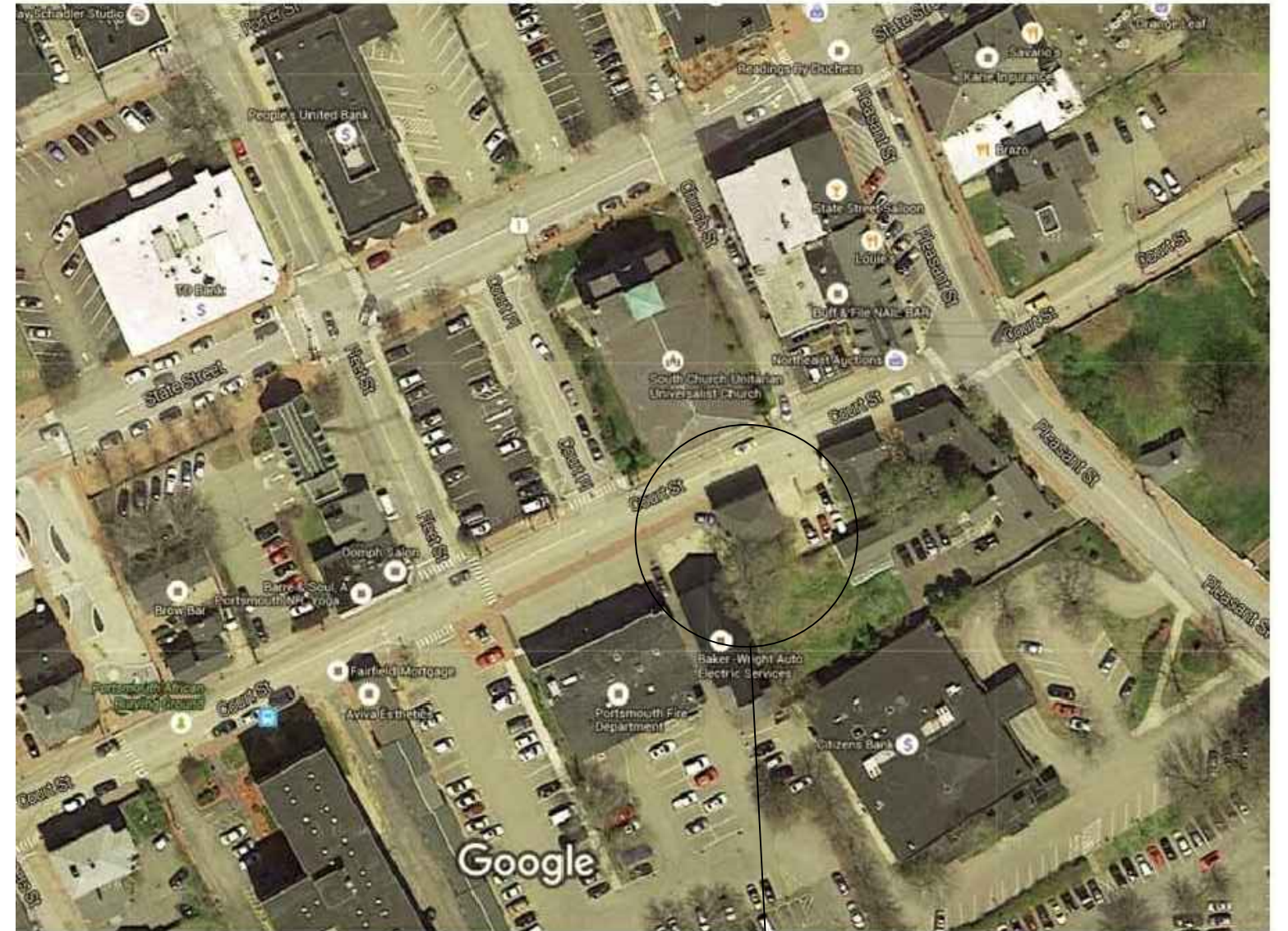


206 COURT STREET, PORTSMOUTH, NH

SEPTEMBER 2019 - Historic District Commission - Public Hearing

PROJECT DESIGN INTENT

- 1. Purpose** - The project is to renovate the existing building at 206 Court Street and to build an addition off the south elevation and southeast corner of the property. The purpose is to return the building to its original residential use. There will be 2 units, 1 on the first floor and the other on the second and third floors. This will require extensive renovations and repairs to the existing building and the construction of the new addition. The design intent is to bring the existing building to current standards on the interior while maintaining its historic exterior. The new addition is in contrast to the existing building. The placement of the addition, its smaller massing, visual separation and its use of contemporary materials and details are utilized to both respect the historic structure and be separate from it.
- 2. History** - The existing brick masonry building was likely constructed during the period 1815-1820, in the aftermath of the fire of 1813 and is in the Federal Style, similar to many buildings being built in Portsmouth at that time. We have not determined its actual builder to date, but note that the masonry details and window types are typical of that era. It appears that the front entry door and some interiors details are from the mid-nineteenth century. Further research would be required of the building's architectural and ownership history. A photo of the building on the adjoining lot that was at one time Portsmouth's fire station, shows a two story wood frame addition at the rear of the house.
- 3. Context** - 206 Court Street is surrounded by a variety of building types in its location near the urban center of Portsmouth. Its immediate abutters include a two story wood frame structure (the former fire station) to the west, the granite monumental Greek Revival South Church to the north across Court Street, to the east a wood and masonry mixed use building and to the south, the historic Lord House barn and garden adjoining the 20th century brick masonry Citizen's Bank building. The wide variety of mass, scale and height are obvious in this context.



206 COURT STREET





SOUTH CHURCH VIEW



COURT STREET VIEW



PLEASANT STREET VIEW



FLEET STREET VIEW



VIEW FROM SIDE PROPERTY LINE



VIEW FROM REAR PROPERTY LINE



VIEW TO ADJACENT REAR PROPERTY



VIEW FROM ADJACENT REAR PROPERTY



VIEW TO REAR PROPERTY LINE



VIEW FROM ADJACENT REAR PROPERTY



VIEW FROM ADJACENT REAR PROPERTY

DESIGN CHANGES



PREVIOUSLY APPROVED MODEL

1. Scope of Work - The previous design proposed three apartments with one on each floor. The current design proposes a two story wing off the rear of the building placed such that it is connected with a hip roof to the existing building and set in eight feet from the southwest corner and approximately five feet from the southeast corner. The result is that the massing of the addition is minimized in relation to the existing building. In the updated design, this footprint has been further decreased to approximately ten and a half feet from the southwest corner and eleven feet from the southeast corner

2. Rooftop Deck - The previous design had a rooftop deck for the exclusive use of the third floor unit, along with an area at the northeast corner of the deck for mechanical equipment surrounded by a slightly raised parapet wall. This has been removed in the new design.

