

164 DANIEL STREET RENOVATIONS

HISTORIC DISTRICT COMMISSION WORK SESSION PUBLIC HEARING - NOVEMBER 2025, PORTSMOUTH, NH

BUILDING HISTORY:

- BUILT IN 1880 AS A 2- 1/2 STORY DUPLEX WITH PAIRED DOORWAYS IN OFF-CENTER OF 4-BAY FACADE. GABLE ROOF WITH EXTENDED EAVES, TWO STOVE CHIMNIES ON RIDGE.

GENERAL PROJECT DESCRIPTION:

- RESTORE AND UPDATE THE EXISTING DUPLEX AT 164 DANIEL STREET.
- ADD TWO DORMERS AT BOTH THE NORTH AND SOUTH ELEVATIONS.
- REPLACE ALL EXISTING VINYL WINDOWS WITH CLAD WOOD WINDOWS. MINOR MODIFICATIONS TO EXISTING WINDOW LOCATIONS FOR INTERIOR FUNCTIONALITY. REFER TO ELEVATIONS.
- REPLACE BOTH FRONT ENTRY DOORS WITH WOOD DOORS.
- REMOVE DOORS ON BACK OF BUILDING (NORTH ELEVATION).
- REPLACE EXISTING VINYL SIDING WITH WOOD CLAPBOARD SIDING.
- REPLACE EXISTING ALUMINUM TRIM AT DOOR, WINDOWS, AND EAVES WITH WOOD TRIM.
- REMOVE EXISTING VINYL SHUTTERS.
- REMOVE CHIMNEYS AND REBUILD WITH BRICK VENEER TO MATCH EXISTING SIZE, SHAPE, AND FORM.
- PROVIDE A WOOD FENCE ALONG THE DRIVEWAY AND SOUTH ELEVATION.

Sheet List-HDC	
Sheet Number	Sheet Name

HDC PACKET

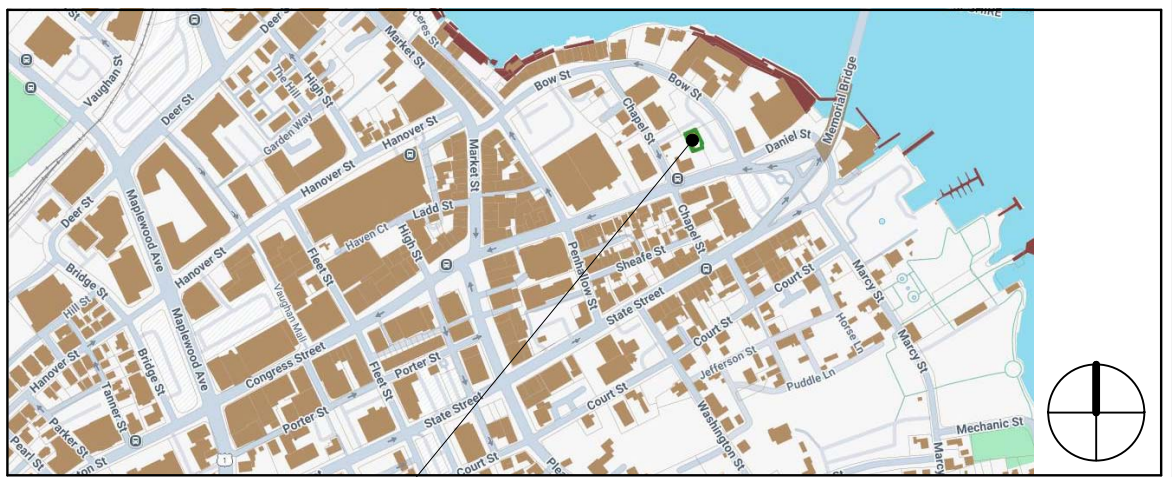
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	ARCHITECTURAL SITE PLAN
A3	EXISTING ELEVATIONS
A4	PROPOSED ELEVATIONS
A5	WINDOW AND DOOR SCHEDULE
A6	MATERIALS AND SELECTIONS



EXISTING PERSPECTIVE FROM DANIEL STREET LOOKING AT 164 DANIEL STREET



BREMAC FILLING STATION LOCATED AT 168 DANIEL ST, VIEW OF 164 DANIEL ST BEHIND. IMAGE DATE: 1925-1930. COURTESY OF PORTSMOUTH ATHENAEUM.



