

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details) **

6:30 p.m.

July 01, 2026

AGENDA

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. APPROVAL OF MINUTES

1. June 03, 2026

II. ADMINISTRATIVE APPROVALS

1. 28 Chestnut Street
2. 53 Pray Street
3. 103 Congress Street
4. 51 Gardner Street
5. 11 Sheafe Street
6. 111 State Street
7. 6 Dearborn Street

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace rear sliding door, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

B. Petition of One Market Square LLC, owner, for property located at 1 Congress Street, wherein permission is requested to allow revisions to a previously approved design (lowered site grade, new rear dormer, new courtyard windows, and roof adjustments) and the demolition and replacement of the structure at (18 High Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 17 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of 409 Franklin Pierce Highway LLC, owner, for property located at 24 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replace rotted storefront paneling, replace existing transom window with a panel detail along Market Street; remove unnecessary exterior HVAC and fire alarm components and replace a transom window with a louvre along Ladd Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 24 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

2. Petition of Lawrence Barr and Donna Novelli, owners, for property located at 39 Chauncey Street, wherein permission is requested to allow exterior renovations to an existing structure (replace all windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 134 as Lot 31 and lies within the General Residence A (GRA) and Historic Districts.

3. Petition of Susan Ingersoll, owner, for property located at 46 Aldrich Street, wherein permission is requested to allow the removal of the existing detached garage on the site and the new construction of an attached garage and addition to the existing main house) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 26 and lies within the General Residence A (GRA) and Historic Districts.

V. ADJOURMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_6XN46mEgS1CDxuzdL6hGNQ

**MINUTES OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

June 03, 2026

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Kate Cook; Members Dave Adams, Martin Ryan, Dr. Dan Brown, Joy Curth, and alternate Larry Booz

MEMBERS EXCUSED: Alternate Susan Strauss

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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Chair Ruedig called the meeting to order at 6:30 p.m. She read the petitions that were withdrawn and postponed.

*Vice-Chair Doering moved to **withdraw** Public Hearings Old Business Petition A, TD Corner Cottage at 112 Mechanic Street, seconded by Mr. Ryan. The motion passed unanimously, 7-0.*

*Mr. Brown moved to **postpone** Public Hearings Old Business Petition C, Michael Dulac at 325 Marcy Street; Public Hearings New Business Petition 2, One Market Square LLC at 1 Congress Street; and New Business Work Session B, Michael Dulac at 325 Marcy Street, to the July 1st meeting. Dr. Brown seconded. The motion passed unanimously, 7-0.*

I. APPROVAL OF MINUTES

1. May 06, 2026

*Mr. Adams moved to **approve** the May 6 meeting minutes as submitted, seconded by Dr. Brown. The motion passed unanimously, 7-0.*

II. ADMINISTRATIVE APPROVALS [Timestamp 5:21]

Mr. Adams recused himself from Item 2. The Commission addressed that item first.

1. 31 Richards Avenue

The request was to expand the existing fascia board to make it more consistent with the rest of the property. Mr. Ryan asked that the fascia drop slightly below the soffit by at least half an inch, and the shadow board be a minimum of two inches with at least a 3-1/2" exposure at the bottom of the shadow board. It was further discussed.

Stipulations:

- 1) The fascia board shall be dropped at least ½ inch below the soffit;
- 2) The shadow board shall be 2-1/2 inches; and
- 3) The exposure below the shadow board shall be 3-1/2 to 4 inches.

2. 209 Marcy Street

Mr. Adams recused himself, and alternate Mr. Booz took a voting seat. The request was for a few minor design changes to the previously approved project to omit the front addition, expand the front porch width to 7 feet, and reduce the entry bump out from 24” to 18 inches. There were also minor window and door location changes on the rear of the property.

Mr. Ryan moved to approve the item as presented, seconded by Dr. Brown. The motion passed unanimously, 7-0.

3. 70 Maplewood Avenue

Mr. Gilbo said the owner made six changes to the previously-approved project: a glass canopy was placed above the middle brackets; balcony scuppers were added for water drainage; the grill for the electric room door was revised; on the radius storefront, the star grills were removed for visibility; the penthouse eave profile was revised; and the mechanical screen was omitted. Mr. Adams said the scuppers seemed practical. Chair Ruedig said she was disappointed by the removal of the storm grills because it was a big design change and was not brought to the Commission before it was installed. She said it changed the way the building looked and was a loss of a signature detail, so the building now looked very plain.

4. 238 Deer Street

The request was for approval to hang signage and associated lighting. Dr. Brown asked if there were regulations on how big the sign should be and whether the sign would fit. Mr. Gilbo explained how the sign would meet the regulations.

5. 765 Middle Street

The request was to omit a screening detail that was previously approved for the project. Mr. Gilbo said the vertical screening under the stairs was not needed to shield anything anymore.

6. 235 Marcy Street

The request was for venting in four locations that would be painted to match the siding.

7. 100 Chapel Street

The request was approval to rebuild the wood front stairs and add a granite base. Mr. Gilbo said the stairs would stay within the same footprint, and the existing iron railings would be reused. The owner Reggie Baird was present and said the stairs would be pressure treated wood, with a finish in Trex material. He said the rebuild was to make the stairs more maintenance free.

8. 33 Johnson Court

The request was approval to replace the front deck and stair system with a full Trex system. Mr. Gilbo said all the dimensions, style, and placement would be the same.

9. 222 Court Street

The request was to install a security camera on the side of the building to monitor the driveway artwork for the Black Heritage Foundation. Vice-Chair Doering asked if there was an option to shift the camera to the back. Mr. Gilbo said the applicant said there was a wood addition on the rear and thought it would be possible to get the view scape on the corner. Vice-Chair Doering said it was small but intrusive compared to the pristine condition of the front of the building. City Councilor Cook asked if the back corner also had a wooden corner board. Mr. Adams said the back corner was brick. It was further discussed. He said the applicant did not own the driveway, so the camera was there to monitor the condition of the artwork. He said the permission the Commission would grant would only deal with that device for the time that the artwork was there. Mr. Ryan said the cameras lasted less than a year. Councilor Cook said timeliness was important, and if the applicant considered looking at the view scape from higher up toward the eaves, the camera would be less visible.

Stipulation: The applicant shall look into placing the camera higher up to the corner of the eave board.

10. 273 Maplewood Avenue

The request was to install an HVAC condenser and two sets of vertical line sets. Mr. Gilbo said the condenser would be on rear of the home, but the two sets of line sets would be visible to someone driving by. He suggested painting the line sets to match the siding.

Stipulation: The line sets shall be painted to match the siding and possibly the downspout if the owner was inclined to do so.

Mr. Ryan moved to approve all administrative approval items and their respective stipulations, with the exception of Item #2 that was already approved. Dr. Brown seconded. The motion passed unanimously, 7-0.

III. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO WITHDRAW - Petition of **TD Corner Cottage LLC, owner**, for property located at **112 Mechanic Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace faux door with a real door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 25 and lies within the General Residence B (GRB) and Historic Districts.

The petition was withdrawn.

B. Petition of **Portsmouth Savings Bank/Bank of New Hampshire, owner, and TD Bank, co-owner**, for property located at **333 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 27:46]

Christian Albrecht of TD Bank was present and said they made changes related to the replacement of eight doors. He said they had a total of eight door openings and explained where they were located. He said there were currently green wood doors with a mixture of 9 and 12 divided lights and that the doors did not function well. He said the proposal was to replace them with aluminum doors. He reviewed which new doors and lights would replace which existing doors. He showed samples to the Commission.

[Timestamp 33:52] Dr. Brown asked if the casement window on Door No. 8 would open. Mr. Albrecht said it would just be a picture window. Vice-Chair Doering asked if Door No. 7 with an infill of new brick would look like a patch. Mr. Albrecht said it would not because brick from above would be used to fill in below. Mr. Adams asked if all the door jambs would be replaced. Mr. Albrecht agreed and said they would leave as much trim as possible and that they would just go as far back as the hinges. He said they would not disturb any of the existing materials around it. Mr. Ryan said the photo showed material that looked like mahogany. Mr. Albrecht said the photos looked like the door had different grains on it but that the new doors would not. Chair Ruedig said she was concerned about the brick matching because it was a multi-colored brick. Mr. Albrecht said he could separate it from the other openings until a better brick was found and that he could do a mockup at some point. Mr. Adams asked if the replacement doors would be the same size as the existing ones, and Mr. Albrecht agreed.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION [Timestamp 43:36]

Mr. Adams moved to grant the Certificate of Approval for the petition as presented, with the following stipulation:

- 1) Before any brick work is completed, there shall be an on-site visit by HDC representatives.*

Mr. Adams said he did not think there was anything unique enough about the Colonial Revival façade that maintained the doors the same color scheme and sizes without any impact on the building. He said it was an example of compatibility of design with the existing features.

Mr. Ryan seconded. The motion passed unanimously, 7-0.

C. REQUEST TO POSTPONE - Petition of **Michael Dulac, owner**, for property located at **325 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove rear sliding door and replace with (2) windows, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

The petition was postponed to the July 1st meeting.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Maximilian Hochschwender, owner and Todd Hudson, applicant**, for property located at **44 Rogers Street**, wherein permission is requested to allow exterior renovations to an existing structure (reconstruct rear ell, replace vinyl siding, shutters and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 46:46]

Architect Mark Gianniny was present with his project team and the owner Todd Hudson. Mr. Gianniny referred to the three building options that were previously reviewed by the Commission and said they decided on Option B, which had a more modern trim and massing. He said the project received BOA approval to reconstruct and expand the existing non-conforming side setback. He explained why new siding, wood clapboards and wood trim were needed on the rear ell. He said the front of the building would remain unchanged. He said the shutters would be replaced with composite ones, the dormers would be rebuilt as needed, and the windows would be replaced with aluminum clad ones. He said they would add a full third story and extend the mansard roof and trade the nonfunctioning chimney for a slate roof.

[Timestamp 58:25] Chair Ruedig asked if both proposed colors would be used. Mr. Gianniny said they selected a gray shade and did not intend to do a blend. Mr. Ryan asked if the mansards would be tapered or slates. Mr. Gianniny said the entire mansard roof would be replaced in kind. It was further discussed. Mr. Ryan said the project looked great, but his concern was the tower element in the back and the fact that the windows were so wide that they left bits of trim on each side. He asked if that corner could be handled better. Mr. Gianniny said there would not be a corner board. Mr. Adams said the scale of the window to the scale of the box seemed severe. He asked if the applicant got approval to continue using the foundation line on the current ell of the building. Mr. Gianniny agreed. Mr. Adams asked if the corner brackets would be reused. Mr. Gianniny agreed and there were three of them because the other side was an inside corner. Mr. Adams said the heavy shingle was too textured for the period of the house and that he preferred the thinner one. Councilor Cook agreed. Mr. Booz asked if the chimney was connected to a heating system. Mr. Gianniny said it was connected to the boiler and its condition was poor, so it would have to be rebuilt. Vice-Chair Doering said if the building were a new one, she would have no problem, but it seemed like it was adding a third onto the house with the same proportions. She said normally an ell was a smaller mass. Chair Ruedig said a smaller mass was

proposed at the previous work session, but everyone was okay with the massing because it was not like a massive wall. Chair Ruedig said the 4/1 windows in the historic part of the house was not an appropriate style for a mansard building or its timeframe. Mr. Gianniny said the 4/1 windows differentiated the original from the front. Ms. Ruedig said she would prefer 2/2 windows in the historic part of the house because it was more likely that the original windows were 2/2 ones. She suggested 2/2 windows in the back as well. It was further discussed. Mr. Gianniny said they would change the windows to 2/2 ones.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Ruedig closed the public hearing.

Vice-Chair Doering said that, based on the location of the building and how it relates to the street, she would like to see natural materials for the clapboards, with the exception of the shiplap on the back.

DECISION OF THE COMMISSION [Timestamp 1:11:05]

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition, with the following stipulations:*

- 1) The windows shall be 2/2 with half screens;*
- 2) The slates shall be the ones with the slighter profile;*
- 3) The windows shall be Ecostar ones; and*
- 4) The exterior siding shall be all wood.*

Mr. Ryan said the project would preserve the integrity of the District and maintain its special character and would be consistent with the special and defining character of surrounding properties.

Mr. Adams seconded. The motion passed unanimously, 7-0.

2. REQUEST TO POSTPONE - Petition of **One Market Square LLC, owner**, for property located at **1 Congress Street**, wherein permission is requested to allow revisions to a previously approved design (lowered site grade, new rear dormer, new courtyard windows, and roof adjustments) and the demolition and replacement of the structure at (18 High Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 17 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts.

The petition was postponed to the July 1st meeting.

3. (Work Session/Public Hearing) requested by **Deirdre Murphy, owner**, for property located at **51 Gardner Street**, wherein permission is requested to allow exterior construction to an existing structure (construct new rear radiused dormer and new rear roof deck) as per plans on

file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 22 and lies within the General Residence B (GRB) and the Historic Districts.

WORK SESSION [Timestamp 1:15:08]

Project architect Anne Whitney and the owner Deirdre Murphy were present. Ms. Whitney said they wanted to construct a new rear radiused dormer and rear roof deck. She said some demolition was done to the existing hip roof and they wanted to create a gable rafter system. She described the roof plan. The arch and other roof decks in the area were discussed. She said they would use the same railing system and a Timber Tech composite decking material. Mr. Ryan asked why the arch would be duplicated and book-ended since it would not really be seen. Ms. Whitney said it was interesting and would give some headroom. It was further discussed. Councilor Cook said there were very few examples of similar decks in the neighborhood. She noted that the property directly abutted two properties and said she would like to hear from the neighbors about the potential impact of the deck on their properties. Ms. Murphy said she spoke to the abutters and the rear neighbor, all of whom said they supported the project. She said the deck would be flush with the house. Councilor Cook referred to the small section of roof that was still exposed and asked if the fascia would be wrapped around it to leave room for drainage. Ms. Whitney said there would not be a gap. It was further discussed.

There was no public comment. Chair Ruedig closed the work session and moved into the public hearing.

SPEAKING TO THE PETITION [Timestamp 1:38:38]

Ms. Whitney summarized that they proposed to do a dormer and roof deck on the back of the building. She said the roof deck would be reflective of the width of the building, and around the dormer there would be headroom to have a 6' door that would extend into the space. She said they would do the structural rafter work behind that space. She said they would install Elevate doors and windows and match the railing on the lower level. She said the short knee wall would match the width of the building and the small roof where the vent pipe was would remain as a roof. She said the material used for trimming the arch would most likely be a LIFESPAN pine.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mr. Adams said he was an abutter and speaking as a member of the public. He said there was no historic precedent in the community, and no one had decks on roofs. He said out of the four buildings behind the applicant's building whose residents could see the roof, none had a tenant who had lived there more than a month. He said he did not believe that the building needed the reconstruction, it was not true that no one would see it, and it would be there in perpetuity. Chair Ruedig said the building was a unique one in the District and that she did not think it could be compared to others around it for precedence because there were none, in terms of the design. It was further discussed. Vice-Chair Doering said she was not comfortable or convinced that it was appropriate for the building in that location to have a roof deck. Mr. Ryan said if the rail were a

solid one, it would look more like a parapet architecturally, and he thought that would solve a lot of the issues of it appearing as a roof deck. A panelized system was discussed. Ms. Whitney said they could return for an administrative approval for the treatment of the railing. The deck's construction style was discussed. Councilor Cook said she would be more comfortable if it were wrapped because she thought the deck would be visible.

Kyle Engle of 24 Hunking Street said he admired the creativeness of taking the odd building and roofline and incorporating a deck out of it, but he agreed with what others said, especially Mr. Adams. He said people looked down into other people's yards in that neighborhood, and the deck would set a precedent. He said he liked the idea of eliminating the railing and possibly wrapping the parapet around.

No one else spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION [Timestamp 2:02:30]

Mr. Ryan moved to grant the Certificate of Approval for the petition, with the following stipulation:

- 1) *The back rail/parapet shall come before the Commission as an administrative approval.*

Dr. Brown seconded.

Mr. Ryan said the project would conserve and enhance property values and would be compatible with innovative technologies with surrounding properties.

Vice-Chair Doering said she would not support the motion because she felt the project would not maintain the integrity of the building. She said it was a unique building and that it was not appropriate to make a change of that magnitude to it. She said it would also be inconsistent with the context of the neighborhood. Dr. Brown agreed that the building was unique but thought the applicant tried to balance it with some symmetry. He said he could support because of the parapet. It was further discussed.

The motion passed by a vote of 4-3, with Vice-Chair Doering, Councilor Cook, and Ms. Curth voting in opposition.

4. (Work Session/Public Hearing) requested by **Partners Bank of New England, owner**, for property located at **501 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace all windows, add new siding and trim details, new lighting and the removal of a chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 157 as Lot 6 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

WORK SESSION [Timestamp 2:02:30]

Architects Sarah Hourihane with Cheyenne McGrath were present, along with the representative of Partners Bank Karyn Scharf Morin. Ms. Hourihane reviewed the changes that occurred since the previous meeting, which included adding a canopy entrance to the front, outsizeing the wall

sconces, and placing a smaller cap on the side elevation with the drive thru. She said they had a few color options: Option 1 was to stay with the darker tone on the top; Option 2 was more of a blue gray color; and Option 3 was to treat the top as a separate piece with a lighter color. She said a different cornice cap was previously discussed, and an option for the shed canopy for the entry was to build something more pronounced. She said the applicant preferred the small, shed entry, however. Vice-Chair Doering asked what the primary entrance into the bank for the public to go into was. Ms. Hourihane said it was the smaller entry around the corner from Islington Street. Vice-Chair Doering said if she were the owner of the building, she would want the bank to be the most important advertisement, so she did not know why that, that entrance would be subservient to the main entrance. Ms. Hourihane said most bank customers used the drive-thru or the parking lot. Chair Ruedig said the first-story bank portion was minimal and she would not want to see too much flair added to it. Ms. Hourihane said they would have to return for signage, which might also change things. The shed entryway was further discussed, as well as the selection of brick with more color variation. Ms. Hourihane said the windows would be Pella Impervia fiberglass ones. The lighting was discussed.

[Timestamp 2:18:58] Mr. Adams said moving to a colonial style outside lamp was a mistake and thought a small version of the sconces would be good. Councilor Cook said going with the original color would be a better choice to minimize the look of the elevators. Chair Ruedig agreed. Vice-Chair Doering said she liked the dark third story because it felt like it was an industrial building. Mr. Adams said the cornice line on the 2-story building was better than the slope. Mr. Ryan agreed. Vice-Chair Doering asked whether the existing brick would be covered with black painted PVC or Hardie panels. Ms. Hourihane said it would be smooth Hardie panels. Mr. Ryan said he appreciated the sense of an entrance on Islington Street but that it wasn't really there. He said it should be an actual functioning door or a blackout door. It was further discussed. Vice-Chair Doering asked if the applicant had considered setting back the brick and making a shadow of the door in brick, with the window in the middle. Ms. Hourihane said they did not have a lot of depth to play with because it was a thin brick. Chair Ruedig said the building had gone through a lot and the applicant was not restoring that part of the building. She said just keeping the form, reducing the cornice line, and keeping the design minimal would be enough of a throwback to what it was originally. She said the door was fine. The Commission preferred the third-floor lighter color scheme and the smaller entry canopy.

There was no public comment. Chair Ruedig closed the work session and moved into the public hearing.

SPEAKING TO THE PETITION [2:32:29]

Ms. Hourihane summarized what was discussed in the work session. She said they proposed to remove the existing edifice and clad the piers with a thin brick. She said painted Hardie panels would be used between the brick piers, and there would be new windows and a new entry at the bank. She said the colonial lights on the first floor would be replaced with a small version of the sconces. She said they would remove the extra trim on the windows along Islington Street, and the banding along the second story would be a black metal slope.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION [Timestamp 2:36:01]

Vice-Chair Doering moved to grant the Certificate of Approval for the petition, with the following stipulations:

- 1) *The color scheme shall be the light color on the top;*
- 2) *There shall be a sloped detail on the upper story;*
- 3) *Hardie planks shall be used instead of PVC;*
- 4) *The Colonial scones shall be exchanged for more industrial lighting in a slightly smaller size;*
- 5) *The canopy for the bank shall be the smaller version; and*
- 6) *The signage shall return for approval.*

Councilor Cook seconded the motion.

Vice-Chair Doering said the project would complement and enhance the architectural and historic character of the building and bring it back to its roots. She said the chosen materials and proportions worked well with how the building originally came to be, and by not trying to be exactly Colonial like everything else around it, the applicant would improve the entire landscape of the area. Mr. Adams said the two options for the cornice break line between the original building and the addition on the third floor were imaginary at their root, and he thought the District would be better served by having a proper cornice. Mr. Ryan agreed. Councilor Cook said she was happy with the proposal as submitted with the added stipulations. Ms. Curth agreed with Mr. Ryan and Mr. Adams regarding the cornice. Dr. Brown said he liked the cornice.

Vice-Chair Doering amended her motion to note that the cornice was appropriate for that style of building. She said the slope would look better.

Councilor Cook agreed and seconded the motion. The motion passed unanimously, 7-0.

5. (Work Session/Public Hearing) requested by **Brian Johnson, owner**, for property located at **126 State Street, Unit #8**, wherein permission is requested to allow exterior renovations to an existing structure (construct new roof structure to include dormers for additional interior space, construct a multi-story box window bay and entry portico) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 57-8 and lies within the Character District 4 (CD4), Character District 4-L1 (CD4-L1) and Historic Districts.

The applicant said a work session was not needed.

SPEAKING TO THE PETITION [Timestamp 2:44:10]

Project architect Brandon Holben was present on behalf of the applicant, along with the owner Brian Johnson. Mr. Holben said their preferred option was the hip roof option. He said they still had the stacked single hip dormer on the left and the large hip dormer over the window bay that created a small balcony. He said Option 2 was a simpler design with an alternate shed dormer and added symmetry to the bays. He reviewed the light options and the roof plan.

[Timestamp 2:49:38] Mr. Adams said some of the existing windows were being used, and he asked if that meant that the architect had no difficulty matching the existing windows with the new window. Mr. Holben agreed and said the windows would have the same details. Chair Ruedig asked if all the windows were able to be double hung. Mr. Holben agreed and said there would be half screens. The roof options were discussed. Councilor Cook said she thought the preferred roof option (Option 1) fit better with the box because it was more consistent and gave the desired outdoor space. Mr. Ryan said it was a separate piece because it was a separate building, and he thought both options were nicely detailed and compatible with the District, so he could support either one. Ms. Curth said she liked Option 1 better but could support Option 1. Mr. Adams said he was pleased with the way the project had evolved and did not feel that the District had lost anything. He said the key to the building was rotating it 90 degrees and disjointing it from the rest of the building.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION [Timestamp 2:55:30]

*Mr. Adams moved to grant the Certificate of Approval for the application as presented, with the following **stipulation**:*

- 1) *The hip roof dormer option shall be used.*

Mr. Adams said the project would have a certain consistency with the characteristics of the surrounding properties and would be compatible with surrounding properties.

Dr. Brown seconded the motion.

Mr. Ryan said the project had progressed with much better architecture and would be a better contributing piece to the street. Vice-Chair Doering said she would vote in favor only because the project fit the guidelines, but she did not find the design to be very appealing or successful.

The motion passed unanimously, 7-0.

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Robert M. Snover Revocable Trust, owner**, for property located at **58 Humphreys Court**, wherein permission is requested to allow the demolition of the existing single-family home and the new construction of a new multi-family dwelling as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 47 and lies within the General Residence B (GRB) and Historic Districts.

[Timestamp 3:05:40] Chair Ruedig noted that a site walk was done before the meeting. She said the Commission still needed to discuss the proposal to demolish the building and whether it was appropriate for the neighborhood, as well as the proposed replacement project. Project architect

Anne Whitney was present with the owners Robert M. Snover and Darcy Davidson. Mr. Snover said they wanted to demolish the building because the modern raised ranch did not fit into the surrounding neighborhood and did not meet their needs as they aged. He gave a handout of the three abutting homes to the Commission, and he referenced a table from the 1982 Historic District Survey Report done by the Portsmouth Advocates. He said he also got construction grades from the City Assessor of the adjacent three houses. He explained how they were all built over 100 years ago and were identified as contributing to the Historic District, while his house was not. He said the Technical Advisory Committee (TAC) expressed safety concerns with the driveway being right on the corner of Humphreys Court. He said demolition would allow for the garage and driveway to be in a safer location. Ms. Whitney said the other side of the street was a combination of New Englanders with additions. She said she did not think the best use of the home was to renovate it or add onto it, which she thought would change its character.

[Timestamp 3:18:03] Chair Ruedig said a structure is not considered historic unless it is 50 years older. She said since the time of the applicant's research, a National Register Historic District document was finalized that updated everything from 2019, and the applicant's building was now considered a contributing one. She said 63 and 75 Humphreys Court were built in 1958 and 1961 and were both contributing buildings. Vice-Chair Doering said the Demolition Committee's criteria were similar to the HDC's and the National Register. She said she did a lot of research and found that the applicant's building was called a Swiss Chalet split entry style, and it had a lot of the specific defining features of the style. She said the 35 split entry houses in Elwyn Park were the Chalet style, and those were the only houses of that style left. She said the split-level houses were built in a specific timeframe, and the single level ranches predated them. She said there were specific features to the applicant's home that made it a significant contributing building. She said no one was building split levels and ranches anymore, so the buildings were very representative of Americana at a specific time in Portsmouth's history. It was further discussed. Mr. Ryan said it was a split-level ranch in the Historic District, and he didn't think it merited a special consideration to preserve it. He said the house was the odd duck on the street. He said he factored in history, and the applicant's property rights and that he could support the demolition. Dr. Brown agreed. Chair Ruedig explained why 50 years was the turning point in preservation. She said it was also generational because younger generations in the future would have a better appreciation for something being historic. It was further discussed. Ms. Whitney said the house did not have enough living space and that it would have to be altered so much that the form of the structure would be lost. Mr. Adams said the house was unique in the District and represented an enormous departure from the 19th and early 20th century buildings, and he did not think it enhanced the community at all. He said the house was too modest to have additions. It was further discussed. Mr. Booz said he could support the demolition, and Ms. Curth said she could not. Councilor Cook said she was not a fan of that style of house, but it was built during an architecturally significant period. She said there were neighboring homes of similar size and period nearby, so it was hard to say that it did not fit at all in the neighborhood. She said the curb cut, driveway, and access were things that could be fixed, and the garage could be renovated into livable space. She said the existing proposed plans for replacement might not be appropriate. Chair Ruedig said the Commission would not grant demolition without knowing what would replace the house. It was further discussed.

Chair Ruedig opened the public comment.

Public Comment [Timestamp 4:04:29]

Ben St. Jean of 54 Humphreys Court said a comparison was being made to the homes surrounding the applicant's home. He said most of those homes were renovated and kept up over the decades, while Mr. Whitehouse did not take care of his home very well. He said there could be a solid renovation instead of a demolition.

Rachel Kurshan of 33 Humphreys Court said the owners knew that they were buying a house in the Historic District. She said the house fits in well with the neighborhood and that she had never had issues with the driveway. She said the house could be appropriate with some renovations.

Jamie Baker of 75 Humphreys Court said the fact that the house is different weights in favor of retaining it. He said it was the only house of that style in the neighborhood and that it would make sense to protect it. He said the value of the property was not being harmed and that he knew a lot of people who would buy the house exactly as it is.

Bob Gunning of 43 Humphreys Court said there were three Capes out of the 11 houses on Humphreys Court, so they were 40 percent of the era of the applicant's home.

No one else spoke, and Chair Ruedig closed the public comment.

DECISION OF THE COMMISSION [Timestamp 4:11:22]

*Vice-Chair Doering moved to **continue** the work session to a future date. Dr. Brown seconded. The motion passed unanimously, 7-0.*

B. REQUEST TO POSTPONE - Work Session requested by **Michael Dulac, owner**, for property located at **325 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace the front door and replace attic window) and new construction to an existing structure (construct a new 1-2 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

The petition was postponed to the July 1st meeting.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **80 D Street LLC, owner**, for property located at **62 Daniel Street**, wherein permission is requested to allow renovations and new construction to an existing structure (McIntyre Federal Building) and the construction of three new multi-story buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD4), Character District 5 (CD5) and Historic Districts.

[Timestamp 4:13:05] James Sculley was present as counsel for the applicant, along with the project architects Haril Pandya and Stefan Vogelmann of SPARC, TF Moran engineers Alan

Roscoe, Paul Sbacchi, and Corey Caldwell, and consultant Nick Cracknell. Attorney Sculley said the team would show the building envelopes they envisioned for the project. He said the building was no longer under the Historic Monument Program and that the easement was negotiated with the State Historic Preservation Office, who decided to permit the character-defining feature of the one-story wing to no longer be part of the building. He said the project was named Linden Square because Linden Street used to run through that area. Haril Pandya, CEO of SPARC, said he envisioned a concept project timeline of six months. He showed photos of similar projects. He said the team was cognizant of the previous processes about the property and understood the design guidelines and the challenges of the neighborhood context. He said they had important design guidelines, like creating community, knowing the historic character, sustainability, neighborhood context, and so on. He reviewed the neighboring site lines and view corridors, variety of nearby architecture, alleyways, land use, enhanced pedestrian connections, urban fabric land use, site activity, commercial reactivation, accessibility, and site topography challenges. He said the proposed parking would be at two levels. He reviewed the setbacks, lot coverage, maximum building size, heights commercial shopfronts, and the Conditional Use Permit (CUP) option. Mr. Vogelmann reviewed how they would develop the footprints. The heights and open space were discussed.

[Timestamp 4:45:22] Mr. Cracknell said the site was a complicated one but also had complicated land use regulations, and the character-based zoning was critical. He said the Planning Board and TAC would look at the site plan review components, but 90 percent of the project's success would come from the HDC. He reviewed the massing elements compared to nearby buildings. He showed diagrams of the four massing models: the courtyards, courtyard and plaza, extended courtyard and plaza and the CUP. He said there were really only two groupings, the baseline models and the CUP. He reviewed the differences of Buildings A, B, C and D and said the real difference was Building C, the 3-story mansard. He reviewed the different concepts for setbacks, Concept 1 through 4, and said Concept 4 was the CUP option that had two penthouses set back.

[Timestamp 4:56:54] Project engineer Alex Roscoe said a total of 340 parking spaces on two underground levels would be provided, with access points on Bow St and Daniel Street. He reviewed the entrances and exits, dedicated lanes, stepped ramps, and pedestrian access.

[Timestamp 4:59:40] Attorney Sculley showed a diagram of the estimated costs of the project.

[Timestamp 5:00:10] Ms. Curth said green space was a huge local resident concern and asked why it was proposed to be in the middle vs. in front of where the proposed parking lot was. She said more traffic in the Market St intersection might also be significant. Mr. Pandya said there might be a recessed component. Mr. Vogelmann said they would have to work around the zoning constraints and that there were also percentages of how much they had to keep on the street face. Ms. Curth said locals did not go downtown anymore because they thought it was too touristy, and she thought there could be more elements to incentivize going downtown. It was further discussed. Mr. Booz said the price of commercial real estate in downtown Portsmouth was too high. Mr. Ryan thanked the applicant for the post office easement and said it was too low and too small to be a good architectural element. He said all the concepts presented were good but thought Concept 1 of making spaces between the buildings was very chopped up and had no hierarchy of spaces. He said the intersection in the middle was undersized and

underemphasized. He said Concept 2's court areas would serve major events in town well, and the intersection was much improved. He said Concept 3 did not really hold one's view because it was an elongated space and less appealing. He said Concept 4 was similar to Concept 3. He said he did not mind the extra height of the CUP and thought it improved the architecture and made the roof spaces more than just spaces for mechanical equipment and would provide more than just a series of flat roofs. He said he could live with Concept 3 or 4 if there was a tower element in the building in the middle that centered the spaces. He referred to Building B and said it was nice to see some of the things articulated at the intersection of Bow and Penhallow Streets.

[Timestamp 5:14:37] Councilor Cook said the plans took advantage of an open corridor space, but it was critical to think about how that space would be activated and made to feel more inviting. She said the buildings closer to the interior were focused on hospitality, which was fine as long as it did not deactivate the open space flowing between the buildings. She said open space could also be a rooftop deck and that the property could connect to Chapel Court. She said almost all the plans echoed the McIntyre columns at the front of the buildings, and she encouraged the applicant not to reinvent the McIntyre Building. Mr. Cracknell said their inspiration was more 64 Maplewood Street. Mr. Pandya said internal corners were also important. It was further discussed. Dr. Brown said the corner of Bow and Penhallow Streets would be a nice one to activate and bring the crowds in.

[Timestamp 5:22:48] Vice-Chair Doering said the enticing peekaboo quality of Commercial Alley was missing in a lot of the project. She said the big spaces for view corridors would show the buildings and not the water or tugboats. She said she didn't see that big space in the middle of the big buildings as being warm and inviting and she suggested that the applicant create other smaller courtyards. She said the buildings were tall and the use of trees could make a big difference. Regarding the zoning regulations that prevented the applicant from putting a park on the corner of Penhallow and Bow Streets, she said she thought it was in the best interest of everyone approving the project to look at it creatively and make those exceptions. She said rules were there for important reasons but also there to be adjusted when there was a project that would make a difference. She encouraged the project to push back on the City and ask for five vs. four feet. It was further discussed. Mr. Adams asked how a pedestrian experience would be handled between buildings with 20-ft elevations. He said there was also a comment about having retail on a slope. Mr. Cracknell said the Hilton Garden Hotel was an example of how that was poorly done. He said just because buildings were connected did not mean that they had to have 200 feet of floor retail space at the same level to make it viable. Mr. Adams said the disappearing sidewalk on Penhallow would not help the project at all. He said the retail spaces could be used to define vertical lines through the connected buildings. He suggested having solar panels on the roofs of the buildings. It was further discussed. Chair Ruedig said the open courtyard space in the middle needed good definition to succeed, and she suggested making it look like a European courtyard with cafes or making very defined little spaces that had character. She recommended that the team spend time in the courtyard space at the Brick Market at different times of the day. She said the Commission received a public comment about the memorial tree and that there was a suggestion to move the memorial to City Hall. She suggested having a joint meeting with the Planning Board in the future, noting that the project was big enough to be done congruently. Mr. Adams suggested having a special meeting with just the applicant and inviting the public.

DECISION OF THE COMMISSION

*Mr. Adams moved to **continue** the work session to a future meeting. Vice-Chair Doering seconded. The motion passed unanimously, 7-0.*

VII. OTHER BUSINESS

1. Portsmouth Naval Shipyard Project Review [Timestamp 5:39:54]

Chair Ruedig noted that the Commission was a stakeholder and potentially interested party regarding changes in the Shipyard because the changes could be visible. She said the new water tower by the old prison building near New Castle Avenue would be a big difference.

