



MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment ("ZBA")
FROM: Emma Stratton, Executive Director
Portsmouth Historical Society
DATE: March 18, 2026
Re: Portsmouth Historical Society
43 Austin Street
Tax Map [127]/Lot [27]
General Residence C ("GRC")/Historic District Overlay ("HD")

Dear Chair Margeson and Zoning Board Members:

Portsmouth Historical Society ("PHS") respectfully submits this memorandum in support of its application for a Change of Use Variance from the Portsmouth Zoning Ordinance ("PZO") to allow professional office use at 43 Austin Street (Tax Map [127]/Lot [27]). PHS respectfully requests that the Zoning Board of Adjustment ("ZBA") grant the requested variance at its April 25 hearing.

I. EXHIBITS

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- A. Historic Condition Assessment & Photographs of Existing Conditions— Arcove Architects
 - B. Site/Tax Map — Tax Map [127], Lot [27]
 - C. Property Deed and Deed Restriction — Peter Beck Trust

II. PROPERTY / PROJECT

43 Austin Street is a 5,000-square-foot single-family residence located in the General Residence C ("GRC") district and the Historic District Overlay ("HD") (the "Property"). The Property is listed as contributing on the National Register of Historic Places and is known locally as the "Dynamite House," a name derived from its former owner's practice of storing (and using) dynamite on the premises. It was the former home of Dr. Peter Beck and Mrs. Beck.

The Property was bequeathed to PHS by Dr. Beck in 2021 with a deed restriction providing that it may never be sold by PHS. At the time of the bequest, the Property was in seriously deteriorating condition. Since 2021, PHS has invested substantial time and financial resources to prevent further deterioration while carefully evaluating all responsible pathways for the Property's future. Despite these efforts, the unoccupied structure continues to decline and remains an ongoing neighborhood concern.

Shortly after taking title, PHS commissioned a Historic Condition Assessment, which identified over \$800,000 in improvements required to return the home to serviceable condition, including a minimum of \$300,000 in essential stabilization and life-safety upgrades required before any occupancy could be presumed. Both figures are well outside PHS's budget.

PHS evaluated three neighborhood-compatible reuse scenarios before concluding that professional office use represents the most viable path to preserving the Property. PHS also notes that preliminary consultations with the City's Planning and Fire Departments gave PHS confidence that this variance application was the appropriate path forward. The Property is located immediately adjacent to property zoned Mixed Residential Office ("MRO"), further supporting the compatibility of the proposed use with the surrounding area. The compatible reuse scenarios explored were:

Single-family rental:

- Very small pool of prospective tenants for a home of this size.
- High vacancy risk between tenants; significant additional investment required.
- Projected return is unlikely to attract a development partner.

Conversion to multiple rental units:

- Interior configuration makes subdivision highly challenging.
- Multiple kitchens and bathrooms would substantially increase renovation costs.
- Limited number of possible units constrained partner interest.
- Subdivision would compromise historic interior elements worthy of preservation.

Professional office use (proposed variance):

- Requires the least additional investment beyond the stabilization and life-safety work already necessitated by the Property's condition.
- Professional office tenants commonly undertake historically sensitive interior build-out at their own expense, reducing the capital burden on PHS.
- Portsmouth's downtown office market supports demand for this type of space, and the Property's configuration and on-site parking are well suited to professional use.
- This use presents the most realistic opportunity for PHS to identify a partner capable of funding the rehabilitation necessary to stabilize the structure.

PHS proposes no expansion of the existing building footprint and no dimensional relief. All required parking can be accommodated on site based on the applicable parking ratio for the square footage of the structure and the available lot area. The proposed use does not require exterior alterations that would alter the residential character of the structure.

III. VARIANCE REQUIREMENTS

1. The variance will not be contrary to the public interest.

2. The spirit of the ordinance is observed.

The threshold inquiry is whether granting the variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together. PZO §10.121 identifies the general purposes and intent of the ordinance "to promote the health, safety and general welfare of Portsmouth . . . in accordance with the . . . Master Plan." These purposes are served, not undermined, by the proposed variance:

- Use of land and buildings — The Property will be stabilized for a quiet, low-impact professional use consistent with neighboring properties, which already include a church, multi-family residences, and an office building.
- Intensity of land use — No expansion of the existing building footprint is proposed; building coverage, height, and bulk remain unchanged.
- Vehicular access, circulation, and parking — No change. All parking accommodated on site.
- Visual environment — The proposed improvements will stabilize and enhance the appearance of a deteriorating historic structure, benefiting the streetscape and the neighborhood.
- Preservation of historic structures — The variance enables PHS to partner with a developer to fund the Historic Condition Assessment's recommended rehabilitation in accordance with historic preservation best practices. Denial risks continued deterioration.

The GRC district's purpose is to promote compatibility, protect neighborhood scale, and encourage orderly development. Professional office use within the existing structure maintains the Property's architectural character and residential scale while introducing a use that is demonstrably compatible with the surrounding neighborhood. The building will continue to read as a large historic home. Granting the variance therefore observes the spirit of the ordinance and does not conflict with its basic zoning objectives.

Moreover, this neighborhood already contains multiple large historic homes that have been successfully converted to professional offices, and the immediately adjacent parcel is zoned MRO. The proposed variance is consistent with that established pattern.

3. Substantial justice will be done by granting the variance.

Absent the variance, viable reuse pathways for the Property become severely constrained. The hardship PHS faces is not of its own making: the Property's size, its condition at the time of the bequest, the deed restriction prohibiting its sale, and the applicable zoning classification are all circumstances PHS inherited — none were created by PHS. Continued maintenance without the ability to fund full rehabilitation risks prolonged vacancy, chronic underinvestment, and an ongoing drain on PHS's core educational and preservation mission. There is no public benefit in denying the variance; to the contrary, the community benefits from the rehabilitation and productive reuse of a deteriorating historic asset. Substantial justice is done by granting the variance, while a substantial injustice is imposed by denial.

4. Granting the variance will not diminish surrounding property values.

The proposed improvements will stabilize and enhance the Property while eliminating conditions that currently diminish the streetscape. PHS has received positive feedback from abutters and neighbors who strongly support correcting the Property's current condition. Well-maintained, professionally occupied historic buildings have been successfully integrated throughout Portsmouth's residential neighborhoods and frequently serve as neighborhood anchors. Granting the variance will not diminish surrounding property values; denial risks the opposite.

5. Denial of the variance results in an unnecessary hardship.

a. Special conditions distinguish the Property from others in the area.

The hardship arises from a unique combination of conditions specific to this Property: it is a large historic structure requiring substantial capital investment for stabilization and ongoing maintenance,

and it is legally prohibited from ever being sold by PHS under the terms of the Peter Beck Trust and the resulting deed restriction. These circumstances combine to create conditions that distinguish 43 Austin Street from other residential properties in the GRC district.

b.No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

The hardship here is not self-created. PHS did not create the zoning, the size of the home, its deteriorated condition at the time of the bequest, or the deed restriction that prevents its sale. The purpose of use restrictions in the GRC district is to protect neighborhood scale and character. None of those purposes are impaired by permitting quiet professional office use within the existing footprint of this historic structure. The building's exterior character is preserved; no expansion is proposed; and the use is demonstrably compatible with abutting properties.

Restricting the Property exclusively to residential use, given the foregoing combination of circumstances, eliminates any economically viable path to rehabilitation and condemns the Property to continued deterioration. There is therefore no fair and substantial relationship between the ordinance's general public purposes and its specific application to 43 Austin Street.

IV. CONCLUSION

This application represents the minimum relief necessary to preserve a significant historic structure, address longstanding neighborhood concerns, and bring 43 Austin Street into productive use consistent with the established character of the surrounding area. PHS is not proposing an intensification of use. We are proposing a preservation strategy. The requested variance permits a quiet, professional use that protects a deteriorating historic structure, respects the neighborhood, and ensures this property remains an asset to Austin Street and to the history of Portsmouth for decades to come.

For all of the foregoing reasons, PHS respectfully requests that the ZBA grant the requested Change of Use Variance.

Respectfully submitted,

Emma Stratton
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Historic Building Condition Assessment

**Austin Pickering House
Portsmouth, NH**

December 1, 2022

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Part 1 – Introduction

This report pertains to the Austin Pickering House at 43 Austin Street in Portsmouth, New Hampshire. This building was first erected circa 1802 – 1804 and expanded in four phases between 1815-1867. Daniel Austin was the original owner. The building passed through several owners and configurations over the years and is currently owned by the Portsmouth Historical Society.

The project team includes Arcove Architects with structural review by Marty Gorham. The purpose and intent of this report is to assess the existing conditions and provide recommendations to ensure the character defining historic fabric of the building endures for future generations.

The building is historically significant because of its comparatively fine level of period architectural detail and craftsmanship, its locally unique connected wood building configuration, and its relation to significant local historic events. It is designated as a Contributing Resource in the National Register’s “Portsmouth Downtown Historic District”.

Investigations of existing conditions find the building to be generally sound but in need of repair. There is substantial cosmetic deterioration of interior and exterior finishes, and outdated mechanical, electrical and plumbing systems. There is structural decay at first floor framing due to basement moisture.

Advanced building envelope weathering due to deferred maintenance should also be addressed. The interior of the building demonstrates many areas of worn finishes, with some moisture damage evident at exterior walls; however, the original finish carpentry is mostly intact and of exemplary quality.

Specific recommendations of this report are at a minimum, to stabilize and restore the building in its current use as a single-family dwelling and in its configuration, to provide for continued service as a single-family dwelling, for purposes of meeting current life safety regulations, while protecting its historic character defining features. This is a recommended minimum baseline level of action to preserve the building. Any further change of use or spatial reconfiguration greater than 50% of any floor area will require an additional level of code improvements with corresponding costs and schedule impact.

There are some code leniencies which may be granted upon review by Authorities having Jurisdiction for historic structures such as this when equivalent alternative solutions are proposed by a registered design professional. Per the International Existing Building Code Chapter 12, and per Life Safety Code NFPA 101 Chapter 43.10.2 for rehabilitation of historic structures, a written evaluation is required to be submitted for review and approval to the local Authority Having Jurisdiction (AHJ) as prepared by registered design professional, demonstrating historic status; and documenting required safety features or proposed equivalents where life safety code required changes would be damaging to contributing historic features. This report may be co-authored by a preservation professional. This report is required to “protect the health and safety of the public” and per NFPA is not required if the building will be occupied solely for personal use by the owner and their immediate family.

Per IEBC-202.1&.3, this building qualifies as a “historic building” because it is listed as contributing in the National Historic Register Downtown Portsmouth District and is also eligible for individual listing in the National Register of Historic Places. Specifically, the Austin-Pickering House is listed to the National Register of Historic Places (NR) as a contributing resource to the Portsmouth Downtown Historic District with National Significance under Criterion A with its associations with Community Planning and Development. The building directly reflects early planning efforts of Portsmouth including its associations with early deed restrictions implemented by the house’s builder as part of

the development and expansion of Portsmouth, NH in the early 19th century and its back addition built in response to the passing of the 1814 Brick Act. The period of significance for this criterion runs from 1800 to 1932. The building is also listed to the NR with local significance under Criterion C for architecture as a strong example of the Federal Style in Portsmouth, part of a “collection of late seventeenth through early twentieth-century residential, commercial, and government buildings that exhibit popular national architectural styles.” Like most of the houses in this “collection,” the Austin Pickering House experienced modifications in the 19th and 20th centuries as the building was expanded and updated to reflect changing tastes and fashions. The period of significance for this criterion is 1801-1803 with subsequent significant alteration dates.

A unique condition of this property is the brick party (demising) wall shared with adjacent dwelling at the property line, and at the rear wall and entire ell of brick, which is attached to the front wood framed structures. This is indicative of the incremental expansion of the building, before, during, and after the Portsmouth Brick Act of 1814-1824. The first deed referencing the brick demising wall running north/south is with the transfer from Kimbal to Stearns in 1858 (0381-0027), although the wall was likely constructed earlier during the Brick Act period as was required for construction and additions exceeding 12 feet. The first mention of joint tenancy was in 1825 when Clagget & Richardson became tenants in common, dividing up the structure between them, and adding the east ell.

Fire separation and protection regulations have continued to evolve since then. Today, to comply with current life safety regulations, this demising wall along the property line requires additional fire stopping, with fire resistive treatments added at both sides of wall and at both sides of adjacent roofs and cornices. Selective non-invasive investigate demolition would be required to verify continuity of masonry to underside of roof sheathing and to inside faces of exterior wall sheathing; any gaps could be remedied with infill masonry, grout, or fire stopping materials. If a property on one side of the fire wall makes layout or occupancy changes, and the other side does not want to add the required fire resistive treatments, then alternative substitute approaches would need to be proposed to and approved by the AHJ (such as, for example, a brick firewall extending up through roof, or fire sprinkler systems at both sides of fire wall). Additionally, if there is a future change of use or spatial reconfiguration greater than 50% of any floor area, a fire protection sprinkler system will be required throughout the building on the respective side of firewall. This would apply to changes for either 43 or 53 Austin Street.

Part 2 – Character, Development & History of Property

The Austin Pickering House is a noteworthy example of American federal style architecture. The house was originally constructed circa 1802-4 around center stair hall floor plan, one room deep but with an unusual two-bay room addition with stair, at the west side. Incremental expansions occurred over time.

Exterior

The main façade of the house is arranged with a five-bay symmetry, with two full stories plus a short third story topped by a shallow hipped roof. A shorter, 3 story brick rear ell was added around 1816 in accordance with the Portsmouth Brick Act. The house was subdivided into two separately owned dwellings in 1825 (Richardson & Claggett, Rockingham County Deed 0251-0317). The west wall of central stair hall was the demarcation line. Deed transfers prior to 1825 describe the property as “undivided moiety”. After 1825, transfer deeds drop that terminology and henceforth describe specific portions of the property. The building was returned to a single-family dwelling in 1858. The parcel was then subdivided again in 1876 by Commodore Charles Pickering and a new 3 bay wing expanded the west room. This addition consisted of a 2-room deep 3-story hipped roof structure, with stair hall entry, thus creating a symmetric center entry 5 bay façade, balancing that of the original east structure. A small, one-story brick ell and possibly bulkhead was added to the rear of the east kitchen around this time. The exterior rear wall of the original house is also brick. Although mixed construction materials with wood fronts and masonry side “fire” walls were sometimes found in more densely built downtown areas, it was less common for outlying detached buildings on a spacious lots. In this case, because the rear ell was built during the Brick Act, and the original structure built between the first two great Portsmouth Fires (1802 & 1806), we find this unique arrangement to be a character defining element which tells the story of its time.

The ornamentation and details of the front structure include an elaborate flat arched open portico with bulls-eye corners, brackets, and balustrade. An unusual smaller projecting vestibule sits within the space under the portico, built of simple vertical boards with a cap molding, and oval windows; this appears to have been added as an airlock for winter weather. It does not appear in summer photographs from 1975. A large carved four-panel door is flanked by sidelights and a transom window.

Deeply carved cyma reversa dentils and end brackets support flat pediments over the front facing first and second story windows, recalling a scaled down version of the portico cornice brackets. A yet smaller scaled dentil moulding runs along the underside of a projecting roof soffit, atop a wide frieze band, which is interrupted partially by the simpler moldings of the smaller third floor windows. Wood block quoining at the corners transitions the wood clapboard siding around to the side façade. A shallow projecting water table forms a base to the clapboards, above a cut granite foundation at the front with brick on rubble stone foundation wall to the side.

The first and second floor windows of the front structure are 6 over 6 double-hungs most of which appear to be original; the third floor are 2 over 2 double-hungs of a later vintage. Modern aluminum storm windows are currently installed at the 2nd and 3rd floors; additional stored storm windows should be reinstalled at the 1st floor.

Windows at the rear brick ells are of varying vintages and configurations, mostly replacements with simple and heavy brickmolds. These windows themselves are arranged unsymmetrically and are of inconsistent sizes. Two large iron scrolled shutter dogs are located between upper floors west of

westernmost rear ell windows; these do not seem to align with where the shutters would have been and may have been installed decoratively.

Exterior window casings throughout still have shutter pintles, however the shutters seen in historic photographs are no longer in place. The original shutters are currently being stored in the rear porch for future installation. An ornate balustrade seen running along the edge of top front roof in historic photographs is also no longer in place.

The building currently has 3 brick chimneys – one at the front east side, and two at the rear brick ells. An original 4th chimney at the front west side has been removed. The two easterly chimneys have triple bishop's caps, while the west chimney has a three chambered flat masonry cap.

Interior

The interior maintains most of its original finish carpentry and features. Elaborate built-up cornice mouldings are typical of the lower rooms.

Stairs - A well-crafted ornate center staircase curves up from the 1st to 3rd floors. The tall built-up wall cornice with tightly spaced dentils integrates seamlessly with the exceptional curved, narrow fluted architrave of the staircase's inner stringers. An unusual midlevel landing between 2nd and 3rd floors provides doorway access to 3rd floor of rear brick ell through a bathroom. A simple and steep, enclosed secondary service staircase is in the rear ell.

Finish Carpentry - Wood wainscot board paneling, with chair rail and base board moldings, and plaster on lath above, are at the front 1st and 2nd floor rooms. The chair rail in the Living Room is carved with a repeating scroll detail. 3rd floor front rooms have plaster on lath with chair rail and base board. Some of the closets have built in shelves, drawers, and cupboards. Raised four and six paneled doors have ceramic knobs and skeleton keyed spring latches, a few have surface mounted box/rim locks.

Doors & Windows - The interior side of front door transom and sidelites are fitted with unique operable louvered shutters to control light and privacy. The front rooms of the house have remarkable and intricately crafted interior inset paneled hinged or sliding concealed shutters.

Walls and wallpaper - Most rooms have wallpaper, some of which appears to be original hand blocked prints such as at Living Room (Rm#2), with more recent variations at other room. Paper is in disrepair or damaged from wall moisture in many locations. Plaster and lath substrate exists throughout, except in a few of the smaller rear ell rooms which have newer painted gypsum board or wallpaper.

Fireplaces - Each room has a fireplace, some of which have been closed off or retrofitted with coal burning apparatuses. Fireplace surrounds in the front lower Living & Dining rooms are finely detailed with carved swags and egg and dart moldings, marble, or tile hearths, with simpler detailing at upper bedrooms. A strangely located ceramic stove pipe cover with winter forest scene, is mortared into the side of the second-floor front bedroom chimney, at floor level within a side closet.

Flooring - Flooring is a mix of original wide boards, some painted; with narrow light/dark hardwood strip flooring at main entry stair hall; and some carpeting at upper bedrooms. Contemporary tile flooring is found at the recently modernized rear kitchen and powder room. The upper front bedrooms have unique built-in marble topped washstands with antique hard plumbed sinks and faucets; the one in Bedroom (Rm#6 - second floor, west) is cracked.

Basement - The basement has been excavated slightly deeper than the original condition as evidenced by the brick shelf along foundation walls. There is an active open well with standing water, and another excavated opening in the floor which has been filled in with dirt. A large empty steel safe is in the NW corner under kitchen. A slightly trenched interior perimeter drainage way leads to evidence of what might have been a sump pump in the past, exiting to the rear of building. A few remnants remain of a few simple interior board partitions, glazed sashes, and shelves. At the area to the west of center stair bay, the framing is of irregularly matched timbers in more advanced stage of decay, than the areas to the east. Additionally, there is a substantial timber ledger along the north/rear wall, supporting crumbling brick and mortar between framing above. This appears to have been added shortly after the original floor framing was constructed and could be indicative of the c. 1825 rear brick wall additions.

Ownership History

The property was developed originally by Daniel Austin on land inherited by his wife Mary around 1802-1804, and included what is now both 43 and 53 Austin Street. Austin sold the property to William Clagget in 1815. The east part was sold in 1816 to William M. Richardson who fell gravely ill in 1818 and moved to Chester in 1819. The parcel was expanded with rear and side additions, owned by Clagget & Richardson as tenants in common in 1825. Richardson sold his side back to Clagget in 1833. Clagget went on to distribute portions of the property to his heirs and later sold the east portion to David Kimball. Thereafter the property at 43 Austin was distributed among Kimball's various heirs (Harris, Culbert) for several generations, and also some portions sold to non-family members Stearns, Hersey, Pickering and Beck. Many of these owners and their spouses held highly esteemed positions in society. The property at 43 Austin Street is currently under ownership of the Portsmouth Historical Society, having been bequeathed by Peter Beck. The following timeline details the deed transactions, however because there were so many estate inheritances, additional details could likely be gleaned from probate records.

Further information on some of the owners:

Daniel Austin

c. 1800 wife Mary inherits land in west end Portsmouth & he becomes major developer of Market Sq. and "Austinboro" house lots

1800 appears in US Census Portsmouth

1802 D. Austin of Portsmouth signs petition to lay out Summer Street

1802 Rundlet MSS map shows Austin Street; Summer & Rundlett Streets just proposed

House built by 1804 = Mr. [Daniel] Austin (ATH Treadwell insurance map shows house)

1805 ad. *NH Gaz.*: lots near "Middle Road opposite the mansion house of Mr. Austin"

1812 mss map - long, narrow rectangle plan

1813 printed map shows kitchen wing off W end

1815 D. Austin to Wm. Claggett, Esq. \$5,200 "buildings & outbuildings...which the said Austin lately occupied and improved as his Dwelling."

b. Charlestown, MA son of Daniel and Mary (Penhallow) Austin; d. Kittery, 1877. Moved to Portsmouth ca. 1801 and worked as a teacher; graduated from Dartmouth 1823, honorary divinity degree from Harvard 1827. He returned to Kittery ca. 1849, was Athenaeum's director 1861-68. Philanthropy: the Austin School in Kittery, and his will left \$40,000 to various causes.

William Claggett

(b.1790 – d.1870)

b. Litchfield, Conn., Graduated from Dartmouth (1808) and was admitted to the Hillsborough Bar (1811); he moved to Portsmouth in 1812 to practice law. He purchased the home at 43 Austin in 1815, transferring an ownership portion to W.M. Richardson a few months later. He served in both houses of the N.H. State Legislature, as clerk of the federal court, and as a naval officer for Portsmouth (1830-38), and he played a key role in establishing the Portsmouth city charter and the town-farm system for the poor. He married Sarah F. Plummer. He apparently suffered great financial losses late in life.

William Merchant Richardson

b. Pelham, N.H., 4 Jan. 1774; d. Chester, N.H., 23 Mar. 1838.

Richardson grew up on a farm in Pelham, descendant from multiple generations of farmers. At age 15 he severely injured his hand in a farming accident and became unable to do farm work. He studied classic literature, was accepted to Harvard, excelled at poetry. After graduation in 1797 he became a teacher at The Academy at Leicester but was of feeble health and became exhausted and unwell by the work, so he retired from teaching, went back to live with his father on the farm in Pelham. He married young to Elizabeth (Betsy) Smith of Pelham. He was preceptor at Groton Academy, and became friends with Judge Samuel Dana, who hired him as a law understudy, and later made him a business partner. He was soon-after elected as a State Representative to the U.S. Congressman (1811-14), but found he disliked politics. He moved to Portsmouth in 1814 to resume his law practice, purchasing an ownership share at 43 Austin Street in 1816. He became the Atheneum's 1st president and was appointed NH Superior Court Justice. However, in 1818 he became deathly ill with a fever from which he never fully recovered. In 1819 he was Christened in Portsmouth and then moved to an apple farm he bought in Chester. He sold his share of the 43 Austin property in 1833. He continued living on the farm in Chester while continuing his service as Chief Justice for 19 years, until he died of liver disease in 1838. ^{1 2}

David Kimball (1799-1885)

b. Topsfield, Me., attended Dummer Academy and taught school in Newbury, Mass.; Kimball came to Portsmouth in 1822 to clerk in William Norwood's drug store. After attending lectures at the Medical College in Boston, he purchased Norwood's business and worked until 1880. He was also an early supporter of the anti-slavery cause and buys his ATH share in 1848.

c. 1867? Kimball sells to C W. Pickering (W ½)

Charles Whipple Pickering (1809-1888)

b. ca. 1809; d. St. Augustine, Fla., 29 Feb. 1888. Entered the Navy as a midshipman and served for 55 years, retiring in 1867 with the rank of Commodore. He was wounded in 1865 when his ship was blown up in Charleston Harbor. He purchased his ATHENAEUM share in 1866 and his estate transferred it to his son-in-law, Arthur C. Heffenger, in ca. 1888.

Peter and Nancy Beck

Born in 1923 in Switzerland, Peter Beck immigrated as a child to the U.S. and settled on a farm on Lake Champlain, VT. He was a graduate of Dartmouth College Medical School, Columbia College of Physicians and Surgeons, and the University of Bern in Switzerland. He served in the Army for three years and trained at Duke Hospital, Harvard Medical School and the Massachusetts Eye and Ear Infirmary. He was a Diplomate of the American Board of Ophthalmology. Peter was an avid traveler and student of history. He provided medical aid to his community and beyond, specializing in eye surgery, with professional offices out of his home on Austin Street. He was also known in his spare

¹ history.house.gov

² [Bell, Charles Henry]. Life of William M. Richardson, LL. D., Late Chief Justice of the Superior Court in New Hampshire. Concord: I. S. Boyd and W. White, 1839.

time for fixing construction equipment and excavating his property on Austin Street sometimes with dynamite. He also owned the Cutts mansion in Portsmouth for several years. He married Nancy Reynolds Beck in 1959 and settled in Portsmouth, NH, where they lived together for 57 years.

Nancy (Reynolds) Beck was born in 1927, raised in Boston and graduated from Mount Holyoke and Harvard. A former Managing Editor of Atlantic Monthly magazine, she married Dr. Peter Beck of Portsmouth in 1959 and moved into his Austin Street home. Nancy was a relentless supporter of many causes and was instrumental in the development of Strawberry Banke Museum, Theatre by The Sea, Prescott Park Arts Festival, and the Portsmouth Athenaeum. She was a pioneering historic preservationist. With Peter's enthusiastic support, she often invited travelers, actors, merchant captains and the occasional political operative to stay in their home on Austin Street, creating a salon for exchanging ideas and seeking mutual understanding. She was honored with numerous awards for her community endeavors and was a generous philanthropist in her passing at age 92, on September 29, 2019.

