Historic District Commission
Staff Report – June 3rd, 2015

PART 1 June 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:
- Approval of Minutes (5-27-15)
- Administrative Approvals:
  1. 262-264 South Street
  2. 456 Middle Street
  3. 275 Islington Street
  4. 84-86 Pleasant Street
  5. 220 South Street
  6. 402 State Street

OLD BUSINESS / PUBLIC HEARINGS:
A. 39 Dearborn Street  (Moderate – House Renovations)
B. 89 New Castle Ave.  (Moderate – Convert Porch)

NEW BUSINESS / CONSENT AGENDA:
1. 44-46 Market Street  (Minor – HVAC units)
2. 54 Ceres Street  (Minor – Fencing)
3. 402 State Street  (Minor – HVAC)
4. 67-77 State Street  (Minor – Window & Door Change)
5. 272 New Castle Ave.  (Minor – Fencing)
6. 20 Ladd Street  (Minor – HVAC)
7. 15 Portwalk Place  (Minor – HVAC)
8. 10 State Street  (Minor – Lighting, Venting, Door on Roof Deck)
9. 233 Vaughan Street  (Minor – HVAC, Windows and Doors)

NEW BUSINESS / PUBLIC HEARINGS:
10. 99 Bow Street  (Minor – Dock)
11. 102 State Street  (Minor – Chimney and Sidewall)
12. 65 Bow Street  (Minor – Rear Door and window)
13. 17 Gardner Street  (Minor – HVAC Unit)
14. 80 Hanover Street  (Minor – Sliding doors, storefront, fencing…)
15. 34 Hanover Street  (Minor – Relocate power lines underground)
16. 5 Portwalk Place  (Minor – Change Mullion Pattern)

PART 2 June 10th MEETING

17. 40 Bridge Street  (Major – 3 story mixed-use building)
1. CUP- HarborCorp, LLC  (Major – 4-5 story mixed-use building)
2. HarborCorp, LLC  (Major – 4-5 story mixed-use building)

PART 3 June 17th MEETING

WORK SESSIONS:
A. 127 New Castle Ave.  (Minor – Rear shed dormers)
B. 101-105 High Street  (Moderate – Upward Extension)
C. 44-46 Market Street  (Moderate – Garage and Addition)
D. 500 Market Street  (Minor – Solar Panels)
E. 404 Middle Street  (Amendments to a previous design)
F. 284 New Castle Ave.  (Moderate – 2 Story Addition)
Project Address: 39 DEARBORN LANE
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

A. Property Information - General:

Existing Conditions:
- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 11,600 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Dearborn Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To renovate the house, add dormers and an accessory building.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- The building is located along Dearborn Lane off of Dearborn Street. It is surrounded with many wood-frame 2.5 story structures with little to no setbacks from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:
- The Application is proposing to:
  - Renovate the c.1800 cap-style house on the property. Note that at the Work Session/Public Hearing on 5-6-15, the applicant presented a revised design that was more commensurate with the feedback provided from the HDC after the work session and site walk.
  - The applicant has revised the plans to be more consistent with the recommendations and suggestions of the HDC. The applicant will present the final revisions at the meeting and request a work session prior to returning to a public hearing for a potential vote on the project.
  - Note that, due to the recommendations of the HDC to redesign the house footprint and volume, the applicant was required to refile this project with the BOA. Thus, a vote on the project will require a stipulation that the variances be approved by the BOA. A Conditional Use Permit will also be required for any work within the buffer zone.

K. Aerial Image, Street View and Zoning Map:

- Aerial and Street View Image
- Zoning Map
### 39 Dearborn Lane – Work Session/Public Hearing #A (Moderate Project)

#### Info / Evaluation Criteria

<table>
<thead>
<tr>
<th>No.</th>
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#### Project Review Element

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<td>Window Openings and Proportions</td>
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<td>Porches and Balconies</td>
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<td>Projections (i.e., porch, portico, canopy...)</td>
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<td>Landings / Steps / Stoop / Railings</td>
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<td>Mechanicals (i.e., HVAC, generators)</td>
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<td>Decks</td>
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<td>Garages / Barns / Sheds (i.e., doors, placement...)</td>
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<td>Fence / Walls (i.e., materials, type...)</td>
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<td>Grading (i.e., ground floor height, street edge...)</td>
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#### Purpose and Intent:

1. Preserve the integrity of the District:
   - Yes No
2. Assessment of the Historical Significance:
   - Yes No
3. Conservation and enhancement of property values:
   - Yes No
4. Maintain the special character of the District:
   - Yes No
5. Complement and enhance the architectural and historic character:
   - Yes No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
   - Yes No

#### Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:
   - Yes No
2. Compatibility of design with surrounding properties:
   - Yes No
3. Relation to historic and architectural value of existing structure:
   - Yes No
4. Compatibility of innovative technologies with surrounding properties:
   - Yes No
Historic District Commission

Project Address: 89 NEW CASTLE AVE.
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #B

A. Property Information - General:

   Existing Conditions:
   - Zoning District: GRB
   - Land Use: Two-Family Home
   - Land Area: 7,840 SF +/-
   - Estimated Age of Structure: c. 1900
   - Building Style: NA
   - Number of Stories: 1.5
   - Historical Significance: Contributing
   - Public View of Proposed Work: View from New Castle Ave.
   - Unique Features: NA
   - Neighborhood Association: South End

B. Proposed Work:

To convert closed porch to an open porch & add windows.

C. Other Permits Required:

- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block

E. Existing Building to be Altered/ Demolished / Constructed:

- Principal
-Accessory
- Demolition

F. Sensitivity of Context:

- Highly Sensitive
- Sensitive
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- “Back-of-House”

G. Design Approach (for Major Projects):

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- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The new building is located along New Castle Ave. It is surrounded with many buildings ranging from 1.5 to 2.5 stories in height. The neighborhood is predominantly made up of wood frame houses on small lots with a shallow setback from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant proposed to open the enclosed porch as add windows and doors as well as a new fire escape.
- At the May 5th meeting, the HDC requested more details on the proposed design plans as well as better drawings and scheduled a site walk to visit the property.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
C
### Major Project
- Convert Closed Porch and Install Windows Only

#### Applicant's Comments

<table>
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<tr>
<td><strong>Windows</strong></td>
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#### HDC Suggestions

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#### Property Evaluation Form

**Property:** 89 New Castle Ave.

**District:** Portsmouth Historic District Commission

**Case No.:** B

**Decision:** Approved with stipulations

**Date:** 6-3-5

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### General Building Information

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### Property Evaluation Form

**H. Purpose and Intent:**

1. Preserve the integrity of the District: [ ] Yes [ ] No
2. Assessment of the Historical Significance: [ ] Yes [ ] No
3. Conservation and enhancement of property value: [ ] Yes [ ] No
4. Maintain the special character of the District: [ ] Yes [ ] No
5. Complement and enhance the architectural and historic character: [ ] Yes [ ] No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: [ ] Yes [ ] No

**I. Review Criteria / Findings of Fact:**

1. Consistent with special and defining character of surrounding properties: [ ] Yes [ ] No
2. Compatibility of design with surrounding properties: [ ] Yes [ ] No
3. Relation to historic and architectural value of existing structure: [ ] Yes [ ] No
4. Compatibility of innovative technologies with surrounding properties: [ ] Yes [ ] No
Historic District Commission

Project Address: 44-46 MARKET STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:
- Zoning District: CD5
- Land Use: Mixed Use
- Land Area: 3,866 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Historical Significance: Contributing
- Public View of Proposed Work: View from Ladd Street
- Unique Features: Located along Service Alley
- Neighborhood Association: Downtown

B. Proposed Work:
To install roof-mounted HVAC units for the retail spaces.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
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E. Existing Building to be Altered/ Demolished:
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- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

L. Neighborhood Context:
- The building is located along Market Street. It is surrounded with many brick 3-4 story structures with no setbacks from the sidewalk.

M. Staff Comments and/ or Suggestions for Consideration:
The Application is proposing to:
- Add two roof-mounted HVAC units along the rear of the building. The units will not be visible from the public way.

