

January 29, 2019

Vincent Lombardi, Chairman
Historic District Commission
City of Portsmouth
1 Junkins Ave.
Portsmouth, New Hampshire 03801

Re: HDC Work Session #2 for the 11 Meeting House Hill Road Project

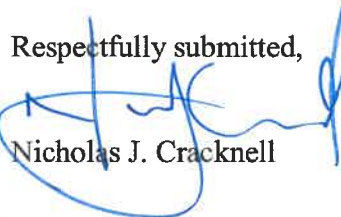
Dear Mr. Lombardi:

We are respectfully submitting the attached packet of information (34 sheets) for your review in advance of the February 6th Work Session. Importantly, the information covers both the material reviewed in the first Work Session on January 2nd (including a summary of HDC and public comments on the initial design and site plan) as well as a revised building and site plan showing a wide variety of design changes suggested by HDC members and members of the public.

Although not every suggested change from the January meeting has been incorporated into the revised design, we feel the modifications have improved the overall appearance of the building while also maintaining the minimum functional needs of providing needed and adequate off-street parking and sufficient floor area for the upper floor dwelling unit.

In closing, we thank you for your candor and constructive feedback at the January meeting. We look forward to discussing these modifications to the building design at the next Work Session on February 6th. Please note that we will continue to review additional design changes such as those listed on page 33 of our attached report.

We continue to view the proposed building and site design as beneficial to not only the property, but also the surrounding South End neighborhood. Thank you for your consideration of this project look forward to speaking with you next week.

Respectfully submitted,

Nicholas J. Cracknell

cc: Juliet T. H. Walker, Planning Director
Carol Hollings, Property Owner
Richard Shea, Architect

CAPTAIN DRISCO HOUSE (C.1790) RESTORATION & NEW CONSTRUCTION PROJECT

11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

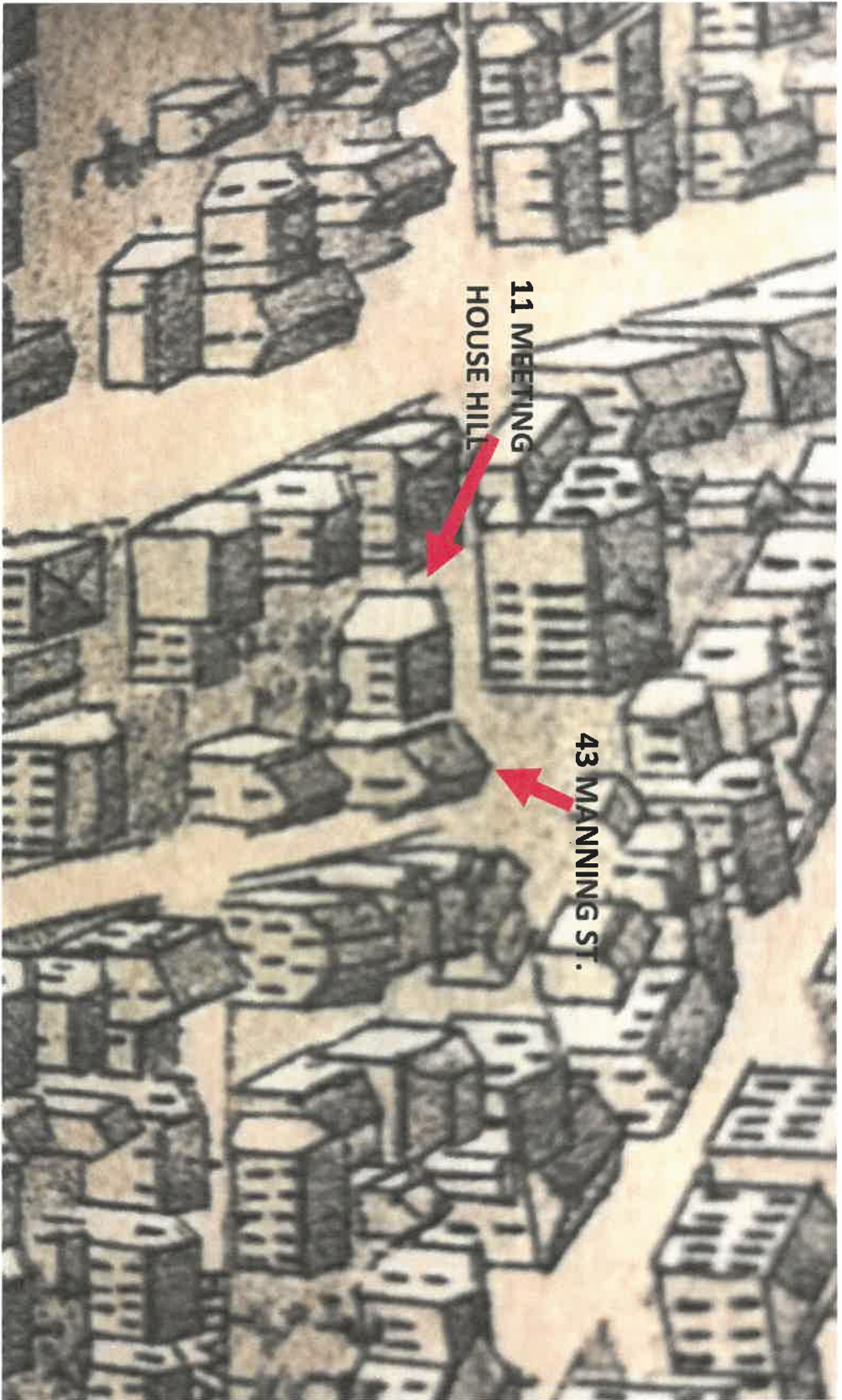


HDC – WORK SESSION #2 (2-6-19)

HDC – WORK SESSION #2

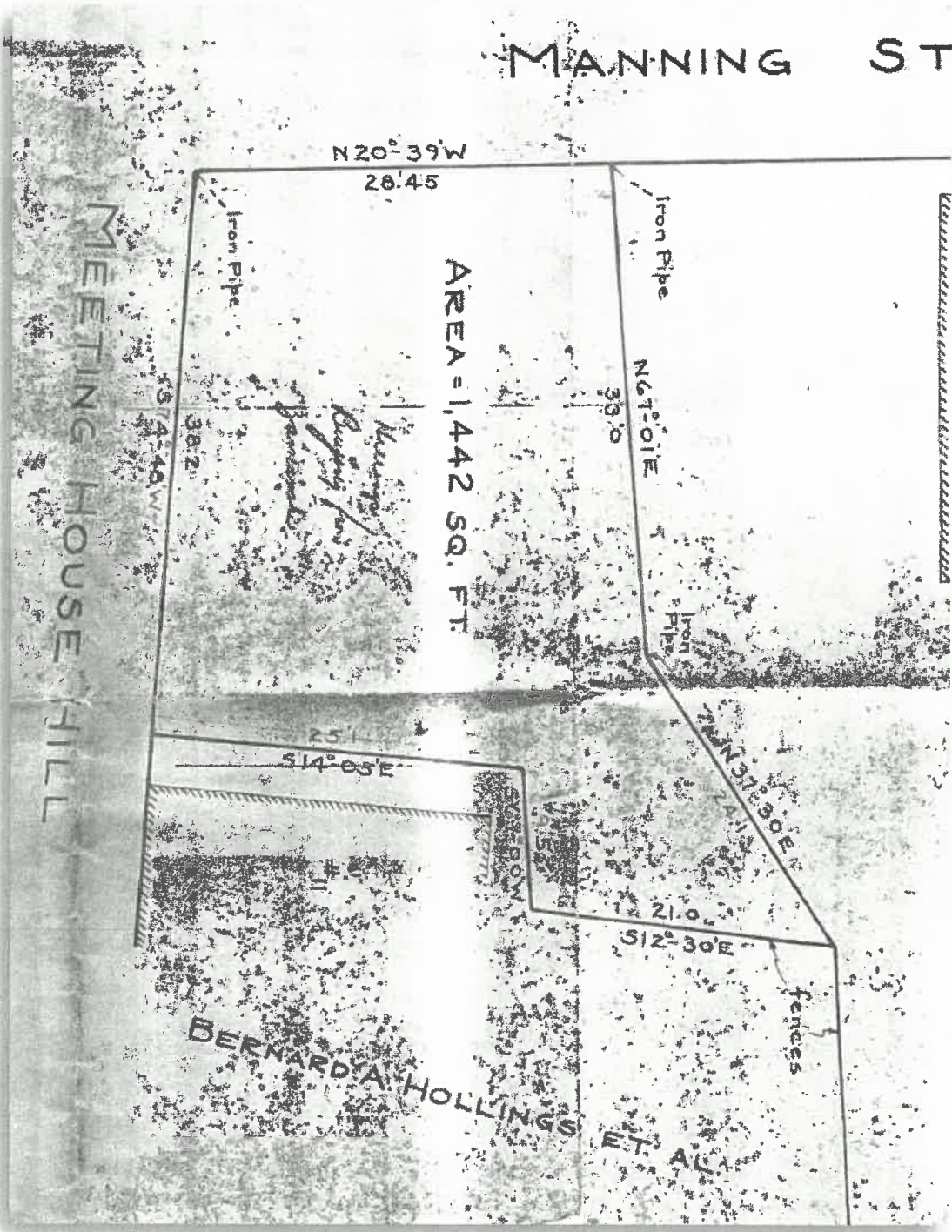
- **PROPERTY ADDRESS** – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH
- **PROJECT APPLICANTS** – ELISA KOPPELMAN AND NICHOLAS CRACKNELL
- **PROPERTY OWNERS** – CAROL HOLLINGS AND KATHERINE BALLETT
- **PROJECT ARCHITECT** – RICHARD SHEA, ARCHITECT WITH SUPPORT FROM DAVID WITHAM, AIA
- **PROJECT GOALS** – RESTORATION OF THE CAPTAIN DRISCO HOUSE (C.1790) & RECONSTRUCTION ALONG MANNING ST.
- **PROJECT OBJECTIVES:**
 1. PARTIALLY RECONSTRUCT THE HISTORIC SCALE, MASSING, AND VOLUME OF 43 MANNING ST. & MEETING HOUSE HILL RD.
 2. RESTORE THE CAPTAIN DRISCO HOUSE (C.1790) AS A SINGLE-FAMILY STRUCTURE
 3. PROVIDE 3 OFF-STREET PARKING SPACES FOR BOTH STRUCTURES
 4. IMPROVE THE STREETScape WITH FENCING, COBBLESTONES, AND LANDSCAPING
 5. PROVIDE SUFFICIENT FLOOR SPACE TO SUPPORT THE COST OF THE PROJECT
- **PROJECT BACKGROUND:** EXISTING CONDITIONS, HISTORICAL LAND USE PATTERN, AND ZONING
- **BUILDING DESIGN:** PRIOR AND REVISED ELEVATIONS, FLOOR PLANS, RENDERINGS AND REFERENCE IMAGES