3. Exterior Cladding - The addition's exterior cladding remains the same as previously approved.

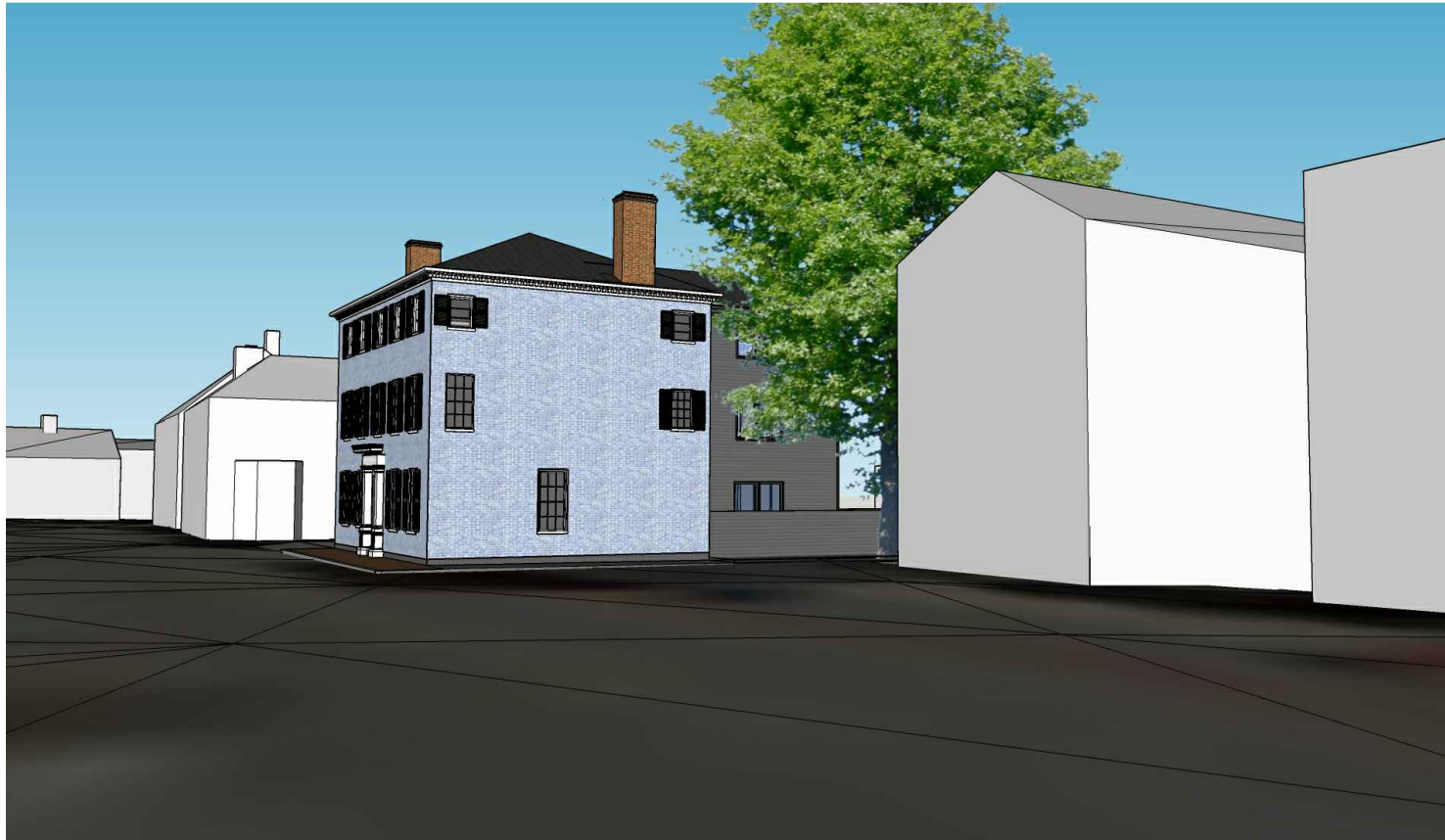
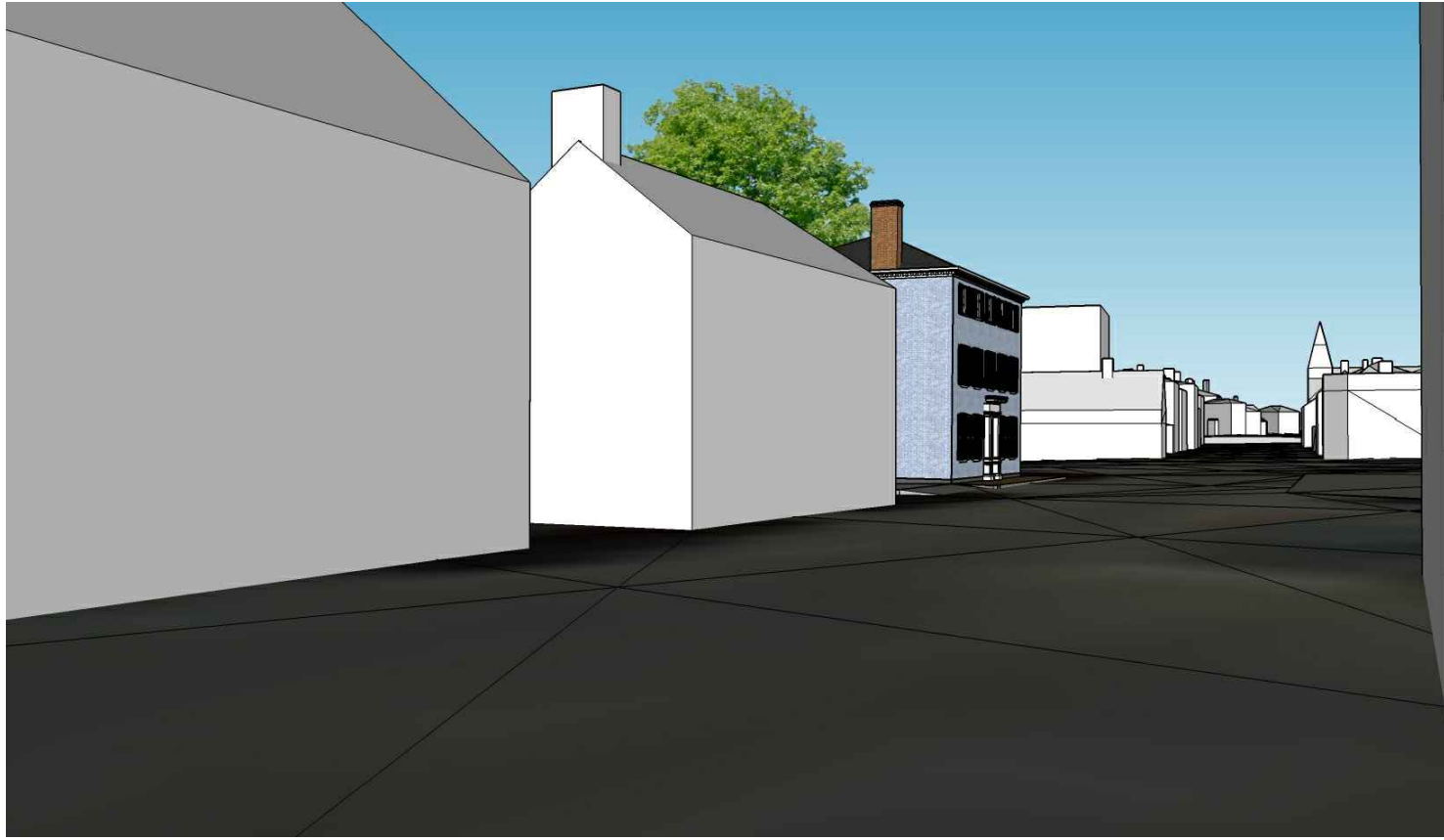
Previously approved: The addition will have horizontal cladding similar to the product shown in the attached photos of a project that is also in the historic district. The photos show a shiplapped siding similar in scale to traditional clapboards. Note that the corner trim and window and door trim are all flush and monochromatic, save for the window sills. These details contribute to a simple and contemporary appearance, critical to the design intent of the addition.

4. Windows and doors - Window and door styles will remain as previously approved but with a new pattern due to the decreased size of the addition.

Previously approved: The window openings on the new addition are similar in scale to the masonry openings of the existing building, but instead of imitating the double hung window layout, simple awning style configurations are used. Windows in the new addition are proposed to be the Marvin Integrity line, with its slim head and jamb profile. The entry door and rear exit door in the proposed design is simple and modern, consistent with the overall intent of the addition.

5. Existing Building Exterior - While the new addition will use modern materials and finishes, the existing building will be carefully repaired to maintain its historic features. The front door and its surround will be repaired and replicated where required. The windows will be replaced using all wood, historically accurate replacements throughout from Green Mountain Window Company. New window shutters will be added to all exposed windows on the existing building. The existing brick exterior will be repaired as needed and the existing painted surfaces will be maintained. A new architectural grade 30 year reinforced asphalt shingle roof will replace the existing pitched roof and will also be used for the new addition.

6. Approvals Process - The project is still consistent with its original Design Intent, which is to respectfully maintain and renovate the existing building and enhance its use by an addition to the rear of the building that compliments it without imitating it, as described above.



