

DRAWING INDEX

- H5.01 COVER
- H5.02 HIGH ST HISTORIC MAPS & PHOTOS
- H5.03 HIGH ST HISTORIC NARRATIVE
- H5.04 EXISTING CONDITIONS PHOTOS
- H5.11 DEMOLITION PLAN
- H5.12 DEMOLITION ELEVATIONS
- H5.14 FIRST FLOOR PLAN

- H5.16 AVERAGE GRADE PLANE CALCULATIONS
- H5.17 ROOF AREAS CALCULATIONS

- H5.21 ELEVATION - CONGRESS STREET
- H5.22 ELEVATION - HIGH STREET
- H5.23 ELEVATIONS - NEWBERRY WAY
- H5.24 WEST ELEVATION - @ JJ NEWBERRIES

- H5.55 RENDERING @ NEWBERRY WAY ENTRANCE

PROJECT NARRATIVE

"1 CONGRESS STREET" WAS INITIALLY APPROVED BY HDC AS LU-22-12 IN JULY 2022, WITH EXTENSIONS. THE APPLICATION WAS LATER MERGED WITH THE ABUTTING "15 CONGRESS STREET / JJ NEWBERRIES", AND APPROVED BY HDC AS LU-24-188 IN NOVEMBER 2024, WITH A 1-YEAR EXTENSION GRANTED EXPIRING IN NOVEMBER 2026. THESE PROPOSED REVISIONS TO THE PREVIOUSLY APPROVED LU-24-188 APPLICATION INCLUDE THE FOLLOWING:

CONGRESS STREET:

- CHANGE RECESSED BALCONY TO A DORMER BEHIND ABUTTING BUILDING AT 13 CONGRESS STREET.
- SIDING AT FRONT DORMER CHANGED FROM GRANITE TO METAL.
- ADDED FIRERATED WINDOWS AT INTERIOR COURTYARD (NOT VISIBLE FROM STREET)

HIGH STREET:

- AT THE 18 HIGH STREET FACADE (WOODEN FACADE WITH CURVED ENTABLATURE): REMOVE & REINSTALL RESTORED FACADE; REPLACE THE BUILDING BEHIND FACADE. DUE TO SEVERE DETERIORATION OF FACADE AND SUPPORTING STRUCTURE BEHIND IT, THE NEED TO EXCAVATE AND REBUILD ITS FOUNDATION FOR BELOW GRADE PARKING, AND FIRE RATING REQUIREMENTS, WE PROPOSE TO REMOVE THE ENTIRE BUILDING AT 18 HIGH STREET, AFTER CAREFULLY REMOVING AND TEMPORARILY STORING ALL HISTORIC FACADE TRIM ELEMENTS IN A PROTECTED FACILITY OFF SITE. 2ND & 3RD FLOOR AND ROOF TRIM ELEMENTS WILL BE REPAIRED AND RESTORED WHERE POSSIBLE, AND REFABRICATED PER ORIGINAL DIMENSIONS WHERE DETERIORATION IS TOO SEVERE. THE RESTORED TRIM ELEMENTS WILL BE REINSTALLED ONTO A NEWLY CONSTRUCTED STRUCTURE IN THE SAME CONFIGURATION AS THE EXISTING HISTORIC FACADE. THE PREVIOUSLY APPROVED APPLICATION INCLUDED DEMOLITION OF FIRST FLOOR FACADE AND ROOF.

NEWBERRY WAY (PREVIOUSLY "HAVEN COURT"):

- LOWERED GRADE BY 2.64 FEET, ADJUSTED "AVERAGE GRADE PLANE" AND "BUILDING HEIGHT" DIMENSIONS ACCORDINGLY.
- ADJUST WINDOW & DOOR SILLS FOR LOWERED GRADE.
- ENTRANCE FENESTRATION & STAIR OVERRUN REVISIONS.
- LOWER & WIDEN GARAGE DOOR BY 14 INCHES.

WEST FACADES (ABUTTING JJ NEWBERRIES & 13 CONGRESS):

- STAIR OVERRUN, NARROWER SLOPED ROOF.
- ADDED FIRERATED WINDOWS AT INTERIOR COURTYARD BEHIND 13 CONGRESS (NOT VISIBLE FROM STREET)

ROOF:

- "HIPPED-TOP MANSARD" SLOPED ROOF CALCULATIONS UPDATED FOR REVISED ROOF AREAS ADJACENT TO JJ NEWBERRIES. REAR PITCH OF MANSARD (WITHIN ROOFWELL) CHANGED FROM 4:12 TO 3.5:12. ROOF RIDGE LOWERED FOR STRUCTURAL REASONS. AS A RESULT:
- THE AVERAGE ROOF HEIGHT IS LOWERED BY 5-1/8 INCHES.
- WHEN MEASURED FROM THE LOWERED AVERAGE GRADE & LOWERED AVERAGE ROOF, BUILDING HEIGHT IS REVISED FROM 40'-9 7/8" TO 42'-10", WHICH IS 2'-0 1/8" TALLER THAN PREVIOUSLY APPROVED. THIS REMAINS LESS THAN THE ALLOWABLE BUILDING HEIGHT OF 45'-0".

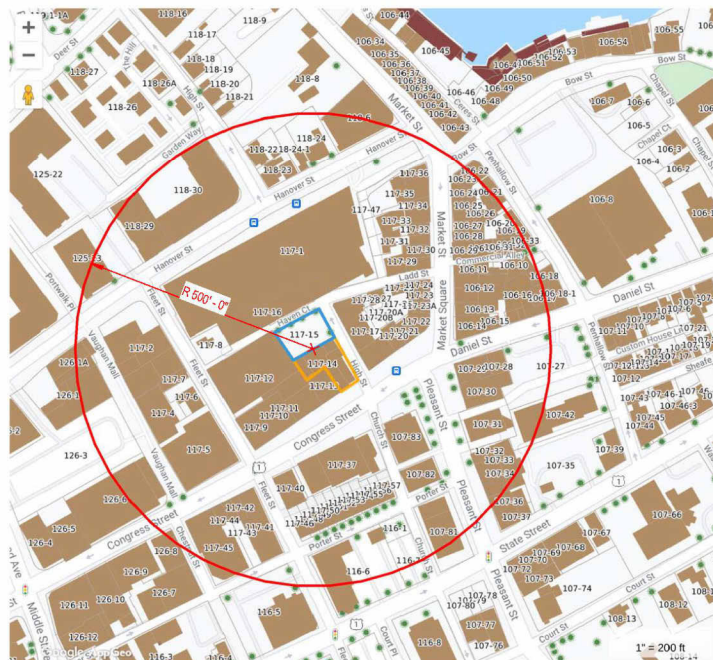


ONE CONGRESS STREET RENOVATION & ADDITION

ONE MARKET SQUARE, LLC

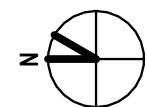
LU-24-188

HISTORIC DISTRICT COMMISSION - REVISIONS TO PREVIOUSLY APPROVED APPLICATION APRIL 28, 2026



**H5.01 COVER
ONE CONGRESS STREET**

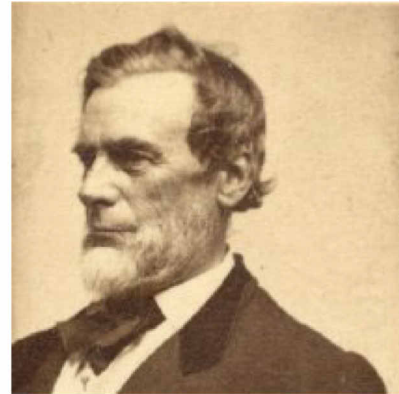
04/28/2026



COPYRIGHT © 2026

Ownership:

- Portland Stage Company, Stagecoach Livery
- 1826 Nathaniel Appleton Haven, Sr
- 1831 Charles Haven Ladd & Susan L Ladd, and Charlotte Coues (Cowes)
- 1888 Charles H and Elvira P Mendum
- 1908 Elizabeth D & Justin D Hartford, Beatrice Scarborough, Emma Helen Nelson
- 1941 Jessie & Aktina Coussoule
- 1966 NH National Bank
- 1971 Ray-Lou Corporation
- 1971 Geral F & Carmen A Giles
- 1971 Harry P, Peter H, & Simeon P Jarvis
- 1986 Harry P Jarvis
- 1999 Jarvis Revocable Trust
- 2020 One Market Square LLC



Samuel E. Coues, c.1863

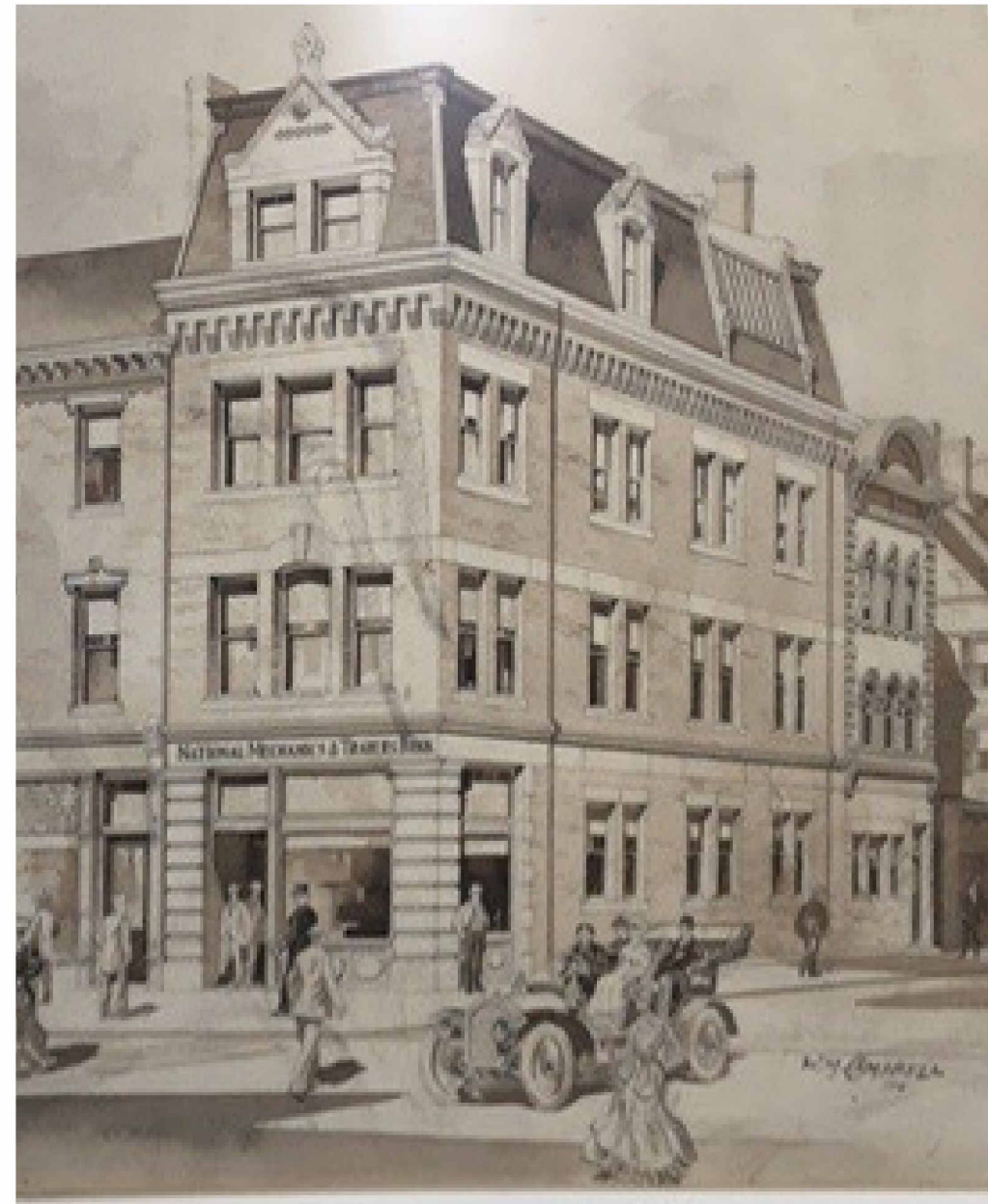
The building currently at 18 High Street was constructed shortly after the Congress Block Fire of 1865 by Samuel Elliot Coues.

