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

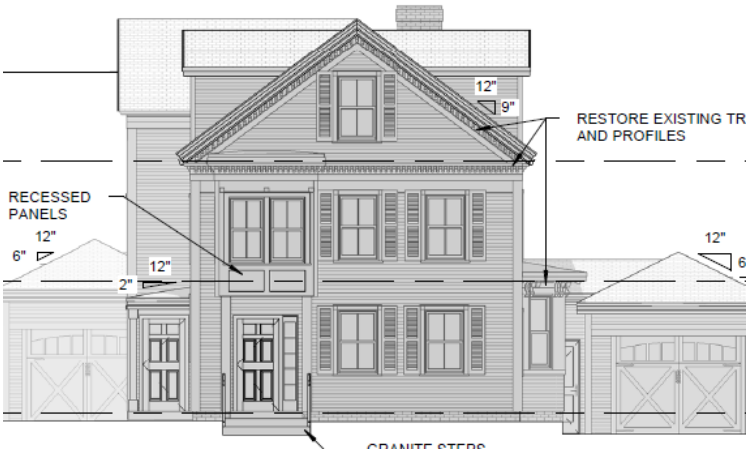
B. Proposed Work:

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:

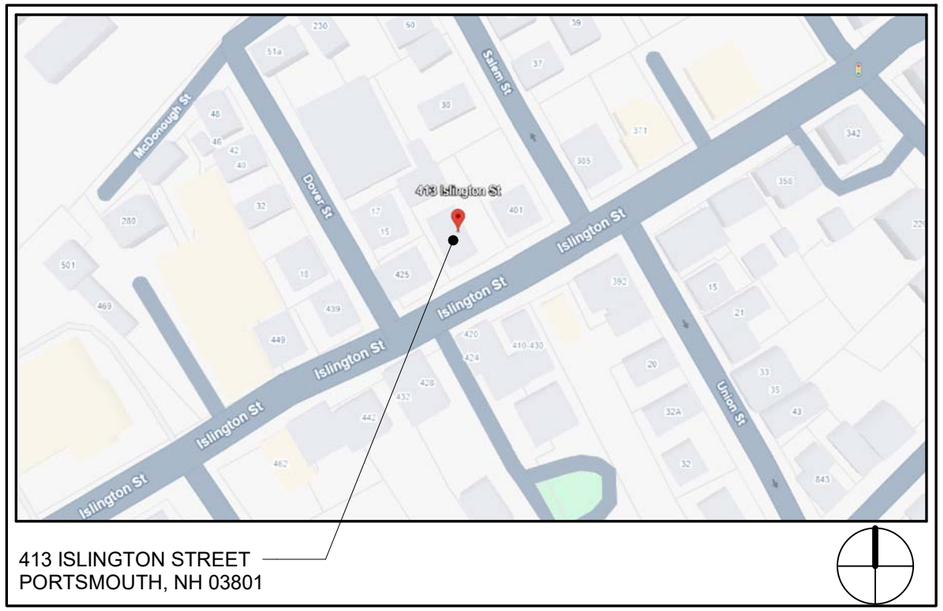
- FULL RENOVATION OF THE ORIGINAL 2-1/2-STORY 1835 STRUCTURE.
- REMOVAL OF THE EXISTING SINGLE- AND TWO-STORY REAR ADDITIONS AND CONSTRUCTION OF A NEW, EXPANDED 2-1/2-STORY ADDITION AT THE REAR OF THE ORIGINAL STRUCTURE.
- CONSTRUCTION OF TWO SINGLE-CAR ADDITIONS, INCLUDING ONE ATTACHED GARAGE AND ONE 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

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

COVER
HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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A0

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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

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EXISTING PHOTOGRAPHS

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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

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
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CONTEXTUAL PHOTOS

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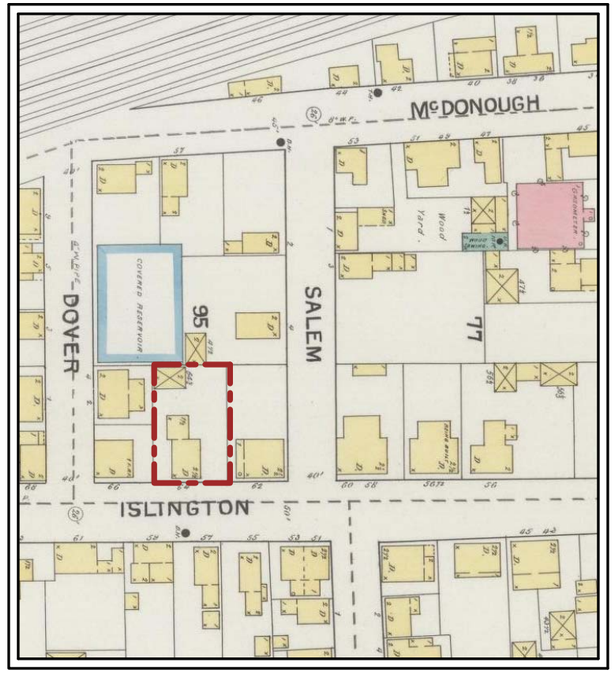
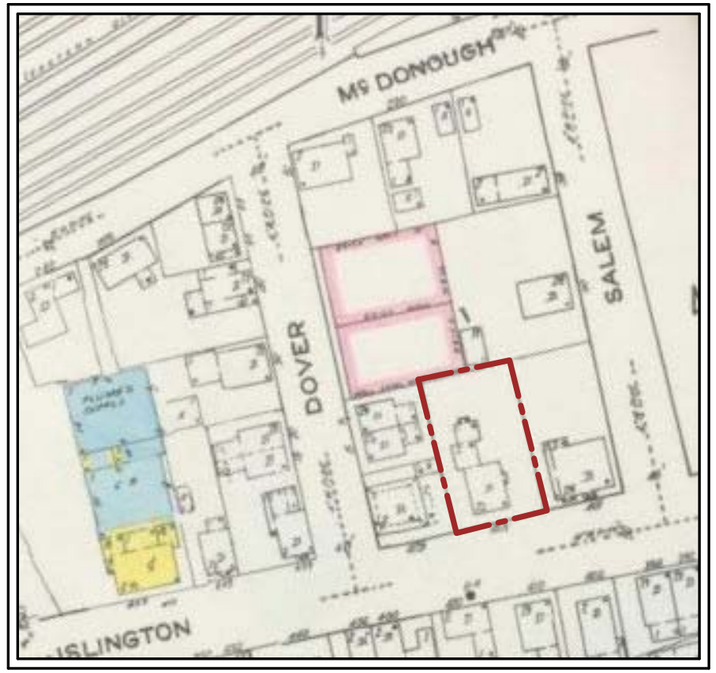
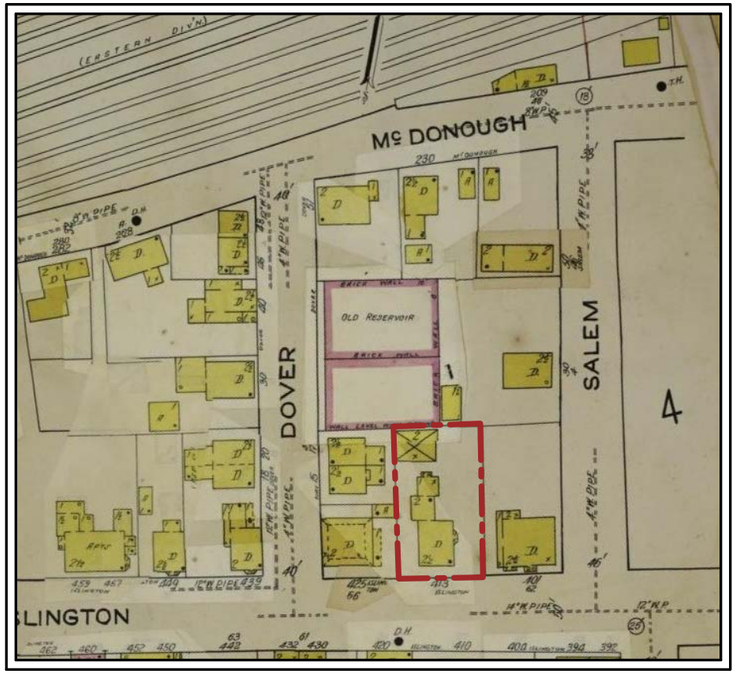
Scale:	



SANBORN FIRE MAP - 1887



SANBORN FIRE MAP - 1920



SANBORN FIRE MAP - 1949

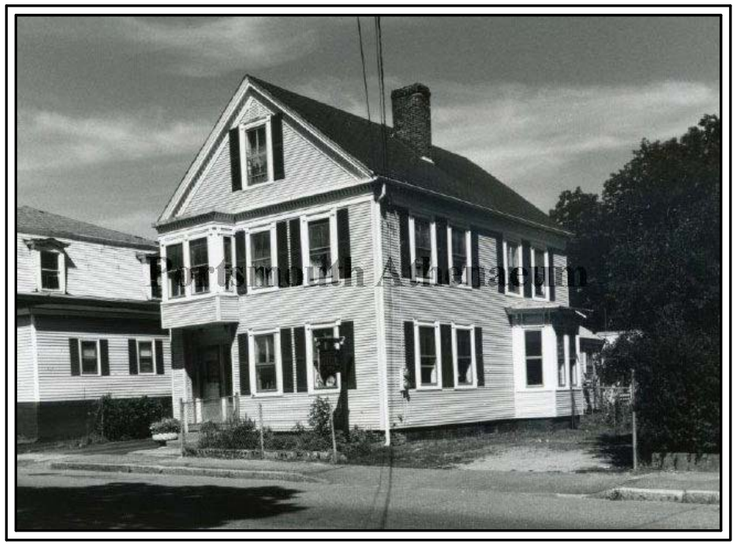


IMAGE FROM WEST END HISTORIC DISTRICT SURVEY
NOVEMBER 1991 (PORTSMOUTH ATHENAEUM)

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
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HISTORIC TIMELINE

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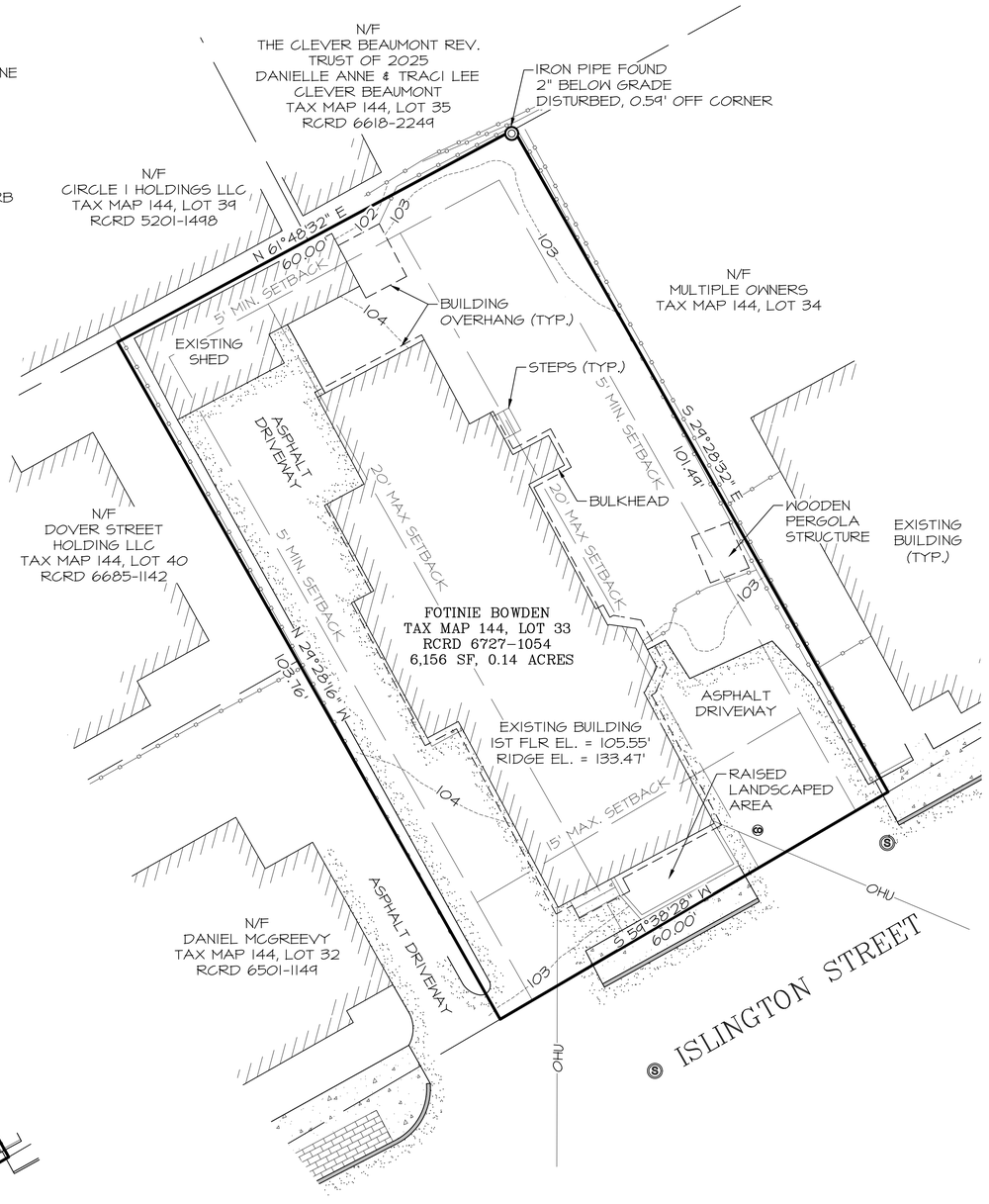
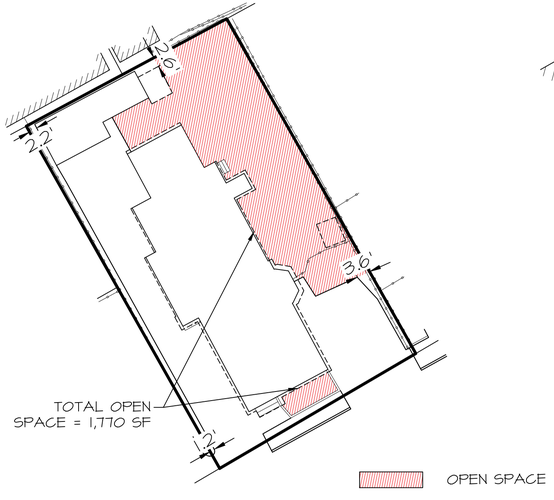
Scale:	

LEGEND

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

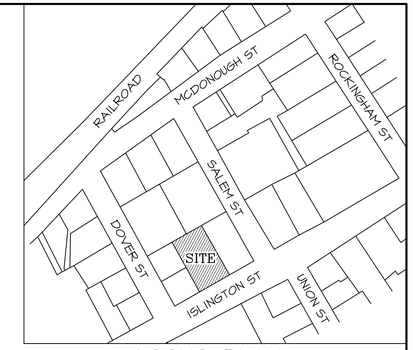
SEE NOTE 2





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

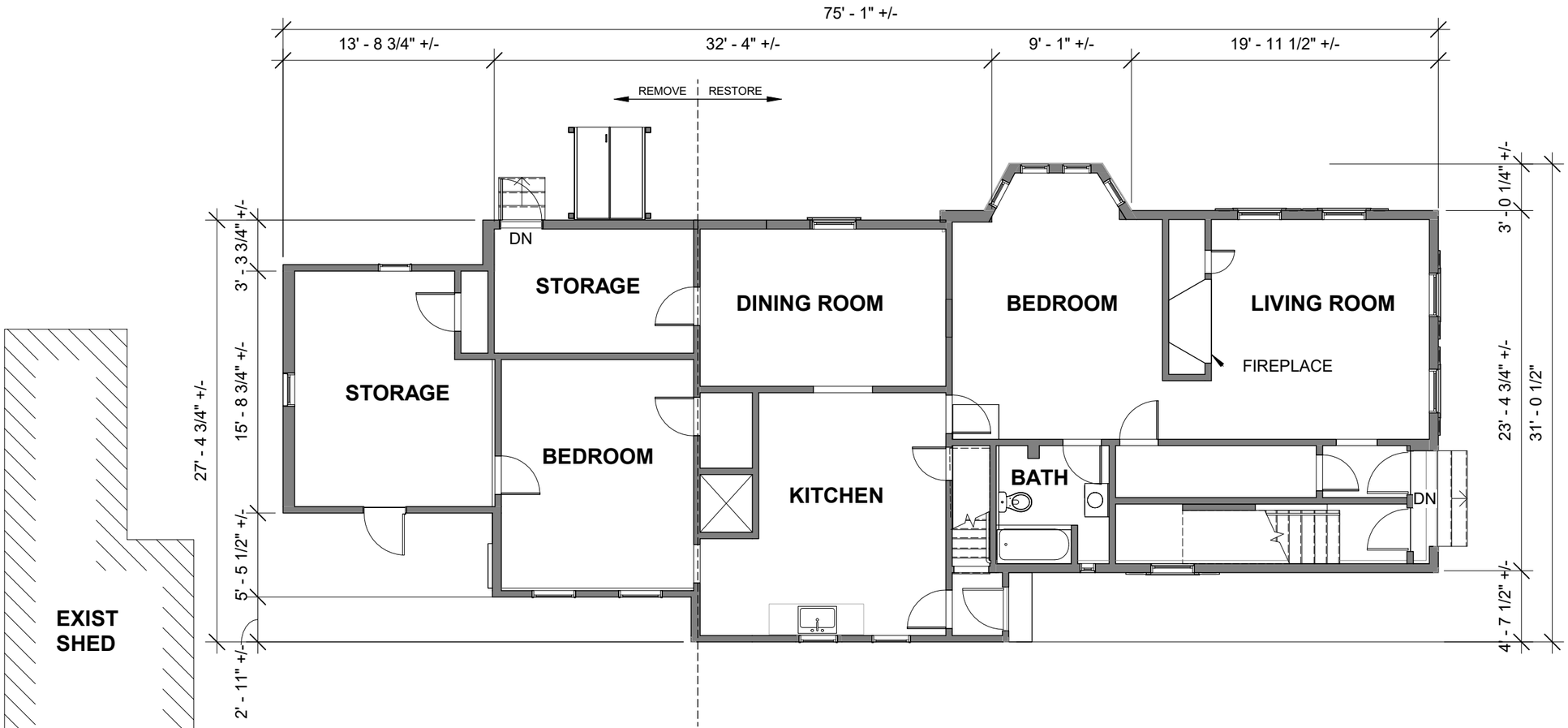
CLIENT
TODD HUDSON
RED POST REALTY
110 BREWERY LANE
PORTSMOUTH, NH 03801

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

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
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EXISTING FLOOR PLANS

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NOVEMBER 2026

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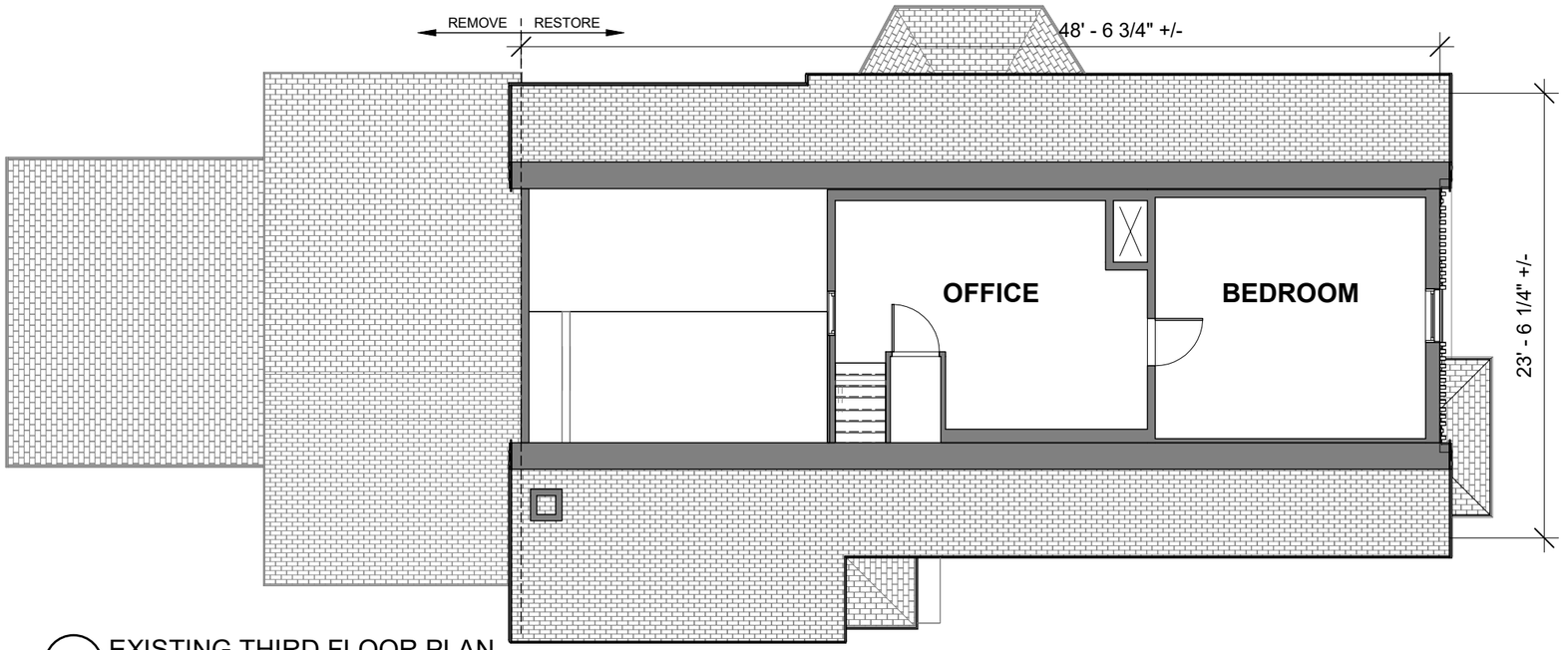
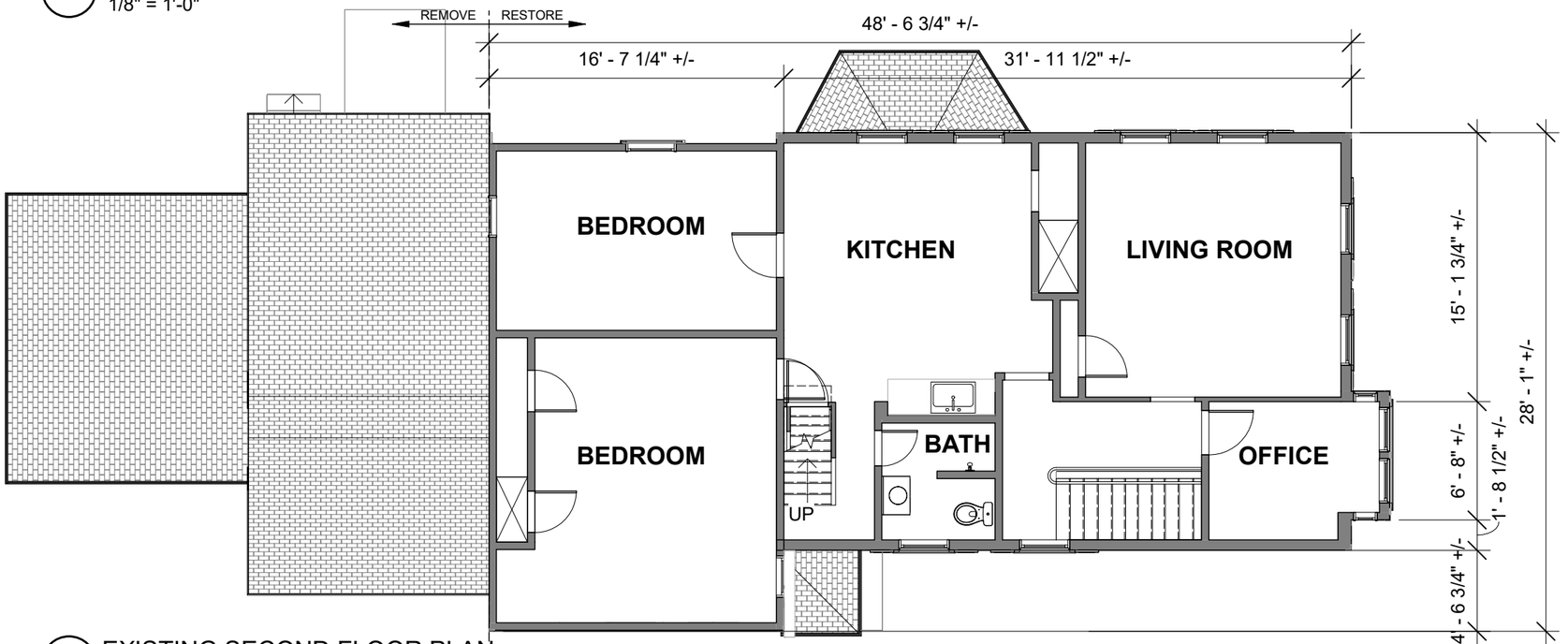


1 EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"



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

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EXISTING FLOOR PLANS

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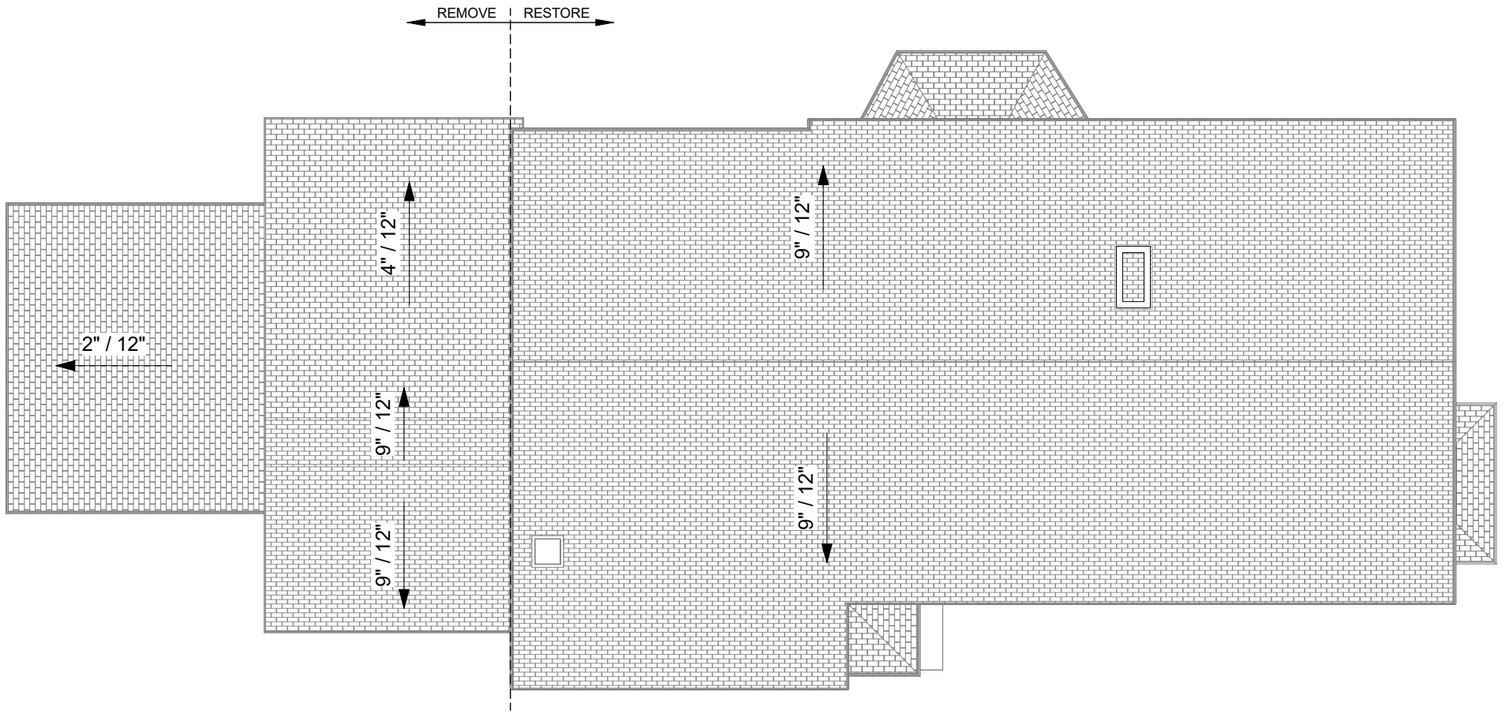

1 EXISTING ROOF PLAN
1/8" = 1'-0"

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EXISTING FLOOR PLANS

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NOVEMBER 2026

4 Market Street
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Project Number: 26082
Scale: 1/8" = 1'-0"

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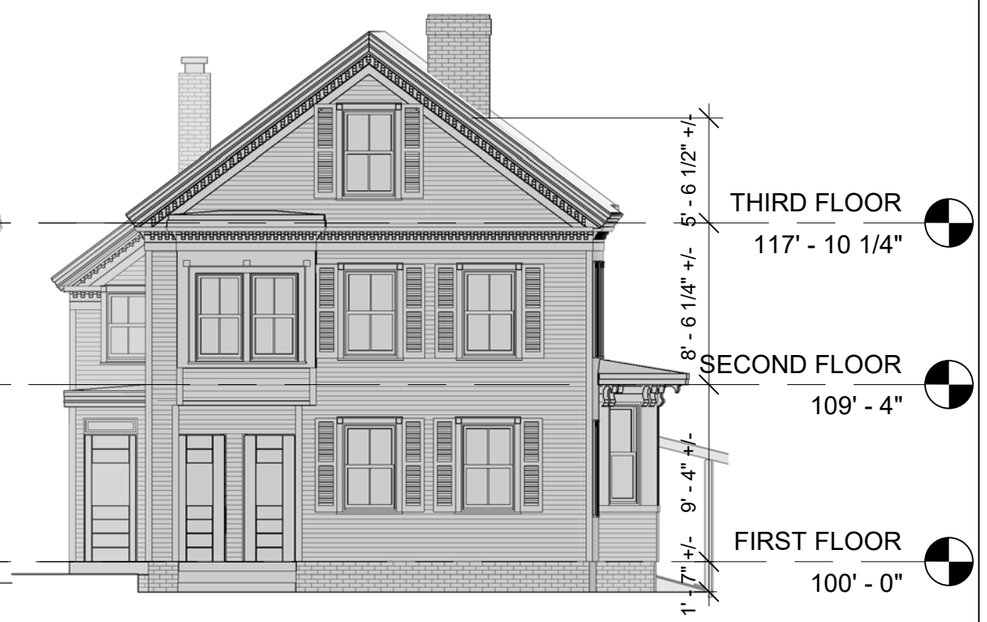
4 EXISTING WEST ELEVATION
1/8" = 1'-0"



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

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

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

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EXISTING ELEVATIONS

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4 Market Street
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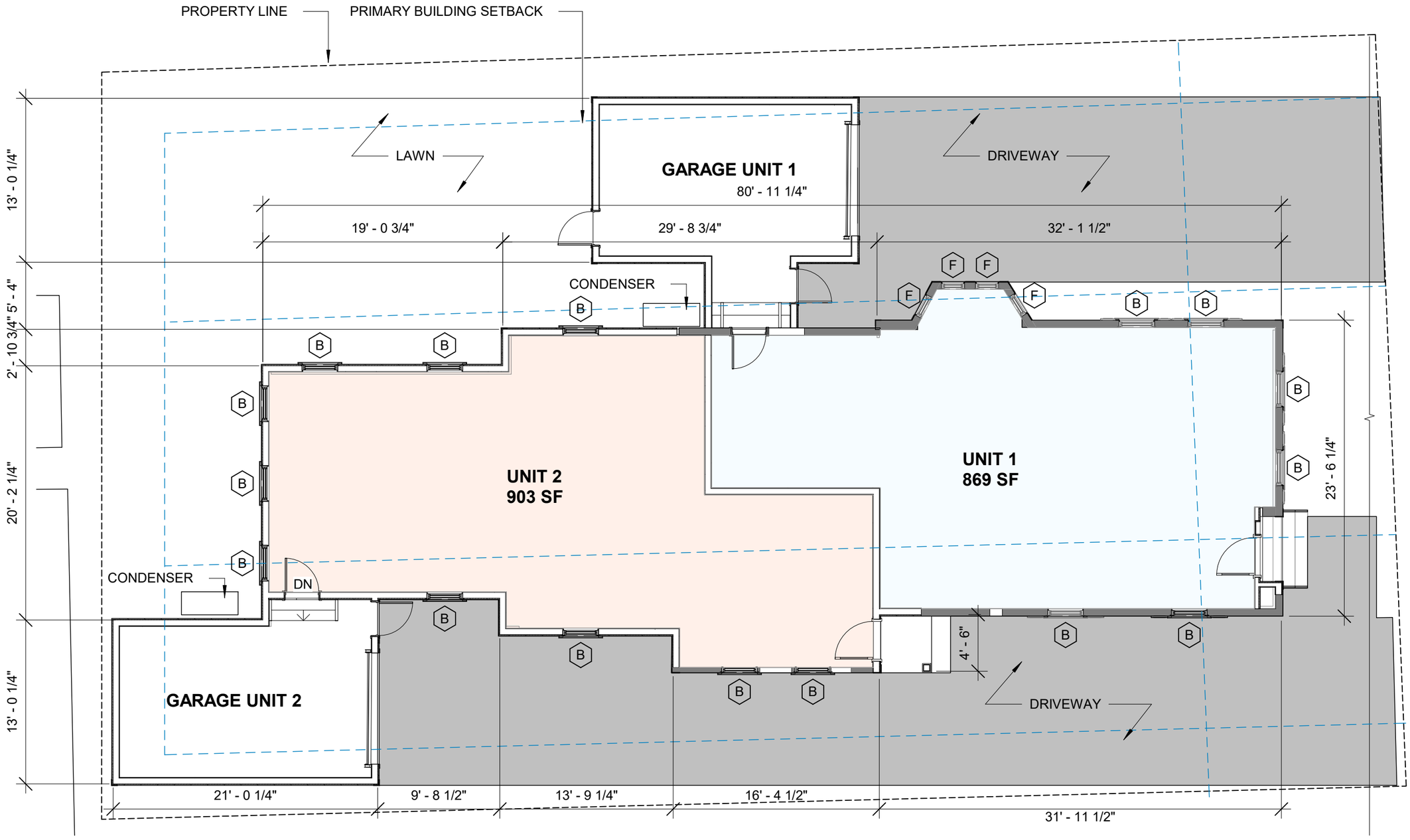

1 FIRST FLOOR PLAN
1/8" = 1'-0"

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

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ISLINGTON HOUSE RENOVATION

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FLOOR PLAN / SITE

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
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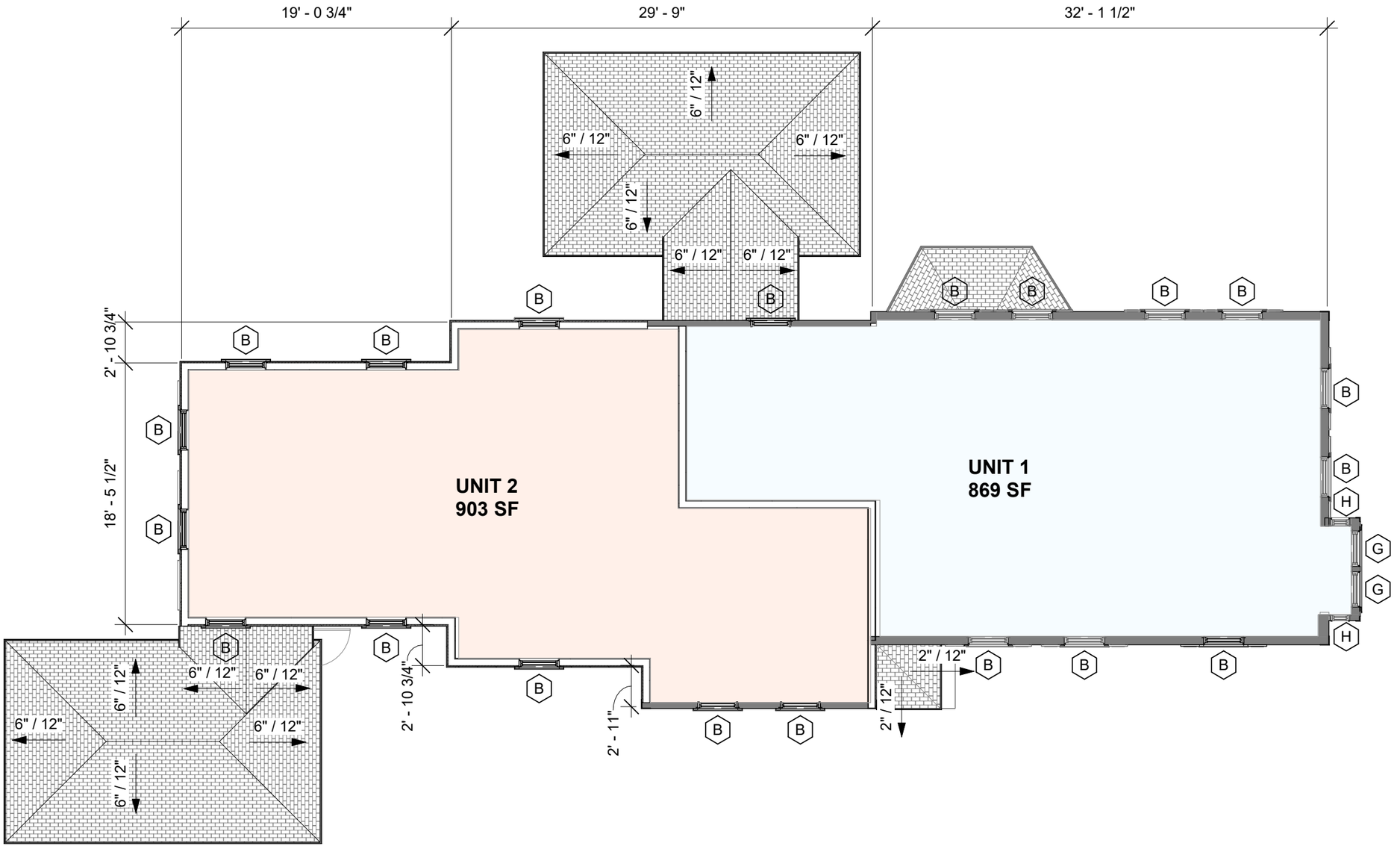

1 SECOND FLOOR PLAN
1/8" = 1'-0"

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FLOOR PLANS

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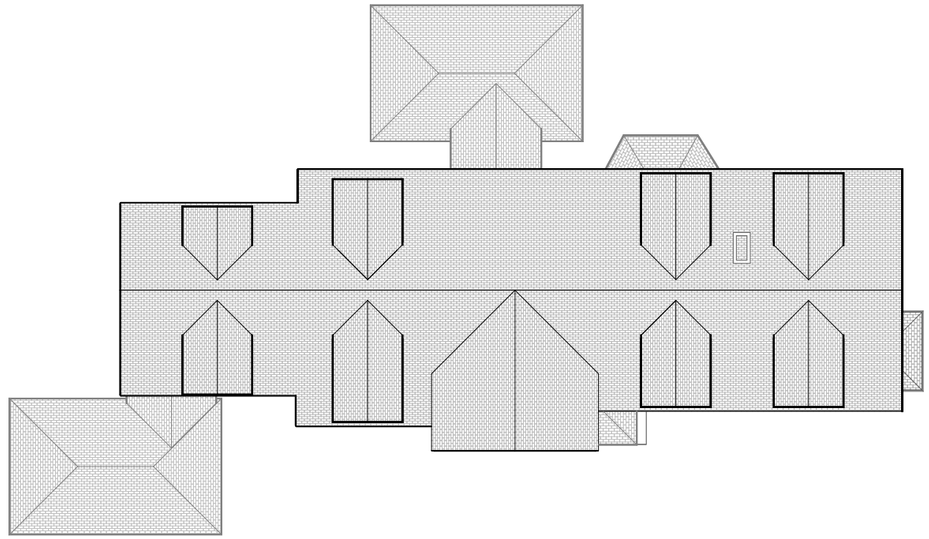
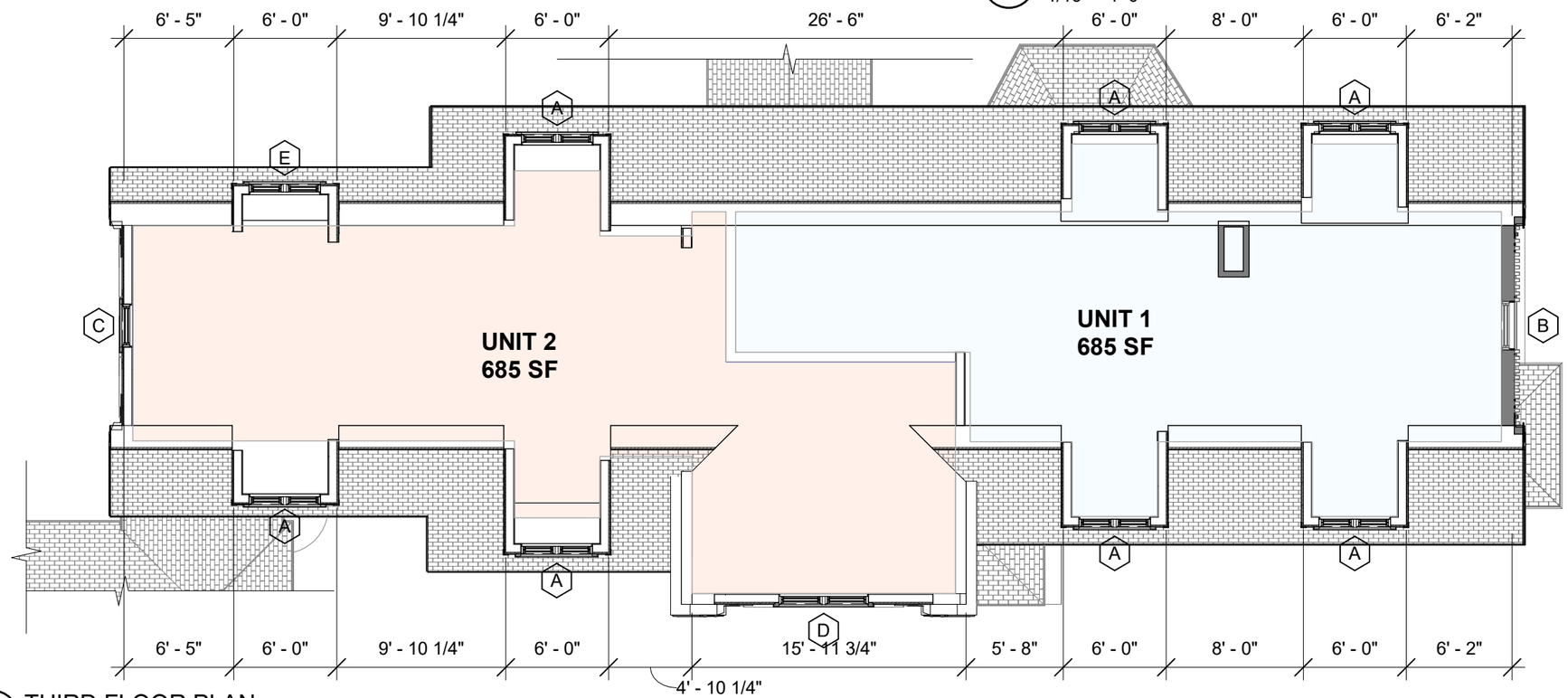


2 ROOF PLAN
1/16" = 1'-0"



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

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FLOOR PLANS

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PA: MM / MG
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Scale: As indicated

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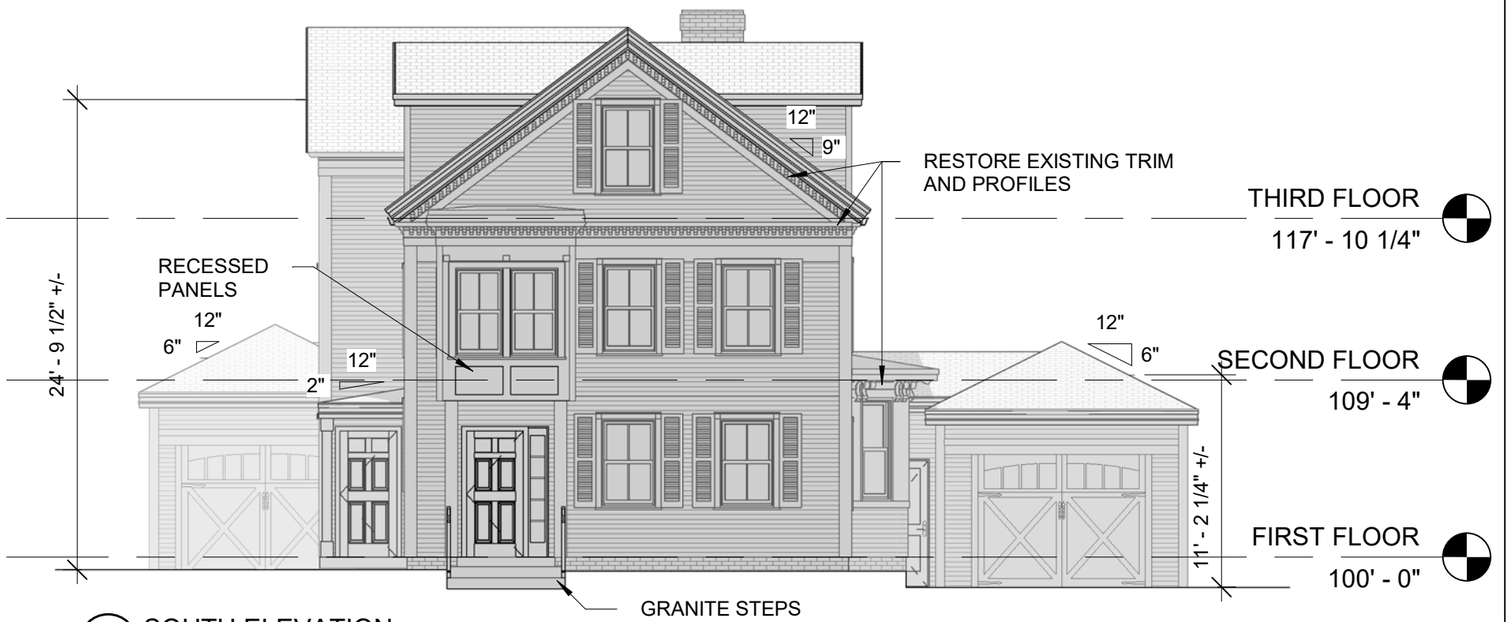
2 WEST ELEVATION
1/8" = 1'-0"

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"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

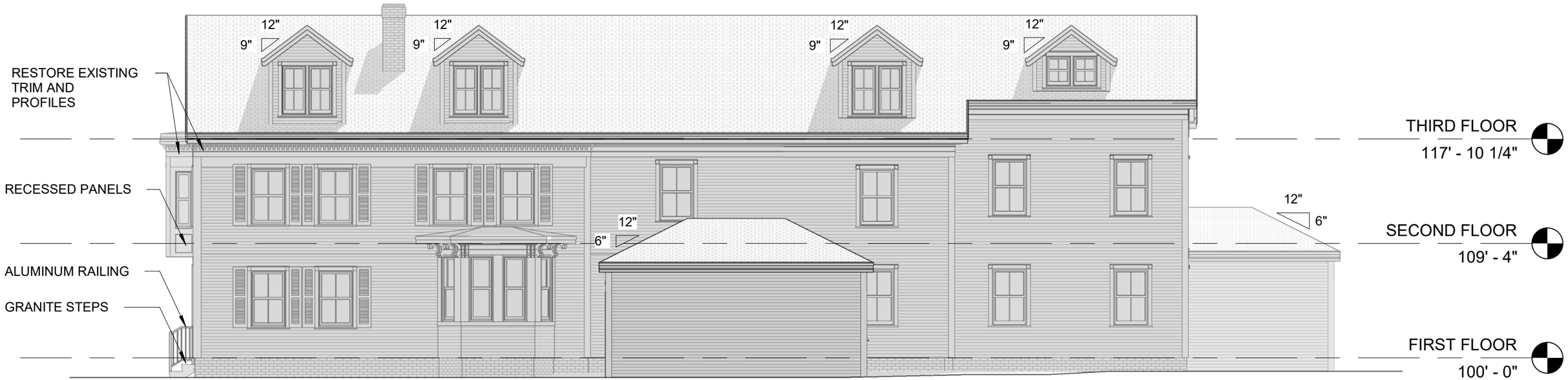
ELEVATIONS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

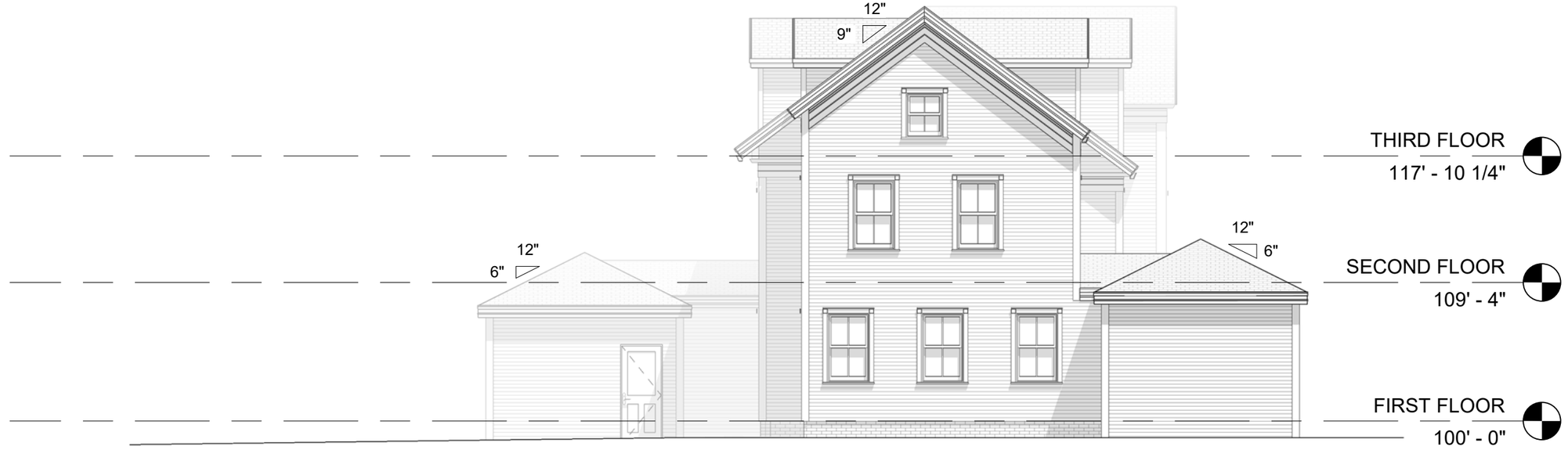
4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

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"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

ELEVATIONS

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Project Number: 26082
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SOUTH WEST VIEW FROM ISLINGTON STREET

SOUTH EAST VIEW FROM ISLINGTON STREET

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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
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11/04/2026
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Project Number: 26082
NOT TO SCALE

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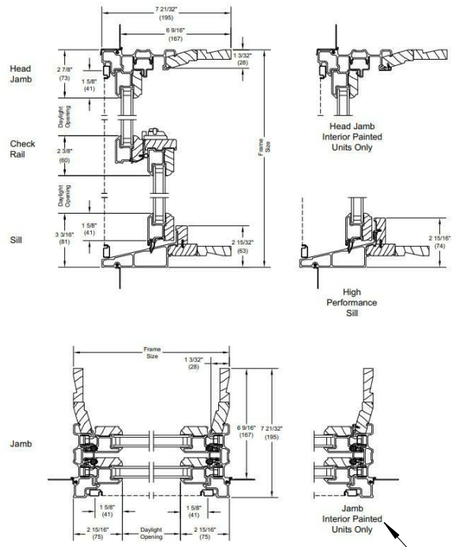
MARVIN SIMULATED DIVIDED LITES

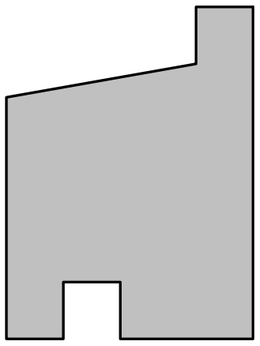
WINDOW TYPES

TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:	TYPE F:	TYPE G:	TYPE H:
4' - 2" / 4' - 0"	2' - 10" / 4' - 8"	2' - 6" / 3' - 0"	5' - 2 1/2" / 4' - 0"	4' - 2" / 2' - 6"	1' - 10" / 5' - 4"	2' - 6" / 4' - 8"	1' - 4" / 4' - 8"
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



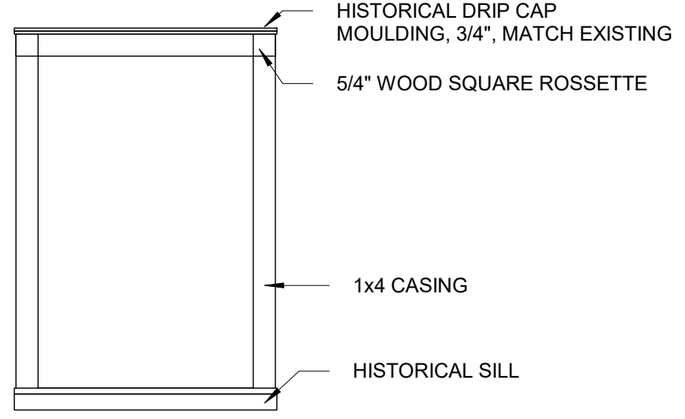
WINDOWS
MARVIN ELEVATE DOUBLE HUNG



HISTORICAL SILL PROFILE

SHUTTER HARDWARE

SHUTTERS
COMPOSITE FIXED
LOUVER SHUTTERS



WINDOW TRIM - MATCHES EXISTING

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

MATERIALS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

4 Market Street
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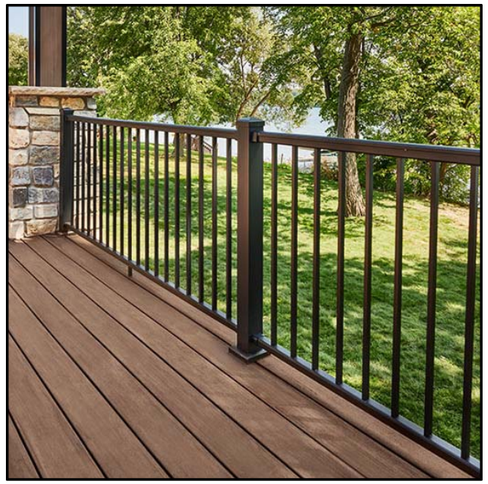
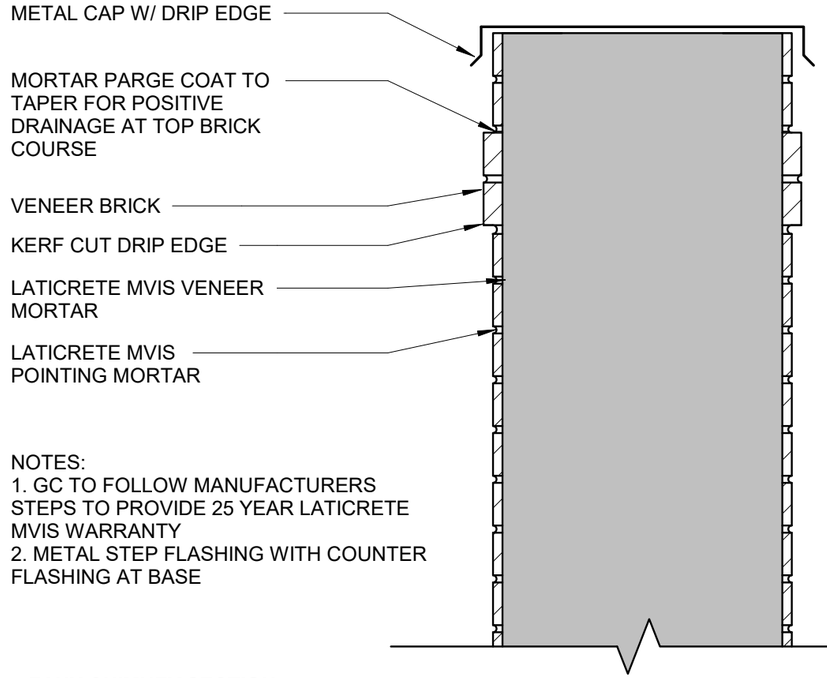


FRONT STEPS RAILING
TIMBERTECH IMPRESSIONS RAIL EXPRESS, MODERN TOP RAIL, ALUMINUM BALUSTERS WITH OPEN MID RAIL, 3"X3" POSTS WITH CAP AND SKIRT, BLACK

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"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

MATERIALS

HISTORIC DISTRICT COMMISSION - PUBLIC HEARING
NOVEMBER 2026

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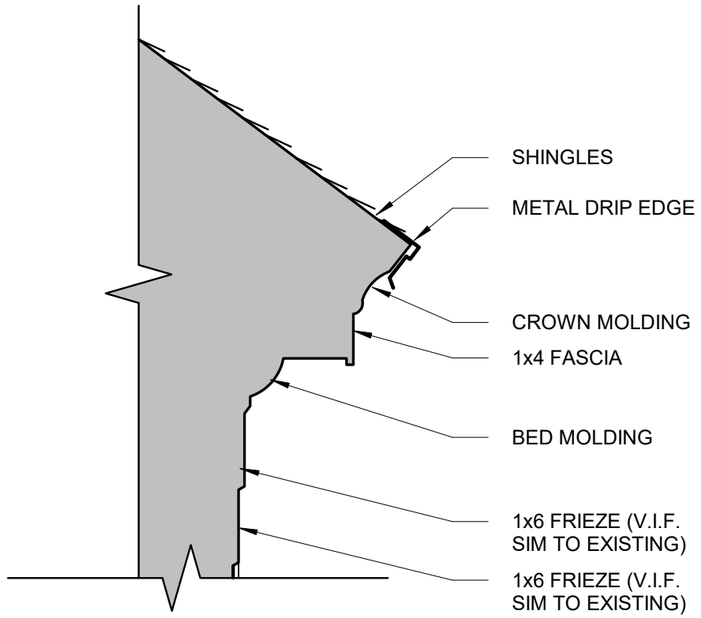
11/04/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



EAVE PROFILE @ NEW CONSTRUCTION

EXISTING EAVE

COMPOSITE TRIM

4" ALUMINUM GUTTER

30 YEAR ARCHITECTURAL SHINGLE

WOOD CLAPBOARD SIDING PAINTED

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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

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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**
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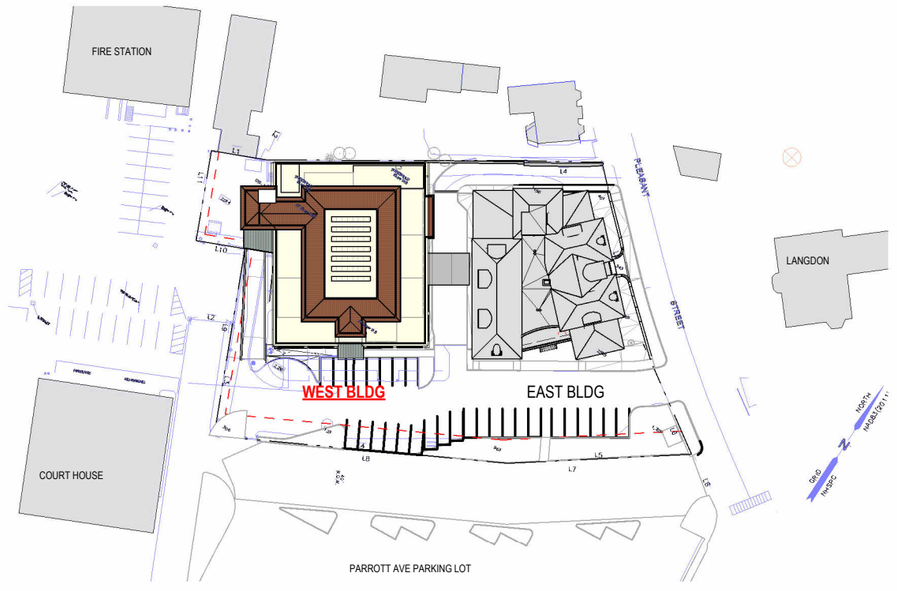
H0.01	PROJECT SUMMARY
H0.05	EXISTING ELEVATIONS
H0.06	EXISTING ELEVATIONS
H1.01	FIRST FLOOR PLAN
H1.02	ROOF PLAN - PROPOSED
H2.01	CONTEXT SITE SECTIONS
H2.02	CONTEXT SITE SECTIONS
H2.19	ELEVATIONS - PREVIOUSLY APPROVED
H2.20	ELEVATIONS - PROPOSED
H2.21	ELEVATIONS - PREVIOUSLY APPROVED
H2.22	ELEVATIONS - 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,

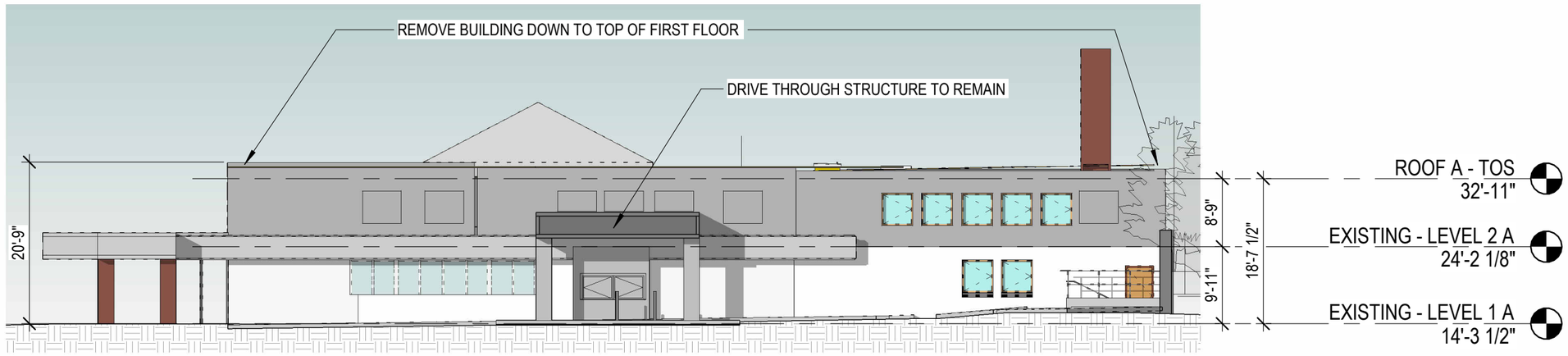
As the structural engineer of this project, I highly recommend the existing structure located at 134 Pleasant Street to be demolished down to the first floor level and be rebuilt with a new structure. There are a lot of reasons for this, including:

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.

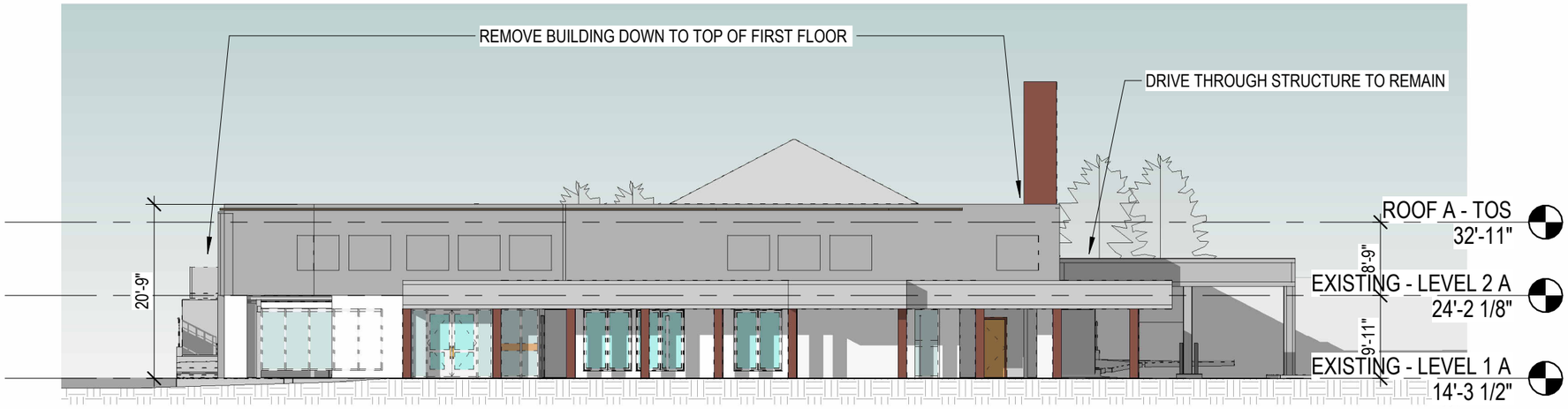
Consulting Structural Engineers

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

09/18/26



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



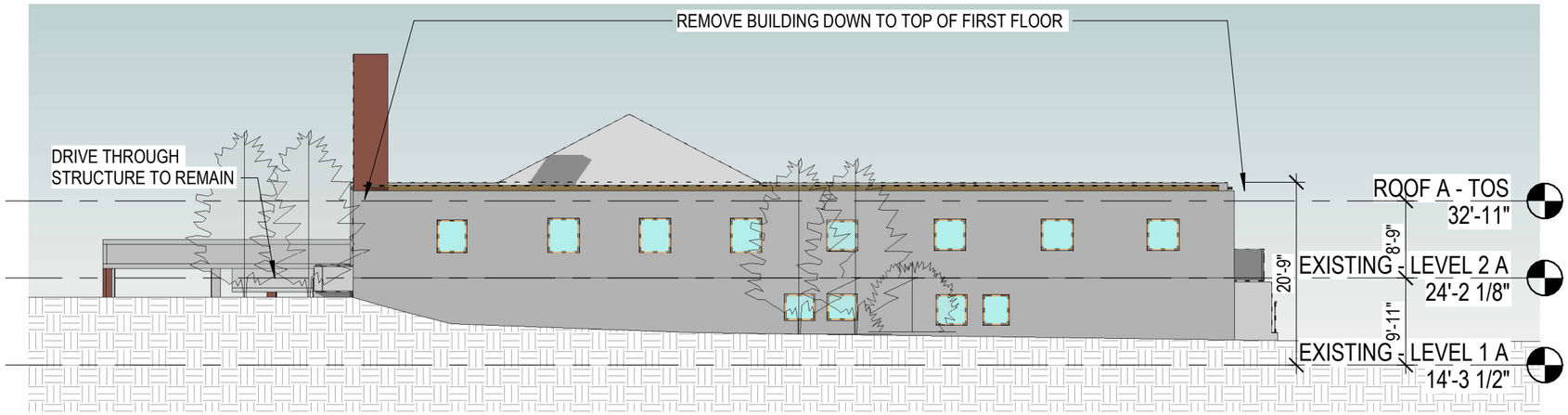
1 HDC EXISTING ELEVATION SOUTH
1/16" = 1'-0"

H0.05

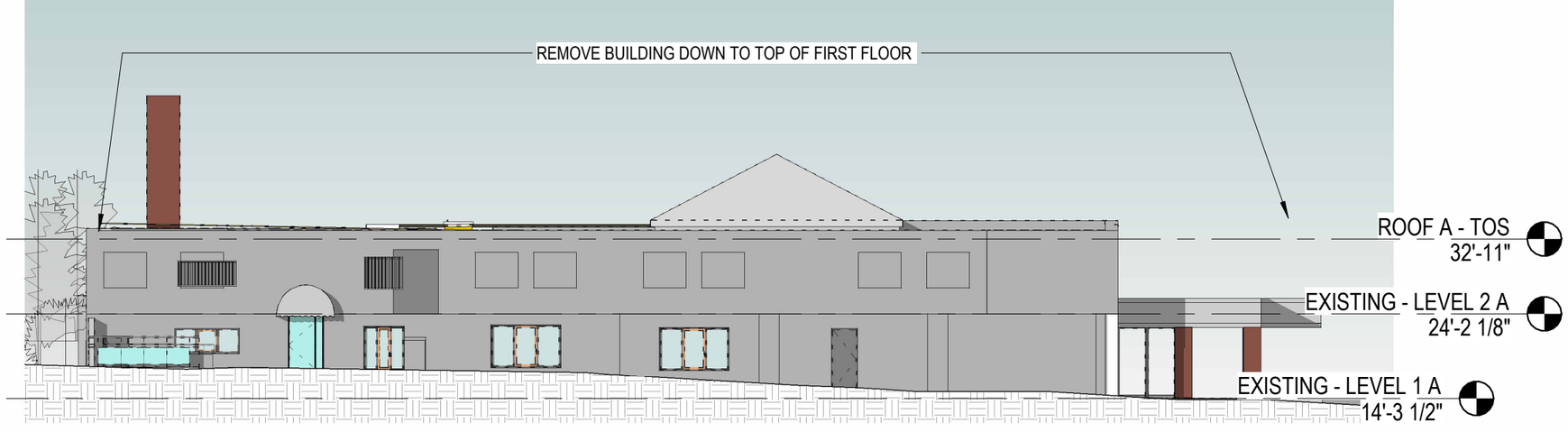
EXISTING ELEVATIONS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26



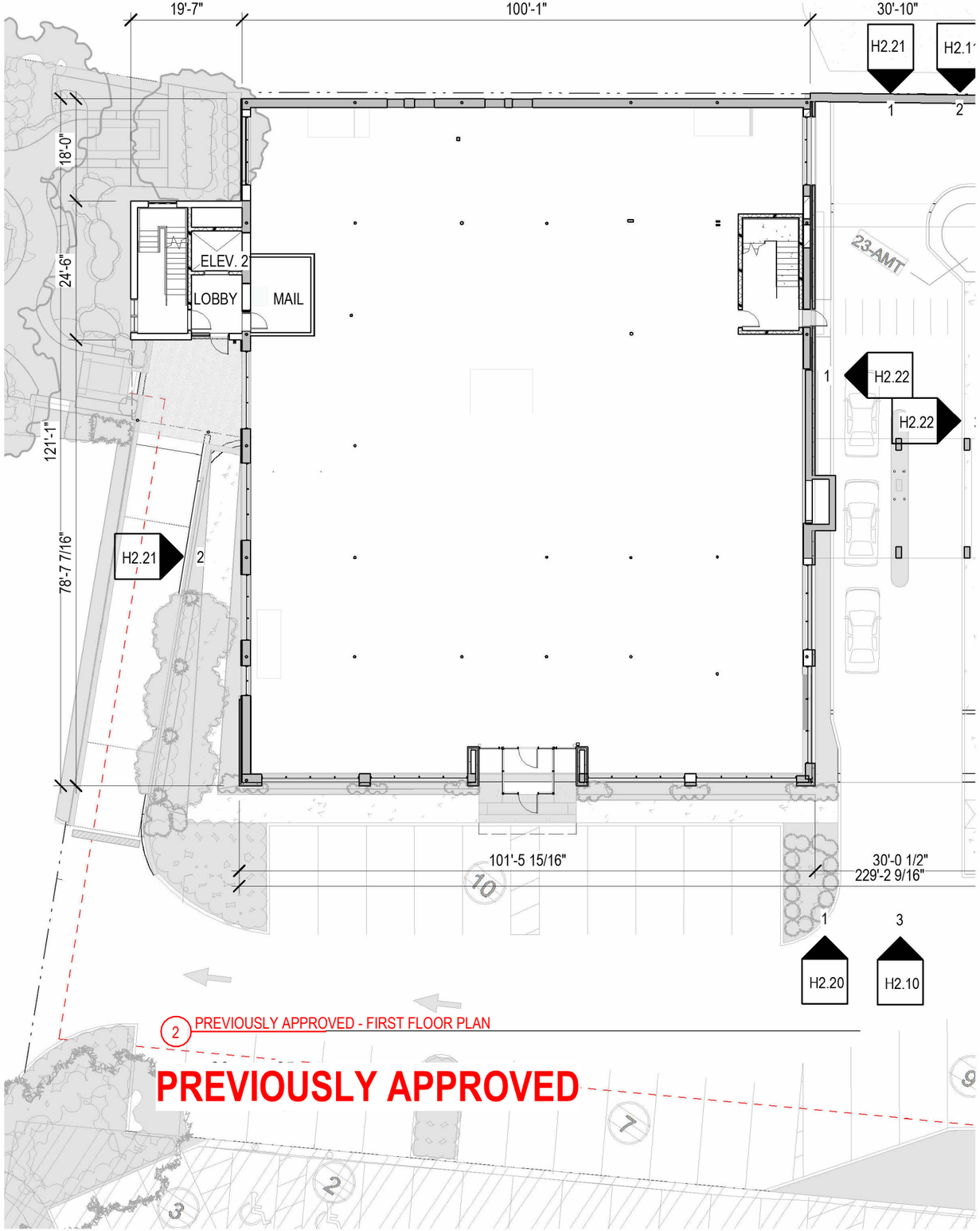
2 **HDC EXISTING ELEVATION NORTH**
1/16" = 1'-0"



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

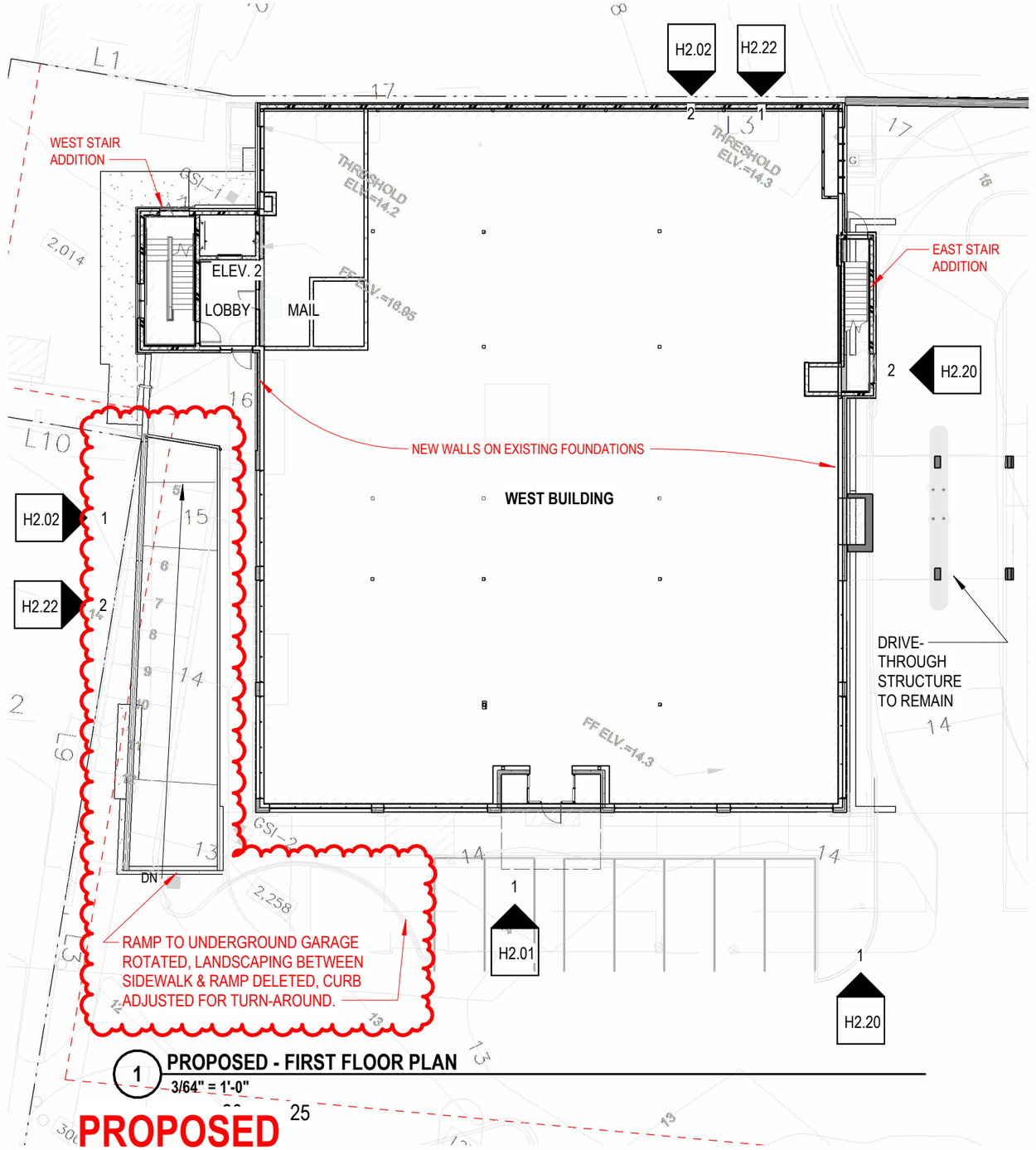
H0.06 **EXISTING ELEVATIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
10/116/26



2 PREVIOUSLY APPROVED - FIRST FLOOR PLAN

PREVIOUSLY APPROVED



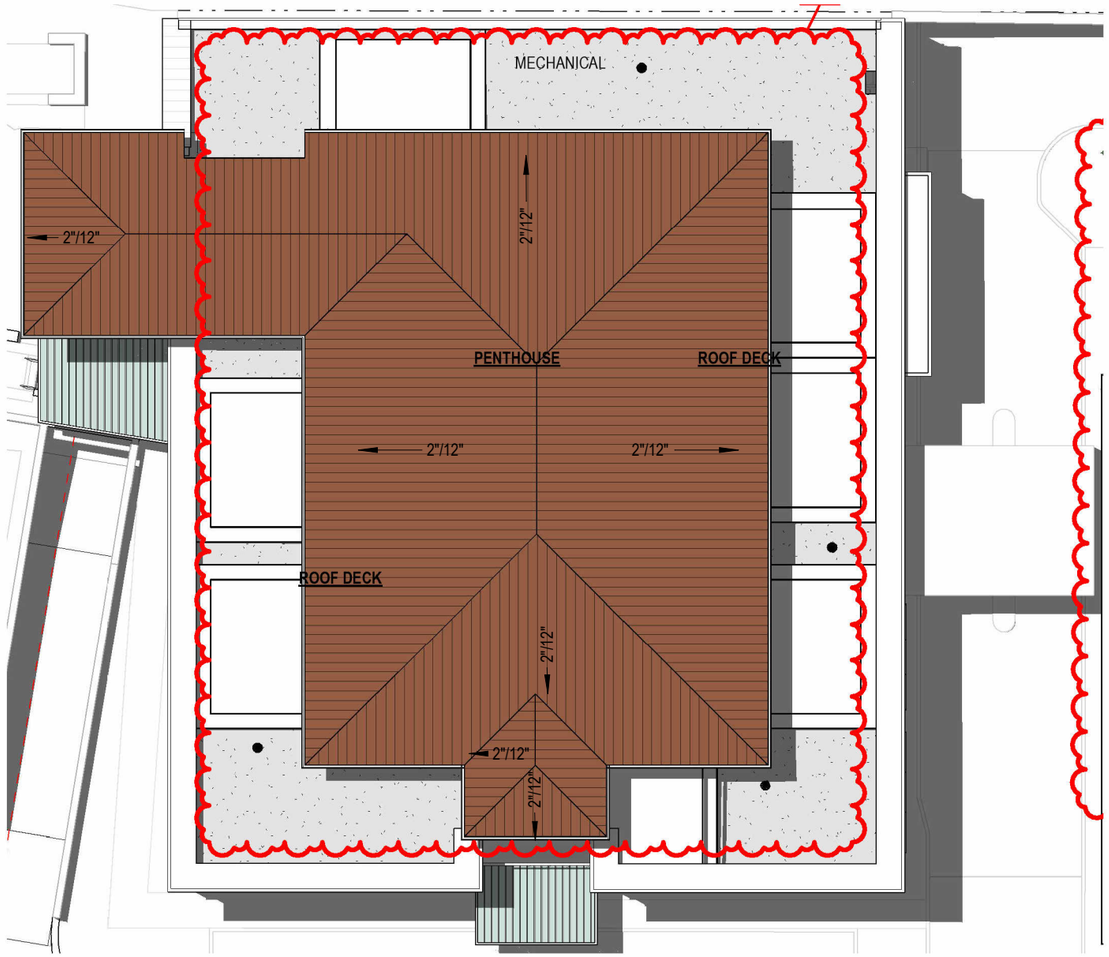
1 PROPOSED - FIRST FLOOR PLAN
3/64" = 1'-0"

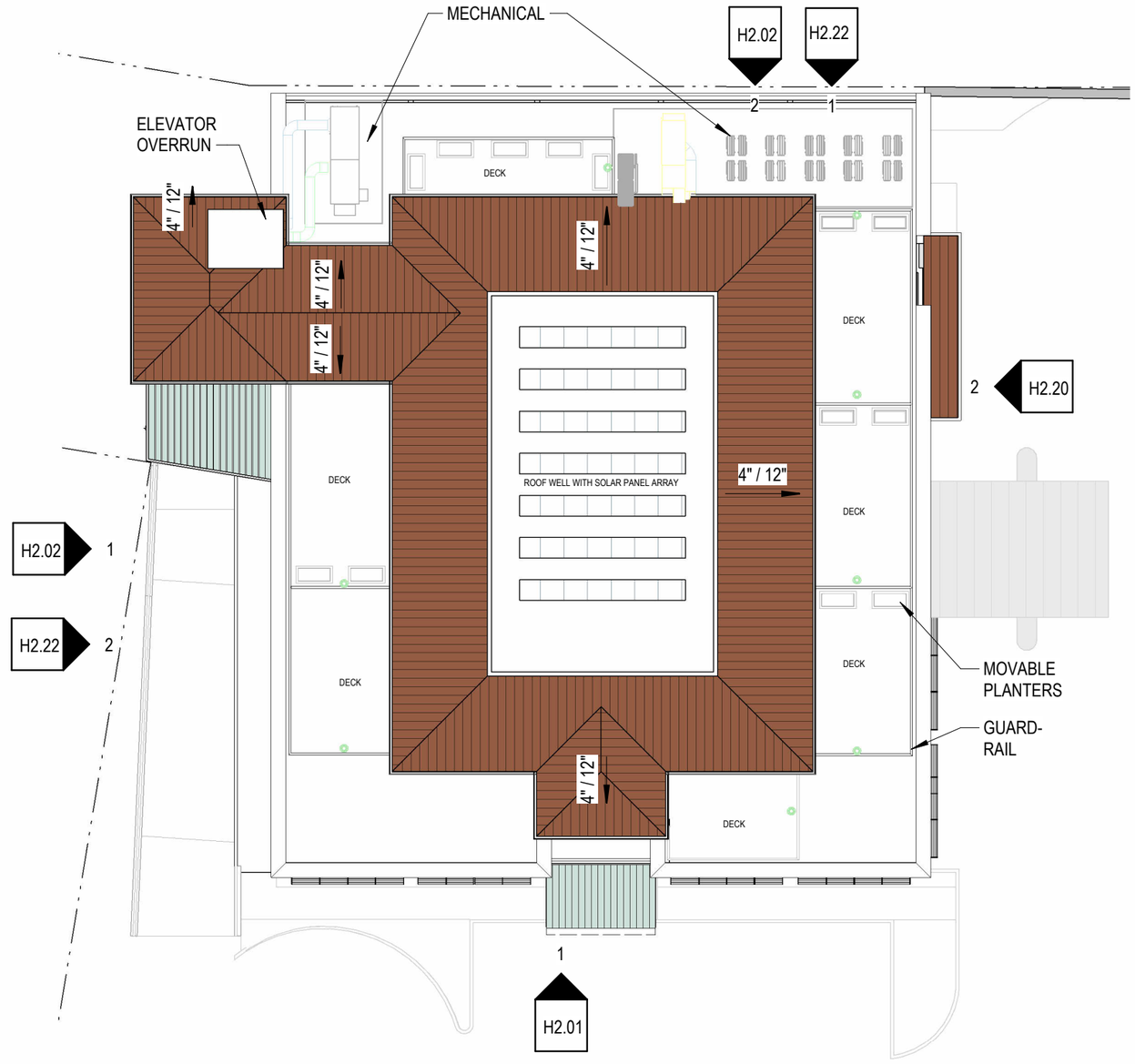
PROPOSED

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

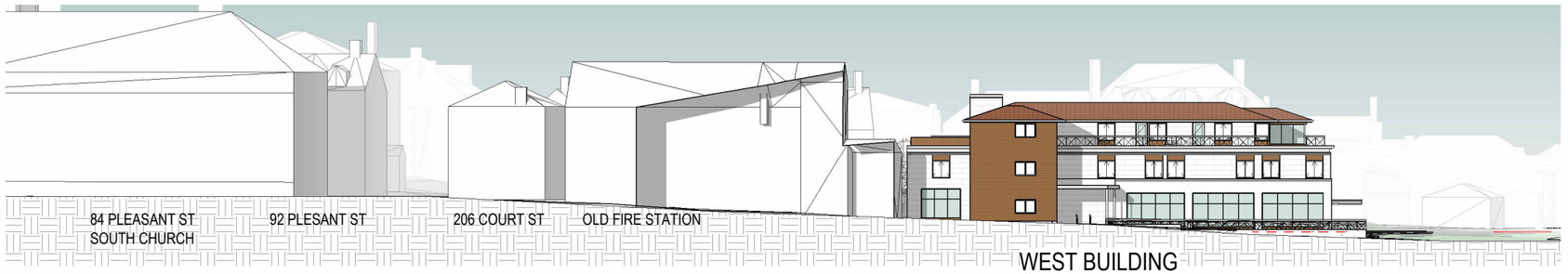
10/16/26

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

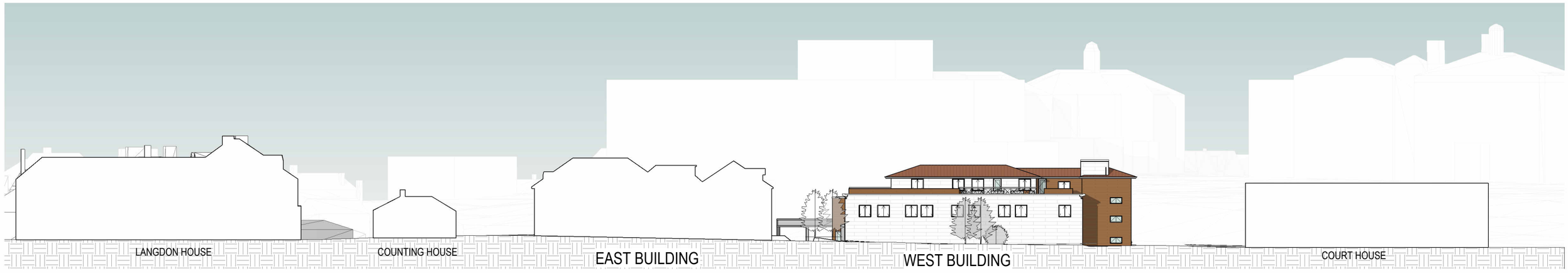
H2.01 **CONTEXT SITE SECTIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26



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



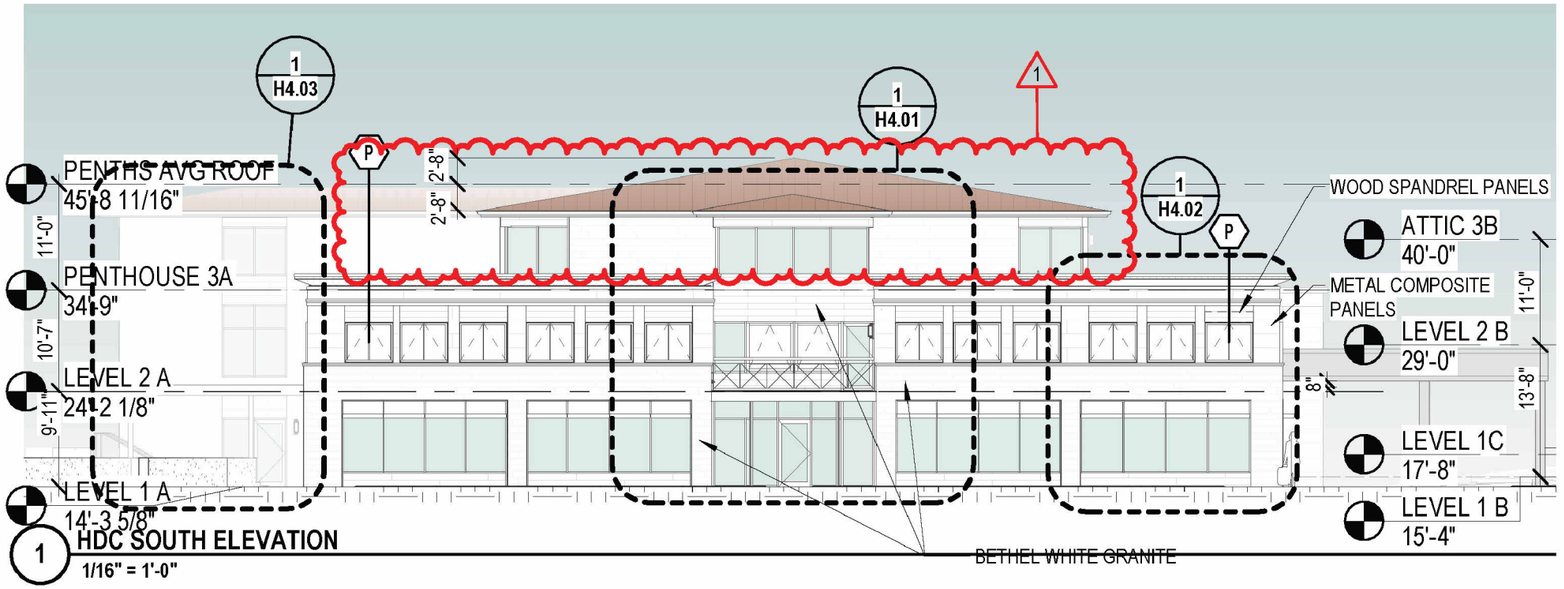
2 **NORTH SITE SECTION**
1" = 40'-0"

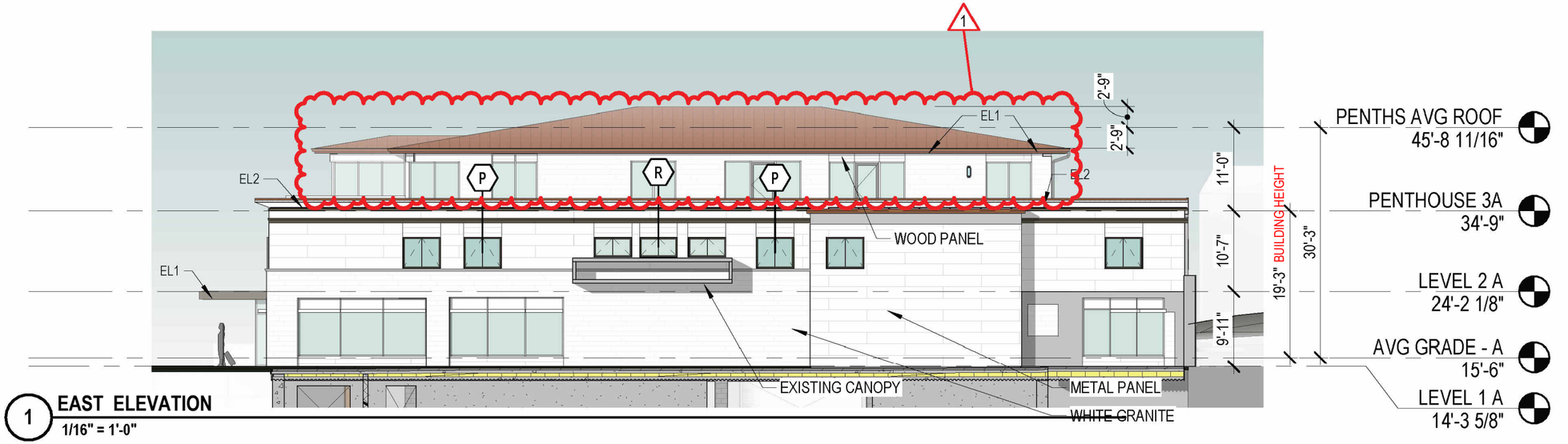
H2.02

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

ARCOVE ARCHITECTS

10/16/26





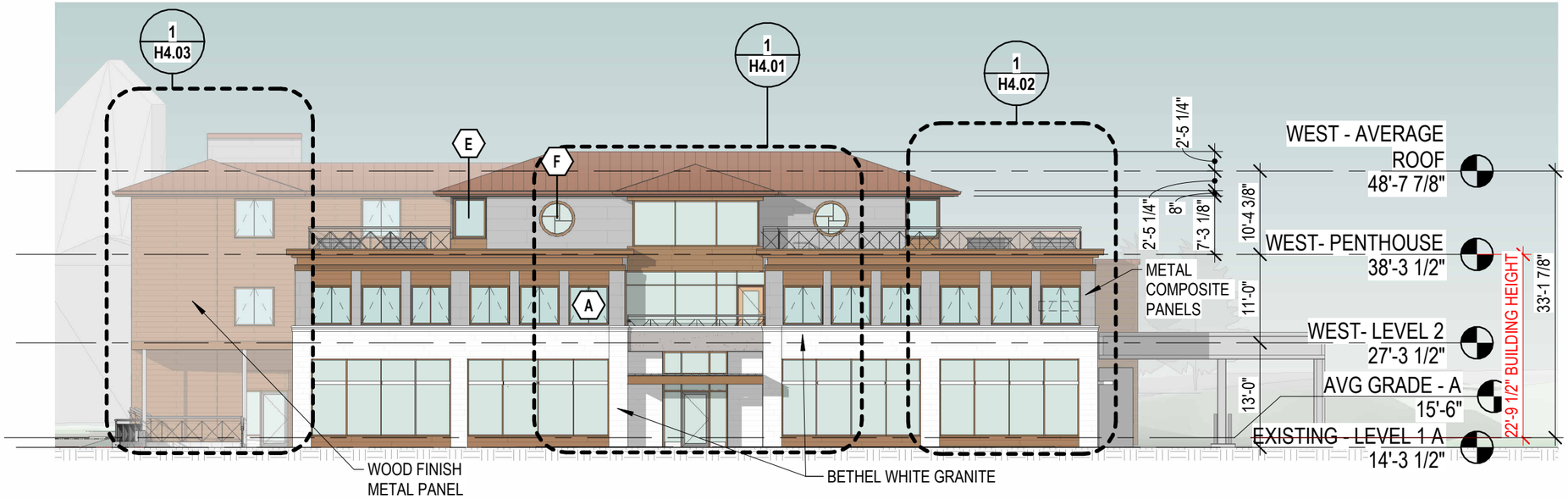
PREVIOUSLY APPROVED

H2.19

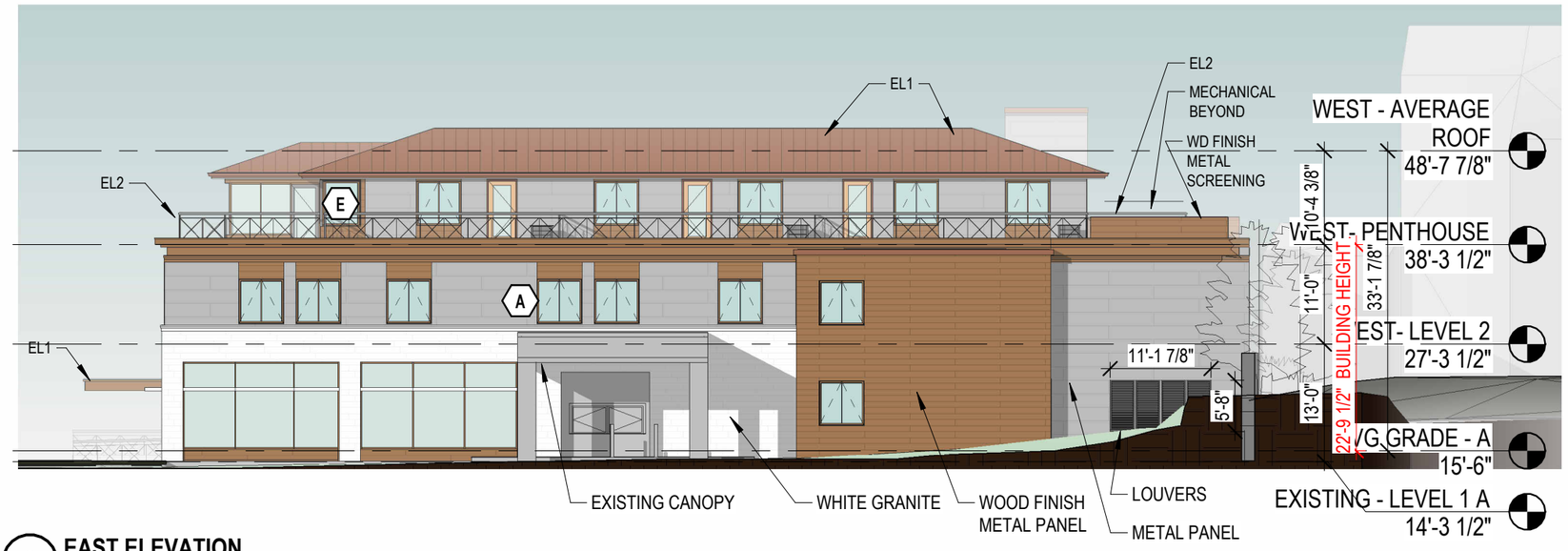
ELEVATIONS - PREVIOUSLY APPROVED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

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

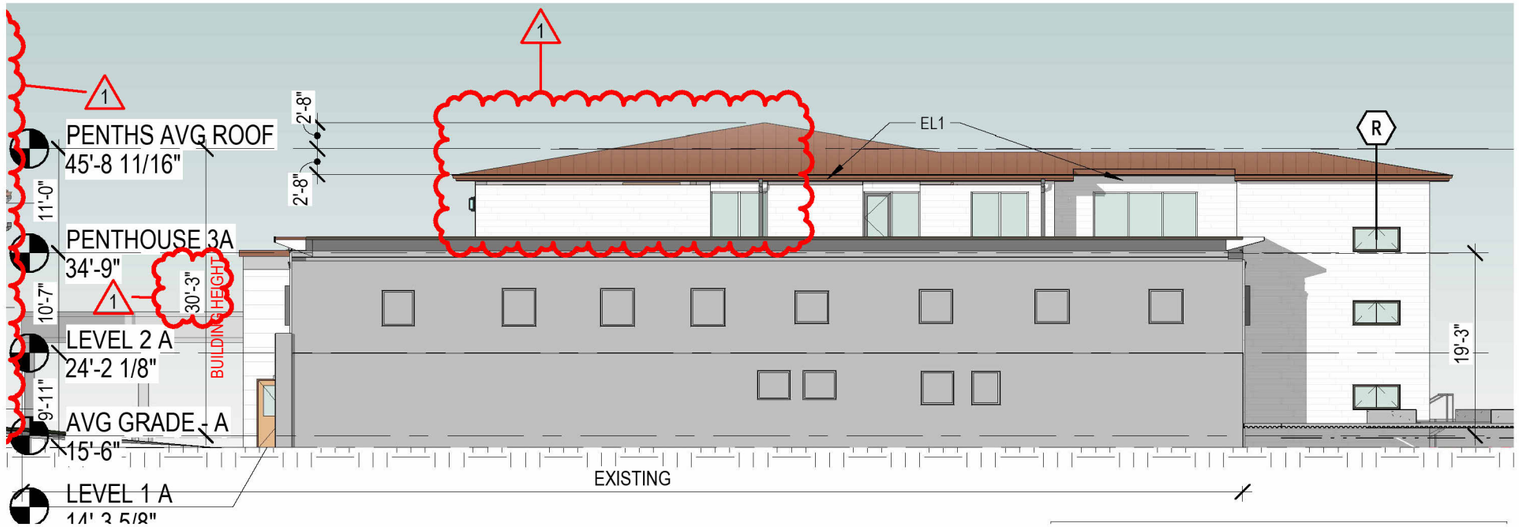
EXTERIOR LIGHTING LEGEND

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

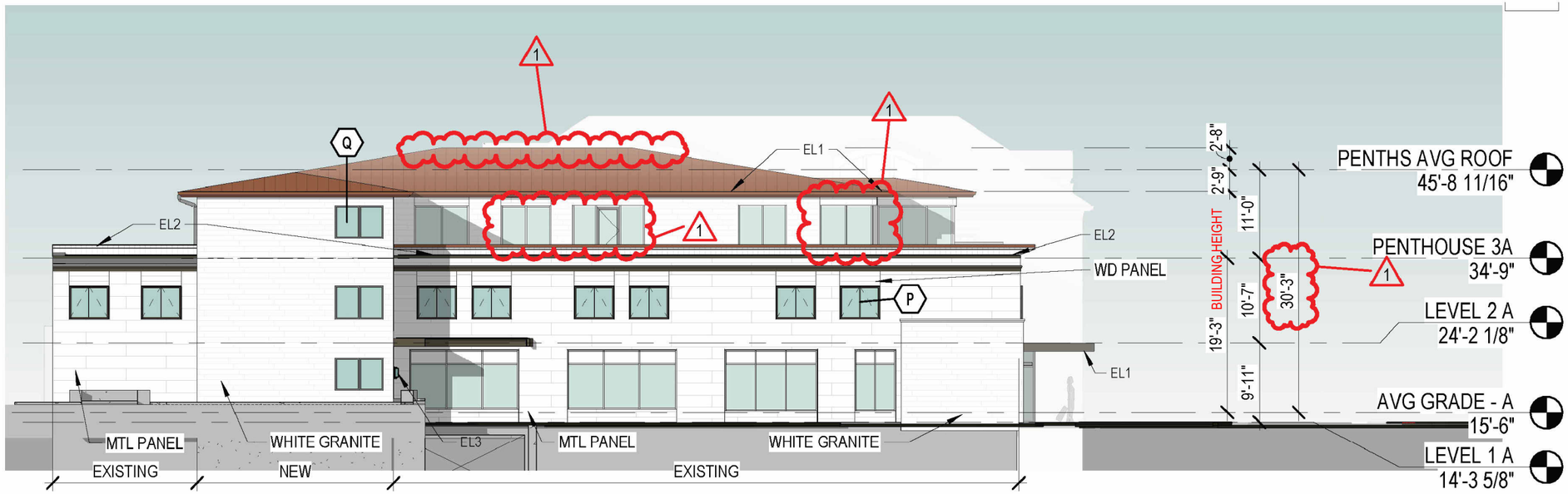
PROPOSED

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

ARCOVE ARCHITECTS
10/16/26



1 NORTH ELEVATION

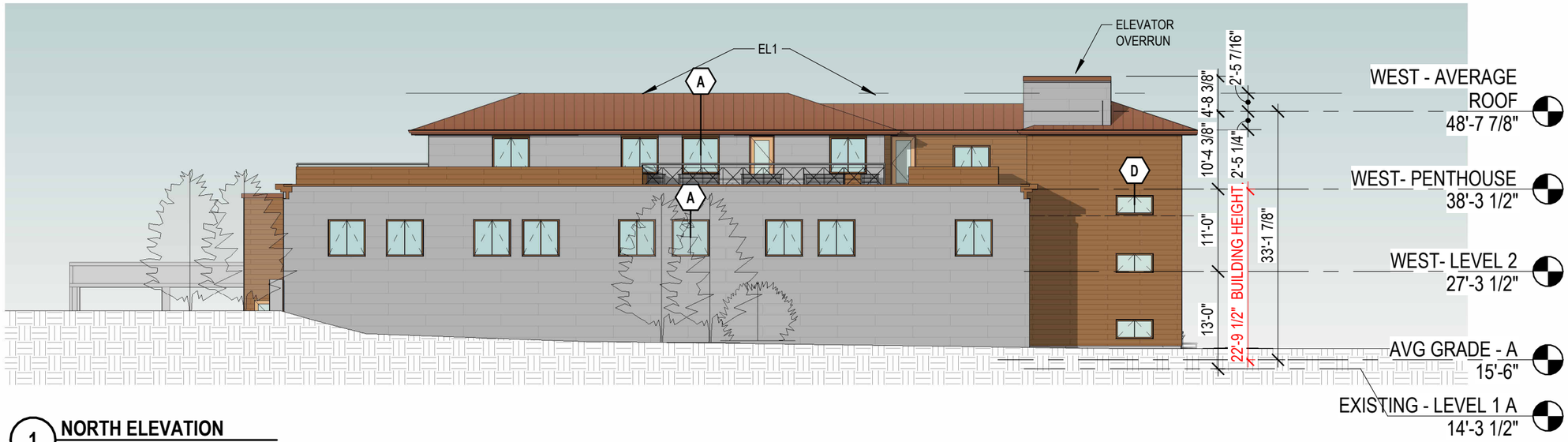


2 WEST ELEVATION
1/16" = 1'-0"

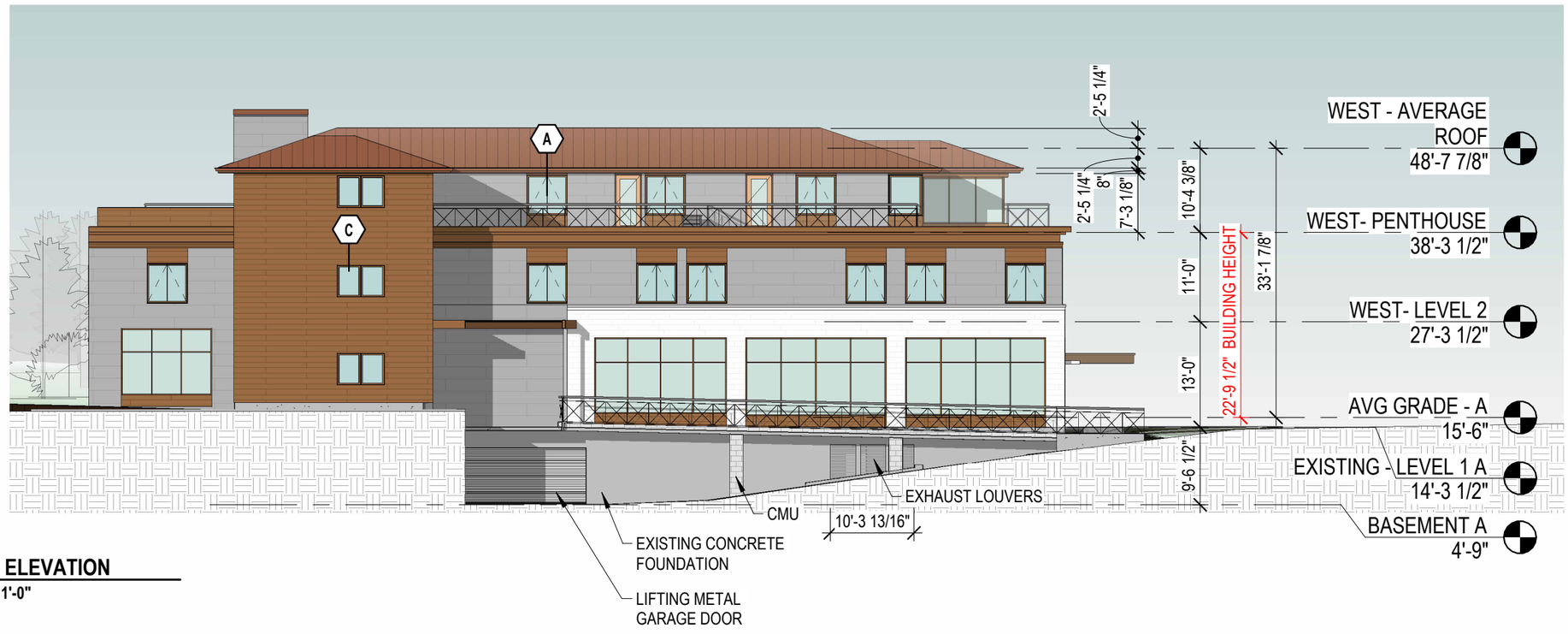
PREVIOUSLY APPROVED

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"

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

H2.22 **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

PREVIOUSLY APPROVED

PREVIOUSLY PRESENTED - VIEW FROM SOUTH AT COURTHOUSE

PROPOSED - VIEW FROM SOUTH AT COURTHOUSE

H3.01

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

ARCOVE ARCHITECTS

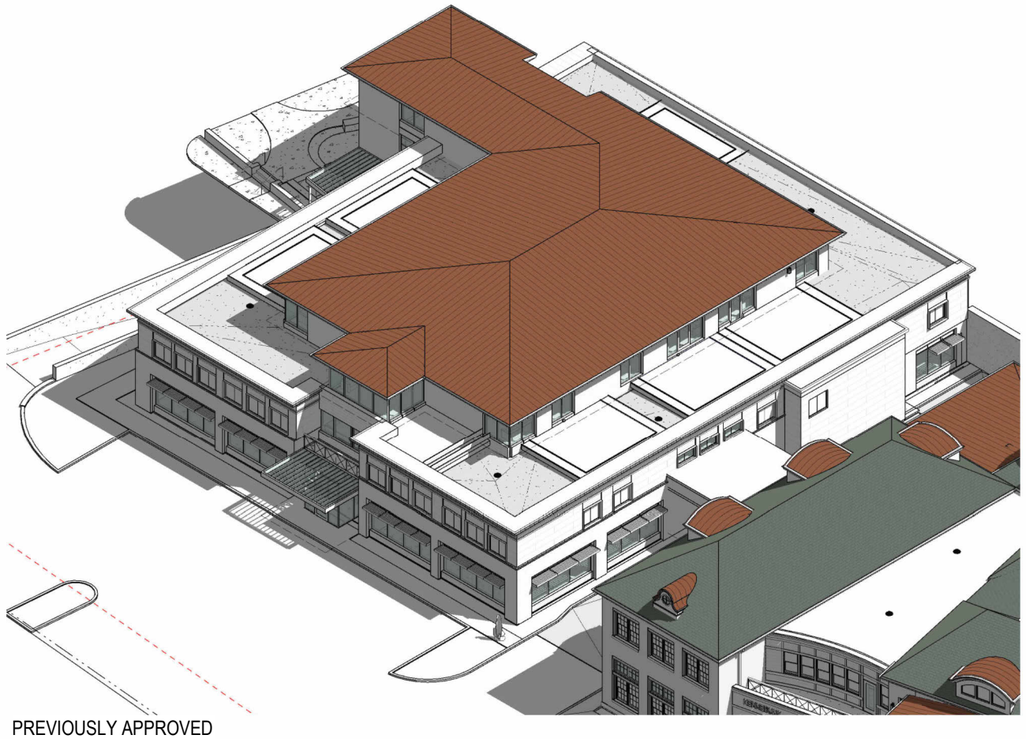
09/18/26

H3.02

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

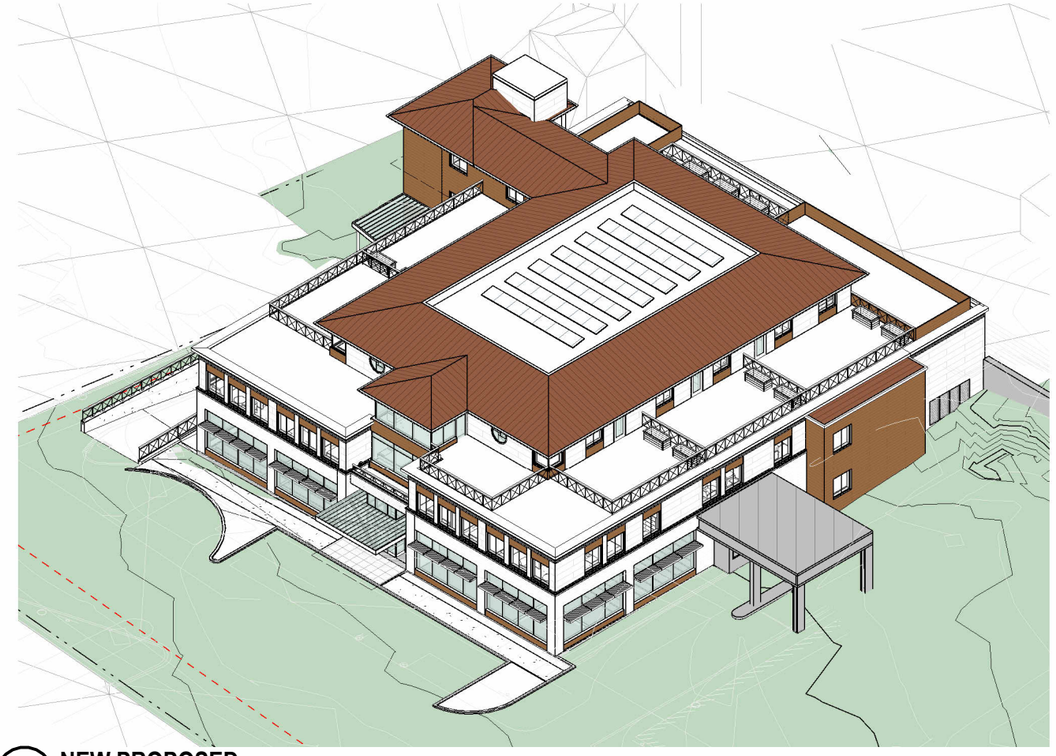
ARCOVE ARCHITECTS

09/18/26



PREVIOUSLY APPROVED

PREVIOUSLY APPROVED



1 NEW PROPOSED

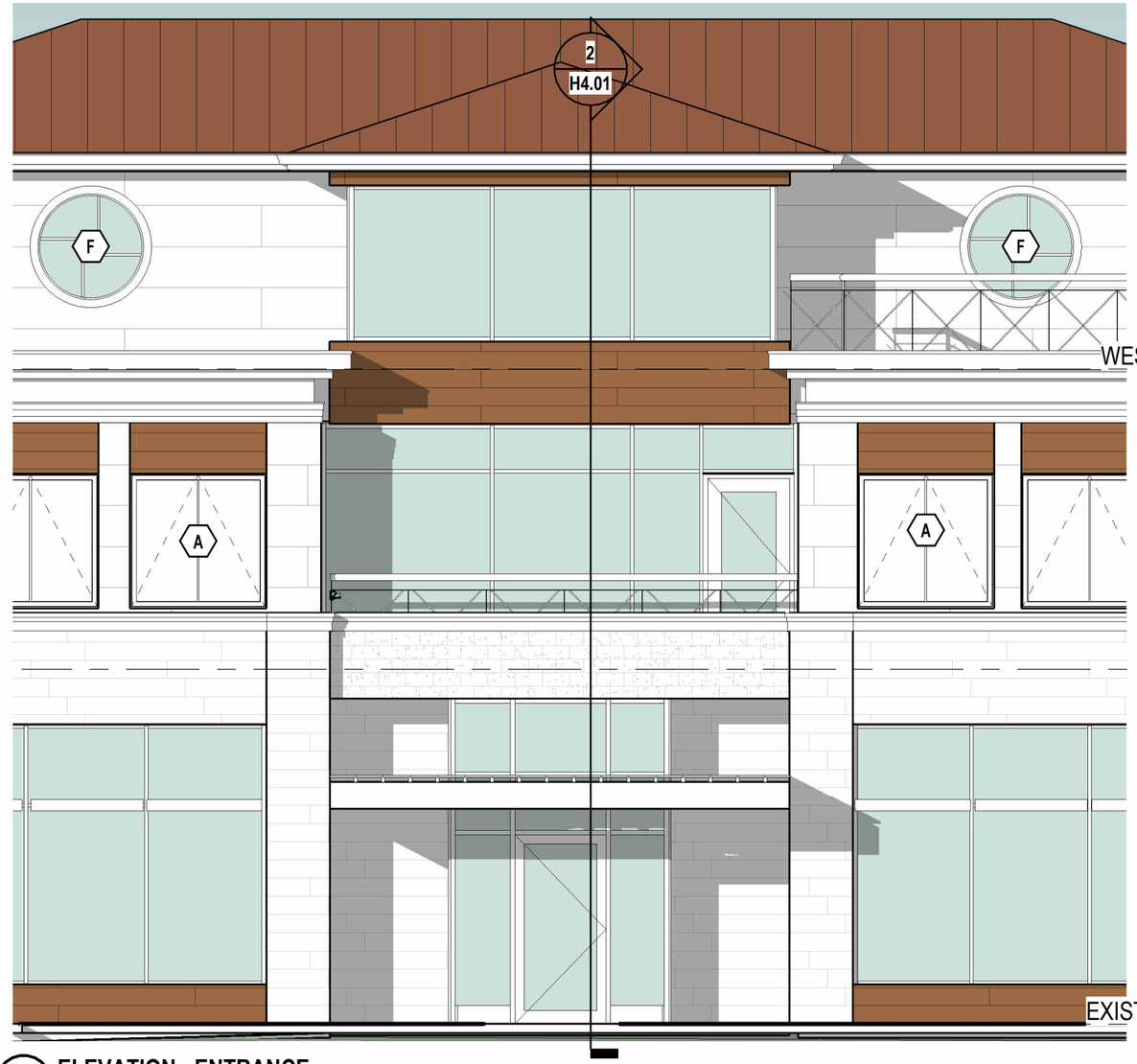
PROPOSED

H3.03

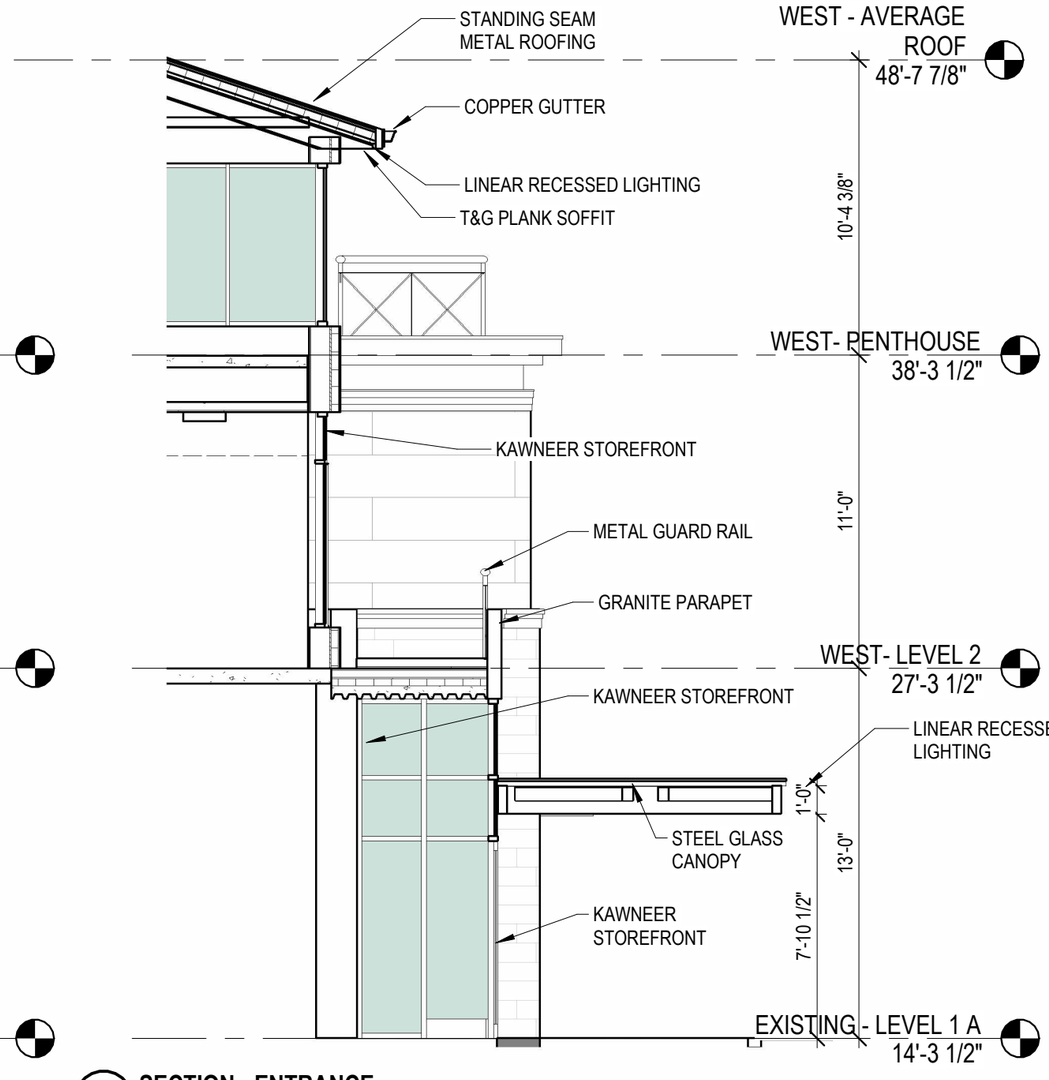
BIRDSEYE AXONOMETRIC
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

10/16/26



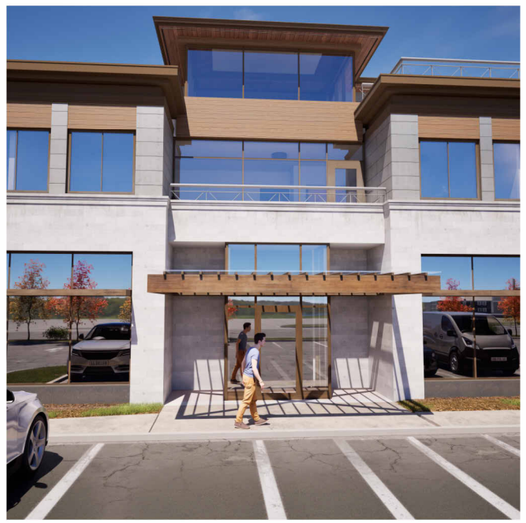
1 **ELEVATION - ENTRANCE**
3/16" = 1'-0"



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

ELEVATION KEY NOTES

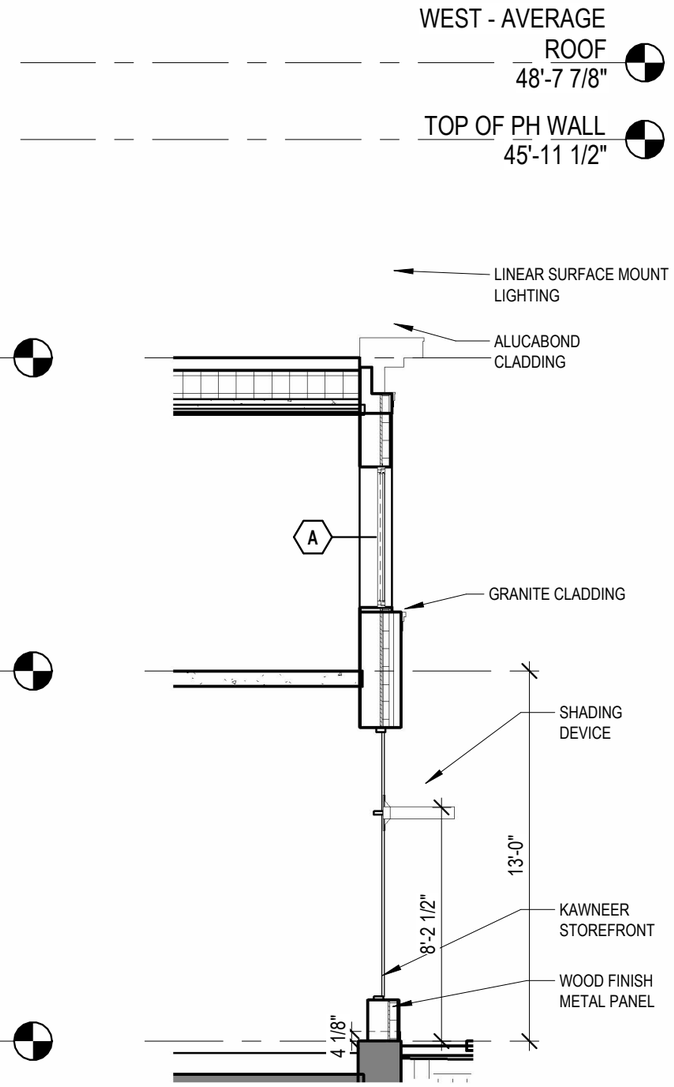
- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH METAL PANEL
- ALUMINUM SOFFIT PANELS



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

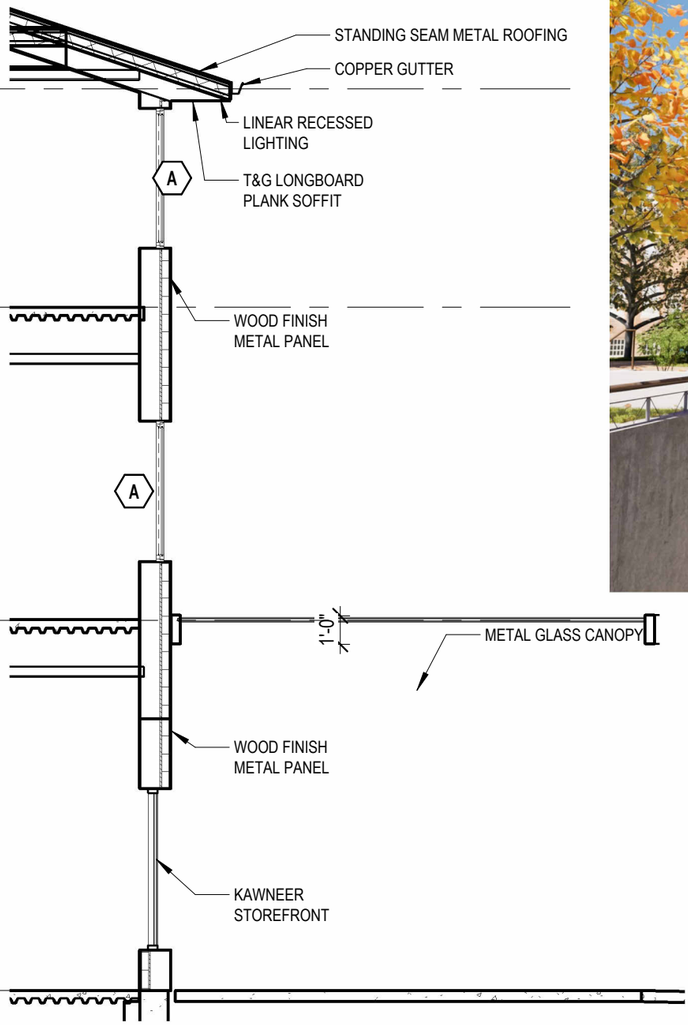
- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH METAL PANEL
- ALUMINUM SOFFIT PANELS

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

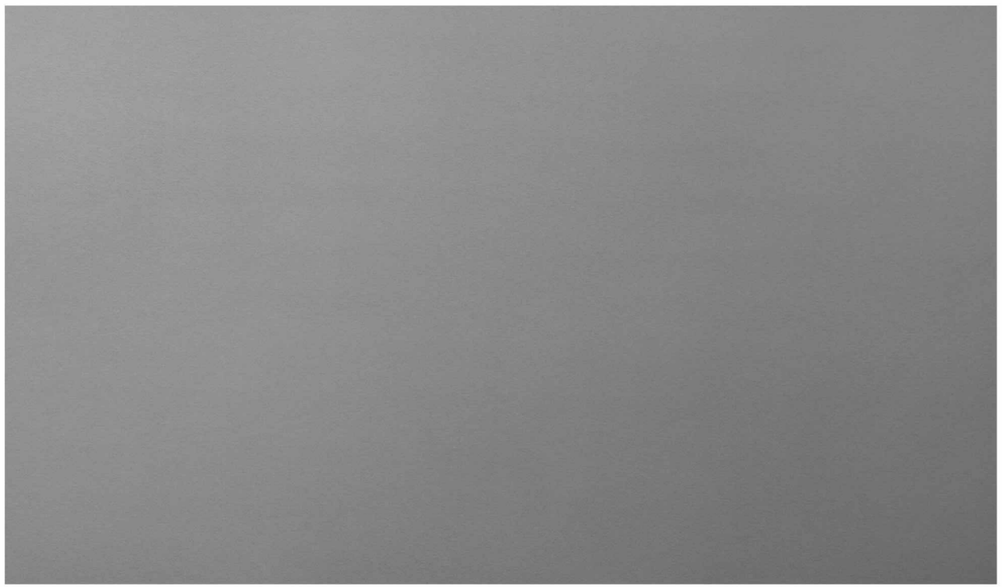
ALUCOBOND® FaceFastened

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

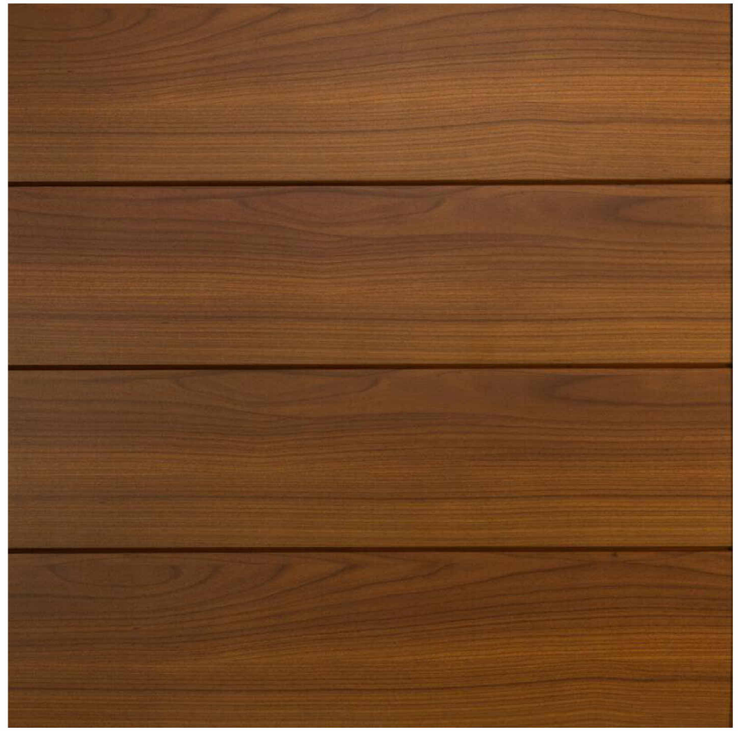
LIGHT CHERRY, 6" V-GROOVE PLANK

6" V-Groove Plank

PRODUCT COMPONENTS

V-Groove Planks

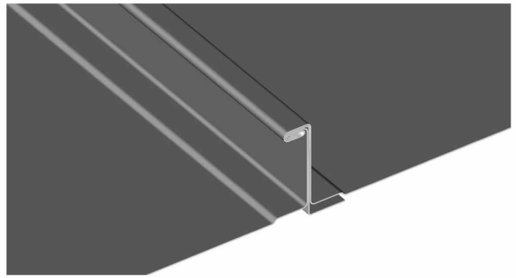
Dimensions	12′ *	24′ ‡	12′ Perf *	24′ Perf ‡
2½″	3V.145		3VP.145	
4″	4V.145	4V.289	-	-
6″	6V.145	6V.289	6VP.145	6VP.289

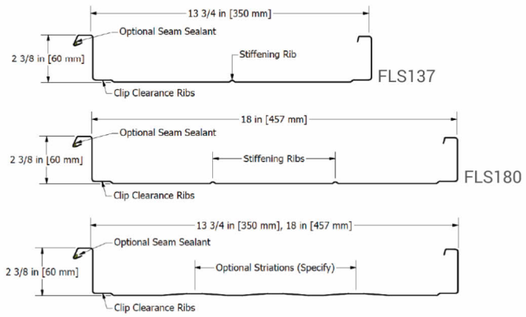


H4.06 MATERIALS - CLADDING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

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.

