

Profile Homes NH  
953 Islington St, Unit 22C  
Portsmouth, NH 03801  
603-433-2464

Date: 9/11/19

RECEIVED

SEP 16 2019

BY: \_\_\_\_\_

City of Portsmouth Historical District Commission

RE: 202 Court St Request for public hearing

Dear Members of the Historical District Commission,

Please see the attached request for public hearing for the October 2<sup>nd</sup> meeting for 202 Court St and attached plans, and specification description.

We appreciate the opportunity we have had for discussion related to this property so far and have worked to incorporate all the ideas and feedback we have received from the board.

Thank you,

Matt Silva  
Profile Homes of NH

Attached is the description for these documents which relative to the exterior improvements which include:

- New Windows
- Solar Panels
- New siding/trim
- New Garage Doors
- Railings of the building
- New Front Façade
- Fencing for shielding of the utilities and disposal areas

**Introduction:**

The property is located in the CD4-L1 zoning district within downtown. It is commonly known as the Wright Baker Auto Garage for the last 90 years, but for many others, the original Portsmouth Fire station prior to the current Portsmouth fire station built in 1920.

The proposed improvements to the site consist of converting the building from an existing auto mechanic garage with approved residential living above and into a 3 family condominium. Upon complete review of the plans in order to work within the restrictions of the variance relief we have received we are working to begin construction with improvement to revive the history of this structure.

**SPECIFICATIONS:**

**Windows:** The existing windows of the structure have been damaged or left without repair. While original to the building these windows do not appear to hold a significant amount of character to the details of the building. The tradition aspects of wavy glass seen from this time period are not available for these.

With the advice of the board our company has elected to purchase Green Mountain Windows for there historical character aspects and details throughout the building and rebuild the windows with full size trim and sils as seen in the original time period of the building

**Solar Panels:** Our company has a long standing history of energy efficient improvements to historical and new construction buildings. In the method of the energy efficiency improvements to the air sealing and added insulation to the building we are seeking to allow owners of the building the rights to install solar panels on the southern side of the building. All panels will be a "full black Panel" with not aluminum edging shown.

**Siding:** The original wood siding of the building has been covered over with a aluminum siding which is in complete disrepair. We have elected to strip all layers of siding off the building. Installed a weather air barrier (WRB) against new sheathing of the building. Provide an added layer of exterior insulation and install new wood Clapboards to be painted on the structure. Trim details will be done in wood to match the existing or original on the structure and from the

historical photo's made available.

**Garage Doors:** The existing garage doors will be replaced with new garage doors similar to the fire station located next door. Above the doors we will locate the names of the previous fire equipment on the front of the building and above the rear unit garage doors. These include The Kearsarge, The Sampson and The Dearborn.

Lighting on the exterior of the building will be located above these doors and traditional to the age of the structure.

**Front Façade and Shielding:**

We will be removing the brick façade on the building now and re establishing the original look of the building with a enhanced corner board

