

45 Market Street

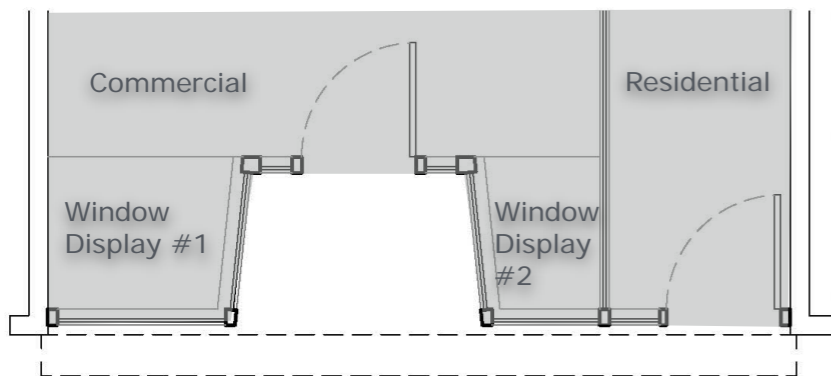
Portsmouth NH

HDC Application Addendum

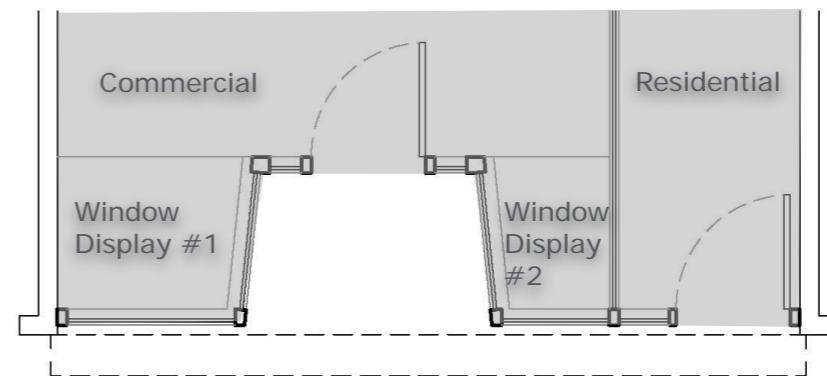


Market Street: **Proposed** (shows 41-43-45)

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- Mimics earliest plan layout from records
- Wood Storefront System (Mahogany) & Double Pane Glass
- 2 Doors
 - 1 Commercial
 - 1 Residential



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45 Market Storefront: **Wood**

