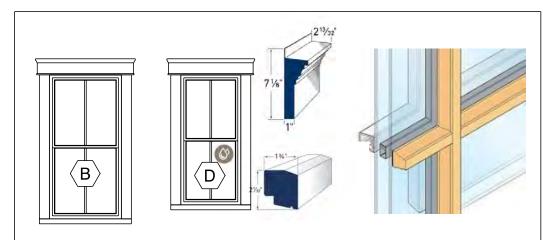
BRICK MOULD EXTEIOR CASING





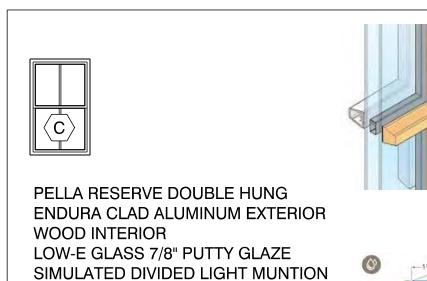
WOOD INTERIOR LOW-E GLASS 7/8" PUTTY GLAZE SIMULATED DIVIDED LIGHT MUNTION 3.5" WOOD CASING 2" HISTORIC NOSING

NO SCREEN



PELLA RESERVE DOUBLE HUNG ENDURA CLAD ALUMINUM EXTERIOR WOOD INTERIOR LOW-E GLASS 7/8" PUTTY GLAZE SIMULATED DIVIDED LIGHT MUNTION PVC EXTERIOR CASING CROSSHEAD PEDIMENT, 5/4 X 5 SIDE AND 2" HISTORIC NOSING

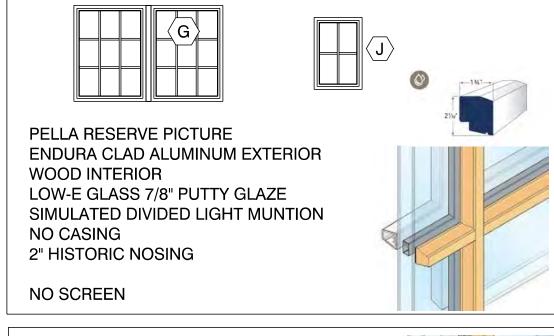
HALF SCREEN LOWER SASH ONLY



HALF SCREEN LOWER SASH ONLY

**NO CASING** 

2" HISTORIC NOSING







EXTERIOR DOORS JELDWEN DESIGN PRO OR EQUAL FIBERGLASS DOOR



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**APPROVALS** 

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**PROJECT** 

MIXED USE DEVELOPMENT 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013 282 MIDDLE STREET Portsmouth, NH

TITLE

WINDOW AND DOOR SCHEDULE

CHECKED BY: DATE: 7/18/2025

DRAWN BY:

SCALE: AS NOTED DRAWING NO. HDC.15 **Project Address:** <u>111 Gates Street</u>

Permit Requested: Certificate of Approval

Application: Public Hearing #4

#### A. Property Information - General:

#### **Existing Conditions:**

• Zoning District: General Residence B (GRB)

Land Use: <u>Residential</u>Land Area: 5,208 SF +/-

• Estimated Age of Structure: <u>c.1800</u>

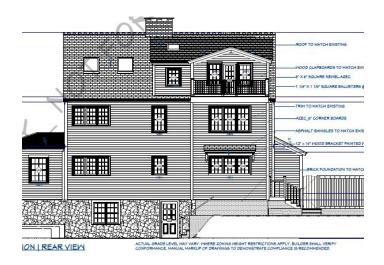
Building Style: <u>Georgian</u>Number of Stories:2.5

• Historical Significance: C

• Public View of Proposed Work: Gates Street

• Unique Features: <u>NA</u>

• Neighborhood Association: South End



**B. Proposed Work:** To remove the rear porch, construct a 2-story addition with walkout basement and re-configure existing side addition.

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

The project proposal includes the following:

- Remove rear porch
- Construct 2-story addition at the rear of the structure with a walkout basement
- Re-configure the existing side addition





#### **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

SEE SCALE
ON DRAWINGS
SHEET:

0-2

## EXISTING PROPERTY PHOTOS



FRONT LEFT SIDE VIEW



FRONT RIGHT SIDE YIEM



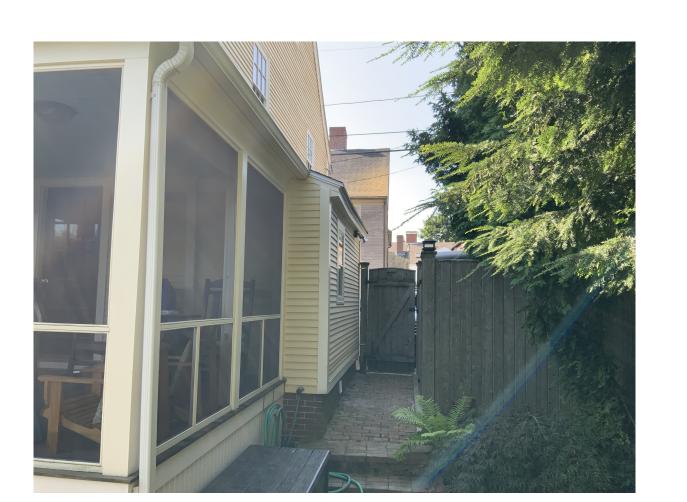
REAR VIEW



REAR SIDE VIEW



RIGHT SIDE PARKING AREA PROPERTY FENCE



LEFT SIDE REAR SCREEN PORCH & STORAGE AREA



PROPOSED FRONT RIGHT SIDE VIEW

PROPOSED FRONT LEFT SIDE VIEW



PROPOSED REAR SIDE VIEW

## EXISTING SOUTH END NEIGHBORHOOD PHOTOS: EXAMPLES OF SHED ROOFS AND 2ND/3RD FL. DECKS

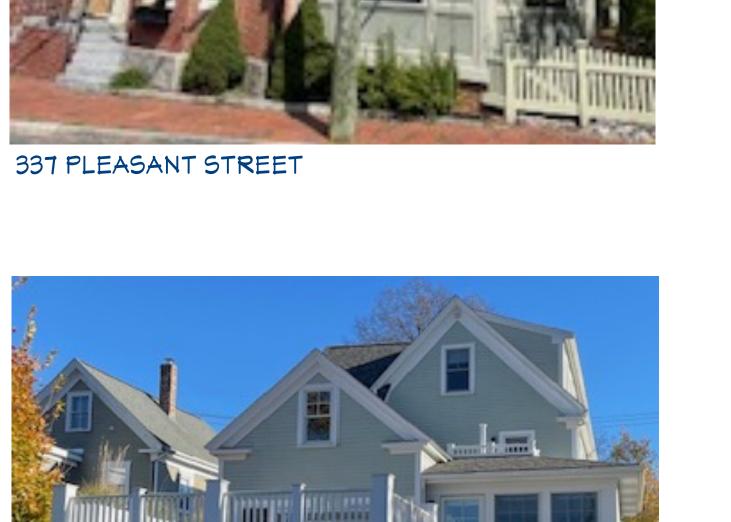


152 SOUTH STREET

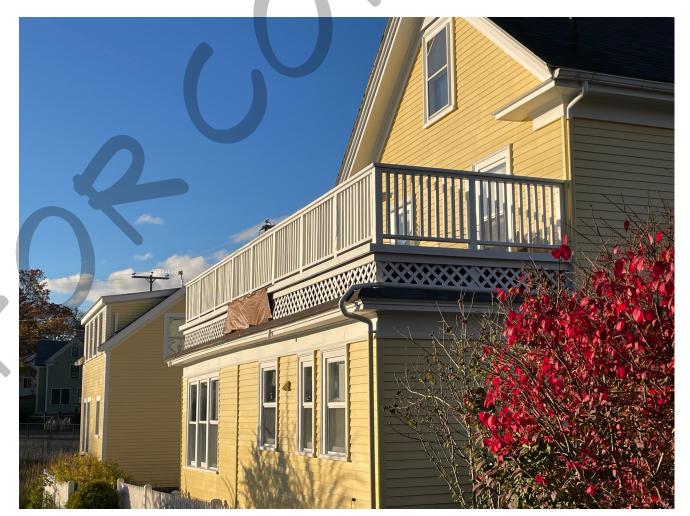




36 STATE STREET



77 SOUTH STREET



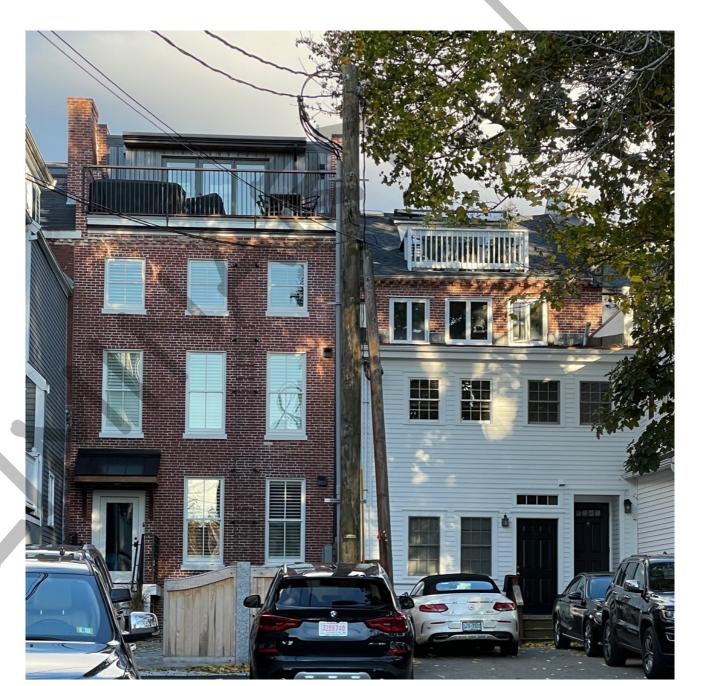
57 WALDEN STREET



213 GATES STREET



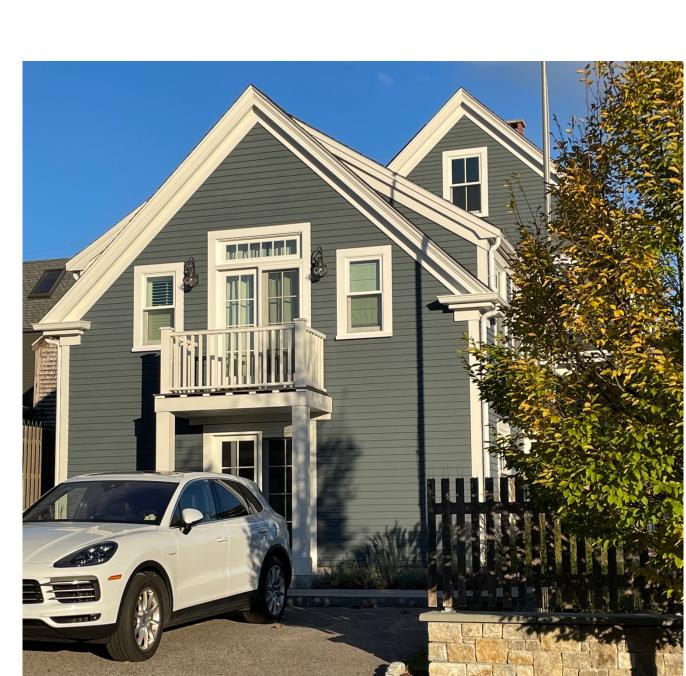
14 MECHANIC STREET



126 STATE STREET



44 PICKERING STREET



Revision Table	Description		
Revisi	Date		
	Number Date		

DATE:

1/9/24

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SCALED FOR: 24" X 36" SCALE:

SEE SCALE ON DRAWINGS

SHEET:

## EXISTING SOUTH END NEIGHBORHOOD PHOTOS: EXAMPLES OF SHED ROOFS AND 2ND/3RD FL. DECKS



41 SOUTH MILL STREET\_SIDE VIEW W/ DORMER



49 HUNKIN STREET\_SHED DORMER FACING SIDE



57 SOUTH STREET\_SHED DORMER TO THE LEFT OF A GABLE ADDITION



213 SOUTH STREET\_SHED DORMER COMING OFF THE BACK



434 MARCY STREET\_SHED DORMER STUCK BETWEEN TWO CHIMNEYS



490 MARCY STREET\_TWO SHED WINDOWS,
ONE OFF GARAGE AND ONE OFF ADDITION



NEW CASTLE AVENUE FRONT SIDE VIEW



NEW CASTLE AVENUE VIEW FROM MARCY\_
TWO SHED DORMERS WITH BALCONY

	Revision Table	Description		
	Revisi	Date		
		Number Date		

3LACK DOMBROWSKI 111 Gates Street Portsmouth, NH

ONTACT:

MY DUTTON HOME

WALKER STREET | KITTERY, ME

ny@amyduttonhome.com

1.331-2020

DATE:

1/9/24

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SCALED FOR: 24" × 36"

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

P-2

HOME 2022

SCALED FOR:

24" × 36" SCALE:

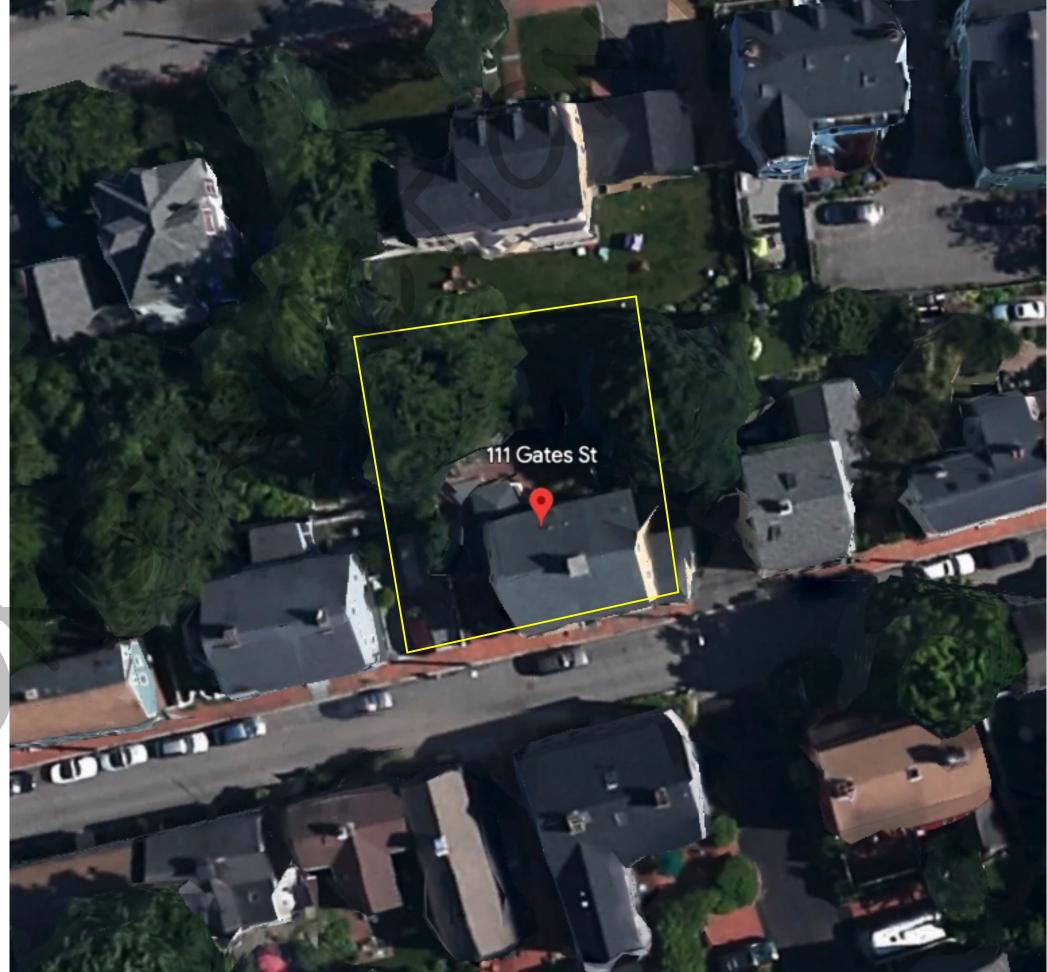
ON DRAWINGS
SHEET:

SEE SCALE

A-1





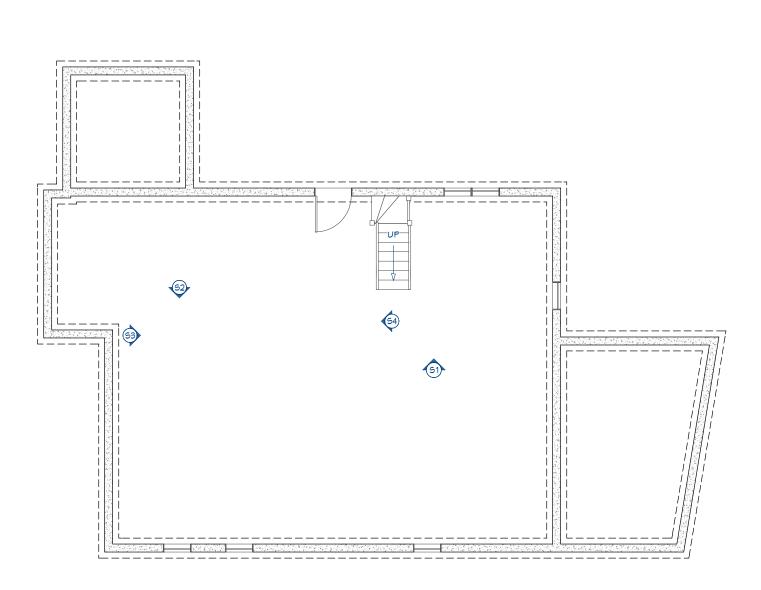


GOOGLE SATELITE SITE



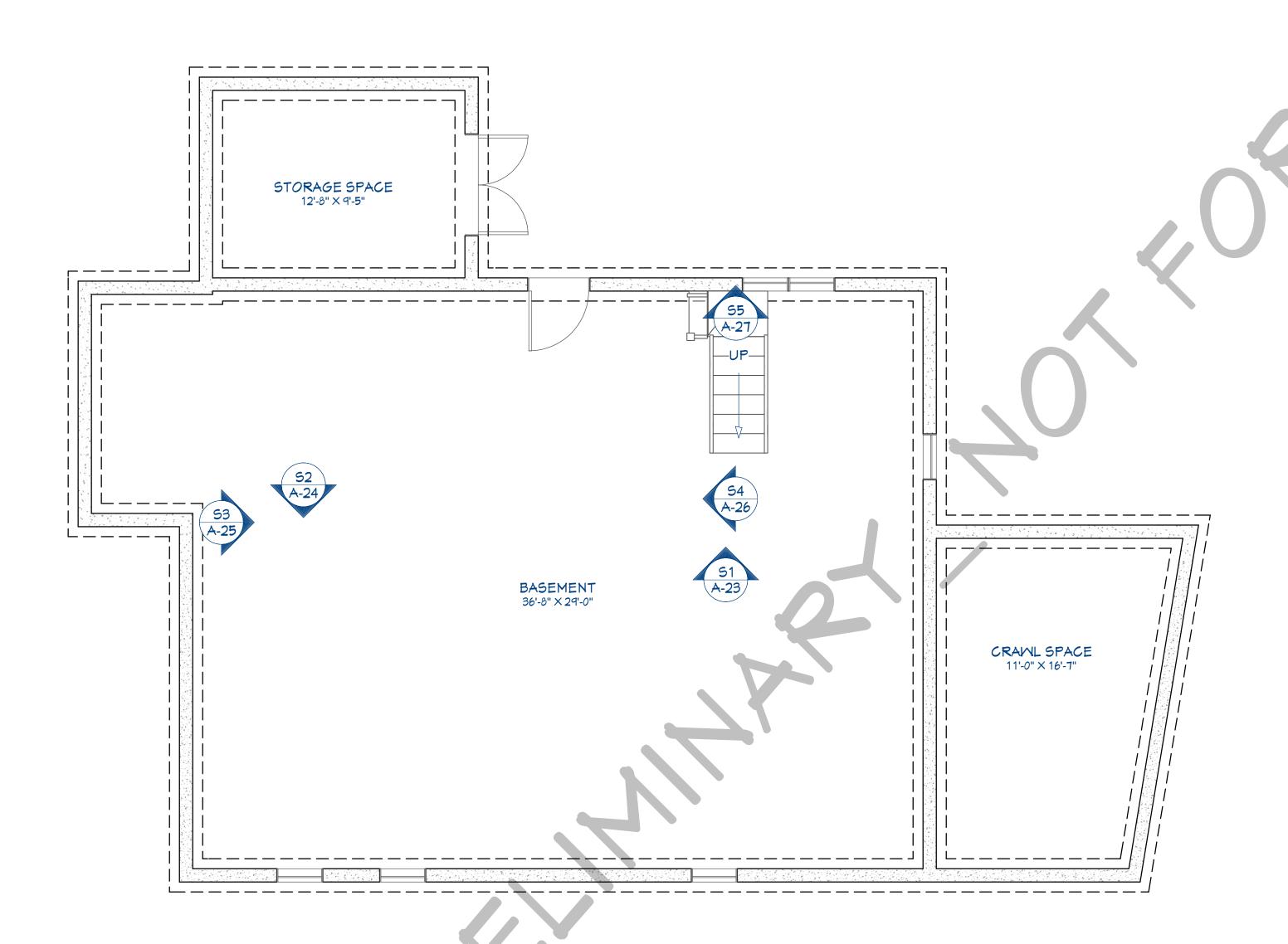
GLASS HOUSE ELEVATION FROM FRONT

SCALE: 1/6" = 1'-0"

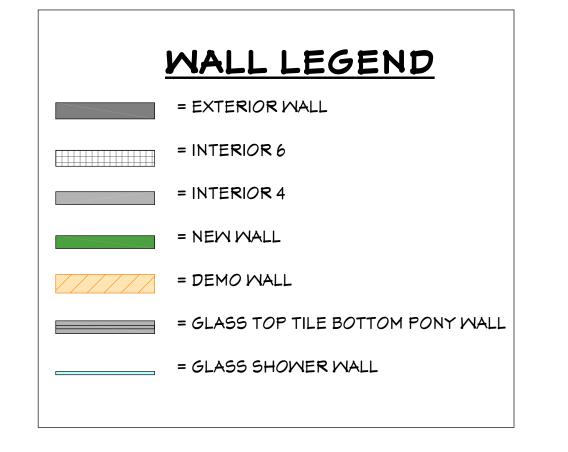


## EXISTING FOUNDATION PLAN

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

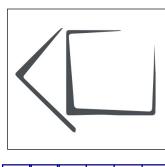


	NOTE SCHEDULE
1	SLIDE IN RANGE
2	FIREPLACE
3	STAIRS TO GRADE
4	BRICK MALKMAY
5	SHED/ STORAGE AREA
6	6" CORNER BOARD, TYP.
7	RENOVATED ROOF
8	ALL 2ND FLR WINDOWS HUNG AT 86"
9	NEW ROOF PLANE
10	ROOF DECK



PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



			_		
	Revision Table	Description			
	Revisio	nber Date			
		nber			

100001

BLACK DOMBROWSKI 111 Gates Street Portsmouth, NH

MY DUTTON HOME
WALKER STREET | KITTERY, My@amyduttonhome.com

DATE: 1/9/24

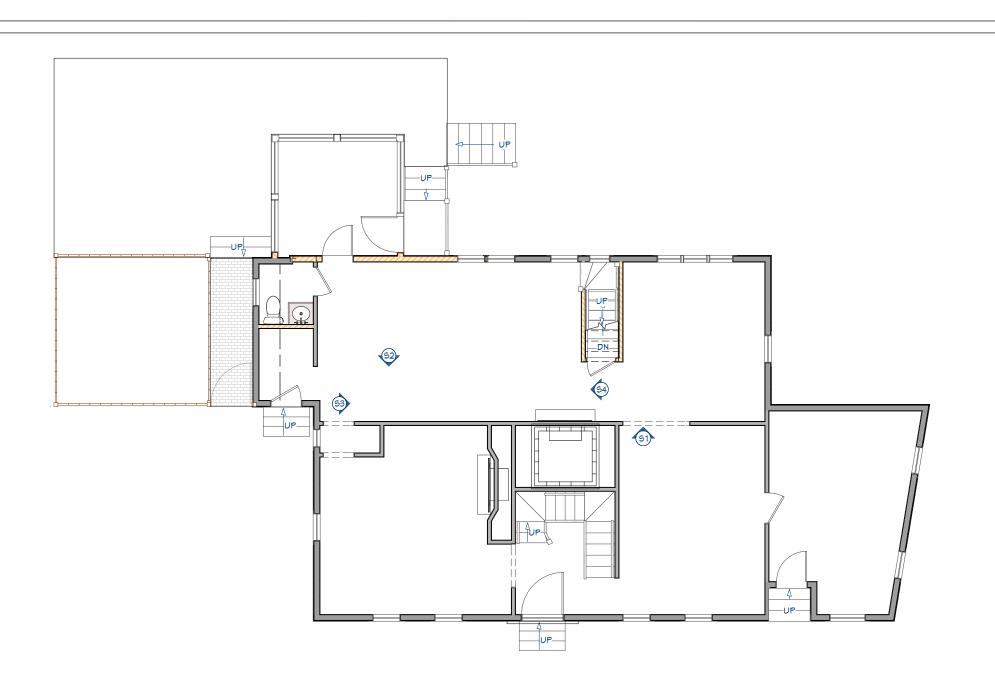
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SCALED FOR: 24" X 36"

SCALE:

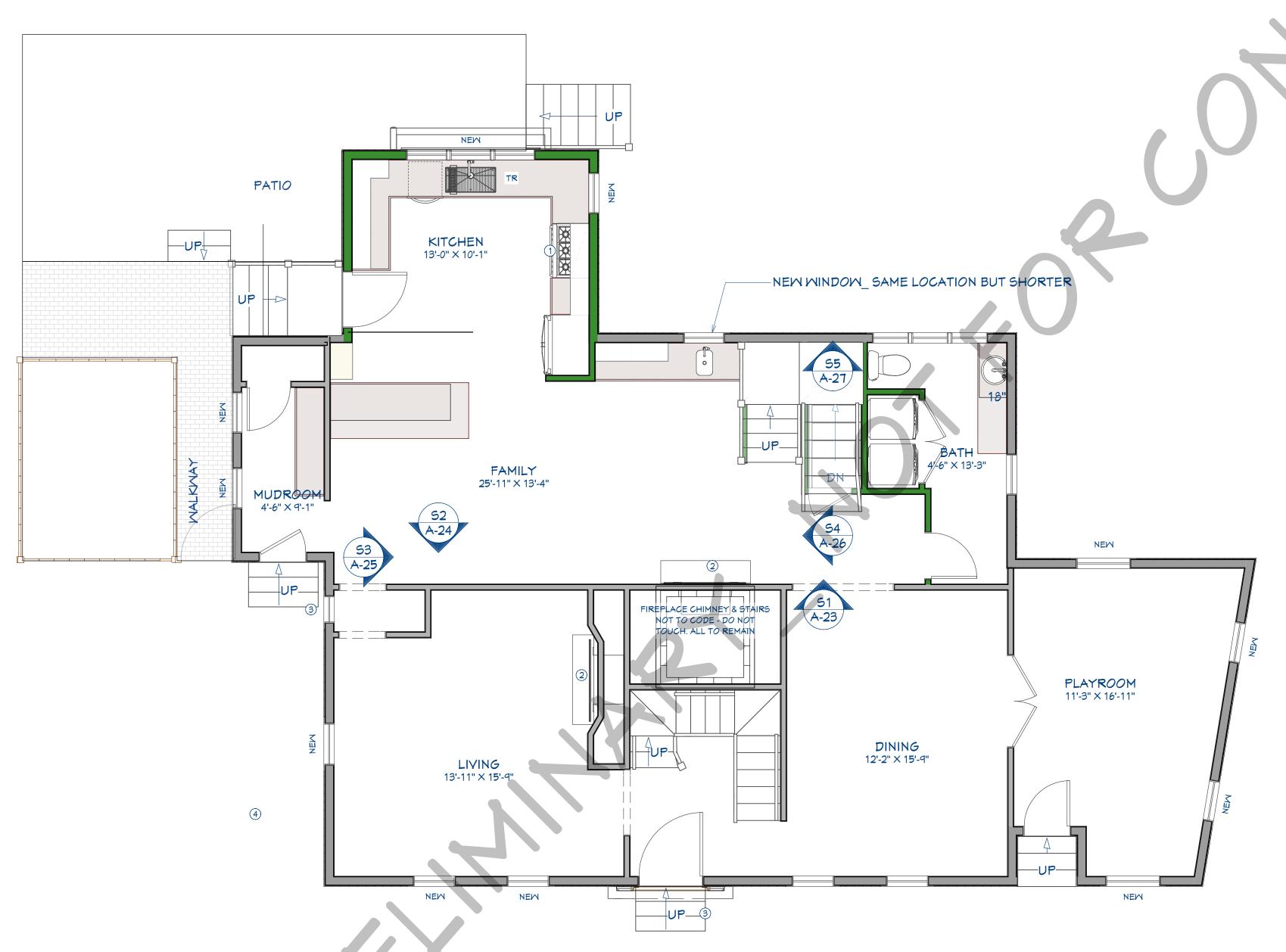
SEE SCALE
ON DRAWINGS

SHEET:

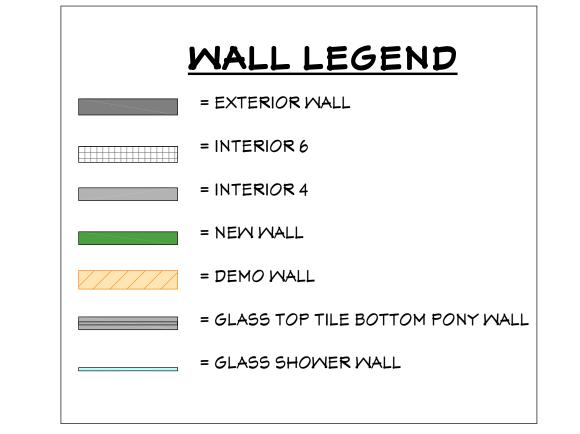


## EXISTING FIRST FLOOR PLAN

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

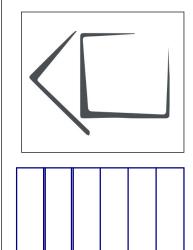


	NOTE SCHEDULE
1	SLIDE IN RANGE
2	FIREPLACE
3	STAIRS TO GRADE
4	BRICK MALKMAY
5	SHED/ STORAGE AREA
6	6" CORNER BOARD, TYP.
7	RENOVATED ROOF
( <u>a</u> )	ALL 2ND FLR WINDOWS
0)	HUNG AT 86"
9	NEW ROOF PLANE
10	ROOF DECK
	2 3 4 5 6 7 8