N. Aerial Image, Street View and Zoning Map:
- Aerial and Street View Image
- Zoning Map

HISTORIC SURVEY RATING
C
### PROJECT REVIEW ELEMENT

<table>
<thead>
<tr>
<th>No.</th>
<th>Project Information</th>
<th>Existing Building</th>
<th>Proposed Building (+/-)</th>
<th>Appurtenant Structures (Average)</th>
<th>HISTORIC DISTRICT COMMISSION MEMBERS</th>
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### PROPERTY EVALUATION FORM

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 44-46 MARKET STREET Case No. 1 Date: 6-3-15**

### STAFF

**H. Purpose and Intent:**
1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

### Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No
Project Evaluation Form: 54 CERES STREET
CERTIFICATE OF APPROVAL
PUBLIC HEARING #2

A. Property Information - General:
   Existing Conditions:
   - Zoning District: CD4
   - Land Use: Mixed-Use
   - Land Area: 3,760 SF +/-
   - Estimated Age of Structure: c.1955
   - Building Style: Colonial
   - Number of Stories: 2.5
   - Historical Significance: Unknown
   - Public View of Proposed Work: View from Ceres Street
   - Unique Features: NA
   - Neighborhood Association: Downtown

B. Proposed Work:
   To install cedar fencing.

C. Other Permits Required:
   - Board of Adjustment
   - Planning Board
   - City Council

D. Lot Location:
   - Terminal Vista
   - Gateway
   - Mid-Block
   - Intersection / Corner Lot
   - Rear Lot

E. Existing Building to be Altered/ Demolished:
   - Principal
   - Accessory
   - Significant Demolition

F. Sensitivity of Context:
   - Highly Sensitive
   - Sensitive
   - Low Sensitivity
   - "Back-of-House"

G. Design Approach (for Major Projects):
   - Literal Replication (i.e., 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (i.e., Portwalk, 51 Islandton, 55 Congress Street)
   - Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   - Consent Agenda (i.e., very small alterations, additions or expansions)
   - Minor Project (i.e., small alterations, additions or expansions)
   - Moderate Project (i.e., significant additions, alterations or expansions)
   - Major Project (i.e., very large alterations, additions or expansions)

I. Neighborhood Context:
   - This contributing structure is located along South Street and is surrounded with many other wood, 2.5 story contributing structures.

J. Staff Comments and Suggestions for Consideration:
   - The applicant proposes to install a 6 foot wood stockade fence along the existing parking area off of Ceres Street. Note that the proposed fence type is intended to match the existing stockade fence on the abutting property and it will be removed in the winter months to allow for snow plowing.
   - Also note that the proposed fence will block views to the water from Ceres Street so perhaps a more open fence could be used.

K. Aerial Image, Street View and Zoning Map:
   - Aerial and Street View Image
   - Zoning Map

HISTORIC SURVEY RATING
-
### 54 CERES STREET – PUBLIC HEARING #2 (CONSENT AGENDA)

<table>
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<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
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**H. Purpose and Intent:**
1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

**I. Review Criteria / Findings of Fact:**
1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No
Historic District Commission

Project Address: 402 STATE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:
Existing Conditions:
- Zoning District: CD4-L
- Land Use: Three Family
- Land Area: 4800 SF +/-
- Estimated Age of Structure: 1850
- Building Style: Italianate
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from State and Court Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work:
- Add HVAC equipment.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Significant Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e., 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e., Portwalk, 51 Islington, 55 Congress Street)
- Intentional opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- This lot and structure is located along State Street and is surrounding by a variety of 2-3 story wood-sided structures as well as across from the former Rockingham Hotel structure. The neighborhood has predominantly small lots with shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposed to change the previously approved exterior elevations to allow for HVAC venting and condensers.

K. Aerial Image, Street View and Zoning Map:
### Minor Project - Add Vents and Condensers Only -

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<th>Project Information</th>
<th>Existing Building</th>
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### Purpose and Intent

1. Preserve the integrity of the District: Yes No
2. Assessment of the Historical Significance: Yes No
3. Conservation and enhancement of property values: Yes No
4. Maintain the special character of the District: Yes No
5. Complement and enhance the architectural and historic character: Yes No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: Yes No

### Review Criteria / Findings of Fact

1. Consistent with special and defining character of surrounding properties: Yes No
2. Compatibility of design with surrounding properties: Yes No
3. Relation to historic and architectural value of existing structure: Yes No
4. Compatibility of innovative technologies with surrounding properties: Yes No
5. Complement and enhance the architectural and historic character: Yes No

---

**402 STATE STREET – PUBLIC HEARING #3 (CONSENT AGENDA)**

---

**Property Evaluation Form**

**Portsmouth Historic District Commission**

**Property:** 402 State Street

**Case No.:** 3

**Date:** 6-3-15

**Decision:**
- [ ] Approved
- [ ] Approved with stipulations
- [ ] Denied
- [ ] Postponed
- [ ] Withdrawn

---

**Property Evaluation Form**

**Building Design / Materials**

- Historic District Commission Members

- Site Design

---

** Histories:**

- Yes
- No
Historic District Commission

Project Address: 67-77 STATE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:
- Zoning District: CD5
- Land Use: Mixed Use
- Land Area: 15,680 SF +/-
- Estimated Age of Structure: c.1916
- Building Style: Colonial Revival
- Historical Significance: Contributing (former Army/ Navy building)
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work:
- To modify the window manufacturer.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back of House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardiniere Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

O. Neighborhood Context:
- The building is located along State Street and the Wright Ave parking lot. It is surrounded with many brick and wood-sided 2.5 & 3.5 story mixed-use structures with no setbacks.

P. Staff Comments and/ or Suggestions for Consideration:
- The Applicant is proposing to:
- Revise the previously approved plans to allow the first floor windows to be stained LePage “American Walnut” windows which matches the previously approved Norwood “Antique” windows.

Q. Aerial Image, Street View and Zoning Map:
### INFO/ EVALUATION CRITERIA

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<th>No.</th>
<th>Project Information</th>
<th>Existing Building</th>
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<td>Building Coverage (% Building on the Lot)</td>
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#### HISTORIC DISTRICT COMMISSION MEMBERS

**STAFF**

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### MINOR PROJECT

**– WINDOW SUBSTITUTE ONLY –**

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### PROPERTY EVALUATION FORM

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 66-67 STATE STREET**

**HISTORIC DISTRICT NO.: 6-3-15**

**Decision:**
- [ ] Approved with stipulations
- [ ] Approved
- [ ] Continued
- [ ] Postponed
- [ ] Denied

**STAFF:**

1. Purpose and Intent:
   - [ ] Yes [ ] No

2. Assessment of the Historical Significance:
   - [ ] Yes [ ] No

3. Conservation and enhancement of property values:
   - [ ] Yes [ ] No

4. Maintain the special character of the District:
   - [ ] Yes [ ] No

5. Complement and enhance the architectural and historic character:
   - [ ] Yes [ ] No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
   - [ ] Yes [ ] No

**CRITERIA / FINDINGS OF FACT**

1. Consistent with special and defining character of surrounding properties:
   - [ ] Yes [ ] No

2. Compatibility of design with surrounding properties:
   - [ ] Yes [ ] No

3. Relation to historic and architectural value of existing structure:
   - [ ] Yes [ ] No

4. Compatibility of innovative technologies with surrounding properties:
   - [ ] Yes [ ] No

---

**HISTORIC DISTRICT COMMISSION MEMBERS**

**STAFF**

1. Preserve the integrity of the District:
   - [ ] Yes [ ] No

2. Assesment of the Historical Significance:
   - [ ] Yes [ ] No

3. Conservation and enhancement of property values:
   - [ ] Yes [ ] No

4. Maintain the special character of the District:
   - [ ] Yes [ ] No

5. Complement and enhance the architectural and historic character:
   - [ ] Yes [ ] No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
   - [ ] Yes [ ] No

