February 22, 2019

Vincent Lombardi, Chair
Historic District Commission
One Junkins Ave.,
Portsmouth, NH 03801

Re: Work Session / Public Hearing – 11 Meeting House Hill Road

Dear Mr. Lombardi,

As discussed at the February 6th Work Session, we made many changes to original design (as presented on January 24th) in direct response to comments and suggestions from the Commission and the public. Since that time, we have also considered the suggestions offered by the Commission at the February 6th work session and presented our application before the Board of Adjustment on February 20th. Notably, after nearly three hours of testimony (both for and against the project) and extensive deliberations, the BOA unanimously approved the application. As a result of the BOA decision, we have revised the elevations and added details and material specifications (see attached) to the building and site design as follows:

Changes to the c. 1790 Drisco House:
- Changed the existing asphalt roofing on the c. 1790 Drisco House and connector to match the red cedar shingles on the proposed barn-style structure;
- Added a detail for a Green Mountain sash replacement window; and
- Added a detail for potentially using western red cedar on the siding of the c. 1790 Drisco House.

Changes to the proposed Barn-Style Structure:
- Reduced the length of the projection of the metal awning over the center barn door and provided greater separation of the awning from the oversized window and shutters located on the second floor;
- Added material specifications for the custom-built wood shutters and storm doors;
- Added a material specifications for the custom wood garage doors.

In addition, we have evaluated several other design and material options for the Commission to consider on the proposed Barn-Style Structure. They are as follows:
- Changing the oversized window from a double-hung to an in-swing French casement window;
- Replacing the two skylights on the roof surface facing Manning Street with a small shed dormer;
- Using either a high-quality clad or wood window for the barn-style structure.
- Using Azek or Boral for all the trim, shirt or corner boards and decorative detailing;
- Using western red cedar or Boral for the clapboard siding; and
- Parging the exposed foundation or adding a brick shelf.
Note that we are supportive of either option as listed above. Thus, we are seeking feedback from the Commission during the Work Session portion of the meeting upon which we will incorporate and present such feedback and preferences in the Public Hearing portion of the meeting.

In closing, we appreciate your careful consideration and constructive feedback on our project design. The work sessions have been very instructive in framing the issues and offering an opportunity to discuss alternatives. We look forward to presenting this revised design on March 6th.

Respectfully,

Nicholas J. Cracknell
Elisa A. Koppelman
13 Pickard Street
Amesbury, MA

Cc: John Bosen, Esq., Bosen and Associates
    Richard Shea, Architect
    David Witham, Architect
    Scott Brown, Architect
**MATERIAL SPECIFICATIONS:**

1. Siding: PRF-150 2X6 RED CEDAR. LEVEL GLAZED PANEL 4" EXPOSED FOR PT.
2. Windows: Sash or Equal. Glazed. Wood Windows 5 1/2" x 5 1/2" x 1 1/2".
3. Roof: 20" #30 GALV. BLUE GALS. WESTERN RED CEDAR ROOF SHingles.
4. Trim: RUST-RESISTANT PVC OR POLYSTYRENE SHINGLES AS NOTED FOR PINE.

