

SUMMARY OF WORK:

REHABILITATION AND RELOCATION ON SITE

- Move existing "candy shop" structure approximately 25 feet to the south on same lot. Extend driveway to back of relocated candy shop.
- Rehabilitate existing structure (existing conditions are in various states of disrepair, with some non-compliant building code conditions):
 1. Replace siding and trim, install weather barrier and flashing on repaired sheathing as required for weather tight building envelope.
 - A. Replace wood shingles in kind.
 - B. Replace novelty dutch lap siding with wood clapboard siding.
 - C. Replace (abate hazardous material) asbestos shingle siding with wood shingle siding.
 - D. Replace wood trim in kind. Infill missing pieces.
 2. Remove aluminium triple track storm windows at gable structure.
 3. Remove plywood panel over broken attic window.
 4. Replace single-pane "brocco style" double hung windows at gable structure, and fixed storm windows at porch, with double-hung double-pane simulated divided light Marvin windows, aluminum clad wood (same sizes as existing).
 5. Respace slightly, the porch front windows and door to allow for structural reinforcement of corner studs and door jambs, to comply with structural code. Currently framed with single stud at these locations.
 6. Remove deteriorated wooden steps and hand rails, replace with granite steps.
 7. Provide new foundation compliant with structural code for foundations within flood zone: reinforced concrete, clad with brick, install crawlspace flood vents as required by code.
 8. Replace one rear double hung window with a wooden paneled carriage style lifting door.
 9. Replace gutters and downspouts in kind (aluminum, K profile)
 10. Replace roofing shingles in kind (asphalt shingle)
 11. Remove front aluminum storm door. Replace front inner wooden door with new wooden door (in kind).
 12. Replace side wooden door with new wooden door (in kind).

SHEET LIST

- A.01 COVER
- A.02 EXISTING CONDITION
- A.03 EXISTING CONDITION, DETAILS
- A.04 HISTORIC TIMELINE
- A.11 SITE PLAN
- A2.1 ELEVATIONS
- A2.2 PERSPECTIVE, MARCY ST
- A2.3 PERSPECTIVE, PARTIDGE ST
- A.31 MATERIALS
- A.32 MATERIALS - WINDOWS



445 MARCY STREET

**PUBLIC HEARING
MAY 16, 2025**

A.01 **COVER**
445 MARCY STREET
SCALE:
5/16/2025



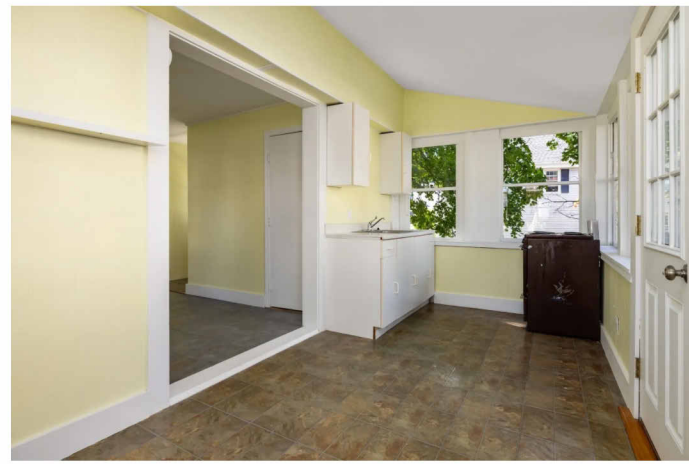


- Gable portion of structure, circa 1920
- 12' X 16'
 - Origins as an accessory building in New Castle NH.
 - Attic structure - lack of ridge beam, joist sizing, and rough hewn widely spaced roof decking indicates this was built for utilitarian use.
 - Wood siding is Dutch-lap (aka, Novelty, German, Drop) style clapboards with shingles at gable.
 - single pane wood double hung replacement windows (Brosco style) with aluminum storm windows
 - Moved to Marcy Street in Portsmouth in late 1950's.



