

Historic District Commission

Staff Report

Wednesday, June 03, 2026

Project Address: 333 State 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: 24,368 SF +/-
- Estimated Age of Structure: c.1957
- Building Style: Colonial Revival
- Number of Stories: 2
- Historical Significance: Intrusion
- Public View of Proposed Work: State Street, Fleet Street and Porter Street
- Neighborhood Association: Downtown



B. Proposed Work: Exterior renovations to an existing structure (replace exterior entry doors).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- No additional Land Use approval(s) required.



**HISTORIC
SURVEY
RATING**

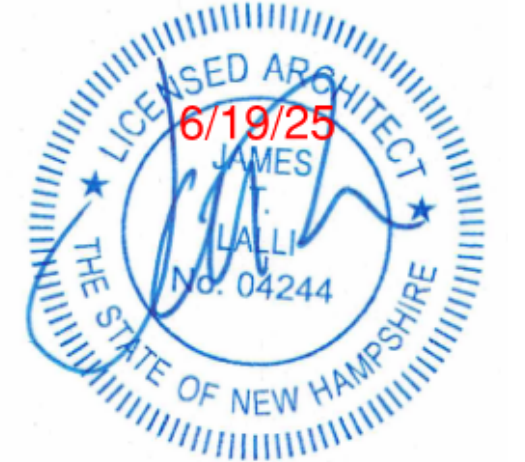
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D. Purpose and Intent:

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



JAMES LALLI
 PROFESSIONAL CERTIFICATION BOARD FOR THE PROFESSIONAL ENGINEERS OF THE STATE OF NEW HAMPSHIRE
 LICENSE DATA
 EXPIRATION DATE: 09/30/2024

ISSUE	DATE	DESCRIPTION
1	08/04/2023	PERMIT/BID
2	06/19/2025	REVISION 5

PROJECT INFORMATION

PROJECT NO:	TD8.35878
DATE:	06/16/2023
SCALE:	AS NOTED
DRAWN BY:	D. WHITEHOUSE
CHECKED BY:	B. GIROUX

SHEET TITLE

FLOOR SLAB PREPARATION PLAN

SHEET NUMBER

A-005

OPENING #8
 REMOVE EXISTING WOOD DOOR AND REPLACE WITH NEW ALUMINUM DOUBLE DOOR W/ 12 DIVIDED GLASS LIGHTS TO MATCH EXISTING DOOR. DOOR TO BE FACTORY PAINTED GREEN TO MATCH EXISTING
 HW SET TO INCLUDE INTERIOR CRASH BAR

OPENING #1
 REMOVE EXISTING DOOR AND REPLACE WITH NEW ALUMINUM DOOR W/ 12 DIVIDED GLASS LIGHTS TO MATCH EXISTING DOOR. DOOR TO BE FACTORY PAINTED GREEN TO MATCH EXISTING
 HW SET TO INCLUDE INTERIOR CRASH BAR

OPENING #2
 REMOVE EXISTING DOOR AND REPLACE WITH NEW ALUMINUM DOOR W/ 12 DIVIDED GLASS LIGHTS TO MATCH EXISTING DOOR. DOOR TO BE FACTORY PAINTED GREEN TO MATCH EXISTING
 EXISTING SIDELITES AND TRANSOM TO REMAIN
 HW SET TO INCLUDE INTERIOR CRASH BAR

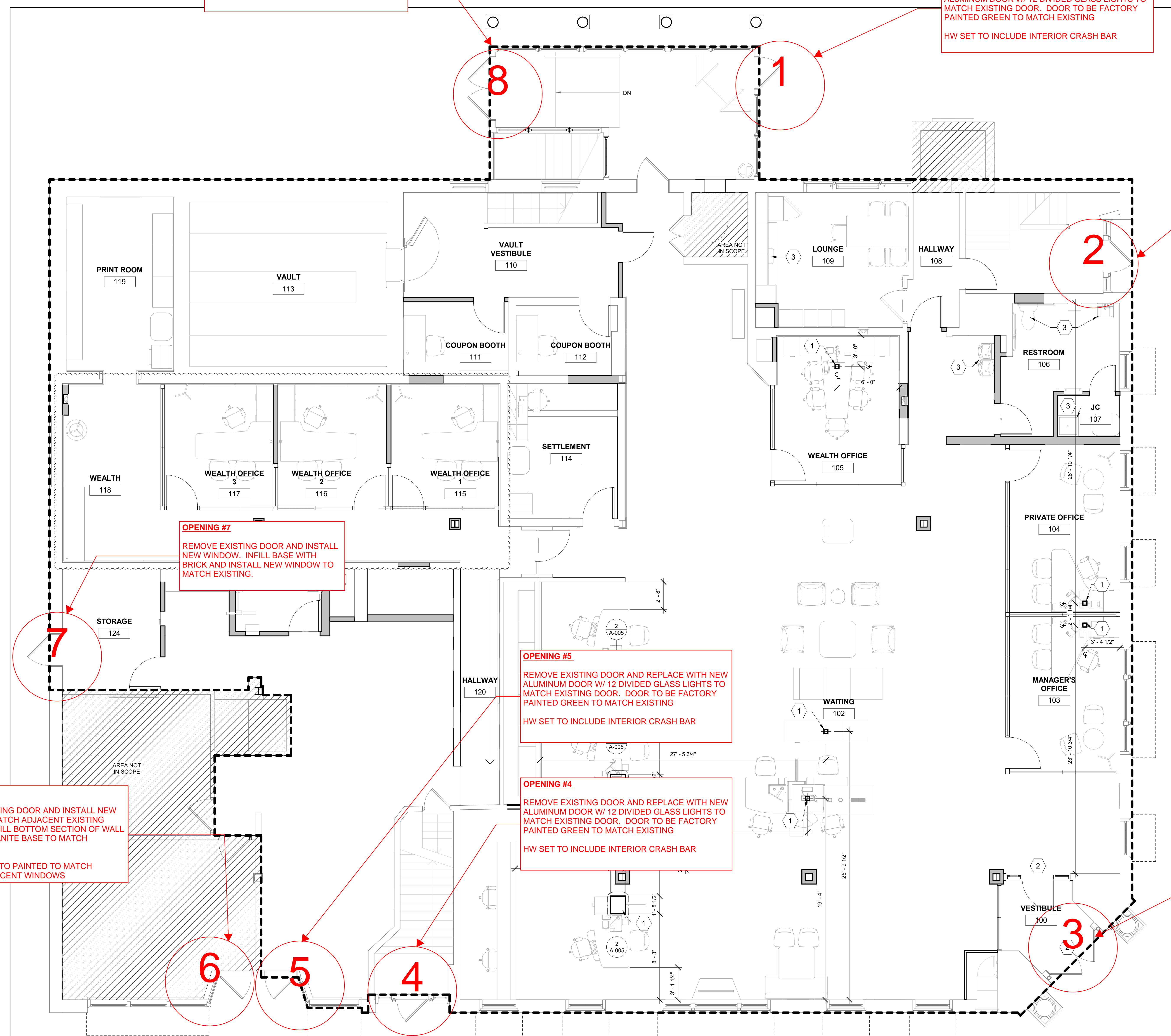
OPENING #7
 REMOVE EXISTING DOOR AND INSTALL NEW WINDOW. INFILL BASE WITH BRICK AND INSTALL NEW WINDOW TO MATCH EXISTING.

OPENING #5
 REMOVE EXISTING DOOR AND REPLACE WITH NEW ALUMINUM DOOR W/ 12 DIVIDED GLASS LIGHTS TO MATCH EXISTING DOOR. DOOR TO BE FACTORY PAINTED GREEN TO MATCH EXISTING
 HW SET TO INCLUDE INTERIOR CRASH BAR

OPENING #4
 REMOVE EXISTING DOOR AND REPLACE WITH NEW ALUMINUM DOOR W/ 12 DIVIDED GLASS LIGHTS TO MATCH EXISTING DOOR. DOOR TO BE FACTORY PAINTED GREEN TO MATCH EXISTING
 HW SET TO INCLUDE INTERIOR CRASH BAR

OPENING #3
 REMOVE EXISTING WOOD DOOR AND REPLACE WITH NEW ALUMINUM DOUBLE DOOR W/ 12 DIVIDED GLASS LIGHTS TO MATCH EXISTING DOOR. DOORS TO BE FACTORY PAINTED GREEN TO MATCH EXISTING
 EXISTING TRANSOM TO REMAIN
 HW SET TO INCLUDE INTERIOR CRASH BAR

OPENING #6
 REMOVE EXISTING DOOR AND INSTALL NEW WINDOW TO MATCH ADJACENT EXISTING WINDOWS. INFILL BOTTOM SECTION OF WALL WITH NEW GRANITE BASE TO MATCH EXISTING
 WINDOW TRIM TO PAINTED TO MATCH EXISTING ADJACENT WINDOWS



FLEET STREET

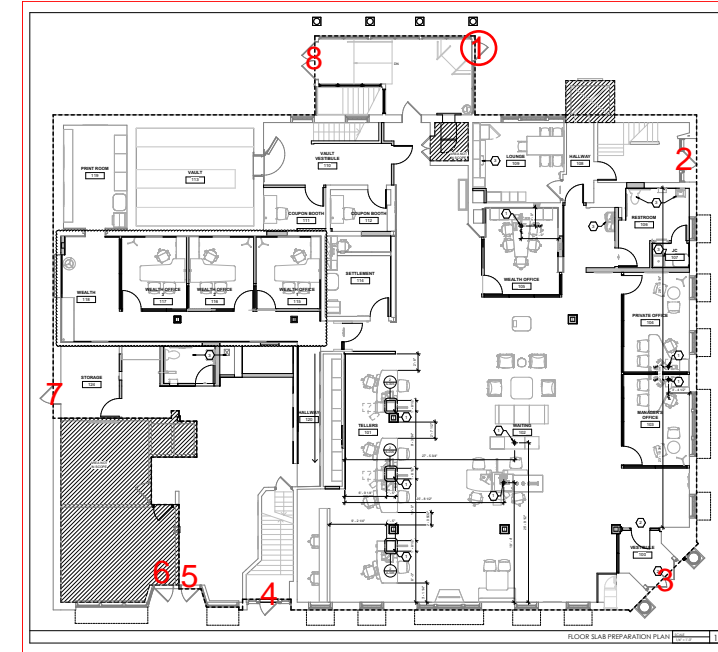
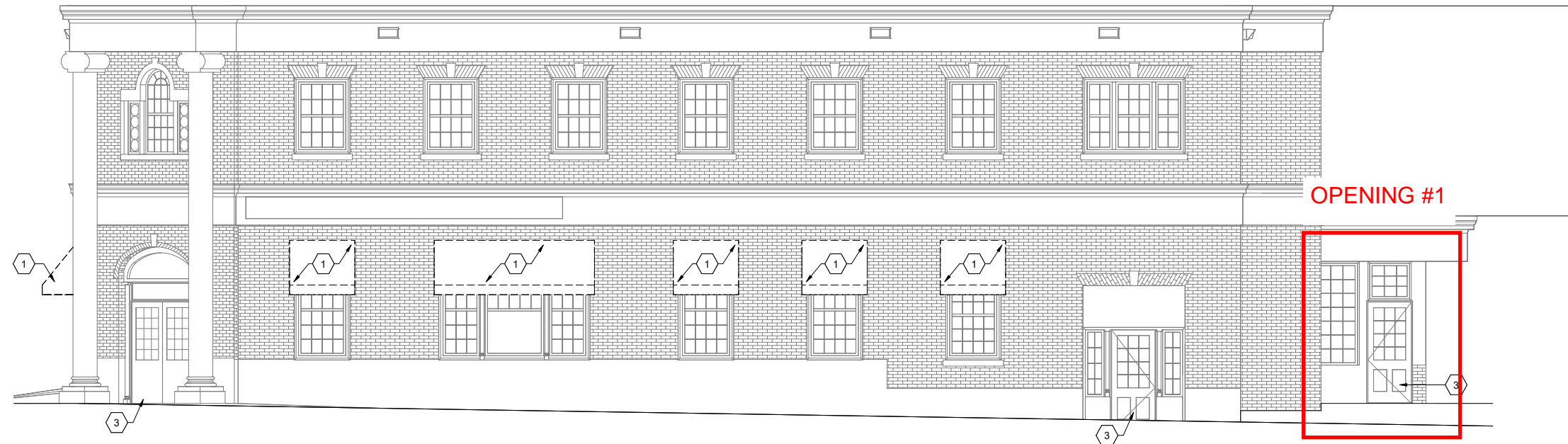
STATE STREET

FLOOR SLAB PREPARATION PLAN SCALE 1/4" = 1'-0" 1

OPENING #1 - SINGLE DOOR AT PARKING LOT VESTIBULE

NOTE:

EXISTING TRANSOM, SIDELITES, AND TRIM TO REMAIN. DOOR AND FRAME TO BE REPLACED ONLY



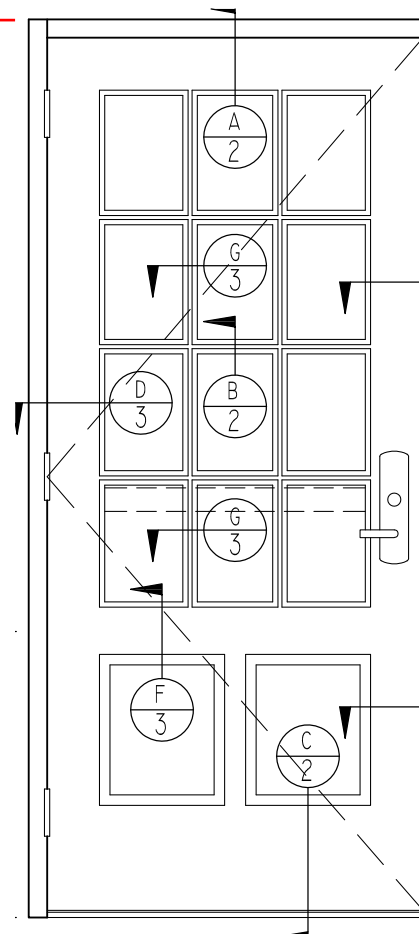
EXISTING DOOR AT OPENING #1

PROPOSED ALUMINUM DOOR AT OPENING #1
DOOR TO BE FACTORY PAINTED TO MATCH EXISTING

SAMPLE PHOTO OF SIMILAR DOOR ON ANOTHER PROJECT (COLOR AND LIGHT PATTERN NOT THE SAME)



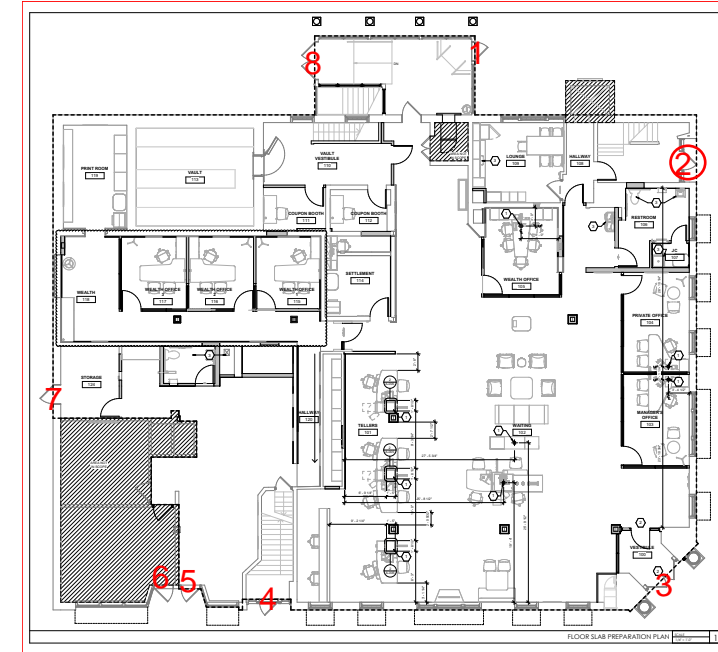
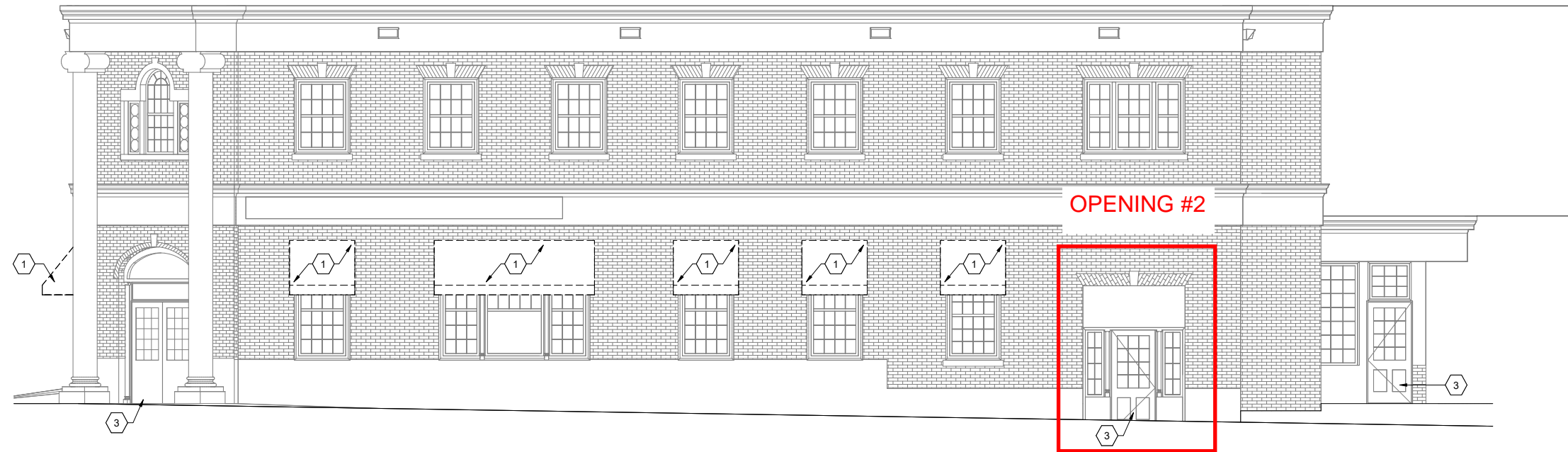
REMOVE AND REPLACE EXISTING WOOD DOOR WITH NEW ALUMINUM FACTORY PAINTED DOOR WITH 12 DIVIDED LITES. (COLOR TO BE GREEN TO MATCH EXISTING)



OPENING #2 - SINGLE DOOR ON FLEET STREET

NOTE:

EXISTING TRANSOM, SIDELITES, AND TRIM TO REMAIN. DOOR AND FRAME TO BE REPLACED ONLY

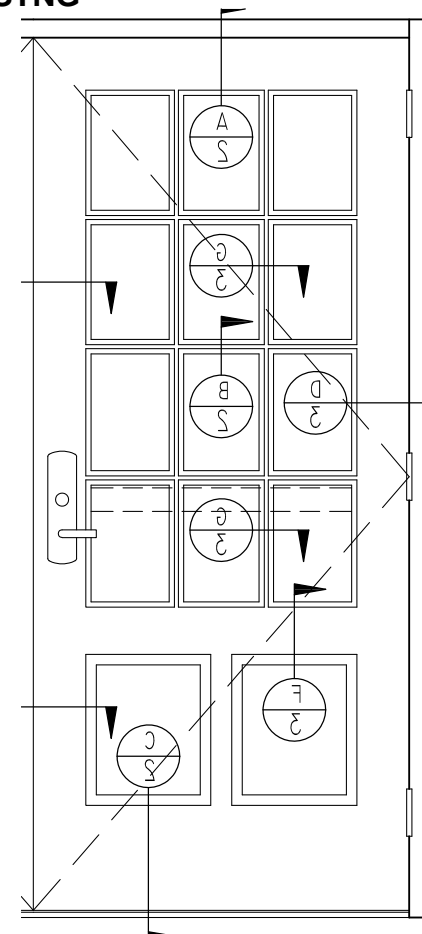


EXISTING DOOR AT OPENING #2



REMOVE AND REPLACE EXISTING WOOD DOOR WITH NEW ALUMINUM FACTORY PAINTED DOOR WITH 12 DIVIDED LITES. (COLOR TO BE GREEN TO MATCH EXISTING)

PROPOSED ALUMINUM DOOR AT OPENING #2 DOOR TO BE FACTORY PAINTED TO MATCH EXISTING



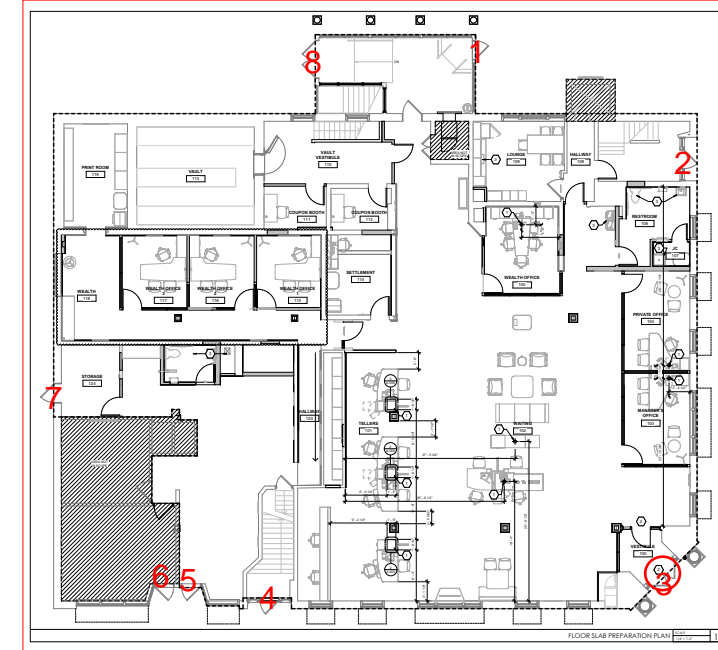
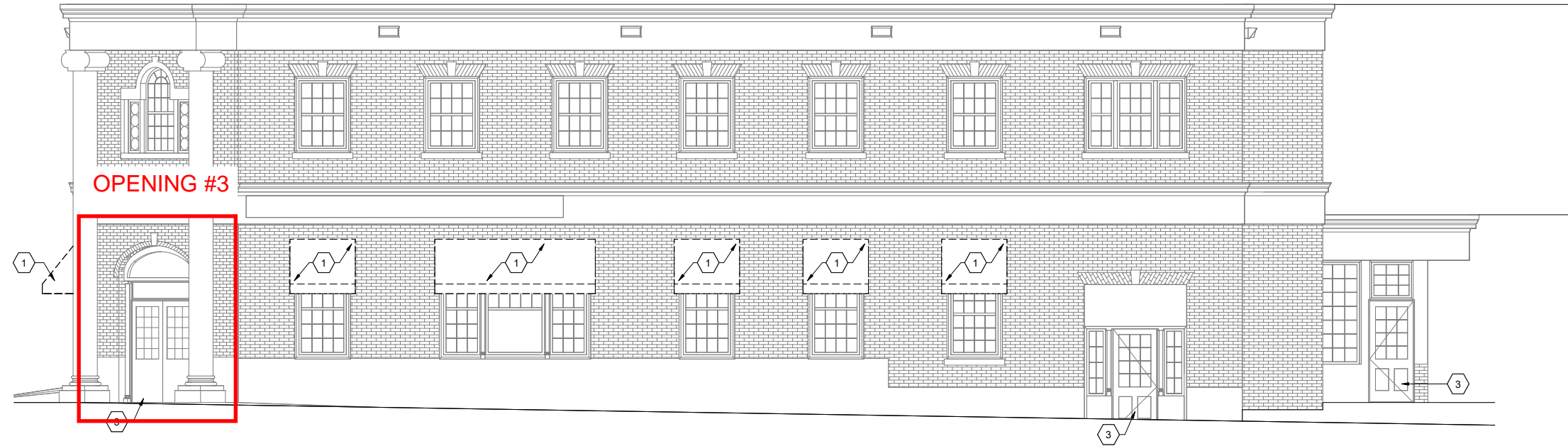
SAMPLE PHOTO OF SIMILAR DOOR ON ANOTHER PROJECT (COLOR AND LIGHT PATTERN NOT THE SAME)



OPENING #3 - DOUBLE DOOR ON CORNER OF FLEET STREET AND STATE STREET

NOTE:

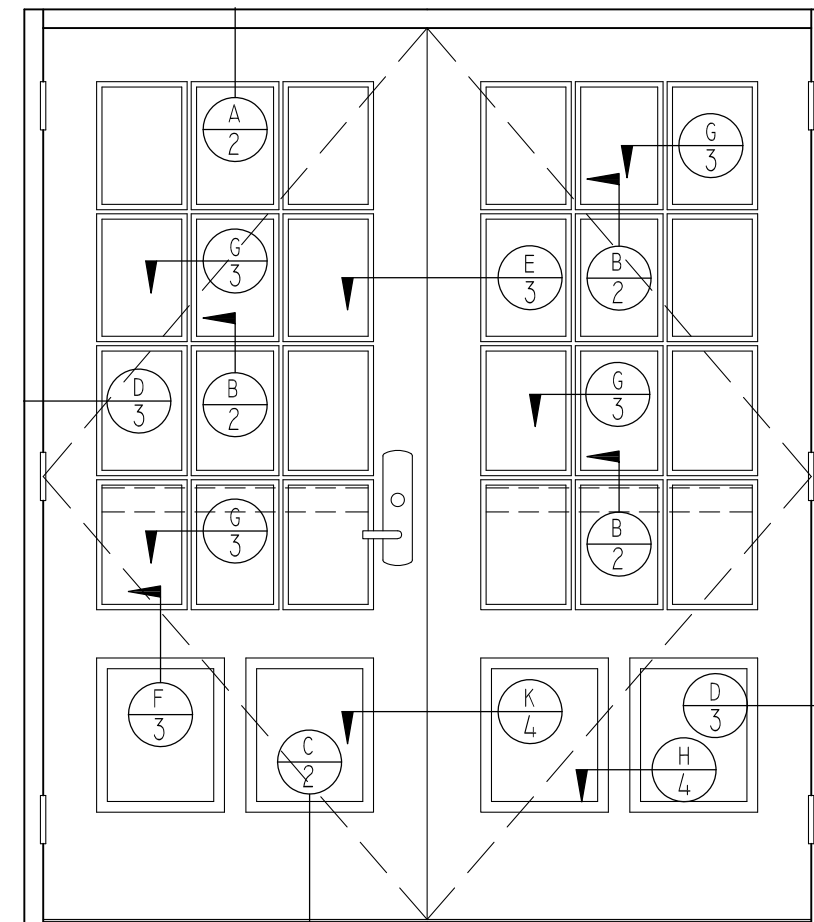
EXISTING TRANSOM, SIDELITES, AND TRIM TO REMAIN. DOOR AND FRAME TO BE REPLACED ONLY



EXISTING DOORS AT OPENING #3



PROPOSED ALUMINUM DOOR AT OPENING #3
DOOR TO BE FACTORY PAINTED TO MATCH EXISTING



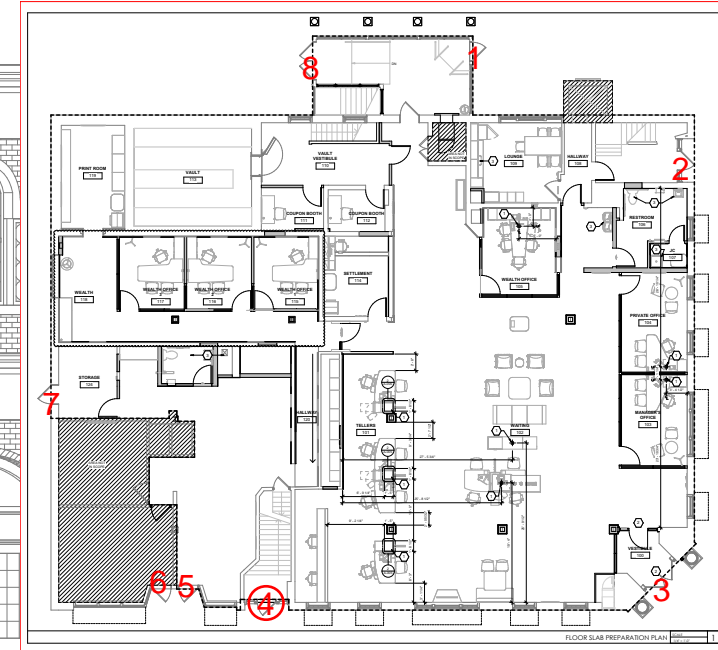
SAMPLE PHOTO OF SIMILAR DOOR ON ANOTHER PROJECT (COLOR AND LIGHT PATTERN NOT THE SAME)



OPENING #4 - SINGLE DOOR ON STATE STREET

NOTE:

EXISTING TRANSOM, SIDELITES, AND TRIM TO REMAIN. DOOR AND FRAME TO BE REPLACED ONLY



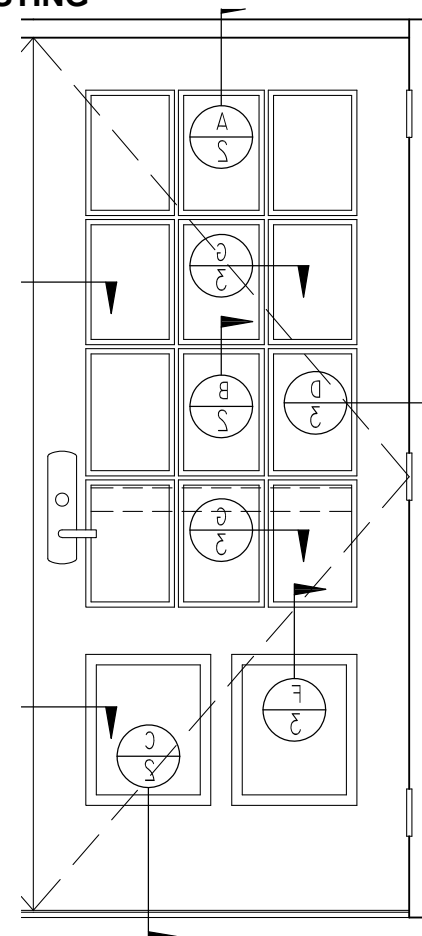
EXISTING DOOR AT OPENING #4

PROPOSED ALUMINUM DOOR AT OPENING #4
DOOR TO BE FACTORY PAINTED TO MATCH EXISTING

SAMPLE PHOTO OF SIMILAR DOOR ON ANOTHER PROJECT (COLOR AND LIGHT PATTERN NOT THE SAME)



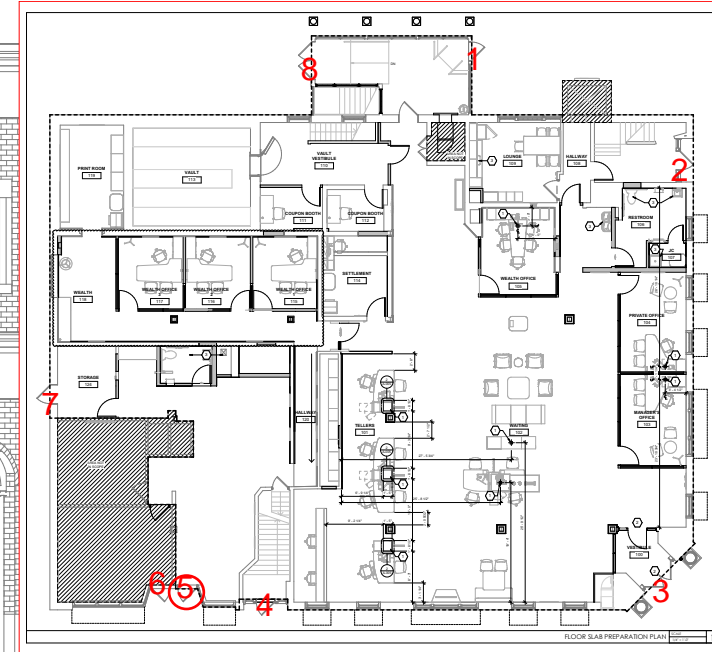
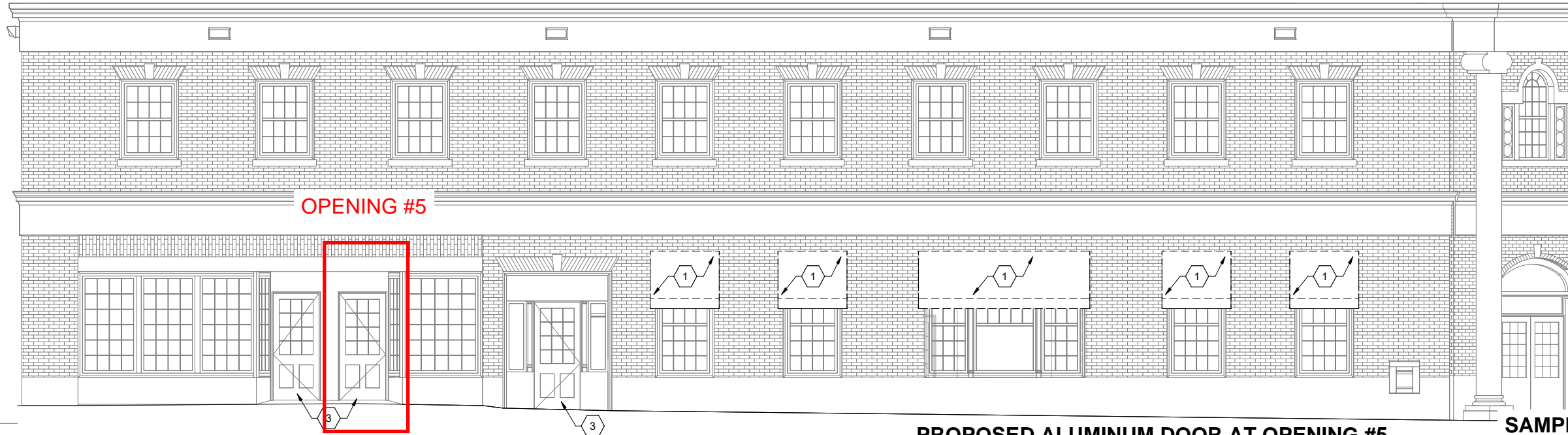
REMOVE AND REPLACE EXISTING WOOD DOOR WITH NEW ALUMINUM FACTORY PAINTED DOOR WITH 12 DIVIDED LITES. (COLOR TO BE GREEN TO MATCH EXISTING)



OPENING #5 - SINGLE DOOR ON STATE STREET

NOTE:

EXISTING TRANSOM, SIDELITES, AND TRIM TO REMAIN. DOOR AND FRAME TO BE REPLACED ONLY



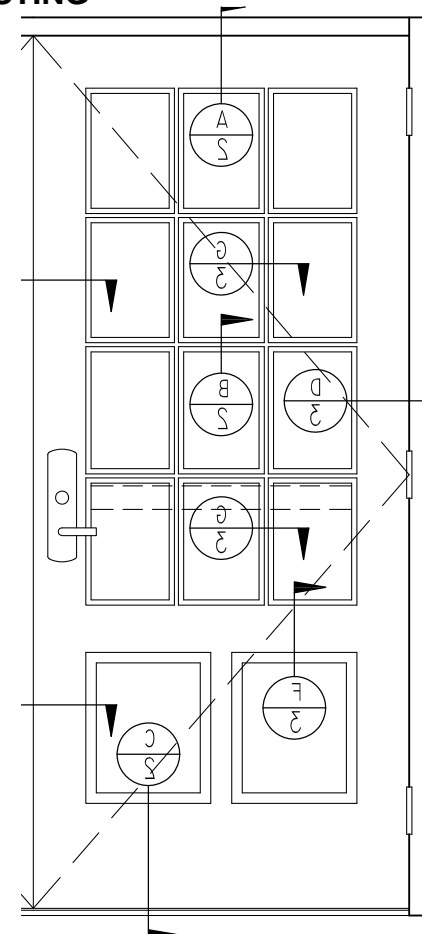
EXISTING DOOR AT OPENING #5

PROPOSED ALUMINUM DOOR AT OPENING #5
DOOR TO BE FACTORY PAINTED TO MATCH EXISTING

SAMPLE PHOTO OF SIMILAR DOOR ON ANOTHER PROJECT (COLOR AND LIGHT PATTERN NOT THE SAME)



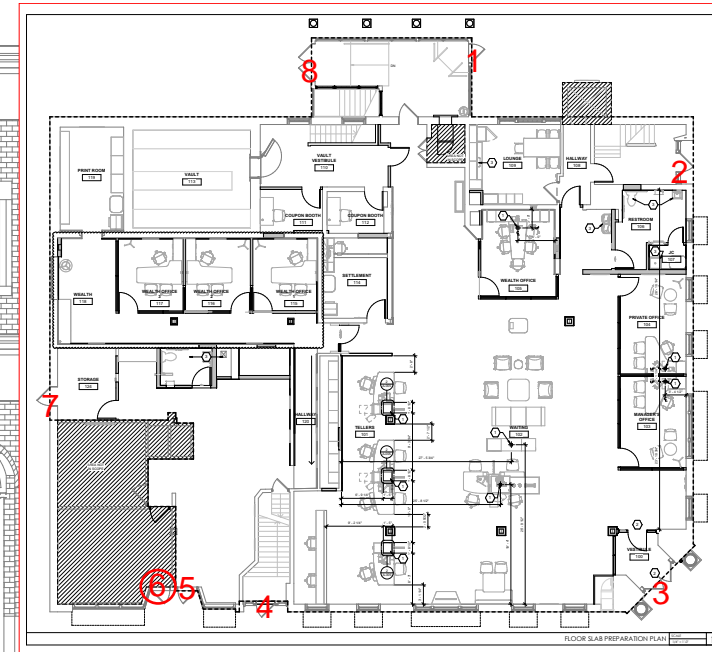
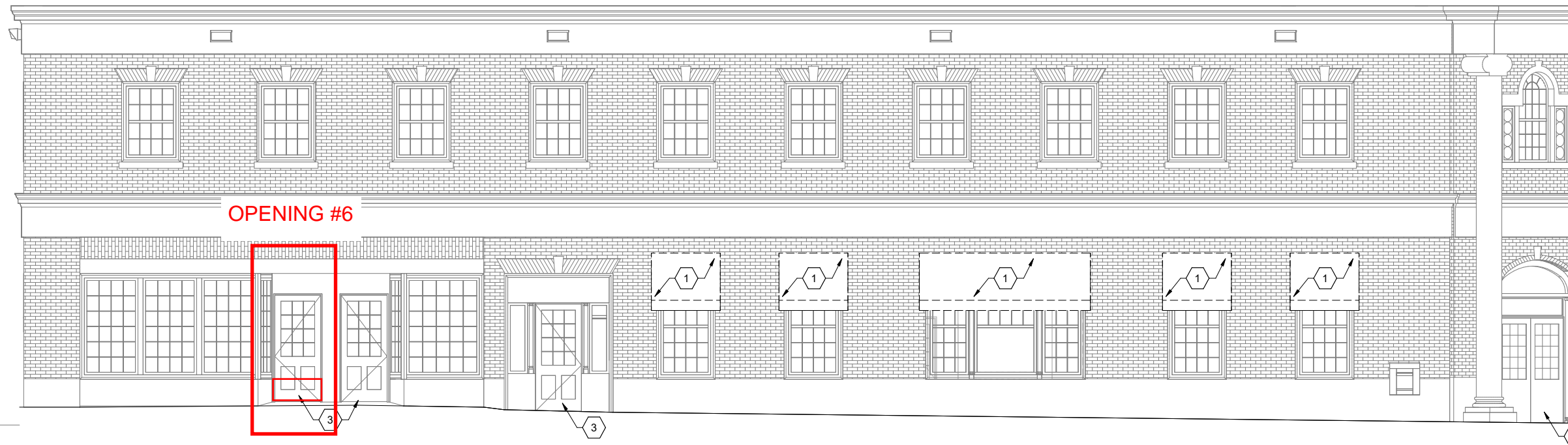
REMOVE AND REPLACE EXISTING WOOD DOOR WITH NEW ALUMINUM FACTORY PAINTED DOOR WITH 12 DIVIDED LITES. (COLOR TO BE GREEN TO MATCH EXISTING)



OPENING #6 - WINDOW INFILL ON STATE STREET

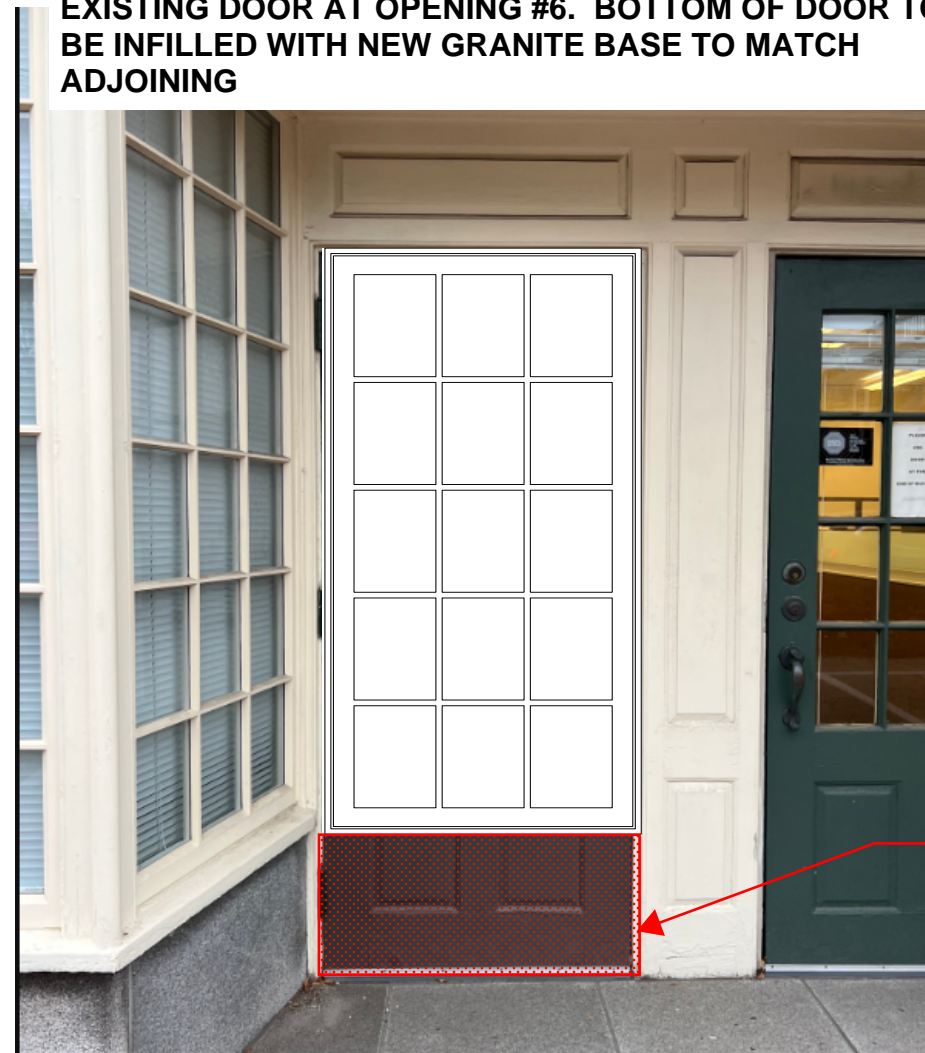
NOTE:

EXISTING TRANSOM, SIDELITES, AND TRIM TO REMAIN. DOOR AND FRAME TO BE REPLACED ONLY



EXISTING DOOR AT OPENING #6

PROPOSED MARVIN CASEMENT WINDOW IN PLACE OF EXISTING DOOR AT OPENING #6. BOTTOM OF DOOR TO BE INFILLED WITH NEW GRANITE BASE TO MATCH ADJOINING



SPECIFICATIONS

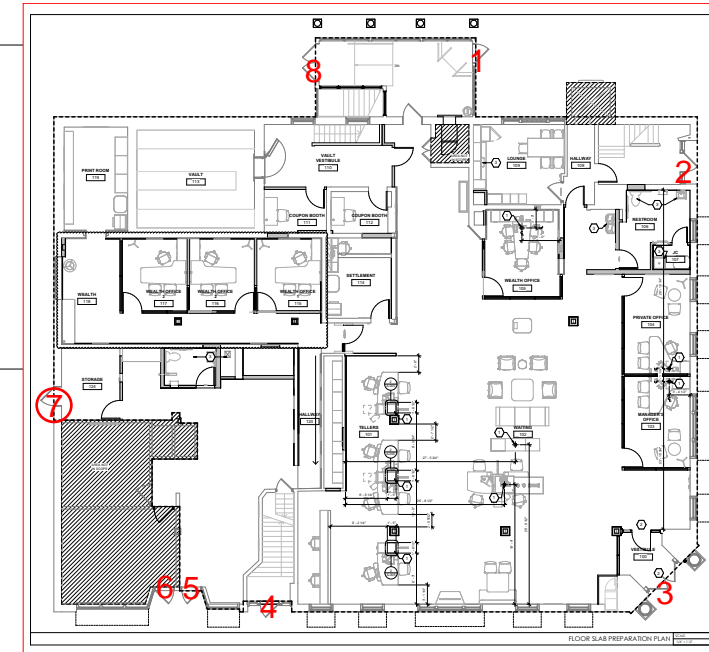
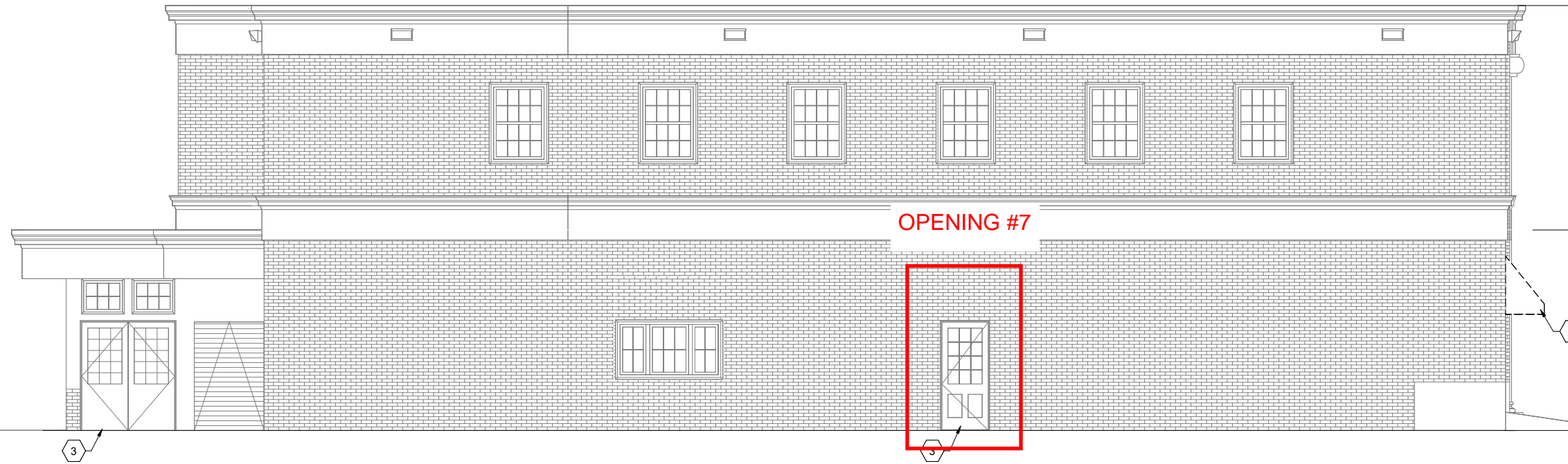
- Product Line: Ultimate Wood
- Unit Description: Casement Picture
- Exterior Finish: Primed
- Species: Pine
- Interior Finish: Painted Interior Finish - White
- Glass Information: IG - 3/4", Tempered Low E2 w/Argon, Black
- Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
- Hardware Type: None
- Screen Type: None
- Hardware Color: None
- Screen Surround Color: None
- Screen Mesh Type: None
- Jamb Depth: 4 9/16"

GRANITE INFILL AT BOTTOM OF NEW WINDOW

OPENING #7 - WINDOW INFLL AT BACK PARKING LOT

NOTE:

EXISTING TRANSOM, SIDELITES, AND TRIM TO REMAIN. DOOR AND FRAME TO BE REPLACED ONLY



EXISTING DOOR AT OPENING #7

EXISTING UPPER TRIM TO REMAIN

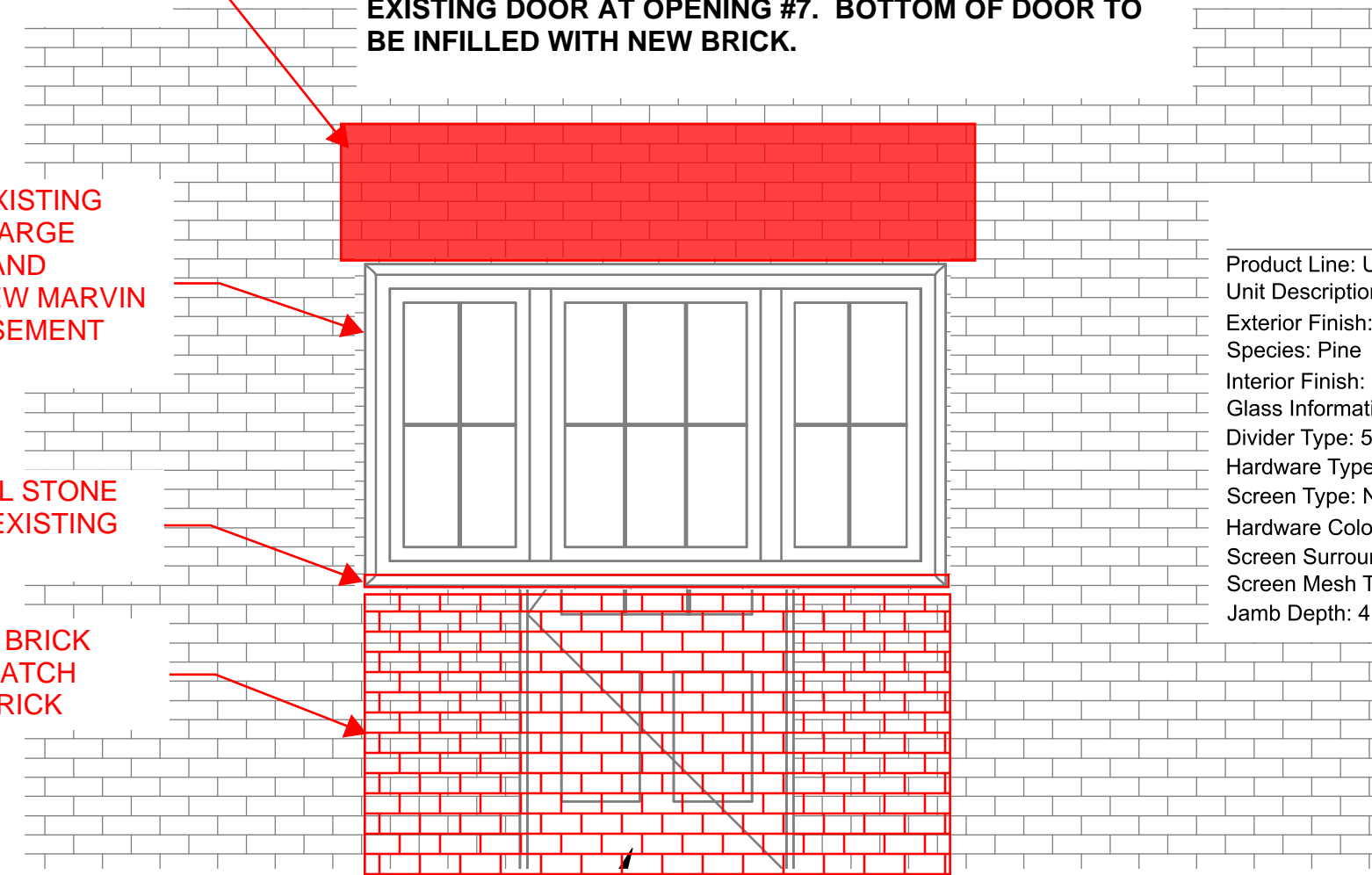
PROPOSED MARVIN CASEMENT WINDOW IN PLACE OF EXISTING DOOR AT OPENING #7. BOTTOM OF DOOR TO BE INFILLED WITH NEW BRICK.



REMOVE EXISTING DOOR, ENLARGE OPENING, AND INSTALL NEW MARVIN TRIPLE CASEMENT WINDOW

MARBLE SILL STONE TO MATCH EXISTING

PROPOSED BRICK INFILL TO MATCH EXISTING BRICK



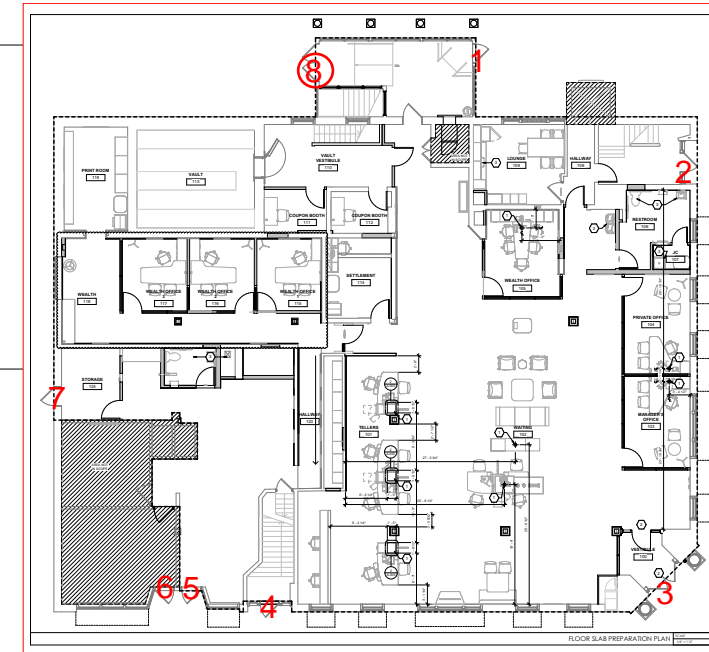
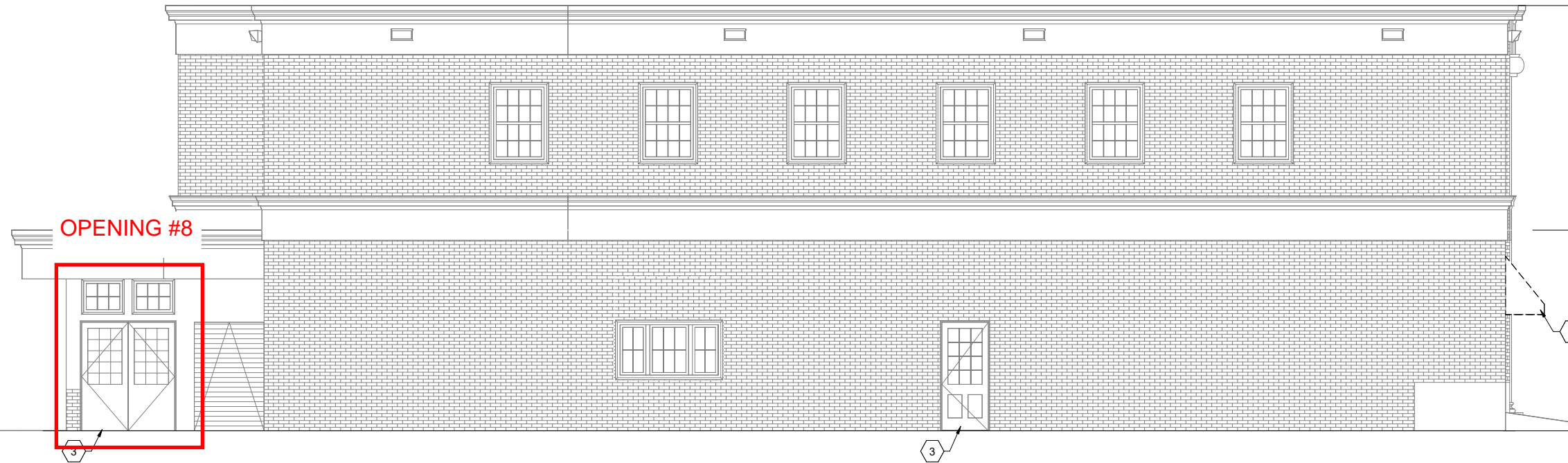
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- Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
- Hardware Type: None
- Screen Type: None
- Hardware Color: None
- Screen Surround Color: None
- Screen Mesh Type: None
- Jamb Depth: 4 9/16"

OPENING #8 - DOUBLE DOOR AT BACK PARKING LOT

NOTE:

EXISTING TRANSOM, SIDELITES, AND TRIM TO REMAIN. DOOR AND FRAME TO BE REPLACED ONLY



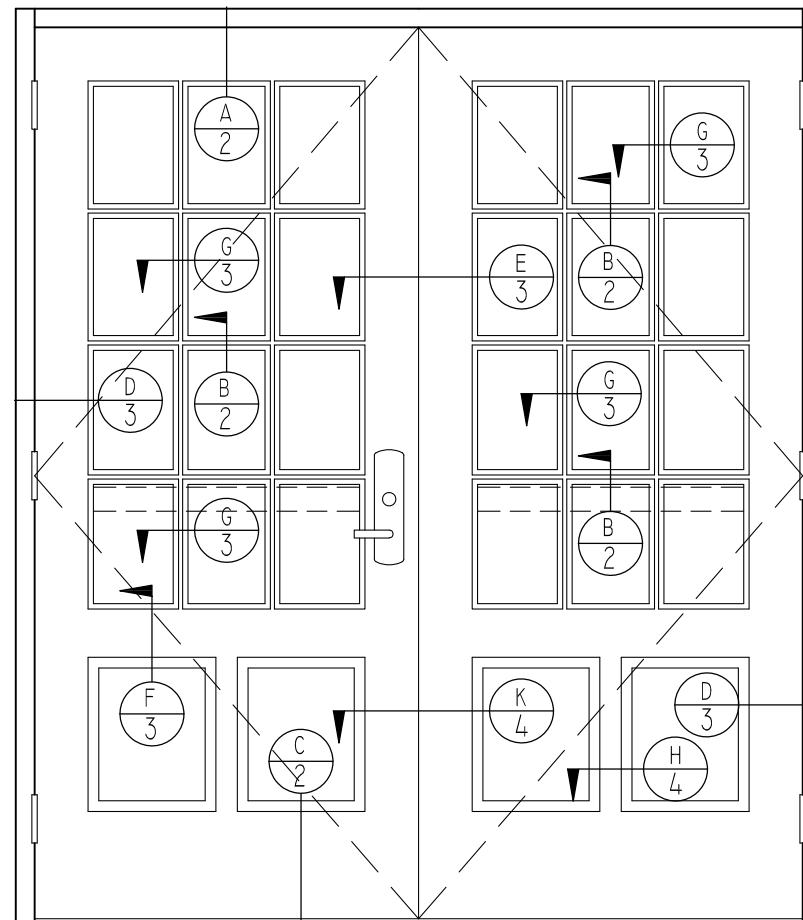
EXISTING DOUBLE DOORS AT OPENING #8

PROPOSED ALUMINUM DOORS AT OPENING #8
DOOR TO BE FACTORY PAINTED TO MATCH EXISTING

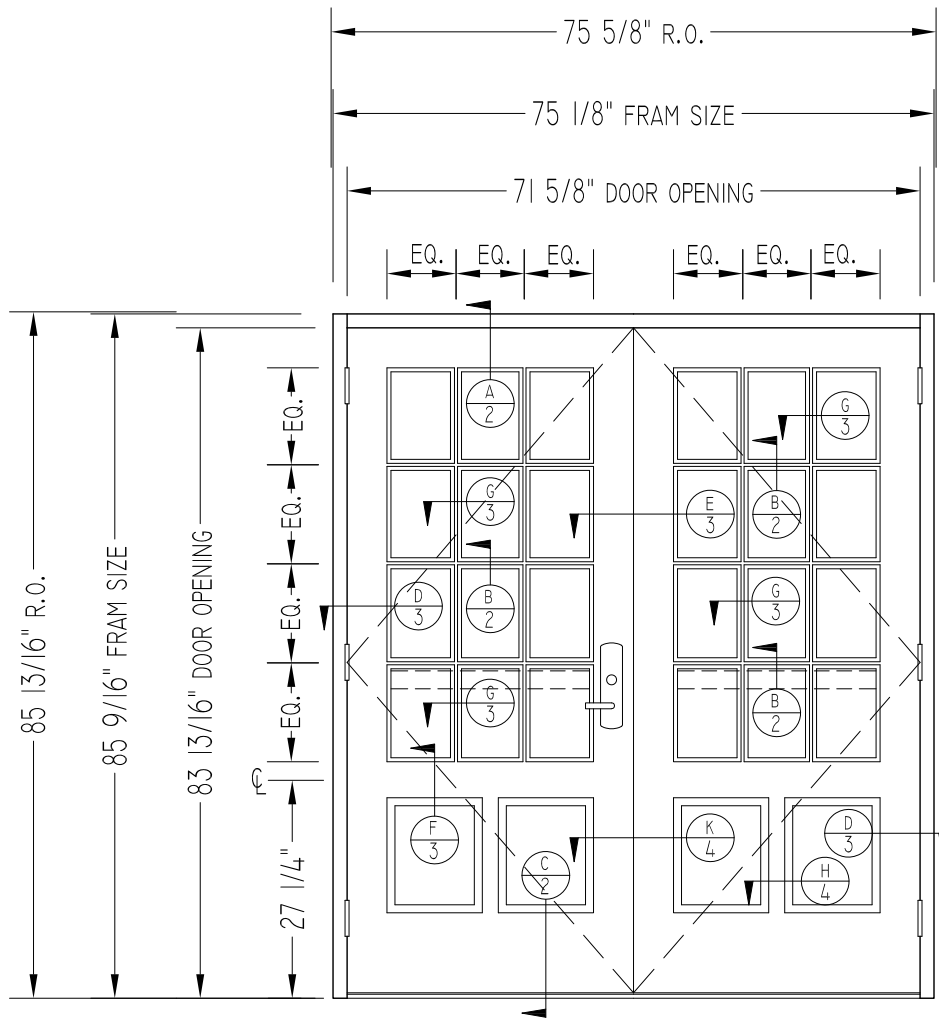
SAMPLE PHOTO OF SIMILAR DOOR ON ANOTHER PROJECT (COLOR AND LIGHT PATTERN NOT THE SAME)



REMOVE AND REPLACE EXISTING WOOD DOUBLE DOOR WITH NEW ALUMINUM FACTORY PAINTED DOORS WITH 12 DIVIDED LITES EACH. (COLOR TO BE GREEN TO MATCH EXISTING)



EXTERIOR DOOR SHOP DRAWINGS
TD BANK PORTSMOUTH
333 STATE STREET



I THUS
EXTERIOR ELEVATION

- CUSTOM SIZE WIDE STILE PAIR
- 1 1/2 PAIR BUTT HINGES/LEAF
- VD 33 SERIES CVR PANICS
- EXTERIOR LEVER TRIM ON ACTIVE LEAF
- 10" BOTTOM RAIL
- TRUE DIVIDED LITES
- 1/2" X 5" MILL FINISH THRESHOLD
- 5/8" GLAZING BEADS AT VISION GLASS
- 1" GLAZING BEADS AT RAISED PANELS.
- MDF RAISED INSULATED PANELS
- 1 3/4" X 4 1/2" FRAMING
- HARTFORD GREEN KYNAR PAINTED FINISH

TYPICAL SYMBOLS
 R.O.=ROUGH OPENING
 F.S.=FRAME SIZE
 DLO=DAYLITE OPENING
 VIF =VERIFY IN FIELD
 M.O.=MASONRY OPENING
 ⊕ =PERIMETER SEALANT
 ⊕ =DETAIL REF./PAGE

747/A

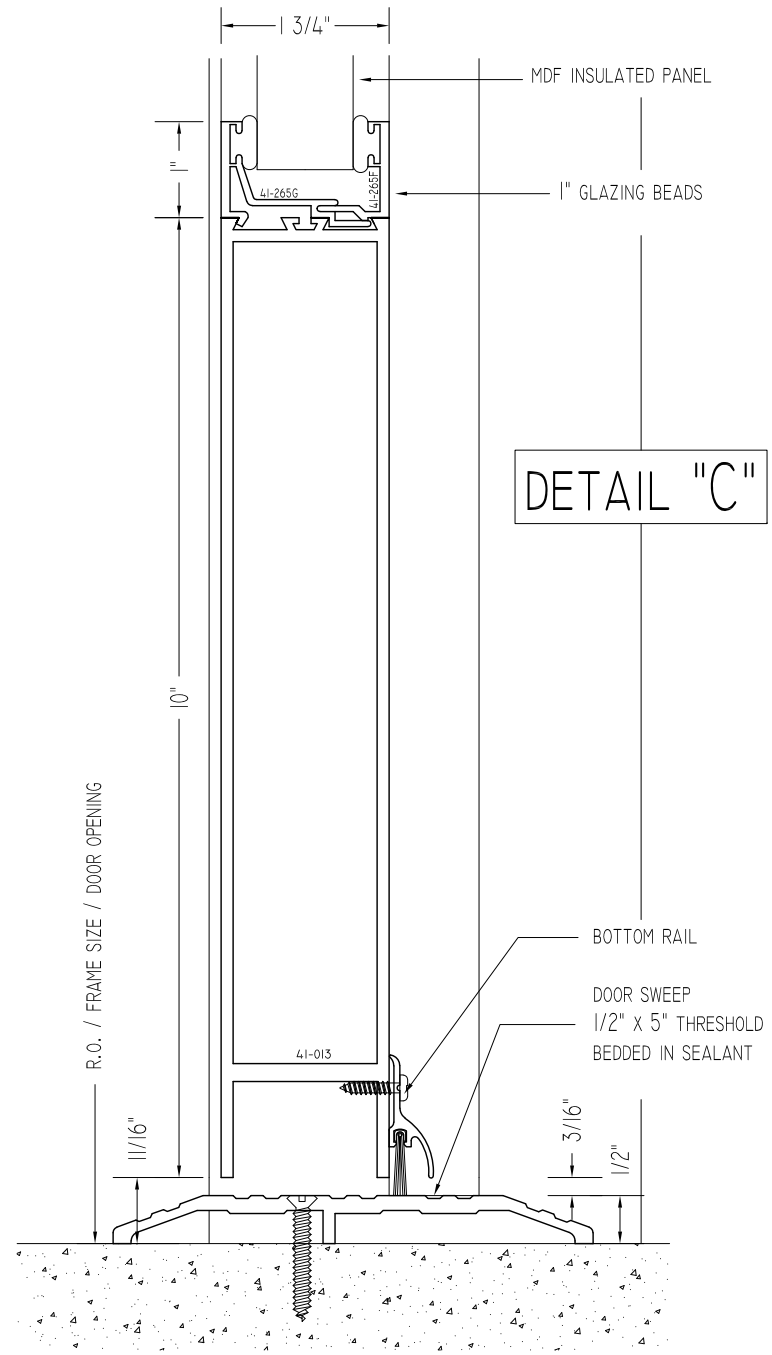
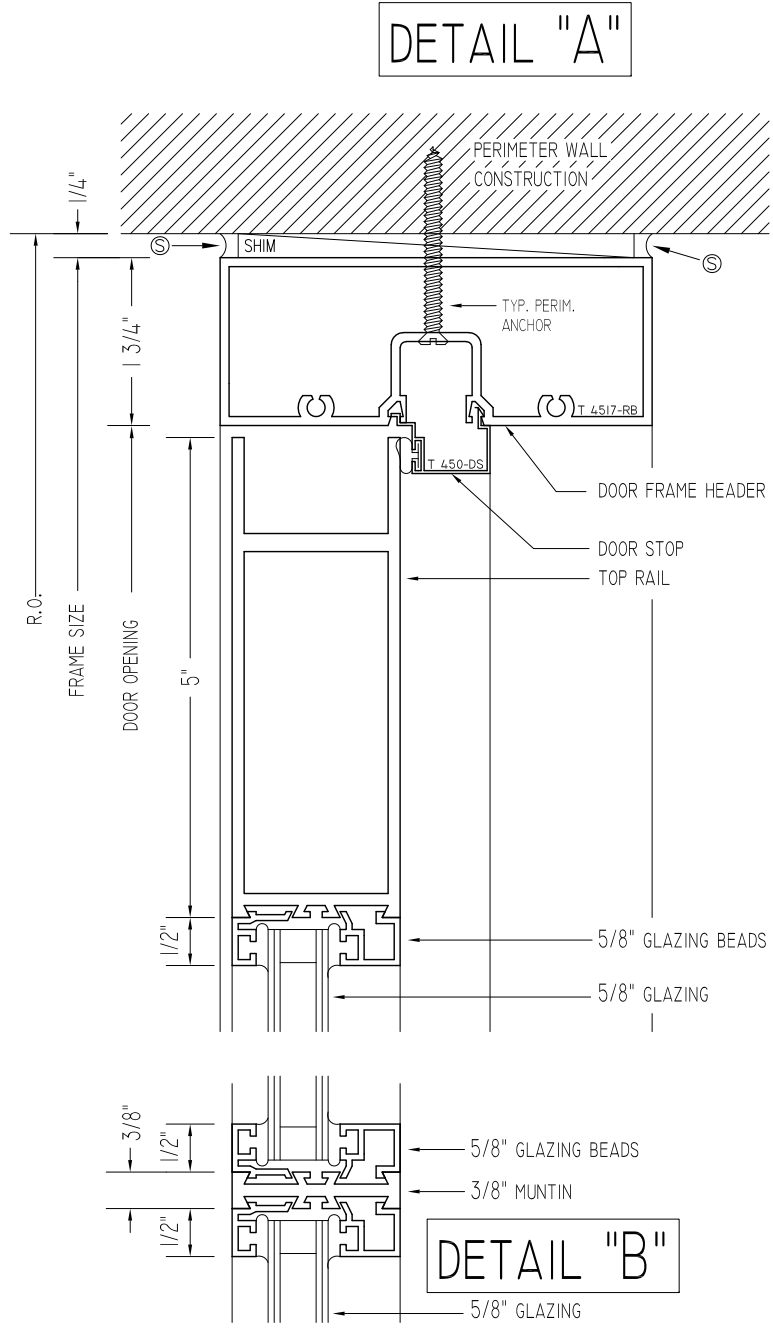
ARCHITECTURAL
GLAZING SYSTEMS

