

44 ROGERS STREET RENOVATION

HISTORIC DISTRICT COMMISSION WORK SESSION - APRIL 2026

BUILDING HISTORY:

- CONSTRUCTED IN 1864, 44 ROGERS STREET IS A THREE-STORY SECOND EMPIRE-STYLE RESIDENCE CHARACTERIZED BY A MANSARD ROOF WITH DORMERS AND A TWO-STORY REAR ELL.
- THE REAR ELL REFLECTS TWO PERIODS OF EXPANSION: AN ADDITION CONSTRUCTED IN THE 1890S AND A SUBSEQUENT ADDITION COMPLETED AFTER 1949.

GENERAL PROJECT DESCRIPTION:

- PRESERVE, RESTORE, AND SENSITIVELY UPDATE THE EXISTING SINGLE-FAMILY RESIDENCE WHILE MAINTAINING ITS HISTORIC CHARACTER.
- RECONSTRUCT REAR ELL AND EXPAND TO A FULL 3-STORIES WITHIN THE EXISTING FOOTPRINT. THREE MASSING OPTIONS PROVIDED FOR REVIEW.
- REMOVE EXISTING VINYL SIDING AND TRIM; REPLACE WITH WOOD CLAPBOARD SIDING, AND COMPOSITE TRIM WITH PROFILES MATCHING THE ORIGINAL HISTORIC DETAILING.
- REMOVE EXISTING VINYL SHUTTERS; REPLACE WITH WOOD SHUTTERS AND HISTORICALLY APPROPRIATE METAL HARDWARE
- REPAIR AND REPLACE EXISTING EXTERIOR WOOD TRIM AND MOLDING IN KIND, MATCHING ORIGINAL PROFILES AND DETAILS.
- RECONSTRUCT DORMERS TO INCLUDE HISTORICALLY APPROPRIATE EAVE TRIM CONSISTENT WITH THE ORIGINAL DESIGN.
- REPLACE VINYL WINDOWS WITH CLAD WOOD WINDOWS, MACHINING EXISTING SIZES AND TRIM DETAILS.

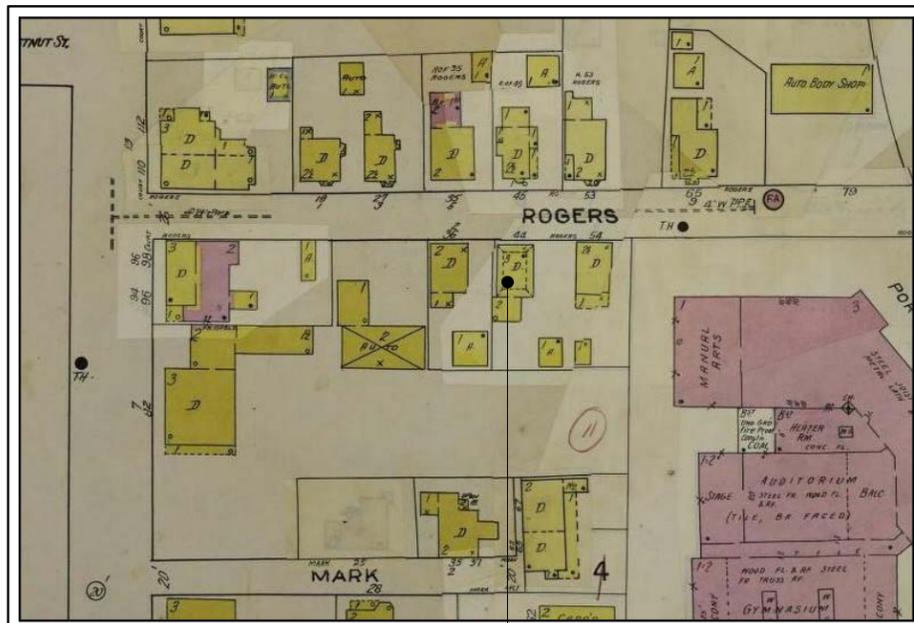
PROJECT OPTIONS (FOR HDC CONSIDERATION):

- REPLACE THE EXISTING CHIMNEY WITH A NON-FUNCTIONAL (FAUX) CHIMNEY ABOVE THE ROOFLINE, MATCHING THE EXISTING DESIGN AND PROFILE.
- RECONSTRUCT THE EXISTING MANSARD ROOF IN KIND, MAINTAINING ORIGINAL FORM, SLOPE, AND DETAILING CONSISTENT WITH THE BUILDING'S HISTORIC CHARACTER.

