Historic District Commission

Staff Report – June 7th, 2017

June 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 138-140 Maplewood Avenue - TBD
2. 404 Middle Street - Approved
3. 540 Marcy Street - Approved
4. 160 Middle Street - Approved
5. 143 Daniel Street - Approved
6. 33 Deer Street - Approved
7. 314 Court Street - Approved
8. 18 Sheafe Street - Approved
9. 239 Islington Street - Approved

PUBLIC HEARINGS – OLD BUSINESS:

A. 113 Congress Street (Minor – awning & façade)

PUBLIC HEARINGS – NEW BUSINESS:

1. 7 Hancock Street (Minor - windows and door)
2. 220 South Street (Minor – windows)
3. 99 Bow Street (Minor – art sculpture)
4. 299 Vaughan Street (Major – Hotel)

5. 177 State Street (Moderate – windows and chimney)
6. 401 State Street (Moderate – stairs)
7. 82 Court Street (Moderate – windows)
8. 46-64 Maplewood Ave. (Major- 4 story mixed-use building)

June 14th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Pending Review

WORK SESSIONS:

A. 135 Congress Street (Major – storefront windows)
B. 244 South Street (Moderate – large rear addition)
C. 10 Humphrey’s Court (Minor – dormer modification)
D. 206 Court Street (Major – rear addition)
E. 163 Deer Street – Lot 4 (Major- mixed-use building)
F. 157 Deer Street – Lot 5 (Major- mixed-use building)
G. 410 Islington Street (Major- multiple principal buildings)
H. 73 Court Street (Major addition for universal access)
I. 25 Maplewood Ave. (Major- mixed-use building)
HISTORIC DISTRICT COMMISSION

MEETING DATES: June 7th and 14th

APPLICATIONS: 27
Historic District Commission

Project Evaluation Form: 113 CONGRESS STREET
CERTIFICATE OF APPROVAL
PUBLIC HEARING #A

A. Property Information - General:

Existing Conditions:
- Zoning District: CDS
- Land Use: Commercial
- Land Area: 8,241 SF +/-
- Estimated Age of Structure: c. 1931
- Building Style: Modern
- Number of Stories: 1
- Historical Significance: Intrusion
- Public View of Proposed Work: View from Congress Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: Replace front windows with a retractable window and screen.

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:

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 in the heart of the business district on Congress Street and is surrounded by a wide variety of significant and non-contributing structures.

J. Staff Comments and/or Suggestions for Consideration:
- The applicant is proposing to:
  - Replace the storefront windows with retractable window with a roll-down screen.
- Note – At the last meeting in April, the HDC requested additional information on the window design. The Applicant is requesting to postpone this to the July meeting.

K. Aerial Image, Street View and Zoning Map:

Design Guideline Reference – Guidelines for Windows & Doors (08) and Signs & Awnings (11).

HISTORIC SURVEY RATING

[Diagram of Aerial and Streetview Images]
## MINOR PROJECT

- **MINOR PROJECT**
- **INSTALL NEW STOREFRONT WINDOWS ONLY**

### 113 CONGRESS STREET – PUBLIC HEARING #A (MINOR)

<table>
<thead>
<tr>
<th>INFO / EVALUATION CRITERIA</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>No.</strong></td>
<td><strong>Existing Building</strong></td>
<td><strong>Proposed Building (+/-)</strong></td>
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<tr>
<td><strong>GENERAL BUILDING INFORMATION</strong></td>
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<tr>
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<td>Floor Area Ratio (GF/A Lot Area)</td>
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<td>6</td>
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</tbody>
</table>

### PROJECT REVIEW ELEMENT

<table>
<thead>
<tr>
<th>PROJECT REVIEW ELEMENT</th>
<th>APPLICANT’S COMMENTS</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 Scale</td>
<td>(i.e. height, volume, coverage)</td>
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<td>12 Roof</td>
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<td>13 Style and Slope</td>
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### DECISION

- **PortsMouth HistoriC DiStRICT CommISSION
  ProPERty: 113 CONGRESS STREET Case No.: A Date: 6-7-17**

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

### Why 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 HANCOCK STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:
- Zoning District: MRO
- Land Use: Single Family
- Land Area: 2,975 SF +/-
- Estimated Age of Structure: c.1915 (moved in 1963)
- Building Style: Bungalow
- Historical Significance: Contributing
- Public View of Proposed Work: View from Hancock Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace 5 rear windows and rear door.