When initially settled in the early 1700's, this land was used for horse stables, livery & stagecoach services. A small freestanding house stood here, fronting High St. One of the town's first bakers had a small shop facing Congress Street, it burned down in 1738.

In the early 1800's, the site became home to several generations of aristocrats. The Honorable Nathaniel Appleton Haven Senior bought up the livery stables and several parcels of contiguous land in this area, cleared them out and built a large fancy mansion on the hill in 1800, with various outbuildings where the High-Hanover Garage is now. Haven was an esteemed doctor, Revolutionary war veteran, shipping merchant and a NH Representative to the House of Congress. He married the daughter of Revolutionary war Captain Moffat. When Capt Moffat died, Nathaniel inherited his vast estate on Market Street, "The Moffat-Ladd House" (because back then, women were not allowed to own property). Their daughter married into the Ladd family, who were also wealthy merchants. The Ladds moved to High Street.

Esteemed statesman Daniel Webster lived in the house just north of Nathaniel Haven until 1819. The Pierce family was across the street (Pierce Block).

When Nathaniel Haven died in 1831, he left the High Street estate to his surviving grandkids (only 2 of 13 survived past age 25) – Charles Haven Ladd and his sister Charlotte who married another wealthy merchant, Samuel Elliot Coues. Charles lived at the High Street estate for only a little while then moved his family to Washington DC. Charlotte lived in the High Street house with her husband Samuel Elliot Coues, the business partner of Governor Ichabod Goodwin. Together they ran a big shipping business out of a shop on Market Street, where Cuppa Joe is now. Together Goodwin & Coues owned 13 trade ships, at least one of which was a whaling ship. They traded extensively in cotton, textiles and salt, and other staples such as potatoes and hay. Their wealth reshaped Portsmouth. They built the Portsmouth Steam Factory to produce cotton textiles, bought a railroad, and built a neighborhood of worker housing along McDonough Street. Coues moved to Texas in the mid 1800's to run the cotton farms to supply the mill. He returned around the time of the big fire of 1865 which burned down part of the Congress Block. Being the owner at the time, Coes is likely the builder of the current structure at 18 High Street. They sold the property to the Mendums in 1888. It was used for decades of various retail with housing above. Another large fire destroyed the upper two floors of the Congress Block in 1956.

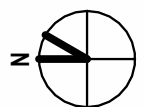


HDC-2

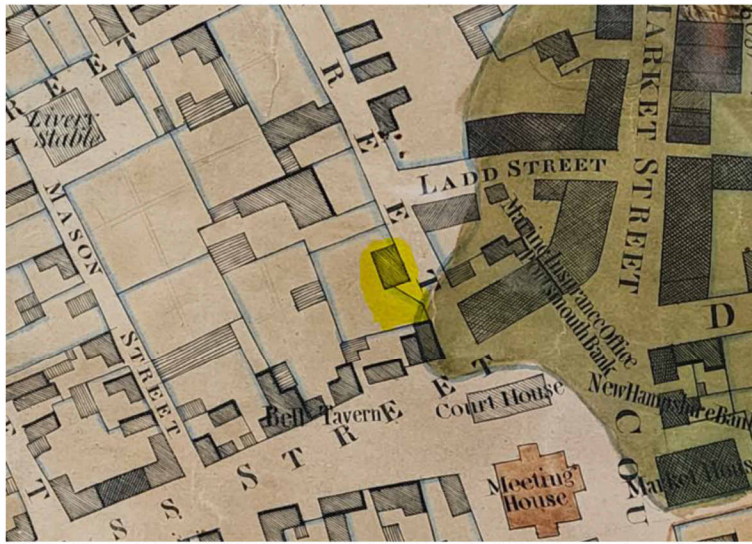
H5.02

18 HIGH ST - HISTORIC NARRATIVE ONE CONGRESS STREET

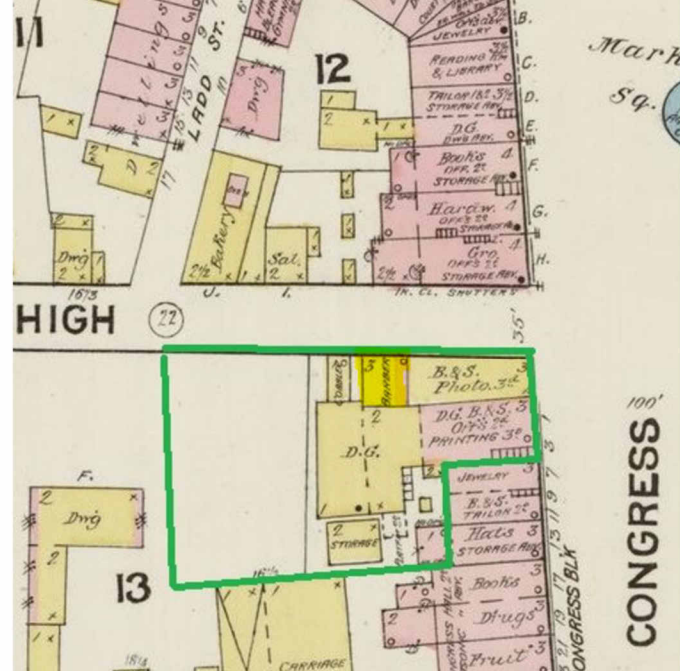
04/24/2026



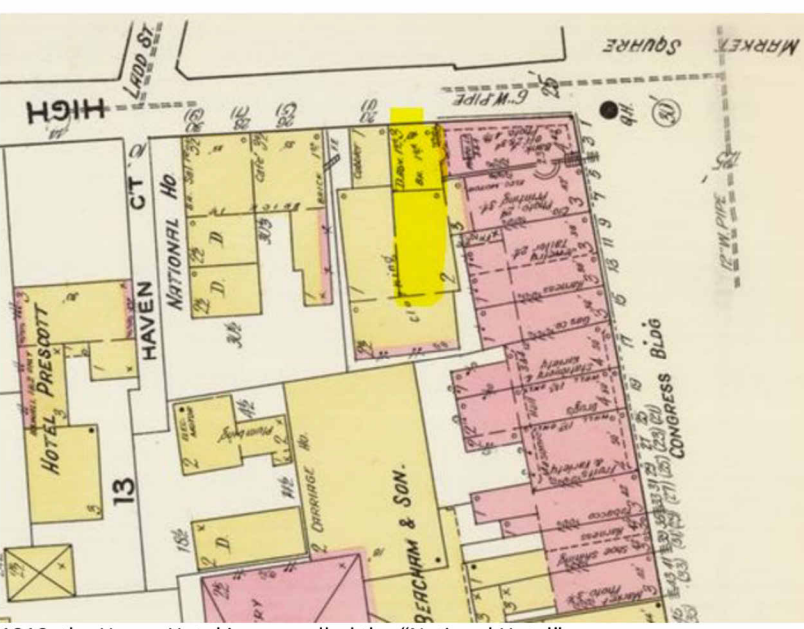
COPYRIGHT © 2026



1813 - No building at 18 High Street. The large building across from Pierce block is a house, built by merchant John Newmarch with timbers salvaged from half of the first South Mill Meeting House. Later his daughter lived there with Richard Billings, clerk to John Hancock, a "citizen of distinction". He sold groceries and pewter ware from a corner of this house. The house was removed in 1846 by Samuel Coues when he acquired the property, to make room for his development of the Congress Block. The dark green shows the limits of the 1802 fire - which encroached on 18 High Street & 1 Congress.



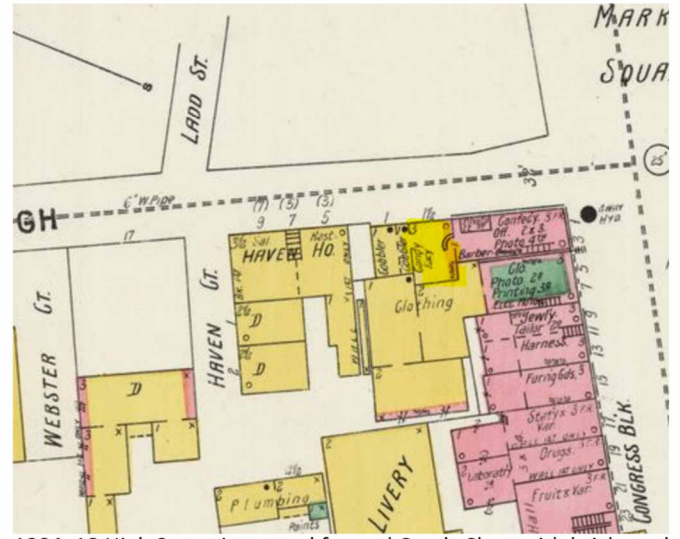
1876 - the first building at 18 High St



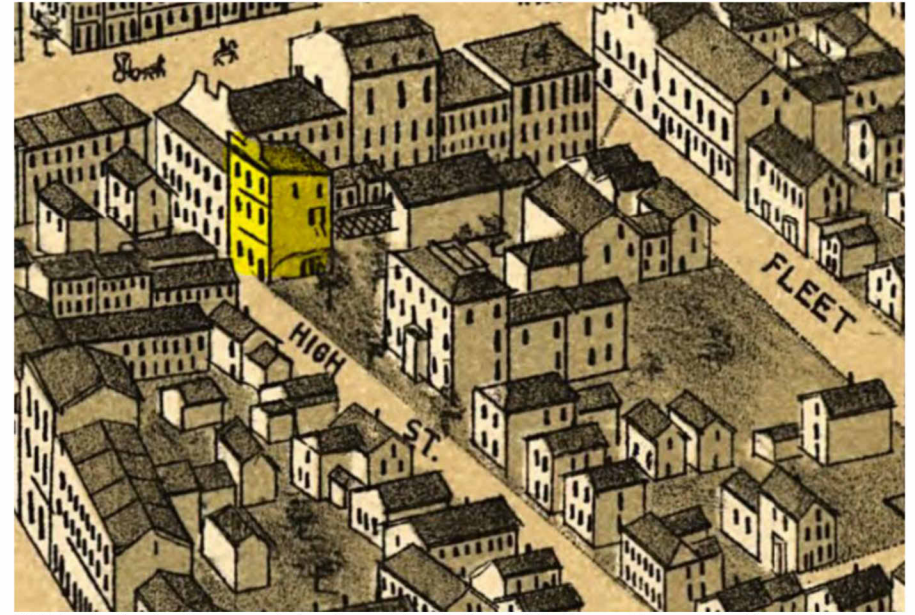
1910, the Haven Hotel is now called the "National Hotel". Nathaniel Haven's old house has become "Hotel Prescott". 18 High remains retail with dwelling above, wood framed.