40 MURPHY DR. PH (508) 588-4845
 AVON, MA 02322 FAX (508) 587-3939

DATE 5/21/26
 SHEET 1 OF 4

CONTRACTOR: MELROSE GLASS
 SCALE 1/2"=1'-0" MELROSE, MA

PROJECT T D BANK
 LOCATION PORTSMITH, NH



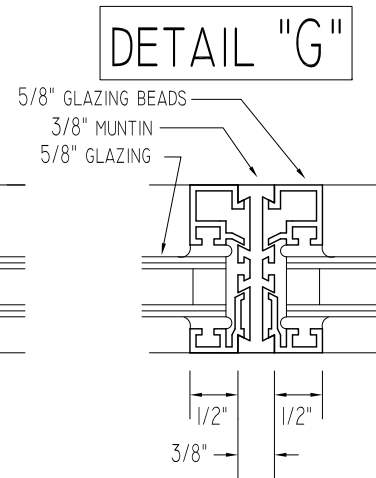
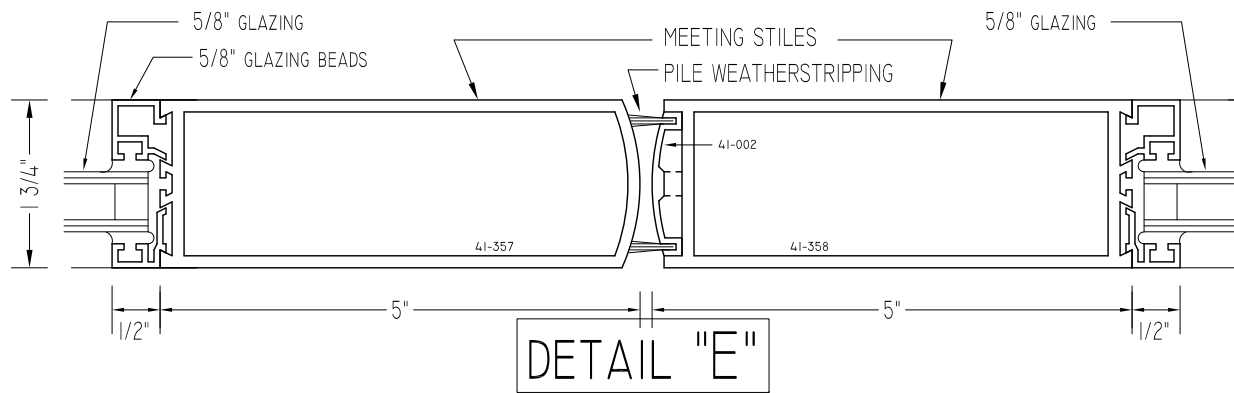
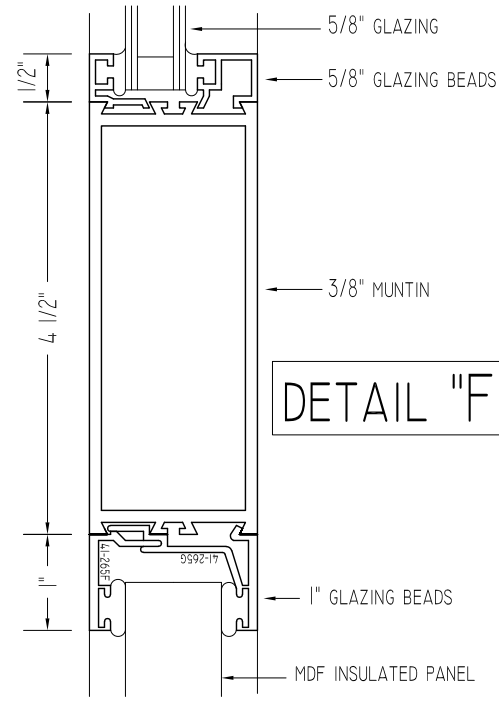
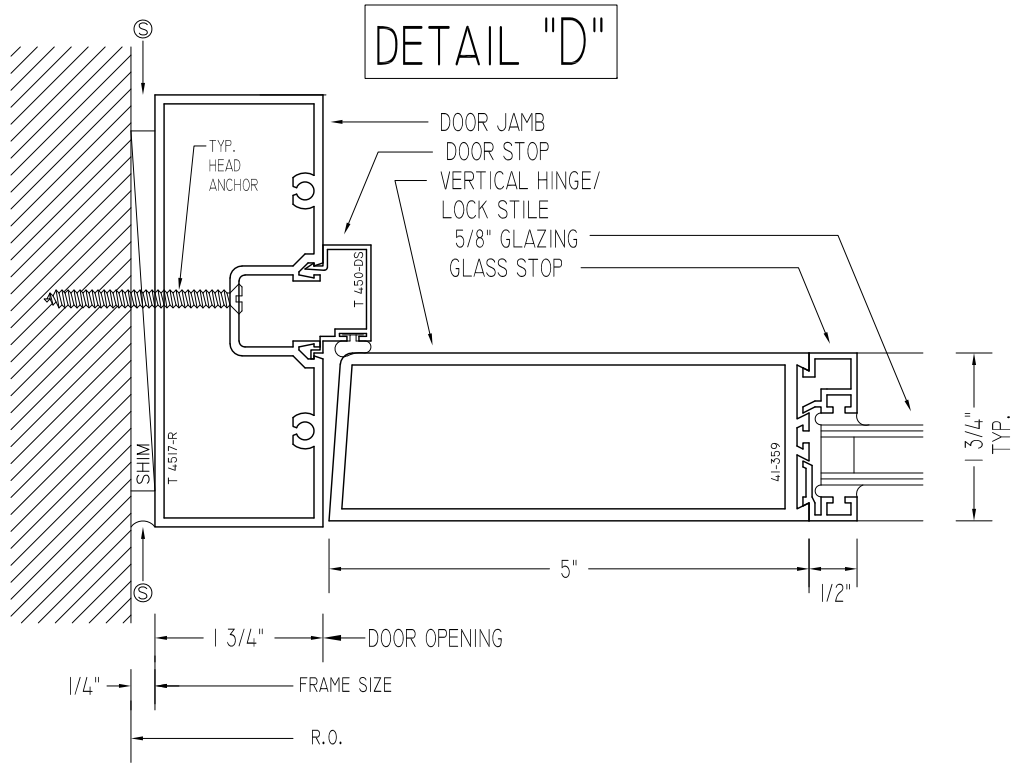
747/B

ARCHITECTURAL
GLAZING SYSTEMS

40 MURPHY DR. PH (508) 588-4845
AVON, MA 02322 FAX (508) 587-3939

DATE 5/21/26
SHEET 2 OF 4

PROJECT T D BANK
LOCATION PORTSMITH, NH
CONTRACTOR: MELROSE GLASS
MELROSE, MA
SCALE 6"=1'-0"



747/B

DATE 5/21/26
SHEET 3 OF 4

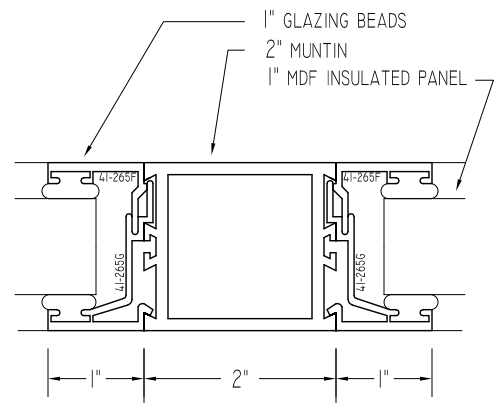
ARCHITECTURAL 40 MURPHY DR. PH (508) 588-4845
GLAZING SYSTEMS AVON, MA 02322 FAX (508) 587-3939

PROJECT T D BANK
LOCATION PORTSMOUTH, NH

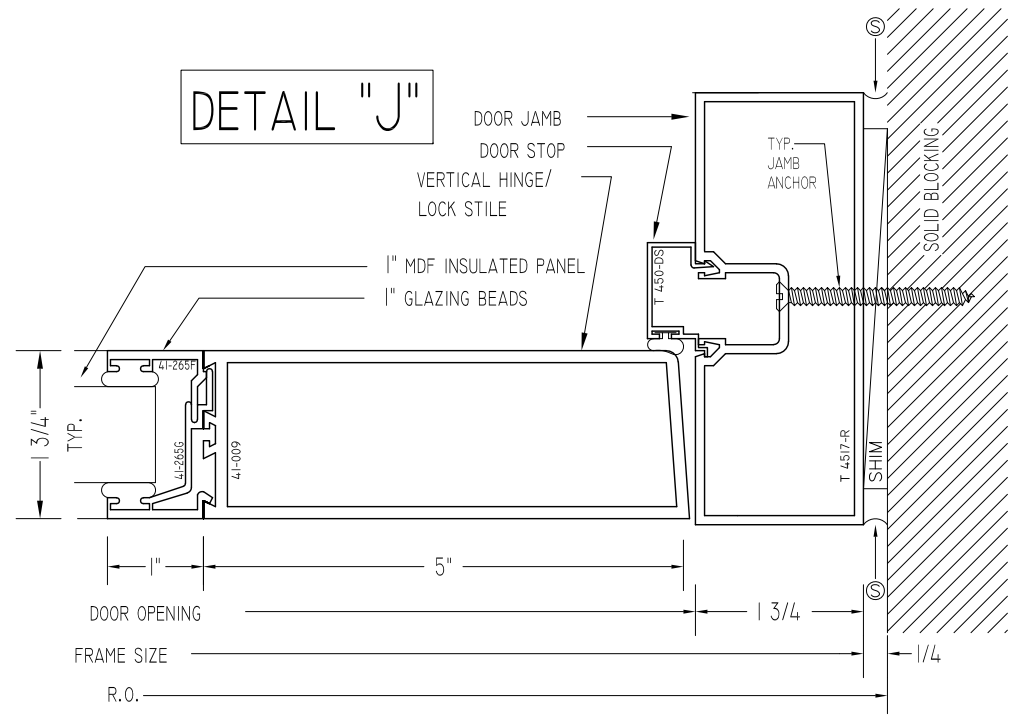
CONTRACTOR: MELROSE GLASS
SCALE 6" = 1'-0"



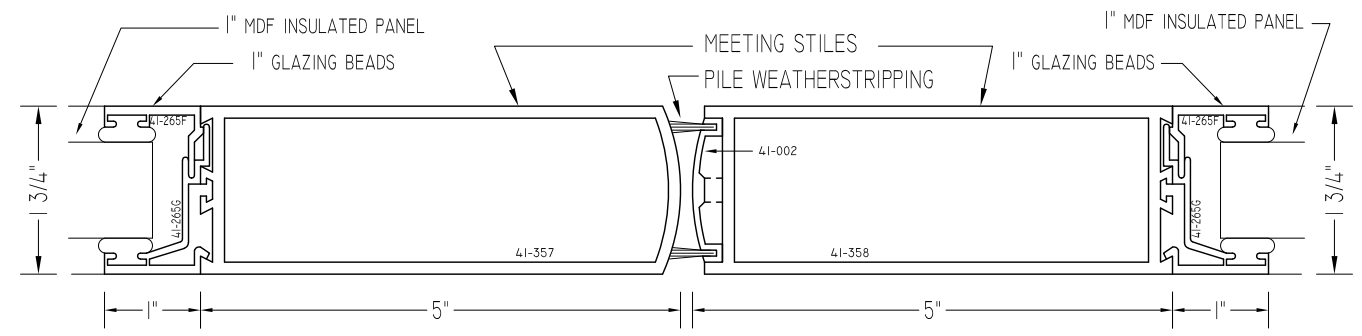
DETAIL "H"



DETAIL "J"



DETAIL "K"



747/B

DATE 5/21/26
SHEET 4 OF 4

ARCHITECTURAL
GLAZING SYSTEMS

40 MURPHY DR. PH (508) 588-4845
AVON, MA 02322 FAX (508) 587-3939

CONTRACTOR: MELROSE GLASS
SCALE 6"=1'-0"

PROJECT T D BANK
LOCATION PORTSMOUTH, NH

190, 350 AND 500 STANDARD ENTRANCES



Single-Source Packages Generate Versatile First Impressions



Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin – HKS

Tough yet attractive, Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression while withstanding the rigors of constant use by occupants and visitors.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.



1. Thermoplastic elastomer weatherstrip in blade stop of frame jams, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

GENERAL

- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

ECONOMY

Kawneer's bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

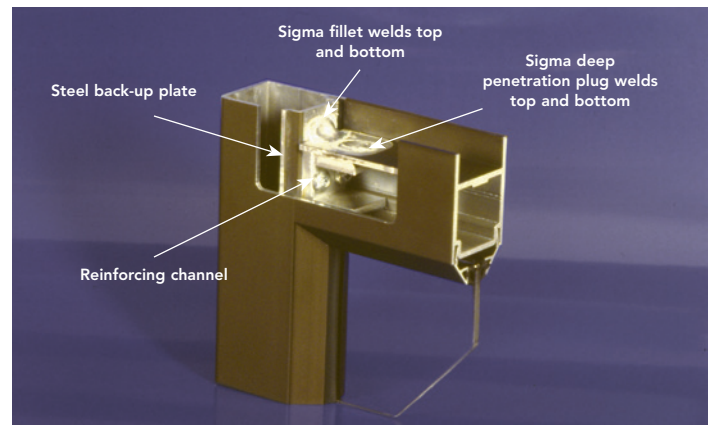
- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions



PRODUCT GREEN GUIDE

190/350/500 Standard Entrances



Standard Entrances are a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed, constructed, and tested to make good impressions while withstanding constant use.

RATING SYSTEMS

LEED v4 BD+C: New Construction

- EA: Optimize Energy Performance
- EA: Renewable Energy Production
- MR: Environmental Product Declarations
- MR: Sourcing of Raw Materials
- MR: Material Ingredients
- MR: Source Reduction - Lead, Cadmium, and Copper
- MR: Construction and Demolition Waste Management
- EQ: Thermal Comfort
- EQ: Daylight
- EQ: Quality Views
- EQ: Acoustic Performance

Living Building Challenge 3.1

- IMP 06: Net Positive Energy
- IMP 07: Civilized Environment
- IMP 08: Healthy Interior
- IMP 09: Biophilic Environment
- IMP 10: Red List
- IMP 12: Responsible Industry
- IMP 13: Living Economy Sourcing
- IMP 14: Net Positive Waste
- IMP 16: Universal Access

WELL Building Standard

- 01: Air Quality Standards
- 03: Ventilation Effectiveness
- 04: VOC Reduction
- 08: Healthy Entrance
- 11: Fundamental Material Safety
- 12: Moisture Mgmt
- 14: Air Filtration Mgmt
- 15: Increased Ventilation
- 19: Operable Windows
- 25: Toxic Material Reduction
- 26: Enhanced Material Safety
- 28: Cleanable Environment
- 54: Circadian Lighting
- 56: Solar Glare Control
- 61: Right to Light
- 62: Daylight Modeling
- 63: Daylight Fenestration
- 72: Accessible Design
- 74: Exterior Noise Intrusion
- 76: Thermal Comfort
- 97: Material Transparency
- 98: Organizational Transparency

FEATURES

- 2-1/8" (54mm), 3-1/2" (87.9mm), or 5" (127mm) sightline
- 1-3/4" (44.5mm) depth
- Infills range from under 1/4" (6.4) to more than 1" (25.4)
- Non-thermal performance
- Moderate to high traffic application
- Heights vary to 10 feet; widths range from 3 to 4 feet
- Door frame face widths range to a maximum of 4" (101.6), while depths range to 6" (152.4)
- Architect's Classic one inch round, bent bar push/pull hardware
- Standard anodized finishes only

DOCUMENTS



Declare™

Document no. KAW-0017 thru 0023
Red List Free



Environmental Product Declaration

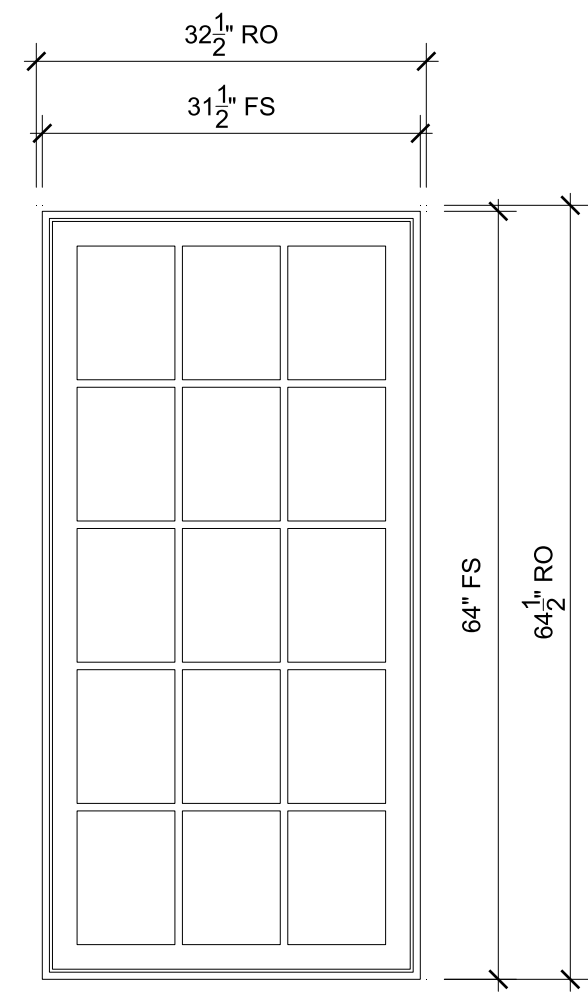
Document no. 47868332121.106.1
Product-specific Type III EPD



Material Transparency Summary

Document no. M TSA010EN
Manufacturer Material Ingredient Inventory

**EXTERIOR WINDOW SHOP DRAWINGS
TD BANK PORTSMOUTH
333 STATE STREET**



FIXED CASEMENT
SCALE: 3/4" = 1'-0"

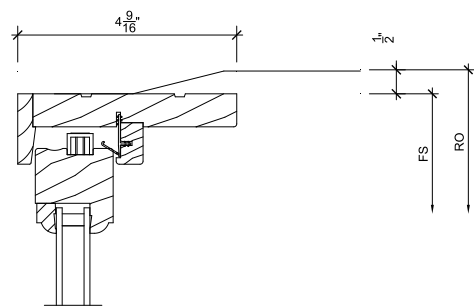
- $\frac{6}{3}$ Head
- $\frac{7}{3}$ Jamb
- $\frac{8}{3}$ Sill
- $\frac{1}{4}$ Divided Lite

SPECIFICATIONS

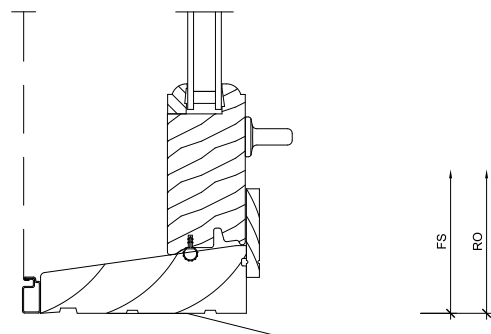
Product Line: Ultimate Wood
 Unit Description: Casement Picture
 Exterior Finish: Primed
 Species: Pine
 Interior Finish: Painted Interior Finish - White
 Glass Information: IG - 3/4", Tempered Low E2 w/Argon, Black
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
 Hardware Type: None
 Screen Type: None
 Hardware Color: None
 Screen Surround Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 9/16"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warrond, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

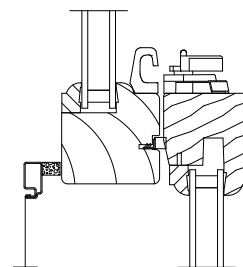
PROJ/JOB: 333 State Street Portsmouth- TD Bank / Marvin Ultimate Clad Revised_ 3/10/26
 DIST/DEALER: J B SASH & DOOR CO INC
 DRAWN: TIM O'KEEFE
 QUOTE#: GEBJ77T PK VER:0004.20.00 CREATED: 03/10/2026 REVISION:



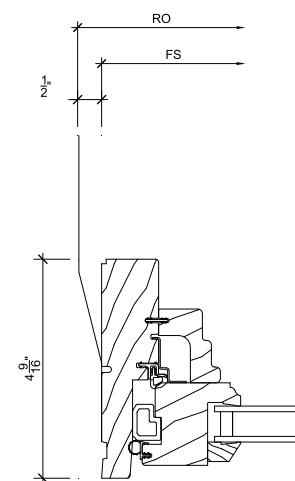
1 Head
3 SCALE: 3" = 1'-0"



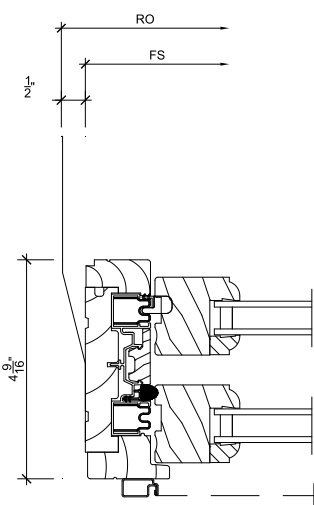
3 Sill
3 SCALE: 3" = 1'-0"



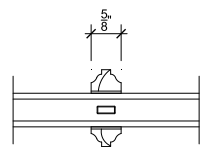
5 Checkrail
3 SCALE: 3" = 1'-0"



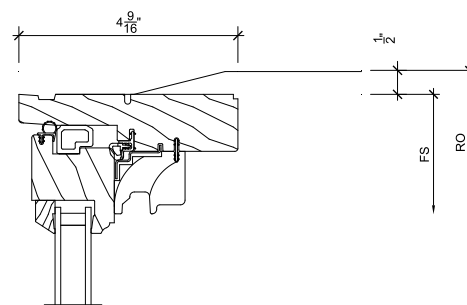
7 Jamb
3 SCALE: 3" = 1'-0"



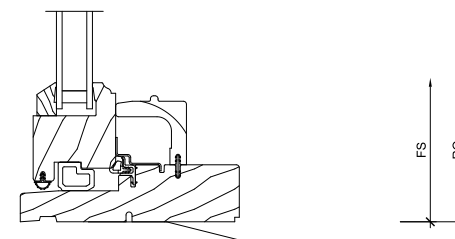
2 Jamb
3 SCALE: 3" = 1'-0"



4 Divided Lite
3 SCALE: 3" = 1'-0"



6 Head
3 SCALE: 3" = 1'-0"



8 Sill
3 SCALE: 3" = 1'-0"



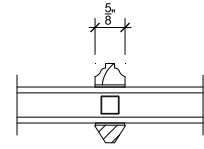
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warrroad, Minnesota 55763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: 333 State Street Portsmouth- TD Bank / Marvin Ultimate Clad Revised_ 3/10/26

DIST/DEALER: J B SASH & DOOR CO INC

DRAWN: TIM O'KEEFE

QUOTE#: GEBJ777 PK VER:0004.20.00 CREATED: 03/10/2026 REVISION:



1
4

Divided Lite

SCALE: 3" = 1'-0"

3
4

NOT USED

SCALE: 3" = 1'-0"

5
4

NOT USED

SCALE: 3" = 1'-0"

7
4

NOT USED

SCALE: 3" = 1'-0"

2
4

NOT USED

SCALE: 3" = 1'-0"

4
4

NOT USED

SCALE: 3" = 1'-0"

6
4

NOT USED

SCALE: 3" = 1'-0"

8
4

NOT USED

SCALE: 3" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warrond, Minnesota 55763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: 333 State Street Portsmouth- TD Bank / Marvin Ultimate Clad Revised_ 3/10/26
DIST/DEALER: J B SASH & DOOR CO INC
DRAWN: TIM O'KEEFE
QUOTE#: GEBJ77T PK VER:0004.20.00 CREATED: 03/10/2026 REVISION:

SHEET
4
OF 4

Project Address: 44 Rogers Street
Permit Requested: Certificate of Approval
Application: Public Hearing #1



A. Property Information - General:

Existing Conditions:

- Zoning District: Mixed Research Office (MRO)
- Land Use: Residential
- Land Area: 3,374 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Mansard
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Rogers Street
- Neighborhood Association: North End

B. Proposed Work: Exterior renovations to an existing structure (reconstruct rear ell, replace vinyl siding, shutters and trim).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project received Board of Adjustment approval for all necessary variances.



**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

44 ROGERS STREET RENOVATION

HISTORIC DISTRICT PUBLIC HEARING - MAY 2026

BUILDING HISTORY:

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

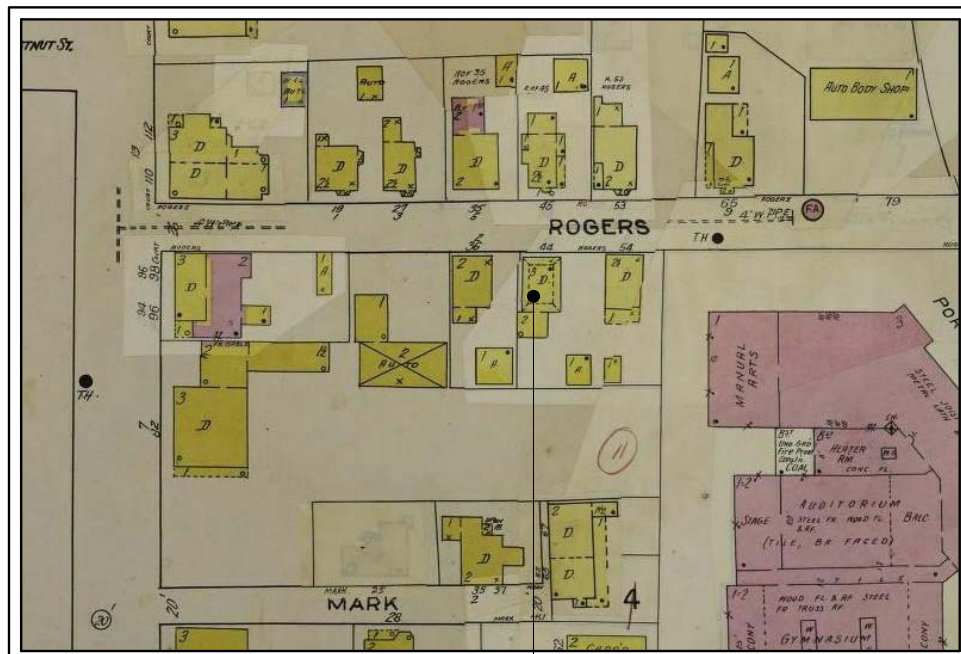
GENERAL PROJECT DESCRIPTION:

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

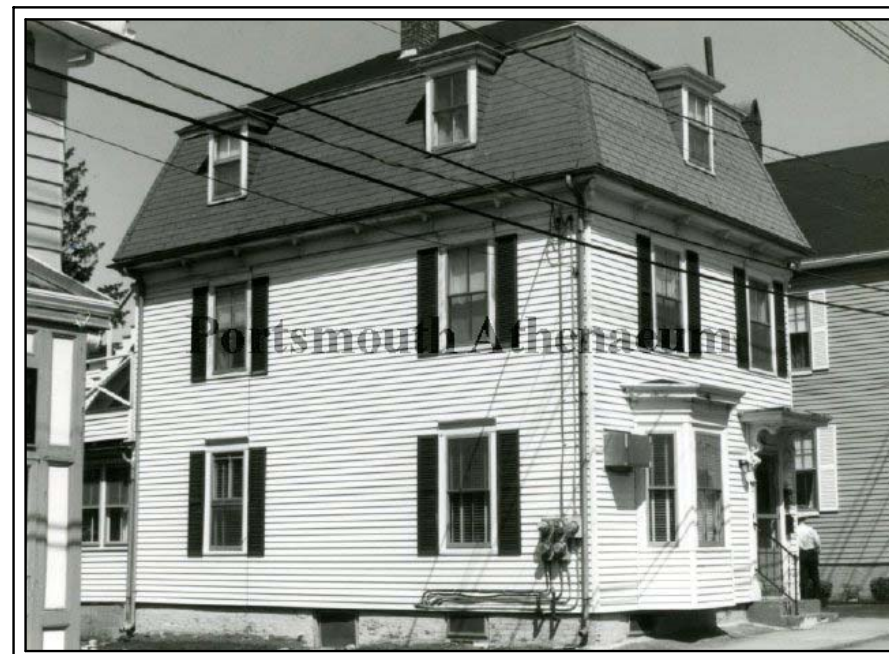
SHEET LIST	
Sheet Number	Sheet Name
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	ARCHITECTURAL SITE PLAN
A3	EXISTING ELEVATIONS
A4	MASSING
A5	ELEVATIONS
A6	FLOOR PLANS
A7	MATERIALS
A8	TRIM PROFILES



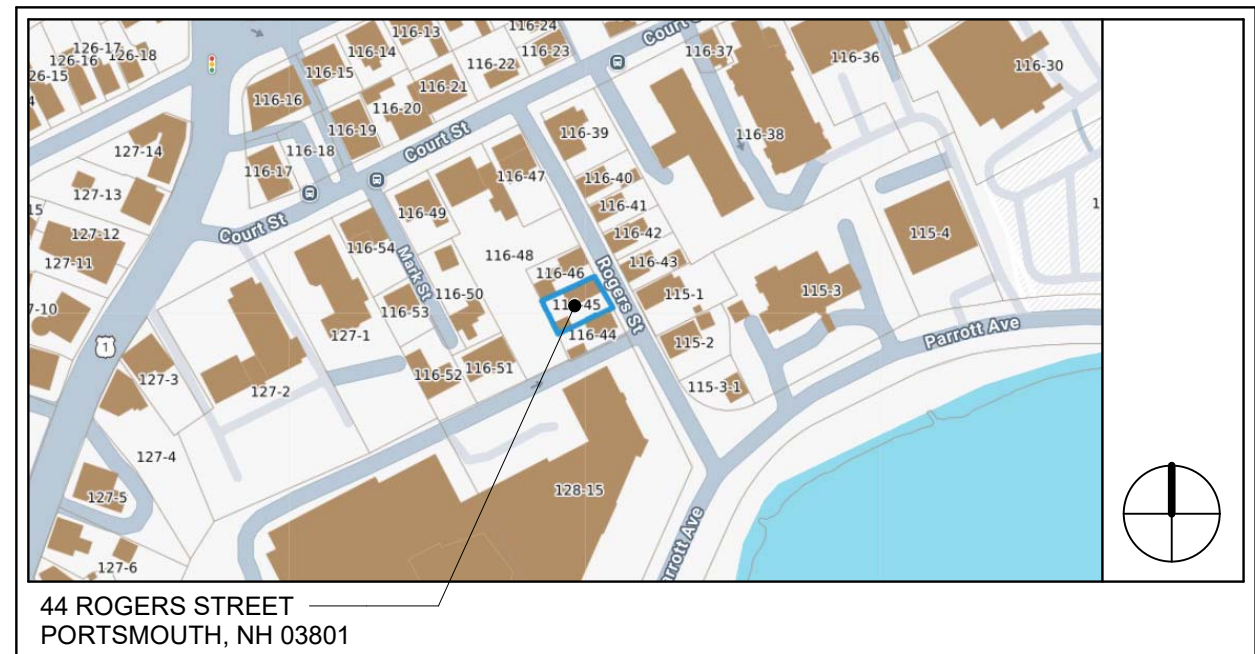
EXISTING PERSPECTIVE FROM ROGERS STREET LOOKING AT 44 ROGERS STREET



SANBORN INSURANCE MAP 1949
44 ROGERS STREET



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



44 ROGERS STREET
PORTSMOUTH, NH 03801

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SINGLE FAMILY RENOVATION

44 ROGERS STREET
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING,
MAY 2026

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A0

04/17/2026
PA: MM / MG
Project Number: 26031
NOT TO SCALE



PERSPECTIVE OF BACK DECK



PERSPECTIVE OF SUN ROOM FROM DRIVEWAY



PERSPECTIVE OF ENTRANCE FROM ROGERS ST



PERSPECTIVE FROM ROGERS STREET LOOKING NORTH WEST



PERSPECTIVE FROM ROGERS STREET LOOKING SOUTH WEST



PERSPECTIVE OF GARAGE

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EXISTING PHOTOGRAPHS

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A1

04/17/2026

PA: MM / MG

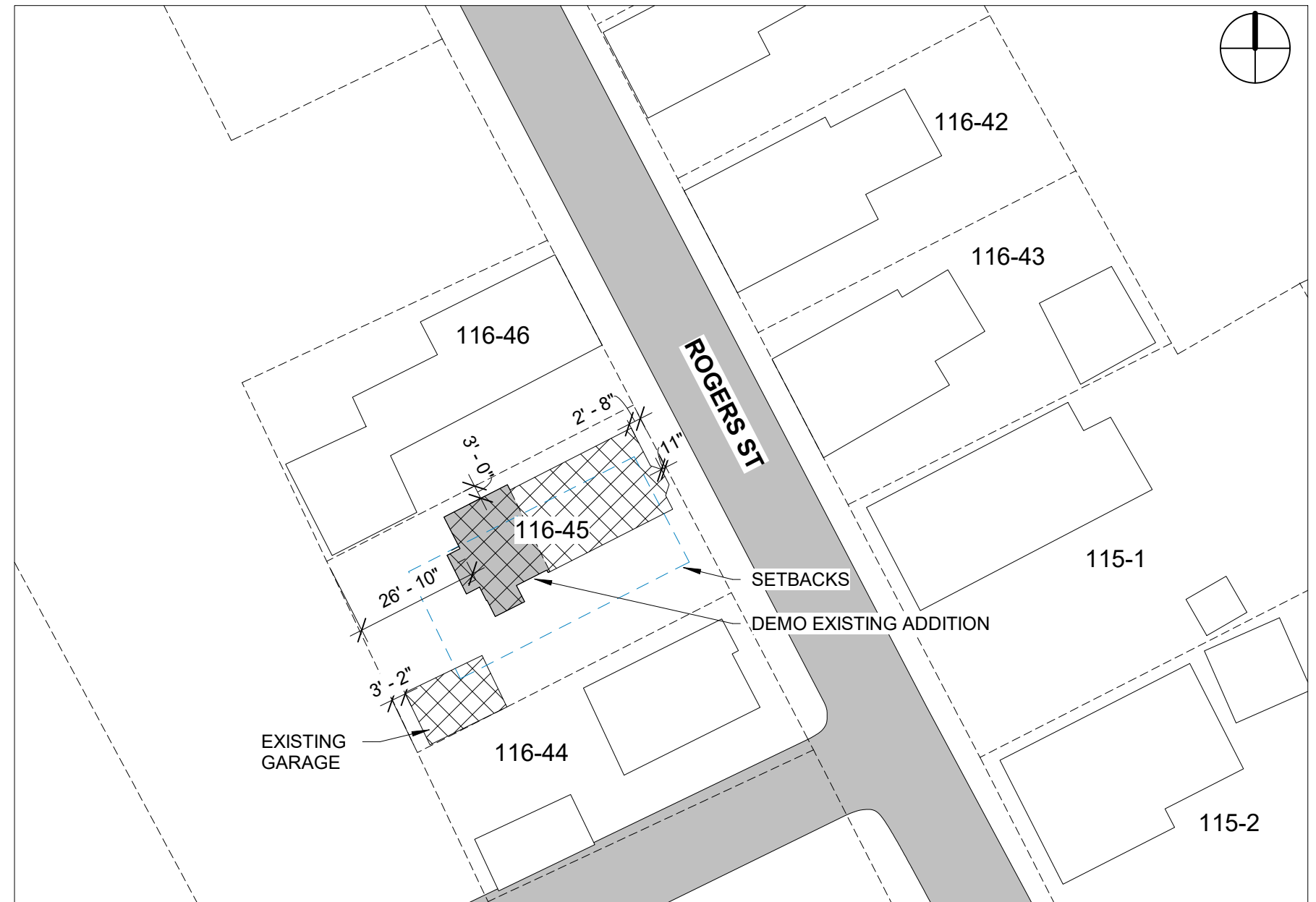
Project Number: 26031

NOT TO SCALE

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

1. EXISTING NON-CONFORMING

ZONING TABLE



EXISTING ARCHITECTURAL SITE PLAN

1" = 30'-0"

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ARCHITECTURAL SITE PLAN

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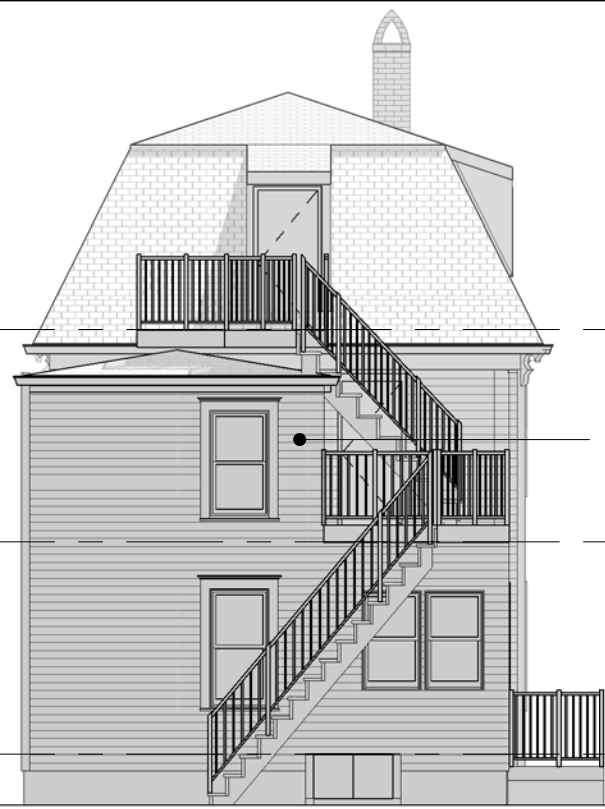
A2

04/17/2026

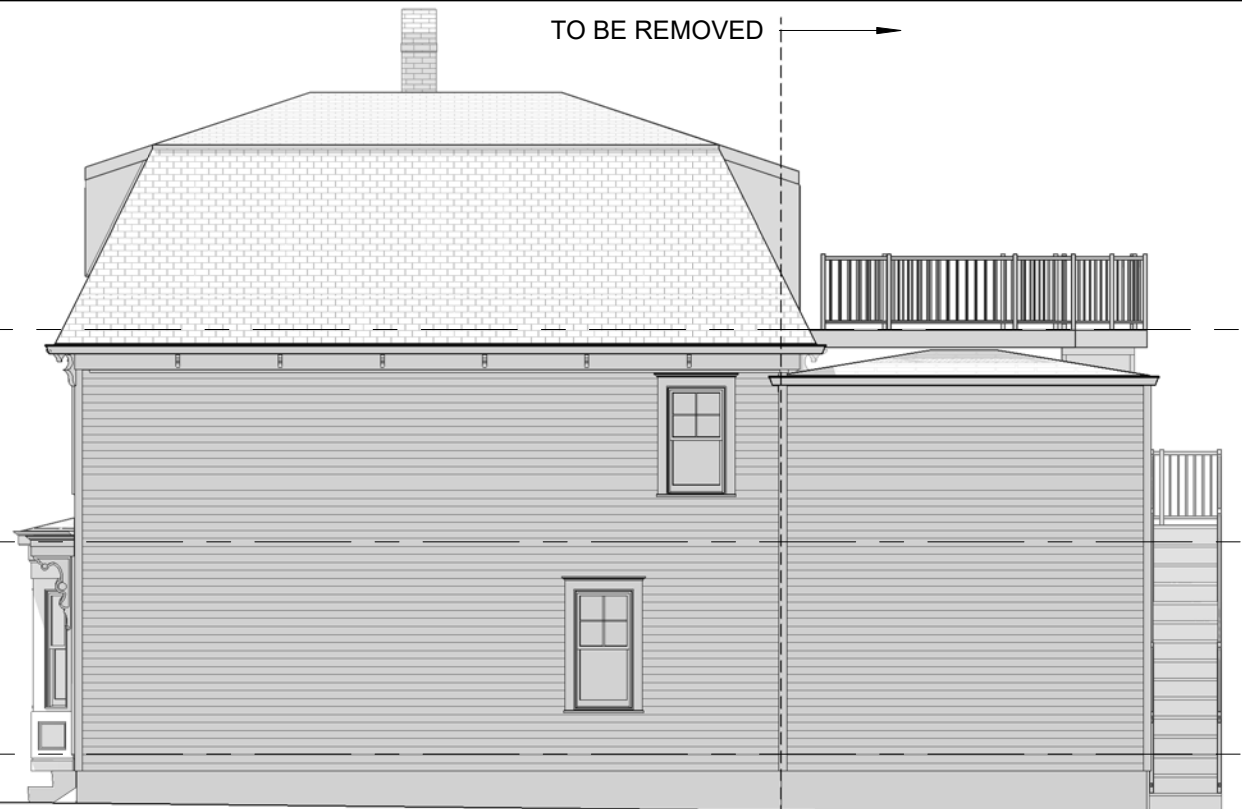
PA: MM / MG

Project Number: 26031

AS INDICATED



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



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

THIRD FLOOR
117' - 8"

SECOND FLOOR
108' - 10"

FIRST FLOOR
100' - 0"



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



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

THIRD FLOOR
117' - 8"

SECOND FLOOR
108' - 10"

FIRST FLOOR
100' - 0"

28' - 5" (Total height dimension)

8' - 9" (Third floor height)

8' - 10" (Second floor height)

8' - 10" (First floor height)

2' - 0" (Foundation height)

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SINGLE FAMILY RENOVATION
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EXISTING ELEVATIONS
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A3

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Project Number: 26031
Scale: 1/8" = 1'-0"

EXTERIOR MODIFICATIONS

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



PERSPECTIVE FROM REAR YARD LOOKING EAST



PERSPECTIVE FROM ROGERS STREET LOOKING WEST

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MASSING

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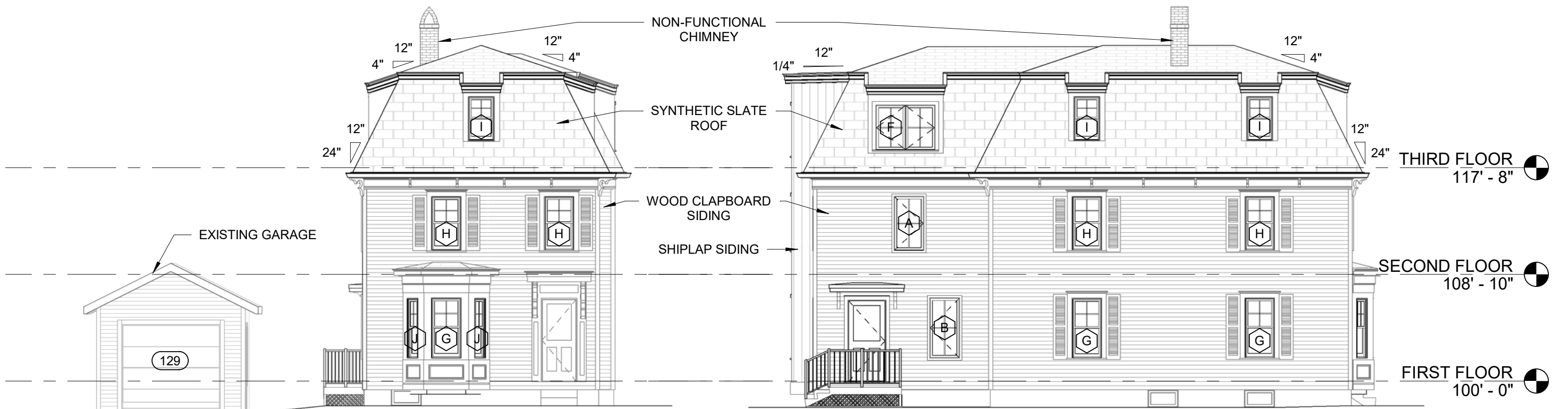
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04/17/2026

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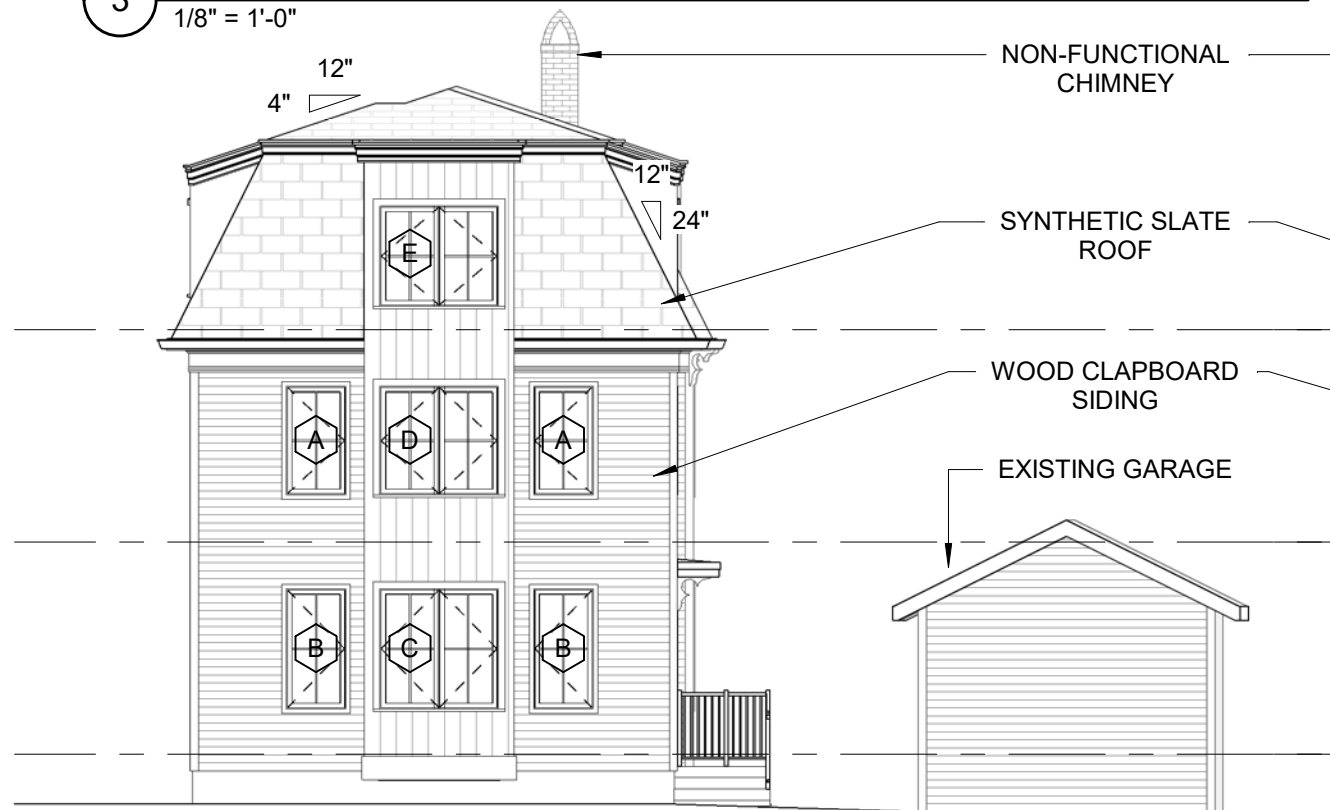
Project Number: 26031

NOT TO SCALE

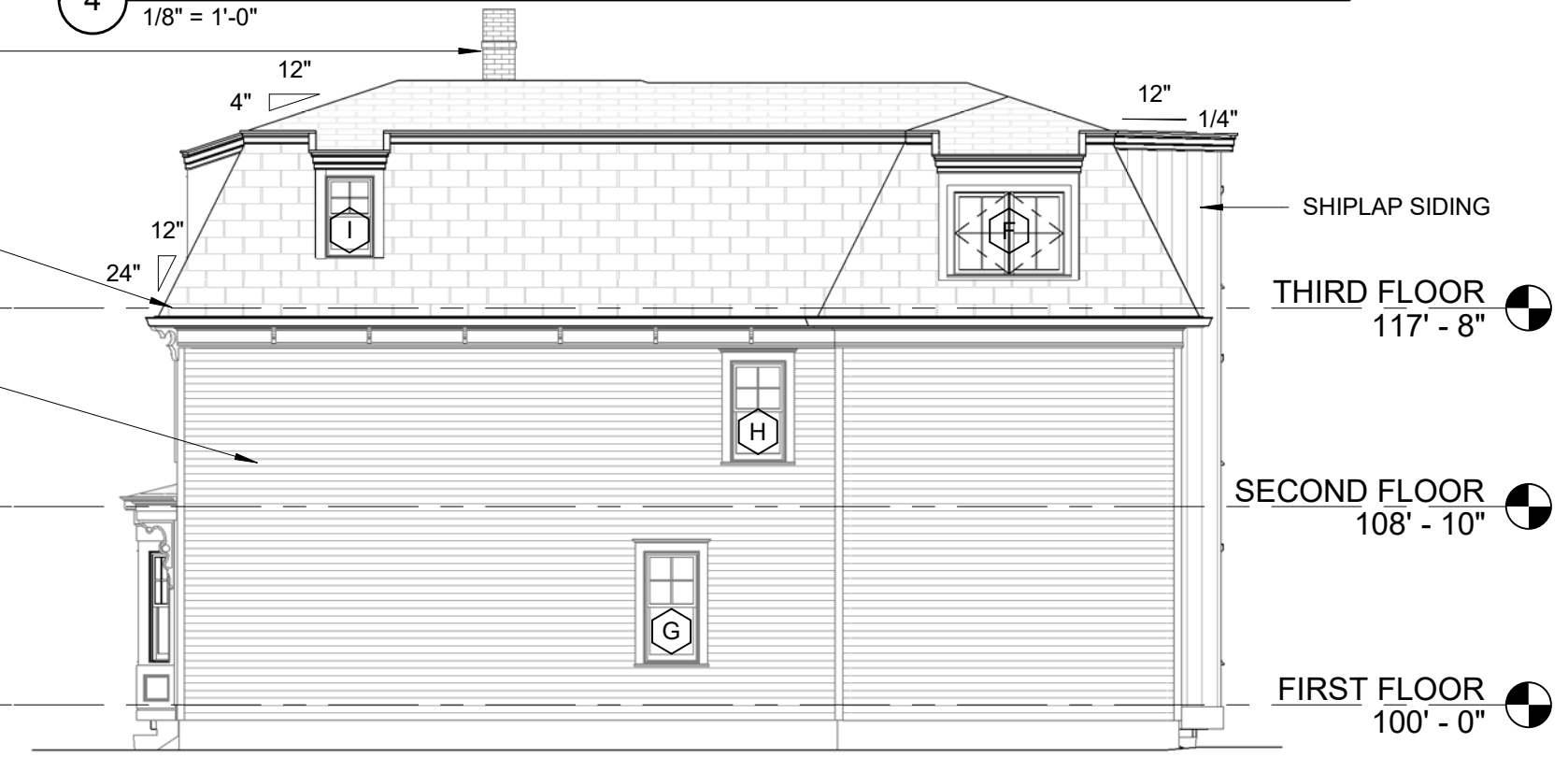


3 SOUTH ELEVATION
1/8" = 1'-0"

4 WEST ELEVATION
1/8" = 1'-0"



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



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

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SINGLE FAMILY RENOVATION

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ELEVATIONS

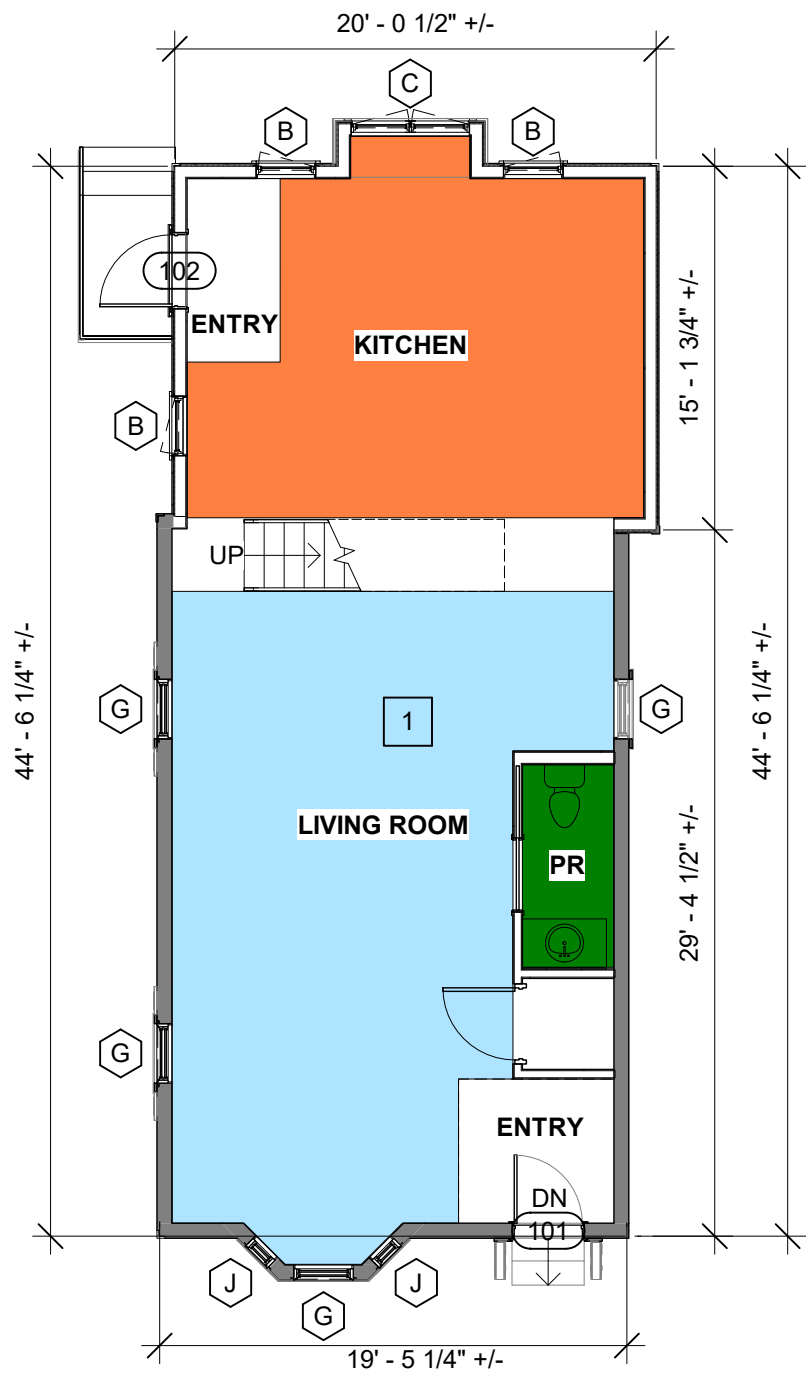
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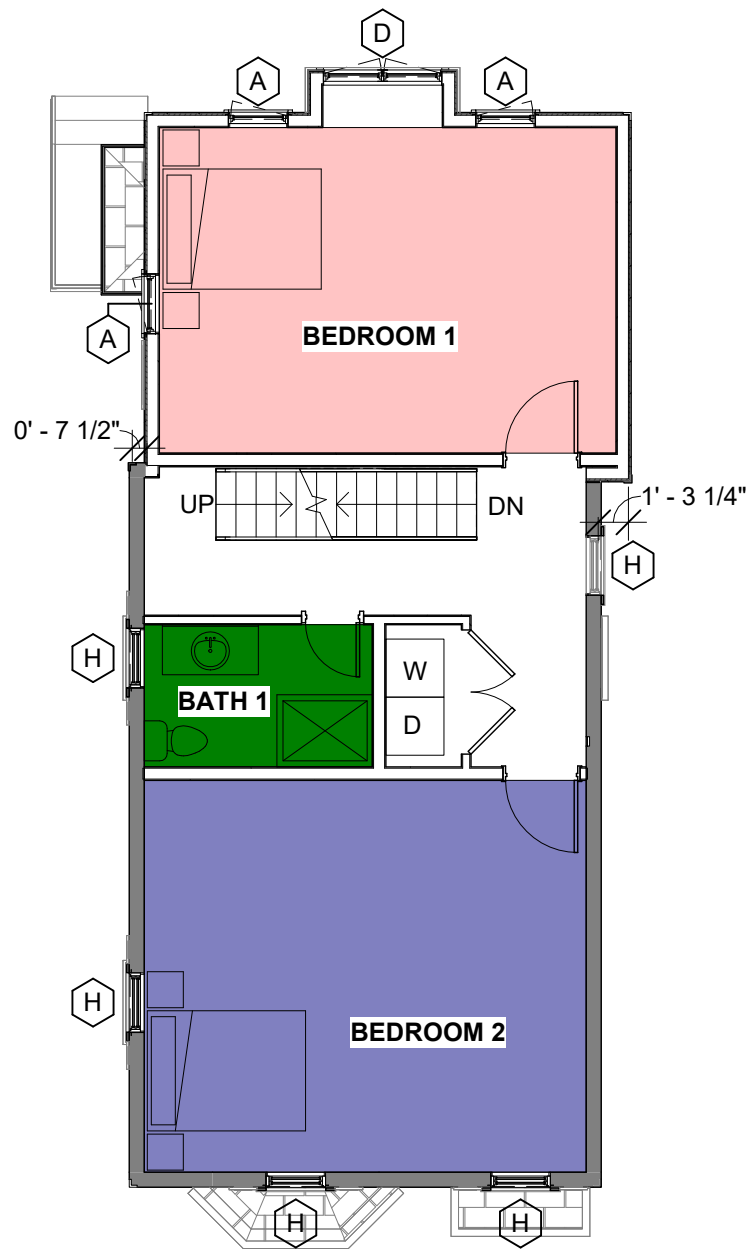


A5

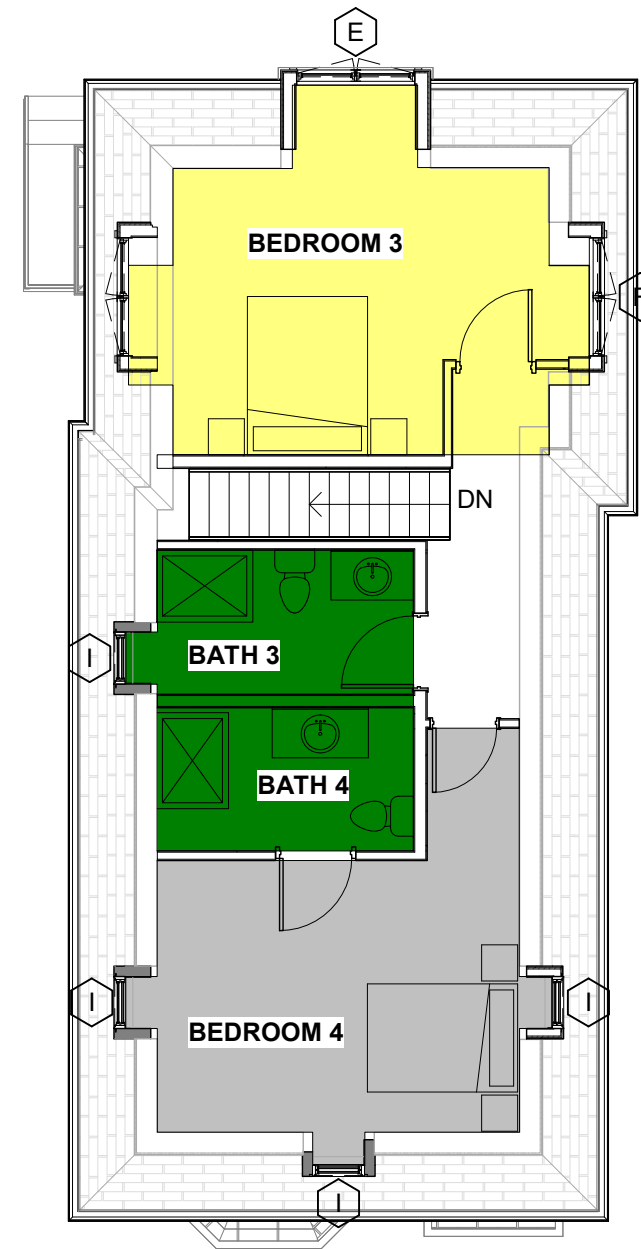
04/17/2026
PA: MM / MG
Project Number: 26031
NOT TO SCALE



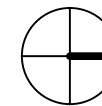
1 FIRST FLOOR PLAN
1/8" = 1'-0"



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



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



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SINGLE FAMILY RENOVATION

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FLOOR PLANS

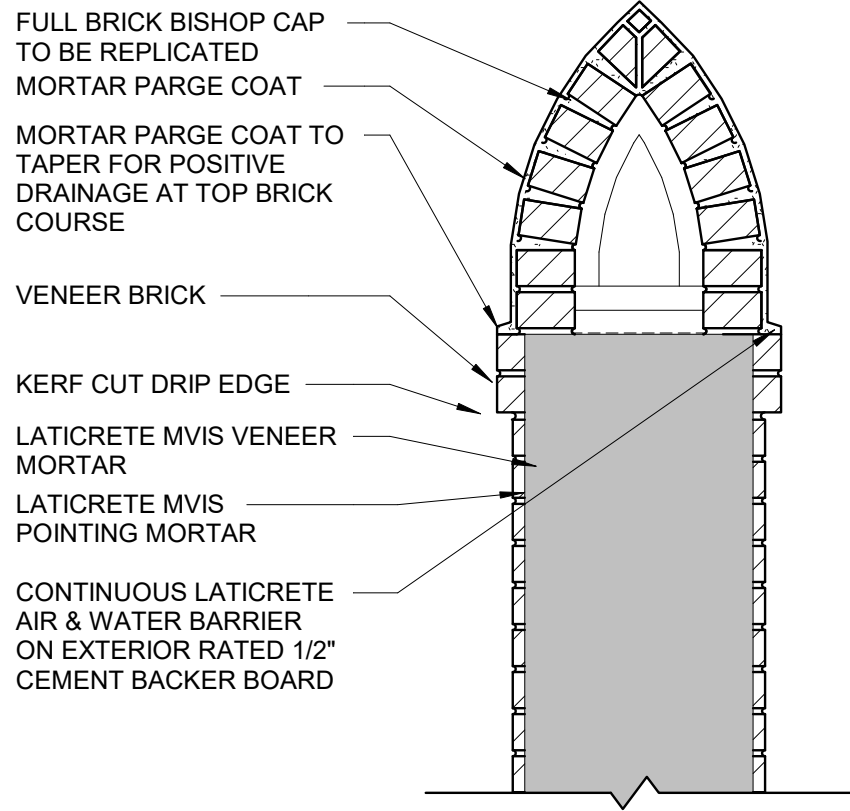
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A6

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Project Number: 26031
Scale: 1/8" = 1'-0"



FULL BRICK BISHOP CAP TO BE REPLICATED
 MORTAR PARGE COAT
 MORTAR PARGE COAT TO TAPER FOR POSITIVE DRAINAGE AT TOP BRICK COURSE
 VENEER BRICK
 KERF CUT DRIP EDGE
 LATICRETE MVIS VENEER MORTAR
 LATICRETE MVIS POINTING MORTAR
 CONTINUOUS LATICRETE AIR & WATER BARRIER ON EXTERIOR RATED 1/2" CEMENT BACKER BOARD

NOTES:
 1. GC TO FOLLOW MANUFACTURERS STEPS TO PROVIDE 25 YEAR LATICRETE MVIS WARRANTY
 2. METAL STEP FLASHING WITH COUNTER FLASHING AT BASE

FAUX CHIMNEY SECTION DETAIL



VERTICAL SHIPLAP SIDING



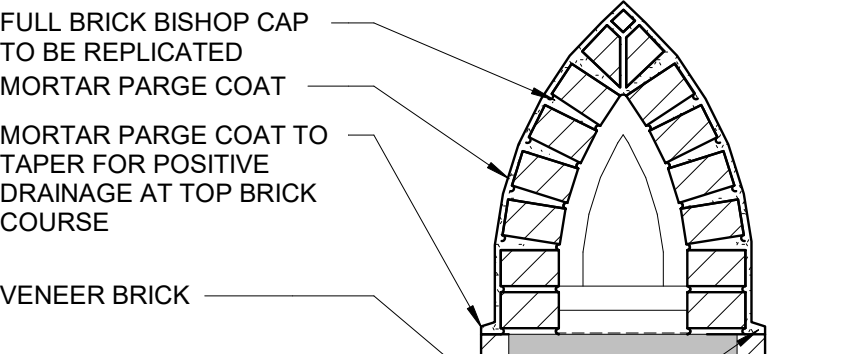
DECKING MATERIAL
 TIMBERTECH AZEK



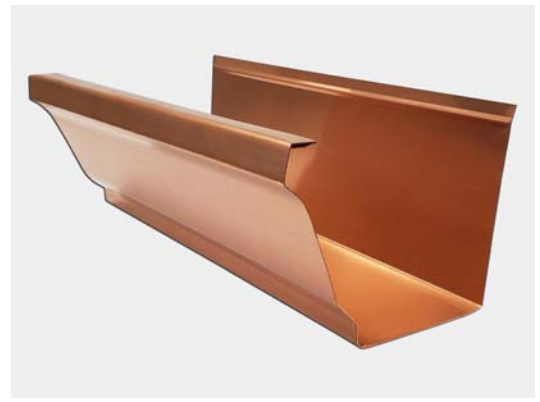
SYNTHETIC SLATE ROOFING



WOOD CLAPBOARD SIDING



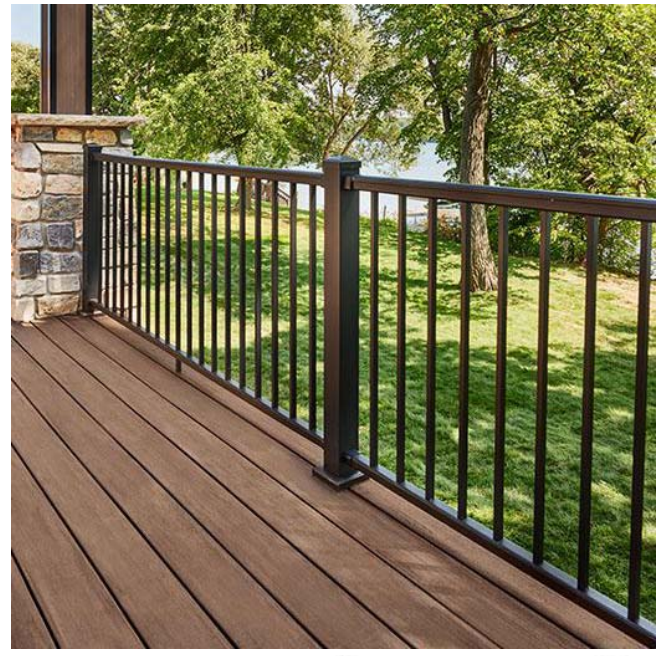
SHUTTER HARDWARE



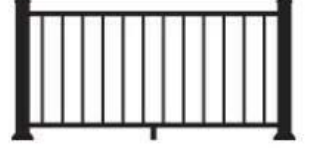
K STYLE COPPER GUTTER AND DOWNSPOUT



COMPOSITE TRIM BOARD AT ENTRY STAIR
 BORAL TRUEX EXTERIOR COMPOSITE TRIM



Classic



Aluminum Balusters
 Rectangular Only

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



SHUTTERS
 COMPOSITE FIXED LOUVER SHUTTERS

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SINGLE FAMILY RENOVATION
 44 ROGERS STREET
 PORTSMOUTH, NH 03801

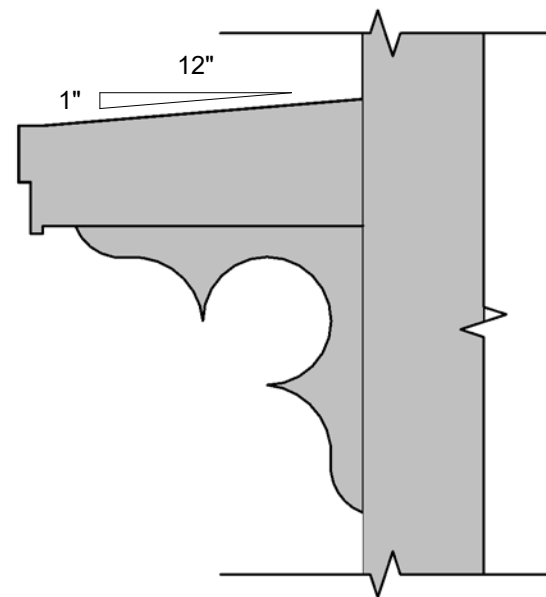
MATERIALS
 HISTORIC DISTRICT COMMISSION - PUBLIC HEARING,
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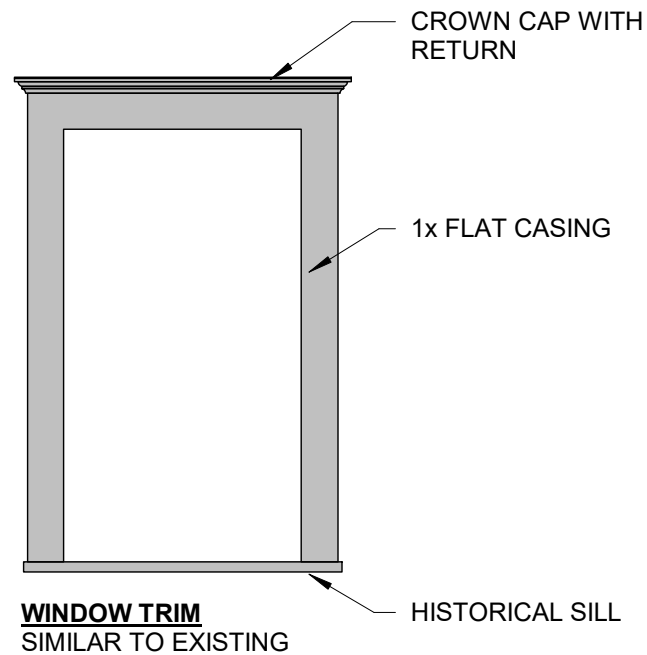
A7

04/17/2026
 PA: MM / MG
 Project Number: 26031
NOT TO SCALE

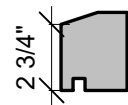


CANOPY BRACKET PROFILE

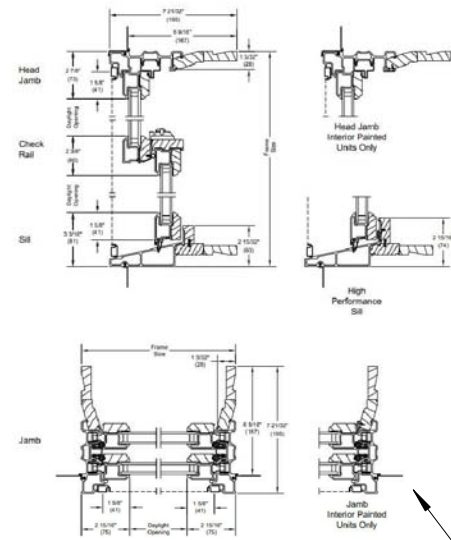
**ROOF BRACKET PROFILE
MATCH EXISTING**



**WINDOW TRIM
SIMILAR TO EXISTING**



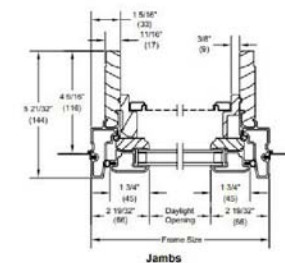
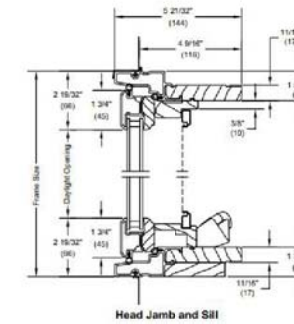
HISTORICAL SILL PROFILE



**WINDOWS
MARVIN ELEVATE DOUBLE HUNG**



**WINDOWS
MARVIN ELEVATE CASEMENT**



WINDOW TYPES

TYPE A: 2 OVER 2 ALUMINUM CLAD WOOD CASEMENT WINDOW	TYPE B: 2 OVER 2 ALUMINUM CLAD WOOD CASEMENT WINDOW	TYPE C: 2 OVER 2 ALUMINUM CLAD WOOD DOUBLE CASEMENT WINDOW	TYPE D: 2 OVER 2 ALUMINUM CLAD WOOD DOUBLE CASEMENT WINDOW	TYPE E: 2 OVER 2 ALUMINUM CLAD WOOD DOUBLE CASEMENT WINDOW	TYPE F: 2 OVER 2 ALUMINUM CLAD WOOD DOUBLE CASEMENT WINDOW	TYPE G: 4 OVER 1 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	TYPE H: 4 OVER 1 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	TYPE I: 4 OVER 1 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	TYPE J: 4 OVER 1 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW

WINDOW NOTES:
1. HALF-SCREENS ON ALL DOUBLE HUNG-UNITS.
2. BASIS OF DESIGN: MARVIN ELEVATE WINDOWS.