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)
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H. Project Type:
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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)

I. Neighborhood Context:
- The building is located along Hancock Street and is surrounded with wood-sided 2 to 2.5 story historic structures with moderate frontyard setbacks and accessory buildings located in the side and rear yard.

J. Staff Comments and/ or Suggestions for Consideration:
The Applicant is proposing to:
- Replace 5 rear windows; and
- Replace a rear door.

K. Aerial Image, Street View and Zoning Map:

Design Guideline Reference – Guidelines for Window and Doors (08).

HISTORIC SURVEY RATING C
# 7 Hancock Street – Public Hearing #1 (Minor Project)

## Staff

### General Building Information

- **No.**
- **Project Information**
  - Existing Building
  - Proposed Building (+/-)
  - Abutting Structures (Average)
  - Surrounding Structures (Average)

### Project Review Element

<table>
<thead>
<tr>
<th>No.</th>
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## Historic District Commission Members

### Building Design & Materials

<table>
<thead>
<tr>
<th>No.</th>
<th>Review Criteria / Findings of Fact</th>
</tr>
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<tbody>
<tr>
<td>1</td>
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### Site Design

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## Purpose and Intent

- **H. Purpose and Intent:**
  - □ Yes □ No
  - 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

- □ Yes □ No
  - 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:
Meeting Type: Project

A. Property Information - General:

Existing Conditions:
- Zoning District: SRB
- Land Use: Two-Family
- Land Area: 10,842 SF
- Estimated Age of Structure: c.1875
- Building Style: Queen Anne
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace windows and remove asbestos siding with cedar shingles.

C. Other Permits Required:
- Circuit Board
- 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:
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- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
- This 2.5 story structure is located on South Street in the South End and is surrounded with many contributing structures. The neighborhood is predominantly 2.0 to 2.5 story wood-sided structures with a shallow setback from the street edge.

J. Staff Comments and Suggestions for Consideration:
- The applicant is proposing to:
  - Replace the existing windows with Marvin windows; and,
  - Replace asbestos siding with cedar shingles.
- Note the applicant was informed that additional specifications for the windows are needed in order to hold this public hearing. As such, the applicant has requested a continuance to the July meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

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<td>Style and Slope</td>
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<td>Walls</td>
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**MODERATE PROJECT**

- INSTALL REPLACE WINDOWS AND ABESTOS SIDING ONLY -

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 220 SOUTH STREET Case No.: 2**

<table>
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<th>Decision:</th>
<th>Approved</th>
<th>Approved with stipulations</th>
<th>Postponed</th>
<th>Withdrawn</th>
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</table>

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

J. Staff Comments and/or Suggestions for Consideration:
The Applicant is proposing to:
- Remove the existing projecting sign;
- Add a new bowsprit artwork sculpture (9 feet in length) above the entryway;
- Add stained glass artwork in the archways; and
- Add granite bases/panels to the front of the building.

**Design Guideline Reference – Guidelines for Signs & Awnings (11).**

K. Aerial Image, Street View and Zoning Map:

- Aerial and Street View Image
- Zoning Map

**HISTORIC SURVEY RATING**
-
<table>
<thead>
<tr>
<th>INFO / EVALUATION CRITERIA</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
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<tbody>
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**99 BOW STREET – PUBLIC HEARING #3 (MINOR PROJECT)**

---

**MAJOR PROJECT**

- ADD ART SCULPTURE ON FAÇADE AND STAINED GLASS WINDOWS ONLY -

<table>
<thead>
<tr>
<th>PROJECT REVIEW ELEMENT</th>
<th>APPLICANT’S COMMENTS</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
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<tbody>
<tr>
<td>1. Scale (i.e. height, volume, coverage...)</td>
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<td>3. Architectural Style (i.e. traditional, modern)</td>
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<td>4. Roofs</td>
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<td>5. Style and Slope</td>
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<td>6. Roof Projections (i.e. chimneys, vents, dormers...)</td>
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<td>7. Roof Materials</td>
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<td>8. Cornice Line</td>
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<td>9. Dormers, Gutters and Downspouts</td>
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<tr>
<td>10. Walls</td>
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<td>11. Number and Material</td>
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<td>12. Projections (i.e. bays, balconies...)</td>
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<td>13. Doors and windows</td>
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<td>17. Storm Windows / Screens</td>
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<td>18. Doors</td>
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<td>22. Lighting (i.e. wall, post...)</td>
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<td>24. Mechanicals (i.e. HVAC, generation)</td>
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<td>25. Decks</td>
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<td>27. Fences / Walls / Screenwalls (i.e. materials, type...)</td>
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<td>28. Grading (i.e. ground floor height, street edge...)</td>
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<td>30. Driveways (i.e. location, material, screening...)</td>
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<td>31. Parking (i.e. location, access, visibility...)</td>
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<td>Inappropriate</td>
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<tr>
<td>32. Accessory buildings (i.e. sheds, greenhouses...)</td>
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</tbody>
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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