HISTORIC CONDITIONS

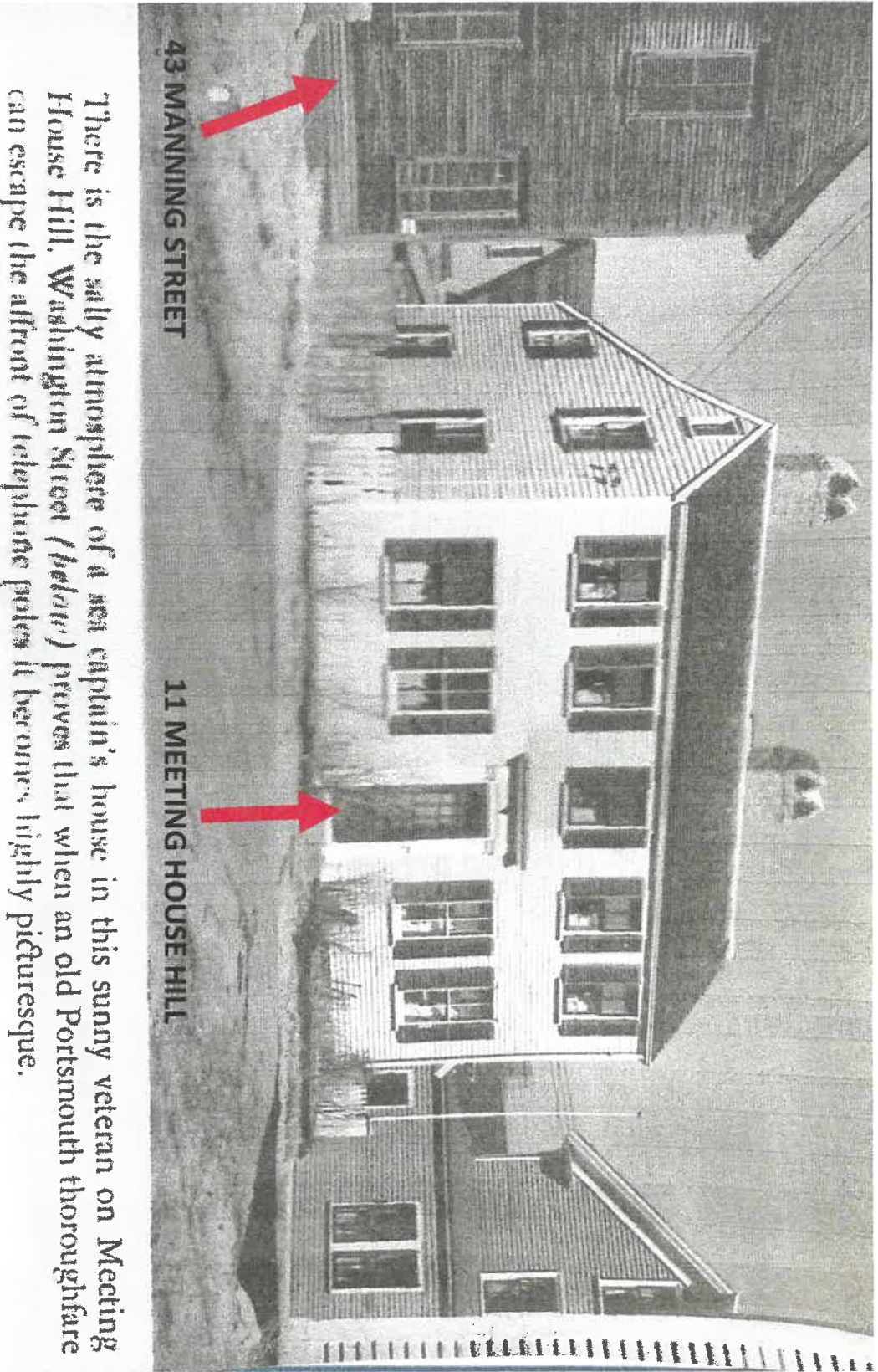


THE SOUTH END, PORTSMOUTH, NH (C. 1888)

**11 MEETING HOUSE HILL & 43 MANNING STREET
(C. 1888)**

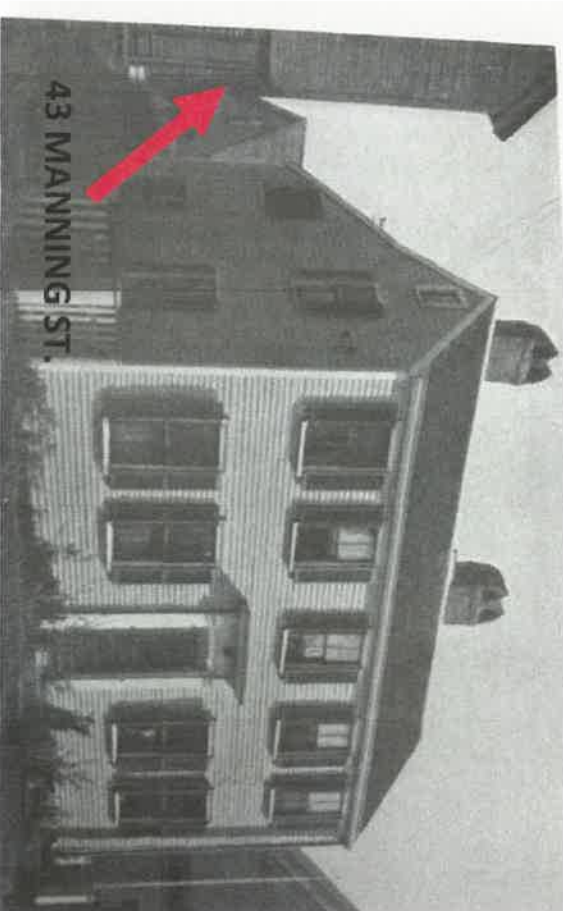
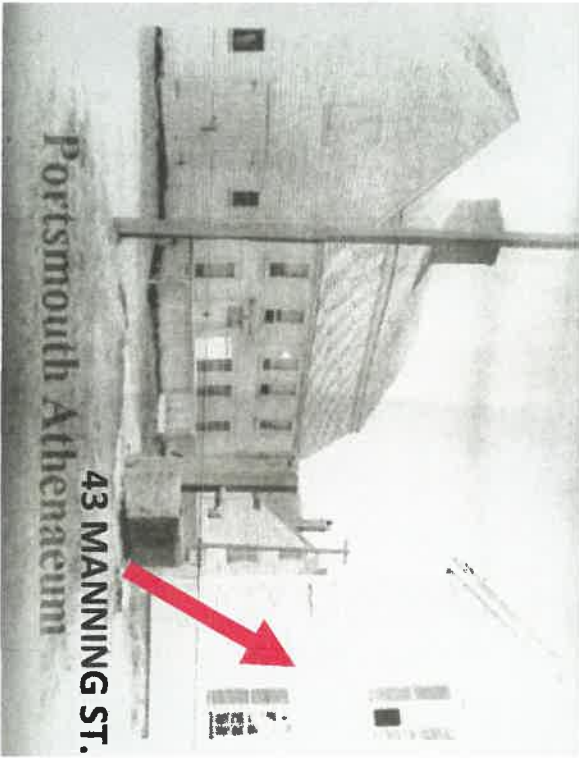