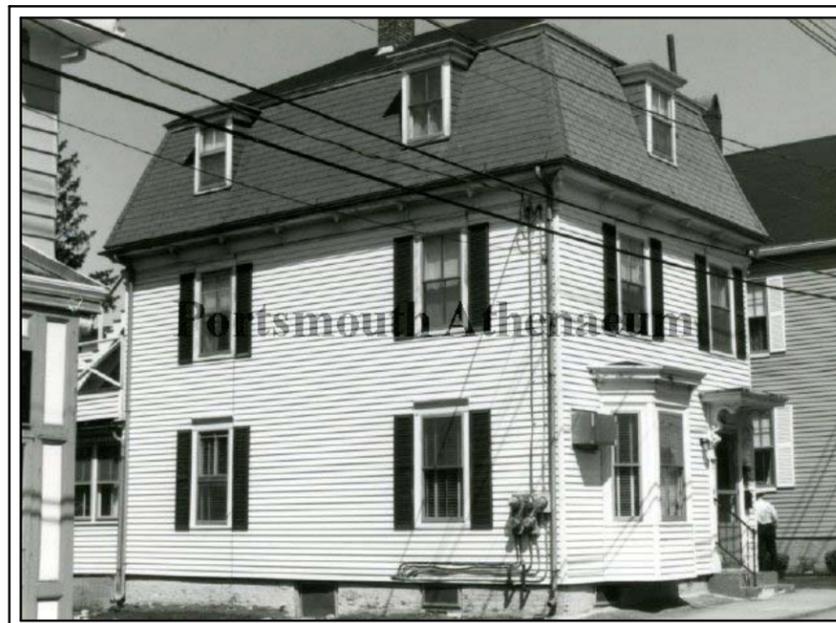
SHEET LIST	
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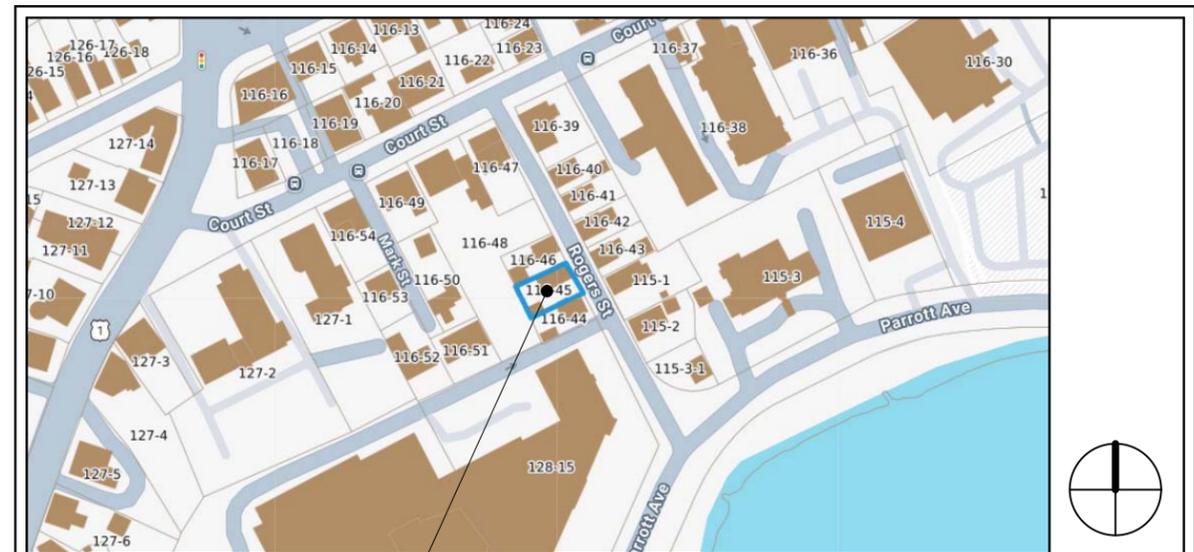
EXISTING PERSPECTIVE FROM ROGERS STREET LOOKING AT 44 ROGERS STREET