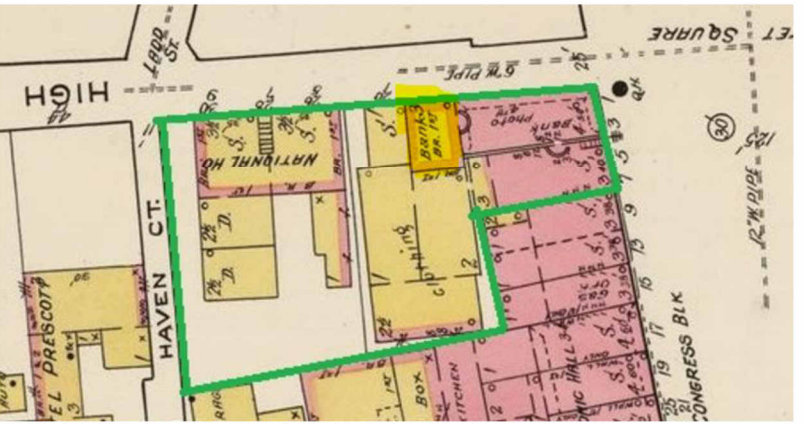
1850 (no building at 18 High St)



1904, 18 High Street is a wood framed Candy Shop with brick on the south wall; the rear additions are Clothing store/storage. The "Haven Hotel" appears on the corner of High & Haven Court. A small 1 story cobbler shop is tucked between the two buildings.



1877 - similar to its present day form. The Nathaniel A. Haven House is to the right.



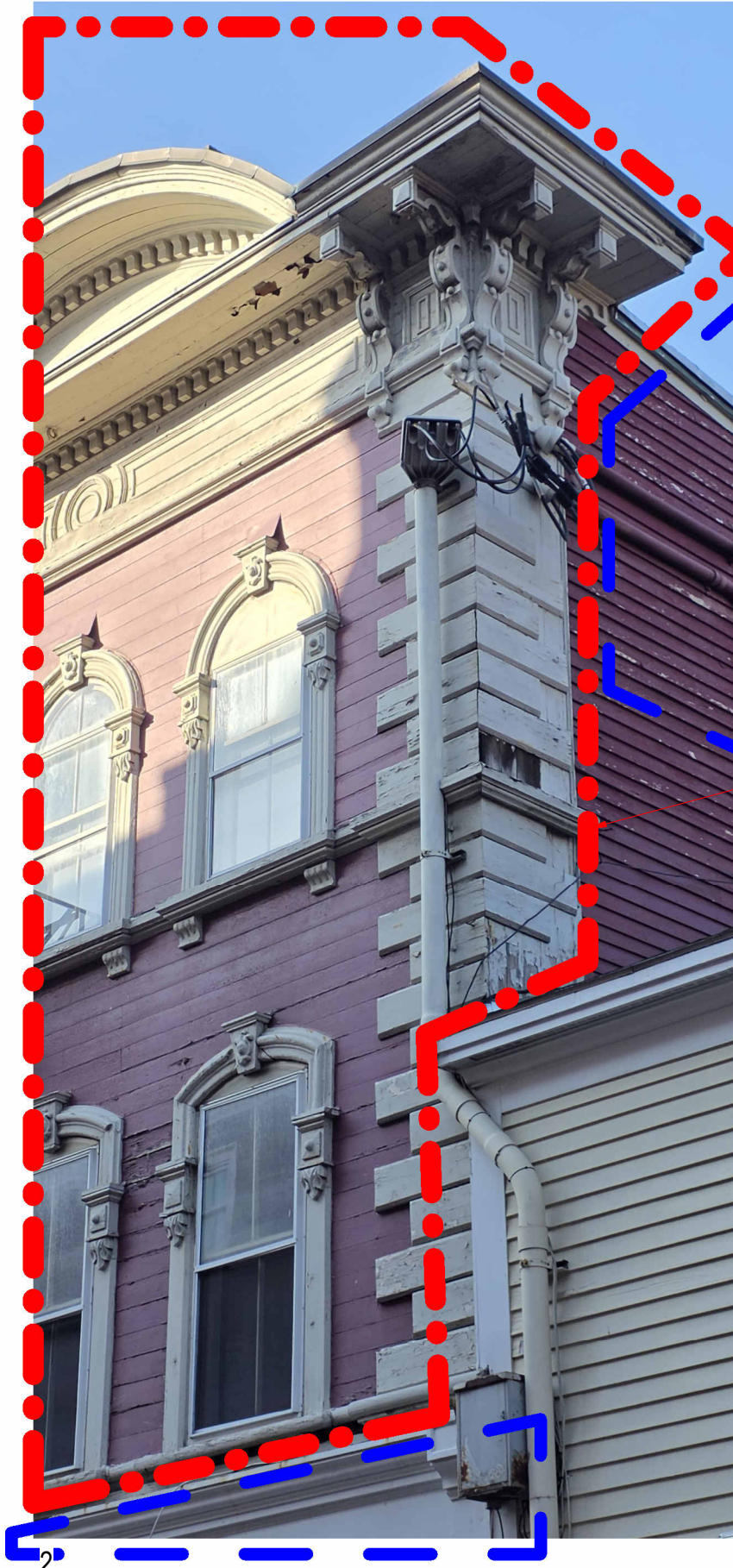
1920, 18 High Street is a bank clad in brick. The Haven Hotel has been renamed "The National" hotel (later to be renamed Dolphin Hotel).

H5.03 18 HIGH ST - HISTORIC MAPS
ONE CONGRESS STREET

04/24/2026

HDC.2

ARCOVE ARCHITECTS
COPYRIGHT © 2026



3

AREA OF DEMO PREVIOUSLY APPROVED (ROOF & FIRST FLOOR)

PROPOSED ADDITIONAL DEMO WITH SALVAGE & RESTORATION OF TRIM (2ND & 3RD FLOORS)