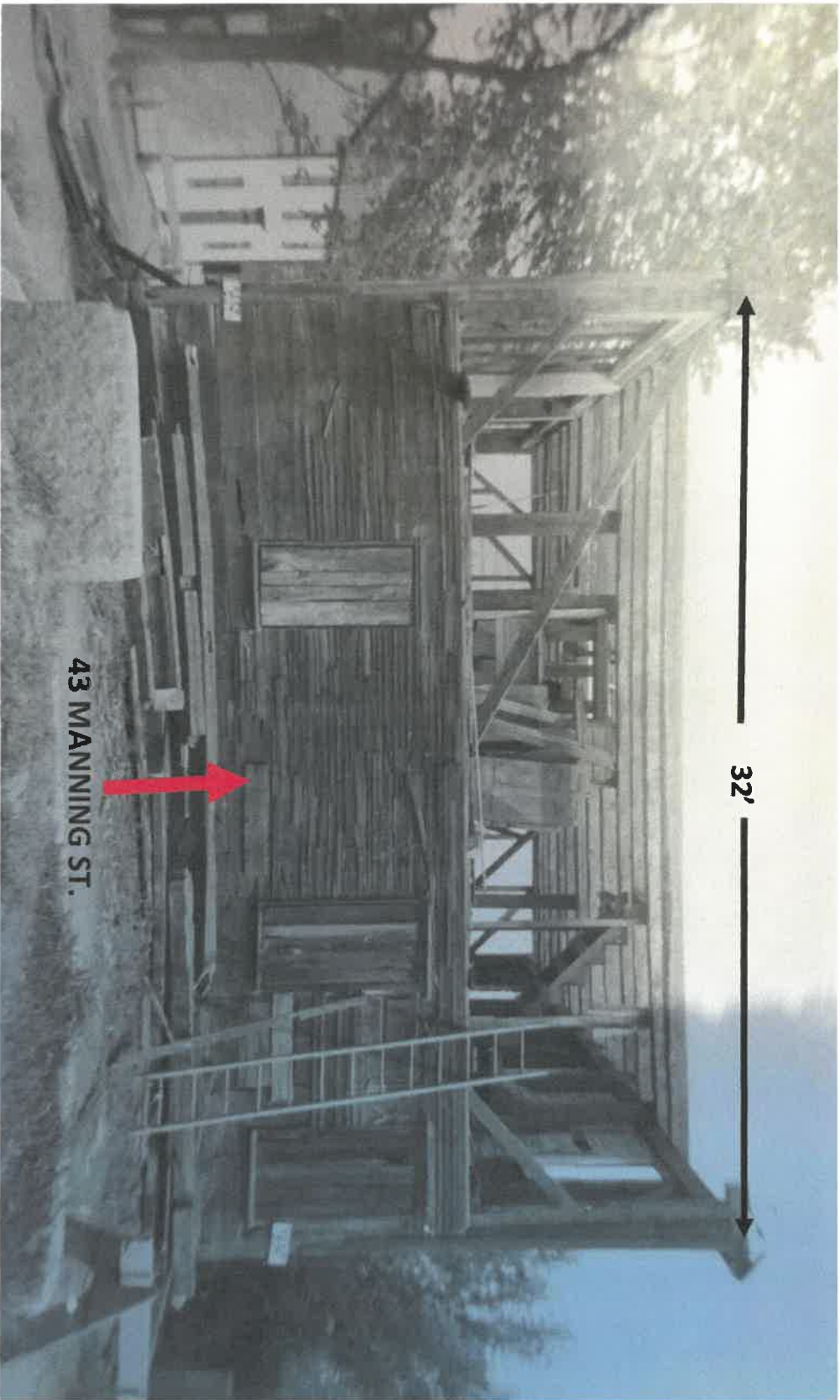
SEPARATE DEED FOR 43 MANNING STREET



There is the salty atmosphere of a sea captain's house in this sunny veteran on Meeting House Hill. Washington Street (*below*) proves that when an old Portsmouth thoroughfare can escape the affront of telephone poles it becomes highly picturesque.

**CAPTIAN DRISCO HOUSE & 43 MANNING STREET
(C. 1890)**





DEMOLITION OF 43 MANNING STREET (C. 1956), PORTSMOUTH, NH

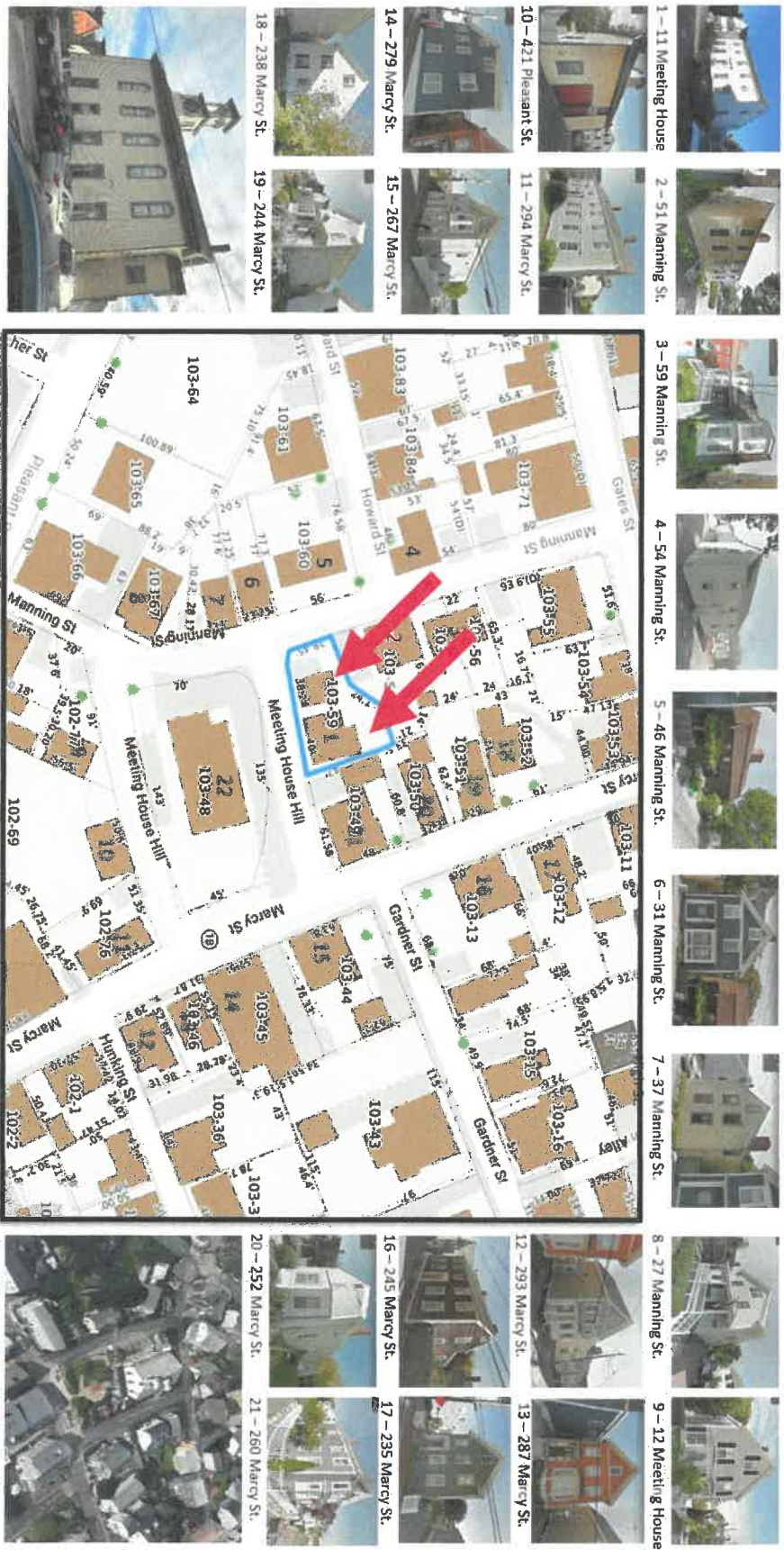
**DEMOLITION OF 43 MANNING STREET
(C. 1956)**



FORMER 43 MANNING STREET HOUSE & 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

EXISTING CONDITIONS

NEIGHBORHOOD CONTEXT MAP – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH



NEIGHBORHOOD CONTEXT IN THE SOUTH END – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

22 - South Meeting House

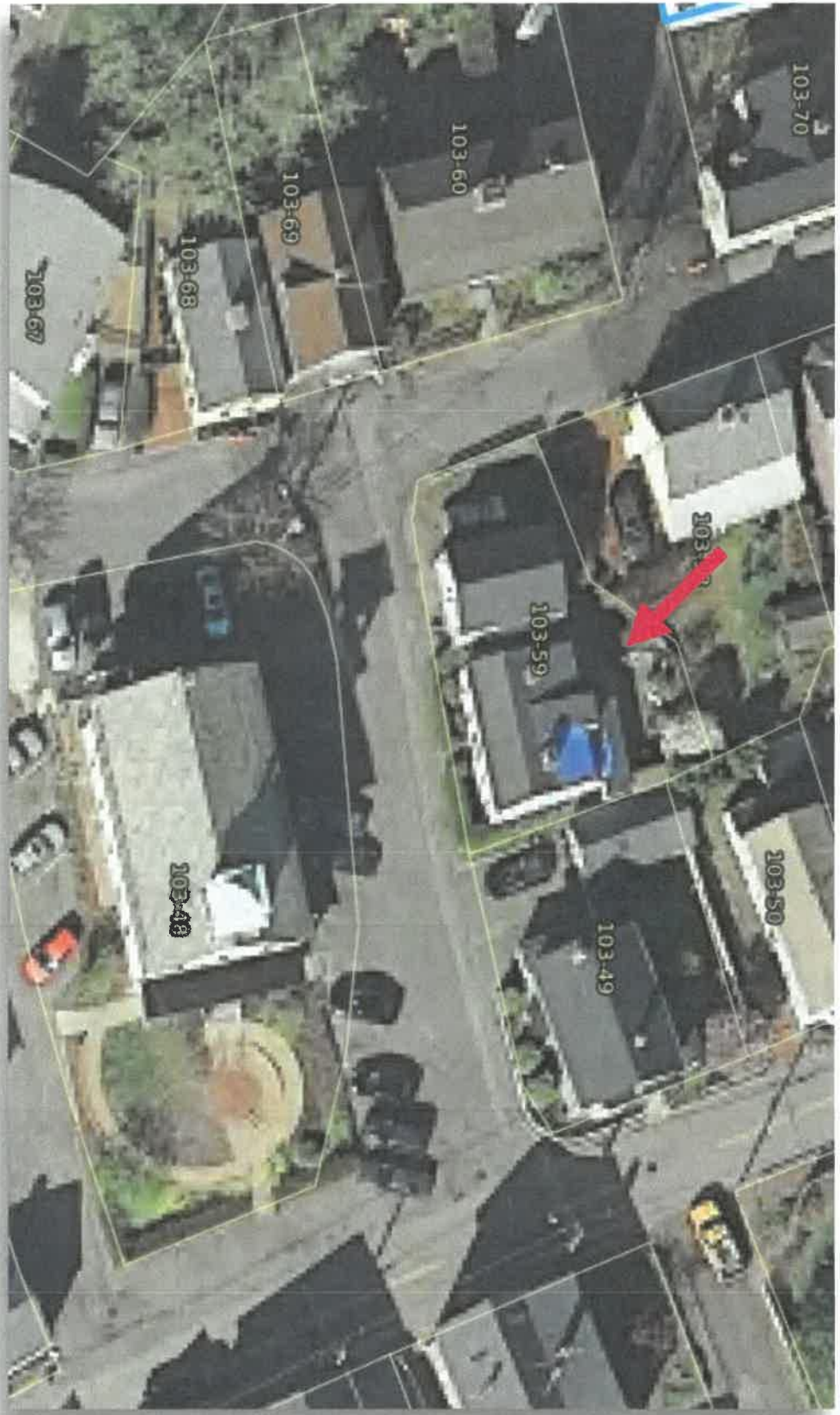
NEIGHBORHOOD CONTEXT

THE SOUTH END PORTSMOUTH, NH

- **Neighborhood Character:** There is a wide variety of building heights, footprints, setbacks and architectural styles for houses in the South End.
- **Architectural Style:** Architectural styles ranges from colonial, Georgian, federal, Greek revival, Victorian, mid-century ranches to revivalist styles.
- **Character-Defining Features:** Most of the structures are 2 ½ stories, wood-frame and sided construction, five bays, with double-hung windows, pitched roofs, and simple forms with steps and shallow setbacks to the street.
- **Parking:** Off-street parking is limited and on-street parking increasingly difficult to find.



