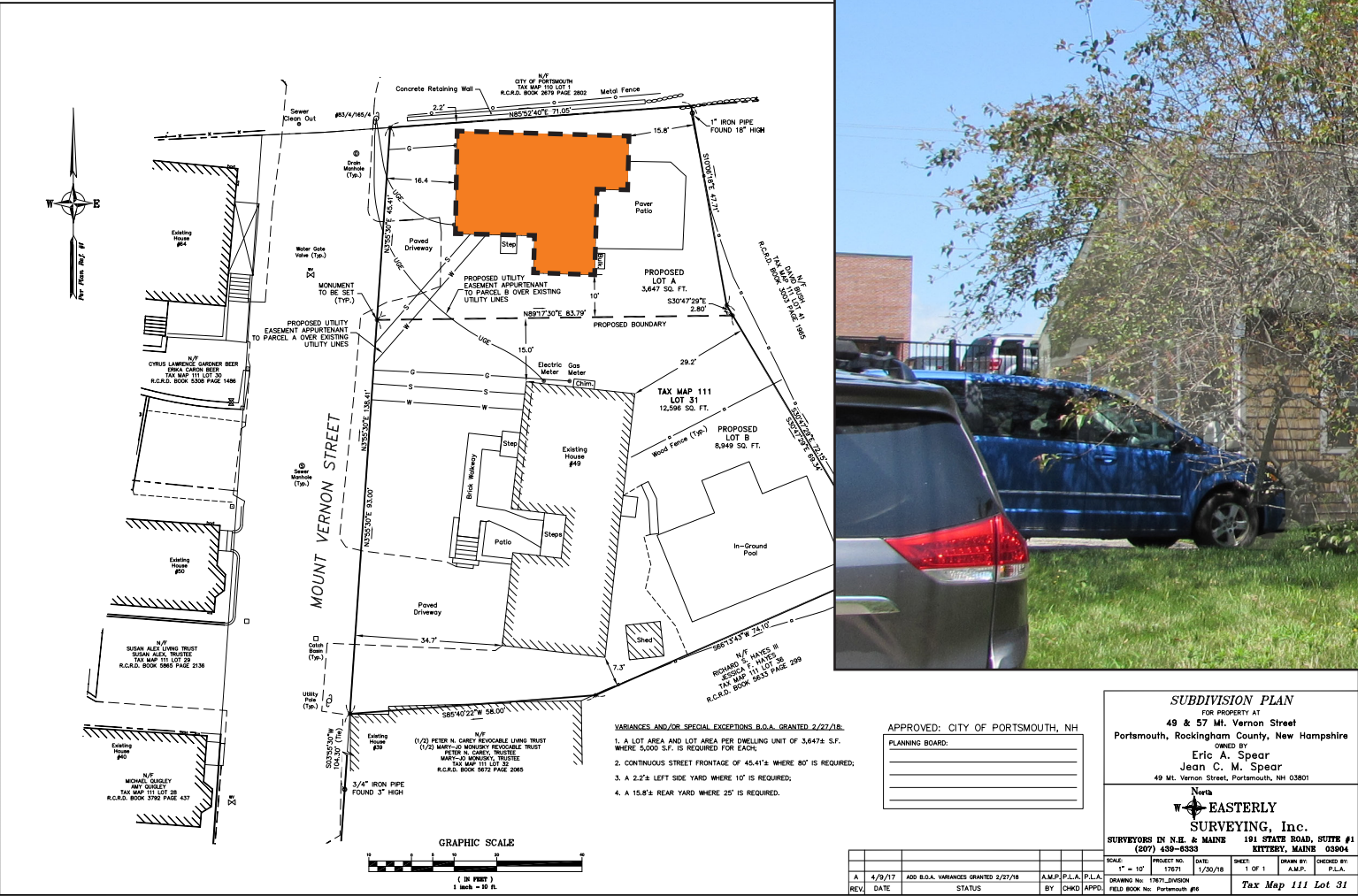


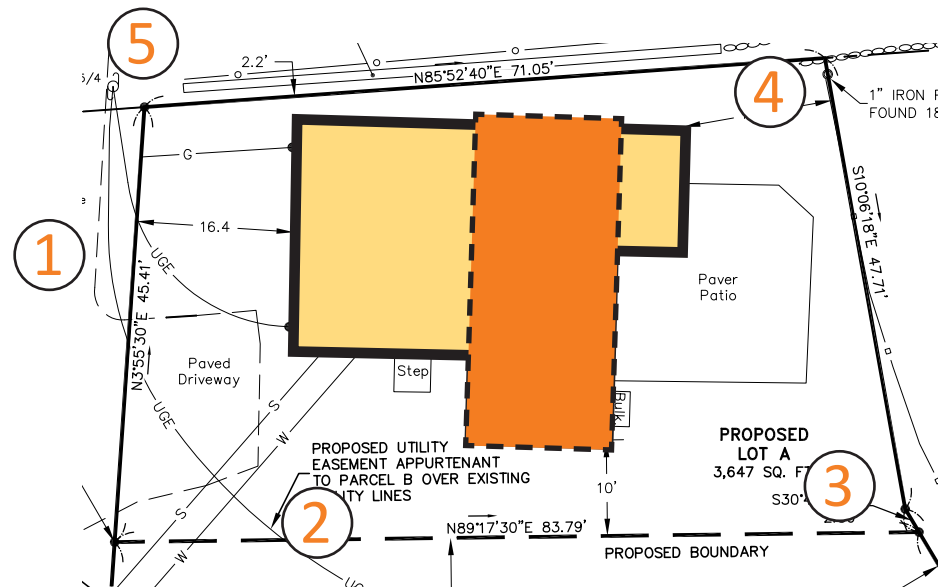
CITY OF PORTSMOUTH
Historic District Commission
Work Session
August 7, 2019



