MEETING OF
THE HISTORIC DISTRICT COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

Members of the public also have the option to join the meeting over Zoom
*(See below for more details)**

6:30 p.m. **July 14, 2021**

AGENDA

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. 21 Humphrey's Court
2. 1 Harbour Place

II. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of **Mill Gate Condominium Association, owner,** and **Lassen Family Revocable Trust, Charles L. and Susan E. Trustees, applicants,** for property located at **19 South Street, Unit 1,** wherein permission is requested to allow a 1-year extension of the Certificate of Approval originally granted on August 05, 2020 for exterior renovations to an existing structure (on the rear elevation remove one window and one door and add two new windows and new patio door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as lot 53-1 and lies within the General Residence B (GRB) and Historic Districts.

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **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.

2. Petition of **Ten State Street, LLC, owner,** for property located at **10 State Street, Unit D,** wherein permission is requested to allow renovations to an existing structure (create new State Street entrance with vestibule within the existing entrance footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 4-4 and lies within the Character District 4 (CD4) and Historic Districts.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **64 Vaughan Mall, LLC, owner,** for property located at **64 Vaughan Street,** wherein permission is requested to allow new construction to an existing structure (add a 3-story addition and create new entry points to the Worth Lot) and additional site improvements as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

B. Petition of **William T. & Susan Manfull, owners,** for property located at **12 South Street,** wherein permission is requested to allow new construction to an existing structure (construct a 1-story addition at the rear of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **238 Deer Street, LLC, owner,** for property located at **238 Deer Street,** wherein permission is requested to allow the demolition of the existing structure and the construction of a new 3-4 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

B. **REQUEST TO POSTPONE**- 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. **REQUEST TO POSTPONE**- 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. **REQUEST TO POSTPONE**- 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 B (GRB) and Historic Districts.

F. **REQUEST TO POSTPONE**- 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.

VI. ADJOURMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:* https://zoom.us/webinar/register/WN_xT9FjB7QRQKa85D-qWoNTg

HDC

ADMINISTRATIVE APPROVALS

July 14, 2021

1. **21 Humphrey's Court (LUHD-357) - TBD**
2. **1 Harbour Place (pending) - TBD**

1. 21 Humphrey's Court - TBD

Background: The applicant is seeking approval for the replacement of the front and side porch/decks. Note that the applicant is likely to modify the decking and porch design so updated images and details will be circulated prior to next week's meeting.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

City of Portsmouth, NH

07/09/2021

LUHD-357

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jun 24, 2021

Applicant

Peter Coren
petercoren@yahoo.com
430 Lafayette Road
Portsmouth, NH 03801
603-512-4109

Location

21 HUMPHREYS CT
Portsmouth, NH 03801

Owner:

BRADSHAW ELEANOR C
21 HUMPHREYS CT PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below
Administrative Approval

Project Information

Brief Description of Proposed Work
Replace both existing front entry decks using different materials but using the same dimensions as existing. I propose the use of pressure treated framing and composite decking and railings to replace the fir and pine existing materials.

Description of Proposed Work (Planning Staff)
--

Project Representatives

Relationship to Project
Other

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

Full Name (First and Last)
Peter Coren

Business Name (if applicable)
Peter Coren , Builder

Mailing Address (Street)
430 Lafayette Road

City/Town
Portsmouth

State
NH

Zip Code
03801

Phone
603 512 4109

Email Address
petercoren@yahoo.com

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
☑

I hereby certify that as the applicant for permit, I am
Other

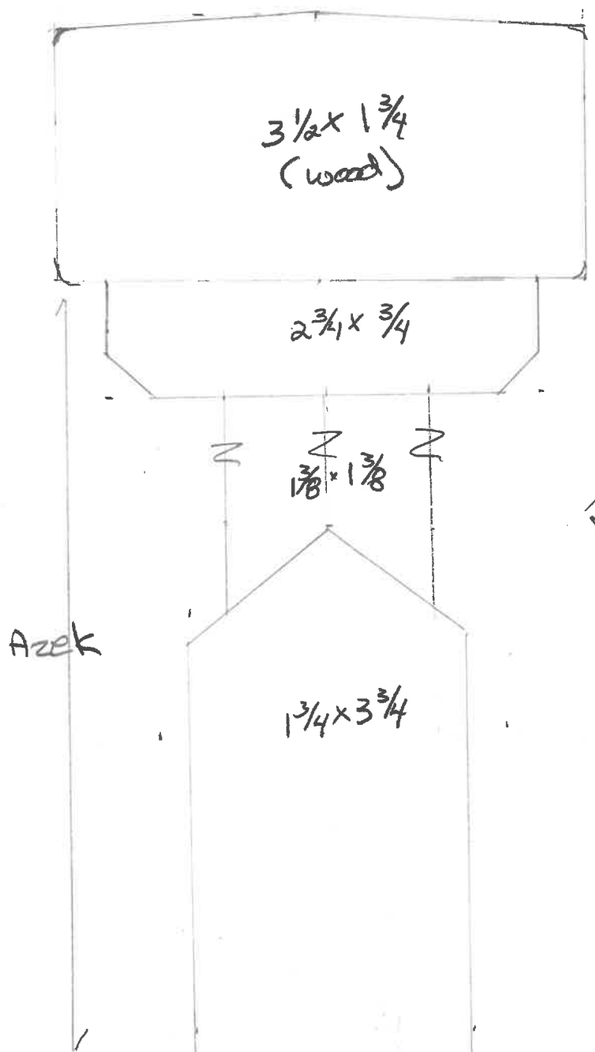
If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.



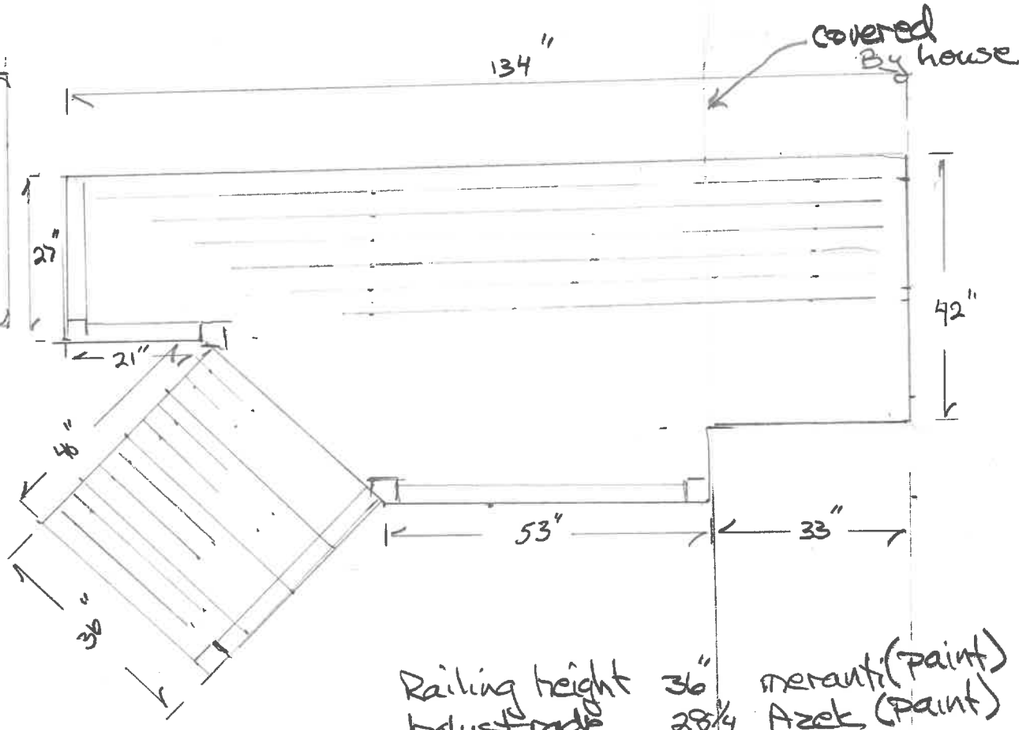

21

21 Humphrys Court
Portsmouth, NH

Scale: 1" = 1"



Scale: ½" = 1'



Railing height 36" meranti (paint)
balustrade 28¼ Azek (paint)
trim (risers + skirt) 1x8 Azek (paint)
posts 3½ x 3½ PT (paint)
framing 2x6 PT 16" OC
Decking 1x4 Ipe
x Front porch would have the same materials.

2. 1 Harbour Place - TBD

Background: The applicant is seeking approval for mechanical equipment upgrades (modifications to existing antenna). Note that a representative from the applicant will be present to more fully describe the proposed changes.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

Federal Communications Commission
Washington, DC 20554

Informational Notice of Section 106 Filings

Date: 06/16/2021
Reference Number: 1147603

Nick Cracknell, Principal Planner
City of Portsmouth Historic District Commission
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

RECEIVED
JUN 28 2021
By

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009581986
TCNS Number: 231608
Purpose: Collocation Submission Packet
Has the Communications Tower or Non-Tower Structure been the subject of SHPO/THPO review? No
Notification Date: 7AM EST 06/11/2021

Applicant: T-Mobile USA
Consultant: EnviroBusiness, Inc. d/b/a EBI Consulting (EBI 6121003322)
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Harbour Place (Sprint Keep) / 4NBS027A
Site Address: 1 Harbour Place
Detailed Description of Project: Antenna modification/upgrade on an existing building with no ground disturbance. Please see Attachment 4 of this filing for project design details. (6121003322)(4NBS027A)
Site Coordinates: 43-04-42.0 N, 070-45-13.0 W
City: Portsmouth
County: ROCKINGHAM
State: NH
Lead SHPO/THPO: NH Division of Historical Resources

Consultant Contact Information:
Name: Michelle Houston
Title: Senior Architectural Historian
PO Box:
Address: 6876 Susquehanna Trail South
City: York
State: PA
Zip: 17403
Phone: (504) 458-4444
Fax:
Email: mhouston@ebiconsulting.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

EBI Consulting
environmental | engineering | due diligence

21 B Street
Burlington, MA 01803
Tel: (781) 273-2500
www.ebiconsulting.com

May 21, 2021

RECEIVED
MAY 24 2021
By

City of Portsmouth Historic District Commission
Nick Cracknell, Principal Planner
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801
(603) 610 -7328
njcracknell@cityofportsmouth.com

Subject: Invitation to Comment
4NBS027A / Harbour Place (Sprint Keep)
1 Harbour Place, Portsmouth, Rockingham County, NH 03881
EBI Project #6121003322

Dear Nick Cracknell:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of T-Mobile USA, provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached project plans for additional details regarding this proposed project.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

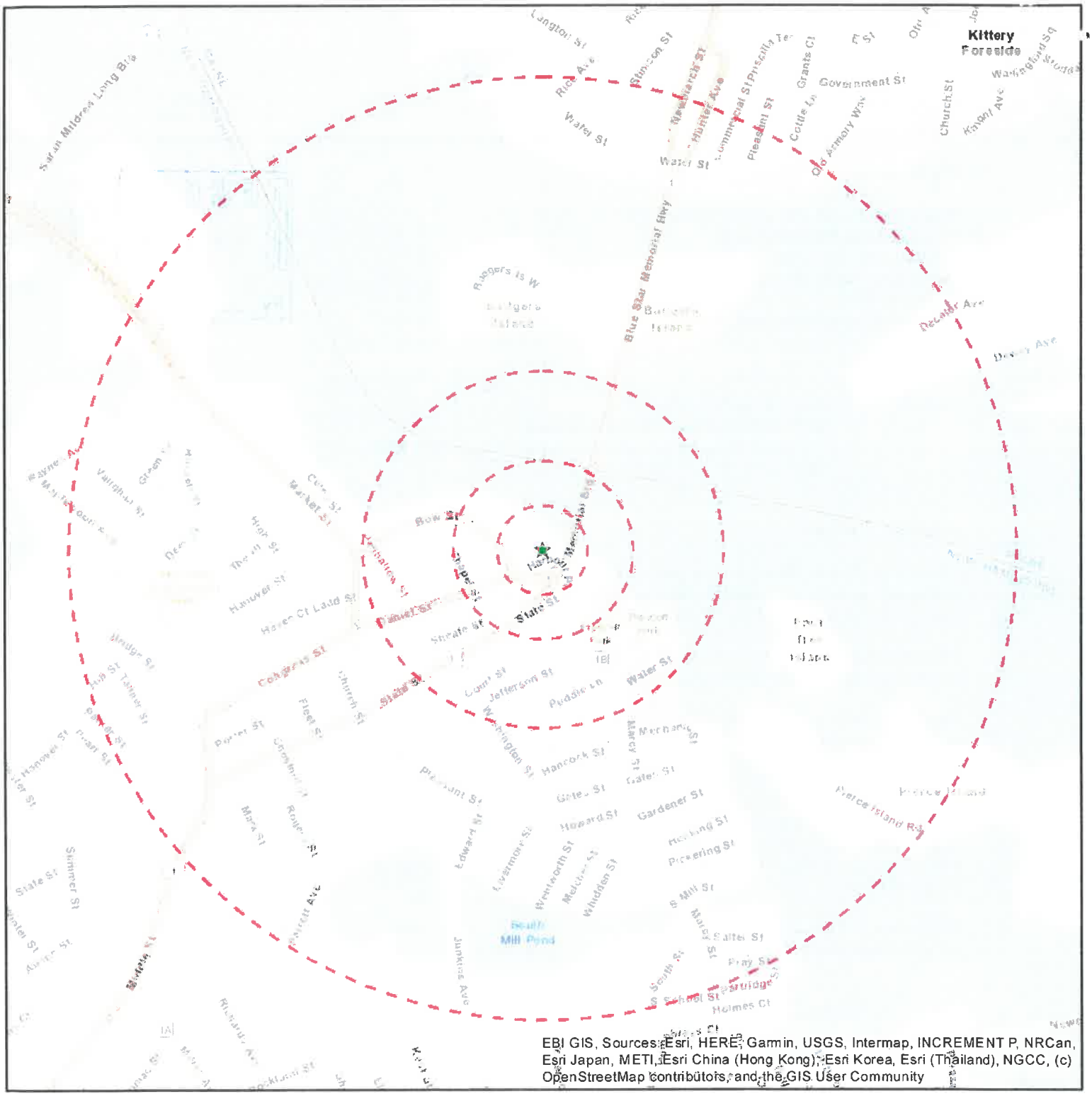
Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 21 B Street, Burlington, MA 01803, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Please note that this project will be entered into the Federal Communication Commission's e106 System, which will send notifications of the project throughout the Section 106 process.