- Shed addition, and concrete block foundations - circa 1955 (Portsmouth)
- 8' X 16'
 - built when gable structure moved to site
 - asbestos siding
 - crawlspace
 - fixed wood storm windows
 - bead board floor decking

- Interior
- living/bed room
 - porch with partial kitchen
 - 3/4 bathroom
 - 4x12 & 12x12 ceramic tile flooring



A.02 **EXISTING CONDITION - CANDY SHOP**
445 MARCY STREET

SCALE:
5/16/2025





ASBESTOS SIDING



STORM WINDOW, TRIM & SIDING DETAIL



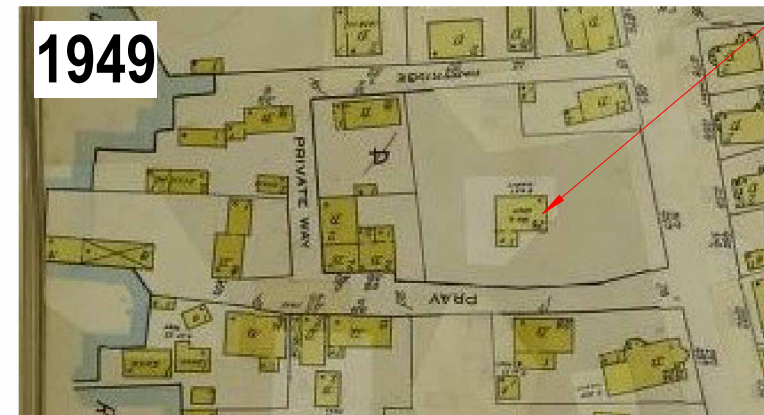
FASCIA TRIM DETAIL



ATTIC WINDOW



STORM WINDOW, TRIM & SIDING DETAIL



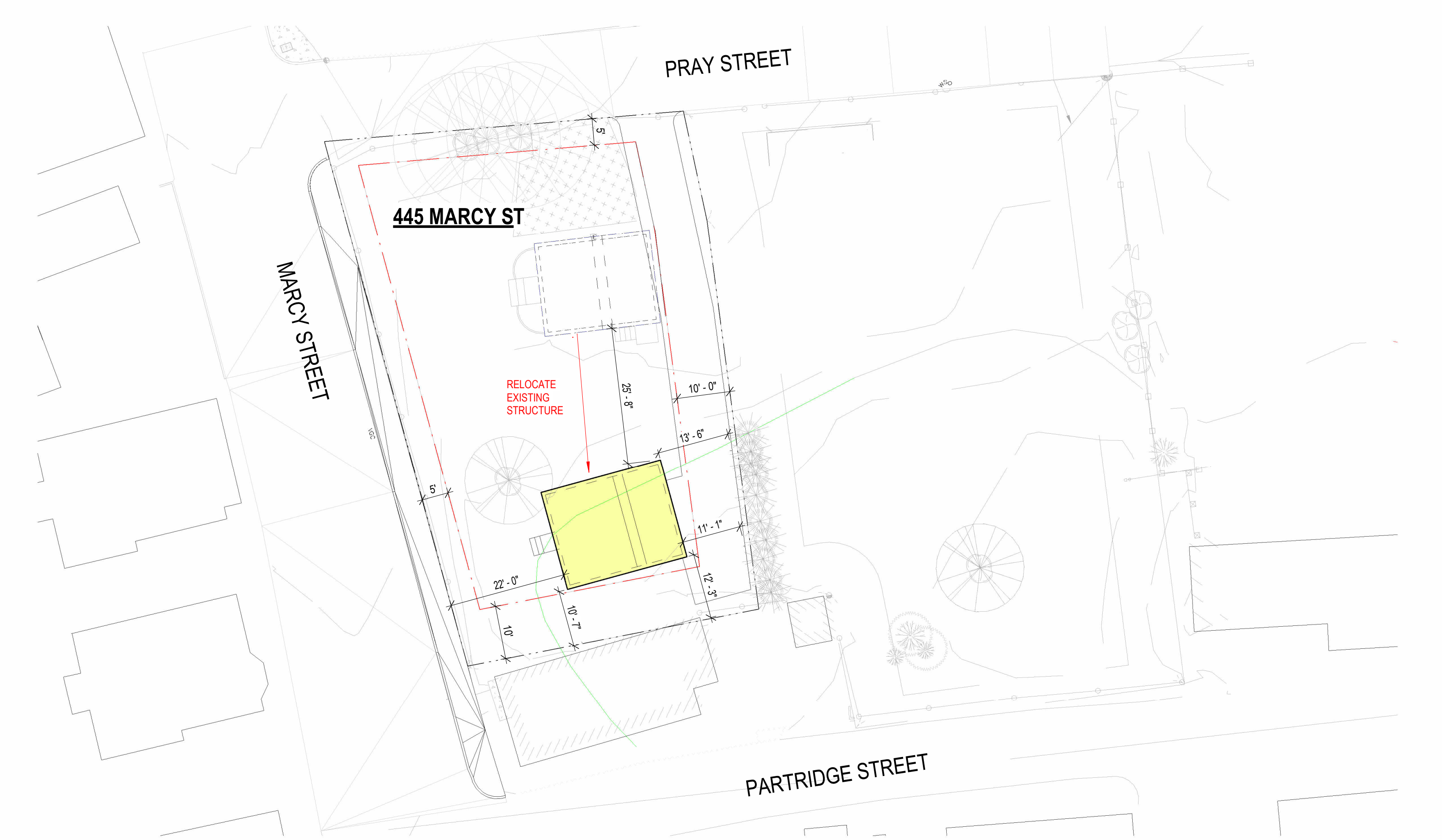
Humphrey Fernald (1741 - 1766) built house
Captain Thomas Dalling (1766 - 1777)
Mary & John Hart (1777-1785)
George & Nancy Janorin (1785-1856)
Hall Varrell (1856-1898)
May V Brown (1889 - 1954)
Ashley Jones (1955 - 1994) demolished house
James Sanders (1994-)

