Historic District Commission

Staff Report – July 10th, 2019

July 10th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
  1. 41 Salter Street - Recommend Approval
  2. 249 Pleasant Street - TBD
  3. 73 Prospect Street - Recommend Approval
  4. 37 Hanover Street - Recommend Approval
  5. 39 Dearborn Street - Recommend Approval
  6. 114 Maplewood Ave. - Recommend Approval
  7. 67 Bow Street - Recommend Approval
  8. 59 Sheafe Street - Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:
A. 137 Northwest St. (Minor – deck)

PUBLIC HEARINGS – NEW BUSINESS:
1. 170 Mechanic St. (Moderate – garage and porch)
2. 152 Court St. (Minor – windows and doors)
3. 59 Deer St. (Minor – replace windows)
4. 77 New Castle Ave. (Minor – solar panels)
5. 287 Marcy St. (Minor – windows & chimney)

WORK SESSIONS – OLD BUSINESS:
A. 202 Court Street (Major – adaptive reuse as housing)
B. 15 Middle Street (Moderate – adaptive reuse as hotel)

WORK SESSIONS – NEW BUSINESS:
1. 404 Middle Street (Minor – windows)
2. 57 Mt. Vernon Street (Minor – deck & rear addition)
3. 14 Mechanic Street (Minor – addition and chimney)
4. 114 Maplewood Ave. (Moderate – rear house)

July 17th MEETING

WORK SESSION/PUBLIC HEARINGS:
1. 56 Middle Street (Moderate – rear addition)
2. 11 Meeting House Hill (Minor – windows & rear dormer)
3. 15 Mt. Vernon St. (Minor – extend roofline & add dormers)

WORK SESSIONS – OLD BUSINESS:
A. 266-278 State Street (Major – 4.5 story mixed use building)
B. 179 Pleasant Street (Minor – rear addition)
C. 3 Pleasant Street (Moderate – rear addition)
D. Daniel Street (Major – 3 story building)
HISTORIC DISTRICT COMMISSION

MEETING DATE: July 10th and 17th

APPLICATIONS: 27

PH-A
WS-4
WS-B2
WS-A
PH-7
PH-2
WS-C
WS-1
WS-1

PH-3
WS-C3
WS-C2
WS-A2
PH-8
WS-D

PH-1
PH-5
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PH-4
WS-3
Historic District Commission

Project Address: 137 NORTHWEST STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

A. Property Information - General:
   Existing Conditions:
   - Zoning District: GRA
   - Land Use: Single Family
   - Land Area: 25,700 SF +/-
   - Estimated Age of Structure: c.1890
   - Building Style: Queen Anne
   - Number of Stories: 1½
   - Historical Significance: Contributing
   - Public View of Proposed Work: View from Northwest Street
   - Unique Features: NA
   - Neighborhood Association: Christian Shore

B. Proposed Work:
   - To replace the side porch with an open deck

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

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

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

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

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

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

I. Neighborhood Context:
   - This contributing building is located along Northwest Street adjacent the Route 1 Bypass. The property is surrounded with many historically-significant structures. The structures in this neighborhood have shallow setbacks along the street and wide side yards.

J. Staff Comments and/ or Suggestions for Consideration:
   - The Applicant is proposing to:
     - Demolish the side porch and replace it with an open deck.
     - The footprint of the deck is not being increased.

Design Guideline Reference – Guidelines for Exterior Woodwork (05).

I. Aerial Image, Street View and Zoning Map:

   Aerial and Street View Image

   Zoning Map

HISTORIC SURVEY RATING

C
MINOR PROJECT
- REPLACE SIDE PORCH WITH DECK ONLY -

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
I. Neighborhood Context:

- This contributing historic structure is located along Hunking and Mechanic Streets and is surrounded by many other wood-sided, 2.5-3 story contributing structures. Most buildings have little to no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
  - Reconstruct and enlarge the front porch on the existing structures.
  - Enlarge the rear shed with an addition.
  - Add a two-car, 24' x 24' garage.
  - Replace doors and windows.
- Note that the HDC recommended the garage, porch and fence design be modified.

K. Aerial Image, Street View and Zoning Map:

- Aerial and Street View Image
- Zoning Map

HISTORIC SURVEY RATING
C
### 170 MECHANIC STREET – PUBLIC HEARING #1 (MODERATE)

#### INFO / EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>STAFF</th>
<th>PROJECT INFORMATION</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
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</thead>
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<tr>
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<td>Number of Stories</td>
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<td>7</td>
<td>Building Coverage [% Building on the Lot]</td>
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#### PROJECT REVIEW ELEMENT

