



HISTORIC DISTRICT COMMISSION

February 12, 2025

24 MARKET STREET - HDC APPLICATION FOR APPROVAL - RESUBMITTAL

We respectfully resubmit this application, which was previously approved on February 5, 2025 and expired on February 5, 2026 due to the following considerations:

1. TENANT OCCUPANCY AND OPERATIONAL COORDINATION
 - The project schedule has been coordinated with existing tenant occupancy and operational needs within the building to minimize disruption and accommodate ongoing building activities.
2. PROJECT TIMING AND RESOURCE ALLOCATION
 - Since receiving approval, project implementation has proceeded at a measured pace as resources and scheduling have been coordinated with other property-related obligations.

There are no changes to the scope, design, materials, or details contained within the previously approved application.

Thank you for your consideration.
Sincerely,

Carla Goodknight, AIA
Principal, CJ Architects LLC
Representing owners:
409 Franklin Pierce Highway, LLC.

409 Franklin Pierce Highway, LLC
PO BOX 399
Nottingham, NH 03290

RE: Certificate of Approval for property located at 24 Market Street (LU-25-4)

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, February 05, 2025**, considered your application for exterior renovations to an existing structure (storefront assembly repair and replacement and brick repairs) as per plans on file in the Planning & Sustainability Department. Said property is shown on Assessor Map 117 as Lot 24 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval as presented.

Findings of Fact

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):
-Preserve the integrity of the district

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):
-Relation to historic and architectural value of existing structures

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Izak Gilbo, Planner 1
for Reagan Ruedig, Chair of the Historic District Commission

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor



24 MARKET STREET - HDC APPLICATION FOR APPROVAL

We respectfully submit this application for approval for removal of existing wood paneled storefront to be replaced with new solid wood Sapele (Mahogany) paneled storefront assembly, brick repairs, HVAC upgrade:

1. MARKET STREET STOREFRONT ELEVATION

- Much of the existing storefront wood paneling is rotting and has been created by several repairs over time.
- The historic Granite header over the storefront stops short of the side window below with timber exposed to the elements.
- The original iron corner detail and copper downspout will remain.

We propose to remove the existing wood trim & paneling and replace it with a solid wood Sapele (Mahogany) system. The existing granite, storefront windows and door will remain. The existing transom over the door will be replaced with a panel detail.

