

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.



SIMONS, LLC

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



South Elevation



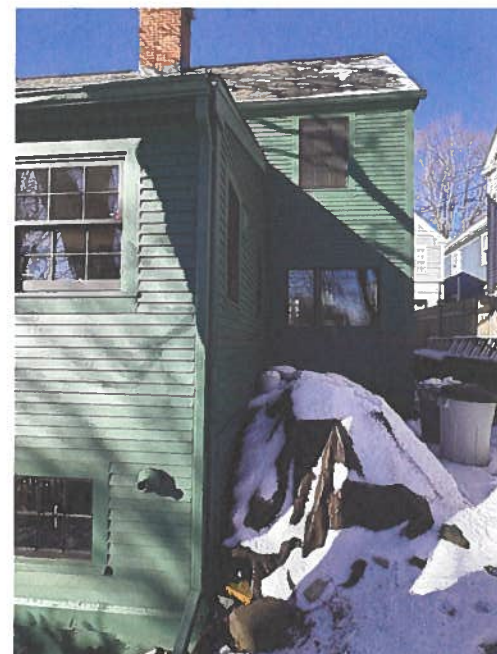
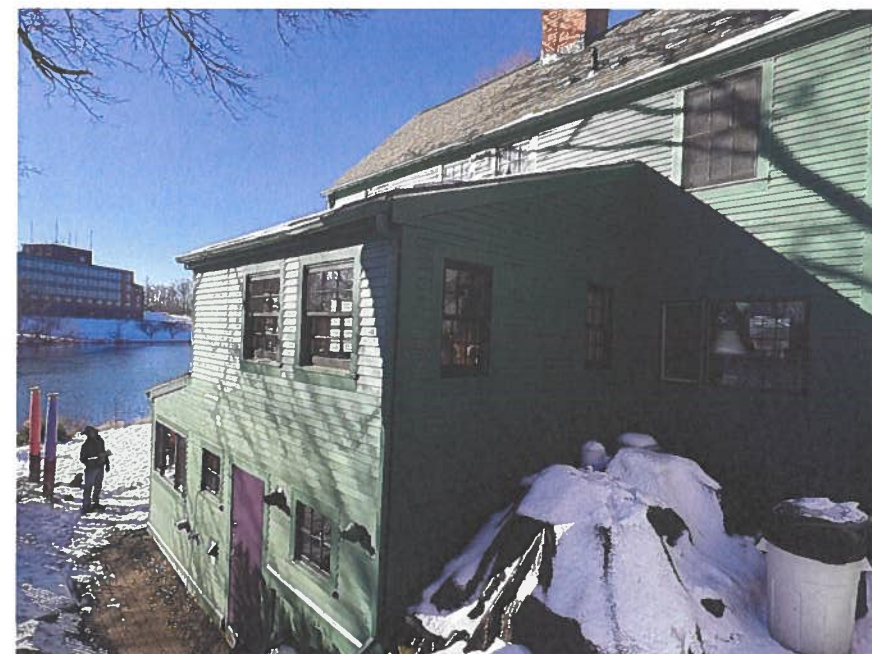
South Elevation: close-up of existing one-story addition