Other Matters

Chair Ruedig said a meeting with the Planning Board regarding the boundary discussion for Middle Street was tentatively scheduled before the Planning Board's May 18th meeting. She asked the Commission to check her email about the Doodle Poll to schedule training.

VIII. ADJOURNMENT

The meeting adjourned at 12:13 a.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

HDC

ADMINISTRATIVE APPROVALS

July 01, 2026

- | | | |
|----|---------------------|-----------------------|
| 1. | 28 Chestnut Street | -Recommended Approval |
| 2. | 53 Pray Street | -Recommended Approval |
| 3. | 103 Congress Street | -Recommended Approval |
| 4. | 51 Gardner Street | -Recommended Approval |
| 5. | 11 Sheafe Street | -Recommended Approval |
| 6. | 111 State Street | -Recommended Approval |
| 7. | 6 Dearborn Street | -Recommended Approval |

1. 28 Chestnut Street

-Recommended Approval

Background: The applicant is seeking approval for improvements to the rear alley egress stairwell. Replace the risers, treads, and landing boards with pressure treated wood, add structural support as needed, and replace the existing wood railing with metal pipe guardrails and handrails.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF IMPROVEMENTS TO THE EXISTING EMERGENCY STAIR EXITING FROM THE MUSIC HALL TO THE PUBLIC WAY BETWEEN 104 AND 110 CONGRESS STREET. THE CURRENT WOODEN STAIR WILL HAVE TREADS, LANDING, AND RAILINGS REPLACED TO REMEDIATE EXISTING WEAR, AND TO IMPROVE CODE COMPLIANCE. THE EXISTING STAIR STRUCTURE WILL REMAIN, WITH ADDITIONAL STRUCTURE ADDED AS REQUIRED. NEW CONSTRUCTION WILL MATCH THE DIMENSIONS OF THE EXISTING STAIR.

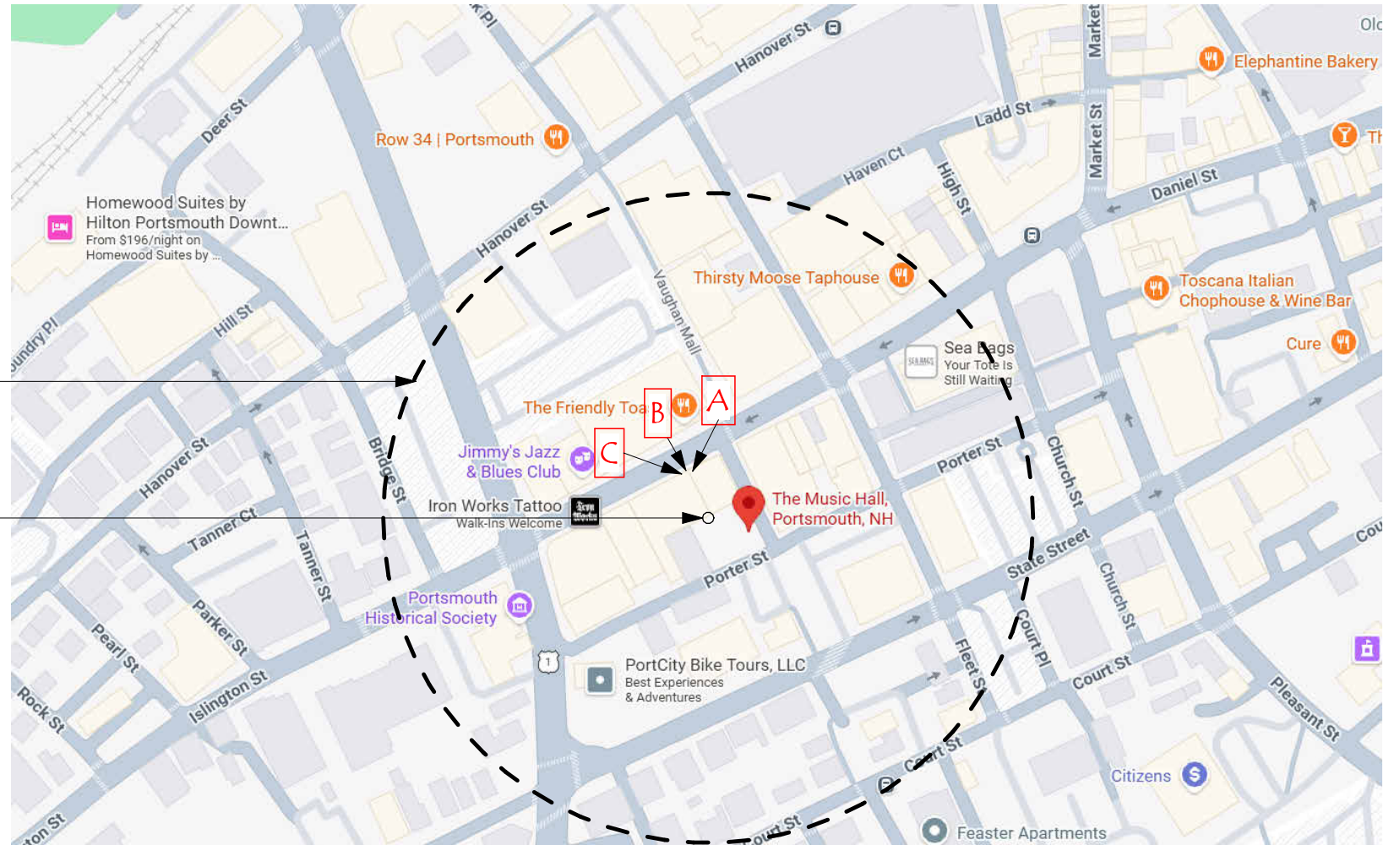
THE NEW TREADS AND LANDING SURFACES WILL BE PRESSURE TREATED WOOD. THE RAILING ON THE OPEN SIDE WILL BE A PIPE METAL RAILING, PAINTED BLACK, WITH HORIZONTAL BALUSTERS, HANDRAIL, AND GUARDRAIL. THE RAILING ON THE SIDE ADJACENT TO THE KEARSARGE HOUSE (104 CONGRESS STREET) WILL BE A PIPE METAL HANDRAIL, PAINTED BLACK, MOUNTED TO THE EXTERIOR OF THE KEARSARGE HOUSE.

ZONING SUMMARY:

ZONING DISTRICT: CD5
LOT SIZE: 15,250 SQ FT
(COMBINED SQ FT OF 104 CONGRESS AND 28 CHESTNUT ST)
BUILDING HEIGHT: 55' - 0" ALLOWED
MIN GROUND STORY HEIGHT: 10' - 3"

500' - 0" RADIUS

LOCATION OF STAIR



APPROX PROPERTY LINE OF MUSIC HALL HOLDINGS (104 CONGRESS + 28 CHESTNUT)

LOCATION OF STAIR



THE MUSIC HALL EXTERIOR IMPROVEMENT

LOCUS PLANS + PROJECT INFORMATION

6/4/26



RED FOX
ARCHITECTS

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PH: 603.441.2485



VIEW A

STAIR NOT VISIBLE



VIEW C

STAIR NOT VISIBLE



VIEW B

STAIR VISIBLE FROM DIRECTLY ACROSS ALLEY



VIEW D

STAIR VISIBLE FROM ADJACENT SIDEWALK

THE MUSIC HALL EXTERIOR IMPROVEMENT

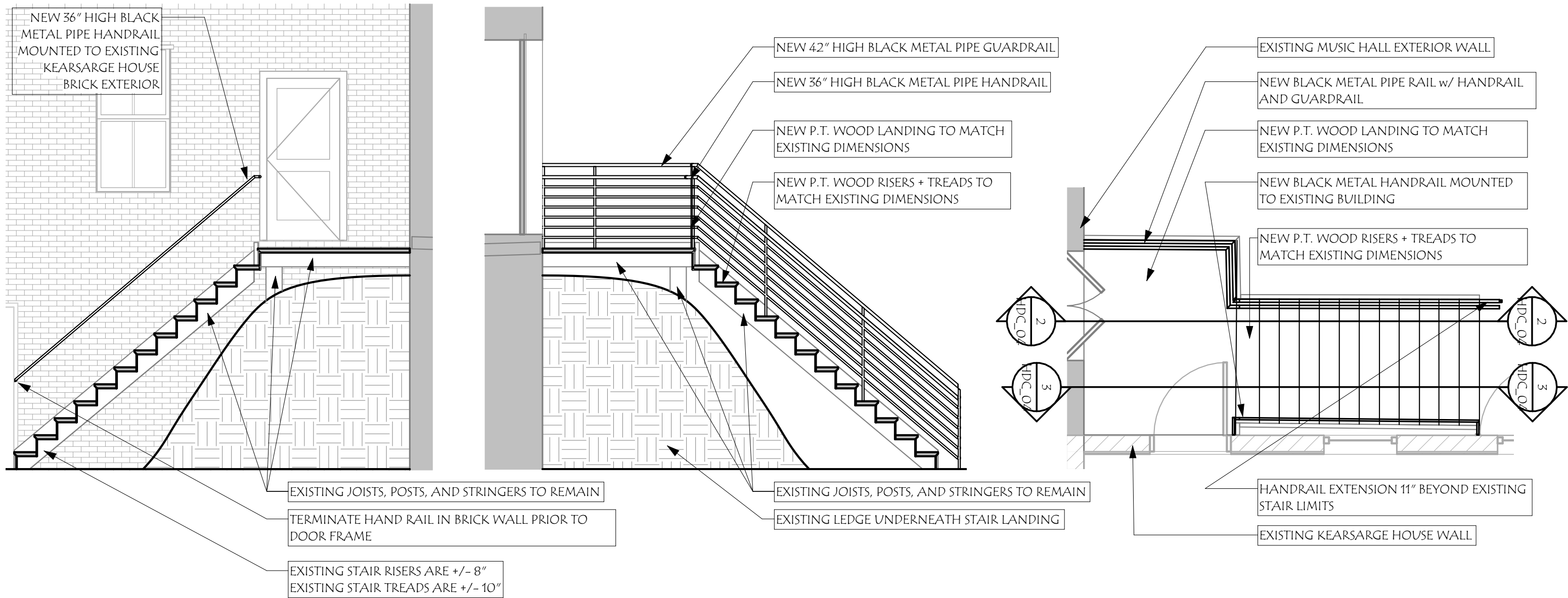
CONTEXT PHOTOS

6/4/26



RED FOX
ARCHITECTS

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PH: 603.441.2485



THE MUSIC HALL EXTERIOR IMPROVEMENT

STAIR DRAWINGS

6/4/26



2. 53 Pray Street

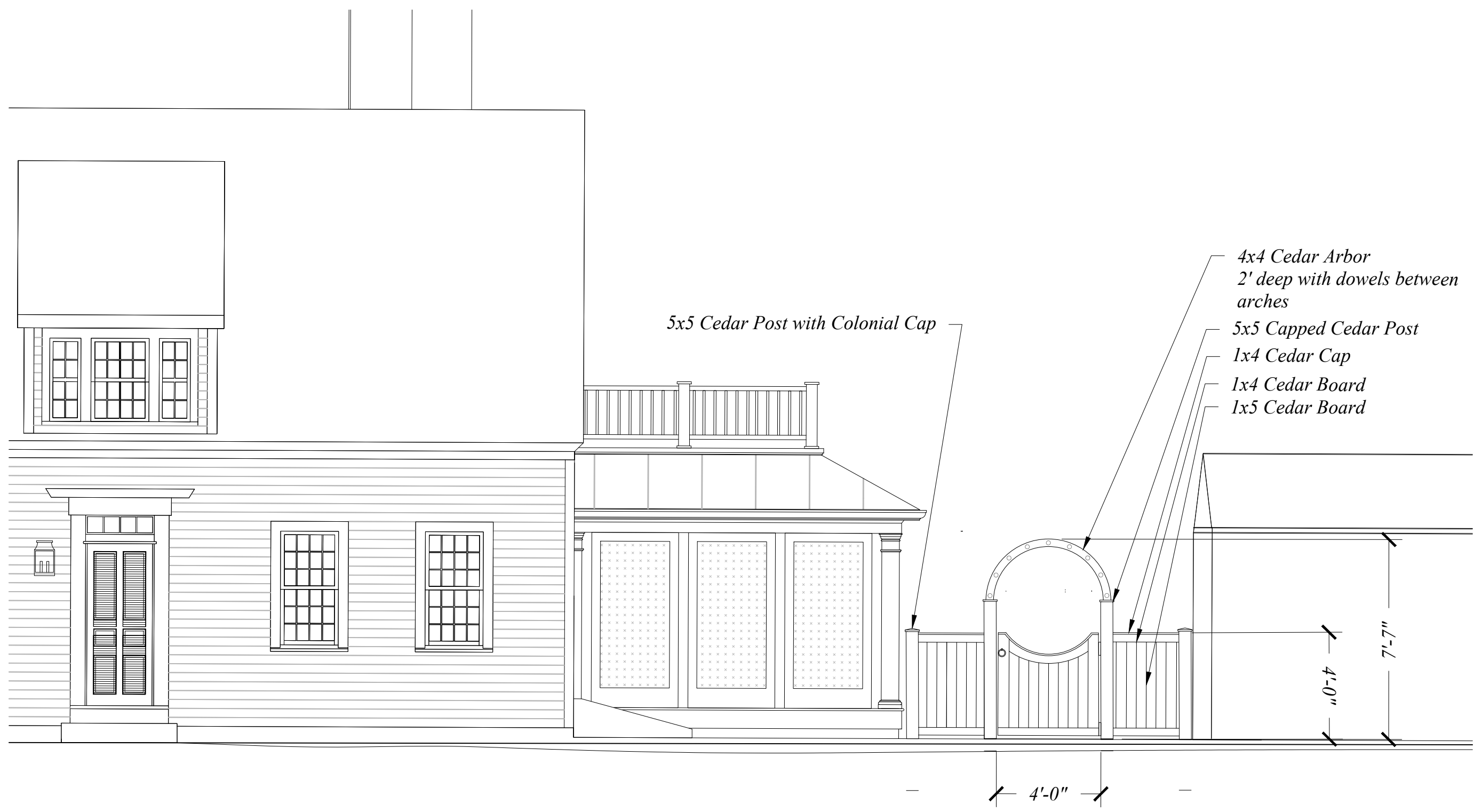
-Recommended Approval

Background: The applicant is seeking approval for amendments to a previously approved fencing plan (reduce the height of the entry gate and fencing along Pray Street).

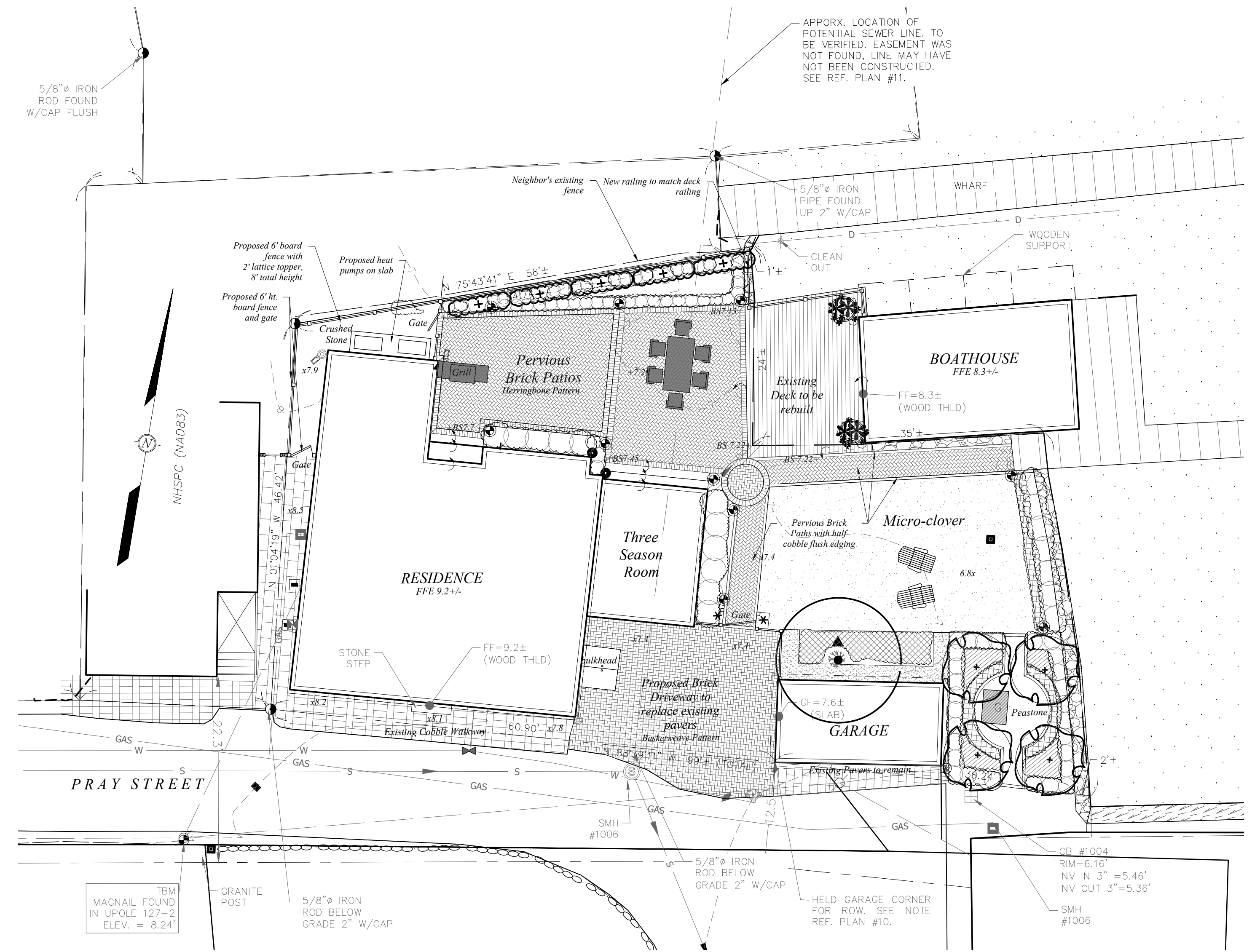
Staff Comment: Recommended Approval

Stipulations:

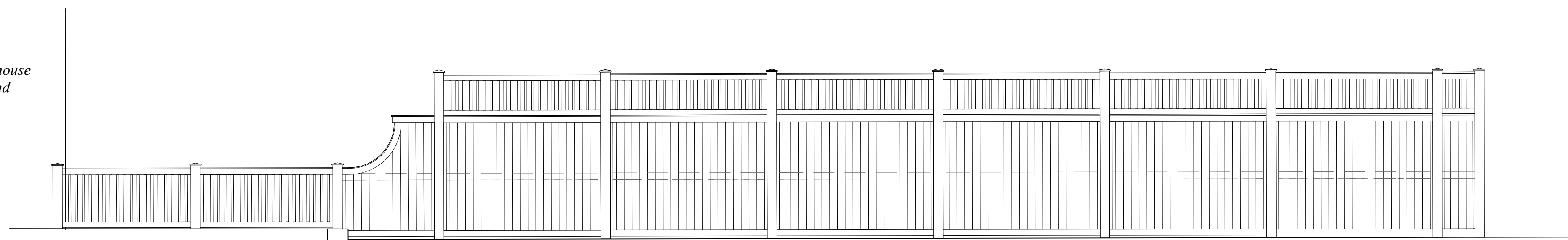
1. _____
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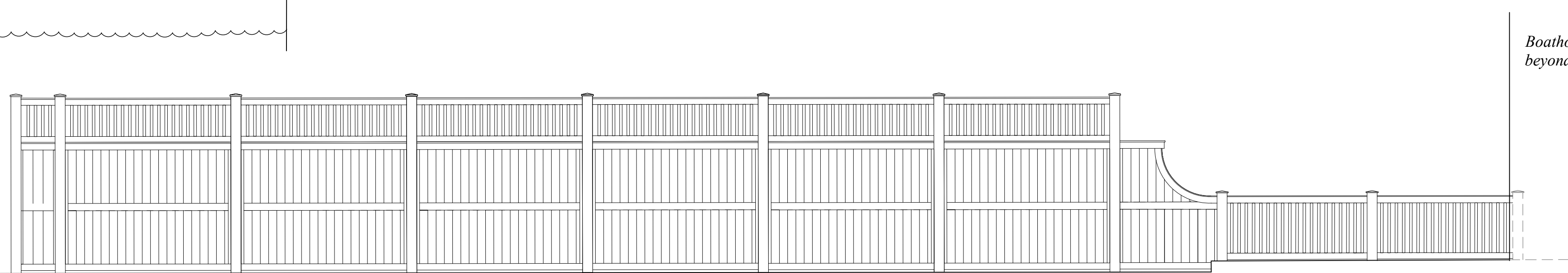
Proposed Front Gate - Elevation



0 2 5 10 20 Plan



Outside Elevation



Inside Elevation

Proposed Cedar Fence - Previously Approved January 2026

PROPOSED PLAN



woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place, New Hampshire
Phone: 603.659.5949

53 Pray Street
LANDSCAPE PLAN
Portsmouth, New Hampshire

Drawn By:	RW
Checked By:	RW
Scale:	scale
Date:	2025-09-10 FOR REVIEW
Revisions:	2025-10-03 ISSUED TO ALTUS 2025-10-09 elevation update 2025-10-24 bulkhead, brick and plantings 2025-11-18 ISSUED FOR ZBA 2025-12-04 Heat Pumps 2026-02-03 Labels and generator 2026-02-05 rear pump spacing 2026-03-10 Existing and proposed spot grades 2026-03-25 Pathlights and uprights, delete fountain 2026-04-13 Updated Plan 5 2026-06-01 Updated Plan 6

L-1
Sheet 1 of 1

3. 103 Congress Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the front entrance canopy and awning with a slightly smaller one.

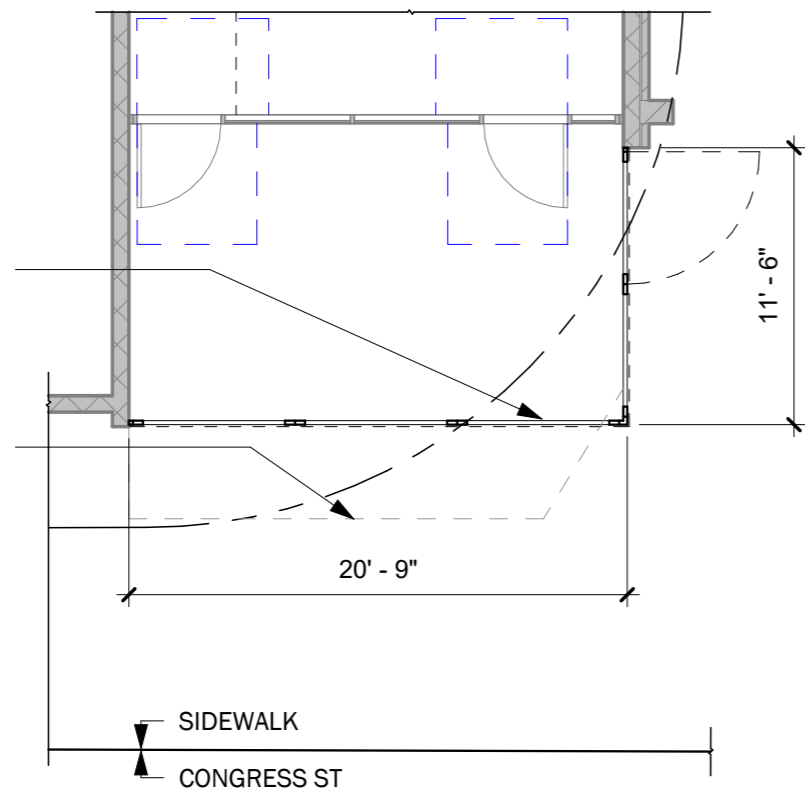
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

PROPOSED CANOPY - "REPLACEMENT IN-KIND" - SEE RENDERING

GRAY DASHED LINE INDICATES EXISTING CANOPY EXTENTS



① 01 - 1ST FLOOR PLAN - PROPOSED CANOPY
1/8" = 1'-0"



EXISTING EXTERIOR CANOPY PHOTO



RESTAURANT NAME TO BE DETERMINED

PROPOSED CANOPY - CANVAS CLAD CANOPY ENCLOSURE W/ TRANSLUCENT VINYL DROP-DOWN PANELS "REPLACEMENT IN-KIND" - CONCEPTUAL RENDERING

NOTE: THE OVERALL AREA IS REDUCED FROM EXISTING CANOPY, RESTAURANT NAME TO BE DETERMINED

4. 51 Gardner Street

-Recommended Approval

Background: The applicant is seeking approval for the railing design for the previously approved rooftop deck.

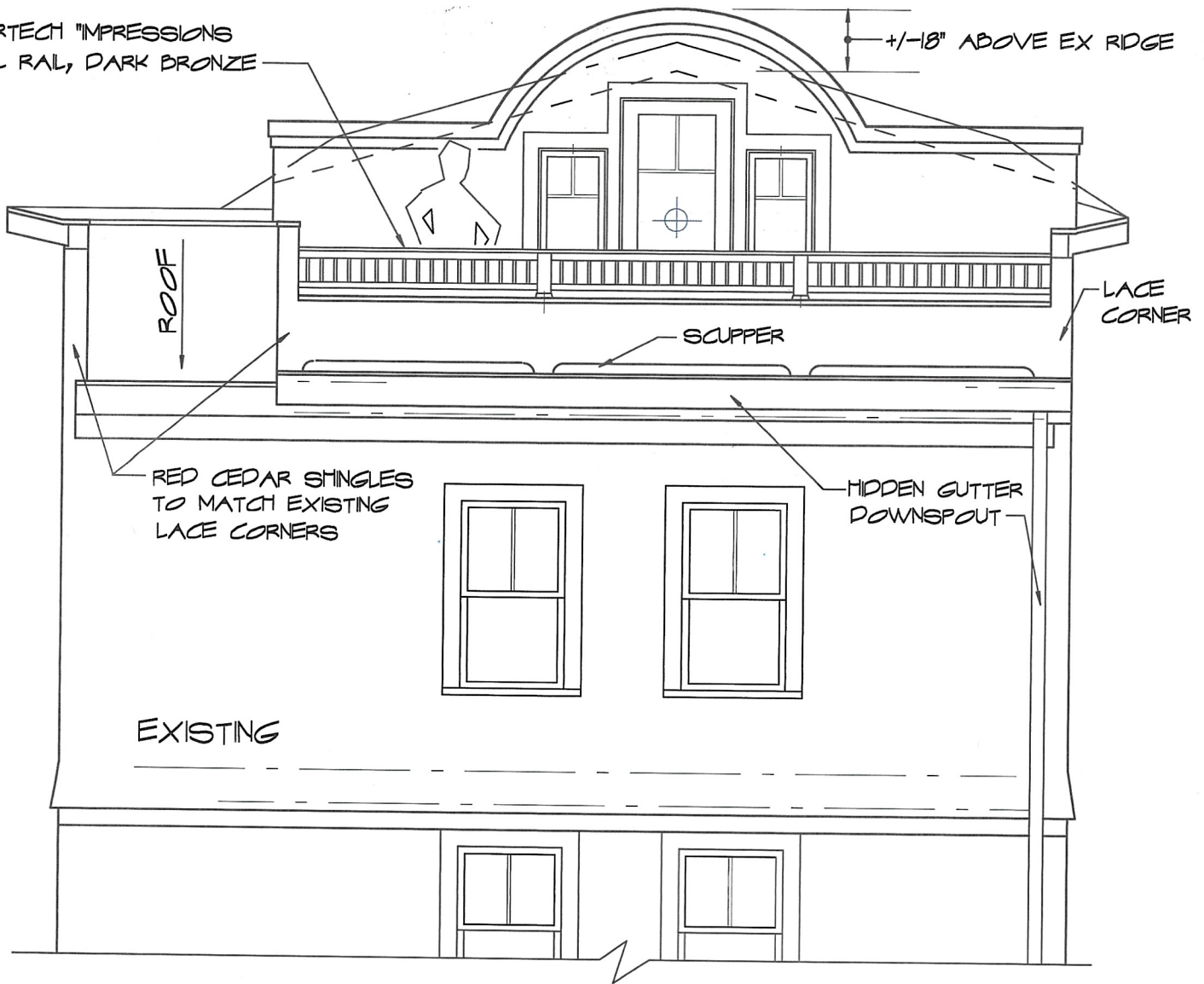
Staff Comment: Recommended Approval

Stipulations:

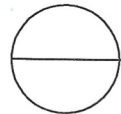
1. _____
2. _____
3. _____

TIMBERTECH "IMPRESSIONS"
METAL RAIL, DARK BRONZE

+/-18" ABOVE EX RIDGE

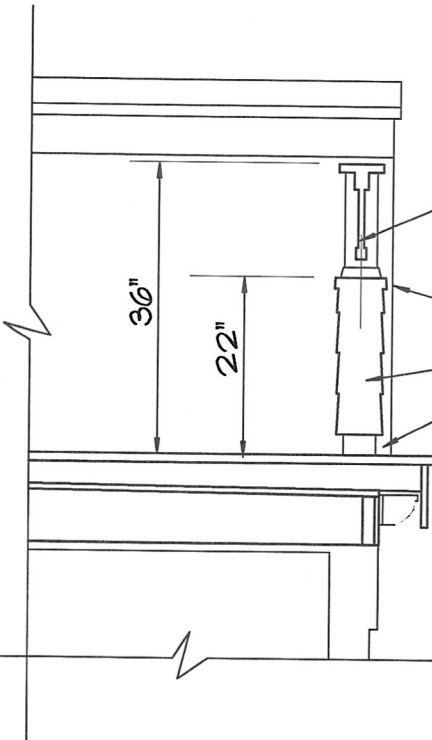


EXISTING



REAR ELEVATION

SCALE : 1/4" = 1'-0"



TIMBERTECH METAL RAILING, DARK BRONZE
"IMPRESSIONS" WITH 5/4 X 6 CAP

DARK BRONZE METAL CAP

SHINGLED WALL

SCUPPER



WALL & RAIL DETAIL

SCALE : 1/2" = 1'-0"

51 GARDNER STREET

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387
archwhit@aol.com



ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2608	6/16/26	



COLOR Dark Bronze



METAL RAILING

Impression Rail Express®

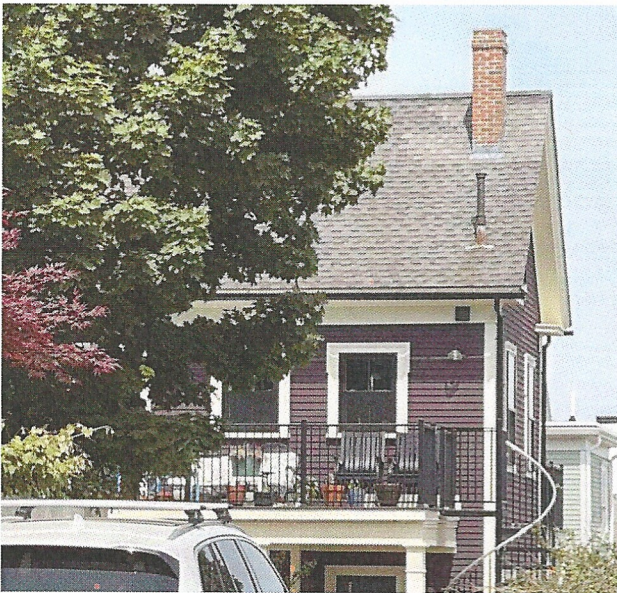




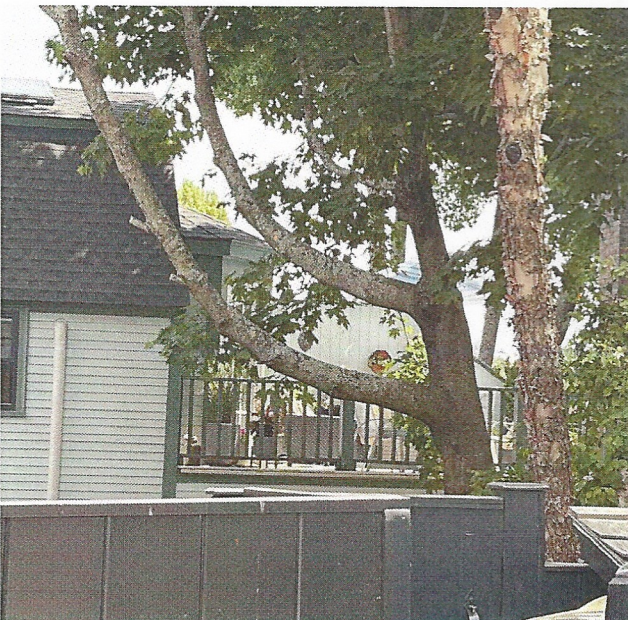
Gates Street



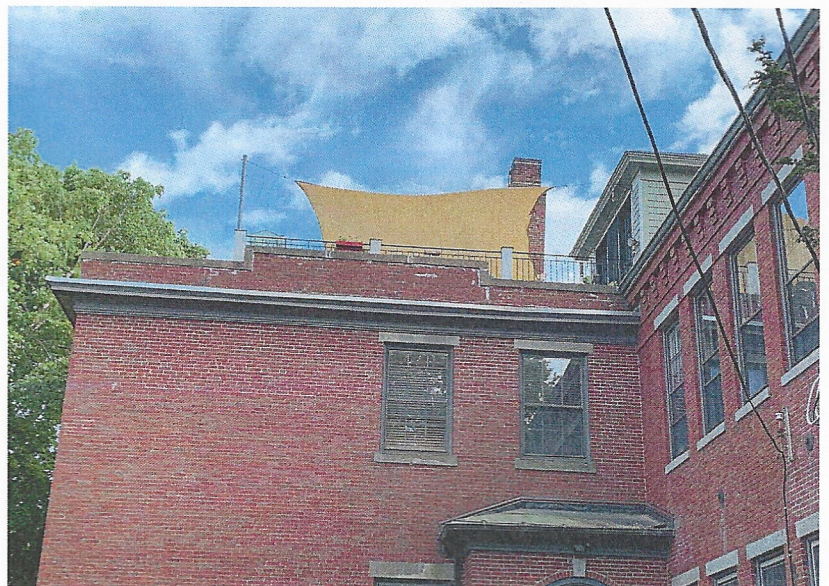
Pleasant Street



2 Decks Gardner Street



Marcy Street



School Street

South End 2nd & 3rd Level Decks

5. 11 Sheafe Street

-Recommended Approval

Background: The applicant is seeking approval for a dimensional change to a previously approved design (approved garage addition foundation will be shifted away from the property line and will become slightly smaller.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



