Historic District Commission

Staff Report – October 3rd, 2018

Oct 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
  1. 348 Maplewood Ave. - TBD
  2. 8 Bow Street - Recommend Approval
  3. 77 Daniel Street - TBD
  4. 2 Jackson Hill Road - Recommend Approval
  5. 37 Hanover Street - Recommend Approval
  6. 175 Market Street - TBD

PUBLIC HEARINGS – OLD BUSINESS:
A. 674 Islington Street (Minor – Signs)

PUBLIC HEARINGS – NEW BUSINESS:
1. 129 Market Street (Minor – windows and doors)
2. 30 Walden Street (Minor – deck and railing)
3. 206 Northwest Street (Moderate – demo garden structure)
4. 298 Middle Street (Minor – windows & siding)
5. 69 New Castle Ave. (Minor – addition and windows)
6. 403 Deer Street (Minor – dormers)

WORK SESSIONS – OLD BUSINESS:
A. 46 Maplewood Ave. (Moderate – Penthouse Exp.)
B. 127-137 High Street (Moderate – Rear Additions)
Project Address: 674 ISLINGTON STREET
Certificate of Approval
Public Hearing #A

Project Type:

I. Neighborhood Context:
- The structure is located along lower Islington Street near the West End. It is surrounded with both single story brick structures as well as 2.5 story, wood-frame historic structures with shallow or no front yard setbacks on relatively small lots. The coverage of the surrounding properties also primarily surface parking.

J. Background & Suggested Action:
The applicant proposed to:
- Replace the existing internally lit signage with halo signage.
- Note that a variance may not be required for this type of signage.

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

K. Aerial Image, Street View and Zoning Map:

B. Proposed Work:
- To replace existing internally lit sign with halo lighting.

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

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

E. Existing Building to be Altered/ Demolished / 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, 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 significant alterations, additions or expansions)
### Project Information

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<th>Subject Property</th>
<th>Existing Building</th>
<th>Proposed Building (+/-)</th>
<th>Abutting Structures (Average)</th>
<th>Surrounding Structures (Average)</th>
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### Neighboring Context

#### General Building Information
- Grass Floor Area (SF)
- Floor Area Ratio (GFA Lot Area)
- Building Height / Street Width Ratio
- Building Height – Zoning (Feet)
- Building Height – Street Wall / Corncourse (Feet)
- Number of Stories
- Building Coverage (% Building on the Lot)

### Project Review Element

<table>
<thead>
<tr>
<th>Element</th>
<th>Applicant's Comments</th>
<th>HDC Suggestions</th>
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### Purpose and Intent

1. Preserve the integrity of the District:  
   - Yes     No
2. Assessment of the Historical Significance:  
   - Yes     No
3. Consistent with special and defining character of surrounding properties:  
   - 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

### Conclusion

- Decision: Approved
- Withdrawn
- Postponed
- Continued
Permit Requested: Project

Proposed Work:

Existing
- Zoning District: CD4
- Land Use: Mixed-Use
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: View from Ceres Street
- Unique Features: Market Street Warehouse Building
- Neighborhood Association: Downtown

A. Property Information - General:

B. Proposed Work: To replace doors and windows and add a new awning 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”

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I. Neighborhood Context:

- The building is located along Ceres Street. It is surrounded by many brick 3-4 story historic structures with no front yard setbacks with gardens, patios and walkways.

J. Staff Comments and/or Suggestions for Consideration:

- The applicant is proposing to:
  - Replace the existing doors and windows and add a new awning system
  - The commercial unit is proposed to be converted into a live/work use.

K. Design Guideline Reference: Guidelines for Windows and Doors (08) and Signs and Awnings (11)

L. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING

C
### 129 Market Street – Public Hearing #1 (Minor)

**Info/evaluation criteria**

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**Staff**

**1. General building information**

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**Historic district commission members**

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<th>Building Design / Materials</th>
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<tbody>
<tr>
<td>1. Purpose and intent:</td>
</tr>
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<td>2. Assessment of the Historical Significance:</td>
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<td>3. Conservation and enhancement of property values:</td>
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**Property Evaluation Form**

<table>
<thead>
<tr>
<th>Property Evaluation Form</th>
<th>Property: 129 Market Street</th>
<th>Case No.: 1 Date:</th>
<th>Decision:</th>
<th>Approved, Withdrawn, Continued, Postponed, Denied</th>
</tr>
</thead>
</table>

**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

30 WALDEN STREET
CERTIFICATE OF APPROVAL
PUBLIC HEARING #2

A. Property Information - General:
Existing Conditions:
- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 12,632 SF
- Estimated Age of Structure: c. 1880
- Building Style: Queen Anne
- Number of Stories: 1½
- Historical Significance: C
- Public View of Proposed Work: View from Waterfront
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace rear deck and railings.

