

# **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



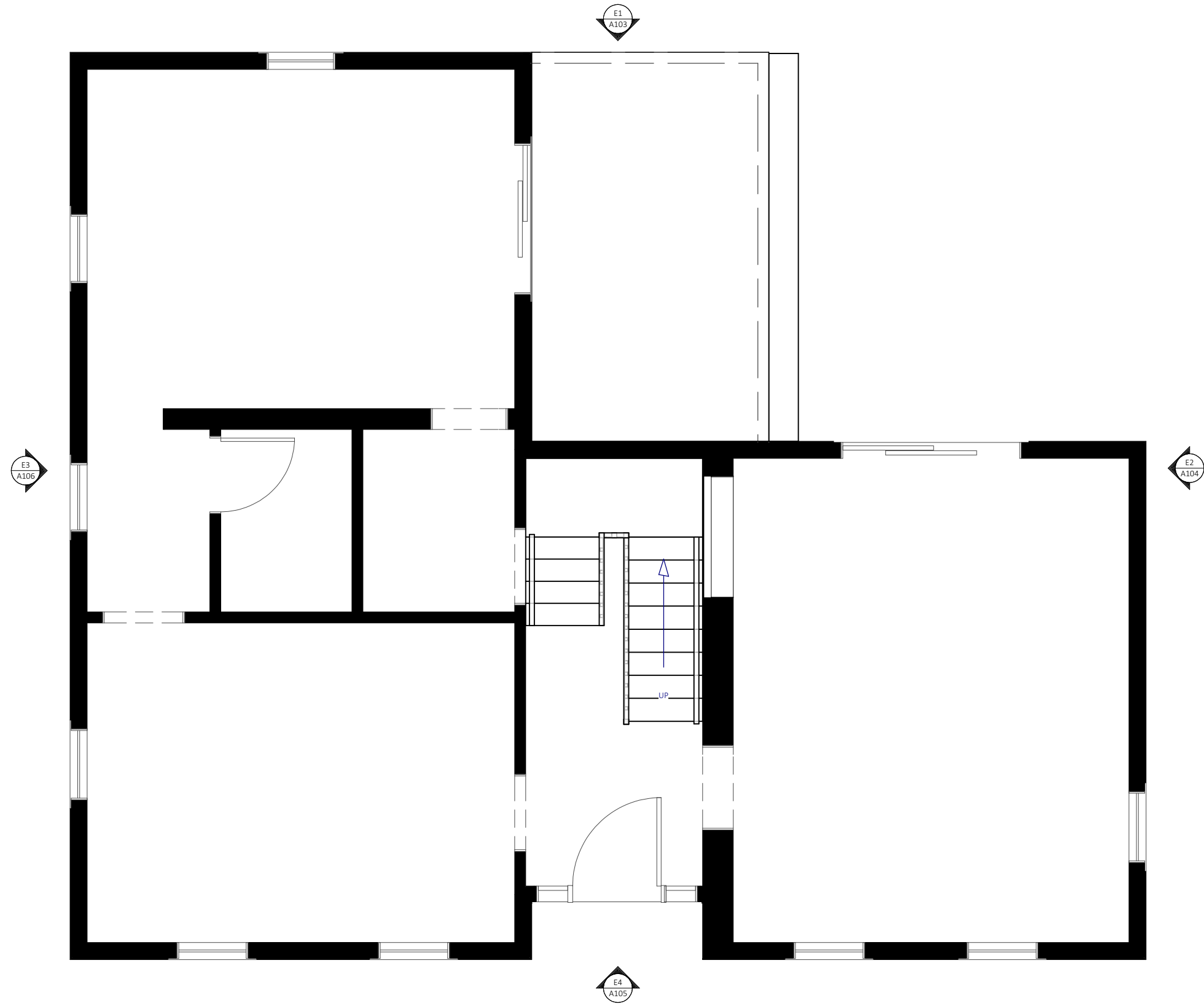
Revision Table		Revised By
Number	Date	

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



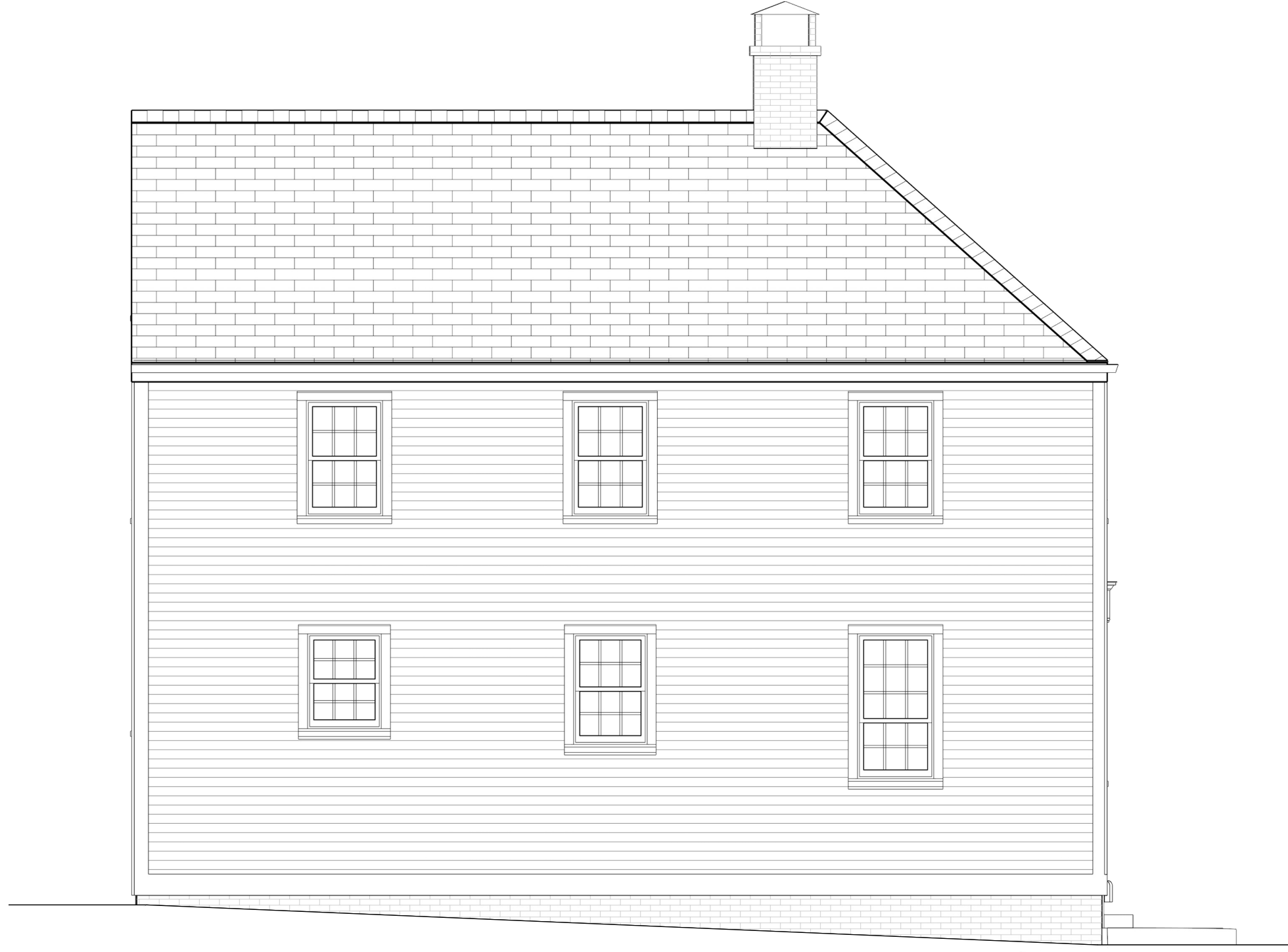
Revision Table		Revised By
Number	Date	

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**

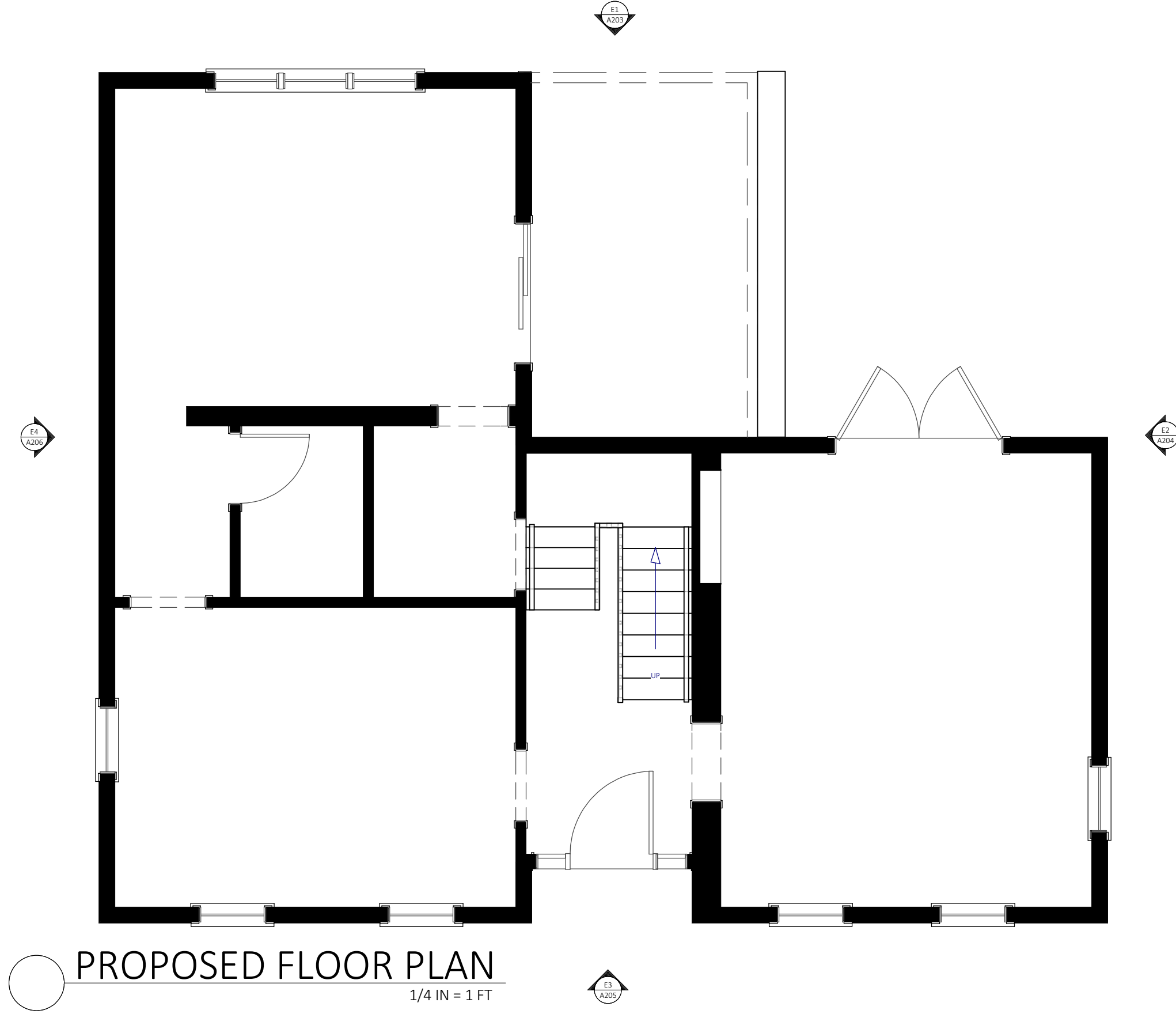


Revision Table		Revised By
Number	Date	

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



**PROPOSED FLOOR PLAN**

1/4 IN = 1 FT

Revision Table	
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**

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



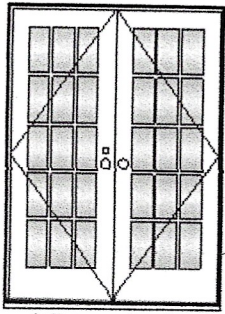
Revision Table	
Number	Date

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

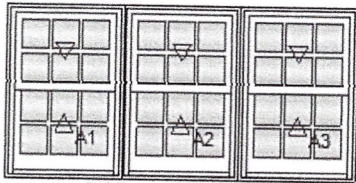


As Viewed From The Exterior

**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:

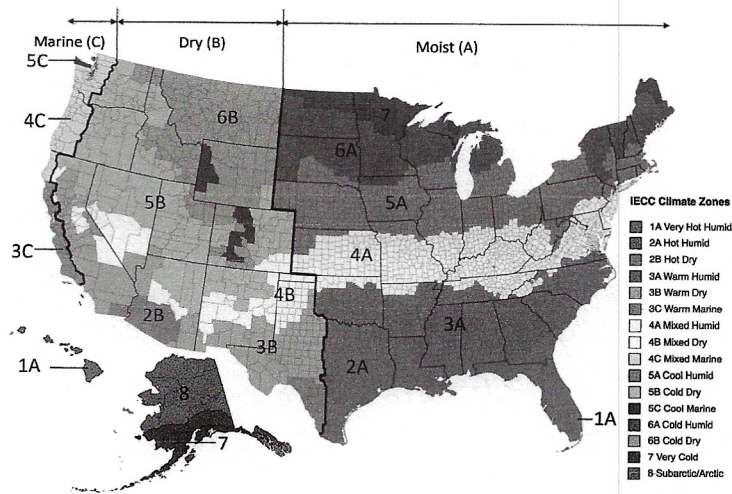
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

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](http://www.nfrc.org).

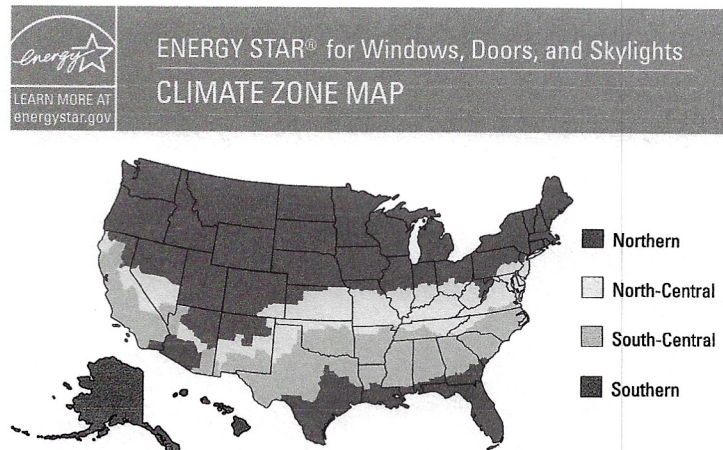
### Code (residential, building or energy) Compliance:

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:

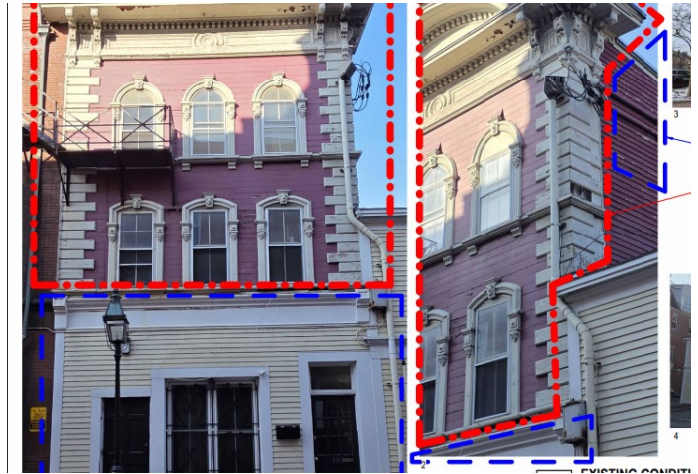


**Project Address:** 1 Congress Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing B

**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

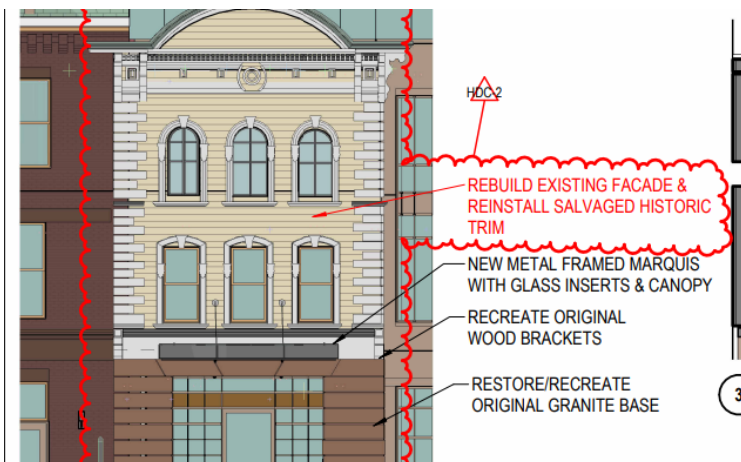


**B. Proposed Work:** Revisions to a previously approved design (lowered site grade, new rear dormer, new courtyard windows, and roof adjustments) and the demolition and replacement of the structure at (18 High Street)