EXISTING CONDITIONS



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

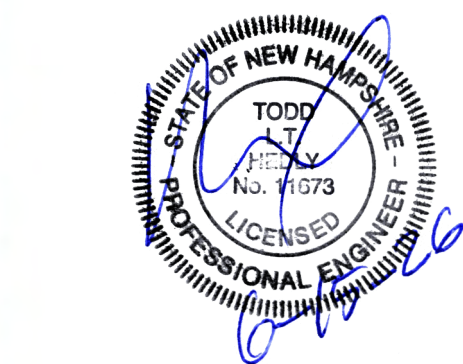
REVISED 06-15-2026

Builder's Plan Service is a drafting and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

DRAWN BY: *FA*
DATE: 06-15-2026
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
 DON ANDERSON, INC., CPBD
 83 PARKHURST ROAD #14
 CHELMSFORD, MA 01824
 (978) 937-5023



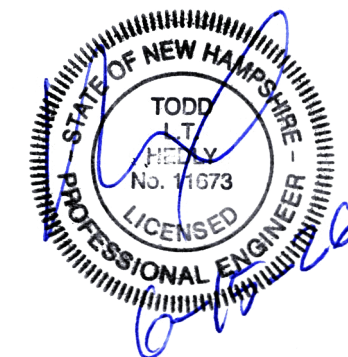
SHEET 1
OF 11



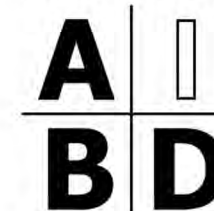
REAR ELEVATION

3/8" = 1'-0"

**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

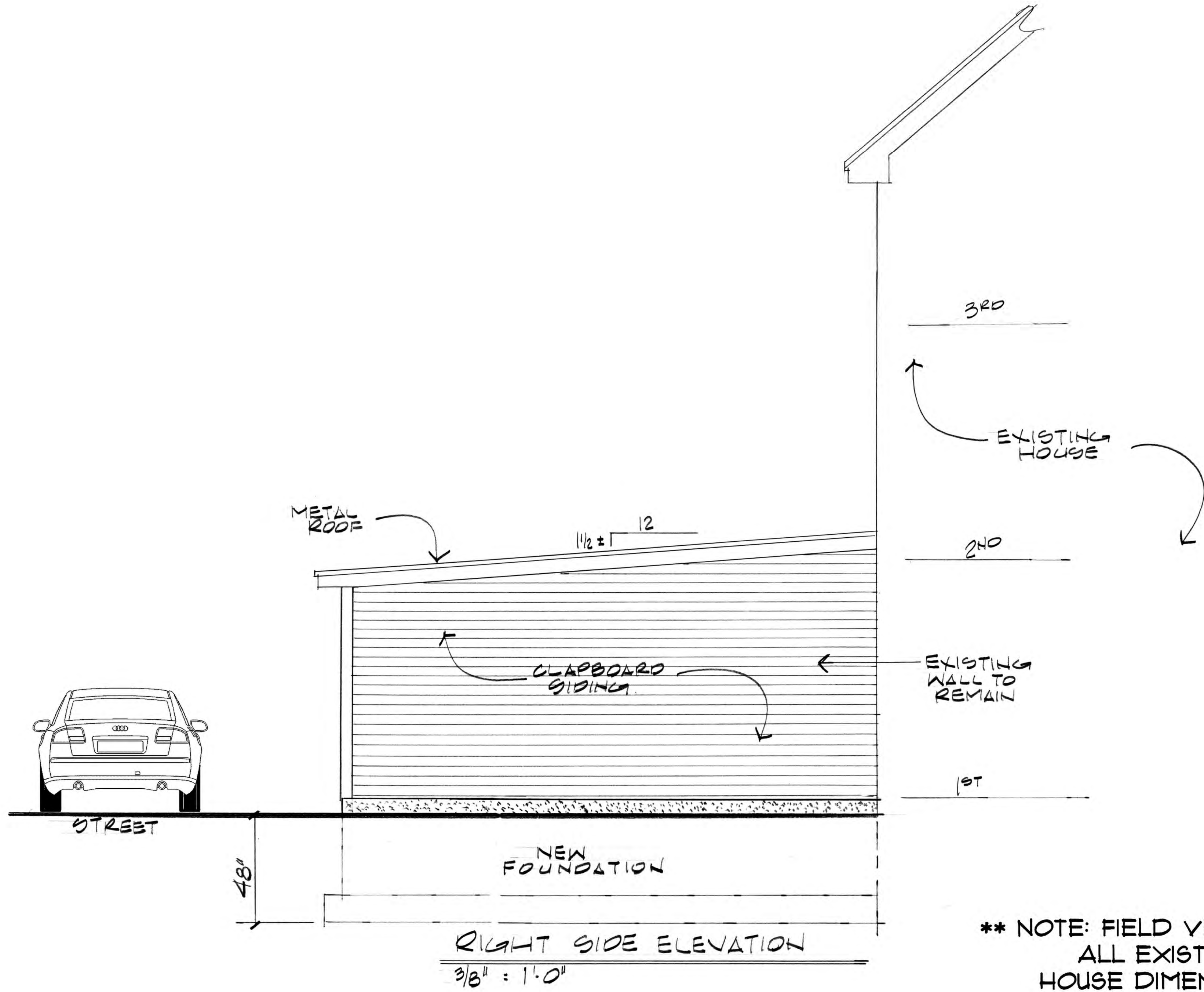
Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

DRAWN BY: *RA*
 DATE: 06-15-2026
 REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
 DON ANDERSON, INC., CPBD
 83 PARKHURST ROAD #14
 CHELMSFORD, MA 01824
 (978) 937-5023

SHEET **2**
 OF 11



**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

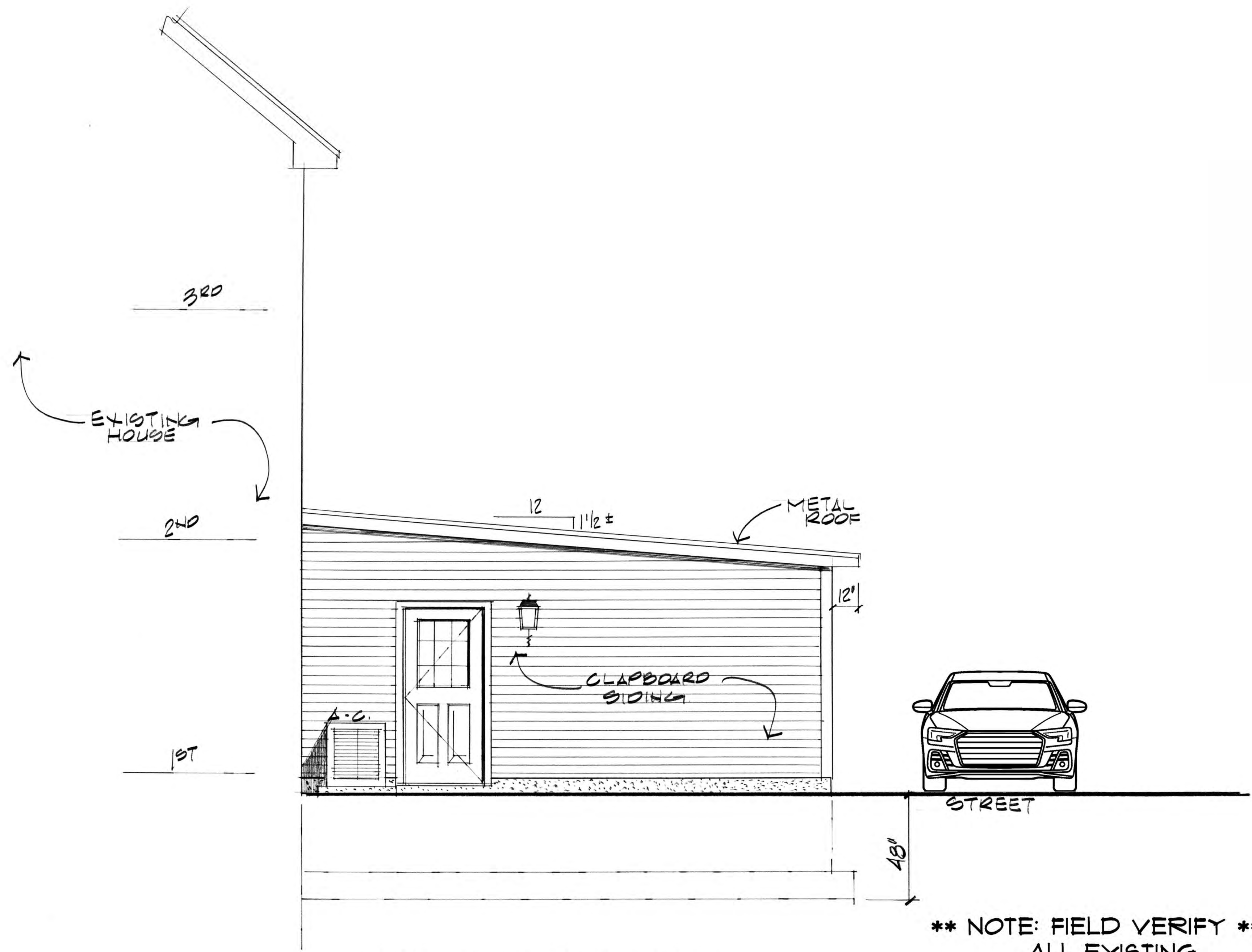
Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

DRAWN BY: *AD*
DATE: 06-15-2026
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

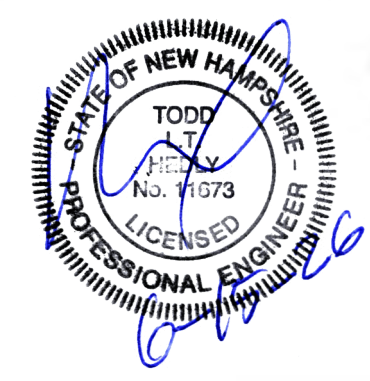
BUILDER'S PLAN SERVICE
 DON ANDERSON, INC., CPBD
 83 PARKHURST ROAD #14
 CHELMSFORD, MA 01824
 (978) 937-5023

SHEET 3
OF 11



LEFT SIDE ELEVATION
 $\frac{3}{8}'' = 1'-0''$

**** NOTE: FIELD VERIFY ****
 ALL EXISTING
 HOUSE DIMENSIONS



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

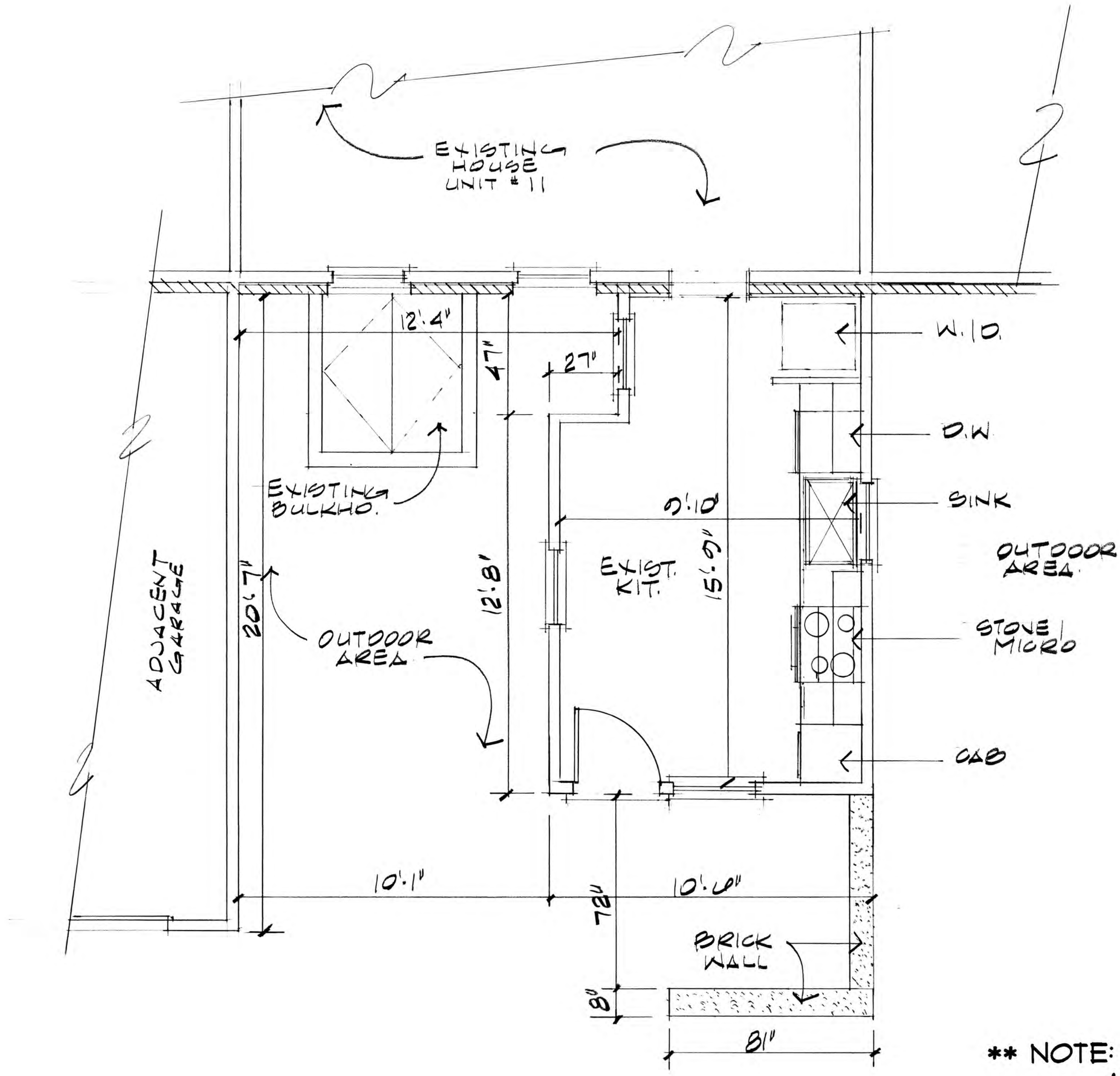
Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

DRAWN BY: *DA*
 DATE: 06-15-2026
 REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

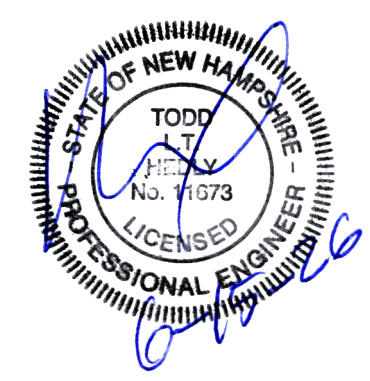
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 CHELMSFORD, MA 01824
 (978) 937-5023

SHEET **4**
 OF 11



CUSTOM HOUSE LANE

EXISTING FLOOR PLAN
 3/8" = 1'-0"



**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



MEMBER
A I
B D
 AMERICAN INSTITUTE of
 BUILDING DESIGN

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

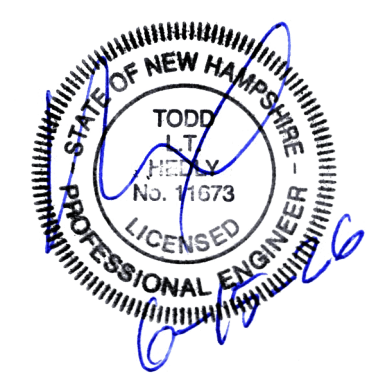
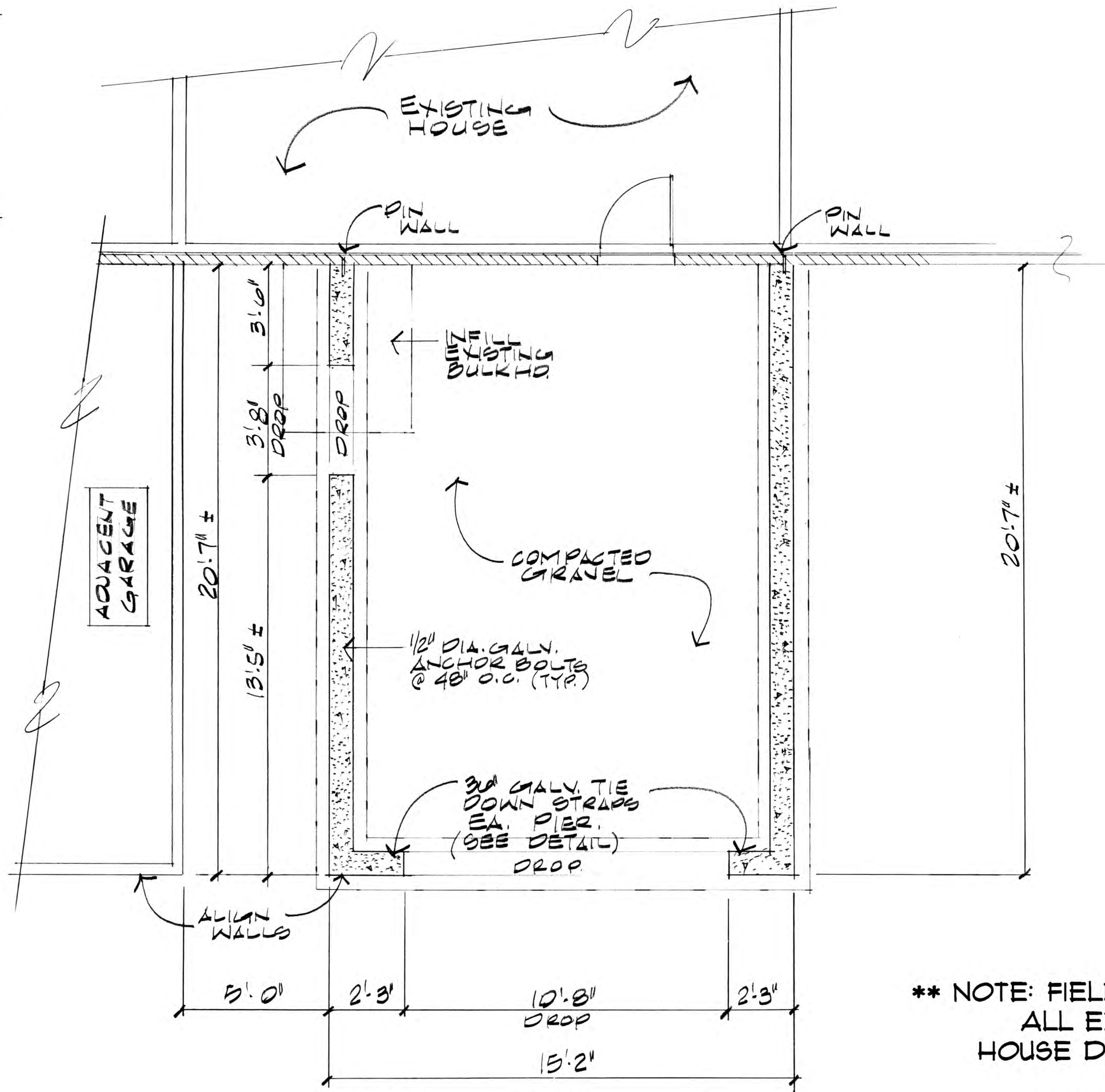
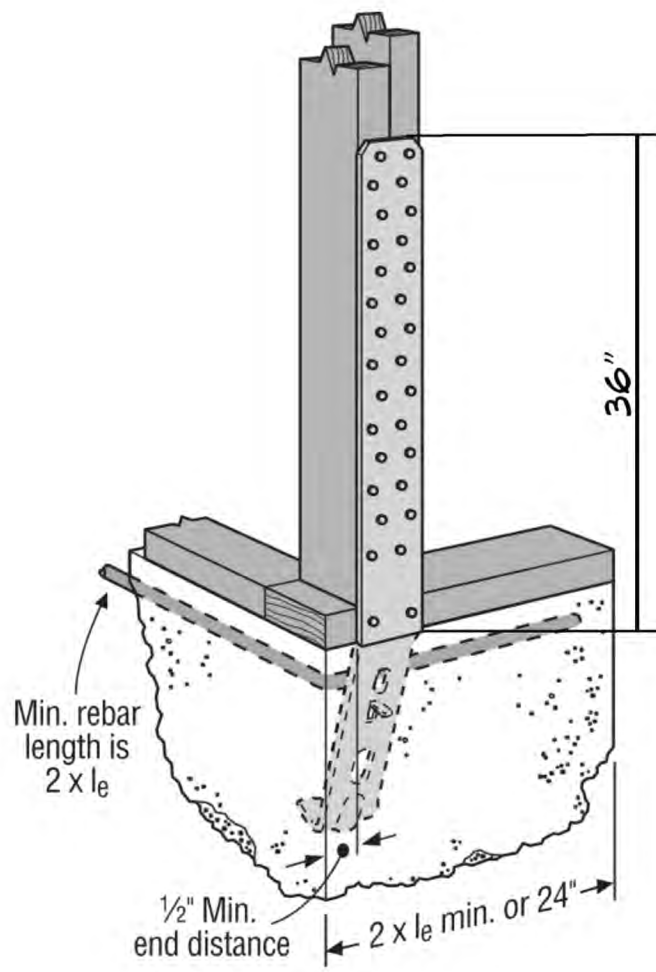
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DRAWN BY: *RA*
 DATE: 06-15-2026
 REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
 DON ANDERSON, INC., CPBD
 83 PARKHURST ROAD #14
 CHELMSFORD, MA 01824
 (978) 937-5023

SHEET
 OF **5**
 OF 11



**** NOTE: FIELD VERIFY ****
ALL EXISTING HOUSE DIMENSIONS

CUSTOM HOUSE LANE
PROP. FOUNDATION PLAN
 3/8" = 1'-0"



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DRAWN BY: *RA*
DATE: 06-15-2026
REVISIONS:

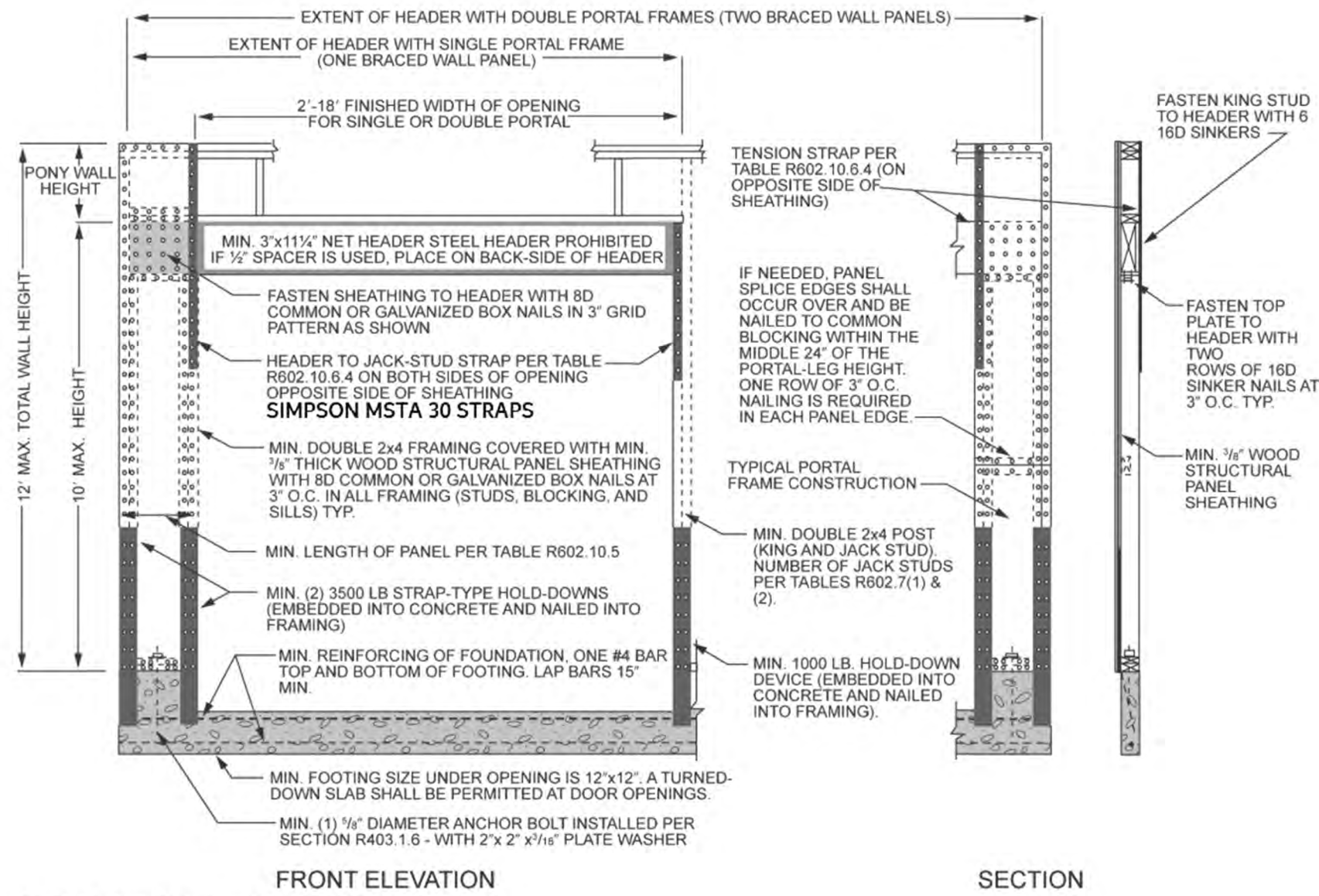
RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

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SHEET
6
 OF
 11

R602.10.6.2 Method PFH: Portal frame with hold-downs.

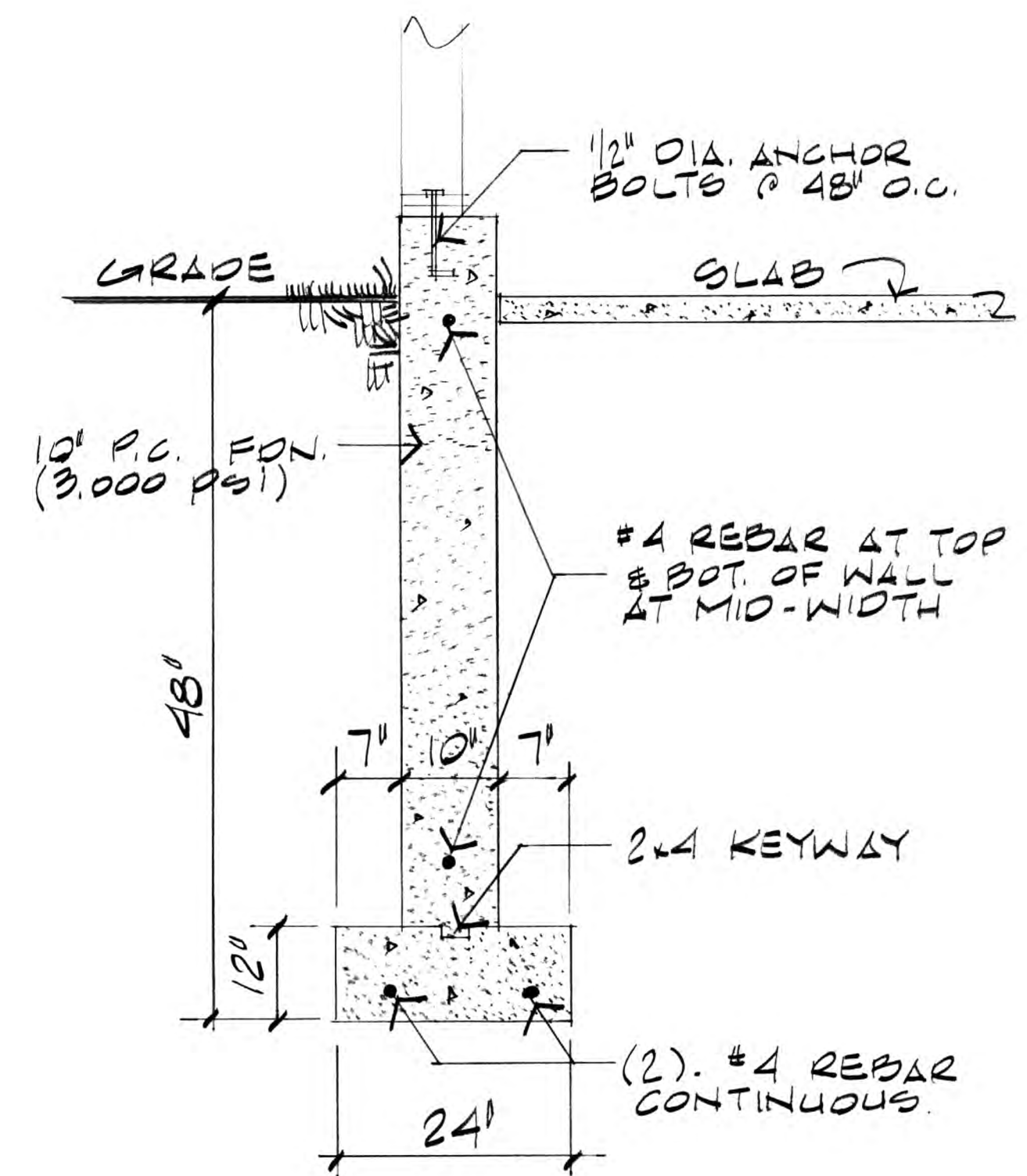
Method PFH braced wall panels shall be constructed in accordance with Figure R602.10.6.2.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

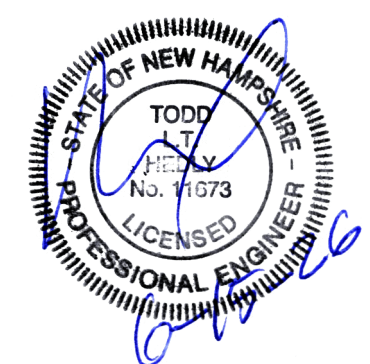
FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

**GARAGE DOOR
PORTAL FRAME DET.**
N.T.S.



**TYP. FOUNDATION
WALL DETAIL**
N.T.S.

**** NOTE: FIELD VERIFY ****
**ALL EXISTING
HOUSE DIMENSIONS**



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DRAWN BY: *AD*
DATE: 06-15-2026
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

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SHEET 1
OF 11

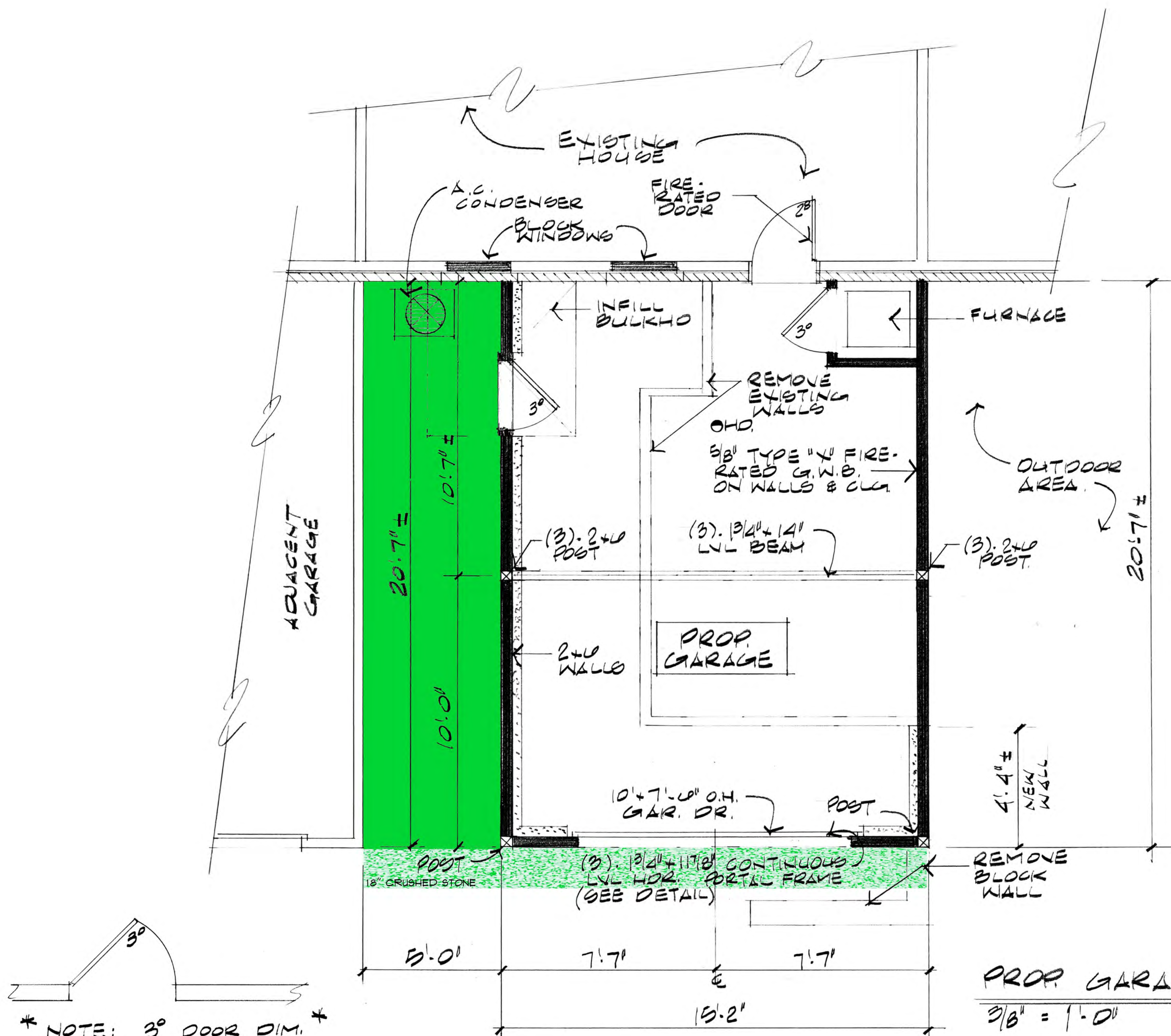
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DRAWN BY: *RA*
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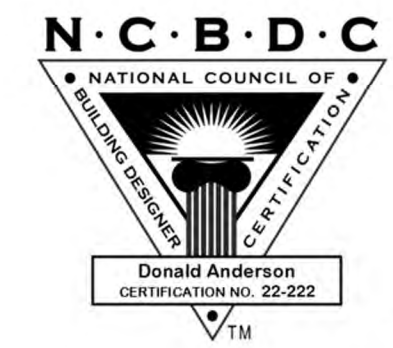
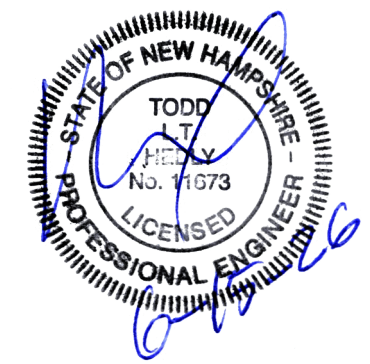
SHEET **8**
 OF 11



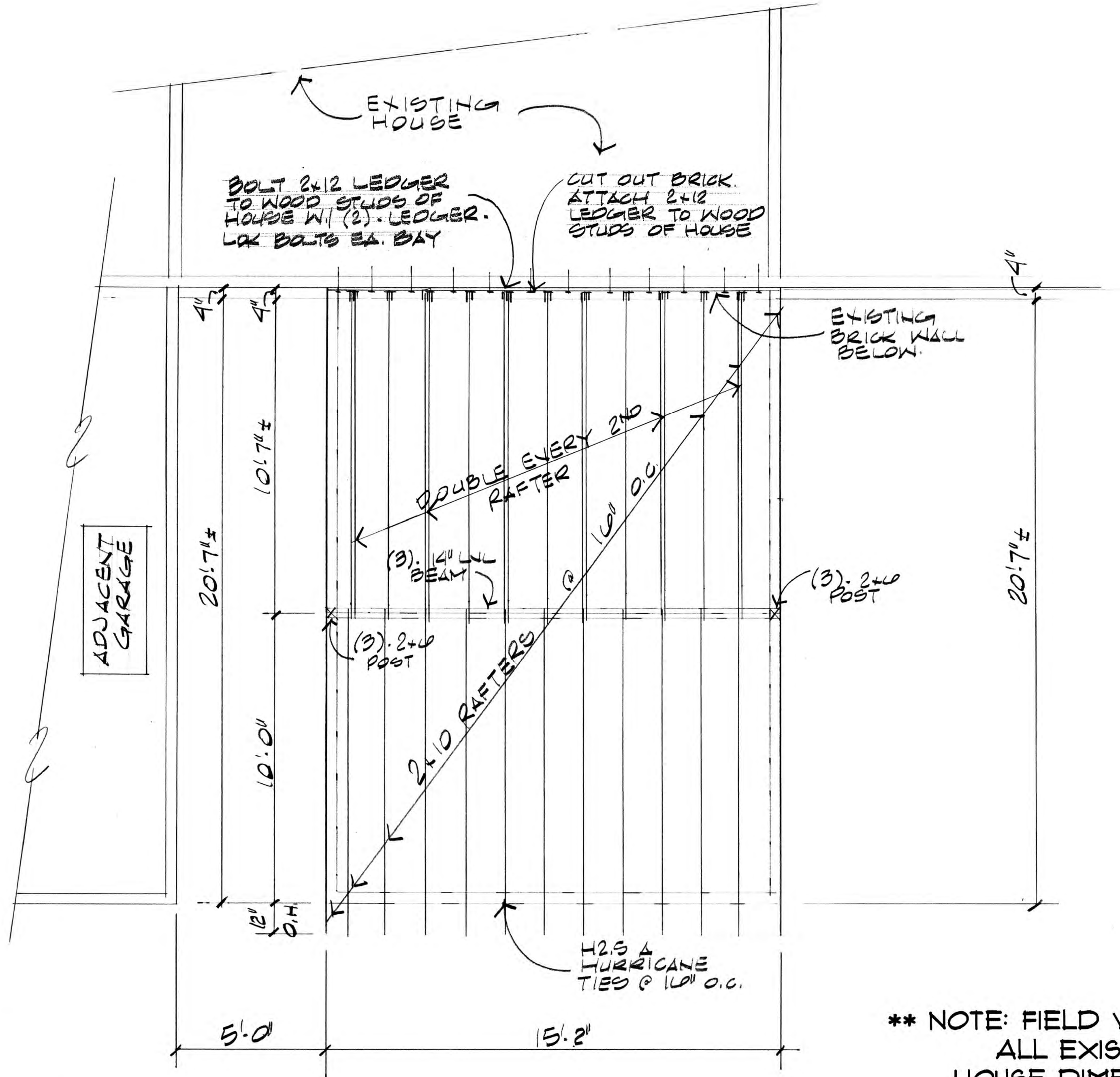
30°
 * NOTE: 30° DOOR DIM. *
 = 3'-0" DOOR
 20° = 2'-6" DOOR

** NOTE: FIELD VERIFY **
 ALL EXISTING
 HOUSE DIMENSIONS

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.