**PROPOSED FRONT ELEVATION**

**PROPOSED REAR ELEVATION**
MATERIAL SPECIFICATIONS

The c.1790 Captain Drisco House:
A Preservation and New Construction Project

11 Meeting House Hill Road,
Portsmouth, NH

Historic District Commission
March 6th, 2019
Revised Building Elevations

Site Plan

PROPOSED SITE PLAN
THE CAPTAIN JAMES DIBISCO HOUSE
11 MEETING HOUSE HILL RD.
PORTSMOUTH, NH

PROPOSED SITE PLAN
10 FT 8 FT 10 FT 15 FT 20 FT
DATE: DECEMBER 15, 2016
SCALE: 1" = 20'
MATERIAL SPECIFICATIONS

- C.1790 CAPTAIN DRISCO HOUSE -

11 Meeting House Hill Road, Portsmouth, NH

1. Roof Shingles: Wood
2. Double-Hung Windows: Wood
3. Siding: Wood
1. Roof Shingles

Selectwood stocks a huge variety of wood and composite shakes and shingles for roof and sidewall applications. We specialize in Eastern White Cedar, Western Red Cedar and Alaskan Yellow Cedar. Shingles are available green, kiln dried, fire treated, primed, finish coated or treated with bleaching oil. Pre-colored shingles with one or two finish coats are a great investment in long-term performance. Contact Selectwood for expert advice.

Alaskan Yellow Cedar
A Selectwood specialty. Alaskan Yellow Cedar is fine textured, light-colored and turns a beautiful silver gray. The ultimate in shakes and shakes for durability and long-term performance.

Cedar Breather
The easiest and most efficient way to create an air space between a wood shake roof and solid roof deck. Cedar Breather protects the beauty and life of wood roofing and side wall shakes.

Allura
The Allura Collection mirrors the look of authentic wood shakes with all the benefits of Fiber Cement in five unique designs. Shapes are built in panels to speed installation and are available primed or pre-finished in a variety of color options.

Eastern White Cedar
Traditional shakes for small and occasional roof applications. Eastern White Cedar grows in Northern Maine and Eastern Canada. Maibec Shingles are a Selectwood specialty and are available natural, oil bleached or stained to any color.

Fancy Butt
Wood shingles enhance a homes design possibilities using the various wood shake design. Please refer to Selectwood's design profiles or both kiln dried Eastern White Cedar and Western Red Cedar.

Hardie Shingles
Hardie Shingles siding has the same warm, authentic look of traditional cedar shakes and have superior resistance against rotting, cracking and splitting. Individual shakes or shake panels are available in Cedar Plus factory finish with a 15 year warranty.

Maibec
Superbly manufactured Eastern White Cedar shakes. Maibec shakes are kiln dried and available in natural uncured, Cabot Bleaching Oil treated or pre-stained to any shade under the sun. Maibec shakes are available to be cut.

Western Red Cedar
The preeminent and preferred species of wood used to manufacture shakes and shingles. Visit the Cedar Shake and Shingle Bureau to see the options then call Selectwood for which products will best suit project requirements.

Material Specifications – 11 Meeting House Hill Road – HDC Work Session/Public Hearing
2. Windows (Repair / Replace*)

*Sash Replacement Only
3. Siding (Repair / Replace - Wood)

Horizontally applied wood siding is referred to as bevel siding (a.k.a. clapboards). Our wood bevel siding is available in Western Red Cedar, Western Hemlock and Meranti, in widths ranging from 4" to 10". We also specialize in composite materials including Fiber Cement siding in a smooth or imprinted Cedar mill face. Both our wood bevel siding and Fiber Cement siding are available primed or with one or two finish coats.

Boral Tru-Exterior Siding

The Bevel Profile is the newest addition to the Boral TruExterior® Siding Collection - the first extruded siding profiles to genuinely replicate the natural aesthetics of real wood while maintaining a high level of dimensional stability.

Aluria

Great for the environment, great for your building. A green Fiber Cement product, made up of 30% recycled fly ash from coal burning plants. Aluria has created a Fiber Cement lap siding that won’t rot, is impervious to insects and a class (A) fire rating.