**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".

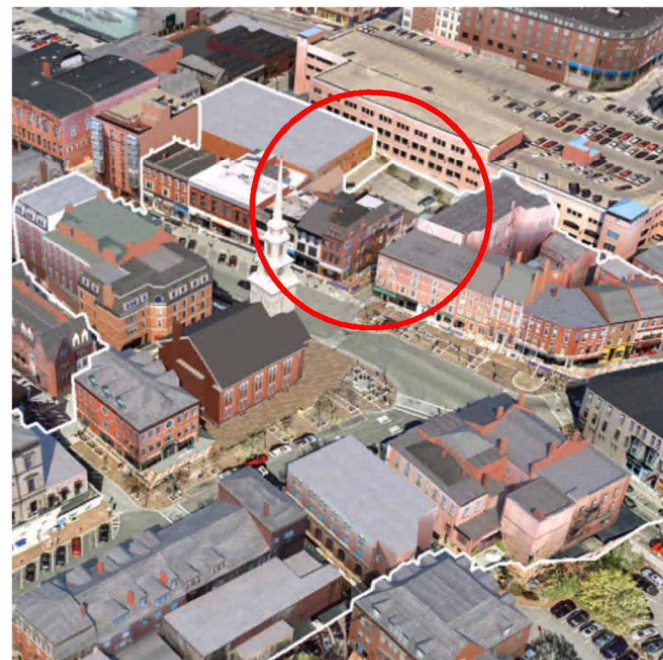
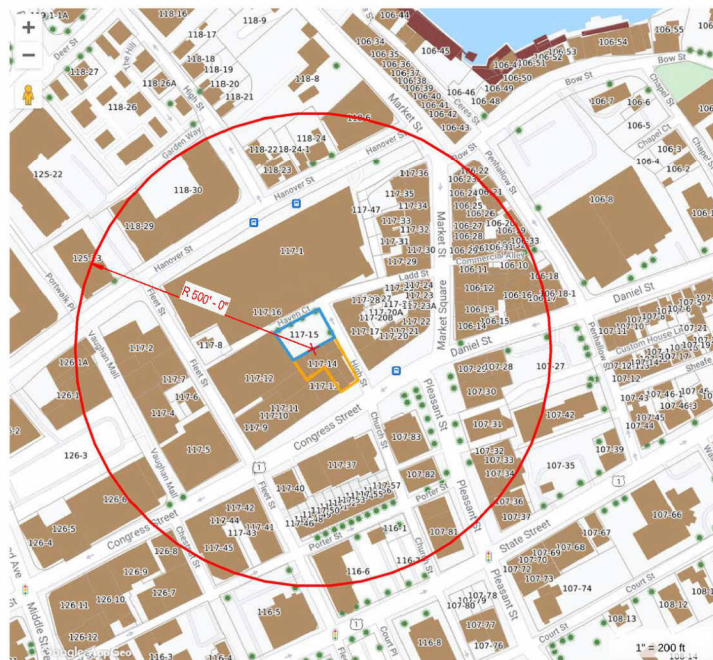


# ONE CONGRESS STREET RENOVATION & ADDITION

ONE MARKET SQUARE, LLC

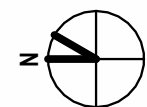
LU-24-188

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



**H5.01 COVER  
ONE CONGRESS STREET**

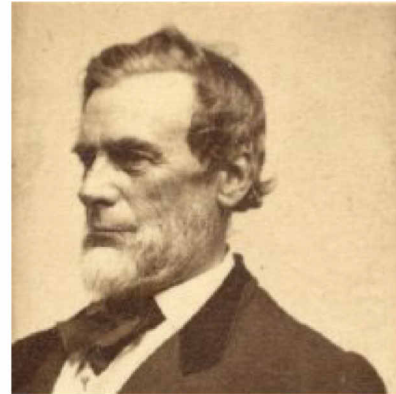
04/28/2026



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.

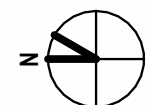


HDC-2

H5.02

# 18 HIGH ST - HISTORIC NARRATIVE ONE CONGRESS STREET

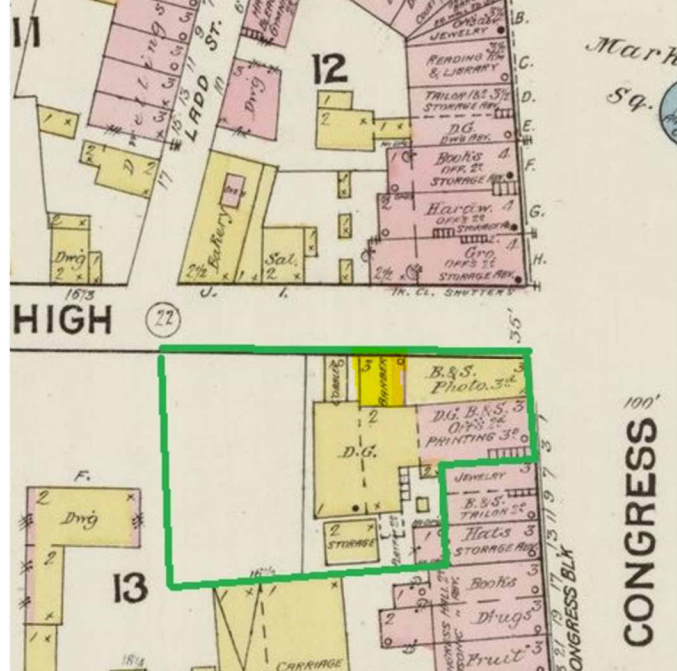
04/24/2026



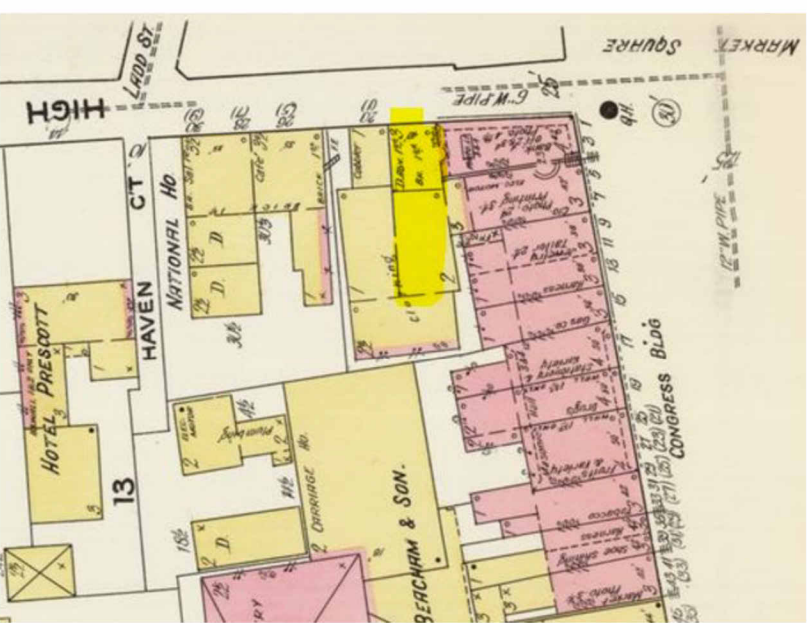
COPYRIGHT © 2026



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



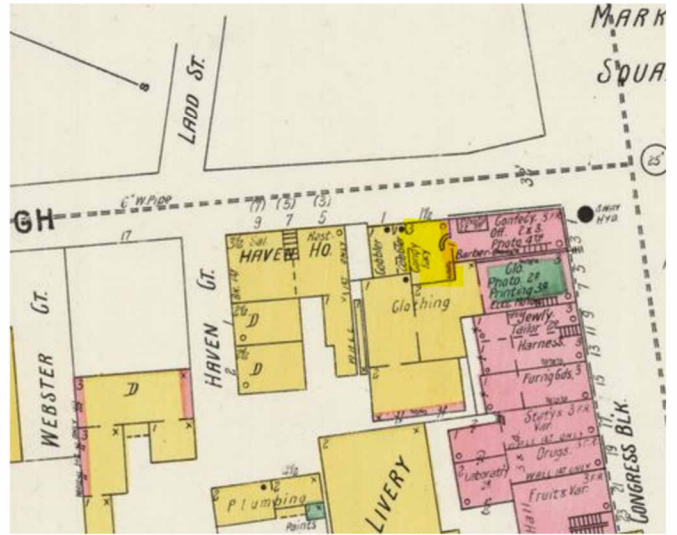
1876 – the first building at 18 High St



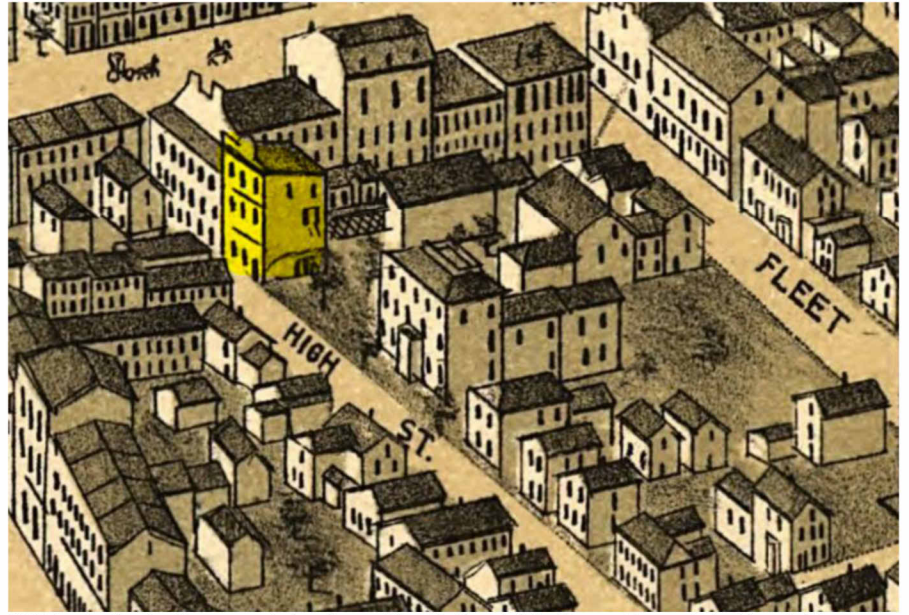
1910, the Haven Hotel is now called the "National Hotel". Nathaniel Haven's old house has become "Hotel Prescott". 18 High remains retail with dwelling above, wood framed.



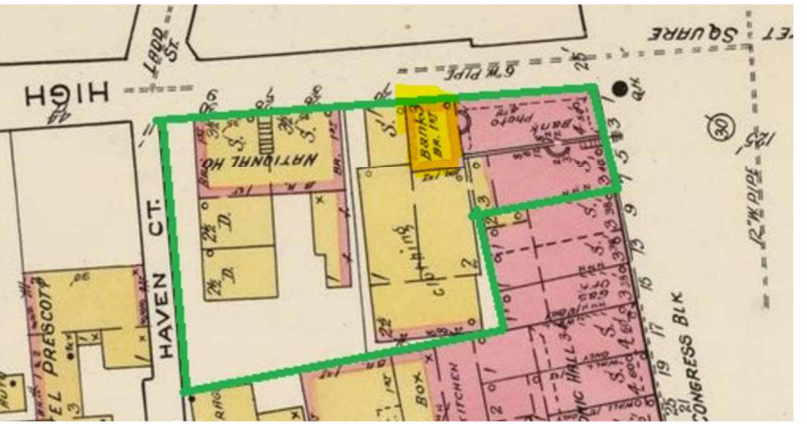
1850 (no building at 18 High St)



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



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

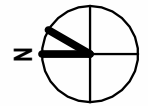


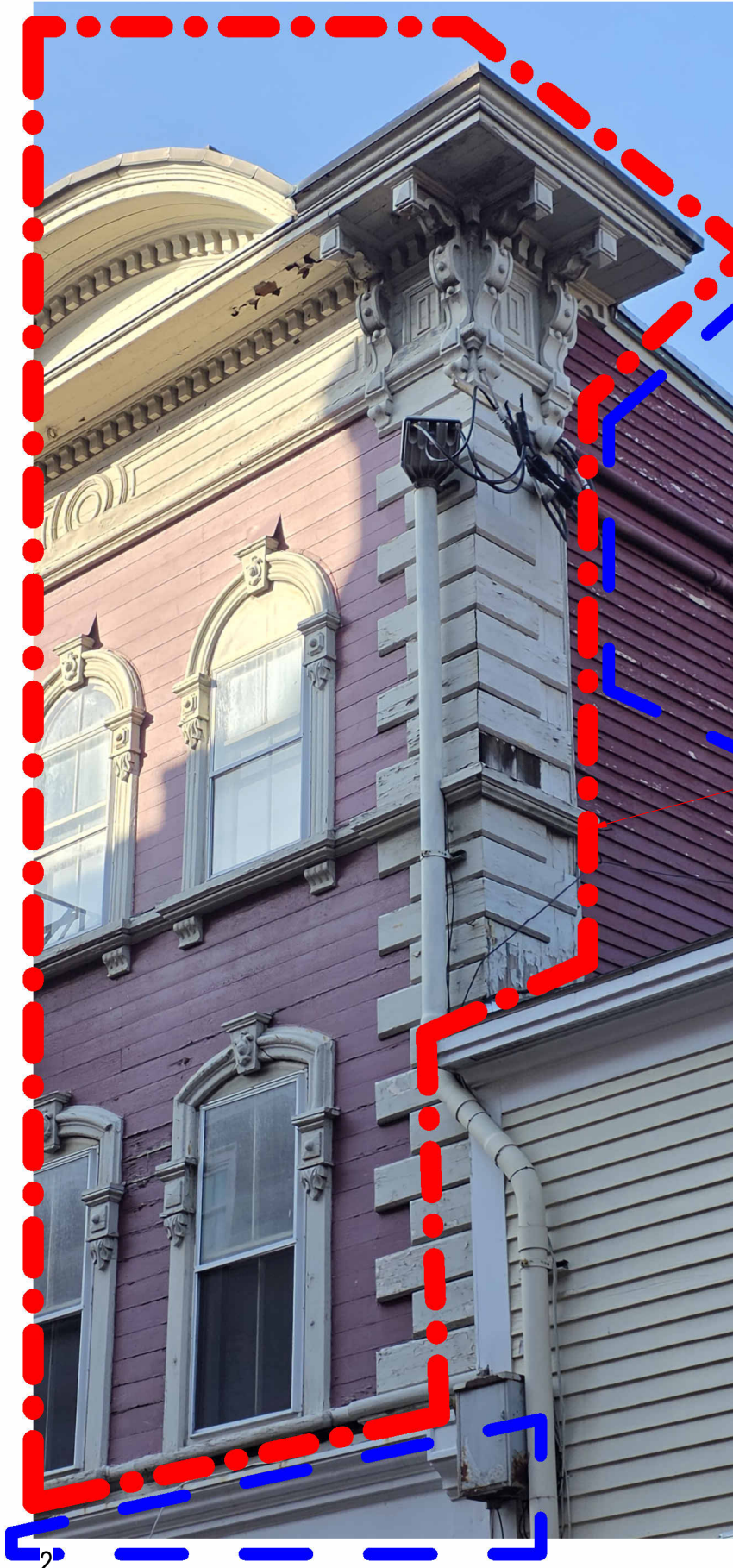
1920, 18 High Street is a bank clad in brick. The Haven Hotel has been renamed "The National" hotel (later to be renamed Dolphin Hotel).

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

04/24/2026

HDC.2





3

AREA OF DEMO PREVIOUSLY APPROVED (ROOF & FIRST FLOOR)