Date		Grantor	Grantee	Rockingham Deed Reference Number	Terms	Notes
09/06/1815	Daniel Austin	William Claggett	William Claggett	0208-0114	Paid \$5,250 to Austin for land bound westerly and northerly by land owned by Jeremiah Mason; and easterly land owned by Benj. Penthalow	whole parcel
2/13/1816	Mary Claggett, wife of William Claggett	William M Richardson	William M Richardson	0214-0541	\$2,625 paid to Claggett for moiety of land bound westerly and northerly by land owned by Jeremiah Mason; and easterly land owned by Benj. Penthalow	whole parcel
2/13/1816	William M Richardson	William Claggett	William Claggett	0212-0136	\$1,625 paid to Richardson for undivided moiety of land bound westerly and northerly by land owned by Jeremiah Mason and easterly land owned by Benj. Penthalow (paid in two installments \$874.50 in 1816 & \$896.00 in 1817)	whole parcel
12/27/1825	William M Richardson (east side)	William Claggett	William Claggett	0251-0317	Claggett & Richardson were tenants in common with equal shares ownership of moiety of land. Land is bounded westerly by John Lake, northerly by Jeremiah Mason and easterly by Benjamin Penthalow.	whole parcel: Richardson gets E front room & entry to W of it; chambers above, & all that "which was erected by sd Richardson & Claggett" that lies directly behind these rooms; + gardens; E part of cellar...
1/31/1833	David Kimball & Caroline Kimball (wife)	William M Richardson	William M Richardson	0269-0051	\$1,000 paid by Richardson to Kimball then \$300 the next year, and another \$300 the following year	
02/07/1833	William M Richardson	David Kimball	David Kimball	0269-0050	\$1,000 paid by Kimball to Richardson for portion of premises where he was formerly tenant in common with Kimball	
6/15/1858	Mary Claggett	David Kimball	David Kimball	0392-0040	\$500 paid to Claggett for land owned northerly by Daniel Treadwell, easterly land owned by David Kimball, westerly owned by widow of John Sake (same land as previously owned by Wm. Claggett).	middle portion, or east side?
9/30/1858	David Kimball	John Stearns	John Stearns	0381-0027	\$6,500 paid to Kimball, for land, dwelling, barn & outbuildings, bounded by land easterly owned by heirs of John Sake; 91 feet along Austin street to land westerly owned by David Kimball at brick demising wall of house, through house; to land northerly owned by Treadwell.	east side (43 Austin)
2/28/1864	Daniel Smith	Jacob Hersey	Jacob Hersey	0402-0285 (top part)	\$262.75 paid to Smith for dwelling house, barn & outbuildings, land bounded to east by land owned by heirs of John Sake; 91 feet along Austin st to land westerly owned by David Kimball, through brick demising wall of house (wall owned in common) to northerly land owned by Treadwell.	east side(43 Austin)
2/28/1864	John Stearns	Mary Pickering (husband Charles Pickering)	Mary Pickering (husband Charles Pickering)	0402-0285 (bottom part)	\$1 paid by Mary Pickering for dwelling house, barn & outbuildings, land bounded to east by land owned by heirs of John Sake; 91 feet along Austin st to land westerly owned by David Kimball, through brick demising wall of house (wall owned in common) to northerly land owned by Treadwell.	east side (43 Austin)

Date	Grantor	Grantee	Rockingham Deeds Reference Number	Terms	Notes
c.1885	David Kimball (b.1799-d.1895)	Lucy Woodward Kimball (daughter of David Kimball), married to Robert Harris		Robert Harris (1834-1896) born in Portsmouth, New Hampshire in 1834, was a civil engineer worked for the railroads all over the country he moved often sometimes bringing his family with him, and sometimes leaving them in Portsmouth. Robert Harris married Lucy Woodward Kimball (Daughter of David & Caroline Kimball) in 1864 and died in 1896.	
c.1924	Lucy Woodward Kimball Harris (d.1924) & Robert Harris	Edith Harris (daughter of Lucy Kimball Harris & Robert Harris)		conveyed by Probate?	
1956	Edith Harris	Peter Beck (east side, 43 Austin)		\$4,000 Edith Harris estate sale for 1/3 property interest. She was grand daughter of David Kimball. Edith Kimball Harris (1868-1956) was the second child of Lucy Woodward (Kimball) and Robert Harris and was born in Vallejo, California in 1868. Edith spent time in Europe during 1890 and 1891, returned to live in Portsmouth with her sister Mary and died on June 6, 1956. (atheneum)	
	Kimball descendant (?)	Caroline Pickard Culbert (east side) great-grand-daughter of David Kimball		conveyed by Probate?	
1957	Caroline Pickard Culbert (east side)	Peter Beck (east side)	1428-0188	quit claim deed, \$1 for 2/3 property interest	
		Caroline Pickard Culbert - great-grand-daughter of David Kimball & daughter of Jeanie A Gerrish Pickard and Dr John Pickard (m.1889 at 4 Austin Street "Kimball Mansion"). He was Governor of Missouri and National Grand Sovereign of Masonic Lodges, principal PHS. ... Brother: Leonard Culbert. Daughter: Lenore(Leonore) Culbert (b.1934, New Mexico).	1880 census: Caroline Gerrish age 36 @ 4 Austin St. daughter of David& Caroline Kimball. Caroline Gerrish's daughter is Jeanie Gerrish, age 17.	David & Caroline Rebecca Swett Kimball Daughter: Caroline (Kimball) Gerrish & _____ Gerrish Grand-daughter: Jeanie A Gerrish Picard & John Picard Great-grand-daughter: Caroline Picard Culbert & James I. Culbert	
2019	Nancy Beck (east side, 43 Austin)	Portsmouth Historical Society (east side)			

Treatments, repairs, or changes between 1805 and today (unless otherwise noted, observations from on-site inspections):

- Consecutive rear and side ell additions.³ See attached floorplans for locations and dates.
- Window replacements at rear ells and third floor
- Roof structure repair at west attic
- Kitchen and bathroom installations and renovations, domestic hot water and heating system
- Electric power and lighting system installations
- Fireplace inserts or closures
- Front portico vestibule addition
- Basement excavation
- In Dining Room (Rm#1) the window to right of fireplace was filled in with solid panel and shelves (likely when porch ell added behind this wall).
- Two lower front room fireplaces are boarded up or have coal burning insert.
- Interior finishes replacements at some of the rear ell rooms, carpeting.

Summary of character defining features:

- Symmetrical 5-bay center entry building form and fenestration
- Elaborate entry portico
- Transom and side lights surrounding paneled front door
- Finely scaled classical trim details, interior and exterior.
- Flat dentilled lintels over windows
- Double hung windows with narrow but deep muntins, thin mid-rail
- Exterior cornice with frieze and dentil moldings, and roof balustrade (original but currently missing)
- Low pitched hipped roof
- Rear brick hipped roof ell
- Connection on one side to adjacent residential structure.
- Rear brick wall and brick ell
- Marble topped washstands at bedrooms
- Two-toned hardwood flooring, walnut and maple, c. late 19th century
- Center staircase, fireplace surrounds, and built-in interior shutters
- Wallpaper at Living Room (Rm#2).

³ Reference Deed chronology cited above; physical inspection of existing framing connections and materials; [Building Portsmouth](#), R.M. Candee

Part 3 – Existing Conditions Assessment

Per visual inspection of interior and exterior non-concealed building assemblies, structure and MEP systems, the existing condition of the building includes the following items which are in disrepair, nonfunctional or in need of treatment to comply with NH State Life Safety Code (NH Saf-C 600 & NFPA). Concealed conditions were not reviewed. For specific locations of items requiring attention, please refer to the itemized list in **Part 4** (Recommendations for Maintenance and Rehabilitation) and the attached floorplans and photographs in **Appendix C**. A summary of these conditions is as follows.

Architectural

Structural Framing – Roof and floor framing are heavy sawn timber with sawn joists. Front building has wood framed walls; rear ell has multi-wythe brick bearing walls. Specific areas of deterioration include select areas of the first-floor framing as noted in the Appendix A Structural Report.

Masonry - Brick masonry at rear ell walls and chimneys need full repointing and reflashing; the worst conditions are at corners and areas where it appears the roof gutters failed, and along the foundation at north patio. The brownstone lintels above the upper story windows on east façade have spalled and need repair or replacement. The granite window lintels of lowest windows are in good condition.

It is important to note - The demising wall between 43 and 53 Austin Street is currently concealed by plaster finishes and was not reviewed. However historic deeds reference this wall as brick masonry. If this is the case, then additional fire proofing, to bring residential unit separation up to current codes, will be minimal and likely non-structural and non-invasive (may consist of adding UL Listed fire stopping materials at discontinuous areas of masonry, such as mortar and brick, mineral wool, intumescent putty, gypsum board, plaster, etc.). Construction of this interior demising wall should be investigated further. If the building undergoes a future change of use or layout, code required fire separation at the demising wall could impact historic fabric, if the wall is framed in wood instead of masonry.

Exterior framed walls – Minor moisture damage is evident at the inside face of exterior walls throughout. Excessive moisture infiltration at basement has led to structural decay of first floor framing; mold, mildew and fungus growth; and gradual spalling of foundation mortar and masonry. A musty odor is present in the lower levels. Concealed conditions did not allow for investigation of insulation between framing members currently. Further investigations with select areas of non-invasive demolition are required to review these concealed conditions.

Exterior Finish Carpentry - Some areas of exterior siding, trim and windows show signs of deterioration from moisture damage. Previously hung shutters have been removed, many of the pintles and shutter dogs remain. The missing shutters are currently being stored in the rear porch.

Doors – Interior period doors and hardware are mostly sound and functional, but with some cracked and peeling paint. The rear door at front lower east room (blue wallpaper) has split lower panels and casing, hangs crooked and does not latch. Ceramic doorknobs are serviceable but very loose in many locations; hinges and latches are mostly secure and aligned. Front entry door hardware is ornate and substantial but does not latch; a latch bolt box has been mounted above. Primitive mechanical string doorbell is functional. The door to the back porch is a 19th century four panel door, the upper two panels have been replaced with an etched glass with a star pattern, it has a deadbolt, a thumb latch and a slide bolt for hardware. A substantial patinaed brass doorbell device is at the exterior wall by back porch door.

Windows - Many windows are not in working order but have solid frames and sashes and some original glass; they are in need of refurbishing, with some missing putty, broken panes, and non-functioning balances. Second floor front Bedroom (Rm#7) has broken lites/sash at east wall. At front lower floors, corded weight and pulley balance systems have been painted over in some locations. Interior shutter panels, folding and sliding, are sound but operationally sticky or stuck. Rear brick ell and third floor of front structure have a mix of 19th and 20th century replacement windows. Windows lack weatherstripping. The aluminum framed storm windows need tracks cleaned and some minor adjustments for functional operability.

Roofing- Asphalt shingle roofing is in good condition. Gutters and downspouts are clogged, disconnected or leaking in some areas; they are useful to help control basement and sill plate moisture damage; a gravel landscaping strip along foundation, without plantings, would also help. In particular, roof flashings should be examined up close, at the connection of rear brick ell to main house, and along north fascia, due to signs of water infiltration from above, at exterior walls of the rooms below these areas. Chimney and vent pipe penetrations are also common potential sources of leaks. The rooftops were not accessed as part of this investigation, further field review is recommended for specific locations.

Interior Finish Carpentry - Most of the historic interior finish carpentry components are in very good shape. A built-up cornice moulding has been removed from one of the primary rooms (apparently to facilitate wall repair) and has been temporarily stored in basement. This should be relocated to a dryer, safer place for storage, or reinstalled. Wood wainscot paneling with carved chair rails is in fair condition with some localized cracking. The main stair is in fair shape. The banister rail is a little loose, a couple of balusters at the upper midlevel landing are very loose. The paint is in good condition. Overall, it seems to be structurally sound. The stair treads and risers are painted white with a modern carpet runner.

Interior finishes - The interior walls demonstrate some areas of worn finishes. Wood wainscot below windows has some cracking and bubbling of paint, indicative of some moisture damage from leaking window flashings. Wallpaper at front rooms has areas of discoloration and peeling. Wallpaper in main stair hall has some minor damage where it meets the stair stringer and major damage at second floor but otherwise appears in good condition with scenes of medieval European villages. There appears to be some bulging of the plaster in some areas behind the wallpaper in other rooms which could indicate moisture damage in the wall. Ceiling plaster and paint are in generally good condition. Carpeting is worn and discolored in many locations; the clear finished strip hardwood flooring in front stair hall and at rear ell 2nd floor bedroom are in very good condition; at upper floors, painted wood floors are in fair condition. Wood flooring in rear of stair hall may have been similar to front hall originally but is in poor condition possibly due to window or plumbing leaks from upper floors. There is significant water damage at central stairwell at rear wall. The wall plaster and wallpaper at first floor rear service stair are in poor condition.

Fireplaces – Most wood burning masonry fireboxes, hearths and mantle surrounds appear in original condition however the flues and dampers were not reviewed. The west front lower room (gold papered) is boarded up; and the east front lower room (blue papered) has a cast iron coal burning insert. At second floor east front bedroom, at the built-in closets at right side steps to rear bedroom there is an early 20th century ceramic and pressed tin stove pipe chimney flue cover, with a painted winter woodland scene, installed near the floor in back under the bottom shelf of closet. This cover plate has been mortared to the side of the brick chimney. Such covers were common at that time to seal up stove pipe exhaust connections or hot air supply vents for upper rooms when not in use, from coal or wood stove sources below (there is a coal stove insert in fireplace below). However, the location of this cover at the floor in the back of a small closet behind a door is unusual and would

have been ineffective at distributing heat, and too low and confined to provide direct exhaust. The reason for installation at this location could not be determined and is worth further investigation.

Lighting – Most installed early 20th century ceiling and wall sconce light fixtures work by wall switches except for the center stair hall chandelier which did not turn on. More contemporary fixtures are at the rear rooms, not all of the lights in kitchen work. Modern exterior security lighting is mounted at northeast corner of brick ell. The crystal chandelier at rear ell blue room does not work, there is exposed cloth electrical wiring in that ceiling by the corner posts.

General - There is evidence of a past fire at the upper floor and roof in the northwest quadrant, where some repairs to roofing and framing are evident; interior finishes below this area at NW Bedroom 5 are badly stained at fireplace, there may also be excessive exterior wall moisture damage in this area, which could be related to charring and water infiltration at fire damaged structure above. Further investigation and removal of select materials should be done at this area, to mitigate further deterioration. The front second floor bedroom has major water damage at rear wall with tar colored staining, this could be remnants from the attic fire. The marble commode in this room is cracked and tiled hearth is loose and disheveled. The kitchen and lower powder rooms have contemporary fixtures and finishes. Ants in this area indicate gaps due to moisture damage at the sill boards. Exterior sill framing and water table trim boards should be investigated for areas of decay, sealant between disparate materials can help prevent further damage and nuisance from pests. There were no signs of rodents. A few spaces have very low ceilings that do not meet current building code (7'-6" minimum): the first-floor rear hall behind main stair, and third floor rear ell rooms have 6'-0" ceilings, some doors are 5'-10". Note that the minimum clear height for doorways or isolated ceiling obstructions (such as a light fixture) per ADA handicapped regulations is 6'-8".

Mechanical

Heat is delivered via a forced hot-water baseboard and radiator system, distributed over four zones through a recent copper piping system. The high-efficiency gas fired boiler appears to be quite new, it is a multi-zoned Burnham Alpine boiler, 96% efficient; recently serviced by Simmons HVAC (800)929-8339. This model came out around 2019 and is still on the market for sale today. There is no mechanical ventilation or air conditioning. Note that replacing the mechanical system for current building conditions without concurrent envelope improvements (air sealing and insulation) will require a larger, more expensive and less efficient system. If insulation is added later, the usage loads on the mechanical system will be reduced.

Electrical

There are two installed electric meters, one of which appears in use and an older one not in use; rated for 240-volt 200 Amp service to 43 Austin Street, located at southeast corner. There is also one empty meter housing. The service feed line coming from the street pole to the meters shows areas of deterioration and fraying, the supplied power rate from feed line was not confirmed. A fuse box and a small breaker box in the basement serve this house. The breaker box appears fairly new, but the fuse box is vintage, obsolete, non-code compliant and potentially unsafe. What appears to be asbestos wrapped wiring runs throughout basement along with some newer insulated wiring. Most of the wiring runs secured to framing members. However various exposed, capped, and bare uncapped wires are terminated loosely and not in junction boxes; some terminate in junction boxes but without covers, some of these wires may or may not be abandoned in place. There are several switched timers throughout the basement, seemingly connected to lighting. Power receptacles through the house are un-grounded. An exterior mounted emergency power shutoff is required to bring building up to current state and city amended electric code.

Plumbing

Electric domestic hot water system appears to have been worked on fairly recently, with some copper and pex distribution tubing, and some older remnants in cast iron. At some upper floor locations exposed supply lines are run next to walls (instead of within). Upper floor bathroom fixtures are vintage. Venting and sanitary lines were not reviewed or confirmed. No active leaks were observed at time of review.

Structural

See attached appendix report.

Site

Outbuildings - Previously a small freestanding barn stood midway towards the rear and east side of the property. This was removed recently but still shows on current City Tax Maps. This outbuilding was determined as non-contributing in the National Register for the Portsmouth Downtown Historic District.

Hardscape - Remnants of a brick driveway and rear patio can be clearly seen through grass and gravel debris, what remains is unlevel and patchy. A low, leaning granite block retaining wall at the front garden supports an ornate and heavy post and rail capped picket fence with monumentally scaled quoined corner posts; the side return fencing along driveway is missing. The front fence has some missing and broken elements and needs repair.

Landscape - A partially excavated hillside with brush and small trees lies upward of an earthen berm and granite ledge outcropping. This is located towards the rear of the property behind a level grassy clearing. An enormous, aged, and somewhat compromised copper beech tree stands between the front entrance and driveway. The front yard slopes noticeably down towards the street front, with the house set up on a small rise, bounded by granite curbed border.

Accessibility – The first floor of the structure is raised above grade at face of building by approximately 40 inches at the front façade, 64 – 24 inches on the east side, and 12 – 4” at the rear. A code compliant handicapped ramp requires a maximum slope with 1-foot horizontal travel for every 1-inch vertical rise (1:12). Accordingly, a ramp at the front door would be 40 feet long, plus several landings, which is not reasonable at this location. A gently sloped walkway and patio from driveway, around the back to the rear porch area (at slope < 1:20, without handrails) would be more easily accommodated by the site and less intrusive to the historic fabric. Although current code requires the front entrance to be accessible, buildings designated as historic can apply for an exception for the accessible entrance to be located at the rear of building.

Part 4 – Recommendations for Existing Building, core & shell maintenance and rehabilitation strategies

See **Appendix C** for floor plan and building elevation locations and photographs of itemized recommendations. Assess the site for archaeological sensitivity before implementing any recommendations that require ground disturbance.

Exterior:

1. Scrape peeling paint, selectively repair/replace rotted wood siding and trim, inspect sheathing for rot, repaint siding and trim.
2. Reflash roofing and roof to wall connections where compromised. Areas requiring further close-up inspection are at bases of chimneys, wall to roof connections at rear ells; and bottom of roof at fascia flashings.
3. Repair or replace where required, gutters & downspouts. Provide gravel drip strip with perforated sub-grade drain piping along foundation perimeter to protect sill framing and foundation masonry from further decay.
4. Refurbish and reinstall missing shutters. Some are currently stored in the back porch.
5. Repoint and reflash existing chimneys. Repair bishop's caps. Rebuild the flat-topped chimney cap at the west chimney. Repair or replace brownstone lintels above the upper story windows on east brick façade.
6. Wooden double hung sash windows are typically in poor condition with cracked glass and missing putty and broken balances in many locations, there is no weather stripping; refurbishment is recommended. Existing aluminum storm windows at first floor also appear loose and in poor working condition, repair or replacement of storm windows is recommended, to help protect the historic windows and to improve thermal and moisture performance of wall assembly.
7. Exterior doors are slightly out of plumb with their frames and stops, due to normal settling over time. It is recommended that hinged be adjusted and weather stripping installed to ensure adequate thermal and moisture performance. The wood on the front entry door is in need of repair.
8. Front portico balustrade – Rotted areas of wood need repair & repainting. Consider reconstructing missing original rooftop balustrade.
9. Repair rotted gate and fencing.
10. Driveway brick pavers are loose and disheveled, resetting existing pavers and replacing missing pavers on a well-drained gravel/sand base is recommended.
11. Granite retaining walls between fence and driveway need repair.
12. Eastern Facade – Wood needs minor maintenance, rear brick needs cleaning, & repointing
13. The rusted bulkhead on north wall merits repair or replacement.

14. Rear brick patio is deteriorated and disheveled, needs to be re-laid or removed. Consider accessible walkway from driveway.
15. Repair or replace disconnected or clogged gutters & downspouts.
16. Evidence of previous fire damage in the northwest attic, reference structural report. Lumber used to repair the roof is rotary sawn, with some pressure treated members (circa late 20th century+). Water damage is seen at finishes in rooms below; further investigation is recommended for potential concealed moisture damage within wall and window framing and sheathing along this north wall.

Interior:

Basement -

1. Mold and fungi growing in basement due to damp musty air. Moisture mitigation is required to prevent further damage to wood floor framing and masonry foundations. There are various options for such systems which are sometimes complex, with widely varying levels of cost and performance success. Further in-depth evaluations of strategic options for basement walls and floors should be based on owner goals and constraints for logistics and costs. As a first and simpler step, exterior water management should be addressed by repairing gutters and downspouts, and removing foundations plantings, and installing a perimeter gravel drip strip with subgrade perforated perimeter drain.
2. Masonry is in severe disrepair, basement will need moisture mitigation to repair brick masonry, and as well as holes in floor and ceiling.
3. Electrical system is outdated and merits updating as a top priority for code and safety compliance.
4. Forced hot water heating system appears to work but is less inefficient than modern heat pump systems. When next due for replacement, or when the building is insulated a properly sized heat pump system could be a more cost-effective solution.

Upper Floors-

5. Repair mild to moderate moisture damage, typical throughout much of building. Some plaster will need to be repaired or replaced.
6. All electrical outlets are ungrounded and will need to be updated with any change of use or layout, per the NEC National Electric Code. It is recommended to update this regardless of any changes to the building. This is a severe fire hazard and is a top priority for preventing catastrophic damage to this building.
7. Folding and sliding shutters need repair for operability. The house has settled over time, and the tracks and frames within which the shutters fit or slide, are no longer parallel to the shapes of the shutters. Consequently, they can get stuck and do not work smoothly or at all.

Additionally, dust dirt and debris that has blown in through broken or gaping windows has accumulated along sills and tracks, a good cleaning would also improve these conditions.

8. Windows need refurbishment to varying degrees, and weatherstripping. Clean and realign or reinstall Aluminum Storm windows.
9. Door hardware throughout is loose and in need of repair. The door in lower front east room (blue papered) is cracked and hangs out of plumb. Multiple doors need new paint.
10. In various areas, wallpaper is peeling or is discolored and in need of repair.
11. In front west (gold) room, the crown molding above the alcove has a small misalignment of the bottom molding that has been painted over. Replace (stored) crown molding in rear dining room.
12. First floor framing should be repaired and selectively replaced according to structural report (Appendix A).
13. Energy upgrades to envelope: Not required if there is no change of use or alternation of layout. Compliance with energy code is required if there is a change of use or layout 50%. It is advised to review potential energy upgrades for consistency with latest available technical preservation guidance documents (see attached appendices). Recommendations include:
 - a. Primary envelope treatment: Improve air and weather barriers for better energy efficiency and vapor moisture control, and to reduce costs of installing and maintaining mechanical heating system. At a minimum, this consists of sound, uncracked paint on solid clean surfaces, with caulking at joints of disparate materials. Interior latex paint can help retard vapor moisture infiltration and damage to walls and wall papers. Flooring underlayments can reduce cold and damp air infiltration from basement. Inspect all windows and doors for sound weather stripping.
 - b. Additional Exterior wall treatment options:
 - i. Level 1: Repair exterior walls for areas of deteriorated wood siding, trim, flashing and sheathing boards. Scrape and repaint entirely.
 - ii. Level 2: Exterior wall cavities may be cored and filled with blown cellulose fiber insulation – due to the sensitive condition of interiors detailing, it is recommended to install insulation from the exterior in locations where trim boards can be temporarily removed and replaced without any damage. If the exterior air barriers (Step A and Step B Level 1) are not sufficiently and cohesively repaired, insulation is not recommended.
 - iii. Level 3: For optimal energy and moisture performance, and only if the extent of wood trim, siding, and sheathing repair due to rot and decay is extensive, it is recommended to remove and temporarily store all salvageable wood trim and replace rotted wood clapboards and rotted sheathing boards with new wood materials to replicate the originals, applied over continuous insulation board with continuous air barrier. Reinstall existing salvageable wood trim.
 - c. It is recommended at a minimum to install properly applied continuous attic insulation, with air and vapor barriers. Ensure adequate natural ventilation of attic space and mitigate ice damming by means of soffit and ridge vents. When roofing shingles are next replaced, consider applying vented insulated nail-base, for better

thermal performance and a conditioned (more efficient and can accommodate potential future sprinkler system) attic space, this can be installed with concealed venting strategies.

14. A sprinkler fire-suppression system installed in accordance with NFPA-13 is required for compliance with Life Safety and building codes in the event of change of use or modifications >50% floor area.
15. Plumbing - Replacing toilets and shower heads with newer technologies for low flow fixtures could reduce water usage costs. Review solder joints at copper lines for any signs of leaking; replace existing cast iron domestic water supply lines with copper or pex to prevent future leaks.

