

HDC

ADMINISTRATIVE APPROVALS

June 12th, 2019

- | | |
|------------------------------------|----------------------|
| 1. 211 Union Street (Stip.) | - Recommend Approval |
| 2. 73 Prospect Street (misc.) | - TBD |
| 3. 180 Washington St. (misc.) | - Recommend Approval |
| 4. 206 Northwest St. (window sill) | - Recommend Approval |
| 5. 299 Vaughan Street (misc.) | - Recommend Approval |
| 6. 410 Islington Street (chimney) | - Recommend Approval |

1. 211 Union Street (Stip.)

- Recommend Approval

Background: The applicant is seeking approval to amend the stipulation on the previously-approved plan to provide the available images of the former building at 211 Union Street. The request is due to the applicants claim that the files were lost or damaged.

Staff Comment: Recommend Approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-3

Applicant

 Jay Prewitt
 603-498-6690
 @ jayprewitt@comcast.net

Location

211 UNION ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Photos of the old building were requested as part of the approval. Unfortunately those photos I had taken were stored on my computer and supposedly on the cloud. My computer was compromised and we have not been able to retrieve but only a few of the photos. If we are able to retrieve them I will certainly get them to the planning department. At this point I would ask for an administrative Approval to waive the requirement.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

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INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

HDC Approval Date

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Planning Staff Comments

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INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Addressee Prefix and Last Name

--

--

Owner Organization / Business Name

Owner Contact Street Address

--

--

Owner Address State

Owner Address City

--

--

RE: (memo field)

Meeting Date

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Owner Address Zip

Assessor Map and Lot

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Zoning District Information

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Decision

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Stipulations

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INTERNAL USE ONLY -- Letter of Decision Additional CC's







2.73 Prospect Street (misc.)

- TBD




Background: The applicant is requesting approval to modify the elevations of the previously-approved project design. There are many changes and the attached memo provides a rationale for each modification.

Staff Comment: Recommend Approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-4

Applicant

 Leonard Cushing
 603-809-1734
 @zenstoneworks@hotmail.com

Location

73 PROSPECT ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Per Vincent's review of previous approved plans and plans submitted for building permit, we are requesting administrative approval of several minor alterations.

Description of Proposed Work (Planning Staff)

--

Project Representatives

If you selected "Other", please state relationship to project.

--

City/Town

New Castle

Mailing Address (Street)

PO Box 383

Business Name (if applicable)

--

Full Name (First and Last)

John McCormack

State

NH

Zip Code

03854

Phone

603-661-3755

Relationship to Project

Owner

Email Address

--

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

HDC Approval Date

--

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Addressee Prefix and Last Name

--

--

Owner Organization / Business Name

Owner Contact Street Address

--

--

Owner Address State

Owner Address City

--

--

RE: (memo field)

Meeting Date

--

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Owner Address Zip

Assessor Map and Lot

--

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Zoning District Information

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Decision

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Stipulations

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INTERNAL USE ONLY -- Letter of Decision Additional CC's

Sheet A301 of the Construction Drawings:

West Elevation

3. Sill detail appears to have been omitted (this is true on all elevations).
 - Provide water table at all elevations.
5. Parge foundation coating does not satisfy stipulation 2 of the November 6th, 2017 approval (this is true on all elevations).
 - Stipulation requests that the exposed foundation shall be veneered on three sides (including the street side) with field stone to match the existing foundation.
 - ☐ We will be using a real stone veneer on 3 required sides. URL to product: <https://stoneyard.com/product/boston-blend-ashlar/>
6. Fascia detail has been reduced to one board.
 - *This is true wherever the roof is hipped.
 - ☐ Two boards shown in model images. Can request removal of second board or can add.

South Elevation

7. Second floor "A" window above side entry has been reduced in dimension.
 - Changed to match adjacent windows and to allow space for framing and flashing above entry porch roof. *

North Elevation

8. Second floor "A" windows spaced further apart on rear ell.
 - ☐ Changed due to interior layout.
9. First floor windows replaced with "B" windows.
 - B windows needed at kitchen cabinetry, but the two far left windows could be A's again.
10. First floor window deleted on rear ell.
 - ☐ Changed due to interior layout.
11. Deck deleted.
 - As there were no decks on back of original structure, owners have decided to increase greenspace on back sides of building
12. First floor window deleted and replaced with door. "B" windows spaced further apart.
 - Door was swapped to North side to facilitate kitchen layout and increase private greenspace for both units. Per architect: B distance appear to be the same as previously approved.
13. First floor mulled window deleted, leaving one "A" window.
 - changed this to a single b/c of the proximity to the main entry of unit 1 and it was the only mulled window shown in the drawings. Mulled window reduced privacy with entry of unit next door.

East Elevation

14. Roof pitch of covered porch altered, trim detail deleted.
 - ☐ Pitch changed to accommodate window above. Trim detail could be added back in if desired.
15. Two windows deleted from first and second floor of the gable end of structure, spacing of remaining windows altered.
 - Facilitated by plan change- these are two bedrooms with a centered wall which removed the center window.
16. Third floor gable window deleted.
 - The window would be in attic space, which there is no access to- could create long term issues for

- Facilitated by plan change- these are two bedrooms with a centered wall which removed the center window.
- 16. Third floor gable window deleted.
 - The window would be in attic space, which there is no access to- could create long term issues for condo owners
- 17. Second floor window changed location.
 - Moved towards center to work with floor plan.
- 18. Double door deleted, leaving one door. Location changed.
 - Double doors were located in kitchen of unit, reducing cabinet space. Reduced to one door for functionality of floor plan
- 19. Deck replaced with landing/stairs.
 - As there were no decks on back of original structure, owners have decided to increase greenspace on back sides of building
- 20. Door deleted, replaced with "B" window on rear ell.
 - Door was moved to other exterior wall of unit to accommodate kitchen/floor plan and create a more private green space
- 21. Window replaced with "B" window on rear ell.
 - Done to accommodate kitchen cabinets.
- 22. Deck deleted.
 - As there were no decks on back of original structure, owners have decided to increase greenspace on back sides of building

Miscellaneous:

- 23. Sheet A601 of the Construction Drawings include Type B windows.
 - B windows are shorter to accommodate kitchen cabinets.

Nov 2017 stipulations:

IV. PUBLIC HEARINGS (NEW BUSINESS) 1. (Re-hearing) Petition of Ten Walker Street Realty, LLC, owner, for property located at 73 Prospect Street, wherein permission was requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct 4 unit residential building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 142 as Lot 28 and lies within the General Residence A and Historic Districts. After due deliberation, the Commission voted that the request be approved as presented with the following stipulations: 1. A photographic inventory and other associated historic information shall be submitted to the Planning Department and Athenaeum prior to demolition; 2. The exposed foundation shall be veneered on three sides (including the street side) with field stone to match the existing foundation; and 3. The heavy timber beams within the frame and the raised panel walls and the fireplace surround shall be salvaged and cosmetically reused within the previously-approved building.

73 Prospect Street
Portsmouth, NH 03801

McHENRY
ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire
603.430.0274

NOTE FOR CONSTRUCTION
RESULTS SET ONLY

No.	Description	Date

Project Name:
73 Prospect Street

Drawing Name:
EXTERIOR ELEVATIONS

Project Number:
18044

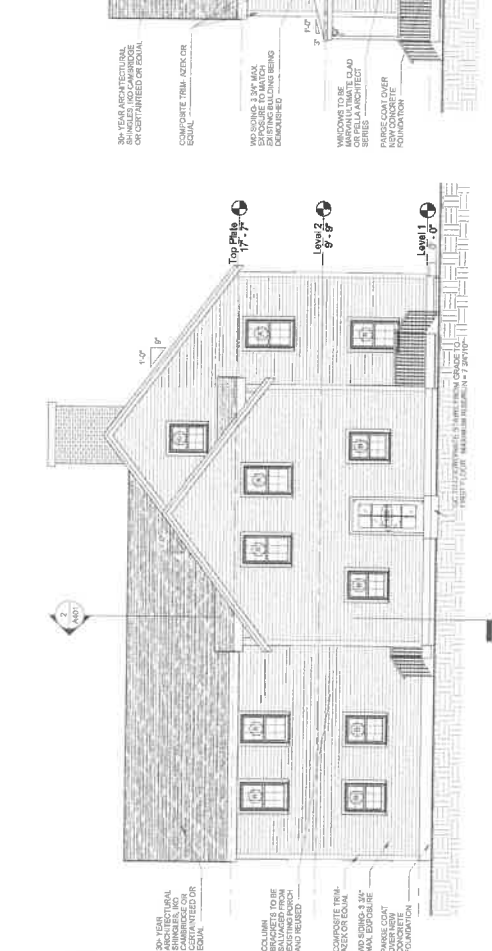
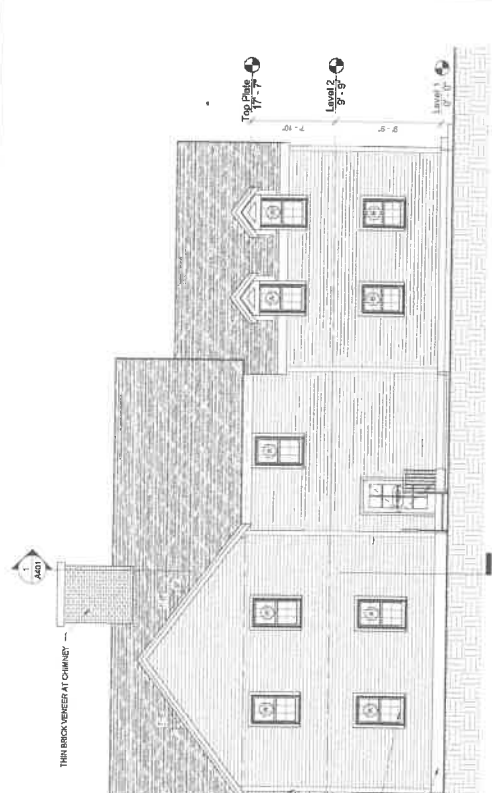
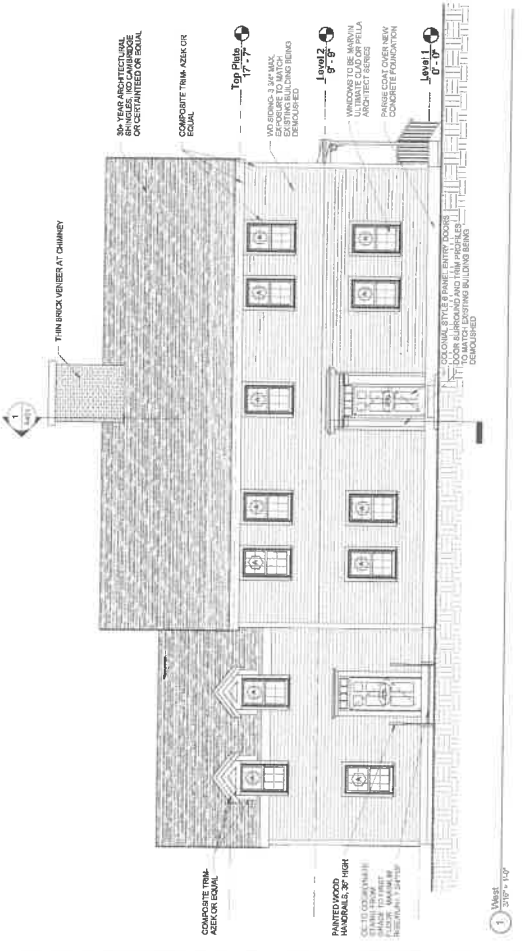
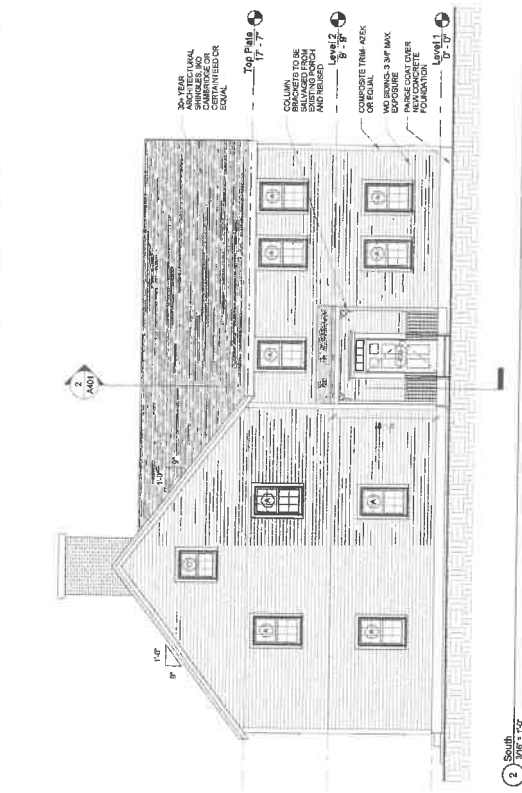
Date:
07/26/2018