Massing Collage of Proposed Design

VIEWS OF EXISTING

2 of 14



ELEVATION KEY PLAN



1 WEST/FRONT FACADE



2 SOUTH FACADE



3 SOUTHEAST VIEW OF REAR FACADE



4 NORTHEAST VIEW



5 NORTHWEST VIEW



Mt. Vernon Street



ADDITIONAL CONTEXT PHOTOS

4 of 14



View from City Hall/North



View from City Hall/North

ADDITIONAL CONTEXT PHOTOS

5 of 14



Looking North on Mt. Vernon



House, looking North on Mt. Vernon



House, looking Northeast on Mt. Vernon

RE-CONSTRUCTION PHOTOS



Original Carriage House with Apartment



2004 Re-Construction Work



EXISTING FRONT ELEVATION (EAST)



DIVERSE 20TH/21ST CENTURY ADAPTATIONS

57 MT. VERNON



49 MT. VERNON



Mt. Vernon Street

PRECEDENTS: MIXING OLD AND NEW STYLES

ADDITION BY
MESSANA-
O'RORKE, NEW
JERSEY



SOUTH MILL POND,
PORTSMOUTH



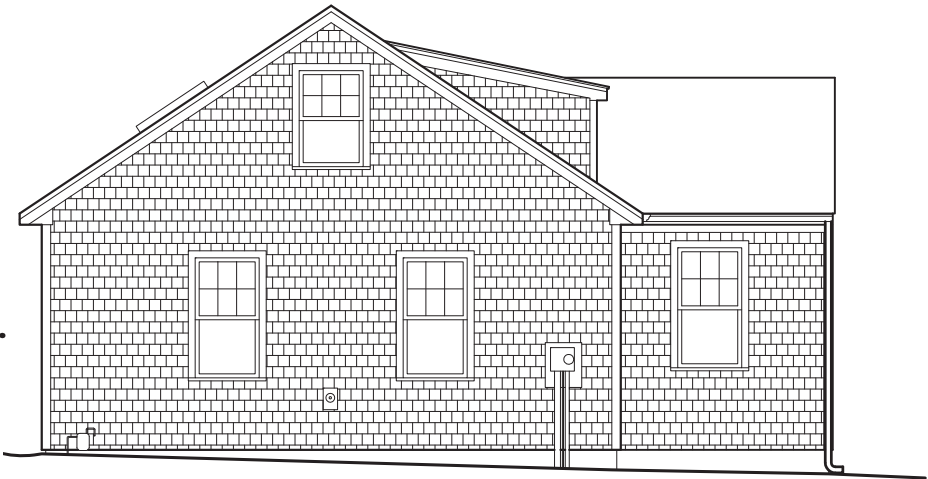
184 WALKER
BUNGALOW RD.,
PORTSMOUTH



PROJECT BY
MESSANA-
O'RORKE IN NEW
YORK



EXISTING ELEVATIONS



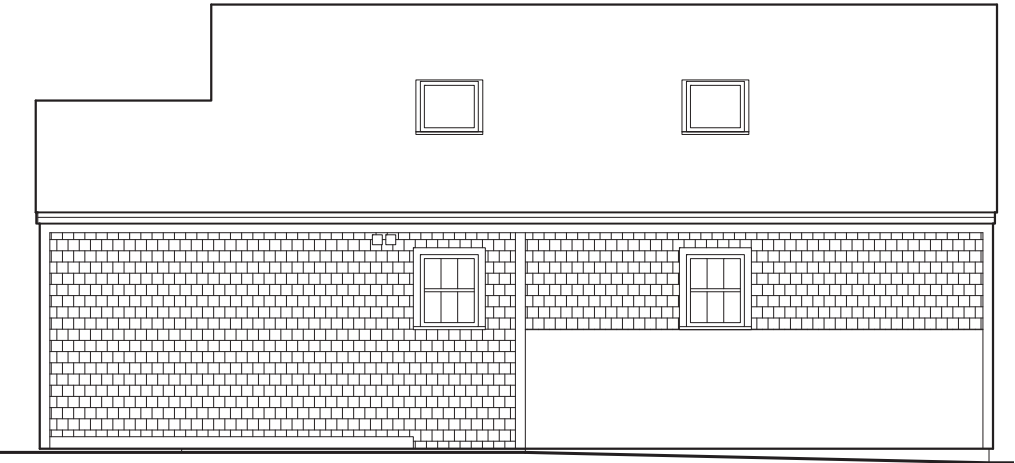
WEST (STREET) FACADE



SOUTH FACADE



EAST (REAR) FACADE



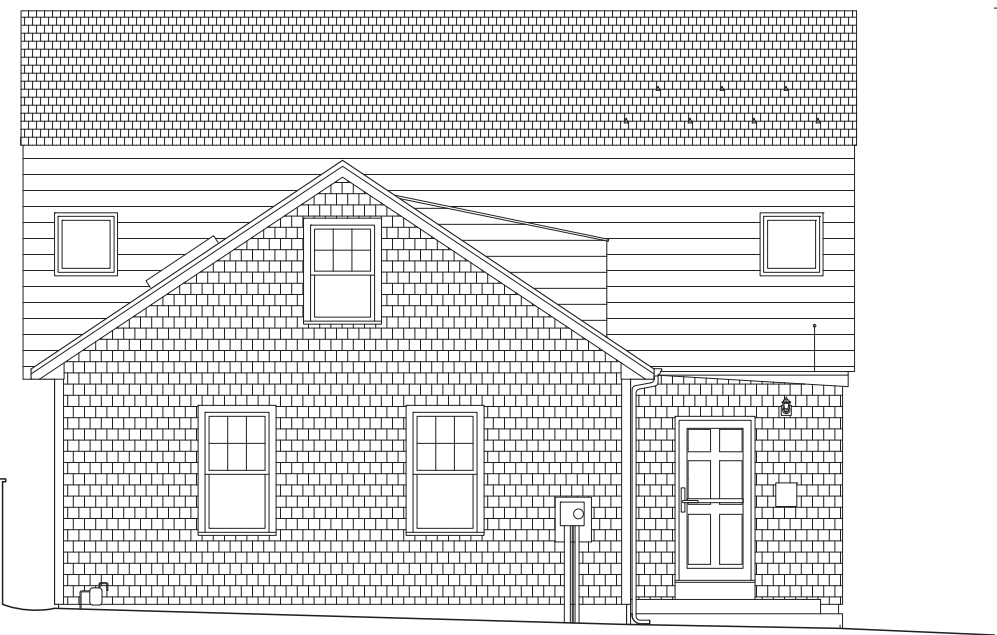
NORTH FACADE

TOP OF ROOF
EL. : 18'-6"

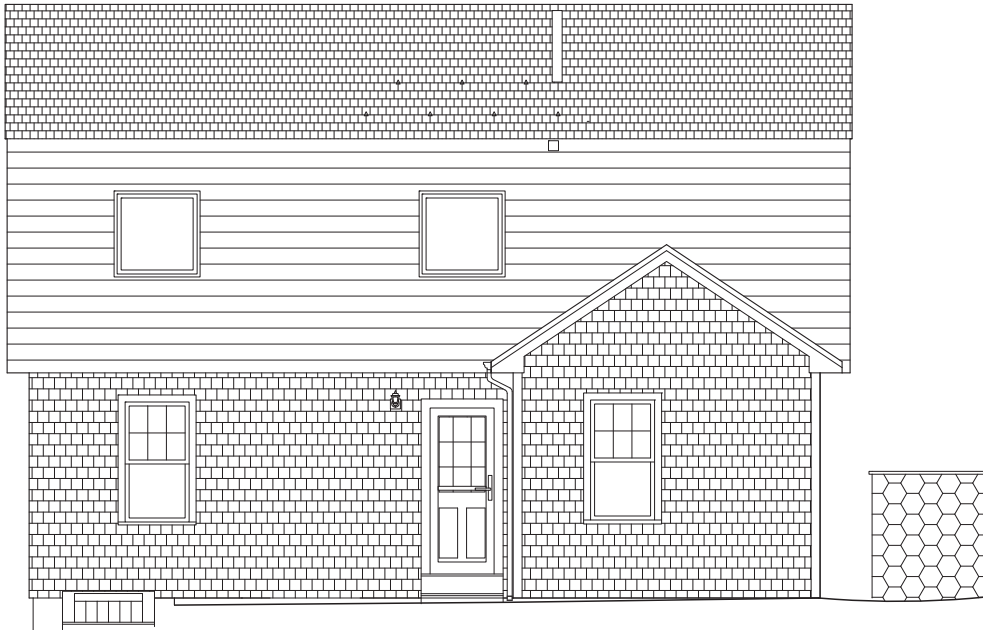
TOP OF SECOND FLOOR FINISH
EL. : 9'-2"

TOP OF FIRST FLOOR FINISH
EL. : 0'-0"