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

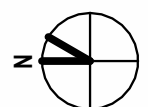


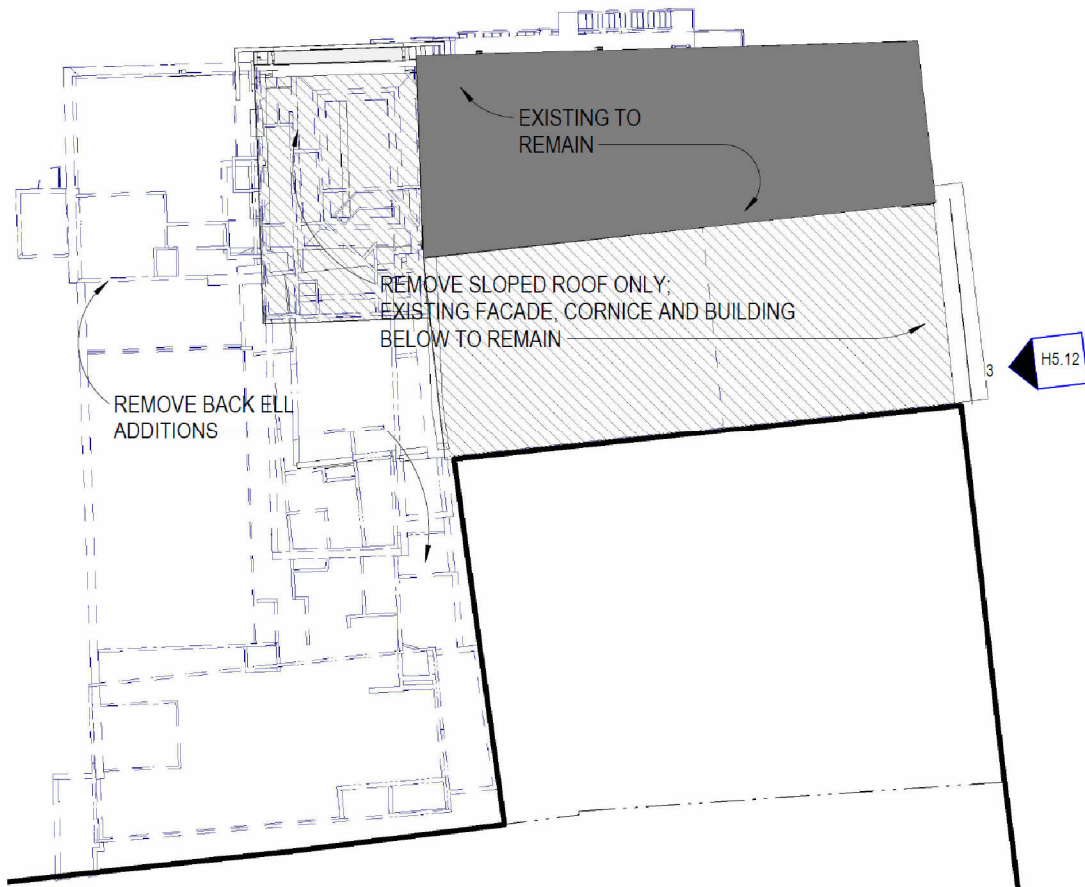
4

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

04/28/2026

AREA OF DEMO PREVIOUSLY APPROVED

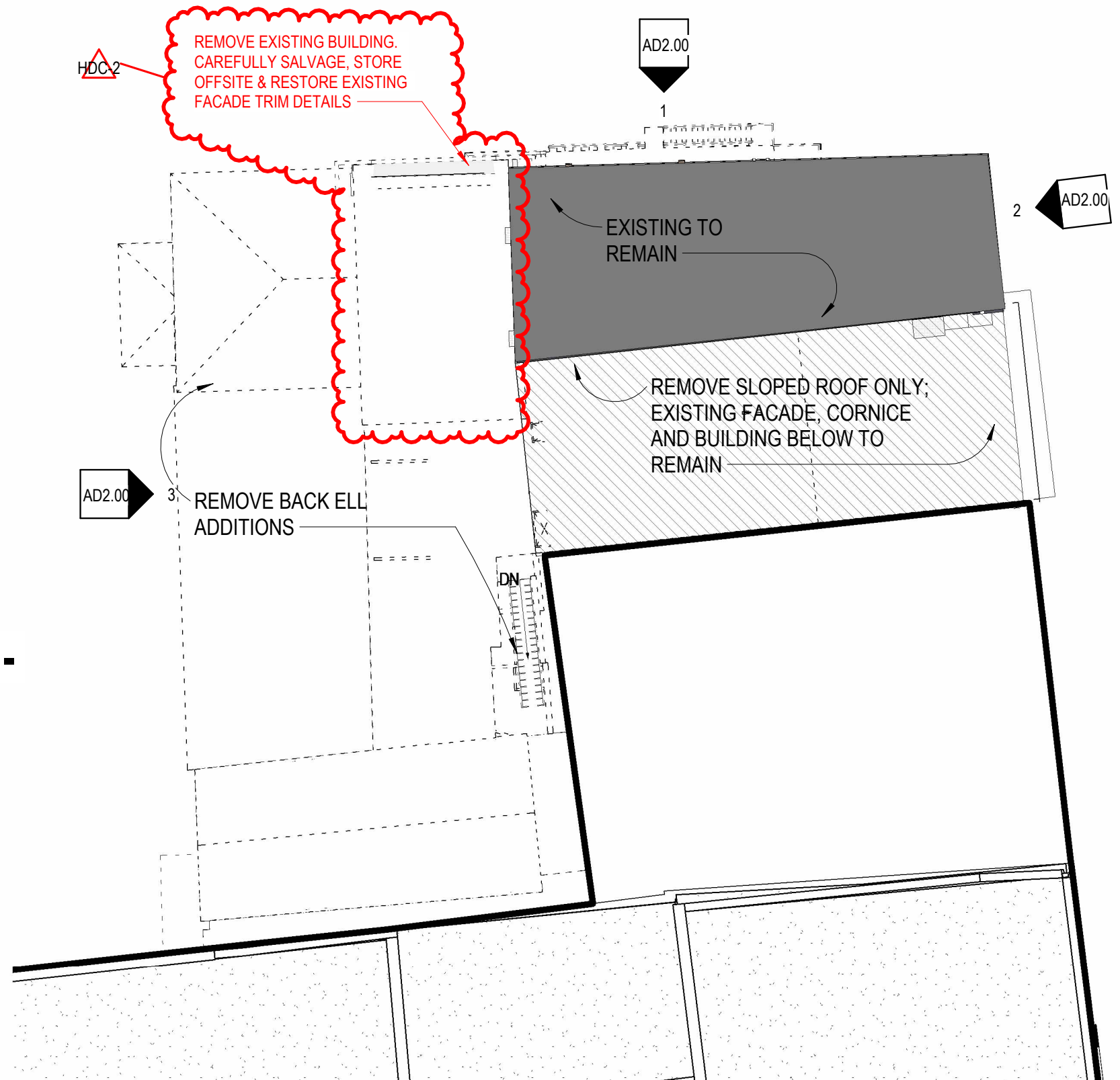




**PREVIOUSLY APPROVED -**

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

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

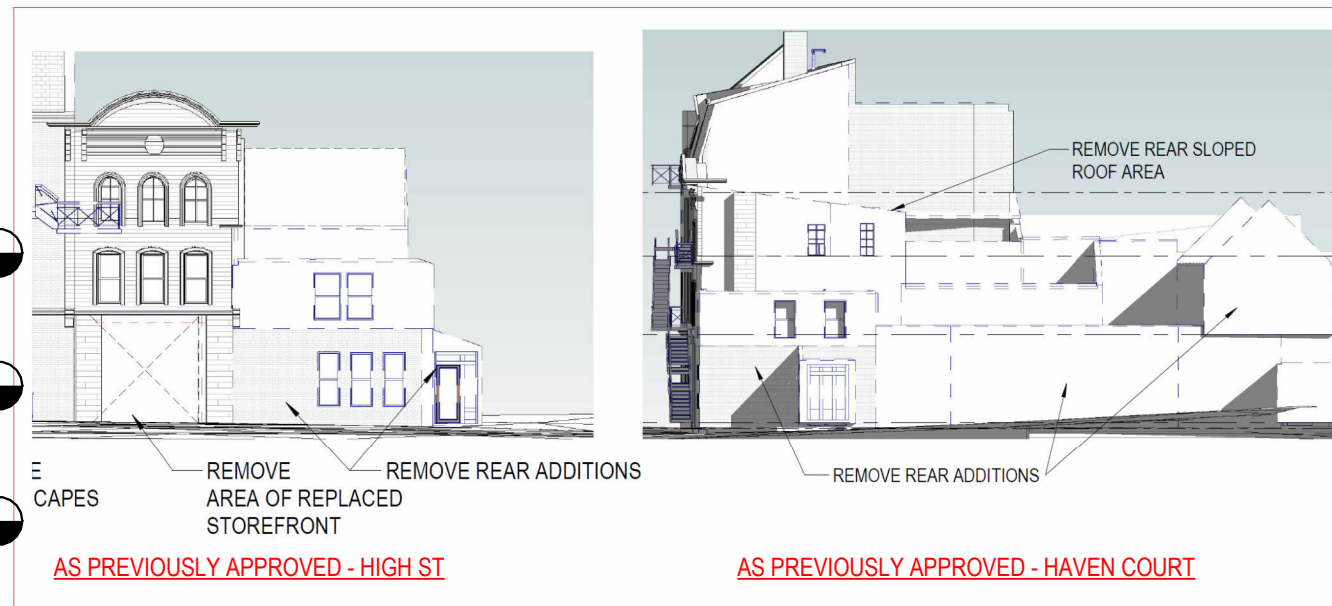
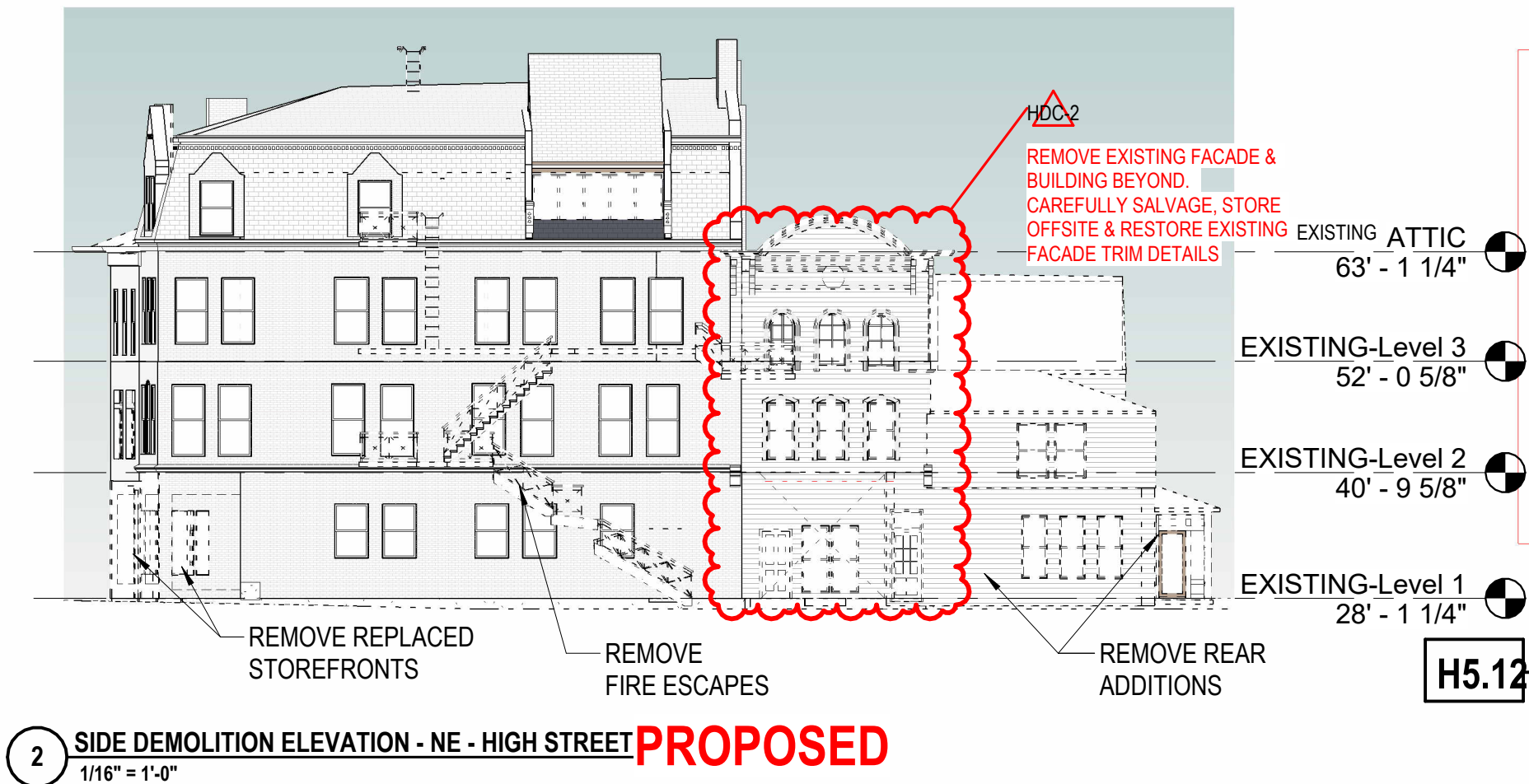
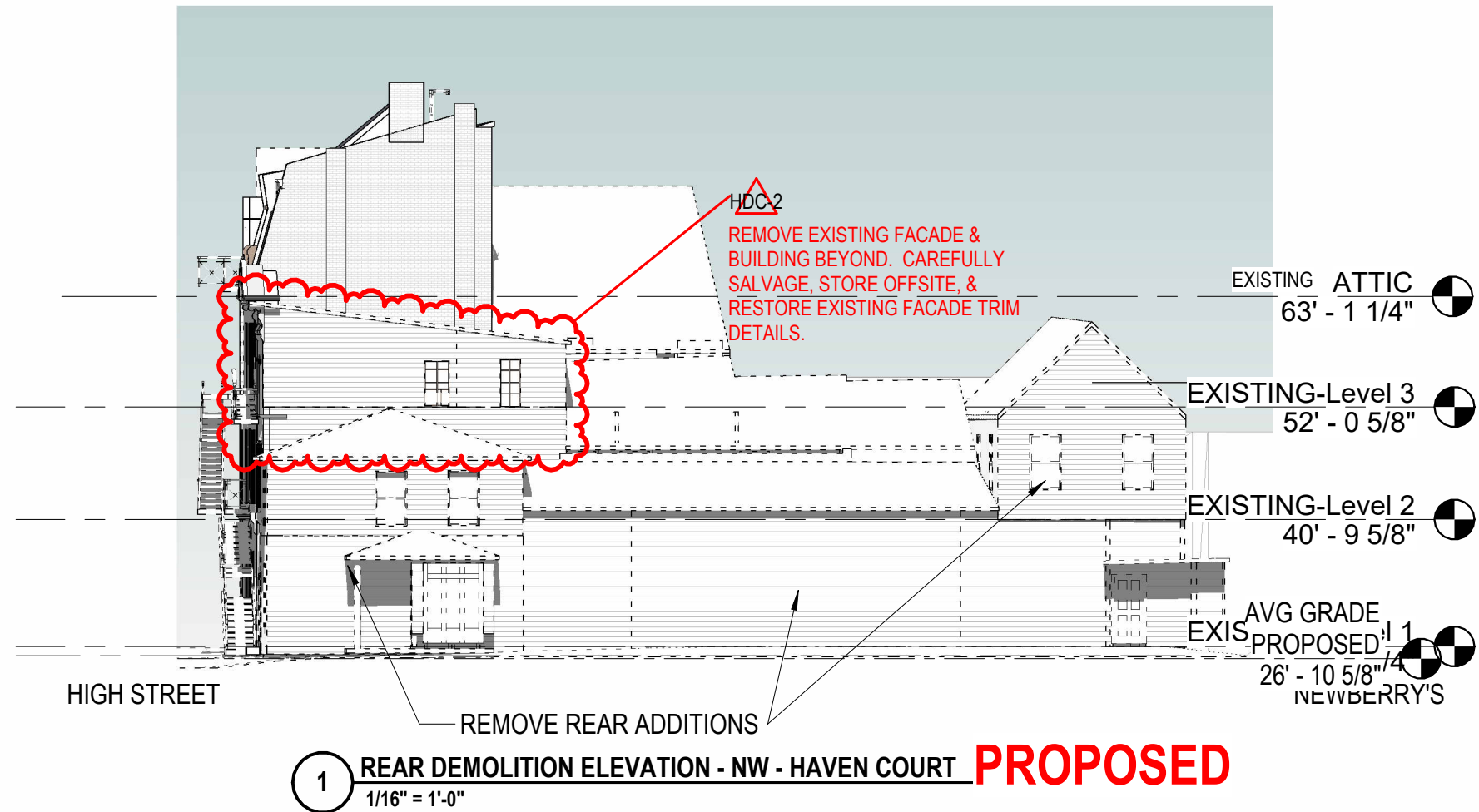
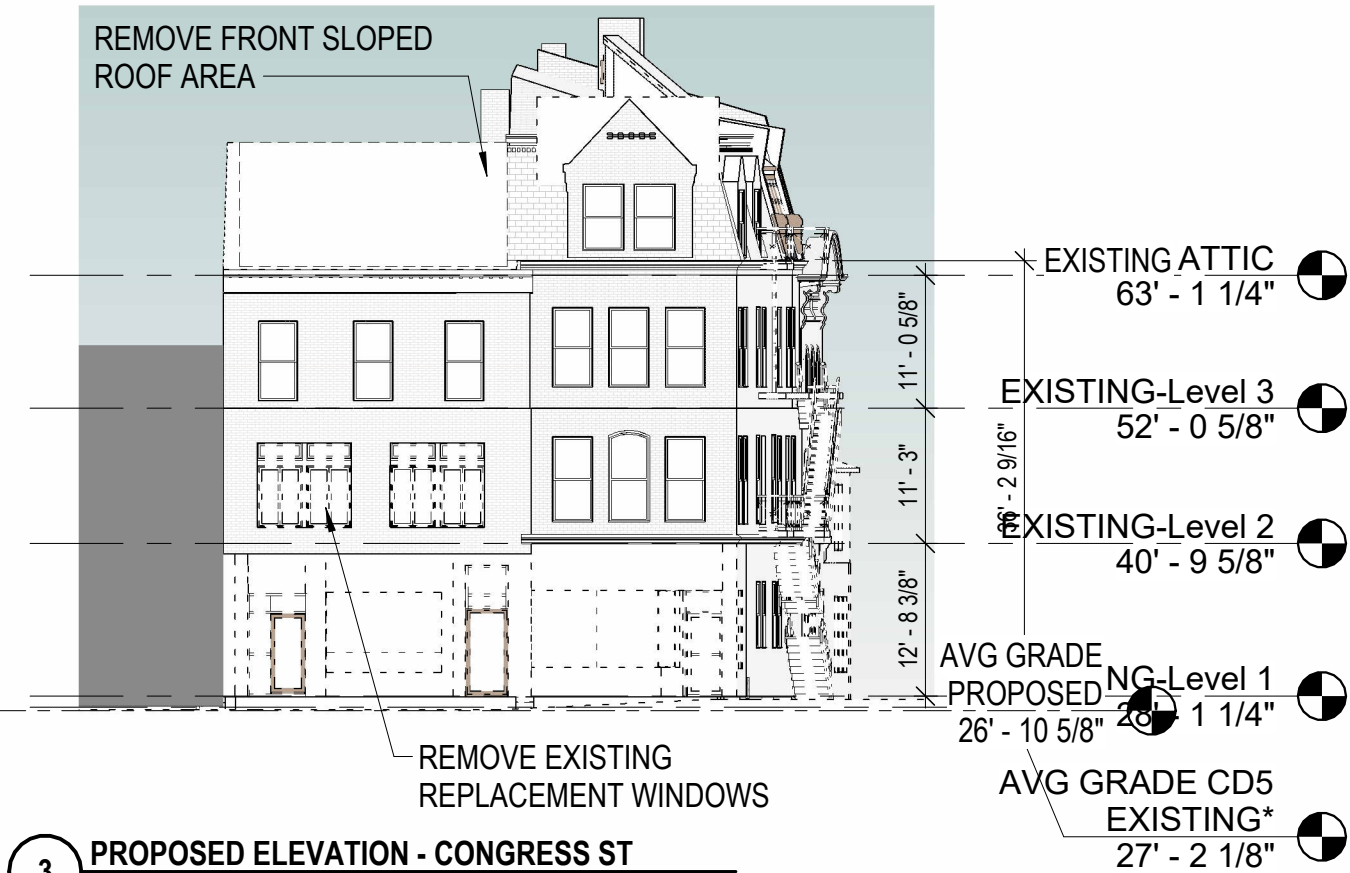