Western Hemlock

Old growth vertical grain free Western Hemlock clapboards are available primed or custom milled coated with a smooth or}

HardiePlank

HardiePlank lap siding is a pioneer in creating the popularity and

Material Specifications – 11 Meeting House Hill Road – HDC Work Session/Public Hearing
MATERIAL SPECIFICATIONS

BARN-STYLE STRUCTURE

11 Meeting House Hill Road, Portsmouth, NH

1. Roof Shingles: Red Cedar
2. Roof Projection: Dormer / Skylights
3. Windows: Wood / Aluminum Clad
4. Oversized Center Window: In-Swing French / Double-Hung
5. Trim: Azek / Boral
6. Siding: Red Cedar / Boral
7. Storm Doors & Shutters: Wood
8. Garage Doors: Wood
9. Foundation: Parged / Brick-Shelf
1. Cedar Roof Shingles

Selectwood stocks a huge variety of wood and composite shakes and shingles for roof and sideward applications. We specialize in Eastern White Cedar, Western Red Cedar and Alaskan Yellow Cedar. Shingles are available green, kiln dried, fire treated, primed, finishcoated or treated with bleaching oil. Pre-colored shingles with one or two finishcoats are a great investment in long-term performance. Contact Selectwood for expert advice.

Alaskan Yellow Cedar
A Selectwood specialty. Alaskan Yellow Cedar is fine textured, light colored and turns a beautiful silver grey. The ultimate in shingles and shakes for durability and long-term performance.

Cedar Breather
The easiest and most efficient way to create an air space between a wood shingle roof and solid roof deck. Cedar Breather protects the beauty and life of wood roofing and side wall shingles.

Allura
The Allura Collection mirrors the look of authentic wood shingles with all the benefits of Fiber Cement in five unique designs. Allura shingles are built in panels to speed installation and are available primed or pre-finished in a variety of color options.

Eastern White Cedar
Traditional shingles for residential and occasional roof applications. Eastern White Cedar is grown in Northern Maine and Eastern Canada. Maibec Shingles are a Selectwood specialty and are available natural, cut-matched or stained to any color.

Fancy Butt
Wood shingles enhance a homes design possibilities using the various wood shingle designs. Please refer to Selectwood’s design profiles for both kiln dried Eastern White Cedar and Western Red Cedar.

Hardie Shingles
Hardie Shingles siding has the same warm authentic look of traditional cedar shingles and have superior resistance against rotting, cracking and splitting. Individual shingles or shingle panels are available in ColorPlus factory fresh with a 15 year warranty.

Maibec
Superbly manufactured Eastern White Cedar shingles. Maibec shingles are kiln dried and available in natural uncoated, Cedar Breathing Oil treated or pre-sealed to any shade under the sun. Maibec shingles are available in both local and national markets.

Western Red Cedar
The preeminent and preferred species of wood used to manufacture shakes and shingles. Visit the Cedar Shake and Shingle Bureau to see the options then call Selectwood for which products will best suit project requirements.

Material Specifications – 11 Meeting House Hill Road – HDC Work Session/Public Hearing
2. Roof Projections
   A. Shed Roof Dormer
More daylight and fresh air

Benefits

With a larger glass area, E-Class Skylights provide us to 44% more light.

Ready to be installed right out of the box, no manual assembly is required.

Compared to existing competitors, E-Class Skylights can be installed in 45 minutes, sometimes as little as 30 minutes.

Standard MAX3 glass meets Energy Star requirements for the entire USA.

Material Specifications – 11 Meeting House Hill Road – HDC Work Session/Public Hearing
3. Windows

A. Green Mountain Double-Hung & Casement Wood Windows
B. Double-Hung, Aluminum Clad - LePage

Manu Data

Hung Window H-100 – Aluminum Clad

Frame:
- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.060", 1.5mm thick
- Thickness 1 11/16" (36mm)
- Depth 4 9/16" (116mm)

Sash:
- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.060", 1.5mm thick
- Thickness 1 3/8" (44.5mm) standard

Interior finish:
- Natural, primed, first coat, LePage stain or paint over 50 colors

Exterior finish:
- LePage paint over 50 colors

Hardware:
- Recessed, white coper tone, polish brass, oil rubbed bronze, satin nickel, satin chrome
- Surface mount: unlacquered brass, polish brass, polish nickel, oil rubbed bronze, satin nickel