SCALE, VOLUME & CHARACTER IN THE SOUTH END



EXISTING CONDITIONS – ASSESSOR'S MAP AND AERIAL IMAGE OF 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

HDC – WORK SESSION #2 (2-6-19)

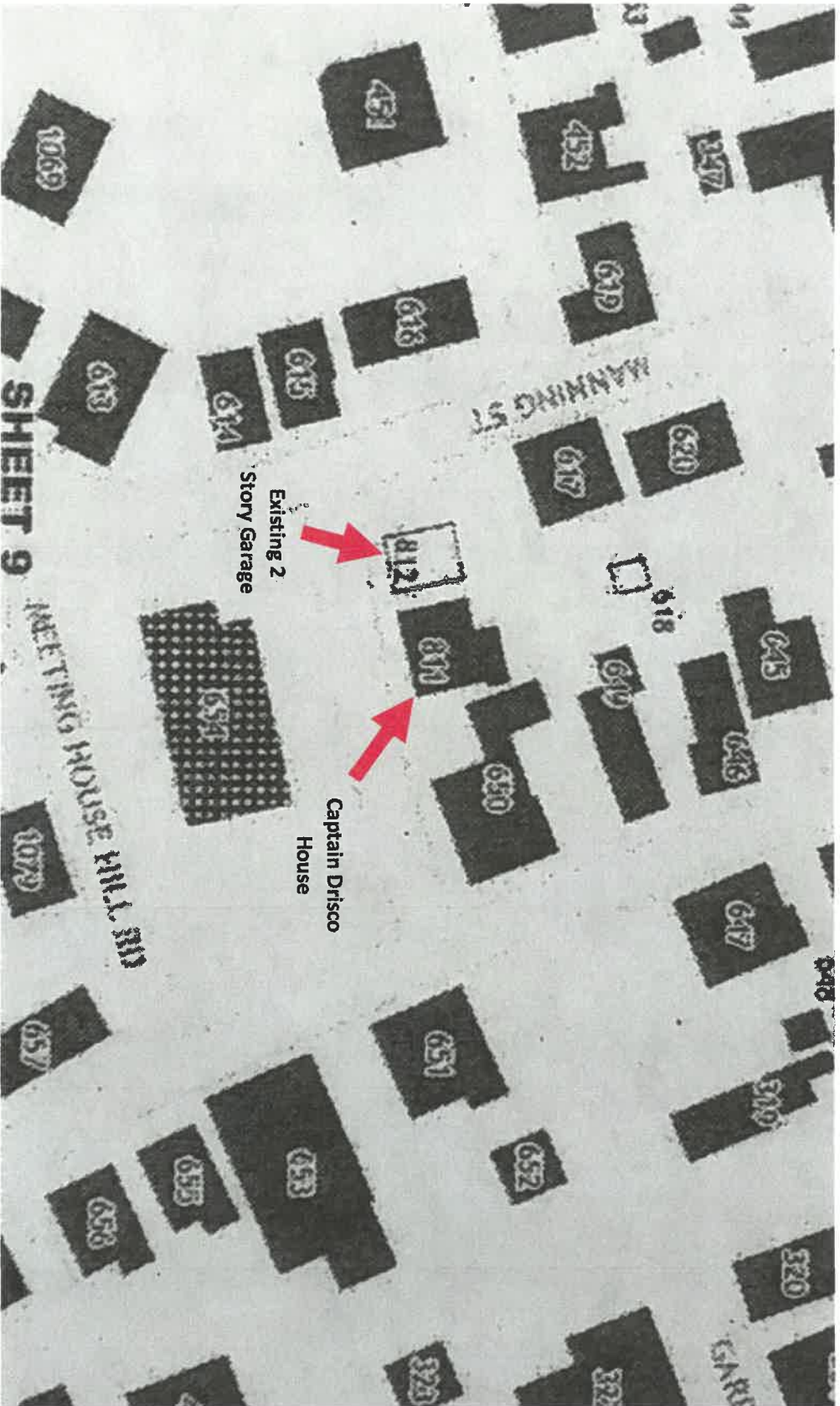
11 MEETING HOUSE HILL ROAD



EXISTING CONDITIONS -- STREETSCAPE VIEW OF 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

HDC -- WORK SESSION #2 (2-6-19)