Drawn by:
MB

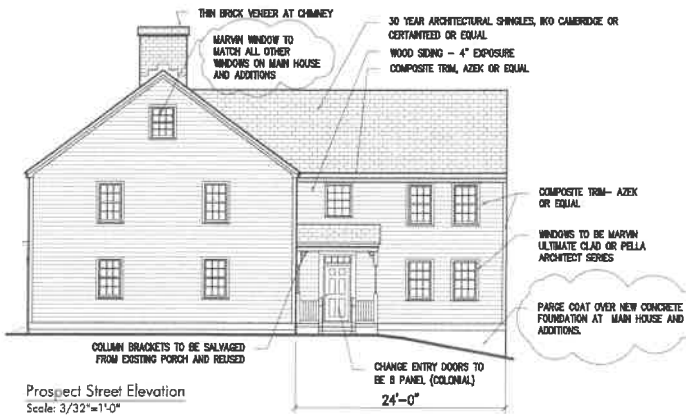
Checked by:
JJ

A301

Scale:
As Indicated



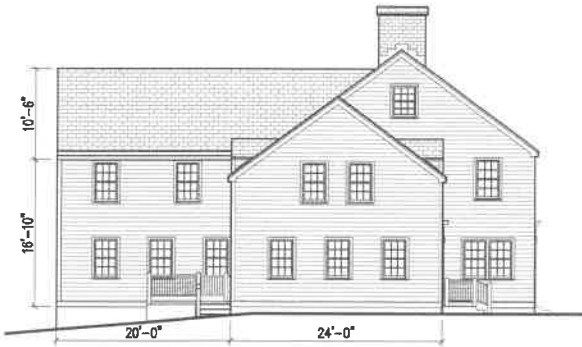
- EXTERIOR FINISHES NOTES**
1. COMPLIANCE WITH ALL MATERIALS TO BE PROVIDED TO OWNER FOR FINAL SELECTION AND APPROVAL.
 2. ALL FINISHES TO BE MATCHED TO EXISTING FINISHES, UNLESS OTHERWISE NOTED.
 3. FINISHES TO BE MATCHED TO EXISTING FINISHES, UNLESS OTHERWISE NOTED.
 4. FINISHES TO BE MATCHED TO EXISTING FINISHES, UNLESS OTHERWISE NOTED.
 5. FINISHES TO BE MATCHED TO EXISTING FINISHES, UNLESS OTHERWISE NOTED.
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 13. FINISHES TO BE MATCHED TO EXISTING FINISHES, UNLESS OTHERWISE NOTED.
 14. FINISHES TO BE MATCHED TO EXISTING FINISHES, UNLESS OTHERWISE NOTED.



Prospect Street Elevation
Scale: 3/32"=1'-0"



Front Elevation
Scale: 3/32"=1'-0"



Side Elevation
Scale: 3/32"=1'-0"



Rear Elevation
Scale: 3/32"=1'-0"

3. 180 Washington St. (misc.)

- Recommend Approval




Background: This applicant is seeking to change the height of a French door, replace in-kind an existing window, replaces sashes as shown and locate an electric meter.

Staff Comment: Recommend for approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-1

Applicant

 Juli MacDonald
 6034318701
 jmacdonald@destefanoarchitects.com

Location

180 WASHINGTON ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Height change of proposed new French door, replacement in kind of an existing window, replacement in kind of existing sashes and amended location for electric meter.

Description of Proposed Work (Planning Staff)

--

Project Representatives

If you selected "Other", please state relationship to project.

--

Mailing Address (Street)

22 Ladd Street

State

NH

Email Address

jmacdonald@destefanoarchitects.com

Full Name (First and Last)

Juli MacDonald

City/Town

Portsmouth

Zip Code

03801

Phone

6034318701

Relationship to Project

Architect

Business Name (if applicable)

DeStefano Architects

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Owner's authorized agent

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Owner Address State

--

Owner Address City

--

RE: (memo field)

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Meeting Date

--

Owner Address Zip

--

Assessor Map and Lot

--

Zoning District Information

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6/11/2019

Decision

--

Stipulations

--

INTERNAL USE ONLY -- Letter of Decision Additional CC's



1



2



3



4



5

**PROPOSED RENOVATIONS FOR THE
JEWETT RESIDENCE**

39 GATES STREET
PORTSMOUTH, NEW HAMPSHIRE

CONTEXT PHOTOS & LOCUS PLAN





1



2



3



5



4

**PROPOSED RENOVATIONS FOR THE
JEWETT RESIDENCE**

39 GATES STREET
PORTSMOUTH, NEW HAMPSHIRE

EXTERIOR DETAIL PHOTOS

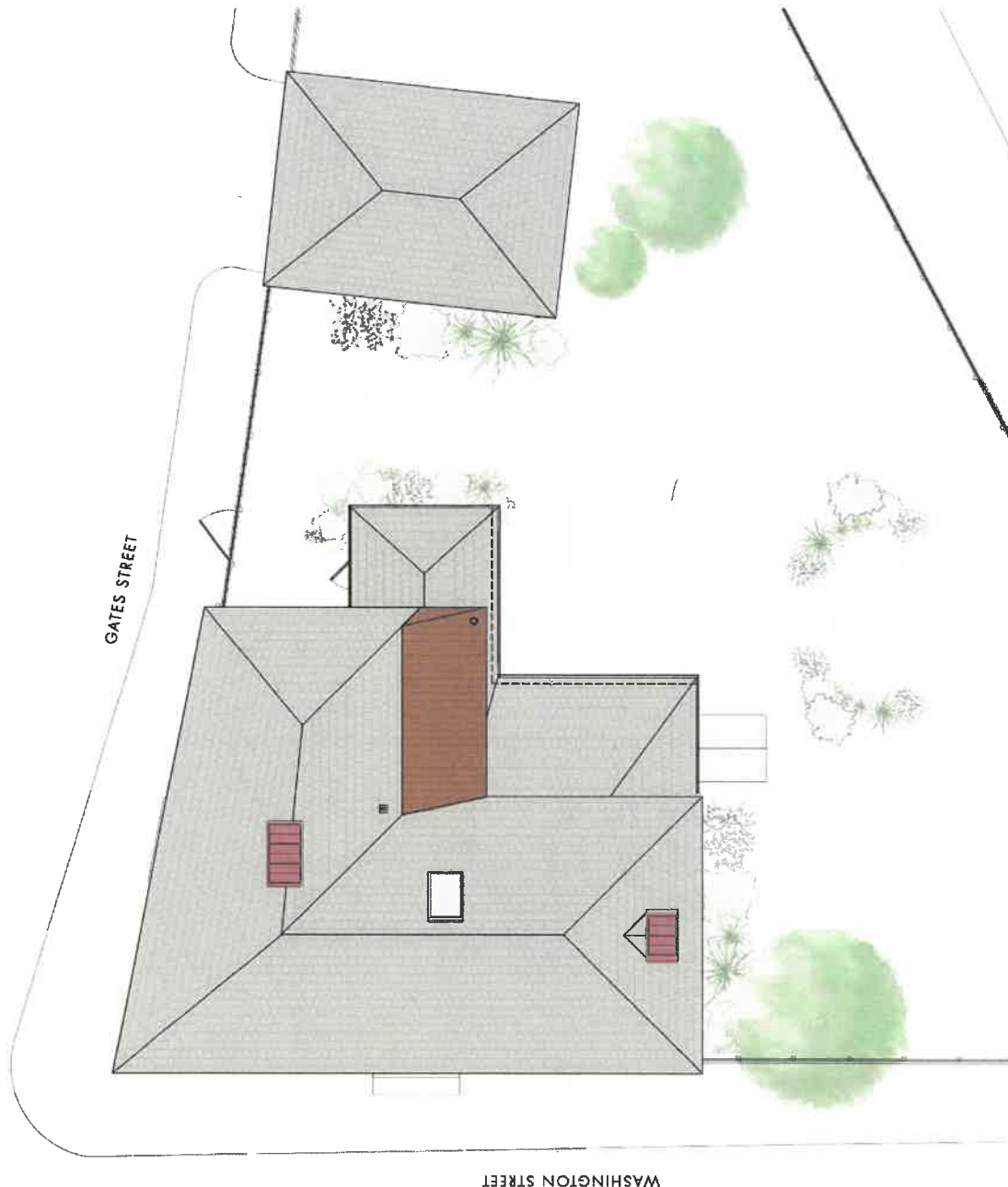
2 OF 7

16 FEBRUARY 2018

05 JUNE 2019
RESUBMITTED



© 2018



GATES STREET

WASHINGTON STREET

*APPROXIMATE SITE INFORMATION SHOWN FOR REFERENCE ONLY.