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



	Revision Table	Description		
	Revisio	Date		
		Number Date		

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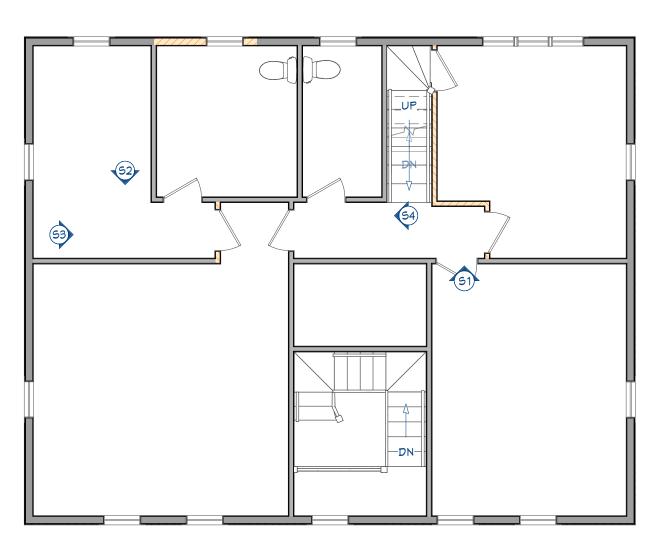
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SCALED FOR: 24" × 36"

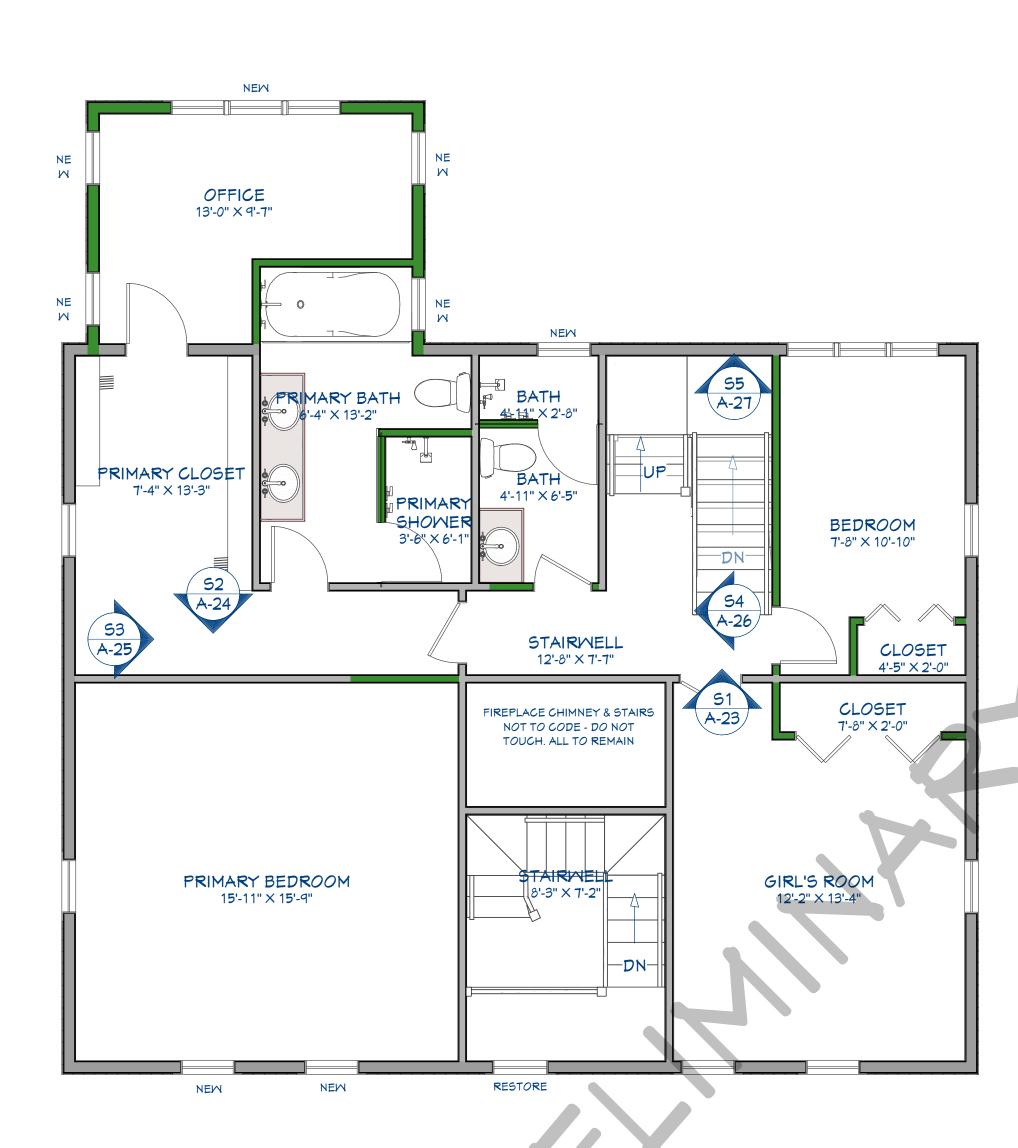
SCALE: SEE SCALE

ON DRAWINGS SHEET:

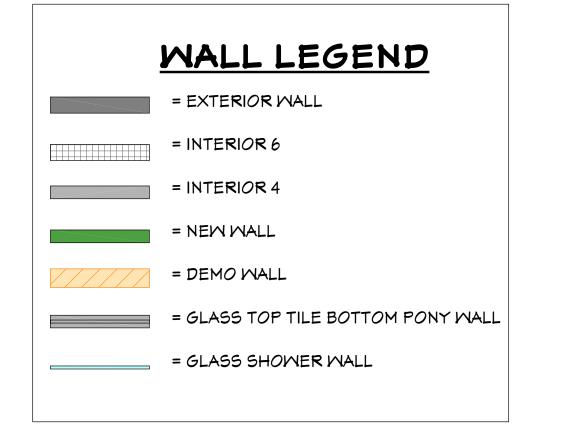


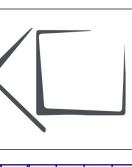
## EXISTING SECOND FLOOR PLAN

SCALE: 1/6" = 1'-0"









	Revision Table	Description		
	Revisio	ber Date		
		ber		

SECOND FLOOP

BLACK DOMBROWSKI 111 Gates Street Portsmouth, NH

CNIACI:

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1.331-2020

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> SCALED FOR: 24" × 36"

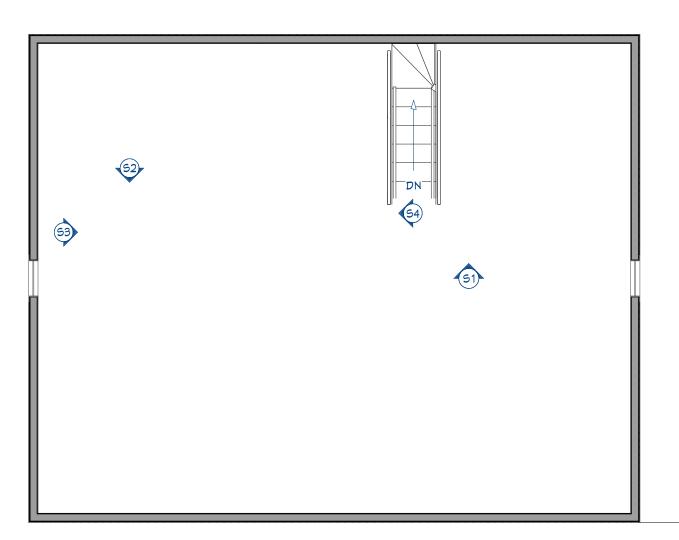
> SCALE:
>
> SEE SCALE
> ON DRAWINGS

SHEET:

A-12

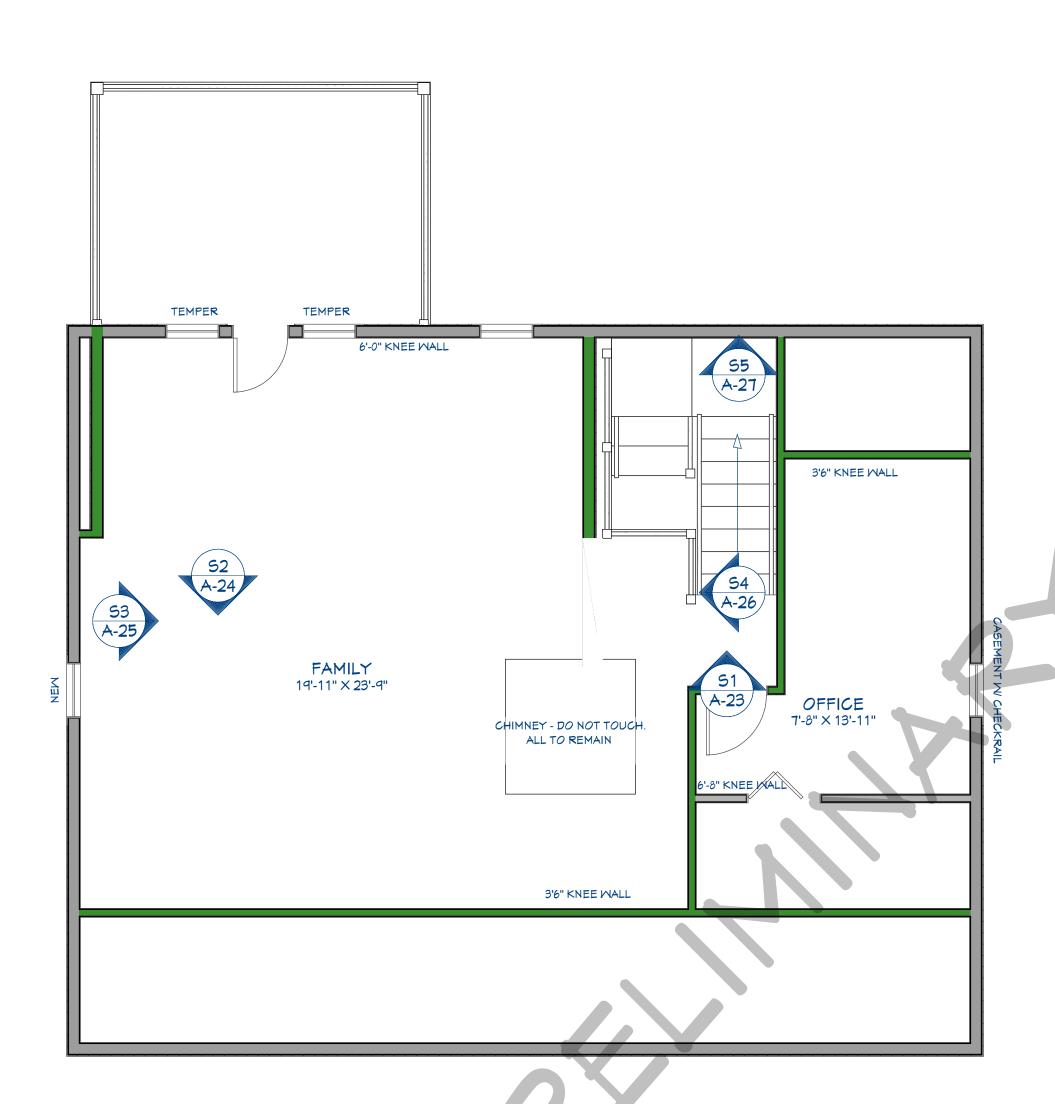
PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

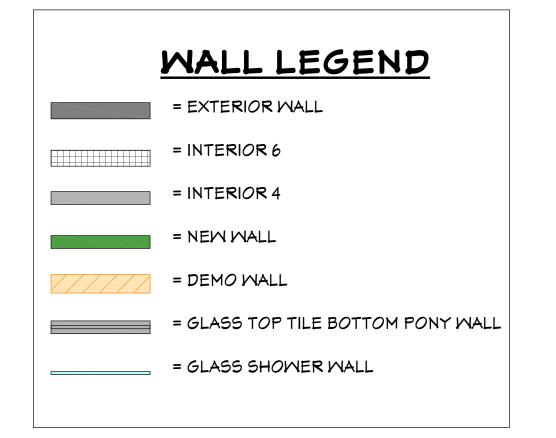


## EXISTING THIRD FLOOR PLAN

SCALE: 1/6" = 1'-0"

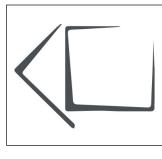






PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



	Revision Table	Description		
	Revisio	Date		
		umber Date		

エドフトトランド

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:

AMY DUTTON HOME

I WALKER STREET | KITTERY, M

Imy@amyduttonhome.com

DATE: 1/9/24

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SCALED FOR: 24" × 36"

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

## MINDOM SCHEDULE: MFG: MARVIN\_ ELEVATE

## FIRST FLOOR

3D EXTERIOR ELEVATION	NUMBER	IQTY	MIND R/O	OM SCH	EDULE HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	M01	3					SINGLE HUNG	1
	M02	2	28"×49"	27"	48"	MUD <b>R</b> OOM	SINGLE HUNG	1
	M03	4	28"×40"	27"	39"	KITCHEN	SINGLE HUNG	1
	M04	1	28"×40"	27"	39"	FAMILY	SINGLE HUNG	1
	M05	2	37"×57"	36"	56"	PLAYR <i>OO</i> M	SINGLE HUNG	1
	M06	2	28"×57"	27"	56"	PLAYR <i>OO</i> M	SINGLE HUNG	1

## **MINDOM NOTES:**

- 1 WOOD INTERIOR WITH WOOD EXTERIOR
- 2 HALF SCREENS ON ALL WINDOWS 3 INTERIOR WINDOW COLOR: WHITE
- 4 EXTERIOR WINDOW COLOR: PAINTED TO MATCH EXISTING
- 5 TRIM: REUSE EXISTING TRIM
- 6 MANUFACTURER: MARVIN ELEVATE
- 7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
- 8 EGRESS: BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH
- DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS. SECOND FLOOR SILLS MIN. 24" A.F.F. PROVIDE MIN. ONE DOOR OR WINDOW MEETING EGRESS REQ. IN BASMEENT, IN EACH SLEEPING ROOM, IN EACH POTENTIAL SLEEPING ROOM, AND OTHER LOCATIONS REQUIRED BY LOCAL CODE, IN SIZES REQUIRED BY LOCAL CODE. NOTE THAT CASMENT WINDOWS CODED BY MANUFACTURER AS MEETING EGRESS REQUIREMENTS TYPICALLY NEED TO BE ORDERED WITH SPECIFIC HARDWARE.
- 9 WINDOW TEMPERING: PROVIDE TEMPERED WINDOWS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.
- 10 WINDOW RO's: 1/4" or 1/2" on each OF THE (4) SIDES ALLOWED FOR WINDOW RO, TYPICAL. REVIEW FRAMING SIZE VS. RO SIZE. ADJUST PER MANUF. REQUIRMENT AND/ OR BUILDER PREFERENCE.
- 11 BASMENT WINDOWS: ADD BASEMENT WINDOWS AS REQUIRED TO MEET STATE AND LOCAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO EGRESS AND LIGHT / VENTILATION.