164 DANIEL STREET
PORTSMOUTH NH, 03801

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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

COVER

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EXISTING SHED



NORTH EAST ELEVATION



FRONT ENTRY



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

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EXISTING PHOTOGRAPHS

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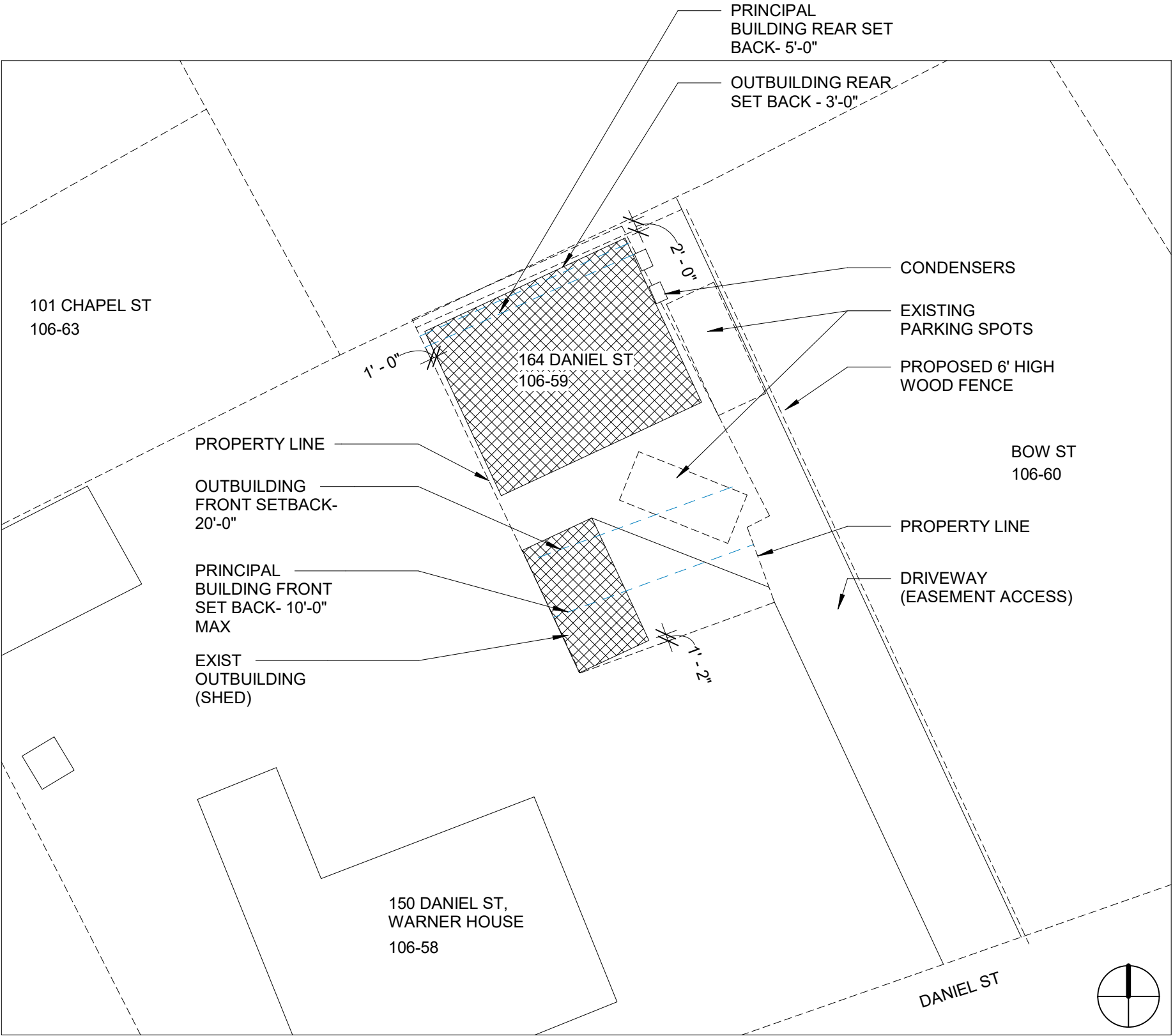
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DIMENSIONAL CRITERIA (10.5A41.10C, ARTICLE 5A) CHARACTER DISTRICT 4 (CD4), HISTORICAL DISTRICT (HDC)			
ALLOWED USE	REQUIRED	EXISTING 164	PROPOSED 164
BUILDING FOOTPRINT	15,000 SF MAX	1,250 SF	1,250 SF
LOT AREA	NR	2,350 SF	2,350 SF