Structural (See attached structural reports):

Future investigations

Recommendations for future further studies, specialists and investigations:

1. Concealed construction of interior demising wall between 43 and 53 Austin Street should be investigated further, verify if brick masonry.
2. Consider an energy model study to assess cost impact and operating cost savings, and to determine most appropriate energy efficiency improvements for insulation options at existing walls, attic, and floor.
3. Historic accounts further reference:
 - a. The Harris Papers; Portsmouth Athenaeum
 - b. [Bell, Charles Henry]. Life of William M. Richardson, LL. D., Late Chief Justice of the Superior Court in New Hampshire. Concord: I. S. Boyd and W. White, 1839.
<https://babel.hathitrust.org/cgi/pt?id=hvd.32044086344009&view=1up&seq=25>
 - c. Richardson, William Merchant. The New-Hampshire Justice of the Peace. Concord, [N.H.]: Printed by I. Hill, 1824.
 - d. William Merchant Richardson: The New-Hampshire Town Officer. Concord, [N.H.]: J. B. Moore, 1829.
 - e. Rockingham County probate records

Part 5 – Supplemental information

Appendices

- A. Structural Report
- B. Code & Zoning Review
- C. Existing Conditions, Life Safety and Accessibility, and Proposed Treatment floorplans and elevations.
- D. Budgetary opinion of probable costs and Construction phasing schedule outline
 - iv. Phase 1: Building stabilization
 - v. Phase 2: Life Safety Code compliance
 - vi. Phase 3: Accessibility Regulatory compliance
- E. Technical Briefs
 - vii. National Park Service
 - 1. Flat plaster
 - 2. Painting interiors
 - 3. Moisture control
 - 4. Exteriors
 - 5. Improving Energy Efficiency
 - 6. Wallpaper
 - 7. Repointing Mortar Joints in Historic Masonry Buildings
 - viii. New York Landmarks Conservancy Technical Services Center
 - 1. The Brownstone Guide, Maintenance & Repair Facts for Historic Property Owners
 - ix. Building Science Briefs
 - 1. Rubble foundations - Basement damp proofing

Additional technical References:

- City of Portsmouth, zoning ordinance and amendments to state Building Code
 - a. <https://www.cityofportsmouth.com/planportsmouth/land-use-and-zoning-regulations>
- NH Building and Life Safety Codes
 - a. <https://www.nh.gov/safety/boardsandcommissions/bldgcode/nhstatebldgcode.html>
 - b. <https://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards/detail?code=101>
- Secretary of Interior's Standards for the Treatment of Historic Properties
- National Park Service – "Wallpapers in Historic Preservation: Wallpaper Within A Restoration Project"

27 September, 2022

Tracy S. Kozak, AIA
ARCove Architects, LLC
3 Congress Street, Suite 1
Portsmouth, NH 03801

RE: Structural Observation Assessment
Austin Pickering House
43 Austin Street
Portsmouth, New Hampshire

Dear Ms. Kozak,

On Tuesday, 20 September, 2022, I visited the existing Austin Pickering Houses at 43 Austin Street. The intent of my visit was to review the existing conditions of the first floor framing and roof framing, which is readily visible, and comment on their condition.

The building is not presently occupied and there are no furnishings.

Description

The existing 3-story building encloses approximately 5,000 square feet over three floors. The original mansion is approximately 21' by 50', with an extension, or ell, on the back that is approximately 21' by 29'. There are three small entrance enclosures, and a bulkhead.



1 - Front Elevation



2 - Back Elevation

The basement floor is a concrete slab on grade. The exterior foundation walls are a combination of stone set in mortar and brick masonry. There are brick masonry piers, and one wood post, supporting a wood framed first floor, and the building above. The original mansion, which is visible from the street, is constructed with wood-framed exterior walls and floors. The ell off the back side of the mansion is constructed with brick masonry exterior walls and wood-framed floors. The roof over the mansion and ell are wood-framed.

Observations

The basement is damp and there is damage due to age, excessive moisture, and a lack of water management on the exterior of the building. This can be observed on the foundation walls, brick masonry piers, and some of the first floor wood framing. Images 3, 4, 5 and 6.



3 - View looking toward front left corner



4 – View looking toward front right corner



5 - View looking toward front wall



6 - Masonry pier deterioration

The mansion first floor is framed with a combination of wood timbers and sawn wood joists. The floor area below the stair hall is framed left-to-right into beams directly below the stair hall walls. Timbers below these walls, spanning front to back, are supported midspan on brick piers. These timbers, which appear to be original framing, have been wrapped along the sides and bottom with wood plank. A round timber post, which is bearing directly on the concrete floor slab, has been installed beneath one of these timbers to provide additional support. These timbers, other floor framing members, and floor decking have obvious area of decay. The sawn joists appear to be a repair/replacement that was installed many years ago. Images 7, 8, 9 and 10.



7 – Decayed timber joist



8 – Decayed timber joist



9 – Decayed timber on masonry pier



10 – Area of decayed floor deck

The mansion roof is a wood framed rafter and purlin system with board sheathing spanning from eave to ridge. An area of the front left corner, above Room 11, has been repaired with a variety of new framing materials. This includes conventional milled lumber, some pressure treated 4x4, 2x4 shoring posts, and a laminated veneer lumber beam. A cable tension tie has been installed on a repaired rafter set. There is too much debris in the attic to permit unimpeded and safe access. Images 11, 12, 13 and 14.



11 - Rafter and purlin framing



12 - View of repaired roof area



13 – New 4x4 and purlin shoring



14- View of repaired roof framing

The roof of the ell is a hip roof framed with rafters spanning from eave to the ridge and the hip rafters. The board sheathing is installed spanning across the rafters, parallel to the eaves. There is too much debris in this attic space to permit unimpeded and safe access.



15-Rafters and sheathing above ell



16-Hip rafter above ell

Conclusion

The foundation walls and piers can be repaired, repointed, and where necessary rebuilt. I do not anticipate that any changes to the existing foundation layout and design will be required. In the short term, I would recommend that the existing gutters and downspouts be cleaned and maintained. A gutter system should be installed along the front and side eaves of the mansion to help direct water away from the exterior walls and foundation.

The first floor framing and sheathing will require more careful evaluation to determine the extent and magnitude of decay. If the building is to be occupied, or used for light storage, prior to a full evaluation and repair, the existing floor framing should be temporarily shored at the areas where decay has compromised the framing to ensure structural integrity and safety. This temporary shoring could be studwalls, or beams on posts that transfer loads directly to the basement floor slab.

The roof framing and sheathing that was observed, although far from satisfying current building code requirements, is mostly original and appears to have held-up over time. Debris should be removed from the attic spaces to provide safe access, and a more

thorough observation and evaluation of the existing roof framing to determine if there are areas in need of repair.

Overall, my impression is that the building is in good structural condition with the exception of the foundation walls, masonry piers, and first floor framing which are in need of repair and maintenance.

Closure

Thank you for contacting Gorham Structural Engineering, PLLC to provide this review and opinion. As the project develops, we are available to provide additional structural engineering services as needed.

Please contact me if you have any questions or if it would be helpful for me to expand on some of the issues mentioned in this report.

Respectfully submitted,
Martin Gorham, PE, LEED-AP, SECB



Austin Pickering House

43 Austin Street, Portsmouth NH

October 13, 2022

LIFE SAFETY, ACCESSIBILITY & BUILDING CODE ANALYSIS

1 Applicable Codes & Regulations

International Residential Code (IRC) , 2018 Edition with NH Ammendments
 International Energy Conservation Code, 2018 Edition with NH Ammendments
 International Existing Buidling Code (IEBC) 2018
 NH State Fire Code Saf-C 6000, NFPA-1, 2018 Edition
 NFPA 101, Life Safety Code - 2018 Edition - Chapter 24 One and two family dwellings & Chapter 43 Building Rehabilitation
 City of Portsmouth, Zoning Ordinance

2 Existing Building - Level of Work

IRC Appendix J: Repairs and Renovations
 IEBC: Repairs and Alterations Level 1

NFPA 43.10.2 Code for Fire Protection of Historic Structures

For Modifcation, reconstruction or change of occupancy, for work where occupancy will be open to the public:
 Written evaluation required by registered design professional, documenting required safety features or proposed equivalents where impacts contributing historic features

3 Occupancy

IRC & NFPA (Chapter 24)	R3 single family residential building (attached to adjacent property multifamily building)
-------------------------	--

4 Construction Type 5B - Tabular Height and Area Limitations

Existing Conditions	
Stories above grade	3
Height (Feet)	29' - 9 1/2"
Footprint Area	1,771

Gross Floor Area (sf)			
Level	Occupancy	Zoning & IRC - Building Area Footprint	IRC - Occupancy Floor Area
		to outside face of exterior walls	to inside face of exterior walls
3rd Floor	R3	1,663	
2nd floor	R3	1,663	2,530
1st floor	R3	1,771	2,480
Basement	R3	1,661	
gross area above grade		5,097	5,010

5 Fire Separation
 IRC 302.2.2. Townhouses, common walls

NFPA - 6.1.14.4.1a

OCCUPANCY	IRC Table 302.1.(2)				
R3 - single family	existing common wall at adjacent property is non-fire-rated (noncompliant)	Change of use: requires sprinkler system with 1-hour fire rating for exposure from outside; non fire rated allowed where > 3 feet fire separation	Plumbing or Mechanical not allowed in wall; fire rated membrane extend from foundation to underside of roof deck and exterior sheathing. Fire rated electrical penetrations. If fire-rated from both sides, sprinkler system not required.	No projections (soffits) < 2 feet of common wall. No openings allowed < 3 feet of common wall. Openings between 3-5 feet from common wall must be < 25% of wall. (no restrictions if both sides of common wall are sprinklered)	IRC 202.2.4 30" tall parapet required, except where roofing is Class C and either 1) roof heights vary >30"; or 2) roof decking is FRT plywd or 5/8" gwb below extending 4 feet to both sides of common wall.

IRC 302.11 Fire blocking required at all stories, penetrations and concealed spaces

IRC 302.12 Attic draftstopping < 1,000 sf

IRC 302.13 Fire separation required at underside of framing at all floors; including basement ceiling, when basement is used for storage or heating appliances - 1/2" gwb or 5/8" plywood

6 IRC 310.1 Emergency escape rescue openings

Required at every sleeping room, one window > 5.7sf & >24h x 20w. Door or window required at occupied basements.

310.2.5 For other than change of use, replacement windows are exempt when => existing operable window.

7 Fire Protection

IRC 313.1 Fire sprinkler protection required at townhouses for change of use; exempt for alterations and additions

R314 Interconnected smoke/co alarms throughout

8 Electrical

IRC AJ501.3 Requirements for Alterations when area of work < 50% of dwelling unit area

AJ501.5.2 existing service of 60 ampere, 3 wire capacity & >30amp feeders acceptable if adequate for electrical load served.

Portsmouth ammendment _ exterior emergency power disconnect

9 Energy Requirements - IECC Energy Conservation Code

Climate Zone 5

IEBC Alternations 908.1: Alterations to existing buidlings are **permitted without requiring the entire building to comply** with the energy requirements of the IECC. Alterations shall conform to energy requirements of IECC as they relate to new construction only.

Chapter 5 - Existing Building

C501.6: Historic Buildings: **Compliance is not mandatory** with report signed by registered design professional, to building officials demonstrating that compliance would threaten or destroy historic form fabric or function of building.

C503.1 Alterations to any building or structure **shall comply** with the requirements of the code for new construction.

C505.1 Spaces undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy **shall comply** with this code.

Building Envelope Requirements	Prescriptive Table C402.1.3	Performance Table C402.1.4	SHGC - sew	SHGC - n
	ci = continuous insulation			
Roof insulation - attic	R-49	u-0.037		
wood framed walls	R-13 + 5 ci; or R-20	u-0.064		
basement walls	R-15ci or R-19 btw studs			
basement floors	R-10 for 2' deep			
windows - operable	u-0.3, SHGC NR	u-0.45		



Austin Pickering House
43 Austin Street

Zoning Summary
 10/1/2022

Zone GRC	Zoning Requirements	Existing Conditions	Existing Conformance
Min Lot area (sf)	3,500	19,166	yes
min LOT area per dwelling	3,500	19,166	yes
max # dwellings allowed per lot	5.5	1.0	yes
min continuous street frontage	70	60	no
min lot depth	50	242	yes
min front yard	5	34 +/-	yes
min side yard	10	14 +/- & 0	no
min rear yard	20	176 +/-	yes
max height - sloped roof	35	29' - 9 1/2"	yes
max height - flat roof	30	n/a	n/a
Roof appurtenance	8	n/a	n/a
footprint	700	1,771	yes
building coverage - existing	35%	9.24%	yes
minimum open space	20%	85.31%	yes
attached ADU (AADU), 2br max, gross floor area	<750 sf & addition height increase only within footprint		
detached ADU (DADU), min lot area for principal dwelling + DADU	7,000		
detatched ADA, 2br max gros floor area	<750sf		
DADU min separation from primary dwelling	20		
DADU - min front wall setback behind primary front wall	10		
off street parking, per dwelling<750	1.0		
off street parking, per dwelling>750	1.3		

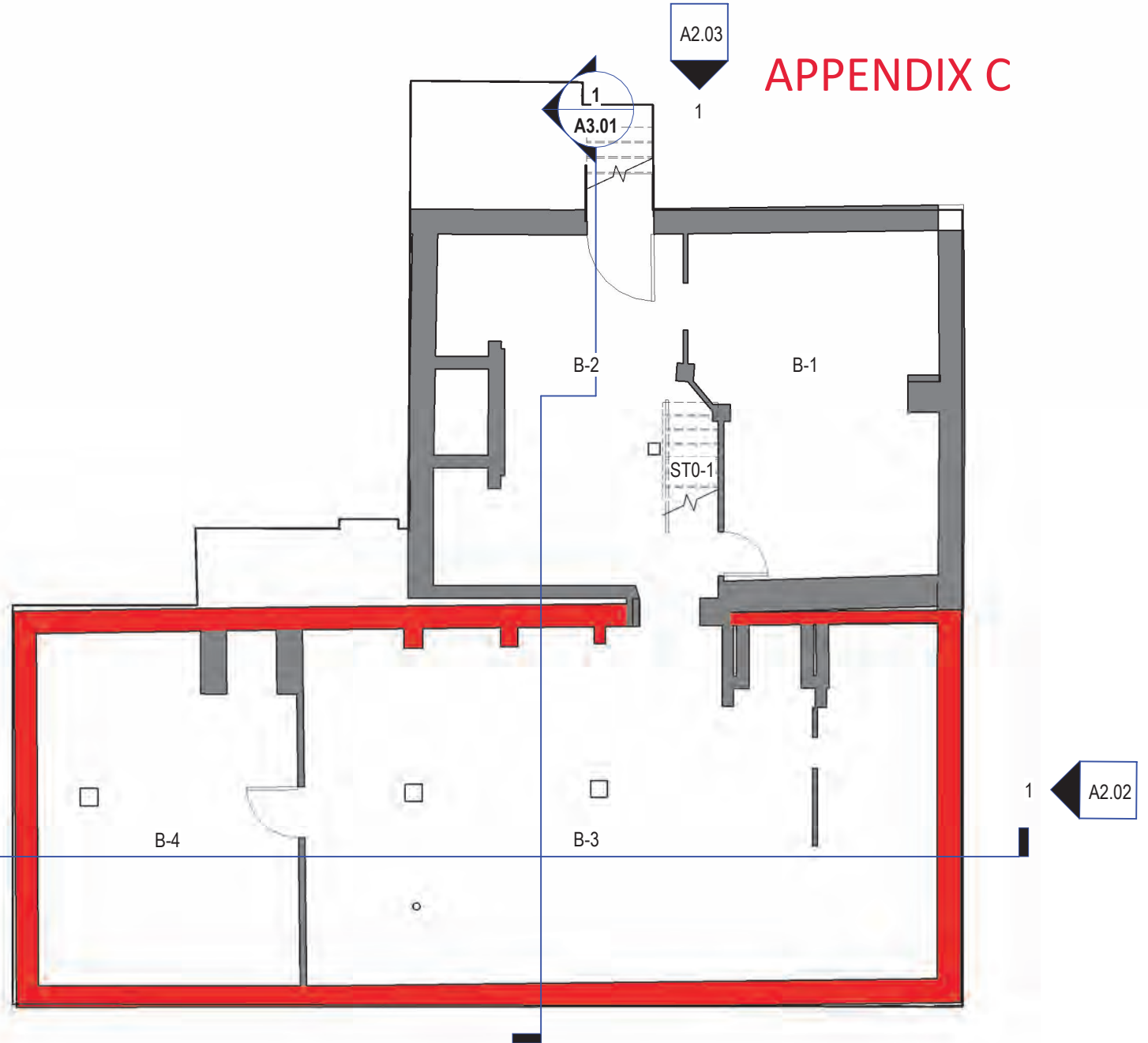
Zone: GRC General Residence C	Front Yard	Side or Rear yard
Projections allowed into required yards		
Terraces, decks, steps and stoops that are uncovered and unenclosed and are less than 3 feet in height and less than 100 square feet in area	10'	0'
Porches, porticos, steps or stoops that are covered and unenclosed and are less than 12 feet in height (to top of roof) and less than 50 square feet in area	5'	0'
Porches and porticos that are covered and enclosed and are less than 12 feet in height (to top of roof) and less than 20 square feet in area	5'	0'

APPENDIX C

KEYNOTES:

- 1. ELECTRICAL OUTLETS - NON COMPLIANT & NEED BASIC REPAIR
- 2. LIGHT FIXTURE NOT WORKING
- 3. WAINSCOT CRACKING RE: A4.00/1
- 4. MOISTURE DAMAGE RE: A4.00/2
- 5. SHUTTER DOES NOT CLOSE RE: A4.00/3
- 6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL
- 7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING
- 8. REPAINTING NEEDED
- 9. LOOSE DOOR HARDWARE - NEED REPAIR
- 10. WALLPAPER PEELING
- 11. MISALIGNMENT IN CROWN MOULDING RE: A4.00/4
- 12. LOW CEILING DOES NOT MEET CODE RE: A4.00/5
- 13. DOOR LOOSE
- 14. CRACKED HINGES RE: A4.00/6
- 15. CEILING CRACKED
- 16. SPLIT PANELS RE: A4.00/6
- 17. DOOR OUT OF PLUMB DOES NOT LATCH RE: A4.00/6
- 18. PLUMBING EXPOSED
- 19. RUSTED PLUMBING
- 20. WALLPAPER IN TERRIBLE CONDITION RE: A4.00/6
- 21. ANT ISSUES
- 22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED
- 23. PLASTER & PAINT NEEDED

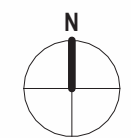
- 24. FLOOR IN NEED OF REPAIR
- 25. CARPET IN BAD CONDITION RE: A4.00/7
- 26. BROKEN UPPER SASH
- 27. CRACKED MARBLE COMMODOE RE: A4.00/10
- 28. CORREY TILES NEED RESETTING RE: A4.00/8
- 29. RAILING BROKEN RE: A4.00/9
- 30. MOLD & MILDEW
- 31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11
- 32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING
- 33. GATE ROTTED
- 34. BRICK PAVERS DISSHEVELED
- 35. WOOD NEEDS MINOR MAINTENANCE
- 36. RUSTY BULKHEAD
- 37. BRICK NEEDS CLEANING & REPOINTING
- 38. CHIMNEY TOPS IN NEED OF REPAIR RE: A4.00/12
- 39. DISCONNECTED GUTTERS & DOWNSPOUTS RE: A4.00/13
- 40. ELECTRICAL NEEDS TO BE UPDATED
- 41. 5' 10" DOOR NON-COMPLIANT
- 42. REPAIR MISSING CEILING AREAS
- 43. CLEAR ABANDONED UTILITIES
- 44. REPAIR WEATHERSEALED WINDOWS
- 45. REPAIR FLOOR SLAB @ TUNNEL ENTRANCE
- 46. REPAIR MASONRY & PARGING



GENERAL BASEMENT NOTES:
30, 40, 42, 43, 44, 45, 46

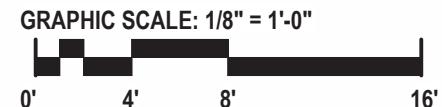
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A1.00



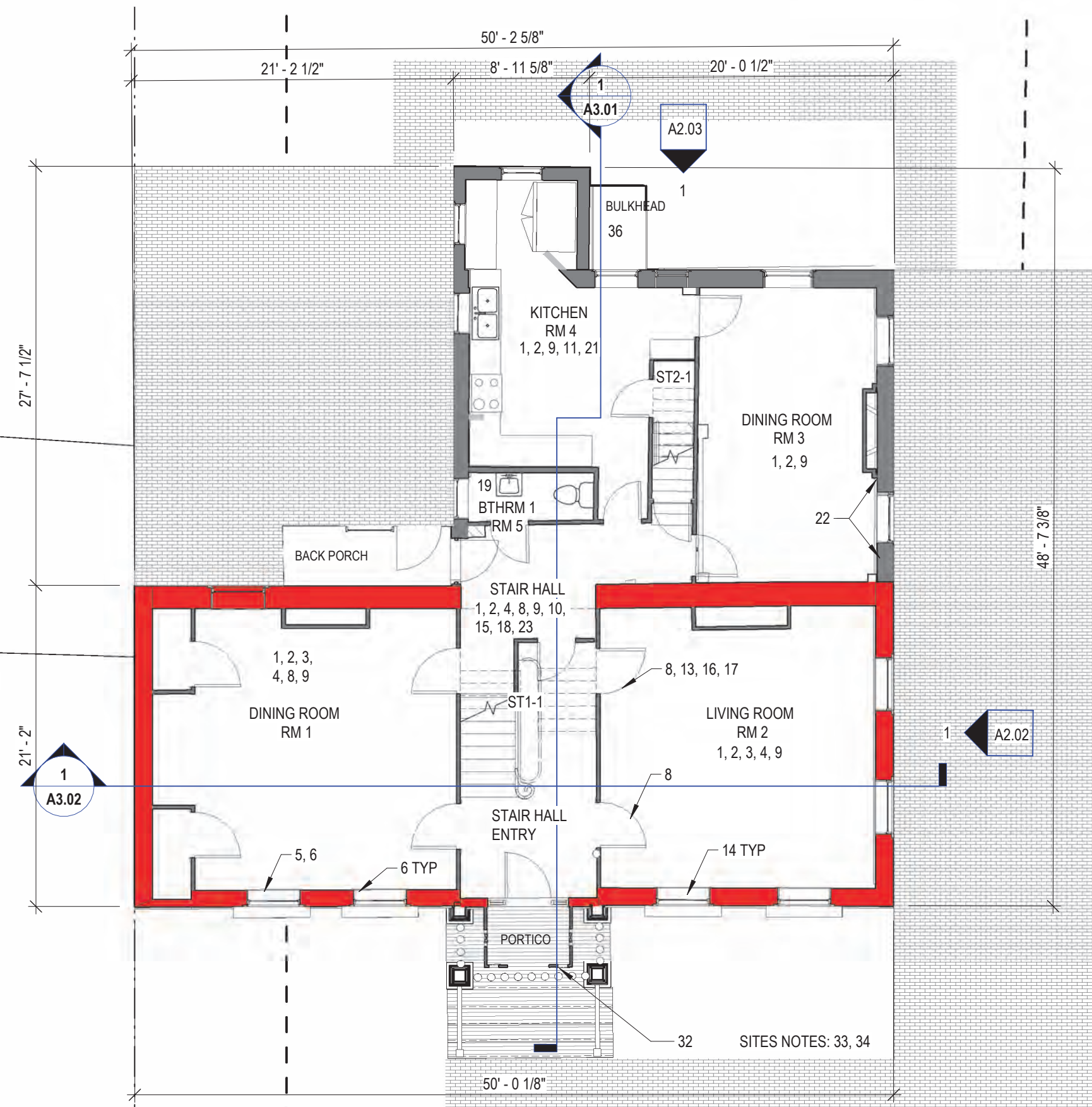
BASEMENT FLOOR PLAN EXISTING CONDITIONS

1/8" = 1'-0"
12/1/2022

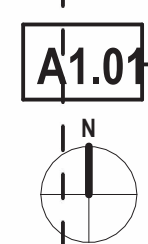


KEYNOTES:

- | | |
|---|---|
| 1. ELECTRICAL OUTLETS - NON COMPLIANT & NEED BASIC REPAIR | 24. FLOOR IN NEED OF REPAIR |
| 2. LIGHT FIXTURE NOT WORKING | 25. CARPET IN BAD CONDITION RE: A4.00/7 |
| 3. WAINSCOT CRACKING RE: A4.00/1 | 26. BROKEN UPPER SASH |
| 4. MOISTURE DAMAGE RE: A4.00/2 | 27. CRACKED MARBLE COMMODE RE: A4.00/10 |
| 5. SHUTTER DOES NOT CLOSE RE: A4.00/3 | 28. CORREY TILES NEED RESETTING RE: A4.00/8 |
| 6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL | 29. RAILING BROKEN RE: A4.00/9 |
| 7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING | 30. MOLD & MILDEW |
| 8. REPAINTING NEEDED | 31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11 |
| 9. LOOSE DOOR HARDWARE - NEED REPAIR | 32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING |
| 10. WALLPAPER PEELING | 33. GATE ROTTED |
| 11. MISALIGNMENT IN CROWN MOULDING RE: A4.00/4 | 34. BRICK PAVERS DISSHEVELED |
| 12. LOW CEILING DOES NOT MEET CODE RE: A4.00/5 | 35. WOOD NEEDS MINOR MAINTENANCE |
| 13. DOOR LOOSE | 36. RUSTY BULKHEAD |
| 14. CRACKED HINGES RE: A4.00/6 | 37. BRICK NEEDS CLEANING & REPOINTING |
| 15. CEILING CRACKED | 38. CHIMNEY TOPS IN NEED OF REPAIR RE: A4.00/12 |
| 16. SPLIT PANELS RE: A4.00/6 | 39. DISCONNECTED GUTTERS & DOWNSPOUTS RE: A4.00/13 |
| 17. DOOR OUT OF PLUMB DOES NOT LATCH RE: A4.00/6 | 40. ELECTRICAL NEEDS TO BE UPDATED |
| 18. PLUMBING EXPOSED | 41. 5' 10" DOOR NON-COMPLIANT |
| 19. RUSTED PLUMBING | 42. REPAIR MISSING CEILING AREAS |
| 20. WALLPAPER IN POOR CONDITION RE: A4.00/6 | 43. CLEAR ABANDONED UTILITIES |
| 21. ANT ISSUES | 44. REPAIR WEATHERSEALED WINDOWS |
| 22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED | 45. REPAIR SLAB @ HOLE IN FLOOR |
| 23. PLASTER & PAINT NEEDED | 46. REPAIR MASONRY & PARGING |



