

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH**

Remote Meeting Via Zoom Conference Call

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

https://zoom.us/webinar/register/WN_zwMVjn3gTxaCNQq77rdEuA

You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7216.

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-18, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

November 10, 2020

AGENDA (revised on November 06, 2020)

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. ADMINISTRATIVE APPROVALS

1. 180 Middle Street

II. PUBLIC HEARINGS (NEW BUSINESS)

6. Petition of **Laura G. Koulet Revocable Trust of 2019, Laura G. Koulet Trustee, owner, and Reed Walker, Applicant**, for property located at **45 Gardner Street**, wherein permission is requested to allow renovations to an existing structure (replace one window on the 3rd floor, add two windows to the 3rd floor, and add one window to the 1st floor) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 21 and lies within the General Residence B (GRB) and Historic Districts.

7. Petition of **Andrea L. Ardito and Brad R. Lebo, owners**, for property located at **121 Northwest Street**, wherein permission is requested to allow new construction to an existing structure (construct covered porch off main bedroom) as per plans on file in the Planning

Department. Said property is shown on Assessor Map 122 as Lot 1 and lies within the General Residence A (GRA) and Historic Districts.

III. WORK SESSIONS (OLD BUSINESS)

B. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts. *(This item was postponed at the October 14, 2020 meeting to the November, 2020 meeting.)*

C. Work Session requested by **100 Market Street, LLC, owner**, for property located at **100 Market Street**, wherein permission is requested to allow new construction to an existing structure (remove and replace existing front corner entrance) and renovations to an existing structure (remove sunshades) as per plans on file on the Planning Department. Said property is shown on Assessor Map 118 as Lot 6 and lies within the Character District 5 (CD5) and Historic Districts. *(This item was continued at the October 14, 2020 meeting to the November, 2020 meeting.)*

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Nobles Island Condominium Association, owner**, and **Michael Street, Applicant**, for property located at **500 Market Street**, wherein permission is requested to allow renovations to existing structures (replace rear decks for buildings A, B, and C) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

V. ADJOURNEMENT

HDC

ADMINISTRATIVE APPROVALS

November 10, 2020

1. **180 Middle Street (LUHD-227)** **-Recommended Approval**

1. 180 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for the construction of (5) storage sheds to house/shield recycling cans on the property. The sheds will be placed along the fence of the driveway and will be painted to match.

Staff Comment: Recommended Approval

Stipulations:

- 1. _____
- 2. _____
- 3. _____




Historic District Commission Work Session or Administrative Approval Application

LUHD-227

Status: Active

Submitted: Nov 05, 2020

Applicant

 Holly Jenness
 6036202211
 hjenness@me.com

Location

180 MIDDLE 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

Contractor will build a covered garbage shed, with doors, to be built along the driveway fence, in between unit 5 parking and garden. It will be approx 20' in length to house all 10 cans. The exterior materials will be same as fence, and painted same color to blend well.

Description of Proposed Work (Planning Staff)

--

Project Representatives

| | |
|--|---|
| Business Name (if applicable) -- | Email Address hjenness@me.com |
| State NH | Full Name (First and Last) Holly Jenness |
| Mailing Address (Street) 180 Middle St, unit 3 | If you selected "Other", please state relationship to project. -- |
| Zip Code 03801 | Relationship to Project Owner |
| Phone 6036202211 | City/Town Portsmouth |

| | |
|--|---|
| Business Name (if applicable) Fields Carpentry | Full Name (First and Last) Brian Fields |
| Email Address fieldsbri@gmail.com | Mailing Address (Street) 236 Hillside Drive |
| State NH | City/Town Portsmouth |

FIELDS CARPENTRY

Proposal

Fields Carpentry will build and install (5) large bins to house garbage and recycling bins at the fence of the drive at 180 Middle Street

- Units to be built to match the look of the image provided by the property manager (low shed with doors on front and lid for top access)
- All pressure treated framing of walls and floor -shiplap pine on walls to match color of existing fence
- Azek (PVC) lid hinged
- All applicable hardware to be black, painted, exterior hardware



Historic District Commission

Staff Report – November 4th & 10th, 2020

Nov. 4th MEETING

Administrative Approvals:

- 1. 49 Hunking St. (LUHD-214) - Recommend Approval
- 2. 285 Union St. (LUHD-215) - Recommend Approval
- 3. 56 Dennett St. (LUHD-216) - TBD
- 4. 222 Court St. (LUHD-218) - Recommend Approval
- 5. 249 Pleasant St. (LUHD-197) - Recommend Approval
- 6. 46 Maplewood Ave. (LUHD-220)- TBD
- 7. 10 New Castle Ave. (LUHD-222) - Recommend Approval
- 8. 77 New Castle Ave. (LUHD-223) - Recommend Approval
- 9. 39 Richards Ave. (LUHD-224) - Recommend Approval
- 10. 306 Marcy St. (LUHD-225) - Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:

- A. 553-559 Islington St. (LU-20-180) (rear addition)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 50 New Castle Ave. (LU-20-173) (addition)
- 2. 33 Jewell Court (LU-20-191) (roofing)
- 3. 249 Pleasant St. (LU-20-193) (windows)
- 4. 5 Hancock St. (LU-20-209) (garage addition)
- 5. 57 Salter St. (LU-20-211) (storefront & rear addition)

Nov. 10th MEETING

Administrative Approvals:

- Pending

PUBLIC HEARINGS – NEW BUSINESS:

- 6. 45 Gardner St. (LU-20-212) (windows)
- 7. 121 Northwest St. (LU-20-194) (porch)

WORK SESSIONS – OLD BUSINESS:

- B. 132-134 Middle St. (LHDC-105) (roof and stairs)
- C. 100 Market St. (LUHD-186) (storefront and awnings)

WORK SESSIONS – NEW BUSINESS:

- 1. 500 Market St. (LUHD-211) (windows and porches)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: November 4th and 10th, 2020
APPLICATIONS: 11

Historic District Commission

Project Address: 553-559 ISLINGTON ST. (LU-20-180)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Multi-Family
- Land Area: 8,712 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from Islington and Cass Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: To install a new 2 ½ story rear addition and Exterior Woodwork.

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:

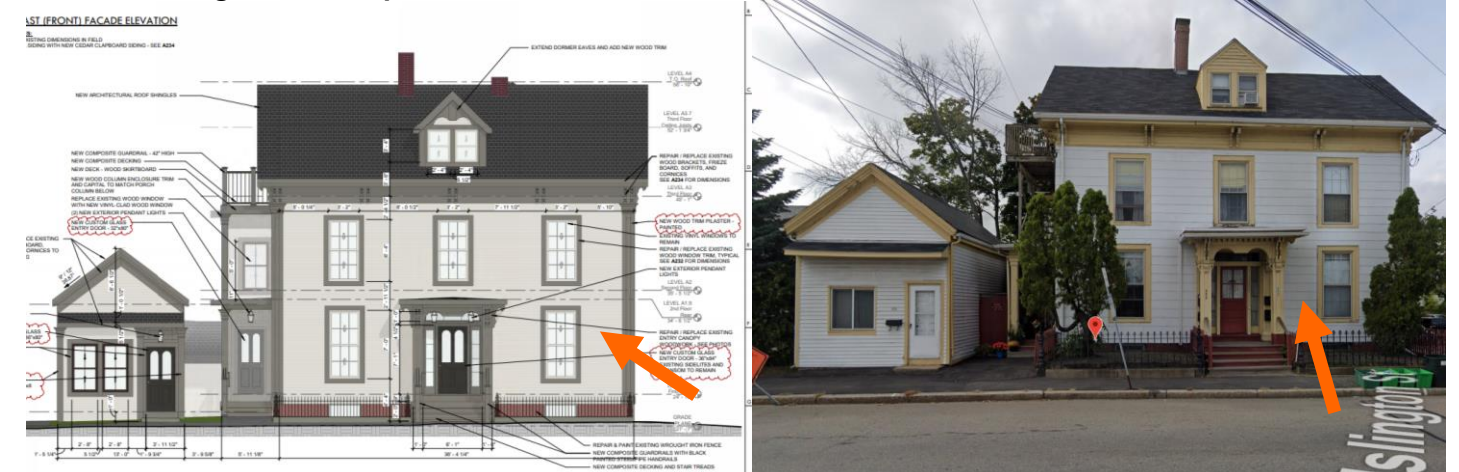
- The building is located Islington Street and is surrounded with many contributing structures as well as more recent commercial intrusions into the district. The neighborhood is predominantly 2 – 2 ½ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

J. Background, Comments & Suggested Action:

- The applicant proposes to construct a 2 ½ story rear addition to support five existing residential units within the building.
- The HDC recommended the applicant replace the casement window on the single-story addition with a pair of double-hung windows. Additionally, the Commission suggested widening the corner boards and modify the railing on the front porch.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06) and Small Scale New Construction and Additions (10).

K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

553-559 ISLINGTON STREET (LU-20-180) – PUBLIC HEARING #A (MODERATE PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 553-559 Islington St. Case No.: A Date: 11-4-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 50 NEW CASTLE AVE. (LU-20-173)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: SRB
- Land Use: Single-Family
- Land Area: 9,583 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from New Castle Ave. & Humphrey Ct.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Construct a rear addition with deck and replace siding, windows & roof.

C. Other Permits Required:

- Board of Adjustment
- Planning Board
- City Council
- Condo Association
- Abutting Property Owner

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:

- The building is located along the intersection of New Caste Ave. and Humphrey's Court. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

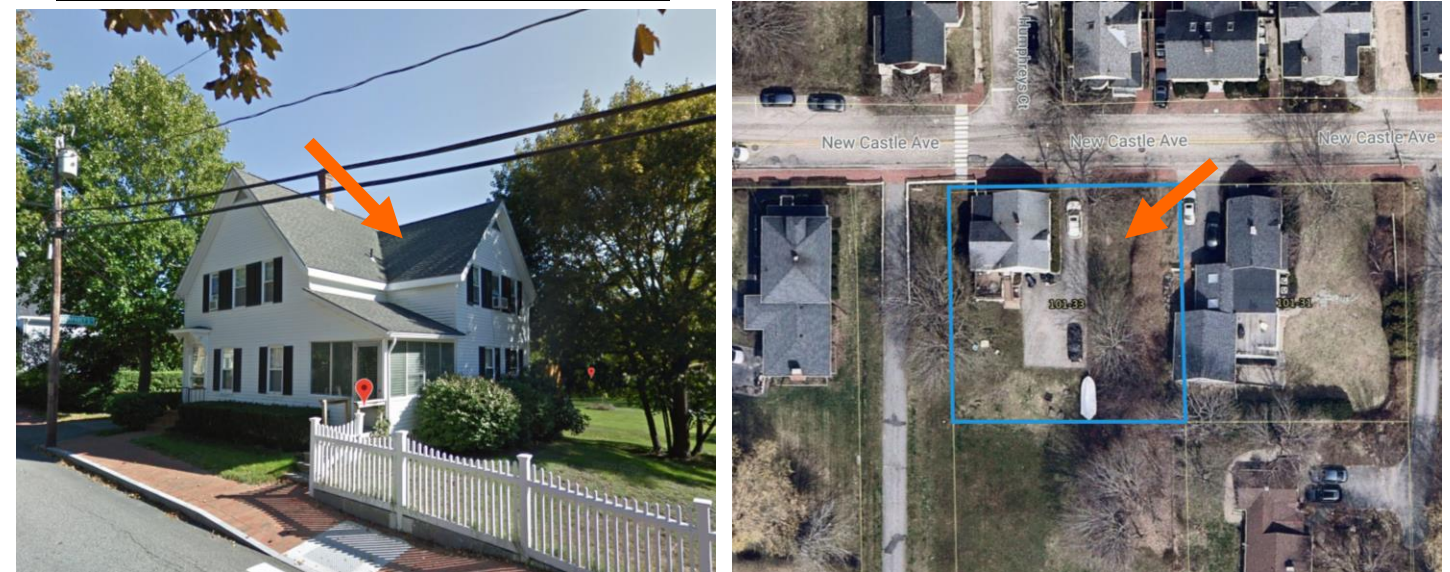
J. Background & Suggested Action:

The applicant is proposing to:

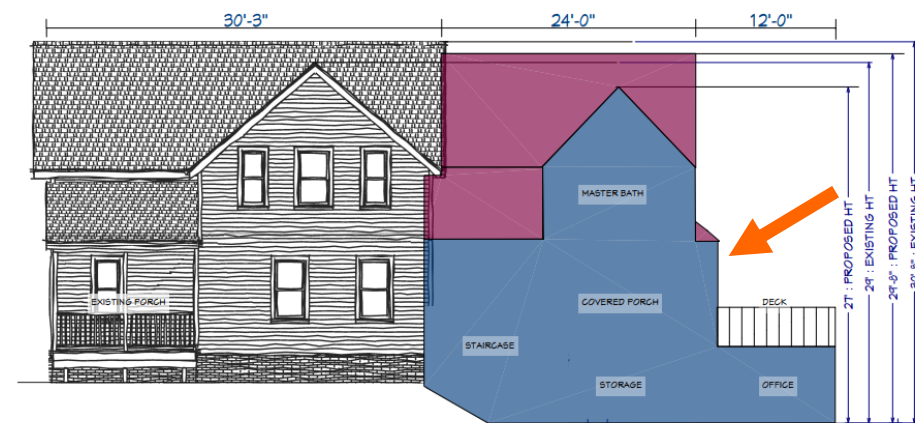
- Construct a rear addition with a deck and patio; and
- Renovate the existing structure with new siding, windows and roofing.
- At the last HDC meeting the Commission suggested the massing was much better as the addition appeared sub-ordinate to the historic structure.

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:



Street View & Aerial Image



EAST PROPOSED ELEVATION | SIDEVIEW
SCALE: 1/4" = 1'-0"

East elevation showing rear addition

**HISTORIC
SURVEY
RATING**

C

50 NEW CASTLE AVE. (LU-20-173) – PUBLIC HEARING #1 (MODERATE PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 50 New Castle Ave Case No.: 1 Date: 11-4-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 33 JEWELL COURT (LU-20-191)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

Existing Conditions:

- Zoning District: CD4-W
- Land Use: Commercial
- Land Are: 34,791 SF +/-
- Estimated Age of Structure: c.1884
- Building Style: NA
- Historical Significance: C
- Public View of Proposed Work: View from Islington and S. Albany Streets
- Unique Features: Former Frank Jones Brewery
- Neighborhood Association: West End

B. Proposed Work: To replace slate shingles with asphalt.

C. Other Permits Required:

- | | | |
|---|--|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Planning Board | <input type="checkbox"/> City Council |
| <input checked="" type="checkbox"/> Condo Association | <input type="checkbox"/> Abutting Property Owner | |

D. Lot Location:

- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista | <input type="checkbox"/> Gateway | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot | |

E. Existing Building to be Altered/ Demolished:

- | | | |
|---|------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Demolition |
|---|------------------------------------|-------------------------------------|

F. Sensitivity of Context:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Highly Sensitive | <input checked="" type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> "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 structure is located within the former Frank Jones Brewery Complex in the heart of the West End.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

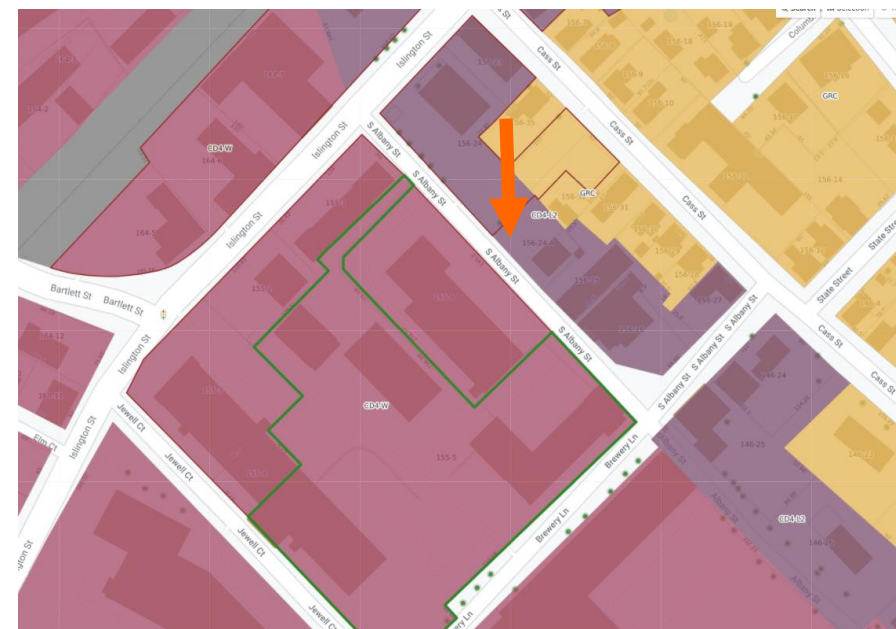
- To replace the existing slate roof (c.1884) with asphalt shingles.
- Note that the applicant was encouraged to consider a faux slate shingle given the roof profile, exposure and view from the public way.
- It will be important to make repairs to the existing light monitors or cupolas that are a character-defining feature of this building.