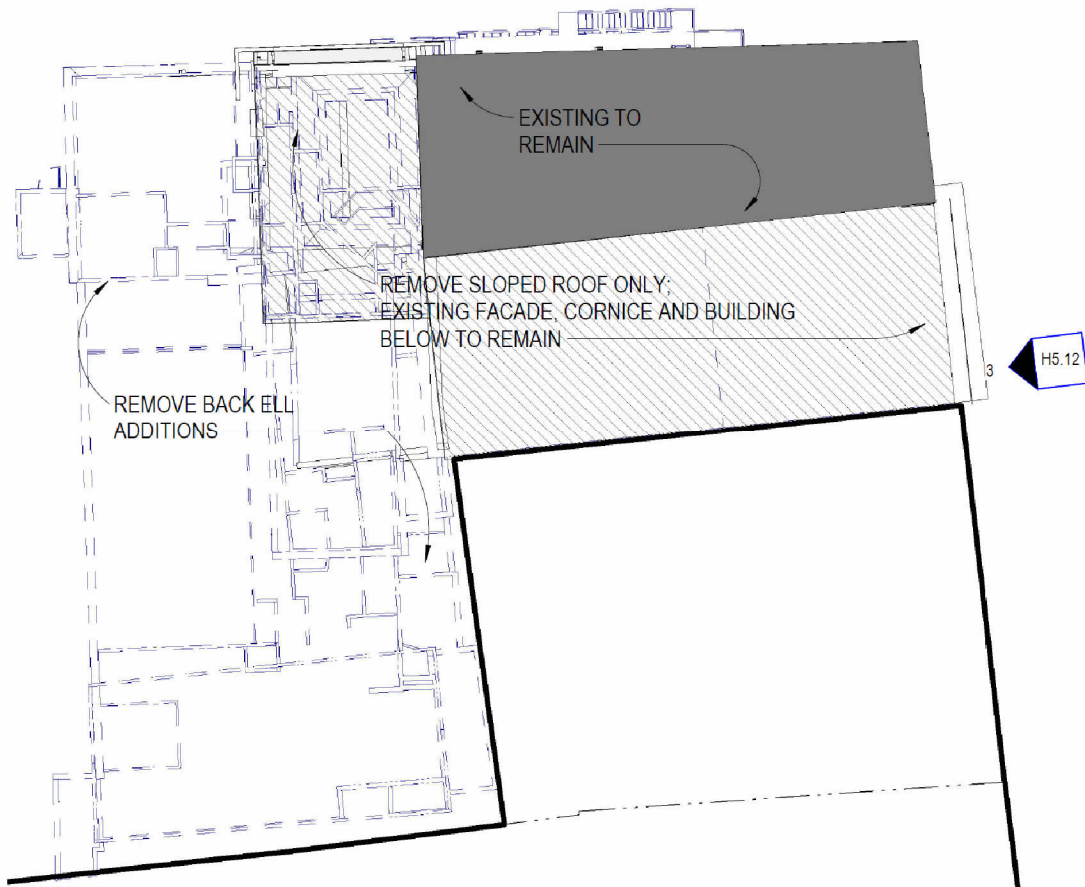
4

**H5.04 EXISTING CONDITIONS PHOTOS
ONE CONGRESS STREET**

04/28/2026

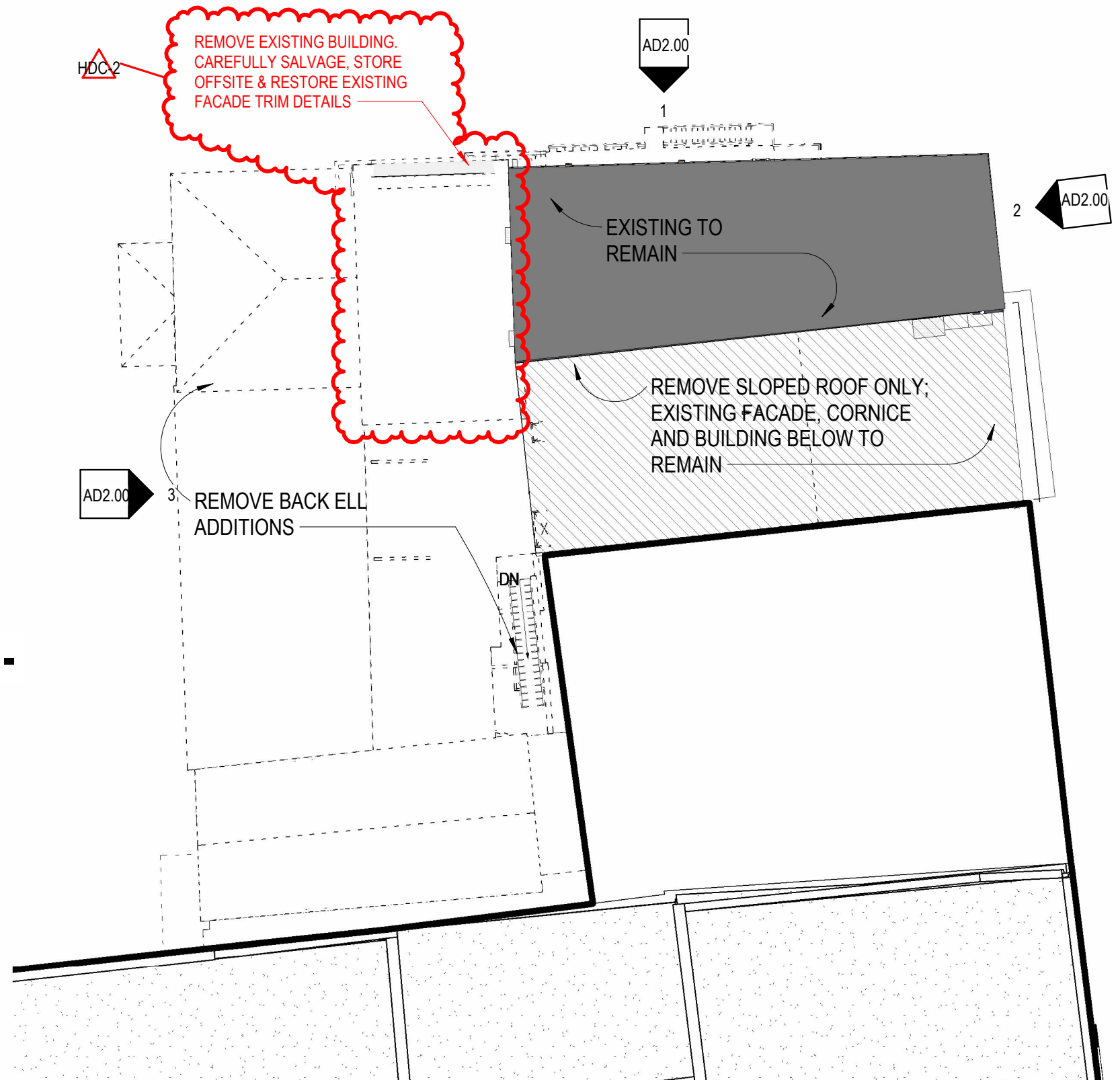


AREA OF DEMO PREVIOUSLY APPROVED



PREVIOUSLY APPROVED -

H5.11 DEMOLITION PLAN
1 CONGRESS STREET
 SCALE: 1/16" = 1'-0"
 8/03/2022
 GRAPHIC SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'

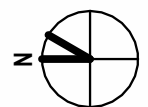


PROPOSED -

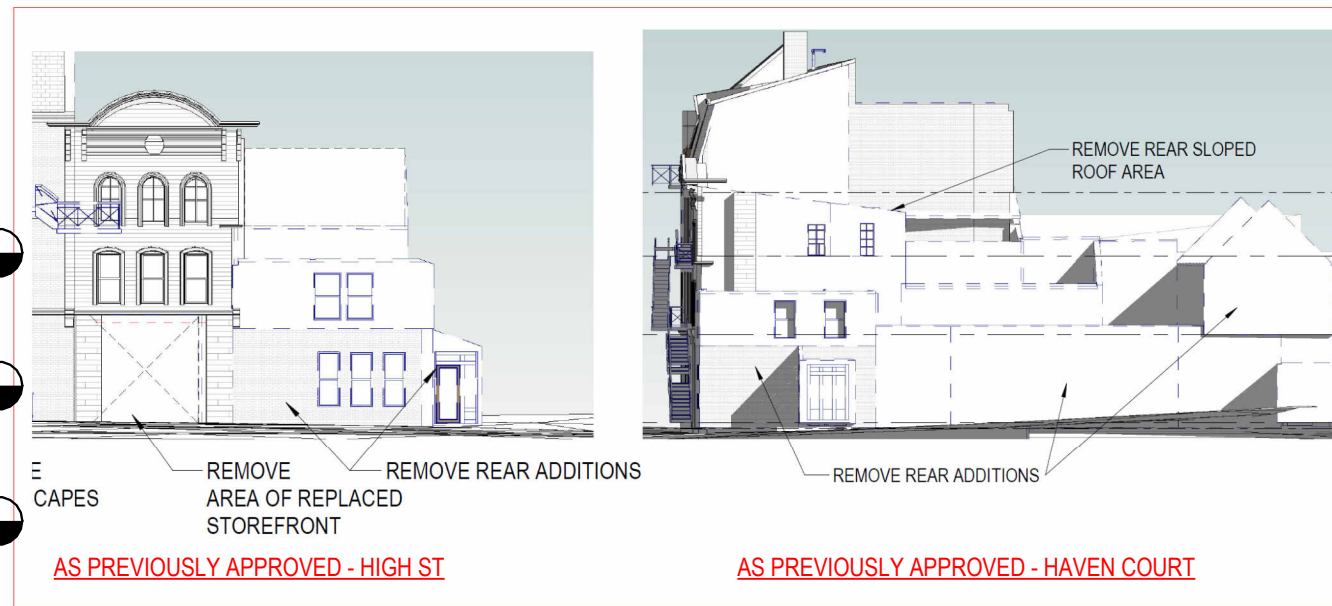
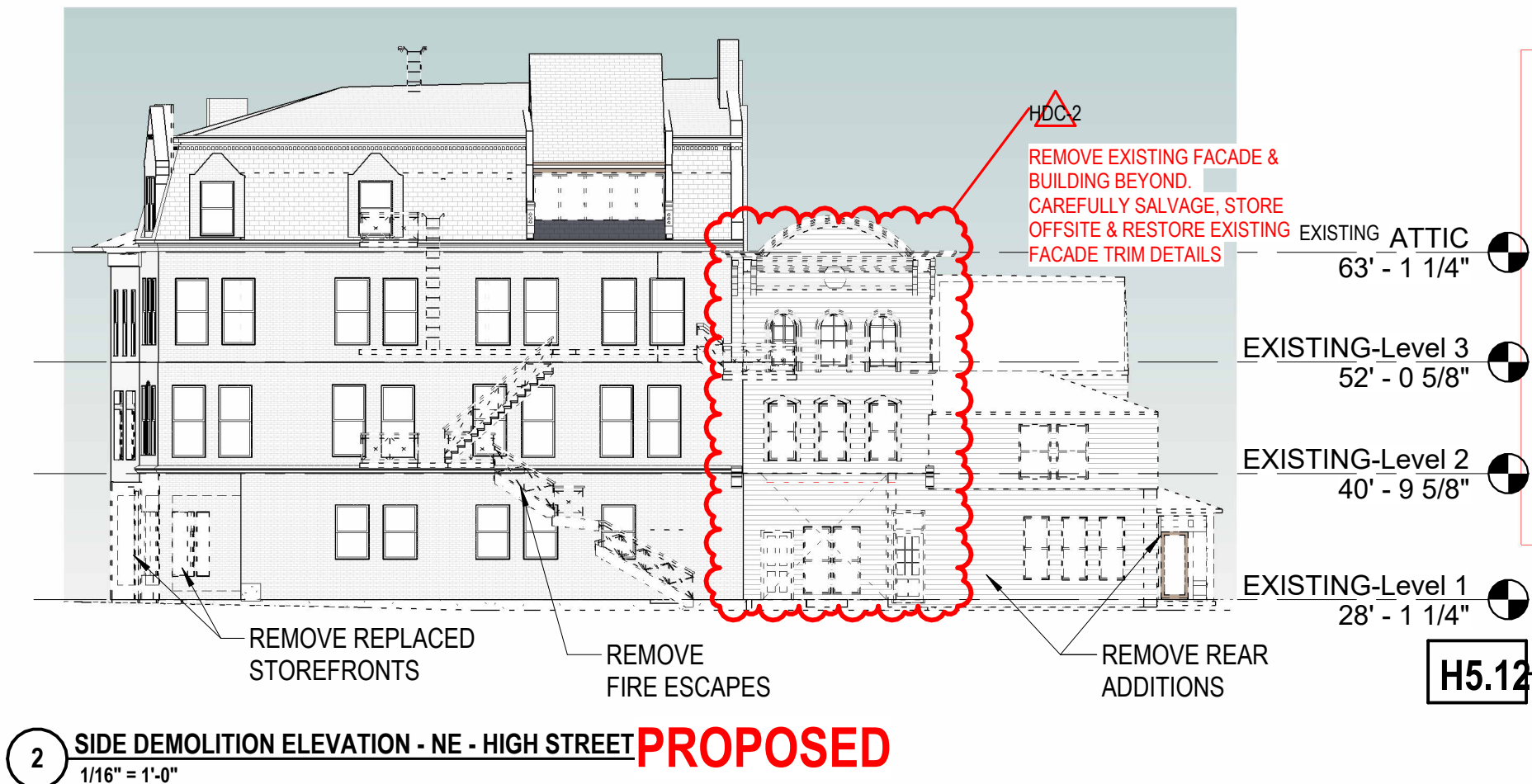
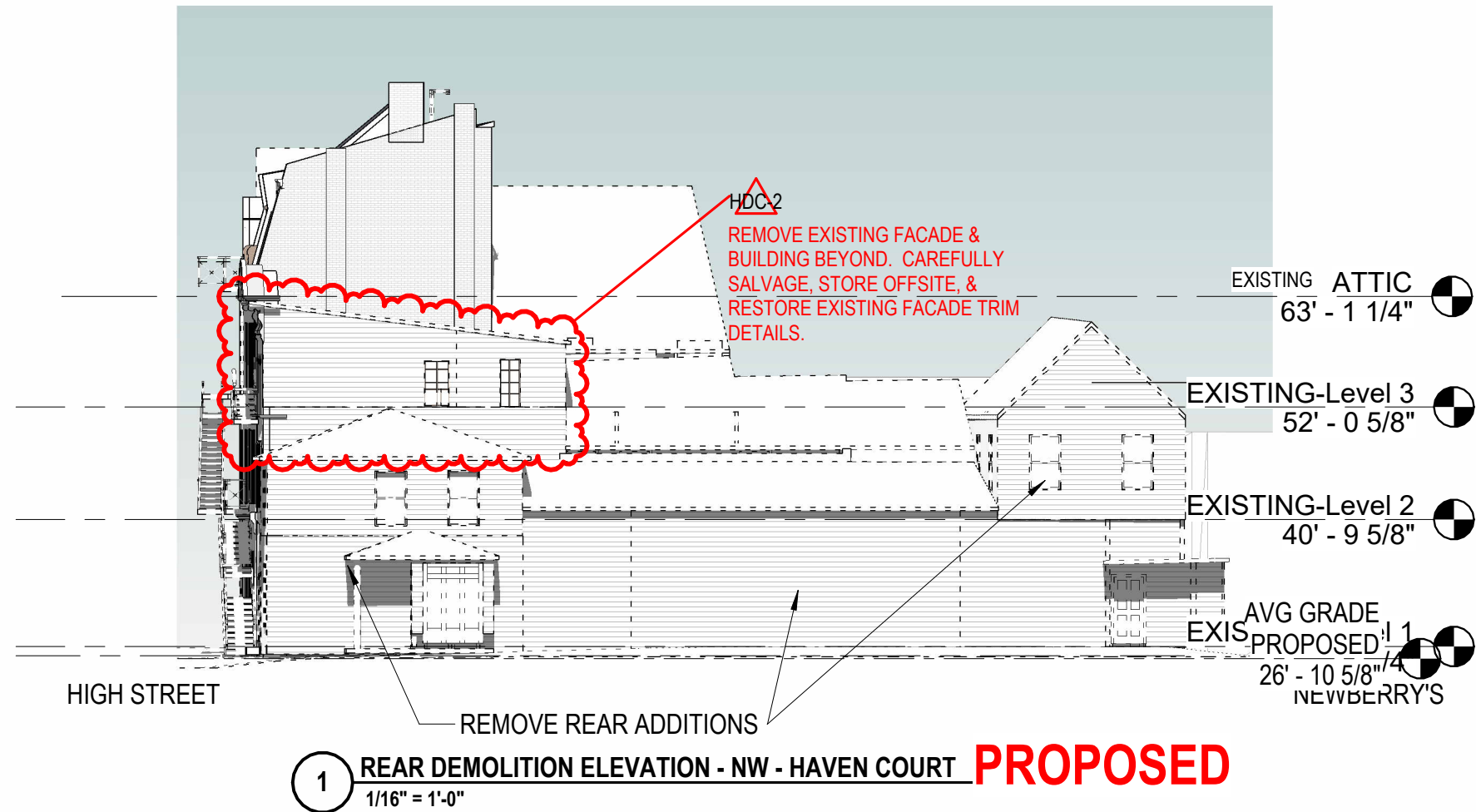
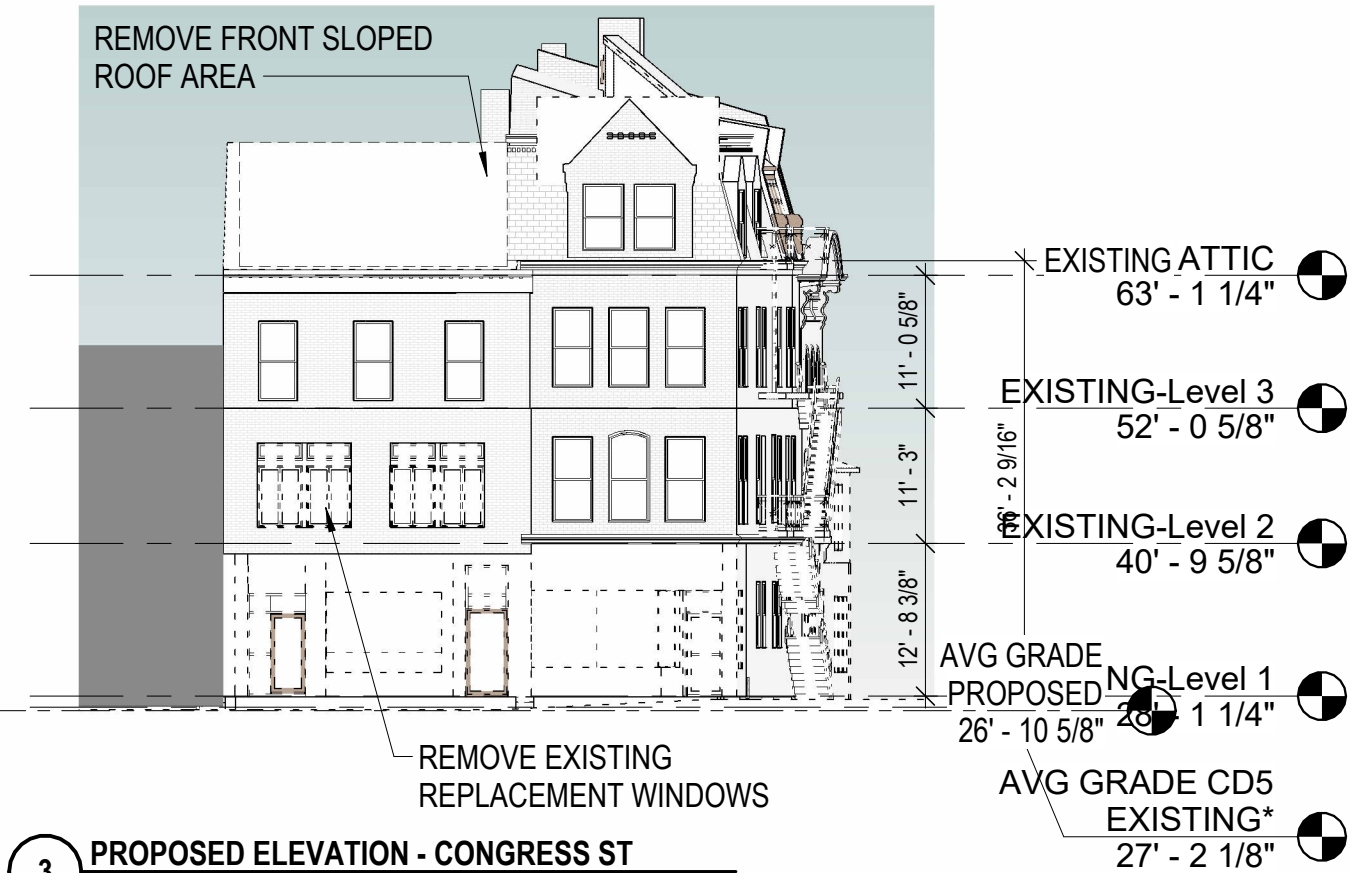
H5.11 DEMOLITION PLAN
ONE CONGRESS STREET