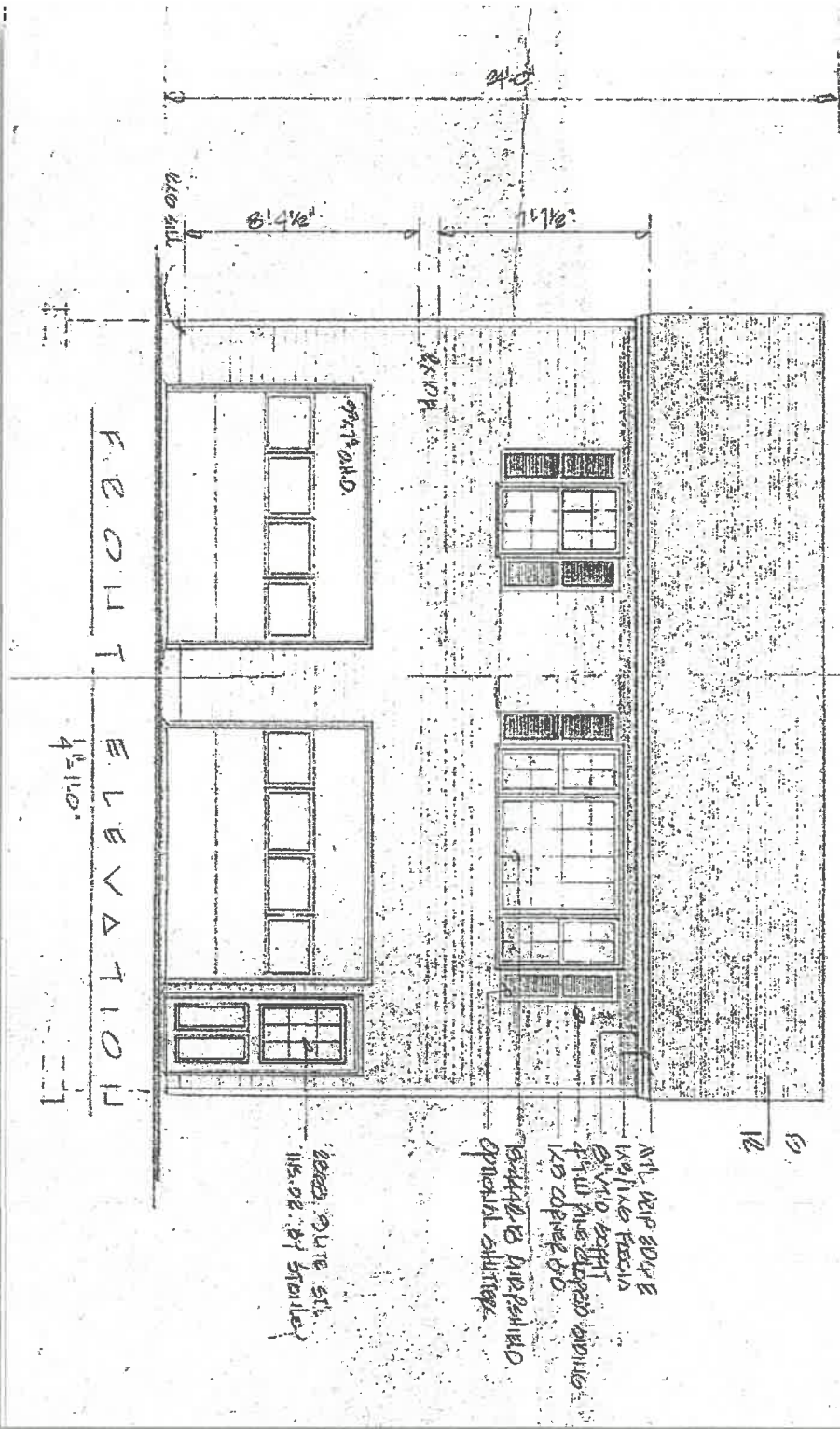
EXISTING CONDITIONS



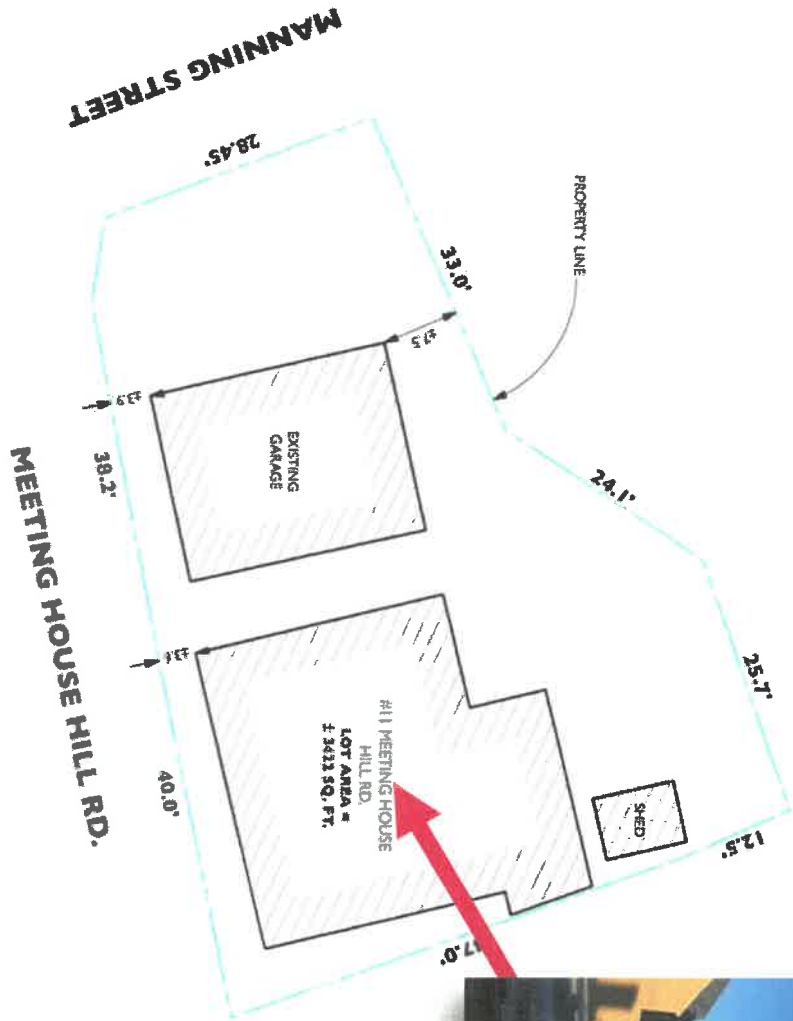
CONTRIBUTING (BLACK) AND NON-CONTRIBUTING HISTORIC STRUCTURES (WHITE) IN THE IMMEDIATE NEIGHBORHOOD

HDC - WORK SESSION #2 (2-6-19)

PORTSMOUTH'S NATIONAL REG. HISTORIC DISTRICT (2017)

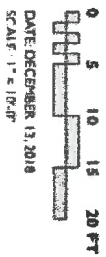


INITIAL DESIGN FOR TWO STORY BARN (24' X 28')
(1981)



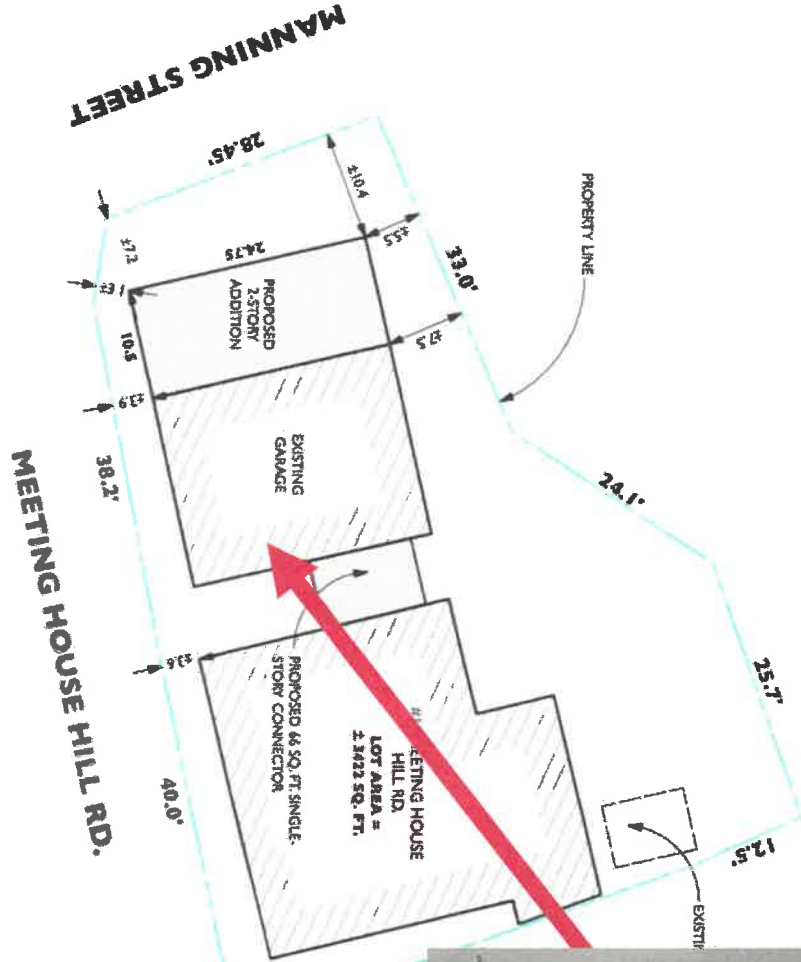
EXISTING SITE PLAN

FOR
THE CAPTAIN JAMES DRISCO HOUSE
AT
11 MEETING HOUSE HILL RD.
PORTSMOUTH, NH



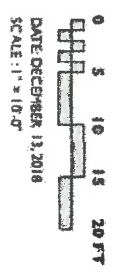
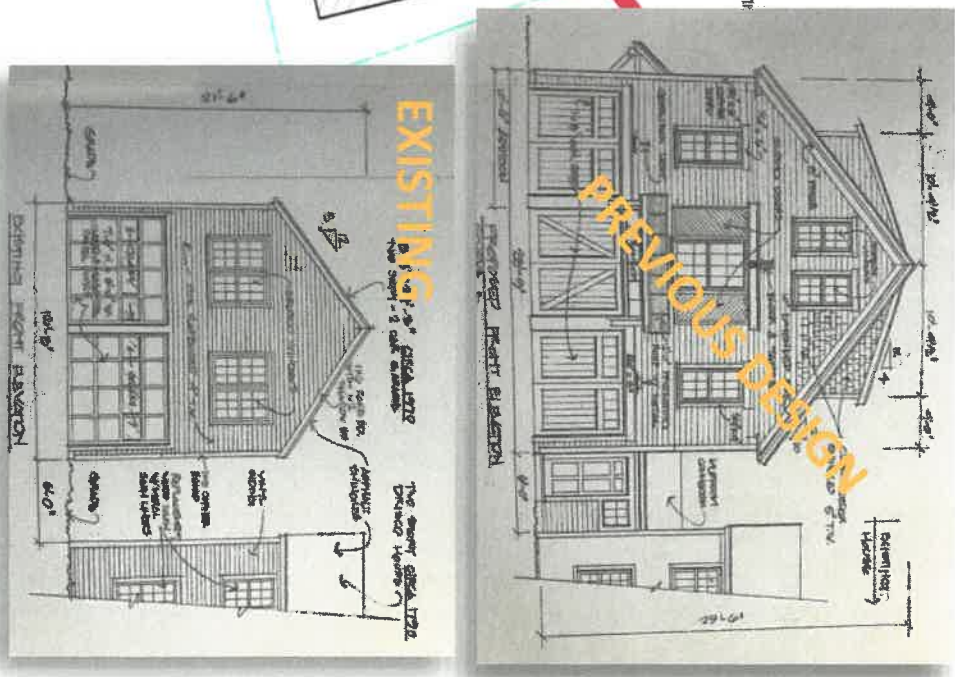
PROPOSED BUILDING & SITE PLAN

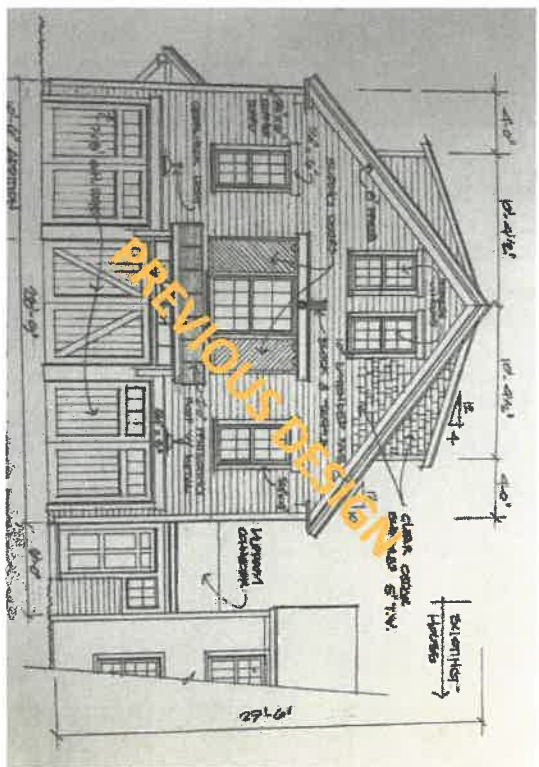
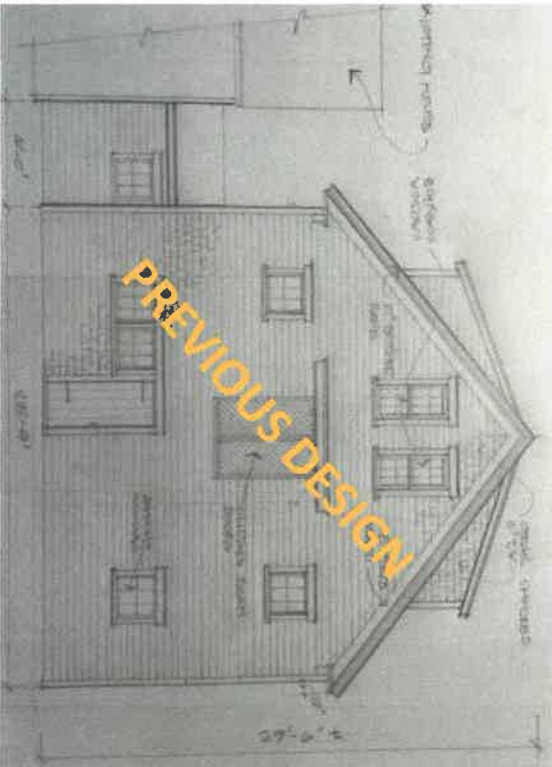
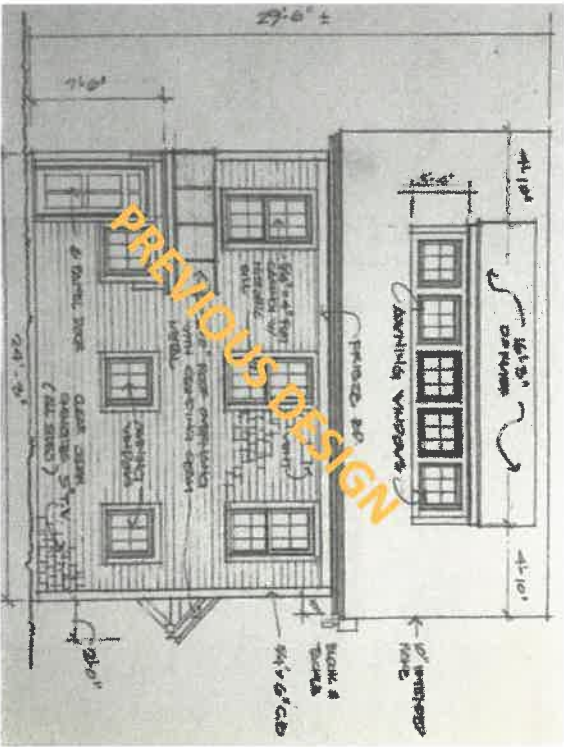
**PREVIOUS DESIGN FROM HDC WORK SESSION #1
(1-2-19)**



