

# Historic District Commission

## Staff Report – January 6<sup>th</sup>, 2016

January 6<sup>th</sup> MEETING

January 6<sup>th</sup> MEETING

### ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Approval of Minutes (12-2-15)
- Administrative Approvals:
  1. 687 Middle Street – Misc. changes
  2. 121 Northwest Street - Skylights
  3. 102 State Street – Rear addition
  4. 30 Maplewood Ave. – HVAC
  5. 77 State Street – Windows & HVAC
  6. 143 Daniel Street – Generator

### OLD BUSINESS:

- A. 103/5 High Street (Minor – Front Elevation Changes)

### PUBLIC HEARINGS – CONSENT AGENDA:

1. 1B Jackson Hill Street (Minor – Reroofing)
2. 135 Bow Street (Minor – Fencing)

### NEW BUSINESS / PUBLIC HEARINGS:

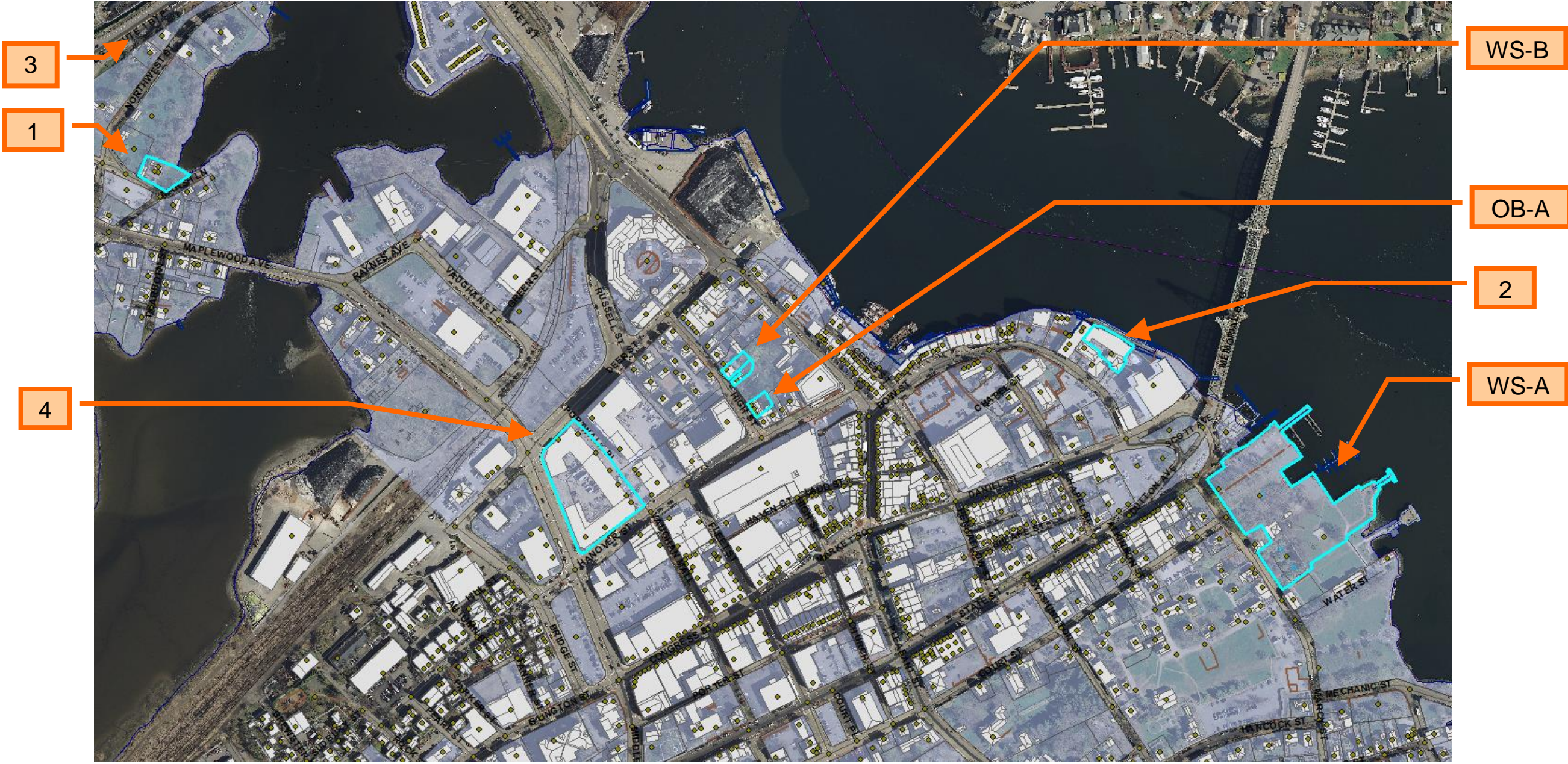
- 3. 7 & 23 Portwalk Place (Minor – Doors and Capitals)