PROP. GARAGE PLAN
 3/8" = 1'-0"



ROOF FRAMING PLAN

$3/8" = 1'-0"$

**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



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DRAWN BY: *RA*
DATE: 06-15-2026
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

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OF 11

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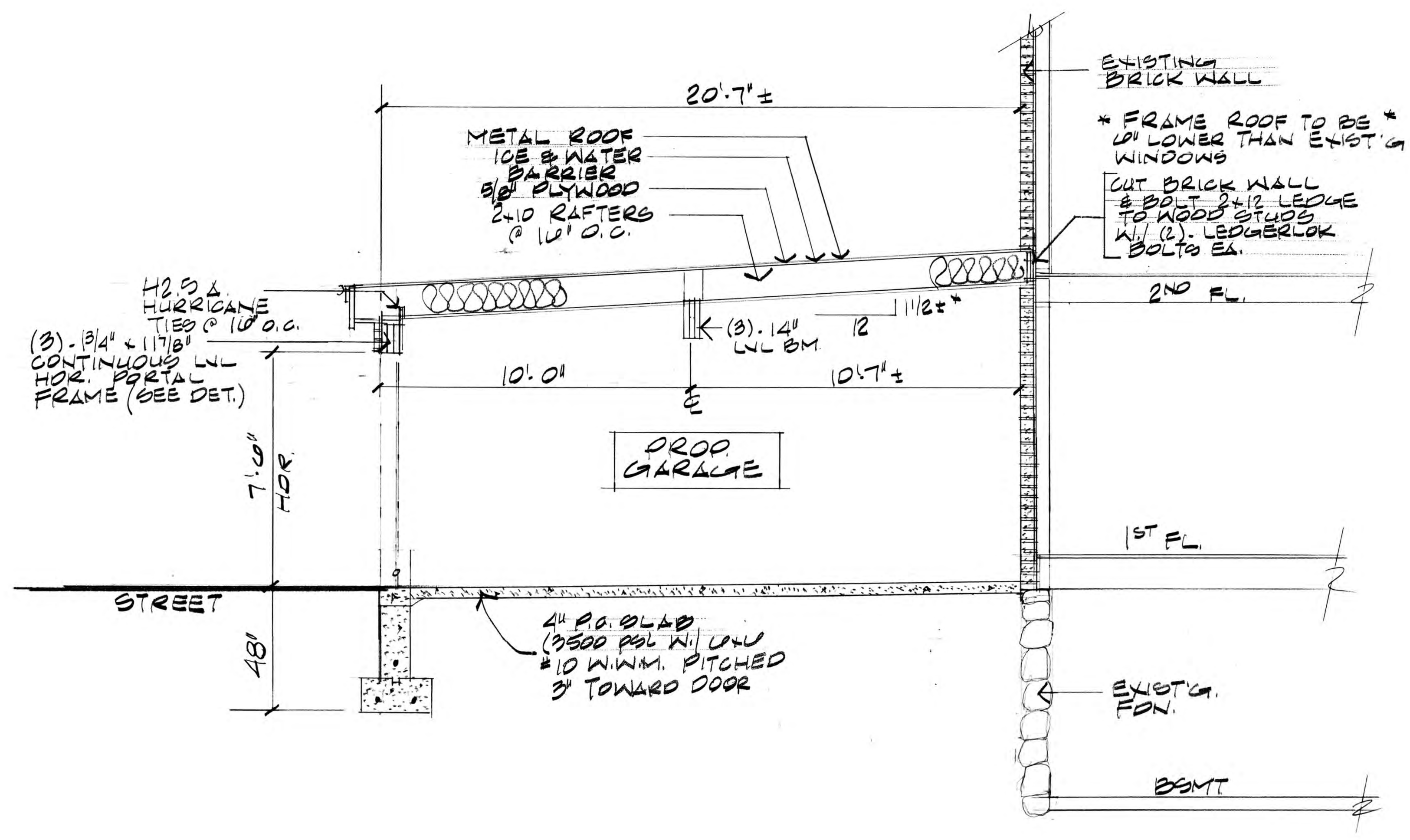
DRAWN BY: *AD*
 DATE: 06-15-2026
 REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

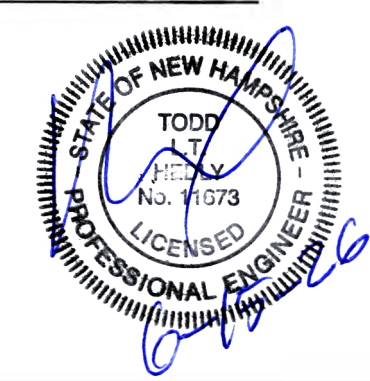
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SHEET **10**
 OF 11

**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



GARAGE SECTION
 3/8" = 1'-0"



Date: 01/29/25
 Job No. 2506191
 Job Name: 11 SHEAFE ST, PORTSMOUTH, NH
 Calc'd by: TLH
 Chk'd by: _____
 Description of Calculation: STR. CALCS
 Page No. 1 4

TLH CONSULTING, INC.
 Structural Engineering

Scale of Sketch (if applicable):
 PROJECT: NEW, SINGLE STALL GARAGE AT SINGLE FAM. HOME.
 LOCATION: PORTSMOUTH, NH
 CODE(S): NH STATE BLD CODE 2021 IRC
 NH SNOW LOADS (T-ROZ-6)
 LOADS: $P_g = 50$ PSF
 DL's: MTL ROOF - 3 PSF
 ICE & WATER - 0.25 PSF
 5/8 PLYWOOD - 2.0 PSF
 2x10's @ 16 - 3.0 PSF
 INS: - 0.5 PSF
 GYP & FUR - 2.75 PSF
 11.5 PSF
 USE 12 PSF

$P_f = 0.7 C_e I F_g = 0.7(1.1)(1)(1)(50 \text{ PSF}) = 38.5 \text{ PSF}$

DRIFTING SNOW:
 $q_s = 0.13 P_g + 14 = 20.5 \text{ PCF}$
 $L_u = 40 \text{ FT}$
 $h_d = 2.2 \text{ FT}$ (Fig. 7.6-1 ASCE 7-16)
 $h_b = 38.5 \text{ lb/ft}^2 = 1.88'$
 20.5 lb/ft^2
 $h_c = 30' - 8' = 22 \text{ FT}$

Date: 01/29/25
 Job No. 2506191
 Job Name: 11 SHEAFE ST, PORTSMOUTH, NH
 Calc'd by: TLH
 Chk'd by: _____
 Description of Calculation: STR. CALCS
 Page No. 2 4

TLH CONSULTING, INC.
 Structural Engineering

Scale of Sketch (if applicable):
 $h_c > h_d = 2.2 \text{ FT}$; $h_c/h_b = 22/1.88 = 11.7 > 0.2$
 2. NEED TO CALC DRIFT.
 $W = q h_d = 8.8 \text{ FT}$ $P_d = h_d q = 45.1 \text{ PCF}$
 1) 10'-7" JOISTS:
 $45.1(1.33') = 60 \text{ PCF}$
 $38.5(1.33) = 51 \text{ PCF}$
 $12(1.33) = 16 \text{ PCF}$
 $R_A = \frac{16(10.58) + 51(10.58)}{2} + \frac{1}{2}(60)(8.8)(\frac{8.8}{3})(1/10.58) = 427.6 \text{ lb}$
 $R_B = \frac{1}{2}(60)(8.8) + 10.58(51+16) = 545.3 \text{ lb}$

$M_1 = 67(10.58)^2(1/8) = 937.5 \text{ lb-ft}$
 $M_2 = (204 \text{ lb})(10.58' - 2.93') = 2,019.6 \text{ lb-ft}$
 $\Sigma M = 2,957 \text{ lb-ft}$; $w_{eq} = 8 \text{ M/L}^2 = 211.3 \text{ PCF}$
 CHK 2x10's $F_v = \frac{1.5(545.3)}{1.5(9.25)} = 59 \text{ psi}$ "ok"

Date: 01/29/25
 Job No. 2506191
 Job Name: 11 SHEAFE ST, PORTSMOUTH, NH
 Calc'd by: TLH
 Chk'd by: _____
 Description of Calculation: STR. CALCS
 Page No. 3 4

TLH CONSULTING, INC.
 Structural Engineering

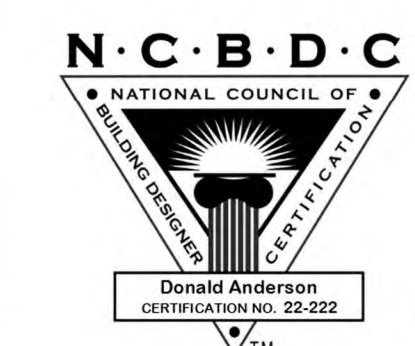
Scale of Sketch (if applicable):
 $f_b = M/S = 12(2957)/21.39 = 1659 \text{ psi}$
 $F'_b = 1.15(1.15)(1.1)(1659 \text{ psi}) = 1127 \text{ psi}$ N/G
 $1659/1127 = 1.47$
 IF JOISTS ARE @ 12", $f_b = 1659(12/10) = 1244 \text{ psi}$
 $1244/1127 = 1.1$
 USE 2x10's @ 16, DBC EVERY OTHER (JOISTS @ 10.67" EQUIV.)
 $10.67/16(1659) = 1100 < 1127$
 $\Delta T = [5(2113/12)(12)^4/384(1.1E6)(98.93)]^{1/4} = 0.257$ or $L/347$ "ok"

2.) BEAM:
 $W_1 = 427.6 \text{ lb}/1.33 \text{ FT} = 321.5 \text{ PCF}$
 $W_2 = 5'(38.5 + 12) = 252.5 \text{ PCF}$
 $W_1 + W_2 = 574 \text{ PCF}$
 SPAN = 15'-3"
 $R = V = W \cdot L/2 = 4497 \text{ lb}$
 $M = W L^2/8 = 17,018 \text{ lb-ft}$
 CHK (3) - 14" LVL
 $F_v = 1.5(4497)/3(1.75)(14) = 91.8 \text{ psi}$ "ok" = 250 psi
 $f_b = M/S = 1233 \text{ psi}$ "ok" < 2600 psi
 $\Delta T = 5(574/12)(188)^4/384(2E6)(12005) = 0.324$ or $L/580$ "ok"
 USE (3) 14" LVL AS SFLWR

Date: 01/29/25
 Job No. 2506191
 Job Name: 11 SHEAFE ST, PORTSMOUTH, NH
 Calc'd by: TLH
 Chk'd by: _____
 Description of Calculation: STR. CALCS
 Page No. 4 4

TLH CONSULTING, INC.
 Structural Engineering

Scale of Sketch (if applicable):
 POSTS (3) 2x6 "ok"; USE (3) 2x6
 3.) 10'-0" RAFTERS (2x10 @ 16)
 $W_T = 67 \text{ PCF}$
 $R = W L/2 = 335 \text{ lb}$
 $M = W L^2/8 = 837.5 \text{ lb-ft}$
 $F_v = 36.2 \text{ psi}$ "ok"
 $f_b = M/S = 470 \text{ psi}$ "ok"
 $\Delta T = 5(67/12)(120)^4/384(1.1E6)(98.93) = 0.139$ or $L/366$ "ok"
 USE 2x10's @ 16
 4.) (3) - 1 3/4 X 11 3/8 LVL GAR HDE
 $f = 10'-3"$; $W_T = 252.5 \text{ PCF}$
 $R = V = W \cdot L/2 = 1294 \text{ lb}$
 $M = W L^2/8 = 3,316 \text{ lb-ft}$
 $F_v = 1.5V/A = 31 \text{ psi}$ "ok"
 $f_b = M/S = 322 \text{ psi}$ "ok"
 $\Delta T = 5(252.5/12)(123)^4/384(2E6)(132.6) = 0.043$ "ok"
 (3) - 1 3/4 X 11 3/8 DOOR HEADER "ok"



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DRAWN BY: *TLH*
 DATE: 06-15-2026
 REVISIONS:

RESIDENCE FOR
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
 DON ANDERSON, INC., CPBD
 83 PARKHURST ROAD #14
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SHEET 11
 OF 11

6. 111 State Street

-Recommended Approval

Background: The applicant is seeking approval for revisions to the store-front windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



111 State St
July HDC- revised 6-17-2026
Revision 9: As-built Conditions

As- built variations to previously approved HDC applications

1. Front State Street 1st floor Windows:

- a. The new state street windows were built as 2 sets of paired 15 lite sashes instead of 4 sets of paired 8 lite sashes. We are requesting to replace the as built sashes with 2 sets of 16 lite sashes with a thickened vertical rail to simulate the look of paired casements.

As Approved



As Built



As Proposed



North Atlantic

ARCHITECTURAL
SERVICES GROUP
1255 GRAND ARMY HIGHWAY
SOMERSET, MA 02726

Our Mission: To provide Exceptional
Products and Services to every customer,
every time.

KOLBE HERITAGE
GARDEN-AIRE SLIDING DOOR

PROJECT#
144372
CUSTOMER'S APPROVAL:
APPROVAL DATE:

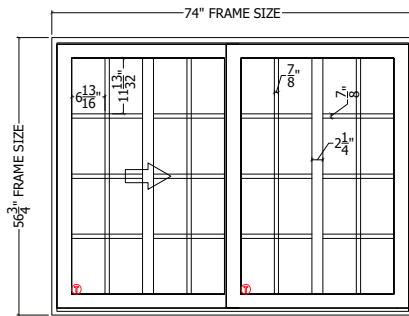
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OTHER THAN THE SPECIFIC PROJECT FOR
WHICH THEY HAVE BEEN PREPARED AND
CONSENT OF NAC. THE VISUAL CONTACT
WITH THESE PLANS OR SPECIFICATIONS
SHALL CONSTITUTE CONCLUSIVE EVIDENCE
OF ACCEPTANCE OF THESE RESTRICTIONS.



DRAWN BY: MB	SALESMAN: MB
WORK DATE: 05/21/2026	DRAWING REVISION:
REVISED BY:	DATE:
SCALE: AS NOTED	

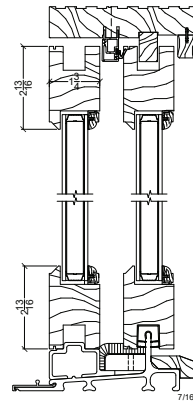
ELEV/DETAILS

1.0

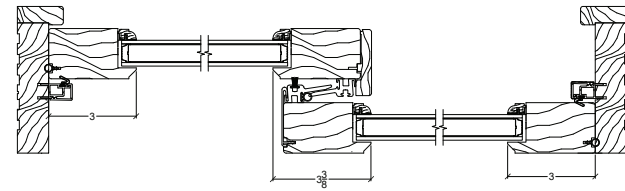


KOLBE HERITAGE GARDEN-AIRE SLIDING DOOR (SASH ONLY)

SCALE: 1" = 1'

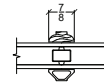


HERITAGE GARDEN-AIRE SLIDING DOOR
VERTICAL SECTION
(PROVIDE SASH ONLY)

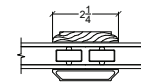


HERITAGE GARDEN-AIRE SLIDING DOOR
HORIZONTAL SECTION
(PROVIDE SASH ONLY)

SCALE: 6" = 1'



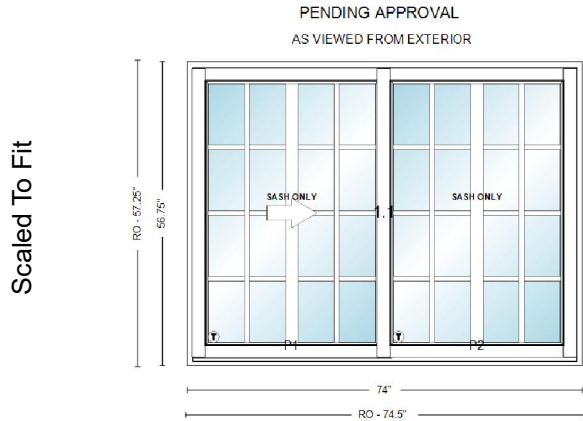
7/8" PERFORMANCE DIVIDED LITE
BEVELED EXTERIOR / OVOLO INTERIOR



2-1/4" PERFORMANCE DIVIDED LITE
BEVELED EXTERIOR / OVOLO INTERIOR

Window and Door Details

Line Number	001-1	Model	Garden-Aire
Label	sash only	Production	Historical
Product Name	Heritage Rectangle Sliding Door (WGA)	Year Produced	2024
Configured in PK Version	838	Month Produced	July



Scaled To Fit

Quantity	(2)
Cubic Feet	7.29

Vintage	#724
Hinging	Active - Fixed
Sash Material	Wood
Panel Style	Full Lite
Panel Thickness	1 3/4"

*** Glass ***	
Glass Make Up	Double Glazed
Glass	Solar Low-E
Glass Spacer	Mill Finish
High Altitude	No
Glass Preserve / Neat+ Coating	Glass Preserve without Neat+ Coating
Glazing Bead	Ovolo
Glass Type	Clear
Obscure / Opaque Glass	None
	Tempered

*** Lite Divisions - Left ***	
Lite Division	Performance Divided Lites
Bar Profile - Exterior	Beveled
Bar Profile - Interior	Ovolo
Bar Size	7/8"
Internal Spacers	Champagne
Second Bar Size	2 1/4"
Grid Pattern	Colonial
Colonial Divison	4W4H
Grille Division Type	Specified
Horizontal Bar Size 1	7/8"
Horizontal Bar Size 2	7/8"
Horizontal Bar Size 3	7/8"
Vertical Bar Size 1	7/8"
Vertical Bar Size 2	2 1/4"
Vertical Bar Size 3	7/8"

*** Notes ***
Line Item Note: ORIGINAL ORDER #1291242, LINE 002

*** Overall Dimensions ***	
Overall Frame Width	74"
Overall Frame Height	56 3/4"
Overall Rough Opening Width	74 1/2"
Overall Rough Opening Height	57 1/4"
Overall Unit Dimension Width	74"
Overall Unit Dimension Height	56 3/4"

*** Dimensions ***	
Call Width	Custom
Call Height	Custom
Individual Frame Width	74"
Individual Frame Height	56 3/4"
Modify Stiles and Rails	Regular Stiles
Left Slab - Slab Width	37 1/4"
Left Slab - Slab Height	53 31/32"
Right Slab - Slab Width	37 1/4"
Right Slab - Slab Height	53 31/32"
Glass Width	32 9/32"
Glass Height	49 5/16"

*** Performance ***	
Performance	Standard Performance
Job Specification PG Rating Entry	Do Not Specify

*** Unit ***	
Unit Type	Sash Only
Sub Unit Type	All

*** Lite Divisions - Right ***	
Lite Division	Performance Divided Lites
Bar Profile - Exterior	Beveled
Bar Profile - Interior	Ovolo
Bar Size	7/8"
Internal Spacers	Champagne
Second Bar Size	2 1/4"
Grid Pattern	Colonial
Colonial Divison	4W4H
Grille Division Type	Specified
Lite Bar Alignment	Align Horizontal
Horizontal Bar Size 1	7/8"
Horizontal Bar Size 2	7/8"
Horizontal Bar Size 3	7/8"

Window and Door Details

Vertical Bar Size 1	7/8"
Vertical Bar Size 2	2 1/4"
Vertical Bar Size 3	7/8"

*** Hardware-Accessories ***

Door Hardware	Single Point Prep
---------------	-------------------

Lock Height	16" Lock Height
--------------------	------------------------

*** Species-Finish-Color ***

Change Species	Leave All Pine
----------------	----------------

Exterior Sash Finish	KP2 Primed
----------------------	------------

Interior Sash Finish	Primed Latex
----------------------	--------------

Interlock and Weatherstrip Color	Black
----------------------------------	-------

Fingerjoints	Standard Fingerjoints
--------------	-----------------------

7. 6 Dearborn Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a white wood picket fence at the rear of the property.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



SIMILAR TO THIS STYLE & APPROXIMATELY
36" TALL / 48" TALL.

N/F JOSEPH W. NELSON REV. TRUST
259 MAPLEWOOD AVE.
PORTSMOUTH, NH 03801
TAX MAP 123, LOT 8
R.C.R.D. BOOK 5812, PAGE 1789

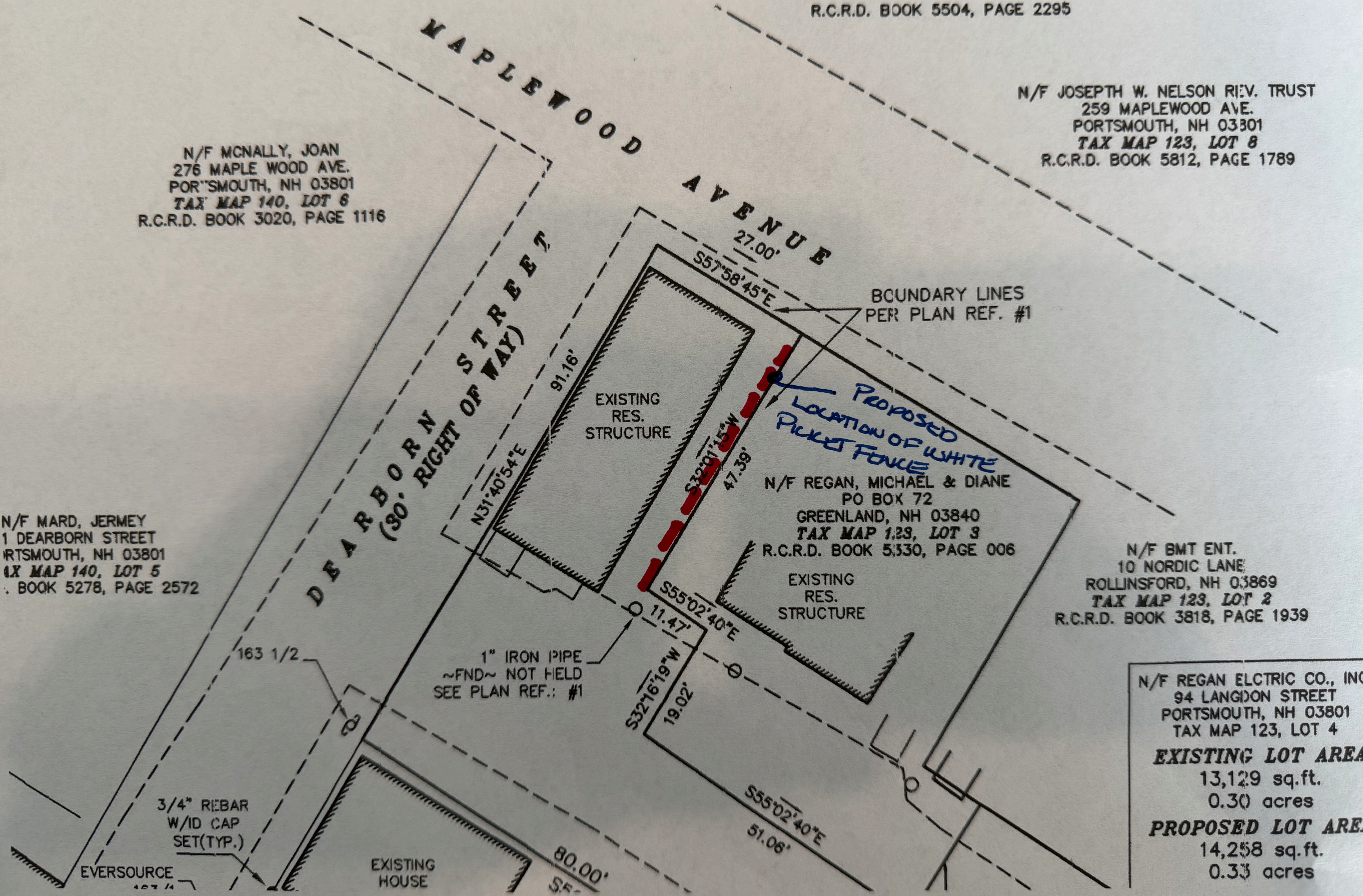
N/F McNALLY, JOAN
276 MAPLEWOOD AVE.
PORTSMOUTH, NH 03801
TAX MAP 140, LOT 6
R.C.R.D. BOOK 3020, PAGE 1116

N/F MARD, JERMEY
1 DEARBORN STREET
PORTSMOUTH, NH 03801
TAX MAP 140, LOT 5
R.C.R.D. BOOK 5278, PAGE 2572

N/F BMT ENT.
10 NORDIC LANE
ROLLINSFORD, NH 03869
TAX MAP 123, LOT 2
R.C.R.D. BOOK 3818, PAGE 1939

N/F REGAN ELECTRIC CO., INC.
94 LANGDON STREET
PORTSMOUTH, NH 03801
TAX MAP 123, LOT 4

EXISTING LOT AREA
13,129 sq.ft.
0.30 acres
PROPOSED LOT AREA
14,258 sq.ft.
0.33 acres



Historic District Commission

Staff Report

Wednesday, July 01, 2026

Project Address: 325 Marcy Street
Permit Requested: Certificate of Approval
Application: Public Hearing A



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 2,200 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Marcy Street
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work: Exterior renovations to an existing structure (replace rear sliding door, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project will not require additional Land Use approval(s).