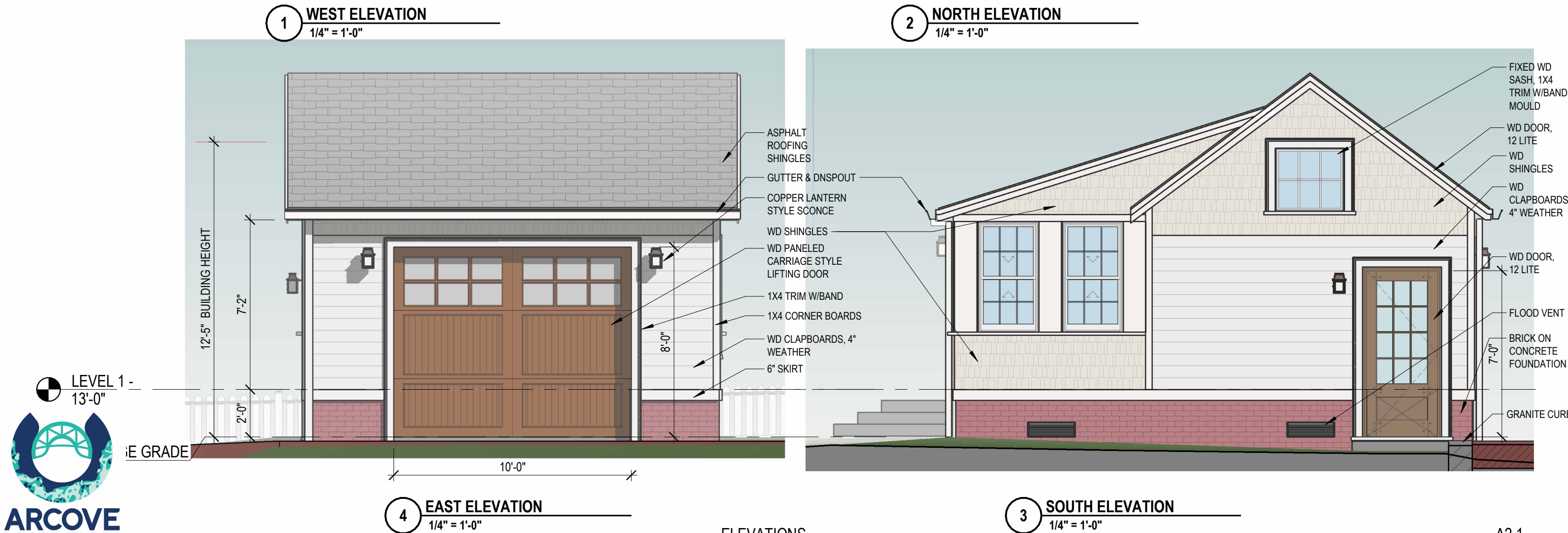
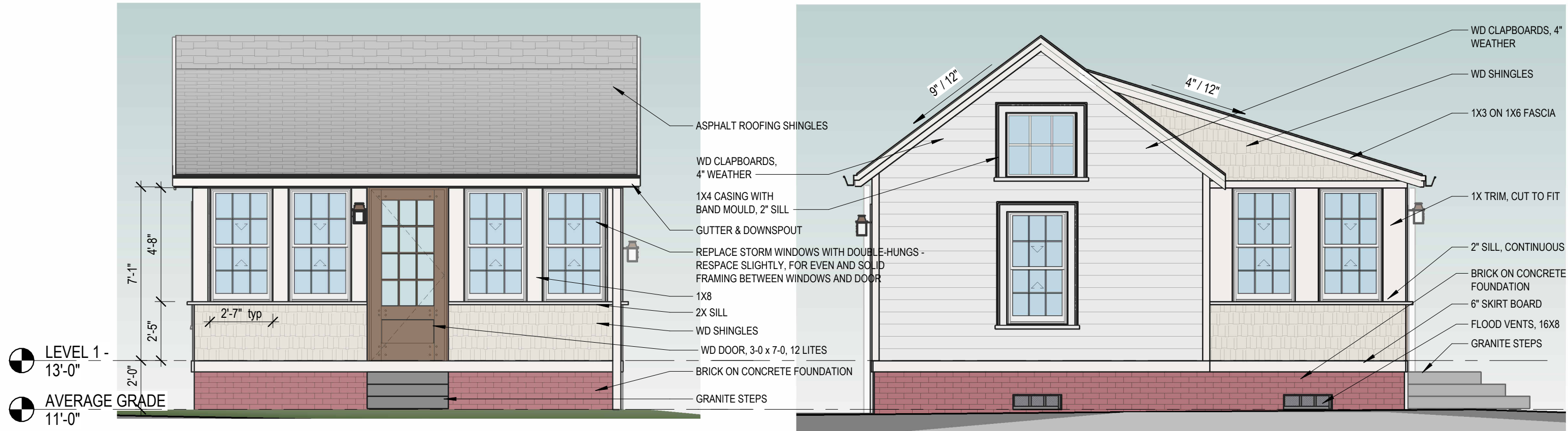