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<tr>
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<th>Appropriateness</th>
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<td>Placement [i.e. setbacks, alignment, ...]</td>
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<td>Massing [i.e. modules, banding, setbacks, ...]</td>
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<td>Architectural Style [i.e. traditional, modern]</td>
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<td>Style and Slope</td>
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<td>Roof Projections [i.e. chimneys, vents, dormers, …]</td>
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<td>Siding / Material</td>
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<td>Projections [i.e. eaves, balconies, …]</td>
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<td>Doors and Windows</td>
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<td>Porches and Balconies</td>
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<td>Projections [i.e. porches, portico, canopy, …]</td>
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<td>Landings / Steps / Stoops / Railings</td>
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<td>Lighting [i.e. walk, post, …]</td>
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<td>Signs [i.e. projecting, wall, …]</td>
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<td>Mechanicals [i.e. HVAC, generators]</td>
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<td>Decks</td>
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<td>Garages [i.e. doors, placement, …]</td>
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<td>35</td>
<td>Fence / Walls [i.e. materials, type, …]</td>
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<td>36</td>
<td>Grading [i.e. ground floor height, street edge, …]</td>
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<td>37</td>
<td>Landscaping [i.e. gardens, planters, street trees, …]</td>
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<td>38</td>
<td>Driveways [i.e. location, material, screening, …]</td>
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<td>39</td>
<td>Parking [i.e. location, access, visibility, …]</td>
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<td>40</td>
<td>Accessory Buildings [i.e. sheds, greenhouses, …]</td>
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</tbody>
</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: 152 COURT STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:
   Existing Conditions:
   • Zoning District: CD4
   • Land Use: Commercial
   • Land Area: 4,410 SF +/-
   • Estimated Age of Structure: c.1795
   • Building Style: Federal
   • Number of Stories: 2.5
   • Historical Significance: Contributing
   • Public View of Proposed Work: View from Court Street
   • Unique Features: Abuts large public housing buildings
   • Neighborhood Association: Downtown

B. Proposed Work: To restore the rear wall of the c. 1795 building

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

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

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

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

G. Design Approach for Major Projects:
   ✔ Literal Replication (i.e. 6-16 Congress, Jardinieres 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 a wide variety of 2.5 - 6 story historic and non-historic structures with shallow front yard setbacks and small landscaped side yards.

J. Staff Comments and/or Suggestions for Consideration:
   This application proposes to:
   • Preserve the historic Gideon Beck House (c.1795) and demolish the later additions.
   • Restore the rear wall once the c.1970 commercial building is removed.
   • Note that this larger PHA project was approved in August 2018 and it included demolition of the rear c.1970 building.

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

Zoning Map
<table>
<thead>
<tr>
<th>PROPERTY EVALUATION FORM</th>
</tr>
</thead>
<tbody>
<tr>
<td>PORTSMOUTH HISTORIC DISTRICT COMMISSION</td>
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<tr>
<td>PROPERTY: 152 COURT STREET Case No.: 2 Date: 7-10-19</td>
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</tbody>
</table>

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

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**MINOR PROJECT – REPLACE THE REAR ADDITION WITH RESTORED WALL ONLY**

**NEIGHBORHOOD CONTEXT**

**PROPERY INFORMATION**

**BUILDING INFORMATION**

**PROJECT REVIEW ELEMENT**

**STAFF**

**HISTORIC DISTRICT COMMISSION MEMBERS**

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**APPENDIX COMMENTS**
Hi

Permit Requested: 59 DEER STREET
CERTIFICATE OF APPROVAL
PUBLIC HEARING #3

A. Property Information - General:
- Existing Conditions:
  - Zoning District: CID6
  - Land Use: Mixed Use
  - Land Area: 17,800 SF +/-
  - Estimated Age of Structure: c. 1985
  - Building Style: Contemporary
  - Number of Stories: 2.5
  - Historical Significance: Contributing
  - Public View of Proposed Work: No public view
  - Unique Features: NA
  - Neighborhood Association: South End

B. Proposed Work:
- To replace 7 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 / 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 Ilington, 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:
- This historically-significant and contributing building is located along Deer Street. The property is surrounded with many modern and historically significant structures (on the Hill). The structures in this neighborhood have shallow setbacks along the street and narrow side yards.

K. Staff Comments and/ or Suggestions for Consideration:
- The Applicant is proposing to:
  - Replace 7 windows with the same profile and appearance.
  - The existing and proposed windows are vinyl

Design Guideline Reference – Guidelines for Windows and Doors (08)

J. Aerial Image, Street View and Zoning Map:

HISTORIC SURVEY RATING
C
## MINOR PROJECT
- REPLACE 7 WINDOWS ONLY -

### PROPERTY EVALUATION FORM

### STAFF

<table>
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<tr>
<th>No.</th>
<th>Project Information</th>
<th>Existing Building</th>
<th>Proposed Building (+/-)</th>
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<th>Surrounding Structures (Average)</th>
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<td>Building Height / Street Width (ROW) Ratio</td>
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### CONTEXT

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<th>No.</th>
<th>PROJECT REVIEW ELEMENT</th>
<th>APPLICANT’S COMMENTS</th>
<th>HDC SUGGESTIONS</th>
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<td>Style and Slope</td>
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<td>Number and Material</td>
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<td>Window Openings and Proportions</td>
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<td>Porches and Balconies</td>
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<td>Projections (i.e. porch, portico, canopy...)</td>
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<td>Landings/ Steps / Stoop / Railings</td>
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<td>Lighting (i.e. wall, post...)</td>
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### HISTORIC DISTRICT COMMISSION MEMBERS

### BUILDING DESIGN MATERIALS

### SEE DESIGN

### H. Purpose and intent:

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

### 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

77 NEW CASTLE AVE.
CERTIFICATE OF APPROVAL
PUBLIC HEARING #4

Meeting Type: H H A.