2. LADD STREET ELEVATION

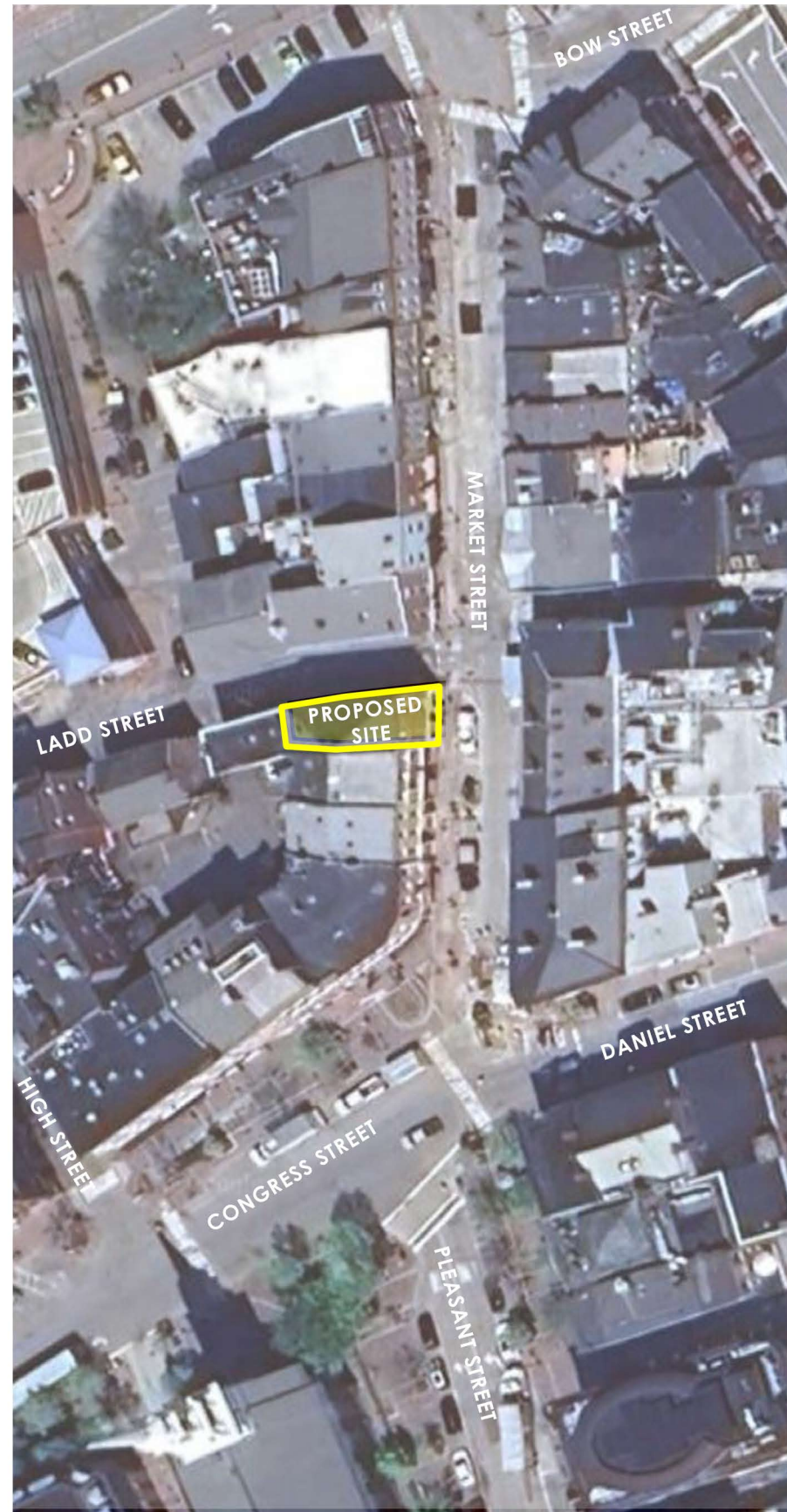
- This elevation contains an obsolete fire alarm, and a through wall AC unit that extends over the sidewalk.
- There are also two entry doors with transoms.

We propose to remove the obsolete fire alarm, remove the through wall AC unit, and repair the waterstruck brick wall with new waterstruck brick. The side entry door with the glass transom will remain, and the wood transom over the second door will be modified to contain a louver. The louver will support a new interior HVAC system for the commercial space.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA
Principal, CJ Architects LLC
Representing owners:
409 Franklin Pierce Highway, LLC.