PROPOSED SITE PLAN

FOR
THE CAPTAIN JAMES DRISCO HOUSE
AT
11 MEETING HOUSE HILL RD.
PORTSMOUTH, NH

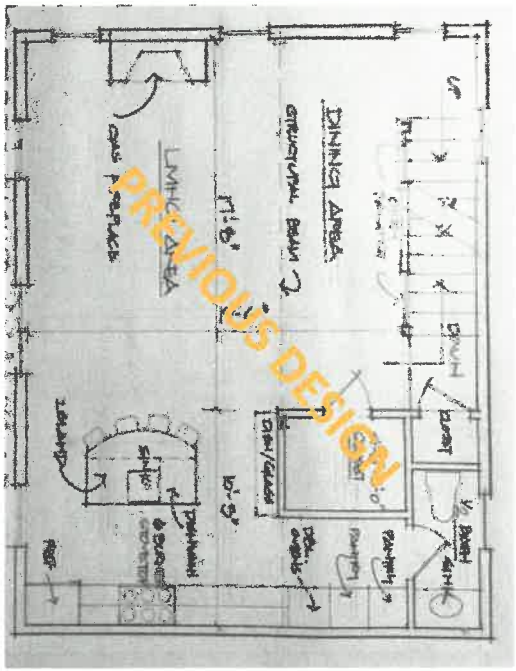




**PROPOSED BUILDING – PLAN A
(HDC MEETING #1: 1/2/19)**

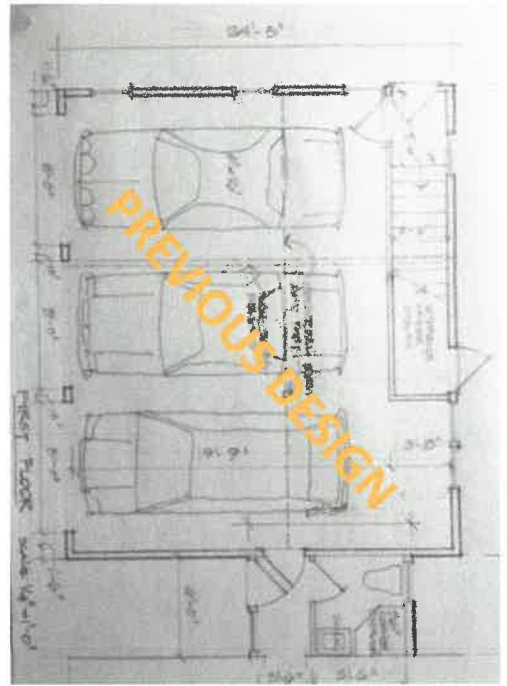


FRONT ELEVATION

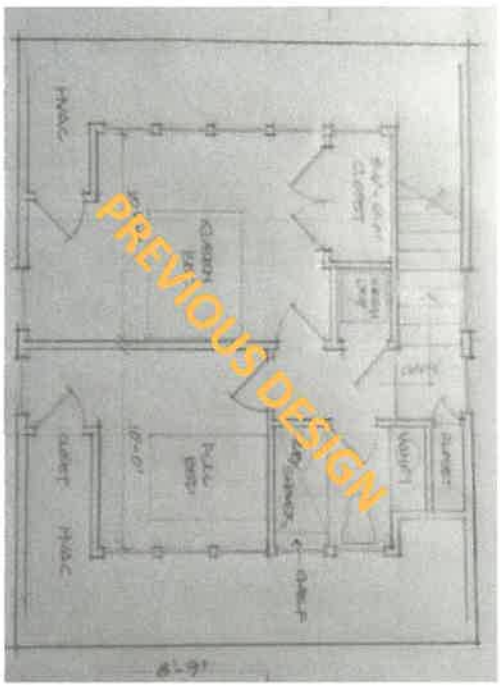


SECOND FLOOR

HDC - WORK SESSION #2 (2-6-19)