DOOR TYPES

TYPE A: ENTRY WOOD DOOR HALF GLASS

© 2026 Portsmouth Architects

SINGLE FAMILY RENOVATION

44 ROGERS STREET
PORTSMOUTH, NH 03801

TRIM PROFILES

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING,
MAY 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A8

04/17/2026
PA: MM / MG
Project Number: 26031
NOT TO SCALE

Project Address: 51 Gardner Street
Permit Requested: Certificate of Approval
Application: Public Hearing #3



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 1,444 SF +/-
- Estimated Age of Structure: c.1870 est.
- Building Style: Italianate Vernacular
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Gardner Street
- Neighborhood Association: South End

B. Proposed Work: Construct rear dormer and roof deck.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- No additional Land Use approval(s) required.



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:

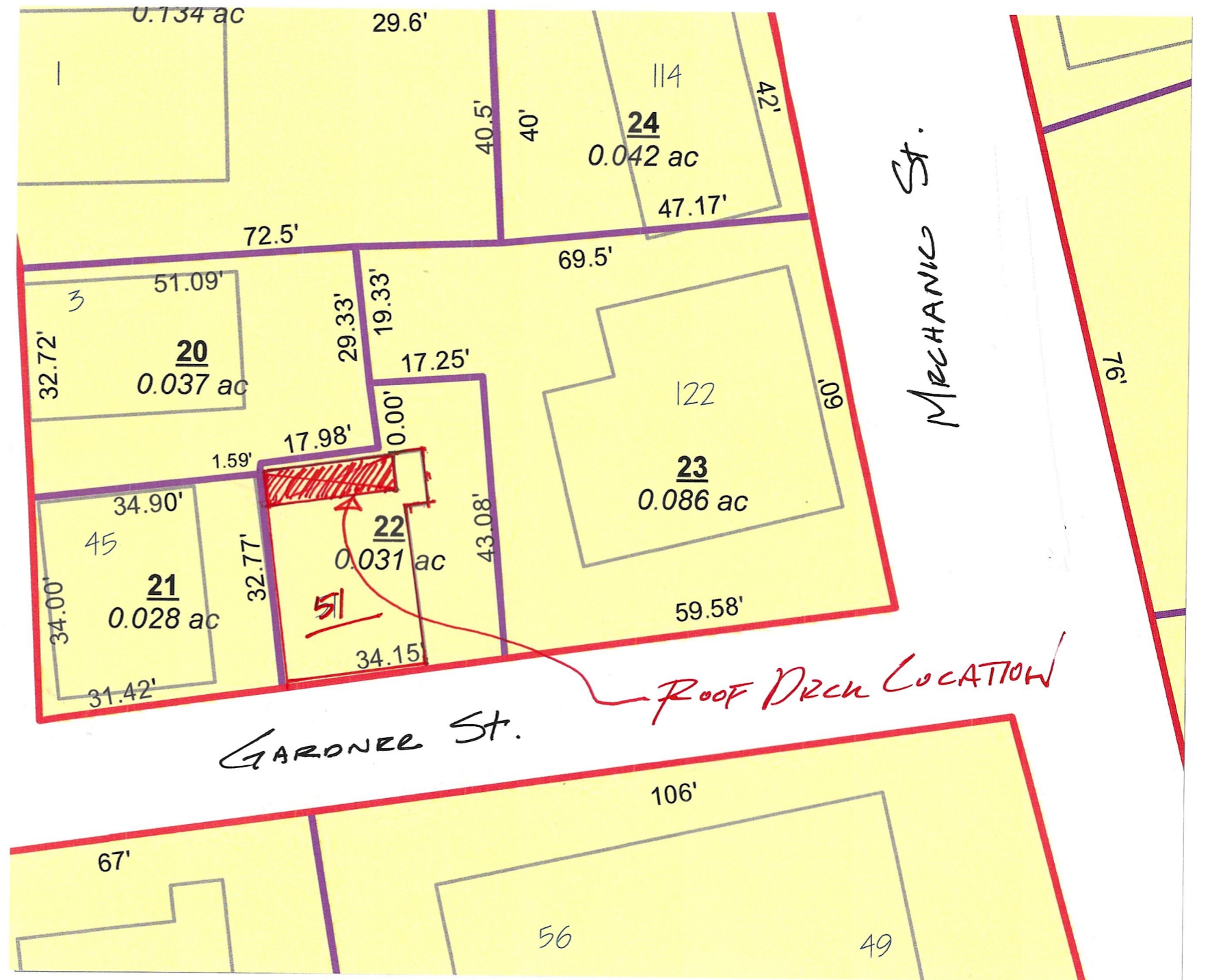
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



VIEW FROM MECHANIC STREET

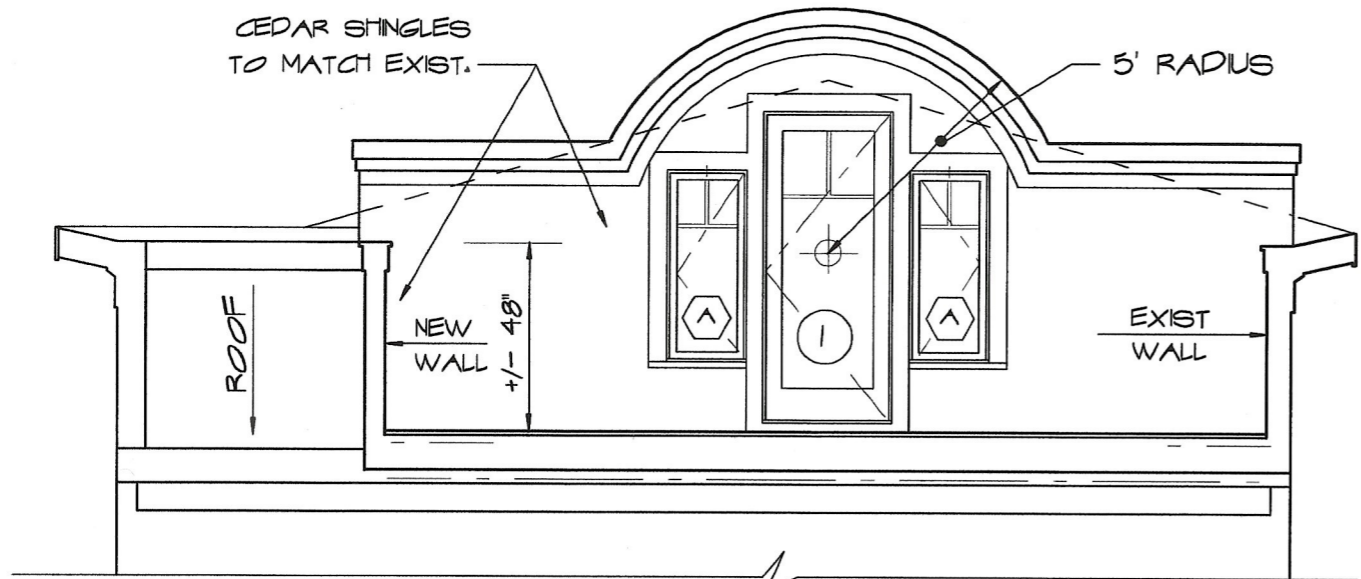


VIEW FROM PERCE ISLAND BRIDGE

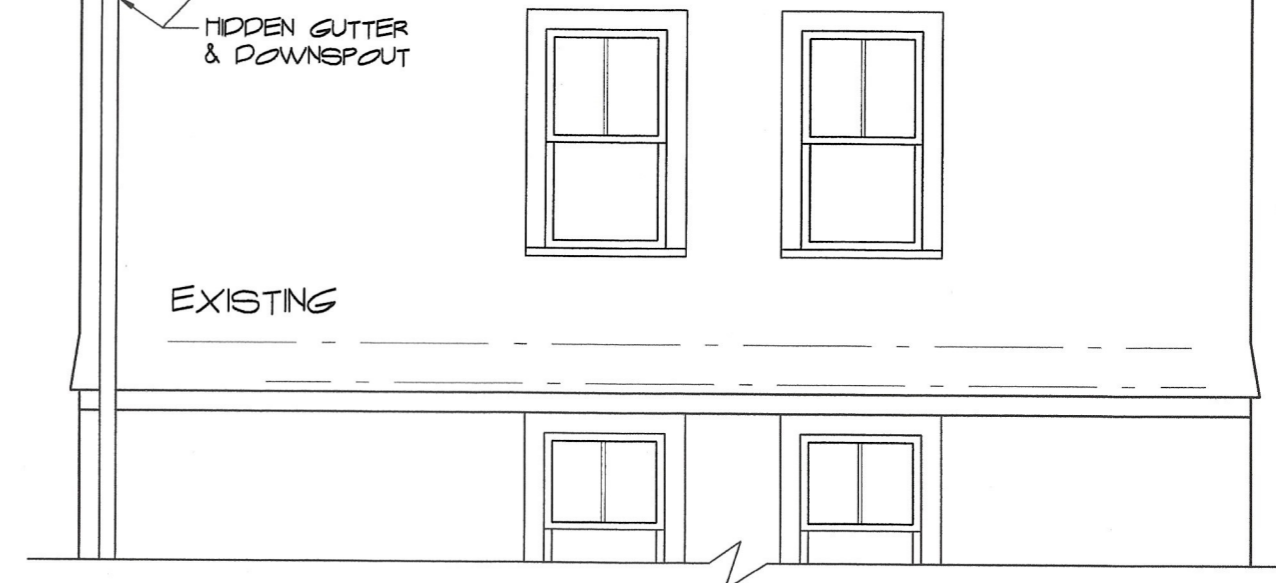


TAX MAP 51 GARDNER STREET

SCHEMATIC DESIGN REAR DORMER & ROOF DECK, MURPHY RESIDENCE 51 GARDNER STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: # 2010 Revisions:	Date: 5/14/26 1 OF 3
	ANNE WHITNEY ARCHITECT		



⊙ DORMER ELEVATION
SCALE : 1/4" = 1'-0"



⊙ REAR ELEVATION
SCALE : 1/8" = 1'-0"



VIEW OF ROOF TOPS

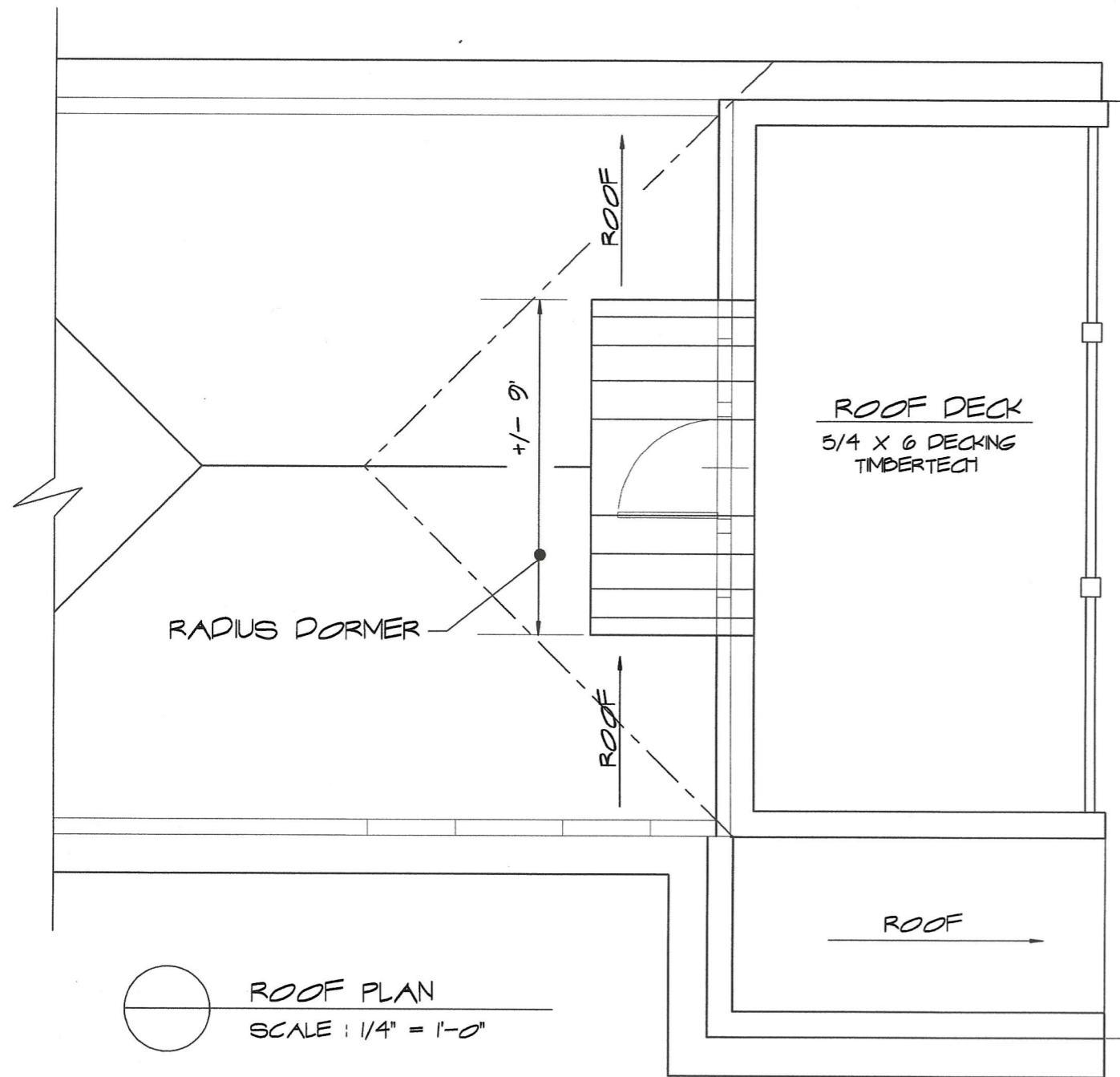


VIEW FROM PIERCE ISLAND BRIDGE



VIEW FROM GATES STREET

SCHEMATIC DESIGN REAR DORMER & ROOF DECK, MURPHY RESIDENCE 51 GARDNER STREET PORTSMOUTH, NH	 ANNE WHITNEY ARCHITECT 801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: #2610	Date: 5/14/26
		Revisions:	2 OF 3



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

W I N D O W S C H E D U L E

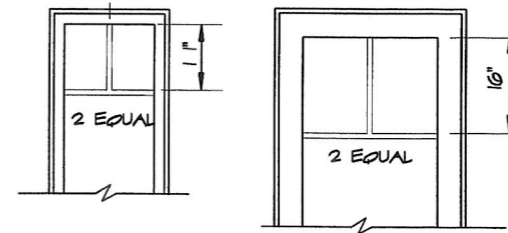
SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
⬡	ELCA 2147	type 1	1' 9" x 3' 11 5/8"	"MARVIN ELEVATE", Casement, 7/8" SDL Tempered LowE Insulated Glass, White Interior, Cladding Stone White.	1L 1R

E X T E R I O R D O O R S C H E D U L E

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
①	ELIFD 3080	type 2	2' 9" X 6' 8"	"MARVIN ELEVATE", French Door. 7/8" SDL, LowE Insulated Glass, White Interior, Cladding Stone White.	1-XL

NOTES :

- SUBMIT FINAL WINDOW-DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING
- SDL LITES: TYPE 1 TYPE 2



SCHEMATIC DESIGN REAR DORMER & ROOF DECK, MURPHY RESIDENCE 51 GARDNER STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: # 2610 Date: 5/14/26
	ANNE WHITNEY ARCHITECT	Revisions: 3 OF 3

Project Address: 501 Islington Street
Permit Requested: Certificate of Approval
Application: Public Hearing #4



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L2 (CD4-L2)
- Land Use: Mixed-Use
- Land Area: 54,886 SF +/-
- Estimated Age of Structure: c.1941/1986
- Building Style: Modern Office Building
- Number of Stories: 3
- Historical Significance: N/A
- Public View of Proposed Work: Islington Street
- Neighborhood Association: Downtown

B. Proposed Work: Exterior renovations (replace all windows, add new siding and trim details, new lighting and the removal of a chimney)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- No additional Land Use approval(s) required.



**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

PROJECT:

PARTNERS BANK HISTORIC DISTRICT COMMISSION



ADDRESS:

501 ISLINGTON ST.
PORTSMOUTH, NH 03801

CLIENT:

PARTNERS BANK

DRAWING LIST:

DRAWING No.	DRAWING NAME.
HDC - 01	SITE LOCATION & HISTORY
HDC - 02	EXISTING SITE PHOTOS
HDC - 03	EXISTING & PROPOSED ELEVATIONS 1
HDC - 04	EXISTING & PROPOSED ELEVATIONS 2
HDC - 05	EXISTING & PROPOSED ELEVATIONS 3
HDC - 06	EXISTING & PROPOSED ELEVATIONS 4
HDC - 07	STREET SIDE ELEVATION - COLOR OPTIONS
HDC - 08	EXTERIOR ELEVATION - DETAIL OPTIONS
HDC - 09	PROJECT PRECEDENTS
HDC - 10	MATERIALS - THIN BRICK
HDC - 11	MATERIALS - WINDOWS
HDC - 12	MATERIALS - EXTERIOR LIGHTING
HDC - 13	MATERIALS - EXTERIOR LIGHTING

CLIENT: PARTNERS BANK

PROJECT:

PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

PROJECT NUMBER: 25.19
DATE: MAY 2026
SCALE: AS NOTED

DRAWING NAME: COVER SHEET

DRAWING NUMBER: HDC - 00

DRAFT



LASSEL ARCHITECTS

370 MAIN STREET
SOUTH BERWICK, ME 03908
207 384 2049
lasselarchitects.com

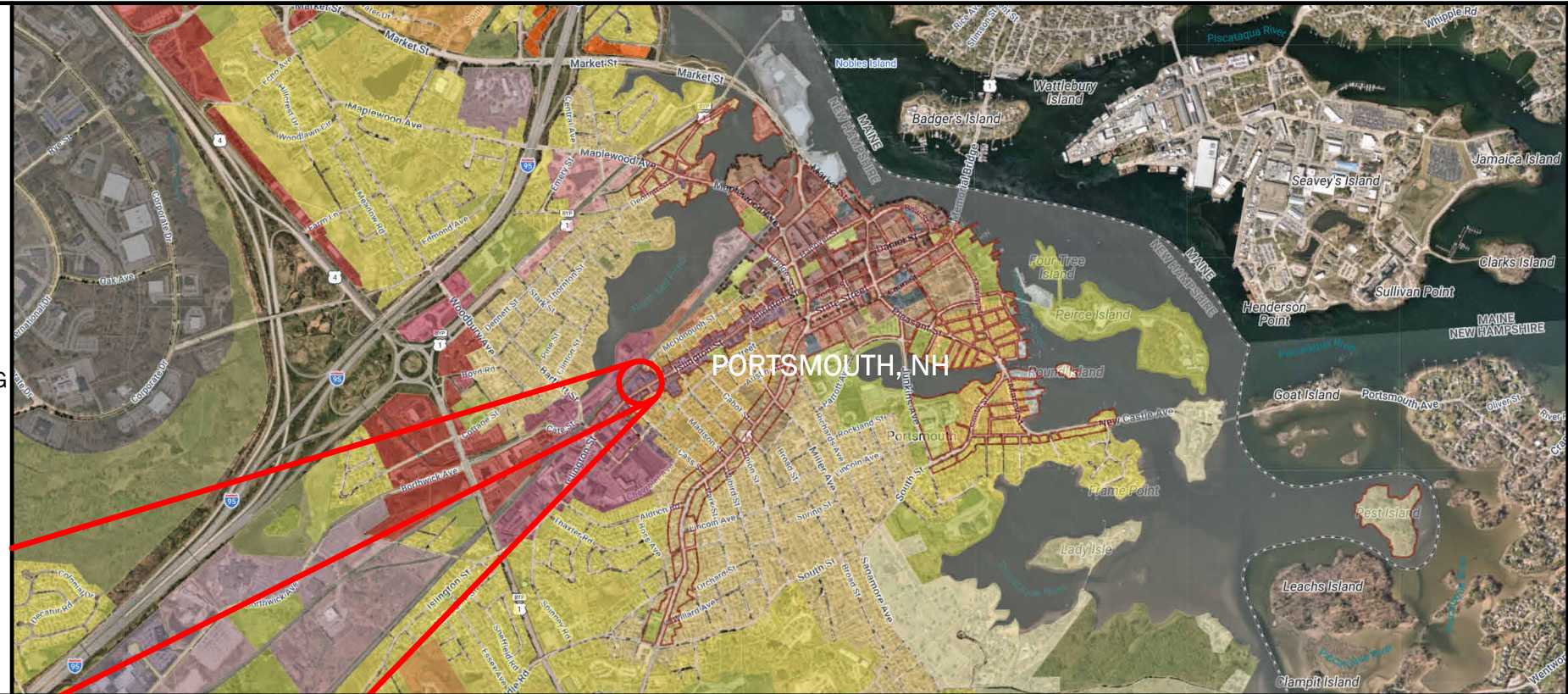
SITE LOCATION:

ADDRESS:
501 ISLINGTON ST.
PORTSMOUTH, NH 03801

ZONE:
HISTORIC DISTRICT (HD)
CHARACTER DISTRICT (CD)4 - L2

DEVELOPMENT STANDARDS:
FACADE TYPE - OFFICE-FRONT
"THE FACADE IS ALIGNED CLOSE TO THE FRONT LOT LINE WITH THE BUILDING ENTRANCE AT OR ELEVATED ABOVE SIDEWALK GRADE. IT MAY HAVE SUBSTANTIAL GLAZING ON THE SIDEWALK LEVEL" (PORTSMOUTH ZONING ORDINANCE, 5A-22)

BUILDING INFORMATION:	
FIRST FLOOR (FOOTPRINT)	10,277 SF
SECOND FLOOR	7,539 SF
THIRD FLOOR	7,178 SF
TOTAL BUILDING SF	24,994 SF

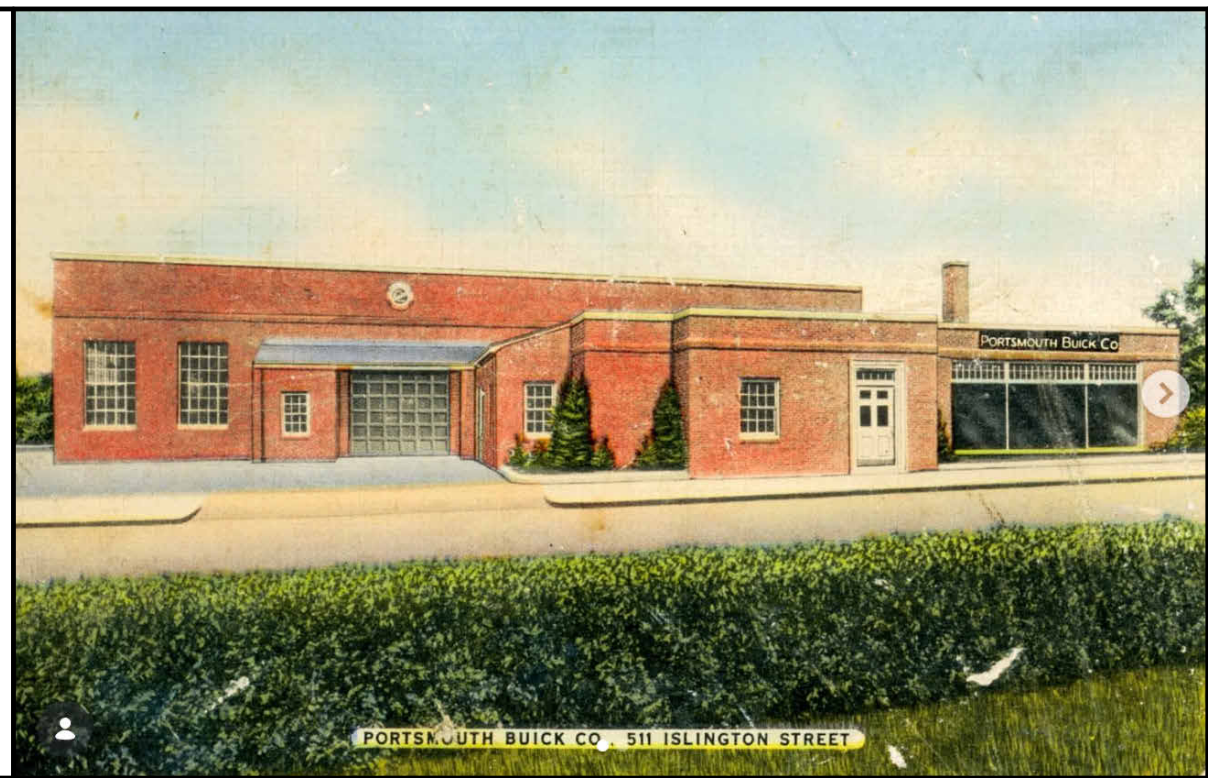


SITE HISTORY:

ON OCTOBER 8, 1941, PORTSMOUTH BUICK ANNOUNCED ITS NEW LOCATION AT 511 ISLINGTON. THE PORTSMOUTH HERALD AD STATED, "THE FRONT DOORS OF OUR NEW HOME WILL BE OPEN TWELVE HOURS A DAY, SWINGING A WELCOME TO ALL VISITORS." THE SHOP INCLUDED AN "ULTRA MODERN LUBRITORIUM...A PAINT SHOP COMPLETE IN EVERY DETAIL...MODERN WASH STAND...ULTRA-MODERN PARTS DEPARTMENT."

IN MAY 1955, PORTSMOUTH BUICK WAS SOLD [AND...] THE NAME CHANGED TO ANCHOR BUICK CO.

TODAY, THE BUILDING (NOW 501 ISLINGTON) STILL STANDS AS A BANK AND OFFICE BUILDING; HOWEVER, IT'S BEEN SUBSTANTIALLY ALTERED AS THE RECESSED WING IS NOW THREE STORIES, AND THE ENTIRE BUILDING HAS A STUCCO SIDING. THIS BUILDING IS ON THE SITE OF THE PORTSMOUTH SHOE COMPANY FACTORY, 1886-C.1937.



CLIENT: PARTNERS BANK

PROJECT:

**PARTNERS BANK
HISTORIC DISTRICT
COMMISSION**

PROJECT NUMBER: 25.19

DATE: MAY 2026

SCALE: AS NOTED

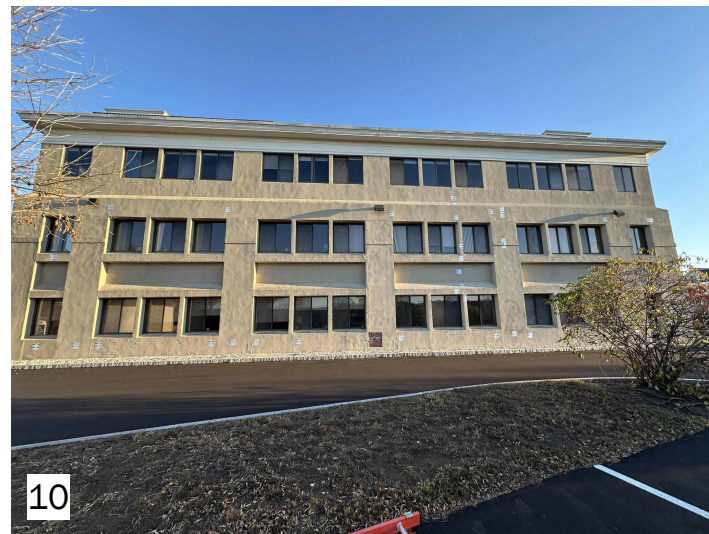
DRAWING NAME: SITE LOCATION & HISTORY

DRAWING NUMBER: HDC - 01

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EXISTING SITE PHOTOS

STREETSIDE



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CLIENT: PARTNERS BANK

PROJECT:

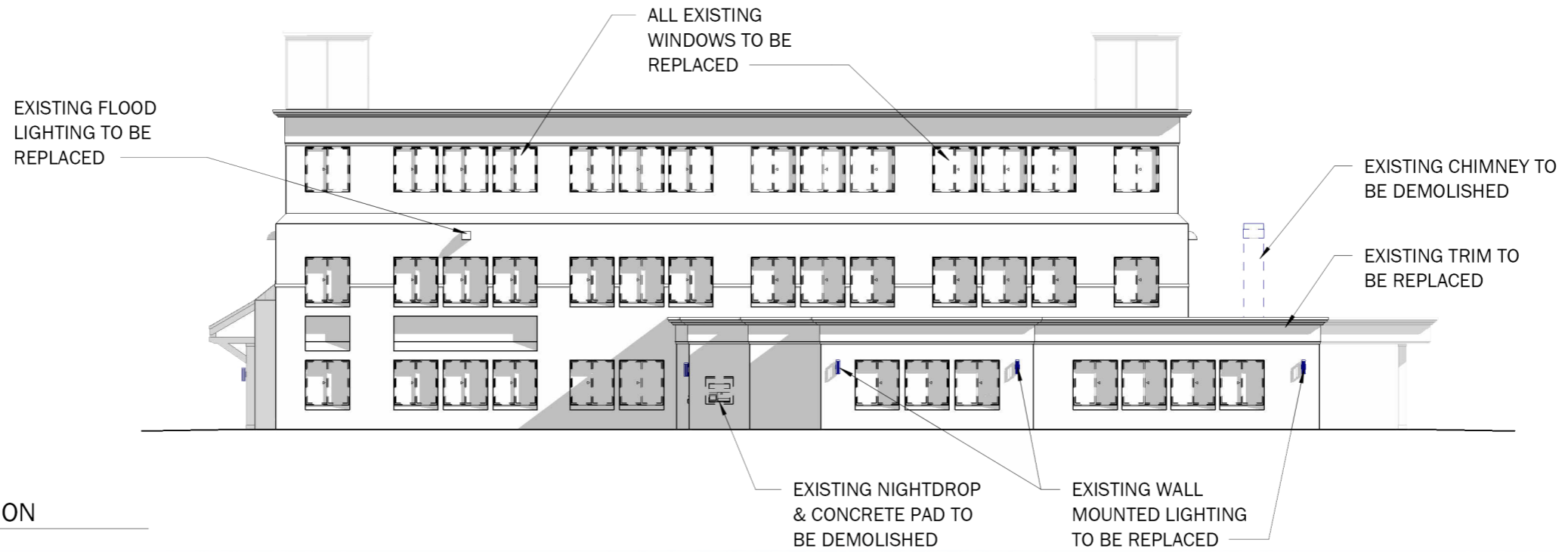
PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

PROJECT NUMBER: 25.19
DATE: MAY 2026
SCALE: AS NOTED

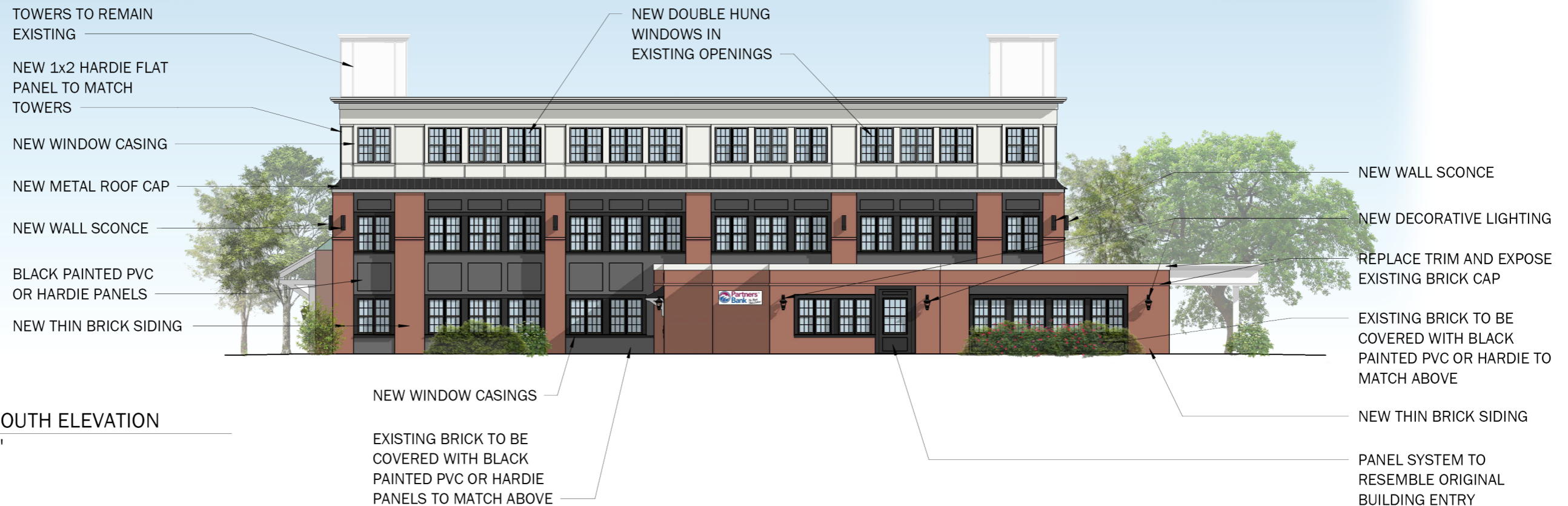
DRAWING NAME: EXISTING SITE PHOTOS

DRAWING NUMBER: HDC - 02

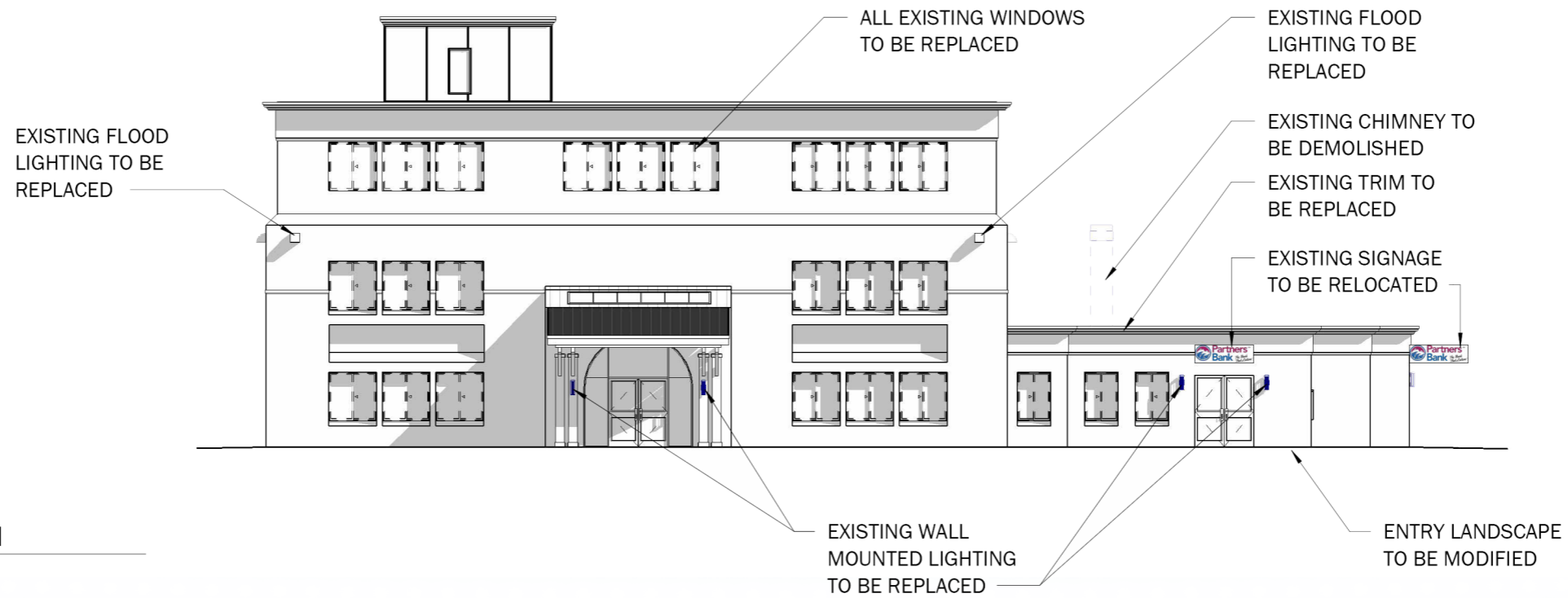
DRAFT



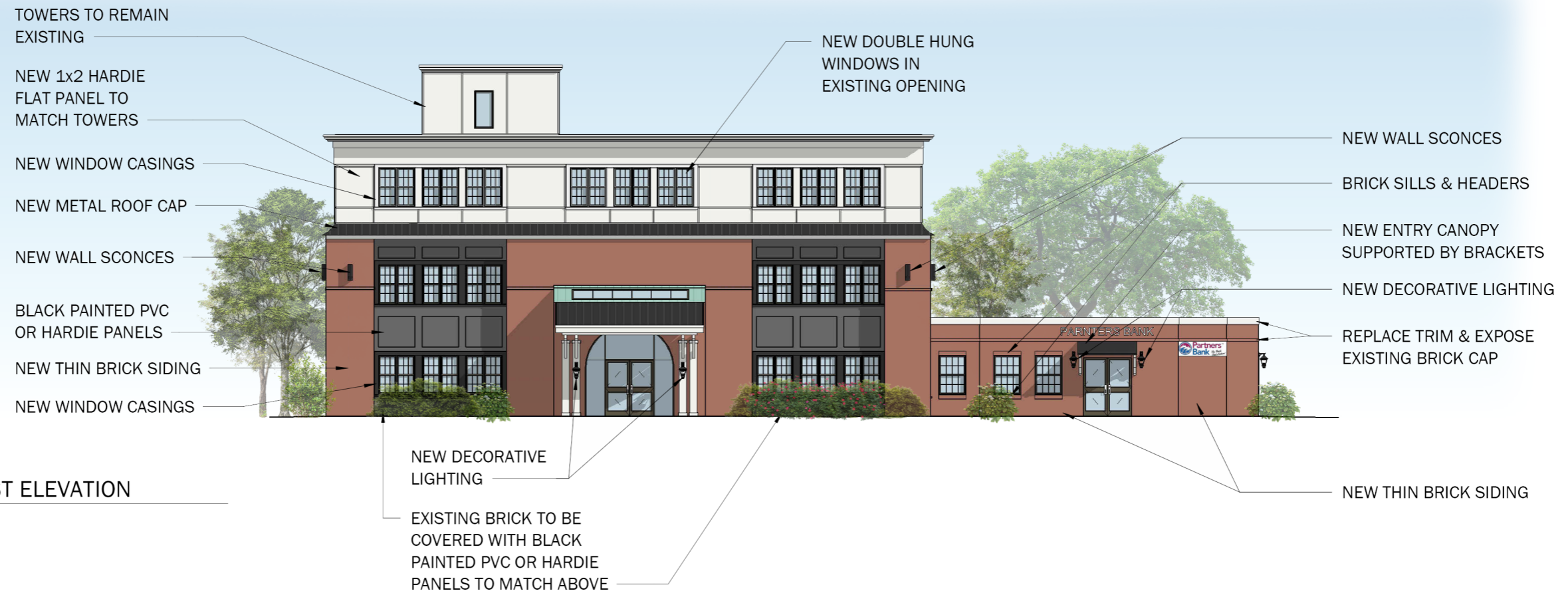
① EXISTING SOUTH ELEVATION
1/16" = 1'-0"
STREETSIDE



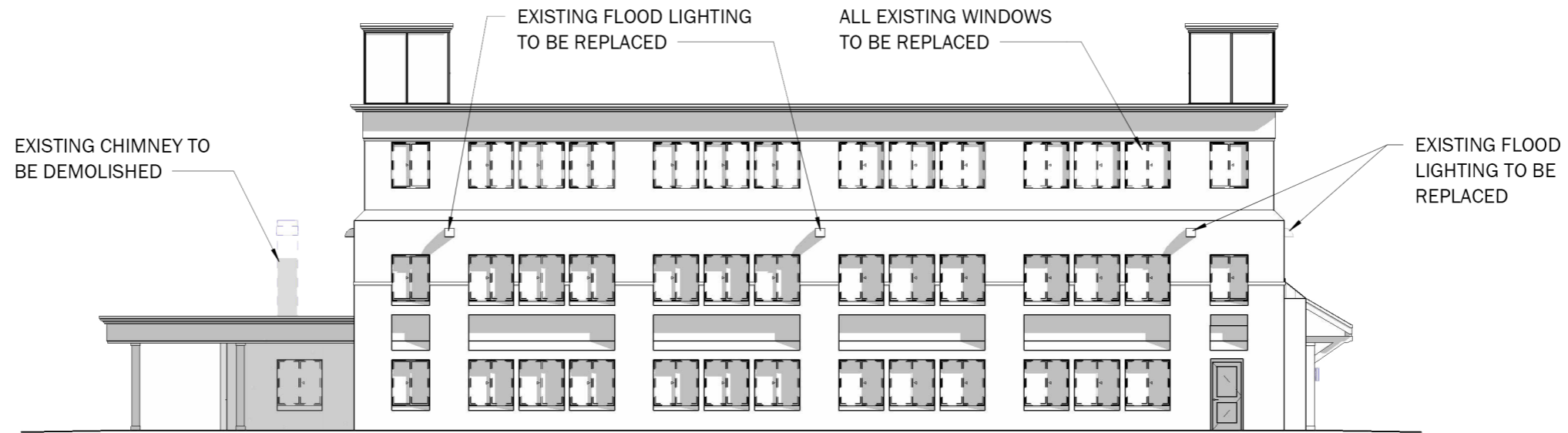
② PROPOSED SOUTH ELEVATION
1/16" = 1'-0"
STREETSIDE



① EXISTING WEST ELEVATION
 1/16" = 1'-0"



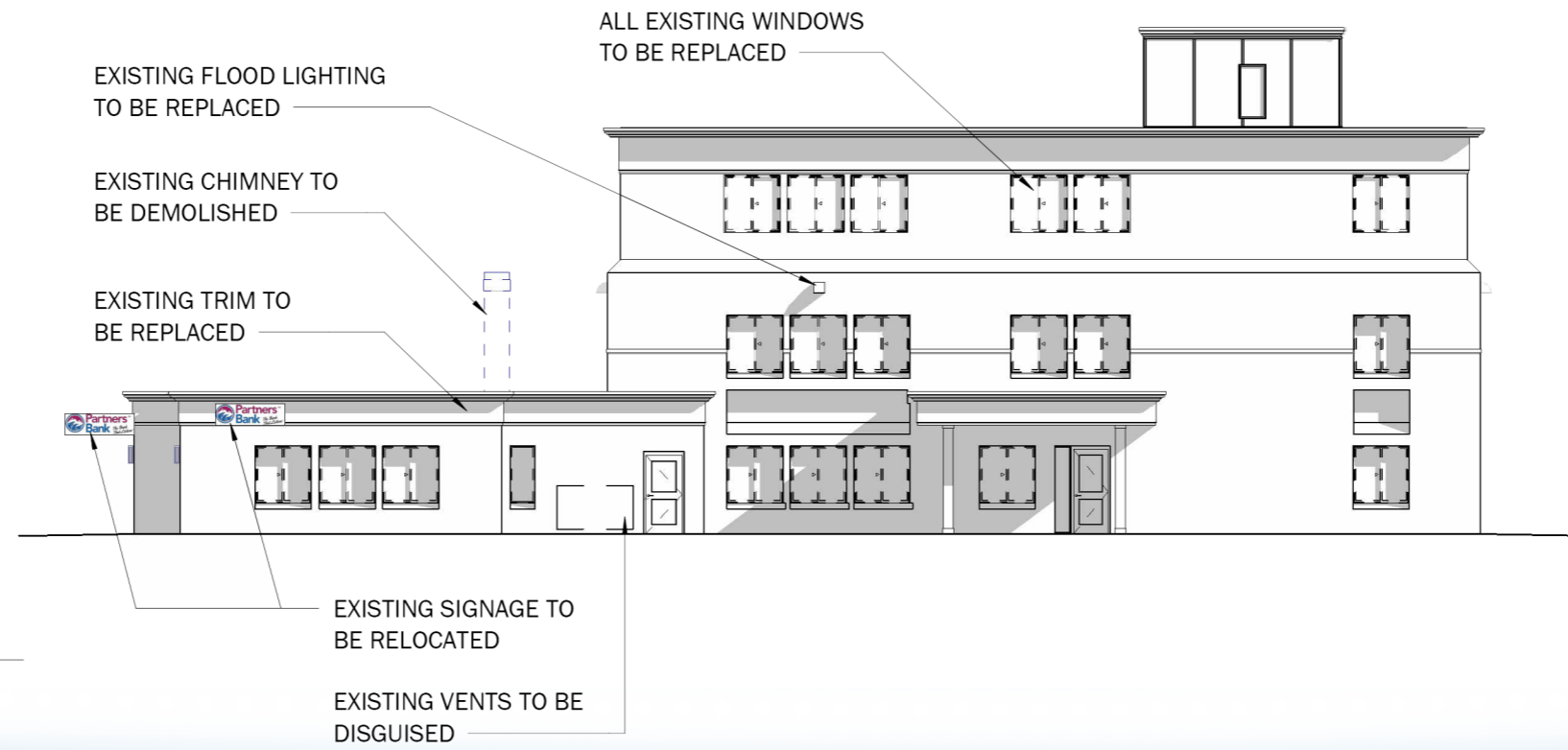
② PROPOSED WEST ELEVATION
 1/16" = 1'-0"



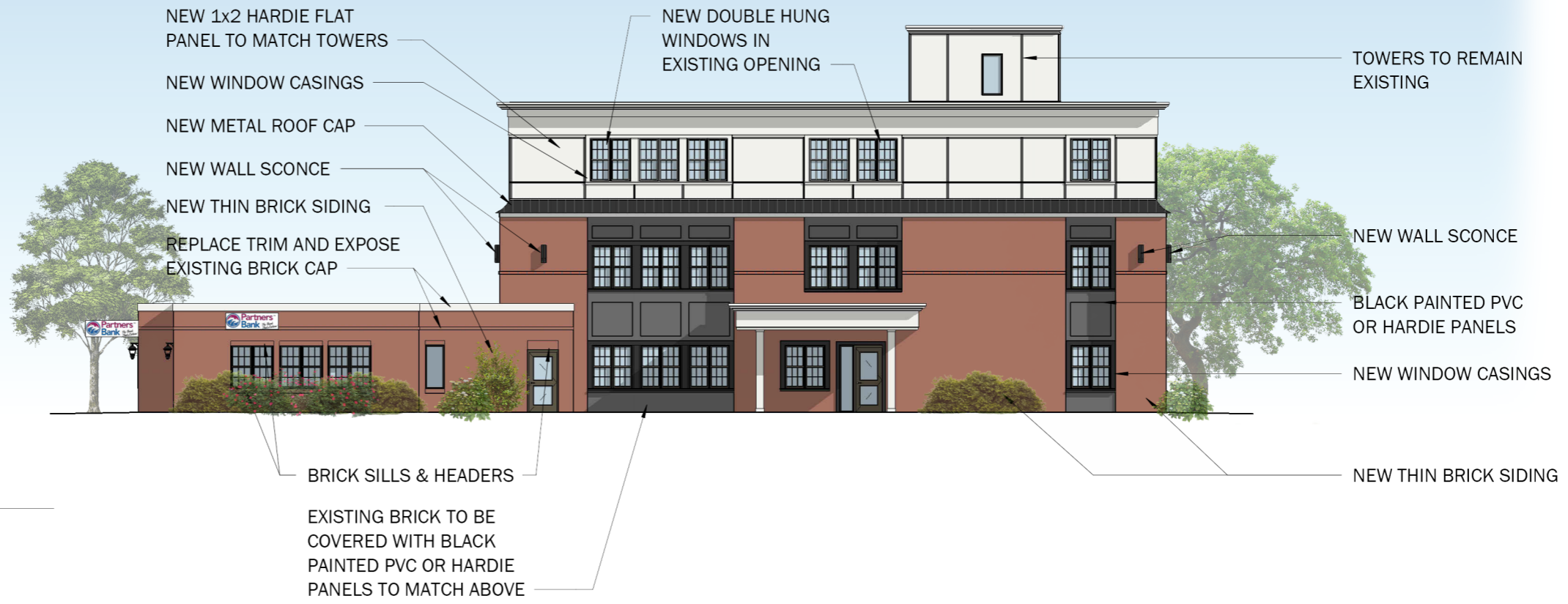
① EXISTING NORTH ELEVATION
1/16" = 1'-0"



② PROPOSED NORTH ELEVATION
1/16" = 1'-0"



① EXISTING EAST ELEVATION
1/16" = 1'-0"



② PROPOSED EAST ELEVATION
1/16" = 1'-0"

**PARTNERS BANK
HISTORIC DISTRICT
COMMISSION**

DRAFT

STREETSIDE ELEVATION - COLOR OPTION 1
BLACK

EXISTING BRICK TO BE COVERED WITH BLACK PAINTED PVC OR HARDIE PANELS TO MATCH ABOVE



EXISTING CORNICE CAP TO BE PAINTED BLACK
NEW 1x2 HARDIE FLAT PANEL TO BE PAINTED BLACK TO MATCH PANELS BELOW
NEW CORNICE CAP TO BE PAINTED BLACK

STREETSIDE ELEVATION - COLOR OPTION 2
BLUE/GRAY

EXISTING BRICK TO BE COVERED WITH BLUE/GRAY PAINTED PVC OR HARDIE PANELS TO MATCH ABOVE



NEW 1x2 HARDIE FLAT PANEL TO BE PAINTED BLUE/GRAY
BLUE/GRAY WINDOW TRIM

STREETSIDE ELEVATION - COLOR OPTION 3
LIGHT GRAY/BLACK

EXISTING BRICK TO BE COVERED WITH BLACK PAINTED PVC OR HARDIE PANELS TO MATCH ABOVE



EXISTING CORNICE CAP TO BE PAINTED LIGHT GRAY
NEW 1x2 HARDIE FLAT PANEL TO BE PAINTED LIGHT GRAY
LIGHT GRAY WINDOW TRIM



① PROPOSED WEST ELEVATION
 1/16" = 1'-0"



② CORNICE OPTION
 1/4" = 1'-0"



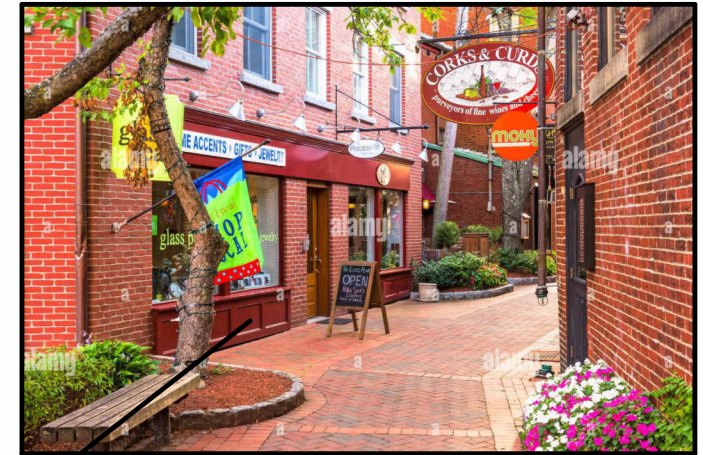
③ PARTNERS BANK - ENTRY OPTION 1
 1/4" = 1'-0"

PROJECT PRECEDENTS

BRICK PIERS



STOREFRONT TRIM



LASSEL
ARCHITECTS

370 MAIN STREET
SOUTH BERWICK, ME 03908
207 384 2049
lasselarchitects.com

① 501 ISLINGTON ST. - PARTIAL 3D PERSPECTIVE

CLIENT:
PARTNERS BANK

PROJECT:

PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

PROJECT NUMBER:
25.19
DATE:
MAY 2026
SCALE:
AS NOTED

DRAWING NAME:
PROJECT PRECEDENTS

DRAWING NUMBER:
HDC - 09

DRAFT

MATERIALS - THIN BRICK - GLEN GERY



**LASSEL
ARCHITECTS**

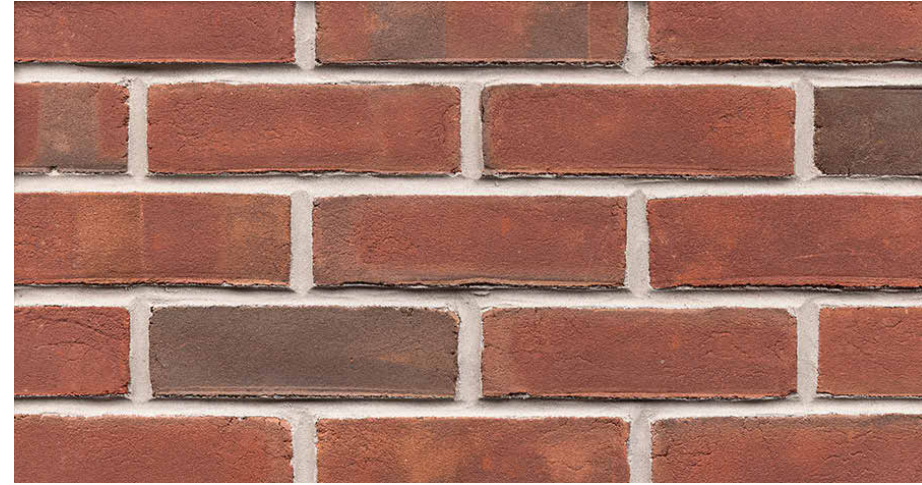
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THIN BRICK VENEER SELECTED

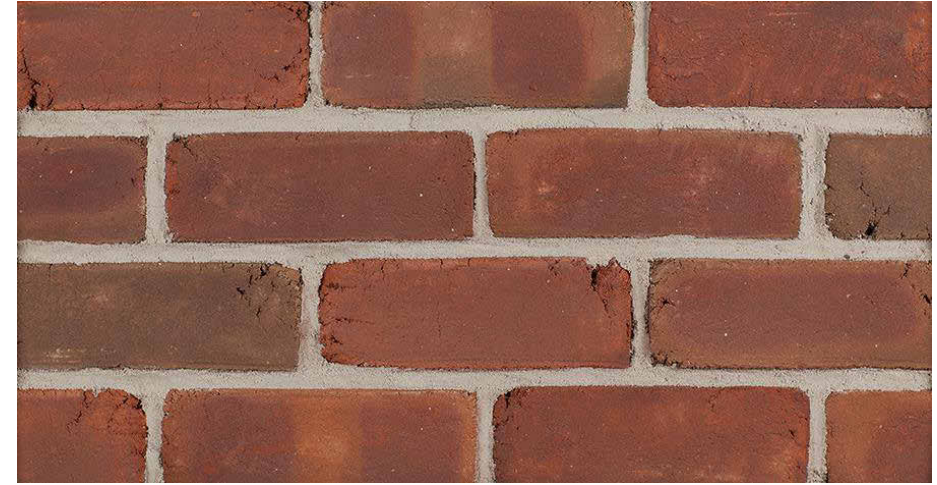


CUSHWA COLLECTION
GEORGIAN

THIN BRICK VENEER ALTERNATIVES

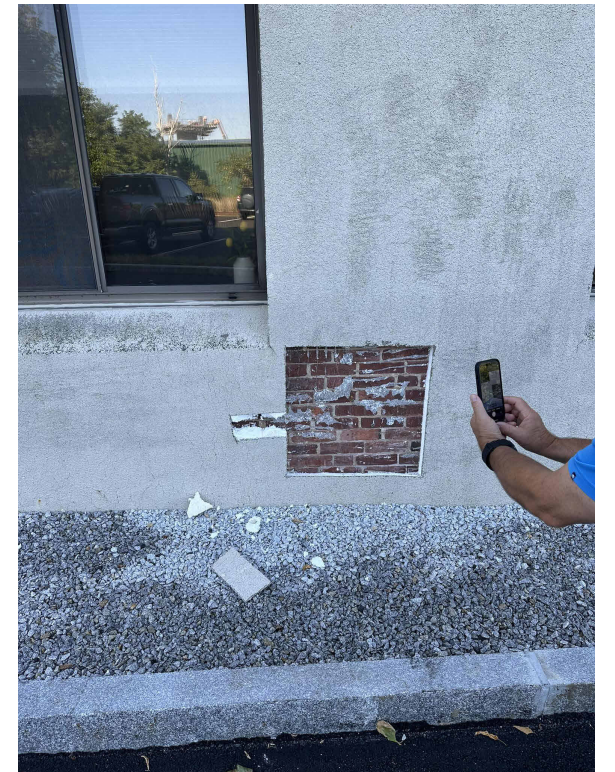
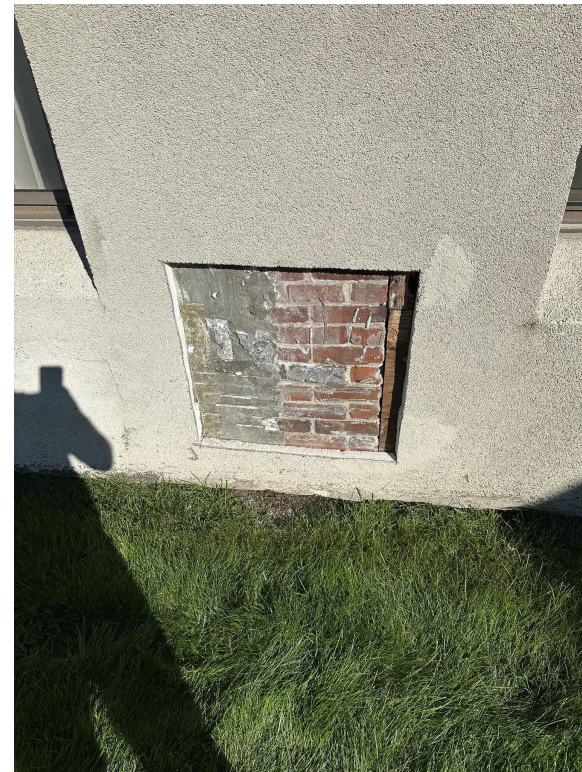


CUSHWA COLLECTION
53-DD



CUSHWA COLLECTION
SHENANDOAH 1776

EXISTING BRICK (TO REFERENCE)



CLIENT:
PARTNERS BANK

PROJECT:

PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

PROJECT NUMBER: 25.19
DATE: MAY 2026
SCALE: AS NOTED

DRAWING NAME:
MATERIALS - THIN BRICK

DRAWING NUMBER:
HDC - 10

DRAFT

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MATERIALS - WINDOWS

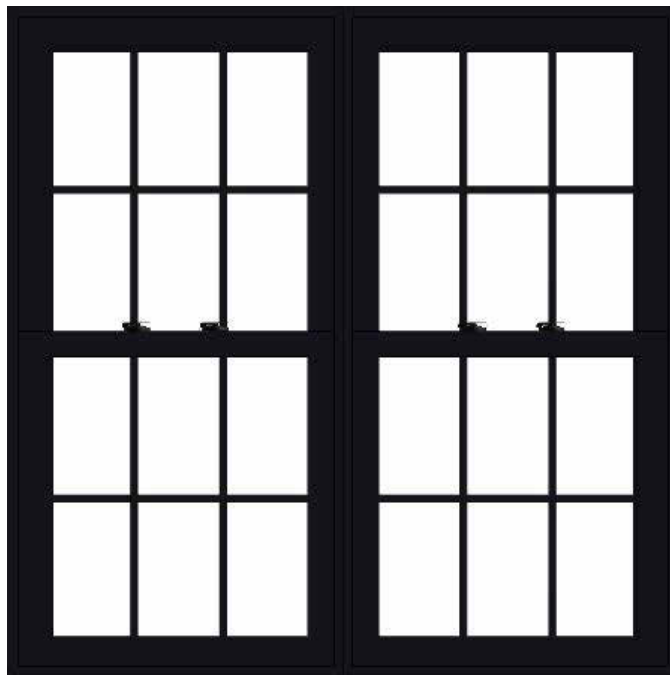
Pella Impervia
Features & Options



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207 384 2049
lasselarchitects.com

WINDOWS - PELLA IMPERVIA (FIBERGLASS)



INTERIOR & EXTERIOR COLOR BLACK (ON FIRST & SECOND FLOOR ONLY)
GRILLE TRADITIONAL



INTERIOR & EXTERIOR COLOR WHITE (ON THIRD FLOOR ONLY - COLOR DEPENDANT ON EXTERIOR COLOR OPTION SELECTED)
GRILLE TRADITIONAL

Pella® Impervia® Features & Options

Colors & Finishes

Our long-lasting powder-coat finish resists chalking and fading so you never need to paint or refinish.