24 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

AGENDA & AERIAL VIEW
HDC APPLICATION FOR APPROVAL: JULY 1, 2026



1.0



VIEW FROM MARKET STREET



VIEW FROM MARKET STREET AND LADD STREET INTERSECTION



VIEW FROM LADD STREET



VIEW OF STOREFRONT



VIEW OF STOREFRONT FROM MARKET STREET



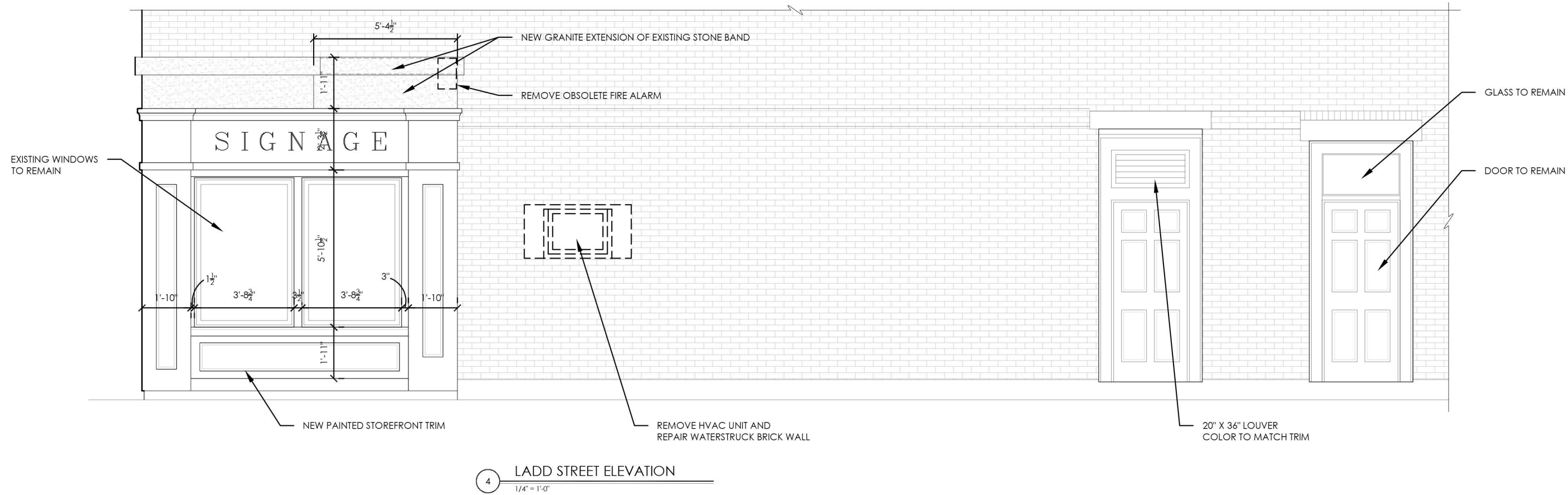
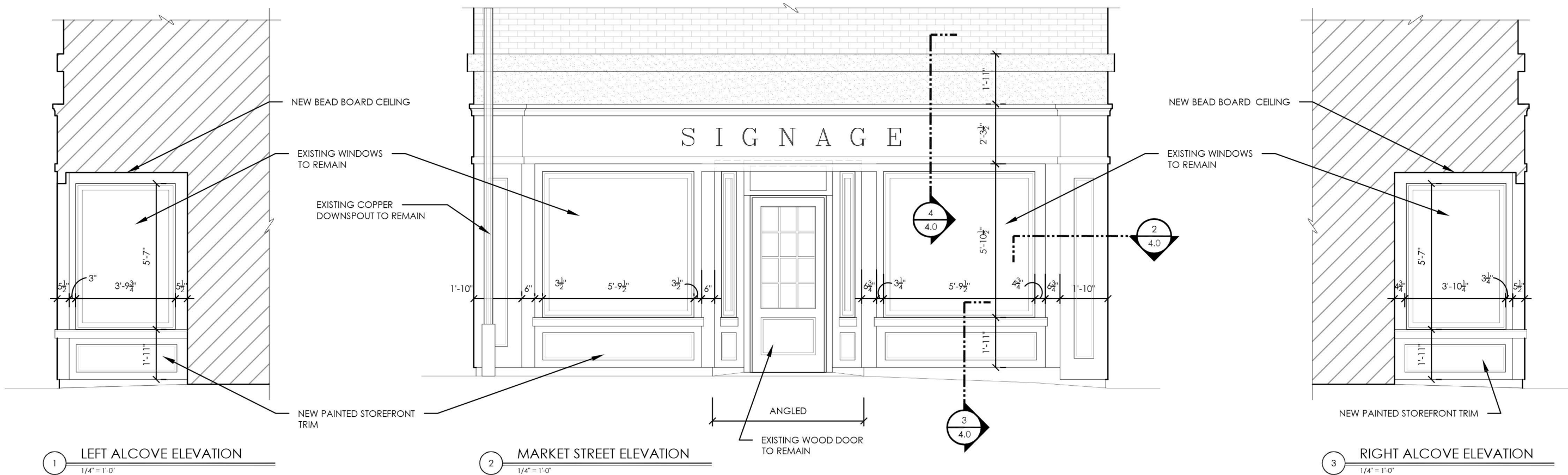
VIEW OF STOREFRONT

24 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITIONS
HDC APPLICATION FOR APPROVAL: JULY 1, 2026



2.0



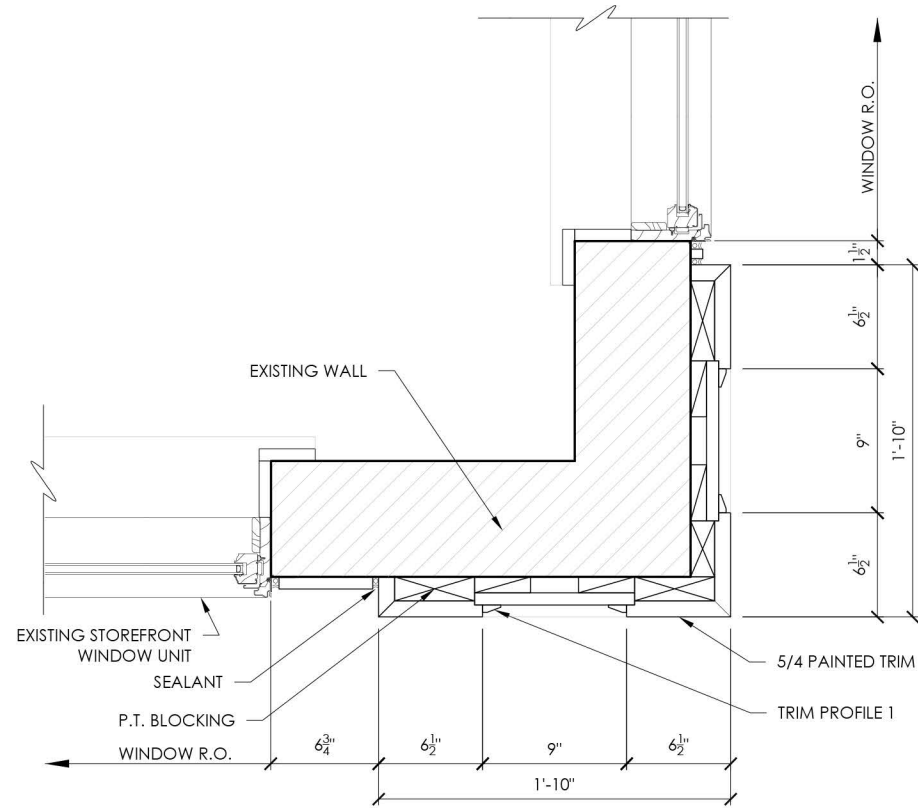
PROPOSED ELEVATIONS

HDC APPLICATION FOR APPROVAL: JULY 1, 2026

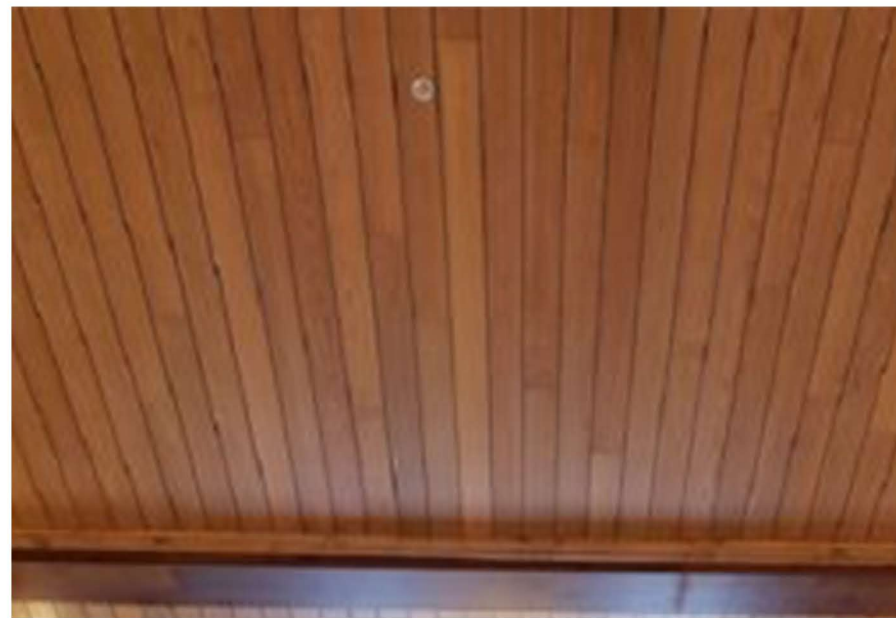


TRIM

SPECIES: SAPELE MAHOGANY
COLOR: PAINTED

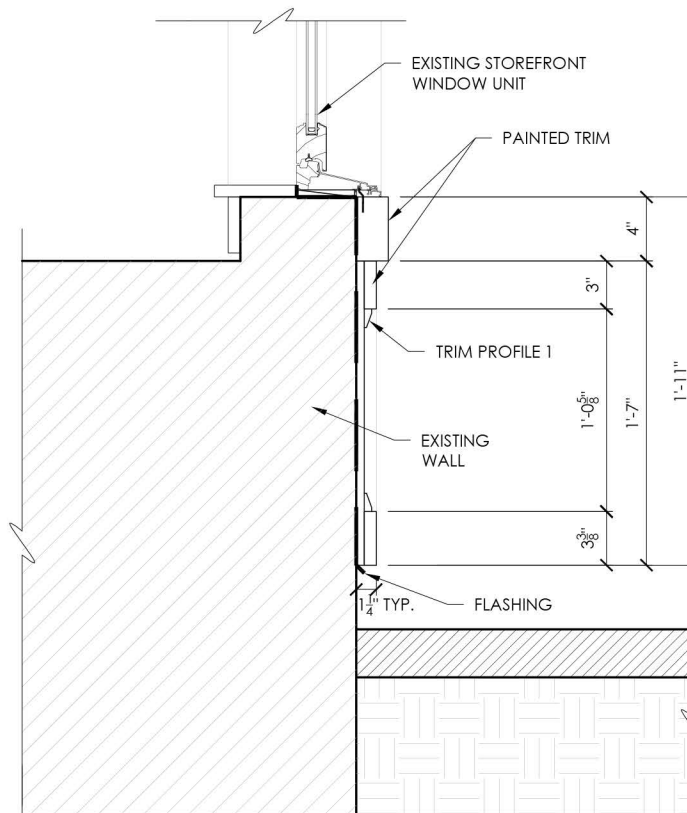


