**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*
https://us06web.zoom.us/webinar/register/WN_UkaEcLsISoSfBVzXdlSafA

MEETING OF
THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **November 04, 2026**

AGENDA

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

I. APPROVAL OF MINUTES

1. October 07, 2026
2. October 14, 2026

II. ADMINISTRATIVE APPROVALS

1. 31 Market Street
2. 394 Pleasant Street
3. 303 Pleasant Street
4. 53 Bow Street
5. 139 South Street, Unit E
6. 111 Gates Street
7. 369 Pleasant Street
8. 72 Congress Street

III. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of 129 State Street, LLC, owner, for property located at 129 State Street, wherein permission is requested to allow exterior renovations to an existing structure (the removal of the shutters and ornamental trim, the addition of dormers and skylights, and exterior material changes) and the new construction of a rear garage addition as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts.

The applicant has requested to postpone the Public Hearing to the December 02, 2026, Historic District Commission meeting.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Todd Hudson, owner, for property located at 413 Islington Street, wherein permission is requested to allow exterior renovations to the main structure (to include new roof dormers), the demolition of the existing rear additions (including the rear chimney) and the construction of a new rear addition and two single car garages as per plans on file in the Planning Department. Said property is shown on Assessor Map 144 and Lot 33 and lies within the Character District 4-L2 (CD4-L2) and the Historic District.

2. Work Session/Public Hearing requested by Double MC LLC, owner, for property located at 134 Pleasant Street, wherein permission is requested to allow the demolition of the existing structure down to the top of the first-floor slab and the construction of the previously approved new structure with minor adjustments as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 and Lot 30 and lies within the Character District 4 (CD4) and the Historic District.

3. Petition of One Market Square LLC, owner, for property located at 1 and 21 Congress Street, wherein permission is requested for a second one-year extension of the Certificate of Approval originally approved on November 06, 2024, to allow exterior renovations and new construction to both structures as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lots 12 and 14 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay and Historic Districts.

4. Petition of Christopher H. Daniell, owner, for property located at 50 Whidden Street, wherein permission is requested to allow new construction to an existing structure (construct a rear addition with a roof and side decks) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 66 and lies within the General Residence B (GRB) and Historic Districts.

5. Petition of ADJ Holdings LLC, owner, for property located at 357 Maplewood Avenue, wherein permission is requested to allow exterior renovations to an existing structure (construct new front stairs, repair or replace all decking and the installation of new fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 24 and lies within the General Residence A (GRA) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

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

The applicant has requested to postpone the Public Hearing to the December 02, 2026, Historic District Commission meeting.

B. Work Session requested by Eightkph LLC, owner, for property located at 163 Deer Street, wherein permission is requested to allow the demolition of the existing structure and the new construction of a multi-story multi-unit building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125-17 and Lot 2 and lies within the Character District 5 (CD5), Downtown Overlay and the Historic District.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Fernald Trust, owner, for property located at 48 Manning Street, wherein permission is requested to allow new construction to an existing structure (construct attached garage and mud room) and renovations to an existing structure (egress window replacements) and the installation of fencing and landscaping as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 60 and lies within the General Residence B (GRB) and Historic Districts.

2. Work Session requested by 129 State Street LLC, owner, for property located at 129 State Street, wherein permission is requested to allow new construction to an existing structure (construct rear garage addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 41 and lies within the Character District 4 (CD4) and Historic Districts.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

MINUTES OF
THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **October 07, 2026**

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; Members Martin Ryan, Dr. Dan Brown, Joy Curth, and Alternates Larry Booz and Susan Strauss

MEMBERS EXCUSED: Dave Adams; City Council Representative Kate Cook

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

Chair Ruedig called the meeting to order at 6:30 p.m. Alternates Larry Booz and Susan Strauss took voting seats for the evening.

I. APPROVAL OF MINUTES

1. September 02, 2026
2. September 09, 2026

Dr. Brown recused himself from the vote.

*Mr. Ryan moved to **approve** both sets of minutes as presented, seconded by Vice-Chair Doering. The motion passed with all in favor, 7-0.*

Chair Ruedig said Administrative Approval Item 4, 129 State St, was requested to be postponed to the November 4 meeting, and Public Hearings Old Business, 34 Highland Street, was withdrawn.

II. ADMINISTRATIVE APPROVALS [Timestamp 5:27]

Note: Items 1, 15, and 16 were addressed and voted on separately.

1. 31 Market Street [Timestamp 6:01]

Mr. Gilbo said the applicant was unable to have their storefront entryway flooring material change approved. Ms. Curth said the material was not a replacement in kind. Vice-Chair Doering agreed that the material was not something one would see on Market Street.

*Ms. Curth moved to **deny** the request, seconded by Dr. Brown. The motion passed with all in favor, 7-0.*

Note: At this point, Item 15, 25 South Mill Pond, was pulled for separate review and vote.

2. 6 Dearborn Street [Timestamp 26:09]

Mr. Gilbo said the Commission had asked the applicant for a sample of the brick veneer, but the applicant was not present.

*Dr. Brown moved to **postpone** the item to the October 14 meeting, seconded by Vice-Chair Doering. The motion passed with all in favor, 7-0.*

3. 78 Fleet Street

Mr. Gilbo said the applicant could not replace the condenser in the same location, so he was proposing a wall-mounted option over a doorway. He showed a photo of the proposed large screening and said the conduits would run directly into the building. There was further discussion about the screen's size, weight, and material.

Stipulation: The final material for the screen shall be submitted to the Planning Department.

4. 34 Highland Street - Request to withdraw

The request was withdrawn by the applicant.

5. 244 New Castle Avenue

Mr. Gilbo said the applicant wanted to install HVAC equipment that would have horizontal and vertical line sets at the rear of the house and that a screening option was provided. The applicant's representative architect Mark Gianniny was present and said the condenser would be offset and located near the existing bulkheads to allow more backyard space. He said they wanted to replace a center window with a larger one and add a window to the right of it, and replace the power room window with a smaller double hung one.

6. 93 Pleasant Street

Mr. Gilbo said the applicant wanted approval for a traffic monitor screen at the end of the driveway to show approaching vehicles or pedestrians. He said it was already installed and that the applicant would place additional trim work on the back side. Architect Tracy Kozak was present and said the screen was already installed due a life safety situation. She said they would put trim around the back and paint it black to conceal the rods and the edge of the plywood. She explained how it would work.

Stipulation: The applicant shall ensure that the trim piece is added.

7. 1 Raynes Avenue

Mr. Gilbo said the applicant was requesting a few changes to the previously approved design that included design elements, window and door updates, and balcony and elevation changes. He described the preferred option out of three for the ACM panel. He said the lighting would be

relocated and dark-sky compliant. Project architect Carla Goodknight was present. Vice-Chair Doering asked about the brick cornice detail on the fourth floor. Ms. Goodknight said it was originally a 4-inch thin brick application applied to the building but the owner opted to do a true brick 2-inch dimension that would be in keeping with the masonry.

8. 526 State Street

The request was to make a few modifications to previously approved redevelopment and renovation of the structure that included replacing the siding with cedar clapboard instead of shingles on the small addition and making changes to the front and back entrances.

9. 44 Rogers Street

The request was for changes to the previously-approved design by removing two dormers and adding shutters to two windows.

10. 53 Pray Street

The request was for minor amendments to a previously-approved design, including replacing a door with two windows and replacing a window on the garage with a door. Mr. Gilbo said the materials would match what was previously approved.

11. 170 Gates Street

The request was to replace the existing front entry steps with granite steps having a top landing of 30 inches that would extend to the curb and install wrought iron railings and a copper gutter system. Project architect Anne Whitney was present and said two doors had been replaced and that she had approval for a single door with sidelights. Dr. Brown asked how wide the steps would be. Ms. Whitney said the steps would be over eight feet to fill up the space.

12. 38 Whidden Street

The request was to remove a non-historic, unsafe cinder block chimney and to patch the existing vinyl siding with vinyl.

13. 357 Maplewood Avenue

The applicant Andrew Bosco reviewed the project. He said there was excessive rot and that they would restore and replace as needed. Mr. Booz asked if the multi-family structure would be kept as it was. Mr. Bosco agreed. The stockade fence and doors were discussed. The Commission suggested changing the Craftsman doors to Colonial six-panel ones.

*Mr. Ryan moved to **continue** the item to the October 14 meeting to discuss the siding and a more appropriate Colonial door. He said the front steps and rear and front decking and other components would be discussed at the October meeting. Ms. Curth seconded. The motion passed with all in favor, 7-0.*

14. 270 Cass Street

Mr. Gilbo said the existing rear escape balcony staircase was awkwardly attached to the one-story structure and was rotting, so the applicant wanted to remove the structure on top of the sunroom as well as the staircase and replace it with a simplified fire escape wood balcony that was approved by the Fire Department and met code. The contractor Bruce Markel was present and explained how it would work.

15. 25 South Mill Pond [Timestamp 11:38]

Dr. Brown recused himself. The request was to replace three exterior faux wood doors with wood doors, add a window at the rear of the building, replace the fence and add a gate to hide the condenser and mechanical equipment, and mimic a second set of stairs to make a dual entry. Chair Ruedig said the proposed front door would not match the existing Colonial 6-panel door style because it was more of a Craftsman style door. She asked to stipulate that the front door would be replaced with a more Colonial 6-panel door to match the existing door. The Commission discussed the proposed window and thought it should be the exact Andersen model that was currently on the house. The double stairway was discussed and deemed appropriate.

*Ms. Curth moved to **approve** the item, with the following **stipulations**:*

1. *The front door shall be replaced with a more Colonial style 6-panel door to match the existing door; and*
2. *The proposed window shall be an Anderson window to match the existing window.*

Mr. Ryan seconded. The motion passed with all in favor, with Dr. Brown recused.

16. 394 Pleasant Street [Timestamp 23:21]

Mr. Gilbo said the applicant was not present to provide additional information.

*Vice-Chair Doering moved to **postpone** the item to the October 14 meeting, seconded by Dr. Brown. The motion passed with all in favor, 7-0.*

17. 303 Pleasant Street

The request was to install a 3-ft tall fence and two 3-ft and 4-ft wide walking gates. Mr. Ryan noted that there was a curve and doubted that the product would curve properly, so he was not sure it would be appropriate. He recommended that the item be continued.

*Mr. Ryan moved to **continue** the item to the October 14 meeting so that the applicant could clarify if the fence company could create a curved fence. Ms. Curth seconded. The motion passed with all in favor, 7-0.*

DECISION OF THE COMMISSION [Timestamp 1:34:29]

*Ms. Curth moved to **approve** Items 3, 5, 6, 7, 8, 9, 10, 11, 12, and 14. Mr. Ryan seconded. The motion passed with all in favor, 7-0.*

III. CERTIFICATE OF APPROVAL - EXTENSION REQUESTS [Timestamp 1:34:51]

1. Petition of **Lorencic Revocable Trust, owner**, for property located at **209 Marcy Street,** wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on November 05, 2025, to allow new construction to an existing structure (construct a full 2nd story addition and 1-story front and side additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 2 and lies within the General Residence B (GRB) and Historic Districts.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the one-year extension, seconded by Dr. Brown. The motion passed by a vote of 6-5, with Vice-Chair Doering voting against.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE -** Petition of **129 State Street, LLC, owner**, for property located at **129 State Street,** wherein permission is requested to allow exterior renovations to an existing structure (the removal of the shutters and ornamental trim, the addition of dormers and skylights, and exterior material changes) and the new construction of a rear garage addition as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts.

DECISION OF THE COMMISSION [Timestamp 1:40:58]

*Vice-Chair Doering moved to **postpone** the petition to the November 4 meeting, seconded by Dr. Brown. The motion passed with all in favor, 7-0.*

B. Petition of **Party of Five Hospitality LLC, owner,** for property located at **56 Market Street**, wherein permission is requested to allow exterior modifications to the existing storefront as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 33 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 1:36:26]

Project architect Richard Desjardins was present on behalf of the applicant. He reviewed the proposal for the storefront renovation, noting that most of the storefront would be refinished. He said the changes would include replacing the two wooden entry doors with something more appealing, adding two retractable black fabric awnings, and adding a copper pendant in the center of the recessed entryway. He said everything that was not replaced would be refinished.

Dr. Brown asked what the new doors would look like. Mr. Desjardins said they would be two-panel doors with one half light. Vice-Chair Doering asked if it would be a stock door. Mr. Desjardins said he thought it might need to be made and painted.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION [Timestamp 1:39:50]

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

1. *The applicant shall provide a cut sheet for the doors.*

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

Ms. Curth seconded. She said the integrity of the District would be maintained because so much of the original structure would be kept.

The motion passed with all in favor, 7-0.

V. PUBLIC HEARINGS (NEW BUSINESS)

Vice-Chair Doering recused herself from the following petition.

1. Petition of **Walter Bardenwerper Revocable Trust of 2020, owner**, for property located at **69 Hunking Street,** wherein permission is requested to allow the replacement of the front door, both sidelights and storm door, with a new wood door and sidelights and a metal storm door as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 40 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 1:41:56]

The applicant Walter Bardenwerper was present to review the petition. He said the door would be replaced with a solid wood one with the same sidelights, but the main change was to replace the screen door with a high-quality one.

[Timestamp 1:45:59] Chair Ruedig asked if the applicant intended to use the door he presented or find more of a 2-light Colonial style door. Mr. Bardenwerper said he preferred the 6-light door. Chair Ruedig explained that a Craftsman style door would not be suitable for the style of houses in the south end. The door was further discussed.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke. Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION [Timestamp 1:52:06]

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

1. *The 2-light door shall be used instead of the 6-light door.*

Mr. Booz said the project would be in keeping with the character of the District and would enhance the applicant's driveway and protect him from the weather off the river.

Ms. Strauss seconded. The motion passed with all in favor, 6-0, with Vice-Chair Doering recused.

VI. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Eightkph LLC, owner**, for property located at **163 Deer Street,** wherein permission is requested to allow the demolition of the existing structure and the new construction of a multi-story multi-unit building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125-17 and Lot 2 and lies within the Character District 5 (CD5), Downtown Overlay and the Historic District.

WORK SESSION [Timestamp 1:55:15]

Project architect Tracy Kozak and owner Tom Balon were present. Ms. Kozak reviewed the context, history, and massing. She said they wanted to demolish the building and replace it with a building consisting of four stories and a penthouse.

[Timestamp 2:16:02] Dr. Brown said the proposed building was smaller than the surrounding buildings but he liked the idea of adding something to the roof to break up the consistency of boxes in a row. Mr. Booz explained why he thought it was taller than either the hotel or 70 Maplewood Avenue. He said the 15-ft first-floor ceiling height added to the mass. Ms. Kozak said they wanted to make sure they were aligning with the cornices above the storefronts on the street but that they could adjust the cornice and other details. It was further discussed. Ms. Curth said the massing looked appropriate. She asked if the penthouse would be glass or multiple stories. Ms. Kozak said it would be one level with a sloped ceiling. Mr. Ryan said he was fine with the scale, height, and massing. Ms. Strauss agreed. Vice-Chair Doering asked how deep the concave was. Ms. Kozak said the curve at its deepest would probably be 20 feet from the property line. Vice-Chair Doering said the historic reference was lost by having the roundness and wondered if there was a way that the curve could actually be seen. It was further discussed. Chair Ruedig commended the applicant for breaking the front line of black boxes and making something different. Ms. Kozak said the Greenway Trail would make the back curve visible. Parking and access easements were discussed.

There was no public comment.

DECISION OF THE COMMISSION [Timestamp 2:35:29]

*Vice-Chair Doering moved to **continue** the work session to the November 4 meeting, seconded by Ms. Strauss. The motion passed with all in favor, 7-0.*

B. Work Session requested by **Todd Hudson, owner**, for property located at **413 Islington Street**, wherein permission is requested to allow for exterior renovations to the main structure (to include roof dormers), the demolition of the existing rear additions of the main structure (including the rear chimney), the new construction of a detached one car garage and the new construction of an attached one car garage as per plans on file in the Planning Department. Said property is shown on Assessor Map and Lot and lies within the Character District 4-L2 (CD4-L2) and the Historic District.

WORK SESSION [Timestamp 2:43:57]

Project architect Mark Gianniny was present on behalf of the applicant, along with the owner Todd Hudson. Mr. Gianniny said the 1835 two-family house had a series of additions added to the back portion over the years as well as a detached structure on the rear property line. He said they had two options to restore the original street-facing façade and to reconstruct the rear portion of the building. He said Option 1 was to maintain two units and add a garage for each unit, an attached one and a detached one. He said Unit 1 would face the street and Unit 2 would face the back, and each unit would be three stories and have dormers. He said Option 2 would have a similar footprint and that Unit 2 in the back would be expanded to connect to the garage. He said its entrance would utilize an existing door that faced Islington Street and would have dormers. He reviewed the elevations and materials for each option.

[Timestamp 2:56:30] Vice-Chair Doering asked if the extension of the rear unit would only be by Option 2 or if mixing or matching would be allowed. Mr. Gianniny said there could be mixing or matching. It was further discussed. Mr. Hudson said connecting the garages made more sense. The door overhangs were discussed. Mr. Booz said he liked Option 2. Vice-Chair Doering said she liked the doghouse dormers and preferred the garage roofs in Option 1because they were different yet still traditional. Mr. Ryan said both options met the Commission's requirements. He said the project honored the existing house. He said the dormers were well done and suggested adjusting the front door to play off the off centeredness. Mr. Hudson said the inside would be gutted. He said they had not peeled back the siding yet. Mr. Ryan said the side entrance was flat and underwhelming. Mr. Gianniny agreed but thought adding more detail and an overhang might help.

There was no public comment.

DECISION OF THE COMMISSION [Timestamp 3:07:50]

*Vice-Chair Doering moved to **continue** the work session to the November 4 meeting, seconded by Ms. Curth. The motion passed with all in favor, 7-0.*

C. Work Session requested by **Double MC LLC, owner**, for property located at **134 Pleasant Street**, wherein permission is requested to allow the demolition of the existing structure down to the top of the first-floor slab and the construction of the previously approved new structure with minor adjustments as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 and Lot 30 and lies within the Character District 4 (CD4) and the Historic District.

WORK SESSION [Timestamp 3:08:44]

Project architect Tracy Kozak and development team member John Ricci were present. Ms. Kozak said the petition was previously approved, but they had run into structural problems and wanted approval for demolition and rebuilding, with some small adjustments. She reviewed the history of the building and explained why demolition would be the best option and that they wanted to build the same design that was previously approved. She said the shallow flooring was the odd thing about the building and that they brought it up higher to get the taller first-floor storefront and do all the structural work. She said they would not exceed the east building. She reviewed the context sites, elevations, materials, and colors. She said the height difference from before and after was about seven feet.

Mr. Booz said it was a 17 percent increase in height. He asked how the applicant could get back to the 45'8" roofline without blowing up the 53 feet. Ms. Kozak explained why they could not do that. The floor height was further discussed. Mr. Ryan said he felt that the old supermarket was not something that would lead the design, but he thought the heights were fine. He said the two buildings lined up better and related to one another better. He said the removal of the existing structures was logical. In terms of the redesign, he said it was a better design than the original one because it related to the property to the right. Ms. Kozak continued to review the drawings, materials, mechanical equipment location, underground parking, and details.

[Timestamp 3:30:11] Vice-Chair Doering said if the grocery store had been left intact, it would represent a unique event in Portsmouth's culture, but it had been damaged badly and its integrity was gone, so she could not support saving it. She said she liked the proportions of the new building and thought it had a prairie look that seemed to belong there. She asked if the applicant could work in a touch of homage to the grocery store by using a white railing at the top instead of a black one. She asked what the finish of that building was. Mr. Ricci said it was a Roman style brick but that they had not peeled the material back yet. Vice-Chair Doering said she would like to see what was underneath. Ms. Strauss said she could not see a reason to not permit the demolition. Ms. Curth said the massing seemed appropriate but thought the cornice had become more modern. She suggested tying it in a bit to the other building. Chair Ruedig said a hollow concrete block was not worth saving, but she was concerned about the added height that caused the building to lose the horizontality and squatness that was more characteristic of the 1950s. She said she did not see how it related anymore in trying to evoke the 1950s supermarket. She asked if there was a way to bring the horizontality back. She said the window placement on the second floor was also not as regular over the bays as it was before and should be higher if the original supermarket building was going to be referenced. Mr. Booz agreed with Chair Ruedig and asked if the ceiling could be brought down. It was further discussed.

Public Comment [Timestamp 3:42:14]

Carl Ward of 202 Court St said his comments represented the entire condo association. He said they objected to the project because of the additional height that would add to the canyon effect in the north end and would impact his quality of life by removing light from his bedroom, kitchen, and patio. He said the noise from the construction would also be an impact. He said the developer should have known there were hollow cinderblocks. He asked the Commission to hold the contractor accountable to do what he was originally approved to do. He noted that citizens posted their opposition and concerns on Facebook and other social media.

Sue Sterry of Broad Street said her father worked at the supermarket from when it opened to when it closed and that she did not remember it looking like the picture the applicant showed. Ms. Kozak said the photo was from the Athenaeum.

Peter Smith of 206 Court St (via Zoom) said the Commission seemed to be basing the historical value of the building on the materials used to construct it. He said after the building went through many renovations; it was nominated for the 2017 National Register. He asked how it went from a recognized documented historical building to the Commission saying that it was just made out of cinderblocks. He said the builder had three years to open up a wall to find out that it was cinderblock, and now it was an urgent matter because he started construction on the groundwork. He said there was also an unresolved zoning question about demolishing a building and rebuilding it on the lot line that required a 5-ft setback. He said the Commission was trying to conceptualize what the new proposal is without any of the context that preceded it. He said a shadow study was provided by Mr. Ricci to the neighbors that only included evaluations at noon during four seasons and not morning or afternoon. He said there was case law about where the HDC approved a demolition and the Superior Court overturned it for lack of information.

Erin Proulx of 118 Pleasant Street (via Zoom) said she agreed with the previous speakers. She said she shared the lot line with the applicant and that the project would hinder their ability to care for the landscaping and redo their barn and would also hinder their sunlight.

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

DISCUSSION OF THE COMMISSION [Timestamp 4:05:38]

The cinderblock was discussed. Ms. Curth asked if the zoning was approved. Ms. Kozak said they would be working with the Planning Board for a site amendment. Vice-Chair Doering noted that comments from Facebook were not public input to the Commission and that people had to come to the meeting or submit emails.

DECISION OF THE COMMISSION [4:09:13]

*Ms. Curth moved to **continue** the work session to a future meeting, seconded by Vice-Chair Doering. The motion passed with all in favor, 7-0.*

VII. OTHER BUSINESS

Chair Ruedig said there would be a joint meeting with the Planning Board the following week to discuss the new McIntyre presentation and then discuss 53 Humphreys Court. She said the training results would also be discussed.

VIII. ADJOURNMENT

The meeting adjourned at 10:45 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

MINUTES OF
THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **October 14, 2026**

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

Planning Board Members: Chair Rick Chellman, Joseph Almeida, Ryann Wolf, City Councilor Beth Moreau, Paul Guliano, Frank Perrier, and Logan Roy

MEMBERS EXCUSED: None.

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department; Peter Stith, Planning Department Manager

---

Planning Board Chair Chellman called the Joint Planning Board and Historic District Commission Work Session meeting to order. He said the applicant for 62 Daniel St would present three architectural styles and would focus on two of the four proposed buildings, Building B that wraps the corner between Bow and Penhallow Streets, and Building D (McIntyre building). He noted that public input was received from four citizens who all supported Option 1, the traditional/classic options.

I. JOINT PLANNING BOARD MEETING AND HISTORIC DISTRICT COMMISSION WORK SESSION – 62 Daniel Street

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

[Timestamp 7:17] Attorney James Sculley was present on behalf of the applicant, with SPARC Architecture Senior Design Director Stefan Vogelmann and SPARC Architecture CEO Haril Pandya, consultant Nick Cracknell, and Corey Colwell and Alan Roscoe of TFMoran. Attorney Sculley said they had been before the HDC twice for work sessions and now knew what the four buildings would potentially look like. He said the project consisted of four different buildings: the McIntyre building, the building that wraps Penhallow and Bow Streets, a building on Bow St away from Penhallow St, and a building on Daniel St where the current post office was. He said they were asking for feedback on Buildings B and D.

[Timestamp 13:13] Mr. Pandya reviewed the project's history and also the project site, key design considerations, programming opportunities of entry, massing strategy for the Extended Plaza (Option 3), the CUP (Option 4), and contextual influences. He summarized the points that were previously reviewed by the HDC. He said the site's cross sections were challenging due to its varying heights and that the McIntyre building would be the tallest component on site. He reviewed pedestrian activation, and examples of architectural style of buildings in Boston, London, and other cities. He discussed the conceptual massing. He reviewed Buildings B and D and the three architectural styles of classical/traditional, transitional, and contemporary. He showed an aerial concept diagram of the four proposed buildings.

[Timestamp 38:51] HDC Chair Reagan Ruedig stated that the State Historic Preservation Office and not the HDC would approve the McIntyre Building changes, so she encouraged the public speakers to address just the new construction to the McIntyre Building and not any changes. She said it was about what would be the most appropriate and contextual and would reflect, and work within, the Historic District.

Chair Chellman opened the public comment.

Public Comment [Timestamp 44:12]

Jon Wyckoff of 13 Sparhawk St said the Extended Plaza (Option 3) could be more successful if more of the Bow St Building were removed. He said the stairs should be in the center of the space, which would allow for plantings on each side. He said the sidewalks on Penhallow St were not wide enough and that Bow St was already vibrant. He said he was leaning toward the simplified classical/traditional style but thought there were too many items being changed to metal and that the building on the left-hand side of Bow St should be simplified by being all brick and shorter due to its context up against a 2-story building on The Hill.

Jeffrey Cooper of 227 Park St said the public had hoped for a bigger percentage of the Plaza instead of 19,000 sf. He said he liked the inspirations from Europe but would like to see more variation in the townhouse look. He said he was glad that it was not flat-roofed. He suggested replacing the two proposed hotels with a big plaza for public benefit.

Mara Witzling of 33 Hunking St said the project was massive and that the area along Bow St intimidated the existing historical structures. She said the traditional/classical architecture would be important because it would break up the mass, and it had design and variation features seen in a historic structure. She said she liked the idea of cutting in on the corner of Ceres and Bow Streets but doing it that was more reflective of the topography of the space.

Sue Sterry of Broad St said she did not think the McIntyre Building was ugly. She said not changing anything on the exterior of the McIntyre Building would affect what the other buildings look like, especially on that side.

Bill Downey of 67 Bow St said he was concerned that the project would become a monolith like Portwalk. He said the McIntyre Building was the ugliest building in town and, as a resident of Bow St, he hoped it would have vitality and would be unique yet complement the existing

properties. He said variation and consideration of public space would be important and suggested putting the public space closer to Bow Street.

Peter Cass of 33 Hunking St said he liked the traditional/classic look and the idea that it would be broken into sections that echo some of the streetscapes on Daniel and State Streets. He said the oriels were nice details but he did not want Bow St turned into an urban canyon. He said the plaza needed to be open in such a way that it would invite the public to come into it.

David Adams of 210 Gate St said the applicant should view the classical skin that was discussed because it needed to be broken up into pieces to handsomely reflect the buildings on Bow Street. He said the traffic problem on Penhallow St would never be fixed.

John Mayer of 68 Cabot St said he preferred the classical/traditional style and hoped there would be an opportunity to discuss the massing and how the side could be further built out. He said it would be worth providing an opportunity to have more public access to that area.

Allen Nelson of 87 Richards Ave said he also owned property on Daniel St and was an abutter. As a long-term Portsmouth resident, he said the classical/traditional concept would make him comfortable. He said he and other citizens did not want a "tale of two cities" and have the project stand out like other buildings in town. He noted that there was a 9-11 memorial tree on the site that had personal significance for a lot of people in Portsmouth.

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

[Timestamp 1:0:6:11] Mr. Ryan said he felt positive about the project, especially the Penhallow St alignment, and thought it would be appropriate for the Historic District. He said he was encouraged by the architectural examples that the applicant was drawing from. He said the zone was like a transitional one where traditional forms were being used in a modern way, so he liked that the architecture was not lapsing into abstract forms. He said he worried about some of the AI images and the shock of seeing the project in its actual scale. He said his biggest objection to the McIntyre Building was that it was poorly scaled and poorly referenced its location. He said that adjusting some of the street levels on the Penhallow St would tie in the newer buildings with the McIntyre Building. Councilor Cook said when she looked through the drawings, she saw only the variation that was discussed at the prior meeting about the individual elements of classical designs. She said there were different heights suggested in the building that made it look like several different buildings, whereas all the other classical designs that the applicant presented all still looked like one massive building. She encouraged the applicant to consider that when they produced future drawings. She said if the plaza was not accessible and did not feel welcoming, people would not go into it. She said part of that was because the building wrapped the entire corner and presented a challenge for entry. She said she liked the classical/traditional style because it was more in keeping with the look for the Downtown District but was not very reflective of the immediate styles in the area, which were more townhouse styles. She suggested moving further in that direction to better mirror what was present in downtown Portsmouth. Chair Ruedig asked about making the building a giant one or breaking it up and using different components on the north and south sides. She asked if the applicant could use more stripped-down elements to refence the McIntyre Building. Mr.

Pandya said they had ways of moving through the buildings to get through. He said they could do a better job on the rhythm and try to create vertical variations as much as horizontal ones as well as create a variety in window patterns. It was further discussed. Chair Chellman said mirroring things around it might be a mistake and he was concerned about the break at the corner. He said it could be notched but the diagonal would impact the traditional design of the buildings. It was further discussed. Ms. Sperry said the historic buildings were not seen from the other side of the designs that showed street level experience.

[Timestamp 1:21:40] Vice-Chair Doering said she saw a lot of busy things like windows, fancy fenestration, and so on in the examples of different architecture styles. She suggested correcting Daniel St and making it State Street in the packet. She said the buildings were very simple and did not have a lot of bays and structure hanging off them, so she wondered how a building as complex as the applicant's would sit harmoniously with these. She said the McIntyre Building was a simple one and what the applicant was showing was very complicated, and she was not sure it would fit in with the small simple buildings around it. Mr. Pandya said it was a multi-faced building, and every façade had to be considered. He said they were not looking at an ornate quality pattern but more of a rhythm pattern. It was further discussed. Mr. Almeida said he and the public liked the classical/traditional style, but his concerns with replicating were the details that would become and doing them properly. He said it was necessary to see around the perimeters to the buildings across the street, and that there had to be a celebration on one corner that was a major gathering spot. He said it was not a site to experiment with transitioning into a contemporary style. He said getting vehicles, buses, delivery trucks and so on off the street and on the site would have much less of an impact and the building would feel smaller. He said the window sill heights should vary and the mechanical features should not be visible. Ms. Wolf said she liked the traditional/classical style as long as it reflected the history of Portsmouth. Mr. Booz agreed. Councilor Moreau said she liked the more traditional side of things but agreed with Mr. Almeida that the applicant had to think about how to get drop-off zones on properties because the streets were very tight. She suggested thinking about the plaza being open on both ends and the openings feeling welcoming. She encouraged the applicant to pull back the buildings and make the sidewalks wider so there was space for signage and for storefronts to be able to activate the street, and to also think about logistics like trash and snow removal. Ms. Curth suggested adding some green space in the corner and said the shape of the massing could be changed to benefit the green space. Councilor Cook said the setbacks for the building had to be increased, and she suggested that trees be eliminated and that the sidewalks be realistically depicted in the next submitted drawings, which would impact the design. Mr. Ryan said instead of pushing the buildings back, the base of the building could be a walkway in itself, with colonnades and so on, so that the pedestrian experience was integrated. Dr. Brown said Building C was blocking the plaza way, and that corner was the toughest because it opened to the parking garage, decks, and new apartments and would seem like a wall. He suggested making that corner more inviting and opening to the square.

Chair Ruedig said she agreed with a lot of the comments and said there was a preference for the traditional/classical look. She said putting something too contemporary on that site would be too distinctive. She said the current McIntyre Building seemed stark because there was nothing around it, so once the applicant started putting buildings next to it, people would not be offended by the building. She said the applicant would do everyone a favor by filling in and

putting usable buildings in. She said the most successful ranking of the project would be the pedestrian experience. Chair Chellman said the applicant should not be afraid of tradition because it was about the details and getting it right. He said it was a new infill project that would not do something to an existing historic structure, so there was discretion and the applicant could exercise that discretion and do something the City would be proud of that would last and be great place to walk by. Mr. Cracknell said they would return at the December meeting with a refined set of elevations for Building B based on the feedback and would work on the plaza design to integrate it into Building B as well as Buildings A and C.

2. JOINT MEETING ADJOURNS

The meeting adjourned at 8:35 p.m.

CONVENE MEETING OF
THE HISTORIC DISTRICT COMMISSION [Timestamp 2:16:00]

Dr. Brown recused himself from Administrative Approval Item 7. Alternates Larry Booz took a voting seat for the evening.

II. ADMINISTRATIVE APPROVALS

1. 6 Dearborn Street - REQUEST TO POSTPONE

*Mr. Ryan moved to **postpone** the request to a future meeting, seconded by Vice-Chair Doering. The motion passed unanimously, 7-0.*

***Note**: The Commission next addressed Item 7.*

2. 357 Maplewood [Timestamp 2:25:42]

Mr. Gilbo said the applicant previously asked for approval for the siding repairs and restoration and for the front and side entry doors, and the Commission had asked him to return with a more Colonial option. He said the applicant also wanted new exterior lighting for the front. He said the applicant would do a 3" reveal on the siding, and he showed an example of the proposed Colonial door and the sconce lighting. The applicant Andrew Bosco was present. Dr. Brown asked if the fence and stairway would be presented later, and Mr. Bosco agreed. Councilor Cook asked if another type of lighting was considered. Mr. Bosco said he preferred the chosen style because all the other neighbors had it. He said it would be metal. Chair Ruedig said the light style was fine but asked Mr. Bosco to bring specs with him at the next meeting. Mr. Bosco asked if the wood stairs should be pressure treated or just look like it and if painting them would be acceptable. It was further discussed and decided that wood was the better option.

3. 394 Pleasant Street [Timestamp 2:32:38]

Mr. Gilbo said the applicant did not provide the additional information that the Commission

asked for.

*Ms. Curth moved to **deny** the request, seconded by Vice-Chair Doering. The motion passed unanimously, 7-0.*

4. 303 Pleasant Street

Mr. Gilbo said the Commission had asked the fence representative to confirm that they would be able to install the fence to the curvature of the road. He said he received an update from the homeowner and the proposed fence was taller but of the same material. He said the example shown of it circled a swimming pool. He said there would be a few areas where the fence would not be curved but that the fencing company could make it go into a nice, rounded curve. Vice-Chair Doering said she was concerned that the fence representative would do short segments to make it look like the fence curved. She said information was needed as to how big the segments would be and how much they would curve. Ms. Curth agreed. Mr. Ryan asked if the fence would set within the granite curbing. Mr. Gilbo said he thought it would be behind the curbing. Councilor Cook said she had concerns about the fencing because it would be in direct comparison to the existing fence and only 5-6 feet away from the front walk.

*Mr. Ryan moved to **postpone** the item to the November meeting so that the applicant could present additional information about the fence segments and how they would be installed. Vice-Chair Doering seconded. The motion passed unanimously, 7-0.*

5. 11 Sheafe Street

Mr. Gilbo said the applicant was previously before the Commission for approval to remove the rear addition and build a new rear garage, but when the rear addition was removed, the applicant discovered that the foundation was over his property line by six inches, so he returned to the Commission for approval to move the addition over. After discussing it with the direct abutter, he said the applicant was now asking to move the addition an additional 24 inches to allow for maintenance space. He said the applicant also wanted to add a 4-inch water heater vent that would go straight through the roof of the addition. It was further discussed.

6. 56 Dennett Street

The request was approval to build an open air crawl space at the rear of the home that would not be visible from the street. Vice-Chair Doering asked if the infill would be clapboard siding. Mr. Gilbo said it would be a knee wall installation and that the siding would be brought down, but that a portion of the rear would still be open a bit.

7. 25 South Mill Street [Timestamp 2:18:15]

Dr. Brown recused himself. Mr. Gilbo said the applicant still wanted a Craftsman-style front door instead of a Colonial one, and one that has either 6 lights or 9 lights to allow more sunlight in. He said the applicant provided examples of similar doors from neighboring properties. Vice-Chair Doering said the same panels could be gotten in a Colonial door. The Greg Ludes was

present and said he did not see how the proposed door was different from the neighbors' doors. He said he would replace the existing plastic door with a wooden one. He said he would not install a storm door and that the staircase would be replaced by a mahogany one. Mr. Ryan said it was a compromise that he could accept. Chair Ruedig said she was fine with the 9-light door because the panels were shorter and did not have the long skinny Craftsman style.

Mr. Ryan moved to approve the Craftsman style 9-light door, seconded by Vice-Chair Doering. The motion passed unanimously, 6-0, with Dr. Brown recused.

DECISION OF THE COMMISSION

Ms. Curth moved to approve Items 2, 5, and 6. Vice-Chair Doering seconded. The motion passed unanimously, 7-0.

III. WORK SESSIONS (OLD BUSINESS) [Timestamp 2:45:13]

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

Mr. Gilbo noted that the new submission was a proposal for a single-family residence.

[Timestamp 2:46:20] The owner Robert Snover and project architect Anne Whitney were present. Mr. Snover said the existing home was built in 1968, even though the tax records indicated that it was built in 1967. He said the building was a noncontributing one to the Historic District and was built after the National Park Service added the Downtown Historic District (DHD) to the National Register that specified 1671-1966 as the specific period of significance. He said he wanted to replace the structure with a traditional Colonial style.

[Timestamp 2:52:56] Ms. Whitney said the new plan showed the existing footprint and downsized the use and volume of the structure. She said they would get rid of the driveway on the curve and would orient the house's main entrance to the north side of Humphreys Ct, which would result in the stairway being up from the street and some of the steps being in the 5-ft setback. She said it would be pulled a bit toward the west side and the driveway would be brought around and there would be a 2-car garage, and the driveway would be at least five feet from the property line. She said the west side would have an entry porch. She said the main structure would have a 2-story bump out on the east side and a connector to the driveway to allow for a porch and yard space. She said the main house would be 3-1/2 feet lower than the overall 26-ft elevation and the garage elevation would be decreased, so the height of the peak would be eight feet higher than existing. She said on the front and west elevations, the house would be a 5-bay Colonial with an addition on the back and the east elevation would have a door with an interior stairway in the garage to the top floor.

[Timestamp 3:02:48] Mr. Ryan said the current proposal was cohesive and appropriate for the rest of the neighborhood. He said the more traditional design fit in a lot better and addressed the street. Mr. Booz agreed. Vice-Chair Doering said the west elevation did not read to her in a way that one would want to see a Colonial house do, and she thought it was because of the two gables and the connector. She said the Colonial's front fit in but thought the west elevation read much more modern. Ms. Whitney said the window treatments could be lightened up a bit but she liked that the two gables and the porch could be seen by someone going by because it had the feeling of a side entrance. Ms. Strauss said she liked the west elevation because it spoke to the New Hampshire extended barn house look. Councilor Cook said the new design was much improved and more appropriate for the neighborhood as far as scale. She said the real challenge was getting past the demolition of the existing property. Dr. Brown said Ms. Whitney did a great job of reducing the mass and building a house that fit in better with the neighborhood. Ms. Whitney said the main view of the existing structure was on the north side and what was mainly seen of the building was a garage door, a person door, and a side of the deck. She asked if that was worth preserving from an aesthetic point of view. It was further discussed.

Chair Ruedig opened the Public Comment session.

Public Comment [Timestamp 3:12:10]

Ben St. John of 54 Humphreys Ct said the proposal was better than before but there was still a lot of house and construction. He said the two-dimensional drawings were flat and did not show the elevations, and the buildable area of the lot was quite smaller. He said the blasting would cause an issue and the elevation was a huge factor. He said he wasn't sure how high the buildings would be and was concerned about a huge wall that would block his daylight. He said the proposed building was about 1.8 times the size of the current structure. He said the Commission had not discussed whether the current structure should be demolished, and he felt that the Commission should discuss whether the current house should be renovated with an addition or other options as opposed to building the large structure. Ms. Whitney said borings were done to look at the depth of bedrock, so she did not think there would be blasting involved. She said there was good depth on most of the lot except for the back corner of the garage.

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

[Timestamp 3:16:30] Chair Ruedig said the Commission was continuing to discuss the demolition and had received a letter from the Portsmouth Advocates noting that the house was listed as a contributing resource to the Downtown Historic District. She said the letter noted that a mix of materials, styles, and textures brought a tangible expression of how Portsmouth has changed over time. She felt that the building was in a tangible moment and was a representative piece of Portsmouth's history and that the neighborhood had changed over time. She said the Committee could agree that the new design is an improvement but she was concerned about the height. It was further discussed. Ms. Whitney said the building would not be an easy one to renovate because its exterior façade would be completely changed and the structure would be transformed. Vice-Chair Doering said there were some options. She said Ms. Whitney presented what she would like to do post-demolition if the demolition was approved, so the Commission could make suggestions as to other things that could be done with the proposed design or other

design options, like a back addition. She said otherwise, it was probably time to decide about the demolition. Mr. Snover said he would give it some thought. Mr. Booz suggested removing some top soil to bring the structure down a few feet. Mr. Ryan said the height and size of the lot were what they were and should not be held against the applicant. He said he did not feel strongly about preserving the house because it was not a great example of a split-level ranch, but there could be compromises made on some elements of the house, like incorporating the front entrance into the front entrance of the new house or referencing the existing siding on the new house, that would pay homage to the old house. Ms. Whitney said she would like to continue the petition to perhaps the December meeting and go into a public hearing. It was further discussed.

Vice-Chair Doering moved to close the work session, seconded by Councilor Cook. The motion passed with all in favor.

IV. ADJOURNMENT

The meeting adjourned at 9:58 p.m.

Submitted,
Joann Breault
HDC Meeting Minutes Taker

HDC

ADMINISTRATIVE APPROVALS

November 04, 2026

1. **31 Market Street**
2. **394 Pleasant Street**
3. **303 Pleasant Street**
4. **53 Bow Street**
5. **139 South Street, Unit E**
6. **111 Gates Street**
7. **369 Pleasant Street**
8. **72 Congress Street**

1. 31 Market Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation of metal flooring at the entry of the structure. The applicant is willing to paint the metal dark brown/copper or black.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





2. 394 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for chimney repairs and a new chimney cap.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Subject: Proposal attachment
Date: Apr 9, 2026 at 3:07:15 PM

Gilmartin CHIMNEY and VENT

(603) 948-1045

(207)324-3473 603-948-1045 1-877-793-3763

Certified by the Chimney Safety Institute of America - member of the National Chimney Sweep Guild, The Northeast Association of Chimney and Hearth Professionals- A+ rated by the BBB- **Highest rated chimney sweep and repair company in southern Maine and New Hampshire**

Proposal 02/18/2026

Anderson, Catherine & David
394 Pleasant St. Portsmouth, NH 03801
603-431-0634 canderson03801@outlook.com

Mr. & Mrs. Anderson,

Below is our proposal for repairs to the top of your chimney. Repairs include removing the stone chimney cover and its decaying pillars, demo of the broken mortar wash/cap and then building forms to pour a reinforced concrete crown with an overhang. We would then install a custom sized stainless steel chimney cover. Everything needed to perform this work is included in this proposal.

EXTERIOR CHIMNEY REPAIRS

- Removal and disposal of stone cap and decayed brick supports: $ 700.00
- Demo of broken mortar cap/wash, then building custom forms and pouring a reinforced concrete crown with an overhang. This would require a return trip to remove forms after concrete has set up. We would then "finish" the crown before installing a cap: $ 2900.00
- Custom size, stainless steel chimney cover-shipped and installed: $ 900.00
- Spraying the chimney with a vapor-permeable water repellent: $ 400.00

TOTAL **$ 4900.00**

If you have any questions concerning this proposal, please feel free to reach out to us. If you would like to schedule an appointment to have this work done, we would need a signed copy of this proposal returned to us before any materials can be ordered. No deposit due at this time. Balance would be due upon completion of work.
Thank you for allowing us the opportunity to help you with your chimney needs.

Authorized signature Ben Gilmartin 02/18/2026

Proposal acceptance C M Anderson DATE

Seacoast Maine and New Hampshire and Greater Manchester







3. 303 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for the installation of fencing and (2) gates.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

ESTIMATE

Brentwood Fence
300 Route 125
Brentwood, NH 03833
(603) 867-7856

Sales Representative
Matt Souther
(603) 773-8944
matt@brentwoodfence.com

Karen Beals
Job #1489 - Karen Beals Portsmouth House
303 pleasant st
Portsmouth, NH

Estimate #	7857
Date	8/19/2026

Item	Description	Unit of Measure	Qty	Amount
Miscellaneous Install	3131 36" tall black aluminum to close in the garden area on the corner of pleasant st and Washington st Including 1-3' wide single walk gate 1-4' wide single walk gate	Items	132.00	$9,985.80



PLEASE SEE SECOND PAGE FOR WARRANTY AND INSTALLATION DATES

NOTE: If Ledge Drilling or Jack Hammering is needed for holes, an up-charge of $75 per hole will be added to the final invoice.
There is 3% surcharge for all credit card processing,
You can avoid the surcharge by using E-Check or Debit card.
****Final payment due on day of install, please pay foreman or call the office with payment.**
Thank You

Sub Total	$9,985.80
Total	$9,985.80

SPECIAL INSTRUCTIONS

Sent 8/19/24

Brick House on Corner

Name: Karen Beals Street: 303 Pleasant St. Town/State: Portsmouth, NH

Phone: 603-370-0862 Cell: _____ Email: _____

Style 1: BLK Alum to Match

Style 2: * NO TRAILERS *

Sections: ☐ Gate posts: ☐ Hinges: ☐ Date: _____

Lines: ☐ Corners: ☐ Locking device: ☐ Gate 1: _____

Ends: ☐ Caps: ☐ Drop Rod: ☐ Gate 2: _____

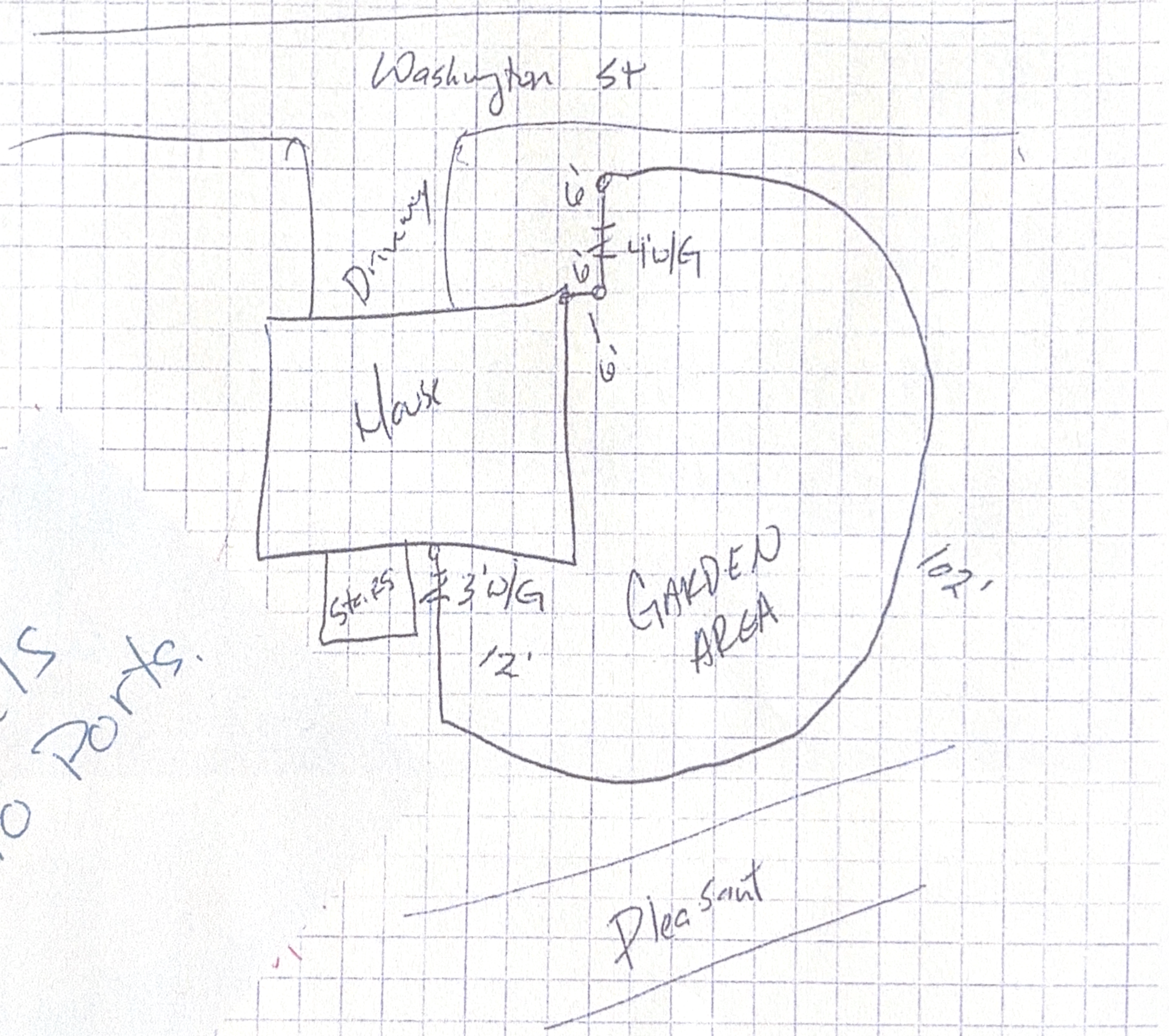
Ledge: ☐

Notes: 3' Tall Spear Top Straight ALUM

BLK Alum

Price Quote 1:

Price Quote 2:





©2011 Ethan Allen Global, Inc.



303 Pleasant Street- Example photo: Installation by Brentwood Fence using the same material, showcasing how it can curve.




Pleasant St
SPEED LIMIT
20


Keyboard shortcuts

4. 53 Bow Street -Recommended Approval

Background: The applicant is seeking approval for the replacement and enlargement of (1) existing skylight. The skylight is minimally visible.

Staff Comment: Recommended Approval

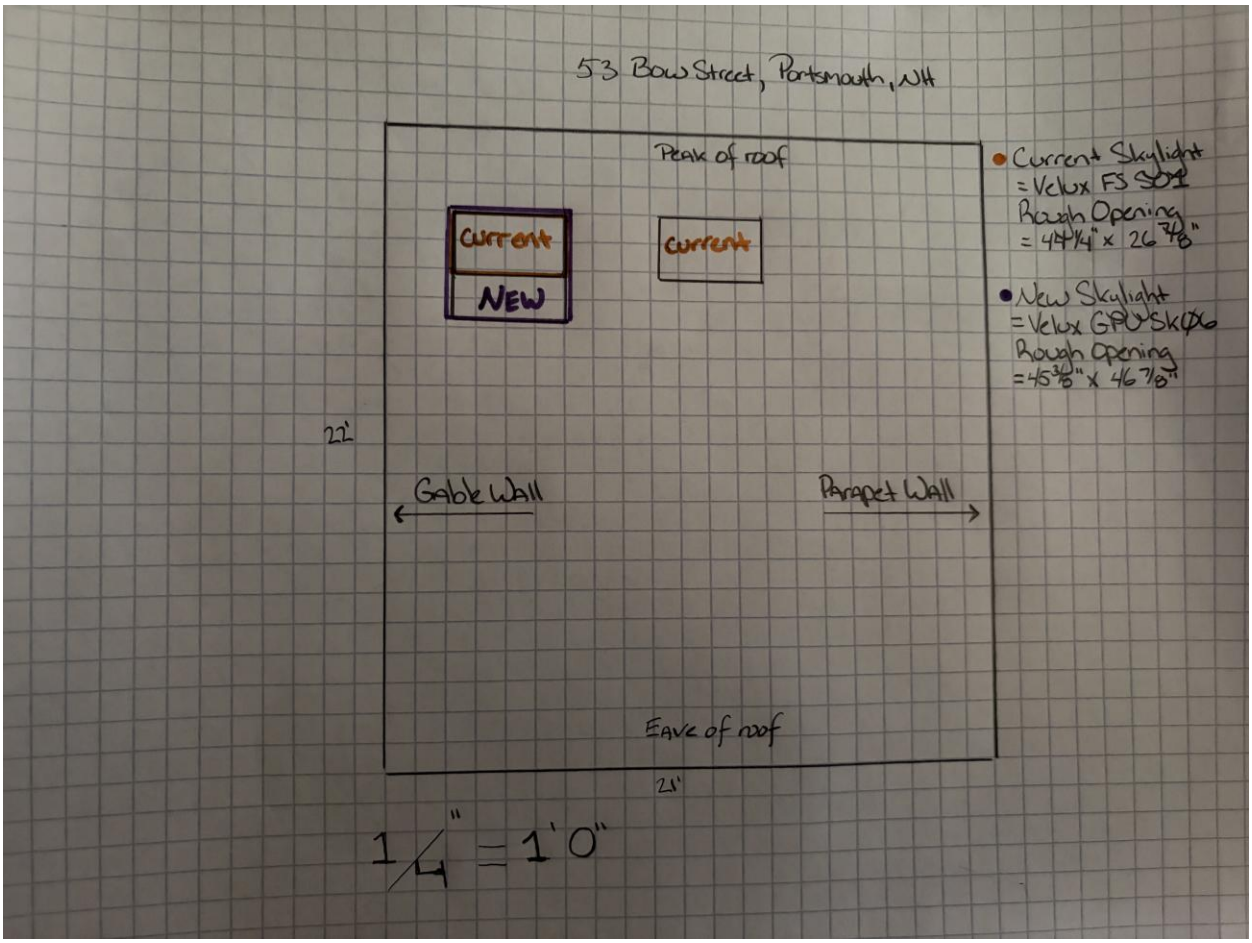
Stipulations:

1. _____
2. _____
3. _____


106-53
106-52
106-51
106-47
106-50
106-49
106-48
Bow St
Bow St






53 Bow Street, Portsmouth, NH
Peak of roof
current
NEW
current
Current Skylight
= Velux FS SK01
Rough Opening
= 44 1/4" x 26 3/8"
New Skylight
= Velux GPU SK06
Rough Opening
= 45 3/8" x 46 7/8"
22'
Gable Wall
Parapet Wall
Eave of roof
21'
1/4" = 1' 0"

5. 139 South Street, Unit E -Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (condenser unit and exterior line sets).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



View of 139 South Street, Unit E from South Street.



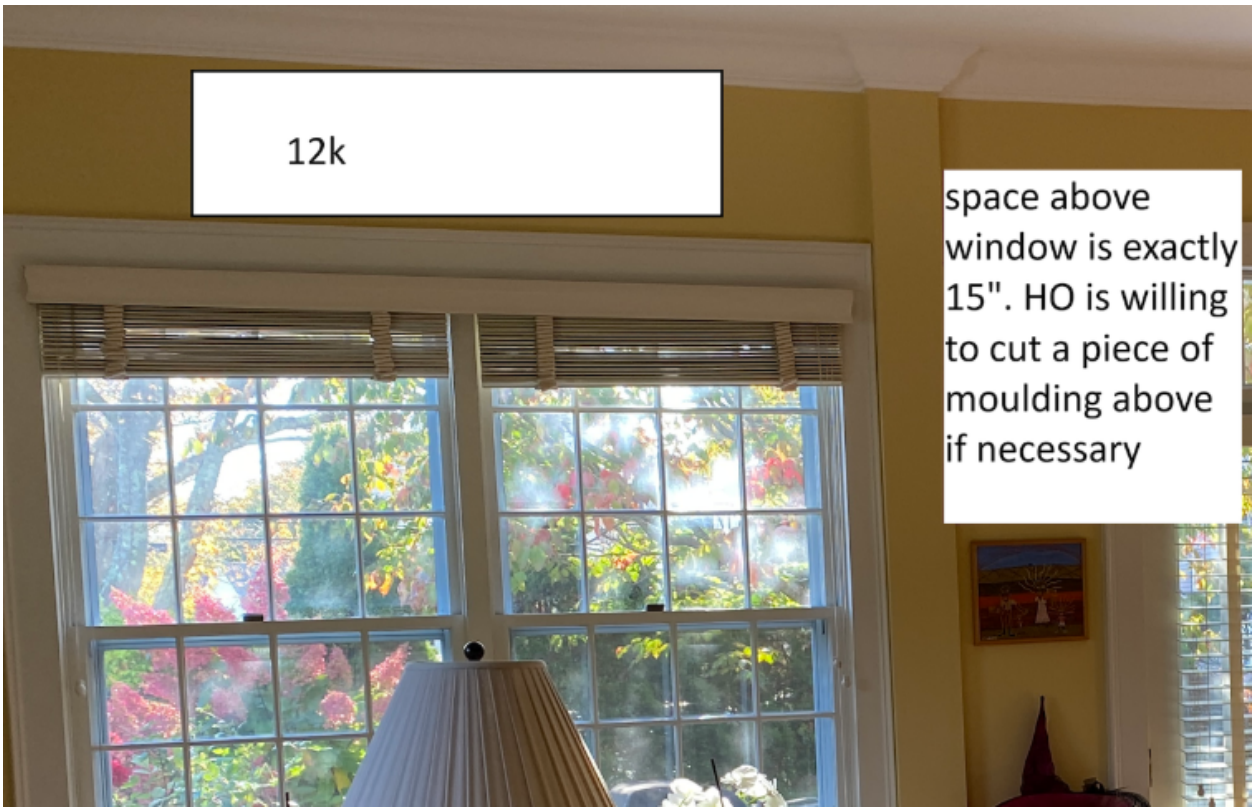
View of Unit E from lower driveway. The Mitsubishi External Unit will be placed next to the fence adjacent to the external wall facing South Street. It will be covered by a lattice enclosure which will be surrounded by plants to obscure the unit.



The Heat Pump Unit will be adjacent to the fence next to the patio garden. It will be surrounded by lattice and plants will obscure viewing the unit.



The three external conduits to the first, second and third floor internal units will be painted the same color as the house, which was repainted this past summer (2026).



The first-floor internal unit will be placed above the double window facing the patio garden.



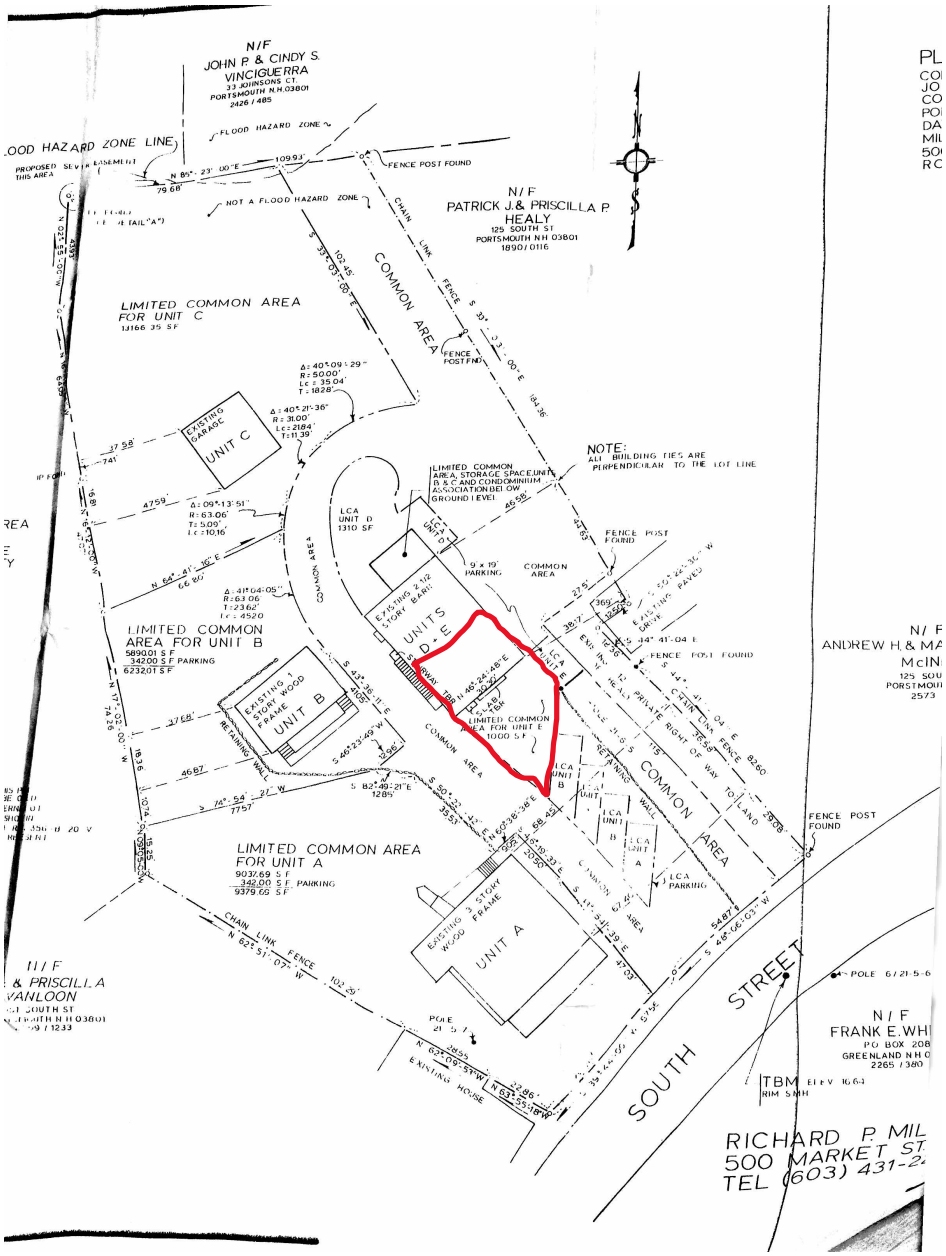
The second floor internal unit will be placed in the Master Bedroom next to the window facing the patio garden.



The third floor unit will be placed above the triple window facing the patio garden.



This is the front of Unit E facing the upper driveway. The external Heat Pump unit will not be visible from the front of the building.


N/F
JOHN P. & CINDY S.
VINCIGUERRA
33 JOHNSONS CT.
PORTSMOUTH, N.H. 03801
2426 / 485
FLOOD HAZARD ZONE LINE
PROPOSED SEWER EASEMENT
FLOOD HAZARD ZONE "X"
NOT A FLOOD HAZARD ZONE
N 86° 23' 00" E
109.93'
79.68'
FENCE POST FOUND
N/F
PATRICK J.& PRISCILLA P
HEALY
125 SOUTH ST.
PORTSMOUTH, N.H. 03801
1890/0116
CHAIN LINK FENCE
S 33° 03' 00" E
102.45'
COMMON AREA
LIMITED COMMON AREA
FOR UNIT C
1,166.35 S.F.
Δ = 40°09'29"
R = 50.00'
L.C. = 35.04'
T = 18.28'
Δ = 40°21'36"
R = 31.00'
L.C. = 21.84'
T = 11.39'
EXISTING GARAGE
UNIT C
NOTE:
ALL BUILDING TIES ARE
PERPENDICULAR TO THE LOT LINE
LIMITED COMMON
AREA, STORAGE SPACE,UNIT
B & C AND CONDOMINIUM
ASSOCIATION,BELOW
GROUND LEVEL
LCA
UNIT D
1310 S.F.
LCA
UNIT D
9' x 19'
PARKING
COMMON
AREA
FENCE POST
FOUND
EXISTING 2 1/2
STORY BARN
UNITS
D - E
Δ = 09°13'51"
R = 63.06'
T = 5.09'
L.C. = 10.16'
N 64° 41' 06" E
66.80'
Δ = 41°04'05"
R = 63.06'
T = 23.62'
L.C. = 45.20'
LIMITED COMMON
AREA FOR UNIT B
5890.01 S.F.
3420.0 S.F. PARKING
6232.01 S.F.
EXISTING 1
STORY WOOD
FRAME
UNIT B
RETAINING WALL
S 43° 36' 11" E
40.51'
S 46° 23' 49" W
12.96'
S 82° 49' 21" E
12.85'
S 50° 22' 45" E
35.53'
S 60° 38' 38" E
49.68'
LIMITED COMMON
AREA FOR UNIT E
1000 S.F.
LCA
UNIT E
LCA
UNIT
B
LCA
UNIT
A
LCA
PARKING
COMMON AREA
RETAINING WALL
S 44° 41' 04" E
116.15'
PRIVATE RIGHT OF WAY TO LAND
CHAIN LINK FENCE
N/F
ANDREW H. & MA
McIN
125 SOU
PORTSMOU
2573
FENCE POST FOUND
LIMITED COMMON AREA
FOR UNIT A
9037.69 S.F.
3420.00 S.F. PARKING
9379.69 S.F.
EXISTING 3 STORY
WOOD FRAME
UNIT A
S 15° 51' 39" E
47.03'
S 54° 46' 03" W
54.87'
POLE 6/21.5-6
CHAIN LINK FENCE
N 62° 51' 07" W
102.25'
POLE
21.5/7
N 63° 09' 59" W
39.56'
EXISTING HOUSE
N 63° 55' 18" W
22.86'
N/F
& PRISCILLA
VANLOON
SOUTH ST
PORTSMOUTH N.H. 03801
/ 1233
SOUTH STREET
N/F
FRANK E. WH
PO BOX 208
GREENLAND N.H.
2265 / 380
TBM Elev 16.64
RIM SMH
RICHARD P. MIL
500 MARKET ST.
TEL (603) 431-2

SOUTH MILL CONDOMINIUM ASSOCIATION
139 South Street, Portsmouth, NH 03801

October 19, 2026

John Moeschler and Jan Nisbet
139 South Street, Unit E
Portsmouth, NH 03801
Re: Approval and Support for Heat Pump Installation – Unit E

Dear John and Jan,

To avoid any potential conflict of interest, as you serve as President of the South Mill Condominium Association, I am writing this letter on behalf of the Association in support of your upcoming application to the Historic District Commission (HDC) of Portsmouth.
Earlier this fall, you circulated the proposed plans for installing a heat pump unit at Unit E to all owners for feedback. The Association received no objections or concerns regarding the project.
Furthermore, we note that you have secured the appropriate electrical permits and completed your due diligence regarding setbacks and property line requirements, including plans to appropriately screen any exterior mechanical components with landscaping and foliage.
In accordance with our Association bylaws, the board has reviewed your plans. We have no required modifications and hereby grant full Association approval for the proposed installation as presented.

Should the Historic District Commission require any modifications to your installation plan during the city review process, please submit those updated plans to the board for a brief review. I am happy to work with you directly to ensure any follow-up process is handled as quickly and smoothly as possible.

We wish you the best with the Historic District Commission review.

Sincerely,

Elliot Savitzky
Treasurer, South Mill Condominium Association
139 South Street, Unit D
Portsmouth, NH 03801
Elliot.savitzky@gmail.com | 908-963-0280

6. 111 Gates Street -Recommended Approval

Background: The applicant is seeking approval for window modifications on the rear elevation:

Rear window modification from previously approved elevation plan set. The two sets of three mulled windows in the bathrooms on the back of the house were originally going to remain the windows from the 1990's. However, when we decided to change the front elevation windows, it left us with all new windows and therefore replacing those windows with matching windows with the front and side of the house. The window in the stairwell did not work due to elevation height and we had to remove it.

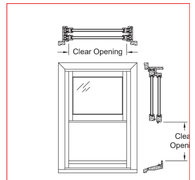
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

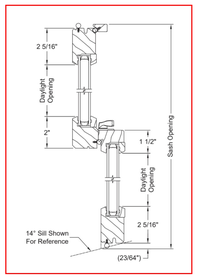


WINDOWS SPEC DETAILS



Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height = (Frame Height /2) - 2 27/32"





WITH THIS JELD WEN WINDOW WE WILL BE ABLE TO MAINTAIN THIS WINDOW INSTALLATION & DETAIL

APPROVED

Charlie Turner
58 Old Rochester Rd.
Dover NH 03820

QUOTE BY : Charlie Turner
QUOTE # : JW260100LVW - Version 0
SOLD TO : HAVEN HILL
111 Gates Street
Portsmouth NH
SHIP TO :
PO# :
PROJECT NAME : 111 GATES STREET
Ship Via : Ground
REFERENCE : HAVEN HILL
U-Factor Weighted Average: 0.29
SHGC Weighted Average: 0.18
Volume: 3.24
Weight: 46.46

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Sash Opening : 28 1/2 X 55	Siteline Wood Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 28 1/2 X 55 Primed Exterior, Primed Interior, 10 Deg Sill, White Jambliner, Matte Black Hardware, ,Recessed Sash Lock, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N-885-05921-00001 PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW	$1,003.50	1	$1,003.50

Viewed from Exterior. Scale: 1/2" =1'

Total:	$1,003.50
Tariff Surcharge:	$7.63
Net Total:	$1,011.13
Total Units:	1

AuraLast: Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

cust-57876 Page 1 of 1 (Prices are subject to change.) JW260100LVW (Ver:0) 01/29/2026 6:46 PM
Quote Date: 01/28/2026 Drawings are for visual reference only and may not be to exact scale. Last Modified: 01/29/2026

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



APPROVED FRONT VIEW
SCALE: 1/4" = 1'-0"



PROPOSED FRONT VIEW
SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amydduttonhome.com
207.337-2020

DATE:
3/11/2026

COPYRIGHT @AMY DUTTON HOME 2025

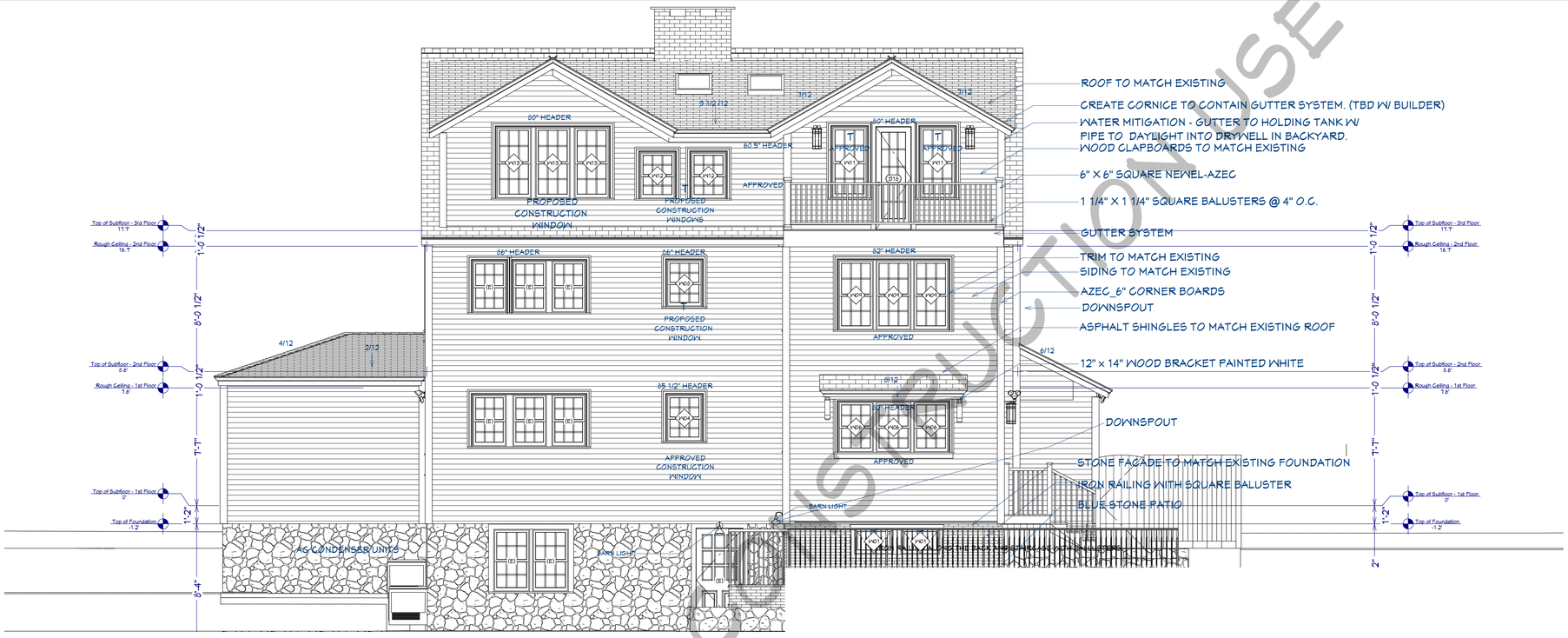
SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-10

EXISTING CONDITION PHOTOS

NEIGHBORHOOD HOUSE PHOTOS



APPROVED REAR VIEW

SCALE: 1/8" = 1'-0"



PROPOSED REAR VIEW

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

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

LINE LEGEND

- EXISTING
- APPROVED
- PROPOSED

ELEVATIONS

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

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337.2020

DATE:
3/11/2026

COPYRIGHT @AMY DUTTON HOME 2025

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-11

PROPOSED WATER TABLE INFORMATION



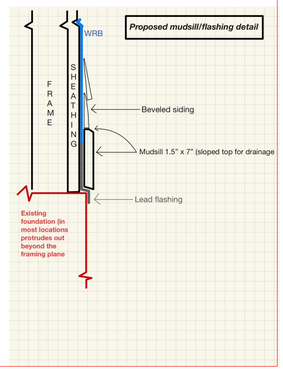






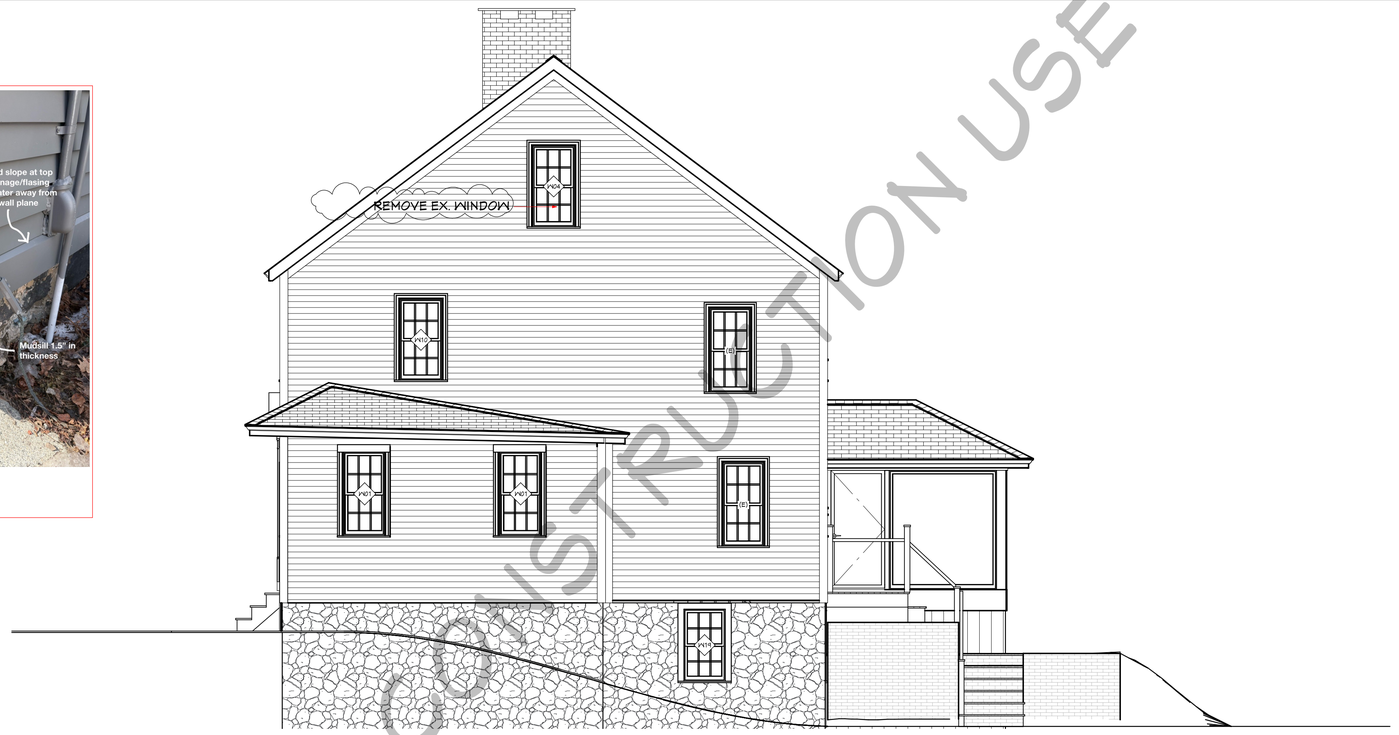






ELEVATIONS

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



APPROVED EAST ELEVATION | SIDE VIEW

SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION | SIDE VIEW

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

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337-2020

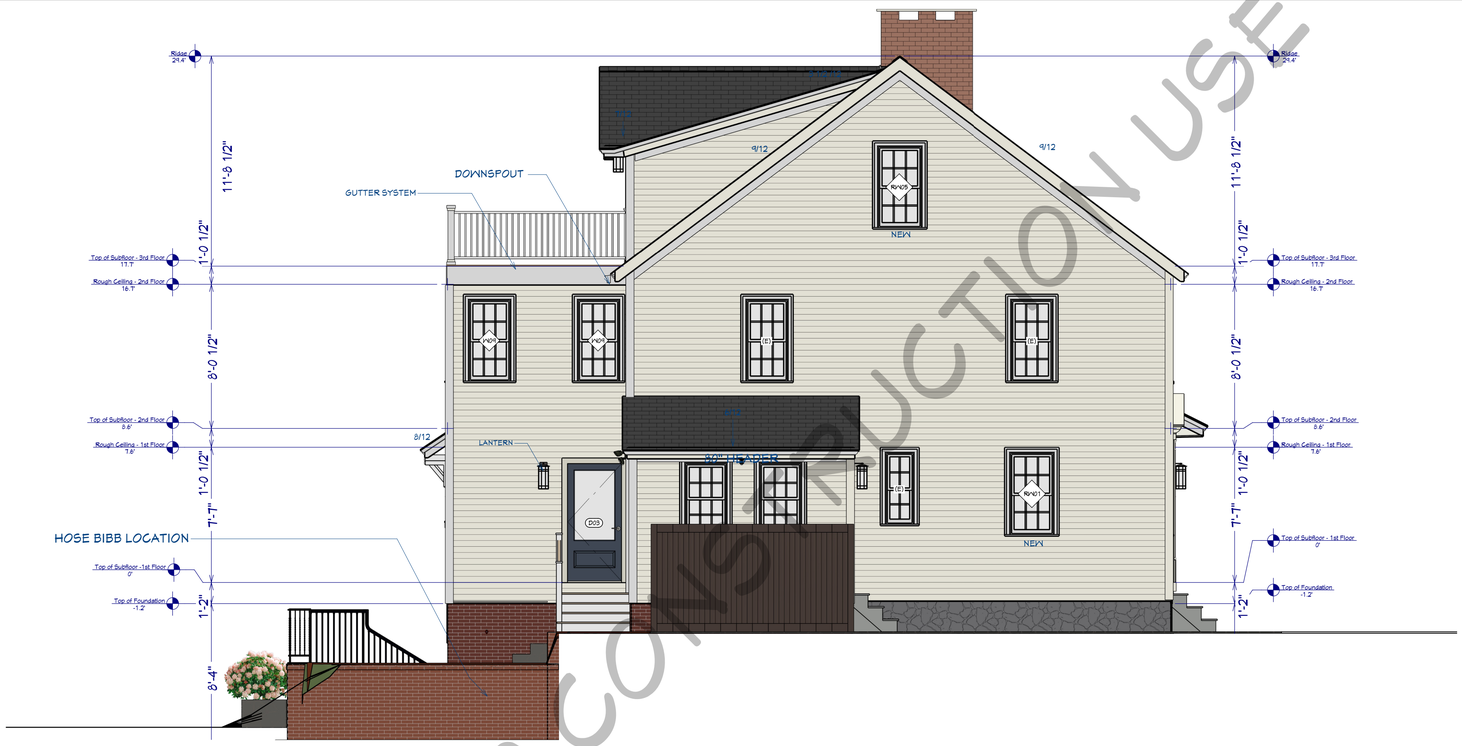
DATE:
3/11/2026

COPYRIGHT @AMY DUTTON HOME 2025

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-12



APPROVED WEST ELEVATION | SIDE VIEW

SCALE: 1/8" = 1'-0"

PROPOSED WEST ELEVATION | SIDE VIEW

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

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS

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

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337.2020

DATE:
3/11/2026

COPYRIGHT @AMY DUTTON HOME 2025

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-13

7. 369 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for the installation of (2) Velux skylights for attic venting. The skylights will not be visible from a public way.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____


369


369



INTRODUCTION

Confidentially prepared for:
Greg Martin
369 Pleasant Street Portsmouth, New Hampshire 03801

Greg,

Thank you for providing James & Whitney Co. with the opportunity to partner with you on your project. Inside this proposal you will find our quote, along with any applicable options.

Any additional options are detailed on the Authorization Page. Please select any applicable options that you would like to add.

The following estimate includes:

- Removal and disposal of old materials
- Supply and install new materials
- Dedicated Account Manager and Production Quality Team support
- Dedicated Project Manager
- 10-year Workmanship Warranty on complete projects (excluding repair/patching)
- Upon job completion, we will perform an additional full inspection on your home to ensure the project meets our strict standards and the site is spotless.

**Certificate of Insurance included in the quote.*

Safety is of the utmost importance to James & Whitney Co. We routinely hold mandatory trainings for our staff to ensure safe practices on the job site are being administered at all times.

Again, on behalf of James & Whitney Co., Thank you for the opportunity. If you have any questions, my contact information is provided below.

Kind regards,

Travis Hayes
Exterior Specialist
C: (207) 415-8982
E: thayes@jameswhitneyco.com

SCOPE OF WORK

Scope of Work: Velux Skylight Installation
Separate from roofing project.

1. Project Overview
This Scope of Work outlines the labor, materials, and processes required to install a new Velux skylight system.

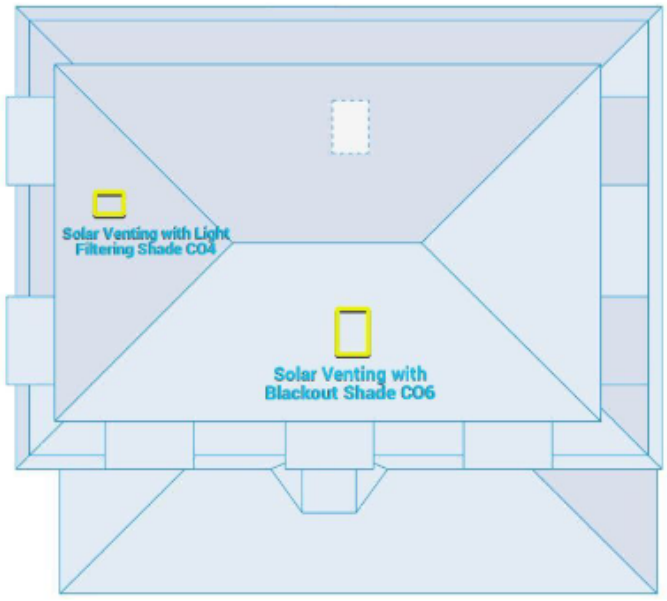
2. Pre-Project Preparation
- Coordinate and deliver necessary materials, including skylight unit, flashing kit, and underlayment.
- Assemble required tools and safety equipment, including fall protection.

3. Installation of Velux Skylight
- Carefully remove the existing skylight from the rough opening of the roof.
- Remove roofing materials as needed and dispose of debris in accordance with local regulations.
- Inspect roof decking and surrounding areas for any rot or damage; repair as necessary (this may require an appoved Change Order by the unit owner).
- Install ice and water shield underlayment around the opening to provide weatherproof protection.
- Set and secure the Velux skylight unit in place according to manufacturer specifications and industry best practices.
- Install the prefabricated Velux flashing system to ensure proper water drainage and prevent leaks.
- Reinstall and integrate roofing materials (shingles or equivalent) around the skylight for a seamless finish.
- Interior trim installation not included.

4. Post-Installation Activities
- Inspect installation to confirm proper sealing, operation, and weatherproofing.
- Remove all equipment, materials, and debris from the job site.

5. Warranty
- Backed by James & Whitney Co.'s 15-year Workmanship Warranty.
- Velux skylight warranty provided directly by the manufacturer to the unit owner.

VISUAL SCOPE OF WORK



Skylight Installation Included in Quote:

- The yellow rectangles identify the locations of the new Solar Venting CO6 (with blackout shade) and Solar Venting CO4 (with light filtering shade) skylights included in the estimate



VELUX®

World-Leading Skylights

April 2025 Product Information & Price List

Skylights, Sun Tunnels, Roof Windows & Accessories

V2

Contents

4 Pitched Roof Skylights
FS Fixed Skylight
VS Manual Skylight
VSE Electric Skylight
VSS Solar Skylight

8 Flat Roof Skylights
FCM Fixed Skylight
VCM Manual Skylight
VCS Solar Skylight

12 Roof Windows
GGL Centre-Pivot
GPL Dual Action

14 Sun Tunnels
TWF Flexible (Tiled Roof)
TWR Rigid (Tiled Roof)
TCR Rigid (Flat Roof)

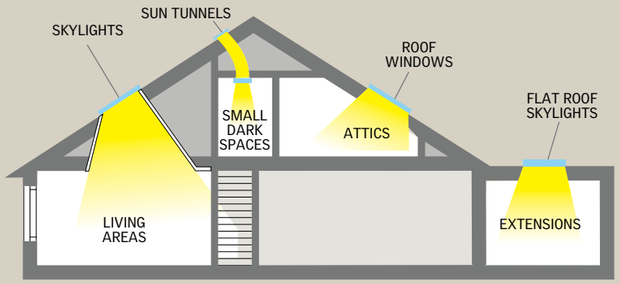
16 Blinds
Honeycomb Blackout
Pleated Translucent

18 Flashing

20 Light Shafts

21 Accessories
Manual Controls
Electric Controls
VELUX ACTIVE

22 Price List and Sizes



VELUX®

Transforming Spaces



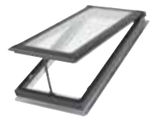
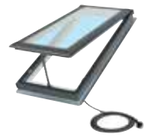
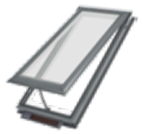
Pitched Roof Skylights

15°-90°
INSTALLATION PITCH

Designed to bring daylight and fresh air into any room, our pitched roof skylights are ideal for roofs over 15° and can be easily installed on tile and corrugated iron roofs using the VELUX EDW flashing kits, or custom flashed to suit a wide variety of metal roofs.

Crafted with a durable timber frame, they combine strength, style, and performance–helping to transform your home with the beauty of natural light.