Respectfully Submitted,

William Ross
Architectural Historian
(914) 434-2173
wross@ebiconsulting.com

Attachments - Drawings and Maps



Legend

★ Project Site

Site Radius at 250', 500', 1000' and ½ mile

Date: 5/11/2021

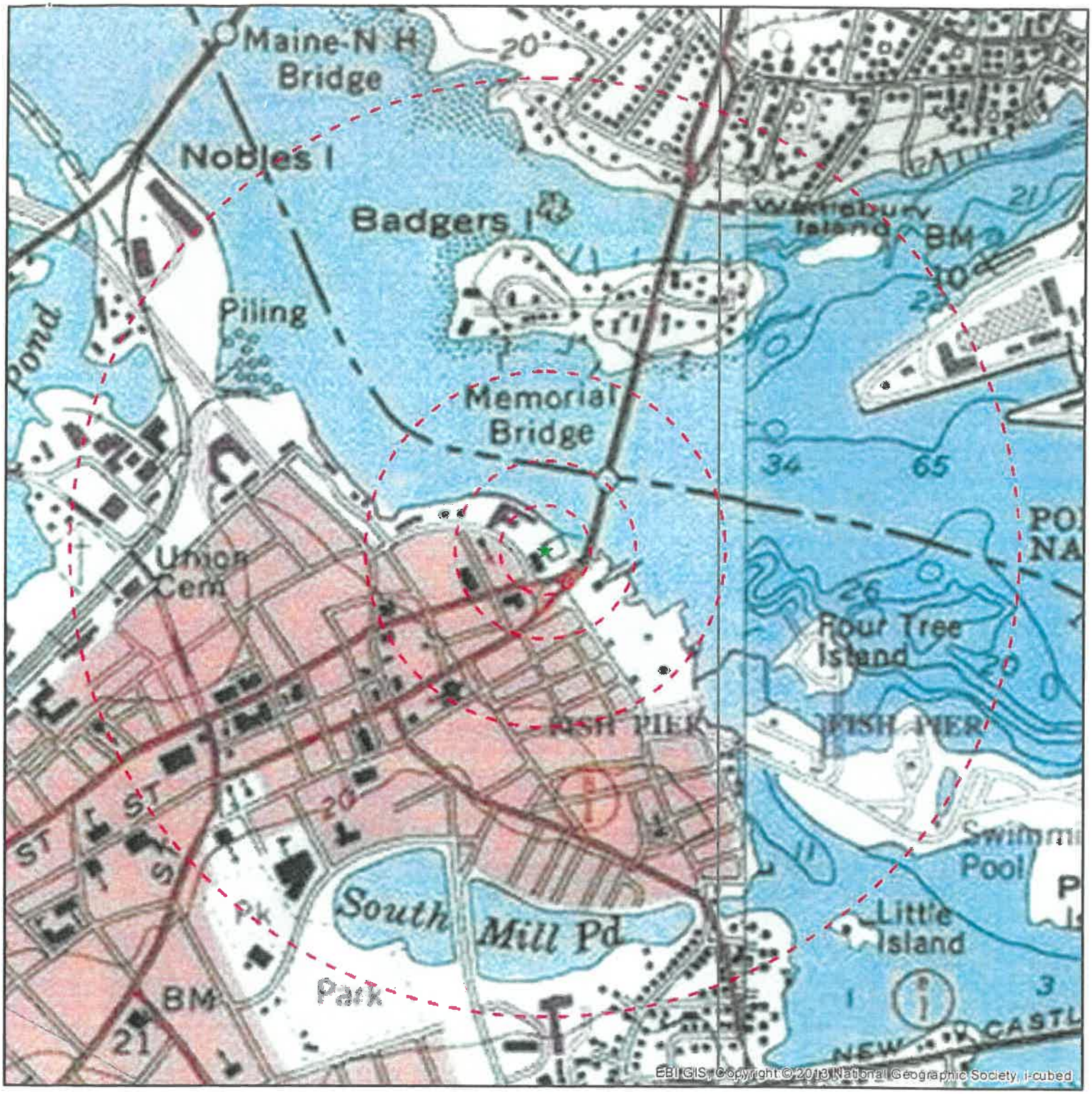
Figure 1: Site Location Map

4NBS027A HARBOUR PLACE (SPRINT KEEP)
1 HARBOUR PLACE
PORTSMOUTH, NH 03881

N

PN: 6121003322

EBI Consulting
environmental | engineering | design



Legend

★ Project Site

Site Radius at 250', 500', 1000' and ½ mile

USGS 24K Quad: Portsmouth, NH 1986, Kittery, ME 1986

Date: 5/11/2021

Figure 2 - Topographic Map

4NBS027A HARBOUR PLACE (SPRINT KEEP)
1 HARBOUR PLACE
PORTSMOUTH, NH 03881

PN: 6121003322

N

EBI Consulting
environmental | engineering | design

T-MOBILE NORTHEAST LLC

4NBS027_NM03XC027

HARBOUR PLACE

1 HARBOUR PIACE
PORTSMOUTH, NH 03881

(67D5A997DB 6160 (GSM ONLY) CONFIGURATION)

VICINITY MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN NEW HAMPSHIRE, CALL DIG SAFE SYSTEM, INC.
TOLL FREE: 1-888-344-7233 OR
www.digsafe.com
NEW HAMPSHIRE STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONSTRUCT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE T-MOBILE REPRESENTATIVE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF THE CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXPENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING OF ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUM OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS AND INSPECTIONS WHICH ARE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY, OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC., DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS, AS WELL AS THE LATEST EDITIONS OF ANY PERTINENT STATE SAFETY REGULATIONS.
14. THE CONTRACTOR SHALL NOTIFY THE T-MOBILE REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE T-MOBILE REPRESENTATIVE.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC., ON THE JOB.
16. THE CONTRACTOR SHALL RETURN ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION AT THE COMPLETION OF WORK.

PROJECT SUMMARY

SITE NUMBER:	4NBS027_NM03XC027	APPLICANT:	T-MOBILE NORTHEAST LLC 3500 SUNRISE HIGHWAY GREAT RIVER, NY 11739
SITE NAME:	HARBOUR PLACE		
SITE ADDRESS:	1 HARBOUR PIACE PORTSMOUTH, NH 03881	CONTACT:	KEITH JOHNSON (603) 231-2384
PROPERTY OWNER:	HARBOUR PLACE GROUP LLC. 1 NEW HAMPSHIRE AVE PORTSMOUTH, NH 03801	PROJECT MANAGER:	NORTHEAST SITE SOLUTIONS 420 MAIN STREET, BOX 2 STURBRIDGE, MA 01566, US
LAT./LONG.:	43.07833000° N / -70.75362000° W	CONTACT:	MATT BANDLE (508) 842-8801
CONSTRUCTION TYPE:	WB		
USE GROUP:	U	ARCHITECT/ENGINEER:	INFINIGY ENGINEERING, PLLC 1033 WATERVLIET SHAKER ROAD ALBANY, NY 12205
		CONTACT:	JASON MARGELOT (518) 690-0790

PROJECT DESCRIPTION

- ☐ EXISTING MONOPOLE
- ☐ EXISTING LATTICE TOWER
- ☐ EXISTING TRANSMISSION TOWER
- ☐ EXISTING WATER TANK
- ☒ EXISTING BUILDING
- ☐ EXISTING FLAGPOLE
- ☐ EXISTING SMOKESTACK
- ☒ PROPOSED B160
- ☒ PROPOSED POWER 6230
- ☒ PROPOSED PURCELL
- ☐ EXISTING SPRINT BTS
- ☐ EXISTING 19" RACK
- ☐ SITE SUPPORT CABINET
- ☐ GPS
- ☐ OUTDOOR
- ☒ INDOOR
- ☐ EXISTING CONCRETE PAD
- ☐ EXISTING STEEL PLATFORM
- ☐ EXISTING PPC
- ☐ PANELBOARD

SCOPE OF WORK

T-MOBILE NORTHEAST LLC PROPOSES THE MODIFICATION OF AN UNMANNED WIRELESS BROADBAND FACILITY.

REMOVE
- (6) PANEL ANTENNAS
- (3) RRU'S
- (6) HYBRID CABLES
- (2) EQUIPMENT CABINETS

INSTALL
- (9) PANEL ANTENNAS
- (6) RRUs
- (3) HYBRID CABLES
- (1) B160 EQUIPMENT CABINET
- (1) 6160 EQUIPMENT CABINET
- (5) PIPE MAST
- (1) PURCELL CABINET

SHEET INDEX

SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	0
C-1	SITE PLAN	0
C-2	EQUIPMENT PLAN	0
C-3	ELEVATION VIEW	0
C-4	ANTENNA ORIENTATION & RF SCHEDULE	0
C-5	EQUIPMENT SPECIFICATIONS	0
C-6	EQUIPMENT SPECIFICATIONS	0
E-1	GROUNDING AND POWER DIAGRAMS	0
E-2	COAX/FIBER PLUMBING DIAGRAM	0
N-1	GENERAL AND ELECTRICAL NOTES	0

T-Mobile
T-MOBILE NORTHEAST LLC
3500 SUNRISE HIGHWAY
GREAT RIVER, NY 11739

NSS NORTHEAST SITE SOLUTIONS

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless

INFINIGY ENGINEERING, PLLC
1033 Watervliet Shaker Rd. | Albany, NY 12205
Phone: 518-690-0790 | Fax: 518-690-0793
www.infinigy.com

SUBMITTALS		
DATE	DESCRIPTION	REVISION
04/15/21	ISSUED FOR PERMIT	0

DEPT.	INIT.	DATE	REVISIONS
RFE			
RF MAN.			
ZONING			
GPS			
CONSTR.			
SITE ACQ.			

PROJECT NO: 1197-C0001-C
DRAWN BY: PEG
CHECKED BY: JLM

STATE OF NEW HAMPSHIRE
CHRIS JOHN WARREN
No. 10924
4/23/21
LICENSED
PROFESSIONAL ENGINEER

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED.

NOTE: IF DRAWINGS ARE 22"x34", USE GRAPHICAL SCALE AND/OR 1/2 TIMES OF THE NOTED SCALE.

SITE NUMBER:
4NBS027_NM03XC027

SITE NAME:
HARBOUR PLACE

1 HARBOUR PIACE
PORTSMOUTH, NH 03881

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



1 SITE PLAN
SCALE: AS NOTED

NOTE:
PLAN IS PREPARED BASED ON AERIAL PHOTOGRAPHY, SITE WALK PERFORMED BY INFINIGY ENGINEERING AND PROVIDED INFORMATION FROM THE CLIENT. IT IS NOT BASED ON AN ACTUAL BOUNDARY SURVEY

GENERAL SITE NOTES:

1. A COMPLETE BOUNDARY SURVEY OF THE HOST PARCEL HAS NOT BEEN PERFORMED BY INFINIGY. BOUNDARY INFORMATION IF SHOWN WAS OBTAINED FROM INFORMATION PROVIDED BY OTHERS. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. BASEMAPPING INFORMATION BASED ON PROVIDED INFORMATION.
3. CONTRACTOR TO FIELD VERIFY DIMENSIONS AS NECESSARY BEFORE CONSTRUCTION.
4. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE SIGNS OF ADVERTISING.
5. THE PROPOSED DEVELOPMENT IS UNMANNED AND THEREFORE DOES NOT REQUIRE A MEANS OF WATER SUPPLY OR SEWAGE DISPOSAL.
6. NO LANDSCAPING WORK IS PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT OTHER THAN THAT WHICH IS SHOWN.
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
8. UTILITIES SHOWN ON PLAN ARE TAKEN FROM OWNERS RECORDS AND FIELD LOCATION OF VISIBLE SURFACE FEATURES. THE EXISTENCE, EXTENT AND EXACT HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES HAS NOT BEEN VERIFIED. ANY CONTRACTOR PERFORMING WORK ON THIS SITE MUST CONTACT NSS UTILITY AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.
9. ALL OBSOLETE OR UNUSED FACILITIES SHALL BE REMOVED WITHIN 12 MONTHS OF CESSATION OF OPERATIONS.

SITE LEGEND

- SITE PROPERTY LINE
- STREET OR ROAD
- CHAIN LINK FENCE
- OPAQUE WOODEN FENCE
- TREES/SHRUBS
- TREE LINE
- UTILITY POLE
- (E) EXISTING
- (N) NEW
- (P) PROPOSED
- (F) FUTURE

GRAPHIC SCALE

20' 10' 0 10' 20'

SCALE: 22"x34" SHEET 1"= 10'
SCALE: 11"x17" SHEET 1"= 20'

T-Mobile

T-MOBILE NORTHEAST LLC
1600 ELDRIDGE PARKWAY
HOUSTON, TX 77058

NSS NORTHEAST SITE SOLUTIONS

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless

INFINIGY ENGINEERING, PLLC
1452 Watervliet Shaker Rd | Albany, NY 12205
Phone: 518-690-0790 | Fax: 518-690-0792
www.infinigy.com

SUBMITTALS

DATE	DESCRIPTION	REVISION
06/04/21	ISSUED FOR PERMIT	0

DEPT.	DATE	APP'D	REVISIONS
RFE			
RF ENGR.			
ZONING			
OPS.			
CONSTR.			
SITE ACQ.			

PROJECT NO: 1157-C0001-C
DRAWN BY: PEO
CHECKED BY: JLM

STATE OF NEW HAMPSHIRE
CHRIS JOHN WARREN
No. 10838
6/23/21
LICENSED
PROFESSIONAL ENGINEER
OFFICIAL SEAL

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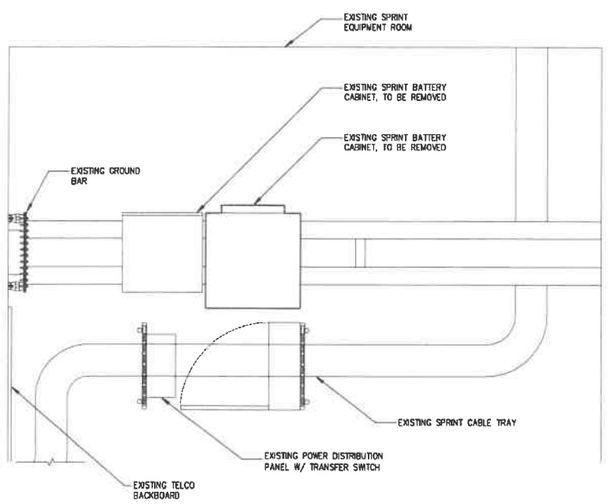
SITE NUMBER:
4NBS027_NM03XC027

SITE NAME:
HARBOUR PLACE

1 HARBOUR PLACE
PORTSMOUTH, NH 03801

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1



CALLED NORTH

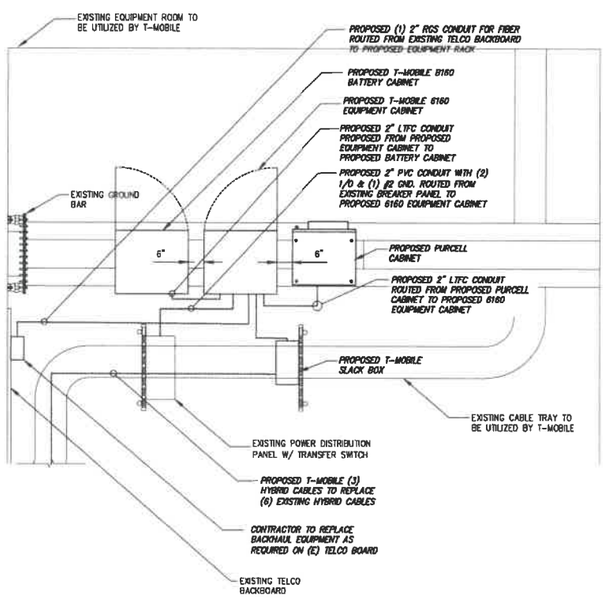
1 EXISTING EQUIPMENT PLAN
SCALE: AS NOTED

GRAPHIC SCALE

3' 1.5' 0 1.5' 3'

SCALE: 22"x34" SHEET 1"= 1'-6"
SCALE: 11"x17" SHEET 1"= 3'-0"

NOTE:
PLAN IS PREPARED BASED ON AERIAL PHOTOGRAPHY, SITE WALK PERFORMED BY INFINIGY ENGINEERING AND PROVIDED INFORMATION FROM THE CLIENT. IT IS NOT BASED ON AN ACTUAL BOUNDARY SURVEY



CALLED NORTH

2 PROPOSED EQUIPMENT PLAN
SCALE: AS NOTED

GRAPHIC SCALE

3' 1.5' 0 1.5' 3'

SCALE: 22"x34" SHEET 1"= 1'-6"
SCALE: 11"x17" SHEET 1"= 3'-0"

T-Mobile
T-MOBILE NORTHEAST LLC
2300 CLARENCE HIGHWAY
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SUBMITTALS

DATE	DESCRIPTION	REVISION
04/16/21	ISSUED FOR PERMIT	0

DEPT.	DATE	APP'D	REVISIONS
RFE			
RF DIR.			
ZONING			
OPS			
CONSTR.			
SITE AC.			