2 STOREFRONT CORNER DETAIL
 1" = 1'-0"

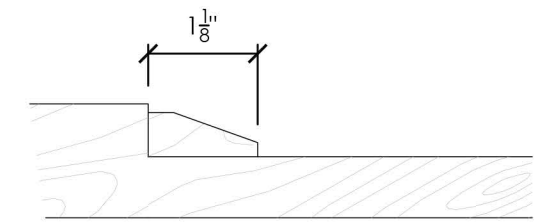


CEILING

SPECIES: SAPELE MAHOGANY
COLOR: PAINTED

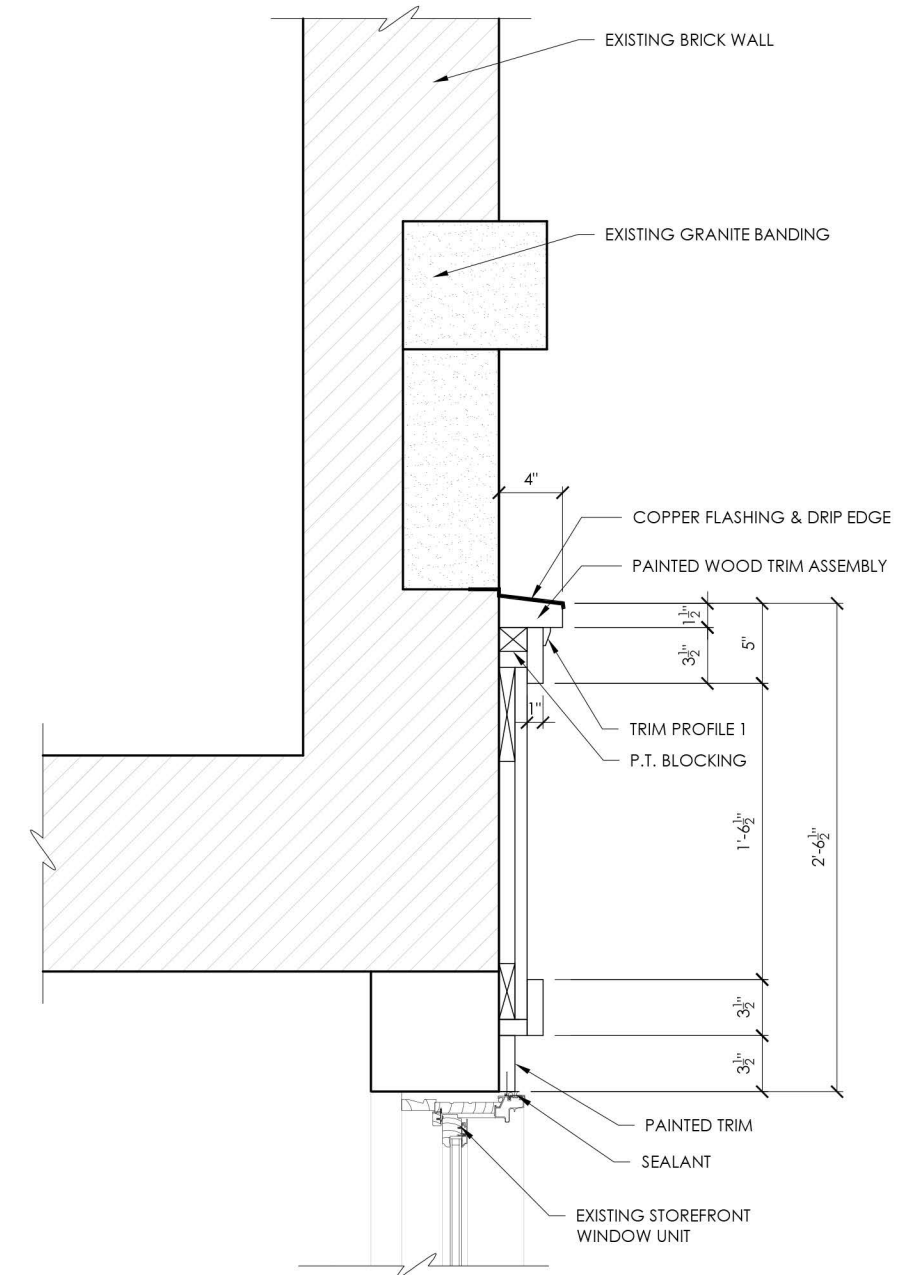


3 STOREFRONT SILL DETAIL
 1" = 1'-0"



TRIM PROFILE 1

1 TYPICAL TRIM PROFILE
 6" = 1'-0"



4 STOREFRONT HEAD DETAIL
 1" = 1'-0"

PROPOSED DETAILS

HDC APPLICATION FOR APPROVAL: JULY 1, 2026



24 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED VIEW
HDC APPLICATION FOR APPROVAL: JULY 1, 2026



5.0



24 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED VIEW
HDC APPLICATION FOR APPROVAL: JULY 1, 2026



5.1



24 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED VIEW
HDC APPLICATION FOR APPROVAL: JULY 1, 2026



5.2