**PROPOSED -**

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

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



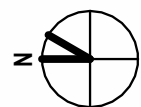


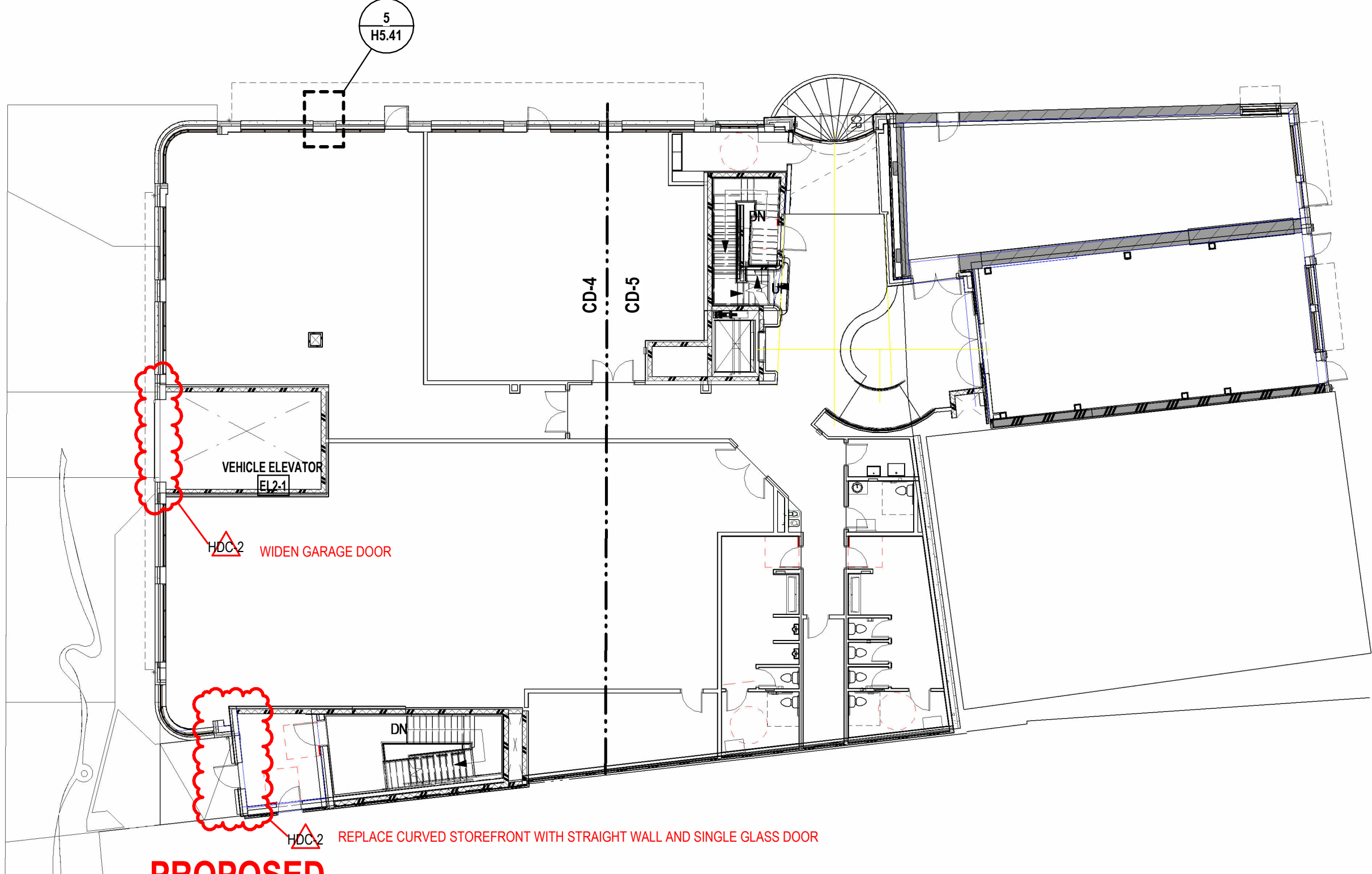
H5.12

DEMOLITION ELEVATIONS  
ONE CONGRESS STREET

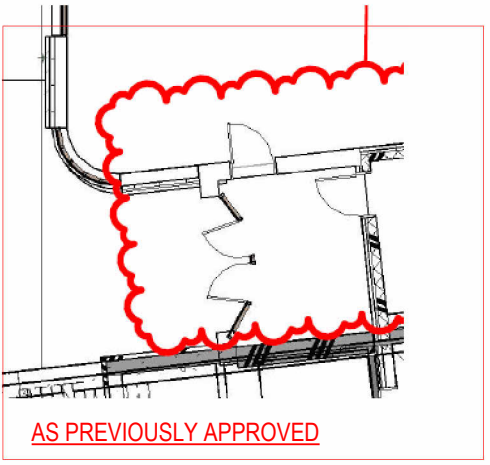
04/24/2026

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



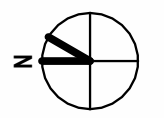
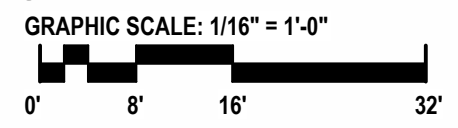


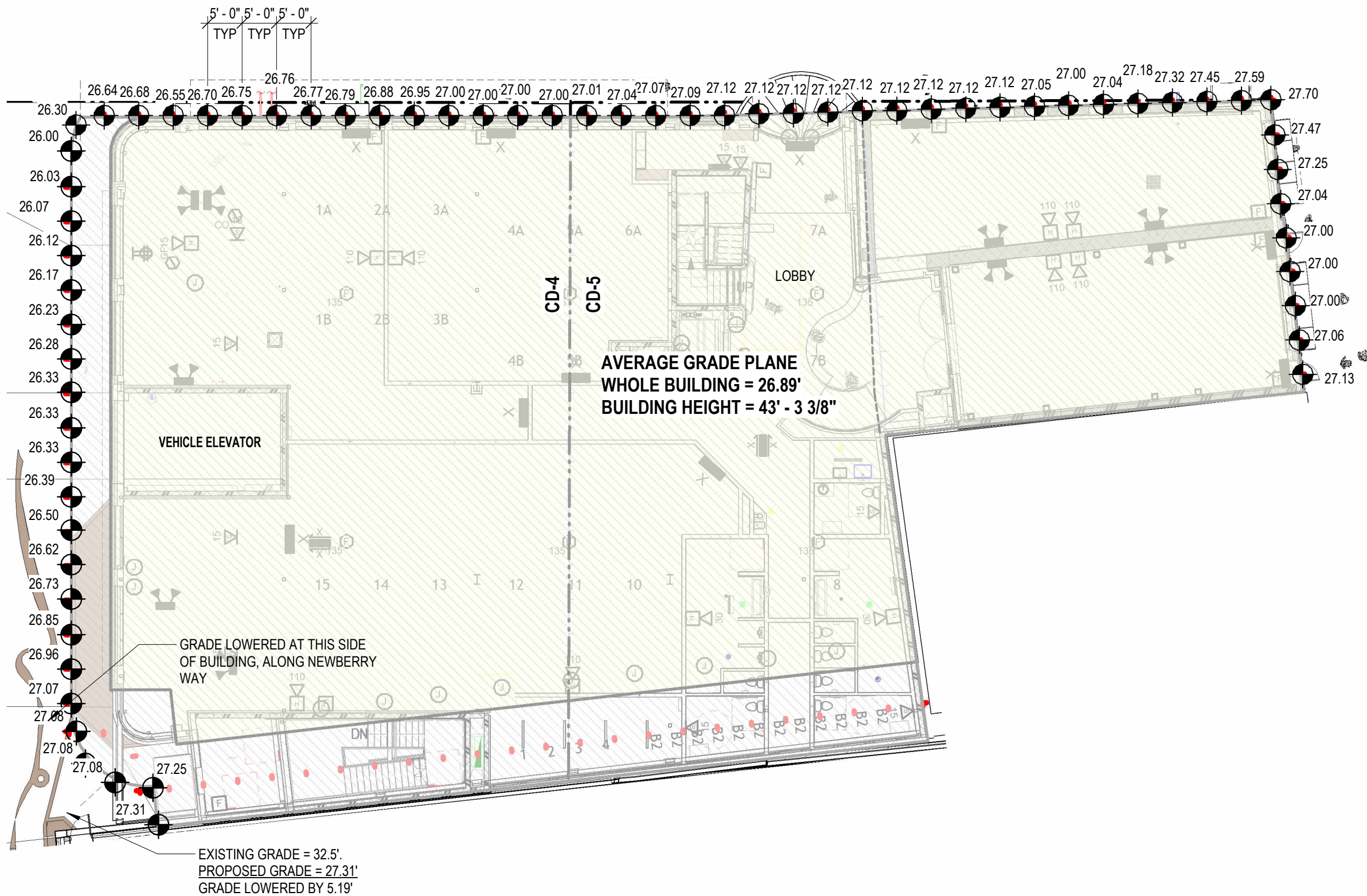
**PROPOSED**



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

04/24/2026





**AVERAGE GRADE PLANE  
WHOLE BUILDING = 26.89'  
BUILDING HEIGHT = 43' - 3 3/8"**

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

**AVERAGE GRADE PLANE CALCULATION**

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

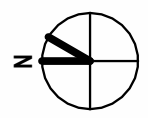
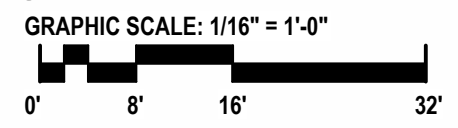
AS PREVIOUSLY APPROVED 10.18.2024: AVERAGE GRADE PLANE = 29.53' (new average grade plane is lower by 2.64

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

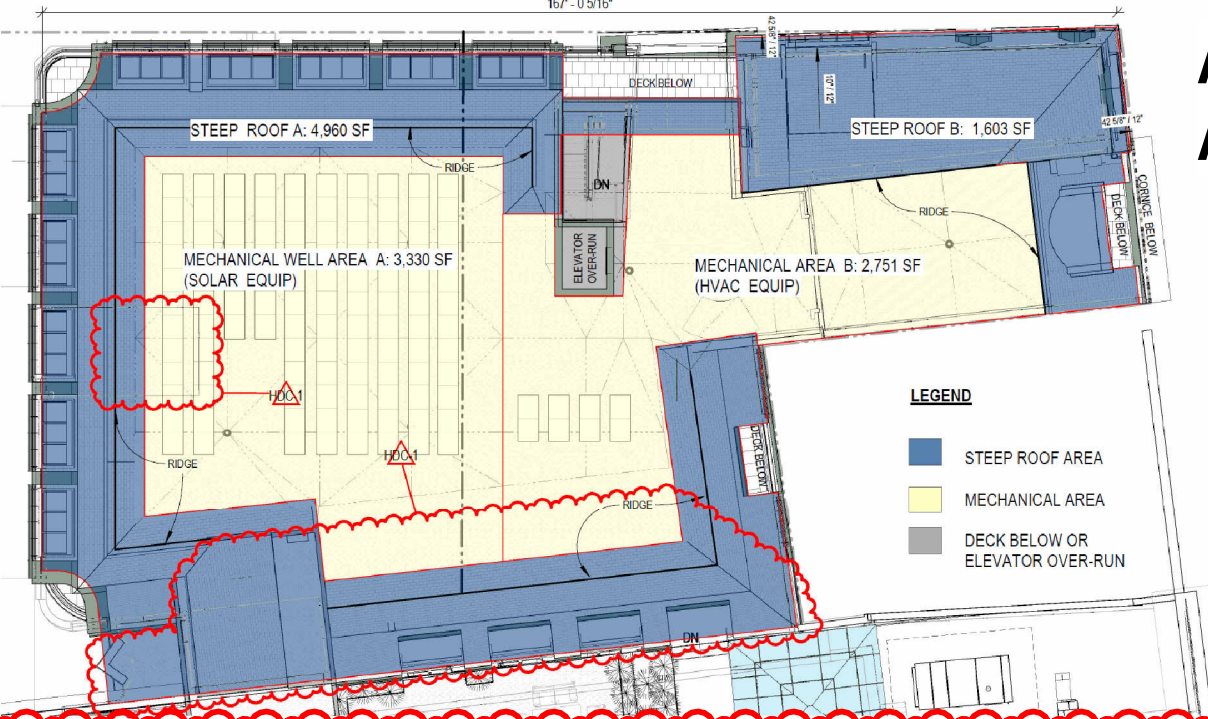
HDC-2

**H5.16 AVERAGE GRADE PLANE ONE CONGRESS STREET**

04/24/2026

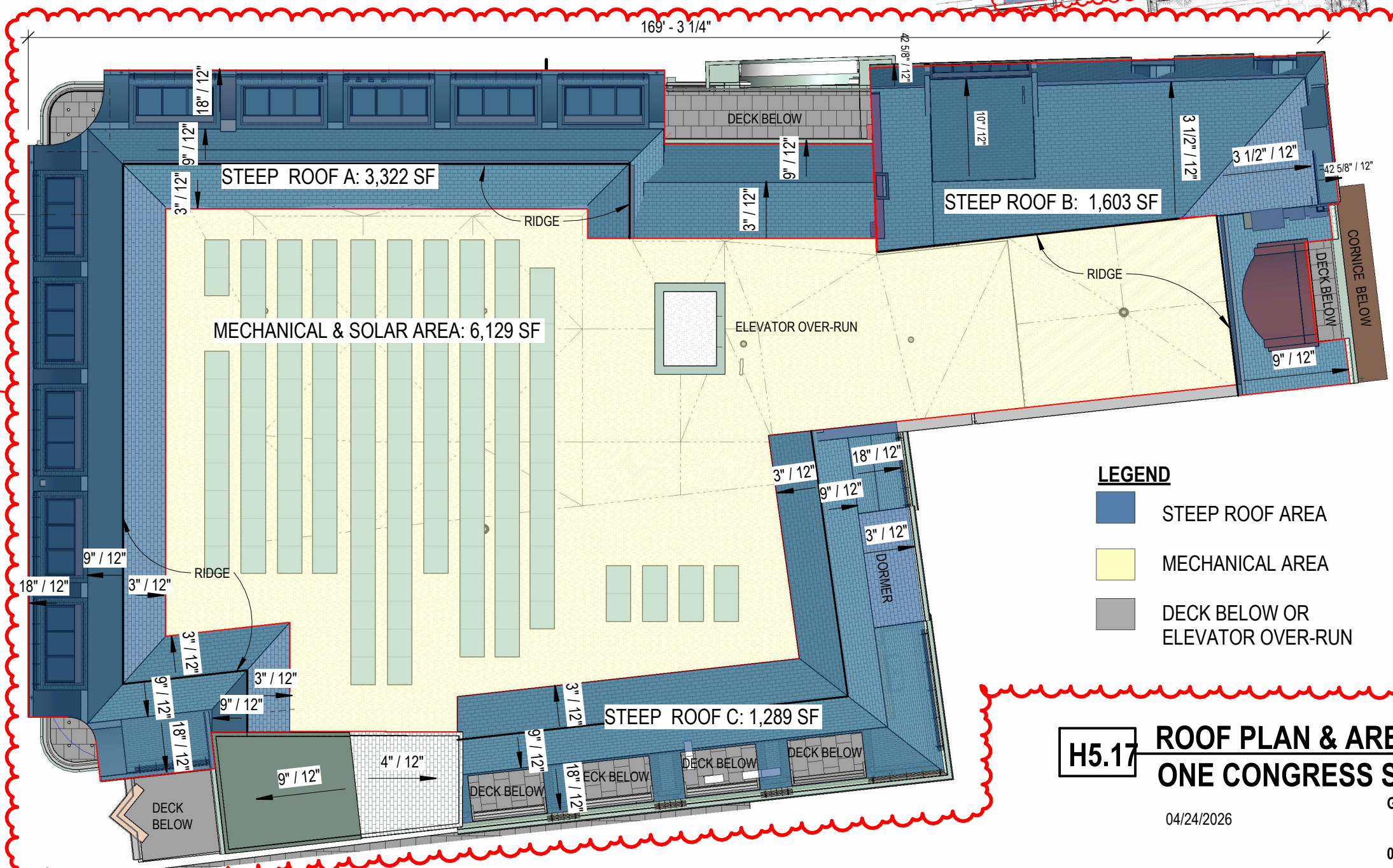


**AS PREVIOUSLY APPROVED**



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

**PROPOSED**



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

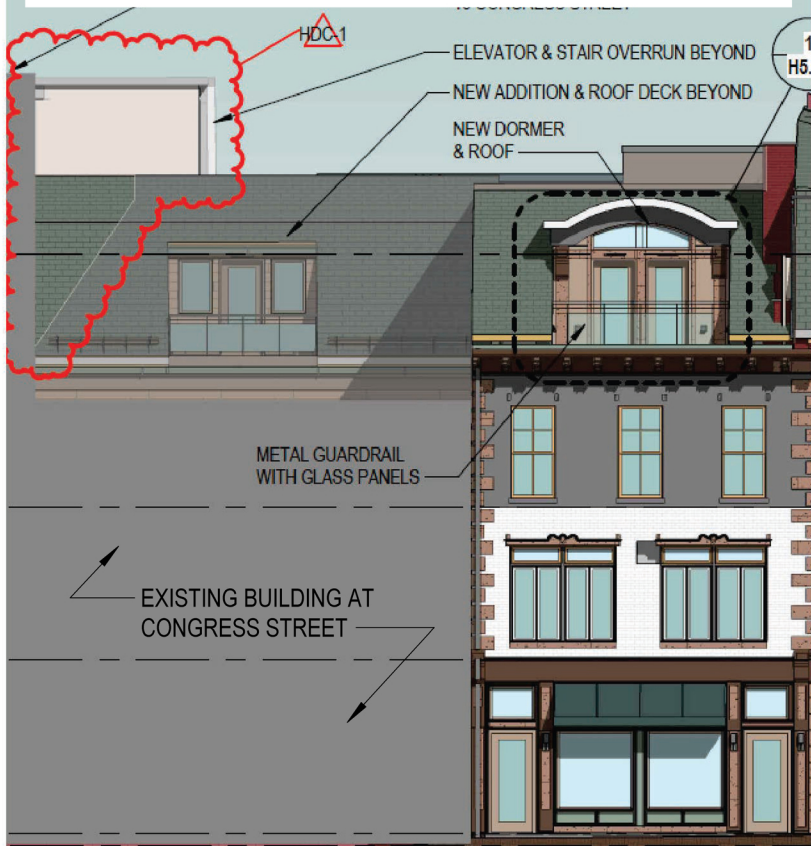
**H5.17 ROOF PLAN & AREA CALCULATIONS ONE CONGRESS STREET**