SANBORN INSURANCE MAP 1949
44 ROGERS STREET



44 ROGERS STREET FROM THE HISTORIC DISTRICT SURVEY, BY THE PORTSMOUTH ADVOCATES INC. IMAGE DATE: 1982. COURTESY OF PORTSMOUTH ATHENAEUM.



44 ROGERS STREET
PORTSMOUTH, NH 03801

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SINGLE FAMILY RENOVATION

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COVER

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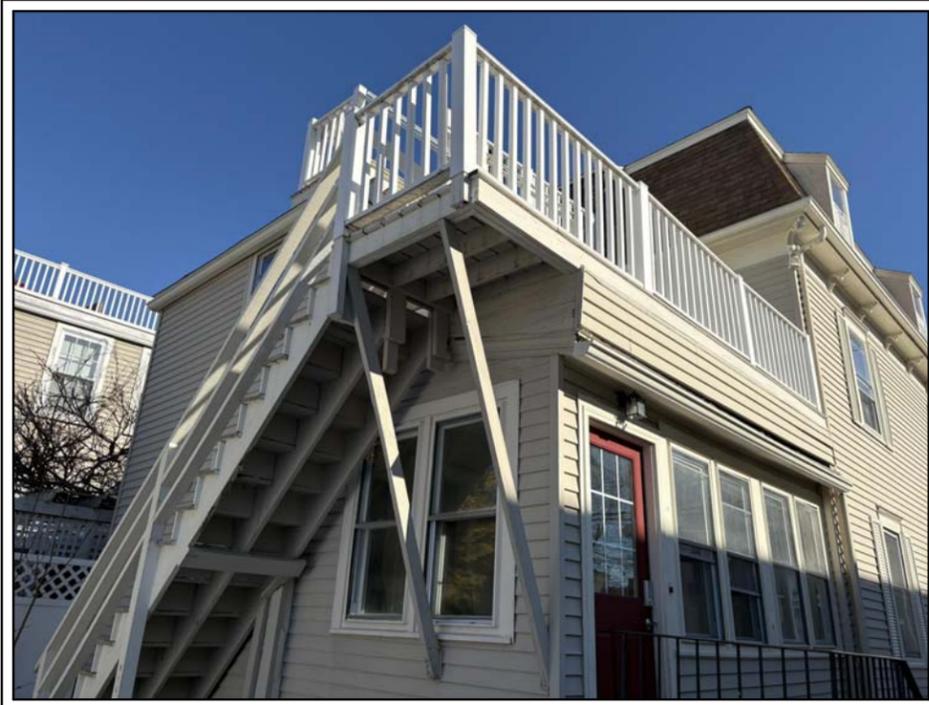