A.04

HISTORIC TIMELINE Candy shop
445 MARCY STREET

SCALE:
5/16/2025









REAR OF STRUCTURE,
BEYOND PLANTINGS



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



ALUMINUM GUTTERS, PAINTED

Available in 5" to 12"
Available in 26' lengths

- 5" Lipped Box PDF
- 7" Lipped Box PDF
- 6" Lipped Box PDF
- 8" Lipped Box PDF



WOOD (CEDAR) PANELED CARRIAGE STYLE OVERHEAD DOOR
Manufacturer: RICHARD WILCOX (or equivalent)
Series: Landmark™ Rockwood
1" cedar boards on 2" insulated steel panels, SDL 2x6-lite glazing

MORIN OLD PORT BLEND RED RANGE

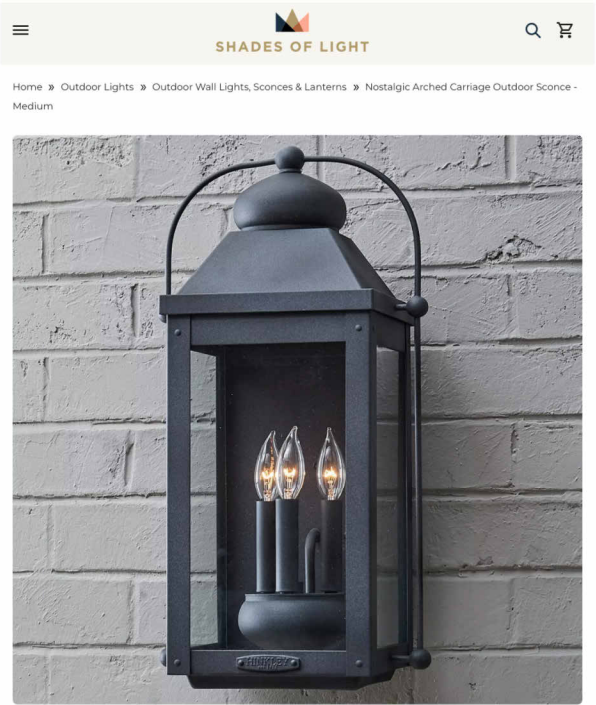
REQUEST A SAMPLE

Category: Face & Thin Brick



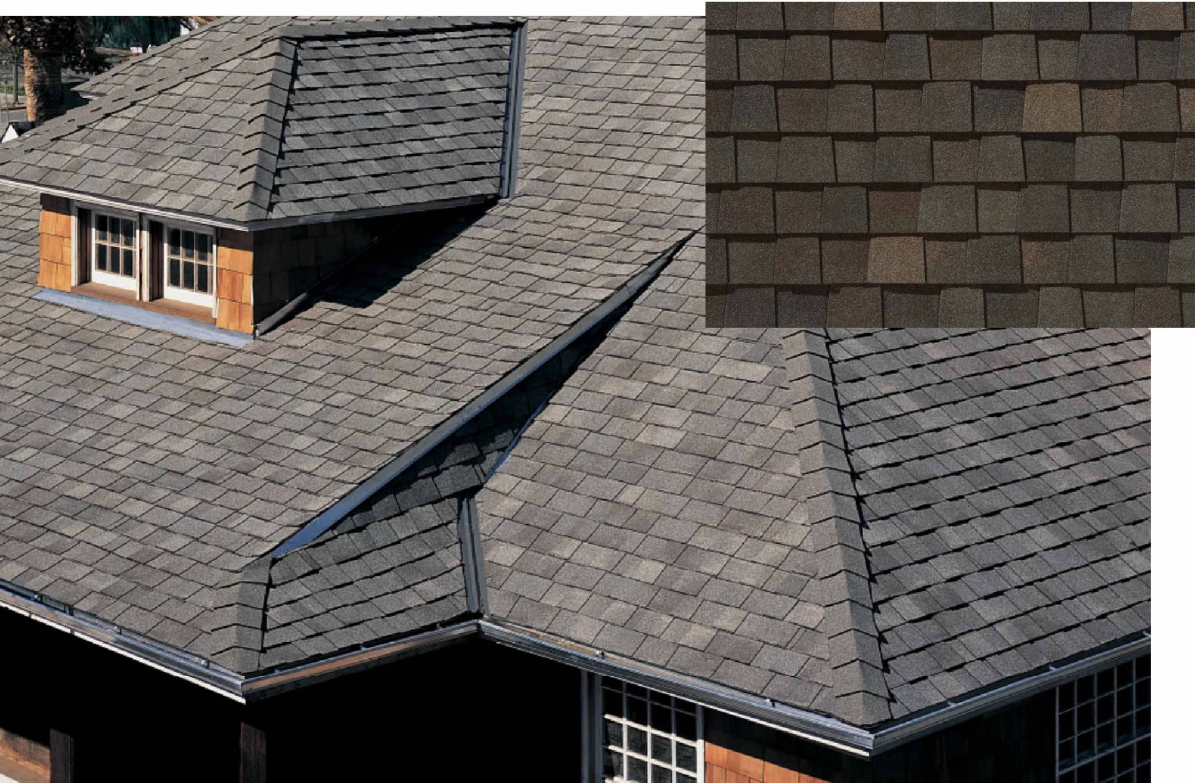
F-37512U
2'-6", 2'-8",
3'-0" x 6'-8"

ENTRY DOOR
SIMPSON
12 LITE WOOD



Nostalgic Arched Carriage Outdoor Sconce
- Medium

AT SIDE AND BACK PORCHES, PRAY ST
ELECTRIC OPTION
NOSTALGIC ARCHED CARRIAGE OUTDOOR SCENCE
MEDIUM
RUBBED BRONZE FINISH
SHADES OF LIGHT, CO