04/24/2026

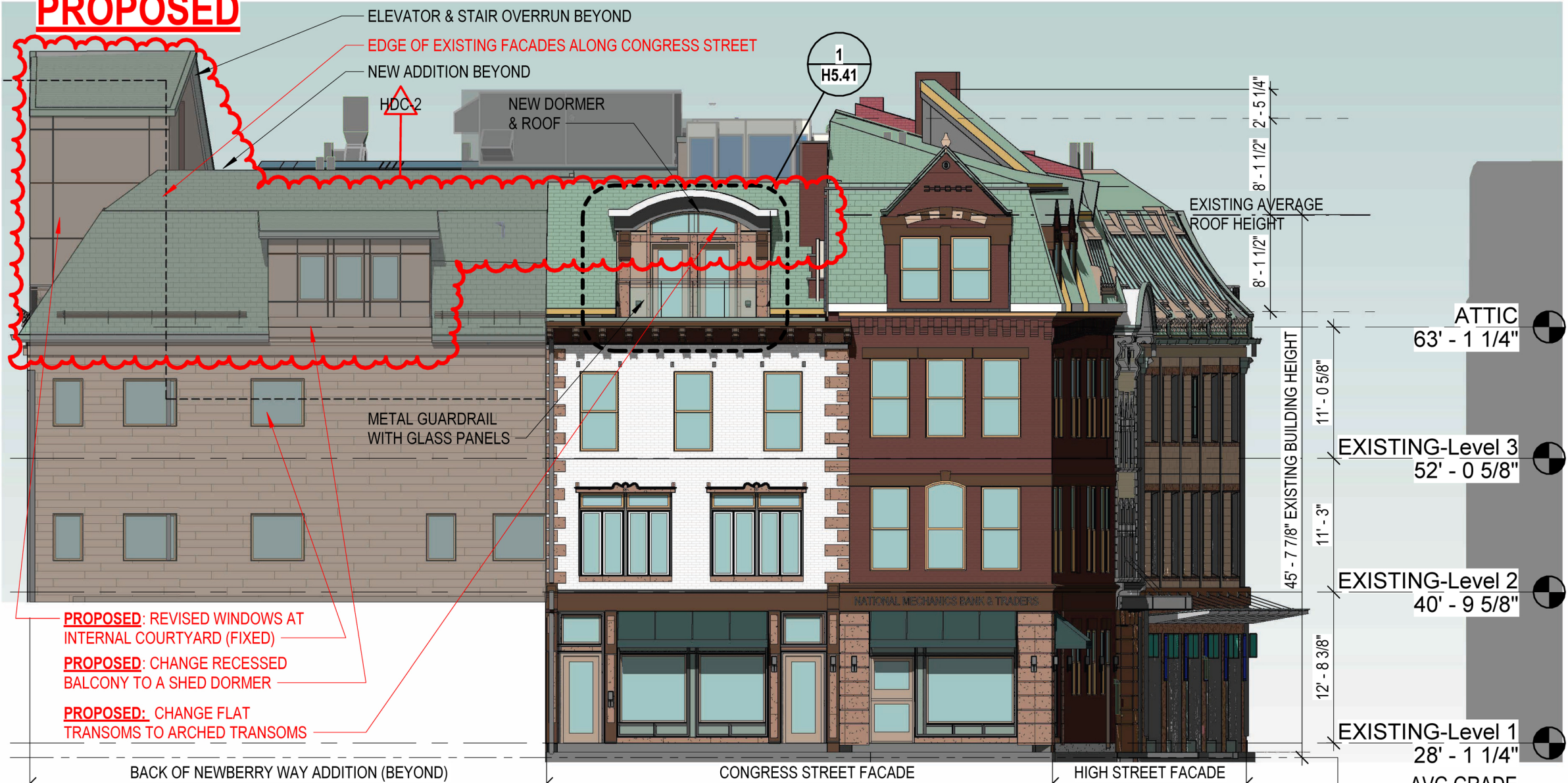
GRAPHIC SCALE: 1/16" = 1'-0"



# AS PREVIOUSLY APPROVED



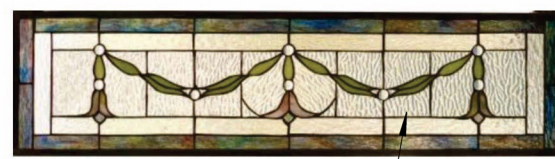
# PROPOSED



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

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"

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

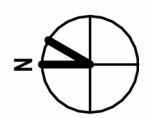


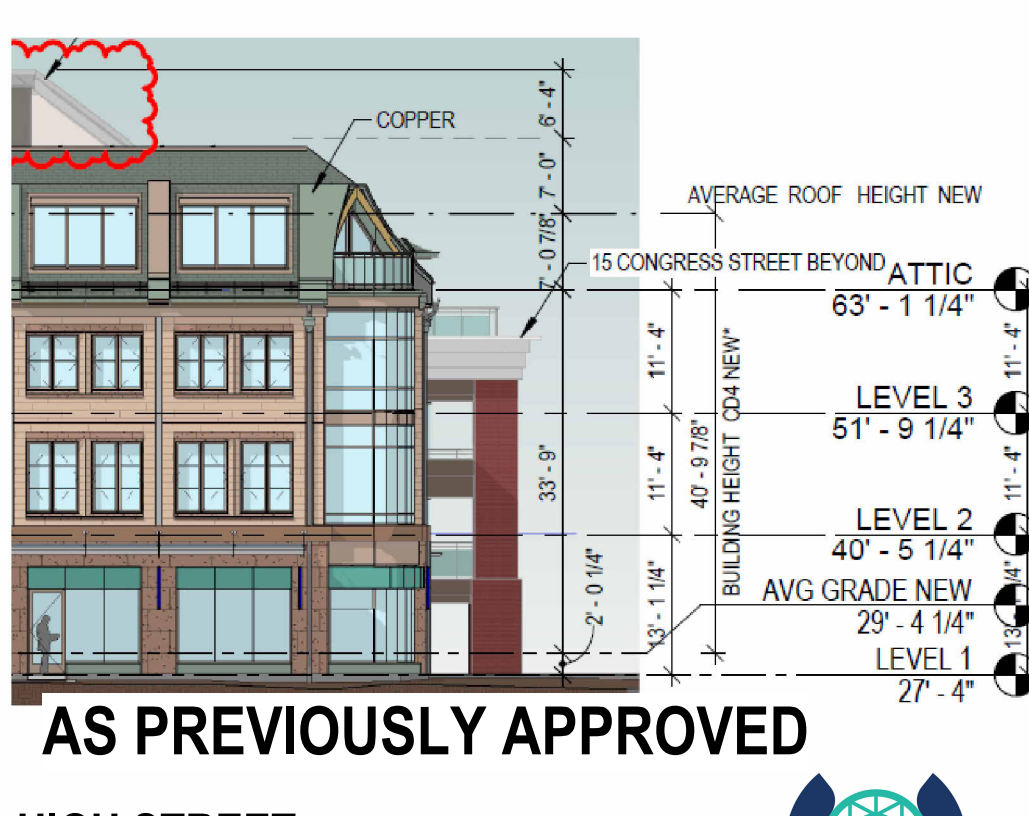
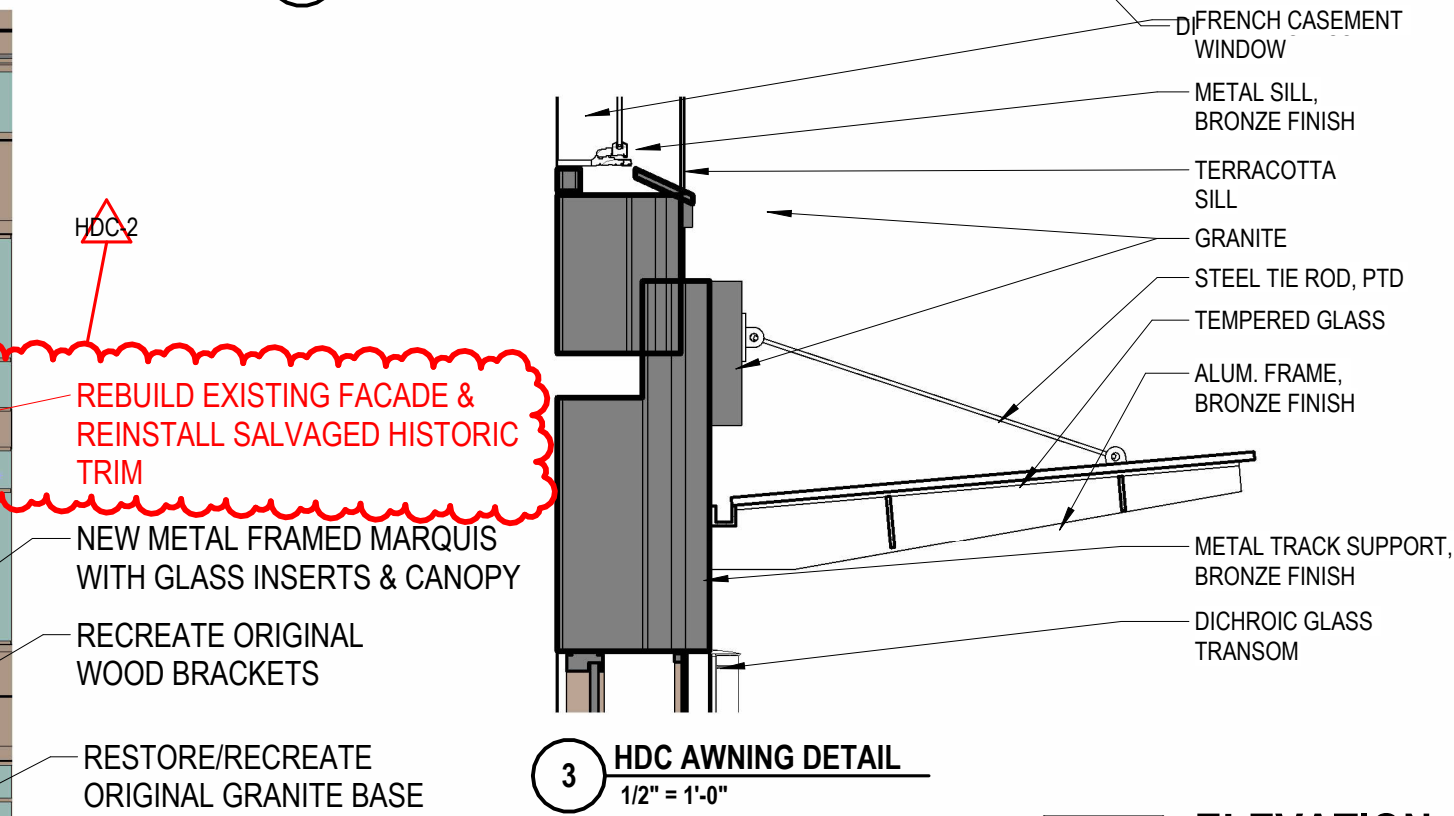
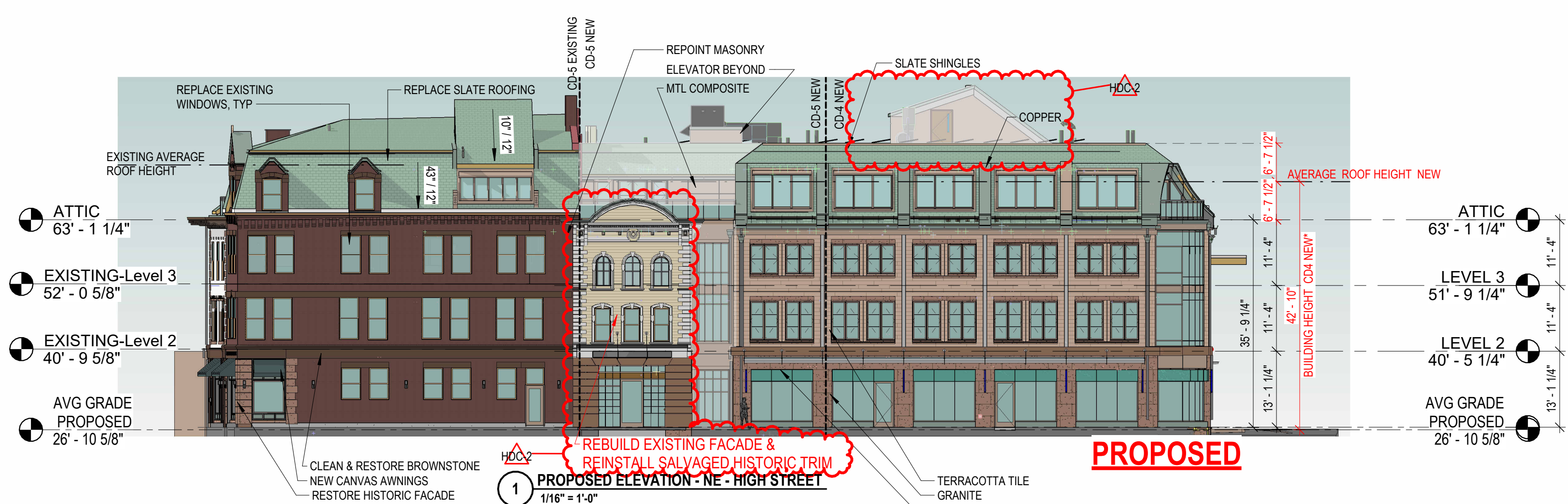
- RESTORE & RECREATE ORIGINAL GRANITE AND CAST IRON STOREFRONT
- REPLICATE EARLY 20TH CENTURY STAINED GLASS TRANSOMS
- REPLICATE HISTORIC PEDIMENTS
- REPLICATE ORIGINAL CAST IRON STOREFRONT THIS SIDE