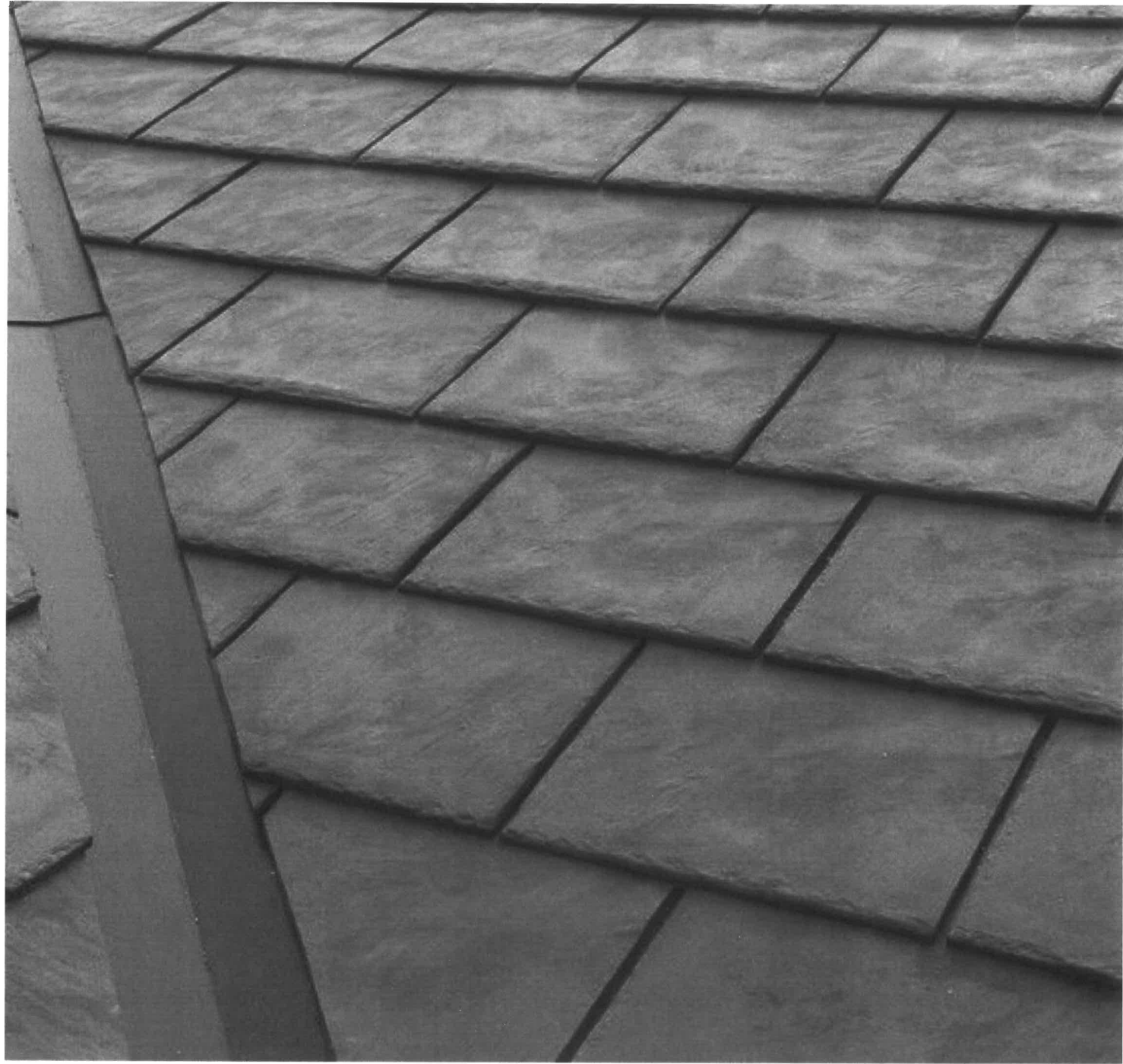
The utility Shielding will be natural wood custom fencing

**Metal Railings** will be a standard all black posts and top rail.

Please note all photo's attached for representation and discussion

Thank you,

Matt Silva  
Profile Homes



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# FIREHOUSE CONDOS

202 COURT ST., PORTSMOUTH, NEW HAMPSHIRE



## DRAWING INDEX

### ARCHITECTURAL:

- TITLE SHEET
- AB-1.0 EXISTING 1ST FLOOR PLAN
- AB-1.1 EXISTING 2ND FLOOR PLAN
- AB-2.0 EXISTING ELEVATIONS
- AB-2.1 EXISTING ELEVATIONS
- A-1.0 FIRST FLOOR PLAN
- A-1.1 SECOND FLOOR PLAN
- A-1.2 THIRD FLOOR PLAN
- A-2.0 ELEVATIONS
- A-2.1 ELEVATIONS

## ADDITION/ REMODEL



## CONSULTANTS

### ARCHITECTURAL DESIGNER:

JEREMY SHEAFF  
PH: 603-793-8431

### STRUCTURAL ENGINEER:

ATTAR ENGINEERING  
LEW CHAMBERLAIN  
PH: 207-439-6023



NET-ZERO ENERGY BUILDING  
www.profilehomesnh.com  
Ph: 603-765-6648

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SEP 16 2019

BY: \_\_\_\_\_

ISSUED FOR DESIGN#4  
MAY 30, 2019



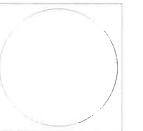
**FIREHOUSE CONDOS**

ISSUED DATES & REVISIONS:  
 ISSUED FOR DESIGN #1  
 MARCH 13, 2019  
 ISSUED FOR DESIGN #2  
 APRIL 10, 2019  
 ISSUED FOR DESIGN #3  
 APRIL 25, 2019  
 ISSUED FOR DESIGN #4  
 MAY 30, 2019