\*\*MULL WINDOWS TOGETHER WHEN APPROPRIATE

\*EGRESS = SIGNIFIES EGRESS (see window notes for specs)

## SECOND FLOOR

WINDOW SCHEDULE										
3D EXTERIOR ELEVATION	NUMBER	QTY	R/0	MIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FL00		
	M07	2	28"×55"	27"	54"	PRIMARY BEDROOM	SINGLE HUNG	2		
	M08	6	28"×55"	27"	54"	OFFICE	SINGLE HUNG	2		
	POM	1	28"×55"	27"	54"	PRIMARY BATH	SINGLE HUNG	2		
	M10	1	28"×55"	27"	54"	BATH	SINGLE HUNG - VINYL INTERIOR / WOOD EXTERIOR	2		

#### THIRD FLOOR

			IAUNE	ONICCUI	EDULE			
3D EXTERIOR ELEVATION	NUMBER	QTY	RIO	OM SCH MIDTH		ROOM NAME	DESCRIPTION	FLOOR
	M11	1	28"×55"	27"	<	OFFICE	CASEMENT W/ CHECKRAIL - EGRESS	3
	M12	1	28 3/4"X55"	27 3/4"	54"	FAMILY	SINGLE HUNG	3
	W13	2	28"X49"	27"	48"	FAMILY/DECK	DOUBLE HUNG	3
	M14	1	28"×37 7/16"	27"	36 7/16"	FAMILY	DOUBLE HUNG	3

# MARVIN ELEVATE™ COLLECTION **DOUBLE HUNG** 2-10 (864) 2-10 1/2 (876) 2-9 1/2 (851) 1-10 1/2 (572) 2-2 1/2 (673) 2-6 1/2 (775) 1-9 1/2 (546) 2-1 1/2 (648) 2-5 1/2 (749) 1-3 11/16 (398) 1-7 11/16 (500) 1-11 11/16 (602)

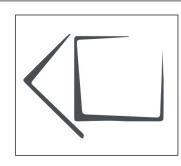


## Simulated Divided Lite (SDL)



An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an

MARYIN\_ DOUBLE-HUNG 6/6\_SDL



DATE:

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HOME 2022 SCALED FOR:

> 24" × 36" SCALE:

SEE SCALE

ON DRAWINGS

SHEET:

## DOOR SCHEDULE:

MFG: BROSCO / MARVIN

## BASEMENT

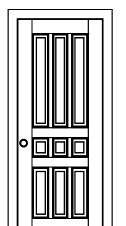
DOOR SCHEDULE										
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	MIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FL00R		
	D01	1	3068 R EX	36"	80"	BASEMENT	EXT. HINGED-DOOR E06	0		
	D02	1	5068 L/R EX	60"	80"	STORAGE SPACE	EXT. DOUBLE HINGED- DOOR E06	0		

## FIRST FLOOR

DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY				ROOM NAME	DESCRIPTION	FLOOR
	D04	1	2660 L EX	30"	72"	MUDROOM	EXT. HINGED-DOOR E06	1
	D05	1	2668 R IN	30"	80"	PLAYROOM/ UNSPECIFIED	HINGED-TS9000	1
	D06	1	3068 L EX	36"	80"	KITCHEN	EXT. HINGED-GLASS PANEL	1

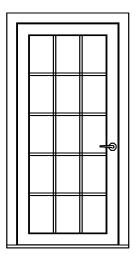
## DOOR NOTES:

- 1 DOORS SHALL BE 80"
- 2 ALL DOORS SHALL BE SOLID CORE 1-3/4" THICK
- 3 INTERIOR DOORS SHALL BE PTD. OR STAINED, VERIFY WITH DESIGNER
- 4 DOORS BETWEEN GARAGE AND LIVING AREA SHOULD BE 1-3/4" TIGHT FITTING SOLID CORE
- 5 EXTERIOR EXIT DOORS SHALL BE 36" MIN.
- NET CLEAR DOORWAY SHALL BE 32" MIN.
- DOOR SHALL BE OPEN-ABLE FROM INSIDE
- 6 GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
- 7 ALL GLAZING WITHIN 18IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING
- 8 ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- 9 BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS
- 10 PROVIDE FIRE-RATED AND / OR SELF-CLOSING DOORS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.

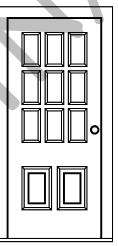


RIGHT FRONT DOOR

30" × 80"

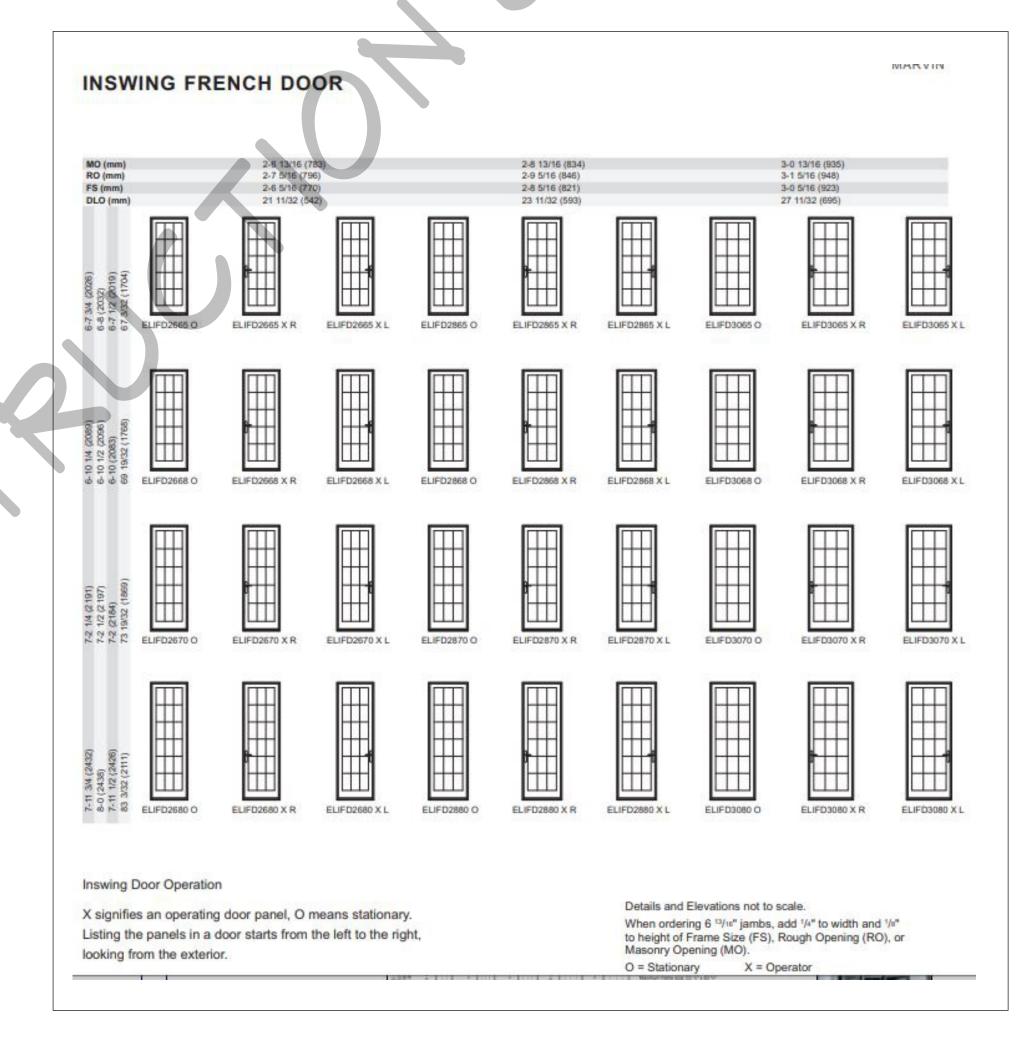


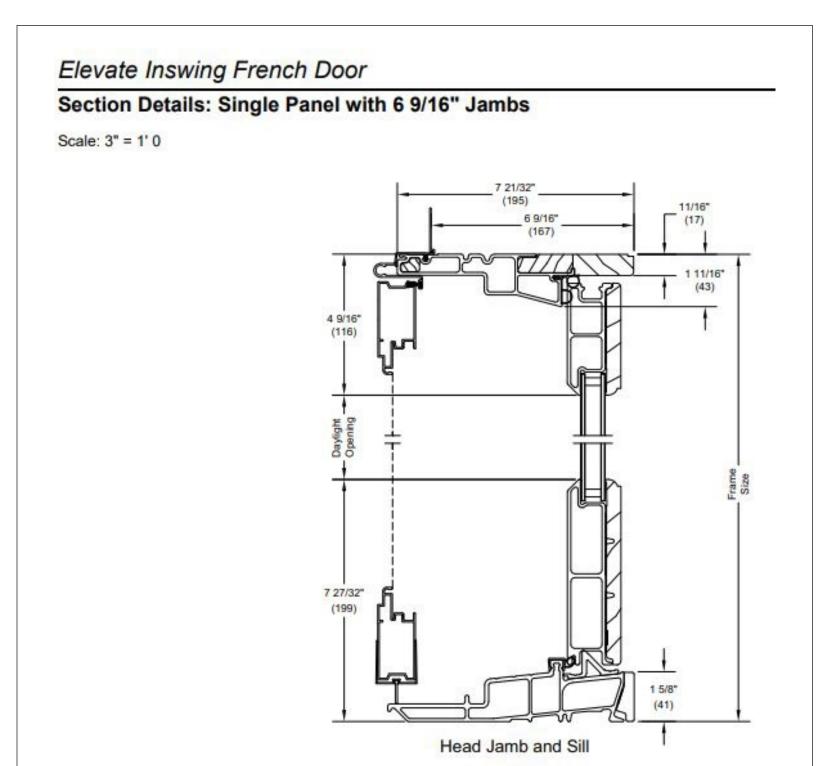
EXTERIOR DOOR KITCHEN/DECK



EXTERIOR HALF LIGHT DOOR

EXISTING MUDROOM, PROPOSED STORAGE & BASEMENT 36" × 80"







DATE: 1/9/24

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24" × 36" SCALE:

SCALED FOR:

SEE SCALE ON DRAWINGS SHEET:



FRONT LEFT SIDE YIEW



FRONT RIGHT SIDE VIEW



FRONT MAIN DOOR



## EXISTING NORTH ELEVATION | FRONT VIEW SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION | FRONT VIEW SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS SCALE: 1/4" = 1'-0"

SHEET: A-20

DATE: 1/9/24

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HOME 2022 SCALED FOR:

24" × 36" SCALE:

SEE SCALE

ON DRAWINGS



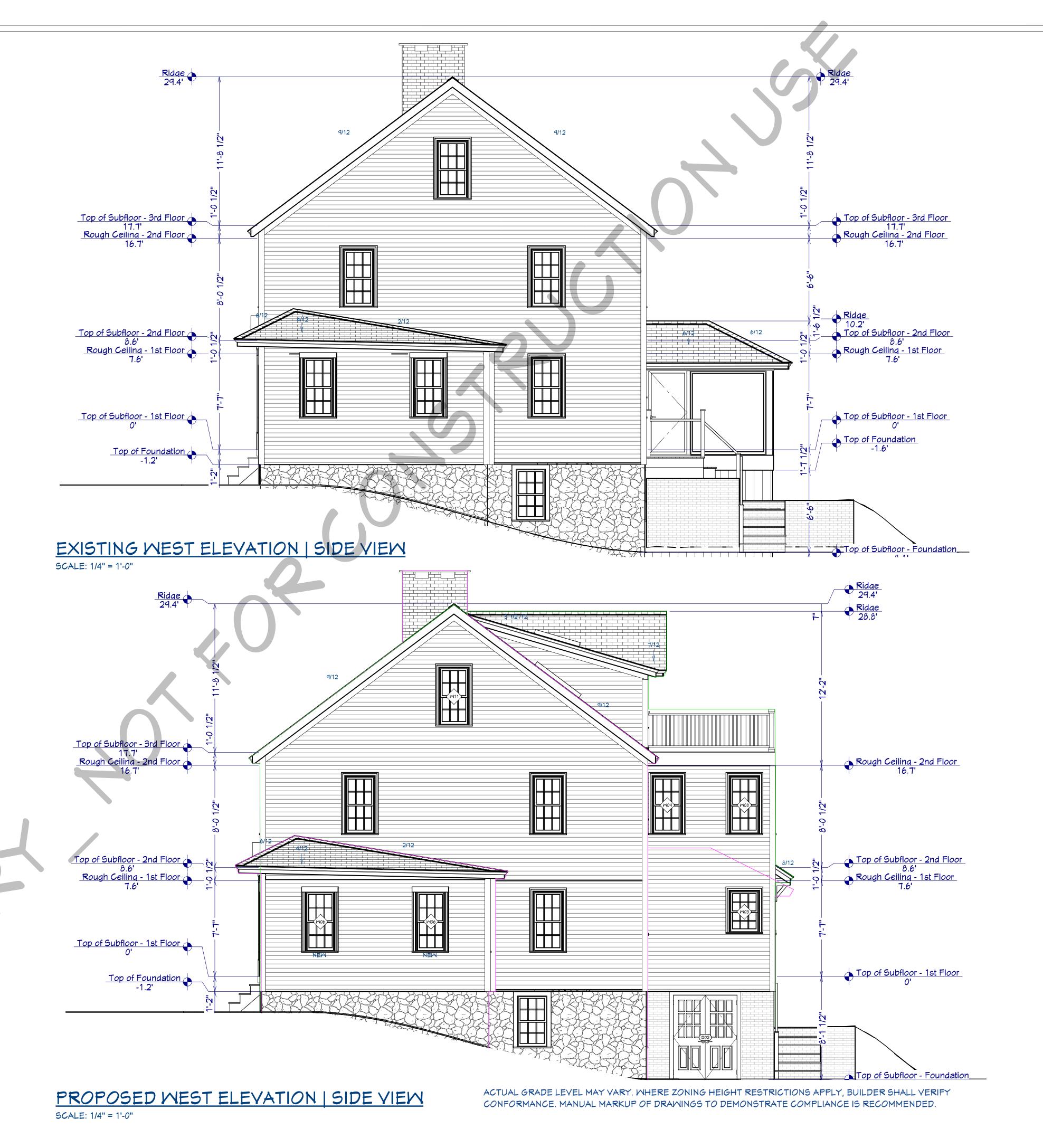
FRONT SIDE YIEW



BACK SIDE VIEW



ELEVATIONS
SCALE: 1/4" = 1'-0"



DATE:

1/9/24

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HOME 2022

SCALED FOR: 24" X 36"

SCALE:

SEE SCALE

ON DRAWINGS

SHEET:



FRONT SIDE VIEW



BACK SIDE VIEW



# EXISTING EAST ELEVATION | SIDE VIEW SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION | SIDE VIEW SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS
SCALE: 1/4" = 1'-0"

SHEET:

A-22

Revision Table

ate Description

EVATIONS

BLACK DOMBROMSKI 111 Gates Street Portsmouth, NH

CNIACI:

1Y DUTTON HOME

1ALKER STREET | KITTERY, ME

1y@amyduttonhome.com

1.337-2020

DATE:

1/9/24

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HOME 2022 SCALED FOR: 24" X 36"

SCALE:

ON DRAWINGS
SHEET:

Project Address: 28 Whidden Street

**Permit Requested:** Work Session

**Application:** Work Session A

#### A. Property Information - General:

#### **Existing Conditions:**

• Zoning District: General Residence B (GRB)

Land Use: <u>Residential</u>Land Area: 2,470 SF +/-

Estimated Age of Structure: <u>c.1850</u>
Building Style: Greek Revival

Number of Stories: 2.5
Historical Significance: N/A

• Public View of Proposed Work: Whidden Street

• Unique Features: <u>N/A</u>

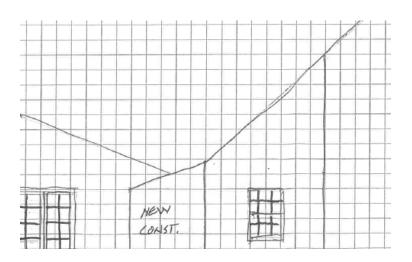
• Neighborhood Association: <u>South End</u>

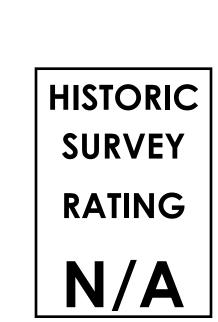
**B.** Proposed Work: Construction of a breezeway between the main structure and garage.