BUILDING PLACEMENT- PRINCIPAL BUILDING			
FRONT YARD (MAX PRIMARY)	10'-0"	31'-8" ¹	31'-8"
SIDE YARD SETBACK	0	1'-0"	1'-0"
REAR YARD SETBACK	5'-0" MIN	2'-0" ¹	2'-0"
BUILDING AND LOT OCCUPATION			
BUILDING COVERAGE	90% MAX	100% ¹	100%
OPEN SPACE	10% MIN	0% ¹	0%
BUILDING FORM - PRINCIPAL BUILDING			
BUILDING HEIGHT	40'-0" MAX	25'-11"	25'-11"
BUILDING STORIES	2-3 STORIES	3 STORIES	3 STORIES
GROUND FLOOR ELEVATION	3'-0" MAX	1'-4"	1'-4"
GROUND STORY HEIGHT	12'-0" MIN	10'-2" ¹	10'-2"
SECOND STORY HEIGHT	10'-0" MIN	8'-2" ¹	8'-2"
ROOF TYPE	-	GABLE	GABLE
ROOF PITCH-MAIN ROOF	6:12-12:12	9.75:12	9.75:12
PARKING	2.6 SPACES	2 ¹	2
BUILDING PLACEMENT- OUTBUILDING			
FRONT YARD	20'-0"	1'-2" ¹	1'-2" ¹
SIDE YARD SETBACK	0	0	0
REAR YARD SETBACK	3'-0"	41'-8"	41'-8"