206 COURT STREET

PORTSMOUTH, NEW HAMPSHIRE

PREVIOUSLY APPROVED PERSPECTIVE VIEWS

HISTORIC DISTRICT COMMISSION, WORK SESSION / PUBLIC HEARING - SEPTEMBER 2019

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

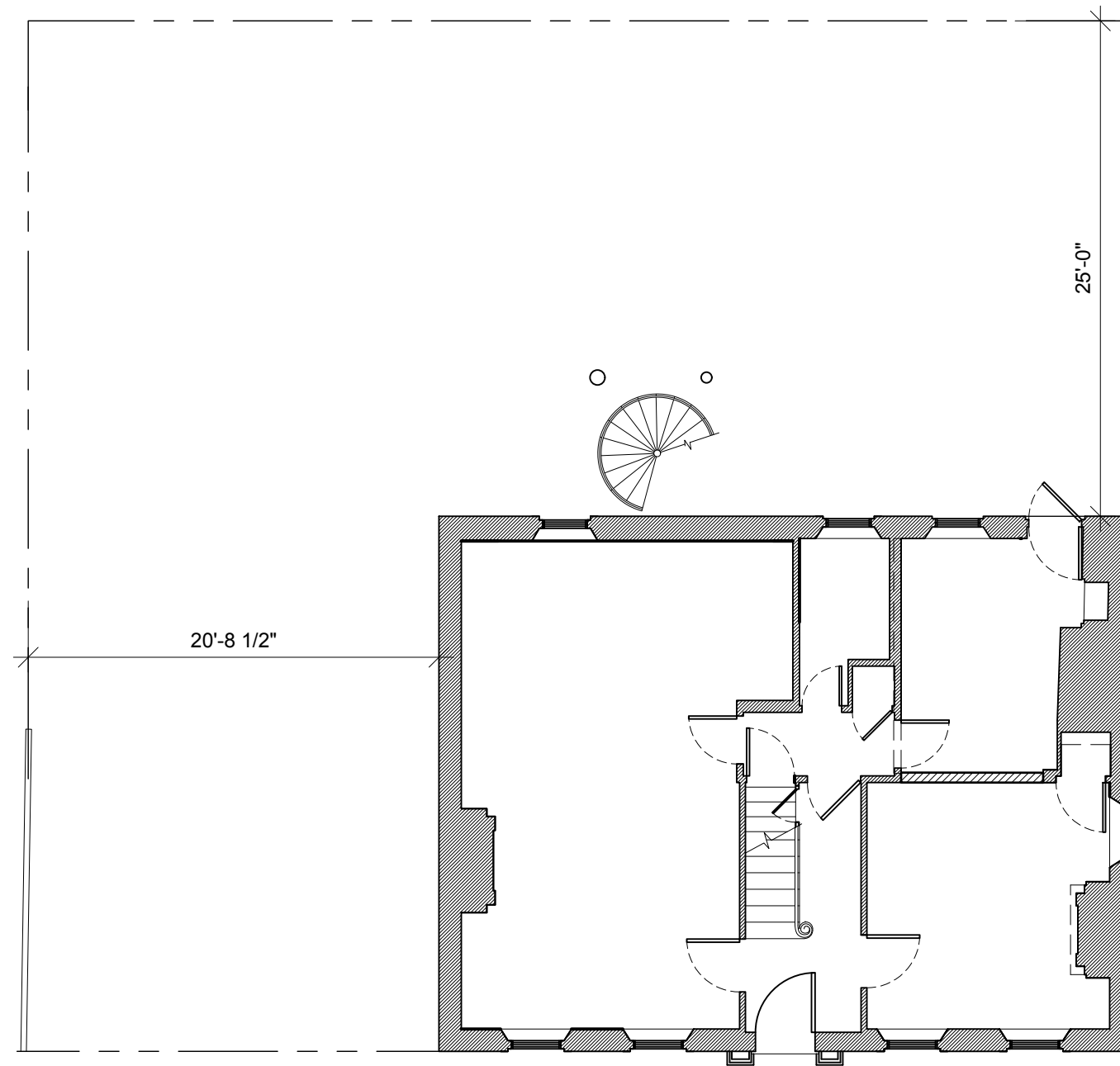
5

SEPTEMBER 2019