PROJECT NO: 1197-C0001-C
DRAWN BY: PEG
CHECKED BY: JLM

STATE OF NEW HAMPSHIRE
CHRIS JOHN WARREN
No. 10844
4/23/21
LICENSED
PROFESSIONAL ENGINEER

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SITE NUMBER:
4NBS027_NM03XC027

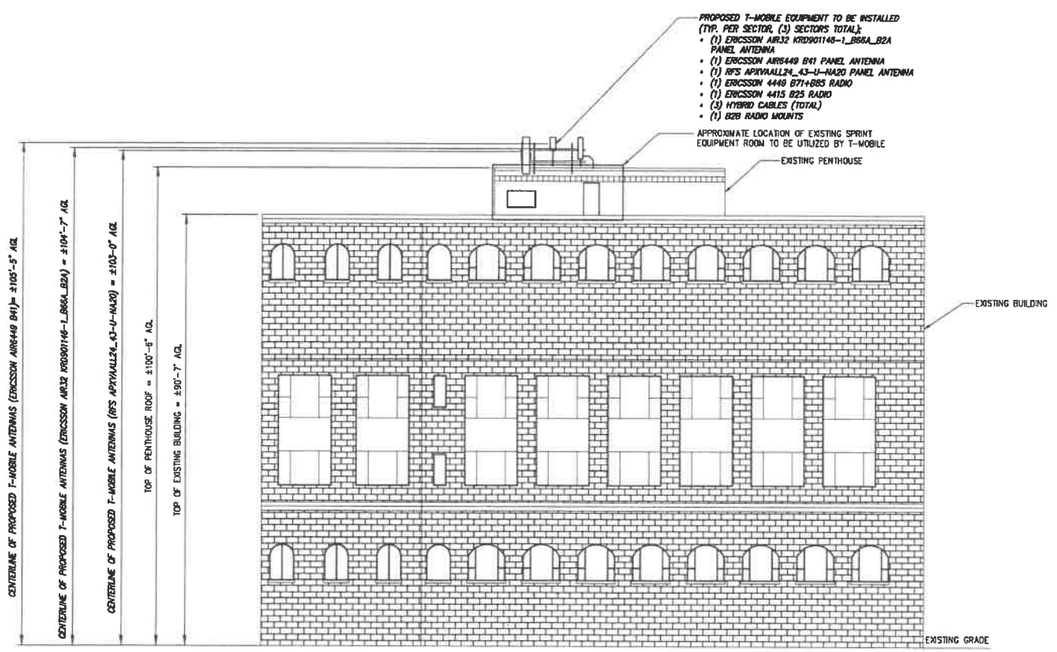
SITE NAME:
HARBOUR PLACE

1 HARBOUR PLACE
PORTSMOUTH, NH 03881

SHEET TITLE
EQUIPMENT PLAN

SHEET NUMBER
C-2

NOTE:
CONTRACTOR SHALL REFER TO STRUCTURAL OPINION LETTER PERFORMED BY TRYLON, DATED: 03/25/21 AND ANTENNA MOUNT ANALYSIS REPORT PERFORMED BY TRYLON, DATED 03/25/21 FOR ADDITIONAL DETAILS.



1 ELEVATION VIEW
SCALE: AS NOTED

NOTE:
PLAN IS PREPARED BASED ON AERIAL PHOTOGRAPHY, SITE WALK PERFORMED BY INFINIGY ENGINEERING AND PROVIDED INFORMATION FROM THE CLIENT. IT IS NOT BASED ON AN ACTUAL BOUNDARY SURVEY

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SUBMITTALS

DATE	DESCRIPTION	REVISION
04/14/21	ISSUED FOR PERMIT	0

DEPT.	DATE	APP'D	REVISIONS
RFE			
RF MAN.			
ZONING			
OPS			
CONSTR.			
SITE AC.			

PROJECT NO: 1197-C0001-C
DRAWN BY: PEG
CHECKED BY: JLM

STATE OF NEW HAMPSHIRE
CHRIS JOHN WARREN
No. 10834
4/23/21
LICENSED
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

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SITE NUMBER:
4NBS027_NM03XC027

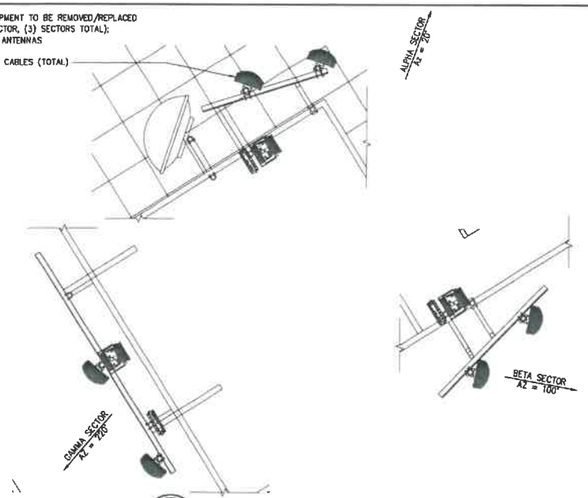
SITE NAME:
HARBOUR PLACE

1 HARBOUR PLACE
PORTSMOUTH, NH 03881

SHEET TITLE
ELEVATION VIEW

SHEET NUMBER
C-3

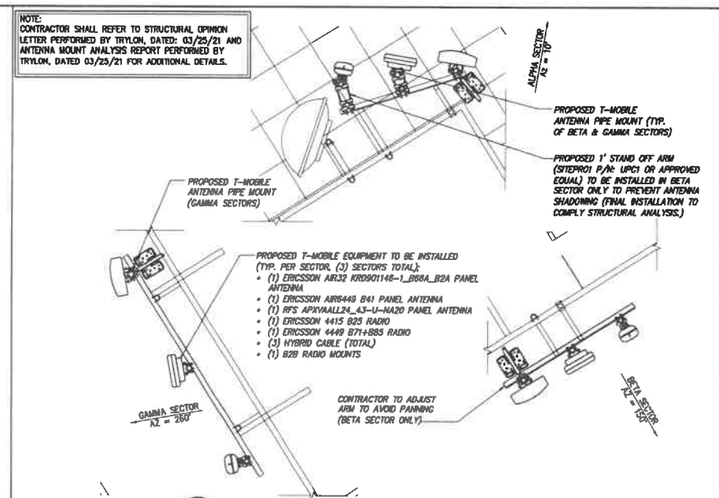
EXISTING EQUIPMENT TO BE REMOVED/REPLACED
(TYP. PER SECTOR, (3) SECTORS TOTAL);
- (2) PANEL ANTENNAS
- (3) RRUS
- (6) HYBRID CABLES (TOTAL)



CALLED NORTH

1 ANTENNA ORIENTATION (EXISTING)
NOT TO SCALE

NOTE:
CONTRACTOR SHALL REFER TO STRUCTURAL OPINION LETTER PERFORMED BY TRYLON, DATED: 03/25/21 AND ANTENNA MOUNT ANALYSIS REPORT PERFORMED BY TRYLON, DATED 03/25/21 FOR ADDITIONAL DETAILS.



CALLED NORTH

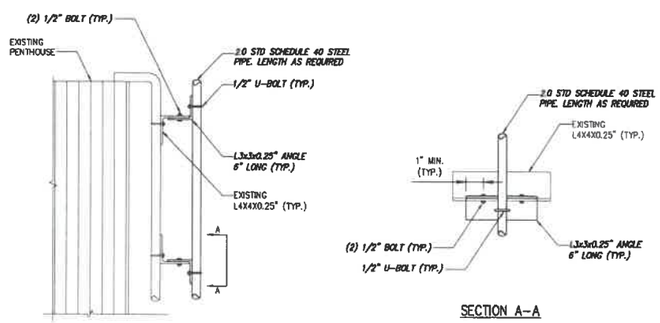
2 ANTENNA ORIENTATION (PROPOSED)
NOT TO SCALE

PROPOSED RF SYSTEM SCHEDULE

SECTOR	ANT.	ANTENNA MODEL #	VENDOR	AZIMUTH	M-TILT	E-TILT	ANTENNA CENTERLINE	TMA/DIPLEXER MODEL #:	RRU MODEL #	CABLE LENGTH	CABLE INFORMATION
A	A-1	AIR32 KRD901146-1_B68A_B2A	ERICSSON	10°	0°	–	104'-7"	--	--	--	
	A-2	AIR6449 B41	ERICSSON	10°	0°	–	105'-5"	--	--	--	
	A-3	APXVAALL24_43-U-NA20	RFS	10°	0°	–	103'-0"	--	(1) 4449 B71/B85 (1) 4415 B25	±241'	
B	B-1	AIR32 KRD901146-1_B68A_B2A	ERICSSON	150°	0°	–	104'-7"	--	--	--	
	B-2	AIR6449 B41	ERICSSON	150°	0°	–	105'-5"	--	--	--	
	B-3	APXVAALL24_43-U-NA20	RFS	150°	0°	–	103'-0"	--	(1) 4449 B71/B85 (1) 4415 B25	±241'	
C	C-1	AIR32 KRD901146-1_B68A_B2A	ERICSSON	260°	0°	–	104'-7"	--	--	--	
	C-2	AIR6449 B41	ERICSSON	260°	0°	–	105'-5"	--	--	--	
	C-3	APXVAALL24_43-U-NA20	RFS	260°	0°	–	103'-0"	--	(1) 4449 B71/B85 (1) 4415 B25	±241'	

*CABLE LENGTH DERIVED FROM VERTICAL RUN + HORIZONTAL RUN + 20% BUFFER.
CONTRACTOR TO VERIFY PRIOR TO ORDERING.

3 RF SCHEDULE (PROPOSED)
NOT TO SCALE



SECTION A-A

4 ANTENNA MOUNT DETAIL
NOT TO SCALE

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www.infinigy.com

SUBMITTALS

DATE	DESCRIPTION	REVISION
04/19/21	ISSUED FOR PERMIT	0

DEPT.	DATE	APP'D	REVISIONS
RFE			
RF MAN.			
ZONING			
OPS			
CONSTR.			
RFE AC.			

PROJECT NO: 1187-C0001-C
DRAWN BY: PEG
CHECKED BY: JLM

STATE OF NEW HAMPSHIRE
CHRIS JOHN WARREN
No. 10938
4/23/21
LICENSED PROFESSIONAL ENGINEER
SEAL

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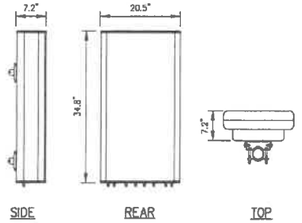
SITE NUMBER:
4NBS027_NM03XC027

SITE NAME:
HARBOUR PLACE

1 HARBOUR PLACE
PORTSMOUTH, NH 03801

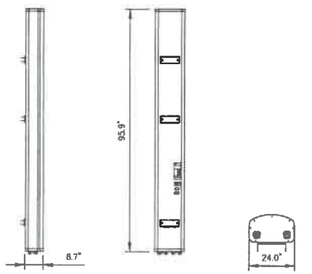
SHEET TITLE
ANTENNA ORIENTATION & RF SCHEDULE

SHEET NUMBER
C-4



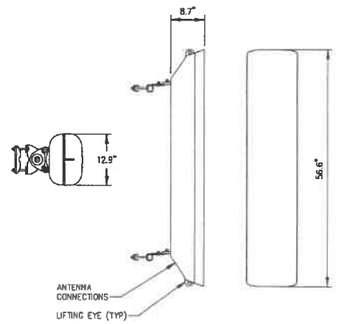
ERICSSON MODEL NO.:	AIR6449 B41
RADOME MATERIAL:	FIBERGLASS, UV RESISTANT
RADOME COLOR:	LIGHT GRAY
DIMENSIONS, HxWxD:	34.8"X20.5"x7.2"
WEIGHT, W/ PRE-MOUNTED BRACKETS:	128.0 LBS
CONNECTOR:	(2) 7-16 DIN FEMALE

1 ANTENNA DETAIL
NOT TO SCALE



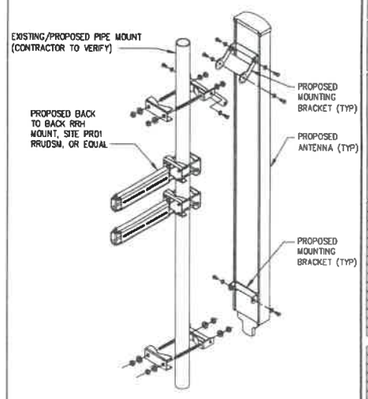
RFS MODEL NO.:	APXVAARR24_43-U-NA20
RADOME MATERIAL:	FIBERGLASS, UV RESISTANT
RADOME COLOR:	LIGHT GRAY
DIMENSIONS, HxWxD:	95.9"x24.0"x8.7"
WEIGHT, W/ PRE-MOUNTED BRACKETS:	128.0 LBS
CONNECTOR:	7-16 DIN FEMALE

2 ANTENNA DETAIL
NOT TO SCALE

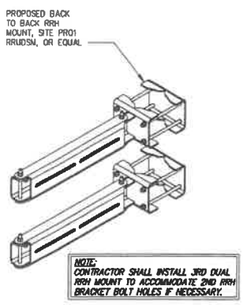


ERICSSON MODEL NO.:	AIR32 B66A/B2A
RADOME MATERIAL:	FIBERGLASS, UV RESISTANT
RADOME COLOR:	LIGHT GRAY
DIMENSIONS, HxWxD:	56.6"x12.9"x8.7"
WEIGHT, W/ PRE-MOUNTED BRACKETS:	83.0 LBS
CONNECTOR:	7-16 DIN FEMALE

3 ANTENNA DETAIL
NOT TO SCALE



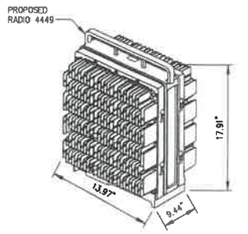
4 ANTENNA MOUNTING DETAIL
NOT TO SCALE



NOTE:
CONTRACTOR SHALL INSTALL 3RD DUAL RRH MOUNT TO ACCOMMODATE 2ND RRH BRACKET BOLT HOLES IF NECESSARY.

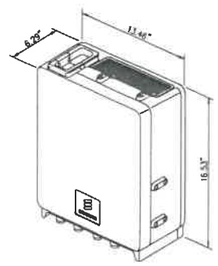
5 BACK-TO-BACK MOUNT DETAIL
NOT TO SCALE

6 DETAIL NOT USED
NOT TO SCALE



RADIO 4449 SPECIFICATIONS
- HxWxD, (INCHES) : 17.91"x13.97"x9.44"
- WEIGHT (LBS) : 70.54
- COLOR : GRAY

7 ERICSSON RADIO 4449 DETAIL
NOT TO SCALE



RADIO 4415 SPECIFICATIONS
- HxWxD, (INCHES): 16.53"x13.46"x6.29"
- WEIGHT (LBS): 47.4
- COLOR: NCS S 1002-B/NCS S 6502-B

8 ERICSSON RADIO 4415 DETAIL

T-Mobile

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1600 SUNRISE HIGHWAY
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www.infinigy.com

SUBMITTALS

DATE	DESCRIPTION	REVISION
04/26/21	ISSUED FOR PERMIT	0

DEPT.	INIT.	APP'D	REVISIONS
RFE			
RF ENG.			
ZONING			
CPD			
CONSTR.			
SITE ACQ.			