---

**HISTORIC DISTRICT COMMISSION MEMBERS**

**STAFF**

1. Purpose and Intent:
   - [ ] Yes [ ] No

2. Assessment of the Historical Significance:
   - [ ] Yes [ ] No

3. Conservation and enhancement of property values:
   - [ ] Yes [ ] No

4. Maintain the special character of the District:
   - [ ] Yes [ ] No

5. Complement and enhance the architectural and historic character:
   - [ ] Yes [ ] No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
   - [ ] Yes [ ] No

**CRITERIA / FINDINGS OF FACT**

1. Consistent with special and defining character of surrounding properties:
   - [ ] Yes [ ] No

2. Compatibility of design with surrounding properties:
   - [ ] Yes [ ] No

3. Relation to historic and architectural value of existing structure:
   - [ ] Yes [ ] No

4. Compatibility of innovative technologies with surrounding properties:
   - [ ] Yes [ ] No
Project Address: 272 NEW CASTLE AVE.
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

Existing Conditions:
- Zoning District: GRB
- Land Use: Two-Family
- Land Area: 6,764 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Unknown
- Historical Significance: Contributing
- Public View of Proposed Work: View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: Little Harbor Neighborhood

B. Proposed Work: To install a 6’ fence.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

J. Neighborhood Context:
- The building is located along New Castle Ave., surrounded by many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

K. Staff Comments and/or Suggestions for Consideration:
- The Application is proposing to:
  - Add a 6 foot cedar tongue and groove wooden fence with square lattice on the top section. The fence is intended to divide the two units.

L. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
C
H. Purpose and Intent:
1. Preserve the integrity of the District: □ Yes □ No 4. Maintain the special character of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No 5. Complement and enhance the architectural and historic character: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

1. Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: □ Yes □ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No
Historic District Commission

Project Address: 20 LADD STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #6

Existing Conditions:
- Zoning District: Urban Center (CD5)
- Land Use: Mixed-Use, 4 Story Building
- Land Area: 9,120 SF +/-
- Estimated Age of Structure: c. 1860
- Building Style: Federal (modified)
- Number of Stories: 4
- Historical Significance: Contributing
- Public View of Proposed Work: No Public View
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work:
To add roof-top HVAC equipment.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered / Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (e.g. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (e.g., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (e.g. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (e.g. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
- This new structure is located along High and Congress Streets and is surrounded with many historically significant multi-story, mixed-use masonry buildings. With no front yard setback.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to add roof-mounted HVAC equipment.

R. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

C
MINOR PROJECT
- INSTALL 2 ROOFTOP HVAC UNITS ONLY -

**INFO / EVALUATION CRITERIA**

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**SITE DESIGN**

### 20. LADD STREET – PUBLIC HEARING #6 (CONSENT AGENDA)

**Purpose and Intent:****

1. Preserve the integrity of the District:  
   - Yes ☑ No ❌
2. Assessment of the Historical Significance:  
   - Yes ☑ No ❌
3. Conservation and enhancement of property values:  
   - Yes ☑ No ❌
4. Maintain the special character of the District:  
   - Yes ☑ No ❌
5. Complement and enhance the architectural and historic character:  
   - Yes ☑ No ❌
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  
   - Yes ☑ No ❌

**Review Criteria / Findings of Fact:**

1. Consistent with special and defining character of surrounding properties:  
   - Yes ☑ No ❌
2. Compatibility of design with surrounding properties:  
   - Yes ☑ No ❌
3. Relation to historic and architectural value of existing structure:  
   - Yes ☑ No ❌
4. Compatibility of innovative technologies with surrounding properties:  
   - Yes ☑ No ❌
Project Address: 15 PORTWALK PLACE
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #7

Existing Conditions:
- Zoning District: Urban Center (CD5)
- Land Use: Mixed-Use, 5 Story Building
- Land Area: 83,360 SF +/-
- Estimated Age of Structure: c. 2014
- Building Style: Modern
- Number of Stories: 5
- Historical Significance: NA
- Public View of Proposed Work: No public view
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To add roof-top HVAC equipment.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-He”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e., significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to add roof-mounted HVAC equipment.

I. Neighborhood Context:
- This new structure is located along Portwalk Place Street and is surrounded with many new multi-story, mixed-use masonry buildings.

S. Aerial Image, Street View and Zoning Map:

Aerial Image
Street View
Zoning Map

HISTORIC SURVEY RATING
NA
# 15 PORTWALK PLACE – PUBLIC HEARING 7 (CONSENT AGENDA)

## INFO / EVALUATION CRITERIA

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<tr>
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<td>APPROPRIATENESS</td>
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</tbody>
</table>

## STAFF

### GENERAL BUILDING INFORMATION

1. Gross Floor Area (GFA)
2. Floor Area Ratio (FAR) (GFA / Lot Area)
3. Building Height - Street Wall Ratio
4. Building Height - Zoning (Feet)
5. Building Height - Street Wall / Cornice (Feet)
6. Number of Stories
7. Building Coverage (% Building on the Lot)

### PROJECT REVIEW ELEMENT

8. Scale (i.e., height, volume, coverage...)
9. Placement (i.e., setbacks, alignment...)
10. Massing (i.e., modules, banding, stepsbacks...)
11. Architectural Style (i.e., traditional - modern)
12. Roofs
13. Style and Slope
14. Roof Projections (i.e., chimneys, vents, dormers...)
15. Roof Materials
16. Cornice Line
17. Eaves, Gutters and Downspouts
18. Walls
19. siding / Material
20. Projections (i.e., bays, balconies...)
21. Doors and Windows
22. Window Openings and Proportions
23. Window Casing / Trim
24. Window Shutters / Hardware
25. Awning
26. Doors
27. Porches and Balconies
28. Projections (i.e., porch, portico, canopy...)
29. Landings / Steps / Stoop / Railings
30. Lighting (i.e. wall, post...)
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38. Driveways (i.e., location, material, screening...)
39. Parking (i.e., location, access, visibility...)
40. Accessory Buildings (i.e., sheds, greenhouses...)

### CONTEXT

### APPLICANT’S COMMENTS

### HDC SUGGESTIONS

### APPROPRIATENESS

## SITE DESIGN

**PROPERTY EVALUATION FORM**

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 15 PORTWALK PLACE Case No.: 7 Date: 6-3-15

**Decision:**
- [ ] Approved
- [ ] Approved with Modifications
- [ ] Approved with Modifications & Recommendations
- [ ] Delayed
- [ ] Deferred
- [ ] Continued
- [ ] Withdrawn

- [ ] Yes
- [ ] No

**H. Purpose and Intent:**

1. Preserve the integrity of the District:
   - [ ] Yes
   - [ ] No

2. Assessment of the Historical Significance:
   - [ ] Yes
   - [ ] No

3. Conservation and enhancement of property values:
   - [ ] Yes
   - [ ] No

4. Maintain the special character of the District:
   - [ ] Yes
   - [ ] No

5. Complement and enhance the architectural and historic character:
   - [ ] Yes
   - [ ] No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
   - [ ] Yes
   - [ ] No

**I. Review Criteria / Findings of Fact:**

1. Consistent with special and defining character of surrounding properties:
   - [ ] Yes
   - [ ] No

2. Compatibility of design with surrounding properties:
   - [ ] Yes
   - [ ] No

3. Relation to historic and architectural value of existing structure:
   - [ ] Yes
   - [ ] No

4. Compatibility of innovative technologies with surrounding properties:
   - [ ] Yes
   - [ ] No

**MINOR PROJECT – INSTALL ROOFTOP 2 HVAC UNITS ONLY**
Historic District Commission

Project Address: 10 STATE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #8

A. Property Information - General:
   Existing Conditions:
   - Zoning District: CD4
   - Land Use: Multi-Family Residential
   - Land Area: 10,827 SF +/-
   - Estimated Age of Structure: 2014
   - Building Style: NA
   - Number of Stories: 3.0
   - Historical Significance: NA
   - Public View of Proposed Work: View from State and Marcy Streets
   - Unique Features: NA
   - Neighborhood Association: Downtown