PROPOSED ELEVATIONS



WEST (STREET) FACADE



EAST (REAR) FACADE



SOUTH FACADE



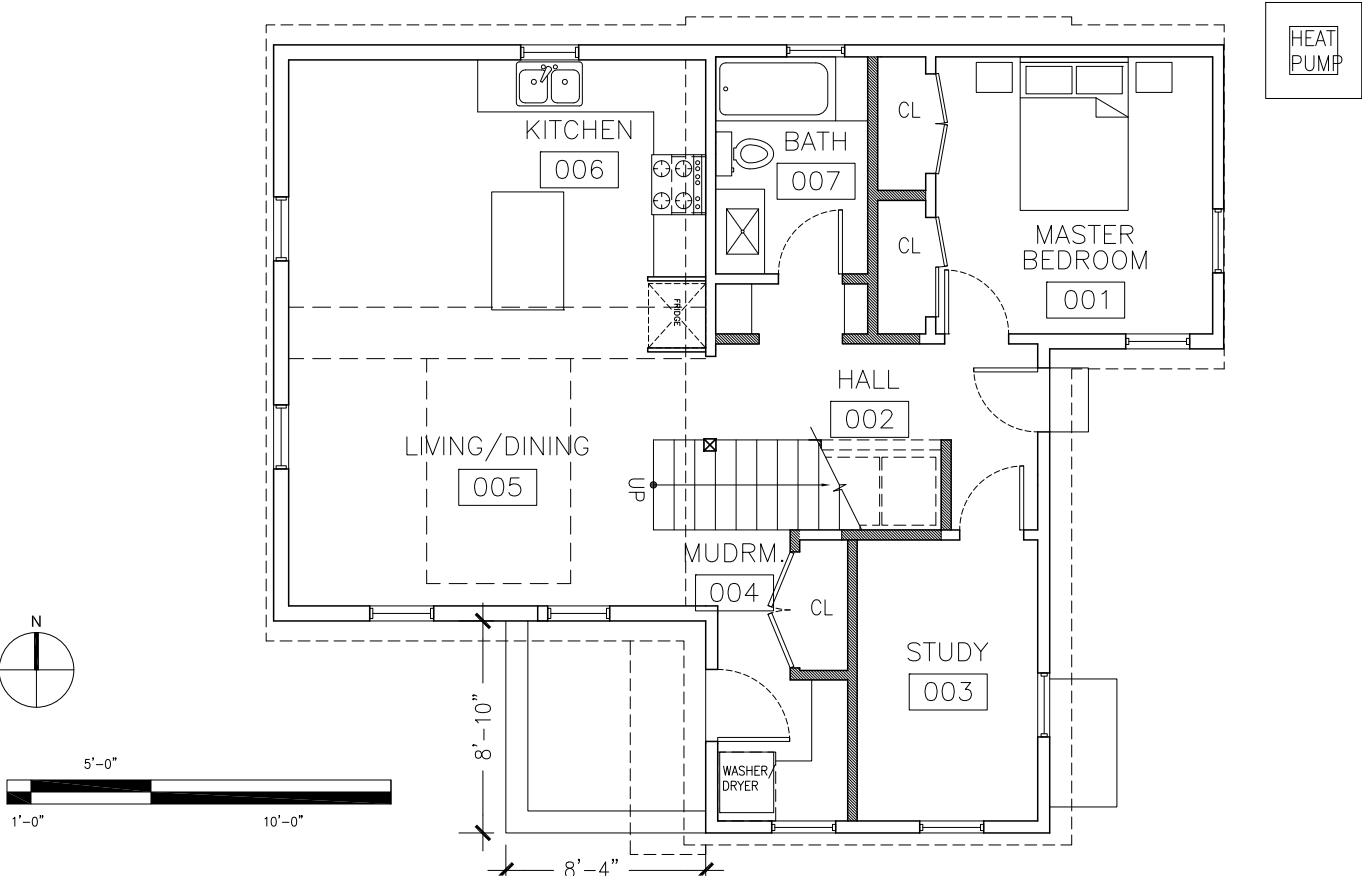
NORTH FACADE

ATTIC FLOOR
EL. : 18' -2"

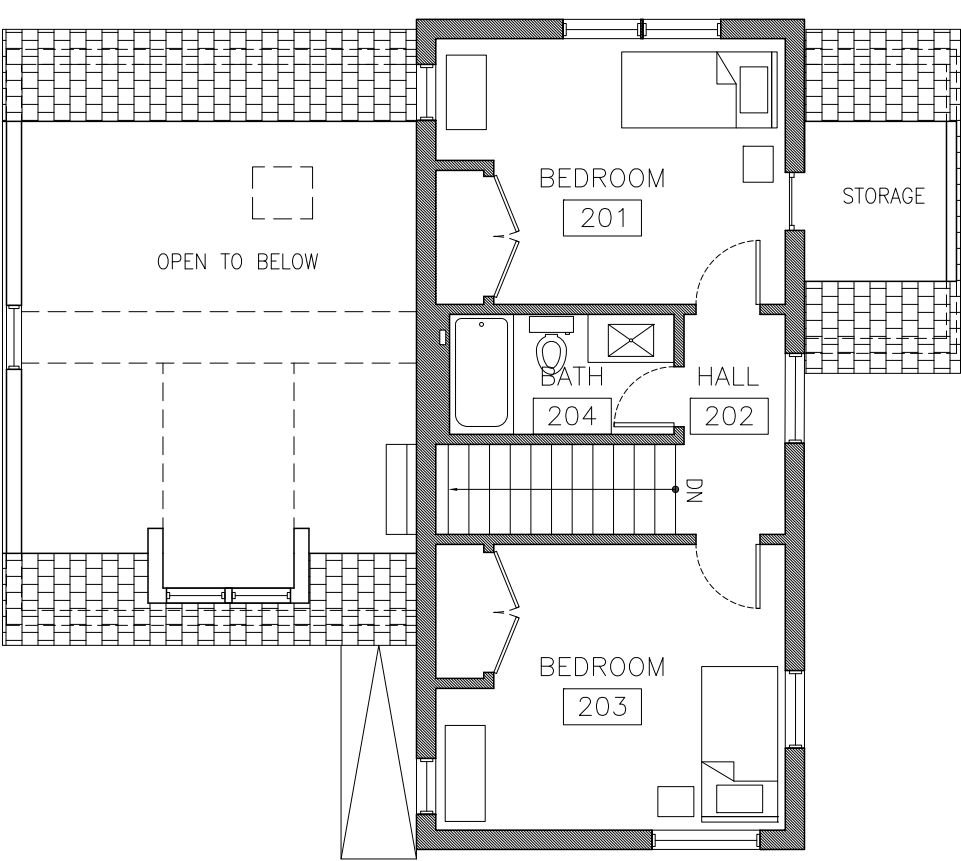
TOP OF SECOND FLOOR FINISH
EL. : 9' -2"