**HISTORIC
SURVEY
RATING
C**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



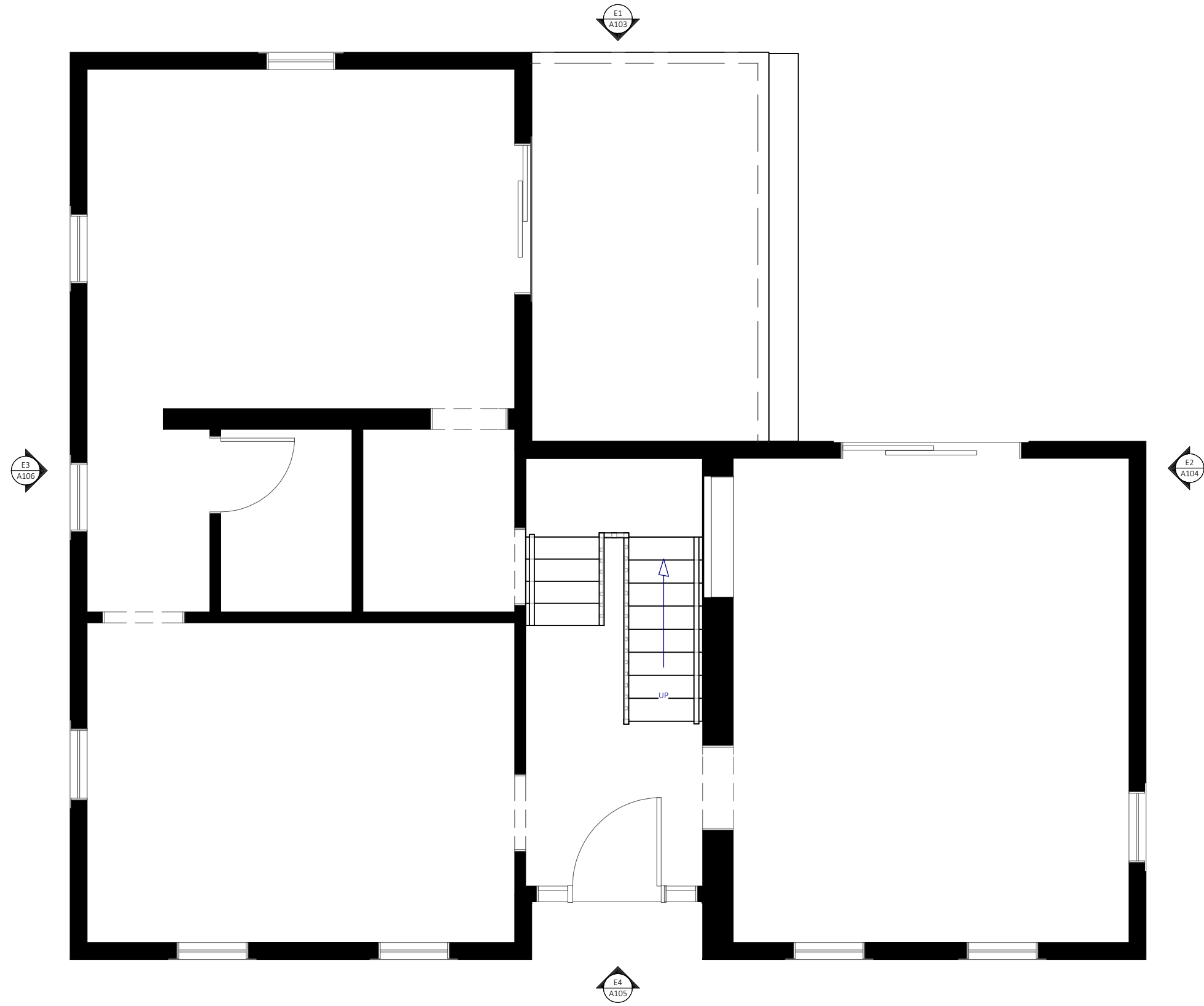
Revision Table		Revised By
Number	Date	

Drawings For: Dulac Residence
 325 Marcy Street
 Portsmouth, NH 03801
 Existing Renderings

Date: 6/4/26
 Scale: NO SCALE
 Drawings Issued For: Conceptual Design

Drawings Provided By:
 Dockham Builders
 676 Portsmouth Ave
 Greenland, NH

A101



EXISTING CONDITIONS
 1/4 IN = 1 FT



Revision Table		Revised By
Number	Date	

Drawings For: **Dulac Residence**
 325 Marcy Street
 Portsmouth, NH 03801
 Existing Conditions- Plan

Date: **6/4/26**
 Scale: **1/2" = 1' 0"**
 Drawings Issued For: **Conceptual Design**

Drawings Provided By:
Dockham Builders
 676 Portsmouth Ave
 Greenland, NH

A102



E1 **ELEVATION 1**
1/4 IN = 1 FT



Revision Table		Revised By
Number	Date	

Drawings For: Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Existing- Elevation 1

Date: 6/4/26
Scale: 1/4" = 1' 0"
Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A103



E2 **ELEVATION 2**
 1/4 IN = 1 FT



Revision Table		Revised By
Number	Date	

Drawings For: **Dulac Residence**
 325 Marcy Street
 Portsmouth, NH 03801
 Existing- Elevation 2

Date: **6/4/26**
 Scale: **1/4" = 1' 0"**
 Drawings Issued For: **Conceptual Design**

Drawings Provided By:
Dockham Builders
 676 Portsmouth Ave
 Greenland, NH

A104



E4 ELEVATION 4
1/4 IN = 1 FT



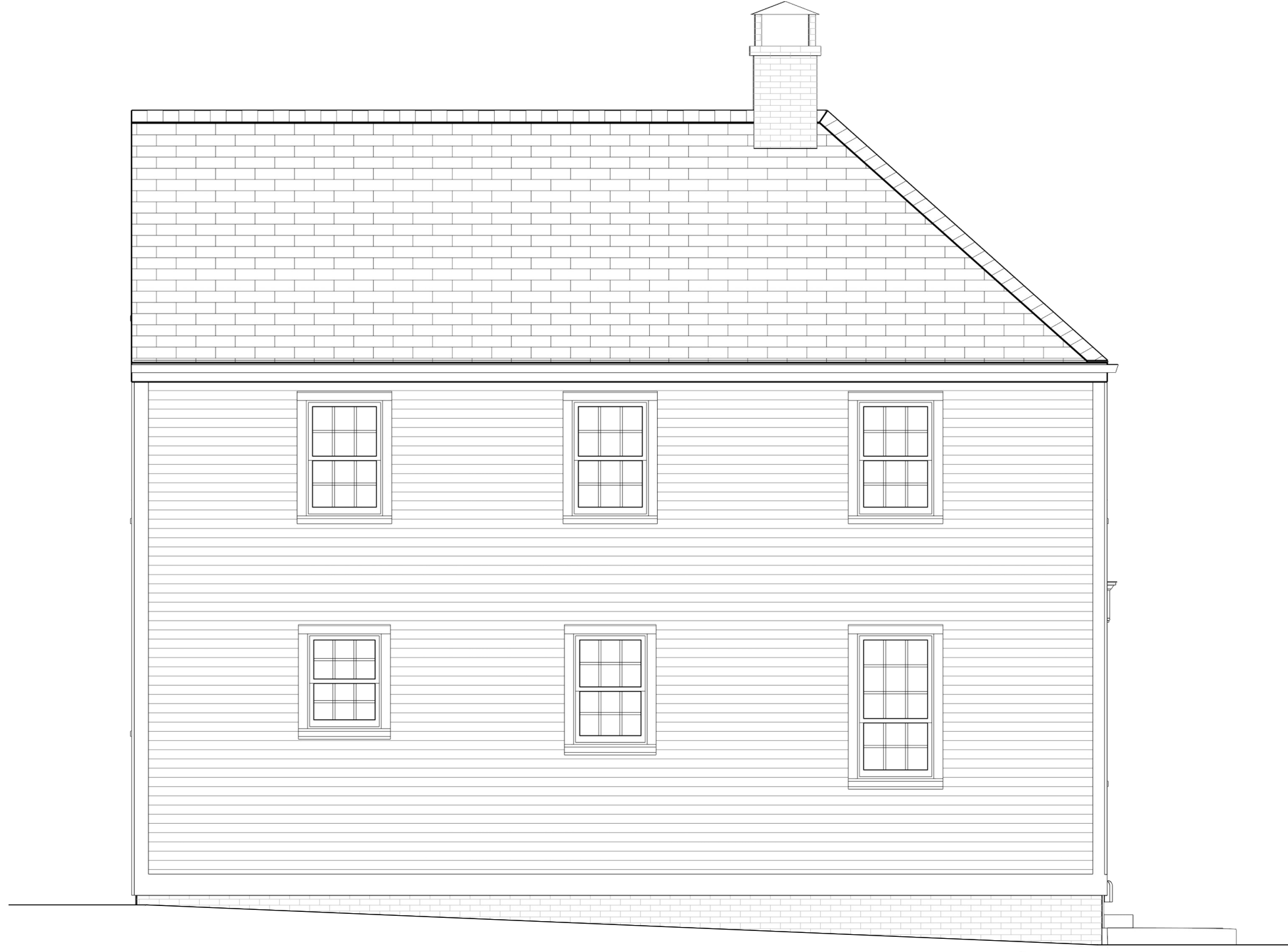
Revision Table		Revised By
Number	Date	

Drawings For: Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Existing- Elevation 3

Date: 6/4/26
Scale: 1/4" = 1' 0"
Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A105



E3 **ELEVATION 3**
 1/4 IN = 1 FT



Revision Table		Revised By
Number	Date	

Drawings For: **Dulac Residence**
 325 Marcy Street
 Portsmouth, NH 03801
 Existing - Elevation 4

Date: **6/4/26**
 Scale: **1/4" = 1' 0"**
 Drawings Issued For: **Conceptual Design**

Drawings Provided By:
Dockham Builders
 676 Portsmouth Ave
 Greenland, NH

A106



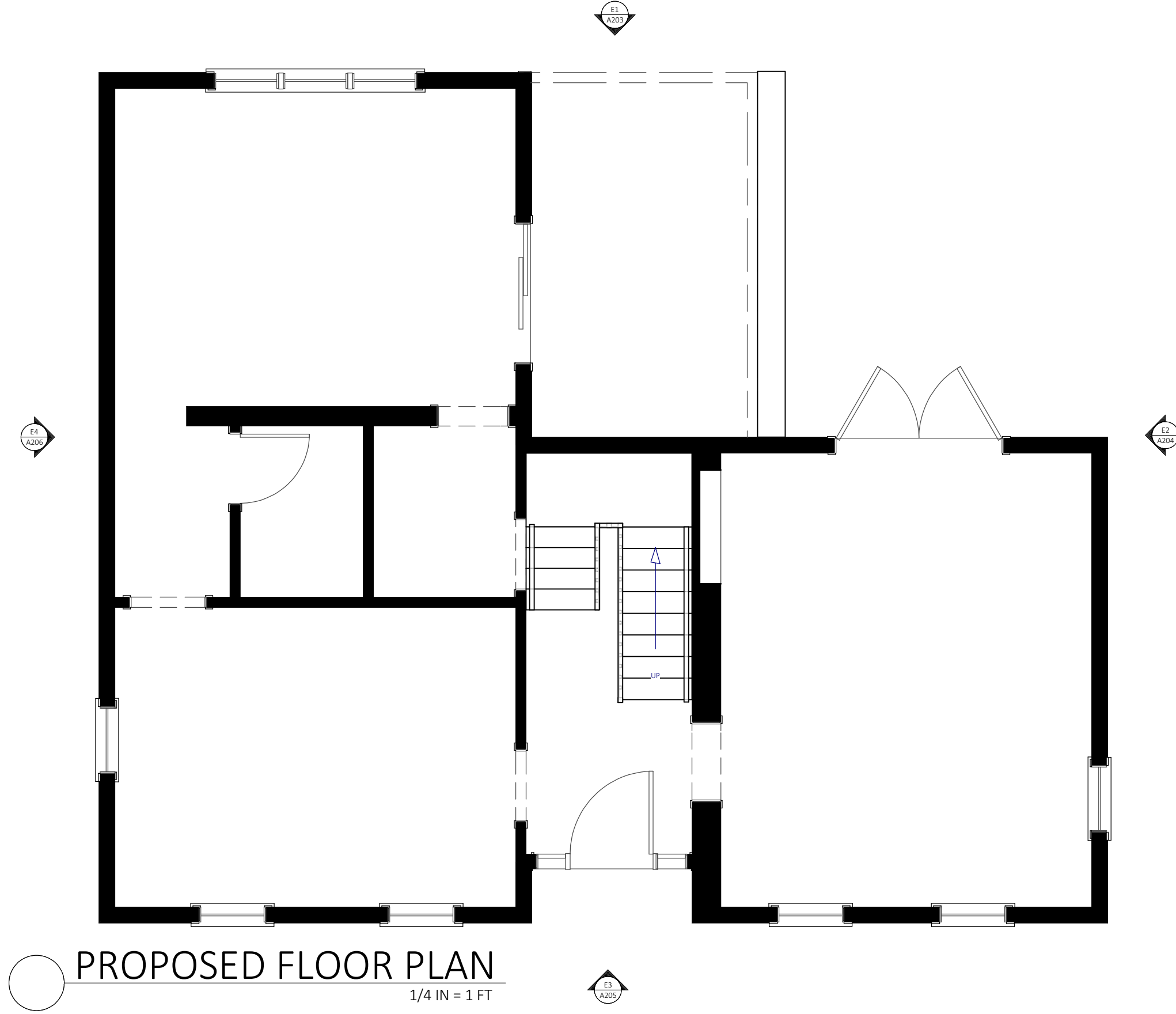
Revision Table		Revised By
Number	Date	

Drawings For: Dulac Residence
 325 Marcy Street
 Portsmouth, NH 03801
 Proposed Renderings

Date: 6/4/26
 Scale: 1/4" = 1' 0"
 Drawings Issued For: Conceptual Design

Drawings Provided By:
 Dockham Builders
 676 Portsmouth Ave
 Greenland, NH

A201



PROPOSED FLOOR PLAN
1/4 IN = 1 FT

Revision Table		Revised By
Number	Date	

Drawings For: **Dulac Residence**
325 Marcy Street
Portsmouth, NH 03801
Proposed Floor Plan

Date: **6/4/26**
Scale: **1/4" = 1' 0"**
Drawings Issued For: **Conceptual Design**

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A202

Revision Table	Number	Date	Revised By

Drawings For: Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Proposed - Elevation 1

Date: 6/4/26
Scale: 1/4" = 1' 0"
Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A203



ELEVATION 1
1/4 IN = 1 FT




ELEVATION 2
 1/4 IN = 1 FT

Revision Table		Revised By
Number	Date	

Drawings For: **Dulac Residence**
 325 Marcy Street
 Portsmouth, NH 03801
 Proposed - Elevation 2

Date: **6/4/26**
 Scale: **1/4" = 1' 0"**
 Drawings Issued For: **Conceptual Design**

Drawings Provided By:
Dockham Builders
 676 Portsmouth Ave
 Greenland, NH



E3 ELEVATION 3
1/4 IN = 1 FT

Number	Date	Revised By

Drawings For: Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Proposed - Elevation 3

Date: 6/4/26
Scale: 1/4" = 1' 0"
Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A205



E4 ELEVATION 4
1/4 IN = 1 FT



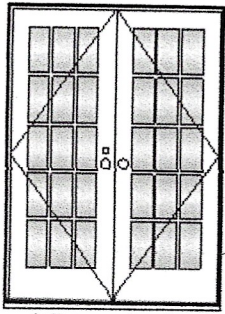
Revision Table		Revised By
Number	Date	

Drawings For: Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Proposed - Elevation 4

Date: 6/4/26
Scale: 1/4" = 1' 0"
Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A206

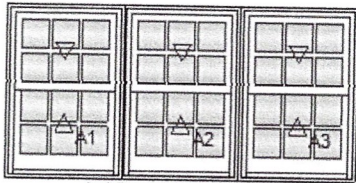


As Viewed From The Exterior

Entered As: CN x RO
RO 61 5/8" X 80"
Egress Information
 Width: 51 47/64" Height: 75 7/8"
 Net Clear Opening: 27.26 SqFt
Performance Information
 U-Factor: 0.3
 Solar Heat Gain Coefficient: 0.22
 Visible Light Transmittance: 0.36
 CPD Number: MAR-N-477-02989-00001
Performance Grade
 Licensee #1163
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG40 3632X2489 mm (143X98 in)
 Water Resistance: 6.06 psf
 LC-PG40 DP +40/-40
 FL39756

Stone White Clad Exterior
 Primed Pine Interior 127.64
 Ultimate Outswing French Door G2 4 9/16" - XX Right Hand 5,481.16
 CN 50 X Rough Opening 80"
 Rough Opening 61 5/8" X 80"
 Left Panel
 Stone White Clad Sash Exterior
 Primed Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Silver Stainless Steel Perimeter and Spacer Bar 88.37
 7/8" SDL - With Spacer Bar - Silver 846.84
 Rectangular - Special Cut 3W5H
 Stone White Clad Ext - Primed Pine Int
 Putty Exterior Glazing Profile
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Right Panel
 Stone White Clad Sash Exterior
 Primed Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Silver Stainless Steel Perimeter and Spacer Bar 88.37
 7/8" SDL - With Spacer Bar - Silver 846.84
 Rectangular - Special Cut 3W5H
 Stone White Clad Ext - Primed Pine Int
 Putty Exterior Glazing Profile
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Traditional Lever(s)
 Multi-Point Lock on Active Panel
 White Active Exterior Handle Set on Active Panel Keyed 187.37
 White Active Interior Handle Set on Active Panel
 Keyed
 Keyed Alike - Keyed Alike Group 1 21.27
 Multi-Point Lock on Inactive Panel
 White Inactive Exterior Handle Set on Inactive Panel
 White Inactive Interior Handle Set on Inactive Panel
 White Adjustable Hinges 3 Per Panel 83.46
 Ebony Performance Sill
 Black Weather Strip
 4 9/16" Jamb
 Thru Jamb Installation w/ Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: W 106	Net Price:	3,683.55
Qty: 1		Ext. Net Price:	3,683.55
		USD	



As Viewed From The Exterior

Entered As: Size by Units
RO 76 3/4" X 36"
Egress Information A1, A2, A3
 Width: 21 21/32" Height: 12 11/16"
 Net Clear Opening: 1.91 SqFt
Performance Information A1, A2, A3
 U-Factor: 0.3
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-425-23552-00001
Performance Information OA
Performance Grade A1, A2, A3
 Licensee #1127
 AAMA/WDMA/CSA 101/I.S.2/A440-17
 LC-PG50 1149X2223 mm (45.3X87.5 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP +50/-50
 FL17635

Stone White Clad Exterior
 Primed Pine Interior 142.37
 3W1H - Rectangle Assembly
 Assembly Rough Opening
 76 3/4" X 36"
 Unit: A1 705.29
 Ultimate Double Hung G2
 CN 2014
 Rough Opening 26 1/4" X 36"
 Top Sash
 Stone White Clad Sash Exterior
 Primed Pine Sash Interior
 IG
 Low E2 w/Argon
 Silver Stainless Steel Perimeter and Spacer Bar 27.82
 7/8" SDL - With Spacer Bar - Silver 195.55
 Rectangular - Standard Cut 3W2H
 Stone White Clad Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Primed Pine Sash Interior
 IG
 Low E2 w/Argon
 Silver Stainless Steel Perimeter and Spacer Bar 27.82
 7/8" SDL - With Spacer Bar - Silver 195.55
 Rectangular - Standard Cut 3W2H
 Stone White Clad Ext - Primed Pine Int

Performance Grade Mull

Licensee #1127
 AAMA 450-10
 LC-PG65 1149X1613 mm (45.25X63.5 in)
 Water Resistance: 7.52 psf
 LC-PG65 DP 65

Performance Grade Overall Assembly

Water Resistance: 7.52 psf
 LC-PG50 DP +50/-50

Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

Unit: A2 705.29
 Ultimate Double Hung G2
 CN 2014

Rough Opening 26 1/4" X 36"

Top Sash

Stone White Clad Sash Exterior
 Primed Pine Sash Interior

IG

Low E2 w/Argon

Silver Stainless Steel Perimeter and Spacer Bar 27.82
 7/8" SDL - With Spacer Bar - Silver 195.55

Rectangular - Standard Cut 3W2H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Stone White Clad Sash Exterior

Primed Pine Sash Interior

IG

Low E2 w/Argon

Silver Stainless Steel Perimeter and Spacer Bar 27.82
 7/8" SDL - With Spacer Bar - Silver 195.55

Rectangular - Standard Cut 3W2H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

White Interior Weather Strip Package

White Exterior Weather Strip Package

White Sash Lock

White Top Sash Strike Plate Assembly Color

Aluminum Screen

Stone White Surround

Bright View Mesh

***Screen/Combo Ship Loose

Unit: A3 705.29
 Ultimate Double Hung G2

CN 2014

Rough Opening 26 1/4" X 36"

Top Sash

Stone White Clad Sash Exterior

Primed Pine Sash Interior

IG

Low E2 w/Argon

Silver Stainless Steel Perimeter and Spacer Bar 27.82
 7/8" SDL - With Spacer Bar - Silver 195.55

Rectangular - Standard Cut 3W2H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Stone White Clad Sash Exterior

Primed Pine Sash Interior

IG

Low E2 w/Argon

Silver Stainless Steel Perimeter and Spacer Bar 27.82
 7/8" SDL - With Spacer Bar - Silver 195.55

Rectangular - Standard Cut 3W2H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

White Interior Weather Strip Package

White Exterior Weather Strip Package

White Sash Lock

White Top Sash Strike Plate Assembly Color

Aluminum Screen

Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
Standard Mull Charge.....85.09
4 9/16" Jambs
Nailing Fin

***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.

***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	33,696.94
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	33,696.94

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

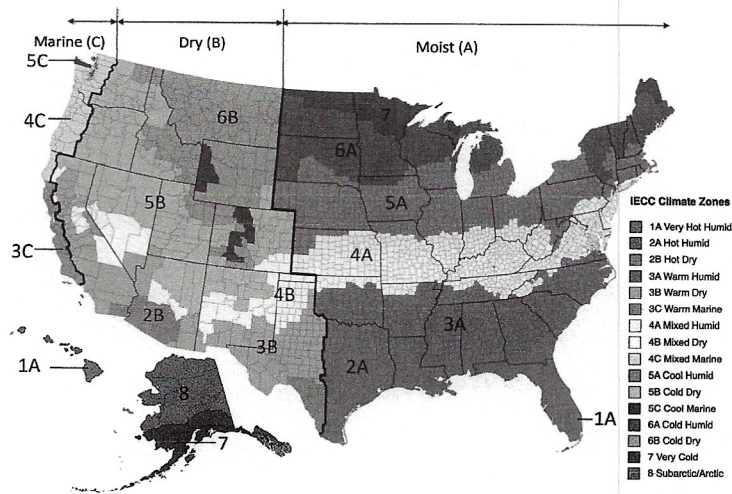
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

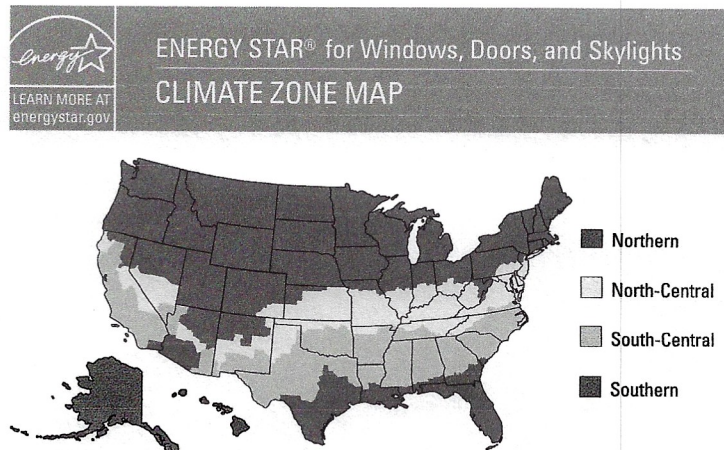
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



Project Address: 1 Congress Street
Permit Requested: Certificate of Approval
Application: Public Hearing B

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4) and Downtown Overlay
- Land Use: Commercial
- Land Area: 7,185 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Italianate
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: Market Square
- Unique Features: N/A
- Neighborhood Association: Downtown

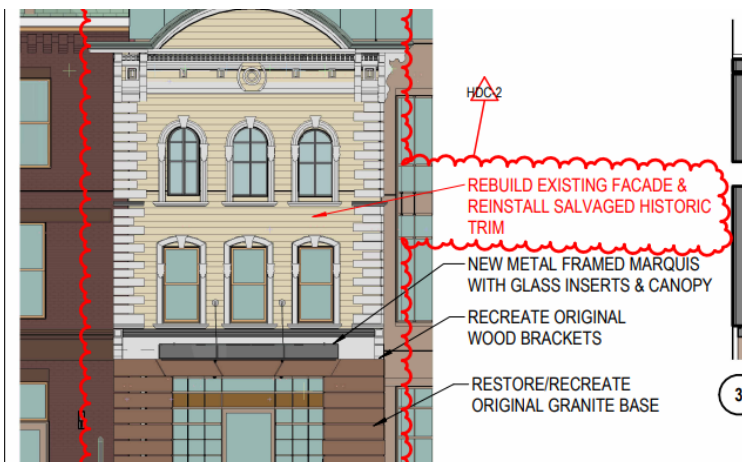


B. Proposed Work: Revisions to a previously approved design (lowered site grade, new rear dormer, new courtyard windows, and roof adjustments) and the demolition and replacement of the structure at (18 High Street)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project will not require additional Land Use approval(s).



D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

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".

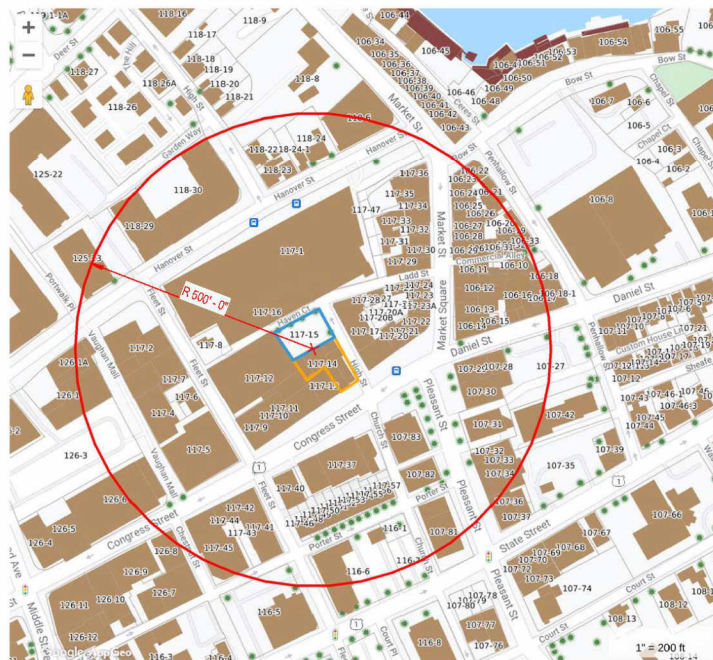


ONE CONGRESS STREET RENOVATION & ADDITION

ONE MARKET SQUARE, LLC

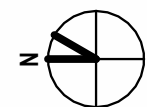
LU-24-188

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



**H5.01 COVER
ONE CONGRESS STREET**

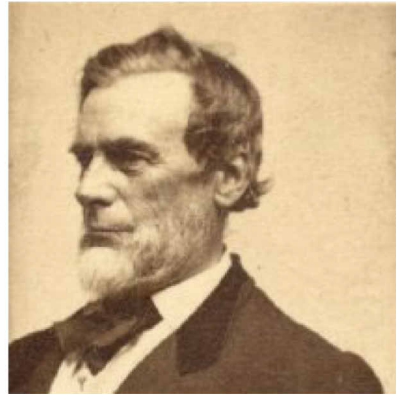
04/28/2026



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

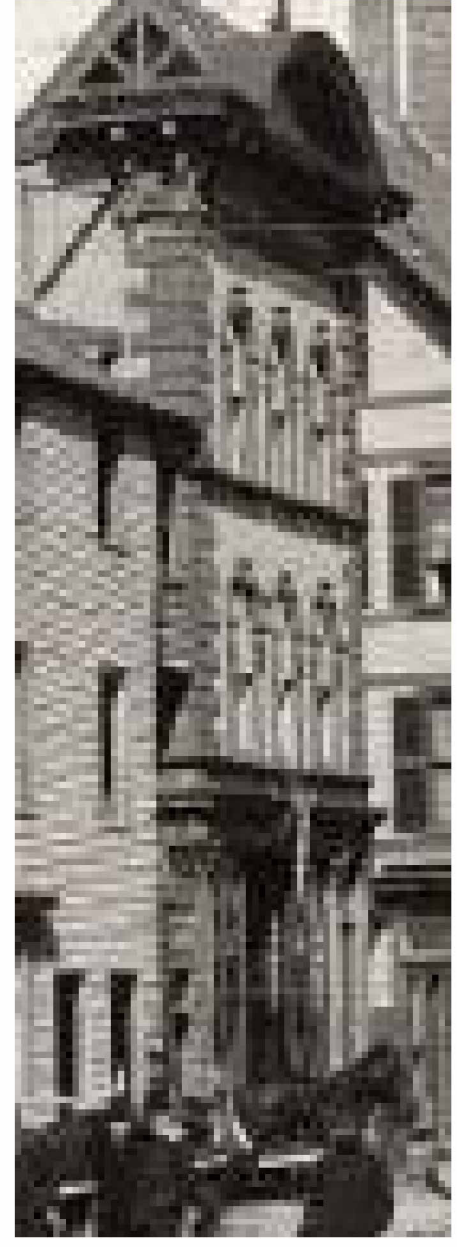
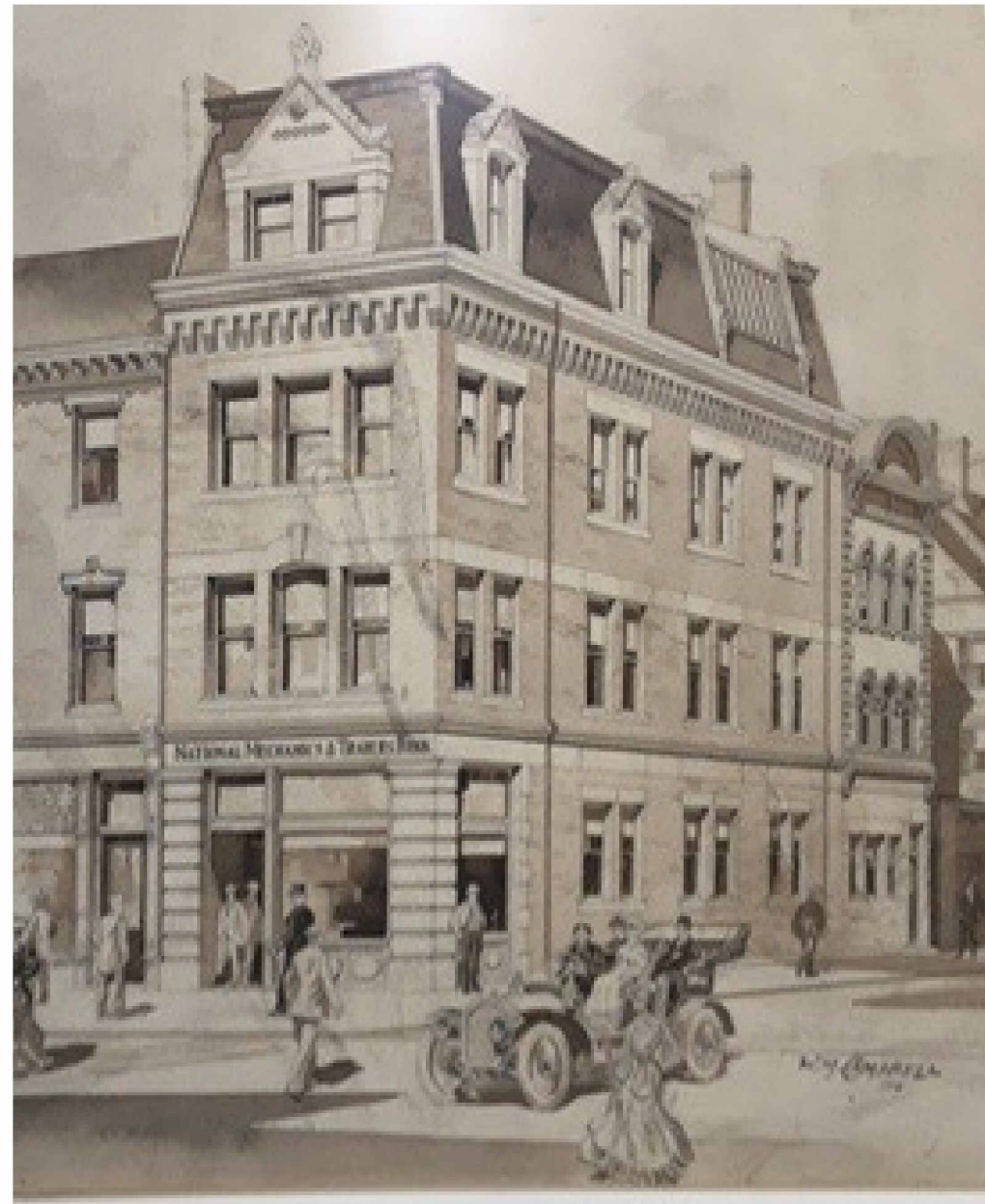
The building currently at 18 High Street was constructed shortly after the Congress Block Fire of 1865 by Samuel Elliot Coues.

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.

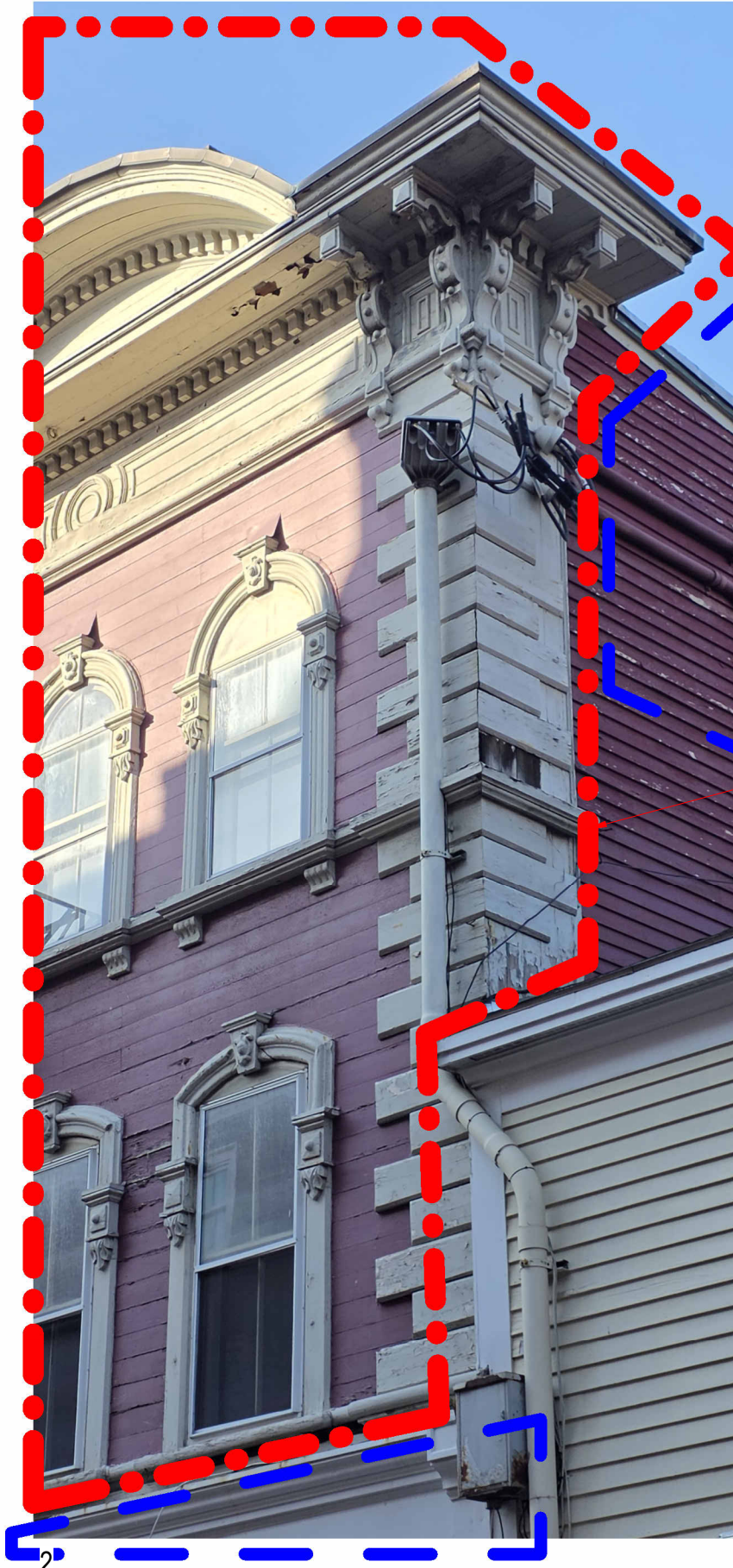


HDC-2

H5.02 **18 HIGH ST - HISTORIC NARRATIVE**
ONE CONGRESS STREET

04/24/2026





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**

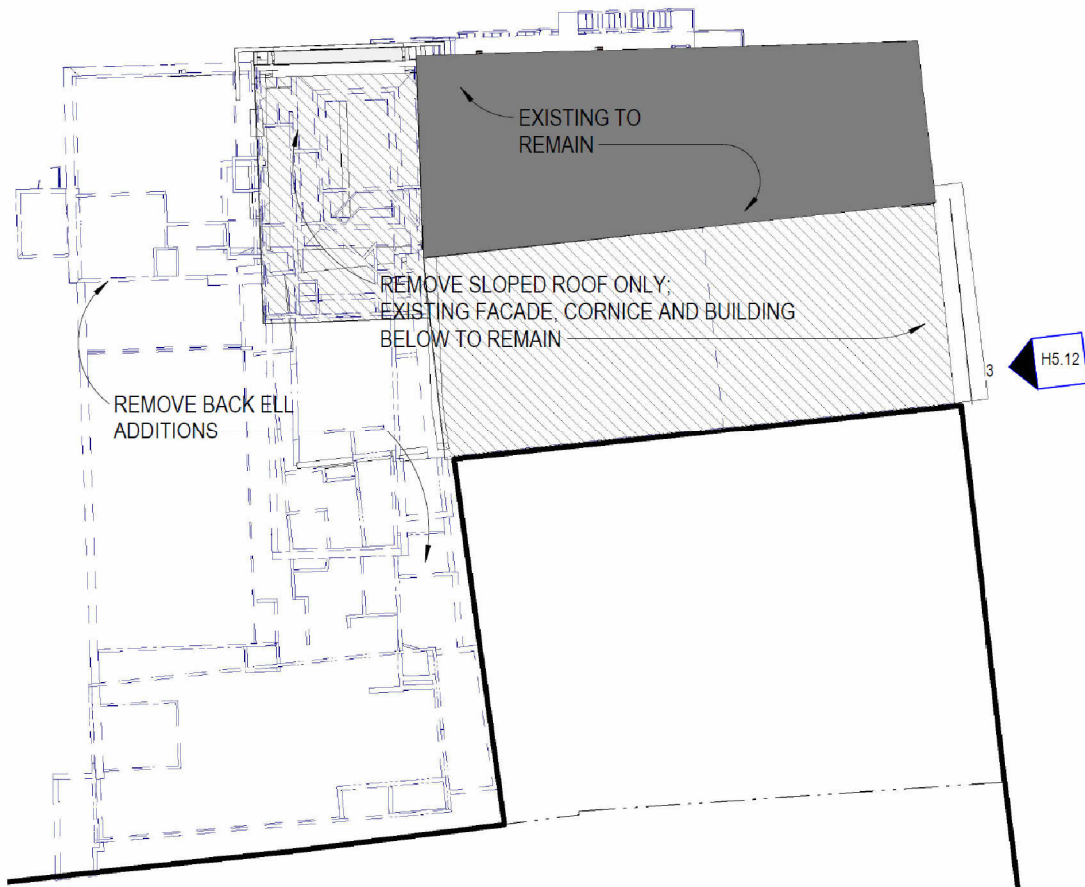
04/28/2026



AREA OF DEMO PREVIOUSLY APPROVED

1

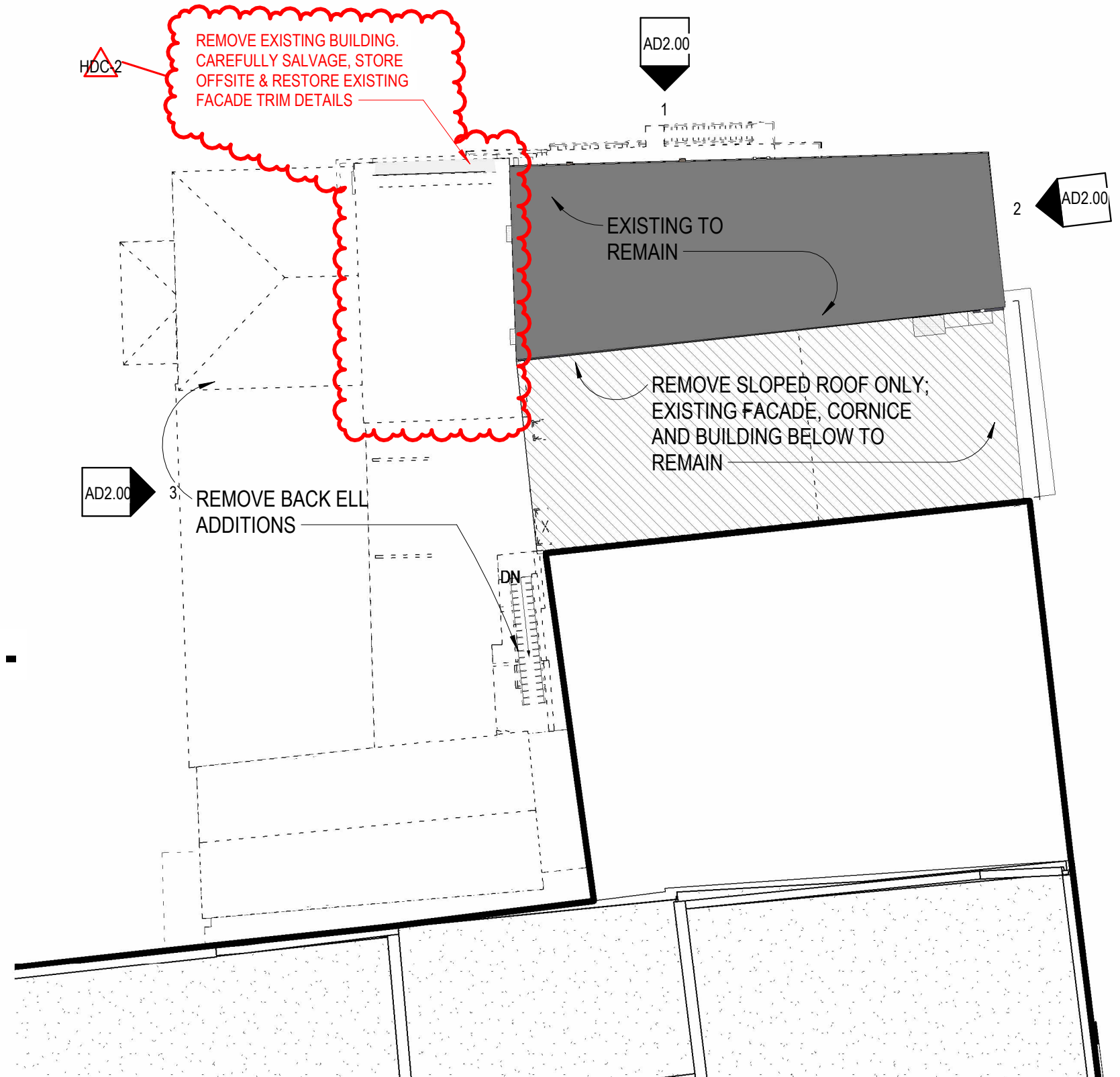
2



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'