B. Proposed Work:
   - Revisions to the previous design (HVAC and lighting).

C. Other Permits Required:
   - Board of Adjustment
   - Planning Board
   - City Council

D. Lot Location:
   - Terminal Vista
   - Gateway
   - Mid-Block
   - Intersection / Corner Lot
   - Rear Lot

E. Existing Building to be Altered/ Demolished:
   - Principal
   - Accessory
   - Significant Demolition

F. Sensitivity of Context:
   - Highly Sensitive
   - Sensitive
   - Low Sensitivity
   - “Back-of-House”

G. Design Approach (for Major Projects):
   - Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
   - Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   - Consent Agenda (i.e. very small alterations, additions or expansions)
   - Minor Project (i.e. small alterations, additions or expansions)
   - Moderate Project (i.e. significant additions, alterations or expansions)
   - Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
   - This lot and structure is located along State Street and is surrounded by variety of 3-4 story structures.
   - The neighborhood is predominantly 3-4 story brick structures no setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:
   - The applicant proposes the following design changes:
     - Add wall vents above and centered on the windows as shown.
     - Relocate a vent on the penthouse and add a new door to match the existing door.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
### 10 STATE STREET – PUBLIC HEARING #8 (CONSENT AGENDA)

#### INFO / EVALUATION CRITERIA

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### PROPERTY EVALUATION FORM

**MINOR PROJECT**
- MODIFY DESIGN FOR HVAC VENTS, LIGHTING AND DOOR ONLY -

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**
**PROPERTY: 10 STATE STREET**
**Case No.: 8**
**Date: 6-3-15**

**Decision:**
- Approved
- Continued
- Approved with Stipulations
- Denied

- Postponed

**H. Purpose and Intent:**
1. Preserve the integrity of the District:
   - Yes No
2. Assessment of the Historical Significance:
   - Yes No
3. Conservation and enhancement of property values:
   - Yes No
4. Maintain the special character of the District:
   - Yes No
5. Complement and enhance the architectural and historic character:
   - Yes No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
   - Yes No

**I. Review Criteria / Findings of Fact:**
1. Consistent with special and defining character of surrounding properties:
   - Yes No
2. Compatibility of design with surrounding properties:
   - Yes No
3. Relation to historic and architectural value of existing structure:
   - Yes No
4. Compatibility of innovative technologies with surrounding properties:
   - Yes No

Historic District Commission

Project Evaluation Form: 233 VAUGHAN STREET
CERTIFICATE OF APPROVAL
PUBLIC HEARING #9

A. Property Information - General:

Existing Conditions:
- Zoning District: Central Business District A (CBA)
- Land Use: Vacant
- Land Area: 20,100 SF +/-
- Estimated Age of Structure: Vacant
- Building Style: Modern
- Number of Stories: 4
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Vaughan and Green Streets
- Unique Features: NA
- Neighborhood Association: North End Residents

B. Proposed Work:
To modify the balcony windows, doors, gas meters and light fixtures.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
- The lot is located in the heart of the Northern-Tier and is surrounded by a wide variety of vacant lots and non-contributing structures.
- The project was previously approved by the HDC as well as the Planning Board under Site Plan Review.

J. Staff Comments and/ or Suggestions for Consideration:
- The applicant recently obtained an approval for a one-year extension and received an approval for an amendment to adjust the egress stair to meet the state building code requirement.
- The current application is seeking approvals for items identified in a site inspection from the Land Use Compliance Officer.

K. Aerial Image, Street View and Zoning Map:

Aerial and Streetview Images

Zoning Map
## MINOR PROJECT

- REVISE WINDOWS AND DOORS, ADD LIGHTING & RELOCATE METERS ONLY

### Purpose and Intent:
1. Preserve the integrity of the District:
2. Assessment of the Historical Significance:
3. Conservation and enhancement of property values:
4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

### Review Criteria / Findings of Fact:

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Historic District Commission

Project Address:    99 BOW STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #10

A. Property Information - General:

Existing Conditions:
- Zoning District: CD5
- Land Use: Commercial
- Land Area: 10,454 SF ±
- Estimated Age of Structure: 2010
- Building Style: Federal
- Number Of Stories: 4.5
- Historical Significance: NA
- Public View of Proposed Work: View from River AND Public Walkway
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown

B. Proposed Work:
- To expand the existing fixed-pier dock.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

K. Neighborhood Context:
- The new building is located along Bow Street. It is surrounded with many existing historic brick buildings ranging from 3 to 4.5 stories in height. The neighborhood is predominantly made up of brick structures on narrow lots with no setback from the sidewalk.

L. Staff Comments and/ or Suggestions for Consideration:
- The Applicant is proposing to:
  - Expand the existing fixed wharf for the existing restaurant use and expand the public access deck.
  - The project is also subject to a state wetland permit that will address the public trust-related issues associated with the size and configuration of the proposed fixed-pier within the waterfront.

L. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

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Project Address: 102 STATE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #11

A. Property Information - General:
   Existing Conditions:
   - Zoning District: CD4
   - Land Use: Commercial
   - Land Area: 2,235 SF +/-
   - Estimated Age of Structure: c.1815
   - Building Style: Federal Cape
   - Number of Stories: 1.5
   - Historical Significance: Contributing
   - Public View of Proposed Work: View from State Street
   - Unique Features: Wood-frame Structure
   - Neighborhood Association: Downtown

B. Proposed Work:
   - To add a chimney and modify the alleyway.

C. Other Permits Required:
   - Board of Adjustment
   - Planning Board
   - City Council

D. Lot Location:
   - Terminal Vista
   - Gateway
   - Mid-Block
   - Intersection / Corner Lot
   - Rear Lot

E. Existing Building to be Altered/ Demolished:
   - Principal
   - Accessory
   - Demolition

F. Sensitivity of Context:
   - Highly Sensitive
   - Sensitive
   - Low Sensitivity
   - "Back-of-House"

G. Design Approach (for Major Projects):
   - Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (i.e., Portwalk, 51 Islington, 55 Congress Street)
   - Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   - Consent Agenda (i.e. very small alterations, additions or expansions)
   - Minor Project (i.e. small alterations, additions or expansions)
   - Moderate Project (i.e., significant additions, alterations or expansions)
   - Major Project (i.e. very large alternations, additions or expansions)

T. Neighborhood Context:
   - The building is located along State Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

U. Staff Comments and/ or Suggestions for Consideration:
   - The applicant is proposing to:
     - Add a thin-brick chimney to the structure,
     - Modify the alleyway in order to comply with the Building Code requirements for egress to the new residential dwelling unit.
     - Add a doorway within the alleyway; and
     - Reinstall the attic window on the eastern elevation.

V. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING C
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<tr>
<th>INFO / EVALUATION CRITERIA</th>
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<td>Proposed Building (+/-)</td>
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### 102 STATE STREET – WORK SESSION / PUBLIC HEARING #11 (MINOR)

**MINOR PROJECT**

– ADD A CHIMNEY, MODIFY ALLEYWAY AND ADD WINDOW ONLY –

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 102 STATE STREET**

**Case No.: 11 Date: 6-3-15**

<table>
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<tr>
<th>DECISION:</th>
<th>Approved</th>
<th>Postponed</th>
<th>Withdrawn</th>
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**H. Purpose and Intent:**

1. Preserve the integrity of the District: ☐ Yes ☐ No

2. Assessment of the Historical Significance: ☐ Yes ☐ No

3. Conservation and enhancement of property values: ☐ Yes ☐ No

4. Maintain the special character of the District: ☐ Yes ☐ No

5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

**I. Review Criteria / Findings of Fact:**

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No

2. Compatibility of design with surrounding properties: ☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No
Historic District Commission

Project Address: 65 BOW STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #12

A. Property Information - General:

Existing Conditions:
- Zoning District: CD5
- Land Use: Commercial
- Land Area: 10,454 SF +/-
- Estimated Age of Structure: 2010
- Building Style: Federal
- Number of Stories: 4.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from River
- Unique Features: Historic warehouse pulley wheel
- Neighborhood Association: Downtown

B. Proposed Work:
- To install a rear door and window.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
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G. Design Approach (for Major Projects):
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- Major Project (i.e. very large alternations, additions or expansions)

M. Neighborhood Context:
- The building is located along Bow Street. It is surrounded with many existing historic brick buildings ranging from 3 to 4.5 stories in height. The neighborhood is predominantly made up of brick structures on narrow lots with no setback from the sidewalk.