---

I. 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
**Meeting Type:**
- Hi A.

**Proposed Work:**
- Construct a 5-story hotel building with parking.

**A. Property Information - General:**

- **Existing Conditions:**
  - Zoning District: Urban General (CD5)
  - Land Use: Retail and Public Parking Lot
  - Land Area: 56,192 SF +/-
  - Estimated Age of Structure: c.1970
  - Building Style: Industrial
  - Historical Significance: NC
  - Public View of Proposed Work: View from Green and Vaughan Streets
  - Unique Features: Abuts North Mill Pond
  - Neighborhood Association: North End

- ** Proposed Work:** Construct a 5-story hotel building with parking.

**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. Porchw, 51 Islington, 55 Congress Street}
- ☑ Intentional Opposition {i.e. McIntyre Building, 35 Artspace, Caldwell 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 lies located along Green and Vaughan Streets. It is surrounded with mainly brick 1-5 story structures with shallow front yard setbacks. Architectural styles in this neighborhood vary considerably from historically significant traditional wood-sided structures to large contemporary brick and masonry structures.

**J. Staff Comments / Suggestions:**
- The Applicant is seeking to replace the existing building and parking areas with a 5-story, 132 room hotel.
- The HDC has held at least 3 work sessions on the project and has identified concerns regarding the following:
  1. The placement and location of mechanical equipment;
  2. The roof edge and/or skyline elements; and
  3. The quality and finish on the proposed metal siding.
- Note that revised plans from the Applicant appear to show some changes to the roof edge, mechanical locations, and some minor material changes on the facade. More detail on the roof-top mechanicals and the rear roof edge may be helpful to better understand the visual impacts from Market Street and Maplewood and Raynes Ave.
- The project also requires a CUP from the Planning Board due to the increased building footprint.

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

**HISTORIC SURVEY RATING**
- NC
### 299 VAUGHAN STREET – PUBLIC HEARING #4 (MAJOR)

#### MAJOR PROJECT

- CONSTRUCT A 5-STORY MIXED-USE HOTEL BUILDING –

#### INFORMATION / EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>STAFF</th>
<th>PROJECT REVIEW ELEMENT</th>
<th>APPLICANT’S COMMENTS</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Existing Building</td>
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<tr>
<td>2.</td>
<td>Proposed Building (+/-)</td>
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<tr>
<td>3.</td>
<td>Abutting Structures</td>
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<tr>
<td>4.</td>
<td>Surrounding Structures</td>
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</table>

<table>
<thead>
<tr>
<th>STAFF</th>
<th>GENERAL BUILDING INFORMATION</th>
<th>(ESTIMATED FROM THE TAX MAPS &amp; ASSESSOR’S INFO)</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>General Floor Area (SF)</td>
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<td>2.</td>
<td>General Lot Area (GF/Lot Area)</td>
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<td>3.</td>
<td>Size of Building (+/-)</td>
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<td>4.</td>
<td>Size of Lot (+/-)</td>
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</table>

#### MAJOR PROJECT

- CONSTRUCT A 5-STORY MIXED-USE HOTEL BUILDING –

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: 177 STATE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

J. Neighborhood Context:
- This historically significant building is located at the corner of Pethallow and State Streets. It is surrounded with many 2.5 – 3 story brick structures with shallow setbacks to the street and small pocket garden areas.

K. Staff Comments and/or Suggestions for Consideration:
The Application is proposing to:
- ii. Replace the historic windows with custom built mahogany windows to match the existing;
- iii. Repoint and repair the chimneys in-kind; and
- iv. Repoint the existing brick walls.

Design Guideline Reference – Guidelines for Exterior Maintenance (03) and Windows and Doors (08).