TOP OF FIRST FLOOR FINISH
EL. : 0' -0"

PROPOSED PLANS

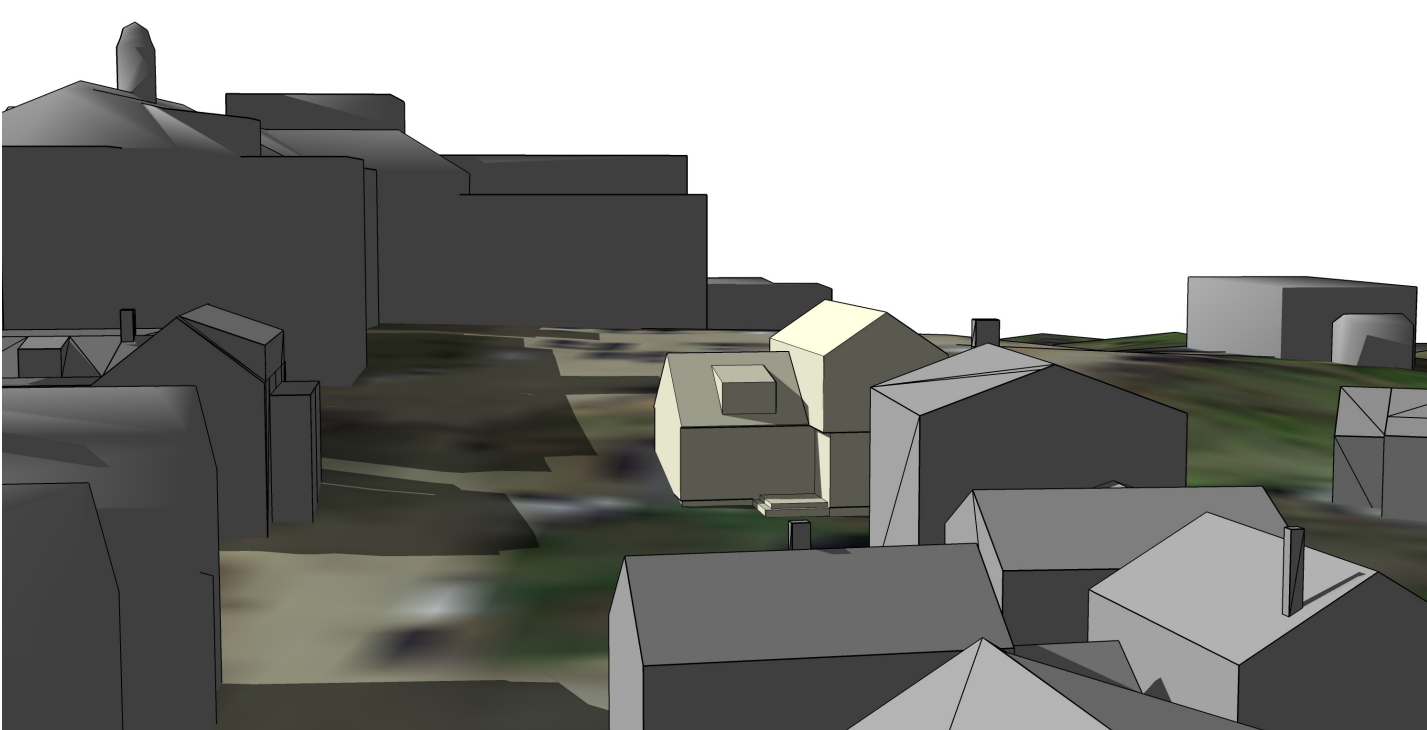


FIRST FLOOR PLAN, PROPOSED
SCALE 1/8" = 1'-0"