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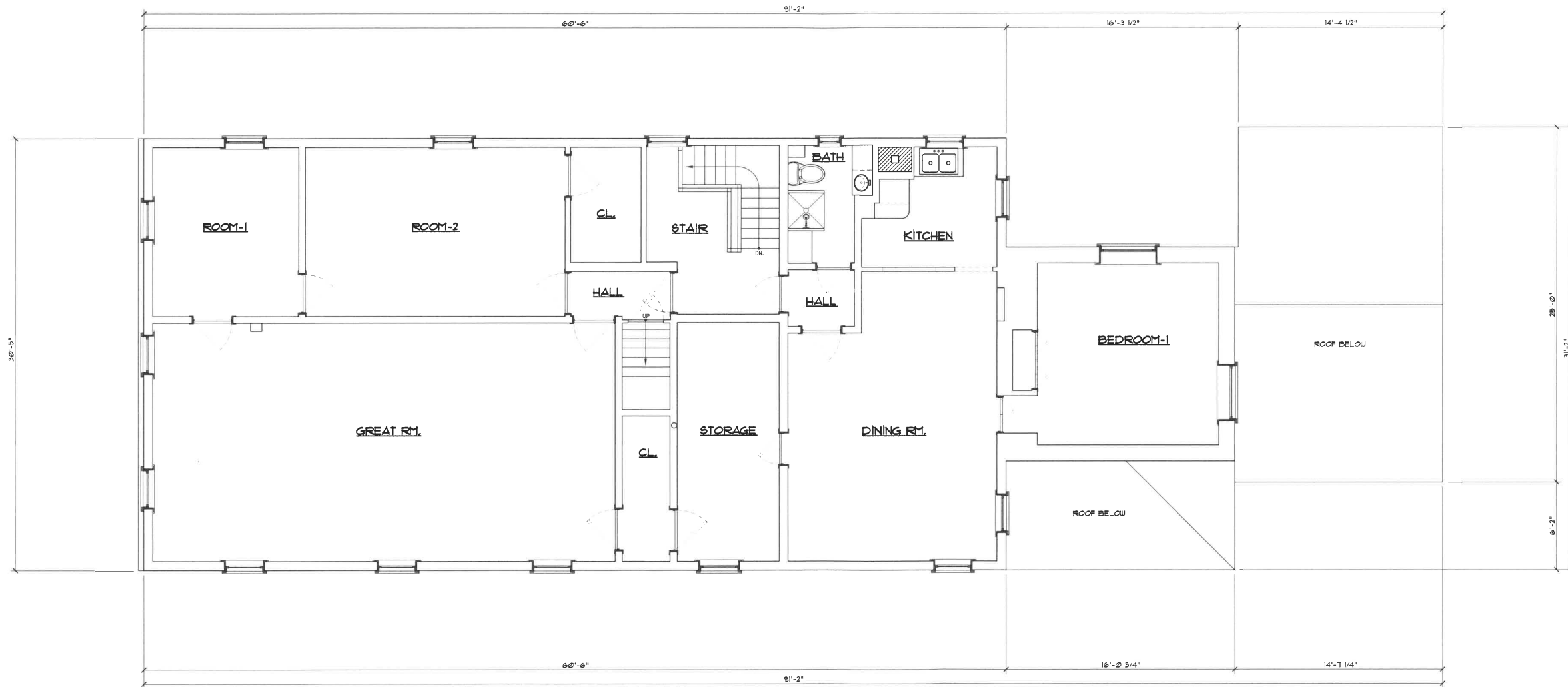
REGISTRATION:



**EXISTING SECOND FLOOR PLAN**

ISSUE DATE: 5/30/19  
 JOB NUMBER: N/A  
 DRAWN BY: Jeremy Sheaff  
 CHECKED BY: Matt Silva  
 SCALE: As Noted