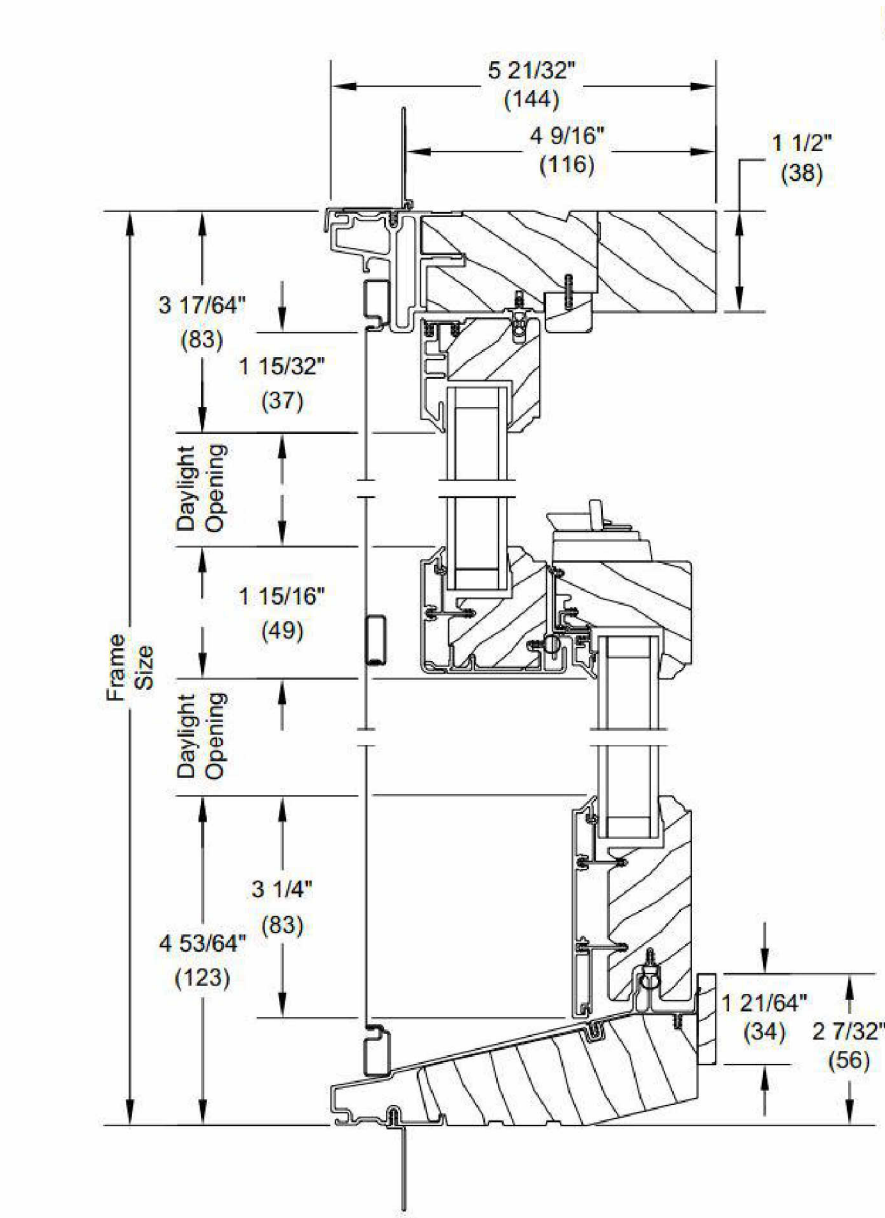


ROOFING SHINGLES
CERTAINTED, LANDMARK TL LAMINATED ASHPALT SHINGLES
SHENANDOAH



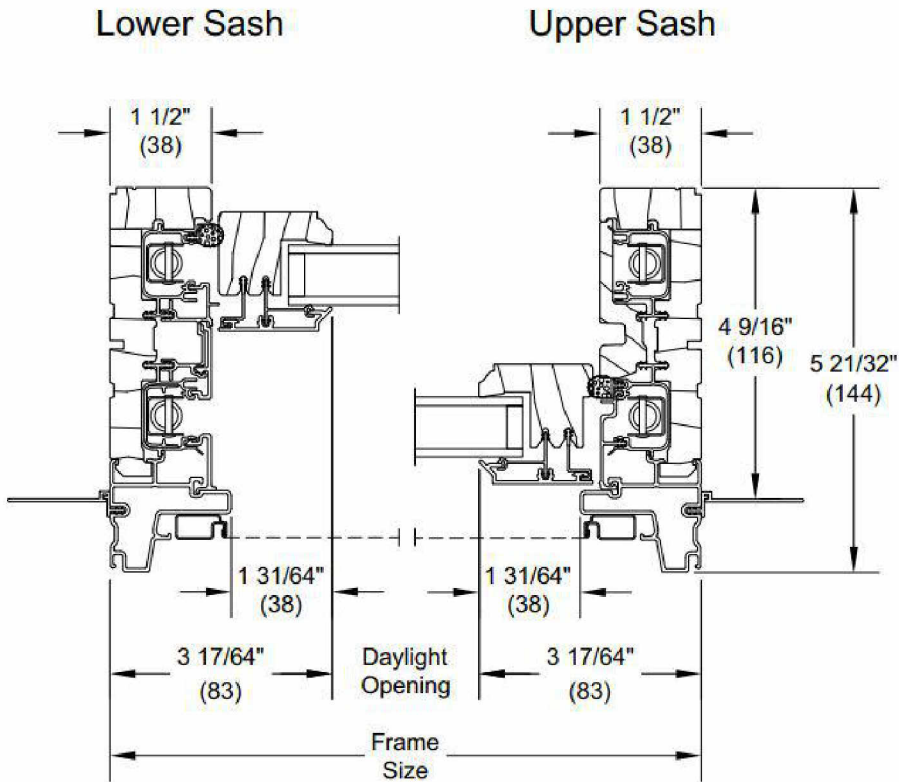
Section Details: Operating

Scale: 3" = 1' 0"



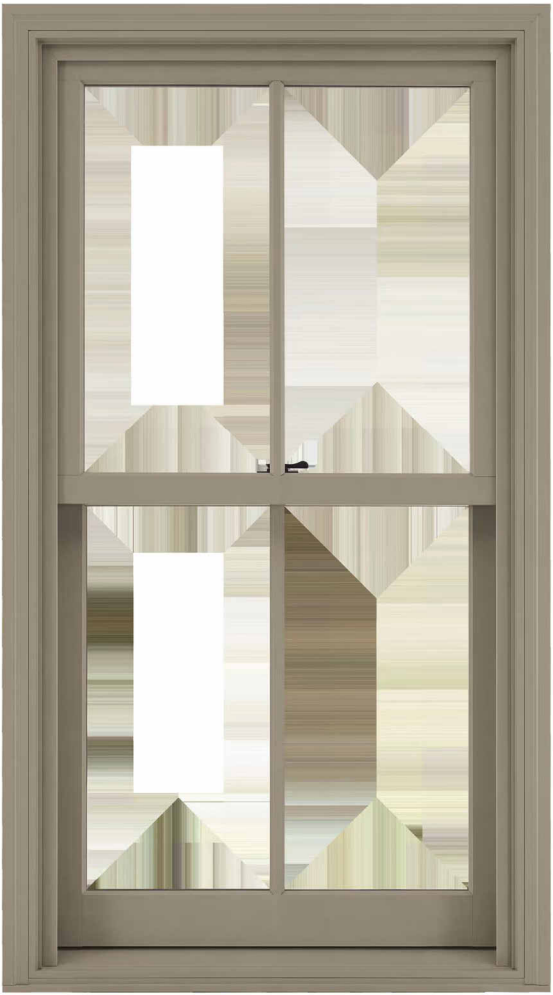
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

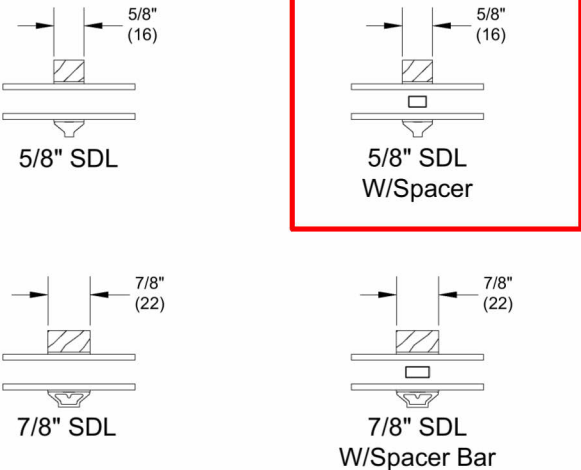


Color selection grid for window finishes:

Stone White	Cashmere	Pebble Gray	Gunmetal	Bronze	Ebony
Cadet Gray	Cascade Blue	Coconut Cream	Sierra White	Bright Silver Pearlescent	Copper Pearlescent
Evergreen	Hampton Sage	Clay	Suede	Liberty Bronze Pearlescent	Bahama Brown



Optional Interior Square Simulated Divided Lite



Simulated Divided Lite with
Spacer Bar (SDLS)