L. Aerial Image, Street View and Zoning Map:

HISTORIC SURVEY RATING
C
# 177 State Street - Public Hearing #5 (Minor)

## Minor Project
- Replace windows, repoint and repair chimney only –

## Property Evaluation Form

### 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:  

## Staff

### Historic District Commission Members

#### Building Design & Materials

1. Project Information
   - Existing Building
   - Proposed Building (+/-)
   - Abutting Structures (Average)
   - Surrounding Structures (Average)

#### Site Design

1. Project Review Element

#### Context

8. Scale (i.e., height, volume, coverage...)
9. Placement (i.e., setbacks, alignment...)
10. Massing (i.e., modules, banding, stepbacks...)
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...)
31. Signs (i.e., projecting, wall...)
32. Mechanicals (i.e., HVAC, generators)
33. Decks
34. Garages / Barns / Sheds (i.e., doors, placement...)
35. Fence / Walls (i.e., materials, type...)
36. Grading (i.e., ground floor height, street edge...)
37. Landscaping (i.e., gardens, planters, street trees...)
38. Driveways (i.e., location, material, screening...)
39. Parking (i.e., location, access, visibility...)
40. Accessory Buildings (i.e., sheds, greenhouses...)

#### Conversion

### Property Evaluation Form

#### Appropriate / Inappropriate

- Appropriate
- Inappropriate

### HDC Suggestions

- HDC Suggestion

### Appropriateness

- Appropriate
- Inappropriate

### MISSION PROJECT

- REPLACE WINDOWS, REPOINT AND REPAIR CHIMNEY ONLY –
Historic District Commission

Project Evaluation Form: 401 STATE STREET
Certificate of Approval
Public Hearing #6

I. Neighborhood Context:
- This exceptionally large, multi-storied brick structure is a landmark building that is located along State Street and is surrounded with many local and contributing structures. The neighborhood is predominantly 2.5 to 3 story wooden residential structures with narrow setbacks from the street.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to replace the existing masonry stairs with metal stairs due to structure failure.
- The project includes relocating the stairs, thus, removal and filling of the brick wall will be required.

Design Guideline Reference: See Guidelines for Porches, Stoops and Decks (06) and Masonry & Stucco (07)

L. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

F
### 401 STATE STREET – PUBLIC HEARING #6 (MINOR)

#### MINOR PROJECT
- INSTALL NEW STAIRS AND RAILINGS ONLY –

#### PROPERTY EVALUATION FORM

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<tr>
<th>HISTORIC DISTRICT COMMISSION MEMBERS</th>
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<tbody>
<tr>
<td>Site Design</td>
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<td>Building Design Materials</td>
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#### STAFF

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<thead>
<tr>
<th>No.</th>
<th>Project Information</th>
<th>Existing Building</th>
<th>Proposed Building (+/-)</th>
<th>Abutting Structures (Average)</th>
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<td>3</td>
<td>Building Height / Street-Width Ratio</td>
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<td>4</td>
<td>Building Height – Zoning (Feet)</td>
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<td>Building Height – Street Wall / Cornice (Feet)</td>
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#### INFO / EVALUATION CRITERIA

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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 |

### Page 16 of 38
Historic District Commission

82 COURT STREET
CERTIFICATE OF APPROVAL
PUBLIC HEARING #7

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 25,925 SF +/-
- Estimated Age of Structure: c. 1880
- Building Style: Italianate
- Number of Stories: 3
- Historical Significance: Focal
- Public View of Proposed Work: View from Court and Church Streets
- Unique Features: Landmark Building
- Neighborhood Association: Downtown

B. Proposed Work:
- To replace 7 windows with restoration windows.

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 property is located along Court Street. It is surrounded with many 2.5 - 3 story historic structures with little to shallow front yard setbacks and small landscaped side yards.

J. Staff Comments and/ or Suggestions for Consideration:
This application proposes to:
- Replace the seven replacement windows with solid wood restoration windows.

Note that the applicant has requested a continuance to the July meeting for this project while they develop detailed and dimensioned drawings of the restoration windows.

Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale Construction & Additions (10).

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

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</tbody>
</table>

### STAFF

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

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<thead>
<tr>
<th>PROJECT REVIEW ELEMENT</th>
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<th>HISTORIC DISTRICT COMMISSION MEMBERS</th>
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### PROJECT REVIEW ELEMENT

**APPLICANT’S COMMENTS**

**HDC SUGGESTIONS**

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<th>APPROPRIATENESS</th>
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### HISTORIC DISTRICT COMMISSION MEMBERS

**BUILDING DESIGN / MATERIALS**

<table>
<thead>
<tr>
<th>DECISION FORM</th>
<th>PORTSMOUTH HISTORIC DISTRICT COMMISSION</th>
<th>PROPERTY EVALUATION FORM</th>
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<tbody>
<tr>
<td>PROPERTY: 82 COURT STREET</td>
<td>Case No.: 7</td>
<td>Date: 6-7-17</td>
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<td>Decision:</td>
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### 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: 46-64 MAPLEWOOD AVE.
Certificate of Approval / CUP
Public Hearing #8