Address: 6,098

Project Address: 77 NEW CASTLE AVE.

 Permit Requested: CERTIFICATE OF APPROVAL

A. Property Information - General:

- Existing Conditions:
  - Zoning District: GRB
  - Land Use: Single Family
  - Land Area: 6,098 SF +/-
  - Estimated Age of Structure: NA
  - Building Style: Outbuilding/Shed
  - Number of Stories: 1
  - Historical Significance: NA
  - Public View of Proposed Work: Limited View from New Castle Ave.
  - Unique Features: NA
  - Neighborhood Association: South End

B. Proposed Work: To install solar panels on shed roof.

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 garden shed is located behind the principal structure in a neighborhood of 1.5 to 2 story historic structures. Most buildings have a narrow setback along the front or side yards.

K. Staff Comments and/or Suggestions for Consideration:

The Applicant is proposing to:

- Install a roof-top solar array consisting of 18 panels on the garden shed which is located in the rear yard.
- The panels will be located on the south-facing roof surface which faces New Castle Ave.


K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
NA
MINOR PROJECT

- INSTALLATION OF SOLAR PANELS ON GARDEN SHED ONLY -

H. Purpose and Intend:
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

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
Meeting Type: Permit Requested: Project Number of Stories: 

A. Property Information - General: 
- Existing Conditions: 
  - Zoning District: General Residential B (GRB) 
  - Land Use: Single-Family 
  - Land Area: 2,899 SF +/- 
  - Estimated Age of Structure: c. 1890 
  - Building Style: Greek Revival 
  - Number of Stories: 2 ½ 
  - Historical Significance: Contributing 
  - Public View of Proposed Work: View from Marcy Streets 
  - Unique Features: NA 
  - Neighborhood Association: South End 

B. Proposed Work: To relocate and add 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 
- 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, Jardinier Building, 10 Pleasant 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: 
- This contributing historic structure is located along Marcy Street is surrounded with many other wood-sided, 2.5-3 story contributing structures. Most buildings have no front yard setback and off-street parking is limited. 

J. Staff Comments and Suggestions for Consideration: 
- The applicant proposes to: 
  - Change the location of the 1st floor window on the side of the house. 
  - Add two additional windows to the side of the attic window. 
  - Removal of the two chimneys. 
- Note that the HDC recommended the applicant reassess the proposed window location and design in the attic gable as well as removal of the chimneys and the potential for a faux chimney. 

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Masonry and Stucco (07), and Windows & Doors (08). 

K. Aerial Image, Street View and Zoning Map: 

Aerial and Street View Image 
Zoning Map 

HISTORIC SURVEY RATING 
C
### 287 MARCY STREET – PUBLIC HEARING #5 (MINOR)

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#### DECISION

- Approved with stipulations (Continued)
- Withdrawn
- Postponed
- Denied
- Approved

### PROPERTY EVALUATION FORM

#### PROPERTY: 287 MARCY STREET

- Case No: 5
- Date: 7-10-19

#### PROPERTY DESCRIPTION

- Building Type: Single Family
- Style: Traditional
- Year Built: 1922
- Grade: A

#### HISTORIC DISTRICT CRITERIA

- Location: Within the Portsmouth Historic District
- Integrity: High

#### APPROPRIATENESS

- Site: Appropriate
- Design: Appropriate
- Materials: Appropriate

#### DECISION

- Approved with stipulations

#### H. Purpose and Intent

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

#### J. MINOR PROJECT

- Relocate and add windows & remove chimneys only
Hi C.

A. Proposed Work:

- To adaptively reuse the structure as a 3-unit apartment building.

B. Proposed Work:

- To adaptively reuse the structure as a 3-unit apartment building.

C. Other Permits Required:

- Board of Adjustment
- Planning Board
- City Council

D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block
- Intersection / Corner Lot
- Rear Lot

E. Existing Building to be Altered / Demolished:

- Principal
- Accessory
- Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach for Major Projects:

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I. Neighborhood Context:

- This 2.5 story wood-sided structure is located on Court Street and is surrounded by many contributing and local historic structures. The building was originally designed in a Greek Revival style and was municipally-owned as a fire station. In the 1940s the structure was sold and reused as an auto service repair shop.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
  - Add a long roof dormer with balconies in the northeast side of the roof. The proposed shed dormer is nearly 50 feet in length and it contains two recessed balconies.
  - The revised elevations show the removal of the brick veneer wall surrounding the two garage doors.
  - Additional changes include a small dormer on the single story rear addition and a balcony on the second floor at the rear of the building.
  - As requested by the HDC at the Site Visit on May 1st, the Applicant should also provide historic photographs of the firehouse in order to establish the design of the façade prior to the service/repair station alterations.