1. EXISTING NON-CONFORMING
2. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND BASED ON CITY GIS MAPS.



1 SITE PLAN
1" = 20'-0"

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ARCHITECTURAL SITE PLAN

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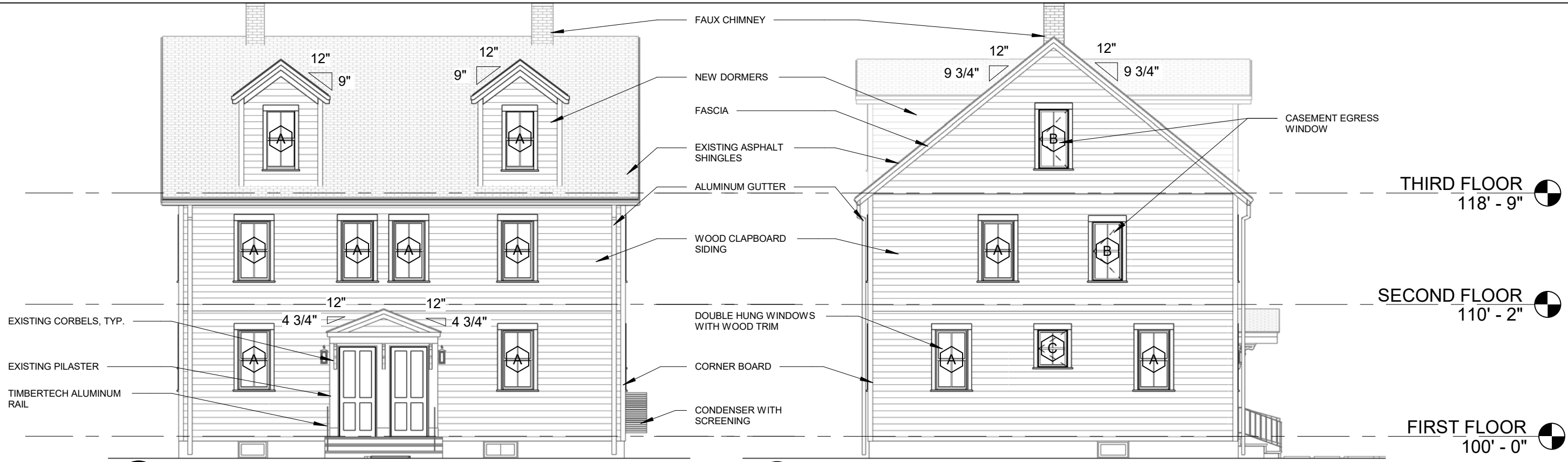
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EXISTING ELEVATIONS
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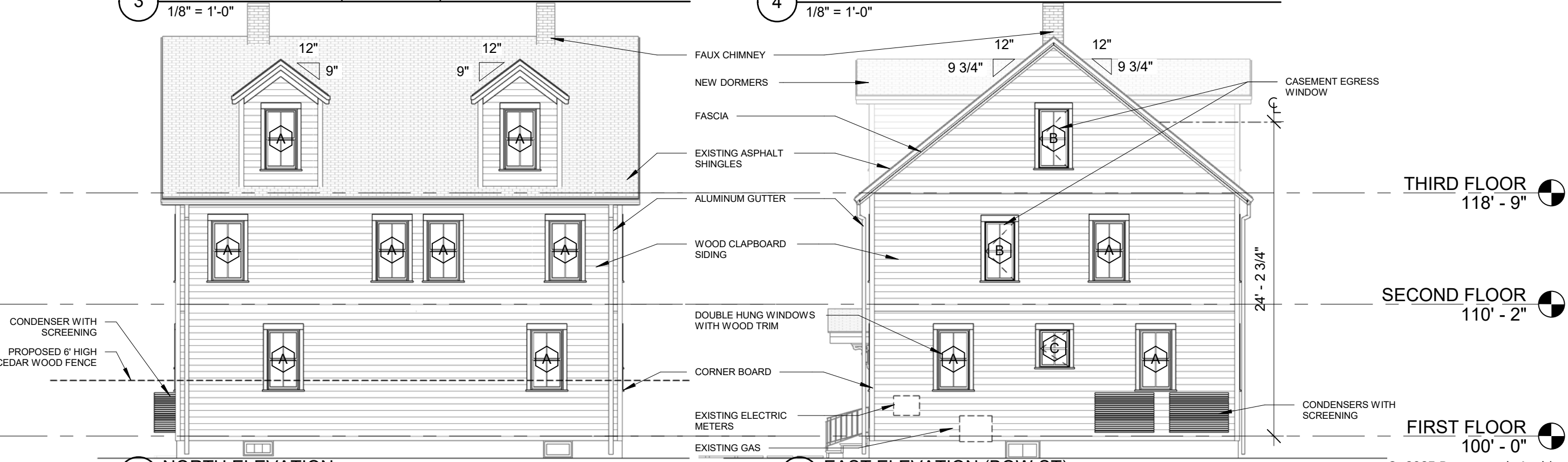
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	Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION (DANIEL ST)
1/8" = 1'-0"

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



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

2 EAST ELEVATION (BOW ST)
1/8" = 1'-0"

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PROPOSED ELEVATIONS
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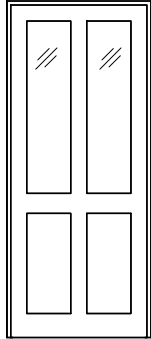
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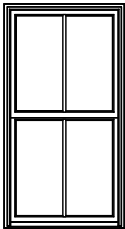
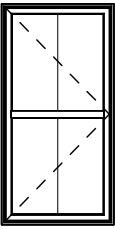
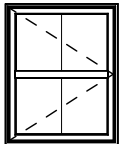
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DOOR TYPES