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

D. Lot Location:
- ☑ Terminal Vista
- ☐ Gateway
- ☐ Mid-Block
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I. Neighborhood Context:
- ☑ This 1½ story structure is located on Walden Street in the South End and is surrounded with many contributing structures. The neighborhood is predominantly 1½ to 2½ 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 rear deck, stairs and decking.
  - The decking is proposed to be composite as is the railing system.
  - This is a “back-of-house” condition.

Design Guideline Reference – Guidelines Porches, Stoops and Decks (06).

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
C
### MINOR PROJECT
- REPLACE REAR DECK WITH COMPOSITE DECKING AND RAILING ONLY -

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### HISTORIC DISTRICT COMMISSION MEMBERS
**STAFF**

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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. 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: 206 NORTHWEST STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

Existing Conditions:
- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 10,455 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- 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 demolish a rear garden structure.

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:

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 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

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

I. Neighborhood Context:
- The building is located along 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.

J. Staff Comments and/ or Suggestions for Consideration:
- The Application is proposing to:
  - The applicant is proposing to demolish the existing screened porch which is located along the waterfront area.
  - Note, the HDC recently approved the installation of a new two-car garage along the street frontage of the lot.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
### 206 NORTHWEST STREET – PUBLIC HEARING #3 (MODERATE)

#### INFO/ EVALUATION CRITERIA

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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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#### MODERATE PROJECT

- Demolish existing screen/ garden structure only -

#### STAFF

- HDC COMMENTS
- HDC SUGGESTIONS
- APPROPRIATENESS

#### HISTORIC DISTRICT COMMISSION MEMBERS

- Site Design

#### PROPERTY EVALUATION FORM

- Portsmouth Historic District Commission
- Case No: 3 Date: 10-3-18

### PROPERTY: 206 NORTHWEST STREET

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

**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:
- This 2.5 story contributing wood structure is located along Middle Street and is surrounded with many 2-3 story contributing structures. The neighborhood is a 3 story wood-sided structure with shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  - Replace wood siding with Hardi board
  - Replace historic windows with Andersen Woodwright Windows

- Design Guideline Reference: Guidelines for Exterior Woodwork (05) and Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:

   [Image of Aerial Image, Street View and Zoning Map]

   Aerial and Street View Image

   [Image of Zoning Map]

   Zoning Map

---

Historic District Commission

Project Evaluation Form: 298 MIDDLE STREET
CERTIFICATE OF APPROVAL
PUBLIC HEARING #4

A. Property Information - General:

   Existing Conditions:
   - Zoning District: MRO
   - Land Use: Residential
   - Land Area: 8,276 SF +/-
   - Estimated Age of Structure: C. 1813
   - Building Style: Federal
   - Number of Stories: 3½
   - Historical Significance: Contributing
   - Public View of Proposed Work: View from Middle Street
   - Neighborhood Association: Middle Street

B. Proposed Work: Replace windows and siding.

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

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

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

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

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

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

- **Grass Area (SF)**
- **Floor Area Ratio (GAR/Lot Area)**
- **Building Height / Street Width Ratio**
- **Building Height – Zoning (Feet)**
- **Building Height – Street Wall / Cornice (Feet)**
- **Number of Stories**
- **Building Coverage (% Building on the Lot)**

### PROJECT REVIEW ELEMENT

- **Scale** (i.e., height, volume, coverage,)
- **Placement** (i.e., setbacks, alignment,)
- **Massing** (i.e., modules, banding, setbacks,)
- **Architectural Style** (i.e., traditional - modern)
- **Roofs**
- **Style and Slope**
- **Roof Projections** (i.e., chimneys, vents, dormers,)
- **Roof Materials**
- **Cornice Line**
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- **Walls**
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- **Projections** (i.e., bays, balconies,)
- **Doors and windows**
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- **Grading** (i.e., ground floor height, street edge,)
- **Landscaping** (i.e., gardens, planters, street trees,)
- **Driveways** (i.e., location, material, screening,)
- **Parking** (i.e., location, access, visibility,)
- **Accessory Buildings** (i.e., sheds, greenhouses,)