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

The project proposal includes the following:

• Construct a breezeway between the main structure and garage.







#### **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:** <u>124 State Street</u>

Permit Requested: Work Session

**Application:** Work Session B

### A. Property Information - General:

#### **Existing Conditions:**

• Zoning District: Character District 4 (CD4)

Land Use: <u>Residential</u>Land Area: 4,775 SF +/-

• Estimated Age of Structure: c.1815

Building Style: <u>Federal</u>Number of Stories: 3

• Historical Significance: Contributing

• Public View of Proposed Work: <u>State Street & Downtown</u>

• Unique Features: <u>N/A</u>

• Neighborhood Association: <u>Downtown</u>

B. Proposed Work: The construction of a detached garage.

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

The project proposal includes the following:

• The construction of a detached garage.







#### **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:** <u>6 Dearborn Street (#10)</u>

**Permit Requested:** Work Session

**Application:** Work Session #1

#### A. Property Information - General:

#### **Existing Conditions:**

• Zoning District: General Residence A (GRA)

Land Use: <u>Residential</u>
Land Area: <u>10,000 SF +/-</u>

• Estimated Age of Structure: c.1983

Building Style: <u>Cape Cod</u>Number of Stories: 1.5

Historical Significance: N/A

• Public View of Proposed Work: <u>Dearborn Street and Maplewood Avenue</u>

• Unique Features: <u>N/A</u>

• Neighborhood Association: <u>The North End</u>

**B.** Proposed Work: Exterior renovations and improvements

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

The project proposal includes the following:

• Exterior renovation and improvements.







#### **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















NO. DATE REVISION.