N. Staff Comments and/or Suggestions for Consideration:
- The applicant is proposing to retroactively:
  - Replace a deficient vinyl window and broken exterior door on the riverside level of the building.
  - According to the applicant, the window was replaced with a vinyl product and the door aluminum. Apparently, these were chosen to match the neighboring windows and doors.

M. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

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**GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR’S INFO)

### MAJOR PROJECT

- RETROACTIVELY REPLACE WINDOW AND DOOR ONLY -

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<td>28. Landings / Steps / Stoop / Railings</td>
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<td>30. Signs</td>
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<td>31. Mechanicals</td>
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<td>32. Decks</td>
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<td>33. Garages / Barns / Sheds</td>
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<td>35. Fence / Walls / Screenwalls</td>
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<td>38. Driveways</td>
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<td>40. Accessory buildings</td>
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**H. Purpose and Intent:**

1. Preserve the integrity of the District:  □ Yes □ No
2. Assesment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

---

**I. Review Criteria / Findings of Fact:**

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No
Historic District Commission

Project Address: 17 GARDNER STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #13

A. Property Information - General:
- Existing Conditions:
  - Zoning District: GRB
  - Land Use: Single Family
  - Land Area: 2,495 SF +/-
  - Estimated Age of Structure: c.1815
  - Building Style: Federal
  - Number of Stories: 2.5
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Gardner Street
  - Unique Features: NA
  - Neighborhood Association: South End

B. Proposed Work: To install a condensing units with slim duct system.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e., significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

W. Neighborhood Context:
- The property is located along Gardner Street. It is surrounded with many wooden framed 2.5 story historic structures with no front yard setbacks with little to no side yards.

X. Staff Comments and/ or Suggestions for Consideration:
- This application proposes to add a condensing unit to the side of the structure (toward the rear) and use a slim-duct to penetrate the house on the upper floor. The slim-duct will be painted to match the trim of the house.

Y. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map
H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

MINOR PROJECT
– INSTALL A CONDENSING UNIT AND SLIM-DUCT SYSTEM ONLY –

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 17 GARDNER STREET Case No.: 13 Date: 6-3-15

Decision: □ Approved □ Approved with stipulations □ Denied □ Postponed □ Continued

17 GARDNER STREET – PUBLIC HEARING #13 (MINOR PROJECT)
**Hiissttorriicc Diissttrriicctt Coommmmiissssiioonn**

**Project Address:** 80 HANOVER STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #14

**Existing Conditions:**
- Zoning District: CD4
- Land Use: Commercial
- Land Area: 18,800 SF +/-
- Estimated Age of Structure: c.1950
- Building Style: Modern
- Historical Significance: Invasive
- Public View of Proposed Work: View from Hanover and Fleet Streets
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To modify the façade of the storefront and add fencing.

**C. Other Permits Required:**
- Board of Adjustment
- Planning Board
- City Council

**D. Lot Location:**
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot

**E. Existing Building to be Altered/ Demolished:**
- Principal
- Accessory
- Demolition

**F. Sensitivity of Context:**
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

**G. Design Approach (for Major Projects):**
- Literal Replication (i.e., 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e., Portugal, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

**H. Project Type:**
- Consent Agenda (i.e., very small alterations, additions or expansions)
- Minor Project (i.e., small alterations, additions or expansions)
- Moderate Project (i.e., significant additions, alterations or expansions)
- Major Project (i.e., very large alternations, additions or expansions)

**M. Neighborhood Context:**
- The building is located along Hanover and Fleet Streets. It is surrounded with many brick multi-story structures with no setbacks.

**N. Staff Comments and/ or Suggestions for Consideration:**
- The Application is proposing to install new siding, folding doors, a new storefront, canopy, glass block and fencing:
  - To replace the exterior with a cladding system, new aluminum storefront, new fencing, Nano windows, Doors and a new metal entry canopy.

**O. Aerial Image, Street View and Zoning Map:**

---

**HISTORIC SURVEY RATING**

I
# 80 Hanover Street – Public Hearing #14 (Minor)

**MINOR PROJECT**  
– INSTALL FAÇADE AND STOREFRONT RENOVATIONS ONLY –

<table>
<thead>
<tr>
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<th>NEIGHBORHOOD CONTEXT</th>
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<td><strong>No.</strong></td>
<td><strong>Project Information</strong></td>
<td><strong>Existing Building</strong></td>
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</tbody>
</table>

### GENERAL BUILDING INFORMATION

1. **Building Height / Street-Wall Ratio**
2. **Building Height – Zoning (Feet)**
3. **Height – Street Wall / Cornice (Feet)**
4. **Number of Stories**
5. **Building Coverage (%)**

### STAFF

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<thead>
<tr>
<th>PROJECT REVIEW ELEMENT</th>
<th>APPLICANT’S COMMENTS</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
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<tr>
<td><strong>CONTEXT</strong></td>
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<td><strong>STATE</strong></td>
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<td><strong>BUILDING DESIGN &amp; MATERIALS</strong></td>
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<td><strong>HISTORIC DISTRICT COMMISSION MEMBERS</strong></td>
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</table>

### APPROPRIATENESS

- **APPROPRIATE**
- **INAPPROPRIATE**

**H. Purpose and Intent:**

1. Preserve the integrity of the District:  
2. Assessment of the Historical Significance:  
3. Conservation and enhancement of property values:  
4. Maintain the special character of the District:  
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

**I. Review Criteria / Findings of Fact:**

1. Consistent with special and defining character of surrounding properties:  
2. Compatibility of design with surrounding properties:  
3. Relation to historic and architectural value of existing structure:  
4. Compatibility of innovative technologies with surrounding properties:

**Property Evaluation Form**

**Property: 80 Hanover Street**  
Case No.: 14 Date: 6-3-15  
HDC Decision: Approved with stipulations  
HDC Action: Approved

**Portsmouth Historic District Commission**
Historic District Commission

Project Address: 34 HANOVER STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #15

Existing Conditions:
- Zoning District: Municipal
- Land Use: Public Parking Structure
- Land Area: 80,800 SF +/-
- Estimated Age of Structure: c. 1985-99
- Building Style: Parking Garage
- Historical Significance: NA
- Public View of Proposed Work: View from Hanover and Ladd Streets
- Unique Features: 900 Space Parking Garage
- Neighborhood Association: Downtown

B. Proposed Work:
To bury the overhead utility lines on High St. and the Alleyway.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e., 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e., Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e., very small alterations, additions or expansions)
- Minor Project (i.e., small alterations, additions or expansions)
- Moderate Project (i.e., significant additions, alterations or expansions)
- Major Project (i.e., very large alternations, additions or expansions)

P. Neighborhood Context:
- The site is located along Hanover and Ladd Streets. It is surrounded with many brick multi-story structures with no setbacks.

Q. Staff Comments and/ or Suggestions for Consideration:
The Application is proposing to:
- Bury the overhead power lines from High Street and the intersection of Hanover Street to Ladd Street.
- The applicant also proposes to relocate the two transformers from inside the parking garage in order to support a future conversion of this space for commercial use. This conversion would dramatically improve pedestrian circulation and interest on Ladd Street.

R. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
-
## MINOR PROJECT

### BURY OVERHEAD UTILITIES ONLY

<table>
<thead>
<tr>
<th>STAFF</th>
<th>PROJECT REVIEW ELEMENT</th>
<th>APPLICANT’S COMMENTS</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
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<tbody>
<tr>
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<td>Scale (i.e. height, volume, coverage...)</td>
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<td>Placement (i.e. setbacks, alignment...)</td>
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<td>Massing (i.e. modules, banding, setbacks...)</td>
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<td>Roofs</td>
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<td>Style and Slope</td>
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<td>Roof Projections (i.e. chimneys, vents, dormers...)</td>
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<td>Roof Materials</td>
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<td>Cornice Line</td>
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<td>Eaves, Gutters and Downspouts</td>
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<td>Walls</td>
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<td>Siding / Material</td>
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<td>Projections (i.e. bays, balconies...)</td>
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<td>Doors and Windows</td>
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<td>Window Openings and Proportions</td>
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<td>Window Casing / Trim</td>
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<td>Lighting (i.e. wall, post...)</td>
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<td>Driveways (i.e. location, material, screening...)</td>
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<td>Parking (i.e. location, access, visibility...)</td>
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<td>Accessory Buildings (i.e. sheds, greenhouses...)</td>
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</table>

### Purpose and Intent:
1. Preserve the integrity of the District: Yes No
2. Assessment of the Historical Significance: Yes No
3. Conservation and enhancement of property values: Yes No
4. Maintain the special character of the District: Yes No
5. Complement and enhance the architectural and historic character: Yes No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: Yes No

### Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: Yes No
2. Compatibility of design with surrounding properties: Yes No
3. Relation to historic and architectural value of existing structure: Yes No
4. Compatibility of innovative technologies with surrounding properties: Yes No
Historic District Commission

Project Address: 5 PORTWALK PLACE
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #16

Existing Conditions:
- Zoning District: Urban Center (CD5)
- Land Use: Mixed-Use, 5 Story Building
- Land Area: 83,360 SF +/-
- Estimated Age of Structure: c.2014
- Building Style: Modern
- Number of Stories: 5
- Historical Significance: NA
- Public View of Proposed Work: View from Deer Street and Portwalk Place
- Unique Features: NA

Neighborhood Association: North End

B. Proposed Work: To modify the approved transom window design.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e., significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
- This new structure is located along Portwalk Place Street and is surrounded with many new multi-story masonry buildings.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  - Modify the mullion pattern on the transom windows due to building code requirements and fabrication limitations due to the structural alterations needed for the lower windows.

Z. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
NA
## 5 PORTWALK PLACE – PUBLIC HEARING #16 (MINOR)

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<td>Project Information</td>
<td>Existing Building</td>
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<td>General Building Information</td>
<td>(Estimated from the Tax Maps &amp; Assessor’s Info)</td>
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<td>Purpose and Intent:</td>
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<td>12</td>
<td>Surrounding Structures (Average)</td>
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</table>

**MINOR PROJECT**

- **MODIFY WINDOW MULLIONS ONLY** –

### Purpose and Intent:

1. Preserve the integrity of the District: **Yes** **No**
2. Assessment of the Historical Significance: **Yes** **No**
3. Conservation and enhancement of property values: **Yes** **No**
4. Maintain the special character of the District: **Yes** **No**
5. Complement and enhance the architectural and historic character: **Yes** **No**
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: **Yes** **No**

### Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: **Yes** **No**
2. Compatibility of design with surrounding properties: **Yes** **No**
3. Relation to historic and architectural value of existing structure: **Yes** **No**
4. Compatibility of innovative technologies with surrounding properties: **Yes** **No**
Historic District Commission

Project Address: 7 ISLINGTON STREET (40 BRIDGE ST.)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #17

A. Property Information - General:

Existing Conditions:
- Zoning District: Urban General (CD4)
- Land Use: Vacant
- Land Area: 7,460 SF +/-
- Estimated Age of Structure: c. 1860
- Building Style: Greek Revival/Modern
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bridge Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work:
- Remove and Replace building with a 3.5 story mixed-use building.

C. Other Permits Required:
- □ Board of Adjustment
- □ Planning Board
- □ City Council

D. Lot Location:
- □ Terminal Vista
- □ Gateway
- □ Mid-Block
- □ Intersection / Corner Lot
- □ Rear Lot

E. Existing Building to be Altered/ Demolished/ Constructed:
- □ Principal
- □ Accessory
- □ Demolition

F. Sensitivity of Context:
- □ Highly Sensitive
- □ Sensitive
- □ Low Sensitivity
- □ “Back-of-House”

G. Design Approach (for Major Projects):
- □ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- □ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- □ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- □ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- □ Consent Agenda (i.e. very small alterations, additions or expansions)
- □ Minor Project (i.e. small alterations, additions or expansions)
- □ Moderate Project (i.e. significant additions, alterations or expansions)
- □ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- The building is located in the edge of the downtown business district on Bridge Street and is surrounded by a wide variety of focal and contributing structures with no front yard setbacks.

J. Staff Comments and/or Suggestions for Consideration:

- PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

K. Aerial Image, Street View and Zoning Map:

Aerial and Streetview Image

Zoning Map
**7 ISLINGTON STREET – PUBLIC HEARING #17 (MAJOR PROJECT)**

<table>
<thead>
<tr>
<th>INFO/EVALUATION CRITERIA</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Information</td>
<td>Existing Building</td>
<td>Proposed Building (+/-)</td>
</tr>
<tr>
<td></td>
<td>Abutting Structures (Average)</td>
<td>Surrounding Structures (Average)</td>
</tr>
</tbody>
</table>

**GENERAL BUILDING INFORMATION**
(ESTIMATED FROM THE TAX MAPS & ASSessor’s INFO)

<table>
<thead>
<tr>
<th>STAFF</th>
<th>PROJECT REVIEW ELEMENT</th>
<th>APPLICANT’S COMMENTS</th>
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<tbody>
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<td>Scaping/Enclosure (i.e., deck, dormer,...)</td>
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**PROPERTY EVALUATION FORM**

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<th>PORTSMOUTH HISTORIC DISTRICT COMMISSION</th>
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<td>Case No: 37 Date: 6-3-15</td>
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**H. Purpose and Intent:**
1. Preserve the integrity of the District:  
   - Yes ☐ No ☐
2. Assessment of the Historical Significance:  
   - Yes ☐ No ☐
3. Conservation and enhancement of property values:  
   - Yes ☐ No ☐
4. Maintain the special character of the District:  
   - Yes ☐ No ☐
5. Complement and enhance the architectural and historic character:  
   - Yes ☐ No ☐
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  
   - Yes ☐ No ☐

**I. Review Criteria / Findings of Fact:**
1. Consistent with special and defining character of surrounding properties:  
   - Yes ☐ No ☐
2. Compatibility of design with surrounding properties:  
   - Yes ☐ No ☐
3. Relation to historic and architectural value of existing structure:  
   - Yes ☐ No ☐
4. Compatibility of innovative technologies with surrounding properties:  
   - Yes ☐ No ☐

**MAJOR PROJECT**

- NEW 3 STORY INFILL BUILDING ONLY -
**Historic District Commission**

**Project Address:** DEER STREET / HARBORCORP  
**Permit Requested:** CERTIFICATE OF APPROVAL / CUP  
**Meeting Type:** PUBLIC HEARING #1 (OLD BUSINESS)

**A. Property Information - General:**
- **Existing Conditions:**
  - Zoning District: Central Business District B (CBB)
  - Land Use: Parking
  - Land Area: 85,746 SF +/-
  - Estimated Age of Structure: NA
  - Building Style: NA
  - Number of Stories: NA
  - Historical Significance: NA
  - Unique Features: Surface Parking Lot
- **Neighborhood Association:** North End

**B. Proposed Work:**  
To allow a building up to 60 feet in height where only 45 is permitted.

**C. Other Permits Required:**
- Board of Adjustment
- Planning Board
- City Council

**D. Lot Location:**
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

**E. Existing Building to be Altered/ Demolished / Constructed:**
- Principal
- Accessory
- Demolition

**F. Sensitivity of Context:**
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

**G. Design Approach (for Major Projects):**
- Literal Replication (i.e. 6-16 Congress, Jardiniere Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

**H. Project Type:**
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

**O. Neighborhood Context:**
- The new building is located along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots and little to no setback from the sidewalk.

**P. Staff Comments and/or Suggestions for Consideration:**
- PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY UPDATES AS WELL AS SUGGESTIONS FOR CONSIDERATION.

