

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

Remote Meeting Via Zoom Conference Call

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

https://zoom.us/webinar/register/WN_cBake9HqTiy8MMAKJDbKtg

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

Per NH RSA 91-A:2, III (b) the Chair has declared the COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2021-06, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

June 09, 2021

AGENDA (revised on June 04, 2021)

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

I. ADMINISTRATIVE APPROVALS

1. 232 Court Street
2. 21 South Street, Unit #4
3. 14 Mechanic Street – **Request to postpone**
4. 241 South Street
5. 66 Marcy Street
6. 229 Pleasant Street, Unit #2

II. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of **Jeffrey L. and Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on July 01, 2020 to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

2. Petition of **Donna P. Pantelakos Revocable Trust, G.T. & D.P. Pantelakos Trustees, owners**, for property located at **138 Maplewood Avenue**, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on July 01, 2020 to allow new construction to an existing structure (add 2nd story addition over existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Stone Creek Realty, LLC, owner**, for property located at **53 Green Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a 3-5 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD5) and Historic Districts.

B. Work Session requested by **Gregory J. Morneault and Amanda B. Morneault, owners**, for property located at **137 Northwest Street** wherein permission is requested to allow the construction of a new structure (single family home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

C. Work Session requested by **Dagny Taggart, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (renovations of existing building) and new construction to an existing structure (construct 3-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4) and Historic Districts.

D. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts.

E. Work Session requested by **Ross D. Ellenhorn and Rebecca J. Wolfe, owners**, for property located at **279 Marcy Street, Unit #3**, wherein permission is requested to allow new construction to an existing structure (construct recessed deck on 3rd floor) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 45-3 and lies within the General Residence A (GRA) and Historic Districts.

F. Work Session requested by **Mary H. and Ronald R. Pressman, owners**, for property located at **449 Court Street**, wherein permission is requested to allow renovations to an existing structure (add 4th floor addition and roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

IV. ADJOURNMENT

HDC

ADMINISTRATIVE APPROVALS

June 09, 2021

1. 232 Court Street (LUHD-347) - TBD
2. 21 South Street, Unit 4 (LUHD-348) - TBD
3. 14 Mechanic Street (LUHD-338) - Request to Postpone
4. 241 South Street (LUHD-344) - Recommended Approval
5. 66 Marcy Street (LUHD-346) - Recommended Approval
6. 229 Pleasant Street, Unit 2 (LUHD-289) - Recommended Approval

1. 232 Court Street - TBD

Background: The applicant is seeking approval for changes to a previously approved design (in response to the Planning Department- Land use Compliance Report).

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

06/03/2021

LUHD-347

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: May 26, 2021

Applicant

Matthew Beaulieu
mattbeaulieu13@gmail.com
287A Hanover St
Portsmouth, NH 03801
6034943797

Location

232 COURT ST
Portsmouth, NH 03801

Owner:

TOPNOTCH PROPERTIES LLC & JJCM REALTY
LLC
9 PASTURE LN BEDFORD, NH 03110

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Answering questions to alterations to the approved design (232 court st- HDC Land Use Compliance Report) in regards to two dormers and some windows. Applying for the administrative approval to join the June agenda.

Description of Proposed Work (Planning Staff)

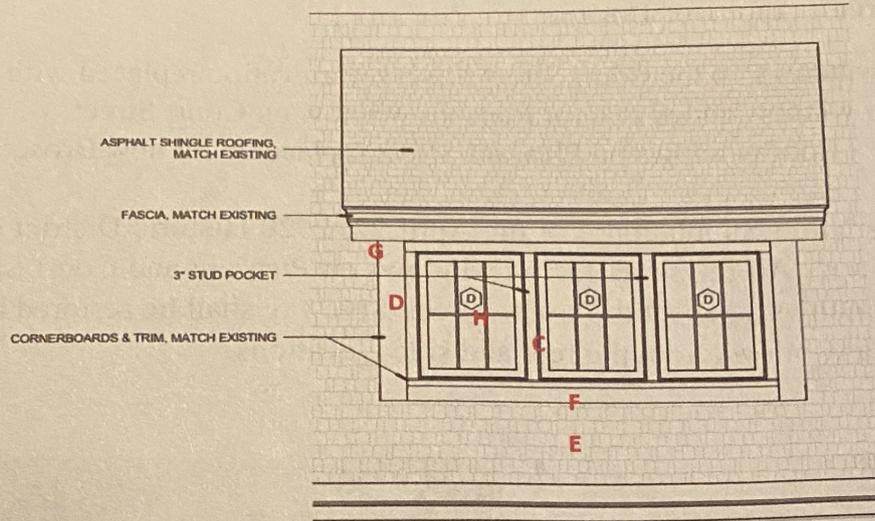
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Acknowledgement

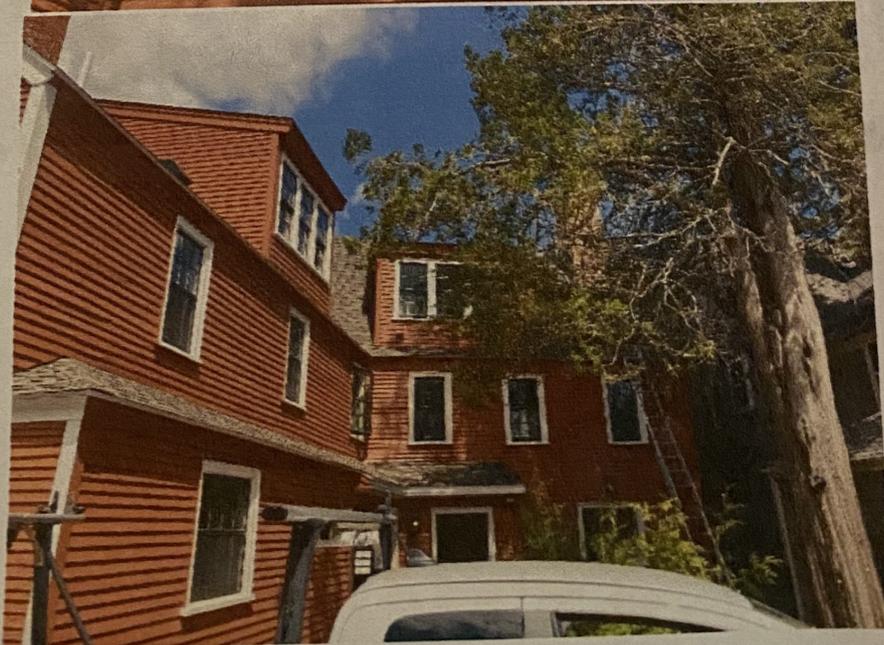
I certify that the information given is true and correct to the best of my knowledge.



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



⑥ PROPOSED DORMER ELEVATION
1/2" = 1'-0"





May 17, 2021

Building Permit(s)#: LU-20-45, LUHD-244, LU-20-8

HDC Land Use Compliance Report
232 Court Street
Portsmouth, NH 03801

November 6, 2019 Historic District Commission Administrative Approval – Items 4 & 5

Alterations to the Approved Design:

- A. 6/6 window replaced with 8/8 window.



B. Open wooden deck omitted.



February 7, 2020 Historic District Commission Approval – Sheet A2.01: Exterior Elevations (Dormers)

Alterations to the Approved Design:

- C. Stud pockets are wider than window casing.
- D. Clapboards added to either side of window casing (i.e. on right dormer).
- E. The dormers are located lower on the roof slope (i.e. aligning more with the wall plane beneath).
- F. The dormers have increased in height (e.g. clapboards added under window sills).
- G. The dormers have been widened (e.g. overhangs omitted).
- H. 3/3 windows replaced with 6/6 windows.

Please Note: Stipulation 1 of the February 7, 2020 Historic District Commission Approval calls for, “Only window casing shall be added to the face of dormers.”

[See Page 3 for Approved Design and As Built Conditions]

A KITCHEN DESIGNED CALLED FOR WIDER UNIT WHICH TRIGGERED THE GRID PATTERN CHANGE ACCORDING TO WINDOW REP

B DECK WAS NOT INTENDED TO BE REPLACED AFTER THE DEMOLITION - GRADING

C FRAMERS DECISION ON SITE

D NEEDED WIDTH ON DORMER TO (ALLOW) GIVE THE SPACE NECESSARY FOR STAIRS AND HALLWAY THE CLIPBOARD (SEE PICTURE) DRESSED UP THAT AREA

E TO CREATE A LANDING AT TOP OF STAIRS (STAIRS)

F HEIGHT WAS NEEDED FOR PERSON TO BE ABLE TO STAND ONCE ON THE LANDING (SEE PIC)

G NEEDED WIDTH ON DORMER TO ACCOMMODATE STAIRS / HALLWAY NEEDED TO ACCESS LIVING SPACE

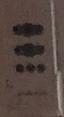
H BROSCO WINDOWS WERE APPROVED ON 7/16/20 AT ON ON SITE MEETING WITH NICK, DAN RAWLING LUKA CELEBEC (THE WINDOW RESTORER) AND GARY BEAULIE (BROSCO WE ALL AGREED CLOSELY RESEMBLED OUR RESTORED WINDOW

I YES, ORIGINALLY 2 CLOSEST TO STREET WERE TO BE RESTORED WINDOW AND 3 3RD UNIT WE RAN ONE WINDOW SHORT SO IT WAS ADDED TO THE NEW WINDOW UNIT WAS NOT ADDED IT WAS ALWAYS THERE

J SEE "H" TO KEEP THE STREETSIDE APPEARANCE CONSISTENT

K NOTE WE INTENDED USE ALL BROSCO FR THAT CONSISTENT LOOK BUT THEY SOLD THE BUSINESS RIGHT AS WE WERE APPROVED SO WE NEED TO FILL THE REMAINING OPENING WITH GREEN MTU







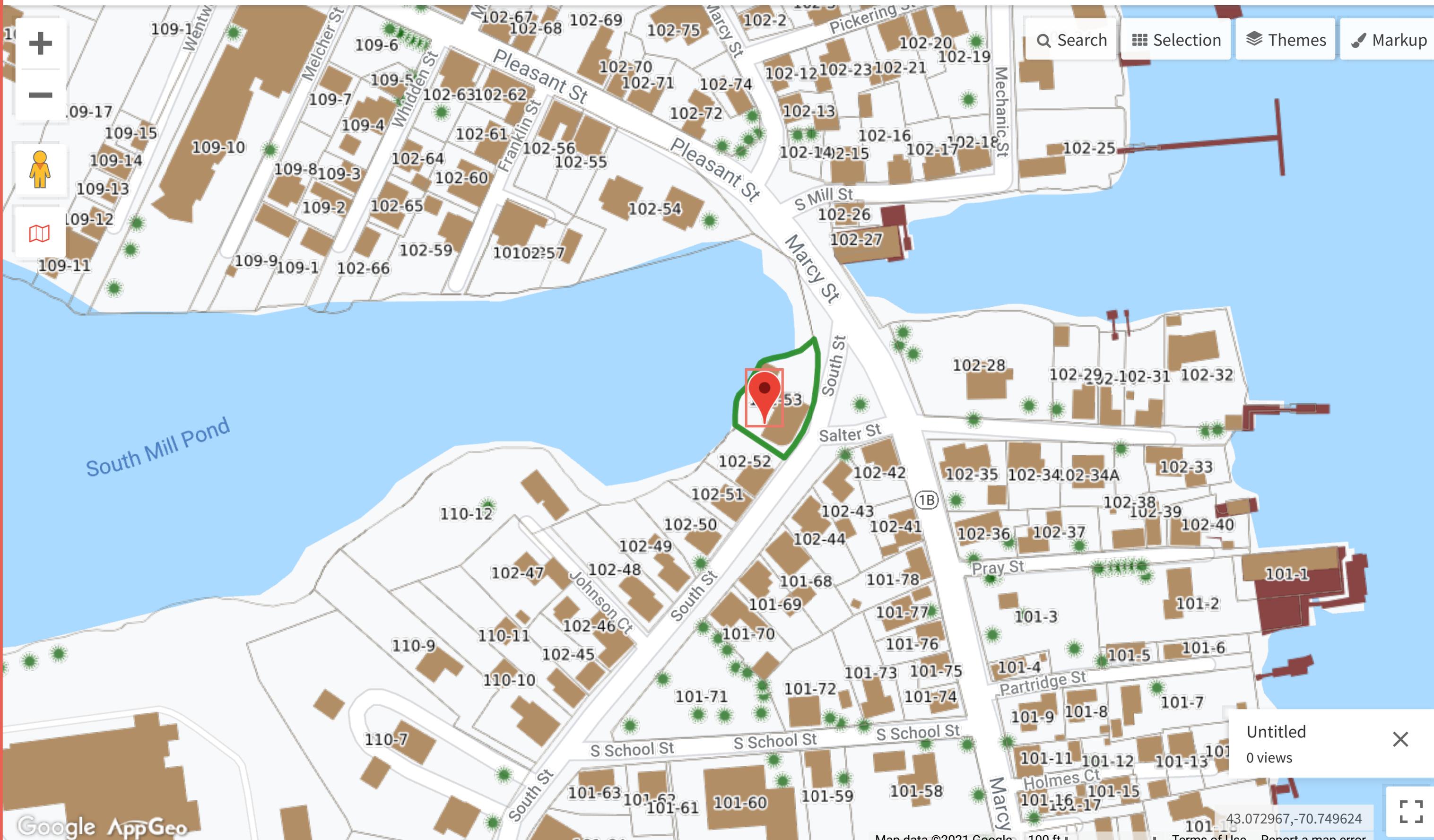
2. 21 South Street, Unit #4 - TBD

Background: The applicant is seeking approval for the installation of mechanical equipment (wall mounted condenser to reach 1st and 2nd floors with lattice surround)

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

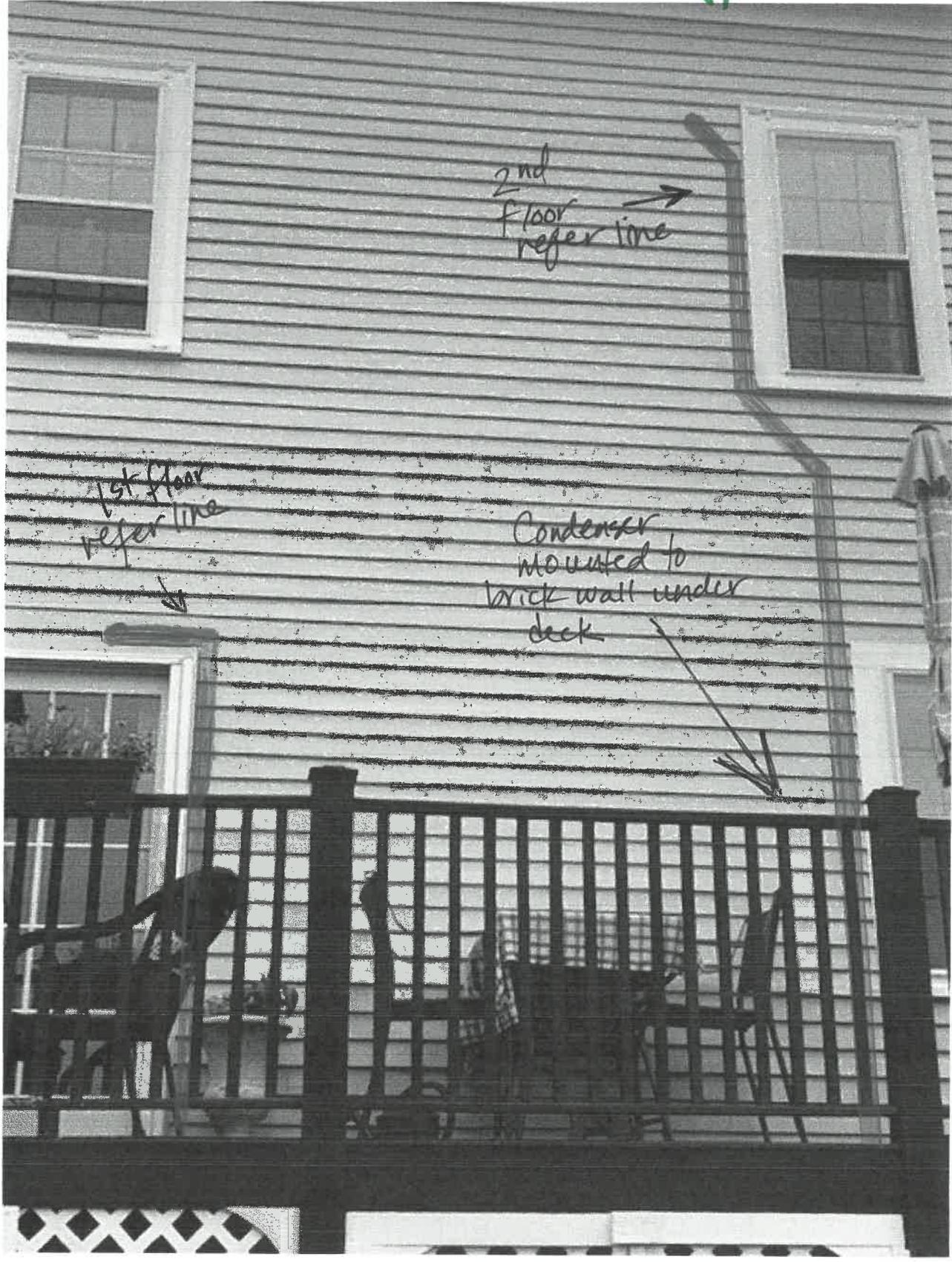


Untitled ✕
0 views



Option ① for Conduit Path (preferred)

Conduit to be painted color of clapboards



2nd floor refer line →

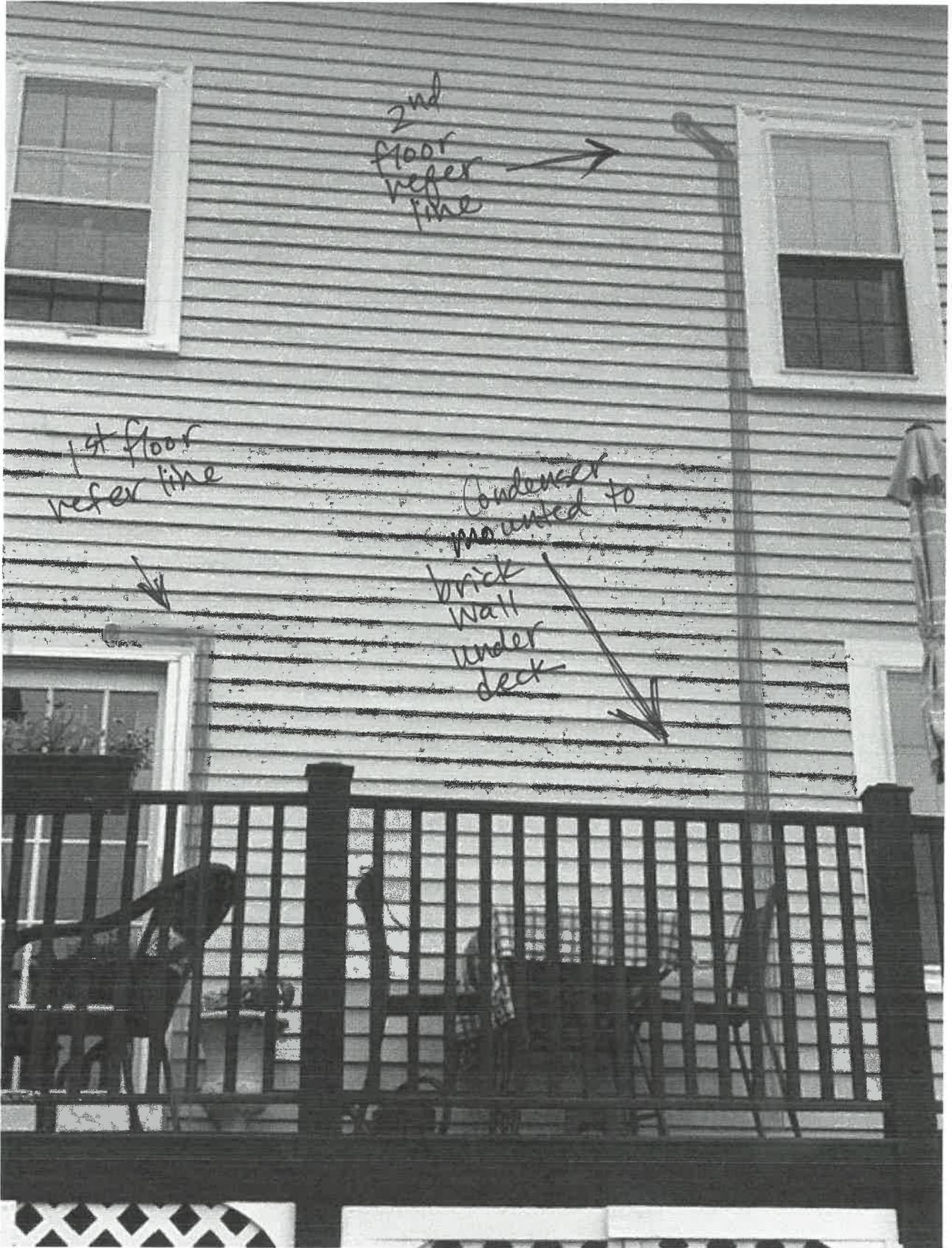
1st floor refer line ↓

Condenser mounted to brick wall under deck →

↓
down there

Option (2) for Conduit Path

Conduit to be painted color of clapboards



down there



Condenser
on Wall
Bracket

Condenser screening: (under deck)



Job Name:	
System Reference:	Date:



Outdoor Unit: MXZ-3C24NA2

ACCESSORIES

- 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- M-NET Adapter (PAC-IF01MNT-E)
- Base Heater (PAC-645BH-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C24NA2
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	22,000 / 23,600
	Capacity Range	Btu/h	12,600-22,000 / 12,600-25,500
	Rated Total Input	W	1,620 / 2,100
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	25,000 / 24,600
	Capacity Range	Btu/h	11,400-30,600 / 11,400-29,400
	Rated Total Input	W	1,750 / 1,900
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	14,000 / 14,000
	Rated Total Input	W	2,120 / 2,230
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)			Yes
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	25
	MCA	A	22.1
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			INVERTER-driven Scroll Hermetic
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level (Non-ducted/Ducted)	Cooling		51
	Heating		55
External Dimensions (H x W x D)		In (mm)	31-11/32 x 37-13/32 x 13 (796 x 950 x 330)
Net Weight		Lbs (kg)	137 (62)
External Finish			Munsell 3.0Y 7.8/1.1
Refrigerant Pipe Size O.D. — Eight Ports	Liquid (High Pressure)	In (mm)	1/4 (6.35)
	Gas (Low Pressure)		A Port: 1/2 (12.7) ; Other: 3/8 (9.52)
Max. Refrigerant Line Length		Ft (m)	230 (70)
Max. Piping Length for Each Indoor Unit		Ft (m)	82 (25)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft (m)	49 (15)
	If IDU is Below ODU		49 (15)
Connection Method			Flared/Flared
Refrigerant			R410A

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
Cooling | Outdoor: 95° F (35° C) DB / 23.9° C (75° F) WB

Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

SPECIFICATIONS: MXZ-3C24NA2

OPERATING RANGE:

	Outdoor
Cooling	14 to 115° F (-10 to 46° C) DB
Heating	5 to 65° F (-15 to 18° C) WB

ENERGY EFFICIENCIES:

Indoor Unit Type	SEER	EER	HSPF	COP @ 47°F	COP @ 17°F
Non-ducted (06 + 06 + 09)	20.0	13.6	9.8	4.2	2.97
Ducted and Non-ducted	18.0	12.4	9.5	4.0	2.79
Ducted (09 + 09 + 09)	16.0	11.2	9.2	3.8	2.61

NOTES:

- Minimum of two Indoor Units must be connected to the MXZ-3C24NA2.
- Minimum installed capacity cannot be less than 12,000 Btu/h.
- Total connected capacity must not exceed 130% of outdoor unit capacity.
- System can operate with only one Indoor Unit turned on.
- Information provided at 208/230V.
- For Reference:
 - MXZ-C Technical & Service Manual for detailed specifications and additional information per Indoor Unit Combination.
 - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

MVZ CONNECTION RULES:

- Only 1 MVZ may be used on any system.
- When an MVZ is connected, total connected capacity must be 100% or less.
- When an MVZ is connected, no P-Series indoor units can be used (PCA, PLA, or PEAD).

Notes:

MXZ-3C24NA2 OPERATIONAL PERFORMANCE

DUCTED:

Operational Performance for Indoor Unit Combinations (Unit A + Unit B + Unit C)	Cooling Capacity Range (Btu/h)			Power Usage Range (W)	Current (208/230V)
	Heating Capacity Range (Btu/h)				
	Unit A	Unit B	Unit C		
9	9000	0	0	TBD	
	10900	0	0		
12	12000	0	0		
	13600	0	0		
15	15000	0	0		
	18000	0	0		
18	17200	0	0		
	21600	0	0		
9 + 9	9000	9000	0		
	10900	10900	0		
9 + 12	9000	12000	0		
	9429	12571	0		
9 + 15	8175	13625	0		
	9000	15000	0		
9 + 18	7267	14533	0		
	8000	16000	0		
12 + 12	10900	10900	0		
	12000	12000	0		
12 + 15	9689	12111	0		
	10667	13333	0		
9 + 9 + 9	7867	7867	7867		
	8200	8200	8200		

MXZ-3C24NA2 OPERATIONAL PERFORMANCE, contd.