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CIRCA 1815



**A1.01 FIRST FLOOR PLAN
 EXISTING CONDITIONS**

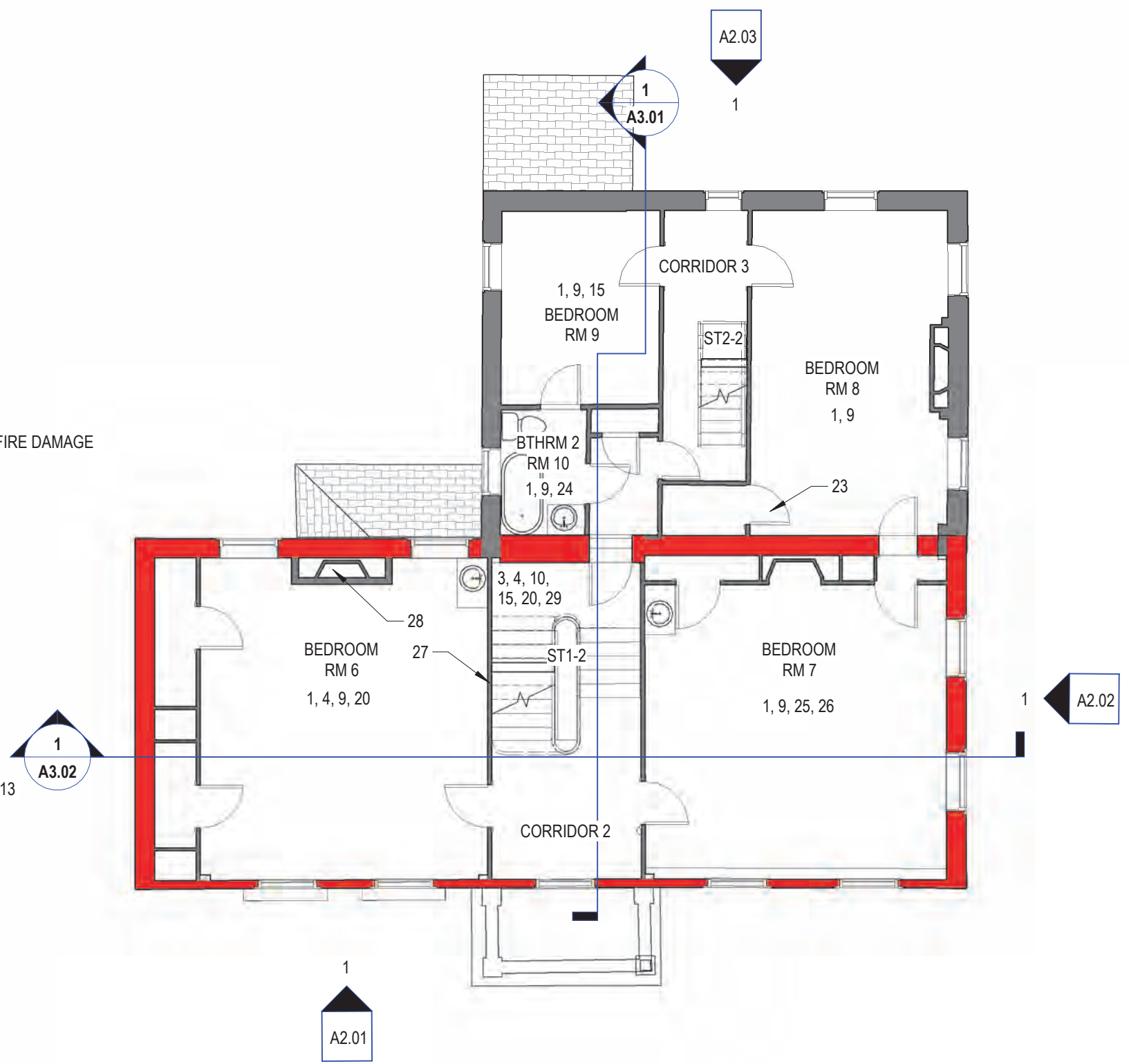
1/8" = 1'-0"
 12/1/2022
 GRAPHIC SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



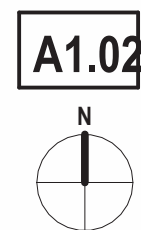
KEYNOTES:

1. ELECTRICAL OUTLETS - NON COMPLIANT & NEED BASIC REPAIR
2. LIGHT FIXTURE NOT WORKING
3. WAINSCOT CRACKING RE: A4.00/1
4. MOISTURE DAMAGE RE: A4.00/2
5. SHUTTER DOES NOT CLOSE RE: A4.00/3
6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL
7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING
8. REPAINTING NEEDED
9. LOOSE DOOR HARDWARE - NEED REPAIR
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13. DOOR LOOSE
14. CRACKED HINGES RE: A4.00/6
15. CEILING CRACKED
16. SPLIT PANELS RE: A4.00/6
17. DOOR OUT OF PLUMB DOES NOT LATCH RE: A4.00/6
18. PLUMBING EXPOSED
19. RUSTED PLUMBING
20. WALLPAPER IN POOR CONDITION RE: A4.00/6
21. ANT ISSUES
22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED
23. PLASTER & PAINT NEEDED

24. FLOOR IN NEED OF REPAIR
25. CARPET IN BAD CONDITION RE: A4.00/7
26. BROKEN UPPER SASH
27. CRACKED MARBLE COMMODE RE: A4.00/10
28. CORREY TILES NEED RESETTING RE: A4.00/8
29. RAILING BROKEN RE: A4.00/9
30. MOLD & MILDEW
31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11
32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING
33. GATE ROTTED
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36. RUSTY BULKHEAD
37. BRICK NEEDS CLEANING & REPOINTING
38. CHIMNEY TOPS IN NEED OF REPAIR RE: A4.00/12
39. DISCONNECTED GUTTERS & DOWNSPOUTS RE: A4.00/13
40. ELECTRICAL NEEDS TO BE UPDATED
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42. REPAIR MISSING CEILING AREAS
43. CLEAR ABANDONED UTILITIES
44. REPAIR WEATHERSEALED WINDOWS
45. REPAIR SLAB @ HOLE IN FLOOR
46. REPAIR MASONRY & PARGING



█ CIRCA 1802-04
█ CIRCA 1815



**A1.02 SECOND FLOOR PLAN
 EXISTING CONDITIONS**

1/8" = 1'-0"
 12/1/2022

GRAPHIC SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

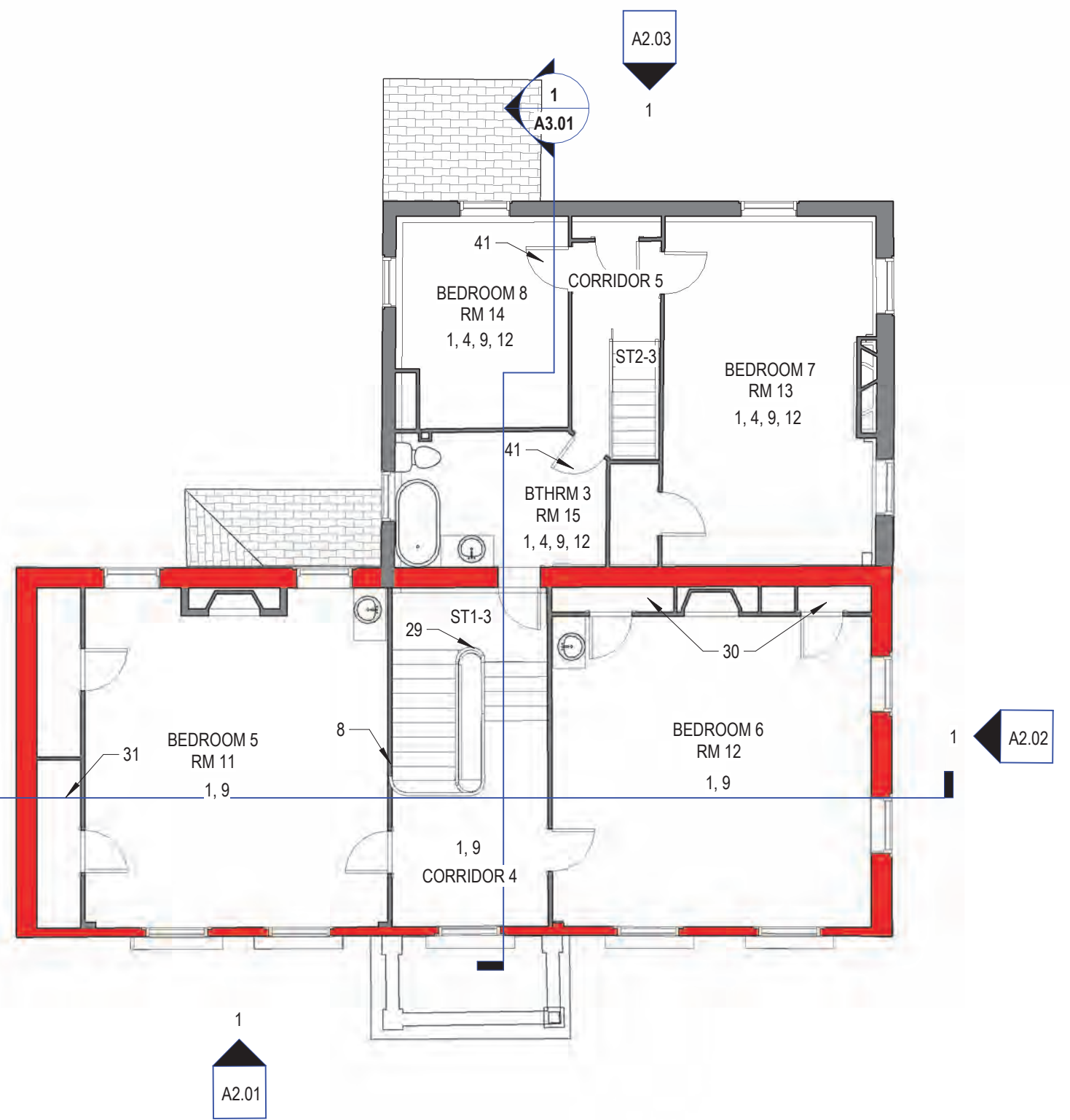


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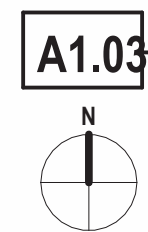
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2. LIGHT FIXTURE NOT WORKING
3. WAINSCOT CRACKING RE: A4.00/1
4. MOISTURE DAMAGE RE: A4.00/2
5. SHUTTER DOES NOT CLOSE RE: A4.00/3
6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL
7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING
8. REPAINTING NEEDED
9. LOOSE DOOR HARDWARE - NEED REPAIR
10. WALLPAPER PEELING
11. MISALIGNMENT IN CROWN MOULDING RE: A4.00/4
12. LOW CEILING DOES NOT MEET CODE RE: A4.00/5
13. DOOR LOOSE
14. CRACKED HINGES RE: A4.00/6
15. CEILING CRACKED
16. SPLIT PANELS RE: A4.00/6
17. DOOR OUT OF PLUMB DOES NOT LATCH RE: A4.00/6
18. PLUMBING EXPOSED
19. RUSTED PLUMBING
20. WALLPAPER IN POOR CONDITION RE: A4.00/6
21. ANT ISSUES
22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED
23. PLASTER & PAINT NEEDED

24. FLOOR IN NEED OF REPAIR
25. CARPET IN BAD CONDITION RE: A4.00/7
26. BROKEN UPPER SASH
27. CRACKED MARBLE COMMODE RE: A4.00/10
28. CORREY TILES NEED RESETTING RE: A4.00/8
29. RAILING BROKEN RE: A4.00/9
30. MOLD & MILDEW
31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11
32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING
33. GATE ROTTED
34. BRICK PAVERS DISSHEVELED
35. WOOD NEEDS MINOR MAINTENANCE
36. RUSTY BULKHEAD
37. BRICK NEEDS CLEANING & REPOINTING
38. CHIMNEY TOPS IN NEED OF REPAIR RE: A4.00/12
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40. ELECTRICAL NEEDS TO BE UPDATED
41. 5' 10" DOOR NON-COMPLIANT
42. REPAIR MISSING CEILING AREAS
43. CLEAR ABANDONED UTILITIES
44. REPAIR WEATHERSEALED WINDOWS
45. REPAIR SLAB @ HOLE IN SLAB
46. REPAIR MASONRY & PARGING



█ CIRCA 1802-04
█ CIRCA 1815



**A1.03 THIRD FLOOR PLAN
 EXISTING CONDITIONS**



1/8" = 1'-0"
 12/1/2022
 GRAPHIC SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

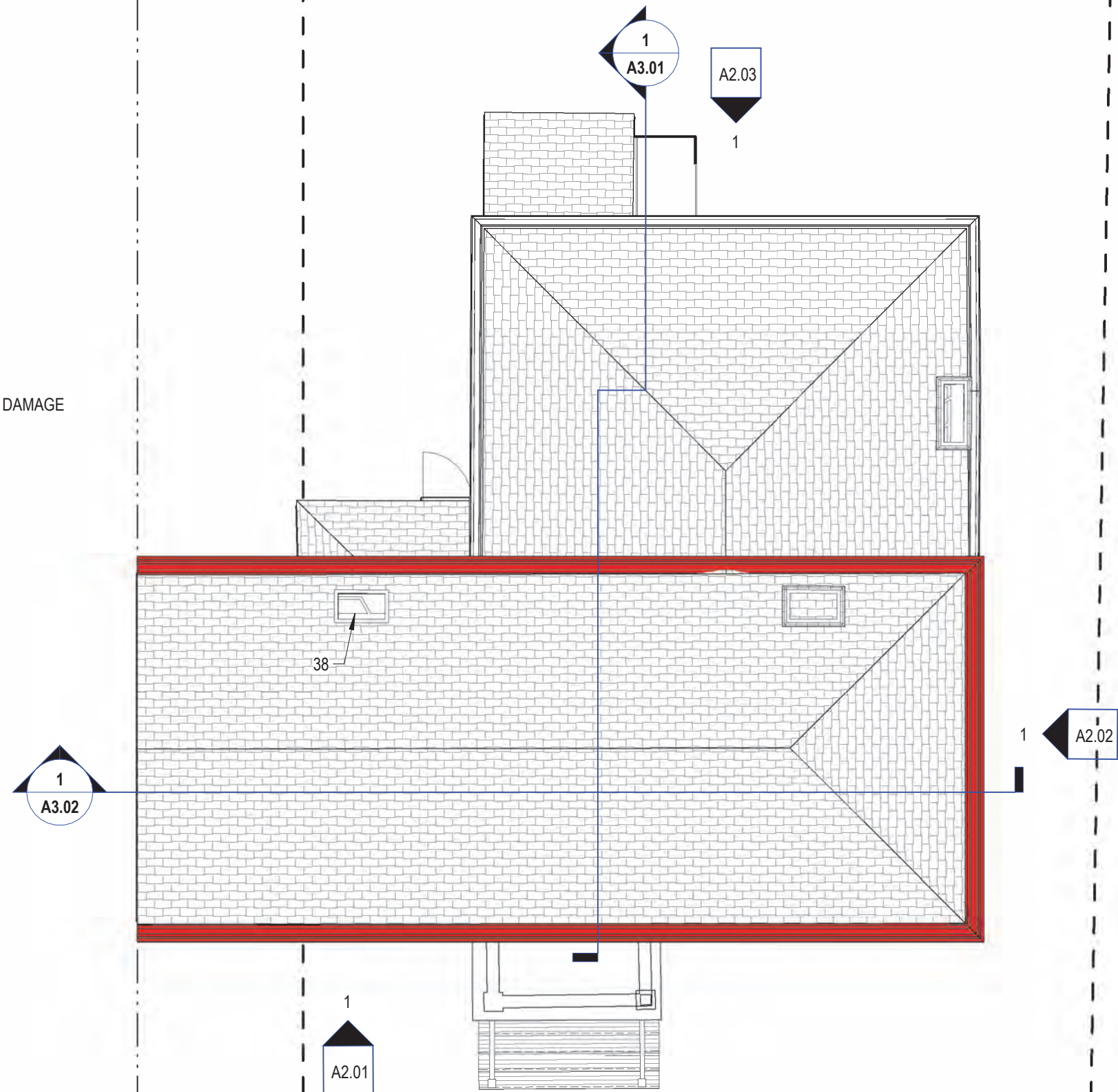


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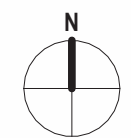
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2. LIGHT FIXTURE NOT WORKING
3. WAINSCOT CRACKING RE: A4.00/1
4. MOISTURE DAMAGE RE: A4.00/2
5. SHUTTER DOES NOT CLOSE RE: A4.00/3
6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL
7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING
8. REPAINTING NEEDED
9. LOOSE DOOR HARDWARE - NEED REPAIR
10. WALLPAPER PEELING
11. MISALIGNMENT IN CROWN MOULDING RE: A4.00/4
12. LOW CEILING DOES NOT MEET CODE RE: A4.00/5
13. DOOR LOOSE
14. CRACKED HINGES RE: A4.00/6
15. CEILING CRACKED
16. SPLIT PANELS RE: A4.00/6
17. DOOR OUT OF PLUMB DOES NOT LATCH RE: A4.00/6
18. PLUMBING EXPOSED
19. RUSTED PLUMBING
20. WALLPAPER IN TERRIBLE CONDITION RE: A4.00/6
21. ANT ISSUES
22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED
23. PLASTER & PAINT NEEDED

24. FLOOR IN NEED OF REPAIR
25. CARPET IN BAD CONDITION RE: A4.00/7
26. BROKEN UPPER SASH
27. CRACKED MARBLE COMMODOE RE: A4.00/10
28. CORREY TILES NEED RESETTING RE: A4.00/8
29. RAILING BROKEN RE: A4.00/9
30. MOLD & MILDEW
31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11
32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING
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37. BRICK NEEDS CLEANING & REPOINTING
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40. ELECTRICAL NEEDS TO BE UPDATED
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42. REPAIR MISSING CEILING AREAS
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44. REPAIR WEATHERSEALED WINDOWS
45. REPAIR FLOOR SLAB @ TUNNEL ENTRANCE
46. REPAIR MASONRY & PARGING

 CIRCA 1802-04
 CIRCA 1815



A1.04 **ROOF PLAN**
EXISTING CONDITIONS



1/8" = 1'-0"

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

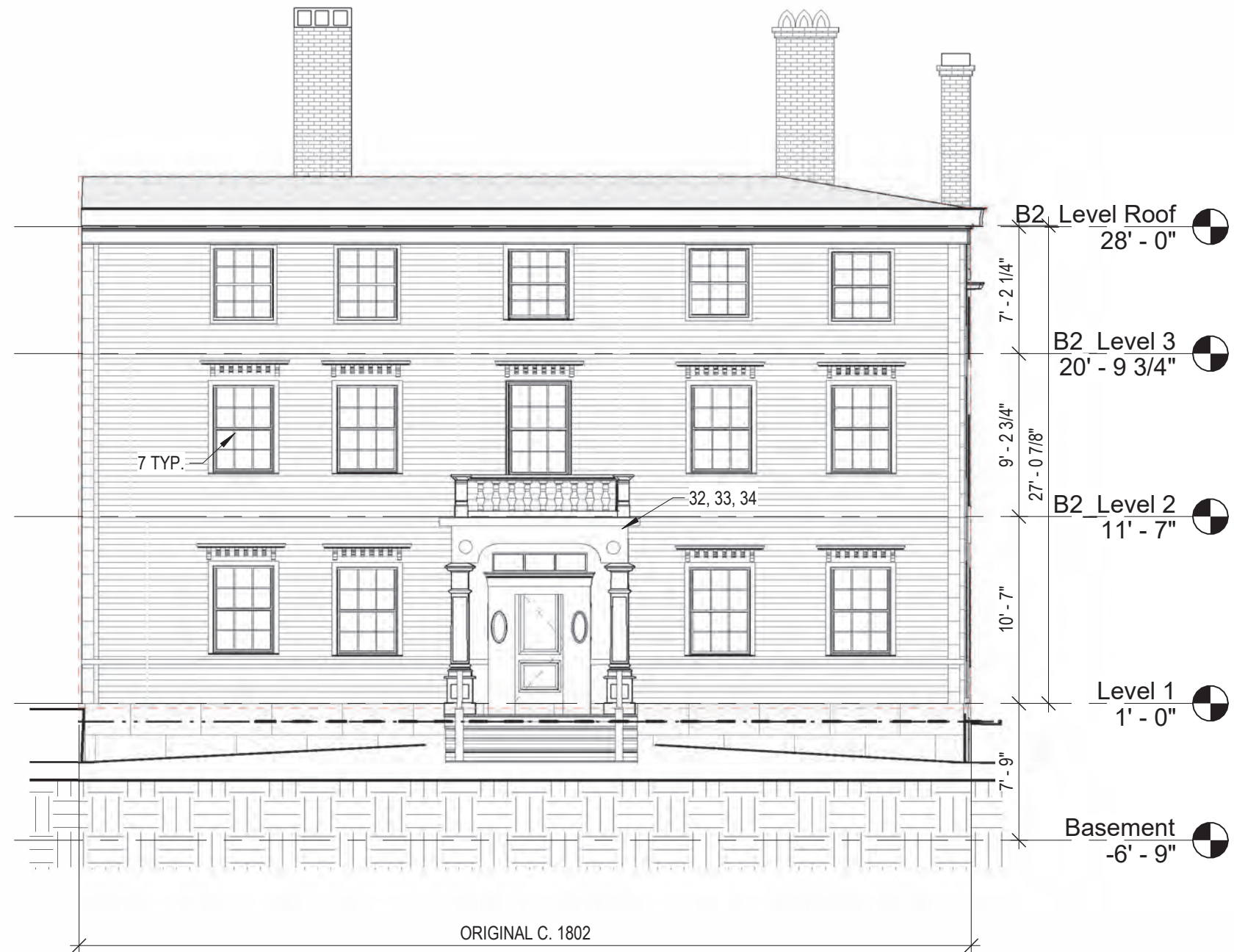


12/1/2022



KEYNOTES:

- | | |
|---|---|
| 1. ELECTRICAL OUTLETS - NON COMPLIANT & NEED BASIC REPAIR | 24. FLOOR IN NEED OF REPAIR |
| 2. LIGHT FIXTURE NOT WORKING | 25. CARPET IN BAD CONDITION RE: A4.00/7 |
| 3. WAINSCOT CRACKING RE: A4.00/1 | 26. BROKEN UPPER SASH |
| 4. MOISTURE DAMAGE RE: A4.00/2 | 27. CRACKED MARBLE COMMODE RE: A4.00/10 |
| 5. SHUTTER DOES NOT CLOSE RE: A4.00/3 | 28. CORREY TILES NEED RESETTING RE: A4.00/8 |
| 6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL | 29. RAILING BROKEN RE: A4.00/9 |
| 7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING | 30. MOLD & MILDEW |
| 8. REPAINTING NEEDED | 31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11 |
| 9. LOOSE DOOR HARDWARE - NEED REPAIR | 32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING |
| 10. WALLPAPER PEELING | 33. GATE ROTTED |
| 11. MISALIGNMENT IN CROWN MOULDING RE: A4.00/4 | 34. BRICK PAVERS DISSHEVELED |
| 12. LOW CEILING DOES NOT MEET CODE RE: A4.00/5 | 35. WOOD NEEDS MINOR MAINTENANCE |
| 13. DOOR LOOSE | 36. RUSTY BULKHEAD |
| 14. CRACKED HINGES RE: A4.00/6 | 37. BRICK NEEDS CLEANING & REPOINTING |
| 15. CEILING CRACKED | 38. CHIMNEY TOPS IN NEED OF REPAIR RE: A4.00/12 |
| 16. SPLIT PANELS RE: A4.00/6 | 39. DISCONNECTED GUTTERS & DOWNSPOUTS RE: A4.00/13 |
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| 18. PLUMBING EXPOSED | 41. 5' 10" DOOR NON-COMPLIANT |
| 19. RUSTED PLUMBING | 42. REPAIR MISSING CEILING AREAS |
| 20. WALLPAPER IN TERRIBLE CONDITION RE: A4.00/6 | 43. CLEAR ABANDONED UTILITIES |
| 21. ANT ISSUES | 44. REPAIR WEATHERSEALED WINDOWS |
| 22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED | 45. REPAIR FLOOR SLAB @ TUNNEL ENTRANCE |
| 23. PLASTER & PAINT NEEDED | 46. REPAIR MASONRY & PARGING |



**A2.01 SOUTH EXTERIOR ELEVATION
EXISTING CONDITIONS**

1/8" = 1'-0"

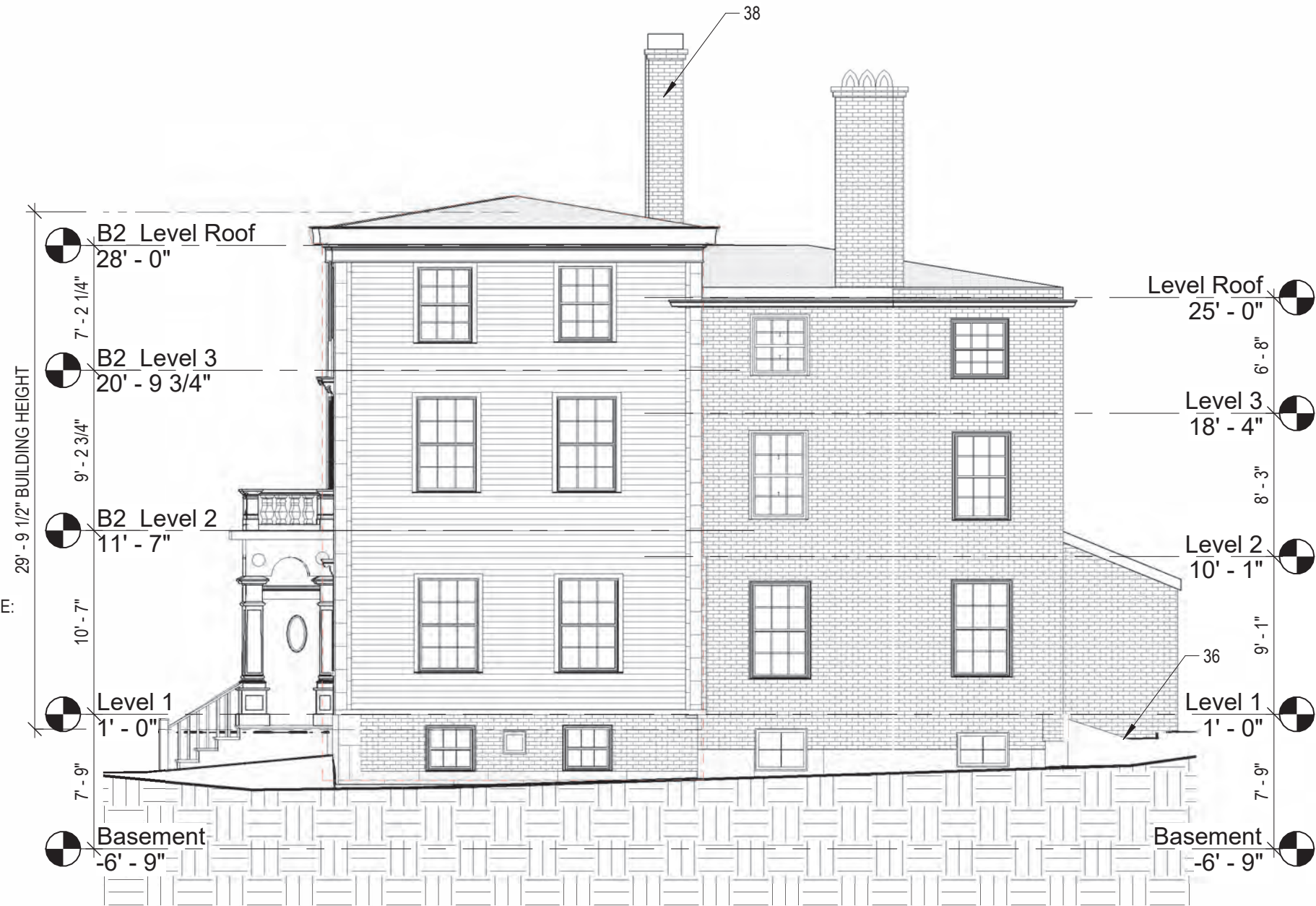
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KEYNOTES:

- | | |
|---|---|
| 1. ELECTRICAL OUTLETS - NON COMPLIANT & NEED BASIC REPAIR | 24. FLOOR IN NEED OF REPAIR |
| 2. LIGHT FIXTURE NOT WORKING | 25. CARPET IN BAD CONDITION RE: A4.00/7 |
| 3. WAINSCOT CRACKING RE: A4.00/1 | 26. BROKEN UPPER SASH |
| 4. MOISTURE DAMAGE RE: A4.00/2 | 27. CRACKED MARBLE COMMODORE RE: A4.00/10 |
| 5. SHUTTER DOES NOT CLOSE RE: A4.00/3 | 28. CORREY TILES NEED RESETTING RE: A4.00/8 |
| 6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL | 29. RAILING BROKEN RE: A4.00/9 |
| 7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING | 30. MOLD & MILDEW |
| 8. REPAINTING NEEDED | 31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11 |
| 9. LOOSE DOOR HARDWARE - NEED REPAIR | 32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING |
| 10. WALLPAPER PEELING | 33. GATE ROTTED |
| 11. MISALIGNMENT IN CROWN MOULDING RE: A4.00/4 | 34. BRICK PAVERS DISSHEVELED |
| 12. LOW CEILING DOES NOT MEET CODE RE: A4.00/5 | 35. WOOD NEEDS MINOR MAINTENANCE |
| 13. DOOR LOOSE | 36. RUSTY BULKHEAD |
| 14. CRACKED HINGES RE: A4.00/6 | 37. BRICK NEEDS CLEANING & REPOINTING |
| 15. CEILING CRACKED | 38. CHIMNEY TOPS IN NEED OF REPAIR RE: A4.00/12 |
| 16. SPLIT PANELS RE: A4.00/6 | 39. DISCONNECTED GUTTERS & DOWNSPOUTS RE: A4.00/13 |
| 17. DOOR OUT OF PLUMB DOES NOT LATCH RE: A4.00/6 | 40. ELECTRICAL NEEDS TO BE UPDATED |
| 18. PLUMBING EXPOSED | 41. 5' 10" DOOR NON-COMPLIANT |
| 19. RUSTED PLUMBING | 42. REPAIR MISSING CEILING AREAS |
| 20. WALLPAPER IN TERRIBLE CONDITION RE: A4.00/6 | 43. CLEAR ABANDONED UTILITIES |
| 21. ANT ISSUES | 44. REPAIR WEATHERSEALED WINDOWS |
| 22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED | 45. REPAIR FLOOR SLAB @ TUNNEL ENTRANCE |
| 23. PLASTER & PAINT NEEDED | 46. REPAIR MASONRY & PARGING |



**A2.02 EAST EXTERIOR ELEVATION
EXISTING CONDITIONS**

1/8" = 1'-0"

12/1/2022

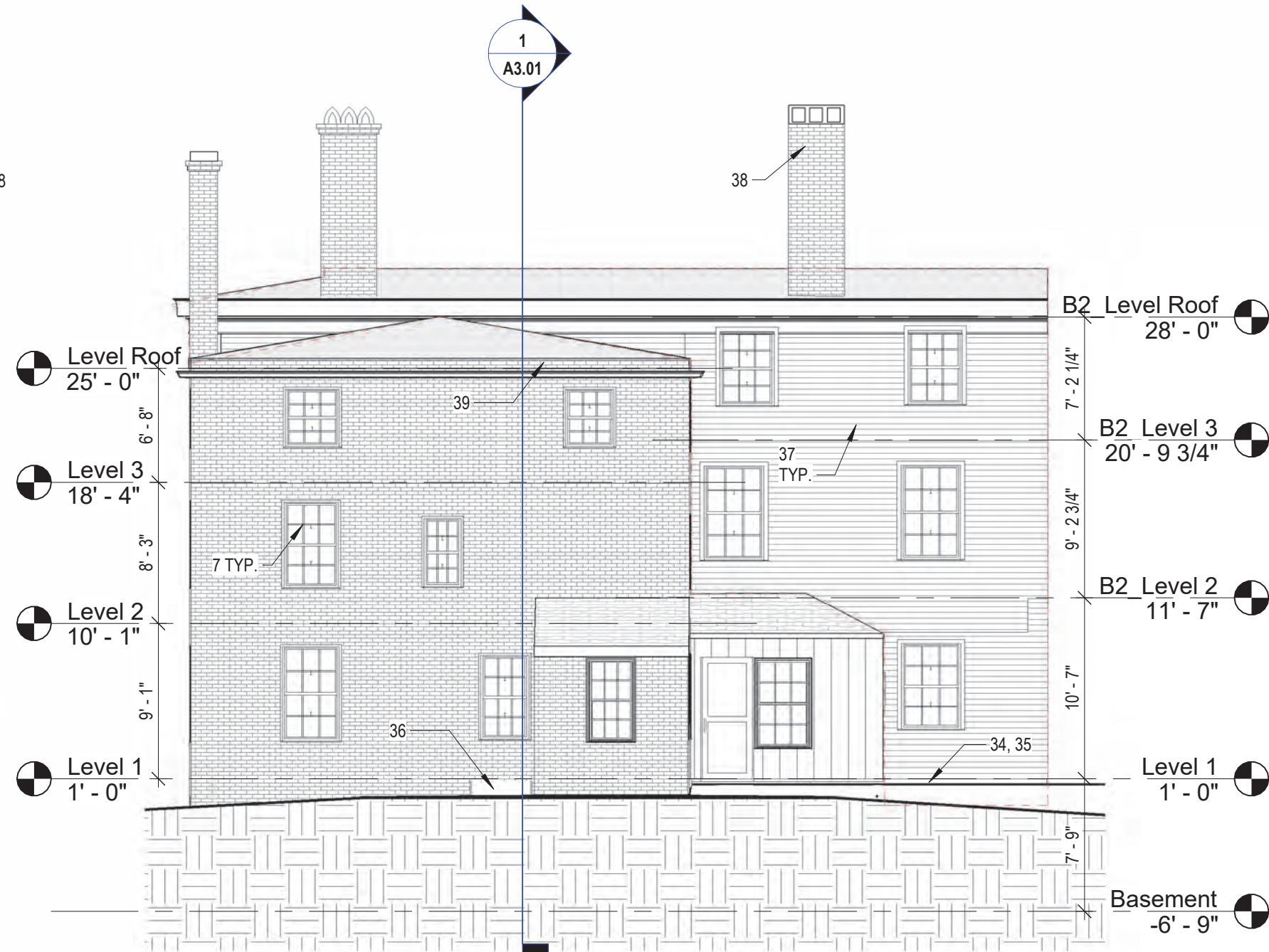


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KEYNOTES:

1. ELECTRICAL OUTLETS - NON COMPLIANT & NEED BASIC REPAIR
2. LIGHT FIXTURE NOT WORKING
3. WAINSCOT CRACKING RE: A4.00/1
4. MOISTURE DAMAGE RE: A4.00/2
5. SHUTTER DOES NOT CLOSE RE: A4.00/3
6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL
7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING
8. REPAINTING NEEDED
9. LOOSE DOOR HARDWARE - NEED REPAIR
10. WALLPAPER PEELING
11. MISALIGNMENT IN CROWN MOULDING RE: A4.00/4
12. LOW CEILING DOES NOT MEET CODE RE: A4.00/5
13. DOOR LOOSE
14. CRACKED HINGES RE: A4.00/6
15. CEILING CRACKED
16. SPLIT PANELS RE: A4.00/6
17. DOOR OUT OF PLUMB DOES NOT LATCH RE: A4.00/6
18. PLUMBING EXPOSED
19. RUSTED PLUMBING
20. WALLPAPER IN TERRIBLE CONDITION RE: A4.00/6
21. ANT ISSUES
22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED
23. PLASTER & PAINT NEEDED

24. FLOOR IN NEED OF REPAIR
25. CARPET IN BAD CONDITION RE: A4.00/7
26. BROKEN UPPER SASH
27. CRACKED MARBLE COMMODE RE: A4.00/10
28. CORREY TILES NEED RESETTING RE: A4.00/8
29. RAILING BROKEN RE: A4.00/9
30. MOLD & MILDEW
31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11
32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING
33. GATE ROTTED
34. BRICK PAVERS DISSHEVELED
35. WOOD NEEDS MINOR MAINTENANCE
36. RUSTY BULKHEAD
37. BRICK NEEDS CLEANING & REPOINTING
38. CHIMNEY TOPS IN NEED OF REPAIR RE: A4.00/12
39. DISCONNECTED GUTTERS & DOWNSPOUTS RE: A4.00/13
40. ELECTRICAL NEEDS TO BE UPDATED
41. 5' 10" DOOR NON-COMPLIANT
42. REPAIR MISSING CEILING AREAS
43. CLEAR ABANDONED UTILITIES
44. REPAIR WEATHERSEALED WINDOWS
45. REPAIR FLOOR SLAB @ TUNNEL ENTRANCE
46. REPAIR MASONRY & PARGING



A2.03 NORTH EXTERIOR ELEVATION
EXISTING CONDITIONS

1/8" = 1'-0"

12/1/2022



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A2.11

SOUTH EXTERIOR ELEVATION PHOTO
EXISTING CONDITIONS

12/1/2022



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A2.12 EAST EXTERIOR ELEVATION PHOTO
EXISTING CONDITIONS

12/1/2022



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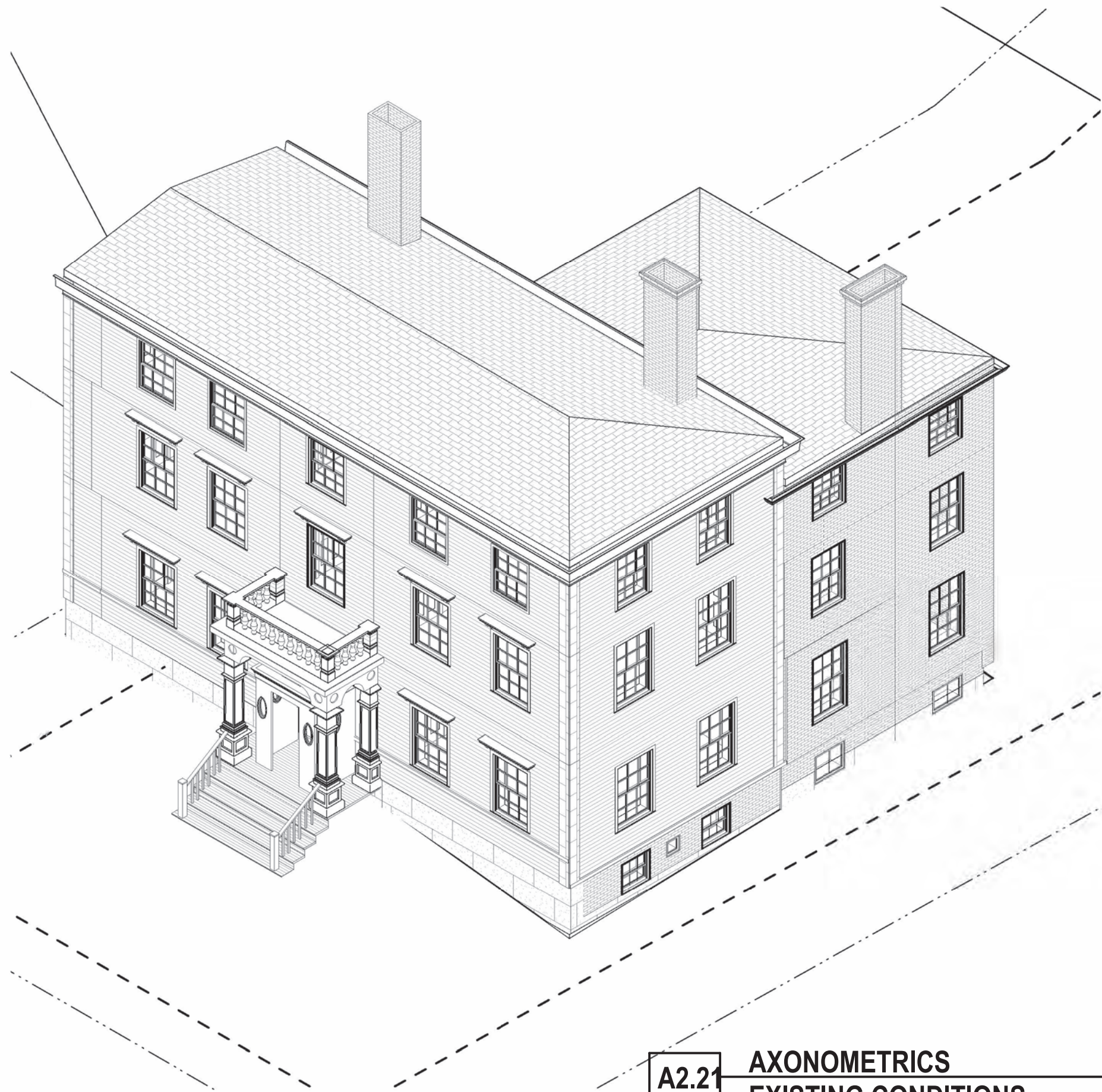


A2.13 NORTH EXTERIOR ELEVATION PHOTO
EXISTING CONDITIONS

12/1/2022



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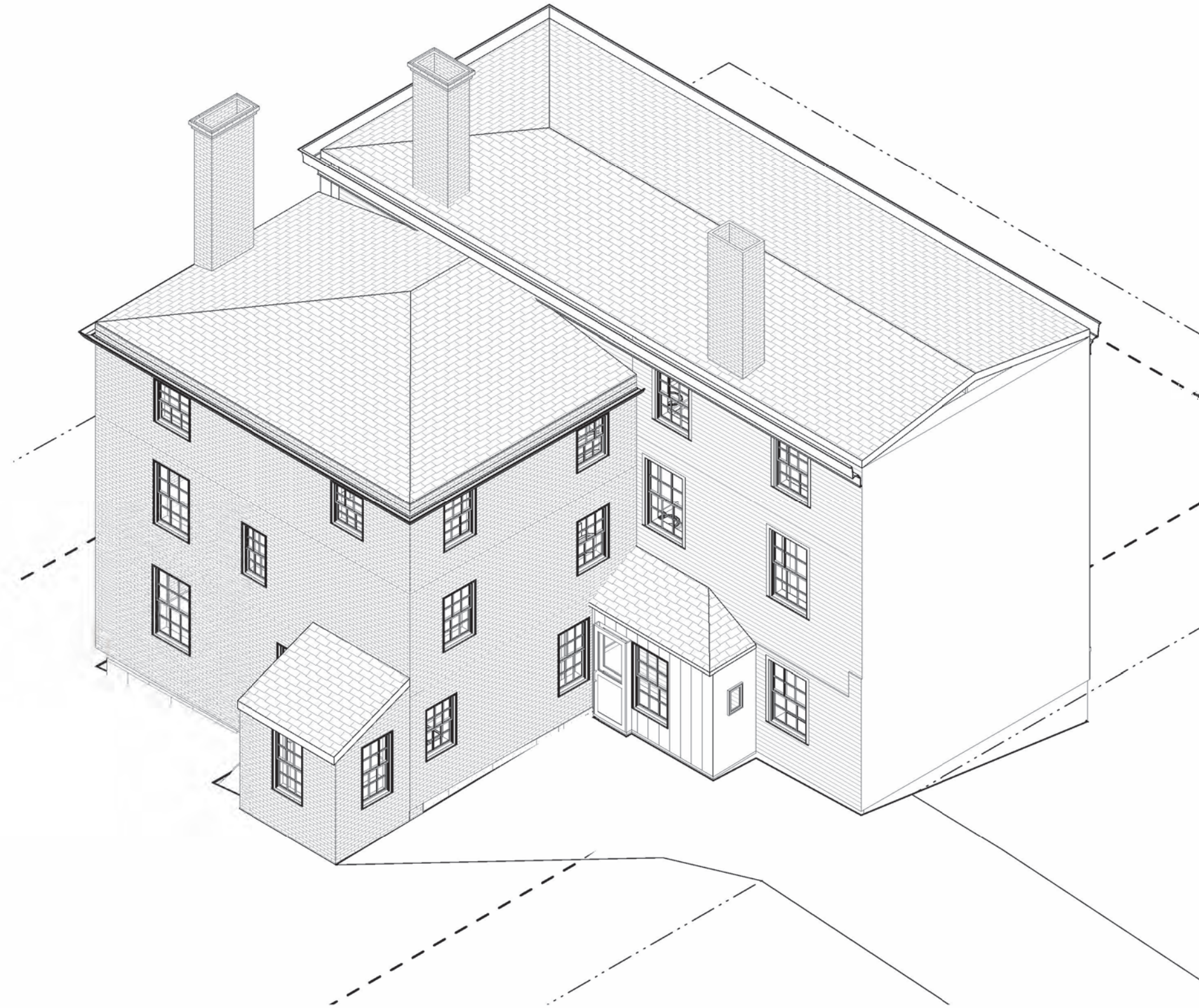
A2.21

**AXONOMETRICS
EXISTING CONDITIONS**

12/1/2022



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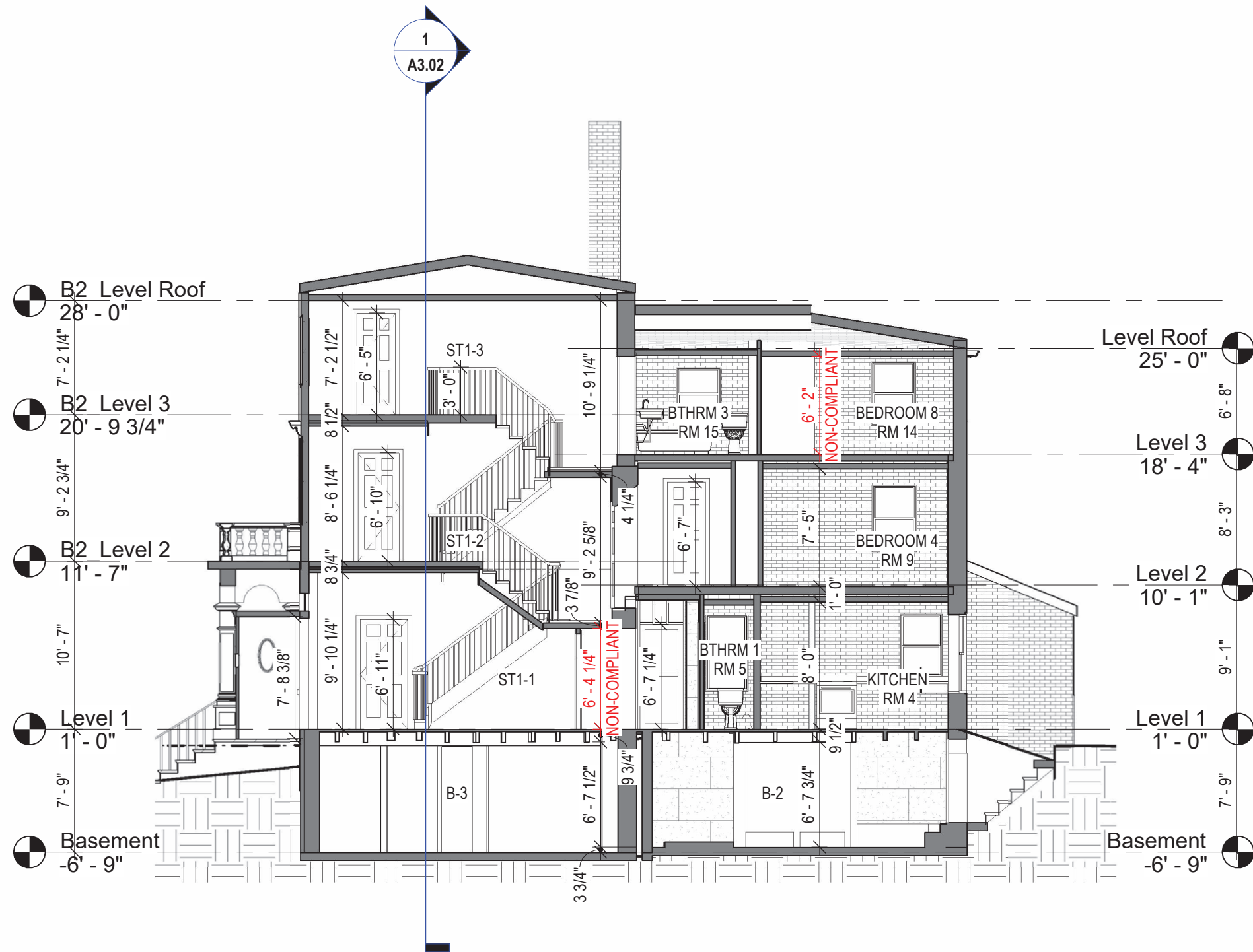


A2.22 AXONOMETRICS
EXISTING CONDITIONS

12/1/2022



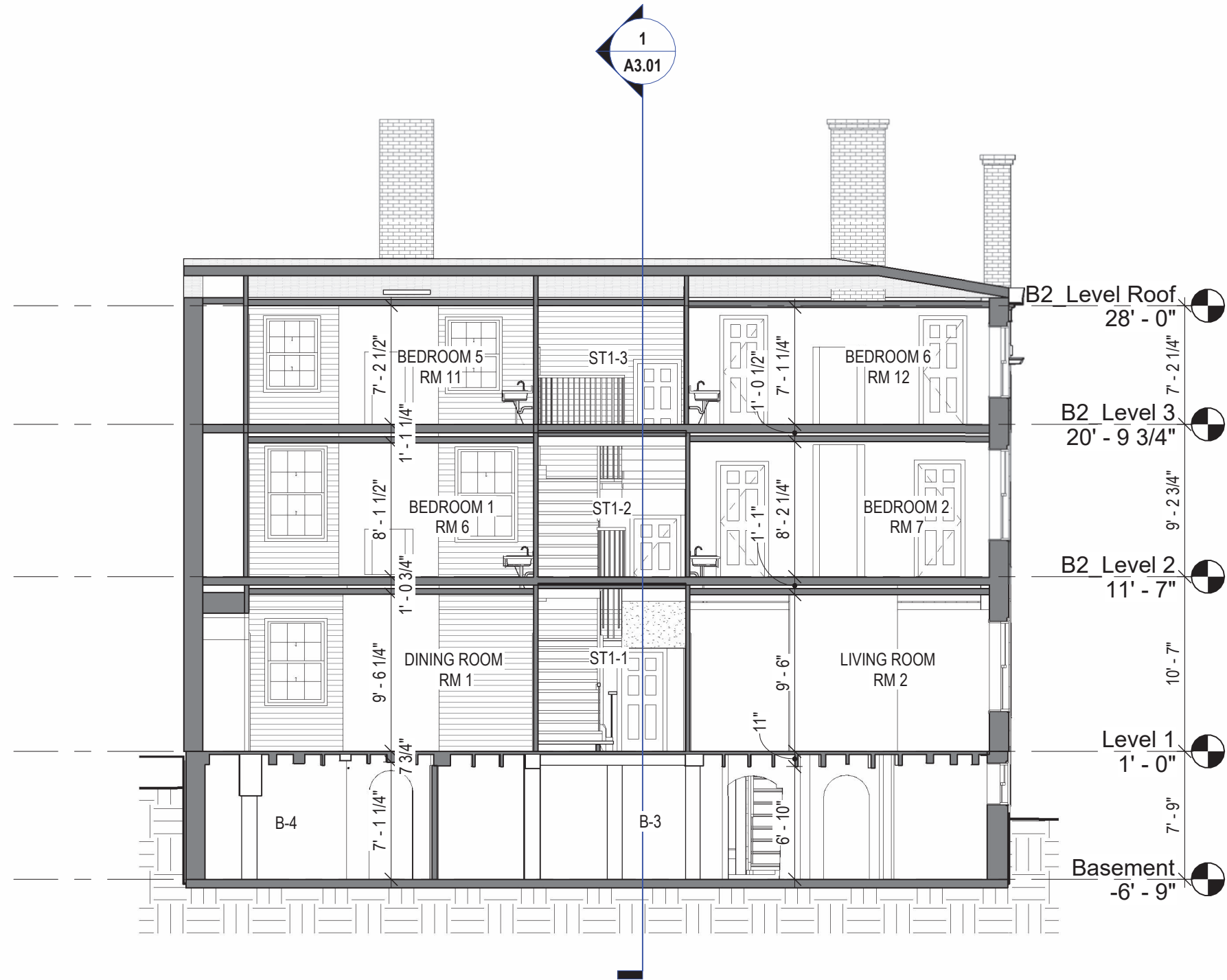
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**A3.01 BUILDING SECTIONS
EXISTING CONDITIONS**