Design Guideline Reference – Guidelines for Roofing (04).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

33 JEWELL COURT (LU-20-191) – PUBLIC HEARING #2 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 33 Jewell Court Case No.: 2 Date: 11-4-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 249 PLEASANT STREET (LU-20-193)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

Existing Conditions:

- Zoning District: MRO
- Land Use: Single Family
- Land Are: 6,084 SF +/-
- Estimated Age of Structure: c.1902
- Building Style: Colonial Revival
- Historical Significance: F
- Public View of Proposed Work: View from Pleasant and Hancock Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace all remaining historic windows.

C. Other Permits Required:

- Board of Adjustment
- Planning Board
- City Council
- Condo Association
- Abutting Property Owner

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:

- This focal structure is located along Pleasant and Hancock Streets with many other contributing structures.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- To replace the remaining historic windows with the previously-approved Marvin Elevate window.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Aerial Map

**HISTORIC
SURVEY
RATING**

C

249 PLEASANT STREET (LU-20-193) – PUBLIC HEARING #3 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 249 Pleasant St. Case No.: 3 Date: 11-4-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 5 HANCOCK STREET (LU-20-209)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

Existing Conditions:

- Zoning District: MRO
- Land Use: single family
- Land Area: 9,795 SF +/-
- Estimated Age of Structure: c.1920
- Building Style: Colonial Revival
- Historical Significance: NA
- Public View of Proposed Work: View from Hancock Street
- Unique Features: Was originally located in the garden at the Langdon mansion
- Neighborhood Association: Downtown

B. Proposed Work: To add a second floor to the garage and add a connector.

C. Other Permits Required:

- Board of Adjustment
- Planning Board
- City Council
- Condo Association
- Abutting Property Owner

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal
- Accessory
- Demolition

F. Sensitivity of Context:

- Highly Sensitive
- Sensitive
- Low Sensitivity
- "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This structure is located along Hancock Street along the edge of Strawberry Banke. It is surrounded with many 2-3 story wood-framed structures with shallow setbacks to the street.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

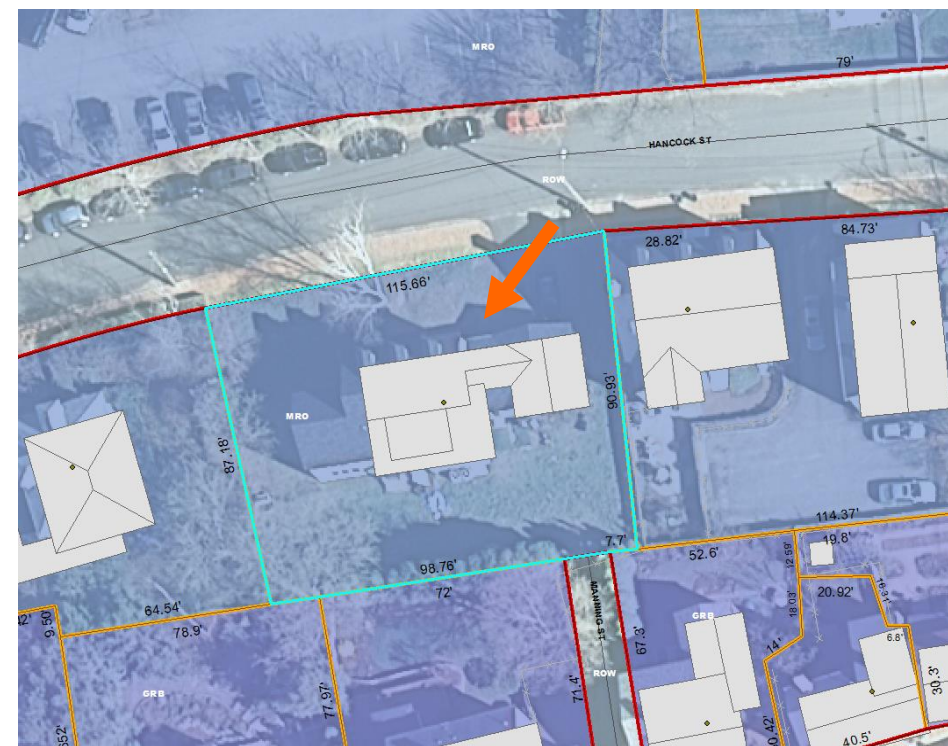
- Add a second floor to the garage.
- Add a second floor connector between the garage and house.

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

K. Aerial Image, Street View and Zoning Map:



Proposed Garage Expansion and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

5 HANCOCK STREET (LU-20-209) – PUBLIC HEARING #4 (MODERATE)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 5 HANCOCK STREET Case No.: 4 Date: 11-4-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 57 SALTER STREET (LU-20-211)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single Family
- Land Area: 10,700 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Historical Significance: C
- Public View of Proposed Work: View from Salter Street & Riverfront
- Unique Features: Outbuilding
- Neighborhood Association: South End

B. Proposed Work: To add a recessed porch, replace windows and remove skylights.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished / Constructed:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This contributing structure is located along the end of Salter Street along the Piscataqua River. It is surrounded with 2-2.5 story wood-sided historic structures with shallow to no front yard setbacks.

J. Background & Suggested Action:

The applicant proposed to:

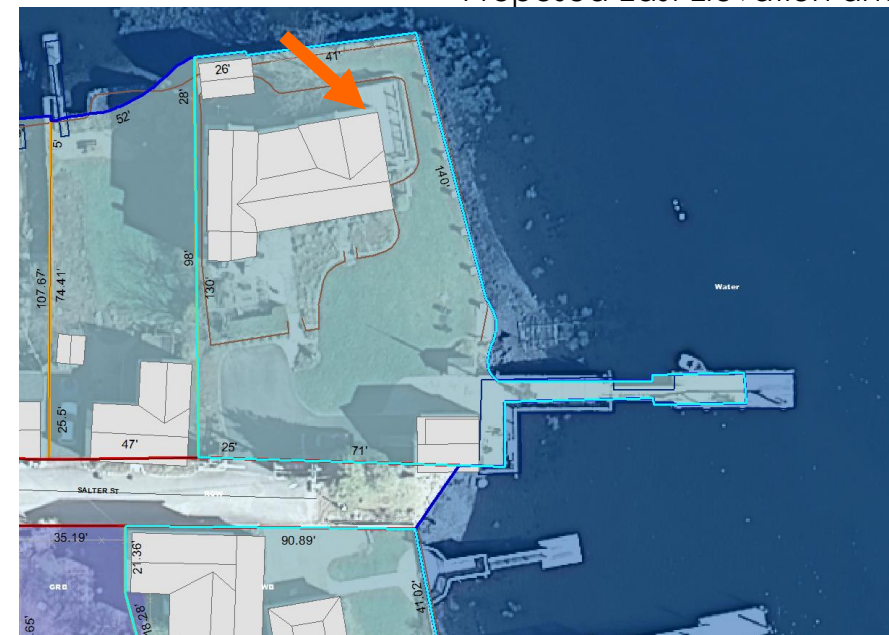
- Add a new side entry porch and recessed porches on the rear elevation.
- Resize and replace the windows.
- Remove the skylights.
- Apply shingles to the sidewall of the original house.
- Add half-round copper gutters and downspouts.
- A cable-rail system will be used on the porches and a rope between the waterfront piers.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (06), Windows and Doors (08), and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:



Proposed East Elevation and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

57 SALTER STREET (LU-20-211) – PUBLIC HEARING #5 (MODERATE)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 57 SALTER ST. Case No: 5 Date: 11-4-20
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 45 GARDNER STREET (LU-20-212)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #6

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 1,306 SF +/-
- Estimated Age of Structure: c.1857
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add 3 casement windows to the rear elevation.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

J. Neighborhood Context:

- The property is located along Gardner Street. It is surrounded with many wooden framed 2.5 story historic structures with no front yard setbacks with little to no side yards.

K. Staff Comments and/ or Suggestions for Consideration:

- This application proposes to add and elevator shaft along the eastern elevation.
- **Note that the applicant has requested to postpone this application until the October meeting.**

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

L. Aerial Image, Street View and Zoning Map:



Proposed Rear Windows and Street View Image



Zoning Map

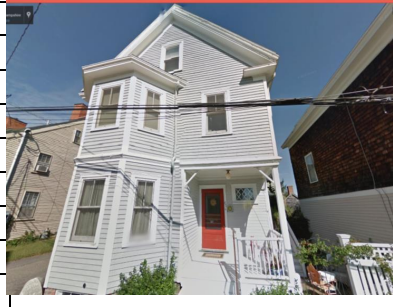
**HISTORIC
SURVEY
RATING**

C

45 GARDNER STREET (LU-20-212) – PUBLIC HEARING #6 (MINOR)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 45 GARDNER STREET Case No.: 6 Date: 11-10-20
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 121 NORTHWEST STREET (LU-20-194)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #7

Existing Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 6,098 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular
- Historical Significance: Contributing
- Public View of Proposed Work: View from Northwest Street
- Unique Features: Abuts Rt. 1 Bypass
- Neighborhood Association: Christian Shore

B. Proposed Work: To install a covered porch.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

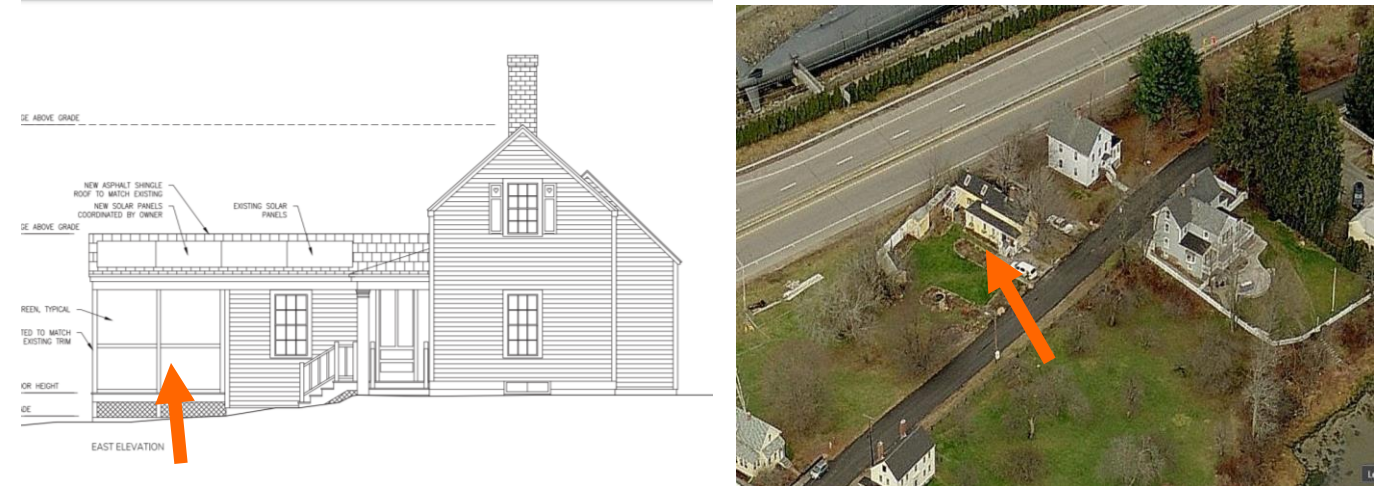
- The building is located along Northwest Street. It is surrounded with many 2-2.5 story wood-sided structures with shallow setbacks and small side or rear garden areas. The oldest structure in New Hampshire – the Jackson house – located approx. 250 feet from this property.

J. Staff Comments and/ or Suggestions for Consideration:

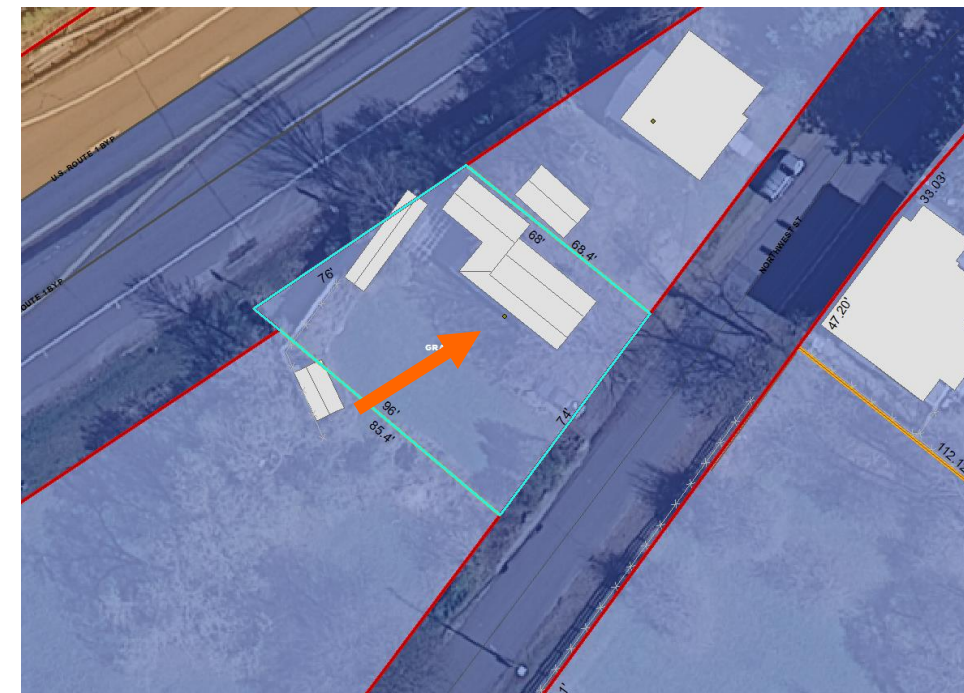
The Application is proposing to:

- The applicant proposes to add a covered and enclosed porch.
- Add solar panels to the roof structure.

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

121 NORTHWEST STREET (LU-20-194) – PUBLIC HEARING #7 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 121 NORTHWEST STREET Case No.: 7 Date: 11-10-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 132-134 MIDDLE STREET (LUHD-105)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 11,060 SF +/-
- Estimated Age of Structure: c.1865
- Building Style: Mansard
- Number of Stories: 3.0
- Historical Significance: Focal
- Public View of Proposed Work: View from Middle Street & Haymarket Square
- Unique Features: The Parrot House is a Focal building
- Neighborhood Association: Downtown

B. Proposed Work: To repoint brick, replace the roof & made entryway improvements

C. Other Permits Required:

- Board of Adjustment
- Condo Association
- Planning Board
- Abutting Property Owner
- City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal
- Accessory
- Significant Demolition

F. Sensitivity of Neighborhood 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, AC Hotel)

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 historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that the structure is located on two separate lots.

J. Previous HDC Comments and Suggestions:

- The HDC has reviewed this application and requested the applicant either explore reusing existing slate shingles from the rear addition for the front façade or using the faux slate shingles. The asphalt shingles were not supported by a majority of the Commission given the location, prominence and focal status of the building. The Applicant was asked to also clarify the techniques proposed for restoration or replacement of the brownstone quoins and stairs.