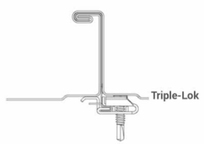
TEXTURE

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

MINIMUM SLOPE

1/2:12

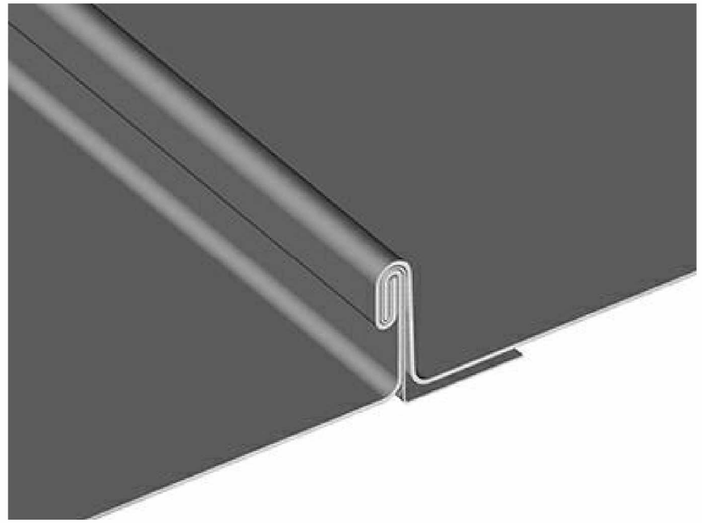
www.atas.com/fls



FLS Series standing seam panel features a Triple-Lok design

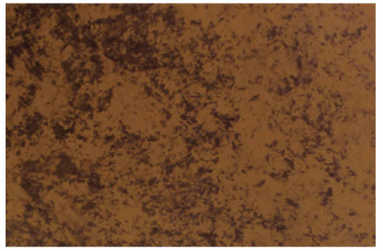
PAINTED STANDING SEAM METAL ROOFING: ATAS

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

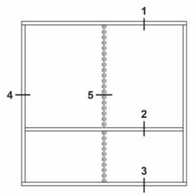
Trifab® VersaGlaze® 451/451T Framing System

APRIL, 2024

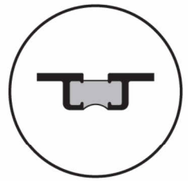
BASIC FRAMING DETAILS (FRONT)

EC 97911-316

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



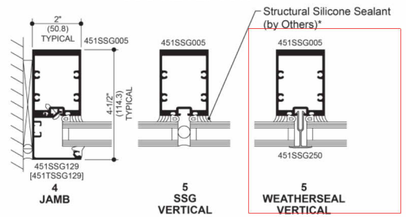
ELEVATION IS NUMBER KEYED TO DETAILS

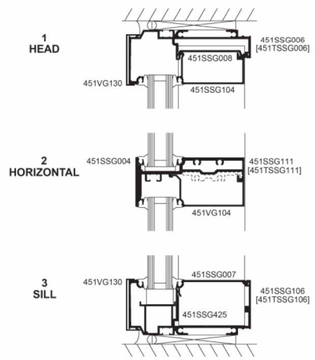


NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

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.
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DOORS - ENTRANCE

6

190/350/500 Standard Entrances

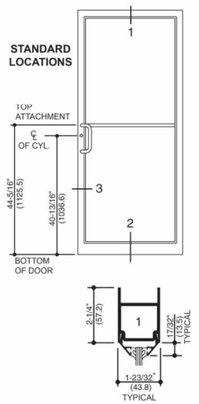
AUGUST, 2024

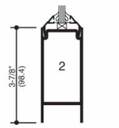
DOOR TYPES/SECTION DIMENSIONS

EC 97911-323

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

190 NARROW STILE

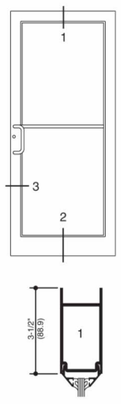


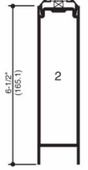


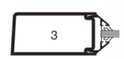
SINGLE ACTING

DOUBLE ACTING

350 MEDIUM STILE







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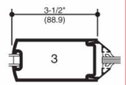
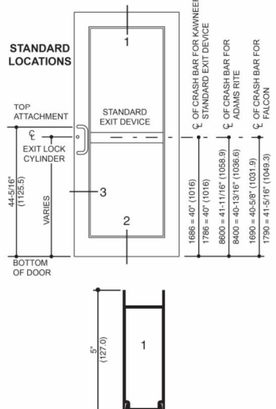
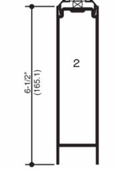
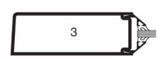


DOUBLE ACTING

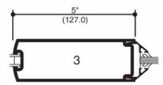
500 WIDE STILE







SINGLE ACTING



DOUBLE ACTING

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.
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DOORS - ROOF DECKS

NX-8900 Architectural Thermal Aluminum Terrace Door

AW-PG50-ATD

FEATURES:

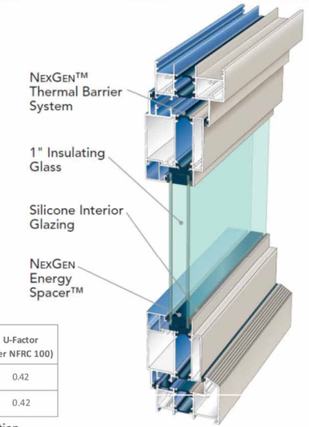
- NexGen™ Thermal Barrier System
- Integral Sidelite or Transom
- Stainless Steel Hardware
- Innovative Multi-Point Lock System
- 3 Way Adjustable Hinges
- 1" Insulating Glass Unit
- Concealed Limit Device with Door Stop

BENEFITS:

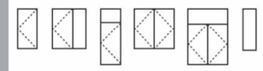
- Unmatched energy efficiency
- Outstanding air and water performance
- Versatility to accommodate custom field applications
- Durable non-corrosive hardware
- Dual color or dual finish available

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

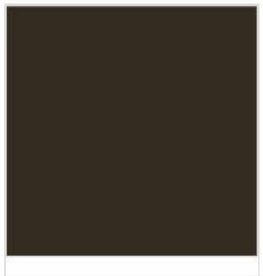
MATERIALS - DOORS & STOREFRONTS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

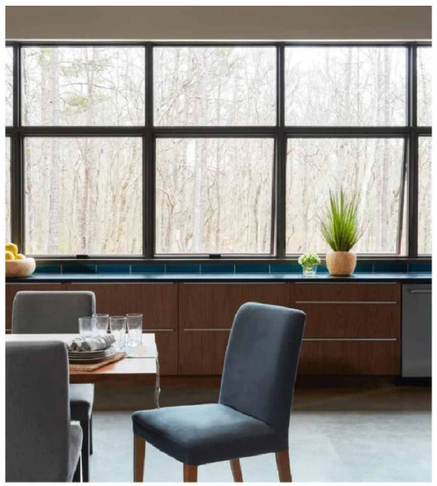
10/16/26

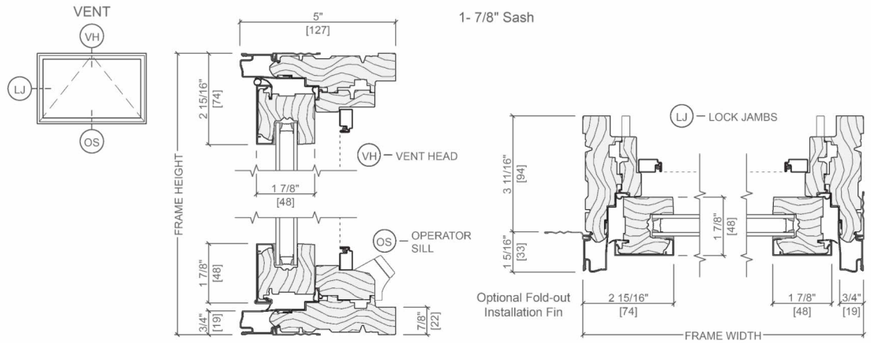
WINDOWS

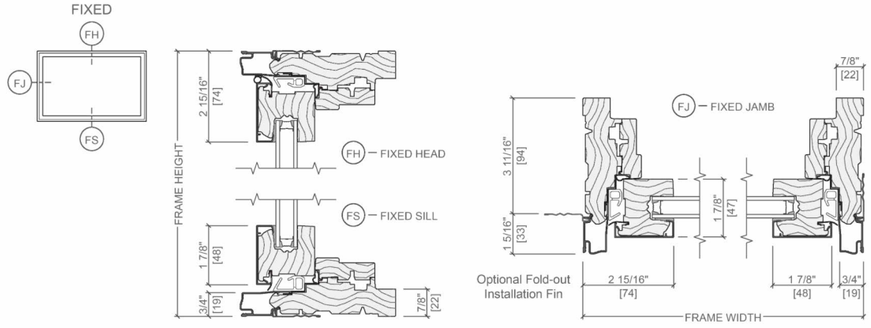
STYLE AND COLOR UNCHANGED FROM PREVIOUSLY APPROVED
PELLA RESERVE – CONTEMPORARY
ALUMINUM CLAD WOOD
COLOR: BROWN

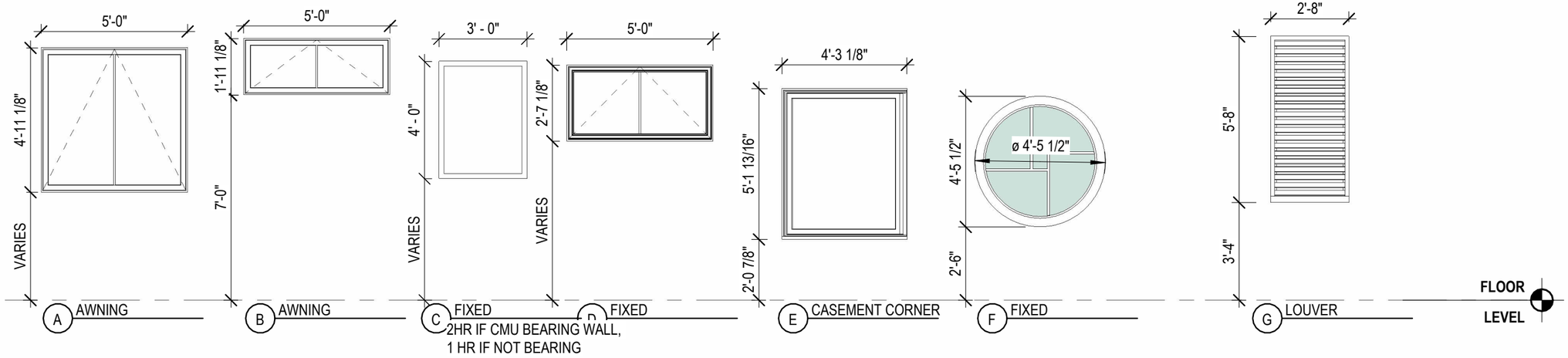


Brown









WINDOW SCHEDULE - WEST BLDG

H4.09

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

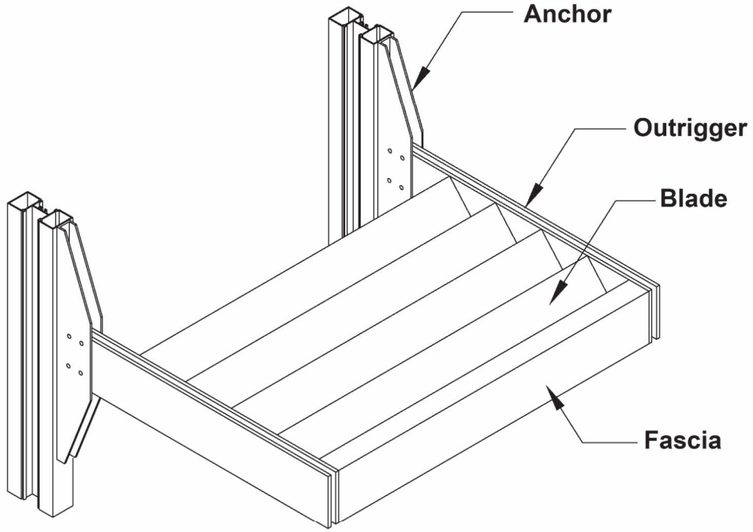
ARCOVE ARCHITECTS

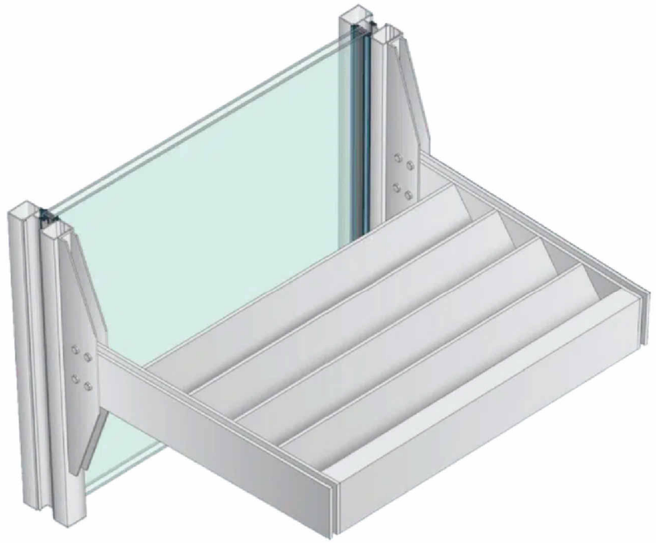
09/18/26

SHADING DEVICE - KAWNEER

Versoleil® SunShade - Outrigger Syste

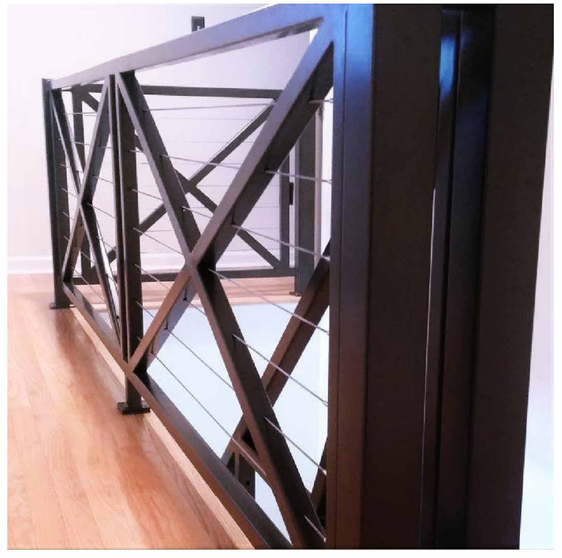
FEATURES - STOREFRO





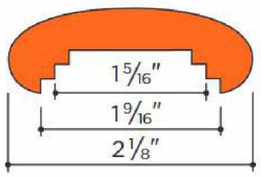
PROPOSED AS PREVIOUSLY APPROVED, NO CHANGES

GUARDRAILS AT ROOF DECKS



TOP RAIL

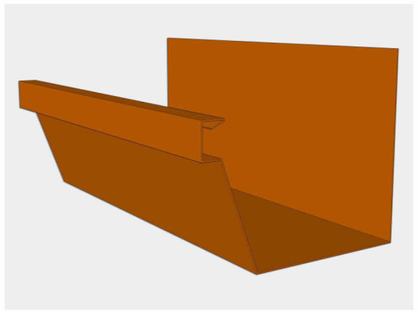
Shape: Elliptical
Materials: Bronze



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:

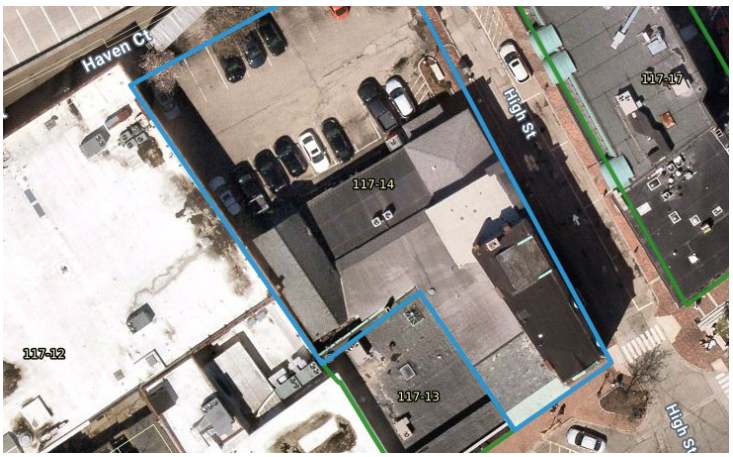
- Zoning District: CD 4
- Land Use: Mixed-Use
- Land Area: 7,185 SF +/-
- Estimated Age of Structure: c.1892
- Building Style: Richardsonian Romanesque
- Number of Stories:3
- Historical Significance: Focal
- Public View of Proposed Work: Congress and High Streets
- Unique Features: N/A
- Neighborhood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

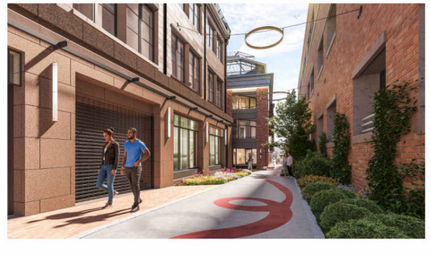
For newly proposed changes to 15 Congress Street (Map 0117 Lot 12), the following is proposed:

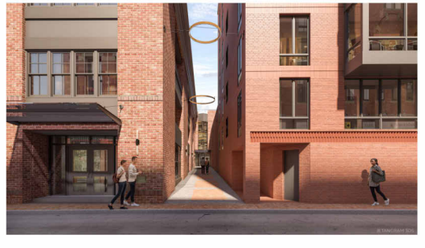
-New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience between High Street and Fleet Street. The upper floors and roof top will be residential use for apartments and coliving. The lower floor will remain retail and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

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HN0.02 - DRAWING INDEX

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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

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H5.33 VINGNETTE - HIGH ST FROM CONGRESS ST
H5.34 VINGNETTE - HIGH ST FROM BUS STOP
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H5.52 MATERIALS - ARCADE FENESTRATION
H5.53 MATERIALS - CLADDING
H5.54 MATERIALS - CLADDING
H5.55 MATERIALS - STOREFRONT & LIGHTING SCONCE

15 CONGRESS STREET

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HN2.00 - EAST ELEVATION
HN2.01 - NORTH ELEVATION - HAVEN COURT
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HN3.03 - DETAIL - HAVEN COURT, BRICK WALL
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HN3.05 - DETAIL - HAVEN COURT, EAST CORNER
HN3.06 - DETAIL - FLEET STREET, NORTH ENTRANCE
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HN3.08 - DETAIL - SOUTH ALLEY, STOREFRONT

HN4.01 - PERSPECTIVE NW FLEET STREET
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HN5.00 - WINDOW, DOOR & FRAME TYPES
HN5.01 - STOREFRONTS & CURTAIN WALLS

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HN6.01 - MATERIALS, WINDOWS
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HN6.05 - MATERIALS, MASONRY
HN6.06 - MATERIALS, SPECIALTIES

HN0.02 DRAWING INDEX
ONE MARKET SQUARE, LLC

10/16/2026

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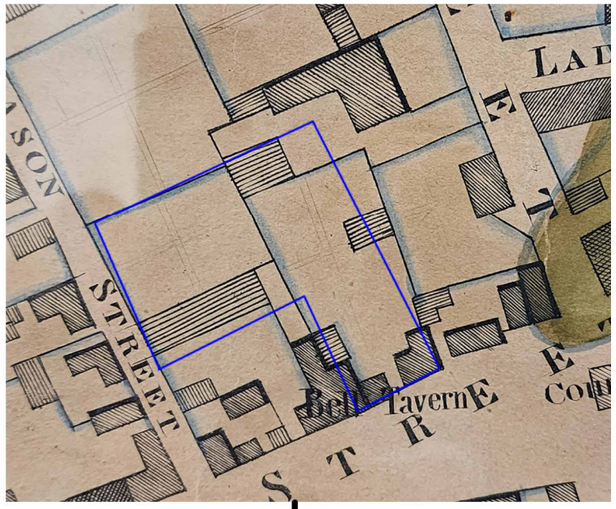
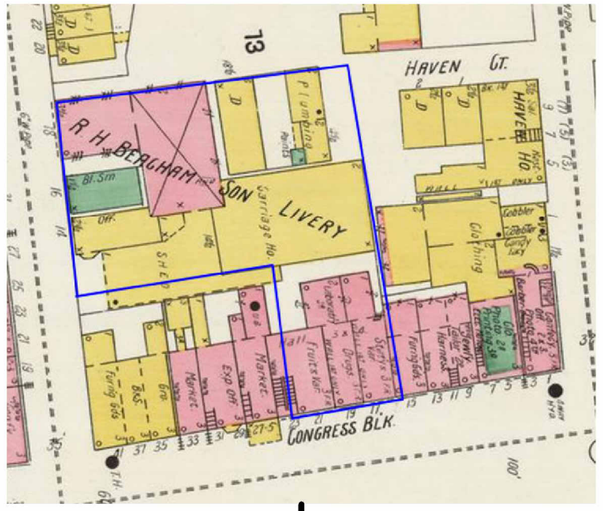
MAP BOUNDARIES

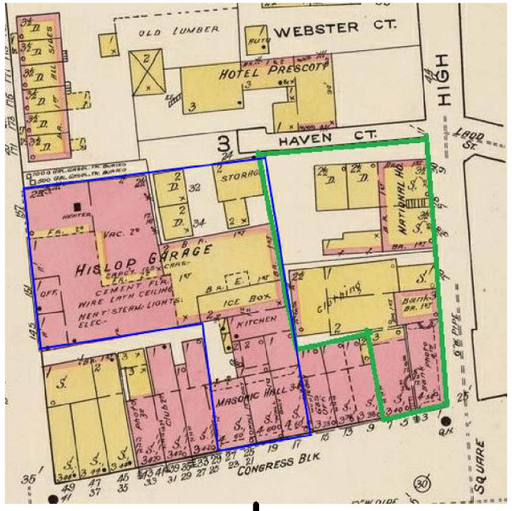


1813
STABLES & COMMERCE

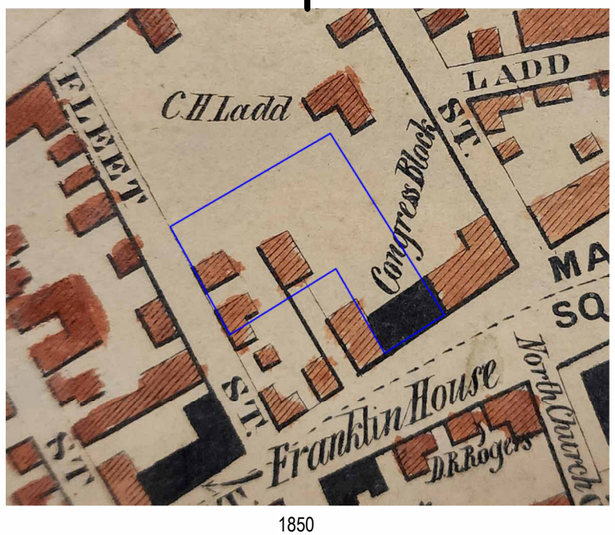
1876
STABLES, RESIDENTIAL & COMMERCE



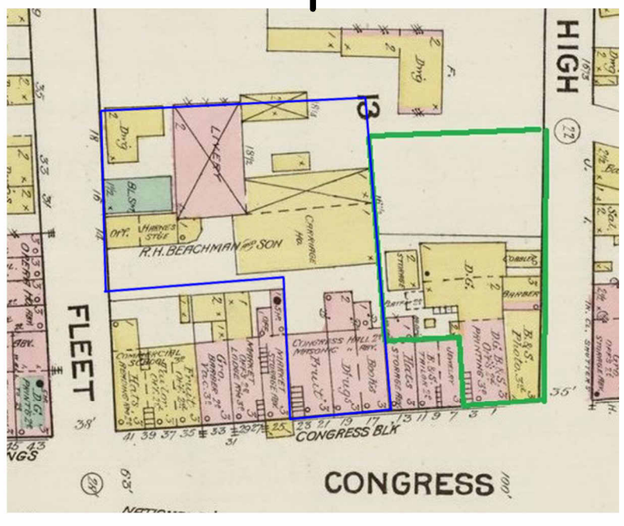
1904
STABLES, RESIDENTIAL & COMMERCE



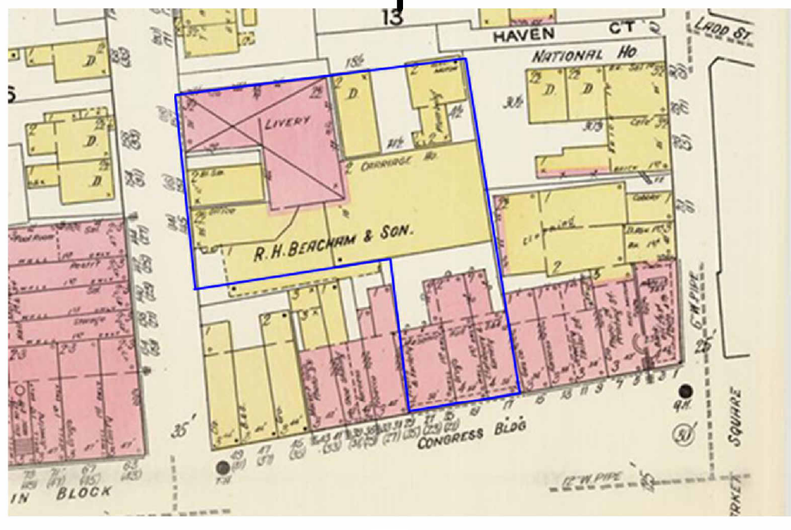
1920
GARAGE, RESIDENTIAL & COMMERCE



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

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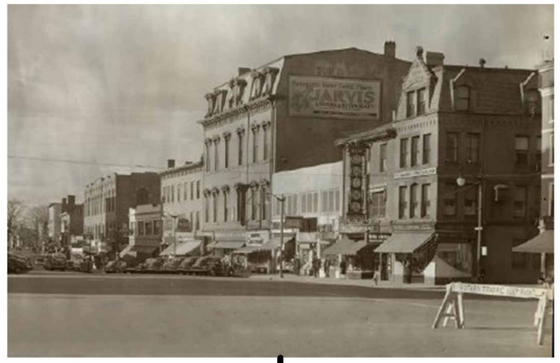
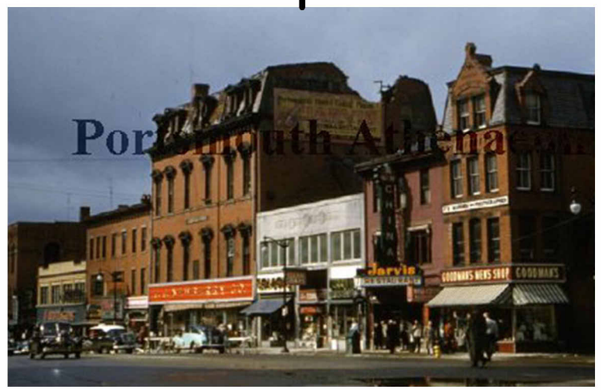
CONGRESS STREET

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

1890
PRESTONS PHARMACY
RESIDENTIAL ABOVE



1955
NEWBERRY

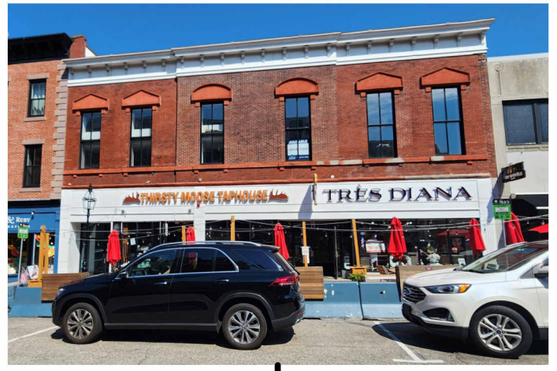


FIRE FEB 29TH, 1956

DEMOLITION AFTER THE FIRE

1980
NEWBERRY

1988
NEWBERRY



2024
EXISTING

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

10/18/24

Portsmouth Athenaeum
ARCOVE
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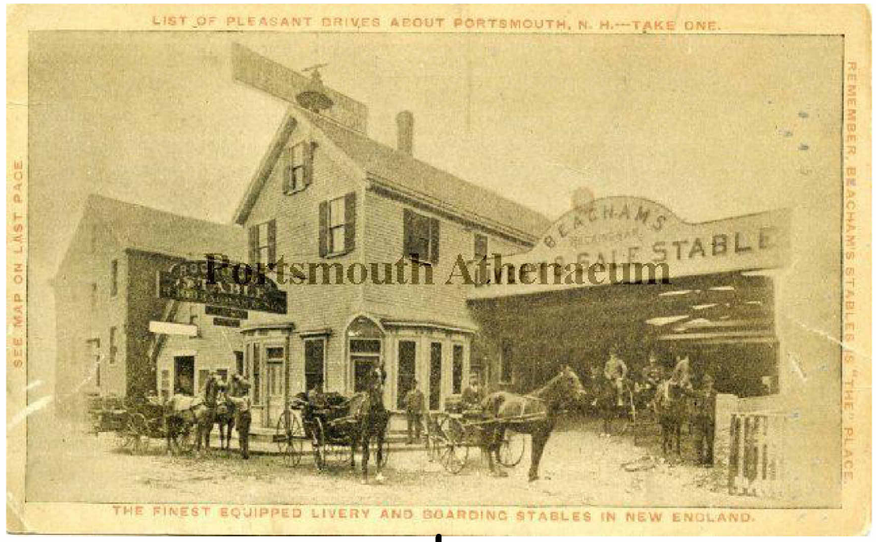
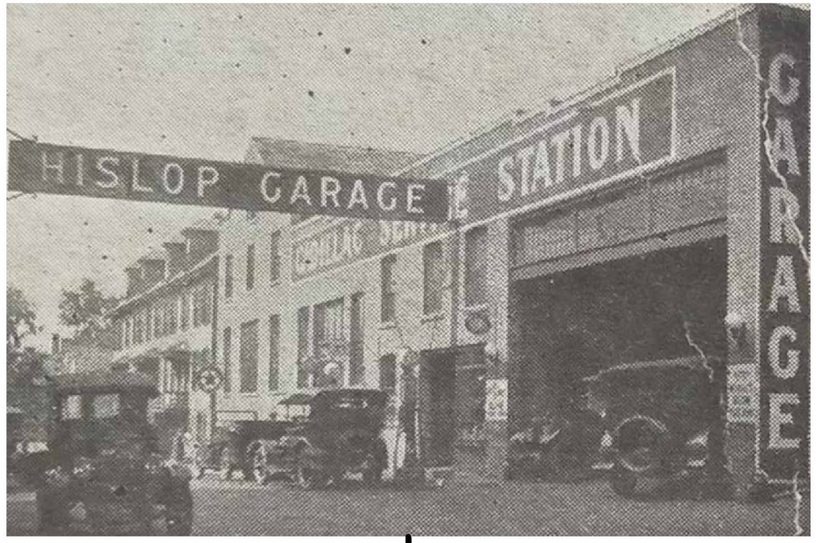
FLEET STREET



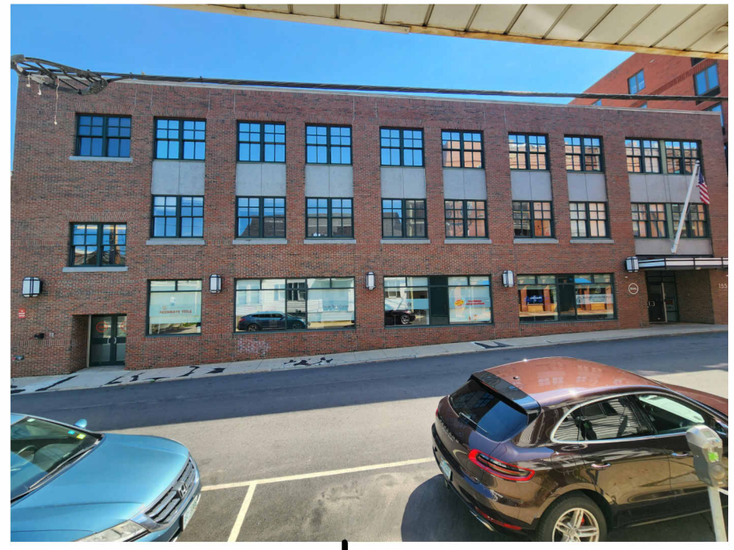
1900

HAVEN HOUSE YARD LOOKING TOWARDS
THE BACK OF LIVERY STABLES



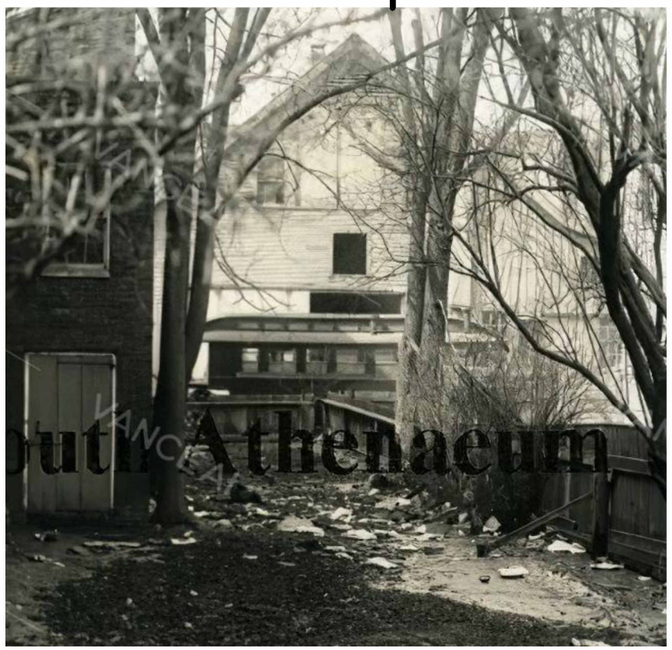
1910-1951

HISLOP GARAGE OWNED BY LIVERY STABLES UNTIL 1912



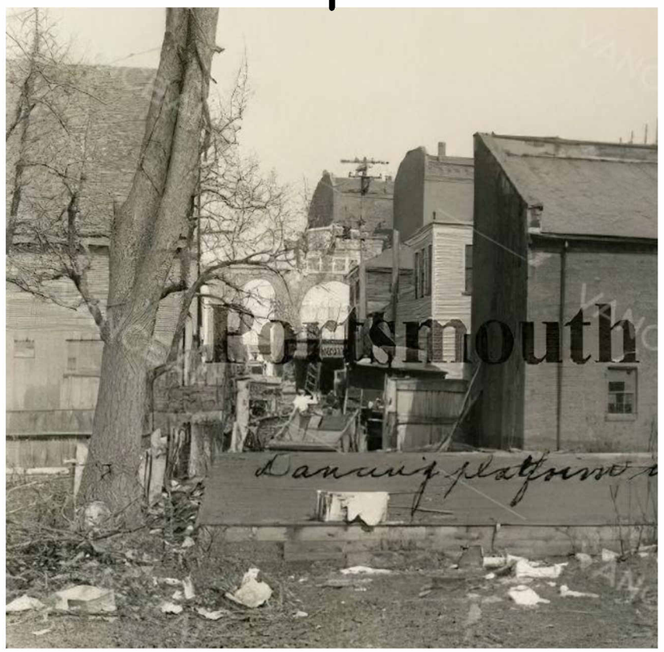
2024

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

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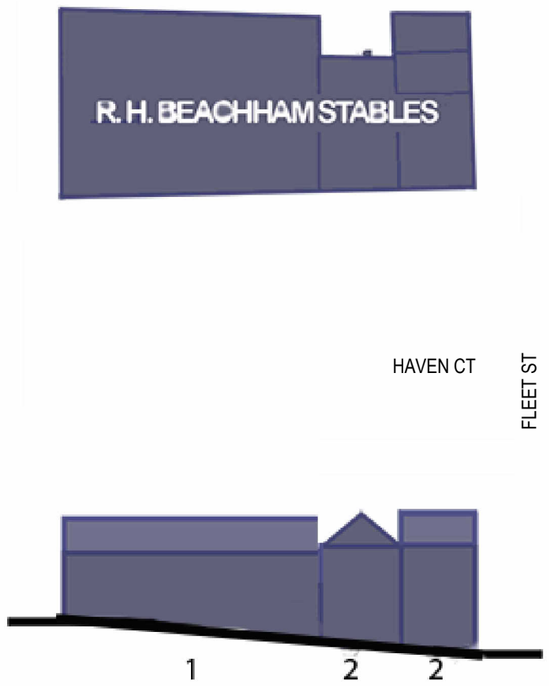
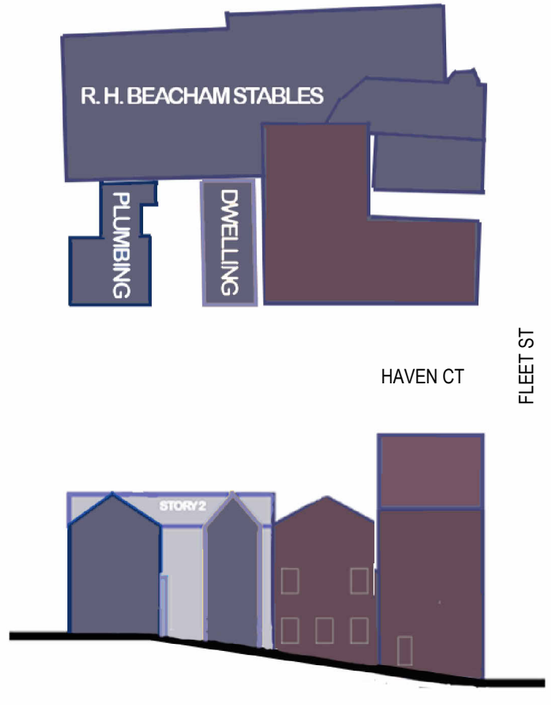
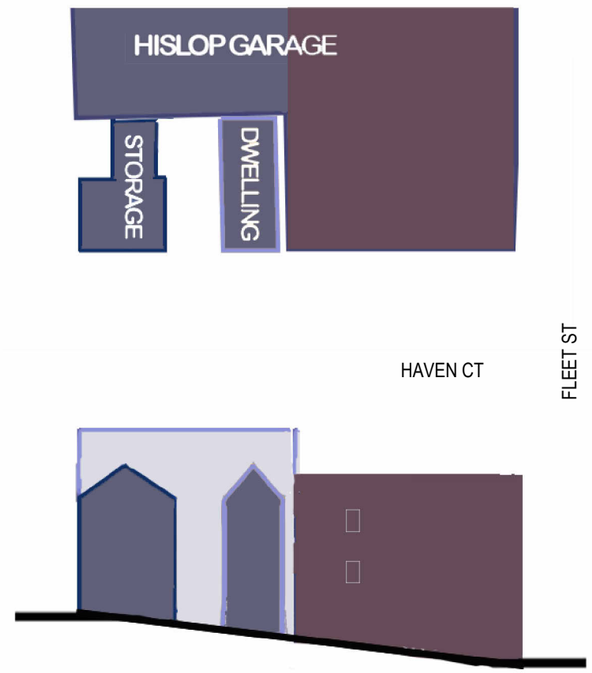
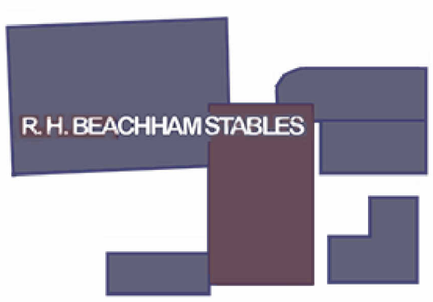
HAVEN COURT

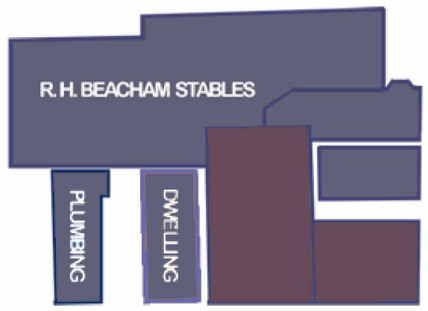


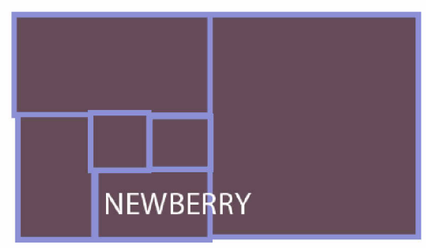


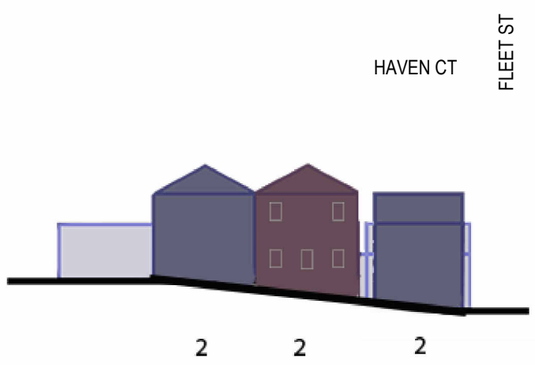


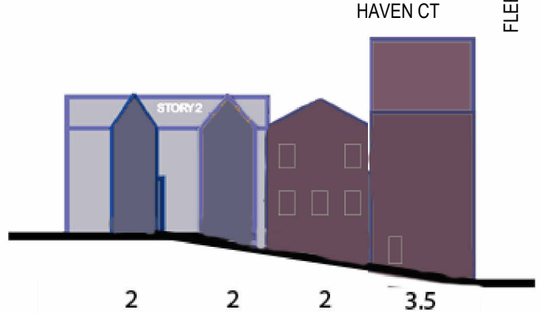
1876
1887
1904
1910
1920
1960

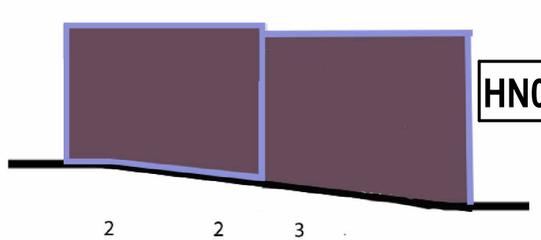












HN0.14 **HISTORIC CONDITIONS, HAVEN CT**
1-15 CONGRESS STREET

10/18/24

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ARCOVE

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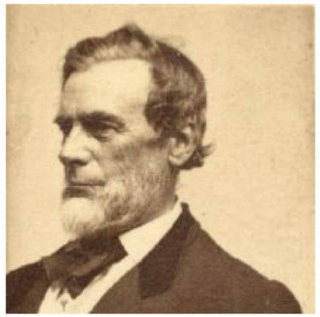
Ownership:

	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

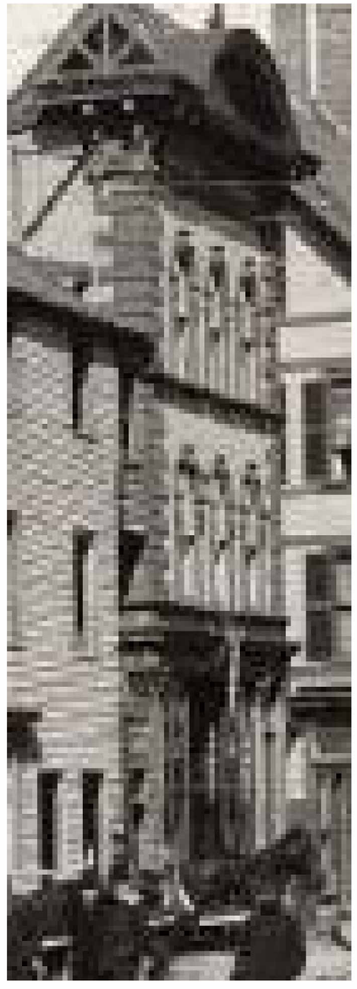
The building currently at 18 High Street was constructed shortly after the Congress Block Fire of 1865 by Samuel Elliot Coues.

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

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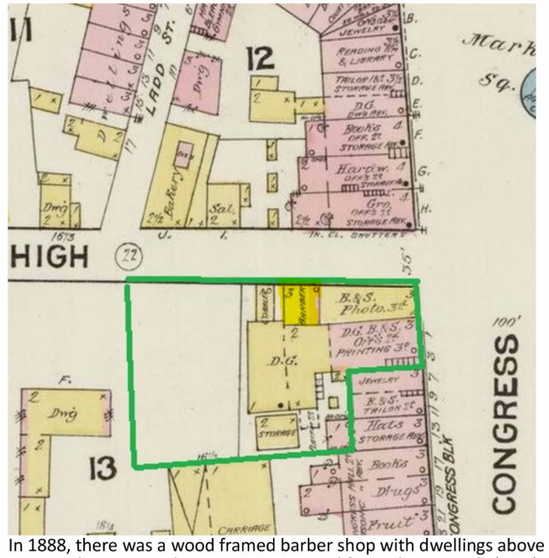
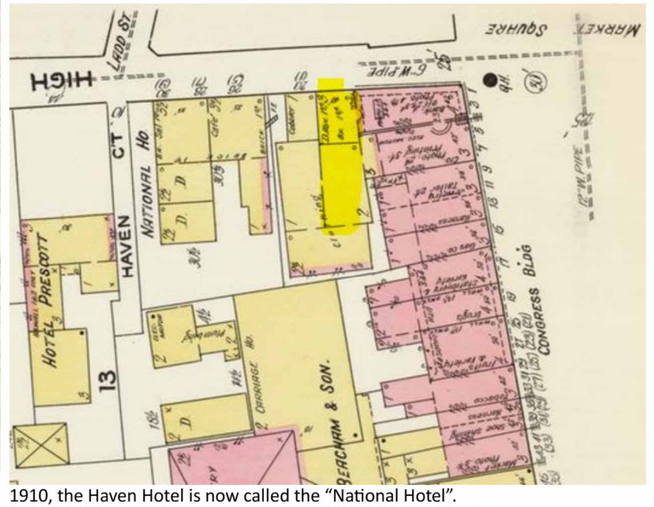
1813 - No building at 18 High Street. The large building across from Pierce block is a house, built by merchant John Newmarch with timbers salvaged from half of the first South Mill Meeting House. Later his daughter lived there with Richard Billings, clerk to John Hancock, a "citizen of distinction". 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.



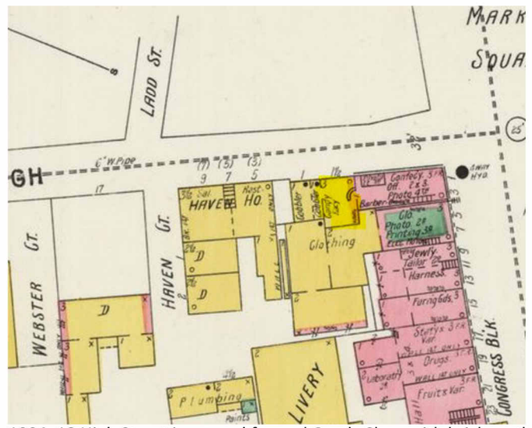
In 1888, there was a wood framed barber shop with dwellings above at 18 High Street, with a new 2 story wood framed Dry Goods (D.G.) warehouse behind.

1876 – the first building at 18 High St

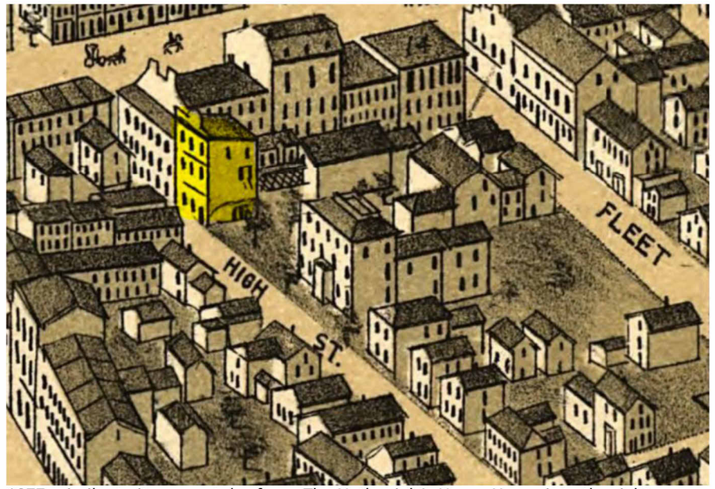


1910, the Haven Hotel is now called the "National Hotel". Nathaniel Haven's old house has become "Hotel Prescott". 18 High remains retail with dwelling above, wood framed.

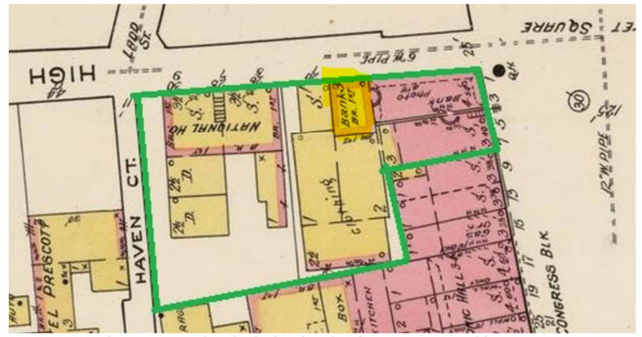
1850 (no building at 18 High St)



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).

HDC-2

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

04/24/2026

N

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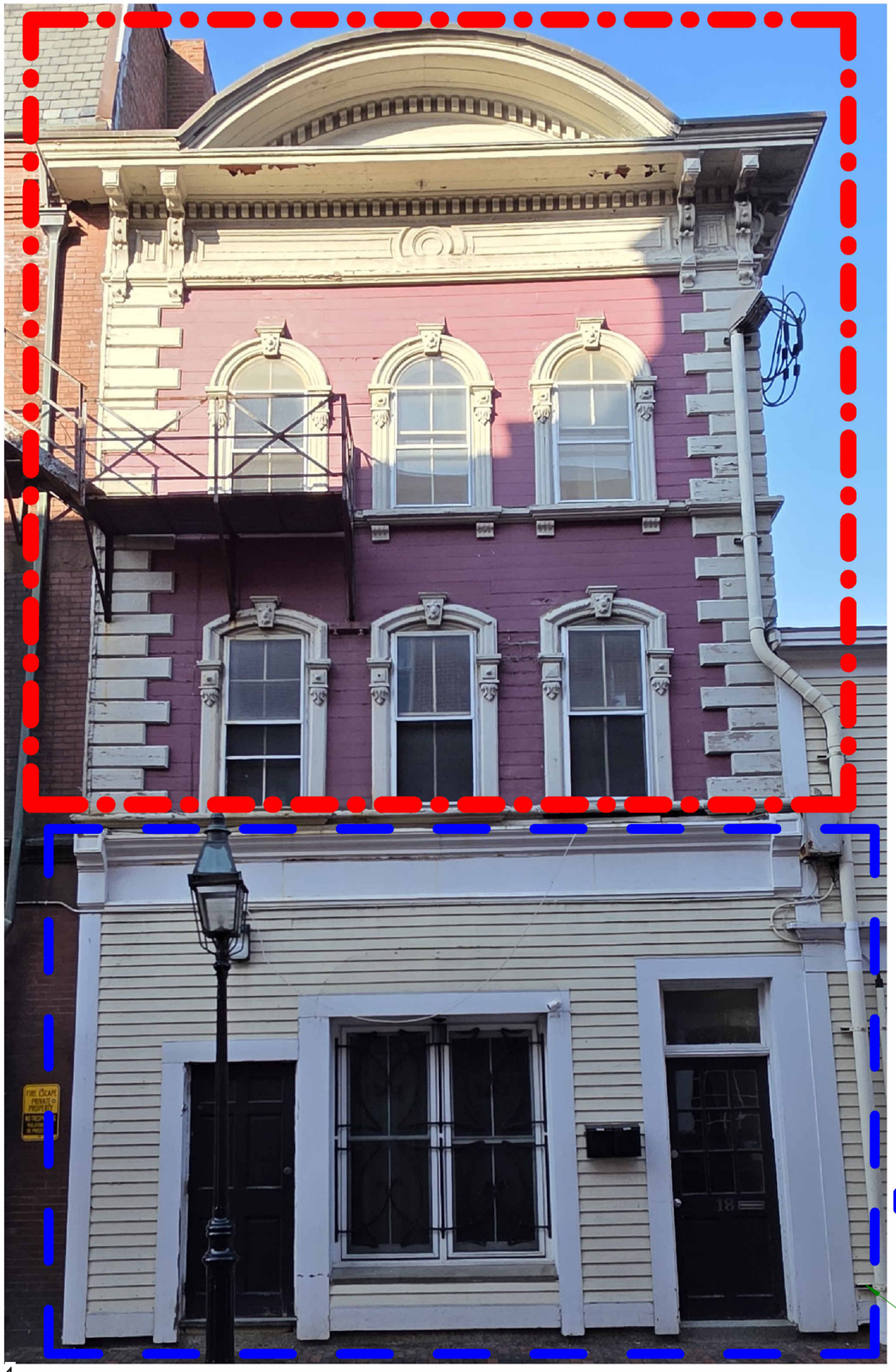

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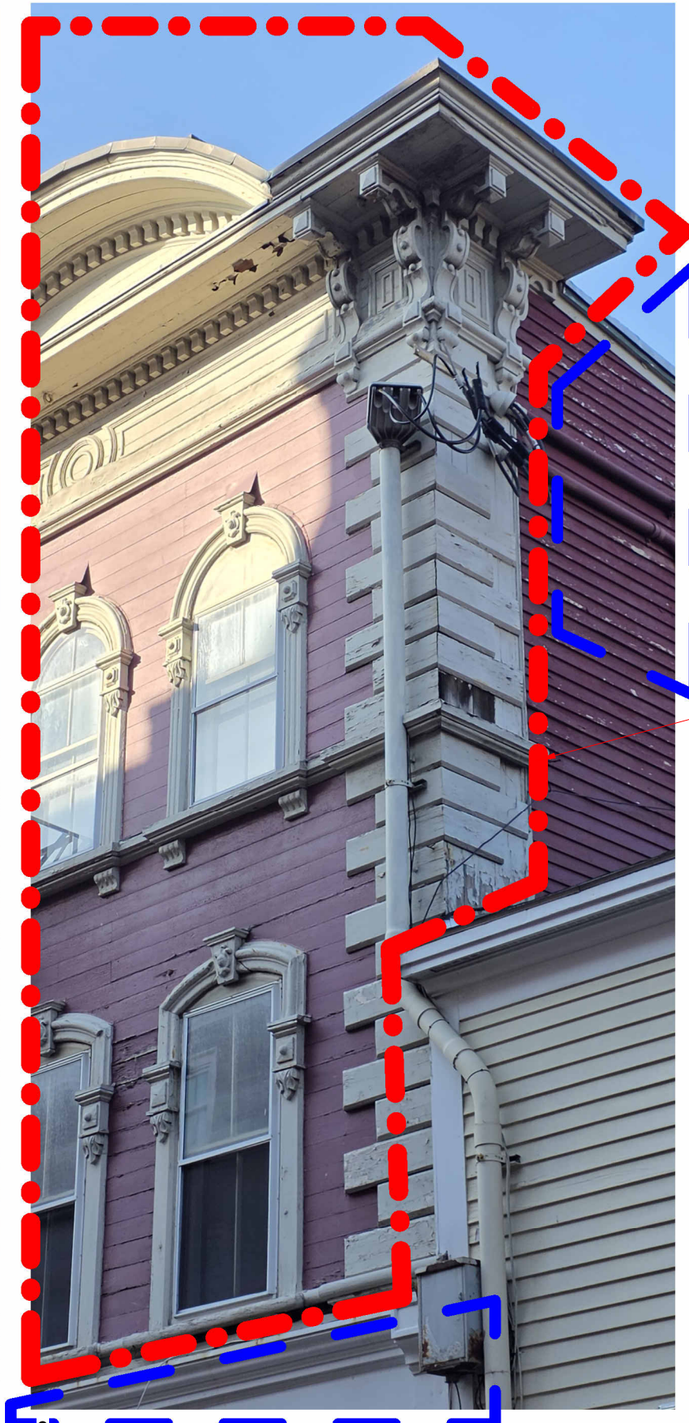

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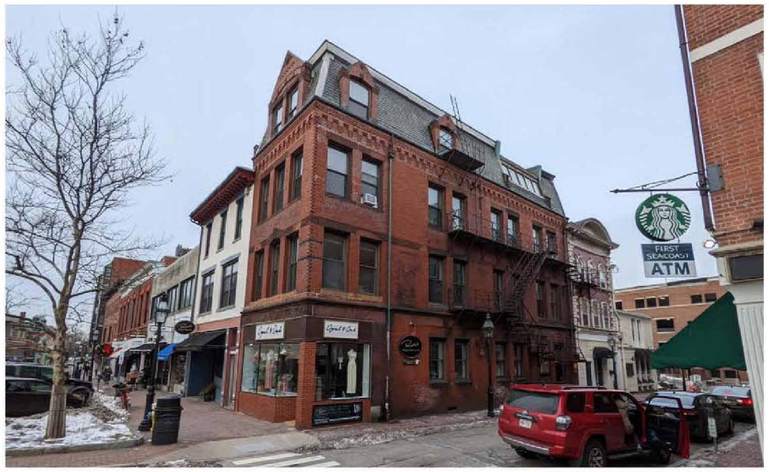

3

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

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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 CURB

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)

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

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

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

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

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

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

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

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

N/F M. PAPPAS & SONS, INC. P.O. BOX 758 NEW CASTLE, NH 03854 2666/2973 REF. PLAN 3 "EYE LOOK OPTICAL"

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

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

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

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.); 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); WOOD FENCE/GATE; FF ELEV=21.99; FLAGPOLE; BOLLARD (TYP.); STEEL PLATE; APPROXIMATE TRANSFORMER LOCATION; RAILROAD SPIKE TBS (TYP.); CONCRETE THRESHOLD ELEV=26.21; CONCRETE THRESHOLD ELEV=25.37; "OFF PISTE"; AWNING; "BENNETT'S SANDWICH SHOP"; "MUSIC HALL STRAWBERRY BANKE HANOVER GARAGE"; RAISED PLANTER; ELECTRIC HANDHOLD (TYP.); DETECTABLE WARNING, (TYP); PARKING GARAGE; BENCH; PARKING KIOSK; NO RIGHT TURN (SYMBOL); GRANITE POST, TYP.; RR SPIKE SET 12–8–21 (TYP.); "RUDI'S"; LATTICE FENCE; RAISED GRANITE CURBING; 2" & 4" CONDUIT; SIGN ATTACHED TO BUILDING WALL (TYP.); METAL GRATE; "DMA ARCHITECTS" SIGN; ELECTRIC HAND HOLE; TBM B CHISELED SQUARE ON TOP OF CURB ELEV. 27.64; (2) PARKING METERS; HAND HOLE; DH SET 12–8–21; LINE OF BRICK BUILDING ABOVE; AWNING; HANDICAP (SYMBOL); TBM A TOP BOLT AT S.W. CORNER LIGHT POLE ELEV. 29.09; SIDING; PARKING KIOSK "THE WORKS CAFE"; WOOD DECK; BUILDING OVERHANG (TYP); JERSEY BARRIERS; PARKING KIOSK

NORTH NAD83(2011) — GRID NH SPC

LINE TABLE:

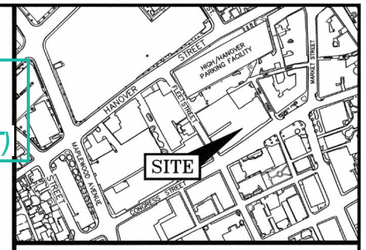
L10	S36°03'41"E	9.09'
L11	N53°56'19"E	0.43'
L12	N88°45'29"E	0.06'
L13	N56°30'27"E	3.32'
L14	N30°49'12"W	9.63'

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 — SEAL/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	JULY 2024
SCALE	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