**H5.21** ELEVATION - CONGRESS STREET  
**ONE CONGRESS STREET**

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

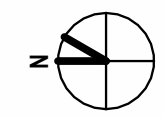
04/24/2026

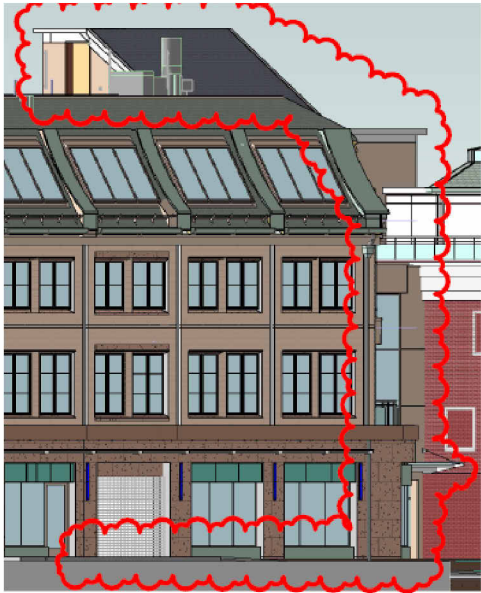




**H5.22 ELEVATION - HIGH STREET**  
**ONE CONGRESS STREET**

04/24/2026

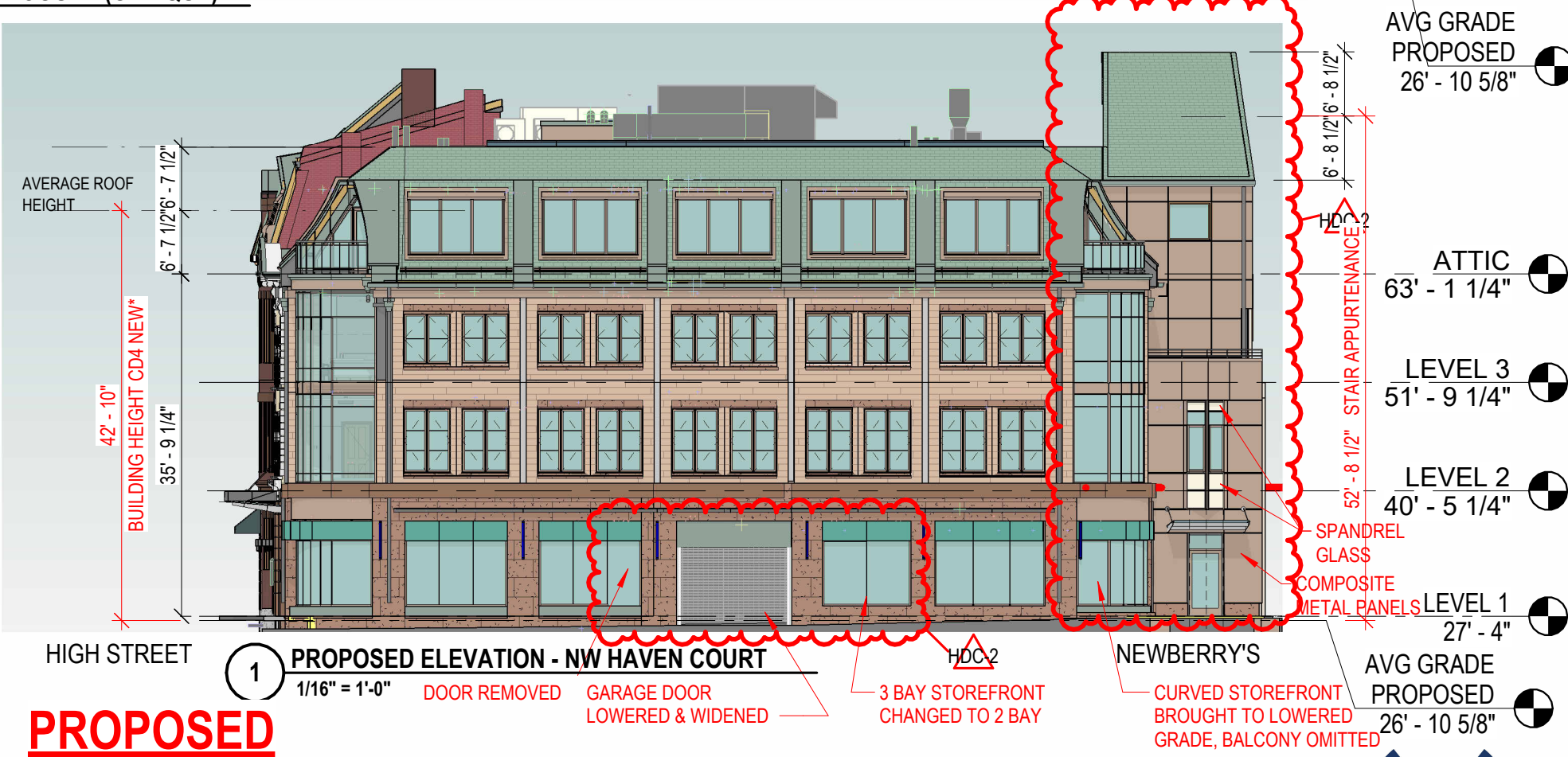




**AS PREVIOUSLY APPROVED**



**AS PREVIOUSLY APPROVED**

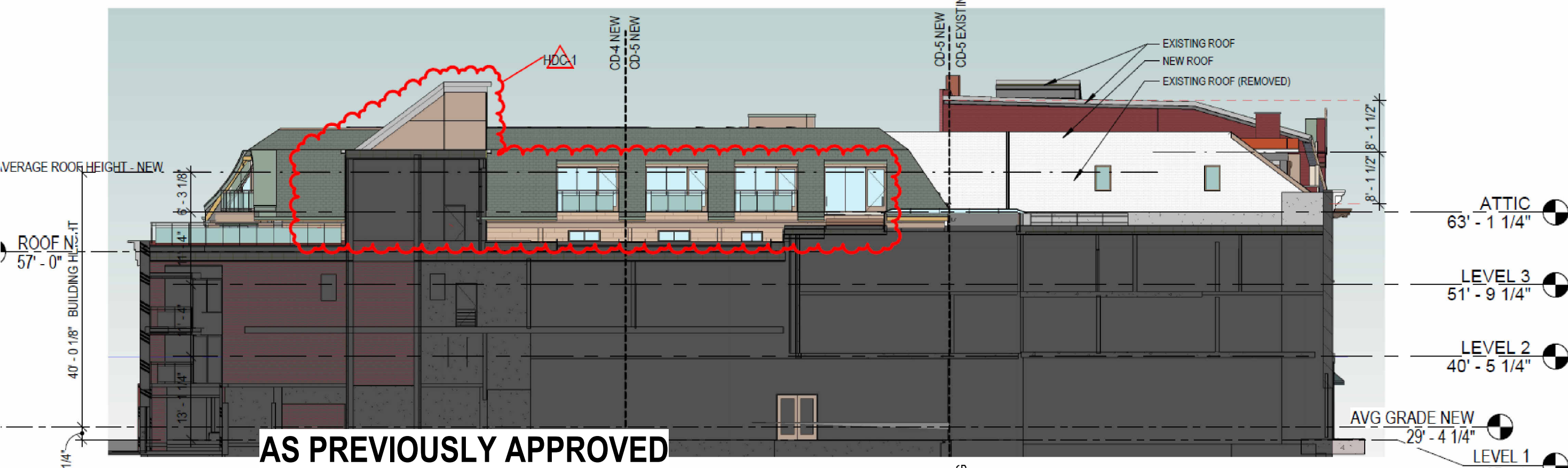


**H5.23 ELEVATIONS - NEWBERRY WAY ONE CONGRESS STREET**

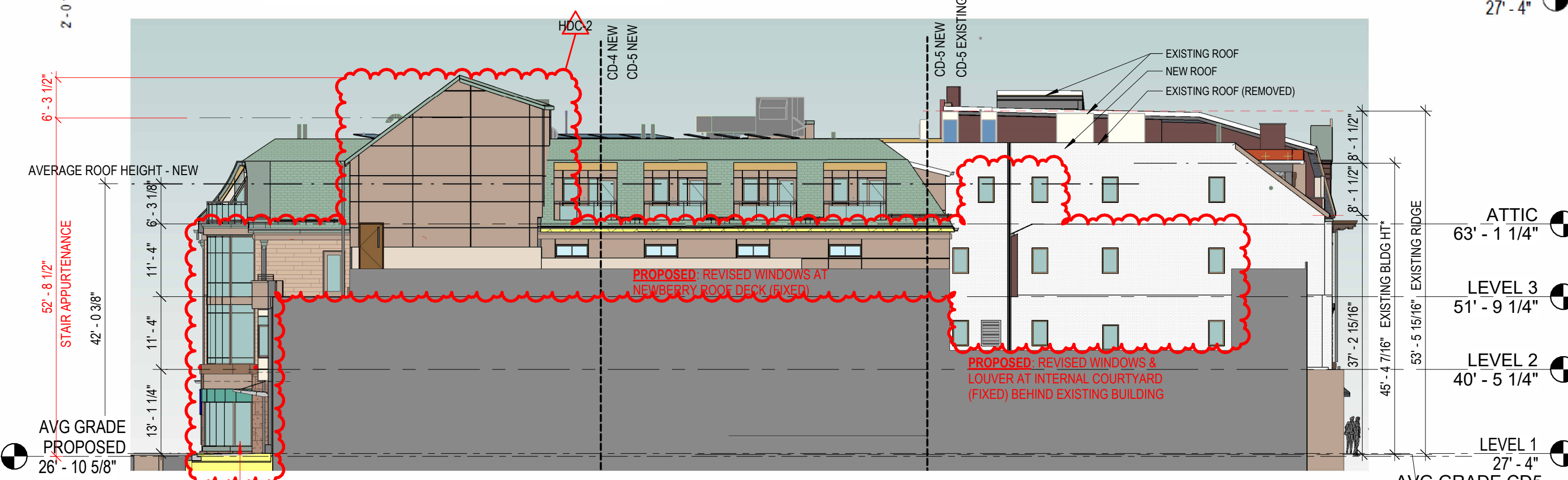
04/24/2026



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**AS PREVIOUSLY APPROVED**

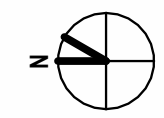


**PROPOSED**

CURVED STOREFRONT BROUGHT TO LOWERED GRADE, BALCONY OMITTED

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

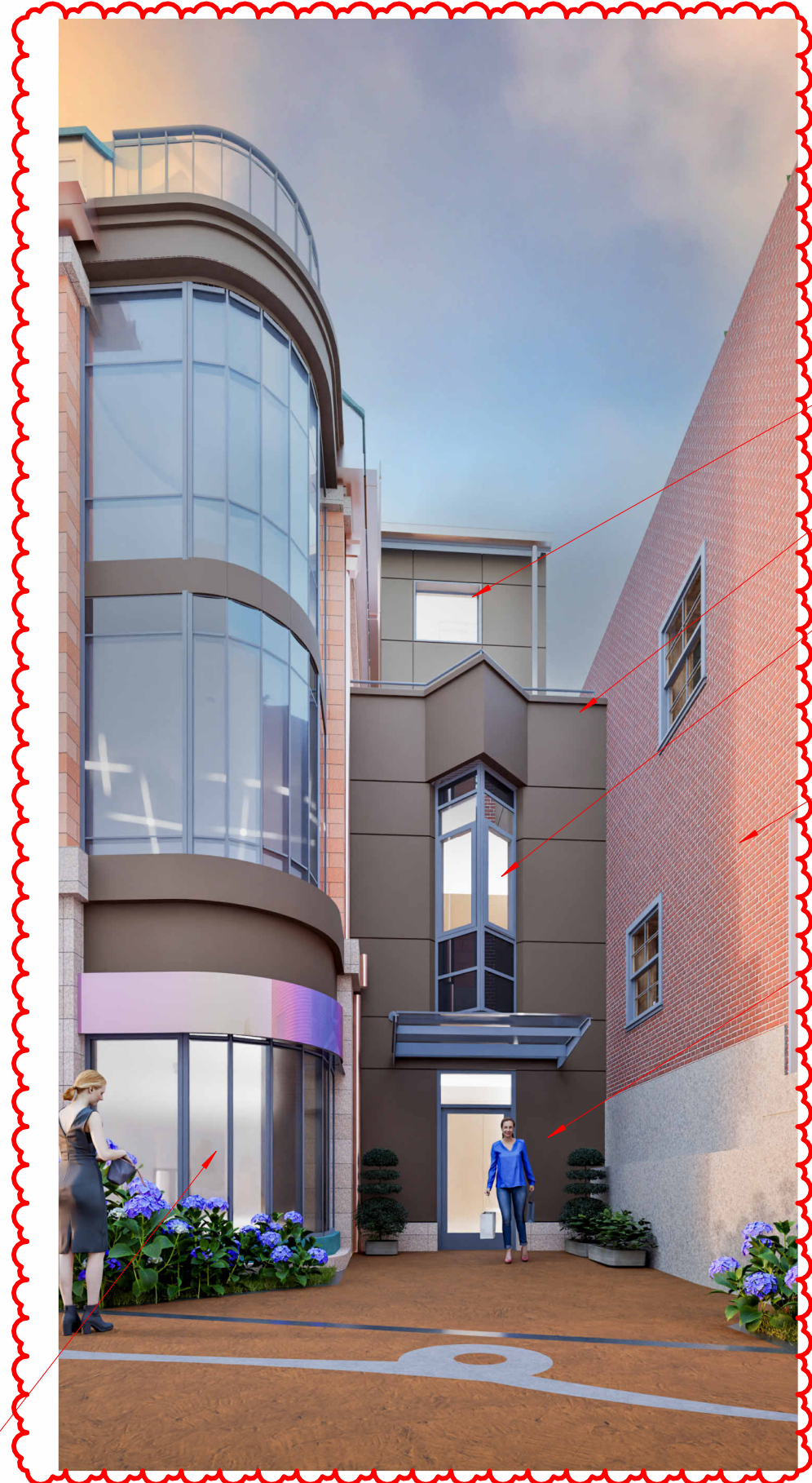
04/24/2026





**AS PREVIOUSLY APPROVED**

CURVED STOREFRONT  
BROUGHT TO LOWERED  
GRADE, BALCONY OMITTED



**PROPOSED**

HDC-2

SMALLER WINDOW, WALL SET FURTHER BACK

TOP OF WALL LOWERED

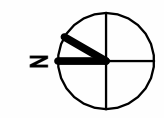
WINDOW SHORTENED, MIDDLE SECTION IS OPERABLE AWNING.

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



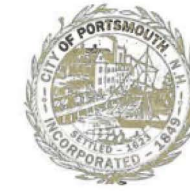
**HISTORIC  
SURVEY  
RATING  
C**

**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

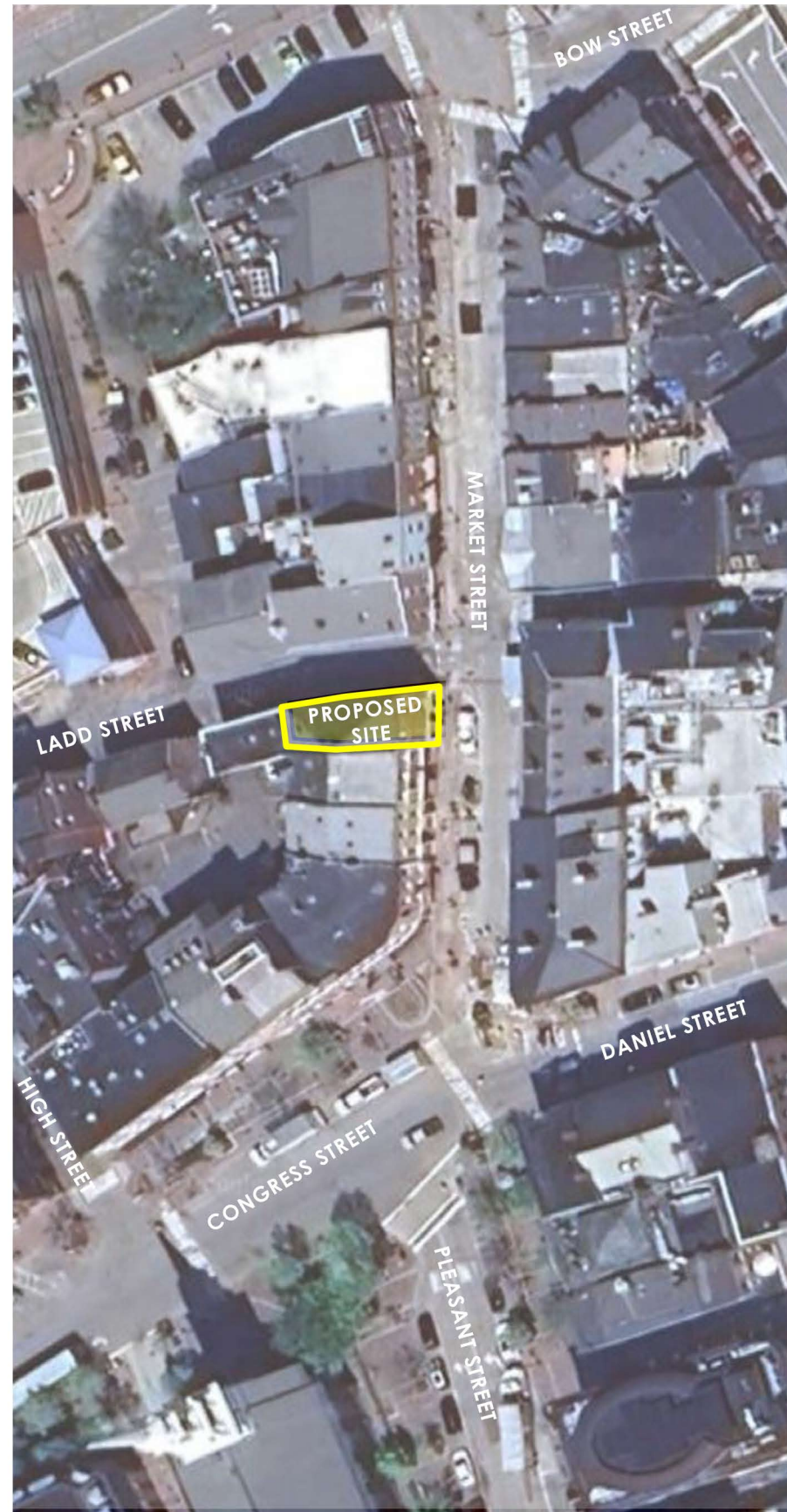
- This elevation contains an obsolete fire alarm, and a through wall AC unit that extends over the sidewalk.
- There are also two entry doors with transoms.

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



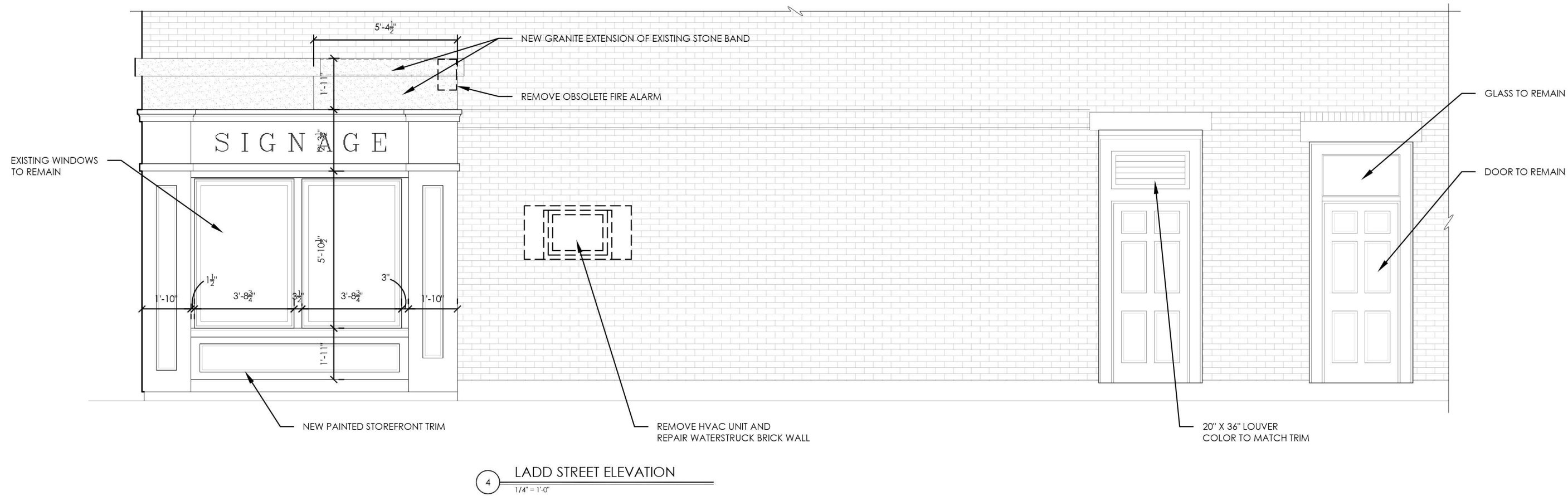
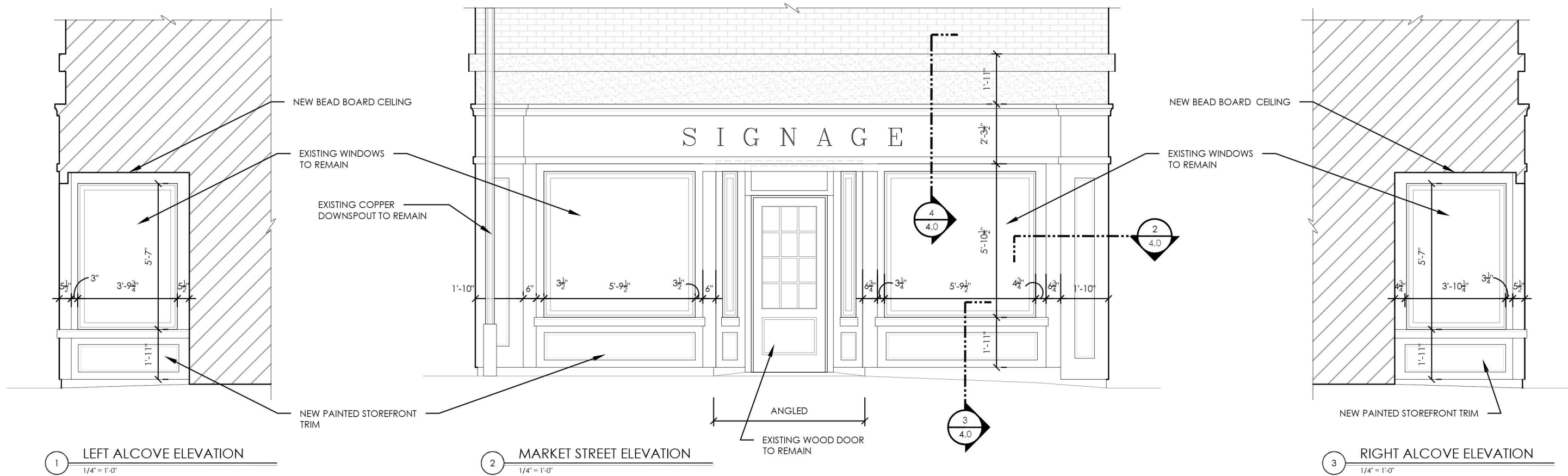
VIEW OF STOREFRONT