K. Staff Comments and Suggestions for Consideration:

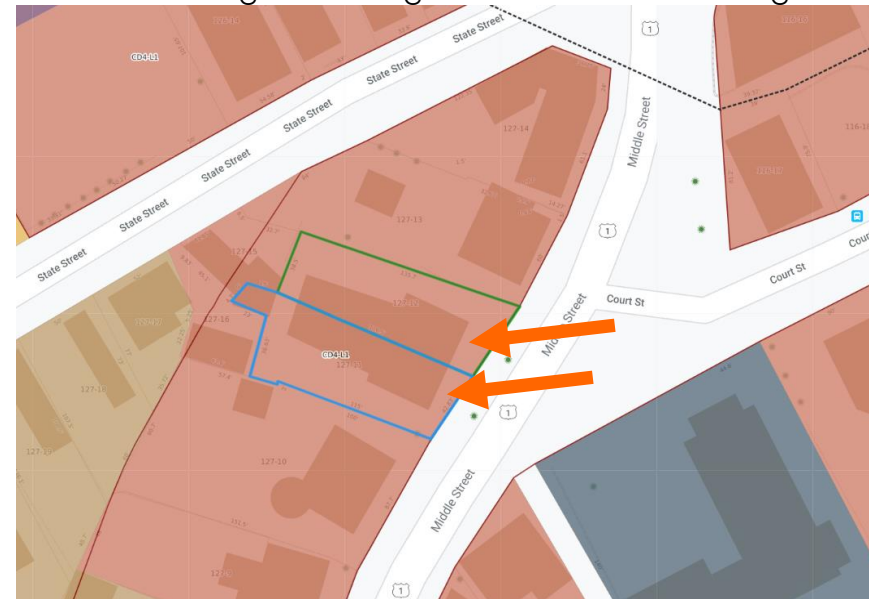
- Please note that the applicant may require additional time and request a continuance to the December meeting in order to meet with roofing and masonry experts to evaluate the feasibility of reusing the existing slate and making repairs or replacement to the brownstone.

Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Street View Image of Existing Conditions & 3-D Massing Model



Zoning Map

**HISTORIC
SURVEY
RATING**

F

132-134 MIDDLE STREET (LUHD-105) – WORK SESSION #B (MODERATE)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 132-134 MIDDLE ST Case No.:B Date:11-10-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



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: 100 MARKET STREET (LUHD-198)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 13,571 SF +/-
- Estimated Age of Structure: c.2000
- Building Style: Modern Commercial
- Historical Significance: NA
- Public View of Proposed Work: View from Market and Hanover Streets
- Unique Features: 1st large, 5 story, infill building with no setbacks
- Neighborhood Association: Downtown

B. Proposed Work: To renovate the corner entrance.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along Hanover and Market Streets. It is surrounded with many brick 3-4 story historic structures with no setbacks and small rear garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the glass canopy at the corner entrance with a sign band;
- Expand the conditioned space within the storefront to include the recessed or covered corner entrance.
- Note that at the Work Session, several members of the HDC suggested the applicant seek to retain the awnings as a character-defining feature of the building. Plans will be submitted and distributed on 11-5-20.

• **Design Guideline Reference – Guidelines for Masonry & Stucco (07), and Windows and Doors (08).**

K. Aerial Image, Street View and Zoning Map:

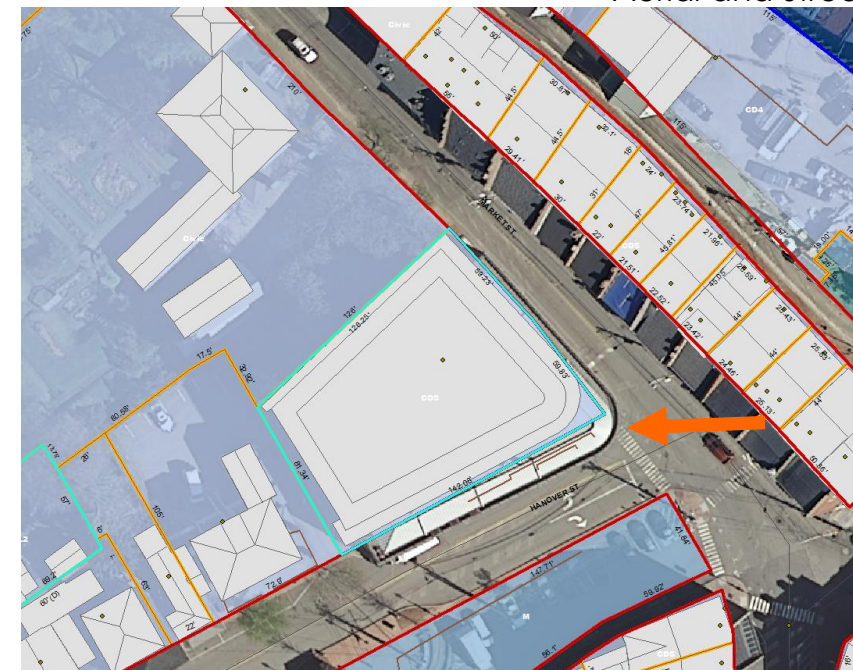


PERSPECTIVE-HANOVER ST.
EXISTING
1/16" = 1'-0"



PERSPECTIVE-HANOVER ST.
PROPOSED
1/16" = 1'-0"

Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NA

100 MARKET STREET (LUHD-198) – WORK SESSION #C (MINOR PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 100 MARKET STREET Case No.: C Date: 11-10-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 500 MARKET STREET (LUHD – 211)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: Central Business District A (CBA)
- Land Use: Office – Building 2
- Land Area: 102,680 SF +/-
- Estimated Age of Structure: c.1930/1982
- Building Style: Classical Revival
- Historical Significance: C
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Nobles Island

B. Proposed Work: Replace rear decks.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity “Back-of-House”

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along Market Street. It is surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

J. Staff Comments and/ or Suggestions for Consideration:

- The Application is proposing to:
- Replace the rear decks with a pier-supported system.

• **Design Guideline Reference: Guidelines for Porches, Stoops and Decks(06)**

K. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

500 MARKET STREET (LUHD – 211) – WORK SESSION #1 (MINOR)

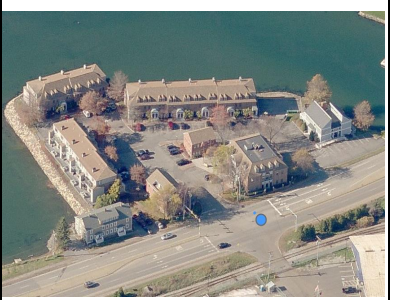
| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | |
|---|--|--|--|--|-------------------------|-------------------------------|---|
| | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average)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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 500 MARKET STREET Case No.: 1 Date: 11-10-20

Decision: Approved Approved with Stipulations Denied Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

**45 Gardner Street
Public Hearing
(LU-20-212)**

Land Use Application

LU-20-212

Status: Active

Submitted: Oct 16, 2020

Project: 45 Gardner Street - 2020 - Windows and Renovations

Applicant



Reed Walker

6503021487

reedandwalk@gmail.com

Location

45 GARDNER ST
Portsmouth, NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

--

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure
true

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

--

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

--

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

--

Appeal of an Administrative Decision or Request for Equitable Waiver

--

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

--

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

--

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

--

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

--

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

--

Request for Extension of Previously Granted Land Use Approval

--

Dear Historical District Commission,

We are requesting your approval for the following improvements that we are making to our residence at 45 Gardner St.



No changes to front facing Gardner St.



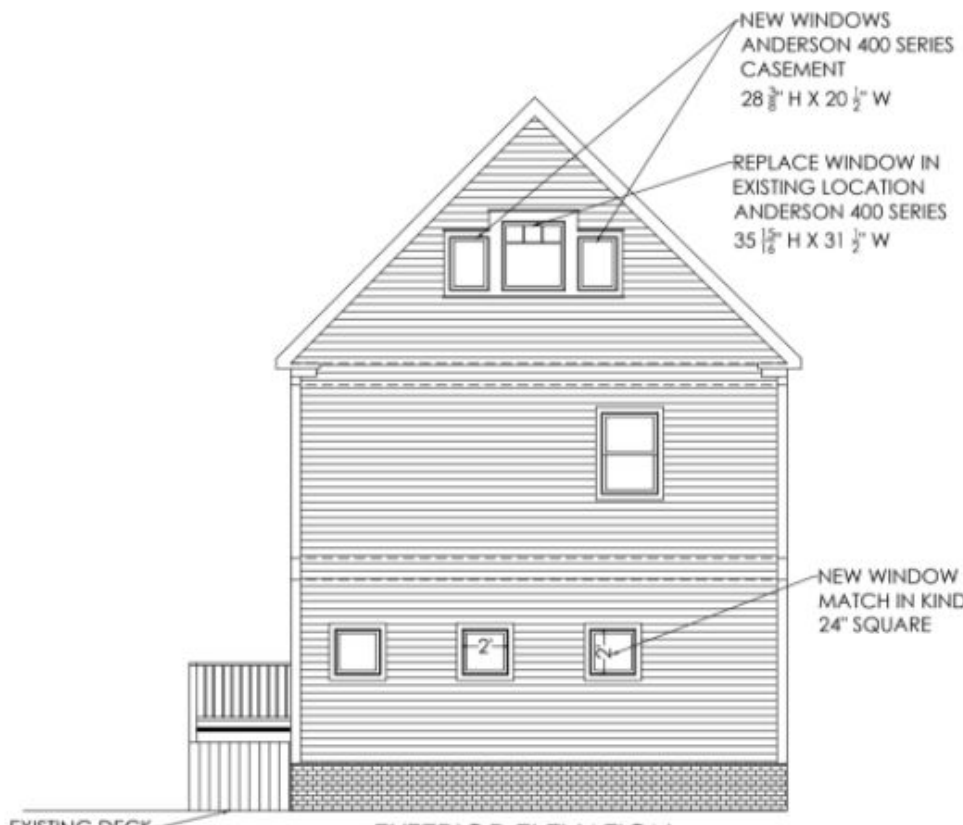
No changes facing Walton Alley.



Changes made to back of house - barely visible from the alley

- 1. 3rd Floor - add 2 windows to backside of house, facing away from the street**
 - a. Renovations to an enhanced 3rd floor bathroom include 2 additional windows as can be seen here in image below. These are located on the 3rd floor and face away from any street. This would also remove the “in the wall” box air conditioner that is included year round, improving the exterior appearance. The window would only be visible from Walton Alley, a side alley.
 - i. These are similar to other windows found in the neighborhood and will specifically be added with the dimensions noted in image below.
 - ii. The windows will be Anderson 400 series encasement windows with a simulated divided

- 2. Kitchen - add 1 window similar in kind to current windows**
 - a. One window will be added to create symmetry with two other existing windows in the kitchen. The new window will match existing windows in dimensions and material.



EXISTING DECK

EXTERIOR ELEVATION
NORTH WEST SIDE

REVISIONS

TONY DESIGN GROUP
140 Pleasant St., Suite 201
Boston, MA 02114
www.tonydesign.com

LAURA KOUZET
405 GARDNER ST
PORTSMOUTH NH 03801

EXTERIOR ELEVATION





Remove

Add symmetrical windows

Replace existing window

Stove hood staying in roughly same location

Add third symmetrical window - similar in kind to current window

400 Series Casement Window



Interior



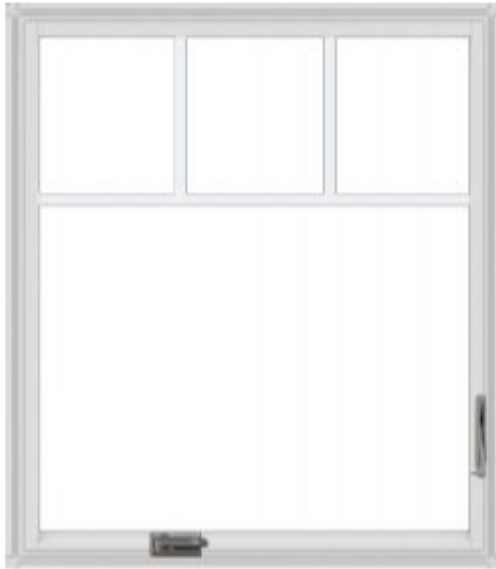
Exterior

SUMMARY

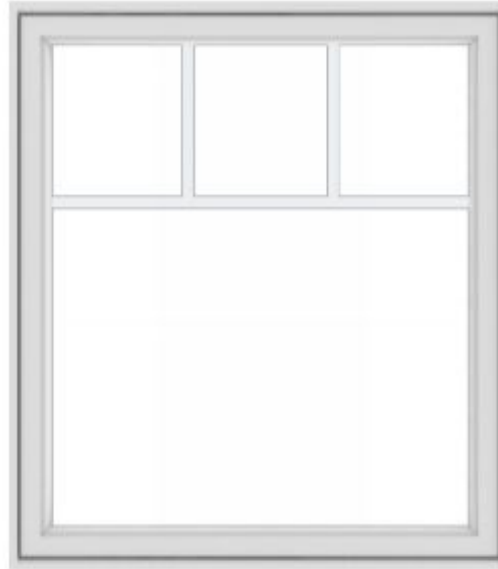
To purchase this product or customize it further, take this summary to your Andersen dealer.

| | |
|----------------|------------------------------------|
| Product Name | 400 Series Casement Window |
| Product ID# | CN125 |
| Unit Width | 20 1/2" |
| Unit Height | 28 3/8" |
| Interior Color | White |
| Glass | Low-E4® Glass |
| Hardware | Contemporary Folding, Satin Nickel |

400 Series Casement Window



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

| | |
|----------------|------------------------------------|
| Product Name | 400 Series Casement Window |
| Product ID# | CX13 |
| Unit Width | 31 1/2" |
| Unit Height | 35 15/16" |
| Interior Color | White |
| Glass | Low-E4® Glass |
| Hardware | Contemporary Folding, Satin Nickel |
| Grille Pattern | Short Fractional |
| Grille Width | 3/4" |
| Exterior Color | White |

3. Condensers - 2 added and hidden by deck

- a. A condenser for heating and cooling system for the 3rd floor to be added as currently no heat is available on the 3rd floor, the primary bedroom. The current cooling is available on the third floor is the wall unit external air conditioner, and therefore the replacement unit would be a Mitsubishi heat pump. As this condenser would be required, we will also replace our furnace system that is aging out with a full furnace and air conditioner unit. This will also utilize the condenser. The condenser will be placed in the side patio, with no view from the street, under the deck.

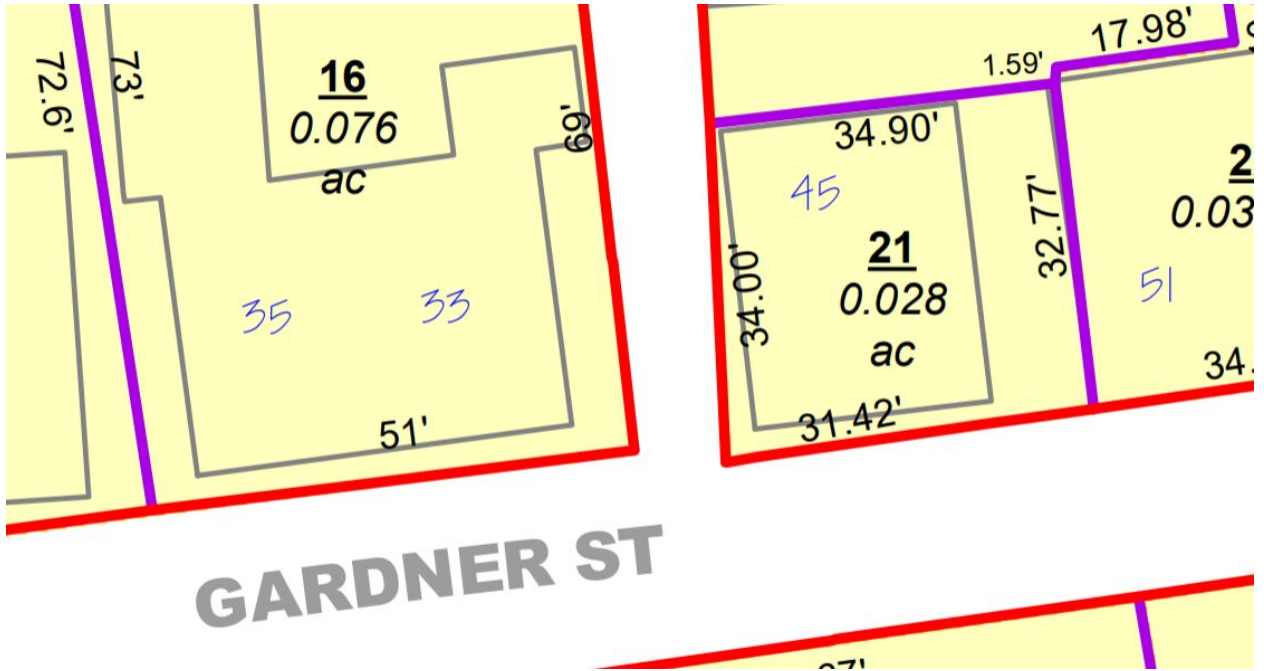


Side yard hidden by fence.



Condensers hidden by fence, and again by deck.

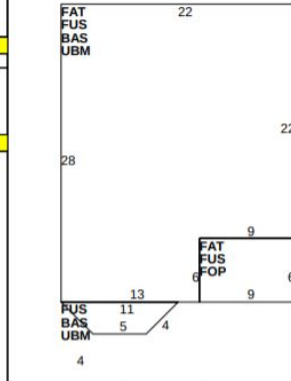
SitePlan:

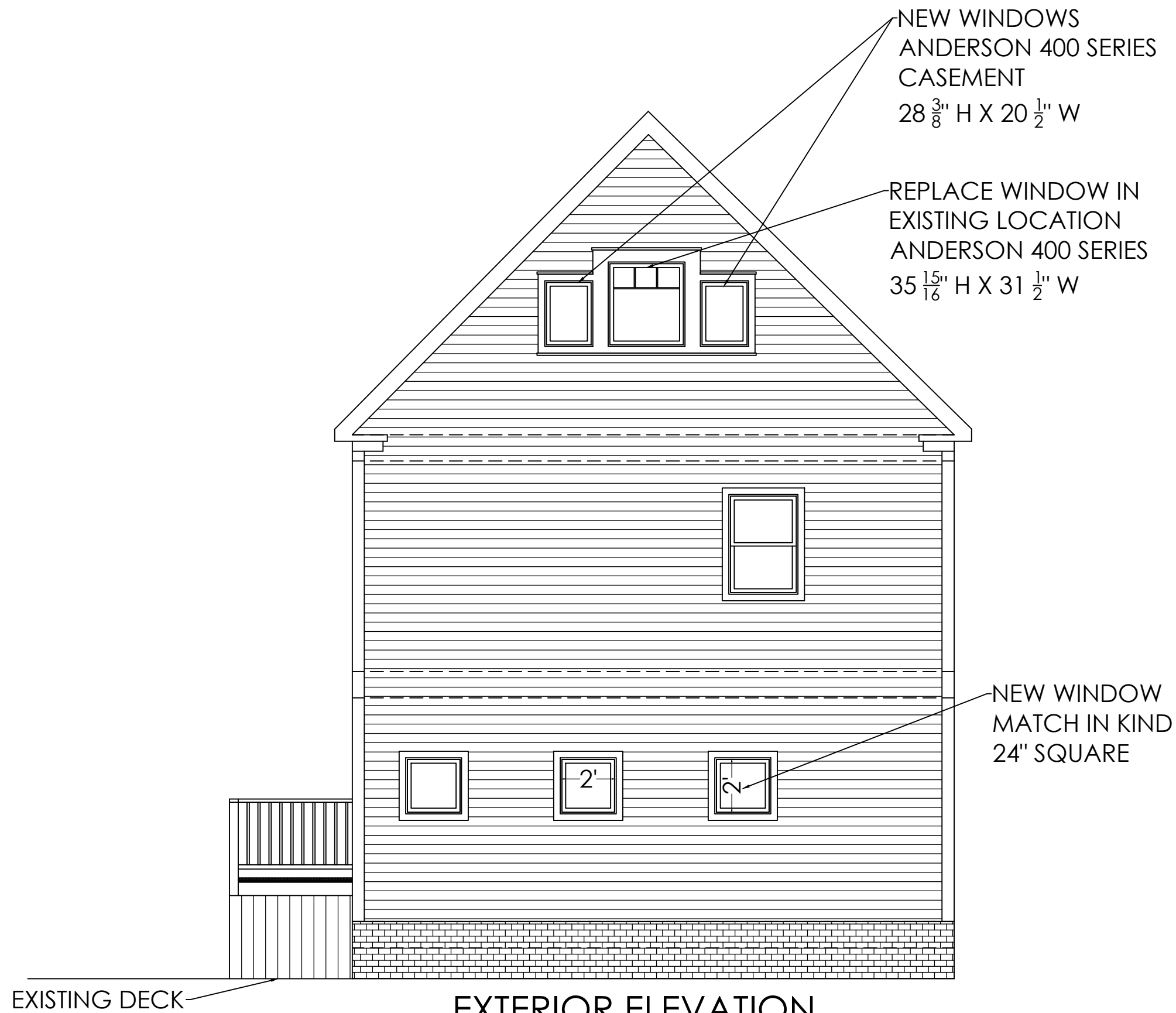


45 Gardner

Property Location: 45 GARDNER ST
 Vision ID: 32977 Account #32977 MAP ID: 0103/ 0021/ 0000/ / Bldg Name: State Use: 1010
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1 Print Date: 09/27/2019 22:31

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------------|-------------|---------------------------------|-------------|-----------|-----------------|-------------|------|-------------|-------------|------------|-----------|-----------|-----------------|-----|-------------|-----|-----|-----|--------|---------|-----|-------|-----|-----|-----|-------|--------|-----|-------------|---|----|----|-------|-------|-----|-----------------------|-----|-----|-----|--------|---------|-----|----------------------|---|-----|-----|-------|--------|----------------------------|--|-------|-------|-------|--|---------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Style | 06 | | Conventional | Bsmt Garage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Model | 01 | | Residential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grade | B+ | | B+ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stories | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Occupancy | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exterior Wall 1 | 11 | | Clapboard | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exterior Wall 2 | 03 | | Gable/Hip | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Structure | 03 | | Asph/F Gls/Cmp | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover | 03 | | Plastered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Wall 1 | 12 | | Hardwood | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Wall 2 | 03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Flr 1 | 03 | | Gas | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Flr 2 | 02 | | Warm Air | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel | 01 | | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type | 03 | | 3 Bedrooms | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AC Type | 03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Bedrooms | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Bthrms | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Half Baths | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Xtra Fixtrs | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Rooms | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Style | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen Style | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen Gr | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WB Fireplaces | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Extra Openings | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Metal Fireplaces | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Extra Openings | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) | | | COST/MARKET VALUATION | | | MIXED USE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | First Floor | 586 | 586 | 586 | 235.67 | 138,102 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FAT | Attic | 154 | 616 | 154 | 58.92 | 36,293 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Ttl. Gross Liv/Lease Area: | | 1,380 | 2,482 | 1,508 | | 355,388 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| BAS | First Floor | 586 | 586 | 586 | 235.67 | 138,102 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FAT | Attic | 154 | 616 | 154 | 58.92 | 36,293 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FOP | Porch, Open | 0 | 54 | 11 | 48.01 | 2,592 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| UBM | Basement, Unfinished | 0 | 586 | 117 | 47.05 | 27,573 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ttl. Gross Liv/Lease Area: | | 1,380 | 2,482 | 1,508 | | 355,388 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |





EXISTING DECK

EXTERIOR ELEVATION
NORTH WEST SIDE

NEW WINDOWS
ANDERSON 400 SERIES
CASEMENT
28 ³/₈" H X 20 ¹/₂" W

REPLACE WINDOW IN
EXISTING LOCATION
ANDERSON 400 SERIES
35 ¹⁵/₁₆" H X 31 ¹/₂" W

NEW WINDOW
MATCH IN KIND
24" SQUARE

REVISIONS:

TOBEY DESIGN GROUP
INTERIOR DESIGN
143 Pepperell Rd, Kittery Point, ME 03905
Phone: 603.430.7621
www.tobeydesign.com

LAURA KOULET
45 GARDNER ST
PORTSMOUTH NH 03801

EXTERIOR ELEVATION

ID-4

121 Northwest Street
Public Hearing
(LU-20-194)

Land Use Application

LU-20-194

Status: Active

Submitted: Sep 29, 2020

Applicant



Connor Bell

6033198199

connor@placework.studio

Location

121 NORTHWEST ST

Portsmouth, NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an **ADDITION** to an existing structure or a **NEW** structure on a property that already has structure(s) on it
true

New Construction: any project (commercial or residential) that involves adding a **NEW** structure on a parcel that is currently **VACANT**. If there are any existing structures on the property (even if you are planning to remove them), you should select **Addition and Renovation** above

--

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: **Waterfront Business, Office Research, Industrial, or Waterfront Industrial**

--

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Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

--

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

--

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

--

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

Request for Extension of Previously Granted Land Use Approval

--

Appeal of an Administrative Decision or Request for Equitable Waiver

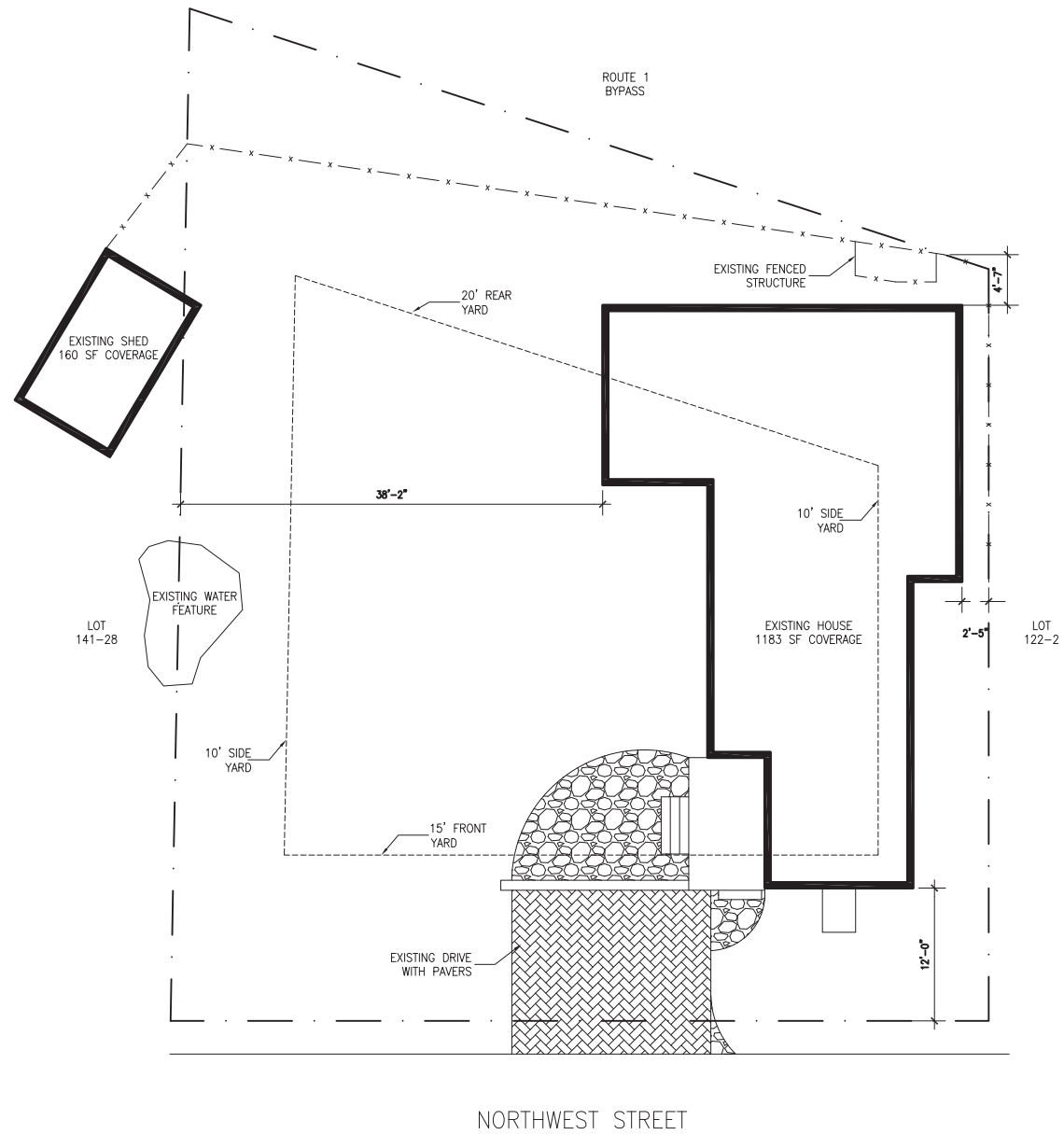
--

CITY OF PORTSMOUTH
Historic District Commission
Public Hearing
November 4, 2020



EXISTING SITE PLAN

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

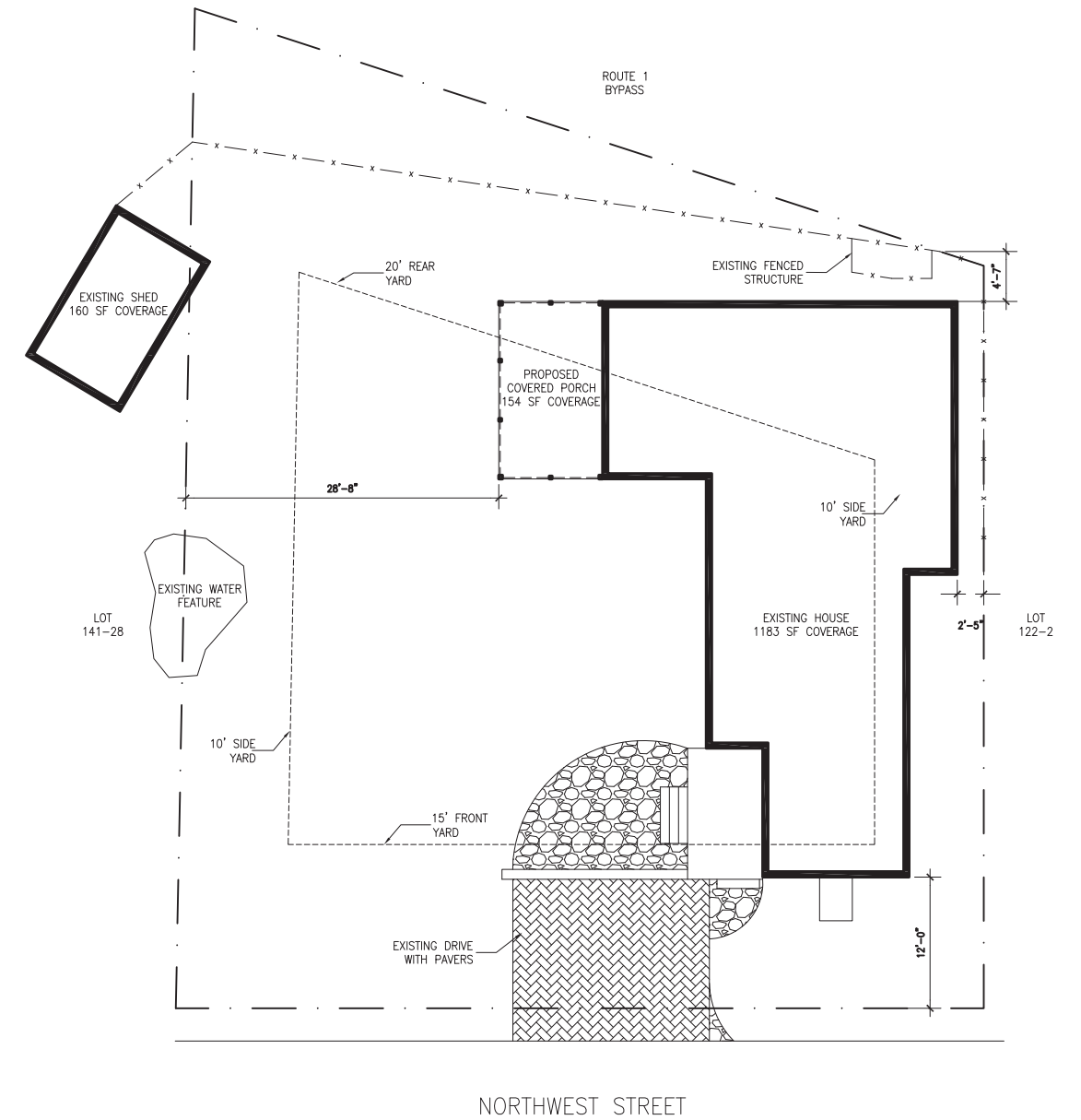


KEY
 ——— PROPERTY LINE
 - - - - - SETBACK
 - x - - - EXISTING FENCE

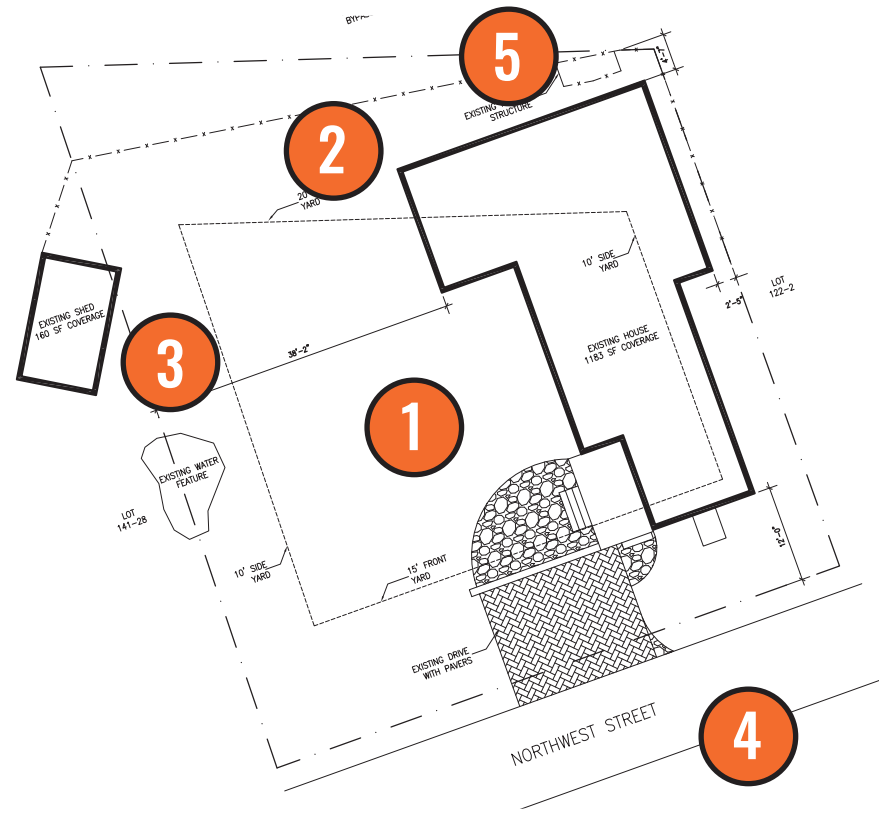
| | |
|------------------------|--------|
| EXISTING LOT COVERAGE: | |
| HOUSE: | 1,265 |
| SHED: | 4 |
| TOTAL: | 1,269 |
| EXISTING OPEN SPACE: | |
| SITE: | 5,844 |
| HOUSE: | -1,265 |
| SHED: | -4 |
| WALKWAY: | -166 |
| DRIVE: | -212 |
| TOTAL: | 4,197 |
| PROPOSED LOT COVERAGE: | |
| HOUSE: | 1,419 |
| SHED: | 4 |
| TOTAL: | 1,423 |
| PROPOSED OPEN SPACE: | |
| SITE: | 5,844 |
| HOUSE: | -1,419 |
| SHED: | -4 |
| WALKWAY: | -166 |
| DRIVE: | -212 |
| TOTAL: | 4,043 |



EXISTING SITE PLAN



PROPOSED SITE PLAN



1 SOUTH CORNER



2 NORTH FACADE



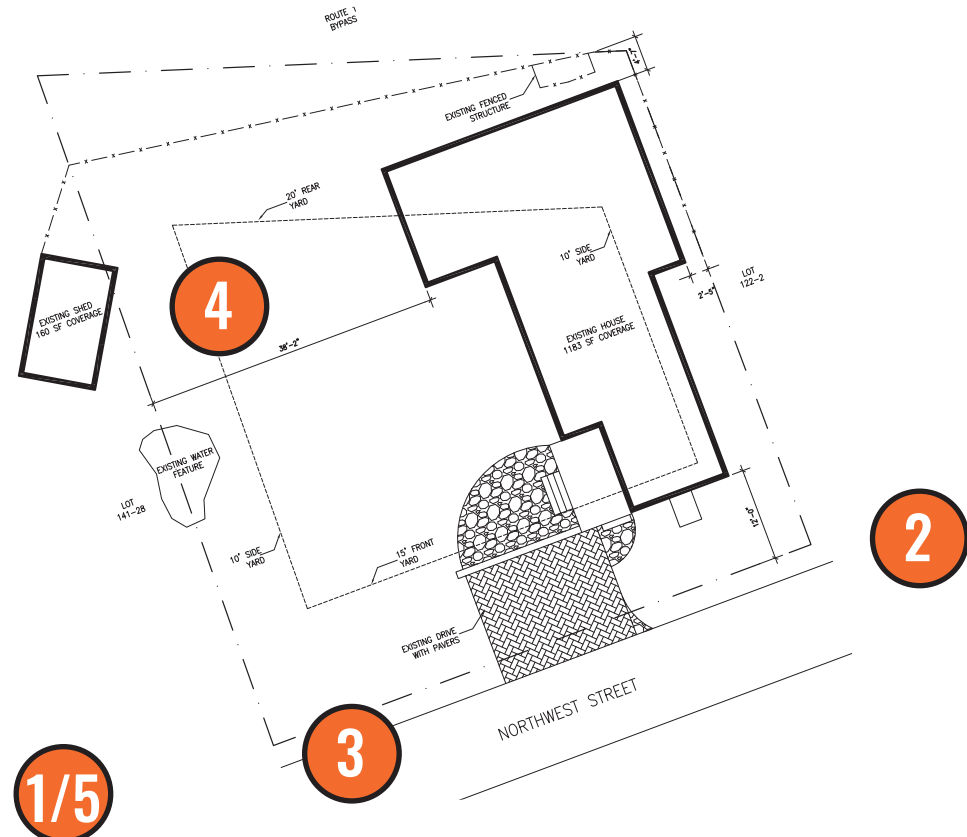
3 WEST FACADE



4 SOUTH FACADE



5 NORTH FACADE



1 SOUTH FACADE FROM ADJACENT YARD



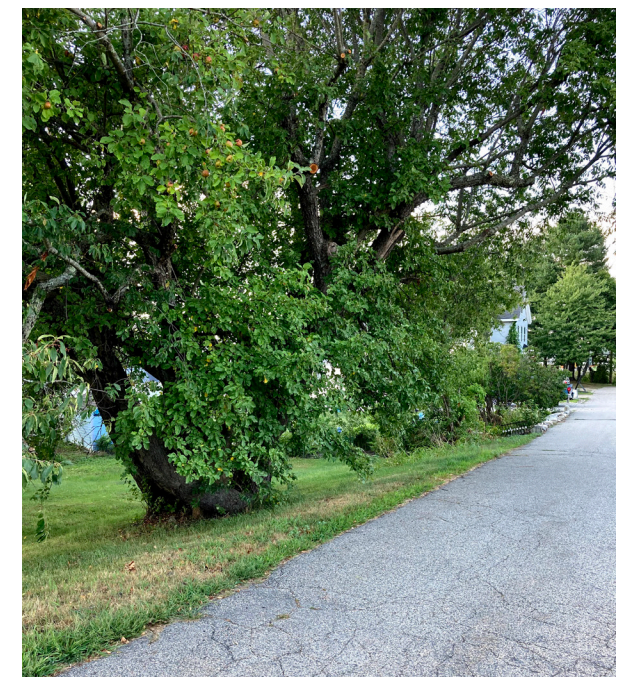
2 NORTHEAST CORNER FROM STREET



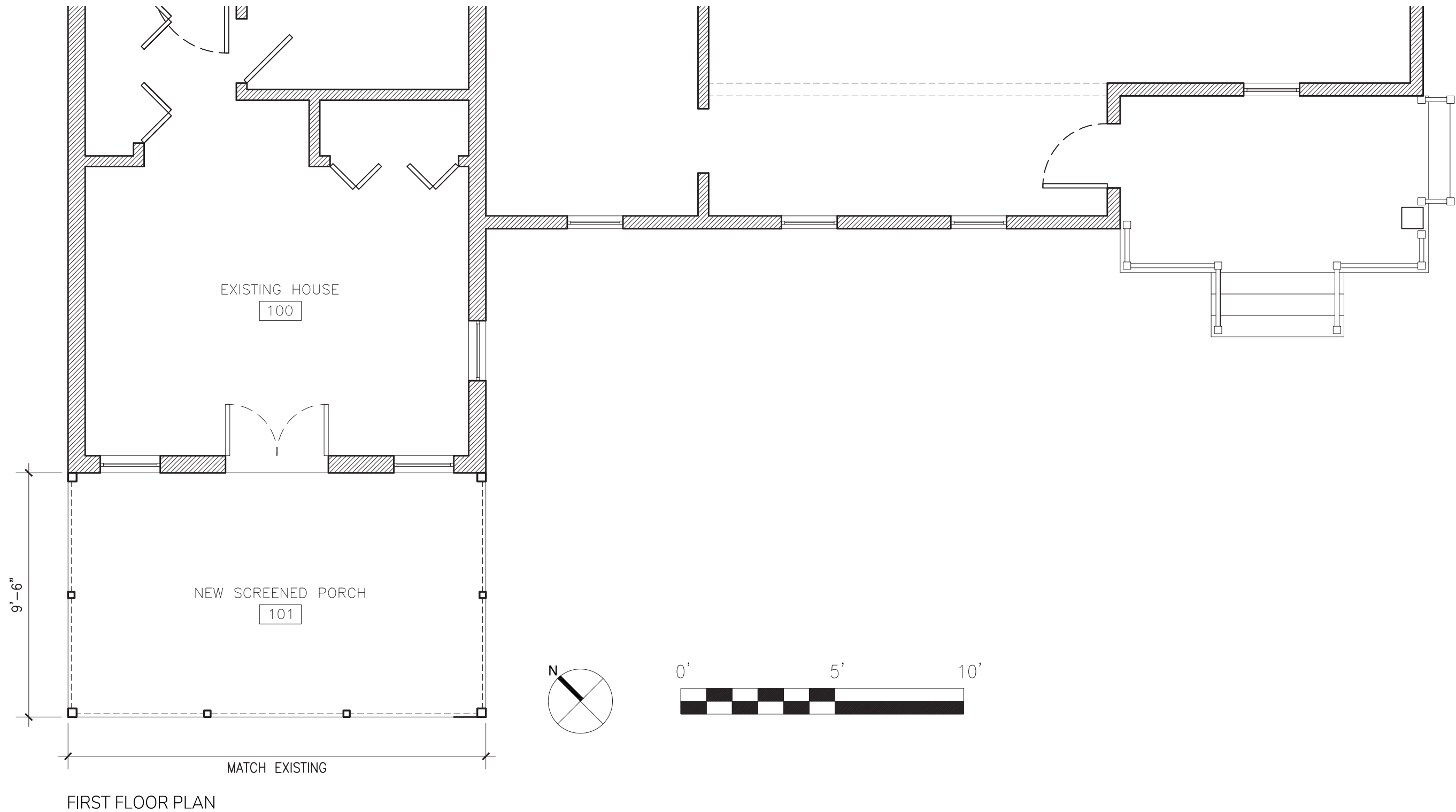
3 SOUTHEAST CORNER FROM STREET



4 SOUTH EAST CORNER FROM YARD

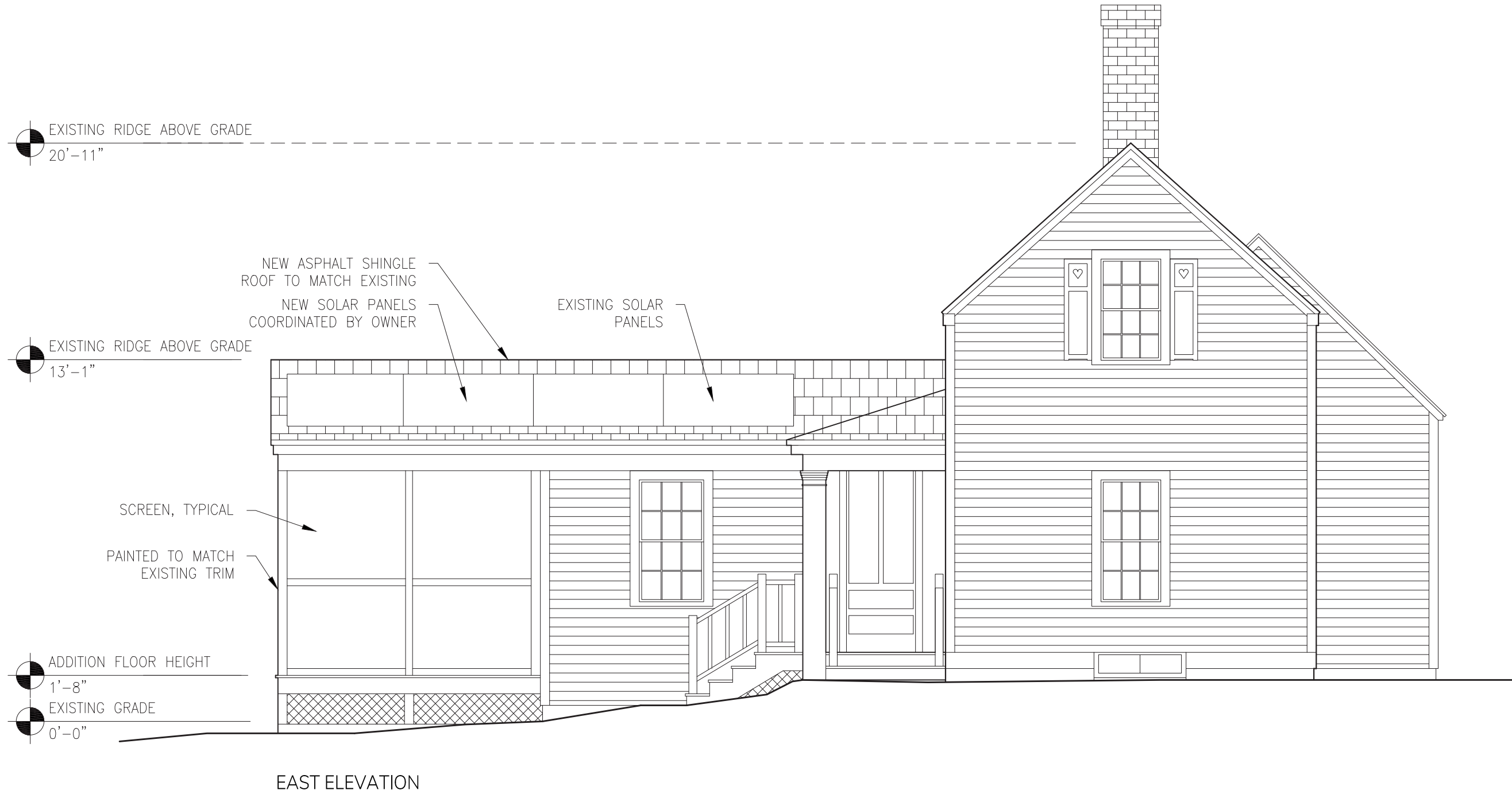


5 SOUTHEAST CORNER FROM STREET



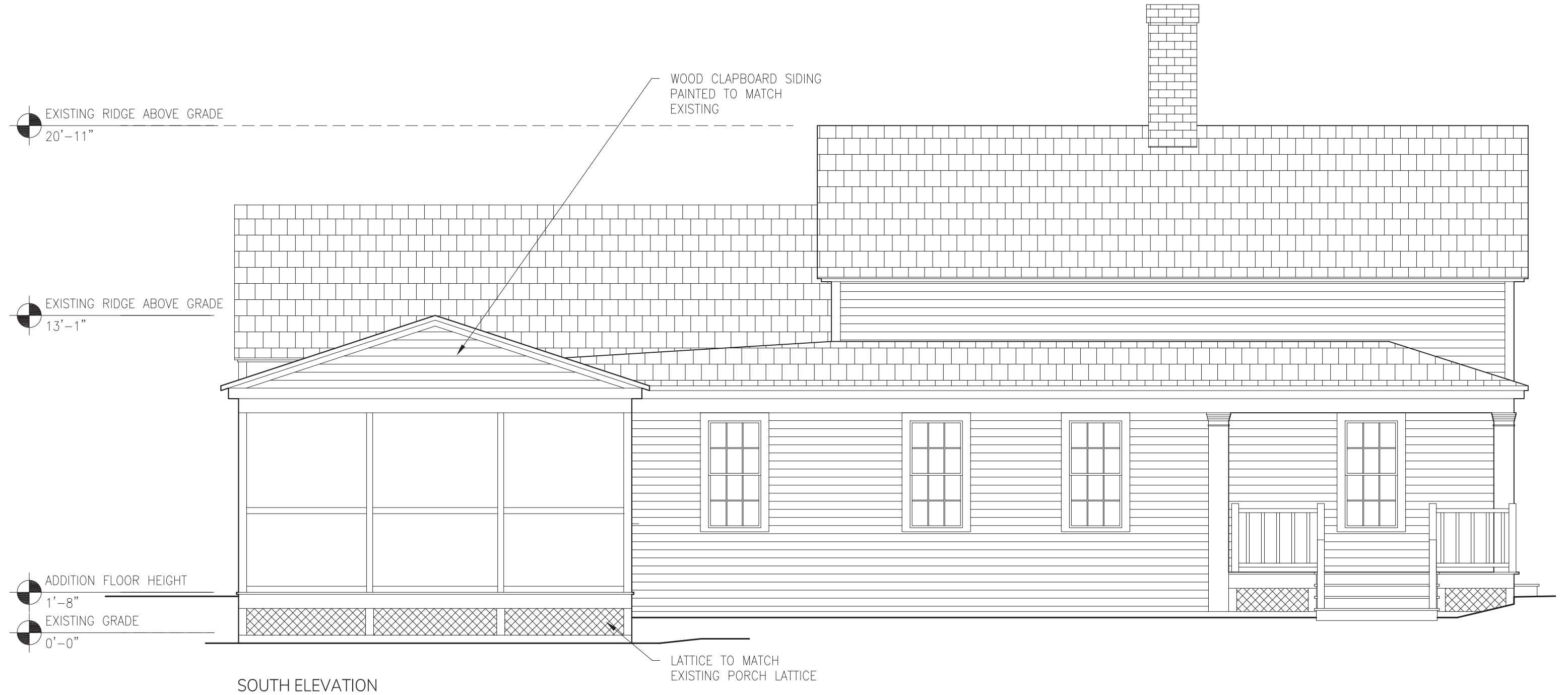
PROPOSED ELEVATIONS

SCALE: 3/16"=1'-0"



PROPOSED ELEVATIONS

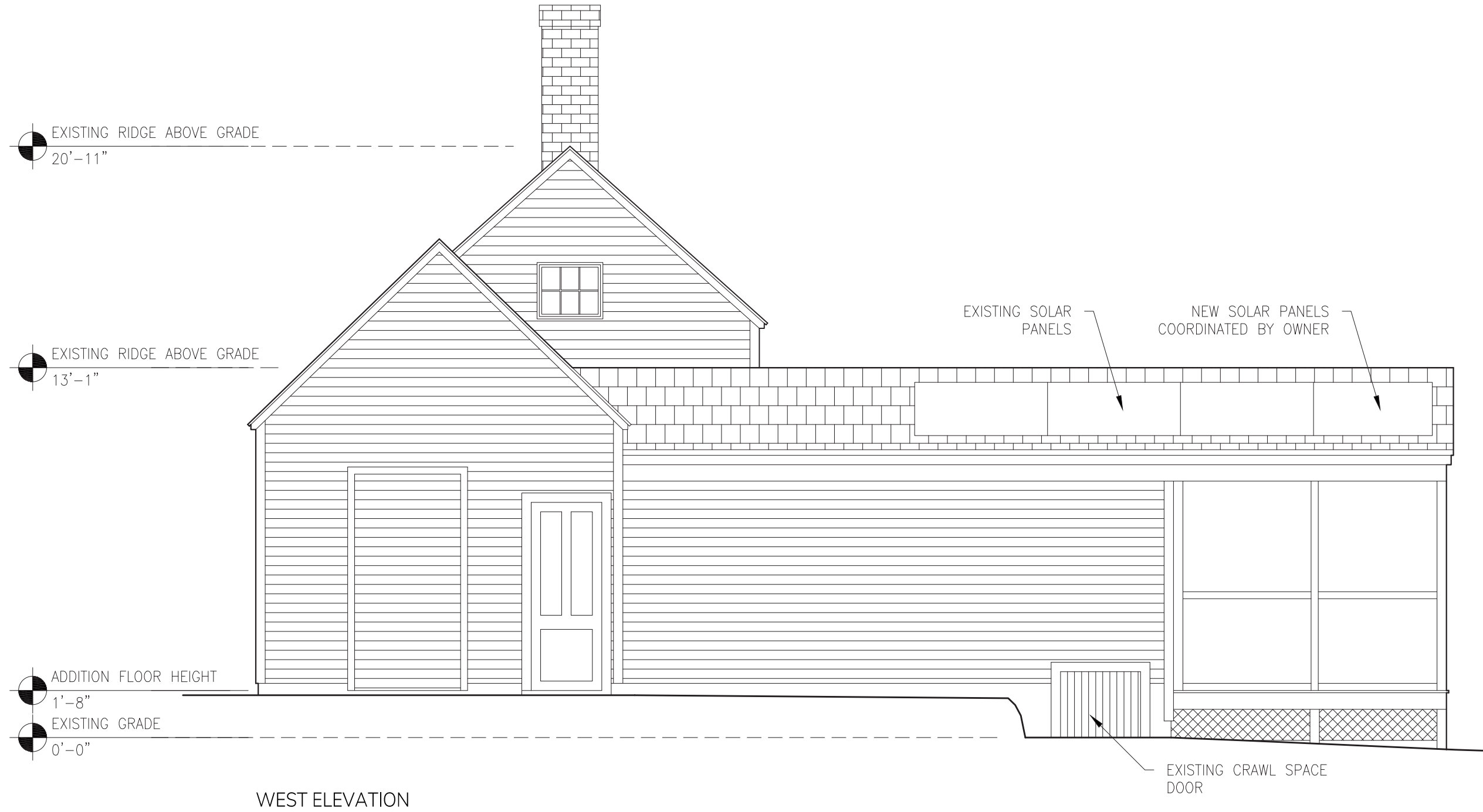
SCALE: 3/16"=1'-0"



121 NORTHWEST STREET
PORTSMOUTH, NH

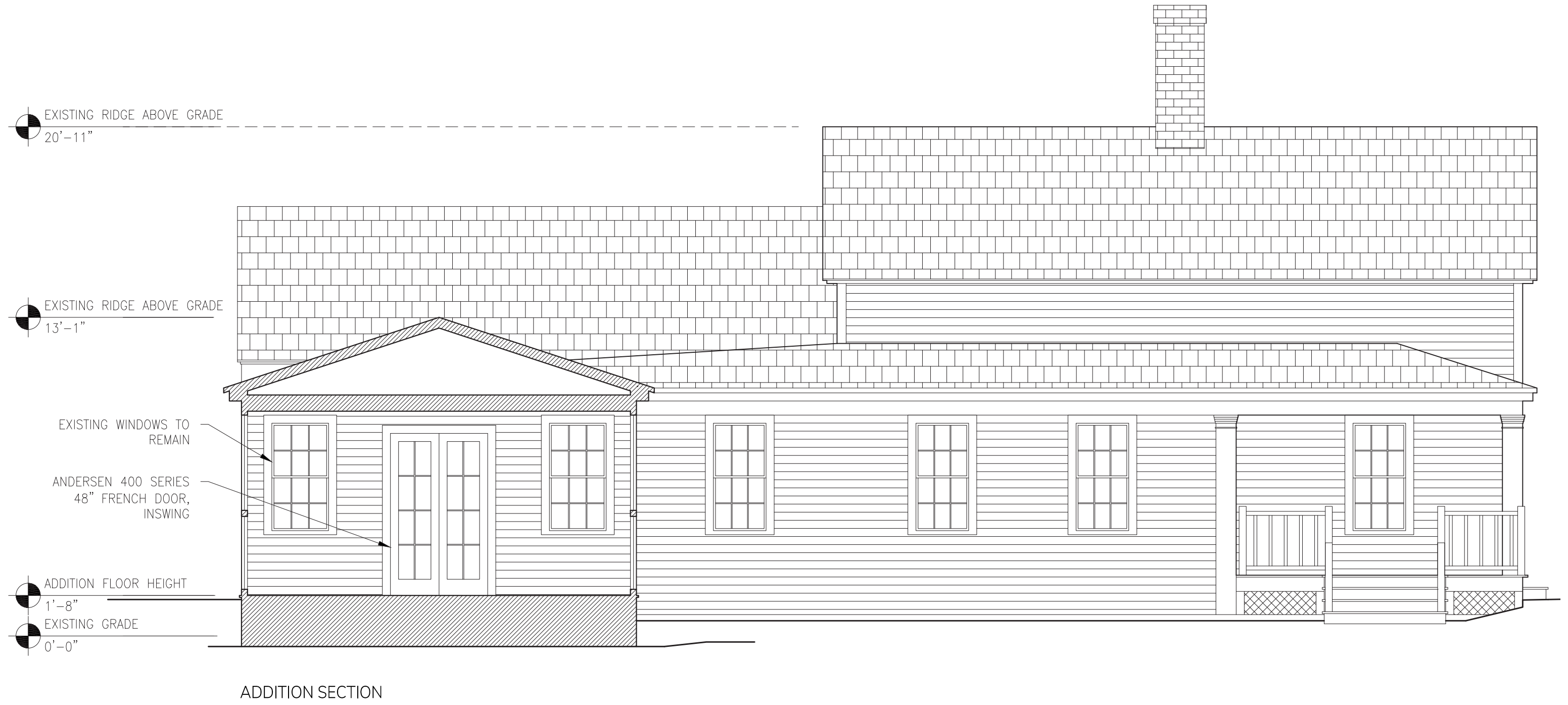
PROPOSED ELEVATIONS

SCALE: 3/16"=1'-0"



PROPOSED SECTION

SCALE: 1/4"=1'-0"



121 NORTHWEST STREET
PORTSMOUTH, NH

PROPOSED DOORS AT NEW CONSTRUCTION



400 SERIES FRENCHWOOD® HINGED PATIO DOOR

GLASS OPTIONS

All patio doors feature tempered glass.

- Low-E4® glass
- Low-E4 glass with HeatLock® Technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock Technology

- Virtually maintenance-free
- Perma-Shield® exteriors are low maintenance and never need painting
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstrip is designed to help seal out drafts, wind and water
- Frenchwood® gliding patio doors feature adjustable ball-bearing rollers provide smooth, long-lasting gliding operation
- Frenchwood hinged patio doors feature adjustable hinges for long-lasting performance
- Add style with grilles, exterior trim, art glass or patterned glass



EXISTING WINDOWS TO REMAIN

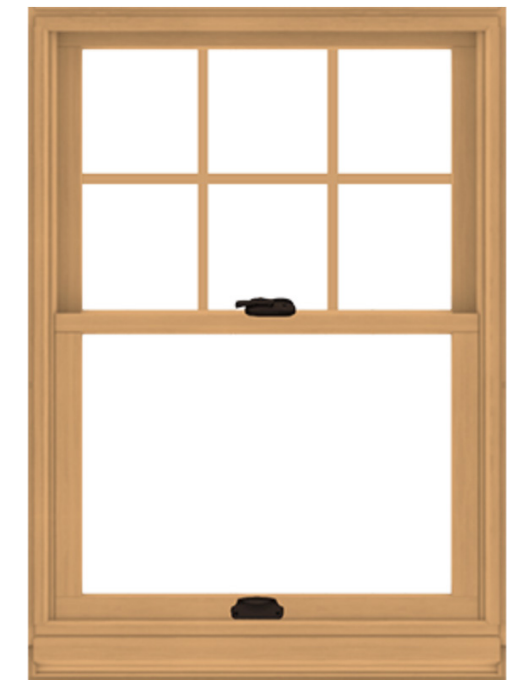


400 SERIES DOUBLE-HUNG WINDOW

GLASS OPTIONS

- Low-E4® glass
- Low-E4 glass with HeatLock® Technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock Technology

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Add style with grilles, exterior trim, art glass or patterned glass
- Available with Stormwatch® Protection for coastal areas



100 Market Street
Work Session #2
(LUHD-198)

Historic District Commission Work Session or Administrative Approval Application

LUHD-198

Status: Active

Submitted: Sep 18, 2020

Applicant



Timothy Hart

207-553-2115 Ext.101

thart@canal5studio.com

Location

100 MARKET ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Renovations to corner entrance.

Removal of sunshades.

Painting window frames and mullions.

Description of Proposed Work (Planning Staff)

new construction to an existing structure (remove and replace existing front corner entrance) and renovations to an existing structure (remove sunshades)

Project Representatives

Zip Code

04101

Phone

207-553-2115 Ext.101

Email Address

thart@canal5studio.com

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

--

Relationship to Project

Architect

City/Town

Portland

Full Name (First and Last)

Timothy Hart

State

ME

Business Name (if applicable)

Canal 5 Studio

Mailing Address (Street)

One Canal Plaza, #888

City/Town

Portsmouth

Phone

603-431-8701

Zip Code

03801

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

Architect - Owner's Representative

Full Name (First and Last)

Britni Rotunda

Business Name (if applicable)

Destefano Mangel Architects

COVER

- A1 - FLOOR PLANS-EXISTING & PROPOSED
- A2 - ELEVATIONS
- A3 - ELEVATIONS
- A4 - ELEVATIONS
- A5 - EXTERIOR PERSPECTIVE



SPRINGER'S JEWELERS PORTSMOUTH EXTERIOR RENOVATIONS

100 MARKET STREET, PORTSMOUTH, NH

HDC WORK SESSION

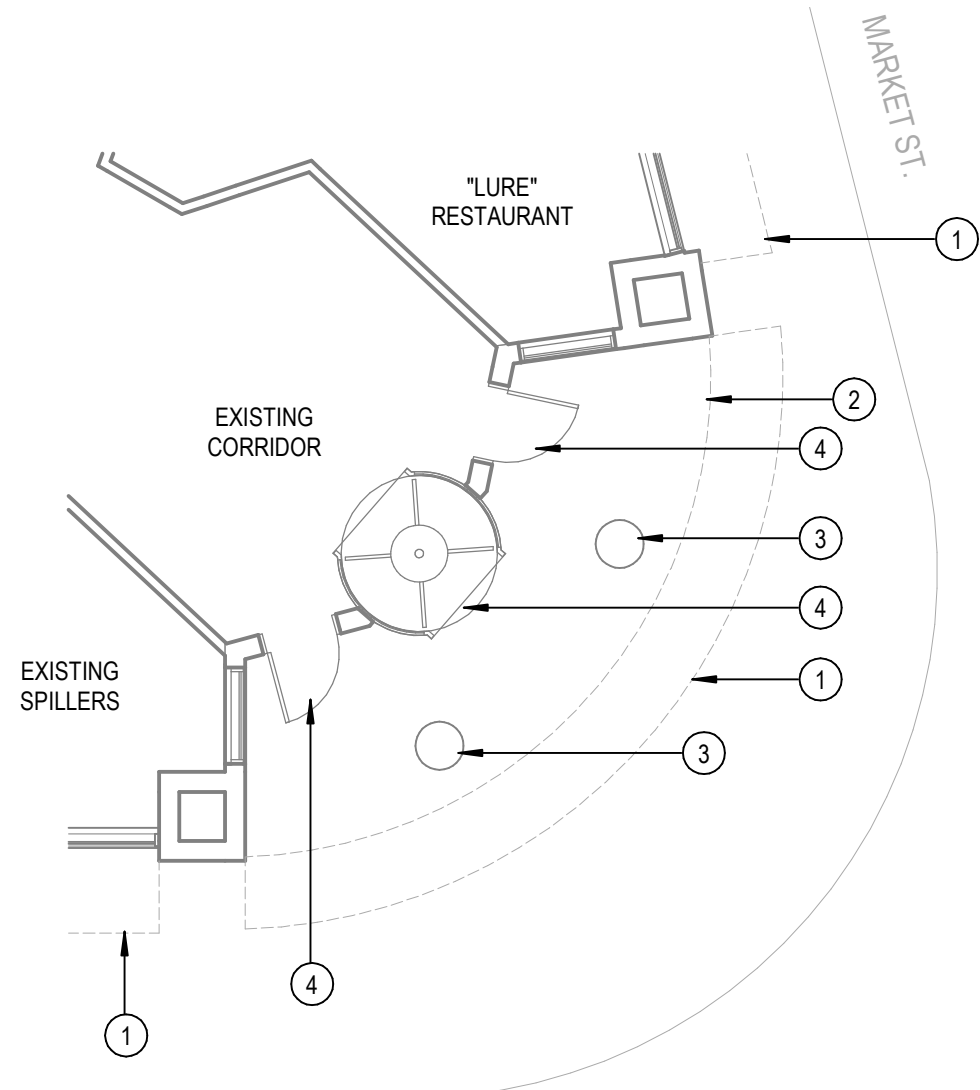
NOVEMBER 10, 2020

CANAL 5 STUDIO
Architecture / Planning / Interior Design

207 553 2115
One Canal Plaza, Suite 888
Portland, Maine 04101

canal5studio.com

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TO BE COPIED OR REPRODUCED IN PART OR WHOLE.
2020 © CANAL 5 STUDIO

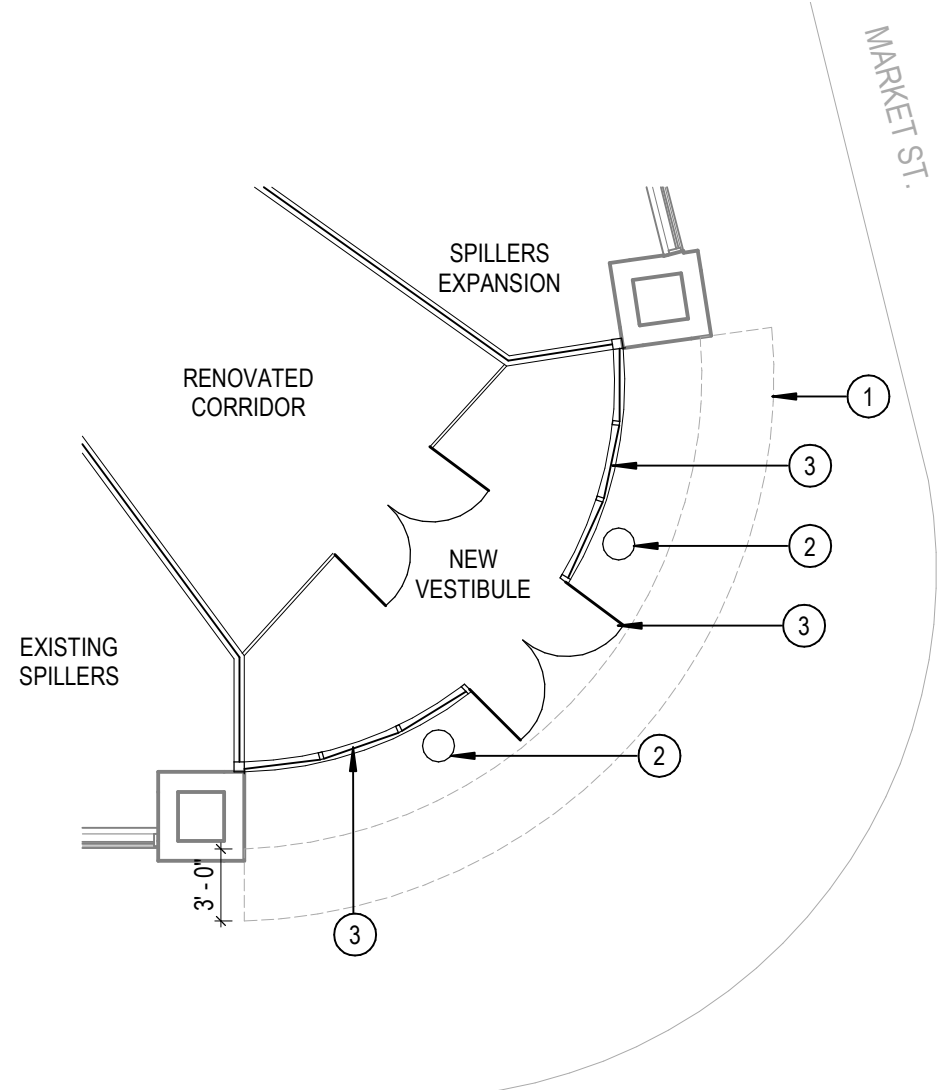
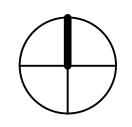


HANOVER ST.

1 FLOOR PLAN- EXISTING CONDITIONS
1/8" = 1'-0"

KEY-EXISTING CONDITIONS

- ① EXISTING CANOPY TO BE REMOVED
- ② EXISTING SOFFIT ABOVE
- ③ EXISTING COLUMN COVER TO BE REMOVED
- ④ EXISTING STOREFRONT/ENTRY TO BE REMOVED

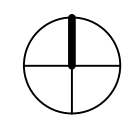


HANOVER ST.

2 FLOOR PLAN-PROPOSED-
1/8" = 1'-0"

KEY-PROPOSED PLAN

- ① NEW CANOPY ABOVE
- ② EXISTING COLUMN WITH NEW STAINLESS STEEL COVER
- ③ NEW GLASS/STAINLESS STEEL ENTRY

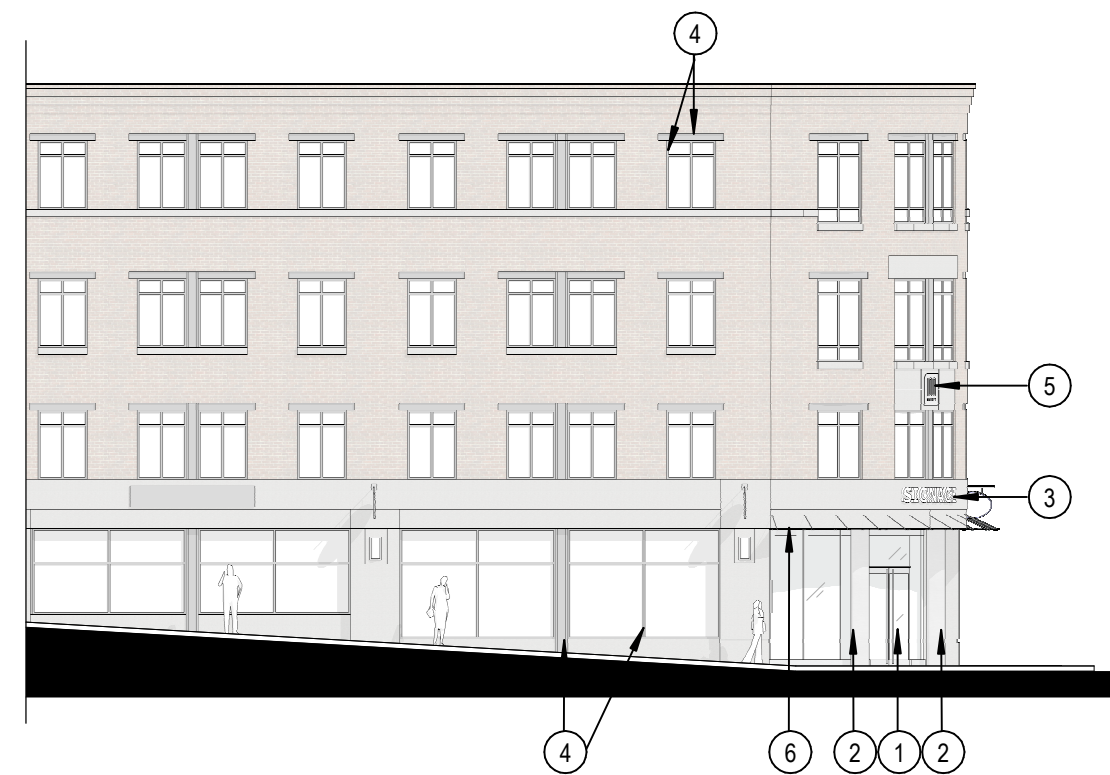




1 ELEVATION- HANOVER ST. EXISTING
1/16" = 1'-0"

KEY-EXISTING CONDITIONS

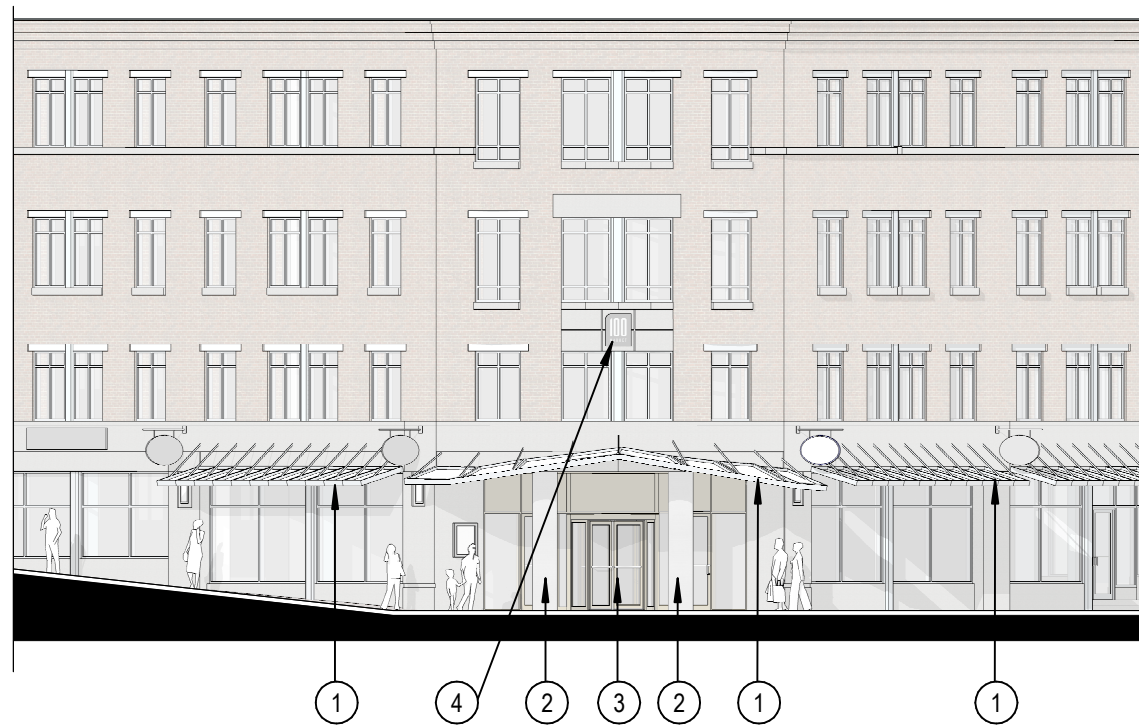
- ① EXISTING CANOPY TO BE REMOVED
- ② EXISTING COLUMN COVER TO BE REMOVED
- ③ EXISTING STOREFRONT/ENTRY TO BE REMOVED
- ④ EXISTING '100 MARKET' SIGN TO BE REMOVED



2 ELEVATION-HANOVER ST. PROPOSED-
1/16" = 1'-0"

KEY-PROPOSED ELEVATION

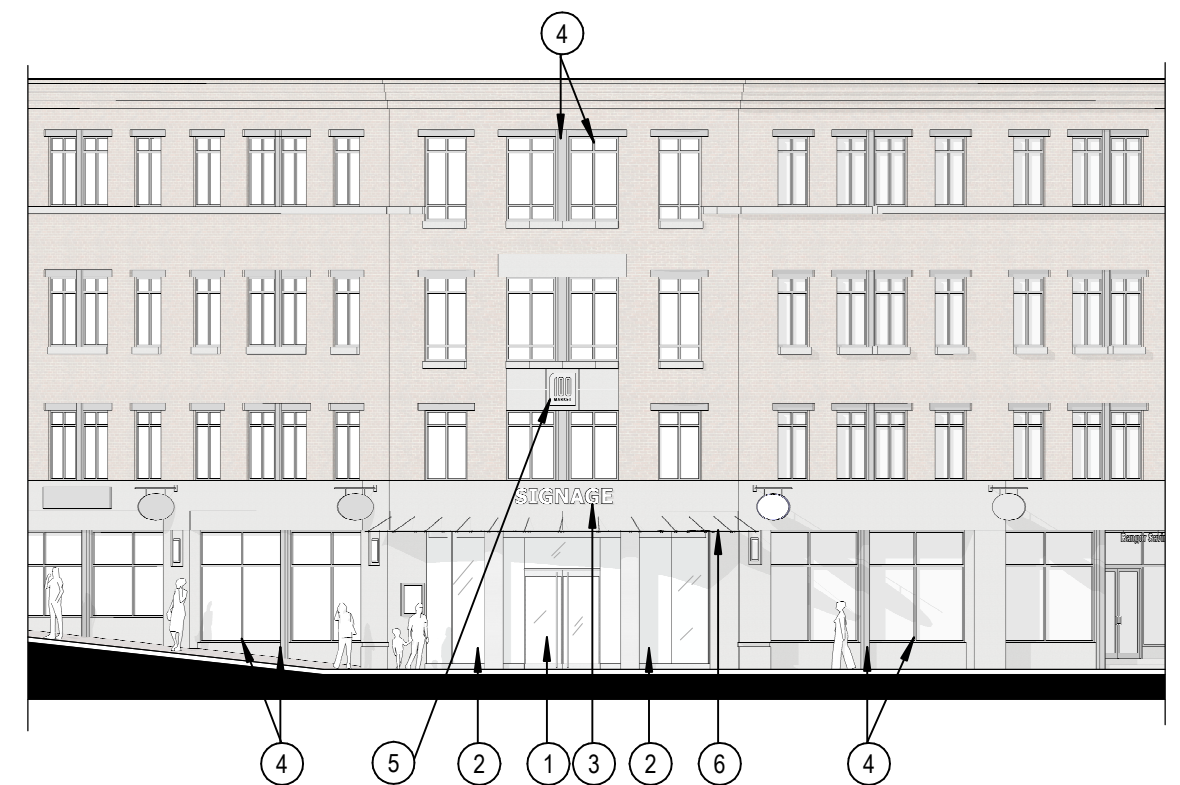
- ① NEW GLASS/STAINLESS STEEL ENTRY
- ② EXISTING COLUMN WITH NEW STAINLESS STEEL COVER
- ③ NEW SIGNAGE ALONG CURVE
- ④ ALL EXISTING WINDOW FRAMES/MULLIONS PAINTED BLACK
- ⑤ NEW STAINLESS STEEL '100 MARKET' SIGN
- ⑥ NEW GLASS & STAINLESS STEEL CANOPY



