

41-43 Market Street

Portsmouth NH

City Assessing Information



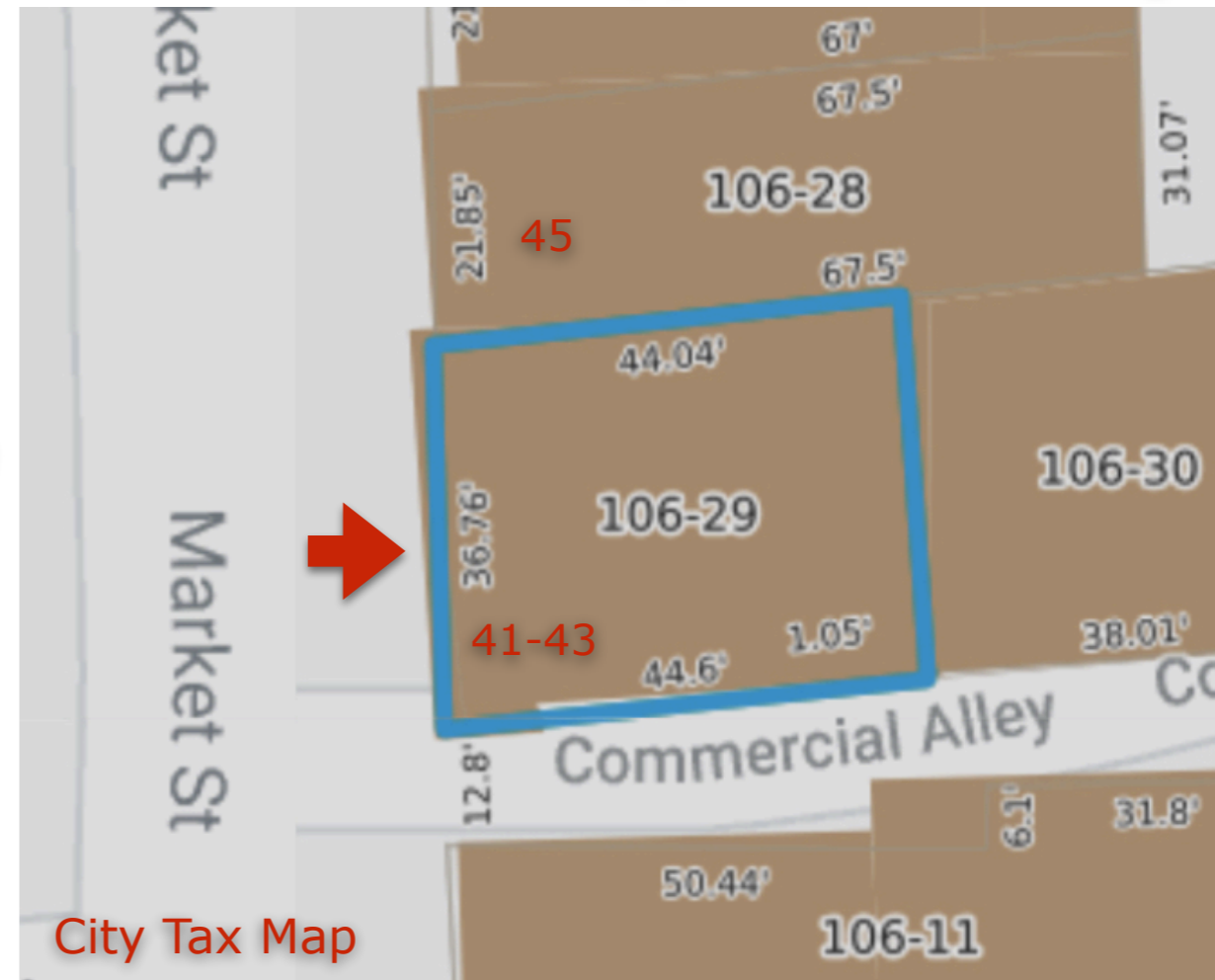
Year Built:	1880	Size (Acres):	0.08
Living Area:	4,858	Use Code:	0310
Replacement Cost:	\$838,717	Description:	PRI COMM
Building Percent:	70	Zone:	CD5
Good:		Neighborhood:	305
Replacement Cost Less Depreciation:	\$587,100	Alt Land Appr Category:	No

Building Attributes	
Field	Description
STYLE	Retail/Office/Apt
MODEL	Commercial
Grade	B
Stories:	3
Occupancy	5
Exterior Wall 1	Brick/Masonry

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	3,256	3,256
BAS	First Floor	1,602	1,602
FOP	Porch, Open	26	0
UBM	Basement, Unfinished	1,602	0
		6,486	4,858

Note:
All anticipated work is within the limits of the building envelope or details on the site.