### WORK SESSIONS:

- A. 0 Marcy Street (Moderate – Stage modifications)
- B. 127-137 High Street (Moderate – New buildings in rear)

### DISCUSSION:

- Design Guidelines Comments
- HDC Work Plan for 2016



# HISTORIC DISTRICT COMMISSION

MEETING DATES: January 6<sup>th</sup>  
APPLICATIONS: 13

# Historic District Commission

**Project Address:** 101-105 HIGH STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #OB-A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L2
- 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 modify the front façade to add a commercial storefront.

**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)

**I. 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 wide range of 2.5 - 5 story wood- and brick-sided structures on lots with little to no setback from the sidewalk.
- Note that this property recently rezoned to CD4-L2 which would allow for retail and restaurant uses on the ground floor.

**J. Staff Comments and/ or Suggestions for Consideration:**

- Revised elevations have been submitted to show the proposed changes to the front façade as well as the trim, molding and lighting details requested from the HDC at the October 13<sup>th</sup> work session.

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

C

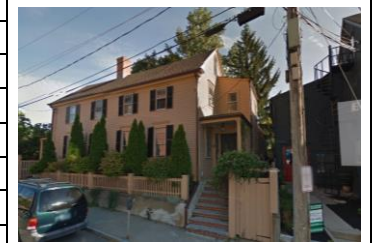
**103-105 HIGH STREET –PUBLIC HEARING #OB-A (MINOR PROJECT)**

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<b>MINOR PROJECT</b> <b>-ADD A COMMERCIAL STOREFRONT TO THE GROUND-FLOOR FACADE ONLY -</b>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	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)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 101-105 HIGH STREET Case No.: A Date: 1-6-16**

**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**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:** 1 JACKSON HILL STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residential District A (GRA)
- Land Use: Mixed-Use
- Land Area: 11,622 SF +/-
- Estimated Age of Structure: c.1830
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Marsh Lane and Jackson Hill Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

**B. Proposed Work:** To replace the asphalt roof with cedar shingles.

**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:**

- The building is located along edge of the outlet for the North Mill Pond and is surrounded by a wide variety of contributing structures.

**J. Staff Comments and Suggestions for Consideration:**

- The applicant is proposing to restore the original cedar roofing material on this contributing structure and all trim and flashing will be consistent with the original appearance.

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

# 1 JACKSON HILL STREET – PUBLIC HEARING #1 (MINOR)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
<b>STAFF</b>		<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">MINOR PROJECT</div> <div style="font-size: 1.5em; font-weight: bold;">– Replace Asphalt Roofing Only –</div>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	<b>CONTEXT</b>	<b>PROJECT REVIEW ELEMENT</b>		<b>HDC COMMENTS</b>	<b>HDC SUGGESTIONS</b>	<b>APPROPRIATENESS</b>			
		8	<b>Scale</b> (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	<b>Placement</b> (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	10	<b>Massing</b> (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	11	<b>Architectural Style</b> (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	<b>BUILDING DESIGN &amp; MATERIALS</b>	12	<b>Roofs</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	<b>Cornice Line</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	<b>Walls</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	<b>Doors and Windows</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	<b>Porches and Balconies</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	<b>Lighting</b> (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	<b>Signs</b> (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	<b>Mechanicals</b> (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33	<b>Decks</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34	<b>Garages</b> (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		<b>SITE DESIGN</b>	35	<b>Fence / Walls</b> (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	<b>Grading</b> (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	<b>Driveways</b> (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	<b>Parking</b> (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

## PROPERTY EVALUATION FORM

### PORTSMOUTH HISTORIC DISTRICT COMMISSION

**PROPERTY: 1 JACKSON HILL STREET Case No.: 1 Date: 1-6-16**

**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

# Historic District Commission

**Project Address:** 135 BOW STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 13,790 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Utilitarian
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow Street
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To reestablish a metal fence and gate at the property entrance.