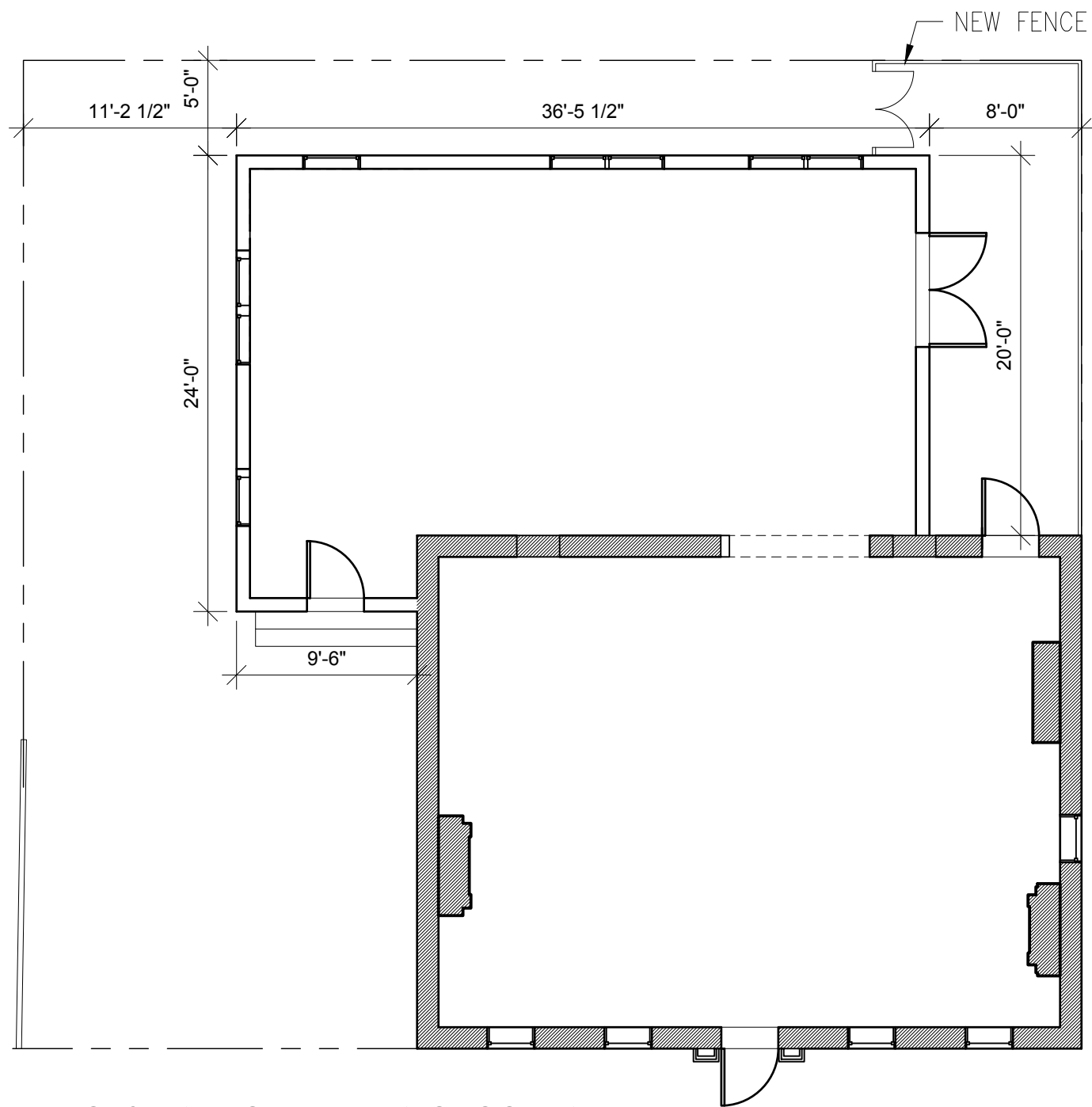
McHA: RD/JJ

Scale: NTS

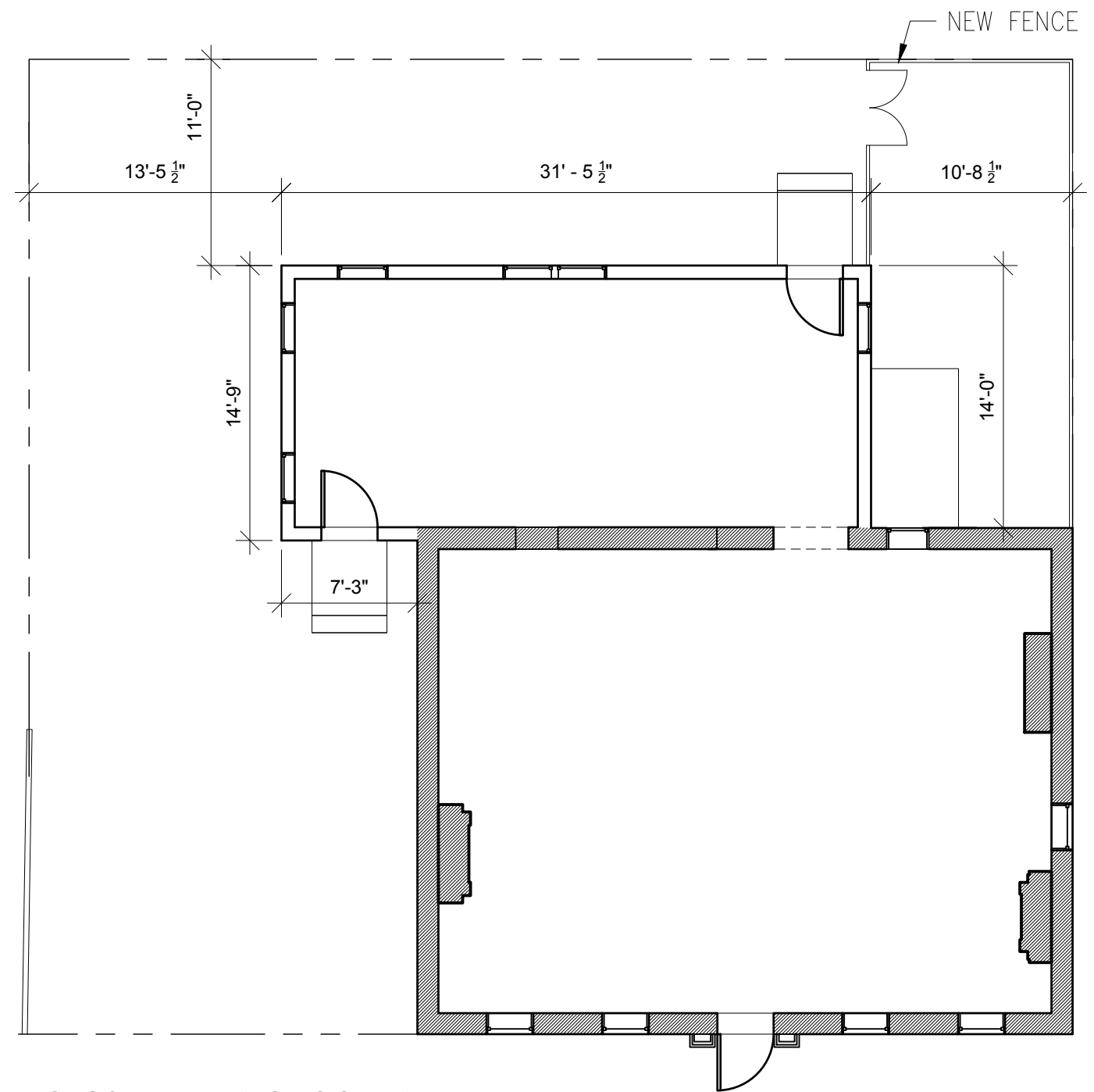
P



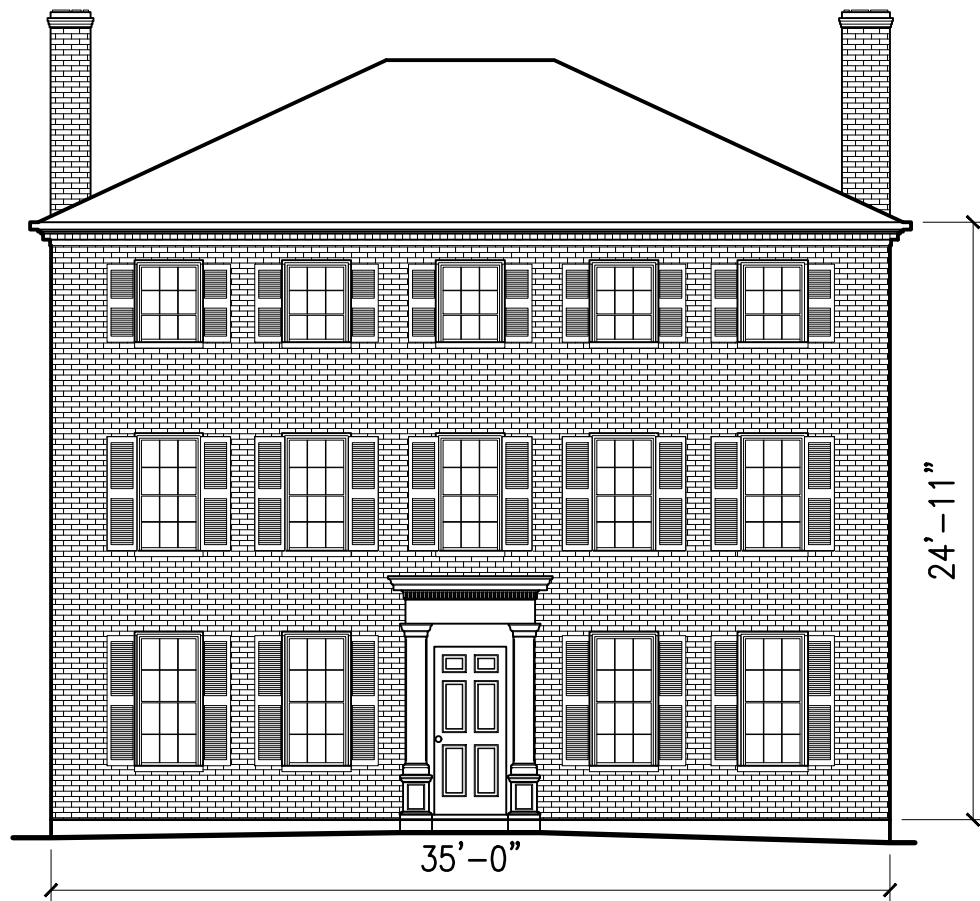
EXISTING BUILDING FOOTPRINT



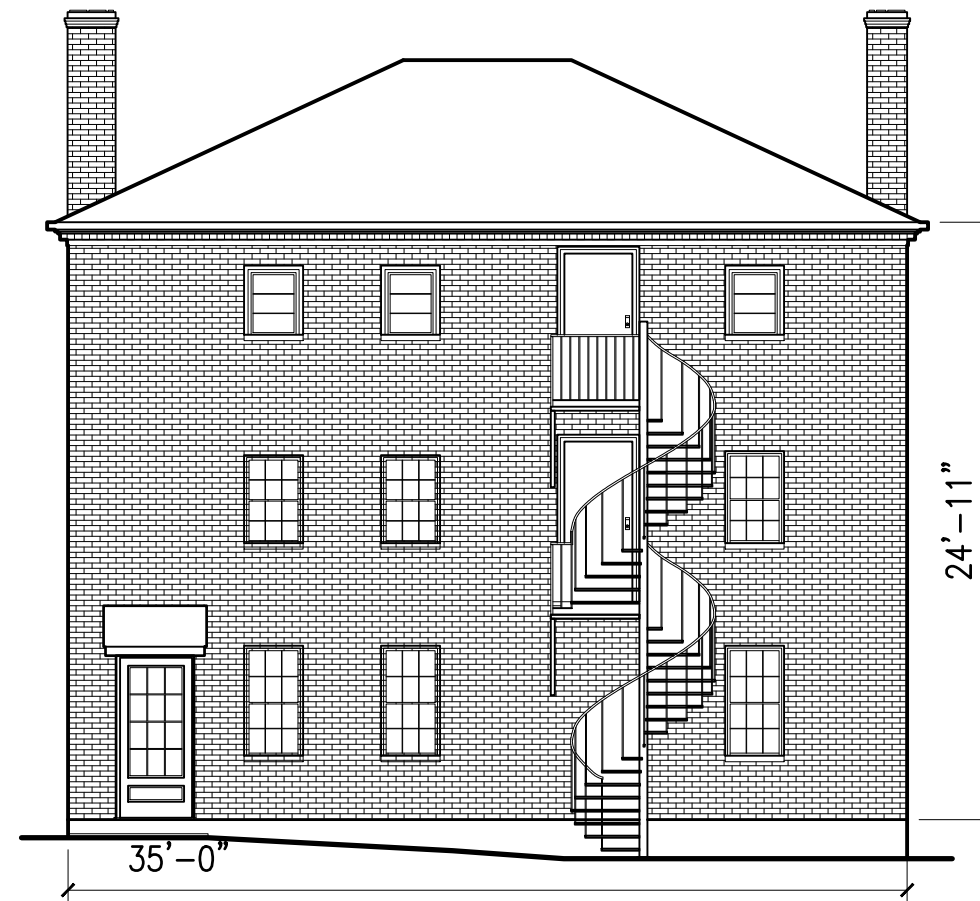
PREVIOUSLY APPROVED BUILDING FOOTPRINT