A. Property Information - General:
- Existing Conditions:
  - Zoning District: Urban General (CD4)
  - Land Use: Parking Lot
  - Land Area: 56,673 SF +/-
  - Estimated Age of Structure: NA
  - Building Style: NA
  - Historical Significance: NA
  - Public View of Proposed Work: View from Maplewood Ave., Deer and Bridge Streets
  - Unique Features: NA
  - Neighborhood Association: North End

B. Proposed Work: Construct a 4-story mixed-use building.

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

D. Lot Location:
- ☑ Intersection / Corner Lot
- ☐ Mid-Block
- ☐ 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 alterations, additions or expansions)
- ☑ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- The vacant lot is located along the intersection of Maplewood Ave., Deer Street and Bridge Street. It is surrounded with a wide variety of 1-5 to 3-story brick-clad structures with shallow to no front yard setbacks. Note that the 1 to 1.5 story structures are also being considered for replacement with 4 and 5 story buildings.

J. Staff Comments / Suggestions:
- The maximum building height for this property is 3.5 stories or up to 40 feet. Based on feedback from the Commission during the Work Sessions, the Applicant is now considering a four (4) story building as the top floor level will exceed the maximum allowable height as well as exceed the required setback for a penthouse unit. Given the project is vested under the Zoning Ordinance in place in 2015, the proposed height increase will require a CUP from the HDC.
- Under the CUP, the Applicant is proposing the public benefits to include the following:
  1. Civic Space - Wide pedestrian sidewalks & alleyways between & through the buildings;
  2. Parking – underground & covered parking;
  3. Building Materials – High quality materials such as masonry, high-quality windows,...; and
  4. Building Scale Elements – Horizontal bands, arcades, eave bands and decorative building caps, the use of high quality building materials, and a wide variety of scaling elements such as horizontal bands, bays, awnings, pilasters and columns, awnings and a pedestrian arcade on the ground-floor.

Note, the HDC will need to review the review criteria for the CUP and determine whether the proposed public benefits are sufficient for approval of the CUP and allow the taller building. The CUP application also will require referral to the Planning Board prior to closing of the public hearing.

K. Aerial Image, Street View and Zoning Map:

HISTORIC SURVEY RATING
-
### MAJOR PROJECT

- **CONSTRUCT A 4-STORY MIXED USE BUILDING** -

### PROPERTY EVALUATION FORM

#### PORTSMOUTH HISTORIC DISTRICT COMMISSION

**PROPERTY: 46-64 MAPLEWOOD AVE.**

**Case No. 8 Date 6-7-17**

- **Decision:** Approved with stipulations
- **Withdrawn:** No
- **Postponed:** No

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#### STAFF

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- **T**
- **R**
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- **I**
- **M**
- **S**

#### INFO/ EVALUATION CRITERIA

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#### DECISION

**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: 135 CONGRESS STREET
CERTIFICATE OF APPROVAL
WORK SESSION #A

A. Property Information - General:
Existing Conditions:
- Zoning District: CD5
- Land Use: Commercial
- Land Area: 6,680A +/-
- Estimated Age of Structure: c.c. 1905
- Style of Structure: Neo-Classical
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: From the Worth Lot and Congress Street
- Unique Features: Former YMCA Building
- Neighborhood Association: Downtown

B. Proposed Work: To restore the historic building and add a rear addition.

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

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

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

F. Sensitivity of Context:
- [x] Highly Sensitive
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- [ ] “Back-of-House”

G. Design Approach (for Major Projects):
- [x] Literal Replication (i.e. 6-16 Congress, Jardinere Building, 10 Pleasant Street)
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H. Project Type:
- [ ] Consent Agenda (i.e. very small alterations, additions or expansions)
- [ ] Minor Project (i.e. small alterations, additions or expansions)
- [x] Moderate Project (i.e. significant additions, alterations or expansions)
- [ ] Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- This structure is located along Congress and is surrounded with many other masonry 1-2 story contributing and non-contributing structures. Importantly, the Worth Lot directly abuts the rear addition.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  i. Restore the Congress Street façade to its original design
  ii. Rehabilitate the entire building
  iii. Add a glass addition to the rear of the building to maintain the view and appearance of the large historic glass windows on the rear wall.

Note: the HDC is scheduled to have a site walk at the property at 5:45 p.m. on Wednesday June 7th.