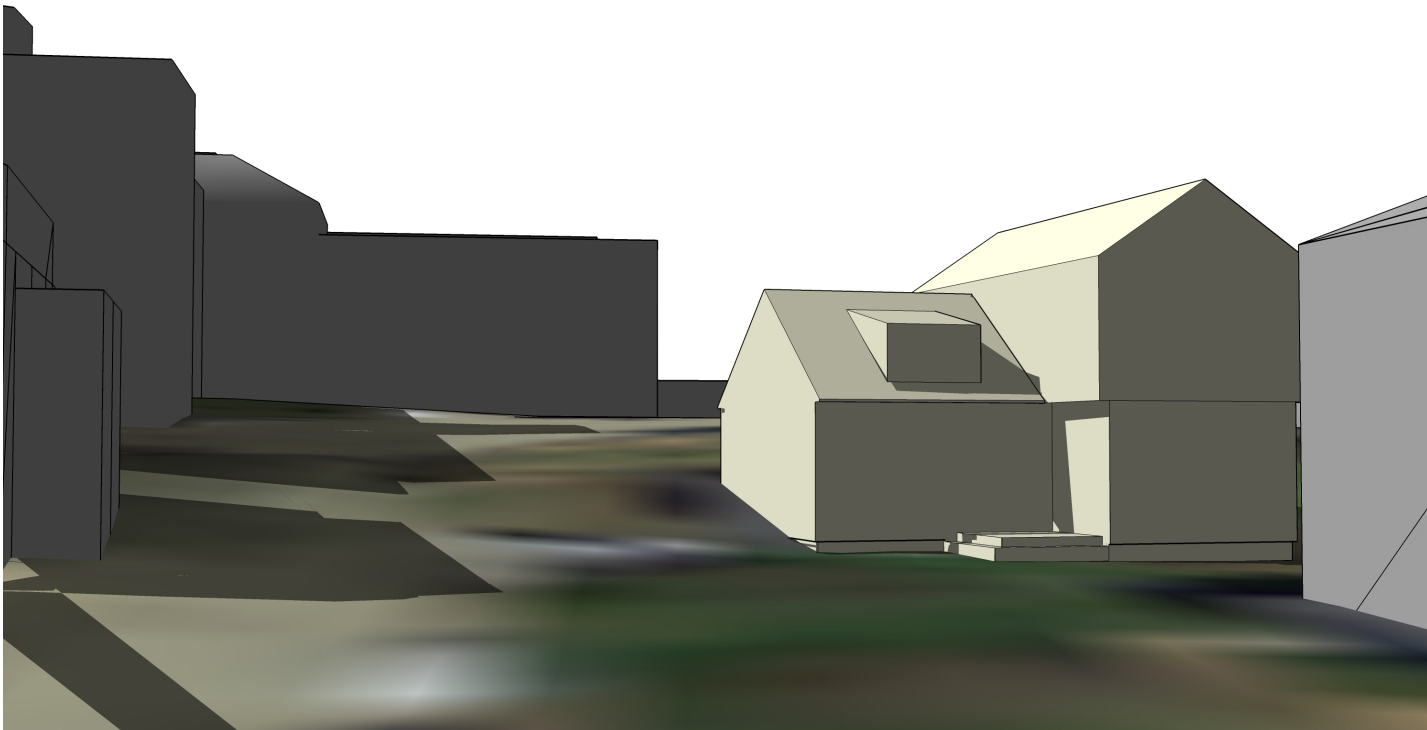


SECOND FLOOR PLAN, PROPOSED
SCALE 1/8" = 1'-0"