No new additions to be added.



City Tax Map



Market Street & Commercial Alley View of Exterior

HDC Application Package

Project Scope:

Exterior facade work to upgrade the limestone materials, install new windows (replace in kind) and add two new windows on south elevation (at attic level.) Repair copper gutters, add in LED lighting at eave / dentil work, add new recess roof deck (not visible from street) and clean Market Street brick facade.

Interior work: finish out attic level for bedroom area associated with upper floor unit.

7-17-2020

TMS
architects
interiors

41-43 Market Street

Portsmouth NH

HDC Application Package

Work Scope:

1. Add new vertical copper gutter / disengage from westerly buildings
2. New recessed deck part of attic work (not visible from Market Street)
3. New LED 2700K lighting at Dentil work at Eave
4. Fix Limestone Band material (Entire Run)
5. Fix Limestone Sill materials (All that are suspect)
6. Clean Brick Facade
7. Replace all upper level windows with Pella windows (Replace in Kind in existing masonry opening)
8. 2 New Pella Windows at attic level (match existing)
9. Relocate new HVAC condensers to roof @ rear of building



Market Street & Commercial Alley View of Exterior

Exterior View at Rear (Above Salt Cellar)

7-17-2020

TMS
architects
interiors

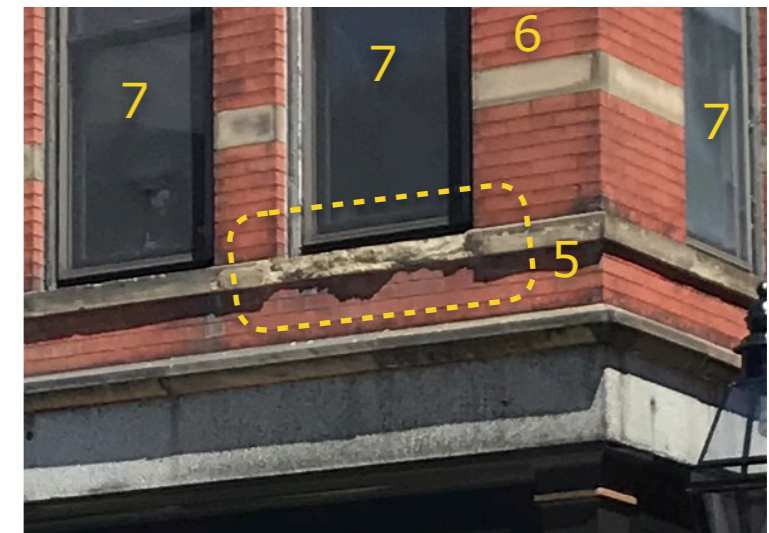
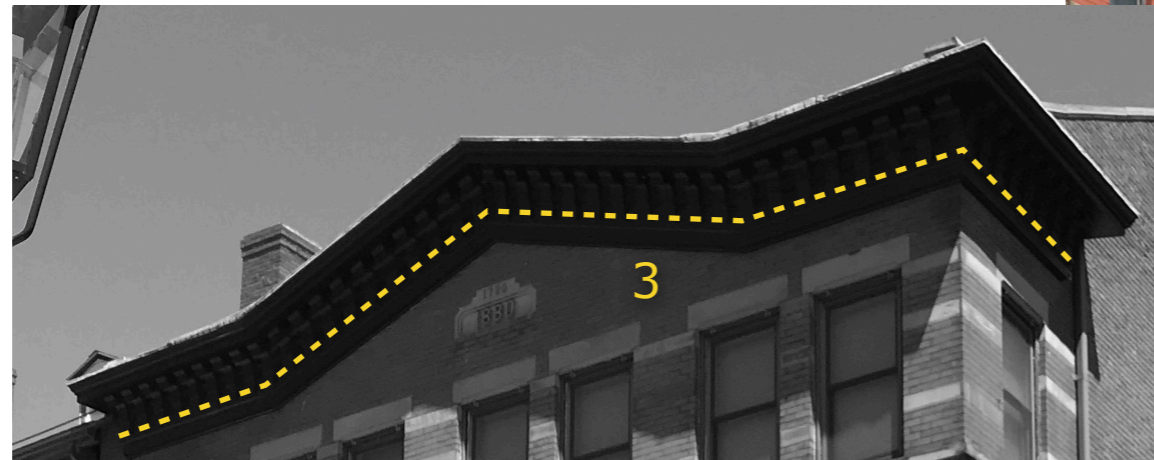
41-43 Market Street