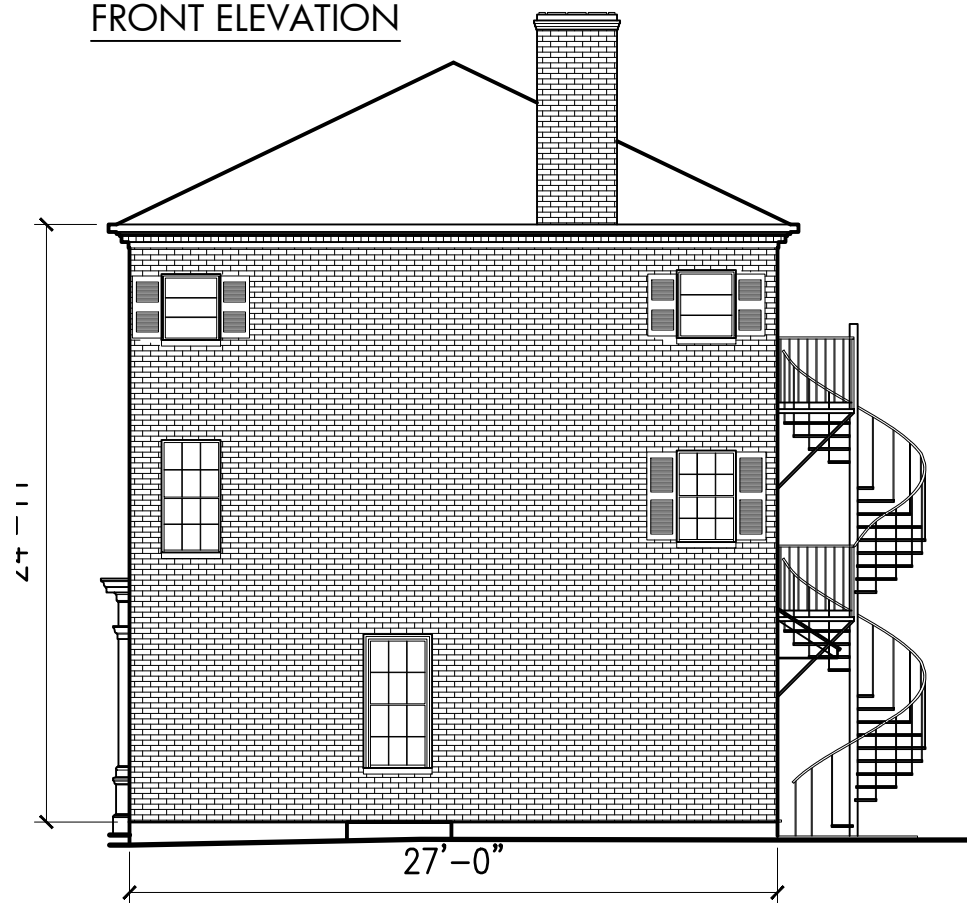
PROPOSED BUILDING FOOTPRINT



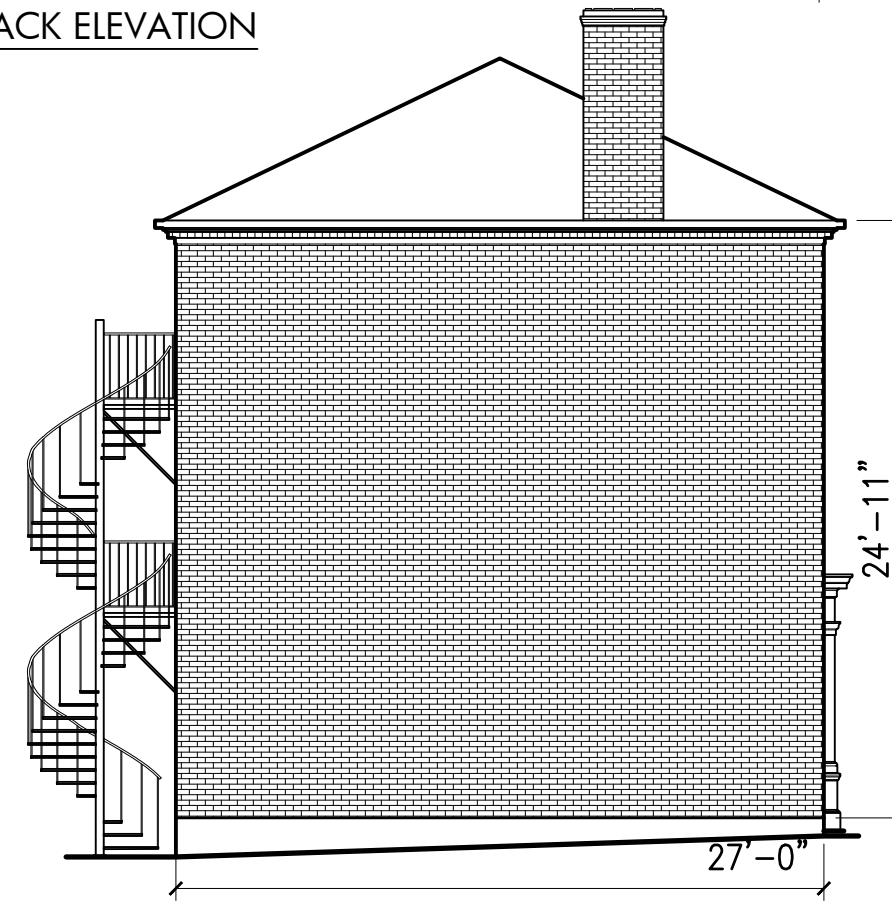
FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



PREVIOUSLY APPROVED FRONT ELEVATION

MARVIN INTEGRITY WOOD ULTREX CASEMENT WINDOW (OR EQUAL)