Frame Colors

Solid-Color Frame:



Dual-Color Frame:



Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass²



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon



NaturalSun+ Low-E insulating dual-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon



SunDefense+ Low-E insulating dual-pane glass with argon

Additional Glass Options



Bronze-tinted Advanced Low-E insulating glass with argon²



Obscure Low-E insulating glass



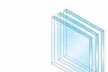
Tempered glass



Laminated (non-impact-resistant³) or tinted⁴



STC (Sound Transmission Class) dual-pane sound control glass⁵



Triple-pane glass⁶



Impact-resistant glass

Foam Insulation Options

Optional foam-insulated frames are available to increase energy efficiency.



30

Grilles

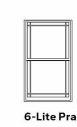
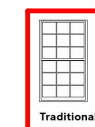
Grilles

Grilles are color-matched to the window or patio door interior and exterior frame color.



Grille Patterns

Choose from one of our standard grille patterns, or create a unique look with custom grille patterns.⁹



Screens⁸

Flat Screen

InView™ screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹



EXTERIOR WINDOW CASINGS - PELLA



Head



Sill

Brickmould Trim and 1/2" Sill Nose

CLIENT: PARTNERS BANK

PROJECT:

**PARTNERS BANK
HISTORIC DISTRICT
COMMISSION**

PROJECT NUMBER: 25.19
DATE: MAY 2026
SCALE: AS NOTED

DRAWING NAME: MATERIALS - WINDOWS

DRAWING NUMBER:

HDC - 11

DRAFT

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SOLID STATE LIGHTING

COLONIAL - WA

WALL MOUNT - PLED

Fixture Housing

Hub, Cage, and Top (Hood) consist of cast low copper (A356 alloy; < 0.2%Cu) aluminum. Hood is fastened to the top of the Cage with a stainless steel hinge and secured with a single stainless steel hex head cap screw 180° opposite the hinge. Cage retains four white acrylic lenses. Hood and Cage are sealed with an extruded closed cell silicone gasket. Cage is welded to the Hub with blended or concealed weldments. Driver/wiring accessed through top of Electrical Access Hub. All exposed hardware is stainless steel. Optical Assembly secures in Hood.

Arm

One piece unitized arm and Wall Mount plate consisting of cast low copper (A356 alloy;<0.2% Cu) aluminum. Arm is welded to the Wall Mount plate and entire Arm/Wall Mount assembly is either welded to the COL12 Hood (WM-P) or mechanically fastened to the Hub (WM-T). All welds are blended to create a homogeneous appearance. Wall Mount plate affixed to mounting surface covering a recessed j-box.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Housing frame retains white acrylic diffusing panels.

LED Driver(s)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED Emitters

High output LED's are utilized with drive currents ranging from 175mA to 525mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

Amber LED's

PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish

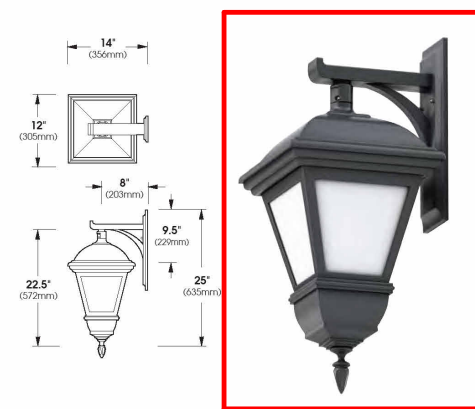
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

PROJECT NAME: _____

FIXTURE TYPE: _____



COL12-WA/XCA-UT (Post Top Mount)

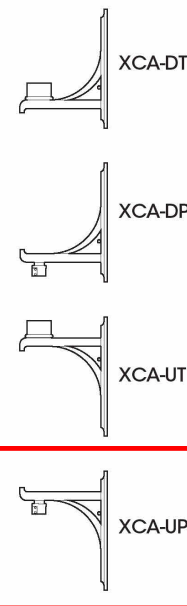


COL12-WA/XCA-UP (Pendant Mount)

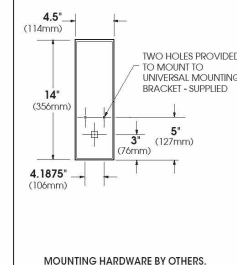


SPECIFICATIONS

MOUNTING OPTIONS

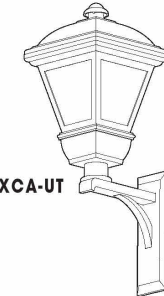


WALL PLATE

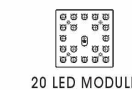


MOUNTING HARDWARE BY OTHERS.

PLED™ MODULES

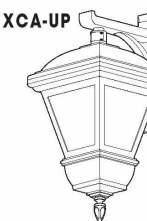


COL12-WA/XCA-UT
E.P.A. = 94
Available in:
20 LED Max.



20 LED MODULE

COL12-WA/XCA-UP
E.P.A. = 82
Available in:
20 LED Max.



ORDERING INFORMATION

Spec/Order Example: COL12-WA/XCA-UP/PLED-III M/20LED-525mA/NW/277V/RAL9005-T/PC+V

Luminaire & Mounting	Optics	# of LED's	Drive Current	Color	Voltage	Finish	Options
<input type="checkbox"/> COL12-WA/XCA-DT <input type="checkbox"/> COL12-WA/XCA-DP <input type="checkbox"/> COL12-WA/XCA-UT <input checked="" type="checkbox"/> COL12-WA/XCA-UP	PLED™ Distribution Type <input type="checkbox"/> TYPE SYMMETRIC PLED-ASY-N ... <input type="checkbox"/> TYPE SYMMETRIC PLED-ASY-W ...	<input checked="" type="checkbox"/> 20LED <input type="checkbox"/> 175mA <input type="checkbox"/> 350mA <input checked="" type="checkbox"/> 450mA <input type="checkbox"/> 525mA	<input type="checkbox"/> 175mA <input type="checkbox"/> 350mA <input checked="" type="checkbox"/> 450mA <input type="checkbox"/> 525mA	<input type="checkbox"/> NW (4000K) * STANDARD <input type="checkbox"/> CW (5000K) <input checked="" type="checkbox"/> WW (3000K) OTHER LED COLORS AVAILABLE - CONSULT FACTORY <input type="checkbox"/> AMBER¹ <input type="checkbox"/> PHOSPHOR CONVERTED AMBER PCA <input type="checkbox"/> TRUE AMBER TRA	<input checked="" type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 347 <input type="checkbox"/> 480	<input checked="" type="checkbox"/> BLACK RAL-9005-T <input type="checkbox"/> WHITE RAL-9003-T <input type="checkbox"/> GREY RAL-7004-T <input type="checkbox"/> DARK BRONZE RAL-8019-T <input type="checkbox"/> GREEN RAL-6005-T For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9005-S) Consult factory for custom colors	<input type="checkbox"/> HOUSE SIDE SHIELDS¹, HS-PLED™ <input type="checkbox"/> HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR. HLSW <input checked="" type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ... PC+V <input type="checkbox"/> SINGLE FUSE (120V, 277V) SF <input type="checkbox"/> DOUBLE FUSE (208V, 240V) DF NOTE: ¹- HOUSE SIDE SHIELDS ARE MOUNTED ON THE PLED PANEL INTERNAL TO THE CRA LENSES CONTACT FACTORY FOR STEP DIM MOTION SENSOR (PROGRAMMED 25-50/100)

Sun Valley Lighting | 660 West Avenue O, Palmdale, CA 93551
A U.S. Outdoor Lighting Brand | Phone (661) 233-2000 www.usallg.com



SUN VALLEY LIGHTING
COL12-WM - COLONIAL - 12" - WALL MOUNT
DARK SKY COMPLIANT

Sun Valley Lighting | 660 West Avenue O, Palmdale, CA 93551
A U.S. Outdoor Lighting Brand | Phone (661) 233-2000 www.usallg.com



CLIENT: PARTNERS BANK

PROJECT:

PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

PROJECT NUMBER: 25.19
DATE: MAY 2026
SCALE: AS NOTED

DRAWING NAME: MATERIALS - EXTERIOR LIGHTING

DRAWING NUMBER: HDC - 12

DRAFT

EXTERIOR LIGHTING



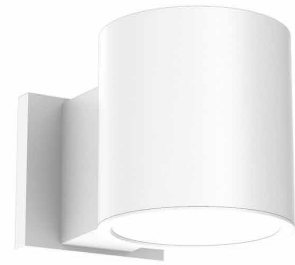
SPECTRUM LIGHTING
CF0618PC CYLINDER WALL SCONCE
DARK SKY COMPLIANT

MATERIALS - EXTERIOR LIGHTING



6" ROUND DIRECT
DAMP LOCATION
GAMMA SERIES

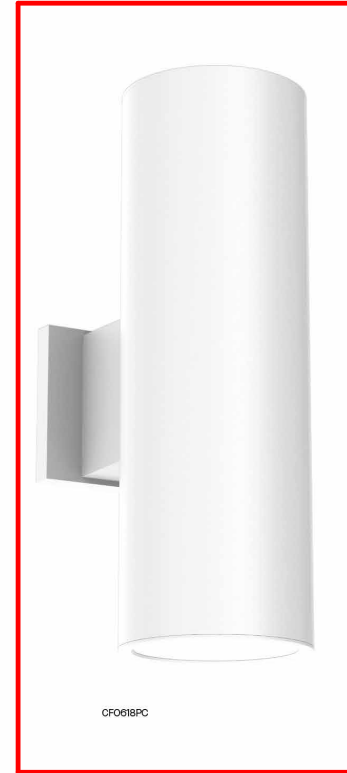
PROJECT: _____
QUANTITY: _____ TYPE: _____



CF0606PC



CF0612PC



CF0618PC

SERIES	LUMENS ¹	CCT	OPTICS	DRIVER / DIMMING ²	LENS	MOUNTING ³	FINISH ⁴
CF0606PC 6" x 6"	10L 750 Lm	80 CRI	ND 13°	EX Electronic Driver, 120V/277V DS10X 1%, 0-10V, 120V/277V DS2W1 ELV/MLV, 120V	NL No Lens	WM Wall Mount	MWP Matte White
	15L 1150 Lm	27K 2700K	MD 30°		CL Clear Glass Lens		MB ⁵ Matte Black
CF0612PC 6" x 12"	20L 1550 Lm	30K 3000K	WD 53°		SO Micro Prism		PT ⁵ Platinum Silver
	30L 2300 Lm	35K 3500K	XW 78°		HL Hex Louver		CC Custom Color
CF0618PC 6" x 18"	40L 3100 Lm	40K 4000K				EMERGENCY BATTERY OPTIONS EMRM 7W Remote EM EMEN 7W Remote with Enclosure	
		90 CRI					
		27HK 2700K					
		30HK 3000K					
		35HK 3500K					
		40HK 4000K					

BRONZE COLOR

EXAMPLE: CF0606PC15L35KNDEX/NL/WM/MW

NOTES:
1 Nominal Delivered Lumens at 3500K 2 Consult Factory for Additional Options 3 See Mounting Page for Details on Components and Finishes
4 Reference Color Sheet Located on Product Webpage for Full List of Available Colors 5 Standard Finishes



SPECLIGHT.COM • 994 JEFFERSON ST. FALL RIVER, MA 02721 • 508.678.2303

ILLUMINATING WHAT'S POSSIBLE.

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

83-00219_RD



LASSEL
ARCHITECTS

370 MAIN STREET
SOUTH BERWICK, ME 03908
207 384 2049
lasselarchitects.com

CLIENT:
PARTNERS BANK

PROJECT:

PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

PROJECT NUMBER:
25.19
DATE:
MAY 2026
SCALE:
AS NOTED

DRAWING NAME:
MATERIALS - EXTERIOR
LIGHTING

DRAWING NUMBER:
HDC - 13

DRAFT

Project Address: 126 State Street
Permit Requested: Certificate of Approval
Application: Public Hearing #5



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District (4)
- Land Use: Residential
- Land Area: 4,775 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: State Street
- Neighborhood Association: Downtown

B. Proposed Work: 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).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- No additional Land Use approval(s) required.



**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



126 STATE STREET PORTSMOUTH, NH Context, Precedent, + Design Review

WORK SESSION/PUBLIC HEARING

JUNE 3RD, 2026

WINTER HOLBEN

SITE CONTEXT - COURT ST



EXISTING ELEVATIONS



Existing Elevation - South (Court St) | Scale: 1/8"=1'-0" @ 11x17



Existing Elevation - West | Scale: 1/8"=1'-0" @ 11x17

EXISTING ELEVATION



Existing Elevation - East | Scale: 1/8"=1'-0" @ 11x17

PROPOSED 3D VIEWS



Court St Perspectives



PROPOSED 3D VIEWS



Court St Perspectives



DESIGN PRECEDENT



2-Story Box Bay at 24 Church St, Portsmouth



Balcony Box Bay near 461 Court St



Bay Side Window at 226 NH1B



Minimal Panel Box Bay



Box Bays and Entry Elements at 481 State St, Portsmouth



Gable to Wall Detail at 314 Court St

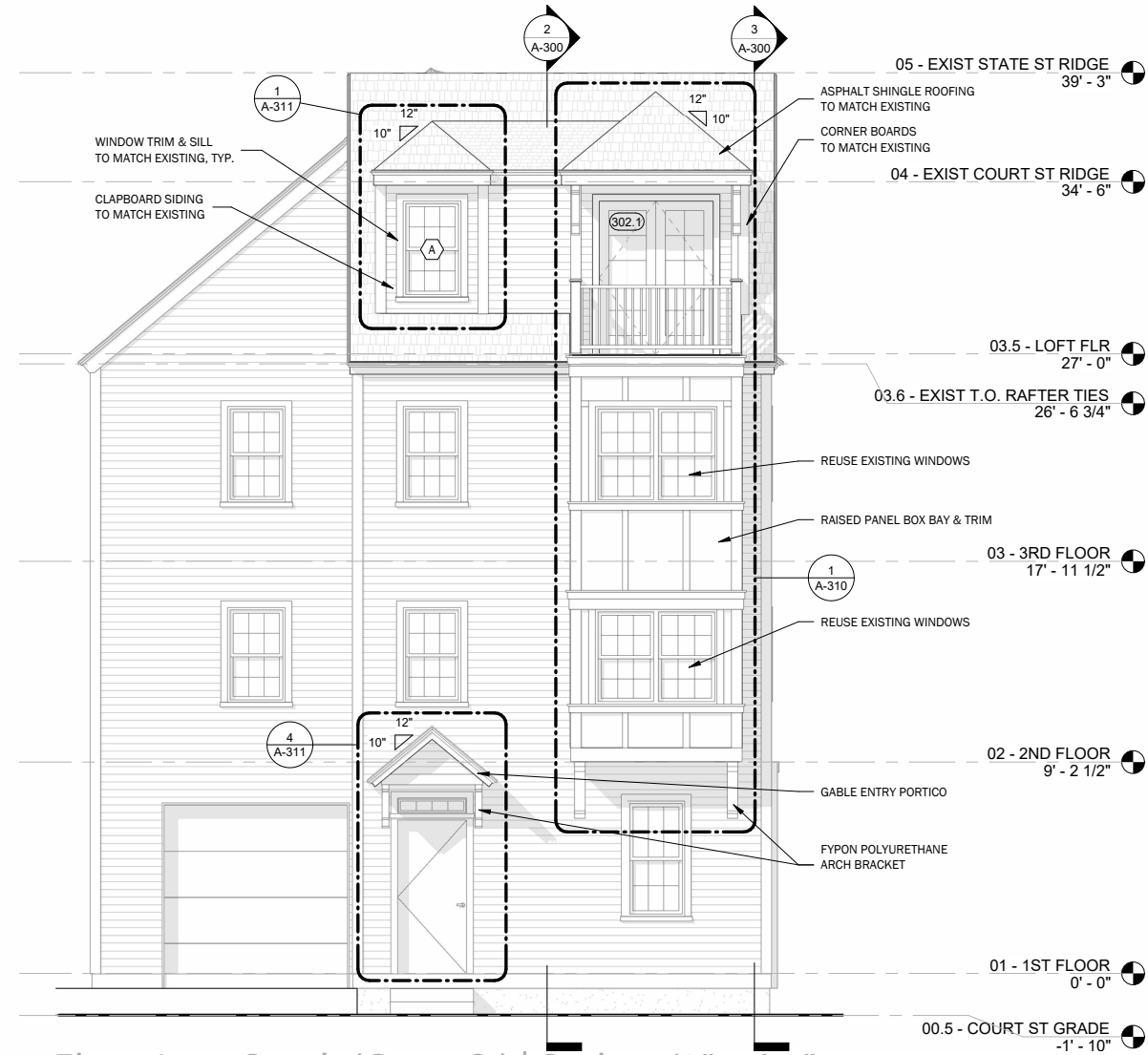


Box Bay with Pronounced Verticals and Base

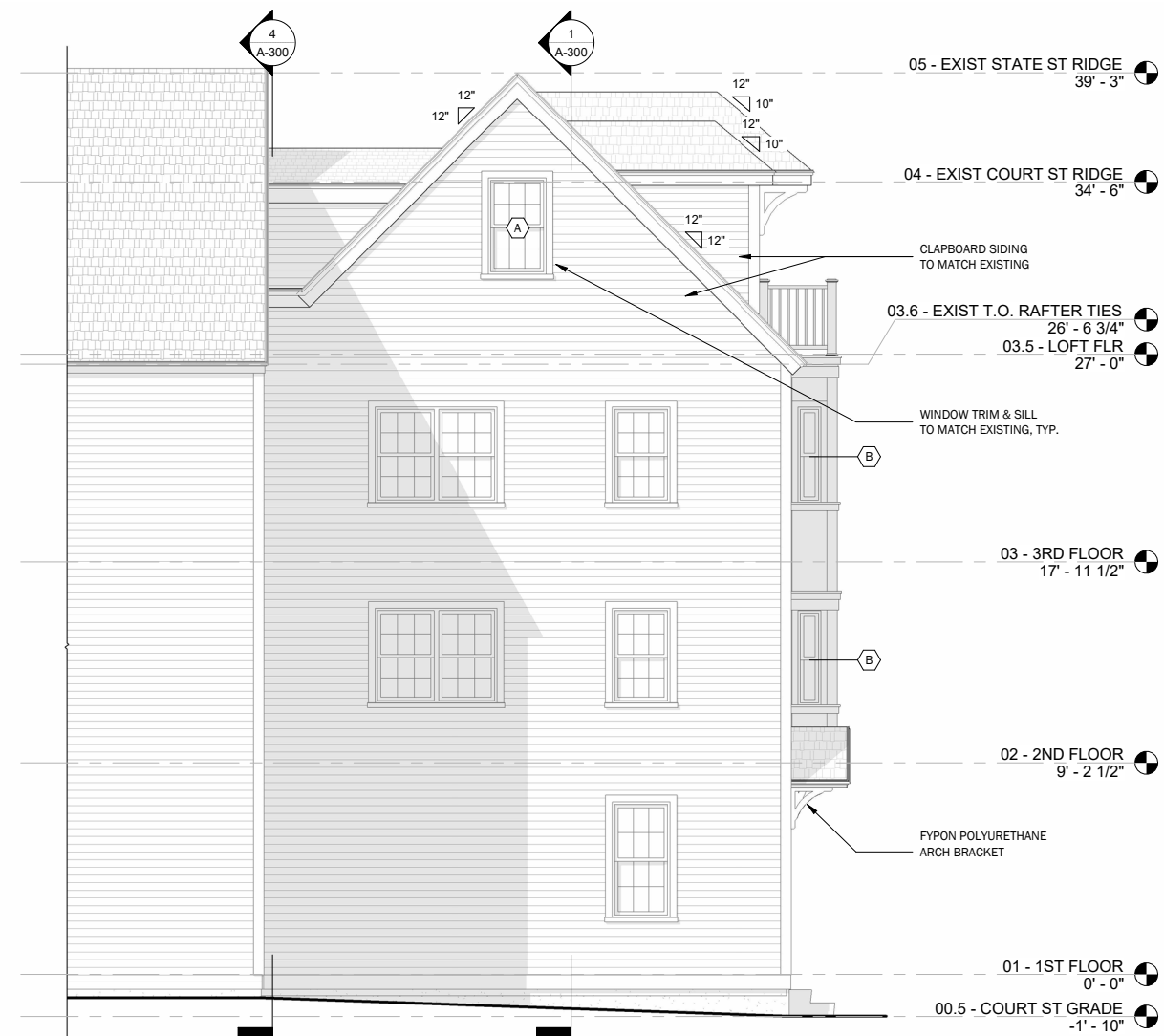


Minimal Box Bay with Accent

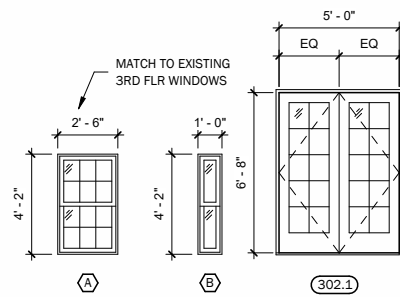
PROPOSED ELEVATIONS



Elevation - South (Court St) | Scale: 1/8"=1'-0" @ 11x17



Elevation - West | Scale: 1/8"=1'-0" @ 11x17



Window Types

PROPOSED ELEVATION



Elevation - East | Scale: 1/8"=1'-0" @ 11x17

WINDOW DATA - ANDERSEN 400 SERIES

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

- A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*
- B** Sill members are constructed with a wood core and Fibrex® material exterior for exceptional, long-lasting performance.
- C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.
- D** A factory-applied rigid vinyl installation flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.
- F** For units with a white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

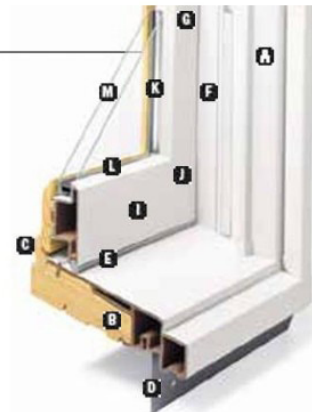
SASH

- G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



- H** The sash interior is natural wood with classic chamfer detailing. Available in pine, maple, oak and prefinished white.
- I** The low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most



GLASS

- K** Glass spacers are available in black, stainless steel and white.
- L** Silicone bed glazing provides superior weathertightness and durability.
- M** High-Performance glass options include:
 - Low-E4® glass
 - Low-E4 HeatLock® glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSun HeatLock glass
 - Low-E4 Sun glass
 - Low-E4 PassiveSun® HeatLock glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 11 for more details.

HARDWARE



The standard lock and keeper design provides an easy Tilt-to-Clean feature

EXTERIORS & INTERIORS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Lock & Keeper

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel
Stone | White

OPTIONAL HARDWARE Sold Separately

TRADITIONAL



Bar Lift

Available in all hardware finishes. Shown in distressed bronze.

TRADITIONAL



Hand Lift

Finger Lifts

Available in all hardware finishes. Shown in distressed nickel.

CLASSIC SERIES™



Bar Lift

Stone | White

CLASSIC SERIES



Hand Lift

Finger Lifts

Stone | White

CONTEMPORARY



Bar Lift

Available in all hardware finishes. Shown in bright brass.

ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | **Satin Nickel**

Bold name denotes finish shown.

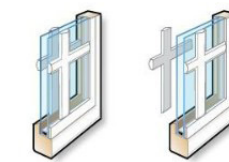
GRILLES

Grille patterns are available in widths and configurations to fit any architectural style, or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



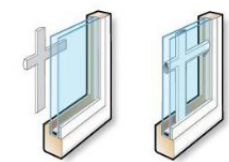
Full Divided Light Options*

Permanent grilles on the interior and exterior with a spacer between the glass (left). For improved thermal performance, choose full divided light with an energy spacer (right) – a 3 mm gap around a narrow spacer minimizes transfer of heat and cold to the interior glass.



Simulated Divided Light Options

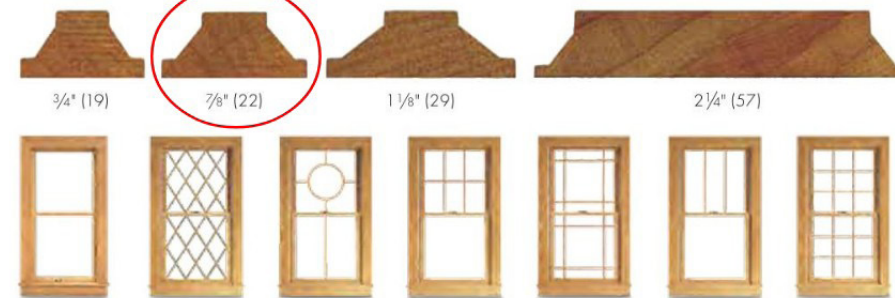
Permanent grilles on the exterior and interior with no spacer between the glass (left). Permanent exterior grilles with removable interior grilles (right) are available in natural wood or prefinished white.



Convenient Cleaning Options

Removable interior grilles come off for easy cleaning (left). Andersen® Finelight™ grilles-between-the-glass** (right) are installed between the glass panes and feature contoured ¾" (19) and 1" (25) profiles.

Grille Bar Widths & Patterns†



Actual width shown.

Grilles on casement, awning and Flexiframe® windows ordered with contemporary interior trim stops have a matching contemporary interior grille profile (not shown).

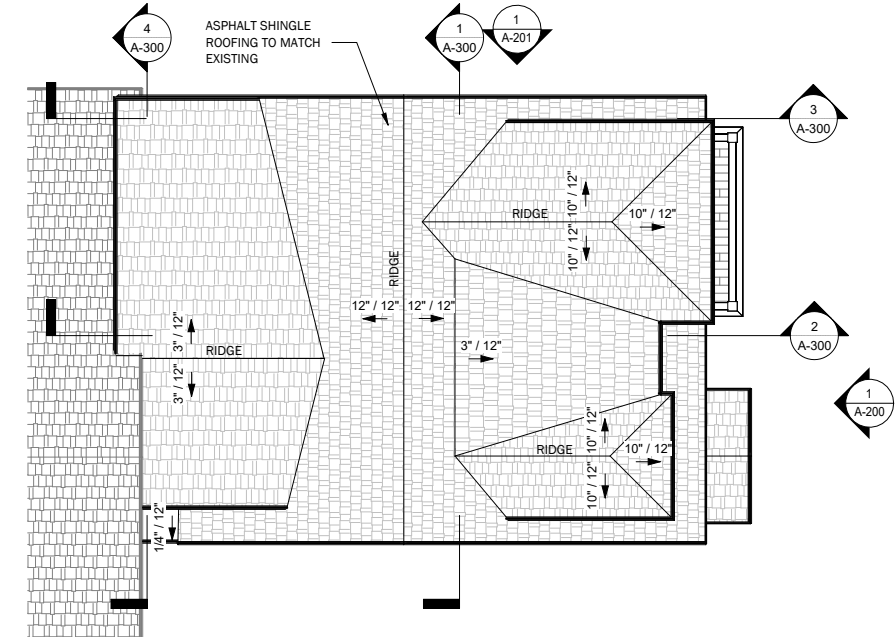
The 2 ¼" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window, or simulate a multi-unit combination such as a transom over a window or patio door.

*Full divided light with an energy spacer is available for most products with dual-pane glass, some size and glass restrictions apply. Full divided light and full divided light with an energy spacer are not available for products with triple-pane glass. Contact your Andersen supplier for more information.

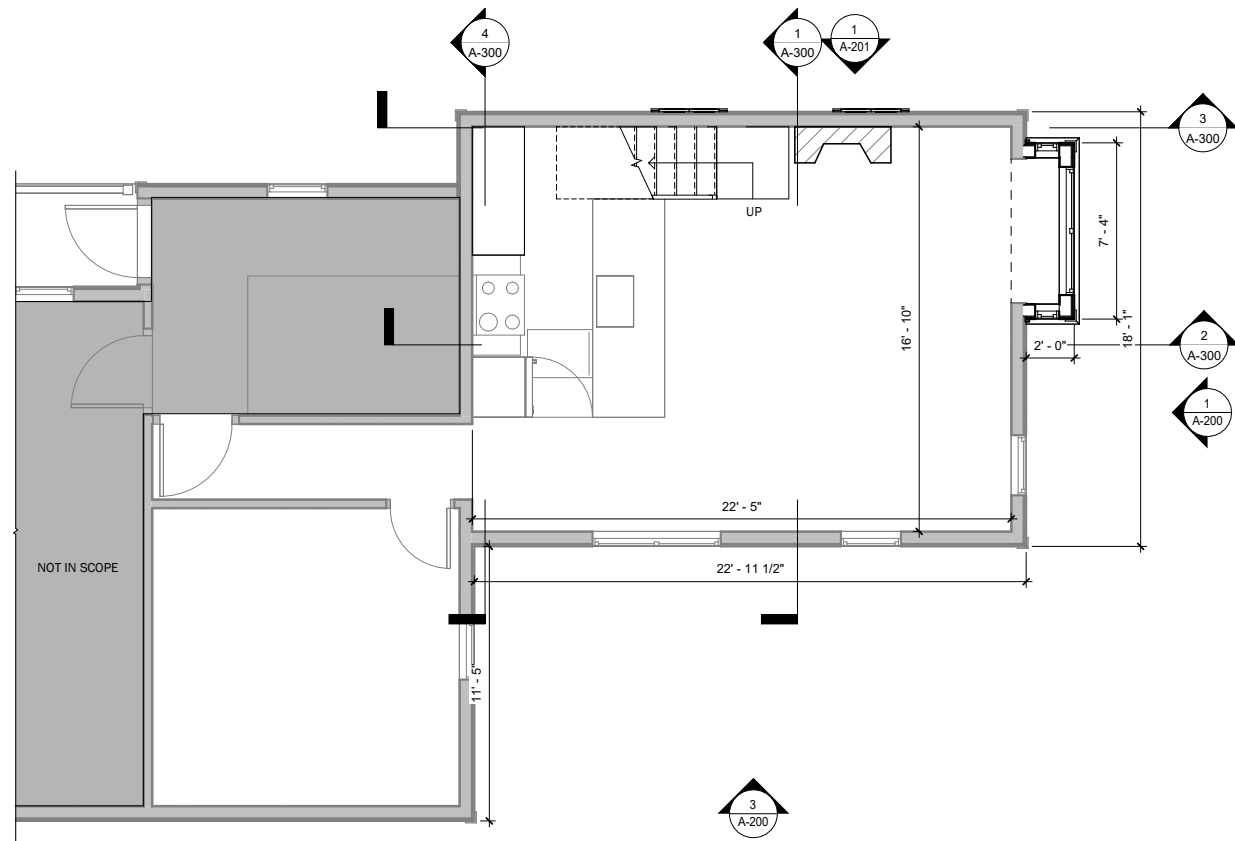
**7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass.

†For all standard patterns available for a specific window or patio door, refer to the detailed product sections in this product guide or contact your Andersen supplier for more information. Dimensions in parentheses are in millimeters.

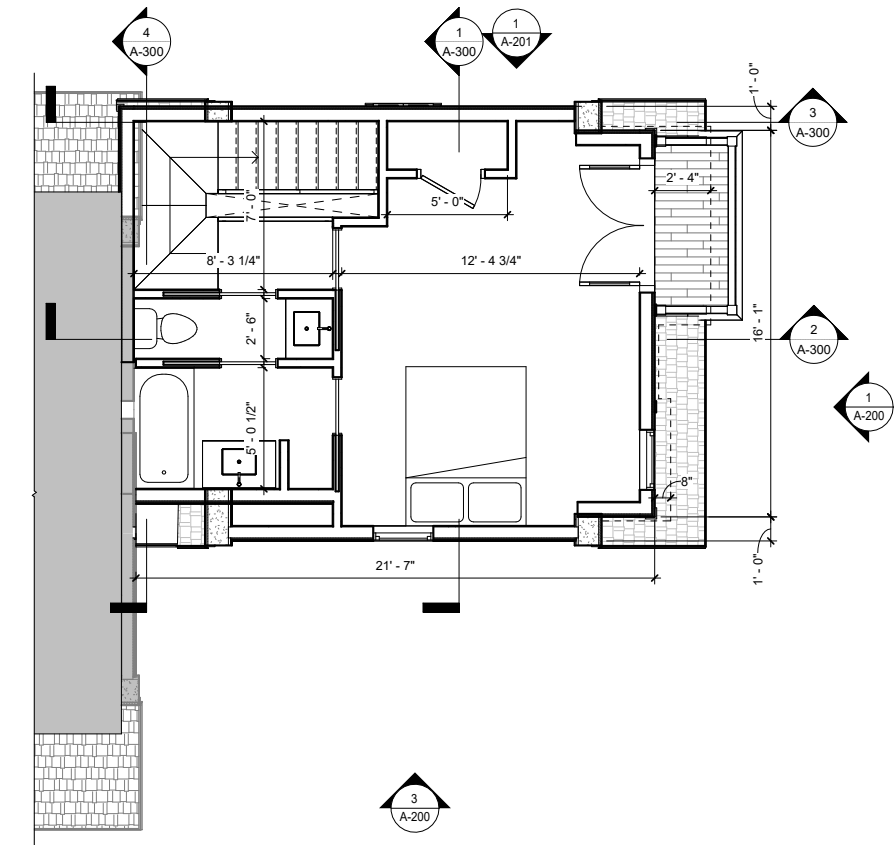
PROPOSED PLANS



Roof Plan | Scale: 1/8"=1'-0" @ 11x17

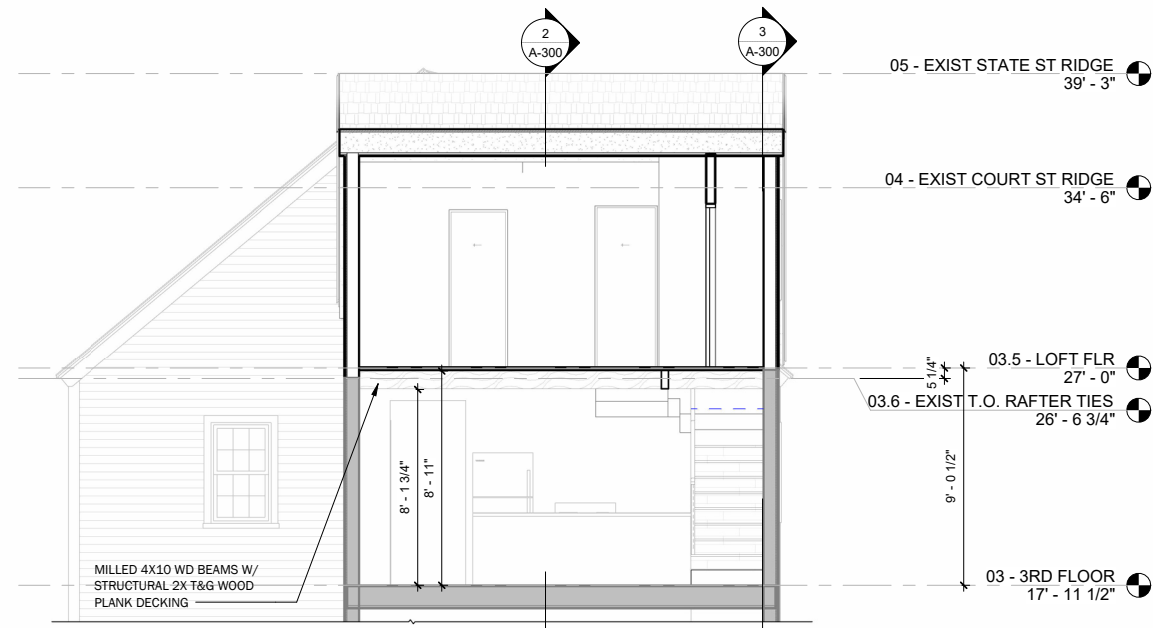


Unit Floor Plan | Scale: 1/8"=1'-0" @ 11x17

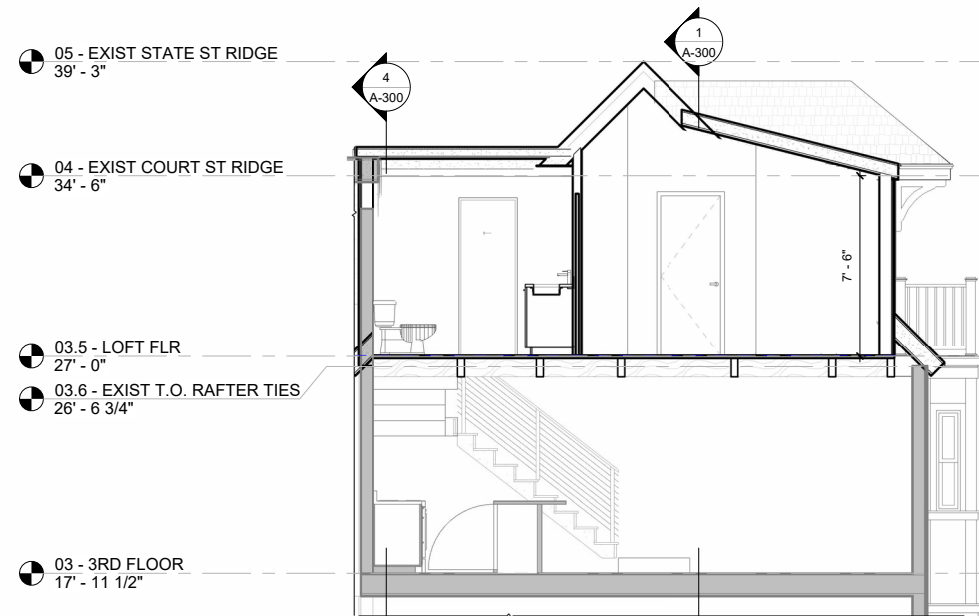


Loft Floor Plan | Scale: 1/8"=1'-0" @ 11x17

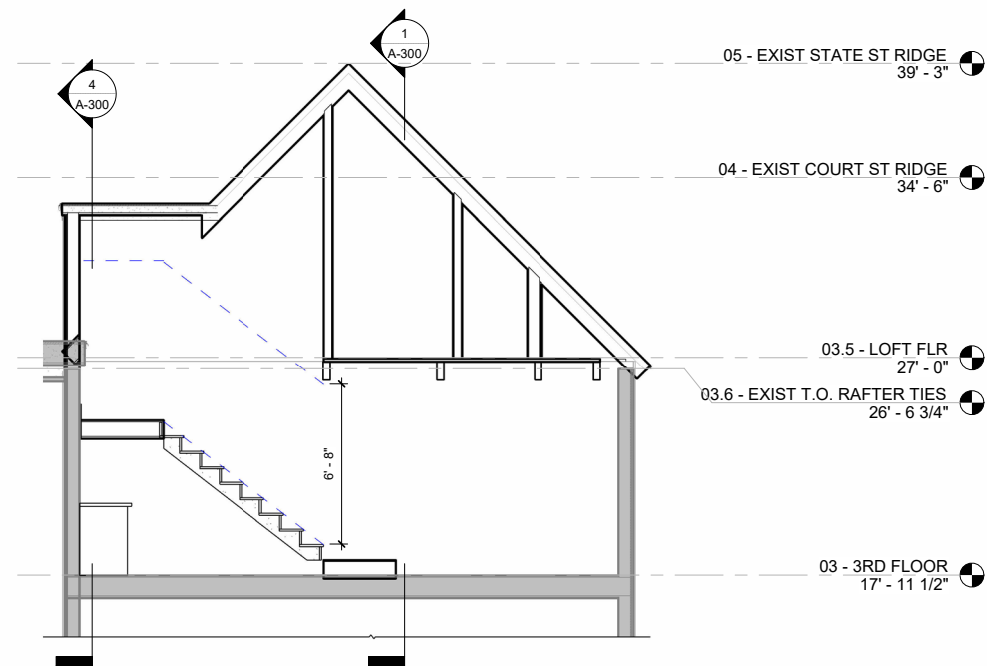
PROPOSED SECTIONS



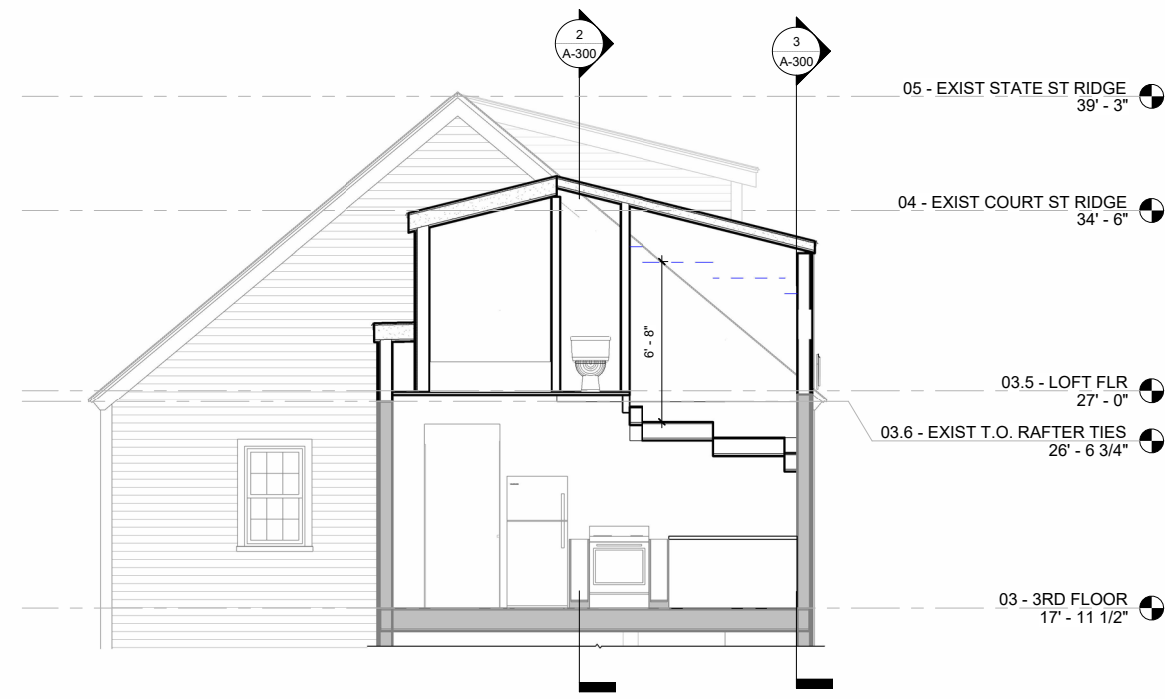
Building Section 1 | Scale: 1/8"=1'-0" @ 11x17



Building Section 2 | Scale: 1/8"=1'-0" @ 11x17



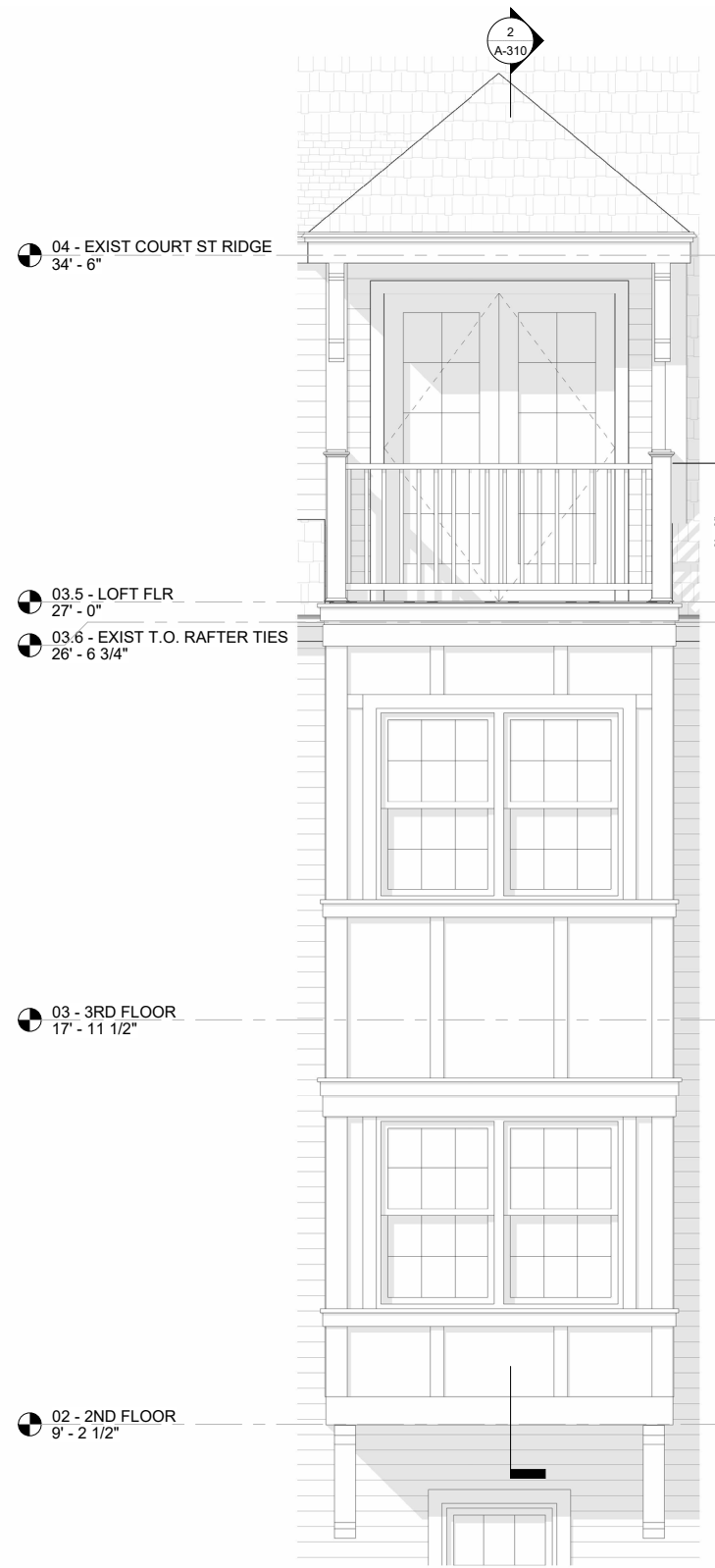
Building Section 3 | Scale: 1/8"=1'-0" @ 11x17



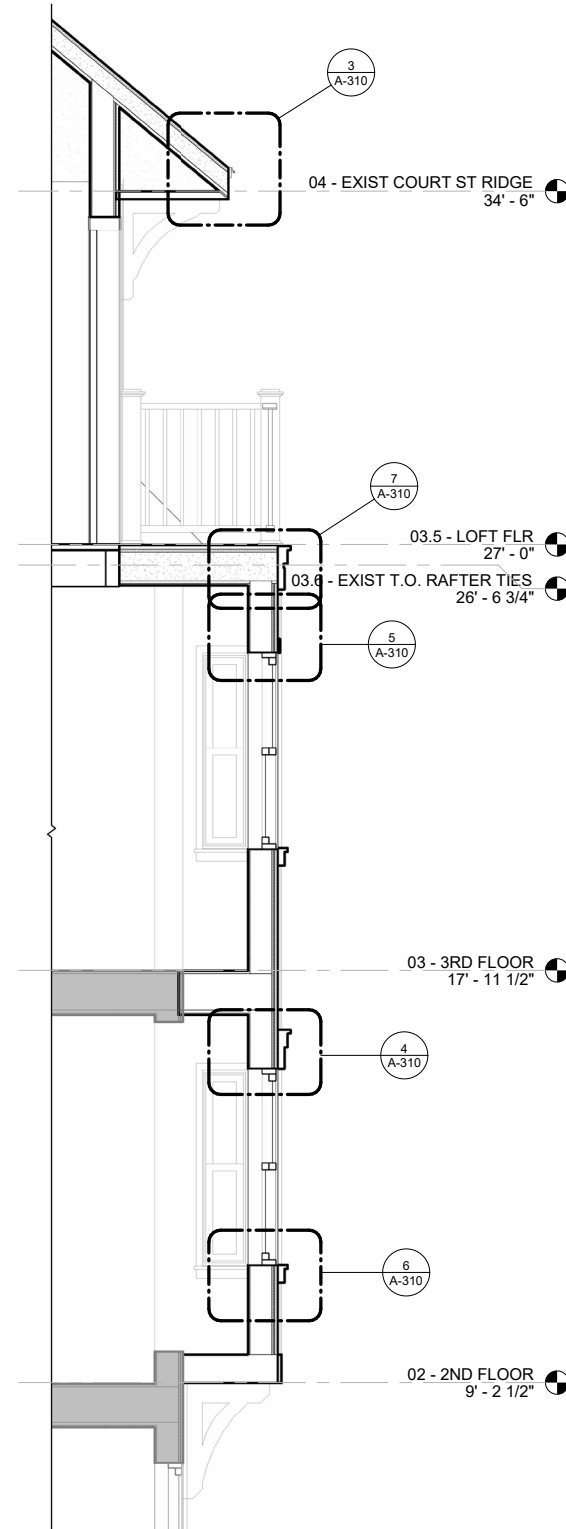
Building Section 4 | Scale: 1/8"=1'-0" @ 11x17

PROPOSED PROFILES

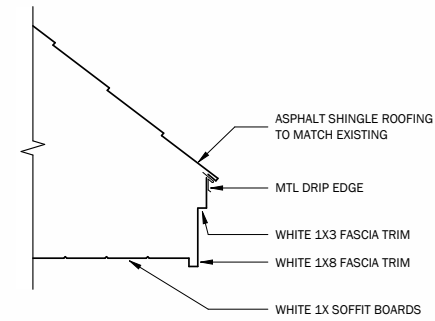
NOTE: ALL SCALES BELOW ARE HALF SIZE ON 11X17 SHEET



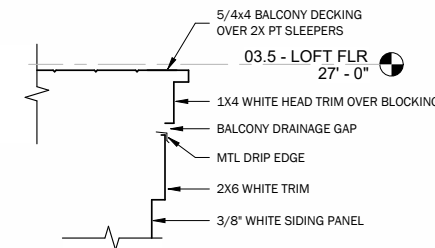
1 ENLARGED BAY ELEVATION - SOUTH
1/2" = 1'-0"



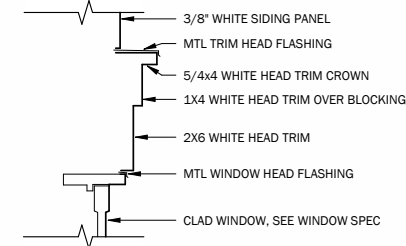
2 BOX BAY SECTION
1/2" = 1'-0"



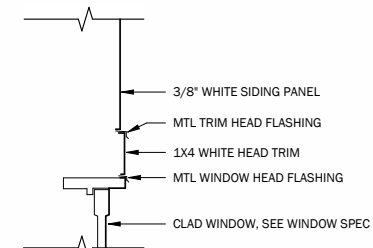
3 TYP HIP ROOF EDGE DETAIL
1 1/2" = 1'-0"



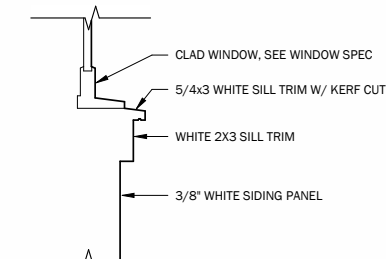
7 TYP BALCONY EDGE DETAIL
1 1/2" = 1'-0"



4 TYP LOW WINDOW HEAD @ BAY
1 1/2" = 1'-0"



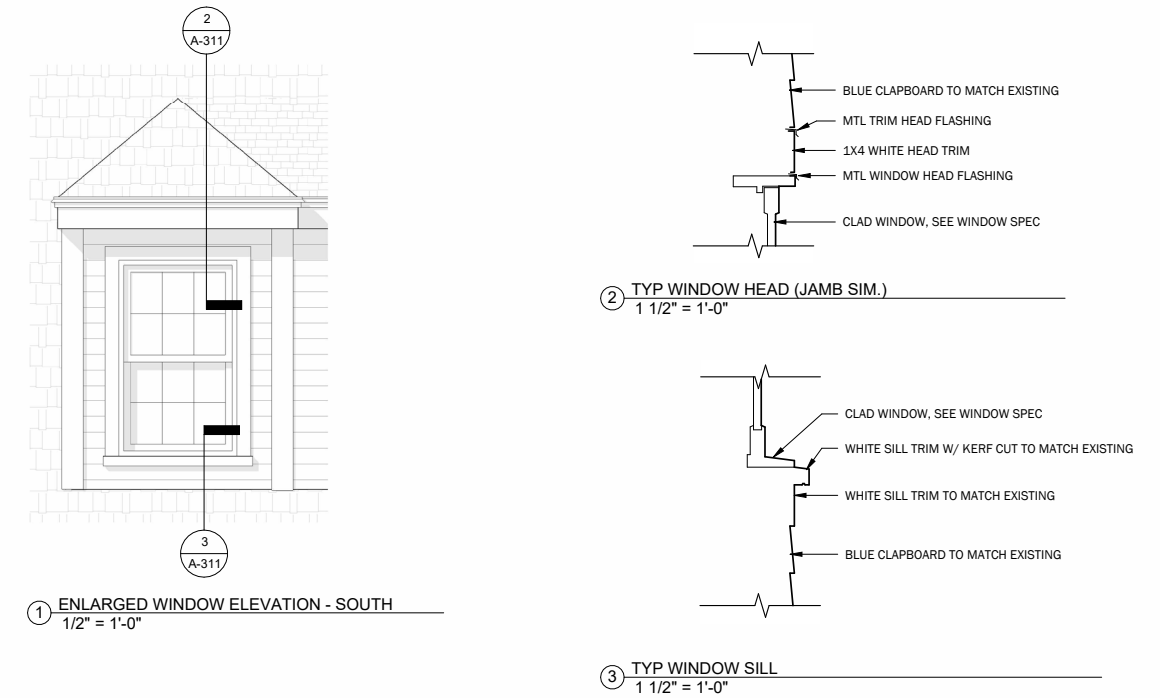
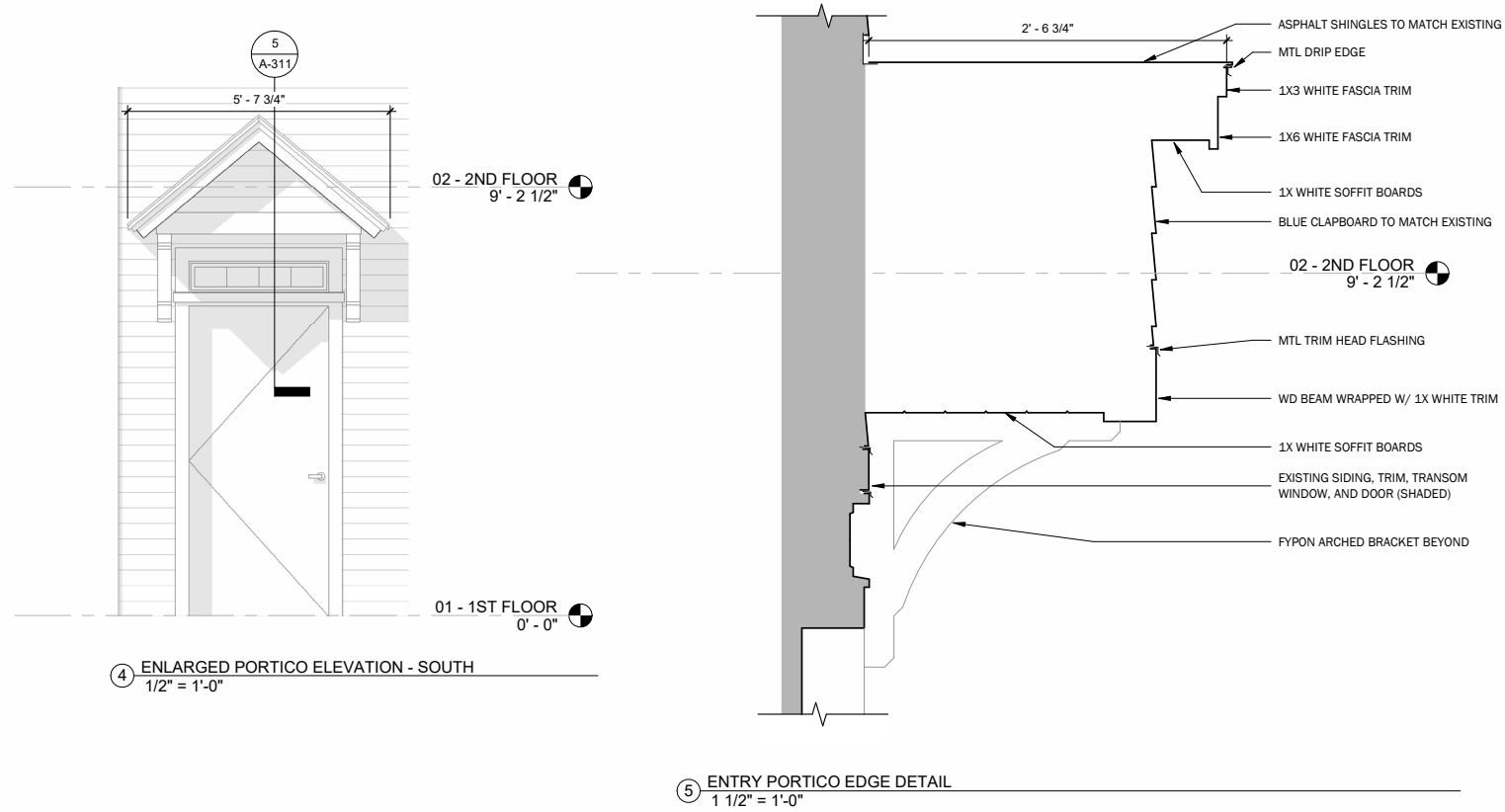
5 TYP HIGH WINDOW HEAD @ BAY (JAMB SIM.)
1 1/2" = 1'-0"



6 TYP WINDOW SILL @ BAY
1 1/2" = 1'-0"

PROPOSED PROFILES

NOTE: ALL SCALES BELOW ARE HALF SIZE ON 11X17 SHEET



ALTERNATE SHED DORMER OPTION 3D VIEWS



Court St Perspectives

ALTERNATE SHED DORMER OPTION 3D VIEWS



Court St Perspectives

Project Address: 58 Humphrey's Court

Permit Requested: Work Session

Application: Work Session A

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 9,920 SF +/-
- Estimated Age of Structure: c.1965
- Building Style: Modern/Split Level
- Number of Stories: 2
- Historical Significance: Non-Contributing
- Public View of Proposed Work: Humphrey's Court
- Neighborhood Association: South End



B. Proposed Work: The demolition of the existing single-family home and the new construction of a new multi-family dwelling.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project has gone before the Technical Advisory Committee, The Board of Adjustment, and will need a future Public Hearing.



**HISTORIC
SURVEY
RATING
N-C**

D. Purpose and Intent:

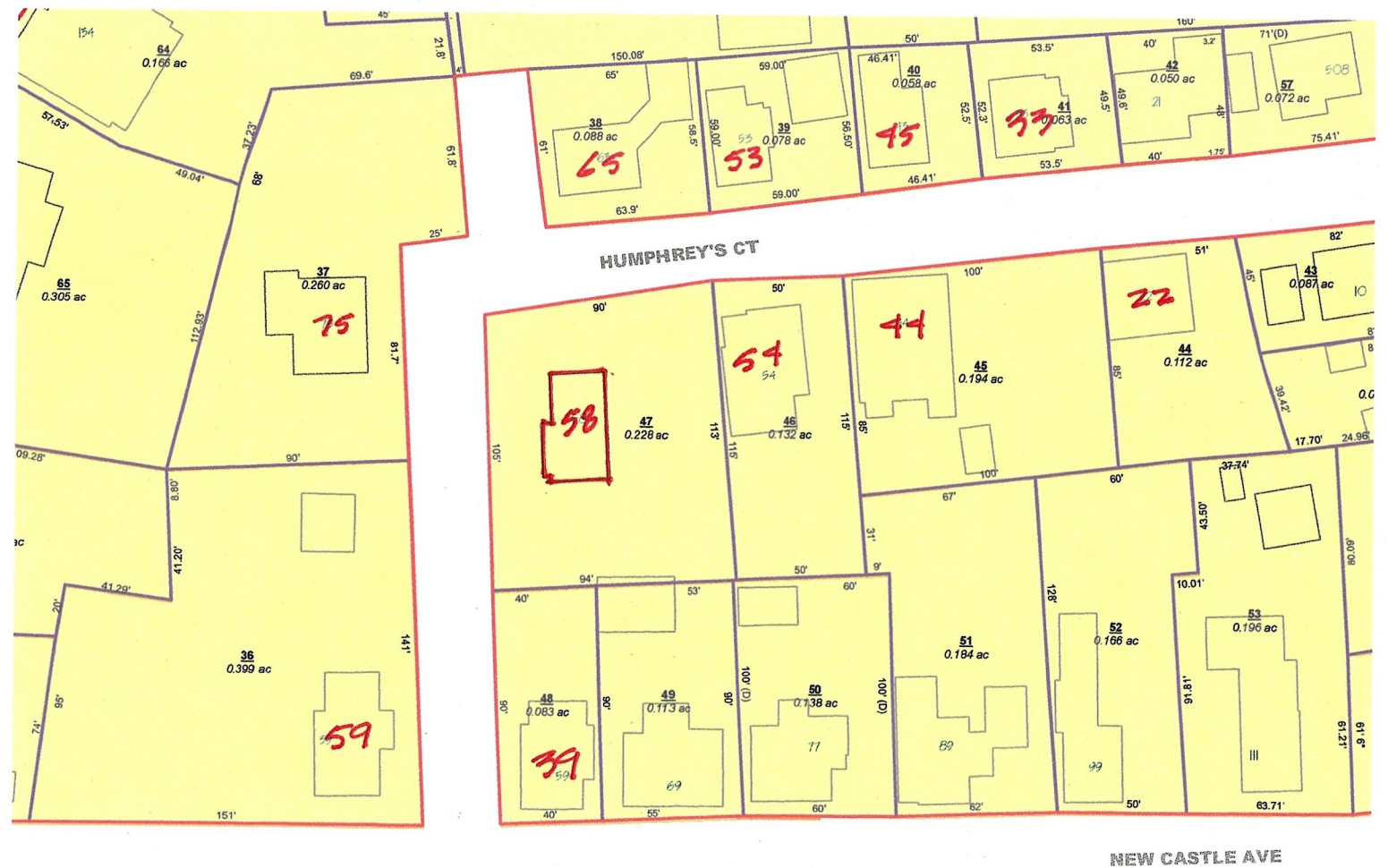
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare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



58 Humphreys Court



Tax Map of Neighborhood

LEGEND:

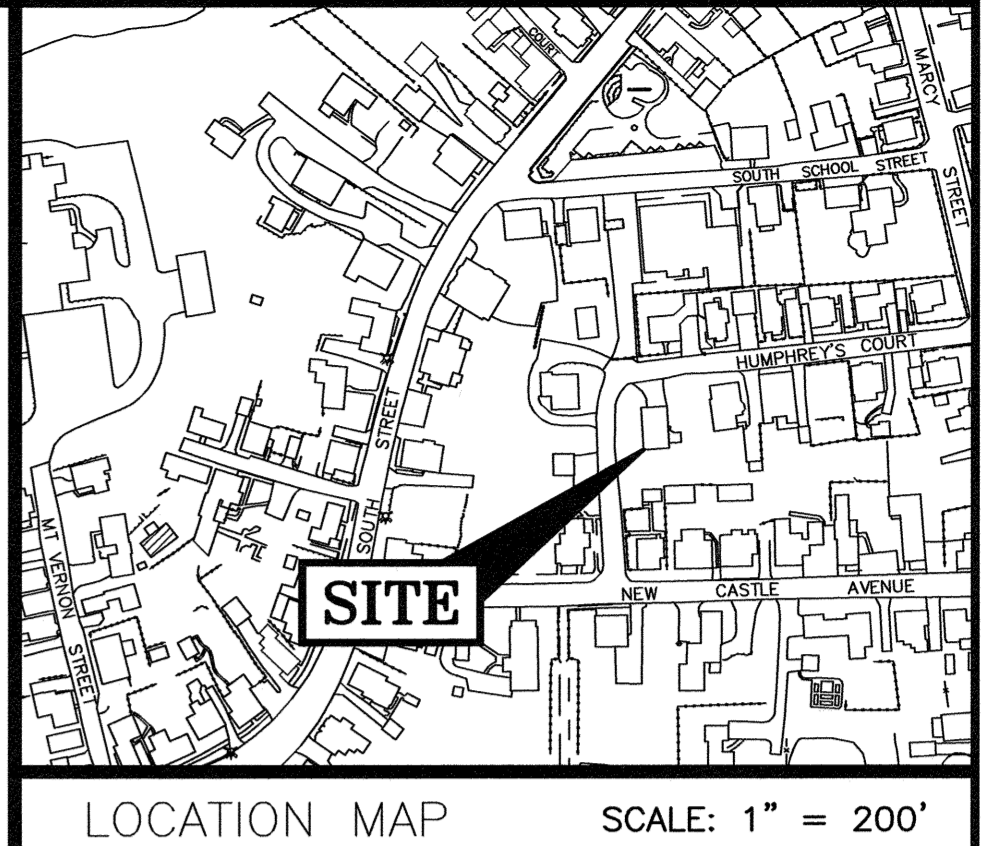
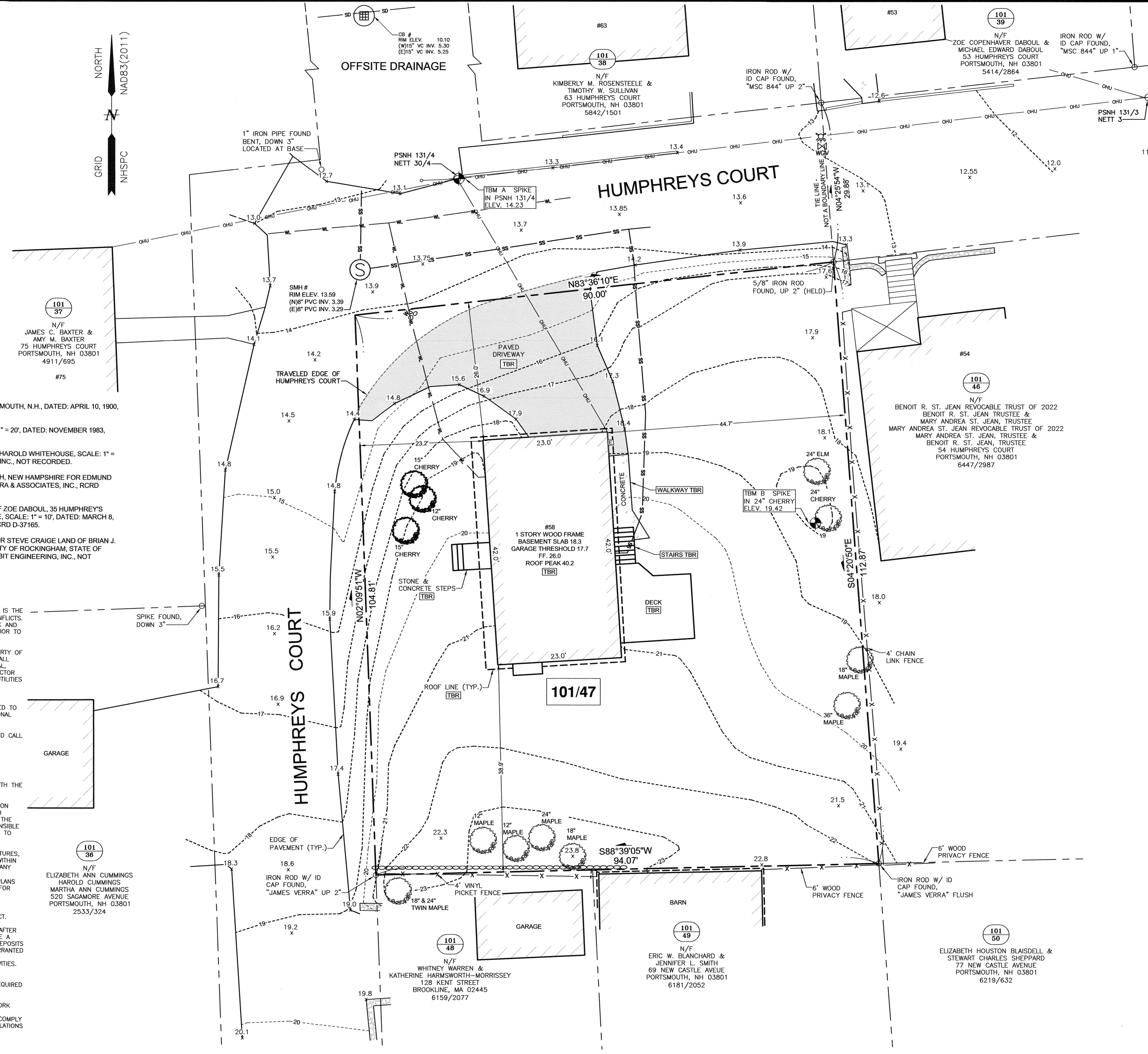
DESCRIPTION	SYMBOL
ASSESSOR'S MAP & LOT	
BENCHMARK	
FINISHED FLOOR	
HYDRANT	
IRON ROD / IRON PIPE FOUND	
RAILROAD SPIKE SET	
NOW OR FORMERLY	
SEWER MANHOLE	
SPOT ELEVATION	
TEMPORARY BENCHMARK	
TREE	
UTILITY POLE	
WATER GATE VALVE	
WATER SHUT OFF	
EDGE OF GRAVEL	
EDGE OF PAVEMENT	
FENCE	
MINOR FOOT CONTOUR	
MAJOR FOOT CONTOUR	
OVERHEAD UTILITY LINE	
APPROXIMATE ABUTTER'S PROPERTY LINE	
PROPERTY LINE	
STONE WALL	
EDGE OF TRAVELED WAY	
TIE / REFERENCE LINE	

PLAN REFERENCES:

- PROPERTY OF W.G. MARSHALL AND HEIRS OF W.P. BENNETT PORTSMOUTH, N.H., DATED: APRIL 10, 1900, PREPARED BY: L.E. SCRUTON, C.E., RCRD PLAN #0092.
- PLAN OF LAND PORTSMOUTH, N.H. FOR: EDMUND L. PRICE, SCALE: 1" = 20', DATED: NOVEMBER 1983, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., RCRD C-12278.
- SKETCH OF LAND, 58 HUMPHREYS COURT PORTSMOUTH, N.H., FOR HAROLD WHITEHOUSE, SCALE: 1" = 20', DATED: 8/31/98, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- SUBDIVISION OF LAND NEW CASTLE AVE. & MARCY ST. PORTSMOUTH, NEW HAMPSHIRE FOR EDMUND L. PRICE, SCALE: 1" = 20', DATED: 7-31-03, PREPARED BY: JAMEV VERRA & ASSOCIATES, INC., RCRD D-31582.
- STANDARD BOUNDARY SURVEY, TAX MAP 101 LOT 39, PROPERTY OF ZOE DABOUL, 35 HUMPHREY'S COURT, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 10', DATED: MARCH 8, 2012, PREPARED BY: MSC CIVIL ENGINEERS & LAND SURVEYORS, RCRD D-37165.
- STANDARD BOUNDARY SURVEY TAX MAP 101 LOT 43, PREPARED FOR STEVE CRAIG LAND OF BRIAN J. BEDNAREK, 10 HUMPHREY'S COURT CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10', DATED: 4/10/17, PREPARED BY AMBIT ENGINEERING, INC., NOT RECORDED.