Design Guideline Reference – Guidelines for Masonry & Stucco (07), Small Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:
# 135 Congress Street – Work Session #A (Moderate)

## Info/ Evaluation Criteria

<table>
<thead>
<tr>
<th>No.</th>
<th>Subject Property</th>
<th>Existing Building</th>
<th>Proposed Building (+/-)</th>
<th>Abutting Structures (Average)</th>
<th>Neighboring Context (Average)</th>
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<td>General Building Information (Estimated from the Tax Maps &amp; Assessor’s Info)</td>
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<td>Building Coverage &amp; Building Size</td>
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## Project Review Element

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<th>No.</th>
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<th>Project Review Element</th>
<th>HDC Comments</th>
<th>HDC Suggestions</th>
<th>Appropriateness</th>
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<td>39</td>
<td>Site Design</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
Permit Requested:

244 SOUTH STREET

CERTIFICATE OF APPROVAL

WORK SESSION #B

Existing Conditions:
- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 7,776 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Georgian
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work:
- To add a rear addition and make exterior renovations & add chimney.

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 Buildings, 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. McInyre 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)

M. Neighborhood Context:
- The building is located along South Street. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

N. Staff Comments and/or Suggestions for Consideration:
The Application is proposing to:
- i. Add a 2.5 story rear addition with ground-floor parking.
- ii. Replace windows, add a door
- iii. Repair the siding and trim
- iv. Add a chimney; and
- v. Add a rear deck.


O. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

C
## 244 SOUTH STREET – WORK SESSION #B (MODERATE)

### MODERATE PROJECT
- CONSTRUCT A REAR ADDITION AND NEW CHIMNEY ONLY –

### PROPERTY EVALUATION FORM

<table>
<thead>
<tr>
<th>PROPERTY EVALUATION FORM</th>
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### PORTSMOUTH HISTORIC DISTRICT COMMISSION
- PROPERTY/244 SOUTH STREET Case No. B
- Date: 6/14/17
- Decision: Approved with Stipulations
- Denied
- Approved
- Continued
- Postponed
- Withdrawn

### SITE DESIGN

<table>
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### BUILDING DESIGN & MATERIALS

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### GENERAL BUILDING INFORMATION
(ESTIMATED FROM THE TAX MAP & ASSESSOR’S INFO)

### STAFF

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### PROJECT REVIEW ELEMENT

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### NEIGHBORHOOD CONTEXT

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### SUBJECT PROPERTY

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### Abutting Structures

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### Surrounding Structures

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### APPLICANT’S COMMENTS

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### HDC SUGGESTIONS

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### APPROPRIATENESS

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### PROPERTY EVALUATION CRITERIA

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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: 10 HUMPHREY’S COURT
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

A. Property Information - General:
- Existing Conditions:
  - Zoning District: GRB
  - Land Use: Single Family
  - Land Area: 4,290 SF +/-
  - Estimated Age of Structure: c.1955
  - Building Style: Colonial Revival
  - Historical Significance: Non-Contributing
  - Public View of Proposed Work: View from Humphrey’s Court
  - Unique Features: NA
  - Neighborhood Association: South End

B. Proposed Work:
- To modify the previously-approved garage and connector 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):
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- □ Moderate Project (i.e. significant additions, alterations or expansions)
- □ Major Project (i.e. very large alterations, additions or expansions)

P. Neighborhood Context:
- The building is located along Humphrey’s Court and is surrounded with wood-sided 1.5 to 2.5 story historic structures with shallow setbacks and accessory buildings located in the rear yard.

Q. Staff Comments and/or Suggestions for Consideration:
- The Applicant is proposing to:
  - Modify the previous building design to change to a two-car garage;
  - Modify the dormer; and
  - Change the door and window styles.

R. Aerial Image, Street View and Zoning Map:

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10) and Site Elements and Streetscapes (09)

Zoning Map

HISTORIC SURVEY RATING
C
# 10 HUMPHREY’S COURT – WORK SESSION #C (MODERATE PROJECT)

## INDEX / EVALUATION CRITERIA

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### GENERAL BUILDING INFORMATION
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## MODERATE PROJECT – MODIFY GARAGE ADDITION ONLY –

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<thead>
<tr>
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## HISTORIC DISTRICT COMMISSION MEMBERS

### BUILDING DESIGN & MATERIALS

### SITE DESIGN

### 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

### I. 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

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**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 10 HUMPHREY’S COURT Case No.: C-15 Date: 6-14-17**

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

**Approvals with stipulations:**
Project Address: 206 COURT STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

A. Property Information - General:
- Existing Conditions:
  - Zoning District: CD4-L1
  - Land Use: Institutional
  - Land Area: 2,769 SF +/-
  - Estimated Age of Structure: c.1820
  - Building Style: Federal
  - Number of Stories: 3.0
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Court and Church Streets
  - Unique Features: Karnan House
  - Neighborhood Association: Downtown

B. Proposed Work:
- To add a 3-Story rear addition with elevator.

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, Jardinère Building, 10 Pleasant Street)
- □ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- □ Abstract Reference (i.e., Portwalk, 51 Islipston, 55 Congress Street)
- ☑ Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Caldwell 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 property is located along Court Street. It is surrounded by many wood- and brick-sided 2.5 - 3 story structures with little to no front yard setbacks and shallow side yards.