K. Aerial Image, Street View and Zoning Map:

- Aerial and Street View Image
- Zoning Map

**HISTORIC SURVEY RATING**

C
### 202 COURT STREET – WORK SESSION #A (MODERATE)

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<td>Appropriate Inappropriate</td>
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</tbody>
</table>

#### HISTORIC DISTRICT COMMISSION MEMBERS

- Building Design & Materials
- Site Design

### PROPERTY EVALUATION FORM

**PROPERTY:** 202 COURT STREET  
**Case #:** A  
**Date:** 7-10-19

### DECISION

- **Decision:** 
  - [ ] Approved
  - [ ] Approved with Stipulations
  - [ ] Continued
  - [ ] Postponed
  - [ ] Withdrawn

### H. Purpose and Intent:

1. Preserve the integrity of the District: [ ] Yes [ ] No
2. Assessment of the Historic 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: 15 MIDDLE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:
   Existing Conditions:
   - Zoning District: General Residential B (GRB)
   - Land Use: Single-Family
   - Land Area: 2,200 SF +/-
   - Estimated Age of Structure: c. 1860
   - Building Style: Greek Revival
   - Number of Stories: 2
   - Historical Significance: Contributing
   - Public View of Proposed Work: View from Pickering and Marcy Streets
   - Unique Features: NA
   - Neighborhood Association: South End

B. Proposed Work: To install 10 gable dormers to the existing building.

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

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

E. Existing Building to be Altered/ Demolished:
   - ☑ Principal
   - ☑ Accessory
   - ☑ 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 Ithilgon, 55 Congress Street)
   - ☚ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

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

I. Neighborhood Context:
   - This contributing historic structure is located along Porter and Middle Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have little to no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:
   - The applicant proposes to:
     - Renovate the building for reuse as a restaurant and a 27 room inn.
     - Add 10 gable dormers to the roof.
     - Note that the applicant received a variance for the inn/hotel use. Planning Board approval will also be required including a conditional use permit for the parking reduction needed to support the project.

K. Aerial Image, Street View and Zoning Map:

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

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
### Project Information

<table>
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<tr>
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<tr>
<td>PROPERTY: 15 MIDDLE STREET Case #: B Date: 7-10-19</td>
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Historic District Commission

Project Address: 404 MIDDLE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:
Existing Conditions:
- Zoning District: Mixed Residential Office (MRO)
- Land Use: Single Family Residential
- Land Area: 10,783 SF +/-
- Estimated Age of Structure: 1880
- Building Style: Italianate/ Greek Revival
- Number of Stories: NA
- Historical Significance: Contributing
- Public View of Proposed Work: View front Middle Street
- Unique Features: Abuts Rindlet May House
- Neighborhood Association: Goodwin Park

B. Proposed Work: Replace 5 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  □ Significant Demolition

F. Sensitivity of Context:

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

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

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

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  - Replace 5 windows on the third floor (LePage windows)
  - 4 windows are double hung LePage windows and 1 window is casement for egress
  - Add two HVAC condensers

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
## INFO / EVALUATION CRITERIA

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<thead>
<tr>
<th>STAFF</th>
<th>NEIGHBORHOOD CONTEXT</th>
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## PROJECT REVIEW ELEMENT

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## SITE DESIGN

H. Purpose and Intent:

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

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: 57 MOUNT VERNON STREET
CERTIFICATE OF APPROVAL
WORK SESSION #2

A. Property Information - General:

Existing Conditions:
- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: 3,485±
- Estimated Age of Structure: c. 1930
- Building Style: Vernacular
- Historical Significance: Contributing Structure
- Public View of Proposed Work: View from Mt. Vernon Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a deck and 2 story rear addition.

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

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

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

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

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

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

I. Neighborhood Context:
- The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

J. Background, Comments & Suggested Actions:
- The Applicant is seeking to:
  i. Add a front deck
  ii. Add a new two-story rear addition (with contemporary windows and details)

K. Aerial Images and Maps:

- Design Guideline Reference: Guidelines for Roofing (04, Exterior Woodwork (05) and Windows & Doors (08)

- Aerial and Street View Image

- Zoning Map

HISTORIC SURVEY RATING

C
**15 MOUNT VERNON STREET – WORK SESSION #2 (MODERATE)**

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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
   - Compatibility of changes in scale with surrounding properties
2. Compliance of change in scale and height with plan for development: □ Yes □ No
   - Compatibility of proposed height relative to area of operation
3. Relation to historic and architectural value of existing structure: □ Yes □ No
   - Compatibility of proposed scale relative to area of operation