**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 building is located along Bow Street. It is surrounded by many brick 2-3 story historic structures with shallow front yard setbacks with gardens, patios and walkways.

**J. Staff Comments and/ or Suggestions for Consideration:**

The applicant is proposing to:

- Reestablish a metal (black aluminum) fence and archway that was previously located on the raised planters. A non-locking gate is proposed to be located under the archway.
- The fence will be 41/2 feet tall and sit on the planter wall.

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

**135 BOW STREET – PUBLIC HEARING #2 (MINOR)**

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<b>MINOR PROJECT</b> <b>- INSTALL NEW METAL FENCE AND GATE ONLY -</b>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 135 BOW STREET Case No.: 2 Date: 1-6-16**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 121 NORTHWEST STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #3

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 5,774 SF +/-
- Estimated Age of Structure: c.1855
- Building Style: Vernacular
- Historical Significance: Contributing
- Public View of Proposed Work: View from Northwest Street
- Unique Features: Abuts Rt. 1 Bypass
- Neighborhood Association: Christian Shore

**B. Proposed Work:** To install solar panels (PV 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)

**J. Neighborhood Context:**

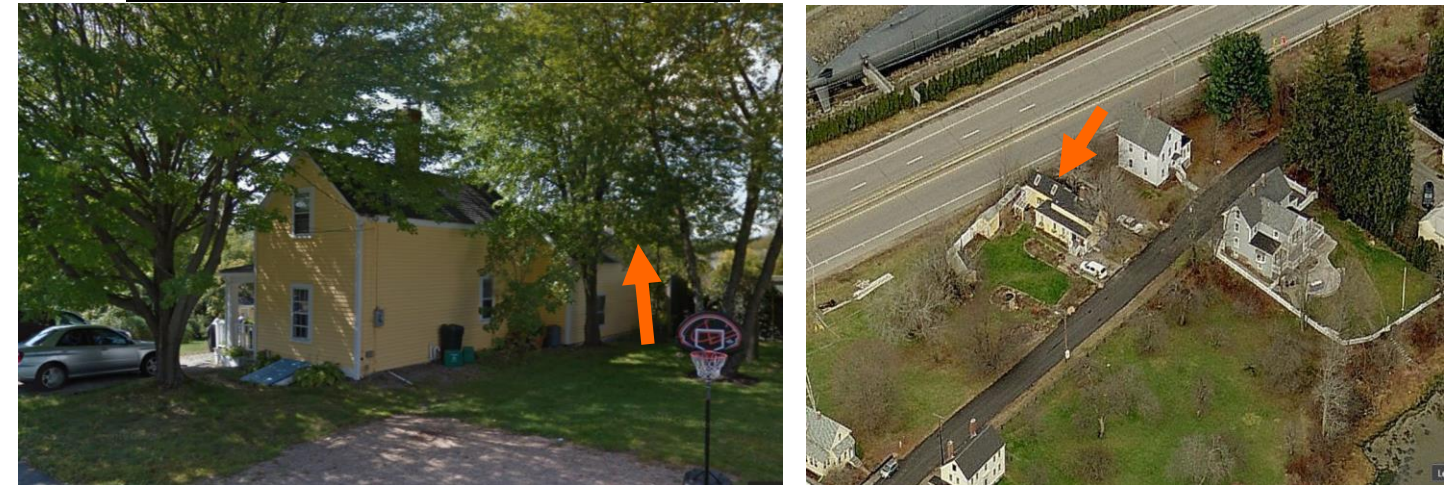
- The building is located along Northwest Street. It is surrounded with many 1.5-2.5 story wood-sided structures with shallow setbacks and small side or rear garden areas.