Portsmouth NH

HDC Application Package

Work Scope:

1. Add new vertical copper gutter / disengage from westerly buildings
2. New recessed deck part of attic work (not visible from Market Street)
3. New LED 2700K lighting at Dentil work at Eave
4. Fix Limestone Band material (Entire Run)
5. Fix Limestone Sill materials (All that are suspect)
6. Clean Brick Facade
7. Replace all upper level windows with Pella windows (Replace in Kind in existing masonry opening)
8. 2 New Pella Windows at attic level (match existing)
9. Relocate new HVAC condensers to roof @ rear of building



41-43 Market Street

Portsmouth NH

Gutters

- Remove existing gutters and replace in kind (size and style)
- Add new gutter material as needed for proper water flow
- Add necessary fasteners (matching style)



Roof Deck and Product Outline



Limestone Note:

- Remove loose areas of limestone
- Source crushed limestone and create mortar mix with cement or lime to build up to original shape
- After dried, shape to match profile
- Color match with recommended polymer modified render solution
- Clear protective sealant for barrier against elements

Condenser Units

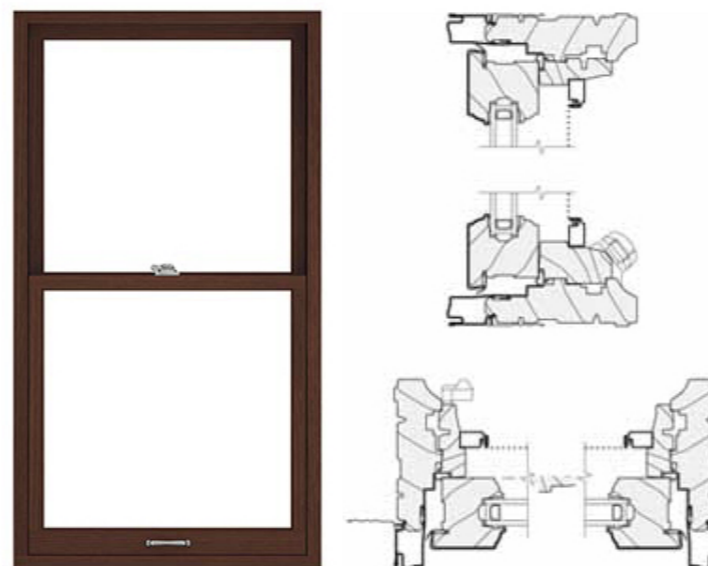
- New HVAC condensers with small footprint
- Coordinate new piping and conduits for least intrusive look



Pella Reserve Series (Black)

Pella® Reserve™ - Traditional Double-Hung Window

- Available in three wood types: Pine, Mahogany, and Douglas Fir.
- Authentic butt joinery with through-stile construction.
- Putty Glaze sash profile available with matching grilles.
- Patent-pending Integrated Rolscreen® retractable screen is optional.
- Optional exterior sash lugs that allow for tilting.
- Operable sizes up to 4' x 8' (LX, additional sizes in [Monumental](#))



LED @ Eaves

- New low throw directional lighting (GFCI / Wet Listed) Between corbels and only reflects up to overhang
- AQ Lighting Cast Bronze