Weather-stripping:
- Q-iron and silicone

Insulated glass:
- Double glaze 3/8" (19 mm)
- "Technoform" spacer, bronze, white, black or grey.
- Argon

Glass available:
- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 589
- Tempered
- Laminated

Screen:
- Mesh: invisible fiberglass, grey or black aluminium
- Aluminium surround LePage paint over 50 colors
- Retractable

Material Specifications – 11 Meeting House Hill Road – HDC Work Session/Public Hearing
CLASSIC LOOKS, CONTEMPORARY FEATURES

Discover the perfect New England window since the Mayflower landed. The double hung has evolved into a technologically-advanced product that operates smoothly and easily. Not only is it practical, but it's sure to add beauty and warmth to your home. Traditional elegance distinguishes the double hung; modern technology gives it the durability of a legacy handed down through generations.

ALUMINUM CLAD

For a new maintenance exterior finish, you have the opportunity to choose an enhanced aluminum clad for your wood windows. We use extruded aluminum that provides superior durability, weather and impact resistance, and longer life.

FEATURES AND BENEFITS

- Classic lines with understated elegance and no obvious parts liners or hardware
- State of the art tallic weatherstrip provides minimum friction for easy lift operation
- T-tack and tackle balances with knife lock system for consistent tension throughout operation
- Solid wood sill, sash and moldings; no visible finger joints
- 4 3/16" laminated wood frame
- 1 1/4" solid wood sash
assemblies

In 2-wide and 3-wide assemblies divide rough opening size by 2 or 3.

BLY ROUGH OPENING

Add frame height PLUS 1/2".

ge-Style Units

Use in Cottage-Style configurations. Check page representative for restrictions and configurations.

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>R.O. (mm)</td>
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<tr>
<td>F.B. (mm)</td>
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<td>V.G. (mm)</td>
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Material Specifications – 11 Meeting House Hill Road – HDC Work Session/Public Hearing
## AWNING WINDOWS

### WA11

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<th>33&quot; (838)</th>
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<td>28&quot; (711)</td>
<td>32&quot; (813)</td>
<td>36&quot; (914)</td>
<td>40&quot; (1016)</td>
<td>48&quot; (1216)</td>
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<td>V.G. (mm)</td>
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<td>25 ½&quot; (638)</td>
<td>29 ½&quot; (738)</td>
<td>33 ½&quot; (841)</td>
<td>41 ½&quot; (1044)</td>
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### WHTP (to match standard picture units)

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<th>R.O. (mm)</th>
<th>38 ½&quot; (973)</th>
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<tr>
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<td>53 ½&quot; (1356)</td>
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<td>69 ½&quot; (1790)</td>
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<td>V.G. (mm)</td>
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<td>54 ½&quot; (1394)</td>
<td>62 ½&quot; (1587)</td>
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Material Specifications – 11 Meeting House Hill Road – HDC Work Session/Public Hearing
4. Oversized Center Window

1. French In-Swing Window - LePage

Frame:
- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.060", 1.5mm thick
- Thickness 1 1/4" (32mm)
- Depth 4 1/2" (111mm) or 8 1/2" (162mm)

Sash:
- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.060", 1.5mm thick
- Thickness 1 1/4" (44.5mm) standard
- Colonial or contemporary

Interior finish:
- Natural, primed, first coat, LePage stain or paint over 50 colors

Exterior finish:
- LePage paint over 50 colors

Hardware:
- Rustic cremona and hinges black, polished brass, antique brass or pewter
- Classic cremona and hinges polished brass, unlacquered brass, oil rubbed bronze, satin nickel

Weather-strip:
- Silicone

Insulated glass:
- Double glaze 3/4" (19 mm)
- "Technoform" spacer, bronze, white, black or grey.
- Argon

Glass available:
- Clear, grey, bronze, pinhead, glue-chip
- Low-e. Energy advantage, 272, 366, 889
- Tempered
- Laminated