NON-DUCTED:

Operational Performance for Indoor Unit Combinations (Unit A + Unit B + Unit C)	Cooling Capacity Range (Btu/h)			Power Usage Range (W)	Current (208/230V)
	Heating Capacity Range (Btu/h)				
	Unit A	Unit B	Unit C		
6	6000	0	0	TBD	
	7400	0	0		
9	9000	0	0		
	11000	0	0		
12	12000	0	0		
	14400	0	0		
15	14000	0	0		
	18000	0	0		
18	17200	0	0		
	21600	0	0		
6 + 6	6000	6000	0		
	7400	7400	0		
6 + 9	6000	9000	0		
	7360	11040	0		
6 + 12	6000	12000	0		
	7333	14667	0		
6 + 15	5714	14286	0		
	6286	15714	0		
6 + 18	5450	16350	0		
	6000	18000	0		
9 + 9	9000	9000	0		
	11000	11000	0		
9 + 12	8571	11429	0		
	9429	12571	0		
9 + 15	8175	13625	0		
	9000	15000	0		
9 + 18	7267	14533	0		
	8000	16000	0		
12 + 12	10900	10900	0		
	12000	12000	0		
12 + 15	9689	12111	0		
	10667	13333	0		
6 + 6 + 6	6000	6000	6000		
	7400	7400	7400		
6 + 6 + 9	6000	6000	9000		
	7086	7086	10629		
6 + 6 + 12	5500	5500	11000		
	6250	6250	12500		
6 + 6 + 15	5333	5333	13333		
	5556	5556	13889		
6 + 9 + 9	5500	8250	8250		
	6250	9375	9375		
6 + 9 + 12	5333	8000	10667		
	5556	8333	11111		
9 + 9 + 9	8000	8000	8000		
	8333	8333	8333		

Job Name:	Date:
System Reference:	



Indoor Unit: MSZ-GL15NA-U1



Wireless Remote Controller

SPECIFICATIONS:

Rated Capacity*		
Cooling ¹	Btu/h / W	14,000
Heating at 47° F ²	Btu/h / W	18,000

Rating Conditions per AHRI Standard:

¹ Cooling | Indoor: 80° F (27° C)DB / 67° F (19° C)WB; Outdoor: 95° F (35° C)DB / 75° F (24° C)WB
² Heating at 47°F | Indoor: 70° F (21° C)DB / 60° F (16° C)WB; Outdoor: 47° F (8° C)DB / 43° F (6° C)WB

For data on specific indoor units (all ducted, all non-ducted, and both ducted and non-ducted) combinations, see the MXZ Technical and Service Manual.

Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

ACCESSORIES:

Indoor Unit

- Condensate Pump (BlueDiamond X87-711/721; 115/230V)
- Condensate Pump (Sauermann SI30-115/230; 115/230V)
- Anti-Allergy Enzyme Filter (MAC-408FT-E)
- Platinum Catalyst Deodorizing Filter (MAC-308FT-E)
- Drain Pan Level Sensor (DPLS2)

Controls

- Wireless Controller (MHK1)
- Wired Remote Controller PAR-31MAA (Requires MAC-333IF-E)
- Wireless Interface for kumo cloud™ (PAC-WHS01WF-E)
- Thermostat Interface (PAC-US444CN-1)

Electrical Power Requirements		208 / 230V, 1-Phase, 60 Hz	
Minimum Circuit Ampacity (MCA)	A	1	
Blower Motor (ECM)	F.L.A.	0.76	
Blower Motor Output	W	30	
Field Drainpipe Size O.D.	In.(mm)	5/8 (15)	
Airflow Rate (Quiet - Lo - Med - Hi - Super Hi)			
Cooling	DRY	CFM	205-272-335-420-533
	WET		170-237-300-385-498
Heating	DRY		205-247-304-367-463
Sound Pressure Level (Quiet - Lo - Med - Hi - Super Hi)			
Cooling	dB(A)	26-32-38-44-49	
Heating		26-30-35-40-46	
External Dimensions (H x W x D)	In.(mm)	11-5/8 x 31-7/16 x 9-1/8 (295 x 798 x 232)	
Net Weight	Lbs.(kg)	22 (10)	
External Finish	Munsell 1.0Y 9.2 / 0.2		
Refrigerant Piping (Flared)			
Liquid (High Pressure)	In.(mm)	1/4 (6.35)	
Gas (Low Pressure)		1/2 (12.7)	

Job Name:	Date:
System Reference:	



Indoor Unit: MSZ-GL09NA-U1



Wireless Remote Controller

SPECIFICATIONS:

Rated Capacity*		
Cooling ¹	Btu/h / W	9,000
Heating at 47° F ²	Btu/h / W	10,900

Rating Conditions per AHRI Standard:

¹ Cooling | Indoor: 80° F (27° C)DB / 67° F (19° C)WB; Outdoor: 95° F (35° C)DB / 75° F (24° C)WB
² Heating at 47°F | Indoor: 70° F (21° C)DB / 60° F (16° C)WB; Outdoor: 47° F (8° C)DB / 43° F (6° C)WB

For data on specific indoor units (all ducted, all non-ducted, and both ducted and non-ducted) combinations, see the MXZ Technical and Service Manual.

Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

ACCESSORIES:

Indoor Unit

- Condensate Pump (BlueDiamond X87-711/721; 115/230V)
- Condensate Pump (Sauermann SI30-115/230; 115/230V)
- Anti-Allergy Enzyme Filter (MAC-408FT-E)
- Platinum Catalyst Deodorizing Filter (MAC-308FT-E)
- Drain Pan Level Sensor (DPLS2)

Controls

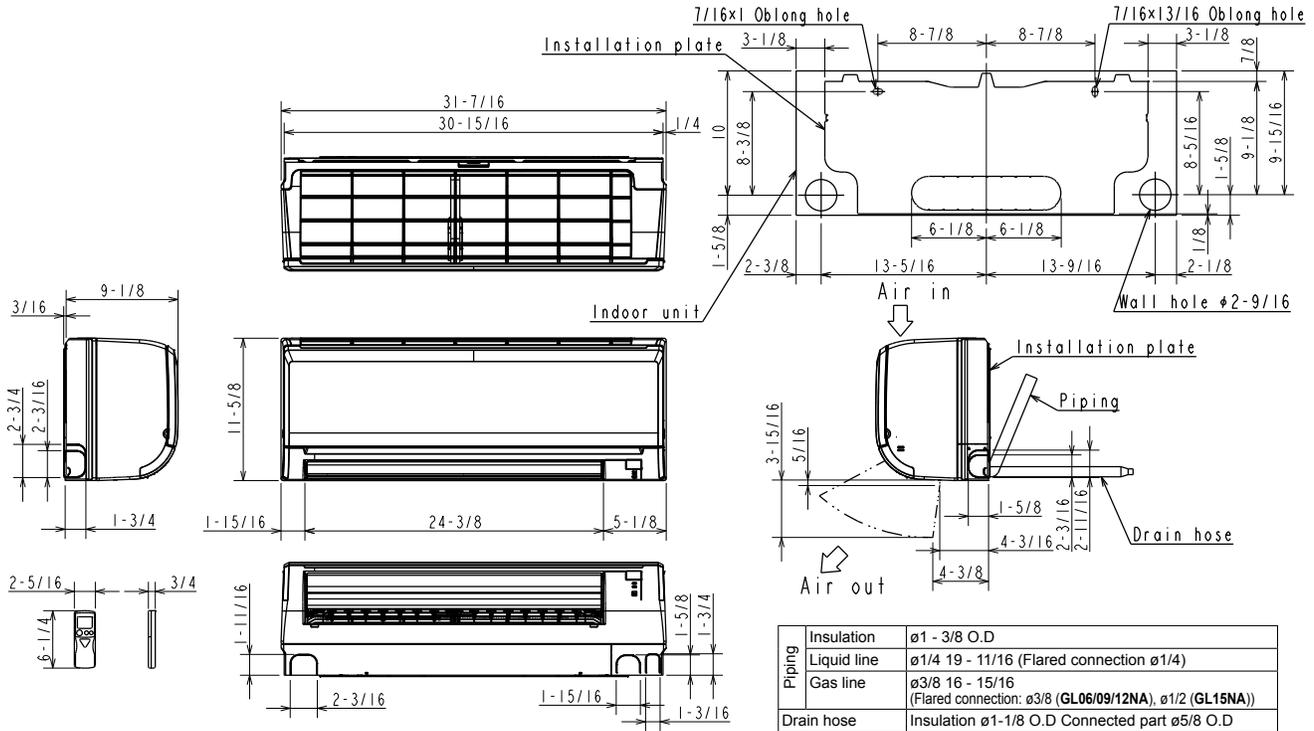
- Wireless Controller (MHK1)
- Wired Remote Controller PAR-31MAA (Requires MAC-333IF-E)
- Wireless Interface for kumo cloud™ (PAC-WHS01WF-E)
- Thermostat Interface (PAC-US444CN-1)

Electrical Power Requirements		208 / 230V, 1-Phase, 60 Hz	
Minimum Circuit Ampacity (MCA)	A	1.0	
Blower Motor (ECM)	F.L.A.	0.76	
Blower Motor Output	W	30	
Field Drainpipe Size O.D.	In.(mm)	5/8 (15)	
Airflow Rate (Quiet - Lo - Med - Hi - Super Hi)			
Cooling	DRY	CFM	145-170-237-321-399
	WET		109-134-201-286-364
Heating	DRY		145-170-237-321-406
Sound Pressure Level (Quiet - Lo - Med - Hi - Super Hi)			
Cooling	dB(A)	19-22-30-37-43	
Heating		19-22-30-37-43	
External Dimensions (H x W x D)	In.(mm)	11-5/8 x 31-7/16 x 9-1/8 (295 x 798 x 232)	
Net Weight	Lbs.(kg)	29 (12)	
External Finish	Munsell 1.0Y 9.2 / 0.2		
Refrigerant Piping (Flared)			
Liquid (High Pressure)	In.(mm)	1/4 (6.35)	
Gas (Low Pressure)		3/8 (9.52)	

DIMENSIONS: MSZ-GL09NA-U1

MSZ-GL09NA-U1

Unit: in. (mm)



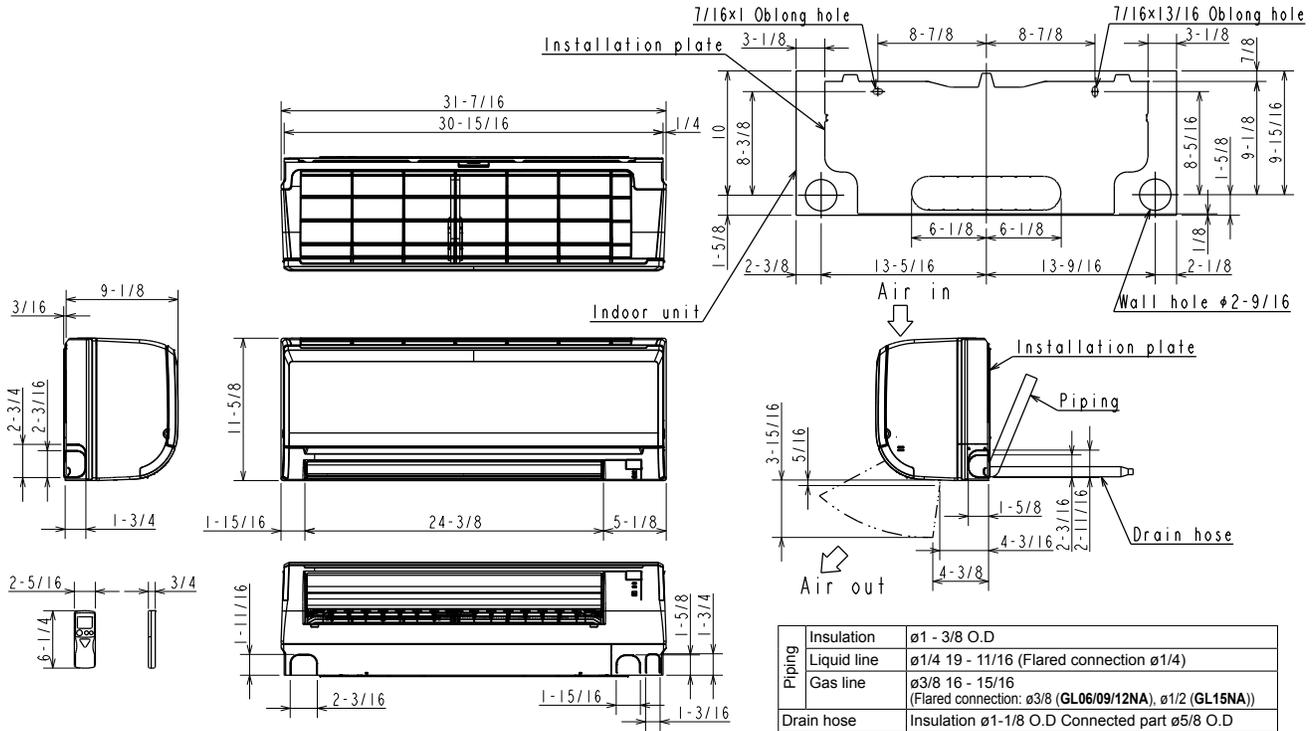
1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



DIMENSIONS: MSZ-GL15NA-U1

MSZ-GL15NA-U1

Unit: in. (mm)



1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



3. 14 Mechanic Street

- Request to Postpone

Background: The applicant is seeking approval for the installation of railing systems for the front entry and rear master balcony.

Staff Comment: Request to Postpone

Stipulations:

1. _____
2. _____
3. _____

4. 241 South Street - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (change approved garage doors to match existing side entry door, replace approved porch sliding windows with 2/1 double hung windows, and to replace an existing door with a window on the porch to match new proposed windows). **The proposed windows are fiberglass clad and will be field-painted.**

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

06/03/2021

LUHD-344

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: May 24, 2021

Applicant

Guy Spiers
spiersg48@gmail.com
241 South St
Portsmouth, NH 03801
1-804-575-0003

Location

241 SOUTH ST
Portsmouth, NH 03801

Owner:

3A TRUST & SPIERS GUY D AND ELIZABETH R
TRUSTEES
241 SOUTH ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Change two pedestrian doors in garage; change windows in porch; convert door in porch to a window.

Description of Proposed Work (Planning Staff)

changes to a previously approved design (change approved garage doors to match existing side entry door, replace approved porch sliding windows with 2/1 double hung windows, and to replace an existing door with a window on the porch to match new proposed windows)

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.



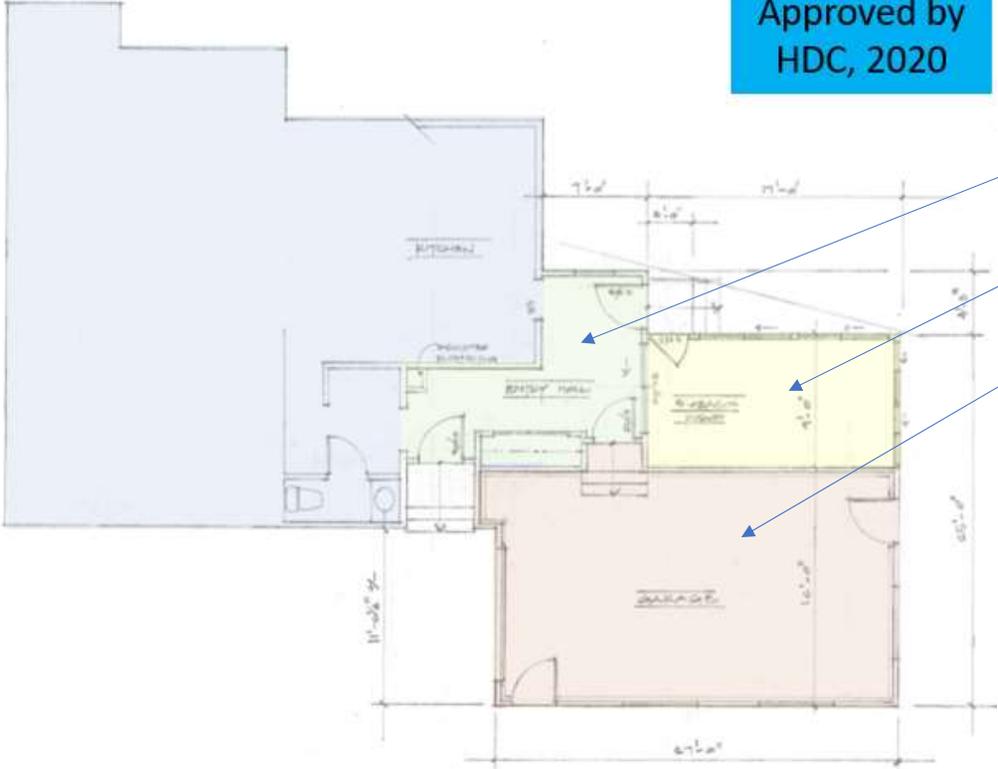
Portsmouth HDC Administrative Approval Application for 241 South St
Changes to LU-20-96

SUMMARY OF PRESENTATION

1. Change the two people-doors in garage: Originally-approved 2x4-frame metal doors won't fit 2x6 construction. Request using doors identical to previously-approved **Entry** door:
smooth surface (no wood grain texture), field-painted
2. Design change: Replace porch door with a window
3. Change porch windows: Replace vinyl slider windows with double-hungs.
Wood/fiberglass, half-screen, simulated divided lites (int, ext, and between glass)

South Street

Approved by
HDC, 2020



New Entry

New Porch

New Garage

1. Change the two people-doors in garage (blue ovals):

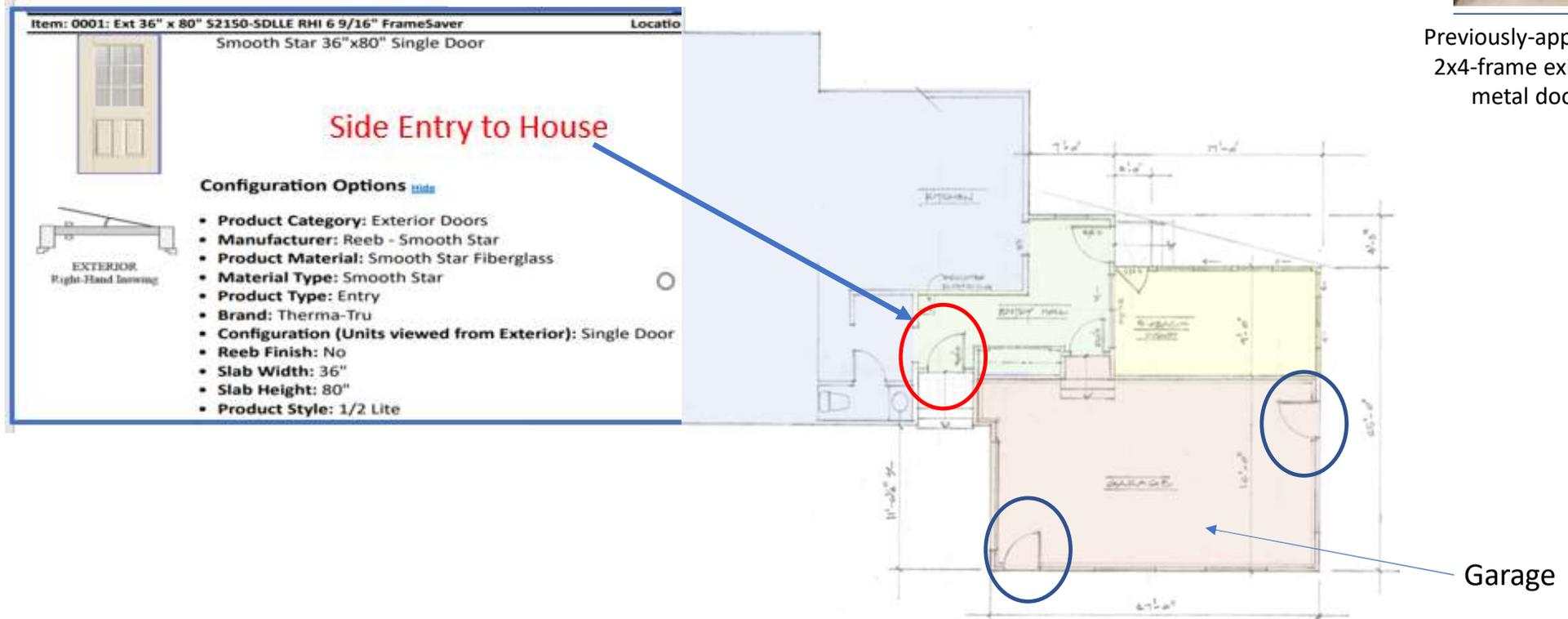
We learned after approval that the existing metal doors are built on 2x4 frames, while the garage is 2x6, so we cannot use these doors for the garage.

Solution - Install the same door as approved for the Entry:

Therma-Tru Smooth Star, smooth surface (no wood grain texture), field-painted fiberglass (red oval)



Previously-approved
2x4-frame existing
metal door



2. and 3. Porch windows.

Replace porch door to outside landing with a window

Replace approved vinyl slider windows with double-hungs (approx. 36x72).

Description:

Wood/fiberglass, half-screen, simulated divided lites (int, ext, and between glass)

Manufacturer:

Preferred Option: Marvin Elevate (was Marvin Integrity)

Option 2: Andersen A-series

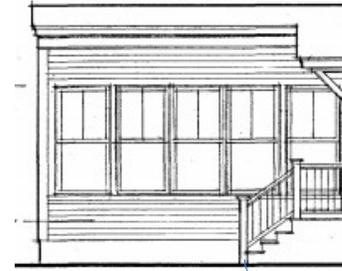
Grill Style:

Preferred Option: 2/1 (shown)

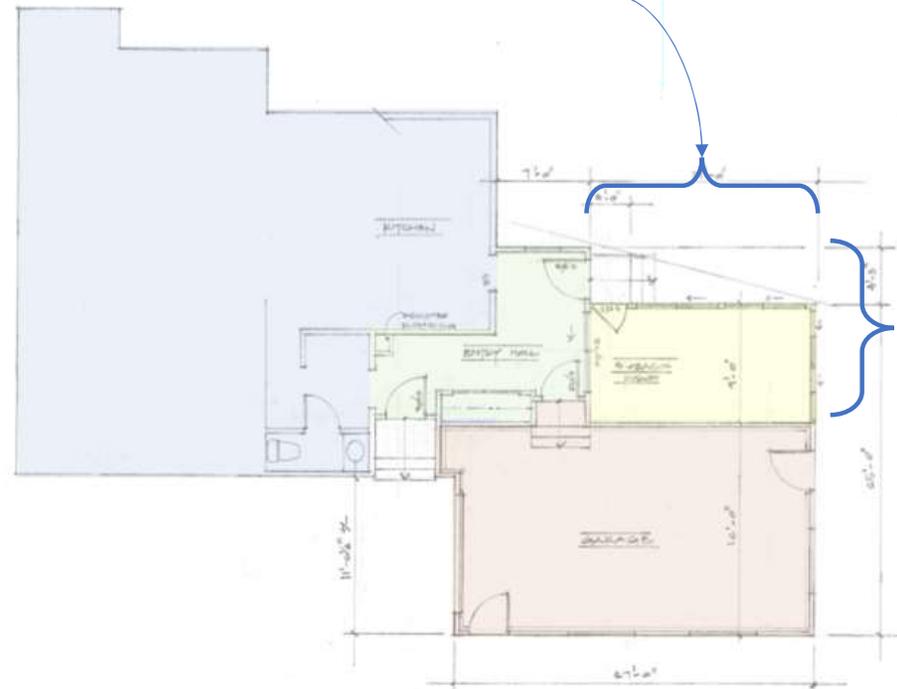
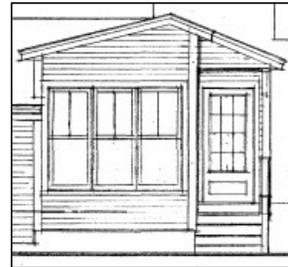
Option 2: 6/1

Option 3: 6/6

Proposed Side Elevation –
5 windows, no porch door



Proposed
Rear Elevation
3 windows



Marvin specs



MARVIN

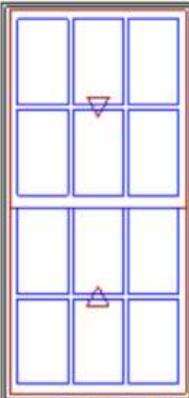
ELEVATE

COLLECTION

Strike the perfect balance of beauty and strength

The Marvin Elevate™ collection is an ideal blend of remarkable design and superior strength, bringing balance to your style and performance needs. Proprietary fiberglass exteriors stand up to all elements, outperforming and outlasting vinyl, roll-form aluminum and other fiberglass composites. Warm wood interiors add timeless beauty, while resilient, long-lasting fiberglass stays strong in even the toughest conditions.

MARVIN



As Viewed From The Exterior

CN 3672
FS 35 1/2" X 71 3/4"
RO 36 1/2" X 72 1/4"

Egress Information
 Width: 32 3/8" Height: 30 31/32"
 Net Clear Opening: 6.96 SqFt

Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.28
 Visible Light Transmittance: 0.48
 Condensation Resistance: 56
 CPD Number: MAR-N-272-00944-00001
 ENERGY STAR: NC

Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1054X1924 mm (42X76.8 in)
 LC-PG40 DP +40/-40
 FL6525

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3672
 Rough Opening 36 1/2" X 72 1/4"

Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W2H
 Stone White Ext - White Int

Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W2H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Half Screen
 Stone White Surround
 Charcoal Fiberglass Mesh

6 9/16" Jambs
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Andersen specs



A-SERIES

DOUBLE-HUNG WINDOW

A-Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by fiberglass and Fibrex® composite material, it's our best-performing double-hung window.

- Our best-performing double-hung
- Wood protected by fiberglass and Fibrex® composite material
- Designed for architectural authenticity



SOLD BY:

Timberline Enterprises Gloucester
4 Pond Rd
Gloucester, MA 01930-1833
Fax: 978-281-6283

SOLD TO:

QUOTE DATE

6/3/2021

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Gray - Spiers	Gray - Spiers	855954		

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	AA	None Assigned	\$1,192.89	\$1,192.89

RO Size = 36" x 72"

Unit Size = 35 1/4" x 71 1/4"

ADH3060, Unit, 8 Degrees - Moderate, A Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 1 Sash Locks White, White, Half Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Head and Side Member Extension Jambs, Factory Applied

Insect Screen 1: A Series Double-Hung, ADH3060 8 Degrees - Moderate Half Screen Aluminum White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.27	A1	31.1875	31.0000	6.71000	

5. 66 Marcy Street - Recommended Approval

Background: The applicant is seeking approval for the removal of all hedges between the existing patio, parking lot, and Marcy Street and to install a new 4 ft. fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

06/03/2021

LUHD-346

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: May 25, 2021

Applicant

Ryan Lent
ryan@nnehospitality.com
PO Box 4117
Portsmouth, New Hampshire 03802
6038127775

Location

66 MARCY ST
Portsmouth, NH 03801

Owner:

STRAWBERY BANKE INC & MOMBO
RESTAURANT
PO BOX 300 PORTSMOUTH, NH 03802

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We are looking to remove the hedges on our front patio abutting the parking lot and Marcy St. We would like to install a 4" heavy steel fence with a classic wrought iron look. I have attached the photos and build sheet for the fence. Depending on cost estimates which we will obtain prior to the meeting, we may also consider a heavy industrial grade aluminum fence with a classic look. That build sheet is attached as well.

I hope to have approval for this project utilizing preferably the heavy steel, but possibly the aluminum to both enhance the ascetic of the property and the functionality, while keeping a classic feel.