**K. Staff Comments and/ or Suggestions for Consideration:**

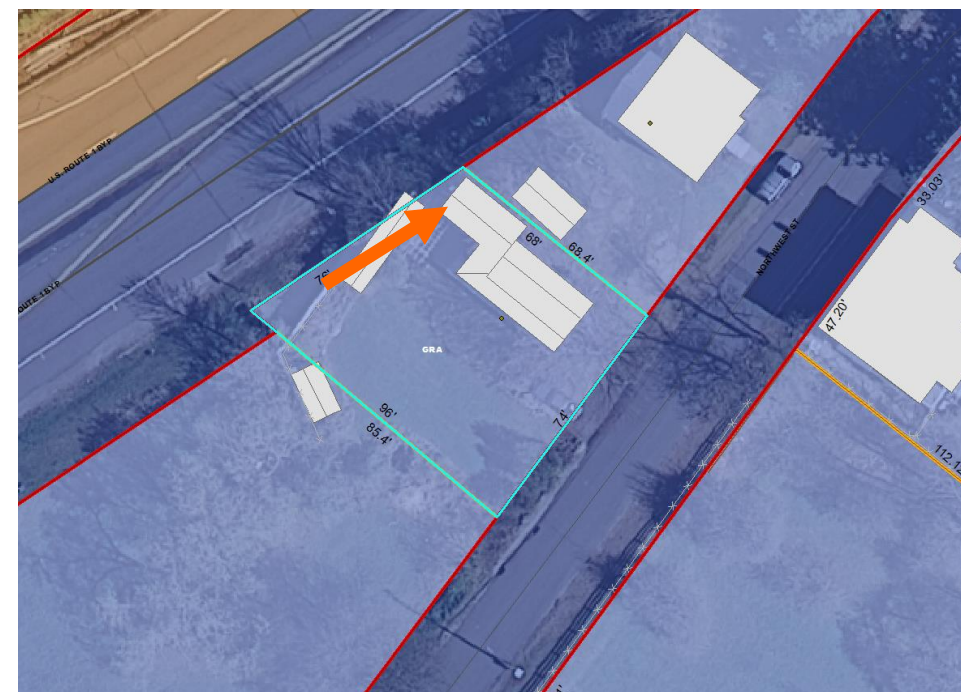
The Application is proposing to:

- Install a PV system on the roof of the existing structure.
- The panels total about 200 SF of area on the roof.
- A blue color panel is preferred.
- The panels have a 4 inch low-profile position on the roof.
- The panels are located on the rear portion of the roof (near the Route 1 Bypass)

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

<b>121 NORTHWEST STREET – PUBLIC HEARING #7 (MINOR)</b>						
STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT – INSTALL SOLAR PANELS ON THE REAR ROOF ONLY –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
6	Number of Stories					
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	<b>Doors and Windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 121 NORTHWEST STREET Case No.: 3 Date: 1-6-16

Decision:  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Evaluation Form:** 7 & 23 PORTWALK PLACE  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #4

**A. Property Information - General:**

**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 apartment doors and retain two capitals.

**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 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:

- Clarify approval of the exterior lighting (this item was previously not regulated by the HDC at the time of the original approval in 2012)
- Modified the stipulation on the apartment doors along Portwalk Place to allow for the metal doors to remain (the stipulation from the 2014 vote required that these doors be wooden);
- Add the bronze plaque along Hanover Street (this item was previously approved so it's really just a check-in with the commission prior to installation); and
- Allow the two pre-cast capitals to remain in place (they were used in the mock-up in 2014).

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

**7 & 23 PORTWALK PLACE – PUBLIC HEARING #4 (MINOR PROJECT)**

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<p><b>MINOR PROJECT</b></p> <p><b>– LIGHTING, DOOR AND CAPITAL MODIFICATIONS ONLY –</b></p>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	<b>PROJECT REVIEW ELEMENT</b>						<b>HDC COMMENTS</b>
	CONTEXT	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	19		Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20		Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21		<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22		Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23		Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24		Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN	25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	<b>Garages</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

**PROPERTY EVALUATION FORM**

PORTSMOUTH HISTORIC DISTRICT COMMISSION  
 PROPERTY: 7 & 23 PORTWALK PLACE Case No.: 4 Date: 1-13-16

**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Evaluation Form:** 0 MARCY STREET / PRESCOTT PARK  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION # A

**A. Property Information - General:**

- Zoning District: Municipal (M)
- Land Use: Public Park
- Land Area: 153,485 +/- SF
- Estimated Age of Structure: NA
- Building Style: Modern Stage
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: Limited view from Marcy Street
- Unique Features: Public Park with Historical Significance
- Neighborhood Association: South End

**B. Proposed Work:** Remove and replace the stage and control booth.

**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)

**J. Neighborhood Context:**

- The stage structure and performance area is located along Marcy Street is surrounded by a wide variety of contributing structures along Marcy Street and many open spaces within Prescott Park.