**AB-1.1**



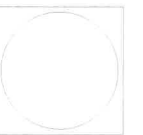
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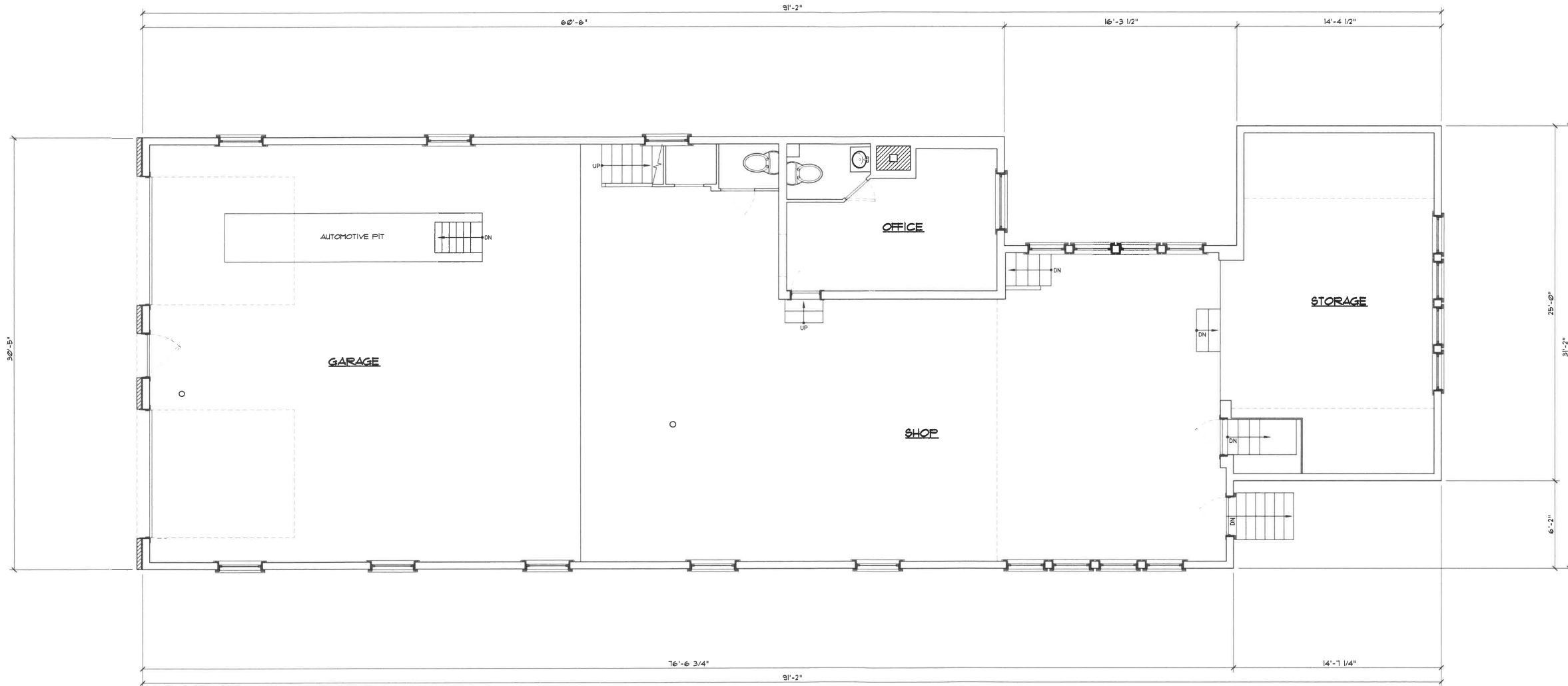
REGISTRATION:



**EXISTING FIRST FLOOR PLAN**

ISSUE DATE: 5/30/19  
JOB NUMBER: N/A  
DRAWN BY: Jeremy Sheaff  
CHECKED BY: Matt Silva  
SCALE: As Noted