L. Staff Comments and/ or Suggestions for Consideration:
- This application proposes to:
  - Renovate the existing historic building
  - Add a modern, 3-Story addition with an internal egress stair and elevator.

Note that the applicant has requested this applicant be withdrawn.

Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale Construction & Additions (10).

M. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
## 206 COURT STREET – WORK SESSION #D (MODERATE)

### INFO / EVALUATION CRITERIA

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## HISTORIC DISTRICT COMMISSION MEMBERS

### BUILDING DESIGN MATERIALS

### SITE DESIGN

### PROPERTY EVALUATION FORM

### PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 206 COURT STREET

Case No.: D

Date: 6-14-17

Decision: [ ] Approved with stipulations [ ] Approved [ ] 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
Project Address: 163 DEER STREET (LOT 4)
Certificate of Approval
WORK SESSION #5

A. Property Information - General:
Existing Conditions:
- Zoning District: CBD
- Land Use: Commercial Bank
- Land Area: 17,130 SF +/-
- Estimated Age of Structure(s): c. 1985
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Deer and Bridge Streets
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End

B. Proposed Work:
- Construct a 4-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
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- □ “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., Parkwalk, 51 Islington, 55 Congress Street)
- □ Intentional Opposition (i.e., McIntyre Building, 3S Artspace, Caldwell 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 lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

J. Background & Suggested Action:
- The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first and second phase - the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the architectural style and finish.
- The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The applicant has inserted the proposed buildings into the City’s 3D Massing Model to provide a more informed visualization of the proposed building placement, footprint, materials, façade treatment, height and roof form(s).

Note – the Applicant has requested to post phone this item to the July HDC meeting.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING
# Staff

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Historic District Commission

Project Address: 157 DEER STREET (LOT 5)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #F

A. Property Information - General:

Existing Conditions:
- Zoning District: CBD
- Land Use: Commercial Office
- Land Area: 21,050 SF
- Estimated Age of Structure(s): c. 1970
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood Ave. and Deer Street
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End

B. Proposed Work: Construct a 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)

J. Neighborhood Context:
- The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

L. Background & Suggested Action:
- The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first and second phase - the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the architectural style and finish.
- The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The applicant has inserted the proposed buildings into the City’s 3D Massing Model to provide a more informed visualization of the proposed building placement, footprint, materials, façade treatment, height and roof form(s).

Note – the Applicant has requested to post phone this item to the July HDC meeting.

M. Aerial Image, Street View and Zoning Map:

HISTORIC SURVEY RATING

Zoning Map

Aerial and Street View Image
### MAJOR PROJECT

- **CONSTRUCT A 5-STORY MIXED-USE BUILDING**

#### PROPERTY EVALUATION FORM

**157 DEER STREET (LOT 5) – WORK SESSION #F (MAJOR)**

<table>
<thead>
<tr>
<th>INFO / EVALUATION CRITERIA</th>
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#### PROJECT REVIEW ELEMENT

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#### SITE DESIGN

| HISTORIC DISTRICT COMMISSION MEMBERS |
| Bldg. Design / Materials |
| 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 |

#### 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: 410-30 ISLINGTON STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #G

A. Property Information - General:
- Existing Conditions:
  - Zoning District: CD4-12
  - Land Use: Residential - Multi-Family
  - Land Area: 39,968 SF +/-
  - Estimated Age of Structure: c.1850
  - Building Style: Greek Revival / Colonial
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Islington Street
  - Unique Features: Rear Yard Development
  - Neighborhood Association: Goodwin’s Park

B. Proposed Work:
- To renovate three historic structures & add 3 new structures.

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
- 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, 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 alterations, additions or expansions)
- Major Project (i.e. very significant alterations, additions or expansions)

I. Neighborhood Context:
- The structure is located along lower Islington Street near the West End. It is surrounded with mainly wood-frame 2.5 story historic structures with shallow or no front yard setbacks on relatively small lots.