04/24/2026

GRAPHIC SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'



COPYRIGHT © 2026

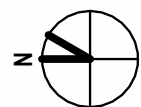
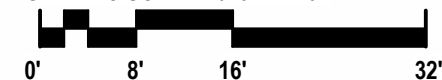


H5.12

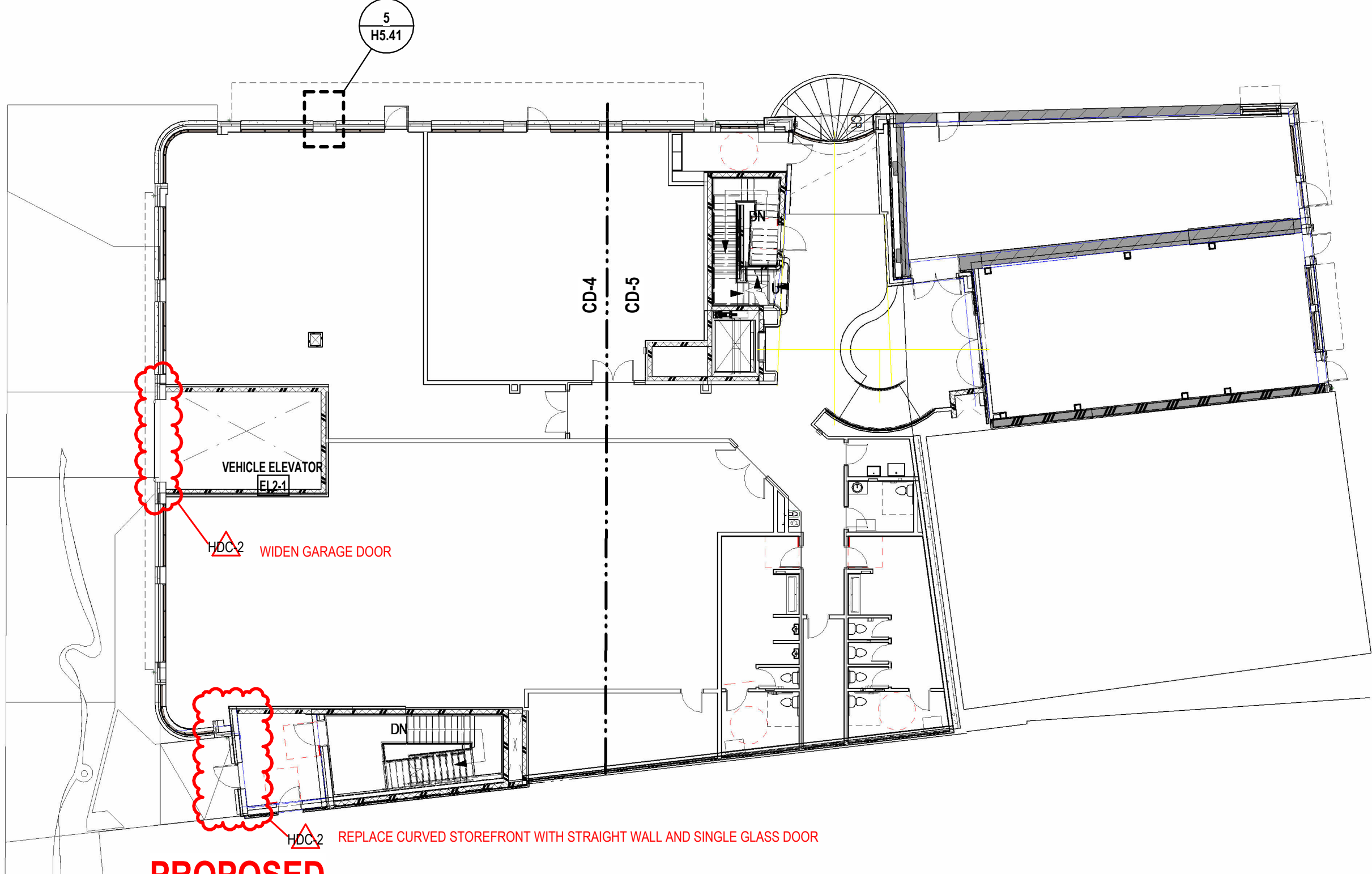
**DEMOLITION ELEVATIONS
ONE CONGRESS STREET**

04/24/2026

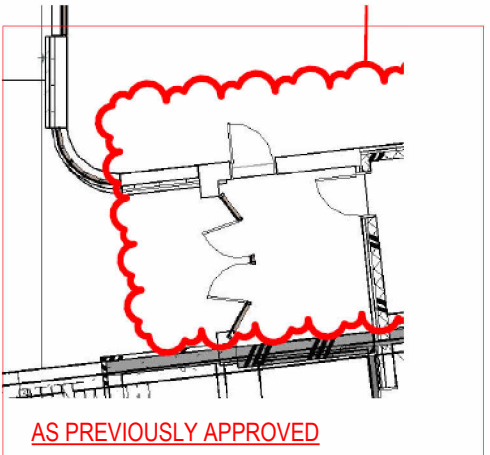
GRAPHIC SCALE: 1/16" = 1'-0"