PROJECT NORTH NORTH

1

3 OF 7



16 FEBRUARY 2018

05 JUNE 2019

RESUBMITTED

© 2018

PROPOSED RENOVATIONS FOR THE JEWETT RESIDENCE

39 GATES STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SITE PLAN/ROOF PLAN

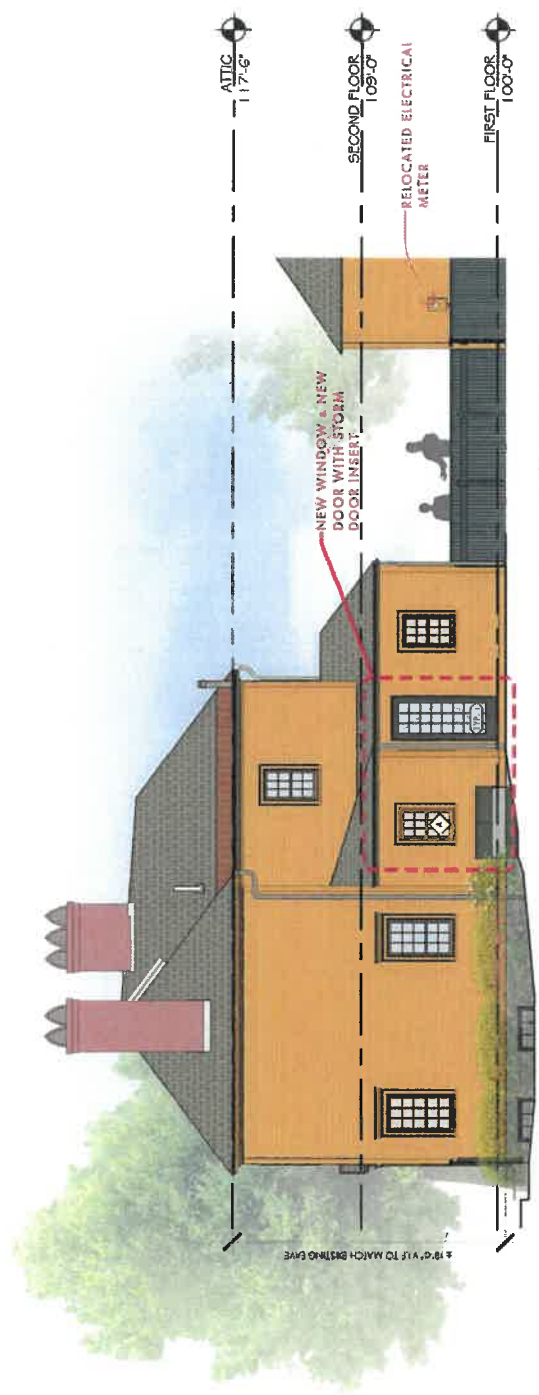
SCALE: 1/8" = 1'-0"

ELEVATIONS

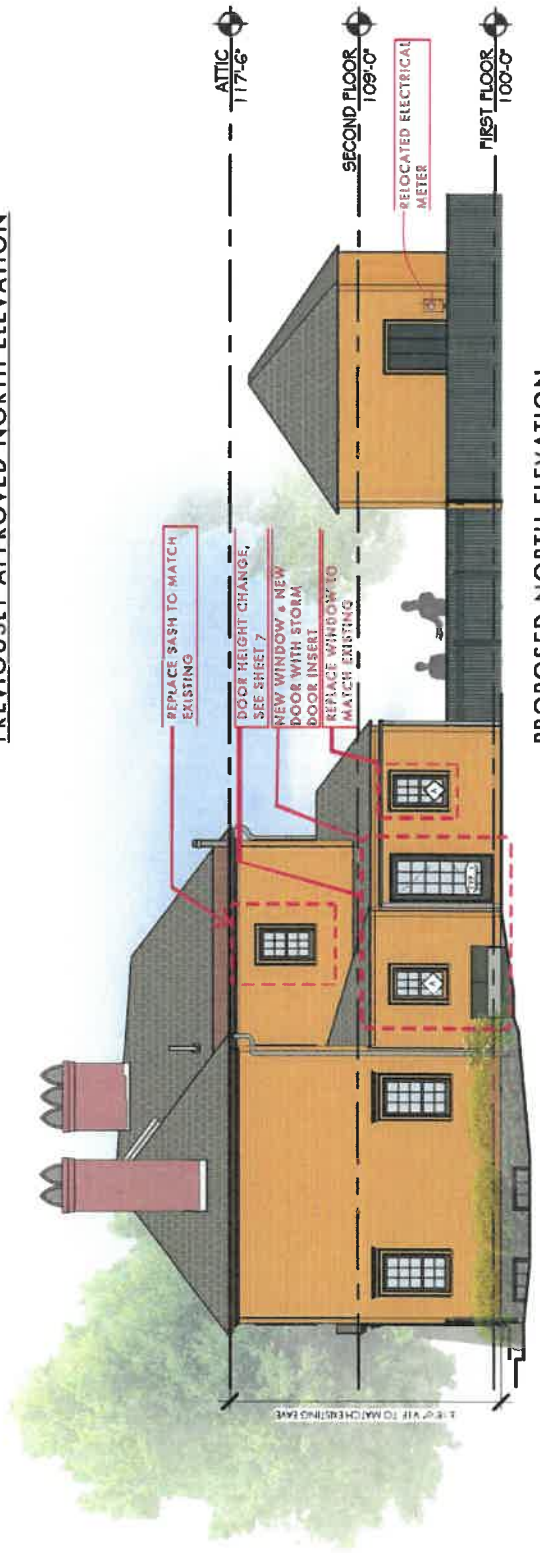
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PROPOSED RENOVATIONS FOR THE
JEWETT RESIDENCE

39 GATES STREET
 PORTSMOUTH, NEW HAMPSHIRE



PREVIOUSLY APPROVED NORTH ELEVATION



PROPOSED NORTH ELEVATION



PREVIOUSLY APPROVED WEST ELEVATION



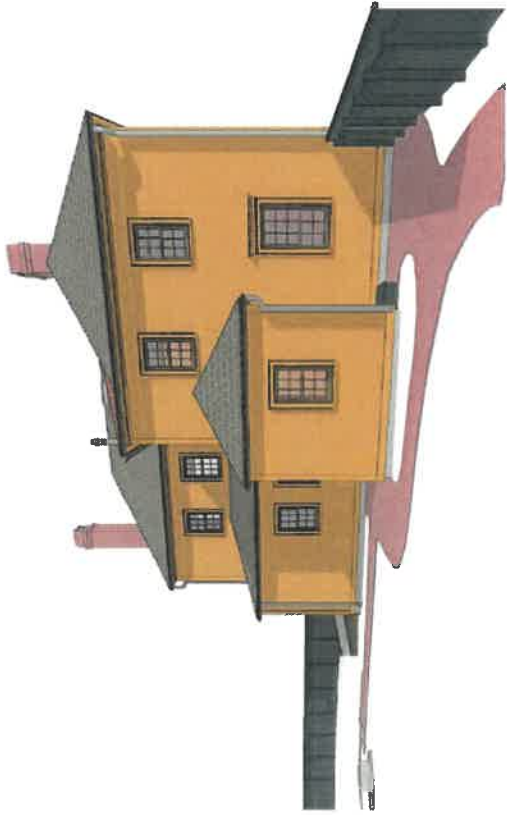
PROPOSED WEST ELEVATION

PROPOSED RENOVATIONS FOR THE
JEWETT RESIDENCE

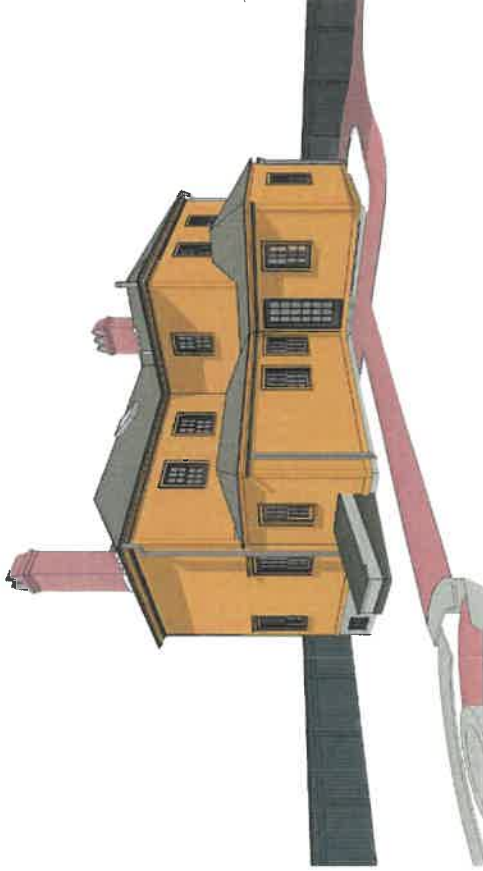
39 GATES STREET
PORTSMOUTH, NEW HAMPSHIRE

ELEVATIONS

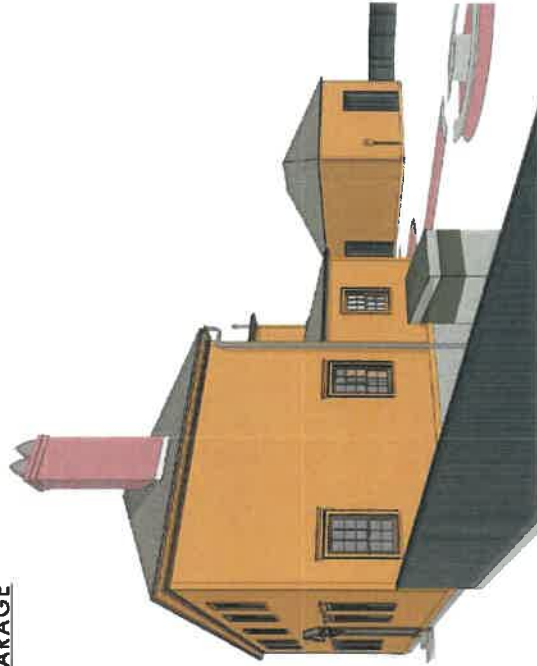
SCALE: 1/8" = 1'-0"



VIEW FROM GARAGE



VIEW FROM "
VIEW FROM BACKYARD



VIEW FROM SIDEWALK

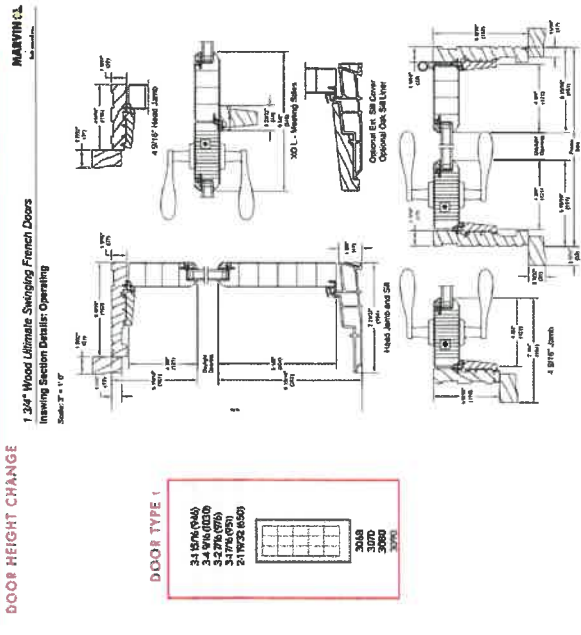
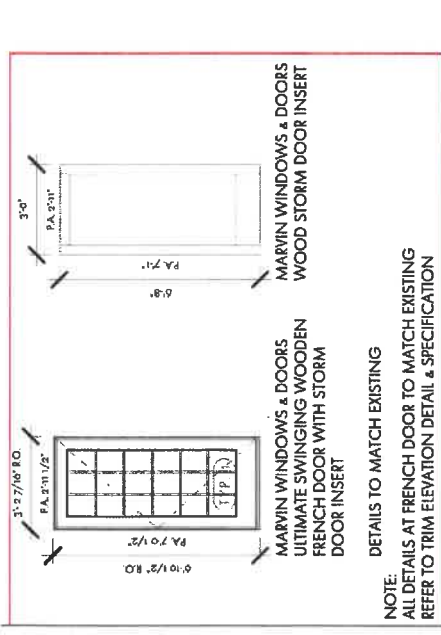
PERSPECTIVES

N.T.S.