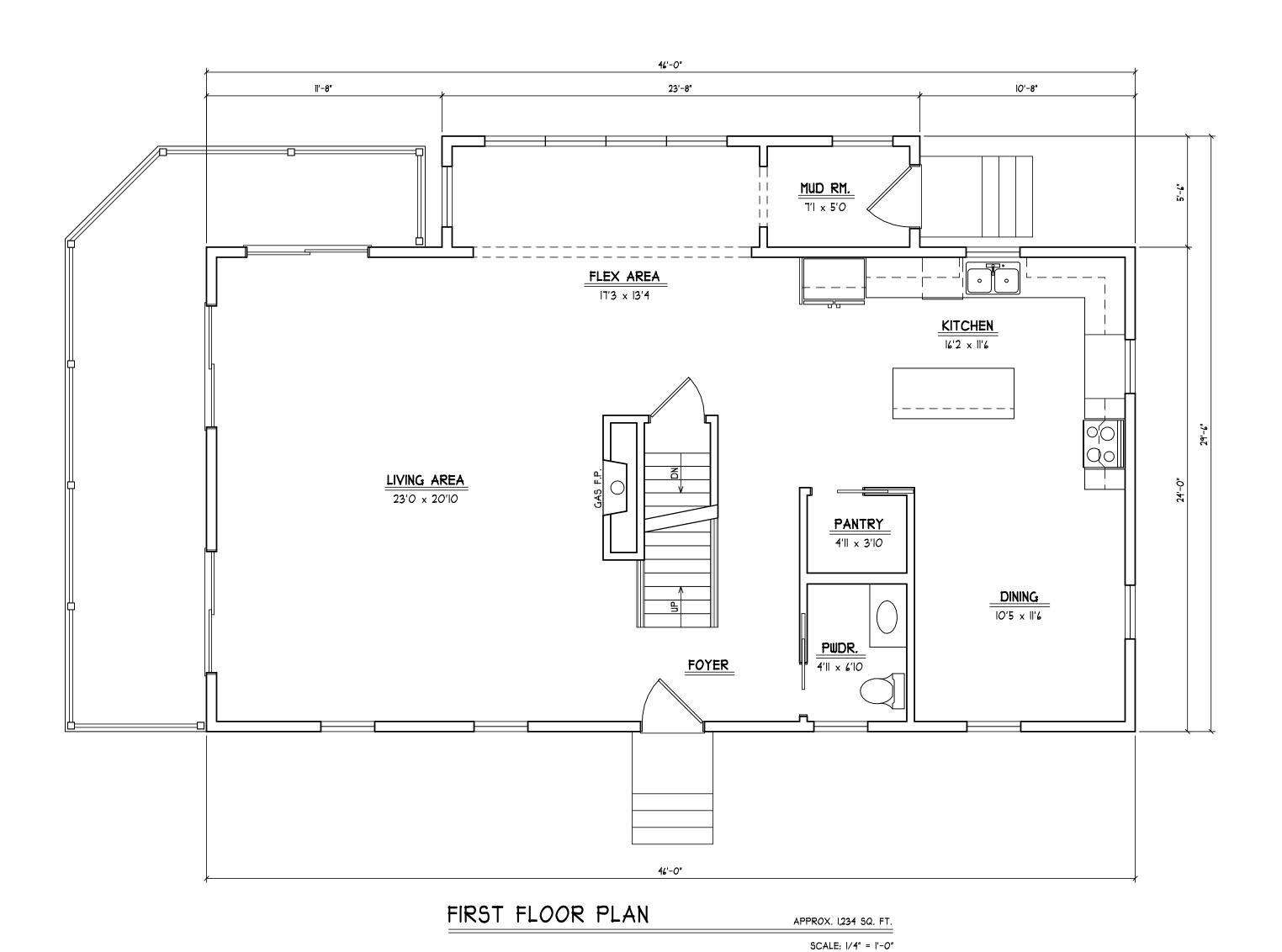
I 4/30/25 DEVELOPMENT OF PROPOSED PLAN

ELEVATIONS

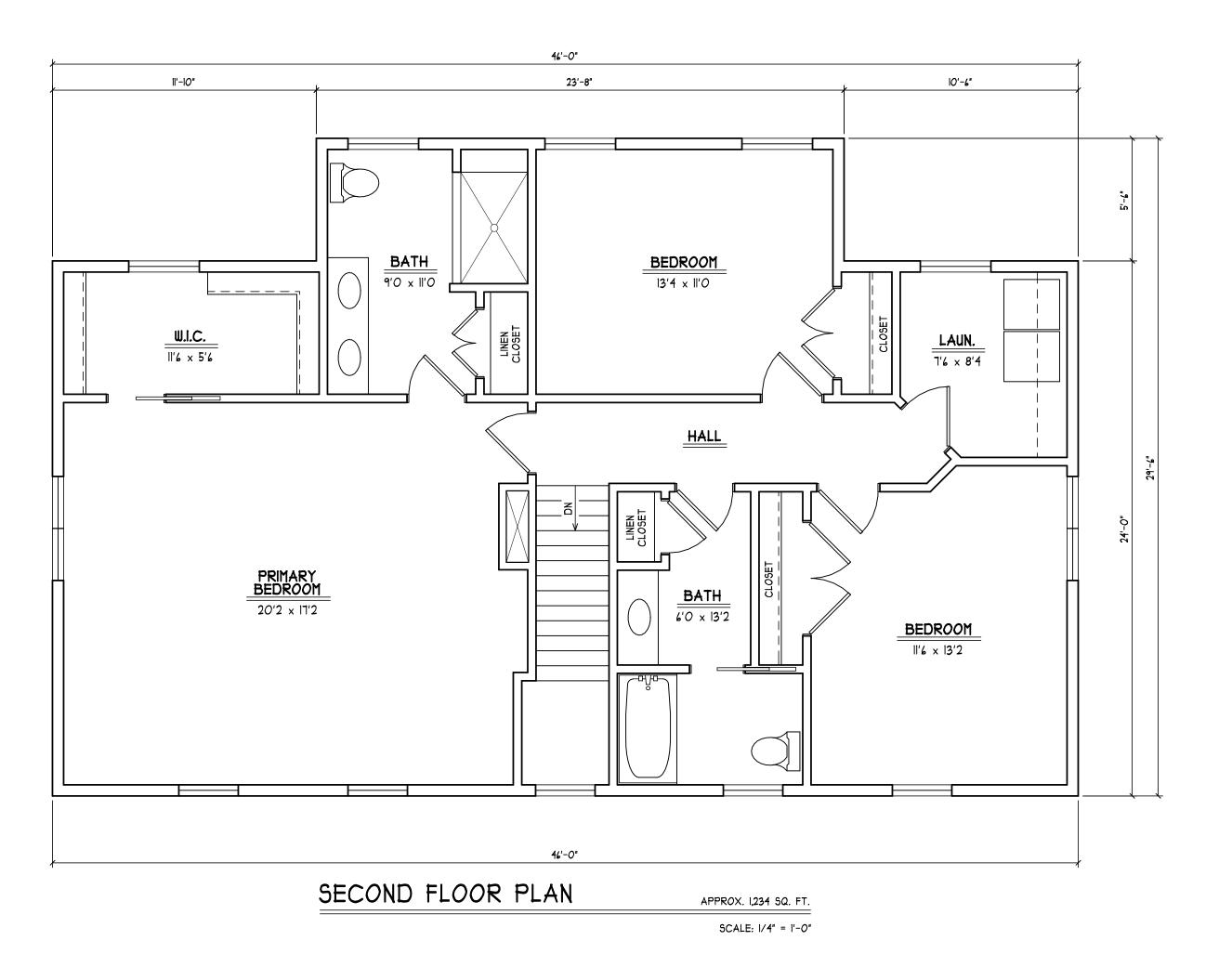
10 DEARBORN STREET PORTSMOUTH, NH

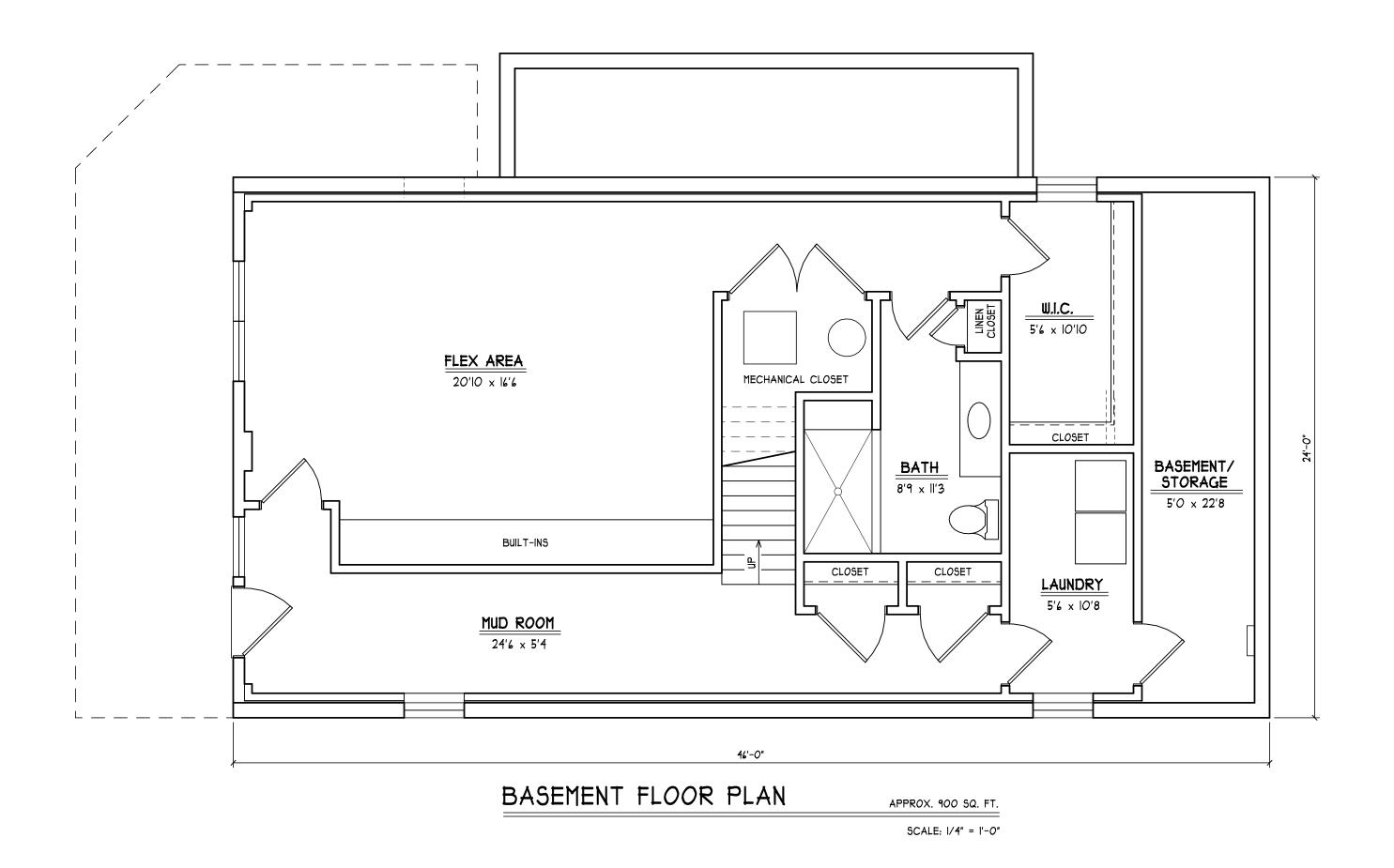
A-1

RENOVATION

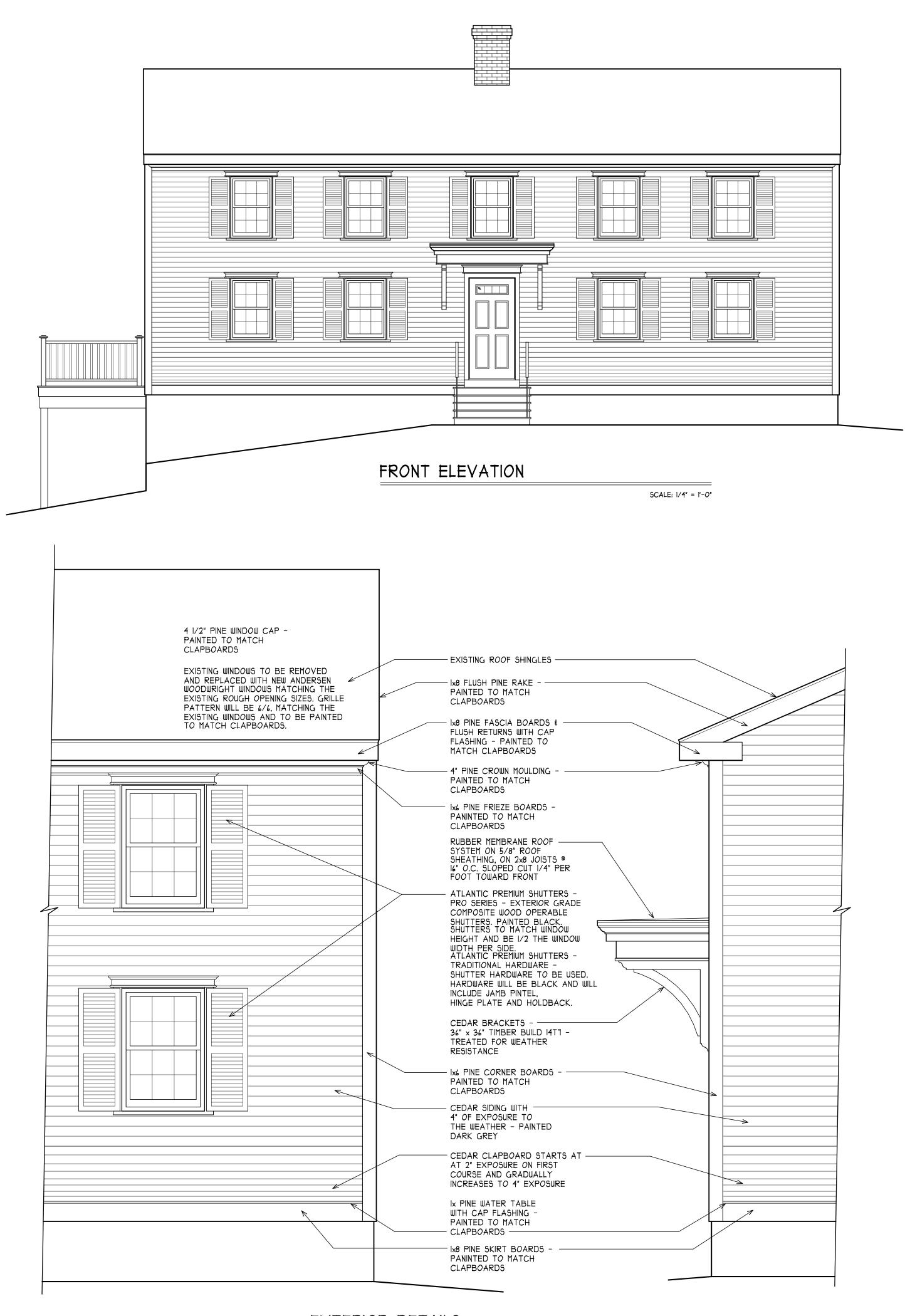


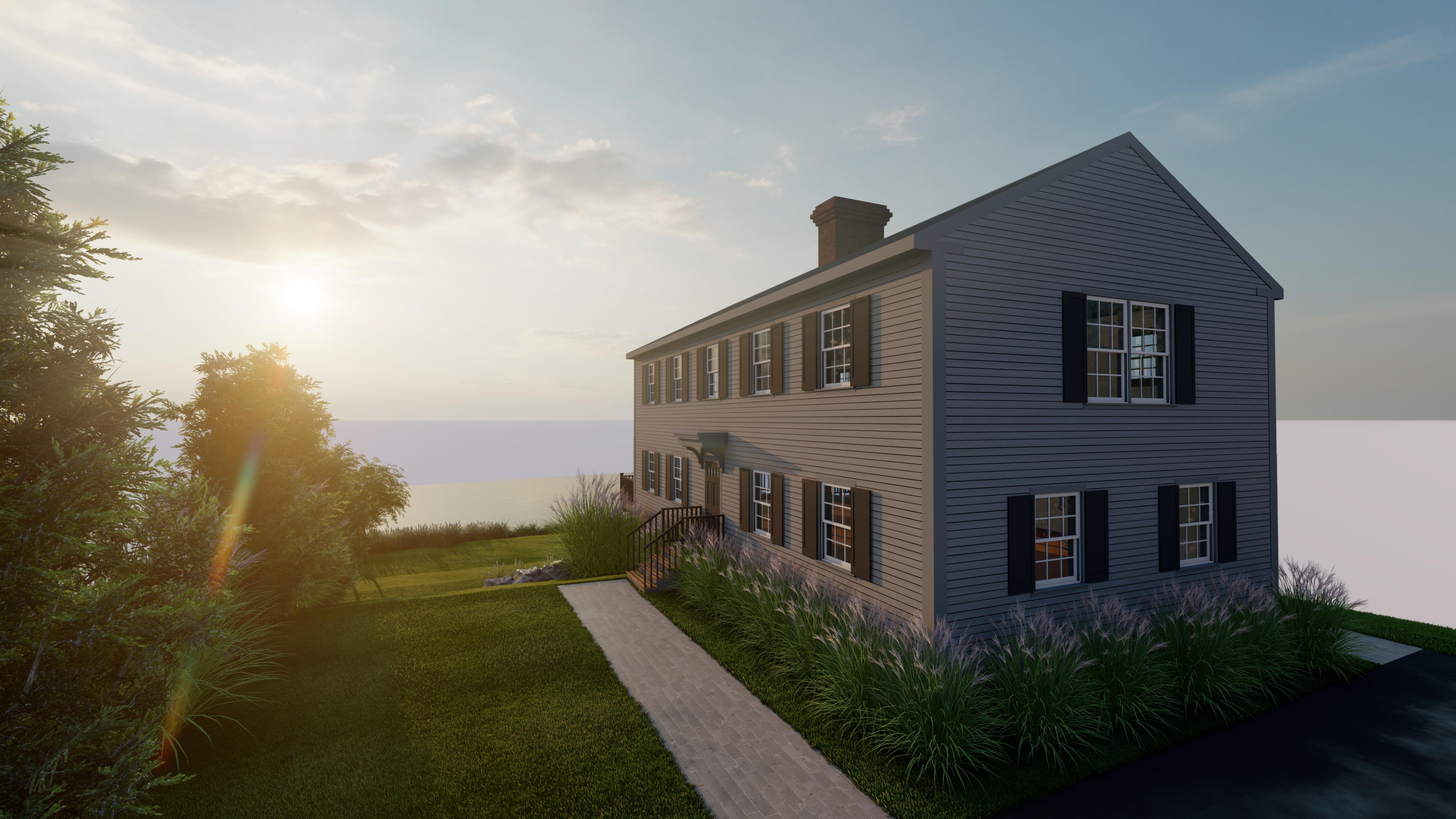
STONEARCH Development

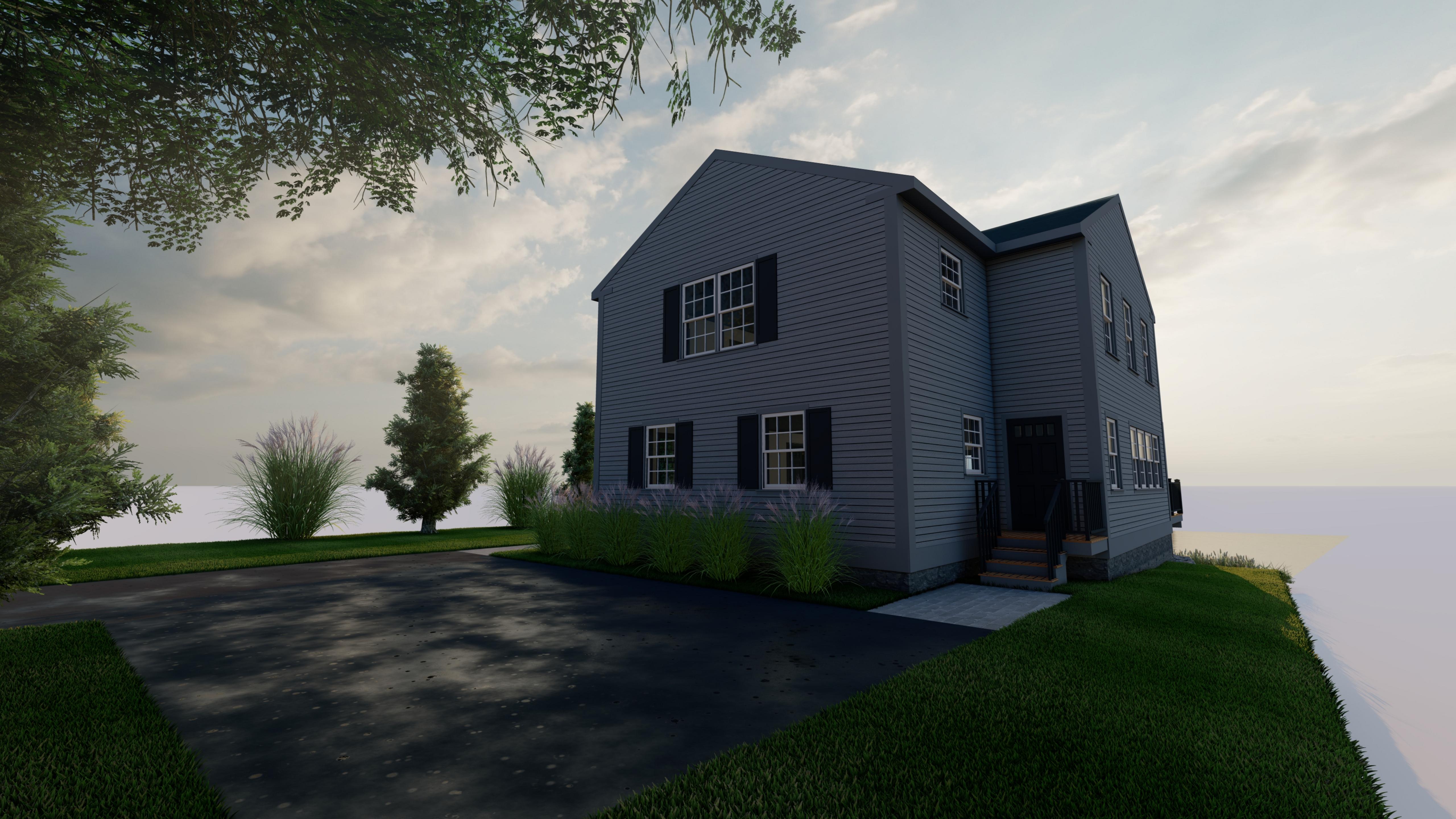


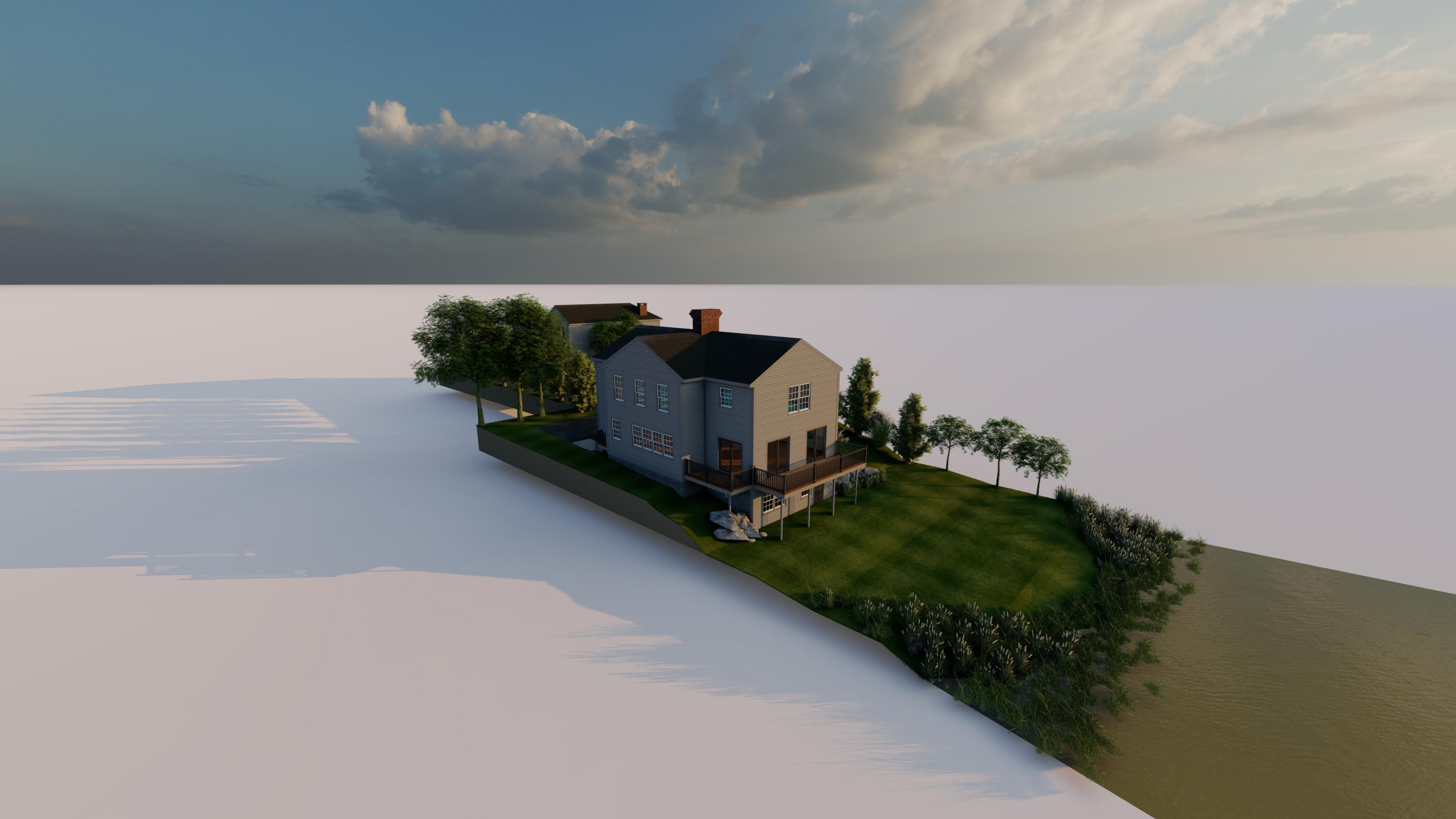


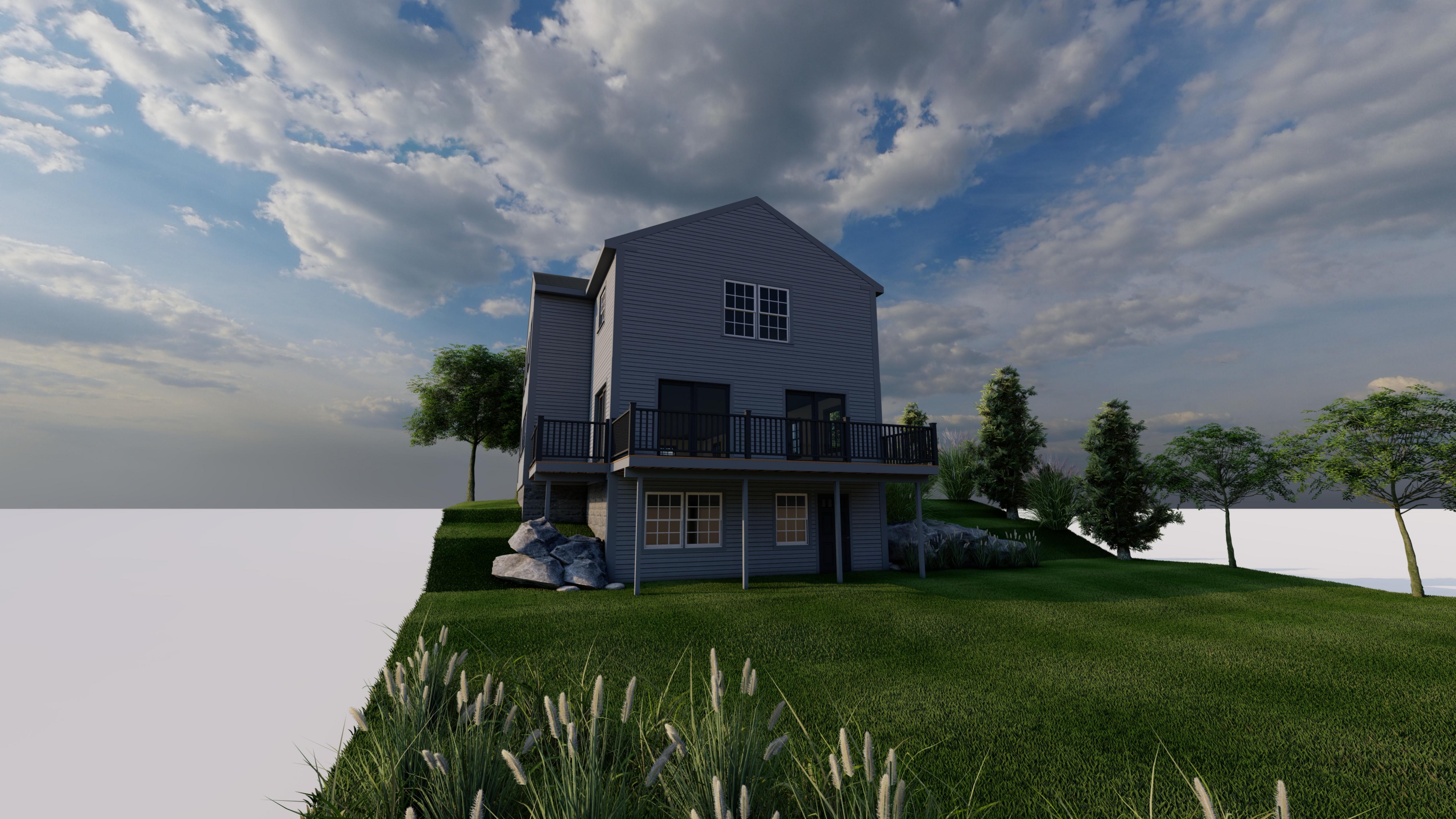
A-6











**Project Address:** 134 Pleasant Street

Permit Requested: Work Session

**Application:** Work Session #2

### A. Property Information - General:

#### **Existing Conditions:**

• Zoning District: Character District 4 (CD4)