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PERSPECTIVE OF BACK DECK



PERSPECTIVE OF SUN ROOM FROM DRIVEWAY



PERSPECTIVE OF ENTRANCE FROM ROGERS ST



PERSPECTIVE FROM ROGERS STREET LOOKING NORTH WEST



PERSPECTIVE FROM ROGERS STREET LOOKING SOUTH WEST



PERSPECTIVE OF GARAGE

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EXISTING PHOTOGRAPHS

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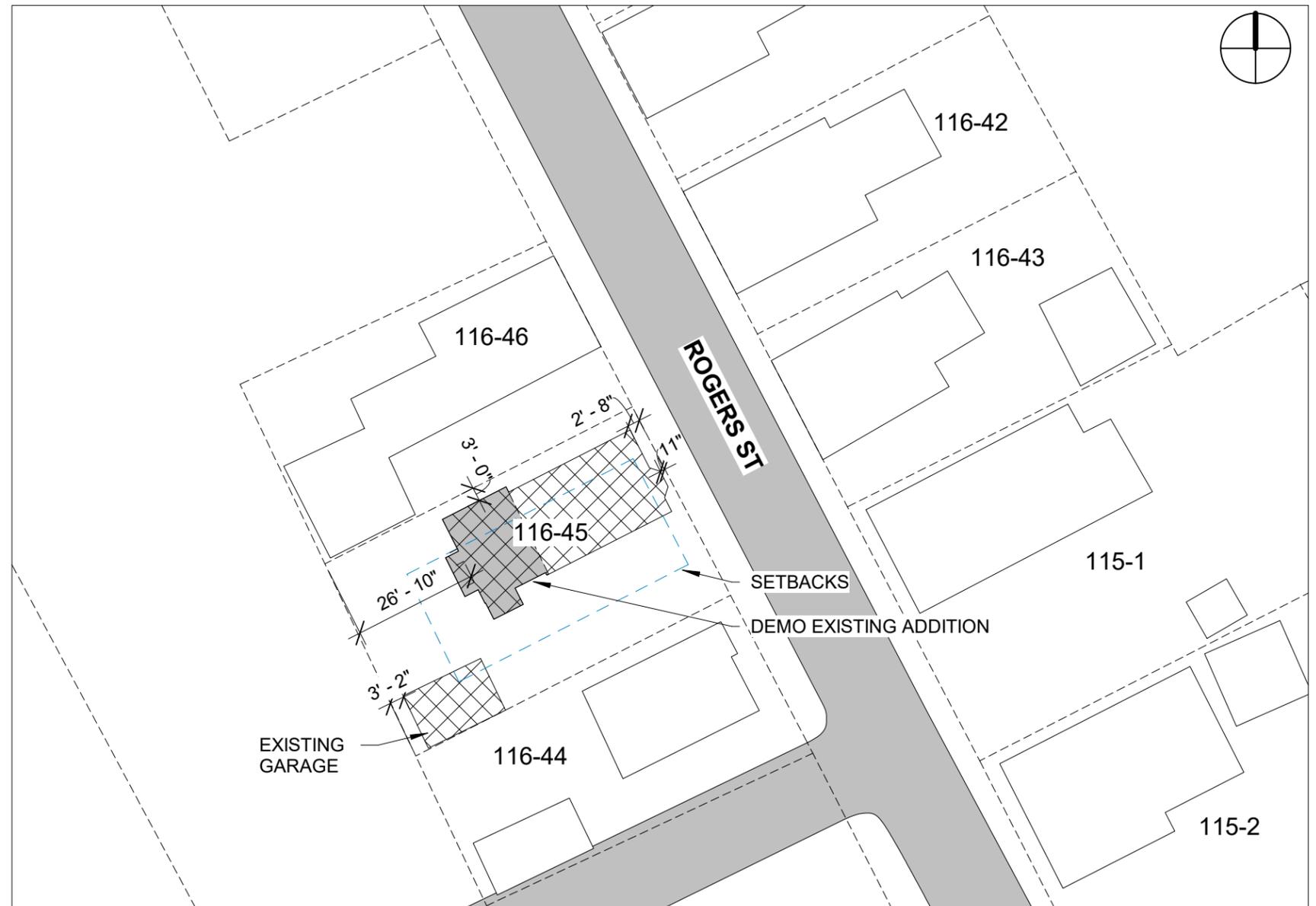
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DIMENSIONAL CRITERIA (10.521, ARTICLE 5) MIXED RESIDENTIAL OFFICE (MRO), HISTORIC DISTRICT (HDC)			
ALLOWED USE - SINGLE FAMILY	REQUIRED	EXISTING	PROPOSED
BUILDING FOOTPRINT	-	1,321 SF	1,321 SF
LOT AREA	7,500 SF	3,485 SF	3,485 SF
CONTINUOUS STREET FRONTAGE	100'	45'-7" FT	45'-7" FT
DEPTH	80'	74'-0" FT	74'-0" FT
MINIMUM YARD DIMENSIONS			
FRONT YARD (MAX PRIMARY)	5'-0"	0'-11"+/- 1	0'-11"+/- 1
SIDE YARD SETBACK (NORTH)	10'-0"	3'-0"+/- 1	3'-0"+/- 1
SIDE YARD SETBACK (SOUTH)	10'-0"	0'-0"+/- 1	0'-0"+/- 1
REAR YARD SETBACK	15'-0"	3'-2"+/- 1	3'-2"+/- 1
MAXIMUM STRUCTURE DIMENSIONS			
BUILDING HEIGHT	40' SLOPED	28'-10" SLOPED	28'-10" SLOPED
PARKING	1 SPOT	3 SPOTS	3 SPOTS
BUILDING COVERAGE	40% MAX	32% +/-	32% +/-
OPEN SPACE	25% MIN	25% +/-	25% +/-