**PROPOSED RENOVATIONS FOR THE
JEWETT RESIDENCE**

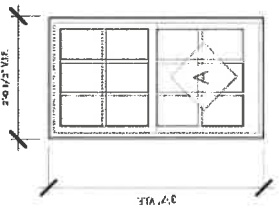
39 GATES STREET
PORTSMOUTH, NEW HAMPSHIRE





DOOR TYPE - 1

PROPOSED RENOVATIONS FOR THE
JEWETT RESIDENCE
39 GATES STREET
PORTSMOUTH, NEW HAMPSHIRE



A
GREEN MOUNTAIN WINDOW CO
CUSTOM WINDOWS TO MATCH EXISTING
REPLICATE EXISTING WINDOW
CONSTRUCTION

NOTE:
ALL WINDOW DIM. TO BE CONFIRMED IN FIELD. TO MATCH EXISTING.
REFER TO WINDOW TRIM DETAIL & WINDOW SPECIFICATIONS



Green Mountain Window Milestone Double Hung

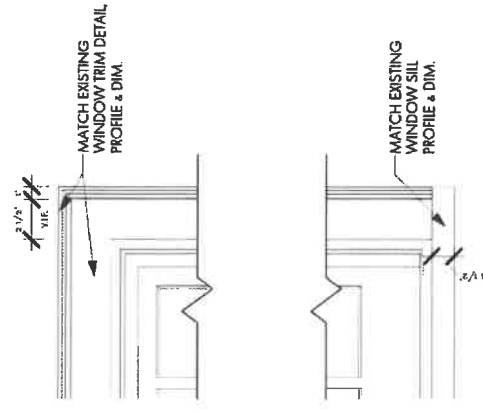


Interior Features



Exterior Features

WINDOW TYPE - A



WINDOW & DOOR TRIM DETAIL
1 1/2" = 1'-0"

- Frame:**
- No vinyl jamb liner (also known as vinyl tracks).
 - Virtually no vinyl or weather-strip visible.
 - Concealed block and tackle balance system.
- Sash:**
- Tilts in easily with concealed latches.
 - High quality Trade® brand hardware in brass or white. Options: "Colonial" sweep lock, tubed brass and "Aes" and Crafts" brass post lock (shown above).
 - Historic aesthetics with wide rails and profiled edges.
 - Weather-stripped on all edges.
- Divided Lights:**
- 5/8" wide Simulated Divided Lite (S.D.L.) has edge pattern.
 - 7/8" wide S.D.L. has bead pattern.
- Many profile options available, including custom.**
- S.D.L. available with or without divider between glass.
- Frame:**
- No jamb liner allows entire exterior to be painted one color (no un-paintable vinyl tracks).
 - Pediment head option shown comes factory applied.
 - Thick sill nose option shown comes factory applied.
 - Virtually any casing option or wood species available.
- Sash:**
- Historic aesthetics.
 - Exterior glazed for historical accuracy.
- Divided Lights:**
- 5/8" wide S.D.L. has pure glazed look.
 - 7/8" wide S.D.L. has wood bead glazed look.



16 FEBRUARY 2018
05 JUNE 2019
RESUBMITTED



Historic District Commission Work Session or Administrative Approval Application

LUHD-7

Applicant

 Brad Sweet
 6037659000
 brad.sweet@verani.com

Location

206 NORTHWEST ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We would like to use 2" sills on the garage. 3" sills were noted on plan but the existing home has 1.5" sills and we feel this is a better match to keep things more consistent.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Other

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

I am the General Contractor and authorized by owner to submit this application

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

HDC Approval Date

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Planning Staff Comments

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INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Addressee Prefix and Last Name

--

--

Owner Organization / Business Name

Owner Contact Street Address

--

--

Owner Address State

Owner Address City

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RE: (memo field)

Meeting Date

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Owner Address Zip

Assessor Map and Lot

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Zoning District Information

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Decision

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Stipulations

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INTERNAL USE ONLY -- Letter of Decision Additional CC's



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT HISTORIC DISTRICT COMMISSION

Date: June 18, 2018
To: Mary A. Mahoney
206 Northwest Street
Portsmouth, NH 03801
Re: **206 Northwest Street**

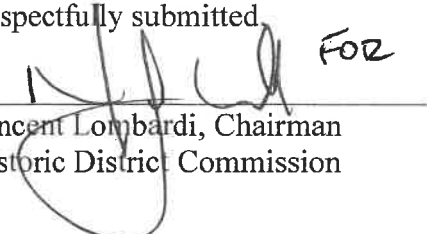
The Historic District Commission considered your proposal at its meeting on June 13, 2018 wherein permission was requested to allow the construction of a detached two-car garage (with attic storage) as per plans on file in the Planning Department.

At the applicant's request, the Commission voted to **approve a Certificate of Approval** with the following stipulations:

1. The windows shall be half screens.
2. Historic sills shall be installed on windows and the window casing shall be 3 ½ inches wide and be solid wood trim.
3. Cedar clapboards shall be used.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

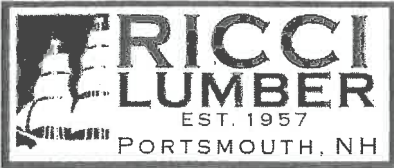
Respectfully submitted,

 FOR

Vincent Lombardi, Chairman
Historic District Commission

cc: Robert Marsilia, Building Inspector
Rosann Maurice-Lentz, Assessor
Michael O'Brien, Winter Holben

The Design Center at



RICCI LUMBER

105 BARTLETT ST
 PORTSMOUTH, NH 03801
 Phone: (603) 427-2890

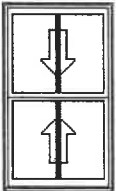
QUOTE BY: Jay Clark
SOLD TO: BRAD SWEET


QUOTE #: JJWC00088
SHIP TO:


PROJECT NAME:
REFERENCE:

PO#:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Rough Opening: 36 1/8 X 60 3/4	SWD3560 Frame Size : 35 3/8 X 60 (Outside Casing Size: 41 X 64 5/8), Sitrine Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 3 1/2" Flat Casing, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 6 9/16 Jamb, 4/4 Thick, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Clear Annealed Glass, Neat, Protective Film, Silver Spacer, Traditional Glz Bd, 5/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, Half Screen, GlassThick=0.698, Clear Opening:31.6w, 26.4h, 5.8 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
		U-Factor: 0.45, SHGC: 0.52, VLT: 0.54, Energy Rating: 13.00, CPD: JEL-N-885-00052-00001 PEV 2018.4.0.2336/PDV 6.282 (11/08/18) NW			
			\$698.67	3	\$2,096.01

NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE	
Line-2	Rough Opening: 24 3/4 X 42 3/4	SWC2442 Frame Size : 24 X 42 (Outside Casing Size: 30 X 46 7/8), Siteline Wood Casement, Auralast Pine, Primed Exterior, Primed Interior, 3 1/2" Flat Casing, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 6 9/16 Jamb, 4/4 Thick, Hinge Left, Nesting Crank Handle, White Hardware, Stainless Steel Operator/Hinge, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 5/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial 2 Wide 2 High BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:14.1w, 37.5h, 3.6 sf				
		U-Factor: 0.27, SHGC: 0.17, VLT: 0.40, Energy Rating: 16.00, CPD: JEL-N-881-00063-00001 PEV 2018.4.0.2336/PDV 6.282 (11/08/18) NW				
			\$583.48	1	\$583.48	
			Total:		\$2,679.49	
			Total Units:		4	

 Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

4. 206 Northwest St. (window sill) - Recommend Approval

Background: This applicant is requesting approval to modify the previously-approved plan to install a 2 inch sill versus a 3" sill.

Staff Comment: Recommend Approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-5

Applicant

 Eben Tormey
 603-518-2132
 etormey@xsshotels.com

Location

299 VAUGHAN ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Certificate of Appropriateness request for Sign Variances granted by Board of Adjustment and minor Changes to 4th floor rooftop equipment screen and extent of terrace paver area at rooftop restaurant.

Description of Proposed Work (Planning Staff)

--

Project Representatives

If you selected "Other", please state relationship to project.

--

State

NH

City/Town

Hooksett

Email Address

etormey@xsshotels.com

Full Name (First and Last)

Eben Tormey

Mailing Address (Street)

1359 Hooksett Road

Phone

603-518-2132

Relationship to Project

Owner

Business Name (if applicable)

XSS Hotels / Vaughan Street Hotel LLC

Zip Code

03106

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Other

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Owner's Representative

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Owner Address State

--

Owner Address City

--

RE: (memo field)

--

Meeting Date

--

Owner Address Zip

--

Assessor Map and Lot

--

Zoning District Information

--

Decision

--

Stipulations

--

INTERNAL USE ONLY -- Letter of Decision Additional CC's

ATTACHMENT

To permit the following: _____

Pursuant to 10.1221.30 of the City Code we are Requesting a Certificate of Appropriateness for signs requiring a Variance from the Board of Adjustment. At its regular meeting on May 21, 2019 the Board of Adjustment granted the following variances:

- a) Sign #1 from Section 10.1251.20 to allow a 124 sf wall sign where 40 sf is the maximum allowed for an individual wall sign.
- c) Sign #2, from Section 1261.30 to allow internal illumination where only external illumination is allowed for signs in the Historic District.

Sign #1 has been shown on the elevations submitted to and reviewed by the Historic District Commission throughout the approval process. While it exceeds the maximum area allowed for a single wall sign the total signage proposed (less than 200sf) is significantly less than the 818 sf of aggregate signage allowed for the building based on frontage. The sign is appropriate to the scale of the building and the facade on which it is to be mounted.

Sign #2 has also been shown on the elevations submitted to and reviewed and approved by the Historic District Commission throughout the approval process. The sign is comprised of 12" high letters spelling out AC HOTEL PORTSMOUTH and is a total of 18sf. The letters cannot be Halo lit in the location they are proposed and external illumination would require a number of goose neck fixtures that would clutter the area and not be in keeping with the more modern aesthetic of the building. The proposed internal illumination granted relief by the Board of Adjustment consists of channel letters with white acrylic faces illuminated from behind by white LED modules.