TYPE A:

PANELED SOLID WOOD DOOR, WITH UPPER GLASS LITES

WINDOW TYPES		
		
TYPE A:	TYPE B:	TYPE C:
FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD CASEMENT EGRESS WINDOW, 4 LITE, WITH SIMULATED CHECK RAIL.	FIBERGLASS CLAD WOOD CASEMENT WINDOW, 4 LITE, SIMULATED CHECK RAIL

WINDOW SCHEDULE					
Type Mark	BOD: Manufacturer	BOD: Model	Width	Height	Egress Window
A	Marvin Windows and Doors	ELDH3660	2' - 6"	4' - 8"	No
B	Marvin Windows and Doors	ELCA2955 E	2' - 4"	4' - 7 1/8"	Yes
C	Marvin Windows and Doors	ELCA3747	2' - 4"	2' - 11 1/8"	No

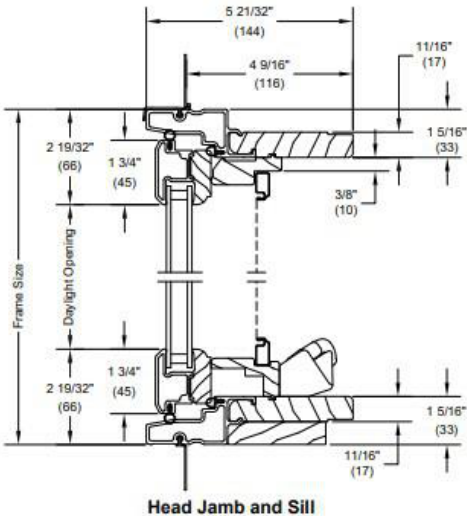
WINDOW NOTES

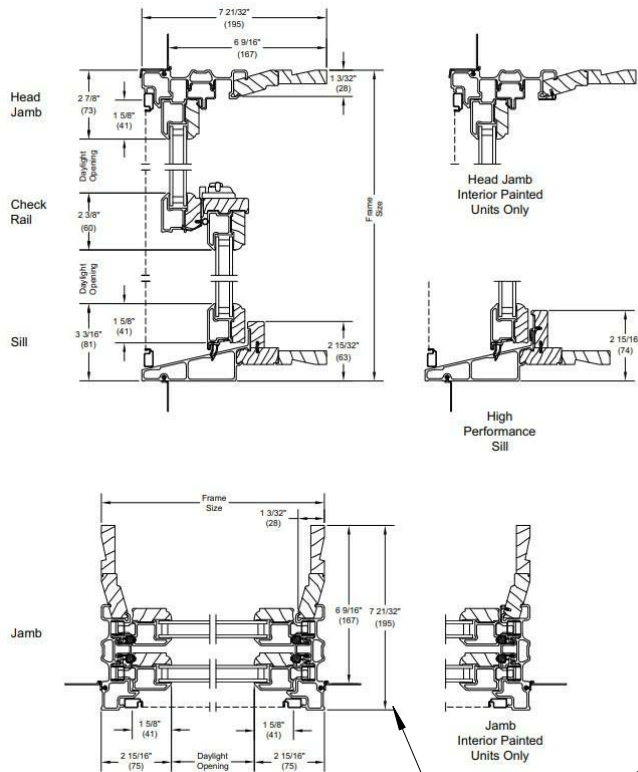
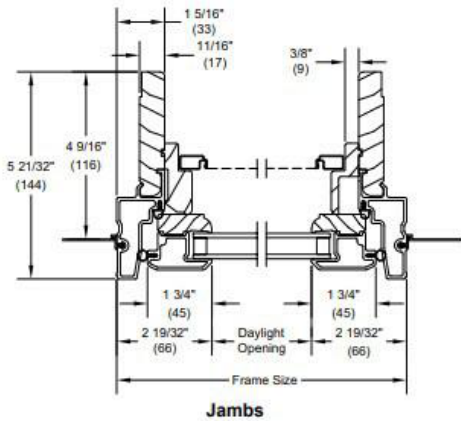
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- WINDOWS/BASIS OF DESIGN MARVIN ELEVATE, OR EQUAL.
PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.
BEDROOM EGRESS SIZE WINDOWS TO MEET MINIMUM 5.7 SF CLEARANCE. 20" MIN HIGH, SILL HEIGHT TO BE LESS THAN 44".