1. EXISTING NON-CONFORMING

ZONING TABLE



EXISTING ARCHITECTURAL SITE PLAN

1" = 30'-0"

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ARCHITECTURAL SITE PLAN

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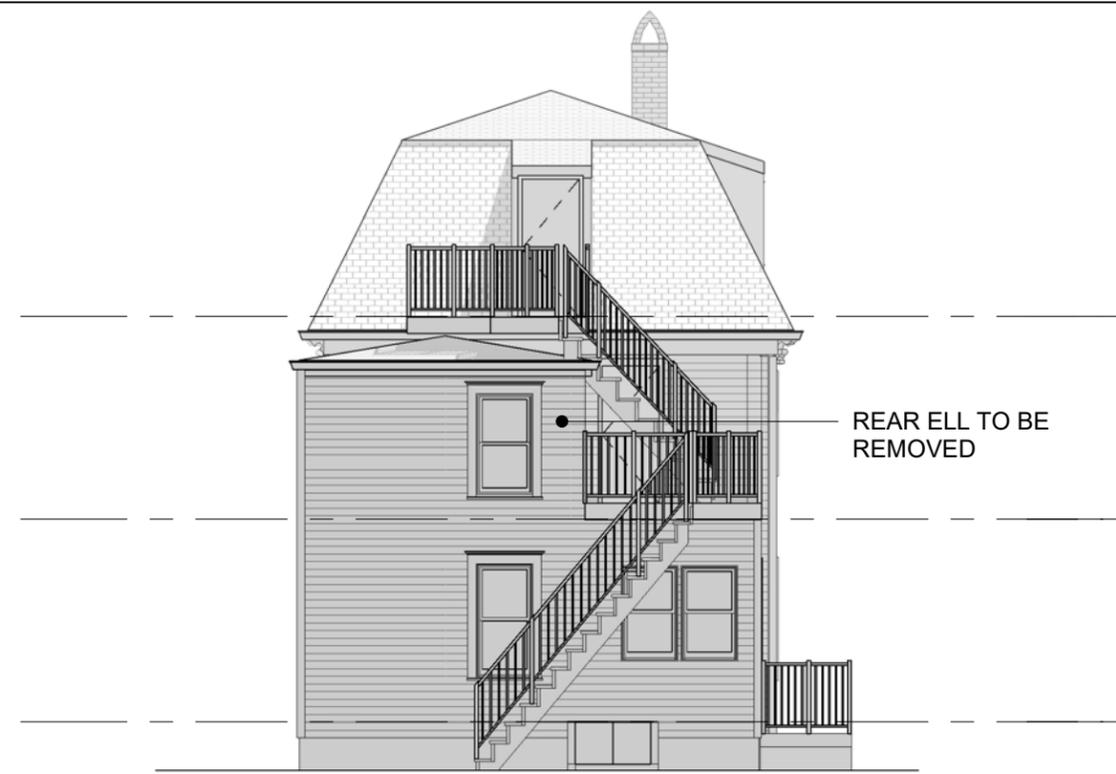
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AS INDICATED