COMPOSITE SIDING AND TRIM

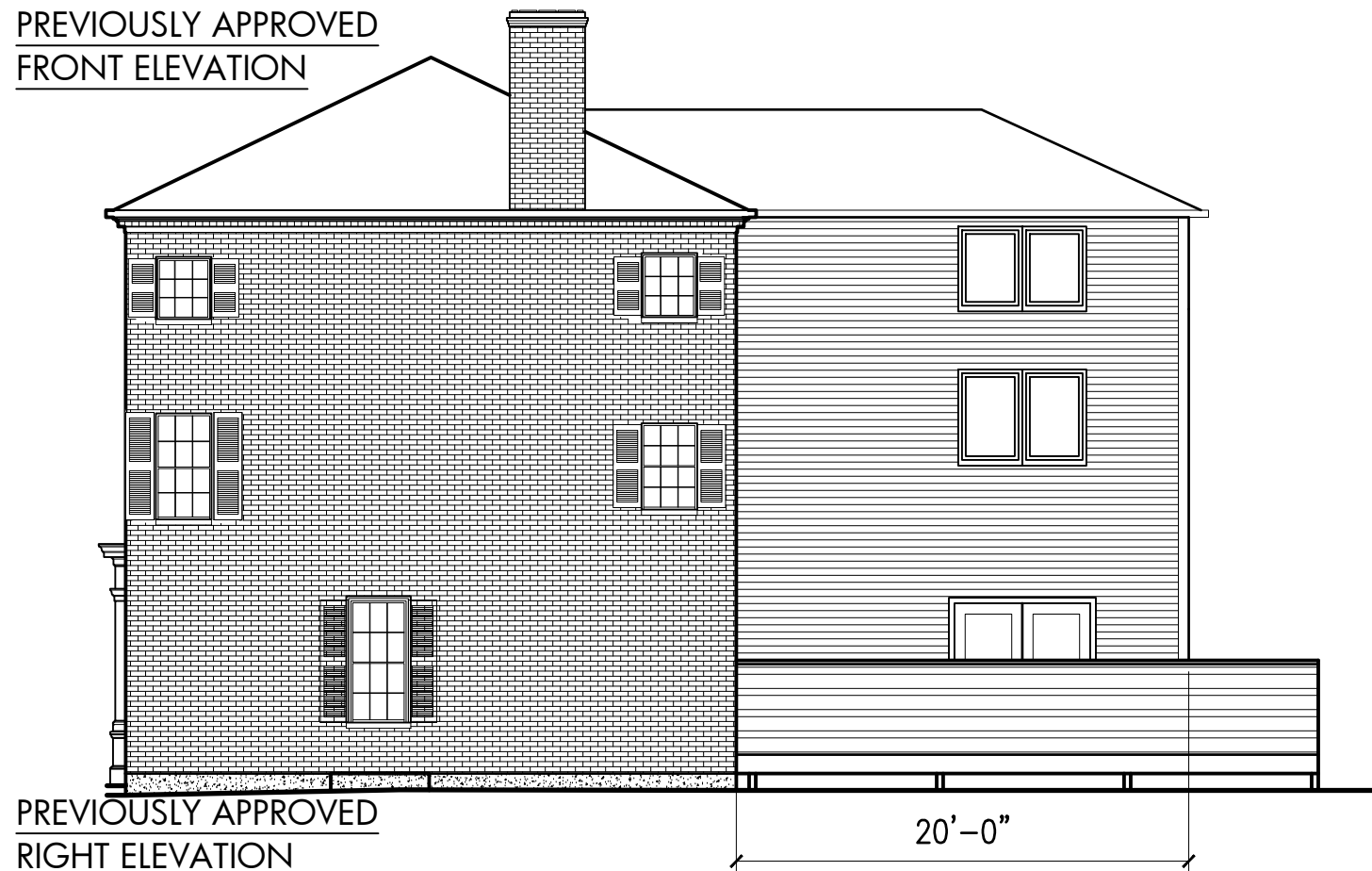
AWNING ENTRY ROOF

MARVIN INTEGRITY WOOD ULTREX DOOR (OR EQUAL)

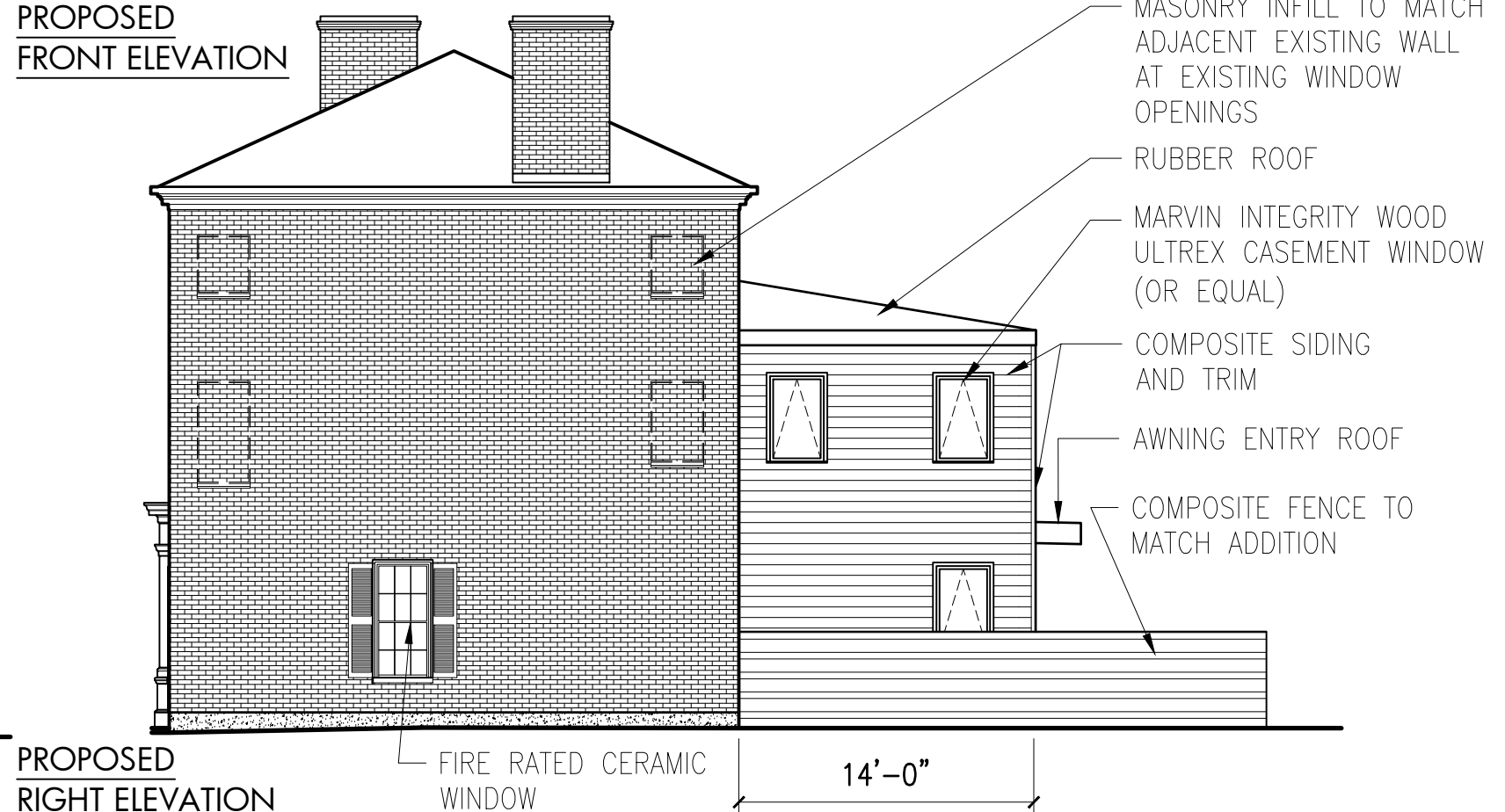
COMPOSITE DECK



PROPOSED FRONT ELEVATION



PREVIOUSLY APPROVED RIGHT ELEVATION



PROPOSED RIGHT ELEVATION

MASONRY INFILL TO MATCH ADJACENT EXISTING WALL AT EXISTING WINDOW OPENINGS

RUBBER ROOF

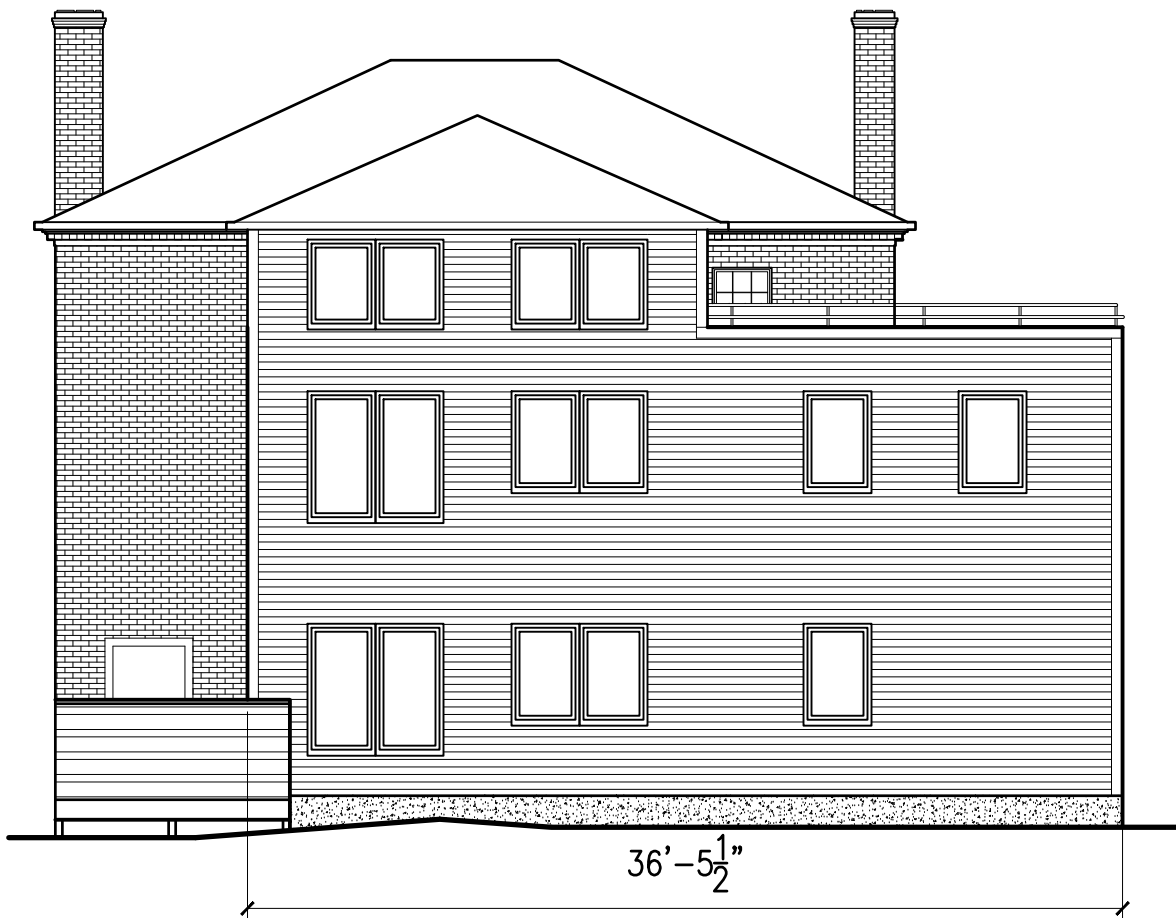
MARVIN INTEGRITY WOOD ULTREX CASEMENT WINDOW (OR EQUAL)