*EDW flashing not suitable for wide span metal profiles such as Trimdek or Klip-lok

FIXED SKYLIGHT (FS)	MANUAL SKYLIGHT (VS)	ELECTRIC SKYLIGHT (VSE)	SOLAR SKYLIGHT (VSS)
NATURAL LIGHT: Contributes toward NCC (building code) regulations requiring natural light			
✓	✓	✓	✓
MADE FOR AUSTRALIA: Tested to guarantee reliability and to meet all relevant Australian standards			
✓	✓	✓	✓
DESIGN FLEXIBILITY: Without vertical windows, walls can be utilised for storage, decoration, or appliances, and have added privacy			
✓	✓	✓	✓
VENTILATION: Contributes toward NCC (building code) regulations requiring ventilation			
	✓	✓	✓
REDUCED A/C: Reduce the need to install A/C units by building homes that naturally ventilate rising heat			
	✓	✓	✓
REDUCE MOISTURE: Ventilate in kitchens to remove steam, or bathrooms for ventilation with privacy			
	✓	✓	✓
REMOTE OPERATED: Skylight is operated by RF wall-mounted keypad with a range of approx. 10m. Multiple skylights can be operated from 1 keypad			
		✓	✓
RAIN SENSOR: Skylight automatically closes when rain is detected for peace of mind (included)			
		✓	✓
USES STANDARD GPO: No hard wiring, plugs into standard GPO located in roof cavity (2m cable provided)			
		✓	
SOLAR POWERED: Solar panel charges a concealed battery, allowing operation day or night and doesn't require an electrician to install			
			✓
BATTERY POWER BANK: Concealed battery pack charges during the day, providing up to 100 uses when fully charged			
			✓
NO ELECTRICIAN REQUIRED: Low voltage cables can be safely handled by anyone (does not come with power plug)			
			✓

Blinds - details on page 16 & 17	FS	VS, VSE, VSS
Honeycomb Blackout	FSCD	FSCH
Pleated Translucent	FSLD	FSLH

Flashing Information (refer to page 18, 19)

Guarantee Information

10 Years - Skylight, glazing, frame, manual operators, flashing and coverings
3 Years - Blinds & electronic components

Package inclusions

VS - Insect screen, operator (manual), and operating eyelet (manual controls purchased separately)
VSE - Insect screen, operator (electric), wall mounted keypad, rain sensor
VSS - Insect screen, operator (solar), battery pack, wall mounted keypad, rain sensor, solar panel



BUILDING CODE REGULATIONS & TECHNICAL PERFORMANCE	FIXED SKYLIGHT (FS)	MANUAL SKYLIGHT (VS)	ELECTRIC SKYLIGHT (VSE)	SOLAR SKYLIGHT (VSS)
U VALUE	Skylight: 2.6 Glass: 1.93	Skylight: 2.5 Glass: 1.93	Skylight: 2.5 Glass: 1.93	Skylight: 2.5 Glass: 1.93
SHGC (Solar Heat Gain Co-efficient)	Skylight: 0.24 Glass: 0.28	Skylight: 0.21 Glass: 0.28	Skylight: 0.21 Glass: 0.28	Skylight: 0.21 Glass: 0.28
UV PROTECTION 99% Reduction of harmful UV spectrum (UVA & UVB)	✓	✓	✓	✓
BUSHFIRE (AS3959) BAL 40 *Custom-made flashing required. Skylight tested in closed position, metal flywire mesh protection required for opening apertures (consult local council). Roof pitch; 18°-75°	✓	✓	✓	✓
HAIL TEST VELUX Simulated Tests ASTM E822-2009 *Hailstone test not performed on solar panel. Solar panel not attached during test.	✓	✓	✓	✓
Window Energy Rating Scheme (WERS) Maximum 5-star summer rating	✓	✓	✓	✓
SKYLIGHT STANDARD (AS4285)	✓	✓	✓	✓
OVERHEAD GLAZING (AS1288) Laminated glass (standard) must be used for skylights installed 3m or more above floor level.	✓	✓	✓	✓
WIND LOADS - NON-CYCLONIC REGIONS (AS4055)	✓	✓	✓	✓
BOUNDARY SEPARATION Class 1 and Class 10 buildings: Within 900mm of a boundary wall Class 2 to Class 9 buildings: 3 metres from a boundary wall *CSIRO assessment report available on request. VELUX recommends consultation with relevant authority for possible Performance Solution before work commences. Skylight assessed in closed position.	✓	✓	✓	✓

HAIL TESTED

BUSHFIRE BAL40

WIND LOADS

CODEMARK® Australia 30090

Blinds - details on page 16 & 17	FS	VS, VSE, VSS
Honeycomb Blackout	FSCD	FSCH
Pleated Translucent	FSLD	FSLH

ACCESSORIES (Sold Separately)

Manual Controls (VS only)	
In-reach - Winder handle:	ZZZ 201
Just out of reach - Short control rod (60cm):	ZOZ 032
Out of reach - Extension Rod (up to 285cm):	ZCT 300

(See page 21 for more information)

Electric Controls (VSE/VSS only)

Wall Mounted Keypad KLI 310 (Included with VSE/VSS)

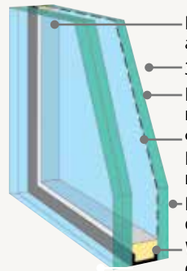
VELUX ACTIVE **KIX 300**
Indoor climate control system

Smart Home Interface Unit: **KLF 200**
Building management system interface

Read more about our electric control solutions on page 21.

GLAZING

High Performance Double Glazing



- Laminated inner panes (total 5.36mm) for added safety.
- 3mm outer pane of toughened safety glass.
- Low-E³ coating maximises Light Transmittance / reduces Solar Heat Gain.
- 9mm Argon filled cavity together with Low-E³ coating increases thermal performance by reducing heat flow through the pane.
- NEAT™ Coating on outer pane reduces cleaning frequency.
- Warm edge technology increases energy efficiency.



Flat Roof Skylights

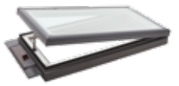
0°-60°
INSTALLATION PITCH

VELUX flat roof skylights are designed to provide flat roofs with a versatile and high-performance skylight, enabling the transformation of home extensions and other spaces with flat roofs when used in combination with custom flashing.

The curb mounted construction makes them an ideal upgrade when replacing aging plastic dome skylights, as they fit onto the same flashing base while providing hail resistance and the superior insulation of double glazing.







Fixed Skylight (FCM)	Manual Skylight (VCM)	Solar Skylight (VCS)
NATURAL LIGHT: Contributes toward NCC (building code) regulations requiring natural light		
✓	✓	✓
DESIGN FLEXIBILITY: Without vertical windows, walls can be utilised for storage, decoration, or appliances, and have added privacy		
✓	✓	✓
SKYLIGHT REPLACEMENT: Perfect double glazed product to replace old plastic dome skylights.		
✓	✓	✓
VENTILATION: Contributes toward NCC (building code) regulations requiring ventilation		
	✓	✓
REDUCED A/C: Reduce the need to install A/C units by building homes that naturally ventilate rising heat		
	✓	✓
REDUCE MOISTURE: Ventilate in kitchens to remove steam, or bathrooms for ventilation with privacy		
	✓	✓
REMOTE OPERATED: Skylight is operated by RF wall-mounted keypad with a range of approx. 10m.		
		✓
RAIN SENSOR: Skylight automatically closes when rain is detected by the externally mounted rain sensor (included)		
		✓
BATTERY POWER BANK: Concealed battery pack charges during the day, providing up to 100 uses when fully charged		
		✓
SOLAR POWERED: Solar panel charges a concealed battery, allowing operation day or night and doesn't require an electrician to install		
		✓
NO ELECTRICIAN REQUIRED: Low voltage cables can be safely handled by anyone		
		✓

Blinds - details on page 16 & 17	FCM	VCM, VCS
Honeycomb Blackout	FSCC + ZZZ 199 Tray*	FSCC

*Requires ZZZ 199 tray

Flashing Information (refer to page 18, 19)

Guarantee Information

10 Years - Skylight, glazing, frame, manual operators, coverings
3 Years - Blinds & electronic components

Package inclusions

VCM - Insect screen, operator (manual), and operating eyelet (manual controls purchased separately)
VCS - Insect screen, operator (solar), battery pack, wall mounted keypad, rain sensor, solar panel

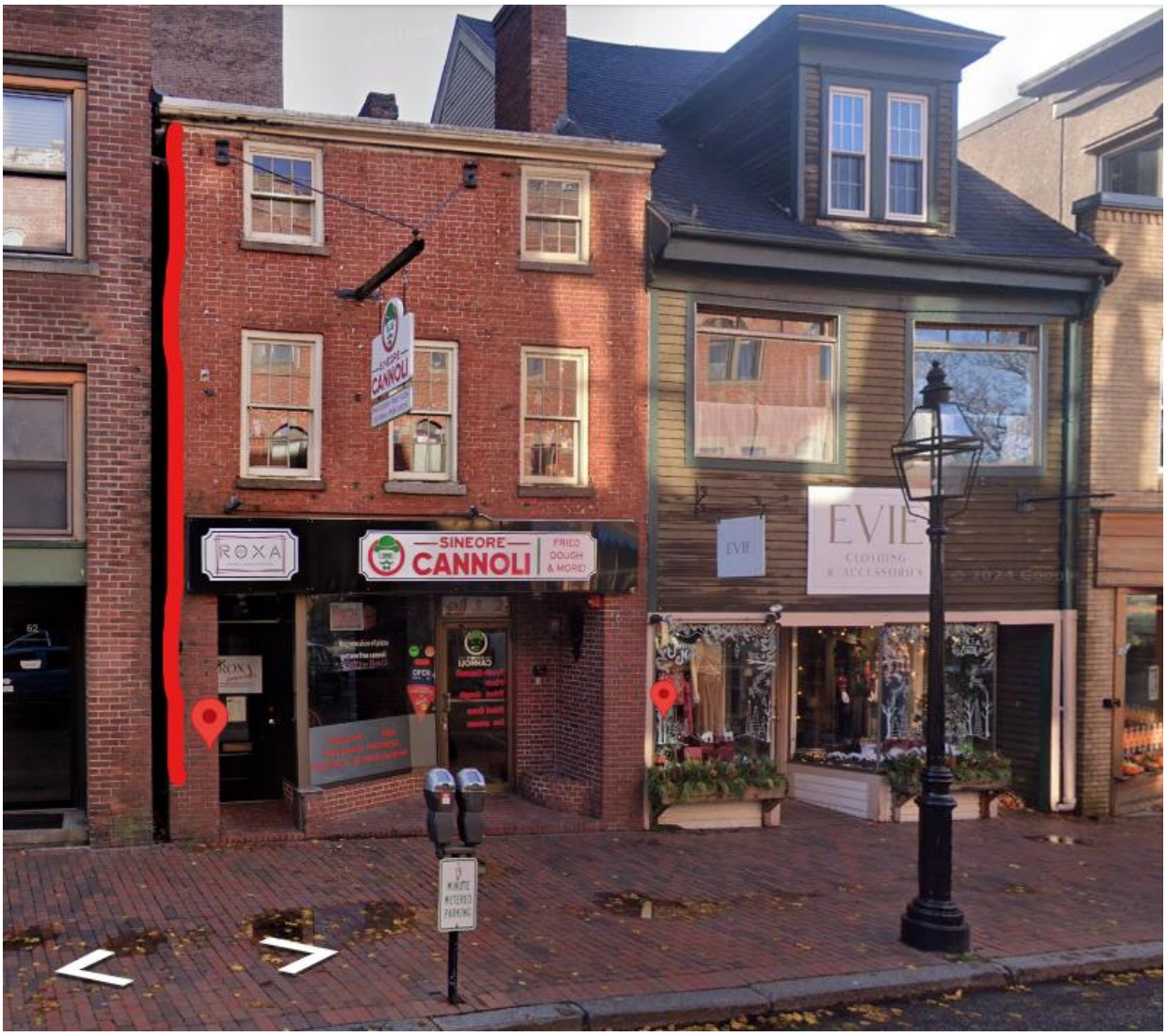
8. 72 Congress Street -Recommended Approval

Background: The applicant is seeking approval for the installation of an aluminum downspout for the newly replaced wood gutter. The downspout will lead directly into the City's collection spout on the left side of the front façade.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



The existing wood gutter was recently replaced in-kind. The city recently installed a collection spout to the left of the front façade. An aluminum downspout (painted to blend in with the brick) is proposed to meet at the city's collection spout.

Historic District Commission

Staff Report

Wednesday, November 04, 2026

Project Address: **413 Islington Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #1**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L2 (CD4-L2)
- Land Use: Multi Family
- Land Area: 6,098 SF +/-
- Estimated Age of Structure: c.1832
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from Islington Street
- Unique Features: NA
- Neighborhood Association: West End

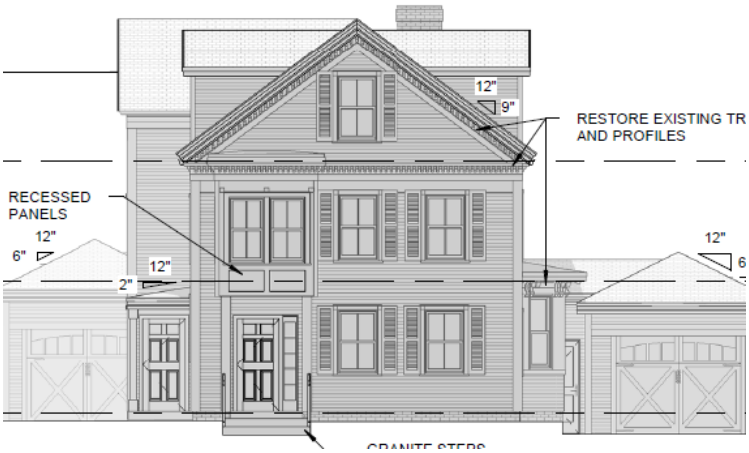
B. Proposed Work:

Renovations to the existing structure. The demolition and replacement of the rear addition and the construction of two single car garage additions.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Renovations to the existing structure
- Demolition of the rear addition, to be replaced with an expanded addition.
- New construction of two single car garage additions.



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

413 ISLINGTON STREET RENOVATION

HISTORIC DISTRICT COMMISSION PUBLIC HEARING - NOVEMBER 4TH, 2026

BUILDING HISTORY:

THE PROPERTY AT 413 ISLINGTON STREET IS AN EXISTING TWO-FAMILY GREEK REVIVAL RESIDENCE, ORIGINALLY CONSTRUCTED IN APPROXIMATELY 1835 ACCORDING TO CITY RECORDS. BASED ON A REVIEW OF HISTORIC SANBORN MAPS, THE ORIGINAL STRUCTURE CONSISTS OF THE EXISTING 2-1/2-STORY BUILDING ORIENTED TOWARD ISLINGTON STREET, WITH A SERIES OF SINGLE- AND TWO-STORY ADDITIONS CONSTRUCTED AT THE REAR OVER TIME. A SEPARATE DETACHED STRUCTURE LOCATED ALONG THE REAR PROPERTY LINE HAS BEEN PRESENT SINCE AT LEAST 1887 AND HAS ALSO UNDERGONE CHANGES TO ITS FOOTPRINT AND NUMBER OF STORIES OVER TIME.

GENERAL PROJECT DESCRIPTION:

THE PROPOSED PROJECT INCLUDES A COMPREHENSIVE RENOVATION OF THE EXISTING RESIDENCE WHILE MAINTAINING ITS HISTORIC CHARACTER AND EXISTING TWO-FAMILY RESIDENTIAL USE. THE WORK WILL INCLUDE THE FOLLOWING:

- FULL RENOVATION OF THE ORIGINAL 2-1/2-STORY 1835 STRUCTURE.
- REMOVAL OF THE EXISTING SINGLE- AND TWO-STORY REAR ADDITIONS AND CONSTRUCTION OF A NEW, EXPANDED 2-1/2-STORY ADDITION AT THE REAR OF THE ORIGINAL STRUCTURE.
- CONSTRUCTION OF TWO SINGLE-CAR ADDITIONS, INCLUDING ONE ATTACHED GARAGE AND ONE DETACHED GARAGE.
- RESTORATION AND REPLACEMENT IN KIND OF EXISTING HISTORIC EXTERIOR TRIM, MOLDINGS, AND ARCHITECTURAL DETAILS WHERE REQUIRED.
- REMOVAL OF EXISTING VINYL SIDING AND REPLACEMENT WITH WOOD CLAPBOARD SIDING.
- REMOVAL OF THE EXISTING REAR CHIMNEY WHILE RECONSTRUCTING THE PROMINENT FRONT CHIMNEY.
- ADDITION OF DORMERS TO THE ROOF TO PROVIDE ADDITIONAL USABLE AREA WITHIN THE UPPER FLOOR.

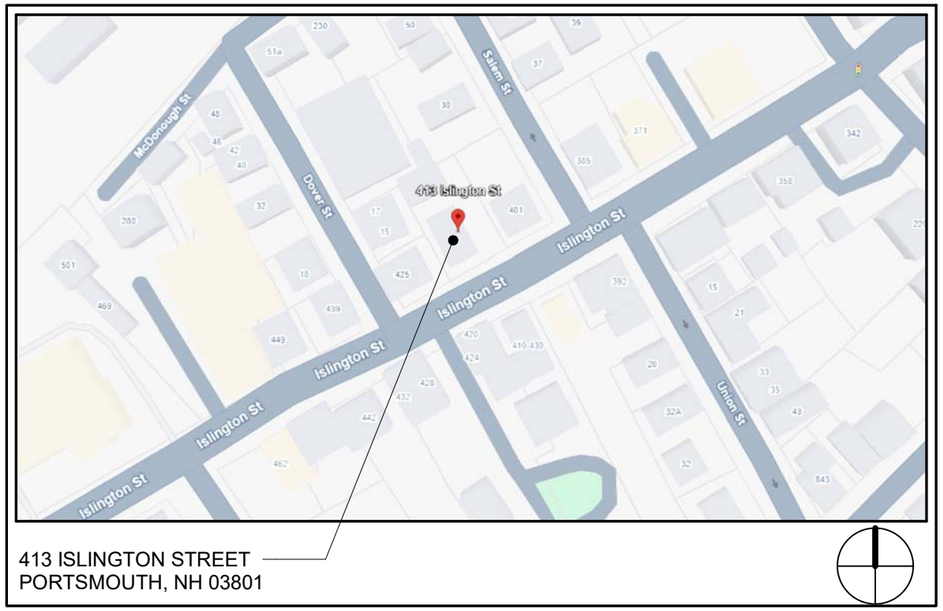
THE PROPOSED WORK IS INTENDED TO RETAIN AND RESTORE THE ARCHITECTURAL CHARACTER OF THE HISTORIC ISLINGTON STREET-FACING STRUCTURE WHILE ALLOWING THE PROPERTY TO ACCOMMODATE UPDATED RESIDENTIAL NEEDS. NEW ADDITIONS AND ALTERATIONS WILL BE DESIGNED TO COMPLEMENT THE SCALE, PROPORTIONS, MATERIALS, AND ARCHITECTURAL CHARACTER OF THE EXISTING HISTORIC RESIDENCE AND SURROUNDING NEIGHBORHOOD.

SHEET LIST

Sheet Number	Sheet Name
HDC	
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	CONTEXTUAL PHOTOS
A3	HISTORIC TIMELINE
A4	EXISTING CIVIL PLAN
A5	EXISTING FLOOR PLANS
A6	EXISTING FLOOR PLANS
A7	EXISTING FLOOR PLANS
A8	EXISTING ELEVATIONS
A9	FLOOR PLAN/SITE
A10	FLOOR PLANS
A11	FLOOR PLANS
A12	ELEVATIONS
A13	ELEVATIONS
A14	PERSPECTIVE VIEWS
A15	MATERIALS
A16	MATERIALS
A17	MATERIALS



SOUTH WEST VIEW FROM ISLINGTON STREET



413 ISLINGTON STREET
PORTSMOUTH, NH 03801

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION
413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

COVER
HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A0

11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



SOUTH VIEW FROM ISLINGTON STREET



VIEW FROM REAR YARD



EAST VIEW FROM ISLINGTON STREET



WEST VIEW FROM ISLINGTON STREET



VIEW OF SHED AND REAR OF HOUSE



VIEW OF MOLDING, FASCIA, AND TRIM

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by McHENRY ARCHITECTURE

A1

11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



425 ISLINGTON FROM ISLINGTON



401 ISLINGTON FROM ISLINGTON



410 ISLINGTON STREET



420-430 ISLINGTON ACROSS ISLINGTON STREET



149 ISLINGTON FROM ISLINGTON



303 ISLINGTON FROM ISLINGTON AND ROCKINGHAM STREET

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

CONTEXTUAL PHOTOS

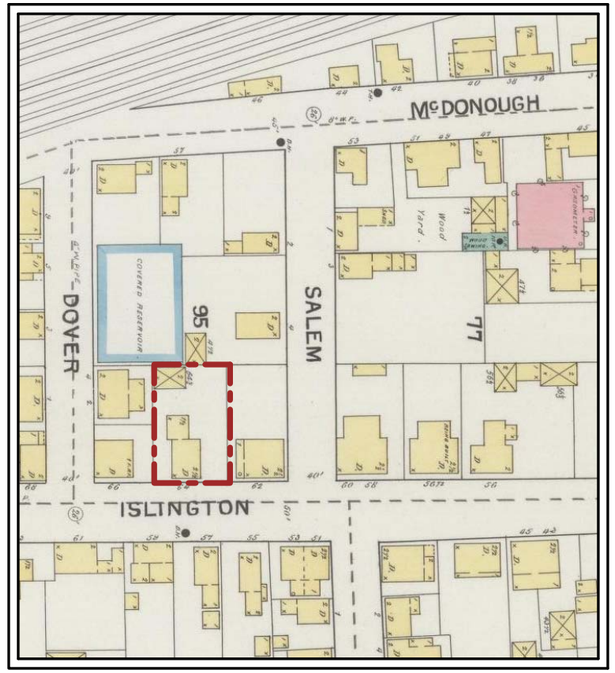
HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

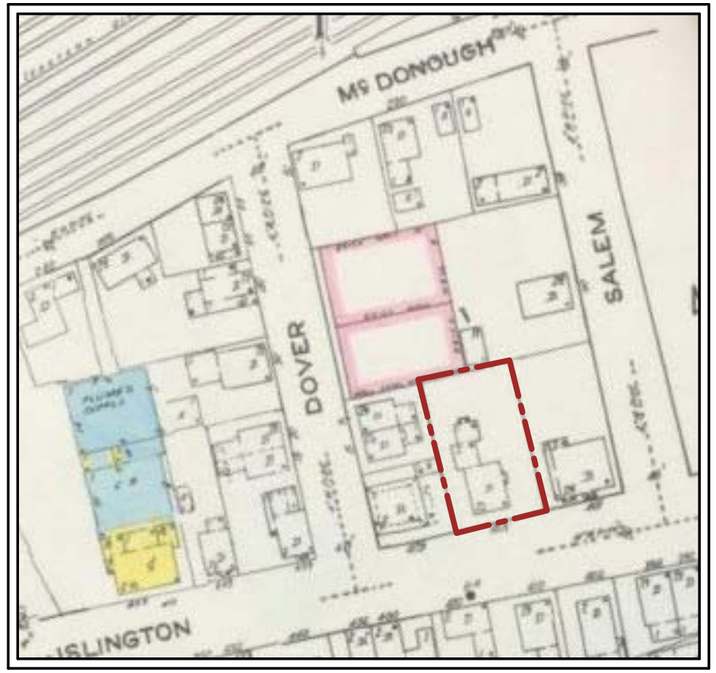
brought to you by
McHENRY ARCHITECTURE

A2

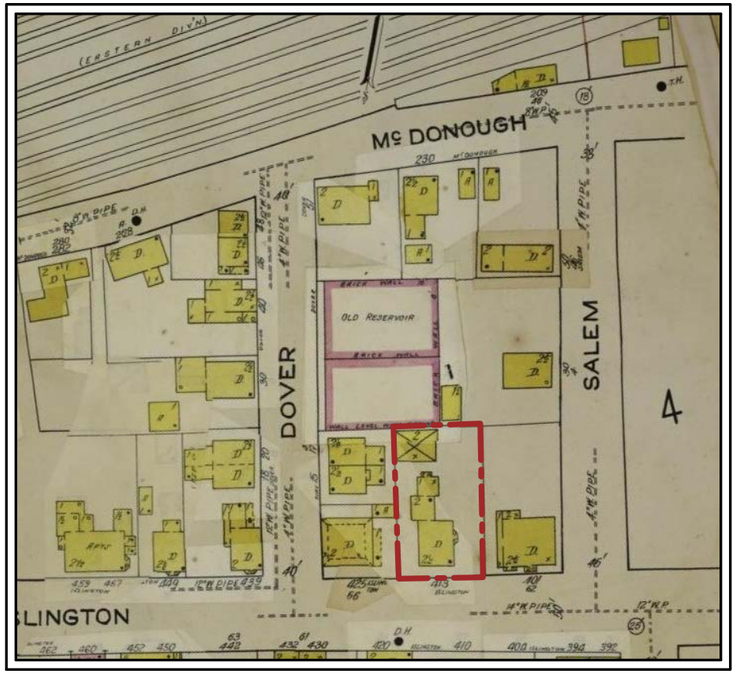
11/04/2026
PA: MM / MG
Project Number: 26082
Scale:



SANBORN FIRE MAP - 1887



SANBORN FIRE MAP - 1920



SANBORN FIRE MAP - 1949

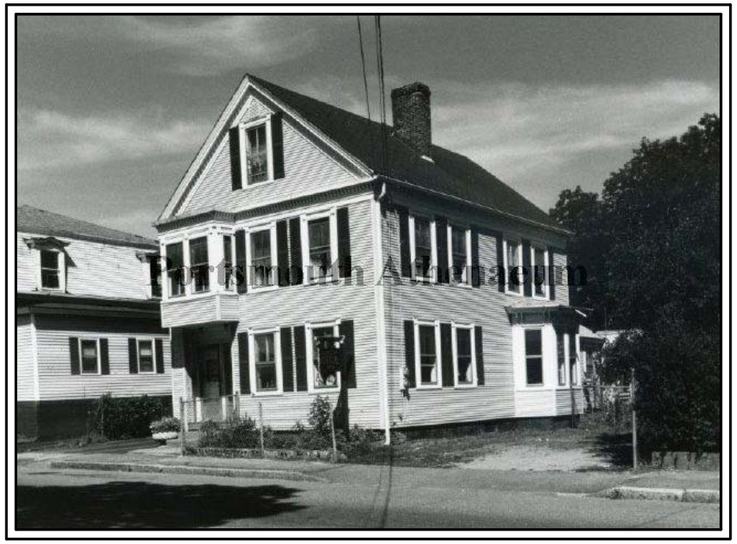


IMAGE FROM WEST END HISTORIC DISTRICT SURVEY
NOVEMBER 1991 (PORTSMOUTH ATHENAEUM)

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

HISTORIC TIMELINE

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A3

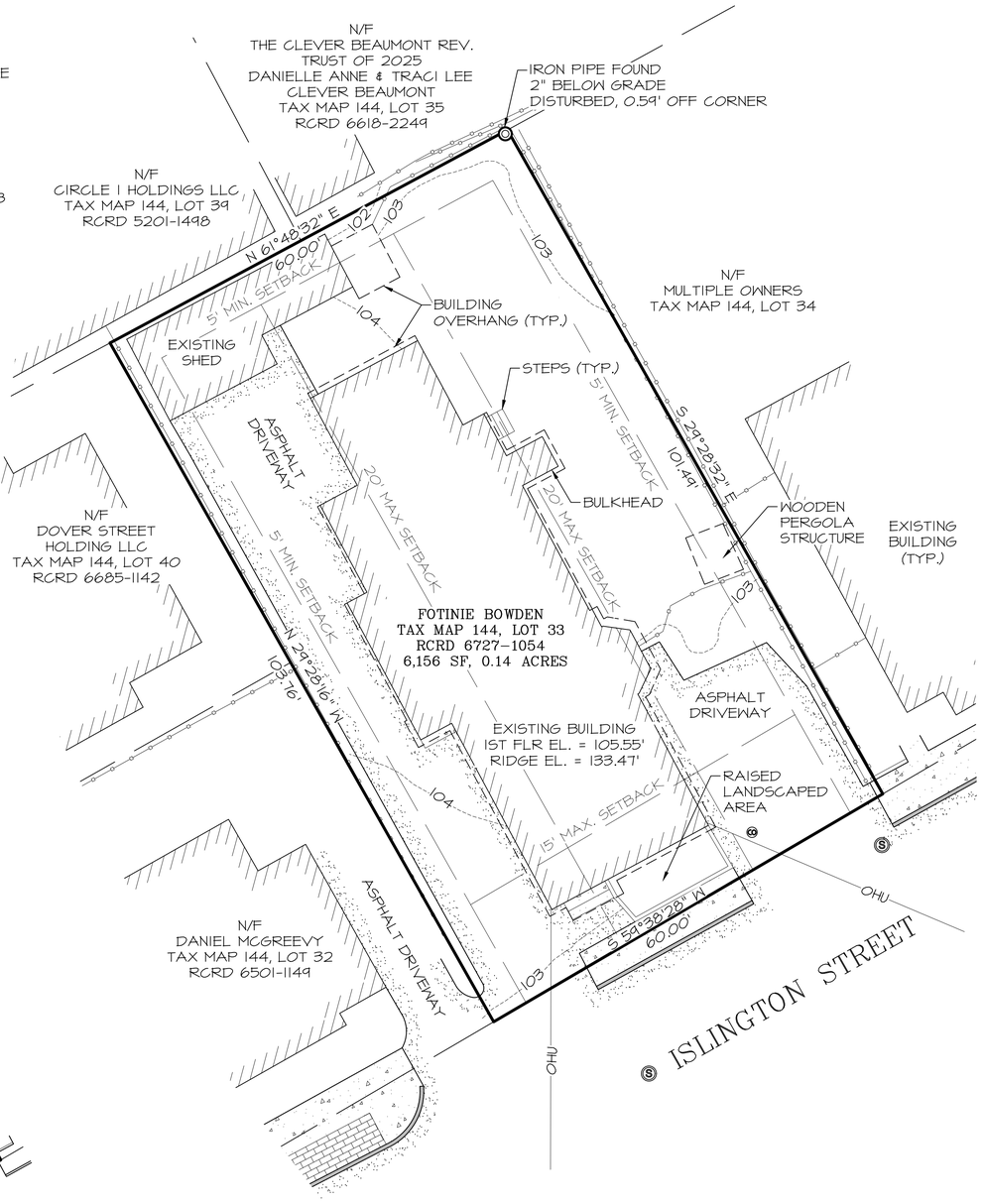
11/04/2026
PA: MM / MG
Project Number: 26082
Scale:

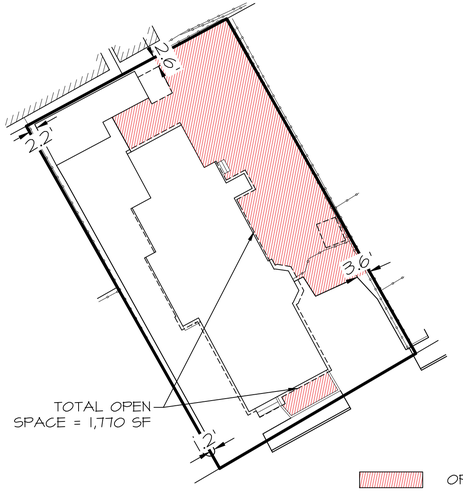
Z:\Active Project Files\26082-413 ISLINGTON\Dwgs\2-SD\26082- 413 ISLINGTON SD.rvt

LEGEND

- PROPERTY LINE
- ABUTTING PROPERTY LINE
- 100 EXISTING CONTOUR
- OHU OVERHEAD UTILITY
- FENCE
- VERTICAL GRANITE CURB
- MONUMENT (FOUND)
- SEWER MANHOLE
- CLEANOUT

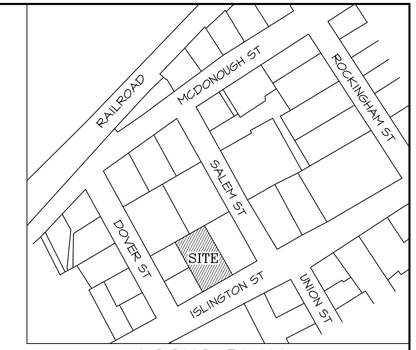
SEE NOTE 2





EXISTING OPEN SPACE DETAIL

SCALE : 1" =20'



LOCUS PLAN
N.T.S.

NOTES

1) OWNER OF RECORD:
FOTINIE BOWDEN
413 ISLINGTON STREET
PORTSMOUTH, NH 03801
TAX MAP 144, LOT 33
RCRD: 6727-1054
AREA: 6,156 SF, 0.14 ACRES

2) BASIS OF BEARING IS HELD FROM PLAN REFERENCE #1.

3) PARCEL IS IN CHARACTER DISTRICT 4-L2 (CD4-L2) AND HISTORIC DISTRICT:

MINIMUM LOT AREA	3,000 SF
MIN.LOT AREA PER DWELLING UNIT	3,000 SF
MAX BUILDING FOOTPRINT	2,500 SF
MAX PRINCIPAL FRONT YARD	15 FT
MAX SECONDARY FRONT YARD	12 FT
MIN/MAX SIDE SETBACK	5 FT/20 FT
MIN REAR YARD FROM LOT LINE	5 FT
MAX BUILDING HEIGHT	35 FT
MIN OPEN SPACE	25%
MAX BUILDING COVERAGE	60%
MAX FINISHED FLOOR ABOVE SIDEWALK	3 FT

4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

5) CONTOURS AND ELEVATIONS SHOWN ARE BASED FROM AN ASSUMED DATUM.

6) COVERAGES:

EXISTING BUILDING COVERAGE

HOUSE	1,838 SF
SHED	308 SF
SHED OVERHANG (±30")	49 SF
EXISTING STRUCTURES	2,195 SF
BUILDING COVERAGE	2,195 / 6,156 = 35.7%

EXISTING OPEN SPACE
SEE EXISTING OPEN SPACE DETAIL FOR OPEN SPACE AREA.

OPEN SPACE: 1,770 / 6,156 = 28.8%

4) GRADE PLANE:
AS PER PORTSMOUTH ZONING ORDINANCE GRADE PLANE IS DEFINED AS FOLLOWS; A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVELS ADJOINING THE BUILDING AT ALL EXTERIOR WALLS. WHEN THE FINISHED GROUND LEVEL SLOPES AWAY FROM EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHEN THE LOT LINE IS MORE THAN 6 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.
THE GRADE PLANE WAS DETERMINED BY THE AVERAGE ELEVATION OF POINTS BETWEEN THE PERIMETER OF THE BUILDING AND 6' AWAY FROM THE BUILDING. THE GRADE PLANE WAS CALCULATED AS 103.67'.

5) BUILDING HEIGHT:
BUILDING HEIGHT FOR A PITCHED, HIP, OR GAMBREL ROOF IS CALCULATED AS THE VERTICAL MEASUREMENT FROM THE GRADE PLANE TO THE MIDWAY POINT BETWEEN THE LEVEL OF THE EAVES AND THE HIGHEST POINT ON THE ROOF RIDGE AS PER PORTSMOUTH ZONING ORDINANCE. THE LEVEL OF THE EAVES IS 122.54'. THE HIGHEST RIDGE ELEV. IS 133.47'. THE MIDPOINT ELEV. IS 128.01'.

6) THE BUILDING HEIGHT OF THE BUILDING WAS CALCULATED TO BE 24.34', USING A GRADE PLANE OF 103.67' AND A MIDPOINT ROOF EL. OF 128.01'.

REFERENCE PLANS

1) "AMENDED CONDOMINIUM SITE PLAN FOR 401 OF A KIND CONDOMINIUM, 401 ISLINGTON STREET, TAX MAP 144, LOT 34, PORTSMOUTH, NH" BY ROSS ENGINEERING. DATED 5/09/06. RCRD D-33752.

2) UNTITLED PLAN, RECORDED IN RCRD BOOK 323, PAGE 0081. DATED JUNE 29, 1846.

3) "CONDOMINIUM SITE PLAN, 383-385 ISLINGTON STREET CONDOMINIUM, TAX SHEET & LOT 141-021-000, PORTSMOUTH, NH, OWNER: GREENWAY MANAGEMENT NORTH, LLC" BY JAMES VERRA AND ASSOCIATES, INC. DATED 7-22-04.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
SCALE: 1" = 10'

ISS.	DATE	DESCRIPTION OF ISSUE
1	10/19/2026	PRELIMINARY

SCALE 1" = 10'
CHECKED A.ROSS
DRAWN J.G.E.

ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
650 Islington St, 2nd Floor
Portsmouth, NH 03801
(603) 433-7560

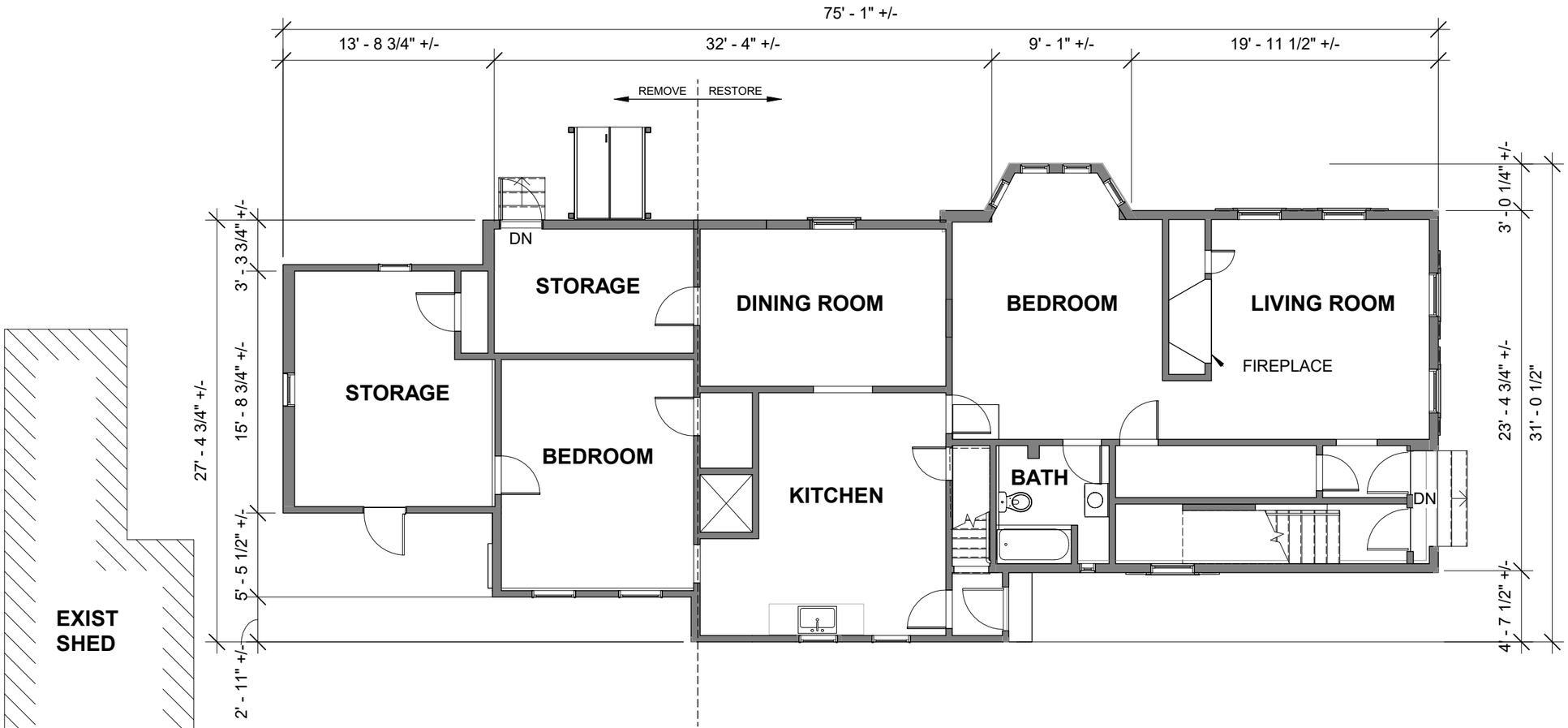
CLIENT
TODD HUDSON
RED POST REALTY
110 BREWERY LANE
PORTSMOUTH, NH 03801

TITLE

EXISTING CONDITIONS PLAN

413 ISLINGTON ST
PORTSMOUTH, NH 03801
TAX MAP 144, LOT 33

JOB NUMBER	DWG. NO.	ISSUE
26-078	1 OF 1	1



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

N

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

EXISTING FLOOR PLANS

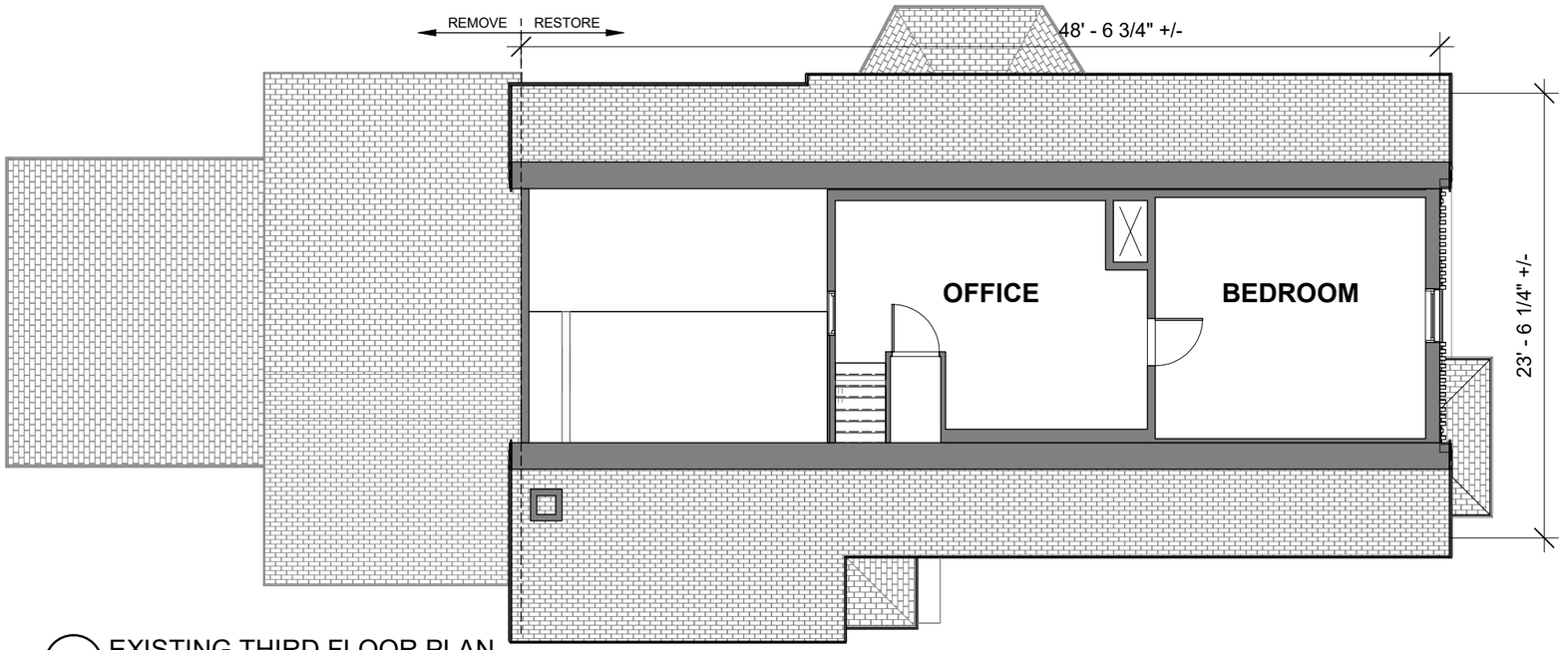
HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

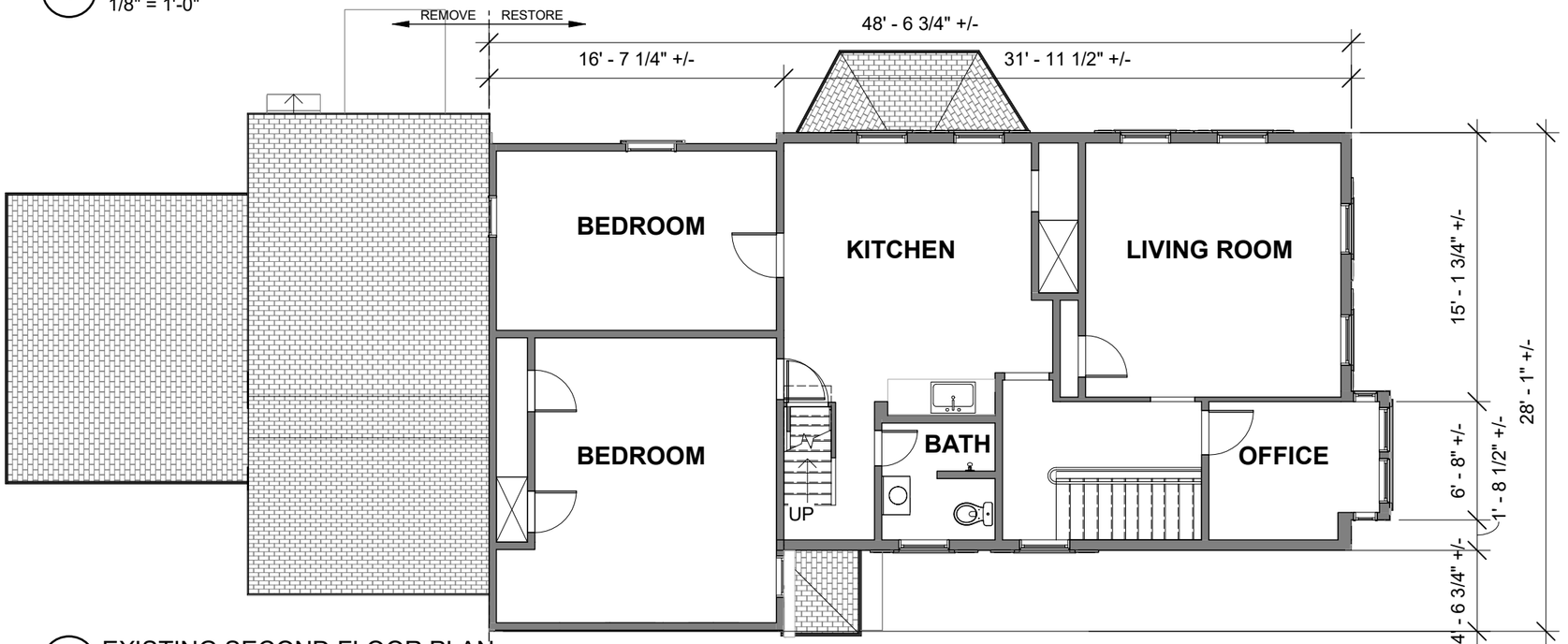
A5

	11/04/2026
PA:	MM / MG
Project Number:	26082
Scale:	1/8" = 1'-0"

Z:\Active Project Files\26082-413 ISLINGTON\Dwgs\2-SD\26082- 413 ISLINGTON SD.rvt



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



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

N

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

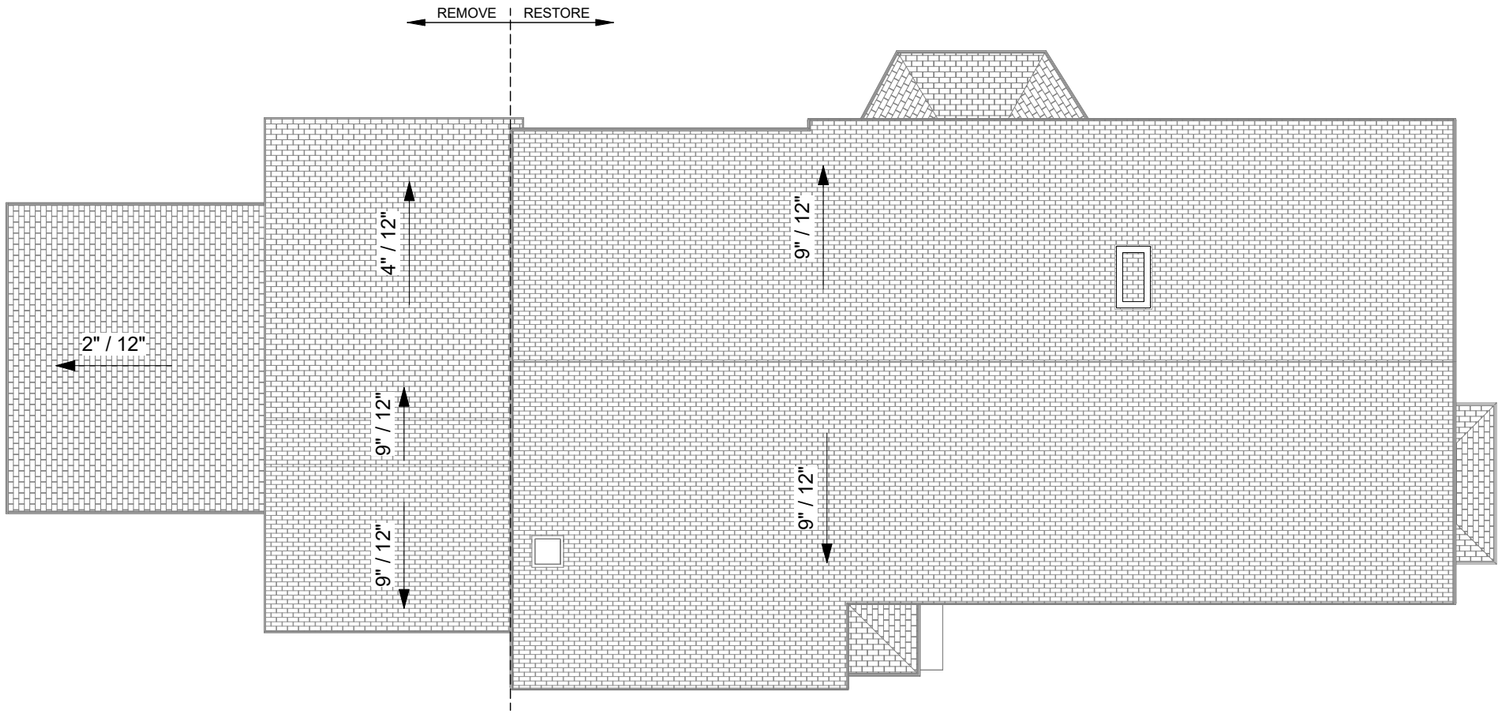
EXISTING FLOOR PLANS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A6

	11/04/2026
PA:	MM / MG
Project Number:	26082
Scale:	1/8" = 1'-0"



1 EXISTING ROOF PLAN
1/8" = 1'-0"

N

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

EXISTING FLOOR PLANS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

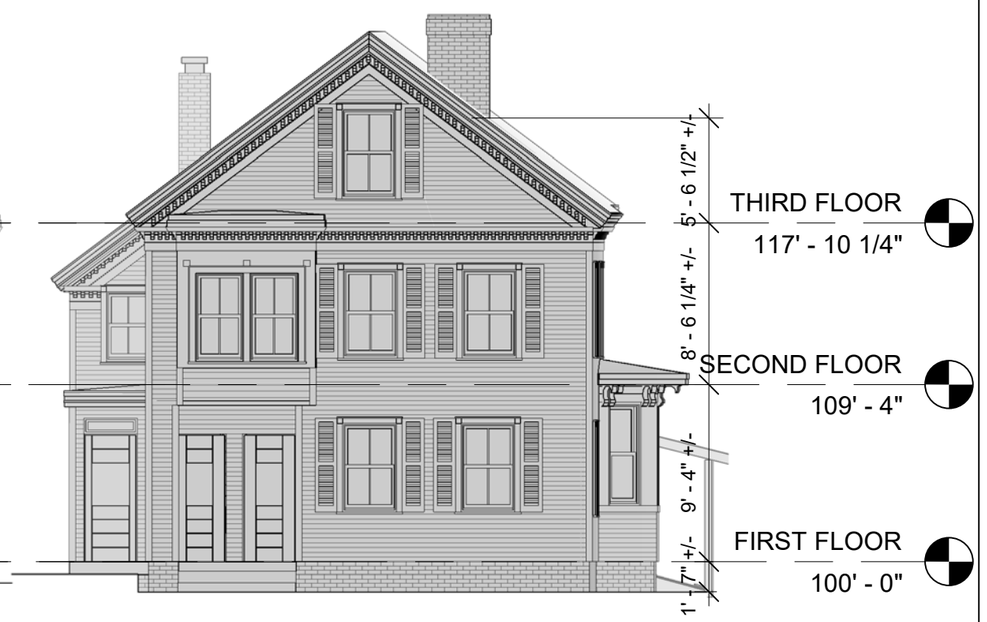
A7

11/04/2026
PA: MM / MG
Project Number: 26082
Scale: 1/8" = 1'-0"

Z:\Active Project Files\26082-413 ISLINGTON\Dwgs\2-SD\26082- 413 ISLINGTON SD.rvt



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



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



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



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

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

EXISTING ELEVATIONS

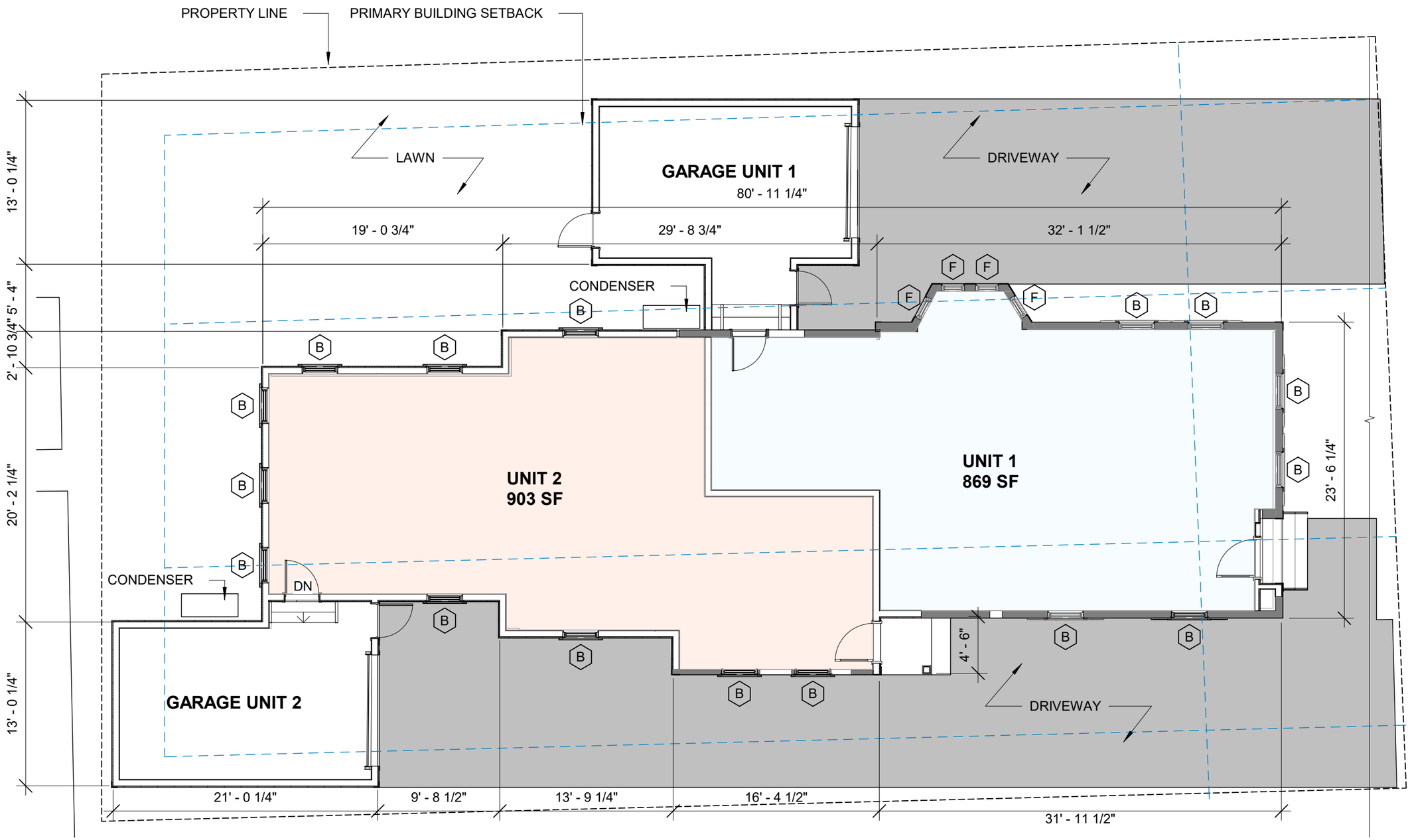
HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A8

	11/04/2026
PA:	MM / MG
Project Number:	26082
Scale:	1/8" = 1'-0"

Z:\Active Project Files\26082-413 ISLINGTON\Dwgs\2-SD\26082- 413 ISLINGTON SD.rvt



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

UNIT AREAS:

UNIT 1:
1ST FLOOR: 869 SF
2ND FLOOR: 877 SF
3RD FLOOR: 685 SF
TOTAL: 2,431 SF

UNIT 2:
1ST FLOOR: 903 SF
2ND FLOOR: 885 SF
3RD FLOOR: 685 SF
TOTAL: 2,473 SF

ISLINGTON ST

N

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

FLOOR PLAN / SITE

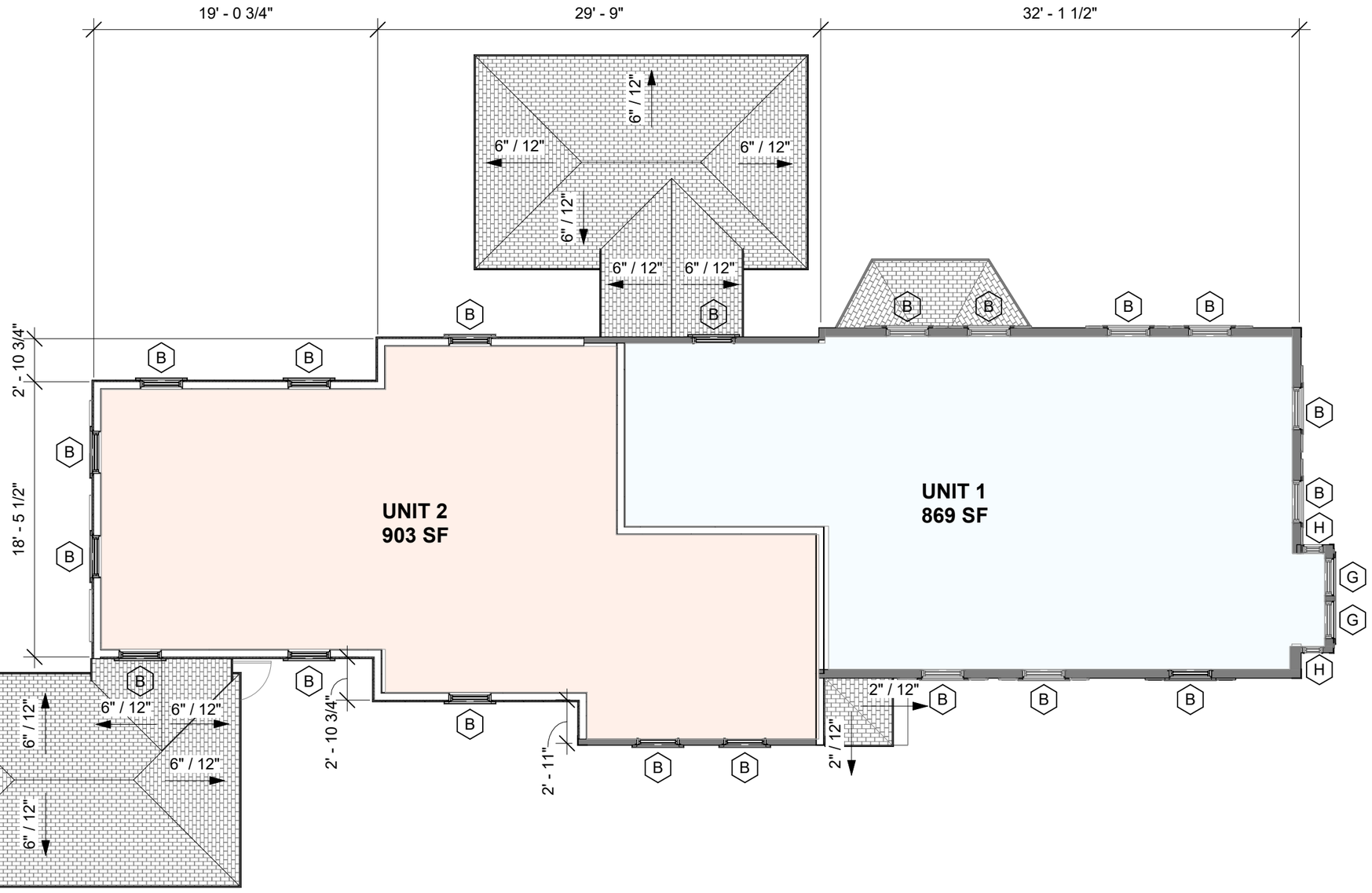
HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A9

11/04/2026
PA: MM / MG
Project Number: 26082
Scale: 1/8" = 1'-0"

Z:\Active Project Files\26082-413 ISLINGTON\Dwgs\2-SD\26082- 413 ISLINGTON SD.rvt



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

N

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

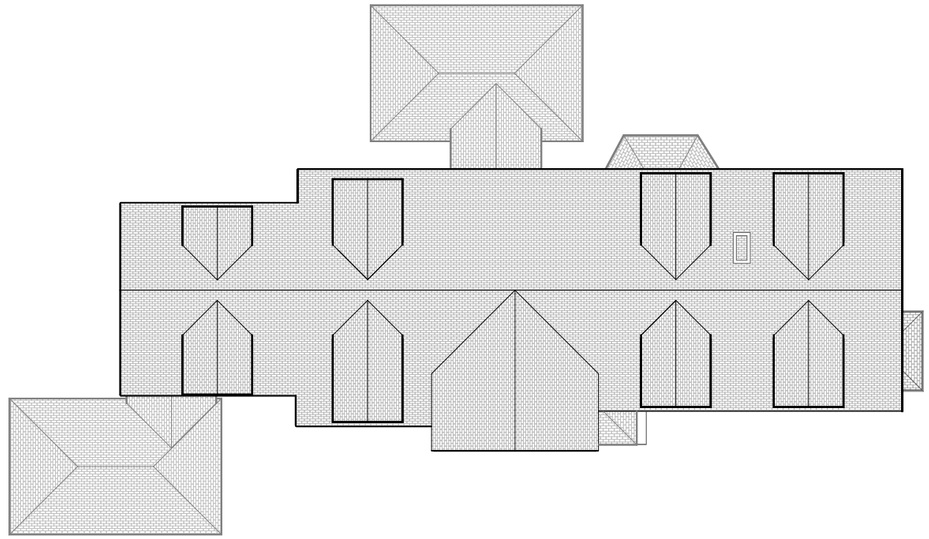
FLOOR PLANS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

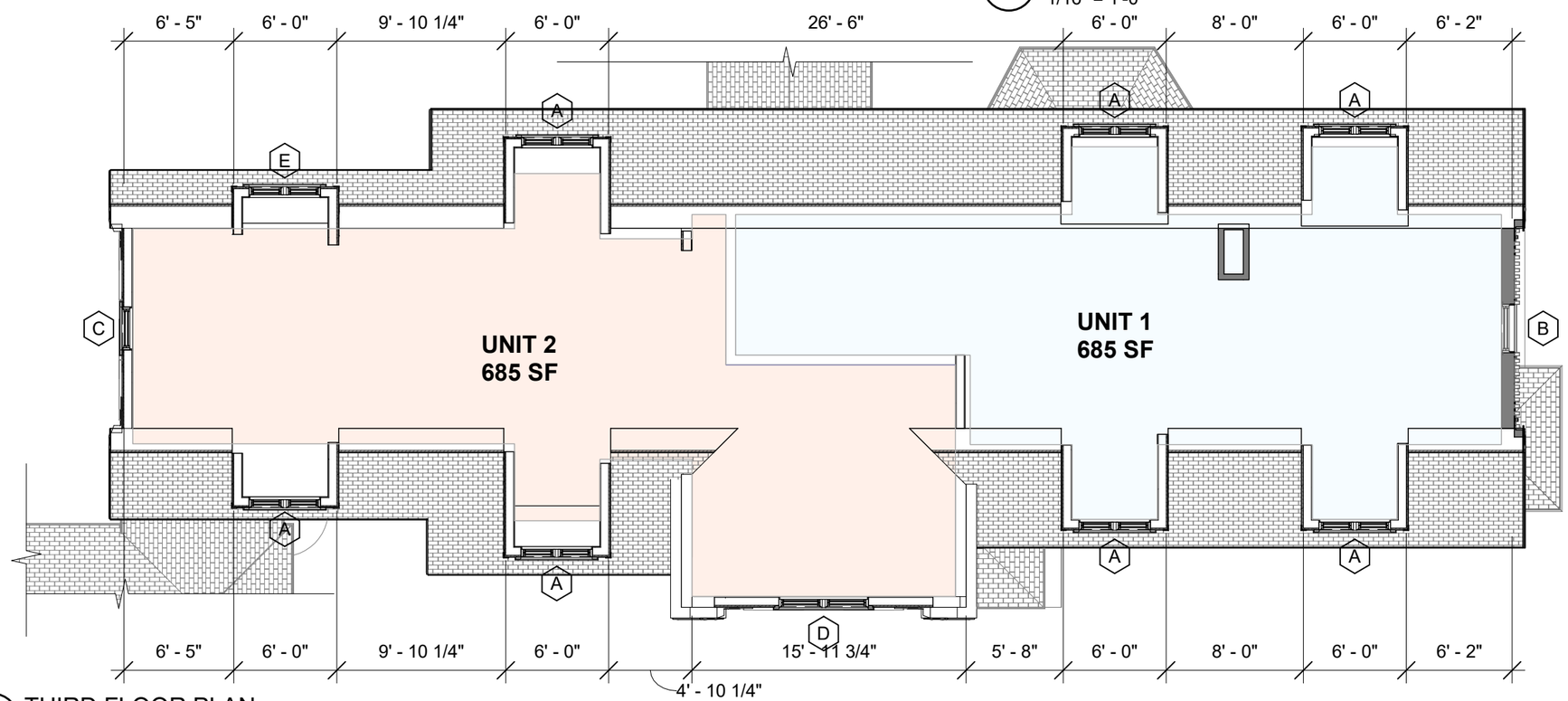
4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

A10

	11/04/2026
PA:	MM / MG
Project Number:	26082
Scale:	1/8" = 1'-0"



2 ROOF PLAN
1/16" = 1'-0"



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

N

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

FLOOR PLANS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A11

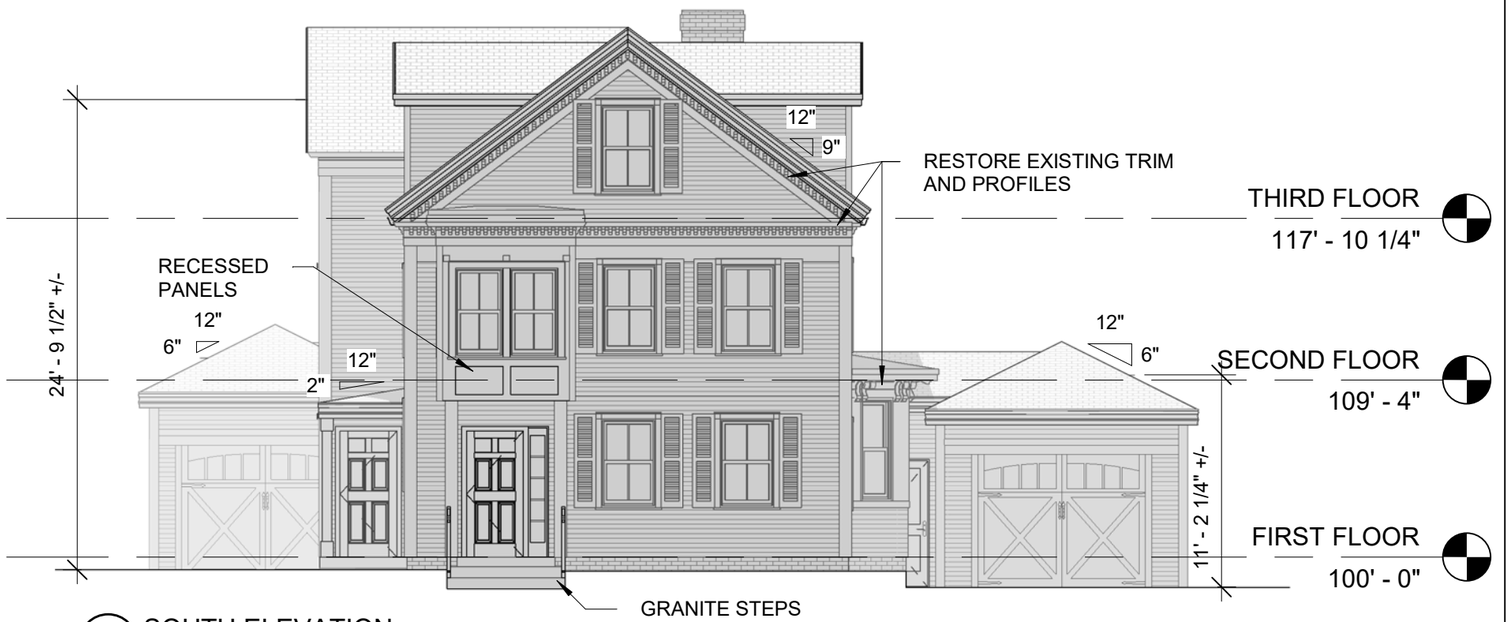
11/04/2026
PA: MM / MG
Project Number: 26082
Scale: As indicated

Z:\Active Project Files\26082-413 ISLINGTON\Dwgs\2-SD\26082- 413 ISLINGTON SD.rvt



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

EXTERIOR MATERIALS		
ROOFING	ARCHITECTURAL ASPHALT SHINGLES	
SIDING	WOOD CLAPBOARD	4" EXPOSURE
EXTERIOR TRIM	RESTORE EXISTING WOOD TRIM	MATCH EXISTING PROFILES WHEN REPLACEMENT IS NECESSARY
CORNER BOARDS	1X8 COMPOSITE	EXISTING
CORNER BOARDS	1X6 COMPOSITE	NEW
TRIM	1X COMPOSITE	NEW LOCATIONS, SIZES VARY



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

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

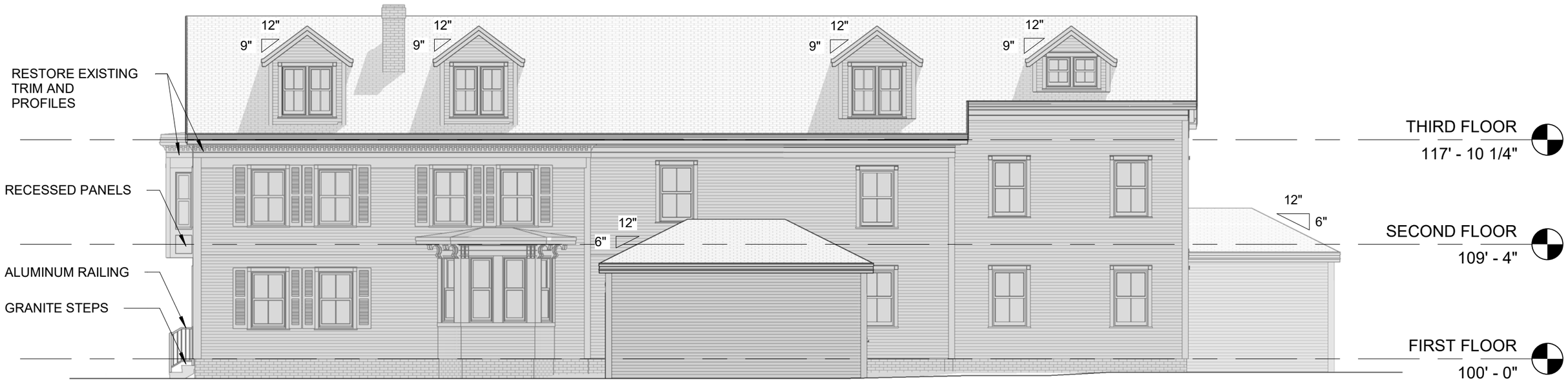
ELEVATIONS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

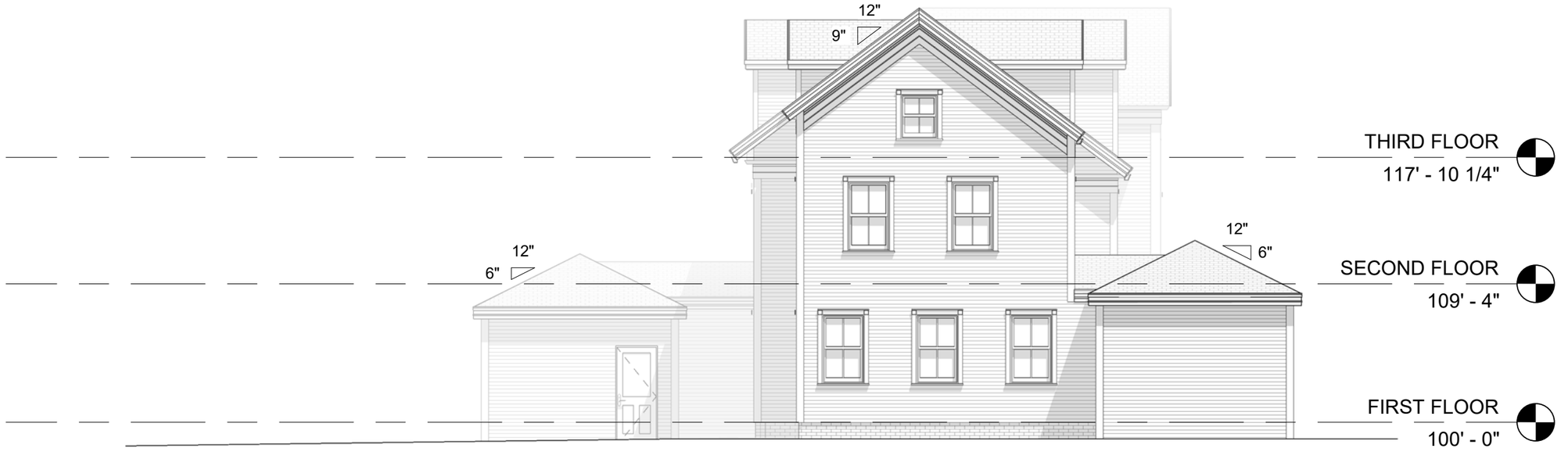
4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

A12

11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



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



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

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

ELEVATIONS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A13

11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE

Z:\Active Project Files\26082-413 ISLINGTON\Dwgs\2-SD\26082- 413 ISLINGTON SD.rvt



SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

PERSPECTIVE VIEWS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE

A14

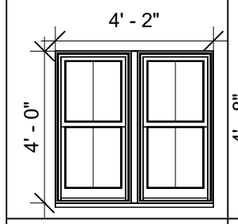
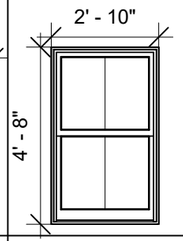
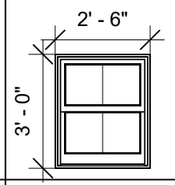
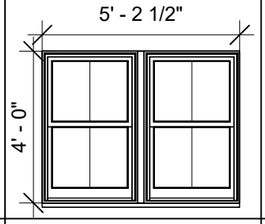
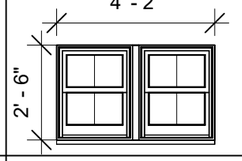
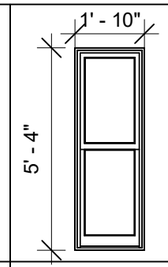
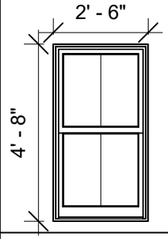
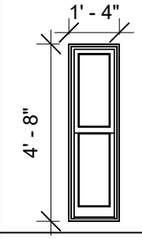
11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE

Z:\Active Project Files\26082-413 ISLINGTON\Dwgs\2-SD\26082- 413 ISLINGTON SD.rvt



MARVIN SIMULATED DIVIDED LITES

WINDOW TYPES

TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:	TYPE F:	TYPE G:	TYPE H:
							
2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW	2 LITE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW

WINDOW NOTES:
- BASIS OF DESIGN: MARVIN ELEVATE OR EQUAL
- HALF SCREENS AT EACH UNIT

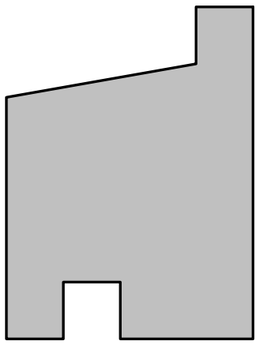




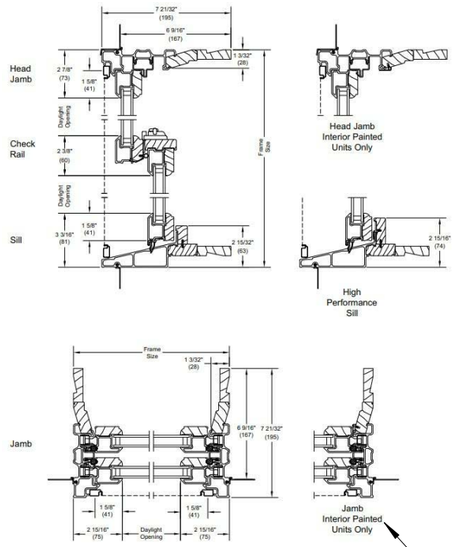




SHUTTER HARDWARE



HISTORICAL SILL PROFILE

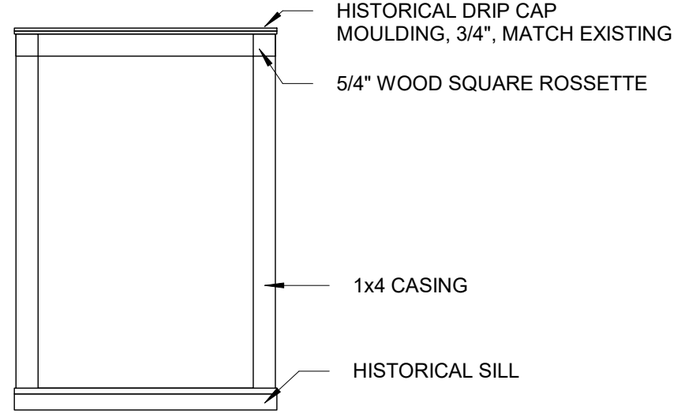


WINDOWS
MARVIN ELEVATE DOUBLE HUNG





SHUTTERS
COMPOSITE FIXED
LOUVER SHUTTERS



WINDOW TRIM - MATCHES EXISTING

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

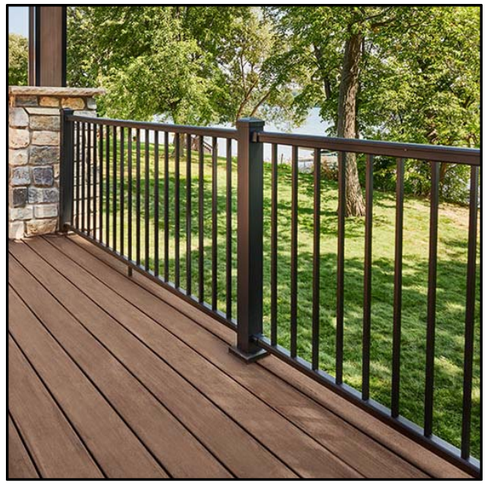
MATERIALS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A15

11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE

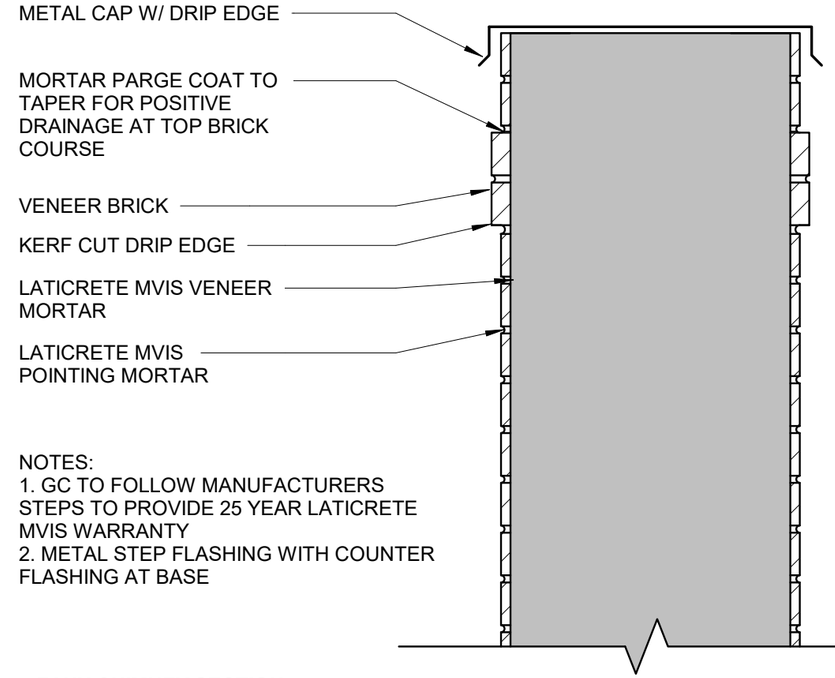


FRONT STEPS RAILING
TIMBERTECH IMPRESSIONS RAIL EXPRESS, MODERN TOP RAIL, ALUMINUM BALUSTERS WITH OPEN MID RAIL, 3"X3" POSTS WITH CAP AND SKIRT, BLACK



LIGHT FIXTURES





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



GRANITE FRONT STEPS



DOOR INTO GARAGE
- FIBERGLASS
- 3'-0" x 6'-8"



CARRIAGE OVERHEAD GARAGE DOOR
- 8'-0" x 7'-0"
- FIBERGLASS
- OVERHEAD DOOR, OR EQUAL



CUSTOM WOOD DOOR
- PAINTED
- 3'-0" x 6'8"



CUSTOM FRONT ENTRY DOOR WITH SIDELIGHT
- PAINTED
- 3'-0" x 6'8"

© 2026 Portsmouth Architects

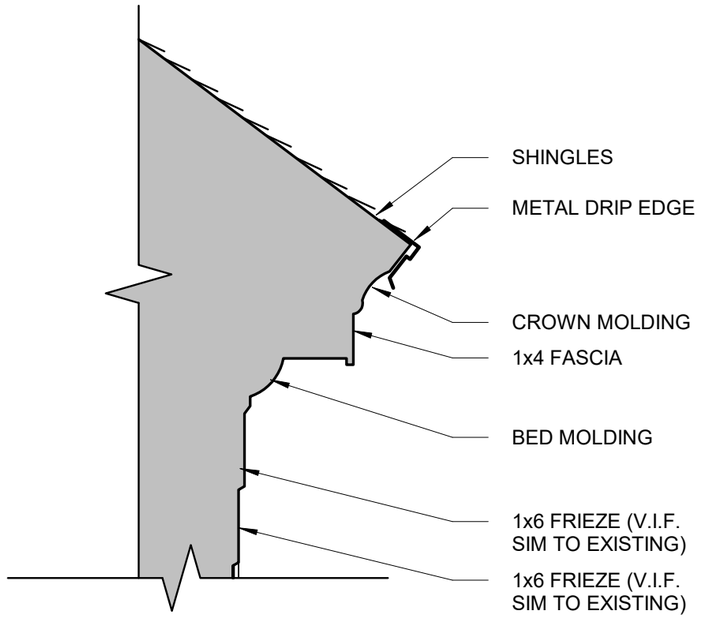
ISLINGTON HOUSE RENOVATION
413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

MATERIALS
HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A16

11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



EAVE PROFILE @ NEW CONSTRUCTION



EXISTING EAVE



COMPOSITE TRIM



4" ALUMINUM GUTTER



30 YEAR ARCHITECTURAL SHINGLE



WOOD CLAPBOARD SIDING PAINTED

© 2026 Portsmouth Architects

ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

MATERIALS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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

A17

11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE

Project Address: **134 Pleasant Street**

Permit Requested: **Certificate of Approval**

Application: **Work Session/Public Hearing #2**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Commercial
- Land Area: 1.15 Acres +/-
- Estimated Age of Structure: c.1947 and rebuilt in 1978
- Building Style: Modern
- Number of Stories: 1
- Historical Significance: Not Contributing
- Public View of Proposed Work: Pleasant Street and Junkins Avenue
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work: Demolish the existing structure to the pad foundation and the new construction of a previously approved design (with minor changes).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolish the existing structure down to the first-floor pad foundation.
- New construction of a previously approved structure (with minor design changes).



HISTORIC SURVEY RATING

NC

D. Purpose and Intent:

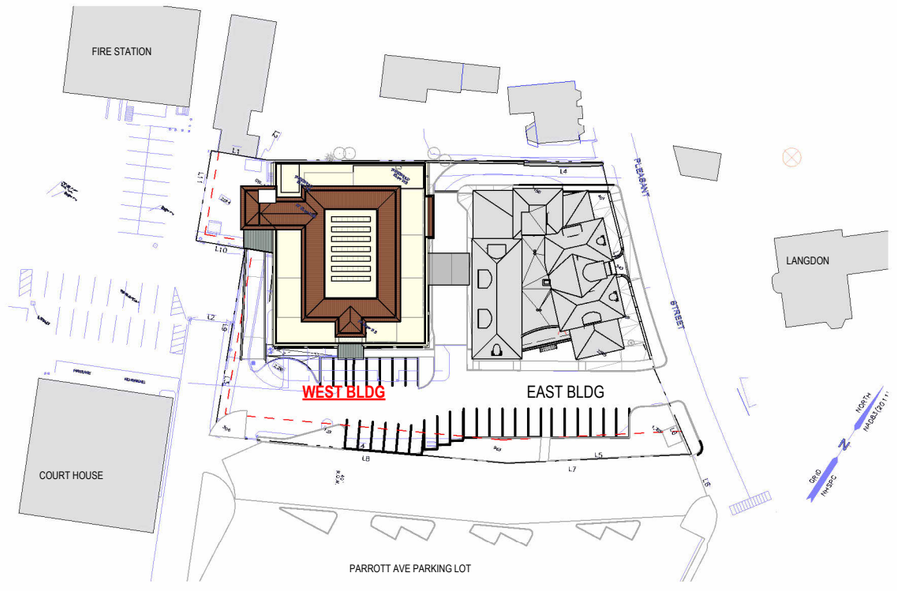
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare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

E. Review Criteria/Findings of Fact:

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



DRAWING INDEX	
Sheet #	**Sheet Name**
H0.00	COVER SHEET
H0.01	PROJECT SUMMARY
H0.05	EXISTING ELEVATIONS
H0.06	EXISTING ELEVATIONS
H1.01	FIRST FLOOR PLAN
H1.02	ROOF PLAN - PROPOSED
H2.01	CONTEXT SITE SECTIONS
H2.02	CONTEXT SITE SECTIONS
H2.19	ELEVATIONS - PREVIOUSLY APPROVED
H2.20	ELEVATIONS - PROPOSED
H2.21	ELEVATIONS - PREVIOUSLY APPROVED
H2.22	ELEVATIONS - PROPOSED
H3.00	RENDERING COMPARISON
H3.01	RENDERING COMPARISON
H3.02	RENDERINGS, PROPOSED
H3.03	BIRDSEYE AXONOMETRIC
H4.01	ELEVATION DETAIL
H4.02	ELEVATION DETAIL
H4.03	ELEVATION DETAIL
H4.04	MATERIALS LEGEND
H4.05	MATERIALS - MASONRY
H4.06	MATERIALS - CLADDING
H4.07	MATERIALS - ROOFING
H4.08	MATERIALS - DOORS & STOREFRONTS
H4.09	MATERIALS - WINDOWS
H4.10	MATERIALS - METAL ACCESSORIES



1 **LOCUS PLAN**
1" = 100'-0"

134 PLEASANT STREET WEST

HISTORIC DISTRICT COMMISSION

WORK SESSION (2) / PUBLIC HEARING - NOVEMBER 2026

REVISIONS TO PREVIOUSLY APPROVED DESIGN:
1. DEMOLISH EXISTING AND RE-BUILD UPPER FLOORS ACCORDING TO PREVIOUSLY APPROVED DESIGN, DUE TO STRUCTURAL REQUIREMENTS.

REVISIONS SINCE LAST WORKSESSION:
1. MADE BUILDING SHORTER:
A. COMPARED TO PREVIOUSLY PROPOSED, BUILDING IS NOW 3'-8 1/2" SHORTER TO TOP OF FLAT ROOF; AND 4'-9 7/8" SHORTER TO PENTHOUSE AVERAGE ROOF.
B. COMPARED TO PREVIOUSLY APPROVED, BUILDING IS NOW 3'-6 1/2" TALLER TO TOP OF FLAT ROOF; AND 2'-10 7/8" TALLER TO PENTHOUSE AVERAGE ROOF.
2. CORNICE REDUCED & SIMPLIFIED
3. PARAPET RAILING NOW WHITE IN COLOR
4. BROUGHT BACK THE TWO WINDOWS AT FRONT, SECOND FLOOR

H0.00 **COVER SHEET**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/16/26

134 Pleasant Street
HDC Work Session September 2026
West Building – Revisions to Previously Approved Design
September 18, 2026

Summary of Work

This application includes further revisions to the design of the West Building at 134 Pleasant Street as previously approved by HDC on January 7, 2026 with revisions as approved on April 1, 2026. The West Building includes renovations and additions to the existing "Citizens Bank" building.

The revisions proposed in this application pertain only to the West Building. Since the HDC's last approval, further existing conditions investigations and preliminary engineering were conducted. Selective interior finishes were removed, revealing concealed spaces with unforeseen conditions. These conditions are detailed in the following *JSN Structural Engineering Letter.* Remedying these conditions to make the building compliant with current safety regulations would result in comprehensive façade design changes, significantly altering the character of the building. The Historic District Commission dedicated multiple work sessions last year to help guide the character of the proposed design, and we do not wish to change that approved direction.

Due to structural necessities with the previously approved design, we propose to demolish the existing building down to the top of the first floor slab; and rebuild the previously approved design as new construction, adjusted slightly for floor to floor heights in compliance with current code and zoning regulations.

This approach preserves the building's original design character better than altering the existing structure, because codes have changed over the past 75 years. Rebuilding the upper floor as new enables the recreation of the original storefront windows. These storefront windows were the defining character of the original circa 1950 building, which was mostly lost in the extreme 1980's renovation. In accordance with the 2025 HDC Work Sessions, the design intent is to bring back the character of the 1950's design, adjusted for 2026 conditions. We cannot faithfully recreate the 1950's storefront patterns without obstructive structural reinforcements as required by current codes. Interior structural reinforcements would also obstruct required egress clearances, making most of the upper floor uninhabitable.