**N. Aerial Image, Street View and Zoning Map:**

**HISTORIC SURVEY RATING**

-
# DEER STREET – PUBLIC HEARING #1 (MAJOR PROJECT)

## MAJOR PROJECT

- NEW 3-5 STORY INFILL BUILDINGS WITH PARKING GARAGE ONLY -

## INFO / EVALUATION CRITERIA

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<th>No.</th>
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<td>Surrounded Structures (Average)</td>
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</table>

## STAFF

### General Building Information

1. Gross Floor Area (GFA)
2. Floor Area Ratio (GFA/Lot Area)
3. Building Height / Street Width (ROW Ratio)
4. Building Height – Zoning (Feet)
5. Building Height – Street Wall / Corrie (Feet)
6. Number of Stories
7. Building Coverage (% Building on the Lot)

## PROJECT REVIEW ELEMENT

<table>
<thead>
<tr>
<th>No.</th>
<th>Element</th>
<th>Applicant’s Comments</th>
<th>HDC Suggestions</th>
<th>Appropriateness</th>
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## HISTORIC DISTRICT COMMISSION MEMBERS

### Building Design Materials

1. Preserve the integrity of the District: □ Yes □ No
2. Assess the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No

### Site Design

4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

## Purpose and Intent

1. □ Yes □ No
2. □ Yes □ No
3. □ Yes □ No
4. □ Yes □ No
5. □ Yes □ No
6. □ Yes □ No

## Review Criteria / Findings of Fact

1. □ Yes □ No
2. □ Yes □ No
3. □ Yes □ No
4. □ Yes □ No

---

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**Property: Deer Street Case No.: 6.3.15**

**Decision:** Approved □ Postponed □ Withdrawn □

□ Yes □ No

□ Yes □ No

□ Yes □ No

□ Yes □ No

□ Yes □ No
Project Address: 127 NEW CASTLE AVE.
Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: WORK SESSION #WS-A

Existing Conditions:
- Zoning District: GRB
- Land Use: Single Family
- Land Area: 4,583 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To construct two shed dormers and rear addition.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

S. Neighborhood Context:
- The building is located along New Castle Ave. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

T. Staff Comments and/or Suggestions for Consideration:
The Application is proposing to add two shed dormers and a rear addition:
- PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

U. Aerial Image, Street View and Zoning Map:

Aerial Image, Street View and Zoning Map
### MINOR PROJECT

**– SHED DORMERS AND REAR ADDITION ONLY –**

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#### HISTORIC DISTRICT COMMISSION MEMBERS

**BUIDLING DESIGN & MATERIALS**

#### SITE DESIGN

#### H. Purpose and Intent:

1. Preserve the integrity of the District:  
   - Yes ☑  
   - No ☐
2. Assessment of the Historical Significance:  
   - Yes ☑  
   - No ☐
3. Conservation and enhancement of property values:  
   - Yes ☑  
   - No ☐
4. Maintain the special character of the District:  
   - Yes ☑  
   - No ☐
5. Complement and enhance the architectural and historic character:  
   - Yes ☑  
   - No ☐
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  
   - Yes ☑  
   - No ☐

#### Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  
   - Yes ☑  
   - No ☐
2. Compatibility of design with surrounding properties:  
   - Yes ☑  
   - No ☐
3. Relation to historic and architectural value of existing structure:  
   - Yes ☑  
   - No ☐
4. Compatibility of innovative technologies with surrounding properties:  
   - Yes ☑  
   - No ☐
Historic District Commission

Project Address: 101-105 HIGH STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #WS-B

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4-L
- Land Use: Two-Family
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: 1835
- Building Style: Federal Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from High Street
- Unique Features: Highest Point in Downtown Portsmouth
- Neighborhood Association: North End

B. Proposed Work:
- To alter the roof line (add a story) and front facade.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- "Back-of-House"

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islandton, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

Q. Neighborhood Context:
- The new building is located along High Street. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of a range of 4-5 story infill brick structures on large lots and many small wood frame structures on small lots with little to no setback from the sidewalk.

R. Staff Comments and/or Suggestions for Consideration:
- PENDING RECEIPT OF THE PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

O. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
## Staff

### General Building Information

1. **Grass Floor Area (sf)**
2. **Floor Area Ratio (FAR)**
3. **Building Height / Street Width (ROW) Ratio**
4. **Building Height – Zoning (Feet)**
5. **Building Height – Street Wall / Cornice (Feet)**
6. **Number of Stories**
7. **Building Coverage (% Building on the Lot)**

### Project Review Element

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</table>

### Historic District Commission Members

### Building Design Materials

### Project Information

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<th>No.</th>
<th>Subject Property</th>
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<td>Abutting Structures</td>
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<tr>
<td>2</td>
<td>Proposed Building (+/-)</td>
<td>Surrounding Structures (Average)</td>
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</table>

## 101-105 High Street - Work Session #B (Major Project)

### Major Project
- Upward Extension and Façade Modifications Only -

### Property Evaluation Form

- Approved
- Continued
- Approved with Stipulations
- Denied
- Approved
- Approved
- Continued
- Approved
- Continued
- Approved
- Continued
- Approved
- Continued

### Purpose and Intend:

1. Preserve the integrity of the District: [ ] Yes [ ] No
2. Assesment of the Historical Significance: [ ] Yes [ ] No
3. Conservation and enhancement of property values: [ ] Yes [ ] No
4. Maintain the special character of the District: [ ] Yes [ ] No
5. Complement and enhance the architectural and historic character: [ ] Yes [ ] No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: [ ] Yes [ ] No

### Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: [ ] Yes [ ] No
2. Compatibility of design with surrounding properties: [ ] Yes [ ] No
3. Relation to historic and architectural value of existing structure: [ ] Yes [ ] No
4. Compatibility of innovative technologies with surrounding properties: [ ] Yes [ ] No
Historic District Commission

Project Address: 44-46 MARKET STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #WS-C

A. Property Information - General:

Existing Conditions:
- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 3,866 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Historical Significance: Contributing
- Public View of Proposed Work: View from Ladd Street
- Unique Features: Located along Service Alley
- Neighborhood Association: Downtown

B. Proposed Work:
- To construct a rear addition in the service driveway off Ladd St.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e., 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e., Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e., very small alterations, additions or expansions)
- Minor Project (i.e., small alterations, additions or expansions)
- Moderate Project (i.e., significant additions, alterations or expansions)
- Major Project (i.e., very large alterations, additions or expansions)

AA. Neighborhood Context:
- The building is located along Market Street. It is surrounded with many brick 3-4 story structures with no setbacks from the sidewalk.

BB. Staff Comments and/ or Suggestions for Consideration:
- The Application is proposing to:
  - Add an addition along the service entry off of Ladd Street and the High-Hanover Parking Garage.

Note – Since the project proposes adding a two-car garage to the service drive off of Ladd Street the Applicant should confirm that no deeded access exists with the abutting property owners. Additionally, there appears to be no deeded access into the city’s parking garage. Thus, unless deeded access exists on the abutting properties approval of a two-car garage may not be appropriate as the city has considered closing this driveway entrance and converting the ground-floor of this section of the garage into commercial space in order to help activate Ladd Street.