---

**PROPERTY EVALUATION FORM**

PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 57 MOUNT VERNON Case No. 2 Date: 7-10-19

**HISTORIC DISTRICT COMMISSION MEMBERS**

**BUILDING DESIGN & MATERIALS**

**SITE DESIGN**
I. Neighborhood Context:
- This contributing historic structure is located along Hunking and Mechanic Streets and is surrounded with many other wood-sided, 2.5-3 story contributing structures. Most buildings have little to no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  - Add a rear one story addition
  - Remove a chimney
  - Add a new two-story addition on the side
  - Add a shed
  - Add a patio and landscaping.
  - Renovate the existing historic structure.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map
## 14 MECHANIC STREET – WORK SESSION #3 (MODERATE)

### INFO / EVALUATION CRITERIA

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### MODERATE PROJECT

- ADD A TWO STORY ADDITION, SHED, DORMERS AND A 1-STORY ADDITION -

### PROPERTY EVALUATION FORM

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**
**PROPERTY: 14 MECHANIC STREET Case No.3 Date: 7-10-19**

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

**H. 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

**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: 114 MAPLEWOOD AVE.
Certificate of Approval
Work Session #4

A. Property Information - General:
Existing Conditions:
- Zoning District: CD5
- Land Use: Single Family
- Land Area: 5,230 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: 2
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood Ave
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To replace existing structure with a new 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
- Significant Demolition

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

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

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

I. Neighborhood Context:
- This property is located within the heart of the urban renewal area where many historic buildings were removed in the 1960s. As such, other than the remaining historic structures located across Maplewood Ave. along the North Mill Pond all other structures have been constructed since that time.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  - Demolish the rear structure
  - Replace the structure with a 2 story residential building with a garage and shared parking.


K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
C
# 114 MAPLEWOOD AVE. – WORK SESSION #4 (MODERATE)

## MODERATE PROJECT
- REPLACE REAR STRUCTURE WITH NEW RESIDENTIAL STRUCTURE –

### PROPERTY EVALUATION FORM

**PROPERTY:** 114 MAPLEWOOD AVE.  
**Case No.:** 4  
**Date:** 7-10-19  

**COMMENTS:**  

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<td>Parking (i.e. location, access, visibility…)</td>
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<tr>
<td>40</td>
<td>Accessory Buildings (i.e. sheds, greenhouses…)</td>
<td></td>
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</tr>
</tbody>
</table>

### 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:  

### DECISION:

- Approved with Stipulations  
- Approved  
- Postponed  
- Withdrawn  
- Denied  

---

Property: 114 Maplewood Ave.  
Case No.: 4  
Date: 7-10-19

---
Historic District Commission

Project Address: 56 MIDDLE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION / PUBLIC HEARING #1

A. Property Information - General:
   - Existing Conditions:
     · Zoning District: CD4-11
     · Land Use: Commercial / Mixed-Use
     · Land Area: 10,100 SF +/-
     · Estimated Age of Structure: c. 1840
     · Building Style: Tudor and Gothic Revival
     · Historical Significance: Contributing
     · Public View of Proposed Work: Limited view from Porter Street
     · Unique Features: One of few Tudor structures in the District
     · Neighborhood Association: Downtown

B. Proposed Work: To replace a rear addition with a 1.5 story addition.

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

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

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

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

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

H. Project Type:
   - ☐ 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 State and Middle Streets. It is surrounded with many brick and wood-frame 2.5 - 3 story structures with (except for this structure) little to no setback from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:
   - The Application is proposing to:
     · Demolish a single story rear addition (non-contributing)
     · Add a 1.5 story addition in the same location.
     · Add a two—story addition.
     · Note that this project was previously approved in March 2019 for a 1 ½ story garage with living space on the attic level.

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

K. Aerial Image, Street View and Zoning Map:
56 MIDDLE STREET – WORK SESSION / PUBLIC HEARING #1 (MODERATE)

INFO / EVALUATION CRITERIA

SUBJECT PROPERTY

NEIGHBORHOOD CONTEXT

No. Project Information Exisiting Proposed Abutting Structures Surrounding Structures

GENERAL BUILDING INFORMATION

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)

(ESTIMATED FROM THE TAX MAPS & ASSESSOR’S INFO)