The current existing building is clad with circa 1980's granite veneer, and its current windows and doors are circa 1980's. The previously approved design included the removal and demolition of all of the 1980's façade treatments. This application continues that request, but additionally proposes to replace the substrates and structure behind them. The proposed materials and visible façade arrangements remain the same as previously approved.

The proposed footprint remains the same as previously approved. The existing first floor assembly and basement structure would remain in place. The proposed height of upper floors would be increased slightly to meet current building code (minimum ceiling height 7'-6") and CD4 zoning ordinance requirements. The proposed window heights are adjusted accordingly. The height of the existing building complies with neither code nor zoning, with the first-to-second floor at 9'-11" where 12'-0" is required, and the second-to-roof at 8'-9" where 10'-0" is required. Additionally, to improve compatibility with abutting structures, the proposed West cornice is now more closely aligned with the eaves of the approved East Building design, and is in closer scale with the abutting buildings to the west, such as the Court House and Fire Station.

Respectfully, we request approval to demolish and rebuild the upper floors of the West Building as detailed on these following pages.

Sincerely,

Tracy S Kozak, AIA
Principal, ARCove Architects

JSN Associates, LLC
One Autumn Street
Portsmouth, NH 03801
(603)433-8639
www.jsneng.com

September 17, 2026

Reagan Rudig, Chairperson
Historic District Commission
1 Junkins Avenue
City of Portsmouth, NH 03801

Cc: Peter Stith, Principal Planner, Peter Britz, Director of Planning and Sustainability
Tracy Kozak, Arcove Architects, John Chagnon, Haley Ward Engineering
Mark A. McNabb, McNabb Properties, Ltd.

Re: ***Existing Building Assessment***
134 Pleasant St. West Building, Portsmouth, NH

Dear Ms. Rudig,

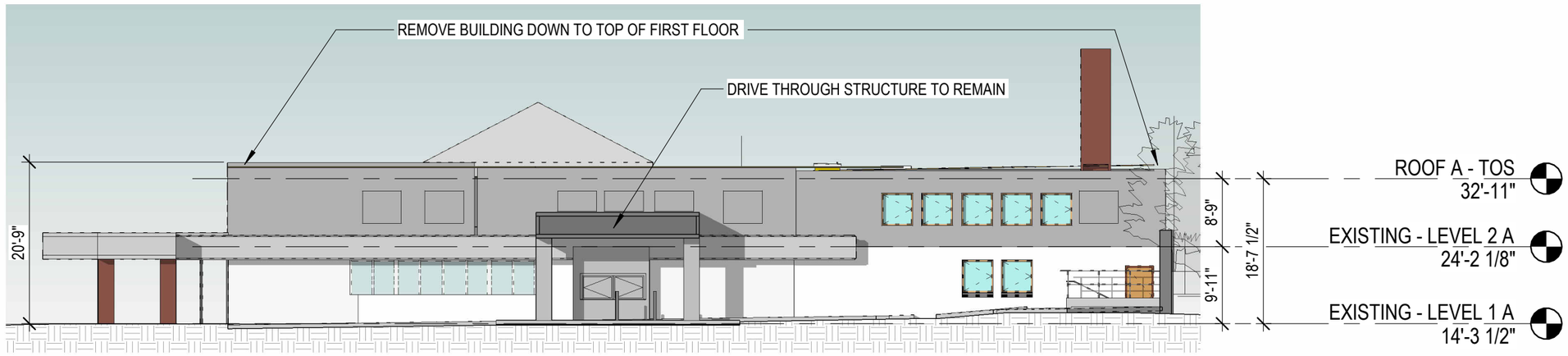
As the structural engineer of this project, I highly recommend the existing structure located at 134 Pleasant Street to be demolished down to the first floor level and be rebuilt with a new structure. There are a lot of reasons for this, including:

1. The extensive amount of rework of the building triggers compliance with seismic provisions of the International Building Code.
2. The current design requires extensive new exterior wall penetrations (for new windows and doors) essentially requiring "demolition in place" of the exterior walls. These walls are unreinforced masonry that are far from meeting any current codes.
3. Existing building is seismically unreinforced hollow cinderblock and brick. Required additional structural columns and diagonal bracing would conflict with HDC's previously approved facade designs and with required basement parking.
4. The column locations in the parking garage do not meet aisle and parking space dimensions requiring extensive structural alterations.
5. Existing structure would need to be reinforced for the rooftop addition, requiring transfer beams that would make the existing second floor space non-code compliant for minimum ceiling heights, due to the unusually deep existing roof structure.
6. The current design requires structurally compromising most of the building because the design requires the relocation of the majority of the existing load paths.

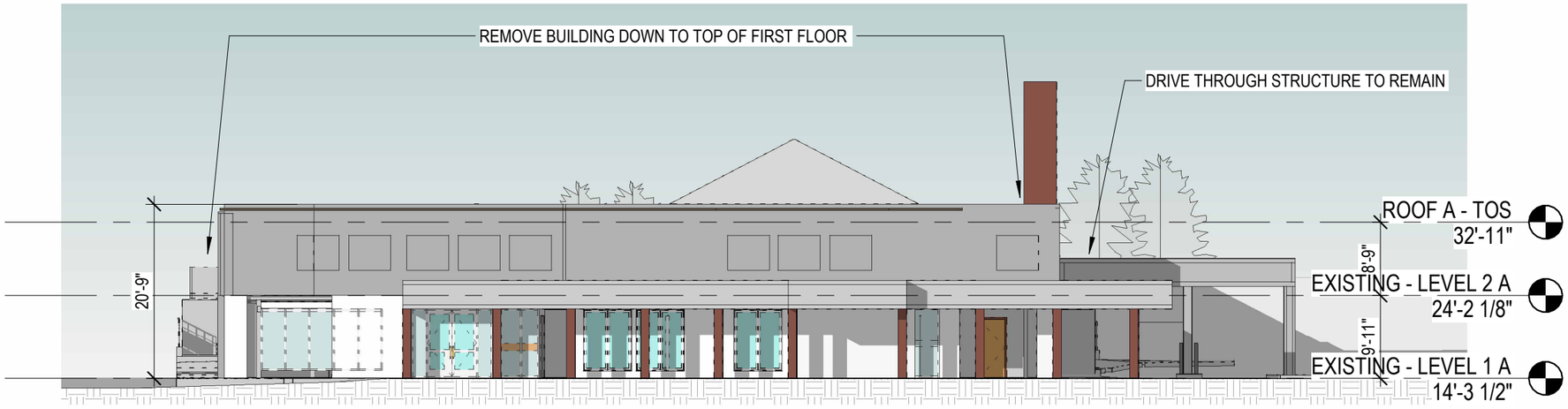
Consulting Structural Engineers

H0.01 **PROJECT SUMMARY**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

09/18/26



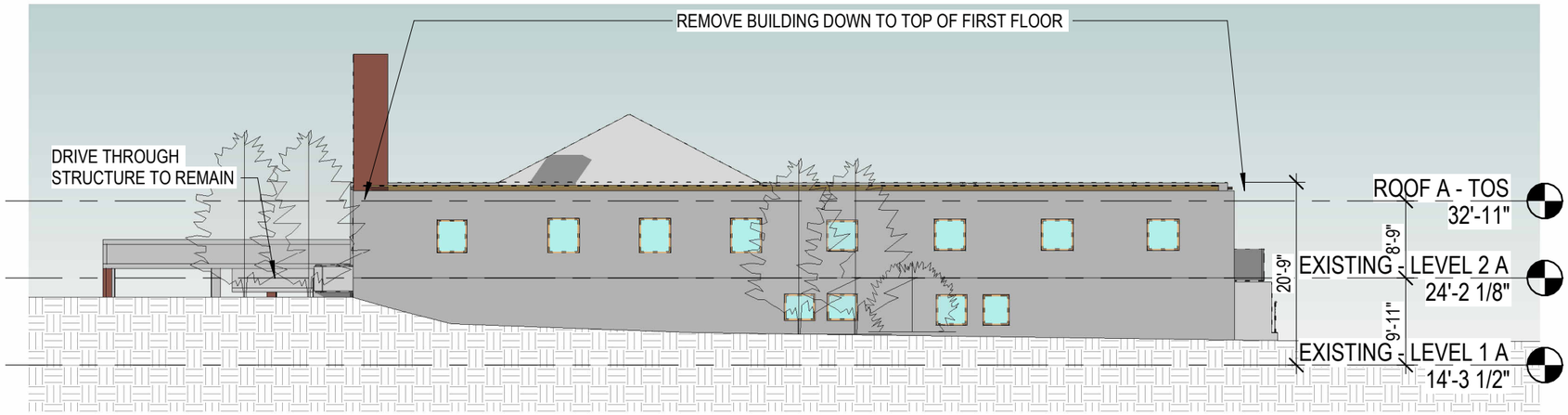
2 **HDC EXISTING ELEVATION EAST**
1/16" = 1'-0"



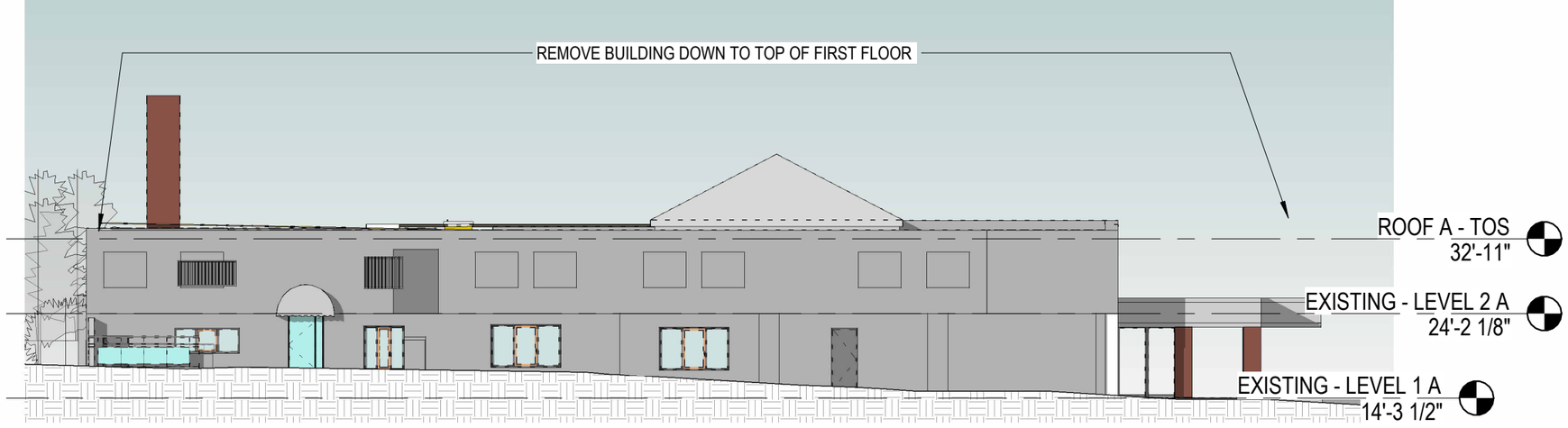
1 **HDC EXISTING ELEVATION SOUTH**
1/16" = 1'-0"

H0.05 **EXISTING ELEVATIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/16/26



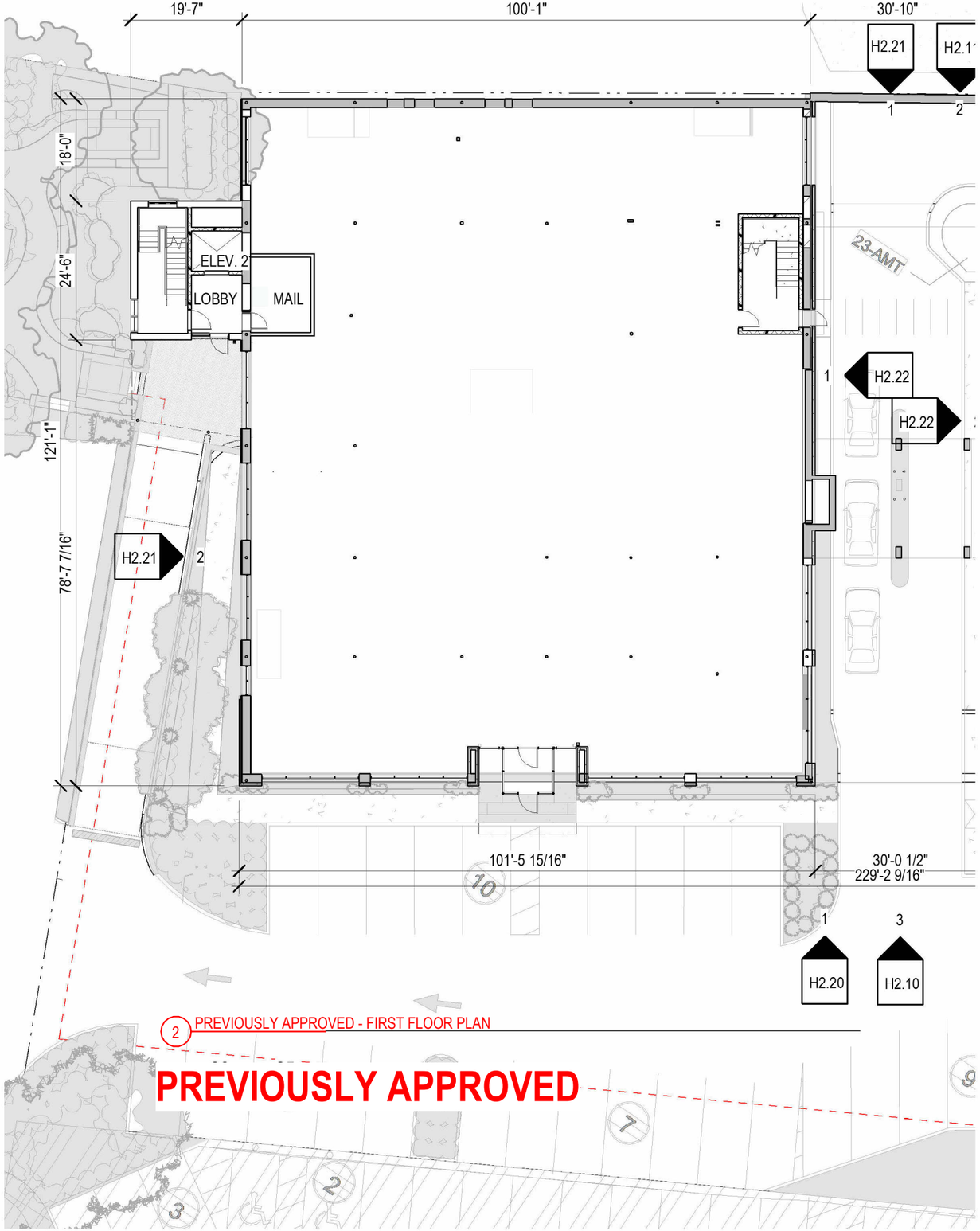
2 **HDC EXISTING ELEVATION NORTH**
1/16" = 1'-0"



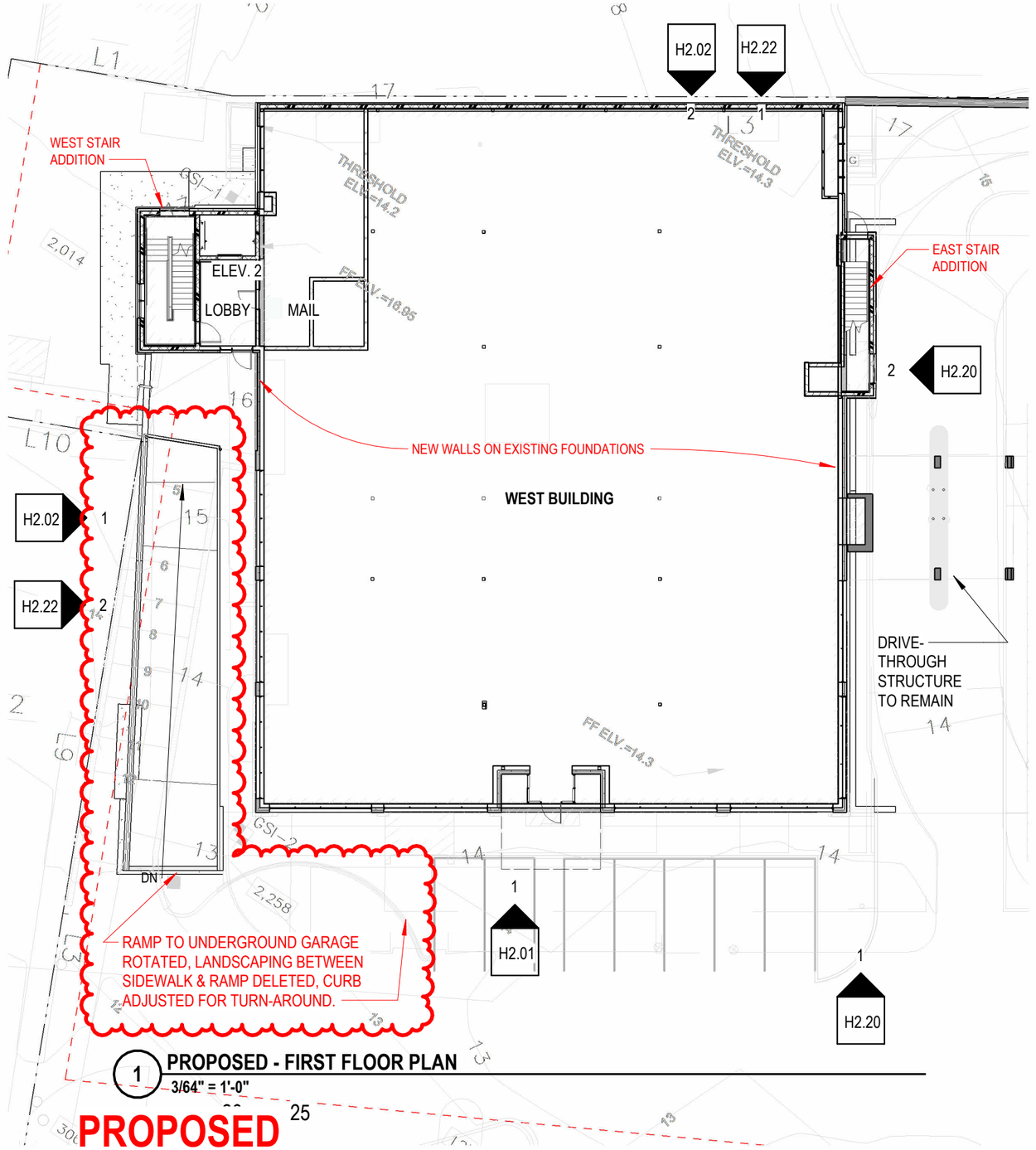
1 **HDC EXISTING ELEVATION WEST**
1/16" = 1'-0"

H0.06 **EXISTING ELEVATIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/116/26



2 PREVIOUSLY APPROVED - FIRST FLOOR PLAN

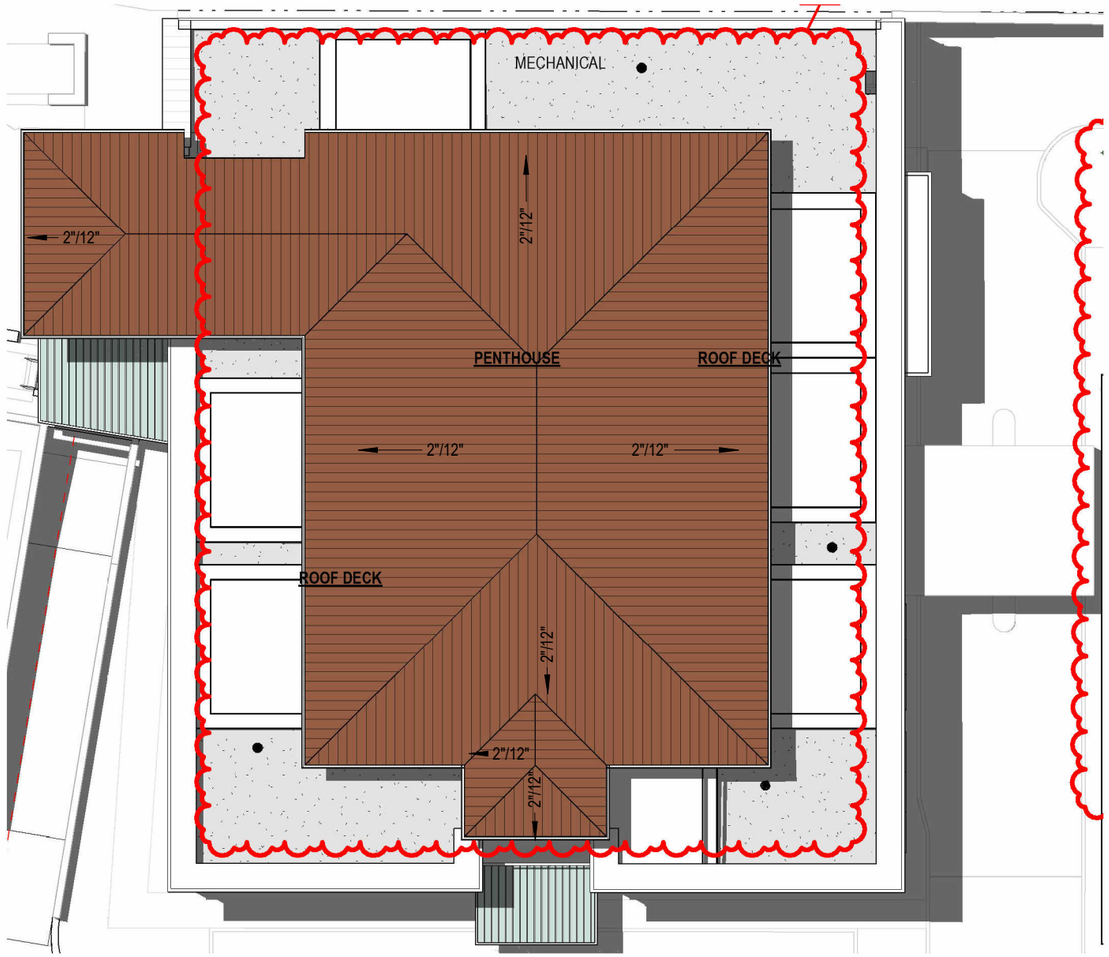


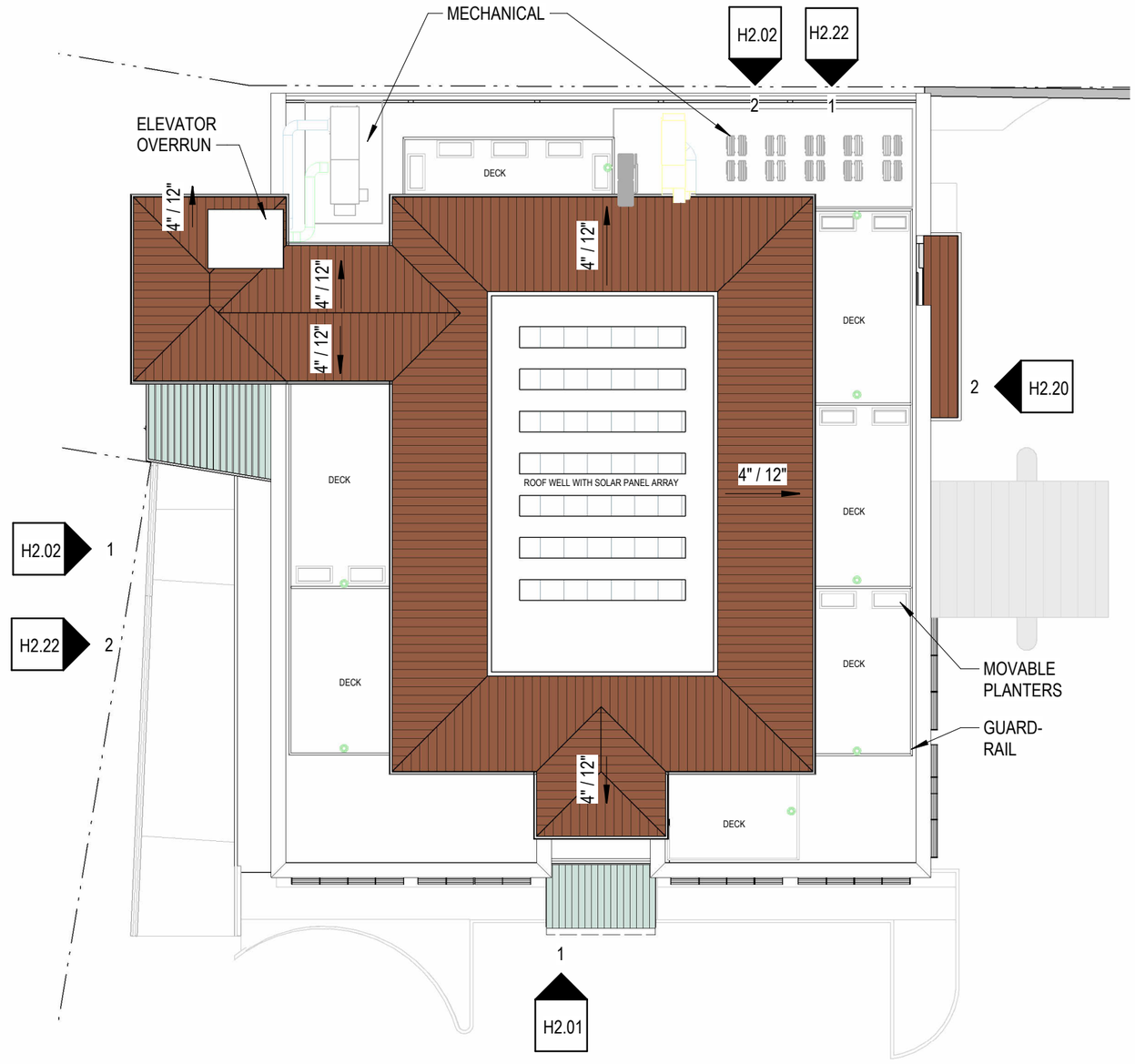
1 PROPOSED - FIRST FLOOR PLAN
3/64" = 1'-0"

H1.01 FIRST FLOOR PLAN
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/2026





PREVIOUSLY APPROVED

PROPOSED

1 ROOF PLAN - PROPOSED
3/64" = 1'-0"

N

H1.02 ROOF PLAN - PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26

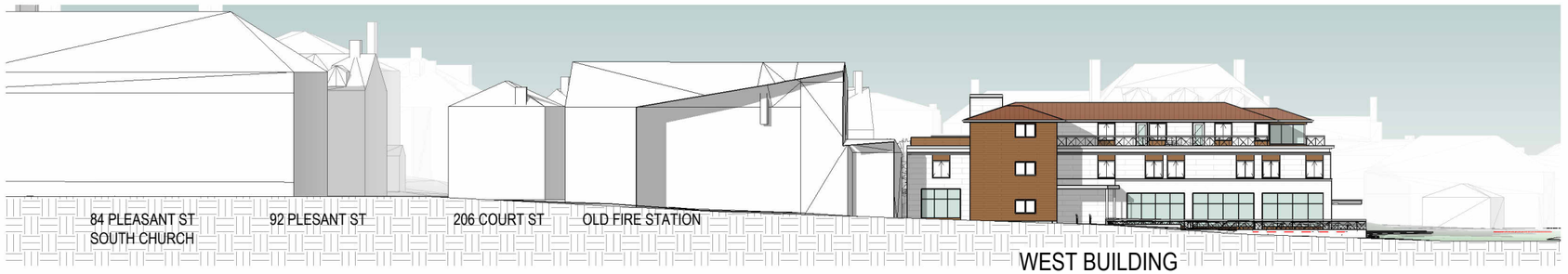


1 **SOUTH SITE SECTION**
1" = 40'-0"

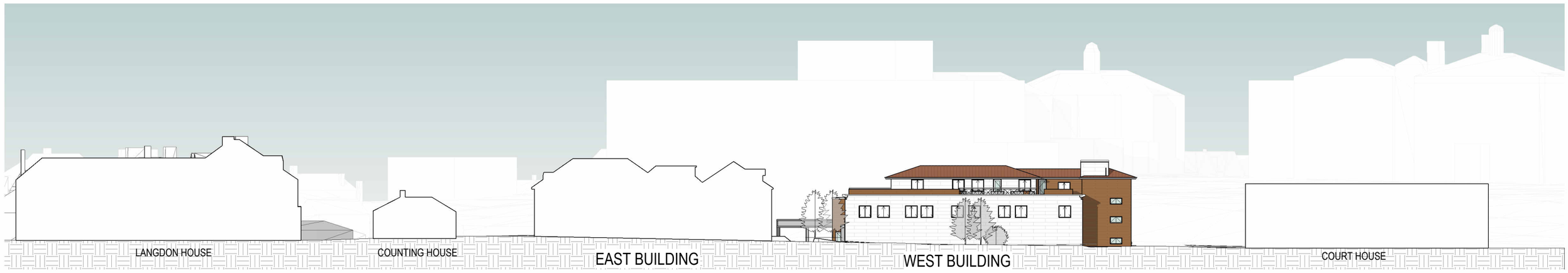
H2.01 **CONTEXT SITE SECTIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26



1 **WEST SITE SECTION**
1" = 40'-0"



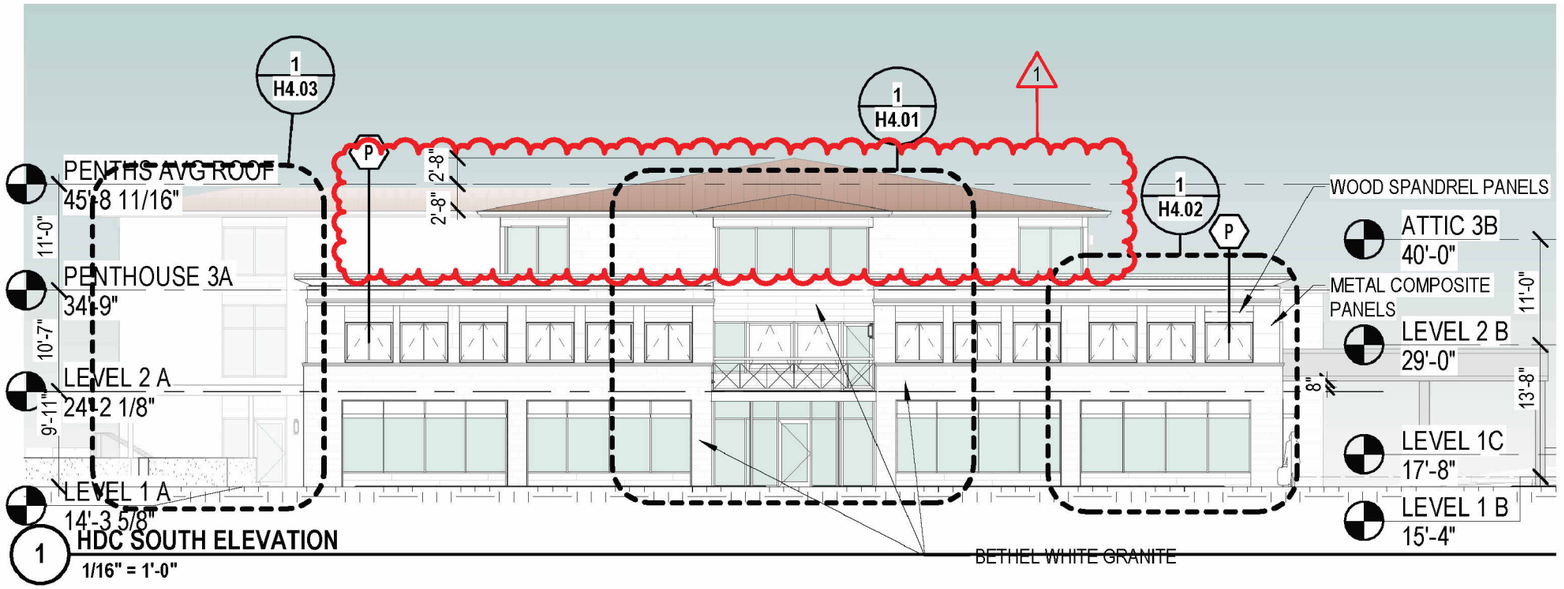
2 **NORTH SITE SECTION**
1" = 40'-0"

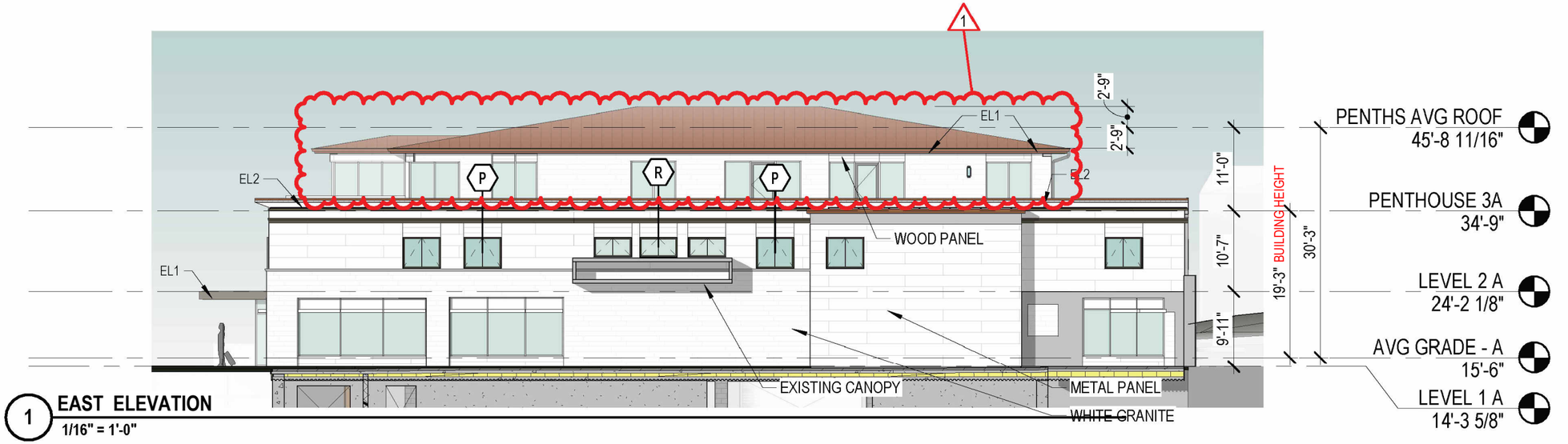
H2.02

CONTEXT SITE SECTIONS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26





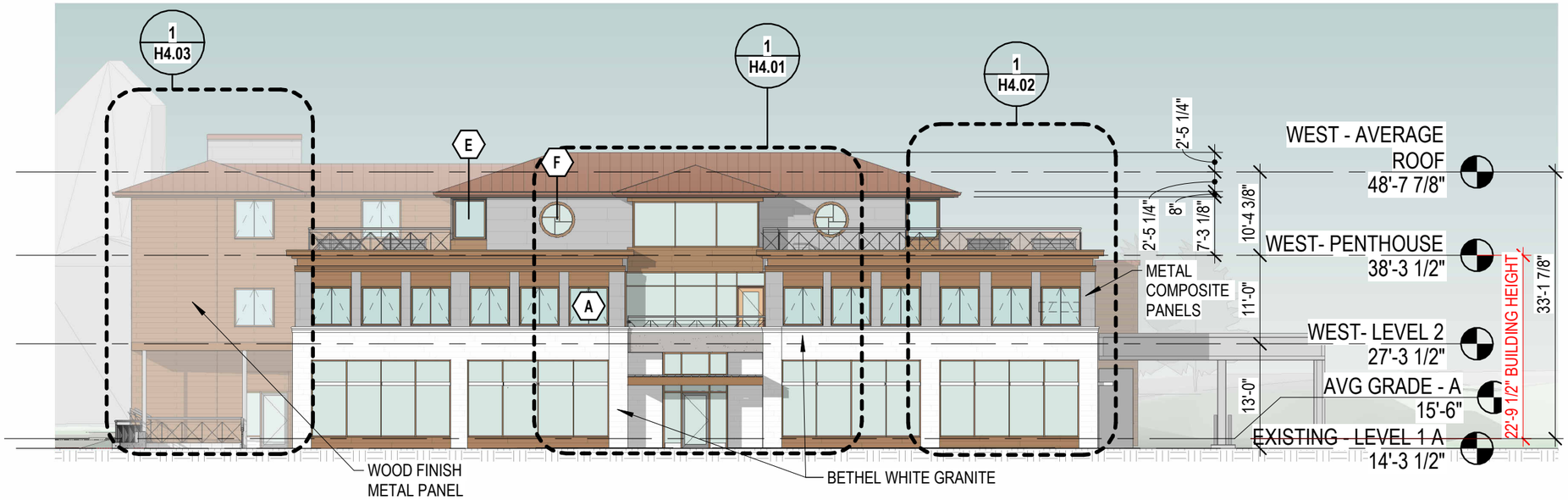
PREVIOUSLY APPROVED

H2.19

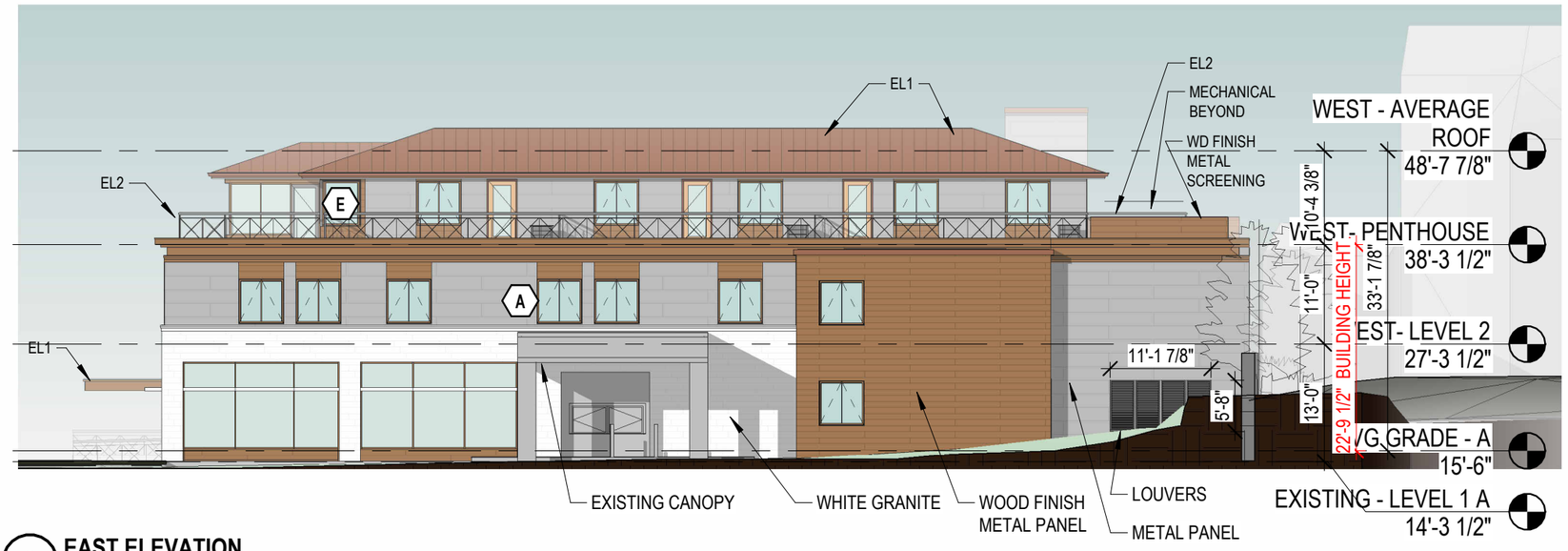
ELEVATIONS - PREVIOUSLY APPROVED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26



1 HDC SOUTH ELEVATION
1/16" = 1'-0"



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

ELEVATION KEY NOTES

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH ALUM. PANEL
- ALUMINUM SOFFIT PANELS
- COPPER COLORED METAL ROOFING

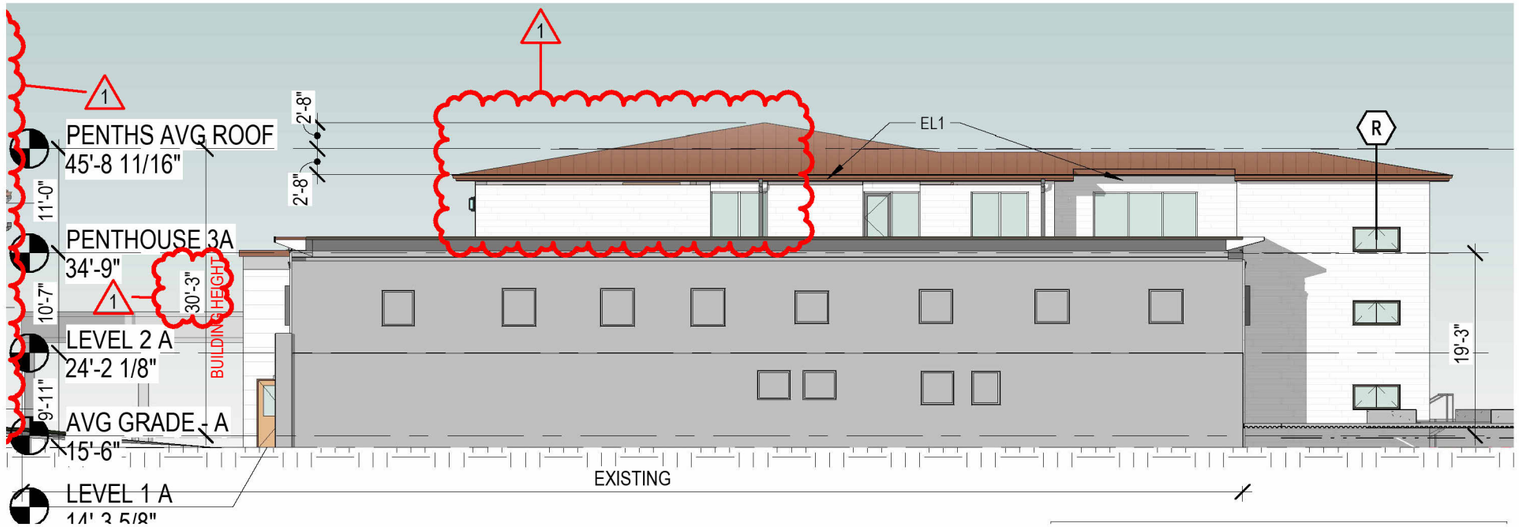
EXTERIOR LIGHTING LEGEND

- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONCE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONCE

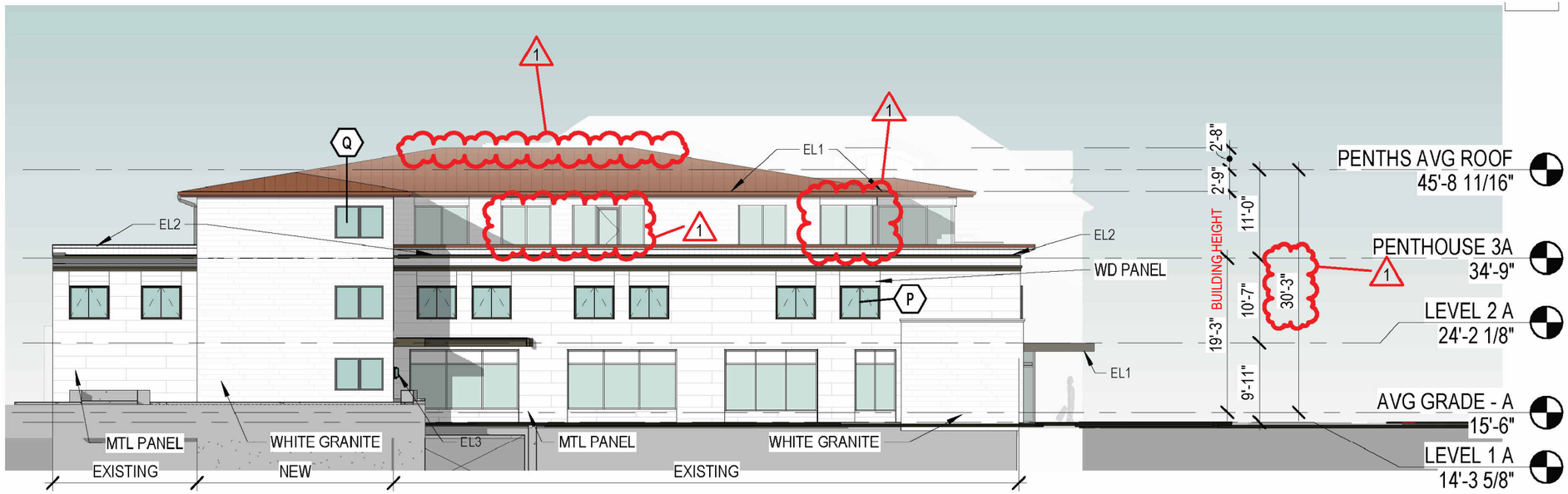
PROPOSED

H2.20 ELEVATIONS - PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/16/26



1 NORTH ELEVATION

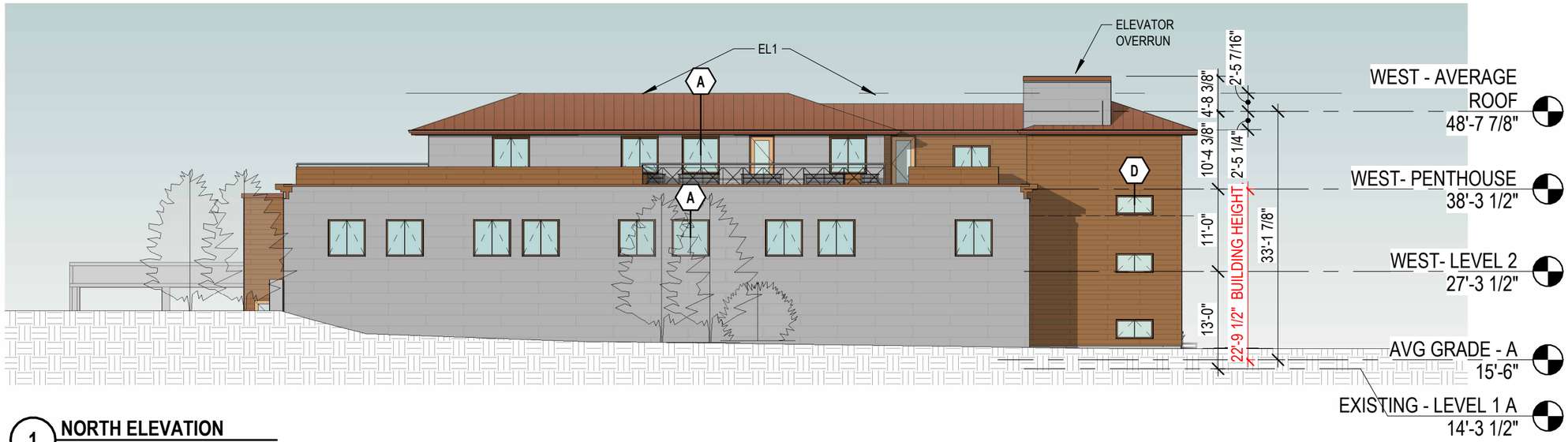


2 WEST ELEVATION
1/16" = 1'-0"

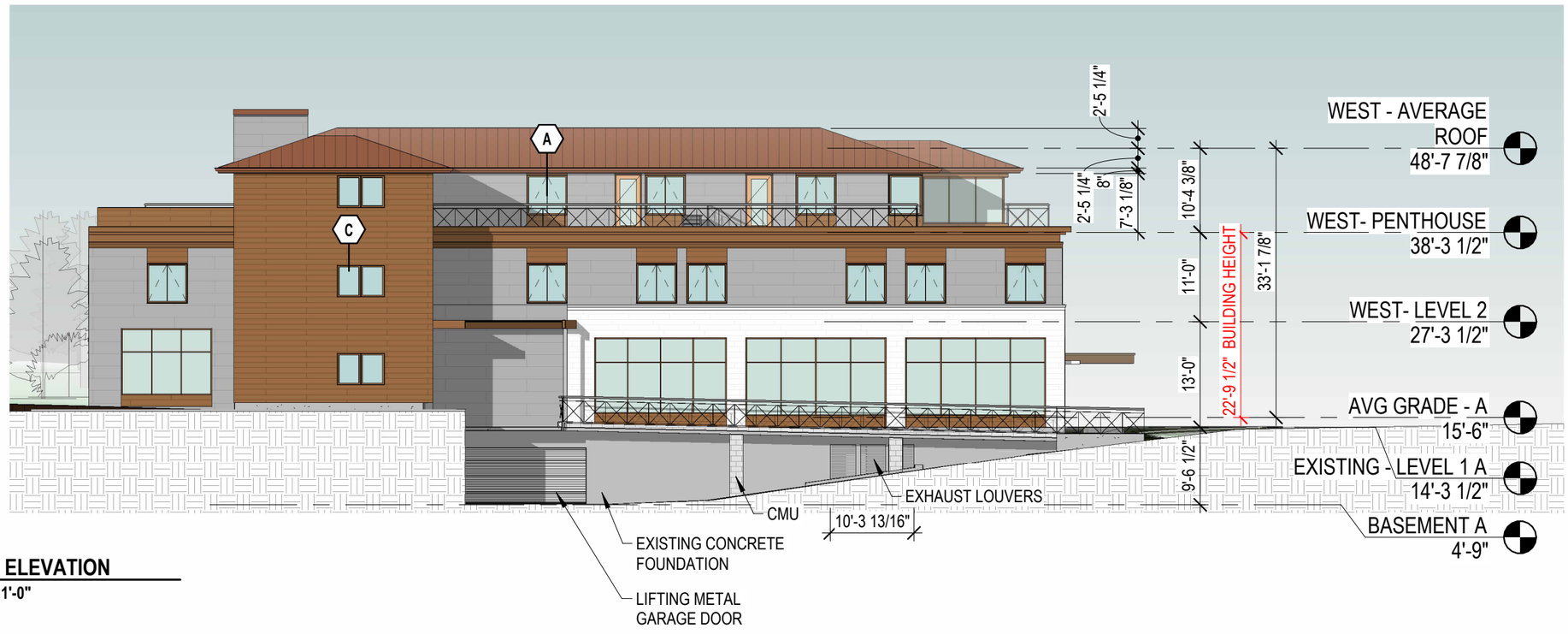
PREVIOUSLY APPROVED

H2.21 ELEVATIONS - PREVIOUSLY APPROVED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/16/26



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



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

PROPOSED

ELEVATION KEY NOTES

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH ALUM. PANEL
- ALUMINUM SOFFIT PANELS
- COPPER COLORED METAL ROOFING

EXTERIOR LIGHTING LEGEND

- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONCE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONCE

H2.22 **ELEVATIONS - PROPOSED**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26

PREVIOUSLY APPROVED



PREVIOUSLY PRESENTED - SOUTH VIEW
FROM PARROTT AVE PARKING LOT



PROPOSED - SOUTH VIEW FROM
PARROTT AVE PARKING LOT



H3.00

RENDERING COMPARISON
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26







H3.01

RENDERING COMPARISON
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26



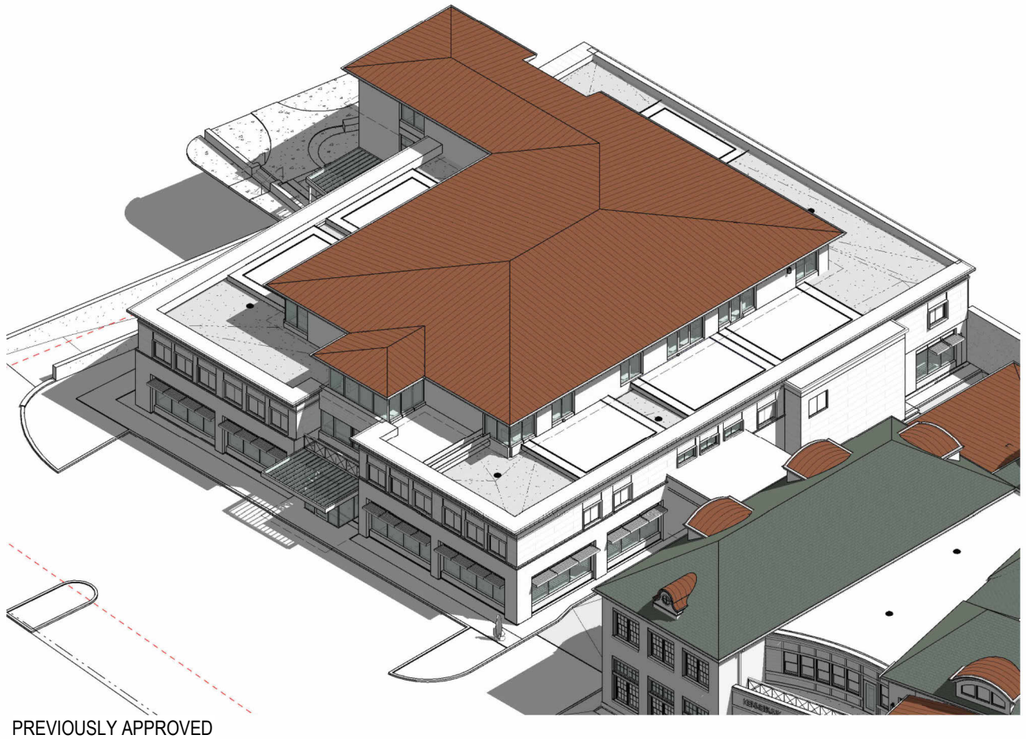


H3.02

RENDERINGS, PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

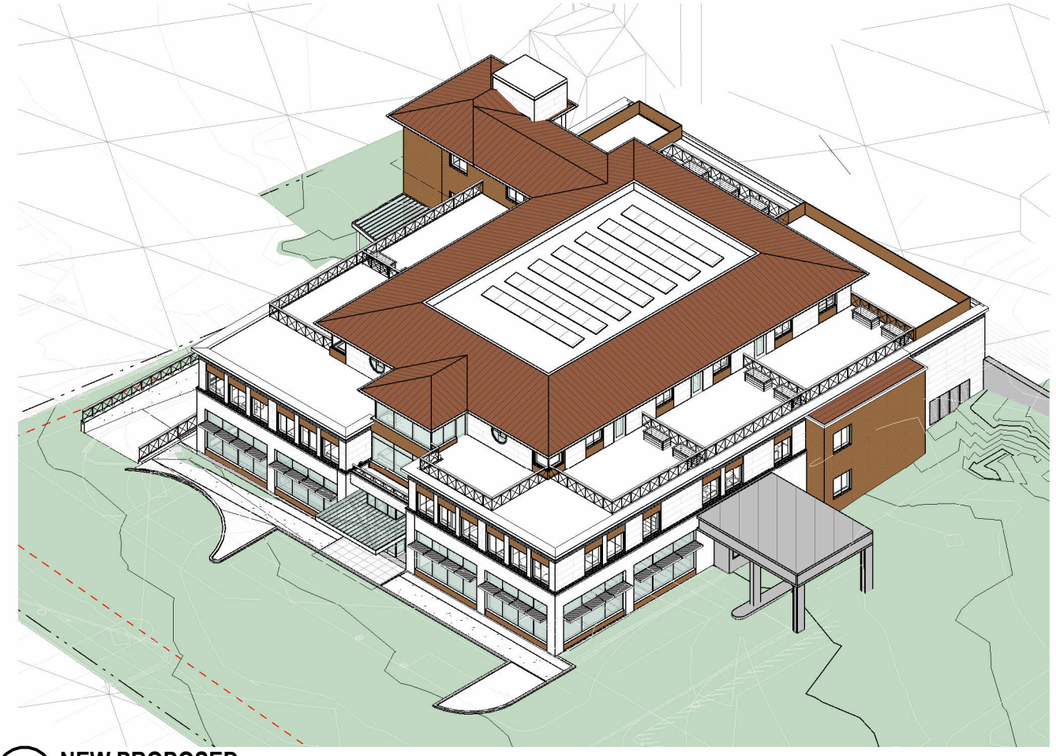
ARCOVE ARCHITECTS

09/18/26



PREVIOUSLY APPROVED

PREVIOUSLY APPROVED



1 NEW PROPOSED

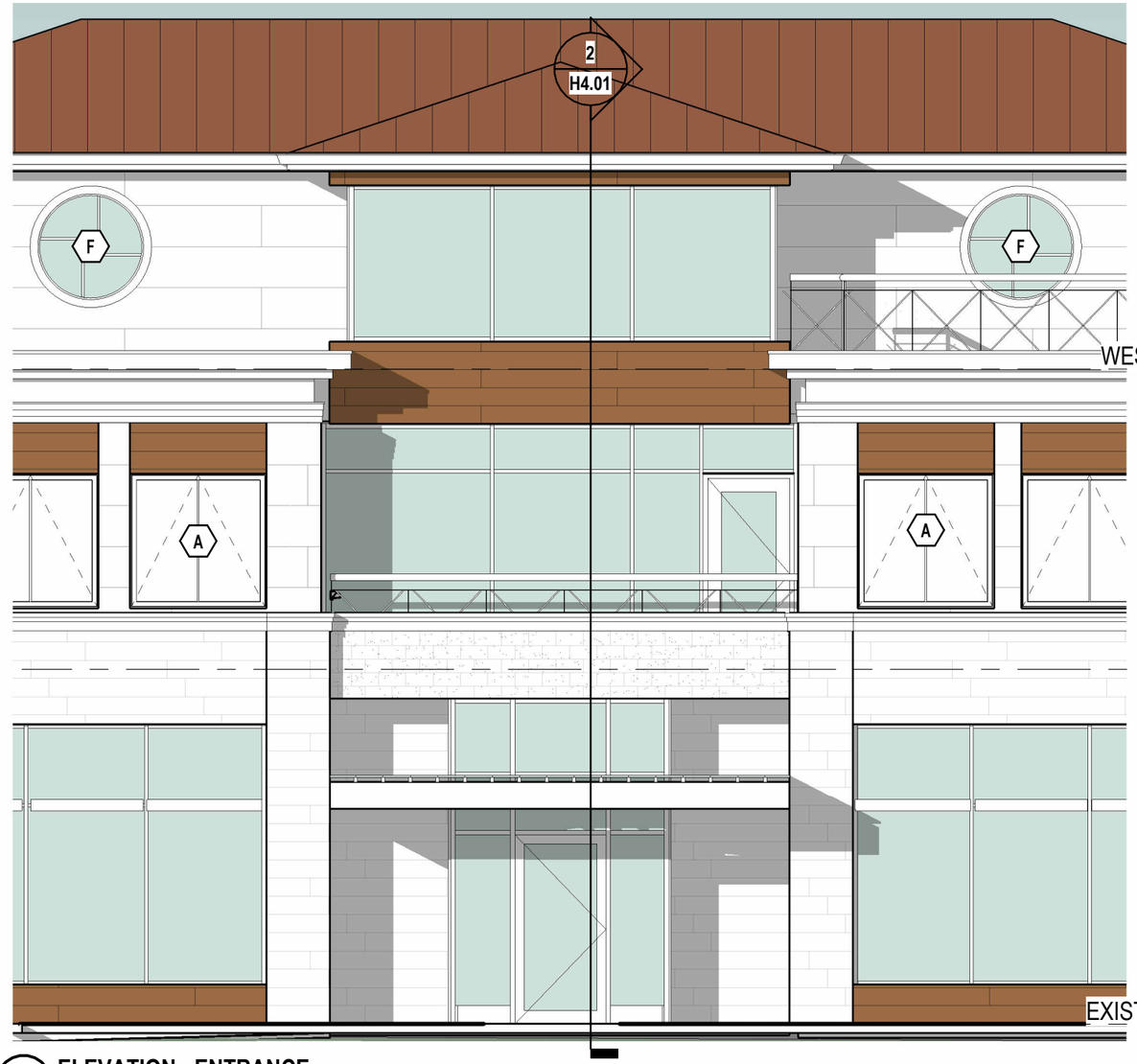
PROPOSED

H3.03

BIRDSEYE AXONOMETRIC
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26

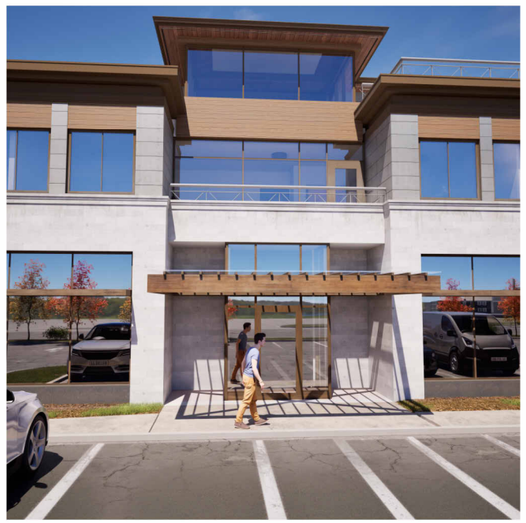


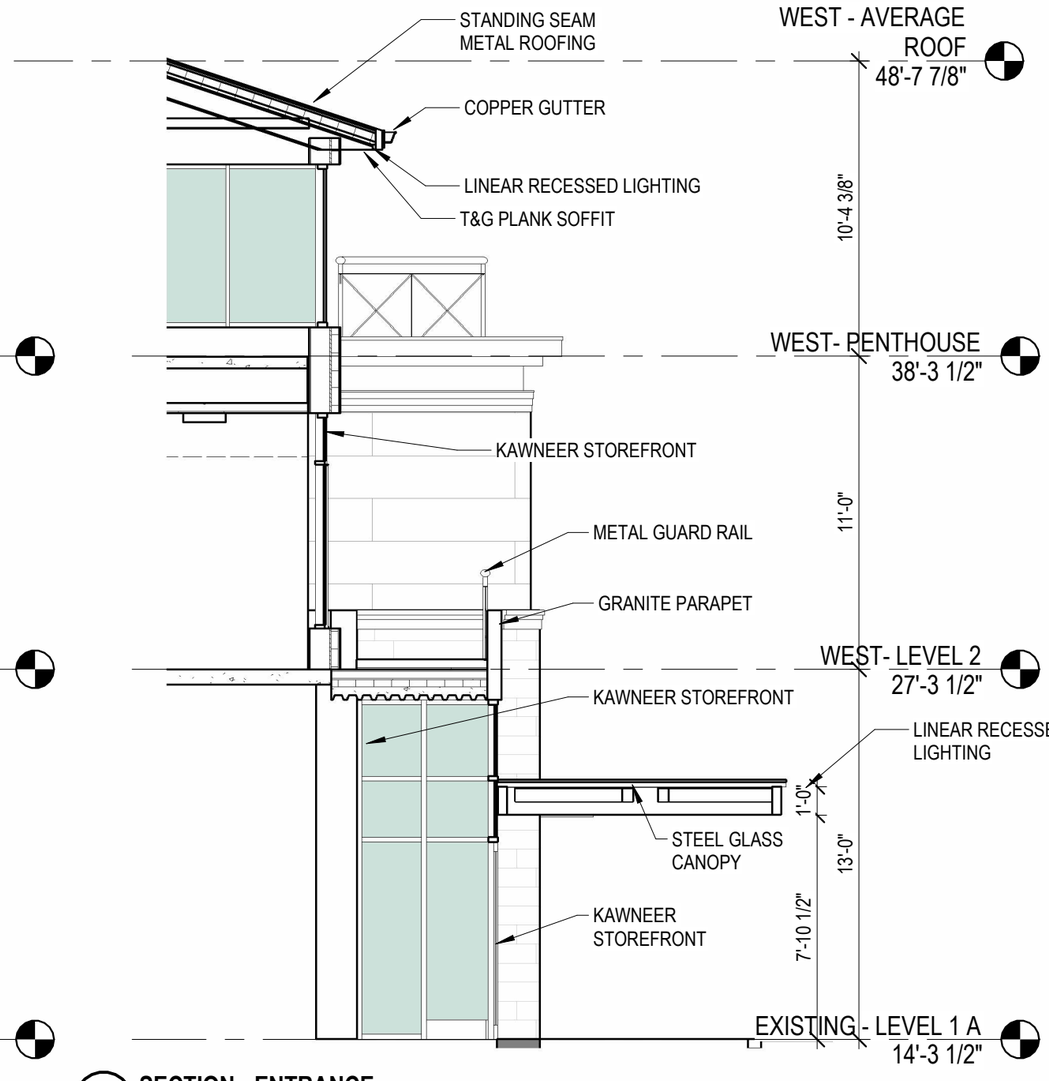
WEST- PENTHOUSE
38'-3 1/2"

WEST- LEVEL 2
27'-3 1/2"

EXISTING - LEVEL 1 A
14'-3 1/2"

1 ELEVATION - ENTRANCE
3/16" = 1'-0"





2 SECTION - ENTRANCE
3/16" = 1'-0"

ELEVATION KEY NOTES

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH METAL PANEL
- ALUMINUM SOFFIT PANELS

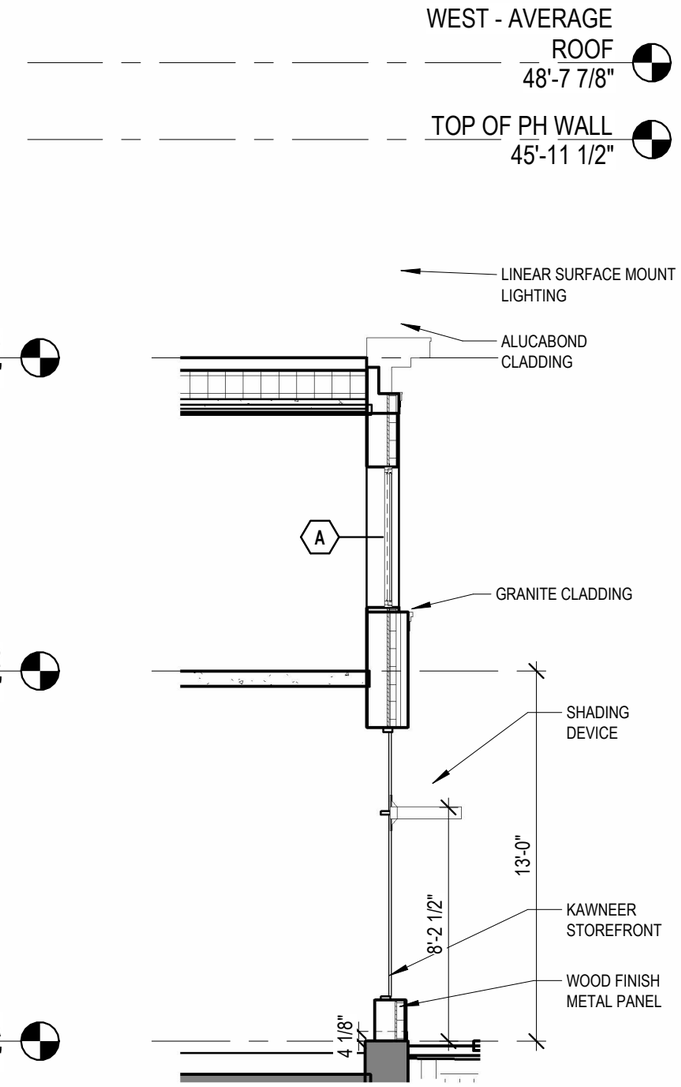
H4.01

ELEVATION DETAIL
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/16/26



1 **ELEVATION - FRONT - EXISTING BUILDING**
3/16" = 1'-0"



2 **SECTION- FRONT - EXISTING BUILDING**
3/16" = 1'-0"



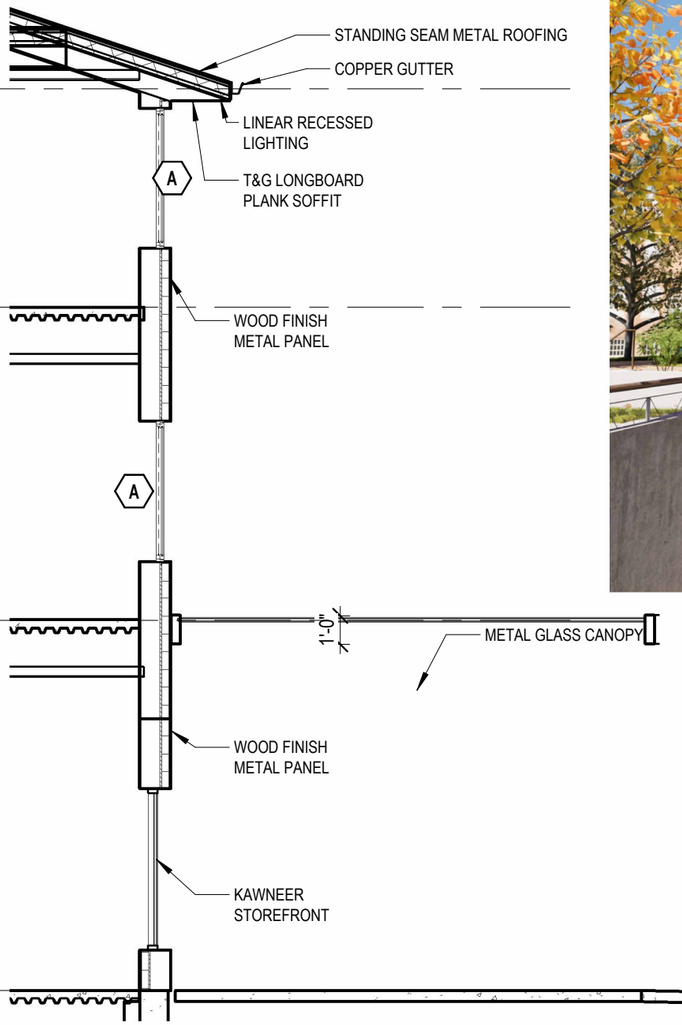
ELEVATION KEY NOTES

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH METAL PANEL
- ALUMINUM SOFFIT PANELS

H4.02 **ELEVATION DETAIL**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/16/26







1 **ELEVATION - BACK ENTRANCE AND STAIR**
3/16" = 1'-0"

2 **SECTION - BACK ENTRANCE AND STAIR**
3/16" = 1'-0"

ELEVATION KEY NOTES

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH METAL PANEL
- ALUMINUM SOFFIT PANELS

H4.03 **ELEVATION DETAIL**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/16/26

GRANITE
BETHEL WHITE
THERMAL FINISH





H4.05

MATERIALS - MASONRY
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26

METAL SIDING

ALUCOBOND® FaceFastened

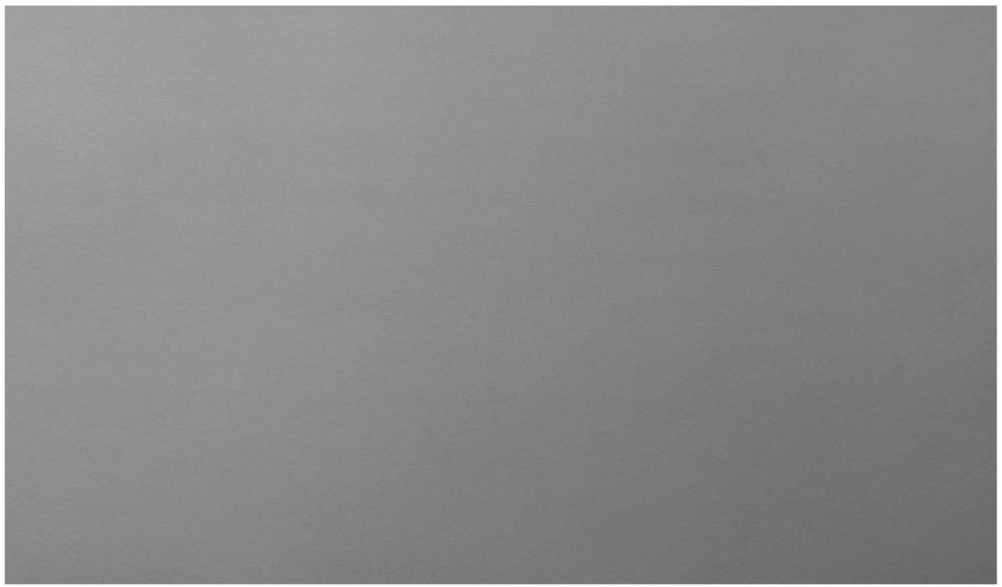
ALUCOBOND FaceFastened is a simple, but high-performance architectural cladding system that combines a sleek, modern aesthetic with superior durability and ease of installation.

- Designed for use in a wide range of applications, this simple screwed ACM system utilizes ALUCOBOND FaceFastened Attachment Rails and ALUCOBOND FaceFastened Attachment Screws to create a seamless, flush-mounted appearance that is both visually striking and highly functional.
- Whether you're looking to create a dramatic, eye-catching façade or simply seeking a reliable, cost-effective cladding solution, ALUCOBOND FaceFastened is the perfect choice.



ZINC

"An exotic silver with blue undertones reminding us of India's zinc mines, quintessential land
of maharajas, medieval forts, age-old opulence and grandeur."



WOOD FINISH METAL SIDING & SOFFIT PANELS

LIGHT CHERRY, 6" V-GROOVE PLANK

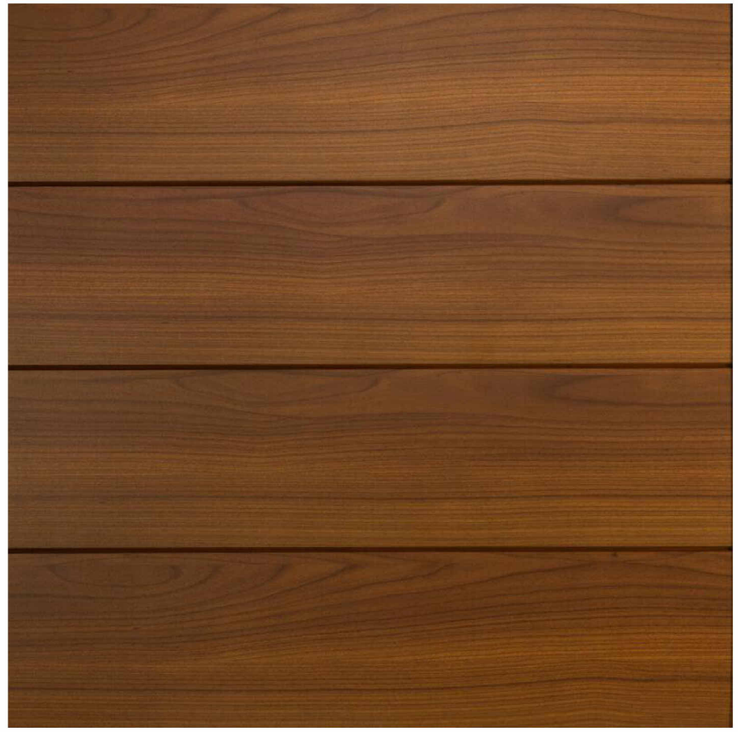


6" V-Groove Plank

PRODUCT COMPONENTS

V-Groove Planks

Dimensions	12′ *	24′ ‡	12′ Perf *	24′ Perf ‡
2½″	3V.145		3VP.145	
4″	4V.145	4V.289	-	-
6″	6V.145	6V.289	6VP.145	6VP.289

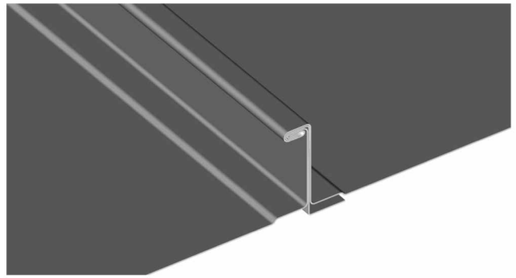


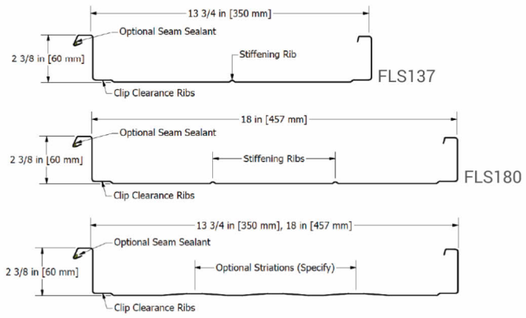
H4.06

MATERIALS - CLADDING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26





2⅜" FIELD-LOK™

SKU: FLS137, FLS180

MATERIAL

.032, .040 aluminum,
24, 22* ga. metallic coated steel,
24 ga. 55% Al-Zn alloy coated steel with acrylic coating

PANEL SPECS

Coverage: 13¾", 18"
(Stiffening ribs standard, specify without ribs or striations)
Minimum Length: 4'-0"
Seam Height: 2⅜"

AVAILABLE

Factory panel pre-notching available.
Contact ATAS for specifics.

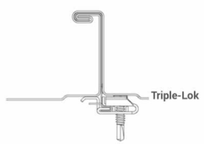
TEXTURE

Smooth or Stucco Embossed (available in 24 ga. steel & .032 & .040 aluminum)

MINIMUM SLOPE

1/2:12

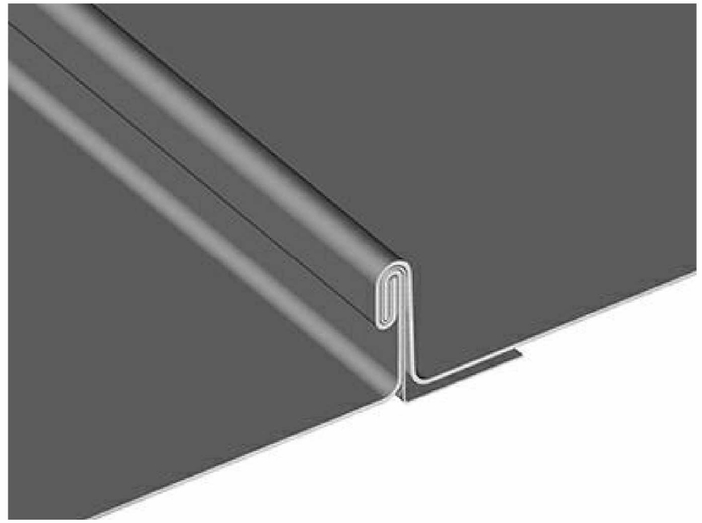
www.atas.com/fls



FLS Series standing seam panel features a Triple-Lok design

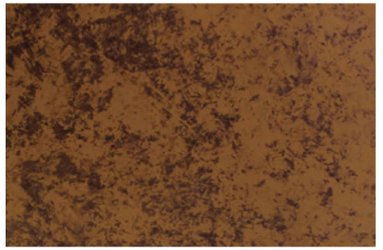
PAINTED STANDING SEAM METAL ROOFING: ATAS

PREVIOUSLY APPROVED ROOFING MATERIAL WAS MILL FINISH NATURAL COPPER



OXIDE SERIES

Made to look like weathered steel with a rust-like appearance, these color choices add a timeless appearance with a 70% PVDF finish to your project.



Copper Brown (42)

COLOR: COPPER BROWN



H4.07 MATERIALS - ROOFING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26

STOREFRONTS

36

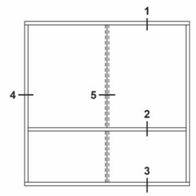
Trifab® VersaGlaze® 451/451T Framing System

APRIL, 2024

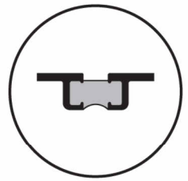
BASIC FRAMING DETAILS (FRONT)

EC 97911-316

Additional information and CAD details are available at www.kawneer.com



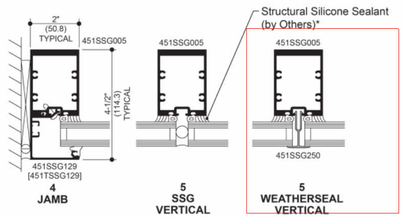
ELEVATION IS NUMBER KEYED TO DETAILS

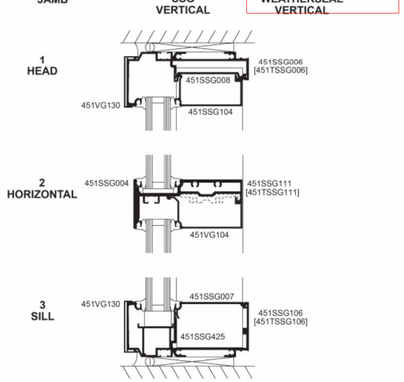


NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

STICK (INSIDE GLAZED) TWO COLOR OPTION

SSG RECEPTOR





*** INSTALLER NOTE:** Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

KAWNEER

ADMC040EN

kawneer.com

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© 2016, Kawneer Company, Inc.

DOORS - ENTRANCE

6

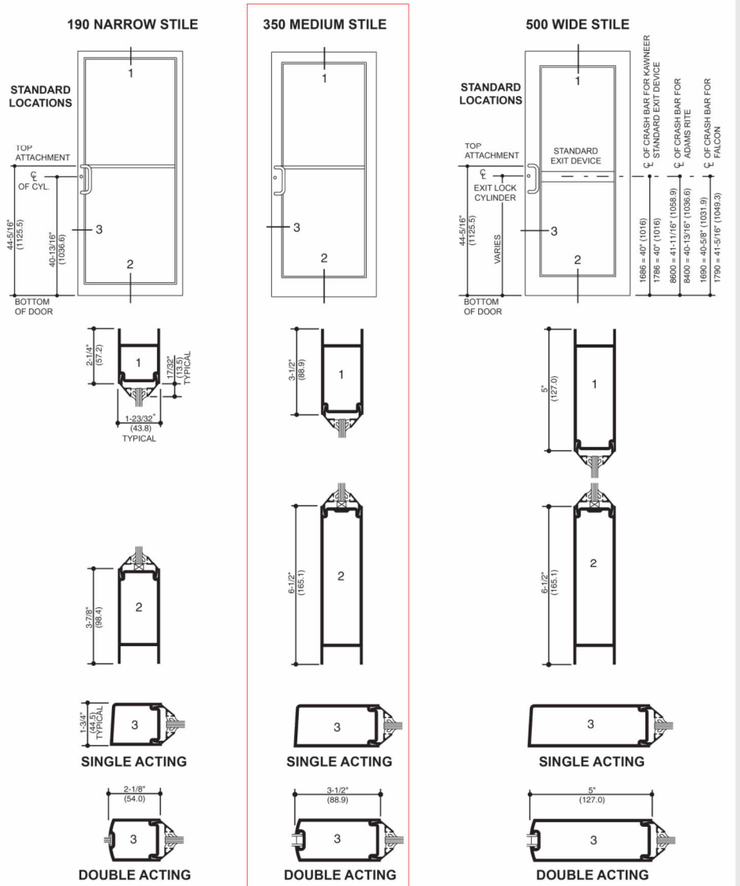
190/350/500 Standard Entrances

AUGUST, 2024

DOOR TYPES/SECTION DIMENSIONS

EC 97911-323

Additional information and CAD details are available at www.kawneer.com



KAWNEER

ADMA010EN

kawneer.com

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© 2015, Kawneer Company, Inc.

DOORS - ROOF DECKS

NX-8900 Architectural Thermal Aluminum Terrace Door

AW-PG50-ATD

FEATURES:

- NexGen™ Thermal Barrier System
- Integral Sidelite or Transom
- Stainless Steel Hardware
- Innovative Multi-Point Lock System
- 3 Way Adjustable Hinges
- 1" Insulating Glass Unit
- Concealed Limit Device with Door Stop

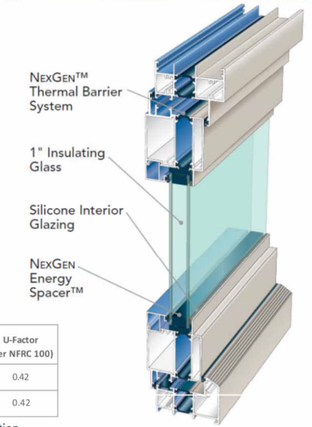


BENEFITS:

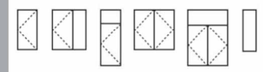
- Unmatched energy efficiency
- Outstanding air and water performance
- Versatility to accommodate custom field applications
- Durable non-corrosive hardware
- Dual color or dual finish available

OPTIONS:

- Outswing (NX-8910) or Inswing (NX-8920)
- 4-5/8" Equal Leg Frame
- Variety of Handle Set Styles and Finishes
- Exterior and Interior Muntins
- Low "ADA" Sill
- Kick Panel



STANDARD CONFIGURATIONS



PERFORMANCE

Model	Function	AAMA/WDMA/CSA 101/I.S.2/A440 Designation	Baseline Water Performance*	U-Factor (Per NFRC 100)
NX-8910	Outswing Hinged	AW-PG50-ATD	10 psf	0.42
NX-8920	Inswing Hinged	AW-PG50-ATD	10 psf	0.42

* Water performance my vary depending on configuration and options.