24 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITIONS  
HDC APPLICATION FOR APPROVAL: JULY 1, 2026



2.0



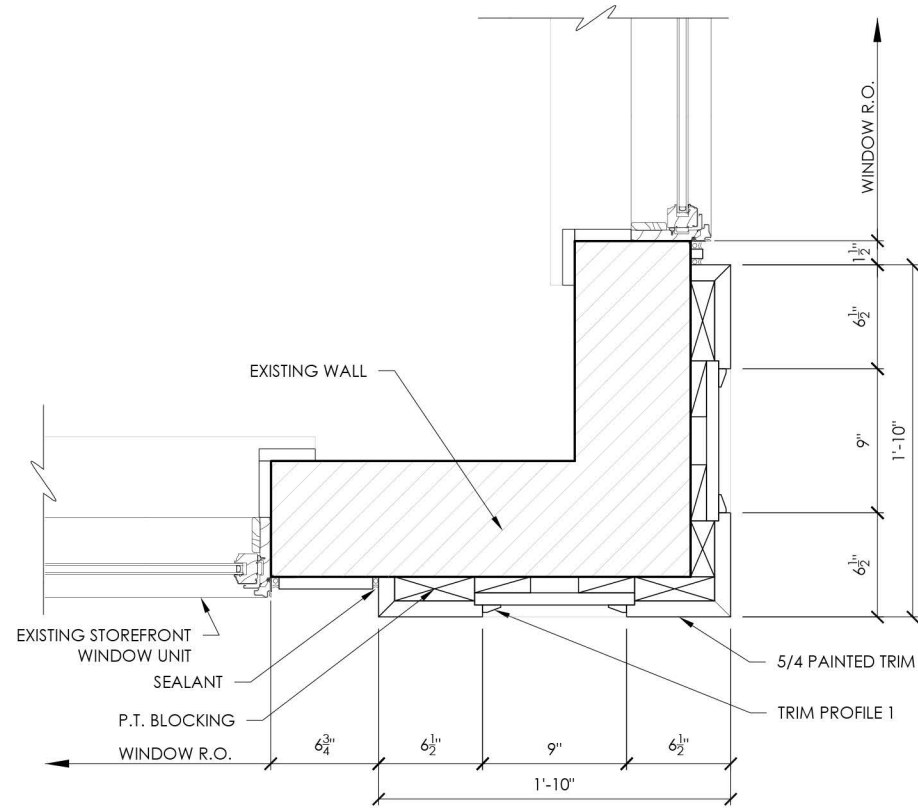
PROPOSED ELEVATIONS

HDC APPLICATION FOR APPROVAL: JULY 1, 2026

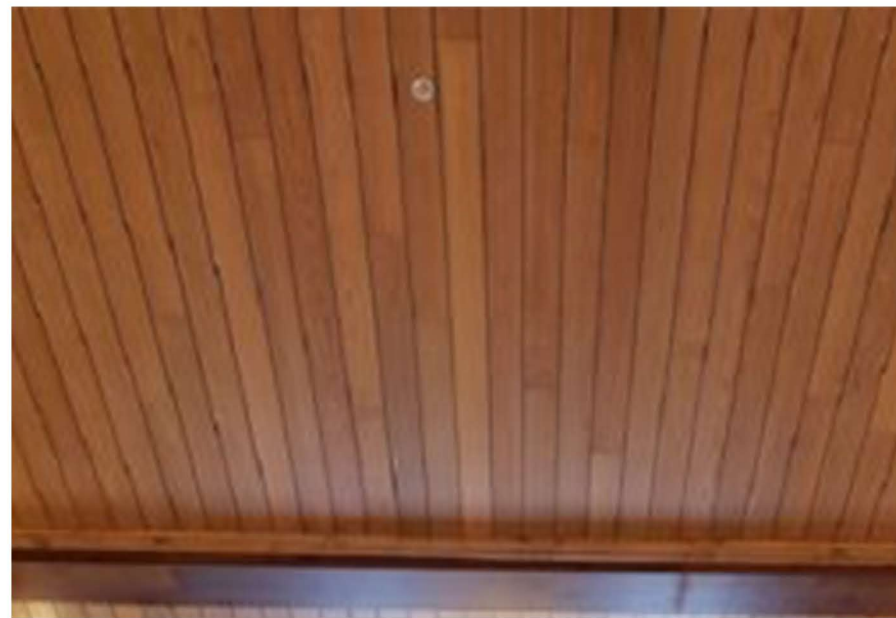


**TRIM**

**SPECIES:** SAPELE MAHOGANY  
**COLOR:** PAINTED

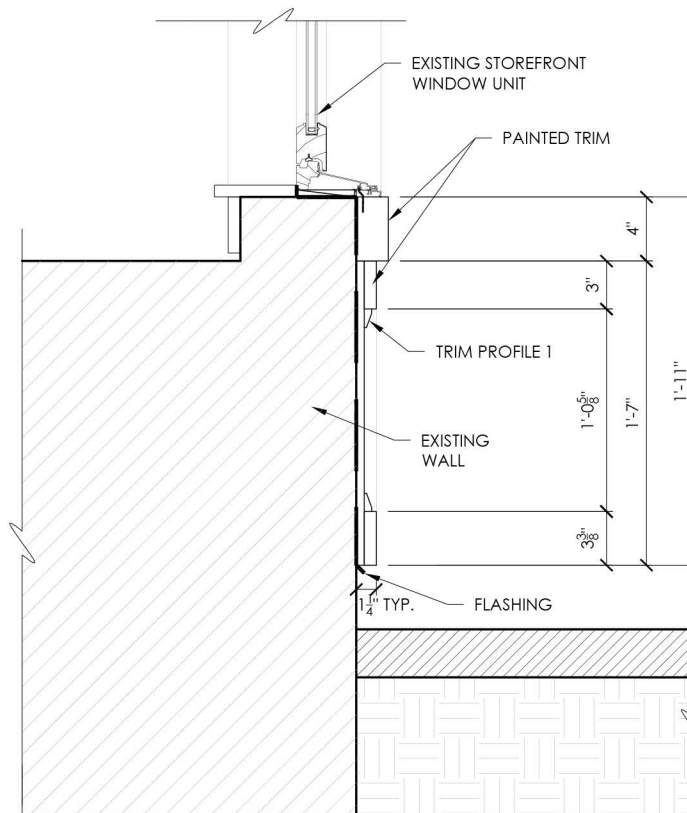


2 STOREFRONT CORNER DETAIL  
 1" = 1'-0"

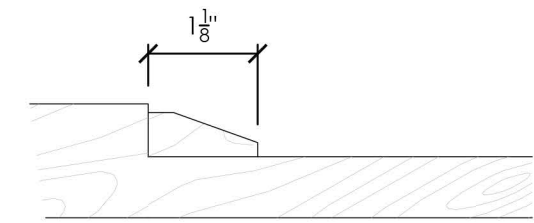


**CEILING**

**SPECIES:** SAPELE MAHOGANY  
**COLOR:** PAINTED

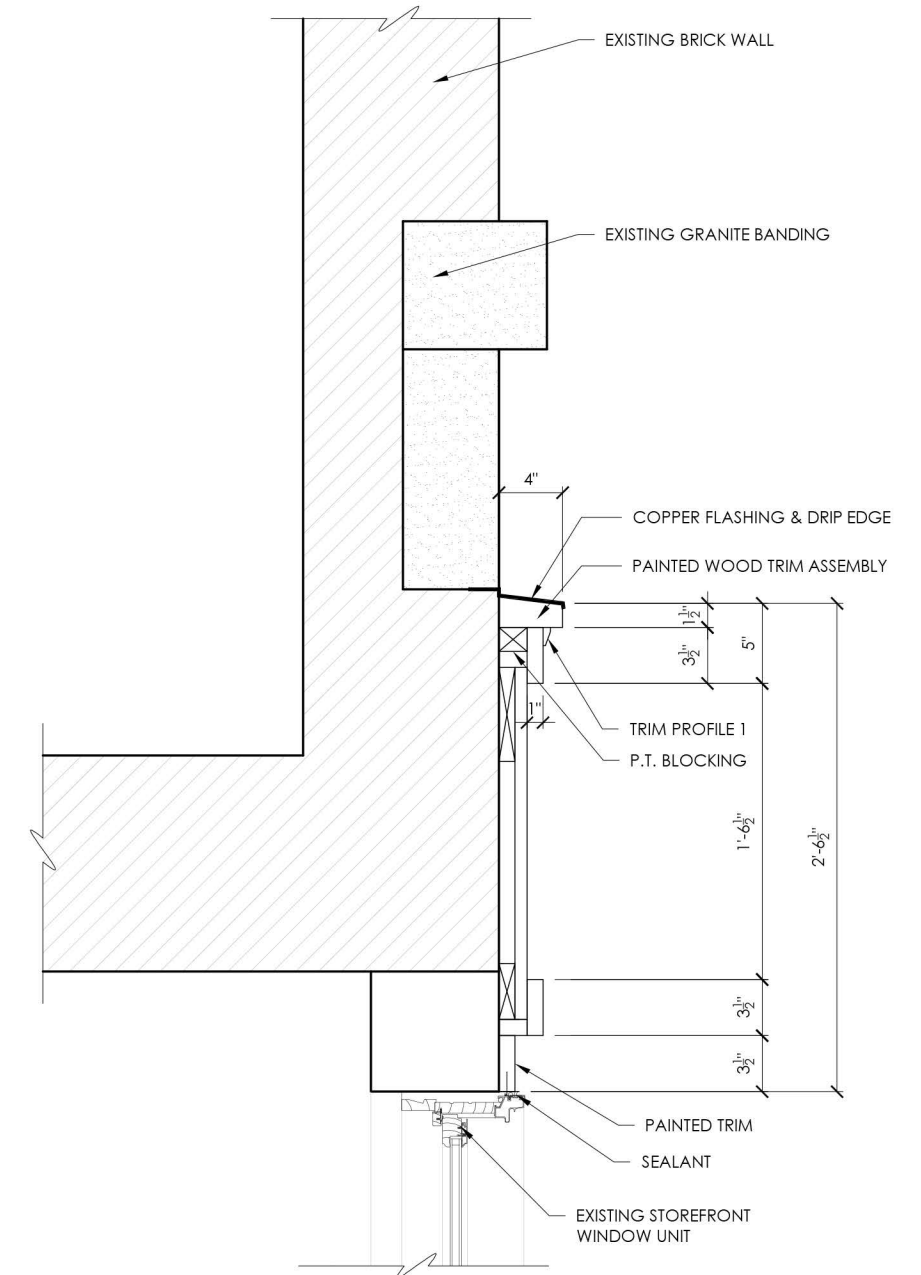


3 STOREFRONT SILL DETAIL  
 1" = 1'-0"



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:**

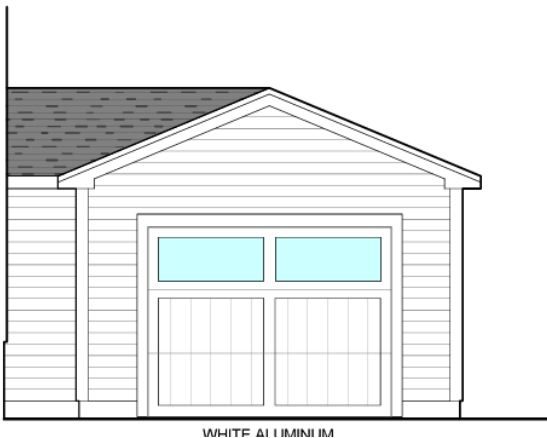
- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 7,840 SF +/-
- Estimated Age of Structure: c. 1905
- Building Style: Vernacular Colonial
- Number of Stories: 1.5
- Historical Significance: N/A
- Public View of Proposed Work: Aldrich Street
- Unique Features: N/A
- Neighborhood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



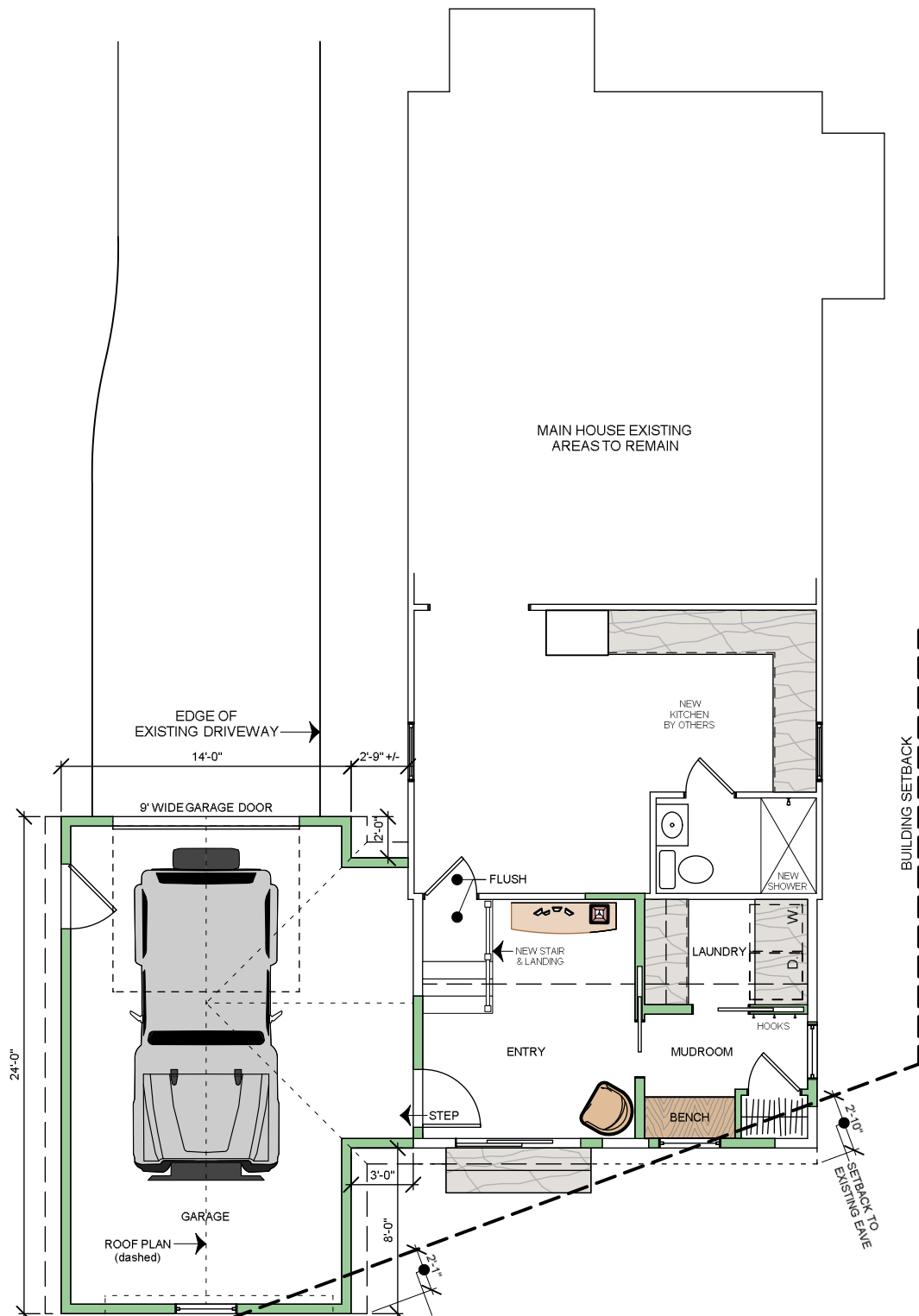
**HISTORIC  
SURVEY  
RATING  
N/A**

**D. Purpose and Intent:**

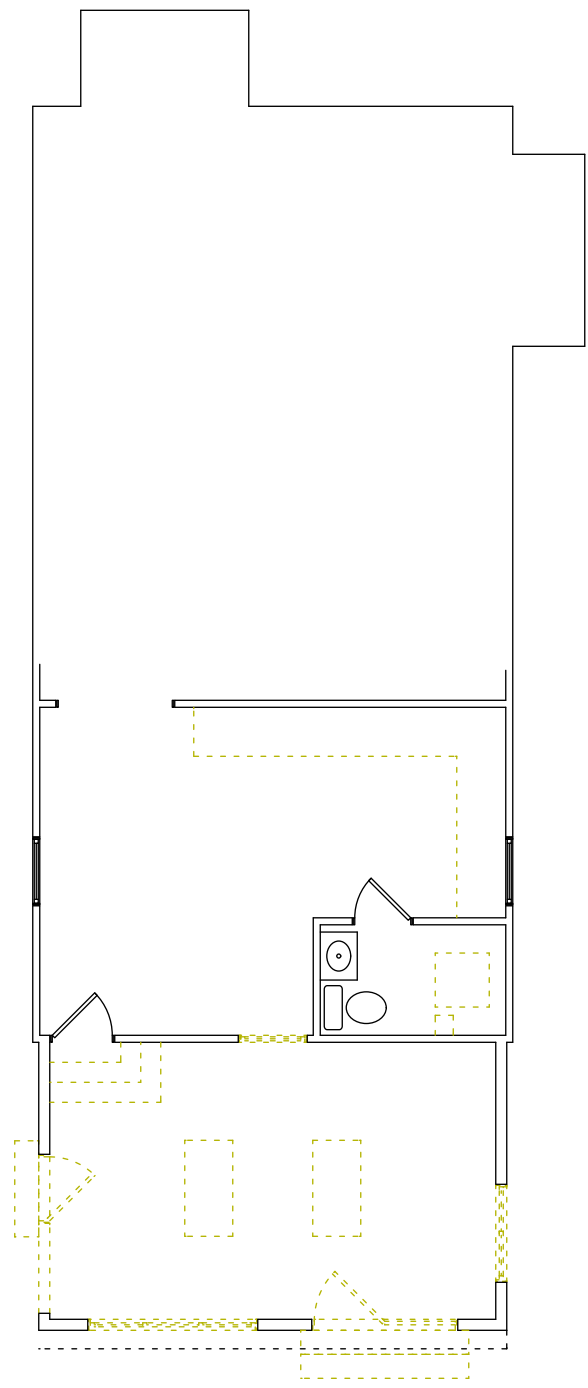
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare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

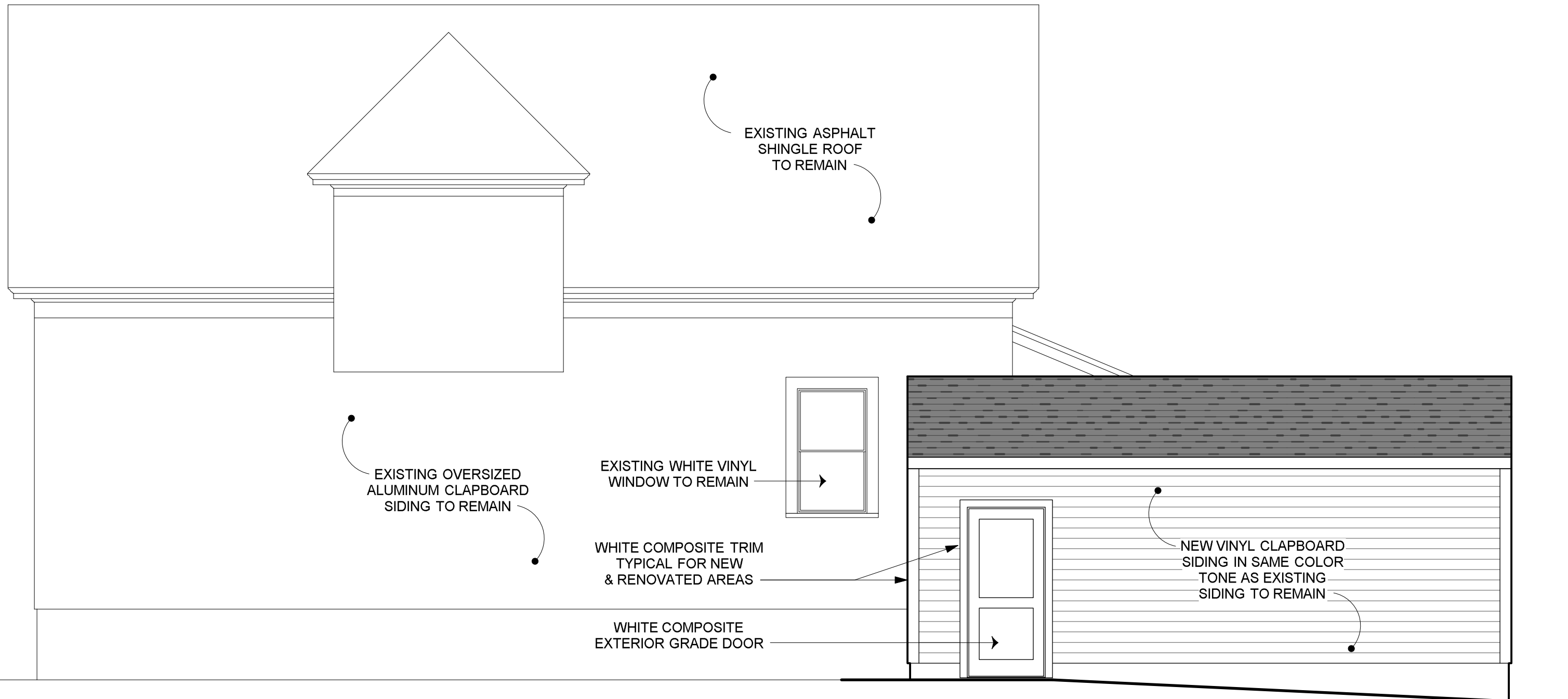


EXISTING GARAGE TO BE REMOVED

# Ingersoll Residence

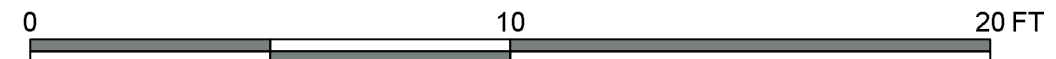
46 Aldrich Rd, PORTSMOUTH, NH

*Design*  
 WORTH CALLING  
**HOME** CO.



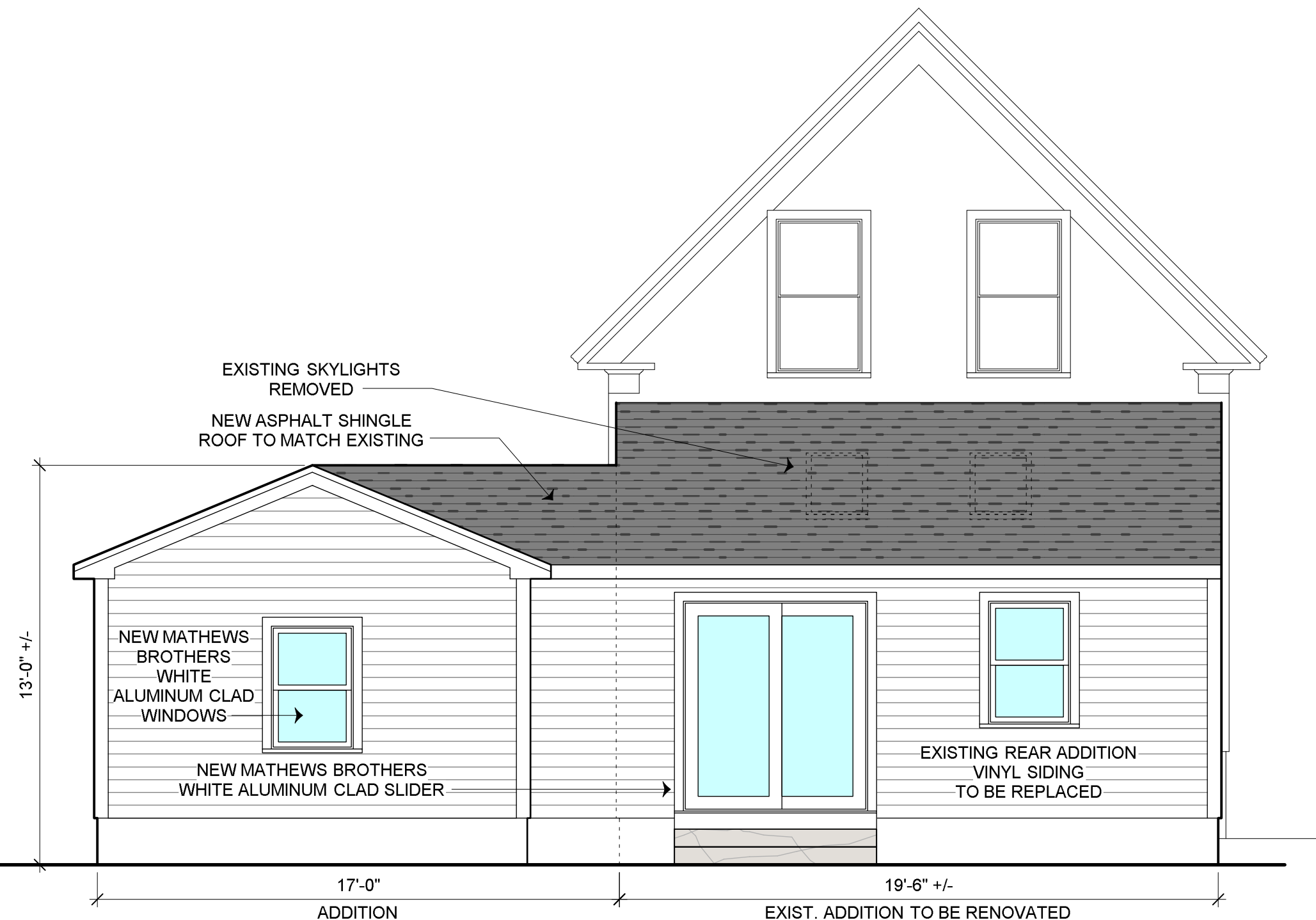
**PROPOSED SIDE ELEVATION**

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



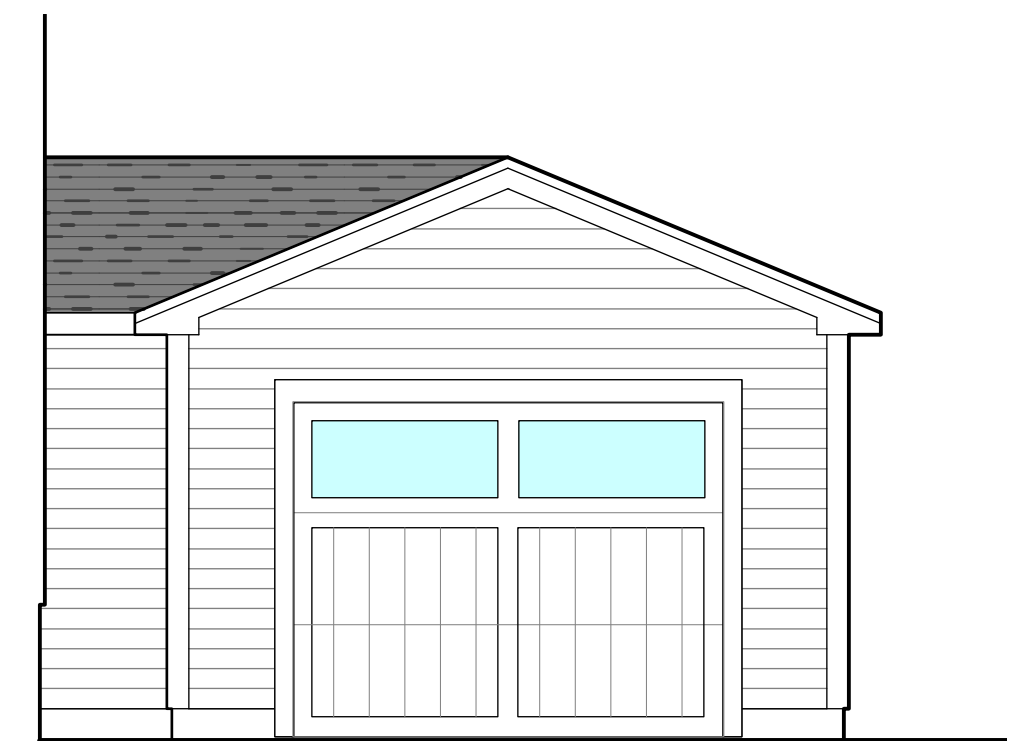
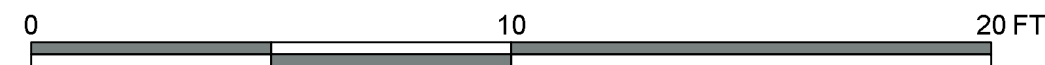
*Ingersoll Residence*  
 46 Aldrich Rd, PORTSMOUTH, NH

*Design*  
 WORTH CALLING  
**HOME** LLC



**PROPOSED REAR ELEVATION**

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



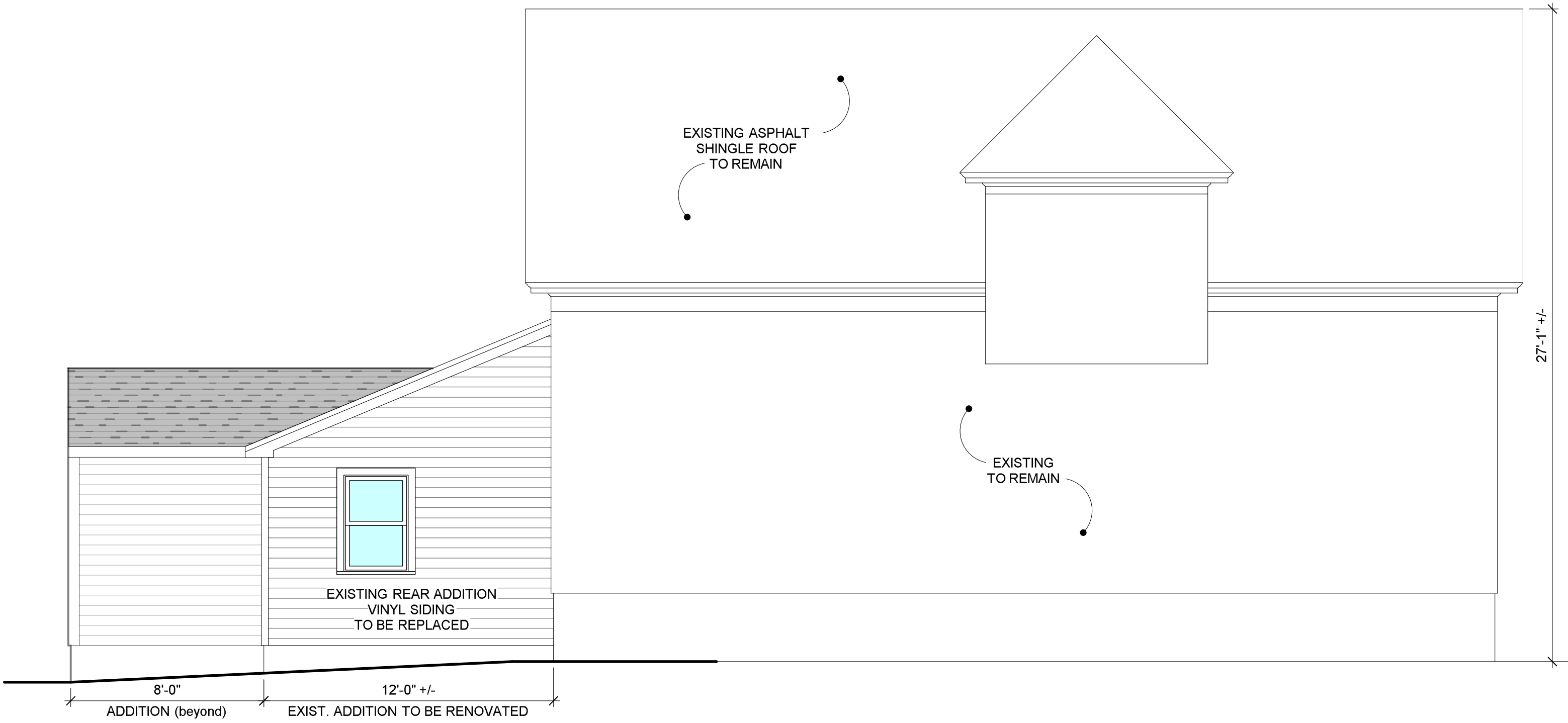
**GARAGE FRONT ELEVATION**

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

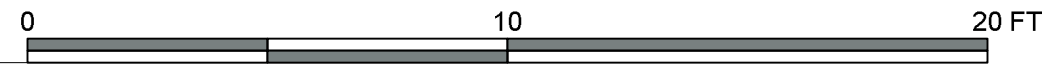
# Ingersoll Residence

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

BUILDING SETBACK  
(TYP.)

SHRUB LINE

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

1" IRON PIPE  
FOUND DOWN 1"

1.5" IRON PIPE  
FOUND FLUSH

2" IRON PIPE  
FOUND ON SIDE

3/4" IRON ROD  
FOUND DOWN 2"

5/8" IRON ROD FOUND DOWN 2"  
MUSHROOMED HEAD, HELD

IRON PIPE FOUND  
ON SIDE

THREADED IRON ROD  
FOUND W/ NUT DOWN 2"

IRON PIPE FOUND  
DOWN 18" ON SIDE

### PROPOSED SITE PLAN

Scale: 1" = 30'-0"



# Ingersoll Residence

46 Aldrich Rd, PORTSMOUTH, NH

*Design*  
WORTH CALLING  
**HOME** CO.

PROPERTY LOCATION  
46 ALDRICH RD



PARTIAL HDC MAP - NOT TO SCALE