PROJECT NO: 1197-C0001-C
DRAWN BY: PEG
CHECKED BY: JLM

STATE OF NEW HAMPSHIRE
CHRIS JOHN WARREN
No. 10825
4/23/21
LICENSED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

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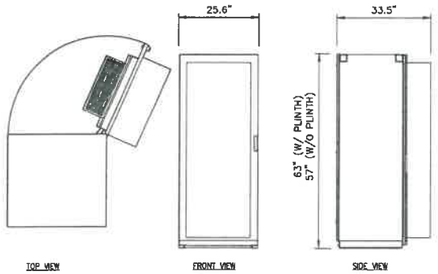
SITE NUMBER:
4NBS027_NM03XC027

SITE NAME:
HARBOUR PLACE

1 HARBOUR PLACE
PORTSMOUTH, NH 03801

SHEET TITLE
EQUIPMENT SPECIFICATIONS

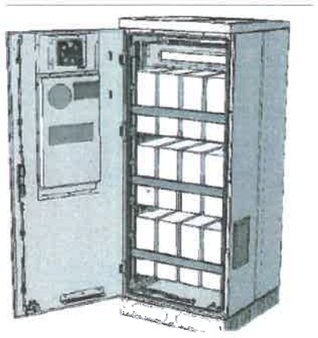
SHEET NUMBER
C-5



ERICSSON MODEL NO.:	6160
RACK SPACE:	19U
DIMENSIONS, HxWxD:	63"x25.6"x25.6" (W/ 6" PLINTH)
CABINET WEIGHT, EMPTY:	410 LBS
MAXIMUM WEIGHT:	770± LBS

1 ERICSSON RBS 6160
NOT TO SCALE

*NOTE: INSTALL AND GROUND CABINET PER MANUFACTURER'S INSTALLATION SPECIFICATIONS



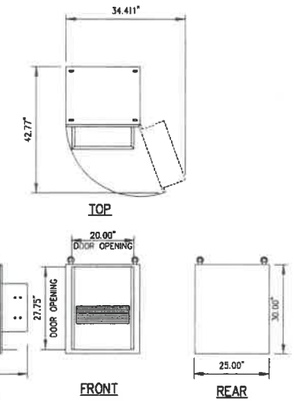
ERICSSON MODEL NO.:	B160
RACK SPACE:	19U
DIMENSIONS, HxWxD:	63"x25.6"x25.6" (W/ 6" PLINTH)
CABINET WEIGHT, EMPTY:	300 LBS
WEIGHT W/ (12) M12V155FT 150AH BATTERIES:	1500LBS (NOT TO EXCEED)

2 ERICSSON RBS B160
NOT TO SCALE

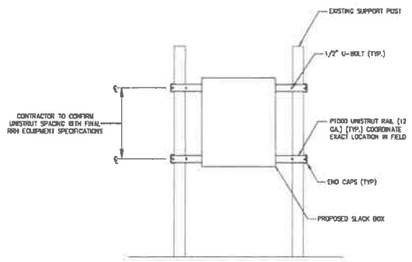
*NOTE: INSTALL AND GROUND CABINET PER MANUFACTURER'S INSTALLATION SPECIFICATIONS

STRUCTURAL NOTES:
1. SPECIFICATIONS / CODES:
   - CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE ACI CODE.
   - STEEL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AISC STEEL CONSTRUCTION MANUAL, 14TH EDITION.
   - WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-92 "STRUCTURAL WELDING" CODE-STEEL.
   - REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "MANUAL OF STANDARD PRACTICE."
2. MATERIALS:
   - CONCRETE: f'c = 3000psi (MIN. U.N.O.)
   - REINFORCING STEEL: ASTM A615, GRADE 60.
   - WIRE MESH: ASTM A185.
   - STRUCTURAL STEEL: ASTM A36.
   - ELECTRODES FOR WELDING: E 70xx.
   - GALVANIZING: ASTM A153 (BOLTS) OR ASTM A123 (SHAPES, PLATES).
   - EXPANSION BOLTS: HILTI KWIK BOLT II, STAINLESS STEEL, 3/4"Ø x 4 3/4" EMBEDMENT OR AN APPROVED EQUAL.

3 STRUCTURAL NOTES
NOT TO SCALE



4 PURCELL FLX12WS- CABINET
NOT TO SCALE



5 SLACK BOX MOUNTING DETAIL
NOT TO SCALE

6 DETAIL NOT USED
NOT TO SCALE

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T-MOBILE NORTHEAST LLC
500 SUNDIAL HIGHWAY
GREAT RIVER, NY 11739

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SUBMITTALS

DATE	DESCRIPTION	REVISION
04/14/21	ISSUED FOR PERMIT	0

DEPT.	DATE	APP'D	REVISIONS
RFE			
RF ENGR.			
ZONING			
OPS			
CONSTR.			
TRNS. MGR.			

PROJECT NO: 1197-C0061-C
DRAWN BY: PEG
CHECKED BY: JLM

STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER - CHRIS JOHN WARREN No. 10823 LICENSED 4/23/21
PROFESSIONAL SEAL

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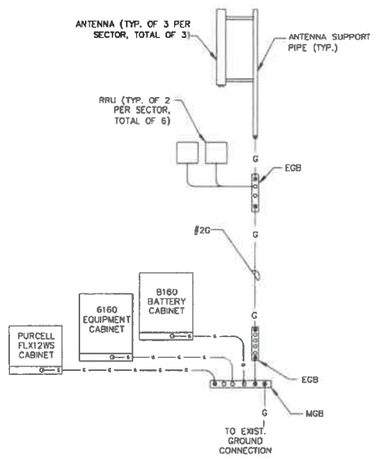
SITE NUMBER:
4NBS027_NM03XC027

SITE NAME:
HARBOUR PLACE

1 HARBOUR PLACE
PORTSMOUTH, NH 03881

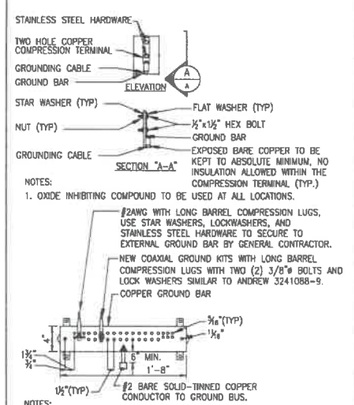
SHEET TITLE
EQUIPMENT SPECIFICATIONS

SHEET NUMBER
C-6

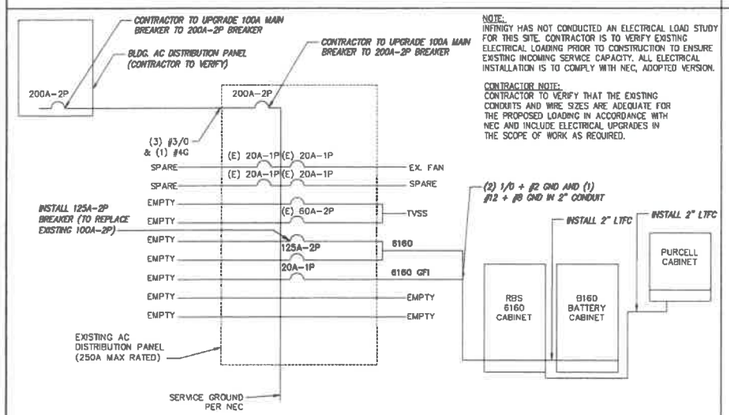


1 GROUNDING DIAGRAM
SCALE: NOT TO SCALE

2 DETAIL NOT USED
SCALE: NOT TO SCALE



3 GROUND BAR CONNECTION DETAILS
SCALE: NOT TO SCALE



4 POWER DIAGRAM
SCALE: NOT TO SCALE

NOTE:
INFINIGY HAS NOT CONDUCTED AN ELECTRICAL LOAD STUDY FOR THIS SITE. CONTRACTOR IS TO VERIFY EXISTING ELECTRICAL LOADING PRIOR TO CONSTRUCTION TO ENSURE EXISTING INCOMING SERVICE CAPACITY. ALL ELECTRICAL INSTALLATION IS TO COMPLY WITH NEC, ADOPTED VERSION.

CONTRACTOR NOTE:
CONTRACTOR TO VERIFY THAT THE EXISTING CONDUITS AND WIRE SIZES ARE ADEQUATE FOR THE PROPOSED LOADING IN ACCORDANCE WITH NEC AND INCLUDE ELECTRICAL UPGRADES IN THE SCOPE OF WORK AS REQUIRED.

NOTE:
1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) 2017 AS WELL AS APPLICABLE STATE AND LOCAL CODES.
2. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATIONS INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
4. GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
5. ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING AND EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUITS OR SCHEDULE 80 PVC (AS PERMITTED BY CODE) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS.
6. RIGID STEEL CONDUITS SHALL BE GROUNDED AT BOTH ENDS.
7. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THHN INSULATION AS REQUIRED BY NEC.
8. RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL ROOM AND PROPOSED CELL SITE POWER PEDESTAL AS INDICATED ON THIS DRAWING. PROVIDE PULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
9. RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROPOSED CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON DRAWING A-1. PROVIDE FULL LENGTH PULL ROPE IN INSTALLED TELCO CONDUIT. PROVIDE GREENLEE CONDUIT MEASURING TAPE AT EACH END.
10. ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
11. GROUNDING SHALL COMPLY WITH NEC ART. 250.
12. GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.
13. USE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
14. ALL GROUND CONNECTIONS TO BE BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
15. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 7 FEET OF PROPOSED EQUIPMENT OR CABINET TO MASTER GROUND BAR.
16. CONNECTIONS TO MGB SHALL BE ARRANGED IN THREE MAIN GROUPS: SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO AND POWER PANEL GROUND); (GROUNDING ELECTRODE RING OR BUILDING STEEL); NON-SURGING OBJECTS (EGB GROUND IN BTS UNIT).
17. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LYGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
18. APPLY OXIDE INHIBITING COMPOUND TO ALL COMPRESSION TYPE GROUND CONNECTIONS.
19. BOND ANTENNA MOUNTING BRACKETS, COAXIAL CABLE GROUND KITS, AND ALNA TO EGB PLACED NEAR THE ANTENNA LOCATION.
20. BOND ANTENNA EGB'S AND MGB TO WATER MAIN/GROUND RING.
21. TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION.
22. VERIFY PROPOSED SERVICE UPGRADE WITH LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

5 ELECTRICAL & GROUNDING NOTES
SCALE: NOT TO SCALE

T-Mobile
T-MOBILE NORTHEAST LLC
500 TAMAL PLAZA
CORTE MADERA, CA 94925

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INFINIGY ENGINEERING, PLLC
1839 Watervliet Shaker Rd | Albany, NY 12205
Phone: 518-456-0796 | Fax: 518-464-0761
www.infinigy.com

SUBMITTALS

DATE	DESCRIPTION	REVISION
04/16/21	ISSUED FOR PERMIT	0

DEPT.	DATE	APP'D	REVISIONS
RF			
RF MGR.			
ZONING			
OPS			
CONSTR.			
SITE AC.			

PROJECT NO:	1197-C0001-C
DRAWN BY:	PEG
CHECKED BY:	JLM

STATE OF NEW HAMPSHIRE
CHRIS JOHN WARREN
No. 10324
4/23/21
LICENSED PROFESSIONAL ENGINEER

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NOTE: IF DRAWINGS ARE 22"x34", USE GRAPHICAL SCALE AND/OR 1/2 TIMES OF THE NOTED SCALE.

SITE NUMBER:
4NBS027_NM03XC027

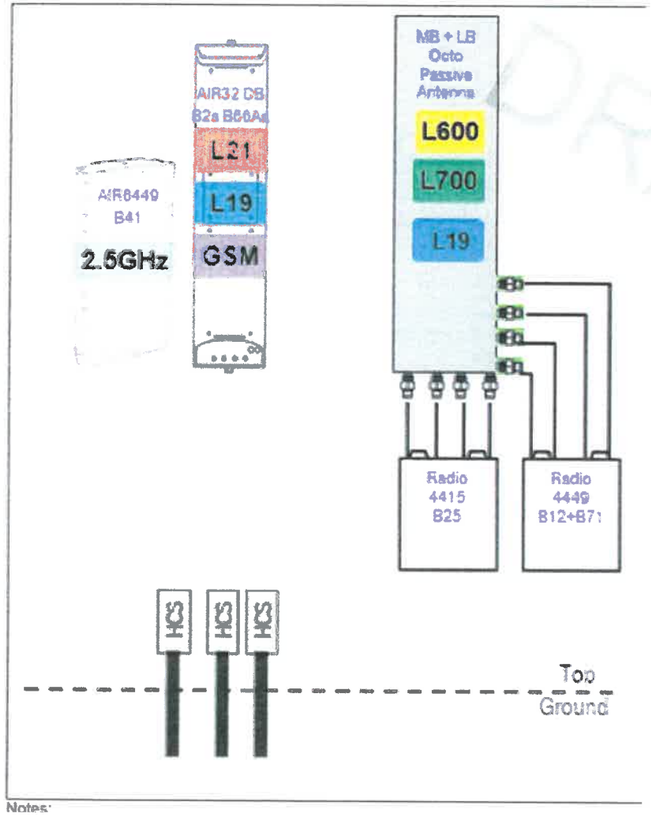
SITE NAME:
HARBOUR PLACE

1 HARBOUR PLACE
PORTSMOUTH, NH 03801

SHEET TITLE
GROUNDING & POWER DIAGRAMS

SHEET NUMBER
E-1

67D5A997DB_2xAIR+1xOP.jpg



Notes:

1 67D5A997DB 6160 (GSM ONLY) CONFIGURATION COAX/FIBER PLUMBING DIAGRAM
NOT TO SCALE

Fiber and DC Mapping for Tower Top Sites

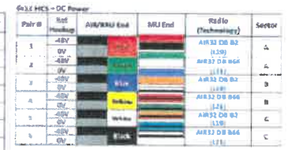




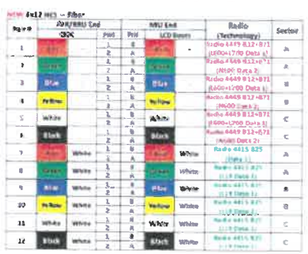
- Radio 4415 could be B25 or B66, both apply to this HCS mapping.
- Radio 4415 shares DC with AIR6449 HCS.

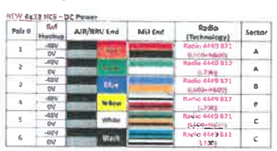
Fiber and DC Mapping for Tower Top Sites AIR32DB





Fiber and DC Mapping for Tower Top Sites





- Radio 4415 could be B25 or B66, both apply to this HCS mapping.
- Radio 4415 shares Fiber with Radio 4449 HCS.

2 COLOR CODING DIAGRAM
NOT TO SCALE

T-Mobile

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SUBMITTALS

DATE	DESCRIPTION	REVISION
04/19/21	ISSUED FOR PERMIT	0

REV'S	DATE	APV'D	REVISIONS
RF DES.			
ZONING			
STR			
CONSTR.			
SITE ACQ.			

PROJECT NO: 1197-C0001-C
DRAWN BY: PEC
CHECKED BY: JLM

STATE OF NEW HAMPSHIRE
CHRIS JOHN WARREN
No. 10826
4/23/21
LICENSED PROFESSIONAL ENGINEER

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SITE NUMBER:
4NBS027_NM03XC027

SITE NAME:
HARBOUR PLACE

1 HARBOUR PLACE
PORTSMOUTH, NH 03801

SHEET TITLE
COAX/FIBER PLUMBING DIAGRAM

SHEET NUMBER
E-2

ELECTRICAL NOTES:

WORK INCLUDED

1. INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, PLANT SERVICES AND ADMINISTRATIVE TASKS REQUIRED TO COMPLETE AND MAKE OPERABLE THE ELECTRICAL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   A. PREPARE AND SUBMIT SHOP DRAWINGS, DIAGRAMS AND ILLUSTRATIONS.
   B. PROCURE ALL NECESSARY PERMITS AND APPROVALS AND PAY ALL REQUIRED FEES AND CHARGES IN CONNECTION WITH THE WORK OF THIS CONTRACT.
   C. SUBMIT AS-BUILT DRAWINGS, OPERATING AND MAINTENANCE INSTRUCTIONS AND MANUALS.
   D. EXECUTE ALL CUTTING, DRILLING, ROUGH AND FINISH PATCHING OF EXISTING OR NEWLY INSTALLED CONSTRUCTION REQUIRED FOR THE WORK OF THIS CONTRACT. FOR SLAB PENETRATIONS THROUGH POST TENSION SLABS, X-RAY EXACT AREA OF PENETRATION PRIOR TO PERFORMING WORK. COORDINATE ALL X-RAY WORK WITH BUILDING ENGINEER.
   E. PROVIDE HANGERS, SUPPORTS, FOUNDATIONS, STRUCTURAL FRAMING SUPPORTS, AND BASES FOR CONDUIT AND EQUIPMENT PROVIDED OR INSTALLED UNDER THE WORK OF HIS CONTRACT. PROVIDE COUNTER FLASHING, SLEEVES AND SEALS FOR FLOOR AND WALL PENETRATIONS.
   F. MAINTAIN ALL EXISTING ELECTRICAL SERVICES IN THE BUILDING AREAS NOT AFFECTED BY THE ALTERATION DURING THE PROGRESS OF THE WORK INCLUDING PROVIDING ALL TEMPORARY JUMPERS, CONDUITS, CAPS, PROTECTIVE DEVICES, CONNECTIONS AND EQUIPMENT REQUIRED. PROVIDE TEMPORARY LIGHT AND POWER FOR CONSTRUCTION PURPOSES.
2. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO CALL FOR AN INSTALLATION THAT IS COMPLETE IN EVERY RESPECT. IT IS NOT THE INTENT TO GIVE EVERY DETAIL ON THE DRAWINGS AND IN THE SPECIFICATIONS. IF AN ITEM OF WORK IS INDICATED IN THE DRAWINGS, IT IS CONSIDERED SUFFICIENT FOR INCLUSION IN THE CONTRACT. FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT USUALLY FURNISHED OR NEEDED TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS.

GENERAL REQUIREMENTS

1. PROVIDE ALL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND LOCAL AND STATE ELECTRICAL CODES.
2. THE ELECTRICAL PLANS ARE DIAGRAMMATIC ONLY. REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING.
3. ENGINEER HAS NOT CONDUCTED AN ELECTRICAL LOAD STUDY FOR THIS SITE. CONTRACTOR IS TO VERIFY EXISTING ELECTRICAL LOADING PRIOR TO CONSTRUCTION TO ENSURE EXISTING INCOMING SERVICE CAPACITY. ALL ELECTRICAL INSTALLATION IS TO COMPLY WITH NEC, ADOPTED VERSION.
4. EXISTING BUILDING EQUIPMENT IS NOTED ON THE DRAWINGS. NEW OR RELOCATED EQUIPMENT IS SHOWN WITH SOLID LINES. FUTURE EQUIPMENT (NOT IN THIS CONTRACT) IS DEPICTED WITH SHADED LINES. REQUEST CLARIFICATION OF DRAWINGS OR OF SPECIFICATIONS PRIOR TO PRICING OR INSTALLATION.
5. GENERAL
   A. AFTER CAREFULLY STUDYING THE DRAWINGS AND SPECIFICATIONS, AND BEFORE SUBMITTING THE PROPOSAL, MAKE A MANDATORY SITE VISIT TO ASCERTAIN CONDITIONS OF THE SITE, AND THE NATURE AND EXACT QUANTITY OF WORK TO BE PERFORMED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR FAILURE TO NOTIFY THE OWNER, IN WRITING, OF ANY DISCREPANCIES THAT MAY HAVE BEEN NOTED BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS.
   B. VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR CORRECTNESS OF SAME.
6. QUALITY, WORKMANSHIP, MATERIALS AND SAFETY
   A. PROVIDE NEW MATERIALS AND EQUIPMENT OF A DOMESTIC MANUFACTURER BY THOSE REGULARLY ENGAGED IN THE PRODUCTION AND MANUFACTURE OF SPECIFIED MATERIALS AND EQUIPMENT. WHERE UL, OR OTHER AGENCY, HAS ESTABLISHED STANDARDS FOR MATERIALS, PROVIDE MATERIALS WHICH ARE LISTED AND LABELED ACCORDINGLY. THE COMMERCIALLY STANDARD ITEMS OF EQUIPMENT AND THE SPECIFIC NAMES MENTIONED HEREIN ARE INTENDED FOR THE PROPER FUNCTIONING OF THE WORK.
   B. WORK SHALL BE PERFORMED BY WORKMEN SKILLED IN THE TRADE REQUIRED FOR THE WORK. INSTALL MATERIALS AND EQUIPMENT TO PRESENT A NEAT APPEARANCE WHEN COMPLETED AND IN ACCORDANCE WITH THE APPROVED RECOMMENDATIONS OF THE MANUFACTURER AND IN ACCORDANCE WITH CONTRACT DOCUMENTS.
   C. PROVIDE LABOR, MATERIALS, APPARATUS AND APPLIANCES ESSENTIAL TO THE FUNCTIONING OF THE SYSTEMS DESCRIBED OR INDICATED HEREIN, OR WHICH MAY BE REASONABLY IMPLIED AS ESSENTIAL WHENEVER MENTIONED IN THE CONTRACT DOCUMENT OR NOT.
   D. MAKE WRITTEN REQUESTS FOR SUPPLEMENTARY INSTRUCTIONS TO ARCHITECT/ENGINEER IN CASE OF DOUBT AS TO WORK INTENDED OR IN EVENT OF NEED FOR EXPLANATION THEREOF.
   E. PERFORMANCE AND MATERIAL REQUIREMENTS SCHEDULED OR SPECIFIED ARE MINIMUM STANDARD ACCEPTABLE. THE RIGHT TO JUDGE THE QUALITY OF EQUIPMENT THAT DEVIATES FROM THE CONTRACT DOCUMENT REMAINS SOLELY WITH ARCHITECT/ENGINEER. CONTRACT DOCUMENT OR NOT.

GUARANTEE

1. GUARANTEE MATERIALS, PARTS AND LABOR FOR WORK FOR ONE YEAR FROM THE DATE OF ISSUANCE OF OCCUPANCY PERMIT. DURING THAT PERIOD, MAKE GOOD FAULTS OR IMPERFECTIONS THAT MAY ARISE DUE TO DEFECTS OR OMISSIONS IN MATERIALS OR WORKMANSHIP WITH NO ADDITIONAL COMPENSATION AND AS DIRECTED BY ARCHITECT.

CLEANING

1. REMOVE ALL CONSTRUCTION DEBRIS RESULTING FROM THE WORK.
2. CLEAN EQUIPMENT AND SYSTEMS FOLLOWING THE COMPLETION OF THE PROJECT TO THE SATISFACTION OF THE ENGINEER.

COORDINATION AND SUPERVISION

1. CAREFULLY LAY OUT ALL WORK IN ADVANCE TO AVOID UNNECESSARY CUTTING, CHANNELING, CHASING OR DRILLING OF FLOORS, WALLS, PARTITIONS, CEILINGS OR OTHER SURFACES. WHERE SUCH WORK IS NECESSARY, HOWEVER, PATCH AND REPAIR THE WORK IN AN APPROVED MANNER BY SKILLED MECHANICS AT NO ADDITIONAL COST TO THE OWNER. RENDER FULL COOPERATION TO OTHER TRADES WHERE WORK WILL BE INSTALLED IN CLOSE PROXIMITY TO WORK OF OTHER TRADES. ASSIST IN WORKING OUT SPACE CONDITIONS. IF WORK IS INSTALLED BEFORE COORDINATION WITH OTHER TRADES, OR CAUSES INTERFERENCE, MAKE CHANGES NECESSARY TO CORRECT CONDITIONS WITHOUT EXTRA CHARGE.

SUBMITTALS

1. AS-BUILT DRAWINGS:
   A. UPON COMPLETION OF THE WORK, FURNISH TO THE OWNER "AS-BUILT" DRAWINGS.
2. SERVICE MANUALS:
   A. UPON COMPLETION OF THE WORK, FULLY INSTRUCT T-MOBILE AS TO THE OPERATION AND MAINTENANCE OF ALL MATERIAL, EQUIPMENT AND SYSTEMS.
   B. PROVIDE 3 COMPLETE BOUND SETS OF INSTRUCTIONS FOR OPERATING AND MAINTAINING ALL SYSTEMS AND EQUIPMENT.

CUTTING AND PATCHING

1. PROVIDE ALL CUTTING, DRILLING, ROUGH AND FINISH PATCHING REQUIRED TO COMPLETE THE WORK.
2. OBTAIN OWNER APPROVAL PRIOR TO CUTTING THROUGH FLOORS OR WALLS FOR PIPING OR CONDUIT.

TESTS, INSPECTION AND APPROVAL

1. BEFORE ENERGIZING ANY ELECTRICAL INSTALLATION, INSPECT EACH UNIT IN DETAIL. TIGHTEN ALL BOLTS AND CONNECTIONS (TORQUE-TIGHTEN WHERE REQUIRED) AND DETERMINE THAT ALL COMPONENTS ARE ALIGNED, AND THE EQUIPMENT IS IN SAFE, OPERATIONAL CONDITION.
2. PROVIDE THE COMPLETE ELECTRICAL SYSTEM FREE OF GROUND FAULTS AND SHORT CIRCUITS SUCH THAT THE SYSTEM WILL OPERATE SATISFACTORILY UNDER FULL LOAD CONDITIONS, WITHOUT EXCESSIVE HEATING AT ANY POINT IN THE SYSTEM.

SPECIAL REQUIREMENTS

1. DO NOT LEAVE ANY WORK INCOMPLETE NOR ANY HAZARDOUS SITUATIONS CREATED WHICH WILL AFFECT THE LIFE OR SAFETY OF THE PUBLIC AND/OR BUILDING OCCUPANTS. DO NOT INTERFERE WITH OR CUTOFF ANY OF THE EXISTING SERVICES WITHOUT THE OWNER'S WRITTEN PERMISSION.
2. WHEN NECESSARY TO TEMPORARILY DISCONNECT ANY EXISTING BUILDING UTILITIES AND SERVICE SYSTEMS, INCLUDING FEEDER OR BRANCH CIRCUITING SUPPLYING EXISTING FACILITIES, CONFER WITH THE OWNER AND ARRANGE THE PERIOD OF INTERRUPTION FOR A TIME MUTUALLY AGREED UPON.
   SHUTDOWN NOTE: SCHEDULE AND NOTIFY OWNER 48 HOURS PRIOR TO SHUTDOWN. ALL SHUTDOWN WORK TO BE SCHEDULED AT A TIME CONVENIENT TO OWNER.

GROUNDING

1. ROUTE ALL GROUNDING CONDUCTORS AS SHOWN ON CONDUIT/GROUNDING RISER.
2. ROUTE 500 KCMIL CU. THHN CONDUCTOR FROM THE MGB LOCATION TO BUILDING STEEL. VERIFY BUILDING STEEL IS EFFECTIVELY GROUNDED PER NEC TO THE MAIN SERVICE GROUNDING ELECTRODE CONDUCTOR (GEC).
3. MAKE ALL GROUND CONNECTIONS FROM MGB TO ELECTRICAL EQUIPMENT WITH 2 HOLE, CRIMP TYPE, BURNDY COMPRESSION TERMINATIONS, SIZED AS REQUIRED.
4. USE 1 HOLE, CRIMP TYPE, BURNDY COMPRESSIONS TERMINATIONS, SIZED AS REQUIRED, AT EQUIPMENT GROUND CONNECTIONS.
5. HIRE AN INDEPENDENT LAB TO PERFORM THE SPECIFIED OHMS TESTING. PROVIDE 4 SETS OF THE CERTIFIED DOCUMENTS TO THE OWNER FOR VERIFICATION PRIOR TO THE PROJECT COMPLETION.

RACEWAYS

1. ALL WIRING TO BE INSTALLED IN CONDUIT SYSTEMS IN ACCORDANCE WITH THE FOLLOWING:
   A. EXTERIOR FEEDERS AND CONTROL, WHERE UNDERGROUND, TO BE IN SCH 40 PVC.
   B. EXTERIOR, ABOVE GROUND POWER CONDUITS TO BE GALVANIZED RIGID STEEL (RGS).
   C. ALL TELECOMMUNICATION CONDUITS, INTERIOR/EXTERIOR, TO BE EMT.
   D. INSTALL PULL ROPES IN ALL NEW EMPTY CONDUITS INSTALLED ON THIS PROJECT.
   E. ALL TELECOM CONDUITS AND PULL BOXES INSTALLED ON THIS PROJECT TO BE LABELED "T-MOBILE". OWNER WILL PROVIDE LABELS FOR CONTRACTOR TO INSTALL.
   F. INTERIOR FEEDERS TO BE INSTALLED IN E.M.T. WITH STEEL COMPRESSION FITTINGS.
   G. MINIMUM SIZE CONDUIT TO BE ¾" TRADE SIZE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
   H. FINAL CONNECTIONS TO MOTORS AND VIBRATING EQUIPMENT TO BE INSTALLED IN LIQUID-TIGHT FLEXIBLE METAL CONDUIT.
   I. CONDUIT TO BE RUN CONCEALED IN CEILINGS, FINISHED AREAS OR DRYWALL PARTITIONS, UNLESS OTHERWISE NOTED.
   J. THE ROUTING OF CONDUITS INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. BEFORE INSTALLING ANY WORK, EXAMINE THE WORKING LAYOUTS AND SHOP DRAWINGS OF THE OTHER TRADES TO DETERMINE THE EXACT LOCATIONS AND CLEARANCES.
   K. ALL EXTERIOR MOUNTING HARDWARE TO BE GALVANIZED STEEL. COORDINATE WITH BUILDING ENGINEER PRIOR TO ATTACHING TO BUILDING STRUCTURE.

RACEWAYS CONT'D

   L. PENETRATIONS OF WALLS, FLOORS AND ROOFS, FOR THE PASSAGE OF ELECTRICAL RACEWAYS, TO BE PROPERLY SEALED AFTER INSTALLATION OF RACEWAYS SO AS TO MAINTAIN THE STRUCTURAL OR WATERPROOF INTEGRITY OF THE WALL, FLOOR OR ROOF SYSTEM TO BE PENETRATED. SEAL ALL CONDUIT PENETRATIONS THROUGH FIRE OR SMOKE RATED WALLS, CEILINGS OR SMOKE TIGHT CORRIDOR PARTITIONS TO MAINTAIN PROPER RATING OF WALL OR CEILING.
   M. PROVIDE ALL CONDUIT ENDS WITH INSULATED METALLIC GROUNDING BUSHINGS.
   N. CONDUIT TO BE SUPPORTED AT MAXIMUM DISTANCE OF 8'-0", OR AS REQUIRED BY NEC, IN HORIZONTAL AND VERTICAL DIRECTIONS.
   O. PROVIDE STAINLESS STEEL BLANK COVER PLATES FOR ALL JUNCTION BOXES AND/OR OUTLET BOXES NOT USED IN EXPOSED AREAS. PROVIDE ALL OTHER UNUSED BOXES WITH STANDARD STEEL COVER PLATES.
   P. WHERE APPLICABLE, PROVIDE ROOFTOP CONDUIT SUPPORT SYSTEM, CONFORMING TO ROOFTOP WARRANTY REQUIREMENTS, PER BUILDING.

WIRES AND CABLES

1. CONTRACTOR TO COORDINATE WITH EQUIPMENT SUPPLIER AND VENDOR FOR EXACT EQUIPMENT OVER-CURRENT PROTECTION VOLTAGE, WIRE SIZE AND PLUG CONFIGURATION, IF APPLICABLE, PRIOR TO BID.
2. ALL EQUIPMENT/DEVICES TO BE PROVIDED WITH INSULATED GROUND CONDUCTOR.
3. ALL WIRE AND CABLE TO BE 600VOLT, COPPER, WITH THWN/THHN INSULATION, EXCEPT AS NOTED.
4. WIRE FOR POWER AND LIGHTING WILL NOT BE LESS THAN NO. 12AWG. ALL WIRE NO. 8 AND LARGER TO BE STRANDED.
5. CONTROL WIRING IS NOT TO BE LESS THAN NO. 14AWG, FLEXIBLE IN SINGLE CONDUCTORS OR MULTI-CONDUCTOR CABLES. CONTROL WIRING WILL CONSIST OF MULTI-CONDUCTOR CABLES WHEREVER POSSIBLE. CABLES TO BE PROVIDED WITH AN OVERALL FLAME-RETARDANT, EXTRUDED JACKET AND RATED FOR PLENUM USE. ALL CONTROL WIRE TO BE 600VOLT RATED.
6. WIRE PREVIOUSLY PULLED INTO CONDUIT IS CONSIDERED USED AND IS NOT TO BE RE-PULLED.
7. HOME RUNS AND BRANCH CIRCUIT WIRING FOR 20A, 120V CIRCUITS:

LENGTH (FT.)	HOME RUN WIRE SIZE
0 TO 50	NO. 12
51 TO 100	NO. 10
101 TO 150	NO. 8

8. VOLTAGE DROP IS NOT TO EXCEED 3%.
9. MAKE ALL CONNECTIONS WITH UL APPROVED, SOLDERLESS, PRESSURE TYPE INSULATED CONNECTORS: SCOTCHLOK OR AND APPROVED EQUAL.