STAFF

PROJECT REVIEW ELEMENT

APPLICANT’S COMMENTS

HDC SUGGESTIONS

APPROPRIATENESS

CONTOCT

1. Scale (i.e. height, volume, coverage...)
2. Placement (i.e. setbacks, alignment...)
3. Massing (i.e. modules, banding, setbacks...)
4. Architectural Style (i.e. traditional – modern)
5. Roof
6. Roof Style and Slope
7. Roof Projections (i.e. chimneys, vents, dormers...)
8. Roof Materials
9. Cornice Line
10. Eaves, Gutters and Downspouts
11. Walls
12. Siding / Material
13. Projections (i.e. bays, balconies...)
14. Doors and Windows
15. Window Openings and Proportions
16. Window Casing/ Trim
17. Window Shutters / Hardware
18. Awnings
19. Doors
20. porch / Balconies
21. Landings / Steps / Stoop / Railings
22. Lighting (i.e. wall, post...)
23. Signs (i.e. projecting, wall...)
24. Mechanicals (i.e. HVAC, generators)
25. Decks
26. Garages/ Barns / Sheds (i.e. doors, placement...)
27. Fence / Walls (i.e. materials, type...)
28. Grading (i.e. ground floor height, street edge...)
29. Landscaping (i.e. gardens, planters, street trees...)
30. Driveways (i.e. location, material, screening...)
31. Parking (i.e. location, access, visibility...)
32. Accessory buildings (i.e. sheds, greenhouses...)

HISTORIC DISTRICT COMMISSION MEMBERS

SITE DESIGN

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. Compatibility of design with surrounding properties:
2. Relation to historic and architectural value of existing structure:
3. Compatibility of innovative technologies with surrounding properties:

PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 56 MIDDLE STREET
Case No.: 1 Date: 7.17.19

Decision: Continued

Page 28 of 40
1. **Neighborhood Context:**
   - This contributing historic structure is located along Meeting House Hill Road and Manning Street and is surrounded by many other wood, 2-2.5 story contributing structures and has a shallow front yard setback.

2. **Staff Comments and Suggestions for Consideration:**
   - The applicant proposes to:
     - Replace the windows, siding and trim and add a rear shed dormer.
     - Add a rear dormer
   - Note that Peter Stith will be administering this application and attending the HDC meeting.

**Design Guideline Reference – Guidelines for Exterior Woodwork (05). Roofing (04) Windows & Doors (08).**

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

![Aerial and Street View Image](Image)

![Zoning Map](Image)

**HISTORIC SURVEY RATING**

**C**
### 11 MEETING HOUSE HILL ROAD – WORK SESSION/PUBLIC HEARING #2 (MINOR)

#### INFO/ EVALUATION CRITERIA

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<tr>
<th>No.</th>
<th>Project Information</th>
<th>Existing Building</th>
<th>Proposed Building (+/-)</th>
<th>Abutting Structures (Average)</th>
<th>Surrounding Structures (Average)</th>
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#### GENERAL BUILDING INFORMATION
(ESTIMATED FROM THE TAX MAPS & ASSESSOR’S INFO)

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#### PROJECT REVIEW ELEMENT

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<th>HDC Comments</th>
<th>HDC Suggestions</th>
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<td>9</td>
<td>Placement (i.e. setbacks, alignment...)</td>
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<td>Style and Slope</td>
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<td>Roof Materials</td>
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<td>Cornice Line</td>
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<td>Eaves, Gutters and Downspouts</td>
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<td>Doors and windows</td>
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<td>Door(s)</td>
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<td>Porches and Balconies</td>
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<td>Projections (i.e., porch, portico, canopy...)</td>
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<td>Landings/ Steps / Stoop / Railings</td>
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<td>Signs (i.e. projecting wall...)</td>
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<td>Garages (i.e. doors, placement...)</td>
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<td>Fence / Walls (i.e. materials, type...)</td>
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<td>Grading (i.e. ground floor height, street edge...)</td>
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<td>Landscaping (i.e., gardens, planters, street trees...)</td>
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</table>

#### SITE DESIGN

- **11 MEETING HOUSE HILL ROAD – REPLACE WINDOWS, SIDING AND TRIM & ADD NEW REAR DORMER –**

#### HISTORIC DISTRICT COMMISSION MEMBERS

- **PORTSMOUTH HISTORIC DISTRICT COMMISSION**

- **PROPERTY: 11 MEETING HOUSE HILL Case #2 Date: 7-17-19**

#### PROPERTY EVALUATION FORM

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

#### 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
**A. Property Information - General:**

- **Existing Conditions:**
  - Zoning District: General Residential District B (GRB)
  - Land Use: Single-Family
  - Land Area: 3,272.95 +/-
  - Estimated Age of Structure: c.1790 (relocated to the site)
  - Building Style: Cape
  - Historical Significance: Contributing Structure
  - Public View of Proposed Work: View from Mt. Vernon Street.
  - Unique Features: Relocated from another lot in the 1950s
  - Neighborhood Association: South End

- **B. Proposed Work:** To extend the roofline over the existing garage.