COPYRIGHT © 2026

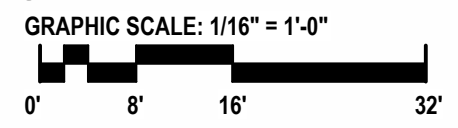


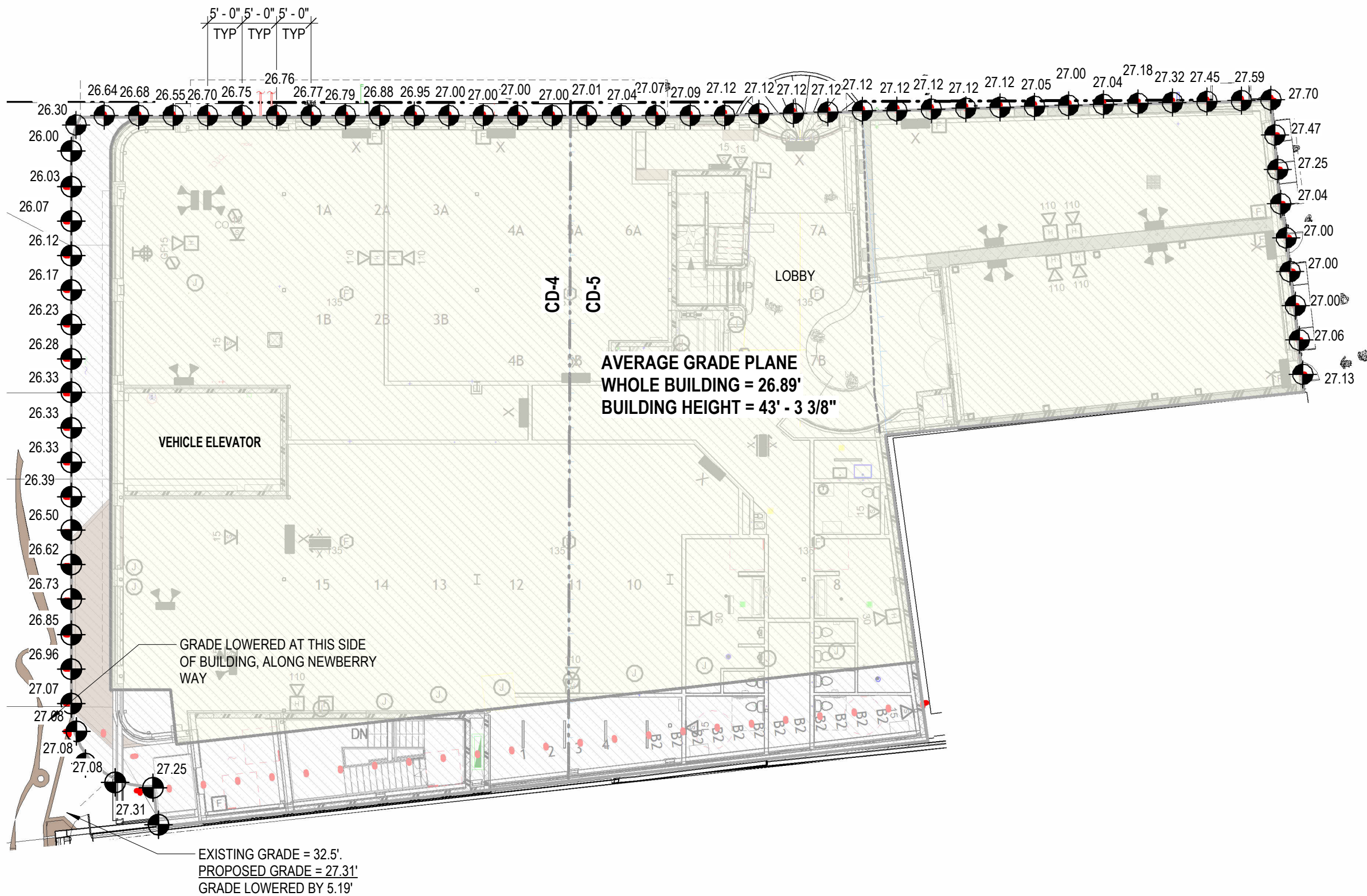
PROPOSED



**H5.14 FIRST FLOOR PLAN
ONE CONGRESS STREET**

04/24/2026





Whole Building	Combined CD4 & CD5; existing & new - Average Grade Plane
	26.89
Congress Street	27.13
	27.06
	27.00
	27.00
	27.04
	27.25
	27.47
	27.70
	27.59
	27.45
High Street	27.32
	27.18
	27.04
	27.00
	27.05
	27.12
	27.12
	27.12
	27.12
	27.12
27.09	
27.07	
27.04	
27.01	
27.00	
27.00	
26.95	
26.88	
26.79	
26.77	
26.76	
26.75	
26.70	
26.55	
26.61	
26.68	
26.64	
26.30	

AVERAGE GRADE PLANE CALCULATION

Haven Court	26.98
	26.00
	26.03
	26.07
	26.12
	26.17
	26.23
	26.28
	26.33
	26.33
	26.39
	26.50
	26.62
	26.73
	26.85
26.96	
27.07	
27.08	
27.80	
27.25	
27.31	
Average - CD4 & CD5 combined	26.89

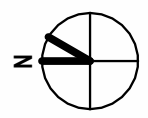
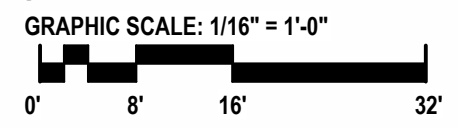
AS PREVIOUSLY APPROVED 10.18.2024: AVERAGE GRADE PLANE = 29.53' (new average grade plane is lower by 2.64)

1 AVERAGE GRADE PLANE CALCULATION PLAN
1/16" = 1'-0"

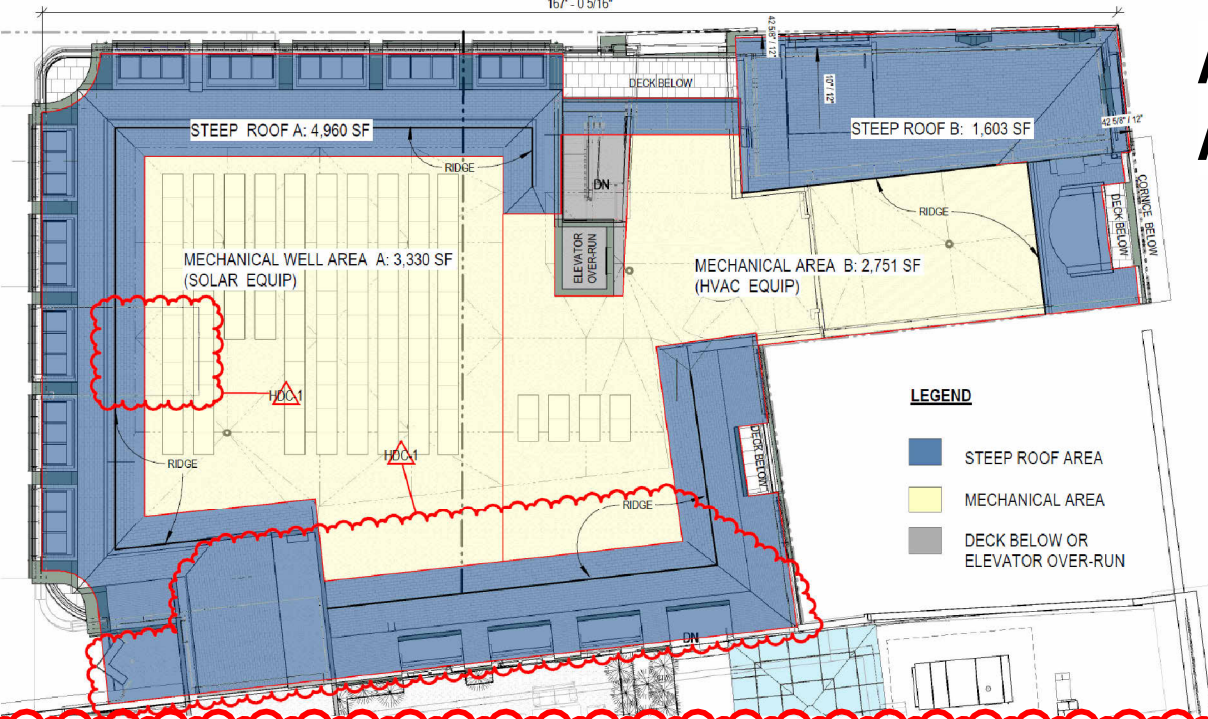
HDC-2

H5.16 AVERAGE GRADE PLANE ONE CONGRESS STREET

04/24/2026

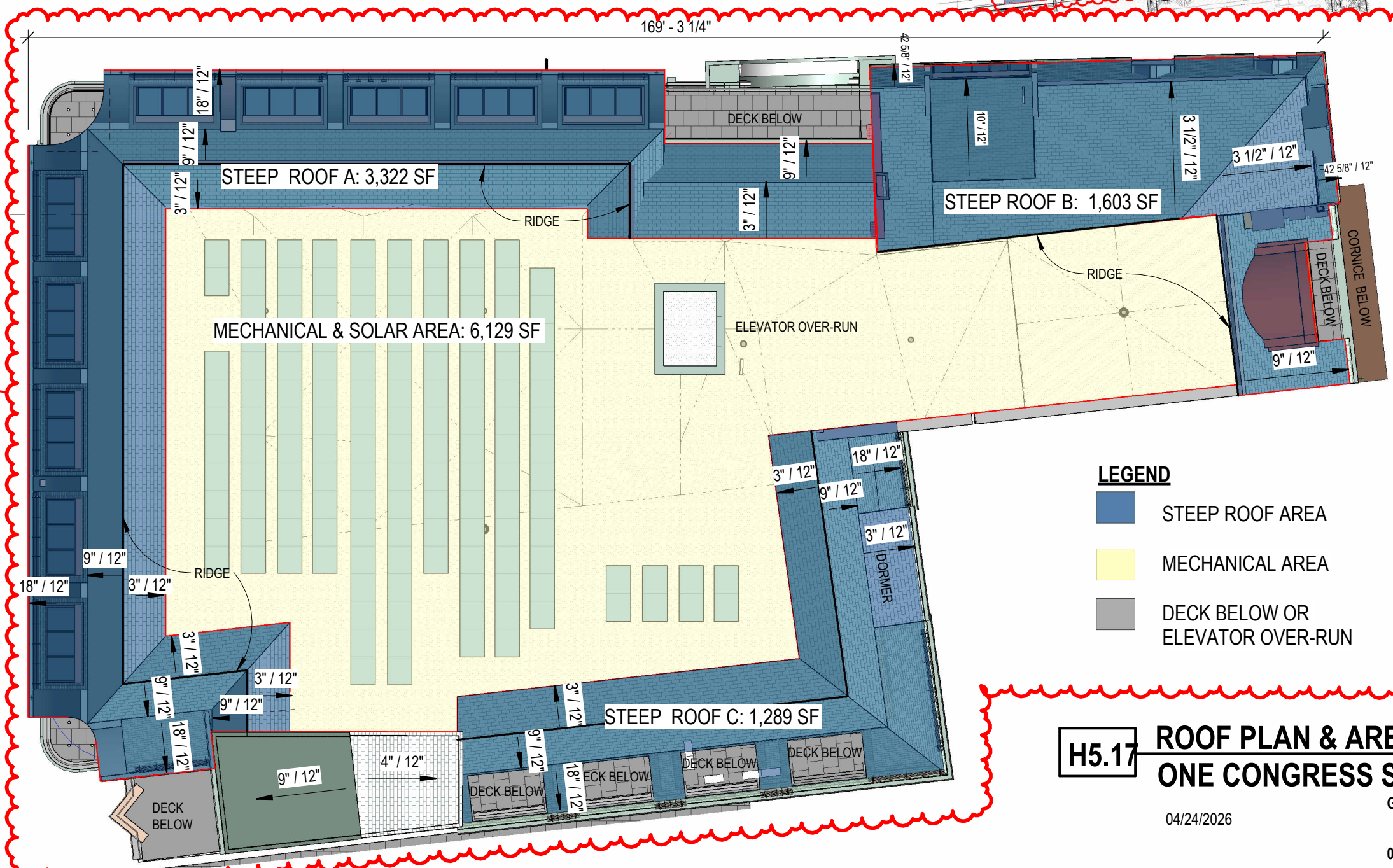


AS PREVIOUSLY APPROVED



1 Congress Street	
SLOPED ROOF AREAS	10/18/2024
STEEP ROOF AREA A	4,960
STEEP ROOF AREA B	1,603
Total	6,563
MECHANICAL AREA A	3,330
MECHANICAL AREA B	2,751
Total	6,081
TOTAL ROOF AREA	12,644
Slope roof % of total	51.91%
Flat roof % of total	48.09%

PROPOSED



1 Congress Street	
SLOPED ROOF AREAS	4/22/2026
STEEP ROOF AREA A	3,322
STEEP ROOF AREA B	1,603
STEEP ROOF AREA C	1,289
Total	6,214
MECHANICAL AREA B	6,129
Total	6,129
TOTAL ROOF AREA	12,343
Slope roof % of total	50.34%
Flat roof % of total	49.66%

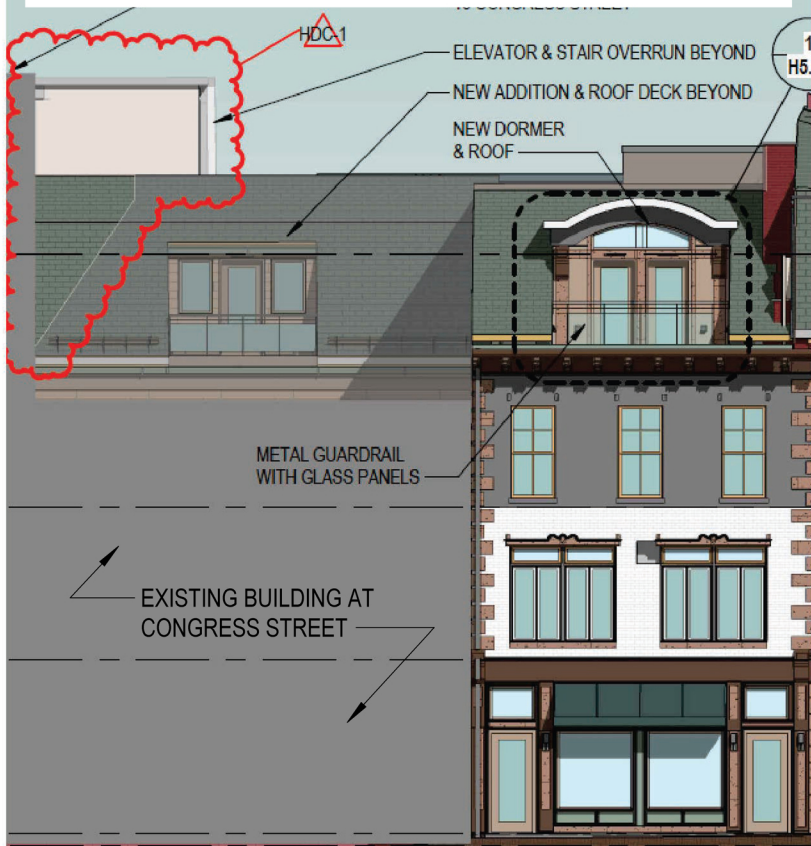
H5.17 ROOF PLAN & AREA CALCULATIONS ONE CONGRESS STREET

04/24/2026

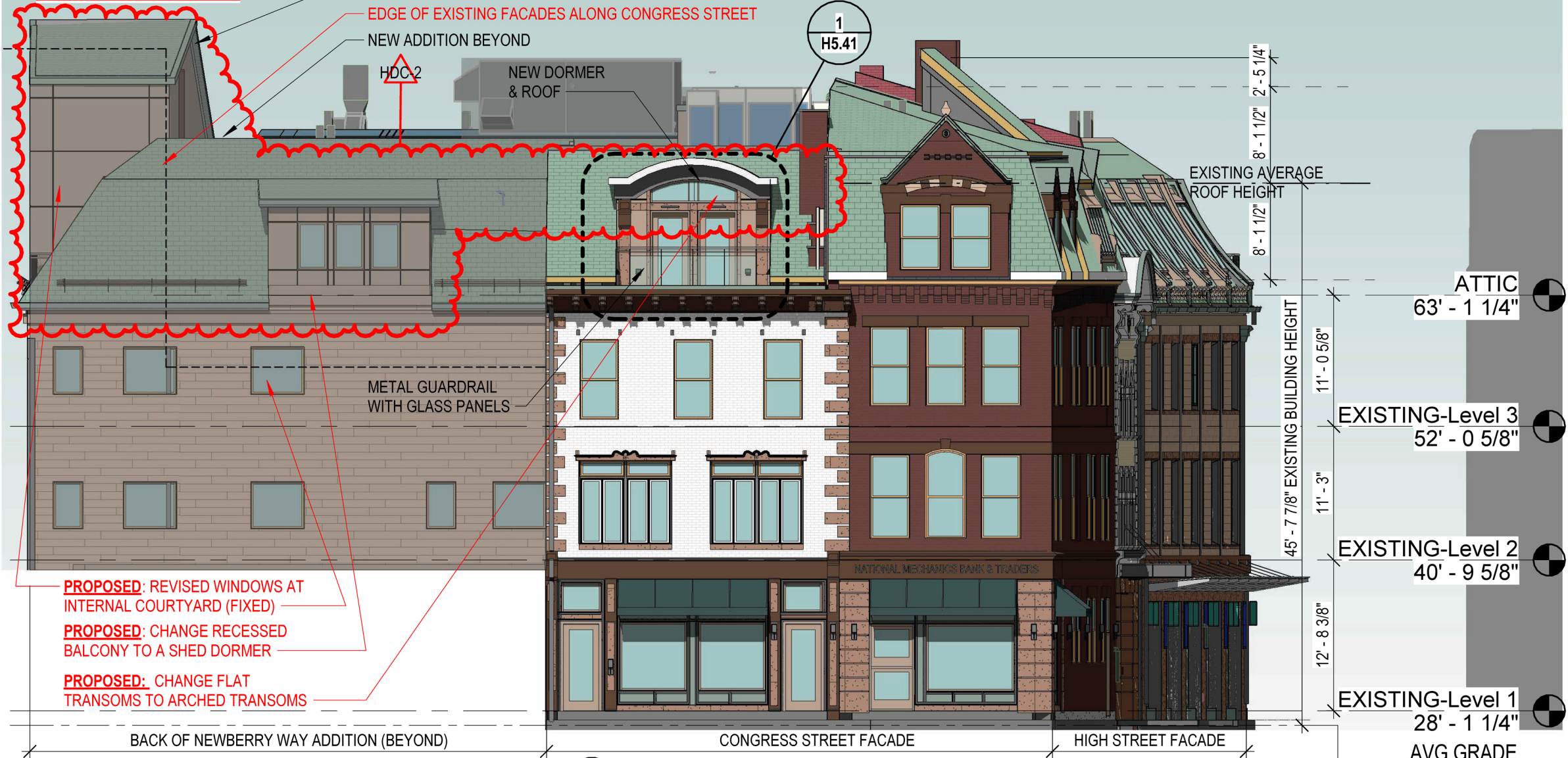
GRAPHIC SCALE: 1/16" = 1'-0"



AS PREVIOUSLY APPROVED



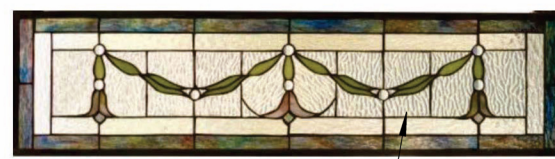
PROPOSED



1 PROPOSED ELEVATION - CONGRESS STREET
3/32" = 1'-0"



- RESTORE & RECREATE ORIGINAL GRANITE AND CAST IRON STOREFRONT
- REPLICATE EARLY 20TH CENTURY STAINED GLASS TRANSOMS
- REPLICATE HISTORIC PEDIMENTS
- REPLICATE ORIGINAL CAST IRON STOREFRONT THIS SIDE