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



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

THIRD FLOOR
117' - 8"

SECOND FLOOR
108' - 10"

FIRST FLOOR
100' - 0"



3 EXISTING EAST ELEVATION
1/8" = 1'-0"



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

THIRD FLOOR
117' - 8"

SECOND FLOOR
108' - 10"

FIRST FLOOR
100' - 0"

1'-1"
8'-9"
8'-10"
8'-10"
2'-0"
28'-5"

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EXISTING ELEVATIONS

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OPTION 1

- EXTEND THE MANSARD ROOF FORM OVER THE RECONSTRUCTED REAR ADDITION TO CREATE A COHESIVE, UNIFIED MASSING.
- INTRODUCE LARGER DORMERS WITH PAIRED WINDOWS AT THE ADDITION, CONSISTENT IN PROPORTION AND DETAILING WITH THE PRIMARY STRUCTURE.
- RESTORE AND REPLICATE HISTORIC TRIM, MOLDING PROFILES, AND BRACKETS TO MATCH ORIGINAL DETAILING.
- REINFORCES THE HISTORIC ARCHITECTURAL CHARACTER THROUGH A CONSISTENT ROOF FORM AND DETAILING, RESULTING IN A UNIFIED COMPOSITION THAT IS HIGHLY COMPATIBLE WITH THE ORIGINAL STRUCTURE.



PERSPECTIVE FROM REAR YARD LOOKING EAST - OPTION 01



PERSPECTIVE FROM ROGERS STREET LOOKING WEST - OPTION 01

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MASSING OPTIONS 01

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OPTION 2

- EXTEND THE MANSARD ROOF FORM OVER THE PRIMARY PORTION OF THE ADDITION.
- INCORPORATE A REAR BUMP-OUT WITH A SIMPLIFIED, MORE CONTEMPORARY EXPRESSION TO CLEARLY DISTINGUISH NEW CONSTRUCTION FROM THE HISTORIC STRUCTURE.
- RESTORE AND REPLICATE HISTORIC TRIM, MOLDING PROFILES, AND BRACKETS AT THE PRIMARY STRUCTURE.
- BALANCES COMPATIBILITY AND DIFFERENTIATION BY PRESERVING THE PRIMARY HISTORIC FORM WHILE CLEARLY IDENTIFYING NEW CONSTRUCTION.



PERSPECTIVE FROM REAR YARD LOOKING EAST - OPTION 02



PERSPECTIVE FROM ROGERS STREET LOOKING WEST - OPTION 02

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MASSING OPTIONS 02

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OPTION 3

- INTRODUCE A GABLE ROOF FORM WITH DORMERS AT THE REAR ADDITION, CREATING A SUBORDINATE BUT COMPATIBLE MASSING DISTINCT FROM THE ORIGINAL MANSARD.
- MAINTAIN TRADITIONAL, HISTORICALLY SCALED WINDOWS AND DETAILING ON VISIBLE ELEVATIONS; INCORPORATE MORE CONTEMPORARY WINDOWS AND SIMPLIFIED TRIM AT THE REAR ELEVATION.
- RESTORE AND REPLICATE HISTORIC TRIM, MOLDING PROFILES, AND BRACKETS AT THE EXISTING STRUCTURE.
- ESTABLISH A CLEAR YET COMPATIBLE DISTINCTION BETWEEN HISTORIC AND NEW ELEMENTS, USING A SUBORDINATE ROOF FORM AND A TRANSITIONAL.