Screen:
- Mesh, invisible fiberglass, grey or black aluminium
- Aluminium frame over 50 colors
IN-SWING FRENCH CASEMENT WINDOWS

HISTORIC CHARM
For centuries, architects have used in-swing French windows to unite nature with interior space. Nothing comes close for historical charm. Yet despite their provincial design and panoramic views, Lepage in-swings offer outstanding performance properties. High quality cremone hardware bolts tightly with extraordinary ease. Wood and aluminum screens allow subtle variations on design and function. And when they’re finally thrown open to the sun and summer breeze, Lepage French in-swings offer a glorious invitation to nature, a dazzling portal between your interior and exterior worlds.

ALUMINUM CLAD
For a little maintenance of external finish, we have the opportunity to choose an extended aluminum clad for your wood windows. We can select aluminum any thickness and allowable thickness from 0.001 to 0.060. It provides against weather and impact resistance and longer life.

FEATURES AND BENEFITS
• No fixed post between sashes for more unobstructed view
• Interlocking panels
• 5¼” frame (4¼” or 6¼” with clad)
• 1 ¾” thick sash
• Available with classic or rustic hardware
### FRENCH INSWING CASEMENT

**WFC21**

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<th>F.S. (mm)</th>
<th>V.G. (mm)</th>
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<td>13 5/8&quot; (338)</td>
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<td>48&quot; (1219)</td>
<td>17 3/4&quot; (453)</td>
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<td>56 1/2&quot; (1445)</td>
<td>55 1/2&quot; (1419)</td>
<td>21 1/2&quot; (542)</td>
</tr>
<tr>
<td>1440 x 1680</td>
<td>63 1/2&quot; (1619)</td>
<td>63 1/2&quot; (1619)</td>
<td>25 1/2&quot; (648)</td>
</tr>
</tbody>
</table>

*Please visit our website for the energy performance of these products at www.expowindows.com*

R.O. Rough Opening
F.S. Frame Size
V.G. Visual Grade

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Material Specifications – 11 Meeting House Hill Road – HDC Work Session/Public Hearing
2. Oversized Double-Hung Window – Green Mountain

Green Mountain Window Milestone Double Hung

**Interior Features**

- **Frame:**
  - No vinyl jamb liner (also known as vinyl tracks).
  - Virtually no vinyl or weather-strip visible.
  - Concealed block and tackle balance system.

- **Sash:**
  - Tilts in easily with concealed latches.
  - High quality Truth® brand hardware in brown or white. Options: "Colonial" sweep lock in oil rubbed bronze and "Arts and Crafts" brass pivot lock (shown above).
  - Historic aesthetics with wide rails and profiled edges.
  - Weather-stripped on all edges.

- **Divided Lights:**
  - 5/8" wide Simulated Divided Lite (S.D.L.) has ogee pattern.

**Exterior Features**

- **Frame:**
  - No jamb liner allows entire exterior to be painted one color (no un-paintable vinyl tracks).
  - Pediment head option shown comes factory applied.
  - Thick sill nose option shown comes factory applied.
  - Virtually any casing option or wood species available.

- **Sash:**
  - Historic aesthetics.
  - Exterior glazed for historical accuracy.

- **Divided Lights:**
  - 5/8" wide S.D.L. has putty glazed look.
  - 7/8" wide S.D.L. has wood bead glazed look.
Rough Openings of Mulled Units:

- Double Wide Unit: Single RO x 31-1"
- Triple Wide Unit: Single RO x 31-2"
- Four Wide Unit: Single RO x 41-3"

Standard Divided Light Patterns Shown. Others available upon request.

- Corner Units are available in most frame sizes.
- Meet National Fire Code.
5. Trim

A. Boral (Field-Painted)
Like No Other

Boral TrueExterior™ Trim satisfies the exterior trim customer's need for a product that is:
- Easy to install
- Long-lasting, withstanding nature's elements
- Competitively priced compared to other products in the marketplace

Superior Workability
Boral TrueExterior™ Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus, it can be installed using proven woodworking tools and methods.

Applications
Designed to be used in non-structural applications, Boral TrueExterior™ Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:
- Corners
- Soffits
- Fascia
- Batten strips
- Frieze boards
- Rake boards
- Garage door casings
- Window surrounds
- Door trim
- Other non-structural exterior trim applications
B. Azek (Field-Painted)

SKIRT BOARDS & BANDS

ADD DECORATIVE DETAILING WITH MOULDING

TRIM BOARDS
6. Exterior Siding

A. Red Cedar Siding
B. Boral Siding (Field-Painted)
7. CUSTOM WOOD STORM DOORS & SHUTTERS
8. Garage / Barn Doors – Wood

Stain Grade V-Groove Cedar

Premium V-Groove Cedar Stain Grade Doors. A beautiful, classic looking door that will stand up to our harsh New England weather. Fall Western Red Cedar Face to select each board, join them precisely and then finish your door with Sikkens Cedar Door and Window. The BEST product available to protect your doors for years to come. Any design you can dream up.
9. Foundation

A. Parged

B. Brick Shelf
11 Meeting House Hill Road, Portsmouth, NH
CAPTAIN DRISCO HOUSE (C.1790) RESTORATION & NEW CONSTRUCTION PROJECT
FEb 1 6  2019
BUILDING DESIGN: Prior and revised elevations, floor plans, renderings, and reference images

PROJECT BACKGROUND: Existing conditions, historical land use patterns, and zoning

5. Provide sufficient floor space to support the cost of the project
4. Improve the streetscape with fencings, cobblestones, and landscaping
3. Provide 3 off-street parking spaces for both structures
2. Restore the Captain Drisco House (C. 1790) as a single-family structure
1. Partially reconstruct the historic scale, massing, and volume of 43 Manning St. & Meeting House Hill Rd.

PROJECT OBJECTIVES:

PROJECT GOALS – Restoration of the Captain Drisco House (C. 1790) & Reconstruction Along Manning St.

ARCHITECT – Richard Shea, Architect, with support from David Witheram, AIA

PROPERTY OWNERS – Carol Hollings and Katherine Balliet

APPLICATIONS – Elisa Kopelman and Nicholas Cracknell

PROPERTY ADDRESS – 3 Meeting House Hill Road, Portsmouth, NH
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.
FORMER 43 MANNING STREET HOUSE & 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH
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 range from colonial, Georgian, federal, Greek revival, Victorian, mid-century ranches to revivalist styles.
- Character-Defining Features: Most of the structures are 2 ½ stories, woodframe and sided construction, five bays, with double-hung windows, pitched roofs, and simple setbacks to the street.
- Parking: Off-street parking is limited and on-street parking increasingly difficult to find.
238 Marcy Street

421 Pleasant Street

229 Pleasant Street

333 Marcy Street

81 Washington Street

72 Jefferson Street

202 Washington Street

49 Mechanic Street

BARN-TYPE STRUCTURES IN THE SOUTH END
GARAGE STRUCTURES IN THE SOUTH END

202 Washington Street
13 Salter Street
180 Gates Street
222 Pleasant Street

189 Gates Street
45 Richmond Street
11 Meeting House Hill
490 Marcy Street
Typical Structures in the South End
EXISTING CONDITIONS
EXISTING CONDITIONS – STREETSCAPE VIEW OF 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH
1981 – APPROVED DESIGN

EXISTING SITE PLAN

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

HDC – WORK SESSION / PUBLIC HEARING (3-6-19)
WORK SESSION #1

A SITE PLAN

PROPOSED BUILDING
PROPOSED SITE PLAN – PLAN A
(HDC MEETING #1: 1/2/19)
The building design should be simplified as suggested by the HDC.