COMPOSITE SIDING AND TRIM

AWNING ENTRY ROOF

COMPOSITE FENCE TO MATCH ADDITION

FIRE RATED CERAMIC WINDOW

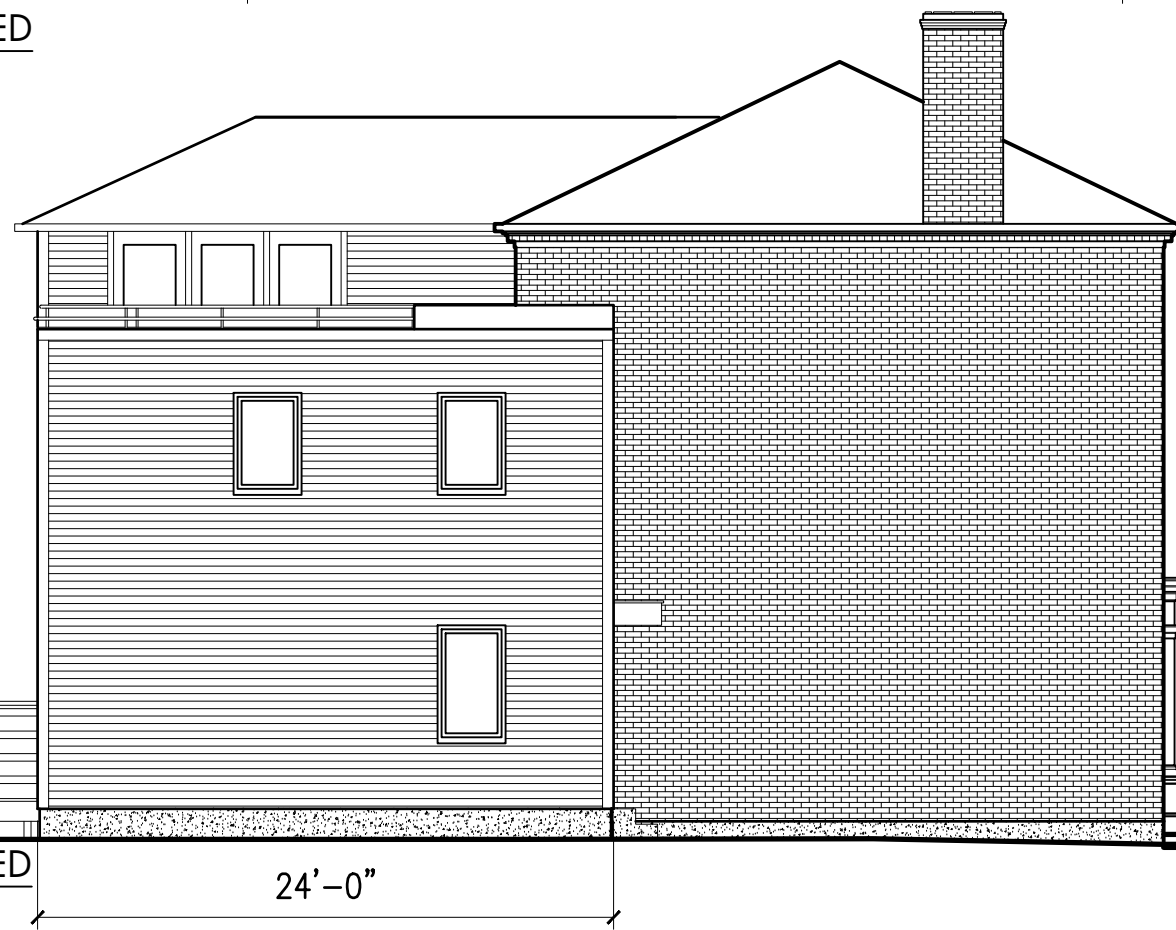


PREVIOUSLY APPROVED
BACK ELEVATION

- RUBBER ROOF
- MARVIN INTEGRITY WOOD ULTREX CASEMENT WINDOW (OR EQUAL)
- COMPOSITE SIDING AND TRIM
- AWNING ENTRY ROOF
- MASONRY INFILL TO MATCH ADJACENT EXISTING WALL AT EXISTING DOOR OPENING
- COMPOSITE FENCE TO MATCH ADDITION
- MARVIN INTEGRITY WOOD ULTREX DOOR (OR EQUAL)