KAWNEER

PROPOSED AS PREVIOUSLY APPROVED, NO CHANGES

H4.08

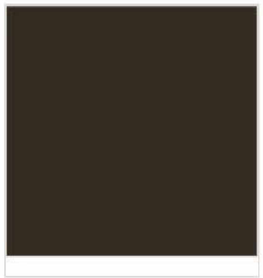
MATERIALS - DOORS & STOREFRONTS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

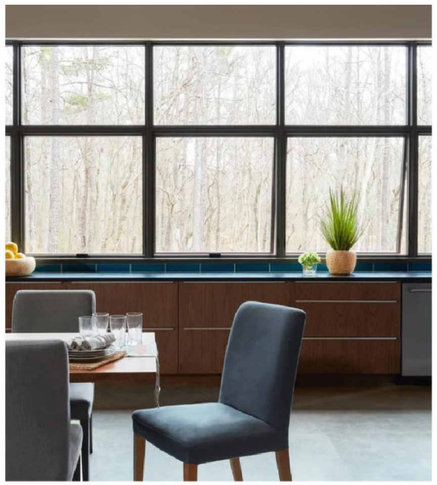
10/16/26

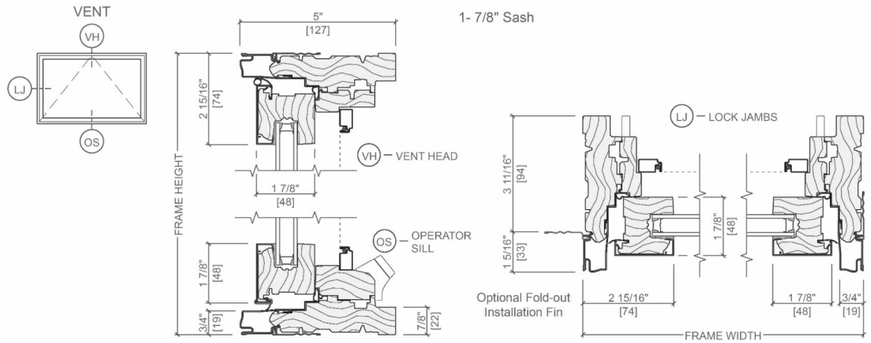
WINDOWS

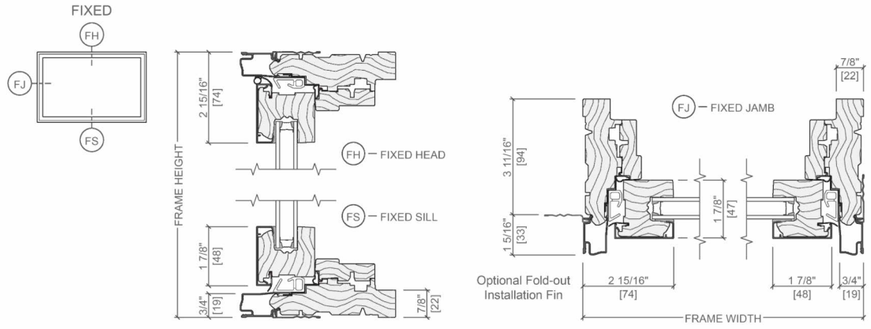
STYLE AND COLOR UNCHANGED FROM PREVIOUSLY APPROVED
PELLA RESERVE – CONTEMPORARY
ALUMINUM CLAD WOOD
COLOR: BROWN

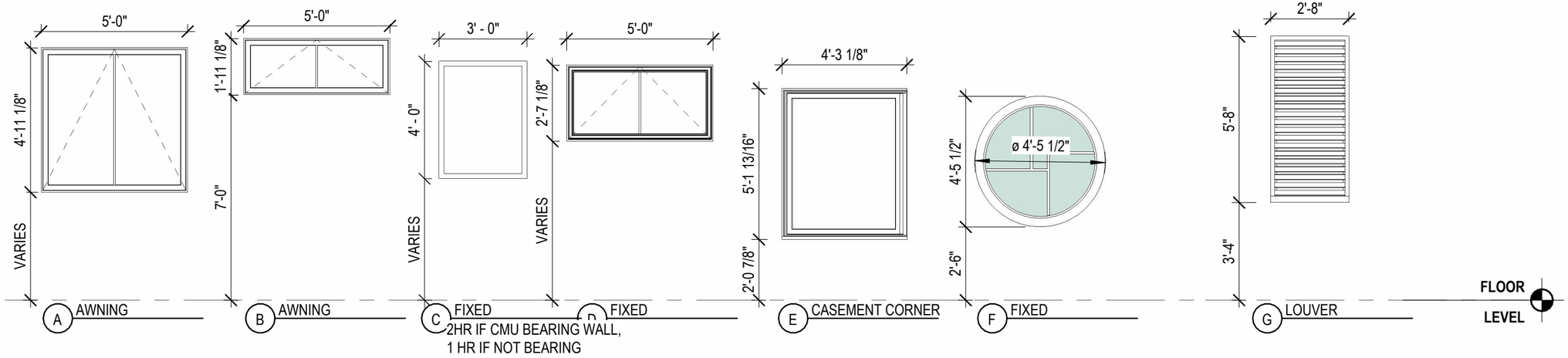


Brown









WINDOW SCHEDULE - WEST BLDG

H4.09

MATERIALS - WINDOWS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

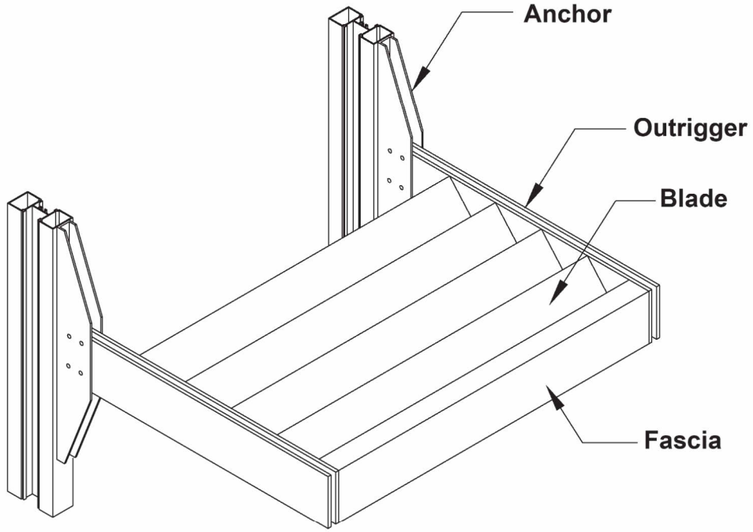
ARCOVE ARCHITECTS

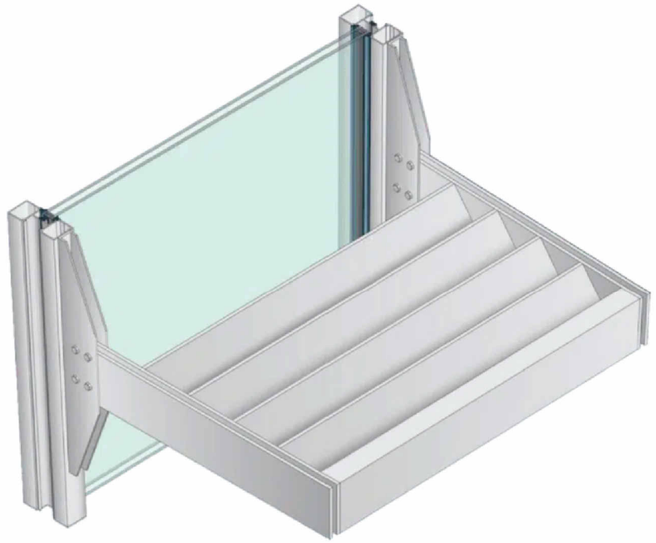
09/18/26

SHADING DEVICE - KAWNEER

Versoleil® SunShade - Outrigger Syste

FEATURES - STOREFRO





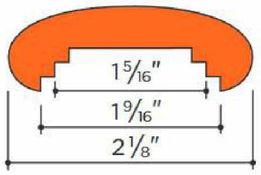
PROPOSED AS PREVIOUSLY APPROVED, NO CHANGES

GUARDRAILS AT ROOF DECKS



TOP RAIL

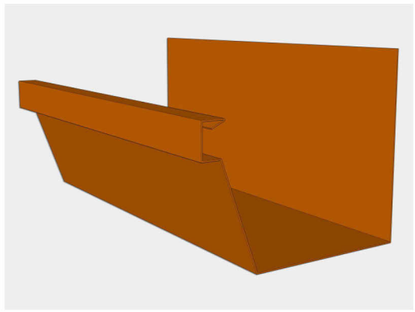
Shape: Elliptical
Materials: Bronze



4535 Bronze 3.35 lb/ft
Fittings: B-C-CC-CL-CR-GL-GR-N-S-T-V

COPPER GUTTERS AND DOWNSPOUTS

F Style Gutter



Plain Round Copper Downspout



H4.10 **MATERIALS - METAL ACCESSORIES**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/16/26

Project Address: **1 & 21 Congress Street (1 Congress Street)**

Permit Requested: **Certificate of Approval- Second One-Year Extension Request**

Application: **Public Hearing #3**



A. Property Information - General:

Existing Conditions:

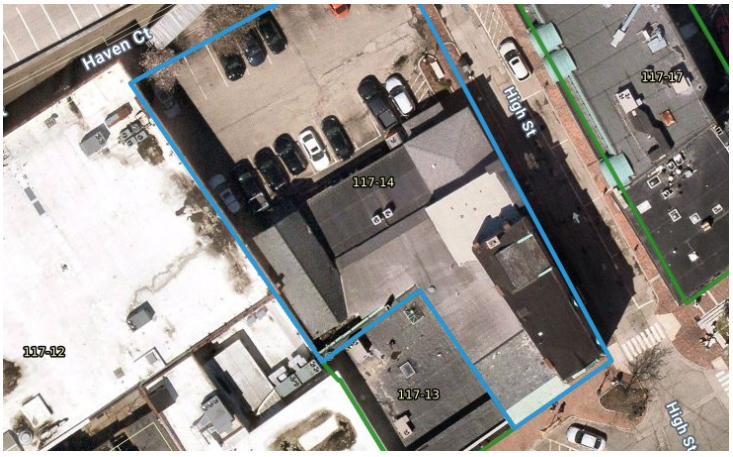
- Zoning District: CD 4
- Land Use: Mixed-Use
- Land Area: 7,185 SF +/-
- Estimated Age of Structure: c.1892
- Building Style: Richardsonian Romanesque
- Number of Stories:3
- Historical Significance: Focal
- Public View of Proposed Work: Congress and High Streets
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: A second one-year extension of the Certificate of Approval granted on August 02, 2022 for renovations to the Congress and High Street facades and the construction of a 4-story addition to replace the existing rear shed addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project has received a Certificate of Approval and a one-year extension.



HISTORIC SURVEY RATING

Focal

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

ARCOVE
ARCHITECTS

City of Portsmouth
Planning Department & Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

October 16, 2026

Re: 1, 15, & 21 Congress Street (**LU-24-188)**

SECOND REQUEST FOR A ONE-YEAR EXTENSION of HDC Approval

Dear Ms. Ruedig & Historic District Commission members:

The Historic District Commission granted approval for renovations and additions to merged lots 1, 15 & 21 Congress Street on 11/06/2024. A one-year extension was granted which expires on 11/07/2026. Revisions to the original approval were approved by HDC on 7/01/2026.

This project has been further delayed pending coordination with City and Utility companies for site utilities and shoring related to Newberry Way, the adjacent 175 Fleet Street lot (Gilley's), and ongoing City improvements to Fleet Street. More time is needed to accommodate the required site coordination. A second one-year extension of the HDC approval is respectfully requested.

Very truly yours,

Tracy S. Kozak
Arcove Architects, Principal

Cc: Mark McNabb; McNabb Properties Ltd.









PROJECT NARRATIVE

This application is for a second one year extension of the previously approved application (LU-24-188) as originally granted on 11/06/24, with a first one year extension expiring on 11/06/26; and as modified by the HDC's administrative approval (LUHD-1029) for revisions granted on 7/01/26.

During the process of land use approvals, the Applicant, One Market Square, LLC, successfully merged two lots into what is now one lot: Map 0117 Lot 14 (with an address of 1 Congress Street and 18 High Street) with Map 0117 Lot 12 (with an address of 15 and 21 Congress Street).

AS PREVIOUSLY APPROVED:

SITE

Significant improvements are proposed for Haven Court (private way owned by One Market Square, LLC) including utilities, hardscape pavers, cantenary lights, trash and recycling and landscaping. The design intent is to connect High Street with Fleet Street for the benefit of the public and to provide retail continuity, which is vital for retail success. The proposed Haven Court connection is supported by the Master Plan as part of an overall connection running from McIntyre to Vaughan Mall.

The existing grade on Haven Court will be changed to provide for a handicap accessible connection between High Street and Fleet Street.

BUILDING: 1 CONGRESS STREET & 18 HIGH STREET (Map 0117 Lot 14)

Rehabilitation and adaptive reuse of existing historic structures with a new adjacent structure on existing rear surface parking lot.

One level of below grade parking is proposed. Commercial retail is located at first floor, with residential apartments and coliving space above.

Existing focal buildings at 1 and 3 Congress street will be repaired, restored and brought up to current codes.

At 18 High Street, the wooden facade with curved entablature will be removed, securely stored offsite during construction, restored and repaired, then reinstalled in same location. The existing structure behind this facade will be replaced with new construction, including fire exit stairs and an elevator for accessibility.

The smaller wooden shed additions to the rear of these buildings will be removed and replaced with new construction.

The new addition will be at the rear parking lot, fronting High Street and Newberry Way, and will connect to JJ Newberry's (15-21 Congress Street) to the West.

BUILDING: 15 & 21 CONGRESS STREET (Map 0117 Lot 12)

Scope of work includes rehabilitation and adaptive reuse of existing structures, with minor accessory additions.

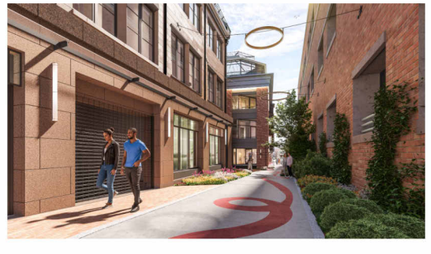
For newly proposed changes to 15 Congress Street (Map 0117 Lot 12), the following is proposed:

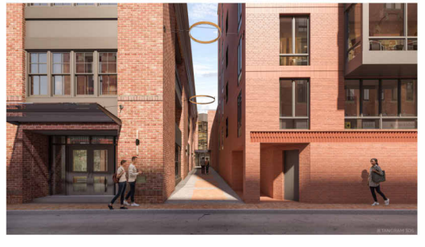
-New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience between High Street and Fleet Street. The upper floors and roof top will be residential use for apartments and coliving. The lower floor will remain retail and restaurant uses.

-An egress stair stower, accessible elevator, and main entrance for the upper floors of residential will be accessed from Haven Court.

-A new rooftop penthouse, and secondary egress stair overrun are proposed at the existing roof. Existing flat roof will accomodate a roof deck with green roof elements for tenant use, solar PV panels, and mechanical equipment.

-The existing brick facade on Congress Street will be repaired and restored according to historic photographs. The existing brick facade on Fleet Street will be repaired, with new awning proposed at storefront windows and entrances.







1 CONGRESS STREET (MAP 0117 LOT 14) &
15-21 CONGRESS ST. (MAP 0117 LOT 12)

RENOVATIONS & ADDITIONS

ONE MARKET SQUARE, LLC

HISTORIC DISTRICT COMMISSION
2nd Request for 1-year Extension
NOVEMBER 2026

HN0.01 COVER

ONE MARKET SQUARE, LLC

10/16/2026

ARCOVE

COPYRIGHT © 2024

DRAWING INDEX

HN0.01 - COVER
HN0.02 - DRAWING INDEX

1 CONGRESS STREET

HN0.11 - HISTORIC CONDITIONS, SITE MAPS
HN0.12 - HISTORIC CONDITIONS, CONGRESS STREET
HN0.13 - HISTORIC CONDITIONS, FLEET STREET
HN0.14 - HISTORIC CONDITIONS, HAVEN COURT

H5.02 18 HIGH ST - HISTORIC NARRATIVE
H5.03 18 HIGH ST - HISTORIC MAPS
H5.04 EXISTING CONDITIONS PHOTOS - 18 HIGH STREET

HN1.01 - SITE SURVEY, EXISTING
HN1.02 - SITE PLAN, PROPOSED
HN1.03 - LANDSCAPE PLAN

H5.11 DEMOLITION PLAN
H5.12 DEMOLITION ELEVATIONS
H5.14 FIRST FLOOR PLAN

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

H5.20 ROOF HEIGHT DETAIL - HAVEN CT
H5.21 ELEVATION - CONGRESS STREET
H5.22 ELEVATION - HIGH STREET
H5.23 ELEVATION - HAVEN COURT
H5.24 ELEVATION - REAR (WEST) ALLEY

H5.32 VINGNETTE - CONGRESS STREET
H5.33 VINGNETTE - HIGH ST FROM CONGRESS ST
H5.34 VINGNETTE - HIGH ST FROM BUS STOP
H5.35 VINGNETTE - HAVEN CT FROM LADD ST
H5.36 VINGNETTE - HIGH ST AT LADD ST & HAVEN CT
H5.37 RENDERING @ NEWBERRY WAY ENTRANCY

H4.41 DETAILS

H5.50 MATERIALS - WINDOWS
H5.51 MATERIALS - FENESTRATION
H5.52 MATERIALS - ARCADE FENESTRATION
H5.53 MATERIALS - CLADDING
H5.54 MATERIALS - CLADDING
H5.55 MATERIALS - STOREFRONT & LIGHTING SCONCE

15 CONGRESS STREET

HN1.04 - ROOF PLAN

HN2.00 - EAST ELEVATION
HN2.01 - NORTH ELEVATION - HAVEN COURT
HN2.02 - WEST ELEVATION, FLEET STREET
HN2.03 - S/E ELEVATIONS, SOUTH ALLEY
HN2.04 - SOUTH ELEVATION - CONGRESS ST
HN2.05 - ROOF DECK ELEVATIONS

HN3.01 - DETAIL - CONGRESS STREET
HN3.02 - DETAIL - HAVEN COURT, BAY WINDOW
HN3.03 - DETAIL - HAVEN COURT, BRICK WALL
HN3.04 - DETAIL - HAVEN COURT, ENTRANCE
HN3.05 - DETAIL - HAVEN COURT, EAST CORNER
HN3.06 - DETAIL - FLEET STREET, NORTH ENTRANCE
HN3.07 - DETAIL - FLEET STREET, STOREFRONT
HN3.08 - DETAIL - SOUTH ALLEY, STOREFRONT

HN4.01 - PERSPECTIVE NW FLEET STREET
HN4.02 - PERSPECTIVE NE HAVEN COURT
HN4.03 - PERSPECTIVE SOUTH ALLEY
HN4.04 - PERSPECTIVE CONGRESS STREET

HN5.00 - WINDOW, DOOR & FRAME TYPES
HN5.01 - STOREFRONTS & CURTAIN WALLS

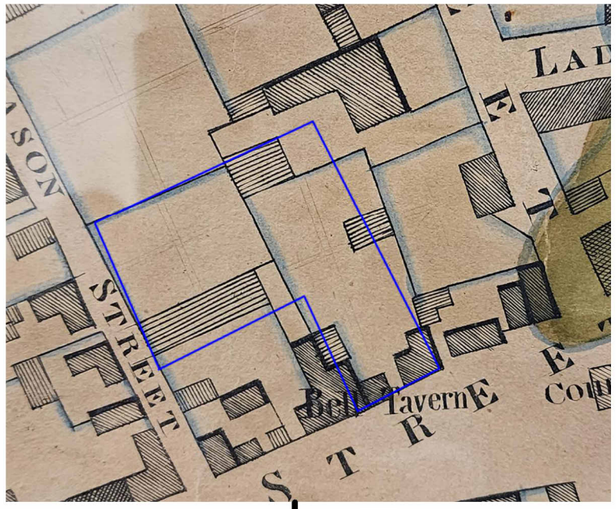
HN6.00 - MATERIALS, SCHEDULE
HN6.01 - MATERIALS, WINDOWS
HN6.02 - MATERIALS, SKYLIGHTS
HN6.03 - MATERIALS, STOREFRONT
HN6.04 - MATERIALS, CLADDING & ROOFING
HN6.05 - MATERIALS, MASONRY
HN6.06 - MATERIALS, SPECIALTIES

HN0.02 **DRAWING INDEX**
ONE MARKET SQUARE, LLC

10/16/2026

COPYRIGHT © 2024

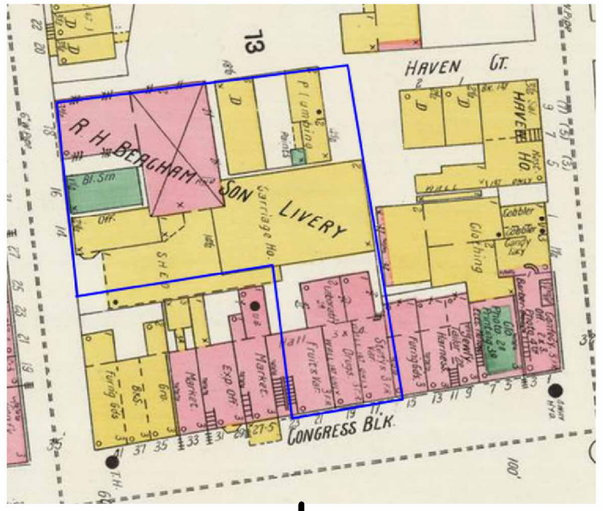
MAP BOUNDARIES



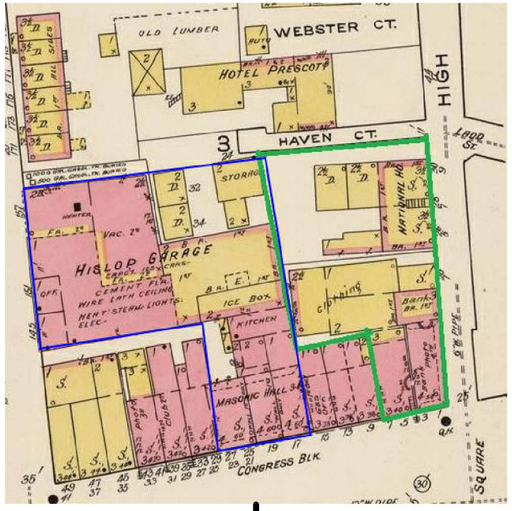
1813
STABLES & COMMERCE



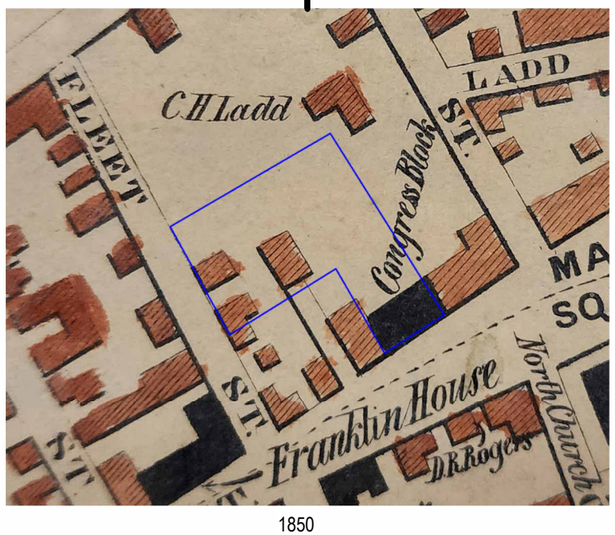
1876
STABLES, RESIDENTIAL & COMMERCE



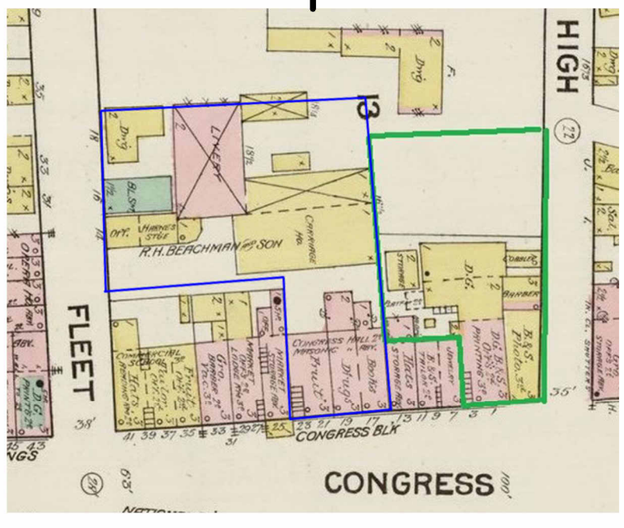
1904
STABLES, RESIDENTIAL & COMMERCE



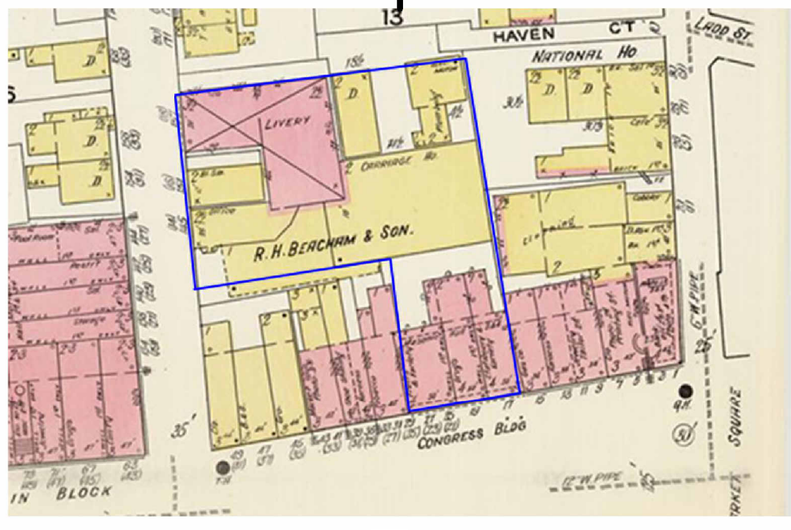
1920
GARAGE, RESIDENTIAL & COMMERCE



1850
STABLES, RESIDENTIAL & COMMERCE



1887
STABLES, RESIDENTIAL & COMMERCE



1910
STABLES, RESIDENTIAL & COMMERCE

HN0.11 **HISTORIC CONDITIONS, SITE MAPS**
1-15 CONGRESS STREET

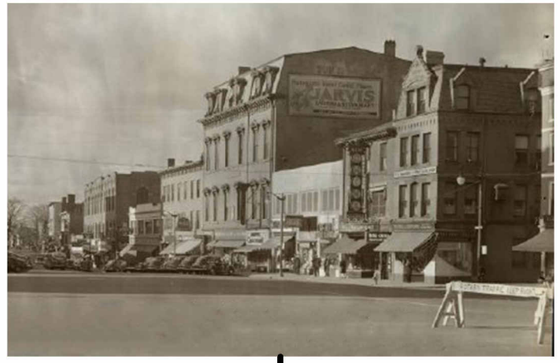
10/18/24

COPYRIGHT © 2024

CONGRESS STREET



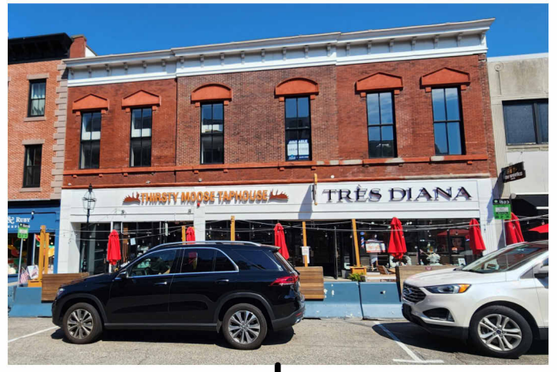
PRIOR TO THE BELL TAVERN FIRE OF MARCH, 1867
MULTIPLE COMMERCE TENANTS
RESIDENTIAL ABOVE



1955
NEWBERRY



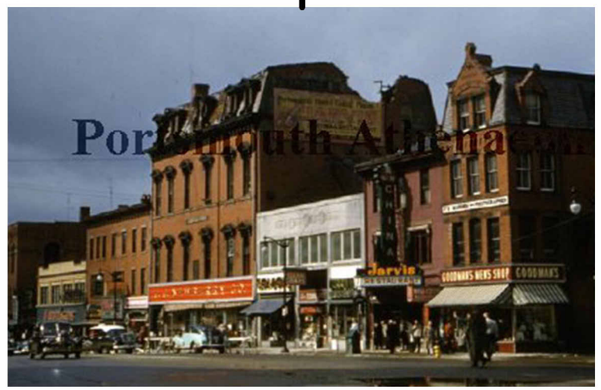
1980
NEWBERRY



2024
EXISTING



1890
PRESTONS PHARMACY
RESIDENTIAL ABOVE



FIRE FEB 29TH, 1956



DEMOLITION AFTER THE FIRE



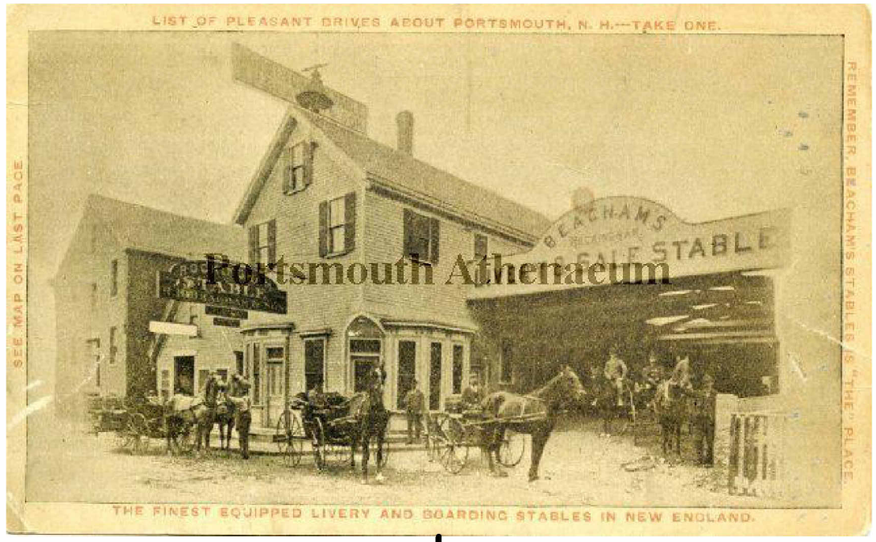
1988
NEWBERRY

HN0.12 HISTORIC CONDITIONS, CONGRESS
1-15 CONGRESS STREET

10/18/24

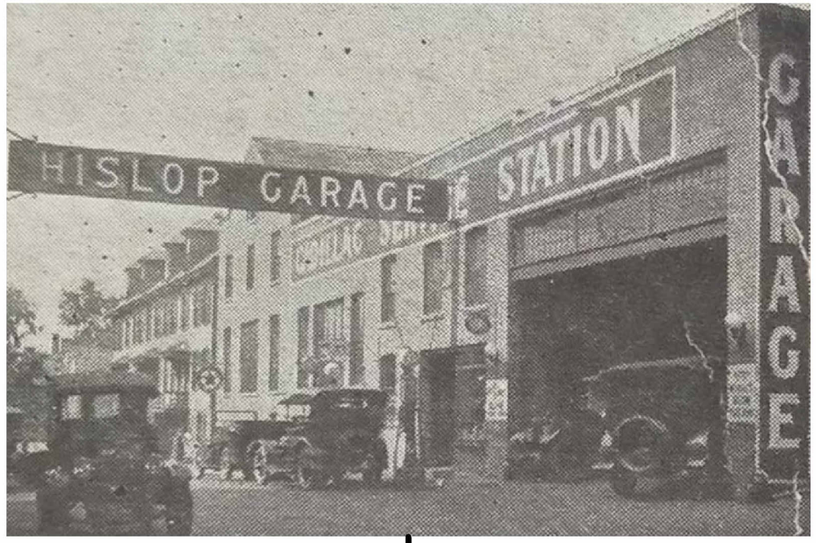
Portsmouth Athenaeum
COPYRIGHT © 2024

FLEET STREET



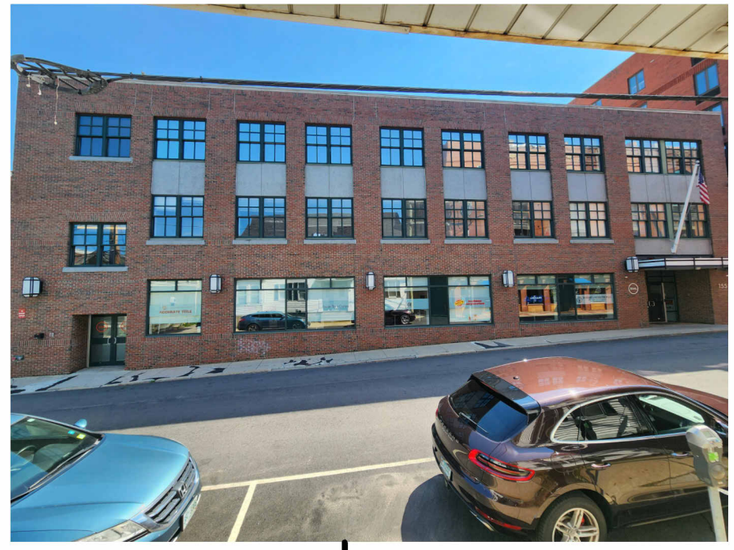
1900

HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES



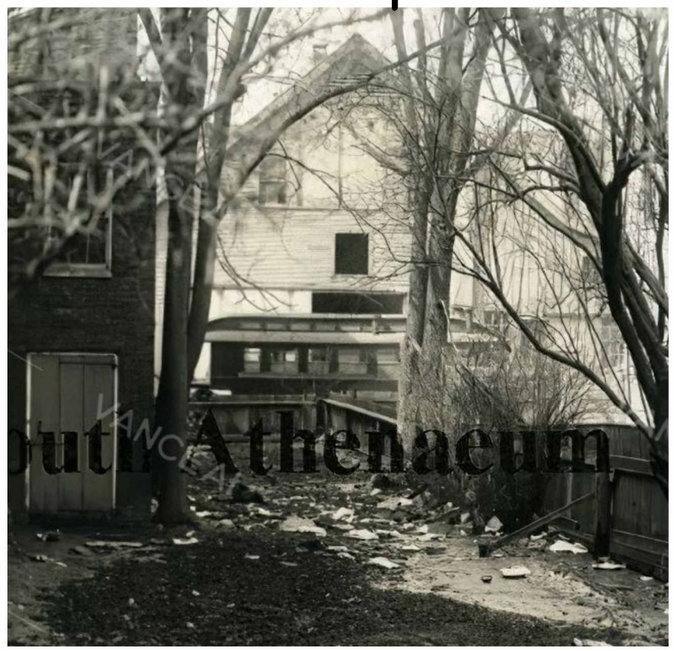
1910-1951

HISLOP GARAGE OWNED BY LIVERY STABLES UNTIL 1912



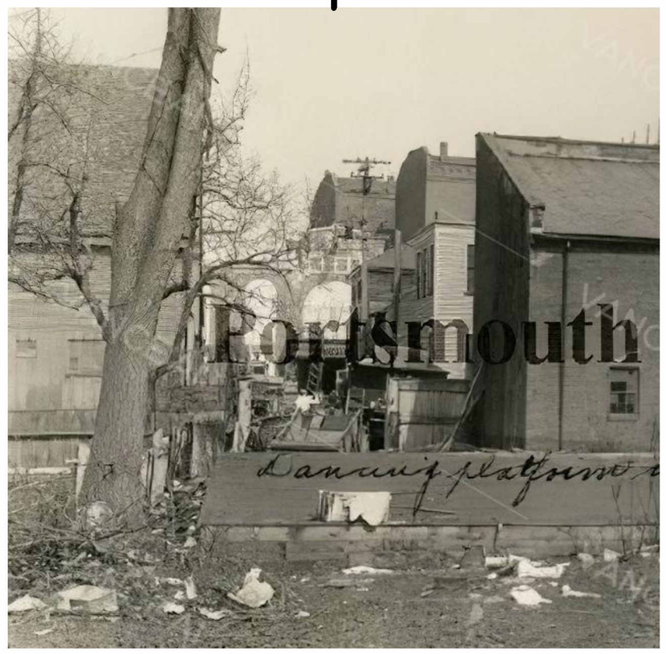
2024

EXISTING



1907

HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES



1907-1910

HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES



1927-1991

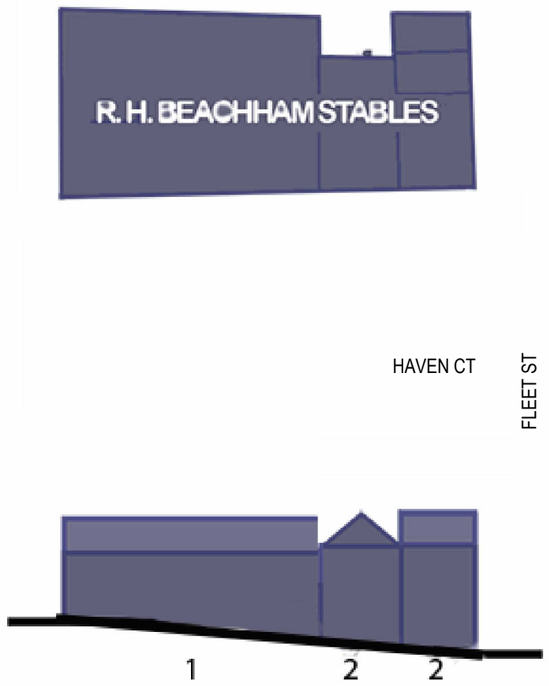
NEWBERRY COMPANY LIFESPAN

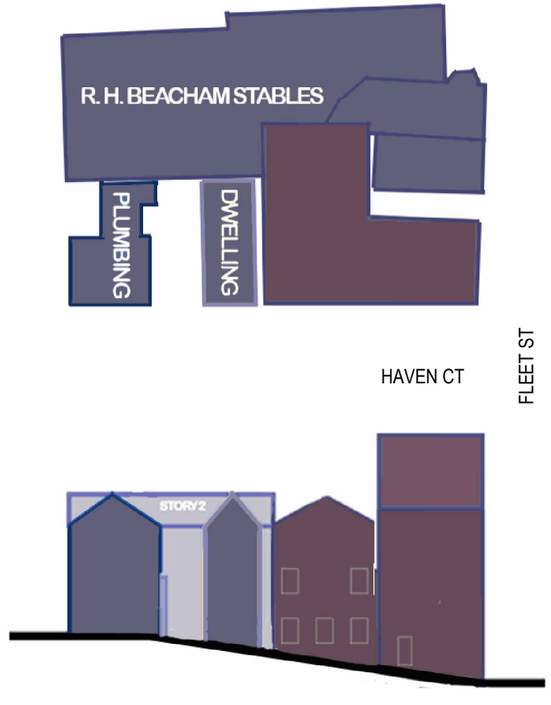
HN0.13 **HISTORIC CONDITIONS, FLEET ST**
1-15 CONGRESS STREET

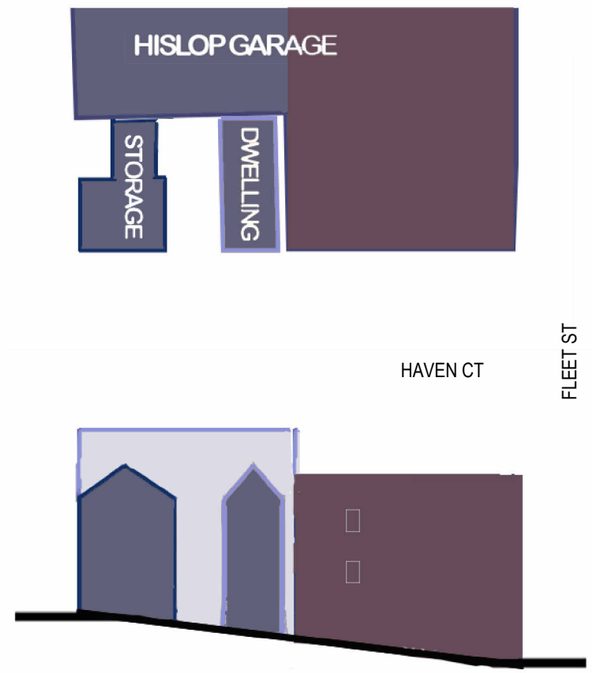
10/18/24

COPYRIGHT © 2024

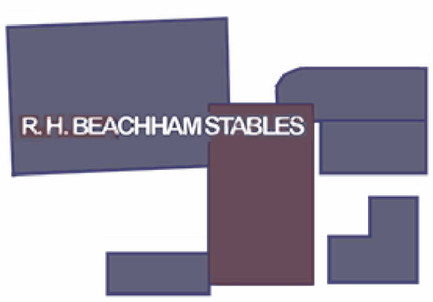
HAVEN COURT

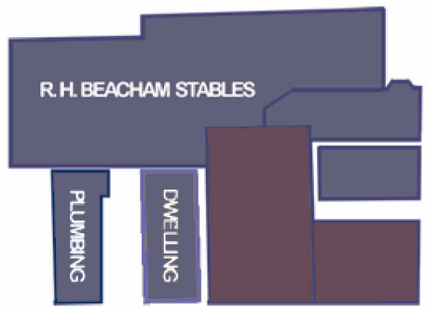


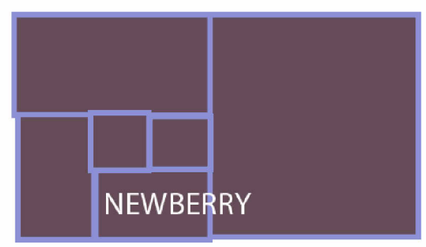


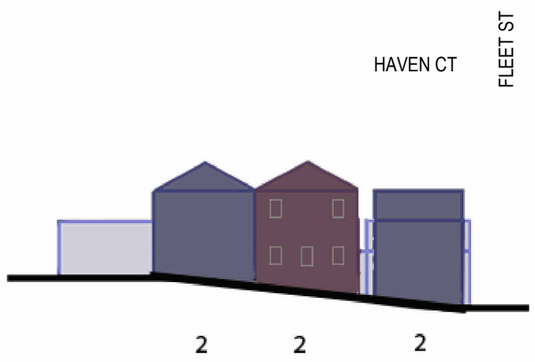


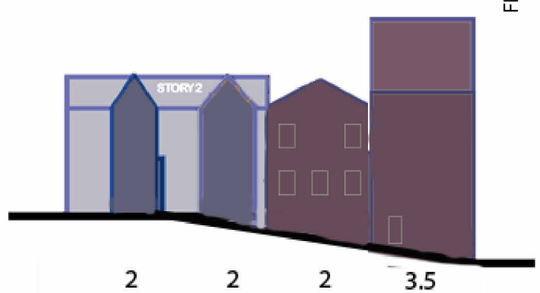
1876
1887
1904
1910
1920
1960

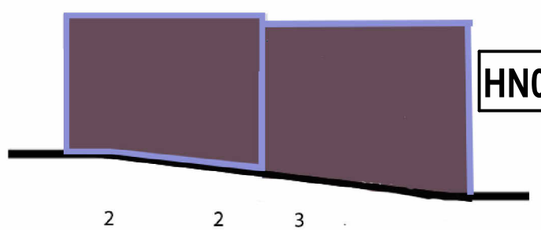












HN0.14 **HISTORIC CONDITIONS, HAVEN CT**
1-15 CONGRESS STREET

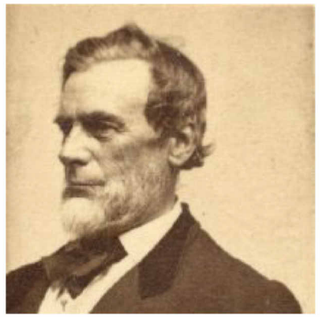
10/18/24

N

COPYRIGHT © 2024

Ownership:

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



Samuel E. Coues, c.1863

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

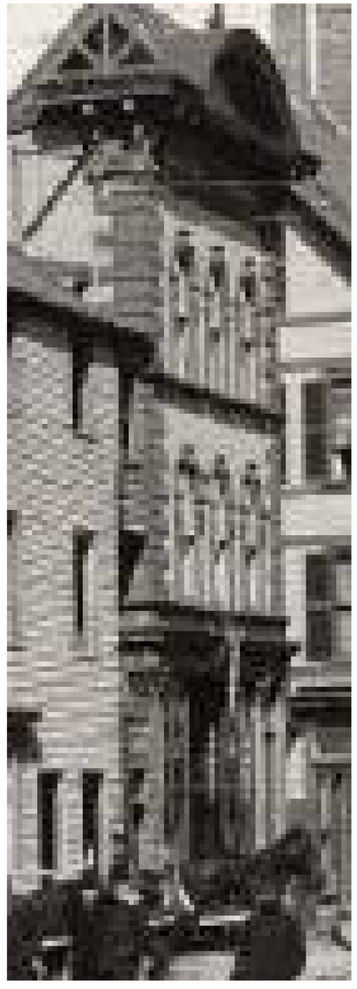
When initially settled in the early 1700's, this land was used for horse stables, livery & stagecoach services. A small freestanding house stood here, fronting High St. One of the town's first bakers had a small shop facing Congress Street, it burned down in 1738.

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

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

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





HDC-2

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

04/24/2026

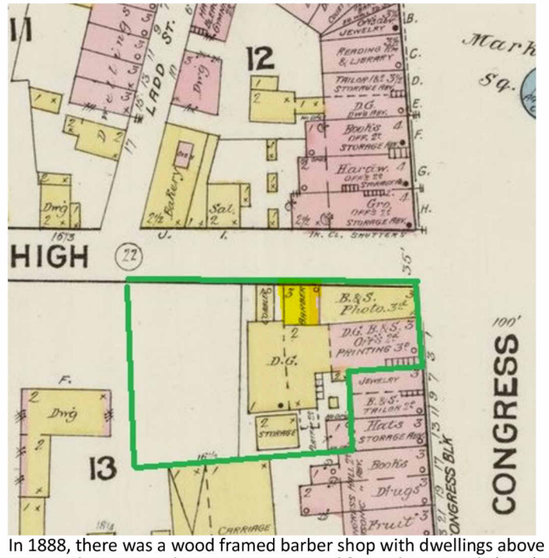
N

ARCOVE ARCHITECTS

COPYRIGHT © 2026



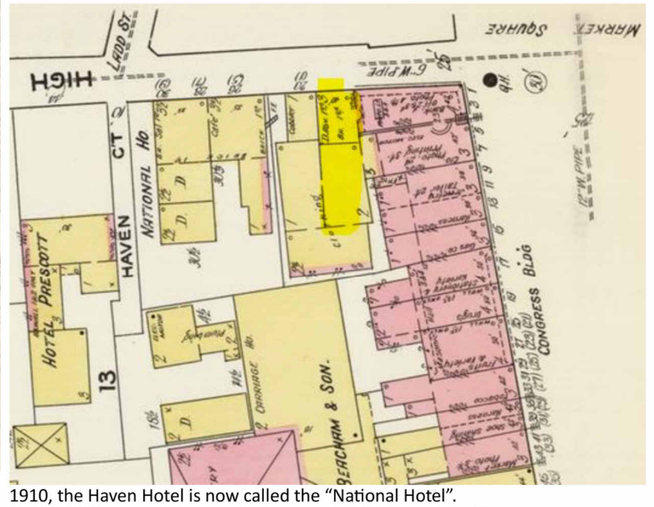
1813 - No building at 18 High Street. The large building across from Pierce block is a house, built by merchant John Newmarch with timbers salvaged from half of the first South Mill Meeting House. Later his daughter lived there with Richard Billings, clerk to John Hancock, a "citizen of distinction".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



In 1888, there was a wood framed barber shop with dwellings above at 18 High Street, with a new 2 story wood framed Dry Goods (D.G.) warehouse behind.



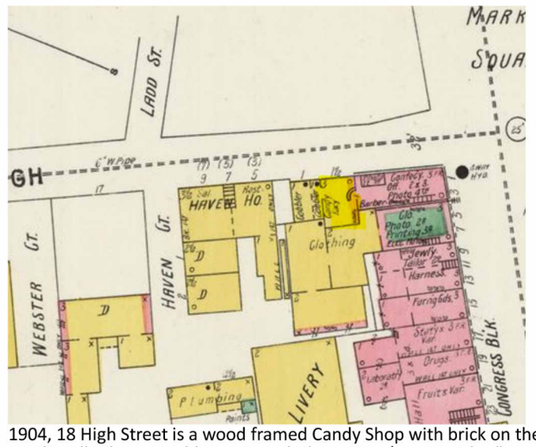
1876 – the first building at 18 High St



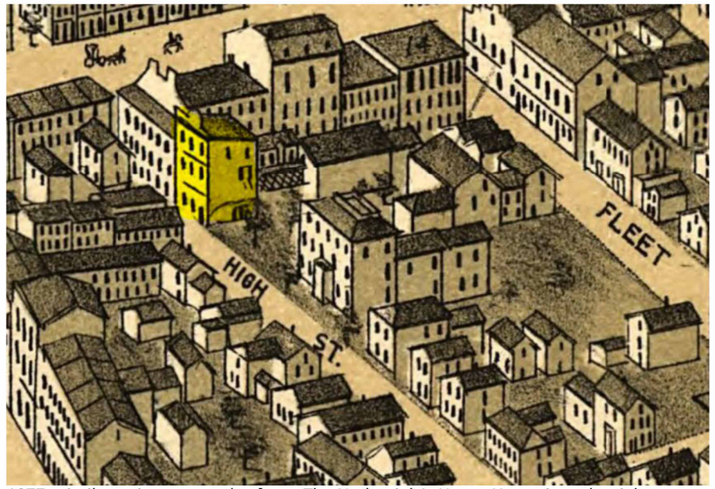
1910, the Haven Hotel is now called the "National Hotel". Nathaniel Haven's old house has become "Hotel Prescott". 18 High remains retail with dwelling above, wood framed.



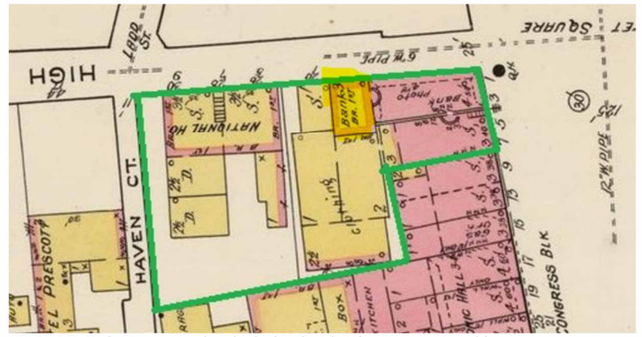
1850 (no building at 18 High St)



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



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



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

H5.03

18 HIGH ST - HISTORIC MAPS
ONE CONGRESS STREET

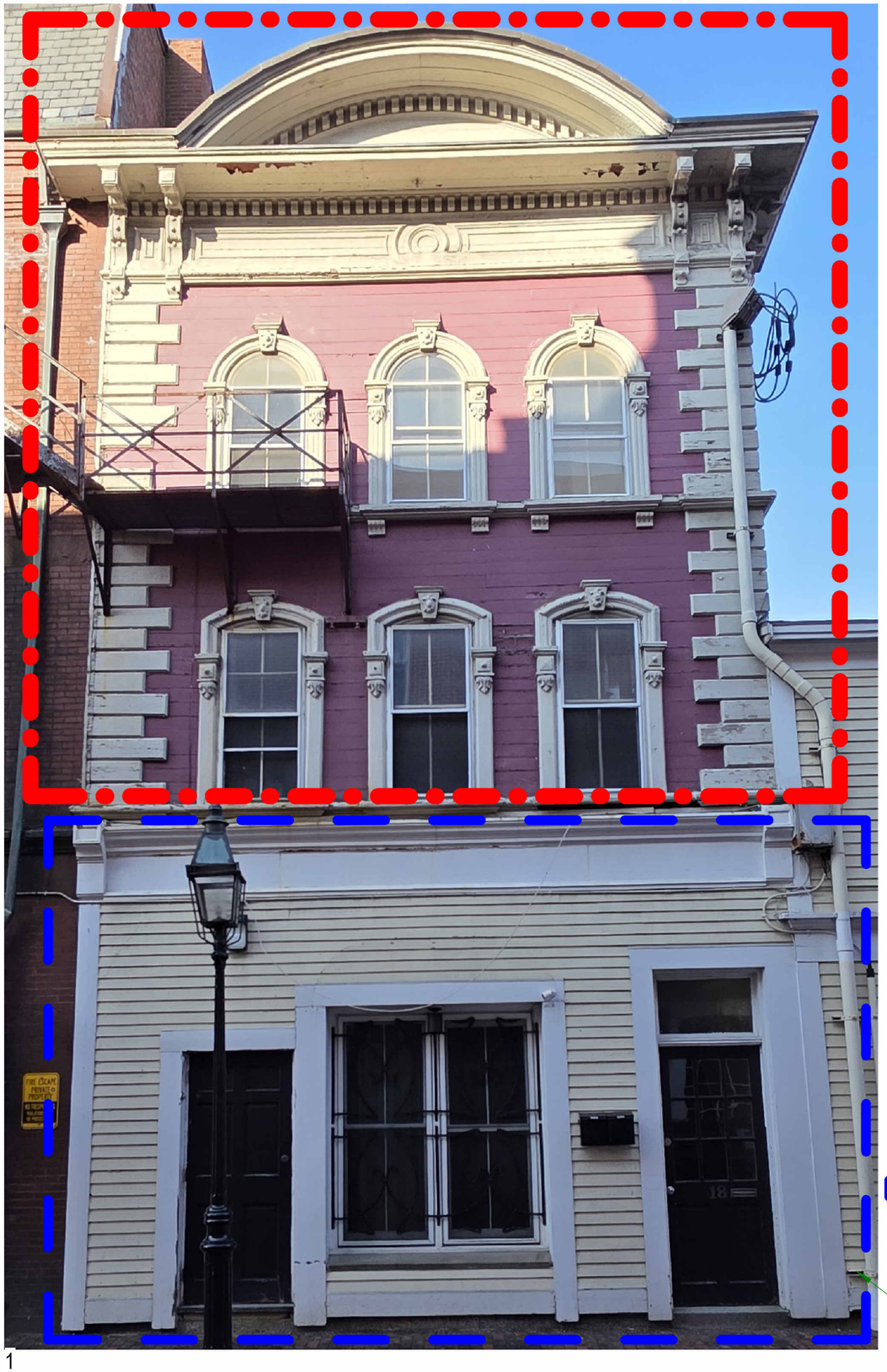
04/24/2026

HDC-2

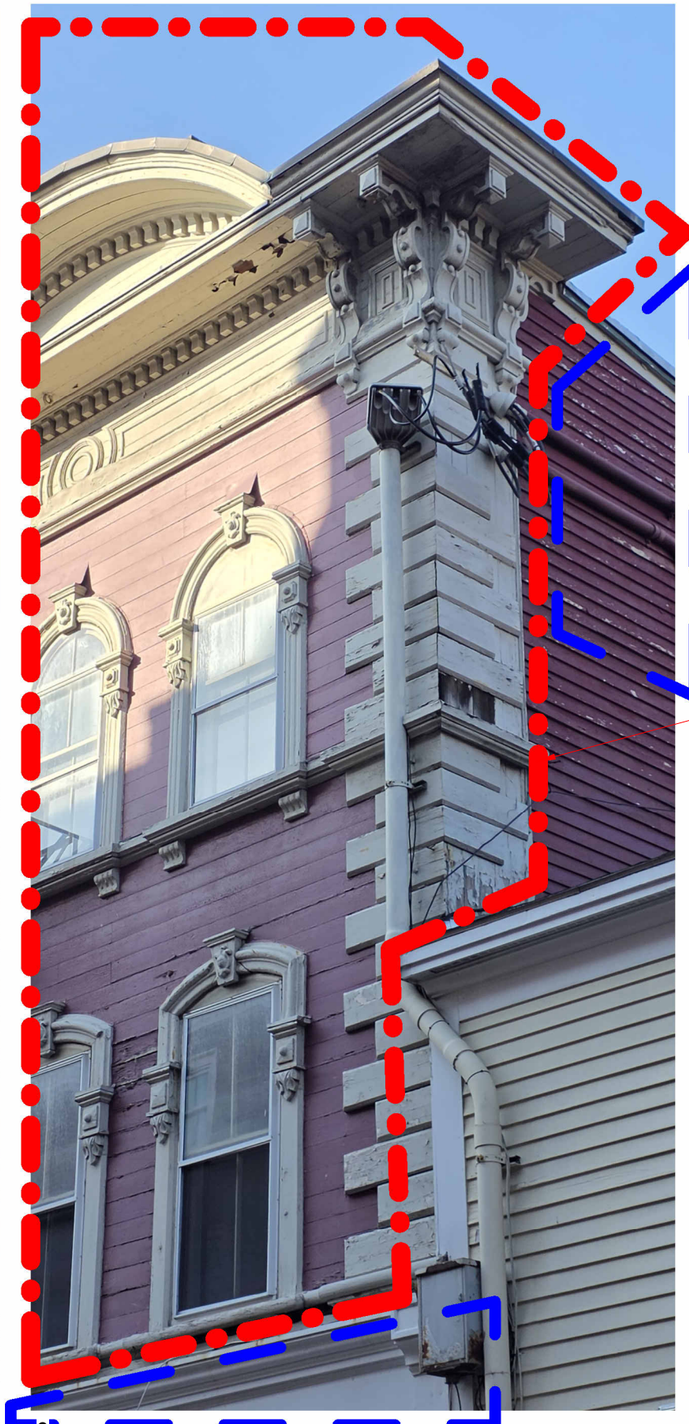
N

ARCOVE ARCHITECTS

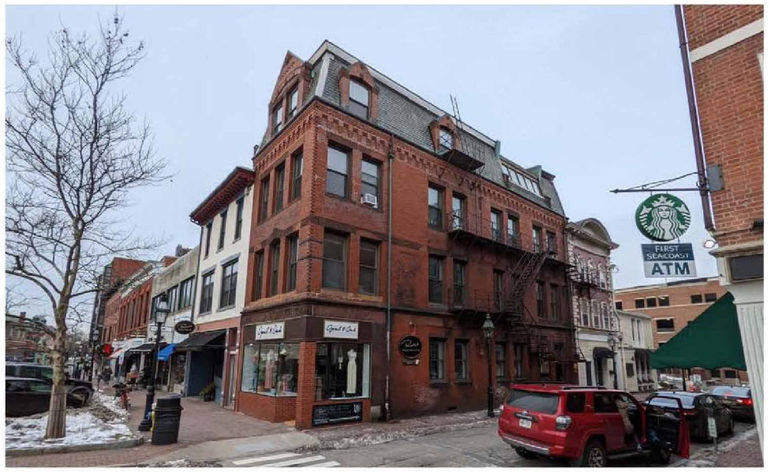
COPYRIGHT © 2026



1



2



3



4

AREA OF DEMO PREVIOUSLY APPROVED (ROOF & FIRST FLOOR)

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

AREA OF DEMO PREVIOUSLY APPROVED

H5.04 EXISTING CONDITIONS PHOTOS
ONE CONGRESS STREET

04/28/2026

N

ARCOVE ARCHITECTS

COPYRIGHT © 2026

PLAN REFERENCES:

1) PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
3) LOT PLAN NOS. 7–13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
4) PLAN OF LOT NOS. 173 – 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537.
7) PLAN OF LOT 26 – 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED.
8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C–16161.
9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C–34500.
11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D–43095.
12) SITE PLAN FOR HOUSE–GOODMAN LIMITED PARTNERSHIP 43–49 CONGRESS STREET PORTSMOUTH, N.H. PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, SCALE: 1"=10', DATED: NOVEMBER 15, 1983, NOT RECORDED.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
17/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	BOUND FOUND
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
UE	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	UTILITY POLE
WSO	WATER SHUT OFF/CURB STOP
GSO	GAS SHUT OFF
GV	GATE VALVE
HYD	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
T	TELEPHONE MANHOLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE

PROPOSED AREA OF WORK: MAP 0117 LOT 12 (15 CONGRESS STREET)

PREVIOUSLY APPROVED APREA OF WORK: MAP 0117 LOT 14 (1 CONGRESS STREET)

117/12
15 CONGRESS STREET
MULTI LEVEL BRICK BUILDING

HAVEN COURT (PRIVATE WAY 15' WIDE – SEE NOTE 9)
(FEE INTEREST IN HAVEN COURT RESIDES WITH MAP 117 LOT 14)

HIGH STREET

FLEET STREET

CONGRESS STREET

10' RIGHT OF WAY IN COMMON (SEE NOTE 10)

RIGHT OF WAY FOR THE BENEFIT OF MAP 117 LOT 12

10' RIGHT OF WAY FOR THE BENEFIT OF MAP 117 LOT 12 (SEE RCRD 1041/244 & PLAN# 01243)

LEASE AREA (SEE NOTE 9)

ZONE CD5 / ZONE CD4

117/16 N/F CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 1640/190, 1352/412, 1355/347, 1354/213, 1395/296, 1355/142 REF. PLAN 9

117/8 N/F THE ROBERT R. KENNEDY & PEARL F. KENNEDY IRREVOCABLE TRUST 251 THAXTER ROAD PORTSMOUTH, NH 03801 4791/1650

117/7 N/F FURINA FAMILY TRUST ANTHONY FURINA TRUSTEE JOYCE A FURINA TRUSTEE 6 NIPMUCK TRAIL ROAD NEW DURHAM, NH 03855 5994/1216

117/6 N/F WINDY STREET PROPERTIES, LLC 155 FLEET STREET PORTSMOUTH, NH 03801 5351/2448

117/5 N/F BEN FRANKLIN BLOCK BUILDING MANAGEMENT 75 CONGRESS STREET PORTSMOUTH, NH 03801 6447/2622

117/9 N/F FIFTY FIVE CONGRESS CONDOMINIUM 55 CONGRESS STREET PORTSMOUTH, NH 03801 2783/2204 REF. PLAN 12

117/10–11 N/F 29–41 CONGRESS STREET, LLC PO BOX 310 DOVER, NH 03821 4329/1764

117/40 N/F NATIONAL BLOCK II, LLC 3 PLEASANT STREET 4TH FLOOR PORTSMOUTH, NH 03801 3953/492

117/14 N/F ONE MARKET SQUARE, LLC 3 PLEASANT STREET SUITE 400 PORTSMOUTH, NH 03801 6523/2286 RCRD D–43095

117/13 N/F M. PAPPAS & SONS, INC. P.O. BOX 758 NEW CASTLE, NH 03854 2666/2973 REF. PLAN 3

117/17 N/F PEIRCE BLOCK CONDOMINIUM 5746/1250 D–14959

117/37 N/F 6–16 CONGRESS STREET A CONDOMINIUM 4675/2097 D–33284

PSNH 20/5A; PSNH 20/2 VZ 2; PSNH 20/4Y; 50T PSNH 20/4 279 ½ FP

IRON ROD w/ MILLETTE ID CAP FOUND, UP 8"; CONCRETE THRESHOLD ELEV=33.86; FF (ENTRY) ELEV=33.96 "ONE HAVEN COURT" RAISED HALL ELEV=36.48; FF ELEV=34.85 (WOOD FLOOR) RAISED FLOOR (THIRSTY MOOSE UPPER KITCHEN) ELEV=35.40; FF ELEV=33.95 BASEMENT ELEV= 26.55

CONCRETE RETAINING WALL; 6' H. CHAIN LINK FENCE; ABANDONED CONDUITS; FIRE CONNECTION; CONCRETE THRESHOLD ELEV=19.25; WALL SCONCE (TYP.)

CONCRETE THRESHOLD ELEV=26.34; CONCRETE THRESHOLD ELEV=26.05; CONCRETE THRESHOLD ELEV=26.44; CONCRETE THRESHOLD ELEV=26.59; CONCRETE FOUNDATION; UNKNOWN MANHOLE (TYP.); 1 STORY; 2 STORY; BUILDING AT GROUND LEVEL; CONCRETE THRESHOLD ELEV=26.66 (VESTIBULE) FF ELEV=27.25 (THIRSTY MOOSE BAR AREA) FF ELEV=26.25 (THIRSTY MOOSE DINNING ROOM); CONCRETE THRESHOLD ELEV=26.21; CONCRETE THRESHOLD ELEV=25.37; WOOD FENCE/GATE; BOLLARD (TYP.); STEEL PLATE; APPROXIMATE TRANSFORMER LOCATION; FF ELEV=21.99; FLAGPOLE; RAILROAD SPIKE TBS (TYP.); "OFF PISTE"; AWNING; "BENNETT'S SANDWICH SHOP"; "MUSIC HALL STRAWBERRY BANKE HANOVER GARAGE"; RAISED PLANTER; ELECTRIC HANDHOLD (TYP.); DETECTABLE WARNING, (TYP); BUILDING OVERHANG (TYP); JERSEY BARRIERS; PARKING KIOSK; "RUDI'S"; LATTICE FENCE; RAISED GRANITE CURBING; 2" & 4" CONDUIT; LINE OF BRICK BUILDING ABOVE; AWNING; HANDICAP (SYMBOL); SIDING; WOOD DECK; "THE WORKS CAFE"; PARKING GARAGE; BENCH; PARKING KIOSK; NO RIGHT TURN (SYMBOL); GRANITE POST, TYP.; RR SPIKE SET 12–8–21 (TYP.); SIGN ATTACHED TO BUILDING WALL (TYP.); METAL GRATE; "DMA ARCHITECTS" SIGN; ELECTRIC HAND HOLE; HAND HOLE; (2) PARKING METERS

TBM B: CHISELED SQUARE ON TOP OF CURB ELEV. 27.64

TBM A: TOP BOLT AT S.W. CORNER LIGHT POLE ELEV. 29.09

TBM: CHISELED SQUARE AT HIGH POINT GRANITE CURB EL.=20.92

DH SET 12–8–21

NORTH NAD83(2011) — GRID NH SPC

LINE TABLE:

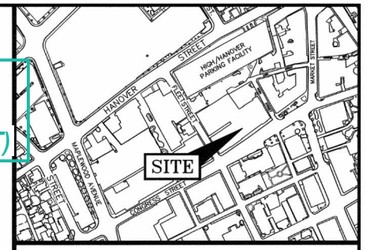
L10	S36°03'41"E	9.09'
L11	N53°56'19"E	0.43'
L12	N88°45'29"E	0.06'
L13	N56°30'27"E	3.32'
L14	N30°49'12"W	9.63'

GRAPHIC SCALE: 10 0 20 40 60 80 FEET; 5 0 5 10 15 20 25 METERS

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738 — DATE 7.24.24

STATE OF NEW HAMPSHIRE — No. 738 JOHN R. CHAGNON — LICENSED LAND SURVEYOR — SIGNATURE



LOCATION MAP 1" = 300'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 12.
2) OWNERS OF RECORD: WENBERRY ASSOCIATES, LLC C/O CP MANAGEMENT 11 COURT STREET SUITE 100 EXETER, N.H. 03833 3060/164
3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5.
4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
5) EXISTING LOT AREA: 23,708 S.F. 0.5443 ACRES
6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS ON ASSESSORS MAP 117 LOT 12.
8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
9) PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL IS ENCROACHING ON SUBJEST PARCEL. SEE RCRD 1512/410 & 1690/130.
10) PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES PER DEEDS. SEE RCRD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCRD C–16161.
11) PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRANTORS EASTERLY BOUNDARY. SEE RCRD 3124/695.
12) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

No.	DATE	DESCRIPTION	BY	CHK.
0	7/24/24	ISSUED FOR COMMENT	RJB	JRC

DRAWING ISSUE STATUS: SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT: APPLICANT: ONE MARKET SQUARE, LLC
15 CONGRESS STREET PORTSMOUTH, N.H.

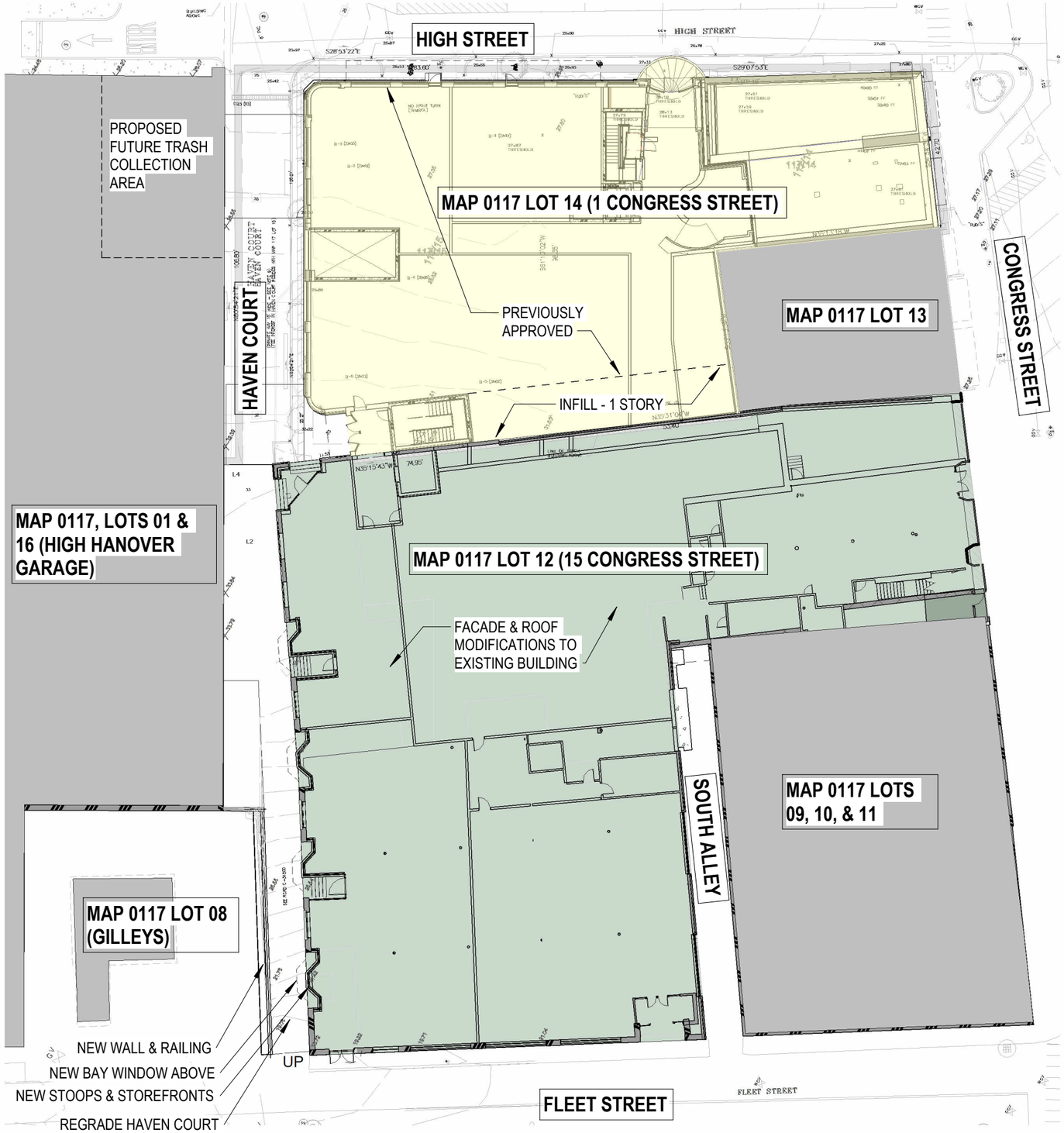
TITLE: EXISTING CONDITIONS PLAN

DATE	SCALE
JULY 2024	1" = 20'
DRAWN BY: RJB	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010156.01	FIELD BOOK & PAGE: FB 309 PG 54
SHEET No.: SHEET 1	DWG No.: C1

HN1.01 SITE SURVEY, EXISTING
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024



1 SITE PLAN, PROPOSED
1/32" = 1'-0"



HN1.02 SITE PLAN, PROPOSED
1-15 CONGRESS STREET

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

0' 32' 64' 128'

10/18/24

ARCOVE

COPYRIGHT © 2024



LANDSCAPE NOTES:

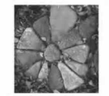
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

HN1.03 LANDSCAPE PLAN
1-15 CONGRESS STREET

PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE. .

10/18/24

terra firma
landscape architecture
163 a court street : portsmouth, nh 03801
cell: 603.430.8588 | terrance@terrafirmalandarch.com



No.	Date	By	Revision Notes
E	9/20/2024		CATENARY LIGHT ADJUSTMENT
D	8/12/2024		SITE AMENITIES AND MATERIALS UPDATED
C	8/2/2024		ALLEY DOOR LOCATION UPDATES
B	7/31/2024		SHEET UPDATES
A	7/24/2024		SOUTH ALLEY UPDATES

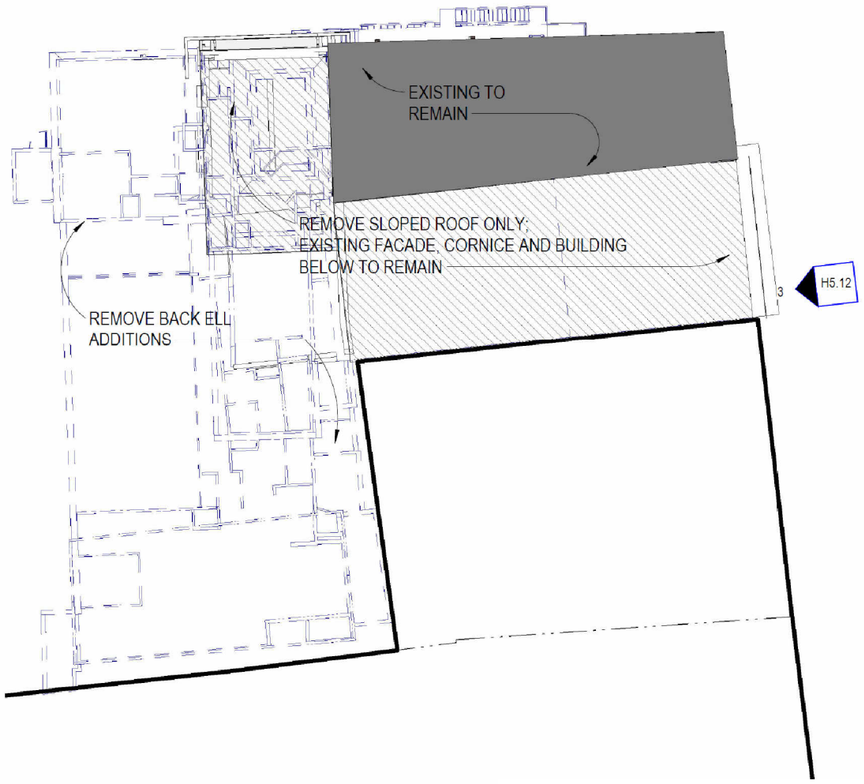
terra firma landscape architecture
163 a Court Street
Portsmouth, NH 03801

NEWBERRY WAY

LANDSCAPE PLAN

Project Manager: TP
Date: 7/18/2024
CAD File Name: newberry92024.vwx
Project ID: NEWBERRY WAY
Scale: 1"=20'-0"
Sheet No.: L-01 of 1

COPYRIGHT © 2024



PREVIOUSLY APPROVED -

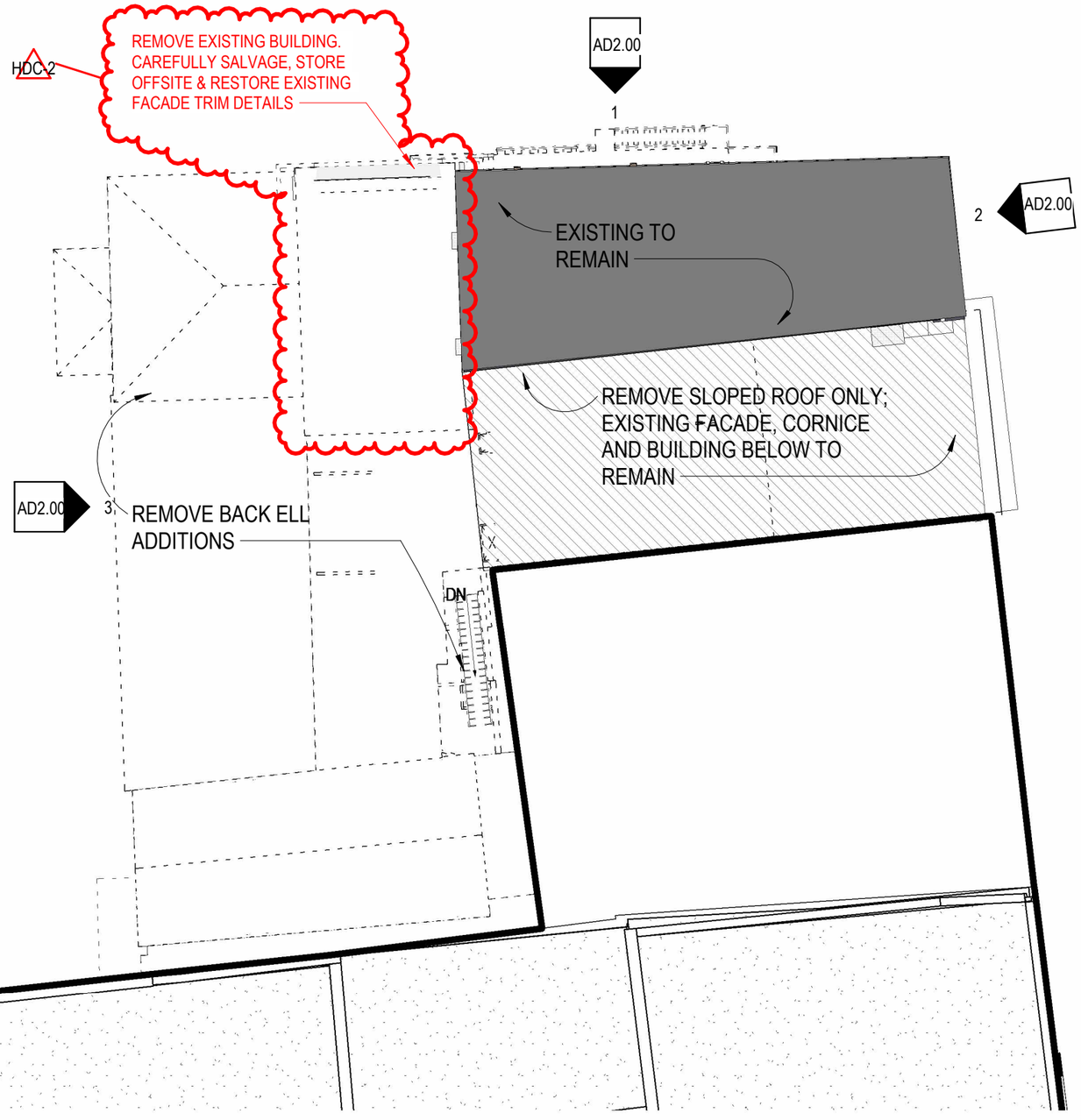
H5.11 DEMOLITION PLAN

1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
8/03/2022

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

0' 8' 16' 32'



PROPOSED -

H5.11 DEMOLITION PLAN

ONE CONGRESS STREET

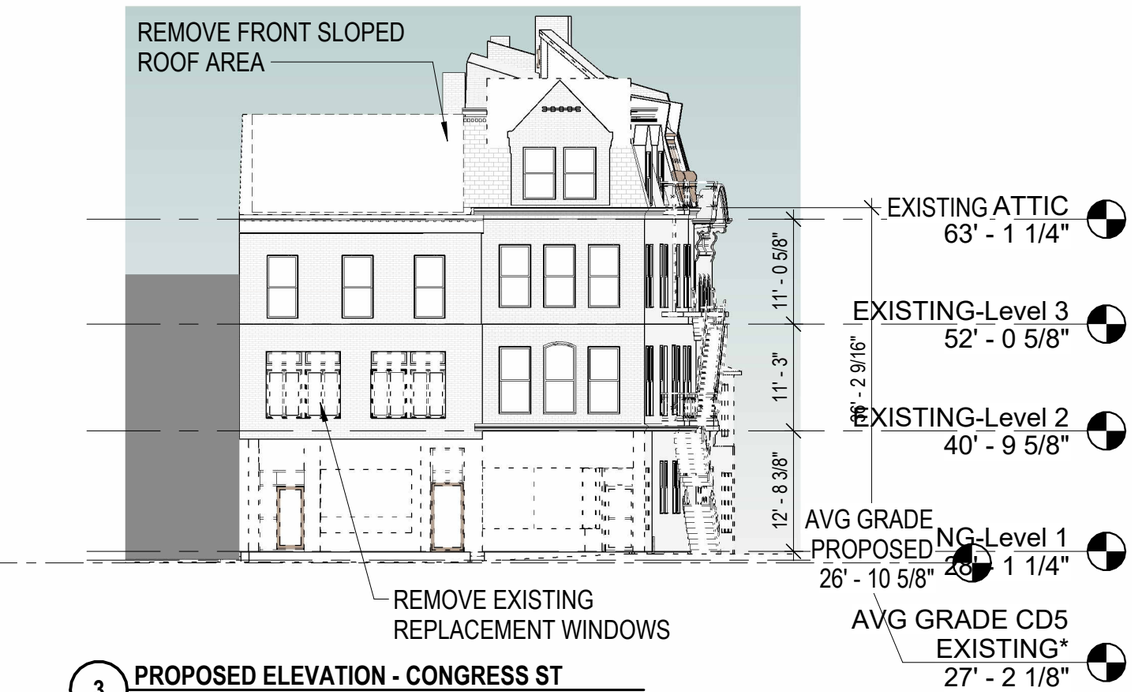
04/24/2026

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

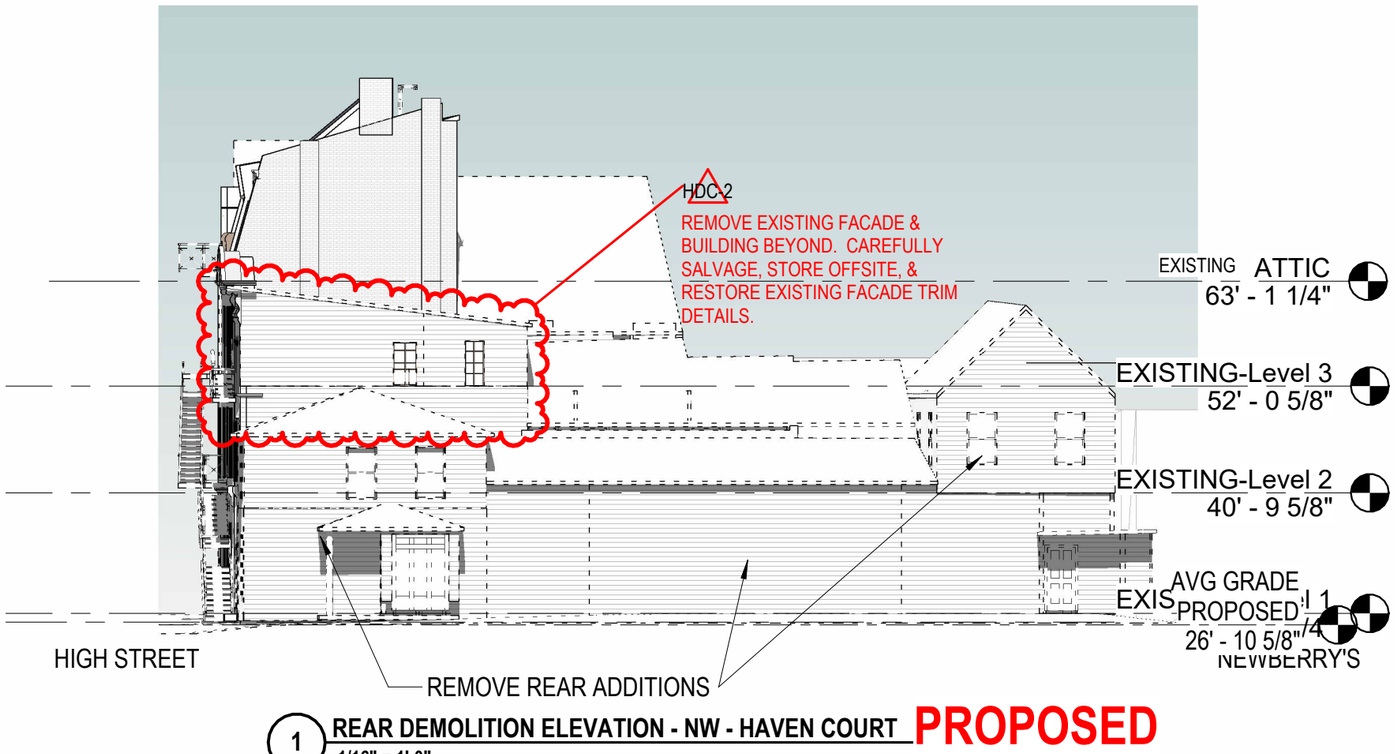
0' 8' 16' 32'

ARCOVE ARCHITECTS

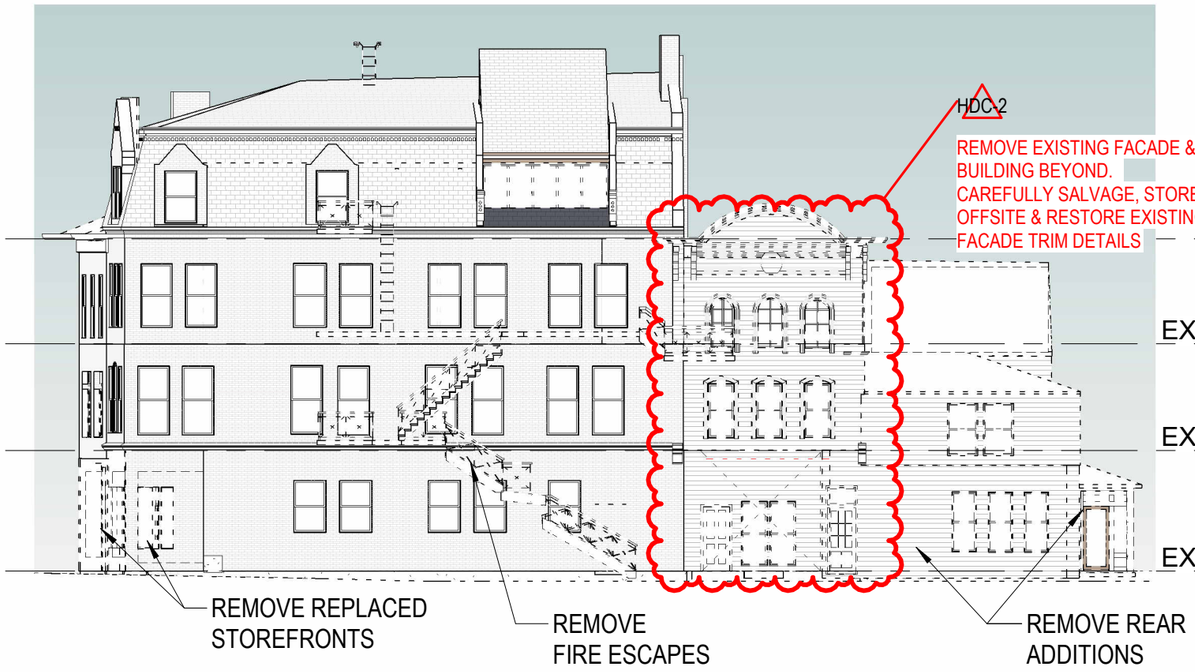
COPYRIGHT © 2026



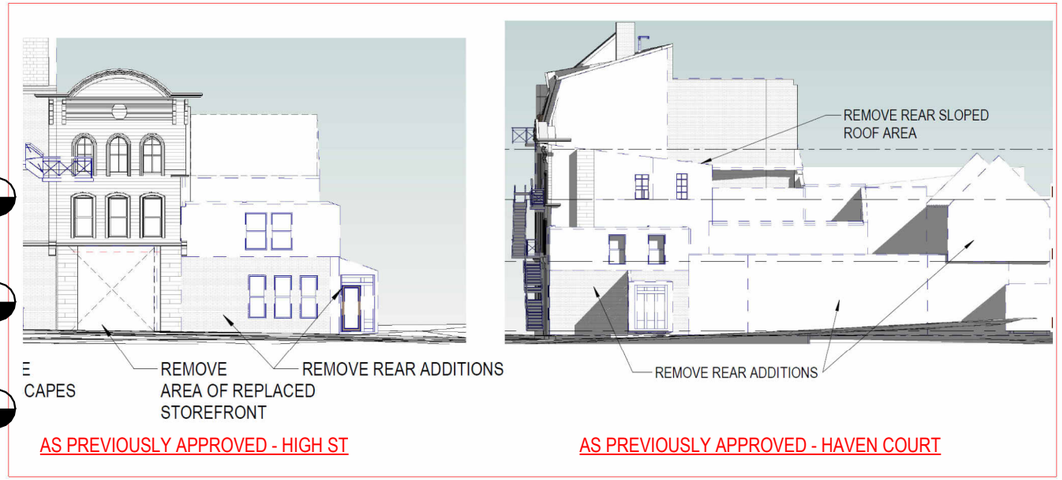
3 **PROPOSED ELEVATION - CONGRESS ST**
1/16" = 1'-0"



1 **REAR DEMOLITION ELEVATION - NW - HAVEN COURT** **PROPOSED**
1/16" = 1'-0"



2 **SIDE DEMOLITION ELEVATION - NE - HIGH STREET** **PROPOSED**
1/16" = 1'-0"



H5.12 **DEMOLITION ELEVATIONS**
ONE CONGRESS STREET

04/24/2026

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

N

ARCOVE ARCHITECTS

COPYRIGHT © 2026

5
H5.41

CD-4

CD-5

DN

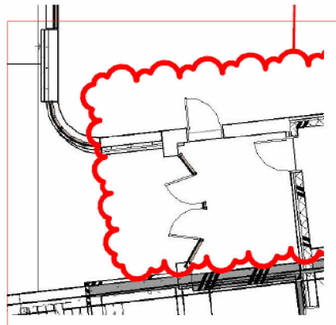
VEHICLE ELEVATOR
EL2-1

HDC-2 WIDEN GARAGE DOOR

DN

HDC-2 REPLACE CURVED STOREFRONT WITH STRAIGHT WALL AND SINGLE GLASS DOOR

PROPOSED



AS PREVIOUSLY APPROVED

H5.14 **FIRST FLOOR PLAN**

ONE CONGRESS STREET

04/24/2026

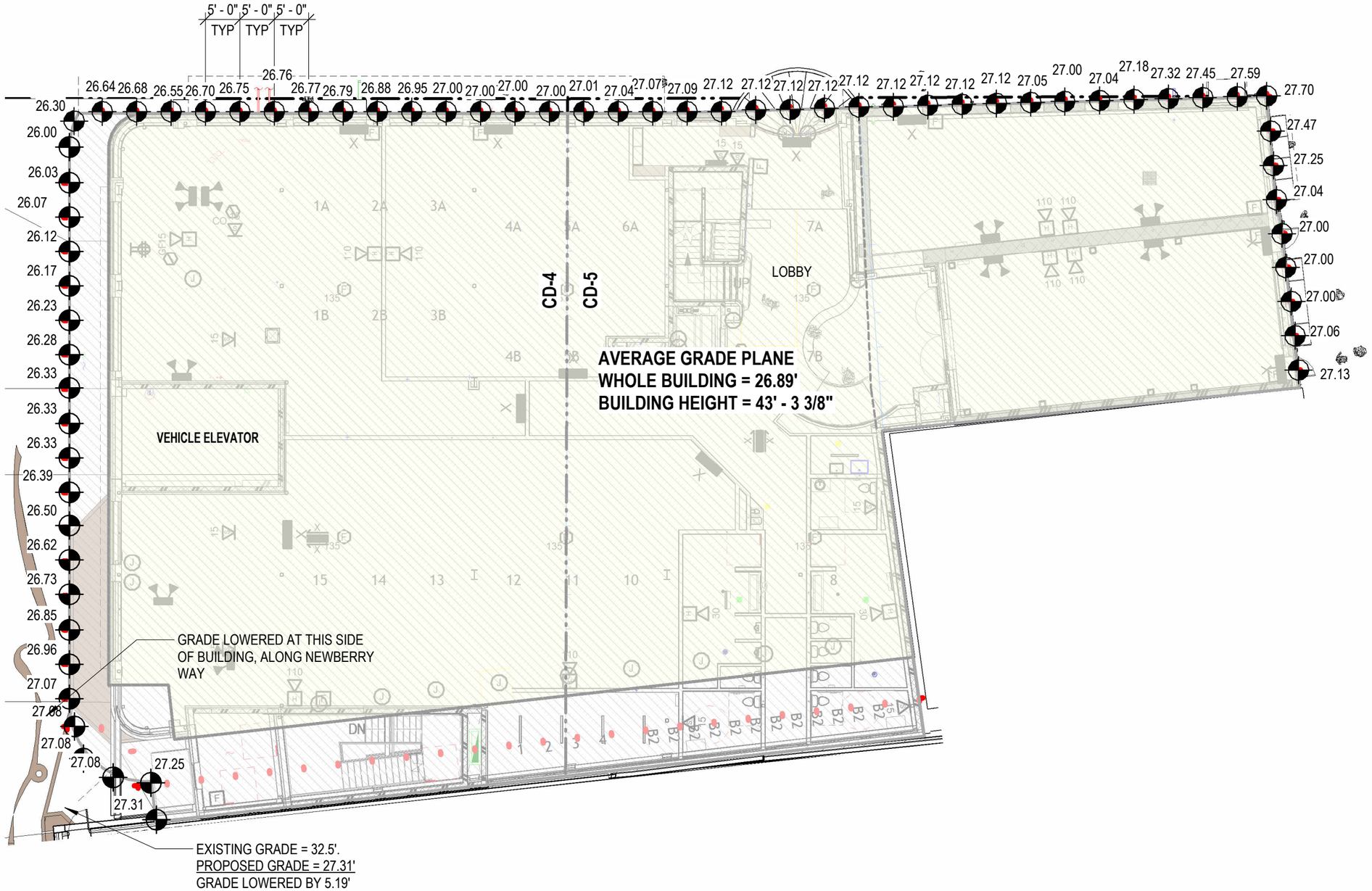
GRAPHIC SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