DEMOLITION NOTES:

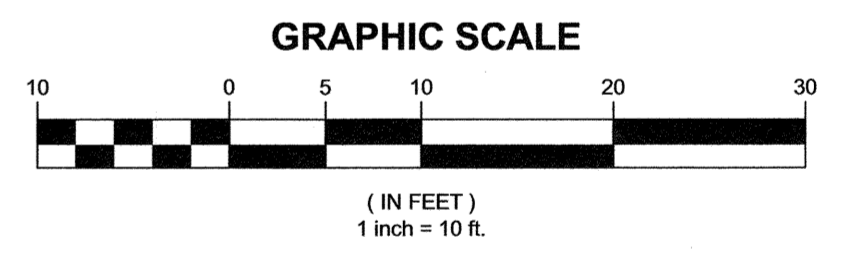
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- SAWOUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 101 AS LOT 47.
- OWNERS OF RECORD:
ROBERT M. SNOVER REVOCABLE TRUST
DARCY E. DAVIDSON, TRUSTEE
ROBERT M. SNOVER, TRUSTEE
60 T.J. GAMESTER AVENUE
PORTSMOUTH, NH 03801
6589/369
RCRD PLAN # 0092 LOTS 98.10
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA:
10,005 S.F.
0.2297 ACRES
- PARCEL IS LOCATED IN GENERAL RESIDENCE B (GRB) AND HISTORIC OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENT:
MIN LOT AREA: 5,000 S.F.
FRONTAGE: 80 FEET
SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 25 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 25%
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- THE PURPOSE OF THIS PLAN IS SHOW THE EXISTING CONDITIONS AND DEMOLITION OF THE EXISTING STRUCTURE OF ASSESSOR'S MAP 101 LOT 47 IN THE CITY OF PORTSMOUTH.
- ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.



REV.	DATE	DESCRIPTION	BY	CHK.
0	03/06/26	ISSUED FOR COMMENT	SJR	JRC

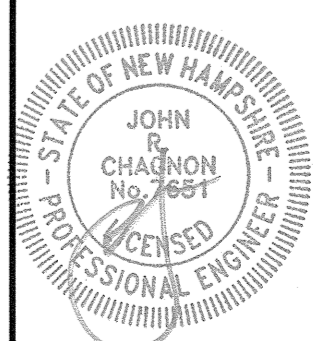
PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT
ROBERT M. SNOVER TRUST
58 HUMPHREY'S COURT, PORTSMOUTH, N.H.

EXISTING CONDITIONS & DEMOLITION PLAN

DATE	SCALE	
MARCH 2026	1" = 10'	
DRAWN BY	DESIGNED BY	CHECKED BY
SJR	---	JRC
PROJECT NO.	FIELD BOOK & PAGE	
5010515	FB 379 PG 45	
DRAWING NO.	REV.	
C101	1	



FILE LOCATION: P:\NH\051515-ROBERT_SNOVER\101-58 HUMPHREYS COURT, PORTSMOUTH - CS\MS-CAD_FILES\051515-C-SP.DWG, 2026.03.11, 7:17 AM



22 Humphreys Court



44 Humphreys Court



54 Humphreys Court



53 Humphreys Court



43 Humphreys Court



33 Humphreys Court

Neighboring Residences



75 Humphreys Court



63 Humphreys Court

Neighboring Residences



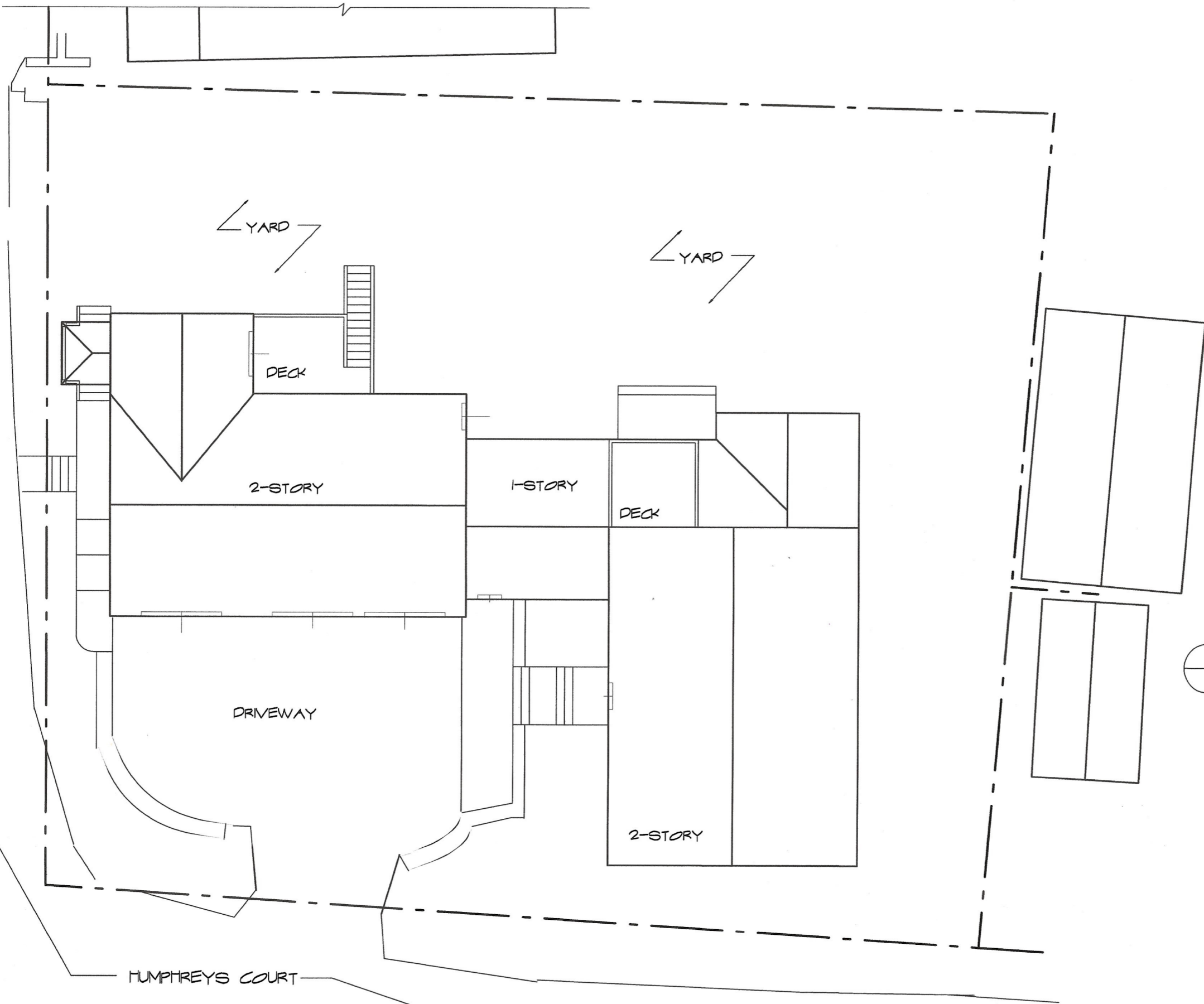
59 New Castle Ave





View to New Castle Ave



39 New Castle Ave




 SCHEMATIC ROOF PLAN
 SCALE : 1/12" = 1' 0"


CONCEPT DESIGN
58 HUMPHREYS COURT
PORTSMOUTH, NH


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



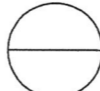
ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2501	3/11/26	1 OF 3




EAST ELEVATION
 SCALE : 1/8" = 1' 0"




NORTH ELEVATION
 SCALE : 1/8" = 1' 0"

CONCEPT DESIGN
58 HUMPHREYS COURT
PORTSMOUTH, NH


801 Islington St, Suite 32
 Portsmouth, NH 03801
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 archwhit@aol.com

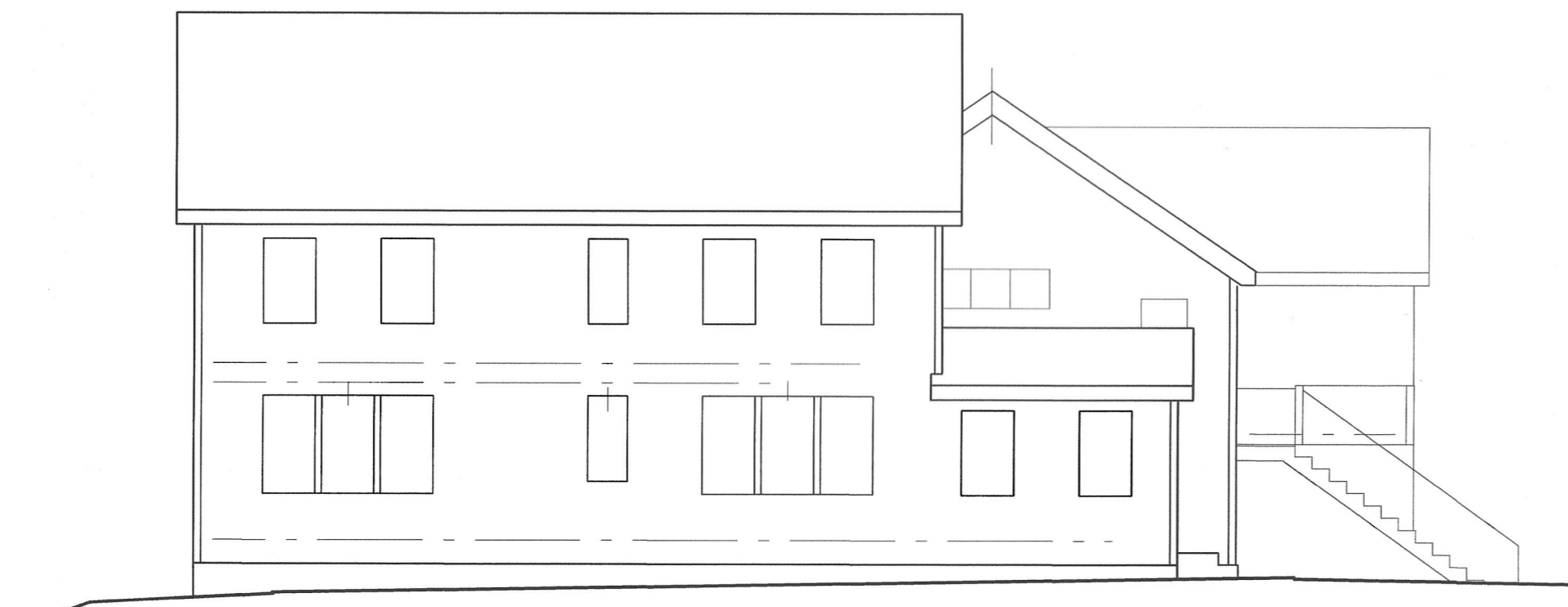



ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2501	3/10/26	2 OF 3




WEST ELEVATION
 SCALE : 1/8" = 1' 0"




SOUTH ELEVATION
 SCALE : 1/8" = 1' 0"

CONCEPT DESIGN
58 HUMPHREYS COURT
PORTSMOUTH, NH

801 Islington St, Suite 32
 Portsmouth, NH 03801
 603-502-4357
 archwhit@aol.com



ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2501	3/10/26	3 OF 3

Project Address: 62 Daniel Street

Permit Requested: Work Session

Application: Work Session #1

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4, Character District 5, and Downtown Overlay
- Land Use: Commercial
- Land Area: 2.16 acres +/-
- Estimated Age of Structure: c.1967
- Building Style: Modern
- Number of Stories: 4
- Historical Significance: Not Contributing
- Public View of Proposed Work: Penhallow Street, Bow Street, and Daniel Street
- Neighborhood Association: Downtown



B. Proposed Work: Renovations to the existing structure and the Construction of three multi-story buildings on the site.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project will need a future Public Hearing and additional Land Use approvals.



**HISTORIC
SURVEY
RATING
N/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

MORRIS & SCULLY, PLLC

ATTORNEYS AT LAW

EDWARD F. MORRIS
JAMES F. SCULLY, JR.

ADMITTED IN NH AND MA

May 13, 2026

City of Portsmouth Historic District Commission
c/o Reagan Ruedig, Chair
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Re: Application Submission for 62 Daniel Street, Portsmouth (Thomas J. McIntyre Federal Building)

Dear Chair Ruedig and Honorable Members of the Commission:

On behalf of 80 D Street, LLC (the “Applicant”), we respectfully initiate the Historic District Commission’s (the “HDC”) review process for the redevelopment of 62 Daniel Street, formerly known as the Thomas J. McIntyre Federal Building (the “McIntyre Building”). The Applicant, under the leadership of local resident Anthony DiLorenzo, is committed to advancing a thoughtful and contextually appropriate redevelopment of this long vacant and significant downtown landmark and redevelopment site, in close coordination with the HDC and the broader Portsmouth community.

The McIntyre Building, constructed in the 1960s as part of a federal urban renewal initiative, served for decades as a central location for several federal agencies, including the Internal Revenue Service, Social Security Administration, and Federal Bureau of Investigation. In 2004, Congress redirected funds originally intended for the building’s renovation to support the relocation of federal offices to Pease, and by 2016, the General Services Administration (the “GSA”) determined the property to be surplus. The City of Portsmouth subsequently pursued acquisition under the federal Historic Surplus Property program, engaging in extensive public input and negotiation with a developer between 2017 and 2022. Ultimately, the property was subsequently sold at auction in December 2023 to the Applicant.

Because the parcel transferred via private auction, the obligations of the federal Historic Monument Program did not apply. However, as a condition of the sale, the GSA required the execution of a Historic Preservation Easement (the “Easement”), granting specified rights to the New Hampshire State Historic Preservation Officer (SHPO) and identified several character-defining features for sensitive treatment. Following acquisition, the Applicant performed a structural analysis of the single-story section (formerly the U.S. Post Office) to evaluate the structural capacity of this section to support vertical expansion. Similar to the City’s findings in 2022, the Applicant’s Chief Structural Engineer concluded that the existing footings and foundation of the single-story section cannot adequately support any new levels and that the impact to the existing structure to increase the needed structural support would have both adverse visual impacts and, be cost prohibitive.

Under the Easement, the single-story section was determined to have limited character-defining features, primarily related to the configuration of certain windows and surrounds. Importantly, substantial alterations were made in 1997, including the removal of the center single-pane window to create a new

entry and the insertion of a new full-height windows at the easternmost flat brick wall, resulting in four full-height windows on the east elevation, two of which are from the 1997 renovation. In light of the structural issues and the prior alterations, the Applicant engaged with SHPO to discuss how to address these deficiencies. After careful review, SHPO agreed upon certain modifications to the Easement, and required specific mitigation measures to honor the historic character of the site while focusing preservation efforts on the main McIntyre Building (See attached Easement).

During the City previous planning and design of the so-called 2022 Community Plan (the "Community Plan"), the City's goals and objectives emphasized reconnecting the site with Daniel, Penhallow, and Bow Streets through a high-quality urban design with multiple, 3-5 story, mixed-use buildings, enhanced pedestrian ways, meaningful public open space areas, and underground parking to fully support the proposed land use program. With the same overarching goals for restoring the McIntyre Building and revitalizing the remainder of the site, the Applicant is focused on advancing these same building and site objectives. As illustrated in our submission packet, the Applicant has not only developed several conceptual massing schemes that conform to the baseline development standards of the character-based zoning, but we have also developed a massing scheme that adheres to the recently adopted Conditional Use Plan requirements with the required Community Space.

In closing, as we commence the first of multiple work sessions, we appreciate the HDC's consideration and feedback on our project goals and building and site schemes. As we move from the initial work session discussion of the neighborhood context, the existing conditions, and an assessment of our conceptual massing schemes we look forward to working toward subsequent work sessions discussing the program, roof-forms, architectural elevations, materials, and the many public realm improvements that will make this project a success for Portsmouth.

To that end, the Applicant is fully committed to working closely with the HDC to successfully preserve and sensitively adapting the main McIntyre Building and the remainder of the site in accordance with the HDC's Design Guidelines, and the Easement (including SHPO's approval and the required mitigation measures). Consistent with the City's previous planning and design efforts, the Applicant's vision for redevelopment of the site seeks to create a coherent, context-sensitive design, with well-designed, multi-storied, commercial and/or mixed-use buildings with improved pedestrian connections, activated streets, and a vibrant and engaging public realm.

We look forward to commencing the review of this project on June 3rd and hearing your feedback, your guidance, and your ideas as we collaborate to evaluate the many factors, configurations, and tradeoffs associated with a variety of building and site layout options.

Respectfully submitted,



James Scully
Morris & Scully, PLLC
On behalf of 80 D Street, LLC
549 US Route 1 Bypass
Portsmouth, NH 03801
(603)-929-1700
JScully@MorrisScully.com



RECORDING 42.00
SURCHARGE 2.00



Return to:

Ⓜ Attn: Nathan Kenison
Department of Natural +
Cultural Resources
172 Pembroke Road
Concord, NH 03301

PERMANENT HISTORIC PRESERVATION EASEMENT

80 D Street, LLC, having a mailing address of 549 US Highway 1 Bypass, Portsmouth, NH 03801 (the "Grantor") for consideration paid, grants to the STATE OF NEW HAMPSHIRE, DEPARTMENT OF NATURAL AND CULTURAL RESOURCES, acting through the DIVISION OF HISTORICAL RESOURCES, having its place of business and mailing address at 172 Pembroke Road, Concord, Merrimack County, New Hampshire 03301 ("Grantee") with Quitclaim Covenants, in accordance with and pursuant to the provisions of the New Hampshire RSA 477:45-47 and RSA 227-M, a PERMANENT HISTORIC PRESERVATION EASEMENT in the real property and structure situated thereon, formerly known as the Thomas J. McIntyre Federal Building, located at 62 Daniel Street in Portsmouth, NH, (formerly 80 Daniel Street, Portsmouth, NH) and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property").

1. BACKGROUND AND NATURE OF THE EASEMENT

- a. Grantor and Grantee desire to guarantee the preservation of certain architectural qualities of the Property, and to impose "preservation restriction" on the Property in accordance with RSA 477:46.
- b. The Property is listed on the National Register of Historic Places (NRHP) as a contributing building in the Downtown Portsmouth Historic District. Grantor hereby acknowledges that the Property is subject to the following conditions, restrictions, and limitations, which are hereinafter identified and described as an easement running with the land (the "Easement").
- c. This Easement identifies the character defining features, set forth in Section D herein, that merit sensitive treatment and consideration when contemplating any changes to them. The evaluation of any changes to any character-defining feature

shall be evaluated within the context of any individual rehabilitation proposal and its proposed total impact on the Property. These impacts can be very positive or deleterious, and the combination of these impacts should be evaluated on a case-by-case basis.

d. PROPERTY DESCRIPTION AND CHARACTER-DEFINING FEATURES.

The “*Thomas J. McIntyre Federal Building, Portsmouth, New Hampshire, Character-defining Features Analysis*” by Alisa McCann, attached hereto and incorporated herein as Exhibit B (“CDF Analysis”) identifies character defining features that merit preservation (“Character Defining Features”) on the Main Building, and the one-story addition on Penhallow Street and the one-story wing of the Main Building. These features are those that, in and of themselves, identify this particular building as the Thomas J. McIntyre Federal Building and as no other. For that reason, these features shall be given priority when considering renovation of the Property, subject to the following with respect to the one-story wing east of the Main Building. Specifically, a qualified, licensed structural engineer has documented that the one-story eastern wing of the Main Building has significant structural limitations that impact any feasibility of adding additional stories to the one-story section thereby prohibiting most viable redevelopment options. The City of Portsmouth has further expressed interest, through an extensive public process, in adding meaningful new open space and new pedestrian passageways at the street level between the Main Building and the ground floor of the one-story eastern wing as part of a larger redevelopment project for the Property. For these reasons, and notwithstanding that the one-story eastern wing of the Main Building is a character defining feature, Grantor may demolish the one-story eastern wing provided that Grantor implements the Mitigation Measures identified in Section 1(h) hereof within five years of the execution date of this instrument.

Provided that Grantor implements the Mitigation Measures identified in Section 1(h), the features to be given priority when considering renovation of the Property include:

MAIN BUILDING AND ONE-STORY WING ALONG PENHALLOW STREET

- i. Height, scale and massing
- ii. Regular pattern of recessed windows on upper floors/relationship of solid to void
- iii. Materials: red brick, concrete details, aluminum, glass
- iv. Flat concrete fascia and cast concrete brackets

- v. Recessed entry and open arcade with segmental arches, groin vaulted ceiling and pergola
- vi. First floor full-height windows and their configuration
- vii. Upper floors - pattern of deeply recessed windows with concrete window surrounds.

MAIN BUILDING ONLY

- viii. Full-height entry
- ix. Upper floor single-pane, deeply recessed, pivoting window
- x. Concrete window surrounds
- xi. Concrete brackets at cornice and main entry

MAIN BUILDING INTERIOR - FIRST FLOOR

- xii. White marble panels
- xiii. Height of lobby ceilings
- xiv. Sequence and distinction between vestibule and elevator lobby
- xv. Terrazzo floors

- e. BASELINE DOCUMENTATION. Pages 13-19 of the CDF Analysis, and the NHDHR Easement Program Photo Submission Form (Exhibit B), include photographs of the condition of the Character Defining Features listed above.
- f. This Easement is given in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to Section 170(h) of the Internal Revenue Code and New Hampshire RSA 477:45-47 (the Act), the Grantor does hereby voluntarily grant and convey unto the Grantee a preservation easement in gross in perpetuity over the Property situate in Portsmouth, New Hampshire and more particularly described in Exhibit A, which is attached hereto and recorded herewith.
- g. This Easement specifically grants the Grantee all rights necessary:
 - i. To ensure that the Character Defining Features receive sensitive treatment and consideration when contemplating any changes to them.
 - ii. To prevent any use or change of the Property that will significantly impair or interfere with the preservation value of the Property; and
 - iii. To prevent adverse effects to the Downtown Portsmouth Historic District, especially as they may be affected due to the scale of any new construction proposed at the Property.

h. MITIGATION MEASURES. Pursuant to Section 1(d) hereof, and notwithstanding that the one-story eastern wing of the Main Building is a character defining feature, Grantor may elect to demolish the one-story eastern wing of the main building provided that Grantor implements and completes the following mitigation measures within five years of the execution of this instrument:

i. Interactive Public Exhibit on Urban Renewal in Portsmouth:

Grantor shall contract with a 36 CFR 61 qualified architectural historian to collaborate with the team's architects, landscape architects, and graphic designers, to develop an interactive public exhibit focused on the history of Urban Renewal in Portsmouth which will be integrated into the complex. The exhibit will be designed to fit into the branding of the facility and will appeal to a broad audience. The exhibit should include (at a minimum) an overview of housing conditions in the city prior to the Portsmouth Housing Authority's (PHA) inception, Portsmouth's urban renewal program, an overview of projects constructed during this period as well as highlight of some of the historic properties lost due to this program, the pivotal 1959 NH enabling legislation that allowed for the rehabilitation of historic buildings in urban renewal projects, and the program's overall influence on city planning.

Grantor shall consult with the Portsmouth Historic District Commission, Portsmouth Athenaeum, Strawberry Banke, and other related organizations with insight into the period. It is recognized that during this consultation, additional topics related to urban renewal in Portsmouth may be proposed to be included in the exhibit. Consultation may also result in the ability to incorporate salvaged architectural features as an integrated part of the exhibit. Location of the exhibit will be determined during consultation. A draft description and/or rendering of the proposed exhibit (location(s), physical content, graphic and narrative content etc.) will be submitted to the NH Division of Historical Resources for a thirty (30) day review and comment period.

ii. Accompanying History Document on Urban Renewal in Portsmouth:

Grantor shall contract with a 36 CFR 61 qualified architectural historian to complete an overview document on the impact Urban Renewal had on the City of Portsmouth, NH. This document will enhance the information presented in the interactive public exhibit and can be referenced as a QR code for viewers seeking more information on the topic.

Research will draw from the city archives, Portsmouth Athenaeum, and Portsmouth Public library and will be supplemented by local archives, newspapers, and secondary sources of information as appropriate. This document will also provide a list of additional research materials available online should the public be interested in researching the topic.

One draft digital copy of the report will be submitted to the NH Division of Historical Resources for a thirty (30) day review and comment period. Once revisions are made, a final pdf will be submitted to the Division for their files. One bound copy will be made available each to the Portsmouth Athenaeum, the City of Portsmouth, and to the local history room of the Portsmouth Public Library. The City will also make the document available on their website.

iii. Interpretive signs on the history of Urban Renewal in the City of Portsmouth:

Grantor shall fund the completion of design, fabrication, and installation of an interpretive sign(s) on the Property. Location will be determined during consultation with the NH Division of Historical Resources, project team, and interested parties. The sign(s) will rely heavily on historic photographs and will be supplemented with information and narrative from materials collected during the development of the exhibit and accompanying history document. Final decision on content will be made during consultation; however, themes may include the history and significance of the former Thomas J. McIntyre Federal Building utilizing aerial photographs, historic photographs, and narrative. It may also include historical information on the resources located at the site prior to their demolition during urban renewal. The sign(s) will be designed by a team of architects, graphic designers, and landscape architects with assistance and content provided by an Architectural Historian qualified under 36 CFR 61. A draft version of the interpretive signage design will be submitted to the Division for review and approval or comment within 30 days.

2. COVENANTS OF GRANTOR

- a. **PRESERVATION.** The Grantor shall, maintain and preserve the Property in accordance with this Easement, and the recommended approaches set forth in the "Secretary of the Interior's Standards for the Treatment of Historic Properties" with "Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing

Historic Buildings” (“Secretary’s Standards”) and applicable National Park Service Preservation Briefs.

- b. **QUALIFICATIONS.** All work directly involving any Character Defining Features carried out pursuant to this Easement shall be conducted by or under the direct supervision of an individual or individuals who meet, at a minimum, the applicable Secretary of the Interior’s Professional Qualifications Standards for conducting the appropriate work (48 FR 44738-9, September 29, 1983).
- c. **REVIEW BY NEW HAMPSHIRE STATE HISTORIC PRESERVATION OFFICE (SHPO).** Plans of proposed work to the Property which would impact the Character Defining Features shall be reviewed and approved in writing by the SHPO for consistency with the Secretary’s Standards. SHPO shall respond in writing to any proposal by the Grantee within thirty (30) days (except under extraordinary circumstances) or such approval shall be deemed to have been given. Contact information for the SHPO is:
 - Mr. Benjamin Wilson
 - Director and State Historic Preservation Officer
 - New Hampshire Division of Historical Resources
 - Department of Natural and Cultural Resources
 - State of New Hampshire
 - 172 Pembroke Road
 - Concord, NH 03301
- d. **INSPECTIONS.** SHPO, and their successor or assigns, shall have the right to inspect the premises from time to time, upon reasonable notice, to determine Grantor’s compliance with the Easement. The Grantor agrees to submit to the Grantee, for the duration of these preservation restrictions, an annual stewardship report detailing the current condition of the Property, all physical work, if any, undertaken on the Property over the course of the previous year, as well as any proposed stewardship activities anticipated for the upcoming year.
- e. **MAINTENANCE.** The Grantor shall maintain the Property in a manner that preserves the attributes that contribute to the eligibility of the Property for inclusion in the NRHP and take commercially reasonable actions to: secure the Property from the elements, vandalism and arson; undertake any stabilization that is necessary to prevent deterioration; undertake all normal maintenance and repairs; and maintain the Property in a good and sound state of repair and structural integrity, all in accordance with the recommended approaches set forth in the Secretary’s Standards.

- f. **INSURANCE.** The Grantor shall keep the Property insured against loss or damage.
- g. **CASUALTY DAMAGE.** If the Property is damaged due to a sudden, unexpected, or unusual event, the Grantor shall promptly take all steps necessary to render any undamaged portions of the Property in a reasonably safe condition and promptly take all commercially reasonable efforts to render the same in a secure and watertight condition and to minimize additional damage to the Property. Grantor shall also repair or restore the Property in compliance with the Secretary's Standards. If such repair is commercially or physically infeasible, the Grantor shall consult with SHPO, or their successors and assigns.
- h. **EXTINGUISHMENT.** SHPO and the Grantor agree that if the property suffers substantial harm, through no fault of the Grantor (such as a natural disaster, a fire, or other casualty loss), this Easement may be extinguished by written agreement of the SHPO and the Grantor.
- i. **AMENDMENTS.** SHPO and the Grantor herein agree that the terms and conditions of this Easement may be amended or altered to address unforeseen circumstances, to substitute a successor in interest by written agreement of both parties, or for any other reason provided both parties agree in writing.
- j. **DISPUTE RESOLUTION.** If a dispute arises out of or relates to this Easement, or the breach thereof, and the dispute cannot be settled through negotiation, Grantor and SHPO hereby agree first to attempt in good faith to settle the dispute by mediation, before resorting to litigation.
- k. **VIOLATION.** In the event of a violation of the Easement, in addition to any remedy now or hereafter provided by law, SHPO may institute suit to enjoin the violation, or require restoration of the Property to the same condition as at the time of conveyance.
- l. **CONVEYANCE.** The SHPO shall be notified by the Grantor within thirty (30) days of any conveyance of the Property. Notifications shall include the name and contact information for the new owner(s).
- m. **SUBSEQUENT DEEDS OR OTHER LEGAL INSTRUMENTS.** The Grantor shall ensure that the Easement will be inserted in any subsequent deed or other legal instrument by which Grantor's fee simple title to the Property is conveyed.

TO HAVE AND TO HOLD, the said Historic Preservation Easement, unto the said Grantees and its successors and permitted assigns.

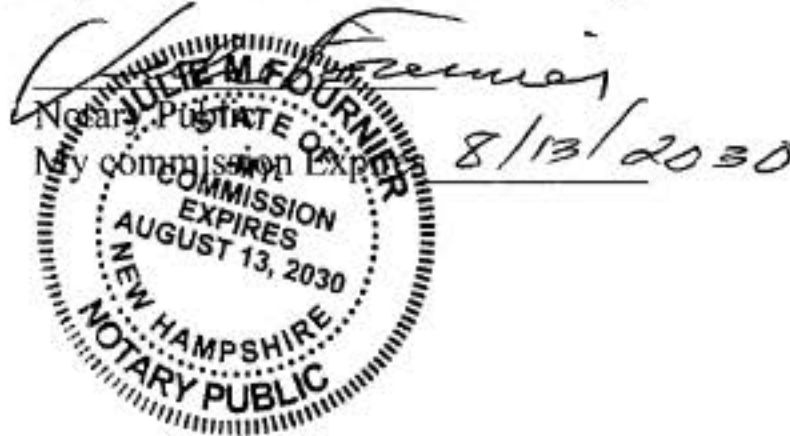
IN WITNESS THEREOF, Grantee and Grantor have set their hands under seal on the days and year set forth below.

4/14/2026
Date

By: [Signature]
Adam J. Crepeau, Interim Commissioner
Department of Natural and Cultural Resources


State of New Hampshire
County of MERRIMACK

The foregoing instrument was acknowledged before me this 14/24 (date) by Adam Crepeau (name of officer or agent title of officer or agent) of DNCR (name of corporation acknowledging) a State of NH (state or place of incorporation) corporation on behalf of the corporation.




[Signature of Grantor on following page]

4/3/2020
Date

By: 
Anthony, DiLorenzo, Manager
80 D Street, LLC
549 US Highway 1 Bypass
Portsmouth, NH 03801

State of New Hampshire
County of Rockingham

The foregoing instrument was acknowledged before me this April 3, 2020 (date) by Anthony DiLorenzo, Manager of 80 D Street, LLC a New Hampshire limited liability company on behalf of the limited liability company.


Notary Public
My commission Expires _____




AUTHORIZATION

I authorize James F. Scully, Jr., Esq. of Morris & Scully, PLLC as counsel for 80 D Street, LLC to communicate with the City of Portsmouth Historic District Commission with respect to the Application Submission on behalf of 80 D Street, LLC.

80 D STREET, LLC

May 13, 2026

Signed by:
By: 
2F656C4E8A714D9
Anthony DiLorenzo

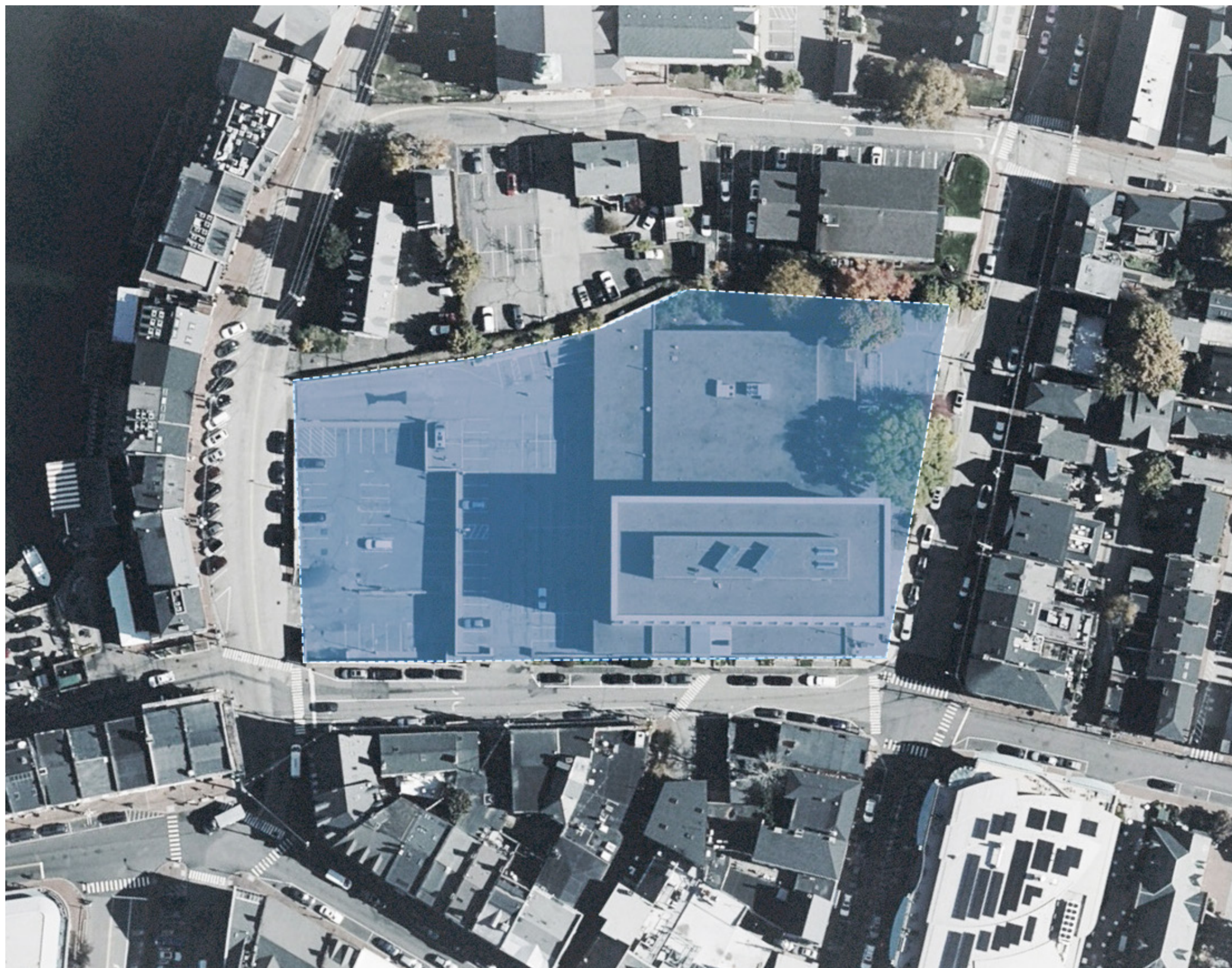


Linden Square - Portsmouth, NH

Historic District Commission - Work session #1

SPARC + 80 D Street LLC

June 3, 2026



Contents

1 | Introduction

- Team
- Relevant Projects
- Purpose
- Project Goals
- Previous Planning Efforts

2 | Neighborhood Context

- History
- Context
- Language of the City
- Portsmouth's Alleys & Passageways

3 | Site Analysis

- Existing Conditions
- Opportunities

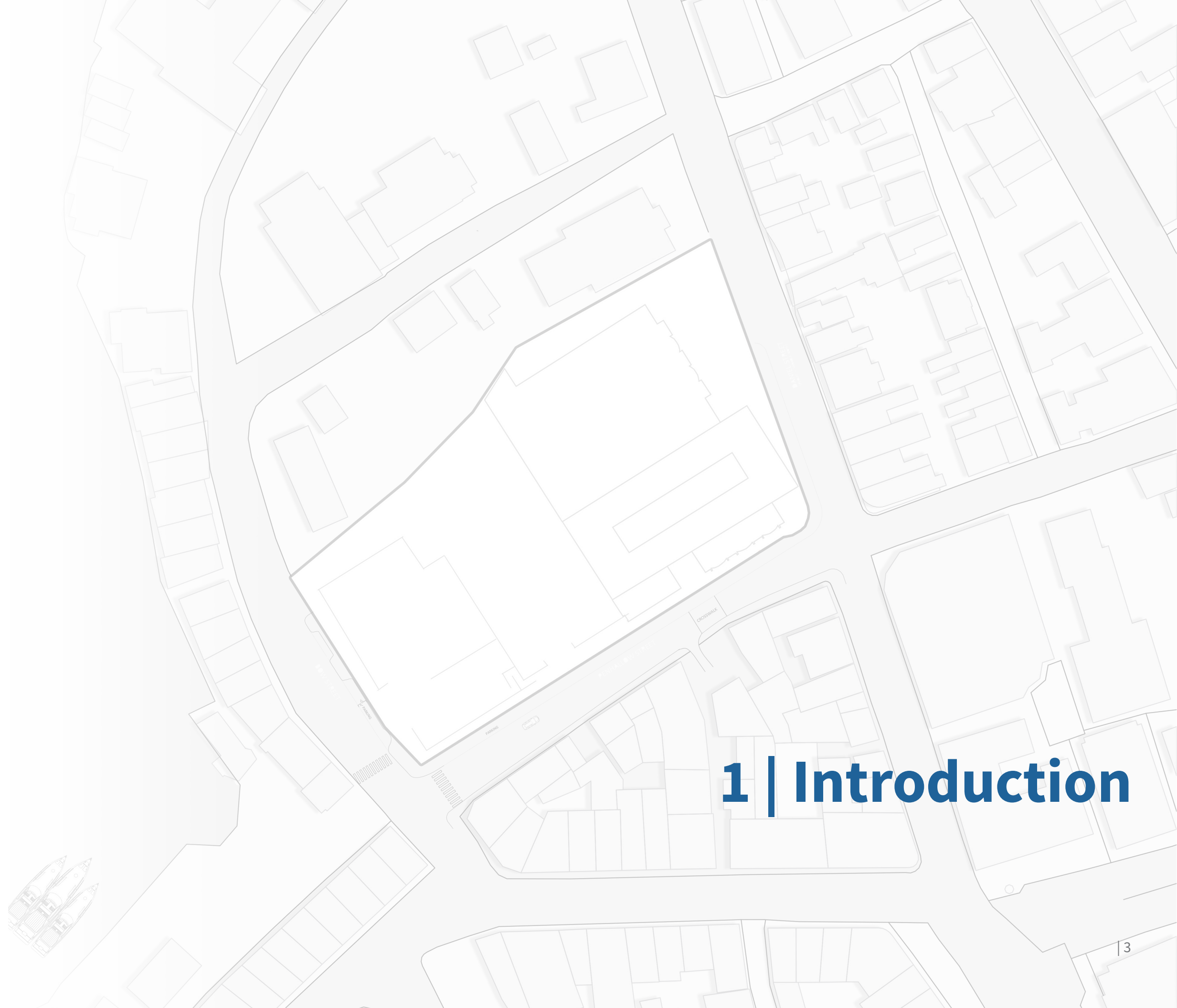
4 | Zoning

- Character Districts Zoning
- Historic District
- Challenges & Opportunities

5 | Conceptual Massing / Plans

- Courtyards
- Courtyard & Plaza
- Extended Plaza
- CUP Option
- Parking

6 | Discussion & Feedback



1 | Introduction



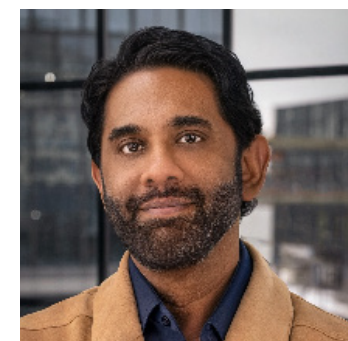
About **sparc**

sparc is an award winning multi disciplinary design firm. With over 30 years of experience in Architecture, Interior Design, and Master Planning, we are focused on creating beautiful spaces and places for everyone.

With diversity, inclusion, and sustainability at its core, **sparc** delivers holistic solutions that are functional, efficient, with high design.

Thinking future forward, **sparc** is always on the bleeding edge of A.I., technology and methodologies.

Project Team



HARIL A. PANDYA
FAIA, LEED AP, NCARB
CEO / Principal-in-Charge



AKSEL SOLBERG
AIA, NCARB
CIO / Senior Project Manager



STEFAN VOGELMANN
AIA, LEED AP, NCARB
Principal /Senior Designer

6-Month Review – Concept Project Timeline

Work Session #1 — June 3

- Team Introduction
- Outline goals
- History, neighborhood context, existing conditions
- Regulatory context
- Conceptual massing schemes (4)

Work Session #2 — July 8

- Refine massing schemes
- Discuss open space design
- Refine program

Work Session #3 — August 5

- Refined massing options
- Architectural style for buildings / roof
- Refined open space & options

Work Session #4 — September 2

- Finalize massing layout
- Add architectural style options
- Refine open space elevations

Work Session #5 — October 7

- Refined elevations
- Materials & amenities
- Support for refined plan

Public Hearing #1 — November 4

- Present final plans
- Public comment & feedback

Public Hearing #2 — December 2

- Final adjustments (if necessary)

Guesstimate for future planning and discussions



111 Maplewood
Portsmouth, MA



Parcel 2
Providence, RI



The Harbor
Cohasset, MA



Apex
Pawtucket, RI



149 Newbury
Boston, MA



315 Commerce Way
Portsmouth, NH



425 Medford Master Plan
Charlestown, MA

Reimagining Linden Square

Revitalizing a historic block into a vibrant, mixed-use destination that celebrates preservation, strengthens the public realm, and thoughtfully repairs & extends Portsmouth's urban fabric.

Our Journey So Far

- Completed **existing conditions** + historic documentation of the McIntyre Building and surrounding block.
- Studied zoning regulations to understand allowable massing, height, setbacks, and open space requirements.
- Reviewed HDC **design guidelines** and preservation requirements for the building and site.
- Analyzed **prior planning efforts**, identifying key challenges, opportunities, and lessons learned.

Today's Discussion Points

- **Neighborhood context** - with a focus on land use, character, and urban patterns.
- **Site conditions + key challenges**, with composite design responses.
- **Design concepts** that address zoning requirements and site constraints and potential for additional community space.

Commission Feedback We're Seeking

- **Overall massing direction** – guidance on 4 design concepts, and appropriateness of height, scale, volume, building placement, pedestrian flow, and open space ideas.
- **Site layout + circulation** - pedestrian flow, access, open space connectivity, and street relationships.
- **Early guidance on ideas** or issues to address prior to advancing into detailed design. A refined massing option(s) for worksession #2.



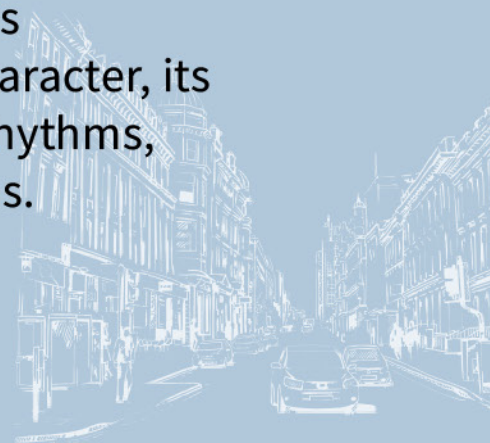
COMMUNITY

Create approachable and welcoming spaces that promote gathering, interaction and belonging.



CONTEXTUAL

Acknowledge Portsmouth's distinct/unique historic character, its multiple building scales, rhythms, and architectural traditions.



CONNECTIVITY

Transform the site to be both a hub and a connector allowing the people to meander through, stop for respite and create visual sightlines.



PRESERVATION and REUSE

Adaptively reusing the existing McIntyre building and reactivating it to be wonderful place to live and shop while keeping its historical integrity.



ICONIC

Portsmouth deserves a presence project on this site, not necessarily disappearing into the background, but building upon Portsmouth's unique identity.



ECONOMIC VITALITY

Supporting a vibrant mix of uses ensuring the parcel's long term financial success contributing to Portsmouth's economic vibrancy.



DESIGN AND MATERIALS

Leverage the materials, textures, and colors in a thoughtful composition that integrates with the neighborhood.



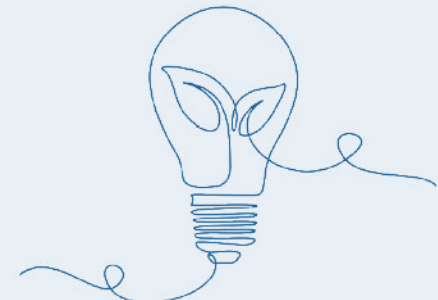
ACCESSIBILITY

Create compliant sidewalks, alleyways and entries that are inclusive, accessible and feel comfortable and safe.



SUSTAINABILITY

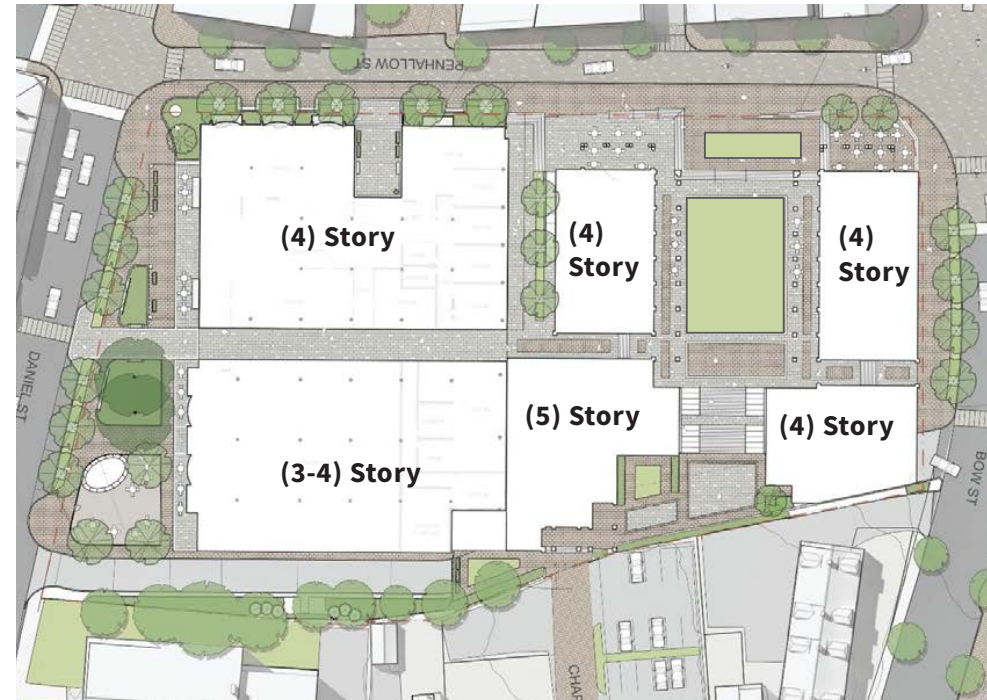
Fully integrate energy efficiency, resiliency, wellness, and sustainable practices towards a more responsible and responsive project.



Kane/Redgate Plan Bruner/Cott (2019)



Community Plan Principal Group (2023)

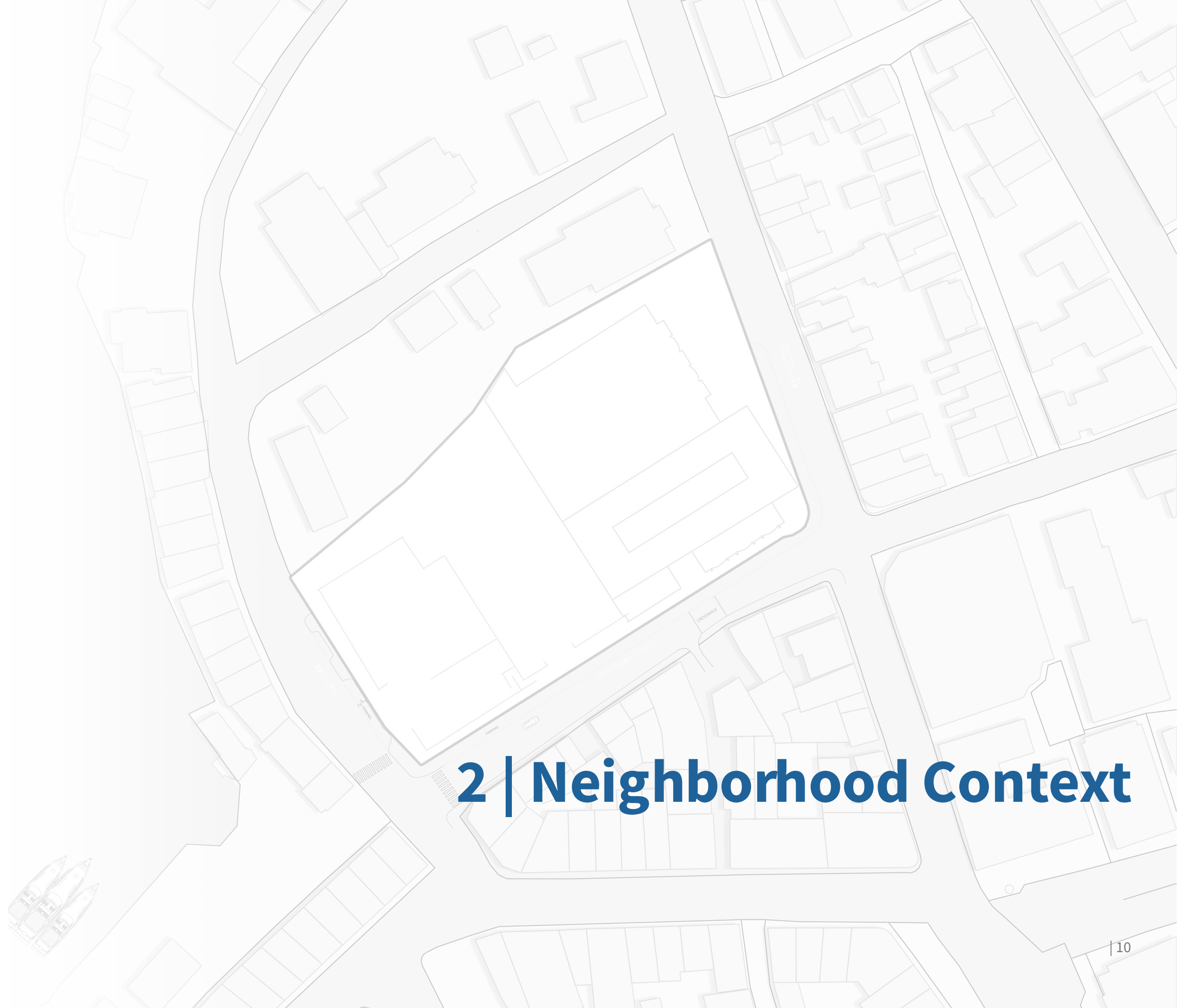


Kane/Redgate Plan Observations

- Partnership with city under the historic monument program.
- Public feel there was too much development and too little usable open space.

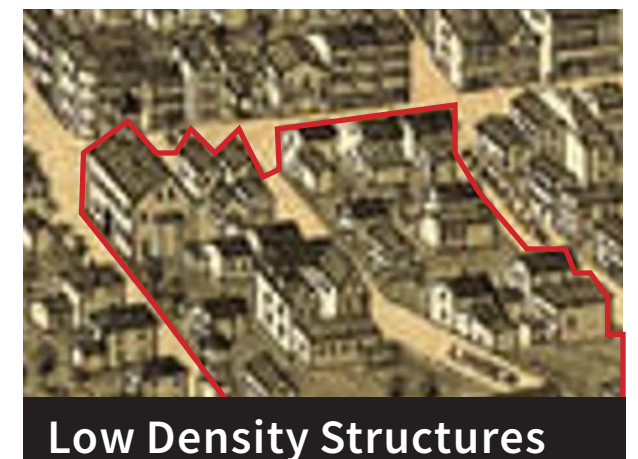
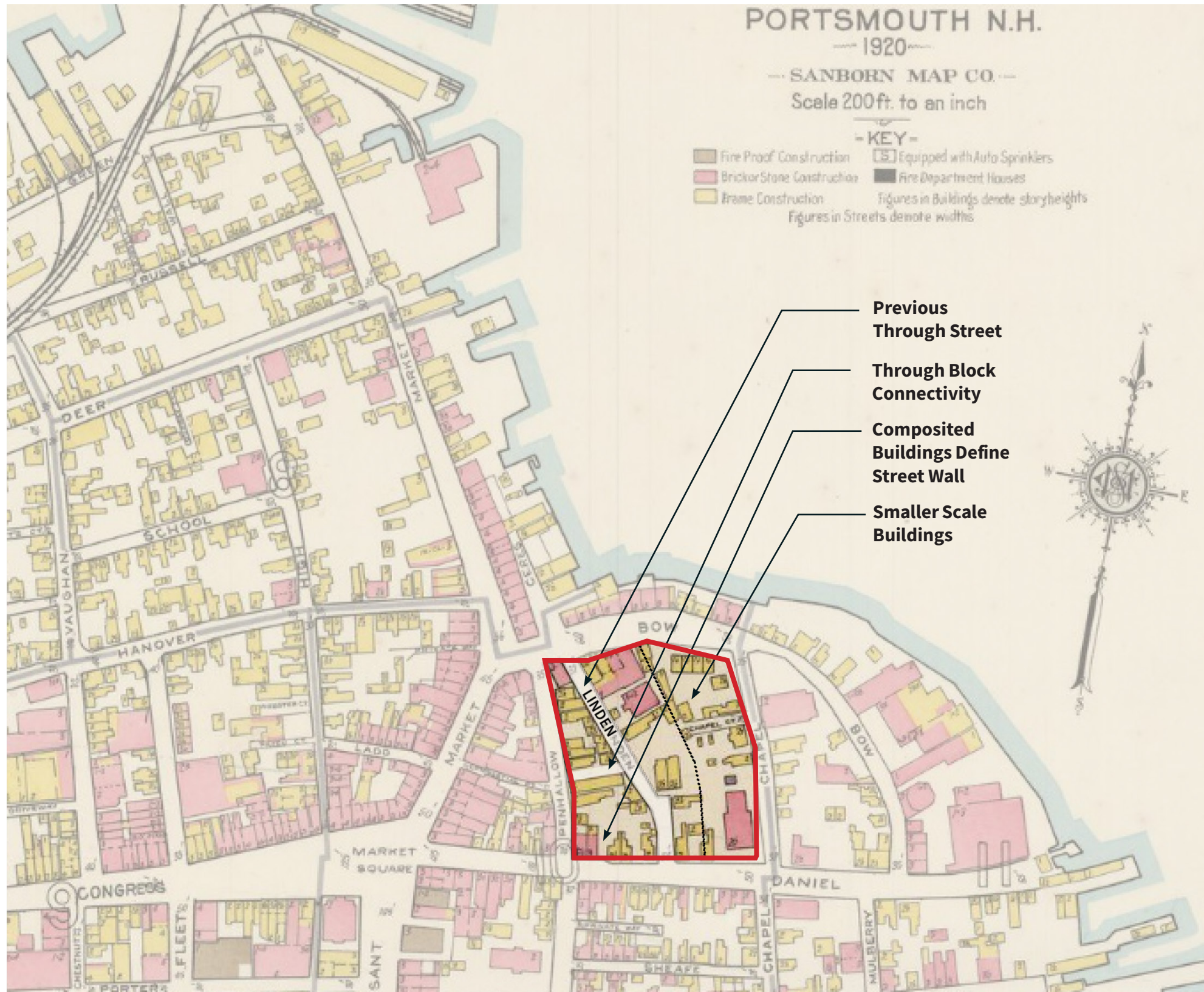
Community Plan Observations

- Public support for the Community plan for larger and taller buildings, a traditional building & site design, and with larger and more usable public open space.