Description of Proposed Work (Planning Staff)

for the removal all hedges between the existing patio, parking lot, and Marcy Street and to install a new 4 ft. fence to be made of steel

To: Historic District Commission

Re: Puddle Dock Restaurant, 66 Marcy St

Commissioners,

As requested during the HDC meeting on 6/2, we have reevaluated our plan to replace the hedges bordering Marcy St and the adjacent parking lot. In keeping with the history and tradition of the neighborhood, we plan to replace the hedges with a wooden 4' spaced picket fence with a top-cap.

This fence is consistent with the current fencing and gates, as well as is common usage in the Historic District. Now attached is a photo of the fence that was approved and installed on lower South St, as well as the current patio photos showing both the hedges to be replaced and the style of fence there now.

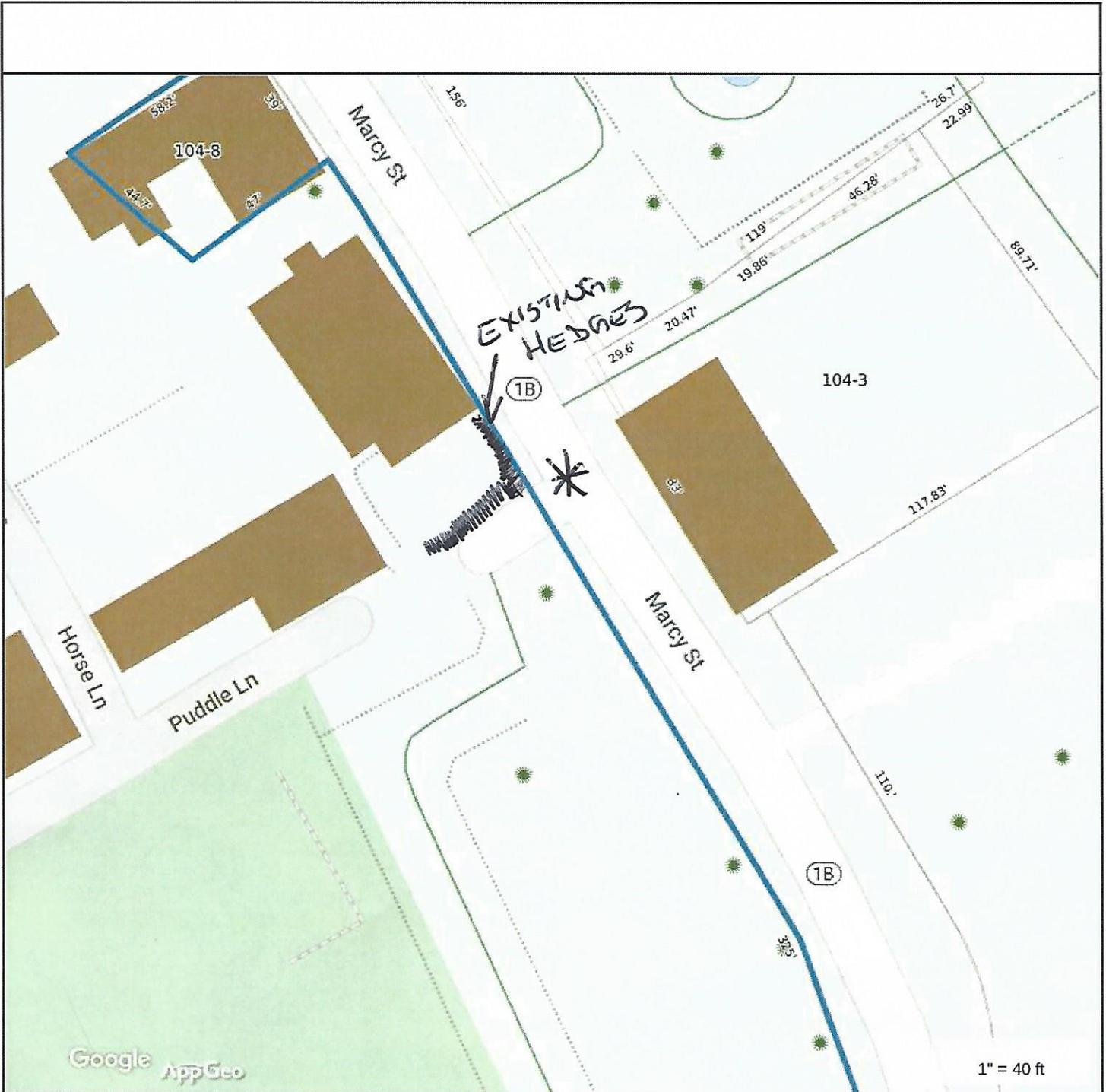
Thank you all for your time.

Ryan Lent

Owner, The Puddle Dock Restaurant

Example of proposed fence style:





Property Information
 Property ID 0104-0007-0009
 Location 72-74 JEFFERSON ST
 Owner STRAWBERRY BANKE INC

** PROPOSED LOCATION OF FENCE IS SAME AS EXISTING.*



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
 Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Existing conditions:





6. 229 Pleasant Street, Unit #2 - Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment (AC condenser with screening). Note that the conduit is being run inside the house above the first floor in order to limit the visual clutter on the exterior.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

06/04/2021

LUHD-289

Historic District Commission Work Session or Administrative Approval Application

Status: Complete

Date Created: Mar 11, 2021

Applicant

Hart Plumbing & Heating, Inc.
hartplumbing@comcast.net
PO Box 687
Portsmouth, NH 03802-0687
603-431-8688

Location

229 PLEASANT ST Unit 2
Unit 2
Portsmouth, NH 03801

Owner:

BRODE ALEXIS K
229 PLEASANT ST UNIT #2 PORTSMOUTH, NH
03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Install mini splits

Description of Proposed Work (Planning Staff)

the installation of mechanical equipment (A/C condenser with screening)

Project Representatives

Relationship to Project

Owner

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

--





Example of proposed screening:



 Pinterest

Visit

15 Hiding Mini Split Air Conditioning Units ideas | air...

Images may be subject to copyright. [Learn More](#)

[→ Show all images of Hide mini ...](#)

Historic District Commission

Staff Report – June 2nd & 9th, 2021

June 2nd MEETING

Administrative Approvals:

1. 379 New Castle Ave. (LUHD-316) - Recommend Approval
2. 33 Johnson Ct. (LUHD-330) - Recommend Approval
3. 14 Mechanic St. (LUHD-338) - Recommend Approval
4. 254 South St. (LUHD-305) - Recommend Approval
5. 241 South St. (LUHD-344) - Recommend Approval
6. 205 Market St. (LUHD-342) - Recommend Approval
7. 100 Market St. (LUHD-345) - Recommend Approval
8. 66 Marcy St. (LUHD-346) - Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

1. 110 Court St. (LU-21-79) (chimney)
2. 0 Washington St. (LU-21-100) (restoration)
3. 64 Vaughan St. (LU-20-214) (3 story addition)

WORK SESSIONS – NEW BUSINESS:

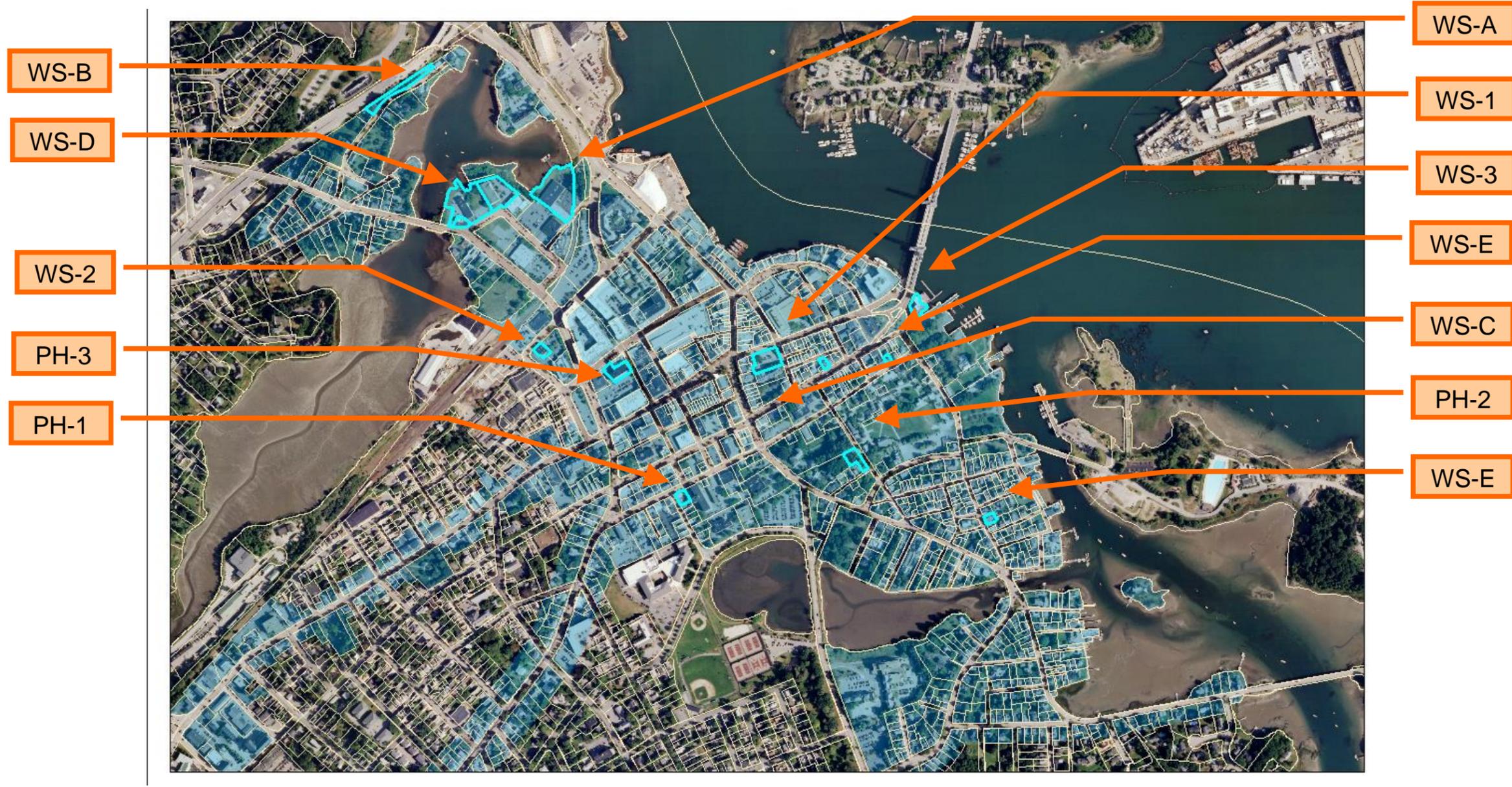
- A. 60 Penhallow St. (LUHD-339) (Public Art)
- B. 238 Deer St. (LUHD-340) (4 story building)
- C. 10 State St. (LUHD-343) (side entrance)

June 9th MEETING

Administrative Approvals:

WORK SESSIONS – NEW BUSINESS:

- A. 53 Green St. St. (LUHD-257) (5 Story building)
- B. 137 Northwest. (LUHD-296) (New house)
- C. 93 Pleasant. (LUHD-324) (3 story addition)
- D. 1 Raynes Ave. (LUHD-234) (2, 5 story buildings)
- E. 279 Marcy St. (LUHD-259) (dormer)
- F. 449 Court St. (LUHD-235) (dormer & deck)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: June 2nd & June 9th, 2021
APPLICATIONS: 20

Historic District Commission

Project Address: 110 COURT STREET (LU-21-79)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Multi-Family
- Land Area: 6,969 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from Rogers Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To remove rear chimney.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The property is located along the intersection of Court and Rogers Streets. It is surrounded with many 2.5 - 3 story historic contributing structures with shallow front yard setbacks and small landscaped side yards. The property also abuts the 6-story Feaster Apartments.

J. Staff Comments and/ or Suggestions for Consideration:

- This application proposes to:
- Remove the rear chimney.

Design Guideline Reference – Guidelines for Masonry and Stucco (07).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

110 COURT STREET (LU-21-79) – PUBLIC HEARING #1 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 110 COURT STREET Case No.: 1 Date: 6-2-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 0 WASHINGTON STREET (LU-21-100)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: MRO
- Land Use: Museum/ Mixed-Use
- Land Area: 8.24 A +/-
- Estimated Age of Structure: c. 1780
- Building Style: Colonial
- Historical Significance: Contributing
- Public View of Proposed Work: View from Washington Street and Strawberry Banke
- Unique Features: Penhallow House
- Neighborhood Association: South End

B. Proposed Work: Remove bathroom entrances and full exterior restoration.

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal
- Accessory
- Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The Penhallow House is located along Washington Street within Strawberry Banke. It's surrounded with many wood-sided structures with narrow setbacks and side yards.

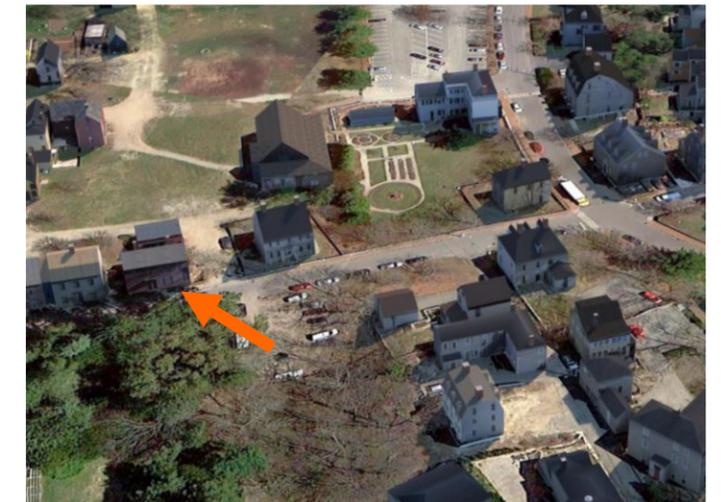
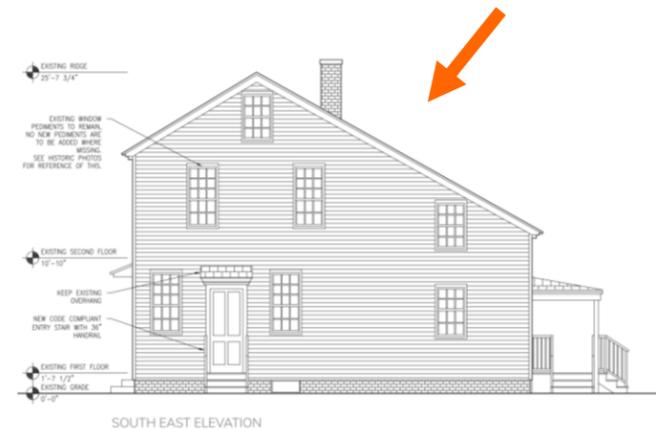
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Remove the bathroom entrances on the rear elevation and completely restore the exterior of the structure.

• **Design Guideline Reference: Guidelines for Roofing (04), Exterior Woodwork (05), and Porches, Steps and Decks (06).**

K. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

0 WASHINGTON STREET (LU-21-100) – PUBLIC HEARING #2 (MODERATE)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
1	Gross Floor Area (SF)		<h2>MODERATE PROJECT</h2> <h3>- Complete Building Restoration -</h3>				
2	Floor Area Ratio (GFA/ Lot Area)						
3	Building Height / Street-Width Ratio						
4	Building Height – Zoning (Feet)						
5	Building Height – Street Wall / Cornice (Feet)						
6	Number of Stories						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 0 Washington St. Case No.: 2 Date: 6-2-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 64 VAUGHAN MALL (LU-20-214)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: C
- Public View of Proposed Work: View from the Vaughan Mall and Hanover St.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To make façade improvements to the storefront and add a penthouse.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

a. The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The property also has an 8 space surface parking lot off of Hanover Street.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Modify the front storefront and facade.
- Install window, door and storefront openings along the Worth Lot.
- Add three story addition with an attic (versus the former request for a 4th floor with a penthouse level). The revised elevations show a variety of modifications suggested by the Commission at the April meeting.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

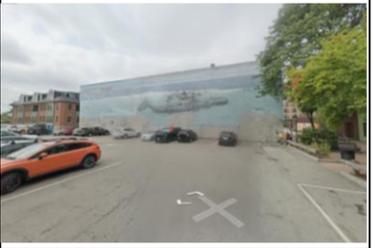
**HISTORIC
SURVEY
RATING**

C

64 VAUGHAN MALL (LU-20-214) – PUBLIC HEARING #3 (MAJOR PROJECT)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 64 VAUGHAN MALL Case No.: 3 Date: 6-2-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 60 PENHALLOW ST. (LUHD-339)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Proposed 4 Story Commercial Building
- Land Area: 22,430 SF +/-
- Estimated Age of Structure: NA
- Building Style: Contemporary
- Number of Stories: 4
- Historical Significance: NA
- Public View of Proposed Work: View from Pedestrian Alleyways
- Unique Features: Under Construction
- Neighborhood Association: Downtown

B. Proposed Work: To add artwork to the alleyways.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

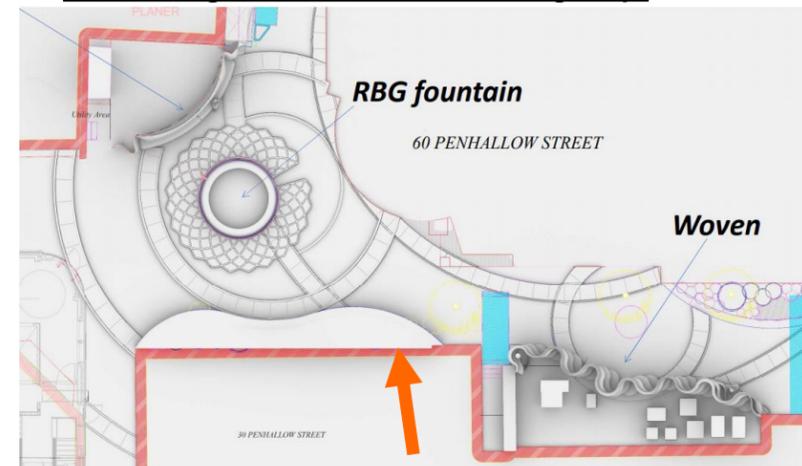
- This lot is under construction and is located along Daniel and Penhallow Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have no front yard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Construction of art installation along the pedestrian alleyways.

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

K. Aerial Image, Street View and Zoning Map:



Proposed Artwork and Aerial Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

60 PENHALLOW STREET (LUHD-339)– WORK SESSION #1 (MAJOR)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF	No	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MINOR PROJECT</h3> <h4 style="margin: 0;">– Art Installations Only –</h4>			
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: DANIEL STREET Case No.: 1 Date: 6-2-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 238 DEER ST. (LUHD-340)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 6,098 SF +/-
- Estimated Age of Structure: c.1960
- Building Style: Modern (1960)
- Historical Significance: NC
- Public View of Proposed Work: View from Deer and Bridge Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To replace existing building with a 4 story residential building

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along Deer Street. It is surrounded with many 3-4 story masonry structures with shallow setbacks.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- REMOVAL OF EXISTING BUILDING DOWN TO GRADE (SUBGRADE FOUNDATION WALLS AND BASEMENT SLAB TO REMAIN).
- CONSTRUCT NEW 3-4 STORY MIXED-USE BUILDING WITH GROUND FLOOR RETAIL AND UPPER FLOORS WITH (7) APARTMENTS ON EACH FLOOR BETWEEN 400-500 SF EACH.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

238 DEER ST. (LUHD-340) – WORK SESSION #2 (MAJOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 238 DEER ST. Case No.: 2 Date: 6-2-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 10 STATE STREET (LUHD-343)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Multi-Family Residential
- Land Area: 10,827 SF +/-
- Estimated Age of Structure: 2014
- Building Style: NA
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from State and Marcy Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: Add a recessed entryway.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This lot and structure is located along State Street and is surrounded variety of 3-4 story structures. The neighborhood is predominantly 3-4 story brick structures no setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

The applicant proposes the following design changes:

- Create a new state street side entrance with vestibule within the existing footprint.

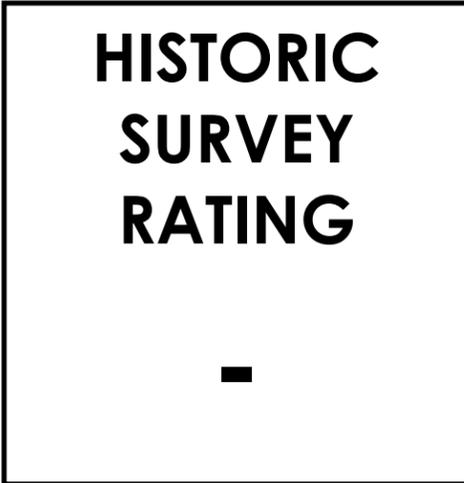
K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map



10 STATE STREET (LUHD-343) – WORK SESSION #3 (MINOR PROJECT)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
STAFF	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">MINOR PROJECT</div> <div style="font-size: 1.2em; font-weight: bold;">- New Recessed Entryway Portico -</div>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			SITE DESIGN	SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 10 STATE STREET Case No.: 3 Date: 6-2-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

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

A. Property Information - General:

Existing Conditions:

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

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

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront. Such improvements are still be implemented by the developer.

J. Staff Comments and Suggestions for Consideration:

- The proposed massing and scale is significant for the size of the site but it is generally consistent with the abutting AC Hotel and the underlying zoning requirements in the CD4 Character District.
- The proposed building is 3-5 Stories in height which requires community space to be provided in exchange for the added height.
- The existing buildings will be demolished as part of the project.
- **Based on the feedback from the May meeting, the applicant will submit revised plans and elevations for the June 9th meeting. We will also have this inserted in the 3-D Massing Model.**

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

K. Proposed Design, Street View and Aerial View:



Proposed Design (Option 2) and the proposed Site Plan



Aerial View

**HISTORIC
SURVEY
RATING

NC**

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

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 53 GREEN STREET Case No.:A Date:6-9-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 137 NORTHWEST ST. (LUHD-296)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

Existing Conditions:

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 23,522 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Queen Anne
- Historical Significance: C
- Public View of Proposed Work: View from Northwest Street & the Rte.1 Bypass.
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To construct a new single family house on the lot.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

L. Neighborhood Context:

- The building lot is located along Northwest Street. It is surrounded with many 1.5-2 story wood-sided historic structures with small rear and side yards with garden areas. The proposed lot is very narrow which limits the potential for landscape screening along the Rte. 1 Bypass.

M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Construct a new single-family residence on the north eastern portion of the property.
- Note that a variance was granted to support this application.
- Earlier this week I met with the applicant and the builder and suggested a different house design based on the many design constraints presented by the shape and topography of the lot and its placement directly beside the Route 1 bypass.
- **Based on the feedback from the May meeting, the applicant will submit revised plans and elevations for the June 9th meeting.**

Design Guideline Reference – Guidelines for New Construction (02-09).

N. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC SURVEY RATING

-

137 NORTHWEST ST. (LUHD-296) – WORK SESSION #B (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 137 Northwest St. Case No.: B Date: 6-9-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 93 PLEASANT STREET (LUHD-235)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1818
- Building Style: Federal
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street
- Neighborhood Association: Downtown

B. Proposed Work: To add a 3-story addition with connector building.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished / Constructed

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This historically significant and focal building is located along the intersection of Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the street.