N

ARCOVE ARCHITECTS

COPYRIGHT © 2026



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

Whole Building	Combined CD4 & CD5; existing & new - Average Grade Plane
Congress Street	27.13 27.06 27.00 27.00 27.00 27.04 27.25 27.47 27.70
High Street	27.59 27.45 27.32 27.18 27.04 27.00 27.05 27.12 27.12 27.12 27.12 27.12 27.12 27.12 27.12 27.09 27.07 27.04 27.01 27.00 27.00 27.00 27.00 26.95 26.88 26.79 26.77 26.76 26.75 26.70 26.55 26.61 26.68 26.64 26.30
Haven Court	26.98 26.00 26.03 26.07 26.12 26.17 26.23 26.28 26.33 26.33 26.39 26.50 26.62 26.73 26.85 26.96 27.07 27.08 27.08 27.80 27.25 27.31
Average - CD4 &CD5 combined	**26.89**

AVERAGE GRADE PLANE CALCULATION

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

HDC-2

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

04/24/2026

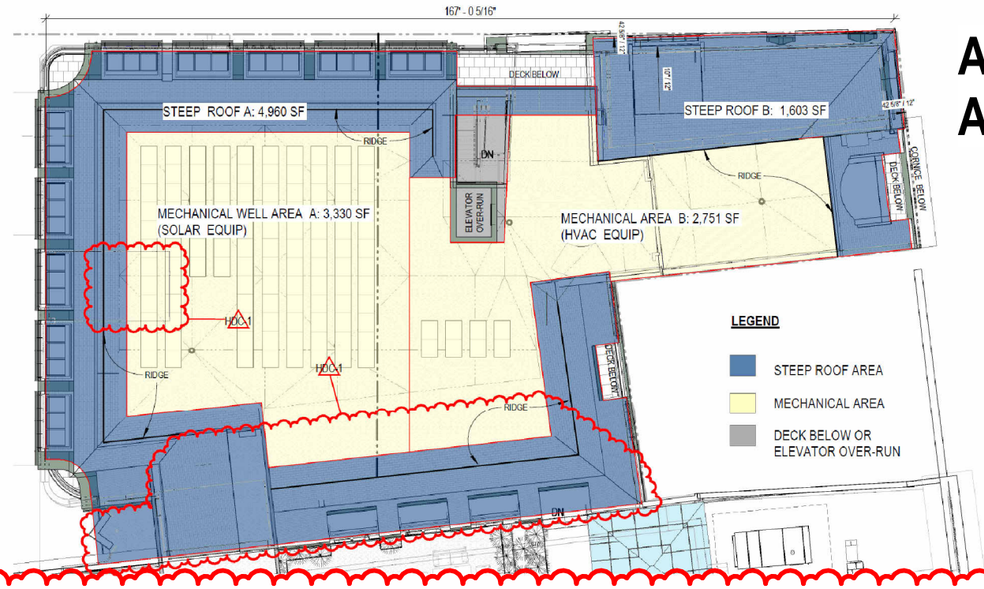
GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

N

ARCOVE ARCHITECTS

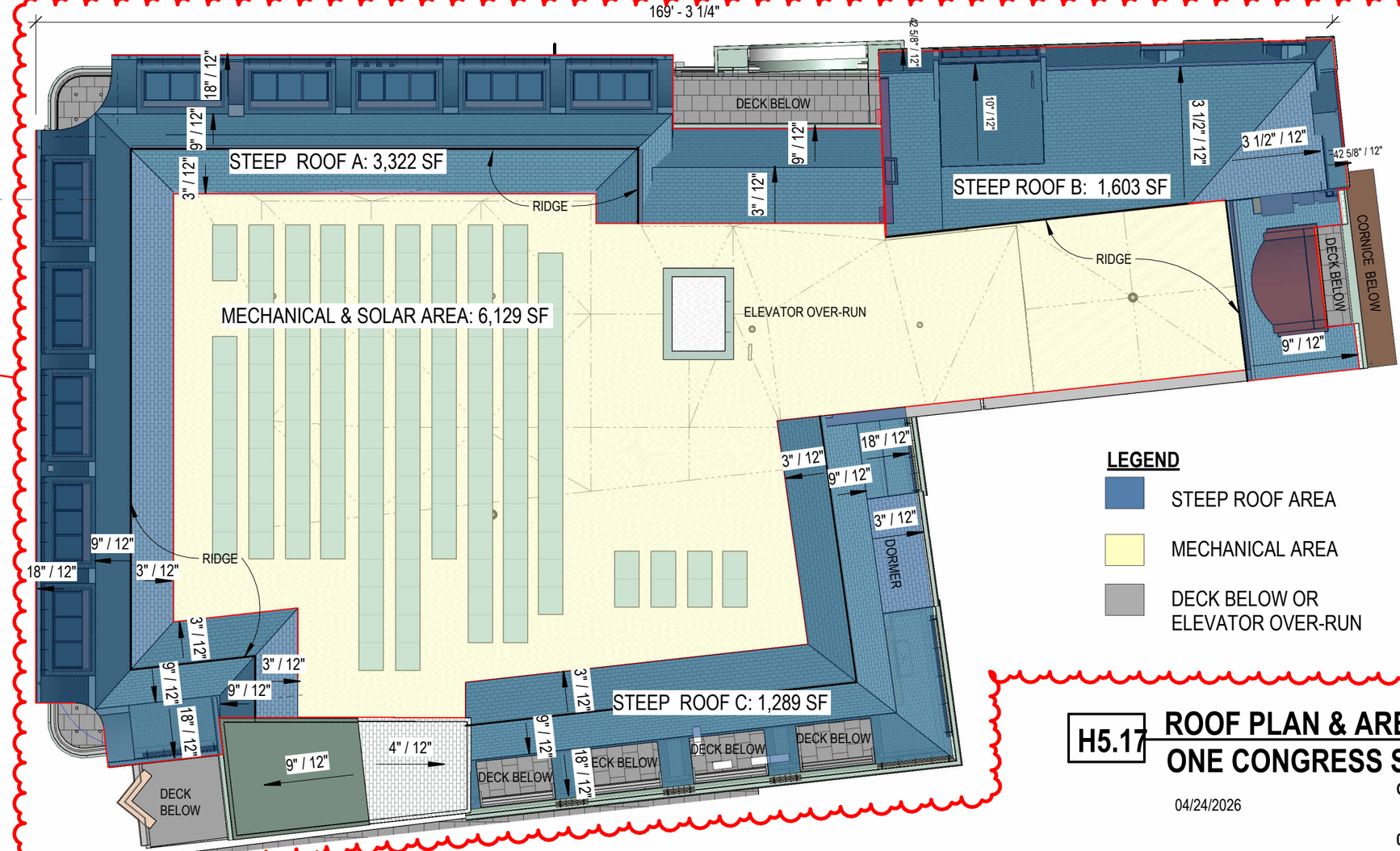
COPYRIGHT © 2026

AS PREVIOUSLY APPROVED



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

PROPOSED



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

H5.17 ROOF PLAN & AREA CALCULATIONS
ONE CONGRESS STREET

04/24/2026

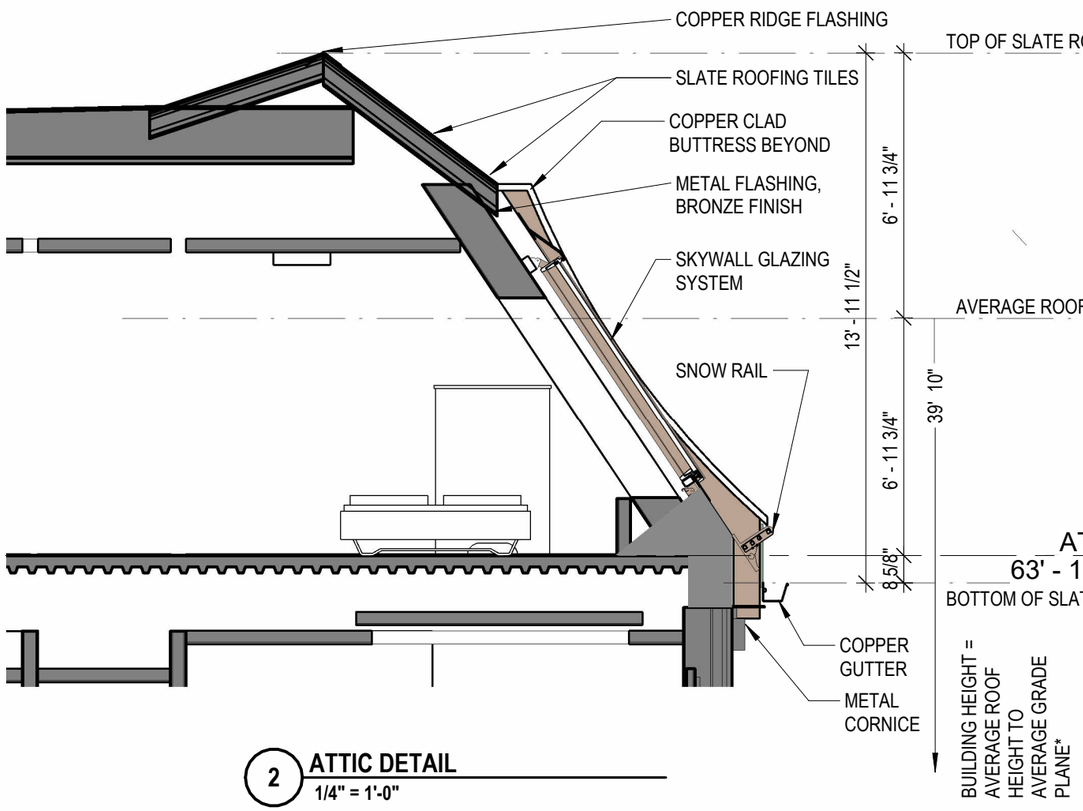
GRAPHIC SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

N

ARCOVE ARCHITECTS

COPYRIGHT © 2026



2 **ATTIC DETAIL**
1/4" = 1'-0"



1 **PROPOSED ELEVATION - NW HAVEN COURT**
1/4" = 1'-0"

H5.20 **ROOF HEIGHT DETAIL - HAVEN CT**

1-15 CONGRESS STREET

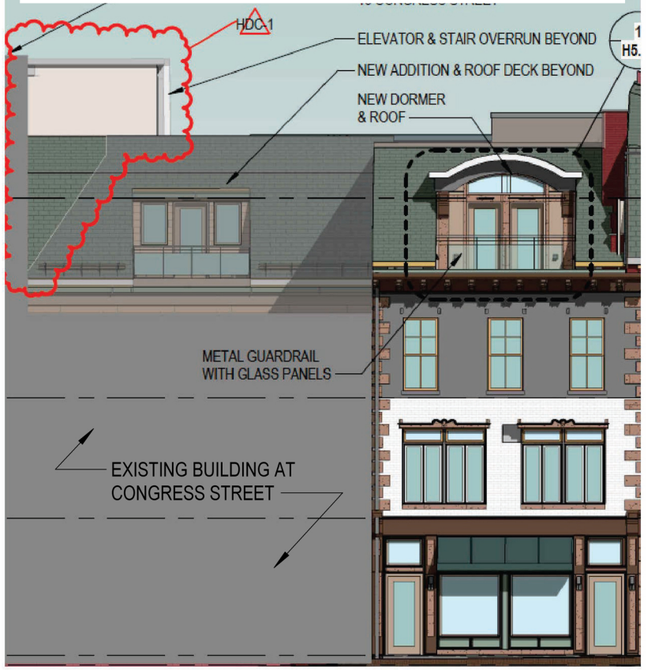
SCALE: 1/4" = 1'-0"
10/18/24

* FOR AVERAGE GRADE PLANE OF TOTAL BUILDING SEE SHEET H5.16

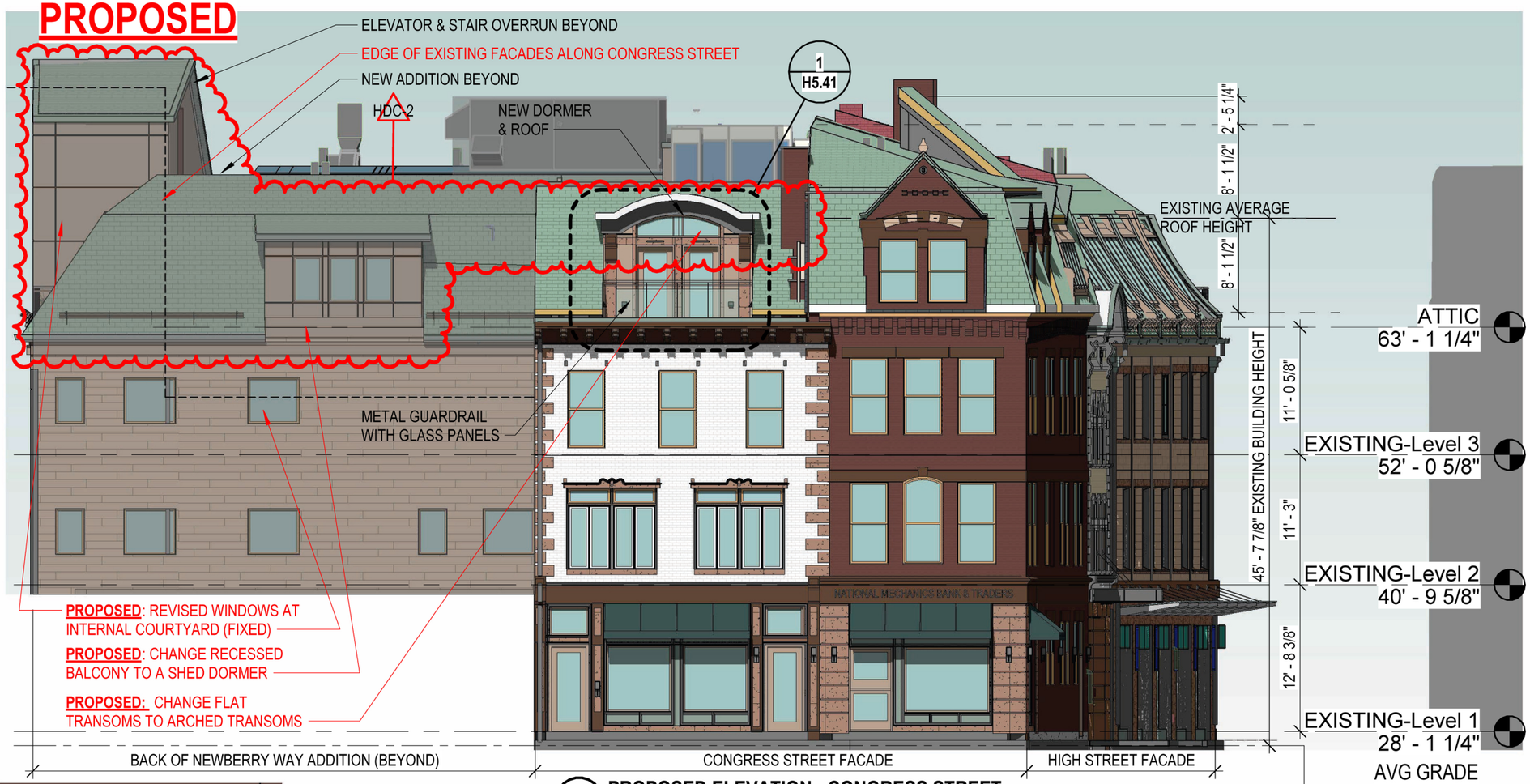
ARCOVE ARCHITECTS

COPYRIGHT © 2022

AS PREVIOUSLY APPROVED



PROPOSED



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



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







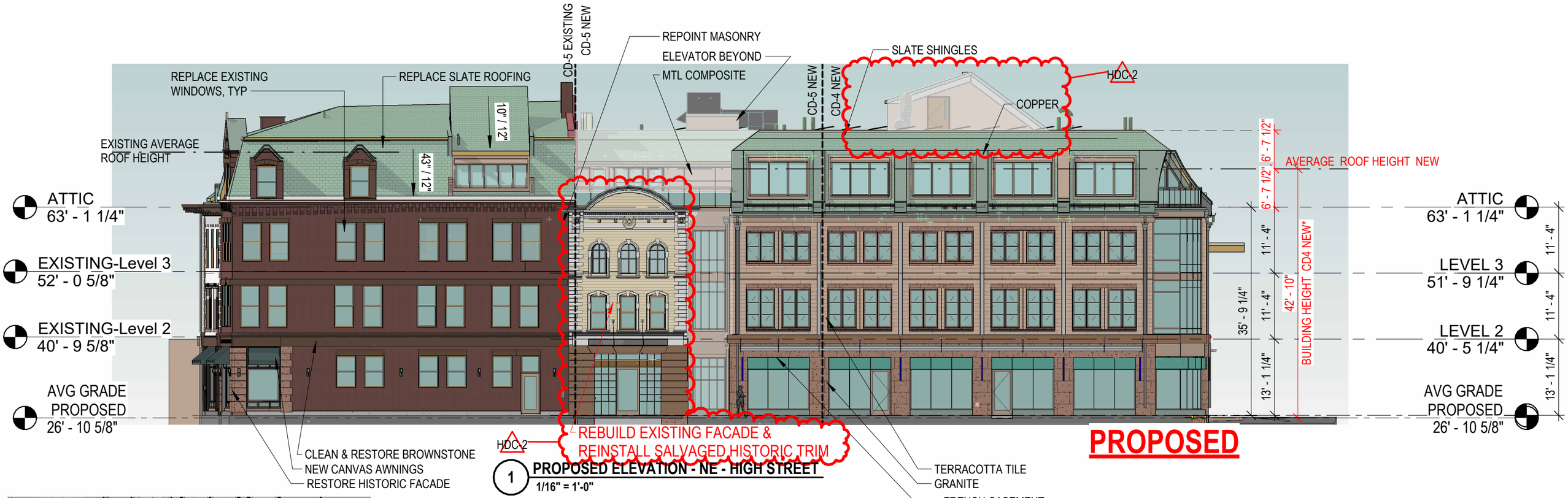
H5.21 **ELEVATION - CONGRESS STREET**
ONE CONGRESS STREET

04/24/2026

N

ARCOVE
ARCHITECTS

COPYRIGHT © 2026



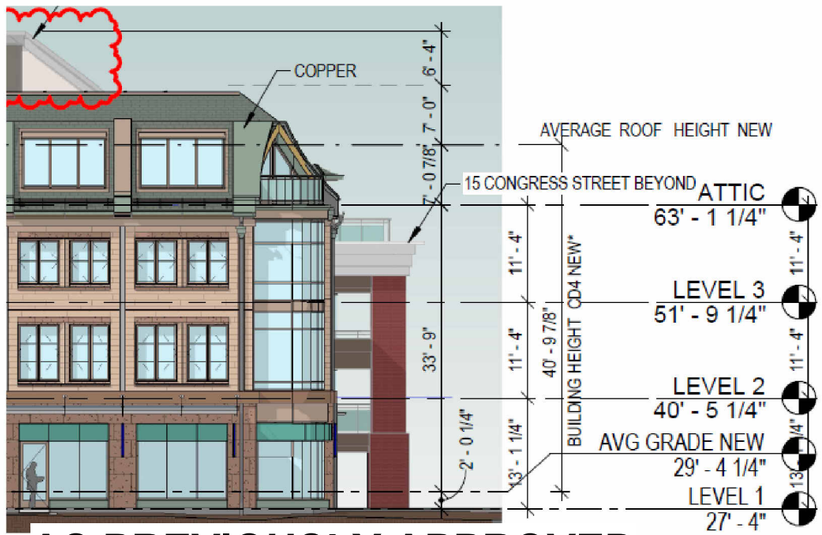
1 **PROPOSED ELEVATION - NE - HIGH STREET**
1/16" = 1'-0"

PROPOSED



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

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



AS PREVIOUSLY APPROVED

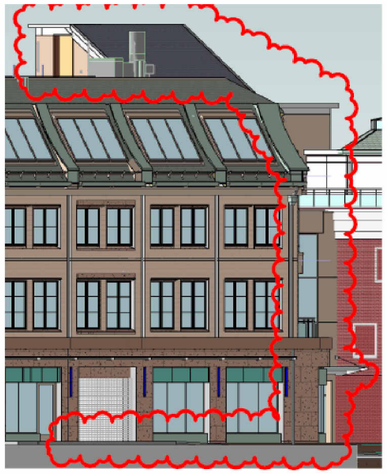
H5.22 **ELEVATION - HIGH STREET**
ONE CONGRESS STREET

04/24/2026

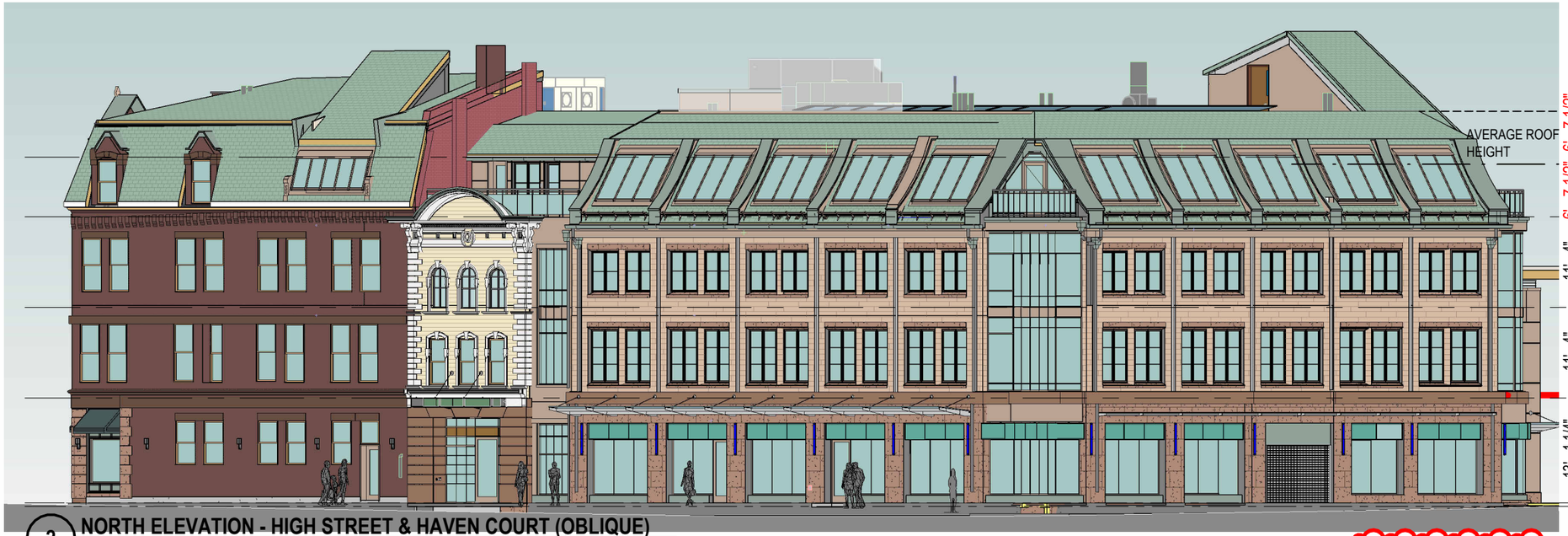
N

ARCOVE ARCHITECTS

COPYRIGHT © 2026



AS PREVIOUSLY APPROVED



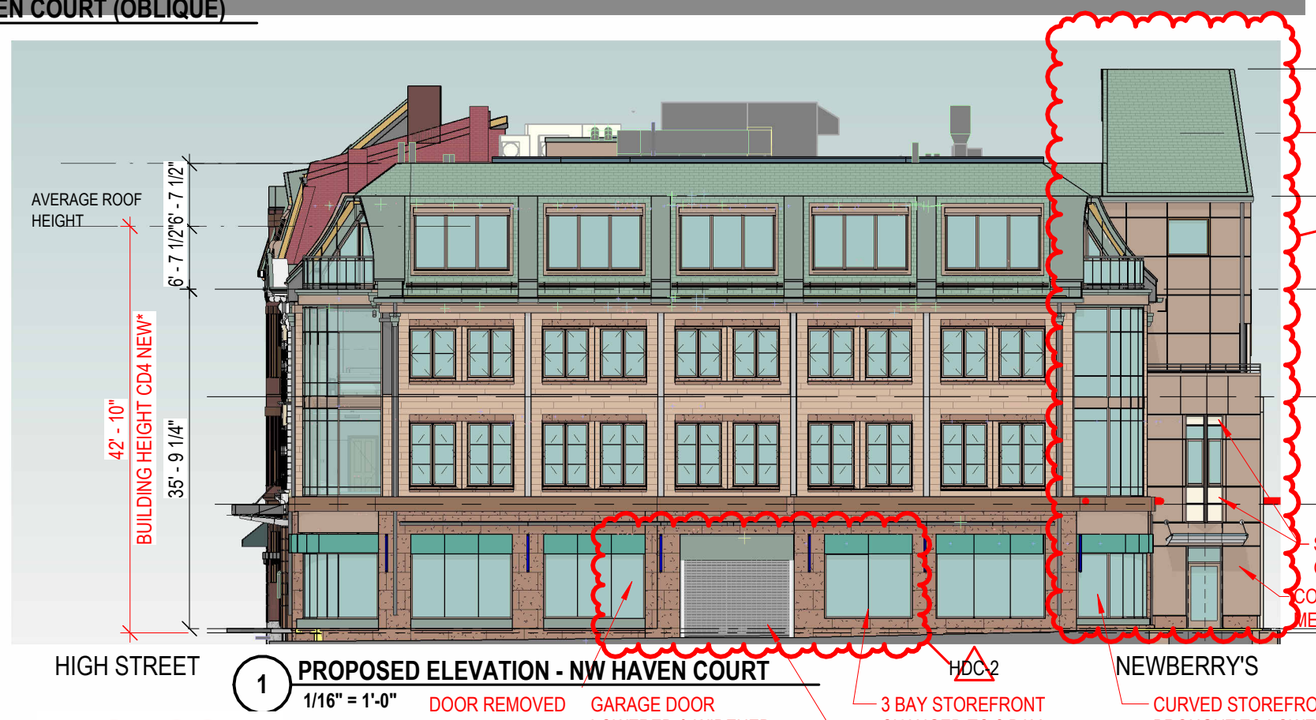
2 NORTH ELEVATION - HIGH STREET & HAVEN COURT (OBLIQUE)
1/16" = 1'-0"

PROPOSED



PROPOSED ELEVATION - NW HAVEN COURT

AS PREVIOUSLY APPROVED



1 PROPOSED ELEVATION - NW HAVEN COURT
1/16" = 1'-0"

PROPOSED

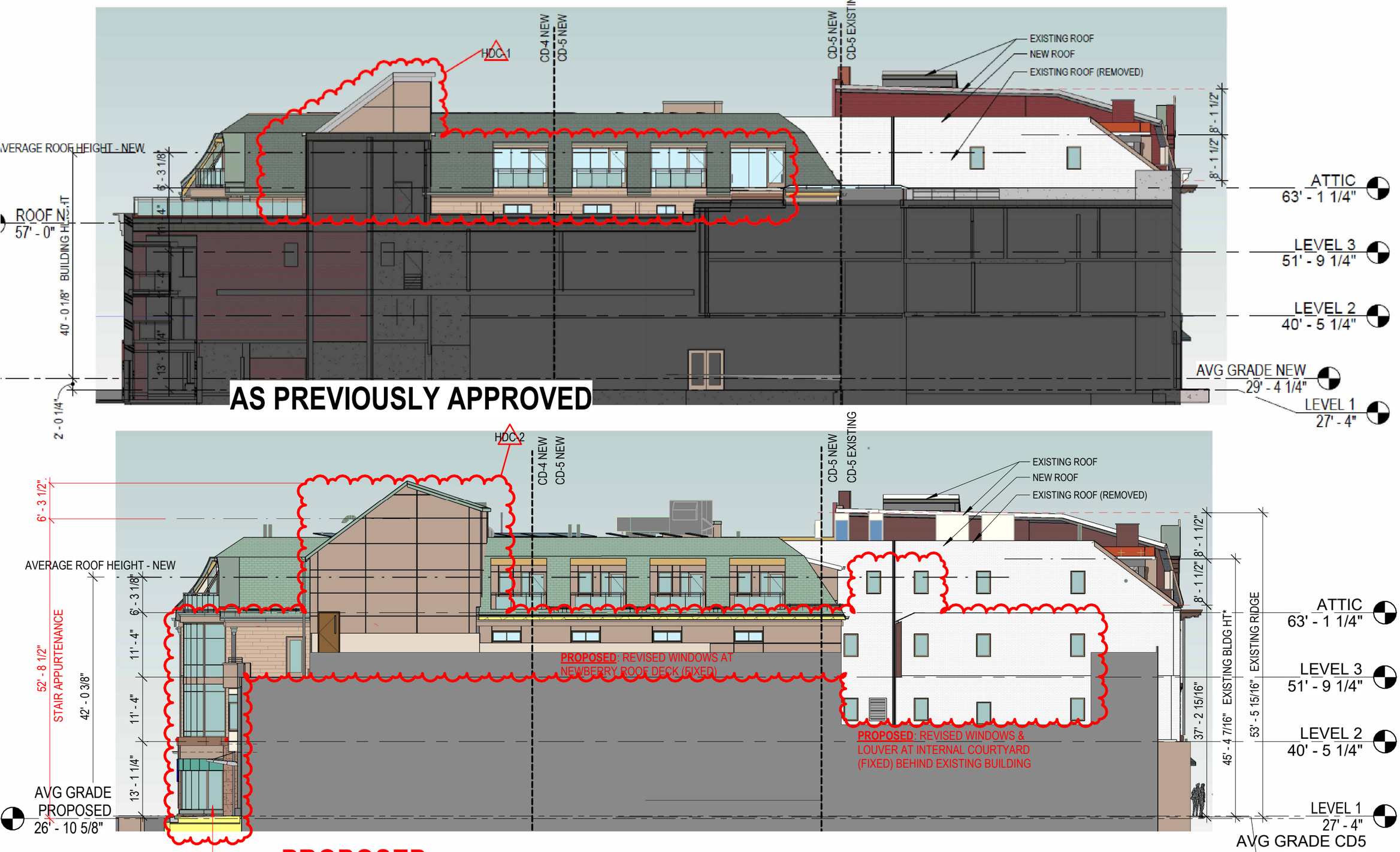
H5.23 ELEVATIONS - NEWBERRY WAY
ONE CONGRESS STREET

04/24/2026

N

ARCOVE ARCHITECTS

COPYRIGHT © 2026



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

04/24/2026

N

ARCOVE ARCHITECTS

COPYRIGHT © 2026



H5.32 **VIGNETTE - CONGRESS STREET**
1 CONGRESS STREET

SCALE:
8/03/2022

ARCOVE ARCHITECTS

COPYRIGHT © 2022



H5.33

VIGNETTES - HIGH FROM CONGRESS
1 CONGRESS STREET

SCALE:
10/14/2022

ARCOVE
ARCHITECTS

COPYRIGHT © 2022



H5.34 **HIGH STREET FROM STARBUCKS**
1 CONGRESS STREET

SCALE:
10/14/2022

ARCOVE ARCHITECTS

COPYRIGHT © 2022



H5.35. VIGNETTE - HAVEN CT FROM LADD ST
1-15 CONGRESS STREET

SCALE:
10/18/24

ARCOVE ARCHITECTS

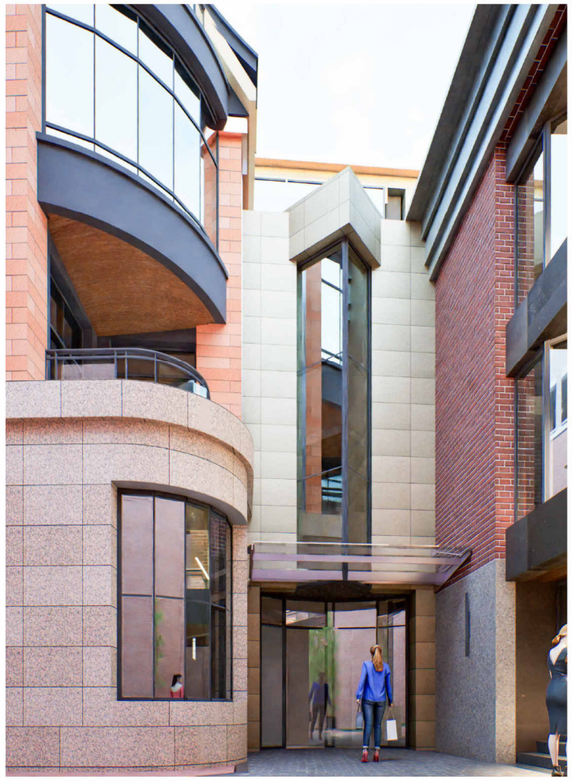
COPYRIGHT © 2022



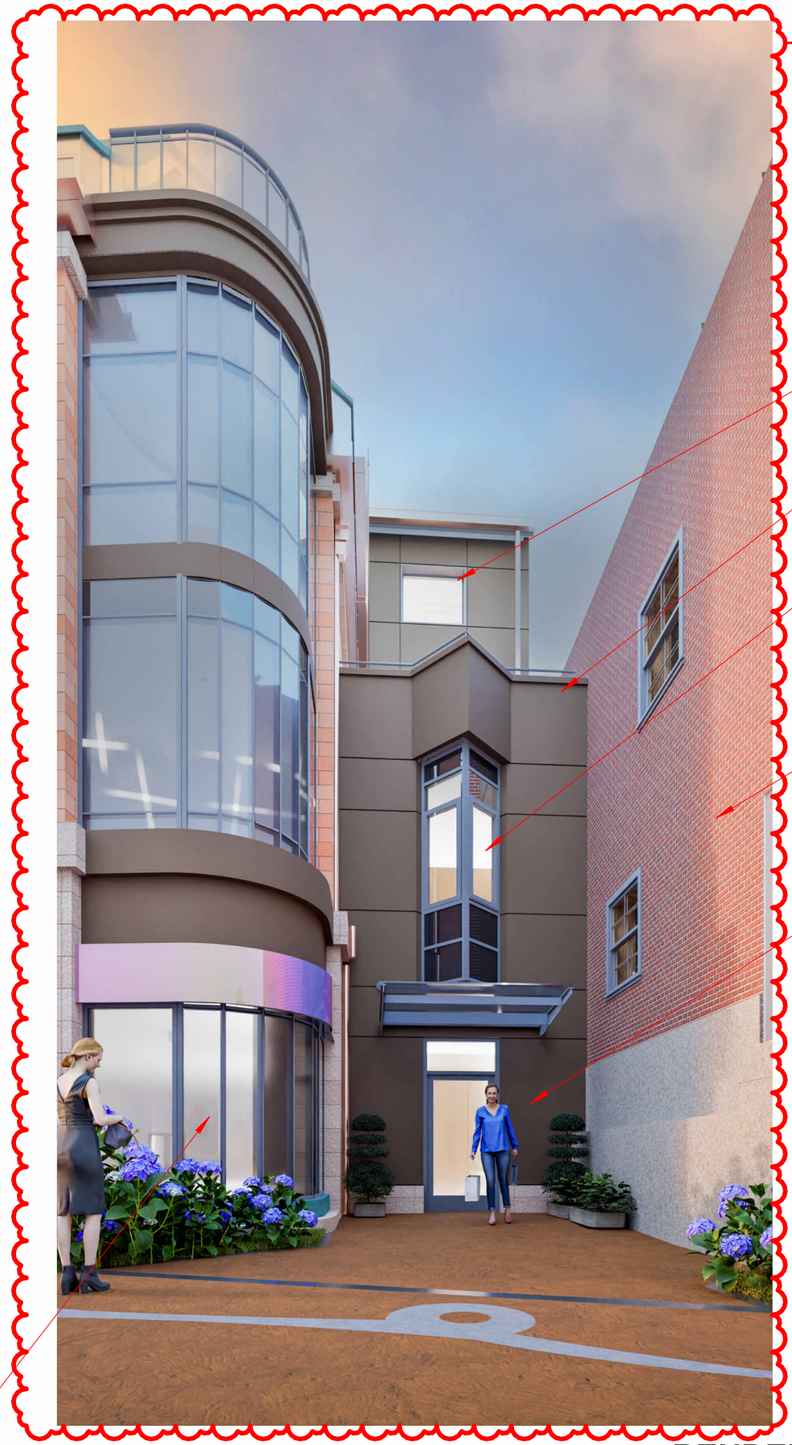
H5.36 VIGNETTE - HIGH AT LADD & HAVEN
1-15 CONGRESS STREET
SCALE:
10/18/24

ARCOVE ARCHITECTS

COPYRIGHT © 2022



AS PREVIOUSLY APPROVED



PROPOSED

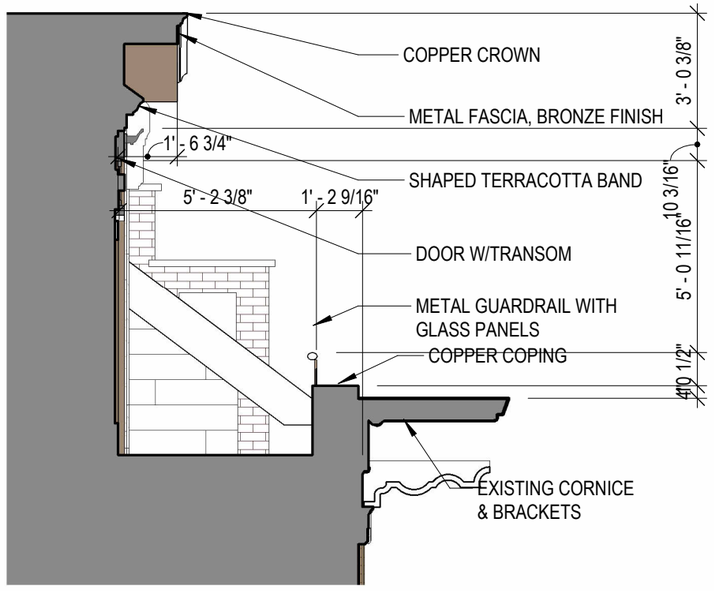
H5.37 RENDERING @ NEWBERRY WAY ENTRANCE
ONE CONGRESS STREET

04/24/2026

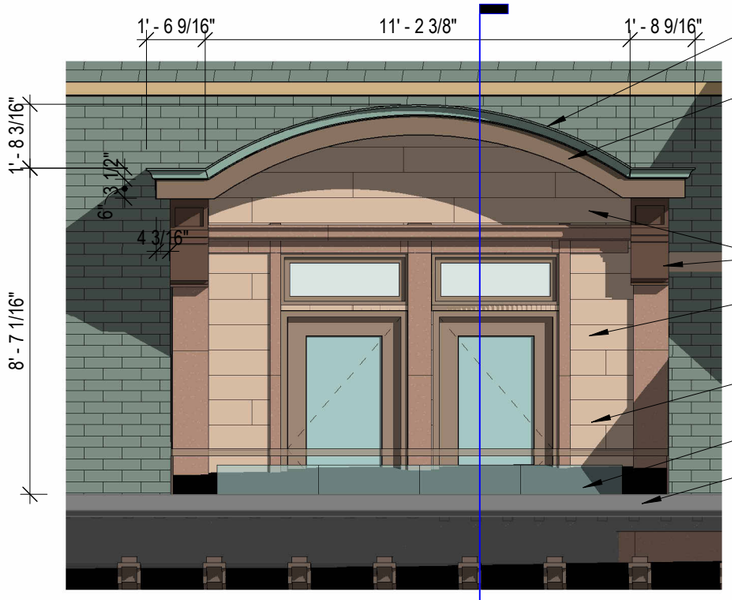
N

ARCOVE ARCHITECTS

COPYRIGHT © 2026

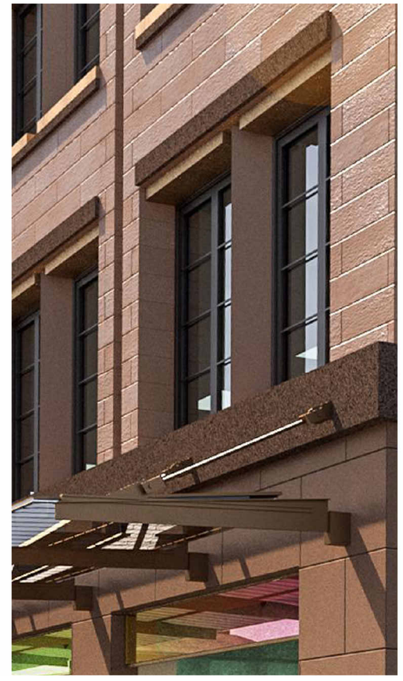


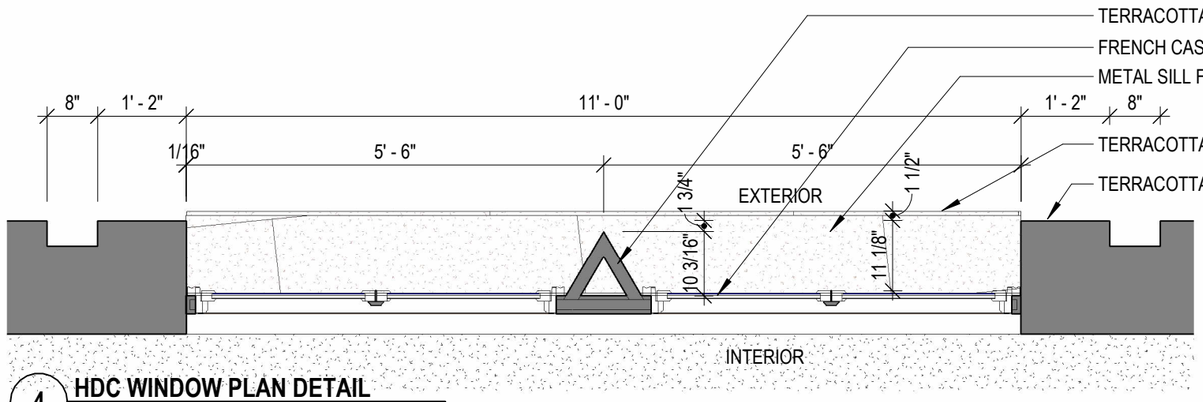
2 HDC DORMER SECTION
1/4" = 1'-0"



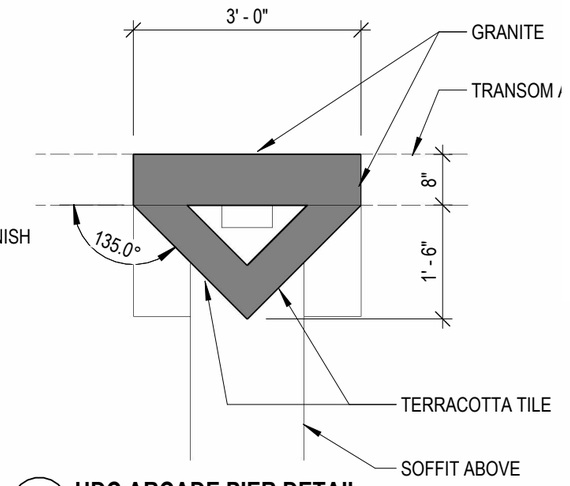
1 HDC DORMER ELEVATION
1/4" = 1'-0"

2
H5.41





4 HDC WINDOW PLAN DETAIL
1/2" = 1'-0"



5 HDC ARCADE PIER DETAIL
1/2" = 1'-0"

H5.41 DETAILS
1 CONGRESS STREET
SCALE: As indicated
8/03/2022

ARCOVE ARCHITECTS

COPYRIGHT © 2022

Pella® Architect Series®

Traditional Wood & Clad/Wood

Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



- **Designed with distinguished details**
  Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **Enhanced style options and custom capabilities**
  Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- **Authentic look of true divided light**
  Pella's Integral Light Technology™ grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow.
- **Interior finish options**
  From light to dark, Architect Series – Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.
- **Beautiful hardware**
  Choose from Pella's collection of rich patinas and other timeless finishes.
- **Optional integrated security sensors**
  Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR® certified[1]**
  Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series – Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2022.[1]
- **Long-lasting durability**
  Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- **Best limited lifetime warranty[2]**
  Pella Architect Series – Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.[2]
- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:

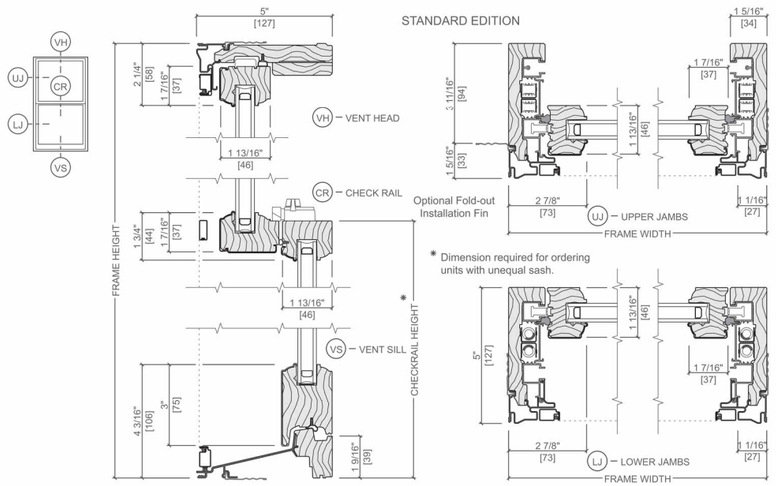


Special shape windows also available.

[1,2] See back cover for disclosures.

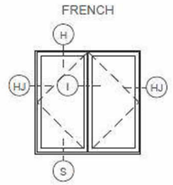
Architect Series® Traditional Hung Window

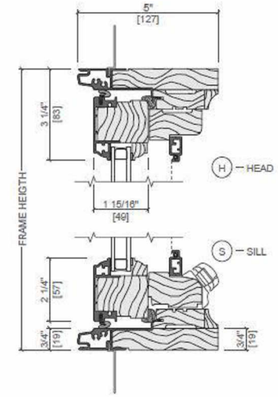
SE Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



Pella® Reserve™ Out-Swing French Casement Window

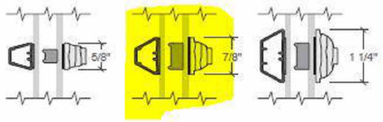
Unit Sections - Aluminum-Clad Exterior



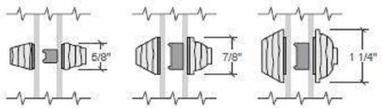


Integral Light Technology ®

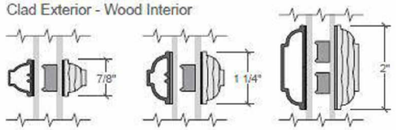
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



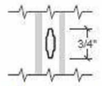
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



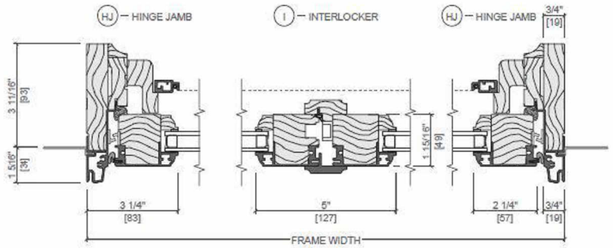
Ogee Glaze Grilles
Clad Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



3/4" Contoured
GBG


HJ – HINGE JAMB
I – INTERLOCKER
HJ – HINGE JAMB
3/4"
[19]
3 11/16"
[93]
1 5/16"
[34]
1 5/16"
[33]
1 5/16"
[34]
1 5/8"
[41]
1 5/16"
[34]
1 5/16"
[33]
1 5/16"
[34]
1 5/16"
[33]
1 5/16"
[34]
1 5/16"
[33

Northlight 25-90°

Similar to Longlights, Northlights are bands of VELUX Modular Skylights. The characteristic upright design is primarily for installations that are directed towards the northern hemisphere for soft and reflected lighting. Northlight installations are applicable for a pitch of 25 to 90°.

At the bottom, Northlights are mounted on a standard steel profile, 100 mm wide (not a VELUX component) and fixed with clamps holding the skylight in place. At the top, the brackets are fixed to the sub-construction with screws meant for wood.

The prefabricated modular flashing ensures easy integration in the roof surface. All flashings are easily installed. The roof surface underneath the flashing must be appropriate for screw fixation.

Please observe a max. 10 m wall height above skylight module, when installed in a sloped roof. Take notice that the top flashing changes in size above and below 54°, see sectional drawing page 59.



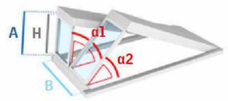


Sub-construction for Northlight at:
veluxcommercial.com

Defining module size to your project

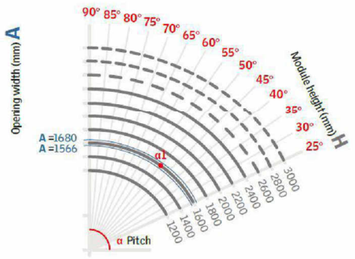
Example:
α1: H = 1600 mm at an installation pitch of 50°

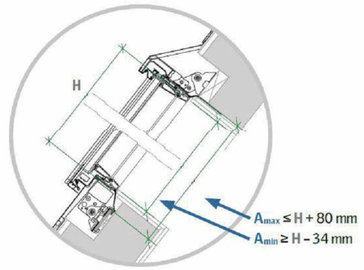
A_{max} = 1680 mm
A_{min} = 1566 mm



H: Module height
α: Installation pitch
A: Opening width
B: Opening length

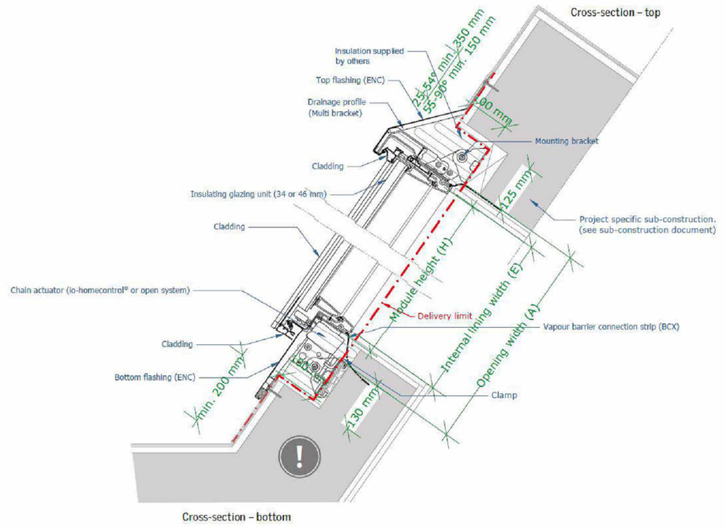
Installation pitch α

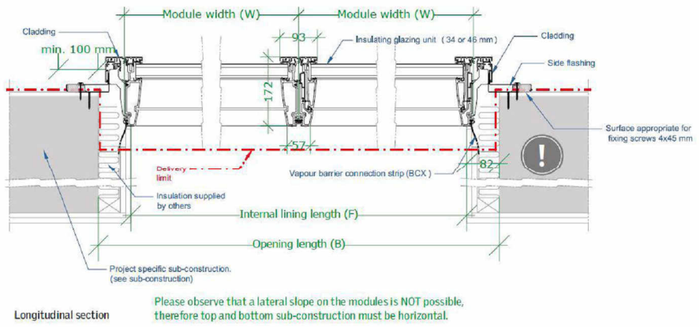




58 — — Not available as venting modules as default.

Sectional drawings





Longitudinal section

Please observe that a lateral slope on the modules is NOT possible, therefore top and bottom sub-construction must be horizontal.

VELUX Commercial 59

ROOF WINDOWS - VELUX "NORTHLIGHT"

H5.51 **MATERIALS - FENESTRATION**
1 CONGRESS STREET
SCALE:
8/03/2022

ARCOVE ARCHITECTS

COPYRIGHT © 2022

STOREFRONTS

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

XTHERM® EFCO

Series 403X
2" x 4 1/2" Thermal Storefront Framing



CONFIGURATIONS

Shear Block • Screw Spline

This innovative flush glaze storefront framing system utilizes a dual pour and debridge thermal barrier that provides outstanding energy efficiency. Available in either shearblock or screw spline construction, the 403X Series can be used in conjunction with virtually all EFCO entrance systems and V410 vents. A variety of options are available for use with this system, including sunshade mullions and variable sight line horizontals. Steel reinforcement is also available to enhance structural capability.

Features	Benefits
Dual pocket thermal barrier framing	Enhanced thermal performance and reduced energy cost
Screw spline or shearblock construction	Decreases installation labor and cost
	Ability to erect on the job site
The optional Roto-Vent™ ventilator	Allows fresh air into the room, yet maintains security
2-way (90° and 135°) and 3-way corner mullions	Multifaceted elevations for design flexibility
0°-15° and 15°-30° variable mullions	Increased design flexibility
Accommodates up to 1 1/16" glazing	Expands design and energy savings options
Uniform glazing gasket is used for exterior and interior	Allows optimized use of gasket and reduces inventory
	Simplifies ordering and installation
Various height intermediate horizontals and sills	Ability to maintain desired sight line
Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.	Increased product versatility
Anodized or painted finishes available	Multiple options to answer economic and aesthetic concerns

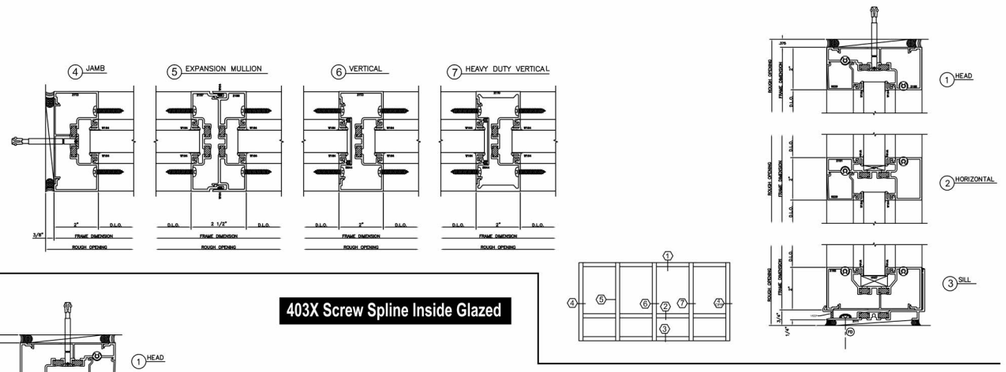
© Copyright 2015 EFCO Corporation 05/15

1000 COUNTY RD • MONETT, MO 65708 • 800.221.4169 • efcocorp.com

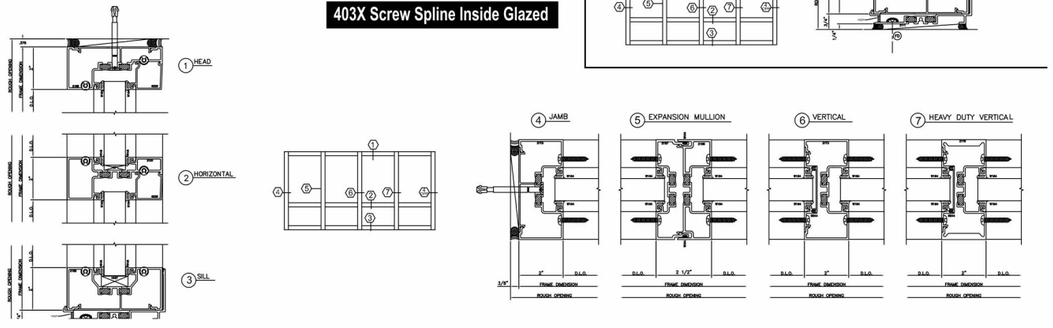


rporation 05/15

403X Screw Spline Outside Glazed Stops Down



403X Screw Spline Inside Glazed



STOREFRONT TRANSOMS

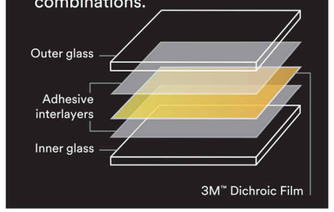
3M™ Dichroic Film for Laminated Glass

Compatible with EVA, SentryGlas® or PVB interlayer adhesives.
Available in gold-blue or copper-bronze colors.

Flexible
Film can be printed, cut, patterned, bent, or combined with different glass types or interlayer adhesives.

Versatile
Applications include shading fins, balustrades, exterior glass, partition walls, shower doors, artistic glass and furniture.

How is it made?
3M™ Dichroic Film is easily laminated between sheets of adhesive interlayers. It's conformable for bent glass applications and works with different glass and PVB combinations.



Gold-Blue Dichroic Film

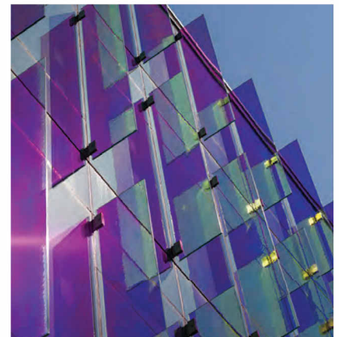


In Transmission (Shown)	In Reflection
Yellow ▶ Magenta ▶ Blue	Gold (straight) Blue (angle)

Copper-Bronze Dichroic Film



In Transmission (Shown)	In Reflection
Magenta ▶ Blue ▶ Aqua	Copper (straight) Bronze (angle)

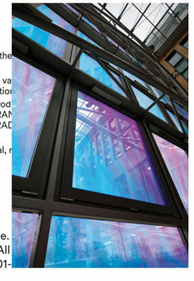


Solar performance of clear laminated glass

	Reflection Visible	Transmission Visible	Transmitted Energy	Reflected Energy	Absorbed Energy	TSER	SHGC
Gold-Blue Dichroic Glass	89%	11%	56%	29%	15%	39%	0.61
Copper-Bronze Dichroic Glass	29%	71%	55%	29%	17%	41%	0.59

Make an impression at 3M.com/Glass.





Technical Information: The technical information, recommendations and other statements contain ut the
information is not guaranteed.

Product Use: Many factors beyond 3M's control and uniquely within user's knowledge and contro he va
and performance of a 3M product, user is solely responsible for evaluating the 3M product and de catio

Warranty, Limited Remedy, and Disclaimer: Unless an additional warranty is specifically stated o prod
specification at the time 3M ships the product. 3M MAKES NO OTHER WARRANTIES OR CONDI RRA
MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY TRA
to this warranty, then the sole and exclusive remedy is, at 3M's option, replacement of the 3M pro

Limitation of Liability: Except where prohibited by law, 3M will not be liable for any loss or damag tial,
including warranty, contract, negligence or strict liability.

3M

Renewable Energy Division
3M Center, Building 235-2S-27
St. Paul, MN 55144-1000
3M.com/glass

3M is a rcle.
Used ur . All
701-

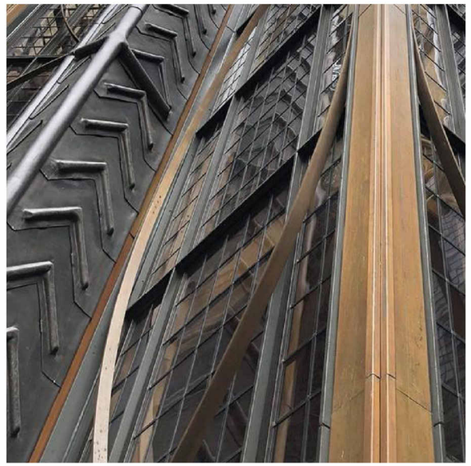
H5.52

MATERIALS - ARCADE FENESTRATION
1 CONGRESS STREET

SCALE:
8/03/2022

ARCOVE ARCHITECTS

COPYRIGHT © 2022



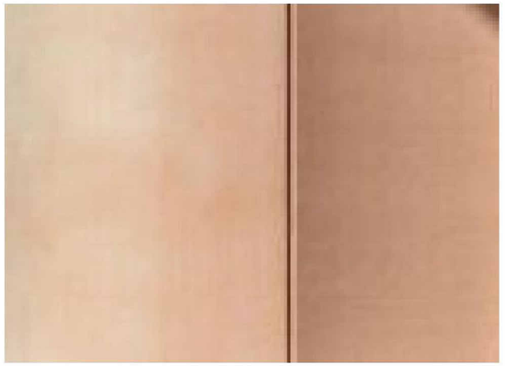
BRONZE FINISH - METAL ACCENTS -
WINDOW & DOOR FRAMES,
AWNINGS, DORMER LEVEL CLADDING.

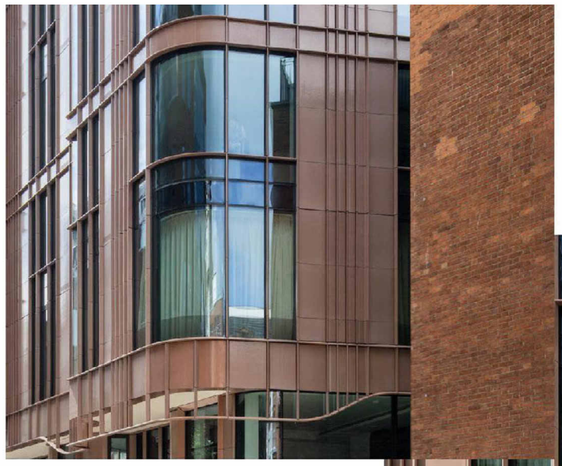
Upper walls, cladding

Terra Cotta, glazed tile

TERREAL, PITERAK SLIM









Marylebone Lane Mansion
London
Glaze color: Tea with Milk

Lower walls, cladding

Granite



Deer Isle

At restored Facades



Carolina Coral

First floor addition, field color



Autumn Pink

First floor addition - accent color

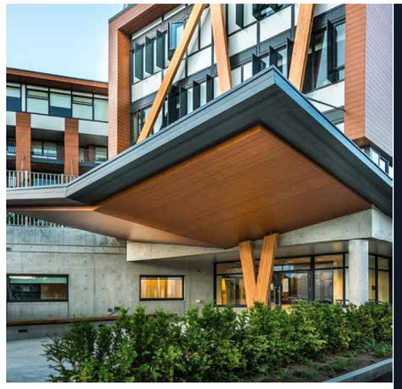


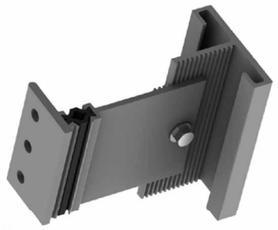
H5.53 **MATERIALS - CLADDING**
1 CONGRESS STREET
SCALE:
8/03/2022

ARCOVE ARCHITECTS

COPYRIGHT © 2022

SOFFIT-CEILING





- thermally broken
- made of light weight aluminum
- supports continuous insulation
- creates a rain screen
- response time within 24 hours
- supports other cladding up to 8 lbs per sq ft.
- adjustable for sub-wall misalignment
- health product declarations
- support for specifications + drawings
- built for seismic zones

easy to use	quick delivery
solid warranty	durable finishes

longboardproducts.com

LONGBOARD®
INSPIRING FACADES

LONGBOARD®

WOODGRAIN OPTIONS

Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

CONSISTENT



COMPOSITE WALL PANELS (ELEVATOR OVER-RUN AND RECESSED ACCENTS)

ALUCOBOND Products

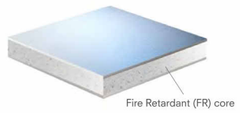
ALUCOBOND®
GIVING SHAPE TO GREAT IDEAS

PROPERTIES AND BENEFITS

- Flatness and Rigidity
- Lightweight
- Durability
- Custom color expertise
- Formability
- Ease of fabrication
- Perforation capabilities
- 89 stocked ACM colors
- Complementary flat aluminum sheet colors
- Can contribute toward LEED points
- 100% recyclable
- Zero VOC's emitted in use
- EPD in compliance with International ISO Standards

ALUCOBOND® PLUS

4mm ACM comprised of two sheets of smooth .020" aluminum thermobonded to a solid, fire retardant core. Developed exclusively to meet fire performance requirements while providing the benefits & versatility of ACM.



Product Properties

Thickness of aluminum skin	0.020" (nominal)
Product thickness	0.157" (4mm nominal)
Weight	1.56 lb/ft²
Standard panel dimension*	62" x 196"
Maximum width**	62"
Maximum length**	400"

* Exceptions to standard dimensions include mirror, print, and others. Refer to product range table on next page.
** Sheets will be fabricated to meet custom panel sizes within product range above.

ALUCOBOND® AXCENT™

A solid .040" flat aluminum sheet that offers the perfect complement to ALUCOBOND PLUS. AXCENT is excellent for columns, parapet caps, canopies, soffits, and trim.



Product Properties

Product thickness	0.040" (nominal)
Weight	0.56 lb/ft²
Standard width	48"
Standard length	120"

ALUCOBOND® EasyFix™

ALUCOBOND EasyFix is a cost-effective installation method for wood-frame construction in multifamily and mixed-use sectors. The simple installation method utilizes an innovative design for attachment of ALUCOBOND PLUS panels. The design provides an aesthetic solution similar to traditional ACM systems.

ALUCOBOND EasyFix must be used with:
- ALUCOBOND PLUS
- ALUCOBOND EasyFix: Clips or Rails

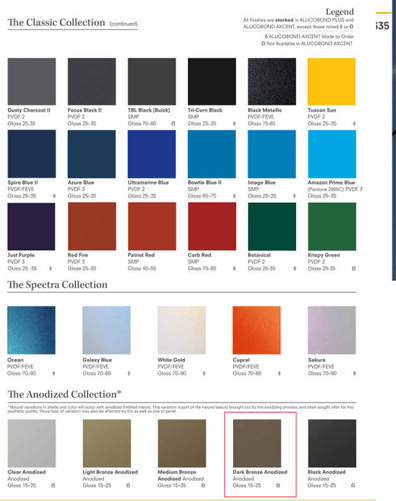


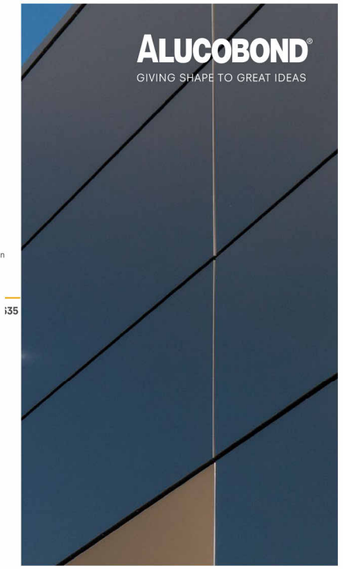
Product Properties

Weight	1.9 lb/ft²
Weight	1.56 lb/ft²
Standard panel dimension*	40" x 196"
Maximum panel width/length	62"/400"
Clip length	3"
Rail length	12'

** Sheets may be fabricated to meet custom panel sizes within maximum product range above.







ROOFING - NATURAL SLATE





GRAY-GREEN, SEMI-WEATHERING NATURAL SLATE; VERMONT SLATE

H5.54

MATERIALS - CLADDING
1 CONGRESS STREET

SCALE:
8/03/2022

ARCOVE ARCHITECTS

COPYRIGHT © 2022

KAWNEER

Design + Performance Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

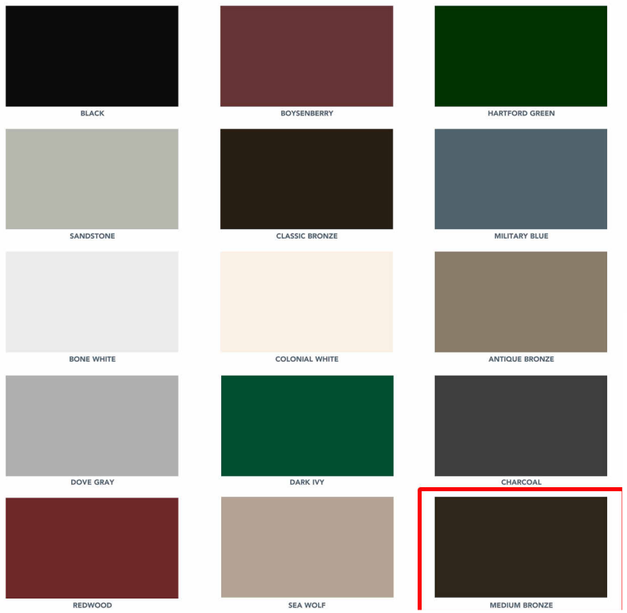
glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be

AESTHETICS

Trifab® VersaGlaze® Framing Systems offe
front-, center-, back- or multi-plane glass

STOREFRONT



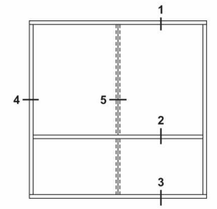
Trifab® VersaGlaze® 451/451T Framing System

FEBRUARY, 2022

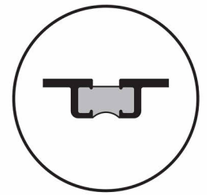
BASIC FRAMING DETAILS (FRONT)

EC 97911-262

Additional information and CAD details are available at www.kawneer.com



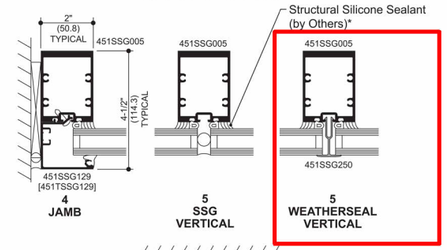
ELEVATION IS NUMBER KEYED TO DETAILS

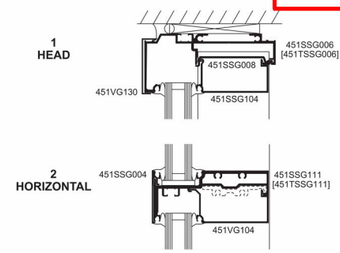


NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

STICK (INSIDE GLAZED) TWO COLOR OPTION

SSG RECEPTOR





* **INSTALLER NOTE:** Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

KAWNEER ADMC040EN kawneer.com

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© 2016. Kawneer Company, Inc.

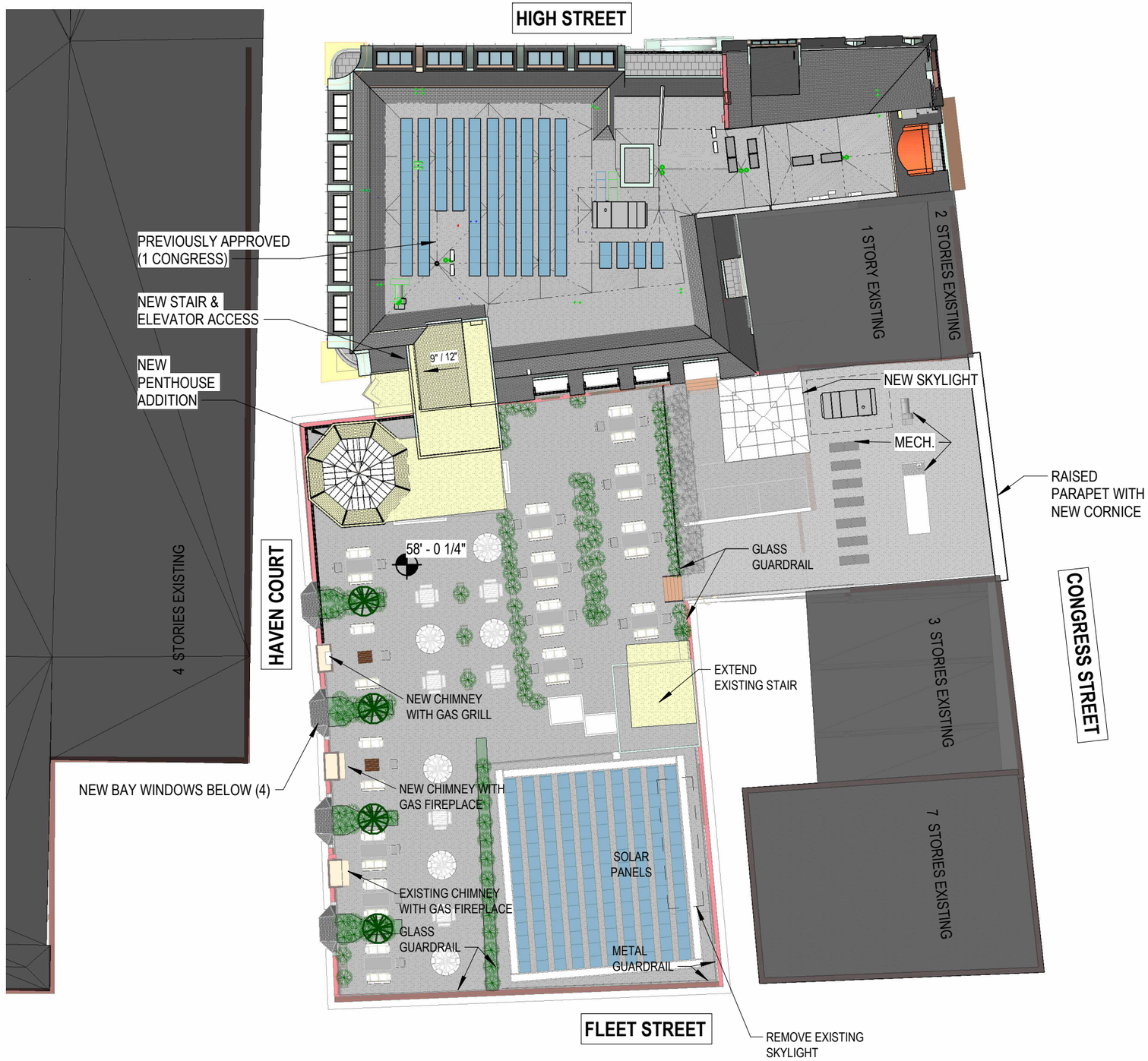
H5.55 **MATERIALS STOREFRONT & SCONCE**

1 CONGRESS STREET

SCALE:
10/14/2022

ARCOVE ARCHITECTS

COPYRIGHT © 2022



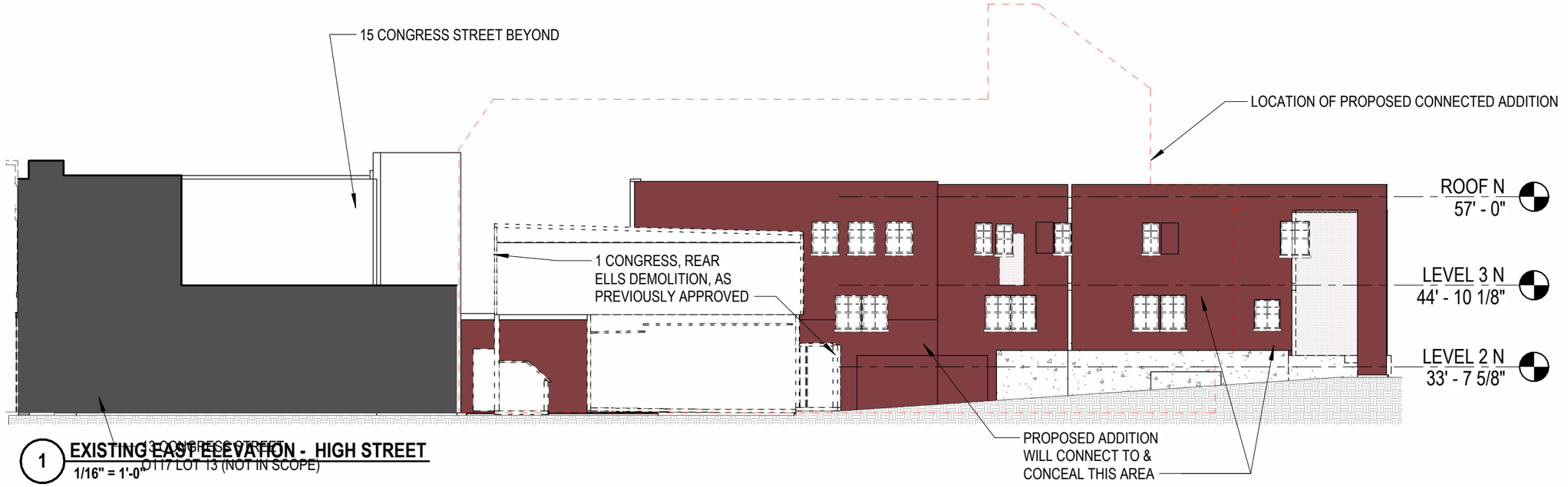
1 ROOF PLAN
1/32" = 1'-0"

HN1.04 ROOF PLAN
1-15 CONGRESS STREET

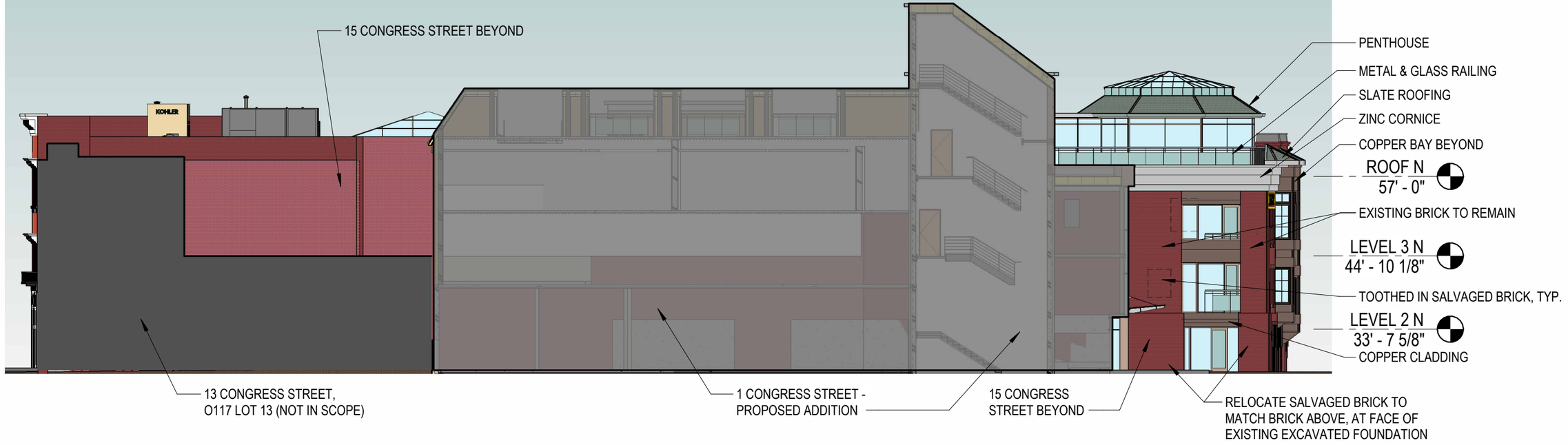
GRAPHIC SCALE: 1/32" = 1'-0" 10/18/24

0' 32' 64' 128'

COPYRIGHT © 2024



1 **EXISTING EAST ELEVATION - HIGH STREET**
1/16" = 1'-0"



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

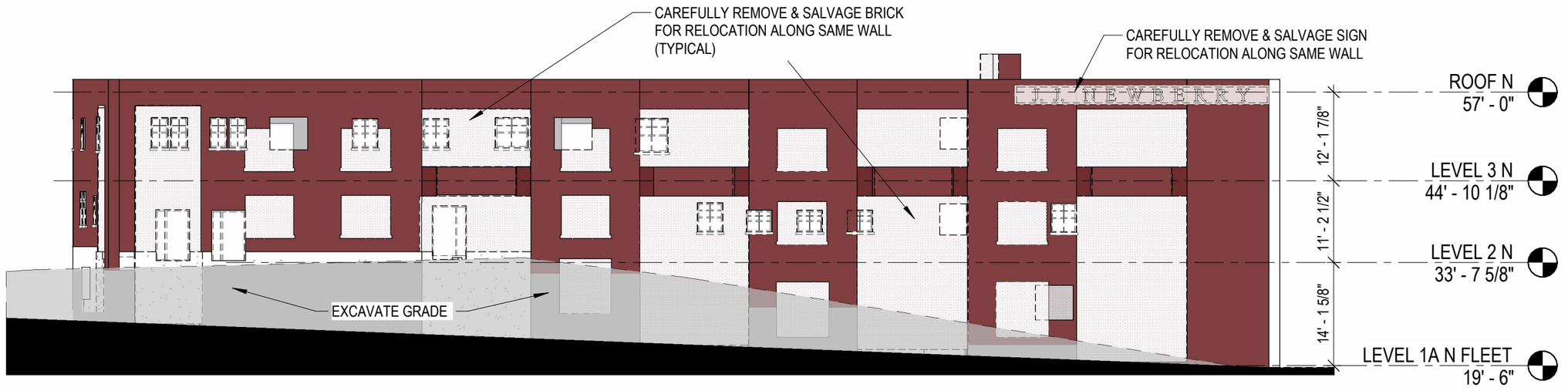
HN2.00 EAST ELEVATION
1-15 CONGRESS STREET

10/18/24

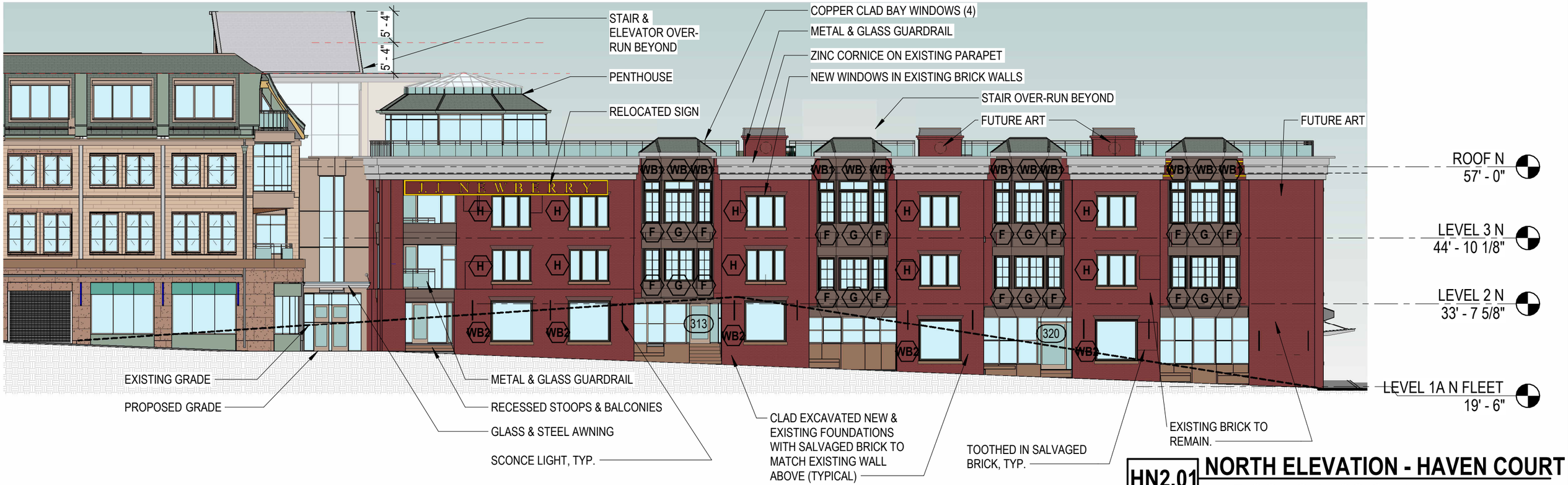
COPYRIGHT © 2024

EXISTING TO REMAIN

AREA TO BE REMOVED



2 **EXISTING NORTH ELEVATION - HAVEN COURT**
1/16" = 1'-0"

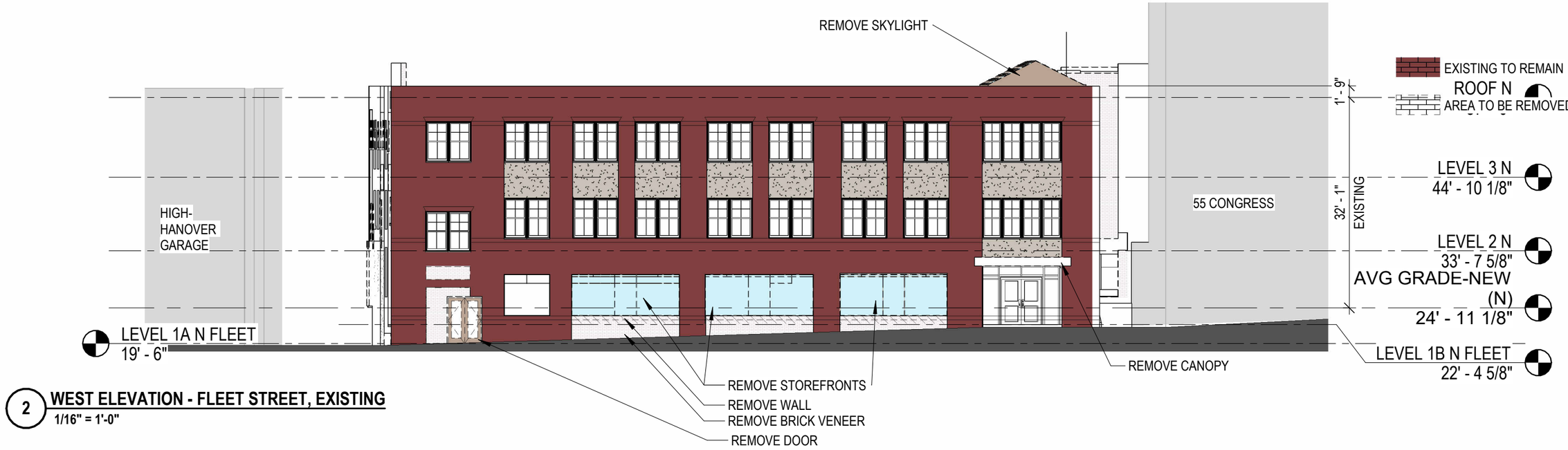


1 PROPOSED NORTH ELEVATION - HAVEN COURT
1/16" = 1'-0"

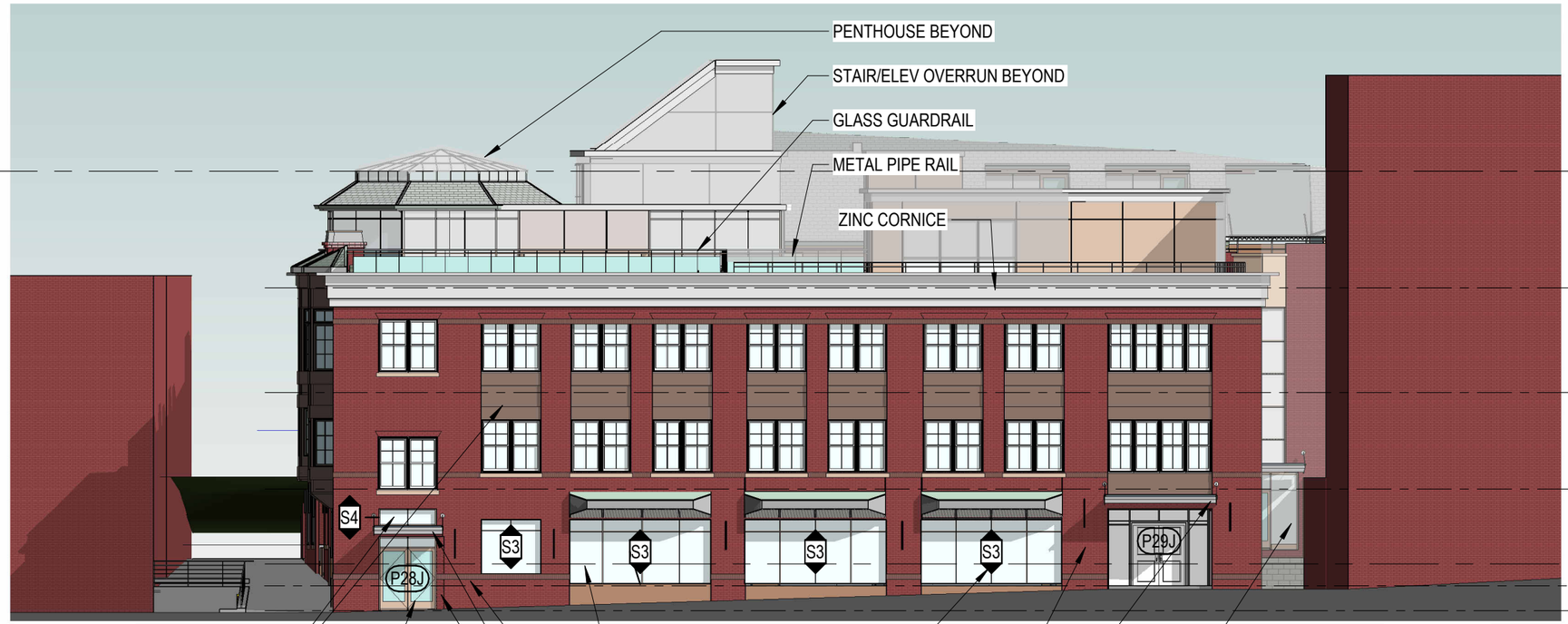
HN2.01 NORTH ELEVATION - HAVEN COURT
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024



2 **WEST ELEVATION - FLEET STREET, EXISTING**
1/16" = 1'-0"



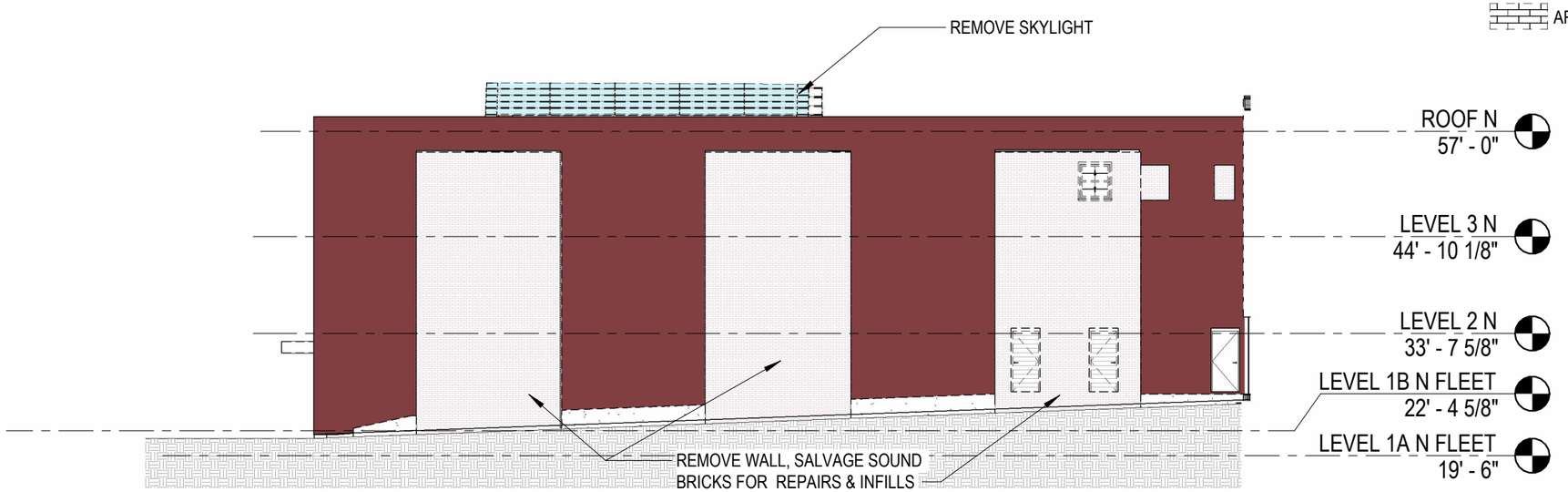
HN2.02 **WEST ELEVATION - FLEET STREET**
1-15 CONGRESS STREET

10/18/24

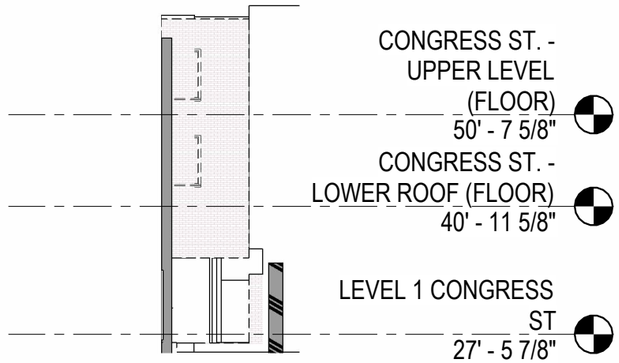
COPYRIGHT © 2024

EXISTING TO REMAIN

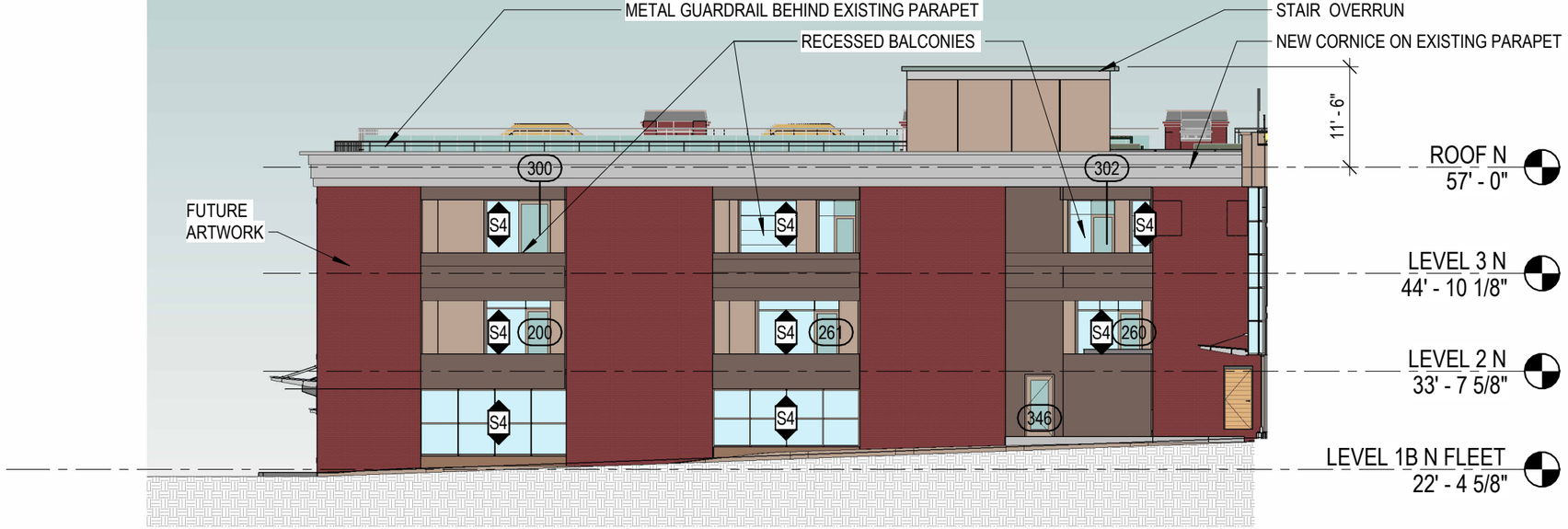
AREA TO BE REMOVED



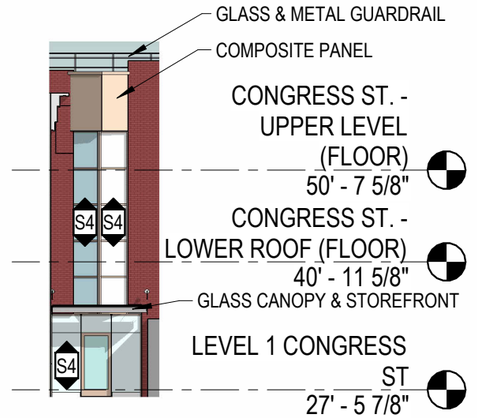
1 **DEMO EAST ELEVATION - SOUTH ALLEY**
1/16" = 1'-0"



2 **SOUTH ELEVATION (ALLEY END)**
1/16" = 1'-0"



3 **SOUTH ELEVATION - SOUTH ALLEY**
1/16" = 1'-0"



4 **SOUTH ELEVATION (ALLEY END)**
1/16" = 1'-0"

HN2.03 S/E ELEVATIONS - SOUTH ALLEY
1-15 CONGRESS STREET

10/18/24

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

0' 8' 16' 32'

COPYRIGHT © 2024

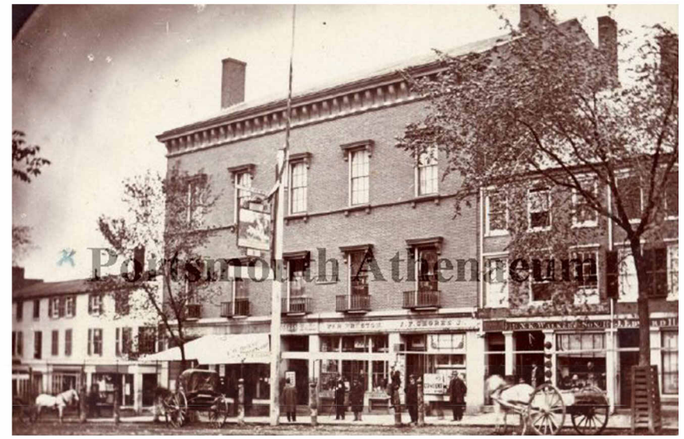


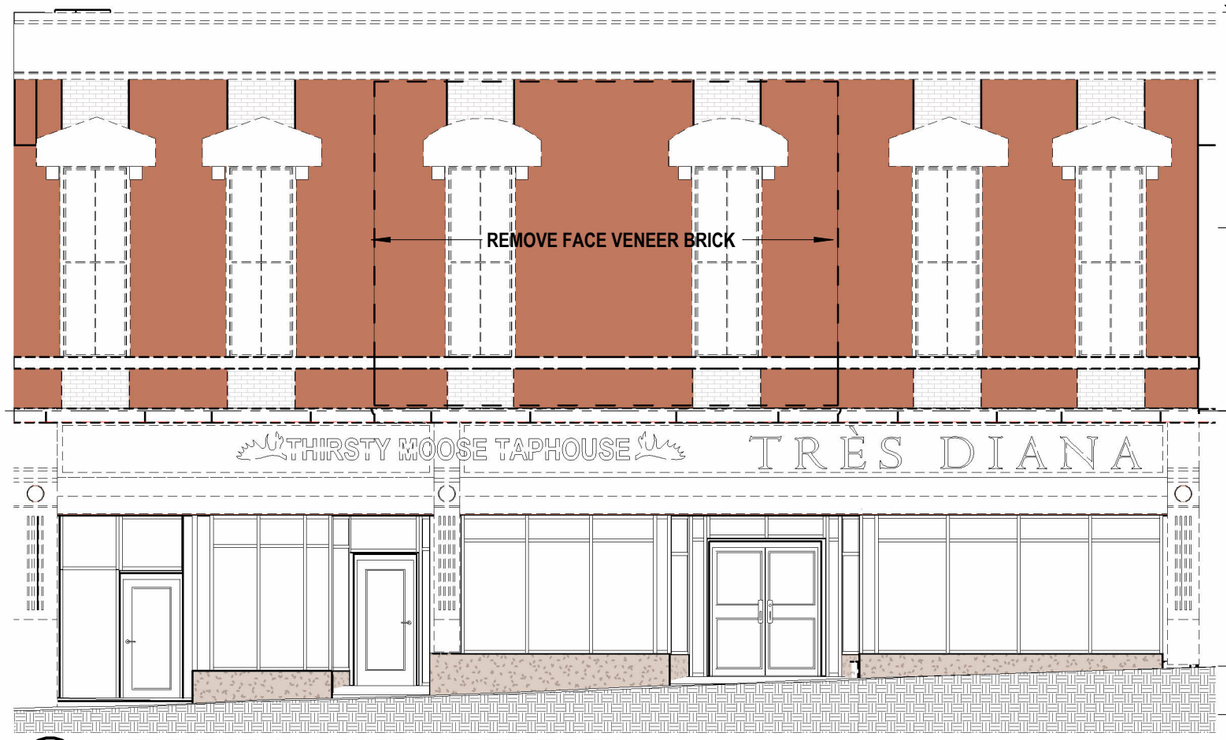
CIRCA 2024

EXISTING TO REMAIN

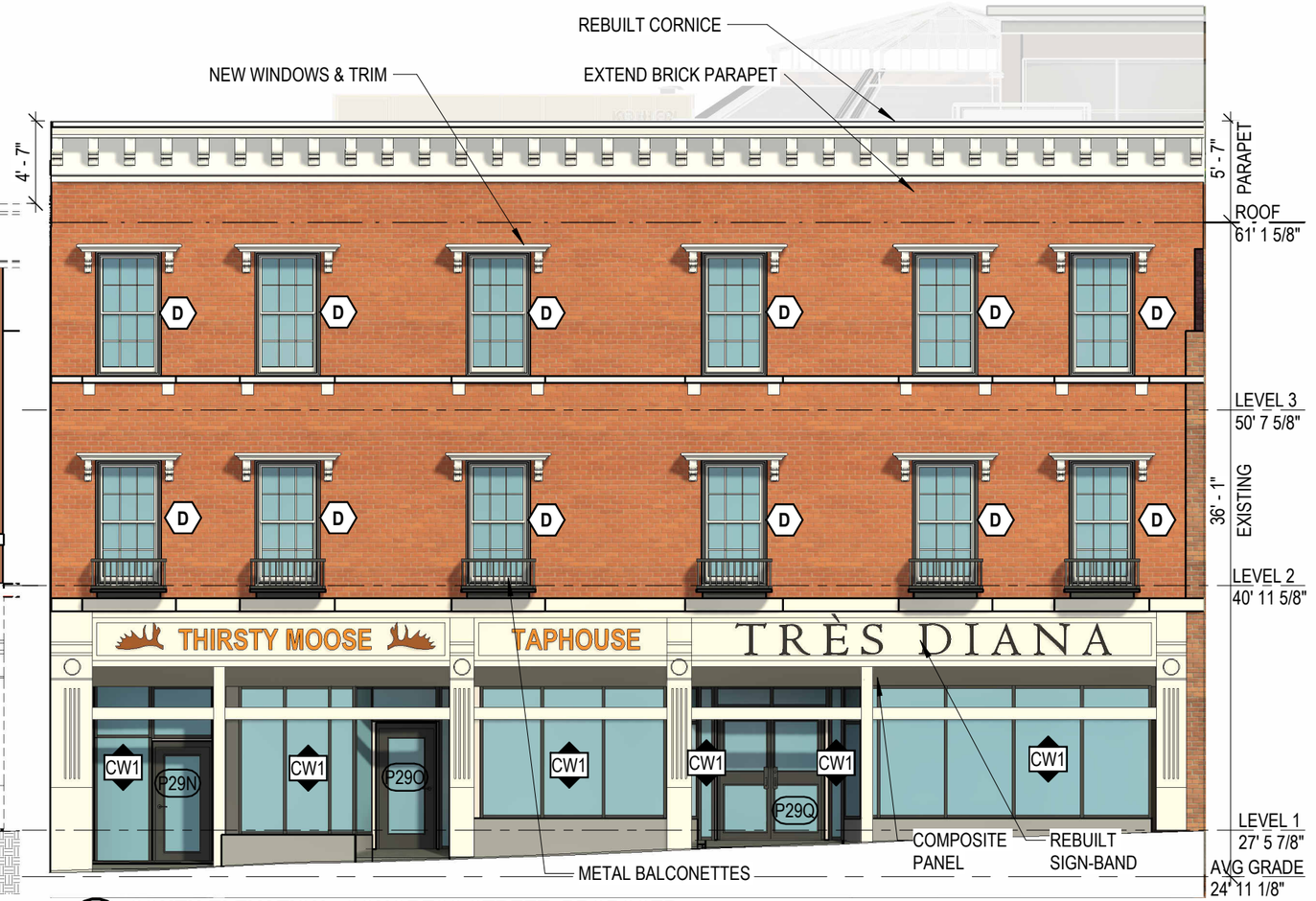
AREA TO BE REMOVED

CIRCA 1860


Portsmouth Athenaeum



2 SOUTH ELEVATION - CONGRESS STREET, EXISTING
1/8" = 1'-0"



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

HN2.04 SOUTH ELEVATION - CONGRESS ST
1-15 CONGRESS STREET

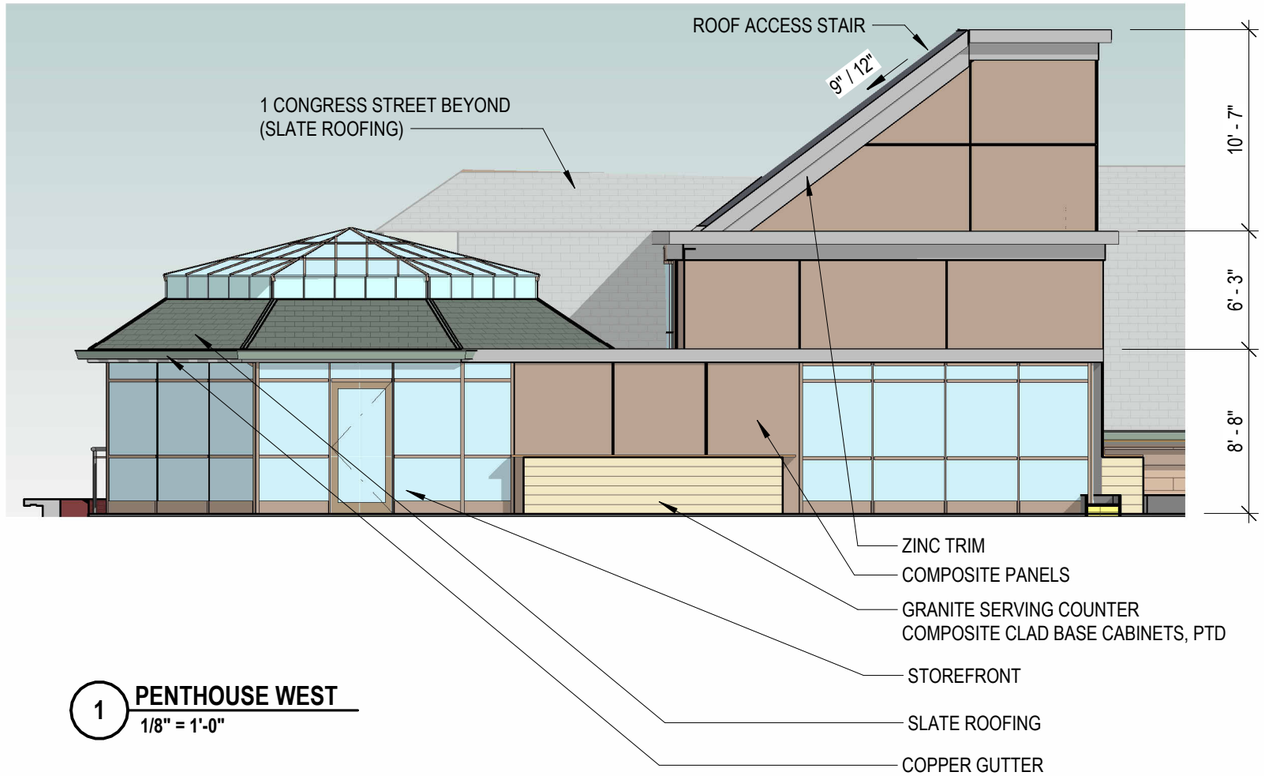
10/18/24

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

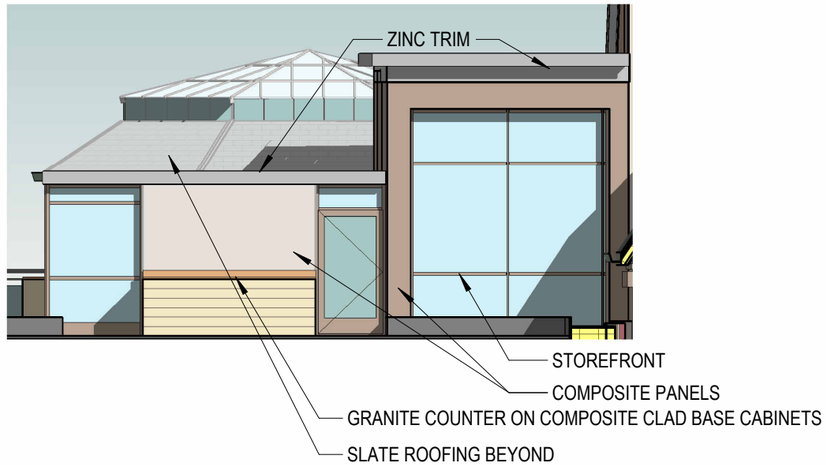
0' 4' 8' 16'

ARCOVE

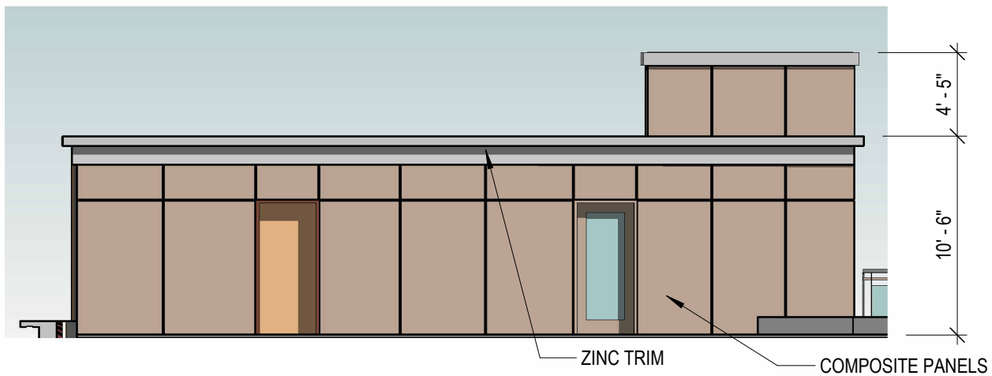
COPYRIGHT © 2024



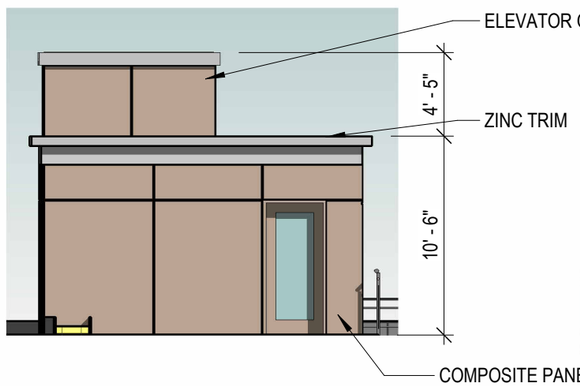
1 PENTHOUSE WEST
1/8" = 1'-0"



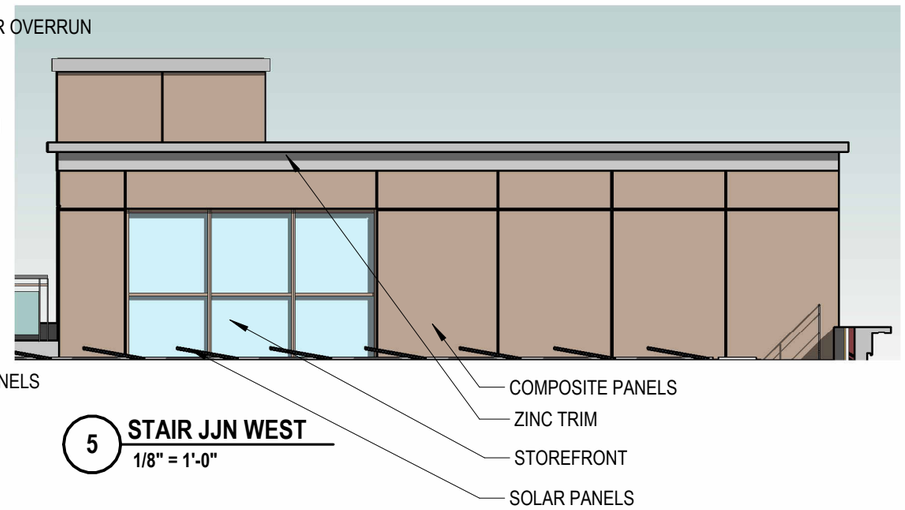
2 PENTHOUSE SOUTH
1/8" = 1'-0"



3 STAIR JJN EAST
1/8" = 1'-0"



4 STAIR JJN NORTH
1/8" = 1'-0"



5 STAIR JJN WEST
1/8" = 1'-0"

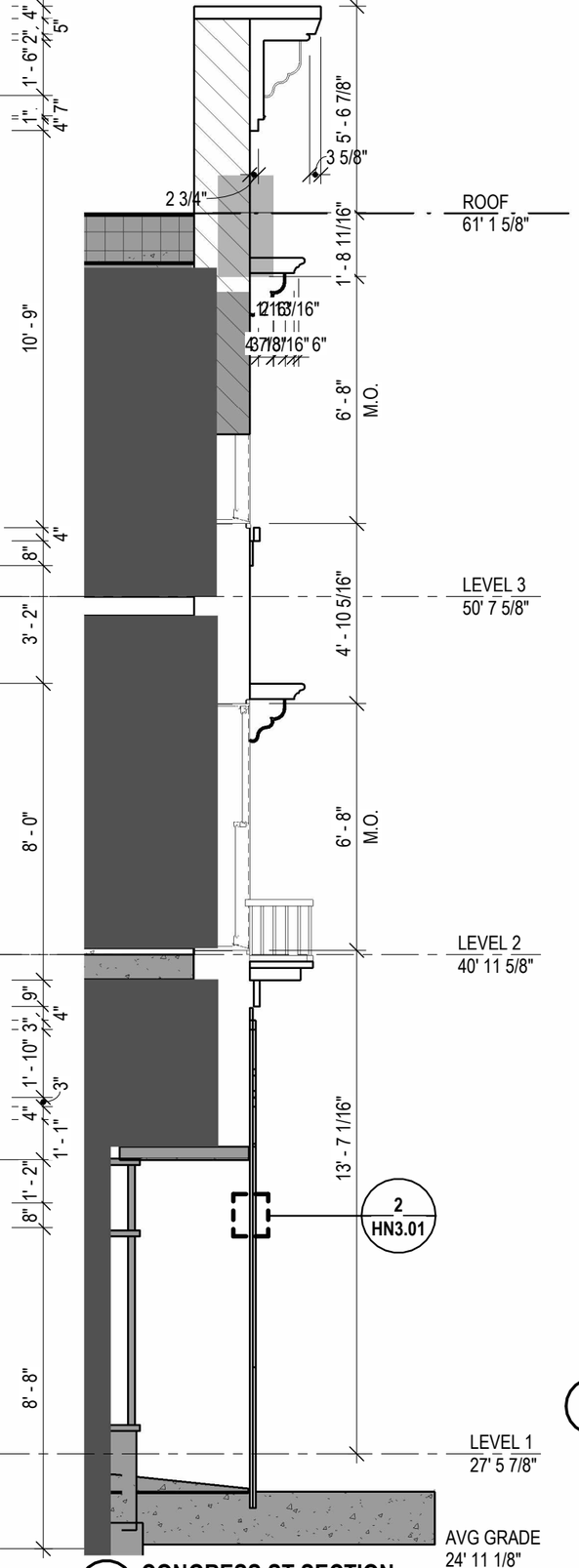
HN2.05 ROOF DECK ELEVATIONS
1-15 CONGRESS STREET

10/18/24

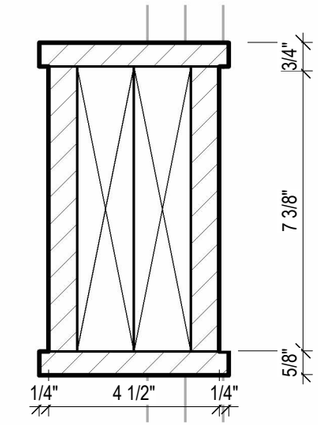
COPYRIGHT © 2024



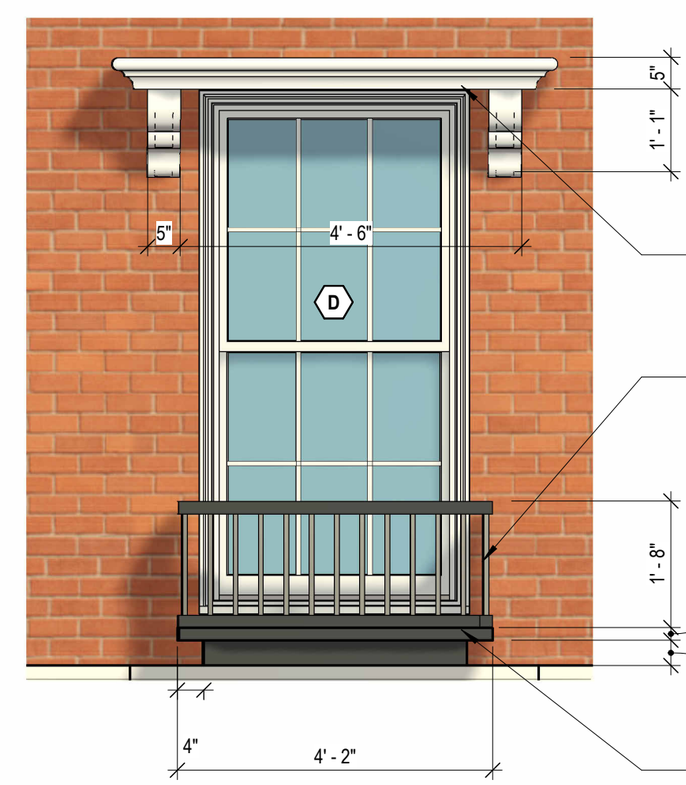
4 **CONGRESS STREET - ENLARGED ELEVATION**
1/4" = 1'-0"



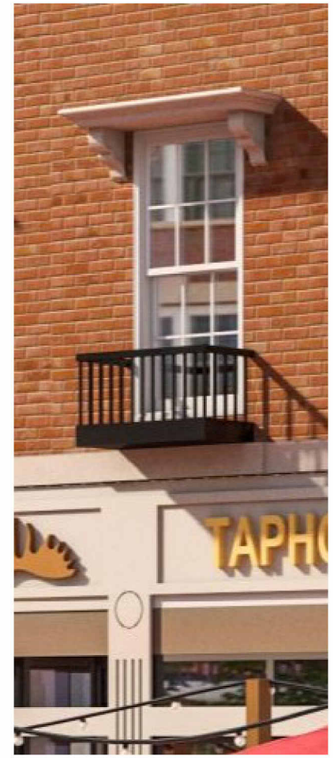
3 **CONGRESS ST SECTION**
1/4" = 1'-0"



2 **SIGNBAND SECTION**
3" = 1'-0"



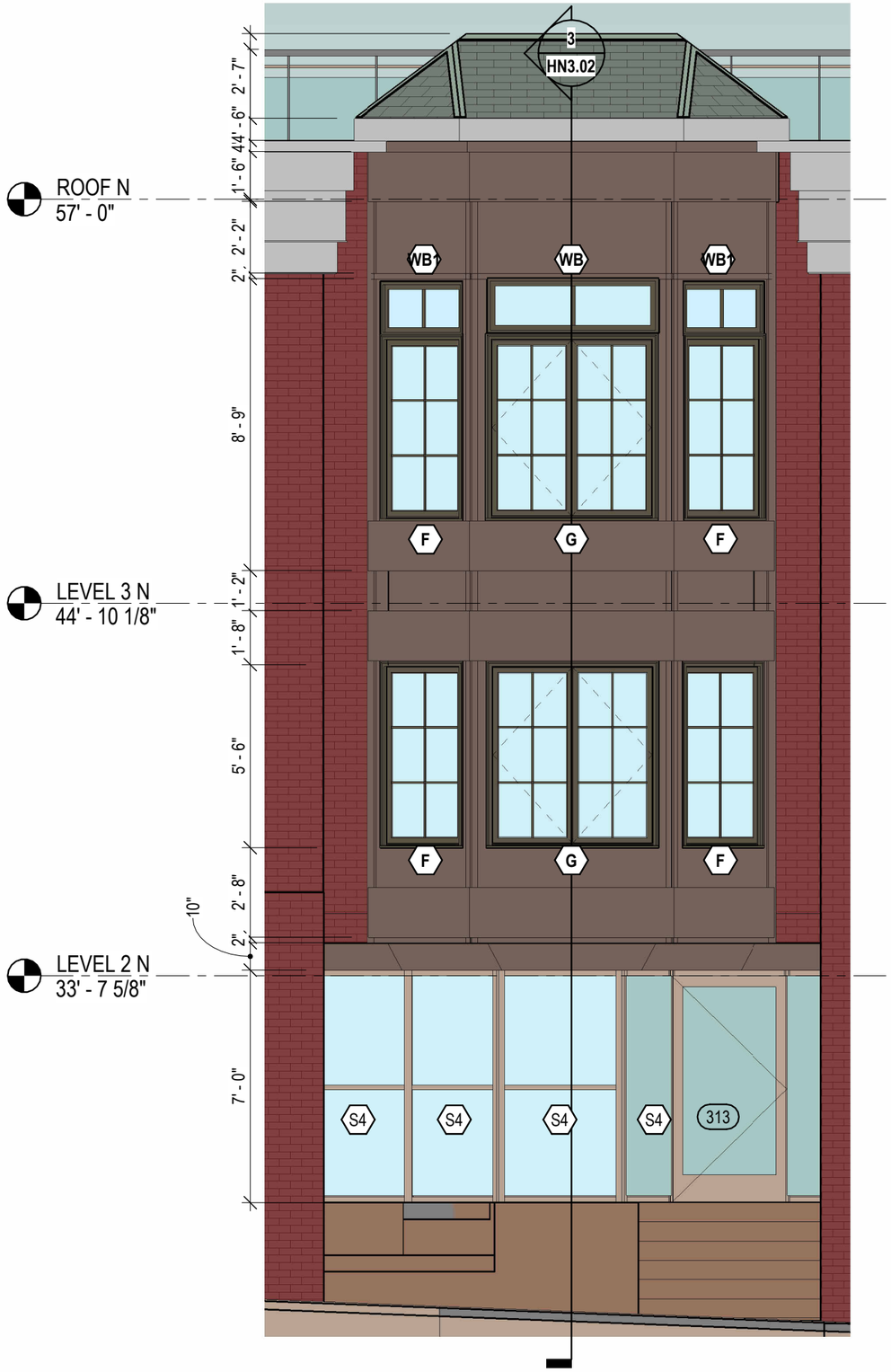
1 **SOUTH ELEVATION - WINDOW DETAIL**
1/2" = 1'-0"



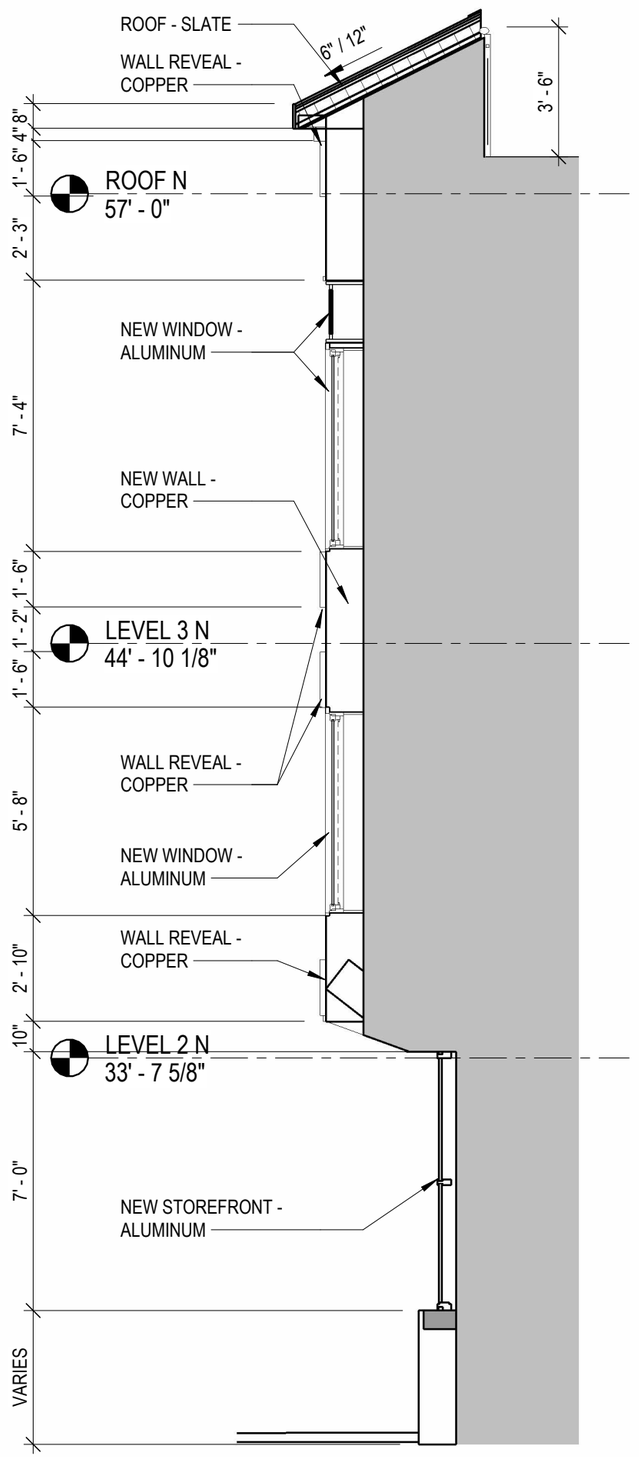
HN3.01 DETAIL - CONGRESS STREET
1-15 CONGRESS STREET

10/18/24

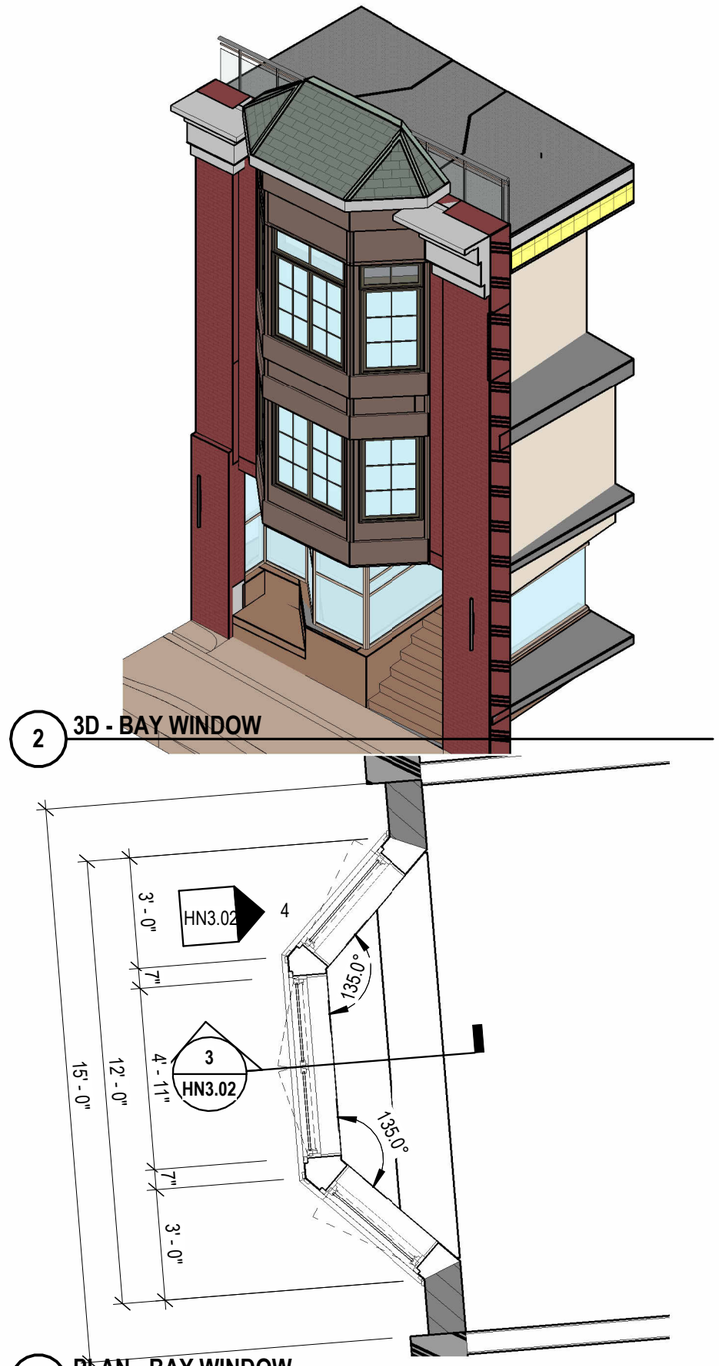
COPYRIGHT © 2024



4 **ELEVATION - BAY WINDOW**
1/4" = 1'-0"



3 **SECTION - BAY WINDOW**
1/4" = 1'-0"



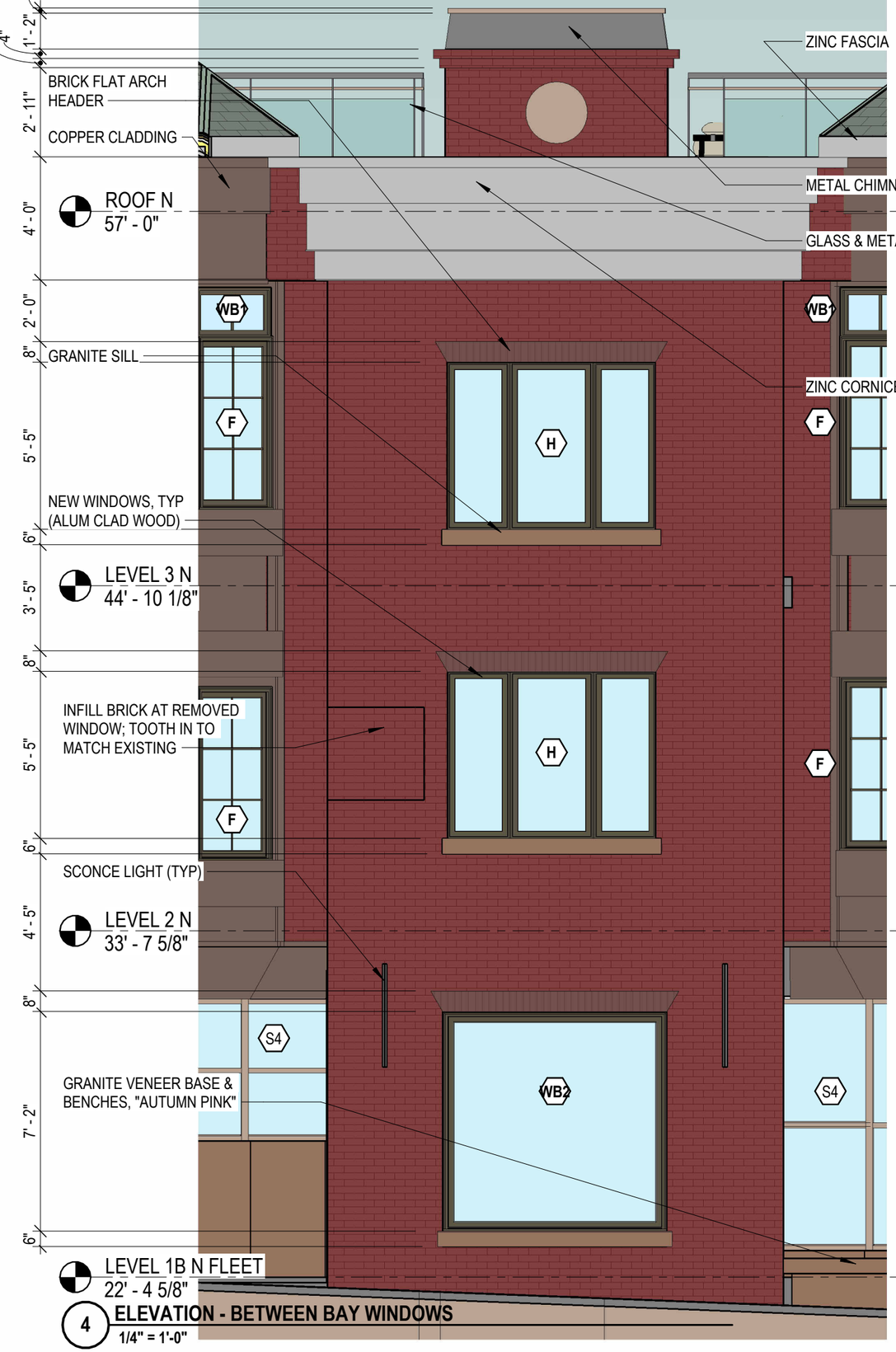
2 **3D - BAY WINDOW**

1 **PLAN - BAY WINDOW**
1/4" = 1'-0"

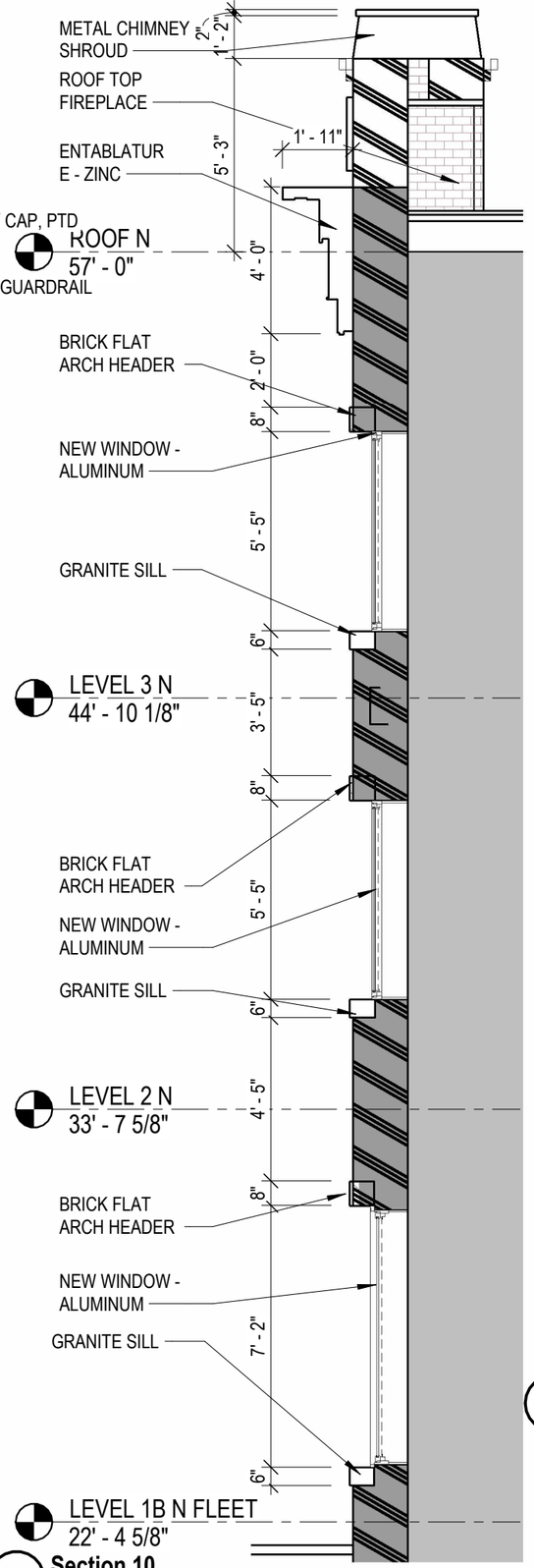
HN3.02 DETAIL - HAVEN COURT, BAY WINDOW
1-15 CONGRESS STREET

10/18/24

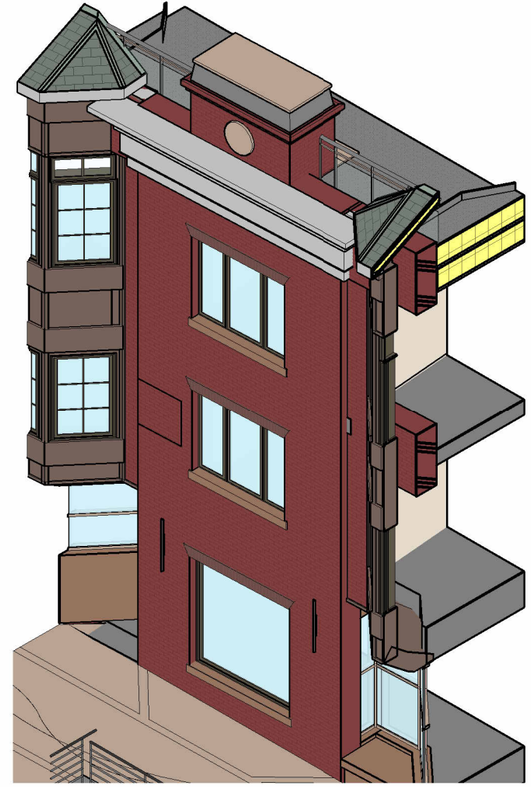
ARCOVE
COPYRIGHT © 2024



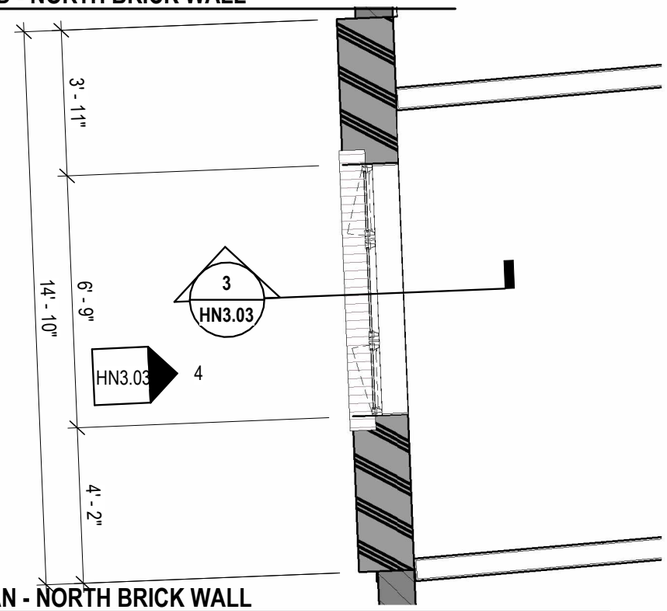
4 **ELEVATION - BETWEEN BAY WINDOWS**
1/4" = 1'-0"



3 **Section 10**
1/4" = 1'-0"



2 **3D - NORTH BRICK WALL**

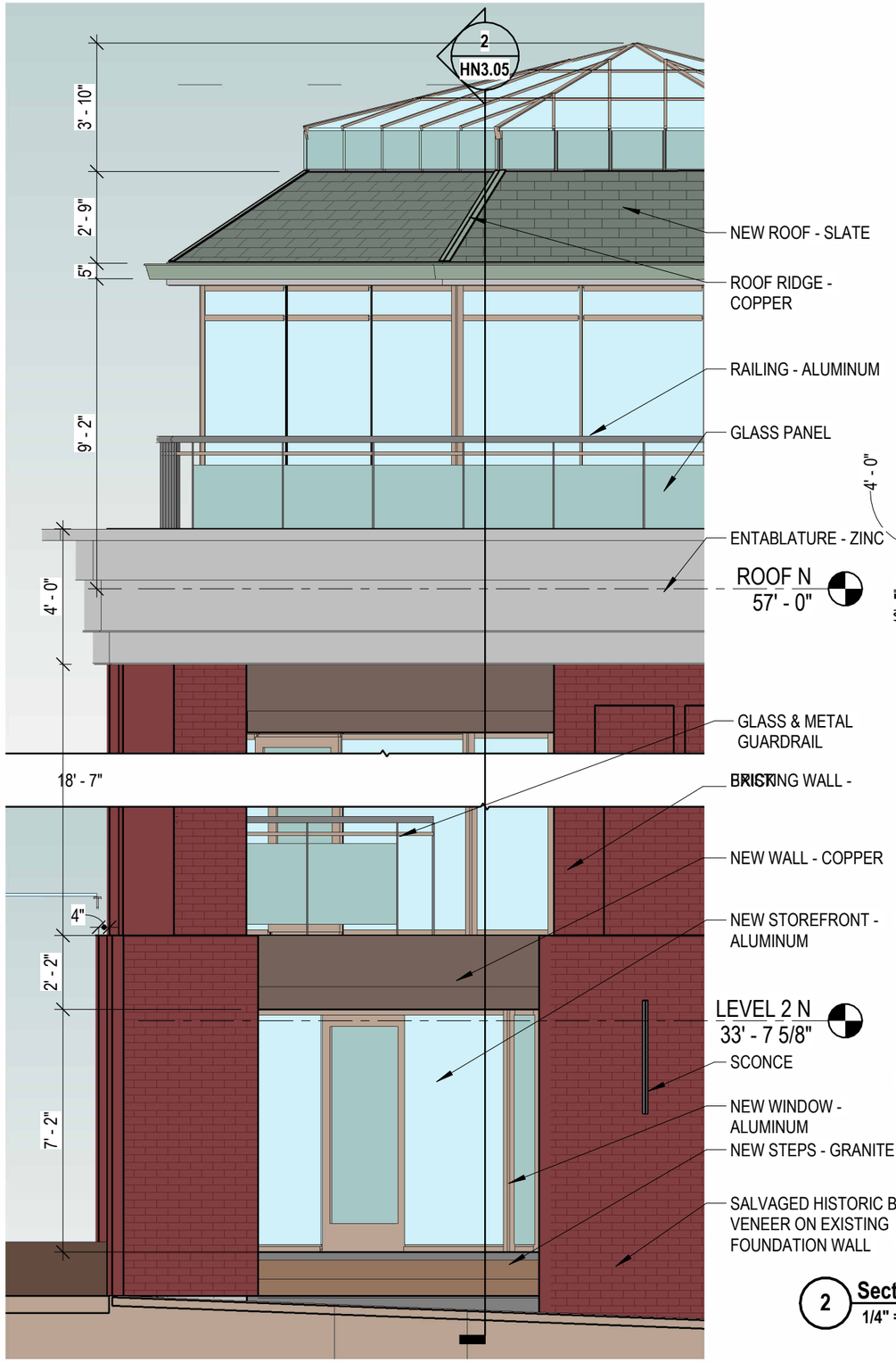


1 **PLAN - NORTH BRICK WALL**
1/4" = 1'-0"

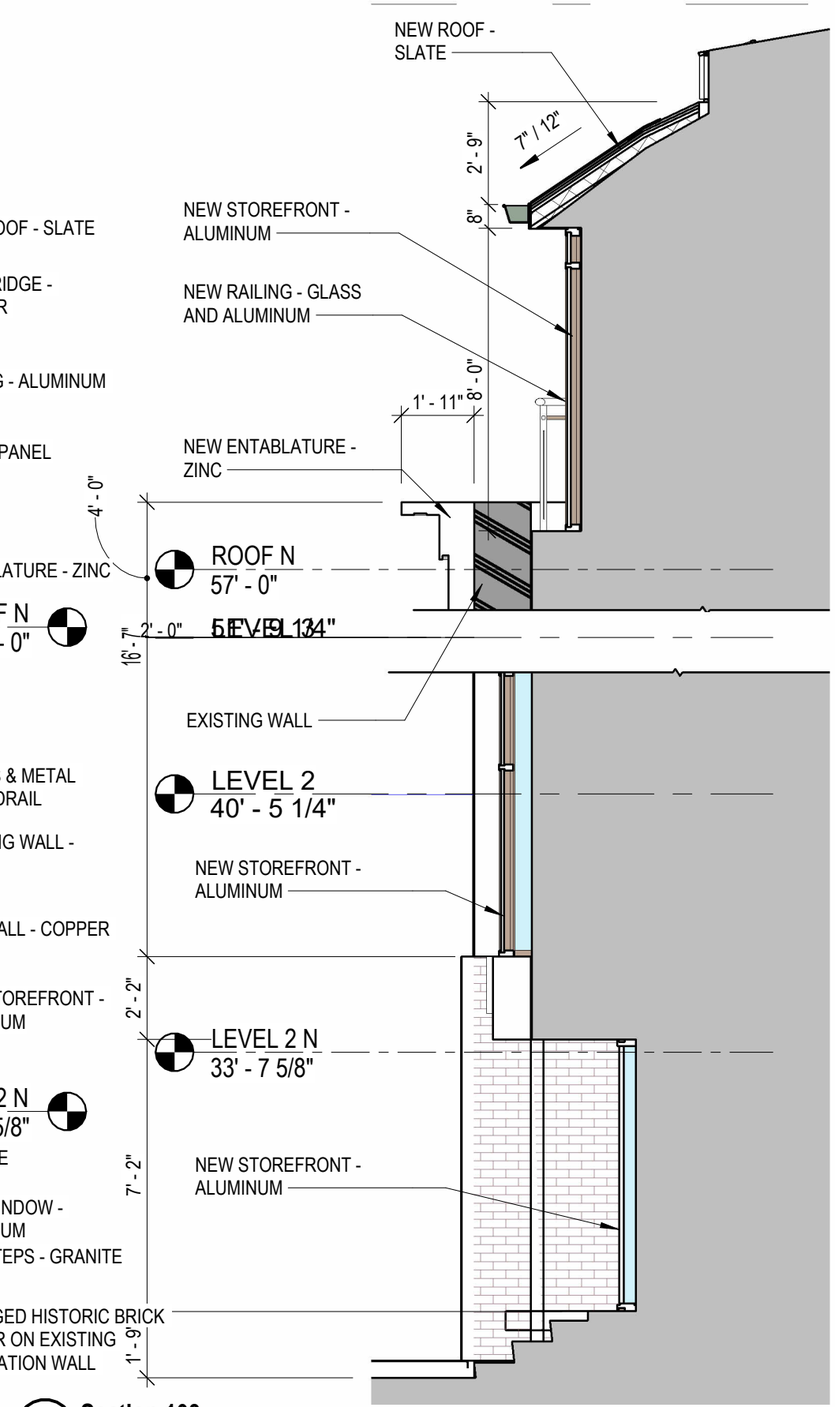
HN3.03 DETAIL - HAVEN COURT, BRICK WALL
1-15 CONGRESS STREET

10/18/24

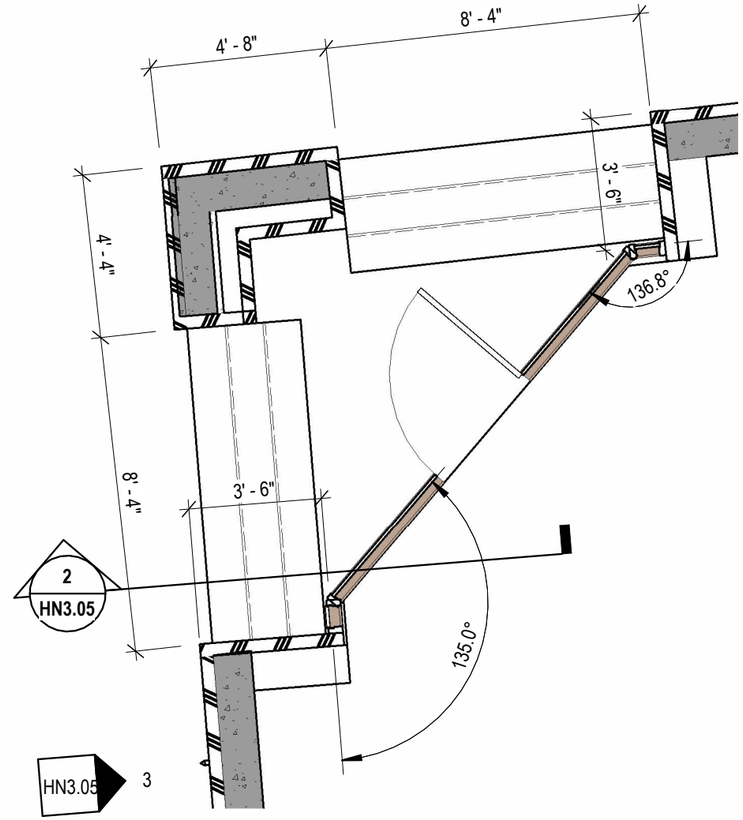
COPYRIGHT © 2024



3 **Elevation 12 - a**
1/4" = 1'-0"



2 **Section 103**
1/4" = 1'-0"

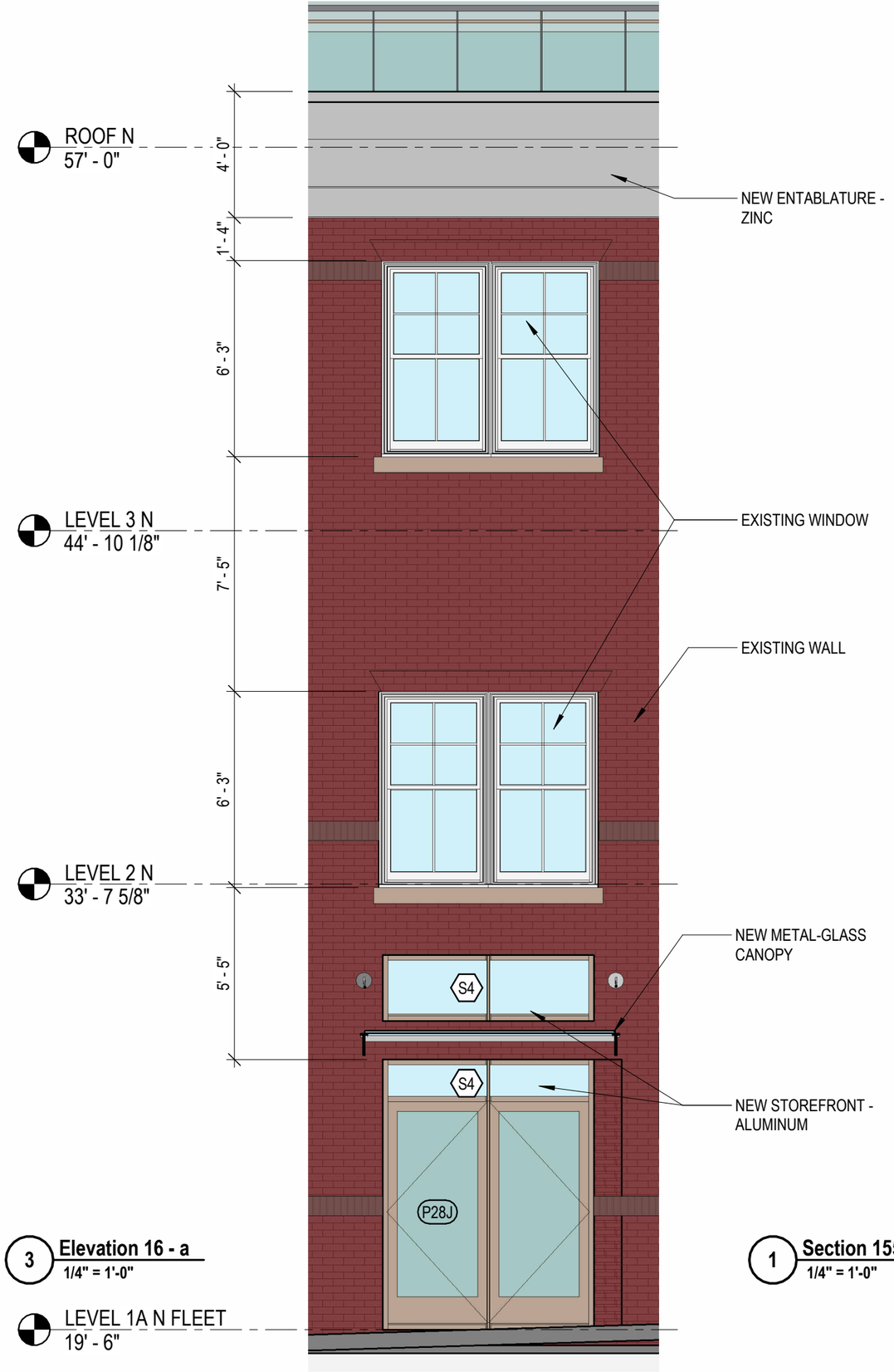


1 **PB JJN - LEVEL 1 N FLEET - Callout 1**
1/4" = 1'-0"

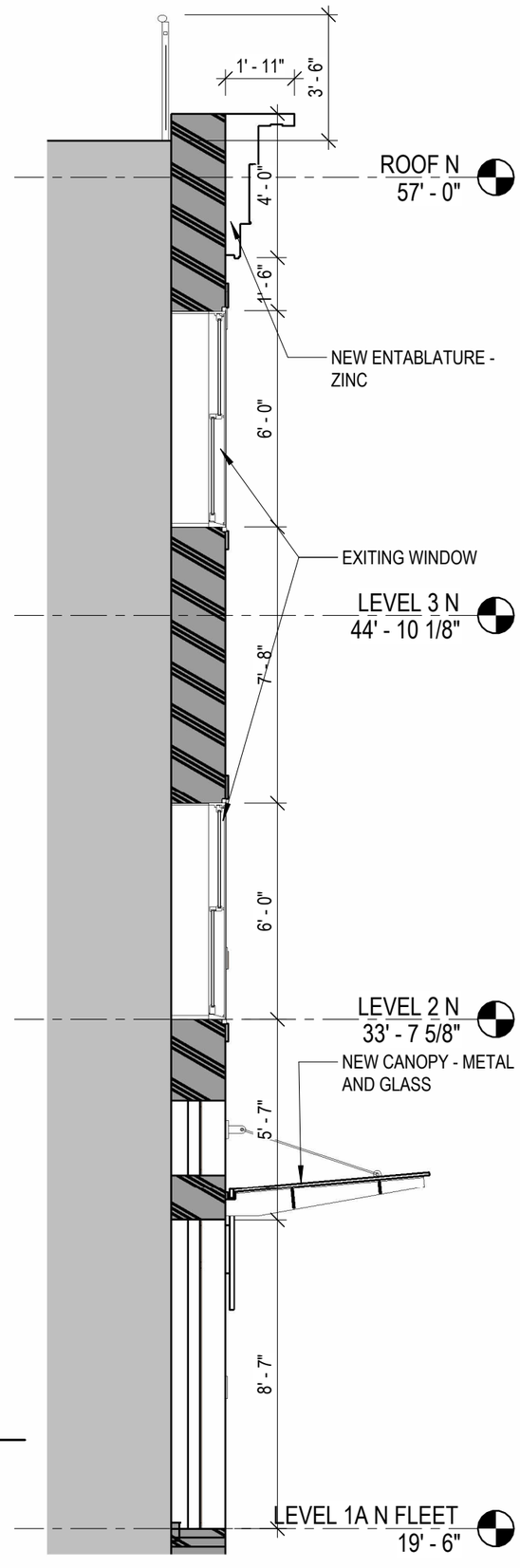
HN3.05 DETAIL - HAVEN CT, NE CORNER
1-15 CONGRESS STREET

10/18/24

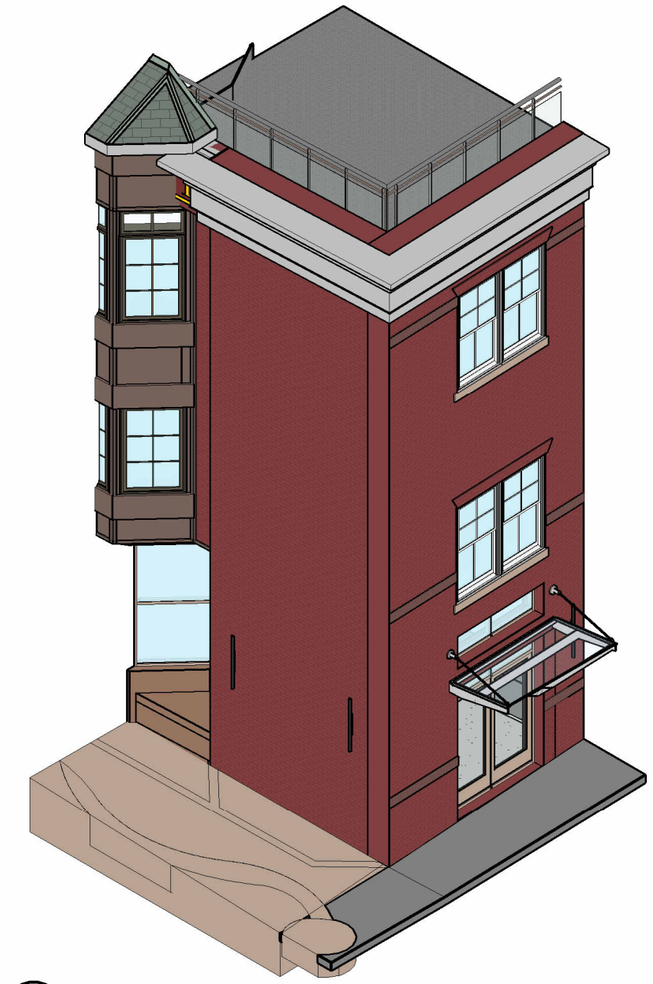
COPYRIGHT © 2024



3 **Elevation 16 - a**
1/4" = 1'-0"



1 **Section 155**
1/4" = 1'-0"



1.1 **3D NW CORNER**

HN3.06 DETAIL - FLEET ST, NORTH ENTRY
1-15 CONGRESS STREET

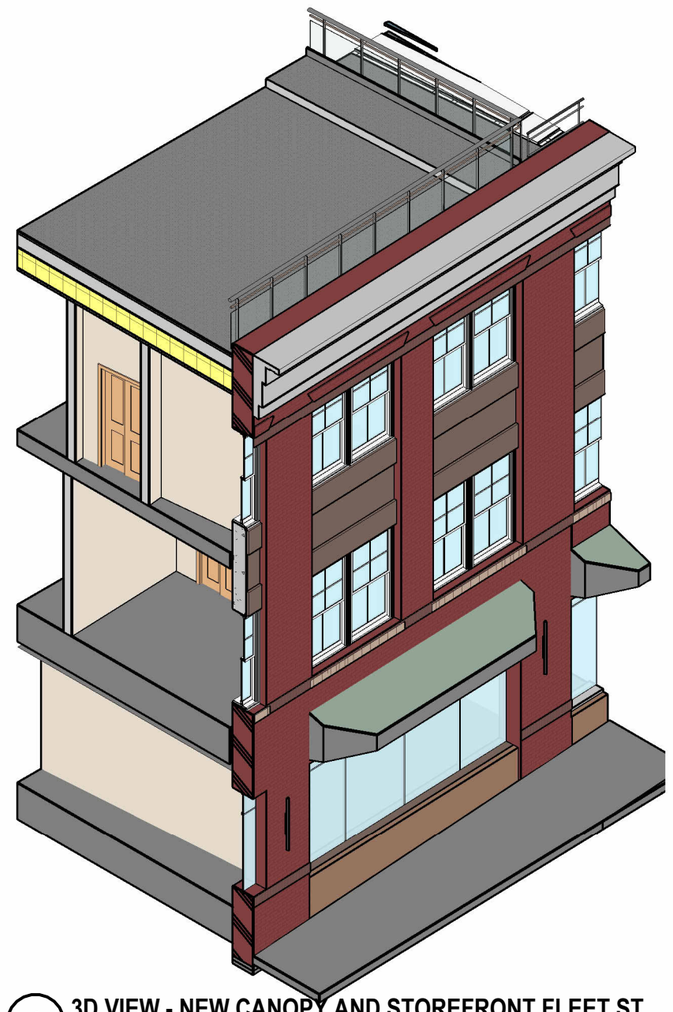
10/18/24

COPYRIGHT © 2024



3 **ELEVATION - NEW CANOPY AND STOREFRONT FLEET ST**
1/4" = 1'-0"

2 **SECTION - NEW CANOPY AND STOREFRONT FLEET ST**
1/4" = 1'-0"

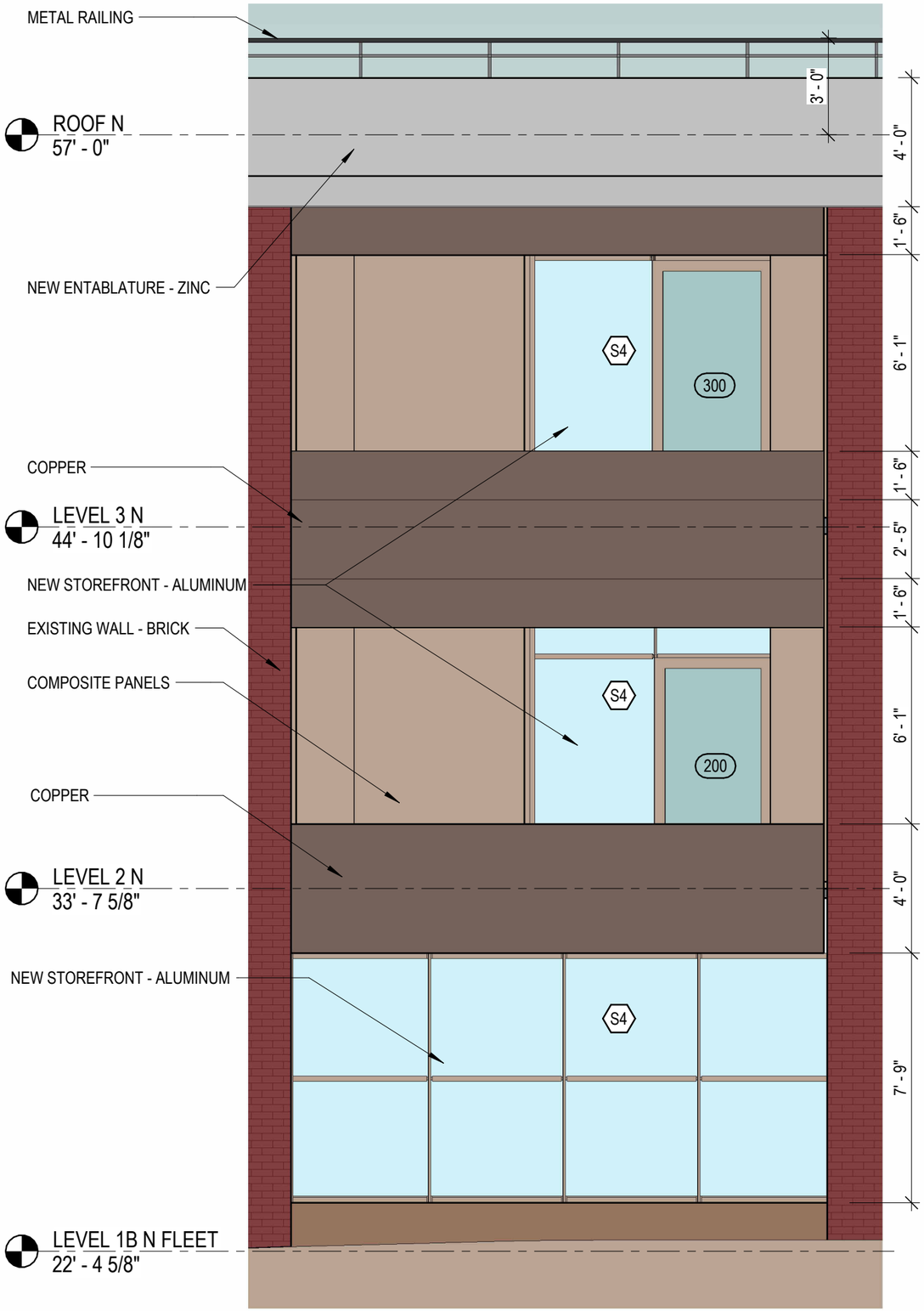


1 **3D VIEW - NEW CANOPY AND STOREFRONT FLEET ST**

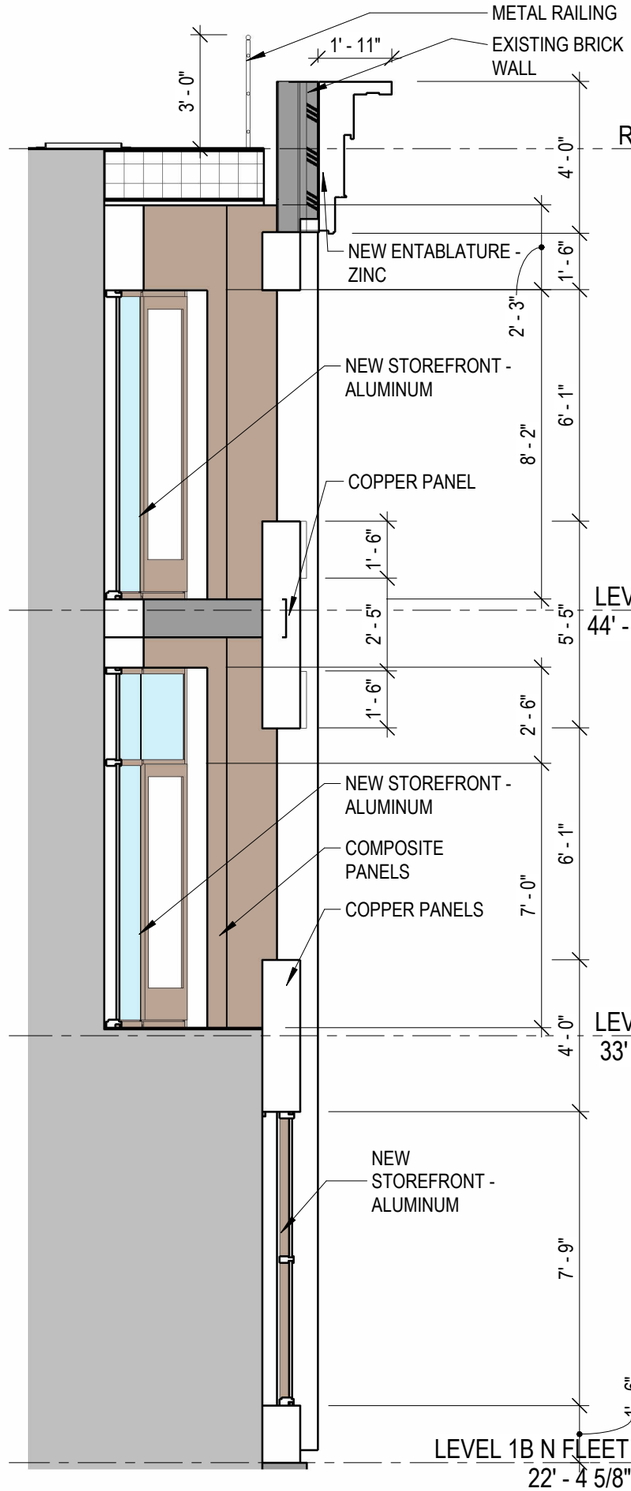
HN3.07 **DETAIL - FLEET ST, STOREFRONT**
1-15 CONGRESS STREET

10/18/24

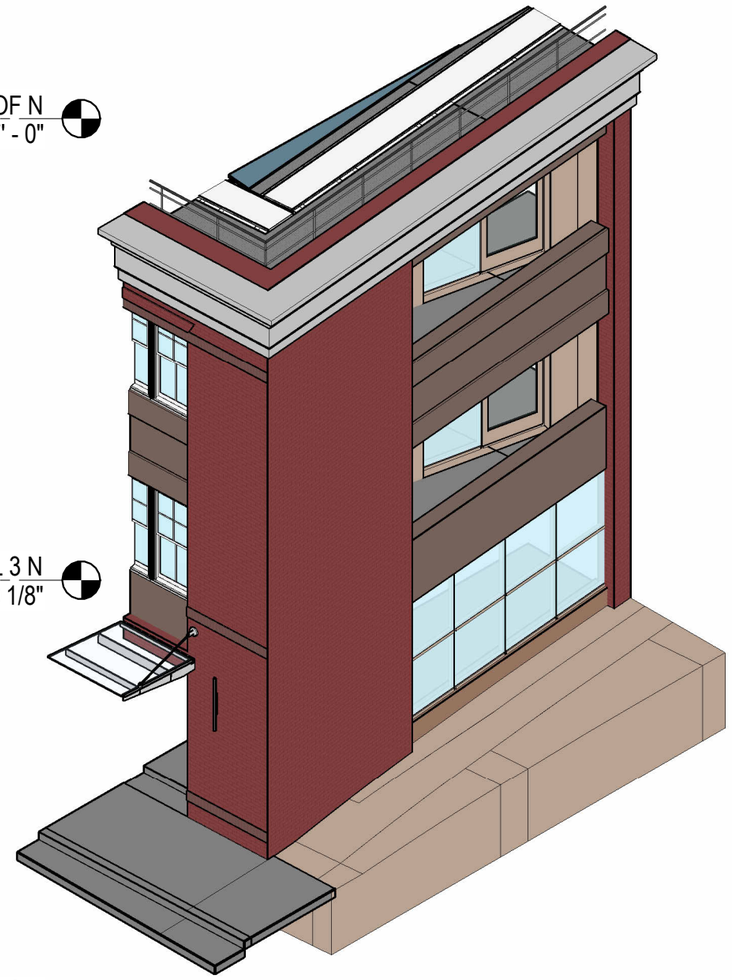
COPYRIGHT © 2024



3 **ELEVATION - SOUTH ALLEY ENTRANCE**
1/4" = 1'-0"



2 **SECTION- SOUTH ALLEY ENTRANCE**
1/4" = 1'-0"



1 **3D VIEW - FLEET STREET SOUTH ALLEY ENTRANCE**

HN3.08 **DETAIL - S. ALLEY, STOREFRONT**
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024



PROPOSED

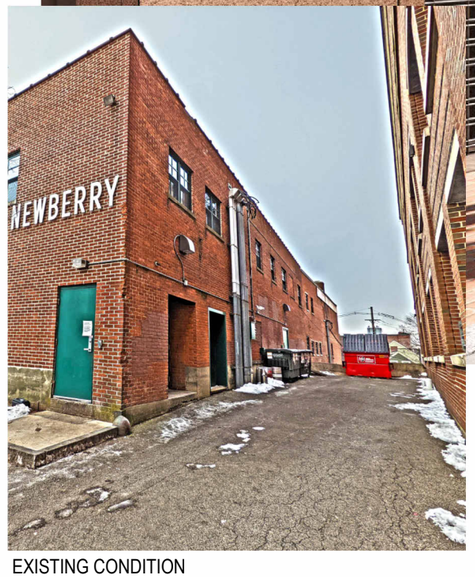


EXISTING CONDITION

HN4.01 PERSPECTIVE NW FLEET STREET
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024



EXISTING CONDITION

PROPOSED

HN4.02 PERSPECTIVE NE HAVEN COURT
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024



PROPOSED



EXISTING CONDITION

HN4.03 PERSPECTIVE SOUTH ALLEY
1-15 CONGRESS STREET

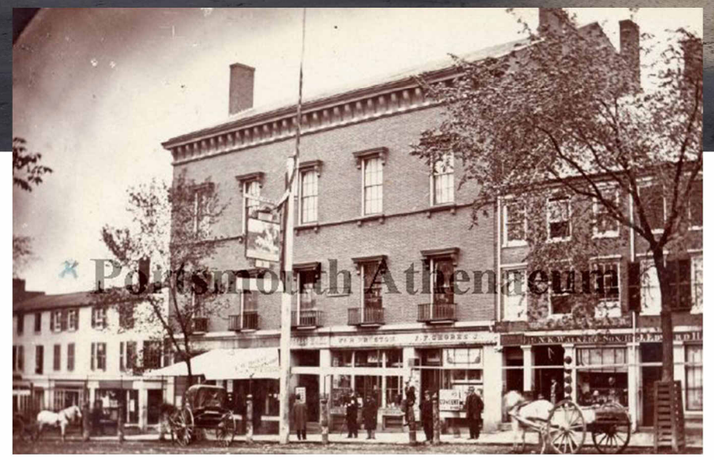
10/18/24

COPYRIGHT © 2024





CIRCA 2024

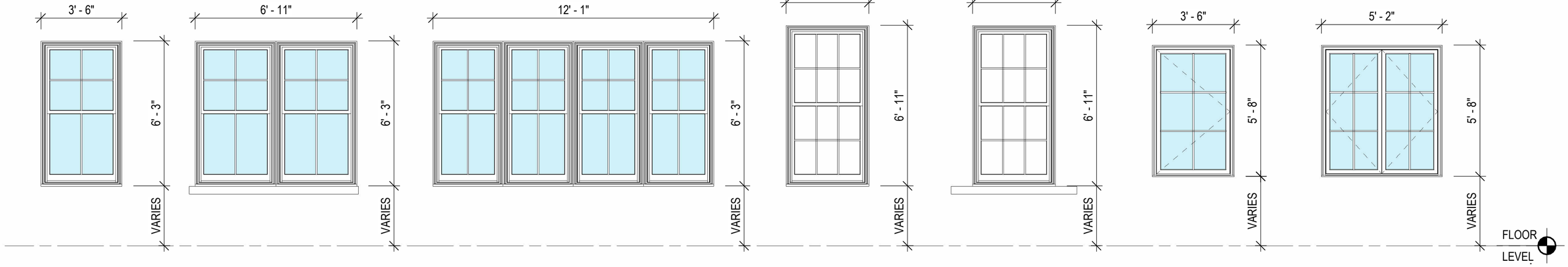


CIRCA 1860

HN4.04 PERSPECTIVE CONGRESS ST
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024



A DOUBLE HUNG
EXISTING

B DOUBLE HUNG
EXISTING

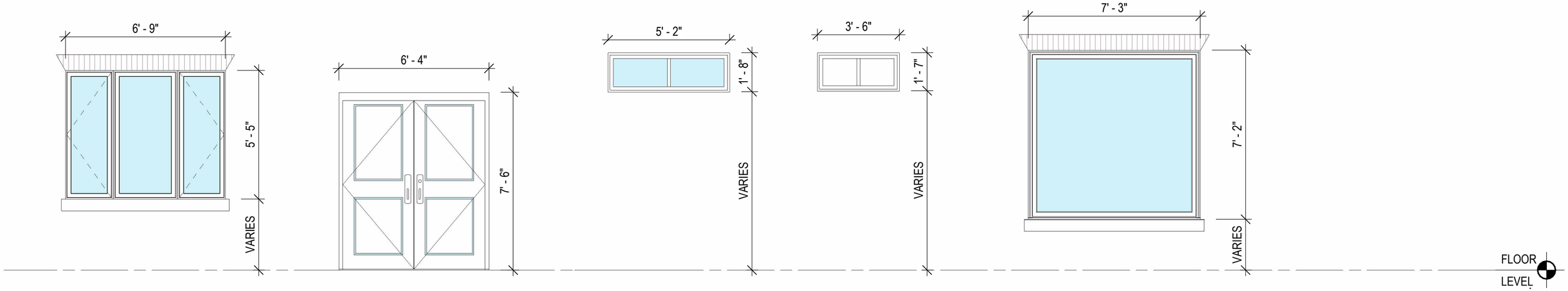
C DOUBLE HUNG
EXISTING

D DOUBLE CASEMENT
WITH CENTER VERTICAL POST

E DOUBLE CASEMENT
WITH CENTER VERTICAL POST

F DOUBLE CASEMENT
WITH CENTER VERTICAL POST

G DOUBLE CASEMENT
WITH CENTER VERTICAL POST



H CASEMENT W/ CENTER POST
REPLACEMENT CASEMENT AND FRAME, VERIFY EXISTING ROUGH OPENING

I DOUBLE EXTERIOR DOOR TWO LITE

WB FIXED

WB1 FIXED

WB2 FIXED

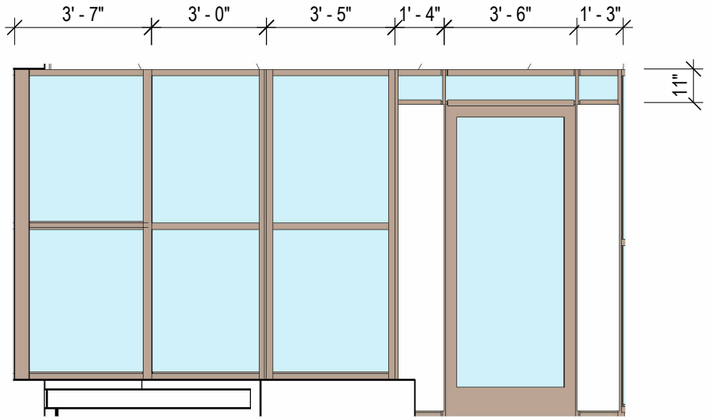
GENERAL NOTE: FOR WINDOWS IN NEW CONSTRUCTION,
WINDOW DIMENSIONS INDICATE UNIT SIZE,
FOR ROUGH OPENING SIZE ADD 3/4" TO HEIGHT AND WIDTH.
WOOD WINDOWS ARE CLAD IN ALUMINUM

WINDOW & FRAME TYPES JJN
1/4" = 1'-0"

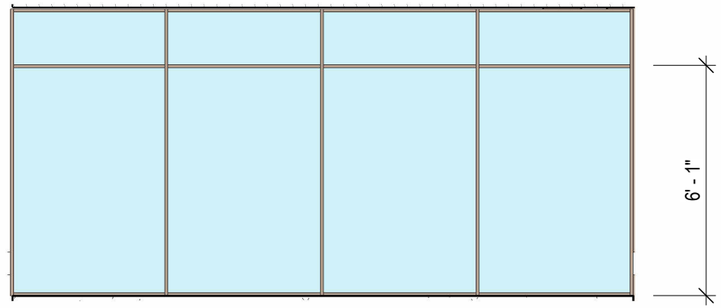
HN5.00 WINDOW DOOR & FRAME TYPES
1-15 CONGRESS STREET

10/18/24

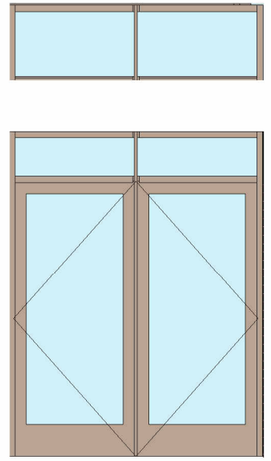
COPYRIGHT © 2024



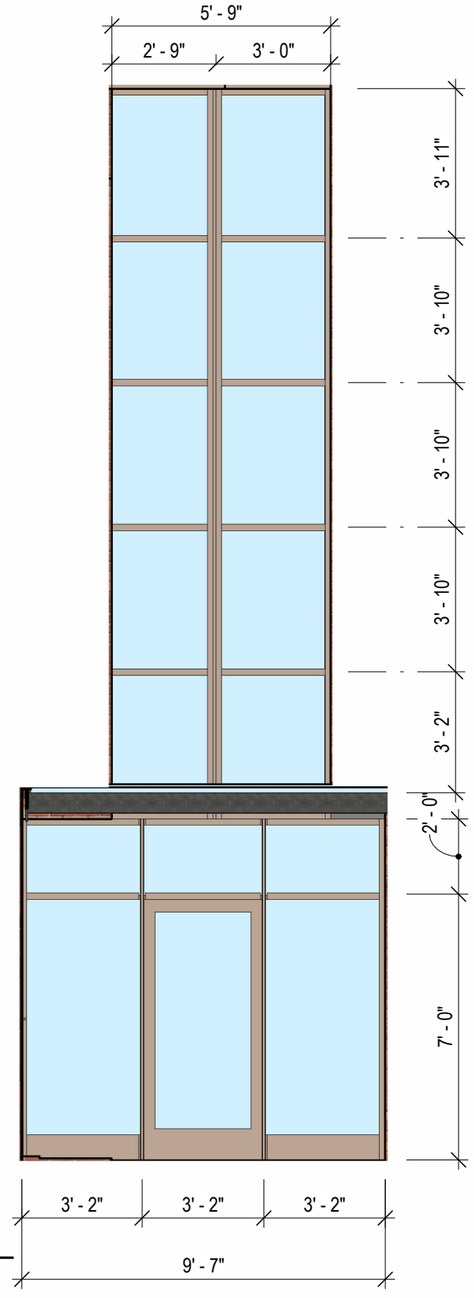
1 **CURTAIN WALL 1- @15 CONGRESS STREET**
1/4" = 1'-0"

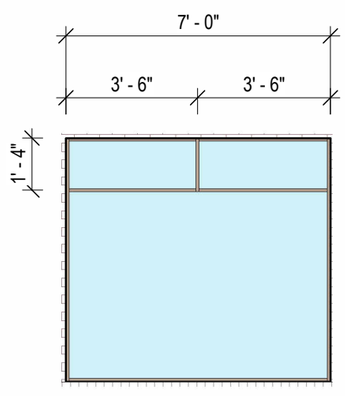


2 **CURTAIN WALL 2 - NEW STOREFRONTS WEST**
1/4" = 1'-0"

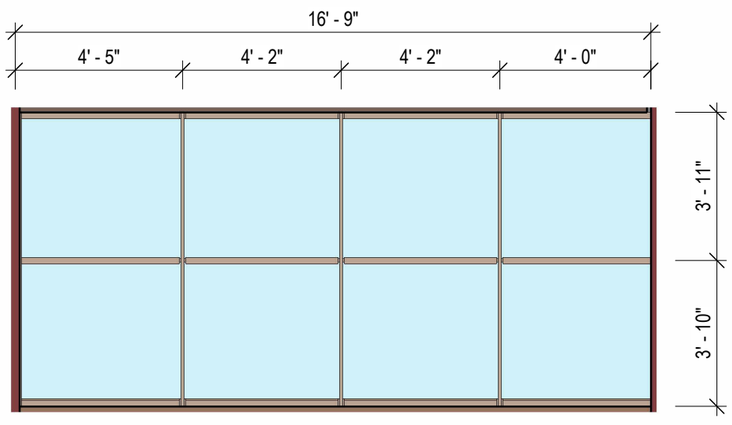


3 **NEW STOREFRONT ENTRY WEST**
1/4" = 1'-0"

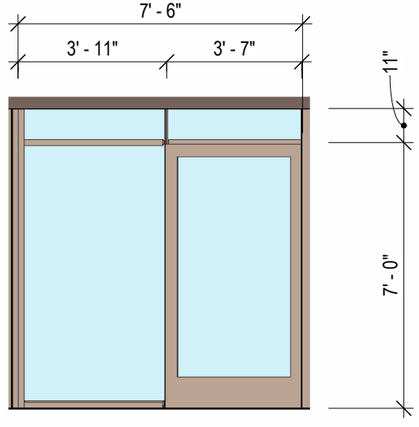




4 **CURTAIN WALL 4 STOREFRONTS WEST**
1/4" = 1'-0"



5 **CURTAIN WALL 5 SOUTH ELEVATION - SOUTH ALLEY**
1/4" = 1'-0"



6 **CURTAIN WALL 6 RECESSED BALCONIES - SOUTH ALLEY**
1/4" = 1'-0"

7 **CURTAIN WALL 7 ENTRY SOUTH ELEVATION (ALLEY END)**
1/4" = 1'-0"

HN5.01 STOREFRONT TYPES
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024

15 Congress Street				
Sheet	**Material**	**Manufacturer**	**Model/Make**	**Finish/Color**
HN6.05	Brick	to match existing	clay	waterstruck
HN6.06	Chimney Caps	Lofthouse	steel	powder coat/bronze
HN6.04	Composite Metal Panel	Alucobond	Axcent	anodize, dark bronze
HN6.04	Composite Trim - corbels	Versatex	Custom	field painted, per renderings
HN6.04	Composite Trim - flat stock & panel	Hardi	as indicated on renderings	field painted, per renderings
HN6.04	Copper	Revere	sheet	mill finish (natural)
HN6.04	Cornice, ZONC	Rheinzinc	sheet	mill finish (natural)
HN6.05	Granite	Swenson	wall base	thermal/Carolina Pink
HN6.05	Granite	Swenson	steps & benches	thermal/Autumn Pink
HN6.06	Railings at Balconettes	Custom	steel	powder coat/black
HN6.06	Railings at Roof and north balconies	Viva	Eco Vista	paint/black
HN6.02	Skylights	Town & Country	Custom - octagon & square	painted; dark bronze
HN6.04	Slate Roofing	Vermont Slate	semi-weathering natural	gray green
HN6.04	Soffits	Longboard	consistent wood grain	dark fir
HN6.03	Storefronts & doors	Kawneer	Trifab	Kynar, medium bronze
HN6.01	Windows	Pella	Architectural Series	aluminum clad wood - kynar, brown

HN6.00 **MATERIALS, SCHEDULE**
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024

Pella® Reserve™
Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**
  Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.[1] The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.[2] Available on select windows.
- **Historical Details**
  Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
  Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural interest**
  Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
  The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
  To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified[3]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
  All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- **Best limited lifetime warranty[4]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[4]

Available in these window and patio door styles:

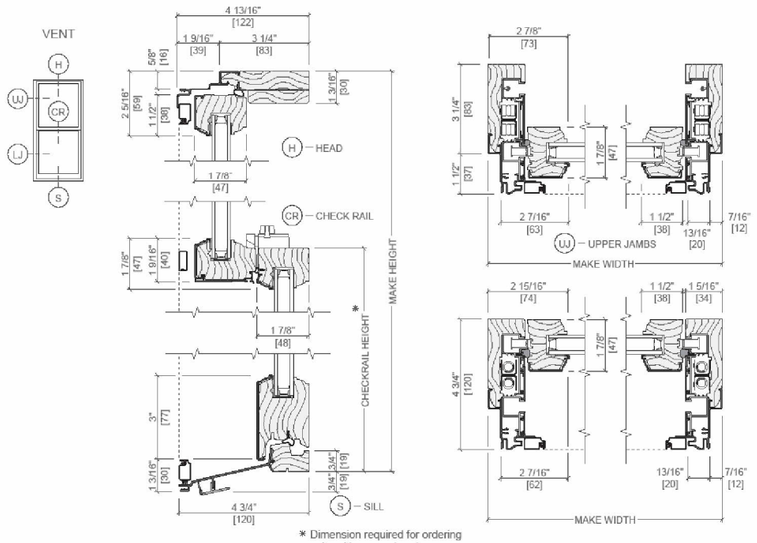


Special shape windows also available.

**** See back cover for disclosures.

Pella® Reserve™ Traditional Precision-Fit Hung Window

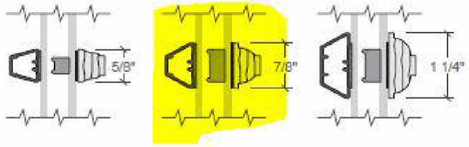
Unit Section - Aluminum-Clad Exterior Ogee Exterior Glazing Profile



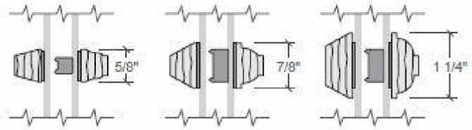
* Dimension required for ordering units with unequal sash.

Integral Light Technology ®

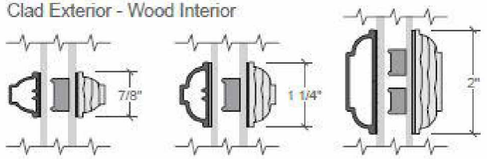
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



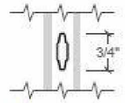
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Ogee Glaze Grilles
Clad Exterior - Wood Interior



Contoured Aluminum - Grilles-Between-the-Glass



3/4" Contoured GBG

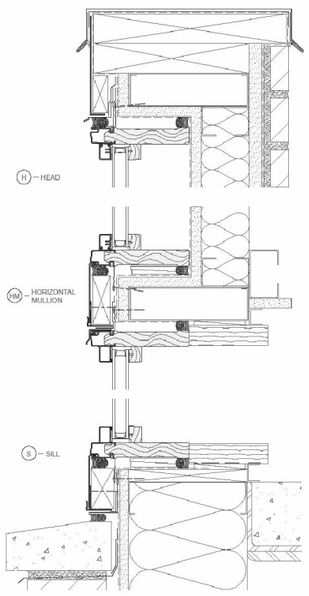
MULLED CASEMENT



MULLED DOUBLE HUNG

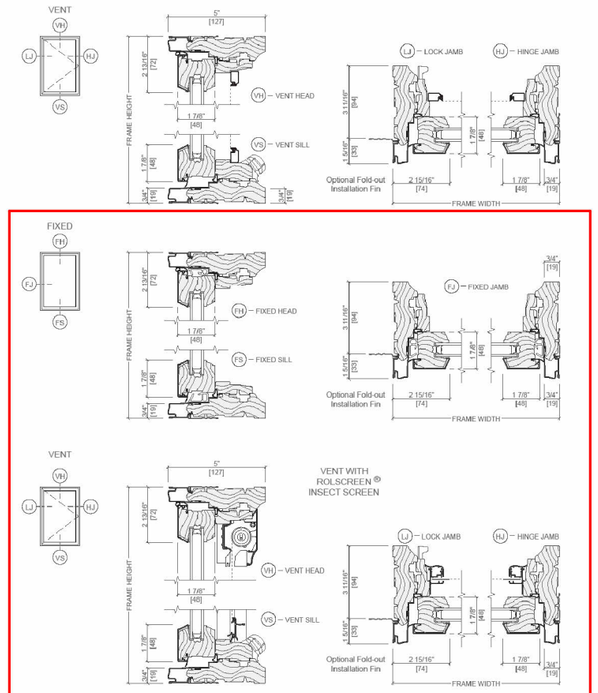


Combination Openings



Pella® Reserve™ Traditional Casement Window

Unit Sections – Aluminum-Clad Exterior, Putty Glaze Exterior Profile



Scale 3" = 1'-0"
All dimensions are approximate.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Pine

Custom solutions:

Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White | Bright White | Linen White | Natural Stain | Golden Oak Stain | Early American Stain | Provincial Stain | Dark Mahogany Stain | Red Mahogany Stain | Espresso Stain | Charcoal Stain | Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[7]

Black | White | Brown | Fossil

Custom colors are also available.

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green | Pearl Gray | Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage | Frost Blue | Blue Ash

HN6.01 MATERIALS, WINDOWS
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024

TOWN & COUNTRY SKYLIGHT SYSTEM

OCTAGONAL SKYLIGHT

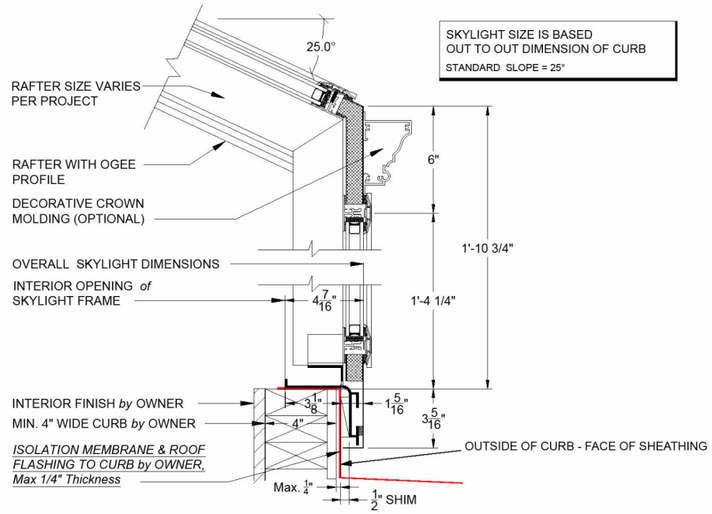


PYRAMID SKYLIGHT









SKYLIGHT *with* SIDE FRAMES STANDARD DETAIL

Do Not Scale Drawings

GLAZING OPTIONS

DESCRIPTION (1" Overall)	U-VALUE*	SOLAR HEAT GAIN COEFFICIENT*	SHADING COEFFICIENT*	VISIBLE LIGHT	REFLECTANCE (Exterior)
Typical Low-E Glass (on most homes)	**.33**	**.66**	**.76**	**73%**	**17%**
High-performance Low-E Glass (our standard)	**.26**	**.40**	**.46**	**71%**	**11%**
Upgrade 1 High-performance Low-E: Better Shading Coefficient	**.25**	**.27**	**.31**	**64%**	**11%**
Upgrade 2: Maximum Shading Coefficient	**.26**	**.24**	**.28**	**39%**	**14%**

* U-value measures the insulating properties of glass. The lower the better. Shading coefficient and Solar Heat Gain Coefficient measure the amount of solar energy admitted through the glass. The lower the better to reduce air-conditioning costs.



CLADDING COLOR OPTIONS

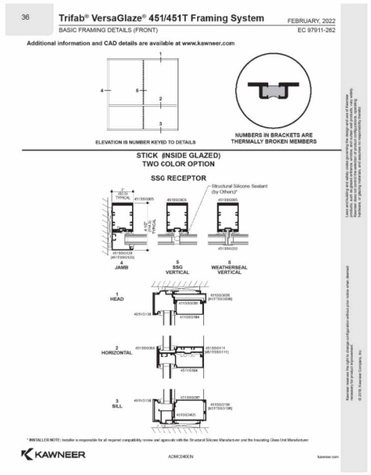
HN6.02 MATERIALS, SKYLIGHTS
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024

CLADDING COLOR OPTIONS




36

Trifab® VersaGlaze® 451/451T Framing System

FEBRUARY 2022

BASIC FRAMING DETAILS (FRONT)

EC 97911-262

Additional information and CAD details are available at www.kawneer.com

ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

STICK (INSIDE GLAZED)
TWO COLOR OPTION

SSG RECEPTOR

4 JAMB

5 VERTICAL

WEATHERSEAL VERTICAL

1 HEAD

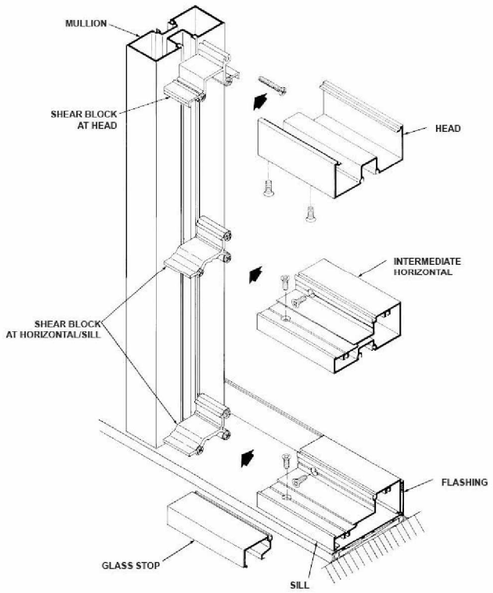
2 HORIZONTAL

3 SILL

KAWNEER

AAMCOMEN

STOREFRONT AXONOMETRIC DETAIL



TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

KAWNEER

Design + Performance Versatility with Unmatched Fabrication Flexibility



Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

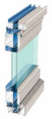
With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.



2000T Terrace Doors →

- 3-3/4" (95.3mm) sightline
- 2-1/4" (57.2mm) depth
- High-thermal performance
- Hurricane resistance
- Exterior balcony application

☐ SELECT TO COMPARE

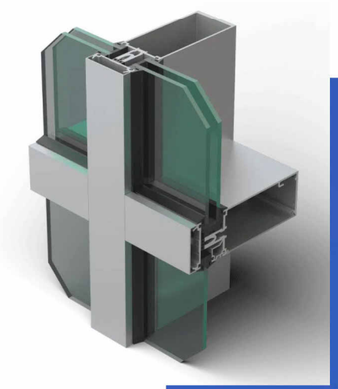


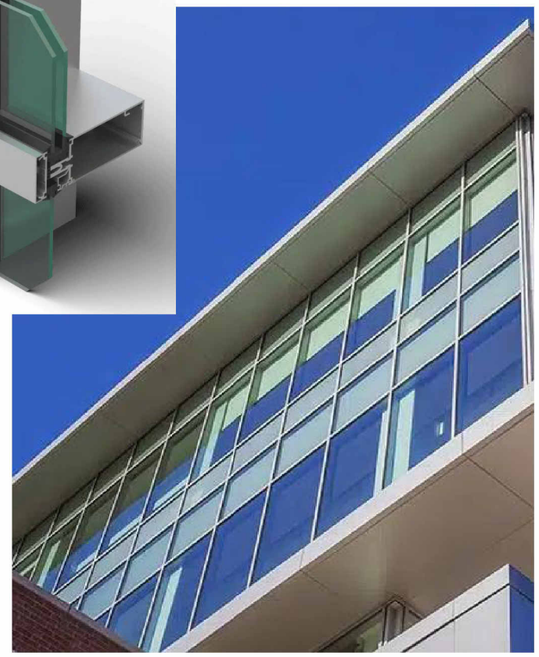
NX-8900 Terrace Doors →

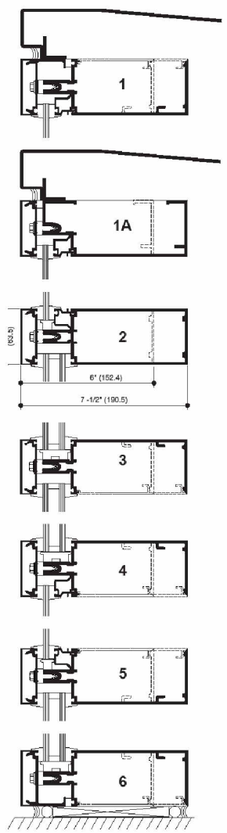
- 4" (101.6mm) sightline
- 2-3/4" (69.9mm) depth
- 3-1/4" (82.6mm) or 4-5/8" (117.5mm) frame depth
- High-thermal performance
- Exterior balcony application

☐ SELECT TO COMPARE

1

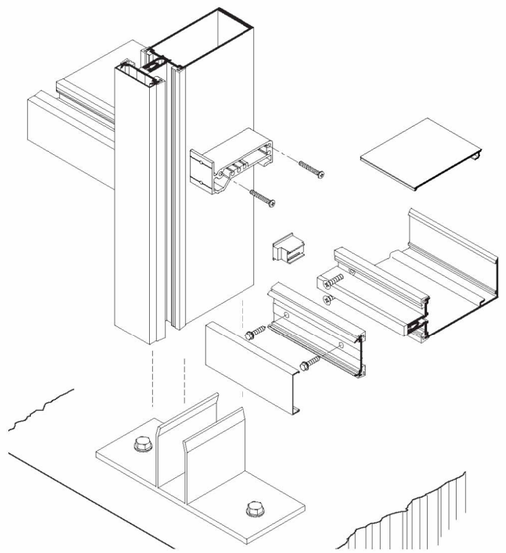






1600 Wall System®1 Curtain Wall

PICTORIAL VIEW



HN6.03

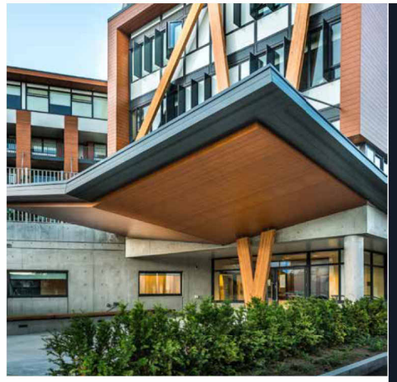
MATERIALS, STOREFRONT-CURTAIN WALL

CONGRESS STREET

10/18/24

COPYRIGHT © 2024

SOFFIT-CEILING AT BALONIES



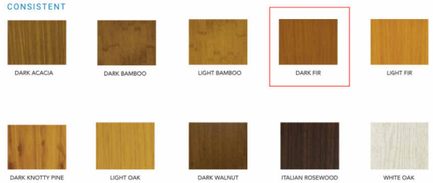
- thermally broken
- made of light weight aluminum
- supports continuous insulation
- creates a rain screen
- response time within 24 hours
- supports other cladding up to 8 lbs per sq ft.
- adjustable for sub-wall misalignment
- health product declarations
- support for specifications + drawings
- built for seismic zones

LONGBOARD®

WOODGRAIN OPTIONS

Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

CONSISTENT

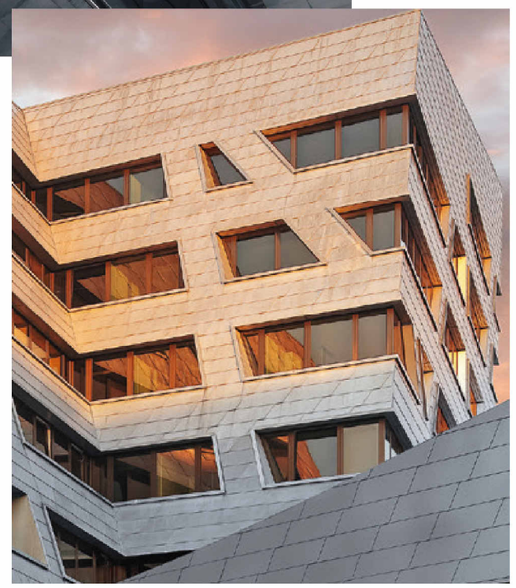


easy to use	quick delivery
solid warranty	durable finishes

longboardproducts.com

LONGBOARD®
INSPIRING FACADES

RHEINZINK®



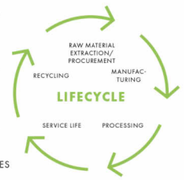
ZINC CORNICE ALONG EXISTING PARAPET

The three pillars of sustainability of titanium zinc

Sustainability is one of the most inflationary terms today – but also one of the most important. Thanks to its outstanding properties, titanium zinc from RHEINZINK is not only sustainable, but the definition of sustainability.

Small carbon footprint
RHEINZINK has had an environmental product declaration drawn up for its products in accordance with internationally recognised standards.[2] The result shows a carbon emission of 3.99 kg carbon/kg for pre-weathered titanium zinc sheet, which corresponds to the highest finishing level. For comparison: Using the same methodology as for pre-weathered zinc, the carbon emissions for strip-coated aluminium sheet are 6.39 kg carbon/kg. This resulted in very good comparative values even before the changeover to prePATINA ECO ZINC.

2 Data from ISO 09% according to ISO 14025 and EN 15804, in each case including recycling credits



prePATINA ECO ZINC IN FIGURES

Carbon footprints in comparison

prePATINA ECO ZINC	1.85 kg carbon/kg zinc	
prePATINA	3.99 kg carbon/kg zinc	
Aluminium	6.39 kg carbon/kg aluminium*	

MELTING POINTS

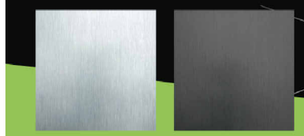
Construction metals in comparison

	418°C zinc
	1080°C copper
	660°C aluminium

100% recyclability
What many call recycling is often merely downcycling. For RHEINZINK, we therefore speak more appropriately of the Cradle to Cradle principle. After its use, titanium zinc can be correctly sorted by type without effort and reused an infinite number of times in its original quality. Therefore, RHEINZINK products basically have an eternal life.

With prePATINA ECO ZINC, we are taking a big step forward on the path to decarbonisation. We are the first manufacturer of construction zinc to reduce carbon emissions by 50%. We make sustainability real: with real renewable energies – certified and without compensation.

EXTREMELY DURABLE · PRACTICALLY MAINTENANCE-FREE · 100% RECYCLABLE · NATURALLY SUSTAINABLE



COMPOSITE WALL PANELS (ELEVATOR OVER-RUN AND RECESSED ACCENTS)

ALUCOBOND®

ALUCOBOND Products

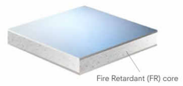
ALUCOBOND
GIVING SHAPE TO GREAT IDEAS

PROPERTIES AND BENEFITS

- Flatness and Rigidity
- Lightweight
- Durability
- Custom color expertise
- Formability
- Ease of fabrication
- Perforation capabilities
- 89 stocked ACM colors
- Complementary flat aluminum sheet colors
- Can contribute toward LEED points
- 100% recyclable
- Zero VOC's emitted in use
- EPD in compliance with International ISO Standards

ALUCOBOND® PLUS

4mm ACM comprised of two sheets of smooth .020" aluminum thermobonded to a solid, fire retardant core. Developed exclusively to meet fire performance requirements while providing the benefits & versatility of ACM.



Product Properties

Thickness of aluminum skin	0.020" (nominal)
Product thickness	0.157" (4mm nominal)
Weight	1.56 lb/ft²
Standard panel dimension*	62" x 196"
Maximum width**	62"
Maximum length**	400"

* Exceptions to standard dimensions include mirror, print, and others. Refer to product range table on next page.
** Sheets will be fabricated to meet custom panel sizes within product range above.

ALUCOBOND® AXCENT™

A solid .040" flat aluminum sheet that offers the perfect complement to ALUCOBCND PLUS. AXCENT is excellent for columns, parapet caps, canopies, soffits, and trim.



Product Properties

Product thickness	0.040" (nominal)
Weight	0.56 lb/ft²
Standard width	48"
Standard length	120"

ALUCOBOND® EasyFix™

ALUCOBOND EasyFix is a cost-effective installation method for wood-frame construction in multifamily and mixed-use sectors. The simple installation method utilizes an innovative design for attachment of ALUCOBOND PLUS panels. The design provides an aesthetic solution similar to traditional ACM systems.

ALUCOBOND EasyFix must be used with:
- ALUCOBOND PLUS
- ALUCOBOND EasyFix: Clips or Rails



Product Properties

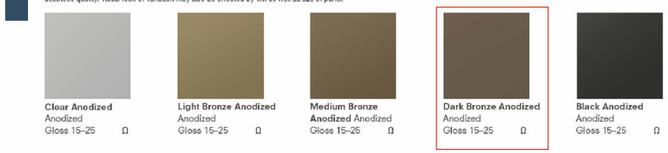
Weight	1.9 lb/ft²
Weight	1.56 lb/ft²
Standard panel dimension*	40" x 196"
Maximum panel width/length	62"/400"
Clip length	3"
Rail length	12'

** Sheets may be fabricated to meet custom panel sizes within maximum product range above.

ALUCOBONDUSA.COM / 800.626.3635

The Anodized Collection*

*Natural variations in shade and color will occur with anodized finished metals. This variation is part of the natural beauty brought out by the anodizing process and often sought after for this aesthetic quality. Visual look of variation may also be effected by tint as well as size of panel.



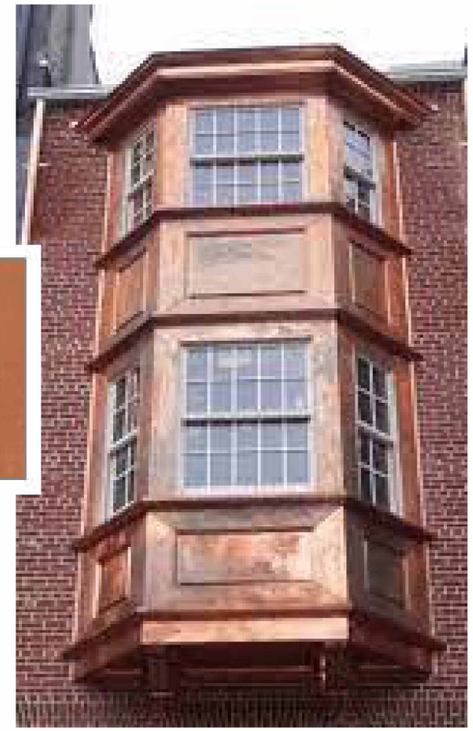
Clear Anodized	Light Bronze Anodized	Medium Bronze Anodized	Dark Bronze Anodized	Black Anodized
Anodized	Anodized	Anodized	Anodized	Anodized
Gloss 15-25 Ω	Gloss 15-25 Ω	Gloss 15-25 Ω	Gloss 15-25 Ω	Gloss 15-25 Ω

ROOFING - NATURAL SLATE



GRAY-GREEN, SEMI-WEATHERING NATURAL SLATE; VERMONT SLATE

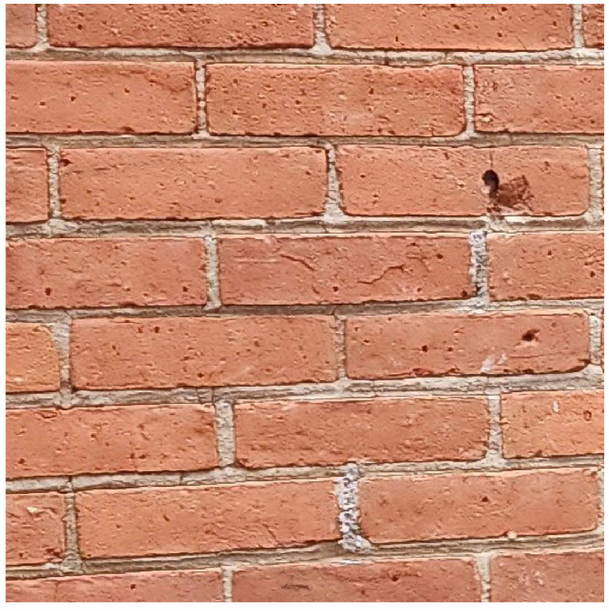
COPPER CLADDING- BAY WINDOWS AND PANEL CLADDING



HN6.04 MATERIALS, CLADDING & ROOFING
1-15 CONGRESS STREET

10/18/24

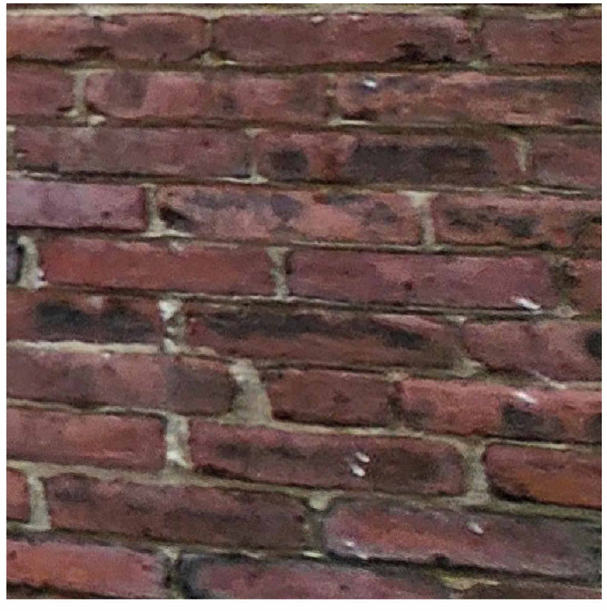
COPYRIGHT © 2024



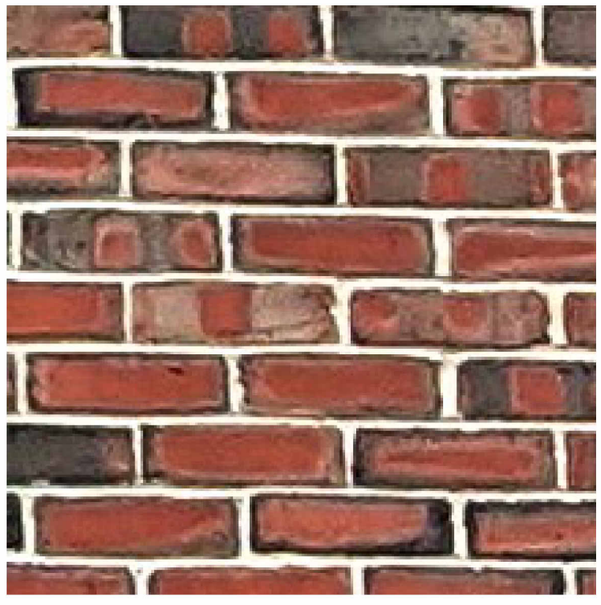
EXISTING BRICK - HAVEN COURT EAST



EXISTING BRICK - HAVEN COURT WEST



EXISTING BRICK - SOUTH ALLEY



EXISTING BRICK - FLEET STREET



Carolina Coral

GRANITE (Haven Court, Wall Base)



Autumn Pink

GRANITE (Haven Court, Steps & Benches)



EXISTING BRICK - 15 CONGRESS STREET

HN6.05 MATERIALS, MASONRY
1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024

GLASS & METAL RAILINGS- ROOF DECK

ECO VISTA GLASS SYSTEM - MOUNTING CONDITIONS

TOP MOUNT	
STEEL	CONCRETE
WELD	ANCHOR
	CORE

FASCIA MOUNT	
STEEL	CONCRETE
WELD	ANCHOR

TOP MOUNT



ECO VISTA GLASS SYSTEM - TECHNICAL DATA

	MATERIAL	FINISH	SIZE/SPACING
POST	Aluminum	Powder Coat - Super Polyester (AAMA 2604) - $ Powder Coat - PVDF (AAMA 2605) - $$	2.5"x1.1" rectangular section for fascia mounted post, and T section for top or core mounted post, @ 4'-0" MAX. O.C.
INFILL OPTIONS	Glass	Clear, Tinted or Frit	Min. 3/8" laminated glass with PVB or SGP interlayer* Glass standard thickness: 3/8", 1/2", 5/8", 3/4" Interlayer standard thickness: SGP: 0.035", 0.06" PVB: 0.030"
TOP RAIL/HAND RAIL	Aluminum	Powder Coat - Super Polyester (AAMA 2604) - $ Powder Coat - PVDF (AAMA 2605) - $$	Top rail options: -Rectangular 1.5"x1.1" (TR1) -Rectangular 4.3"x1.2" (TR2) -Oval 3.5"x1.3" (TR3)

ECO VISTA GLASS SYSTEM - FINISH OPTIONS

ANODIZED ALUMINUM



POWDER COAT



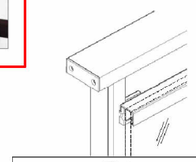
Available Standard and Premium colors on Pg 208

PVDF

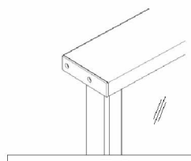


Available Standard and Premium colors on Pg 208

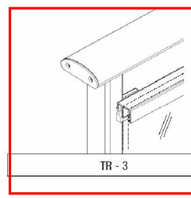




TR - 1



TR - 2



TR - 3

BRONZE METAL CUSTOM CHIMNEY CAP; LOFTHOUSE SPECIALTIES



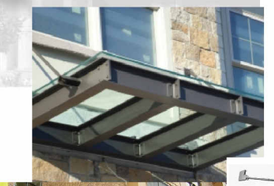


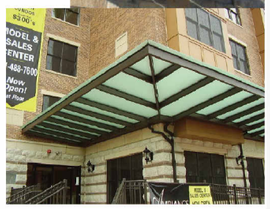
GLASS AWNINGS- FLEET STREET, HAVEN CT, & SOUTH ALLEY

Vision™ series

Glass and Perforated Metal Canopies.









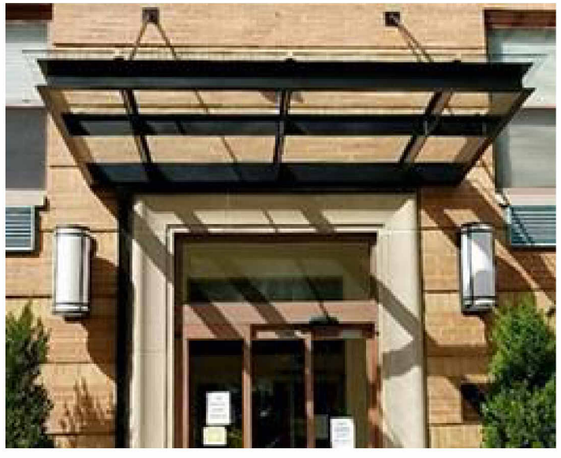
Vision® is a custom canopy system with your choice of glass, acrylic panels or perforated metal. Assembled in any combination you desire. You can showcase your "brand" signature with this in-house designed and built canopy system.

Features and Benefits:

- Free-form design opportunities
- Endless selection of glass finishes and metal patterns.
- Custom designed to exact specifications
- Can be designed to match other building elements
- Create a lasting focal point.

Innovative environmental control through creative design

MASA ARCHITECTURAL CANOPIES



EXTERIOR LIGHT FIXTURES

HUBBARDTON FORGE



Refraction Large Outdoor Sconce

Base Item #: 302623

Selected Options

Lamping	Finish
Incandescent (SKT)	Coastal Dark Smoke (77)

Option1

Clear Glass (ZM) [ZM0618]

Configured Item #: 302623-1004

Smart String: 302623-SKT-77-ZM0618

Image shown may not correspond to selected options

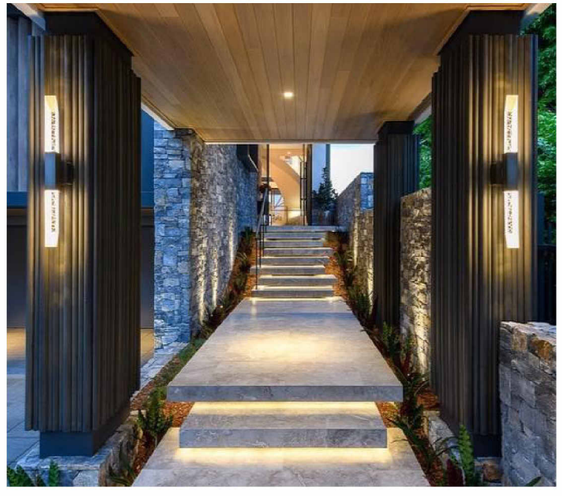
Specifications

Dimensions	
Height	35.7"
Width	5"
Depth	4"
Product Weight	14.8 lbs
Backplate	5.3" x 5"
Mounting Height - Vertical	17.9

Lamping Information	
Socket Type	GY 6.35
Bulb	MR16 reflector, 20 watt Max
Number of Bulbs	2 (Included)
Voltage	12V
Location Rating UL	Outdoor Wet
Safety Rating	UL | CUL listed

Options

Lamping	Finish	Option1
Incandescent (SKT)	Coastal White (02) Coastal Oil Rubbed Bronze (14) Coastal Natural Iron (20) Coastal Bronze (75) Coastal Dark Smoke (77) Coastal Burnished Steel (78) Coastal Black (80)	Clear Glass (ZM) [ZM0618]



HN6.06 MATERIALS, SPECIALTIES

1-15 CONGRESS STREET

10/18/24

COPYRIGHT © 2024

Project Address: **1 & 21 Congress Street (21 Congress Street)**

Permit Requested: **Certificate of Approval- Second One-Year Extension Request**

Application: **Public Hearing #3**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5), Character District 4 (CD4) & Downtown Overlay
- Land Use: Commercial
- Land Area: 24,300 SF +/-
- Estimated Age of Structure: c.1950 (Congress St. façade)
- Building Style: Modern
- Number of Stories: 2
- Historical Significance: NC
- Public View of Proposed Work: Congress Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work:

Renovations and new construction to the existing structure.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Renovations to the Fleet Street and Congress Street facades.
- New construction to the Haven Court façade (create new storefronts)
- Add additional penthouse level



HISTORIC SURVEY RATING

NC

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 Address: **50 Whidden Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #4**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 3,825 SF +/-
- Estimated Age of Structure: c.1857
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: Whidden Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work:

Construct a rear addition with decks

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct rear addition with decks.



HISTORIC SURVEY RATING

Focal

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

ADDITION to DANIELL RESIDENCE

50 Whidden Street, Portsmouth, NH

NARRATIVE DESCRIPTION OF THE PROJECT

50 Whidden Street is an existing two-story wood frame house with a daylight basement. Portions of the house date from 1790. These portions are believed to be the first-floor timber frame structure and brick fireplace. The house has a newer concrete foundation and two newer additions. The owner has no knowledge of the dates these were added.

On the east side there is a 16'-8" x 12' (200 SF) two-story addition. On the first floor is a kitchen and breakfast area addition with a full basement underneath. On the basement level there is a small 8' x 12' (96 SF) office addition on the southeast corner of the house.

The proposed new addition will be built on top of the existing basement level addition and will not increase the overall footprint of the house. On the first floor, the kitchen and breakfast area will be increased by an 8' x 12' (96 SF) addition on top of the existing basement office. The roof line of the proposed addition will match the existing roof line over the kitchen.

A small roof deck for the master bedroom will be set into the roof over the proposed kitchen addition, with a handrail detailed in the same way as the handrail on the proposed deck on the south side of the kitchen addition. The addition was originally approved by the Historic District Commission in March 2026 as a two-story addition above the existing basement level addition.

CODE REFERENCES

IECC R-Values International Energy Conservation Code 2018:

New walls:	required:	R-20.0 in wall cavity + R-3.8 exterior barrier (R-23.8)
	provided:	R-22.0 in wall cavity + R-6.6 exterior barrier (R-28.6)
New roofs:	required:	R-20.0 in roof cavity + R-3.8 exterior barrier (R-49)
	provided:	R-36.0 in roof cavity + R-12.6 exterior barrier + weather and vapor barriers, sheathing, etc. (R-49+)

IBC International Building Code 2021

IRC International Residential Code 2021

Stairways: no new stairways are being added.

Smoke and CO2 Alarms: no new bedrooms or kitchens are being added.

Windows: the new windows in the second-floor addition to the master bedroom are casement windows with the required egress widths and hardware

Exterior Materials: the addition will have painted wood clapboards to match the existing clapboards and painted wood trim to match (or be very similar to) the existing painted wood trim. It will have aluminum clad wood windows to align with and match (as best as possible) the existing windows on the house. The new roof areas will have asphalt shingles to match the existing asphalt shingles on the house. The roof edges will have metal rainwater gutters and downspouts to match the existing gutter and downspouts on the existing house.

These were all reviewed by the HDC in the March 2026 proposal.

Plumbing: no new plumbing fixtures are being added.

Mechanical: no new heating units are being added. The energy efficient addition will be heated by relocating existing baseboard and hot air heating ducts (it is not adding to the heating load).

NFPA 70 National Electrical Code (NEC)

Electrical: code compliant wall outlets and ceiling lights will be added, as per the floor plans.



SITE PLAN N.T.S.

SIMONS, LLC

Scott Simons Architect, FAIA
45 Lafayette Street
Portland, ME 04101



South Elevation



South Elevation: close-up of existing one-story addition

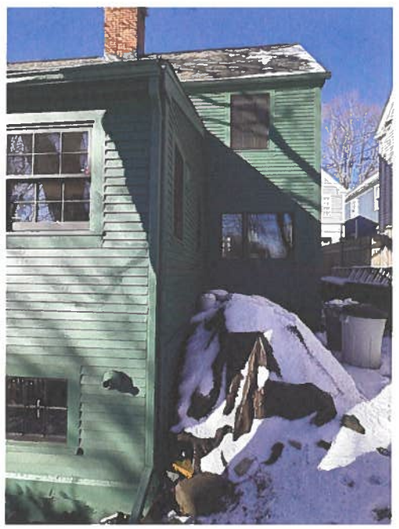


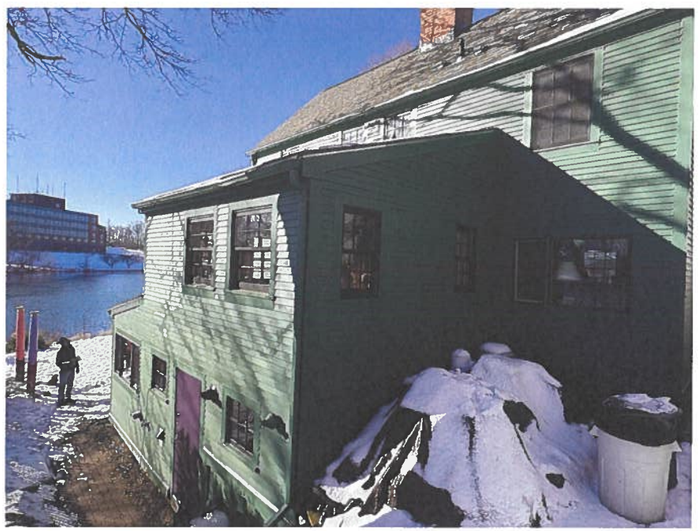
East Elevation



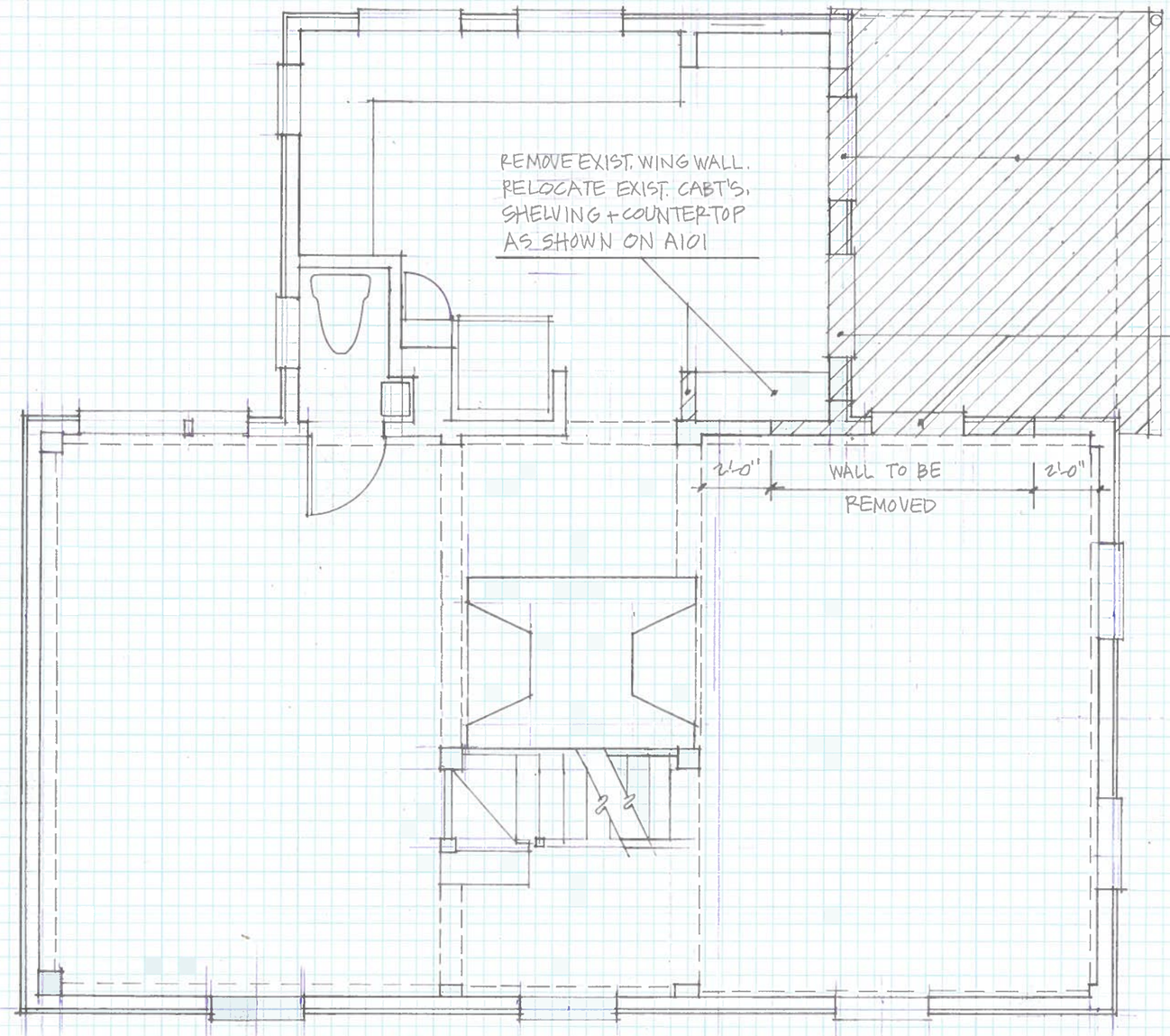
East Elevation: close-up of existing one-story addition











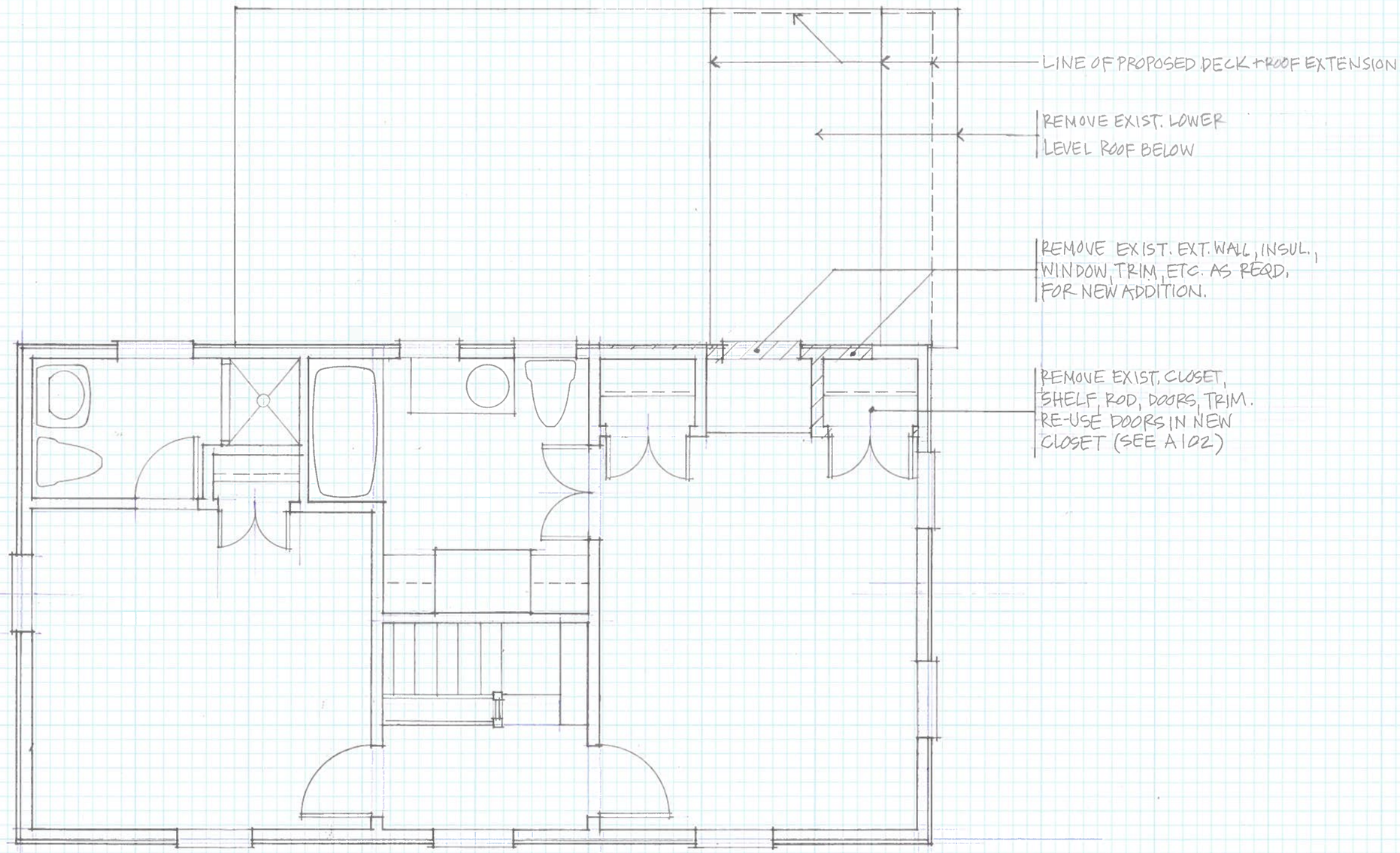
REMOVE EXIST. ROOF, TRIM, GUTTER, ETC.
AS REQ'D FOR NEW CONFIGURATION.
SISTER IN NEW FLOOR JOISTS AND
SUBFLOORING TO ALIGN W/ EXIST.

REMOVE EXIST. WDWS AND
WALLS AS SHOWN. INSTALL NEW
WD. BEAM TO SUPPORT WALL + FLOOR
AS SHOWN ON STRUCTURAL DWGS

D001

FIRST FLOOR PLAN
EXISTING CONDITIONS + REMOVALS

50 WHIDDEN STREET, PORTSMOUTH, N.H.
SIMONS, LLC., PORTLAND, ME 04101 03.24.26

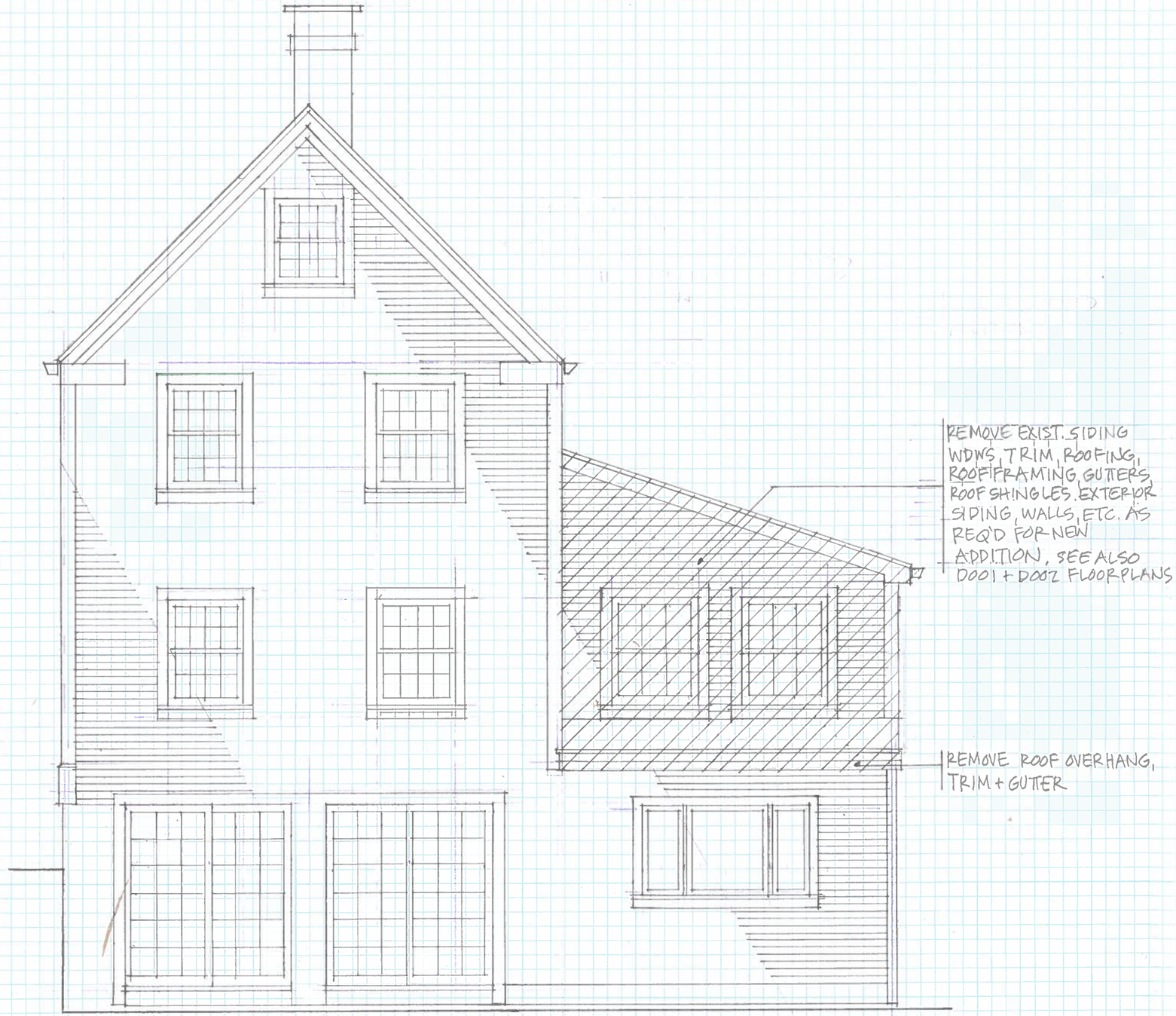


D1002

SECOND FLOOR PLAN
EXISTING CONDITIONS + REMOVALS

50 WHIDDEN STREET, PORTSMOUTH, N.H.
SIMONS, LLC, PORTLAND, ME 04101

03.24.26
REVISED: 09.22.26



D003

SOUTH ELEVATION
EXISTING CONDITIONS + REMOVALS

50 WHITTEN STREET, PORTSMOUTH, N.H.

SIMONS, LLC, PORTLAND, ME 04101 03.24.26

REVISED: 09.22.26



D004

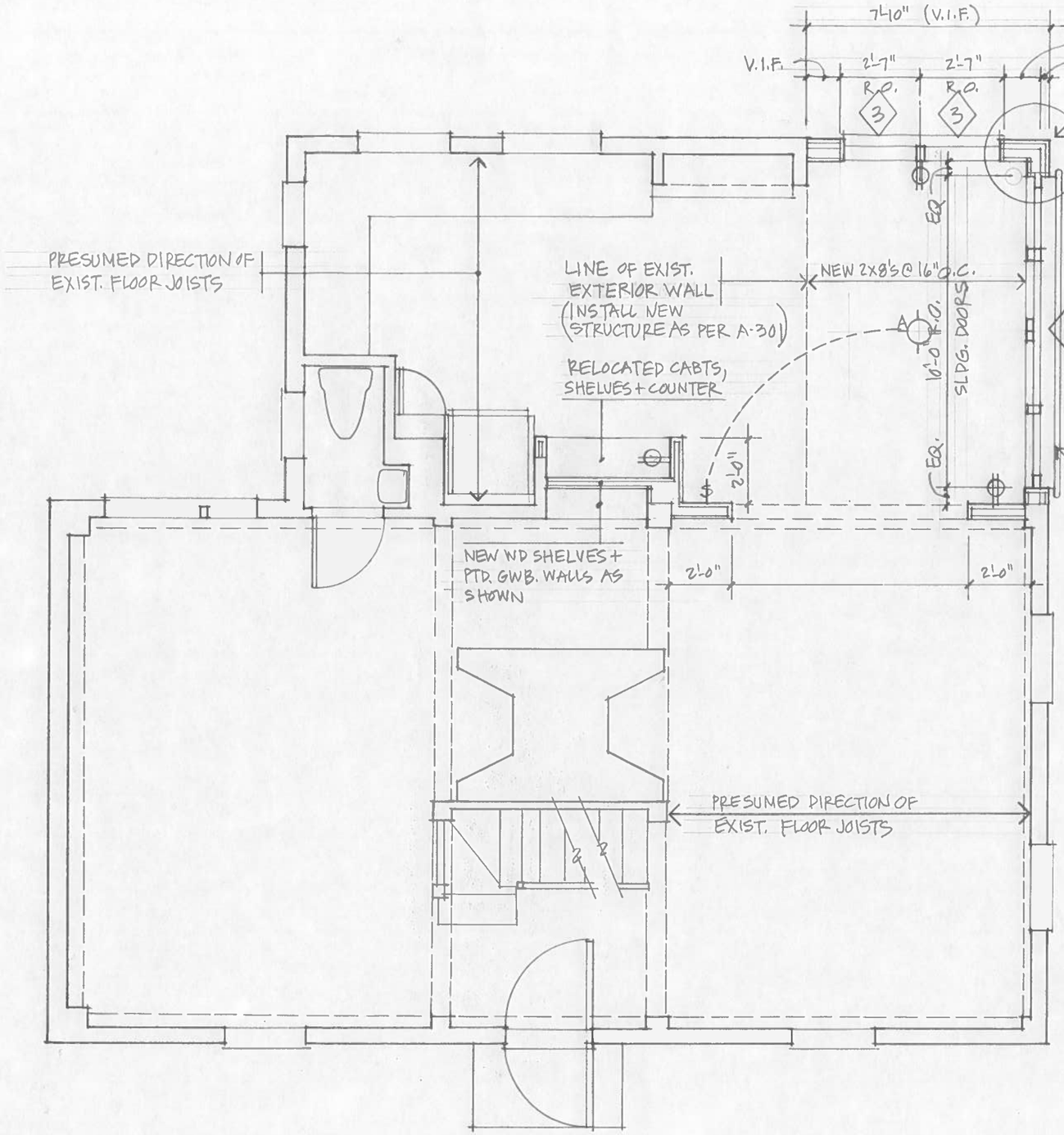
EAST ELEVATION
EXISTING CONDITIONS + REMOVALS

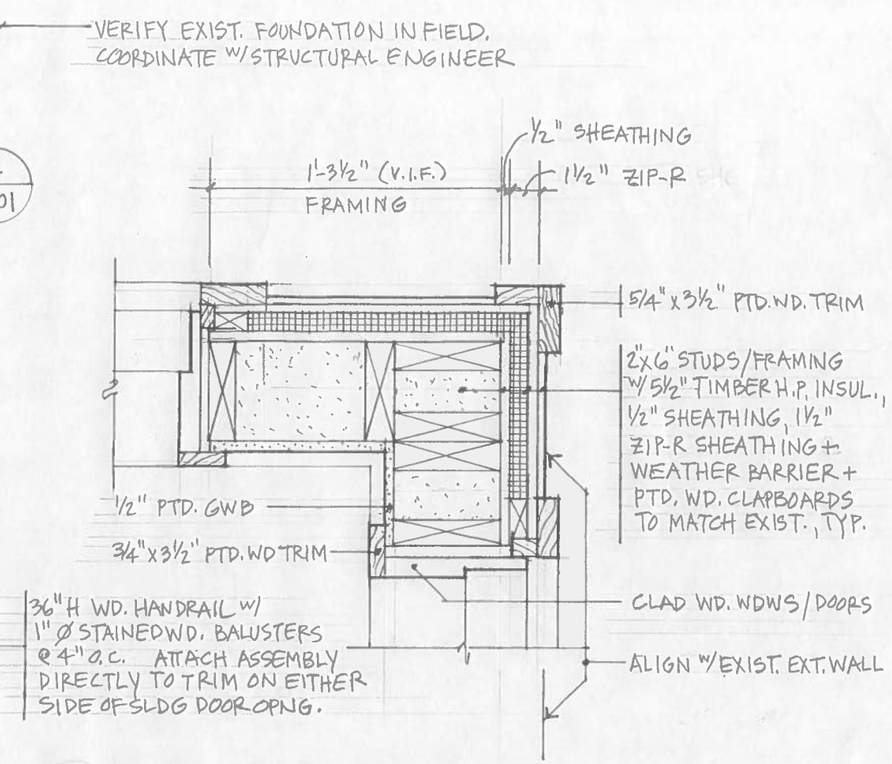
50 WHIDDEN STREET, PORTSMOUTH, NH

SIMONS, LLC, PORTLAND, ME 04101

03.24.26

REVISED: 09.22.26





2 PLAN DETAIL @ CORNER

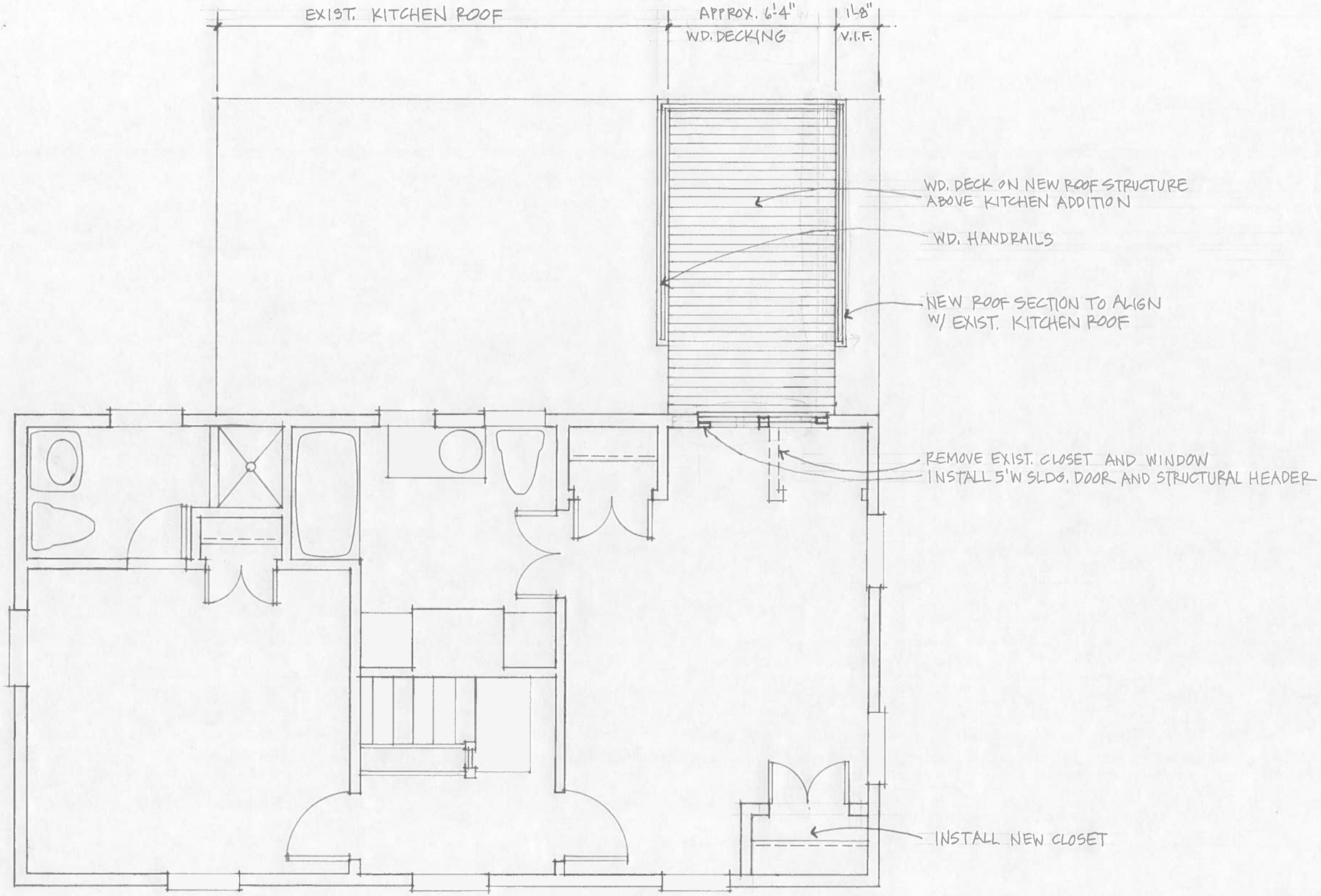
STRUCTURAL NOTES RE: PRESUMED DIRECTION OF EXIST. FLOOR JOISTS, VERIFY IN FIELD. NOTIFY ENGINEER IF DIFFERENT (SEE A301)

ELECTRICAL NOTES:

- DUPLEX OUTLET MOUNTED @ 18" A.F.F.
- (L A) PENDANT MTD. LED LIGHT (SEE 3-A301 FOR RACEWAY/TRIM DETAIL
- (B) CLG. MTD. LED LIGHT, MOTION ACTIVATED
- WALL MTD. SWITCH @ 45" A.F.F. (o.c.)

A101 FIRST FLOOR PLAN SCALE: ¼"=1'-0"

50 WHIDDEN STREET, PORTSMOUTH, N.H.
SIMONS, LLC., PORTLAND, ME 04101 03.24.26
REVISED: 05.27.26
06.01.26



A102 REV.

SECOND FLOOR PLAN

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

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME

REVISED: 09.22.26



A201 REV.

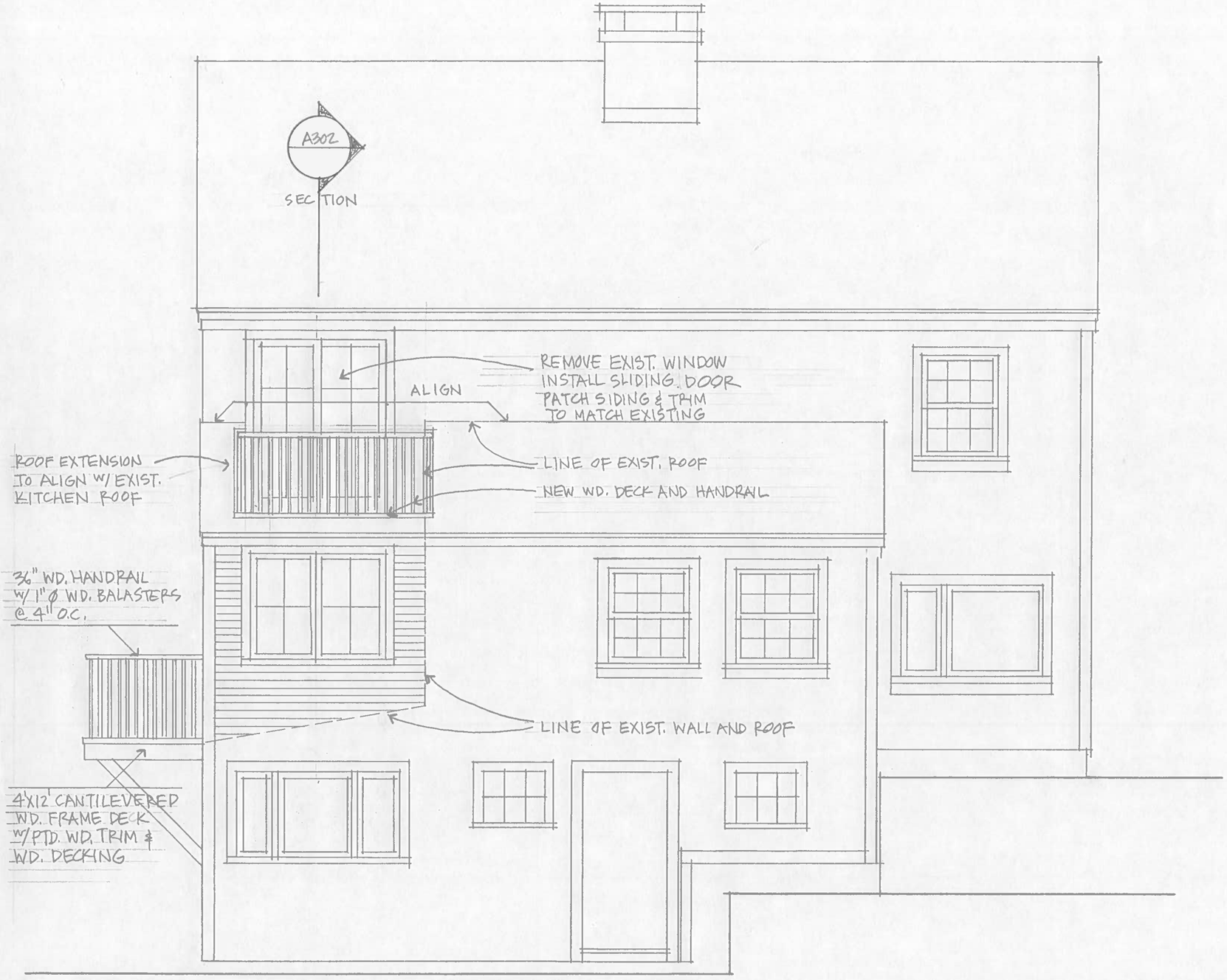
SOUTH ELEVATION

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

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME

REVISED: 09.22.26



A202 REV.

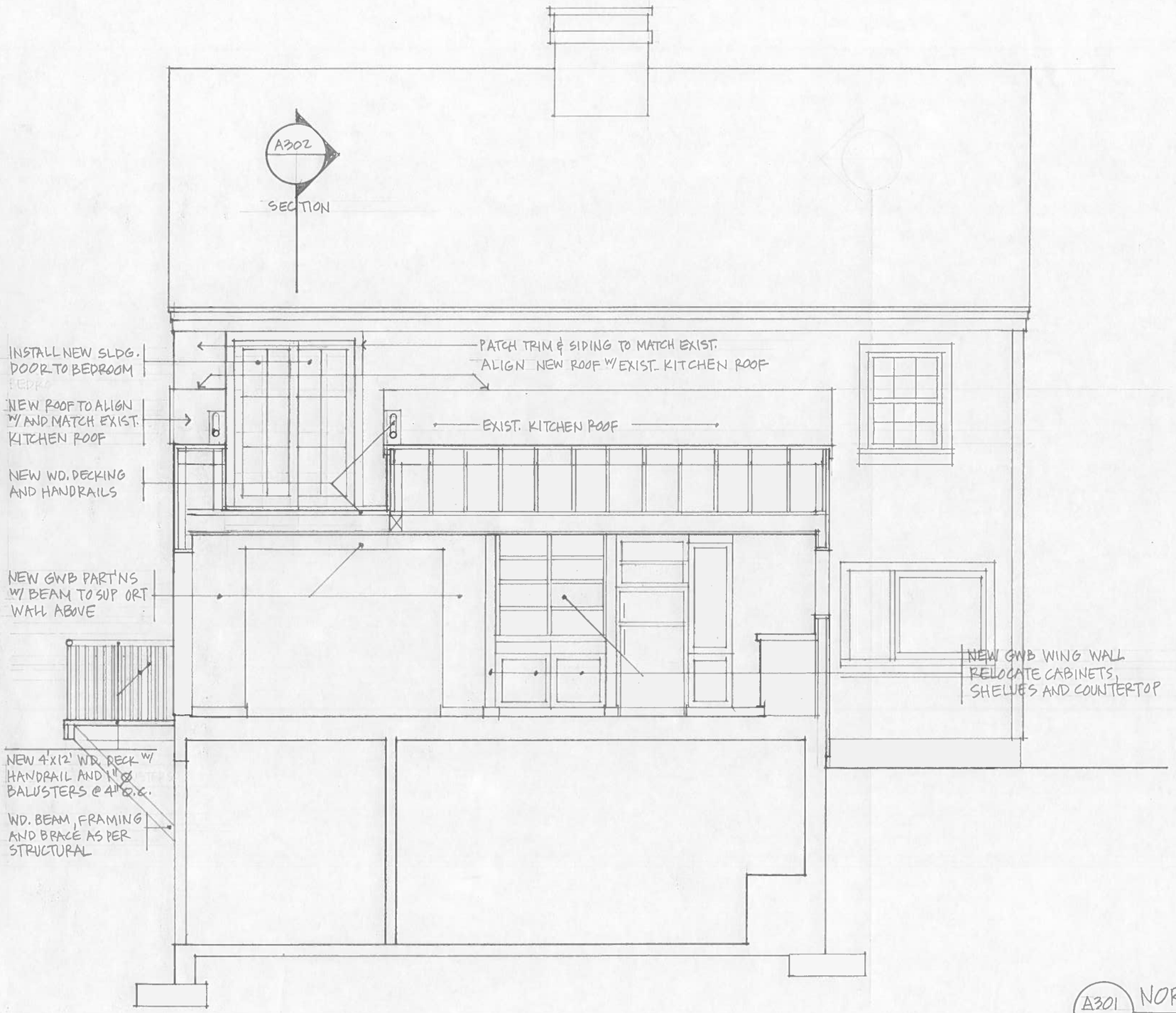
EAST ELEVATION

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

50 WHIPPLE STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME.

REVISED: 09.22.26



A301 REV.

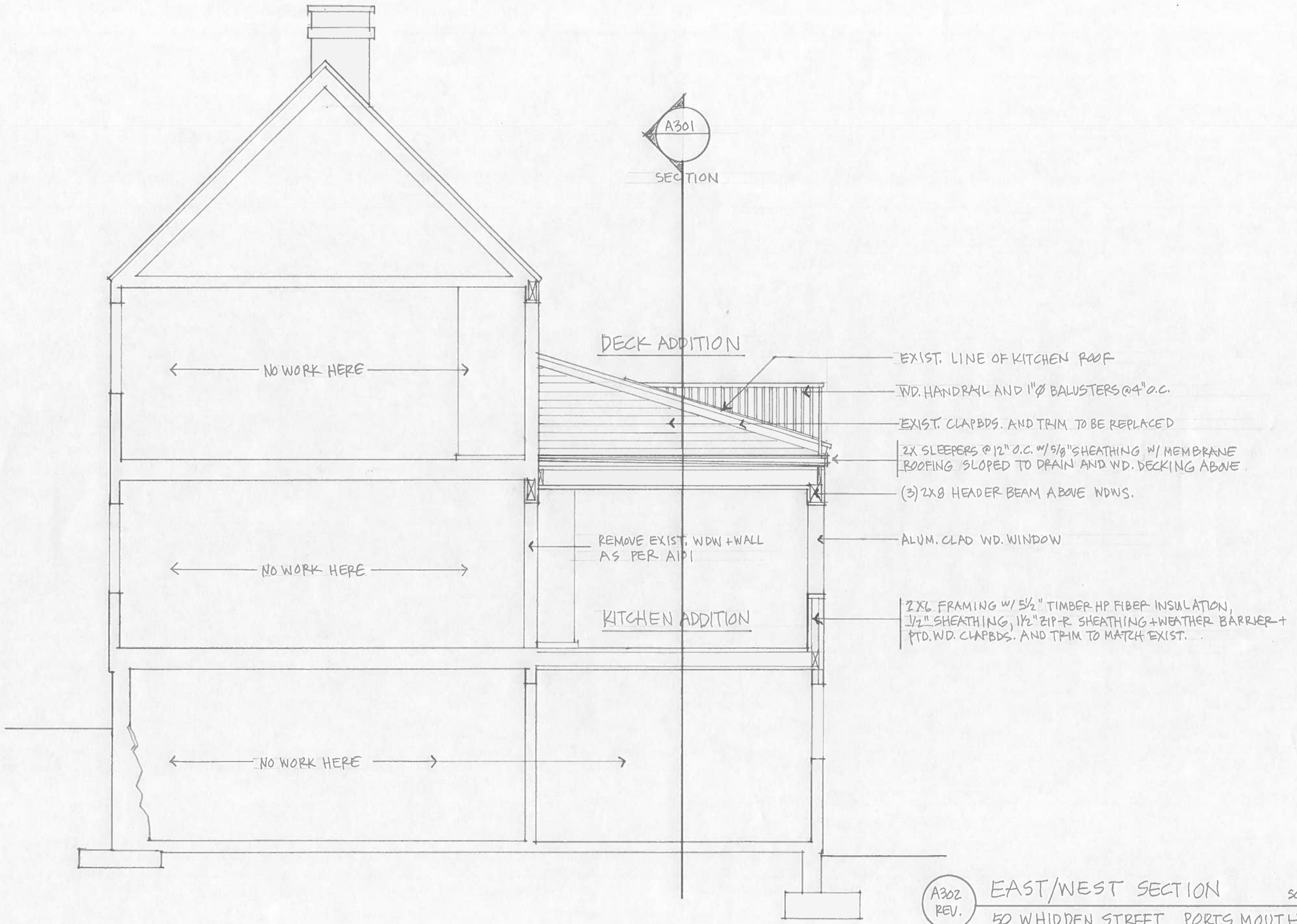
NORTH/SOUTH SECTION

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

50 WHIDDEN STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA

REVISED: 09.22.26



A302
REV.

EAST/WEST SECTION

SCALE: ¼"=1'-0"

50 WHIDDEN STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME.

REVISED: 09.22.26



A201 REV.

SOUTH ELEVATION

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

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME

REVISED: 09.22.26



A202 REV.

EAST ELEVATION

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

50 WHIPPDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME.

REVISED: 09.22.26

Project Address: **357 Maplewood Avenue**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #5**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 6,025 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Maplewood Avenue
- Unique Features: N/A
- Neighborhood Association: The North End

B. Proposed Work:

Construct new front stairs, repair/replace all decking and the installation of new fencing.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct new front stairs
- Repair and replace all decking as needed
- New fencing



HISTORIC SURVEY RATING

C

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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

Historic District Commission (HDC) Exterior Renovation & Repair Proposal

357 Maplewood Ave, Portsmouth, NH



1. Executive Summary & Intent

This proposal details the planned exterior restoration, repair, and site safety improvements for the residential property located at 357 Maplewood Ave, Portsmouth, NH. The objective of this project is to preserve and enhance the historic architectural character of the structure through high-quality, in-kind material replacements, comprehensive exterior refinishing, and necessary site safety enhancements. All work is designed to maintain historical fidelity while ensuring long-term structural integrity and compliance with local Historic District Commission guidelines.

2. Existing Site Conditions

Current Condition Photos:




GRACE
TRI-FLEX









Backyard



Side Fence



Rear Deck



Studio Entry Door

3. Detailed Scope of Proposed Work

Siding & Exterior Trim

Exterior repairs to the building include replacing rotted or missing siding with in-kind wood lap siding. Rotted exterior trim including window/door trim, soffit, rakes, and eaves will be replaced with matching in-kind wood trim boards. All siding and trim will be fully painted following repair work. 3’’ reveals the siding will be uniform throughout the siding.

Doors

Replace front door slab with a new wood finish door. Door sizing will remain unchanged; door slab and jambs to be replaced only, while surrounding trim and transom window above will remain intact. Additionally, replacing the Studio unit entry door on the right side which is currently a compromised wood/plexi glass door and the secondary entry door into the main unit at the rear of the building (noting existing side and rear doors are steel/fiberglass).

Windows

Existing windows are vinyl replacement units and will not be changed; new window screens will be installed.

Decking & Stairs

Repair rear wood deck, side stairs, and front stairs using in-kind pressure-treated deck boards and railings where needed. Front Stairs are currently unsafe to use and require railings on each side to meet current building code.

Masonry & Chimneys

Repoint and repair foundation brick walls, retaining walls, and chimneys. Chimneys will strictly be repointed and repaired, not removed. Paint foundation wall and front retaining walls with masonry white paint

Fencing & Site Safety

Remove fence panels on the front of the property and adjacent to the driveway. Replace current fence on the right side near the retaining wall. We are open to suggestions from the HDC regarding material type and style to keep the historic integrity while bringing safety to the property

Landscaping

Final landscaping of the property will be completed upon completion of the project. We are open to suggestions from the HDC on final landscaping to the front portion of the property. Currently the front portion is a large sloping dirt area with weeds and vines overgrowing the area. Below in the proposed rendering of the property we have riverstone and some small shrubs.

4. Proposed Architectural Vision & Renderings

Computer-Enhanced Proposed Completion Rendering:



5. Proposed Materials & Product Specifications

a. Exterior Doors

Product: 36 in. x 80 in. 6-Panel Unfinished Wood Prehung Front Door w/Unfinished Rot Resistant Jamb
Link: Exterior Door



Hover Image to Zoom

b. Lap Siding

In-kind Wood Lap Siding with 3” Reveal
Product: 1/2 in. x 6 in. x 72 in. New England Pine Bevel Siding
Link: Siding

c. Paint Palette

Siding: Exterior Grade Slate Grey
Trim, Soffit, Eaves, Rakes, Window & Door Trim: Exterior Grade Semi-Gloss White
Exterior Stair Treads: Exterior Grade Slate Grey
Exterior Stair Risers: Exterior Grade Semi-Gloss White
Exterior Stair Railings: Exterior Grade Semi-Gloss White

d. Exterior Lighting

Light Fixture to be next to all exterior doors where current fixtures are located
Product: 14 in. 1-Light Black Hardwired Outdoor Wall Light Lantern Sconce with No Bulb Included
Link: Exterior Light



Product:Broward 13 in. 1-Light Black Outdoor Hardwired Wall Lantern Sconce Light Fixture with Clear Glass

Link: light 1



Product: Hurley 12 in. Matte Black Hardwired Outdoor Wall Light Lantern Sconce with No Bulb Included
Link: Light 2



e. Decking- All Decking, raisers, and railings will be painted

Product: 5/4 in. x 6 in. x 8 ft. Ground Contact Pressure-Treated Premium Southern Yellow Pine Decking Board

Link: decking



f. Stair Railings

Product: 2 in. x 2 in. x 36 in. Pressure-Treated Wood Square Classic Spindle
Link: Spindles



g. Fencing Options

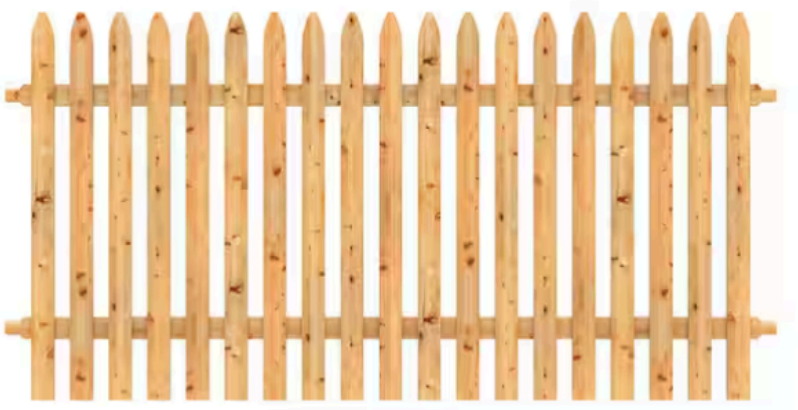
The photo below was provided by the property owner of 347 Maplewood Ave. They would like to see this fence reinstalled on the property. This option would consist of pressure treated lumber and spindles to be installed and painted white.



Alternative Fence Options:

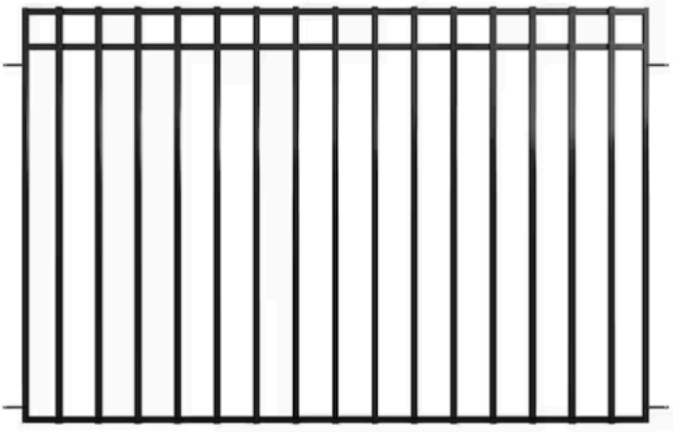
Product:4 ft. x 8 ft. Cedar Doweled Spaced Picket Gothic Flat Top Wood Fence Panel

Link: Fence



Product: Heritage 46 in. H x 74 in W Steel Large No Dig Pre-Assembled Spaced Bar Flat Framed Metal Fence Panel

Link: Fence 1



Project Address: **163 Deer Street**

Permit Requested: **Work Session**

Application: **Work Session B**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Commercial
- Land Area: 18, 295 SF +/-
- Estimated Age of Structure: 1995
- Building Style: Modern colonial revival commercial
- Number of Stories: 1.5
- Historical Significance: N/A
- Public View of Proposed Work: Deer Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work:

The demolition of the existing structure and the construction of a new multi-story building

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolition of the existing structure
- New construction of a multi-story building



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

163 DEER ST

(MAP 125 - LOT 17-2)

HDC - DRAWING INDEX	
SHEET NO.	**NAME**
HN0.01	COVER
HN1.00	HISTORIC REFERENCE
HN1.01	HISTORIC INSPIRATION, TRAIN EVOLUTION
HN1.02	CONTEXT
HN1.03	SITE PLAN, PROPOSED
HN2.00	DEER STREET ELEVATION, PROPOSED
HN2.01	SOUTH ELEVATION - DEER STREET
HN2.02	WEST ELEVATION
HN2.03	NORTH ELEVATION - RAILROAD
HN2.04	EAST ELEVATION
HN3.01	PERSPECTIVE, STREET VIEWS
HN3.02	PERSPECTIVE, STREET VIEWS
HN3.03	PERSPECTIVE, STREET VIEWS
HN3.05	AXONOMETRIC AERIAL VIEWS
HN3.06	RENDERING
HN3.07	RENDERING
HN4.01	MATERIALS

PROJECT SUMMARY

PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL MULTIFAMILY BUILDING, WITH PROPOSED DEMOLITION OF THE EXISTING CIRCA 1995 BUILDING ON SITE.