299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE

NIGHT RENDERING

HDC APPLICATION FOR AMENDED APPROVAL: JUNE 5, 2019

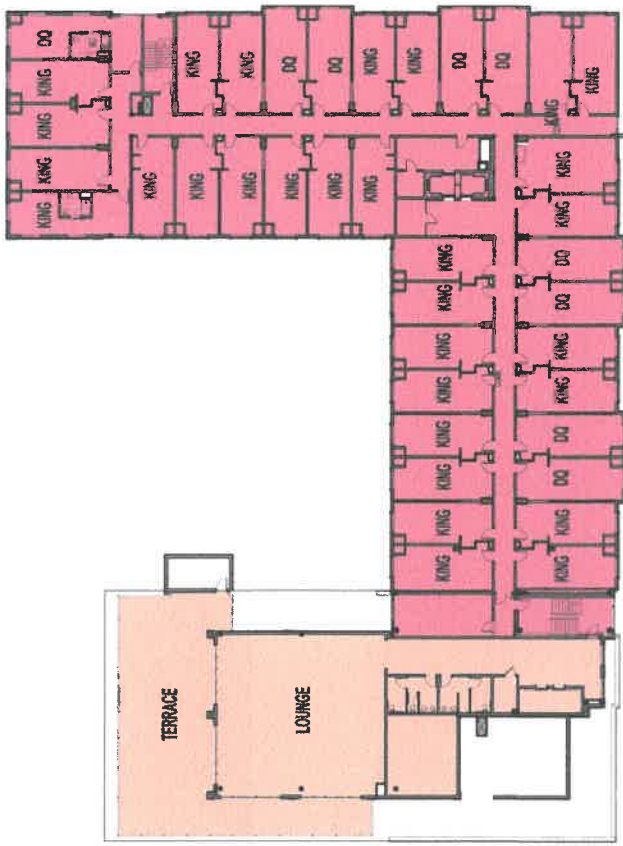


2.0a



EXTENDED OUTDOOR TERRACE

PROPOSED



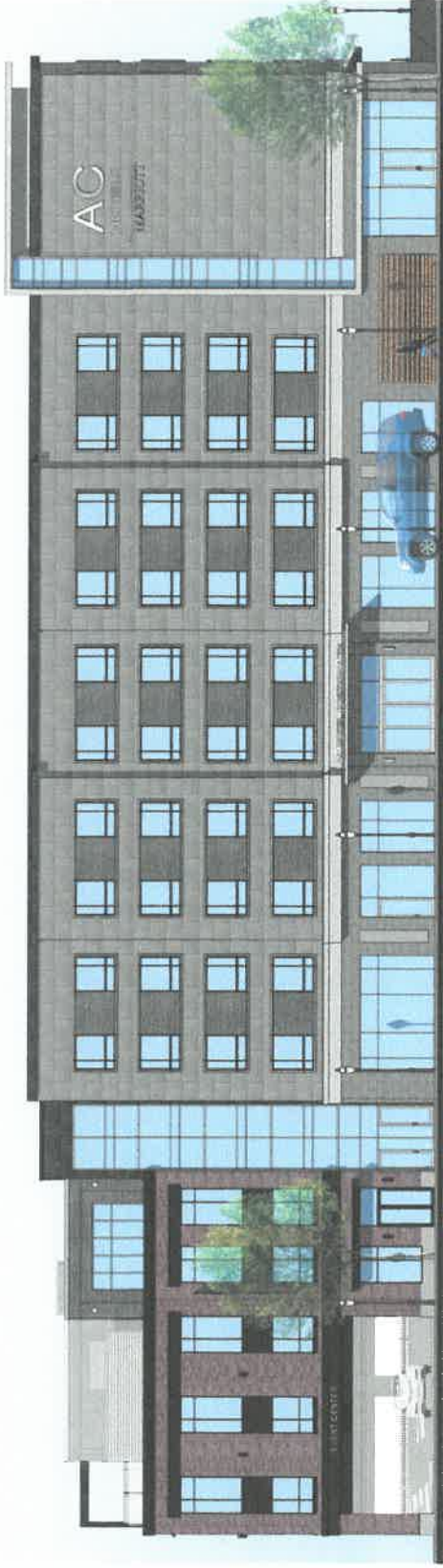
PREVIOUSLY APPROVED

FOURTH FLOOR
PLAN
HDC APPLICATION FOR AMENDED APPROVAL JUNE 5, 2019

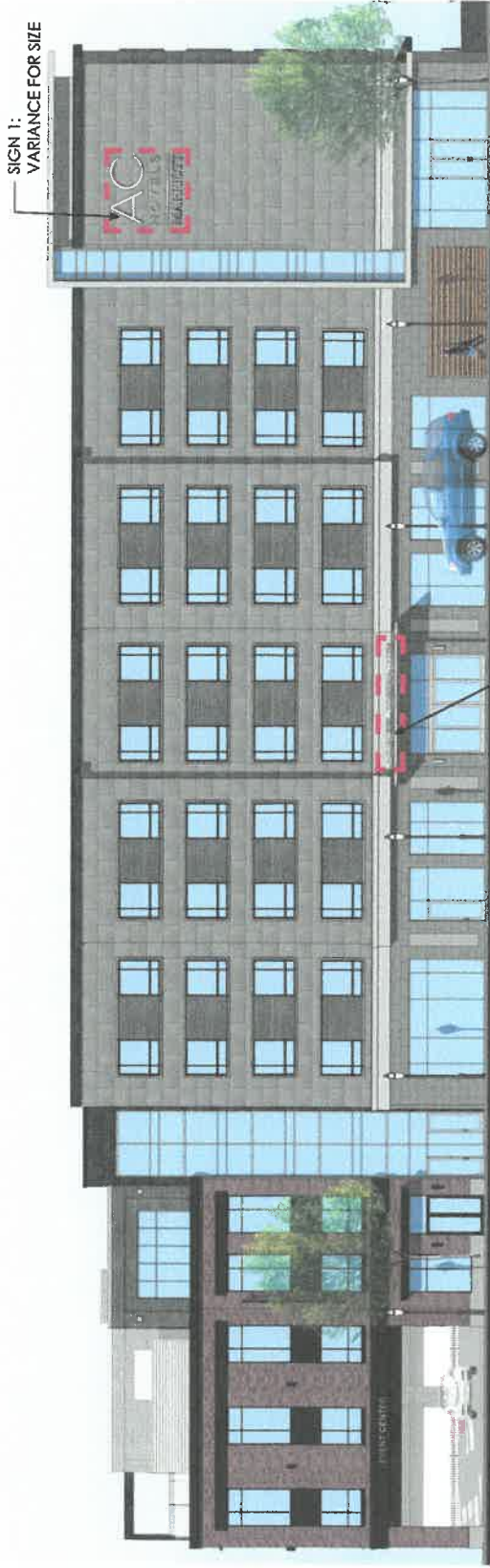
299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE



4.2a



PREVIOUSLY APPROVED



PROPOSED

SIGN 1:
VARIANCE FOR SIZE

SIGN 2: VARIANCE FOR INTERNAL ILLUMINATION

299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE

SOUTH ELEVATION

HDC APPLICATION FOR AMENDED APPROVAL: JUNE 5, 2019



5.0



PREVIOUSLY APPROVED



PROPOSED

299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION

HDC APPLICATION FOR AMENDED APPROVAL JUNE 5, 2019



5.3

**ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE**

Square Footage: 124

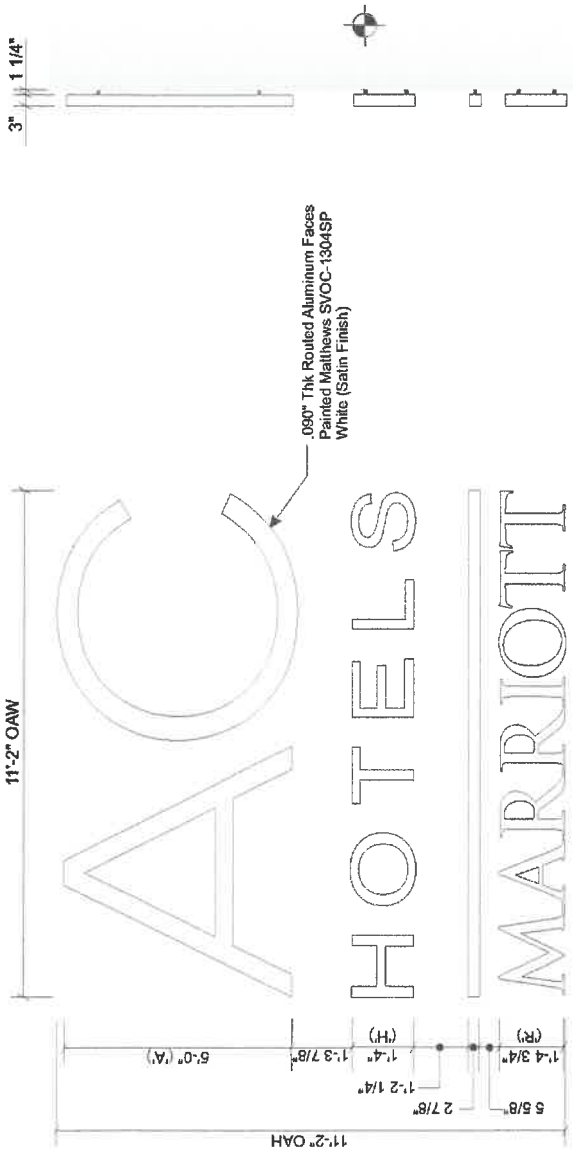
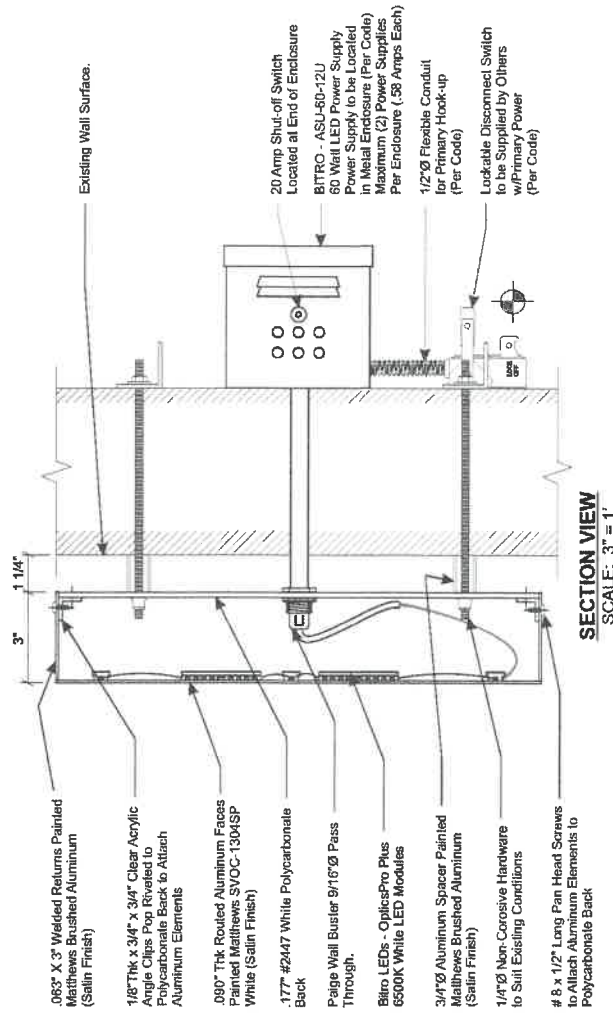


ILLUSTRATION - SOUTH ELEVATION
SCALE: 3/8"=1'-0"

SIDE VIEW
SCALE: 3/8"=1'-0"



SECTION VIEW
SCALE: 3" = 1'

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE
707 West Spring Garden Street
Philadelphia, New Jersey 08105
Phone: 856.829.1469
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER: AC HOTELS
JOB NUMBER: MT299
SIGN TYPE: VARIOUS
LOCATION: 289 VAUGHAN ST
PORTSMOUTH, NH
DATE: 08/10/2018
DRAWN BY: JEG
REVISION: Date: By:
Number: 05/28/2019 RVR
SHEET: 1 OF 4
DWG NUMBER: B79583
ENGINEER SEAL:

MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C

THIS IS AN ORIGINAL DRAWING. ANY REVISIONS MADE TO THIS DRAWING SHALL BE INDICATED BY A REVISION. THIS DRAWING IS THE PROPERTY OF PHILADELPHIASIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED. YOUR USE OF THIS DRAWING IS LIMITED TO THE PROJECT SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY OTHER USE IS PROHIBITED. YOUR USE OF THIS DRAWING IS LIMITED TO THE PROJECT SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY OTHER USE IS PROHIBITED.