1/8" = 1'-0"

12/1/2022



**A3.02 BUILDING SECTIONS
EXISTING CONDITIONS**

1/8" = 1'-0"

12/1/2022



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A ROOM 1



B ROOM 2



C ROOM 3



D ROOM 6



E ROOM 7



F ROOM 8



G ROOM 11



H ROOM 12



I ROOM 13



J BASEMENT

A4.01 INTERIOR CONDITIONS
EXISTING CONDITIONS

12/1/2022



KEYNOTES:

1. ELECTRICAL OUTLETS - NON COMPLIANT & NEED BASIC REPAIR
2. LIGHT FIXTURE NOT WORKING
3. WAINSCOT CRACKING RE: A4.00/1
4. MOISTURE DAMAGE RE: A4.00/2
5. SHUTTER DOES NOT CLOSE RE: A4.00/3
6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL
7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING
8. REPAINTING NEEDED
9. LOOSE DOOR HARDWARE - NEED REPAIR
10. WALLPAPER PEELING
11. MISALIGNMENT IN CROWN MOULDING RE: A4.00/4
12. LOW CEILING DOES NOT MEET CODE RE: A4.00/5
13. DOOR LOOSE
14. CRACKED HINGES RE: A4.00/6
15. CEILING CRACKED
16. SPLIT PANELS RE: A4.00/6
17. DOOR OUT OF PLUMB DOES NOT LATCH RE: A4.00/6
18. PLUMBING EXPOSED
19. RUSTED PLUMBING
20. WALLPAPER IN TERRIBLE CONDITION RE: A4.00/6
21. ANT ISSUES
22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED
23. PLASTER & PAINT NEEDED
24. FLOOR IN NEED OF REPAIR
25. CARPET IN BAD CONDITION RE: A4.00/7
26. BROKEN UPPER SASH
27. CRACKED MARBLE COMMODE RE: A4.00/10
28. CORREY TILES NEED RESETTING RE: A4.00/8
29. RAILING BROKEN RE: A4.00/9
30. MOLD & MILDEW
31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11
32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING
33. GATE ROTTED
34. BRICK PAVERS DISSHEVELED
35. WOOD NEEDS MINOR MAINTENANCE
36. RUSTY BULKHEAD
37. BRICK NEEDS CLEANING & REPOINTING
38. CHIMNEY TOPS IN NEED OF REPAIR RE: A4.00/12
39. DISCONNECTED GUTTERS & DOWNSPOUTS RE: A4.00/13
40. ELECTRICAL NEEDS TO BE UPDATED
41. 5' 10" DOOR
42. REPAIR MISSING CEILING AREAS
43. CLEAR ABANDONED UTILITIES
44. REPAIR WEATHERSEALED WINDOWS
45. REPAIR FLOOR SLAB @ TUNNEL ENTRANCE
46. REPAIR MASONRY & PARGING



K TYPICAL - KEYNOTE 3



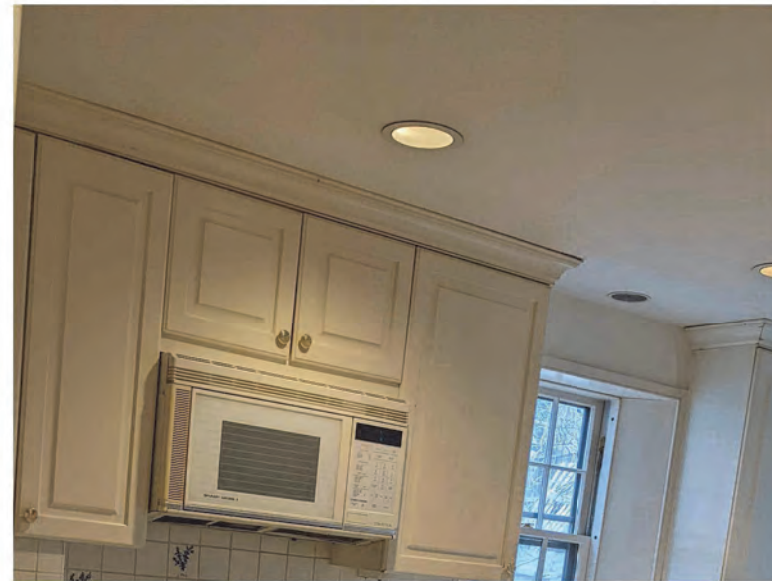
L TYPICAL - KEYNOTE 4



M ROOM 1 - KEYNOTE 5, 6, 7



N TYPICAL - KEYNOTE 10



O ROOM 4 - KEYNOTE 11



P TYPICAL - KEYNOTE 12



Q ROOM 2 - KEYNOTE 1, 2, 3, 4, 8, 9, 13, 16, 17

A4.02 **INTERIOR CONDITIONS**
EXISTING CONDITIONS

12/1/2022



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KEYNOTES:

1. ELECTRICAL OUTLETS - NON COMPLIANT & NEED BASIC REPAIR
2. LIGHT FIXTURE NOT WORKING
3. WAINSCOT CRACKING RE: A4.00/1
4. MOISTURE DAMAGE RE: A4.00/2
5. SHUTTER DOES NOT CLOSE RE: A4.00/3
6. PAINTED ROPE PULLEY SYSTEMS FOR WINDOWS NEED OVERHAUL
7. WINDOWS LOOSE - NEED REPAINTING & REPOINTING
8. REPAINTING NEEDED
9. LOOSE DOOR HARDWARE - NEED REPAIR
10. WALLPAPER PEELING
11. MISALIGNMENT IN CROWN MOULDING RE: A4.00/4
12. LOW CEILING DOES NOT MEET CODE RE: A4.00/5
13. DOOR LOOSE
14. CRACKED HINGES RE: A4.00/6
15. CEILING CRACKED
16. SPLIT PANELS RE: A4.00/6
17. DOOR OUT OF PLUMB DOES NOT LATCH RE: A4.00/6
18. PLUMBING EXPOSED
19. RUSTED PLUMBING
20. WALLPAPER IN TERRIBLE CONDITION RE: A4.00/6
21. ANT ISSUES
22. PLASTER DETERIORATION WITH CLOTH WIRING EXPOSED
23. PLASTER & PAINT NEEDED
24. FLOOR IN NEED OF REPAIR
25. CARPET IN BAD CONDITION RE: A4.00/7
26. BROKEN UPPER SASH
27. CRACKED MARBLE COMMODE RE: A4.00/10
28. CORREY TILES NEED RESETTING RE: A4.00/8
29. RAILING BROKEN RE: A4.00/9
30. MOLD & MILDEW
31. LADDER TO ATTIC IN CLOSET - ATTIC HAD PREVIOUS FIRE DAMAGE RE: A4.00/11
32. BALUSTRADE WOOD NEEDS REPAIR & REPAINTING
33. GATE ROTTED
34. BRICK PAVERS DISSHEVELED
35. WOOD NEEDS MINOR MAINTENANCE
36. RUSTY BULKHEAD
37. BRICK NEEDS CLEANING & REPOINTING
38. CHIMNEY TOPS IN NEED OF REPAIR RE: A4.00/12
39. DISCONNECTED GUTTERS & DOWNSPOUTS RE: A4.00/13
40. ELECTRICAL NEEDS TO BE UPDATED
41. 5' 10" DOOR
42. REPAIR MISSING CEILING AREAS
43. CLEAR ABANDONED UTILITIES
44. REPAIR WEATHERSEALED WINDOWS
45. REPAIR FLOOR SLAB @ TUNNEL ENTRANCE
46. REPAIR MASONRY & PARGING



R ROOM S1-2 - KEYNOTE 29



S ROOM 6 - KEYNOTE 1, 4, 9, 20, 27



T TYPICAL - KEYNOTE 28



U ROOM 11 - KEYNOTE 31



V TYPICAL - KEYNOTE 37, 38, 39

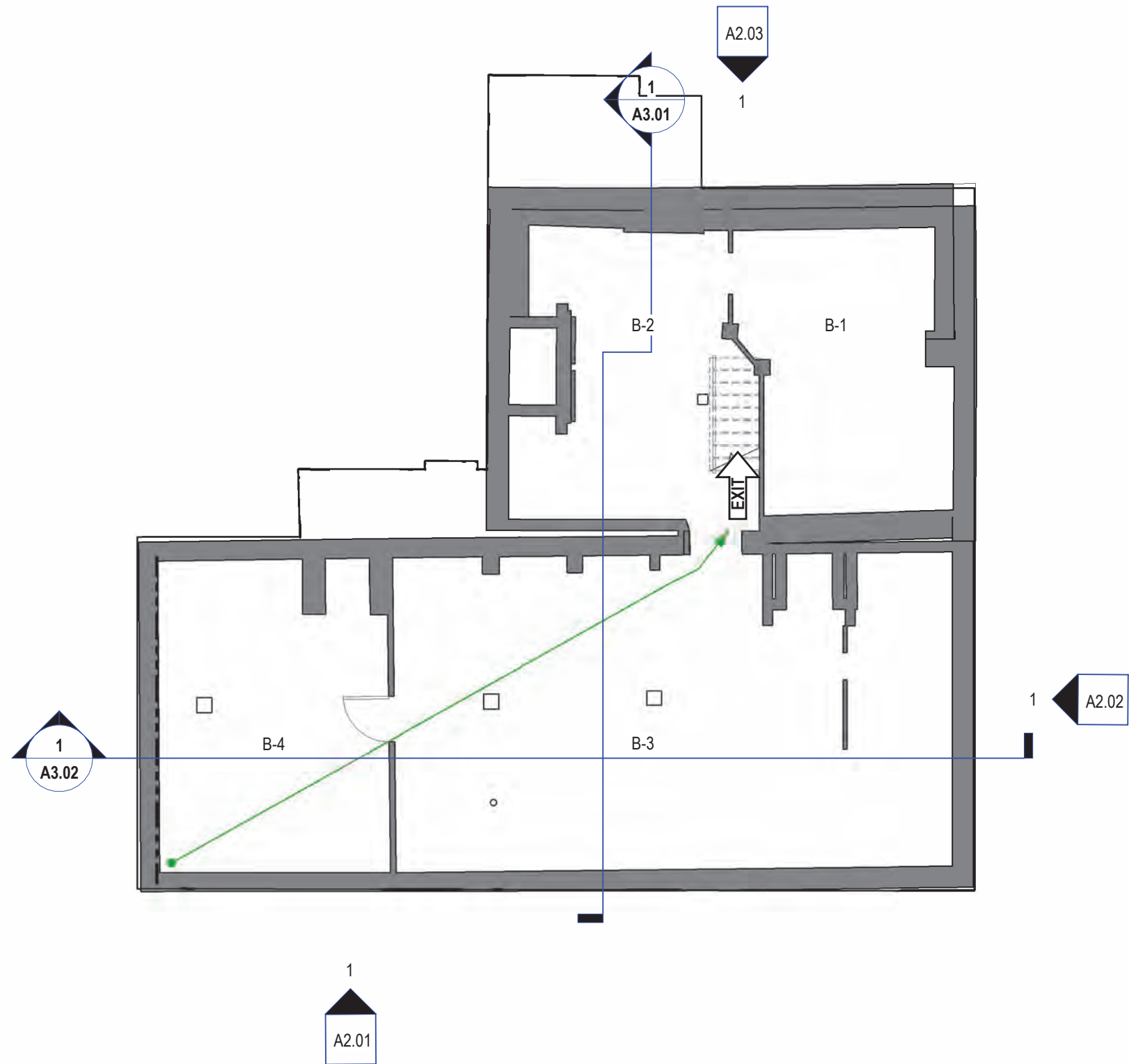


W BASEMENT - KEYNOTE 44



X BASEMENT - KEYNOTE 30, 42, 43, 45, 46

**A4.03 INTERIOR CONDITIONS
EXISTING CONDITIONS**



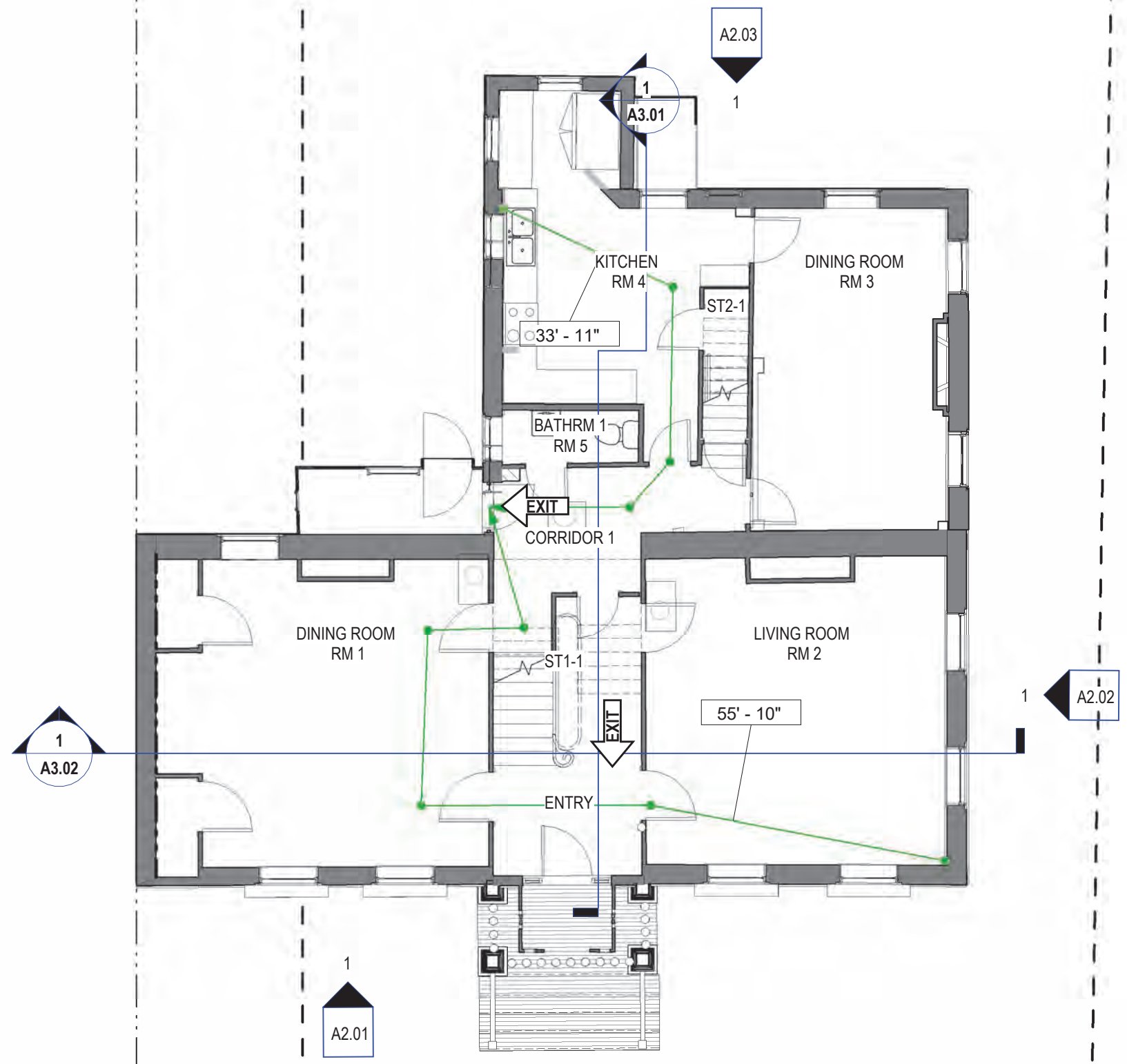
**A5.00 BASEMENT LIFE SAFETY PLAN
EXISTING CONDITIONS**

1/8" = 1'-0"

12/1/2022



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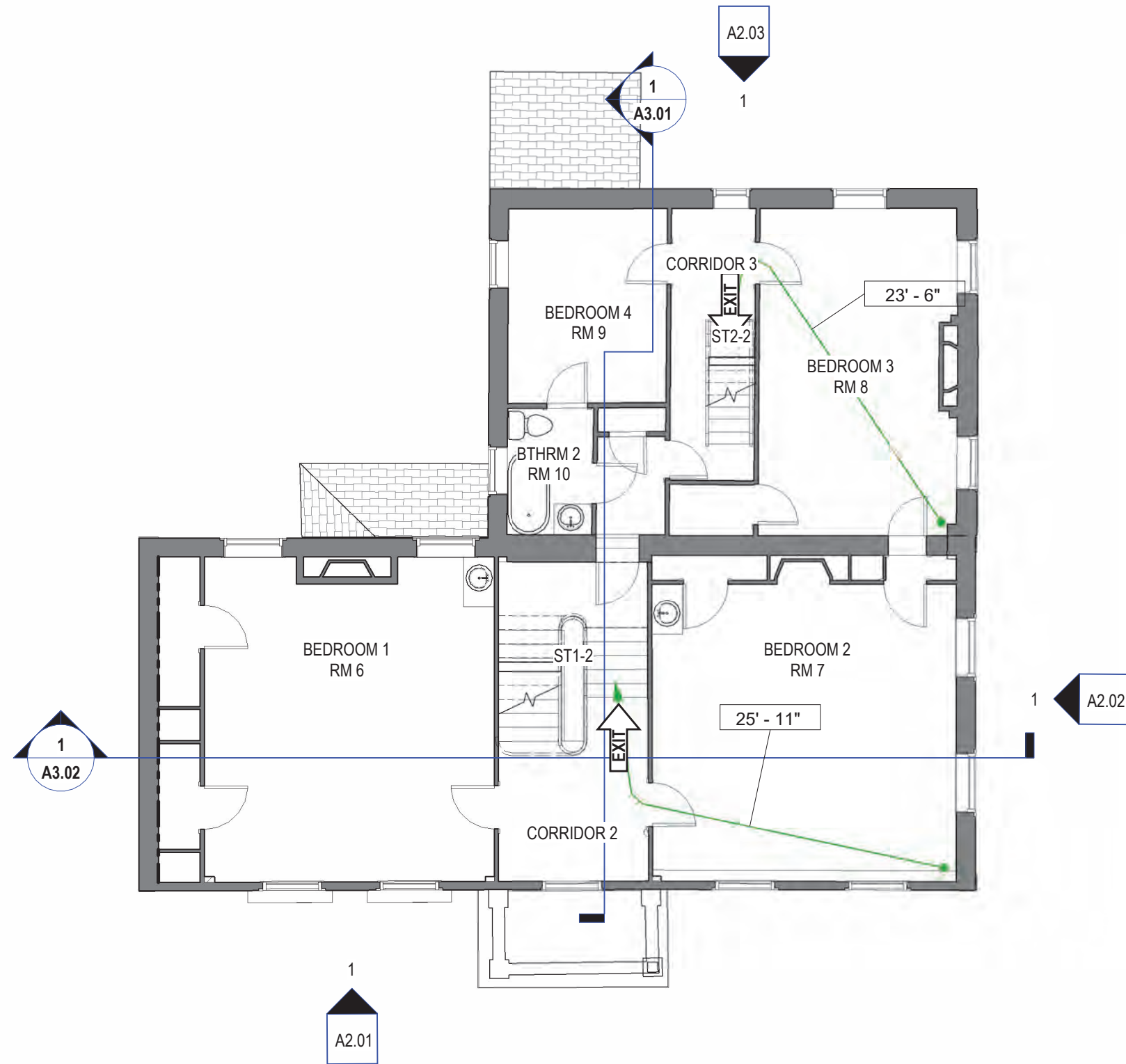


A5.01 FIRST FLOOR LIFE SAFETY PLAN
EXISTING CONDITIONS

1/8" = 1'-0"

12/1/2022





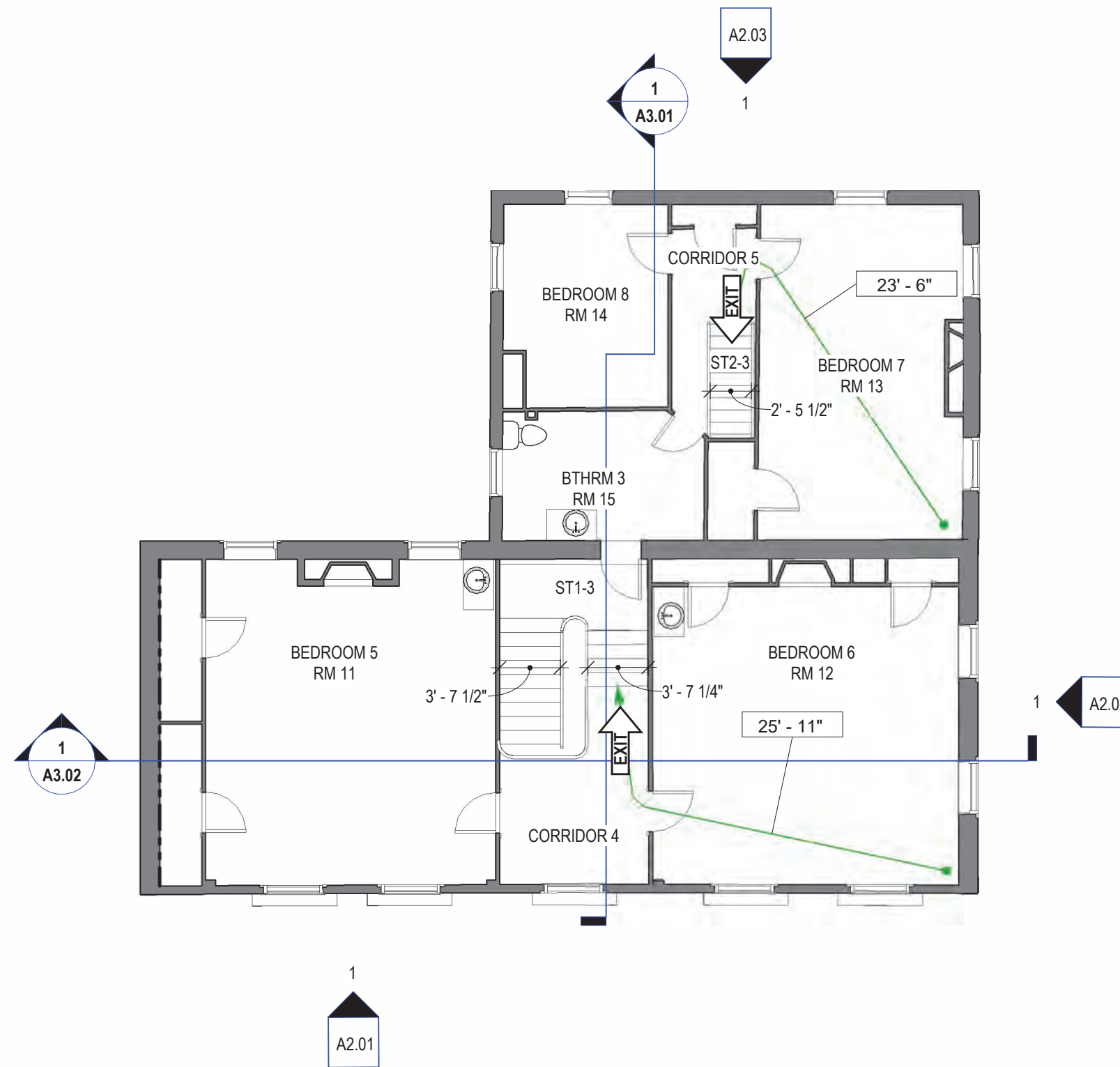
**A5.02 SECOND FLOOR LIFE SAFETY PLAN
EXISTING CONDITIONS**

1/8" = 1'-0"

12/1/2022



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A5.03 THIRD FLOOR LIFE SAFETY PLAN
EXISTING CONDITIONS

1/8" = 1'-0"

12/1/2022



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APPENDIX D



Austin-Pickering House

Preliminary Opinion of Budgetary Cost of Treatments for rehabilitation, life safety and accessibility

September 13, 2022

Building exterior perimeter	189	ls
Building footprint	1,771	sf
exterior wall height	27	lf
exterior wall area	5,103	sf
Total floor area, 1 2 & 3	5,096	sf
Basement area	1,657	sf
Total floor area B 1 2 & 3	6,753	sf
interior wall surfaces area	15,937	sf
all walls, total area	10,520	sf