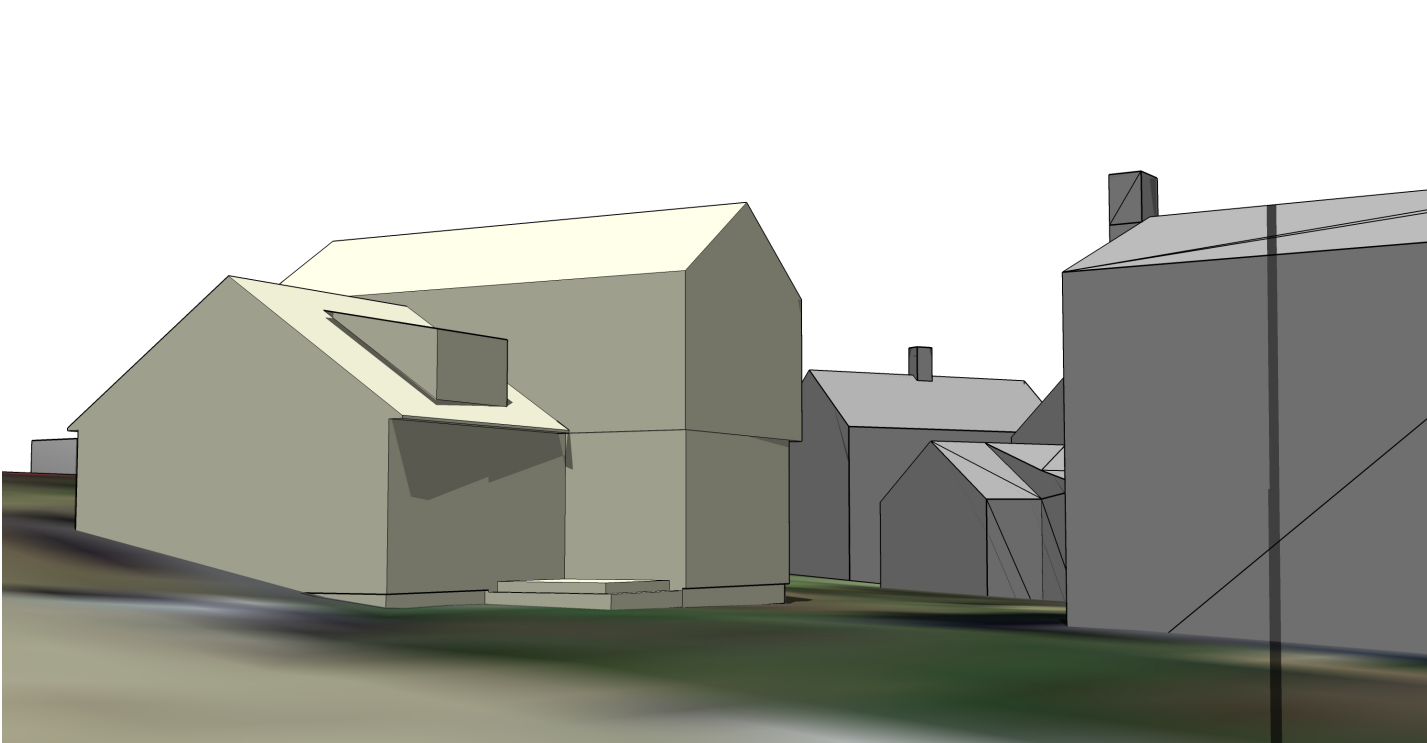
PROPOSED MASSING IN CONTEXT



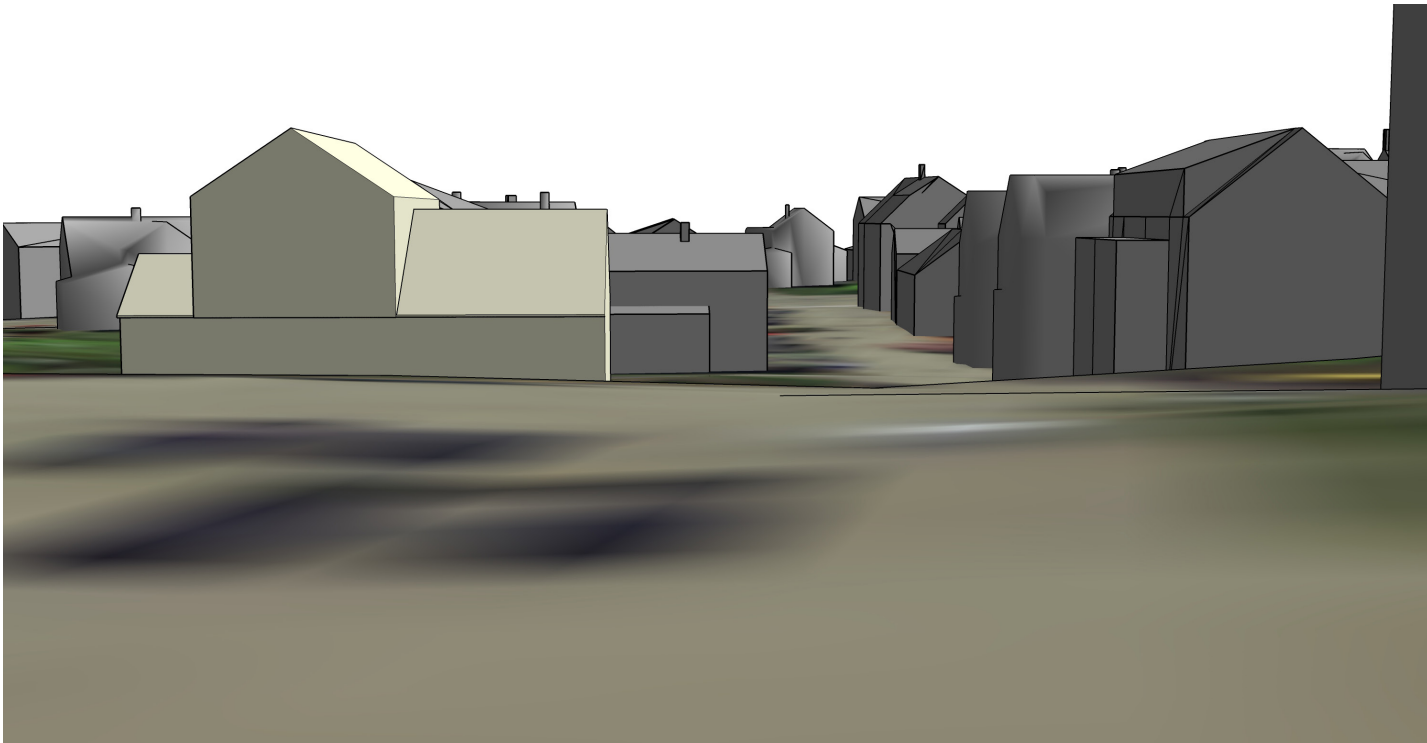
1) VIEW NORTH UP MT. VERNON STREET



2) VIEW NORTH UP MT. VERNON STREET

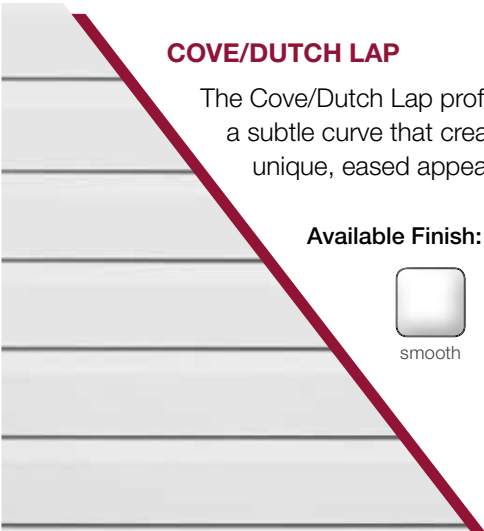


3) VIEW NORTHEAST AT HOUSE




4) VIEW SOUTH DOWN MT. VERNON STREET FROM CITY HALL PARKING LOT

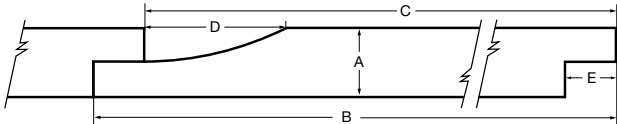
BORAL DUTCH LAP PAINTED BOARDS
BY TRUEXTERIOR



COVE/DUTCH LAP
The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.

Available Finish:

smooth

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	1.469"	0.531"
1 x 8	0.6875"	7.25"	6.719"	1.469"	0.531"
1 x 10	0.6875"	9.25"	8.719"	1.469"	0.531"



SUSTAINABILITY

The sustainable properties of TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Contains a minimum of 70% recycled content—verified by SCS Global Services



Pictured: Cove/Dutch Lap

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground contact
- Can be used in moisture-prone areas

EXPANSION & CONTRACTION

- Traditional exterior-grade caulks, auto-body or wood fillers are all acceptable for filling nail holes