**PERMITS
ONLY**

ELECTRICAL LOAD
(2.32) Amps @ 120 Volts
ELECTRICAL REQ'MENTS
(1) 20 Amp/120 Volt Circuits

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

1 Square Footage: 18
11-01-18

PHILADELPHIASIGN
 BRANDING THE WORLD'S BRANDS TO LIFE
 707 West Spring Garden Street
 Philadelphia, New Jersey 08106
 Phone: 856.829.1468
 Fax: 856.829.8049
 www.philadelphiaign.com

CUSTOMER:
AC HOTELS

JOB NUMBER:
MT299

SIGN TYPE:
VARIOUS

LOCATION:
299 VAUGHAN ST
PORTSMOUTH, NH

DATE:
08/10/2018

DRAWN BY:
JEG

REVISION: Date: By:
 Number: 3 05/29/2019 RVR

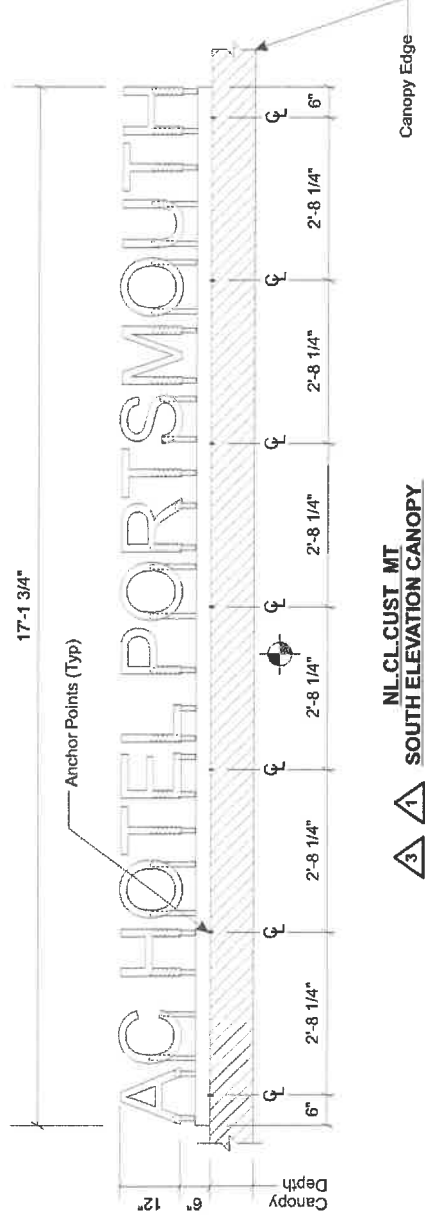
SHEET:
2 OF 4

DWG NUMBER:
B79583

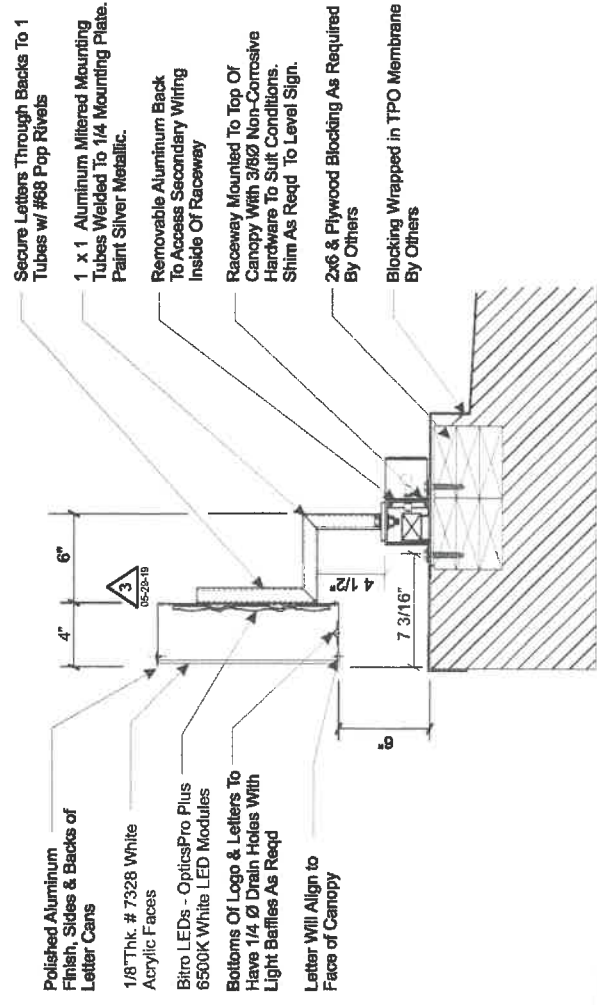
ENGINEER SEAL:

MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C

THIS IS AN ORIGINAL UNREPRODUCED DRAWING. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PHILADELPHIASIGN IS PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PHILADELPHIASIGN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



3 NL-CL-CUST MT
1 SOUTH ELEVATION CANOPY
 SCALE: 1/2"=1'-0"
 (1) Required



SIDE VIEW
 SCALE: 1-1/2" = 1' 0"

PERMITS
ONLY

EST. ELECTRICAL LOAD
 (6.0) Amps @ 120 Volts
ELECTRICAL REQUIRES
 (1) 20 Amp/120 Volt Circuits

- STANDARD LETTER NOTES:**
- Sufficient Primary Circuit in Vicinity Of Sign By Others.
 - Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 - Sign Shall Be U.L. Listed.
 - Mounting Hardware By Sign Installer.
 - Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



PLANNING DEPARTMENT

May 24, 2019

Vaughan Street Hotel LLC
1359 Hooksett Road
Hooksett, New Hampshire 03106

Re: Property at 299 Vaughan Street, Permit LU 19-43
Assessor Plan 124, Lot 10

Dear Applicant:

The Board of Adjustment at its regular meeting on May 21, 2019, considered your application, tabled at the April 16, 2019 meeting and described as follows:

Application:

Case 4-2

Petitioners: Vaughan Street Hotel LLC
Property: 299 Vaughan Street
Assessor Plan: Map 124, Lot 10
District: Character District 5 and the Downtown Overlay District
Description: Signage and lighting for a proposed hotel
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:

- a) Signs #1 and #2, from Section 10.1251.20 to allow two wall signs (124± s.f. and 70± s.f.) where 40 s.f. is the maximum allowed for a individual wall sign;
- b) Sign #5, from Sections 10.1271.10 and 10.1271.20 to allow a sign on an exterior wall that does not face a street and is on the side of the building without a public entrance;
- c) Sign #2, from Section 10.1261.30 to allow internal illumination where only external illumination is allowed for signs in the Historic District;
- d) Accent Light #1, from Section 10.1144.63 to allow lights above the height of 25' on the building surface; and
- e) Light L20, from Section 10.1144.60 to allow a luminaire to be attached at 32'9" ± above grade where the maximum height allowed is 20' above grade.

Action:

The Board voted to remove the petition from the table and **reopen** the public hearing. The Board **clarified** that the 70± s.f. wall sign listed in the agenda as Sign #2 under Item a) should correctly be identified as Sign #5. After further discussion, the Board voted to **grant** the following:

- Item a), Sign #1 - a 124± s.f. wall sign.
- Item c), Sign #2 - allowing internal illumination.
- Item e), Light L20 - allowing a luminaire at 32'9" ± above grade.

The Board voted to **deny** the following:

- Item a), Sign #5 (incorrectly designated in the agenda as Sign #2) – a 70± s.f. wall sign.
- Item b), Sign #5 to allow a sign on an exterior wall that does not face a street and is on the side of the building without a public entrance;
- Item d), Accent Light #1 to allow lights above 25' on the building surface.

Review Criteria:

*The above items [Item a), Sign #1, and Items c) and e)] were **granted** for the following reasons:*

- Granting these variances will not be contrary to the public interest and the spirit of the ordinance will be observed. Allowing these signs requiring minimal relief from the ordinance and parking lot lighting that is largely obscured will not alter the essential character of the neighborhood and the public health, safety or welfare will not be threatened.
- Substantial justice will be done as the granted signage will benefit the applicant while maintaining the essential character of the area with no detriment to the general public.
- The value of surrounding properties will not be diminished by the granted signage and parking lot lighting.
- Literal enforcement of the ordinance would result in unnecessary hardship. There are special conditions of the property which include the manner in which it is set back on streets that would be mainly travelled by seekers of this destination. The signage is appropriate to allow people in the proximity to identify the building. There are also special conditions of the structure having an elevated parking deck and an enclosing "C"-shaped structure, distinguishing it+ from other properties in the area. Due to the special conditions there is no fair and substantial relationship between the purposes of the ordinance regarding signage and their specific application to the property.

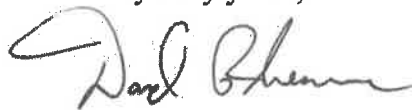
*The above items [Item a), Sign #5, and Items b) and d)] were **denied** for the following reasons:*

- All the criteria necessary to grant the variances were not met.
- Granting the variances would be contrary to the public interest and the spirit of the ordinance would not be observed. A sign not facing a street and on a façade without a public entrance is not found on other similar properties and would alter the essential character of the neighborhood. Concerns raised by abutters about the negative effect of the proposed extensive elevated accent lighting on public health, safety and welfare are valid.
- There were no conditions about the property in regard to the denied requests that would result in an unnecessary hardship so that a fair and substantial relationship does exist between the purposes of the ordinance regarding signage and their application to these specific requests.

As provided for in NH RSA Chapter 677, the Board's decision may be appealed 30 days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process. Construction drawings or sketches must be reviewed and approved by the Building Inspector prior to the issuance of a building permit. Approvals by other land use boards may also be required prior to the issuance of a building permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Very truly yours,



David Rheume, Chairman
Board of Adjustment

mek

c: Robert Marsilia, Chief Building Inspector
Roseann Maurice-Lentz, City Assessor
Peter J. Loughlin, Esq.

5.299 Vaughan Street (misc.)

- Recommend Approval

Background: This applicant is requesting approval to add two signs that were recently approved by the Board of Adjustment. Note that these signs were also shown on the HDC approved plans. Additionally, the applicant is seeking approve for a small increase in flood area for the rooftop deck area an upper floor mechanical screen.

Staff Comment: Recommend Approval.

6. 410 Islington Street (chimney) - Recommend Approval

Background: This applicant is requesting approval to relocate a previously-approved faux chimney.

Staff Comment: Recommend Approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-6

Applicant

👤 Danielle Cain
☎ 603-501-0202
@ dcain@marketsquarearchitects.com

Location

410 ISLINGTON ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Relocation of previously approved faux chimney at 412 Islington Street

Description of Proposed Work (Planning Staff)

--

Project Representatives

City/Town

Portsmouth

Full Name (First and Last)

Robert Harbeson

Mailing Address (Street)

104 Congress St. Suite 203

Zip Code

03801

If you selected "Other", please state relationship to project.

State

NH

--

Email Address

rharbeson@marketsquarearchitects.com

Phone

603-501-0202

Relationship to Project

Architect

Business Name (if applicable)

Market Square Architects

If you selected "Other", please state relationship to project.