Land Use: <u>Commercial</u>Land Area: 1.15 Acres +/-

• Estimated Age of Structure: <u>c.1947 rebuilt in</u>

<u>1978</u>

• Building Style: Modern

• Number of Stories: 1

• Historical Significance: Not Contributing

• Public View of Proposed Work: <u>Pleasant Street</u>

• Unique Features: <u>N/A</u>

• Neighborhood Association: <u>The South End</u>

**B. Proposed Work:** Exterior renovations and additions

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

The project proposal includes the following:

• Exterior renovation and additions





HISTORIC SURVEY RATING NC

#### **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
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#### **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 NARRATIVE**

Renovations and additions to the structure on Map 0116 Lot 30, with address 134 Pleasant Street. The banking area of the building will be partially redistributed to the new addition. The second floor of the existing building, will be repurposed from office use to Co-living residential use. The second floor of the new addition will also be Co-living use. The basement will be repurposed from storage, to become an underground parking garage.

- Add two stair and elevator additions.
- Add a new two-story building addition to the east of existing building.
- Relocate some of the parking spaces to the new underground parking garage, accessed by a ramp on rear (west) side of building; create more landscaped greenspace and pocket park.
- Relocate the existing drive through from the east elevation to the south elevation, this replaces the covered walkway structure.
- · Reclad the gray granite veneer with white granite veneer.
- Replace the existing windows and storefronts, add new windows for the residential units at second floor.
- Replace the membrane covered roof pyramid with a glass canopy penthouse porch at roof deck.

	DRAWING INDEX
Sheet #	Sheet Name

H0.0	COVER SHEET
H0.1	CONTEXT MAP & PHOTOS
H0.2	EXISTING PHOTOS
H0.4	HISTORIC TIMELINE
H0.5	HISTORIC NARRATIVE 1747-1952
H0.6	HISTORIC NARRATIVE 1953-2025
H1.00	SITE PLAN EXISTING & DEMO
H1.01	SITE PLAN PROPOSED
H2.10	SITE SECTIONS
H2.11	SITE SECTIONS
H2.20	FRONT ELEVATIONS
H2.21	REAR ELEVATIONS
H3.01	3D
H3.02	3D
H3.03	3D
H3.04	3D
H3.04	3D



# **134 PLEASANT STREET**

RENOVATION AND ADDITION

HISTORIC DISTRICT COMMISSION WORK SESSION 1

H0.0

**COVER SHEET** 

134 PLEASANT STREET PORTSMOUTH, NH 03801



07/25/2025



























127 PARROTT AVE 160 COURT ST

111 PARROTT AVE

143 PLEASANT ST, LANGDON HOUSE

H0.1

CONTEXT MAP & PHOTOS

134 PLEASANT STREET

PORTSMOUTH, NH 03801



1 CONTEXT MAP







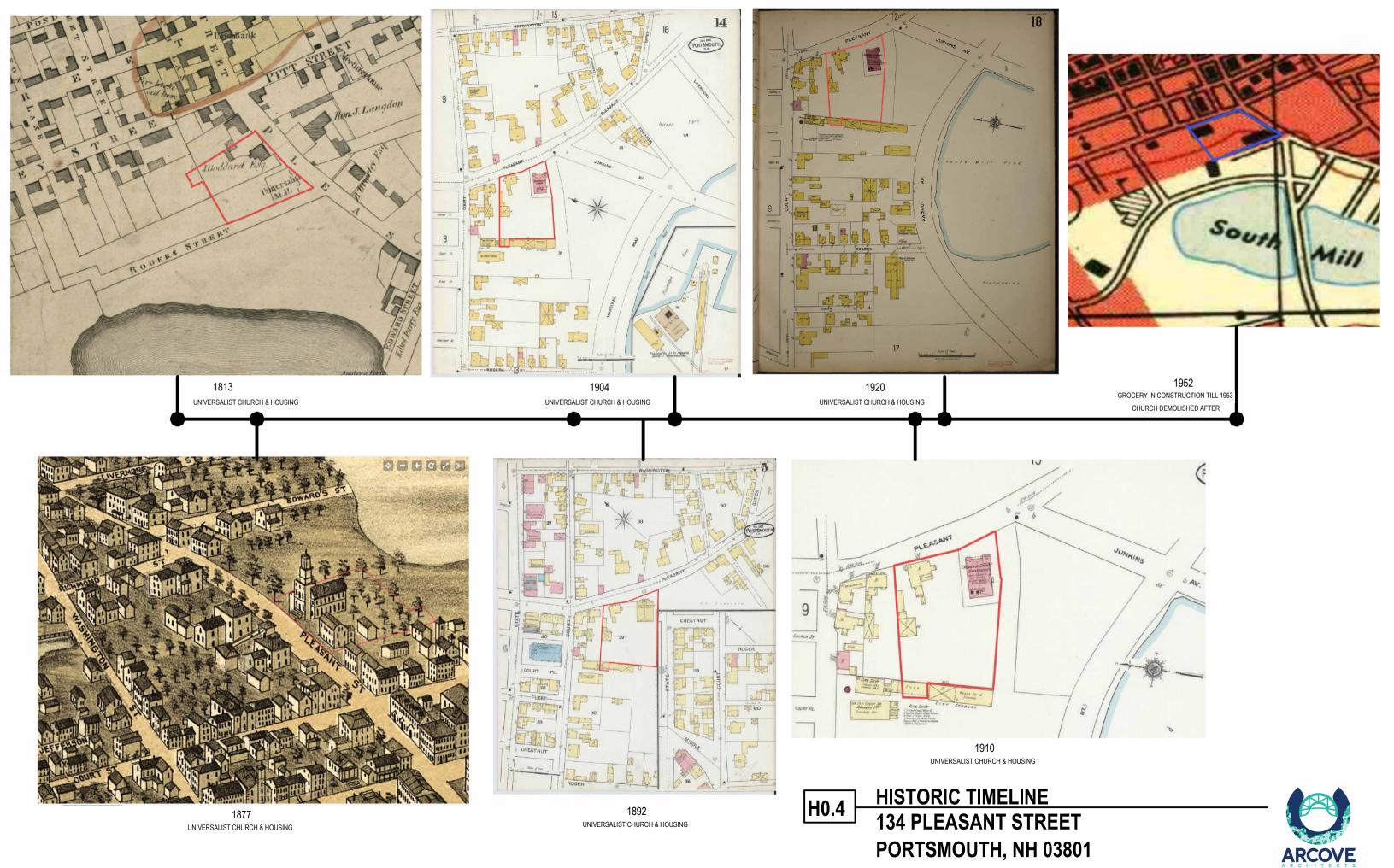


H0.2 EXISTING PHOTOS

134 PLEASANT STREET

PORTSMOUTH, NH 03801





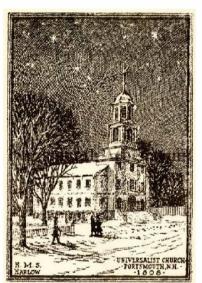
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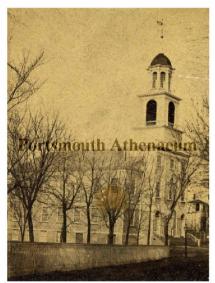
COPYRIGHT © 2025

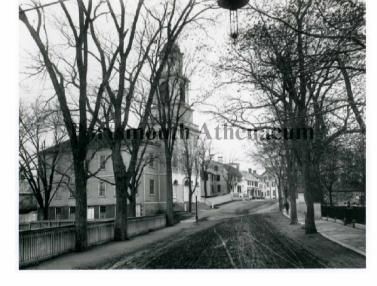




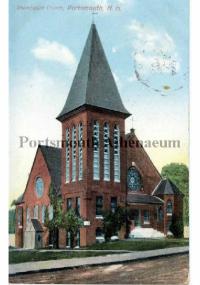
SAMUEL LANGDON HOUSE

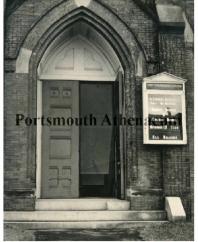






**UNIVERSALIST CHURCH 1808** 







The **Rev. Samuel Langdon** house was built in 1747 by Hopestill Cheswill, a reknowned master carpenter (who also built the John Langdon and Thomas Thompson Houses across the street). Samuel Langdon was born in Boston in 1722. At age 23 he officiated as an army chaplain at the first seige of Louisburg. In 1747 he hired Cheswill to built his gambrel house on Pleasant Street in Portsmouth. He resided there as minister of the Congregational Church (North Church). In 1774 Samuel Langdon was chosen president of Harvard College and resigned his Portsmouth ministry. After his death, his house passed through various decendents, including the Pickering and Goddard families; and was eventually bequeathed to the universalist church, being known as the Parsonage of the Universalist Church.

The Universalist Society was incorporated in 1793. The original wooden church was erected in 1807, its bell was cast by Paul Revere. In March, 1896, the church was destroyed by fire - fortunately the bell was preserved. The conflagration threatened to devastate the whole of Pleasant street with its invaluable houses.

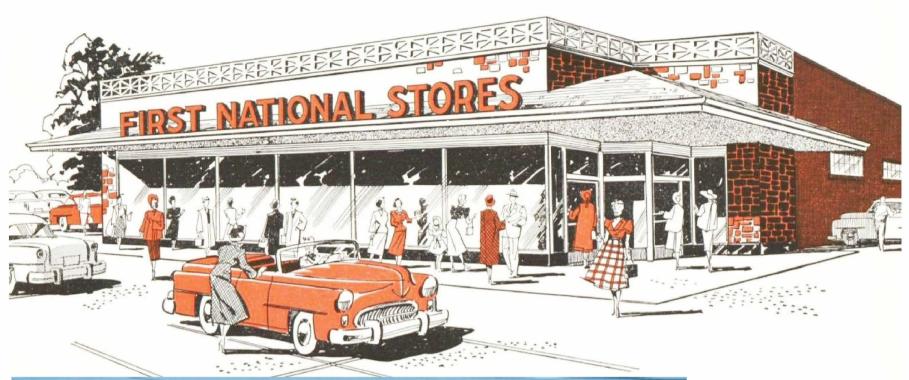
The church was rebuilt in brick in 1897 in a neo-romanesque style. In 1945, the Universalist Church formed a federation with the nearby Unitarian Church (known as the South Church) on State Street. The following year, the two congregations worshiped under the same roof while maintaining separate historical identifies of each parish. However in January 1947 the Universalist church burned again. As a direct result of the fire, the Unitarian-Universalist Church of Portsmouth, NH formed merging both churches. In 1951, the Universalist-Unitarian Church sold the old church lot and the Langdon Parsonage house to First National Stores, Inc. Upon great public outcry against proposed plans to demolish the parsonage house, it was sold, dismantled and moved to Old Sturbridge Village in 1952.

HO.5 HISTORIC NARRATIVE 1747-1952

134 PLEASANT STREET PORTSMOUTH, NH 03801



07/25/2025







**First National Stores, Inc.** purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged it with the other two lots, creating one lot large enough to support a modern grocery store with parking lot.

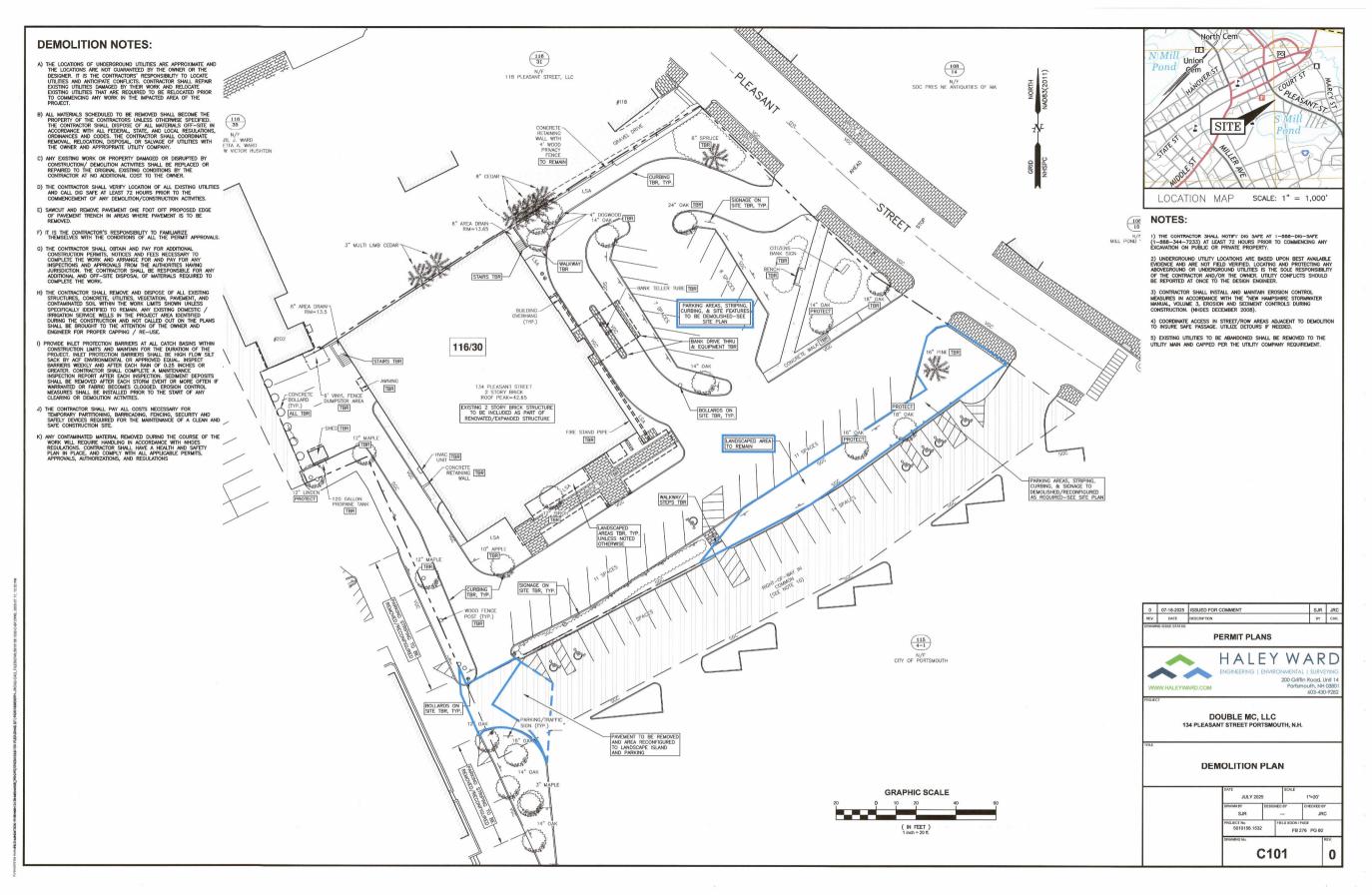
First National Stores, Incorporated was formed in April 1925 as a merger of three New England grocers; the John. T. Connor Company, Ginter Company and O'Keefe's, Incorporated. The Economy Grocery Company {Connecticut} was acquired in 1929. The Nicholson-Thackray Company {Rhode Island}, Davey Brothers Company {Connecticut} and Modern Grocery Company {also of Connecticut}, were bought during 1929, as well. With these mergers, First National Stores operated 2,002 units. They developed a prototype architectural design in the 1950's, with large storefront windows, and a decorative trellis banding along the wide flat roof. This style was replicated across the nation and became a basis of design for the mid-century supermarket chain. First National's "private label" merchandise underwent a massive re-labeling program during 1968, with new "Finast" branding used.