J. Background & Suggested Action:
- The applicant proposed to:
  - Renovate the 3 historic structures along Islington Street;
  - Add three new townhouse structures with 8 dwelling units within the rear yard of the property; and
  - Demolition of the rear additions and attached garages and side els.

Note the applicant is proposing two options for redevelopment: a three building layout and a 2 buildings layout. Both proposed 8 new dwelling units. I would suggest a site walk would be very helpful as the topography of these lots significantly changes behind the historic structures. Additionally, it will be important to fully understand the relationship between the proposed new structures and the surrounding historic structures on the three streets that line these properties. NOTE THAT A SITE WALK IS SCHEDULED FOR 6-14-17 AT 5:45 PM.

Design Guideline Reference – Guidelines for All Sections (01-12)

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING
C

Zoning Map
## 410 - 430 Islington Street – Work Session #G (Major Project)

### Info/Evaluation Criteria

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<td>Proposed Building (+/-)</td>
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### General Building Information

- **Estimate from Tax Maps & Assessor’s Info**

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### Historic District Commission Members

- **Building Design – Materials**
- **Site Design**

### Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Compatibility 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. Comp of innovative technologies with surrounding properties: ☐ Yes ☐ No

---

**Property Evaluation Form**

- **Property**: 410-430 Islington St.
- **Case No**: G. 38
- **Decision**: Withdrawn
- **Date**: 6-14-17
Historic District Commission

Project Evaluation Form: 73 COURT STREET
Certificate of Approval
Work Session #H

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4L
- Land Use: Commercial
- Land Area: 4,800 SF +/-
- Estimated Age of Structure: c.1862
- Building Style: Queen Anne
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work:
- To construct a two story addition for universal access.

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
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G. Design Approach (for Major Projects):
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- Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
- This 2.5 story contributing structure is located on Court Street and is surrounded with many focal and contributing structures. The neighborhood is predominantly 2.5-3 story wood houses with narrow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes add a two-story addition for universal access.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map
### MODERATE PROJECT
**- CONSTRUCT AN ADDITION FOR UNIVERAL ACCESS ONLY -**

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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
I. **Neighborhood Context:**
   a. The lot is located along Hanover Street and Maplewood Ave. It is surrounded by mainly brick 2-5 story structures with shallow to no front yard setbacks.

J. **Background & Suggested Action:**
   - The application proposes to replace the existing building with a 3.5 story mixed-use building with underground parking.
   - The first two steps of the four-step design review process for major projects is being considered at this time.
   - The applicant may also provide an elevation of the proposed building for the meeting. Such elevation will be made available in advance of the meeting as required.

**Design Guideline Reference – Guidelines for Commercial Development & Storefronts (12).**

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

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**HISTORIC SURVEY RATING**

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**Historic District Commission**

**Project Address:** 25 MAPLEWOOD AVE.

**Permit Requested:** CERTIFICATE OF APPROVAL

**Meeting Type:** WORK SESSION #1

A. **Property Information - General:**

   **Existing Conditions:**
   - Zoning District: CD5
   - Land Use: Commercial
   - Land Area: 11,059 SF +/-
   - Estimated Age of Structure: c.1970
   - Building Style: Modern (to be demolished)
   - Historical Significance: NA
   - Public View of Proposed Work: View from Maplewood Ave
   - Unique Features: NA
   - Neighborhood Association: Downtown

B. **Proposed Work:** Construct a 3 1/2 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, 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, Caldwell 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)
## MINOR PROJECT
- REPLACE EXISTING BUILDING WITH A NEW 3.5 STORY MIXED-USE BUILDING –

### PROPERTY EVALUATION FORM

**PROPERTY**: 25 MAPLEWOOD AVE.  
**Case No**: Date 6/14/17

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**APPROVED WITH STIPULATIONS**:  
**WITHDRAWN**:  
**CONTINUED**:  
**APPROVED**:  
**RECOMMENDED**:  
**STIPULATIONS**:  

### HISTORIC DISTRICT COMMISSION MEMBERS

**BUILDING DESIGN / MATERIALS**

<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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<td>Scale (i.e. height, volume, coverage...)</td>
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<td>Massing (i.e. modules, banding, stepbacks...)</td>
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### SITE DESIGN

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### GENERAL BUILDING INFORMATION

- Estimating from the Tax Maps & Assessor’s Info:
  - Existing Building
  - Proposed Building (+/-)
  - Abutting Structures (Average)
  - Surrounding Structures (Average)