Architectural Project Manager

Phone

603-501-0202

State

NH

City/Town

Portsmouth

Full Name (First and Last)

Sarah Howard

Zip Code

03801

Mailing Address (Street)

104 Congress St. Suite 203

Email Address

showard@marketsquarearchitects.com

Business Name (if applicable)

Market Square Architects

Relationship to Project

Other

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Architect, Robert Harbeson

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

false

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Organization / Business Name

--

Owner Address State

--

RE: (memo field)

--

Owner Address Zip

--

Zoning District Information

--

Decision

--

Stipulations

--

Owner Addressee Prefix and Last Name

--

Owner Contact Street Address

--

Owner Address City

--

Meeting Date

--

Assessor Map and Lot

--

INTERNAL USE ONLY -- Letter of Decision Additional CC's

ISLINGTON COMMONS

HISTORIC DISTRICT COMMISSION, JUNE 2019



#430

#412

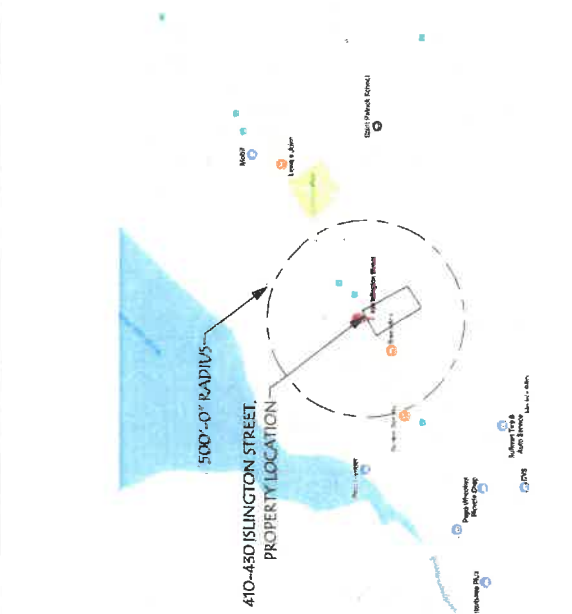
#410

GENERAL PROJECT DESCRIPTIONS:
 THIS PROJECT CONSISTS OF THREE PARCELS LOCATED AT 410, 420 AND 430 ISLINGTON STREET. THE LOTS CURRENTLY CONTAIN A TOTAL OF 7 EXISTING DWELLING UNITS. THE LOT LINES SHALL BE ADJUSTED TO ACCOMMODATE THE RENOVATION OF EACH EXISTING BUILDING SUCH THAT THE NUMBER OF EXISTING UNITS WILL BE REDUCED TO FOUR (4) AND SEVEN (7) NEW DWELLING UNITS WILL BE ADDED. THE RESULT WILL BE A TOTAL OF 11 DWELLING UNITS ON THE SITE. THE FOLLOWING IS INCLUDED IN THIS PACKAGE.

- RELOCATION OF PREVIOUSLY APPROVED FAUX CHIMNEY
- CURRENT SCOPE

ZONING SUMMARY:
 ZONING DISTRICT: CD4-L2
 LOT SIZE: 40,075 SF
 REQUIRED LOT AREA PER DWELLING UNIT: 3,000 SF
 BUILDING HEIGHT: 35'-0" MAX
 GROUND FLOOR ABOVE SIDEWALK: 3'-0" MAX
 MIN GROUND STORY HEIGHT: 11'-0"

COVER TITLE: 1 SCALE: 1/2" = 1'-0" DRAWN BY: SMH & MAB CHECKED BY: JMH PROJECT NO: 2017008 DATE: 06/05/19 2016 Market Square Architects 6/5/2019 2:48:44 PM	
ISLINGTON COMMONS 412 ISLINGTON STREET PORTSMOUTH, NH 03801	
HISTORIC DISTRICT COMMISSION WORKSESSION/ PUBLIC HEARING JUNE 2019 ARCHITECTS MARKET SQUARE ARCHITECTS 100 Congress St., Suite 200 Portsmouth, NH 03801 PH: 603.501.0202 M: 603.501.0203 info@market-square.com	



Woodburn Landscape Architecture
 410-432 Islington Street Portsmouth, New Hampshire

Revisions	#	Description	Date

SCALE:	1/8" = 1'-0"
DRAWN BY:	SNH & MAS
CHECKED BY:	RJH
PROJECT NO.:	2017008
DATE:	06/05/19

ORIGINAL BRICK CHIMNEY & LOCATION PRIOR TO REMOVAL



PREVIOUSLY APPROVED FAUX CHIMNEY LOCATION



SOUTH ELEVATION, DURING CONSTRUCTION

PROPOSED REBUILT FAUX CHIMNEY & LOCATION, MOVED OUT OF VALLEY TO PREVENT SNOW BUILDUP & WEATHER INFILTRATION
 PROPOSED METAL FLASHING TO PREVENT WEATHER INFILTRATION

SOUTH ELEVATION, BEFORE CONSTRUCTION



SOUTH ELEVATION, DURING CONSTRUCTION



ORIGINAL BRICK CHIMNEY & LOCATION PRIOR TO REMOVAL

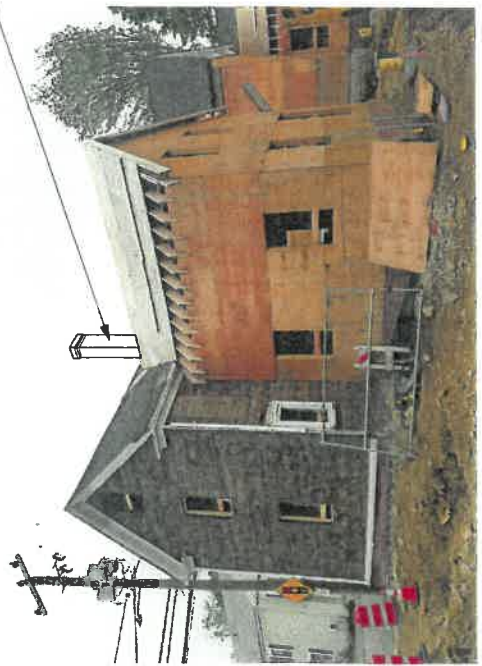


PREVIOUSLY APPROVED FAUX CHIMNEY LOCATION

WEST ELEVATION, BEFORE CONSTRUCTION

WEST ELEVATION, DURING CONSTRUCTION

PROPOSED REBUILT FAUX CHIMNEY & LOCATION, MOVED OUT OF VALLEY TO PREVENT SNOW BUILDUP & WEATHER INFILTRATION



WEST ELEVATION, DURING CONSTRUCTION

ISLINGTON COMMONS

412 ISLINGTON STREET
PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION
WORKSESSION/
PUBLIC HEARING
JUNE 2019



SCALE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:	DATE:
1/2" = 1'-0"	SNH & MAB	RJH	207008	06/05/19
#	Description	Date		

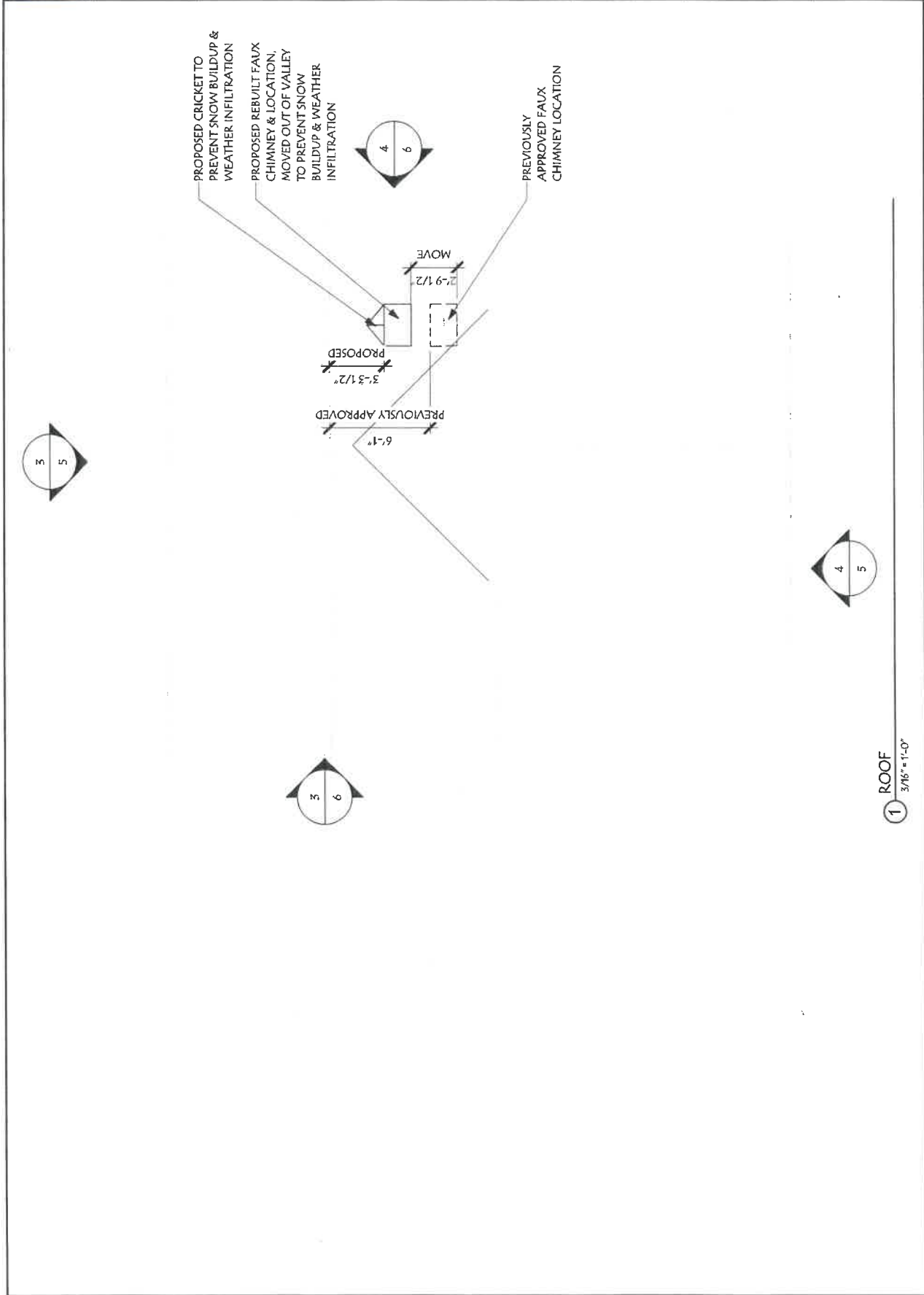
TITLE: EXISTING PHOTOS
3

TITLE:	PROPOSED ROOF PLAN
SCALE:	3/16" = 1'-0"
DRAWN BY:	SMH & MAB
CHECKED BY:	RJH
PROJECT NO.:	2017008
DATE:	06/05/19

#	Description	Date

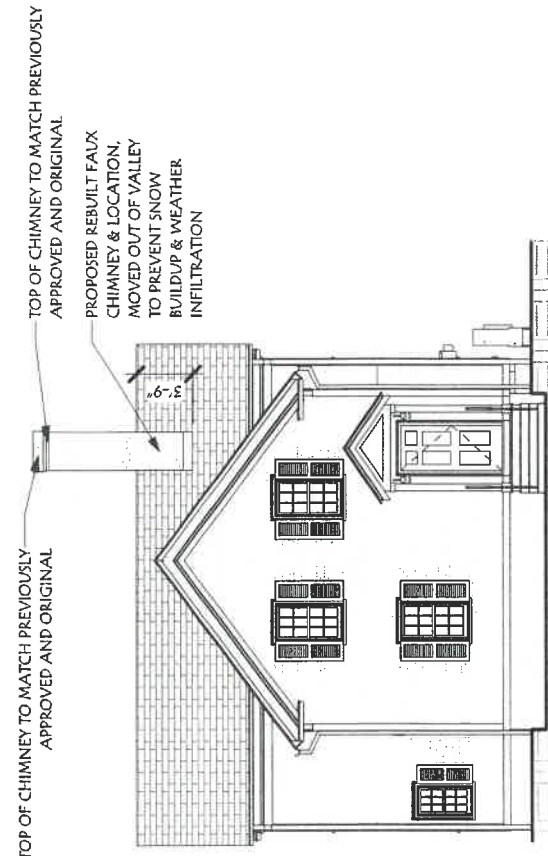
ISLINGTON COMMONS
 412 ISLINGTON STREET
 PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION
 WORKSESSION/
 PUBLIC HEARING/
 JUNE 2019