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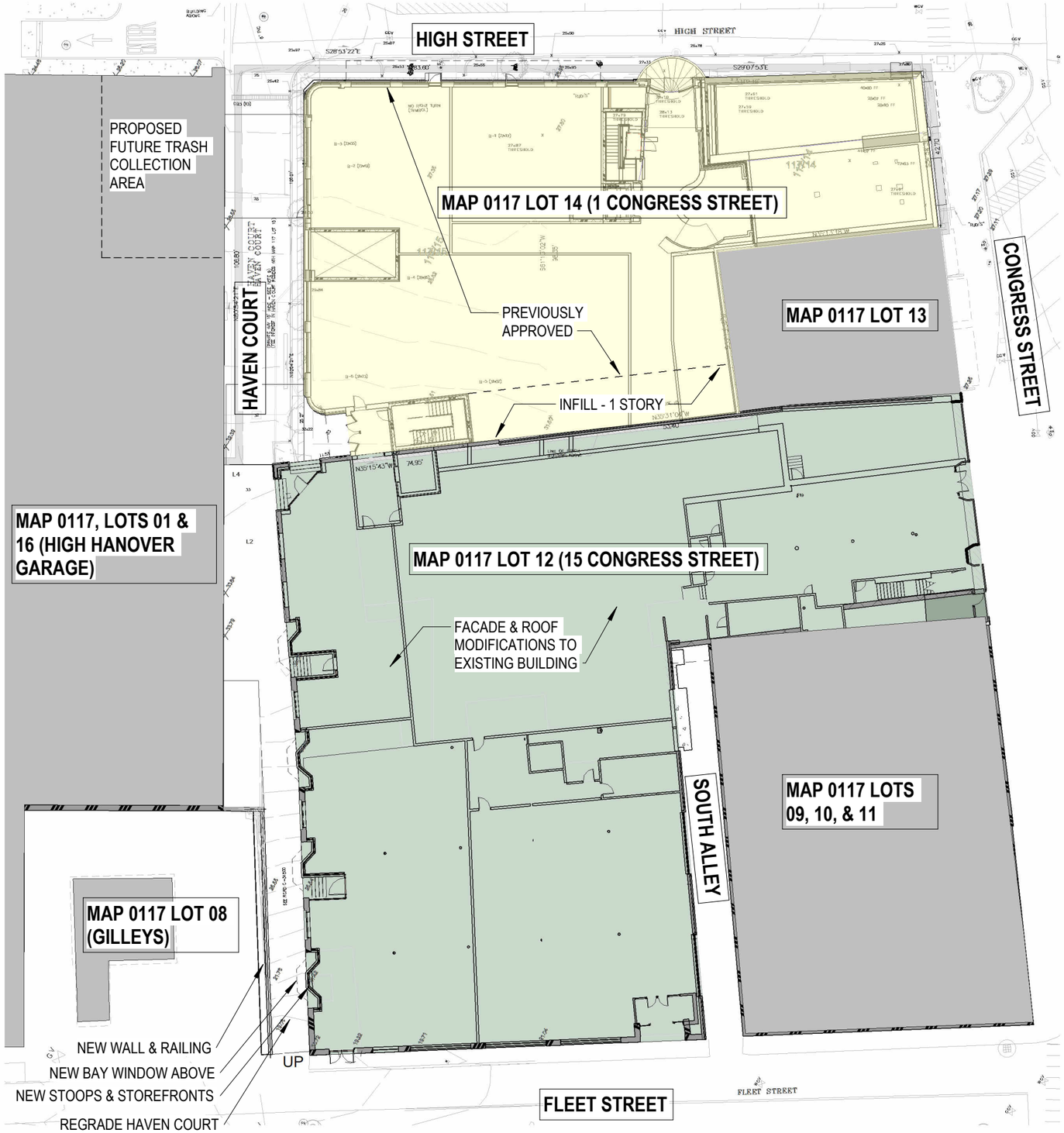

1 SITE PLAN, PROPOSED
1/32" = 1'-0"

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

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

0' 32' 64' 128'

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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 AMENTITIES AND MATERIALS UPDATED
C	8/2/2024		ALLEY DOOR LOCATION UPDATES
B	7/31/2024		SHEET UPDATES
A	7/24/2024		SOUTH ALLEY UPDATES

No.	Date	Issue Notes

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

Consultant

Consultant

Project Title: NEWBERRY WAY

Sheet Title: 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

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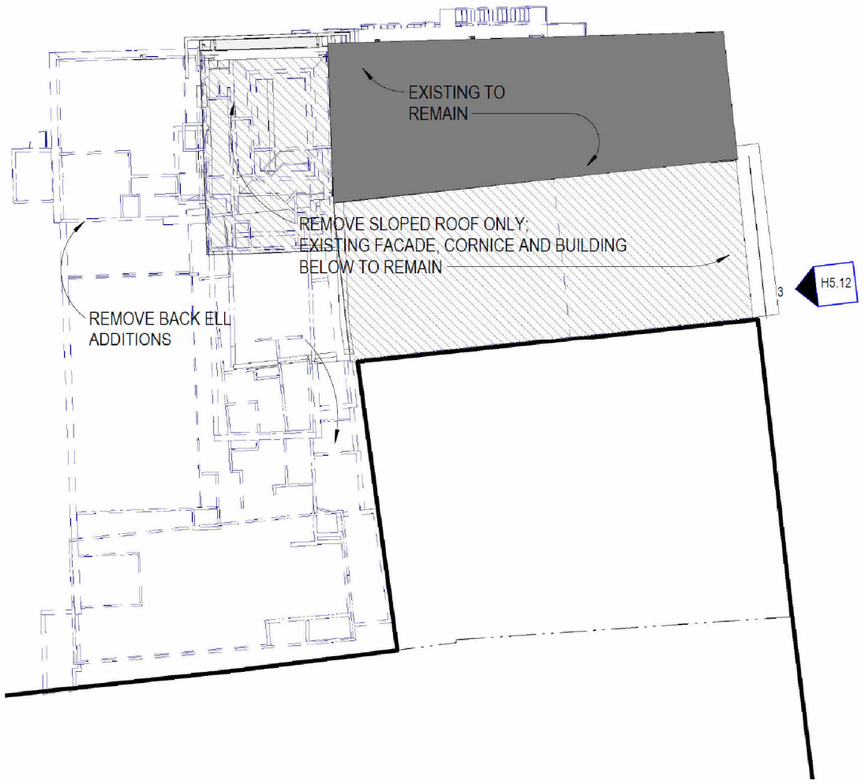


PREVIOUSLY APPROVED -

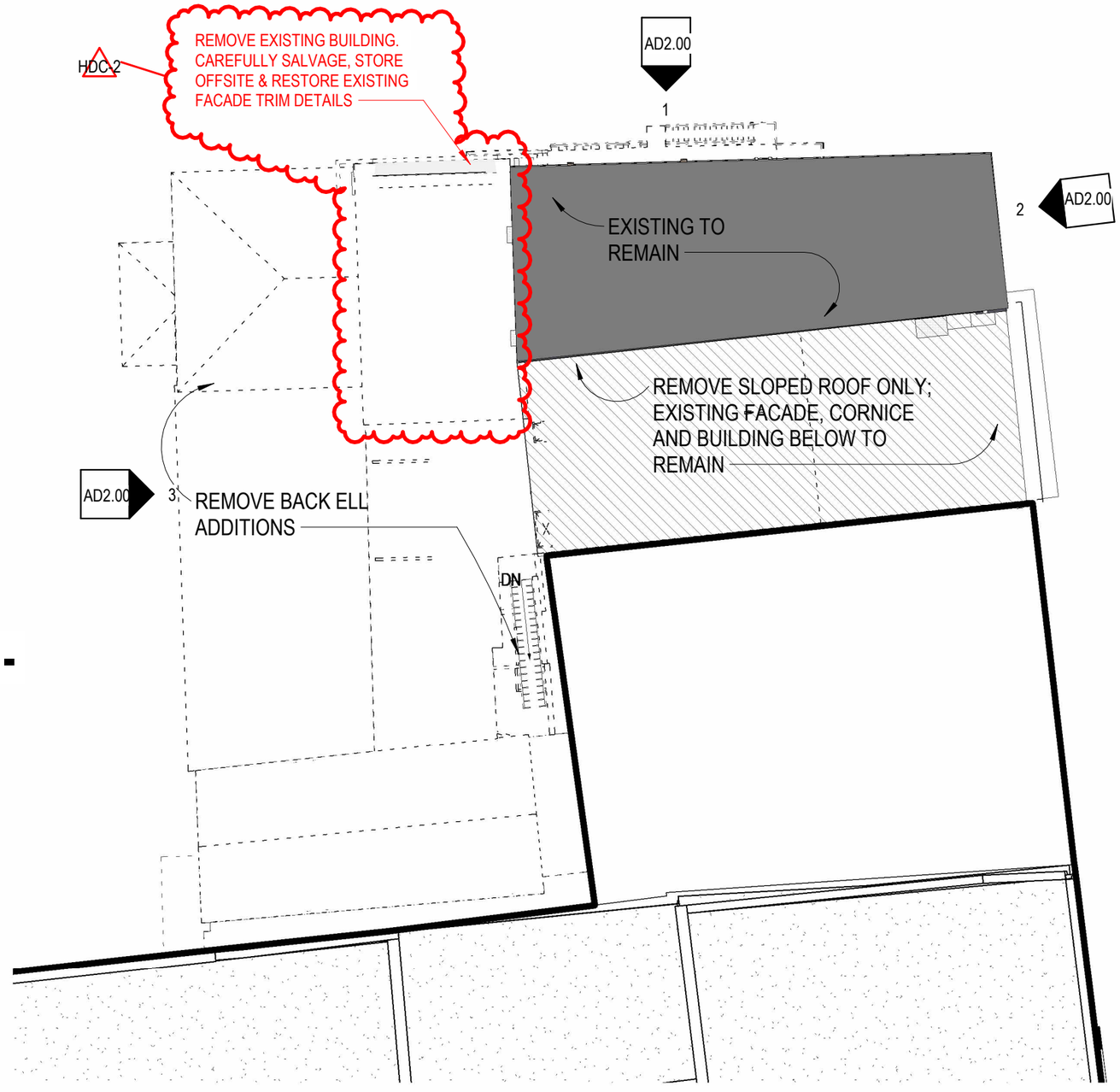
H5.11 DEMOLITION PLAN

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'

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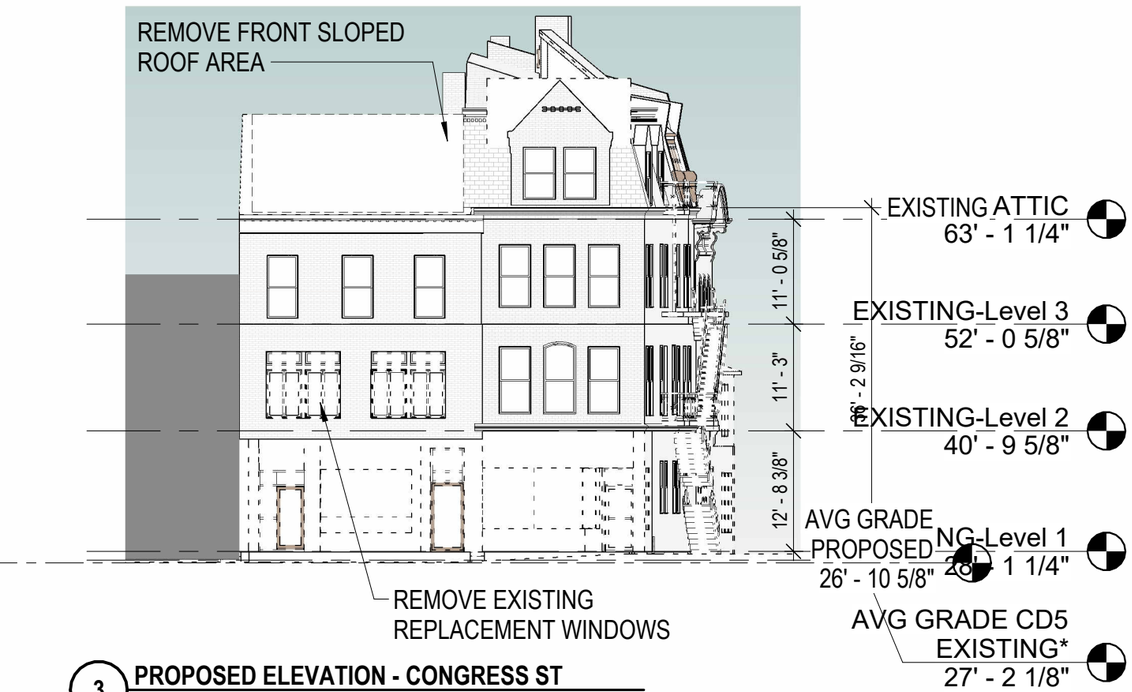
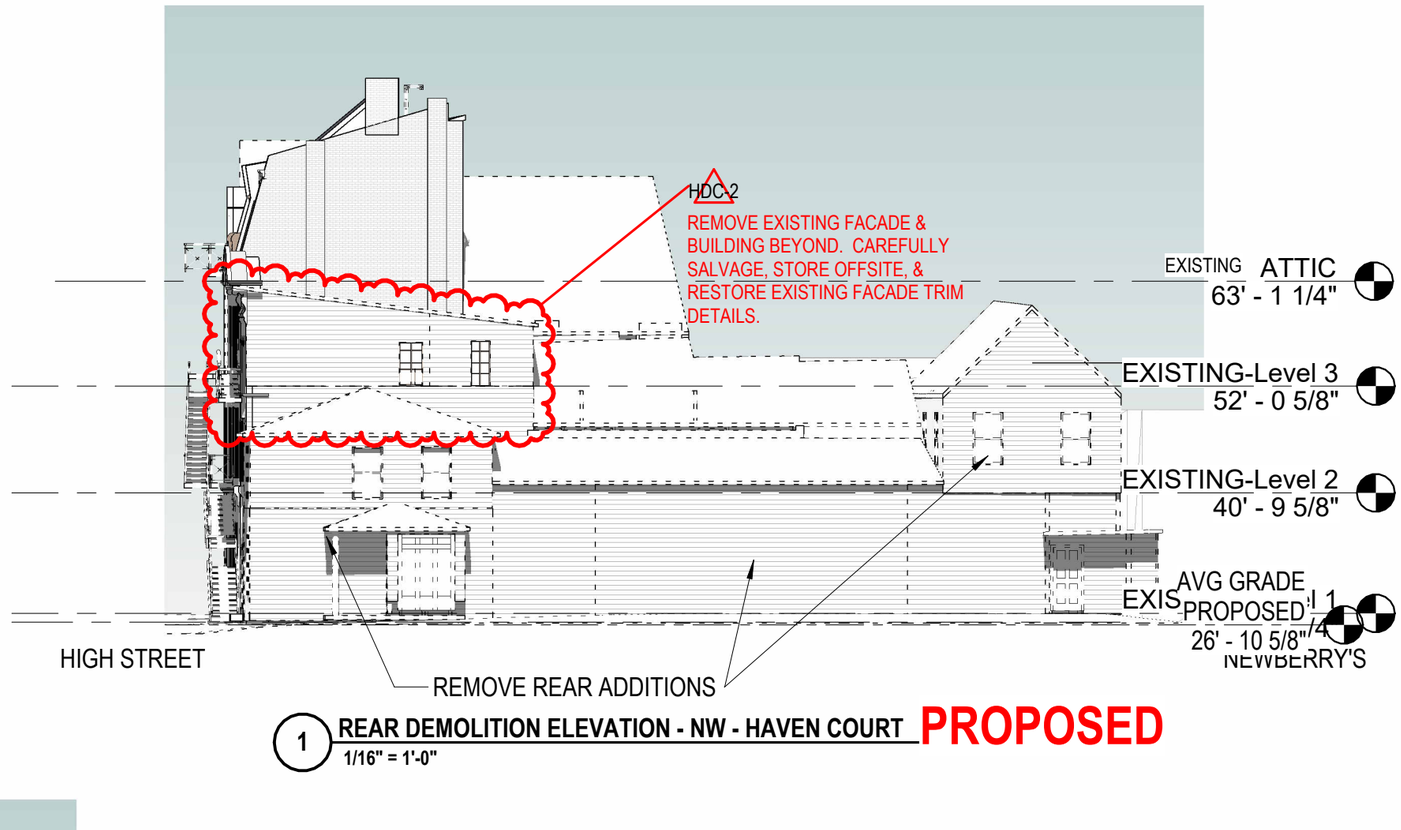
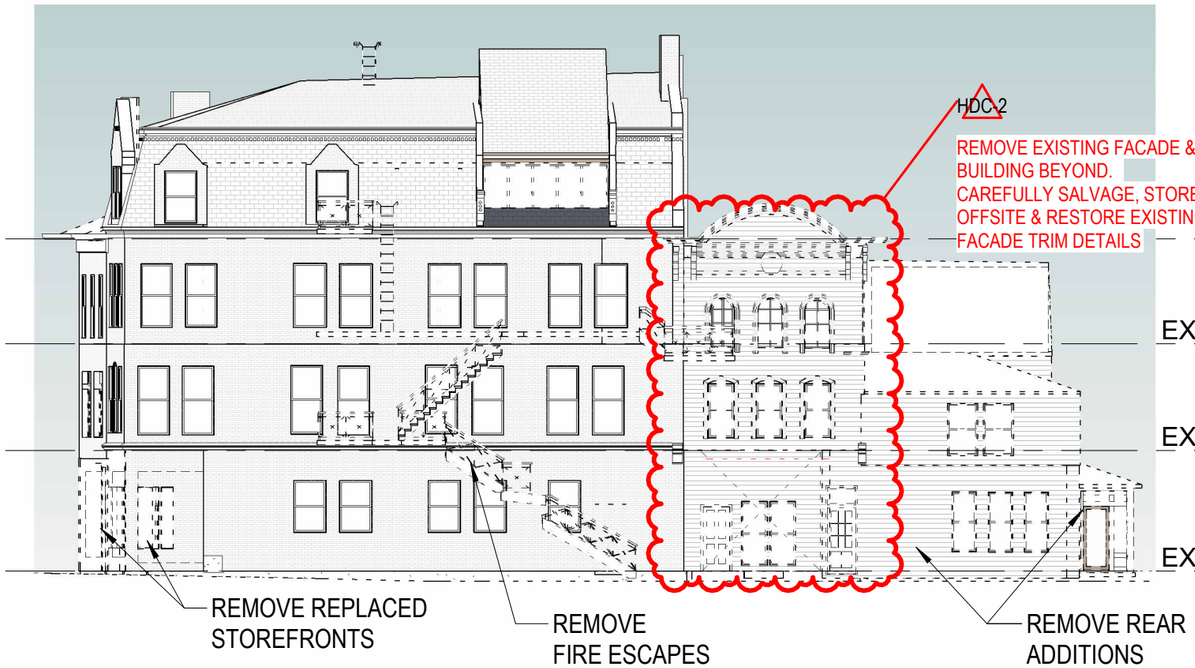


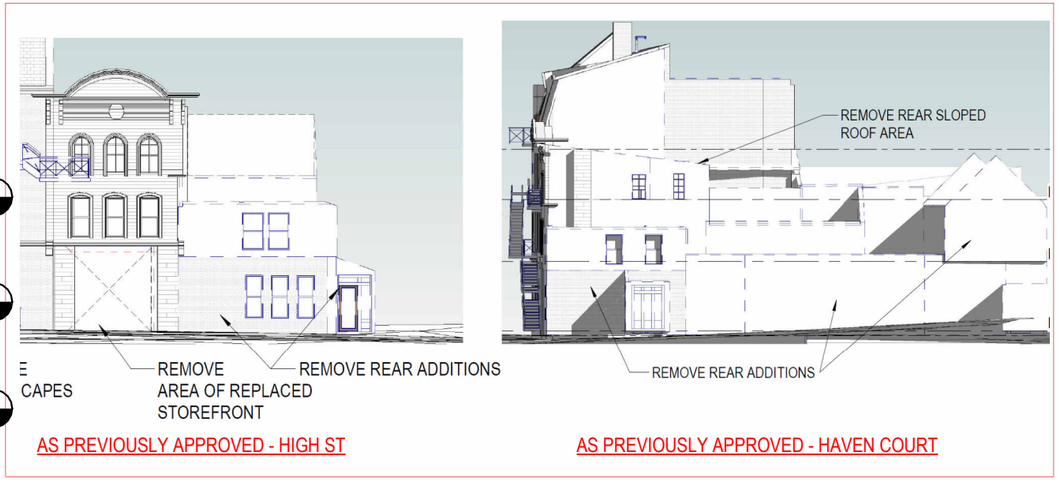
3 **PROPOSED ELEVATION - CONGRESS ST**
1/16" = 1'-0"



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

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5
H5.41

CD-4

CD-5

DN

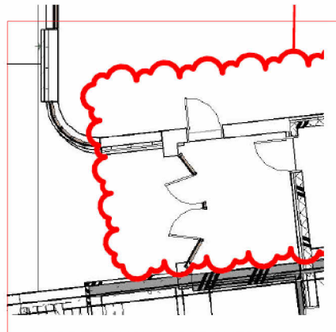
VEHICLE ELEVATOR
EL2-1

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

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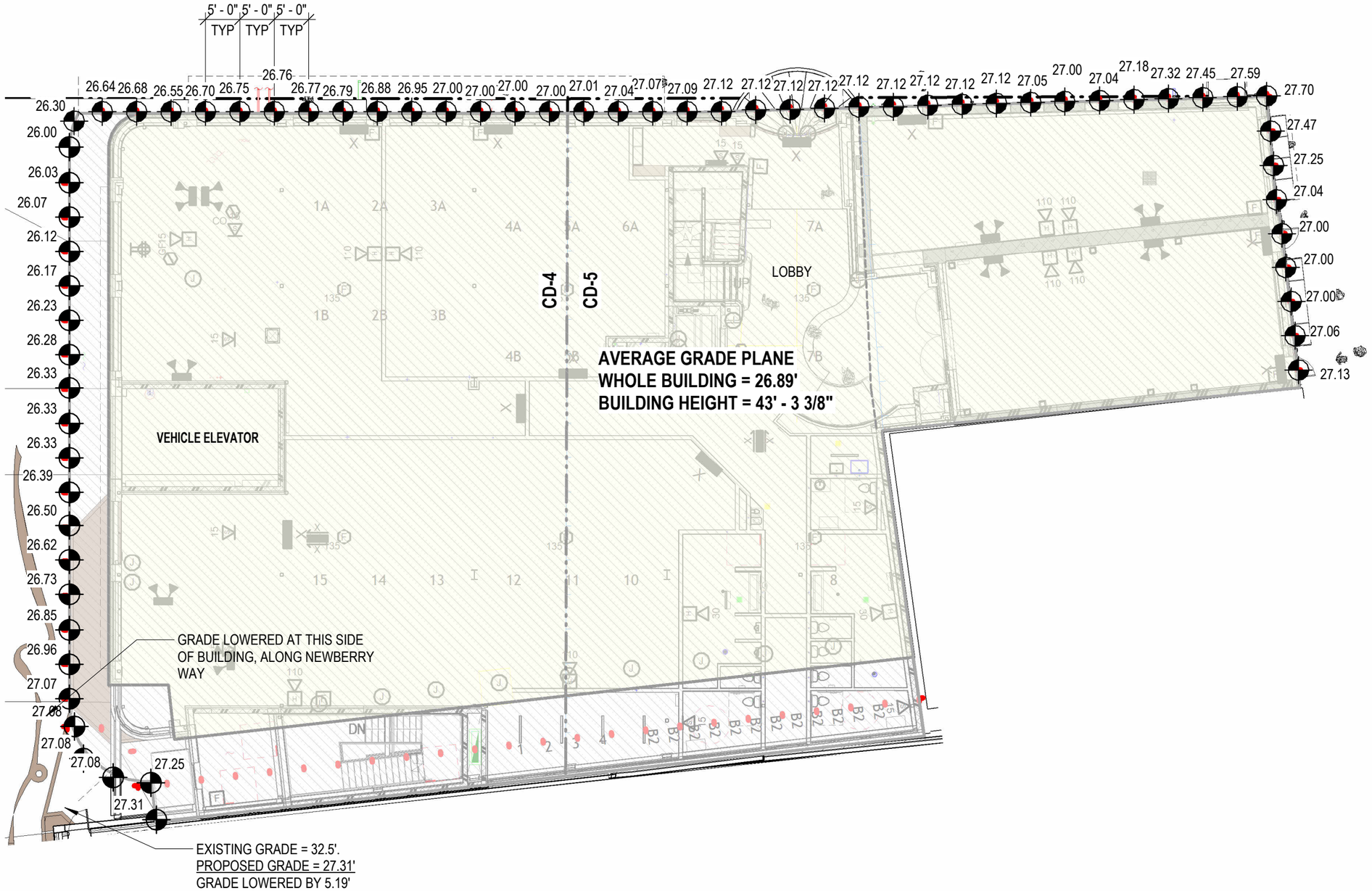

1 **AVERAGE GRADE PLANE CALCULATION PLAN**
1/16" = 1'-0"

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

AVERAGE GRADE PLANE CALCULATION

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

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

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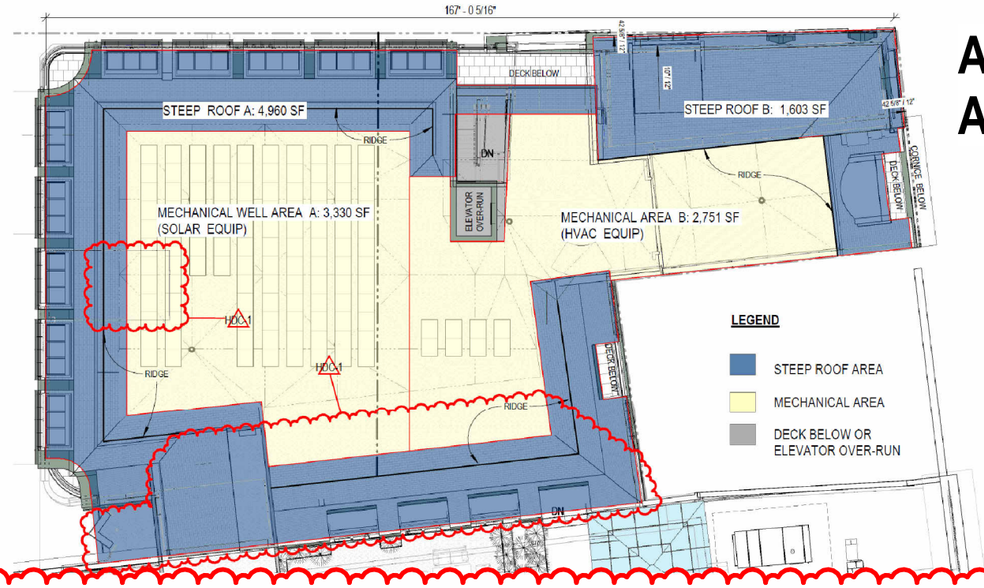
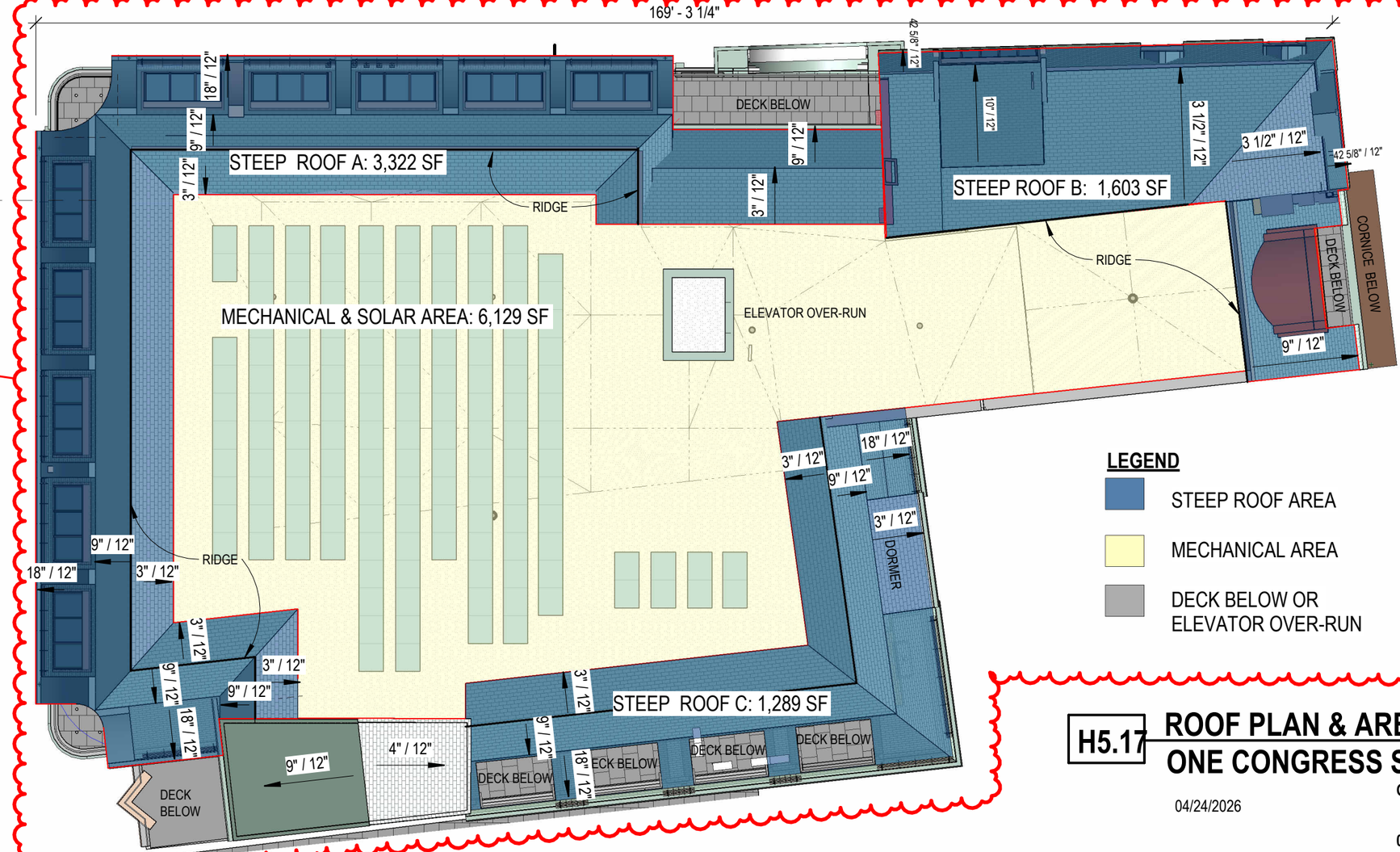


1 Congress Street	
SLOPED ROOF AREAS	10/18/2024
STEEP ROOF AREA A	4,960
STEEP ROOF AREA B	1,603
Total	6,563
MECHANICAL AREA A	3,330
MECHANICAL AREA B	2,751
Total	6,081
TOTAL ROOF AREA	12,644
Slope roof % of total	51.91%
Flat roof % of total	**48.09%**

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

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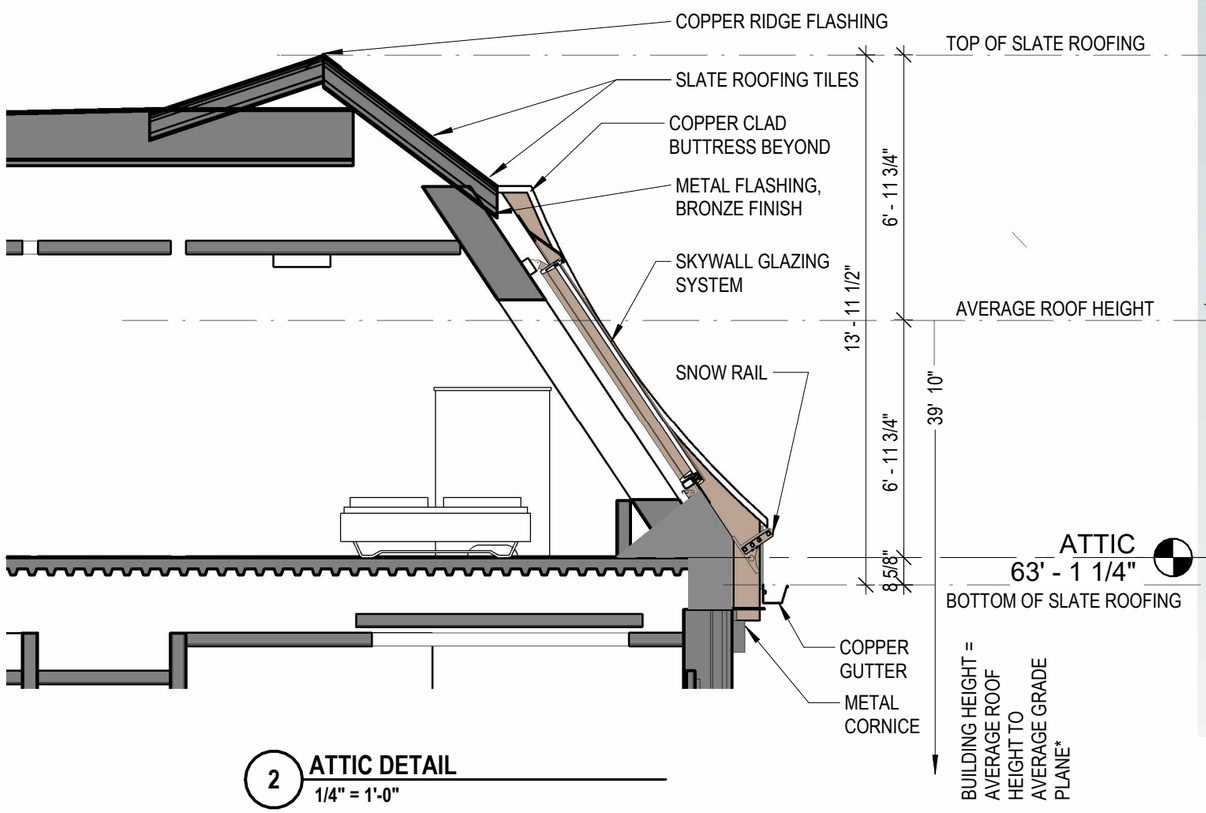

2 **ATTIC DETAIL**
1/4" = 1'-0"

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

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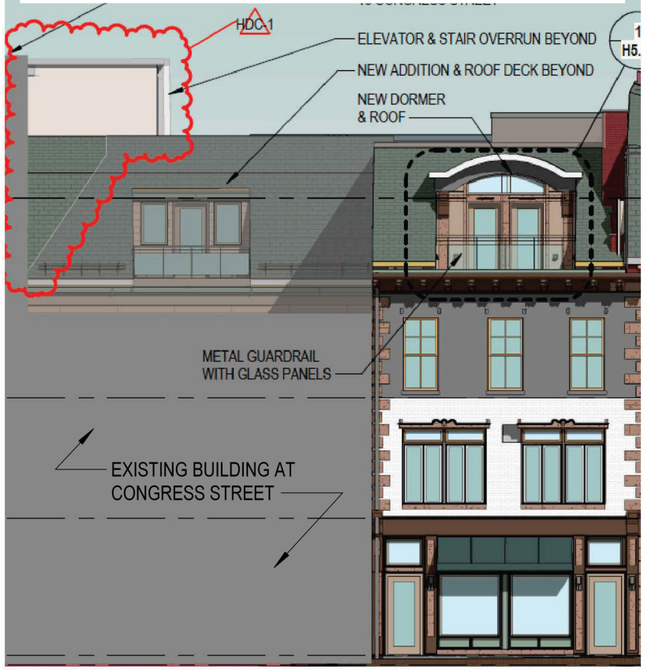
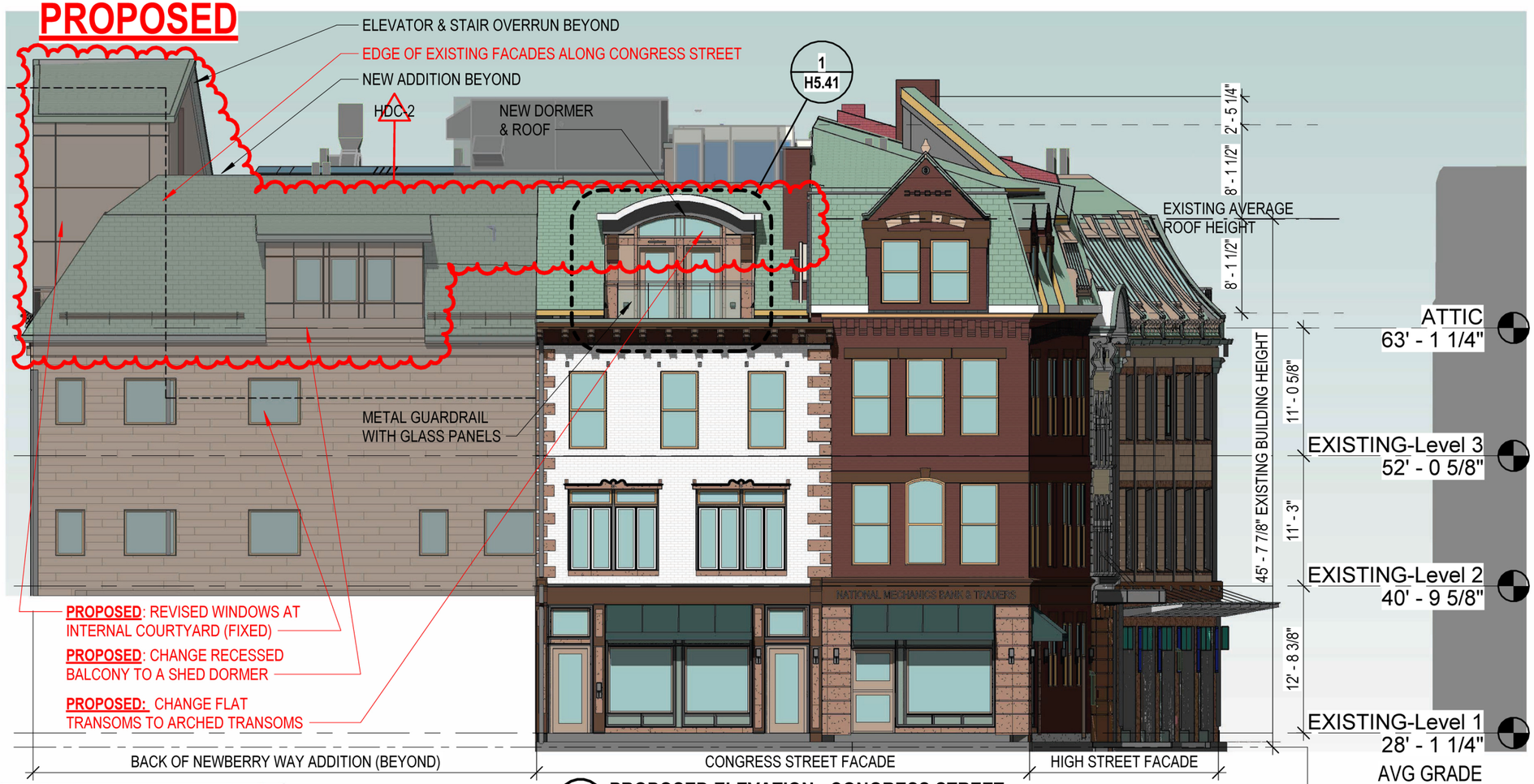


PROPOSED



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

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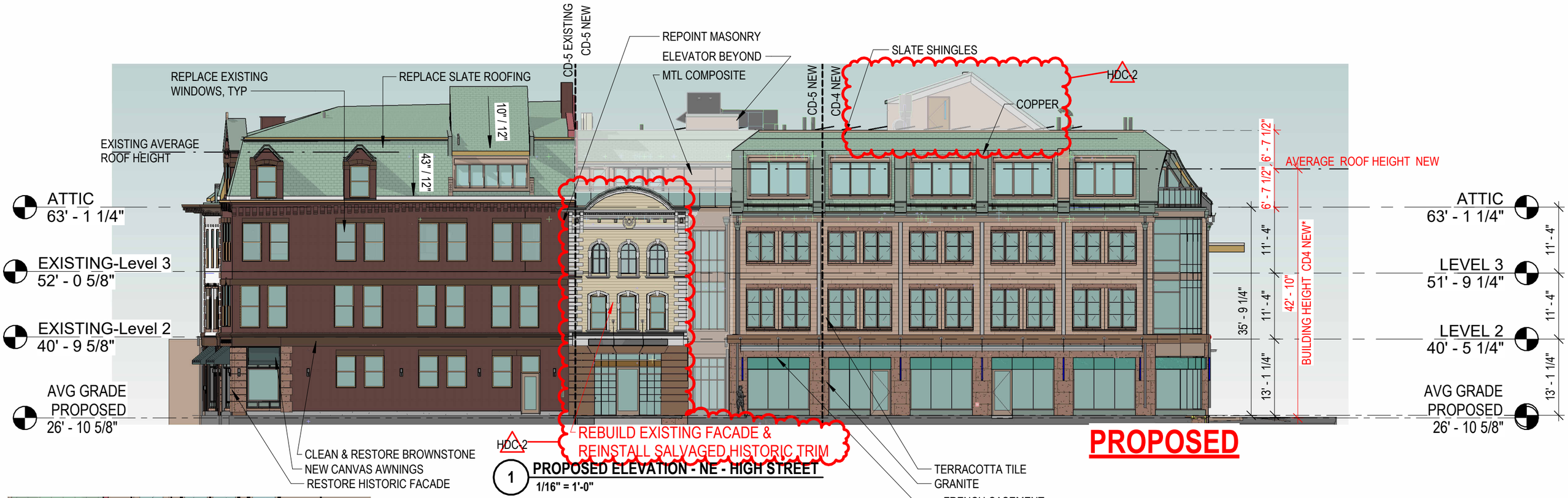
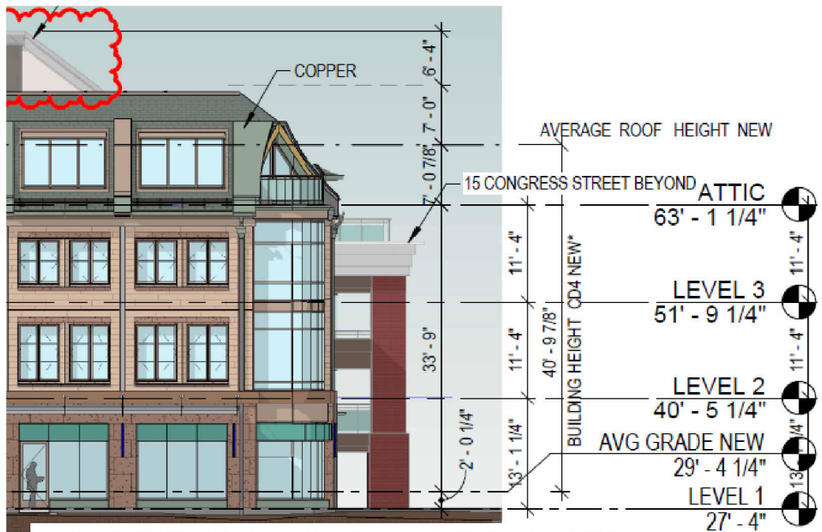


1 **PROPOSED ELEVATION - NE - HIGH STREET**
1/16" = 1'-0"

PROPOSED

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

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



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

04/24/2026

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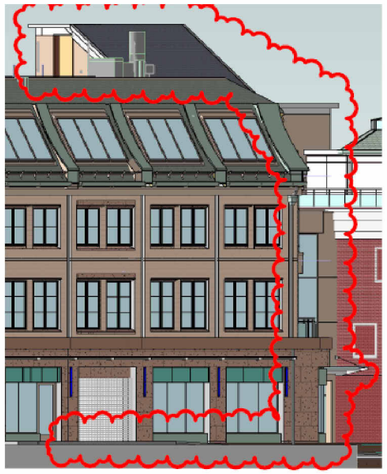

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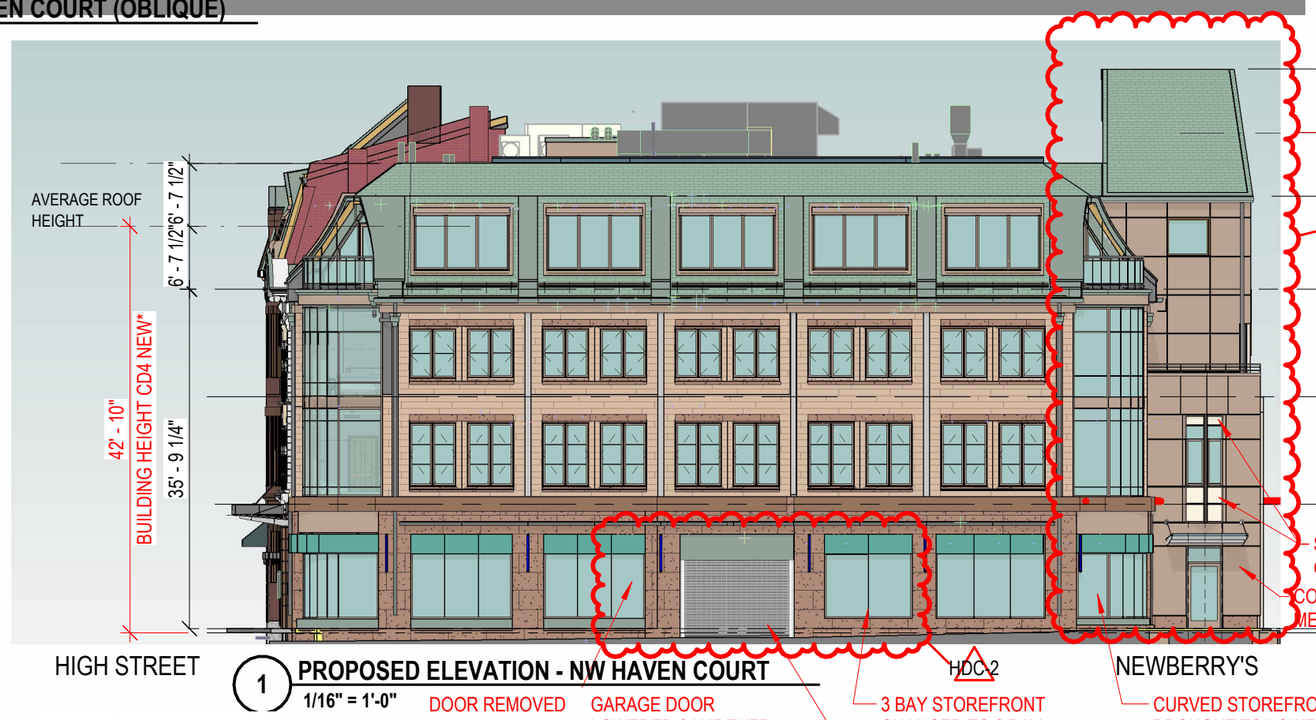
2 NORTH ELEVATION - HIGH STREET & HAVEN COURT (OBLIQUE)
1/16" = 1'-0"

PROPOSED

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

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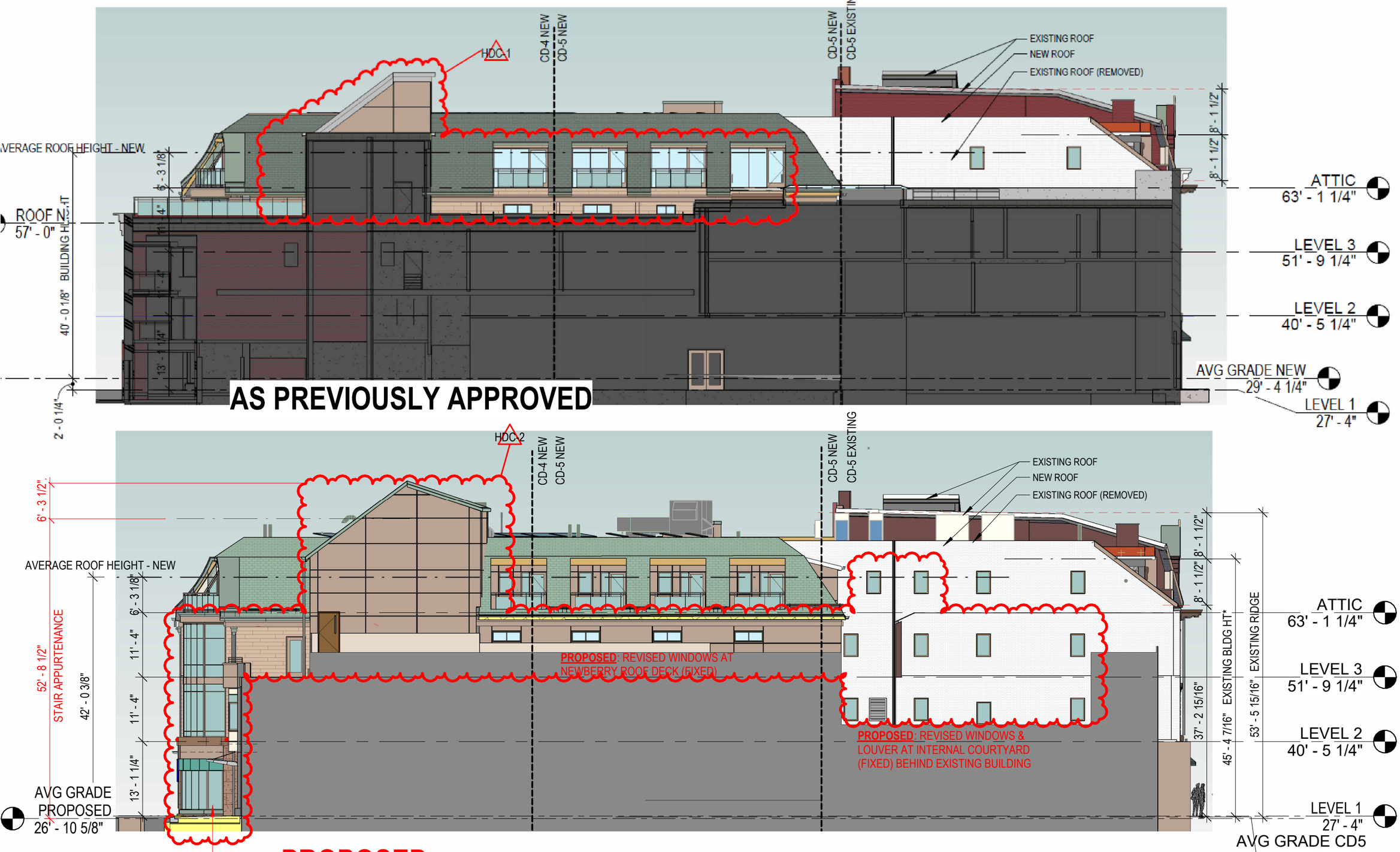

H5.24

WEST ELEVATION - @ JJ NEWBERRIES
ONE CONGRESS STREET

04/24/2026

N

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H5.32 **VIGNETTE - CONGRESS STREET**

1 CONGRESS STREET

SCALE:
8/03/2022

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H5.33

VIGNETTES - HIGH FROM CONGRESS
1 CONGRESS STREET

SCALE:
10/14/2022

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ARCHITECTS

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H5.34

HIGH STREET FROM STARBUCKS
1 CONGRESS STREET

SCALE:
10/14/2022

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

SCALE:
10/18/24

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H5.36

VIGNETTE - HIGH AT LADD & HAVEN
1-15 CONGRESS STREET

SCALE:
10/18/24

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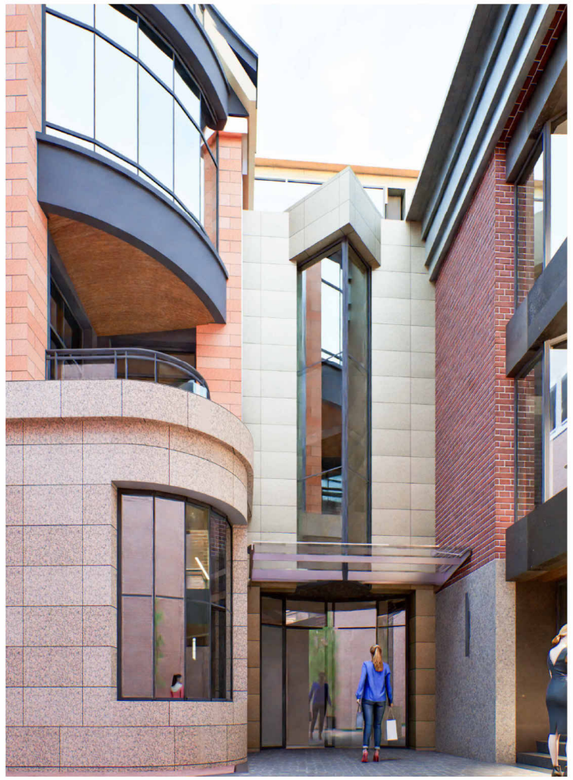

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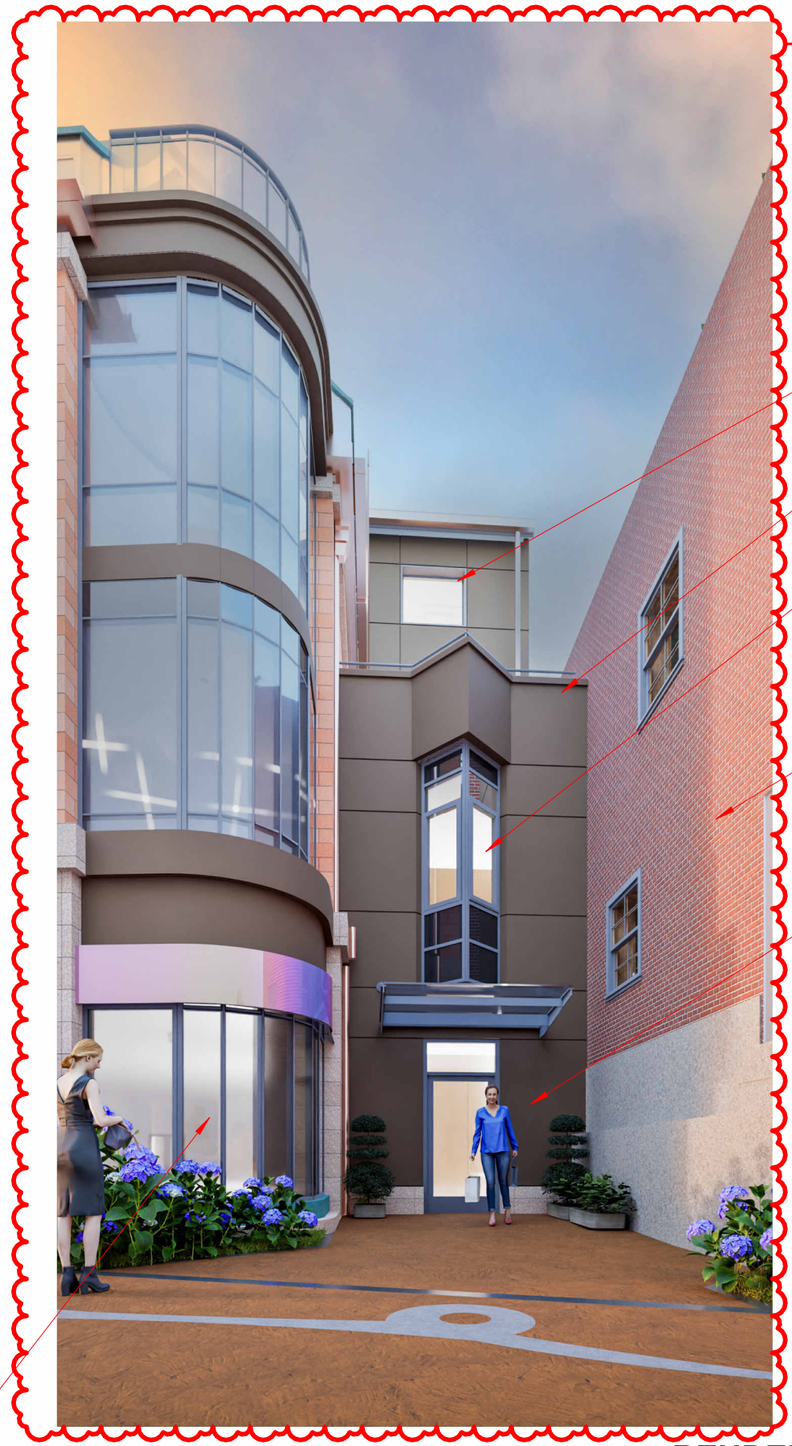

PROPOSED

H5.37 RENDERING @ NEWBERRY WAY ENTRANCE
ONE CONGRESS STREET

04/24/2026

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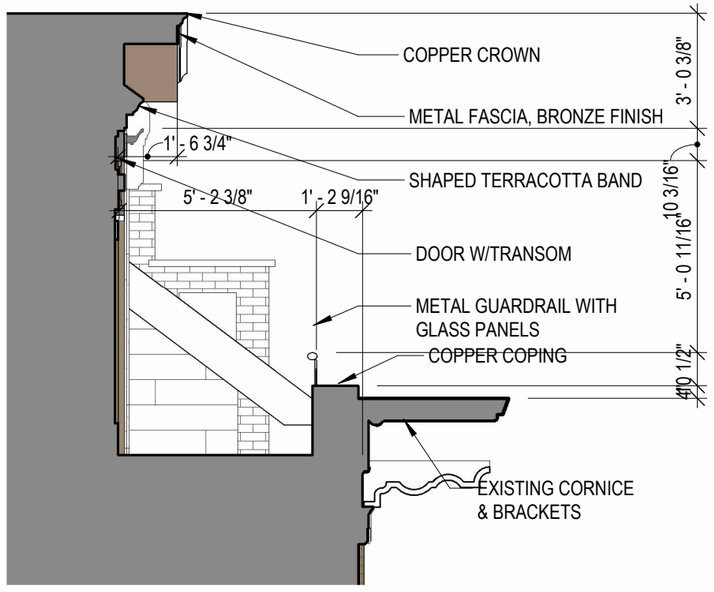
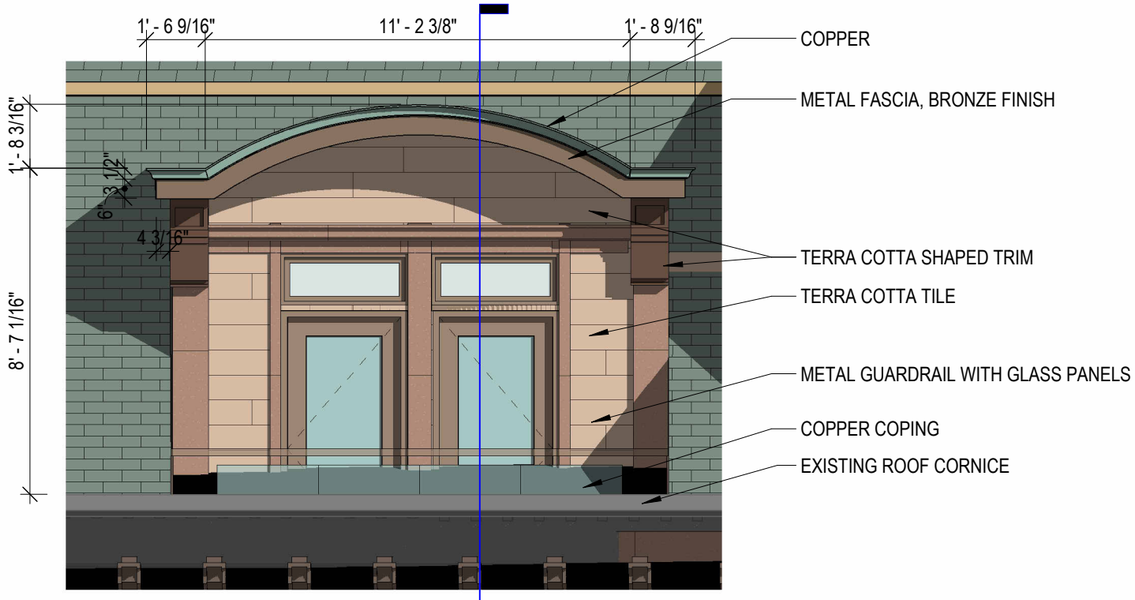
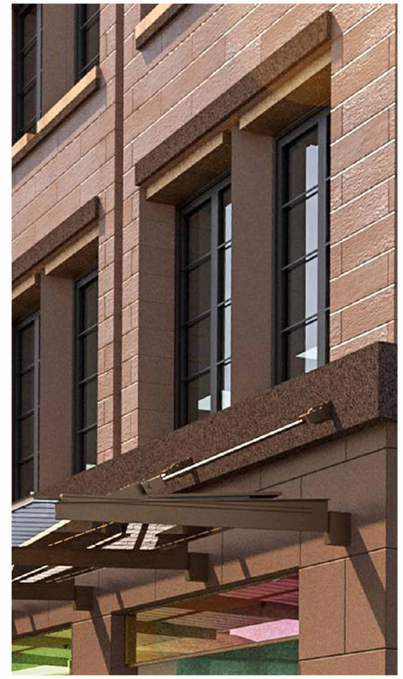


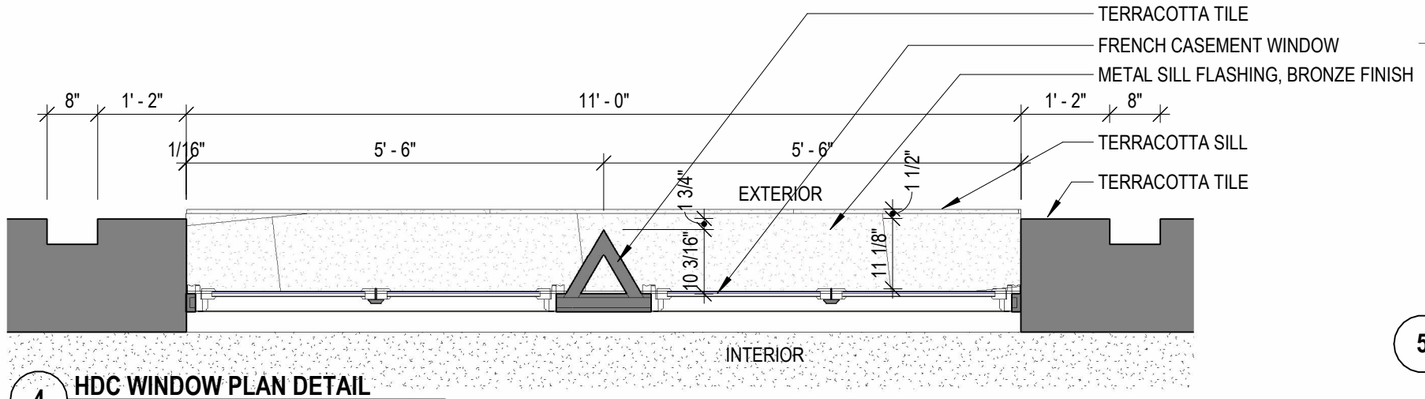
2 HDC DORMER SECTION
1/4" = 1'-0"



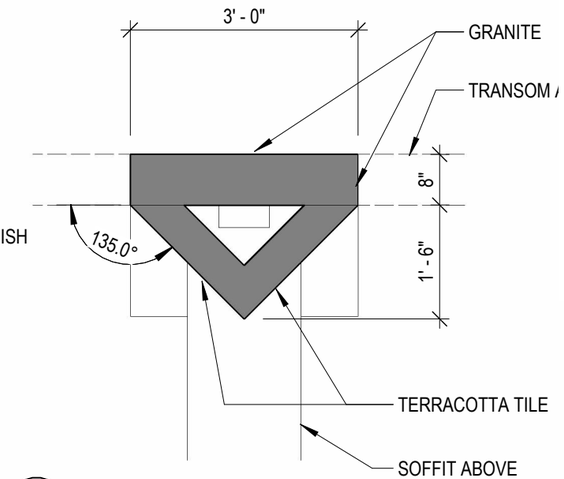
1 HDC DORMER ELEVATION
1/4" = 1'-0"

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

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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:

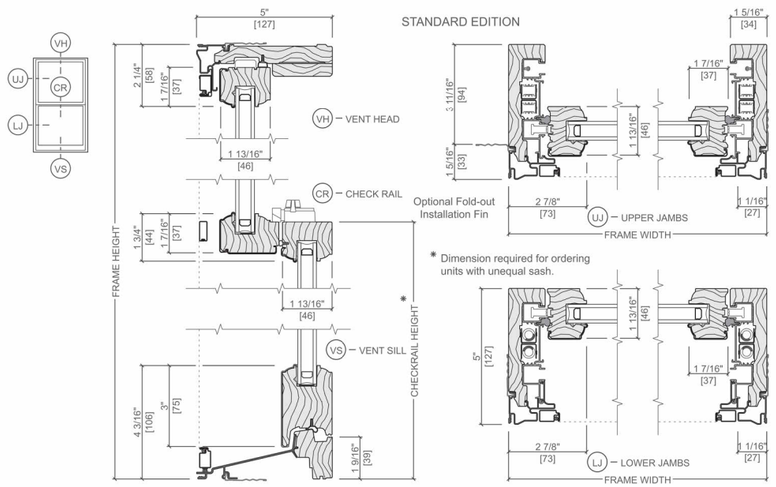
Special shape windows also available.

[1,2] See back cover for disclosures.

Pella®

Architect Series® Traditional Hung Window

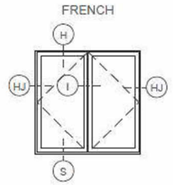
SE Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile

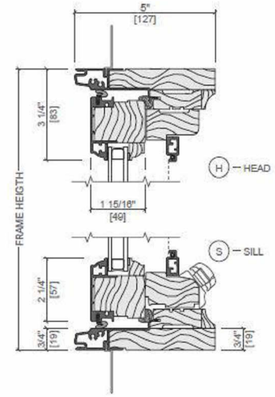


Pella®

Pella® Reserve™ Out-Swing French Casement Window

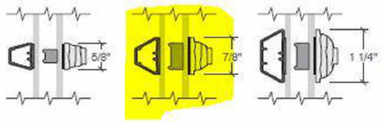
Unit Sections - Aluminum-Clad Exterior



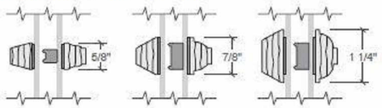


Integral Light Technology®

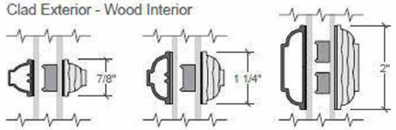
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



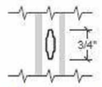
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



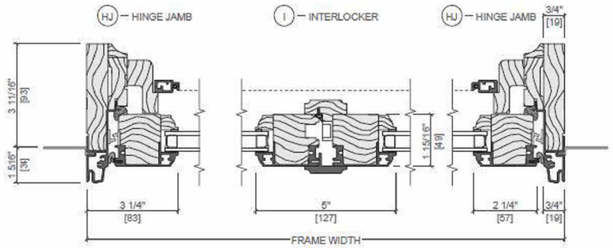
Ogee Glaze Grilles
Clad Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



3/4" Contoured
GBG



Colors

Wood Types

Wood species for complementing your project's interior.

Pine

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

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.[8]

Custom colors are also available.

Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green

H5.50 **MATERIALS - WINDOWS**

1 CONGRESS STREET

SCALE:
8/03/2022

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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.

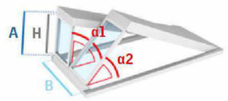
Please observe a max. 10 m wall height above skylight module, when installed in a sloped roof. Take notice that the top flashing changes in size above and below 54°, see sectional drawing page 59.

Sub-construction for Northlight at:
veluxcommercial.com

Defining module size to your project

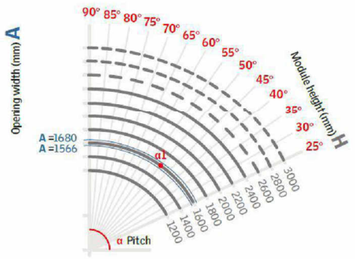
Example:
α1: H = 1600 mm at an installation pitch of 50°

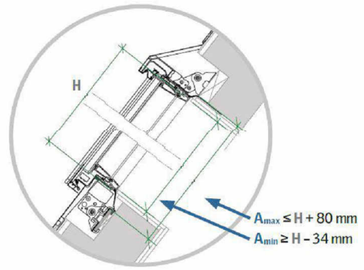
A_{max} = 1680 mm
A_{min} = 1566 mm



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

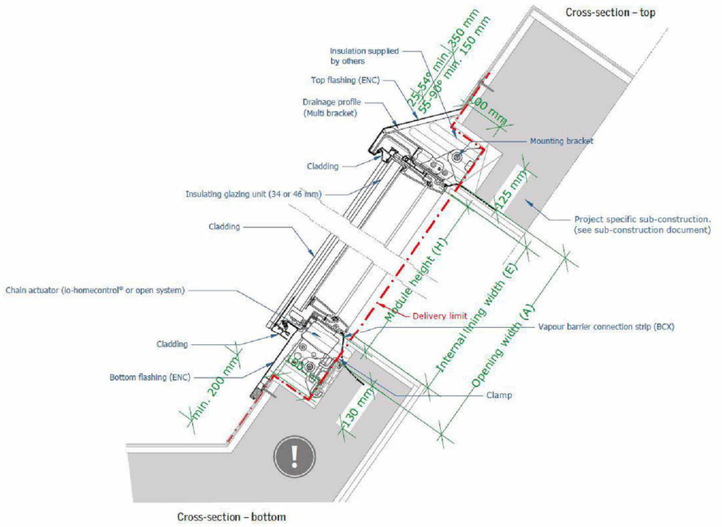
Installation pitch α

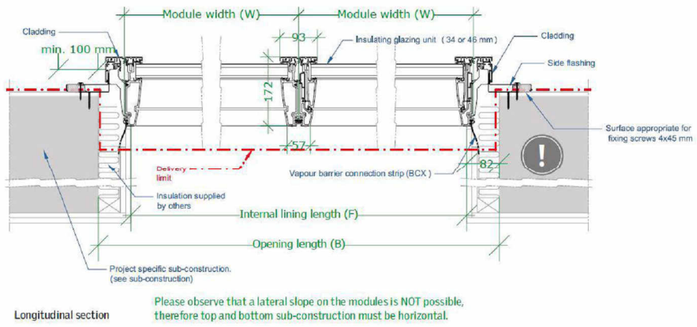




58 — — Not available as venting modules as default.

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

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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

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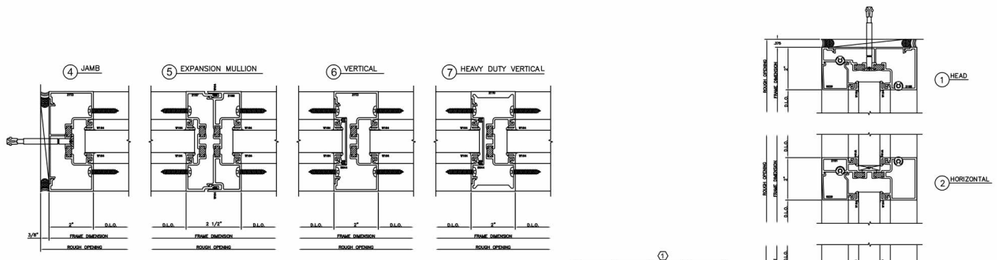
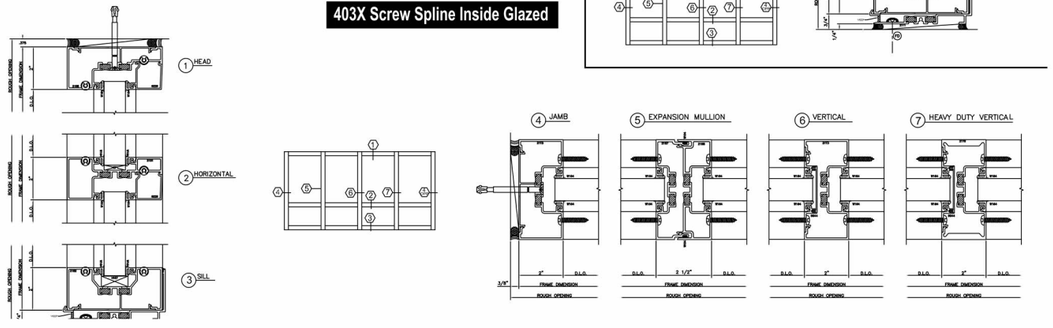
403X Screw Spline Outside Glazed Stops Down



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

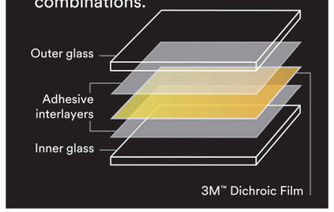
Film can be printed, cut, patterned, bent, or combined with different glass types or interlayer adhesives.

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.

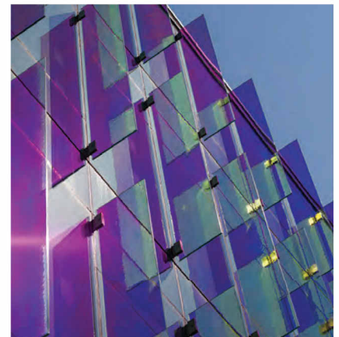


Gold-Blue Dichroic Film

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 TRAD 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. All
Used ur 701-

H5.52 **MATERIALS - ARCADE FENESTRATION**

1 CONGRESS STREET

SCALE:
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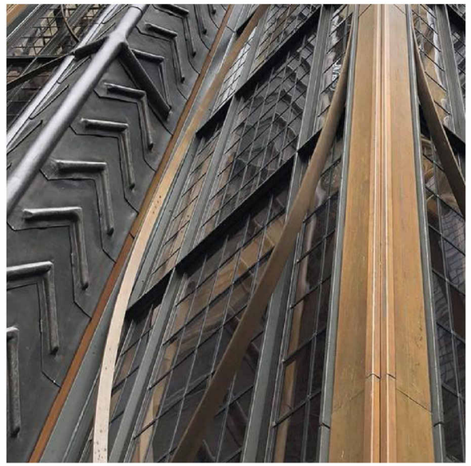
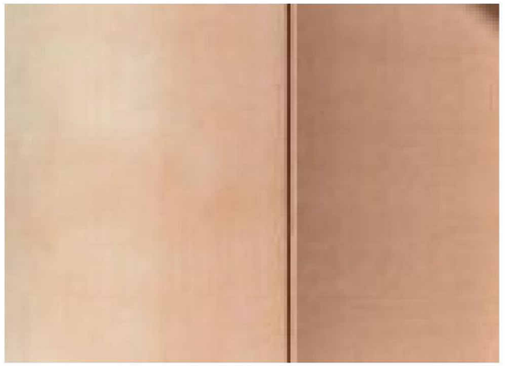


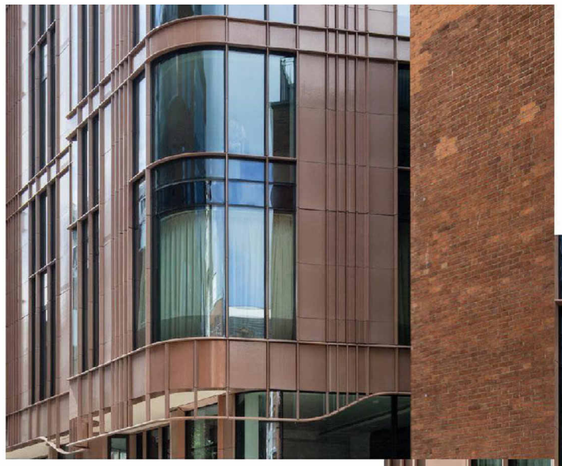
BRONZE FINISH - METAL ACCENTS -
WINDOW & DOOR FRAMES,
AWNINGS, DORMER LEVEL CLADDING.

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

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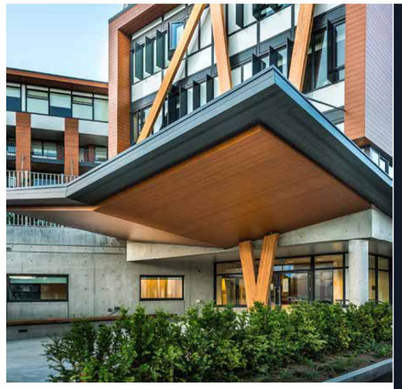
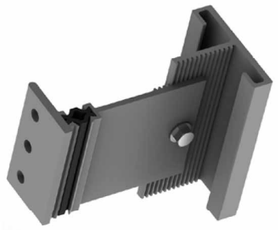
SOFFIT-CEILING





- 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

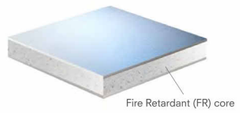
ALUCOBOND
GIVING SHAPE TO GREAT IDEAS

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™

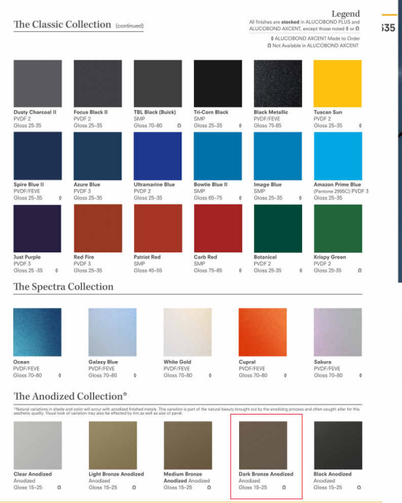
ALUCOBOND EasyFix is a cost-effective installation method for wood-frame construction in multifamily and mixed-use sectors. The simple installation method utilizes an innovative design for attachment of ALUCOBOND PLUS panels. The design provides an aesthetic solution similar to traditional ACM systems.

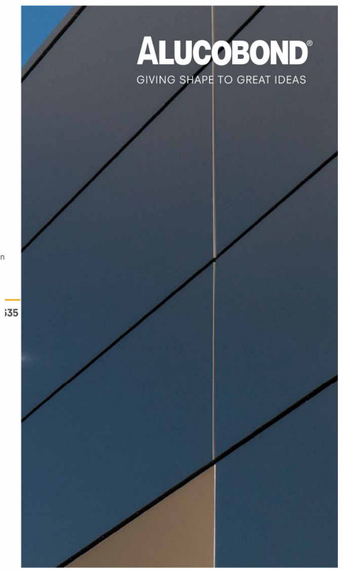
ALUCOBOND EasyFix must be used with:
- ALUCOBOND PLUS
- ALUCOBOND EasyFix: Clips or Rails

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

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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.

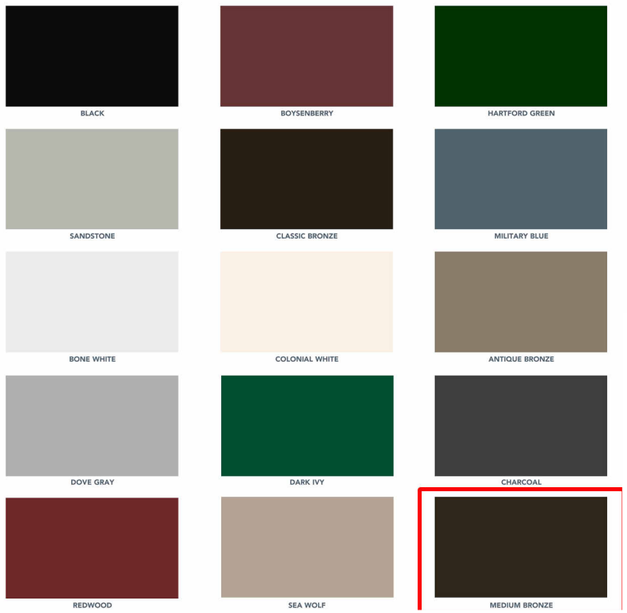
glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T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



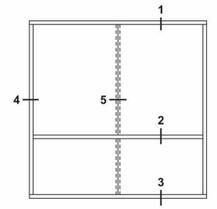
Trifab® VersaGlaze® 451/451T Framing System

FEBRUARY, 2022

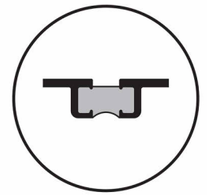
BASIC FRAMING DETAILS (FRONT)

EC 97911-262

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



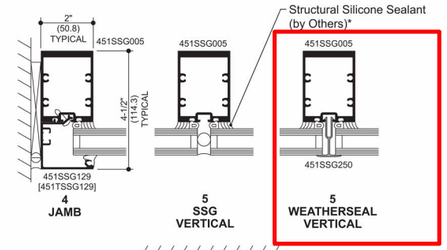
ELEVATION IS NUMBER KEYED TO DETAILS

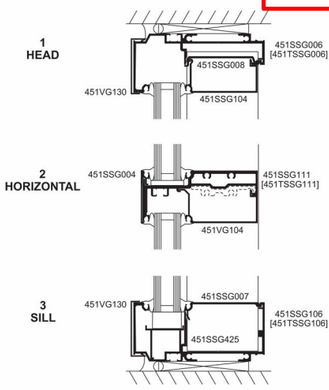


NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

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.
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H5.55 **MATERIALS STOREFRONT & SCONCE**

1 CONGRESS STREET

SCALE:
10/14/2022

ARCOVE ARCHITECTS

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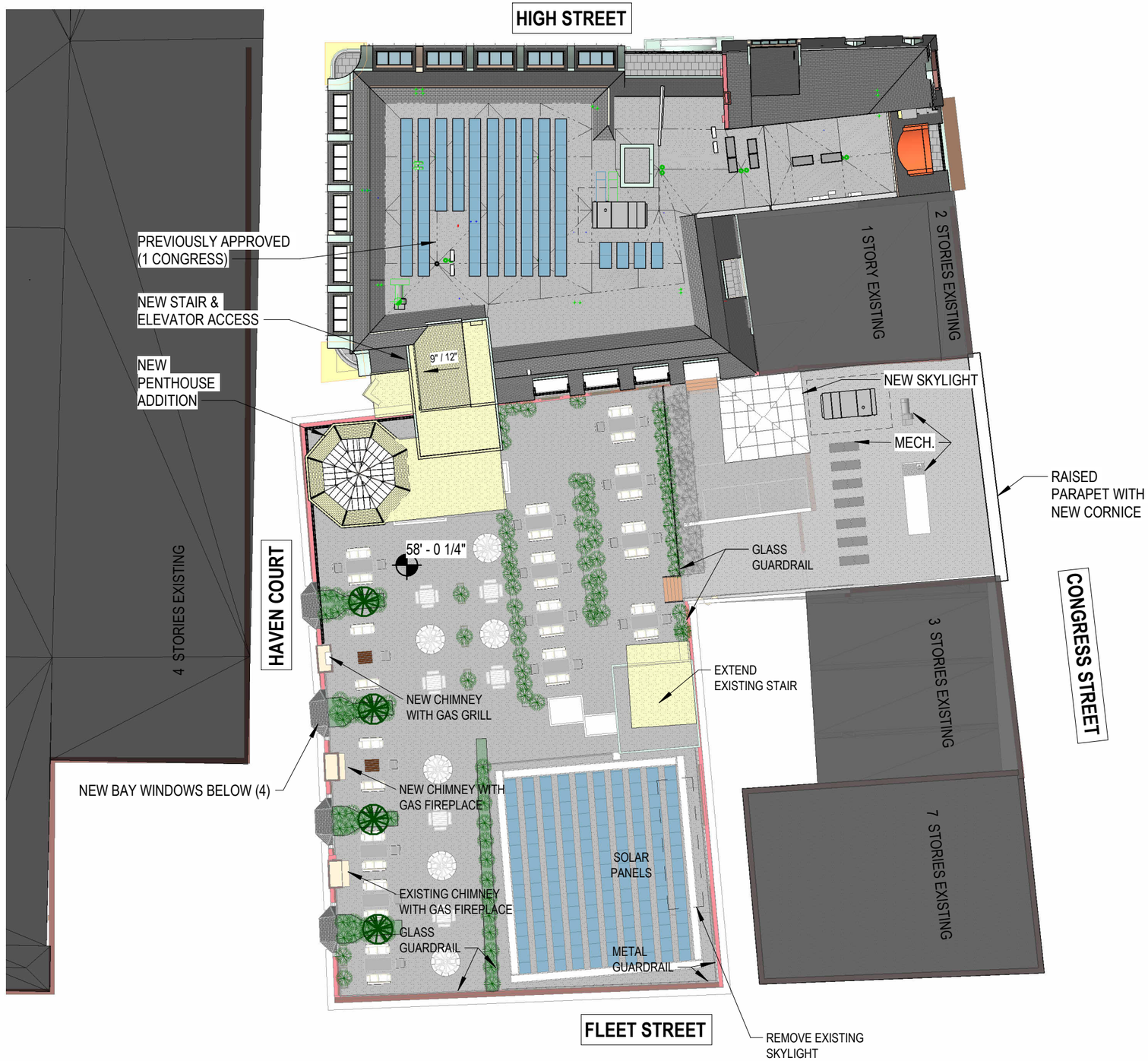

1 ROOF PLAN
1/32" = 1'-0"

HN1.04 ROOF PLAN
1-15 CONGRESS STREET

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

0' 32' 64' 128'

10/18/24

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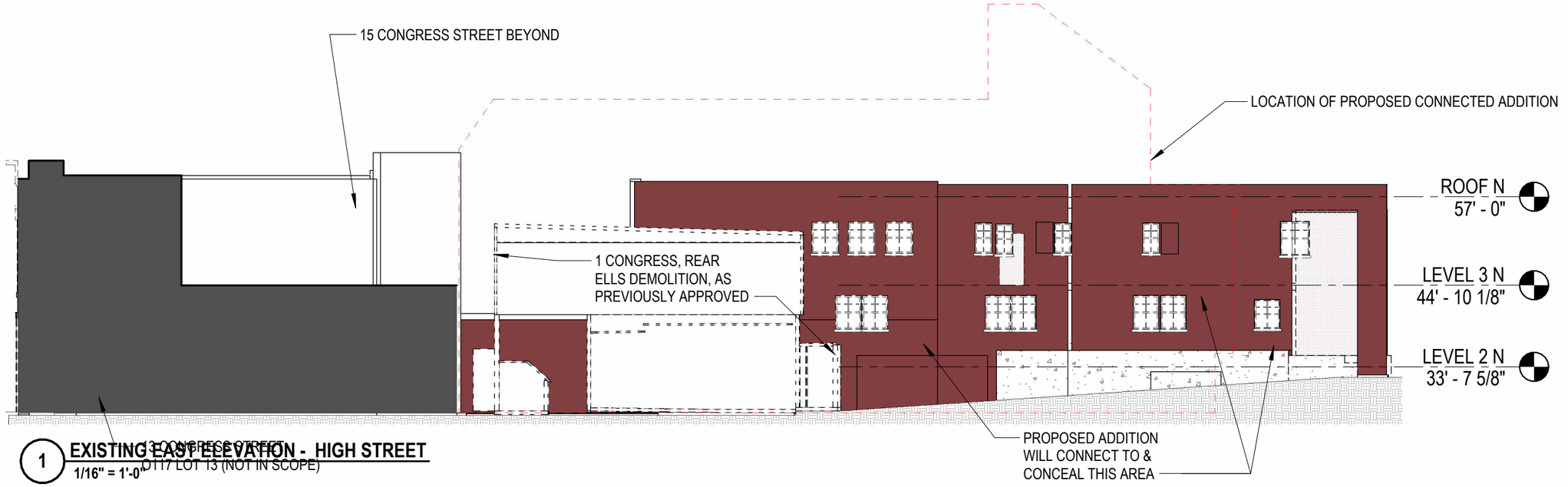
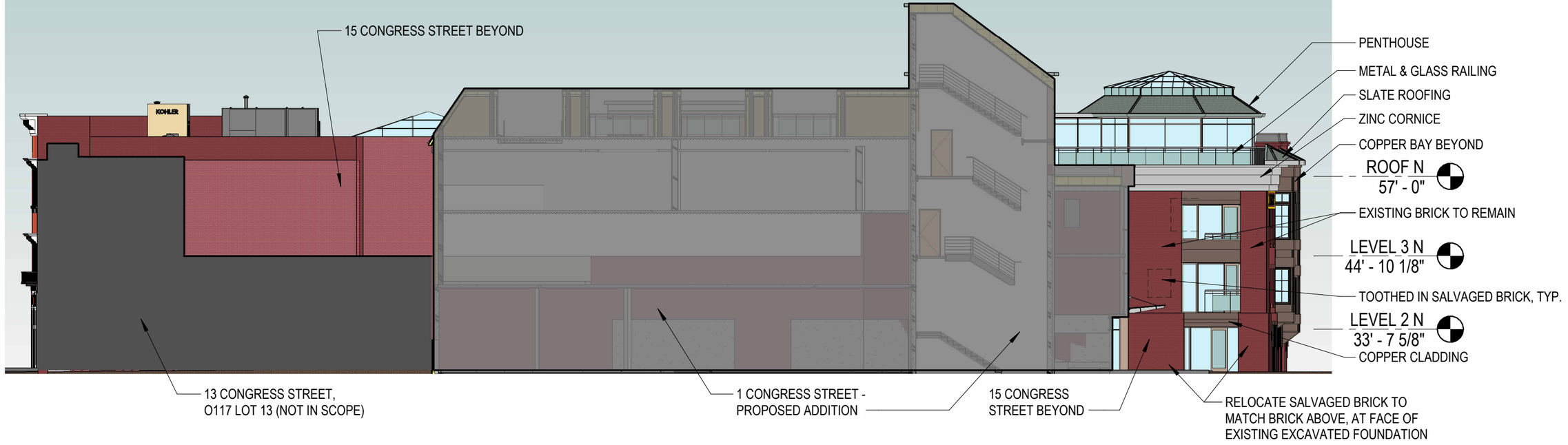


1 **EXISTING EAST ELEVATION - HIGH STREET**
1/16" = 1'-0"



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

HN2.00 EAST ELEVATION
1-15 CONGRESS STREET

10/18/24

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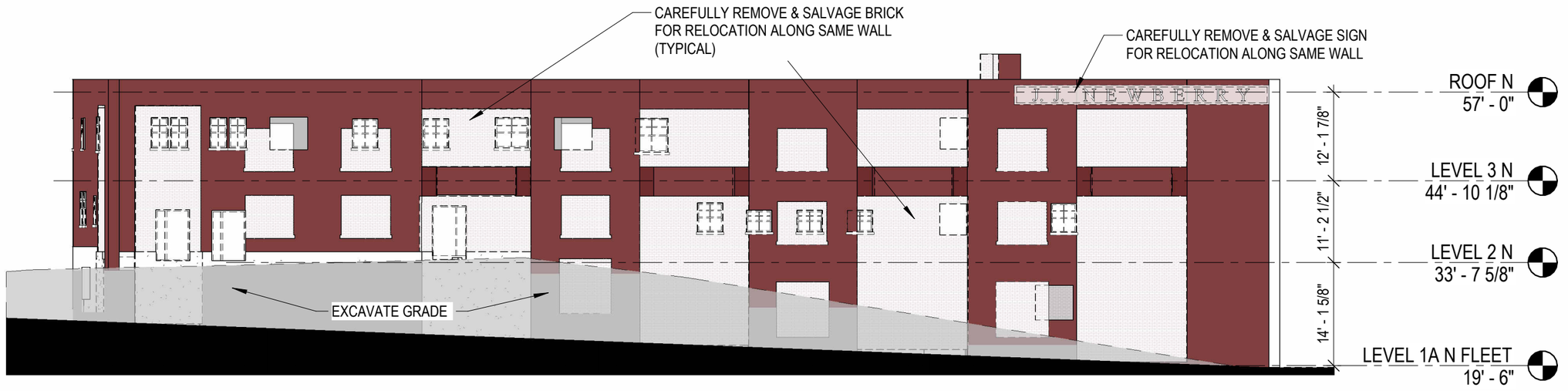
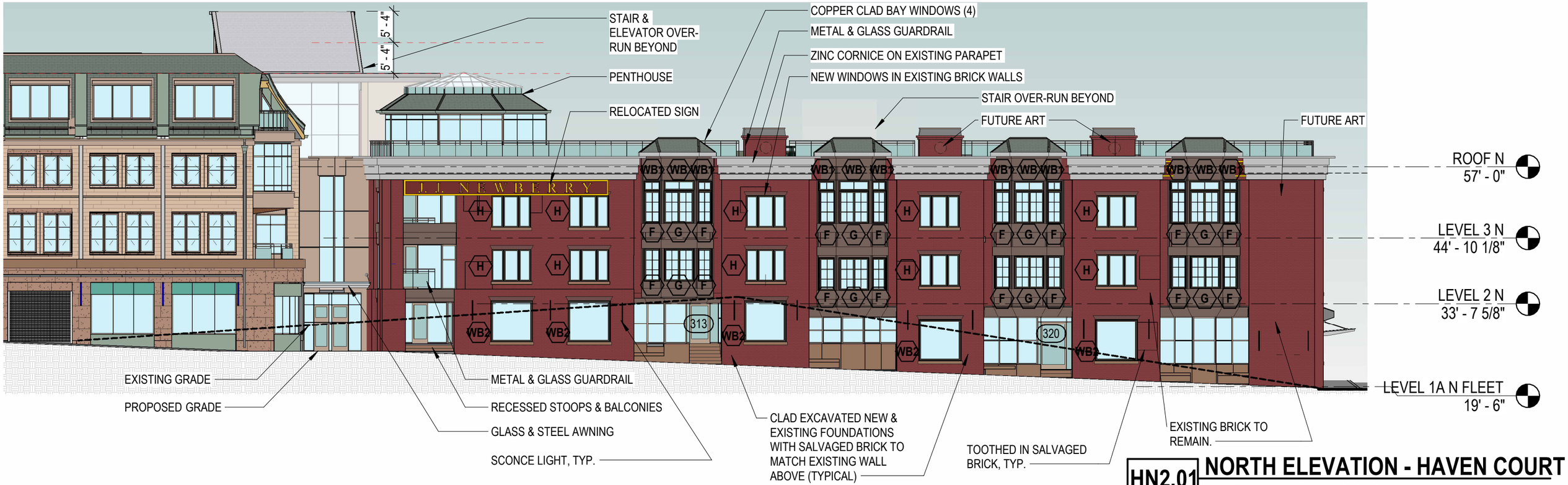
EXISTING TO REMAIN

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

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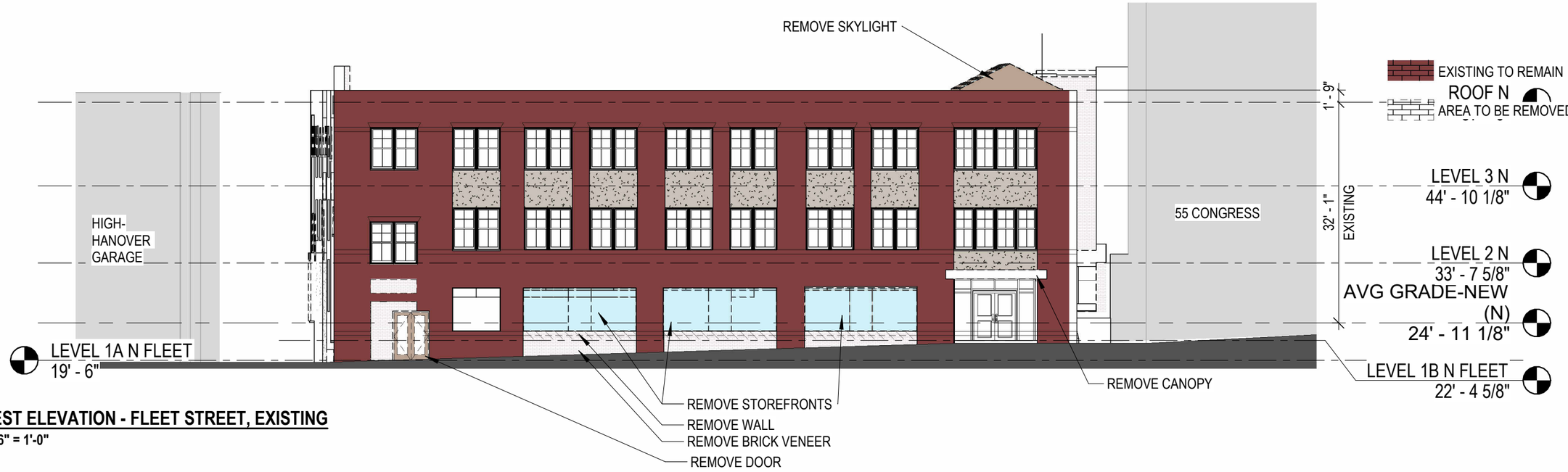
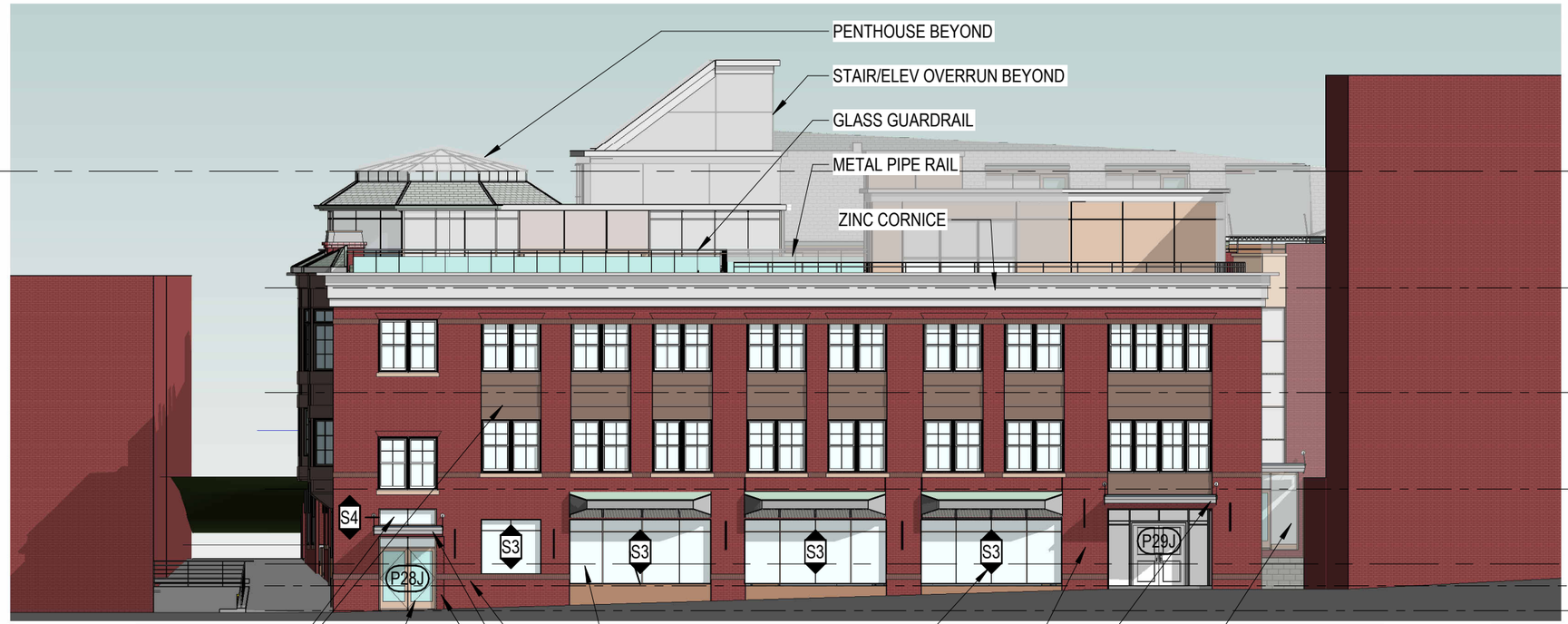


2 **WEST ELEVATION - FLEET STREET, EXISTING**
1/16" = 1'-0"



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

10/18/24

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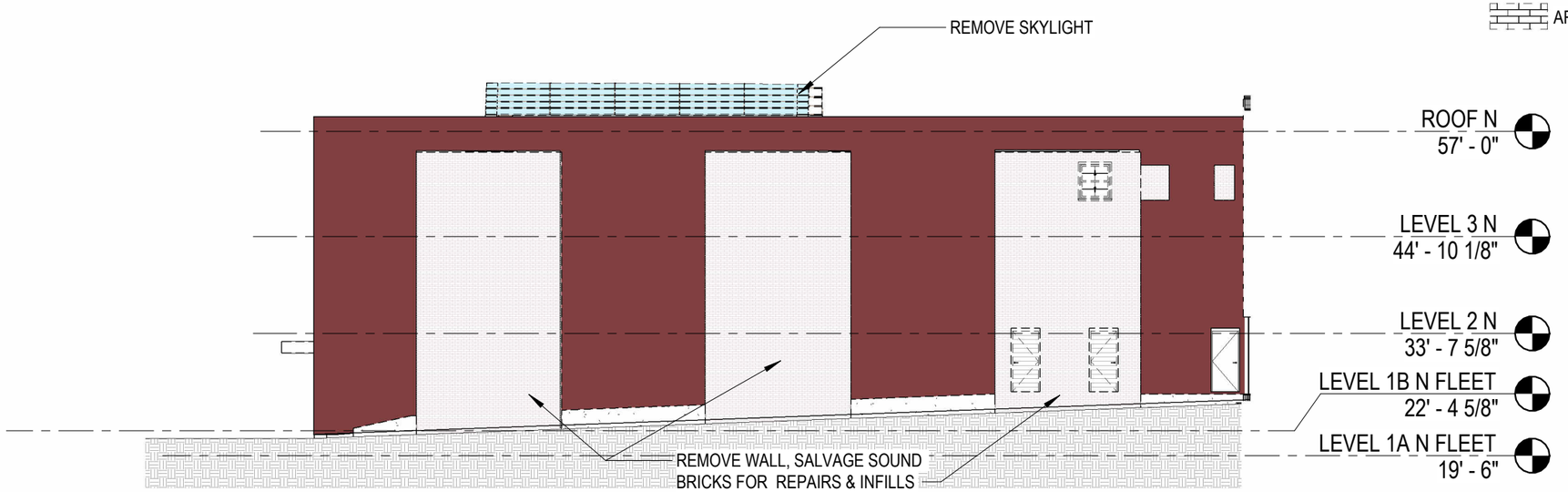
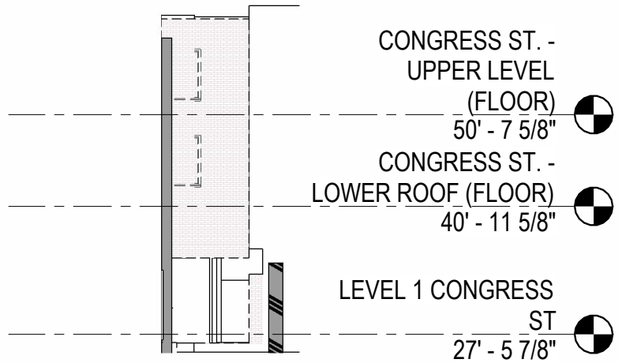
EXISTING TO REMAIN

AREA TO BE REMOVED

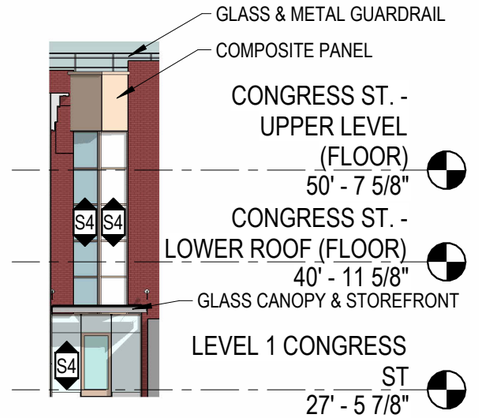


1 **DEMO EAST ELEVATION - SOUTH ALLEY**
1/16" = 1'-0"



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'

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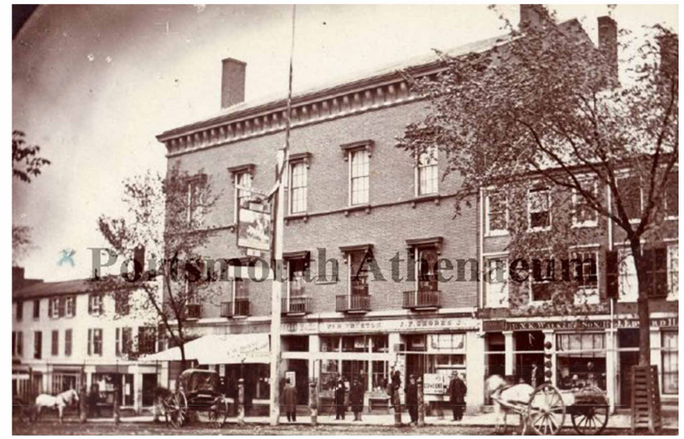
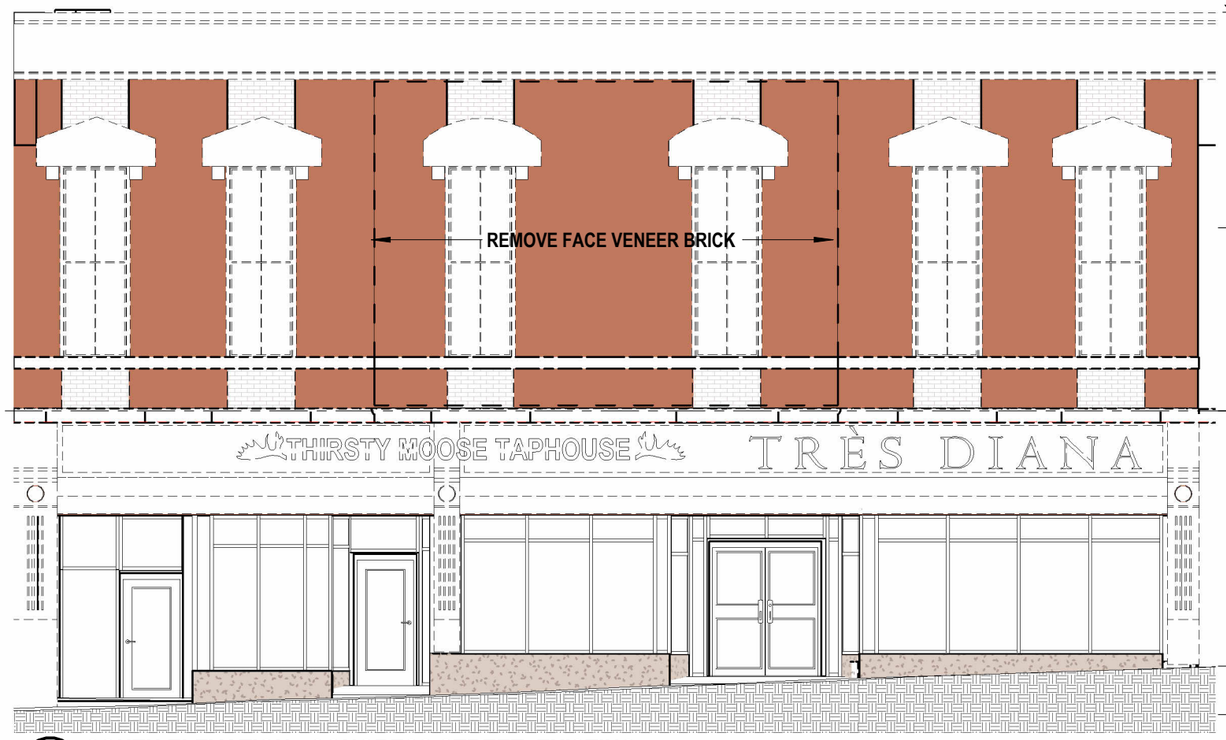
CIRCA 2024

EXISTING TO REMAIN

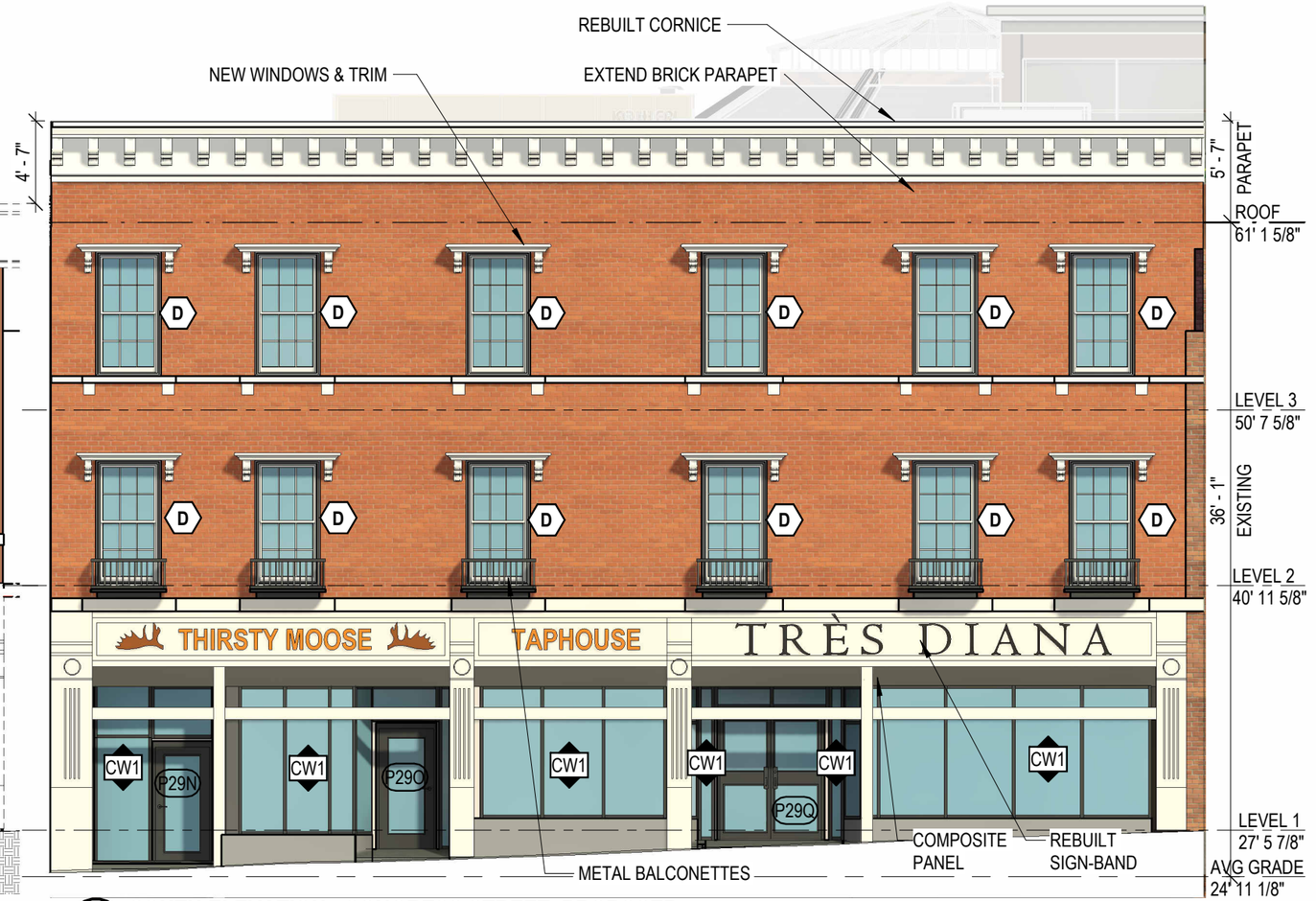
AREA TO BE REMOVED

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

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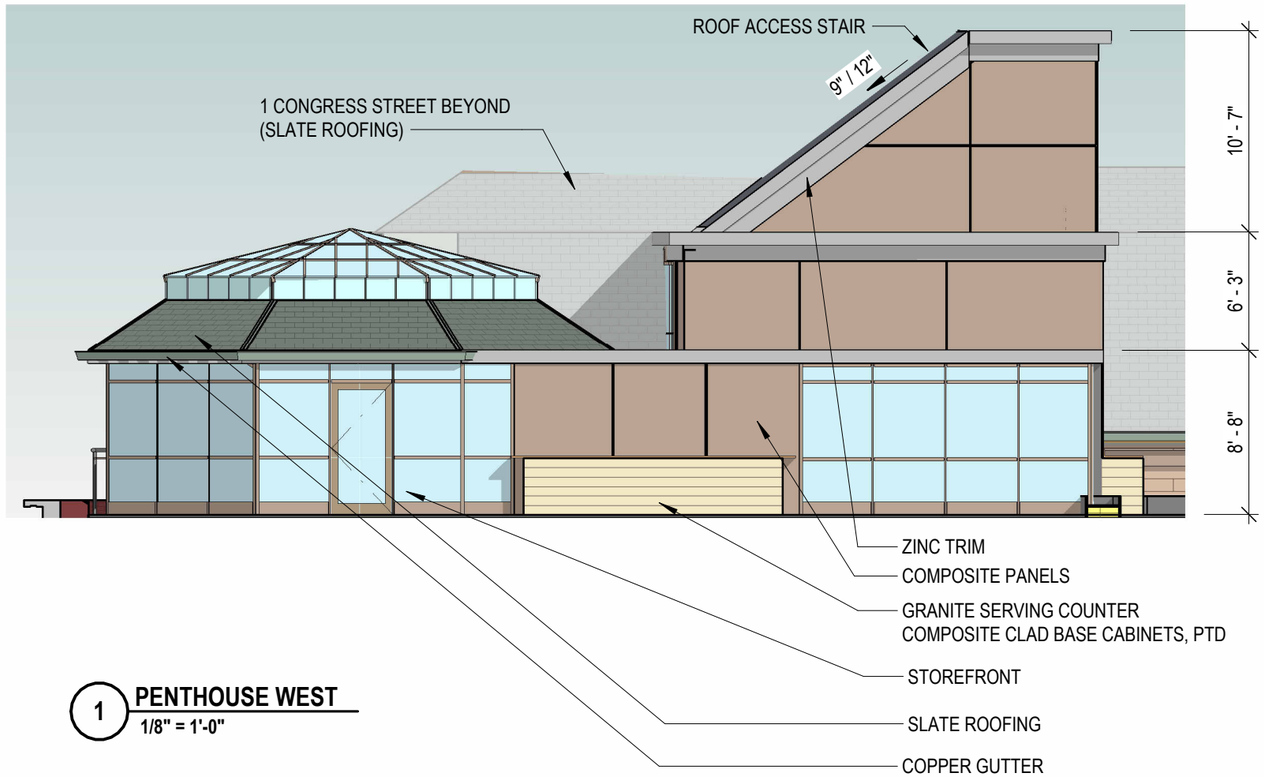
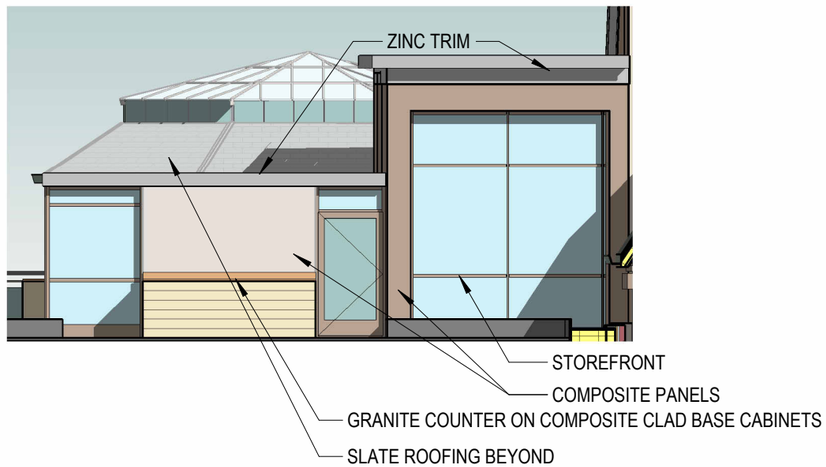
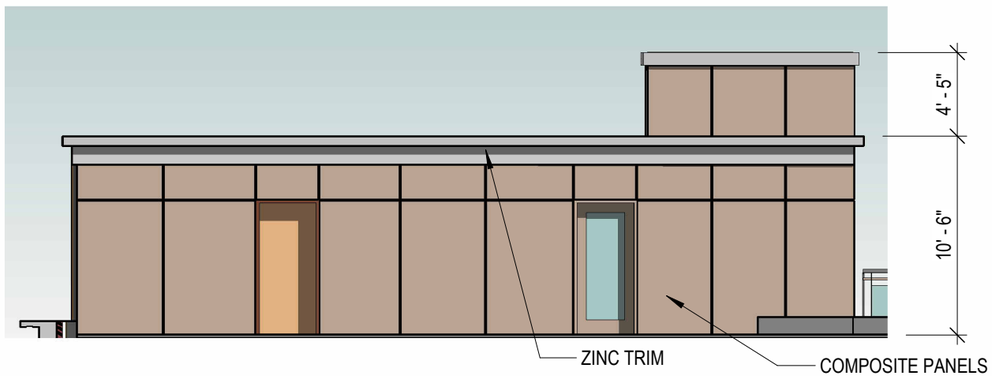


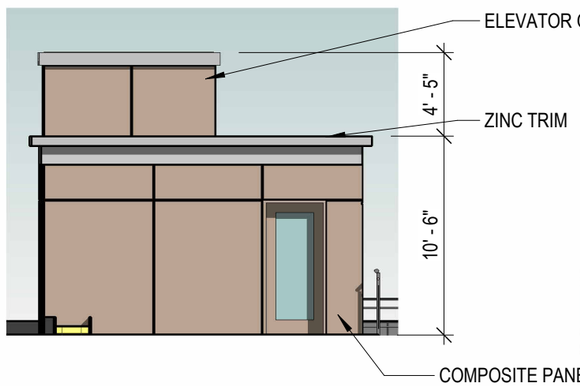
1 PENTHOUSE WEST
1/8" = 1'-0"



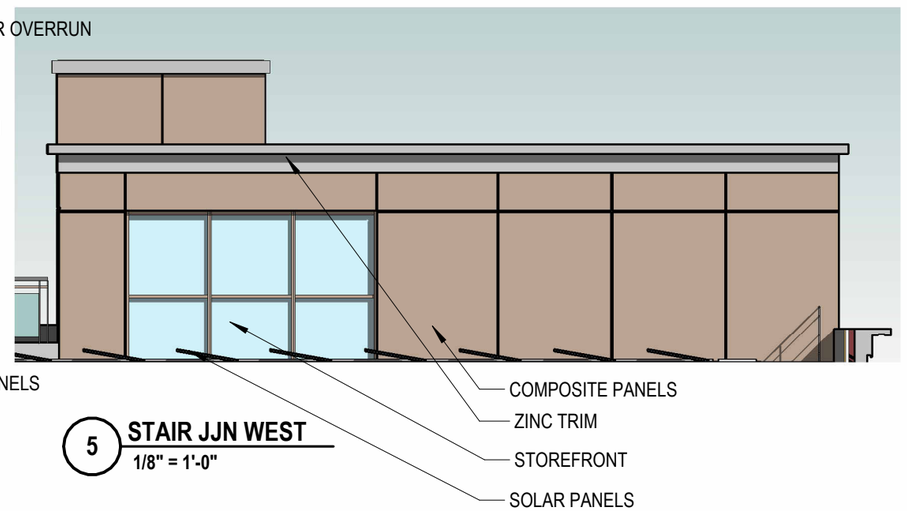
2 PENTHOUSE SOUTH
1/8" = 1'-0"



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

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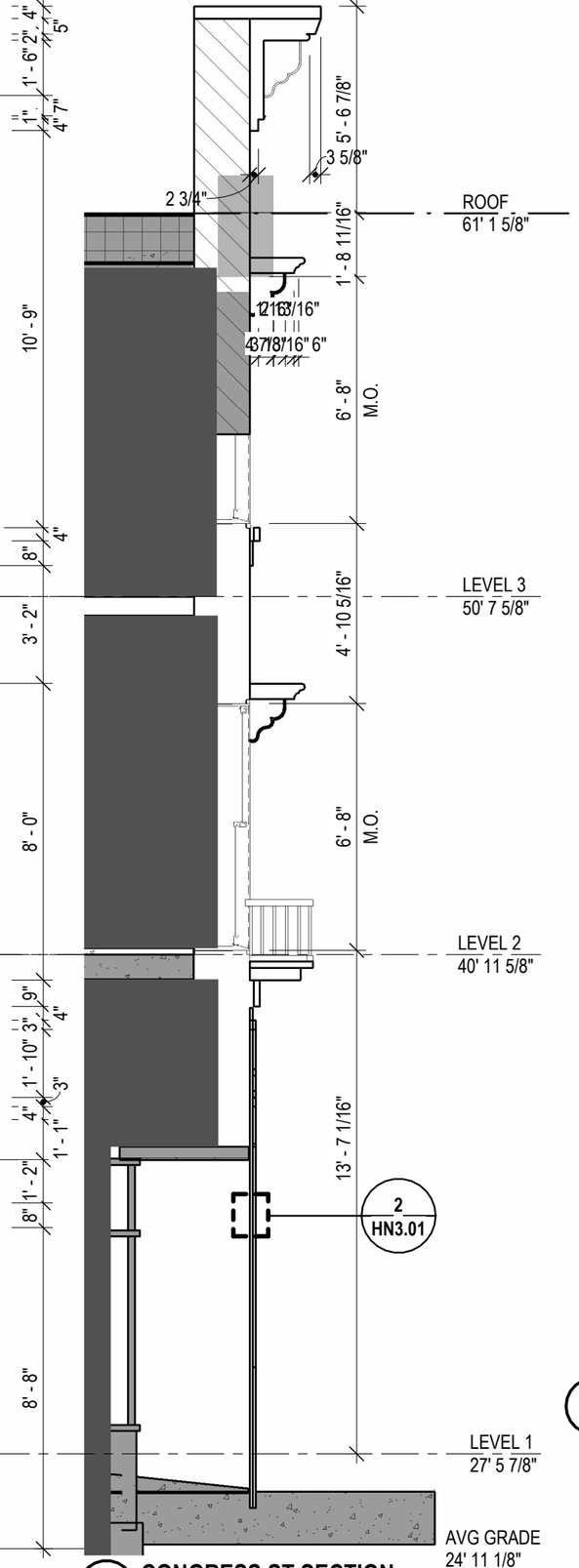
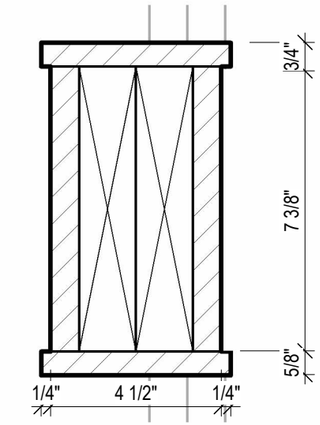
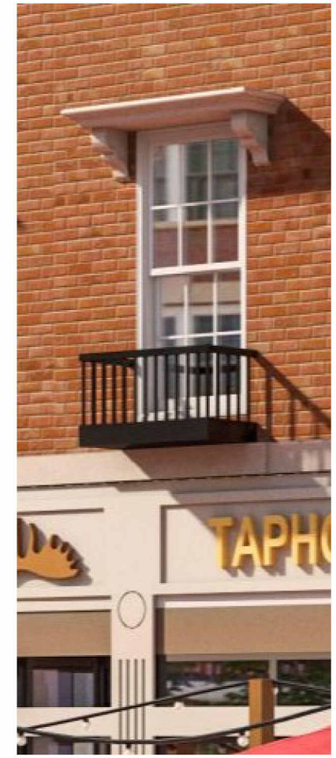
4 **CONGRESS STREET - ENLARGED ELEVATION**
1/4" = 1'-0"

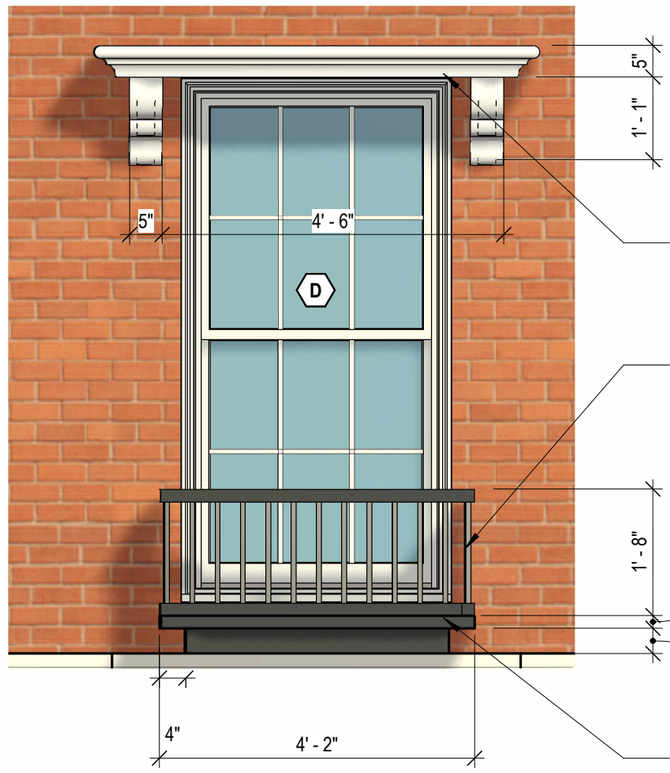


3 **CONGRESS ST SECTION**
1/4" = 1'-0"



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

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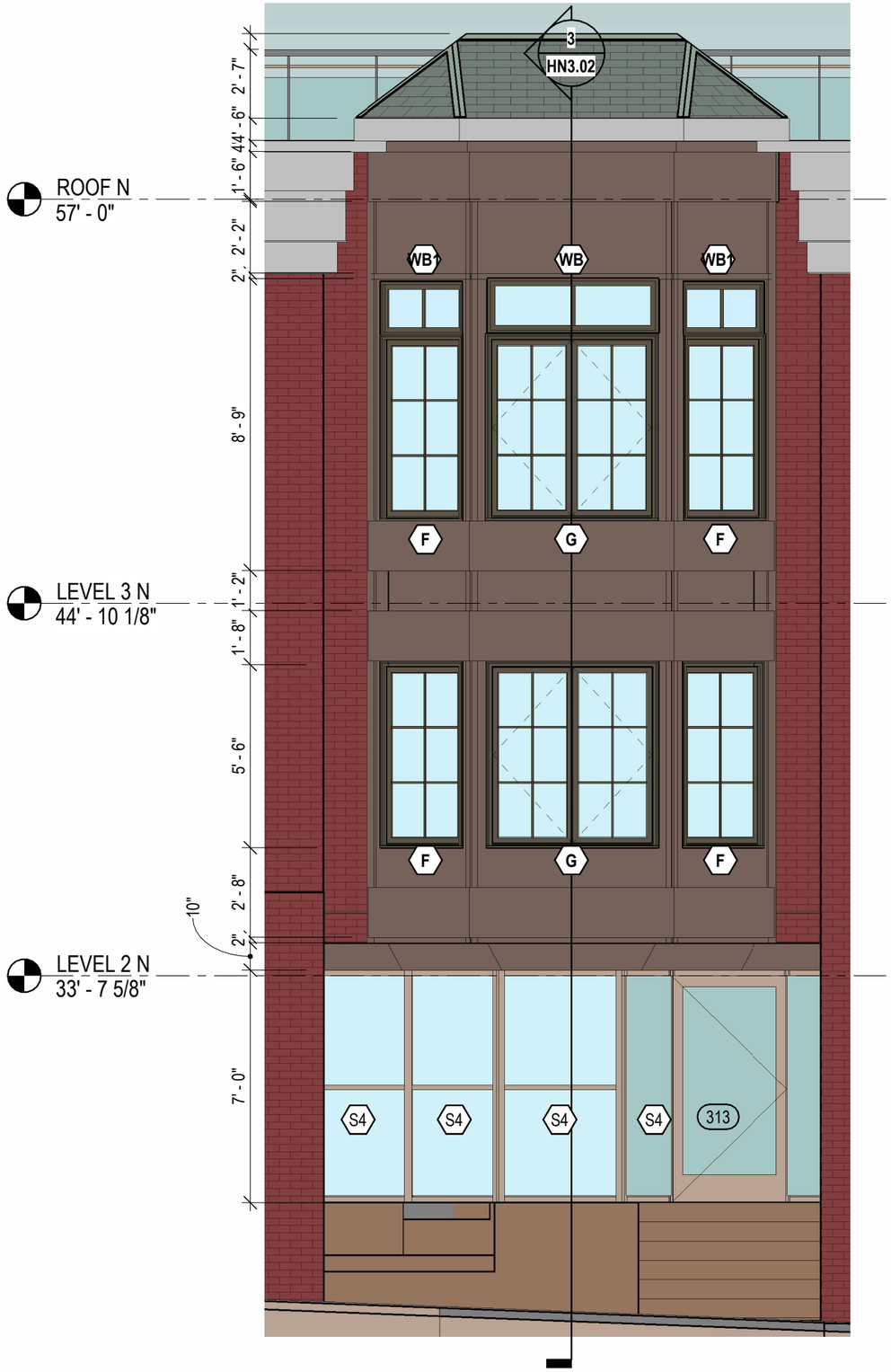
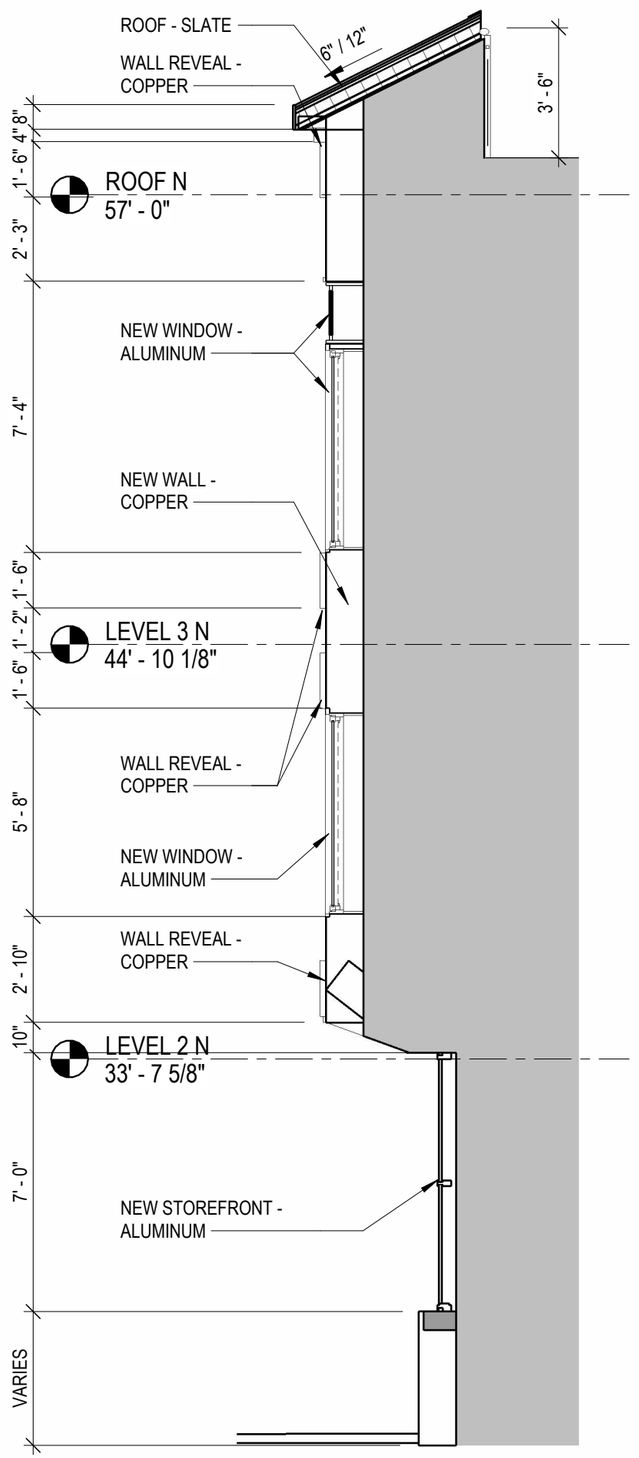
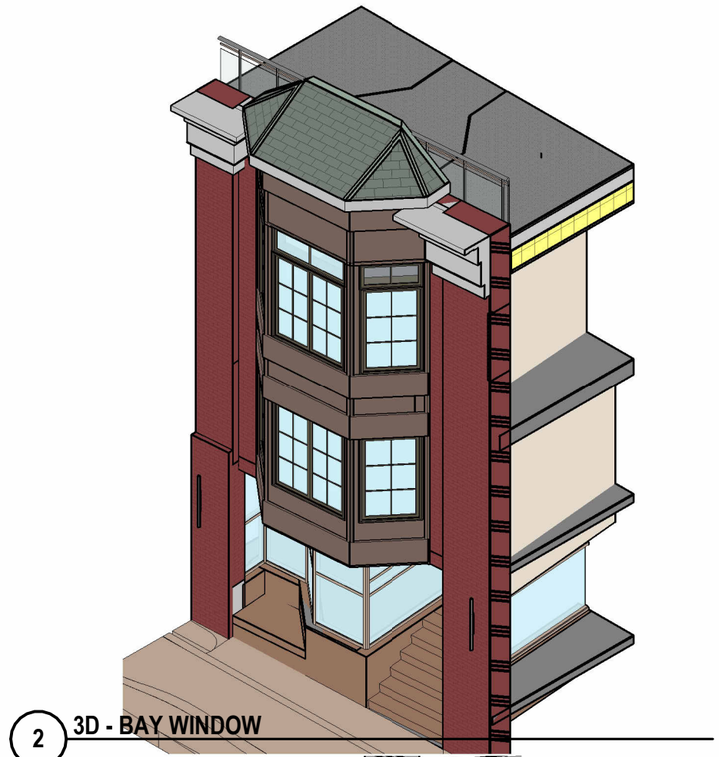


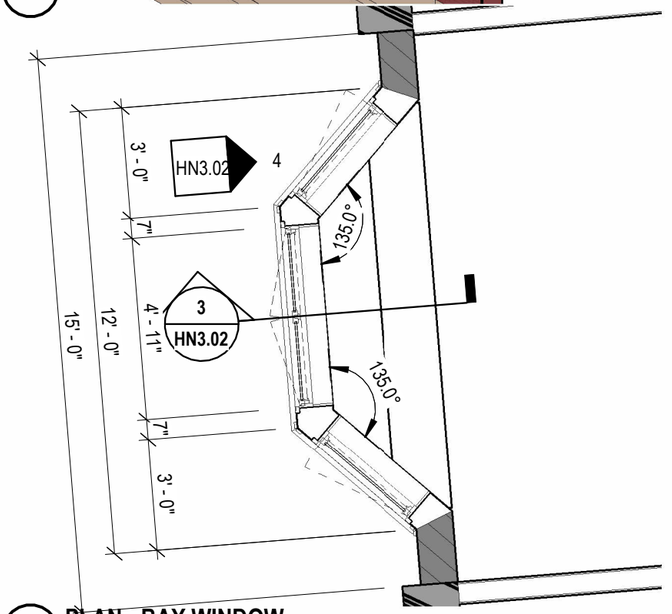
4 **ELEVATION - BAY WINDOW**
1/4" = 1'-0"



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

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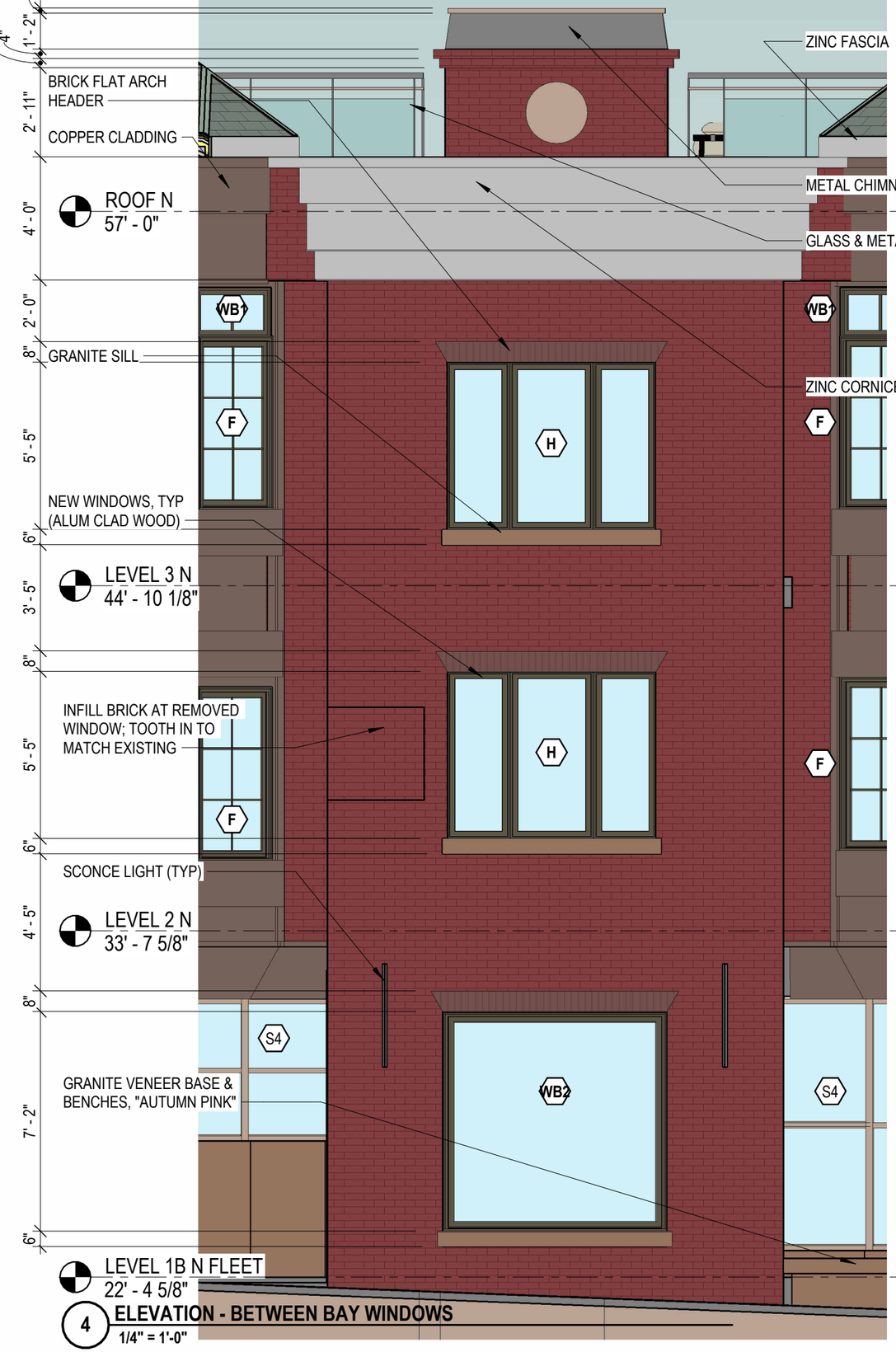
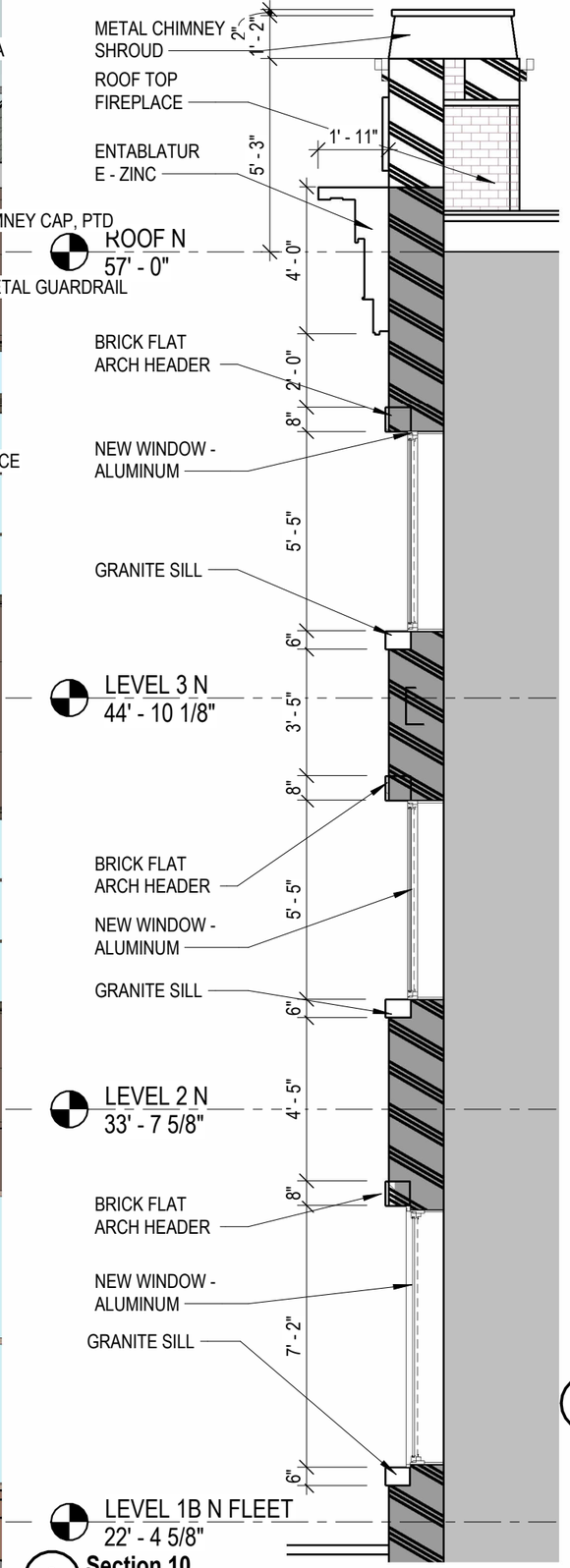
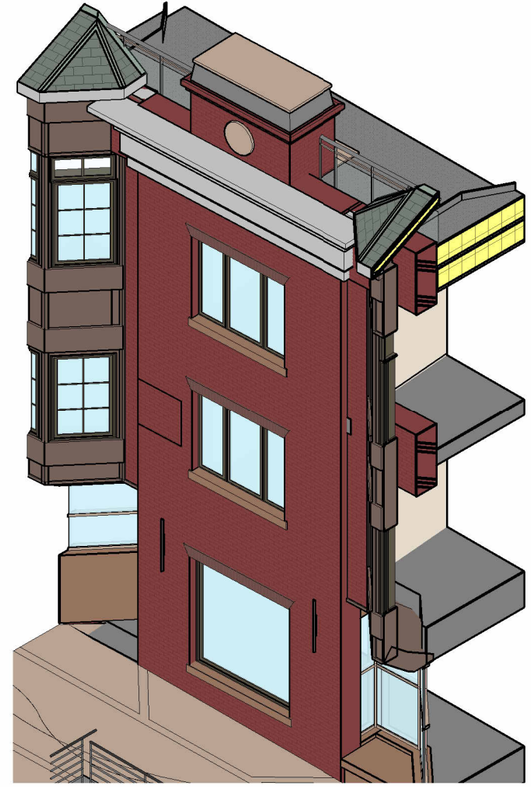


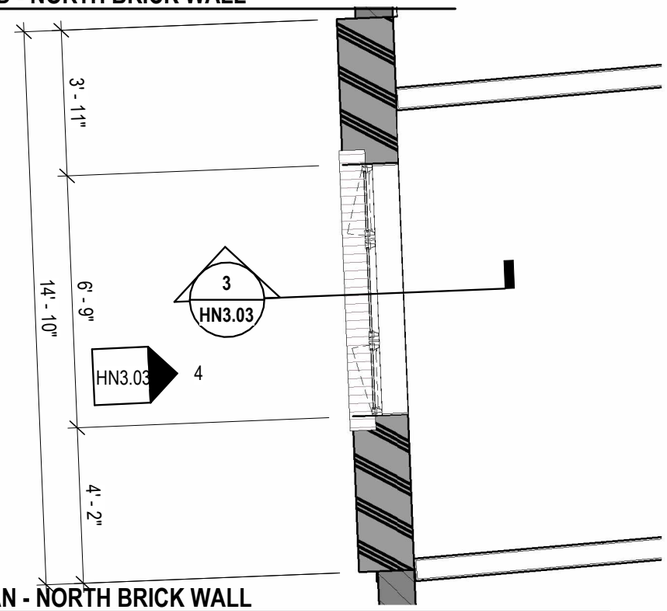
4 **ELEVATION - BETWEEN BAY WINDOWS**
1/4" = 1'-0"



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

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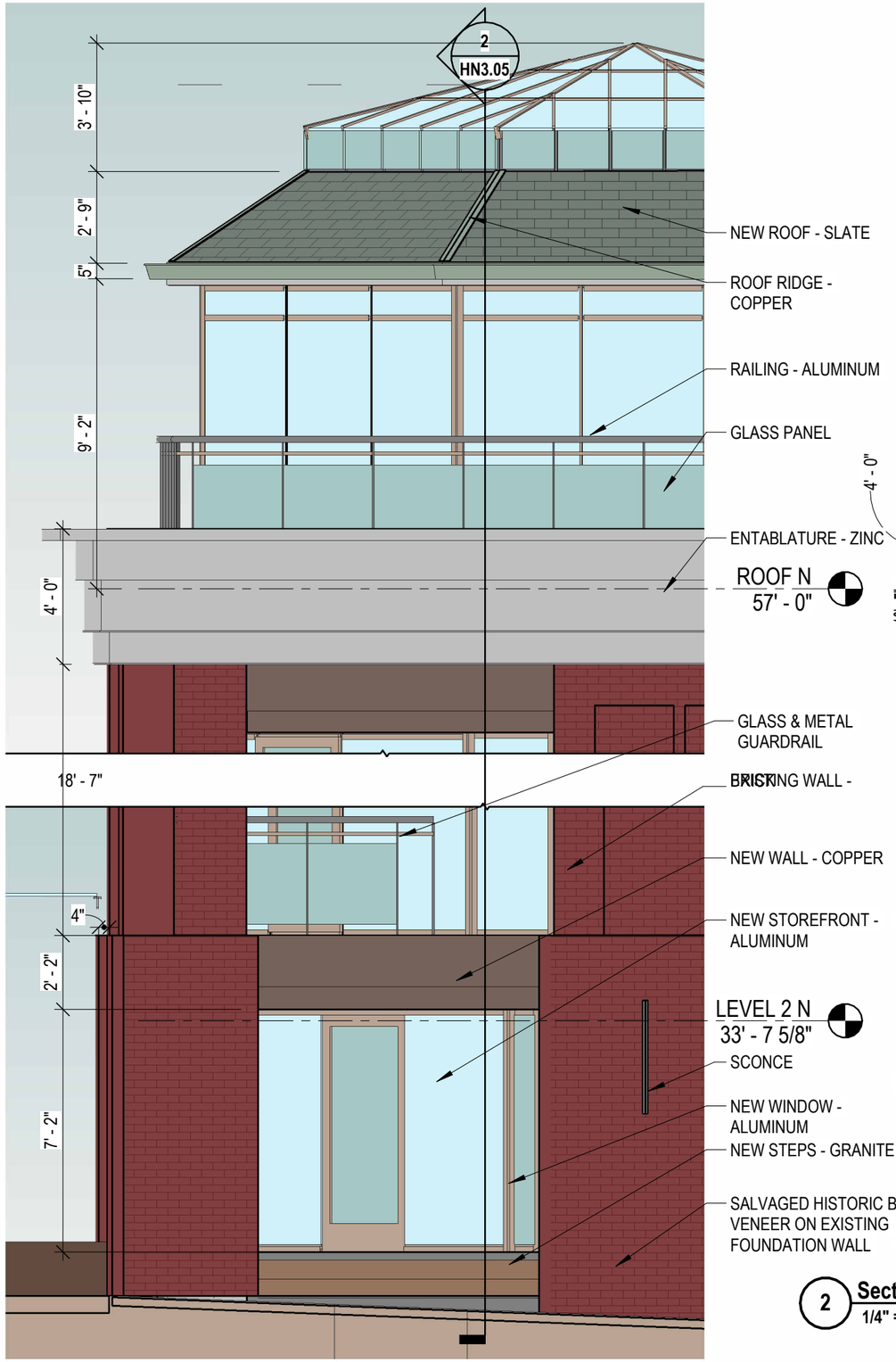
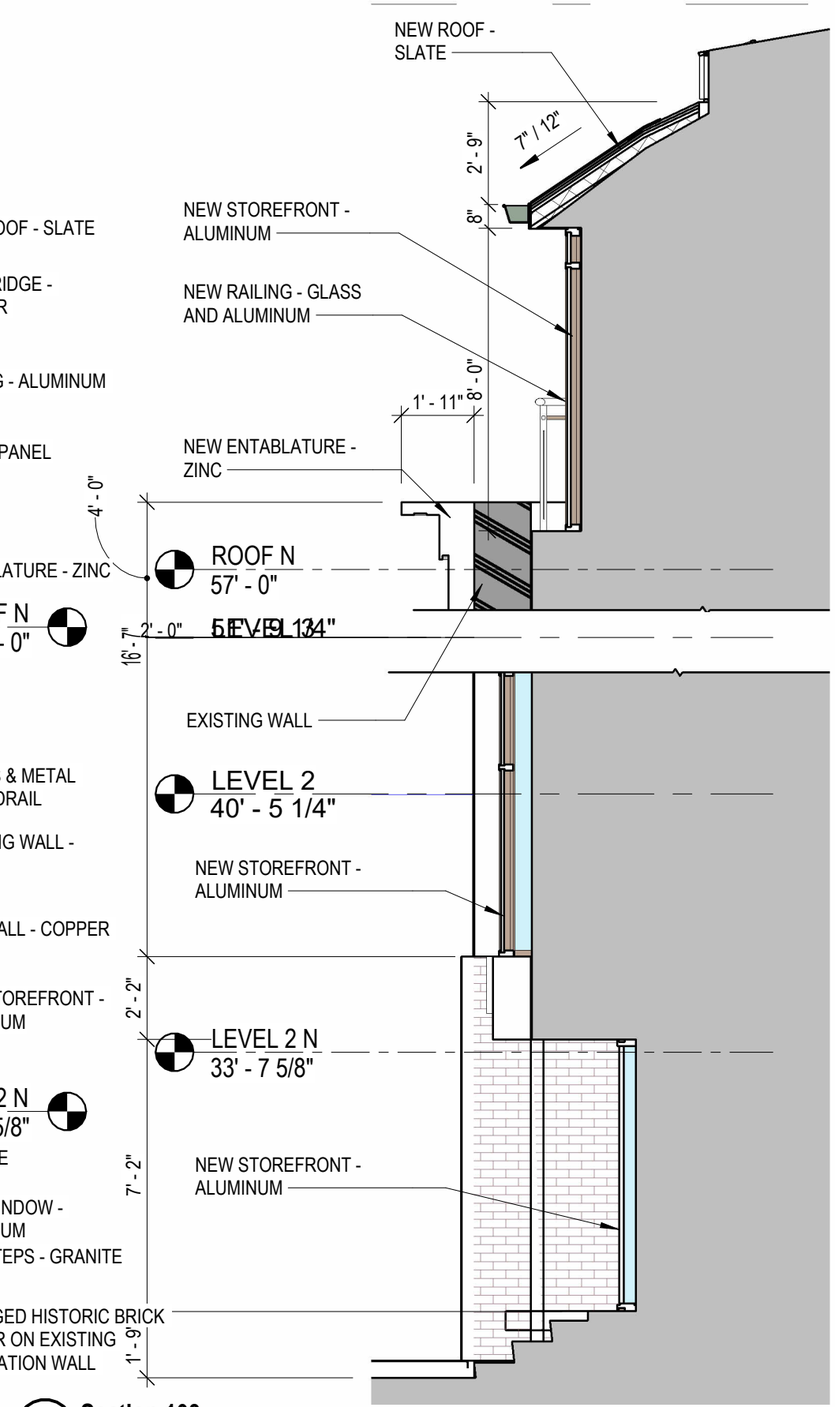
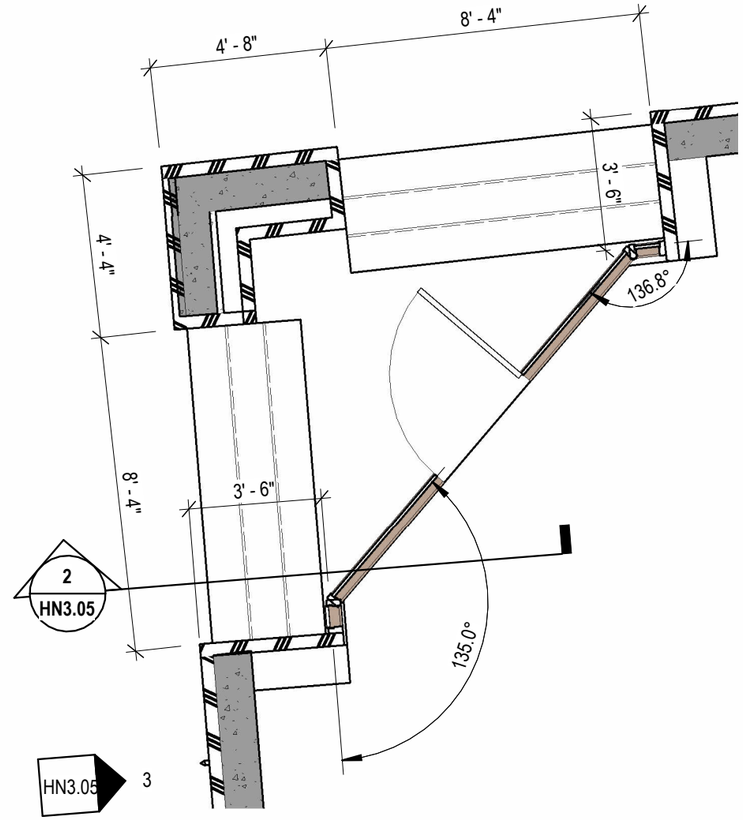


3 **Elevation 12 - a**
1/4" = 1'-0"



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

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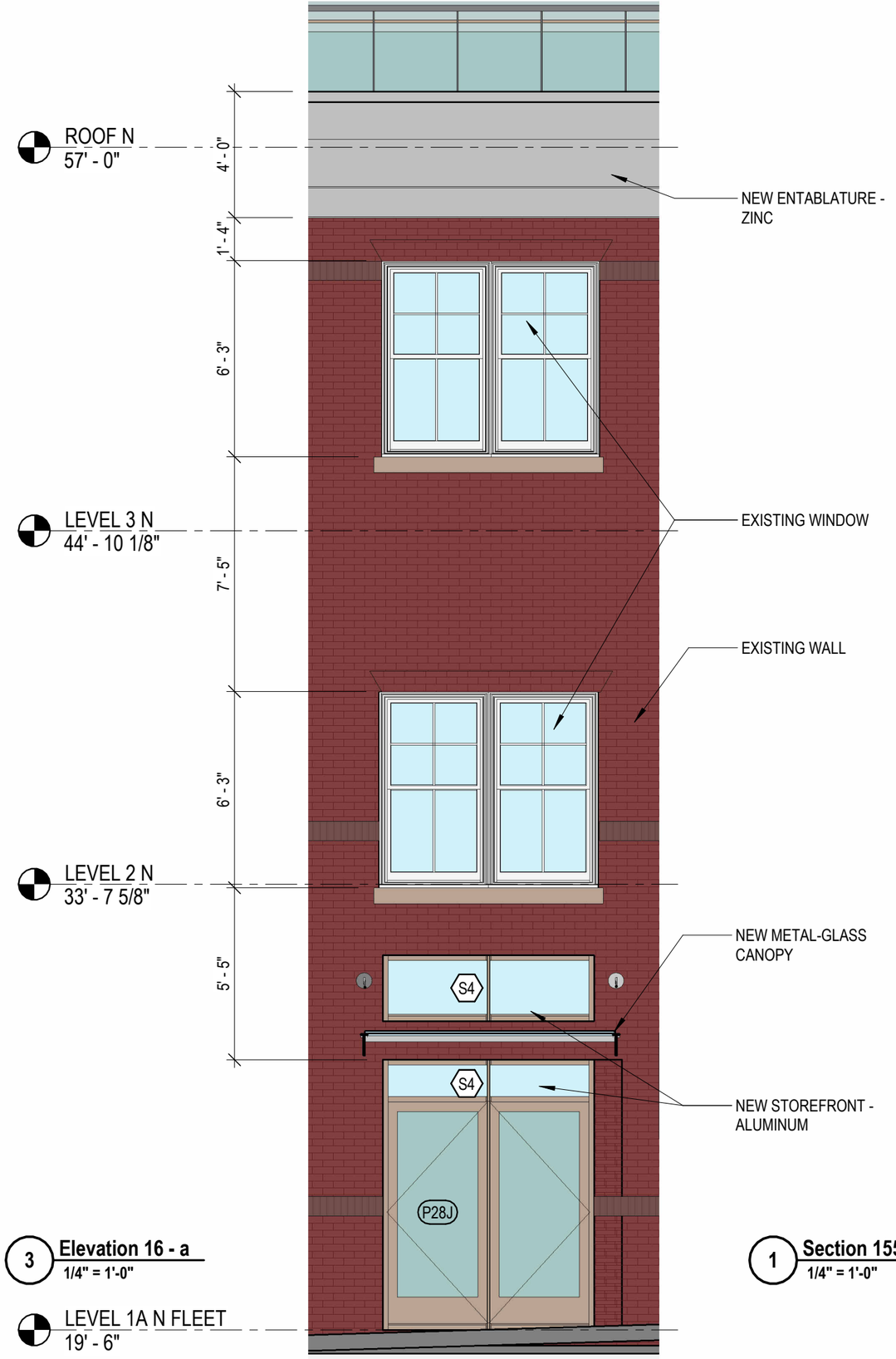
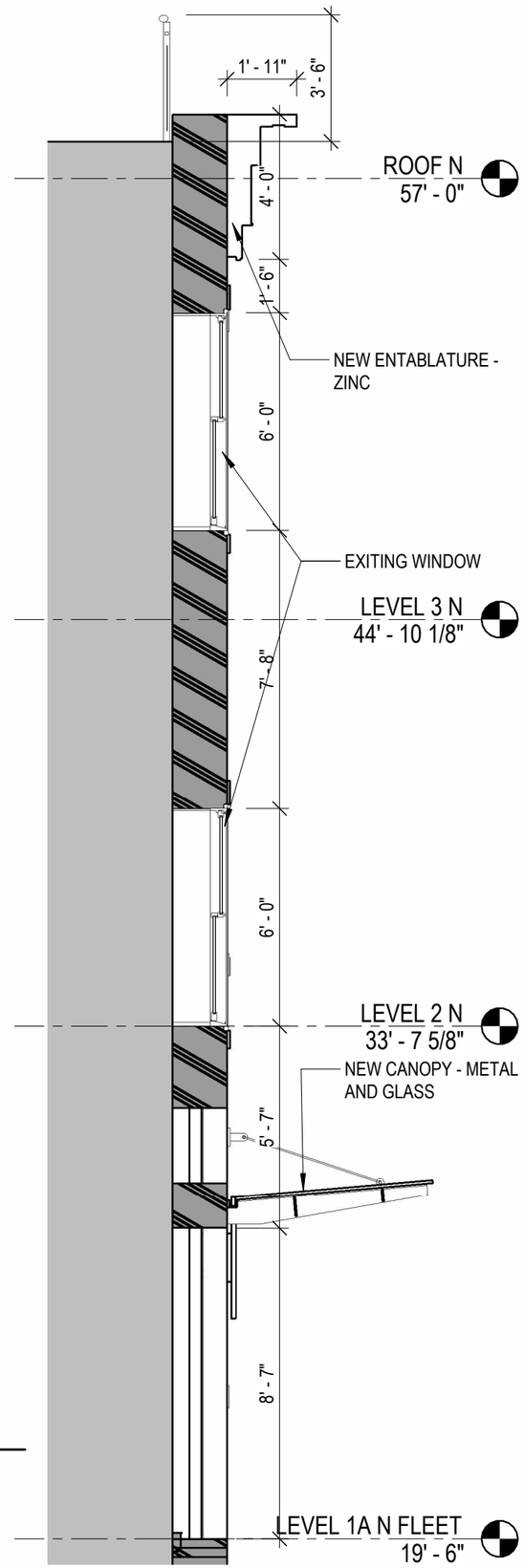
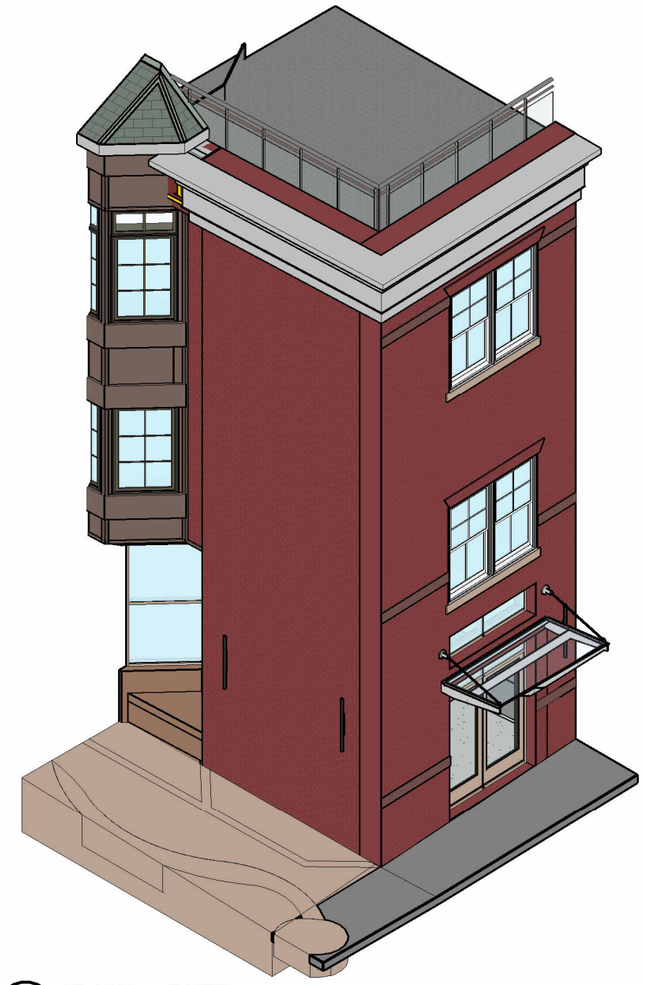


3 **Elevation 16 - a**
1/4" = 1'-0"



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

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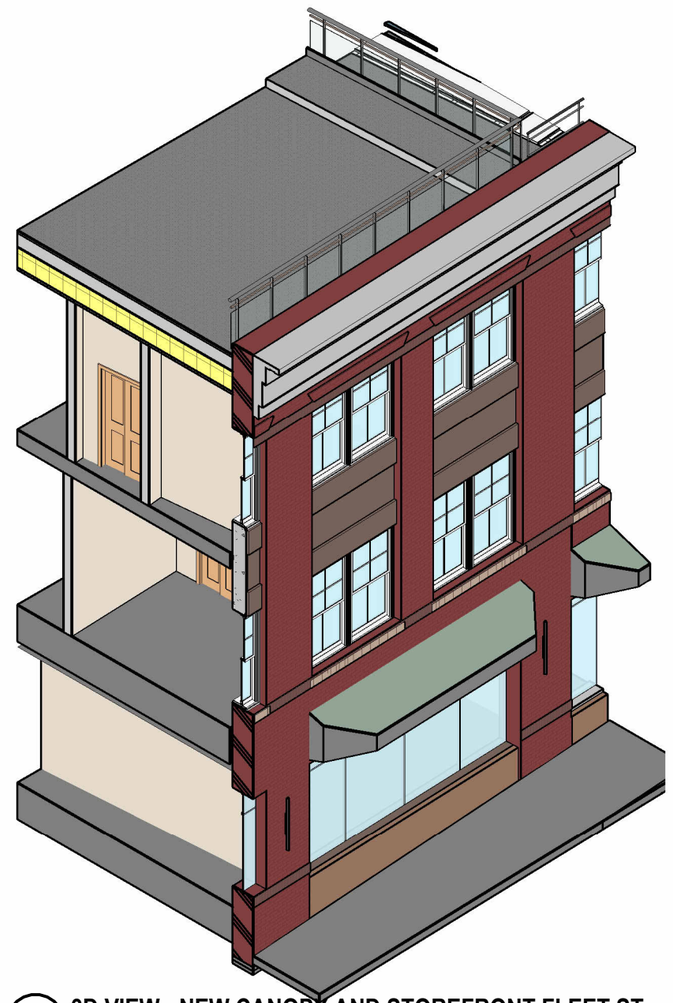
3 **ELEVATION - NEW CANOPY AND STOREFRONT FLEET ST**
1/4" = 1'-0"

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

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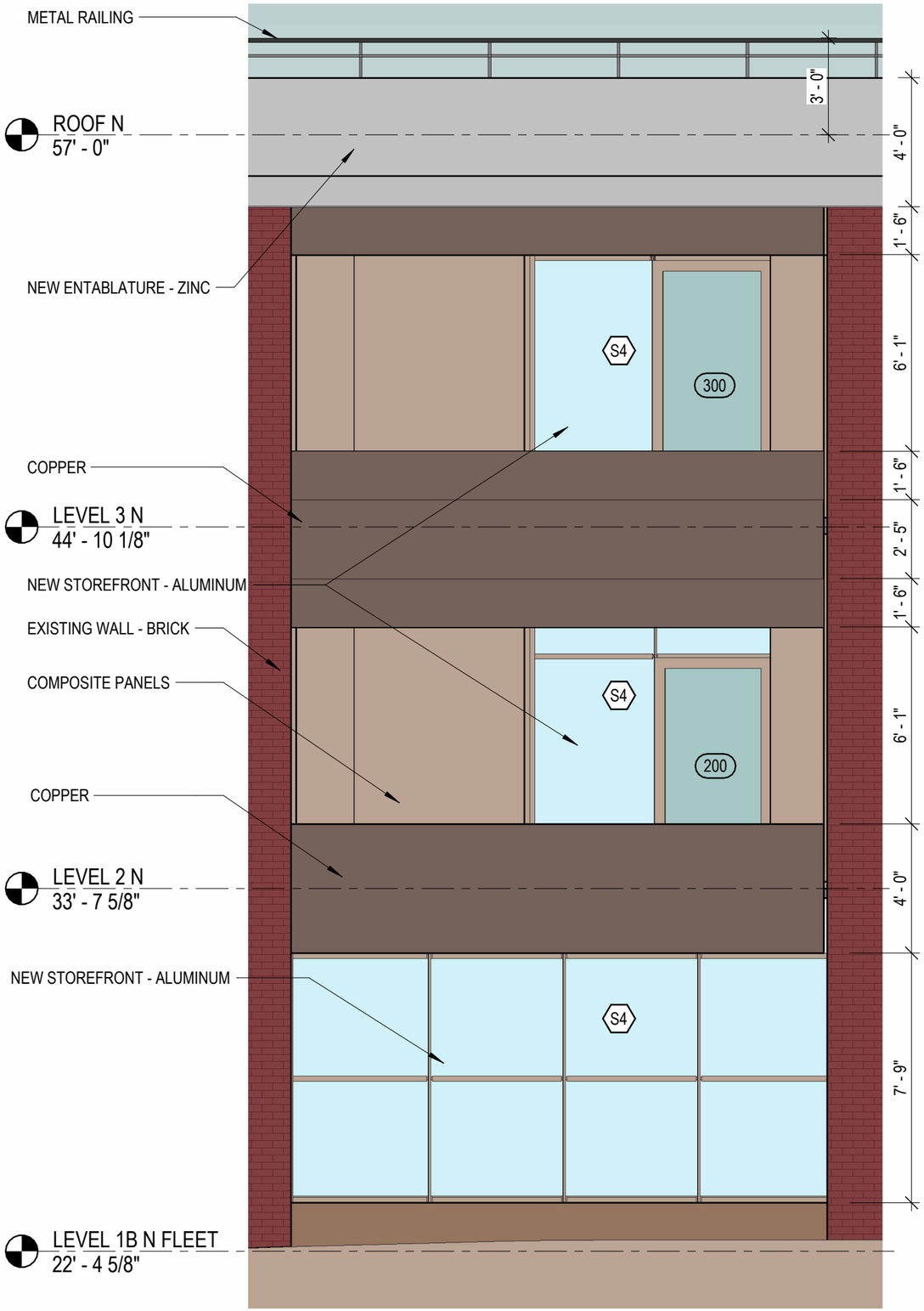
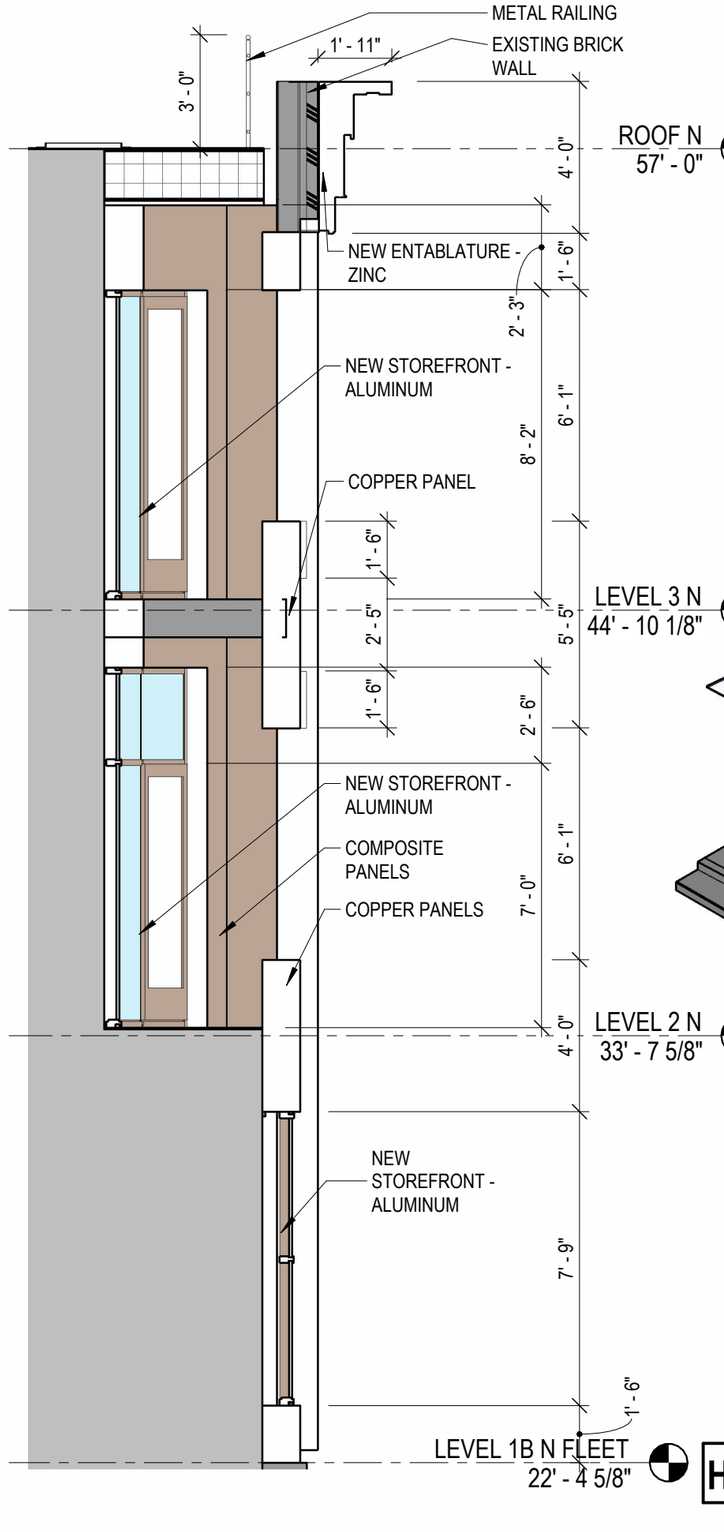
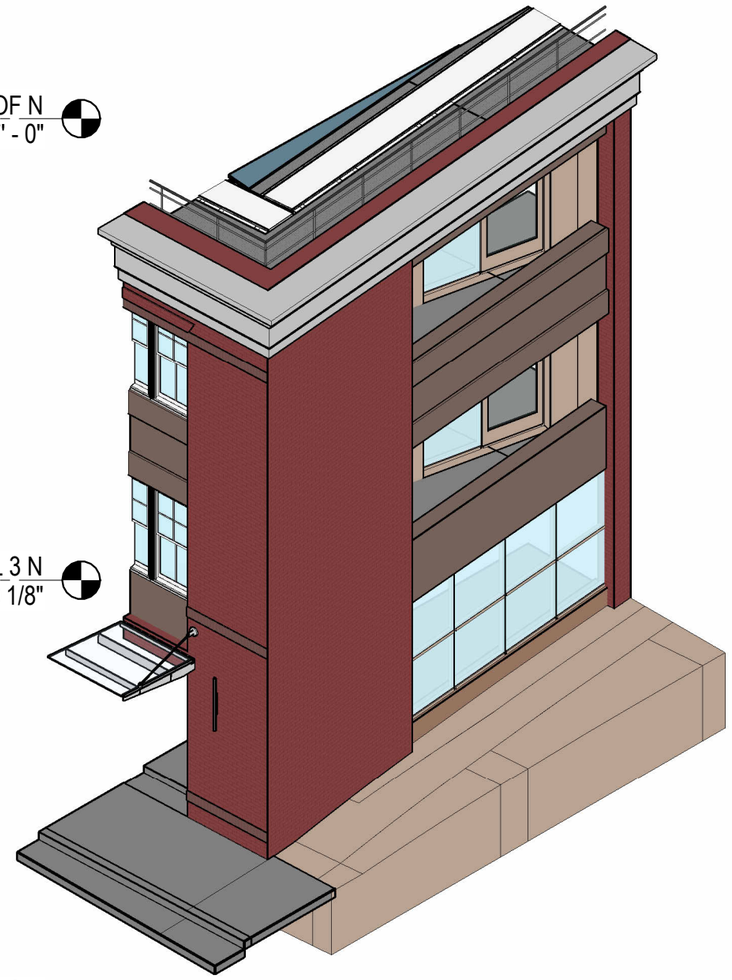


3 **ELEVATION - SOUTH ALLEY ENTRANCE**
1/4" = 1'-0"



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

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PROPOSED

EXISTING CONDITION

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

10/18/24

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EXISTING CONDITION

PROPOSED

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

10/18/24

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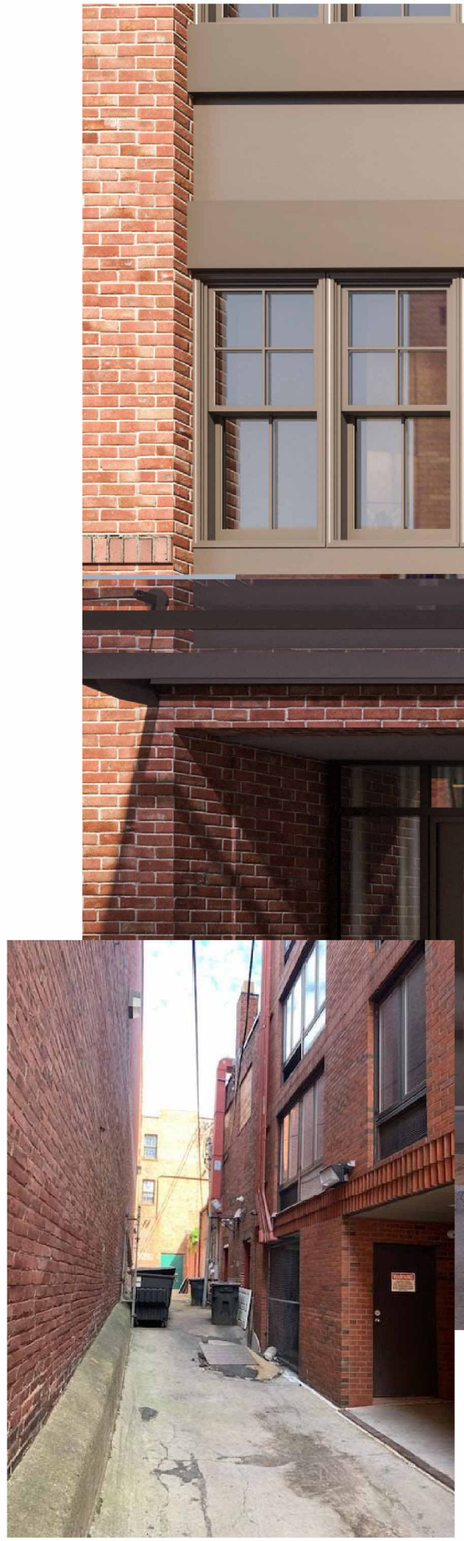

EXISTING CONDITION

PROPOSED

HN4.03 PERSPECTIVE SOUTH ALLEY
1-15 CONGRESS STREET

10/18/24

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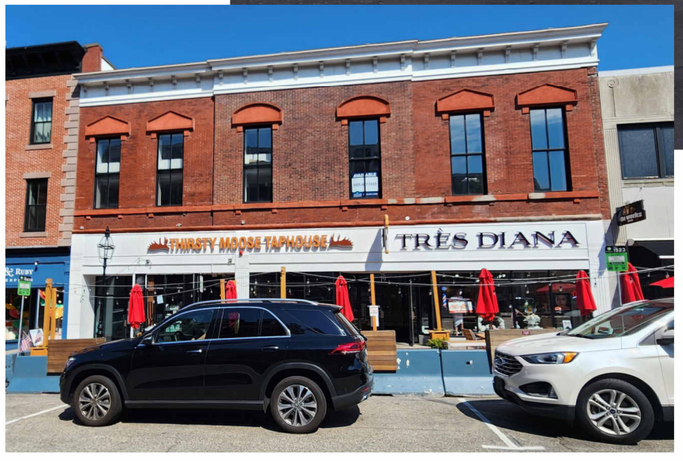
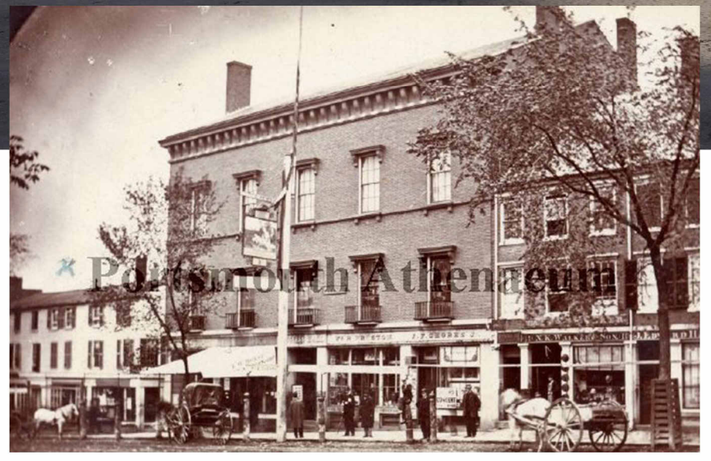


CIRCA 2024



CIRCA 1860

HN4.04 PERSPECTIVE CONGRESS ST
1-15 CONGRESS STREET

10/18/24

ARCOVE ARCHITECTS

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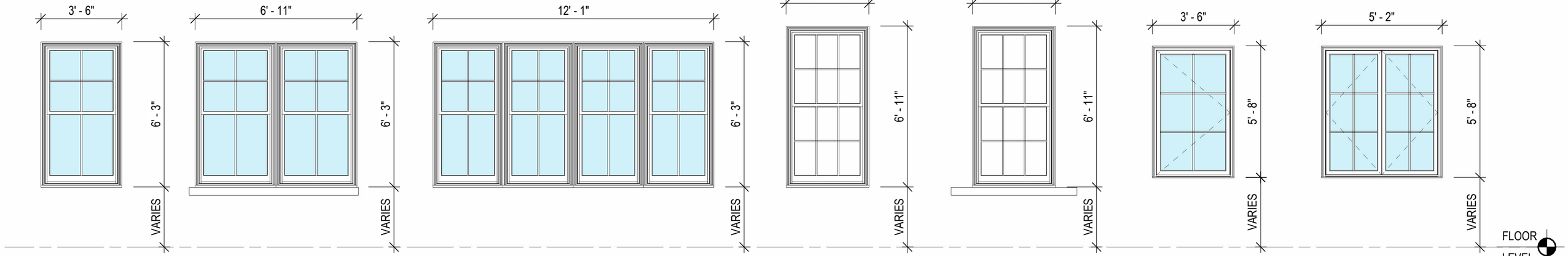


A DOUBLE HUNG
EXISTING

B DOUBLE HUNG
EXISTING

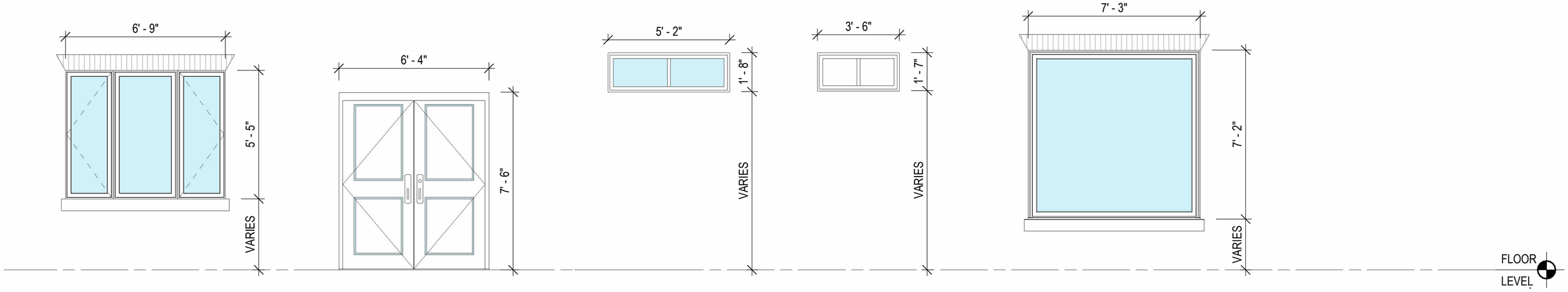
C DOUBLE HUNG
EXISTING

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

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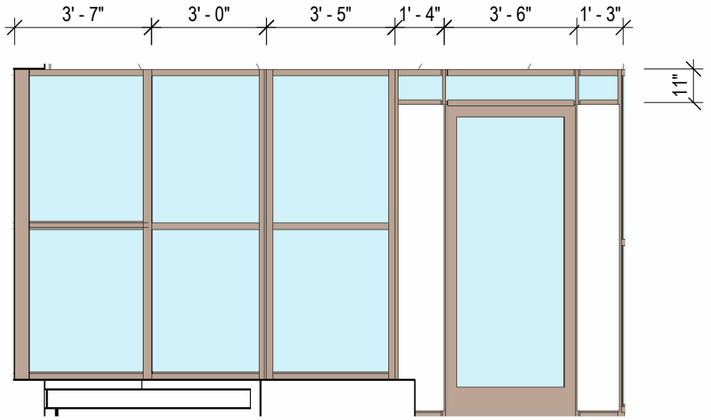
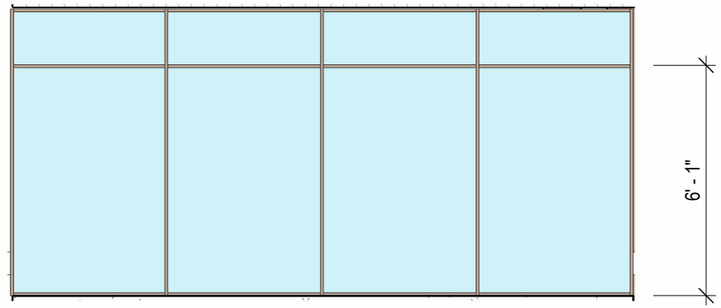
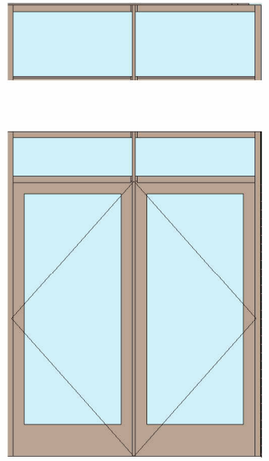


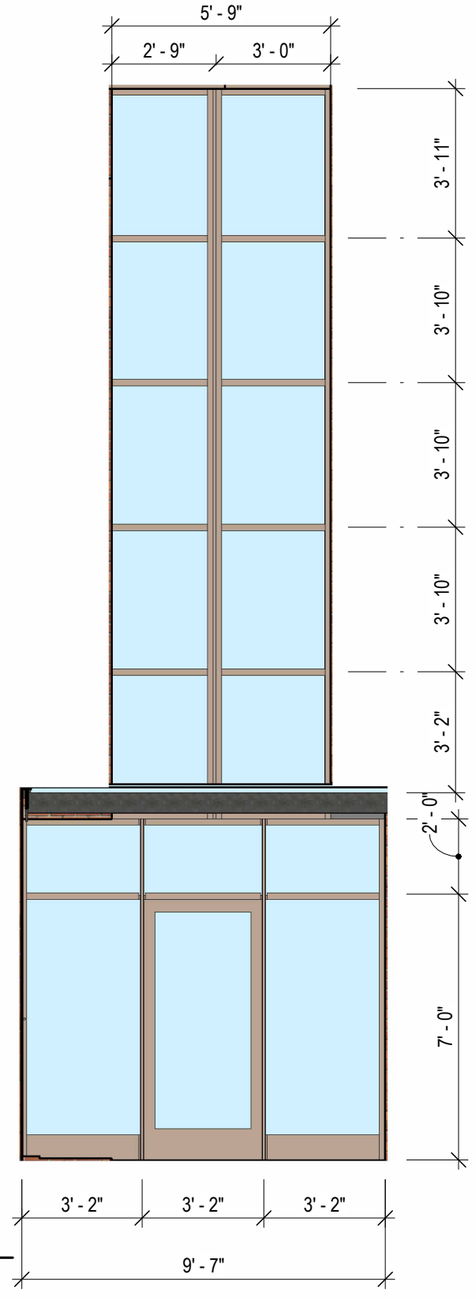
1 **CURTAIN WALL 1- @15 CONGRESS STREET**
1/4" = 1'-0"

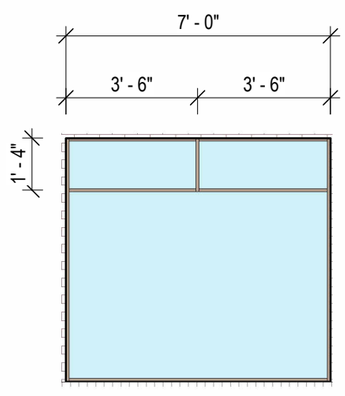


2 **CURTAIN WALL 2 - NEW STOREFRONTS WEST**
1/4" = 1'-0"

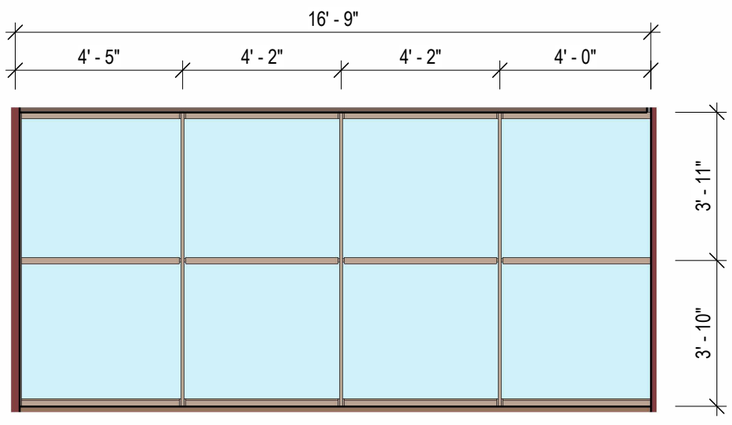


3 **NEW STOREFRONT ENTRY WEST**
1/4" = 1'-0"

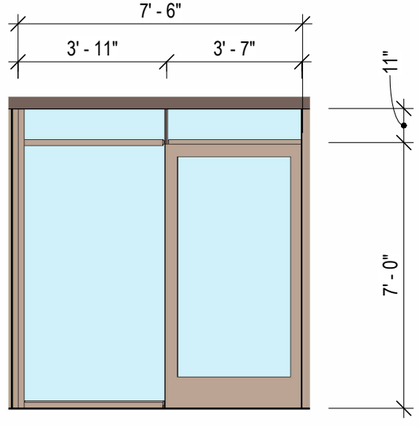




4 **CURTAIN WALL 4 STOREFRONTS WEST**
1/4" = 1'-0"



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

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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

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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]

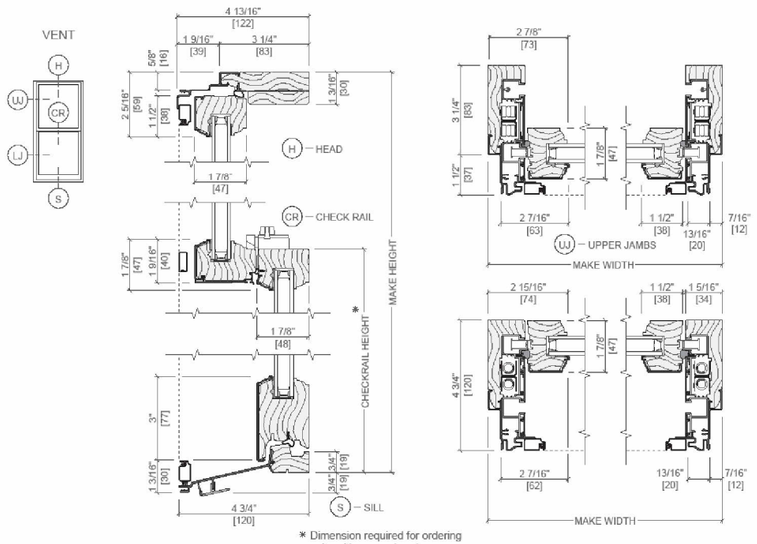
Available in these window and patio door styles:

Special shape windows also available.

**** See back cover for disclosures.

Pella® Reserve™ Traditional Precision-Fit Hung Window

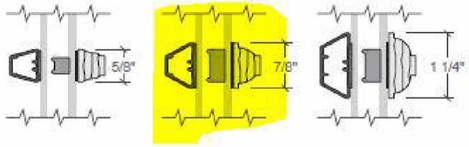
Unit Section - Aluminum-Clad Exterior Ogee Exterior Glazing Profile



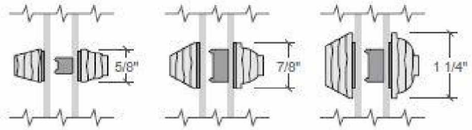
* Dimension required for ordering units with unequal sash.

Integral Light Technology ®

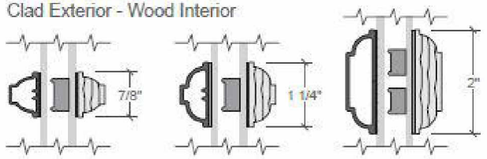
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



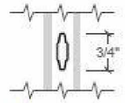
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Ogee Glaze Grilles
Clad Exterior - Wood Interior



Contoured Aluminum - Grilles-Between-the-Glass

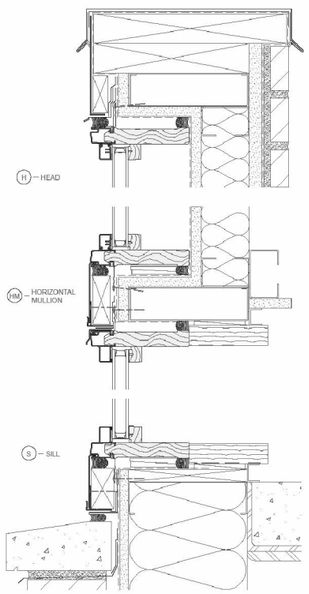


3/4" Contoured GBG

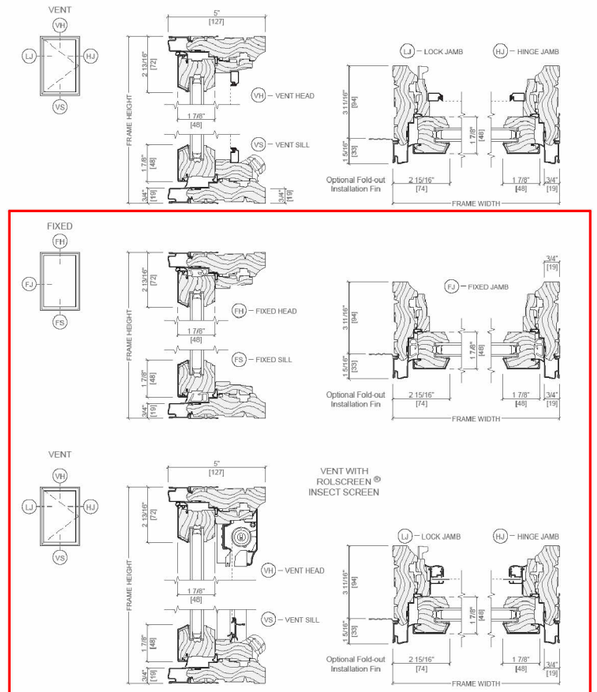
MULLED CASEMENT

MULLED DOUBLE HUNG

Combination Openings



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.

Custom solutions:

Pine | 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

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

Custom colors are also available.

HN6.01 MATERIALS, WINDOWS 1-15 CONGRESS STREET

10/18/24

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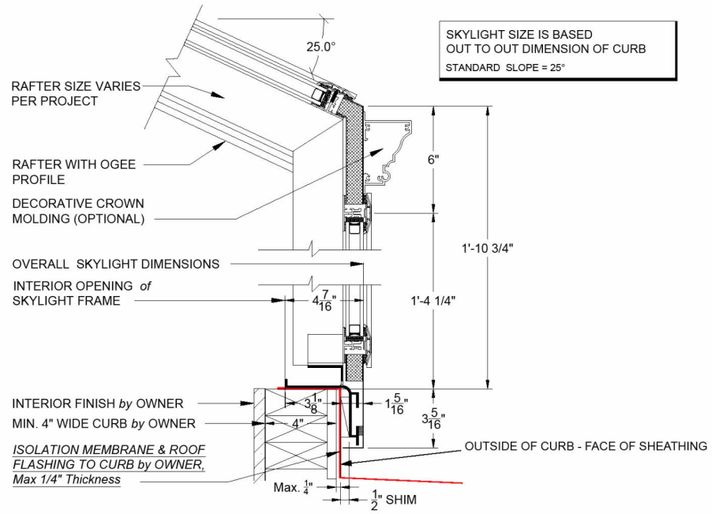
TOWN & COUNTRY SKYLIGHT SYSTEM

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

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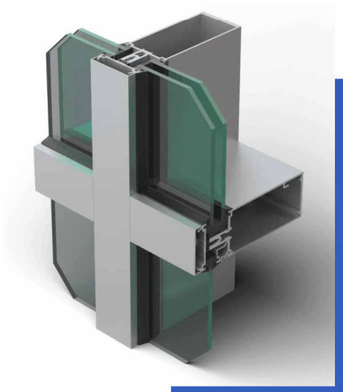
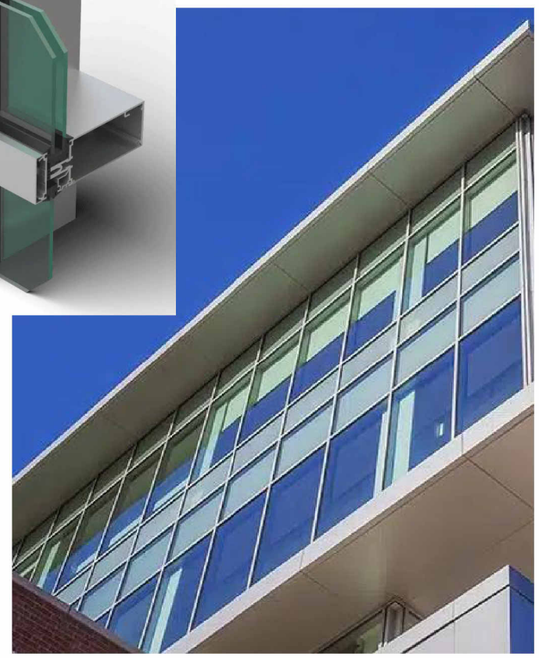
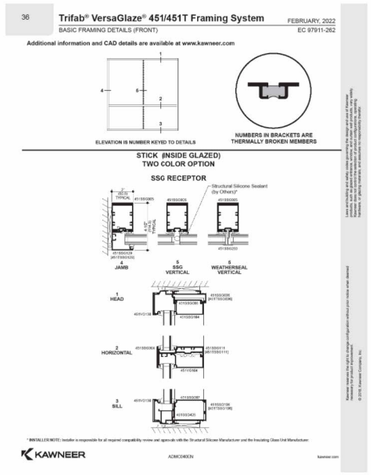
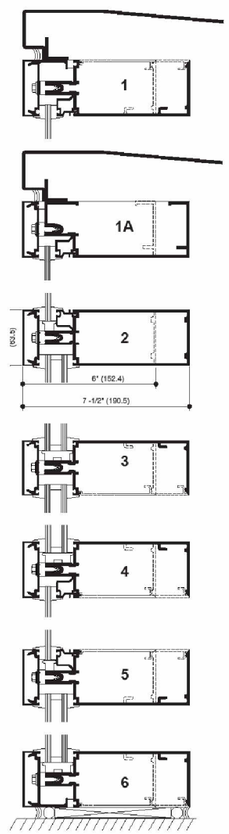
CLADDING COLOR OPTIONS

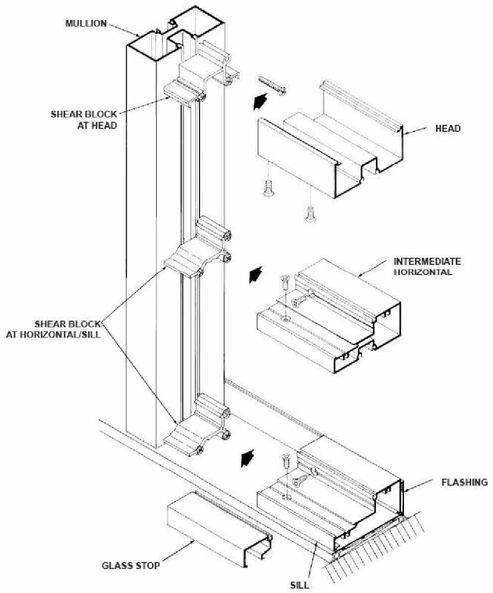






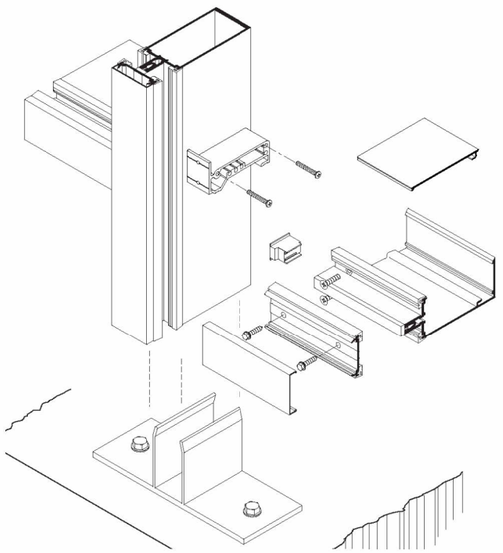


STOREFRONT AXONOMETRIC DETAIL



1600 Wall System®1 Curtain Wall

PICTORIAL VIEW



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

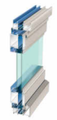
Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements 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

HN6.03 MATERIALS, STOREFRONT-CURTAIN WALL

CONGRESS STREET

10/18/24

N

ARCOVE

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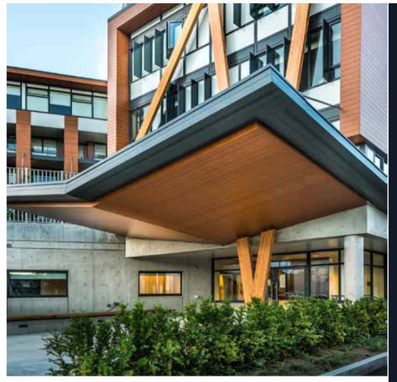
SOFFIT-CEILING AT BALONIES



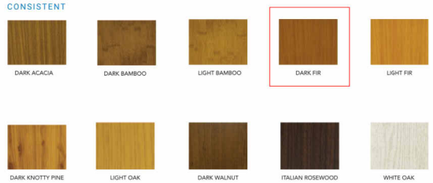
- thermally broken
- made of light weight aluminum
- supports continuous insulation
- creates a rain screen
- response time within 24 hours
- supports other cladding up to 8 lbs per sq ft.
- adjustable for sub-wall misalignment
- health product declarations
- support for specifications + drawings
- built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

LONGBOARD®

WOODGRAIN OPTIONS

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

CONSISTENT

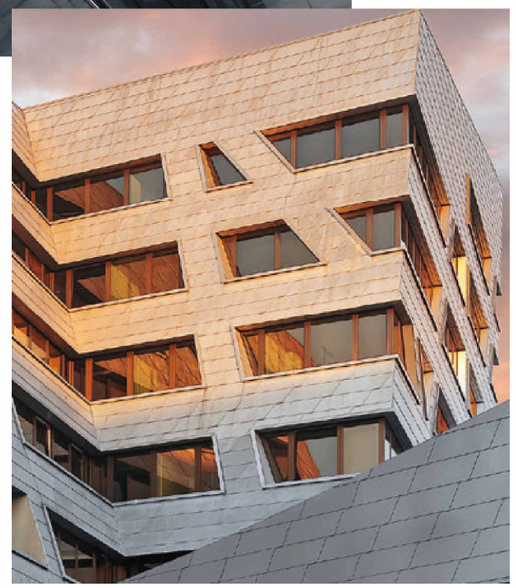


easy to use	quick delivery
solid warranty	durable finishes

longboardproducts.com

LONGBOARD®
INSPIRING FACADES

RHEINZINK®



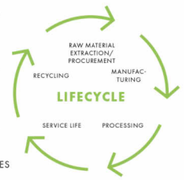
ZINC CORNICE ALONG EXISTING PARAPET

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.

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

ALUCOBOND®

ALUCOBOND Products

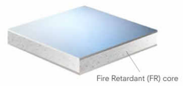
ALUCOBOND
GIVING SHAPE TO GREAT IDEAS

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

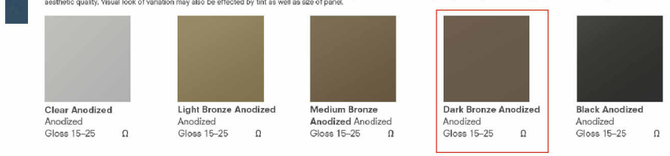
Weight	1.9 lb/ft²
Weight	1.56 lb/ft²
Standard panel dimension*	40" x 196"
Maximum panel width/length	62"/400"
Clip length	3"
Rail length	12'

** 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 Anodized Gloss 15-25 Ω

Light Bronze Anodized Anodized Gloss 15-25 Ω

Medium Bronze Anodized Anodized Gloss 15-25 Ω

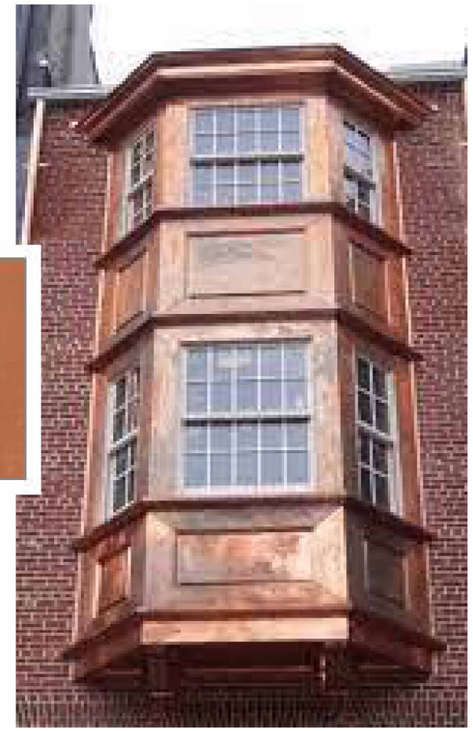
Dark Bronze Anodized Anodized Gloss 15-25 Ω

Black Anodized Anodized 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

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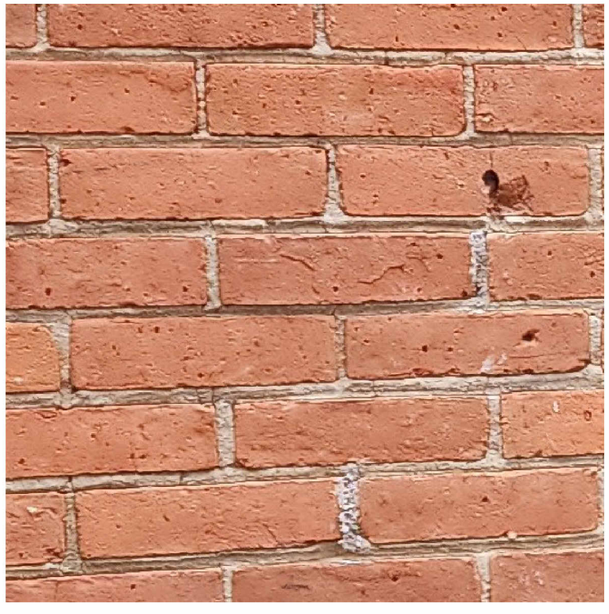
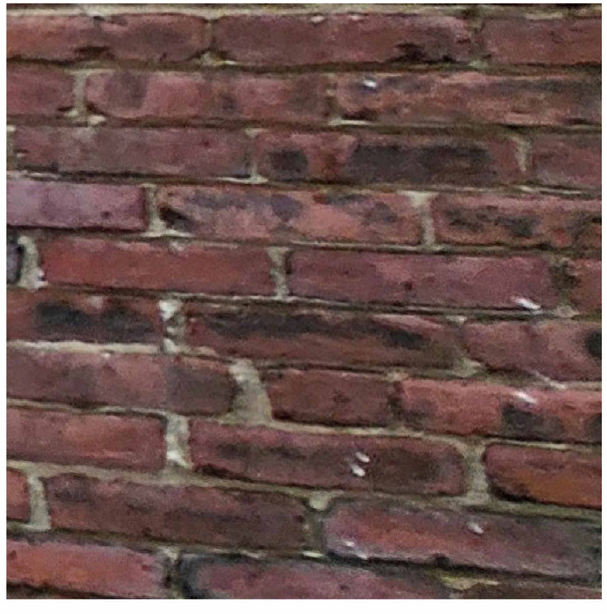
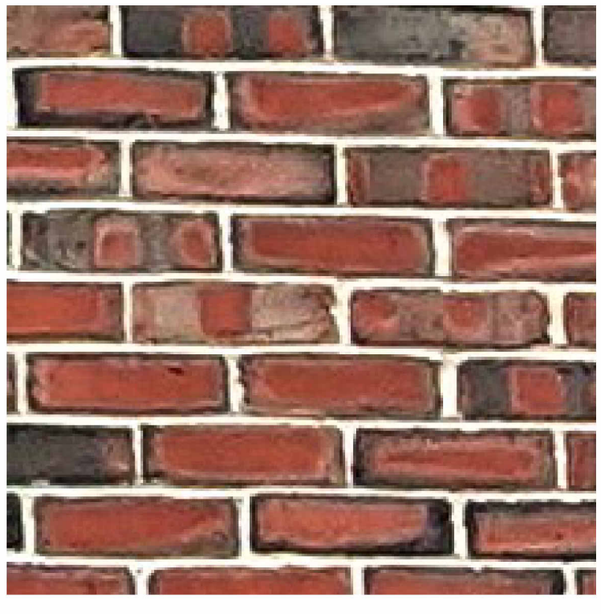


EXISTING BRICK - HAVEN COURT EAST

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

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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

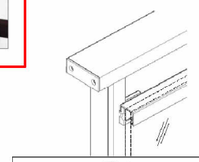
ANODIZED ALUMINUM

POWDER COAT

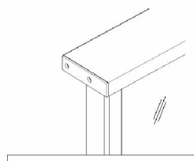
Available Standard and Premium colors on Pg 208

PVDF

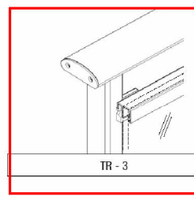
Available Standard and Premium colors on Pg 208



TR - 1



TR - 2



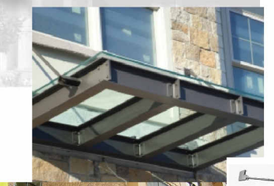
TR - 3

BRONZE METAL CUSTOM CHIMNEY CAP; LOFTHOUSE SPECIALTIES

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

Vision™ series

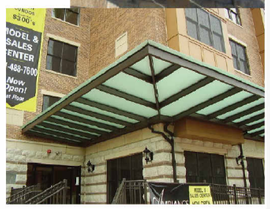
Glass and Perforated Metal Canopies.



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.

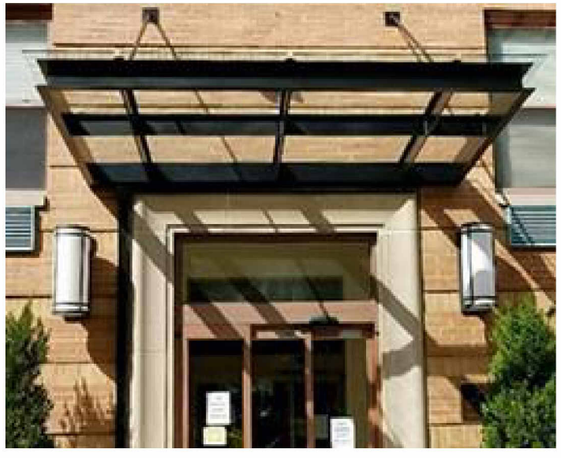
Features and Benefits:

- 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

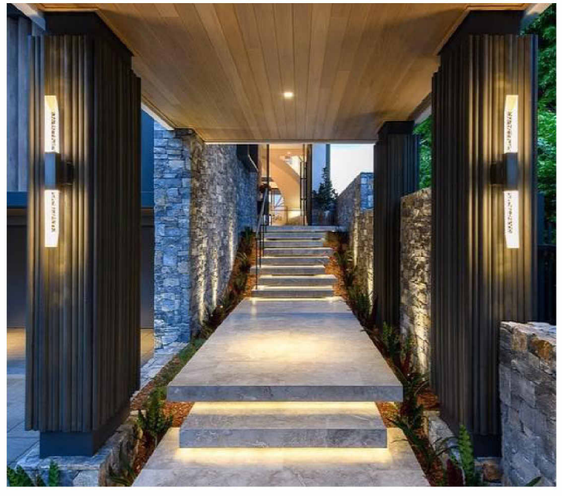
Specifications

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

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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

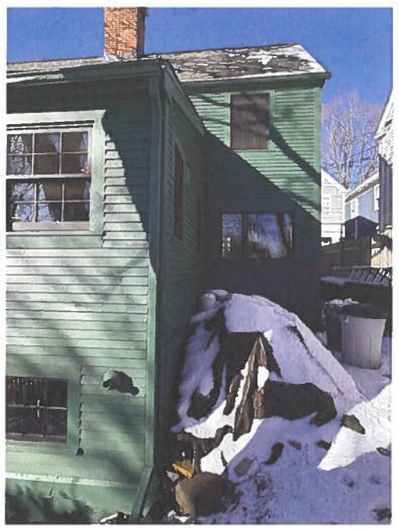
Scott Simons Architect, FAIA
45 Lafayette Street
Portland, ME 04101

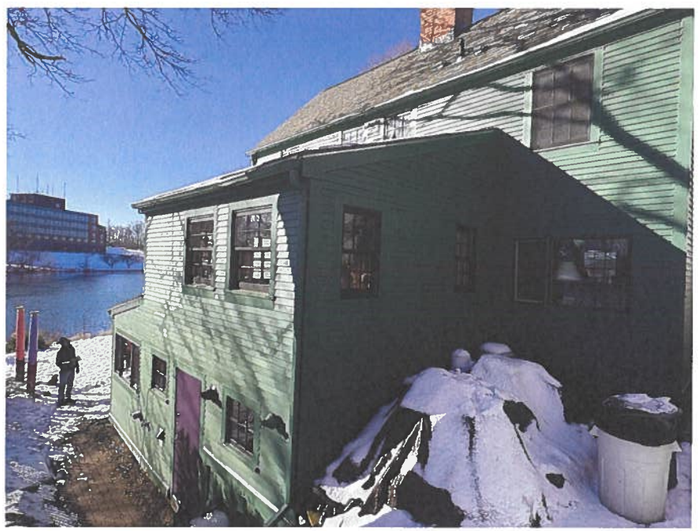
South Elevation

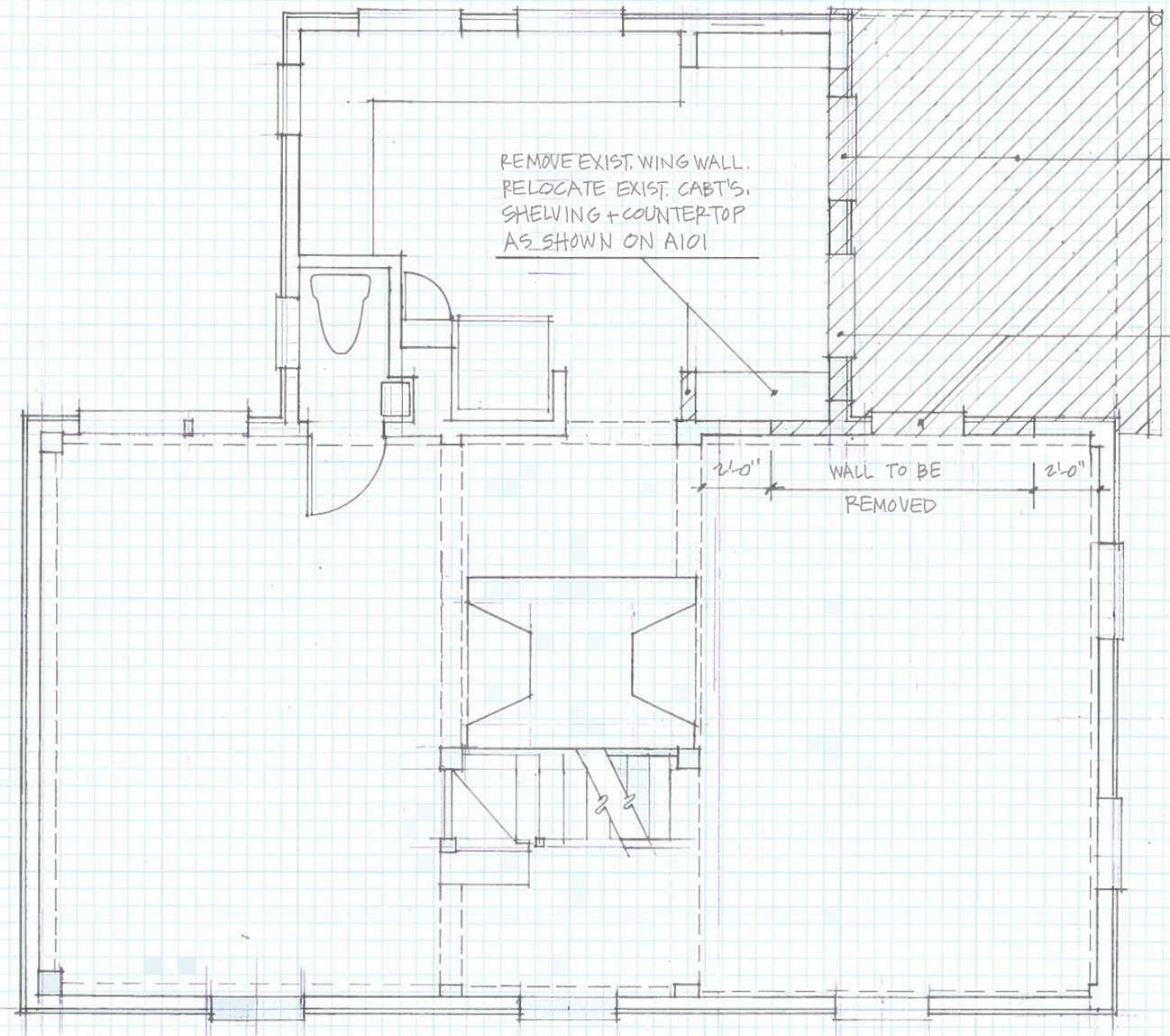
South Elevation: close-up of existing one-story addition

East Elevation

East Elevation: close-up of existing one-story addition







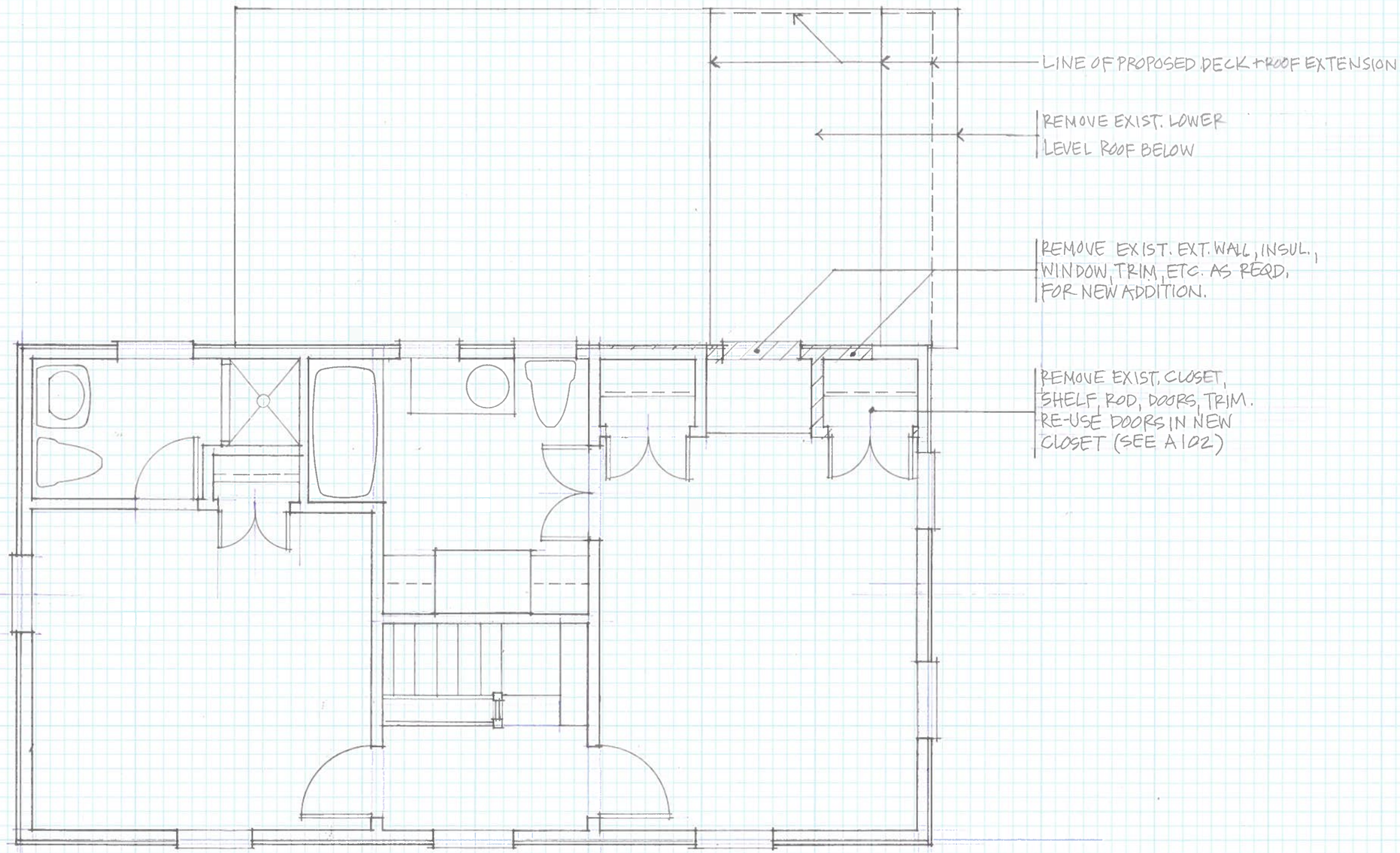
REMOVE EXIST. ROOF, TRIM, GUTTER, ETC.
AS REQ'D FOR NEW CONFIGURATION.
SISTER IN NEW FLOOR JOISTS AND
SUBFLOORING TO ALIGN W/ EXIST.

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

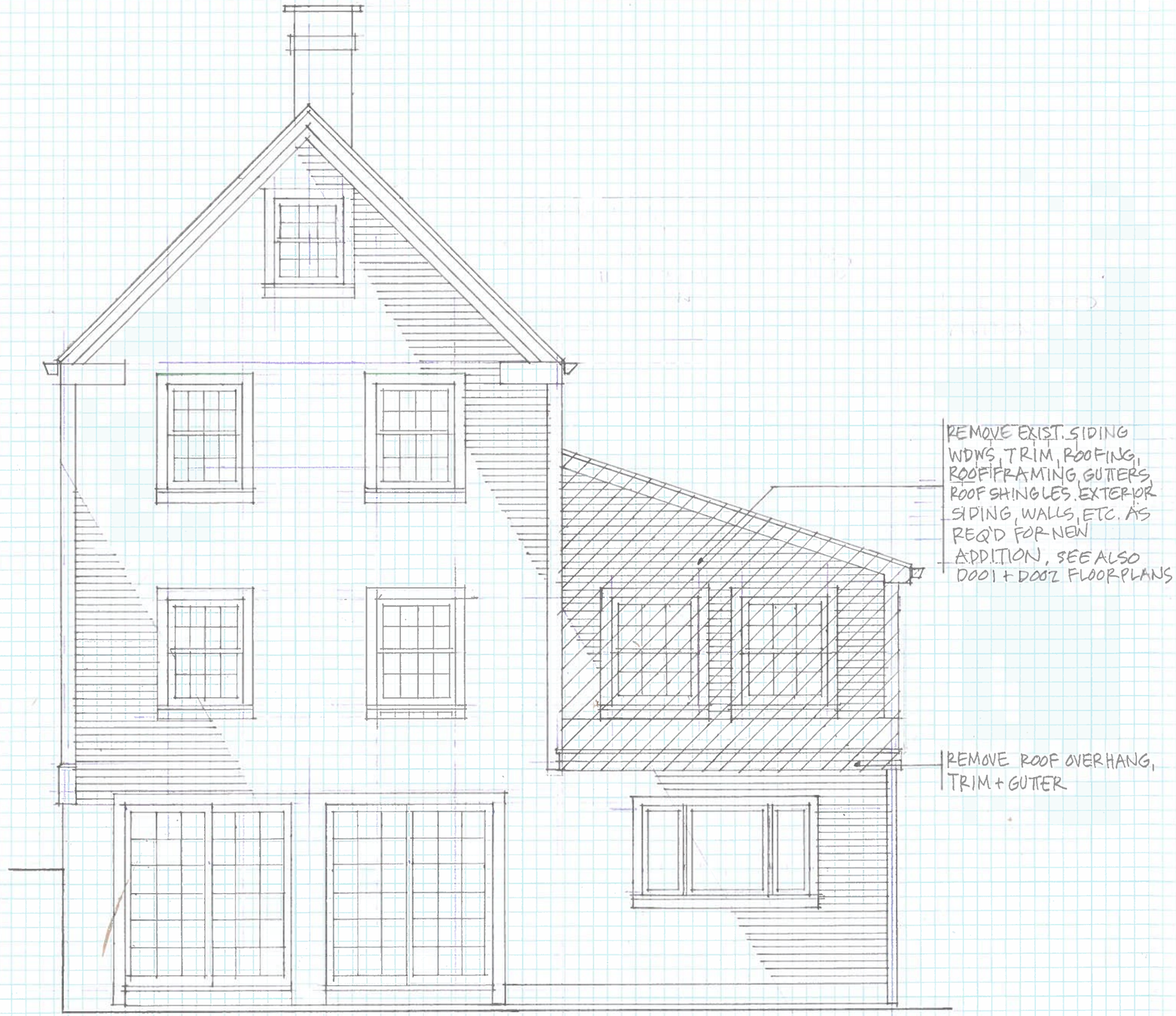
50 WHIDDEN STREET, PORTSMOUTH, N.H.
SIMONS, LLC., PORTLAND, ME 04101 03.24.26



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

REMOVE EXIST. WDWS, TRIM, SIDING, ROOF FRAMING, ROOFING, GUTTERS, AND WALLS AS REQ'D FOR NEW ADDITION (SEE ALSO D001 + D002 FLOOR PLANS)

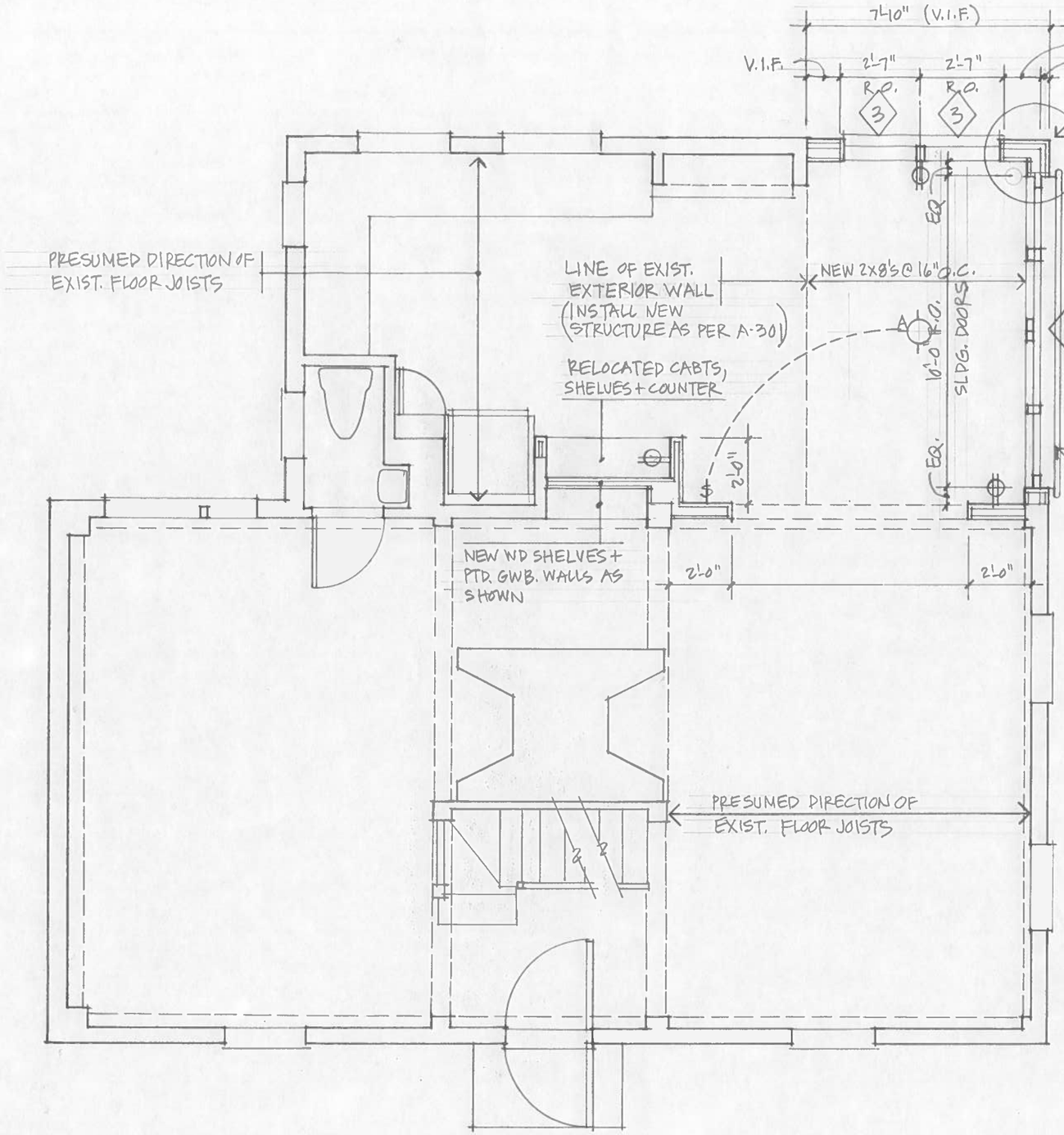
D004

EAST ELEVATION
EXISTING CONDITIONS + REMOVALS

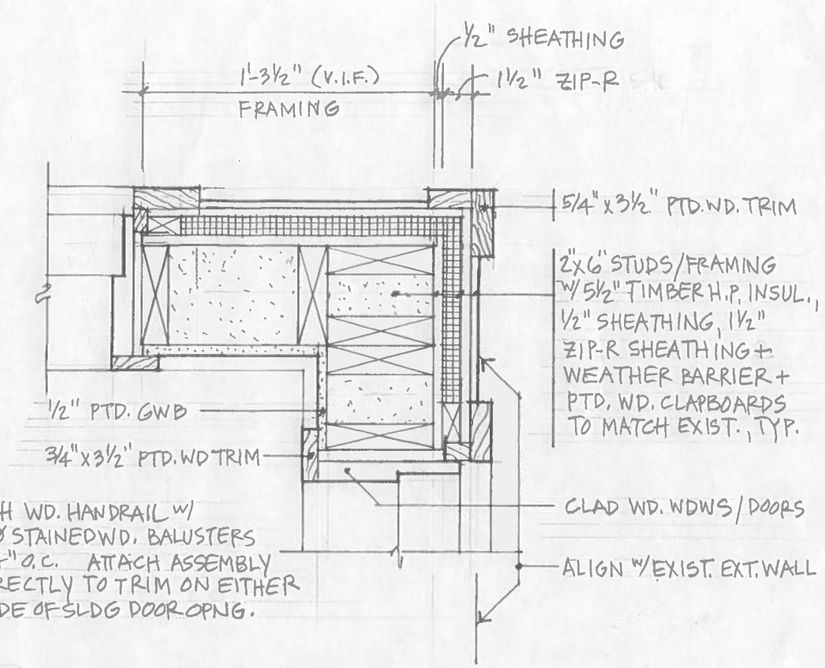
50 WHIDDEN STREET, PORTSMOUTH, NH

• SIMONS, LLC, PORTLAND, ME 04101 03.24.26

REVISED: 09.22.26



VERIFY EXIST. FOUNDATION IN FIELD. COORDINATE W/ STRUCTURAL ENGINEER



36" H WD. HANDRAIL W/ 1" Ø STAINED WD. BALUSTERS @ 4" O.C. ATTACH ASSEMBLY DIRECTLY TO TRIM ON EITHER SIDE OF SLDG DOOR OPNG.

2 PLAN DETAIL @ CORNER

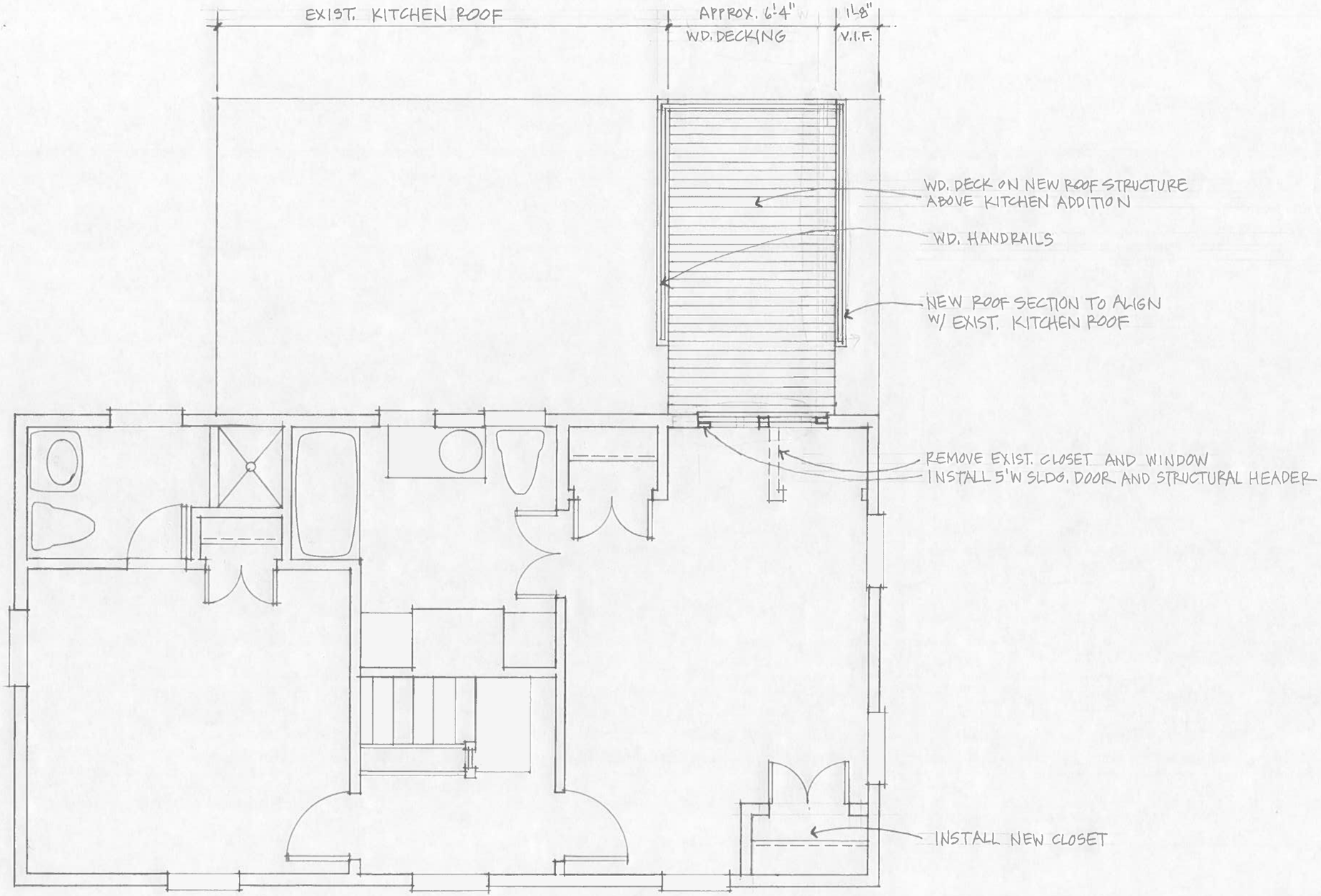
STRUCTURAL NOTES RE: PRESUMED DIRECTION OF EXIST. FLOOR JOISTS, VERIFY IN FIELD. NOTIFY ENGINEER IF DIFFERENT (SEE A301)

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.

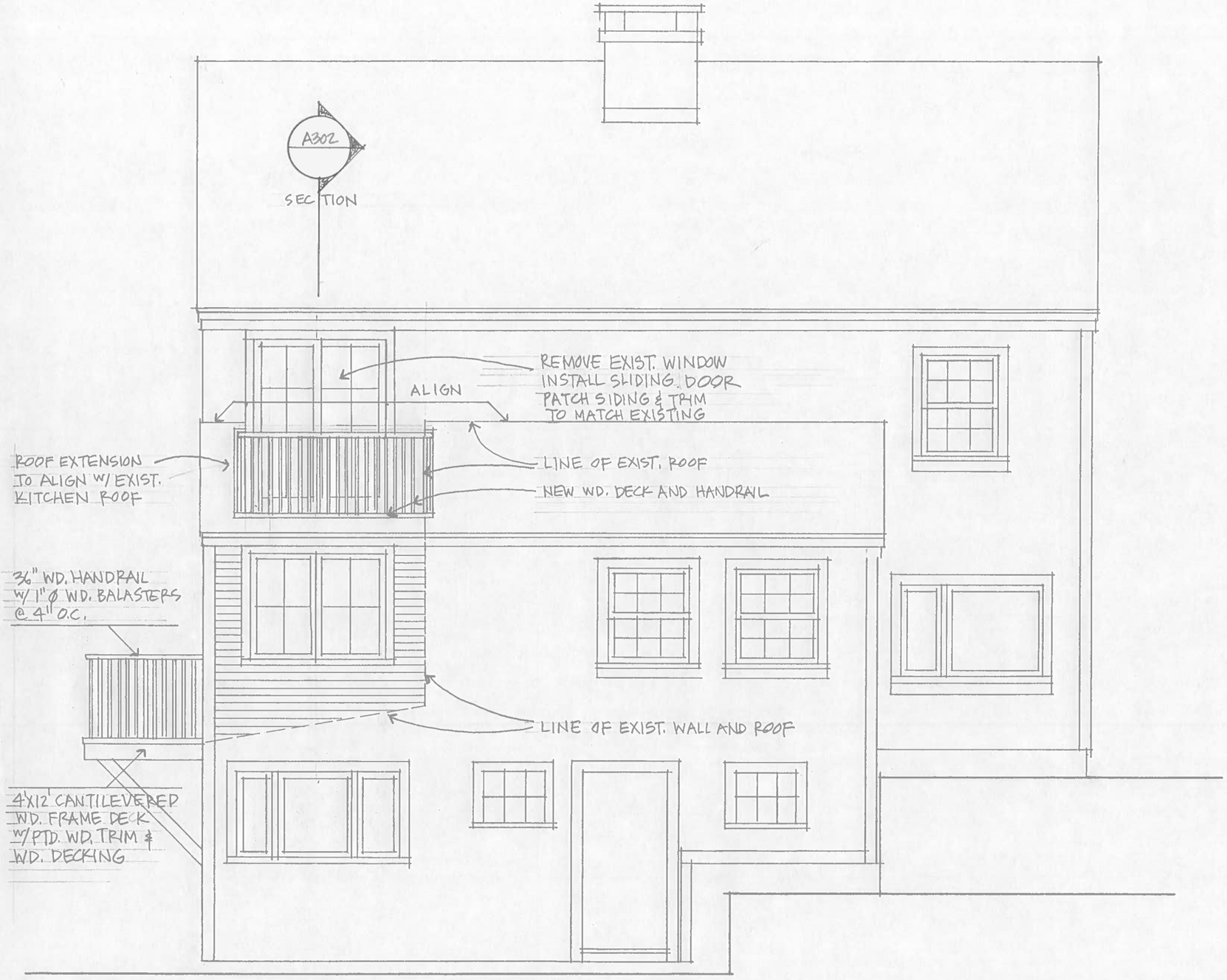
SOUTH ELEVATION

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

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME

REVISED: 09.22.26



A202 REV.

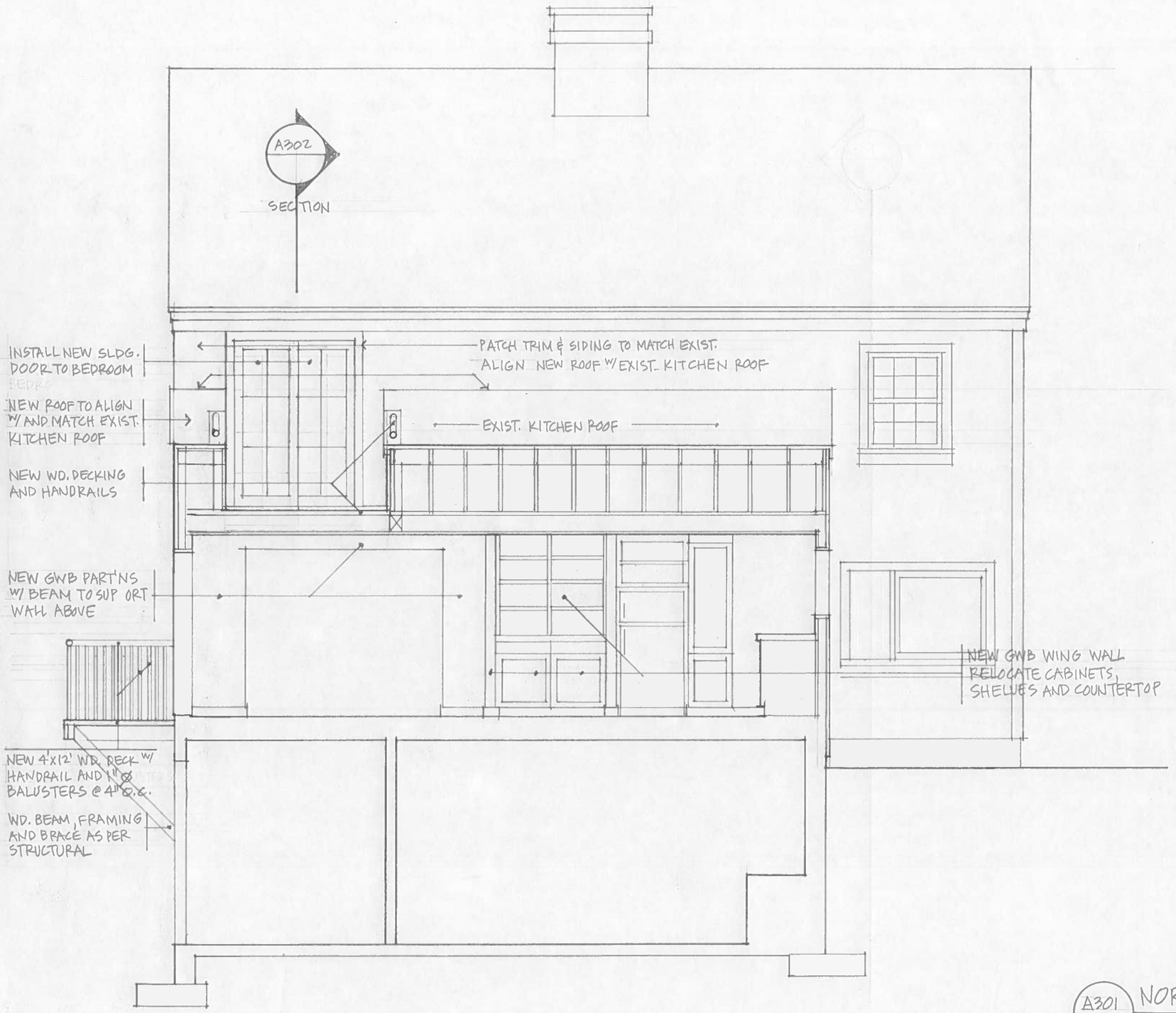
EAST ELEVATION

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

50 WHIPPLE STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME.

REVISED: 09.22.26



A301 REV.

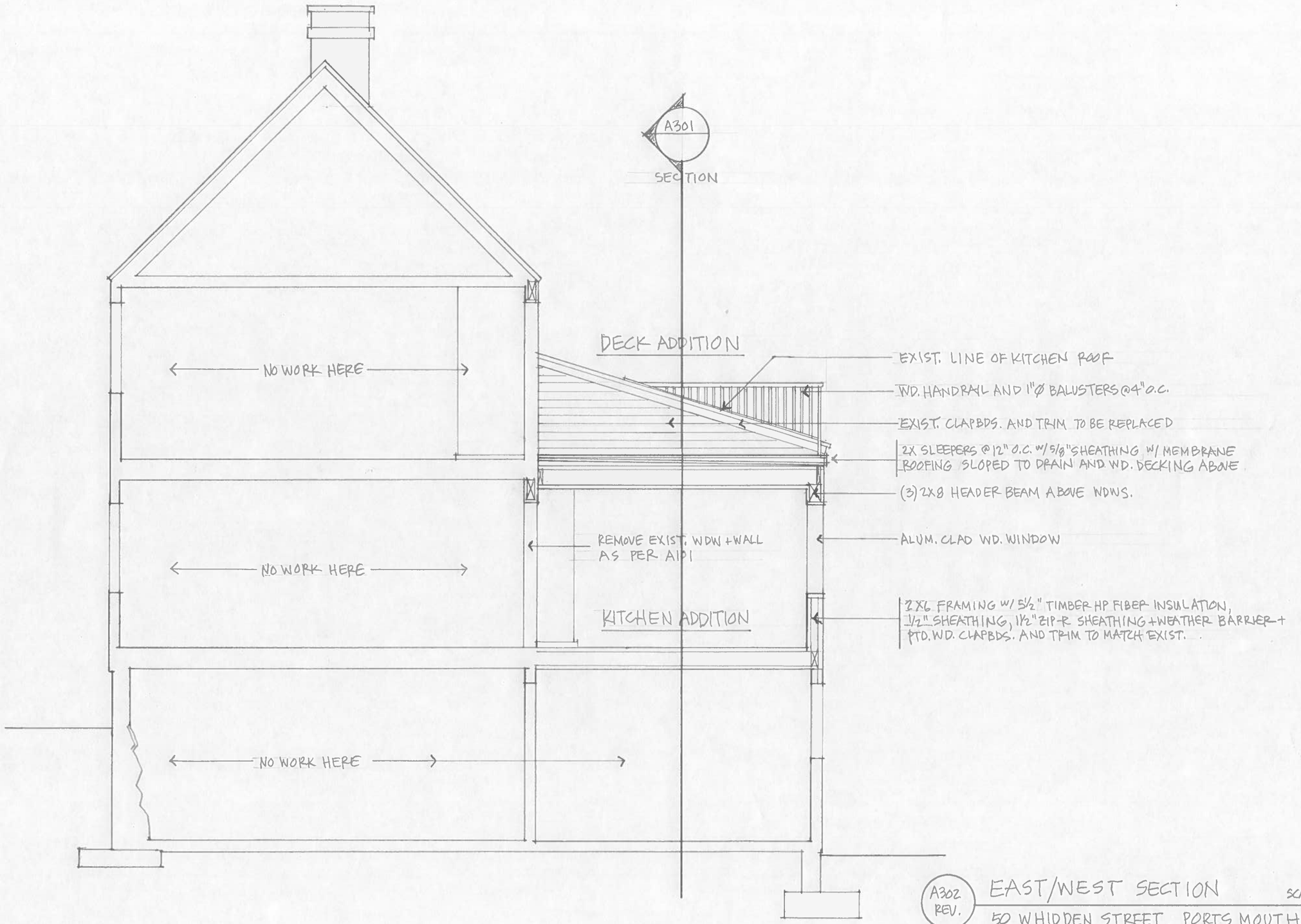
NORTH/SOUTH SECTION

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

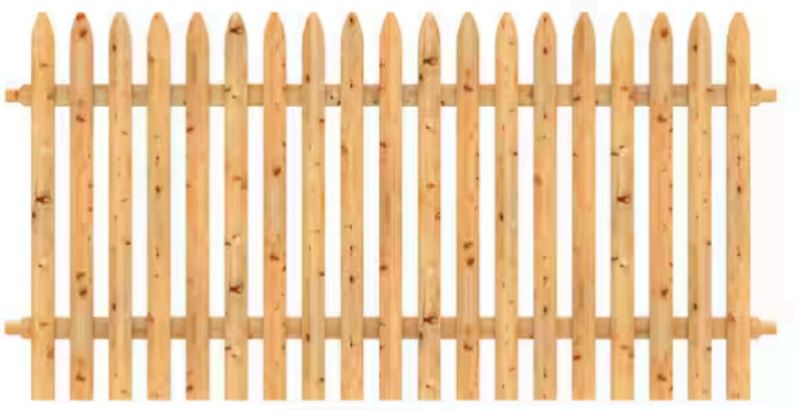
g. Fencing Options

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:

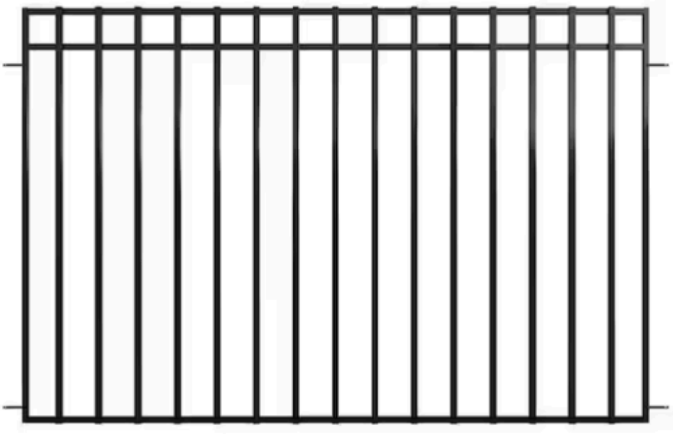
Product:4 ft. x 8 ft. Cedar Doweled Spaced Picket Gothic Flat Top Wood Fence Panel

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
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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

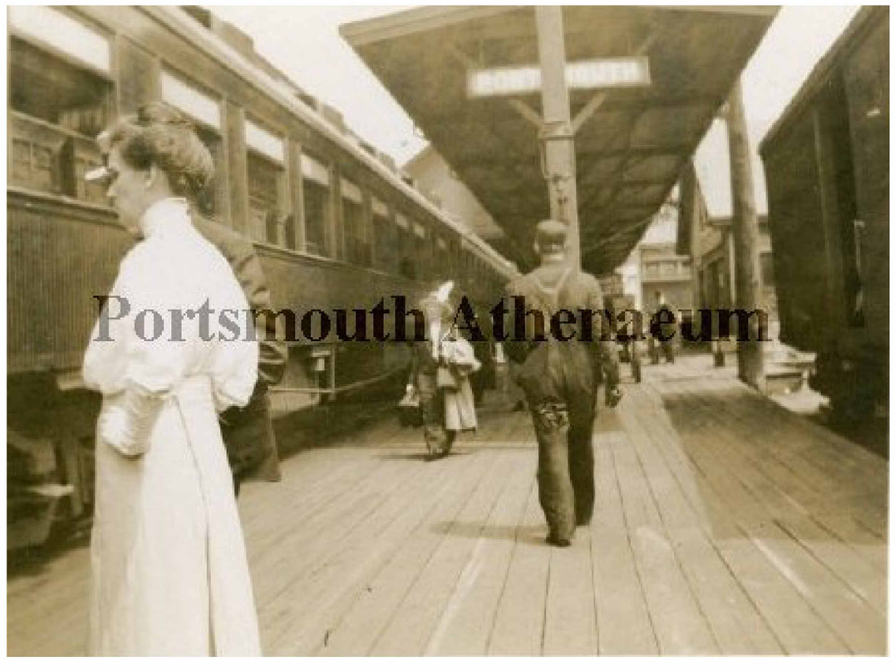
EightKPH, LLC

HISTORIC DISTRICT COMMISSION
WORK SESSION 2
NOVEMBER 2026

ARCOVE ARCHITECTS

UNION STATION 1900

BOSTON & MAINE RAILROAD DEPOT 1864



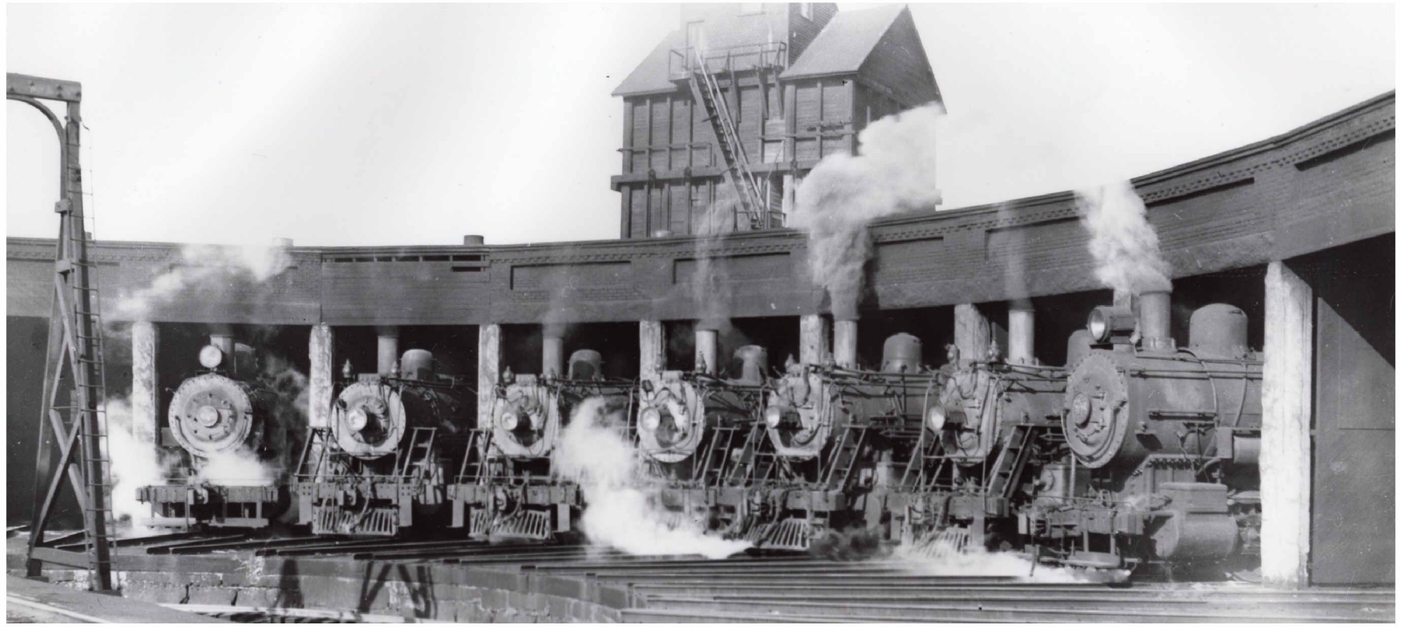
UNION STATION 1910

BOSTON & MAINE ROUNDHOUSE, 1900 (RECENTLY DEMOLISHED WEST OF OUR SITE)

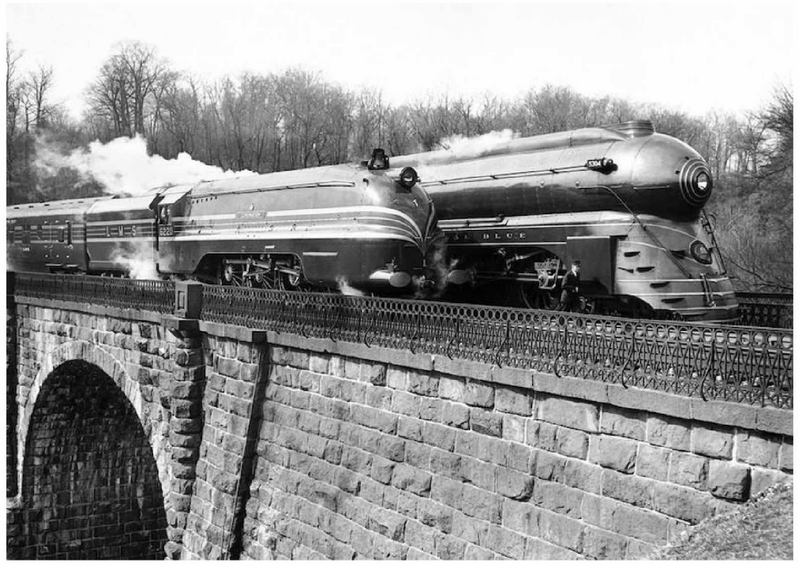
FREIGHT DEPOT ALTERED AS GROCERY STORE 1982

C.1877 D. Bremner Map: ROUND HOUSE ACROSS FROM 163 DEER STREET

ARCOVE ARCHITECTS



B&M BOSTON & MAINE, PROTOTYPICAL ROUNDHOUSE, SALEM NH C.1940

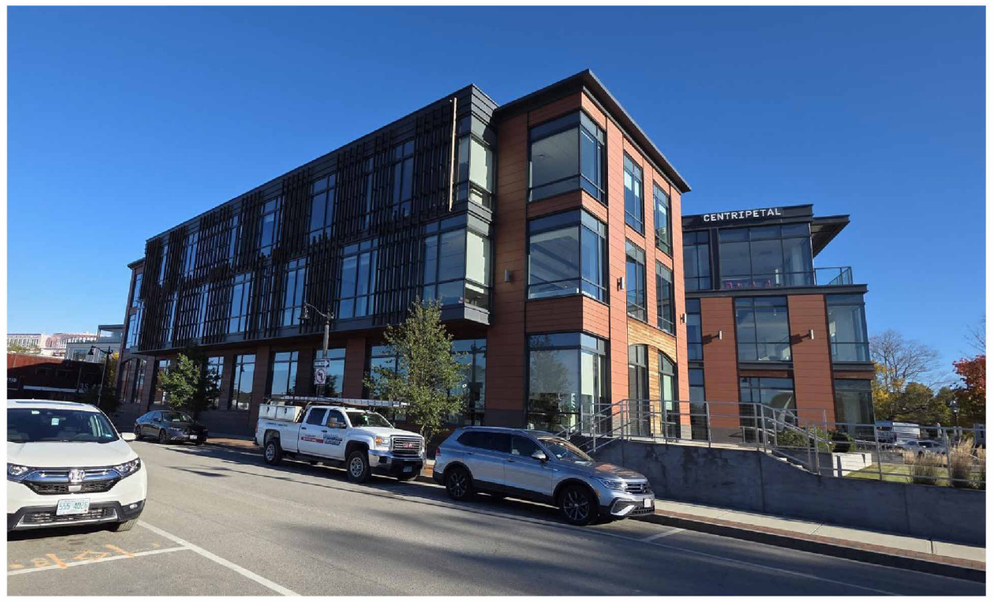


Streamlined Trains: American B&O Railroad "Royal Blue" locomotive with British LMS Railway locomotive "Coronation", on their way to the 1939 New York World's Fair.