### STAFF

- **PROPERTY EVALUATION FORM**

#### HISTORIC DISTRICT COMMISSION MEMBERS

#### BUILDING DESIGN & MATERIALS

- **PROPERTY EVALUATION FORM**

#### PORTSMOUTH HISTORIC DISTRICT COMMISSION

#### PROPERTY: 298 MIDDLE STREET

### Case No.: 4

**Date:** 10-3-18

**Decision:**
- Approved with Stipulations
- Yes
- No

### H. Purpose and Intent:

1. Preserve the integrity of the District: [Yes] No
2. Assessment of the Historical Significance: [Yes] No
3. Consistency and enhancement of property values: [Yes] No
4. Maintain the special character of the District: [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: 403 DEER STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

A. Property Information - General:

   - Existing Conditions:
     - Zoning District: CD4-11
     - Land Use: Commercial - Retail
     - Land Area: 20,922 SF +/-
     - Estimated Age of Structure: c.1808
     - Building Style: Federal
     - Historical Significance: F
     - Public View of Proposed Work: View from Garden Way
     - Unique Features: Moved to the Hill from the North End
     - Neighborhood Association: Downtown

B. Proposed Work: To add roof dormers.

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, 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 significant alterations, additions or expansions)

M. Neighborhood Context:
   - The structure is located along Garden Way within the North End. It is surrounded with 2-3 story brick and wood-sided structures as well as 4-5 story, masonry structures no front yard setbacks.

L. Background & Suggested Action:
   - The applicant proposed to:
     - Convert the existing restaurant to an inn use.
     - Remove restaurant-related alterations
     - Preserve and restore the original structure
     - Add dormer additions to occupy the attic level.
     - Note that a variance was recently approved for the “inn” use.

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

M. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

F
### 403 Deer Street – Public Hearing #5 (Minor Project)

**Info/ Evaluation Criteria**

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### Minor Project – Add Dormers Only –

**Project Review Element**

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### Purpose and Intent

1. Preserve the integrity of the District: Yes No
2. Assessment of the Historical Significance: Yes No
3. 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

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**HISTORIC DISTRICT COMMISSION MEMBERS**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 403 Deer St. Case No: 5 Date: 10-3-18**

**Decision:**

- Withdrawn
- Approved with stipulations
- Denied
- Approve
- Continued
- Postponed

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**Site Design**

- Final Design
- Clarifications
- Additional Information

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**NATIONAL HISTORIC PRESERVATION ACT**

- National Register
- Local Register
- Certification
- Designation

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**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

- By-laws
- Guidelines
- Policies

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Historic District Commission

Project Address: 69 NEW CASTLE AVE.
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #6

Existing Conditions:
- Zoning District: GRB
- Land Use: Single-Family
- Estimated Age of Structure: c. 1860
- Building Style: Greek Revival
- Historical Significance: Contributing
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a 72SF rear addition and new front door.

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

D. Lot Location:
- ☑ Intersection / Corner Lot
- ☐ Gateway
- ☐ Mid-Block
- ☐ Rear Lot

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

F. Sensitivity of Context:
- ☑ 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)

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

M. Staff Comments and/or Suggestions for Consideration:
The Application is proposing to:
- Install a 72SF addition to the rear of the main house.
- Replace the front door

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

N. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map
## Property Evaluation Form

**Portsmouth Historic District Commission**

**Property: 69 New Castle Ave., Case No. 6**

**Date: 10-3-18**

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### Project Information

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<td>Existing Building</td>
<td>Abutting Structures (Average)</td>
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### General Building Information

Estimated from the Tax Maps & Assessor's Info:

- Gross Floor Area (SF)
- Floor Area Ratio (FAR) (Lot Area)
- Building Height / Street-Width Ratio
- Building Height – Zoning (Feet)
- Building Height – Street Wall / Cornice (Feet)
- Number of Stories
- Building Coverage (% Building on the Lot)

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### Project Review Element

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### Purpose and Intent:

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

---

### Review Criteria / Findings of Fact:

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

---

### Minor Project

- Add a Rear Addition and Replace Front Door Only –
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 story brick-clad structures with shallow to no front yard setbacks. In August 2017, the HDC approved plans for a 4-story mixed-use building at the property. A Conditional Use Permit was also approved for the project.

J. Staff Comments / Suggestions:
- The applicant proposes to reduce the stepback and increase the size of the penthouse.
- Note the applicant may submit a revised plan set that will further reduce the proposed penthouse expansion.

| Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12) |

K. Aerial Image, Street View and Zoning Map:

### I. 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
  - Neighborhood Association: North End

### B. Proposed Work:
- Increase the size of the penthouse floor.

### 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)
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### 46-64 MAPLEWOOD AVE. – WORK SESSION #A (MINOR)

#### MINOR PROJECT
- **MODIFY THE SIZE OF THE PENTHOUSE OF THE MIXED USE BUILDING** –

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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
Project Address: **127-137 HIGH STREET**

