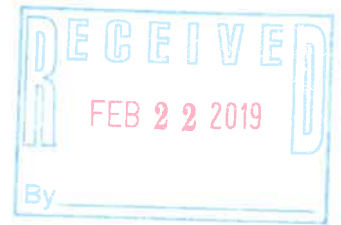


February 22, 2019

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 2nd) 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.

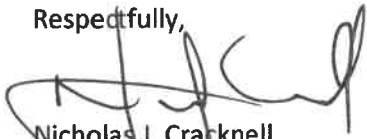
In addition, we have evaluated several other design and material options for the Commission to consider on the proposed Barn-Style Structure. They are as follows:

- 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.

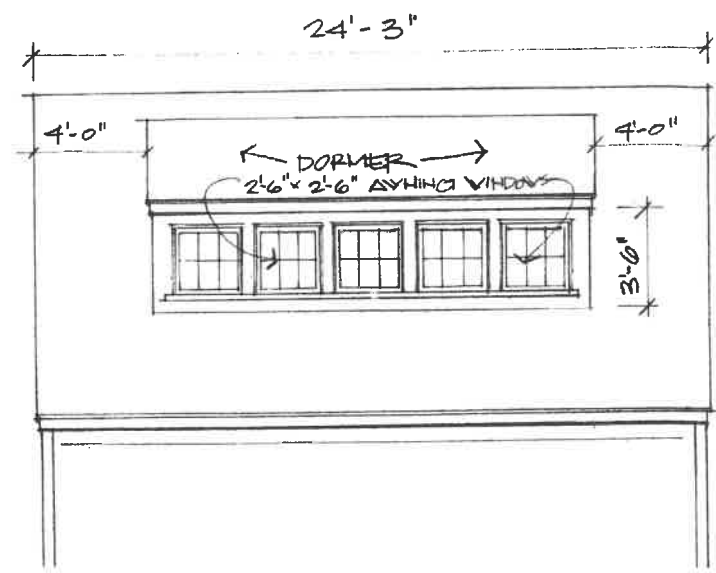
Respectfully,



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

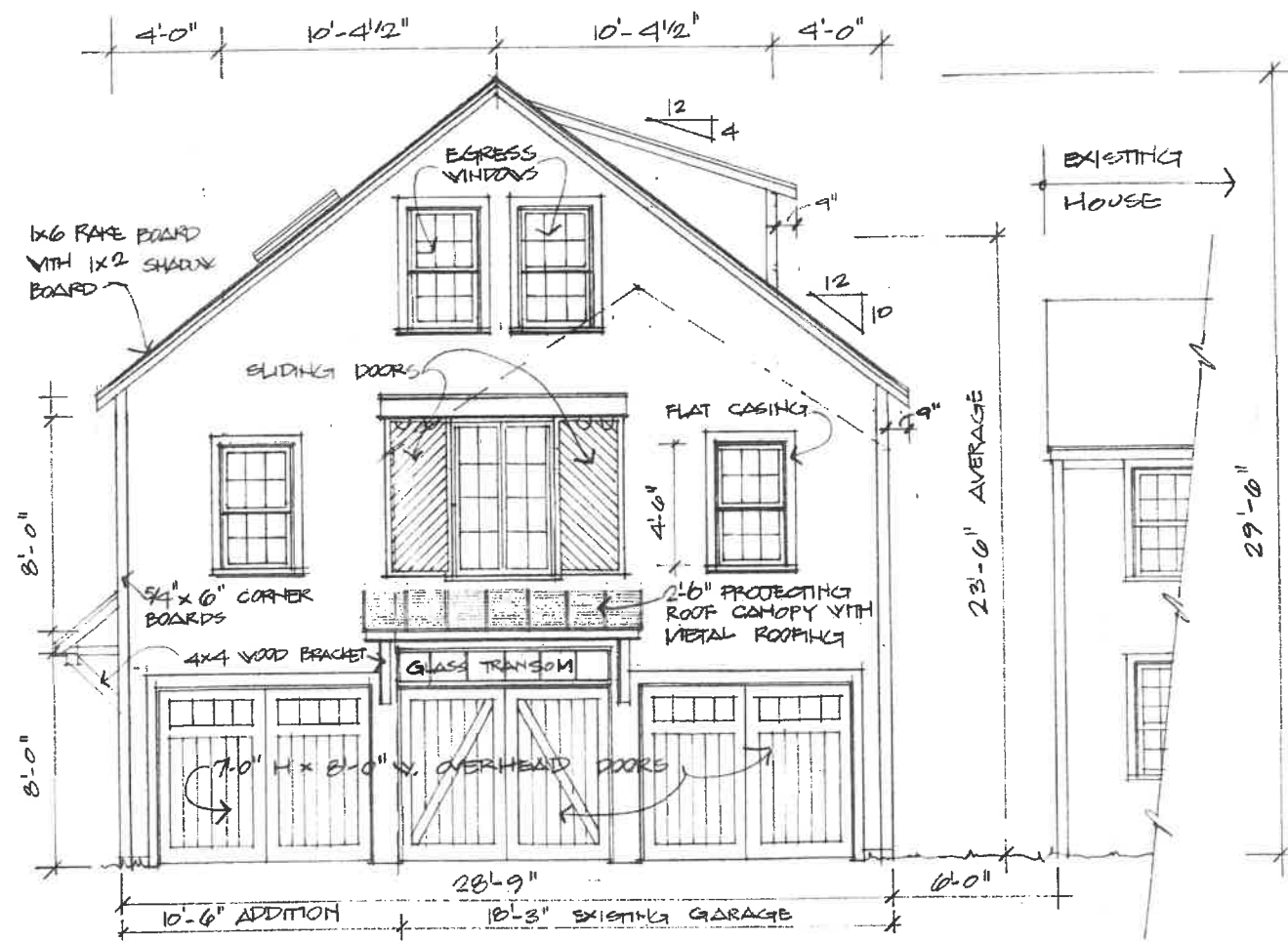
- MATERIAL SPECIFICATIONS:**
- 1) SIDING: PRE-PRIMED C.V.G. RED CEDAR BEVEL CLAPBOARD MAX. 4" EXPOSURE, FOR PT.
 - 2) WINDOWS: 'LEPAGE' OR EQUAL ALUM. CLAD. WOOD WINDOWS W/ 5/8" S.D.L'S
 - 3) ROOF: NO. 1 GRADE BLUE LABEL WESTERN RED CEDAR ROOF SHINGLES.
 - 4) TRIM: ROT-RESISTANT PVC OR 'POLYASH' SIZES AS NOTED, FOR PAINT.



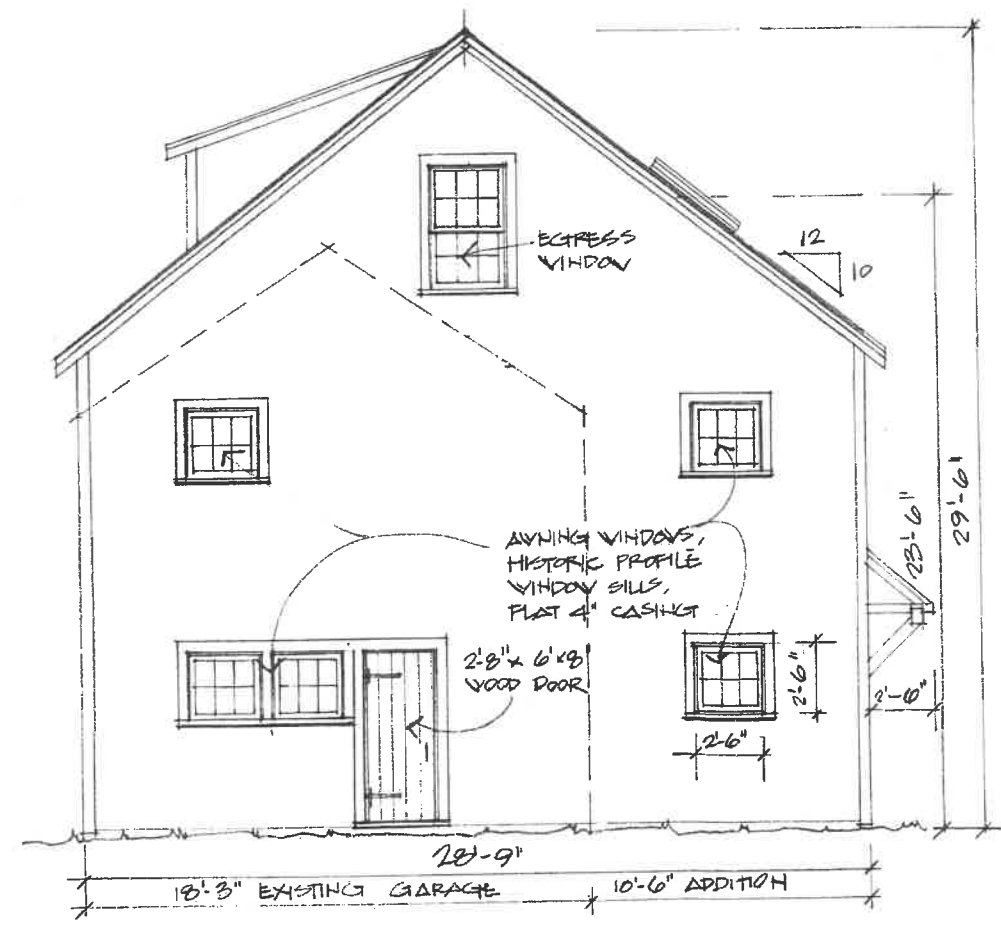
PARTIAL RIGHT SIDE ELEVATION (DORMER)



PROPOSED LEFT SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

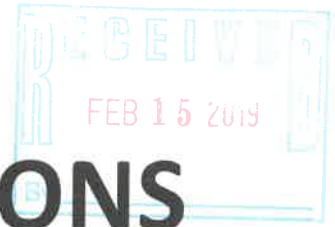
A-3.1

CAPTAIN DRISCO HOUSE (CIRCA 1790) - CRACKNELL RESIDENCE (CIRCA 2019)

9-11 MEETING HOUSE HILL ROAD 03801

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

DATE:



MATERIAL SPECIFICATIONS



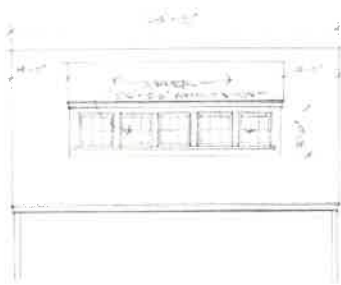
The c.1790 Captain Drisco House: *A Preservation and New Construction Project*

**11 Meeting House Hill Road,
Portsmouth, NH**

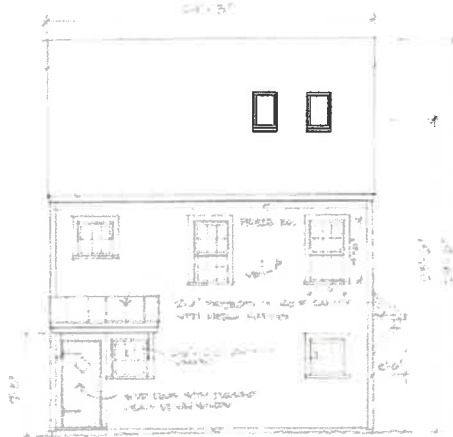
**Historic District Commission
March 6th, 2019**

Revised Building Elevations

MATERIAL SPECIFICATIONS:
 1) SIDING: PRE-PRISED O.V.S. RED CEDAR
 2) WINDOWS: LUPINE MAX. 6" EXTENDING FROM PT.
 3) WINDOWS: LEADGE OF EQUAL ALUM. CLAD
 WOOD WINDOWS 60 L.P. E.C.'S
 4) ROOF: NO. 1 GRADE BLUE LABEL WESTERN RED
 CEDAR ROOF SHINGLES
 5) TRIM: RECOMMEND PVC OR POLYMER BASED AS
 ACTED, V.O. PAINT



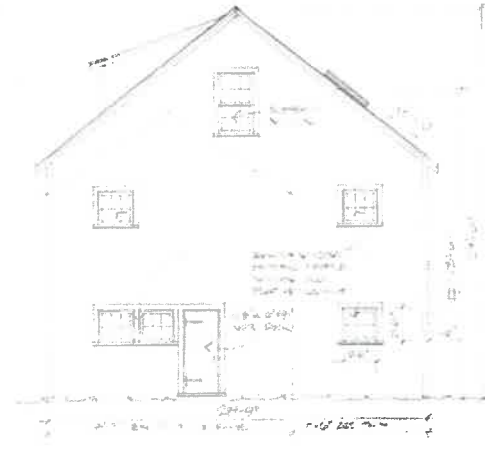
PARTIAL RIGHT SIDE ELEVATION (LOOKING)



PROPOSED LEFT SIDE ELEVATION



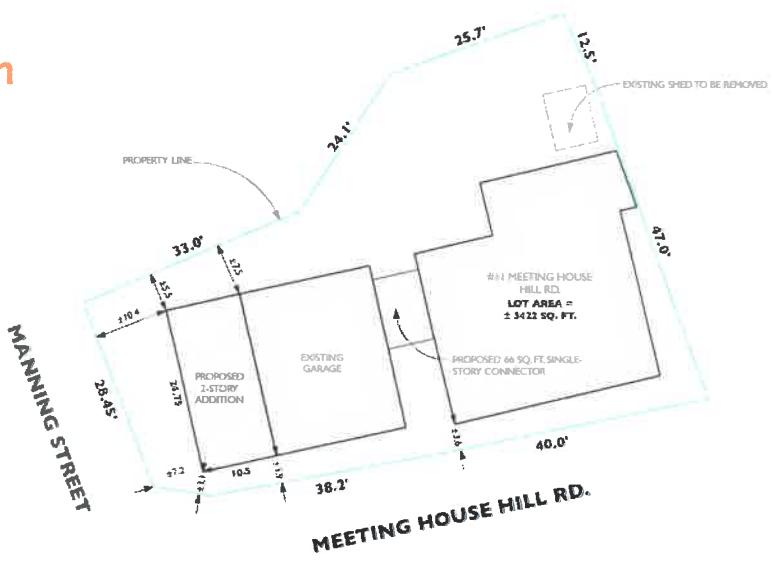
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

CAPTAIN JAMES DRISCO HOUSE (1790) - IRANIAN REVISION (JUN 2019)
 11 MEETING HOUSE HILL ROAD - PORTSMOUTH, NH

Site Plan



PROPOSED SITE PLAN

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

0 5 10 15 20 FT
 DATE: DECEMBER 13, 2019
 SCALE: 1" = 10'-0"

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

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Installed Services
Lattice
Lumber - Composite
Lumber - Specialty
Millwork, Columns & Pergolas
Mouldings
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Timbers & Beams
Wind & Water Protection
Windows & Skylights

Shingles & Shakes

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 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. 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 shingles for sidewall 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 home's design possibilities using the various wood shingle 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 shingles and have superior Resistance against rotting, cracking and splitting. Individual shingles or shingle panels are available in Color Plus factory finish with a 15 year warrant.

Maibec
Superbly manufactured Eastern White Cedar shingles. *Maibec shingles* are kiln dried and available in natural uncoated, Cabot Bleaching Oil treated or pre-stained to any shade. Under the sun *Maibec shingles are impossible to beat.*

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.



2. Windows (Repair / Replace*)

*Sash Replacement Only



Green Mountain Window Co.

137 Pe. Rd. - 20, Shelburne, Vermont

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The Green Mountain Window Milestone Series

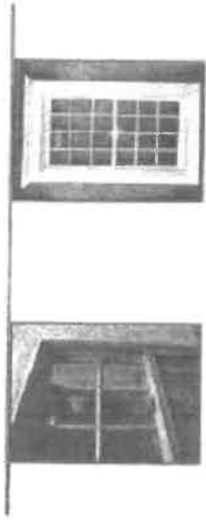


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- Decor
- Help Wanted
- Milestones
- Classic
- The Green Milestone
- Why the Advantage

"We realized that if we could create a window with historical aesthetics and energy performance, the result would truly be a milestone."

A.L. Proffers, Green Mountain Window Co.

Green Mountain Window Milestones Double Hung



Interior Features

- Frame:**
 - No joint joint line (also known as vinyl tracks)
 - Visually no vinyl or weather-strip visible
 - Concealed track and tactile balance system

Details:

- This is easy with concealed tracks.
- High quality finished board hardware (brown or white, optional "Colonial" makes back to off rubbed bronze and "18th and

Exterior Features

- Frame:**
 - No joint line shows entire exterior to be painted or stained (no un-paintable vinyl tracks)
 - Pediment head option shown comes factory applied
 - Thick oil-rubbed bronze comes factory applied
 - Visually any casing option or wood species available.

Color: brass plate look (shown above)

- Historic aesthetics with wide rails and applied sashes.
- Weather-stripping on all edges.

Divided Light:

- 3/4" wide Simulated Divided Lite (S.D.L.) has copper pattern.
- 7/8" wide S.D.L. has lead pattern.
- Many profile options available, including custom.
- S.D.L. available with or without glider between glass.

Hardware:

- Historic aesthetics throughout. 6 3/4" bottom rail, 4 1/2" top rail and side rails. Custom available.

Other Features:

- Standard hardware in brass with simulated lead system. Other finishes include painted chrome, oil-rubbed bronze, polished chrome.

Headings:

- Standard hardware in brass with simulated lead system. Other finishes include painted chrome, oil-rubbed bronze, polished chrome.



Sealing & Energy Options:

- Overall insulating glass thickness of 1 1/4" provides historic look (double units loss heat transfer).
- Warm edge spacer and double strength glass used in the leading units.
- Low-E glass withrypton gas fill option reduces energy loss.
- Restoration and antique sash glass available.

Installation:

- The Milestone Double Hung must be installed carefully and accurately to assure optimum performance. In order to operate correctly the unit must be level, square and the joints must be straight.
- For a more thorough description of the standard G.M.W. Milestone Series see our finish brochure or contact your dealer.

Product Data:

Unit Price	4-Pkg.	3-Pkg.	1-Pkg.
Min. Order Qty.	24	12	6
Max. Order Qty.	24	12	6
Lead Time	4-6 Weeks	4-6 Weeks	4-6 Weeks
Weight	15 lbs.	10 lbs.	6 lbs.

Other Features:

- Standard hardware in brass with simulated lead system. Other finishes include painted chrome, oil-rubbed bronze, polished chrome.

Headings:

- Standard hardware in brass with simulated lead system. Other finishes include painted chrome, oil-rubbed bronze, polished chrome.

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Green Mountain Window Milestone Door



Interior Features

Frame:

- No joint line shows entire exterior to be painted or stained (no un-paintable vinyl tracks)
- Pediment head option shown comes factory applied
- Thick oil-rubbed bronze comes factory applied
- Visually any casing option or wood species available.

Details:

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- High quality finished board hardware (brown or white, optional "Colonial" makes back to off rubbed bronze and "18th and

<http://www.greenmountainwindow.com/milestones.html>

12/12/2018

11/11/2018

3. Siding (Repair / Replace - Wood)

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- Deck Lighting
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- Doors - Exterior
- Fasteners
- Gutters & Accessories
- Installed Services
- Lattice
- Lumber - Composite
- Siding - Wood & Composite**
- Specialty Tools
- Timbers & Beams
- Wind & Water Protection
- Windows & Skylights

Siding - Wood & Composite

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 simulated 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 Craftsman Collection - the first manmade siding profiles to genuinely replicate the natural aesthetic of real wood while maintaining a high level of dimensional stability.

Allura

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

Meranti

Naturally beautiful, Meranti clapboards are solid, stable, naturally resistant to insects, decay and available natural or pre-finished. Meranti clapboards from environmentally responsible manufacturers will enhance the beauty of any home.

Western Hemlock

Old growth vertical grain fine Western Hemlock clapboards are available primed or custom machine coated with a smooth or

Western Red Cedar

Considered one of the world's most highly prized wood for beauty, workability and dimensional stability. Selectwood stocks more sizes, and grades of both natural and pre-finished, from premier manufacturers like Cowichan Gold, Western Red Cedar

HardiePlank

HardiePlank lap siding is a pioneer in creating the popularity and



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

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- Shingles & Shakes**
- Siding - Wood & Composite
- Specialty Tools
- Timbers & Beams
- Wind & Water Protection
- Windows & Skylights

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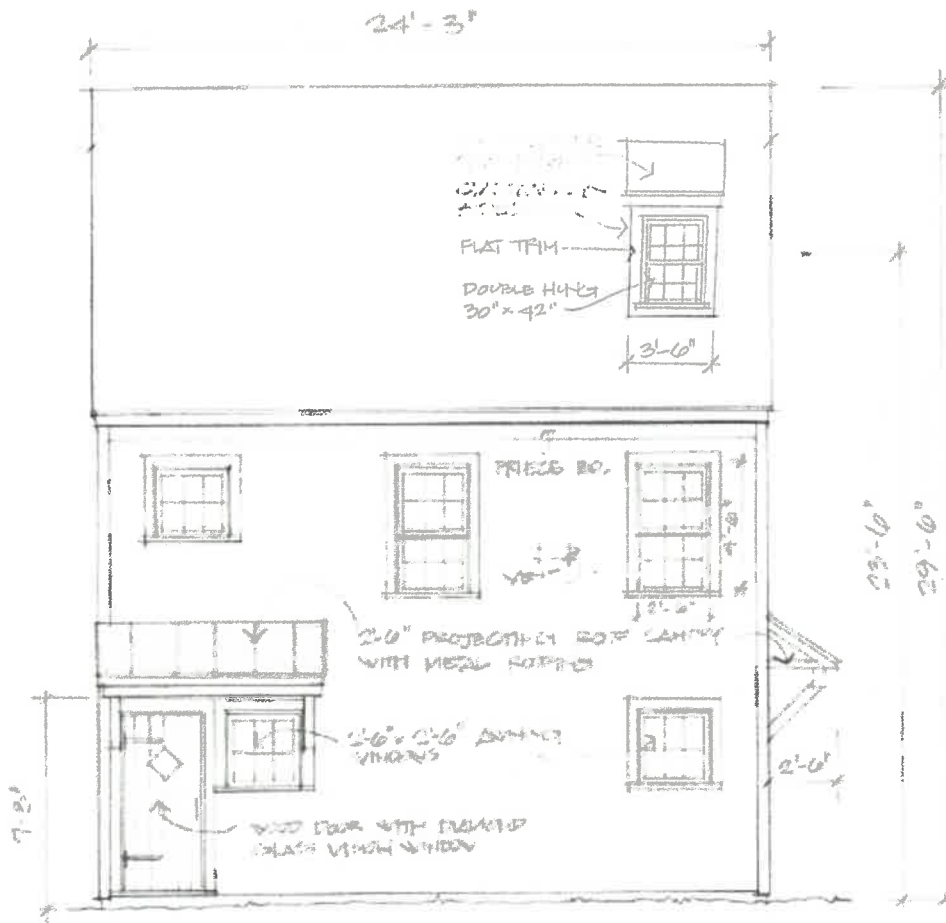
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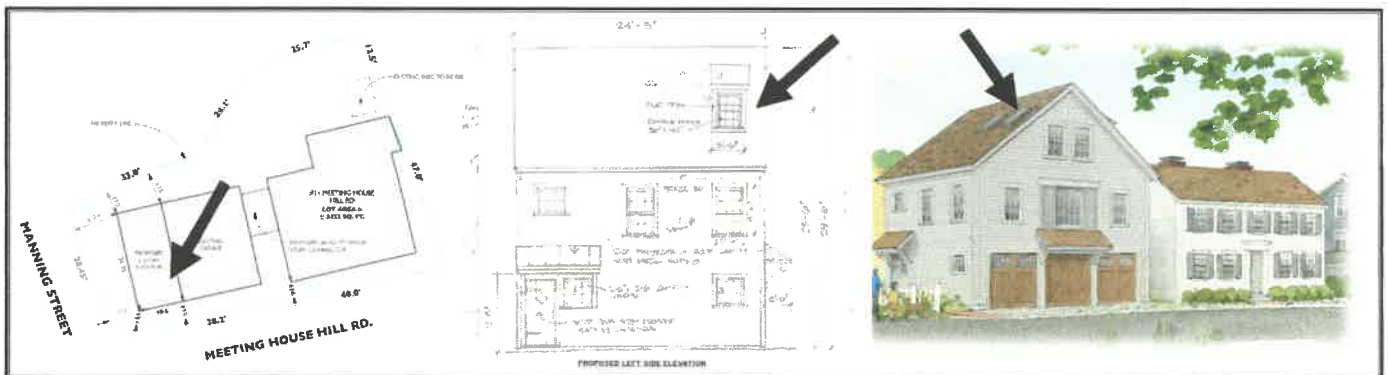


2. Roof Projections

A. Shed Roof Dormer



PROPOSED LEFT SIDE ELEVATION



B. Skylights



E-Class



E-Class Solar Powered Venting Skylight

E-Go for a June Federal Tax Credit or purchase and installation. The skylight is powered by a factory-installed, solar-charged battery pack, which you control with a wireless remote. It can set to signal the skylight to automatically close in damp weather to protect the roof.



E-Class Manually Manually Venting Skylight

Sitting direct on your roof deck, this self-flashing skylight opens manually to draw fresh air to flow throughout your home. A manual turning handle is available when installed with roofs when installed out of reach. It is easily opened and closes with neutral ease.



E-Class Fixed Impact Rated Skylight

The skylight is rated for 100 MPH winds (UL504/2010) and other building codes in Wind Zone 3 coastal applications. Although the glass is clear, it's laminated with a clear interlayer against damage from wind-borne debris, or shrapnel, resulting in better entry and even unwarped glass.



E-Class Fixed Skylight

With no mastic, step flashing or sealants, this skylight is ready to be installed right out of the box while delivering up to 22% more daylight. Backed by our No Leak promise, the E-Class Fixed Skylight can be installed in as little as 30 minutes.

More daylight and fresh air

Daylight, fresh air, and convenience are the main factors of the E-Class Skylight Series. Available in venting or fixed styles, as well as in standard and custom sizes, this self-flashed deck mount skylight delivers more light per opening and install in roughly 1/3 of the time as other skylights. Thanks to its patented one-piece extrusion, for maximum energy efficiency, E-Class Skylights' standard glass meets Energy Star requirements and feature condensation control without the use of weep holes. Backed by a 10-year No Leak Warranty, E-Class Skylights make the perfect addition to any home.

Benefits

- With a larger glass area, E-Class Skylights provide up to 46% more daylight.
- Ready to be installed right out of the box—no mastic, step flashing or sealants required.
- Compared to leading competitors, E-Class Skylights install in 1/3 the time, sometimes in as little as 30 minutes.
- Standard eMAXX glazing meets Energy Star requirements for the entire USA.

Bone White

Colonial White

Sandstone

Colonial Gray

Aged Copper

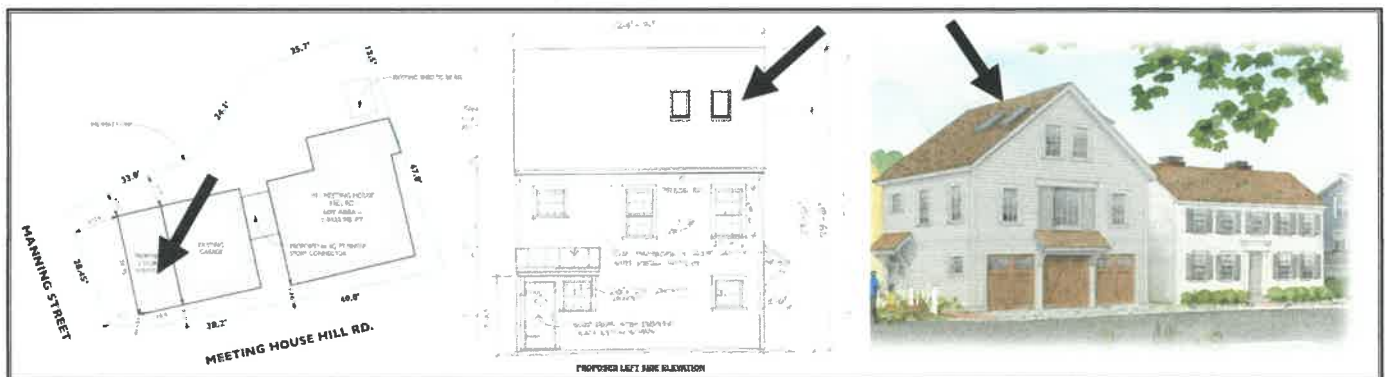
Interstate Green

Hartford Green

Quaker Bronze

Black

Black Red



3. Windows

A. Green Mountain Double-Hung & Casement Wood Windows

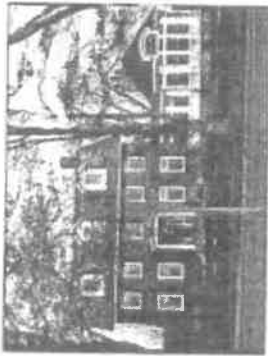


Green Mountain Window Co.

33 Park St, Rutland, Vermont

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The Green Mountain Window Milestone Series



"We realized that if we could create a window with historical aesthetics and energy performance, the result would truly be a milestone."

A.L. Pomeroy, Green Mountain Window Co.

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- Contact
- Distributors
- Green
- Help Wanted
- Milestones
- Classic
- The Green Mountain Window Advantage

Green Mountain Window Milestone Double Hung



Interior Features

- Frame:**
- No vinyl jamb liner (also known as vinyl flex).
 - Virtually no vinyl or weather strip visible.
 - Closest track and sash balance system.

Finish:

- This is easily achieved with a high quality Tripart brand hardware in brown or white. Options: "Colonial" sash lock in oil rubbed bronze and "New and

Exterior Features

- Frame:**
- No jamb liner allows white exterior to be painted any color (in a paintable vinyl finish).
 - Paintment hand option shown across factory applied.
 - This is most often shown in a factory applied.
 - Virtually any color option or wood species available.



- Center Jamb liner (shown above).
- Historic aesthetics.
- Center glazed for historical accuracy.

Double Hung:

- 5/8" wide S.D.L. has push plate look.
- 7/8" wide S.D.L. has wood look grain look.

Divided Light:

- 5/8" wide S.D.L. has wood look grain look.
- 7/8" wide S.D.L. has wood look grain look.

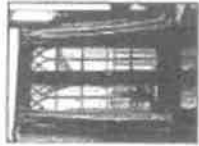


- Standing & Energy Options:**
- Overall Insulated Glass Thickness of 1 1/8" preserves historic look (thicker units look more modern).
 - Warm edge spacer and double strength glass used at insulating units.
 - Low E-glass with Krypton gas fill option achieves Energy Star rating.
 - Rammed and antique sash glass available.

The Milestone double hung must be installed carefully and accurately to ensure optimum performance. In order to operate correctly the work must be done square and the joints must be straight.

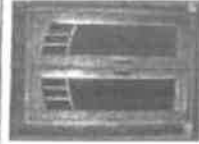
U-Value	R-Value	SHGC	VT
0.35	5.0	0.40	0.70
0.30	5.5	0.35	0.75
0.25	6.0	0.30	0.80
0.20	6.5	0.25	0.85
0.15	7.0	0.20	0.90
0.10	7.5	0.15	0.95

Green Mountain Window Milestone Door



Door Features

- Frame:**
- Historic aesthetics throughout. 5 1/8" bottom rail, 4 1/2" top rail and side rails.
 - Custom available.



Other Features

- Hardware:**
- Standard hardware is brass with multi-point lock system. Other finishes include brushed chrome or oil rubbed bronze, polished chrome.

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 7/16" (36mm)
- Depth 4 9/16" (116mm)

Sash:

- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.060", 1.5mm thick
- Thickness 1 3/4" (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 coppertone, polish brass, oil rubbed bronze, satin nickel, satin chrome
- Surface mount: unlaquered brass, polish brass, polish nickel, oil rubbed bronze, satin nickel

Weather-strip

- Q-foam and 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, 189
- Tempered
- Laminated

Screen:

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



HUNG WINDOWS



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 low-maintenance exterior finish, you have the opportunity to choose an extruded aluminum clad 5A-444 sash window. We also included aluminum-only Tracker 2nd. Storage Pak. 200 Series. It provides superior durability, weather and impact resistance, and longer life.



FEATURES AND BENEFITS

- Classic lines with understated elegance and no obvious jamb liners or hardware
- State-of-the-art sash weatherstrip provides minimum friction for easy lift operation
- Block and tackle balances, with knife lock system for consistent tension throughout operation
- Solid wood sill, sash and mouldings; no visible finger-joints
- 4 1/2" laminated wood frame
- 1 1/4" solid wood sash



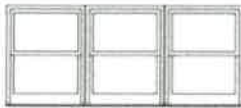
18

DOUBLE HUNG WINDOWS

assemblies

In 2-wide and 3-wide assemblies multiply the width of a window by 2 or 3.

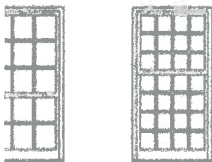
Window sizes as indicated below.



MINIMUM REQUIRED ROUGH OPENING	
Height	
Add frame height PLUS 1/2"	

Cottage-Style Windows

Available in Cottage-Style configurations. Window sizes representative for restrictions in Cottage-Style configurations.



WH11

R.O. (mm)	22 3/8" (575)	26 3/8" (676)	30 3/8" (778)	32 3/8" (829)	34 3/8" (879)
F.S. (mm)	21 3/8" (549)	25 3/8" (651)	29 3/8" (752)	31 3/8" (803)	33 3/8" (854)
V.G. (mm)	14 3/8" (376)	18 3/8" (478)	22 3/8" (579)	24 3/8" (630)	26 3/8" (681)
























61 3/8" (1559)	57 3/8" (1457)	53 3/8" (1356)	49 3/8" (1254)	45 3/8" (1152)	41 3/8" (1051)	37 3/8" (949)
60 7/8" (1546)	56 7/8" (1445)	52 7/8" (1343)	48 7/8" (1241)	44 7/8" (1140)	40 7/8" (1038)	36 7/8" (937)
25 3/8" (644)	23 3/8" (594)	21 3/8" (543)	19 3/8" (492)	17 3/8" (441)	15 3/8" (390)	13 3/8" (340)

1614	2014	2414	2614	2814
1618	2018	2418	2618	2818
1618	2018	2418	2618	2818
1620	2020	2420	2620	2820
1622	2022	2422*	2622*	2822*
1624	2024	2424*	2624*	2824*
1626	2026*	2426*	2626*	2826*

AWNING WINDOWS





















WA11

R.O. (mm)	25" (635)	29" (737)	33" (838)	37" (940)	41" (1041)	49" (1245)
F.S. (mm)	24" (610)	28" (711)	32" (813)	36" (914)	40" (1016)	48" (1219)
V.G. (mm)	17 1/8" (435)	21 1/8" (536)	25 1/8" (638)	29 1/8" (739)	33 1/8" (841)	41 1/8" (1044)

36 1/2" (927) 36" (914) 29" (738)	24 1/2" (622)	26 1/2" (724)	32 1/2" (826)	32" (813)	28" (711)	21" (533)	17" (432)	13" (330)	11" (279)	 1812	 2212	 2612	 3012	 3412	 4212
	20 1/2" (521)	20" (508)	18" (457)	 1814	 2214	 2614	 3014	 3414	 4214						
	24 1/2" (622)	24" (610)	18" (457)	 1818	 2218	 2618	 3018	 3418	 4218						
	26 1/2" (724)	26" (711)	21" (533)	 1822	 2222	 2622	 3022	 3422	 4222						
	32 1/2" (826)	32" (813)	25" (635)	 1826	 2226	 2626	 3026	 3426	 4226						
	36 1/2" (927)	36" (914)	29" (738)	 1830	 2230	 2630	 3030	 3430	 4230						

WHTP (to match standard picture units)

R.O. (mm)	38 1/2" (972)	54 1/2" (1378)	62 1/2" (1581)	70 1/2" (1784)
F.S. (mm)	37 1/2" (948)	53 1/2" (1354)	61 1/2" (1557)	69 1/2" (1780)
V.G. (mm)	30 1/2" (776)	46 1/2" (1181)	54 1/2" (1384)	62 1/2" (1587)

30 1/2" (776) 30 1/8" (787) 29 1/2" (754)	12 1/2" (318)	12" (305)	 3206	 4806	 6606	 6406
	16 1/2" (419)	16" (406)	 3210	 4810	 6610	 6410
	20 1/2" (521)	20" (508)	 3214	 4814	 6614	 6414
	26 1/2" (665)	26" (652)	 3220	 4820	 6620	 6420
	30 1/2" (776)	30" (763)	 3224	 4824	 6624	 6424

R.O.: Rough Opening
 F.S.: Frame Size
 V.G.: Visible Glass

4. Oversized Center Window

1. French In-Swing Window - LePage



Manu Data

Inswing French Casement - Aluminum Clad

Frame:

- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.080", 1.5mm thick
- Thickness 1 1/4" (32mm)
- Depth 4 3/8" (111mm) or 6 3/8" (162mm)

Sash:

- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.080", 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 cremone and hinges black, polish brass, antique brass or pewter
- Classic cremone and hinges polish brass, unlaquered brass, oil rubbed bronze, satin nickel

Weather-strip

- Silicone

Insulated glass:

- Double glaze 1/2" (19 mm)
- "Technoform" spacer, bronze, white, black or grey.
- Argon

Glass available:

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- 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 sleek, weather-resistant exterior finish, you have the opportunity to choose an extruded aluminum clad for your wood windows. We use extruded aluminum only. The color and finish that you'll enjoy. It provides superior durability, weather and impact resistance, and long life.

























































FEATURES AND BENEFITS

- No fixed post between sashes for more unobstructed view
- Interlocking panels
- 5 1/8" frame (4 1/8" or 6 1/8" with clad)
- 1 1/4" thick sash
- Available with classic or rustic hardware

FRENCH INSWING CASEMENT

WFC21

* Please visit our web site for the energy performance of these products at www.lepagemillwork.com

Transom	R.O. (mm)						F.S. (mm)						V.G. (mm)					
	18 5/8" (473)	14 5/8" (372)	18 5/8" (460)	14 5/8" (359)	18 5/8" (473)	14 5/8" (372)	18 5/8" (460)	14 5/8" (359)	18 5/8" (473)	14 5/8" (372)	18 5/8" (460)	14 5/8" (359)	18 5/8" (473)	14 5/8" (372)	18 5/8" (460)	14 5/8" (359)		
																		
																		
	33 1/4" (845)	37 1/4" (946)	41 1/8" (1045)	49" (1245)	56 7/8" (1445)	64 3/4" (1645)												
	32 1/4" (819)	36 1/4" (921)	40 1/8" (1019)	48" (1219)	55 1/4" (1419)	63 3/4" (1619)												
	9 3/8" (238)	11 3/8" (289)	13 3/8" (338)	17 1/4" (438)	21 1/2" (538)	25 1/2" (638)												
																		
																		
																		
																		
																		
																		
																		

R.O.: Rough Opening
 F.S.: Frame Size
 V.G.: Visible Glass

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.

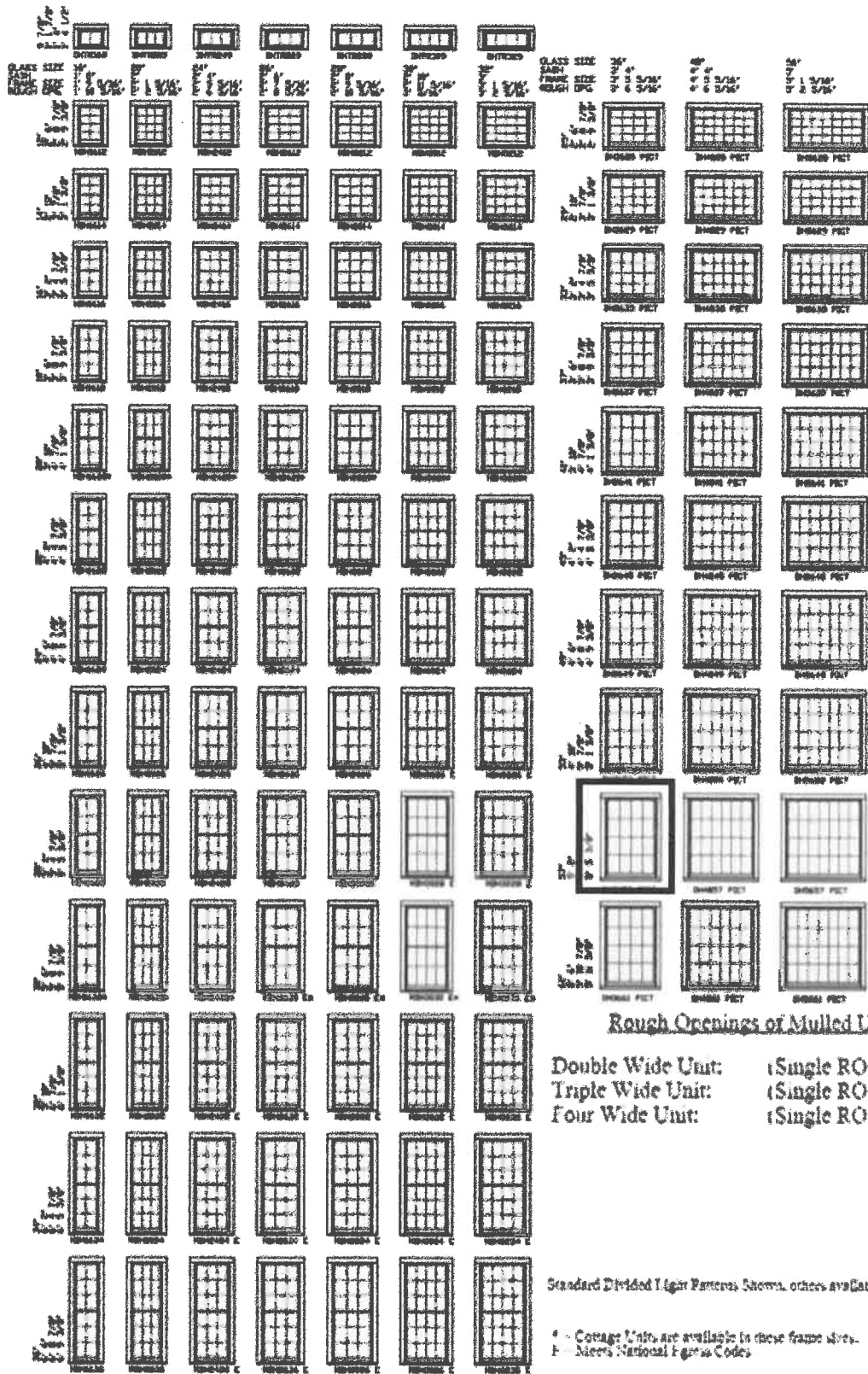
Sash:

- 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.





5. Trim

A. Boral (Field-Painted)

Build something great™



Boral TruExterior® Trim

PRODUCT & INSTALLATION GUIDE



Like No Other

Boral TruExterior® 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 TruExterior® 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 TruExterior® 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



4

6. Exterior Siding

A. Red Cedar Siding

SELECTWOOD
The Choice For Building Professionals

SEARCH NOW Home Contact Us

About Us Showroom **Products** Project Gallery Services Resources

Products

- Architectural Hardware
- Coatings - Paint, Stains & Cleaners
- Decking - Wood
- Decking - Composite
- Deck Accessories
- Deck Rails
- Deck Lighting
- Doors - Interior
- Doors - Exterior
- Fasteners
- Gutters & Accessories
- Installed Services
- Lattice
- Lumber - Composite
- Lumber - Specialty
- Millwork, Columns & Pergolas
- Siding - Wood & Composite**
- Specialty Tools
- Timbers & Beams
- Wind & Water Protection
- Windows & Skylights

Siding - Wood & Composite

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 simulated Cedar mill face. Both our wood bevel siding and Fiber Cement siding are available primed or with one or two finish coats.

Artisan Lap
Boral Tru-Exterior Siding

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

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

LP Smartside
LP Smartside siding offers the appearance of traditional wood

Meranti
Naturally beautiful, Meranti clapboards are solid, stable, naturally resistant to insects, decay and available natural or pre-finished. Meranti clapboards from environmentally responsible manufacturers will enhance the beauty of any home.

Western Hemlock
Old growth vertical grain fine Western Hemlock clapboards are available primed or custom machine coated with a smooth or simulated wood texture.

Western Red Cedar
Considered one of the world's most highly prized wood for beauty, workability and dimensional stability, Selectwood stocks more sizes and grades of both natural and pre-finished, from premier manufacturers like Cowichan Gold, Western Red Cedar.

HardiePlank
HardiePlank lap siding is a pioneer in creating the popularity and

Architectural drawings showing a site plan and a house elevation. The site plan includes dimensions and street names: MANNING STREET and MEETING HOUSE HILL RD. The house elevation shows a two-story structure with a gabled roof and a central entrance. A photograph of the house shows the exterior siding, with arrows pointing to the roofline and the main facade.

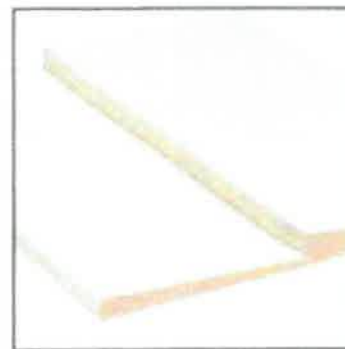
B. Boral Siding (Field-Painted)

Build something great™

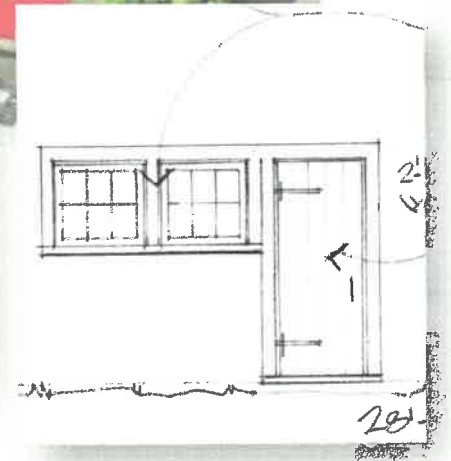
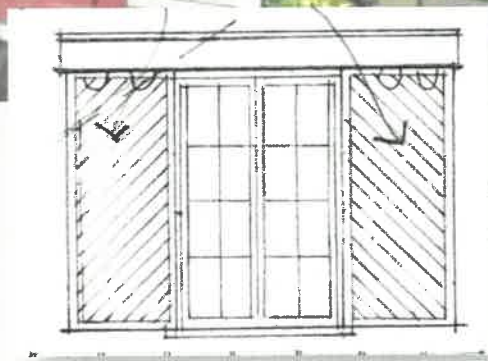


Boral TruExterior® Trim

PRODUCT & INSTALLATION GUIDE



7. CUSTOM WOOD STORM DOORS & SHUTTERS



8. Garage / Barn Doors – Wood



Flat Panel Paint Grade Doors

V-Grooved Cedar Paint Grade Doors

Stain Grade V-Groove Cedar

Sheds

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. Full Western Red Cedar Face to select each board, join them precisely and then finish your door with Sikken's Cetol Door and Window. The BEST product available to protect your doors for years to come in any design you can dream up.





9. Foundation

A. Parged



B. Brick Shelf



RECEIVED
FEB 15 2019

CAPTAIN DRISCO HOUSE (C.1790) RESTORATION & NEW CONSTRUCTION PROJECT
11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH

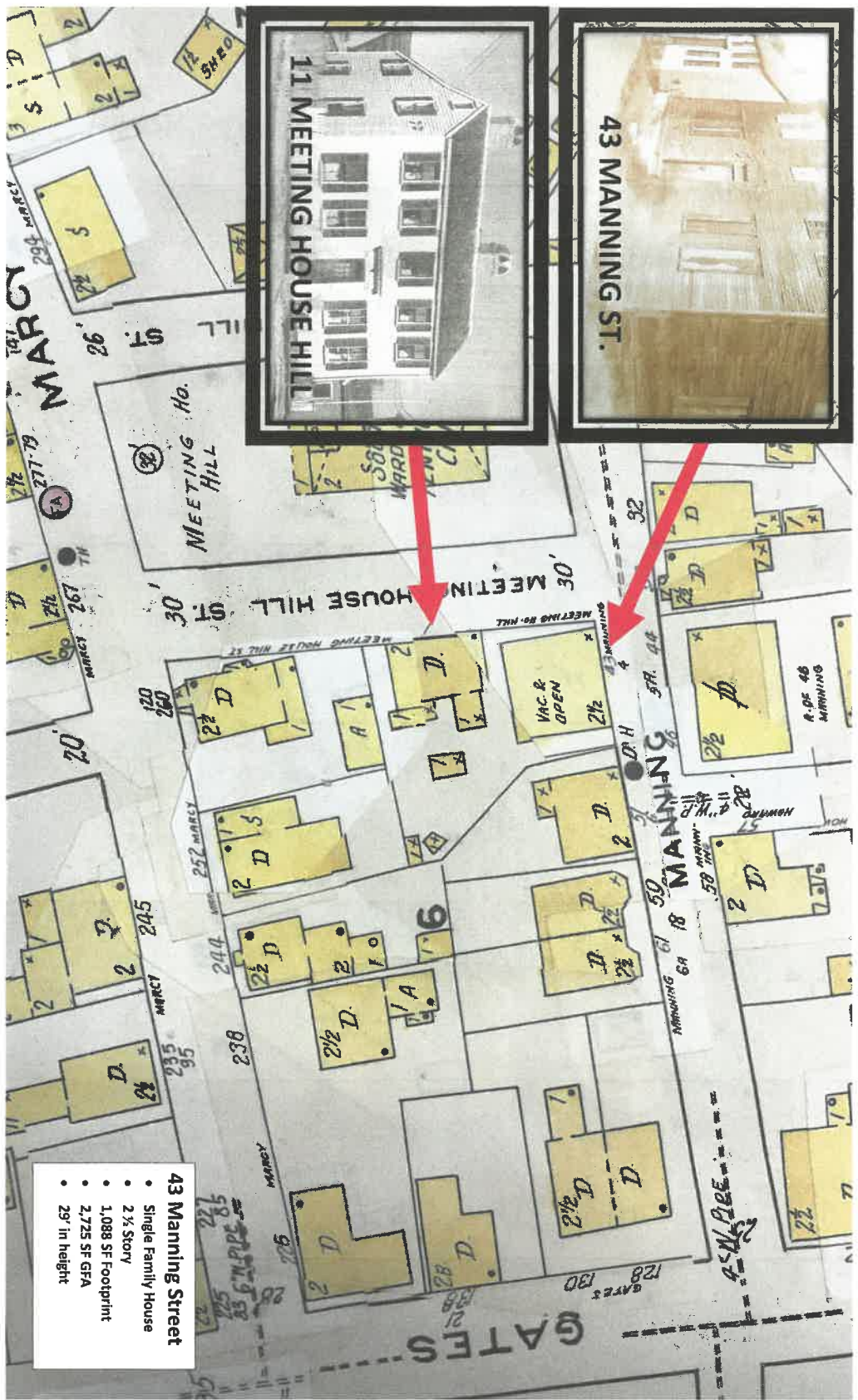


HDC – WORK SESSION / PUBLIC HEARING

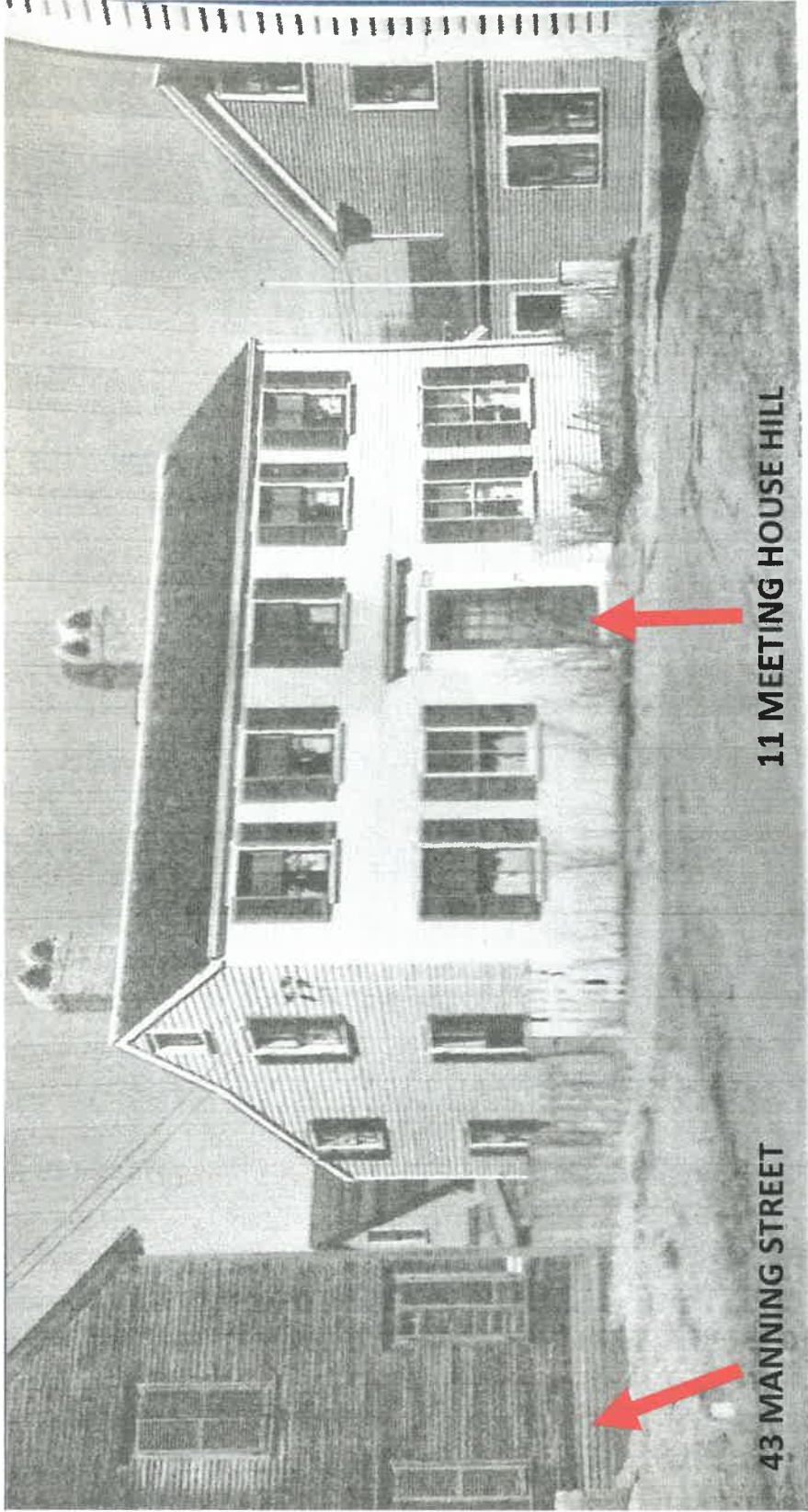
- **PROPERTY ADDRESS** – 11 MEETING HOUSE HILL ROAD, PORTSMOUTH, NH
- **PROJECT APPLICANTS** – ELISA KOPPELMAN AND NICHOLAS CRACKNELL
- **PROPERTY OWNERS** – CAROL HOLLINGS AND KATHERINE BALLIET
- **PROJECT ARCHITECT** – RICHARD SHEA, ARCHITECT WITH SUPPORT FROM DAVID WITHAM, AIA
- **PROJECT GOALS** – 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

SANBORN MAP (C. 1950), PORTSMOUTH, NH



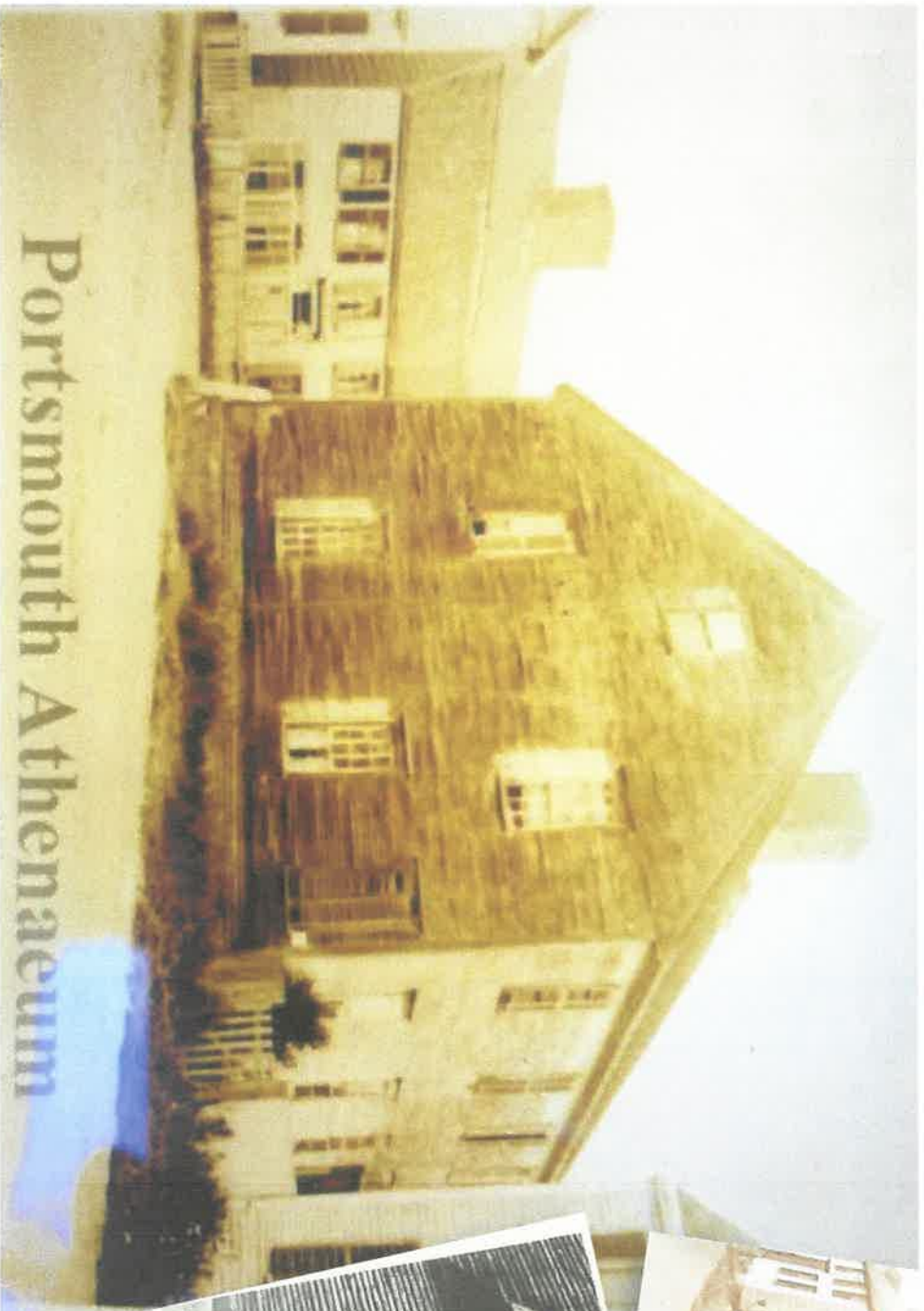
**11 MEETING HOUSE HILL & 43 MANNING STREET
(C. 1950)**



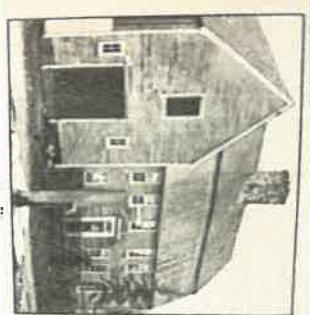
**CAPTAIN DRISCO HOUSE & 43 MANNING STREET
(C. 1890)**

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.

THE PEIRCE-TUCKERMAN HOUSE -- 43 MANNING ST.



Peirce Ho
Or Meritts





STREETSCAPE IN SHOWING 43 MANNING ST. HOUSE

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

NEIGHBORHOOD CONTEXT

BARN-TYPE STRUCTURES IN THE SOUTH END



81 Washington Street



72 Jefferson Street



202 Washington Street



49 Mechanic Street



238 Marcy Street



421 Pleasant Street



229 Pleasant Street



333 Marcy Street

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

DORMERS IN THE SOUTH END



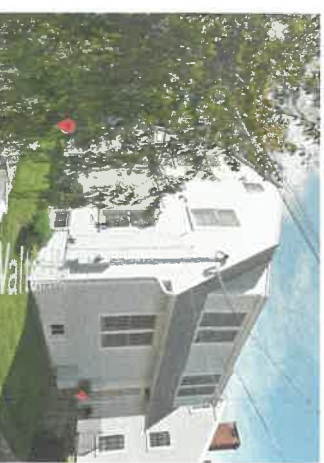
49 Mechanic Street



205 Washington Street



337 Pleasant Street



188 Gates Street



77 South Street



33 Hunking Street



33 Blossom Street



28 South Street

LARGE STRUCTURES IN THE SOUTH END



277 Marcy Street



306 Marcy Street



122 Mechanic Street



49 Mechanic Street



112 Gates Street



48 Manning Street



337 Pleasant Street



13 Salter Street

TYPICAL STRUCTURES IN THE SOUTH END



19 Howard Street



13 Salter Street



325 Marcy Street



12 Meeting House Hill



47 Howard Street



58 Manning Street



111 Gates Street



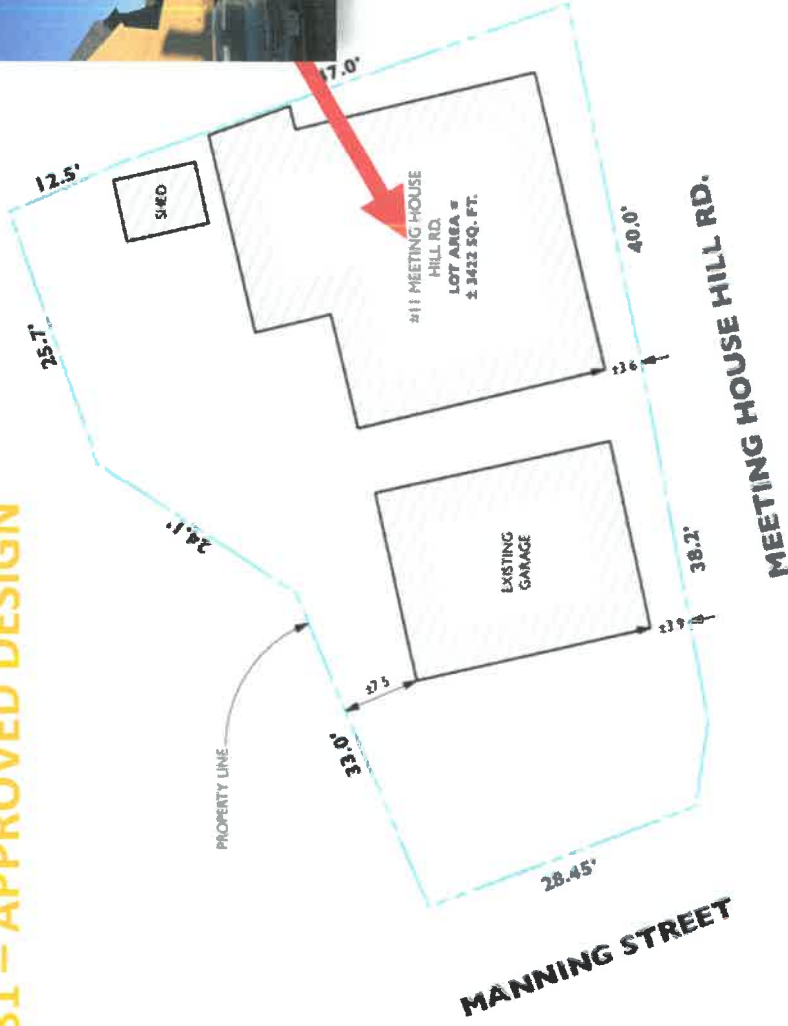
245 Marcy Street

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



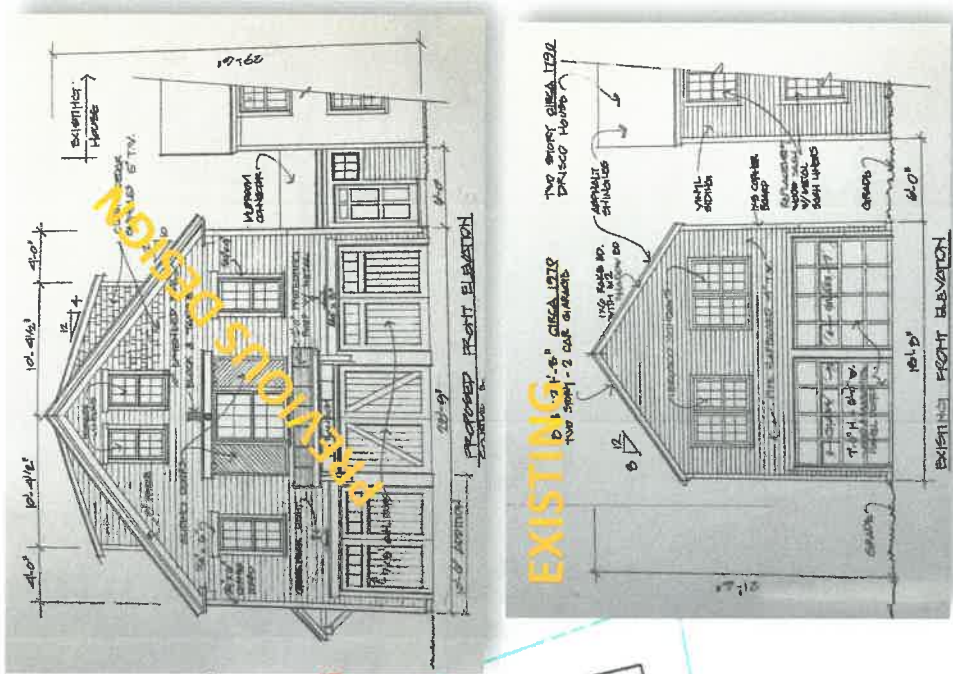
APPROVED DESIGN AND EXISTING CONDITIONS

PROPOSED BUILDING & SITE PLAN

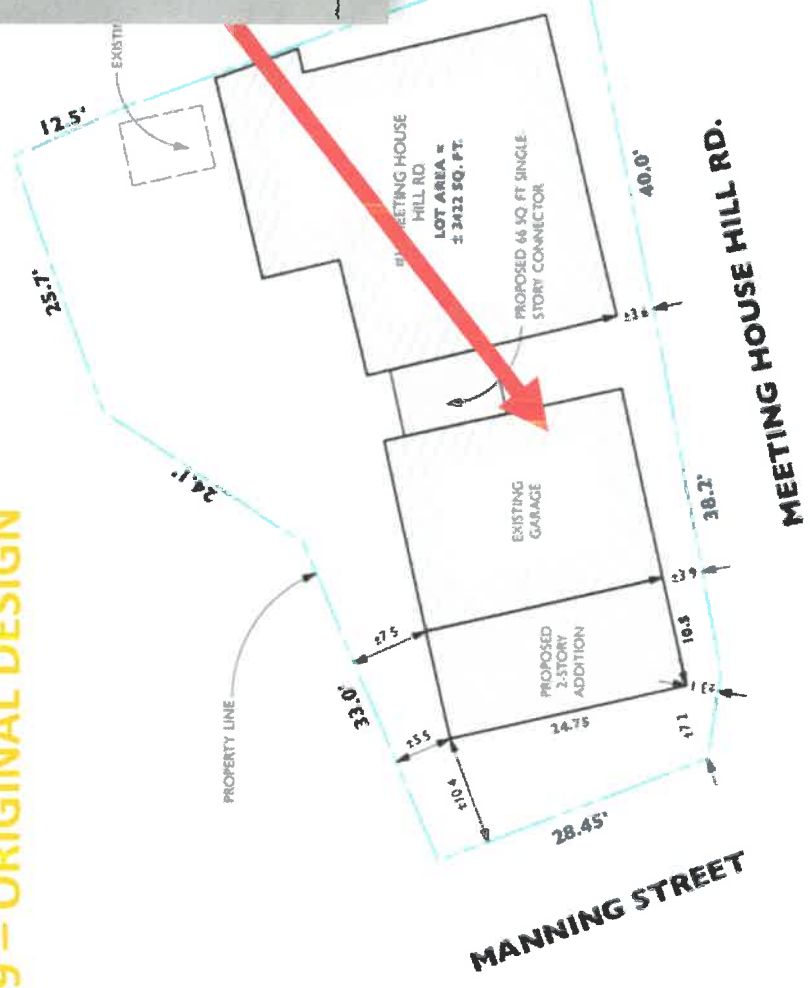
WORK SESSION #1

(1-2-19)

2019 – ORIGINAL DESIGN

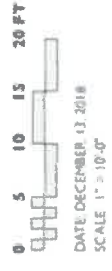


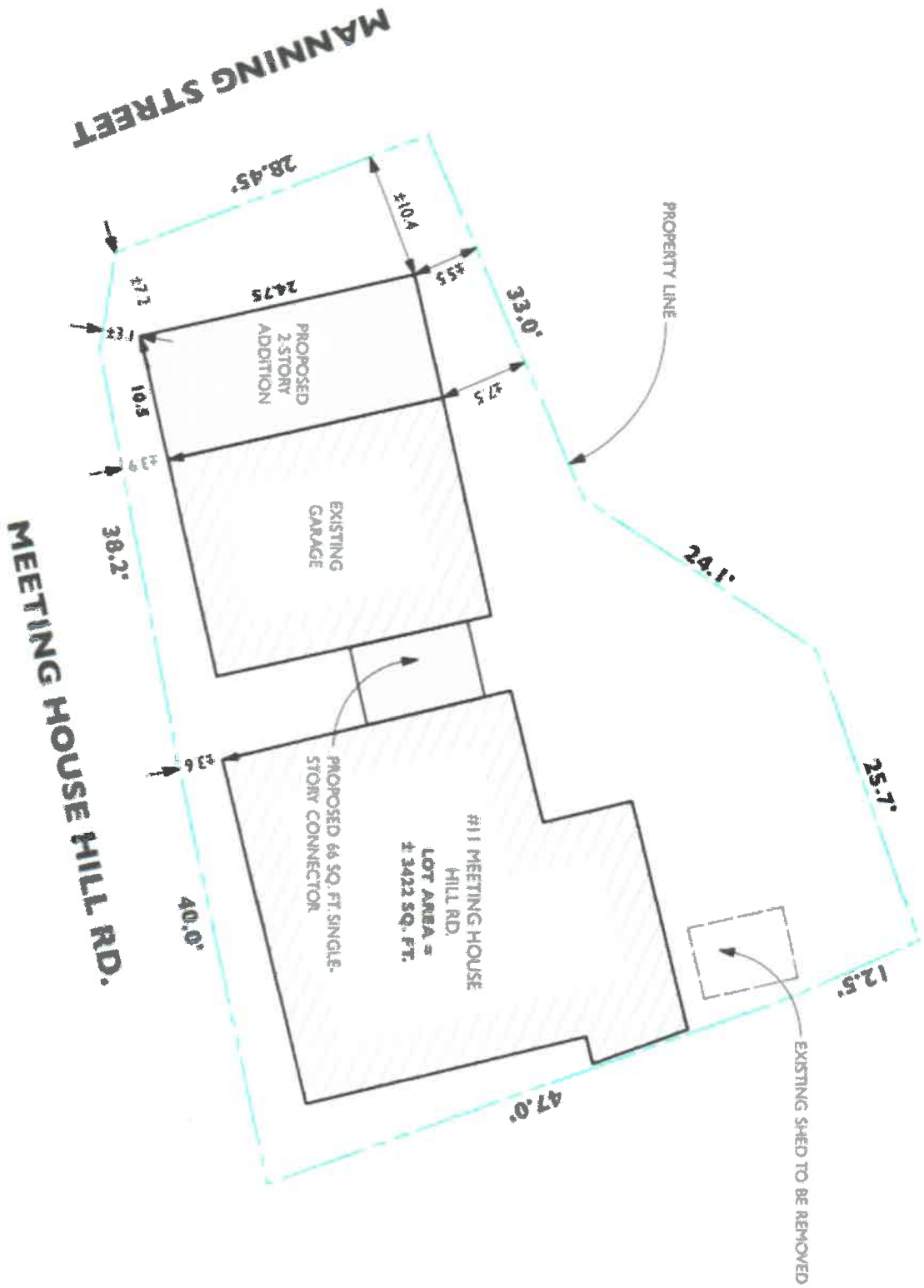
PROPOSED SITE PLAN (HDC MEETING #1: 1/2/19)



PROPOSED SITE PLAN

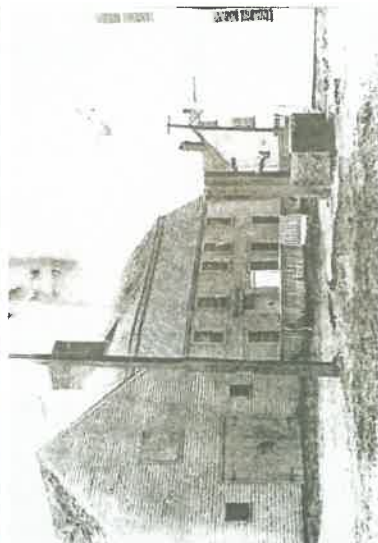
FOR
THE CAPTAIN JAMES DRISCO HOUSE
AT
11 MEETING HOUSE HILL RD
PORTSMOUTH, NH





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

REFERENCE IMAGES



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.

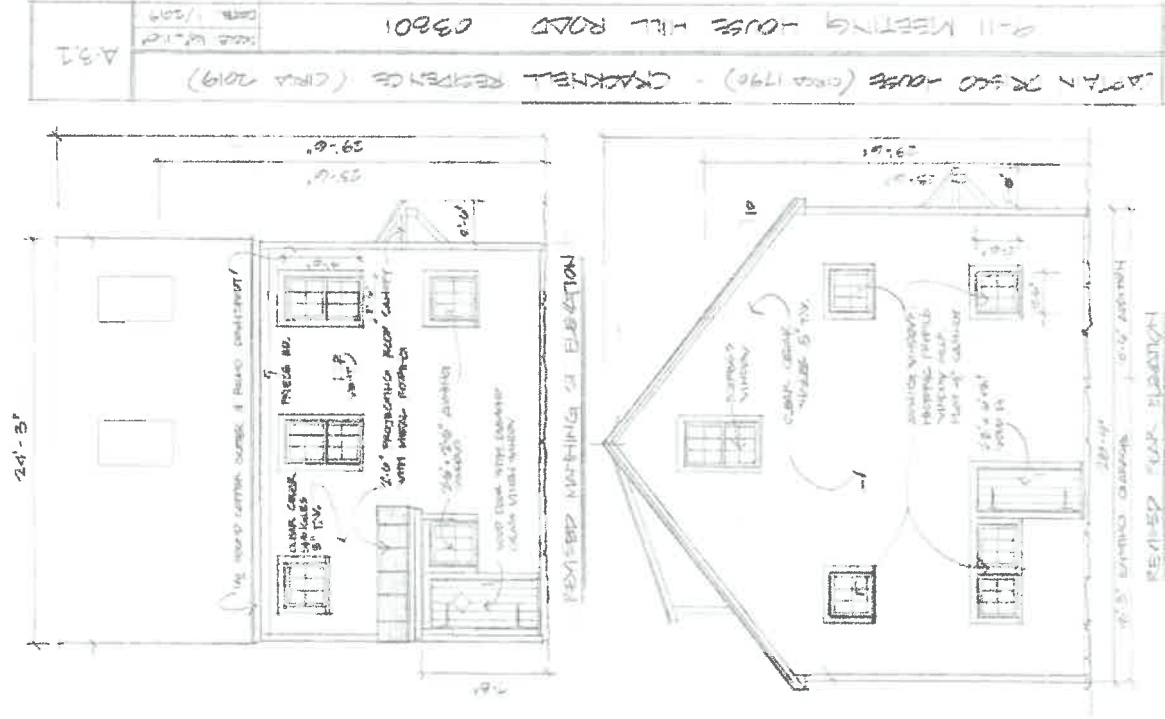
REVISED BUILDING ELEVATIONS & SITE PLAN

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. ...



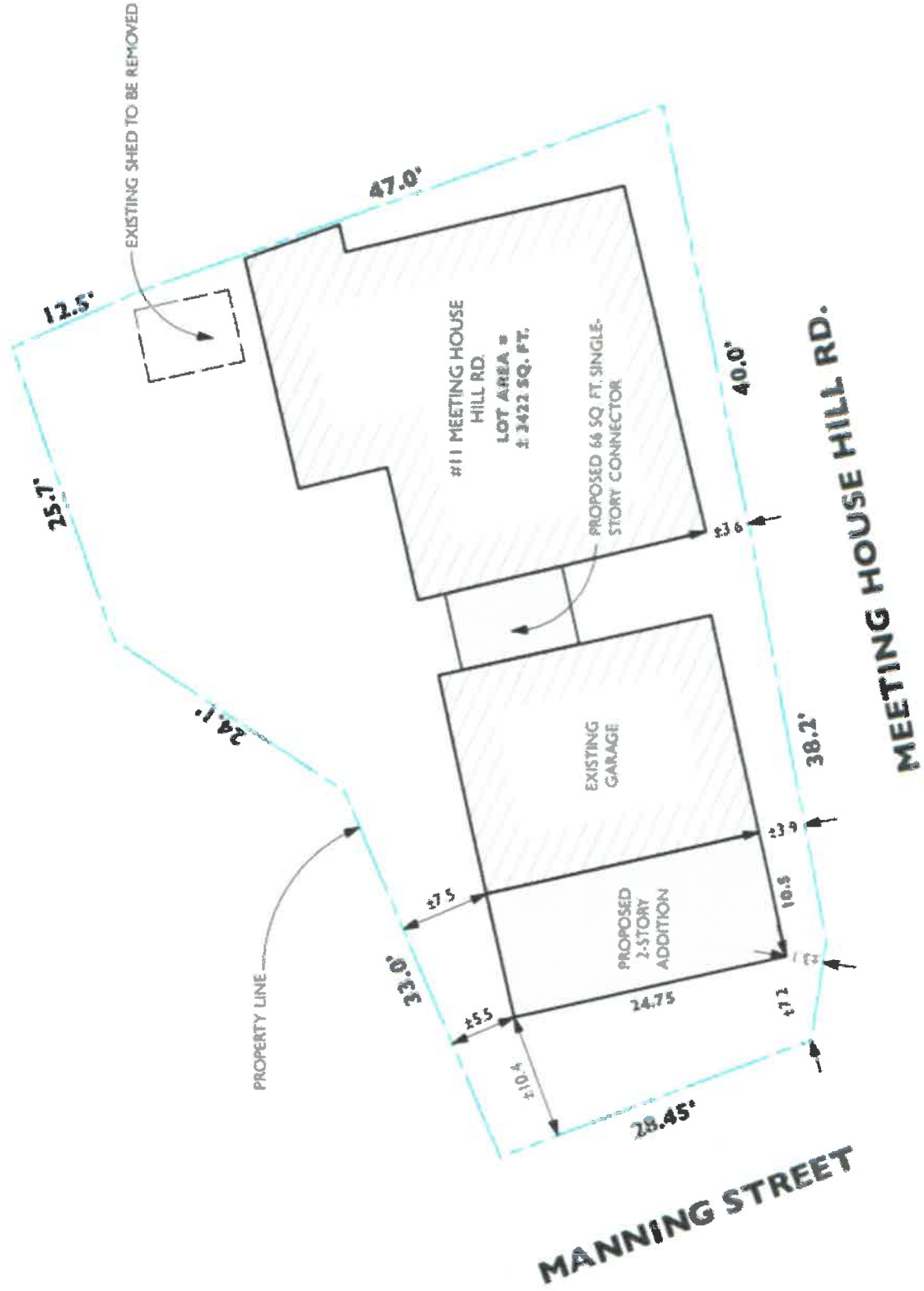
PLAN 2500 HOUSE (CIRCA 1960) - CRACKLED RESINCE (CIRCA 2019)
 9-11 MEETING HOUSE HILL ROAD 09801
 DATE: 1/2019
 A-3.1

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

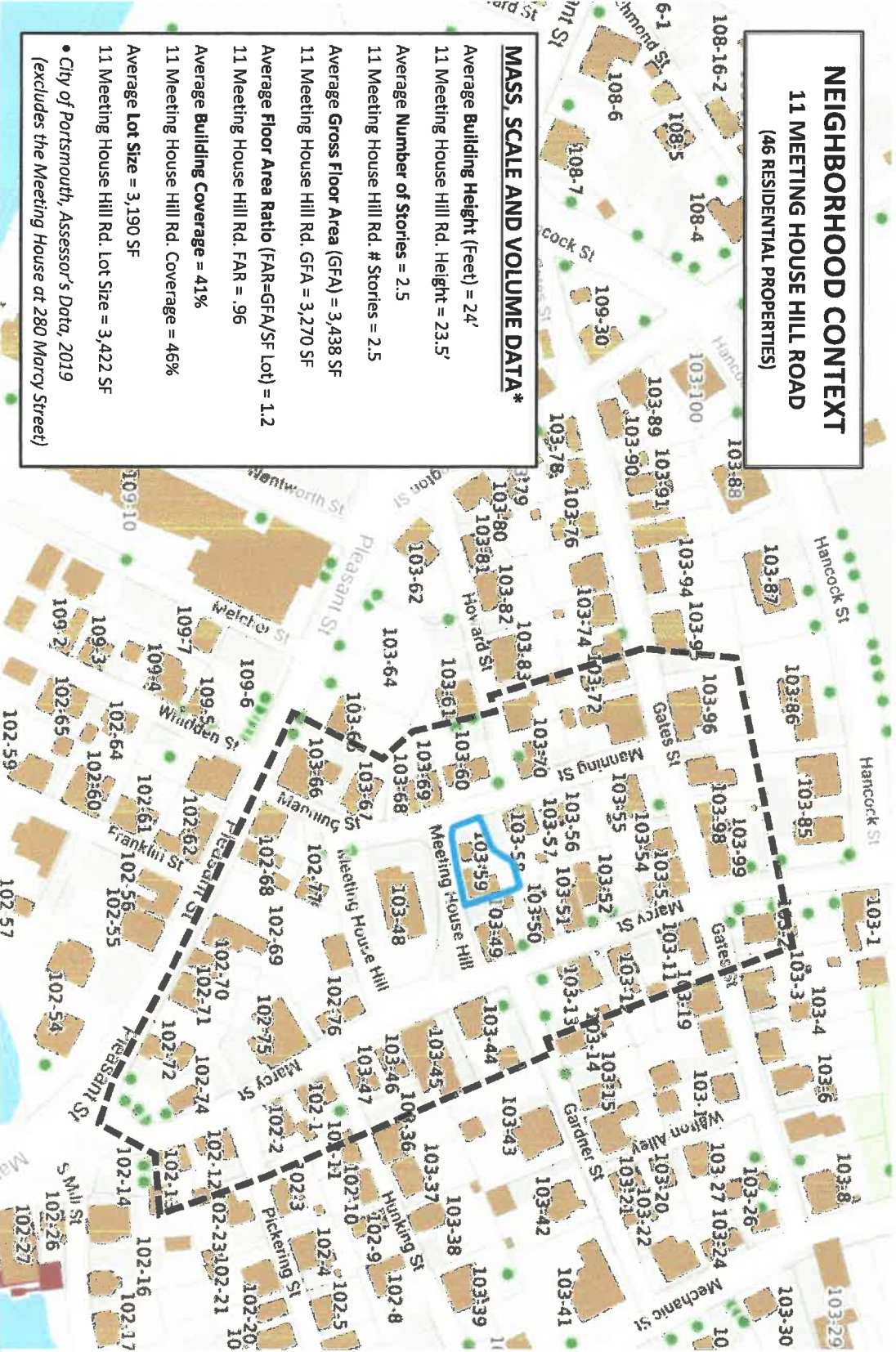


11 MEETING HOUSE HILL ROAD – A NEW CONSTRUCTION & HISTORIC PRESERVATION PROJECT THAT FITS INTO THE NEIGHBORHOOD CONTEXT

**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 Marcy Street)

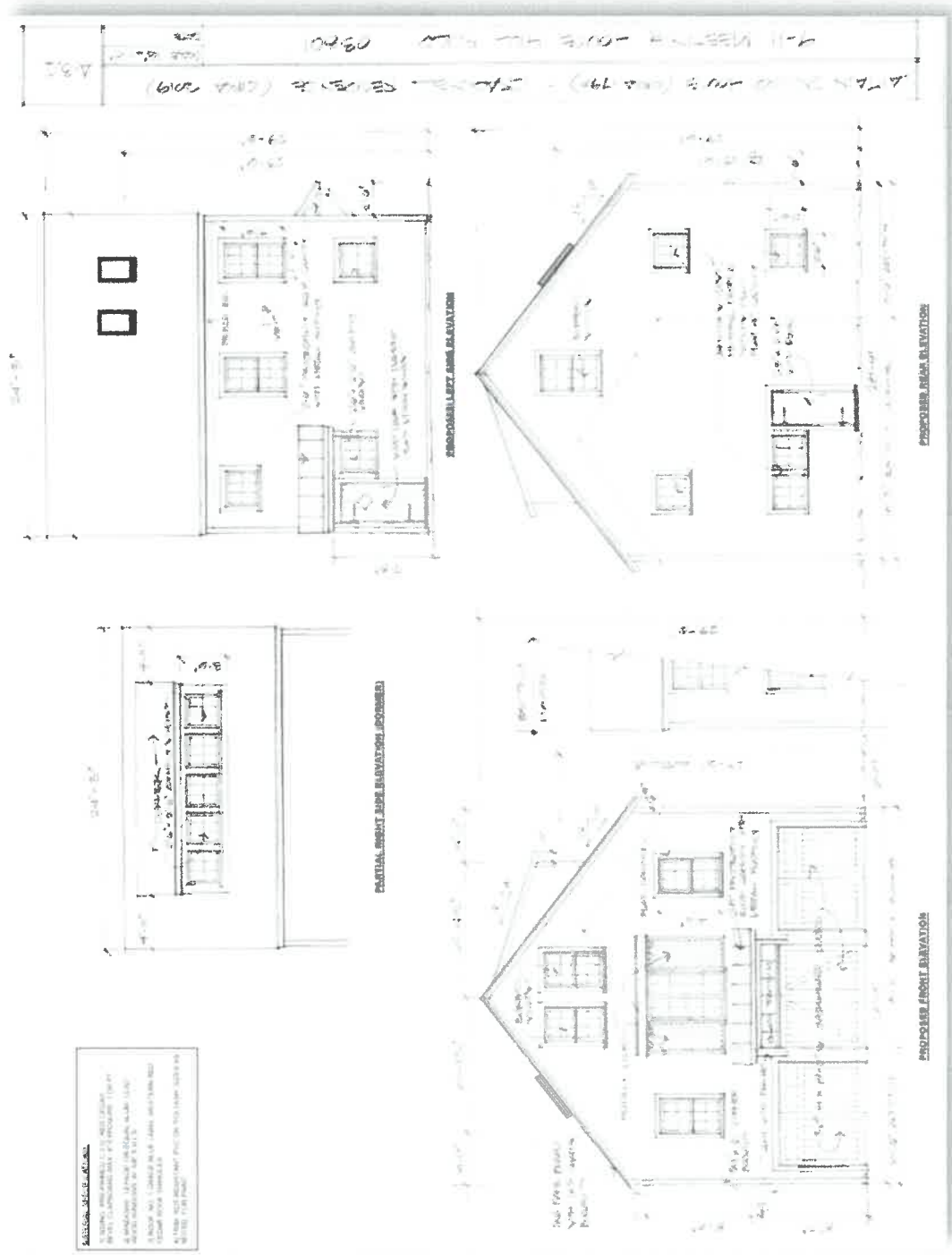
NEIGHBORHOOD SCALE, HEIGHT AND MASSING
(HDC MEETING #2: 2/6/19)

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.

REVISED BUILDING ELEVATIONS & SITE PLAN

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



PROPOSED FRONT ELEVATION
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 DIMENSIONS IN PARENTHESES ARE PROPOSED FOR AT
 LEAST ONE WINDOW OR DOOR.
 DIMENSIONS IN BRACKETS ARE PROPOSED FOR AT
 LEAST ONE WINDOW OR DOOR.
 DIMENSIONS IN SQUARE BRACKETS ARE PROPOSED FOR AT
 LEAST ONE WINDOW OR DOOR.
 DIMENSIONS IN CIRCLES ARE PROPOSED FOR AT
 LEAST ONE WINDOW OR DOOR.
 DIMENSIONS IN TRIANGLES ARE PROPOSED FOR AT
 LEAST ONE WINDOW OR DOOR.

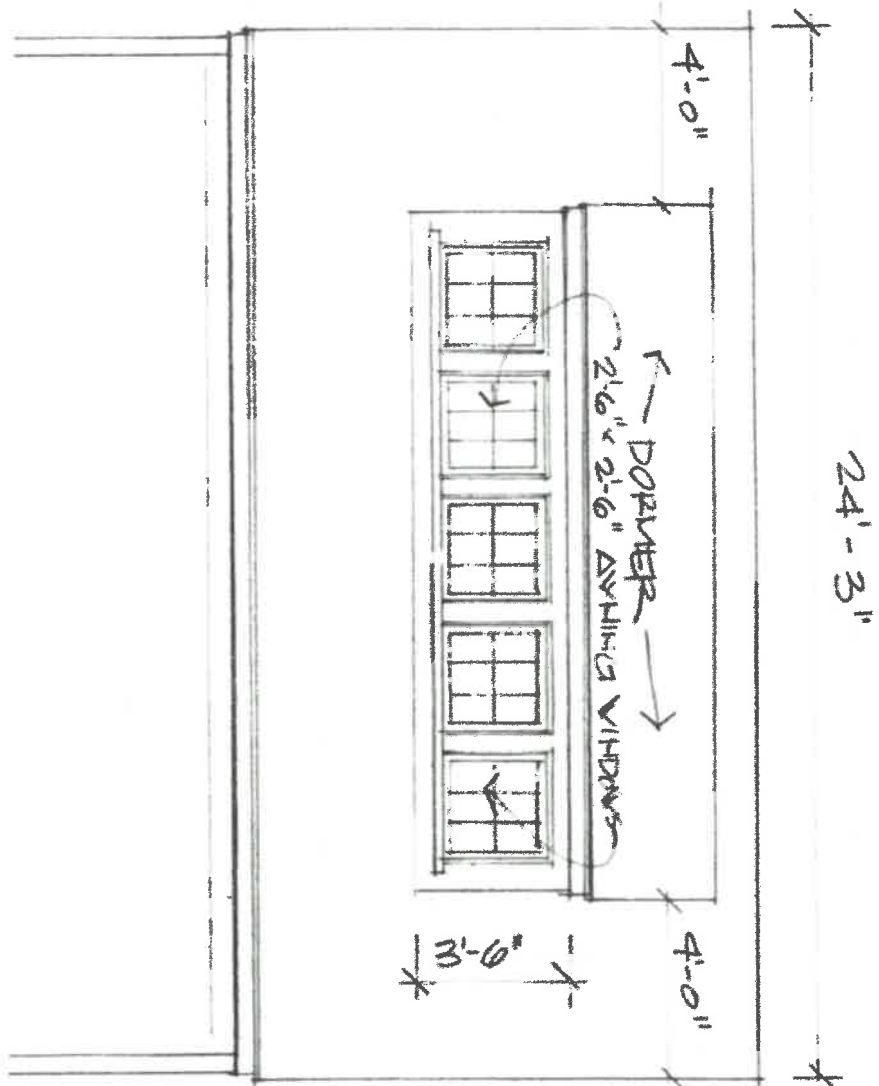
PARTIAL FRONT ELEVATION (POOLED)