Previously Shown: Would be softer

45 Market Storefront: **Black Paint**

Possible Option: Would match 41-43

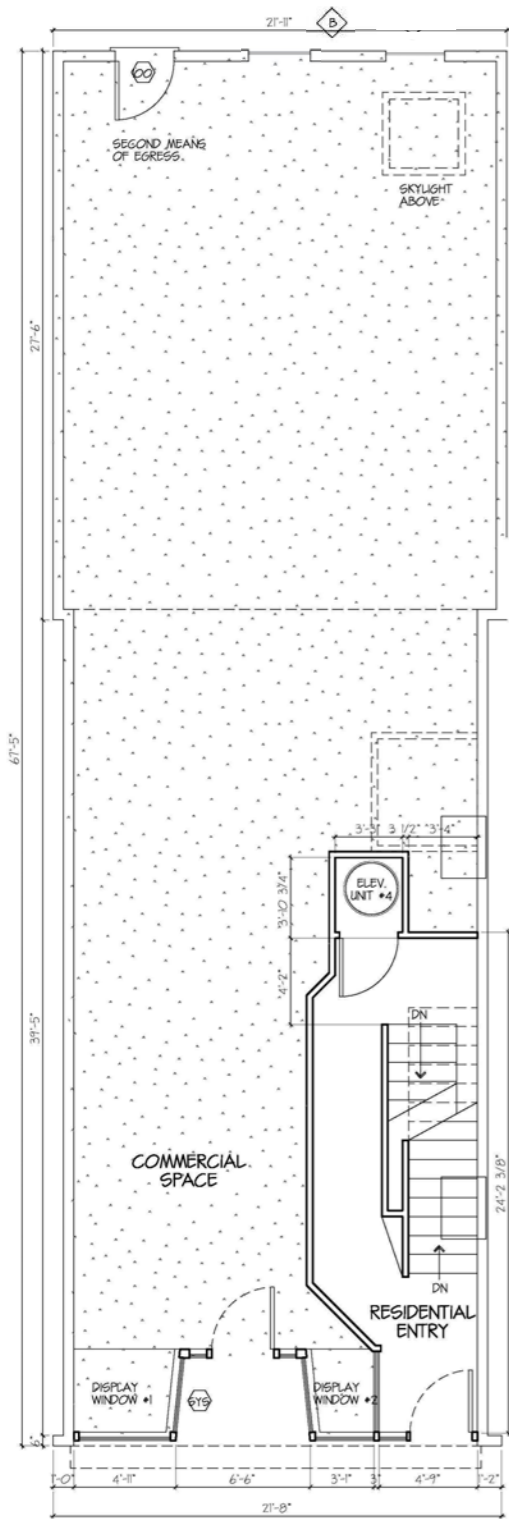
9-18-2020

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interiors