WIRING DEVICES

1. ALL RECEPTACLES INSTALLED IN THIS PROJECT TO BE GROUNDING TYPE, WITH GROUNDING PIN SLOT CONNECTED TO DEVICE GROUND SCREW FOR GROUND WIRE CONNECTION.

DISCONNECT SWITCHES AND FUSES

1. DISCONNECT SWITCHES TO BE VOLTAGE-RATED TO SUIT THE CHARACTERISTICS OF THE SYSTEM FROM WHICH THEY ARE SUPPLIED.
2. PROVIDE HEAVY-DUTY, METAL-ENCLOSED, EXTERNALLY-OPERATED DISCONNECT SWITCHES, FUSED OR UNFUSED, OF SUCH TYPE AND SIZE AS REQUIRED TO PROPERLY PROTECT OR DISCONNECT THE LOAD FOR WHICH THEY ARE INTENDED.
3. PROVIDE NEMA 1 DISCONNECT SWITCHES FOR INTERIOR INSTALLATION, NEMA 3R FOR EXTERIOR INSTALLATION.
4. DISCONNECT SWITCHES TO BE MANUFACTURED BY:
   A. GENERAL ELECTRIC COMPANY
   B. SQUARE-D
5. PROVIDE RK-1 TYPE FUSES, UNLESS NOTED OTHERWISE.

INSTALLATION

1. INSTALL DISCONNECT SWITCHES WHERE INDICATED ON DRAWINGS.
2. INSTALL FUSES IN FUSIBLE DISCONNECT SWITCHES. FUSES MUST MATCH IN TYPE AND RATING.
3. FUSES TO BE MOUNTED SO THAT THE LABELS SHOWING THEIR RATINGS CAN BE READ WITHOUT REQUIRING FUSE REMOVAL.
4. FURNISH AND DEPOSIT SPARE FUSES AT THE JOB SITE AS FOLLOWS:
   A. THREE SPARES FOR EACH TYPE AND SIZE, IN EXCESS OF 60A, USED FOR INITIAL FUSING.
   B. TEN PERCENT SPARES FOR EACH TYPE AND SIZE, UP TO AND INCLUDING 60A, USED FOR INITIAL FUSING. IN NO CASE WILL LESS THAN THREE FUSES OF ONE PARTICULAR TYPE AND SIZE BE FURNISHED.

GENERAL NOTES:

INTENT

1. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
2. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH
3. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
4. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
5. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

CONFLICTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATIONS OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
2. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
3. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED, OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

CONTRACTS AND WARRANTIES

1. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.
2. SEE MASTER CONTRACTION SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

STORAGE

1. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

CLEANUP

1. THE CONTRACTORS SHALL, AT ALL TIMES, KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK AND AT THE COMPLETION OF THE WORK. THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY TO USE.
2. EXTERIOR
   A. VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.
   B. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
   C. IF NECESSARY, TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.
3. INTERIOR
   A. VISUALLY INSPECT INTERIOR SURFACE AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS, FLOOR, AND CEILING.
   B. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
   C. REMOVE PAINT DROPPINGS, SPOTS, STAINS, AND DIRT FROM FINISHED SURFACES.

CHANGE ORDER PROCEDURE:

1. REFER TO SECTION 17 OF SIGNED MCSA: SEE PROFESSIONAL SERVICE AGREEMENT FOR MCSA.

RELATED DOCUMENTS AND COORDINATION

1. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

SHOP DRAWINGS

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO THE OWNER FOR APPROVAL.
2. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

PRODUCTS AND SUBSTITUTIONS

1. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST, IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
2. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER, SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

QUALITY ASSURANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE, BUT NOT BE LIMITED TO THE APPLICABLE CODES SET FORTH BY THE LOCAL GOVERNING BODY. SEE "CODE COMPLIANCE" T-1.

ADMINISTRATION

1. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. SUBMIT A BAR TYPE PROGRESS CHART, NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT THE SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK AND SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.
3. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE, BUT NOT LIMITED TO, THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
4. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
5. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL WPCS SAFETY REQUIREMENTS IN THEIR AGREEMENT.
6. PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE OWNER.
7. COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
8. NOTIFY THE OWNER/PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.

INSURANCE AND BONDS

1. CONTRACTOR, AT THEIR OWN EXPENSE, SHALL CARRY AND MAINTAIN, FOR THE DURATION OF THE PROJECT, ALL INSURANCE, AS REQUIRED AND LISTED, AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE OWNER. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.
2. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
3. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE.

ARCHITECTURAL SYMBOLS

STORAGE
38

(3) ——▶

DETAIL REFERENCE KEY

REFER TO
DRAWING DETAIL NUMBER
RE: 2/A-3
SHEET NUMBER OF DETAIL
2
A-3

ABBREVIATIONS

ADJ	ADJUSTABLE
AGL	ABOVE GROUND LINE
&	AND
APPROX	APPROXIMATE
@	AT
BTS	BASE TRANSMISSION STATION
CAB	CABINET
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
DIA OR ⌀	DIAMETER
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EGB	EQUIPMENT GROUND BAR
(E)	EXISTING
EXT	EXTERIOR
FF	FINISHED FLOOR
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
LG	LONG
MAX	MAXIMUM
MECH	MECHANICAL
MW	MICROWAVE DISH
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
(P)	PROPOSED
PCS	PERSONAL COMMUNICATION SYSTEM
PPC	POWER PROTECTION CABINET
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TYP	TYPICAL
VIF	VERIFY IN FIELD
UON	UNLESS OTHERWISE NOTED
WWF	WELDED WIRE FABRIC
W/	WITH

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www.infinigy.com

SUBMITTALS		
DATE	DESCRIPTION	REVISION
04/16/21	ISSUED FOR PERMIT	0

DEPT.	DATE	APP'D	REVISIONS
RFE			
RF MAN.			
ZONING			
OPS			
CONSTR.			
SITE AC.			

PROJECT NO:	1197-C0001-C
DRAWN BY:	PEG
CHECKED BY:	JLM

STATE OF NEW HAMPSHIRE
CHRIS JOHN WARREN
No. 108[illegible]
4/23/21
LICENSED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

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NOTE: IF DRAWINGS ARE 22"x34", USE GRAPHICAL SCALE AND/OR 1/2 TIMES OF THE NOTED SCALE.

SITE NUMBER:
4NBS027_NM03XC027

SITE NAME:
HARBOUR PLACE

1 HARBOUR PLACE
PORTSMOUTH, NH 03801

SHEET TITLE

GENERAL AND ELECTRICAL NOTES

SHEET NUMBER

N-1

Historic District Commission

Staff Report – July 7th & 14th, 2021

July 7th MEETING

Administrative Approvals:

1. **14 Mechanic Street. (LUHD-338) - Recommend Approval**
2. **32 Pickering Street. (LUHD-350) - Recommend Approval**
3. **165 Court Street (LUHD-354) - Recommend Approval**
4. **15 Middle Street (LUHD-353) - Recommend Approval**
5. **306 South Street (LUHD-352) - Recommend Approval**
6. **166 New Castle Ave.(LUHD-351) - Recommend Approval**
7. **24 Middle Street (LUHD-349) - Recommend Approval**
8. **125 Bow Street (LUHD-360) - Recommend Approval**
9. **60 Penhallow St. (LUHD-362) - Recommend Approval**
10. **60 Penhallow St. (LUHD-355) - Recommend Approval**
11. **553 Islington St. (LUHD-356) - Recommend Approval**
12. **49 Hunking St. (LUHD-358) - Recommend Approval**
13. **124 State Street (LUHD-359) - Recommend Approval**
14. **6 Rock Street (LUHD-363) - Recommend Approval**

PUBLIC HEARINGS – NEW BUSINESS:

1. 165 Court St. (LU-21-87) (mural signage)
2. 99 Bow St. (LU-21-110) (decks)
3. 12 South St. (LU-21-101) (1 story addition)
4. 150 Daniel St. (LU-21-78) (2 story carriage house)
5. 564 Middle St. (LU-21-123) (3 windows and a door)
6. 50 Mt. Vernon St. (LU-21-84) (garage)
7. 420 Pleasant St. (LU-21-126) (rear addition)
8. 33 Gardner St. (LU-21-135) (chimney)

July 14th MEETING

Administrative Approvals:

- Pending review

EXTENSION REQUESTS:

1. 19 South St. (LU-20-102) (windows and doors)

WORK SESSIONS/ PUBLIC HEARINGS (NEW):

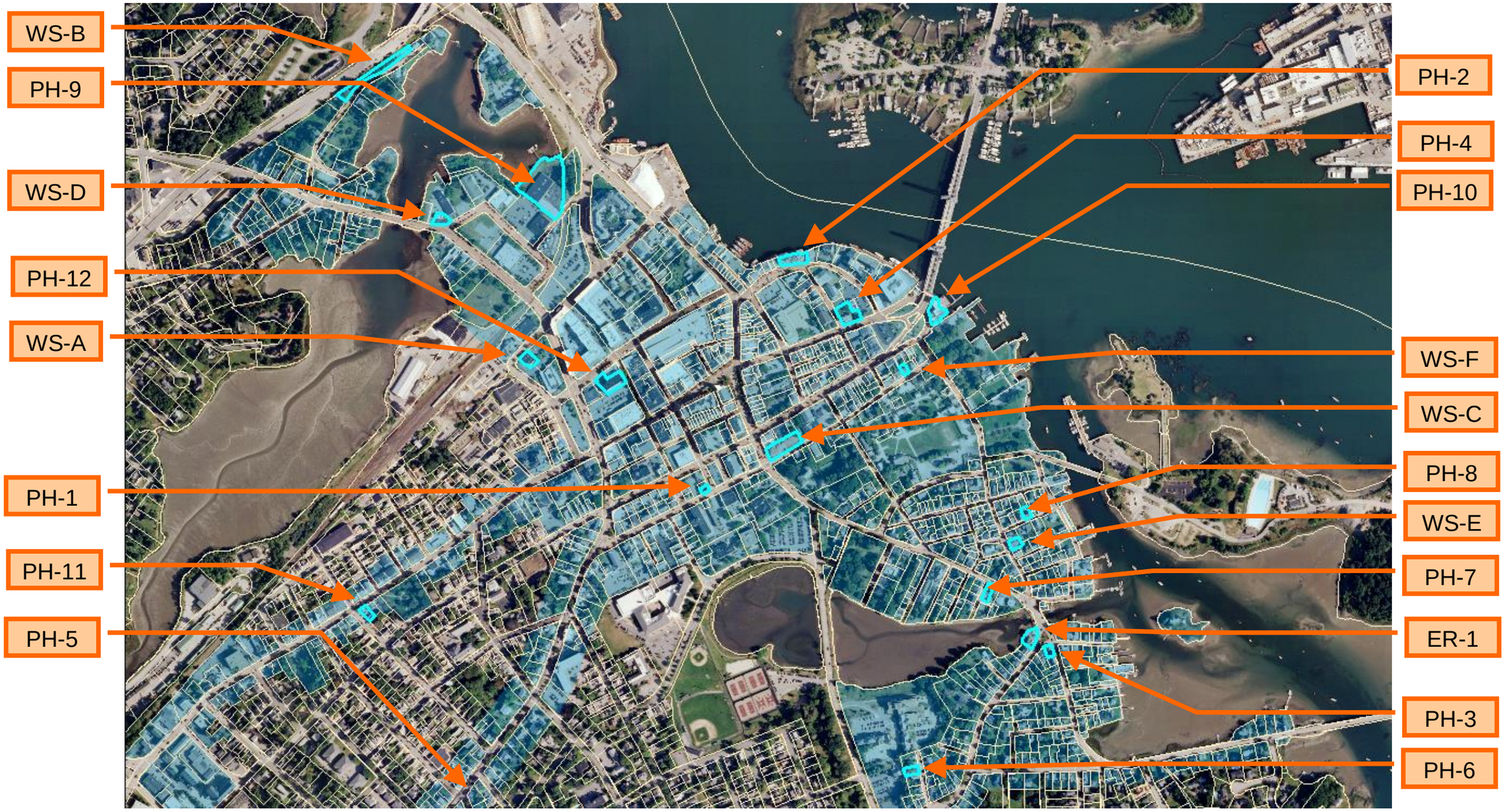
9. 53 Green St. St. (LU-21-55) (5 story building)
10. 10 State St. (LU-21-133) (side entryway)
11. 322 Islington St. (LU-21-355) (carriage house)

PUBLIC HEARINGS – OLD BUSINESS:

12. 64 Vaughan St. (LU-21-214) (3 story building)

WORK SESSIONS – OLD BUSINESS:

A. 238 Deer St. (LUHD-340) (3.5 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: July 7th and 14th, 2021
APPLICATIONS: 33

Historic District Commission

Project Evaluation Form: **165 COURT STREET (LU-20-87)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #1**

A. Property Information - General:
Existing Conditions:
- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 1,807 SF +/-
- Estimated Age of Structure: c.1953
- Building Style: Modern
- Number of Stories: 2.0
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Fleet and Court Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To modify the storefront system.

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 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 historic structure is located along the intersection of Fleet and Court Streets and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The building in this neighborhood have little to no front yard setback and shallow side yard setbacks.

J. Previous HDC Comments and Suggestions:
- This building was recently renovated with a new awning, signage and lighting.

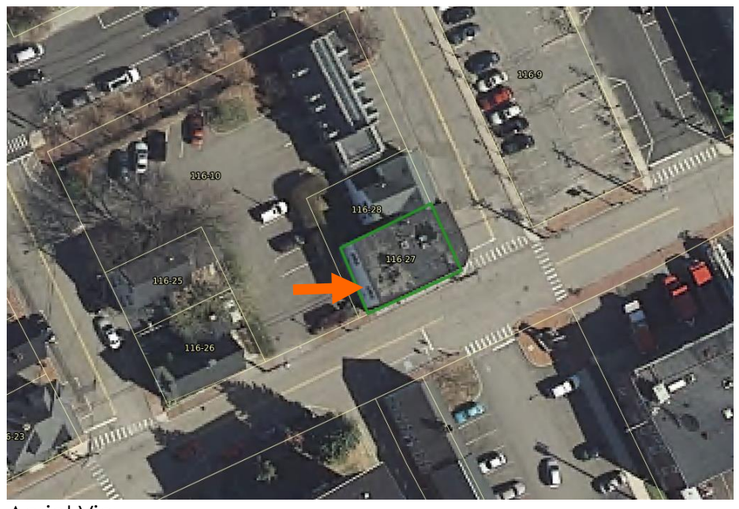
K. Staff Comments and Suggestions for Consideration:
- The proposed improvements include adding new signage and a wall mural along the TD Parking Lot on Court Street.

Design Guideline Reference – *Guidelines for Signs and Awnings (11).*

L. Proposed Design, 3d Massing View and Aerial View:



Recently Approved Design and proposed Mural



Aerial View

HISTORIC SURVEY RATING

NC

165 COURT STREET (LU-20-82) – PUBLIC HEARING #1 (MINOR)

		No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
STAFF			GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
		1	Gross Floor Area (SF)				
		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)				

MINOR PROJECT
– ADD NEW SIGNAGE AND WALL MURAL –

HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Siding / Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Awnings			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 165 COURT ST Case No.:1 Date:7-7-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Historic District Commission

Project Address: **99 BOW STREET (LU-21-110)**
Permit Requested: **CERTIFCATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #2**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 10,454 SF +/-
- Estimated Age of Structure: 2010
- Building Style: Federal Revival
- Number of Stories: 4.5
- Historical Significance: NA
- Public View of Proposed Work: View from Bow Street
- Unique Features: Recent Infill Building
- Neighborhood Association: Downtown

B. Proposed Work: To add a new deck and dock structure.

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 alternations, additions or expansions)

I. Neighborhood Context:

- The building is located along Bow Street and is surrounded with many existing historic brick buildings ranging from 3 to 4.5 stories in height. The neighborhood is predominantly made up of brick structures on shallow lots with no setback from the sidewalk.