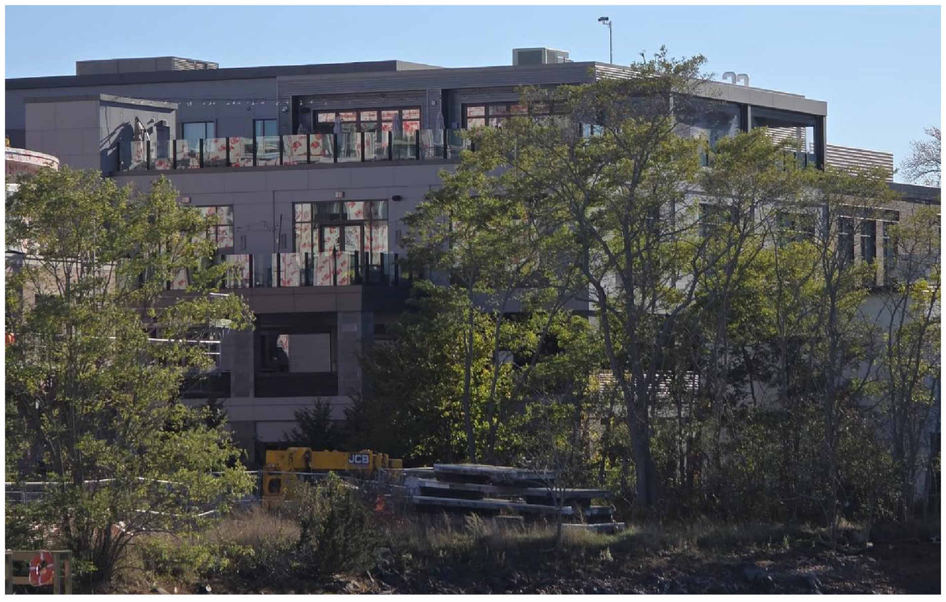
TYPICAL PORTSMOUTH PASSENGER TRAIN, 1950'S: F7A LOCOMOTIVE, B&M RAILROAD

PORTSMOUTH'S LAST PASSENGER TRAIN, 1965: Budd Rail Diesel Car

ARCOVE ARCHITECTS



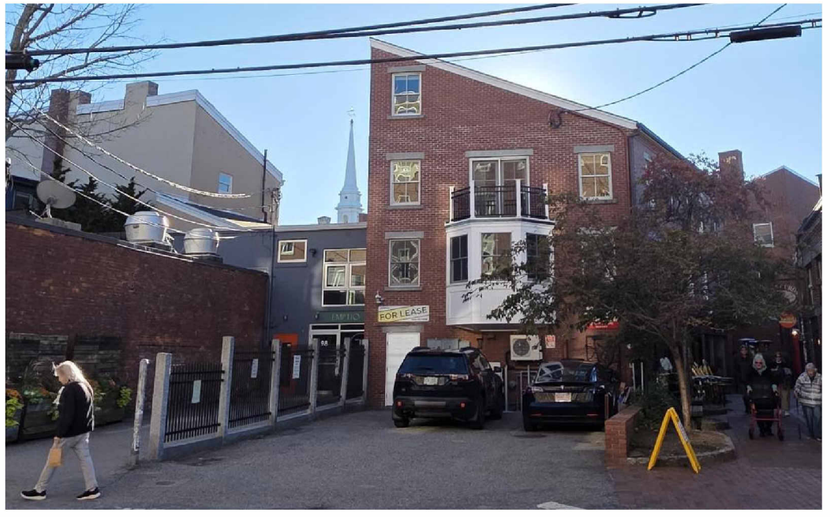
111 MAPLEWOOD



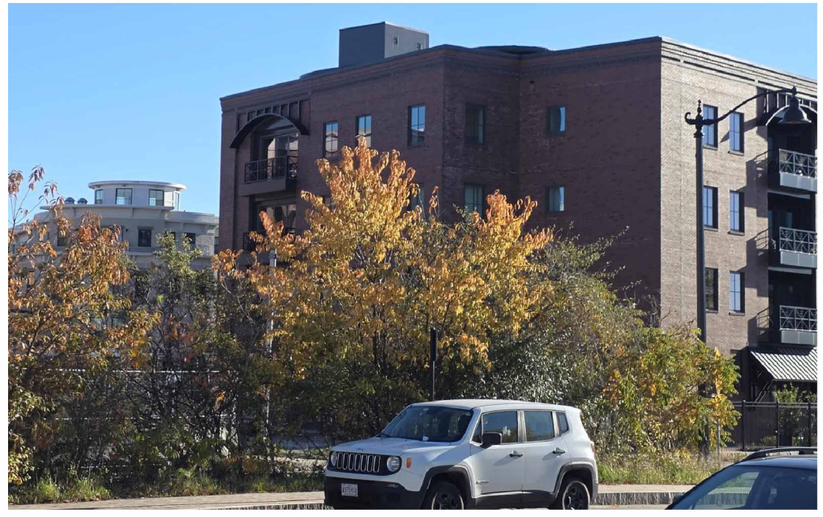
AC MARRIOTT, VAUGHN RD

25 MAPLEWOOD

KEEFE HOUSE (OLD PORTSMOUTH HS), ISLINGTON ST

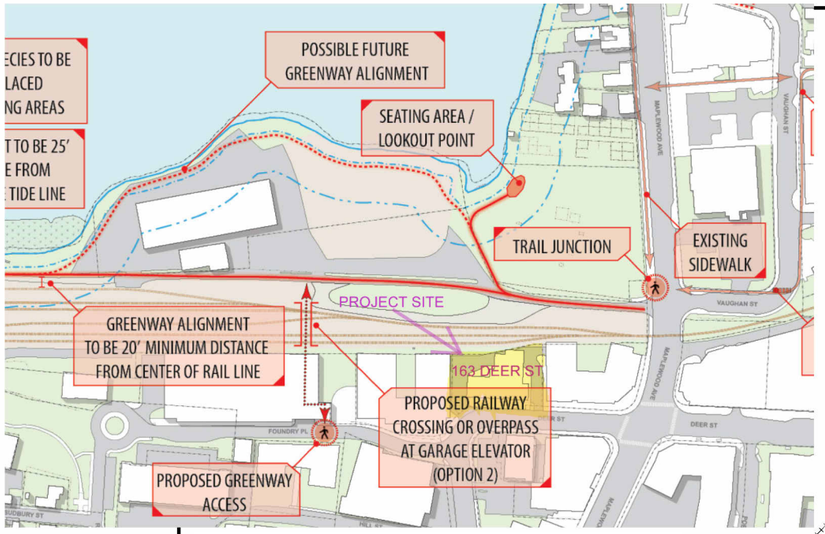


HISTORIC CORE, TYPICAL REAR SKYLINE (PENHALLOW ST @ COMMERCIAL ALLEY)

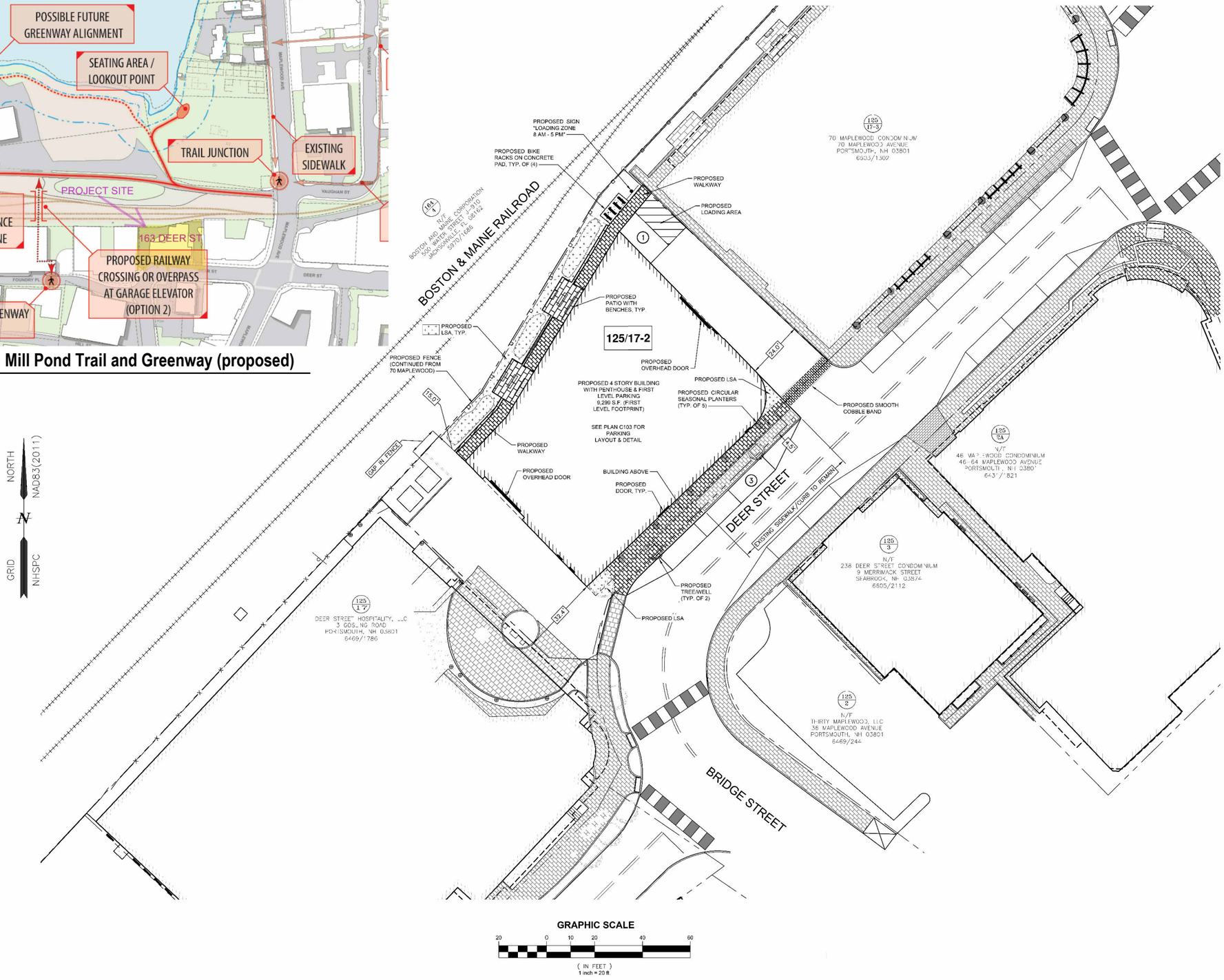


160 DEER ST & 70 MAPLEWOOD AVE

ARCOVE ARCHITECTS



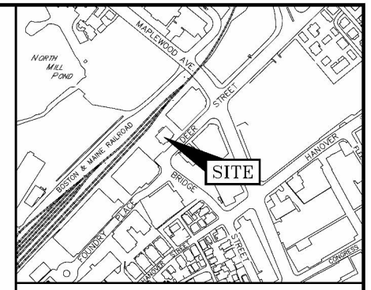
North Mill Pond Trail and Greenway (proposed)



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.



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

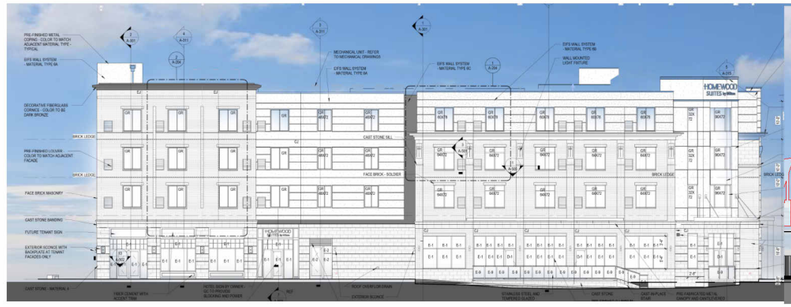
SITE LAYOUT PLAN

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

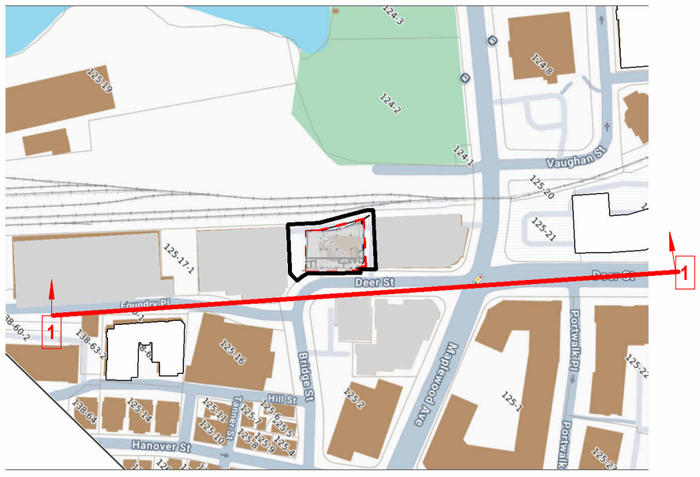


165 DEER ST

SITE: 163 DEER ST

70 MAPLE WOOD

1 **Along Deer St & Foundry Place Looking North**
1" = 40'-0"



2 **KEY PLAN**
1" = 300'-0"

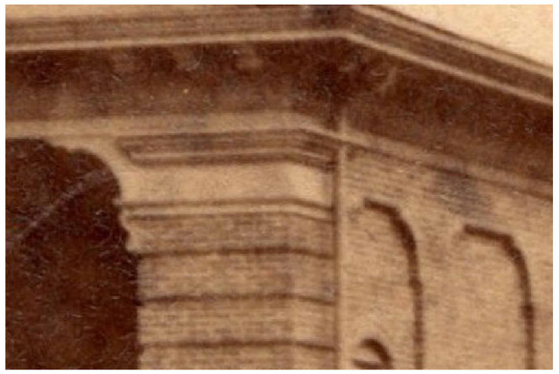
ARCOVE ARCHITECTS

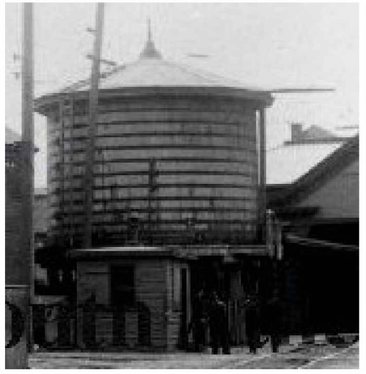
DEER STREET ELEVATION, PROPOSED

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

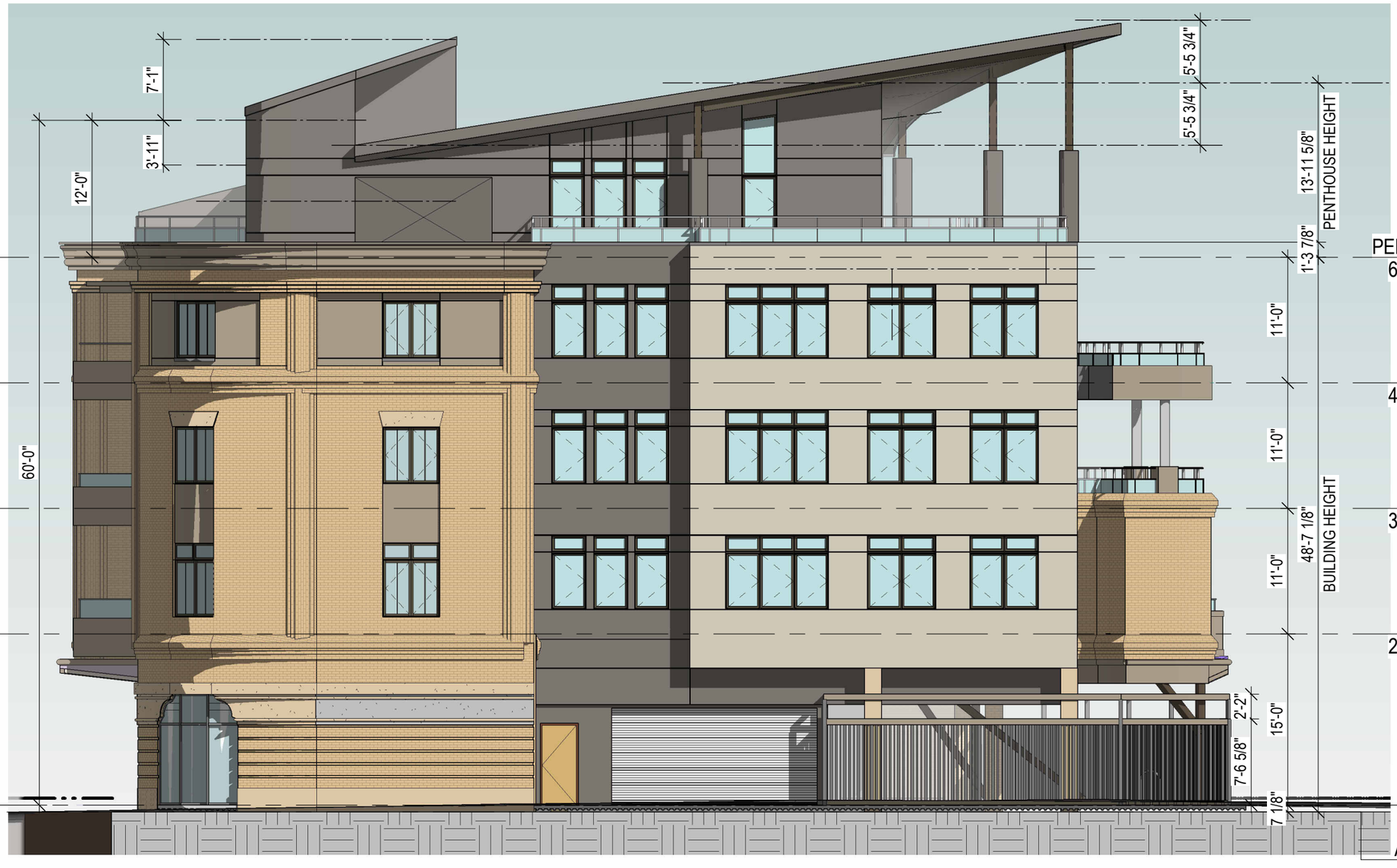
ARCOVE ARCHITECTS

NORTH ELEVATION - RAILROAD

163 DEER ST

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

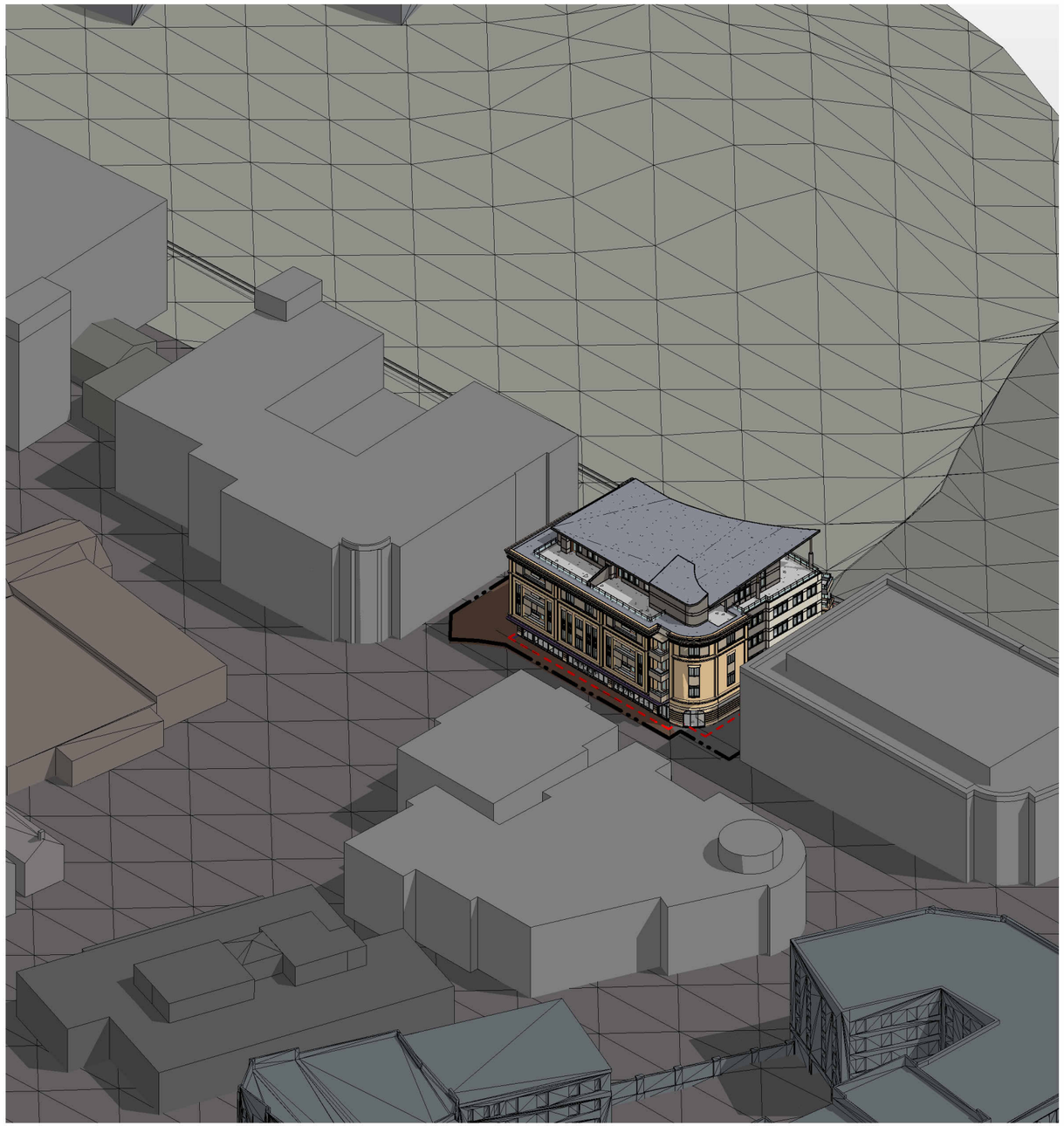
PERSPECTIVE, STREET VIEWS

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

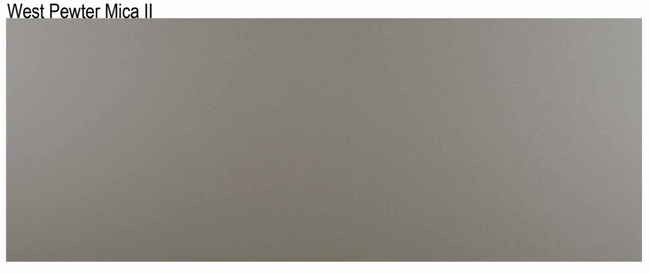
Silver-white

COMPOSITE METAL PANELS

Ecru

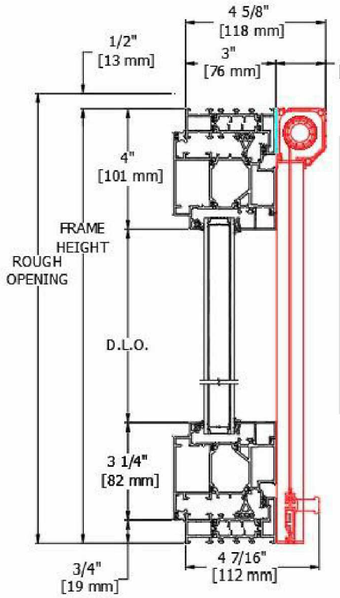
Dune

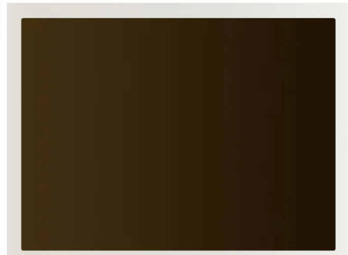
West Pewter Mica II



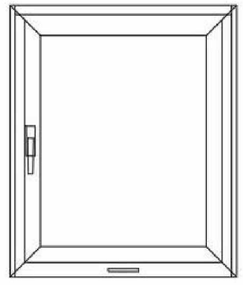
KOLBE WINDOWS

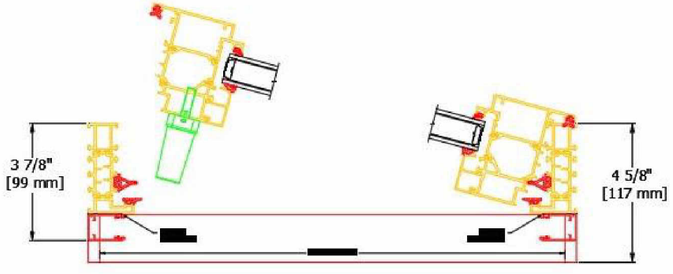
VistaLuxe WD LINE
Crank-Out Casements
Exterior: Extruded Aluminum
Interior: Wood





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

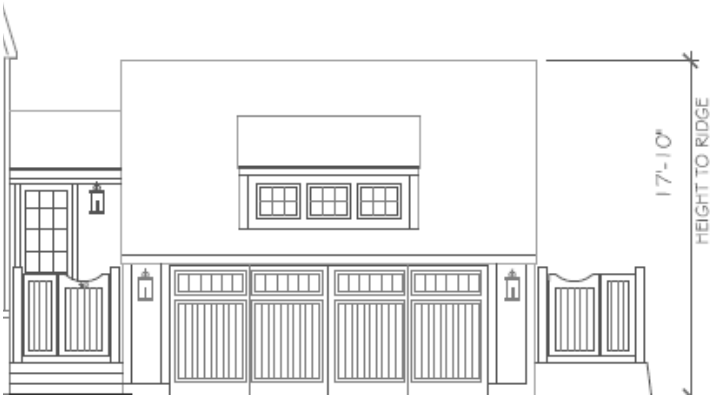
B. Proposed Work:

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

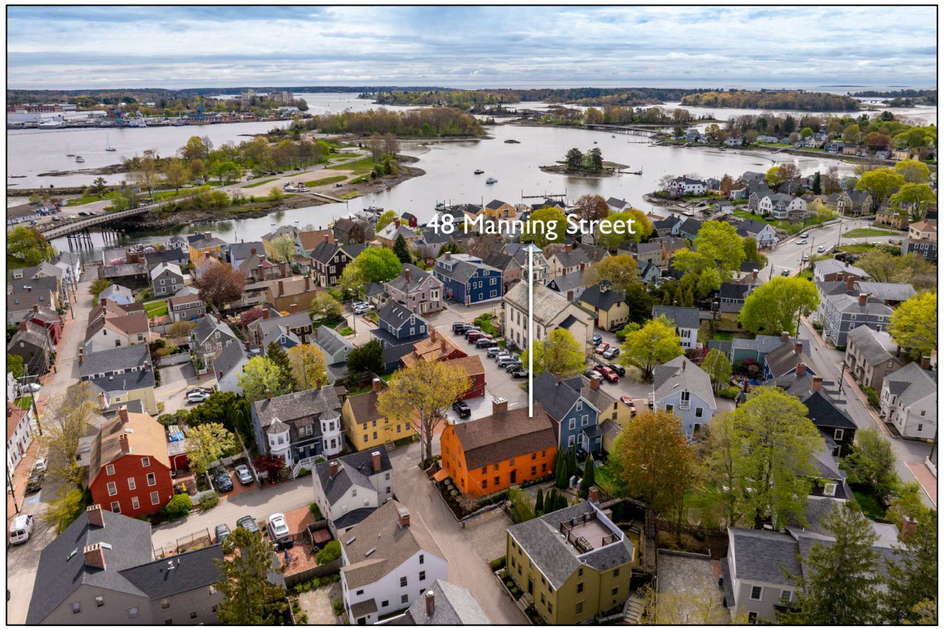
Table of Contents

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

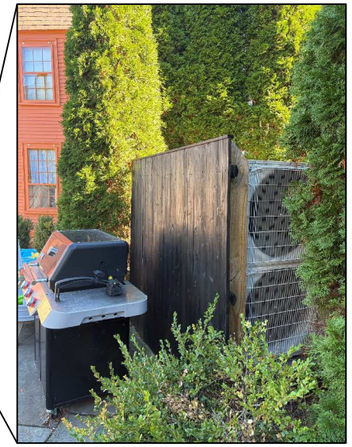
Cover Sheet



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

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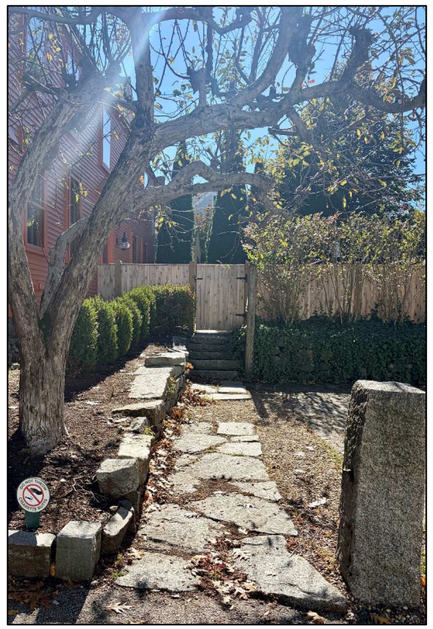
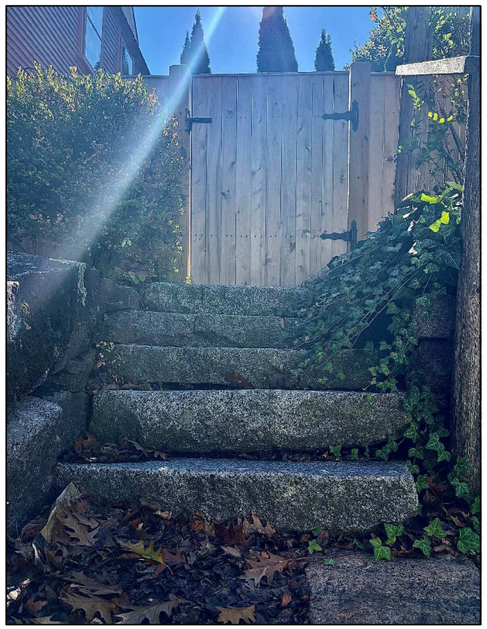
CREDITS: DUSTON LEDDY REAL ESTATE

SHT. 2

View up Howard Street



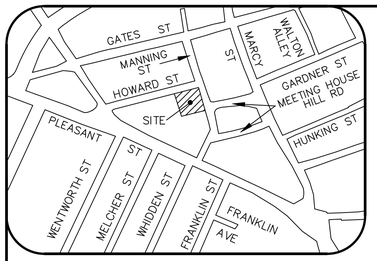
Walk up to Howard Entry



Close Up of Landscape Steps

Irregular, steep rise and shallow run dimensions

View down Howard Street

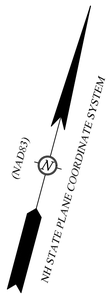


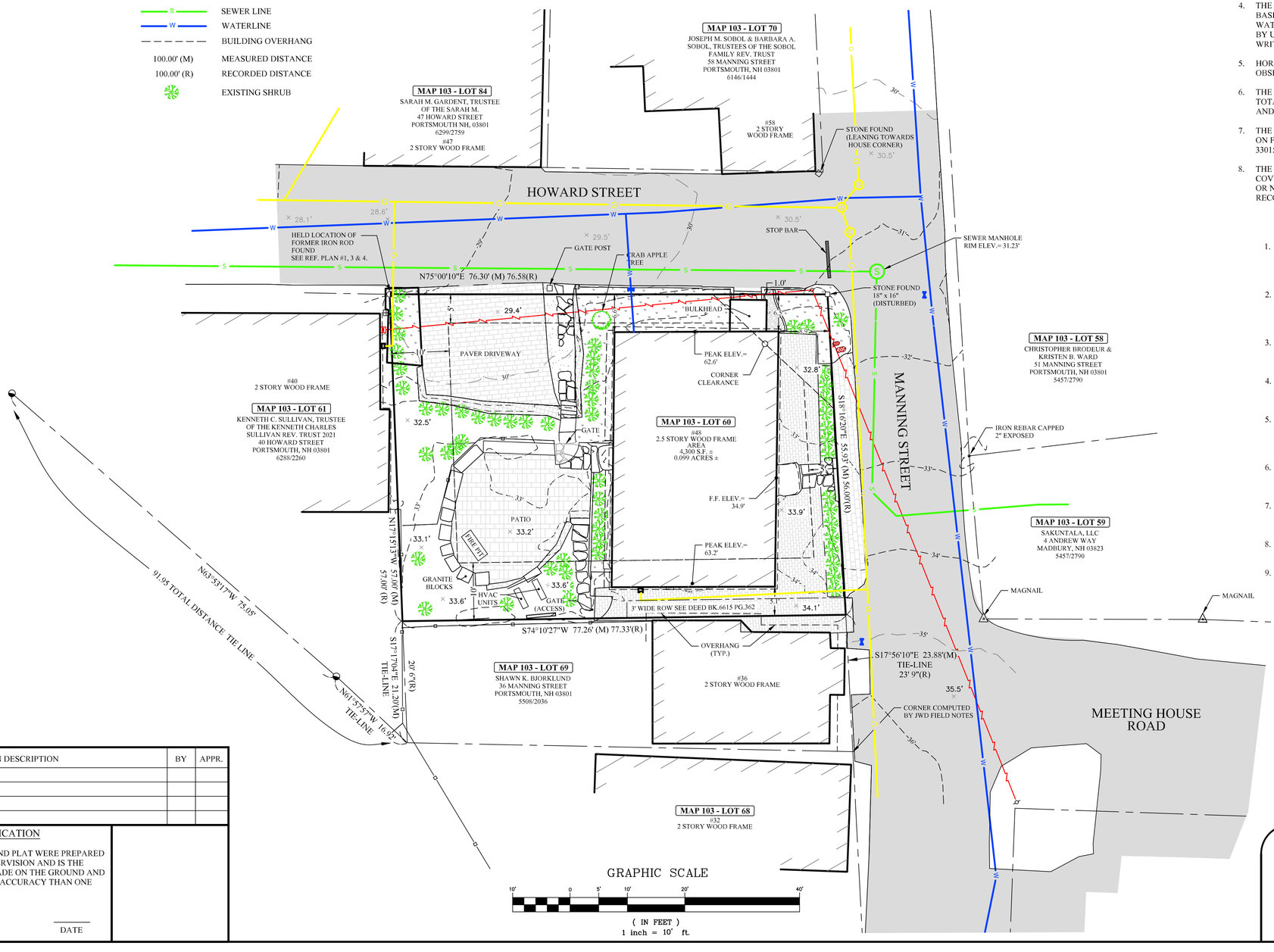
LOCUS
(N.T.S.)

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

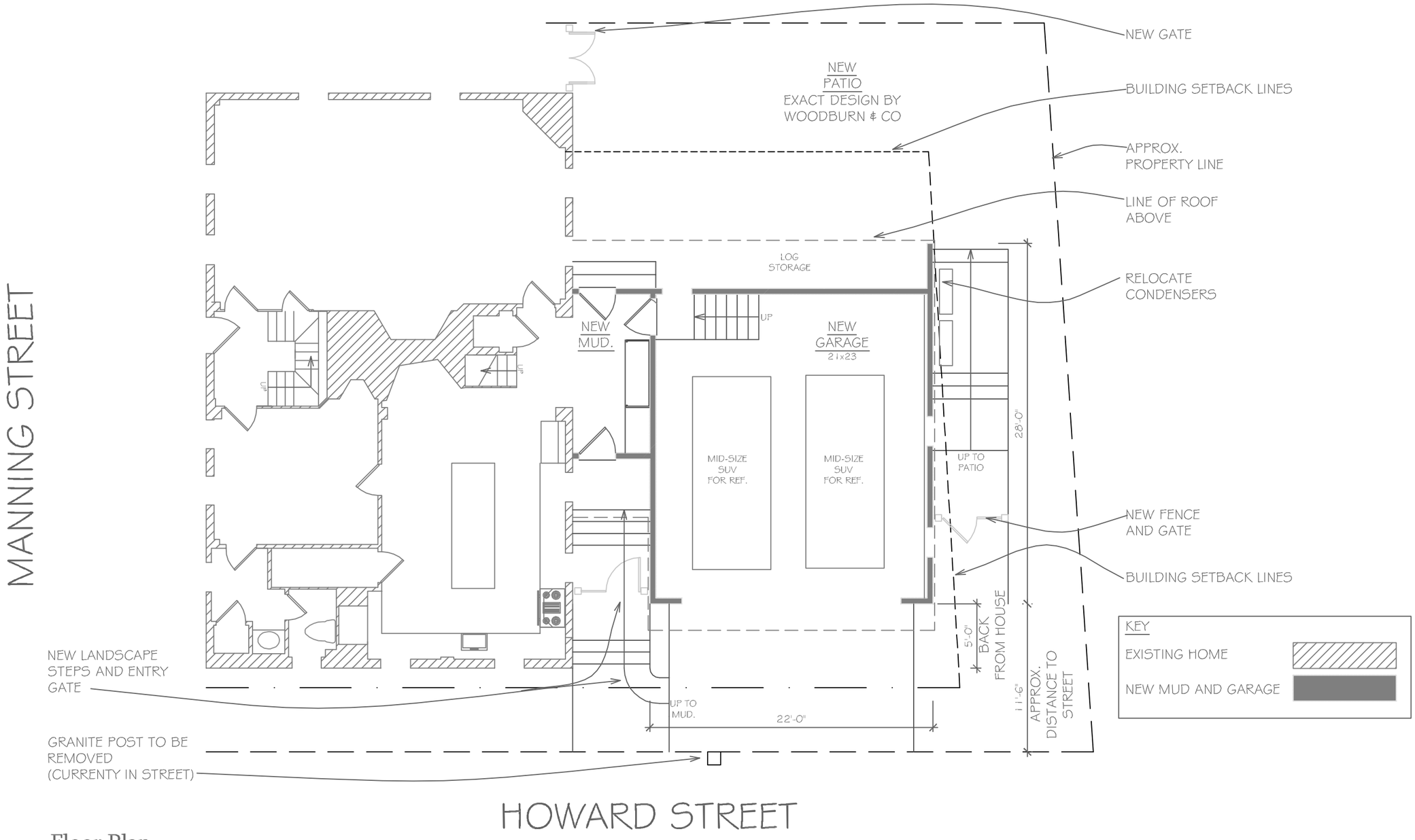
PREPARED FOR: AUGER BUILDING COMPANY

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



Floor Plan

48 Manning Street, Portsmouth, New Hampshire

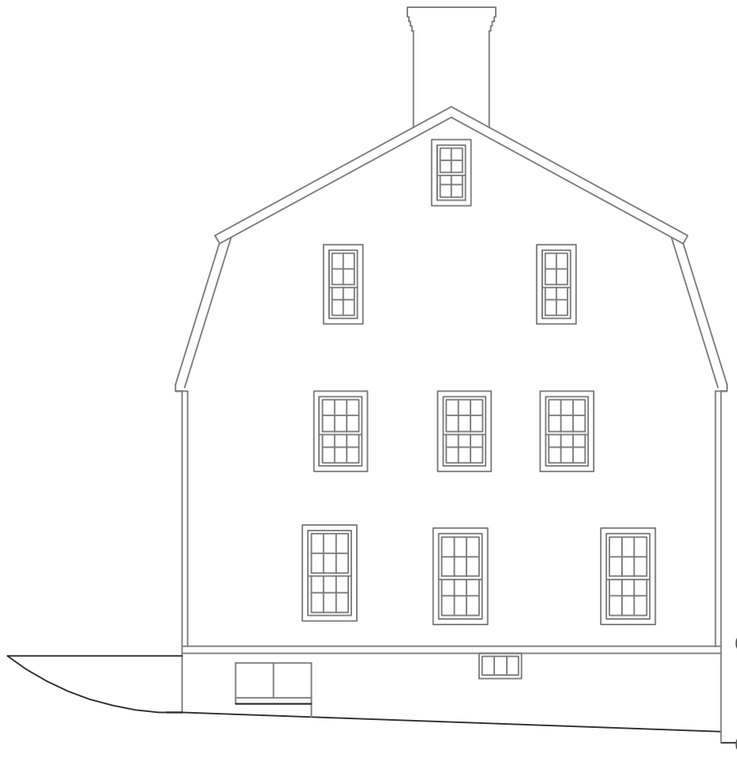
Auger Building Company

Floor Plan

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

WS 11.2026

SHT. 5



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"

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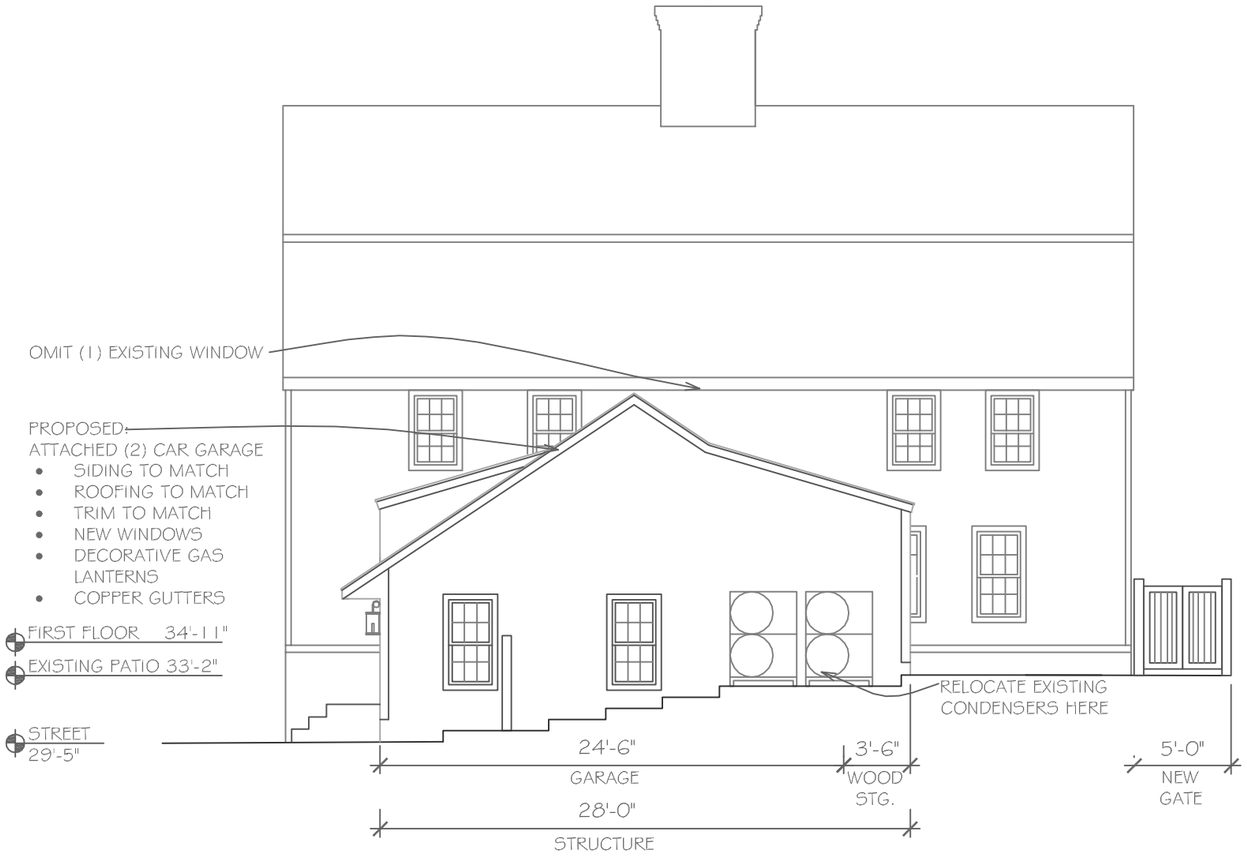
SHT. 6

Existing Back Elevation



Proposed Back Elevation

48 Manning Street, Portsmouth, New Hampshire

Auger Building Company

Existing and Proposed Elevations

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

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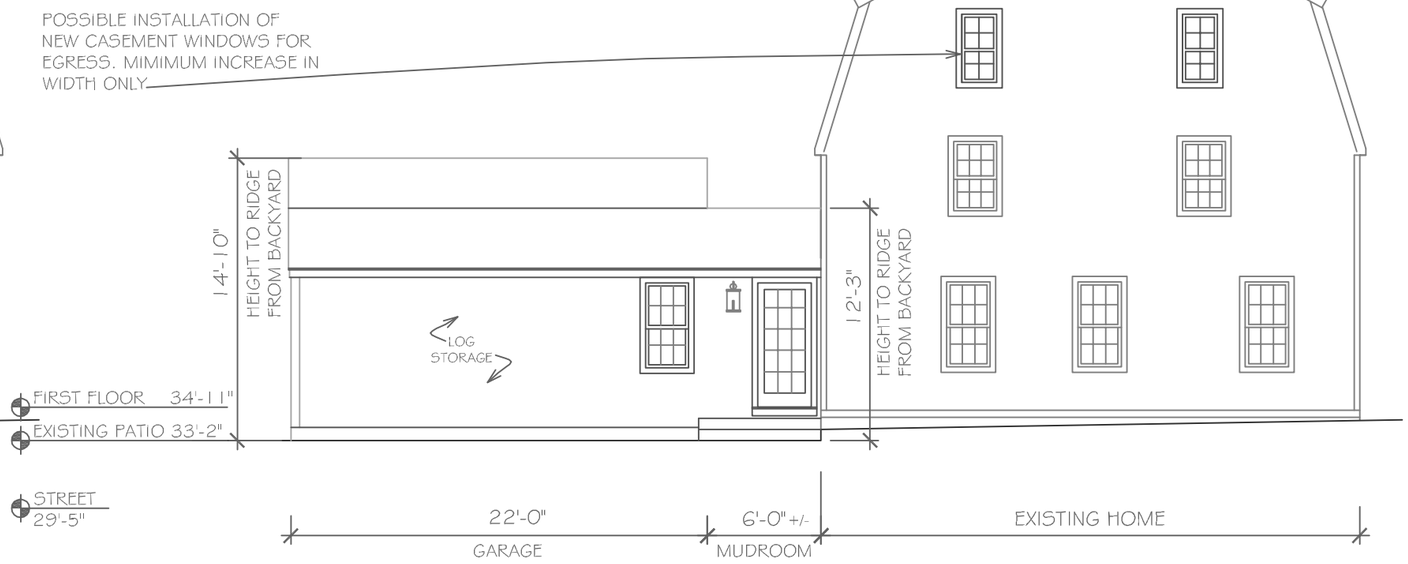
SHT. 7



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

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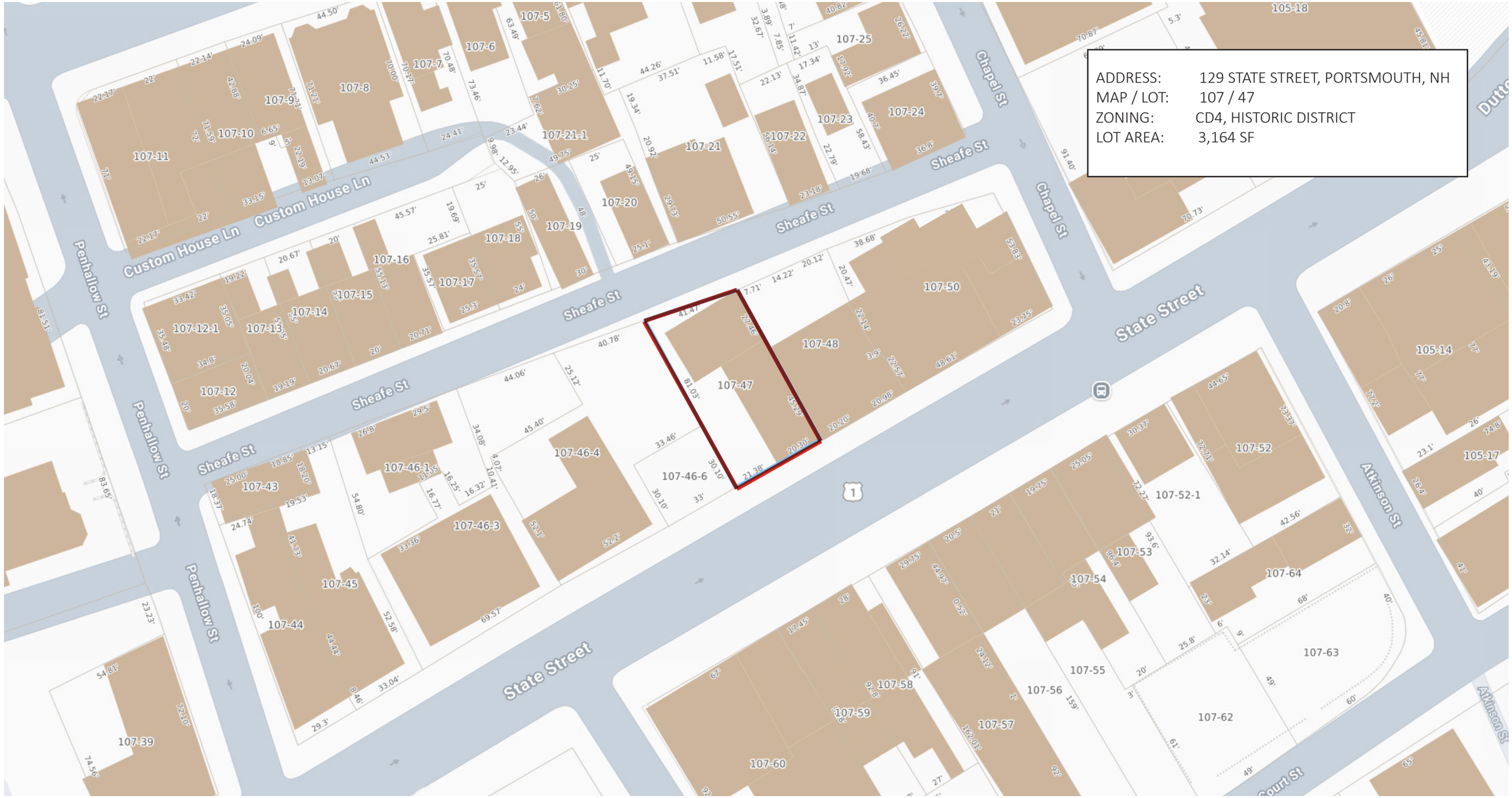

SITE INFORMATION

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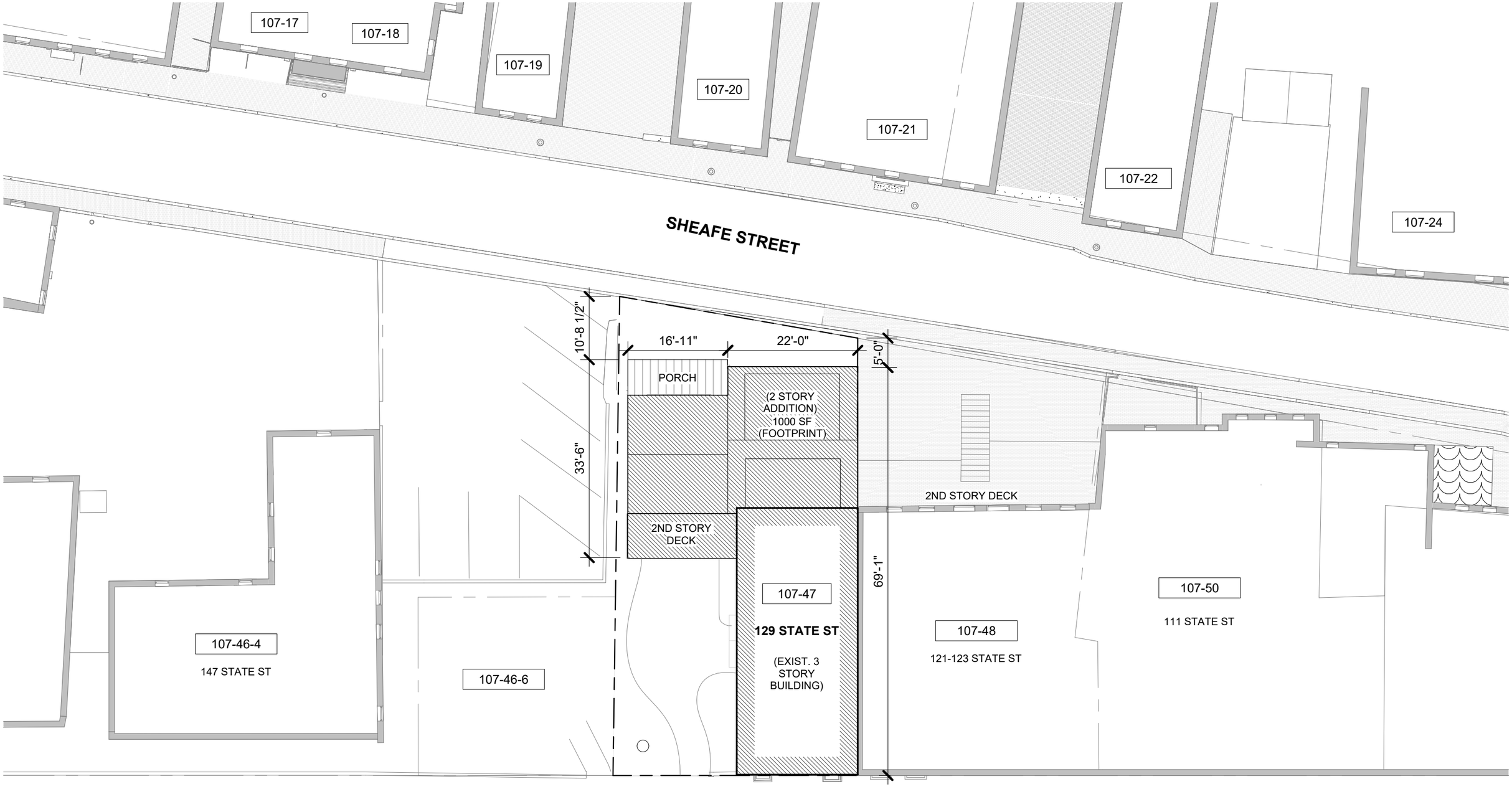

SITE PLAN

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WEST ELEVATION

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NORTH AND SOUTH ELEVATIONS

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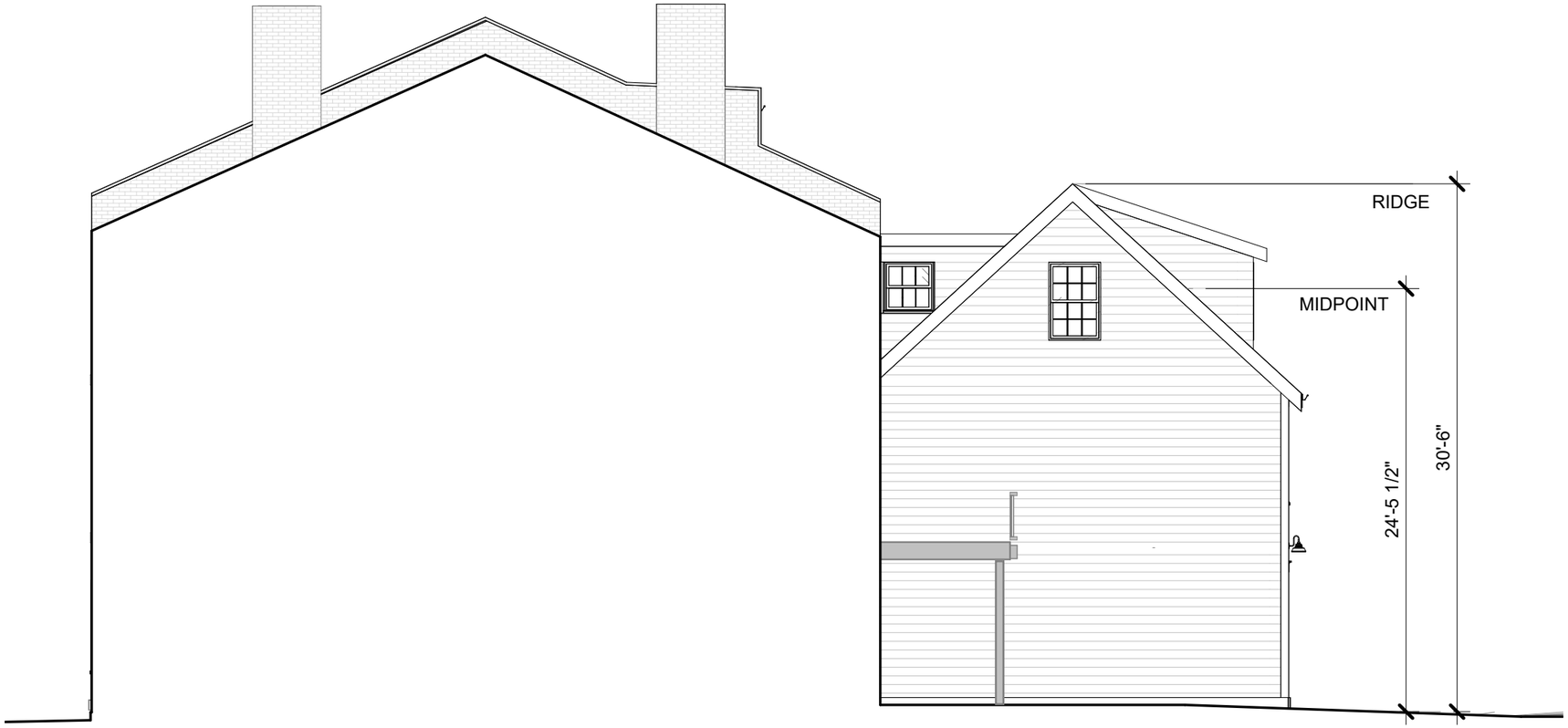

EAST ELEVATION

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← CHAPEL ST

SOUTH ELEVATION

PINEHALLOW ST →

← PINEHALLOW ST

NORTH ELEVATION

CHAPEL ST

SHEAFE ST ELEVATIONS

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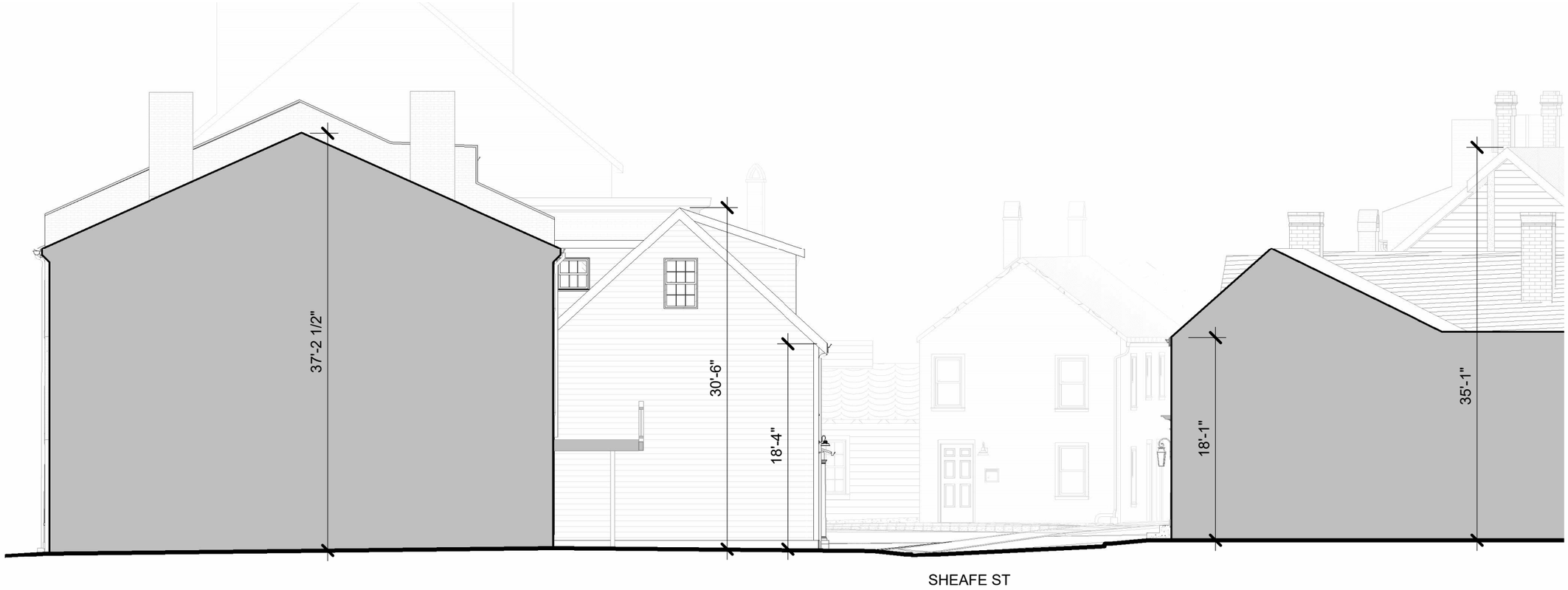

SECTION THROUGH SHEAFE ST

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3D VIEW LOOKING NORTHEAST FROM PENHALLOW ST

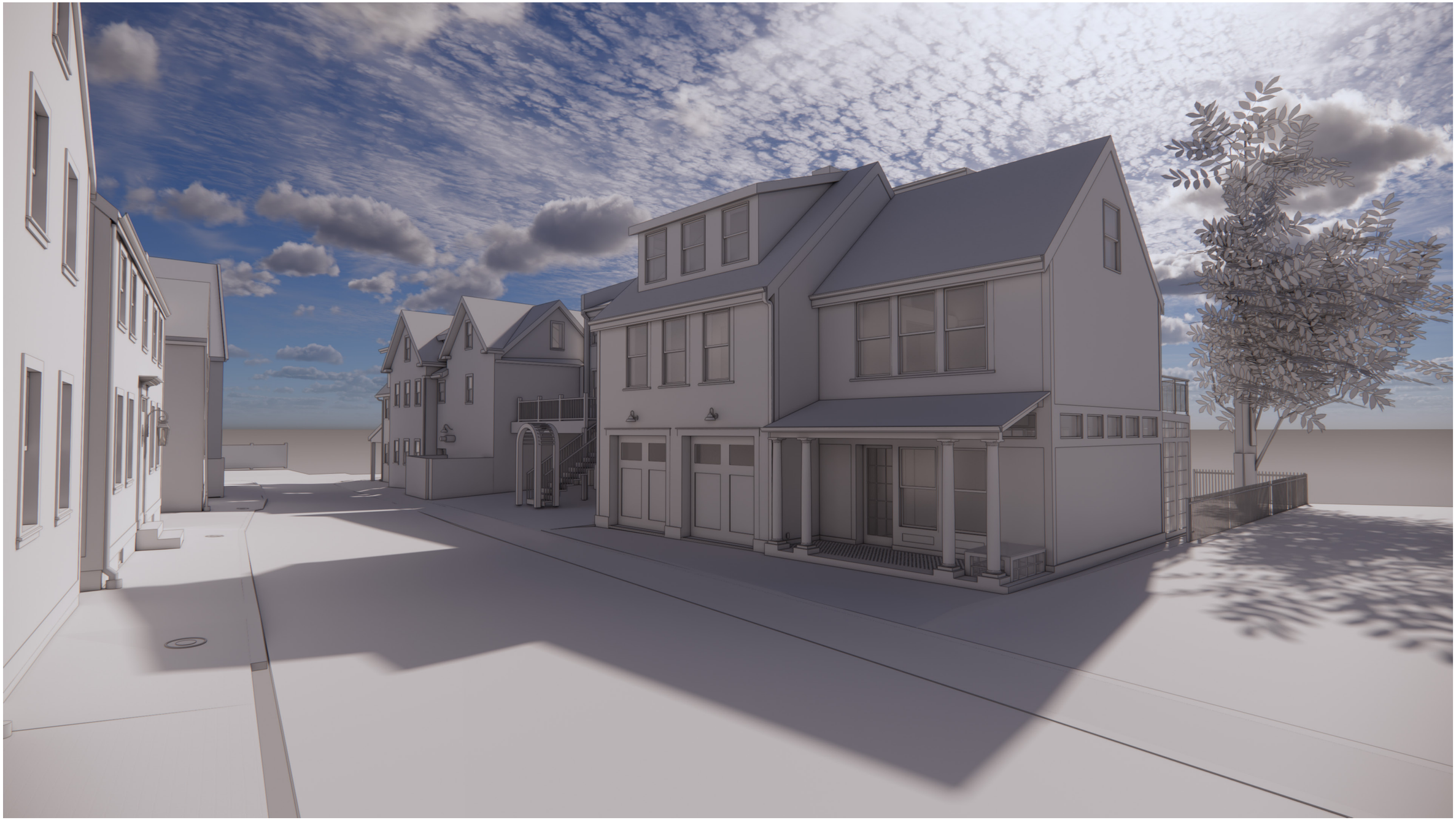
Spivak Architects P.C. © 2026

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

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3D VIEW LOOKING SOUTHWEST ON SHEAFE ST

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3D VIEW LOOKING SOUTHWEST FROM CHAPEL ST

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