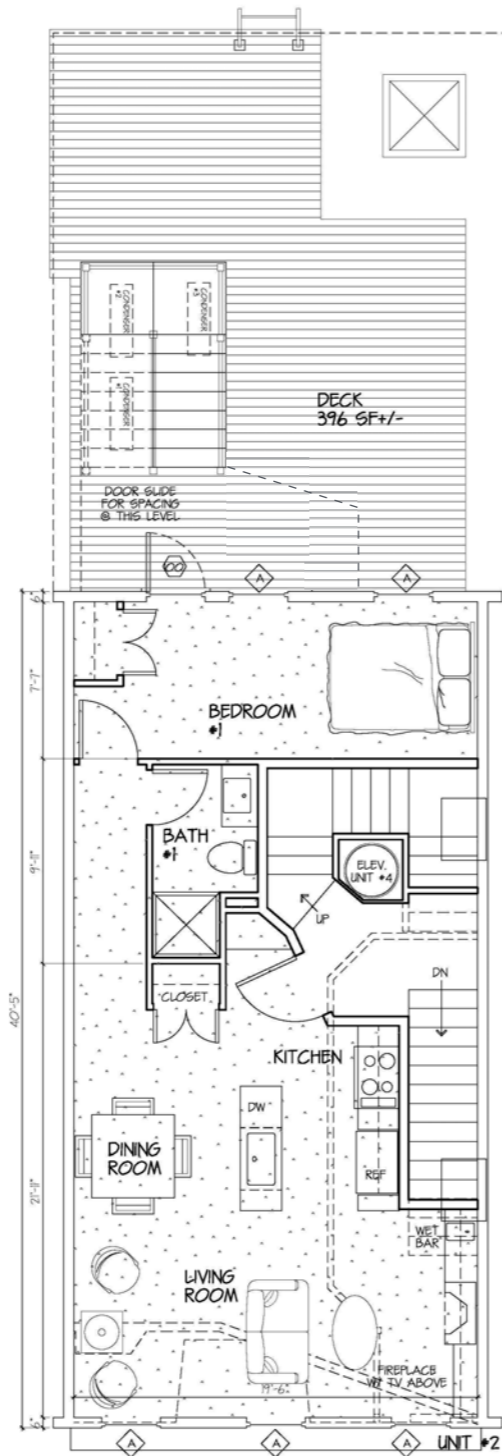
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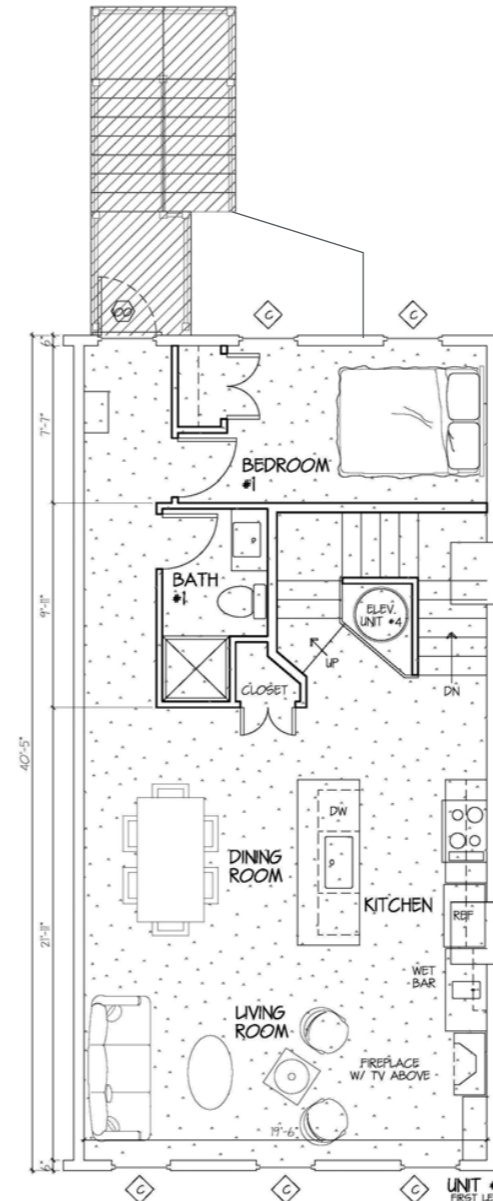
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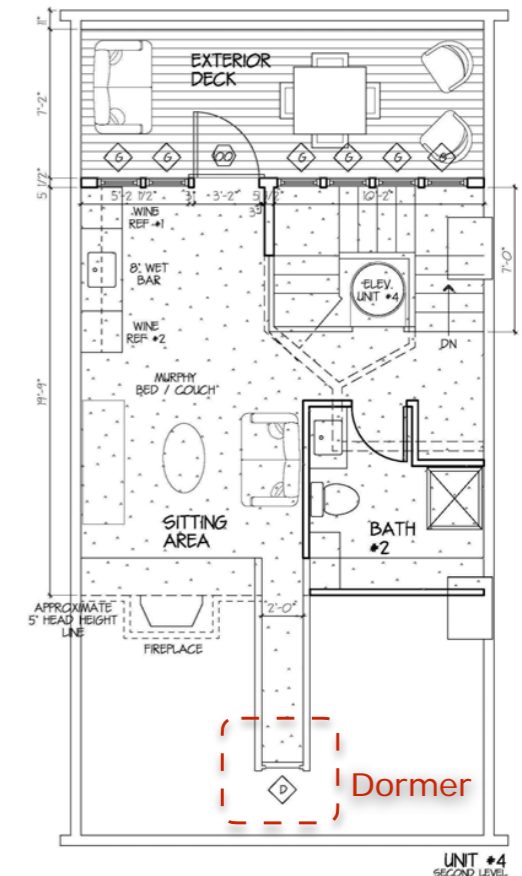
Ground Floor