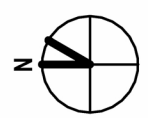
NEW CANVAS AWNINGS

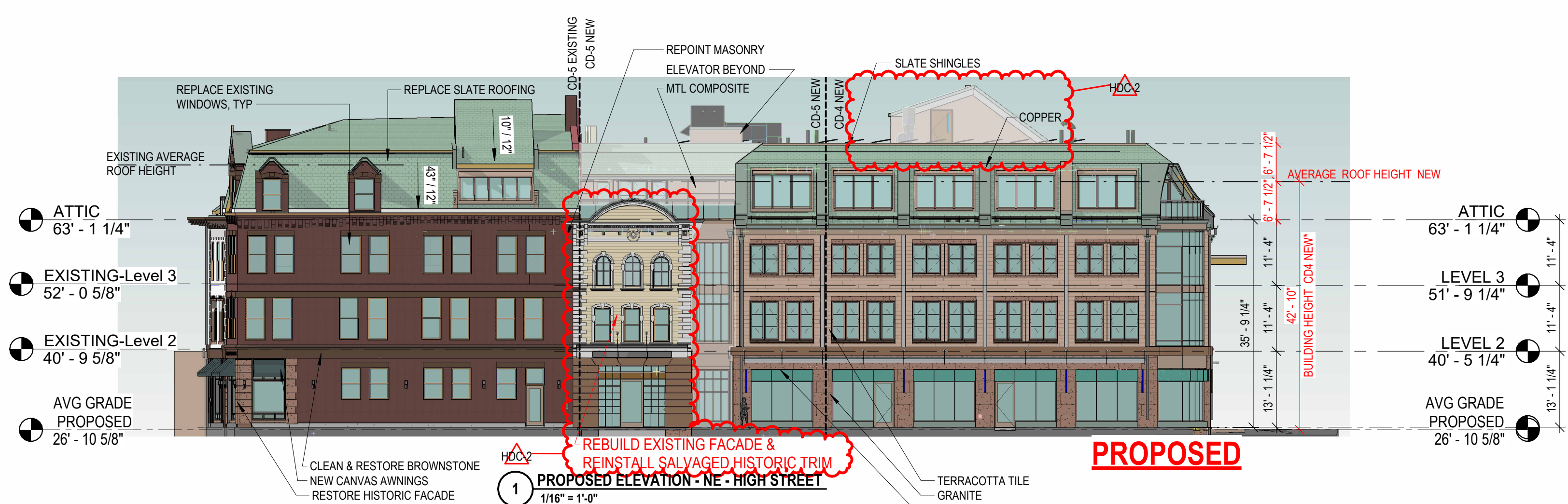


H5.21 ELEVATION - CONGRESS STREET
ONE CONGRESS STREET

2 PROPOSED ELEVATION - CONGRESS STREET
1/8" = 1'-0"

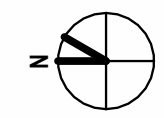
04/24/2026





H5.22 ELEVATION - HIGH STREET
ONE CONGRESS STREET

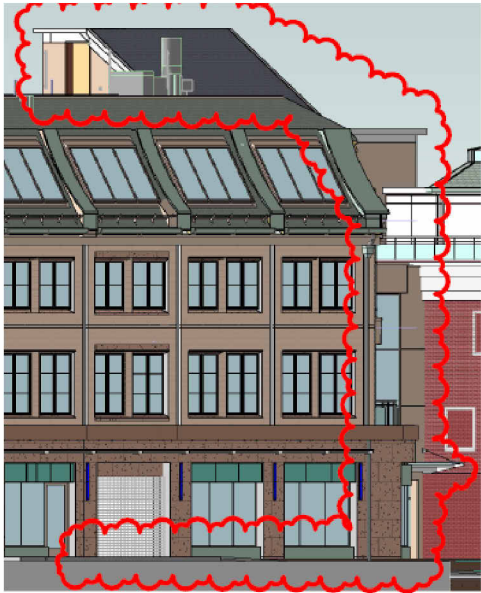
04/24/2026



2 PROPOSED ELEVATION - NE - HIGH STREET
1/8" = 1'-0"

3 HDC AWNING DETAIL
1/2" = 1'-0"

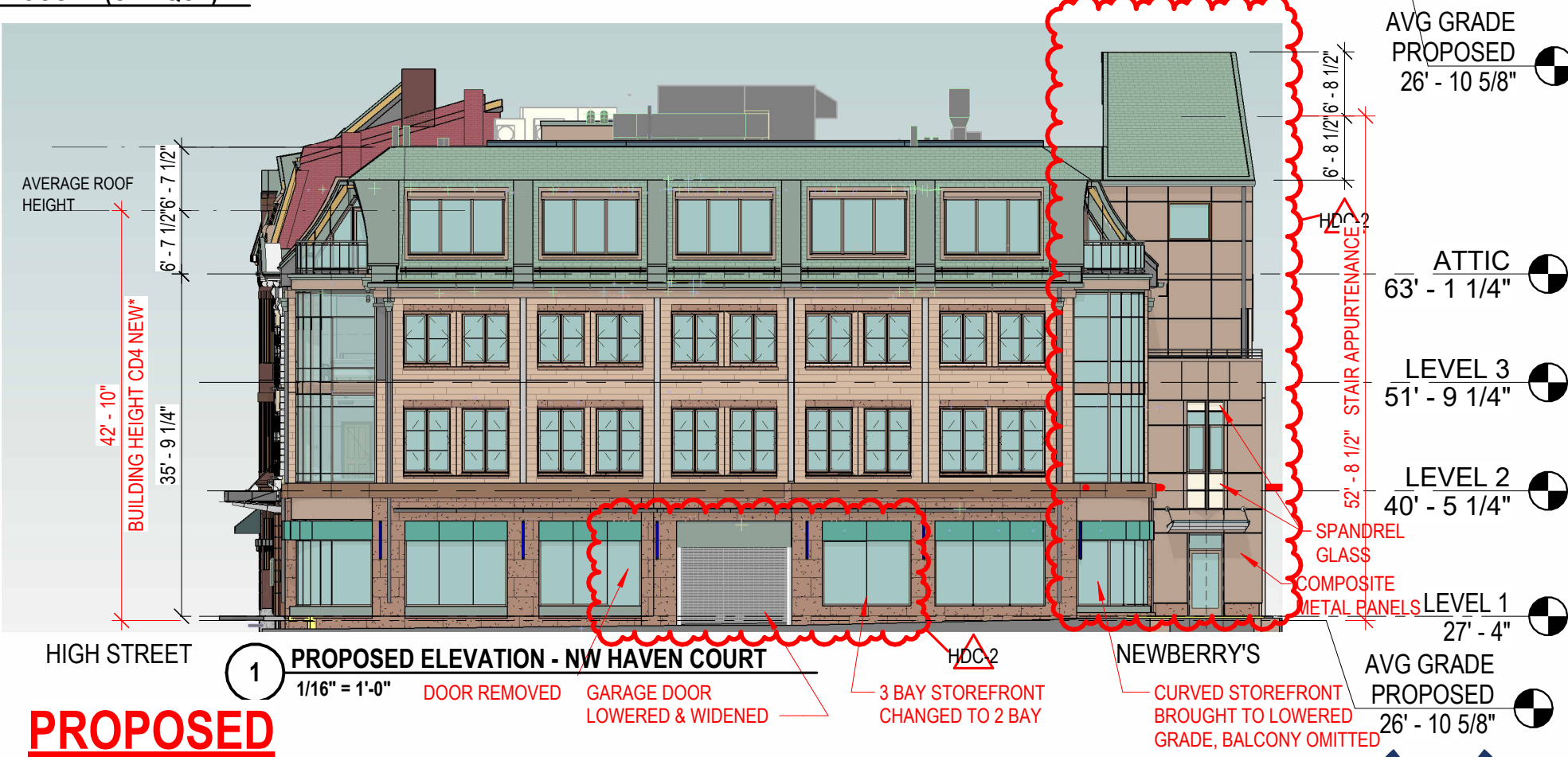
1 PROPOSED ELEVATION - NE - HIGH STREET
1/16" = 1'-0"



AS PREVIOUSLY APPROVED



AS PREVIOUSLY APPROVED

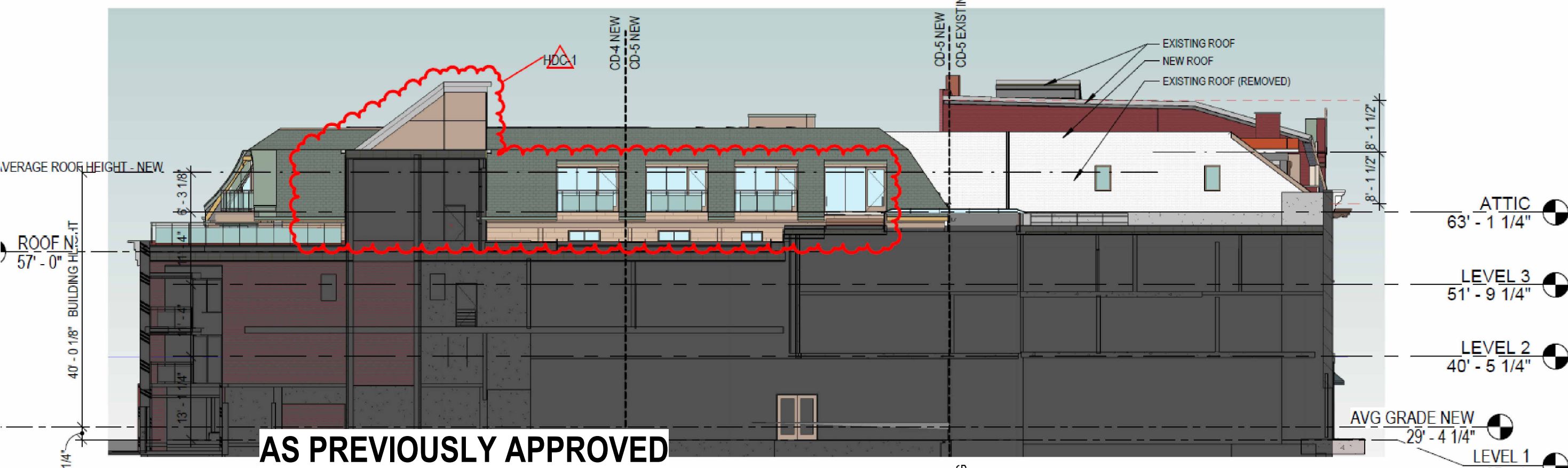


H5.23 ELEVATIONS - NEWBERRY WAY ONE CONGRESS STREET

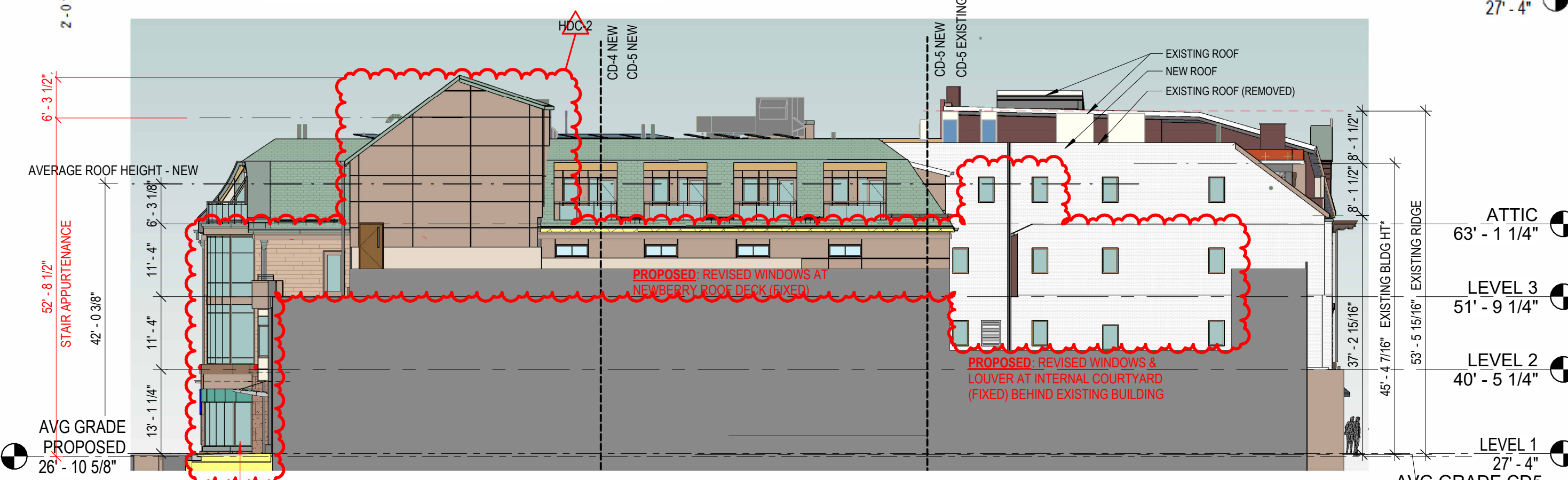
04/24/2026



COPYRIGHT © 2026



AS PREVIOUSLY APPROVED

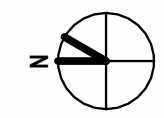


PROPOSED

CURVED STOREFRONT BROUGHT TO LOWERED GRADE, BALCONY OMITTED

**H5.24 WEST ELEVATION - @ JJ NEWBERRIES
ONE CONGRESS STREET**

04/24/2026





AS PREVIOUSLY APPROVED

CURVED STOREFRONT
BROUGHT TO LOWERED
GRADE, BALCONY OMITTED



PROPOSED

HDC-2

SMALLER WINDOW, WALL SET FURTHER BACK

TOP OF WALL LOWERED

WINDOW SHORTENED, MIDDLE SECTION IS OPERABLE AWNING.

FUTURE JJ NEWBERRY WORK NOT SHOWN IN THIS VIEW

WALL STRAIGHTENED, SIDELIGHTS OMITTED, FOR FIRE RATINGS

H5.55 **RENDERING @ NEWBERRY WAY ENTRANCE**
ONE CONGRESS STREET

04/24/2026