**AB-1.0**



**SQUARE FOOT NOTES:**

1. FIRST FLOOR	= 2,563 SF
2. SECOND FLOOR	= 2,083 SF
<b>EXISTING TOTAL AREA</b>	<b>= 4,652 SF</b>



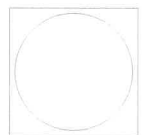
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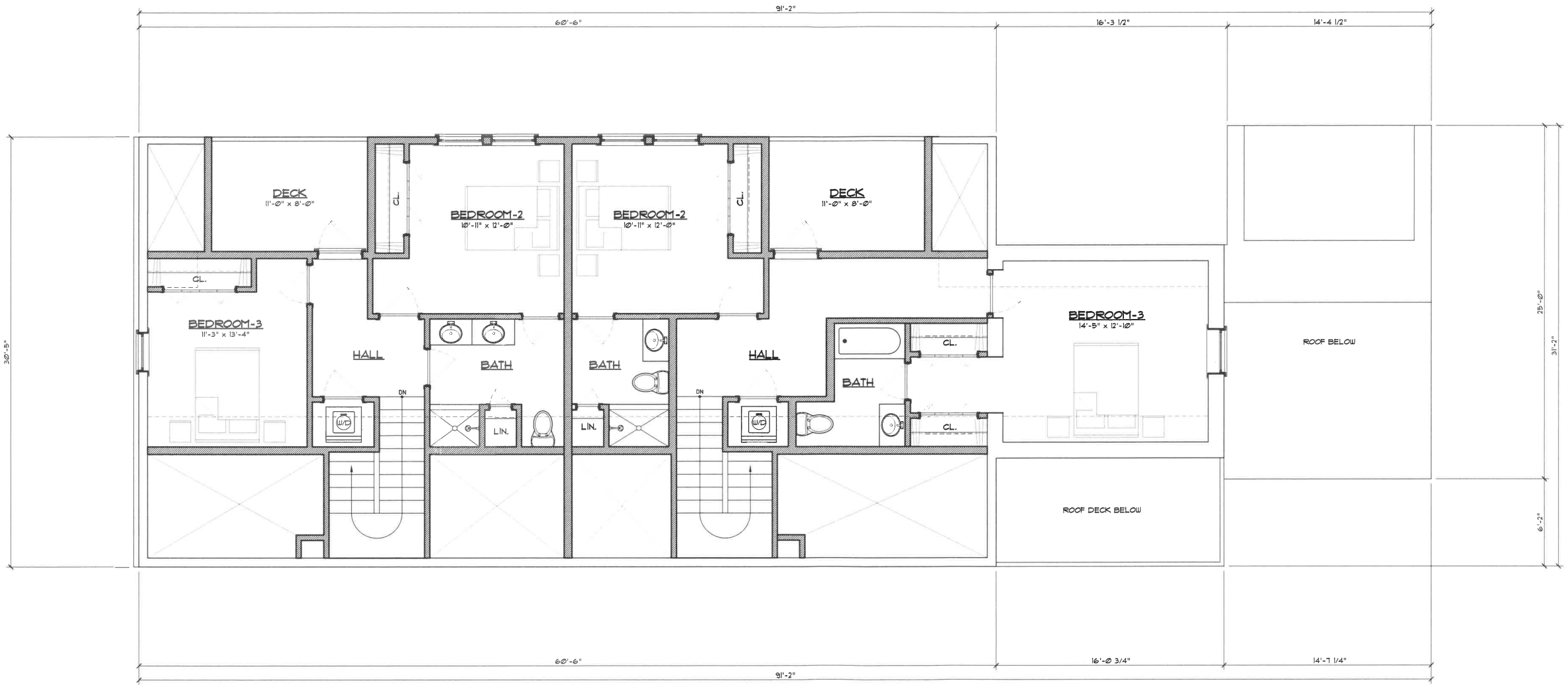
**REGISTRATION:**



**THIRD FLOOR PLAN**

ISSUE DATE: 5/30/19  
 JOB NUMBER: N/A  
 DRAWN BY: Jeremy Sheaff  
 CHECKED BY: Matt Silva  
 SCALE: As Noted