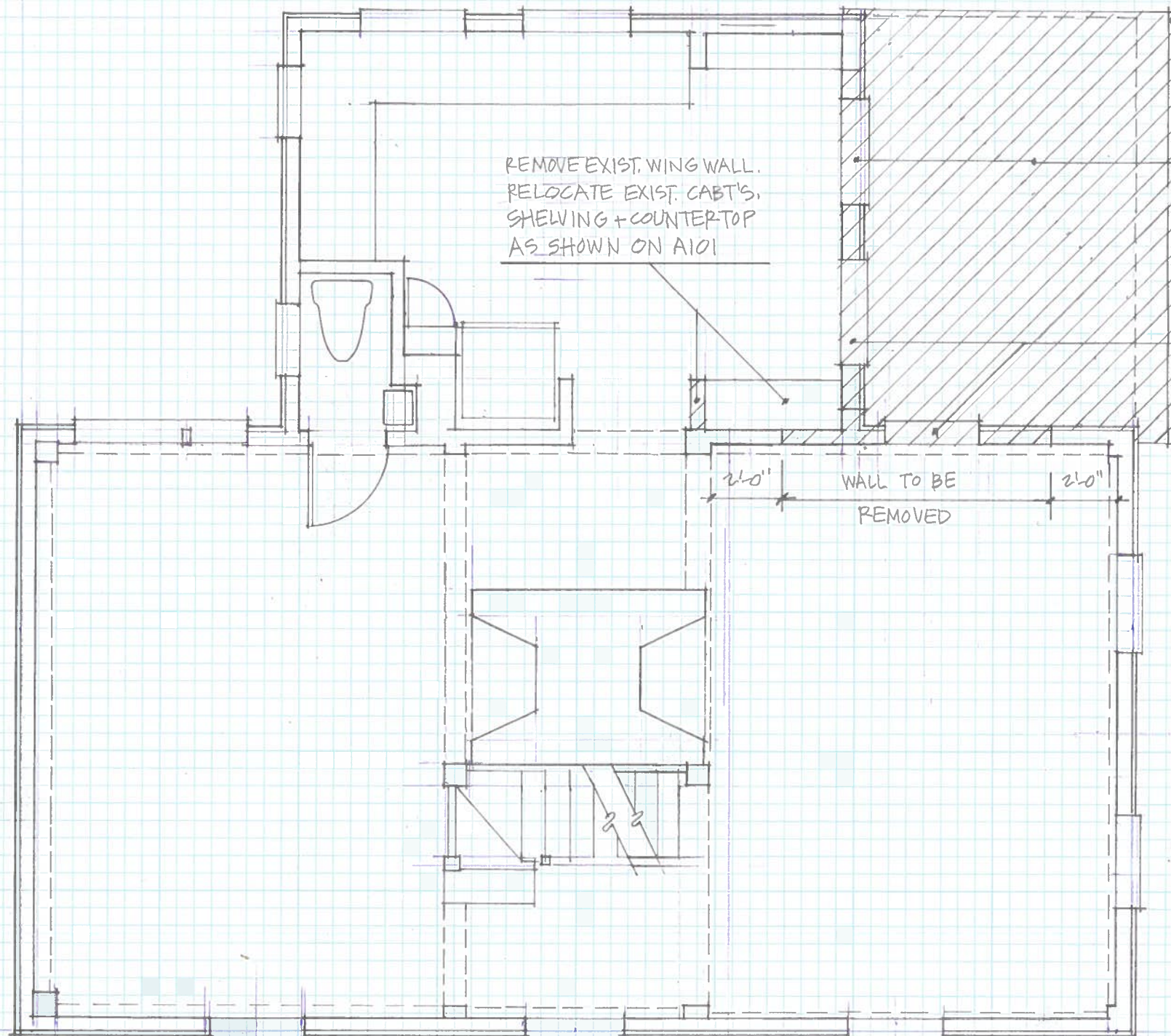


East Elevation



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





FIRST FLOOR PLAN

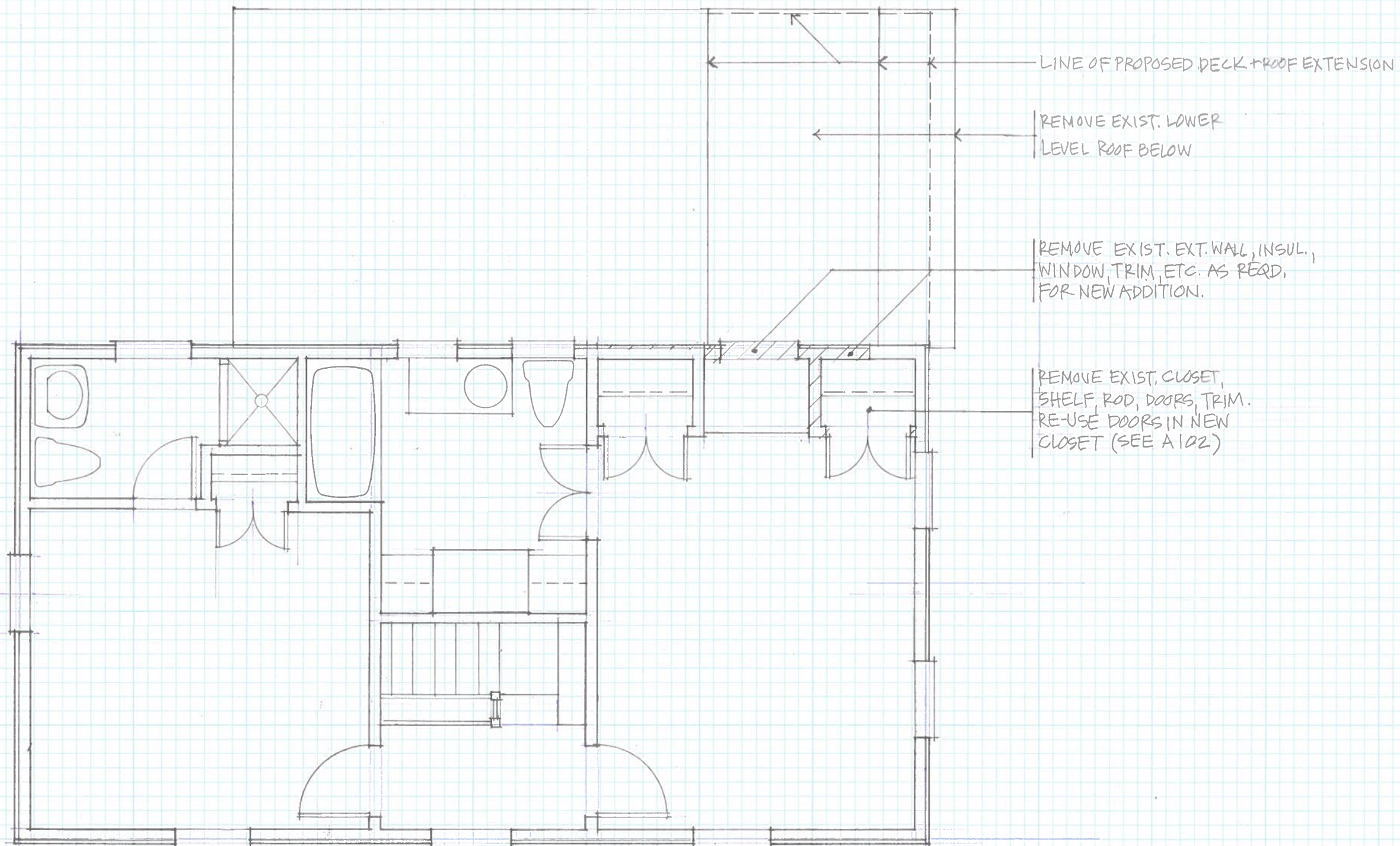
EXISTING CONDITIONS + REMOVALS

50 WHIDDEN STREET, PORTSMOUTH, N.H.

SIMONS, LLC, PORTLAND, ME 04101

03.24.26

D001



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 WHIDDEN STREET, PORTSMOUTH, NH