Certificate of Approval

**Meeting Type:** WORK SESSION #B

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

**Other Permits Required:**
- [ ] Board of Adjustment
- [ ] Planning Board
- [x] City Council

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

**Existing Building to be Altered/ Demolished:**
- [x] Principal
- [ ] Accessory
- [ ] Demolition

**Sensitivity of Context:**
- [x] Highly Sensitive
- [x] Sensitive
- [ ] Low Sensitivity
- [ ] “Back-of-House”

**Design Approach (for Major Projects):**
- [ ] Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- [x] 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)

**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 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 the following:
  - Replace the rear addition on 137 High Street with An addition that includes a two-car garage;
  - Restore the historic structure at 127 High Street; and
  - Add a new single family structure on the combined lot with no change in overall density.
- Note that the applicant has filed a variance application for allowance of a residential use on the ground floor of the proposed stable building.

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

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

[Aerial and Street View Image]

[Zoning Map]
### 127-137 HIGH STREET – WORK SESSION #B (MODERATE)

#### INFO / EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
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</thead>
<tbody>
<tr>
<td>Existing Building</td>
<td>Proposed Building (+/-)</td>
</tr>
</tbody>
</table>

#### STAFF

**GENERAL BUILDING INFORMATION**
- Project Information
  - (ESTIMATED FROM THE TAX MAPS & ASSessor’S INFO)
  - 1. Gross Floor Area (SF)
  - 2. Floor Area Ratio (FAR/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)

#### PROJECT REVIEW ELEMENT

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>APPLICANT’S COMMENTS</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. Scale (i.e. height, volume, coverage...)</td>
<td></td>
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<td>Appropriate</td>
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<td>9. Placement (i.e. setbacks, alignment...)</td>
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<td>10. Massing (i.e. modules, banding, stepbacks...)</td>
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<td>11. Architectural Style (i.e. traditional – modern)</td>
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<tr>
<td>12. Roof</td>
<td></td>
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<tr>
<td>13. Style and Slope</td>
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<tr>
<td>14. Roof Projections (i.e. chimneys, vents, dormers...)</td>
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<tr>
<td>15. Roof Materials</td>
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<td>16. Cornice Line</td>
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<tr>
<td>17. Eaves, Gutters and Downspouts</td>
<td></td>
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<tr>
<td>18. Walls</td>
<td></td>
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<td>19. Siding / Material</td>
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<td>20. Projections (i.e. bayas, balconies...)</td>
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<tr>
<td>21. Doors and Windows</td>
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<td>22. Window Openings and Proportions</td>
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<td>23. Window Casing / Trim</td>
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<tr>
<td>24. Window Shutters / Hardware</td>
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<tr>
<td>25. Awnings</td>
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<tr>
<td>26. Doors</td>
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<tr>
<td>27. Porches and Balconies</td>
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<tr>
<td>28. Projections (i.e. porch, portico, canopy...)</td>
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<td>29. Landings / Steps / Stoop / Railings</td>
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<td>30. Lighting (i.e. wall, post...)</td>
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<td>31. Signs (i.e. projecting, wall...)</td>
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<tr>
<td>32. Mechanicals (i.e. HVAC, generators)</td>
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<tr>
<td>33. Decks</td>
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<tr>
<td>34. Garages / Barns / Sheds (i.e. doors, placement...)</td>
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<tr>
<td>35. Fence / Walls (i.e. materials, type...)</td>
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<tr>
<td>36. Grading (i.e. ground floor height, street edge...)</td>
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<td>37. Landscaping (i.e. gardens, planters, street trees...)</td>
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<td>38. Driveways (i.e. location, material, screening...)</td>
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<td>39. Parking (i.e. location, access, visibility...)</td>
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#### HISTORIC DISTRICT COMMISSION MEMBERS

**BUILDING DESIGN / MATERIALS**

**HISTORIC DISTRICT COMMISSION MEMBERS**

**PROPERTY EVALUATION FORM**

**PROPERTY: 127-137 HIGH STREET - Case No.: B Date: 10-3-18**

**APPROVED WITH STIPULATIONS: Withdrawn**

**Decision: Approved**

### MODERATE PROJECT

– ADD A NEW STRUCTURE AND RENOVATE EXISTING STRUCTURES ONLY –

**H. Purpose and Intent:**
1. Preserve the integrity of the District:
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3. Conservation and enhancement of property values:
4. Maintain the special character of the District:
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3. Relation to historic and architectural value of existing structure:
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**Case No.:** 10

**PROPERTY: 127-137 HIGH STREET – WORK SESSION #B (MODERATE)**

**APPROVED WITH STIPULATIONS:** Withdrawn

**Decision:** Approved