**A-1.2**



**NOTE:**  
 [Solid Line] EXISTING WALLS  
 [Dashed Line] NEW WALLS TYP.  
 [Dotted Line] BEAMS ABOVE

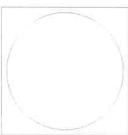
**FIREHOUSE CONDOS**

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ISSUED FOR DESIGN #1  
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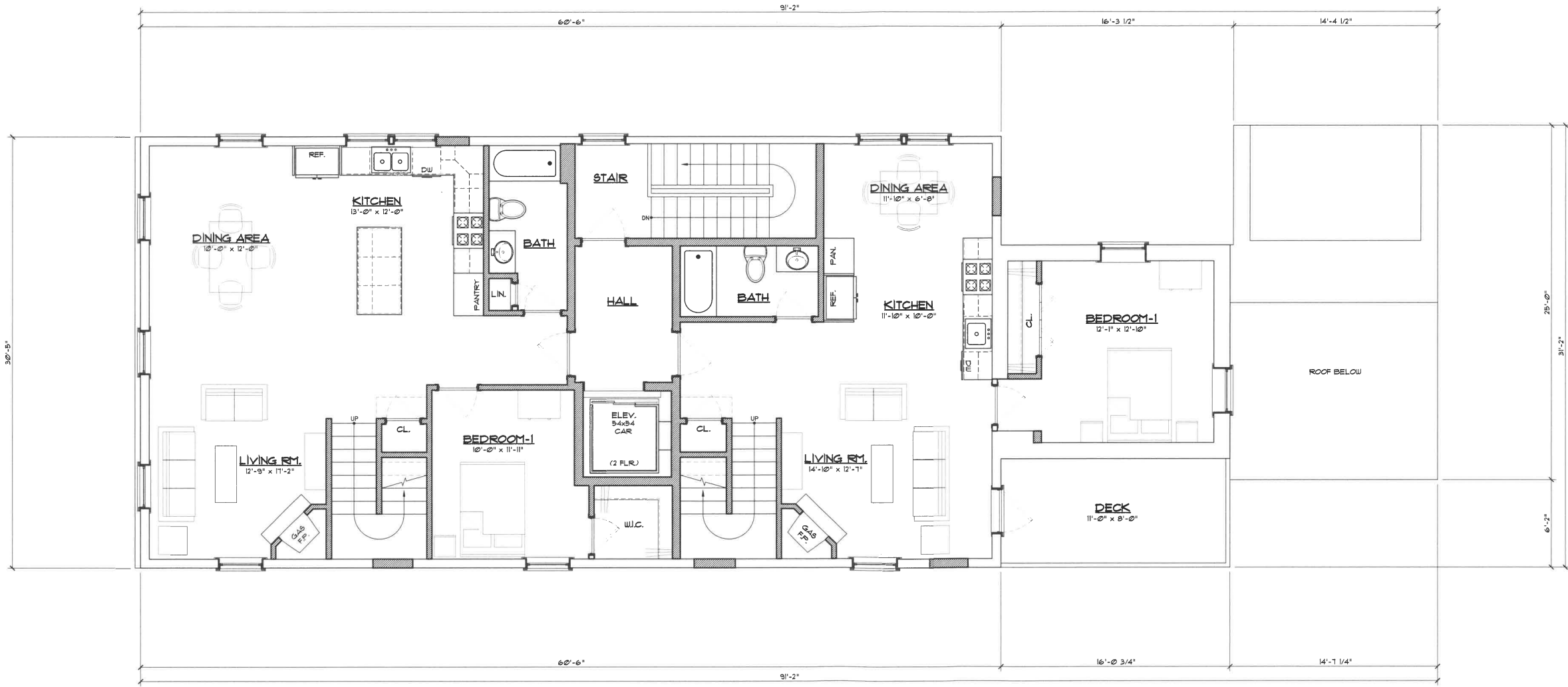
**REGISTRATION:**



**SECOND FLOOR PLAN**

ISSUE DATE: 5/30/19  
JOB NUMBER: N/A  
DRAWN BY: Jeremy Sheaff  
CHECKED BY: Matt Silva  
SCALE: As Noted

**A-1.1**



**NOTE:**  
— EXISTING WALLS  
- - - NEW WALLS TYP.  
- - - BEAMS ABOVE

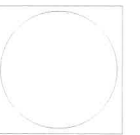
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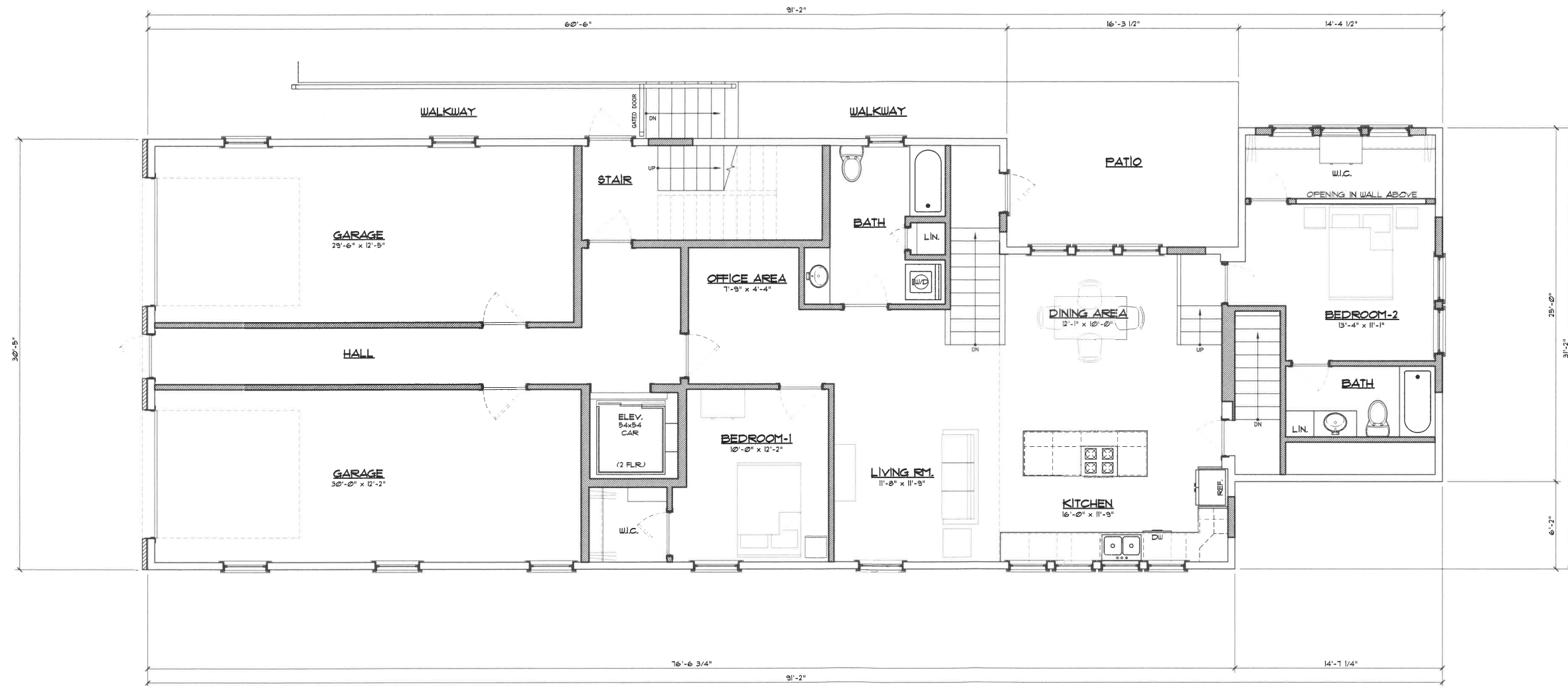