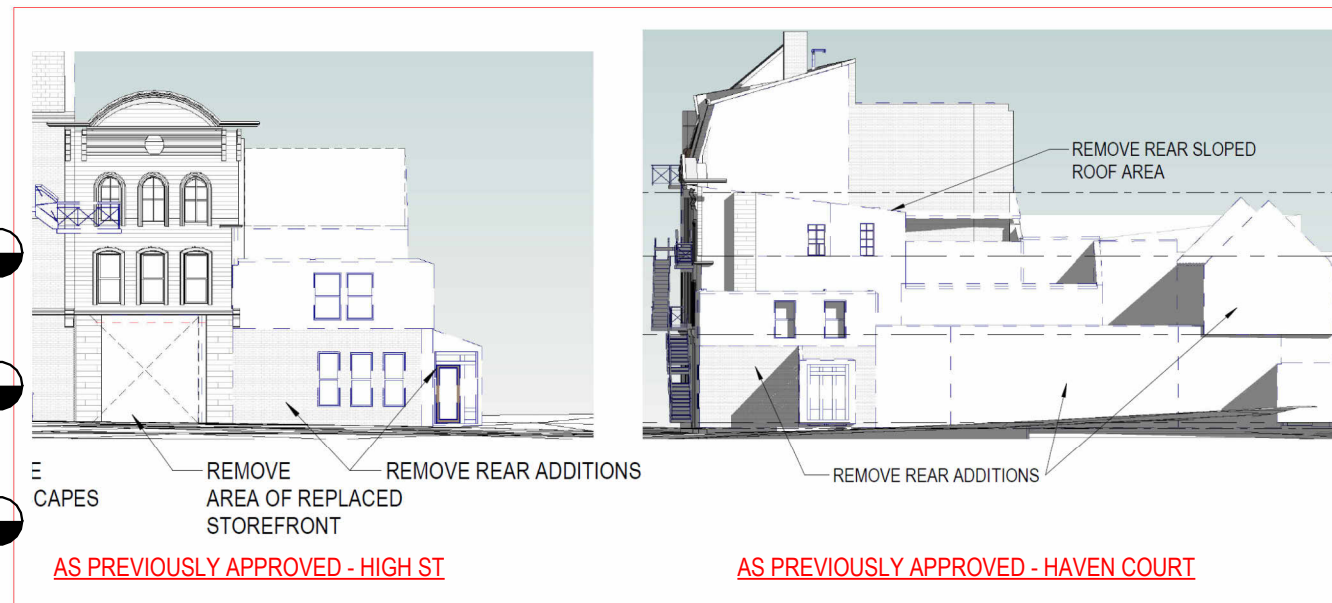
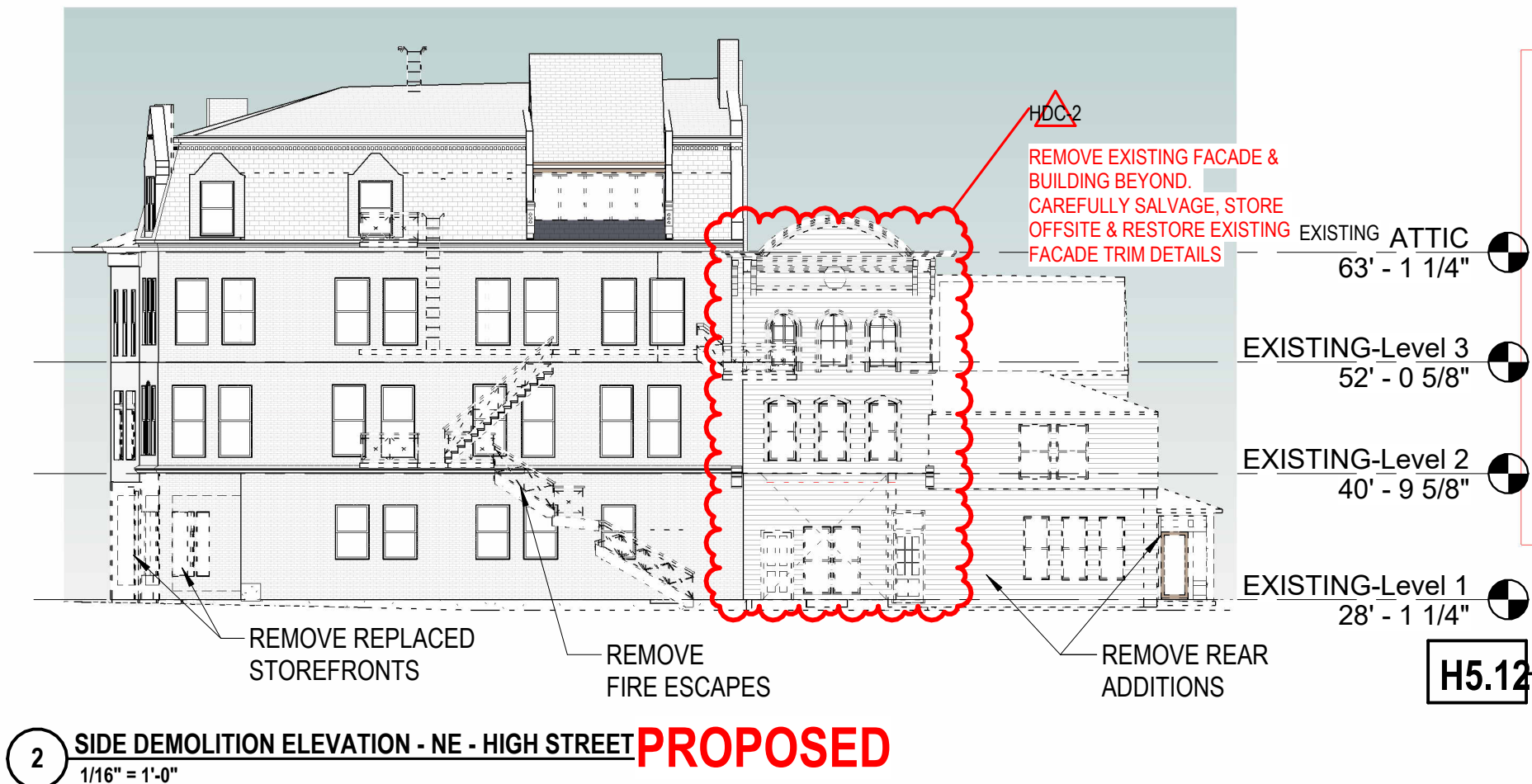
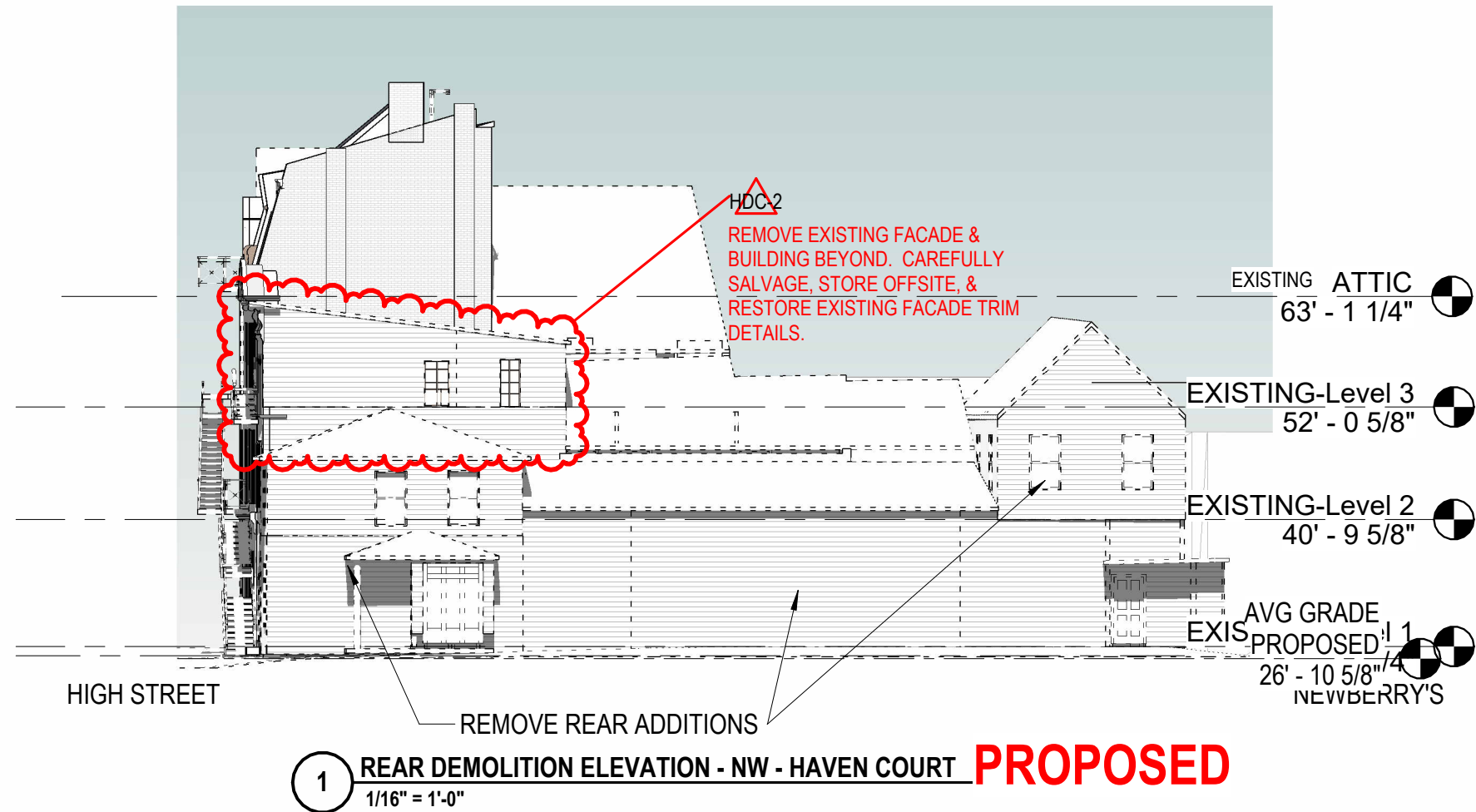
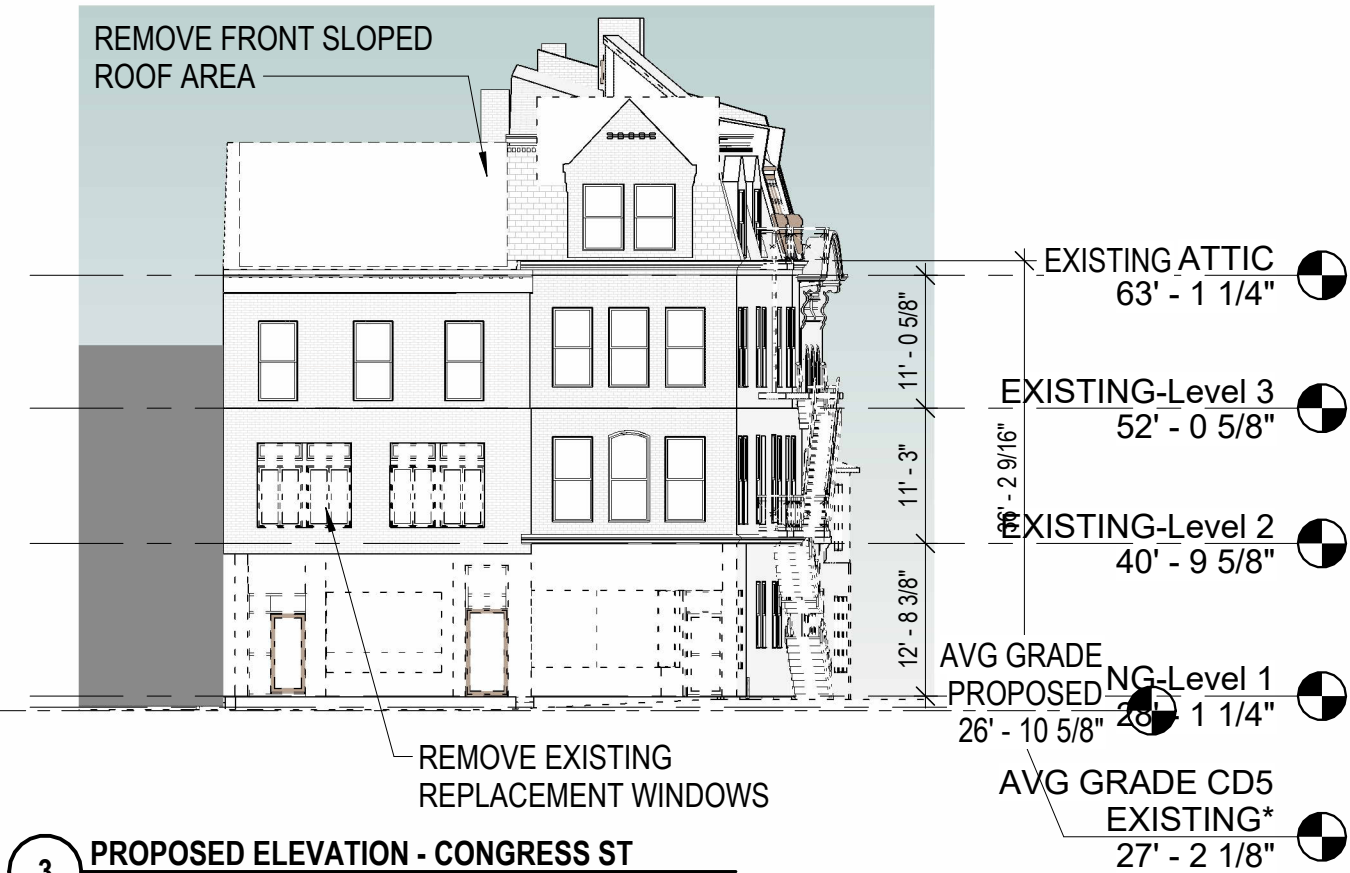


PROPOSED -

H5.11 DEMOLITION PLAN
ONE CONGRESS STREET
 04/24/2026

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



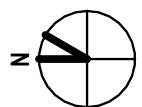
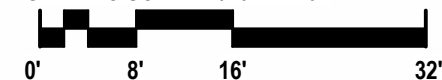


H5.12

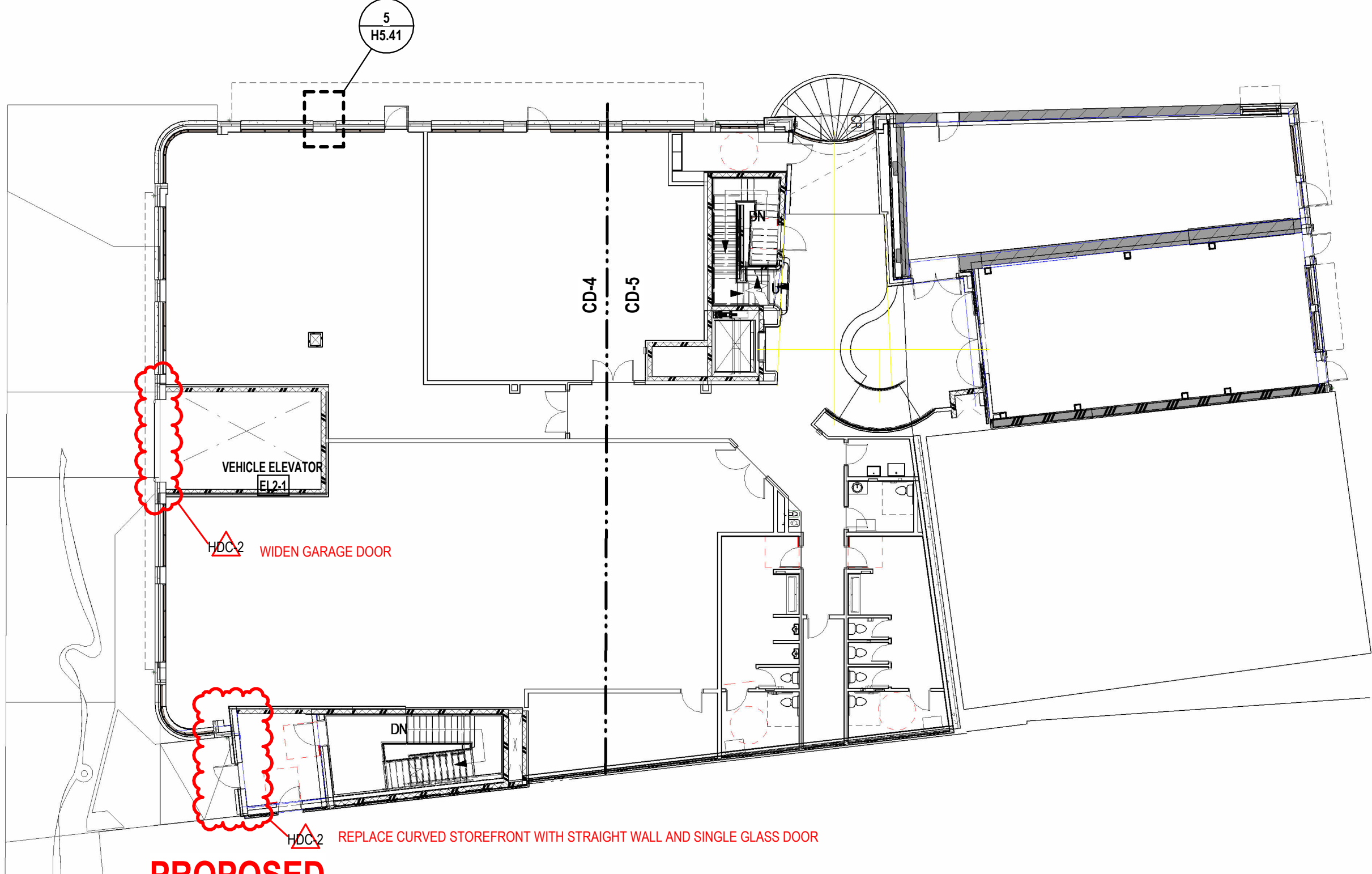
DEMOLITION ELEVATIONS
ONE CONGRESS STREET

04/24/2026

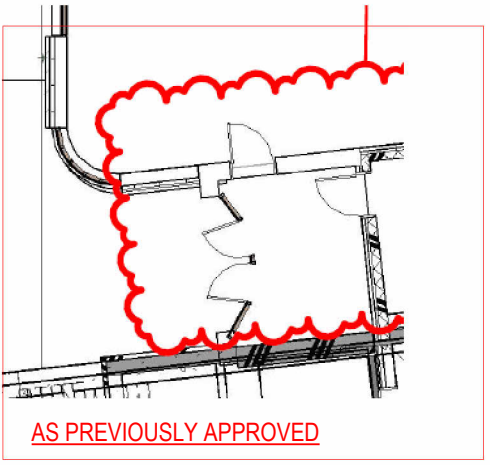
GRAPHIC SCALE: 1/16" = 1'-0"



COPYRIGHT © 2026

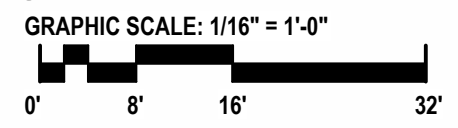


PROPOSED

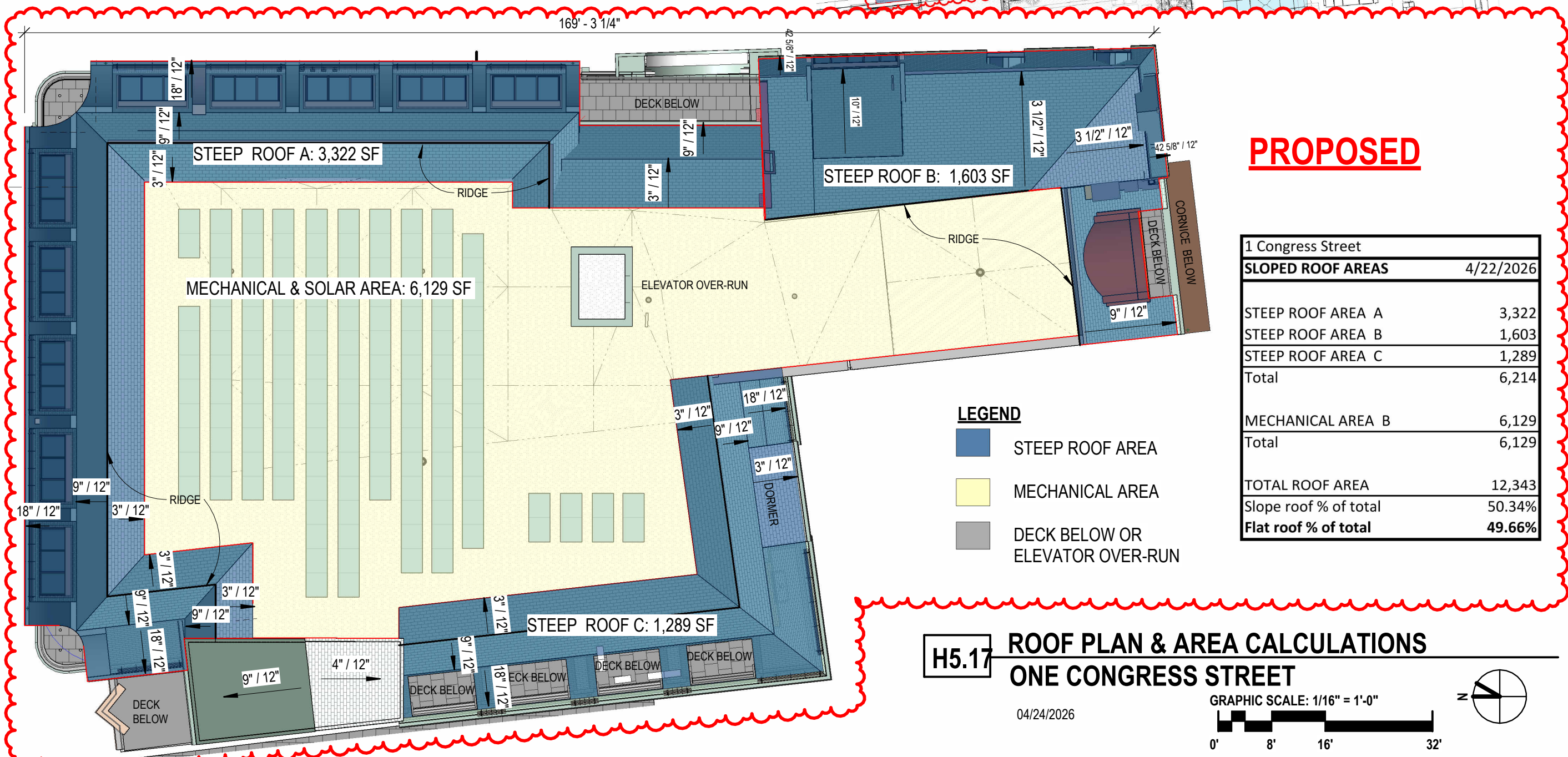
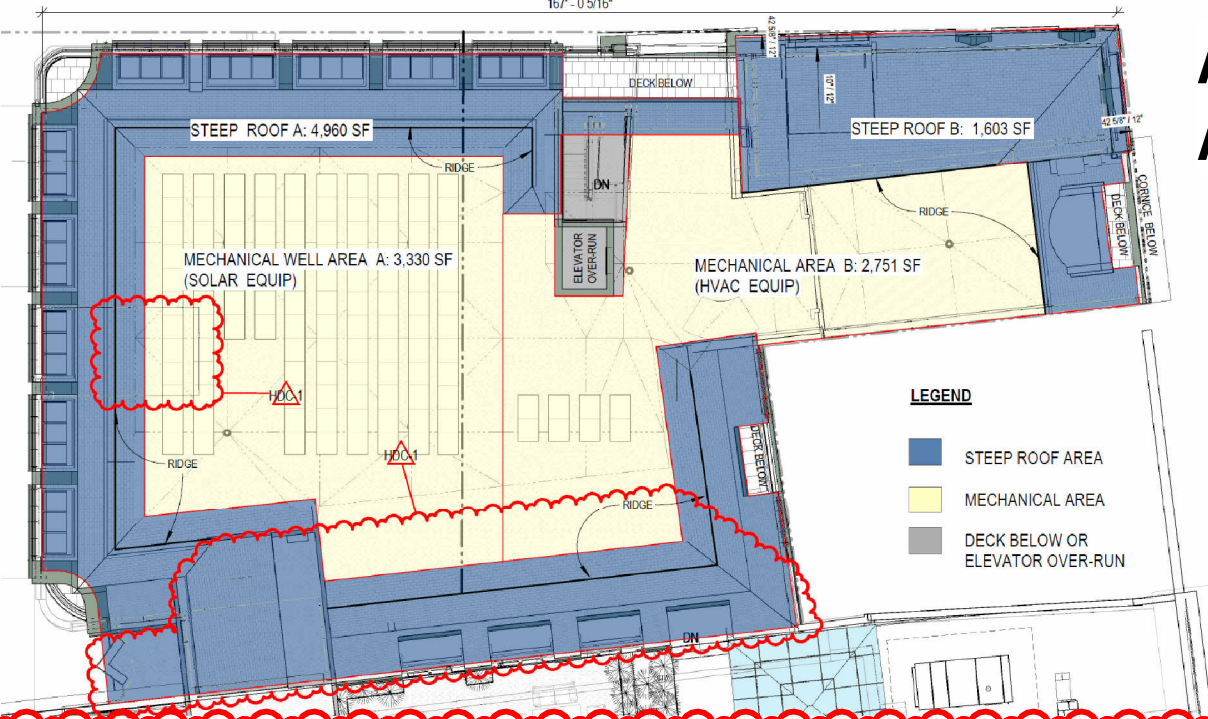


**H5.14 FIRST FLOOR PLAN
ONE CONGRESS STREET**

04/24/2026

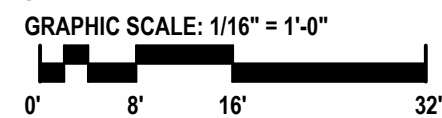


AS PREVIOUSLY APPROVED

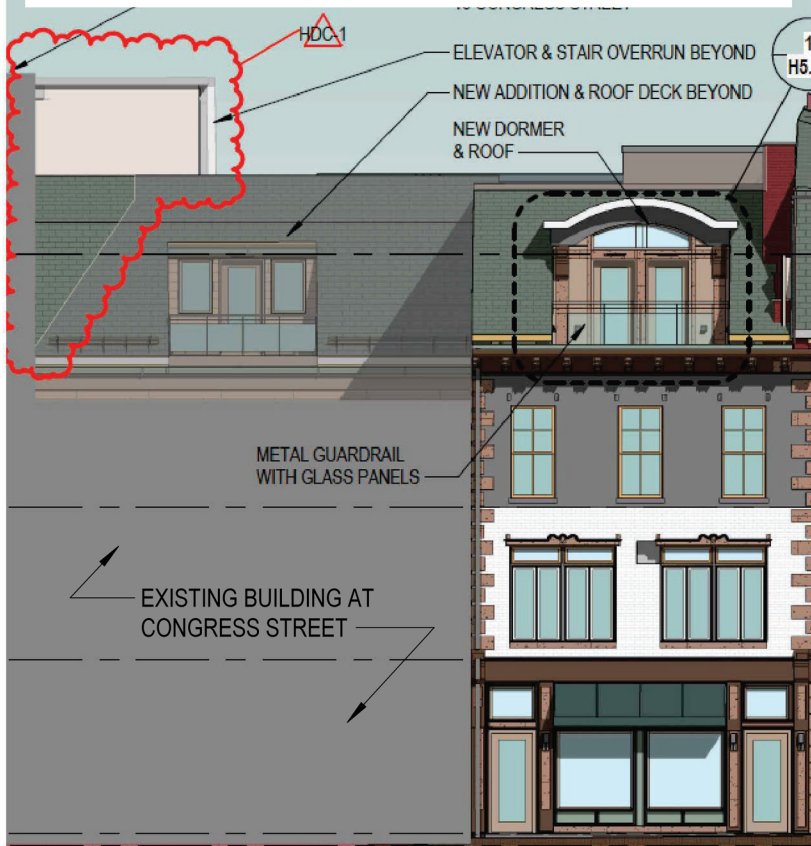


H5.17 ROOF PLAN & AREA CALCULATIONS ONE CONGRESS STREET

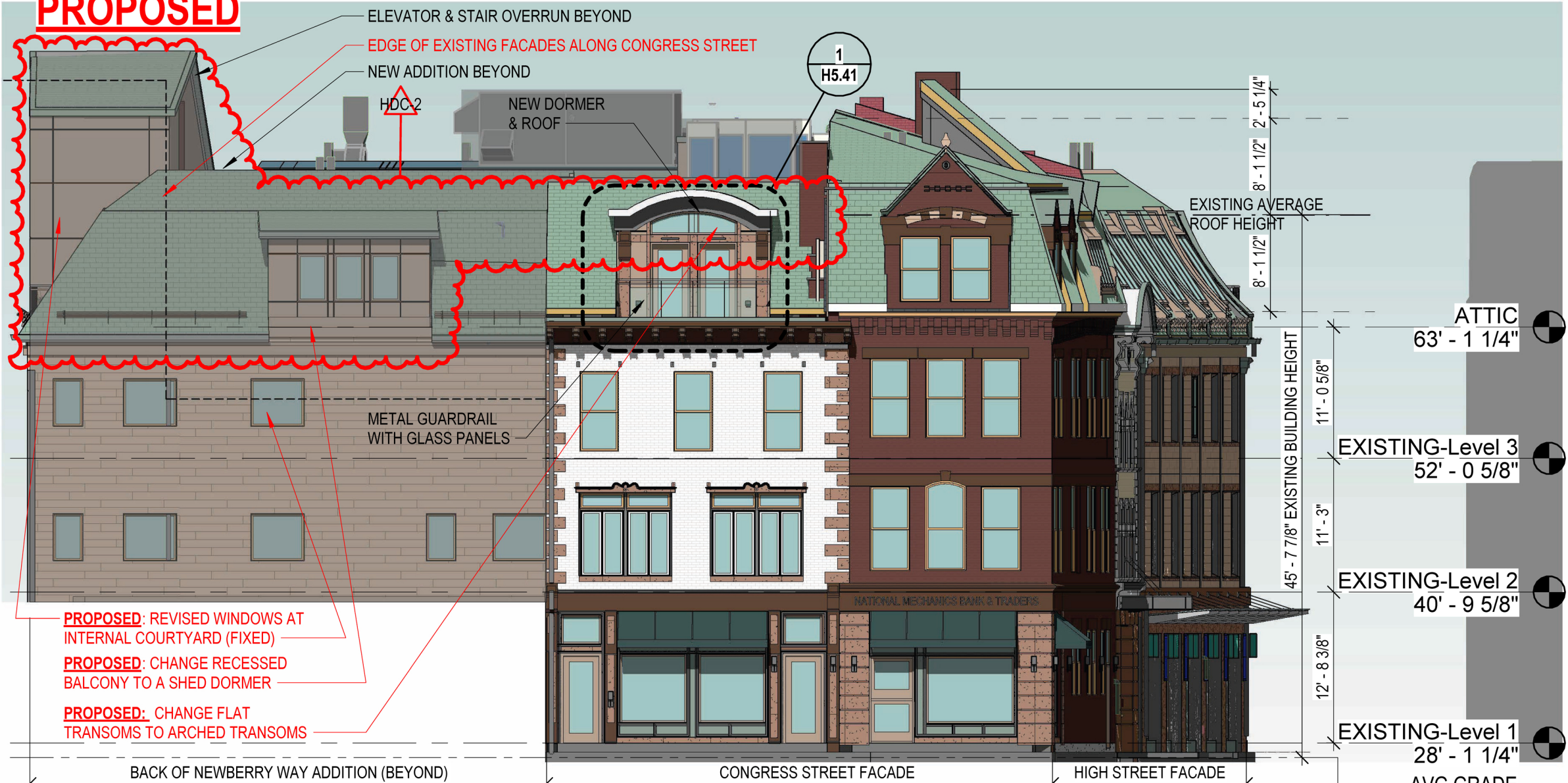
04/24/2026



AS PREVIOUSLY APPROVED



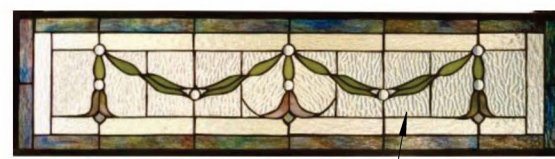
PROPOSED



- PROPOSED:** REVISED WINDOWS AT INTERNAL COURTYARD (FIXED)
- PROPOSED:** CHANGE RECESSED BALCONY TO A SHED DORMER
- PROPOSED:** CHANGE FLAT TRANSOMS TO ARCHED TRANSOMS