Phases	
1	stabilization
2	life safety
3	accessibility, aesthetic & operational

Category	Description	qty	unit	unit cost	low	high	Phase
Site	Accessible brick walkway from driveway to rear patio & driveway to front stoop	318	sf	11.74	3,733	4,667	3
Site	re-lay rear brick patio	536	sf	11.74	6,293	7,866	3
Site	replace driveway (asphalt)	1,063	sf	17.81	18,932	23,665	1
Site	removing plantings and provide gravel drip strip with perimeter drain at building perimeter	41	cy	123.50	5,084	6,355	1
Structure	foundation masonry cleaning, tuck pointing & repair	189	lf	10.00	1,890	2,363	1
Structure	foundation walls: waterproofing membrane (15#felt), 2" sprayfoam insulation; intumescent coating	1,512	sf	11.46	17,328	21,659	1
Structure	perimeter interior trench drain with filter fabric and 6" gravel	189	lf	3.24	612	765	1
Structure	temporary shoring at first floor framing repair	10	ea	3,000.00	30,000	37,500	1
Structure	first floor framing repair & select replacement	1,771	sf	5.32	9,422	11,777	1
Structure	Basement floor moisture control - drainage mat on top of the existing slab with 2 in. of rigid-foam insulation and new concrete slab topping.	1,771	sf	7.42	13,141	16,426	1
Exteriors	repair / replace gutters & downspouts	189	lf	22.00	4,158	5,198	1
Exteriors	exterior siding and trim restoration and repainting (minor repairs)	5,103	sf	4.48	22,861	28,577	1
Exteriors	brick - cleaning	1,512	sf	1.95	2,948	3,686	1
Exteriors	brick - repointing	1,512	sf	12.00	18,144	22,680	1
Exteriors	recreate original roof balustrate	120	lf	250.00	30,000	37,500	3
Exteriors	storm windows - clean and adjust	44	ea	50.00	2,200	2,750	1
Exteriors	roofing and flashing repairs	284	lf	16.75	4,749	5,936	1
Exteriors	window repair / refurbishment	45	ea	600.00	27,000	33,750	1
Exteriors	door hardware - repair loose latch sets	48	ea	166.50	7,992	9,990	3
Interiors	patch damaged ceiling plaster (5%), 3 troweled coats	255	sf	12.47	3,177	3,972	3
Interiors	patch cracked wall plaster (5%)	797	sf	5.98	4,765	5,956	3
Interiors	touch up / repaint trim & walls (50%)	7,969	sf	2.22	17,690	22,113	3
Interiors	refinish flooring - paint/carpets (50%)	2,548	sf	34.12	86,938	108,672	3
Interiors	wall paper restoration	7,969	sf	13.00	103,591	129,488	3
Interiors	replace upstairs toilets	2	ea	1,960.00	3,920	4,900	3
Interiors	replace upstairs faucets	6	ea	490.00	2,940	3,675	3
MEP	fire suppression sprinkler system	6,753	sf	8.13	54,902	68,627	2
MEP	basement sump pump	1	ea	1,500.00	1,500	1,875	1
MEP	replace electrical service distribution	1	ea	12,000.00	12,000	15,000	2
MEP	replace circuits and wiring for lighting & branch power	1	ea	134,160.00	134,160	167,700	2
subtotal construction					652,069	815,087	

Soft Costs

procurement and general contracting	10.9%			71,336	89,170
LS permitting design & engineering	5.0%			32,603	40,754
general requirements	2.1%			13,954	17,443
contingency	15.0%			97,810	122,263
subtotal soft costs				215,705	269,631

TOTAL		33.08%		867,774	1,084,717
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Optional upgrades

	new HVAC heat pump system				
	thermal envelope improvements, roof & walls				



Austin-Pickering House
Preliminary Opinion of Budgetary Cost of Treatments for rehabilitation, life safety & accessibility
 October 13, 2022

PHASING SCHEDULE - LOW END COSTS

Low End Cost Estimate Description	Phase			
	1 - Stabilization	2 - Life Safety	3 - Access/Operations	Construction Total
Exteriors	\$ 82,060.47		\$ 37,992.00	\$ 120,052.47
exterior siding and trim restoration and repainting (minor repairs)	\$ 22,861.44			\$ 22,861.44
roofing and flashing repairs	\$ 4,748.63			\$ 4,748.63
repair / replace gutters & downspouts	\$ 4,158.00			\$ 4,158.00
brick - cleaning	\$ 2,948.40			\$ 2,948.40
brick - repointing	\$ 18,144.00			\$ 18,144.00
recreate original roof balustrate			\$ 30,000.00	\$ 30,000.00
storm windows - clean and adjust	\$ 2,200.00			\$ 2,200.00
window repair / refurbishment	\$ 27,000.00			\$ 27,000.00
door hardware - repair loose latch sets			\$ 7,992.00	\$ 7,992.00
Interiors			\$ 223,020.85	\$ 223,020.85
patch damaged ceiling plaster (5%), 3 troweled coats			\$ 3,177.36	\$ 3,177.36
patch cracked wall plaster (5%)			\$ 4,765.16	\$ 4,765.16
touch up / repaint trim & walls (50%)			\$ 17,690.07	\$ 17,690.07
refinish flooring - paint/carpets (50%)			\$ 86,937.76	\$ 86,937.76
wall paper restoration			\$ 103,590.50	\$ 103,590.50
replace upstairs toilets			\$ 3,920.00	\$ 3,920.00
replace upstairs faucets			\$ 2,940.00	\$ 2,940.00
MEP	\$ 1,500.00	\$ 201,061.89		\$ 202,561.89
fire suppression sprinkler system		\$ 54,901.89		\$ 54,901.89
basement sump pump	\$ 1,500.00			\$ 1,500.00
replace electrical service distribution		\$ 12,000.00		\$ 12,000.00
replace circuits and wiring for lighting & branch power		\$ 134,160.00		\$ 134,160.00
Site	\$ 24,015.81		\$ 10,025.96	\$ 34,041.77
Accessible brick walkway from driveway to rear patio & driveway to front stoop			\$ 3,733.32	\$ 3,733.32
re-lay rear brick patio			\$ 6,292.64	\$ 6,292.64
replace driveway (asphalt)	\$ 18,932.03			\$ 18,932.03
removing plantings and provide gravel drip strip with perimeter drain at building perimeter	\$ 5,083.78			\$ 5,083.78
Structure	\$ 72,392.42			\$ 72,392.42
foundation masonry cleaning, tuck pointing & repair	\$ 1,890.00			\$ 1,890.00
foundation walls: waterproofing membrane (15#felt), 2" sprayfoam insulation; intumescent coating	\$ 17,327.52			\$ 17,327.52
perimeter interior trench drain with filter fabric and 6" gravel	\$ 612.36			\$ 612.36
temporary shoring at first floor framing repair	\$ 30,000.00			\$ 30,000.00
first floor framing repair & select replacement	\$ 9,421.72			\$ 9,421.72
Basement floor moisture control - drainage mat on top of the existing slab with 2 in. of rigid-foam insulation and new concrete slab topping.	\$ 13,140.82			\$ 13,140.82
Construction Total	\$ 179,968.69	\$ 201,061.89	\$ 271,038.81	\$ 652,069.39
Soft Costs 33.08%	\$ 59,533.64	\$ 66,511.27	\$ 89,659.64	\$ 215,704.56
GRAND TOTAL	\$ 239,502.34	\$ 267,573.16	\$ 360,698.45	\$ 867,773.95



Austin-Pickering House

Preliminary Opinion of Budgetary Cost of Treatments for rehabilitation, life safety & accessibility

October 13, 2022

PHASING SCHEDULE - HIGH END COSTS

High End Cost Estimate Description	Phase			Construction Total
	1 - Stabilization	2 - Life Safety	3 - Access/Operations	
Exteriors	\$ 102,575.58		\$ 47,490.00	\$ 150,065.58
exterior siding and trim restoration and repainting (minor repairs)	\$ 28,576.80			\$ 28,576.80
roofing and flashing repairs	\$ 5,935.78			\$ 5,935.78
repair / replace gutters & downspouts	\$ 5,197.50			\$ 5,197.50
brick - cleaning	\$ 3,685.50			\$ 3,685.50
brick - repointing	\$ 22,680.00			\$ 22,680.00
recreate original roof balustrate			\$ 37,500.00	\$ 37,500.00
storm windows - clean and adjust	\$ 2,750.00			\$ 2,750.00
window repair / refurbishment	\$ 33,750.00			\$ 33,750.00
door hardware - repair loose latch sets			\$ 9,990.00	\$ 9,990.00
Interiors			\$ 278,776.06	\$ 278,776.06
patch damaged ceiling plaster (5%), 3 troweled coats			\$ 3,971.70	\$ 3,971.70
patch cracked wall plaster (5%)			\$ 5,956.45	\$ 5,956.45
touch up / repaint trim & walls (50%)			\$ 22,112.59	\$ 22,112.59
refinish flooring - paint/carpets (50%)			\$ 108,672.20	\$ 108,672.20
wall paper restoration			\$ 129,488.13	\$ 129,488.13
replace upstairs toilets			\$ 4,900.00	\$ 4,900.00
replace upstairs faucets			\$ 3,675.00	\$ 3,675.00
MEP	\$ 1,875.00	\$ 251,327.36		\$ 253,202.36
fire suppression sprinkler system		\$ 68,627.36		\$ 68,627.36
basement sump pump	\$ 1,875.00			\$ 1,875.00
replace electrical service distribution		\$ 15,000.00		\$ 15,000.00
replace circuits and wiring for lighting & branch power		\$ 167,700.00		\$ 167,700.00
Site	\$ 30,019.76		\$ 12,532.45	\$ 42,552.21
Accessible brick walkway from driveway to rear patio & driveway to front stoop			\$ 4,666.65	\$ 4,666.65
re-lay rear brick patio			\$ 7,865.80	\$ 7,865.80
replace driveway (asphalt)	\$ 23,665.04			\$ 23,665.04
removing plantings and provide gravel drip strip with perimeter drain at building perimeter	\$ 6,354.72			\$ 6,354.72
Structure	\$ 90,490.53			\$ 90,490.53
foundation masonry cleaning, tuck pointing & repair	\$ 2,362.50			\$ 2,362.50
foundation walls: waterproofing membrane (15#felt), 2"sprayfoam insulation; intumescent coating	\$ 21,659.40			\$ 21,659.40
perimeter interior trench drain with filter fabric and 6" gravel	\$ 765.45			\$ 765.45
temporary shoring at first floor framing repair	\$ 37,500.00			\$ 37,500.00
first floor framing repair & select replacement	\$ 11,777.15			\$ 11,777.15
Basement floor moisture control - drainage mat on top of the existing slab with 2 in. of rigid-foam insulation and new concrete slab topping.	\$ 16,426.03			\$ 16,426.03
Construction Total	\$ 224,960.87	\$ 251,327.36	\$ 338,798.51	\$ 815,086.74
Soft Costs 33.08%	\$ 74,417.05	\$ 83,139.09	\$ 112,074.55	\$ 269,630.69
GRAND TOTAL	\$ 299,377.92	\$ 334,466.45	\$ 450,873.06	\$ 1,084,717.43

Tax Map View 43 Austin



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/21/2023
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Record and return to:
Attorney Lisa J. Bellanti
Casassa Law Office
459 Lafayette Road
Hampton, NH 03842



LCHIP	ROA608178	25.00
RECORDING		14.00
SURCHARGE		2.00

FIDUCIARY DEED

JACINTHE GROTE, as **TRUSTEE** of **THE PETER BECK REVOCABLE TRUST OF 1992**, a New Hampshire trust created u/a dated September 22, 1992, with a mailing address of 124 Washington Road, Rye, Rockingham County, New Hampshire 03870, for consideration paid, grants to **PORTSMOUTH HISTORICAL SOCIETY**, a domestic non-profit corporation, of 10 Middle Street, P.O. Box 728, Portsmouth, Rockingham County, New Hampshire 03802, the following described premises:

A certain tract or parcel of land with any improvements thereon, situated at 43 Austin Street, Portsmouth, Rockingham County, New Hampshire, more particularly bounded and described as follows:

Southerly by Austin Street; Westerly by land now or formerly of Frank A. J. Veneroso at 53 Austin Street, Map/lot, 0127-0026-0000, and in part by land now or formerly of Advent Christian Church; Northerly by land now or formerly of Donald Trahan at 606 State Street, Map/lot 0127-0021-0000 and by land now or formerly of George Alexandrou at 690-10 State Street, Map/lot 0137-0030-0010; and Easterly by land now or formerly of Sean Mahoney at 27 Austin Street, Map/lot 0127-0028-0000.

SUBJECT TO the restrictions and conditions contained in The Peter Beck Revocable Trust of 1992, as amended August 28, 2013, which amendment was confirmed as such by court order dated December 21, 2021 in the 10th Circuit – Probate Division – Brentwood, Docket #318-2020-EQ-01427. These restrictions and conditions shall run with the land.

SUBJECT TO and TOGETHER WITH all other reservations, restrictions and/or covenants and easements of record, insofar as in force and applicable.

Meaning and intending to describe and convey the same premises conveyed to Peter Beck, Trustee of The Peter Beck Revocable Trust of 1992 by deed of Peter Beck dated September 9, 2005 and recorded in the Rockingham County Registry of Deeds at Book 4556, Page 0647. See also deed of Caroline Pickard Culbert to Peter Beck dated November 7, 1956, recorded in said Registry at Book 1428, Page 0187. See also deed of Charles J. Griffin, Executor under the Will of Edith K. Harris to Peter Beck dated December 21, 1956 recorded in said Registry at Book 1428, Page 0189.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

This transfer is a from a revocable trust made irrevocable upon the death of the grantor of the trust, in accordance with the terms of the trust instrument, and is exempt from transfer tax stamps pursuant to R.S.A 78-B:2, XI.

Certificate of Trustee pursuant to RSA 564-A:7

The undersigned trustee as Trustee under The Peter Beck Revocable Trust of 1992 created by Peter Beck as grantor under trust agreement dated September 22, 1992, as amended August 28, 2013 and June 10, 2016, and by provisions under the Last Will and Testimony of Peter Beck dated August 28, 2013 which Last Will and Testimony was validated as an amendment to said Trust by the 10th Circuit – Probate Division – Brentwood, Docket #318-2020-EQ-01427, and by and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

This is not homestead property.

Signed on February 23, 2022.

Jacinthe Grote
Jacinthe Grote, Trustee of
The Peter Beck Revocable Trust of 1992

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing deed was acknowledged before me on February 23, 2022 by Jacinthe Grote, Trustee of The Peter Beck Revocable Trust of 1992, on behalf of said Trust.



[Signature]
(Signature of notarial officer)
(Seal)
Title: Notary Public
My Commission Expires:

53601

**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
NH CIRCUIT COURT**

10th Circuit - Probate Division - Brentwood
PO Box 789
Kingston NH 03848-0789

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<http://www.courts.state.nh.us>

NOTICE OF DECISION

**PORTSMOUTH HISTORICAL SOCIETY
10 MIDDLE STREET
PORTSMOUTH NH 03801**

Case Name: **The Peter Beck Revocable Trust of 1992**
Case Number: **318-2020-EQ-01427**

On December 02, 2021, Judge Mark F. Weaver issued orders relative to:

Assented to Motion for Appearance of Strawberry Banke Museum f/k/a Strawberry Banke, Inc by remote means is granted.

Any Motion for Reconsideration must be filed with this court by December 31, 2021. Any appeals to the Supreme Court must be filed by January 20, 2022.

December 21, 2021

LoriAnne Hensel
Clerk of Court

C: Jacinthe Grote, Trustee; Pamela J. Newkirk, ESQ; Heather Elizabeth Crandlemire; Geoffrey Reynolds Crandlemire; Brooks Taylor Crandlemire; Christopher Hume Reynolds; Laura Stone Reynolds; Jenny Orme Reynolds; Strawberry Banke, Inc; Mount Holyoke; Dartmouth College; Palden Shangpa's Vermont, Inc.; Discover Portsmouth; Charitable Trusts Unit; Strawberry Banke Museum; Lisa J. Bellanti, ESQ; Diane M. Quinlan, ESQ; Michele E. Kenney, ESQ

**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
NH CIRCUIT COURT**

10th Circuit - Probate Division - Brentwood
PO Box 789
Kingston NH 03848-0789

Telephone: 1-855-212-1234
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<http://www.courts.state.nh.us>

NOTICE OF DECISION

**PORTSMOUTH HISTORICAL SOCIETY
10 MIDDLE STREET
PORTSMOUTH NH 03801**

Case Name: **The Peter Beck Revocable Trust of 1992**
Case Number: **318-2020-EQ-01427**

On December 21, 2021, Judge Mark F. Weaver issued orders relative to:

Motion for Entry of Judgment is granted - See Narrative Order.
Proposed Order approved changed to Order approved and allowed.

Any Motion for Reconsideration must be filed with this court by December 31, 2021. Any appeals to the Supreme Court must be filed by January 20, 2022.

December 21, 2021

LoriAnne Hensel
Clerk of Court

C: Jacinthe Grote, Trustee; Pamela J. Newkirk, ESQ; Heather Elizabeth Crandlemire; Geoffrey Reynolds Crandlemire; Brooks Taylor Crandlemire; Christopher Hume Reynolds; Laura Stone Reynolds; Jenny Orme Reynolds; Strawberry Banke, Inc; Mount Holyoke; Dartmouth College; Paiden Shangpa's Vermont, Inc.; Discover Portsmouth; Charitable Trusts Unit; Strawberry Banke Museum; Lisa J. Bellanti, ESQ; Diane M. Quinlan, ESQ; Michele E. Kenney, ESQ

10th CIRCUIT COURT

THE STATE OF NEW HAMPSHIRE

PROBATE DIVISION
BRENTWOOD

RECEIVED
DEC 06 2021

10th Circuit at Brentwood

Case Number: 318-2020-EQ-01427

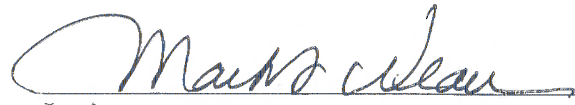
In re: The Peter Beck Revocable Trust of 1992

mzw ~~PROPOSED~~ ORDER

It is hereby ordered as follows:

1. The Peter Beck Revocable Trust of 1992 is annexed hereto as Exhibit A.
2. The August 28, 2013 Amendment to the Peter Beck Revocable Trust of 1992, annexed hereto as Exhibit B, revokes Paragraphs 3.D.2.a., and 3.D.2.e.i. and ii of the Trust.
3. The August 28, 2013 Amendment to the Peter Beck Revocable Trust of 1992 makes no additional changes or modifications to Paragraph 3.D. of the Trust.
4. The August 28, 2013 Amendment to the Peter Beck Revocable Trust of 1992 includes specific bequests in the amount of Ten Thousand Dollars (\$10,000.00) to each of the Portsmouth Historical Society and the Society for the Protection of New Hampshire Forests on the terms set forth therein.
5. The August 28, 2013 Amendment to the Peter Beck Revocable Trust of 1992 disposes of all of the trust residuary in an endowment to Palden Shangpa's Vermont on the terms set forth therein.
6. The bequest to Strawberry Banke Museum has been satisfied and no further distribution shall be made to Strawberry Banke Museum.
7. The instrument called the Last Will and Testimony dated August 28, 2013, annexed hereto as Exhibit C, is an amendment to the Peter Beck Revocable Trust of 1992.

Dated: 12/21/2021

A handwritten signature in cursive script, appearing to read "Mark F. Weaver", written over a horizontal line.

Justice

Mark F. Weaver
Judge

EXHIBIT A

THE ORIGINAL OF THIS DOCUMENT IS LOCATED AT THE OFFICES OF
McLANE, GRAF, RAULERSON & MIDDLETON, P.A.
900 ELM STREET | MANCHESTER, NH 03105-0326 | (603) 625-6464

**THE
PETER BECK
REVOCABLE TRUST OF 1992**

THE PETER BECK REVOCABLE TRUST OF 1992

TRUST AGREEMENT, made on *Sept 22*, 1992 between PETER BECK, residing in Portsmouth, New Hampshire (hereinafter called the "Grantor"), and PETER BECK, residing in Portsmouth, New Hampshire (hereinafter called the "Trustee").

1. TRUST PROPERTY. The Grantor does hereby transfer and deliver to the Trustee the property listed in SCHEDULE A annexed hereto, to have and to hold the same and any cash, securities, or other property which the Trustee may, pursuant to any of the provisions hereof, at any time hereafter, hold or acquire, all of such property being hereinafter referred to collectively as the "trust estate," for the uses and purposes and upon the terms and conditions herein set forth.

2. DISPOSITIVE PROVISIONS: LIFETIME. The Trustee shall hold, manage, invest and reinvest the trust estate, and shall collect the income thereof and dispose of the net income and principal as follows:

A. Pay such parts of the income, if any, and such parts of the principal of this trust to, or for the benefit of, the Grantor as the Grantor directs from time to time for the Grantor's support in reasonable comfort, education (including college and professional education), and maintenance in health (including medical, dental, hospital, nursing and nursing home expenses). Any income accrued or accumulated at the time of the Grantor's death shall be paid and transferred to principal, to be administered according to the terms hereinafter provided.

B. In addition, during the lifetime of the Grantor, if the Grantor becomes so incapacitated that he cannot exercise his rights under sub-paragraph 2.A. above, and there are sufficient assets in this trust to do so, the Trustee is authorized to pay such parts of the income, if any, and such parts of the principal of this trust to, or for the benefit of, the Grantor and the Grantor's spouse as it deems advisable for their support in reasonable comfort and maintenance in health (including medical, dental, hospital, nursing and nursing home expenses), taking into consideration the amount of their income from sources other than this trust.

3. DISPOSITIVE PROVISIONS: AFTER-DEATH. Upon the death of the Grantor, the Trustee shall thereafter apply and distribute the trust estate as follows:

A. If, at the time of the Grantor's death, there is found with this trust agreement a memorandum regarding

certain items of the Grantor's tangible personal property, the Trustee shall distribute the items of the Grantor's tangible personal property contained in said memorandum, outright and free of trust, as therein provided.

All of the Grantor's remaining tangible personal property and household effects which are then part of the trust estate, if any, including furniture, clothing, jewelry, silver, books, pictures, china, automobiles and their equipment, other vehicles and their equipment, and other articles of personal and household use or ornament, shall be distributed, outright and free of trust, to Nancy R. Beck, if she survives the Grantor.

If the Grantor's spouse, Nancy R. Beck, shall not survive the Grantor, then the Trustee shall distribute, outright and free of trust, all of the Grantor's tangible personal property and household effects located at 43 Austin Street, Portsmouth, New Hampshire, to Meredith S. Crandlemire, of Standish, Maine, if she shall be then living. Thereafter, the Trustee shall sell all of the Grantor's remaining tangible personal property and household effects at public auction or at private sale at maximum advantage to the trust estate and the net proceeds therefrom shall be added to the then remaining trust estate hereinbelow described in sub-paragraph 3.D. and administered as part thereof.

- B. Thereafter, if the Grantor's spouse, Nancy R. Beck, survives the Grantor, the Trustee shall divide the trust estate into two parts, one to be known as the "Marital QTIP Trust," and the other, the "Family Trust."
1. The Marital QTIP Trust shall consist of an amount equal to the maximum allowable federal estate tax marital deduction as calculated by law in effect at the time of the Grantor's death, diminished by the value for federal estate tax purposes of all items in the Grantor's gross estate which qualify for said deduction and which pass or have passed to the Grantor's spouse under the Grantor's will, by survivorship in joint tenancy or tenancy by the entirety property, by life insurance settlement, by operation of law or otherwise. Provided, however, that if the amount of the maximum allowable federal estate tax marital deduction in the Grantor's estate is greater than the amount needed to reduce the federal estate tax to zero, after considering the available unified tax credit and

state death tax credit allowable in determining such tax (provided that the state death tax credit shall be taken into account only to the extent that doing so would not result in an increase in state death taxes which would otherwise be payable), then the amount set aside in the Marital QTIP Trust shall be equal only to that portion of such marital deduction that is needed to reduce the federal estate tax on the Grantor's estate to zero.

2. For the purpose of determining the amount to be transferred into the Marital QTIP Trust, values shall be those which are finally determined for federal estate tax purposes. Elections made by the Grantor's executor with respect to an alternate valuation date and with respect to taking certain deductions for income tax purposes rather than for estate tax purposes shall determine the aforesaid values and the amount to constitute the Marital QTIP Trust. The words "which pass" or "has passed" shall have the same meaning as under the Internal Revenue Code for marital deduction purposes and no assets shall be transferred to the Marital QTIP Trust that do not qualify for the marital deduction.
3. In making allocation or distribution to the Marital QTIP Trust the Trustee is authorized to satisfy the Marital QTIP Trust in cash or in kind, or in combination of both, provided that all assets placed in the Marital QTIP Trust shall be valued for the purpose of being placed in the Marital QTIP Trust at their fair market value as determined as of the dates of respective distributions to the Marital QTIP Trust, which dates shall be the dates on which the Trustee makes specific allocation on its books of account (if such assets are in negotiable form), or when delivery is made in proper form for transfer, or a deed is executed (if real estate) and the aggregate fair market value thereof shall be no less than the amount required to completely fund the Marital QTIP Trust. The Trustee is further authorized to estimate the size of the Marital QTIP Trust and to fund the trust, subject, however, to any adjustments which may be required upon final determination of the federal estate tax on the Grantor's estate.
4. No debts, funeral expenses, expenses of administration, estate, inheritance, transfer, legacy or

succession taxes (state and federal), and any interest or penalties thereon shall be apportioned against or paid from the Marital QTIP Trust, any other provisions in the Grantor's will to the contrary notwithstanding.

C. Marital QTIP Trust. The Marital QTIP Trust shall be held and administered and disposed of as follows:

1. The Trustee shall pay over to the Grantor's spouse all of the net income of this Marital QTIP Trust during her life, at least annually, but at more frequent intervals if the Grantor's spouse shall, in writing, direct.

Also, the Trustee shall pay over to the Grantor's spouse whatever part or parts of the principal as the Trustee may deem proper or necessary for her support in reasonable comfort and maintenance in health (including medical, dental, hospital, nursing and nursing home expenses).