**FIRST FLOOR PLAN**

ISSUE DATE: 5/30/19  
JOB NUMBER: N/A  
DRAWN BY: Jeremy Sheaff  
CHECKED BY: Matt Silva  
SCALE: As Noted

**SQUARE FOOT NOTES:**

1. FIRST FLOOR	= 2,569 SF
2. SECOND FLOOR	= 2,283 SF
3. THIRD FLOOR	= 1,654 SF
<b>TOTAL AREA</b>	<b>= 6,306 SF</b>



**NOTE:**  
 EXISTING WALLS  
 NEW WALLS TYP.  
 BEAMS ABOVE

**FIREHOUSE CONDOS**

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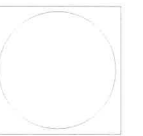
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**REGISTRATION:**



**EXISTING ELEVATIONS**

ISSUE DATE: 5/30/19  
JOB NUMBER: N/A  
DRAWN BY: Jeremy Sheaff  
CHECKED BY: Matt Silva  
SCALE: As Noted

**AB-2.1**



② LEFT ELEVATION

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



① REAR ELEVATION

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

**FIREHOUSE CONDOS**

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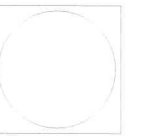
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**REGISTRATION:**



**ELEVATIONS**

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 CHECKED BY: Matt Silva
   
 SCALE: As Noted

**A-2.0**



② RIGHT ELEVATION

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



① FRONT ELEVATION

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

④ MATERIAL NOTES

③ WINDOW & DOOR SCHEDULE





# FIREHOUSE CONDOS

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General Contractor shall coordinate the dimensional requirements between the work of the various trades.



② RIGHT ELEVATION

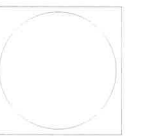
DRAWING SCALE: 1/4" = 1'-0"



① FRONT ELEVATION

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

### REGISTRATION:



### EXISTING ELEVATIONS

ISSUE DATE: 5/30/19  
 JOB NUMBER: N/A  
 DRAWN BY: Jeremy Sheaff  
 CHECKED BY: Matt Silva  
 SCALE: As Noted

# AB-2.0

**FIREHOUSE CONDOS**

**ISSUED DATES & REVISIONS:**
  
 ISSUED FOR DESIGN #1
   
 MARCH 13, 2019
   
 ISSUED FOR DESIGN #2
   
 APRIL 10, 2019
   
 ISSUED FOR DESIGN #3
   
 APRIL 25, 2019
   
 ISSUED FOR DESIGN #4
   
 MAY 30, 2019

**GENERAL NOTES:**

General Contractor shall make all Subcontractors and suppliers aware of the requirements of these notes.