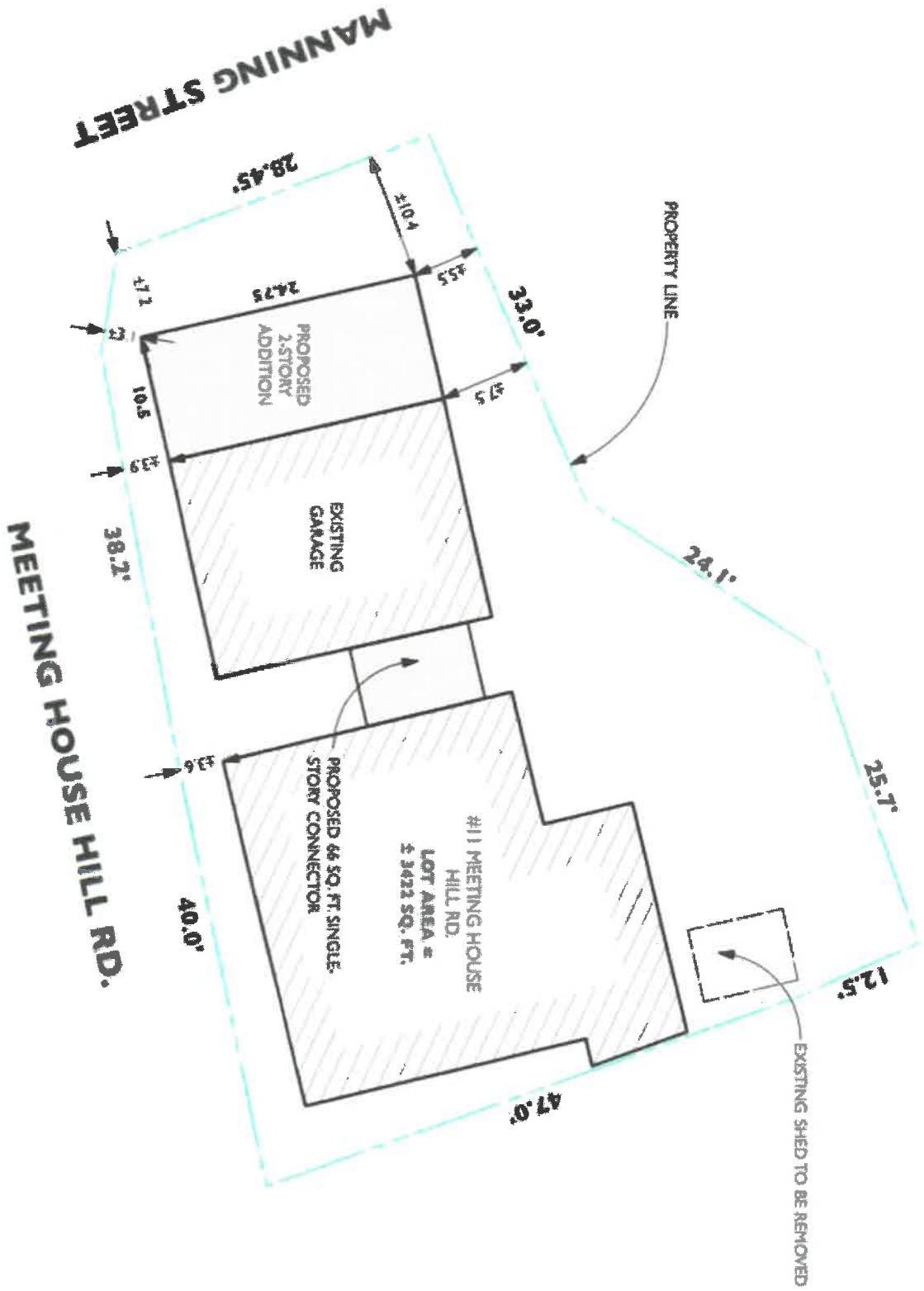


GROUND FLOOR WITH CONNECTOR



ATTIC FLOOR

**PROPOSED FLOOR PLANS – PLAN A
(HDC MEETING #1: 1/2/19)**

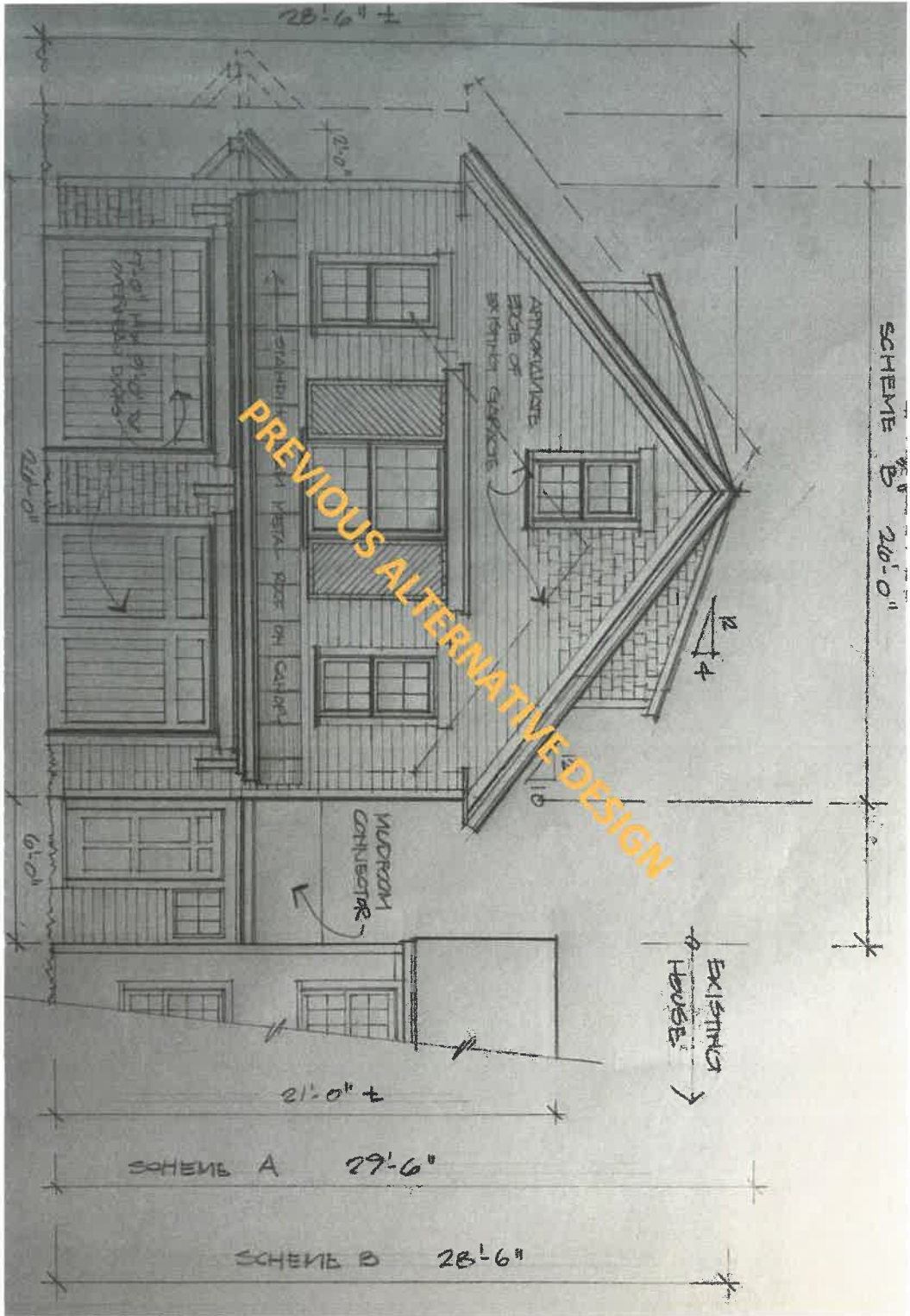


**PROPOSED SITE PLAN – PLAN A
(HDC MEETING #1: 1/2/19)**



HDC - WORK SESSION # 2 (2-6-19)

REFERENCE IMAGES



ALTERNATIVE ELEVATION (26' X 24') * - * NOT SUPPORTED BY A MAJORITY OF THE HDC MEMBERS

HDC - WORK SESSION #2 (2-6-19)

**PROPOSED ALTERNATIVE DESIGN – PLAN B
(HDC MEETING #1: 1/2/19)**

HDC COMMENTS & CONCERNS

- The scale is appropriate given the precedence of the historic structure.
- The massing is a concern with the long shed dormer on Manning Street.
- The appearance of three garage doors along the façade should be softened.
- The contemporary awnings are appropriate features to show the building is new to the neighborhood.
- The connector is appropriate given its setback from the façade.
- The barn-design is preferred but it's too busy and needs to be simplified.

PUBLIC COMMENTS & CONCERNS

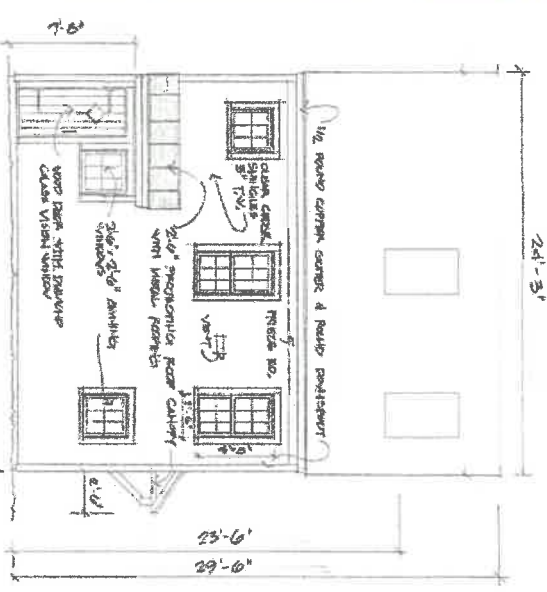
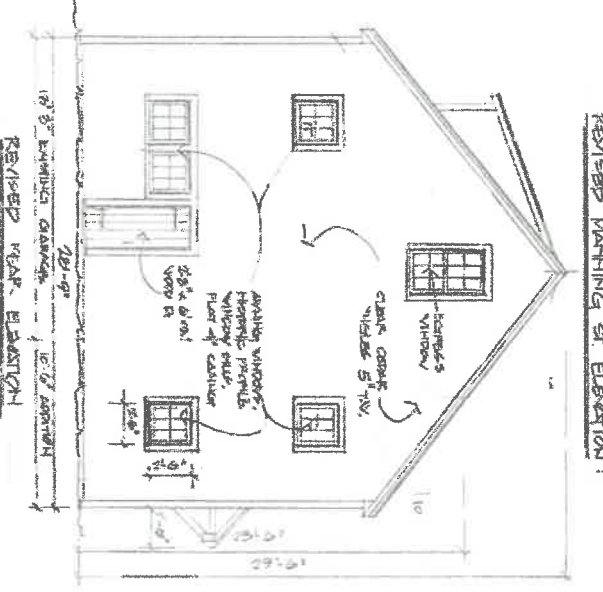
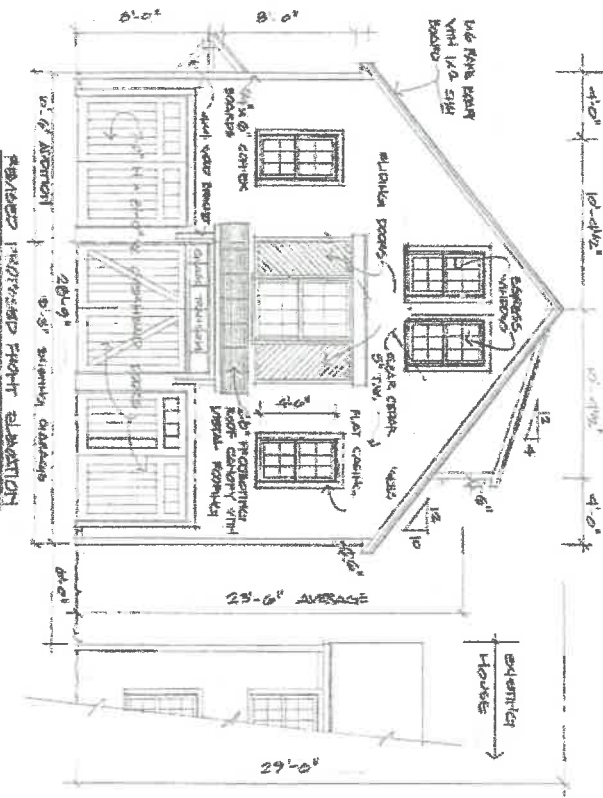
- The scale of the barn is inappropriate given the light, air and view impacts.
- The scale and design of the barn will compete with the South Meeting House.
- The design of the barn is out of character with the surrounding neighborhood.
- The dormer window on Manning Street creates privacy concerns.
- Vegetation (including a tree) should be added on corner of Manning Street.
- The building design should be simplified as suggested by the HDC.

PROPOSED BUILDING & SITE PLAN

**REVISED DESIGN FOR HDC WORK SESSION #2
(2-6-19)**

DESIGN MODIFICATIONS RESULTING FROM THE 1/2/19 HDC MEETING:

1. REMOVED THE SHED DORMER ALONG THE MANNING STREET ROOF SURFACE;
2. ADDED TWO SKYLIGHTS ALONG THE MANNING STREET ROOF SURFACE;
3. UPGRADED THE ROOF MATERIAL FROM ASPHALT TO RED CEDAR SHINGLES;
4. REPLACED THE CEDAR SHINGLE SIDING WITH CEDAR CLAPBOARDS (WITH 4 INCHES OF EXPOSURE);
5. SIMPLIFIED THE ROOF, CORNERBOARDS, AND WINDOW TRIM;
6. REDUCED THE SIZE OF THE WINDOWS TO CREATE MORE ASYMETRY AND ADD PRIVACY TO ABUTTERS;
7. REMOVED THE BLOCK AND TACKLE FROM OVER THE OVERSIZED WINDOW;
8. REMOVED THE GOOSENECK LIGHTING;
9. ADDED SIMPLE WOOD STORM DOORS TO THE BARN / CARRIAGE HOUSE;
10. ADDED A GRANITE COBBLESTONE APRON IN FRONT OF THE GARAGE DOORS;
11. ADDED A BRICK WALKWAY FROM MEETING HOUSE HILL ROAD TO THE SIDE DOOR; AND
12. LANDSCAPED THE SIDE YARD ALONG MANNING STREET WITH WOOD FENCING, A SHADE TREE, AND FLOWERING SHRUBS
13. ...