In 1978, Pic-N-Pay acquired First National Stores. In 1982, they sold the Pleasant Ave property to Portsmouth Trust Bank, preferring to focus on their existing Pic-N-Pay store on Islington Street. At this time the building underwent a major remodel, recladding the stone with brick and granite, and adding large canopies to the east and south. Porstmouth Trust sold to sold to First NH Bank, who later sold to Citizens Bank. In 1998 it was purchased by a private landowner, and then was sold in 2023 to the current owner & applicant (Double MC, LLC).

H0.6 HISTO

HISTORIC NARRATIVE 1953-2025
134 PLEASANT STREET
PORTSMOUTH, NH 03801

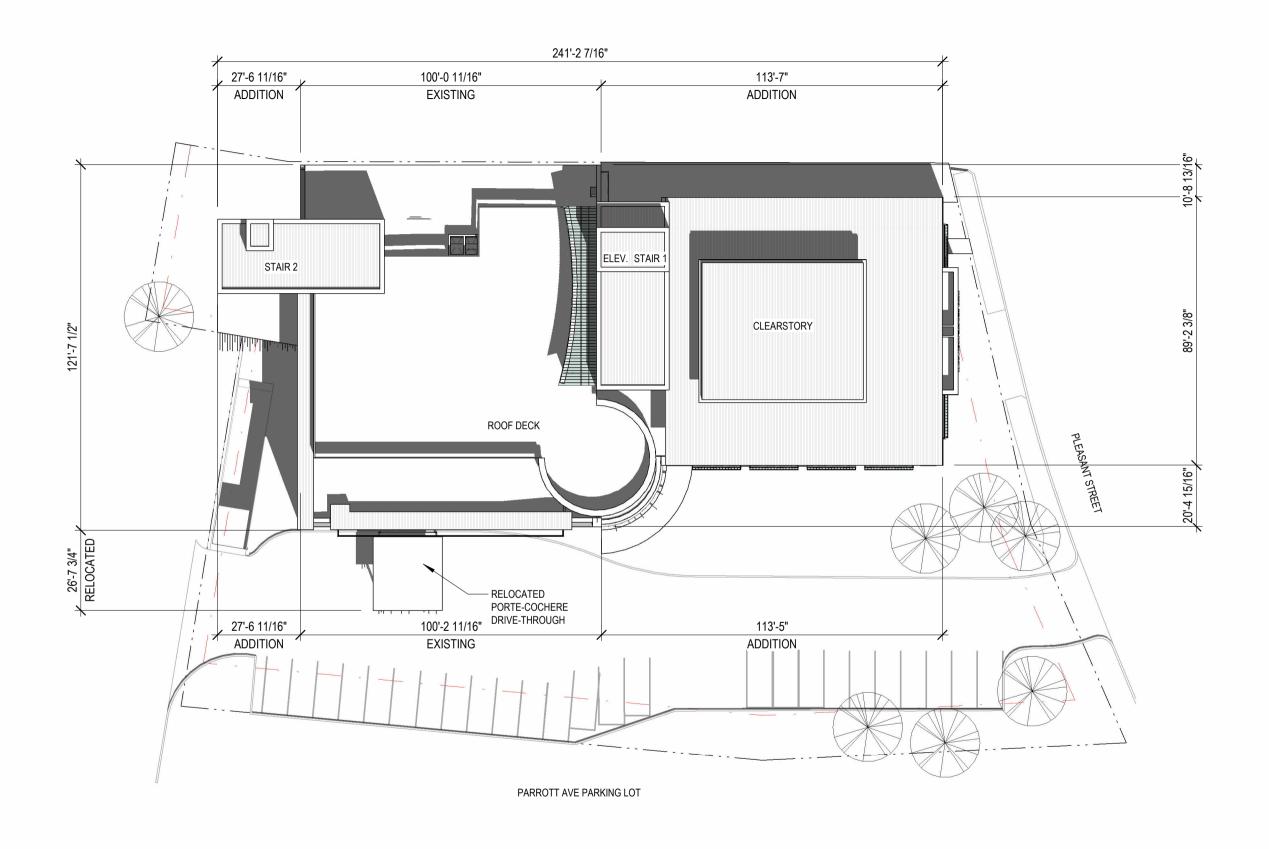




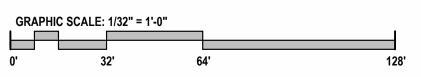
H1.00 SITE PLAN EXISTING & DEMO

134 PLEASANT STREET PORTSMOUTH, NH 03801









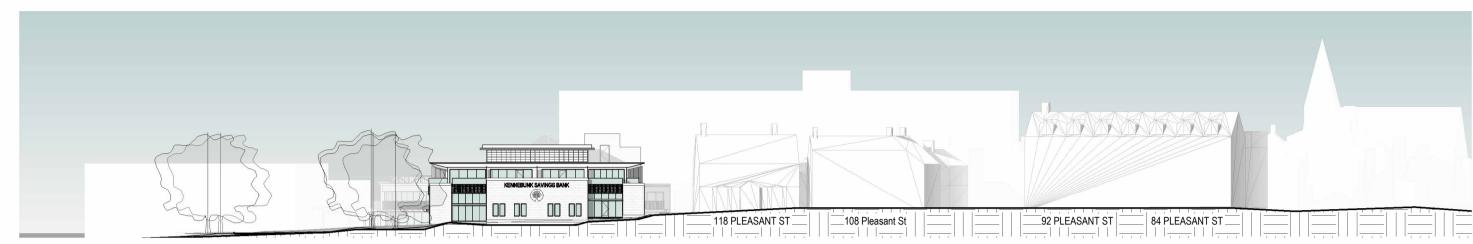


H1.01 SIT

SITE PLAN PROPOSED

134 PLEASANT STREET
PORTSMOUTH, NH 03801





1 SECTION THROUGH PLEASANT STREET (EAST ELEVATION)



SECTION THROUGH JOHN LANGDON PROPERTY (EAST ELEVATION BEYOND)

1" = 40'-0"

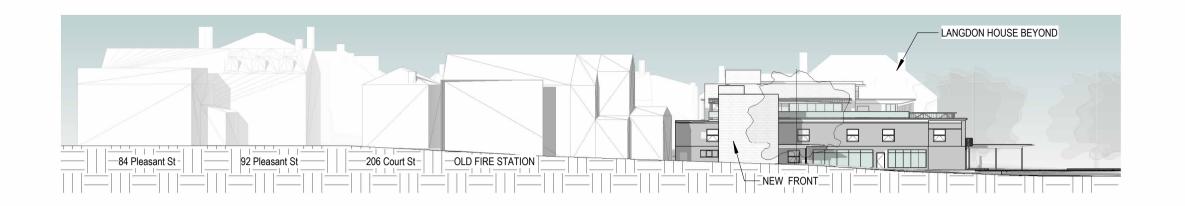


3 SOUTH SITE SECTION

1" = 40'-0"

H2.10 SITE SECTIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801





WEST SITE SECTION
1" = 40'-0"



NORTH SITE SECTION
1" = 40'-0"

H2.11

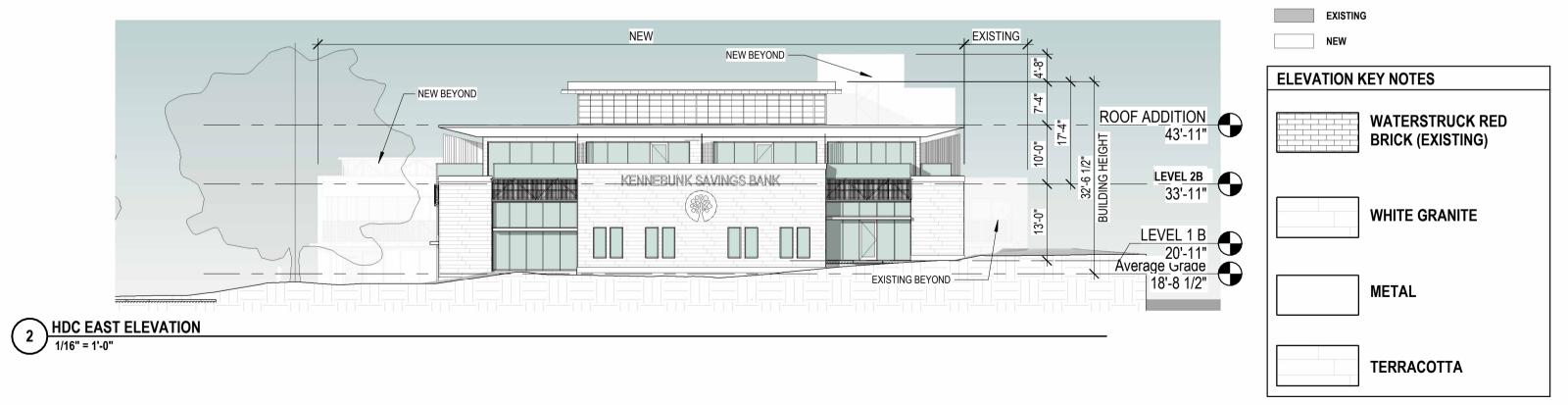
SITE SECTIONS

**134 PLEASANT STREET** PORTSMOUTH, NH 03801





1) HDC SOUTH ELEVATION 1/16" = 1'-0"

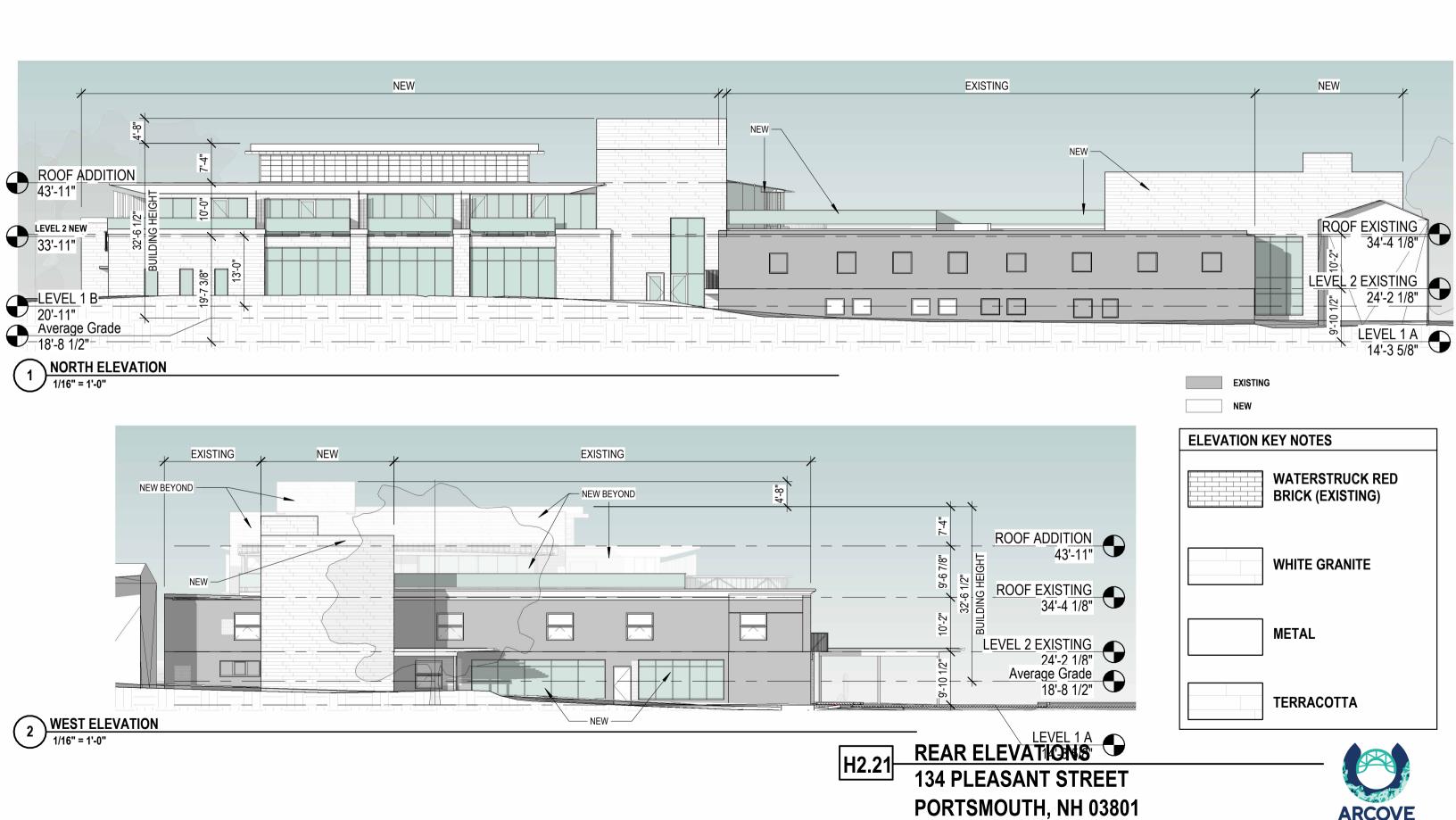


FRONT ELEVATIONS

134 PLEASANT STREET

PORTSMOUTH, NH 03801





07/25/2025



1. VIEW FROM PLEASANT STREET AT JUNKINS AVENUE



2. VIEW FROM JUNKINS AVENUE AT CITY HALL

H3.01

<u> 3D</u>

134 PLEASANT STREET PORTSMOUTH, NH 03801





1. VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.02

134 PLEASANT STREET PORTSMOUTH, NH 03801





## 1. VIEW FROM PLEASANT STREET



# 2. VIEW FROM JUNKINS AVENUE

H3.03

134 PLEASANT STREET PORTSMOUTH, NH 03801





1. VIEW FROM SOUTH MILL POND PARKING LOT

H3.04

134 PLEASANT STREET PORTSMOUTH, NH 03801