WINDOWS

MARVIN ELEVATE CASEMENT







WINDOWS
MARVIN ELEVATE DOUBLE HUNG



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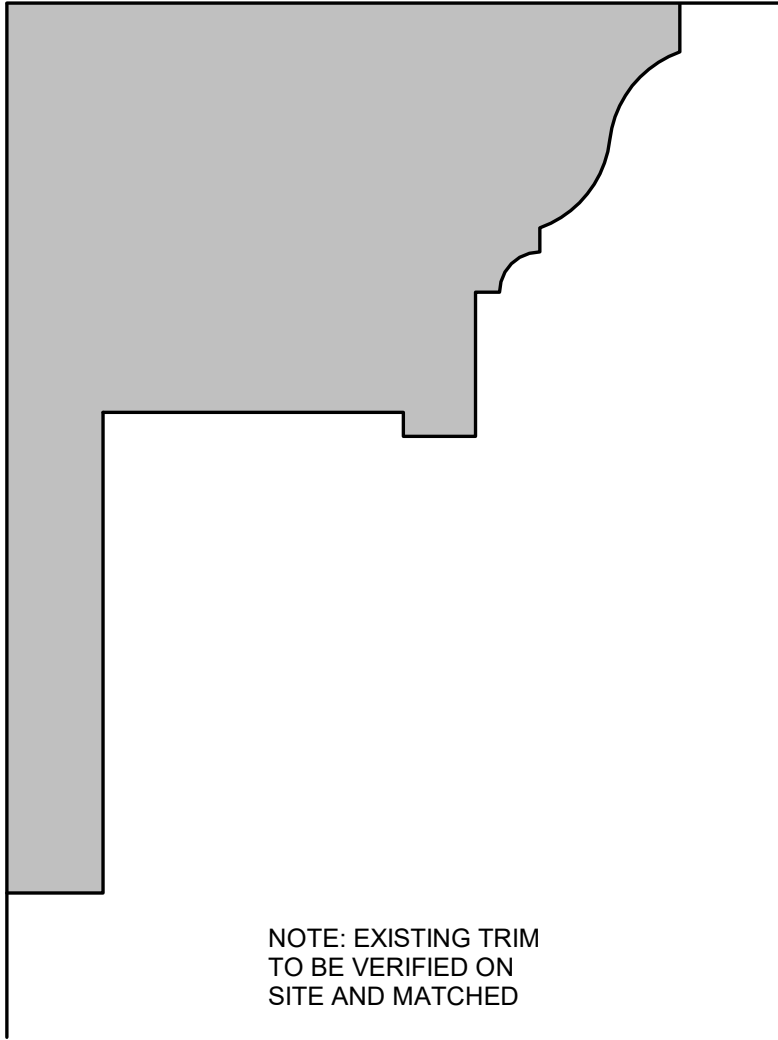
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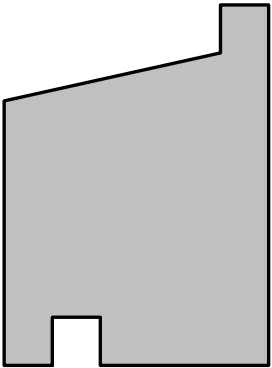


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NOTE: EXISTING TRIM
TO BE VERIFIED ON
SITE AND MATCHED



RAKE PROFILE

HISTORICAL SILL PROFILE

6' HIGH CEDAR WOOD FENCE

CONDENSER SCCREENING
WOOD SCREENING OVER CONDENSER

WALL SCONCE OR EQUAL

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