- **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, 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)

---

**J. Neighborhood Context:**
- The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

**J. Background, Comments & Suggested Actions:**
- The Applicant is seeking to:
  1. Extend the roofline of the existing structure over the attached garage.
  2. Andersen 400 Series Windows are proposed.
  3. A large shed dormer is proposed in the attic of the garage on both the front and rear elevations.
  4. The garage door will be replaced

- **Design Guideline Reference: Guidelines for Roofing (04) and Windows & Doors (08)**

---

**K. Aerial Images and Maps:**

- **Aerial Images and Maps**

---

**HISTORIC SURVEY RATING**

**C**
<table>
<thead>
<tr>
<th>STAFF</th>
<th>15 MOUNT VERNON STREET – PUBLIC HEARING #3 (MINOR)</th>
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<tbody>
<tr>
<td>HISTORIC DISTRICT COMMISSION MEMBERS</td>
<td>15 MOUNT VERNON STREET – PUBLIC HEARING #3 (MINOR)</td>
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<tr>
<td>SITE DESIGN</td>
<td>15 MOUNT VERNON STREET – PUBLIC HEARING #3 (MINOR)</td>
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<tr>
<td>1 PROJECT INFORMATION</td>
<td>(ESTIMATED FROM THE TAX MAPS &amp; ASSessor’S info)</td>
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<tr>
<td>2 GENERAL BUILDING INFORMATION</td>
<td>MINOR PROJECT</td>
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<td>3 STAFF</td>
<td>– EXTEND ROOFLINE OVER GARAGE ONLY –</td>
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<td>4 HISTORIC DISTRICT COMMISSION MEMBERS</td>
<td>15 MOUNT VERNON STREET – PUBLIC HEARING #3 (MINOR)</td>
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<tr>
<td>5 SITE DESIGN</td>
<td>15 MOUNT VERNON STREET – PUBLIC HEARING #3 (MINOR)</td>
</tr>
<tr>
<td>6 H. Purpose and Intent:</td>
<td>1. Preserve the integrity of the District: ❑ Yes ❑ No</td>
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<tr>
<td>7 J. Review Criteria / Findings of Fact:</td>
<td>4. Maintain the special character of the District: ❑ Yes ❑ No</td>
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<tr>
<td>8</td>
<td>2. Assessment of the Historical Significance: ❑ Yes ❑ No</td>
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<td>5. Complement and enhance the architectural and historic character: ❑ Yes ❑ No</td>
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<td>10</td>
<td>3. Conservation and enhancement of property values: ❑ Yes ❑ No</td>
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<td>11</td>
<td>6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ❑ Yes ❑ No</td>
</tr>
<tr>
<td>12</td>
<td>3. Relation to historic and architectural value of existing structure: ❑ Yes ❑ No</td>
</tr>
</tbody>
</table>
Historic District Commission

266-278 STATE STREET
CERTIFICATE OF APPROVAL
WORK SESSION #A

Project Address: 266-278 STATE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,642 SF
- Estimated Age of Structure: c. 1900
- Building Style: Commercial
- Number of Stories: 4/
- Historical Significance: Contributing and New Construction
- Public View of Proposed Work: View from Pleasant, State and Church Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work:
- To restore the historic Times Building and infill the vacant lot

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. Parkwalk, 51 State Street, 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 remaining building and vacant lots [due to the fire] are located along State, Pleasant and Church Streets. The property is surrounded with many brick and wood–sided historic buildings ranging from 2 to 4 stories in height. Most buildings have no setback along the front or side yards.

K. Staff Comments and/or Suggestions for Consideration:
- The Applicant is proposing to:
  - Restore the Times Building including the traditional storefront and a 6/6 window pattern. Note consideration should be given to preservation of the granite stairwell along State Street
  - Add a 4-story (plus a penthouse level) mixed-use infill building. Note that the applicant has revised the penthouse level to address the issues of the firewall projection, penthouse height and the railing system location and design. Note that the firewall may not be required due to adequate setbacks and fire protection in the building. Additionally, the BOA recently approved the variance to allow the added height and for the penthouse floor to be within 15 feet of the rear outside building wall.
  - The dormers have also been revised to be connected and the windows on the second and the third floor has been reduced in height. Consideration should be given to removing some of the proposed connectors as the flatness of the dormers begin to dominate the lower roof surface.


I. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
266-278 STATE STREET – WORK SESSION #A (MAJOR PROJECT)

<table>
<thead>
<tr>
<th>INFO/ EVALUATION CRITERIA</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
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<td>3. Proportionate Scale</td>
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<td>5. Roofing</td>
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<td>7. Number of Stories</td>
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<td>8. Building Coverage (% Building on the Lot)</td>
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MAJOR PROJECT
- RESTORE TIMES BUILDING & CONSTRUCT NEW 4 STORY INFILL BUILDING ONLY -

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: 179 PLEASANT STREET
PERMIT REQUESTED: CERTIFICATE OF APPROVAL
WORK SESSION #B

A. Property Information - General:
Existing Conditions:
- Zoning District: MRO
- Land Use: Single-Family
- Land Area: 32,410 SF +/-
- Estimated Age of Structure: c. 1860
- Building Style: Georgian
- Number of Stories: 2½
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant Street
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End

B. Proposed Work: To add a rear addition and garden 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:
- 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, Jardinerie Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e., Portwalk, 51 Islington, SS Congress Street)
- Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