PERSPECTIVE FROM REAR YARD LOOKING EAST - OPTION 03



PERSPECTIVE FROM ROGERS STREET LOOKING WEST - OPTION 03

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MASSING OPTIONS 03

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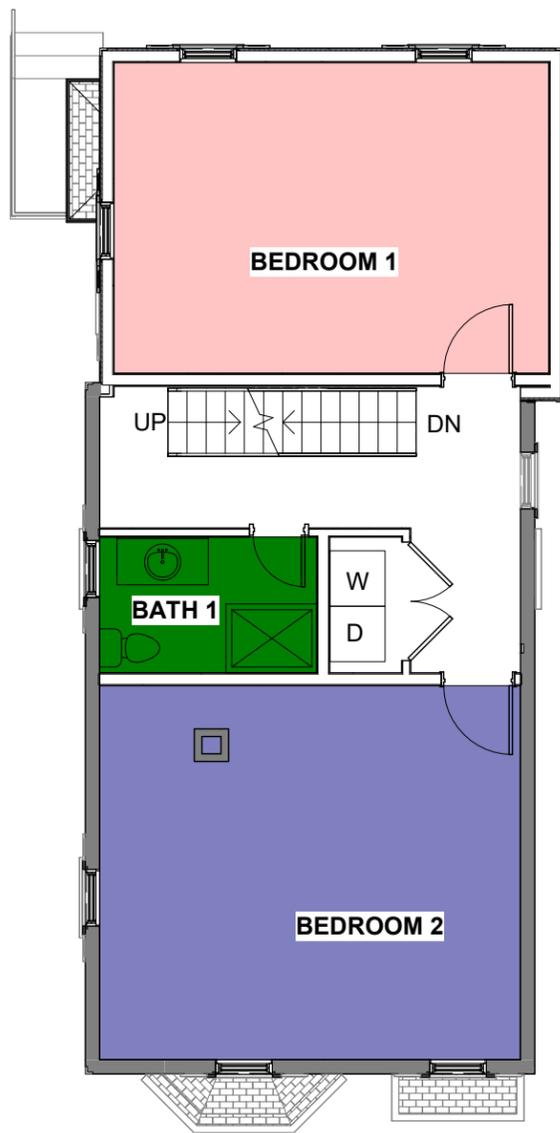
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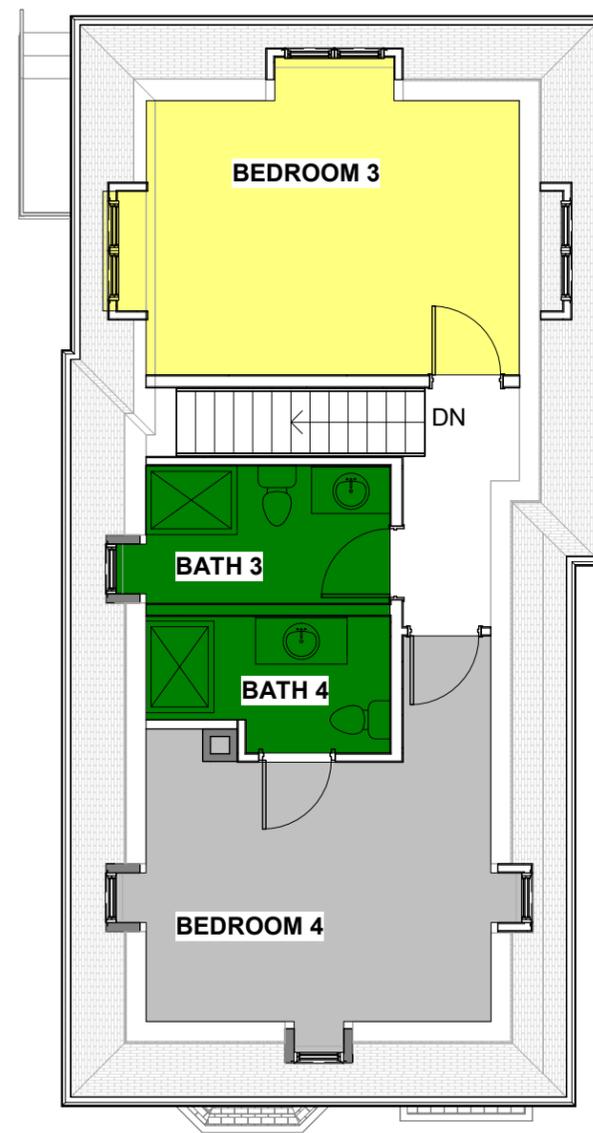
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1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"