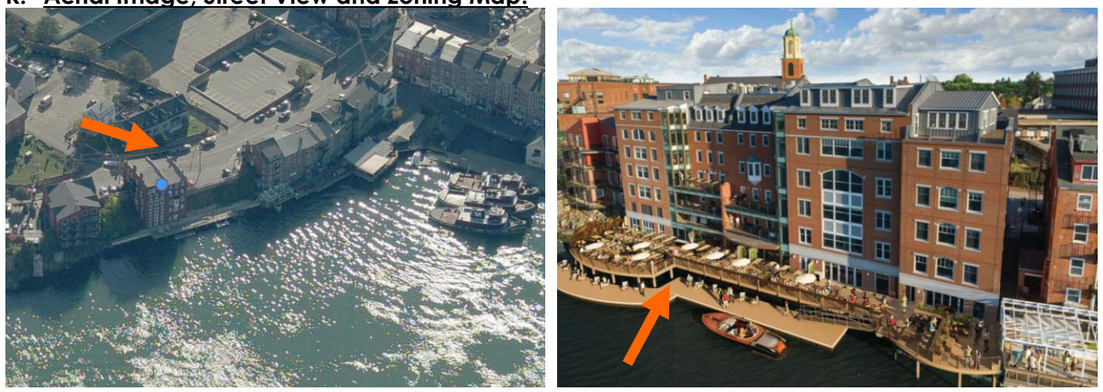
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

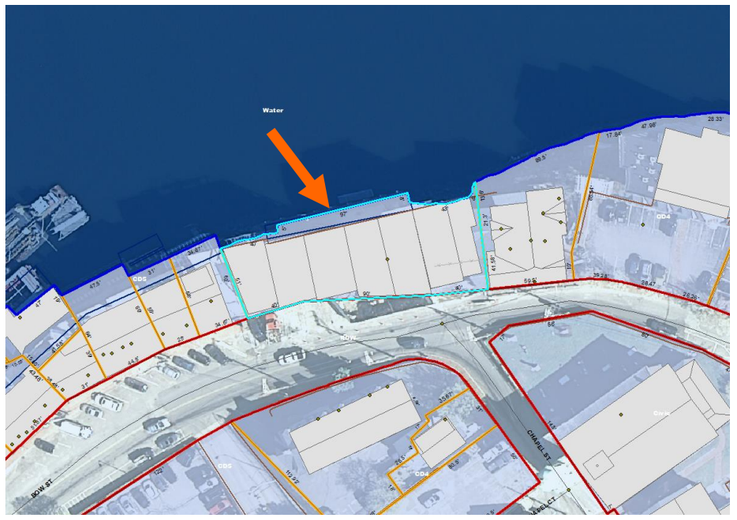
- Increase the size of the deck;
- Add a new deck on the west end for public use;
- Add two murals to the deck areas; and
- Install planter boxes.

Design Guideline Reference – *Guidelines for Site Elements and Streetscapes(10) and Signs & Awnings (11).*

K. Aerial Image, Street View and Zoning Map:



Aerial and Waterside Image



Zoning Map

HISTORIC SURVEY RATING

-

99 BOW STREET – PUBLIC HEARING #2 (MODERATE PROJECT)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
- ADD NEW DECK AND DOCK STRUCTURE ONLY -

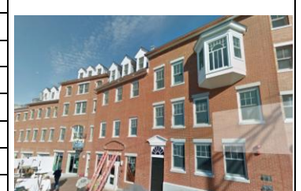
HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:99 BOW STREET Case No.: 2 Date: 7-7-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **12 SOUTH STREET (LU-21-101)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 25,969 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: Italianate
- Number of Stories: 3.0
- Historical Significance: Focal
- Public View of Proposed Work: View from Court and Church Streets
- Unique Features: Landmark Building
- Neighborhood Association: Downtown

B. Proposed Work: To add a single-story rear addition.

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 Salter and Marcy Streets. It is surrounded with many 2.5 - 3 story historic structures with shallow front yard setbacks and small landscaped side yards.

J. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

- Add a 16x20 rear single-story addition.
- Note that a variance was approved for the building coverage and setbacks.

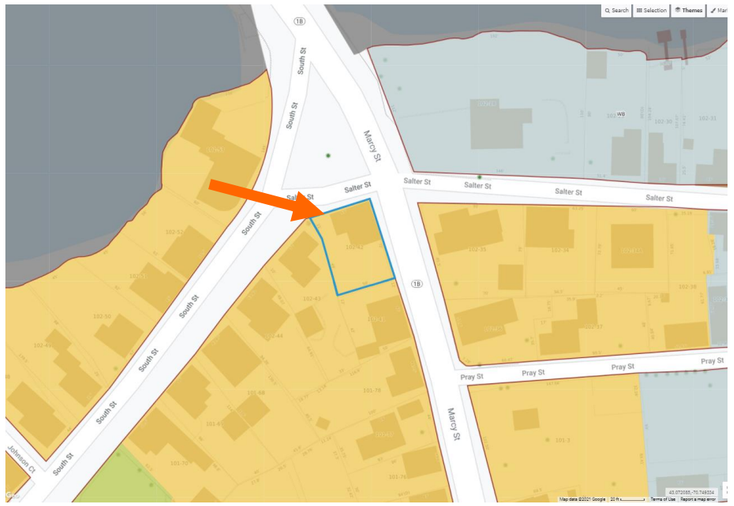
Design Guideline Reference – *Guidelines for Windows and Doors (08) and Small Scale Construction & Additions (10).*

K. Aerial Image, Street View and Zoning Map:





Elevations and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

12 SOUTH STREET (LU-21-101) – PUBLIC HEARING #3 (MINOR)

STAFF	No.	INFO/ EVALUATION CRITERIA: Project Information	SUBJECT PROPERTY: Existing Building	SUBJECT PROPERTY: Proposed Building (+/-)	NEIGHBORHOOD CONTEXT: Abutting Structures (Average)	NEIGHBORHOOD CONTEXT: Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	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)				

MINOR PROJECT
– ADD A 1-STORY REAR ADDITION –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:110 COURT STREET Case No.:3 Date: 7-7-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **150 DANIEL STREET (LU-21-78)**
Permit Requested: **CERTIFCATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #4**

A. Property Information - General:

Existing Conditions:
- Zoning District: Civic
- Land Use: Museum
- Land Area: 12,632 SF +/-
- Estimated Age of Structure: c.1716
- Building Style: Early Georgian
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Chapel Street
- Unique Features: Reconstruction Project
- Neighborhood Association: Downtown

B. Proposed Work: To reconstruct a two-story carriage house.

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:
- The Warner house is a historically-significant and focal building located along Daniel Street. The property is surrounded with many historically significant structures and most no or very shallow setbacks along the street and narrow side yards.

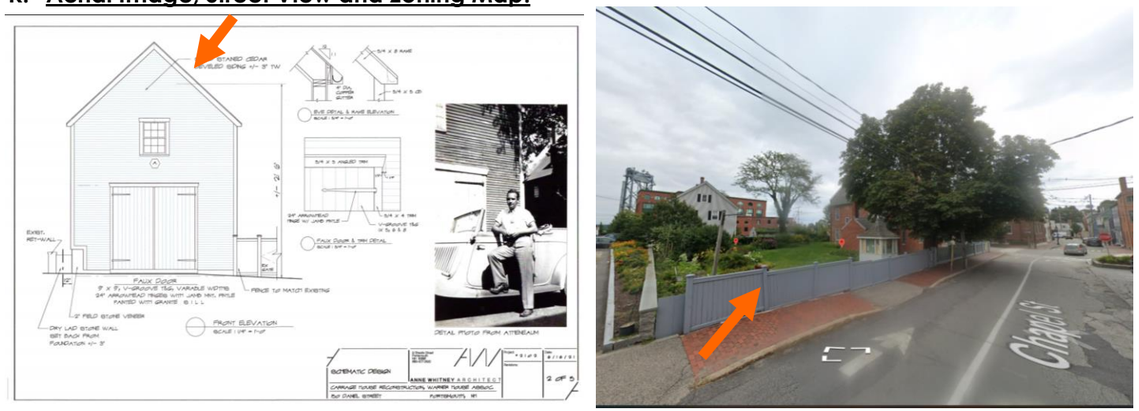
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:
- Reconstruct a two-story carriage house structure on the property.
- The carriage house is proposed to be 18' x 32'.
- The first floor is proposed to be used as a meeting room for the museum and the upper floor will be used as a curatorial workroom and storage.

Note that a variance was granted for the placement of the carriage house within the setbacks.

Design Guideline Reference – *Guidelines for Roofing (04), Exterior Woodwork (05) and Windows and Doors (08)*

K. Aerial Image, Street View and Zoning Map:



Elevation and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

150 DANIEL STREET (LU-21-78) – PUBLIC HEARING #4 (MODERATE)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
- Reconstruct of a Two-Story Carriage House Structure -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:150 DANIEL STREET Case No.: 4 Date: 7-7-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **564 MIDDLE STREET (LU-21-123)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #5**

A. Property Information - General:

Existing Conditions:
- Zoning District: MRO
- Land Use: Two-Family
- Land Area: 11,761 SF +/-
- Estimated Age of Structure: c. 1875
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: Limited View from Middle Street
- Unique Features: NA
- Neighborhood Association: Wibird

B. Proposed Work: Replace 3 windows and add new windows and doors.

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)

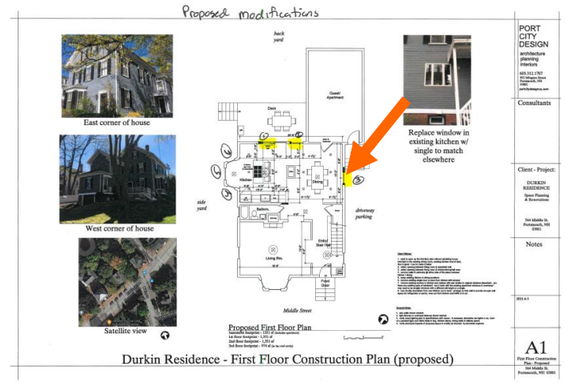
I. Neighborhood Context:
- The structure is located along Middle Street and is surrounded with many historically-significant 2.5-3 story structures.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:
- Replace 3 existing windows; and
- Add new side and rear windows and doors.

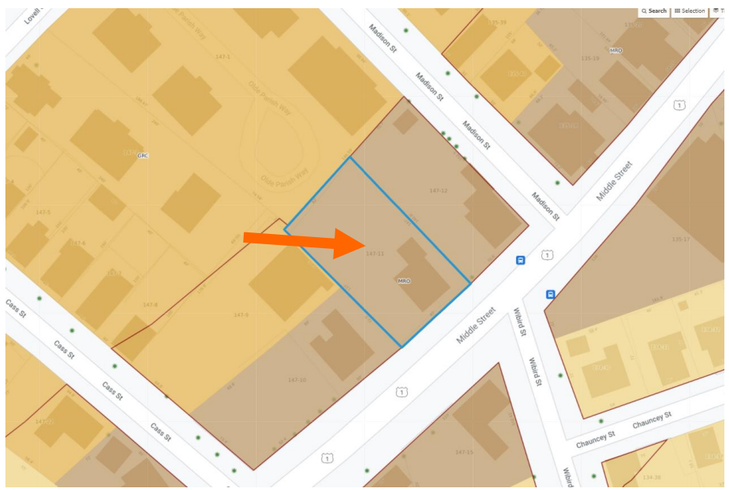
- **Design Guideline Reference: *Guidelines for Exterior Woodwork (05), and Windows and Doors (08).***

K. Aerial Image, Street View and Zoning Map:





Site Plans and Street View Image



Zoning Map

HISTORIC SURVEY RATING

NA

564 MIDDLE STREET (LU-21-123) – PUBLIC HEARING #5 (MINOR)

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)				
	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				

MINOR PROJECT
– REPLACE AND ADD REAR AND SIDE WINDOWS & DOORS –

HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:564 Middle St. Case No.:5 Date: 7-7-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **50 MT. VERNON ST (LU-21-84)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #6**

Existing Conditions:
- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 4,350 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from Mt. Vernon Street.
- Unique Features: Accessory Structure
- Neighborhood Association: South End

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:
- The building is located along Mount Vernon Street and is surrounded with many 1.5 - 2-5 story historic structures with small lots and shallow setbacks from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

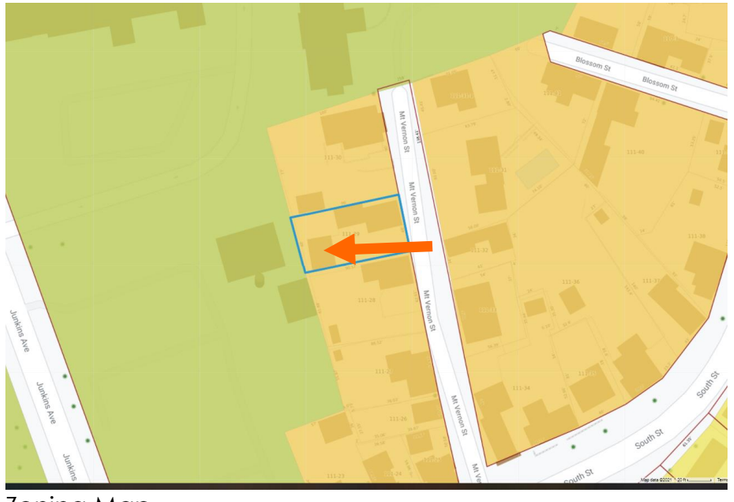
The Application is proposing to:
- Add two shed dormers to the attic on the existing garage and cover the space to living area.

- **Design Guideline Reference – *Guidelines for Roofing (04) and Windows and Doors (08).***

K. Aerial Image, Street View and Zoning Map:



Elevations and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

50 MT. VERNON ST. (LU-21-84) – PUBLIC HEARING #6 (MINOR PROJECT)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	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)				

MINOR PROJECT
– Convert Attic to Living Space and Add 2 Dormers –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:50 MT. VERNON ST. Case No.:6 Date: 7-7-21
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **420 PLEASANT ST. (LU-21-126)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #7**

A. Property Information - General:

Existing Conditions:
- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 4,791 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Historical Significance: C
- Public View of Proposed Work: View from Franklin Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Construct a rear addition with deck, add staircase, & new front porch

C. Other Permits Required:

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

D. Lot Location:

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

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

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:
- The building is located along the intersection of Pleasant and Franklin Streets. It is surrounded with many 2 to 3 story wood- and brick-sided structures with shallow front yard setbacks, narrow side yards, and deeper rear yards.

J. Background & Suggested Action:

The applicant is proposing to:
- Renovate the rear elevation by adding a rear addition with a roof deck, a 3-story stair enclosure and a new rear entry porch.
- Note that there are letters of support in the file from the abutters.