THIS SECOND WORK SESSION APPLICATION ADDRESSES STEP 3 OF THE HDC WORK SESSION PROCESS, WHICH FOCUSES ON FACADE TREATMENTS, ARCHITECTURAL STYLE, PURPOSE AND INTENT OF THE DESIGN, & ITS RELATIONSHIP TO THE NEIGHBORHOOD.







NEW CONSTRUCTION

EightKPH, LLC

HISTORIC DISTRICT COMMISSION
WORK SESSION 2
NOVEMBER 2026

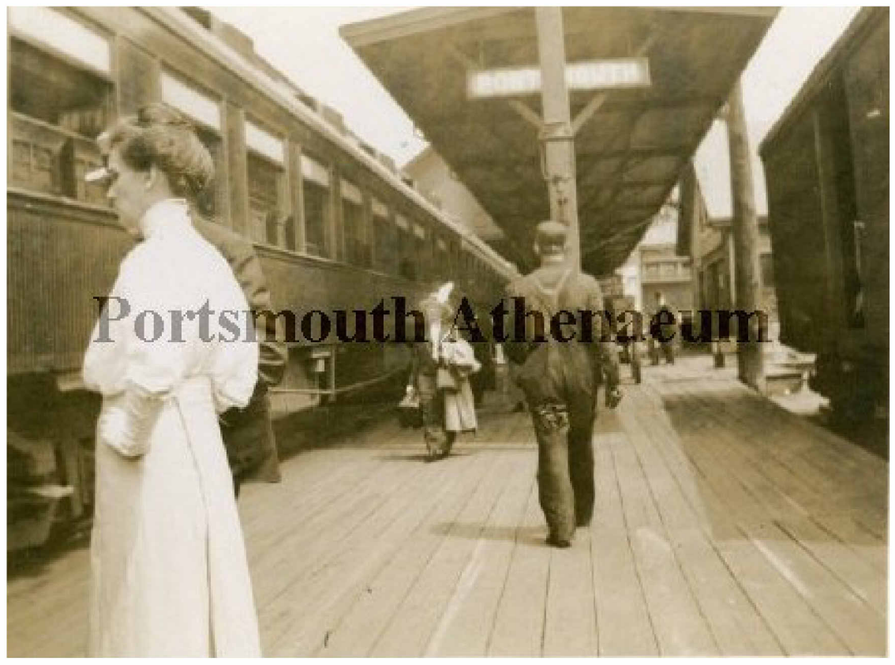
ARCOVE ARCHITECTS



UNION STATION 1900



BOSTON & MAINE RAILROAD DEPOT 1864



UNION STATION 1910



BOSTON & MAINE ROUNDHOUSE, 1900 (RECENTLY DEMOLISHED WEST OF OUR SITE)

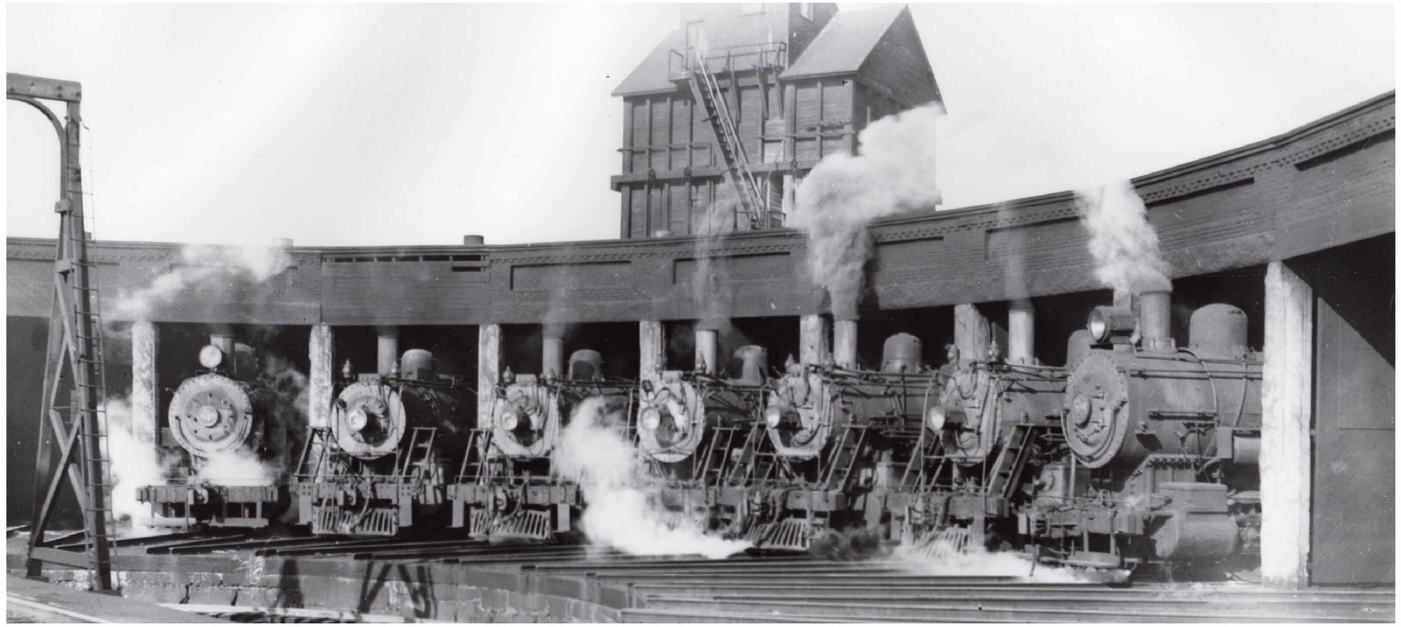


FREIGHT DEPOT ALTERED AS GROCERY STORE 1982

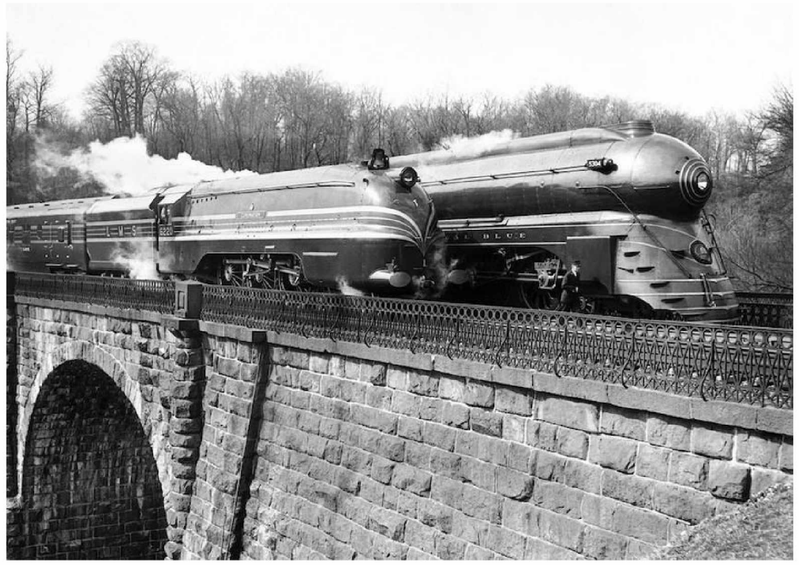


C.1877 D. Bremner Map: ROUND HOUSE ACROSS FROM 163 DEER STREET

ARCOVE ARCHITECTS



B&M BOSTON & MAINE, PROTOTYPICAL ROUNDHOUSE, SALEM NH C.1940



Streamlined Trains: American B&O Railroad "Royal Blue" locomotive with British LMS Railway locomotive "Coronation", on their way to the 1939 New York World's Fair.

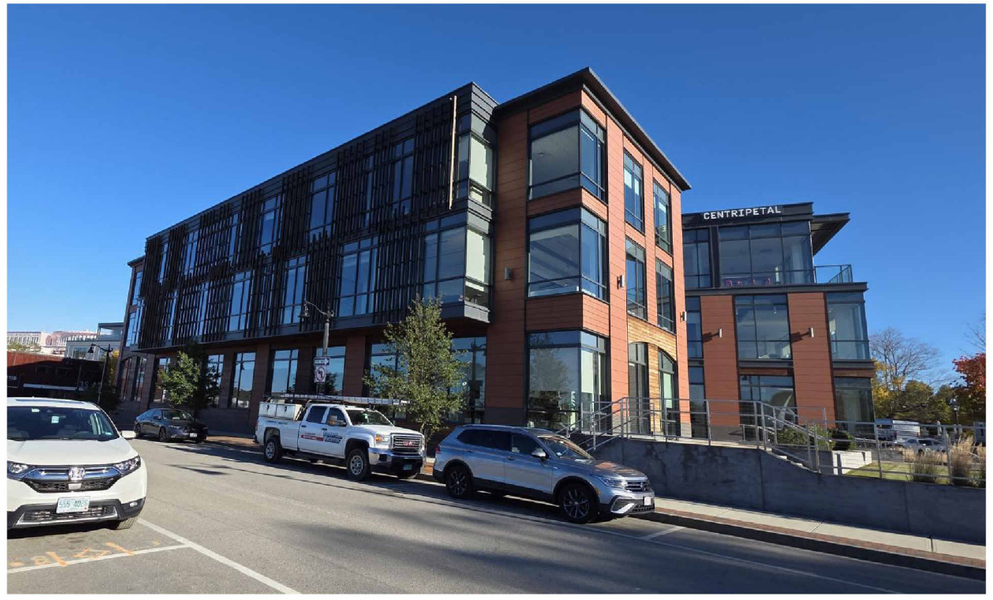


TYPICAL PORTSMOUTH PASSENGER TRAIN, 1950'S: F7A LOCOMOTIVE, B&M RAILROAD

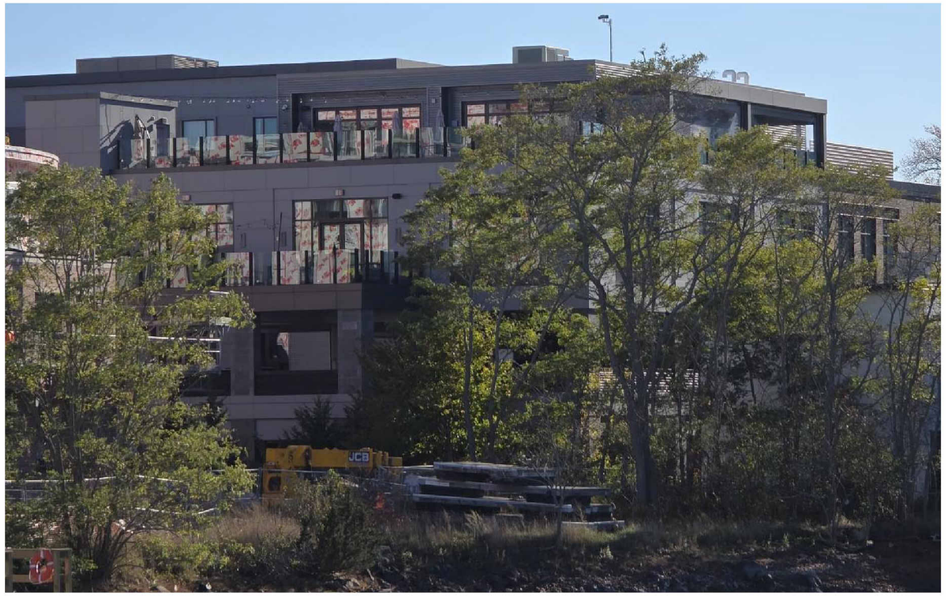


PORTSMOUTH'S LAST PASSENGER TRAIN, 1965: Budd Rail Diesel Car

ARCOVE ARCHITECTS



111 MAPLEWOOD



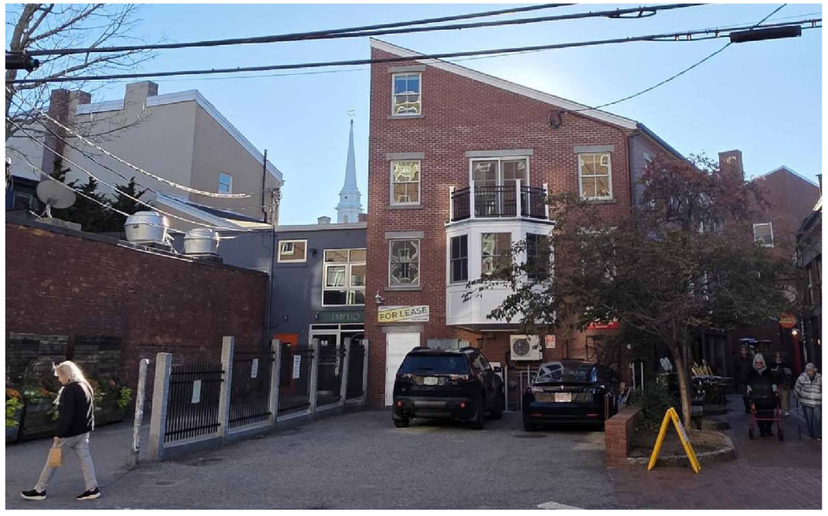
AC MARRIOTT, VAUGHN RD



25 MAPLEWOOD



KEEFE HOUSE (OLD PORTSMOUTH HS), ISLINGTON ST



HISTORIC CORE, TYPICAL REAR SKYLINE (PENHALLOW ST @ COMMERCIAL ALLEY)



160 DEER ST & 70 MAPLEWOOD AVE

ARCOVE ARCHITECTS

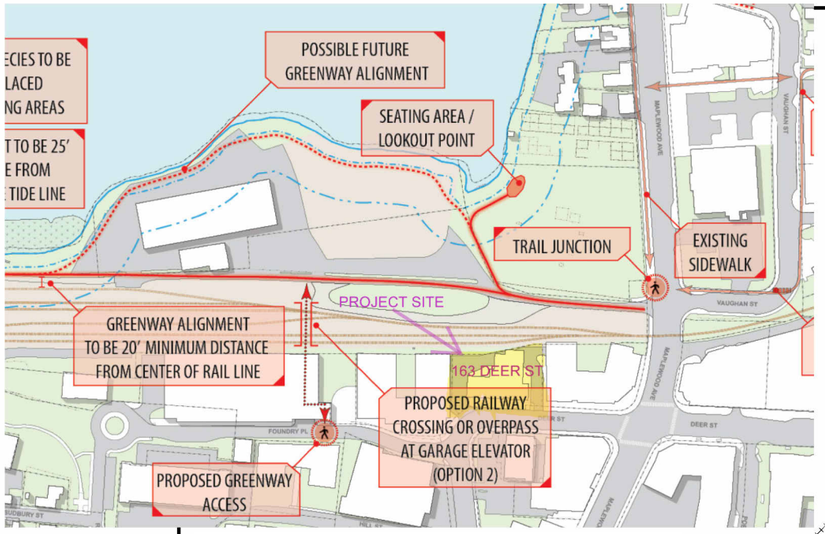
CONTEXT

163 DEER ST

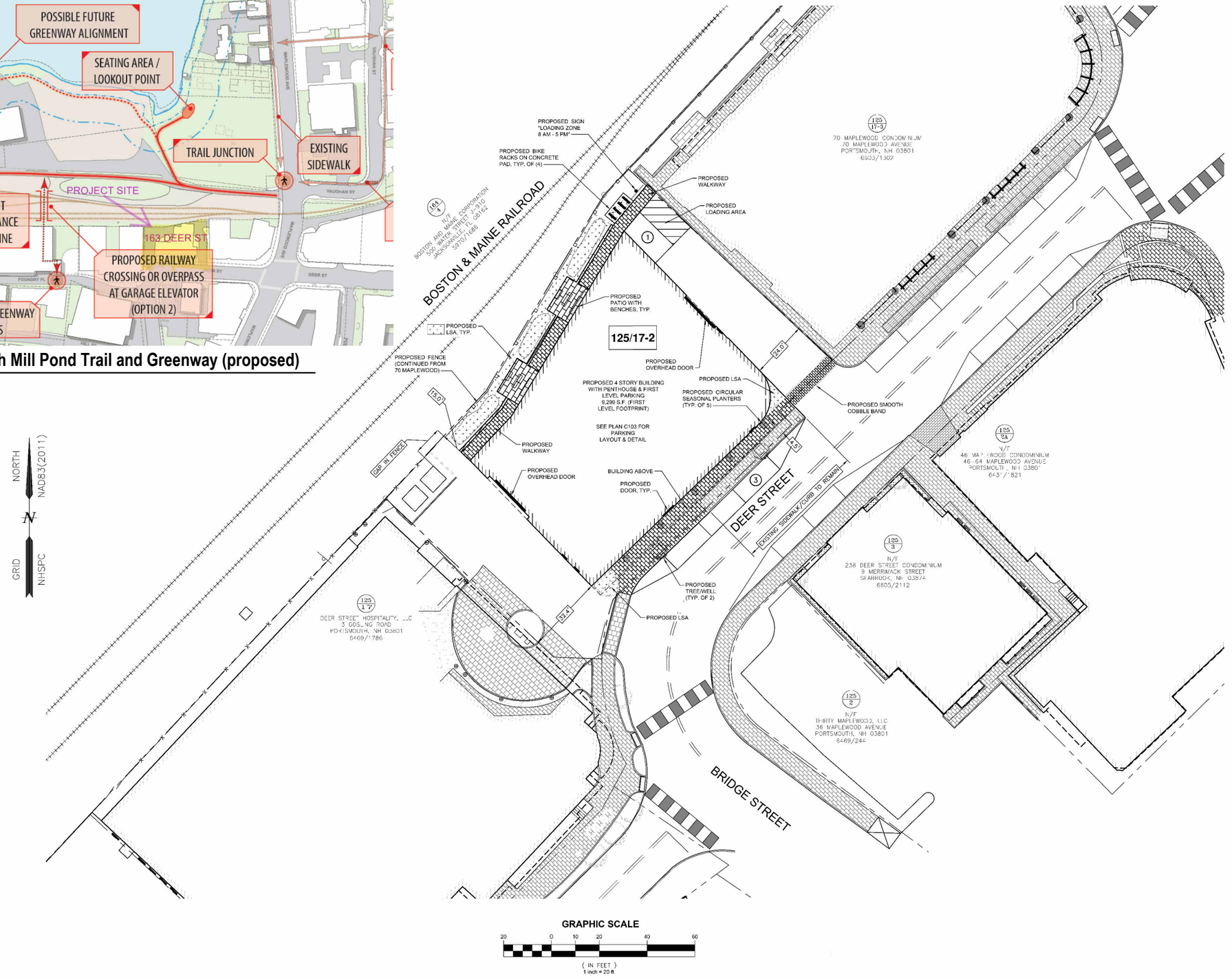
HN1.02

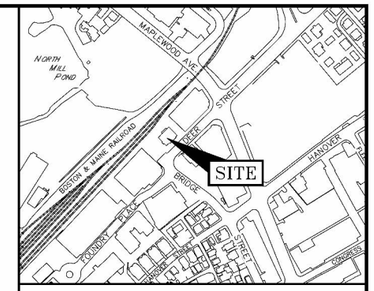
10/27/2026

PROJECT NO:1048



North Mill Pond Trail and Greenway (proposed)





LOCATION MAP SCALE: 1" = 300'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 17-2.

2) OWNER OF RECORD:
EIGHTKPH, LLC
70 MAPLEWOOD
UNIT 501
PORTSMOUTH, NH 03801
6348/2213
RCRD D-39699 (LOT 4)

3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 ZONE; DOWNTOWN OVERLAY, NORTH END INCENTIVE OVERLAY & HISTORIC DISTRICTS.

4) DIMENSIONAL REQUIREMENTS: SEE ZONING ORDINANCE.

5) LOT AREA: 18,347 S.F.
0.4212 ACRES

6) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 125, LOT 17-2 IN THE CITY OF PORTSMOUTH, NH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

9) PARCEL IS BENEFITED BY A RESTRICTIVE COVENANT (NO BUILD EASEMENT) ON THE ADJACENT BOSTON AND MAINE PROPERTY.

10) SEE EASEMENT PLAN FOR INFORMATION REGARDING PROPERTY EASEMENTS.

REV	DATE	DESCRIPTION	BY	CHK
0	10/23/2026	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

PROPOSED DEVELOPMENT
163 DEER STREET, PORTSMOUTH, NH

TITLE

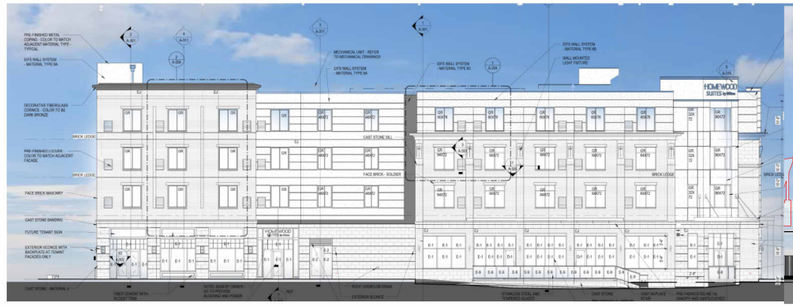
SITE LAYOUT PLAN

DATE: OCTOBER 2026	SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: JRC / CHECKED BY: JRC
PROJECT No.: 5010205.2271.04	FIELD BOOK / PAGE: FB 482 PG 27
DRAWING No.: C102	REV.: 0

ARCOVE ARCHITECTS

SITE PLAN, PROPOSED
163 DEER ST

HN1.03
10/27/2026
PROJECT NO:1048



165 DEER ST



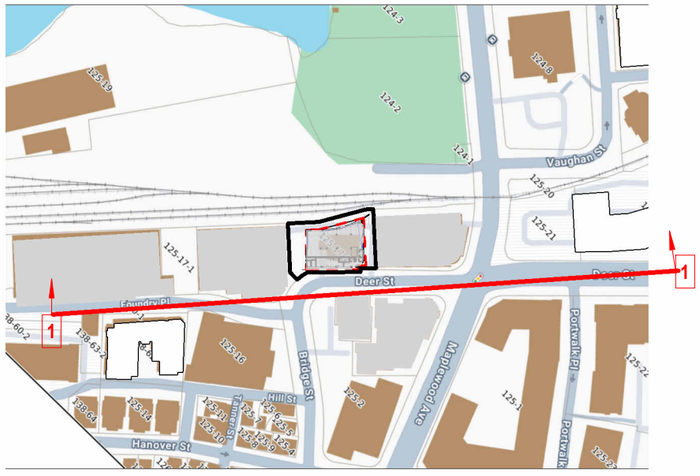
SITE: 163 DEER ST



70 MAPLE WOOD

1 Along Deer St & Foundry Place Looking North

1" = 40'-0"



2 KEY PLAN

1" = 300'-0"

ARCOVE ARCHITECTS

DEER STREET ELEVATION, PROPOSED

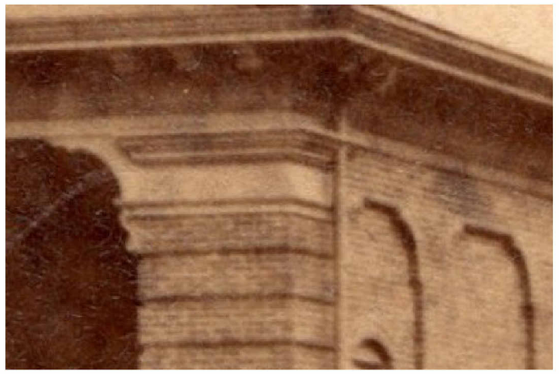
163 DEER ST

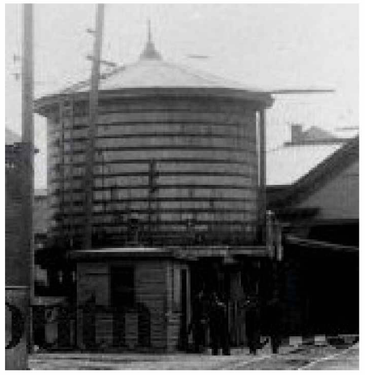
HN2.00

10/23/2026

PROJECT NO:1048









HISTORIC INSPIRATION:
BOSTON & MAINE
RAILROAD DEPOT 1864



ARCOVE
ARCHITECTS

SOUTH ELEVATION - DEER STREET

163 DEER ST

HN2.01

10/23/2026
PROJECT NO:1048





HISTORIC INSPIRATION:
BOSTON & MAINE
RAILROAD DEPOT 1864



ARCOVE ARCHITECTS

WEST ELEVATION

163 DEER ST

HN2.02

10/23/2026

PROJECT NO:1048



HISTORIC INSPIRATION: BOSTON & MAINE ROUNDHOUSE, 1900



ARCOVE ARCHITECTS

NORTH ELEVATION - RAILROAD

163 DEER ST

HN2.03

10/23/2026

PROJECT NO:1048



HISTORIC REFERENCE:
TYPICAL HISTORIC CORE REAR SKYLINE (COMMERCIAL ALLEY)



ARCOVE ARCHITECTS

EAST ELEVATION

163 DEER ST

HN2.04

10/27/2026

PROJECT NO:1048



1 HDC - LOOKING NORTH FROM BRIDGE @ HILL STREETS



2 HDC - LOOKING WEST FROM MAPLEWOOD AT DEER STREETS @ PORTWALK PLACE

ARCOVE ARCHITECTS



LOOKING EAST FROM RAILROAD, GREENWAY TRAIL

ARCOVE
ARCHITECTS



1 LOOKING SOUTH FROM MAPLEWOOD AVE @ CEMETARY



2 LOOKING NORTH FROM ISLINGTON @ Bridge STREET

ARCOVE ARCHITECTS

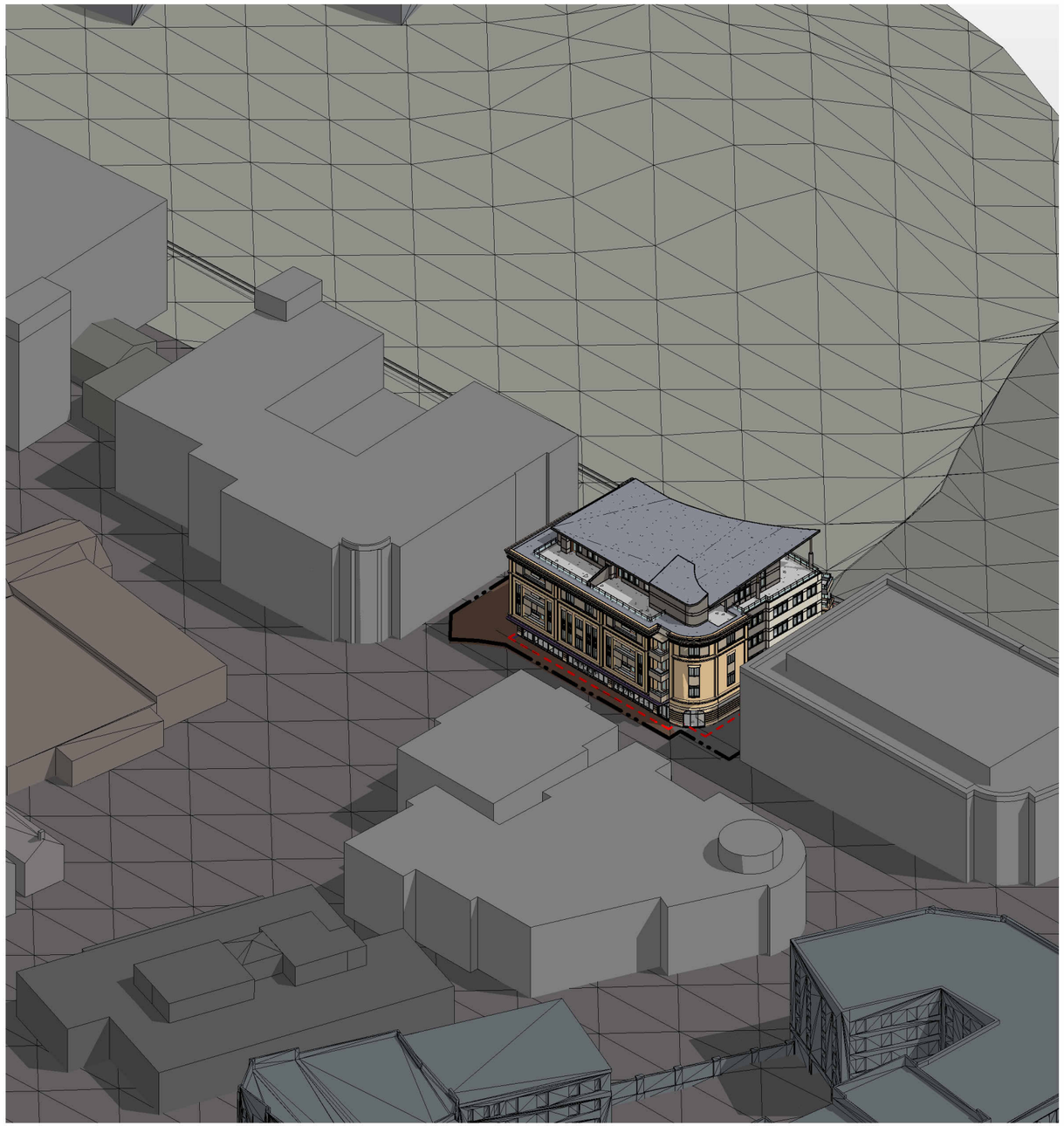
PERSPECTIVE, STREET VIEWS

163 DEER ST

HN3.03

10/23/2026

PROJECT NO:1048



AXONOMETRIC VIEW LOOKING NORTHWEST



AXONOMETRIC VIEW LOOKING SOUTHWEST

ARCOVE
ARCHITECTS

AXONOMETRIC AERIAL VIEWS

163 DEER ST

HN3.05

10/23/2026

PROJECT NO:1048



LOOKING NORTHWEST ALONG DEER STREET FROM 30 MAPLEWOOD

ARCOVE ARCHITECTS

RENDERING

163 DEER ST

HN3.06

10/27/2026

PROJECT NO:1048



LOOKING SOUTHWEST FROM RAILROAD ALONG FUTURE NORTH MILL POND TRAIL AND GREENWAY

ARCOVE ARCHITECTS

RENDERING

163 DEER ST

HN3.07

10/27/2026

PROJECT NO:1048

BRICK

Endicott Golden Buff Smooth



PRECAST

Architectural Precast Stone/ wheat Color



GRANITE

Silver-white



COMPOSITE METAL PANELS

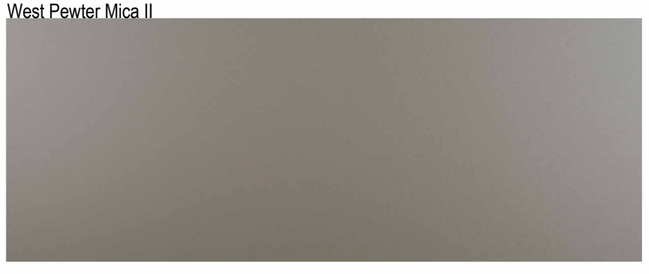
Ecru



Dune



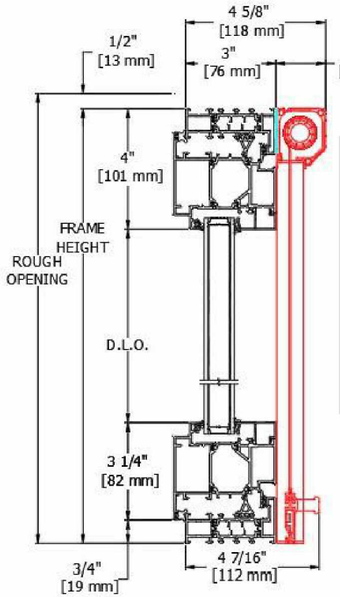
West Pewter Mica II

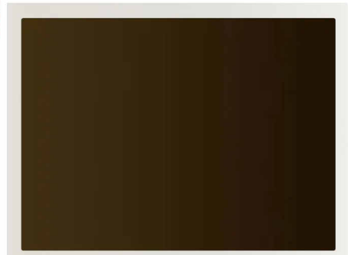


KOLBE WINDOWS

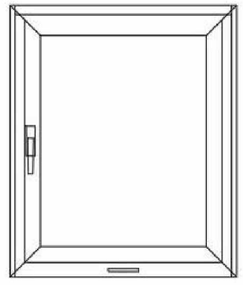
VistaLuxe WD LINE
Crank-Out Casements
Exterior: Extruded Aluminum
Interior: Wood

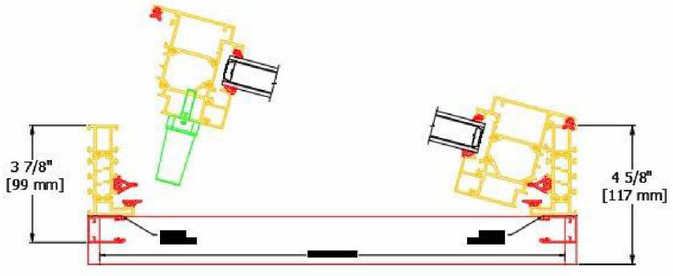






Dark Bronze Anodized





ARCOVE ARCHITECTS

Project Address: **48 Manning Street**

Permit Requested: **Work Session**

Application: **Work Session #1**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 4,370 SF +/-
- Estimated Age of Structure: 1730
- Building Style: Georgian
- Number of Stories: 2 3/4
- Historical Significance: Focal
- Public View of Proposed Work: Manning Street
- Unique Features: N/A
- Neighborhood Association: The South End

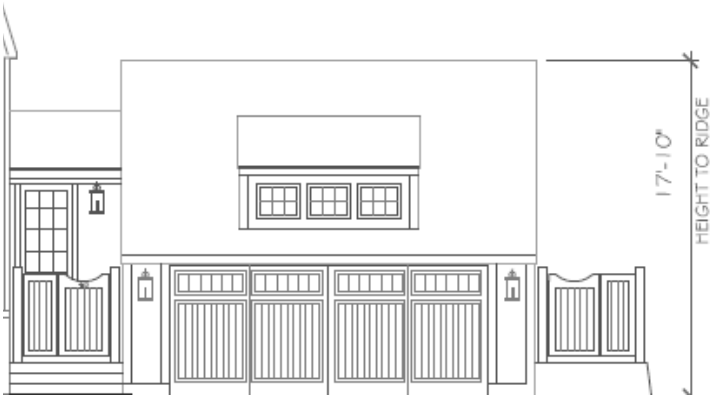
B. Proposed Work:

Construction of an attached garage and mudroom

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construction of an attached garage and mudroom



HISTORIC SURVEY RATING

Focal

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



Manning Street View

Credit: Duston Leddy Real Estate



Locus Map

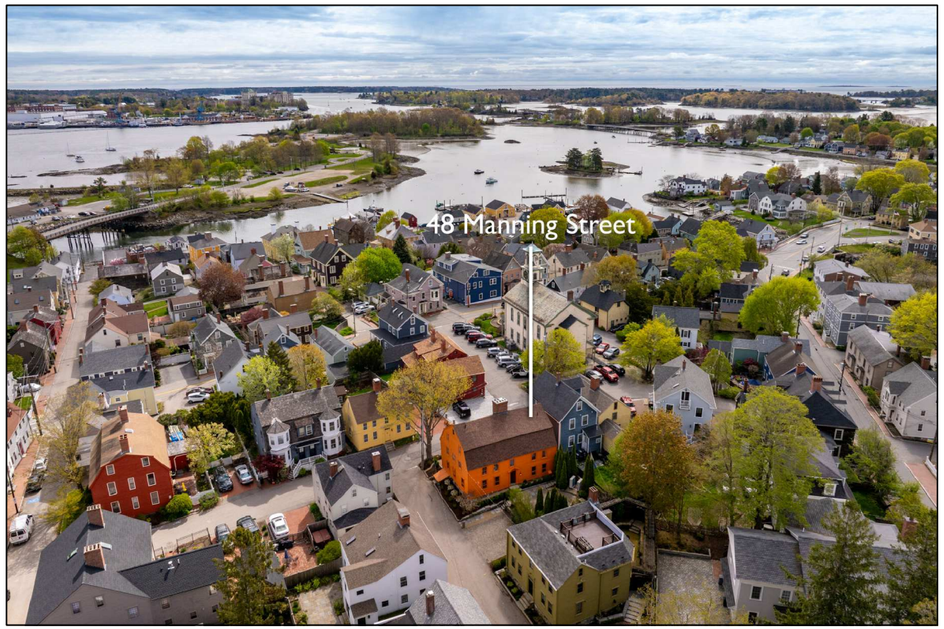
Table of Contents

1. Cover Sheet and Locus Map
2. Existing Condition Photos
3 Existing Condition Photos
4. Site Plan
5. Floor Plan
6. Existing and Proposed Howard Street Elevations
7. Existing and Proposed Back Yard Elevation
8. Existing and Proposed Side Yard Elevation

Project Summary

- Add Mudroom and (2) Car Garage
- Add fence, gates and landscape walkways
- Possibly replace (4) windows to meet egress
- Add copper gutter to existing Home

Cover Sheet



Aerial View

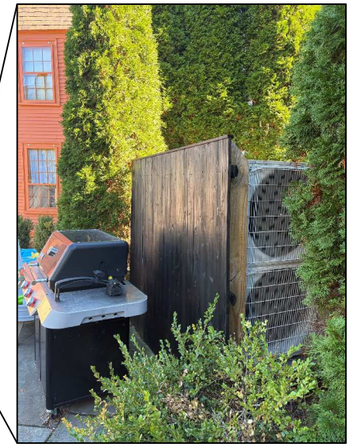


Existing View from Manning Street



Existing View from Howard Street





Out of frame to right:
Condensers

Existing View across Patio (condensers are concealed in shrubs to the right)

48 Manning Street, Portsmouth, New Hampshire

Existing Photos

WS 11.2026

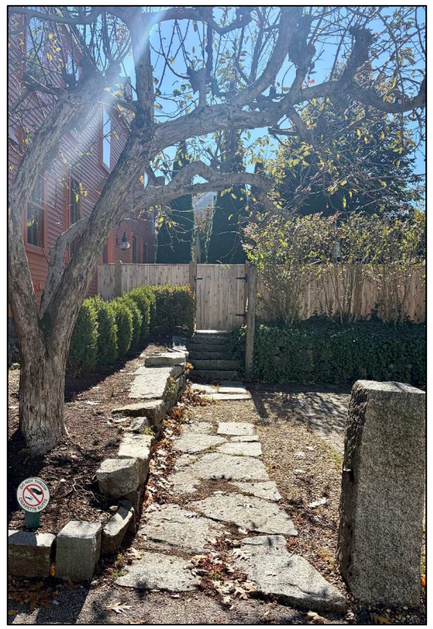
Auger Building Company

CREDITS: DUSTON LEDDY REAL ESTATE

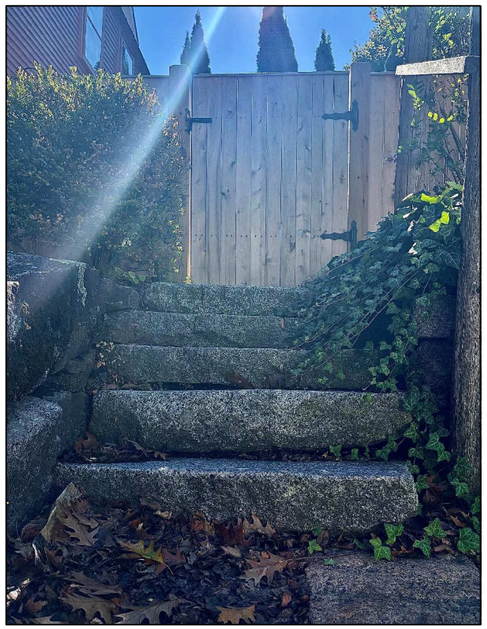
SHT. 2



View up Howard Street



Walk up to Howard Entry

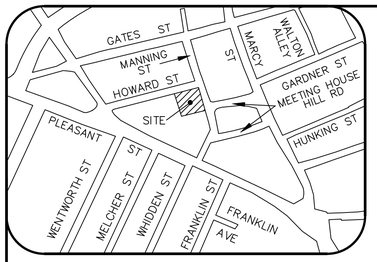


Close Up of Landscape Steps

Irregular, steep rise and shallow run dimensions



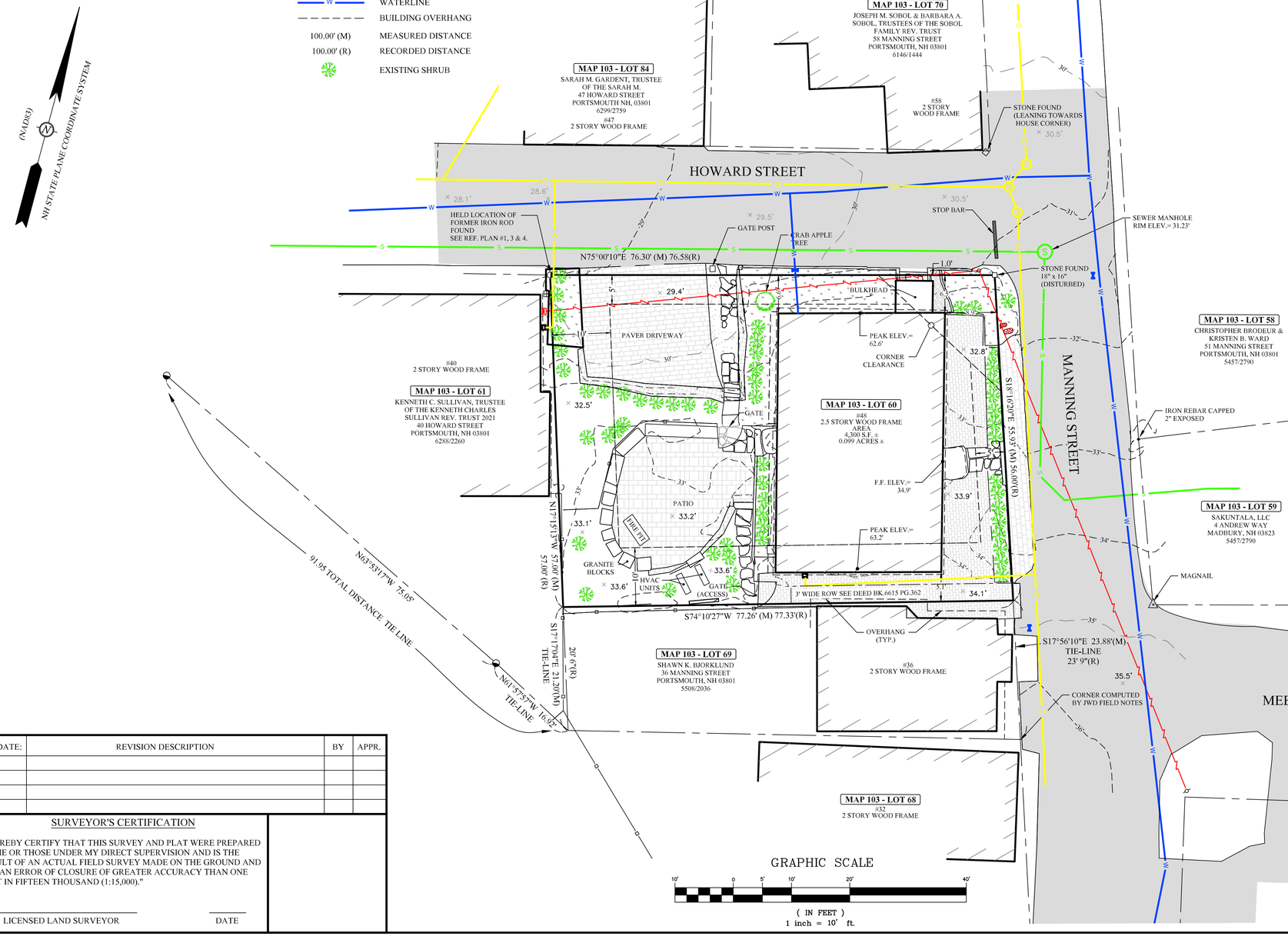
View down Howard Street



LOCUS
(N.T.S.)

LEGEND:

	BOUNDARY LINE
●	IRON ROD SET
◑	IRON ROD
○	IRON PIPE
□	BOUND
LAPN	TAX SHEET - LOT NUMBER
EOP	EDGE OF PAVEMENT
	UTILITY POLE
	GUY
APPROX.	APPROXIMATELY
	OVERHEAD WIRES
	SETBACK LINE (TYP.)
(TYP.)	TYPICAL
	SPLIT RAIL FENCE
S	SEWER MANHOLE
S	SEWER LINE
W	WATERLINE
	BUILDING OVERHANG
100.00' (M)	MEASURED DISTANCE
100.00' (R)	RECORDED DISTANCE
	EXISTING SHRUB
	RETAINING WALL
	BRICK
	COBBLE STONE
	RIP RAP
	CRUSHED STONE
	LANDSCAPING
	PATIO



NOTES:

1. OWNER OF RECORD: FERNALD TRUST, MICHAEL S. ARLEIN TRUSTEE
   ADDRESS: 923 ELM ST PMB 44 MANCHESTER, NH 03101
   DEED REFERENCE: BK: 6615 PG: 362
   TAX SHEET / LOT: 103 / 60

2. ZONED: GENERAL RESIDENCE B (GRB)

MIN. LOT AREA: 5,000 SF	DEPTH: 60'
FRONTAGE: 80'	FRONT YARD SETBACK: 5'
SIDE YARD SETBACK: 10'	REAR YARD SETBACK: 25'
MAX. LOT COVERAGE: 30%	MIN. OPEN SPACE 25%

   MAX. BUILDING HEIGHT: 35' (SLOPED ROOF), 30' (FLAT ROOF), 8' (ROOF APPURTENANCE HEIGHT)

   CORNER LOT VISION: NO STRUCTURE ACCESSORY STRUCTURE LANDSCAPING OR SCREENING WHICH OBSTRUCTS VISIBILITY SHALL BE ERECTED OR MAINTAINED BETWEEN THE HEIGHTS OF 2.5 FEET AND 10 FEET ABOVE EDGE OF PAVEMENT GRADES WITHIN THE AREA BOUNDED BY SIDELINES OF THE INTERSECTING STREET RIGHTS OF WAY AND A STRAIGHT LINE JOINING POINTS ALONG STREET SIDELINES 20 FEET FROM THE POINT OF INTERSECTION OF SUCH SIDELINES OR EXTENSIONS THEREOF.

3. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON.

4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.

5. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.

6. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN MARCH OF 2026 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS AND NAVVIS VLX3.

7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

8. THE FIELD SURVEY WAS PERFORMED IN FEBRUARY 2026 UNDER SNOW-COVERED CONDITIONS. SNOW COVER MAY HAVE LIMITED VISIBILITY AND PREVENTED THE IDENTIFICATION OF CERTAIN SURFACE OR NEAR-SURFACE IMPROVEMENTS. A FOLLOW-UP SITE INSPECTION AFTER SNOW MELT IS RECOMMENDED, IF NECESSARY, TO VERIFY THE LOCATION OF ANY OBSCURED OR BURIED FEATURES.

PLAN REFERENCES:

1. "ALTA/ACSM LAND TITLE SURVEY PLEASANT STREET & HOWARD STREET PORTSMOUTH, NH OWNED BY THE MARK H. WENTWORTH HOME FOR CHRONIC INVALIDS", PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 12/13/06, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-34362.

2. "HOWARD STREET CONDOMINIUM SITE PLAN FOR PROPERTY AT 33 & 35 HOWARD STREET PORTSMOUTH, ROCKINGHAM COUNTY, NH PREPARED FOR MICHAEL B. MYERS & STEPHANIE G. TAYLOR", PREPARED BY EASTERLY SURVEYING, INC, DATED 4/27/26, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-33712.

3. "LOT LINE ADJUSTMENT & LOT CONSOLIDATION PLAN OWNED BY MARK WENTWORTH HOME", PREPARED BY ALTUS ENGINEERING AND JAMES VERRA AND ASSOCIATES, INC., DATED 6/23/09, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-35954.

4. "SEWER EASEMENT PLAN 355 PLEASANT STREET PORTSMOUTH NH OWNED BY MARK WENTWORTH HOME", PREPARED BY JAMES VERRA AND ASSOCIATES, LLC, DATED 8/4/09, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-36013.

5. "LOT LINE ADJUSTMENT PLAN 337 & 355 PLEASANT STREET PORTSMOUTH, NH, OWNERS 337 PLEASANT STREET, LLC & 355 PLEASANT STREET, LLC, PREPARED BY JAMES VERRA AND ASSOCIATES, INC, DATED 8/20/10, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-36501.

6. "CONDOMINIUM SITE PLAN 353 & 355 PLEASANT STREET PORTSMOUTH, NH PREPARED FOR 355 PLEASANT STREET, LLC", PREPARED BY JAMES VERRA AND ASSOCIATES, INC DATED 6/6/24, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-44527.

7. "BOUNDARY PLAN 11 MEETING HOUSE ROAD PORTSMOUTH, NH PREPARED FOR SAKUNTALA, LLC", PREPARED BY JAMES VERRA AND ASSOCIATES, INC, DATED 8/20/24, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-44650.

8. THE FILES & FIELD NOTES OF JOHN W. DURGIN ARE ON FILE WITH THIS OFFICE. JWD FN 2046 & 1548.

9. "PLAN OF LOT NO. 32 MANNING ST. PORTSMOUTH, N.H." DATED FEBRUARY, 1930 AND PREPARED BY JOHN W. DURGIN, ON FILE WITH THIS OFFICE. PROJECT NO. 187, FIELD NOTES 1061.

No.	DATE:	REVISION DESCRIPTION	BY	APPR.

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR DATE

EXISTING CONDITIONS PLAN

48 MANNING STREET

PORTSMOUTH, NH

TAX MAP 103 LOT 60

LAND OF: FERNALD TRUST, MICHAEL S. ARLEIN TRUSTEE

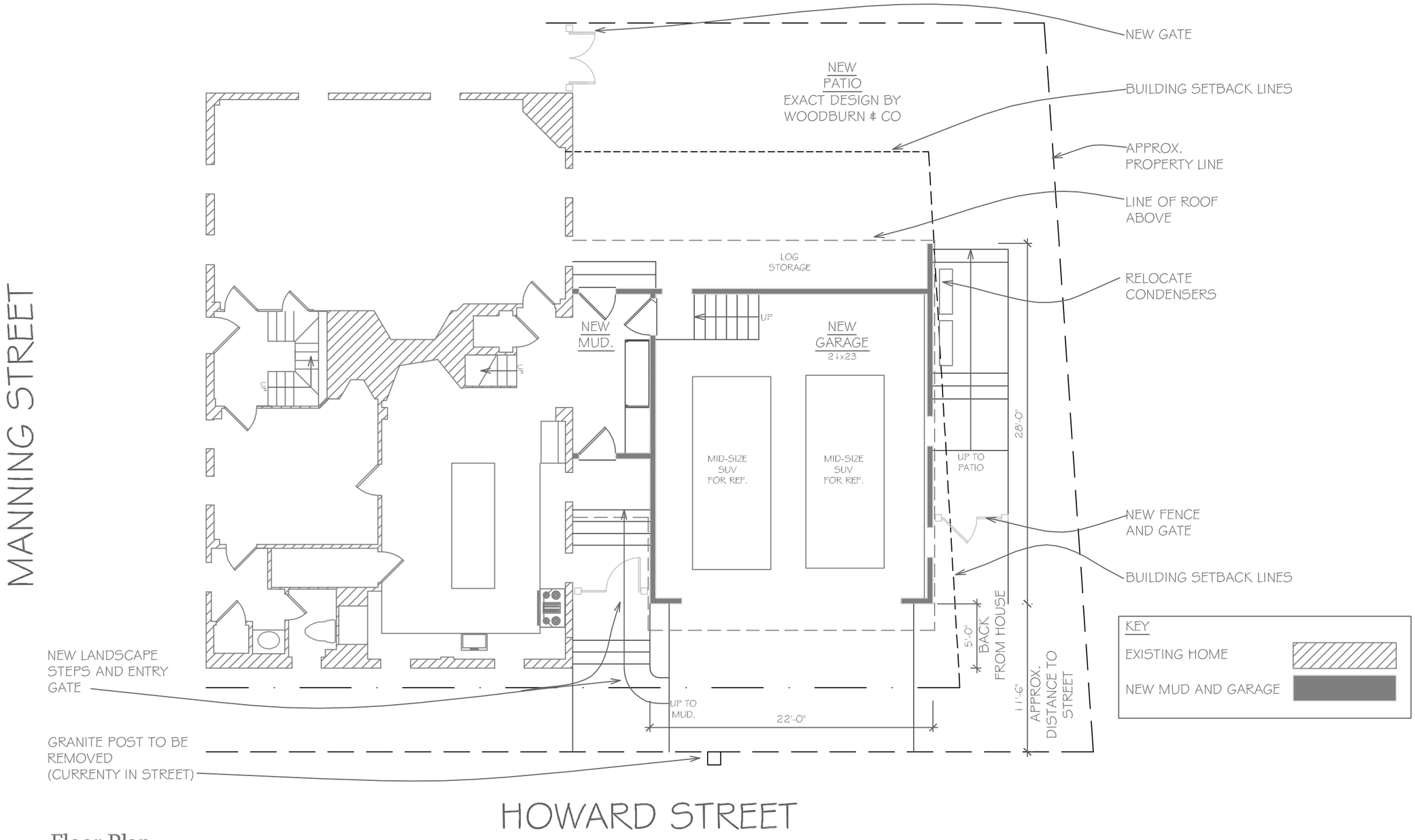
PREPARED FOR: AUGER BUILDING COMPANY

JAMES VERRA & ASSOCIATES, INC.
100 GRIFFIN ROAD, UNIT C
PORTSMOUTH, N.H., 03801
603-436-3557 - © 2026
www.jvasurveyors.com

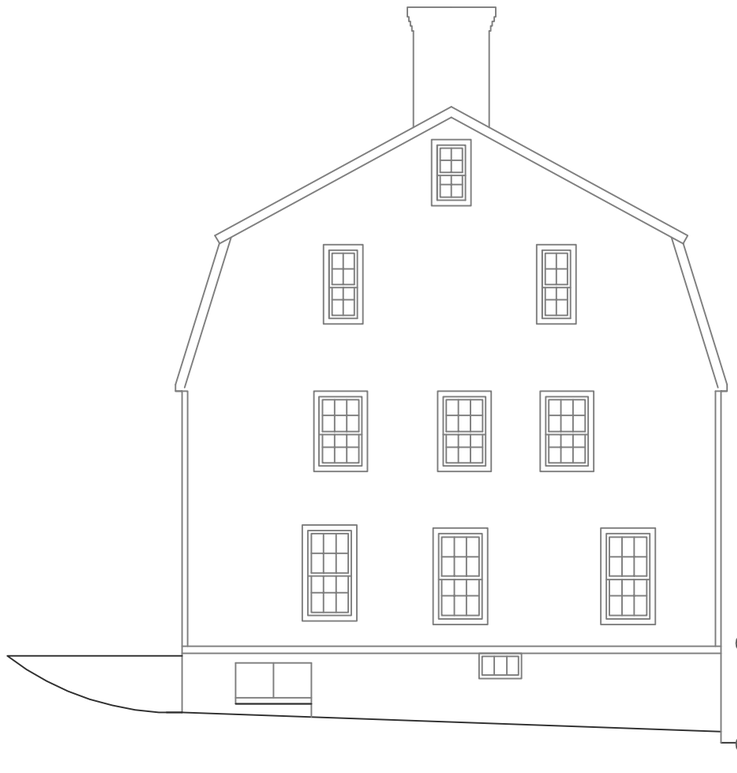
DATE: 05-04-2026	JOB NO. 26-2006
DRWN BY: BJM	CHK'D BY: RMF
DWG NAME: 26-2006_EX.DWG	SCALE: 1" = 10'

SHEET: V1

J:\2026 PROJECTS\26-2006 AUGER 48 MANNING ST PORTSMOUTH NH_DWG\26-2006_EX.dwg 2026-02-17


MANNING STREET
NEW GATE
NEW
PATIO
EXACT DESIGN BY
WOODBURN & CO
BUILDING SETBACK LINES
APPROX.
PROPERTY LINE
LINE OF ROOF
ABOVE
LOG
STORAGE
RELOCATE
CONDENSERS
NEW
MUD.
UP
NEW
GARAGE
21x23
MID-SIZE
SUV
FOR REF.
MID-SIZE
SUV
FOR REF.
UP TO
PATIO
28'-0"
NEW FENCE
AND GATE
BUILDING SETBACK LINES
5'-0"
BACK
FROM HOUSE
APPROX.
DISTANCE TO
STREET
KEY
EXISTING HOME
NEW MUD AND GARAGE
NEW LANDSCAPE
STEPS AND ENTRY
GATE
UP TO
MUD.
22'-0"
GRANITE POST TO BE
REMOVED
(CURRENTY IN STREET)
HOWARD STREET

Floor Plan



Existing Howard Street Elevation



Proposed Howard Street Elevation

48 Manning Street, Portsmouth, New Hampshire

Auger Building Company

Existing and Proposed Elevations

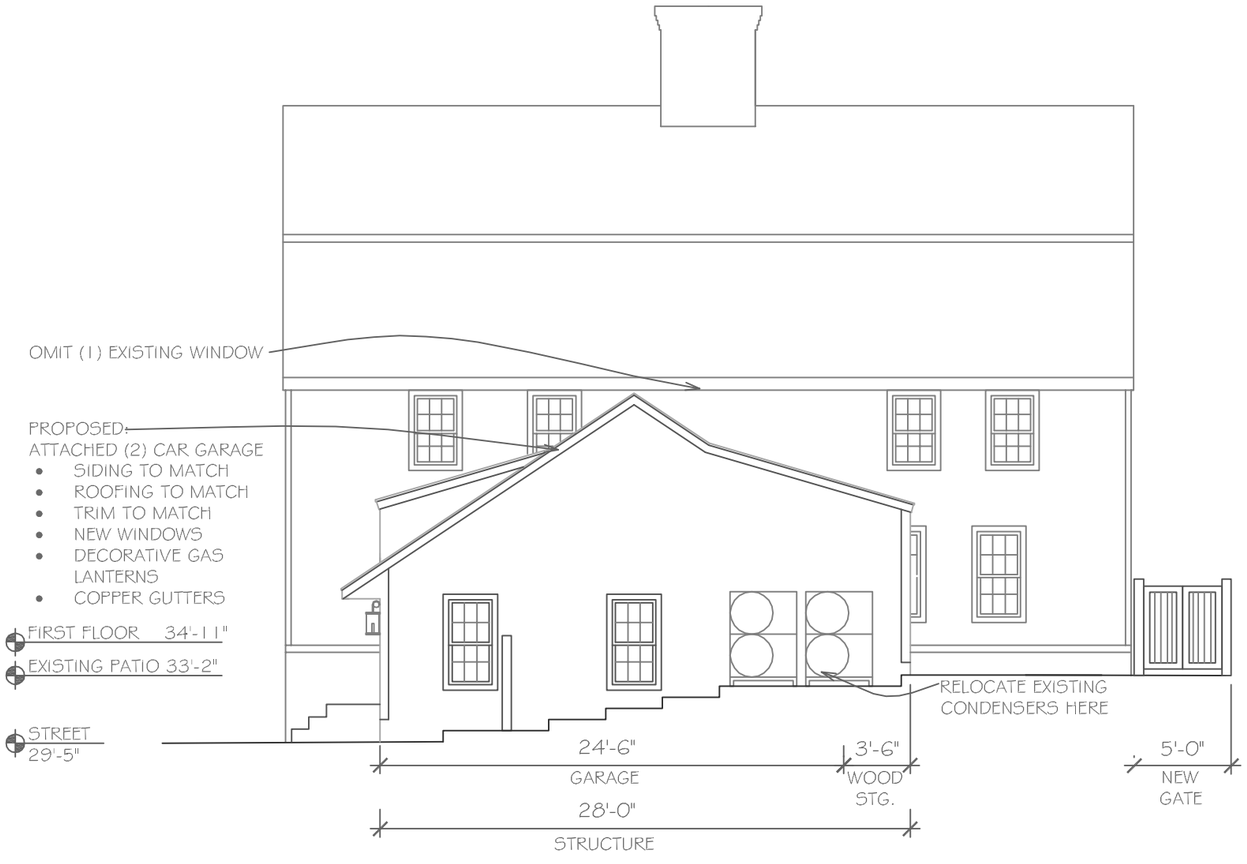
SCALE: 1/8" = 1'-0"

WS 11.2026

SHT. 6



Existing Back Elevation



Proposed Back Elevation

48 Manning Street, Portsmouth, New Hampshire

Auger Building Company

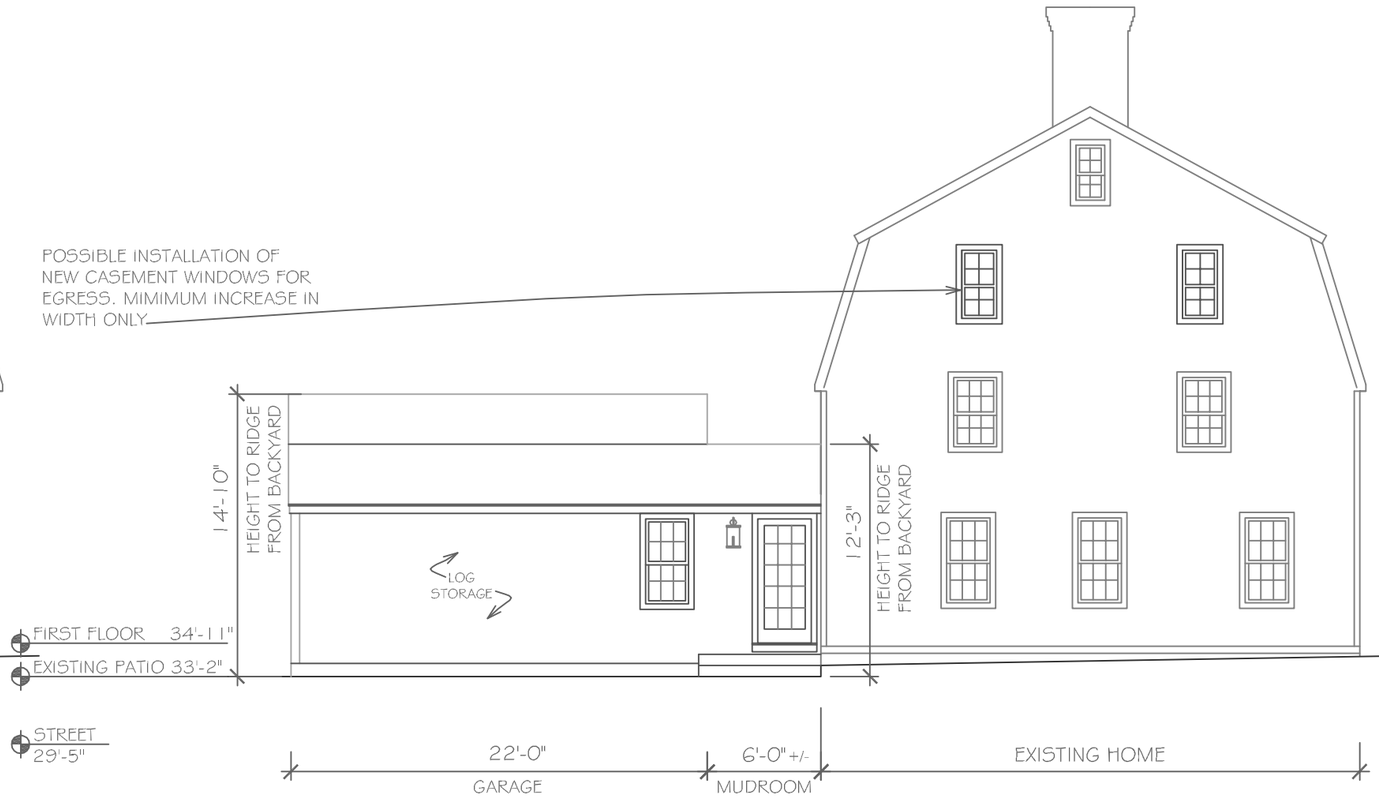
Existing and Proposed Elevations

SCALE: 1/8" = 1'-0"

WS 11.2026

SHT. 7





Existing Side Elevation

Proposed Side Elevation

48 Manning Street, Portsmouth, New Hampshire

Auger Building Company

Existing and Proposed Elevations

SCALE: 1/8" = 1'-0"

WS 11.2026

SHT. 8

Project Address: **129 State Street**

Permit Requested: **Work Session**

Application: **Work Session #2**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: Construct a rear garage addition

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construction of a rear garage addition



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

DOYLE NAM RESIDENC

129 STATE STREET, PORTSMOUTH

HISTORIC DISTRICT COMMISION 11.04

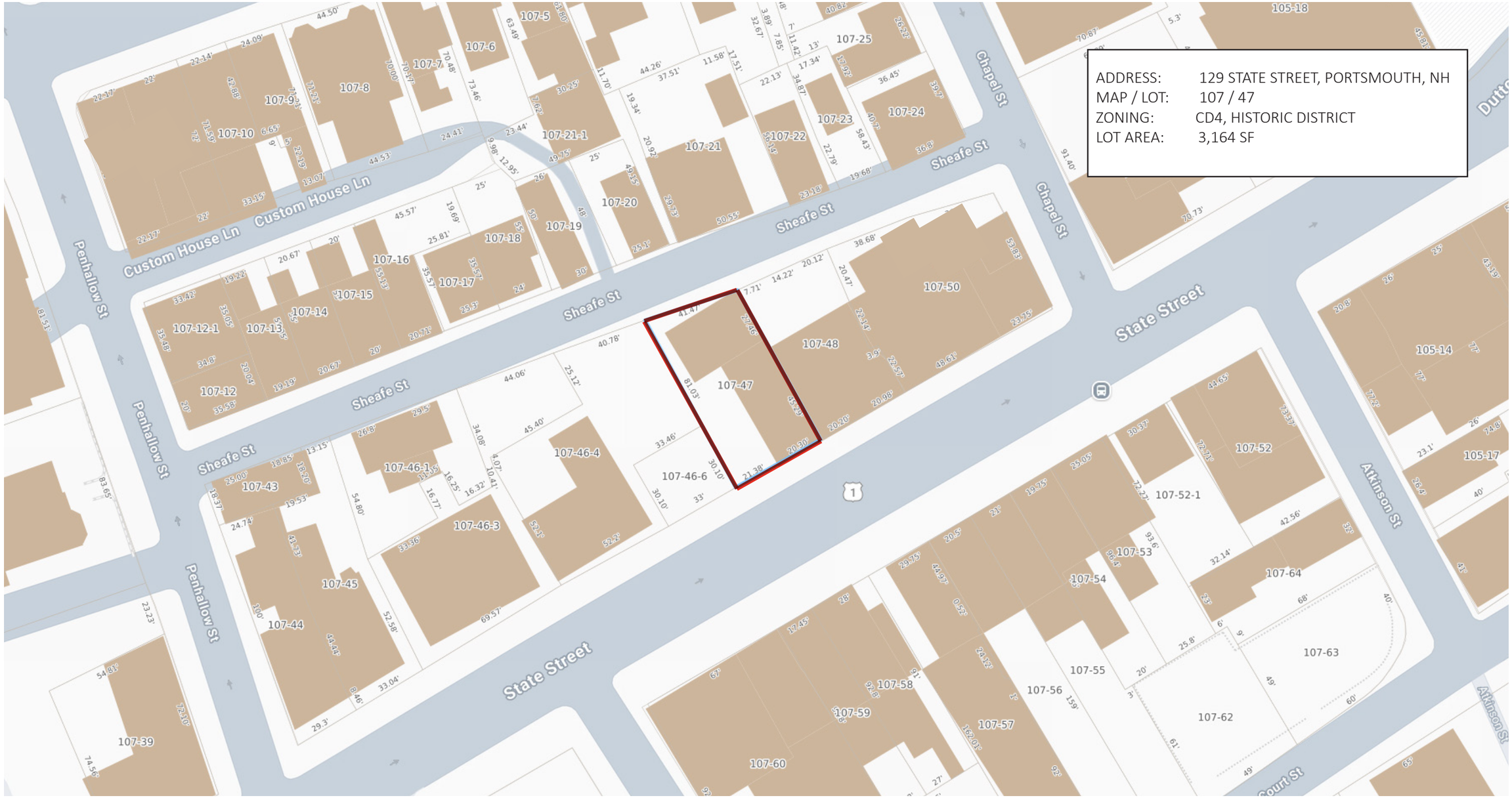
Spivak Architects

Spivak Architects P.C. © 2026

CONTENTS

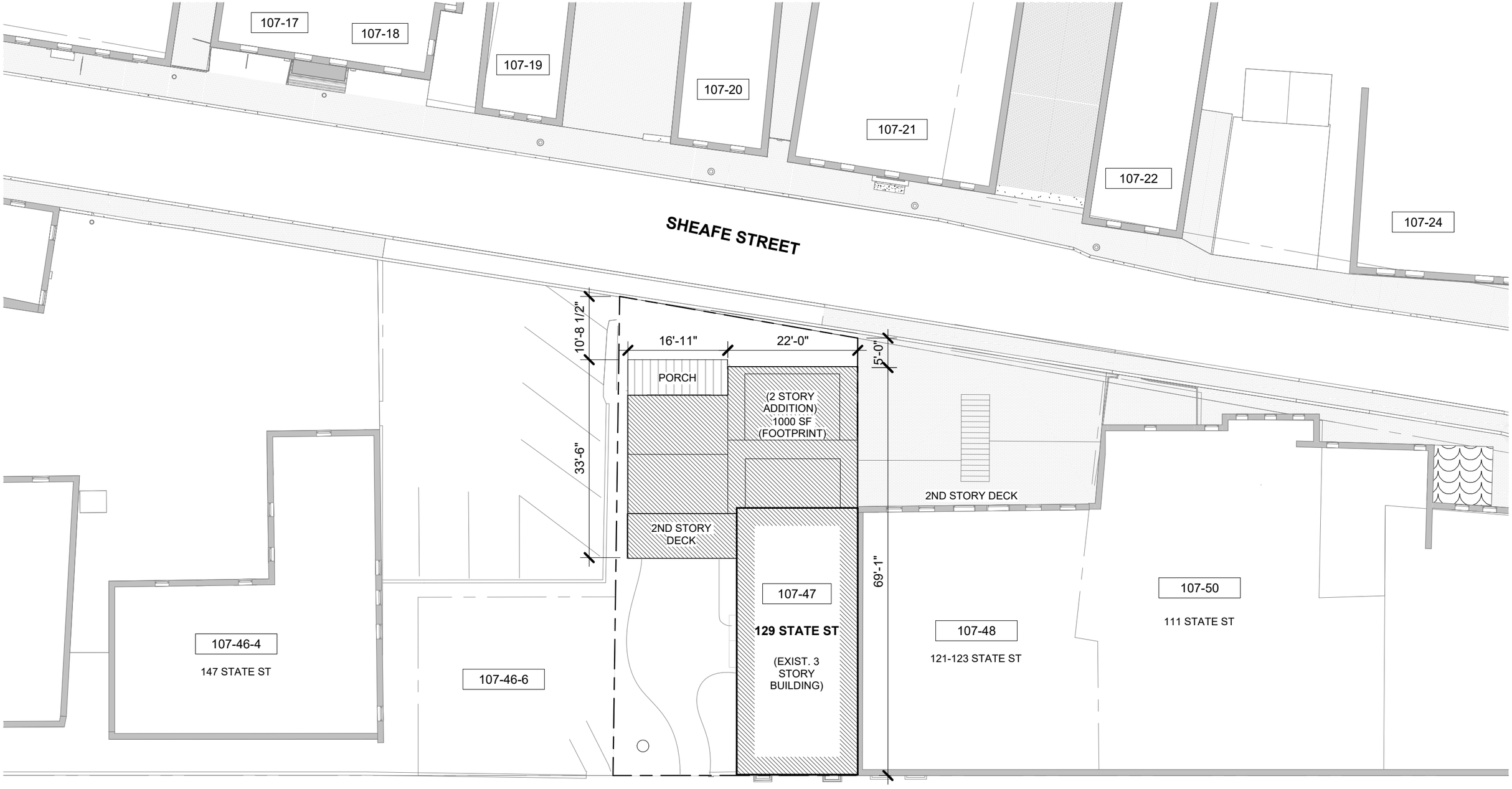
	PAGI
SITE INFORMATION	3
SITE PLAN	4
WEST ELEVATION	5
NORTH & SOUTH ELEVATIONS	6
EAST ELEVATION	7
SHEAFE ST ELEVATIONS	8
SECTIONS THROUGH SHEAFE ST	9
3D VIEWS	11

Spivak Architects P.C. © 2026



SITE INFORMATION

Spivak Architects P.C. © 2026



SITE PLAN

Spivak Architects P.C. © 2026



WEST ELEVATION

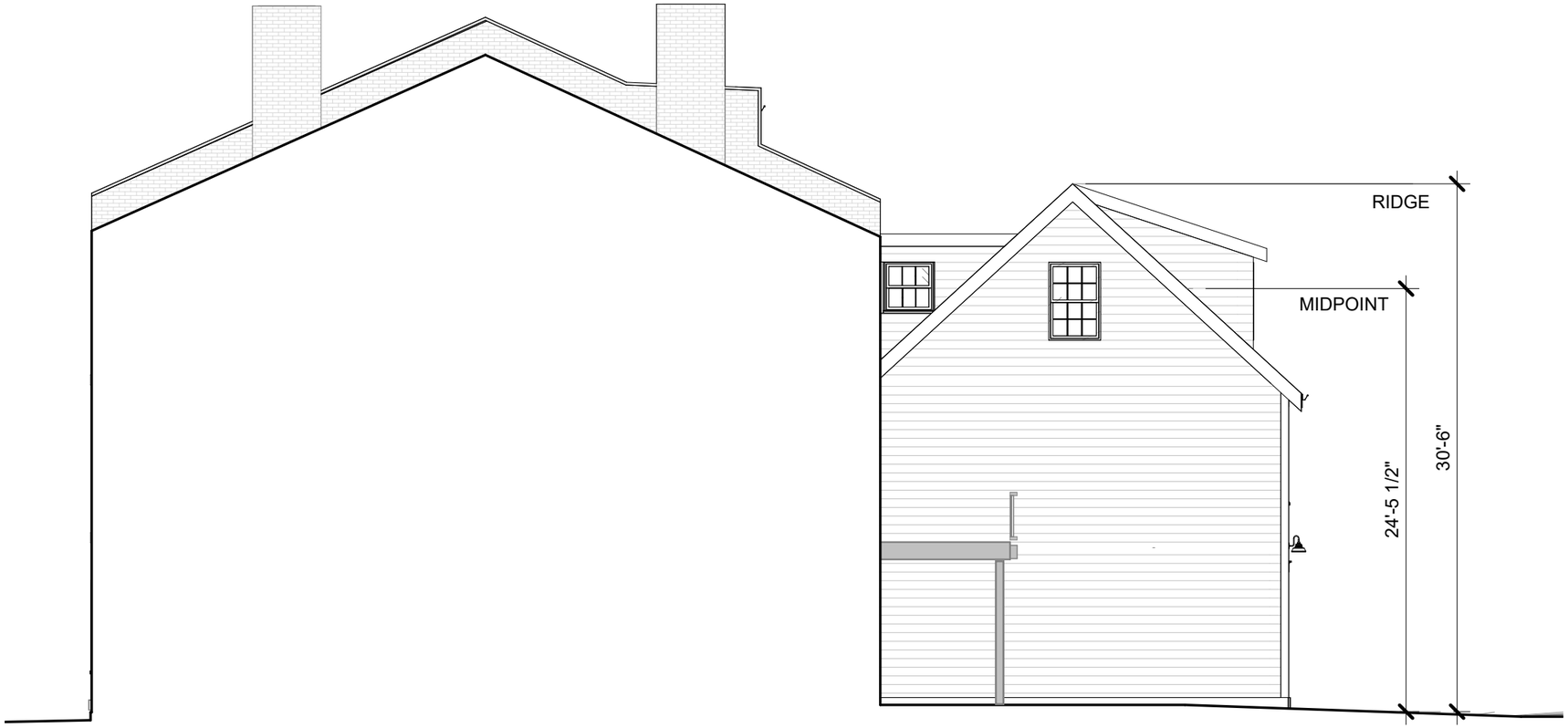
Spivak Architects P.C. © 2026





NORTH AND SOUTH ELEVATIONS

Spivak Architects P.C. © 2026



EAST ELEVATION

Spivak Architects P.C. © 2026



CHAPEL ST

SOUTH ELEVATION

PINEHALLOW ST



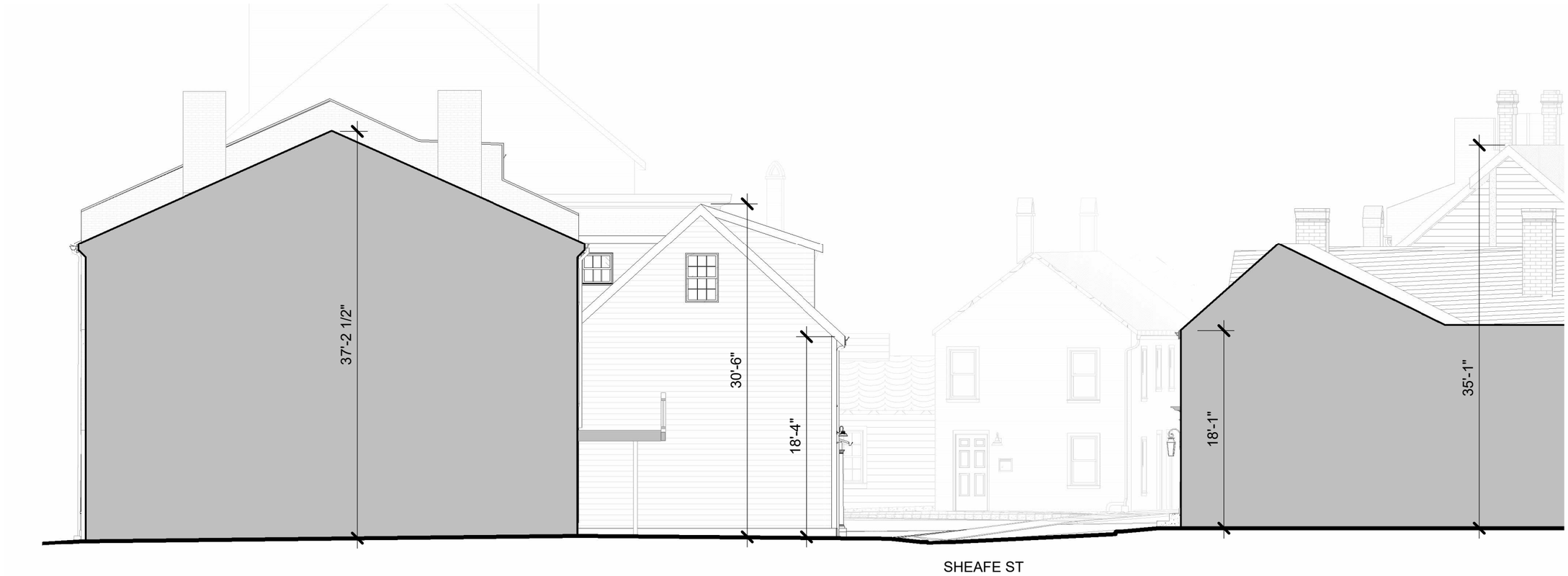
PINEHALLOW ST

NORTH ELEVATION

CHAPEL ST

SHEAFE ST ELEVATIONS

Spivak Architects P.C. © 2026



SECTION THROUGH SHEAFE ST - LOOKING WEST

Spivak Architects P.C. © 2026



SECTION THROUGH SHEAFE ST - LOOKING EAST

Spivak Architects P.C. © 2026



3D VIEW LOOKING NORTHEAST FROM PENHALLOW ST

Spivak Architects P.C. © 2026



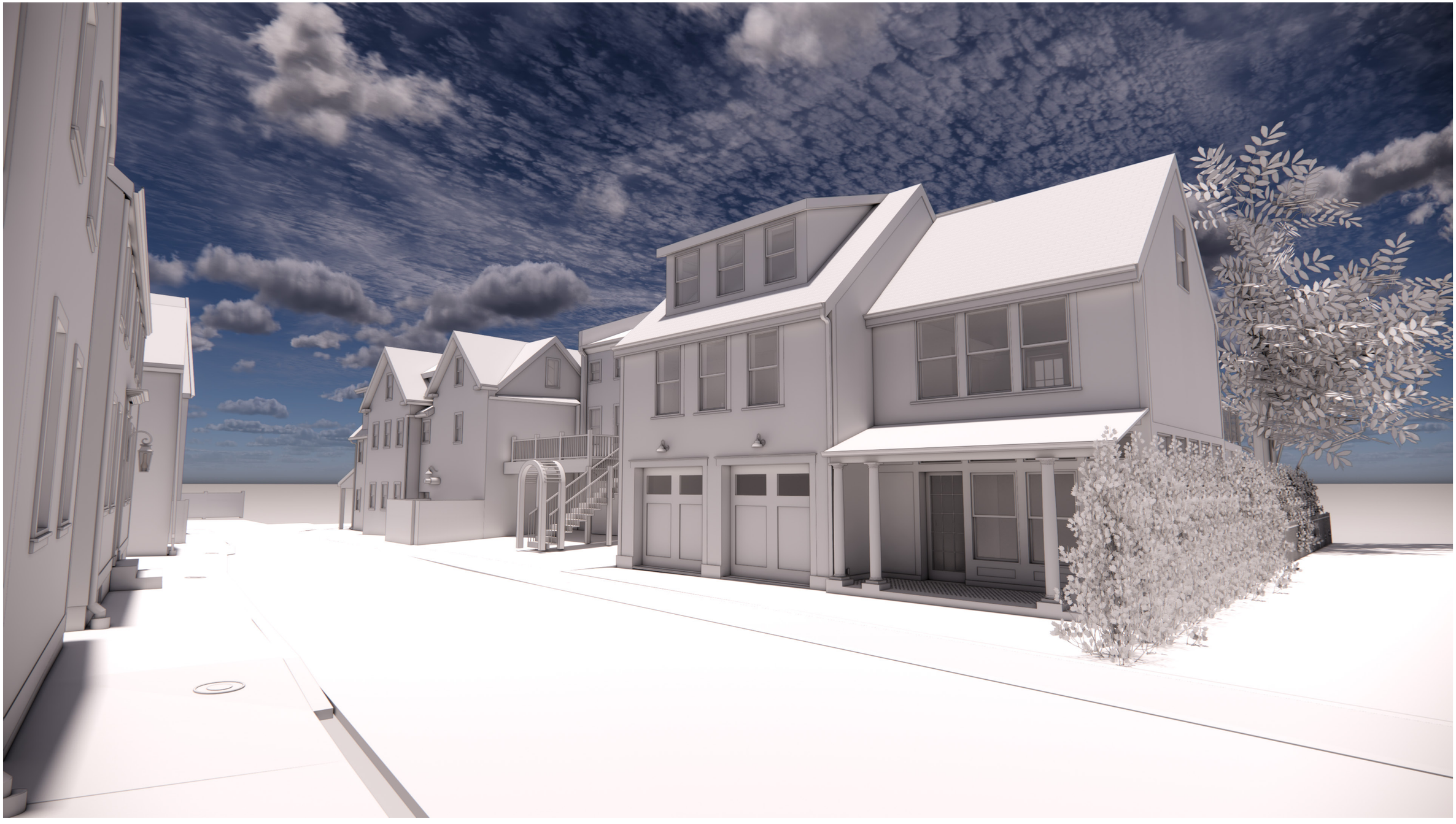
3D VIEW LOOKING NORTHEAST ON SHEAFE ST

Spivak Architects P.C. © 2026



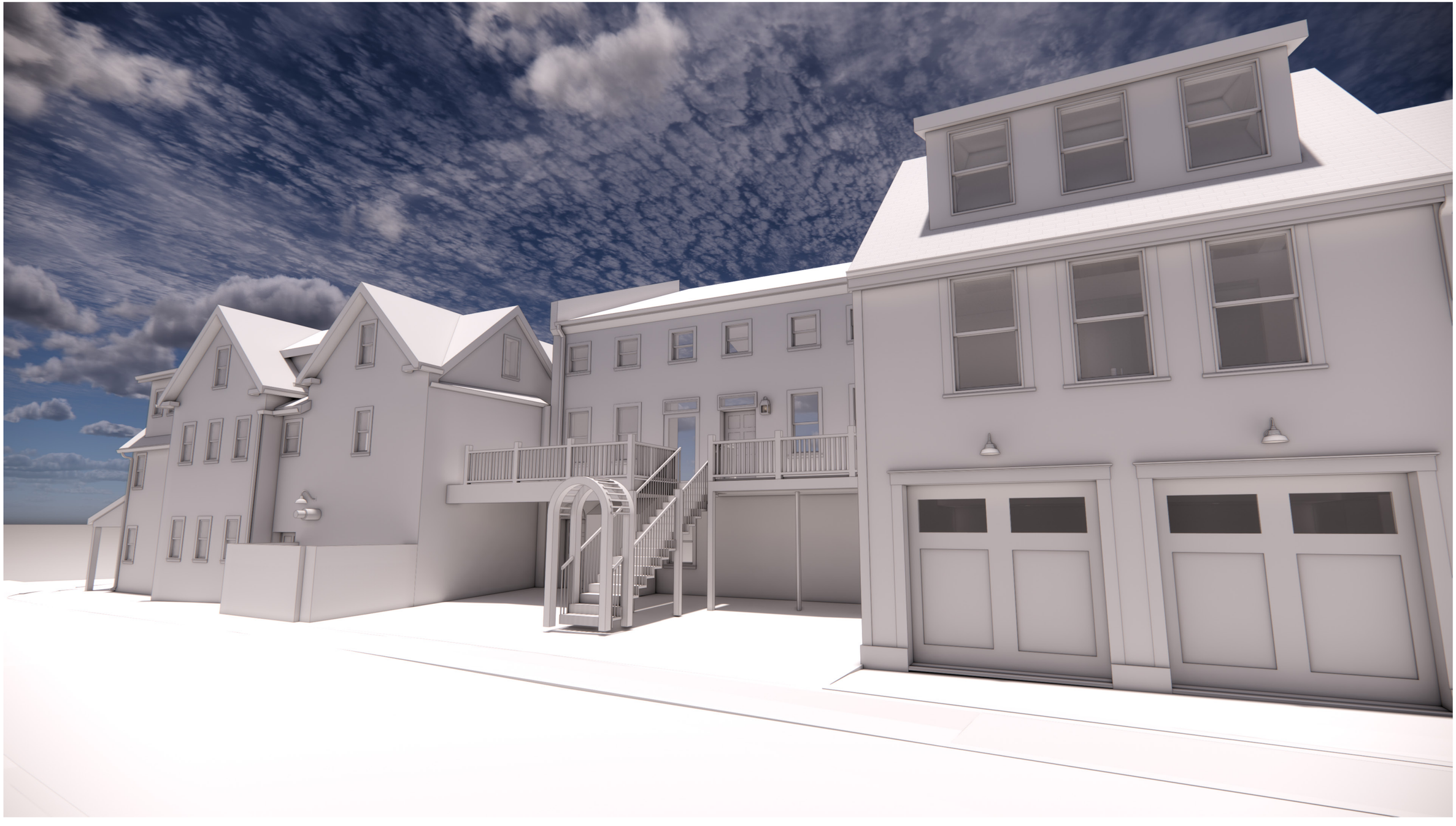
3D VIEW LOOKING NORTHEAST ON SHEAFE ST

Spivak Architects P.C. © 2026



3D VIEW LOOKING EAST ON SHEAFE ST

Spivak Architects P.C. © 2026



3D VIEW LOOKING SOUTH ON SHEAFE ST

Spivak Architects P.C. © 2026



3D VIEW LOOKING SOUTHWEST ON SHEAFE ST

Spivak Architects P.C. © 2026



3D VIEW LOOKING SOUTHWEST FROM CHAPEL ST

Spivak Architects P.C. © 2026