SIMONS, LLC, PORTLAND, ME 04101 03.24.26

REVISED 09.22.26



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

REMOVE ROOF OVERHANG,
TRIM + GUTTER

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

EXIST. KITCHEN ROOF TO REMAIN

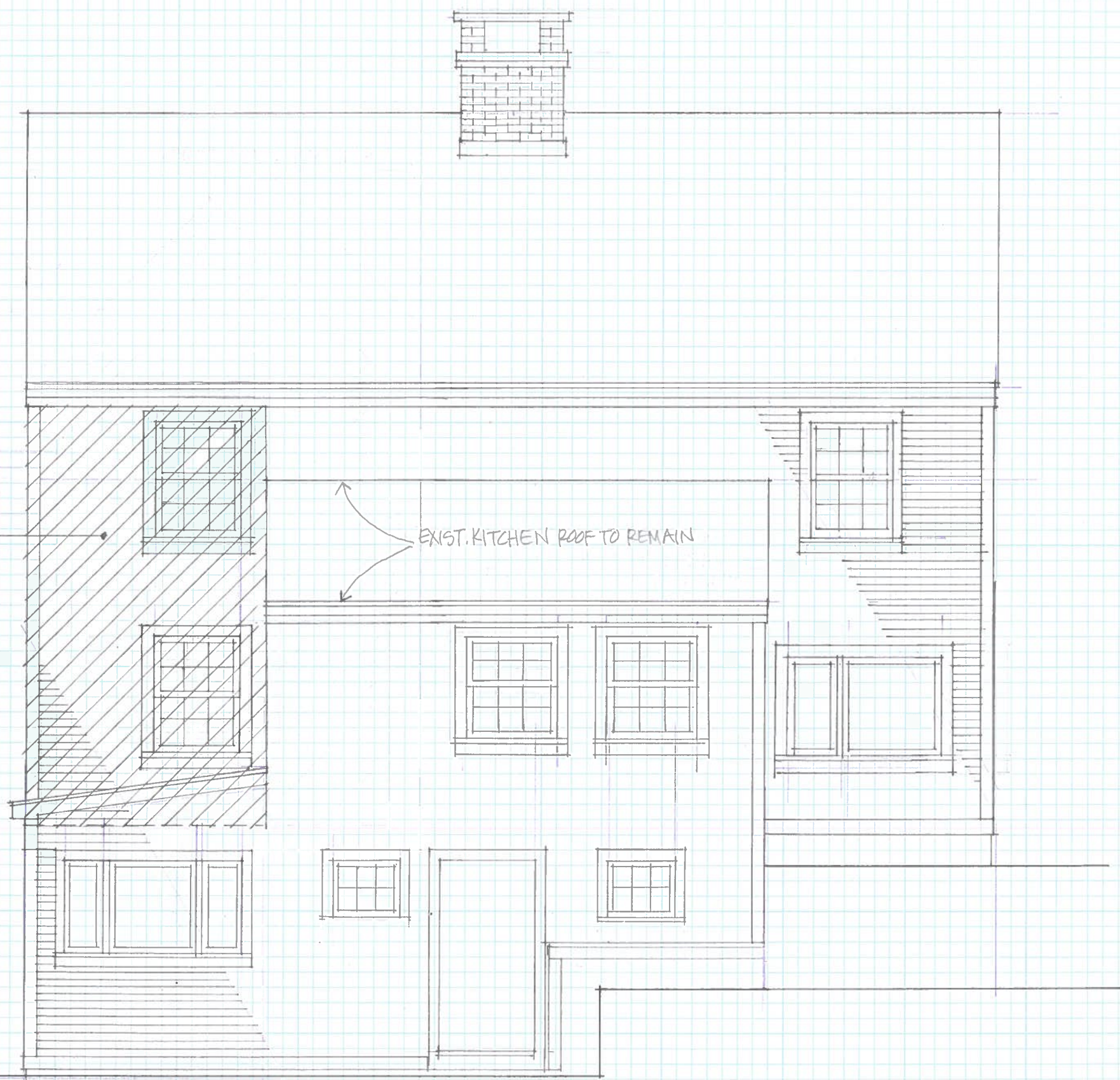
EAST ELEVATION
EXISTING CONDITIONS + REMOVALS