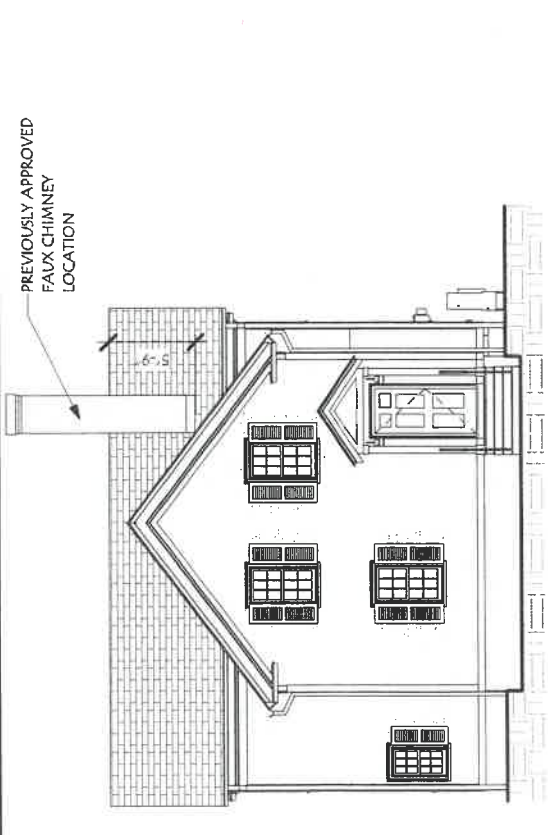


Revisions	Date

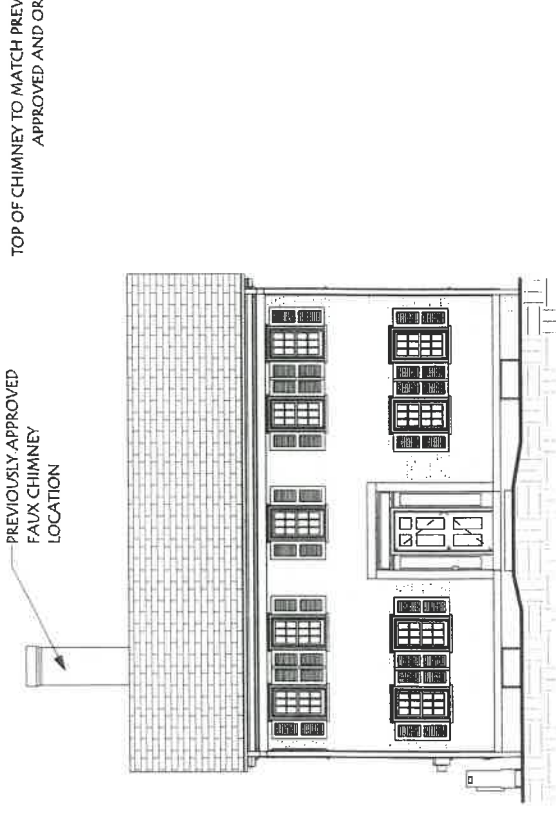
DATE:	06/05/19
PROJECT NO.:	2017008
CHECKED BY:	RJH
DRAWN BY:	SNH & MAS
SCALE:	1/8" = 1'-0"



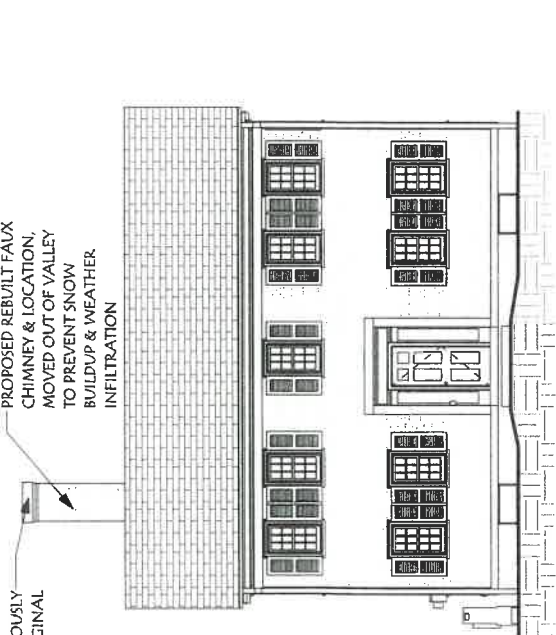
4 SOUTH ELEVATION - PREVIOUSLY APPROVED
1/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



3 NORTH ELEVATION - PREVIOUSLY APPROVED
1/8" = 1'-0"

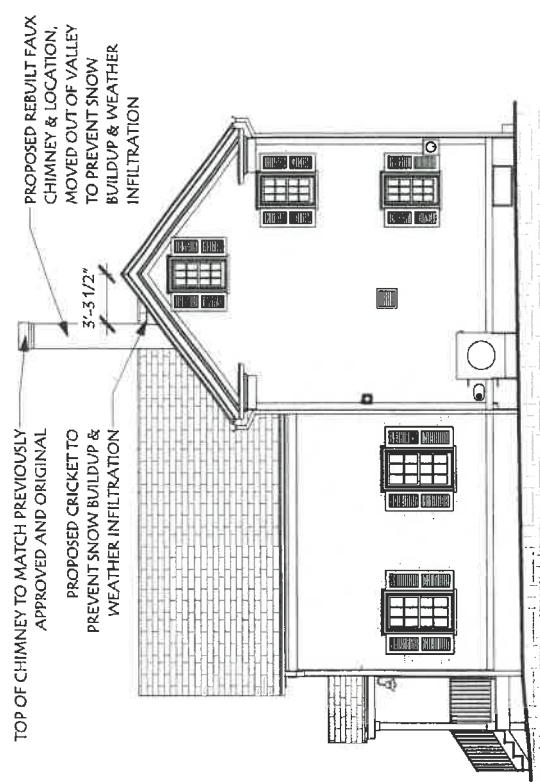


1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

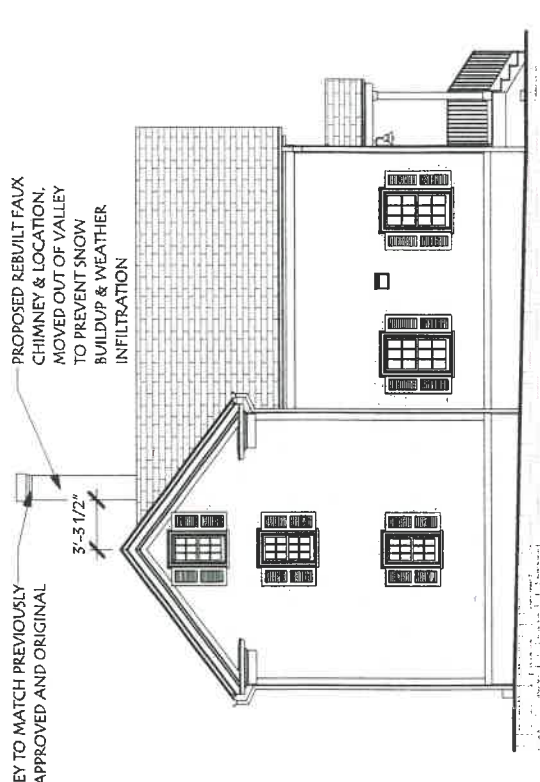
Revisions	Date	Description

TITLE PROPOSED ELEVATIONS	6
SCALE: 1/8" = 1'-0"	DATE: 06/05/19
DRAWN BY: SMH & MAB	CHECKED BY: RJH
PROJECT NO.: 2017008	DATE: 06/05/19

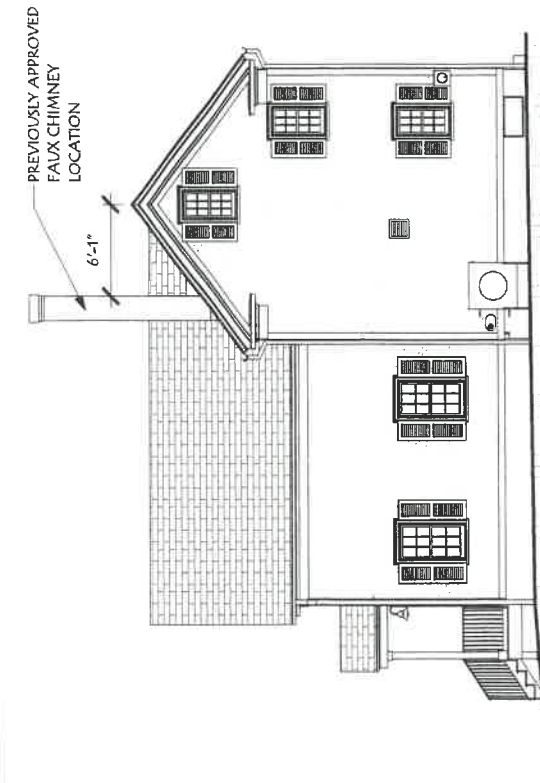
2016 Market Square Architects 4/3/2019 2:48:57 PM



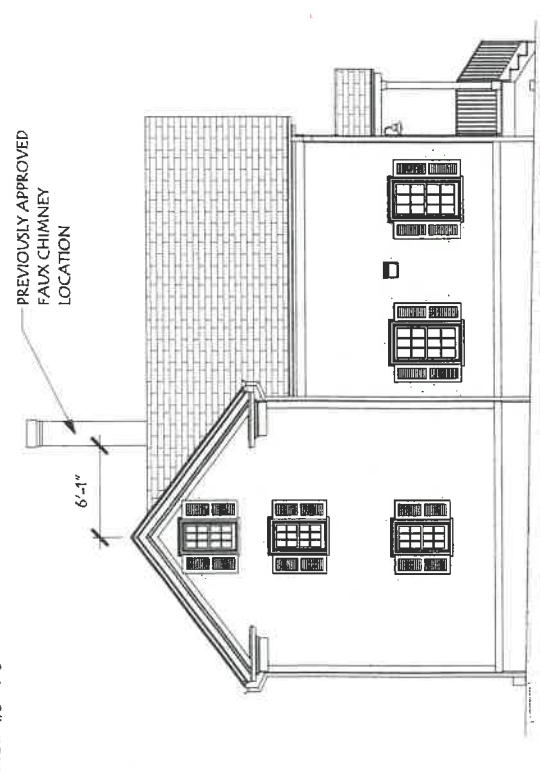
2 EAST ELEVATION - PROPOSED
 1/8" = 1'-0"



1 WEST ELEVATION - PROPOSED
 1/8" = 1'-0"



4 EAST ELEVATION - PREVIOUSLY APPROVED
 1/8" = 1'-0"



3 WEST ELEVATION - PREVIOUSLY APPROVED
 1/8" = 1'-0"