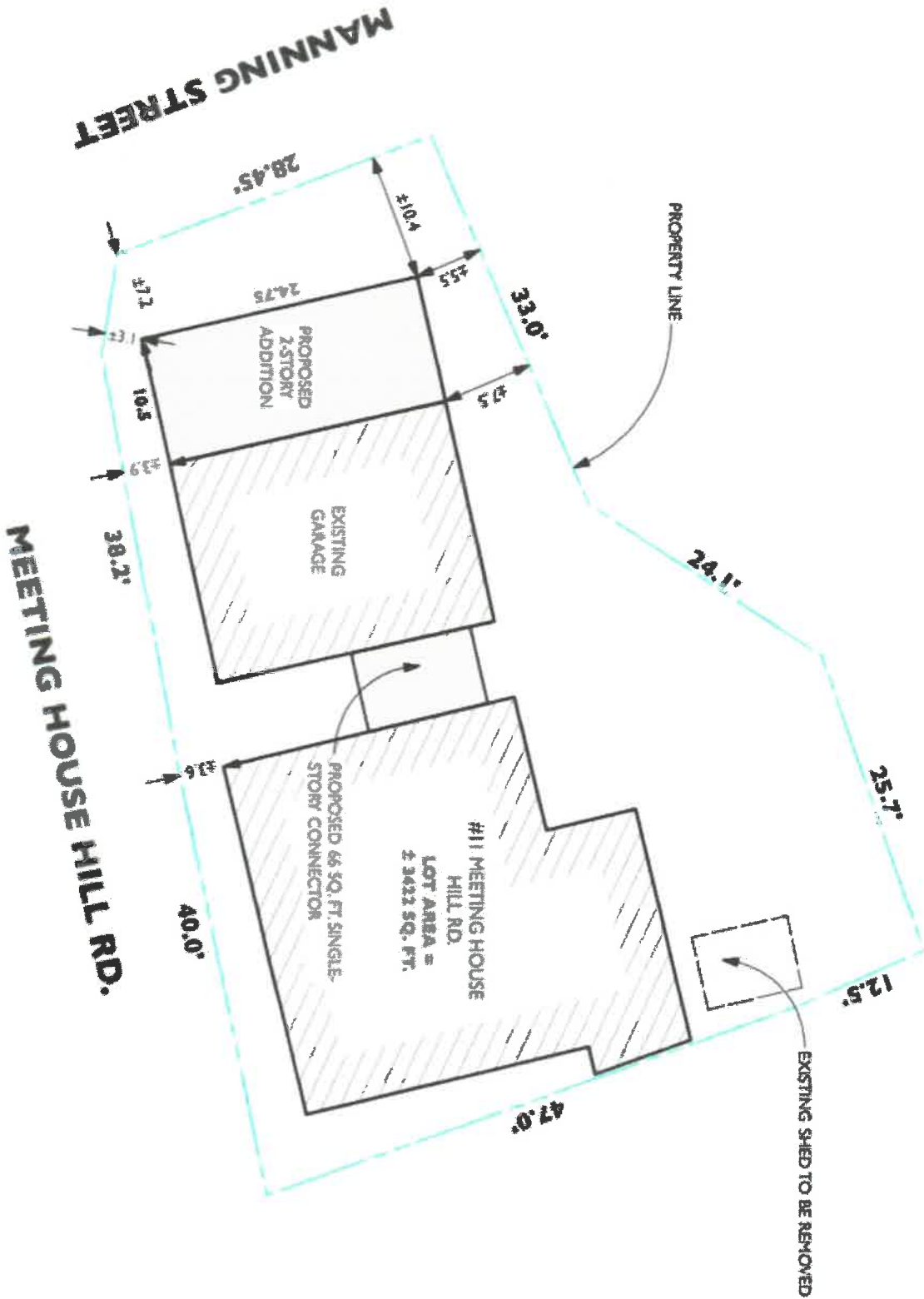


CAPTAIN DRISCO HOUSE (CIRCA 1790) - CRACKNELL RESIDENCE (CIRCA 2019)		A.3.1
9-11 MEETING HOUSE HILL ROAD 03801.		
SCALE 1/4" = 1'-0"		DATE: 1/2019

**REVISED BUILDING ELEVATIONS – PLAN A
(HDC MEETING #2: 2/6/19)**



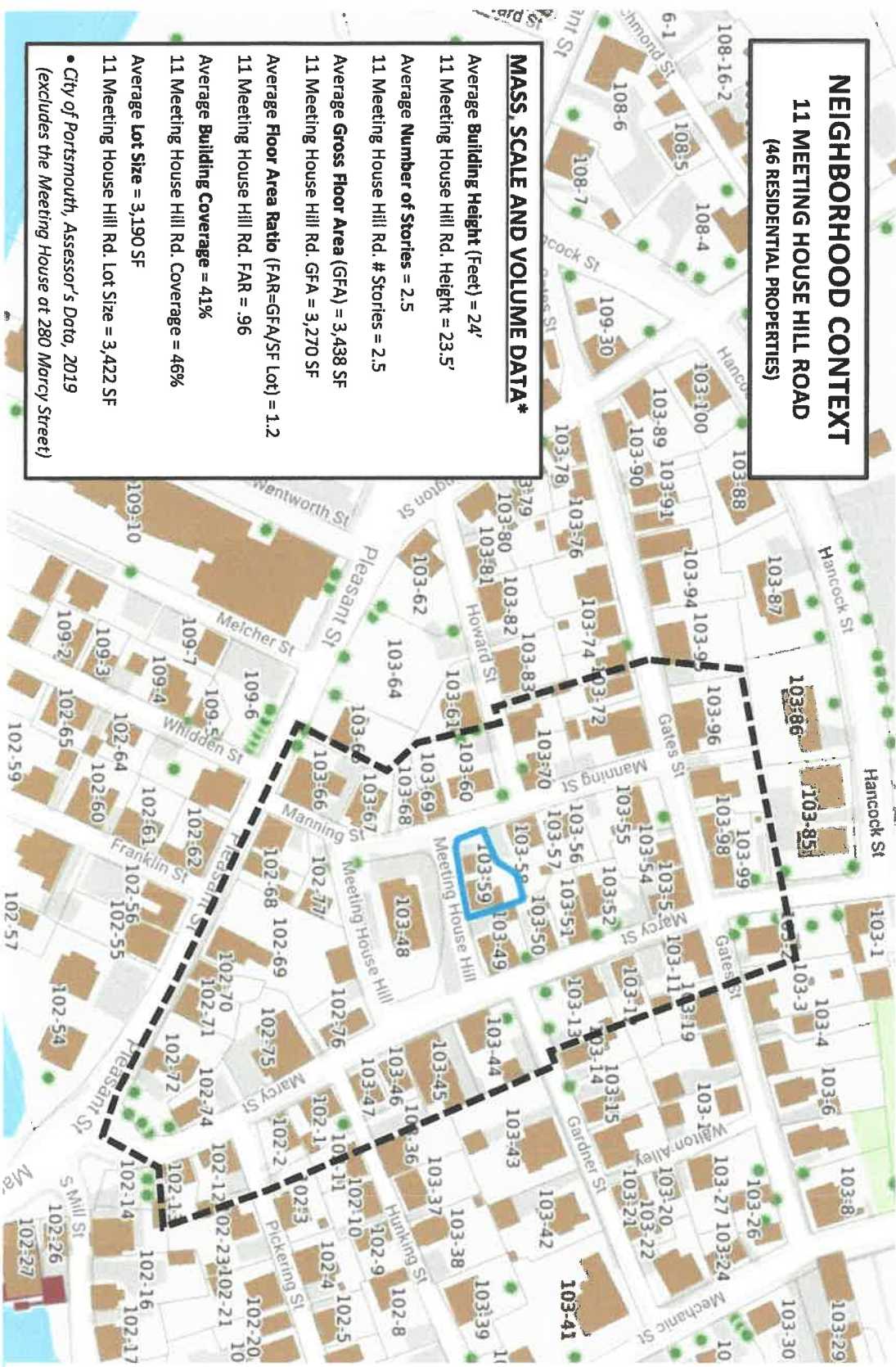
11 MEETING HOUSE HILL ROAD – A NEW CONSTRUCTION & HISTORIC PRESERVATION PROJECT THAT FITS INTO THE NEIGHBORHOOD CONTEXT



**REVISED SITE PLAN – PLAN A
(HDC MEETING #2: 2/6/19)**

NEIGHBORHOOD CONTEXT
11 MEETING HOUSE HILL ROAD
 (46 RESIDENTIAL PROPERTIES)

- MASS, SCALE AND VOLUME DATA***
- Average Building Height (Feet) = 24'
 - 11 Meeting House Hill Rd. Height = 23.5'
 - Average Number of Stories = 2.5
 - 11 Meeting House Hill Rd. # Stories = 2.5
 - Average Gross Floor Area (GFA) = 3,438 SF
 - 11 Meeting House Hill Rd. GFA = 3,270 SF
 - Average Floor Area Ratio (FAR=GFA/SF Lot) = 1.2
 - 11 Meeting House Hill Rd. FAR = .96
 - Average Building Coverage = 41%
 - 11 Meeting House Hill Rd. Coverage = 46%
 - Average Lot Size = 3,190 SF
 - 11 Meeting House Hill Rd. Lot Size = 3,422 SF
- * City of Portsmouth, Assessor's Data, 2019
 (excludes the Meeting House at 280 Mercy Street)



NEIGHBORHOOD SCALE, HEIGHT AND MASSING
(HDC MEETING #2: 2/6/19)

OTHER POTENTIAL DESIGN MODIFICATIONS UNDER CONSIDERATION FOR DISCUSSION AT THE 2-6-19 WORK SESSION WITH THE HDC

1. Reducing the number of garage doors on the façade.
2. Decreasing the width of the front elevation from 28.5 feet to 26 feet.
3. Reducing the awning length on side door.
4. Lengthening the front awning to cover the garage doors (if reduced to two doors).
5. Replacing the oversized window and shutters with a double-hung window.
6. Replacing the two skylights with one small dog-house dormer.



REBUILDING A HISTORIC EDGE AND INTERSECTION IN THE SOUTH END



**THE FIRST 200+ YEARS ON
MEETING HOUSE HILL
(c. 1750 – 1950s)**



**THE NEXT 100 YEARS ON
MEETING HOUSE HILL
(c. 2019)**