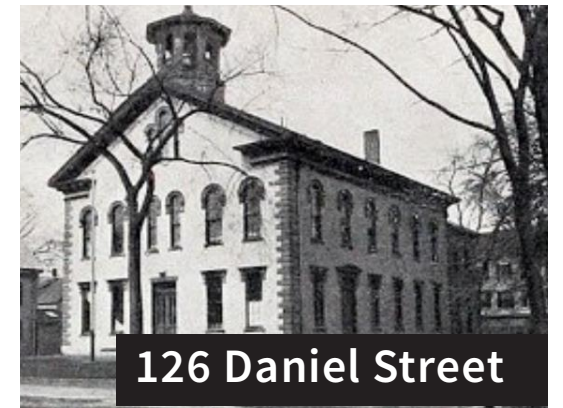
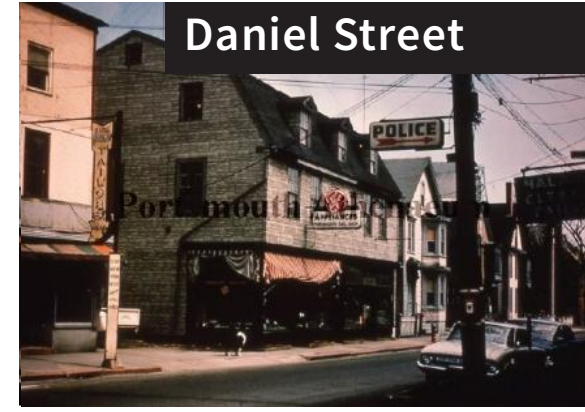
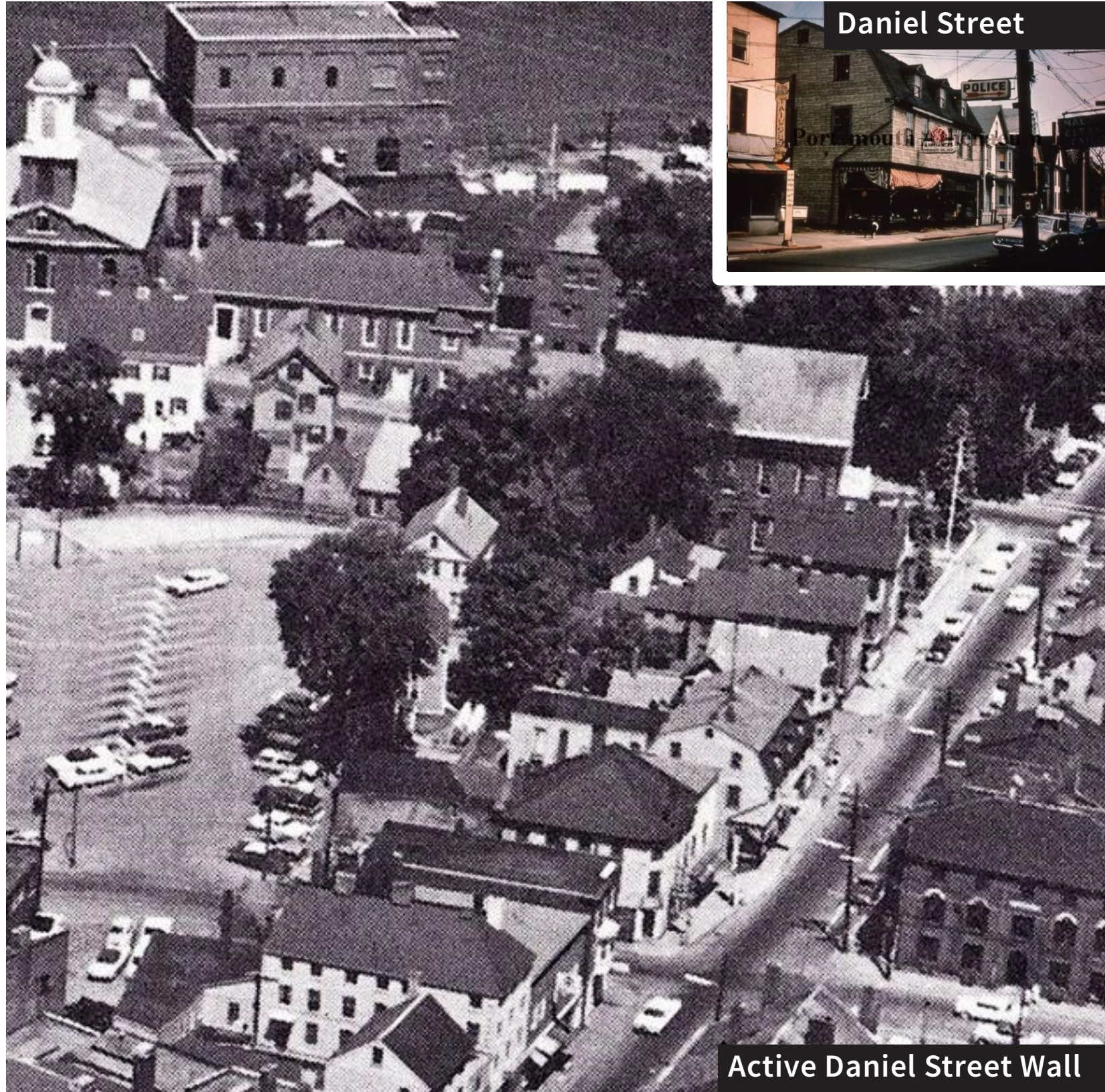


2 | Neighborhood Context

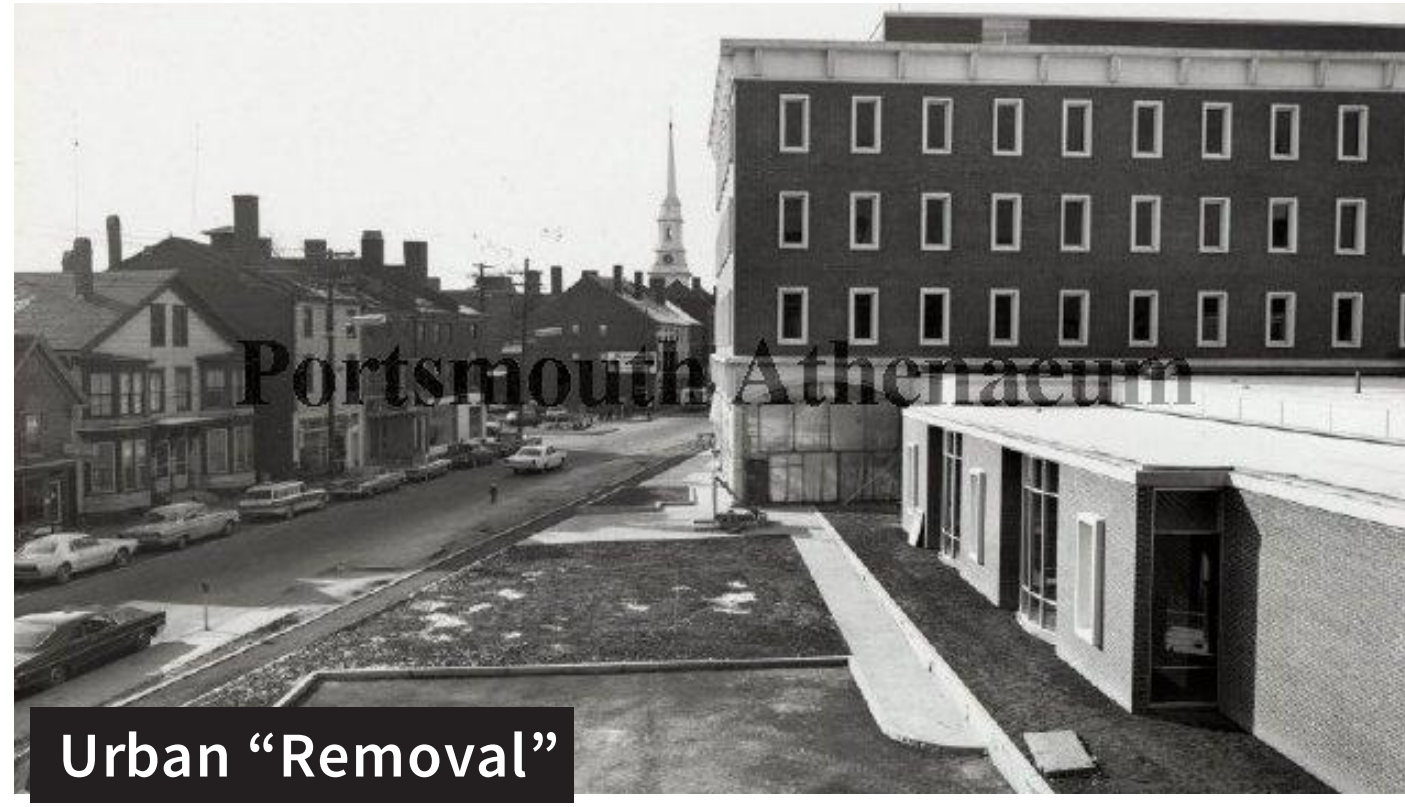
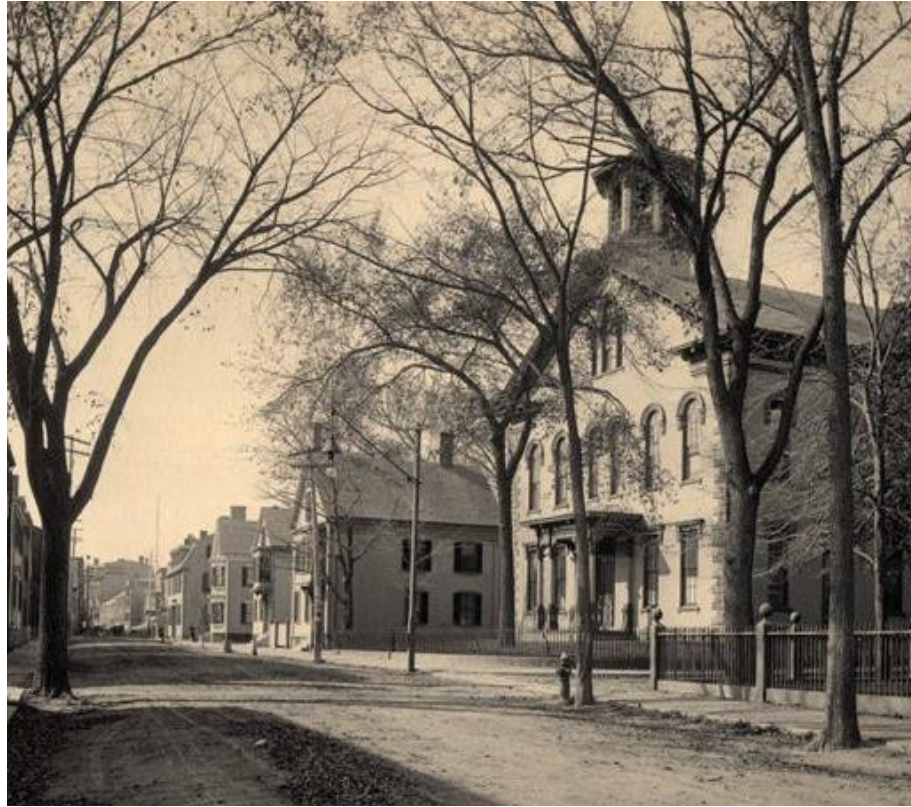
Neighborhood Context History - 18th - 19th Century



Early to Mid 20th Century

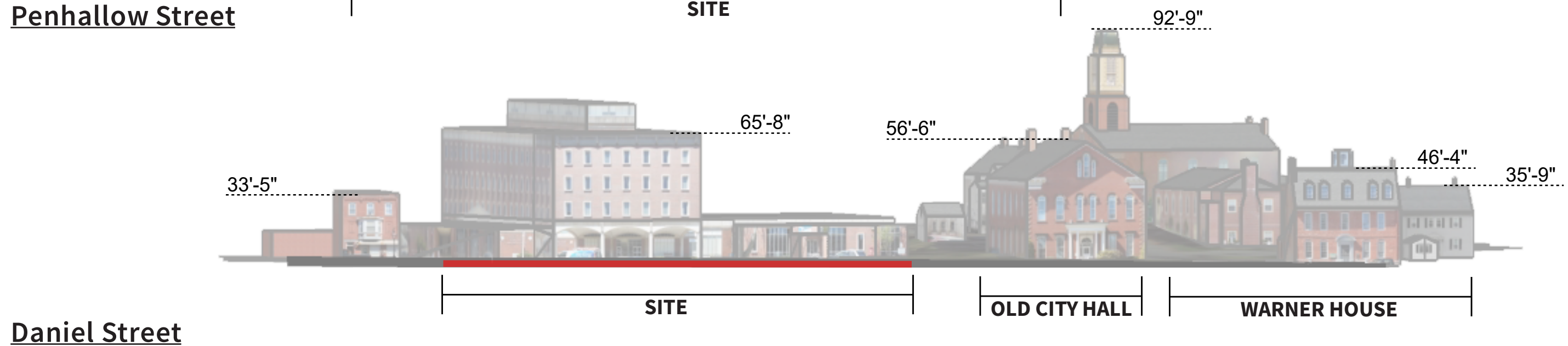
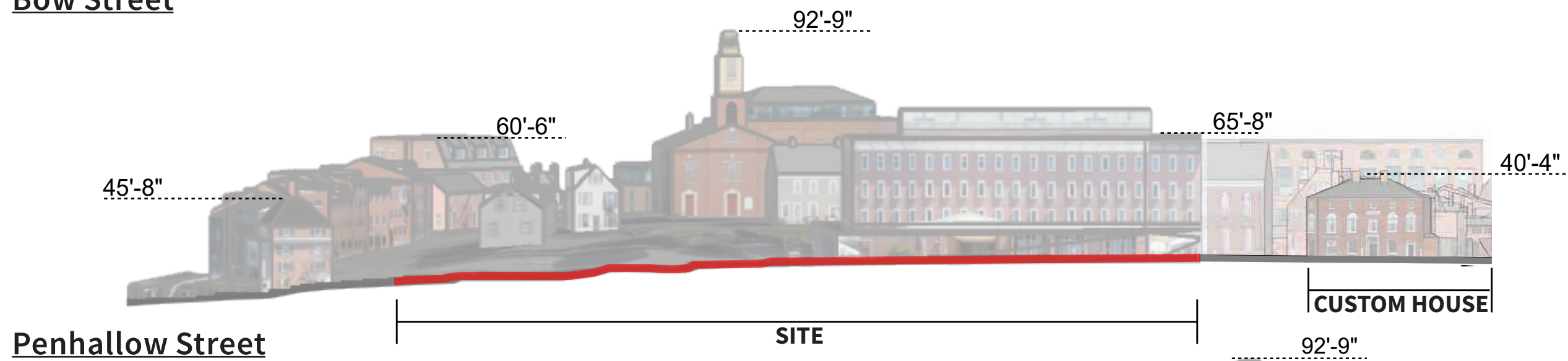
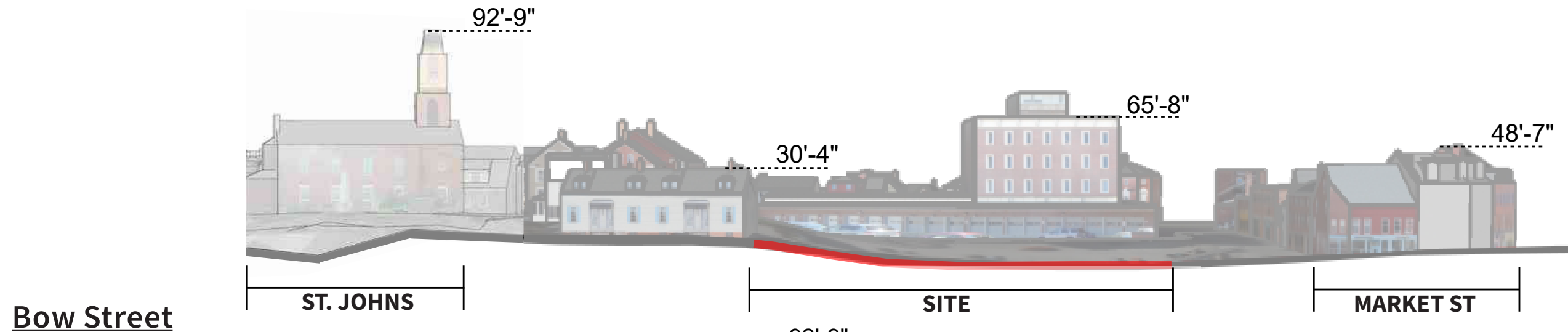


Urban Renewal Period



Present Day





*all dimensions are shown above finish grade, based on Portsmouth provided 3D model



241 Middle Street



Chestnut Street



60 Penhallow Street



2 Congress Street



18 Congress Street



9 Market Square



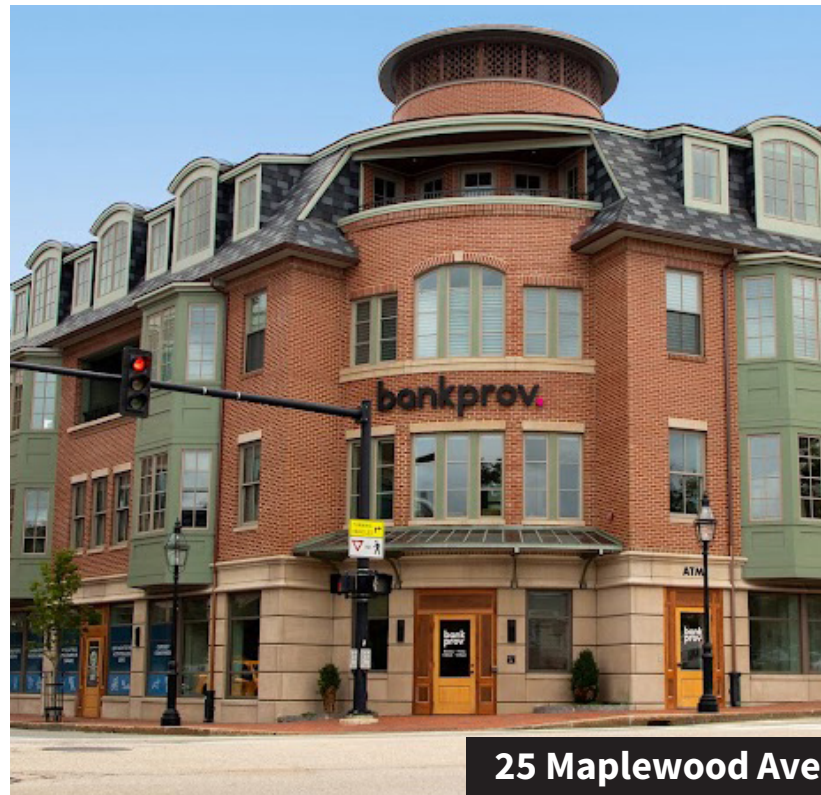
40 Congress Street



77 State Street



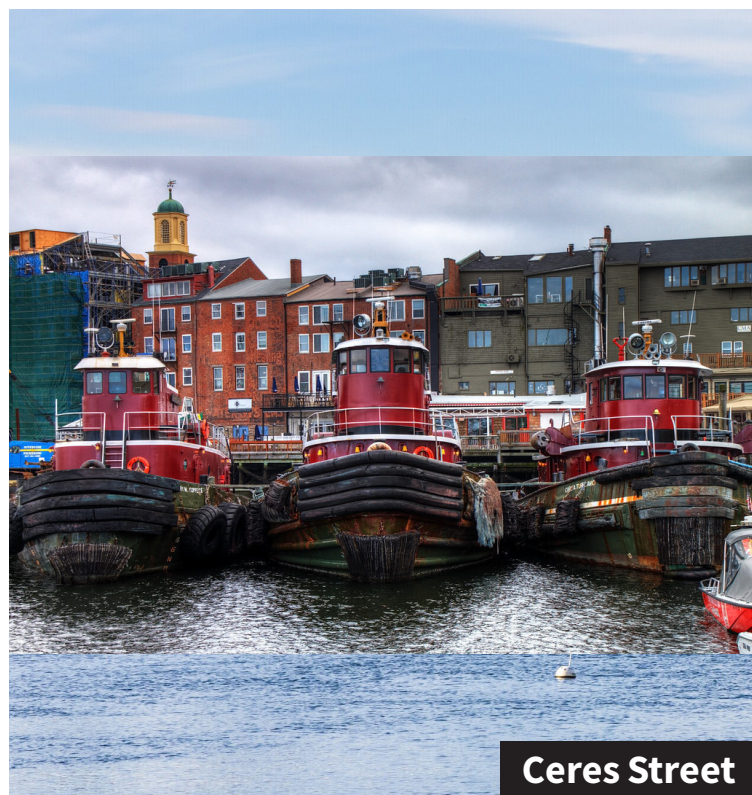
Market Square



25 Maplewood Ave



3 Pleasant Street



Ceres Street



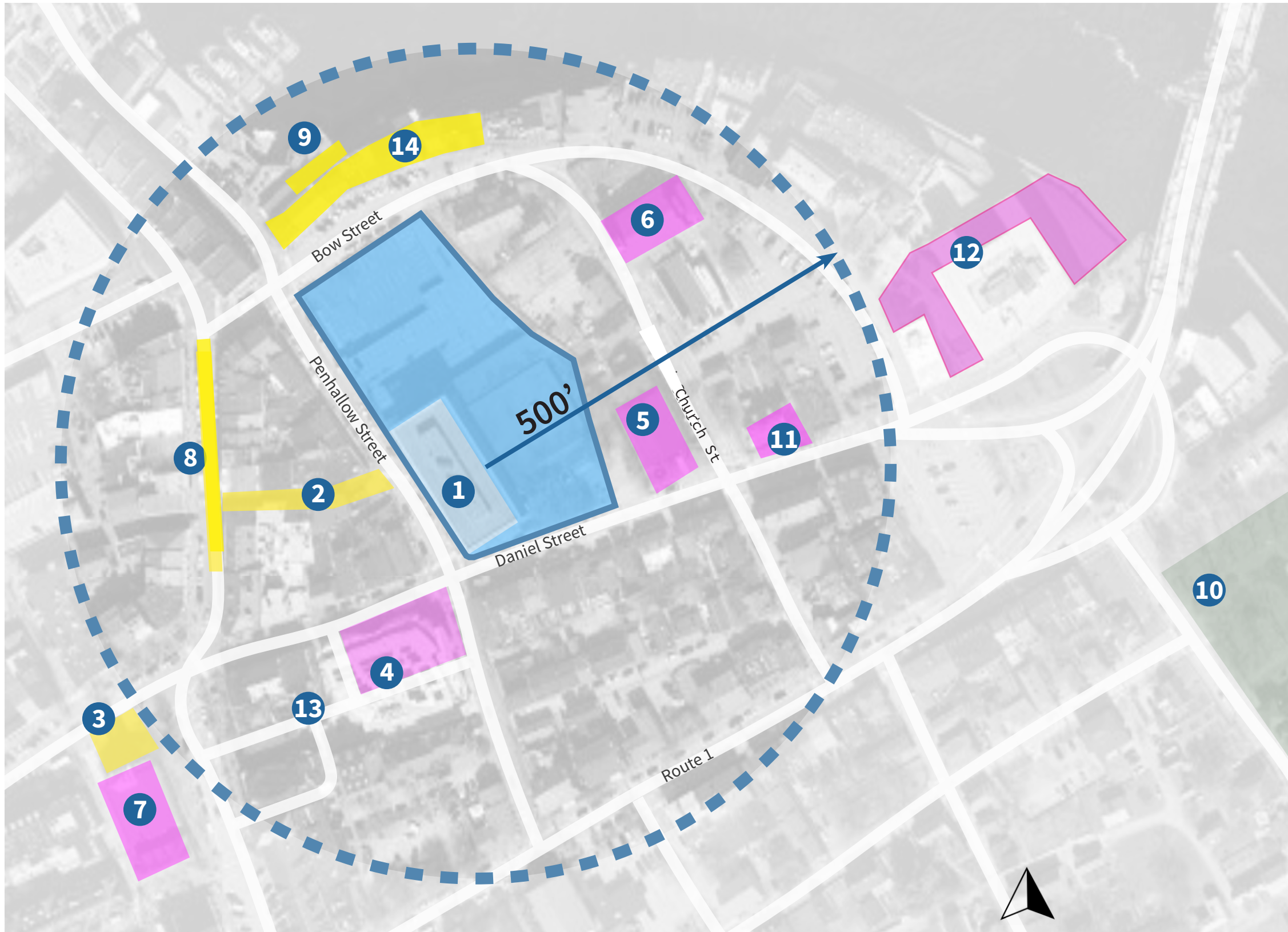
Commercial Alley



Market Square



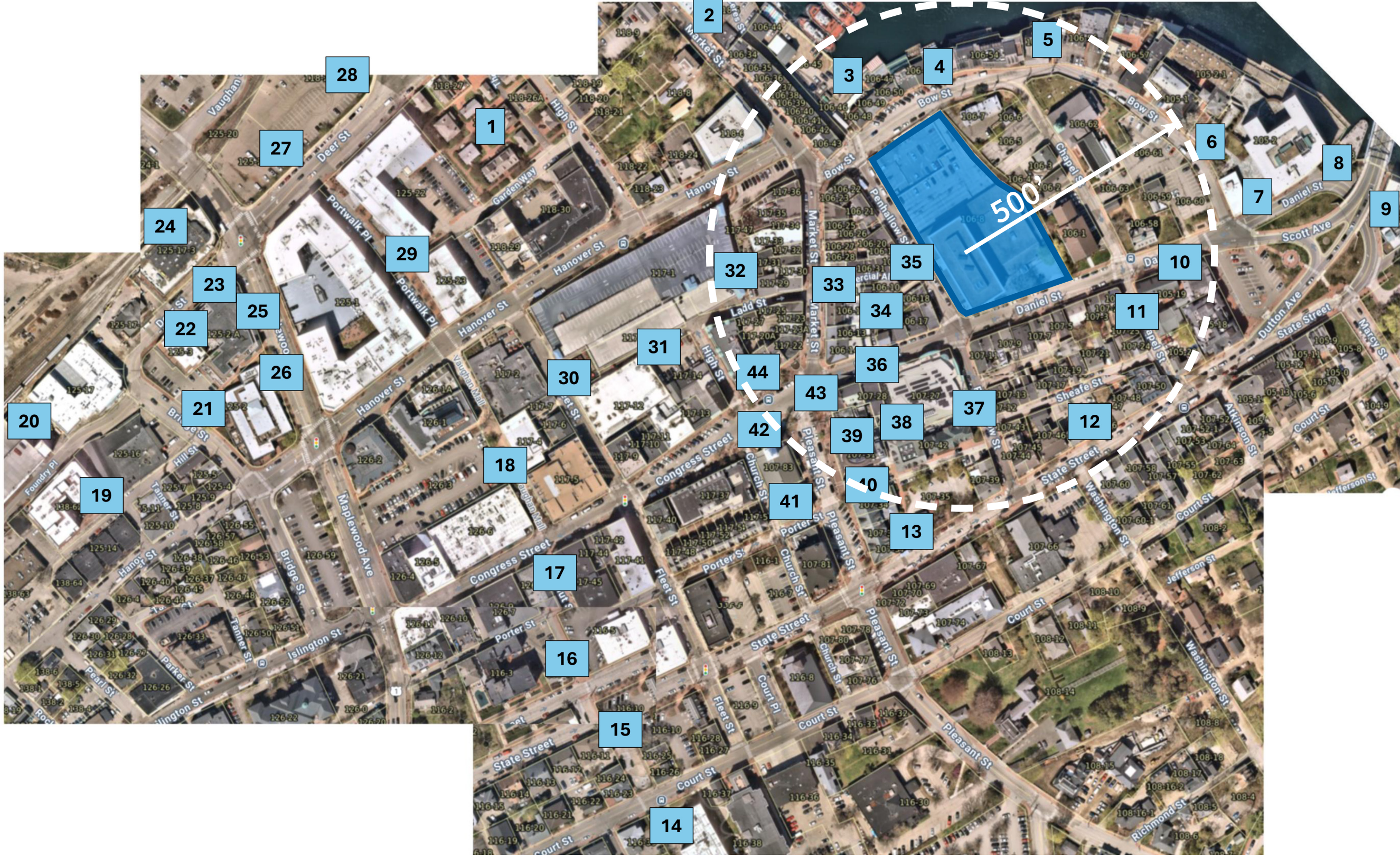
McNabb Bldg



Notable Portsmouth Features
within 500' radius of site

- 1 McIntyre
- 2 Commercial Alley
- 3 Market Square
- 4 Brick Market
- 5 Old City Hall
- 6 St. John's Church
- 7 North Church
- 8 Market St Shops
- 9 Moran Tug Dock and Ceres St Park
- 10 Prescott Park
- 11 Warner House
- 12 Harborside Park
- 13 Brick Market Alley
- 14 Bow Street Shop

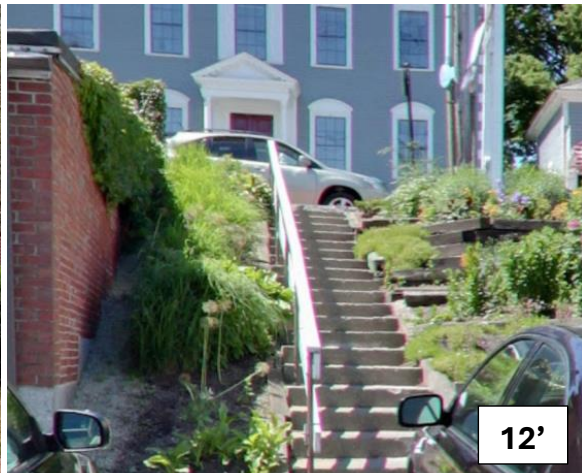
A Survey of Downtown Portsmouth's Alleys, Arcades, Passageways, and Pocket Parks





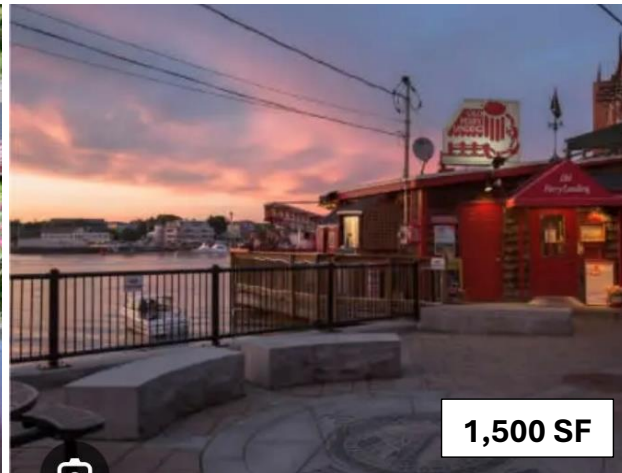
12'

1 – The Hill Passageway



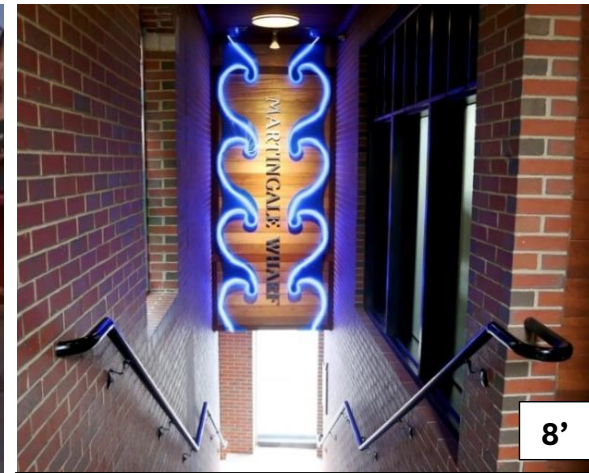
12'

2 – Ceres St. Alleyway



1,500 SF

3 – Old Ferry Landing Park



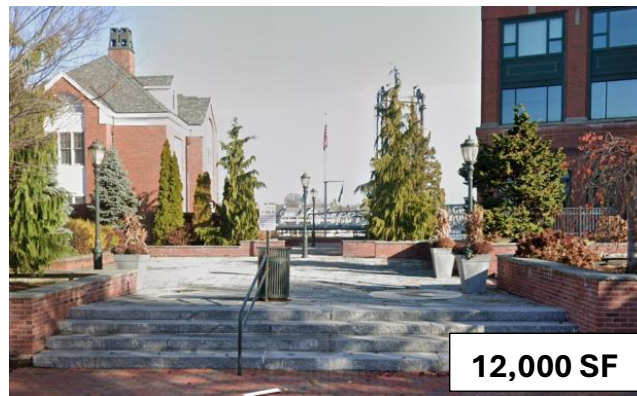
8'

4 – Martingale Wharf



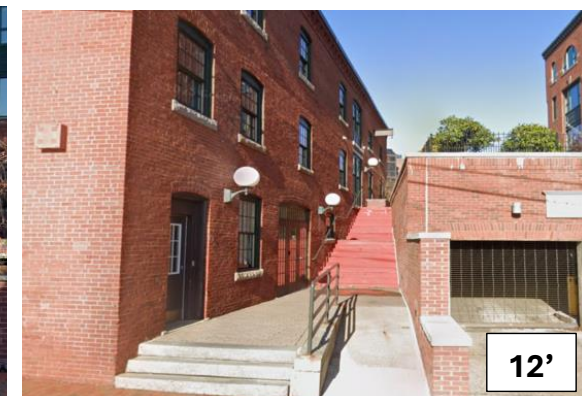
400 SF

5 – Bow Street Overlook Park



12,000 SF

6 – Harbor Place Overlook Park



12'

7 – Harbor Place Alley



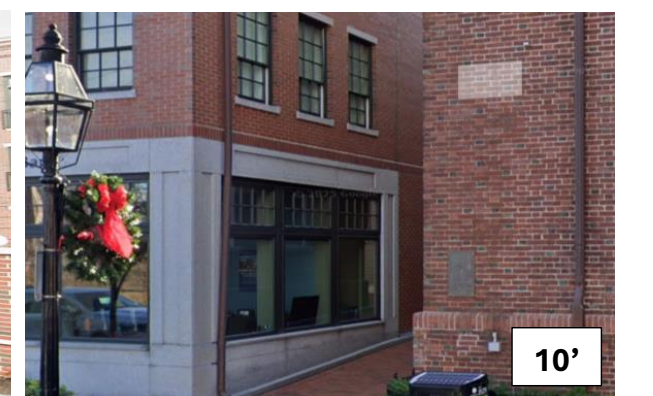
5,000 SF

8 – Daniel St. Overlook Park



12'

9 – Memorial Bridge Alley



10'

10 – Daniel Street Alley



10'

11 – Chapel Street Alley



6'

12 – Sheafe Street Alley



15'

13 – State St. Alley



35-40'

14 – Court St. Alley



25'

15 – Daniel Street Alley

1/4 Mile Radius - 10-14' Alleyways- Small Pocket Parks - Vertical Transitions

2 | Neighborhood : Portsmouth's Alleys & Passageways



12'

16 – Rockingham Hotel Alley



35'

17 – Chestnut St. Shared St.



40'

18 – Vaughan Mall



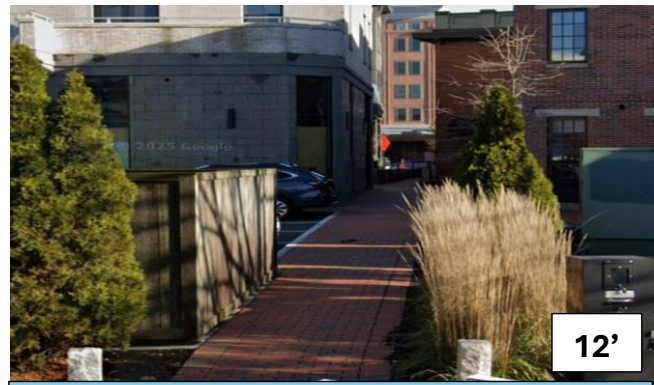
10'

19 – Hill St. Alley



8,000 SF

20 – Foundry Place Park



12'

21 – Bridge St. Alley



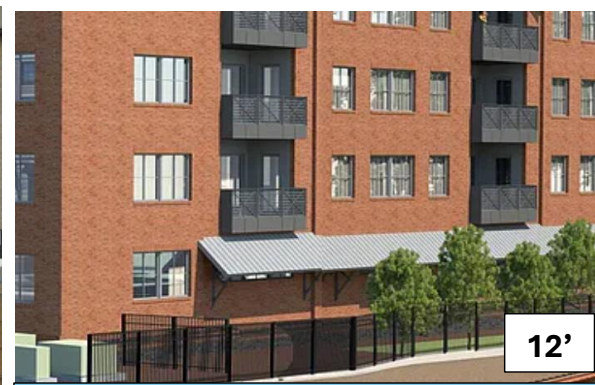
12'

22 – Deer St. Alley



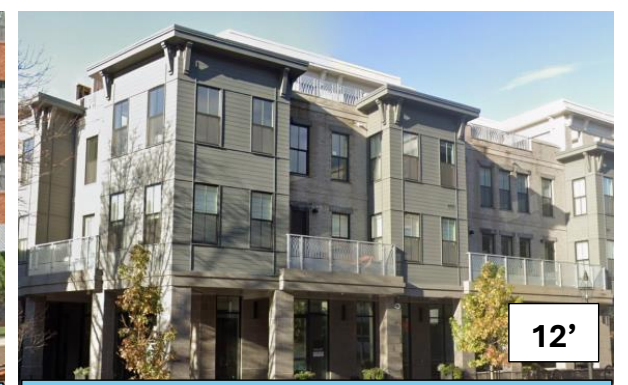
12'

23 – Deer St. Arcade



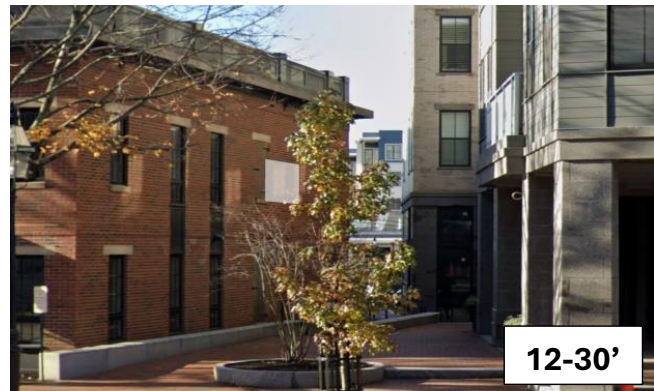
12'

24 – Maplewood Ave. Alley



12'

25 – Maplewood Ave. Arcade



12-30'

26 – Maplewood Ave. Alley



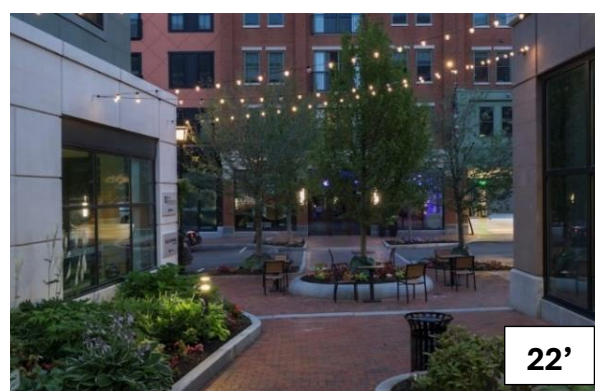
35'

27 – Deer St. Alley



40'

28 – Russell St. Alley



22'

29 – Portwalk Place Alley



10-18'

30 – Haven Court Alley

1/4 Mile Radius - 28 Alleyways - 2 Arcades - 2 Passageways - 10 Pocket Parks - 1 Shared Street

2 | Neighborhood : Portsmouth's Alleys & Passageways



31 – High Street Alley

25'



32 – Market St. Alley

12'



33 – Comm. Alley (Market)

10-14'



34 – Comm. Alley (Cava)

24'



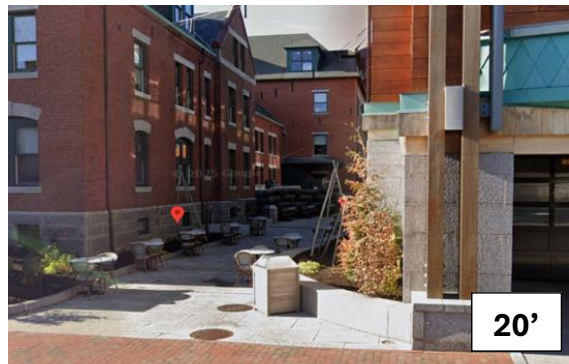
35 – Comm. Alley (Penhallow)

12-14'



36 – Brick Market Alley (North)

15'



37 – Brick Market Alley (East)

20'



38 – Brick Market Pocket Park

2,500 SF



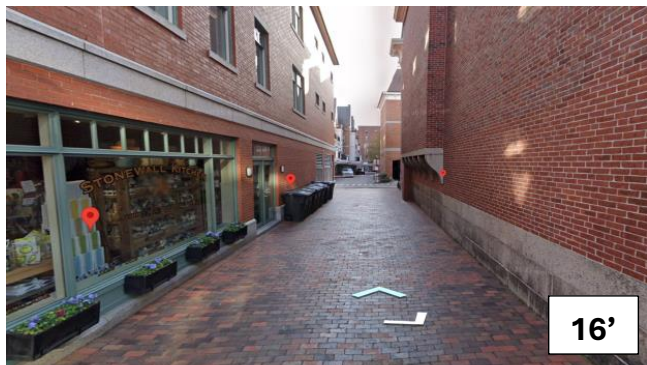
39 – Brick Market Alley (West)

18'



40 – Piscataqua Bank Alley

18'



41 – North Church Alley

16'



42 – Market Sq. Pocket Park

4,000 SF



43 – Market Sq. Pocket Park

4,000 SF

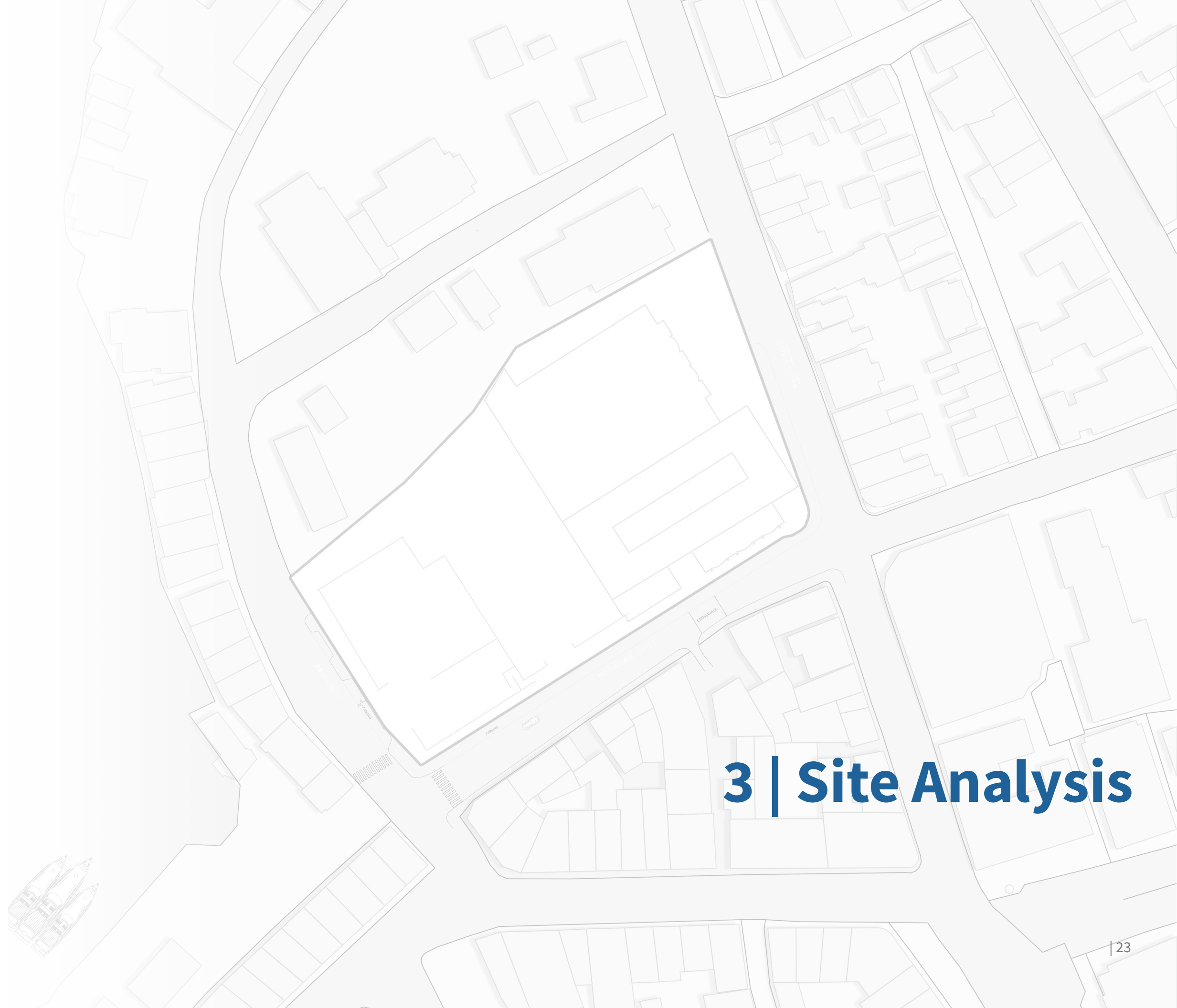


44 – Market Sq. Pocket Park

3,000 SF

Consistent theme of narrow pedestrian passageways of discovery, connectivity & pedestrian flow with small but well designed gathering spaces.

2 | Neighborhood : Portsmouth's Alleys & Passageways



3 | Site Analysis

Project Site



Observations

- 1 Urban Land Use Pattern
- 2 Pedestrian Connections
- 3 Relationship to Neighborhood Scale
- 4 Site Activity
- 5 Pedestrian Safety
- 6 Commercial Reactivation
- 7 View Corridors
- 8 Accessibility
- 9 Site Grading Challenges
- 10 Single Story Section
- 11 Parking
- 12 Historic Preservation

1 Urban Fabric and Land Use Pattern

Observation

Site, walls, and structures that disrupt the continuity of Portsmouth's historic street grid, street views, and architectural rhythm, creating a physical and visual gap in the traditional urban fabric and land use pattern.

Opportunities

- Smooth out McIntyre's scale & massing.
- Break down building scale.
- Recapture historic street wall.



Large scale and height

"Fortress-like" walls



Underutilized Land Use & Out of Scale

Visual and physical gap in Urban Fabric



Building Scale and City Edges

2 Enhanced Pedestrian Connections

Observation

Pedestrian movement through the site does not exist and is uncomfortable, inadequate, and unsafe along some street edges.

Opportunities

- Access from Daniel Street
- Access from Bow Street
- Access from Penhallow Street
- Access from Chapel Court

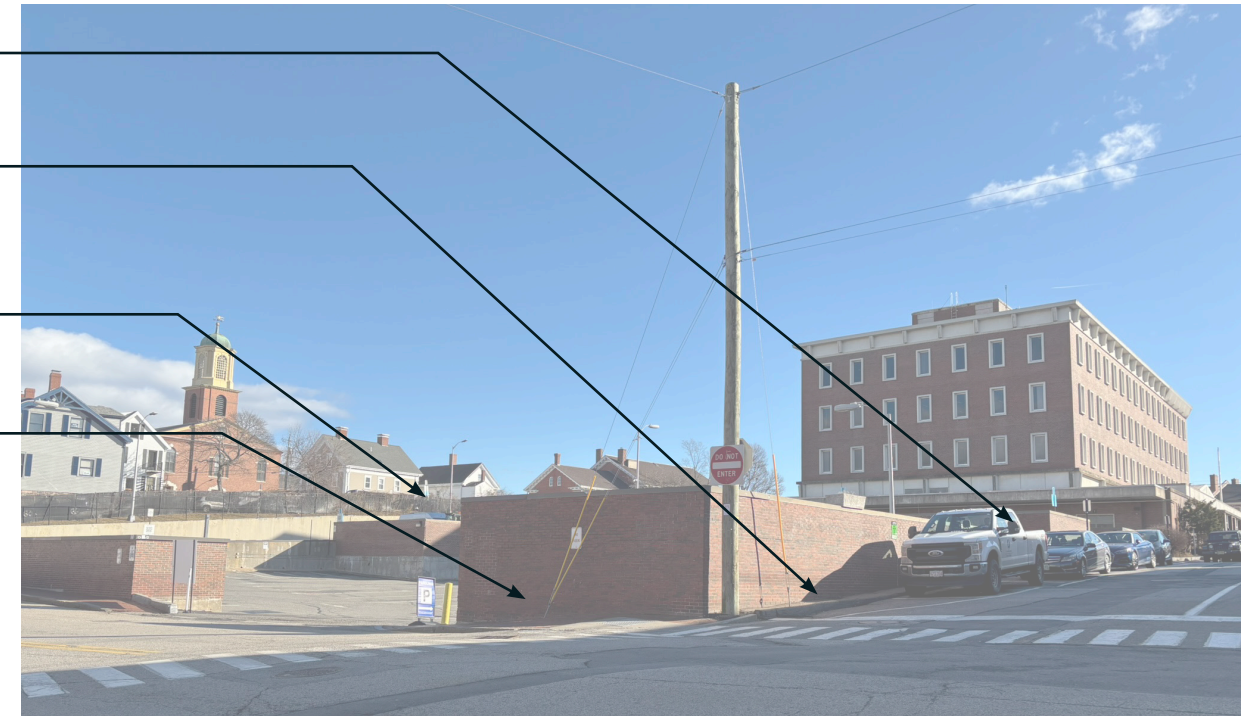


No access to site from Penhallow St.

Unsafe and uncomfortable access along Penhallow Street

No access to site from Chapel Ct.

No access to site from Bow St.



No access through the site from Daniel St.



3 | Site Analysis: Existing Conditions

3 Relationship to Urban Scale

Observation

The parcel's large scale, configuration, & edge treatment is out of scale and context with downtown Portsmouth's smaller scale historic land use pattern.

Opportunities

- Break down the site with mid-block pedestrian alleys/access points.
- Introduce small plazas or courtyards rather than one large open space.
- Activate the street edges with transparent ground floor commercial uses.
- Replace single story section and surface parking with multi-story mixed-use buildings along the street edge.



Continuous/
retaining walls



“Fortress-like”
aesthetic of large
brick walls and
concrete planters

4 Site Activity and Interest

Observation

The site currently lacks the vibrancy and variety of Portsmouth's street-level commercial and upper floor residential uses that activate the public realm and encourage engagement.

Opportunities

- Incorporate small-scale retail, cafés, galleries, and maker spaces to create continuous activity along the street in existing & new buildings.
- Include opportunities for outdoor dining & other public gathering sites.



Vacant street level



Inaccessible street level



5 Pedestrian Safety

Observation

Crosswalks and some sidewalks around the site are poorly defined and lack safe, direct pedestrian connections across key intersections. Lack of universal accessibility.

Opportunities

- Work with the city to incorporate wider sidewalks, curb ramps, tactile warning strips, and proper slopes to guarantee universal accessibility.



6 Commercial Reactivation

Observation

Daniel, Penhallow, & Bow Street's commercial & pedestrian energy activity diminishes along the perimeter of the site.

Opportunities

- Reactivate street frontages with ground floor retail and dining to strengthen, extend and provide continuity between existing commercial activity areas.



Potential street facing retail



Potential street facing retail



7 View Corridors

Observation

The site limits physical access to Portsmouth's scenic waterfront from Daniel Street to Bow Street. Views & access to adjacent civic buildings should be preserved and strengthened.

Opportunities

- Preserve though block views and create view corridor with access to St John Church Facade.
- Provide pedestrian access through the site from Daniel Street to Bow Street.



Currently no access to waterfront; view corridor opportunity



St John's Church Facade



8 Accessibility

Observation

Existing sidewalks are narrow or not functional, offering limited space for pedestrian flow, outdoor activity, or streetscape enhancements.

Opportunities

- Expand sidewalk widths where possible by narrowing vehicle lanes and/or reconfiguring on-street parking.



9 Site Topography Challenges

Observation

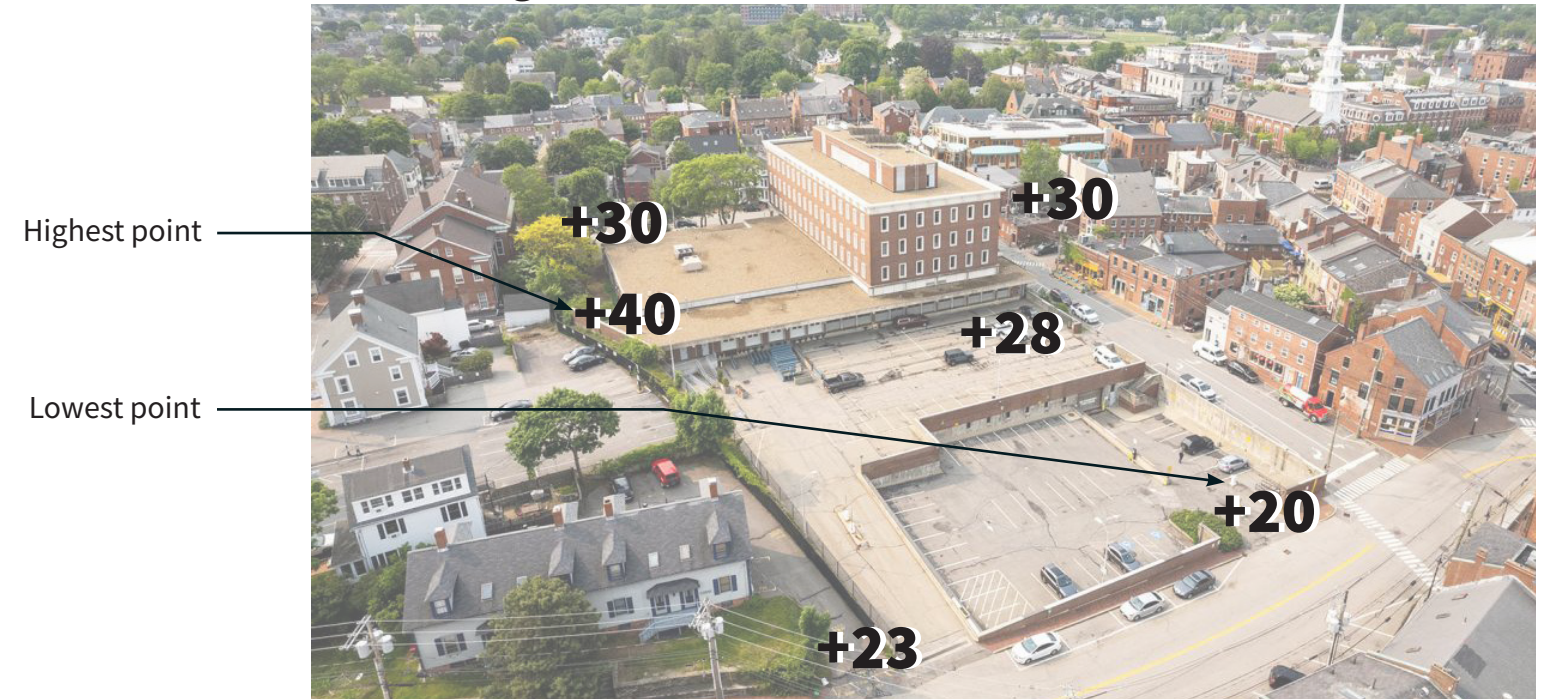
The site has a 10-20 foot grade change which creates challenges for pedestrian accessibility, connectivity between uses, and integration with surrounding streets.

Opportunities

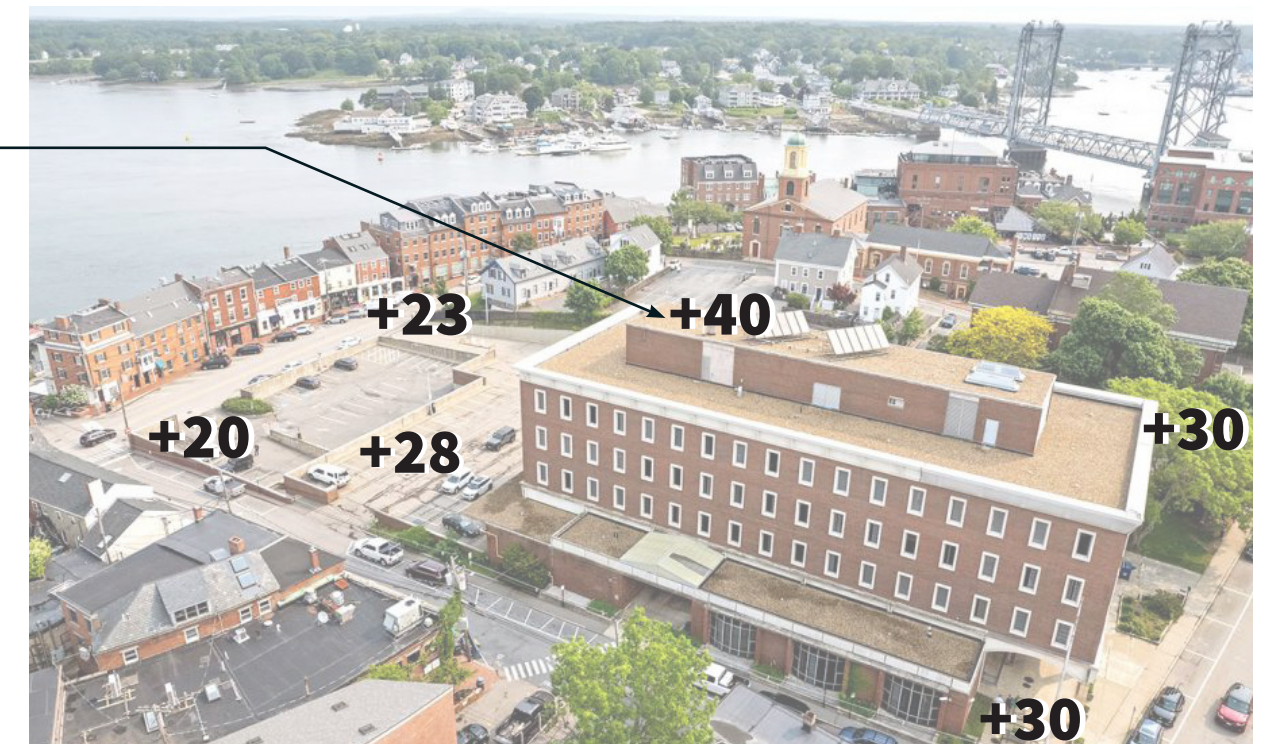
- Combine ADA lifts & ramps with stairs throughout the site to enhance usability and access.
- Leverage grade change to create multi-level plazas, seating, and terraces that activate different elevations.



Grade Heights Above Sea Level



20 Foot grade change @ Chapel Court



10 Single Story Section (former Post Office)

Observation

- Section is out of scale with Daniel Street & cannot structurally support any upward expansion.
- Prohibits underground parking.

Opportunities

- Removal of single story section opens up site to redevelopment that rebuilds the street wall, supports preservation & better adaptive reuse of the McIntyre Building, and offers enhanced pedestrian flow, circulation, and connectivity from Daniel Street through the site.



EXISTING



Removal of this section



11 Parking

Observation:

On site surface (and limited underground) parking does not support a viable program or reactivation of the site with new mixed use buildings & vibrant open spaces.

Opportunity:

- Multi-level underground parking would be consistent with the urban fabric, support a stronger program, and reactivate the site with commercial mixed-use buildings while meeting the parking needs on the site.



3 | Site Analysis: Existing Conditions

12 Historic Preservation

Observation:

The property was conveyed with a historic preservation easement pertaining to the main 4-story building formerly known as the Thomas J. McIntyre Federal Building. All redevelopment on the property is subject to review and approval of both the Historic District Commission and NH Division of Historical Resources.

Opportunity:

The loading docks and single-story section may be removed and redeveloped with buildings and open space areas that strengthen the preservation value, pedestrian circulation, and the adaptive reuse potential of the Federal McIntyre Building; the primary historic resource on the property.



Site Opportunities Composite

This composite diagram is an abstract synthesis of site opportunities—an interpretive “ink-blot” meant to spark design thinking rather than prescribe solutions. It visualizes potential relationships and spatial ideas to be refined and aligned with programmatic requirements in the next process



Legend:

- 1 Desired Views and Sight Lines

- 2 New Storefronts Strengthen Existing Double-sided Retail
↕↕
- 3 Pedestrian Connectivity (secondary)
.....
- 4 Pedestrian Connectivity (primary)
.....
- 5 Through Block Connections / Open Space Amenity
Community/Gathering Space

Additional Strategies

- Programmatic Variety
- Break Down Scale of Site
- Community Focus
- Underground Parking

Programmatic Ingredients

- Project Balanced Uses
- Portsmouth Economic Fit



Programmatic Opportunities

- Reinvigorate the Neighborhood
- Draw Visitors into the Site
- Mixed-Use
- Amenity Integration

Parking

- Ease of Arrival
- Hide From View
- Exceed Parking Demand
- Support Neighborhood Parking Needs

Open Space

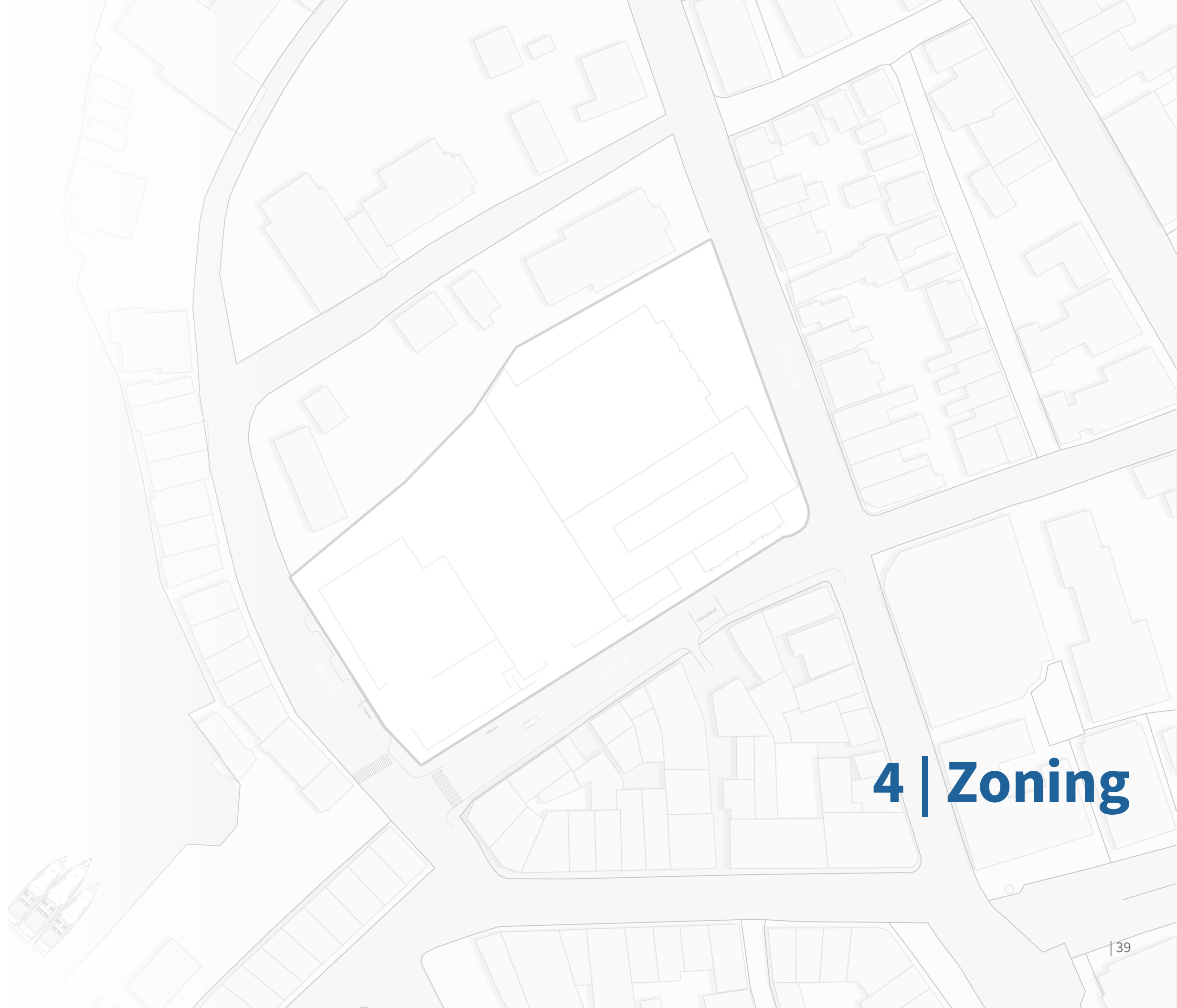
- Spatial Glue
- Programmatic Contributions
- Respond to Open Space Shortage (haerd and soft scapes)

Commercial / Hospitality

- Activate Sidewalk for Ground Floor Use
- Hospitality Use Equals Longer Stay and Spending
- Heritage Tourism
- Support Existing Businesses

Residential / Mixed-Use

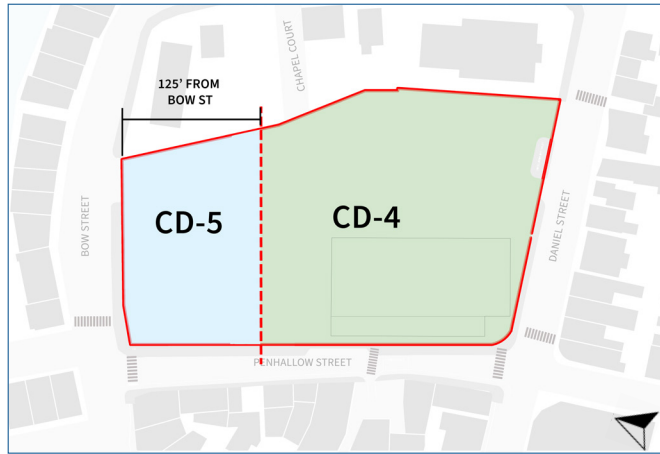
- Upper Floor Units
- Mlx of Unit Sizes and Types
- Ensure Stability + Success