Second & Third Floors



Fourth Floor



Attic Floor



Same Trim Profiles

6/1

Note:
Presentation Plan Diagrams

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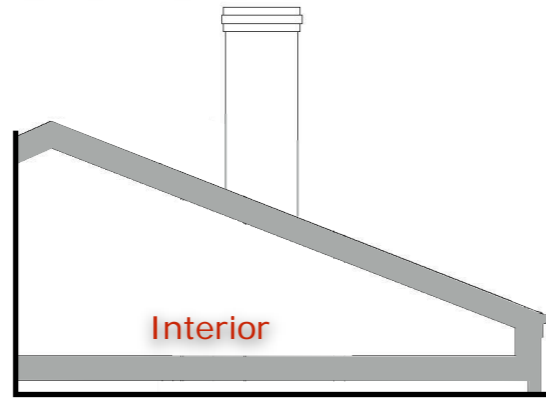
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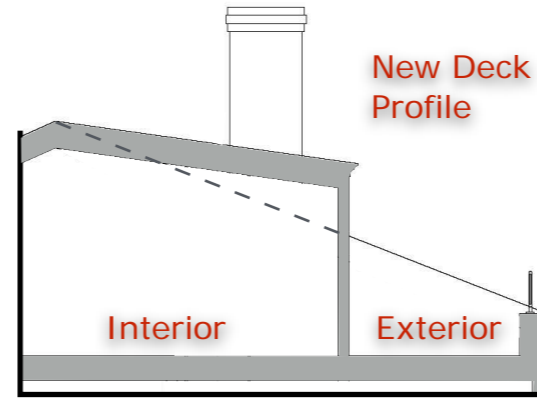
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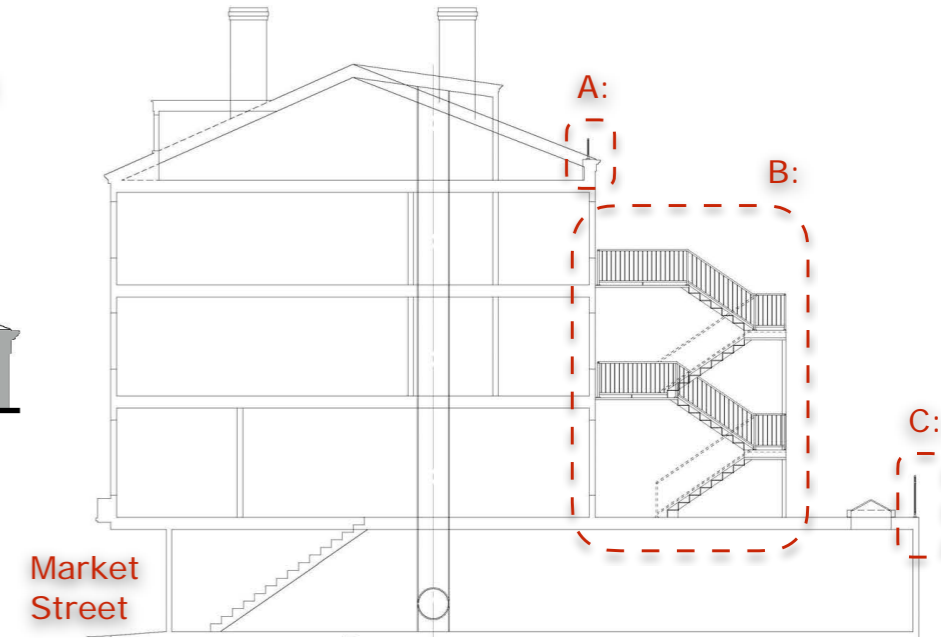
Existing Overhang