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

ATTIC	63' - 1 1/4"
EXISTING-Level 3	52' - 0 5/8"
EXISTING-Level 2	40' - 9 5/8"
EXISTING-Level 1	28' - 1 1/4"
AVG GRADE PROPOSED	26' - 10 5/8"

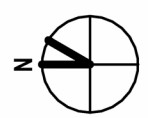


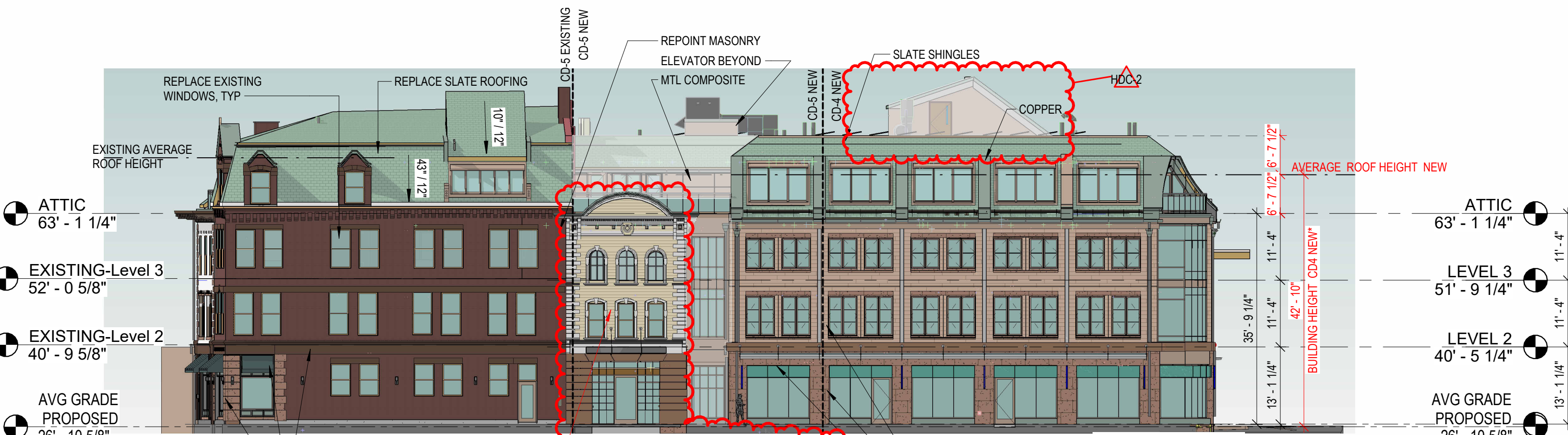
- RESTORE & RECREATE ORIGINAL GRANITE AND CAST IRON STOREFRONT
- REPLICATE EARLY 20TH CENTURY STAINED GLASS TRANSOMS
- REPLICATE HISTORIC PEDIMENTS
- REPLICATE ORIGINAL CAST IRON STOREFRONT THIS SIDE

H5.21 ELEVATION - CONGRESS STREET
ONE CONGRESS STREET

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

04/24/2026



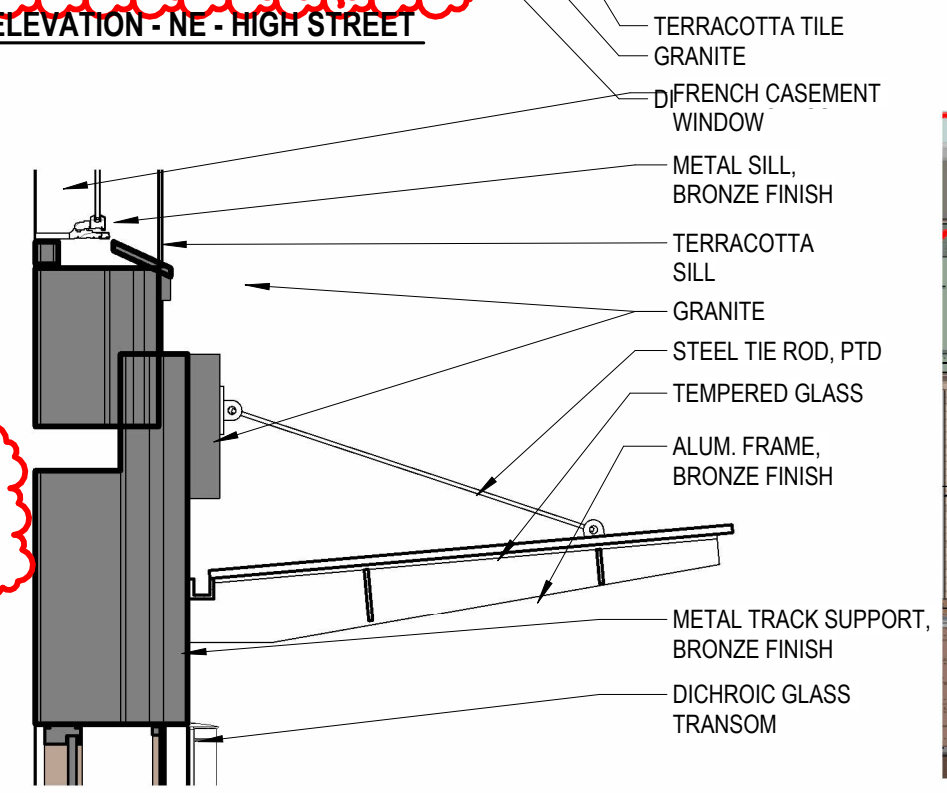


1 PROPOSED ELEVATION - NE - HIGH STREET
1/16" = 1'-0"

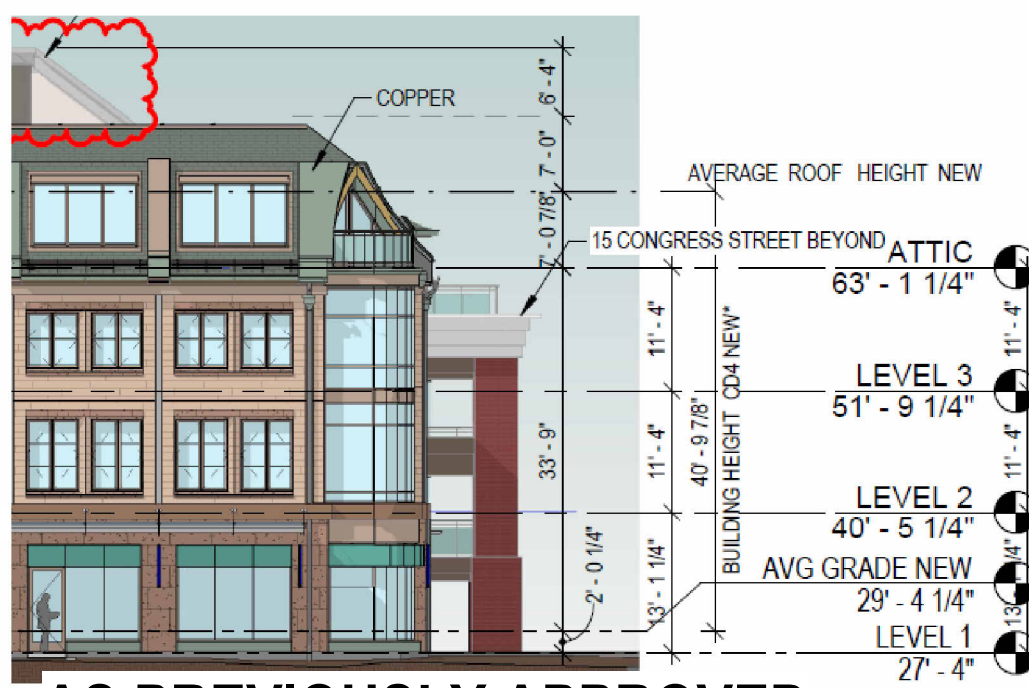
PROPOSED



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



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

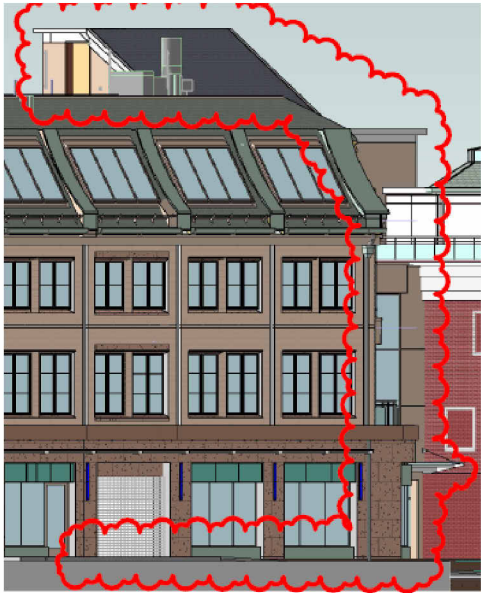


AS PREVIOUSLY APPROVED

H5.22 ELEVATION - HIGH STREET ONE CONGRESS STREET

04/24/2026

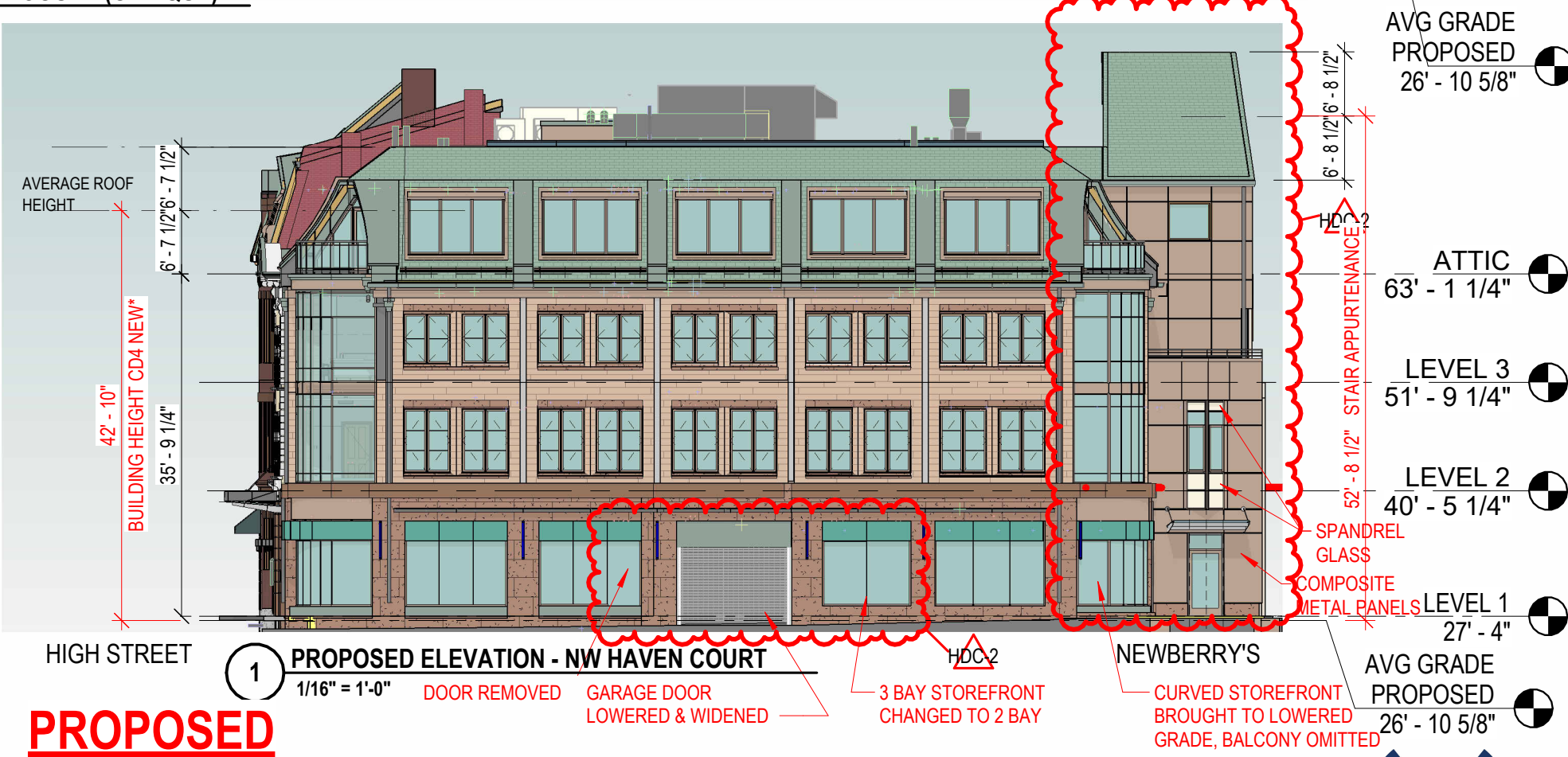




AS PREVIOUSLY APPROVED



AS PREVIOUSLY APPROVED

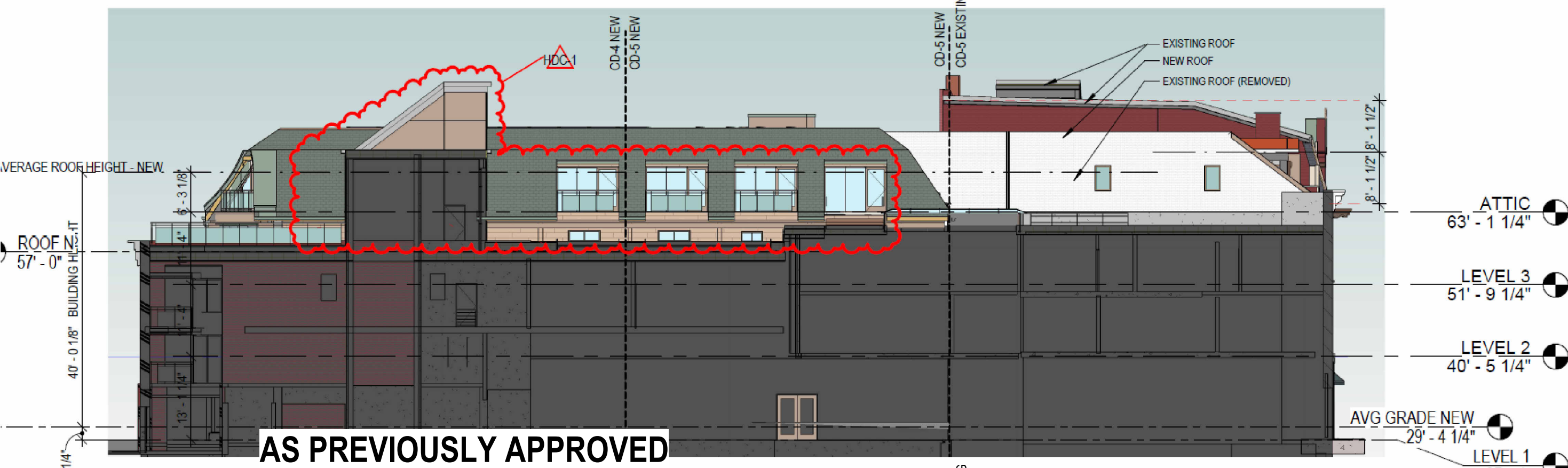


H5.23 ELEVATIONS - NEWBERRY WAY ONE CONGRESS STREET

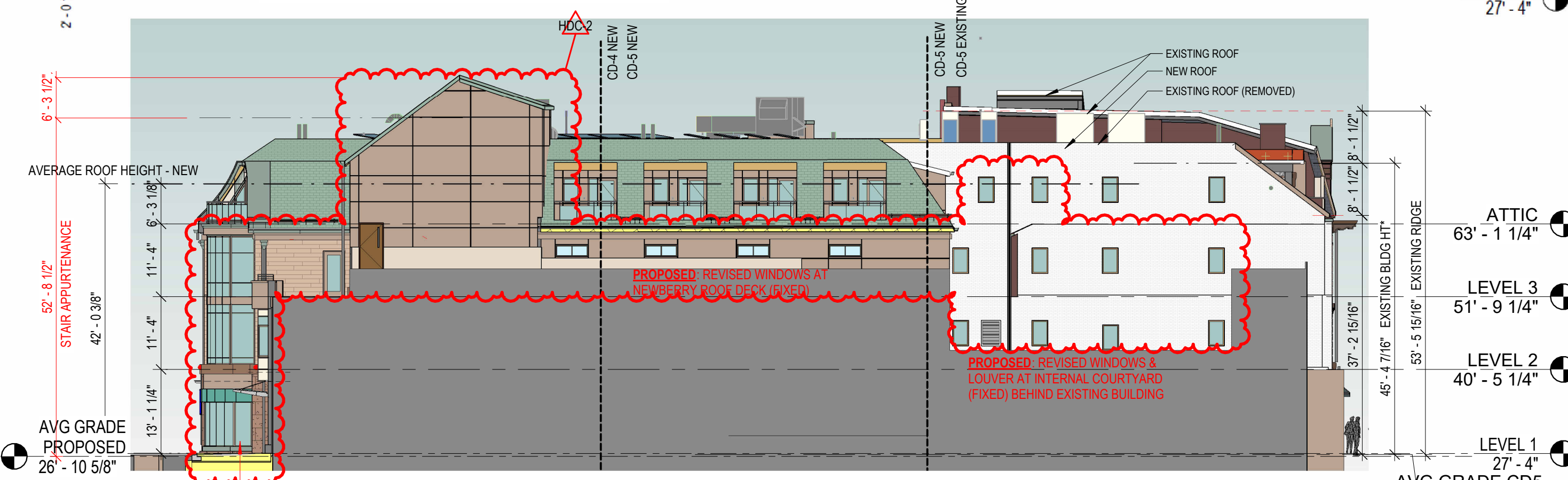
04/24/2026



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AS PREVIOUSLY APPROVED

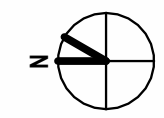


PROPOSED

CURVED STOREFRONT BROUGHT TO LOWERED GRADE, BALCONY OMITTED

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

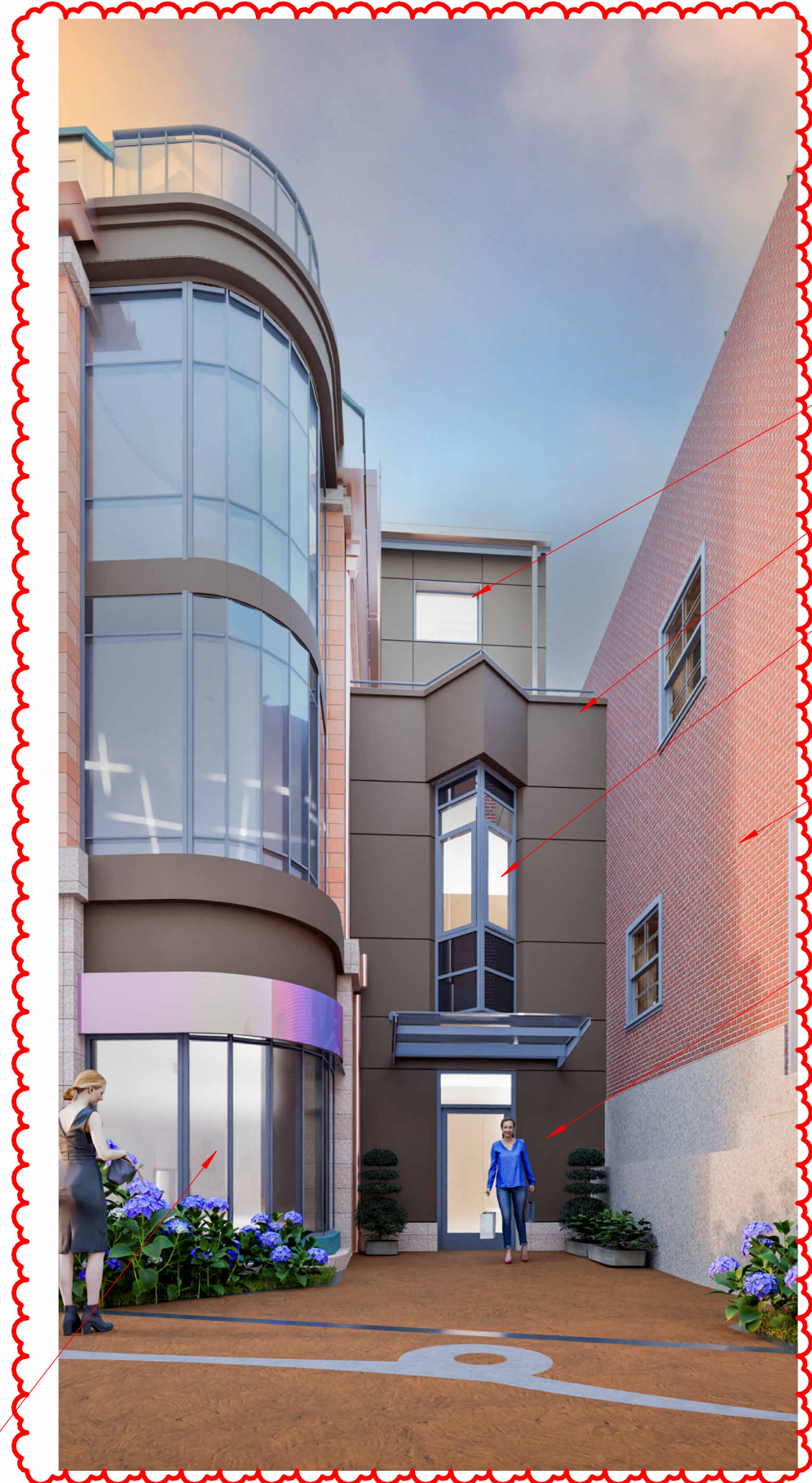
04/24/2026





AS PREVIOUSLY APPROVED

CURVED STOREFRONT
BROUGHT TO LOWERED
GRADE, BALCONY OMITTED



PROPOSED

HDC-2

SMALLER WINDOW, WALL SET FURTHER BACK

TOP OF WALL LOWERED

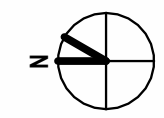
WINDOW SHORTENED, MIDDLE SECTION IS OPERABLE AWNING.

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



Project Address: 24 Market Street

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5
- Land Use: Mixed-Use
- Land Area: 1,013 SF +/-
- Estimated Age of Structure: c. 1803
- Building Style: Federal Greek Revival
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: Market Street/Ceres Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Replace existing storefront.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace the existing storefront



**HISTORIC
SURVEY
RATING
C**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



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

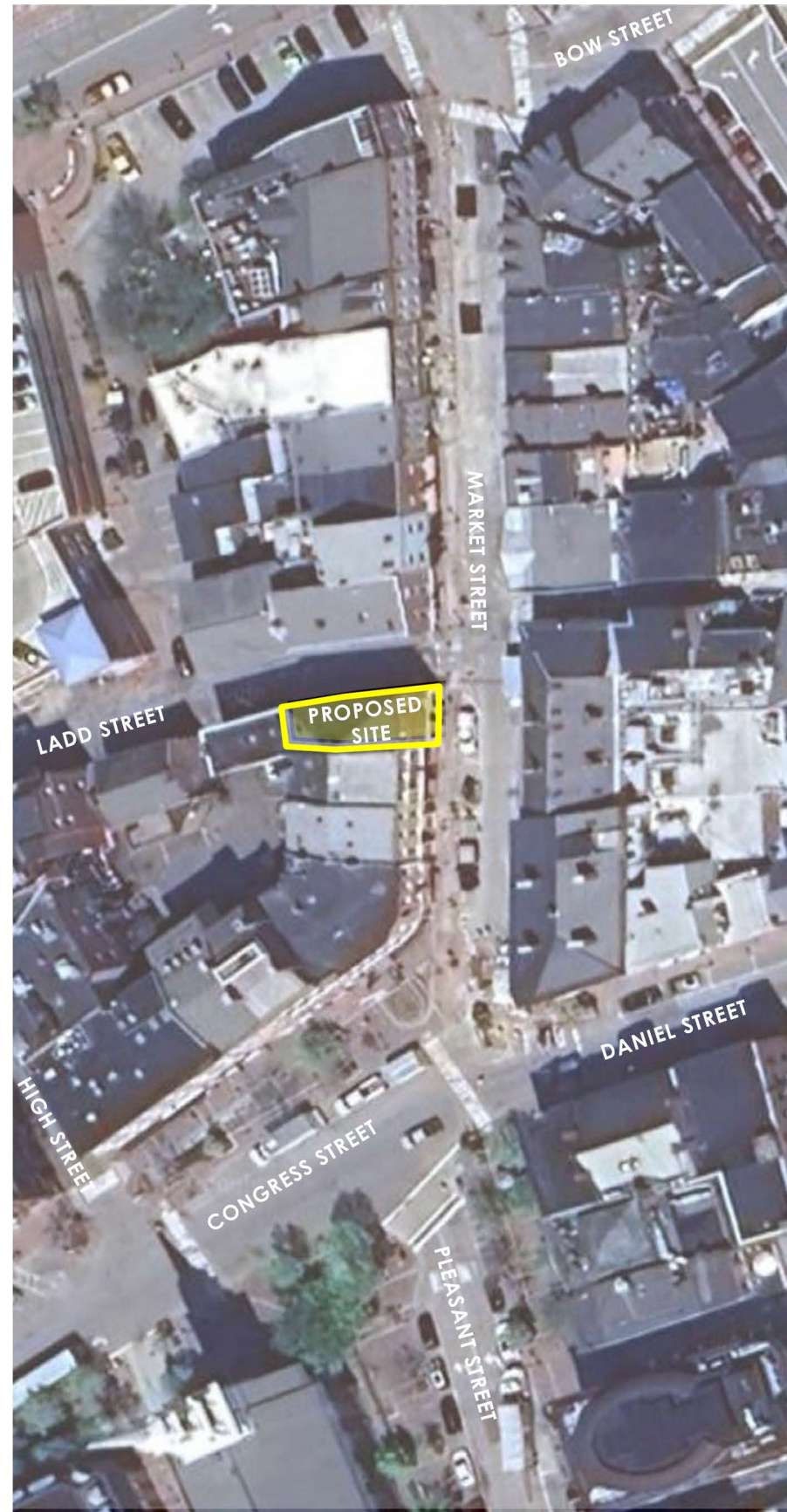
- This elevation contains an obsolete fire alarm, and a through wall AC unit that extends over the sidewalk.
- There are also two entry doors with transoms.

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



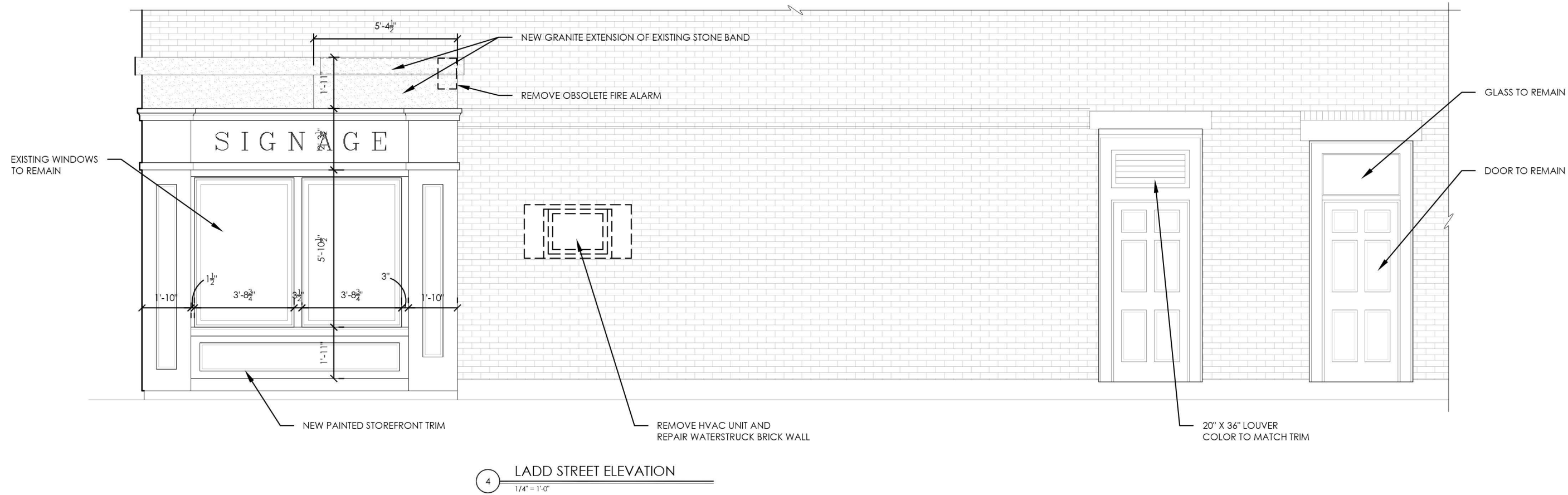
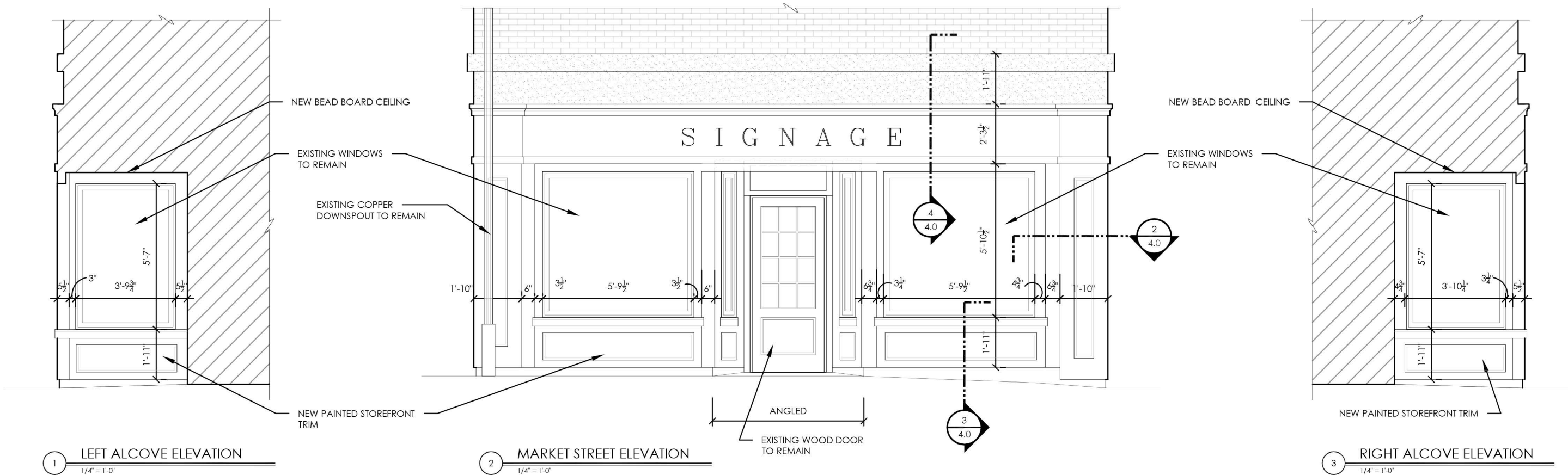
VIEW OF STOREFRONT

24 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITIONS
HDC APPLICATION FOR APPROVAL: JULY 1, 2026



2.0



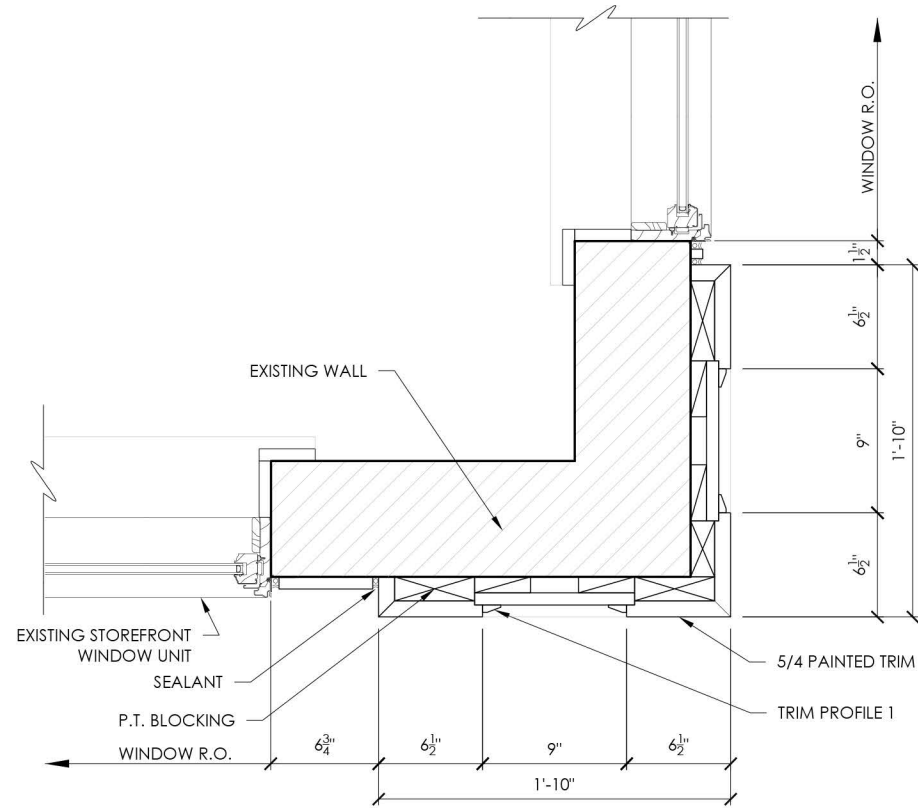
PROPOSED ELEVATIONS

HDC APPLICATION FOR APPROVAL: JULY 1, 2026

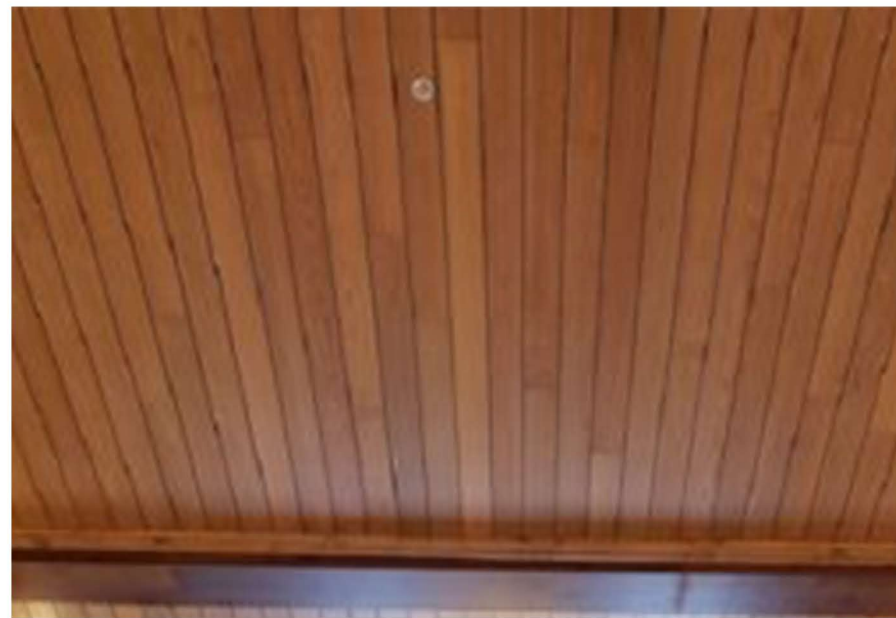


TRIM

SPECIES: SAPELE MAHOGANY
COLOR: PAINTED

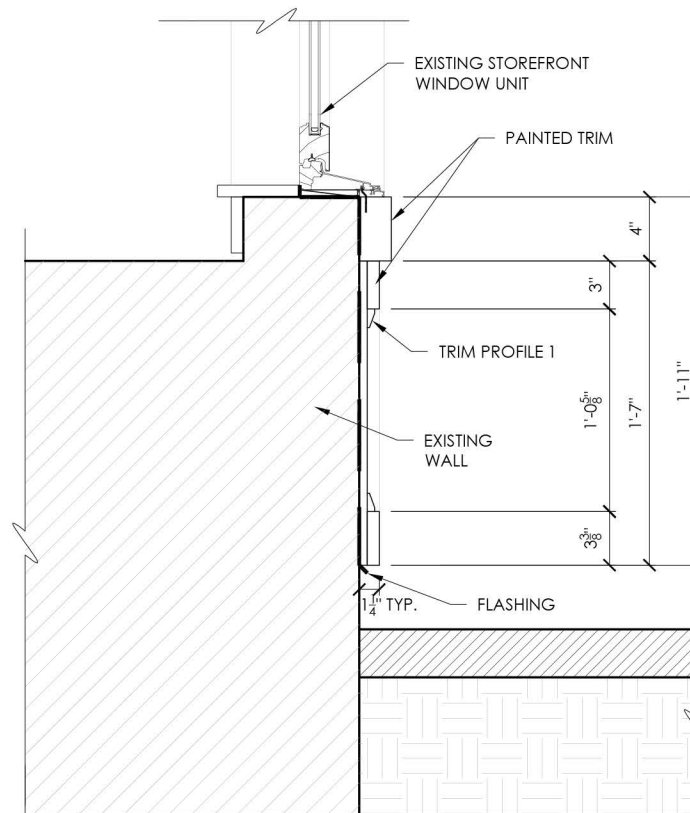


2 STOREFRONT CORNER DETAIL
 1" = 1'-0"

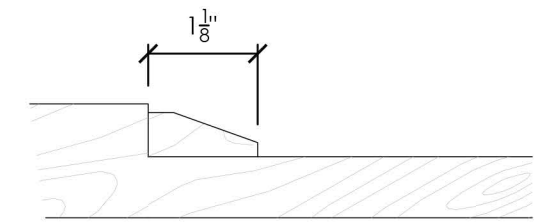


CEILING

SPECIES: SAPELE MAHOGANY
COLOR: PAINTED

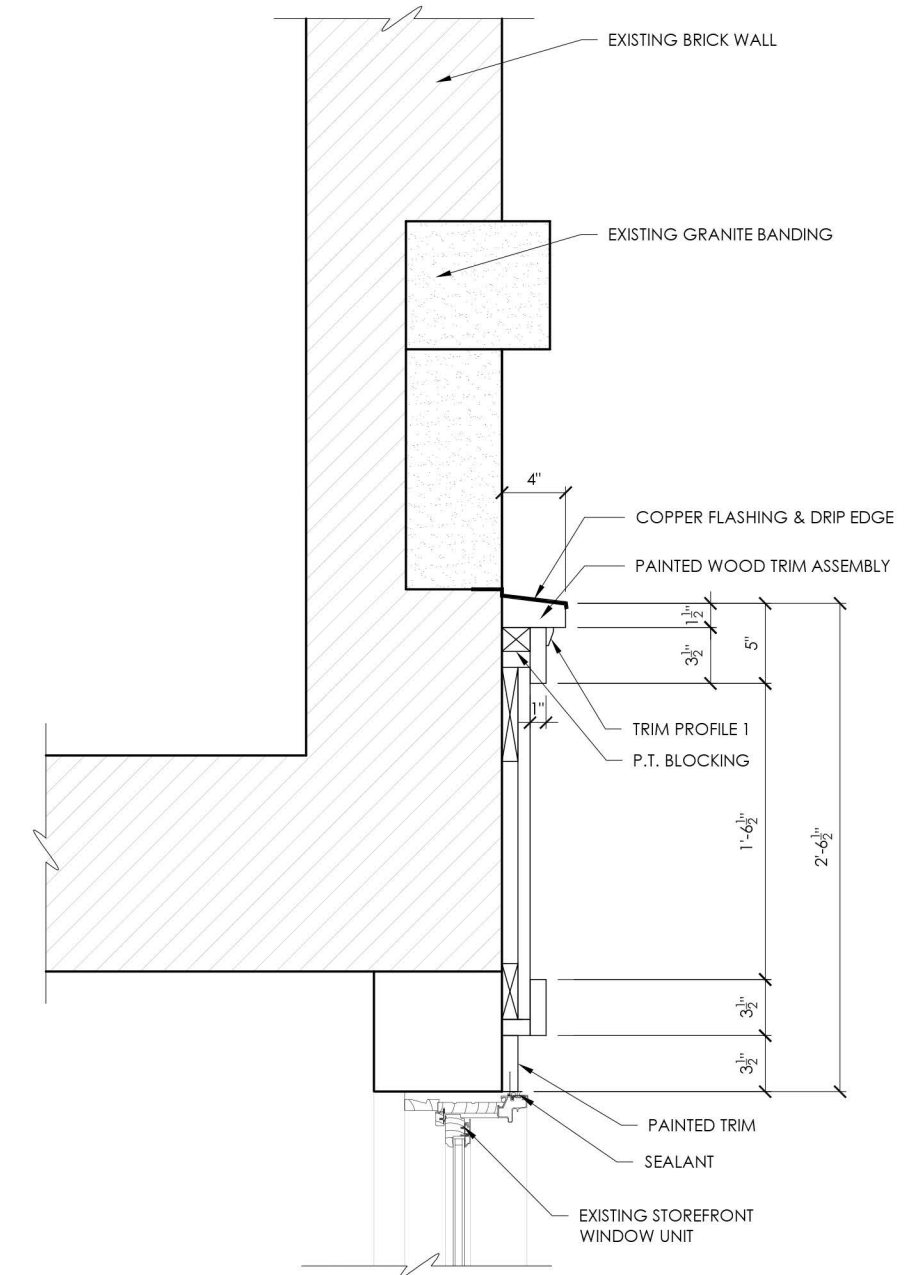


3 STOREFRONT SILL DETAIL
 1" = 1'-0"



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

Project Address: 39 Chauncey Street
Permit Requested: Certificate of Approval
Application: Public Hearing #2



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 3,312 SF +/-
- Estimated Age of Structure: c. 1890
- Building Style: Vernacular Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Chauncey Street
- Unique Features: N/A
- Neighborhood Association: Little Harbor

B. Proposed Work: Replace existing windows.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Once the Middle Street Historic District boundary lines are revised, this property will no longer be in the Historic District.



**HISTORIC
SURVEY
RATING
C**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

Existing conditions:















Project Address: 46 Aldrich Street
Permit Requested: Certificate of Approval
Application: Public Hearing #3



A. Property Information - General:

Existing Conditions:

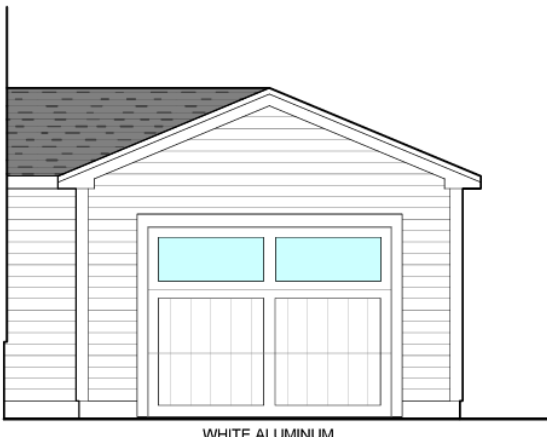
- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 7,840 SF +/-
- Estimated Age of Structure: c. 1905
- Building Style: Vernacular Colonial
- Number of Stories: 1.5
- Historical Significance: N/A
- Public View of Proposed Work: Aldrich Street
- Unique Features: N/A
- Neighborhood Association: West End

B. Proposed Work: Demolish the existing detached shed/garage and construct a new garage attached to the existing home.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project has received Board of Adjustment approval for the needed variance(s).
- Once the Middle Street Historic District boundary lines are revised, this property will no longer be in the Historic District.



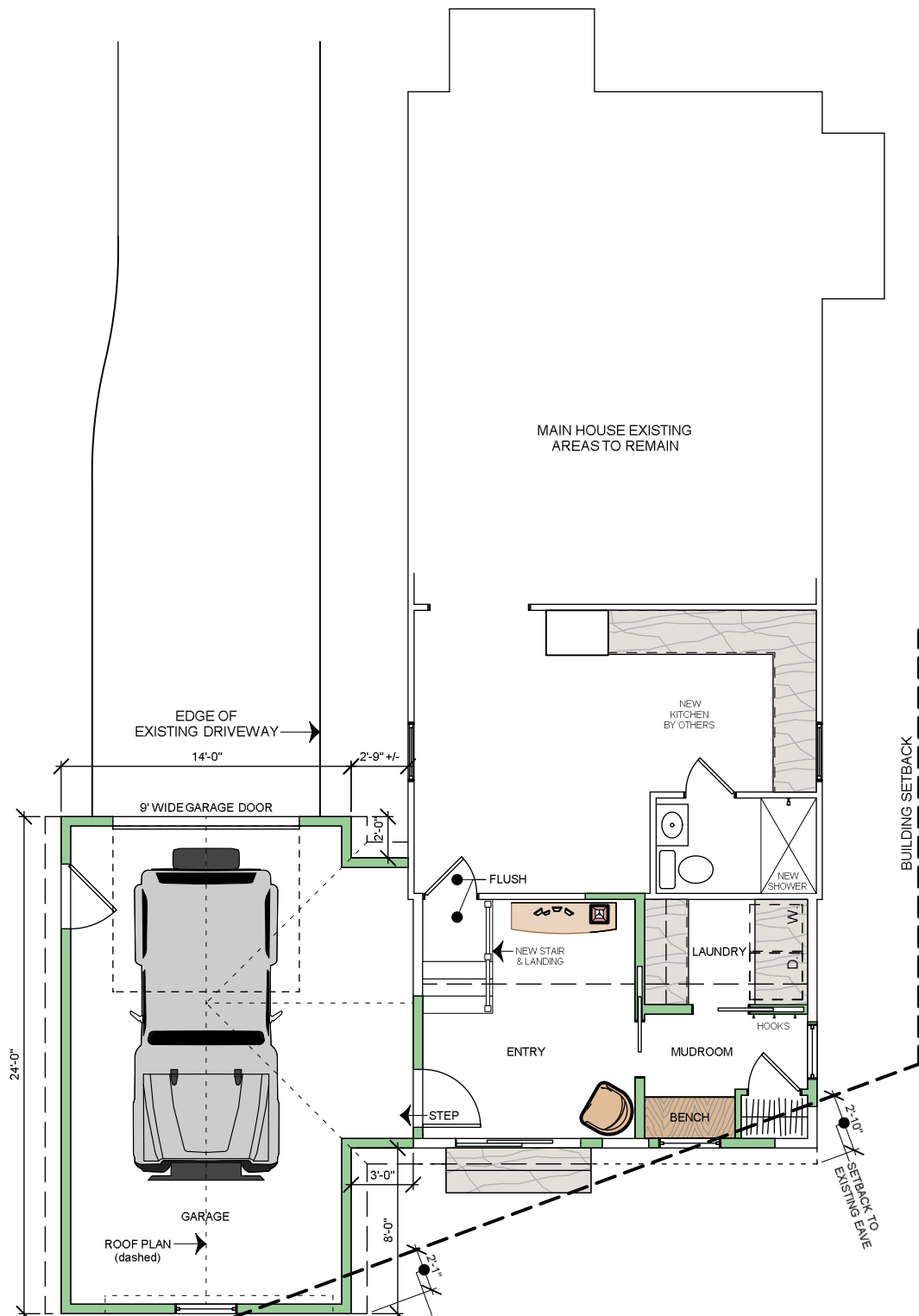
**HISTORIC
SURVEY
RATING
N/A**

D. Purpose and Intent:

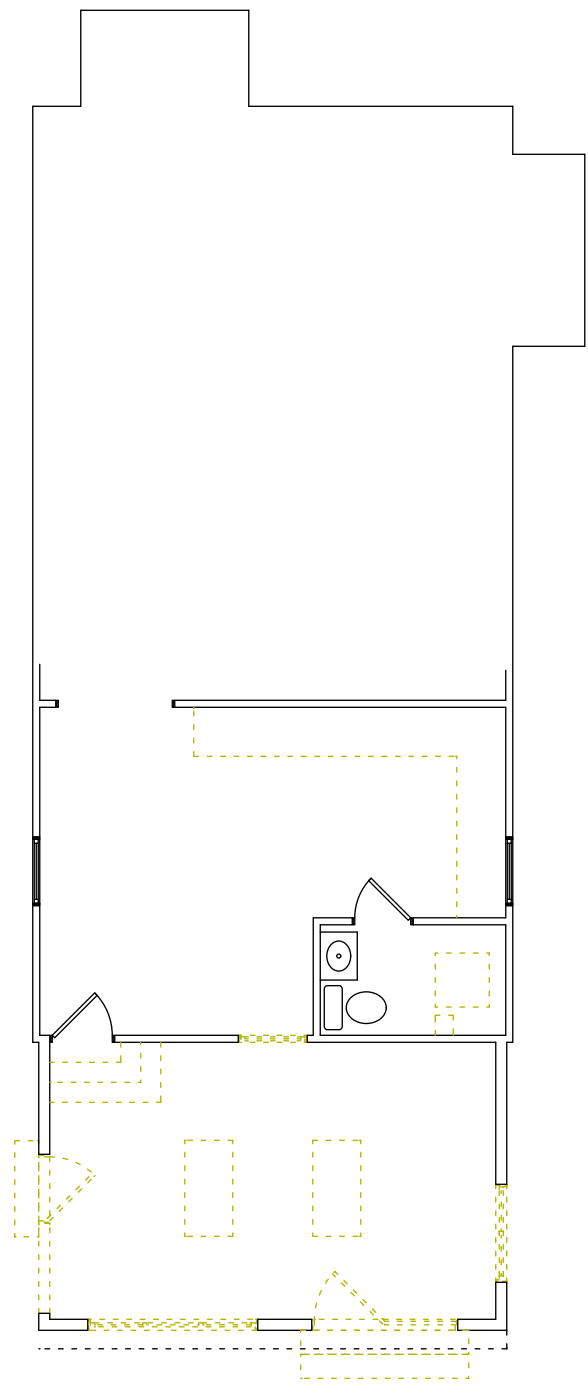
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



PROPOSED FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"
 — EXISTING TO REMAIN
 — PROPOSED STUD WALL



EXISTING FRONT OF MAIN HOUSE



EXISTING REAR OF MAIN HOUSE

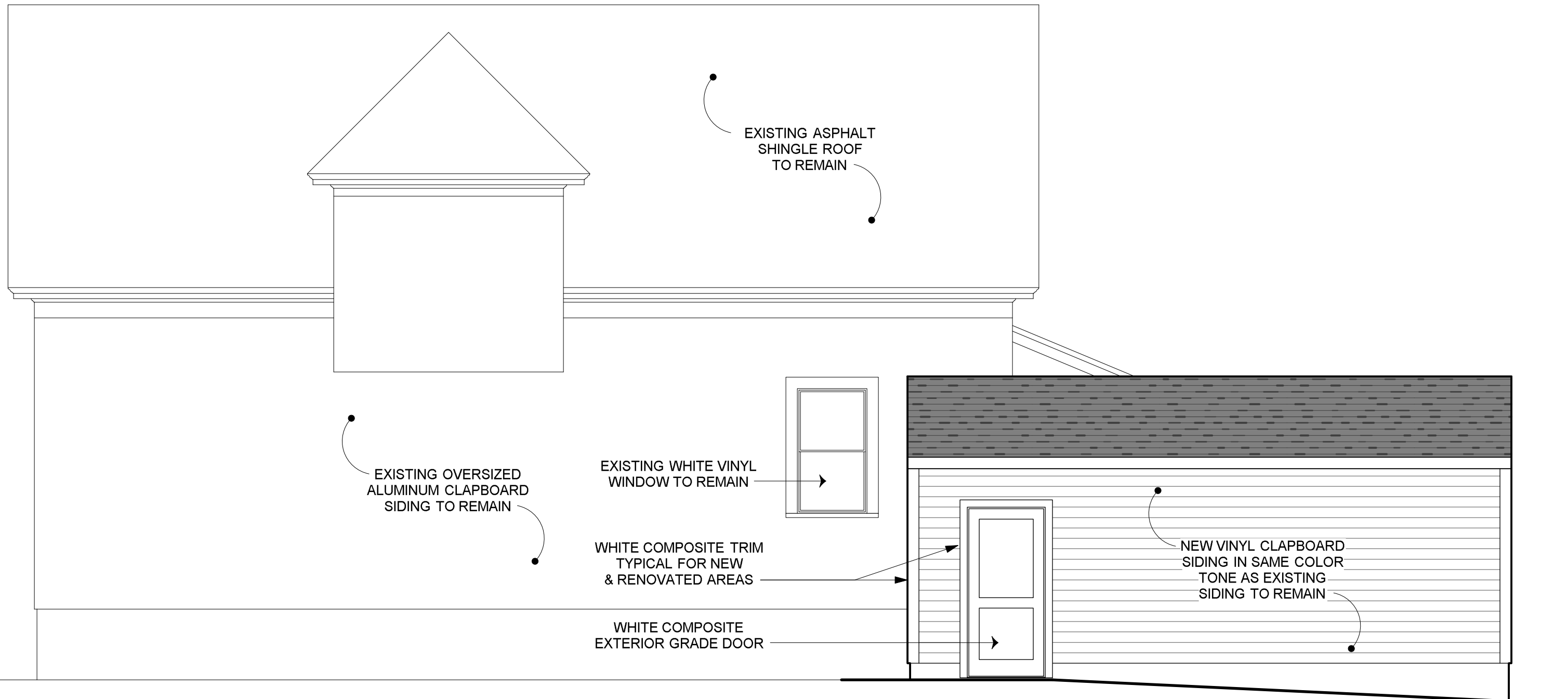


EXISTING GARAGE TO BE REMOVED

Ingersoll Residence

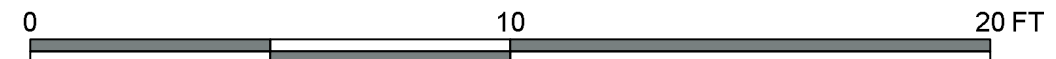
46 Aldrich Rd, PORTSMOUTH, NH

Design
 WORTH CALLING
HOME CO.



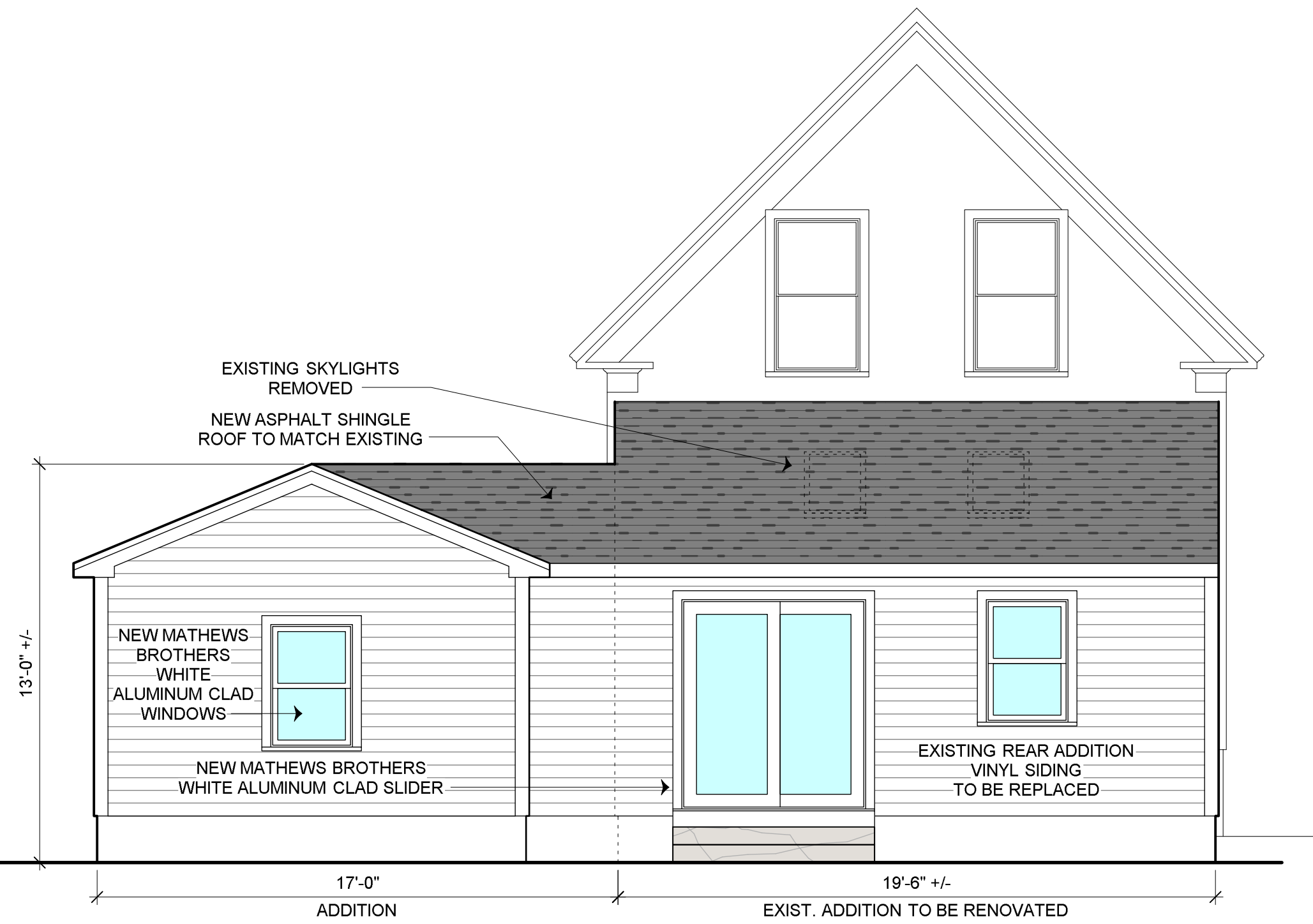
PROPOSED SIDE ELEVATION

Scale: 1/4" = 1'-0"

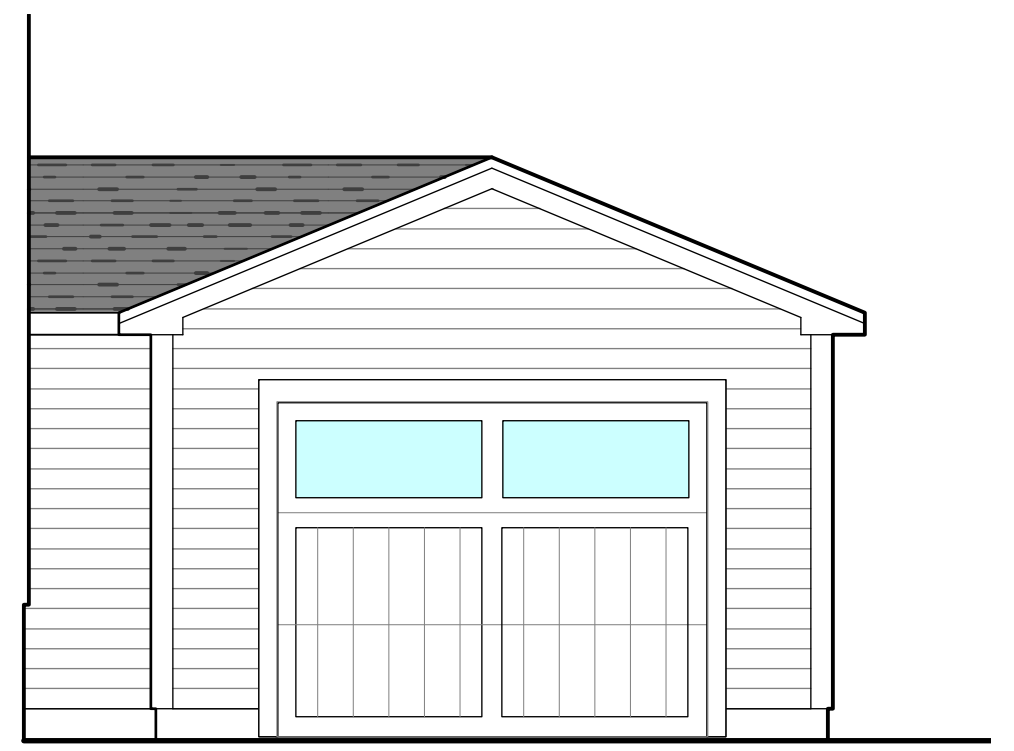


Ingersoll Residence
 46 Aldrich Rd, PORTSMOUTH, NH

Design
 WORTH CALLING
HOME LLC



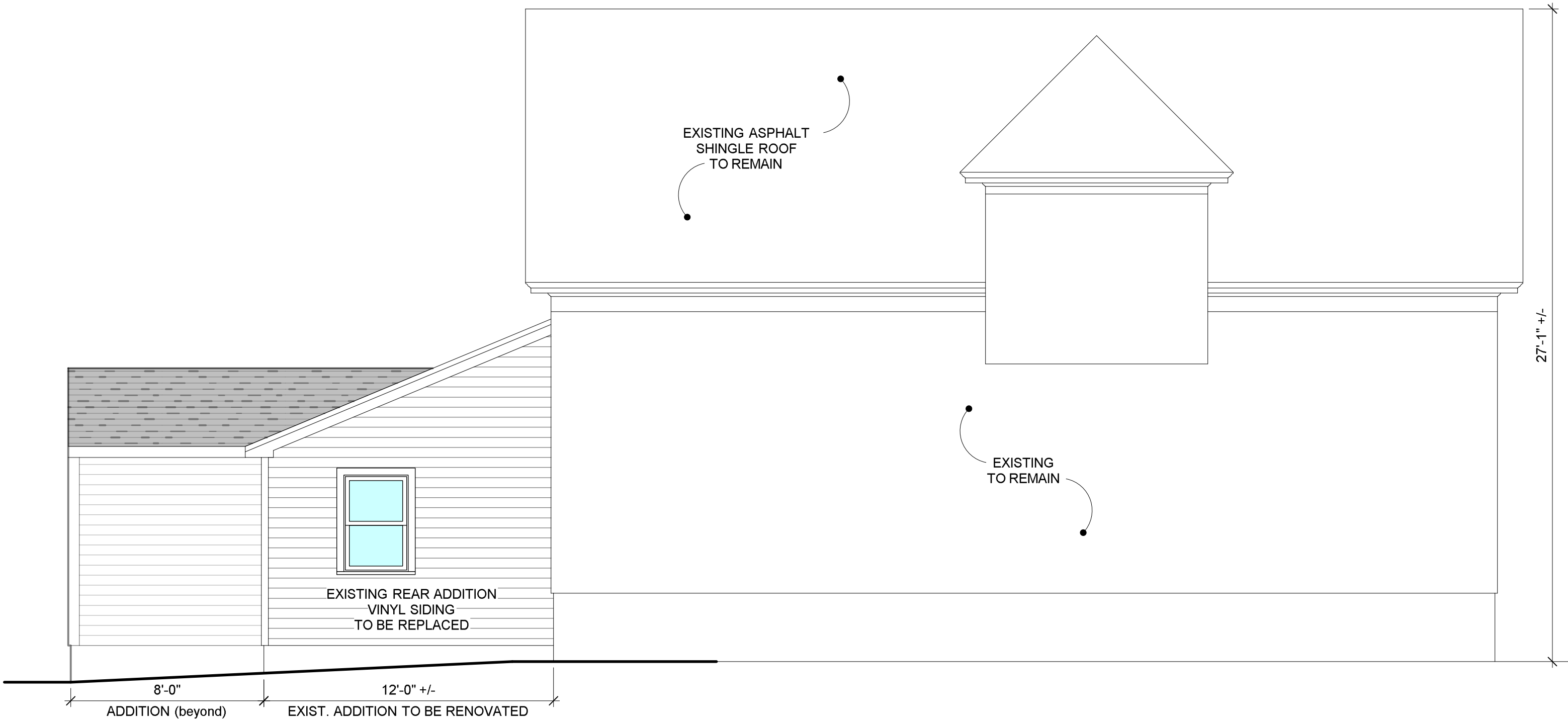
PROPOSED REAR ELEVATION
 Scale: 1/4" = 1'-0"



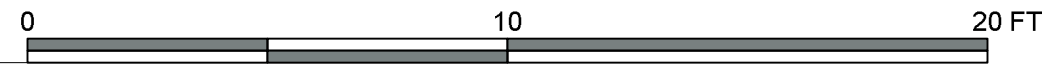
GARAGE FRONT ELEVATION
 Scale: 1/4" = 1'-0"

Ingersoll Residence

46 Aldrich Rd, PORTSMOUTH, NH



PROPOSED SIDE ELEVATION
 Scale: 1/4" = 1'-0"



Ingersoll Residence
 46 Aldrich Rd, PORTSMOUTH, NH

Design
 WORTH CALLING
HOME LLC

TAX MAP 153 LOT 44
SUSAN B. MCLANE
55 ALDRICH ROAD,
PORTSMOUTH, N.H. 03801
BK: 2991 PG: 2208

ALDRICH ROAD
(A.K.A. WEST STREET)

TAX MAP 148 LOT 25
STADE PARTNERS, LLC.
4 COLD SPRINGS DRIVE
DURHAM, N.H. 03824
BK: 5389 PG: 87

TAX MAP 148 LOT 24
CHARLES A. & PATRICIA A.
CORLIN
736 MIDDLE STREET
PORTSMOUTH, N.H. 03801
BK: 5743 PG: 2851

TAX MAP 153 LOT 1
JOHN E. & LAURA S.
KENNEDY
66 ALDRICH ROAD,
PORTSMOUTH, N.H. 03801
BK: 5661 PG: 1554

TAX MAP 148
LOT 26
7,670 S.F.±
0.176 ACRES±

#46
EXISTING
HOUSE

PROPOSED
ADDITION
FOOTPRINT

GARAGE

TAX MAP 148 LOT 23
ELTON L. SHAFFER &
PAULA M. RAIS
748 MIDDLE STREET,
PORTSMOUTH, N.H. 03801
BK: 2693 PG: 2930

MIDDLE STREET

PROPOSED SITE PLAN

Scale: 1" = 30'-0"



Ingersoll Residence

46 Aldrich Rd, PORTSMOUTH, NH

Design
WORTH CALLING
HOME COLL

PROPERTY LOCATION
46 ALDRICH RD



PARTIAL HDC MAP - NOT TO SCALE