J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

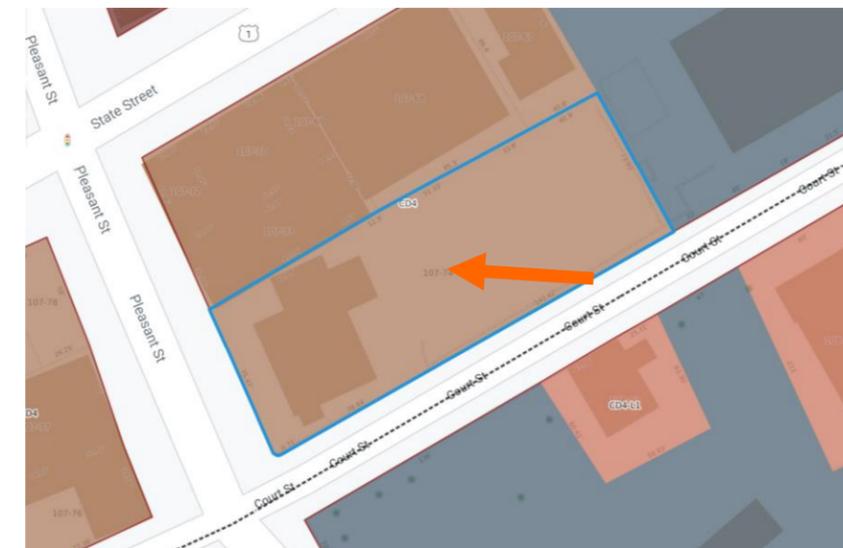
- Add a three-story addition to the parking lot area along Court Street and add a glass connector to the Treadwell House.
- **Based on the feedback from the May meeting, the applicant will submit revised plans and elevations for the June 9th meeting. We will also have this inserted in the 3-D Massing Model.**

• **Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)**

K. Aerial Images and Maps:



Elevations



Zoning Map

**HISTORIC
SURVEY
RATING**

F

93 PLEASANT STREET (LUHD-235) – WORK SESSION #C (MAJOR)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 93 PLEASANT ST. Case No.: C Date: 6-9-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 1 & 31 RAYNES AVE. (LUHD-234)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #D

Existing Conditions:

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

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

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

a. The building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- **Note that the applicant has requested a continuance of this application until July**

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image of Existing Conditions



Zoning Map

HISTORIC SURVEY RATING

C

1 & 31 RAYENES AVE. (LUHD-234) – WORK SESSION #D (MAJOR)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 1 & 31 Raynes Ave. Case No.: D Date: 6-9-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 279 MARCY ST. (LUHD-259)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #4E

Existing Conditions:

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

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

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

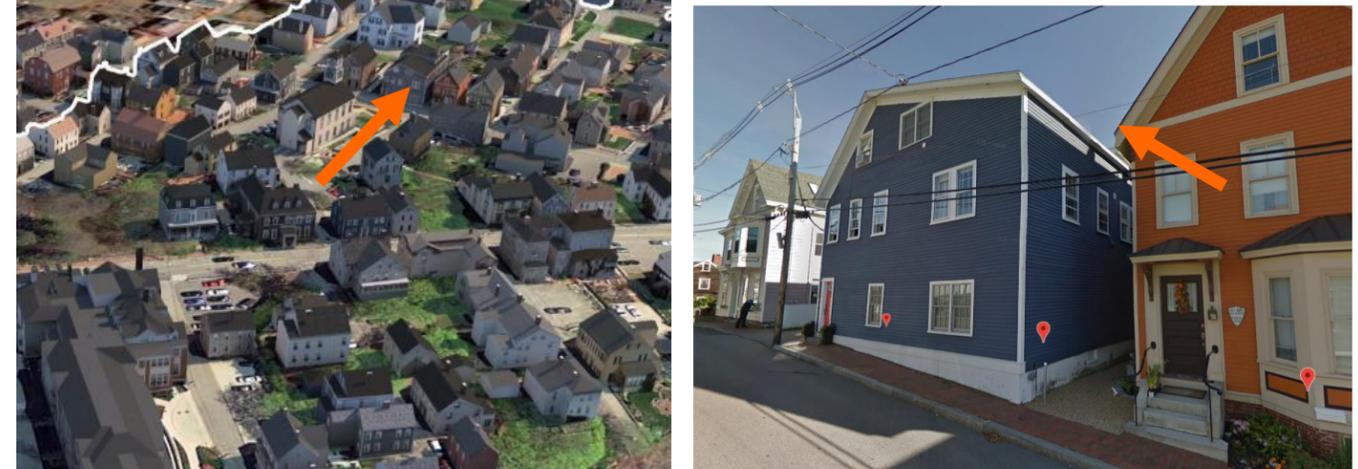
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a recessed roof deck within the southern roof structure.
- **Note that the Applicant has been requested to submit more detailed images and drawings showing how the proposed recessed deck and dormer will be placed into the existing structure. Based on the feedback from the February meeting, the applicant will submit revised plans and elevations for the June 9th meeting.**

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

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

279 MARCY ST. (LUHD-259) – WORK SESSION #E (MODERATE)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 279 MARCY ST. Case No.: E Date: 6-9-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 449 COURT STREET (LUHD-235)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #F

A. Property Information - General:

Existing Conditions:

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

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

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

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

F. Sensitivity of Context:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Highly Sensitive | <input checked="" type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> "Back-of-House" |
|---|---|--|--|

G. Design Approach (for Major Projects):

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

H. Project Type:

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

L. Neighborhood Context:

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

M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Change the roof design by adding a 4th floor addition and roof deck.
- The addition is generally proposed to be located along the northern property line abutting a taller structure with a common wall containing no openings.
- **NOTE – The Applicant has requested a postponement of this application until July while they continue to study the visual impacts of the project. We will also place this into the City's 3D Massing Model.**

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

N. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NA

449 COURT STREET (LUHD-235) – WORK SESSION #F (MODERATE)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 449 COURT STREET Case No.: F Date: 6-9-21

Decision: Approved Approved with Stipulations Denied Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
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I. Review Criteria / Findings of Fact:

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

44 Gardner Street
Request for 1-year extension
LU-20-27



City of Portsmouth, NH

06/03/2021

LU-20-27

Land Use Application

Status: Active

Date Created: Feb 13, 2020

Applicant

Anne Whitney
archwhit@aol.com
9 Sheafe St
Portsmouth, NH 03801
603-427-2832

Location

44 GARDNER ST
Portsmouth, NH 03801

Owner:

IVES JEFFREY L & IVES DOLORES P
44 GARDNER ST PORTSMOUTH, NH 3801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

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

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

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



5/12/21

Historic District Commission
City Of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

Re: 44 Gardner Street

Dear Commission,

I am writing on behalf of Jeffrey & Dolores Ives to request a one year extension to the July 2020 HDC Approval for Additions & Renovations 44 Garner Street. The project required them to relocate during construction and they chose not to do that until Covid was more under control. They hope to get this started within the next year.

Sincerely,

Anne Whitney
Architect

cc: Jeffrey & Dolores Ives

138 Maplewood Avenue
Request for 1-year extension
LU-20-71



City of Portsmouth, NH

06/03/2021

LU-20-71

Land Use Application

Status: Active

Date Created: Apr 28, 2020

Applicant

Anne Whitney
archwhit@aol.com
9 Sheafe St
Portsmouth, NH 03801
603-427-2832

Location

138 MAPLEWOOD AVE
Portsmouth, NH 03801

Owner:

PANTELAKOS DONNA P REV TRUST &
PANTELAKOS G T & D P TRUSTEES
138 MAPLEWOOD AVE PORTSMOUTH, NH
03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

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

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



5/12/21

Historic District Commission
City Of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

Re: 138 Maplewood Ave.

Dear Commission,

I am writing on behalf of George & Donna Pantelakos to request a one year extension to the July 2020 HDC Approval for the Garage Renovation & Expansion at 138 Maplewood Ave. Due to the Covid related construction delays and material availability they have postponed construction till fall of this year.

Sincerely,

Anne Whitney
Architect

cc: George & Donna Pantelakos

53 Green Street

Work Session

LUHD-257



City of Portsmouth, NH

06/03/2021

LUHD-257

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 14, 2021

Applicant

Carla Goodknight
carla@cjarchitects.net
233 Vaughan Street
Suite 101
Portsmouth, NH 03801
6034312808

Location

53 GREEN ST
Portsmouth, NH 03801

Owner:

STONE CREEK REALTY LLC & C/O DOUGLAS
PINCIARO MGR
PO BOX 121 NEW CASTLE, NH 03854

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Demolish existing one-story buildings and construct new three- to five-story mixed-use commercial/residential building.

Description of Proposed Work (Planning Staff)

the demolition of the existing structure and the new construction of a 3-5 story mixed-use building

Project Representatives

Relationship to Project

Architect

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

--



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

RENDERING

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

 **CATHARTES**
EMBARC



1.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

RENDERING

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

 **CATHARTES**
EMBARC



1.1



TANGRAM 3DS

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

RENDERING

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

 **CATHARTES**
EMBARC


CJ ARCHITECTS

1.2



THIS CURVED NAUTICAL FOCAL POINT HAS BEEN UPDATED WITH HORIZONTAL SIDING IN A DOVE GRAY FINISH FOR A MORE RESIDENTIAL SCALE AND TEXTURE. THE OVERHANG AND CAP ON THE RADIAL FORMS AND BUILDING SETBACK HAVE BEEN FURTHER DEVELOPED TO PROVIDE A UNIFIED PROFILE AND DETAILING.



HORIZONTAL SIDING THEME CONTINUES AROUND THE FRONT, AND LINTEL DETAILS WRAP CORNER BALCONIES. BRICK CORBELING HAS BEEN ADDED TO THE TOP FLOOR TO COMPLEMENT THE TOP FLOOR SOLDIER COURSE AT THE WINDOW HEADS.



RESIDENTIAL AND COMMERCIAL BASE FORMS ARE DEFINED BY TWO DISTINCTLY DIFFERENT DESIGN STYLES. HORIZONTAL BRICK DETAILING HAS BEEN ADDED TO REFLECT THE HORIZONTAL SIDING ABOVE



THE CURVED NAUTICAL THEME CONTINUES TO STEP TOWARD NORTH MILL POND AND IS SET BACK FROM THE MASONRY PILARS BELOW. THE BRICK OPENINGS HAVE BEEN CAPPED WITH PRECAST LINTELS TO ADD DETAIL AND DIMENSION.



CORNER BALCONIES STEP BACK TO PROVIDE STRONG SUPPORT ON THE SIDES AND REVEAL A LIGHTER CURVED FACADE.



RECESSED BALCONY RIBBONS EXTEND THE VERTICAL SIDING ELEMENT DOWN TO REST ON A SOLID ARCHED BASE. DECORATIVE GRILLWORK PROVIDES A BACKDROP FOR THE LANDSCAPED EARTH BERM AND LOW SEATING WALL.



STRONG HORIZONTAL PRECAST BAND CAPS OFF THE FIRST FLOOR. A SUBORDINATE BAND SEPARATES THE TOP FLOOR AND THE NEW PRECAST LINTELS SOFTEN THE FACADE. SYMMETRICAL WINDOW PATTERNS WITH SINGLE AND DOUBLE OPENINGS HAVE A DECIDEDLY RESIDENTIAL FEEL



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET BUILDING VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

 **CATHARTES**
EMBARC



3.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET SITE CONTEXT VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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3.1



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

RUSSELL STREET BUILDING VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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3.2



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET BUILDING VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET VIEW FROM VAUGAHN STREET

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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3.4



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PARK BUILDING VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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3.5



TANGRAM 3DS

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PARK BUILDING VIEW RENDER

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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3.6



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM AC HOTEL

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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3.7



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PARK SITE CONTEXT VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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3.8



53 GREEN STREET
 PORTSMOUTH, NEW HAMPSHIRE

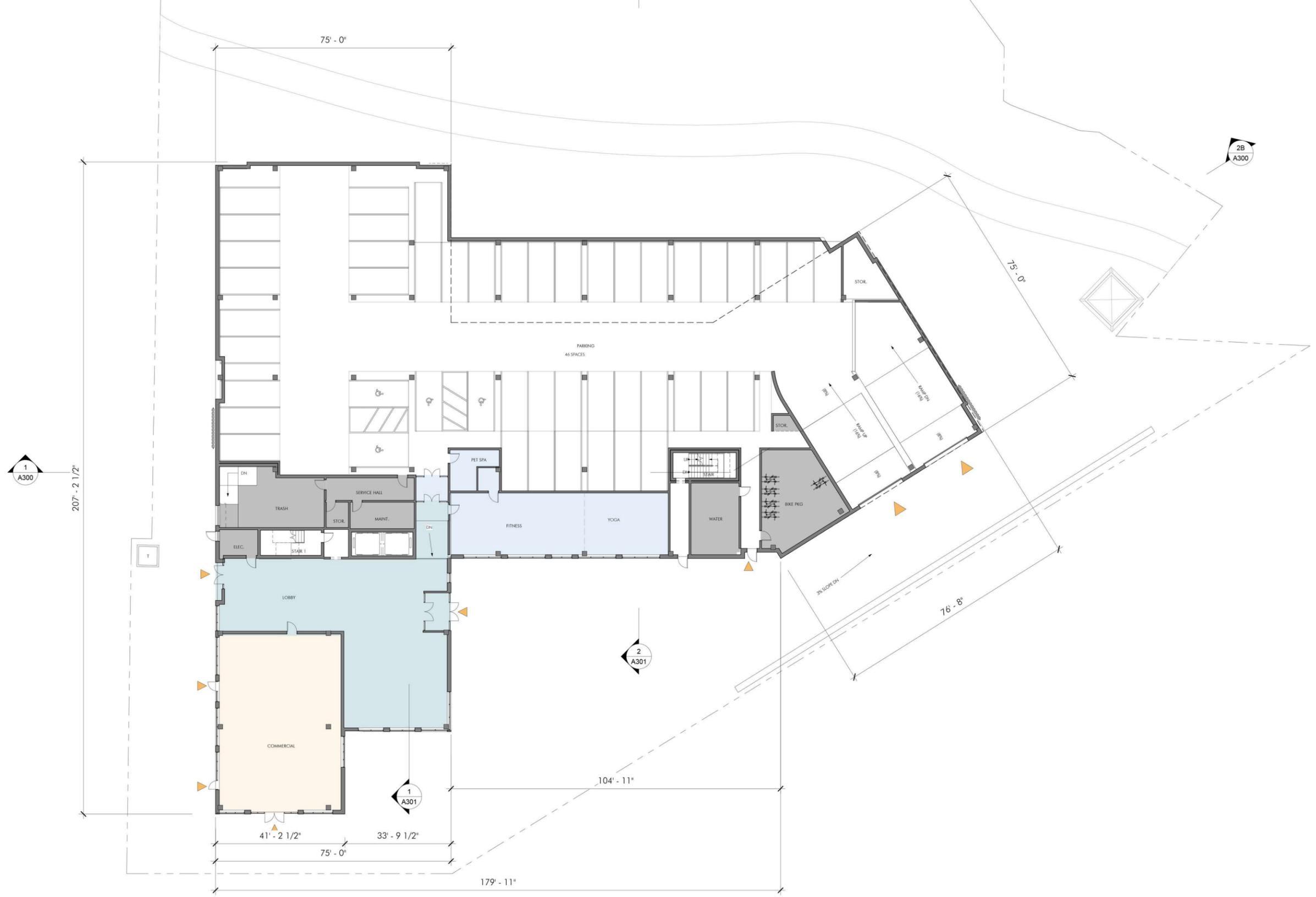
PROPOSED BASEMENT PLAN

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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4.0



53 GREEN STREET
 PORTSMOUTH, NEW HAMPSHIRE

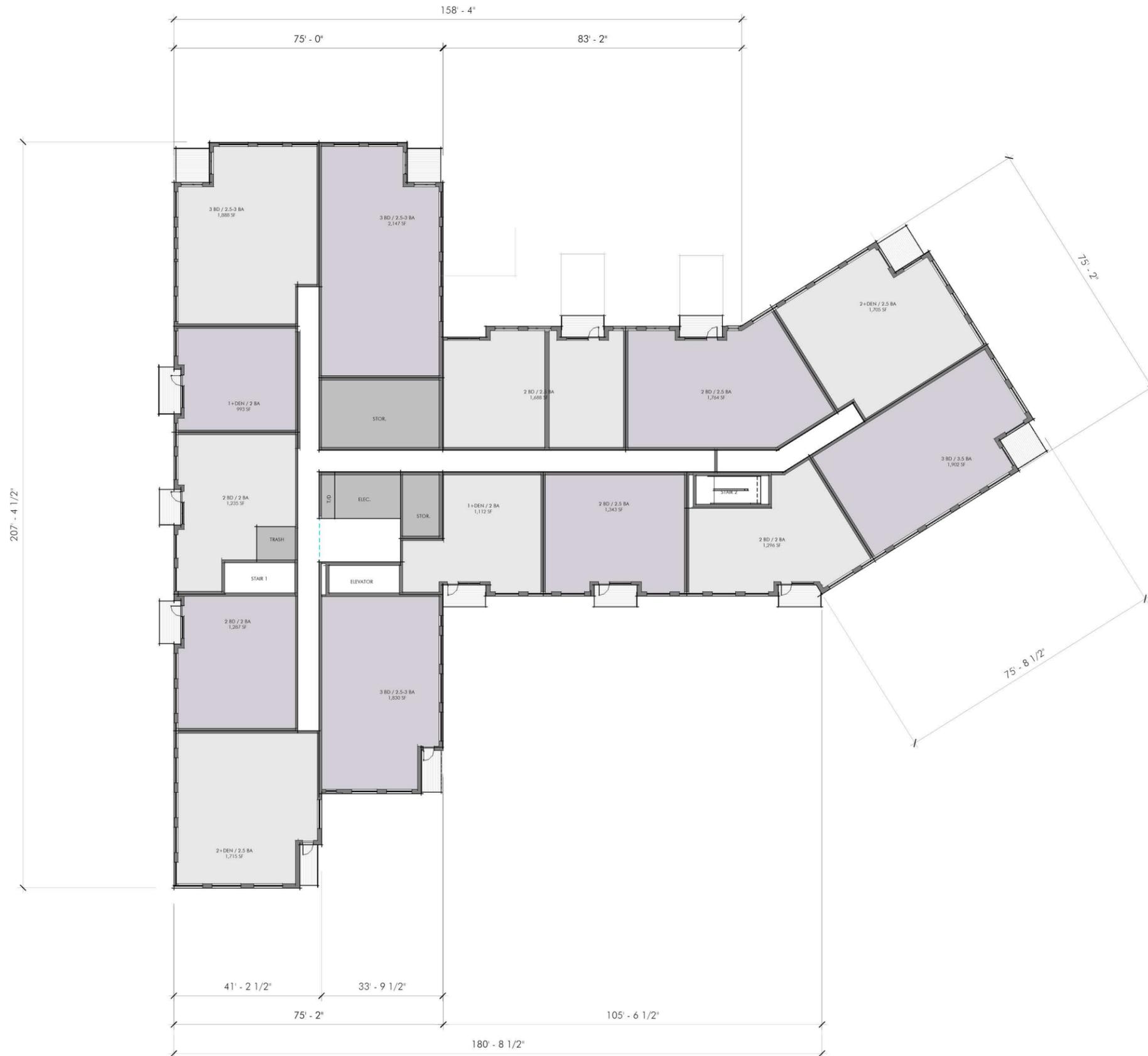
PROPOSED FIRST FLOOR PLAN

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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4.1



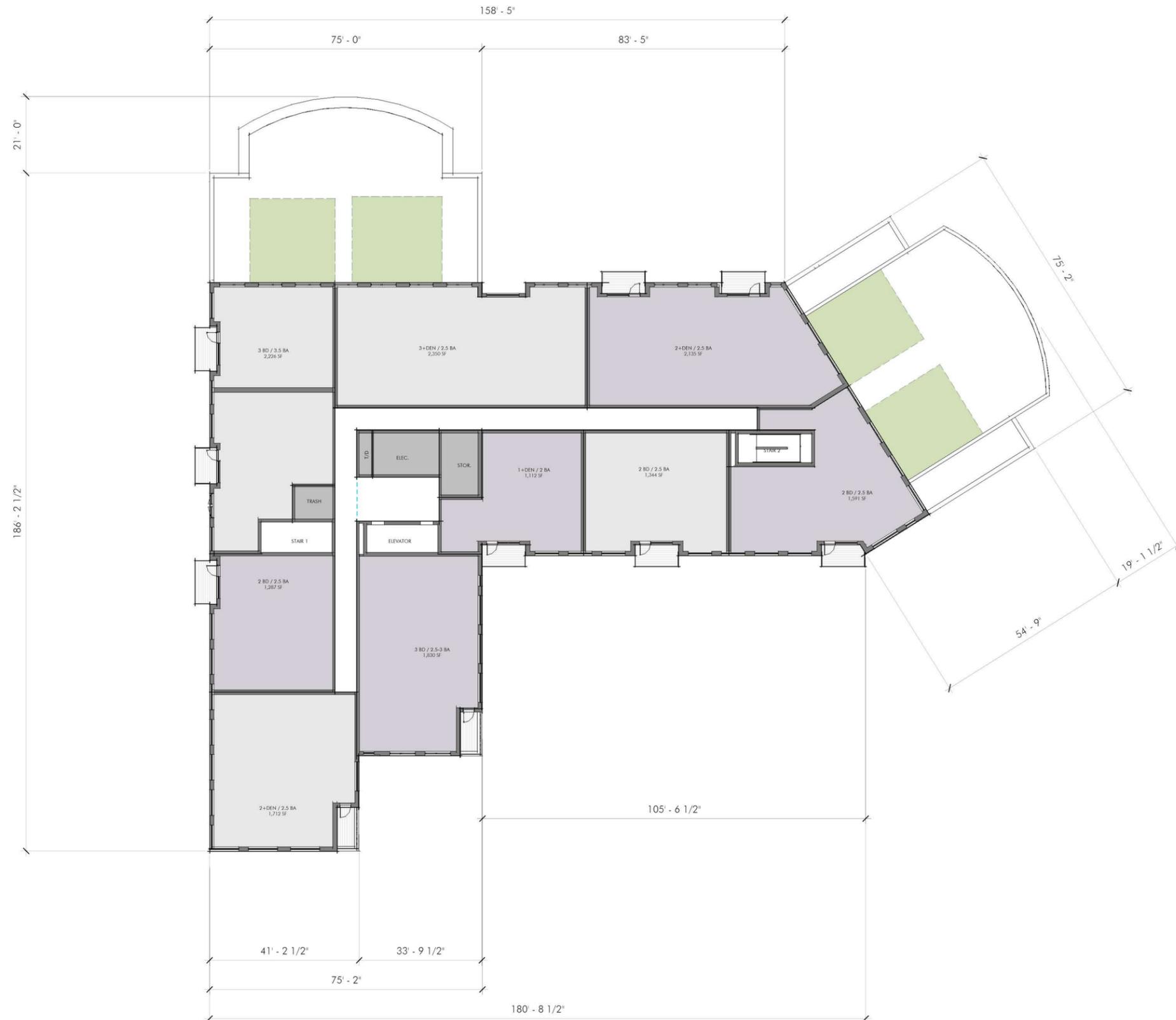
53 GREEN STREET
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SECOND FLOOR PLAN

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FOURTH FLOOR PLAN

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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PROPOSED FIFTH FLOOR PLAN

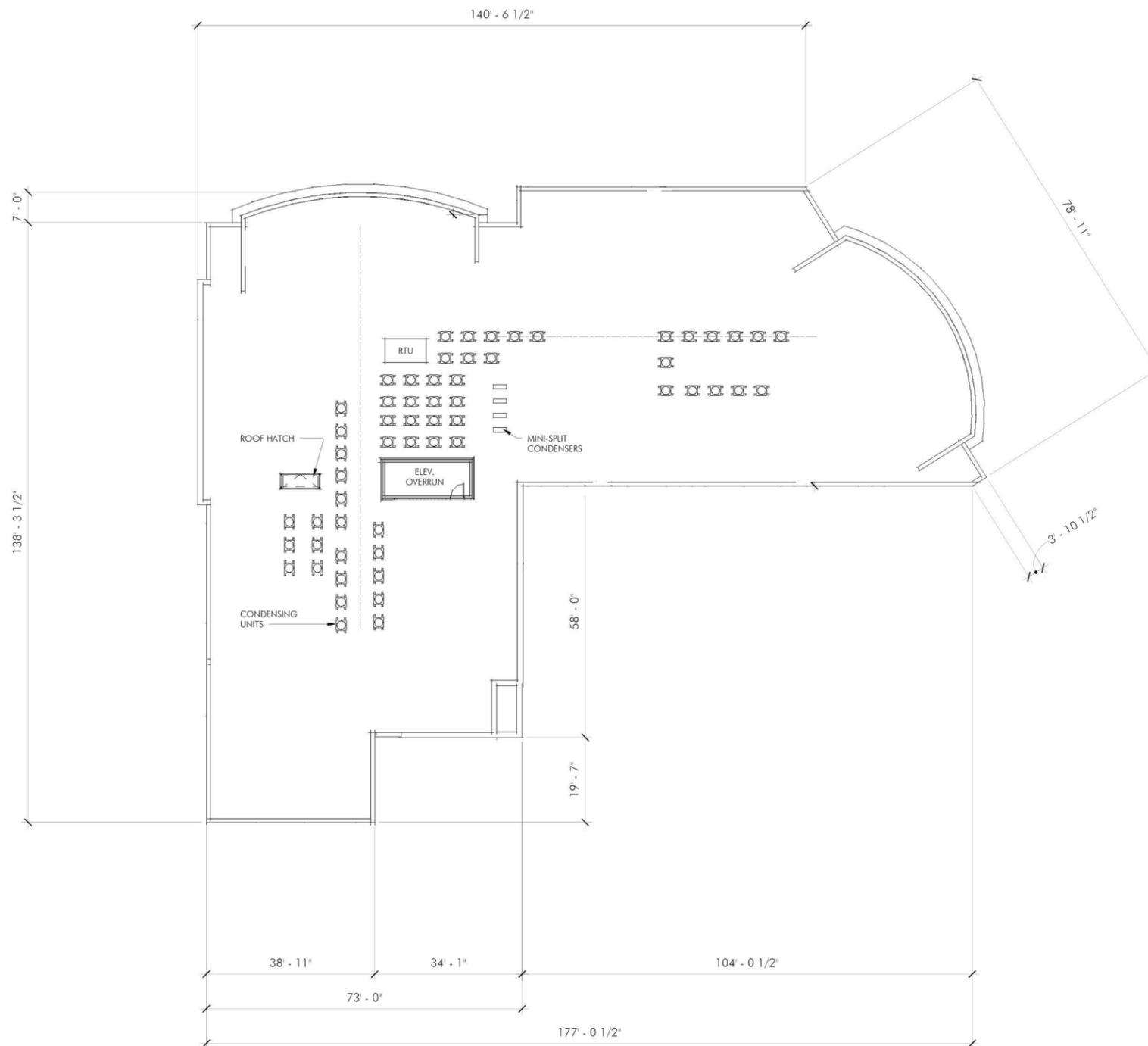
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

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4.5



PROPOSED ROOF PLAN



MINI-SPLIT CONDENSERS



ELEVATOR OVERRUN AND VENT



CONDENSING UNITS



ROOF TOP UNIT

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

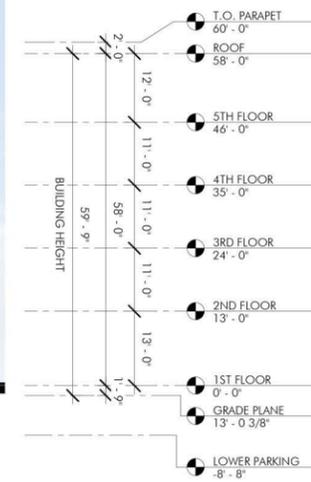
HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021



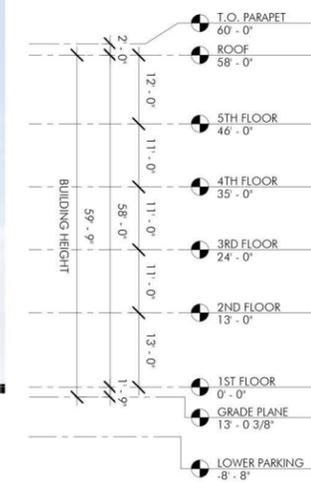
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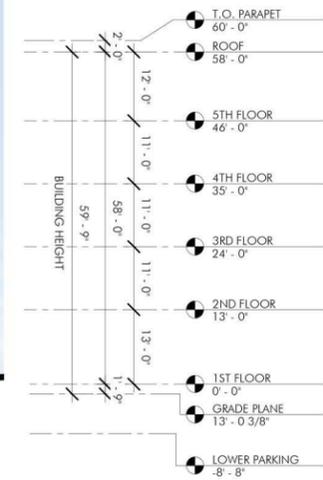


GREEN STREET ELEVATION

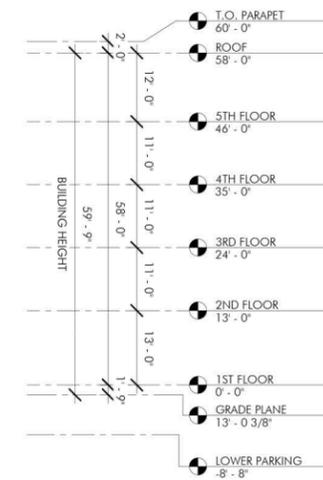


ENTRY PLAZA ELEVATION





WEST ELEVATION



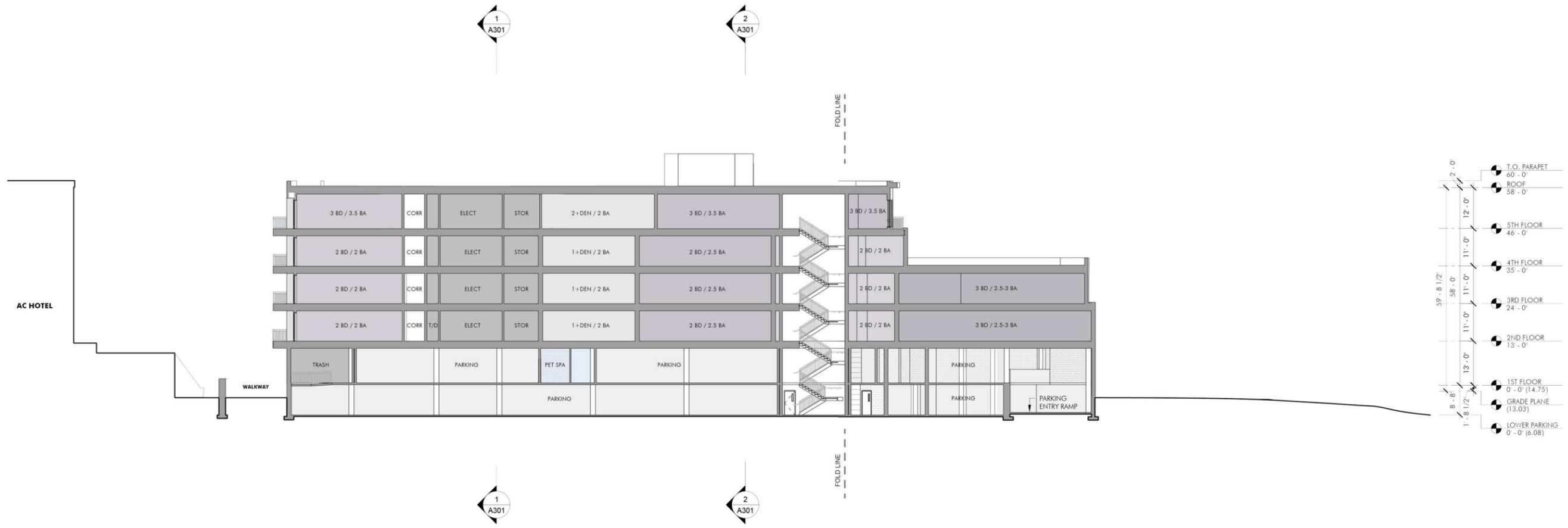
REAR (WATERFRONT) ELEVATION

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATIONS

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021





1 SITE SECTION - NORTH / SOUTH
1/16" = 1'-0"

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

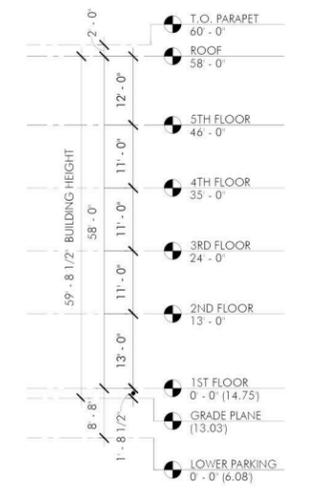
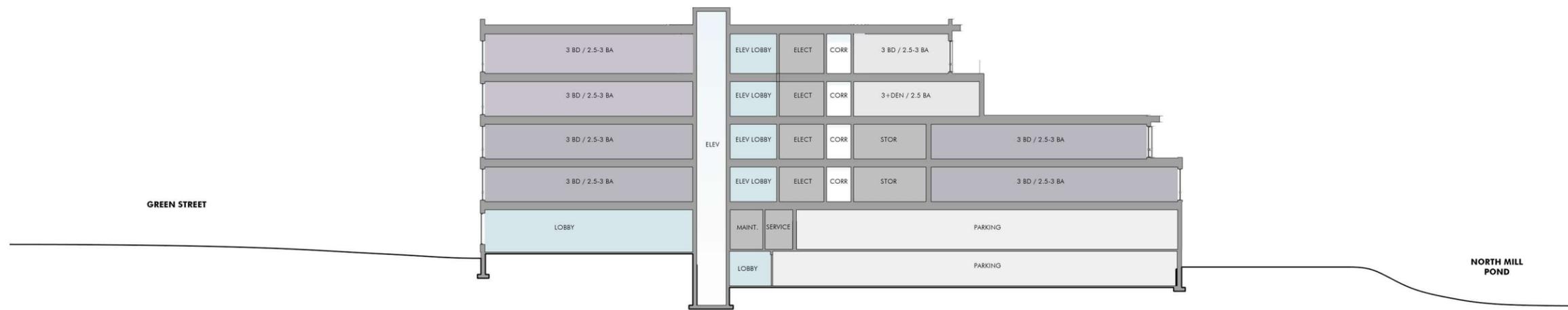
PROPOSED SECTIONS

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

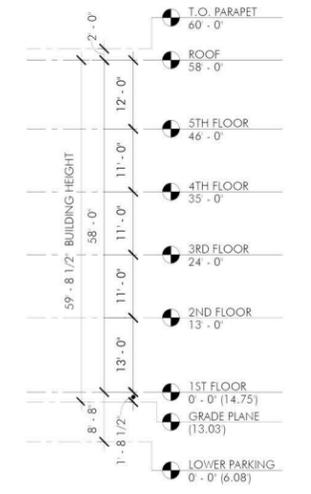
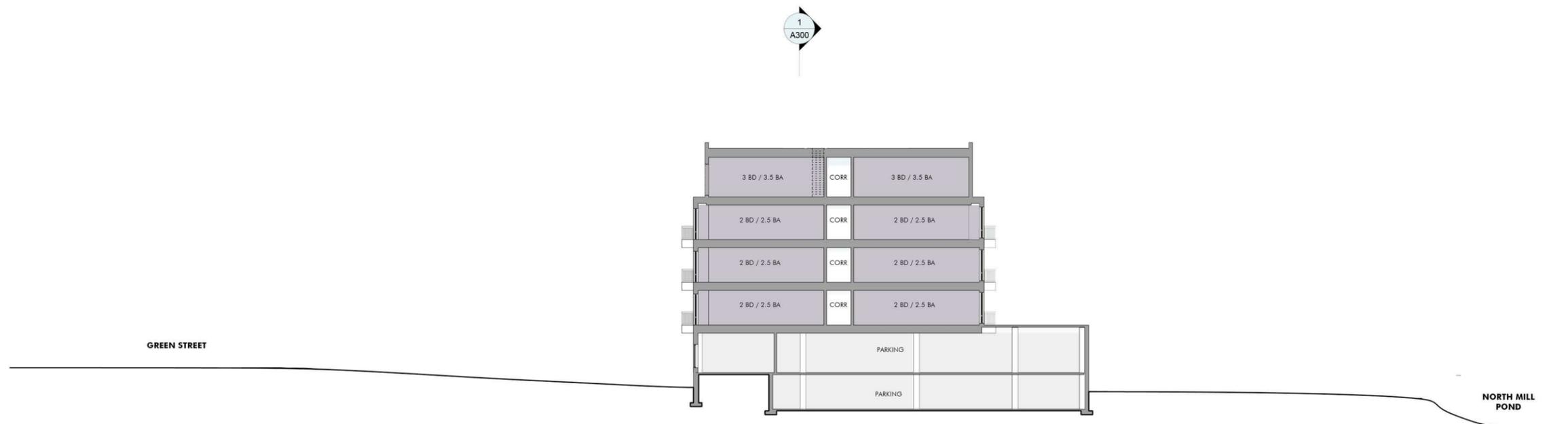
CATHARTES
EMBARC



6.0



1 SITE SECTION - EAST / WEST
1/16" = 1'-0"



2 SITE SECTION - EAST WEST1
1/16" = 1'-0"

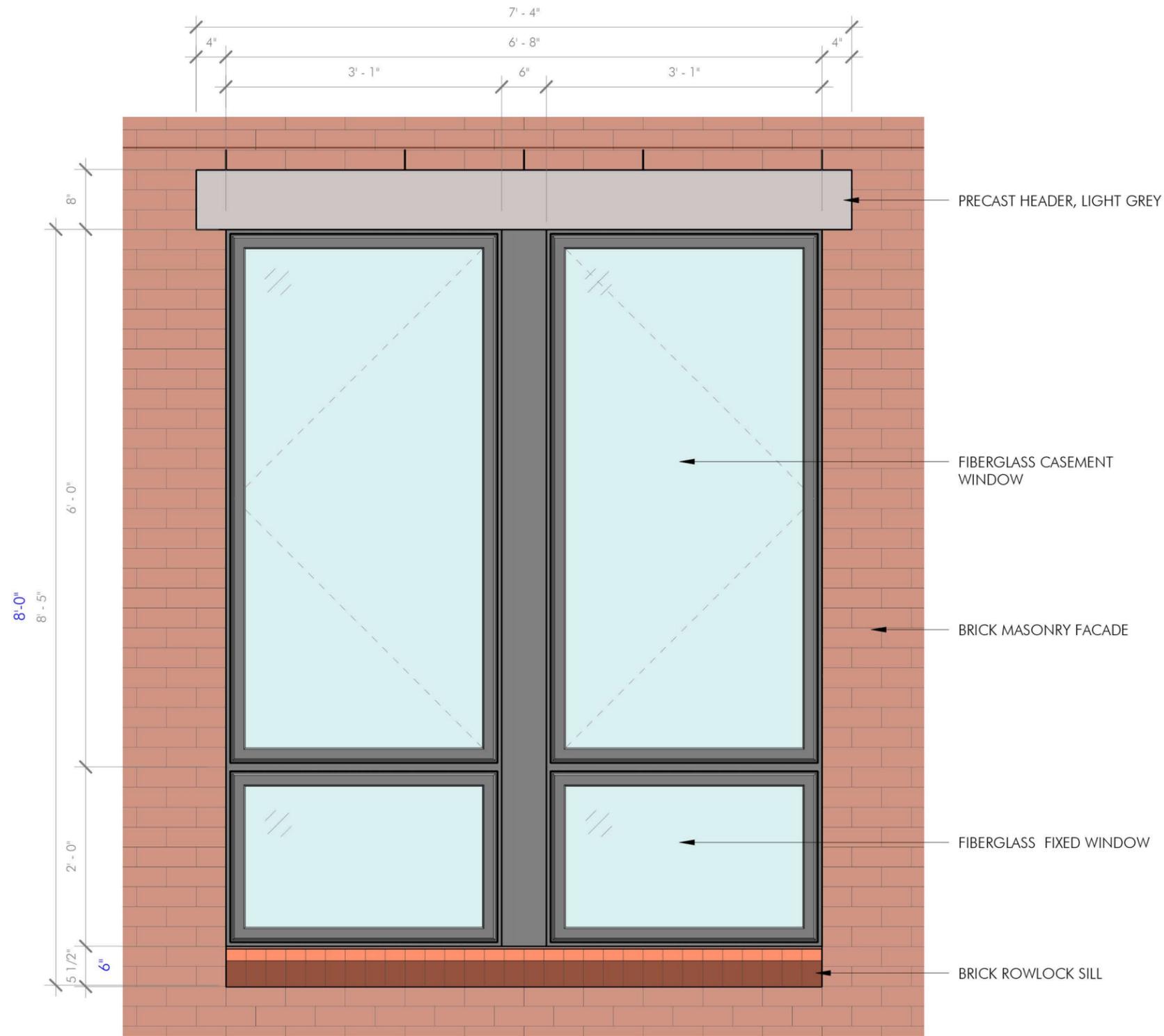


53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

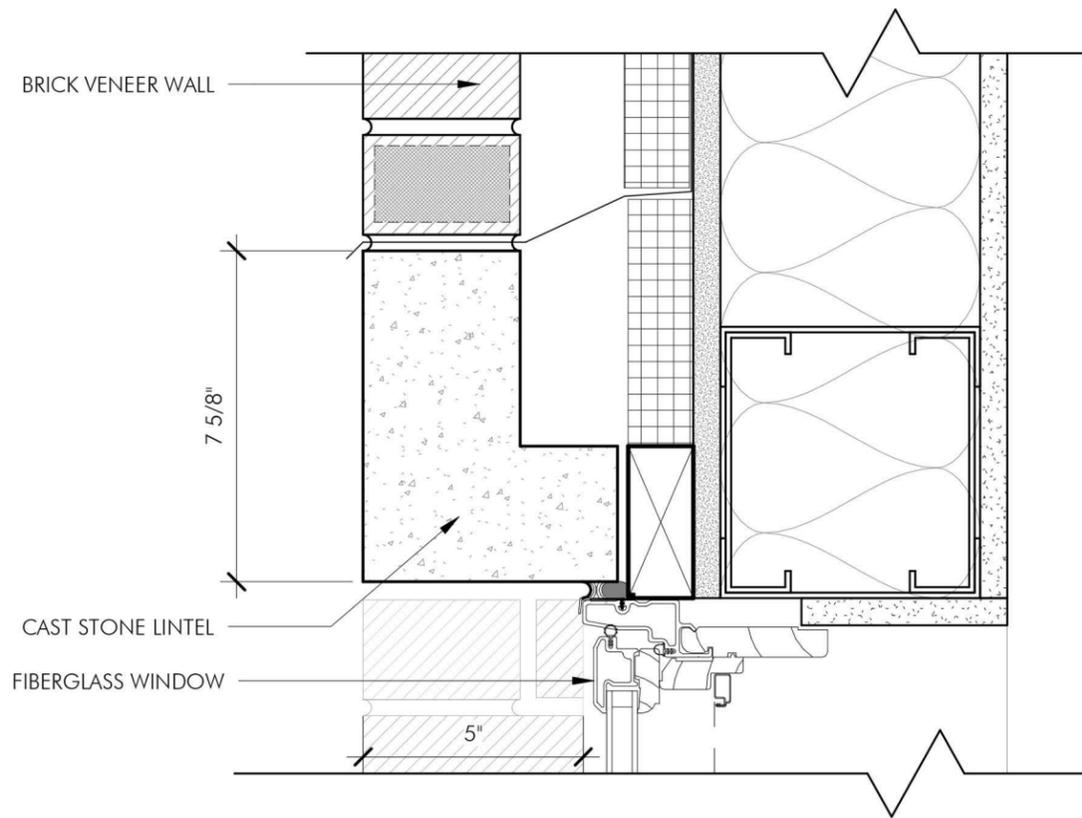
PROPOSED SECTIONS

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

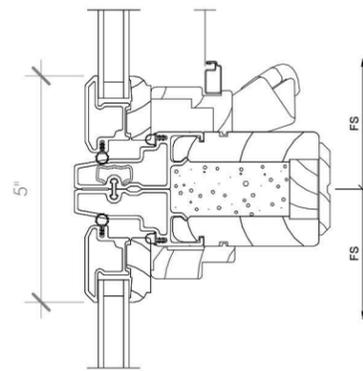




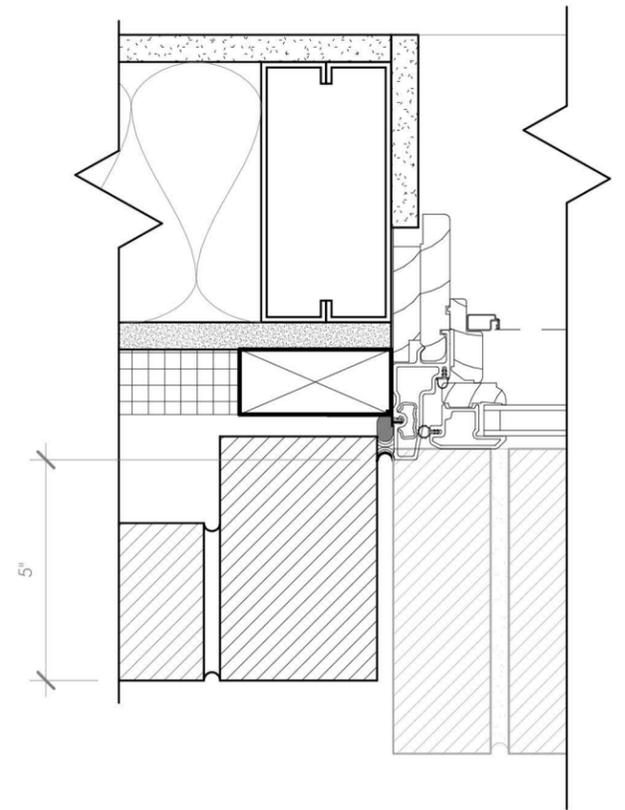
1 WINDOW ELEVATION
3/4" = 1'-0"



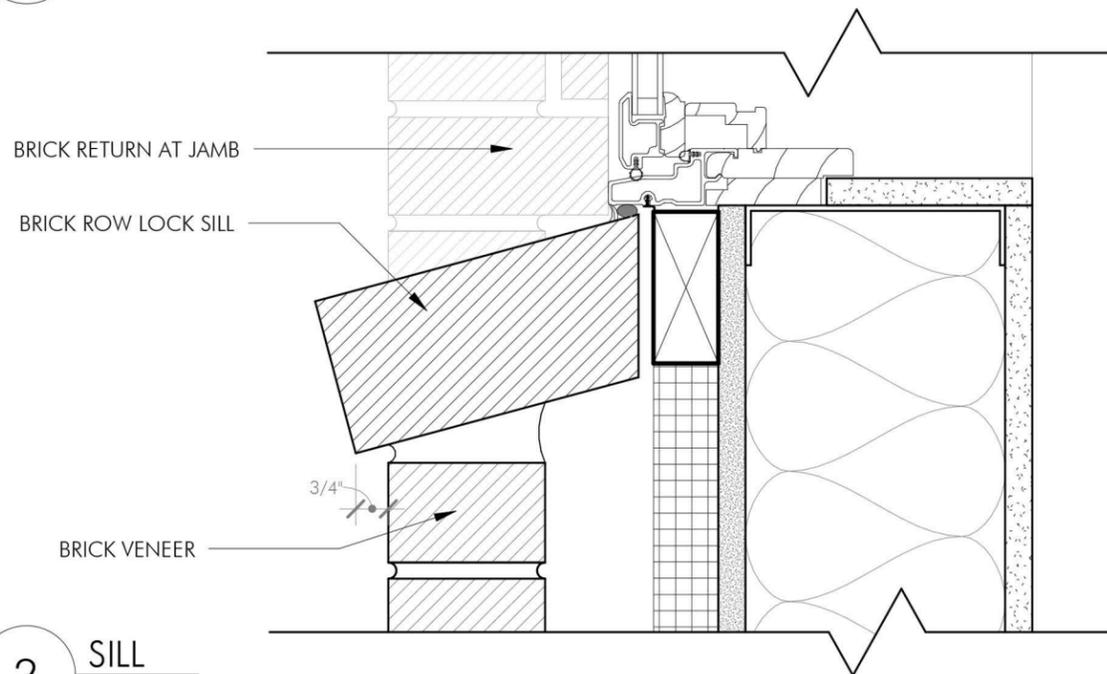
1 HEAD
3" = 1'-0"



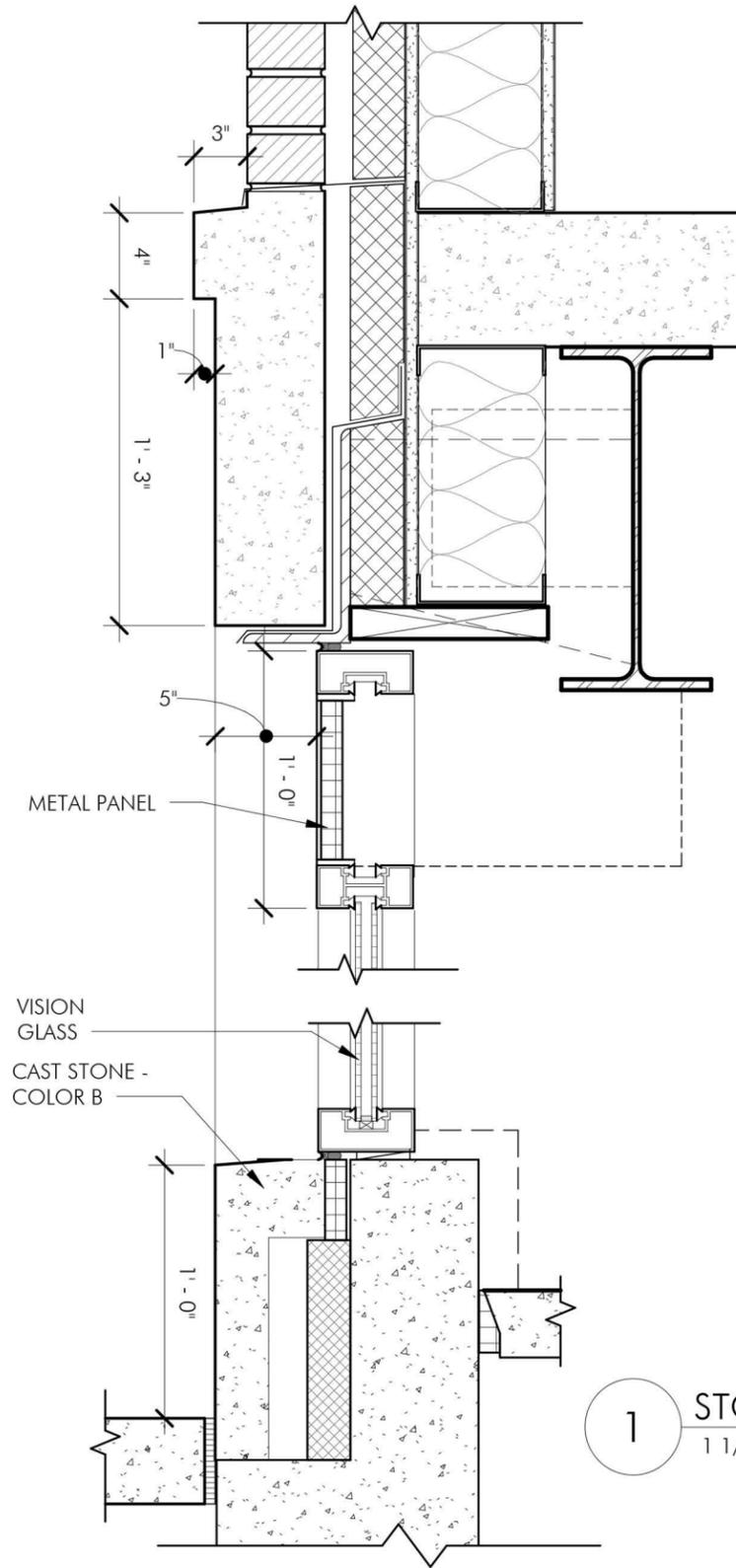
3 HORIZONTAL MULLION
3" = 1'-0"



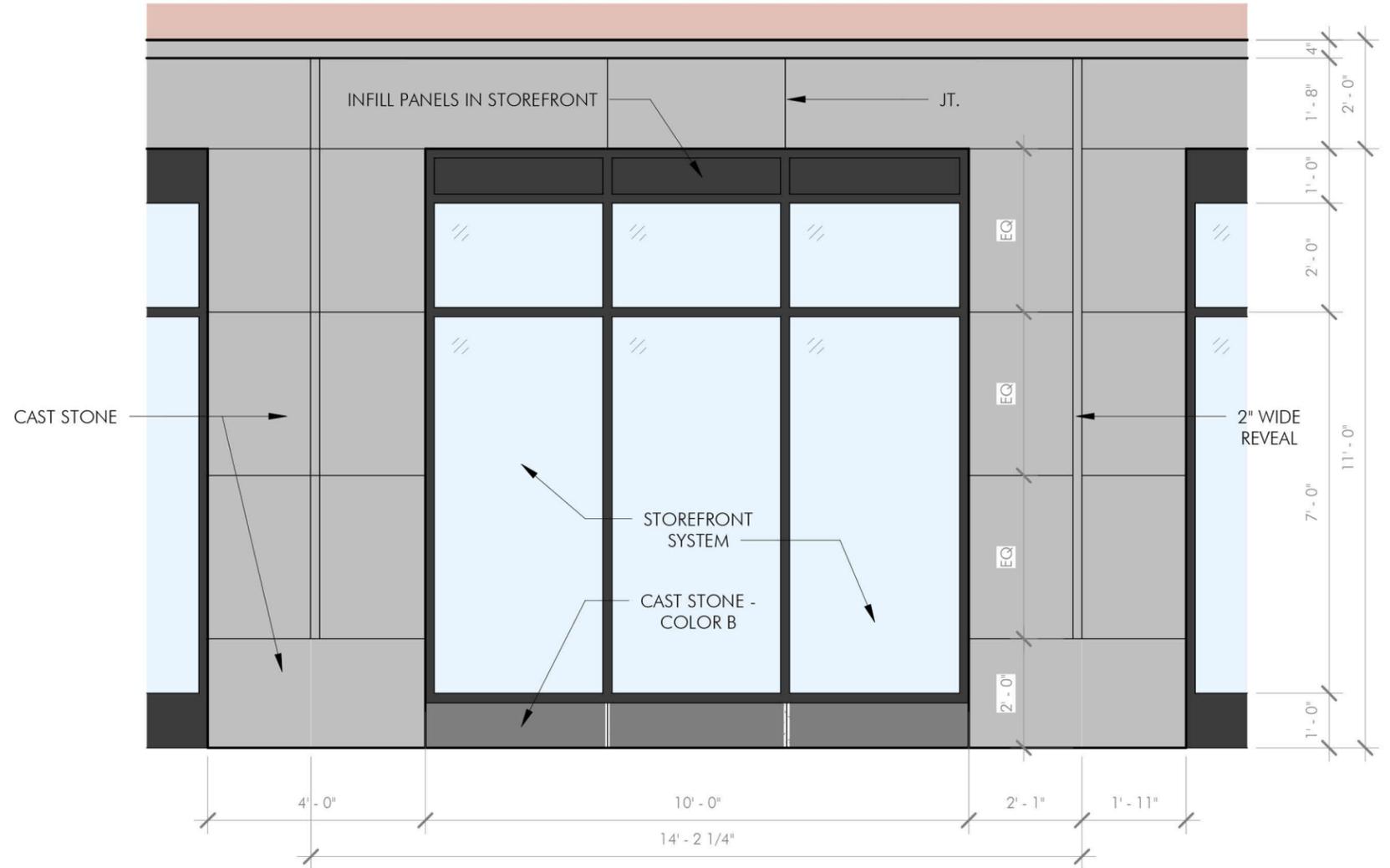
4 JAMB
3" = 1'-0"



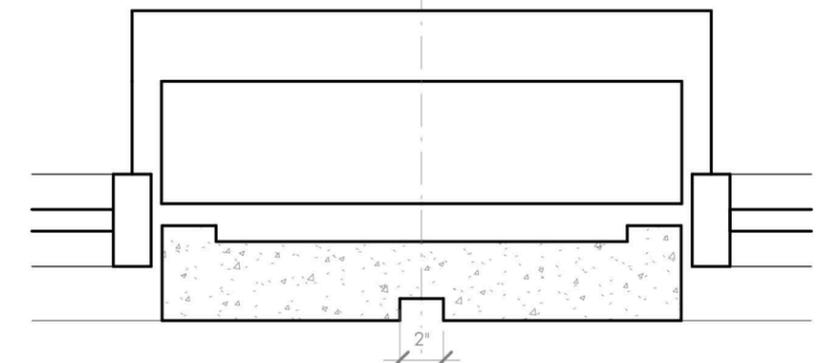
2 SILL
3" = 1'-0"



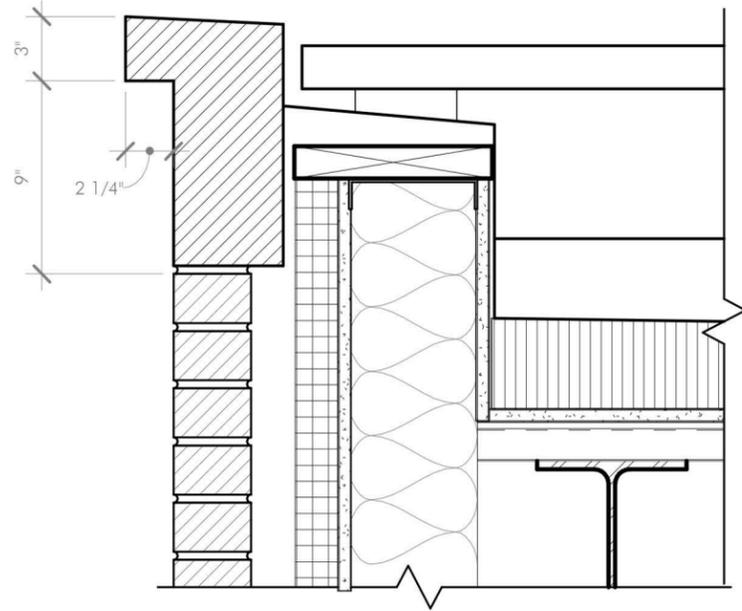
1 STOREFRONT HEAD & SILL
1 1/2" = 1'-0"



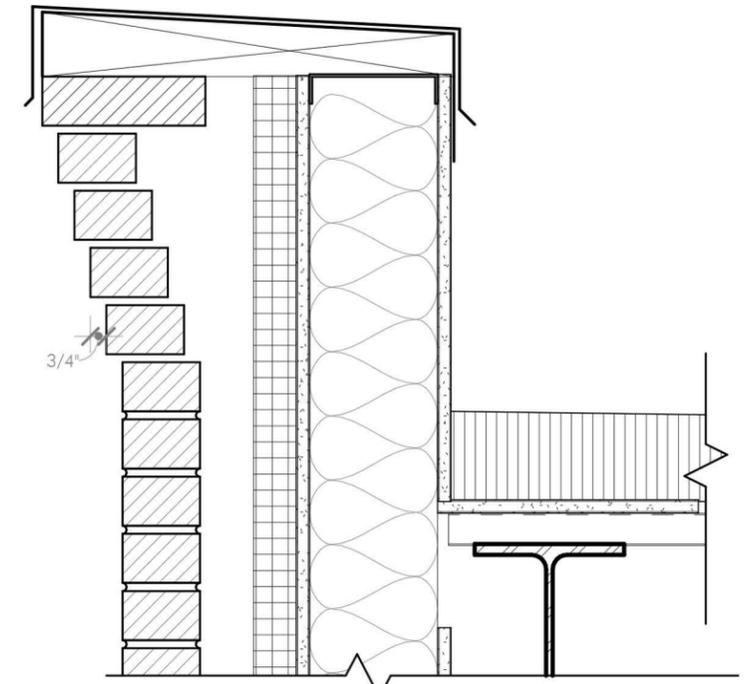
2 STOREFRONT ELEVATION
3/8" = 1'-0"



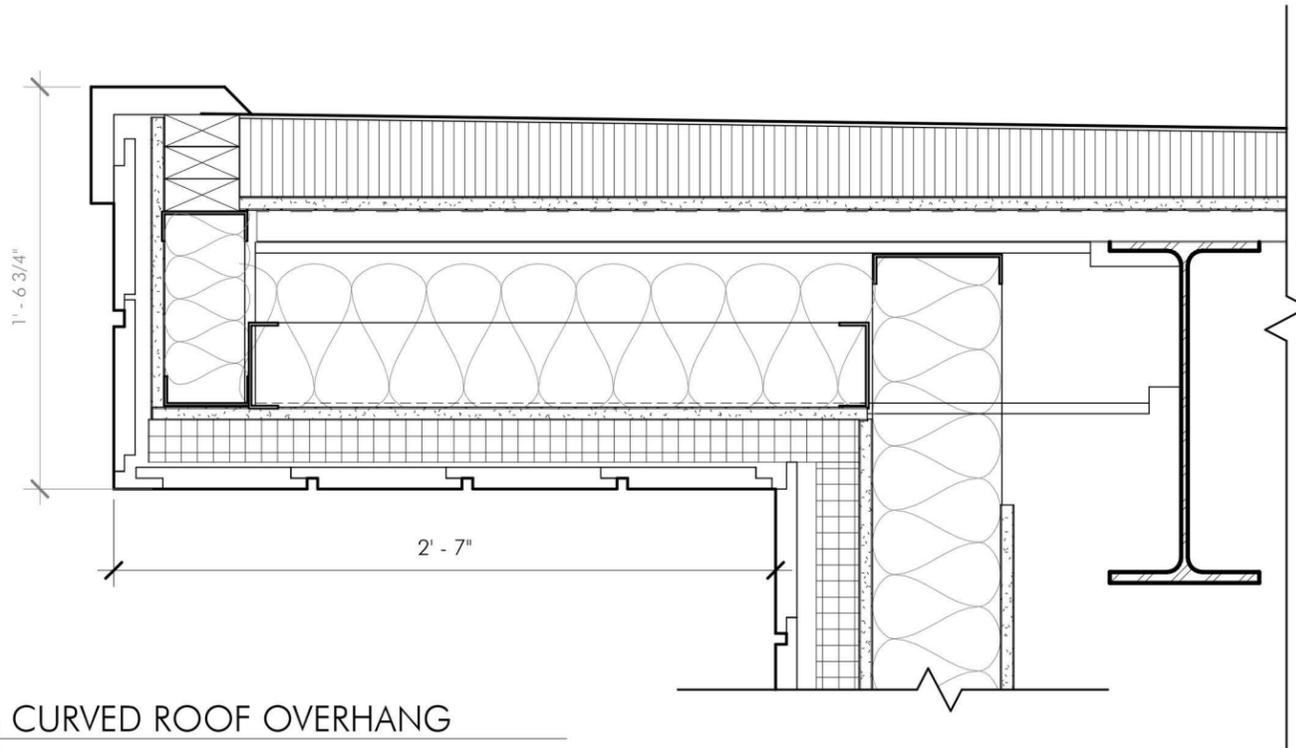
3 STOREFRONT JAMBS @ PIERS
1 1/2" = 1'-0"



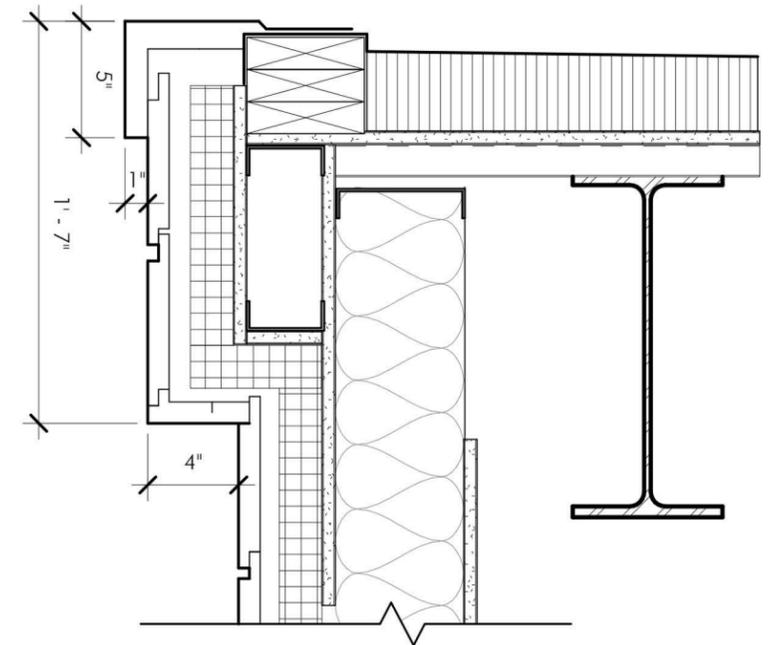
2 CAST STONE CORNICE @ 4TH FLOOR
1 1/2" = 1'-0"



3 BRICK CORBEL CORNICE
1 1/2" = 1'-0"



1 CURVED ROOF OVERHANG
1 1/2" = 1'-0"

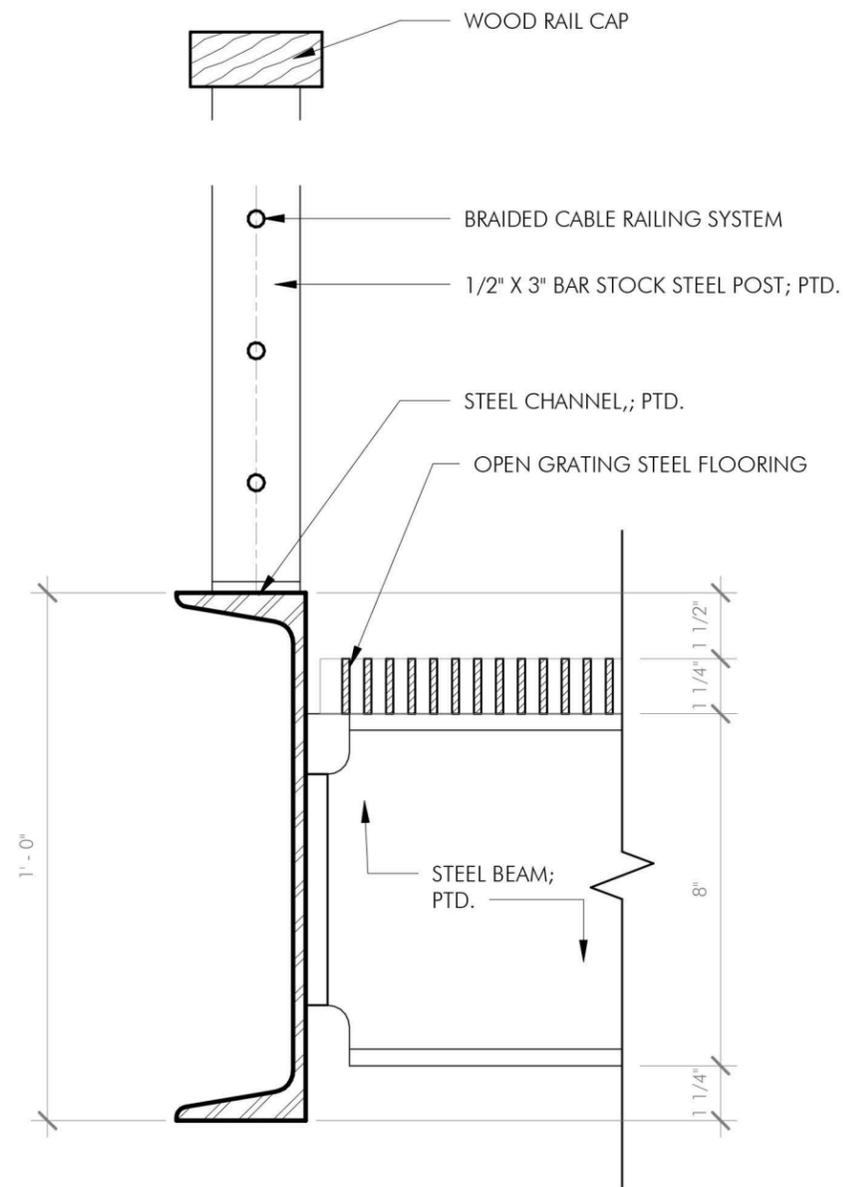


4 CORNICE PANEL SIDING
1 1/2" = 1'-0"

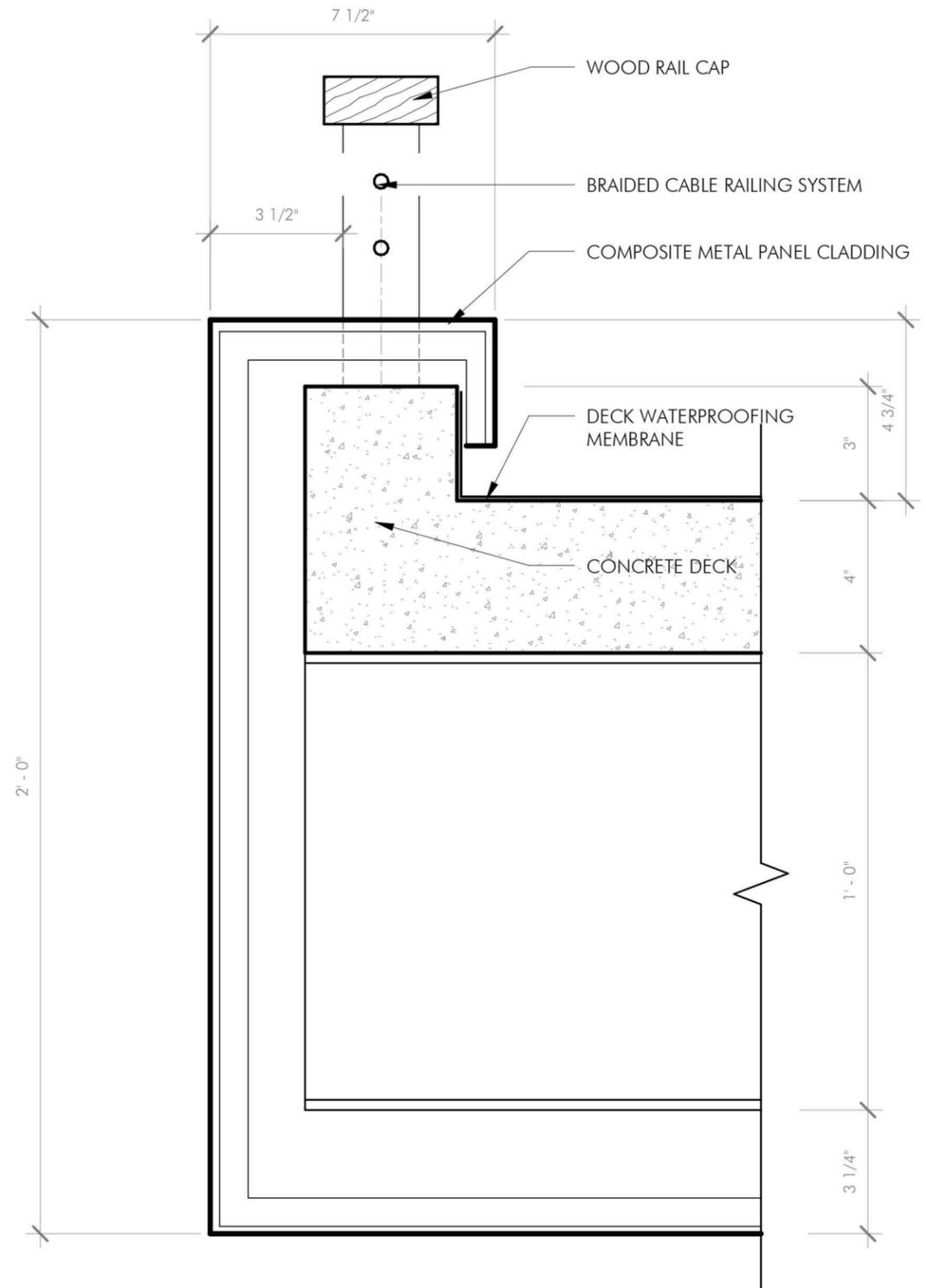
PROPOSED DETAILS

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

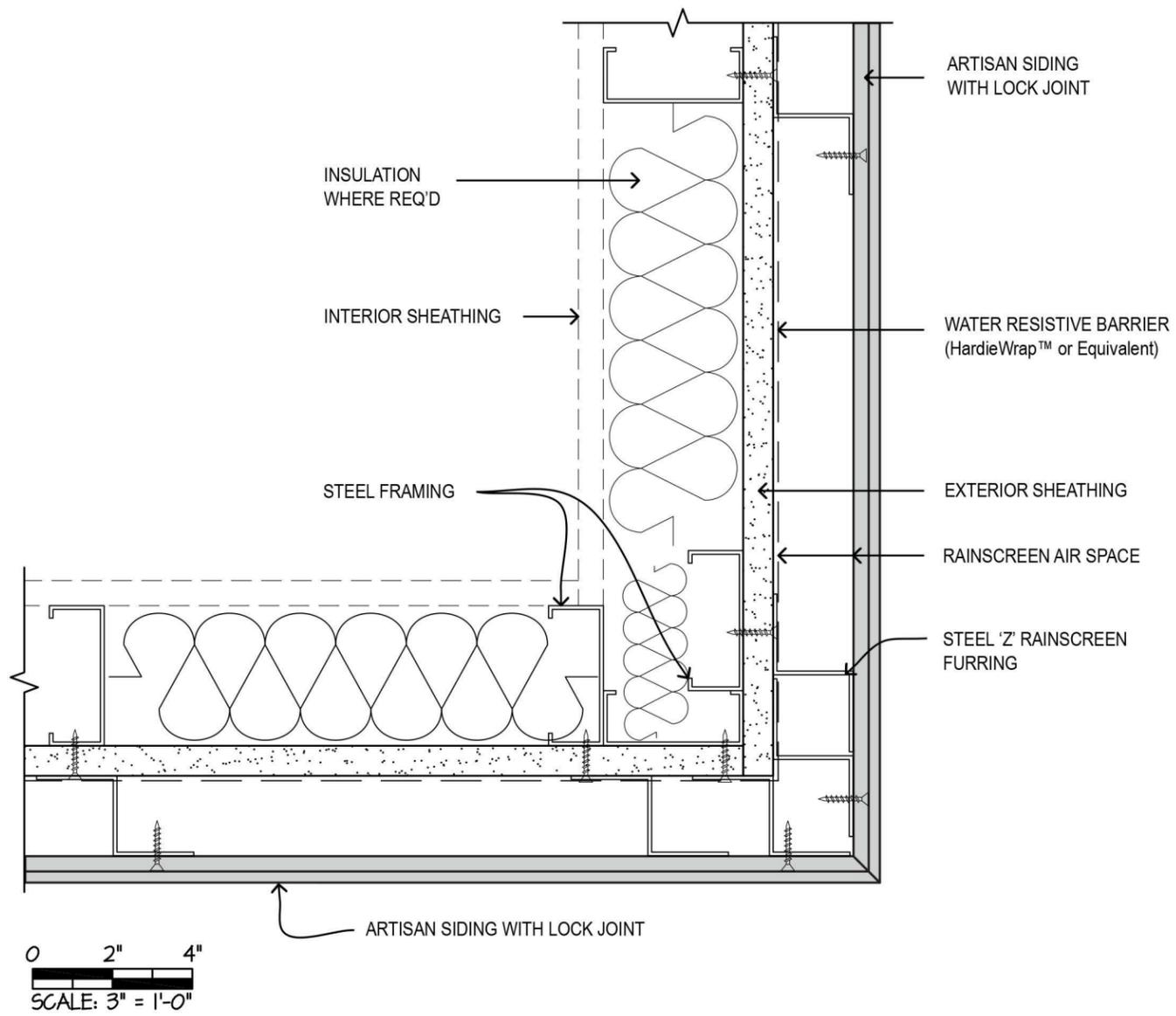
HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021



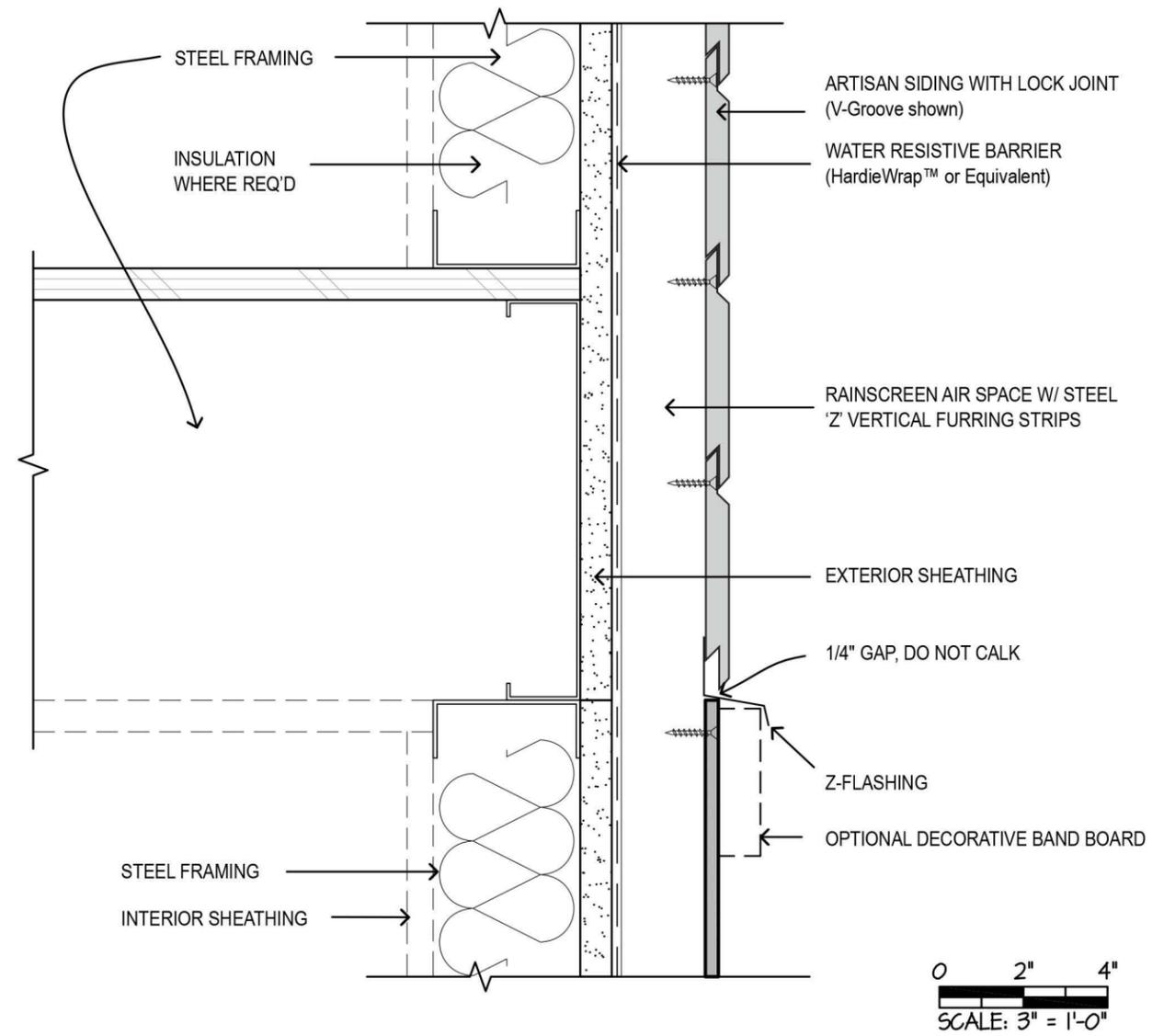
1 BALCONY EDGE 1
3" = 1'-0"



2 BALCONY EDGE 2
3" = 1'-0"



OUTSIDE CORNER - RAINSCREEN



HORIZONTAL VIEW - RAINSCREEN



COLOR: DOVE GREY

GARAGE SCREEN

MANUFACTURER: PARASOLEIL
PATTERN/COLOR: AT ARCHED OPENINGS: NUKUBALAVU / BLACK LICORICE
AT BRICK OPENINGS: HIVE / BLACK LICORICE

FIBER CEMENT SIDING

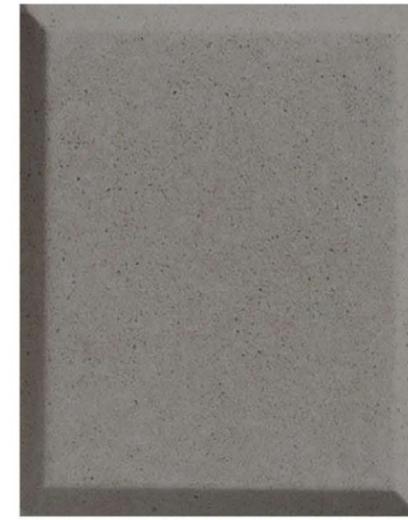
MANUFACTURER: ARTISAN SIDING
STYLE/COLOR: V-GROOVE / DOVE GREY

53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

MATERIALS

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021



BRICK

MANUFACTURER: GLEN-GERY
 COLOR: NAPA VALLEY SMOOTH IRONSPOT
 SPECIAL INSTRUCTIONS: RUNNING BOND

CAST STONE

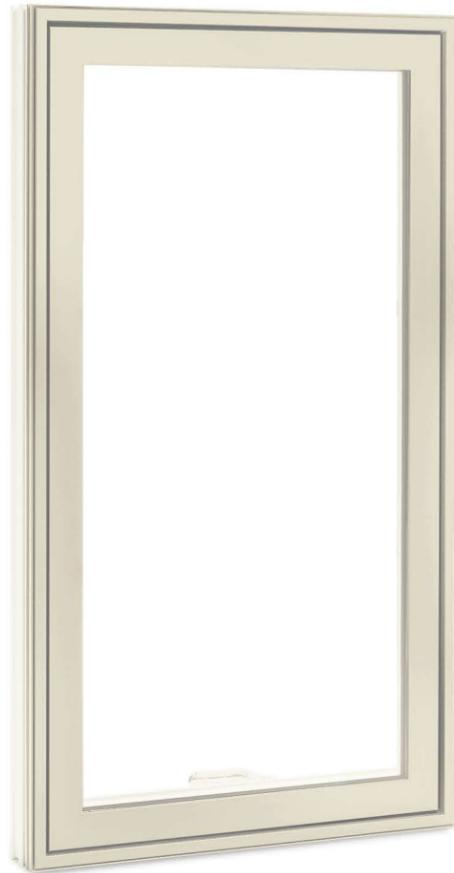
MANUFACTURER: NORTHERN DESIGN ARCHITECTURAL PRECAST & STONE
 COLOR 1: NATURAL LIMESTONE / LIGHT ETCH
 COLOR 2: SLATE / LIGHT ETCH

RAILINGS

MANUFACTURER: JAKOB ROPE SYSTEMS
 COLOR: VARIES



COLOR: BRONZE



COLOR: STONE WHITE



#40

DARK BRONZE

AA-M10C21A44 /
AA-M45C22A44

Architectural Class I
(.7 mils minimum)

CASEMENT AND AWNING WINDOWS

MANUFACTURER: MARVIN
SERIES: ESSENTIAL

STOREFRONT

MANUFACTURER: TRIFAB
SERIES: 451UT - DARK BRONZE



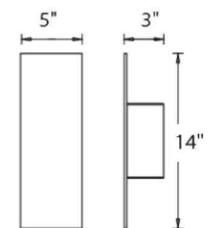
XW1- ICON



FINISHES:



LINE DRAWING:



XW2- FIN



PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

FINISH: BRONZE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MATERIALS

HISTORIC DISTRICT COMMISSION WORK SESSION 5: JUNE 2, 2021

CATHARTES
EMBARC



8.3

93 Pleasant Street

Work Session

LUHD-324



City of Portsmouth, NH

06/03/2021

LUHD-324

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 15, 2021

Applicant

Christopher Lizotte
clizotte@proconinc.com
PO Box 4430
Manchester, NH 03108
6035182279

Location

93 PLEASANT ST
Portsmouth, NH 03801

Owner:

DAGNY TAGGART LLC
30 PENHALLOW ST SUITE 300 PORTSMOUTH,
NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Renovation and addition for a housing / office mixed use development.

Description of Proposed Work (Planning Staff)

renovations to an existing structure (renovations of existing building) and new construction to an existing structure (construct 3-story addition)

Project Representatives

Relationship to Project

Architect

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

93 PLEASANT STREET



HDC DRAWING SHEET LIST

P1.1	COVER SHEET
P1.2	PROJECT SUMMARY
P1.3	HISTORY
P1.4	EXISTING CONDITIONS - CONTEXT
P1.5	EXISTING CONDITIONS - SITE
P1.6	EXISTING SITE PLAN
P1.7	PROPOSED FIRST FLOOR PLAN
P1.8	PROPOSED ROOF PLAN
P1.9	STREET SECTIONS
P1.10	STREET SECTIONS
P1.11	3D MASSING DIAGRAMS
P1.12	3D MASSING DIAGRAMS
P1.13	3D MASSING DIAGRAMS
P1.14	MASSING DIAGRAM - ELEVATIONS

P1.1

COVER SHEET

93 PLEASANT STREET
HDC WORK SESSION 2 - June 2, 2021

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PLANNERS



500' CONTEXT MAP



PROJECT AREA - AERIAL PERSPECTIVE VIEW

RESTORATION AND REHABILITATION.

EXISTING BUILDING: TREADWELL-JENNESS HOUSE c. 1818

3 STORIES + BASEMENT

CURRENT USE: OFFICE AND GALLERY (AUCTION) SPACE

PROPOSED USE: OFFICE (FLOORS B & 1) AND APARTMENTS (FLOORS 2 & 3)

NEW CONSTRUCTION

WORKFORCE HOUSING APARTMENTS, NEW STRUCTURE LOCATED IN PARKING LOT BEHIND TREADWELL-JENNESS HOUSE.

2 STORIES + SHORT STORY; 1 LEVEL UNDERGROUND PARKING.

P1.2

PROJECT SUMMARY

93 PLEASANT STREET

HDC WORK SESSION 2 - June 2, 2021

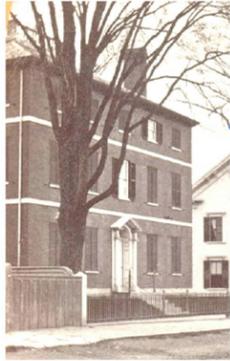
JSA

ARCHITECTS
INTERIORS
PLANNERS

TREADWELL-JENNESS HOUSE - HISTORY TIMELINE

1696

Site developed as Thomas Packer Sr's House
Son was Sherriff Thomas Packer of Ruth Blay fame.
May have been used as fortification, tavern & lodging.



c. 1875

1818

Current brick mansion built by Mrs Ann (Stocker Pearse) Treadwell; widow of Robert Odiorne Treadwell.



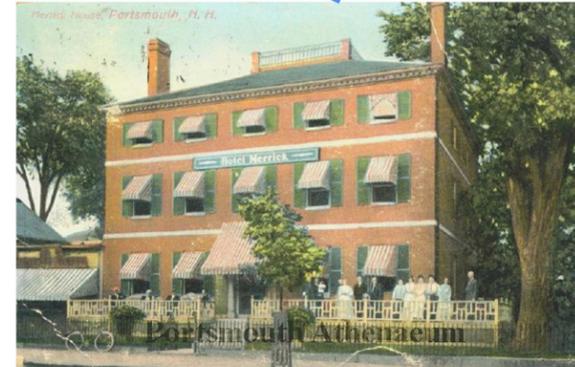
c. 1890

1901

House purchased by E.G. Merrick; used as hotel. Bowling alley built at rear yard.



c. 1900



c. 1908

1990

House purchased by Northeast Auctions.



c. 1959

1784

Purchased by Col. William Brewster, used as an Inn.

1800

House sold to John Greenleaf, used as a tavern. House destroyed by fire in 1813; stone wall survived.

1851

House purchased by Richard Jenness, Mayor & State Rep/Senator.

1908

House purchased by Elks Club.

2020

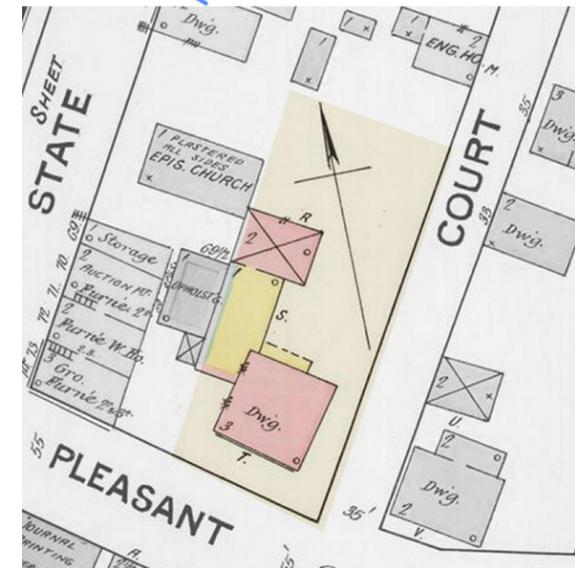
Property purchased by McNabb Properties for use as workforce housing & office space.



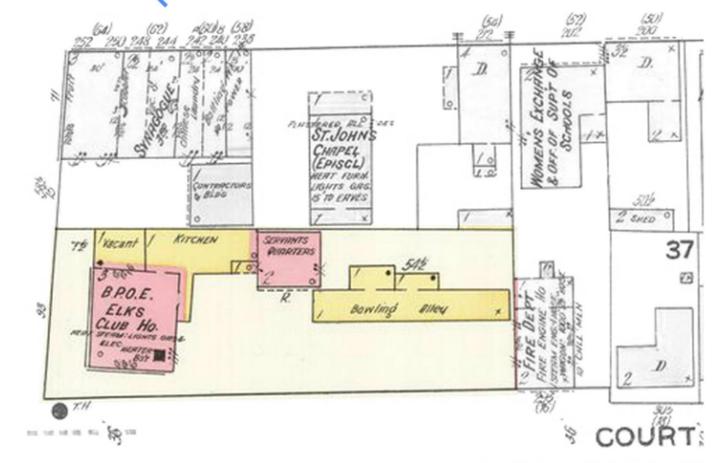
Hales Map, 1813



1877 Map, D. Bremmer



1887 Sanborn Map



1910 Sanborn Map

P1.3

HISTORY

93 PLEASANT STREET

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LOWER COURT STREET



454 Reuben-Shapleigh House Pitt Tavern Aldrich House Chase House Sailmaker's Loft 300 (1st Pentacostal Church) Laighton House



461 423 449 26 Atkinson - Strawberry Court 126 State 370 Fernald-Richardson House Temple Israel

UPPER COURT STREET



232 222 206 202 Old Fire Station 170 New Fire Station

PLEASANT STREET



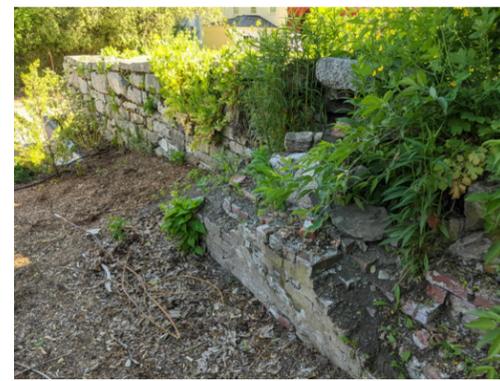
420-428 Citizen's Bank 118 108 84-92 CUSTOM HOUSE 92 Pleasant South Church (rear)



229 213 179 (Cpt Thompson) Langdon Mansion Clipper Tavern

P1.4 EXISTING CONDITIONS - CONTEXT
 93 PLEASANT STREET
 HDC WORK SESSION 2 - June 2, 2021





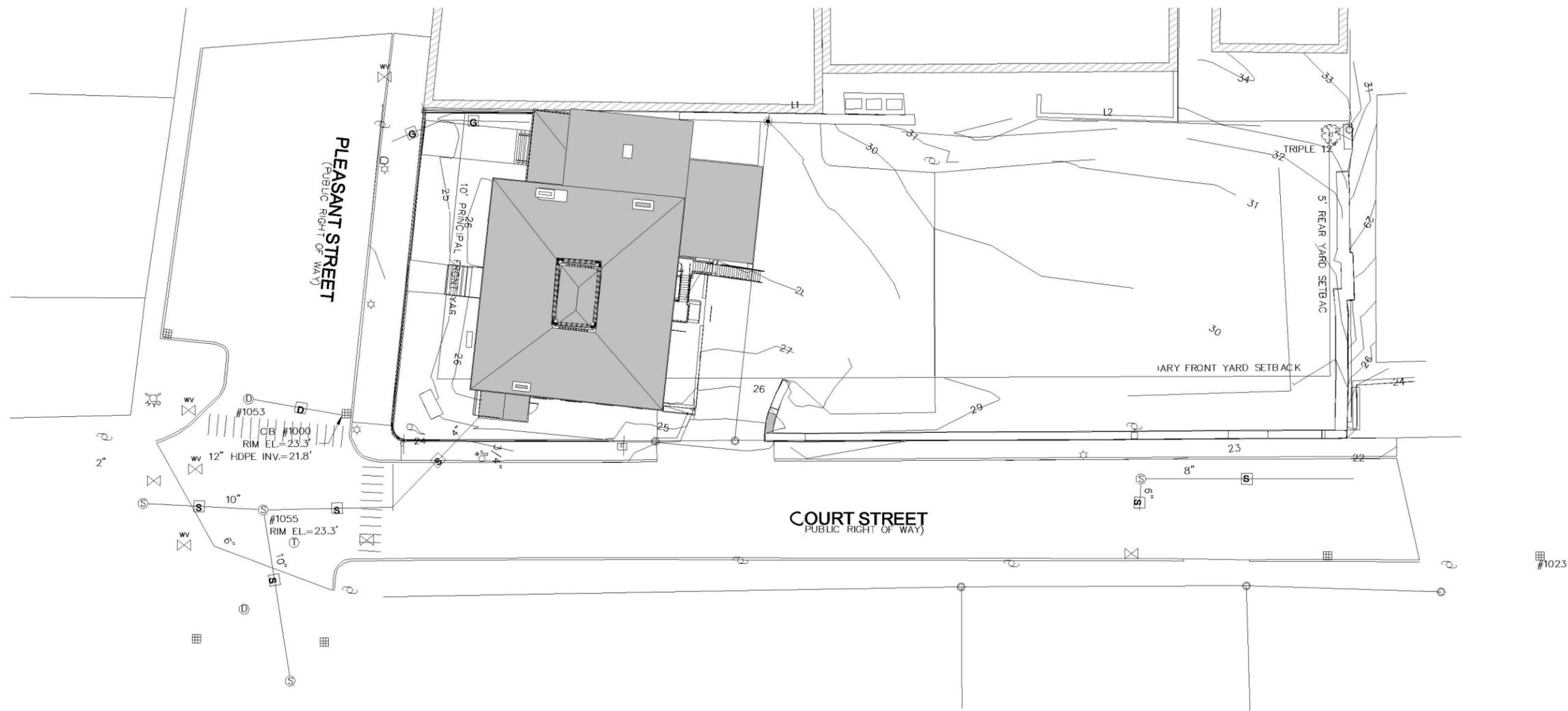
P1.5

EXISTING CONDITIONS - SITE

93 PLEASANT STREET
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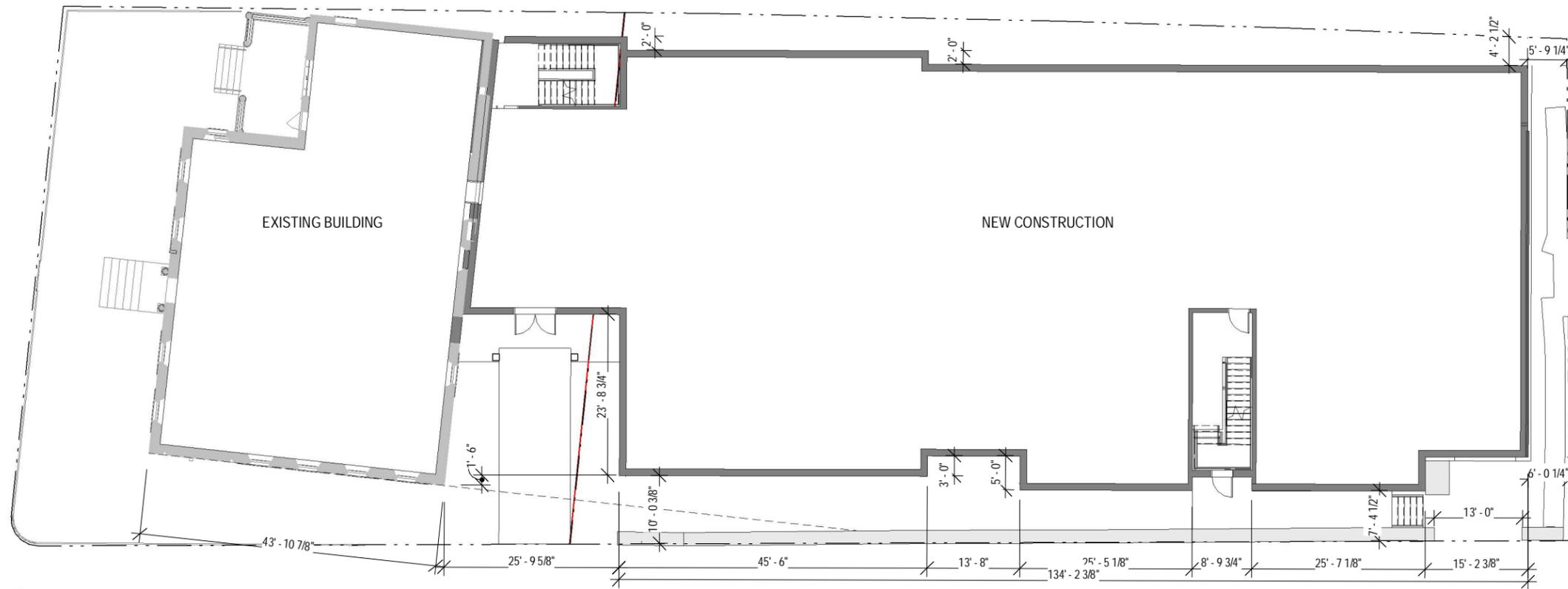


1 EXISTING SITE PLAN
1" = 30'-0"

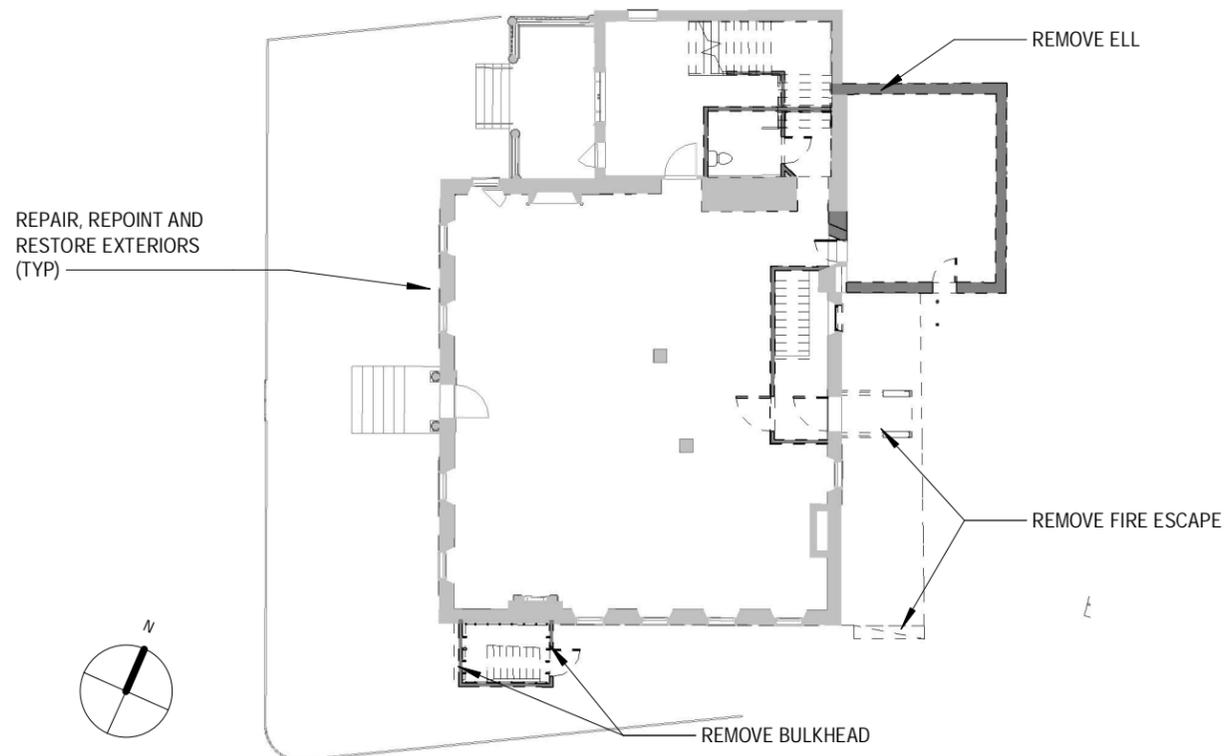
P1.6

EXISTING SITE PLAN

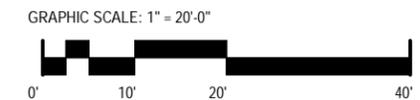
93 PLEASANT STREET
HDC WORK SESSION 2 - June 2, 2021



1 **HDC - PROPOSED FIRST FLOOR PLAN**
1" = 20'-0"



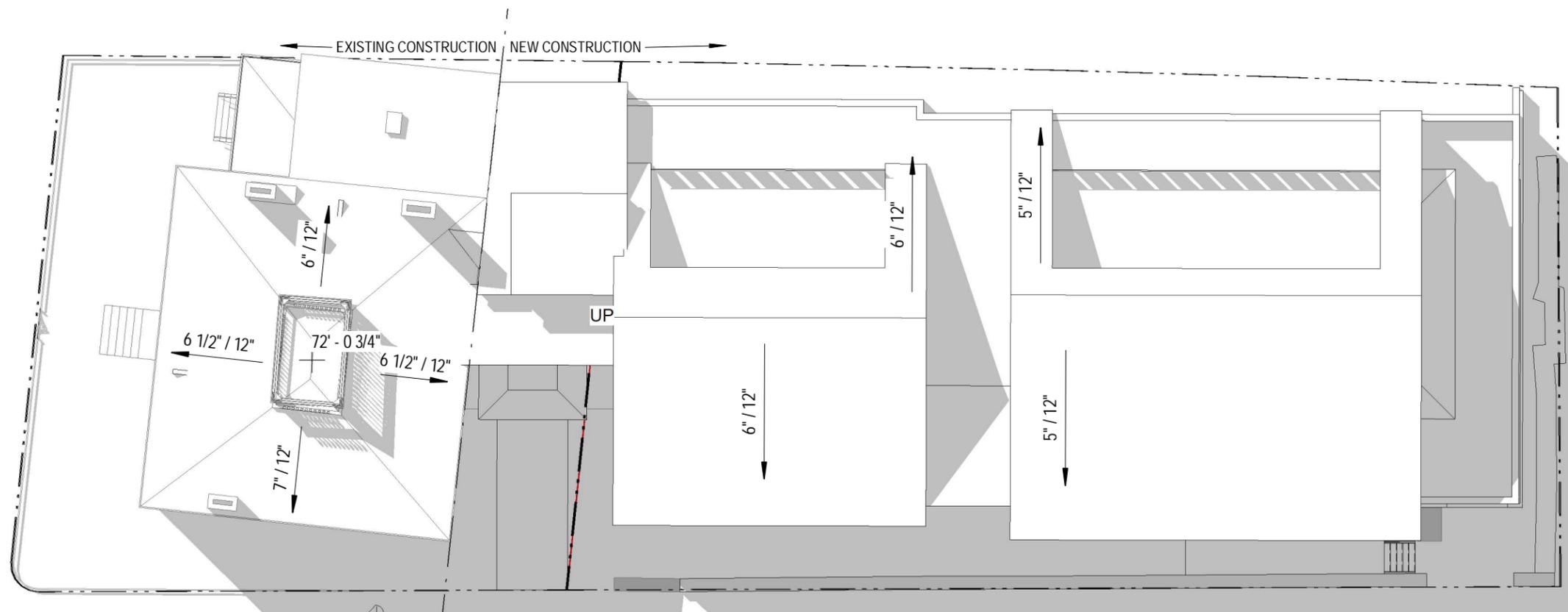
2 **EXISTING FIRST FLOOR PLAN - SELECT DEMOLITION**
1" = 20'-0"



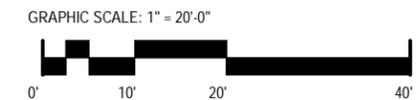
P1.7

PROPOSED FIRST FLOOR PLAN
93 PLEASANT STREET
HDC WORK SESSION 2 - June 2, 2021





1 HDC - PROPOSED ROOF PLAN
 1" = 20'-0"

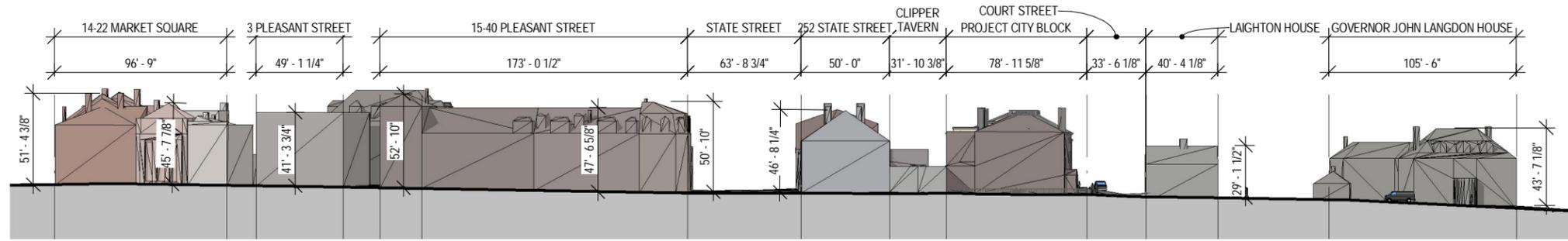



P1.8

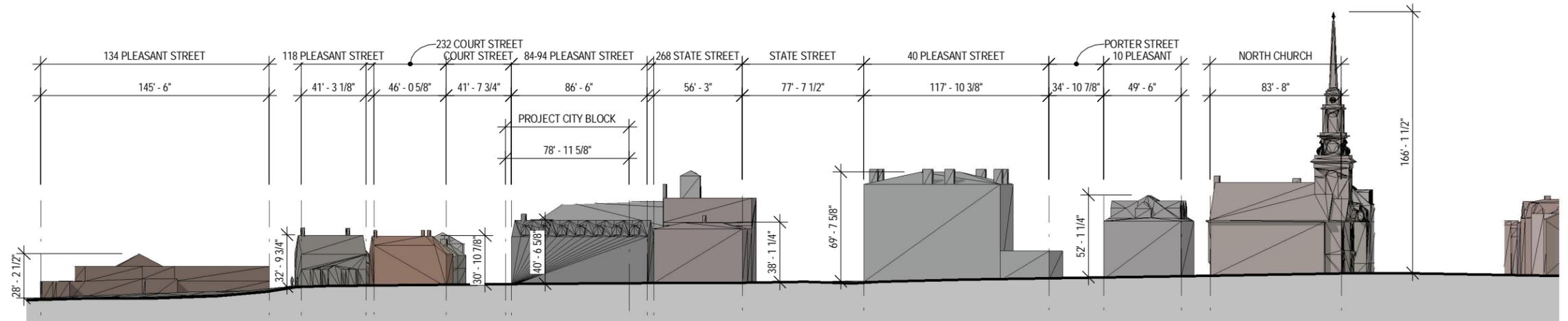
PROPOSED ROOF PLAN

93 PLEASANT STREET
 HDC WORK SESSION 2 - June 2, 2021





1 PLEASANT STREET SECTION 1 - EAST
1" = 80'-0"



2 PLEASANT STREET SECTION 1 - WEST
1" = 80'-0"

HDC KEY PLAN



HDC KEY PLAN
1" = 300'-0"

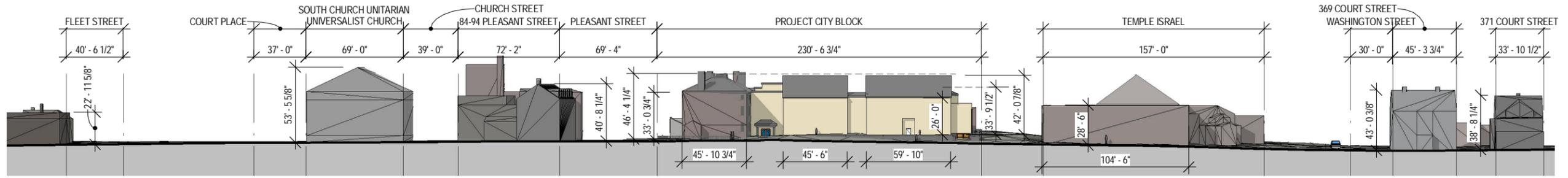
P1.9

STREET SECTIONS

93 PLEASANT STREET
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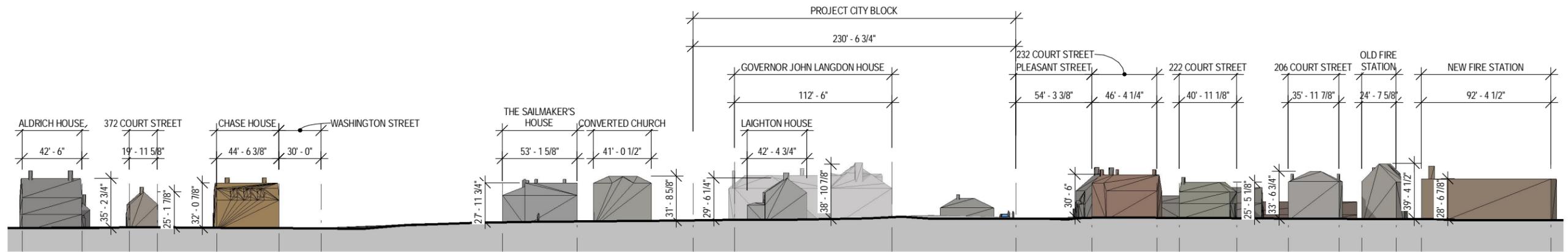


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PLANNERS



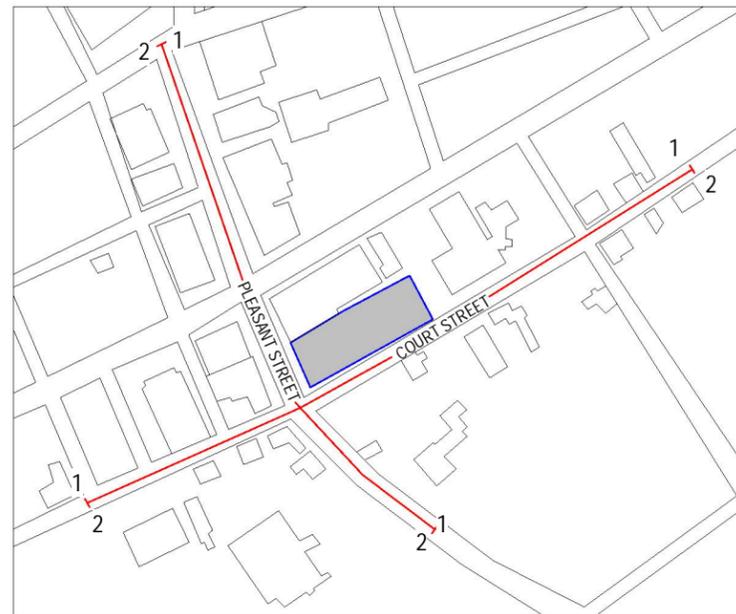
93 PLEASANT ST

1 COURT STREET SECTION 1 - NORTH
1" = 80'-0"



2 COURT STREET SECTION 2 - SOUTH
1" = 80'-0"

HDC KEY PLAN



HDC KEY PLAN
1" = 300'-0"

P1.10

STREET SECTIONS

93 PLEASANT STREET
HDC WORK SESSION 2 - June 2, 2021





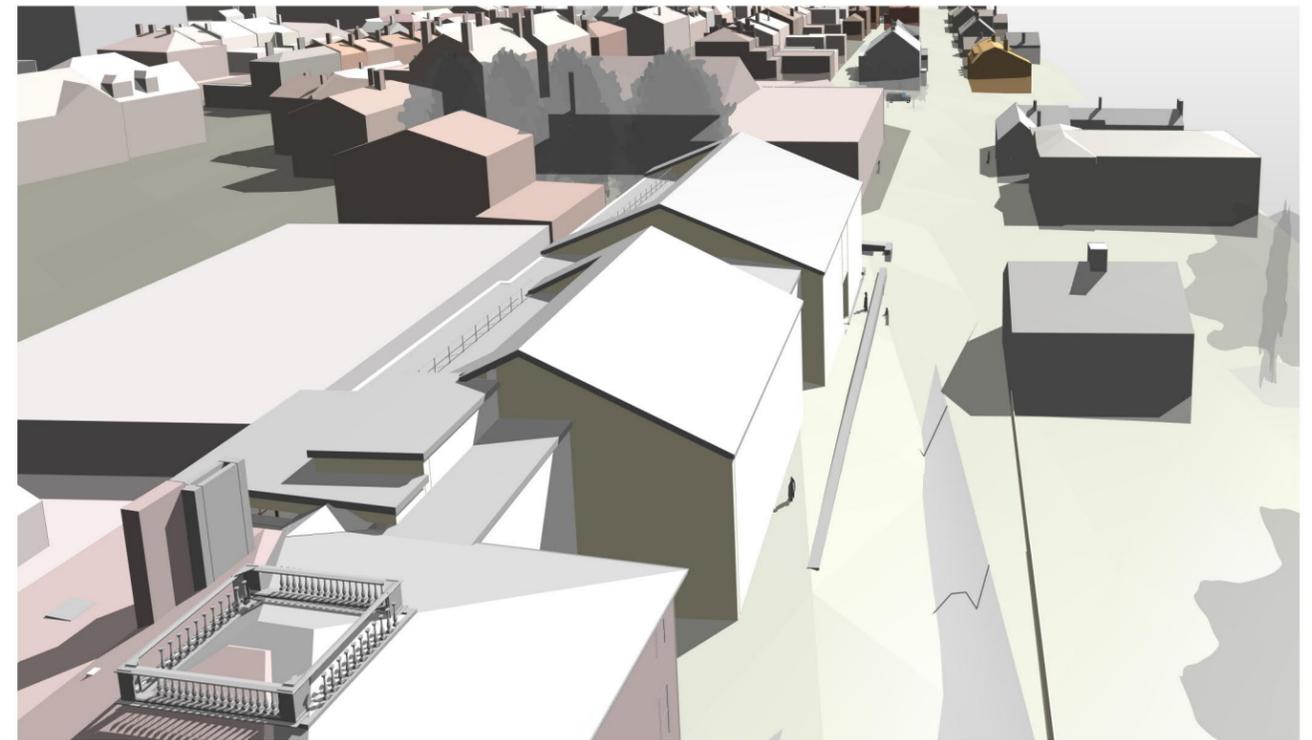
2 3D View A-low from Pleasant @ Citizens Bank



4 3D View B-low from Pleasant @ Court



1 3D View A-high from Pleasant @ Citizens Bank



3 3D View B-high from Pleasant @ Court

P1.11

3D MASSING DIAGRAMS

93 PLEASANT STREET
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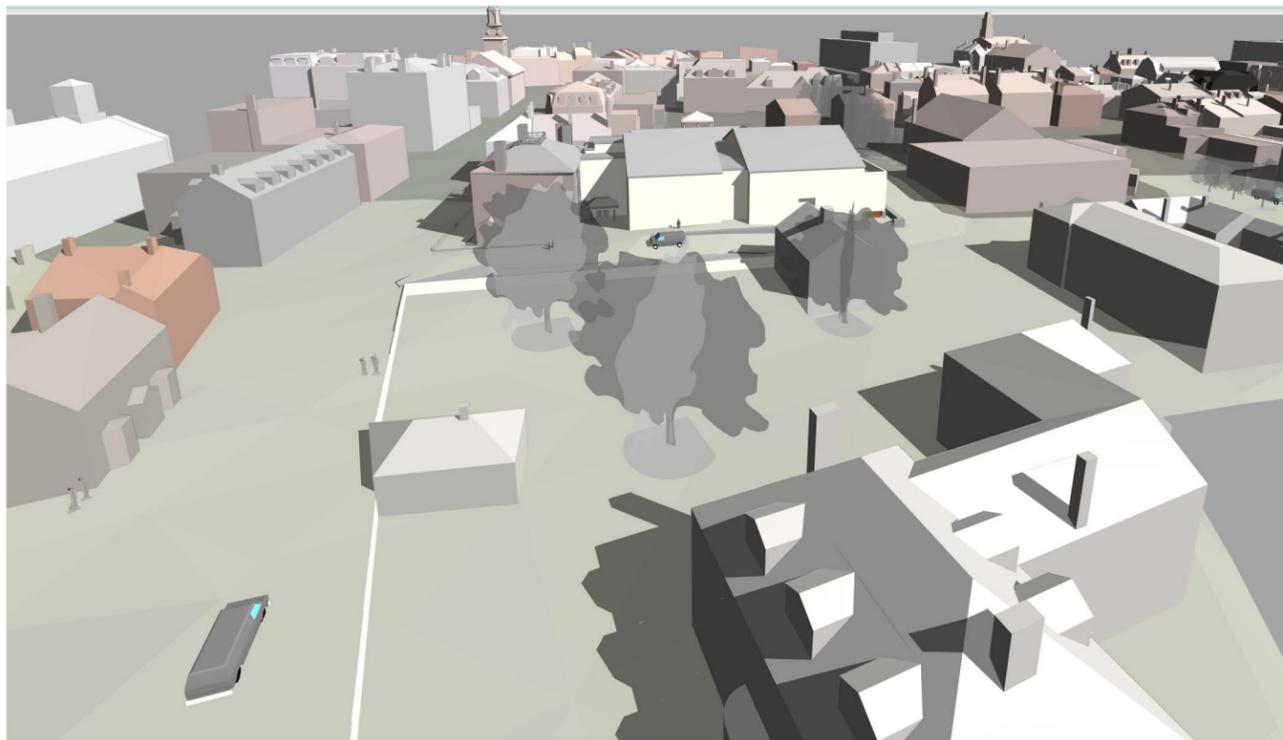
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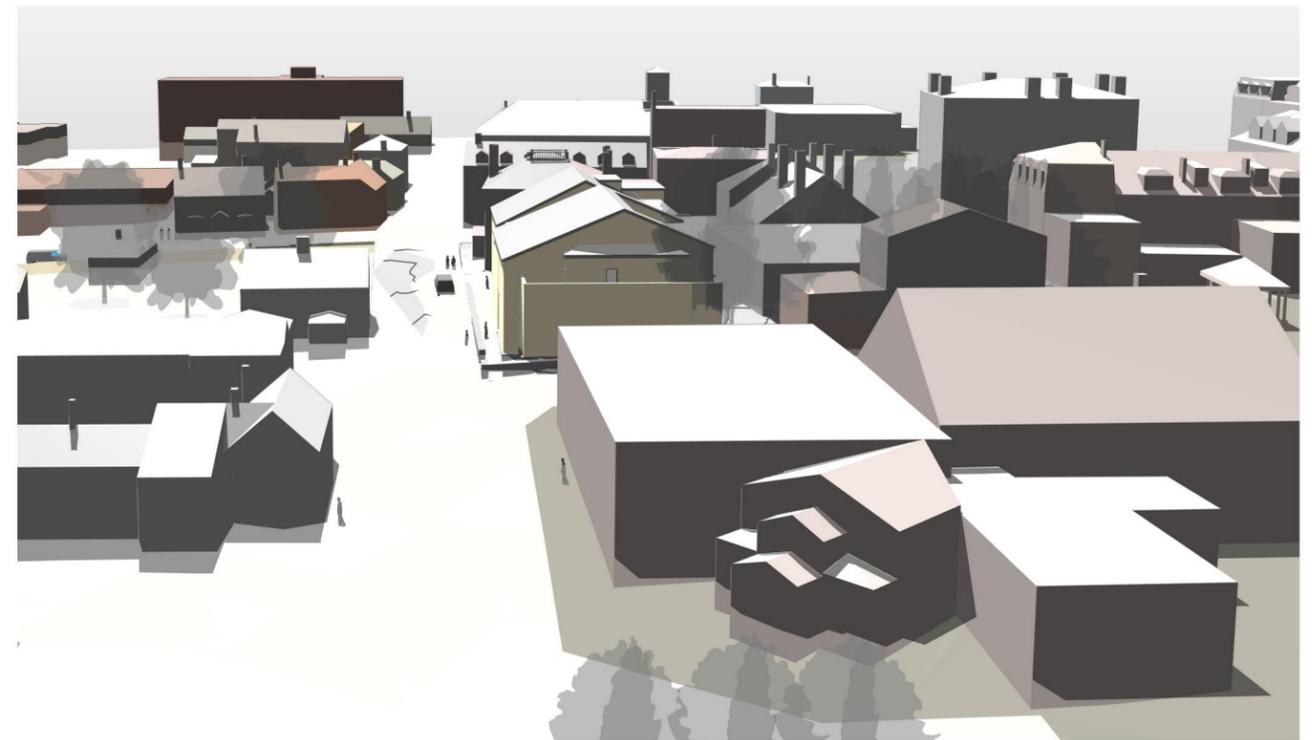
2 3D View C-low from Pleasant @ Langdon Mansion



4 3D View D-low from Court @ Pitt Tavern



1 3D View C-high from Pleasant @ Langdon Mansion



3 3D View D-high from Court @ Pitt Tavern

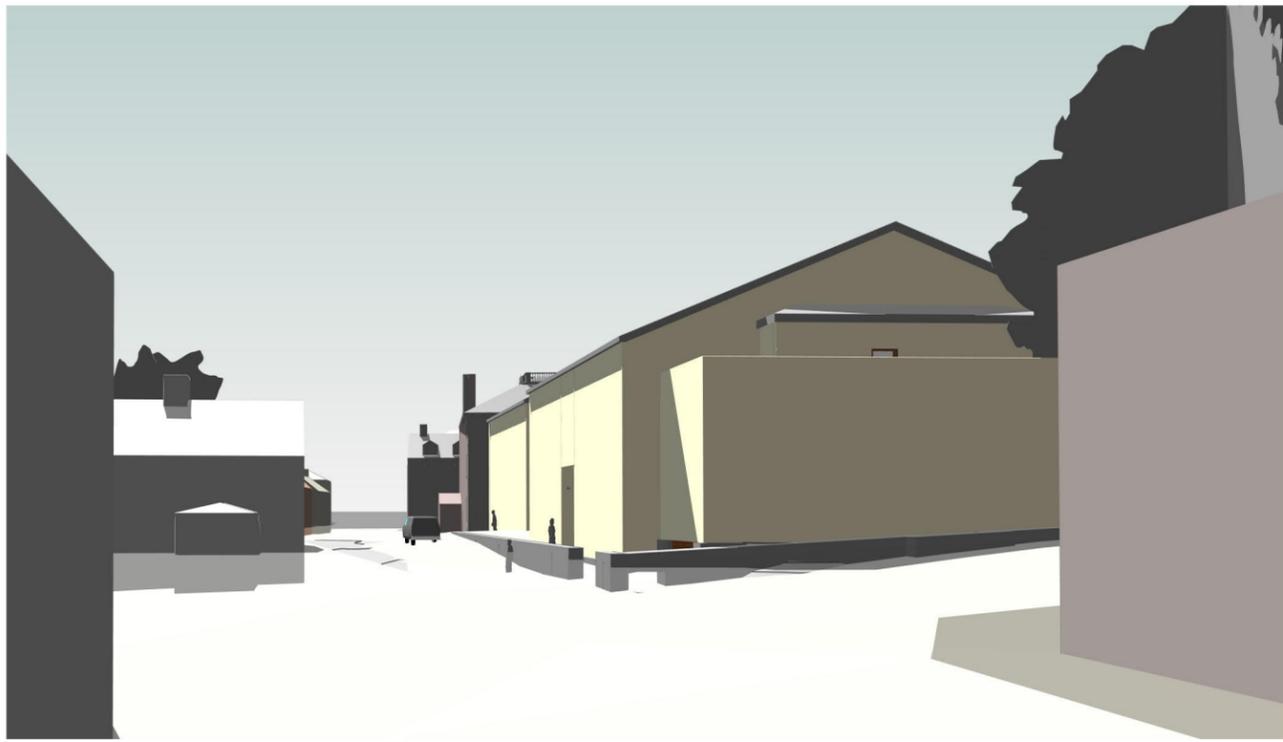
P1.12

3D MASSING DIAGRAMS

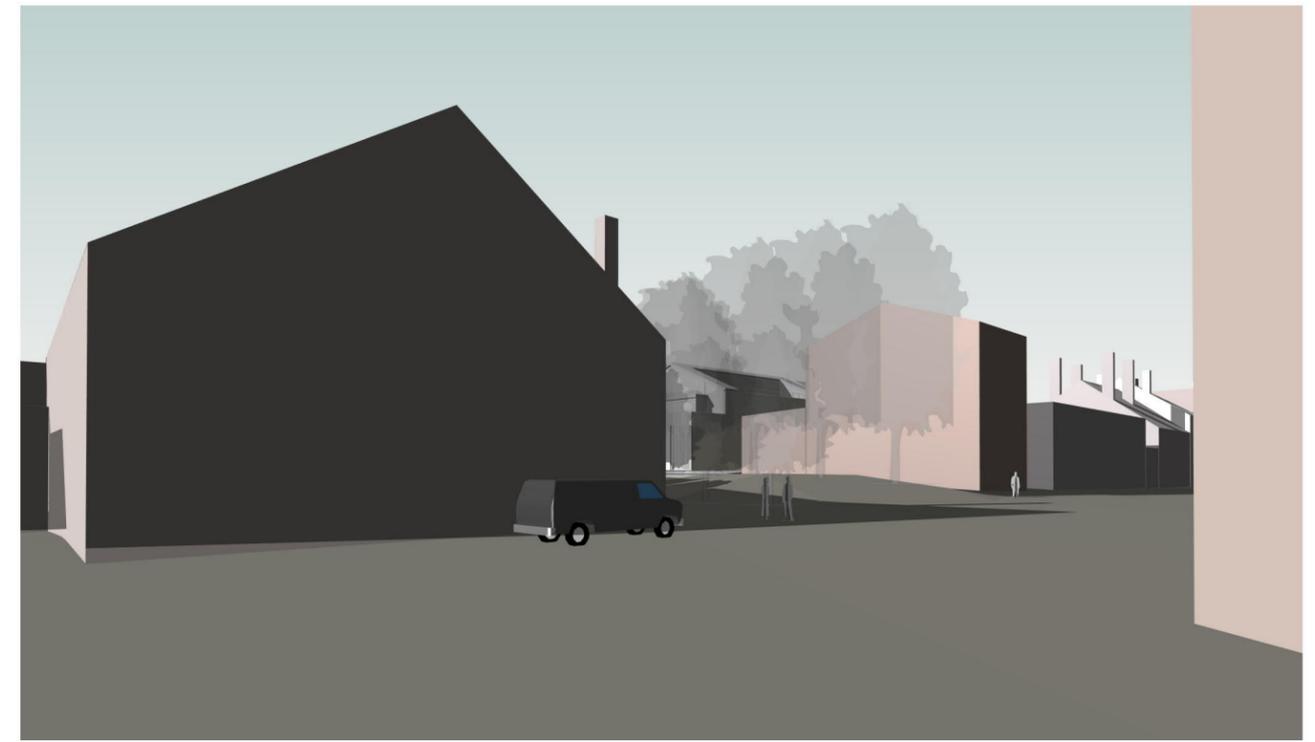
93 PLEASANT STREET
HDC WORK SESSION 2 - June 2, 2021



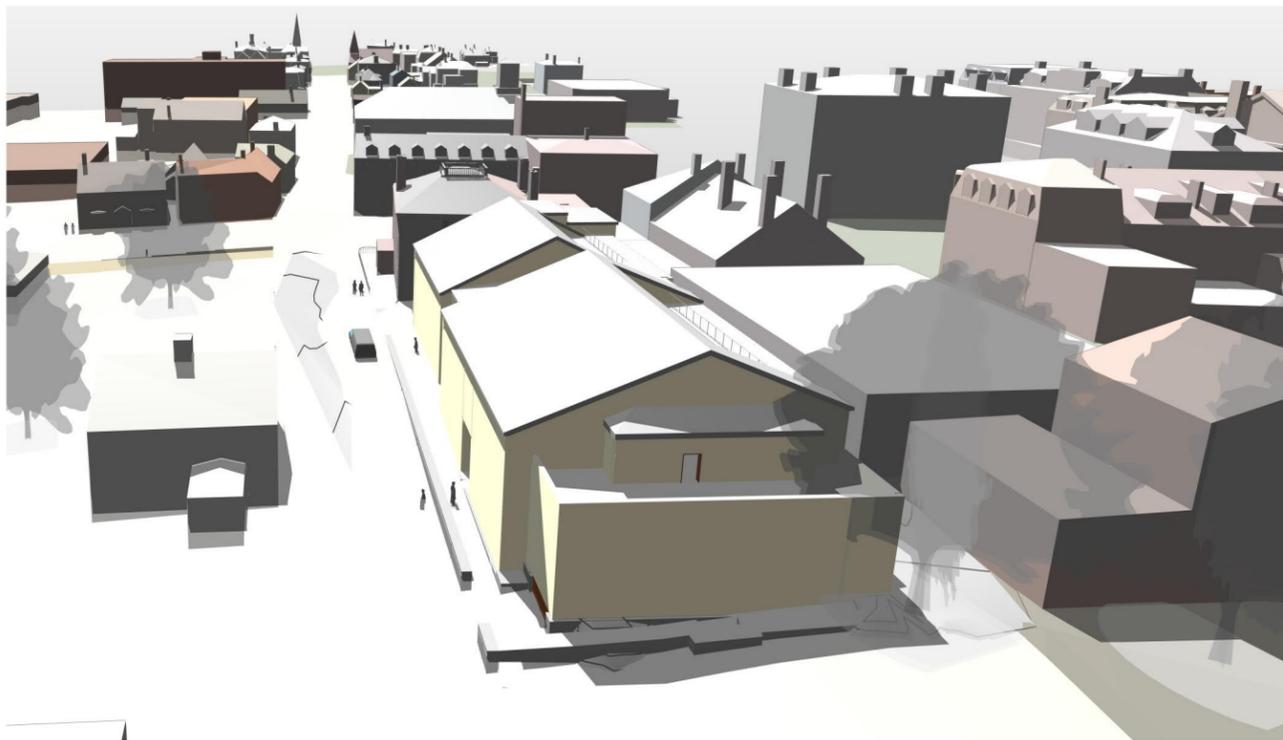
ARCHITECTS
INTERIORS
PLANNERS



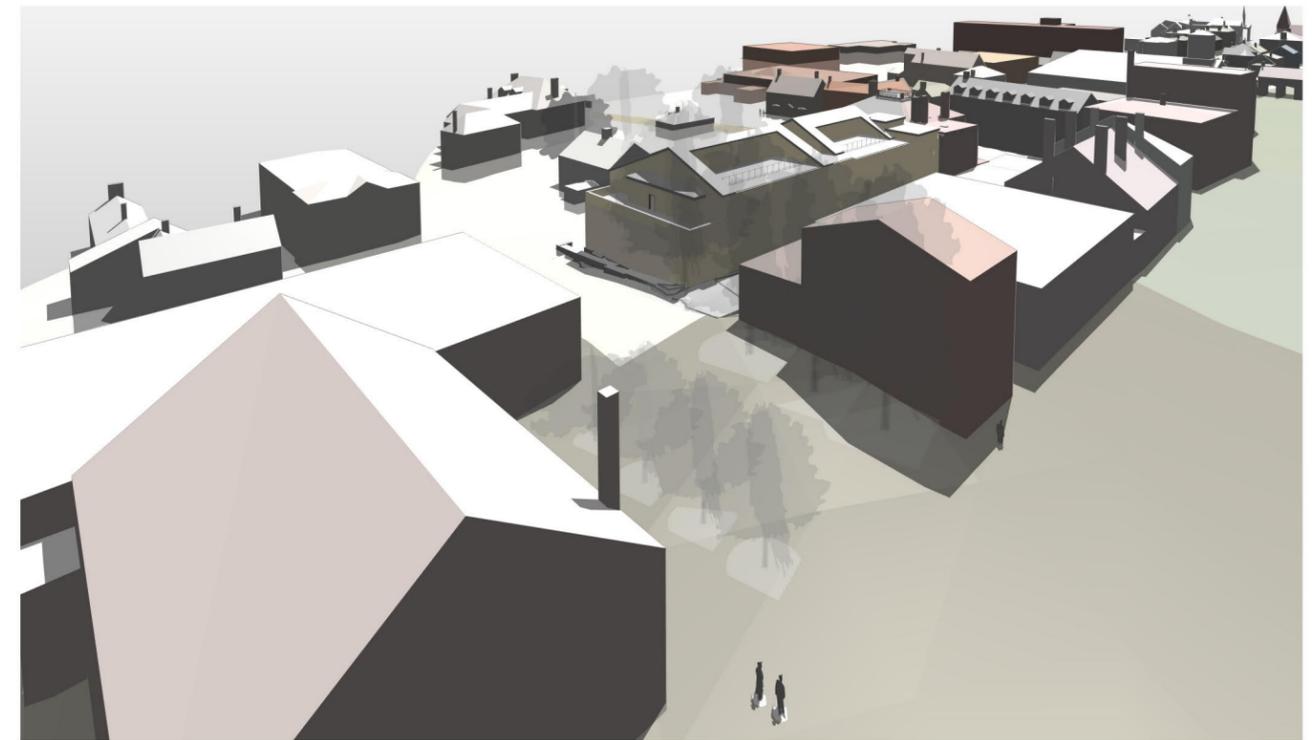
2 3D View E-low from Court @ Sailmakers



4 3D View F-low from State at Penhallow



1 3D View E-high from Court @ Sailmakers



3 3D View F-high from State at Penhallow

P1.13

3D MASSING DIAGRAMS

93 PLEASANT STREET
HDC WORK SESSION 2 - June 2, 2021



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INTERIORS
PLANNERS