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

PUBLIC COMMENTS & CONCERNS

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

HDG COMMENTS & CONCERNS
REVISED BUILDING
ELEVATIONS & SITE PLAN

WORK SESSION #2
(2-6-19)
T/2/19 HDC MEETING

DESIGN MODIFICATIONS RESULTING FROM THE
HDC FEEDBACK AT THE 2-6-19 WORK SESSION

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.
MATERIAL SPECIFICATIONS:

1) SIDING: PRE-PRIMED C.V.G. RED CEDAR BEVEL CLAPBOARD MAX. 4" EXPOSURE, FOR PT.

2) WINDOWS: "LEPAGE" OR EQUAL ALUM. CLAD. WOOD WINDOWS W/ 5/8" S.D.L.'S

3) ROOF: NO. 1 GRADE BLUE LABEL WESTERN RED CEDAR ROOF SHINGLES.

4) TRIM: ROT-RESISTANT PVC OR "POLYASH" SIZES AS NOTED, FOR PAINT.
FINDINGS & EVALUATION CRITERIA
DESIGN GUIDELINES FOR SMALL-SCALE NEW CONSTRUCTION

NEW CONSTRUCTION & ADDITIONS
New building construction is a sign of economic health and vitality in a city. It can take many forms, including a new primary building, an addition to an existing building or a new secondary building such as a garage or shed.

All forms of new construction within a historic district can be dynamic and vibrant, but at the same time should be sensitive to their 100- and 200-year-old neighbors. Vacant lots and structures that are non-contributing to the Historic District provide the greatest opportunity for creative and sensitive new ground-up construction, while an addition or new secondary building can allow the continued use of a historic building or property while meeting current and future needs.

COMPATIBLE DESIGN PRINCIPLES
The development of Portsmouth followed its own pattern and rhythm. As the heart of Portsmouth, the heritage and culture of Portsmouth’s early inhabitants are expressed through the architectural and built environment. To continue the District’s evolution and respect the high degree of architectural and historic diversity and integrity across the district, the HDC encourages design excellence and creative design solutions for new construction and additions that are sensitive to the character of their surrounding context. Generally, there are three appropriate design approaches in Portsmouth:

Scale: Height & Width
The proportions of a new building and its relationship to neighboring buildings establish its consistency or compatibility within a neighborhood or block. The height-width ratio is a relationship between the height and width of a street façade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to its neighbors.

Site Coverage
The percentage of a lot that is covered by buildings should be similar to those of adjacent lots. Although City of Portsmouth Ordinances regulate the maximum allowable coverage area and minimum setbacks, the overall building-to-lot area should be consistent along a streetscape. If parcels are combined for a larger development, the site coverage proportions should be minimized by breaking large building masses into smaller elements to be more compatible with adjacent buildings.

HDC – WORK SESSION / PUBLIC HEARING (3-6-19)
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<td>AS SECONDARY STRUCTURE</td>
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<th>LOCATION</th>
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<td>CONSISTENT SIZE, SHAPE &amp; RHYTHM</td>
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| STRENGTHENS EDGE & RHYTHM |
| CONSISTENT ORIENTATION |
| CONSISTENT BUILDING COVERAGE |
| CONSISTENT SETBACKS |
| DEFINITIONS & ROOF PITCH |
| COVERED & ROOF AREA RATIO |
| CONSISTENT HEIGHT, SCALE, VOLUME |

**NEW CONSTRUCTION & ADDITIONS**

- New buildings/structures that are secondary to major structures such as walls and roofs and how they relate
- Products that belong to neighboring buildings/structures
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<td>1:1 MEETING HOUSE HILL</td>
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**Details**

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<td>Building Form &amp; Massing</td>
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<td>Scale: Height &amp; Width</td>
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**New Construction & Additions**

- New buildings/structures that are secondary to major structures such as walls and roofs and how they relate
- Products that belong to neighboring buildings/structures

**Design Guidelines for Small-Scale New Construction**
REBUILDING THE HISTORIC STREET EDGE & LAND USE PATTERN IN THE SOUTH END

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

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