**J. Staff Comments and/ or Suggestions for Consideration:**

- The applicant proposes to:
  - Demolish the existing stage and control booth and construct a new stage and control booth in a new location. A canopy will be added to the stage.
  - Note that the Applicant has submitted revised plans to reflect the comments from the December work session. However, given the project design is on-going, further revisions will be provided to the HDC at the 1-6-16 meeting.
  - **Note – given the concerns for the limit of work of the performance area and how it impacts other areas of the park as well as pedestrian connectivity between areas, it would be helpful to have the applicant illustrate or identify the location of where any barriers (i.e. structures or rope lines) are located. Additionally, the notion of making the control booth temporary should also be evaluated in order to address the concerns for visual and phsyical barriers to pedestrian traffic along the seawall.**

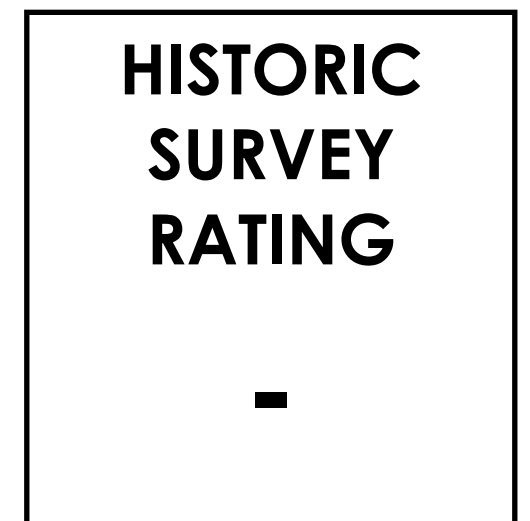
**K. Aerial Image, Street view and Zoning Map:**



Aerial and Street View Images



Zoning Map



## 0 MARCY STREET / PRESCOTT PARK – WORK SESSION #A (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
<b>STAFF</b>			<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– REMOVE AND REPLACE STAGE AND CONTROL BOOTH ONLY –</h4>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	<b>CONTEXT</b>	<b>PROJECT REVIEW ELEMENT</b>		<b>HDC COMMENTS</b>	<b>HDC SUGGESTIONS</b>	<b>APPROPRIATENESS</b>			
		8	<b>Scale</b> (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	<b>Placement</b> (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	<b>Architectural Style</b> (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	<b>BUILDING DESIGN &amp; MATERIALS</b>	12	<b>Roofs</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	<b>Cornice Line</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	<b>Walls</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	<b>Doors and Windows</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	<b>Porches and Balconies</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	<b>Lighting</b> (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	<b>Signs</b> (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	<b>Mechanicals</b> (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33	<b>Decks</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		35	<b>Fence / Walls</b> (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		<b>SITE DESIGN</b>	36	<b>Grading</b> (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	<b>Driveways</b> (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	<b>Parking</b> (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 0 MARCY STREET Case No.: A Date: 1-6-16

Decision:  Approved  Approved with Stipulations  Denied  Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

# Historic District Commission

**Project Address:** 127-137 HIGH STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #B

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Multifamily
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1820 & c.1860
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from High Street
- Unique Features: Abuts The Hill
- Neighborhood Association: Downtown

**B. Proposed Work:** To add a new building on the rear and make misc. renovations.

**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 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.

**J. Staff Comments and/ or Suggestions for Consideration:**

The applicant is proposing to:

- Add a new two-family structure to the rear of the existing structures.
- Renovate the two existing historic structures.
- Resurface the gravel driveway as a heated, brick driveway.
- Provide 1 parking spaces per unit.

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

C

<b>127-137 HIGH STREET – WORK SESSION #B (MODERATE)</b>						
<b>STAFF</b>	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<b>MODERATE PROJECT</b> <b>– ADD A NEW STRUCTURE AND RESTORE EXISTING STRUCTURES ONLY –</b>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	CONTEXT	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	<b>Doors and Windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	SITE DESIGN	35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 137 HIGH STREET Case No.: B Date: 1-6-16

**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |