

Historic District Commission

Staff Report – February 3rd, 2021

February 3rd MEETING

Administrative Approvals:

- | | |
|-------------------------------------|----------------------|
| 1. 55 Congress St. (LUHD-208) | - Recommend Approval |
| 2. 45 Gardner St. (LUHD-251) | - Recommend Approval |
| 3. 381 Middle St. (LUHD-252) | - Recommend Approval |
| 4. 366 Islington St. (LUHD-253) | - Recommend Approval |
| 5. 11 Meeting House Hill (LUHD-254) | - TBD |
| 6. 105 Chapel St. (LUHD-255) | - Recommend Approval |
| 7. 37 South St. (LUHD-256) | - Recommend Approval |
| 8. 138 Maplewood Ave. (LUHD-260) | - Recommend Approval |
| 9. 379 New Castle Ave. (LUHD-261) | - Recommend Approval |
| 10. 33 Holmes Court (LUHD-262) | - Recommend Approval |
| 11. 76 South School St. (LUHD-263) | - Recommend Approval |
| 12. 75 Salter St. (LUHD-266) | - Recommend Approval |
| 13. 82 Court St. (LUHD-268) | - TBD |
| 14. 437 Marcy St. (LUHD-264) | - Recommend Approval |
| 15. 58 Manning St. (LUHD-265) | - Recommend Approval |

REQUEST FOR REHEARING:

1. 33 Jewell Court (LU-21-) (Roof Replacement)

PUBLIC HEARINGS – NEW BUSINESS:

1. 297 South Street (LU-21-1) (Window Replacement)
2. 103 Congress St. (LU-20-251) (Windows & Doors)
3. 124 Congress St. (LU-21-7) (Façade Improvements)
4. 59 Deer St. Unit 518 (LU-20-197) (Window Replacement)

February 10th MEETING

Administrative Approvals:

1. 58 South St. (LUHD-267) - TBD

2nd EXTENSION REQUEST:

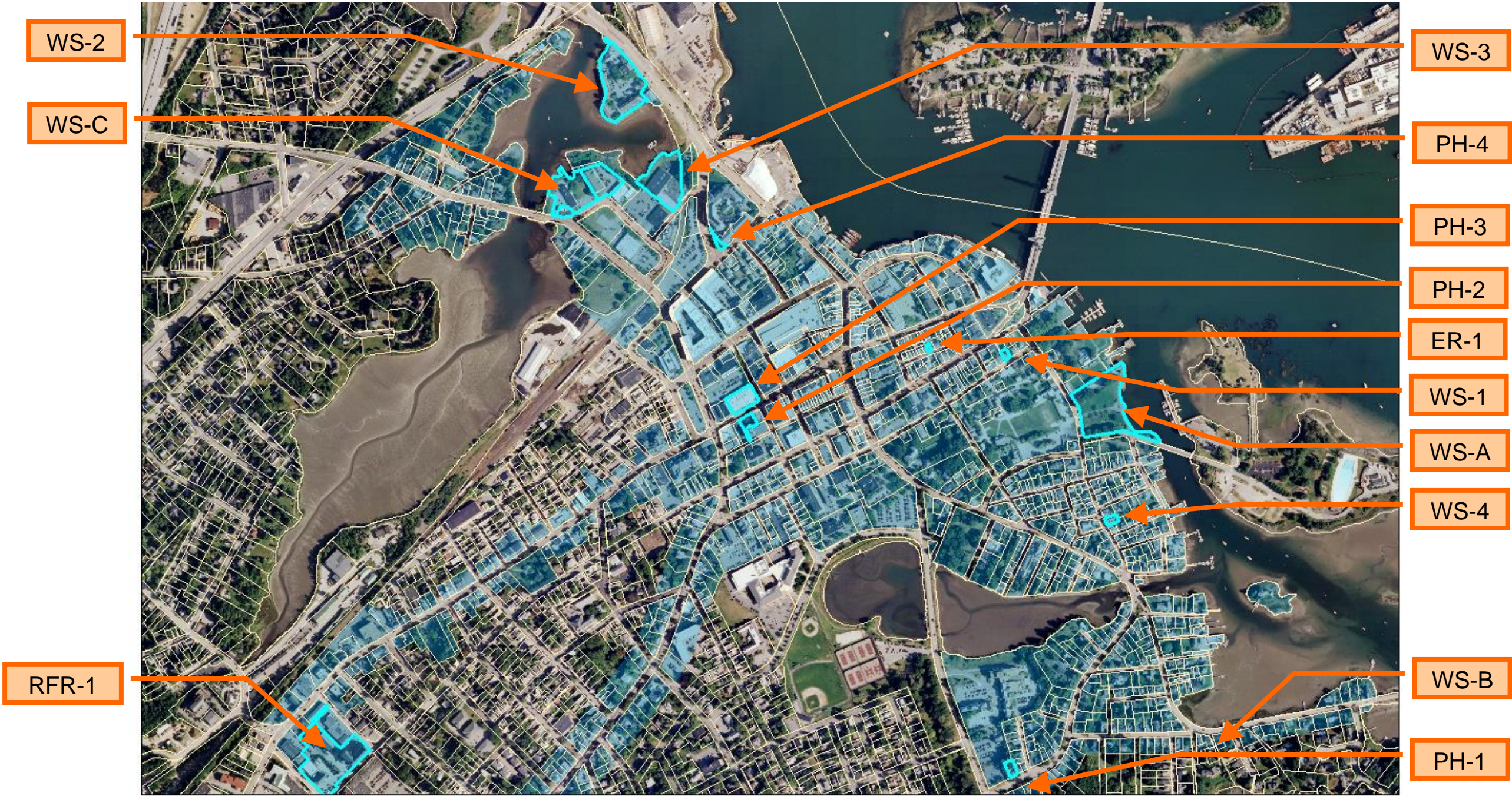
1. 37 Sheafe St. (2nd Story Addition)

WORK SESSIONS – OLD BUSINESS:

- A. Prescott Park Marcy St. (LUHD-242) (Shaw House)
- B. 180 New Castle Ave. (LUHD-233) (Stairs & Chimney)
- C. 1–31 Raynes Ave. (LUHD-234) (2, 1-5 story Buildings)

WORK SESSIONS – NEW BUSINESS:

1. 449 Court St. (LUHD-235) (4th Floor Addition)
2. 500 Market St. (LUHD-236) (Trash Enclosure)
3. 53 Green St. (LUHD-257) (5 Story Mixed-Use Building)
4. 279 Marcy St. (LUHD-259) (Recessed Deck)



LOCATER MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: February 3rd & 10th, 2021

APPLICATIONS: 29

Historic District Commission

Project Address: 297 SOUTH ST. (LU-21-1)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

- Existing Conditions:**
- Zoning District: GRB
 - Land Use: Multi-Family
 - Land Area: 45,663 SF +/-
 - Estimated Age of Structure: c.1850
 - Building Style: Greek Revival
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from South Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace 33 windows (Brosco) with Marvin Elevate windows.

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

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

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

- ☒ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, 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:

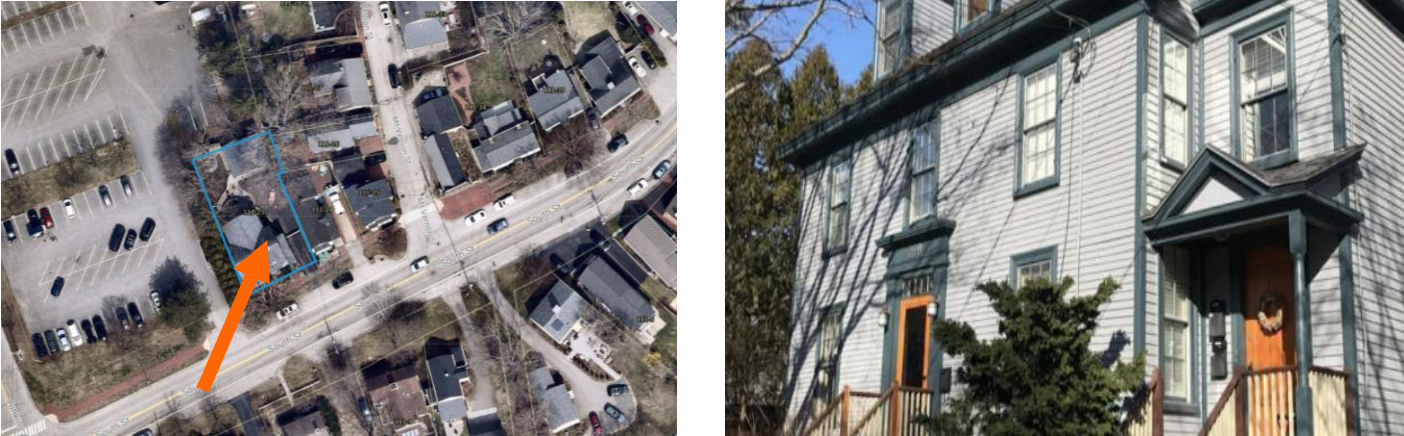
- 297 South Street, is located along South Street and abuts the municipal parking lot for City Hall. The property is surrounded with many wood-sided historic buildings ranging from 2 to 2.5 stories in height. Most buildings have shallow front yard setbacks along the street and small private rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The Applicant is proposing to:
- Replace 33 Brosco windows (c. 1970) with SDL, Marvin Elevate Windows.
 - Note that the Applicant believes the existing wood windows were installed in the 1970s.

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

I. Aerial Image, Street View and Zoning Map:



Proposed State Street Elevation and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

297 SOUTH STREET (LU-21-1) –PUBLIC HEARING #1 (MINOR PROJECT)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | |
|--------------------------------------|---|---|---|---|---|---|---|
| STAFF | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) | |
| | | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | |
| | 1 | Gross Floor Area (SF) | MINOR PROJECT - REPLACE 33 WINDOWS - | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| | 3 | Building Height / Street-Width (ROW) 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 | | |
| | 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 | 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 | | | <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 | |
| | | SITE DESIGN | 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 | | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:297 SOUTH STREET Case No.: 1 Date: 2-3-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

L. 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

103 CONGRESS STREET (LU-20-251) – PUBLIC HEARING #2 (MINOR PROJECT)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | |
|--------------------------------------|---|--|--|---|---|---|
| STAFF | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | No | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | MINOR PROJECT – Replace Windows with Doors along Outdoor Seating Area – | | | |
| | 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 | |
| | 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 | 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 | |
| | | SITE DESIGN | 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 (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 | | | | | |
| | 40 | | Accessory Buildings (i.e. sheds, greenhouses...) | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:103 CONGRESS STREET Case No.:2 Date: 2-3-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

124 CONGRESS ST. (LU-21-7)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #3

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Commercial
 - Land Area: 8,242 SF +/-
 - Estimated Age of Structure: c.1931
 - Building Style: Modern Commercial
 - Historical Significance: I (Intrusion)
 - Public View of Proposed Work: View from Congress Street
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To make façade improvements to the storefront.

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)

L. Neighborhood Context:

- The building is located along upper Congress Street. The building is listed as intrusive on the 1984 survey but it is surrounded with many 2-4 story historic structures with not setbacks.

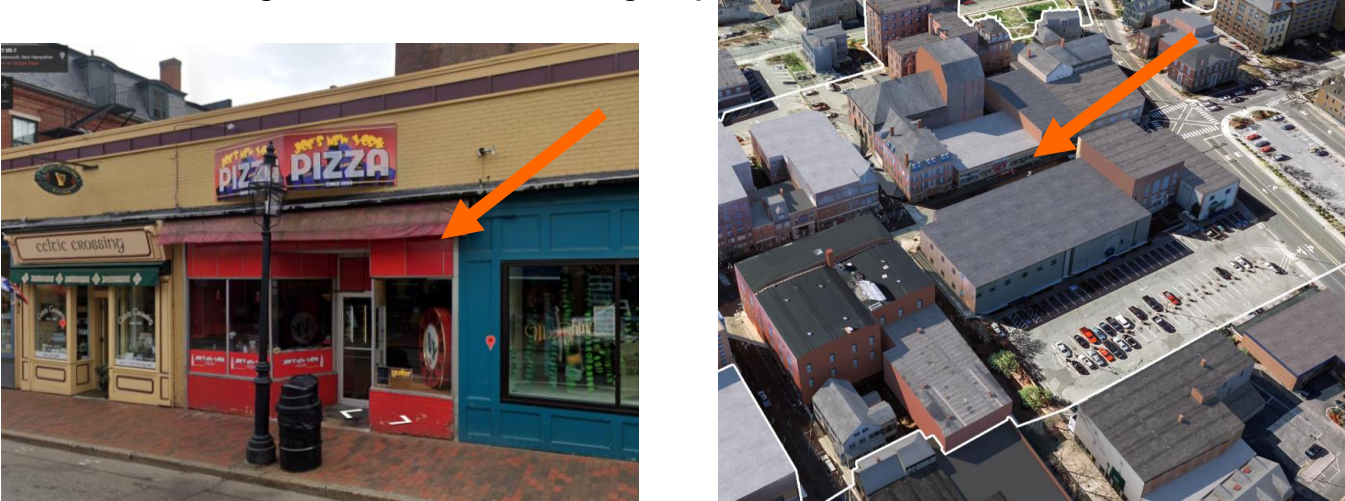
M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the existing faux brick storefront with a wood panel storefront.
- Replace the windows and doors.
- Note that the applicant will be submitted additional images so this application will be heard on February 10th.

• Design Guideline Reference – Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).

N. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

I

124 CONGRESS STREET (LU-21-7) – PUBLIC HEARING #3 (MINOR PROJECT)


| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | |
|--------------------------------------|---|--|--|---|---|---|
| STAFF | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | No | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | MINOR PROJECT – Replace Windows with Doors along Outdoor Seating Area – | | | |
| | 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 | |
| | 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 | 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 | Lighting (i.e. street, building...) | | <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: 124 CONGRESS STREET Case No.: 3 Date: 2-3-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

3. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
2. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

59 DEER STREET (LU-20-197)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #4

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Mixed-Use
 - Land Area: 17,800 SF +/-
 - Estimated Age of Structure: c.1985
 - Building Style: Contemporary
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: No public view
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace 8 windows.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

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

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

J. Neighborhood Context:

- This historically-significant and contributing building is located along Deer Street. The property is surrounded with many modern and historically significant structures (located across the street on “the Hill”). The structures in this neighborhood have shallow setbacks along the street and narrow side yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

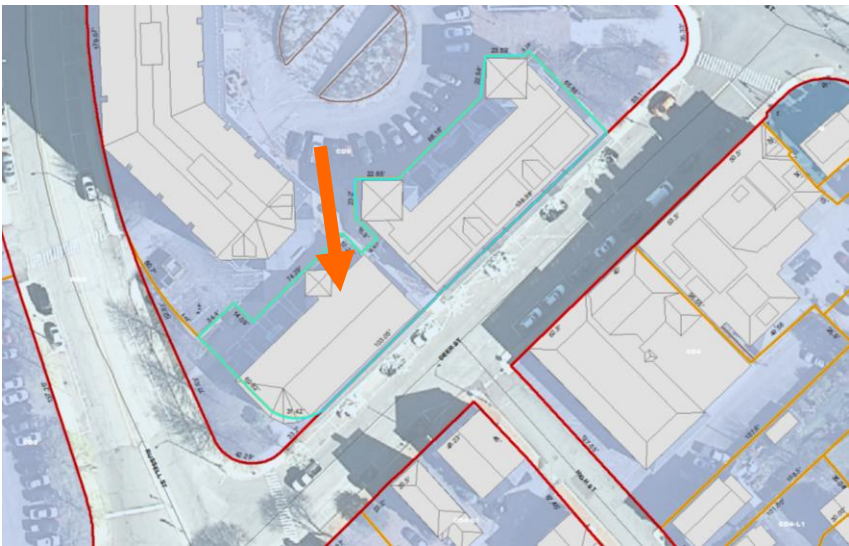
- Replace 8 windows with the same profile and appearance.
- The proposed windows are aluminum-clad Harvey Majesty windows.

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

J. Aerial Image, Street View and Zoning Map:




Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

| 59 DEER STREET (LU-20-197) – PUBLIC HEARING #4 (MINOR) | | | | | | | | | |
|--|---|--|---|---|---------------------|---|---|--|--|
| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | <div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: <u>59 DEER STREET</u> Case No.: <u>4</u> Date: <u>2-3-21</u></div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied</div> <div><input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div> | |
| STAFF | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) | | | |
| | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | | |
| | 1 | Gross Floor Area (SF) | MINOR PROJECT - REPLACE 8 WINDOWS ONLY - | | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | |
| | 3 | Building Height / Street-Width (ROW) 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 | | | |
| | 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 | 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 | | | <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 | | | |
| | | SITE DESIGN | 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 | | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |

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:
Permit Requested:
Meeting Type:

0 MARCY STREET (LUHD-242)
CERTIFICATE OF APPROVAL
WORK SESSION #A

Existing Conditions:

- Zoning District: M
- Land Use: Municipal
- Land Are: 6.9 Acres +/-
- Estimated Age of Structure: c.1790
- Building Style: Federal
- Historical Significance: C
- Public View of Proposed Work: View from Marcy Street & Prescott Park
- Unique Features: Remaining Warehouse
- Neighborhood Association: South End

B. Proposed Work: To elevate, relocate and renovate the Shaw Warehouse.

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 contributing structure is located in the heart of Prescott Park adjacent the Sheafe Warehouse. The structure is currently located within the 100 year floodplain.

J. Staff Comments and/ or Suggestions for Consideration:

The City is proposing to:

- Elevate, relocate, and remove (demolish) the two additions located on the north side of the Shaw Warehouse.
- Note the Applicant is requesting a continuance until the April / May meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows and Doors (08) and Site Elements and Streetscapes (09).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

0 MARCY STREET (LUHD-242) – WORK SESSION #A (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) | <div>MODERATE PROJECT</div> <div>– Elevate, Relocate, and Renovate the Shaw Warehouse (c. 1790) –</div> | | | | |
| | 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 | |
| | 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 | 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 | |
| | | SITE DESIGN | 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 (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:0 MARCY STREET Case No.:A Date: 2-10-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:
2. Assessment of the Historical Significance:
3. Conservation and enhancement of property values:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

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

☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

180 NEW CASTLE AVE. (LUHD-233)
CERTIFICATE OF APPROVAL
WORK SESSION #B

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 Ball Street. 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:
- Replace the deck and stairs along New Castle Ave.
 - Replace the existing chimney with a faux brick veneer chimney.

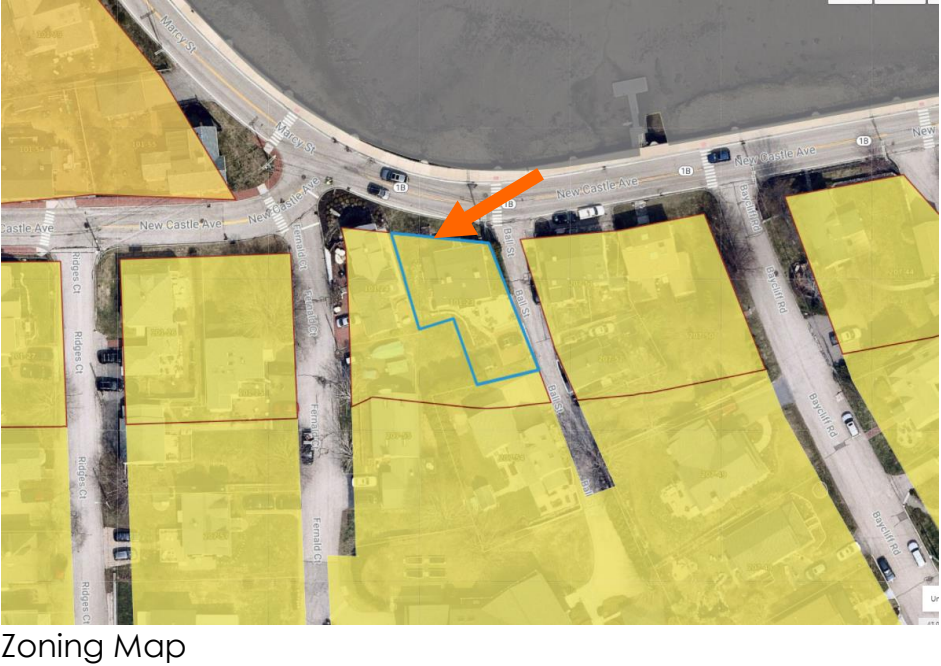
Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Porches, Stoops and Decks (06).

K. Aerial Image, Street View and Zoning Map:



Architectural drawings showing front, rear, right, and left elevations of the building. The drawings include annotations for 'New Reproduction Chimney with period appropriate brick facing' and 'New Deck and Stairs'. A streetview image shows the building from the street, with an orange arrow pointing to the chimney.

Elevations & Streetview Image



HISTORIC
SURVEY
RATING

C

180 NEW CASTLE AVE. (LUHD-233) – WORK SESSION #B (MODERATE PROJECT)

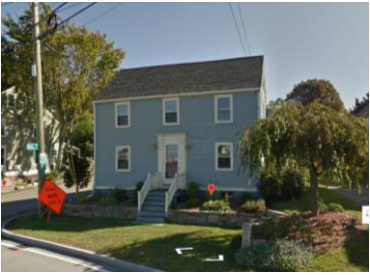
| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | |
|--------------------------------------|---|--|---|-------------------------|---|---|
| STAFF | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | <div>MODERATE PROJECT</div> <div>– Replace Chimney and Decks and Stairs –</div> | | | |
| | 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 | |
| | 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:180 New Castle Ave Case No.:B Date: 2-10-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

1 & 31 RAYNES AVE. (LUHD-234)
CERTIFICATE OF APPROVAL
WORK SESSION #C

- Existing Conditions:
- Zoning District: CD4
 - Land Use: Vacant / Gym
 - Land Area: 2.4 Acres +/-
 - Estimated Age of Structure: c.1960s
 - Building Style: Contemporary
 - Historical Significance: NA
 - Public View of Proposed Work: View from Maplewood and Raynes Ave.
 - Unique Features: NA
 - Neighborhood Association: Downtown

- I. Neighborhood Context:
- The building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.
- J. Staff Comments and/ or Suggestions for Consideration:
- The Application is proposing to:
- Demolish the existing buildings.
 - Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
 - The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
 - **NOTE – the Applicant has requested a continuance of this application until the March Meeting.**

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Aerial Image, Street View and Zoning Map:



3D Massing Model Image and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

- B. Proposed Work: To construct a 4-5 story mixed-use building(s).
- 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)

| 1 & 31 RAYENES AVE. & 203 MAPLEWOOD AVE. (LUHD-234) – WORK SESSION #C (MAJOR) | | | | | | | | | |
|---|--|--|---|---|---|---|---|---|--|
| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | <div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:1 & 31 Raynes Ave. Case No.:C Date: 2-10-21</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div> | |
| 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) | | <div>MAJOR PROJECT</div> <div>– Construct two 4-5 Story Mixed-Use Buildings –</div> | | | | | |
| | 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 | | | |
| | 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 | 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...) | | | <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 | | | | |

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:
Permit Requested:
Meeting Type:

449 COURT STREET (LUHD-235)
CERTIFICATE OF APPROVAL
WORK SESSION #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4-L1
 - Land Use: Multi-Family
 - Land Area: 2,613 SF +/-
 - Estimated Age of Structure: c. 1996
 - Building Style: Traditional
 - Historical Significance: NA
 - Public View of Proposed Work: View from Court Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: Add a 4th Floor Addition and roof deck along Court Street.

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:

- The buildings are located along lower Court Street. It's surrounded with many wood- and brick-sided structures with no setbacks and shallow sideyards. This structure also abuts Strawberry Banke.

J. Staff Comments and/ or Suggestions for Consideration:

- The Application is proposing to:
- Change the roof design by adding a 4th floor addition and roof deck.
 - The addition is generally proposed to be located along the northern property line abutting a taller structure with a common wall containing no openings.

• **Design Guideline Reference: Guidelines for Roofing (04), Exterior Woodwork (05), Porches, Steps and Decks (06) and Small Scale New Construction and Additions (10).**

K. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

HISTORIC
SURVEY
RATING

NA

449 COURT STREET (LUHD-235) – WORK SESSION #1 (MINOR)

| | | 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) | <div>MINOR PROJECT</div> <div>– Add 4th Floor Addition and Roof Deck –</div> | | | |
| | 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 | |
| | 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 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: 442 COURT STREET Case No.: 1 Date: 2-10-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

500 MARKET STREET (LUHD-236)
CERTIFICATE OF APPROVAL
WORK SESSION #2

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4-L1
 - Land Use: Mixed-Use
 - Land Area: 102,680 SF +/-
 - Estimated Age of Structure: c. 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 trash enclosure.

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)

L. Neighborhood Context:

- The buildings are located along Market Street along the North Mill Pond. It's surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

M. Staff Comments and/ or Suggestions for Consideration:

- The Application is proposing to:
- Replace the brick dumpster enclosure with wooden fencing.
 - Note the applicant has been requested to submit additional images of the existing and proposed conditions.

• Design Guideline Reference: Guidelines for Site Elements and Streetscapes (09)

N. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

500 MARKET STREET (LUHD-236) – WORK SESSION #2 (MINOR)

| | | 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) | <div>MINOR PROJECT</div> <div>– Replace Trash Enclosure –</div> | | | | |
| | 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 | |
| | 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 | 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...) | | | <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: 500 MARKET STREET Case No.: 2 Date: 2-10-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **53 GREEN STREET (LUHD-257)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 78,843 SF +/-
- Estimated Age of Structure: c.1920/1970
- Building Style: Industrial
- Number of Stories: 2.0
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Market and Green Streets
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To add a new 5-Story Mixed-Use Apartment Building

C. Other Permits Required:

- ☐ Board of Adjustment ☒ Planning Board ☐ City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☒ 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 non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of clearing. It also appears that the proposed building location is not within historically-filled tidelands. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront. Such improvements are still be implemented by the developer.

J. Staff Comments and Suggestions for Consideration:

- The proposed massing and scale is significant for the size of the site but it is generally consistent with the abutting AC Hotel and the underlying zoning requirements in the CD4 Character District.
- The proposed building is 3-5 Stories in height which requires community space to be provided in exchange for the added height.
- The existing buildings will be demolished as part of the project.

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Proposed Design, Street View and Aerial View:



Proposed Design and Street View Image of Existing Conditions



Aerial View

HISTORIC
SURVEY
RATING

NC

53 GREEN STREET (LUHD-257) – WORK SESSION #3 (MAJOR)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | |
|--------------------------------------|---|--|--|-------------------------|---|---|--|
| STAFF | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | |
| | No | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | |
| | 1 | Gross Floor Area (SF) | MAJOR PROJECT – Remove Structures & Construct a 5-Story, Mixed-Use Building – | | | | |
| | 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 | | |
| | 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 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 | | |
| | | 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: 53 GREEN STREET Case No.:3 Date:2-10-21

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:
Permit Requested:
Meeting Type:

279 MARCY ST. (LUHD-259)
CERTIFICATE OF APPROVAL
WORK SESSION #4

- Existing Conditions:
- Zoning District: GRB
 - Land Use: Single Family
 - Land Area: 5,660 SF +/-
 - Estimated Age of Structure: c.1875
 - Building Style: Greek Revival
 - Historical Significance: C
 - Public View of Proposed Work: View from Marcy St. & Meeting House Hill Rd.
 - Unique Features: Non-Contributing
 - Neighborhood Association: South End

B. Proposed Work: To add a recessed roof dormer.

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)

L. Neighborhood Context:

- The building is located near the Meeting House along Marcy Street in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with no front yard setback and small rear yards and garden areas.

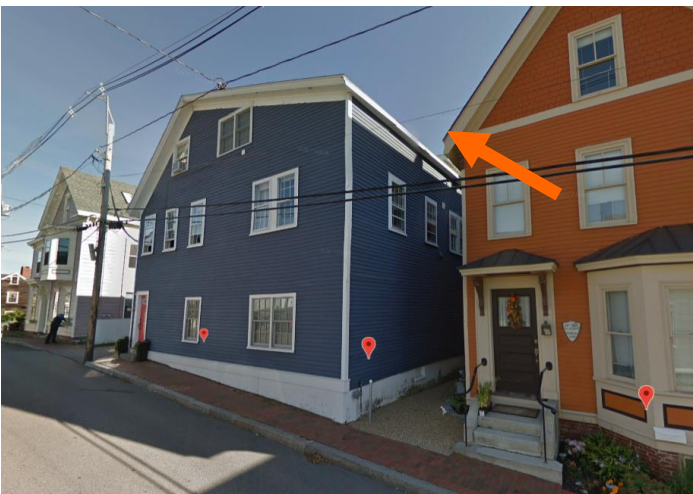
M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a recessed roof deck within the southern roof structure.
- Note that the Applicant has been requested to submit more detailed images and drawings showing how the proposed recessed deck and dormer will be placed into the existing structure.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

N. Aerial Image, Street View and Zoning Map:



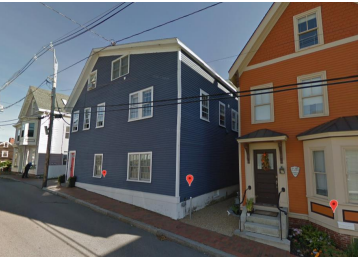
Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

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| 279 MARCY ST. (LUHD-259) – WORK SESSION #4 (MODERATE) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|--|--|--|
| INFO/ EVALUATION CRITERIA | | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | | <div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: 279 MARCY ST. Case No.: 4 Date: 2-10-21</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div> | | |
| 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) | <div>MINOR PROJECT</div> <div>– Construct a Recessed Roof Dormer and Deck –</div> | | | | | | | |
| | 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 | | | | | |
| | 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 | | | | |
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| | | 25 | Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
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| | | 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 | | | | |

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