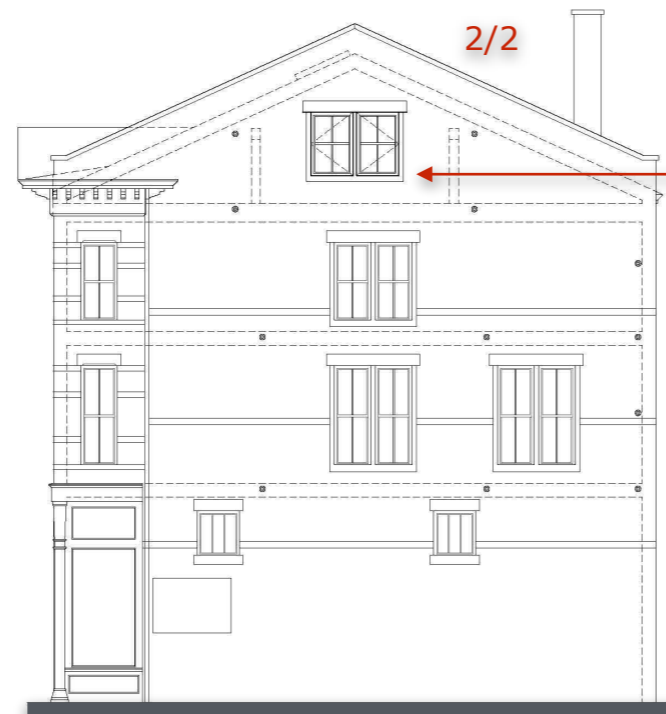
41-43 Market Street

Portsmouth NH

HDC Application Addendum



Commercial Alley: **Existing**



Commercial Alley: **Proposed**

New Windows @ Attic

2/2

2/2

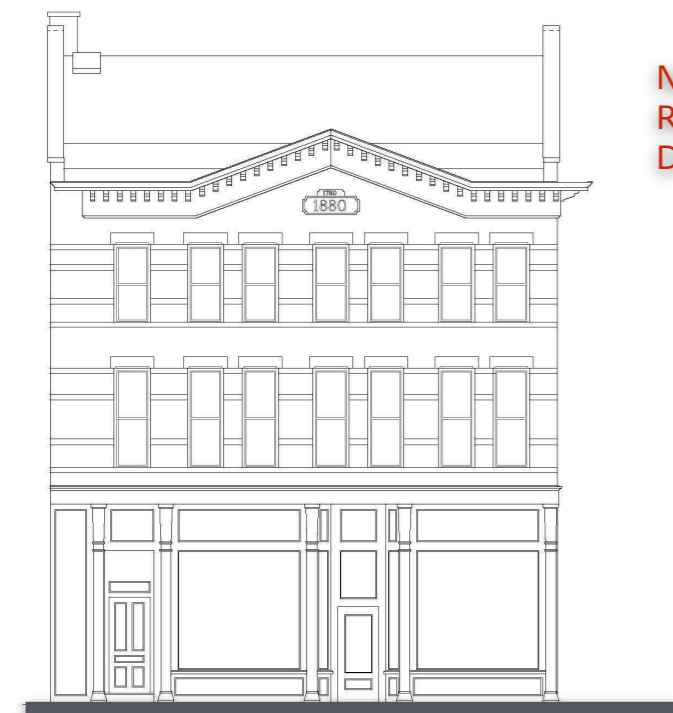
2 over 2 @ double hungs

Notes:

Intend to utilize half screens at double hung windows

Re-pointing of brick as needed and in conjunction with limestone work

New recessed deck shown at roof at Market Street elevation



Market Street: **Existing**



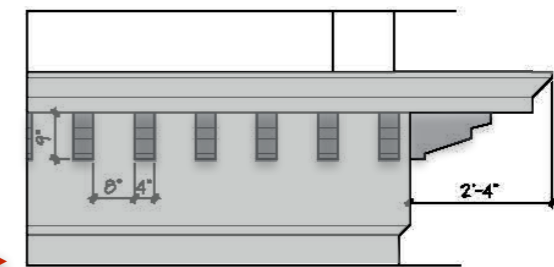
Market Street: **Proposed**

New Recessed Deck

2/2

2/2

2 over 2 @ double hungs



A: Eave / Overhang Size

Note:

Lighting @ dentil molding has been removed from project scope

41-43-45 Market Street

Portsmouth NH

HDC Application Addendum

45

41-43



6/6

6/6 or
6/3

6/6 or
6/3

6/6

2/2

2/2

Slightly Recessed &
Straight Entrance Area

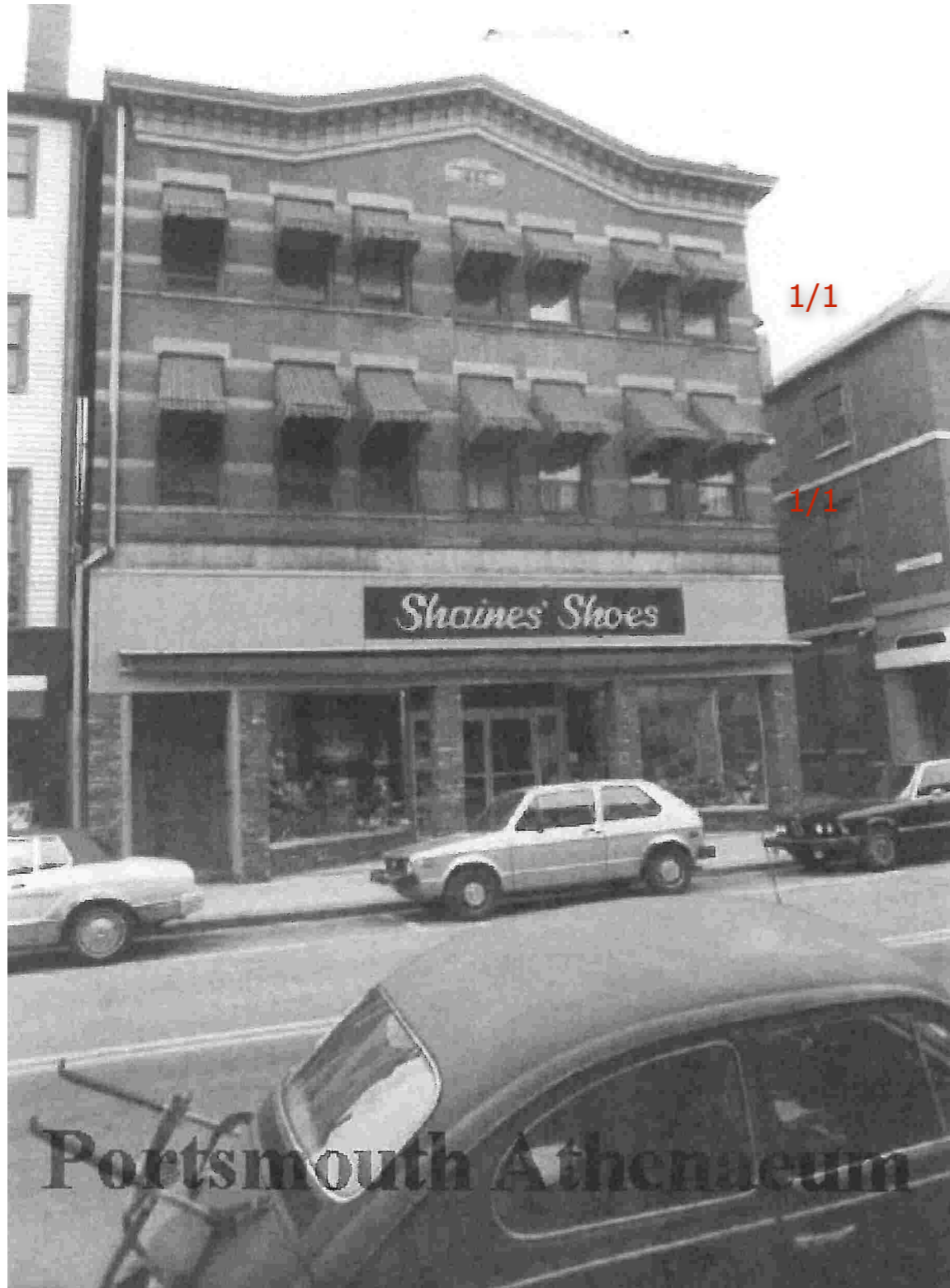
Portsmouth Athenaeum

1888 Photo

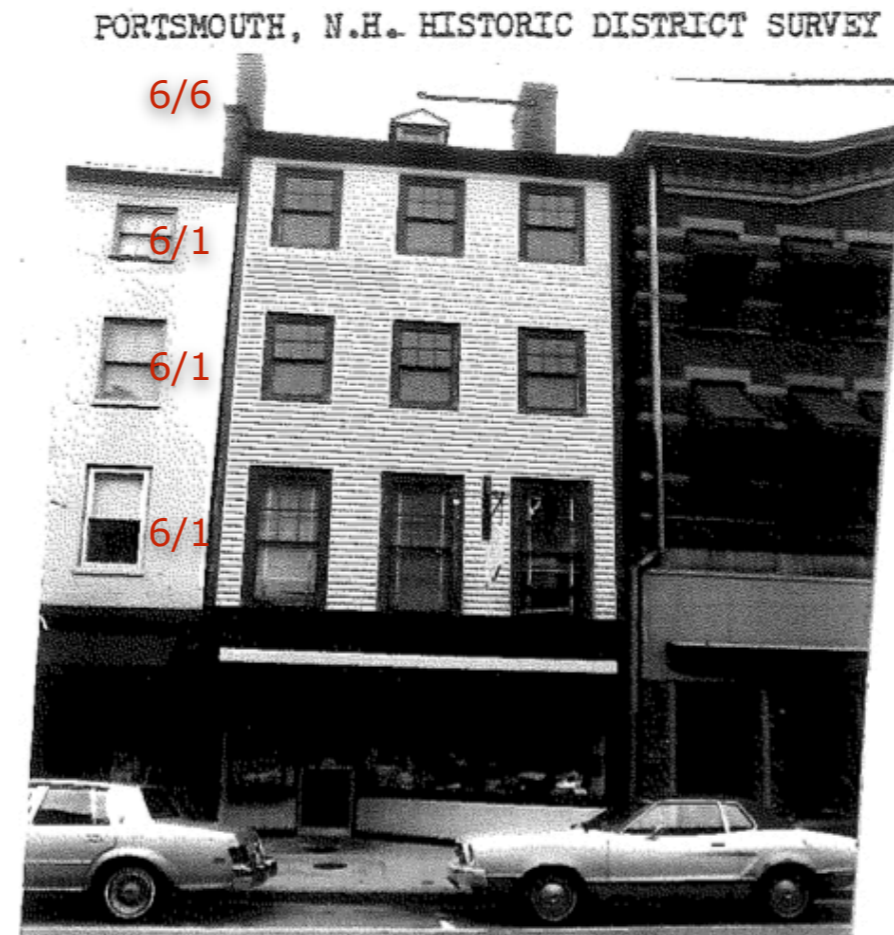
41-43-45 Market Street

Portsmouth NH

HDC Application Addendum



1980's Photo



DESCRIPTION:
A 4-story Federal frame building with lower third & fourth stories, architrave window casings. First story is mid-20c; existing sash is 6/1 in all stories.

1982 Photo

41-43-45 Market Street

Portsmouth NH

HDC Application Addendum

2/2 2/2 8/1



1/1 2/2 & 1/1



2/2 1/1 1/1 & 2/2



East Side of Market Street:

6/6 & 2/1 1/1 & 6/6 & 4/4



6/6 6/6 6/1 1/1



1/1



West Side of Market Street:

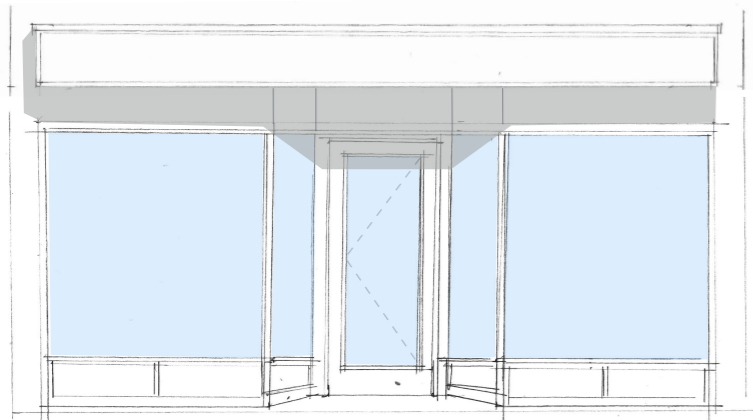
8-5-2020

TMS
architects
interiors

41-43-45 Market Street

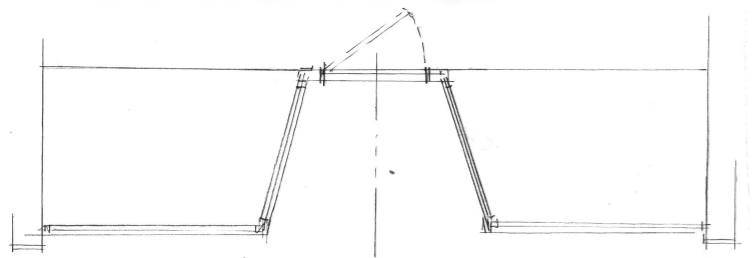
Portsmouth NH

HDC Application Addendum

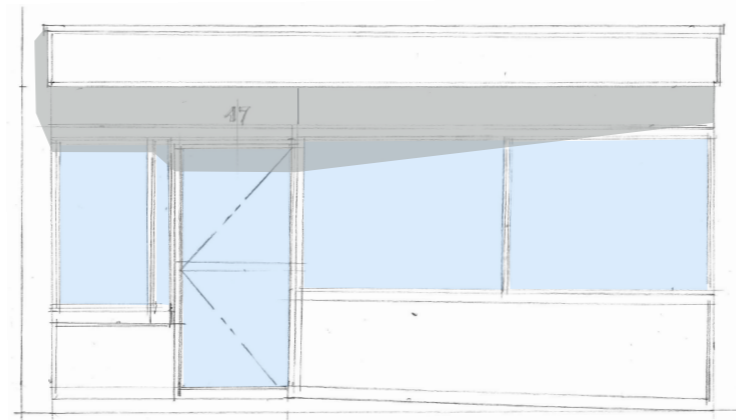


Original (assumed)
Storefront Design (Elevation)

- Possible center door
- Large Sheet Glass
- Lower Panel (16" to 18" high)

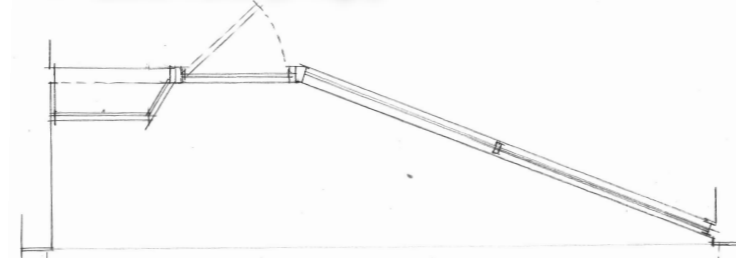


Original (assumed)
Storefront Design (Plan)

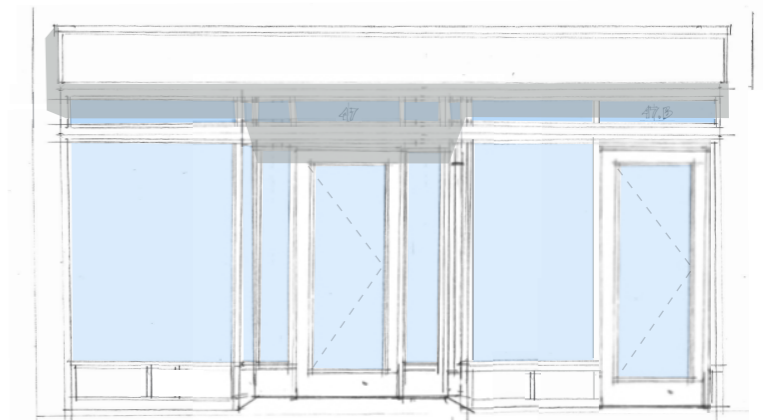


Current

- Offset door
- "Funnel" entrance
- Lower Panel (3' high)

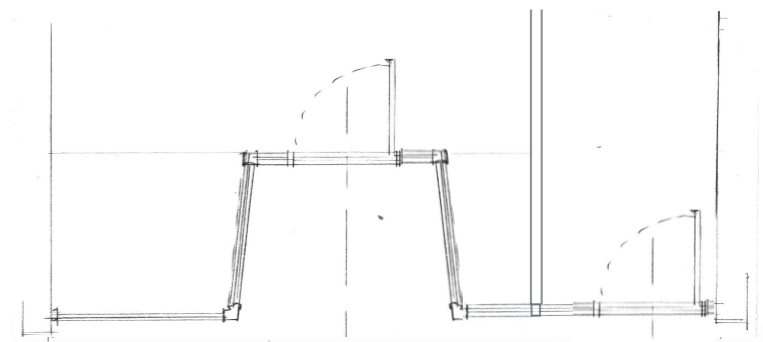


Current



Proposed

- Revert back to older entrance design with slight offset to allow for second door
- Full glass panels with Lower panels 16" to 18" high
- Additional door (for residential and basement access)



Proposed

41-43-45 Market Street

Dartmouth, NH

HDC Application Addendum



Manchester Tan
HC-81

Carrington Beige
HC-93

Existing Market Street
View of Exterior

Possible Color Scheme #3