3 THIRD FLOOR
1/8" = 1'-0"



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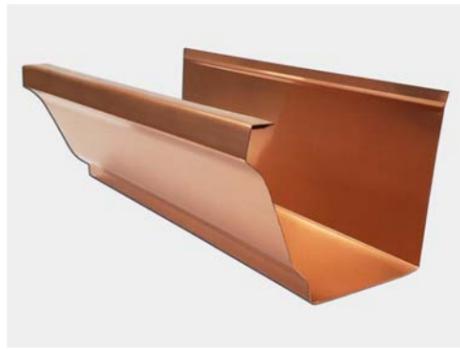
FLOOR PLANS
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K STYLE COPPER GUTTER AND DOWNSPOUT



SHUTTERS
COMPOSITE FIXED LOUVER SHUTTERS



WOOD CLAPBOARD SIDING



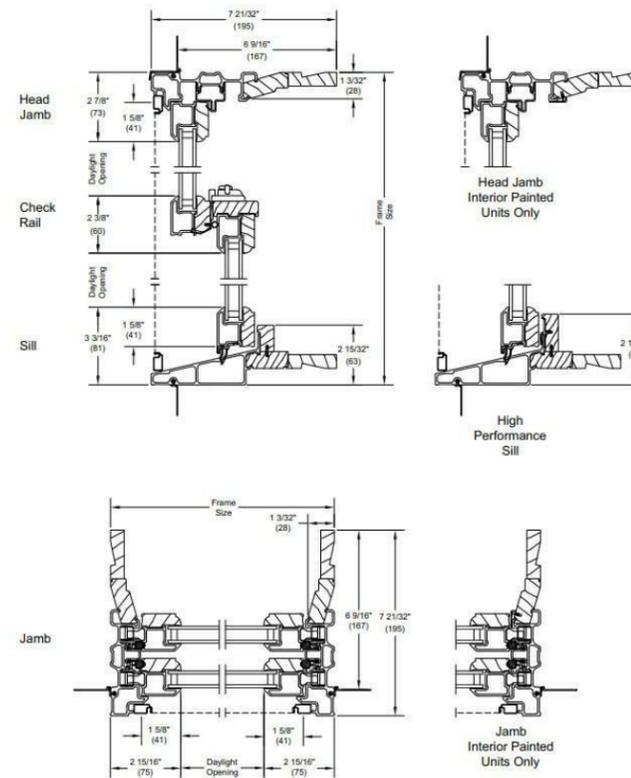
COMPOSITE TRIM BOARD AT ENTRY STAIR
BORAL TRUEXTERIOR COMPOSITE TRIM



RAILING AT SIDE ENTRANCE
TIMBERTECH IMPRESSIONS RAIL EXPRESS, MODERN TOP RAIL, ALUMINUM BALUSTERS WITH OPEN MID RAIL, 3"x3" POSTS WITH CAP AND SKIRT, BLACK



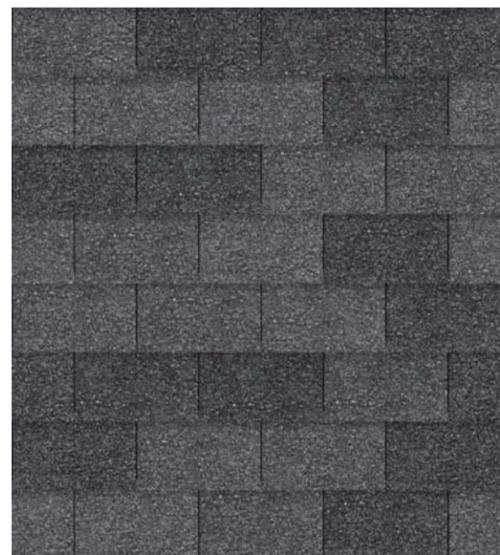
SHUTTER HARDWARE
RESTORE AND REUSE EXISTING PINTEL



WINDOWS
MARVIN ELEVATE DOUBLE HUNG



DECKING MATERIAL
TIMBERTECH AZEK



ASPHALT SHINGLES

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MATERIALS

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