CC. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

C
### General Building Information

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### Purpose and Intent

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

### Review Criteria / Findings of Fact

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No
Historic District Commission

Project Address: 500 MARKET STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #WS-D

Existing Conditions:
- Zoning District: Central Business District A (CBA)
- Land Use: Office
- Land Area: 102,680 SF +/-
- Estimated Age of Structure: c.1985
- Building Style: Modern
- Historical Significance: NA
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Nobles Island

B. Proposed Work: To install solar panels.
C. Other Permits Required:
   - Board of Adjustment
   - Planning Board
   - City Council

D. Lot Location:
   - Terminal Vista
   - Gateway
   - Mid-Block
   - Intersection / Corner Lot
   - Rear Lot

E. Existing Building to be Altered/ Demolished:
   - Principal
   - Accessory
   - Demolition

F. Sensitivity of Context:
   - Highly Sensitive
   - Sensitive
   - Low Sensitivity
   - “Back-of-House”

G. Design Approach (for Major Projects):
   - Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (i.e., Portwalk, 51 Islington, 55 Congress Street)
   - Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   - Consent Agenda (i.e. very small alterations, additions or expansions)
   - Minor Project (i.e. small alterations, additions or expansions)
   - Moderate Project (i.e. significant additions, alterations or expansions)
   - Major Project (i.e. very large alternations, additions or expansions)

DD. Neighborhood Context:
- The building is located along Market Street. It is surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

EE. Staff Comments and/or Suggestions for Consideration:
- The Application is proposing to:
  - Add 168 solar panels to the roof surfaces on 3 mixed-use buildings on Nobles Island.
- PENDING RECEIPT OF THE PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

FF. Aerial Image, Street View and Zoning Map:
### Minor Project
- **Install 168 Solar Panels Only**

---

#### Historic District Commission Members
- Building Design & Materials
- Site Design

#### Staff
- Project Information
  - Existing Building
  - Proposed Building (+/-)
  - Abutting Structures (Average)
  - Surrounding Structures (Average)

#### General Building Information
(Estimated from the Tax Maps & Assessor’s Info)

---

#### Project Review Element
- Applicant’s Comments
- HDC Suggestions
- Appropriateness

---

### Historic Design
- Purpose and Intent:
  1. Preserve the integrity of the District: □ Yes □ No
  2. Assessment of the Historical Significance: □ Yes □ No
  3. Conservation and enhancement of property values: □ Yes □ No
  4. Maintain the special character of the District: □ Yes □ No
  5. Complement and enhance the architectural and historic character: □ Yes □ No
  6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

### Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

---

### Form
- **500 Market Street – Work Session #D (Minor)**

---

### Decision
- □ Approved with stipulations
- □ Postponed
- □ Denied
- □ Withdrawn

---

### Portsmouth Historic District Commission
- Property: 500 Market Street
- Case No: WS-D Date: 6-3-15

---

### Evaluation Form
Historic District Commission

Project Address: 404 MIDDLE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #E

A. Property Information - General:
   Existing Conditions:
   - Zoning District: Mixed Residential Office (MRO)
   - Land Use: Single Family Residential
   - Land Area: 10,783 SF +/-
   - Estimated Age of Structure: NA
   - Number of Stories: NA
   - Building Style: NA
   - Historical Significance: NA (Likely Contributing)
   - Public View of Proposed Work: View from Middle Street
   - Unique Features: Abuts Rindlet May House
   - Neighborhood Association: Goodwin Park

B. Proposed Work:
   Make modification to barn conversion project.

C. Other Permits Required:
   - Board of Adjustment
   - Planning Board
   - City Council

D. Lot Location:
   - Terminal Vista
   - Gateway
   - Mid-Block
   - Intersection / Corner Lot
   - Rear Lot

E. Existing Building to be Altered/ Demolished:
   - Principal
   - Accessory
   - Significant Demolition

F. Sensitivity of Context:
   - Highly Sensitive
   - Sensitive
   - Low Sensitivity
   - “Back-of-House”

G. Design Approach (for Major Projects):
   - Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
   - Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
   - Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
   - Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
   - Consent Agenda (i.e. very small alterations, additions or expansions)
   - Minor Project (i.e. small alterations, additions or expansions)
   - Moderate Project (i.e. significant additions, alterations or expansions)
   - Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
   - This lot and structure is located along Middle Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5-3 story wooden structures with small side or rear yards and shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:
   PENDING RECEIPT OF THE PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT
   LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO
   REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

K. Aerial Image, Street View and Zoning Map:
   Aerial and Street View Image
   Zoning Map
**MINOR PROJECT**
- Increase the height of the barn and convert to residential use -

### PROPERTY EVALUATION FORM

#### HISTORIC DISTRICT COMMISSION MEMBERS

#### BUILDING DESIGN & MATERIALS

#### ARCHITECTURAL REVIEW ELEMENT

#### CONTEXT

<table>
<thead>
<tr>
<th>STAFF</th>
<th>INFO / EVALUATION CRITERIA</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
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<td>Existing Building</td>
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<td>GENERAL BUILDING INFORMATION</td>
<td>(ESTIMATED FROM THE TAX MAPS &amp; ASSESSOR'S INFO)</td>
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<td>Building Height - Zoning (Feet)</td>
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<td>Building Height - Street Wall / Corricle (Feet)</td>
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<td>6</td>
<td>Number of Stories</td>
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<td>7</td>
<td>Building Coverage (% Building on the Lot)</td>
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#### PROJECT REVIEW ELEMENT

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#### PURPOSE AND INTENT

1. Preserve the integrity of the District: [ ] Yes [ ] No 4. Maintain the special character of the District: [ ] Yes [ ] No
2. Assessment of the Historical Significance: [ ] Yes [ ] No 5. Complement and enhance the architectural and historic character: [ ] Yes [ ] No
3. Conservation and enhancement of property values: [ ] Yes [ ] No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: [ ] Yes [ ] No

#### REVIEW CRITERIA / FINDINGS OF FACT

1. Consistent with special and defining character of surrounding properties: [ ] Yes [ ] No 3. Relation to historic and architectural value of existing structure: [ ] Yes [ ] No
2. Compatibility of design with surrounding properties: [ ] Yes [ ] No 4. Compatibility of innovative technologies with surrounding properties: [ ] Yes [ ] No
Project Address: 284 NEW CASTLE AVE.
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #WS-F

Existing Conditions:
- Zoning District: GRB
- Land Use: Single Family
- Land Area: 9,230 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: Little Harbor Neighborhood

B. Proposed Work: To construct a 2 story addition and side porch and bay.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:
- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

F. Sensitivity of Context:
- Highly Sensitive
- Sensitive
- Low Sensitivity
- “Back-of-House”

G. Design Approach (for Major Projects):
- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

V. Neighborhood Context:
- The building is located along New Castle Ave. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

W. Staff Comments and/or Suggestions for Consideration:
- PENDING RECEIPT OF THE REVISED PLANS AND/OR DRAWINGS FOR THIS APPLICATION, AT LEAST ONE WEEK IN ADVANCE OF THE WORK SESSION, I WILL PREPARE A MEMO REGARDING ANY SUGGESTIONS FOR CONSIDERATION.

X. Aerial Image, Street View and Zoning Map:
### 284 NEW CASTLE AVE. – WORK SESSION #F (MINOR)

#### INFO / EVALUATION CRITERIA

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<tr>
<th>No.</th>
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#### STAFF

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<th>APPROPRIATENESS</th>
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<td>8 Scale (i.e., height, volume, coverage,...)</td>
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<td>9 Placement (i.e., setbacks, alignment,...)</td>
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<td>10 Massing (i.e., modules, banding, stepbacks,...)</td>
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<td>11 Architectural Style (i.e., traditional – modern)</td>
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<tr>
<td>12 Roofs</td>
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<td>13 Style and Slope</td>
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<tr>
<td>14 Roof Projections (i.e., chimneys, vents, dormers,...)</td>
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<tr>
<td>15 Roof Materials</td>
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<td>20 Projections (i.e., bays, balconies,...)</td>
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<td>28 Projections (i.e., porch, portico, canopy,...)</td>
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<td>29 Landings/ Steps / Stoop / Railings</td>
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<td>30 Lighting (i.e., wall, post,...)</td>
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<td>31 Signs (i.e., projecting wall,...)</td>
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<td>32 Mechanicals (i.e., HVAC, generators)</td>
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<td>33 Decks</td>
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<td>35 Fence / Walls (i.e., materials, type,...)</td>
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<td>36 Grading (i.e., ground floor height, site edge,...)</td>
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<td>37 Landscaping (i.e., gardens, planters, trees,...)</td>
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<td>38 Driveways (i.e., location, material, screening,...)</td>
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<td>39 Parking (i.e., location, access, visibility,...)</td>
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#### HISTORIC DISTRICT COMMISSION MEMBERS

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<th>DECISION</th>
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#### SITE DESIGN

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#### H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

#### I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

**MINOR PROJECT**

- **SHED DORMERS AND REAR ADDITION ONLY**