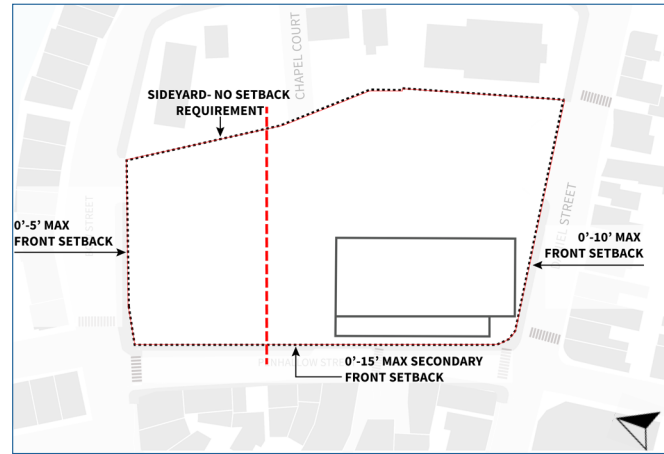
4 | Zoning

Development Standards

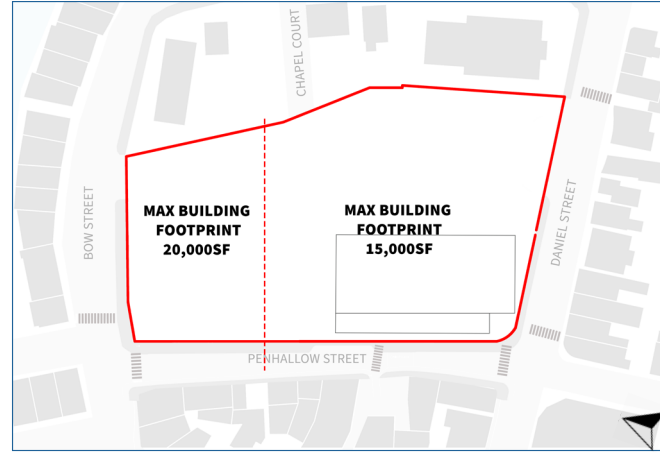
Character Districts



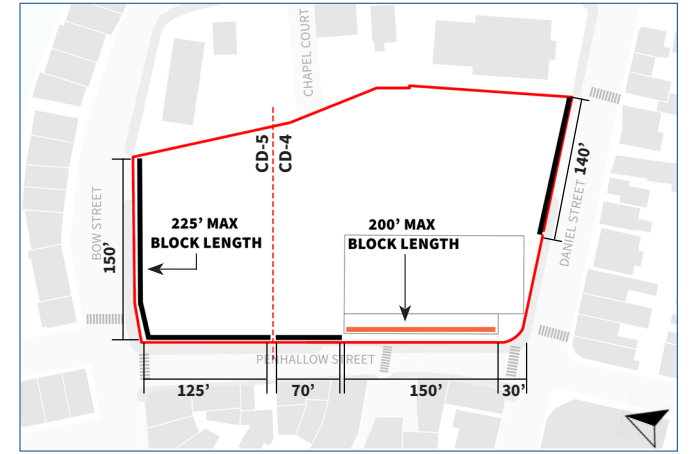
Building Setbacks



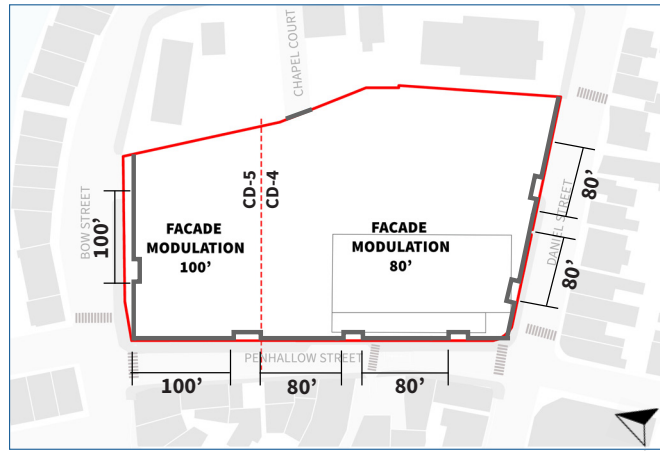
Building Footprint



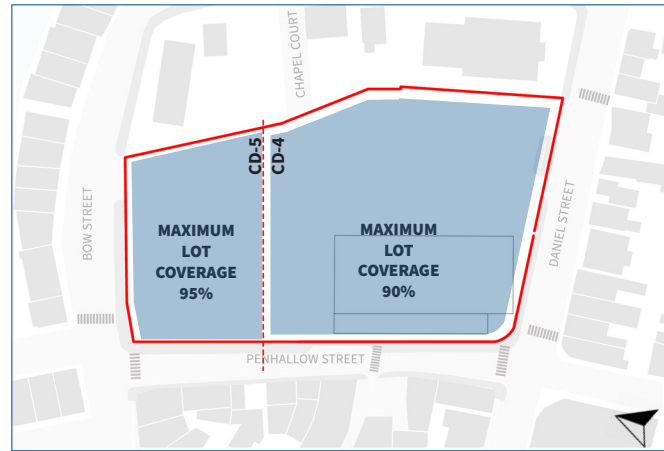
Building Block Length



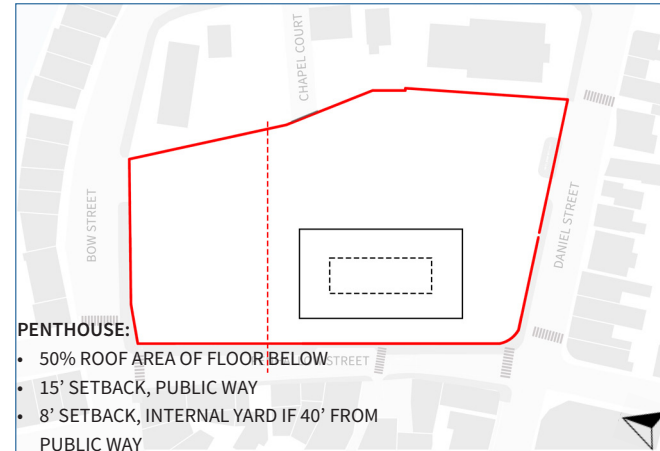
Facade Modulation



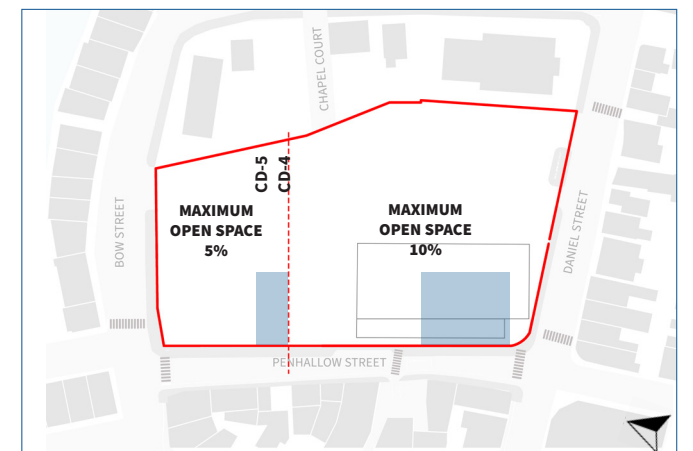
Lot Coverage



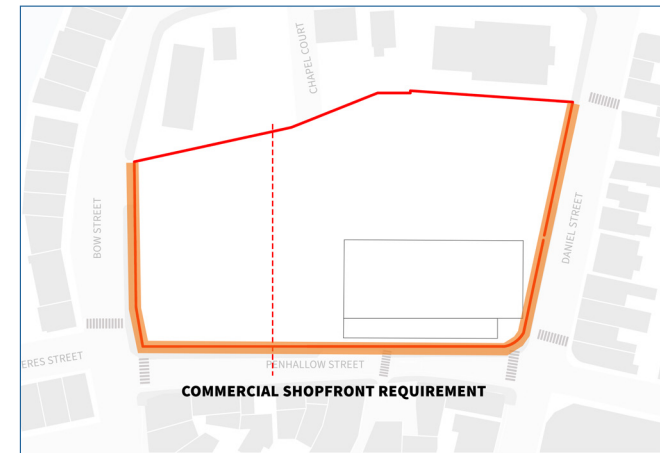
Penthouse Option



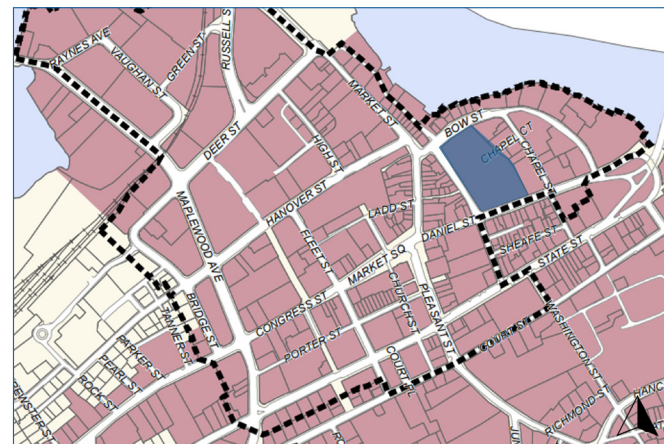
Open Space



Shopfronts

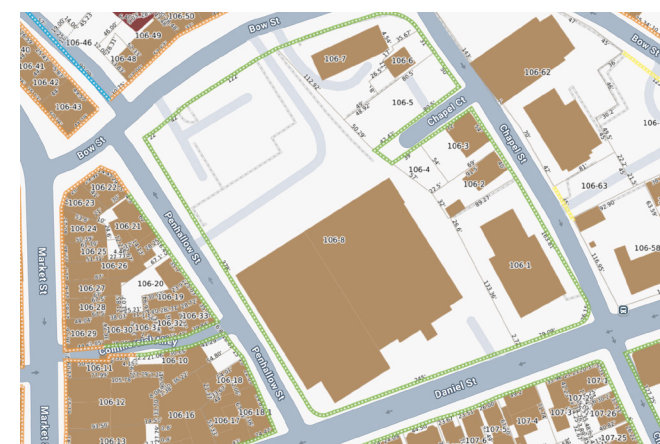


Overlay Districts

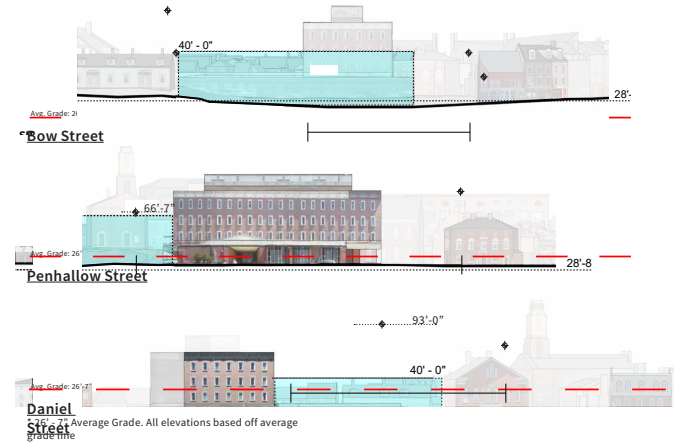


- DOD Downtown Overlay District
- HD Historic District

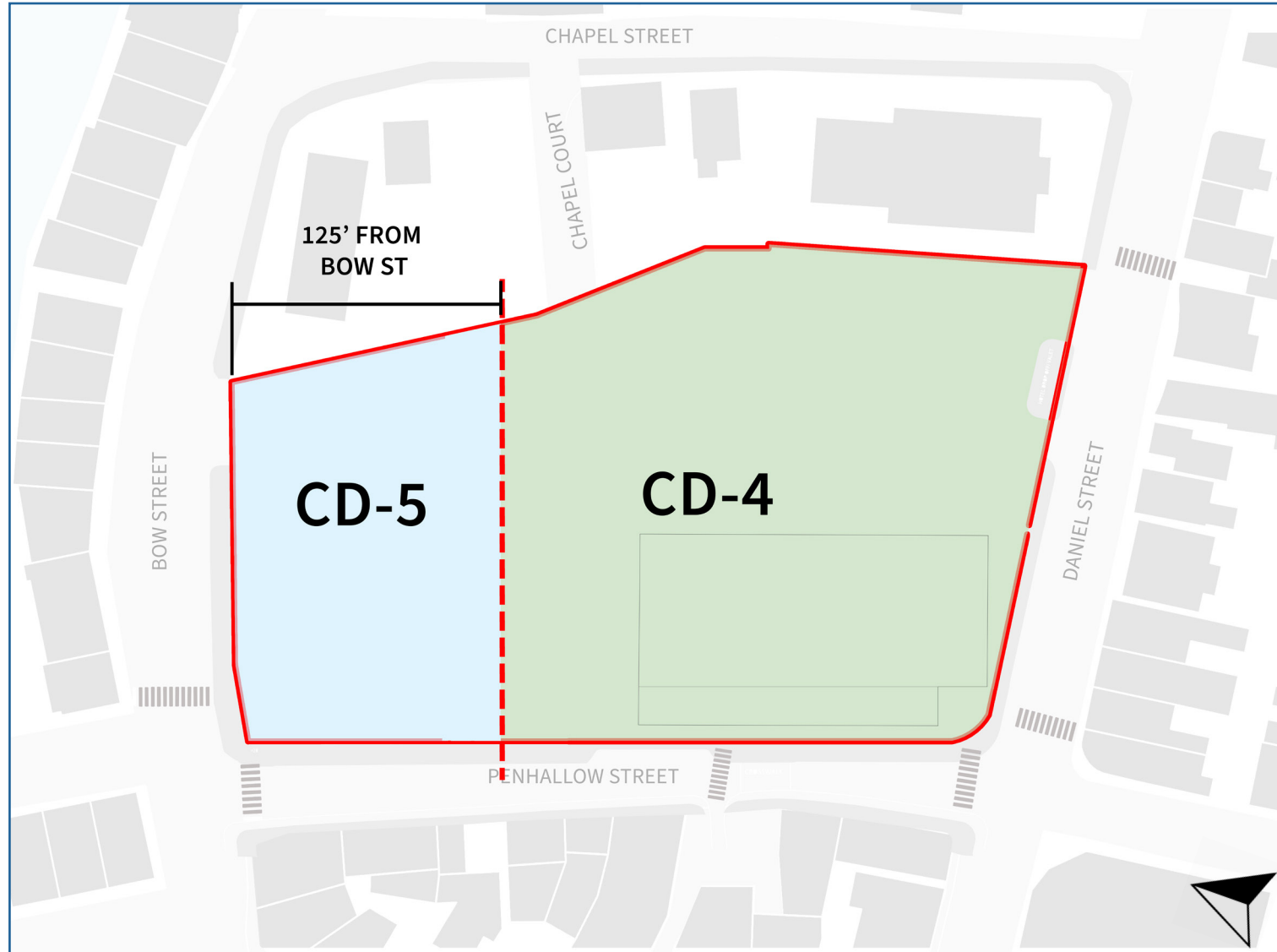
Building Height / Zoning



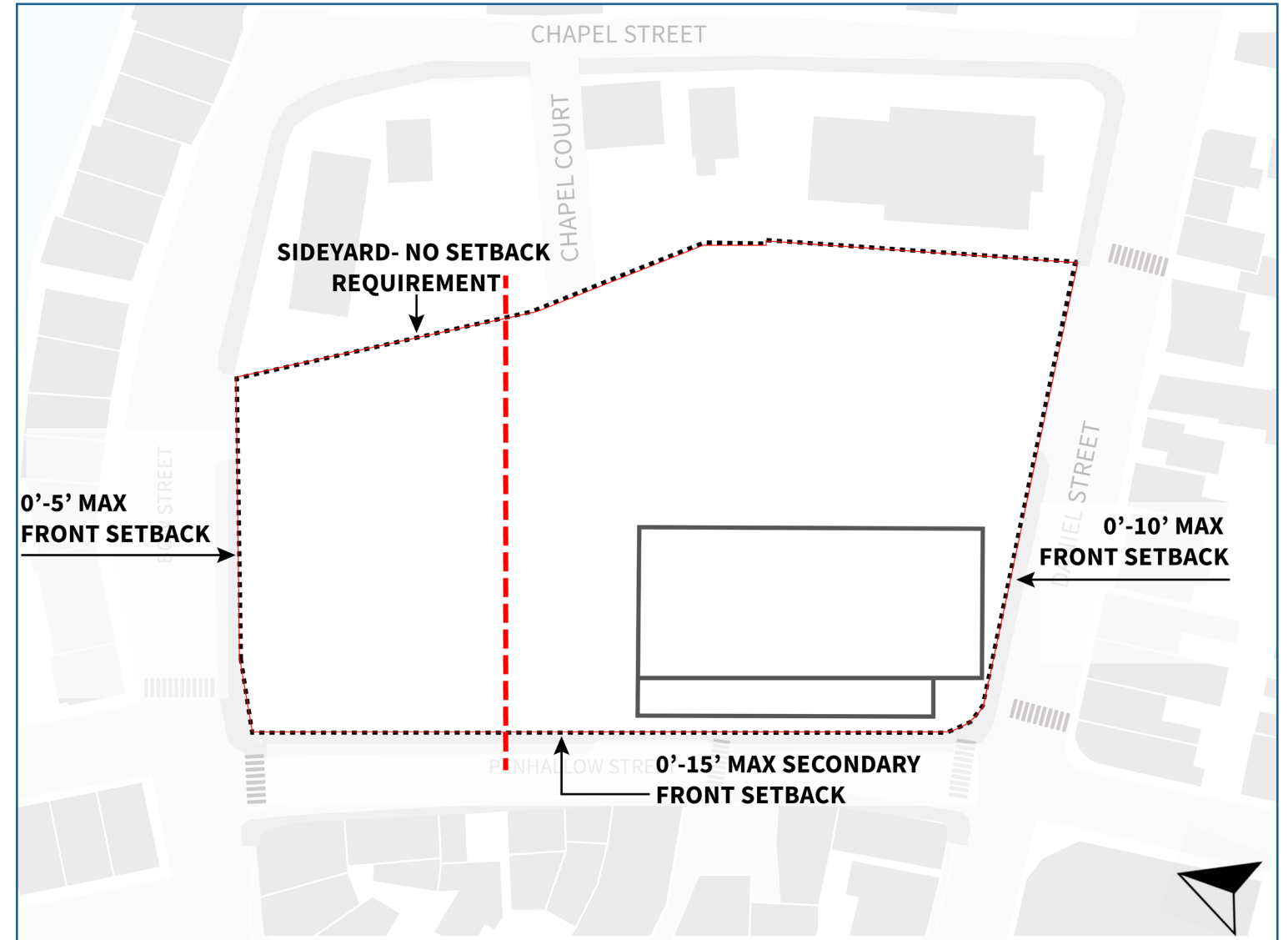
Building Heights



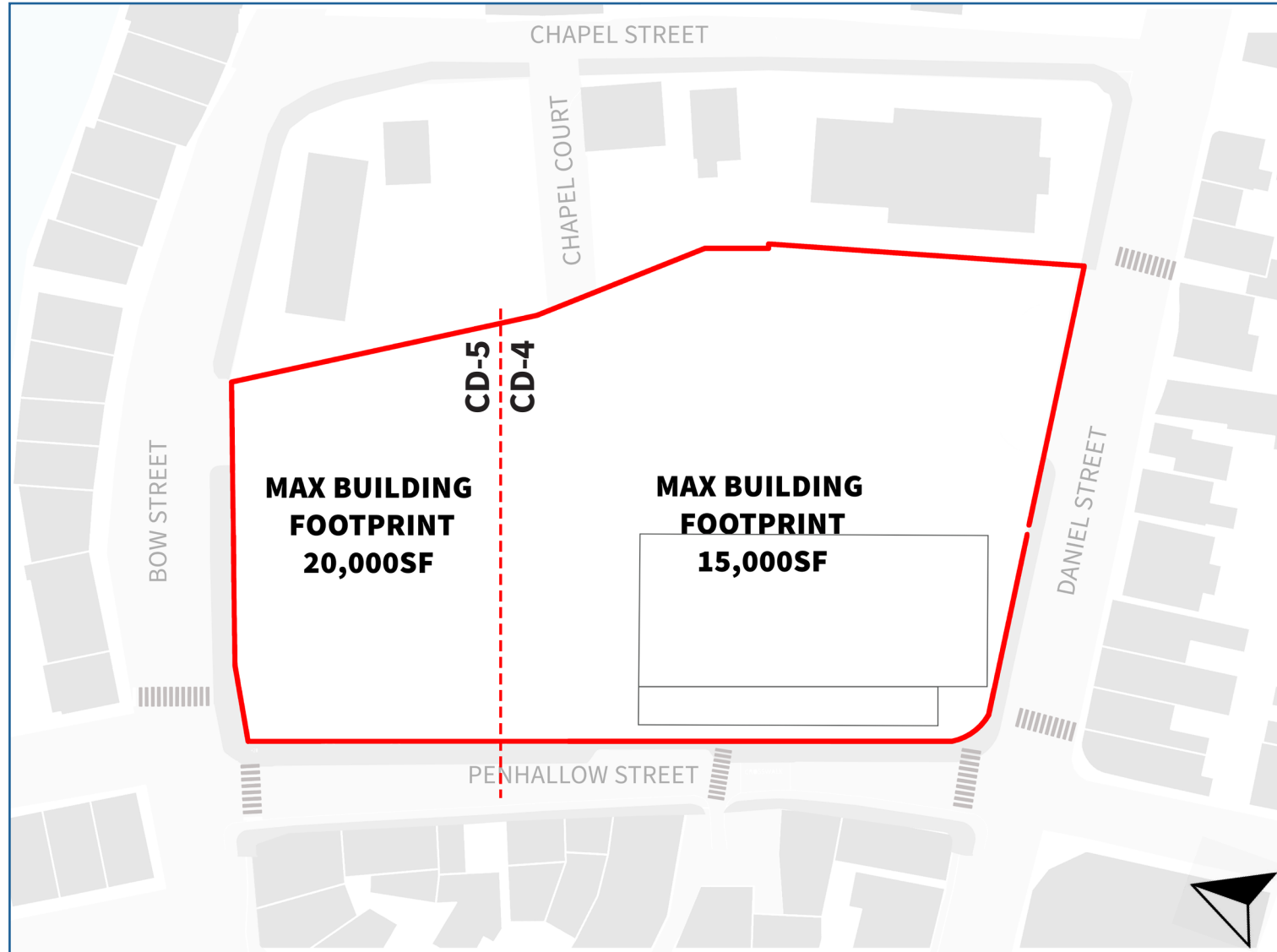
Character District



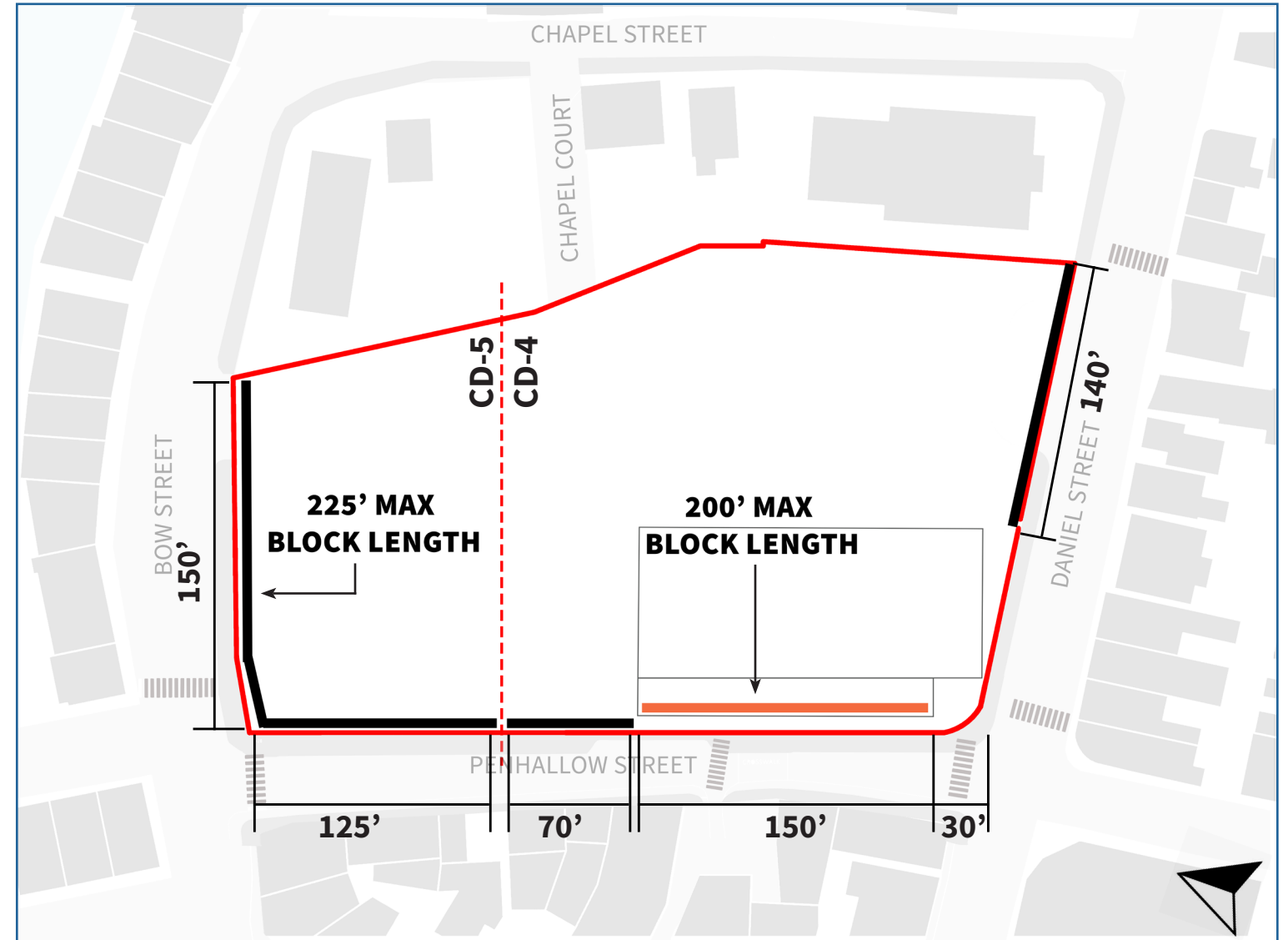
Building Setback



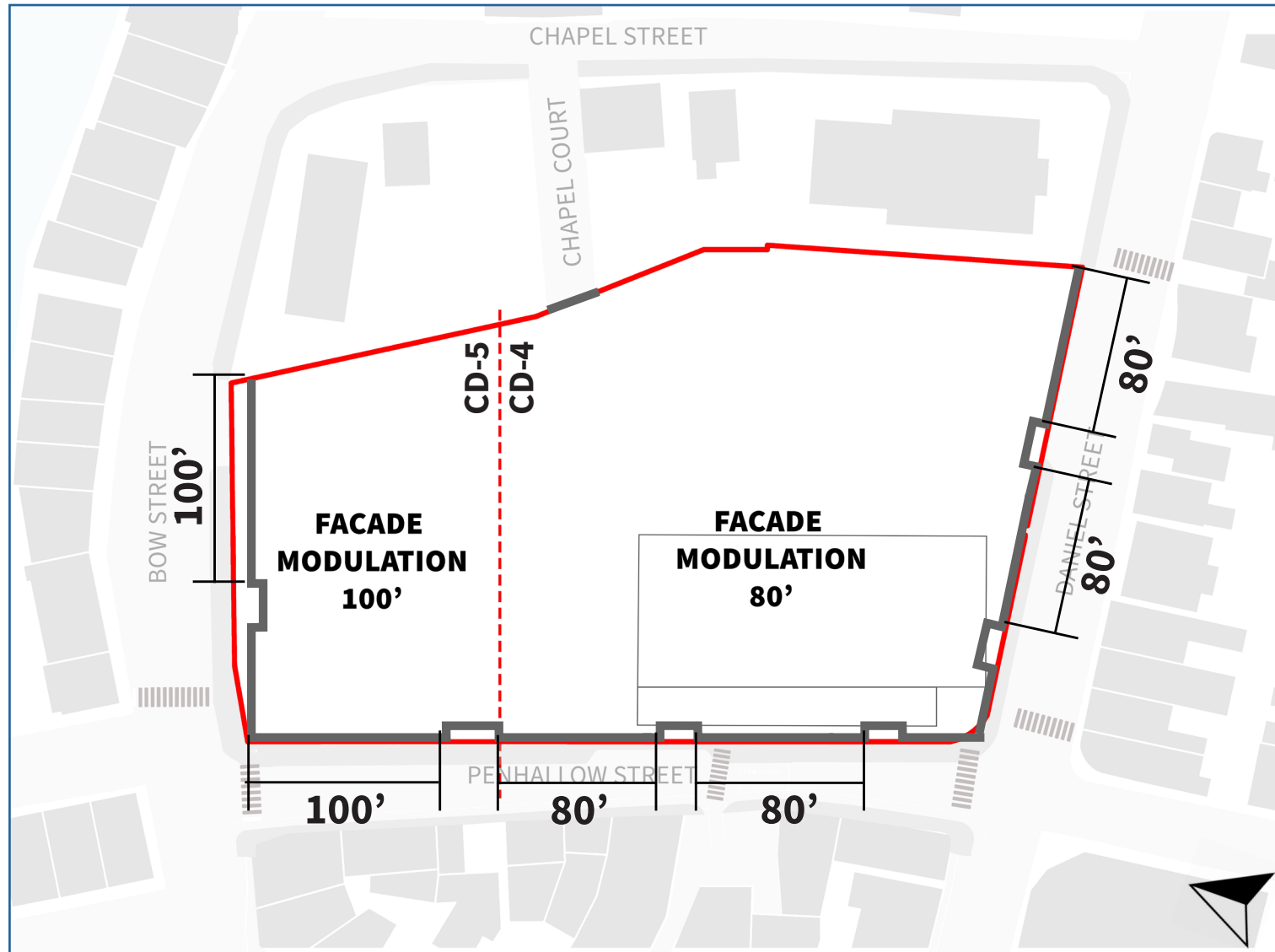
Building Footprint



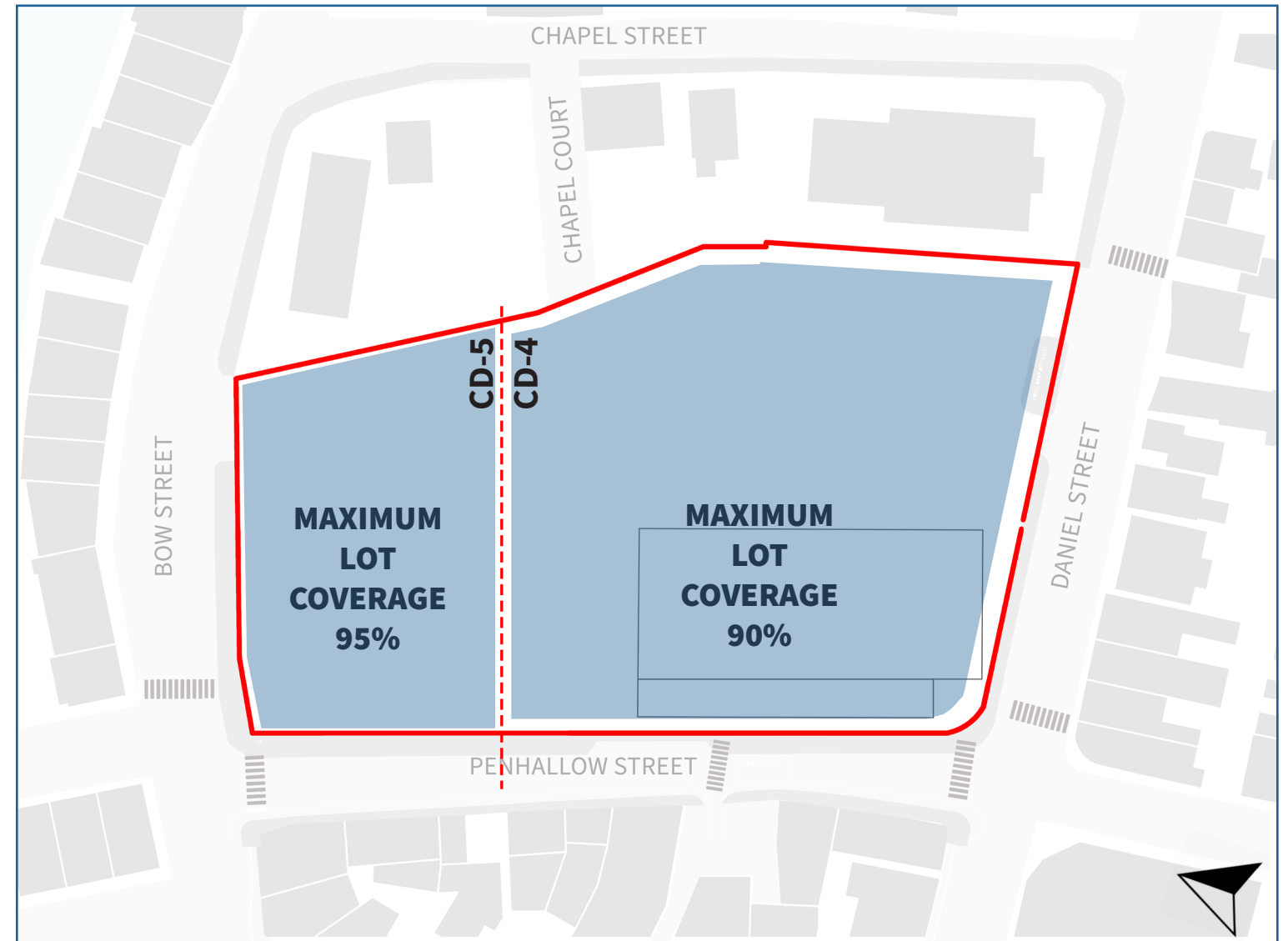
Building Block Length



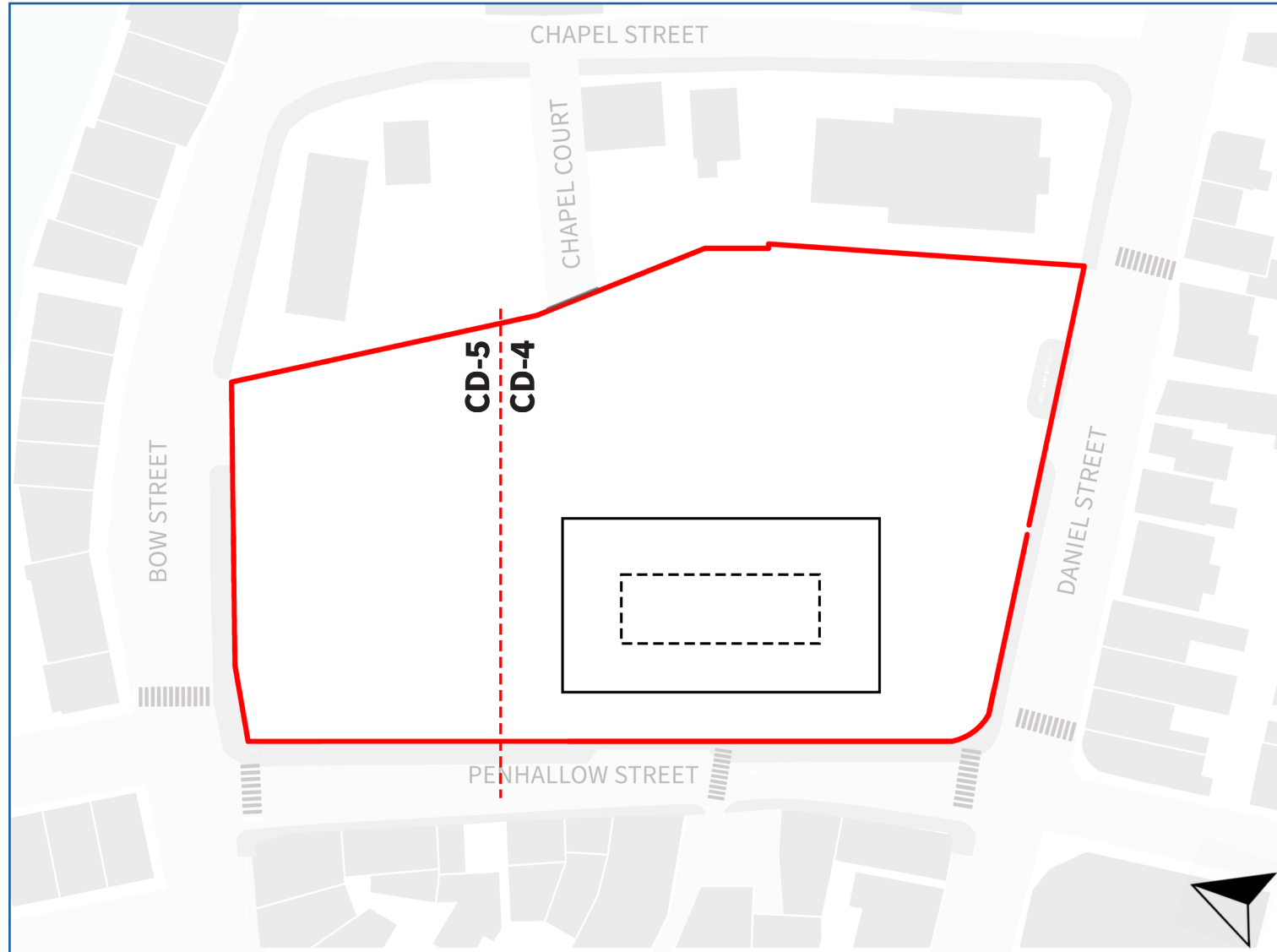
Facade Modulation



Lot Coverage



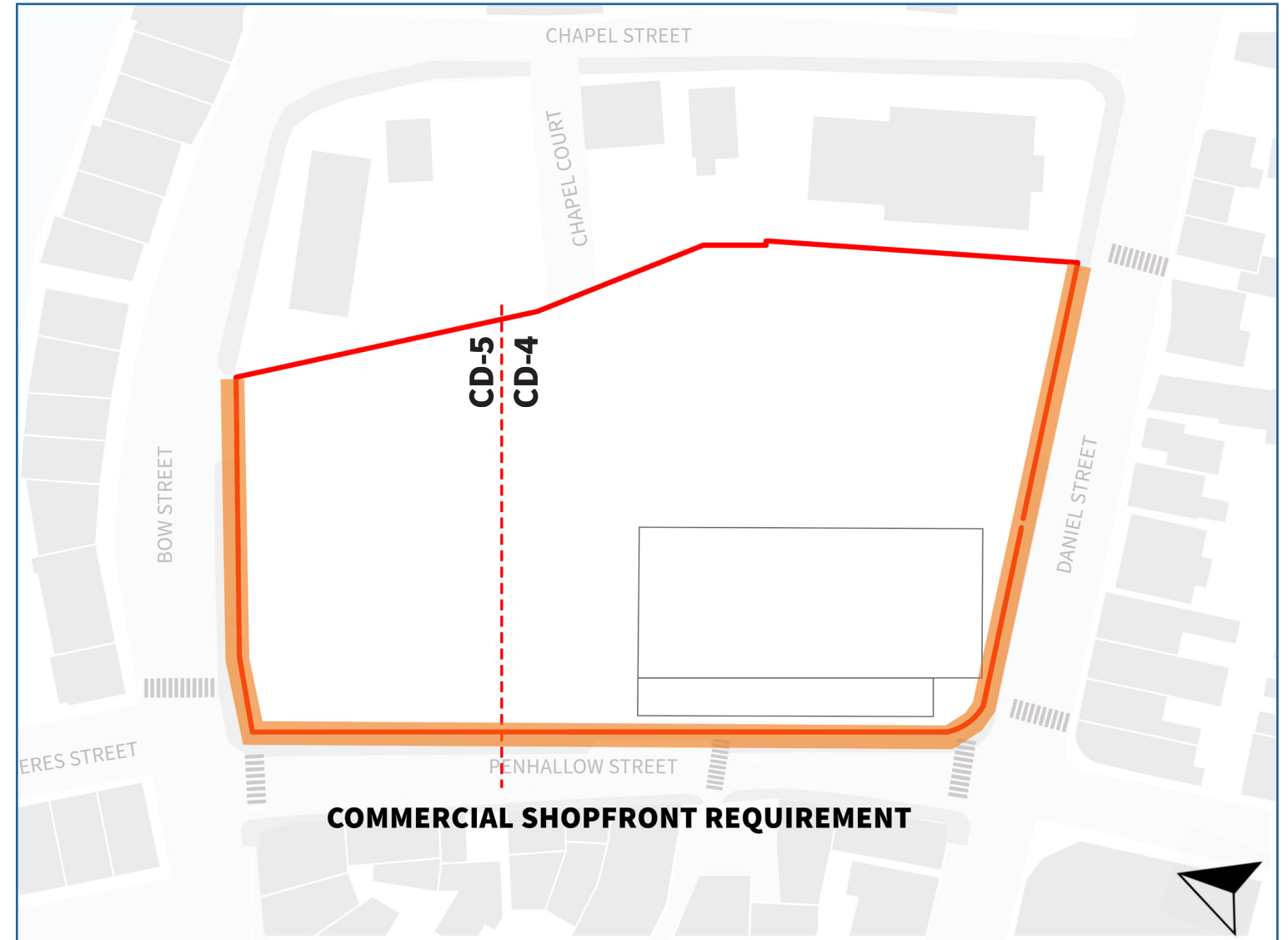
Penthouse



PENTHOUSE:

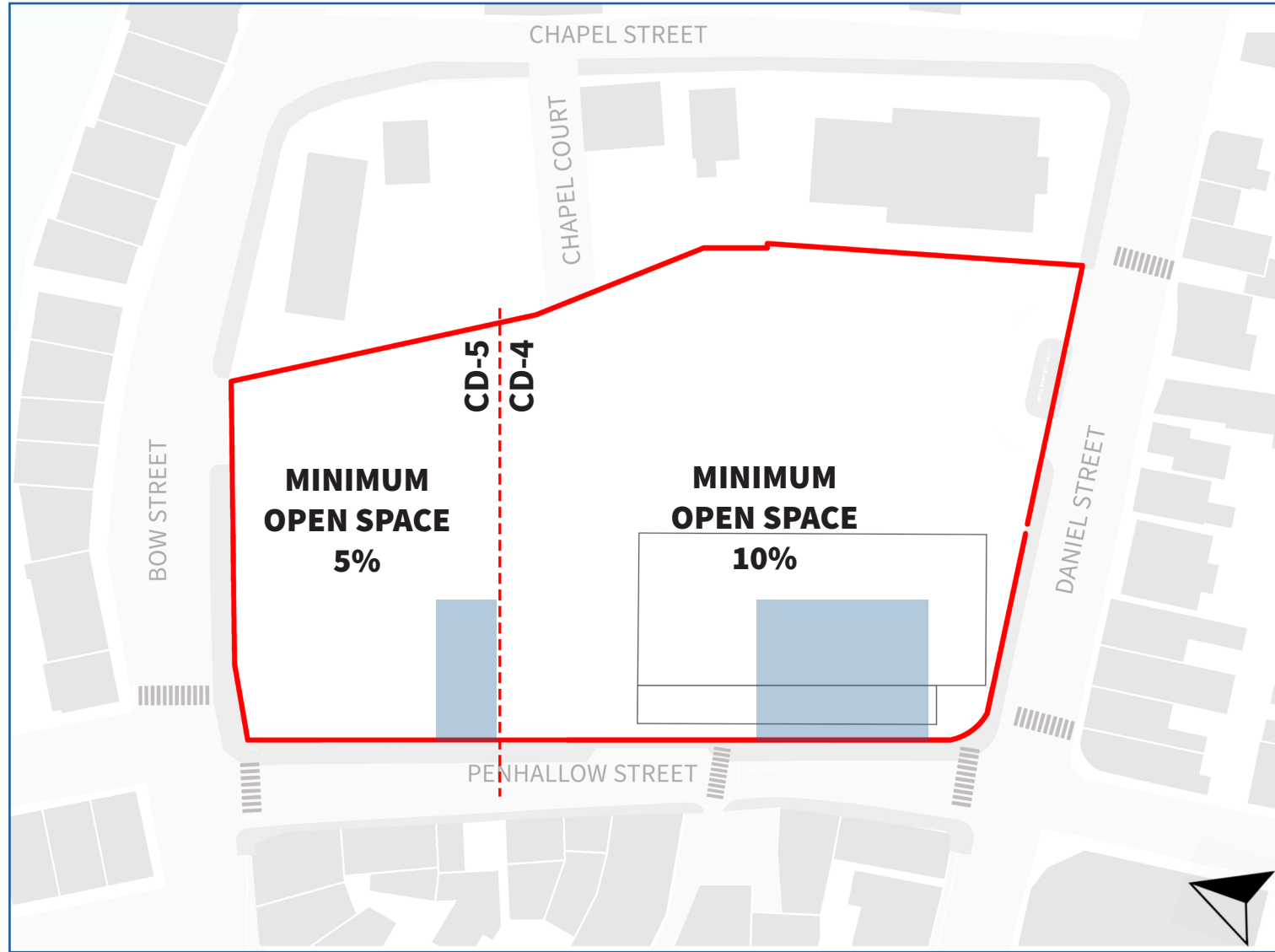
- 50% ROOF AREA OF FLOOR BELOW
- 15' SETBACK FROM PUBLIC WAY
- 8' SETBACK FROM INTERNAL YARD IF 40' FROM PUBLIC WAY

Shopfront



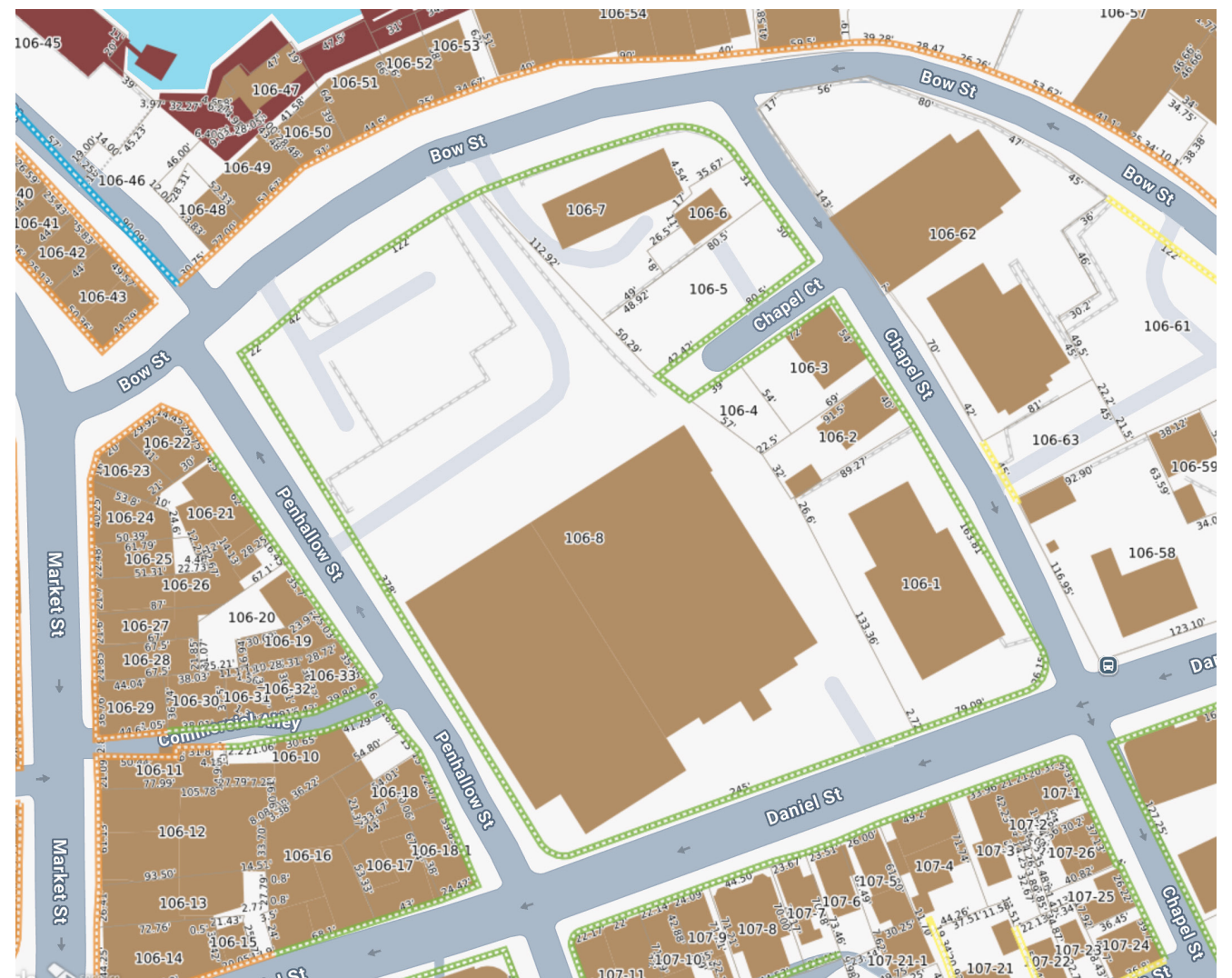
COMMERCIAL SHOPFRONT REQUIREMENT

Open Space

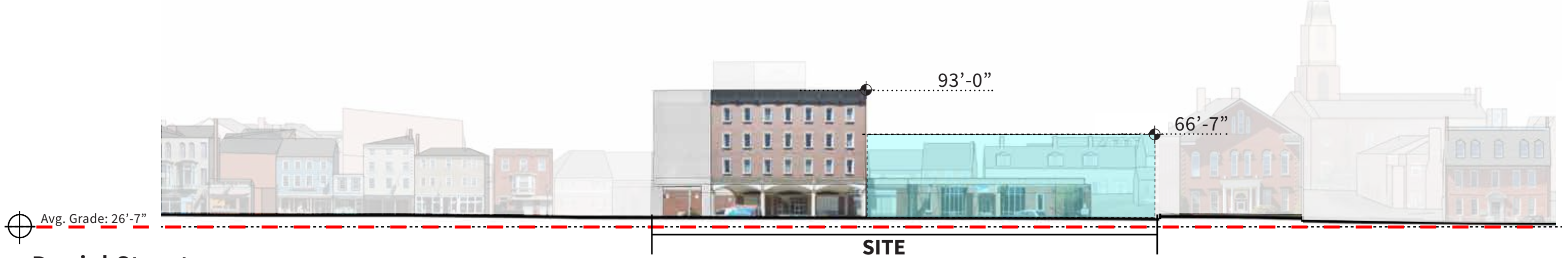
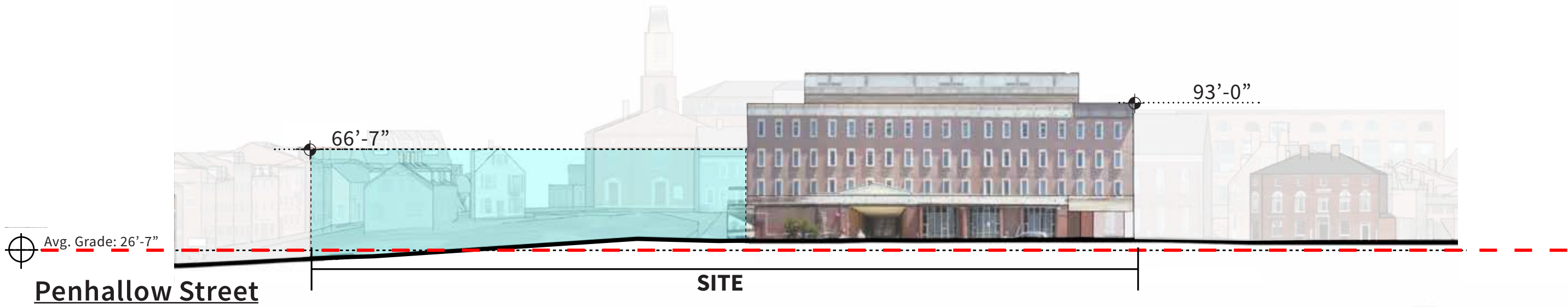
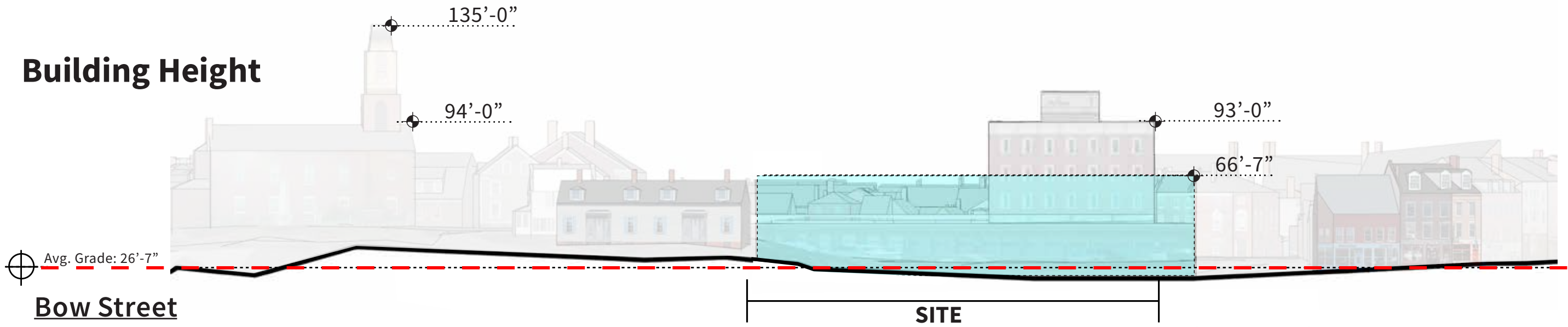


Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

*Penthouse Levels may exceed the building height by 2 feet.



Building Height



* 26' - 7" Average Grade. All elevations heights based off average grade line

Recent Amendments to CUP Option (Adopted May 2023)

Community Plan Principal Group (2023)



Goals & Objectives:

- Achieve a redevelopment plan consistent with the spatial relationships illustrated in the 2023 Community Plan

Applicability Requirements:

- Mixed-Use Development
- On at least 1 acre
- Located outside an Incentive Overlay District

Development Incentives:

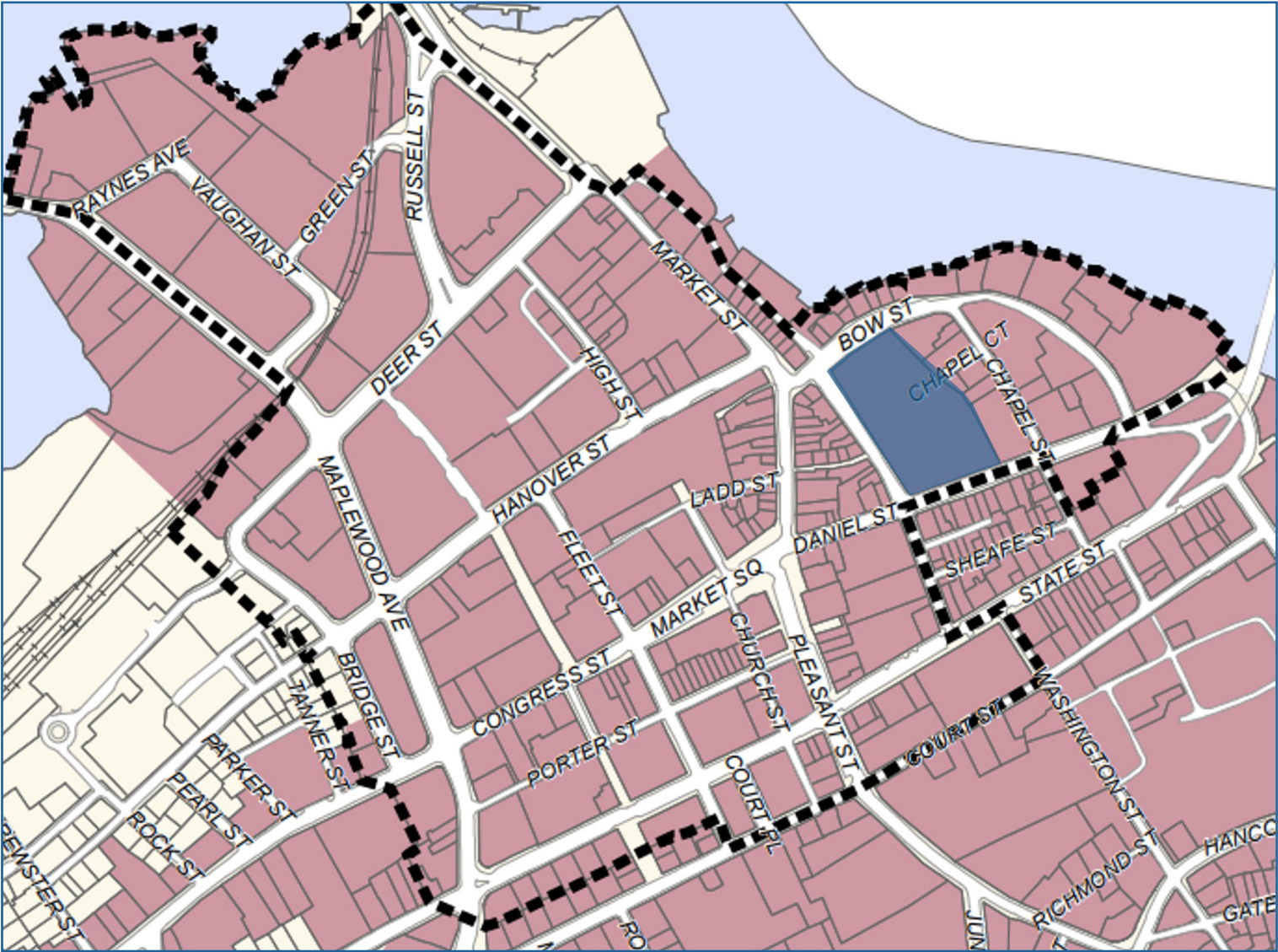
- One (1) additional story up to 15'



Public Benefits:

- 50%+ Community Space
 - >5,000 SF Plaza
 - Alleyways
 - Pedestrian Passageways
 - Pocket Parks
 - Outdoor Café Dining
- Workforce Housing
 - 10% for Ownership Projects over 5 Units
 - 5% for Rental Projects over 5 Units
- Master Plan
 - Consistent with the Goals, Objectives and Strategies

Historic District Guidelines

Overlay Districts



-  DOD Downtown Overlay District
-  HD Historic District

Historic District Guidelines



COMMERCIAL DEVELOPMENT & INFILL PROPERTIES

The economic development of Portsmouth's commercial properties is encouraged and its vitality is recognized that the city's vibrance is linked to the viability of its businesses and institutions. The HDC makes every effort to assist commercial building owners and tenants with revitalizing older buildings, helping to attract new customers while promoting an appreciation of historic architecture. In addition, the HDC recognizes that new development within Portsmouth increases the city's vitality and spurs its economy as more services are available for residents, business owners and visitors alike.

When considering commercial and infill buildings, the HDC strives to:

- Encourage consistency or compatibility and provide a visual connection with the historic building and context
- Provide variety and vitality along commercial corridors
- Encourage the greatest amount of design flexibility depending on context
- Identify elements that are part of the overall character or indisputably contribute to the historic streetscape
- Encourage the consideration of how a proposed development relates to each property, the streetscape and the surrounding historic context

These *Guidelines* were developed in conjunction with the City of Portsmouth's Historic District Commission (HDC) and the Planning Department. Please review this information during the early stages of planning a project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

In its review, the HDC considers a property's classification, recommending the greatest historic authenticity at focal buildings, with more flexibility at contributing structures, and the most at non-contributing properties. The HDC Staff in the Planning Department is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the Commission's website at www.planportsmouth.com/historicdistrictcommission. For more information, to clarify whether a proposed project requires HDC review, or to obtain permit applications, please call the Planning Department at (603) 610-7216.



A common feature of many commercial properties in Portsmouth is a storefront. This example include arched transoms, a recessed entrance alcove, and decorative supports flanking display windows.

COMMERCIAL STOREFRONTS

One of the common elements of commercial and infill properties in downtown Portsmouth, is the storefront. This includes storefronts at existing buildings as well as those at commercial development projects. Effective storefronts can:

- Serve a key role in the identity of a commercial building
- Enhance a pedestrian's visual experience and create a sense of transparency at the ground-floor level
- Attract potential customers with eye-catching merchandise display

INFORMATION FOR NEW BUSINESSES

The HDC encourages the economic development and revitalization of the Portsmouth's historic retail areas and the commercial properties within them. This helps to attract new customers while promoting an appreciation of the historic architecture and its surrounding context.

If considering opening a new business in the Portsmouth, City staff are available to discuss zoning, construction and other requirements applicable to a specific project. Please contact the HDC at (603) 610-7216 for more information.

SIGN & AWNING REGULATION

Prior to installing any permanent or temporary sign or awning, applicants must verify that the proposed installation is compliant with all zoning, building and other applicable codes and requirements. (Refer to the *Guidelines for Signs & Awnings*.)

Commercial Development & Storefronts

• Purpose:

1. Adaptive Reuse
2. New Construction

• Goals:

1. Encourage compatibility and visual connection to the surrounding context
2. Provide variety and vitality
3. Encourage design flexibility
4. Identify character-defining elements
5. Design in context with the streetscape and historic context
6. Enhance the pedestrian experience
7. Provide continuity along the street edge

• Design Principles:

1. Height and width in context
2. Building Form and Massing
3. Setbacks
4. Site Coverage
5. Orientation
6. Alignment, Rhythm and Spacing
7. Architectural Elements & Projections
8. Façade Proportions
9. Trim and Details
10. Materials
11. Rooftop Additions
12. Storefronts & Signage





5 | Conceptual Massing

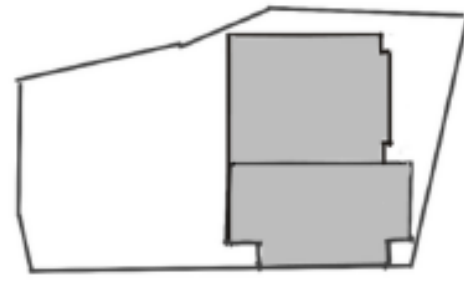
Concepts

Thought Process

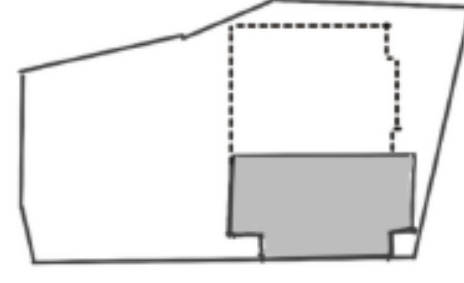
A series of process diagrams illustrating how preliminary massing is shaped by integration of zoning requirements, programmatic desires, and the site's unique constraints / opportunities. This may yield shapes and forms that not only are critical for program requirements but also assist in creating dynamic urban open spaces.



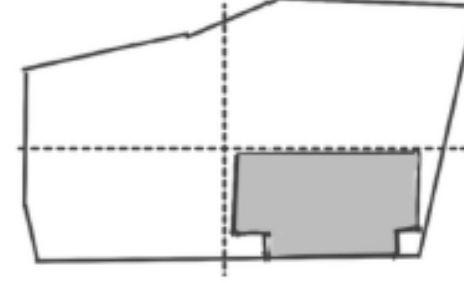
Site



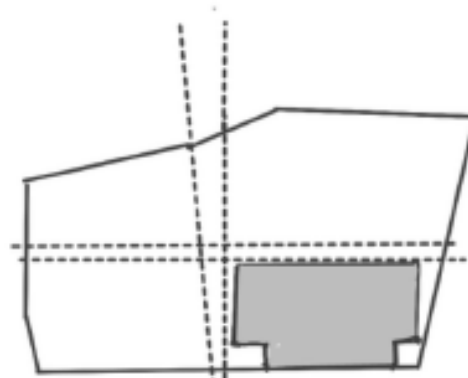
Existing Buildings



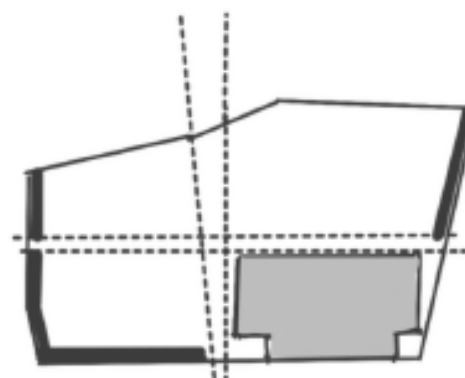
Single Story Removal



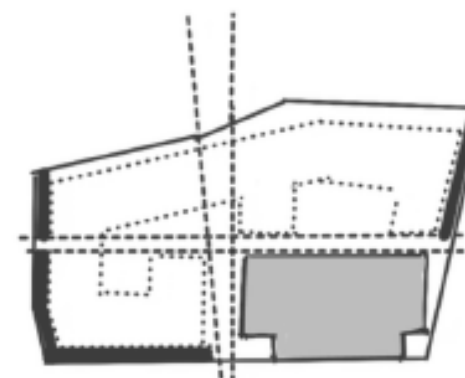
Through Site Passage



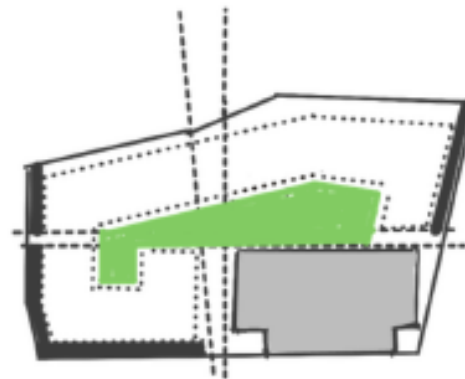
Cross Site View Corridor



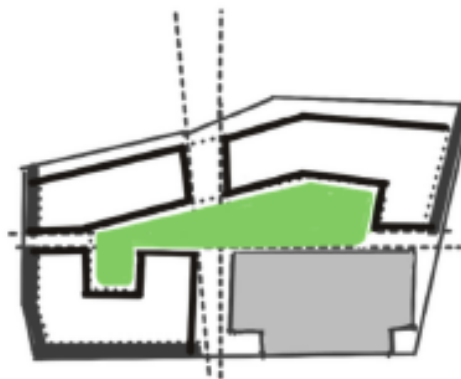
Restricting Street Edges



Planning Width (60')



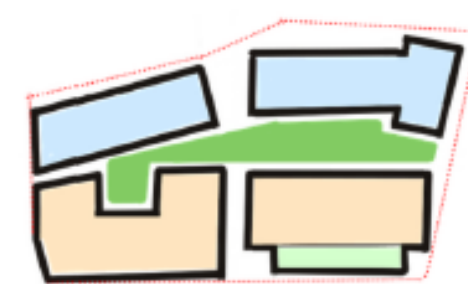
Desired Open Space



Footprints 15K-20K SF



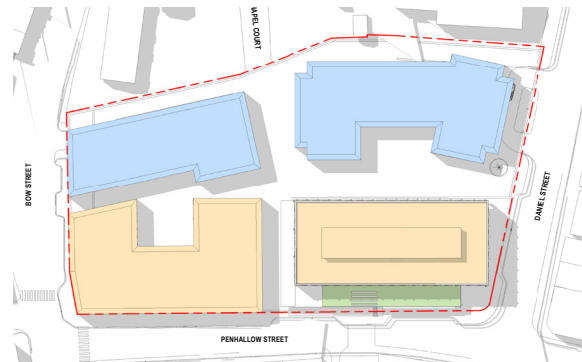
Site Profile



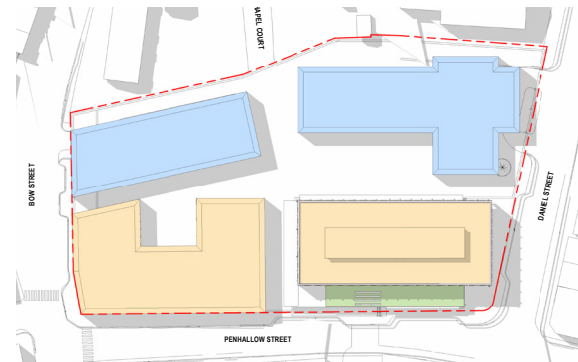
Use Programming

Conceptual Massing

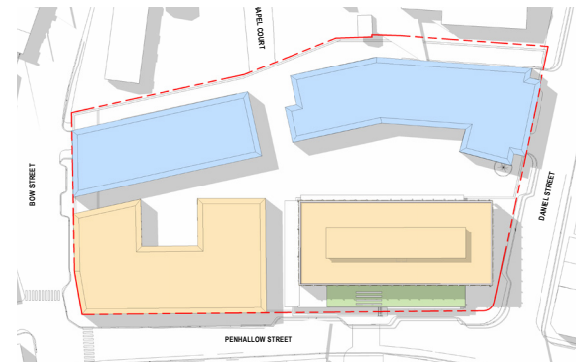
01 Courtyards



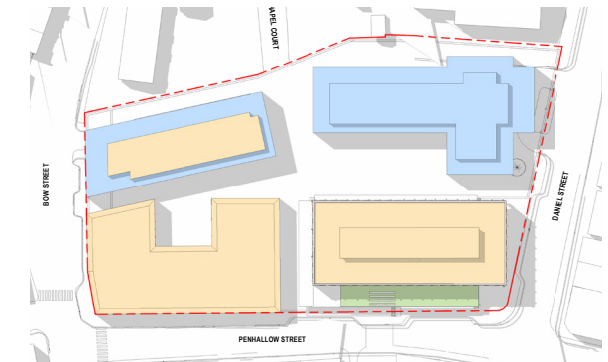
02 Courtyard & Plaza



03 Extended Courtyard and Plaza

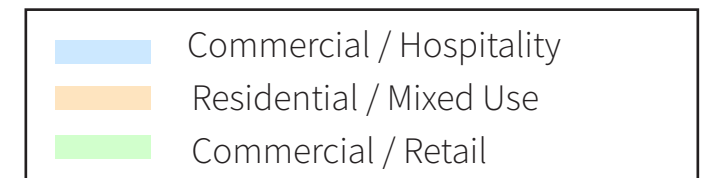


04 CUP

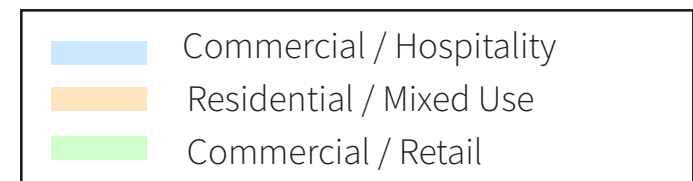
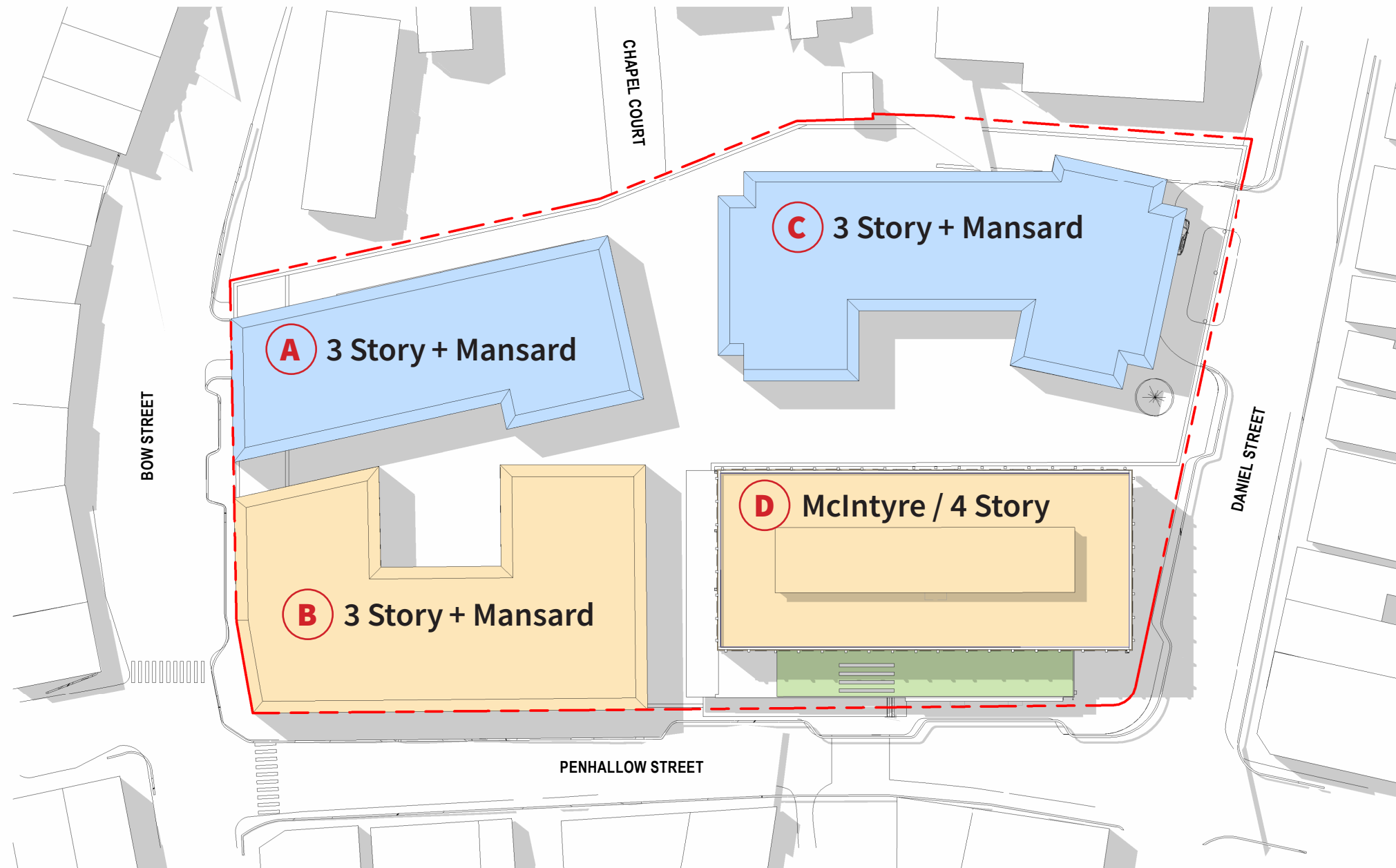