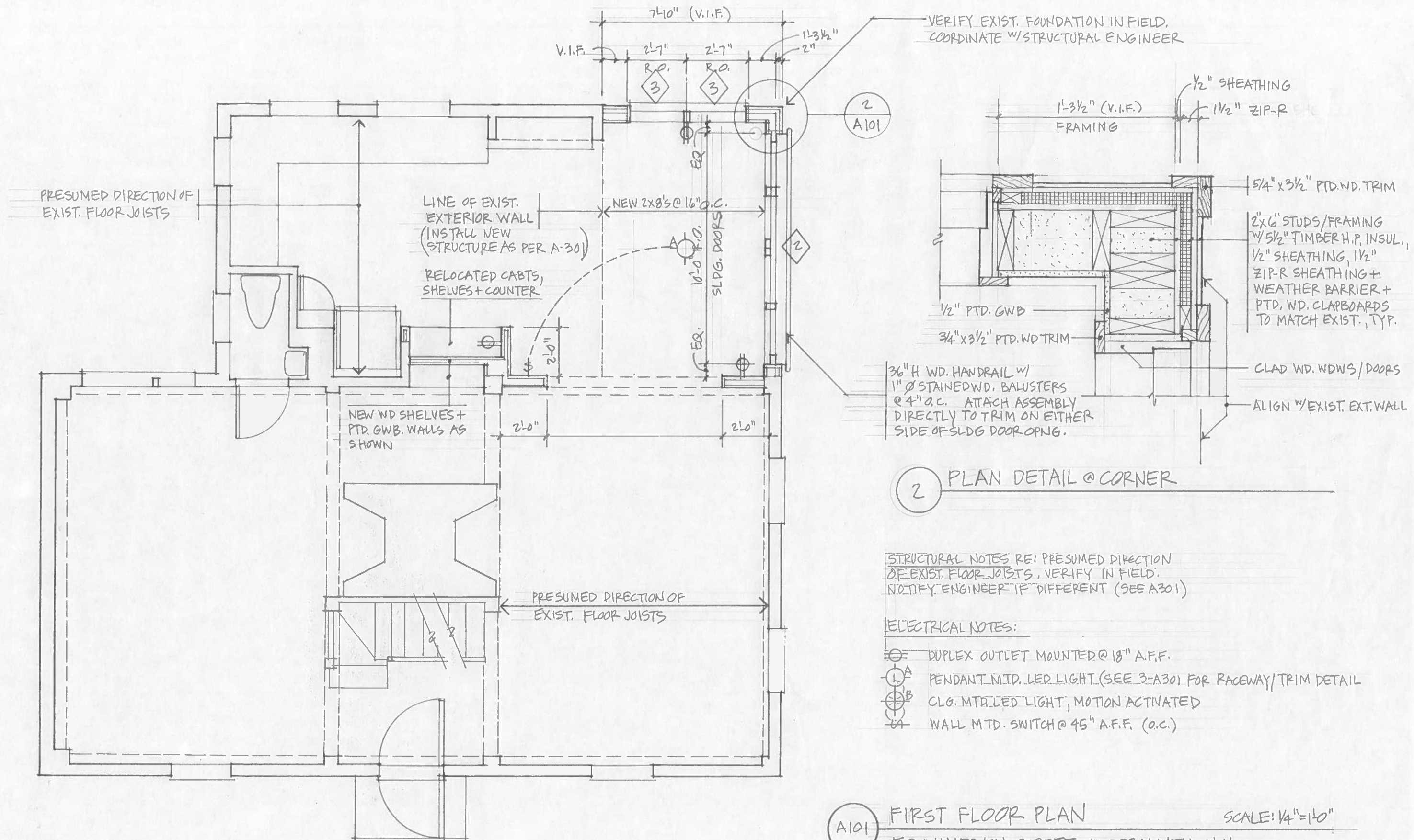
D004

50 WHIDDEN STREET, PORTSMOUTH, NH

• SIMONS, LLC, PORTLAND, ME 04101 03.24.26

REVISED: 09.22.26





A101 FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