All work shall be performed in compliance with all applicable Local, State and National Building, Life Safety and Electrical codes.

General Contractors shall be responsible for securing all permits as necessary for the completion of work shown throughout the Contract Documents.

General Contractor shall lay out in the field the entire work to verify dimensional relationship before constructing any part, and shall verify all existing conditions and locations before proceeding.

Failure to verify dimensions and conditions before proceeding may subject the General Contractor to the required removal of completed work at General Contractor's Cost. If a discrepancy which could have been discovered cause modifications to the plans.

General Contractor shall coordinate the dimensional requirements between the work of the various trades.

Any discrepancies found in the plans, dimensions, existing conditions or any apparent error in the classifying or specifying of a product, material or means of assembly is to be pointed out to Profile Homes immediately.

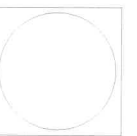
Drawings shall not be scaled for dimensions and/or sizes. Profile Homes assumes no responsibility for use of incorrect scale.

Regardless of whether or not an item is shown or specified, General Contractor shall provide said item if it is necessary for the proper installation or function of an item shown or specified. Suppliers and Subcontractors shall inform the General Contractor of their requirements for the work of other trades, which may not be indicated, prior to bidding.

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**REGISTRATION:**



**ELEVATIONS**

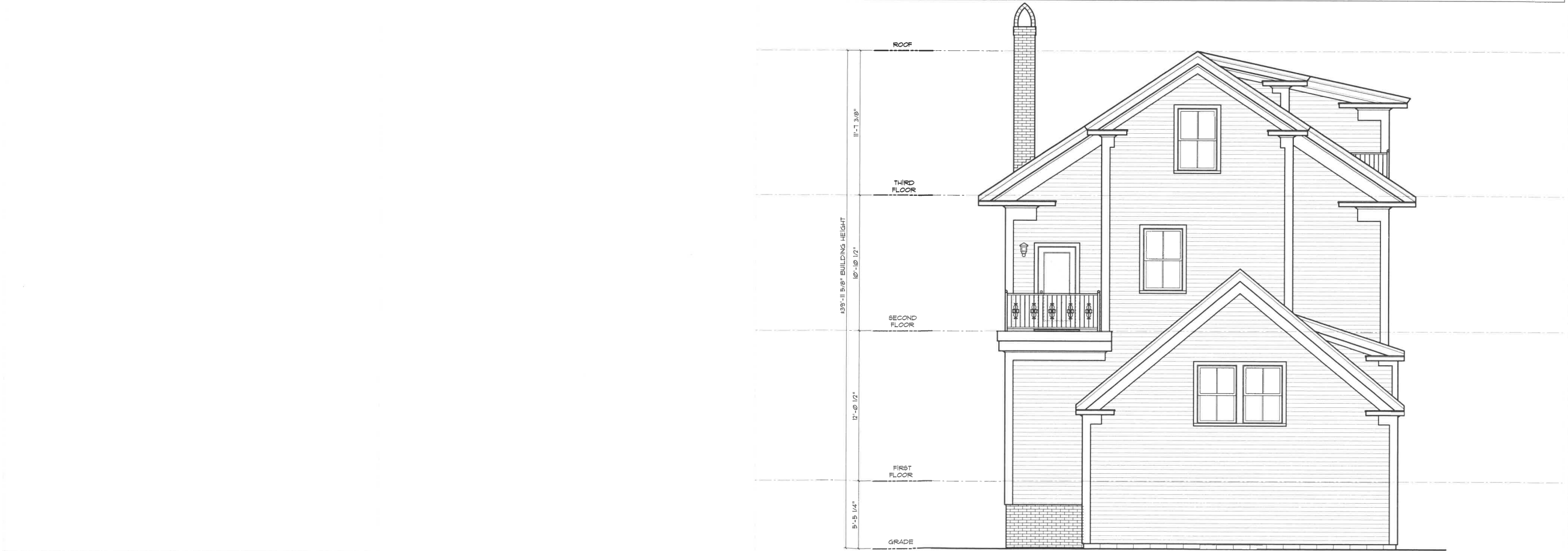
ISSUE DATE: 5/30/19
   
 JOB NUMBER: N/A
   
 DRAWN BY: Jeremy Sheaff
   
 CHECKED BY: Matt Silva
   
 SCALE: As Noted

**A-2.1**



② LEFT ELEVATION

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



① REAR ELEVATION

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

④ MATERIAL NOTES

③ WINDOW & DOOR SCHEDULE