Existing Overhang

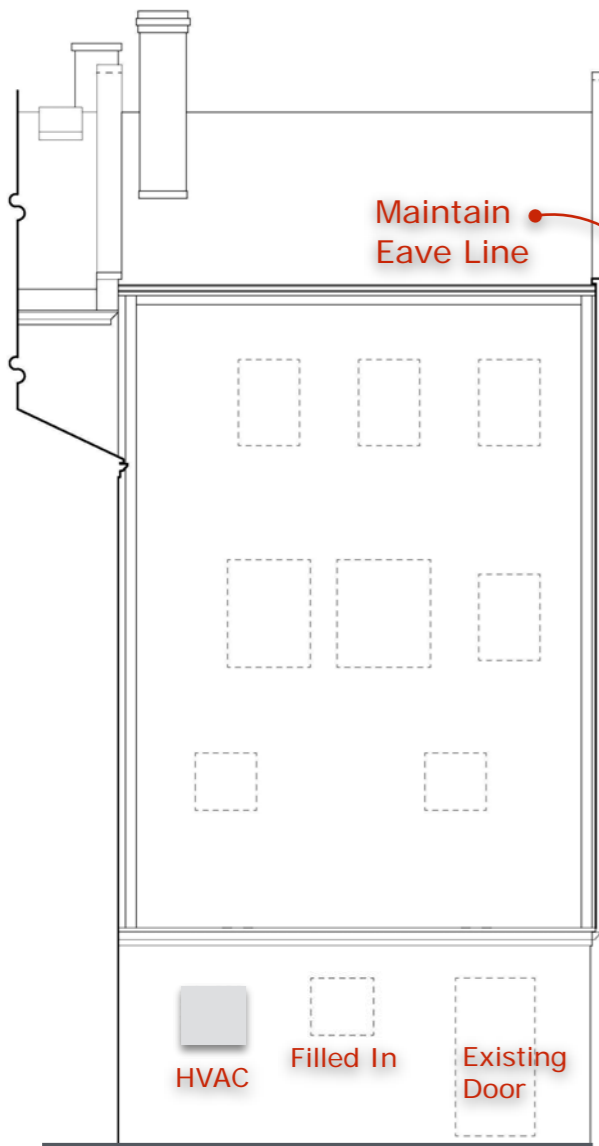


Proposed Overhang

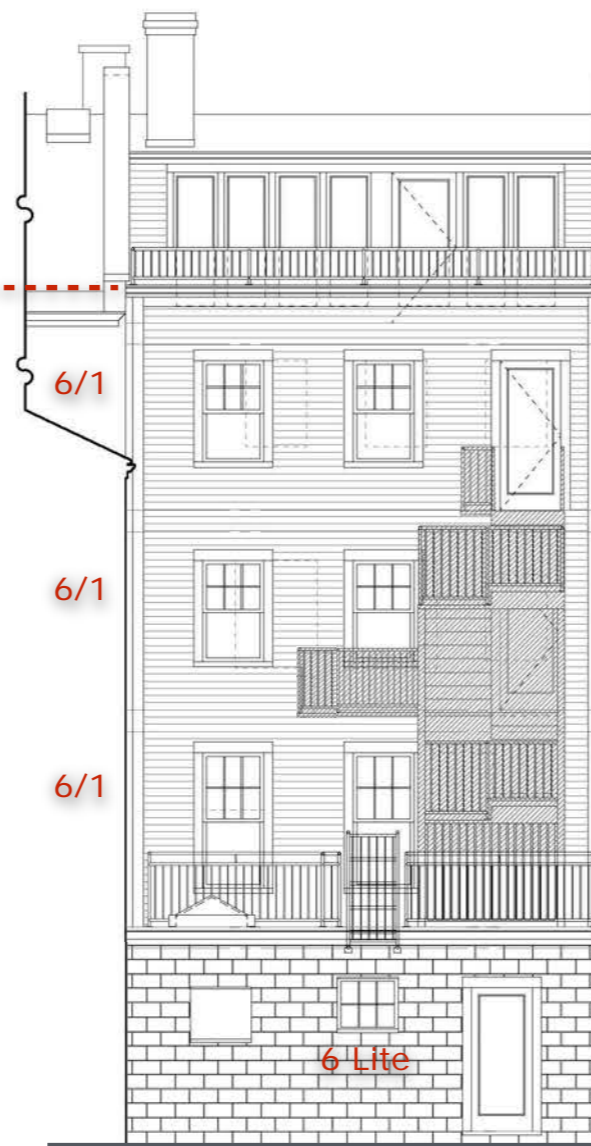


Proposed Stair Section

Note: Some elements removed for clarity



Existing Rear Elevation



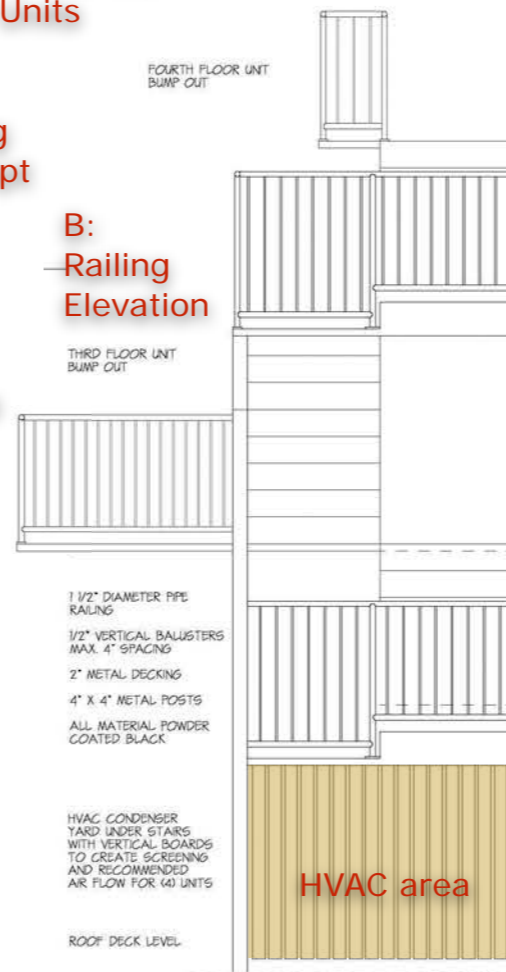
Proposed Rear Elevation

1 Lite @ Dormer
Glass Units

A:
Railing
Concept

1 Lite
@ Doors

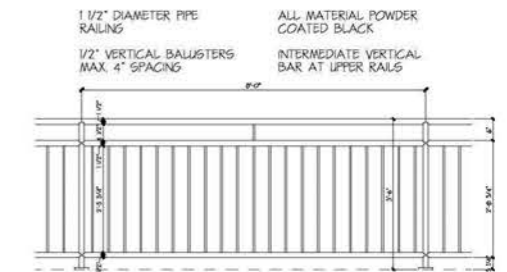
1 Lite
@ Door



Proposed Stair & Railing Concepts

Railings / Stairs:

- Metal Railings (Powder coated black) 1.5" rails / 0.5" balusters
- Wood treads and platforms (mahogany or similar)
- Simple profiles
- Wood slats @ HVAC area



C: Railing Concept

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41-43

45

47



Existing Rear Elevation Photo #1

Note:

- Work at gutters and HVAC condensers at 41-43 will help the connection between 45
- This project to coordinate work with 47 owner for new stair work
- New stairs and HVAC area to be located on roof of 45 and approximately 9" away from 47 brick face

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41-43

45

47



Existing Rear Elevation Photo #2

Note:

- Clean up of Alley CMU facade & Paint
- New window and door in existing openings @ Alley
- Remove vines
- Tidy up wiring

- Proposed window configuration @ upper levels to re-align windows @ this side to better match Market Street elevation and symmetry

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Note:

- No signage has been shown to help with clarity

Note:

- Sign Board to remain the same detail / trim style as it currently exists as this seems to be an old element on the building. This sign board previously accepted the fabric canopy as seen in the old photos
- Project will update sign board materials as needed and replace in kind

Option #1



Note:

- Maintain same design & trim
- Possibly paint the sign board outline in black to match storefront design concept
- This creates a little more verticality

Option #2



Note:

- Possibly add in some paneling to mimic the glass pattern below
- Could stay trim color or be painted black

Option #3