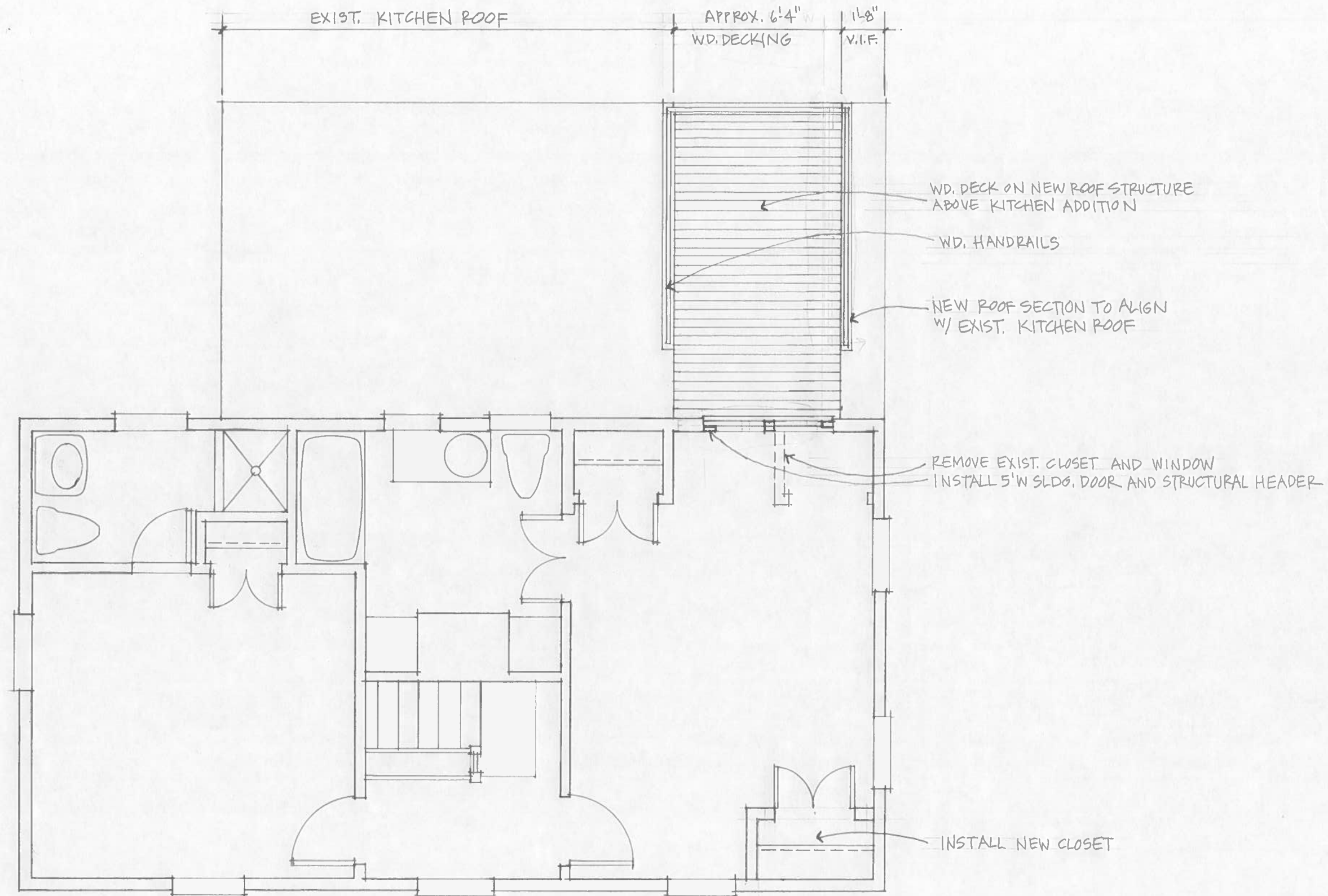
50 WHIDDEN STREET, PORTSMOUTH, N.H.

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 WHIDDEN STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME

REVISED: 09.22.26



A301
REV.

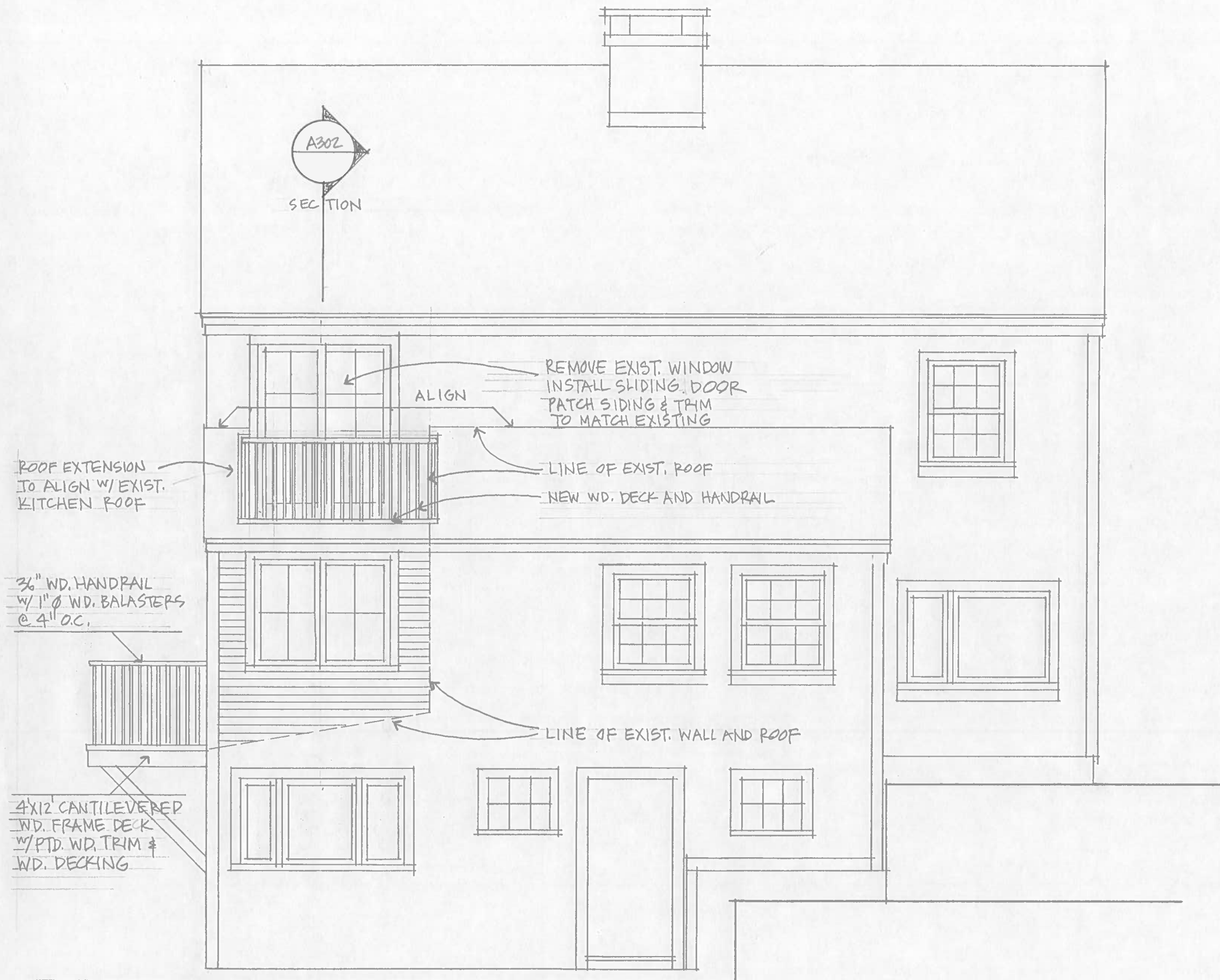
SOUTH ELEVATION

50 WHIDDEN STREET, PORTSMOUTH, N.H.

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

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REVISED: 09.22.26



A202
REV.