1 ELEVATION- MARKET & HANOVER ST.
EXISTING
1/16" = 1'-0"

KEY-EXISTING CONDITIONS

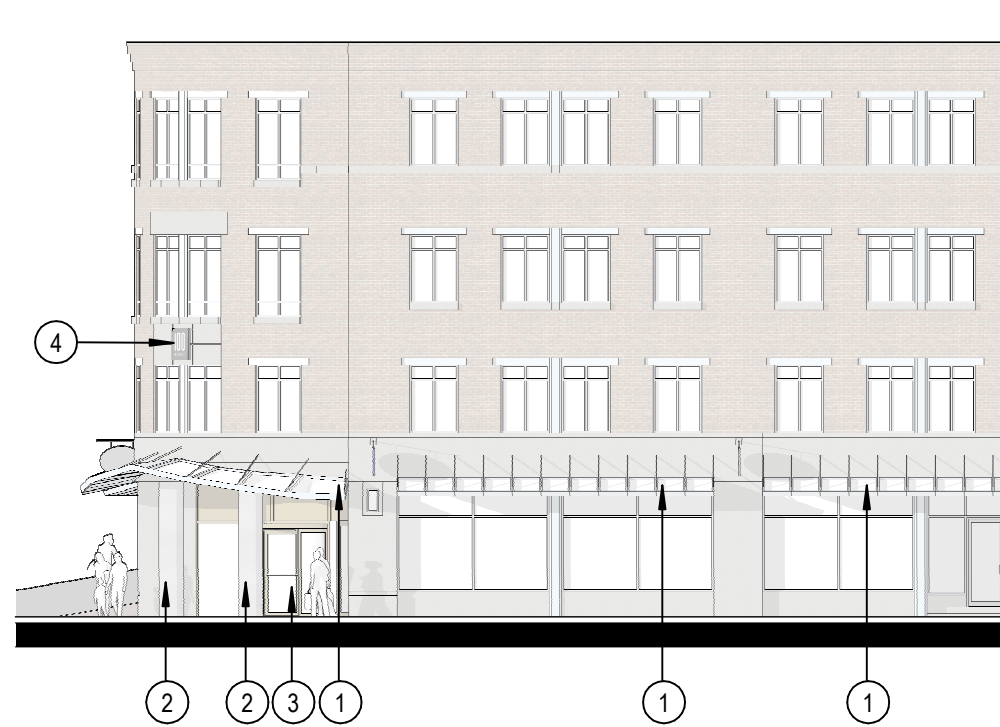
- ① EXISTING CANOPY TO BE REMOVED
- ② EXISTING COLUMN COVER TO BE REMOVED
- ③ EXISTING STOREFRONT/ENTRY TO BE REMOVED
- ④ EXISTING '100 MARKET' SIGN TO BE REMOVED



2 ELEVATION-MARKET & HANOVER ST.
PROPOSED-
1/16" = 1'-0"

KEY-PROPOSED ELEVATION

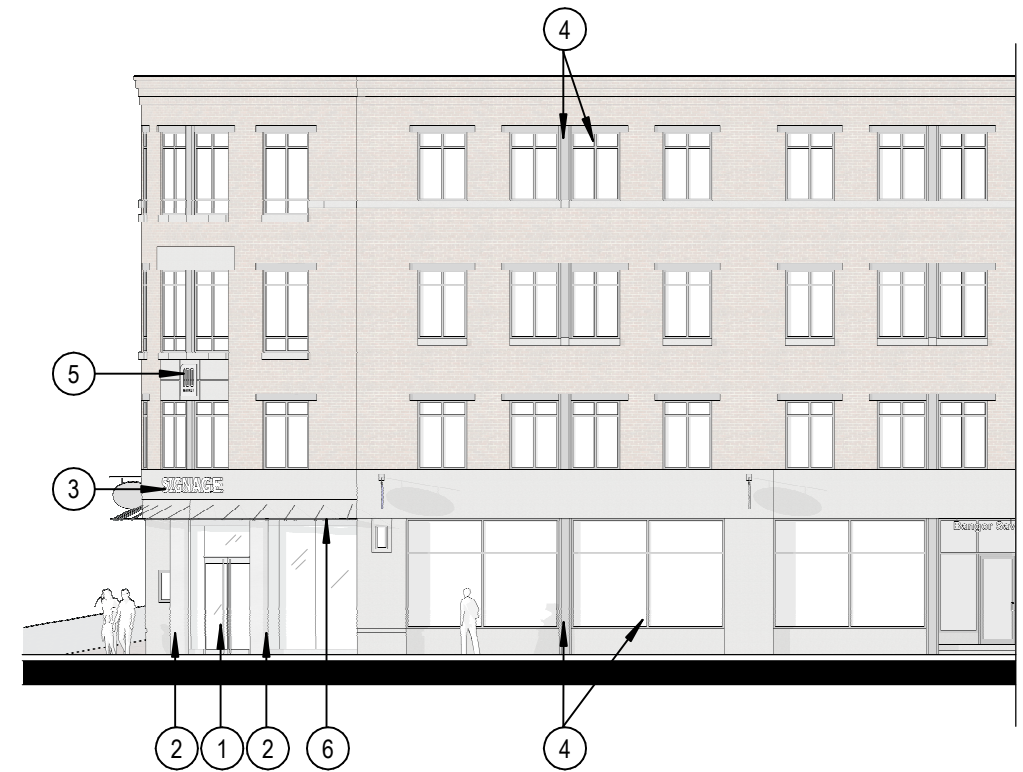
- ① NEW GLASS/STAINLESS STEEL ENTRY
- ② EXISTING COLUMN WITH NEW STAINLESS STEEL COVER
- ③ NEW SIGNAGE ALONG CURVE
- ④ ALL EXISTING WINDOW FRAMES/MULLIONS PAINTED BLACK
- ⑤ NEW STAINLESS STEEL '100 MARKET' SIGN
- ⑥ NEW GLASS & STAINLESS STEEL CANOPY



1 ELEVATION- MARKET ST. EXISTING
1/16" = 1'-0"

KEY-EXISTING CONDITIONS

- ① EXISTING CANOPY TO BE REMOVED
- ② EXISTING COLUMN COVER TO BE REMOVED
- ③ EXISTING STOREFRONT/ENTRY TO BE REMOVED
- ④ EXISTING '100 MARKET' SIGN TO BE REMOVED



2 ELEVATION-MARKET ST. PROPOSED-
1/16" = 1'-0"

KEY-PROPOSED ELEVATION

- ① NEW GLASS/STAINLESS STEEL ENTRY
- ② EXISTING COLUMN WITH NEW STAINLESS STEEL COVER
- ③ NEW SIGNAGE ALONG CURVE
- ④ ALL EXISTING WINDOW FRAMES/MULLIONS PAINTED BLACK
- ⑤ NEW STAINLESS STEEL '100 MARKET' SIGN
- ⑥ NEW GLASS & STAINLESS STEEL CANOPY



1 PERSPECTIVE- HANOVER ST.
EXISTING
1/16" = 1'-0"



2 PERSPECTIVE-HANOVER ST.
PROPOSED-
1/16" = 1'-0"

**500 Market Street
Work Session
(LUHD-211)**

Historic District Commission Work Session or Administrative Approval Application

LUHD-211

Status: Active

Submitted: Oct 06, 2020

Applicant



Michael Street

6037770515

michaels@cpmanagement.com

Location

500 MARKET ST

9

Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Rear deck replacement for Buildings A, B, and C

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

State

NH

Business Name (if applicable)

CPManagement, Inc.

Phone

603-778-6300

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

Property Manager

Email Address

michaels@cpmanagement.com

Full Name (First and Last)

Michael Street

City/Town

Exeter

Zip Code

03833

Mailing Address (Street)

11 Court Street

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

--

Full Name (First and Last)

Aaron Wilson

State

ME

Phone

2079390214

Mailing Address (Street)

80 Leighton Rd

City/Town

Falmouth

Zip Code

04105

Business Name (if applicable)

Associated Design Partners Inc

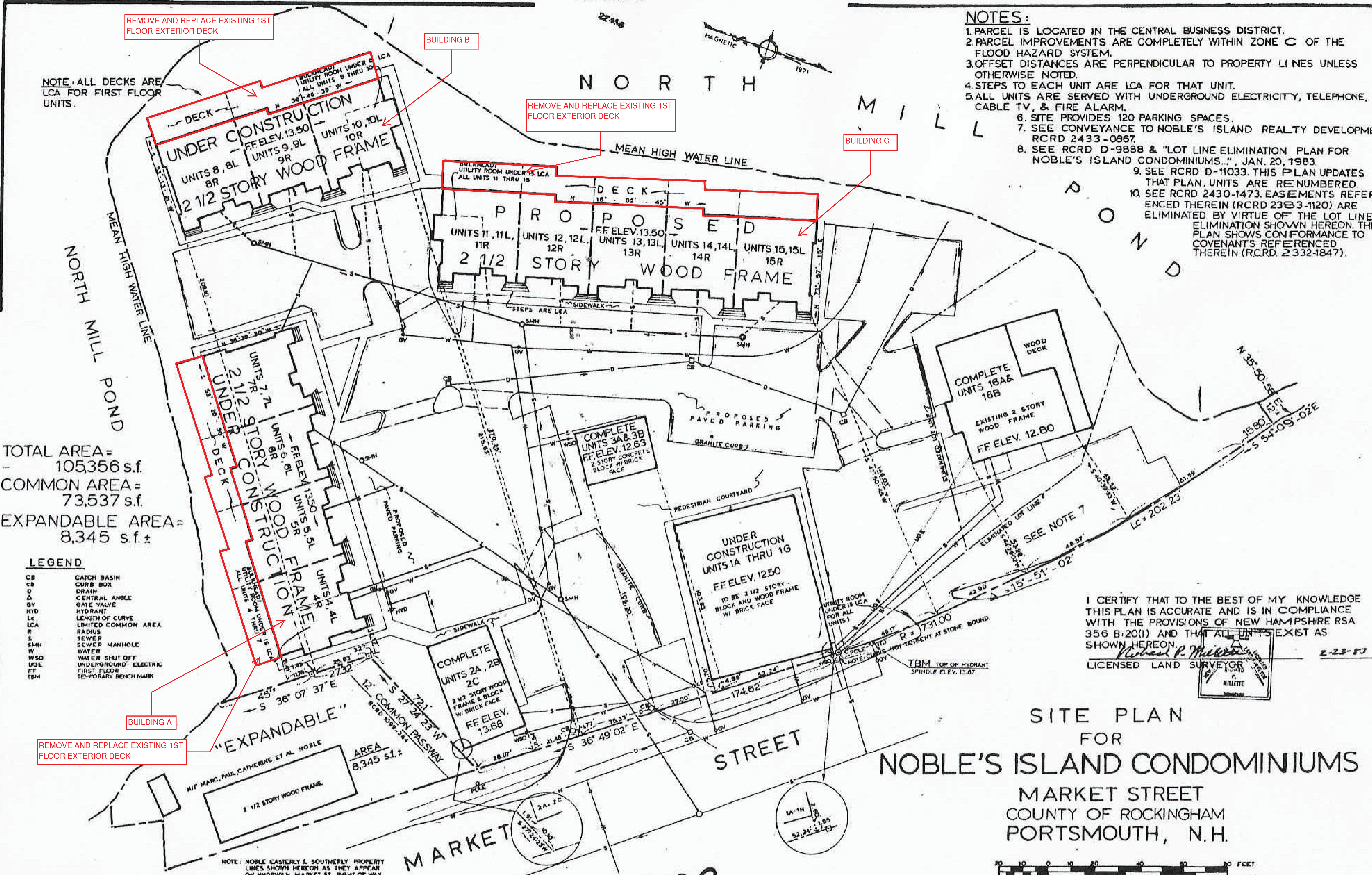
NOTES:

1. PARCEL IS LOCATED IN THE CENTRAL BUSINESS DISTRICT.
2. PARCEL IMPROVEMENTS ARE COMPLETELY WITHIN ZONE C OF THE FLOOD HAZARD SYSTEM.
3. OFFSET DISTANCES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
4. STEPS TO EACH UNIT ARE LCA FOR THAT UNIT.
5. ALL UNITS ARE SERVED WITH UNDERGROUND ELECTRICITY, TELEPHONE, CABLE TV, & FIRE ALARM.
6. SITE PROVIDES 120 PARKING SPACES.
7. SEE CONVEYANCE TO NOBLE'S ISLAND REALTY DEVELOPMENT RCRD 2433-0867.
8. SEE RCRD D-9888 & "LOT LINE ELIMINATION PLAN FOR NOBLE'S ISLAND CONDOMINIUMS..." JAN. 20, 1983.
9. SEE RCRD D-11033. THIS PLAN UPDATES THAT PLAN. UNITS ARE RE-NUMBERED.
10. SEE RCRD 2430-1473. EASEMENTS REFERENCED THEREIN (RCRD 2303-1120) ARE ELIMINATED BY VIRTUE OF THE LOT LINE ELIMINATION SHOWN HEREON. THIS PLAN SHOWS CONFORMANCE TO COVENANTS REFERENCED THEREIN (RCRD. 2332-1847).

N O R T H

M I L L

P O N D



TOTAL AREA = 105,356 s.f.
 COMMON AREA = 73,537 s.f.
 EXPANDABLE AREA = 8,345 s.f.±

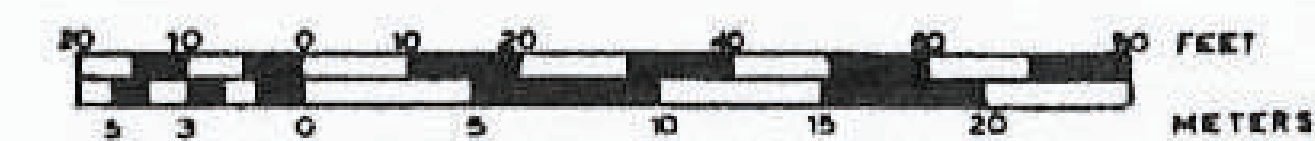
LEGEND

- CB CATCH BASIN
- CB BOX CURB BOX
- DRAIN
- CA CENTRAL ANGLE
- GV GATE VALVE
- HYD HYDRANT
- LCA LENGTH OF CURVE
- LCA LIMITED COMMON AREA
- R RADIUS
- SMH SEWER MANHOLE
- W WATER
- WSO WATER SHUT OFF
- UOE UNDERGROUND ELECTRIC
- FF FIRST FLOOR
- TBM TEMPORARY BENCH MARK

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(i) AND THAT ALL UTILITIES EXIST AS SHOWN HEREON.

Richard P. Millette
 LICENSED LAND SURVEYOR
 2-23-83

SITE PLAN FOR
 NOBLE'S ISLAND CONDOMINIUMS
 MARKET STREET
 COUNTY OF ROCKINGHAM
 PORTSMOUTH, N.H.



SCALE: 1" = 20'

JANUARY 20, 1983

RICHARD P. MILLETTE AND ASSOC. THE HILL PORTSMOUTH, NH 0380'

PORTSMOUTH PLANNING BOARD
Edward Clarke 2-25-83

For Recording Purposes Only -
 Not a sub-division.

D-11709
 Sheet 1 of 8

20089 500 Market St / Portsmouth, NH
Photographs taken by Aaron Wilson, P.E.

DSC00544 3/26/2020 9:03:36 AM



DSC00545 3/26/2020 9:03:42 AM



DSC00551 3/26/2020 9:05:16 AM



DSC00552 3/26/2020 9:05:24 AM



DSC00553 3/26/2020 9:05:32 AM



DSC00558 3/26/2020 9:08:02 AM



20089 500 Market St / Portsmouth, NH
Photographs taken by Aaron Wilson, P.E.

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DSC00560 3/26/2020 9:08:22 AM



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20089 18 9/17/2020 2:23:42 PM



20089 20 9/17/2020 2:26:14 PM