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

I. Neighborhood Context:
- This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  - Renovate and expand the existing connector buildings between the main house and the Carriage house.
  - A pool and garden structures are also proposed in the rear yard.
  - Extensive landscape changes are also proposed for the gardens and driveway areas.
- Note that a site visit has been scheduled for 5:30 p.m. on July 10th.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C
# 179 PLEASANT STREET – WORK SESSION #B (MODERATE)

## INFO / EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>No.</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
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</thead>
<tbody>
<tr>
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<td>Proposed Building (+/-)</td>
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## GENERAL BUILDING INFORMATION

(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)

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<td>Building Coverage (%) (Building on the Lot)</td>
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## PROJECT REVIEW ELEMENT

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## PROPERTY EVALUATION FORM

### H. Purpose and Intent:

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

### Decision:

- Approved
- Approved with Stipulations
- Continued
- Withdrawn
- Denial
Historic District Commission

Project Evaluation Form:

3 PLEASANT STREET
CERTIFICATE OF APPROVAL
WORK SESSION #C

A. Property Information - General:
Existing Conditions:
- Zoning District: CDS
- Land Use: Commercial
- Land Area: 8,437 SF +/-
- Estimated Age of Structure: c. 1910
- Building Style: Beaux Arts
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: View from Pleasant and Daniel Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add a penthouse and a rear addition.

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

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

E. Existing Building to be Altered/ Demolished:
- ☑ Principal
- ☐ Accessory
- ☐ 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., Porchwalk, 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 alterations, additions or expansions)
- ☐ Major Project (i.e., very large alterations, additions or expansions)

I. Neighborhood Context:
- This contributing historic structure is located along Pleasant Street and Market Square. The building is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  - Renovate the existing structure and add an oval penthouse level.
  - Add a 3 story rear addition.
- In conjunction with the application and proposed building for the abutting Daniel Street lot, the applicant proposed a variety of landscape improvements for pedestrian circulation between Penhallow, Daniel and Pleasant Streets.

K. Aerial Image, Street View and Zoning Map:

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

HISTORIC SURVEY RATING
C
### 3 PLEASANT STREET – WORK SESSION #C (MODERATE)

#### PROPERTY EVALUATION FORM

**PROPERTY:** 3 PLEASANT STREET  
**Case No:** C  
**Date:** 7-17-19

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<th>PROJECT REVIEW ELEMENT</th>
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<td>Appropriate / Inappropriate</td>
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</tbody>
</table>

**H. Purpose and Intent:**
- Preserve the integrity 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

**MODERATE PROJECT**

- INSTALL ROOFTOP PENTHOUSE AND REAR ADDITION ONLY –
Historic District Commission

Project Evaluation Form: DANIEL STREET
CERTIFICATE OF APPROVAL
WORK SESSION #D

A. Property Information - General:
Existing Conditions:
- Zoning District: CD4
- Land Use: Commercial Parking Lot
- Land Area: 22,430 SF +/-
- Estimated Age of Structure: NA
- Building Style: Greek Revival
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Penhallow and Daniel Streets
- Unique Features: Vacant Urban Property
- Neighborhood Association: Downtown

B. Proposed Work: To construct a 3 story commercial building.
C. Other Permits Required:
- □ Board of Adjustment
- □ Planning Board
- □ City Council

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

E. Existing Building to be Altered/ Demolished:
- □ Principal
- □ Accessory
- □ 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 additions, alterations or expansions]
- □ Major Project [i.e. very large alterations, additions or expansions]

I. Neighborhood Context:
- This vacant lot is located along Daniel and Penhallow Streets and is surrounded with many other brick and wood-sided, 2-3 story contributing structures. Most buildings have no front yard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  - Construct a new 3 story / 50,000 SF +/- commercial building on the lot
  - Wide public sidewalks, plazas and courtyards are proposed.
  - Two levels of underground parking are proposed

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

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING
C
## Project Information

<table>
<thead>
<tr>
<th>No.</th>
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<td>7</td>
<td>Building Coverage % (Building on the Lot)</td>
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## SUBJECT PROPERTY

### Existing Building

### Proposed Building (+/-)

### Abutting Structures (Average)

### Surrounding Structures (Average)

## STAFF

## PROJECT REVIEW ELEMENT

<table>
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## HISTORIC DISTRICT COMMISSION MEMBERS

### BUILDING DESIGN

### EXISTING

### PROPOSED

### STAFF

## MAJOR PROJECT

- INSTALL A NEW 3 STORY COMMERCIAL BUILDING ONLY –

## PROPERTY EVALUATION FORM

### PORTSMOUTH HISTORIC DISTRICT COMMISSION

### PROPERTY: DANIEL STREET

### Case No: D Case No: 05-19

### Decision: 

- [ ] Approved with stipulations
- [ ] Approved
- [ ] Denied
- [ ] Postponed
- [ ] Continued

### 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