2. The Grantor's spouse shall have the absolute right once during each and every calendar year, between December 1 and December 31 inclusive, to withdraw from the principal of the Marital QTIP Trust, any amount, in cash or in kind, not to exceed Five Thousand Dollars (\$5,000) or five percent (5%) of the then value of the principal of the Marital QTIP Trust, whichever amount is greater. Such right to withdraw shall be noncumulative.
3. Upon the death of the Grantor's spouse, the Trustee shall pay to the executor of the Grantor's spouse's estate all income accrued but undistributed at the date of death of the Grantor's spouse. The Trustee shall then dispose of the then remaining principal as follows:
 - a. The Trustee shall first pay to the executor of the Grantor's spouse's estate, out of the principal of the trust estate, the full amount by which estate, inheritance, transfer, legacy or succession taxes (federal and state), and including penalties or interest thereon, imposed by reason of the Grantor's spouse's death, are increased as a result of the inclusion of this Marital QTIP Trust in the Grantor's spouse's estate for such tax purposes. The final determination of the amount due hereunder shall be based upon the values as finally determined for

federal estate tax purposes in the Grantor's spouse's estate.

- b. The Trustee shall then pay over and add the principal, if any, remaining at the Grantor's spouse's death and after the payment required under sub-paragraph 3.C.3.a. has been made, to the Family Trust and thereafter said additional principal shall be administered as part thereof.

D. Family Trust. The Family Trust shall consist of all of the remainder of the trust estate which has not been heretofore previously allocated and shall be held and administered and disposed of by the Trustee as follows:

1. If the Grantor's spouse, Nancy R. Beck, survives the Grantor, then, during her lifetime, the Trustee may pay over to her or may use, apply or expend for her direct or indirect benefit, so much or all of the income of the trust hereby created and so much or all of the principal of said trust as the Trustee may deem proper or necessary for her support in reasonable comfort and maintenance in health (including medical, dental, hospital, nursing and nursing home expenses).

In addition, the Grantor's spouse shall have the absolute right once during each and every calendar year, between December 1 and December 31 inclusive, to withdraw from the principal of the Family Trust any amount, in cash or in kind, not to exceed Five Thousand Dollars (\$5,000) or five percent (5%) of the then value of the principal of the Family Trust, whichever amount is greater. Such right to withdraw shall be noncumulative.

Said right of withdrawal herein shall not be made in duplication of the right of withdrawal contained in the Marital QTIP Trust in sub-paragraph 3.C.2. hereinabove and if the Grantor's spouse has utilized, in any calendar year, the right of withdrawal granted her in sub-paragraph 3.C.2. above, she shall have no right to exercise the withdrawal right granted hereunder in the same calendar year, or vice versa.

2. Upon the death of the Grantor's spouse, or upon the Grantor's death if the Grantor's spouse does not survive him, the Trustee shall distribute, outright and free of trust, the trust estate as follows:

- a. The sum of ten thousand dollars (\$10,000) to each of the following nieces and nephews of the Grantor's spouse, if then living:
 - i. Heather Elizabeth Crandlemire;
 - ii. Geoffrey Reynolds Crandlemire;
 - iii. Brooks Taylor Crandlemire;
 - iv. Christopher Hume Reynolds;
 - v. Laura Stone Reynolds;
 - vi. Jenny Orme Reynolds; and
 - vii. the Grantor's friend, Deidre Caproni, of Bethany, Connecticut, if she is then living.

- b. The sum of ten thousand dollars (\$10,000) to each of the following charitable organizations:
 - i. Dana Hall Schools, of Wellesley, Massachusetts, to be used for its general purposes;
 - ii. New Hampshire Association for the Blind, of Concord, New Hampshire, to be used for its general purposes;
 - iii. Perkins School for the Blind, of Watertown, Massachusetts, to be used for its general purposes;
 - iv. Carroll Center for the Blind Inc., of Newton, Massachusetts, to be used for its general purposes; and
 - v. Strawberry Banke Inc., of Portsmouth, New Hampshire, to be used for its general purposes.

- c. The sum of twenty-five thousand dollars (\$25,000) to Meredith S. Crandlemire, if she is then living.

- d. The sum of twenty-five thousand dollars (\$25,000) to Greater Piscataqua Community Foundation, of Portsmouth, New Hampshire, to be added to its Futures Fund.

- e. The remainder of said trust estate shall be distributed, outright and free of trust, as follows:
- i. Sixty percent (60%) thereof to the Trustees of the Mount Holyoke College, a corporation existing under the laws of the Commonwealth of Massachusetts and located in South Hadley in said Commonwealth, to be designated as THE ADRIAN BECK ENDOWMENT, to be used to establish a junior chair or a full professorship in the field of political science or history.

In the event there shall be funds in excess of the amount needed to establish a professorship, as described above, then the remainder thereof shall be designated as THE NANCY R. BECK 1948 ENDOWMENT, one-half (1/2) of the income of said Fund to be used for scholarships and the remaining one-half (1/2) of the income to be added to the principal of said Fund.

- ii. Forty percent (40%) thereof to the Trustees of Dartmouth College, a corporation duly existing under the laws of the State of New Hampshire and located in Hanover in said state, to be designated as THE ADRIAN BECK 1941 ENDOWMENT, to be used to establish a junior chair or a full professorship in the field of political science or history.

In the event there shall be funds in excess of the amount needed to establish a professorship, as described above, then the remainder thereof shall be designated as THE PETER BECK 1945 ENDOWMENT, one-half (1/2) of the income of said Fund to be used for scholarships and the remaining one-half (1/2) of the income to be added to the principal of said Fund.

4. TRUSTEE'S POWERS DURING GRANTOR'S INCAPACITY. If at any time during the Grantor's lifetime, there is delivered to the Trustee other than the Grantor, if any, or, if none, then to the successor Trustee, a written opinion, signed by two (2) licensed

physicians, stating that the Grantor has become incompetent or incapacitated, then from and after the delivery of such written opinion the Trustee other than the Grantor, or the successor Trustee, as the case may be, shall have those powers and authorities with respect to the trust estate given to it under sub-paragraph 2.B. and Paragraph 5.

5. TRUSTEE'S POWERS AFTER GRANTOR'S INCAPACITY OR DEATH.

In the administration of the trust estate, the Trustee, during the lifetime of the Grantor, shall have all of the powers granted to trustees under the Uniform Trustees' Powers Act, R.S.A. 564-A, as it may be amended from time to time.

6. ADDITIONAL PROPERTY.

The Grantor, or his spouse, Nancy R. Beck, may, by will, trust or during their lifetimes, from time to time, transfer and deliver to the Trustee cash, securities, and other property acceptable to the Trustee, and such cash, securities, and other property shall be held, administered, and disposed of by the Trustee in accordance with the provisions of this agreement without the execution of any further instrument or declaration.

7. SUCCESSOR TRUSTEE.

The following provisions shall govern the addition, removal and succession of the Trustee:

- A. If Peter Beck shall be unable or unwilling to serve in the capacity of Trustee for any reason, then the Grantor's spouse, Nancy R. Beck, shall serve in his stead.
- B. If Nancy R. Beck shall be unable or unwilling to serve in the capacity of Trustee for any reason, then Meredith S. Crandlemire, of Standish, Maine, shall serve in his stead.
- C. If Meredith S. Crandlemire shall be unable or unwilling to serve in the capacity of Trustee for any reason, then Dr. Matthew Norman, of Portsmouth, New Hampshire, shall serve in her stead.
- D. In the event there shall be no successor Trustee who shall be able or willing to serve in the capacity of Trustee, then the remaining Trustee, may, by a written instrument signed and acknowledged by him, appoint a successor Trustee.

8. TAX PROVISION.

The trust estate shall not be charged with the payment of any estate, inheritance, legacy, death taxes or duties of any nature (state or federal), or any interest or penalty thereon, except to the extent that the other assets in the Grantor's estate (excluding any assets which may be exempted from the payment of such taxes by the last will of the Grantor)

shall be insufficient to discharge such taxes, interest or penalties or shall be insufficiently liquid to satisfy the same. The Trustee may rely conclusively upon written certification from the executor of the Grantor's estate, or if no probate administration of the Grantor's estate is required under applicable law, upon request of the person or persons nominated as executor under the Grantor's will or upon any other evidence, as to the existence of such insufficiency and the amount thereof.

Provided, further, that in the event that no probate administration of the Grantor's estate is required under applicable law, the Trustee shall have all the powers and authority given the executor under the Grantor's will in relation to such taxes.

9. DEBTS AND EXPENSES. The trust estate shall not be charged with the payment of legal debts of the Grantor's estate, funeral expenses or expenses of administration of the Grantor's estate except to the extent that the other assets in the Grantor's estate shall be insufficient to discharge such debts and expenses, or shall be insufficiently liquid to satisfy the same. The Trustee may rely conclusively upon written certification from the executor of the Grantor's estate, or if no probate administration of the Grantor's estate is required under applicable law, upon request of the person or persons nominated as executor under the Grantor's will, or upon any other evidence, as to the existence of such insufficiency and the amount thereof. If the Trustee shall be required to pay any such debts and expenses, the same shall be treated as debts and expenses of the trust estate (to the extent the assets of the Grantor's estate are insufficient to satisfy the same) or as loans to the Grantor's estate (to the extent the liquid assets of the Grantor's estate are insufficient to satisfy the same) if any such debts and expenses are deducted for federal estate tax purposes in computing the value of the Grantor's taxable estate under Section 2053 of the Internal Revenue Code of 1986, or any provision successor thereto. If any such debts and expenses are either not so deducted or deductible under Section 2053 of the Internal Revenue Code of 1986, or any provision successor thereto, however, the same shall be charged against the principal of the trust estate as an expense without apportionment.


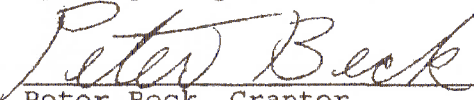

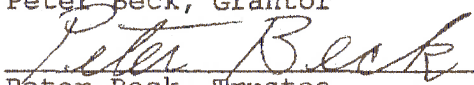
10. SURVIVAL REQUIREMENT. No person shall be deemed to have survived the Grantor, or any other person or event under the terms of this trust, unless such person survives the end of the period commencing with the close of the calendar day of the Grantor's death, the death of such other person or on which such event occurs, and ending with the close of the thirtieth (30th) calendar day thereafter.

11. GOVERNING LAW AND SITUS. The Grantor declares that this agreement and the trust created hereby shall be construed

and administered under the laws of the State of New Hampshire, that the validity and effect of this agreement and of this trust shall be determined in accordance with the laws of that State and that the Trustee shall not be chargeable in any court other than one of the courts of that State.

12. AMENDMENT AND REVOCATION. The Grantor reserves the right at any time or from time to time without the consent of any person and without notice to any person other than the Trustee to revoke or modify the trust hereby created, in whole or in part, to change the beneficiaries hereof, or to withdraw the whole or any part of the trust estate by filing notice of such revocation, modification, change, or withdrawal with the Trustee.

13. EXECUTION. This trust agreement, and any amendments hereto, shall be effective when executed by the Grantor, notwithstanding that the signature of the Trustee is provided for, the Trustee's signature being intended to denote the acceptance of the Trustee to serve in that capacity only.

	
_____	_____
	Peter Beck, Grantor
	
_____	_____
	Peter Beck, Trustee

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

7/22, 1992

Before me, personally appeared the above-named PETER BECK and acknowledged that he has executed the within Trust Agreement of his free will.



Notary Public/~~Justice of the Peace~~

CHARLES A. DEGRANDPRE, Notary Public
My Commission Expires April 28, 1997

SCHEDULE A

CASH: 10⁰⁰ cash

ACCEPTED: Sept. 22, 1992

Peter Beck
Peter Beck, Trustee

LAW OFFICE OF McLANE, GRAF, RAULERSON & MIDDLETON PROFESSIONAL ASSOCIATION 80 STARK STREET BOX 326 MANCHESTER, N.H. 03105	Received at	Manchester, N.H.,	September 22	1992
		Peter Beck	10	Dollars
	In re:	The Peter Beck Revocable		
		Trust of 1992		
		McLANE, GRAF, RAULERSON & MIDDLETON Professional Association		
	10		<u>Linda Petty</u>	

EXHIBIT B

original 8/28/13

AMENDMENT TO THE

PETER BECK REVOCABLE TRUST OF 1992

WHEREAS, on the 22th day of September, 1992, Peter Beck Beck, established the PETER BECK REVOCABLE TRUST OF 1992 (hereinafter sometimes referred to as the "Trust") by and between Peter Beck, as Grantor (hereinafter sometimes referred to as the "Grantor") and as Trustee (hereinafter sometimes referred to as the "Trustee"):

WHEREAS, pursuant to Section 16, of the Trust, the Grantor reserved the power to amend the Trust by an instrument in writing filing a notice of such revocation, modification, change or withdrawal with the Trustee; and

NOW THEREFORE, in consideration of the aforementioned, Peter Beck, Grantor does hereby amend the Trust by amending Section 3A to name Jacinthe Grote of Rye, New Hampshire instead-of (now deceased) Meredrth S Crandiemire.

NOW THEREFORE, in consideration of the aforementioned, Peter Beck, Grantor does hereby amend the Trust by revoking Section "D3, e, i. and ii." in its entirety. D3, subsection a., page 6 of the Revocable Trust of 1992 is to be entirely removed. D3 subsection b and D3 subsection d. is to be retained. The remainder of the trust, with the exception of all my real estate and all household furnishings, including pictures, tools, sculptures, carvings, and machinery in backyard and cellar but consisting of all household cash, all money in the joint, or individual checking account of Peter and Nancy Beck, investments, namely; all stocks and bonds whether individually or jointly owned, whether inside the Revocable Trust of 1992 or not, Government Life Insurance policy, any private placement, and all free cash in hand at any brokerage account in which Peter Beck has a then existing account, shall be distributed, outright and free of trust as, as follows:

NOW THEREFORE, in consideration of the aforementioned, Peter Beck, Grantor, having amended the Trust by revoking Sections of 3D, now retains the following sections of said trust estate to be distributed, outright and free of trust, as follows:

In equal amounts of ten thousand dollars each (\$10,000.) to the following charitable organizations, (but only if these charitable organizations have not been previously paid legacies, from the estate of Nancy R. Beck) (a) the Strawberry Banke Museum of 14 Hancock Street, Portsmouth, New Hampshire for general purposes; (b) the Portsmouth Historical Society of 43 Middle Street, Portsmouth, New Hampshire for the purpose of maintaining the Discover Portsmouth Center or other historical buildings acquired by the Historical Society; and (c) the Society for Protection of New Hampshire Forests specifically for the purpose of preserving and maintaining the Creek Farm of 400 Little Harbor Road, Portsmouth, New Hampshire

Should any of the aforementioned organizations or entities cease to exist under the above names, then to any successor organization or to a similar organization with a similar purpose. The determination as to any successor charitable organization or one with a similar purpose shall be made by the Trustee.

After payment of the foregoing charitable organizations the remaining, previously listed, money is to be placed into an endowment trust; the Peter & Nancy Beck Endowment for the exclusive benefit of Palden Shangpa's Vermont (PSV) Adrian Beck, retreat in Alburg Springs Vt. Currently under the leadership of Ms. Yana Robicheau (Tel; 802 225 6591) The money and other securities listed in this endowment are to be managed by Michael Whitney, CFA, Partner of Taylor Investment Associates, 50 Federal St., Boston Mass. 02110 Tel; 617 482 2222 a managed account that has performed well for Jacinthe Grote and Nancy Beck. Alternative registered money managers of part or all of this endowment must be agreeable to the executor-trustee and to the full Board of PSV. Sometime during each calendar year, PSV may withdraw 5% of the then value of the Endowment to be used in furtherance of their project, including scholarship, and education, at Alburg Springs. None of this 5% can be used for any salary beyond basic living expenses for any PSV member, administrator, associate, or volunteer. The financing for capital expenses for additional buildings, or acquiring additional land, houses, water, wells, renovations, or lowering the elevated highway which was done in 1969 with no reimbursement for slope rights, on to the Beck private property, can be done by borrowing money from Taylor Investments with a low interest rate or the money can be obtained from Taylor Investment by selling securities, with no interest payments, but with the obligation to repay the loan, in bimonthly installments, after completion, in a maximum of 14 years. Three/fourths of the PSV Board Members must agree to any such loan as well as the Executor, (if there continues to be an Executor-trustee.) The administrator of the PSV Endowment must review the expenditures paid from the PSV Endowment to certify, annually, that the expenditures are reasonable, utilized for the purpose specified and compatible with the requirements specified in the Endowment. If a bond is deemed necessary to safeguard the management of the Endowment, the cost therefor shall be born equally by the PSV organization and the Endowment.

NOW THEREFORE, in consideration of the aforementioned, Peter Beck, Grantor does hereby amend the Trust by replacing deceased, Meredith S. Crandlemire in Section 7B with Jacinthe Grote of Rye, N.H. to serve in her stead. In 7C replace Meredith S. Crandlemire with Jacinthe Grote and replace Dr. Matthew Norman with Lionel Ingram of Exeter, N.H. Namely; If the Grantor's spouse, Nancy R. Beck, shall be unable or unwilling to serve in the capacity of Trustee for any reason, then Jacinthe Grote of Rye, New Hampshire shall serve in her stead. All provisions of the Trust of September 22, 1992, not hereby amended or revoked shall remain in full force and effect.

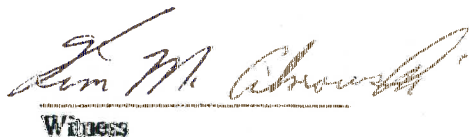
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IN WITNESS WHEREOF, the Grantor and the Trustee have executed this Amendment to the PETER BECK REVOCABLE TRUST OF 1992 on this 28th day of August, 2013

WITNESSES TO BOTH


Witness


Peter Beck, Grantor


Witness


Peter Beck, Trustee

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

On this 28th day of August, 2013 before me, the undersigned officer personally appeared Peter Beck, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in his capacities as the Grantor and Trustee for the purposes therein contained.



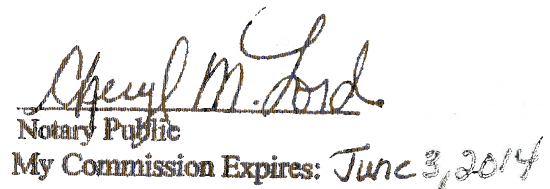

Notary Public
My Commission Expires: June 3, 2014

EXHIBIT C

Last will and testimony, regarding only, two properties, individually owned by Peter Beck and his wife Nancy Beck in Portsmouth, N.H.

Now comes Peter Beck and his wife, Nancy Beck, both living at 43 Austin St. Portsmouth, N.H. and state as follows:

Peter Beck is sole owner of unencumbered residence at 43 Austin St, Portsmouth, N.H.
Nancy Beck is sole owner of unencumbered apartment house at 85 Austin St. " " " "

By our notarized signatures we agree that upon the demise of Peter Beck and Nancy Beck, both the foregoing properties will be managed, maintained and utilized for the benefit of Discover Portsmouth, located at 10 Middle St. Portsmouth, N.H. for as long as the parent organization of Discover Portsmouth, the Portsmouth Historical Society wishes, without any financial or other charges or obligations of any kind to the unencumbered estates of Peter and Nancy Beck.

Before any income generated by one or both of these properties, can be used at the discretion of Discover Portsmouth, the foregoing obligations must be paid from said earnings. If said earnings are insufficient to pay for maintenance costs these costs will be paid by Discover Portsmouth, or the Portsmouth Historical Society

The following restrictions and conditions shall apply;

Discover Portsmouth is prohibited from ever selling one or both properties. If the properties cannot be excluded from paying taxes because the ownership of the properties remains outside 501C-3 a sale for \$1.00 with the provision that if Discover Portsmouth no longer wants the responsibility and use of the properties they can never receive more than \$1.00 when transferring the same free indefinite use of the properties as now specified for Discover Portsmouth, from another 501C-3

Discover Portsmouth may transfer ownership to another charitable 501C-3 with the same restrictions as apply to Discover Portsmouth.

If Discover Portsmouth wishes to cease being custodians and beneficiaries of the properties, they are obligated to make a diligent search for another 501C-3 in or outside Portsmouth, the first candidate being the Cornell Isles of Shoals, Creek Farm project in Portsmouth.

If no 501C-3 charity wishes to become custodian and benefactor of the properties, ownership will be turned over to Dartmouth College to be sold and the proceeds put into a scholarship or student loan fund, to be financed by the earnings of the fund, in the name of Adrian Beck '41

The pond in the back yard at 43 Austin St. shall not be destroyed by filling it in. It was carved from solid rock with extreme effort. It is at ground water level. Water is an increasingly valuable resource, this body of water can be used to irrigate, raise fish, heat a house geo-thermally or become a year round swimming place with solar heating.

The maintenance man, Wayne Tuck, for the properties for well past a decade must be allowed to continue to live in and is happy with the cellar of the apartment house at 85 Austin St. If this is no longer permitted accommodations, up to 2 rooms, must be provided, free, on the top floor, 43 Austin St. He pays no rent for this current accommodations. In return he can be trusted to do all kinds of repairs and addressing tenant complaints as well as routine maintenance for \$12.00/ hour. If he wishes to continue this relationship, his wishes must be honored as part of this property transfer. His salary may be adjusted to conform with inflation or the cost of living increase. He is hereby being given ownership of the backhoe and compressor on the properties which continue useful for leveling the hill in the back yard of 43 Austin St and snow removal.

The back yard at 43 Austin St. has a 2 story structure which is beyond repair but could qualify for repair rather than a new construction for easier permitting. The land area is large enough for a house, storage barn, or other building which would be deemed useful for Discover Portsmouth. We, Peter & Nancy Beck would allow such a structure to be built with the help of a 10 year mortgage, if necessary. The mortgage would be funded & paid by the income from one or both of the properties .

Dated _____

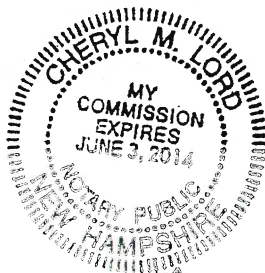
Dated: 8/28/13

Mrs. Nancy R. Beck

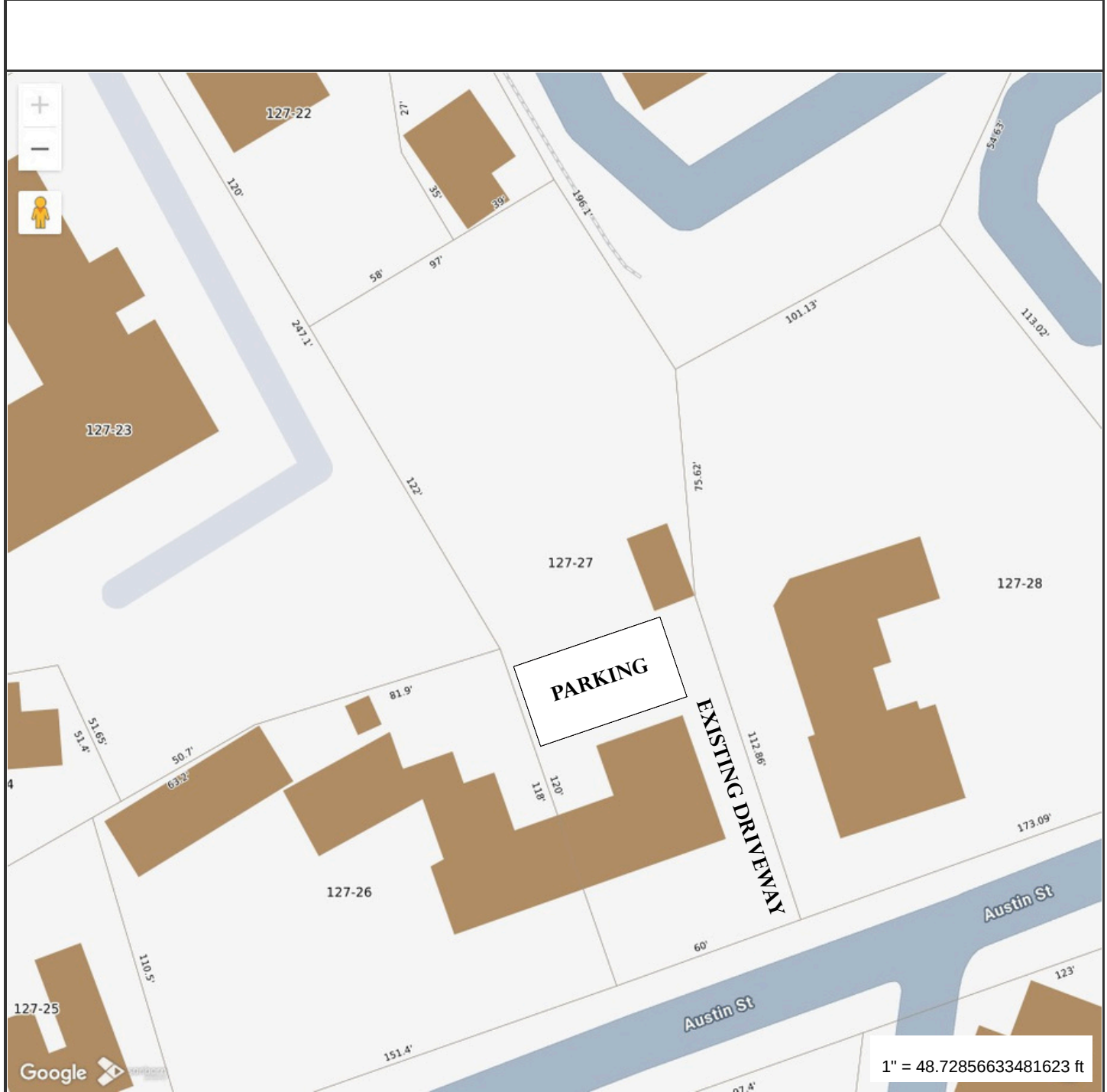
Peter Beck
Peter Beck, M.D.

*On this date: August 28, 2013
Peter Beck, MD appeared before
me:*

Cheryl M. Lord
Notary Public



My commission expires 6-3-2014



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/06/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.