PROPOSED REAR ELEVATION

PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION

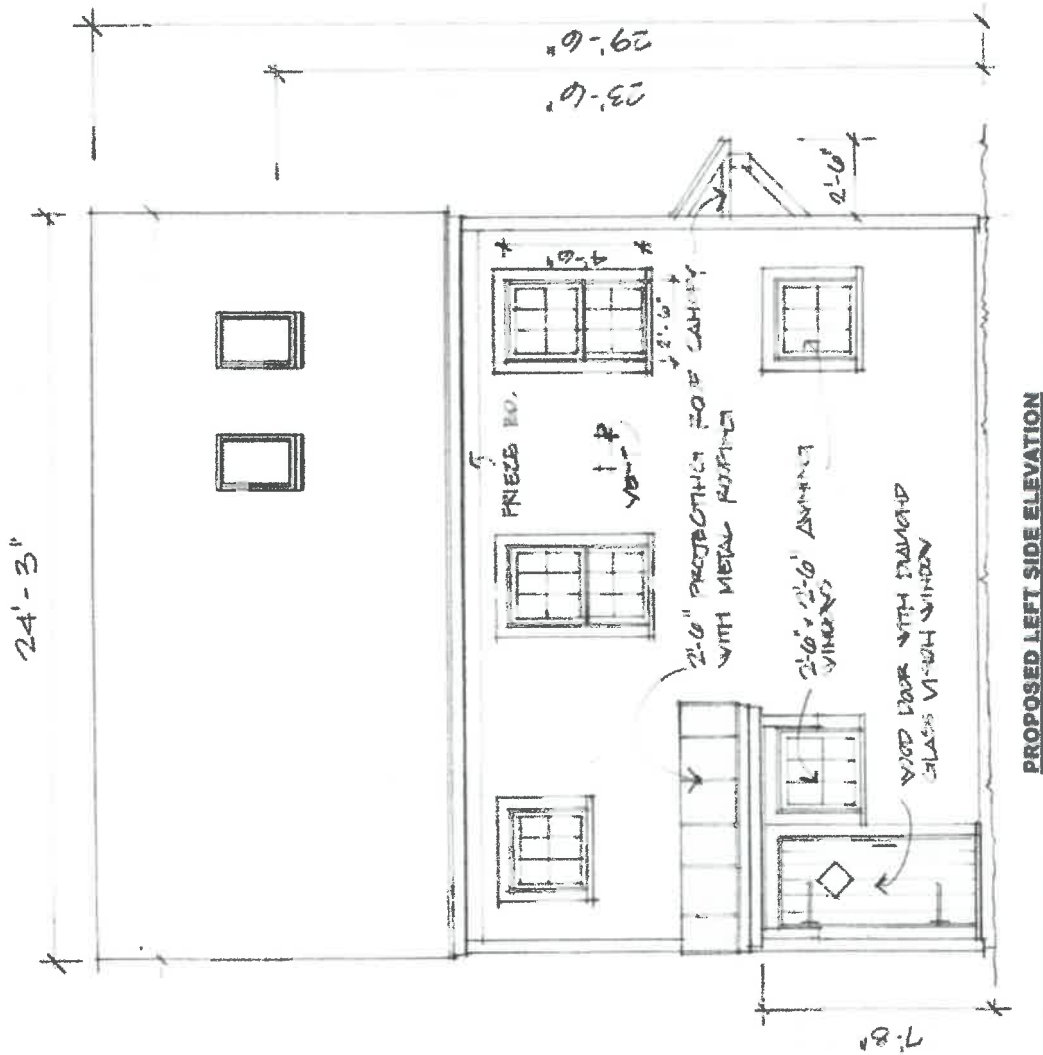
A-17-A (REV. 10/19) - PLAN - LEVEL 2 (AND 2019)
 A-17-B (REV. 10/19) - PLAN - LEVEL 1 (AND 2019)



PARTIAL RIGHT SIDE ELEVATION (DORMER)

MATERIAL SPECIFICATIONS:

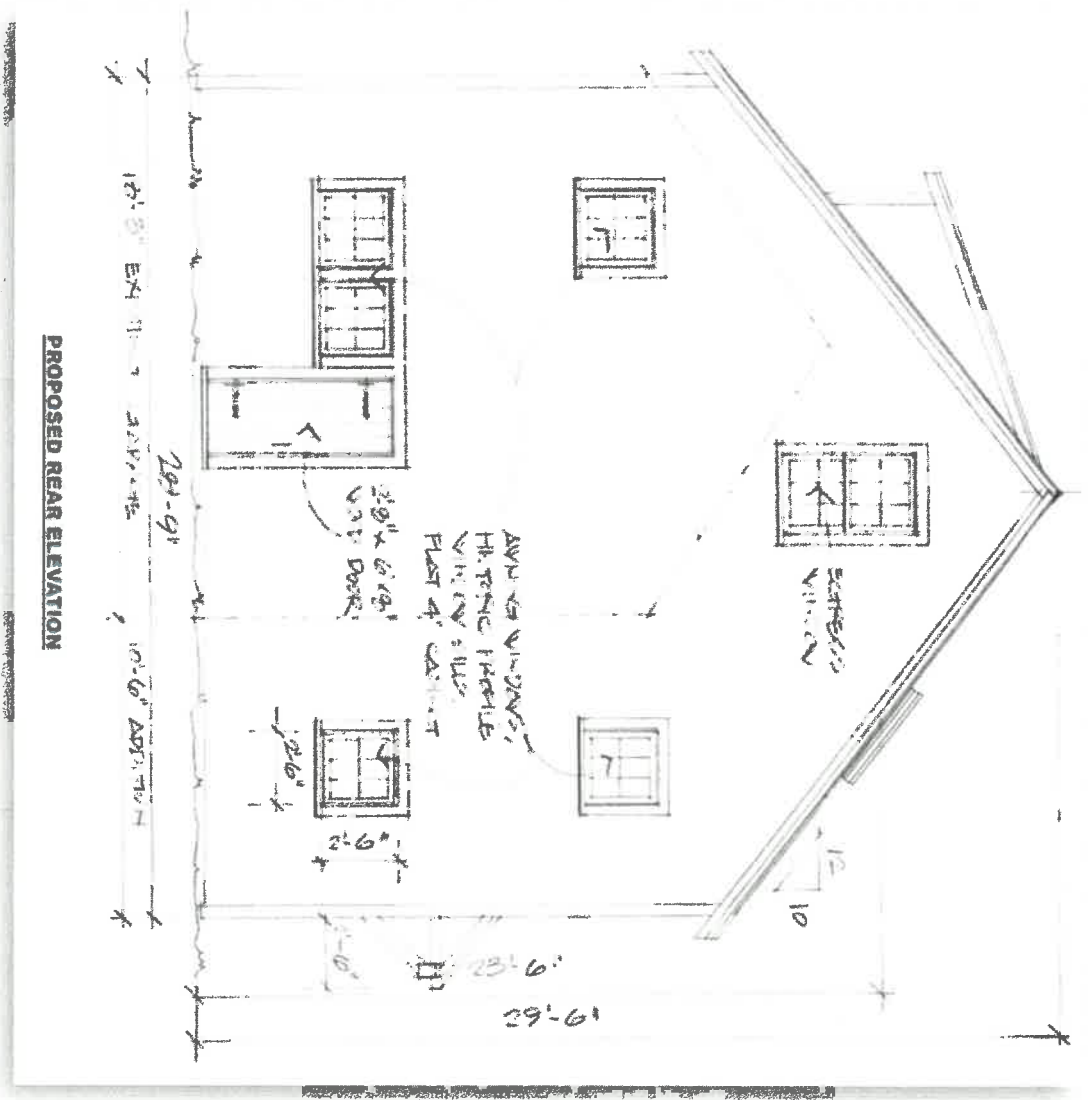
- 1] SIDING: PRE-PRIMED C.V.G. RED CEDAR BEVEL CLAPBOARD MAX. 4" EXPOSURE, FOR PT.
- 2] WINDOWS: 1EPAGE' OR EQUAL ALUM. CLAD. WOOD WINDOWS W/ 5/8" S.D.L'S
- 3] ROOF: NO. 1 GRADE BLUE LABEL WESTERN RED CEDAR ROOF SHINGLES.
- 4] TRIM: ROT-RESISTANT PVC OR 'POLYASH' SIZES AS NOTED, FOR PAINT.



PROPOSED LEFT SIDE ELEVATION

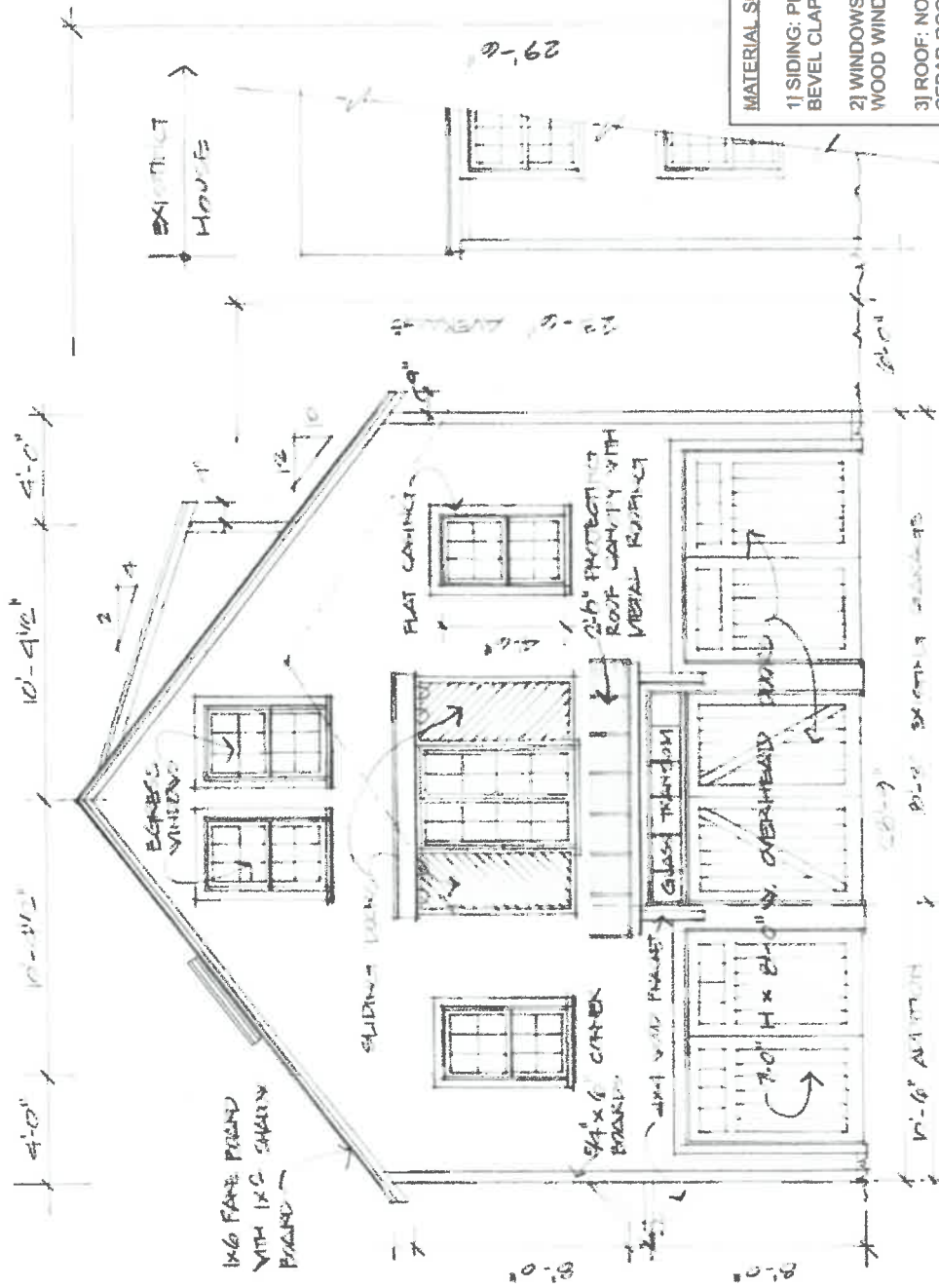
MATERIAL SPECIFICATIONS:

- 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.



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PROPOSED FRONT ELEVATION

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 facade 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.

- Design a new secondary building or structure to complement the period and style of the principal building and other buildings on the site; this includes using similar form, materials, colors and simplified detailing



DESIGN GUIDELINES FOR SMALL-SCALE NEW CONSTRUCTION

DESIGN PRINCIPLES		NEW CONSTRUCTION & ADDITIONS	11 MEETING HOUSE HILL
 Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building	Proportions and size of the new building/addition compared with neighboring buildings/existing building	CONSISTENT HEIGHT, SCALE, VOLUME, COVERAGE, & FLOOR AREA RATIO
 Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building	CONSISTENT FOOTPRINT, SIDING, OPENINGS & ROOF PITCH
 Setback	Distance of the new building/addition from the street or property line relative to the setback of other buildings on the block/existing building	Distance of the new building/addition from the street or property line relative to the setback of other buildings on the block/existing building	CONSISTENT SETBACKS
 Site Coverage	Percentage of the site that is covered by building/addition, when compared to nearby sites of comparable size	Percentage of the site that is covered by building/addition, when compared to nearby sites of comparable size	CONSISTENT BUILDING COVERAGE
 Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block	Location of the front of the new building/addition and principal entrance relative to other buildings on the block	CONSISTENT ORIENTATION
 Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block	Effect the new building/addition will have on the existing patterns on its block	STRENGTHENS EDGE & RHYTHM
 Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings	COMPLEMENTARY DESIGN ELEMENTS
 Facade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition facade and building elements to each other, especially when compared to other buildings on the property, block/existing building	Relationship of the size, shape and location of the new building/addition facade and building elements to each other, especially when compared to other buildings on the property, block/existing building	CONSISTENT SIZE, SHAPE & LOCATION
 Trim & Detail	Moldings, decorative elements and other 3-dimensional features of a building that are secondary to major surfaces such as walls and roofs and how they relate to the neighboring buildings/existing building	Moldings, decorative elements and other 3-dimensional features of a building that are secondary to major surfaces such as walls and roofs and how they relate to the neighboring buildings/existing building	SIMPLIFIED TRIM DETAILS TO RELATE AS SECONDARY STRUCTURE
 Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building	TRADITIONAL & CONTEMPORARY MATERIALS

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 -)**