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts a wide variety of high-quality exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Can be painted any color without special precautions as it is not prone to movement caused by heat gain from dark colors*
- Paint lasts longer than on wood because TruExterior® products cycle virtually no moisture*



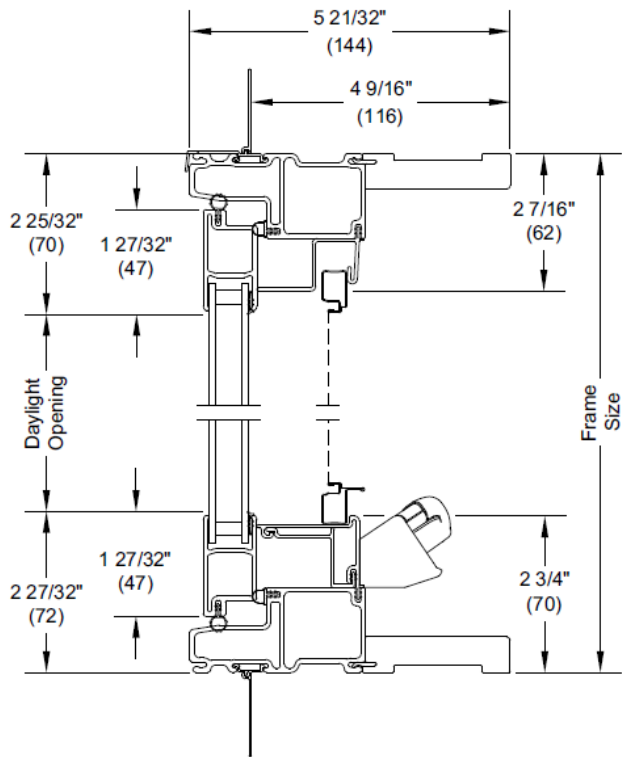
EXAMPLE OF MITERED CORNER IN BORAL

PROPOSED CASEMENT AND AWNING
WINDOWS AT NEW CONSTRUCTION



ENERGY DATA	U-Factor
Insulated Glass - Low E1 - Air	0.33
Insulated Glass - Low E2 - Argon	0.29

All Ultrex Casement / Awning



EXISTING WINDOWS TO REMAIN



AUTHENTIC DIVIDED LIGHT – 1 3/8" Thick Sash
– Featuring Historically Correct Muntin Bars (5/8" wide)
– Traditional Putty Glazed
– Available in 1/1 or Divided Light Layouts
Wood Sash – Clear Pine Interior, Preservative Treated, Primed Exterior
– Single Thick Glass (SSB)
– Single Thick Glass (SSB) w/Low-E Energy Panel applied

NFRC Ratings		
	U-Value	SHGC ♦
Single Thick Glass (SSB) w/Low-E Energy Panel		
1/1 Light	0.40	0.53
Authentic Divided Lt.	0.42	0.48