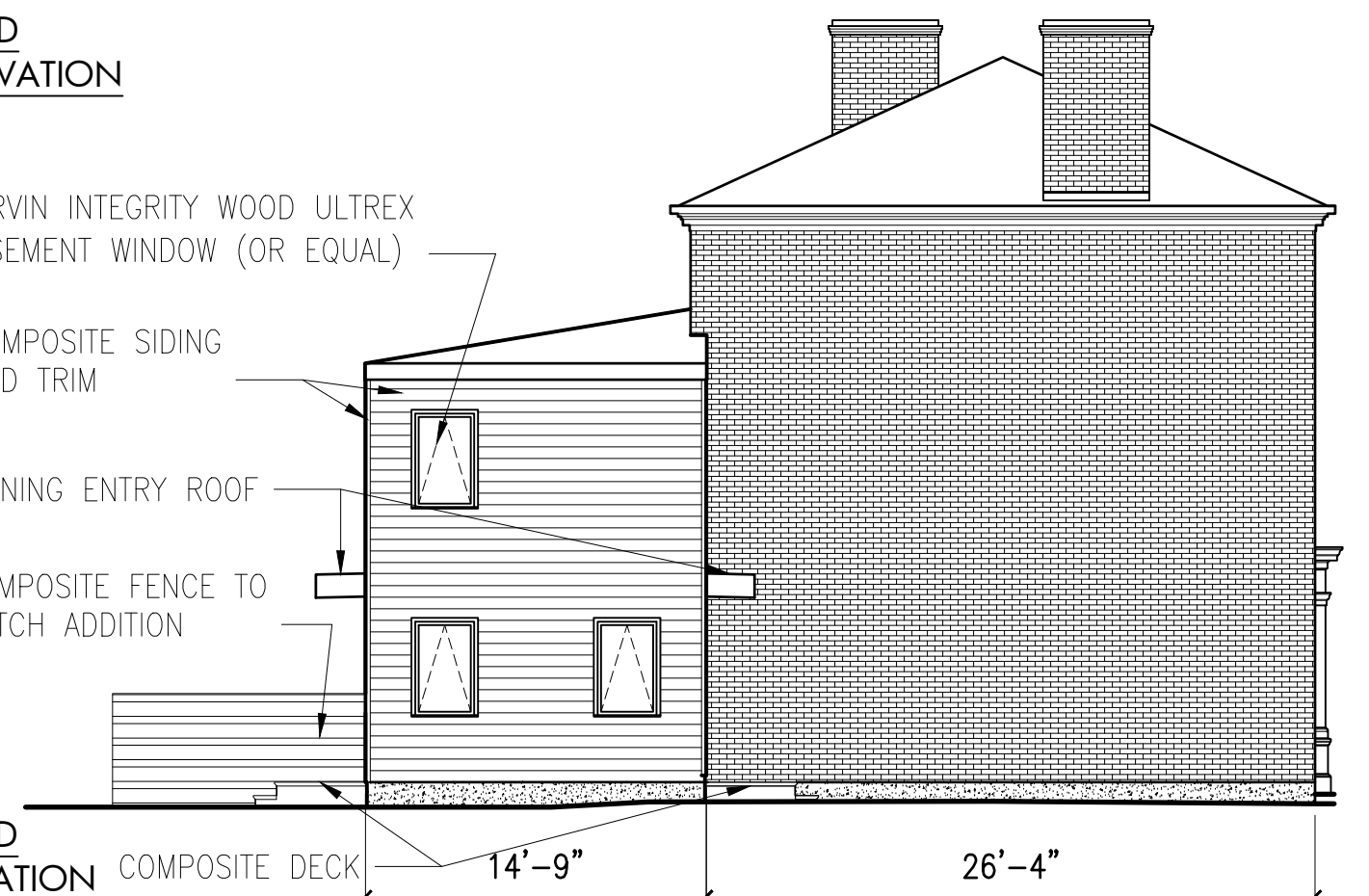


PROPOSED
BACK ELEVATION

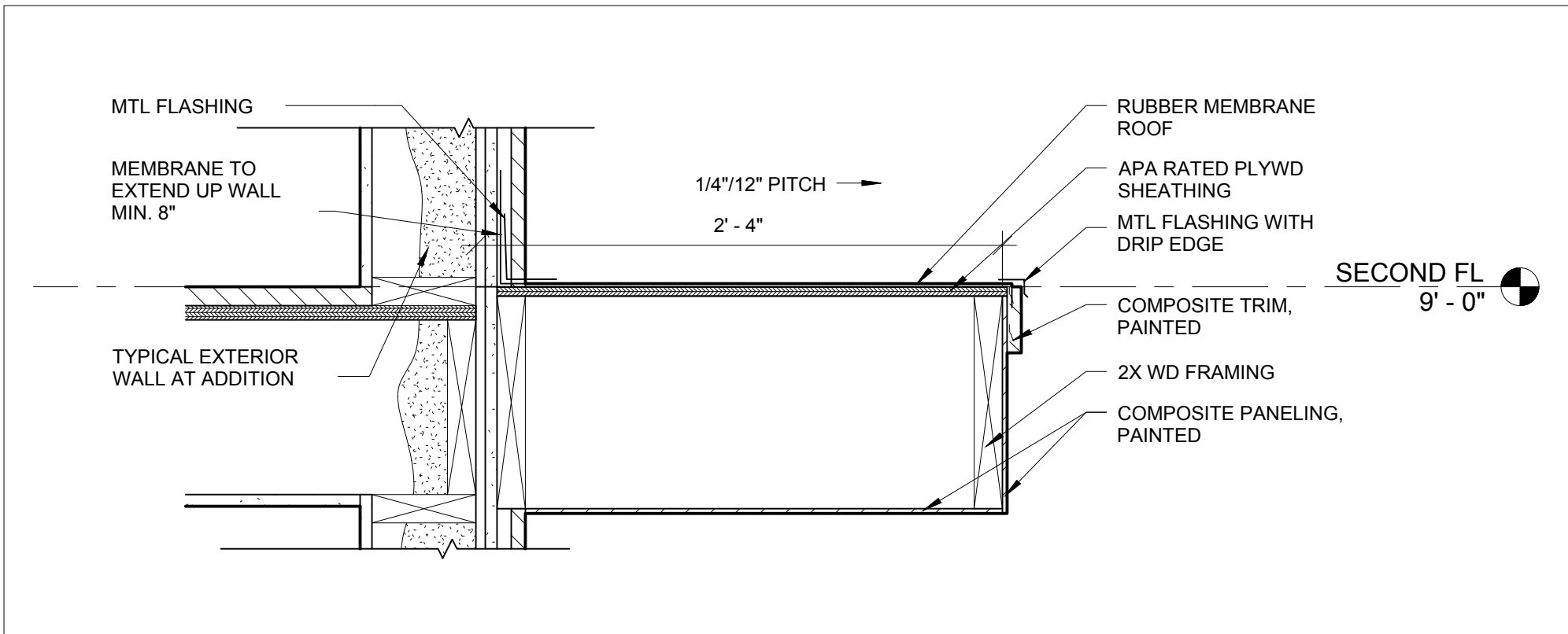


PREVIOUSLY APPROVED
LEFT ELEVATION

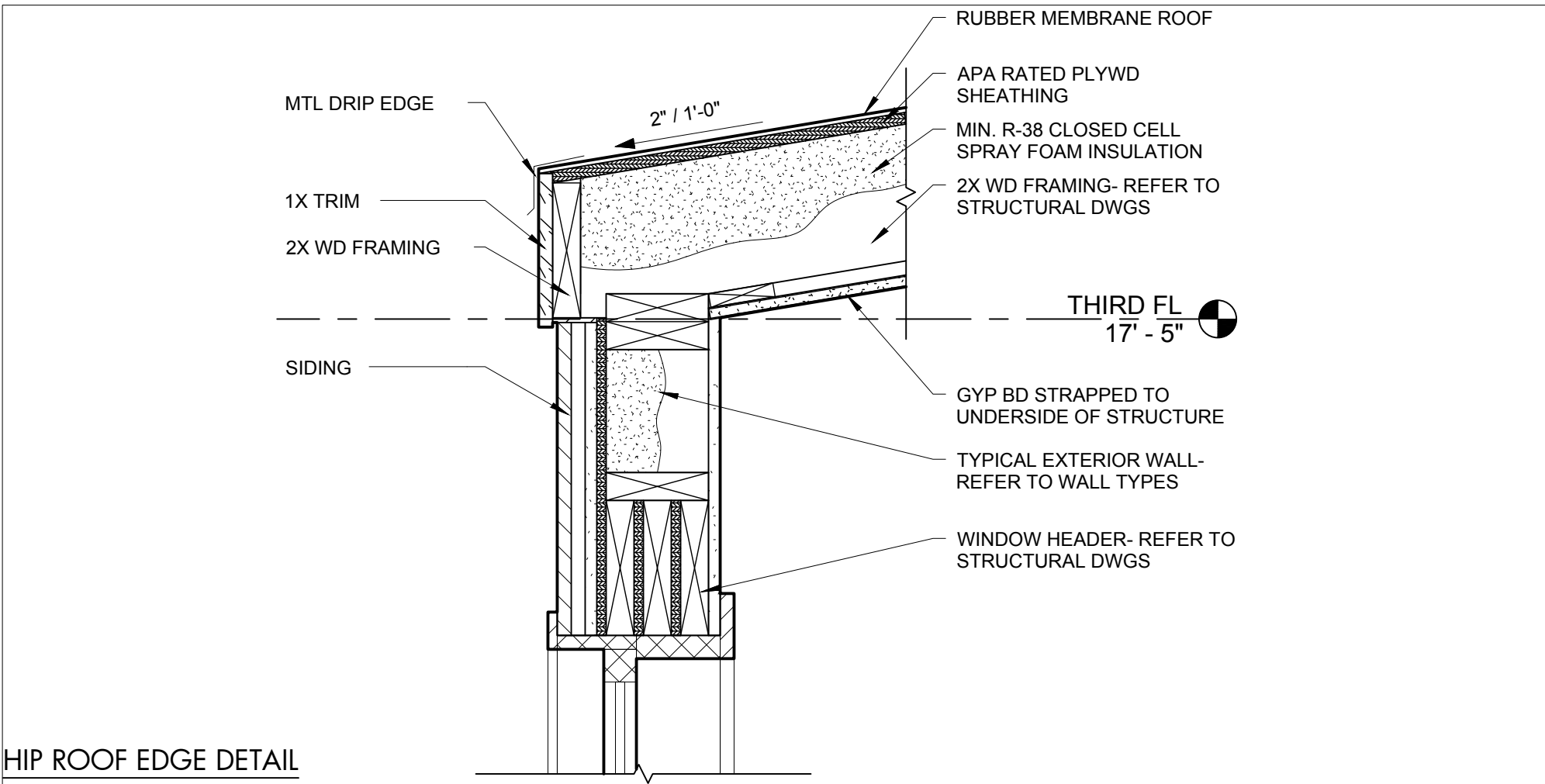
- MARVIN INTEGRITY WOOD ULTREX CASEMENT WINDOW (OR EQUAL)
- COMPOSITE SIDING AND TRIM
- AWNING ENTRY ROOF
- COMPOSITE FENCE TO MATCH ADDITION



PROPOSED
LEFT ELEVATION



ENTRY CANOPY DETAIL



HIP ROOF EDGE DETAIL



UNION STREET SIDING EXAMPLE



FENCE STYLE

5X5 POSTS
NOTE: FINISH TO
MATCH SIDING
ON BUILDING



BORAL SHIPLAP SIDING