BUILDING FOOTPRINTS	15-20,000 S.F.
BUILDING HEIGHTS	3 STORIES / 40' *
BUILDING SETBACKS	0-5'
BUILDING BLOCK LENGTHS	< 200'
FACADE MODULATION	< 80' / 100' / TBD
BUILDING COVERAGE	50-65%
OPEN SPACE	35-50%
ROOF TYPES	TBD
GROUND FLOOR USE	COMMERCIAL
UPPER FLOOR USE	COMMERCIAL / RESIDENTIAL

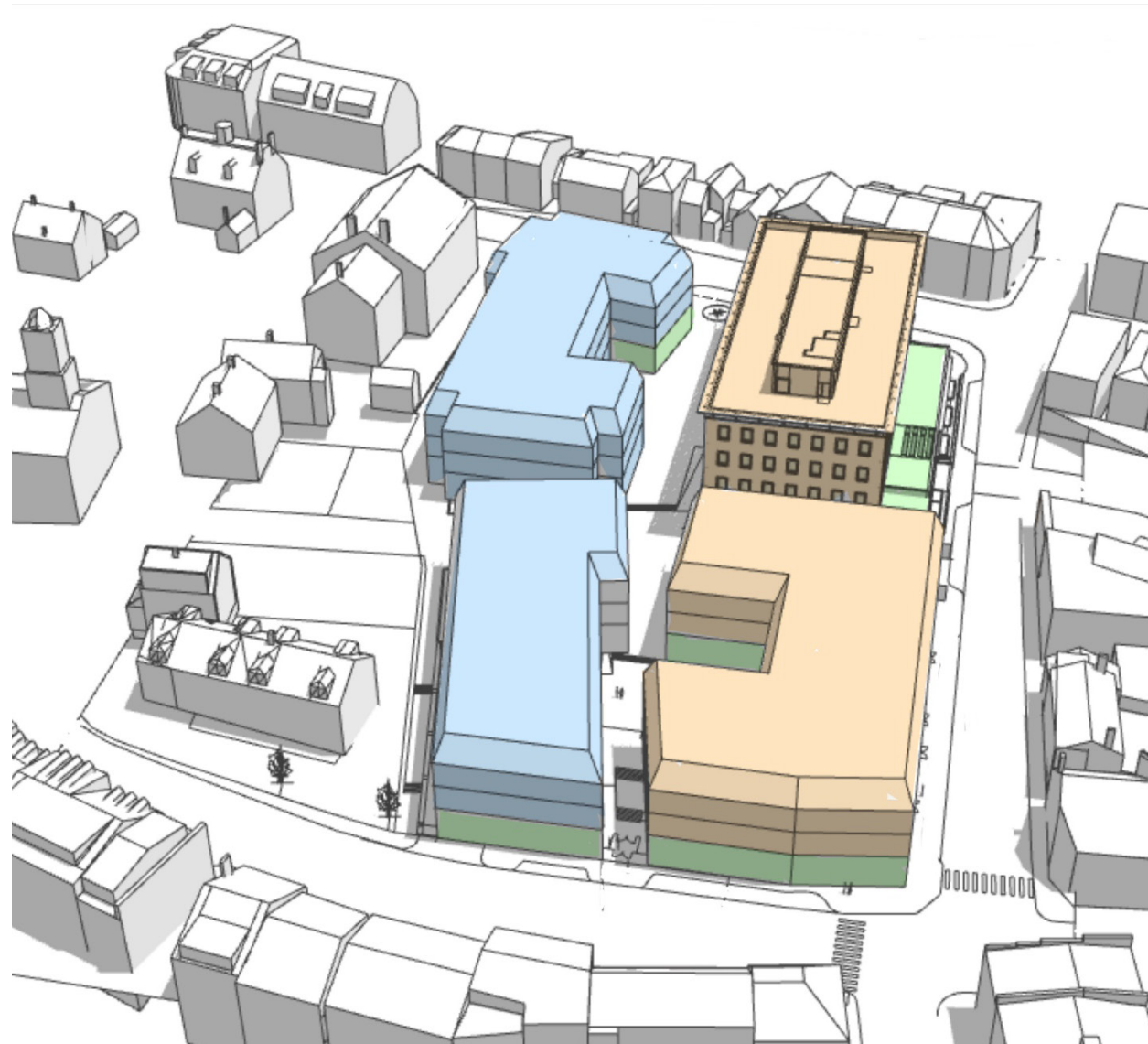
*THE CUP PLAN MAY ADD AN ADDITIONAL STORY



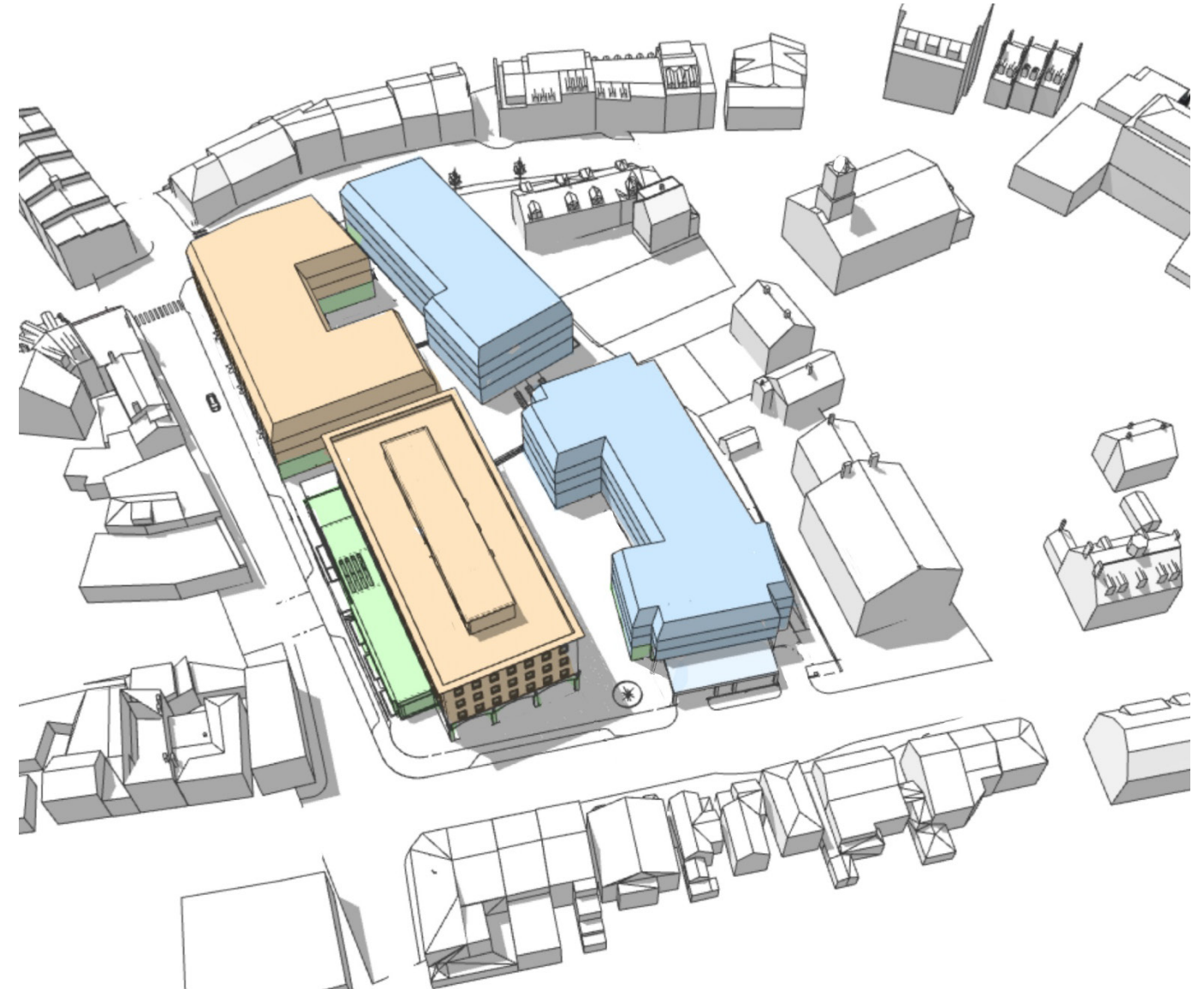
Concept 1 - Courtyards



Concept 1 - Courtyards (all NEW massing is 3 story and a mansard roof)

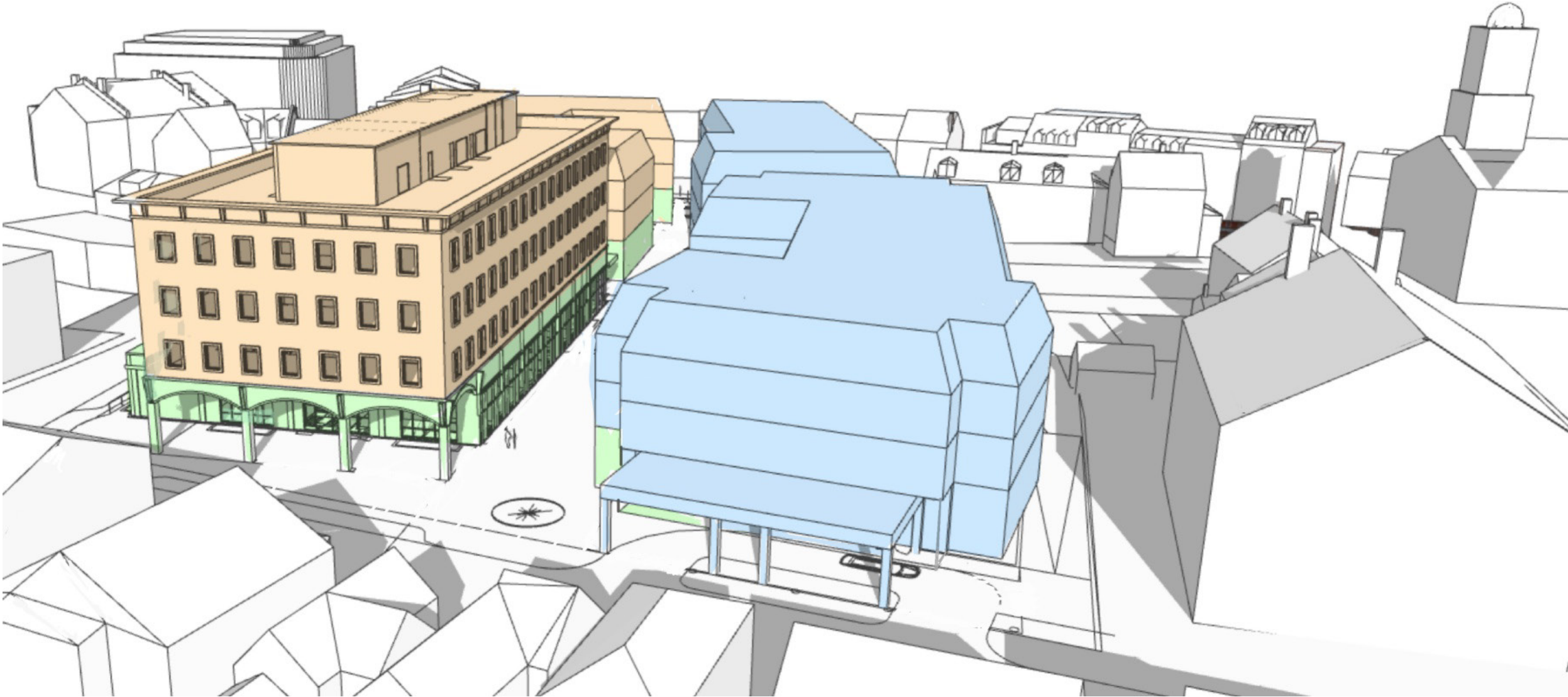


View 1

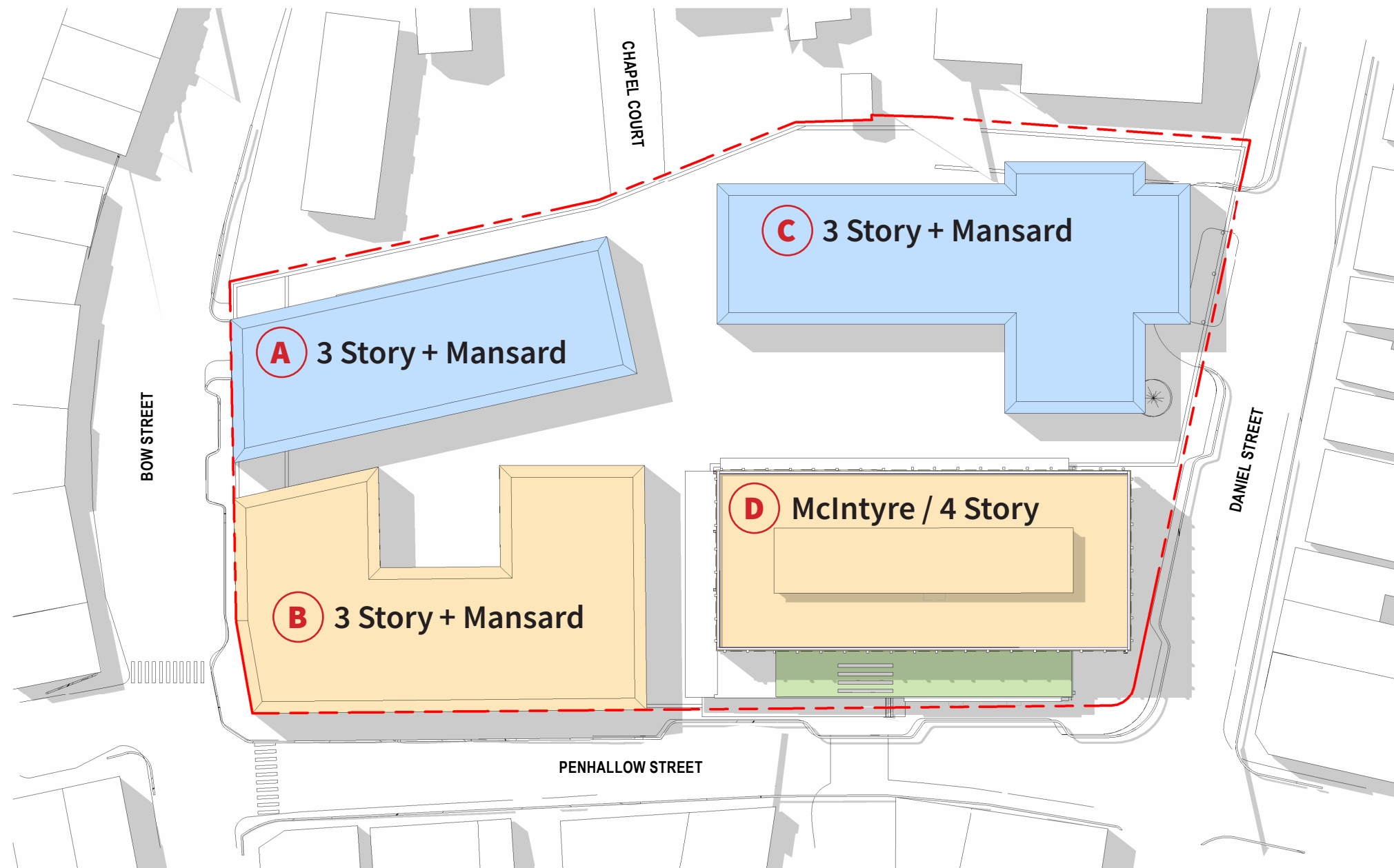


View 2

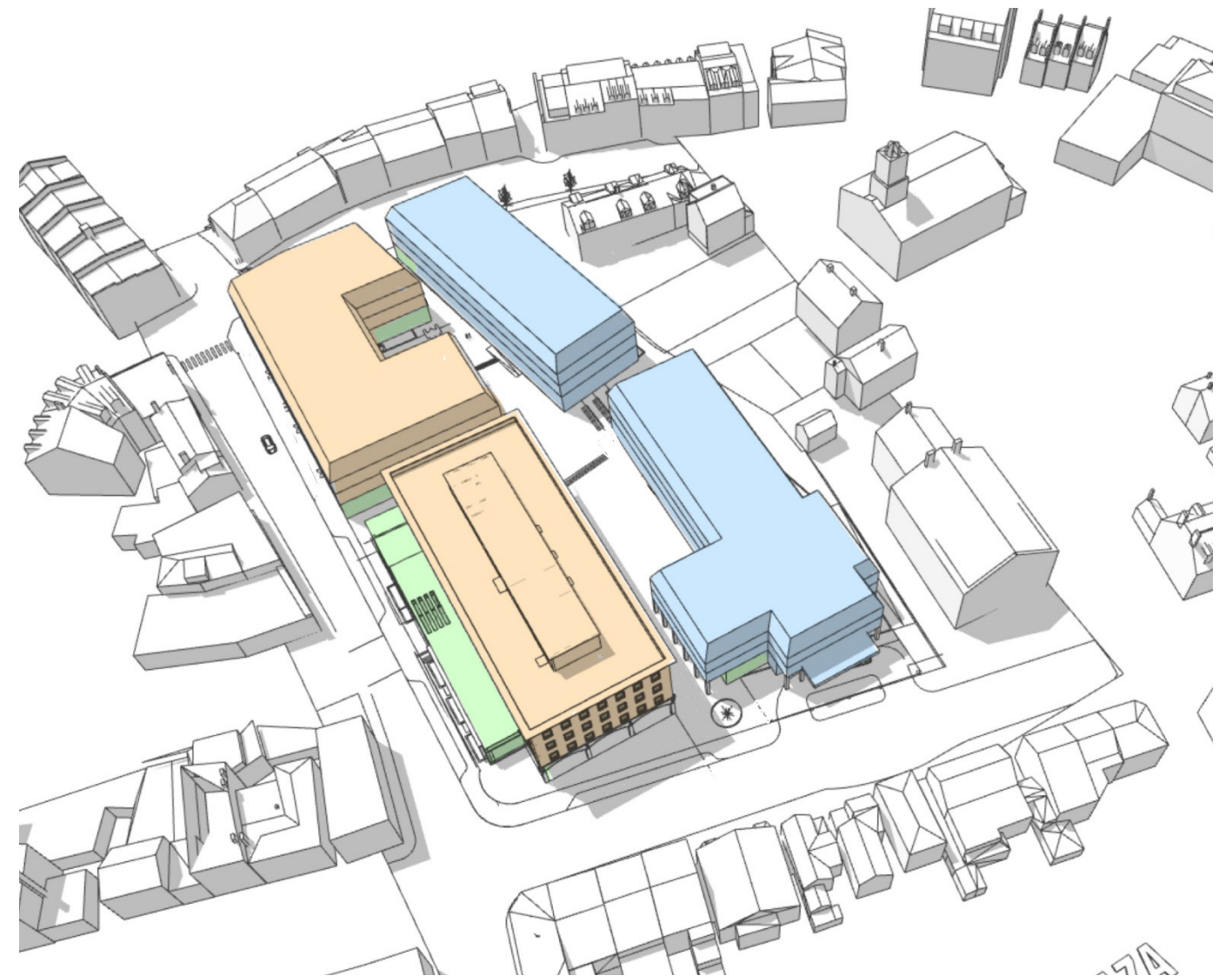
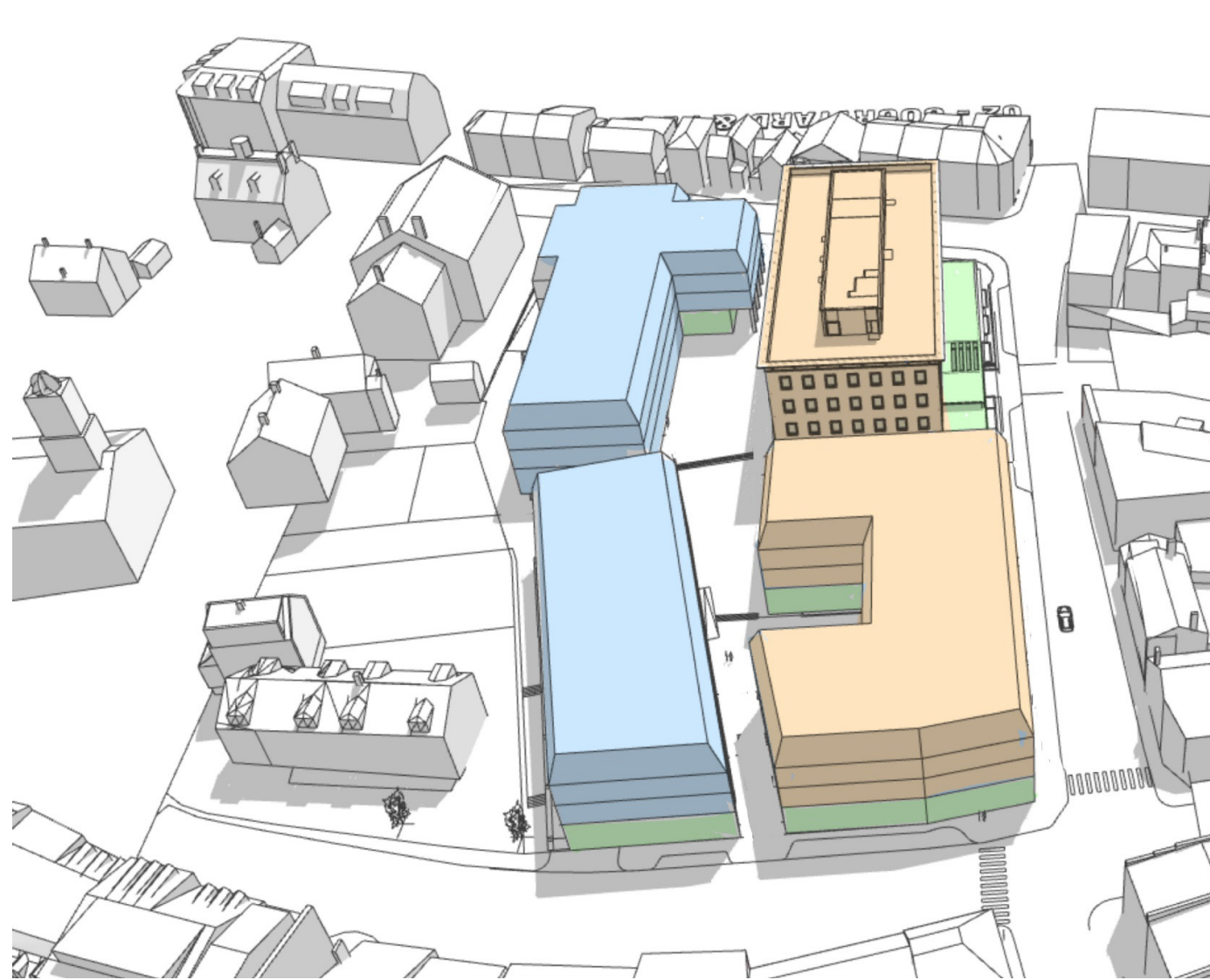
Concept 1 - Courtyards (all NEW massing is 3 story and a mansard roof)



Concept 2 - Courtyard and Plaza (all NEW massing is 3 story and a mansard roof)



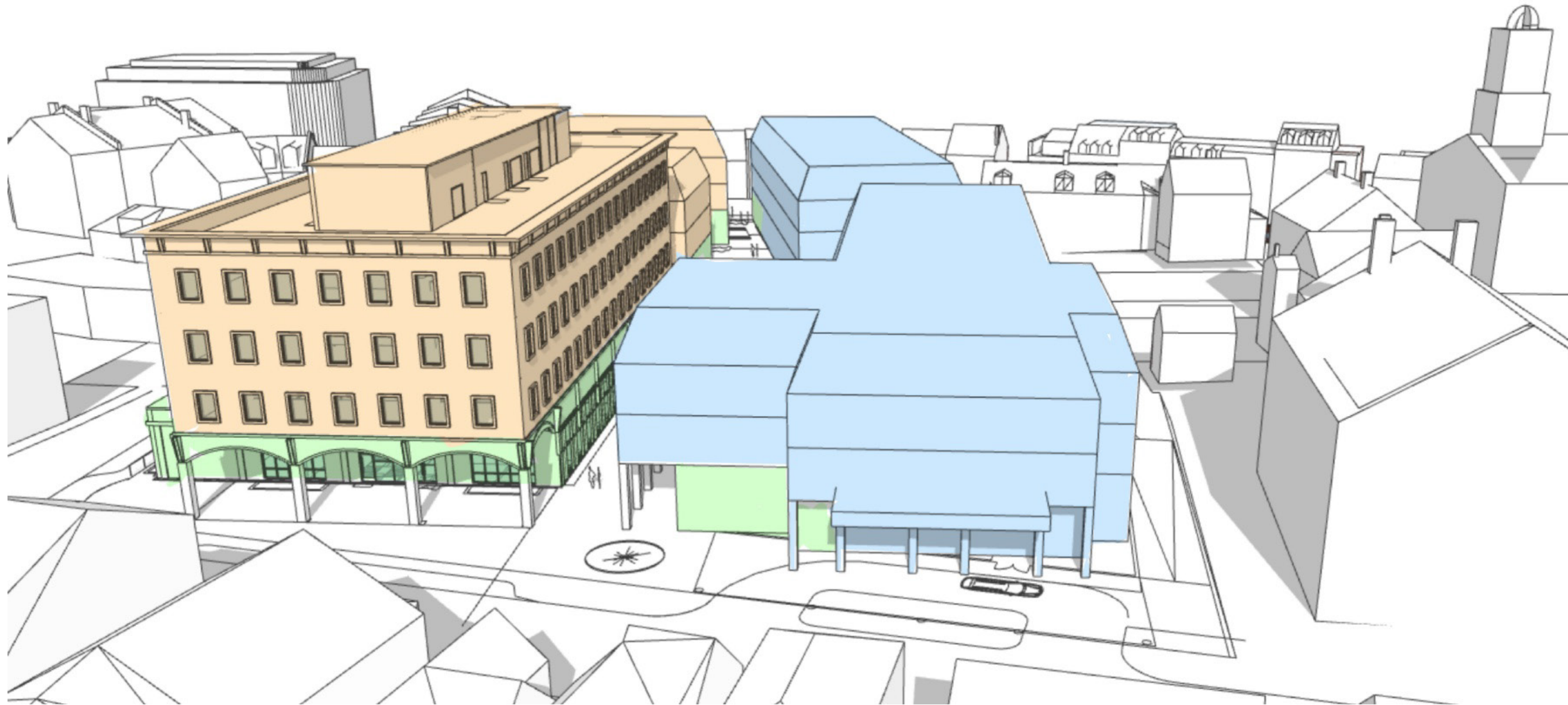
Concept 2 - Courtyard and Plaza (all NEW massing is 3 story and a mansard roof)



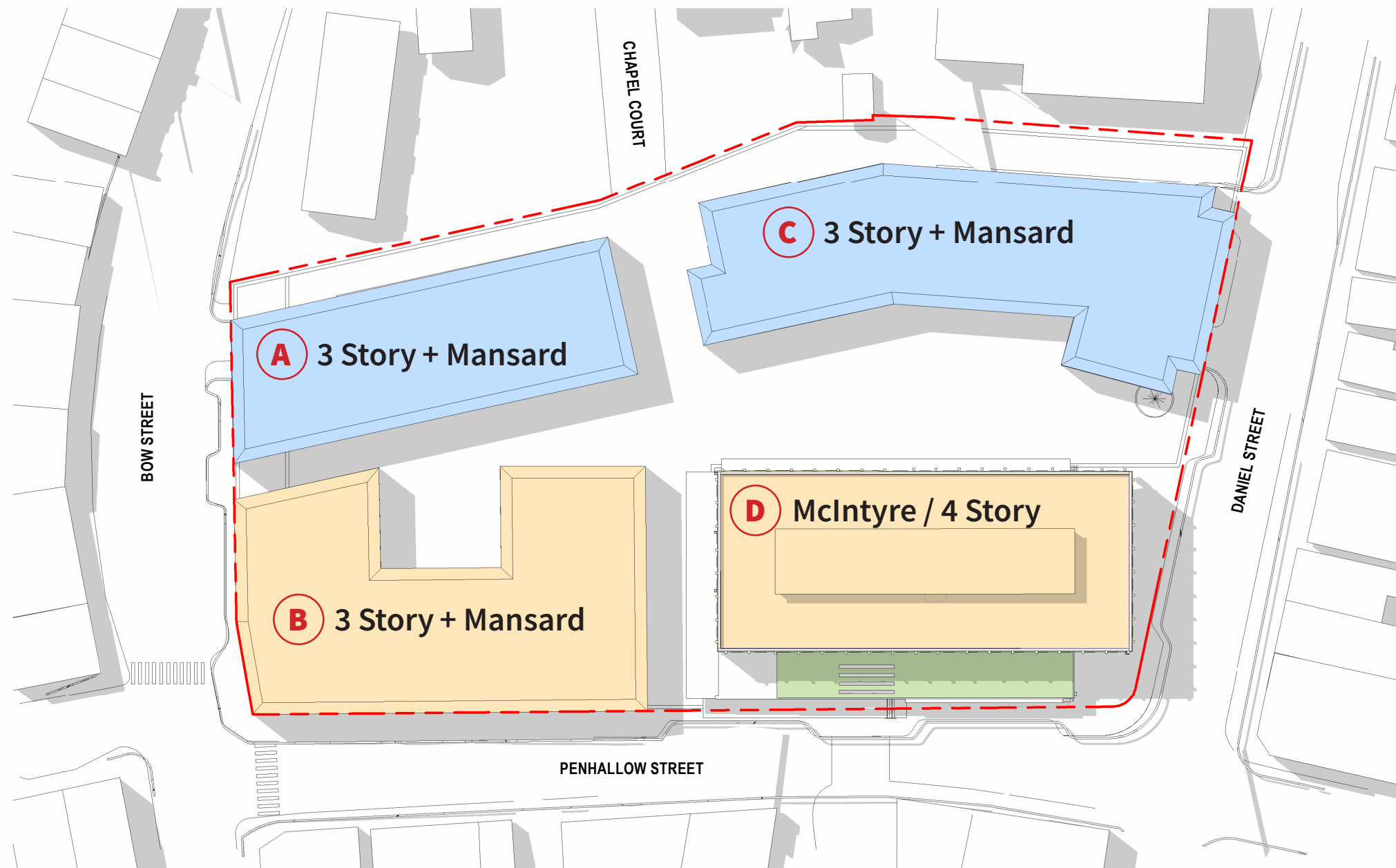
View 1

View 2

Concept 2 - Courtyard and Plaza (all NEW massing is 3 story and a mansard roof)

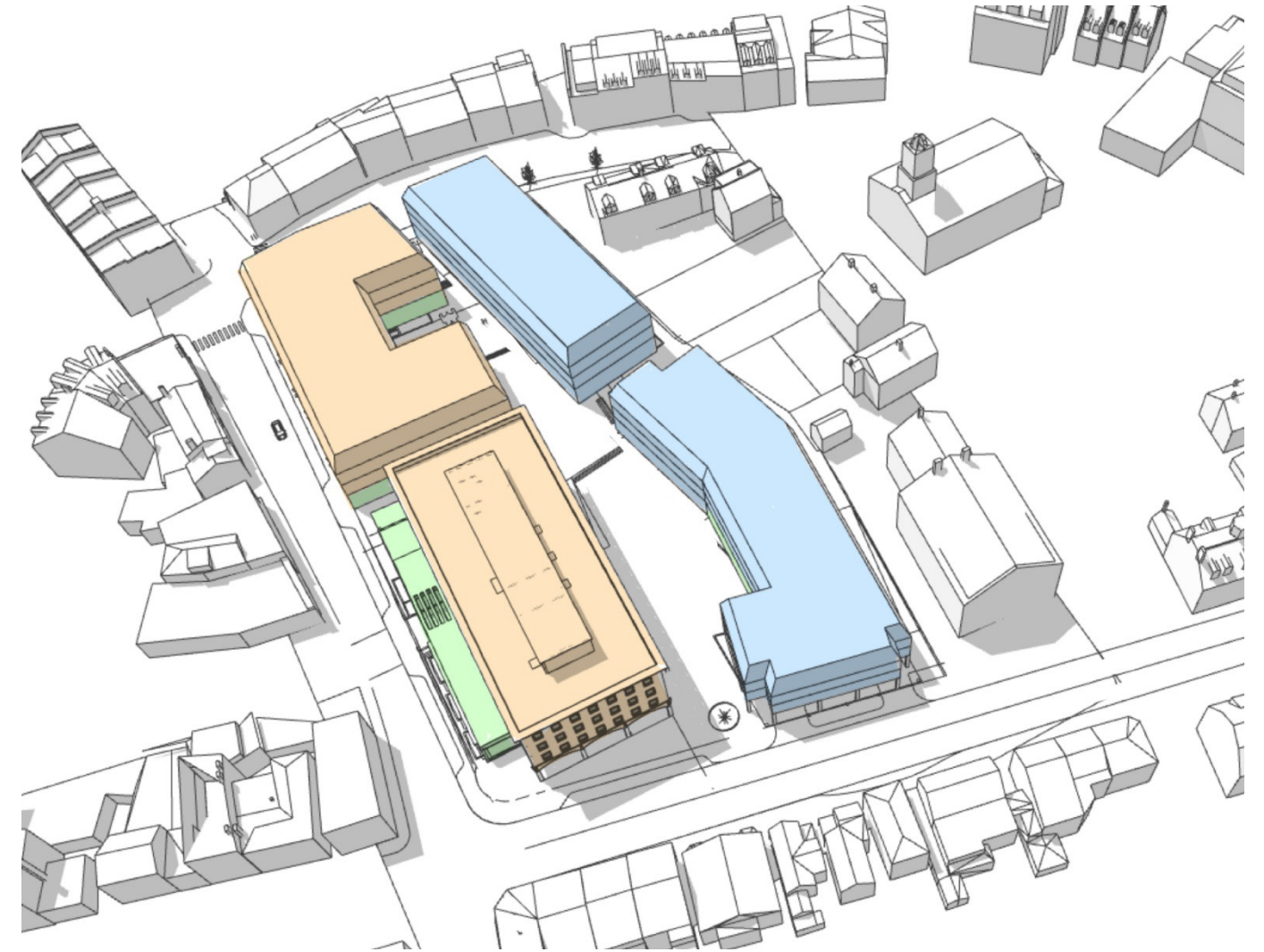


Concept 3 - Extended Plaza (all NEW massing is 3 story and a mansard roof)



	Commercial / Hospitality
	Residential / Mixed Use
	Commercial / Retail

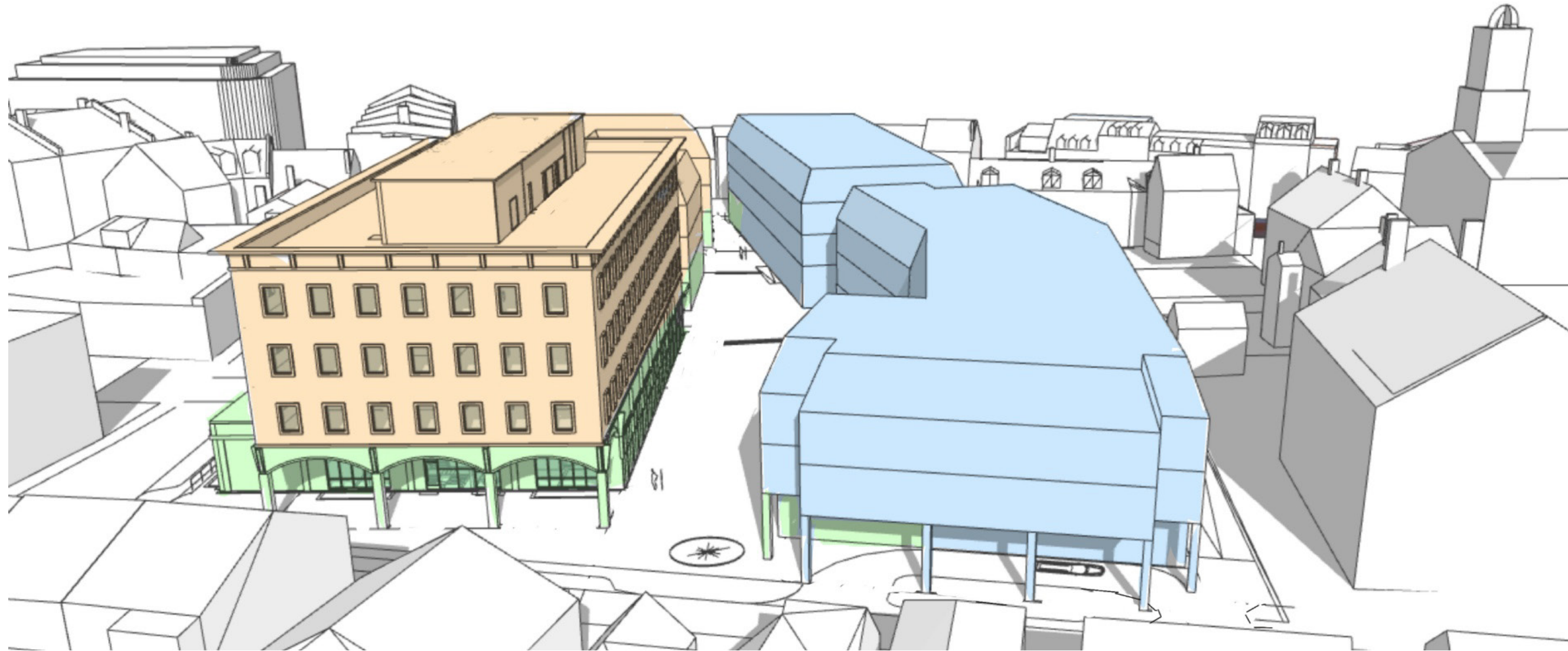
Concept 3 - Extended Plaza



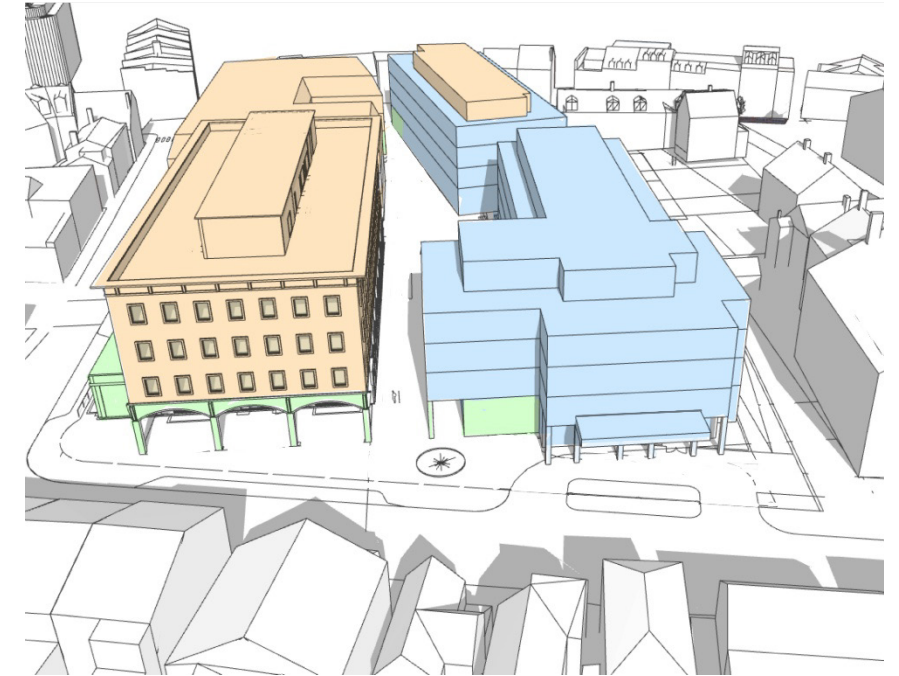
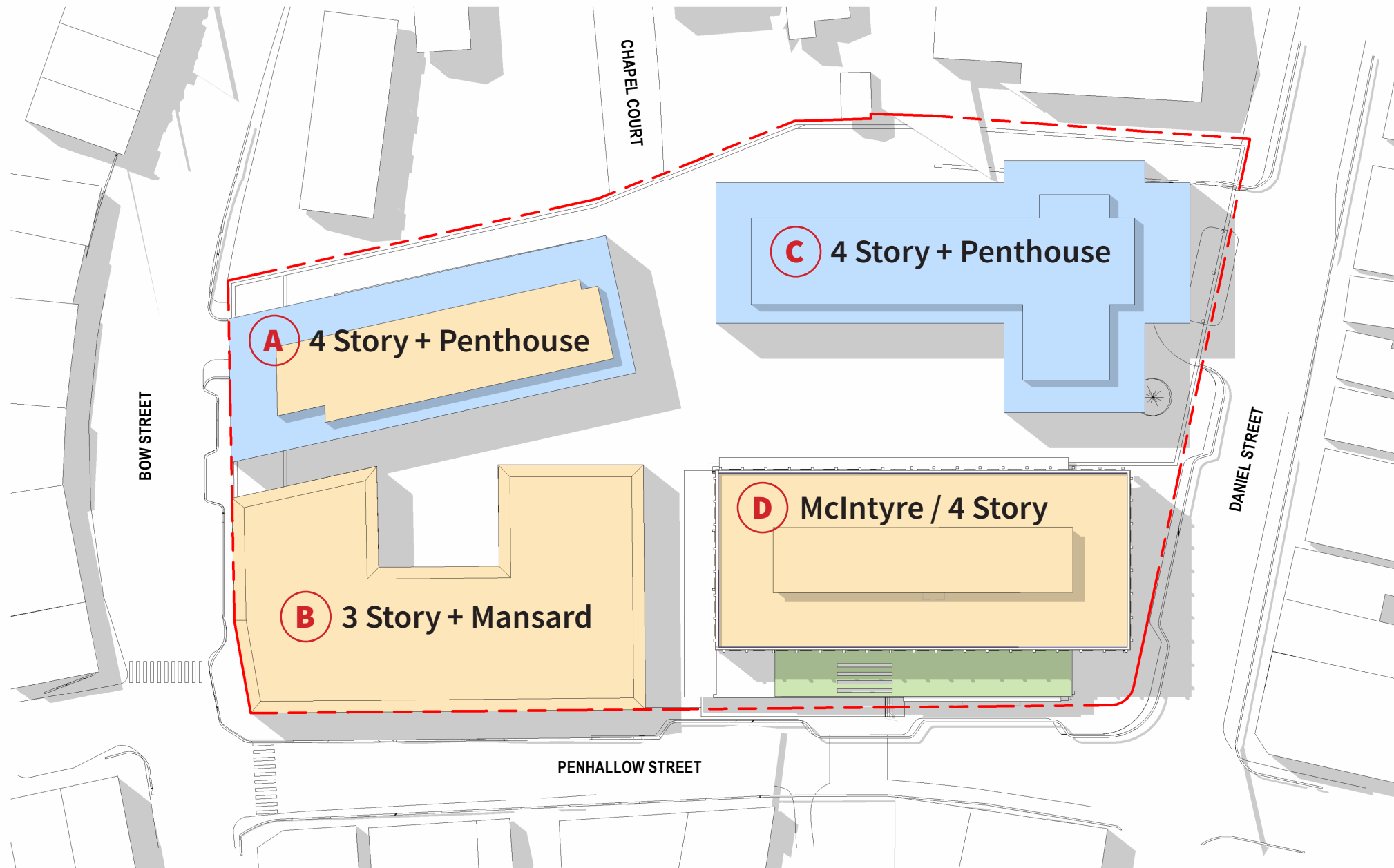
View 1

View 2

Concept 3 - Extended Plaza

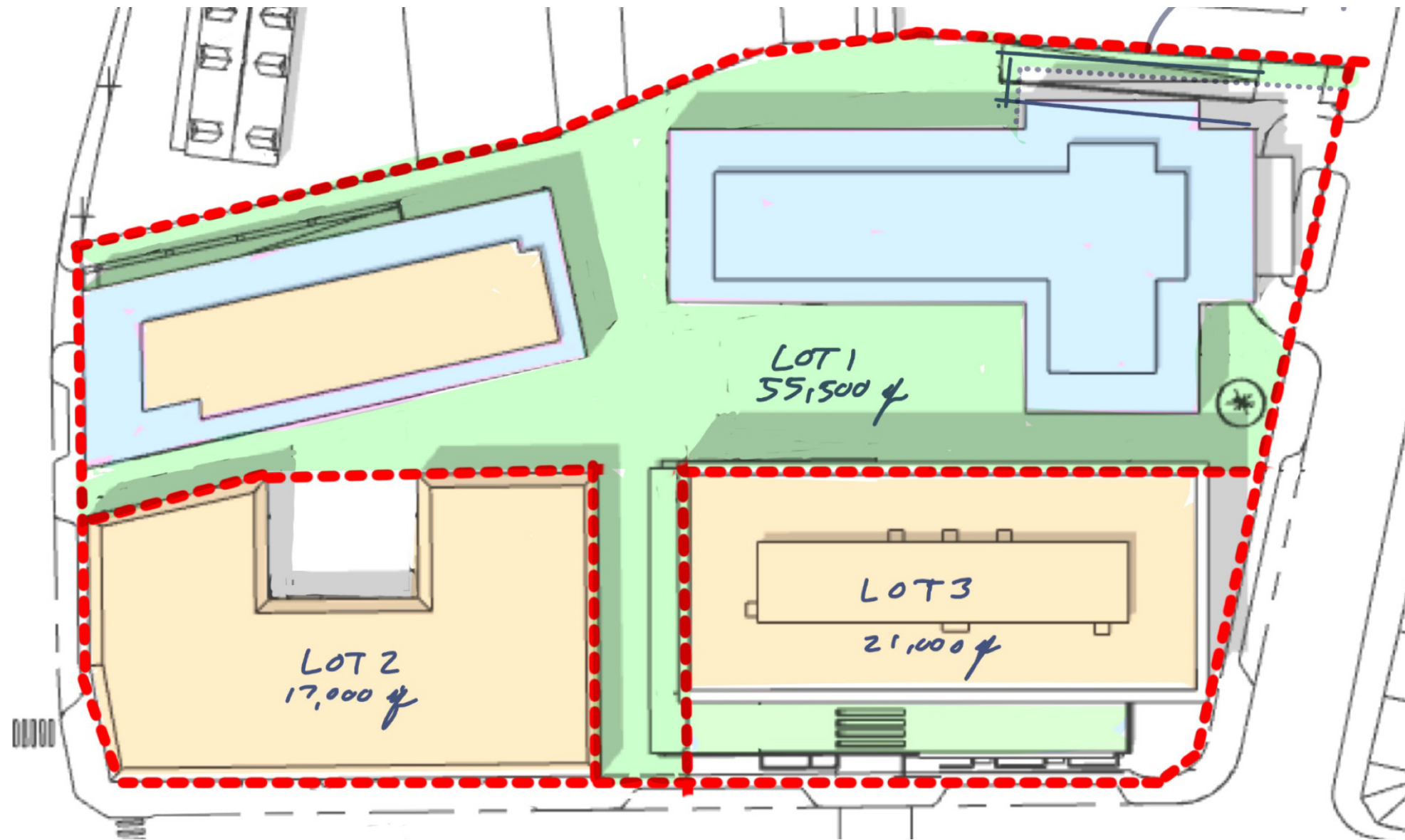


Concept 4 - CUP Option



	Commercial / Hospitality
	Residential / Mixed Use
	Commercial / Retail

Concept 4 - CUP Option



Community Space = 50% +

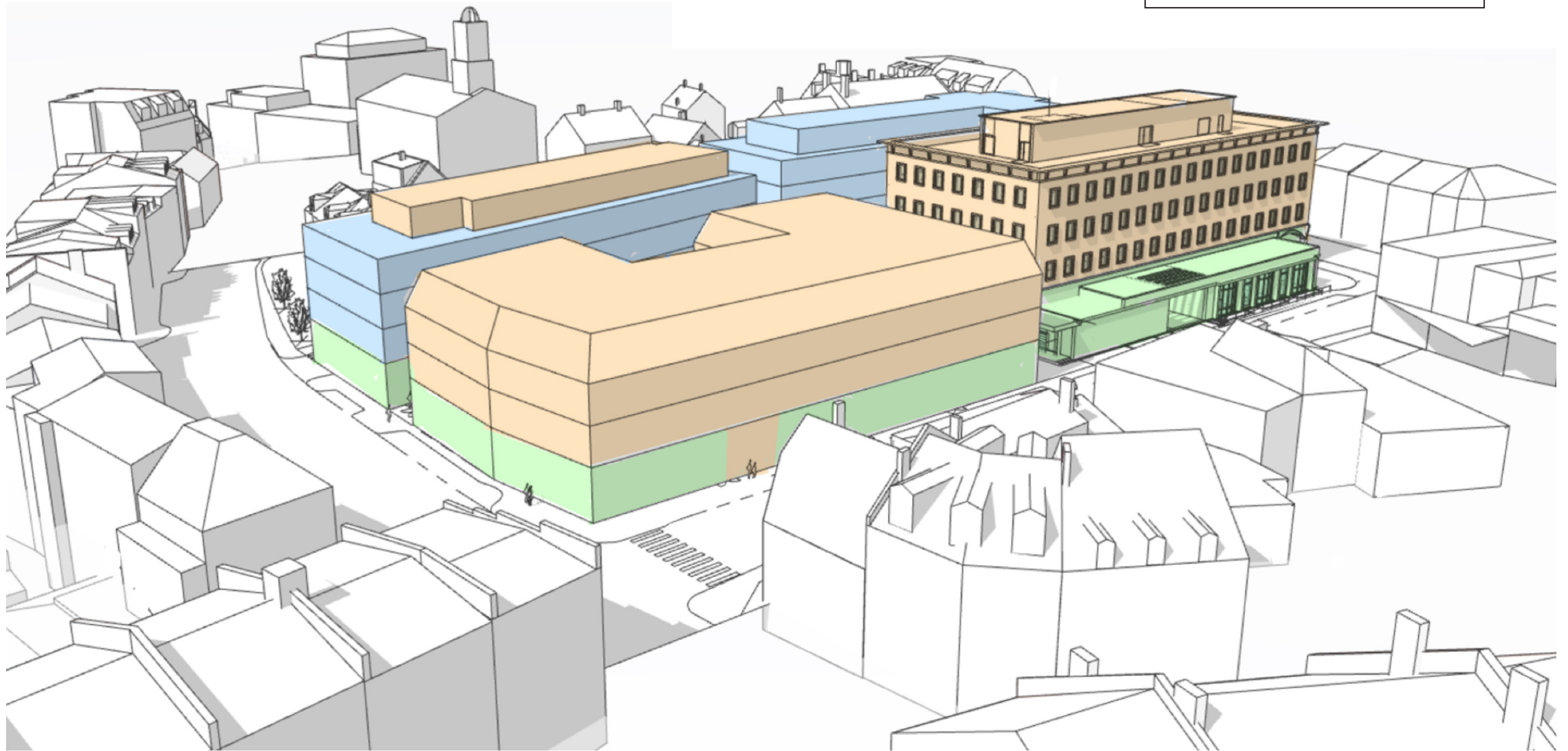
Concept 4 - CUP Option

Blue	Commercial / Hospitality
Orange	Residential / Mixed Use
Green	Commercial / Retail



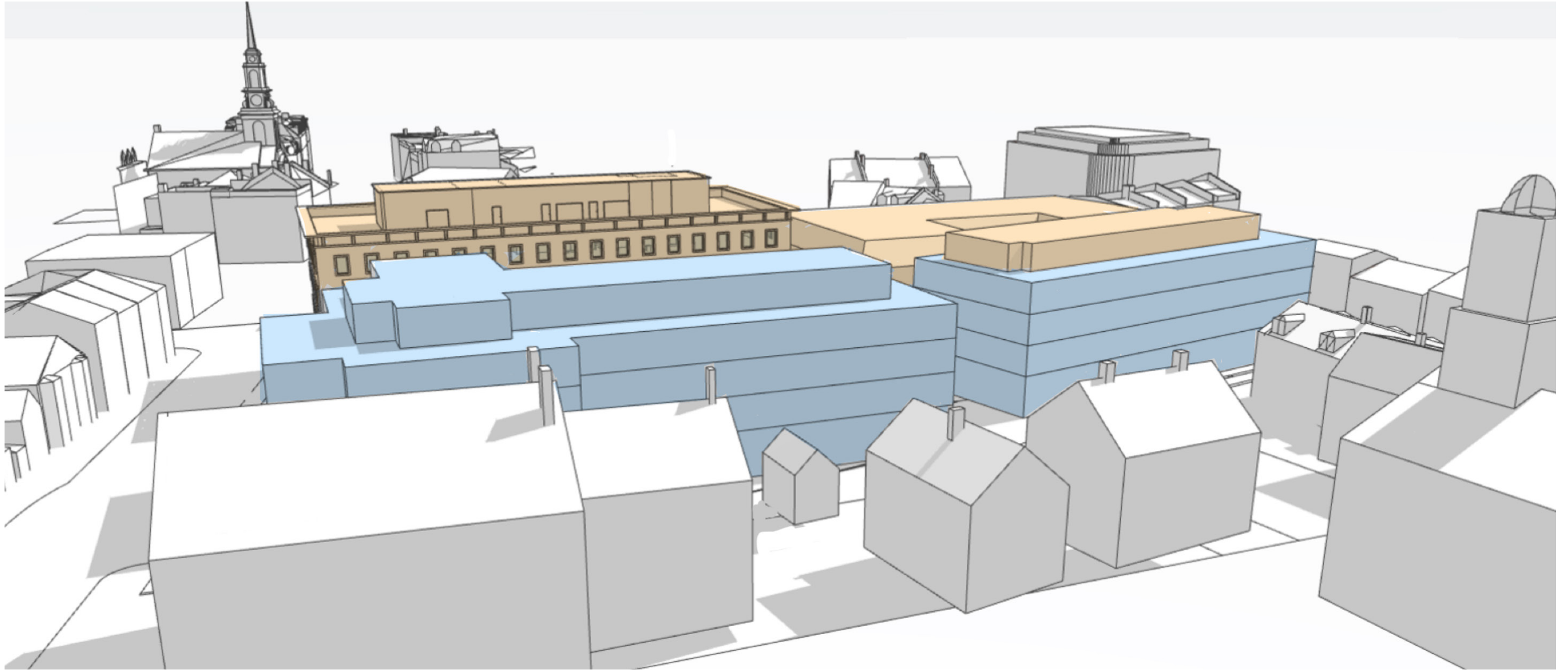
Concept 4 - CUP Option

- Commercial / Hospitality
- Residential / Mixed Use
- Commercial / Retail

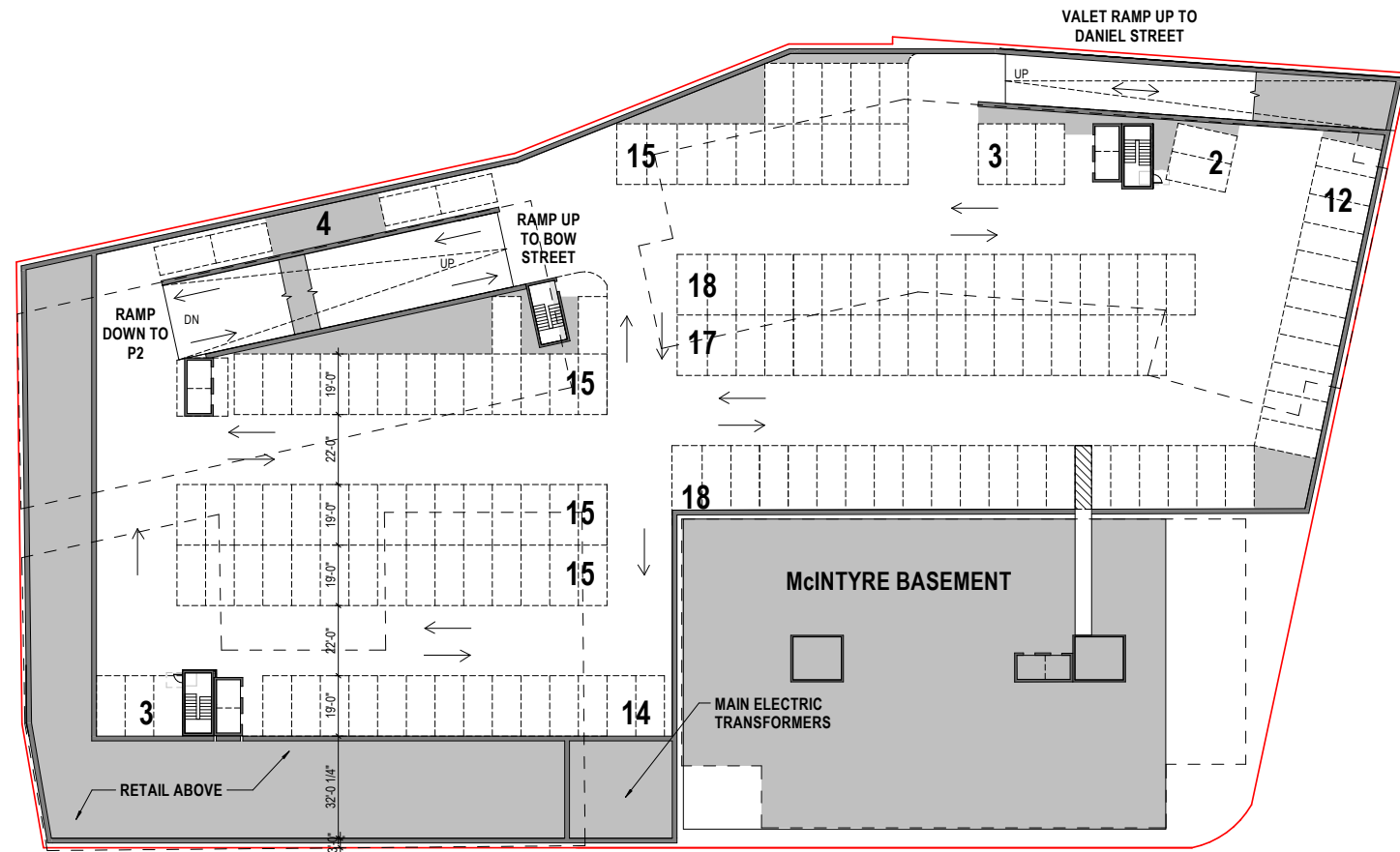


5 | Conceptual Massing: Conditional Use Permit

Concept 4 - CUP Option

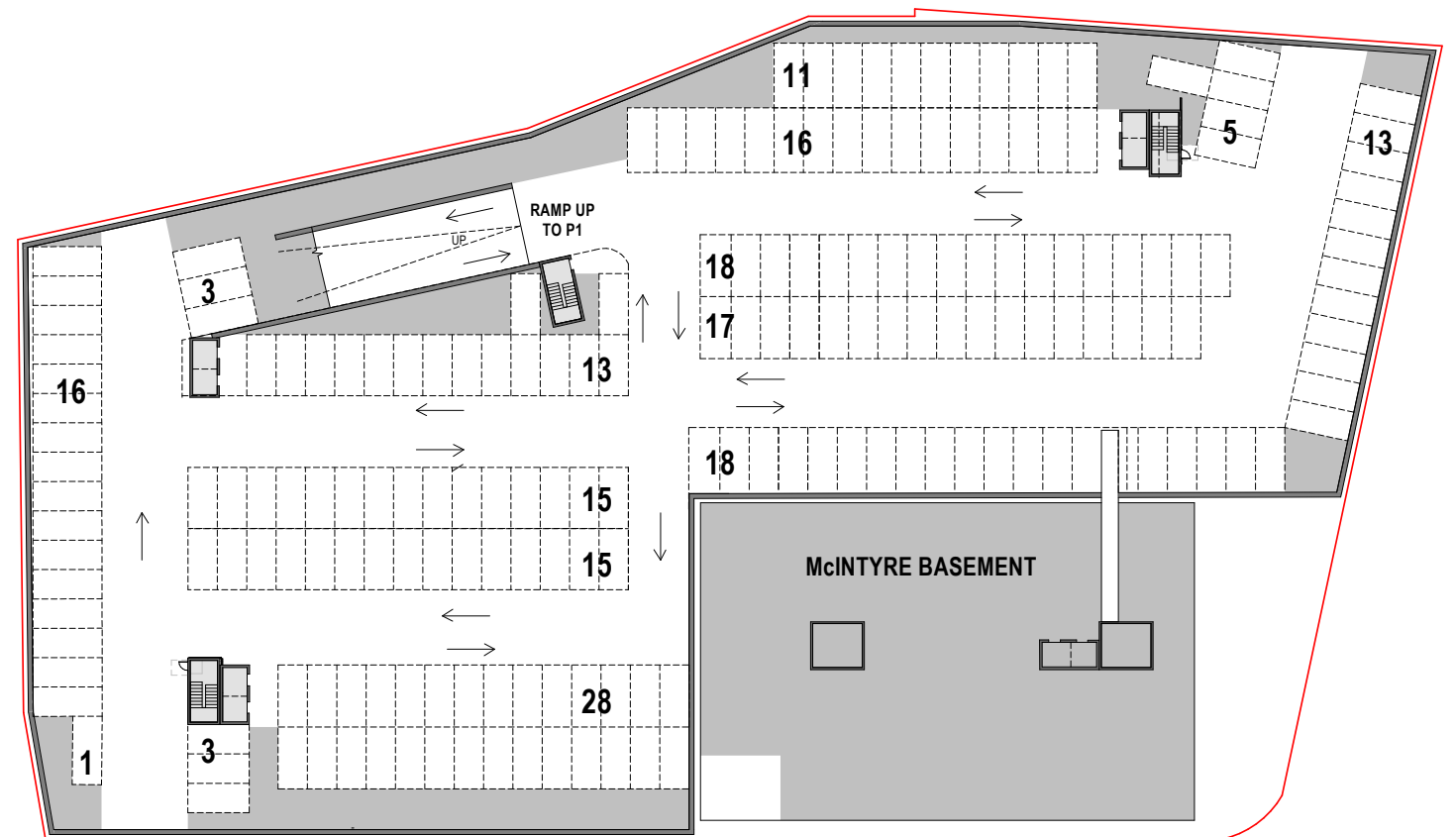


Parking Concept Plans



Parking Level 1

151 Cars
(8 tandem)



Parking Level 2

191 Cars
(27 Tandem)

+/- 340 Potential Spaces

Create a NEW Destination in Portsmouth

\$1.8 Million

+/- Annual Tax Revenue



+/-30-40K s.f.

Open Space

35-50% of Site

+/-350-500 Construction Jobs



340 Parking spaces



\$200M

Capital Investment

+/-30,000 s.f. Ground Floor Commercial

+/-200,000 s.f.

GFA Adaptive Reuse & Construction

Restoration, Remediation, and Revitalization of the Historic McIntyre Building

Residential Units

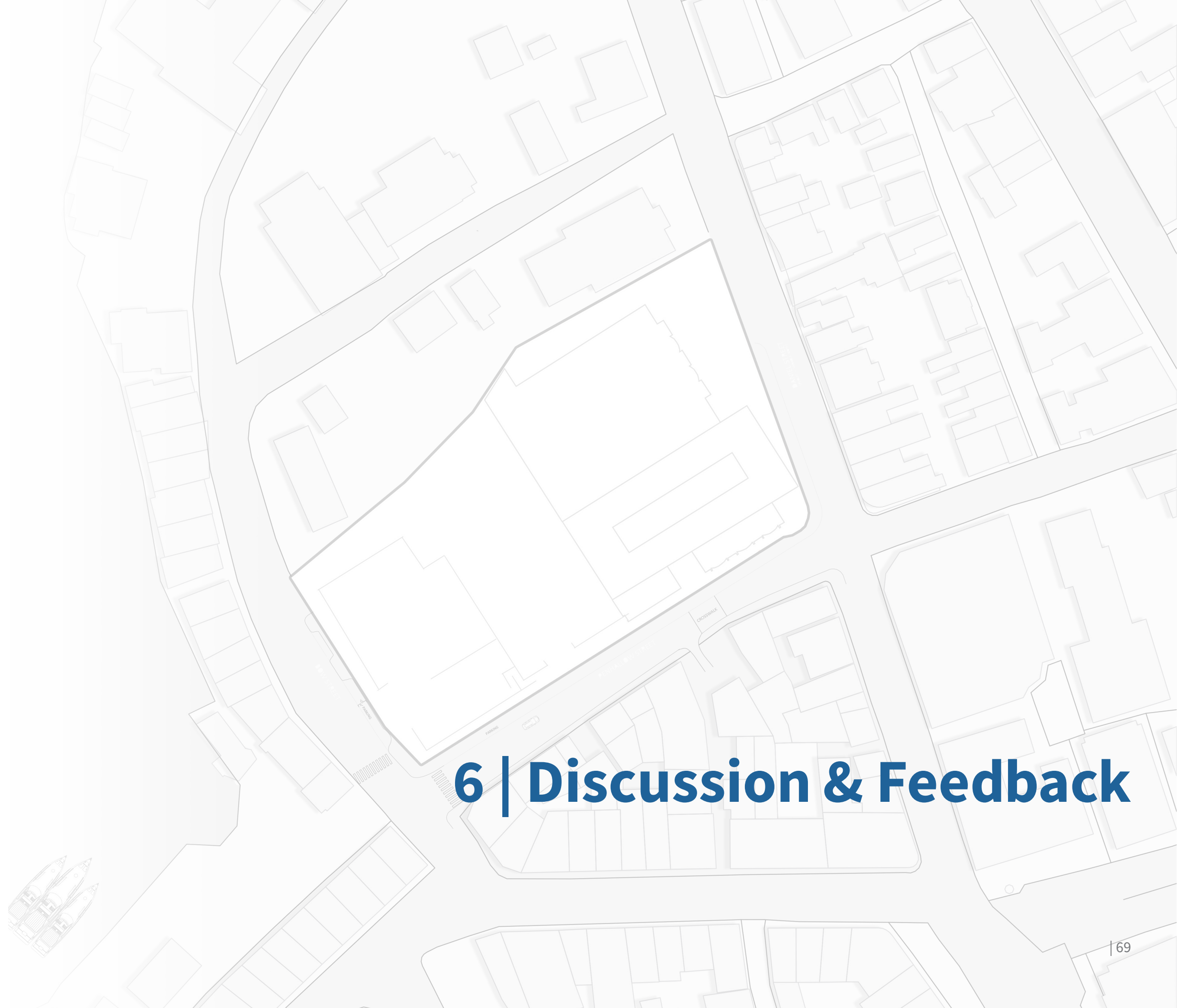
AVG size 900 +/- GFA

Hotel Rooms

AVG size 350 +/- GSF

\$4 Million +/- State and Local Revenue





6 | Discussion & Feedback



Linden Square - Portsmouth, NH

Historic District Commission - Work session #1

SPARC + 80 D Street LLC

June 3, 2026

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