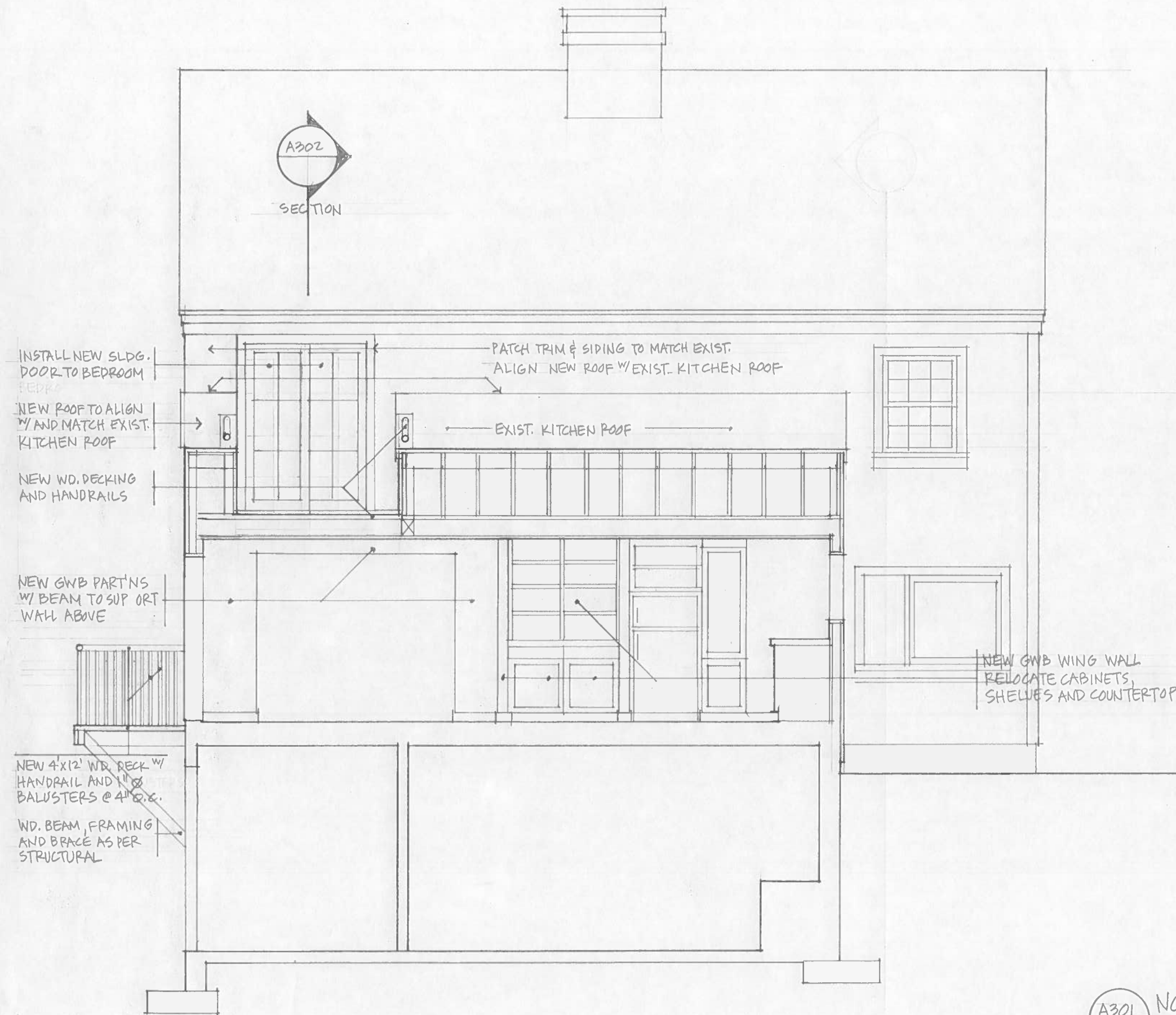
EAST ELEVATION

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

50 WHIPDON STREET, PORTSMOUTH, N.H.

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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

A301

SECTION

DECK ADDITION

EXIST. LINE OF KITCHEN ROOF

WD. HANDRAIL AND 1"Ø BALUSTERS @ 4" O.C.

EXIST. CLAPBDS. AND TRIM TO BE REPLACED

2X SLEEPERS @ 12" O.C. w/ 5/8" SHEATHING w/ MEMBRANE
ROOFING SLOPED TO DRAIN AND WD. DECKING ABOVE

(3) 2X8 HEADER BEAM ABOVE WDWs.

ALUM. CLAD WD. WINDOW

2X6 FRAMING w/ 5/2" TIMBER HP FIBER INSULATION,
1/2" SHEATHING, 1/2" ZIP-R SHEATHING + WEATHER BARRIER +
PTD. WD. CLAPBDS. AND TRIM TO MATCH EXIST.

REMOVE EXIST. WDW + WALL
AS PER AIP1

KITCHEN ADDITION

← NO WORK HERE →

← NO WORK HERE →

← NO WORK HERE →

A302
REV.

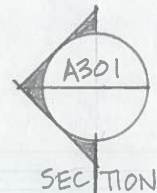
EAST/WEST SECTION

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

50 WHIDDEN STREET, PORTSMOUTH, N.H.

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PORTLAND, ME.

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NEW ROOF LINE TO MATCH
EXISTING KITCHEN ROOF LINE

WD. HANDRAIL AND 1" Ø BALUSTERS @ 4" O.C.

PTD. WD. TRIM, TYP.

ALUM. CLAD SLDG. WD. DOORS
COLOR TO MATCH WDWS ON EXIST. HOUSE

WD. HANDRAIL AND
1" Ø BALUSTERS @ 4" O.C.

PTD. WD. BRACKETS TO SUPPORT DECK

A301
REV.

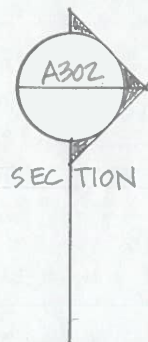
SOUTH ELEVATION

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

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME

REVISED: 09.22.26



SECTION



A302
REV.

EAST ELEVATION

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

50 WHIPDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT, FAIA
PORTLAND, ME.

REVISED: 09.22.26