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

K. Aerial Image, Street View and Zoning Map:



Elevations & Street view Image



Zoning Map

HISTORIC SURVEY RATING

C

420 PLEASANT ST. (LU-21-126) – PUBLIC HEARING #7 (MODERATE PROJECT)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	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)				

MODERATE PROJECT
– Replace Chimney & Decks and Stairs –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:420 Pleasant St. Case No.:7 Date: 7-7-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **33 GARDNER ST. (LU-21-135)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #8**

Existing Conditions:
- Zoning District: GRB
- Land Use: Multi- Family
- Land Area: 13,860 SF +/-
- Estimated Age of Structure: c.1740
- Building Style: Colonial
- Historical Significance: C
- Public View of Proposed Work: View from Gardner ST. & Walton Alley
- Unique Features: One of the oldest buildings in the neighborhood
- Neighborhood Association: South End

B. Proposed Work: To reconstruct a removed 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 building is located along Gardner Street and is surrounded by many historically significant structures in the heart of the historic district. It has a shallow front yard setback and a small lot consistent with the surrounding properties.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

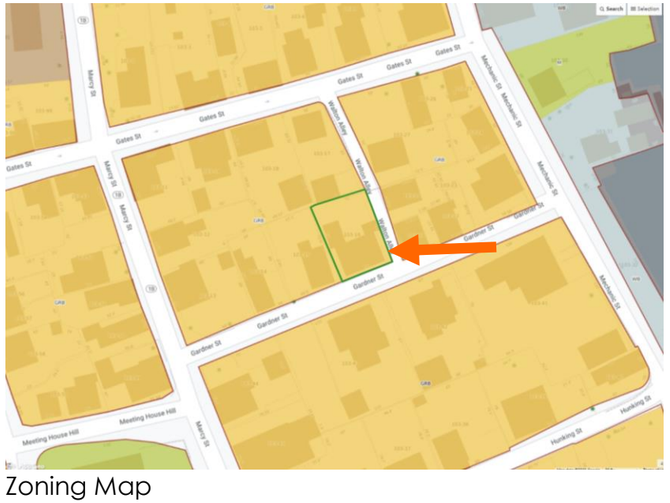
- Replace the recently-removed chimney which was removed to below the roofline without a permit from the city or approval from the HDC.
- As a response, the applicant proposes a restoration brick (Morin) and a mortar mix compatible with historic brick.
- This is a replacement-in-kind with the same dimensions and design of the removed chimney.

- **Design Guideline Reference – *Guidelines for Roofing (04).***

K. Aerial Image, Street View and Zoning Map:



Aerial and 3D Massing Model Image



Zoning Map

HISTORIC SURVEY RATING

C

33 GARDNER STREET (LU-21-135) – PUBLIC HEARING #9 (MINOR 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)				
	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)				

MINOR PROJECT
– Replace Chimney In-Kind –

HISTORIC DISTRICT COMMISSION MEMBERS			**PROJECT REVIEW ELEMENT**	**APPLICANT'S COMMENTS**	**HDC SUGGESTIONS**	**APPROPRIATENESS**
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:33 GARDNER STREET Case No.:9 Date: 7-7-21
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
3. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **53 GREEN STREET (LU-21-55)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #9**

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.
- The project design has been modified to avoid the need for zoning relief for the minimum lot line buildouot.

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

K. Proposed Design, Street View and Aerial View:



Proposed Design Renderings



Aerial View

HISTORIC SURVEY RATING

NC

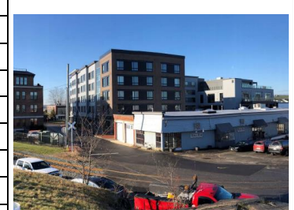
53 GREEN STREET (LU-21-55) – PUBLIC HEARING #9 (MAJOR)

		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)				
	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)				

MAJOR PROJECT
– Demolish Structures & Construct a 5-Story, Mixed-Use Building –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 53 GREEN STREET Case No.:9 Date:7-14-21
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Wi9h1rawn



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: 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:

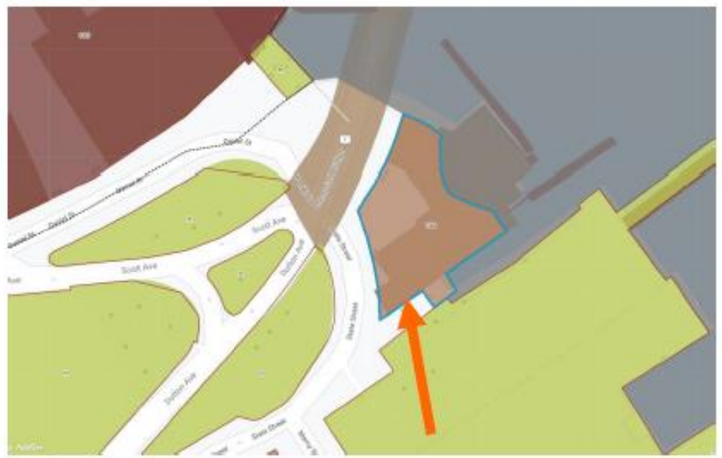
The applicant proposes the following design changes:

- 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

HISTORIC SURVEY RATING

-

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

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)				
	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)				

MINOR PROJECT
- New Recessed Entryway Portico -

HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ 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: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **322 ISLINGTON STREET (LU-21-355)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #11**

A. Property Information - General:
Existing Conditions:
- Zoning District: CD4-L2
- Land Use: Two- Family
- Land Area: 4,422 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Mansard
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Cabot and Islington Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: To extend or replace the 2 story garage and add a connector.

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 contributing historic structure is located along Cabot and Islington Streets. It is surrounded with many other wood, 2-2.5 story contributing structures with shallow frontyard setbacks.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to:
  - Remodel the existing carriage house in a new location.
  - Add a single story connector.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small Scale New Construction & Addition (10).*

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

322 ISLINGTON STREET (LU-21-355) – PUBLIC HEARING #11 (MODERATE)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	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)				

MODERATE PROJECT
– REMODEL CARRIAGE HOUSE AND ADD CONNCETOR ONLY –
-

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:322 ISLINGTON STREET Case No.:11 Date: 7-14-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **64 VAUGHAN MALL (LU-21-214)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #A**

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)

L. Neighborhood Context:
- 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.

M. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:
- Add three story addition with an attic to the existing historic structure.
- The revised elevations show a variety of modifications suggested by the Commission.

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

N. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

64 VAUGHAN MALL (LU-21-214) – PUBLIC HEARING #A (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)				
	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)				

MAJOR PROJECT
– Add a 3-Story Addition to the Existing Building –

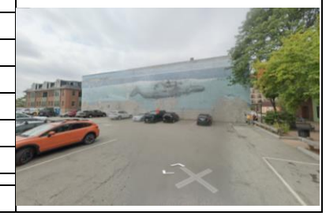
HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:64 VAUGHAN MALL Case No.:A Date: 7-14-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
4. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: 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)

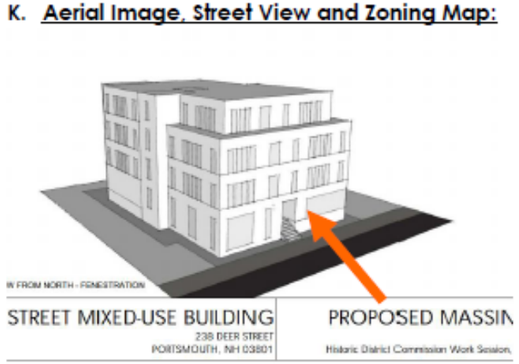
I. Neighborhood Context:
- The building is located along Deer Street. It is surrounded with many 3-4 story masonry structures with shallow setbacks.

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 #B (MAJOR)

STAFF	No.	INFO/ EVALUATION CRITERIA: Project Information	SUBJECT PROPERTY: Existing Building	SUBJECT PROPERTY: Proposed Building (+/-)	NEIGHBORHOOD CONTEXT: Abutting Structures (Average)	NEIGHBORHOOD CONTEXT: Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	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)				

MAJOR PROJECT
– Construct a 4-Story Building –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:238 DEER ST. Case No.:A Date: 7-14-21
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: 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.**

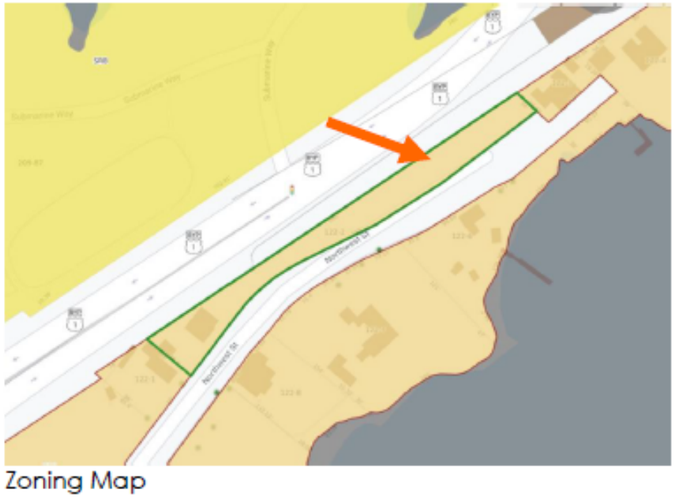
Design Guideline Reference – *Guidelines for New Construction (02-09).*

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	
		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)				
	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)				

MODERATE PROJECT
– Construct a New Single-Family Structure -

HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ 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: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 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)

STAFF		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	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)				
	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)				

MAJOR PROJECT
– Construct a 3-Story Addition and a Connector Building –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens / Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ 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: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **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 August.**

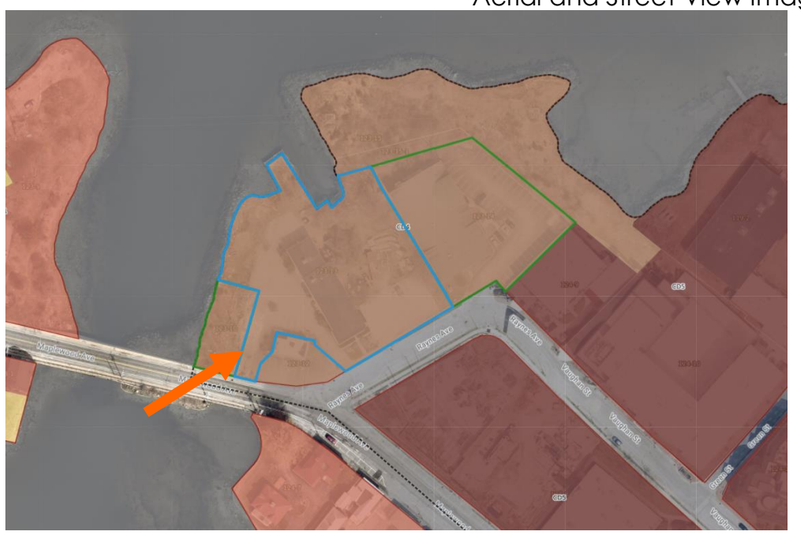
Design Guideline Reference – *Guidelines for Commercial Developments and Storefronts (12).*

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

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

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	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)				

MAJOR PROJECT
– Construct two 5 Story Mixed-Use Buildings –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:1 & 31 Rayes Ave. Case No.:D Date: 7-14-21
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

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

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:

a. 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 – The applicant has submitted a request to postpone this application until the August 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)				
	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)				

MODERATE PROJECT
– Construct a Recessed Roof Dormer and Deck –

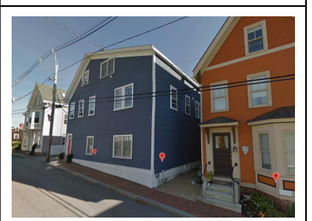
HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:279 MARCY ST. Case No.:F Date: 4-14-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **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:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

L. Neighborhood Context:
- The buildings are located along lower Court Street. It's surrounded with many wood- and brick-sided structures with no setbacks and shallow sideyards. This structure also abuts Strawbery 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 August while they continue to study the visual impacts of the project.**

- **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)

E

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)				
	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)				

MODERATE PROJECT
– Add 4th Floor Addition and Roof Deck –

HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
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		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
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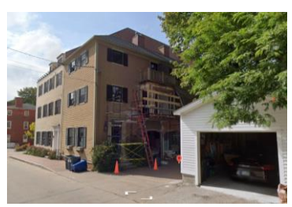
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:449 COURT STREET Case No.:F Date: 7-14-21

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

19 South Street, Unit #1

Certificate of Approval Extension Request: 1-Year

LU-20-102

ANNE WHITNEY ARCHITECT

6/29/21

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

Re: 19 South Street, Unit 1

Dear Commission,

I am writing on behalf of Susan Lassen to request a one year extension to the August 2020 HDC Approval for window & door changes at 19 South St., Unit 1. Unforeseen circumstances have put this project on hold. The Owner would appreciate the extension to have more time to decide how to proceed.

Sincerely,

Anne Whitney
Architect

cc: Susan Lassen

9 Sheafe Street
Portsmouth
NH 03801
603.427.2832
archwhit@aol.com

53 Green Street

Certificate of Approval

LU-21-55

Historic District Commission - City of Portsmouth
1 Junkins Avenue - Portsmouth, NH 03801
June 18, 2021

53 Green Street - HDC Work Session and Public Hearing / Application for Approval

We respectfully submit this Application for Approval for the construction of a new Mixed-Use building located at 53 Green Street.

Work Session:

- The Green Street Elevation has been shifted over 8' and grew by 4' total to meet zoning requirements.
- This modification allows for an increase in Commercial Space area with glazed corners, and maintains a 20 foot wide pedestrian way.
- The transformer has been relocated to a less prominent location improving the pedestrian experience at the Green Street entrance of the path.

Design Development Summary:

- After studying several options for a Signature Portsmouth Style, this Curved Nautical Form emerged as the preferred identity for this location along North Mill Pond.
- Window patterns have been refined for a decidedly more residential feel.
- The memory of the existing arches carries forward as a backdrop for a landscaped earth berm framed by a low seating wall.
- Strong stepping forms allow the building to recede away from North Mill Pond and reveal more of the lighter-toned horizontal siding.
- The top floor is set back in a light horizontal band with pronounced overhangs. Horizontal siding further enhances the top floor ribbon.
- Details at the base of the building include varied cast stone and textured brick.
- Horizontal cast stone banding elements encircle the building at key elevations.
- Light metal balcony rails add texture.
- Windows and doors are appropriately detailed with traditional lintels, brick sills, and soldier courses.
- A Public Art installation is planned in cooperation with 3S Artspace located along the pedestrian way.

Please refer to the attached drawings for more information.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA
Principal, CJ Architects

Representing:
Jeff Johnston, Owner

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2.0: Market Street View

2.1: Russell Street View

2.2: Green Street View

2.3: Green Street View

2.4: View from Park

2.5: View from AC Hotel

3.0 – 3.4: Materials

4.0: Scaled Drawings
- Floor Plans
- Elevations
- Building Sections
- Wall Sections
- Details
- Site Plan
- Landscape Plan



53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM MARKET STREET

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

CATHARTES EMBARC

CJ ARCHITECTS

1.0



53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM GREEN STREET

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

CATHARTES EMBARC

CJ ARCHITECTS

1.1



53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEW

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

CATHARTES EMBARC

CJ ARCHITECTS



53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

RUSSELL STREET VIEW

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

CATHARTES EMBARC

CJ ARCHITECTS



53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET VIEW

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

CATHARTES
EMBARC

CJ ARCHITECTS



53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET VIEW

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

CATHARTES EMBARC

CJ ARCHITECTS



53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM THE PARK

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

CATHARTES EMBARC

CJ ARCHITECTS



53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM AC HOTEL

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

CATHARTES

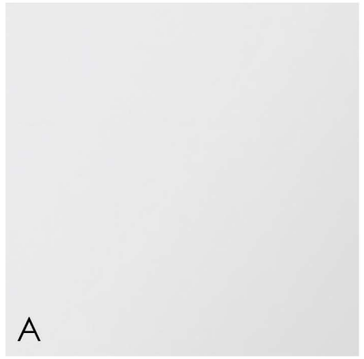
EMBARC

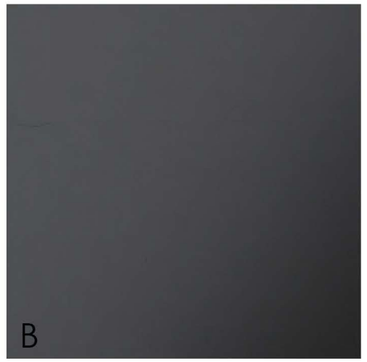
CJ ARCHITECTS

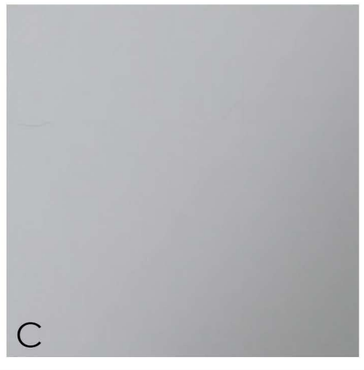


GARAGE SCREEN

MANUFACTURER: PARASOLEIL
PATTERN/COLOR: NUKUBALAVU / BLACK LICORICE





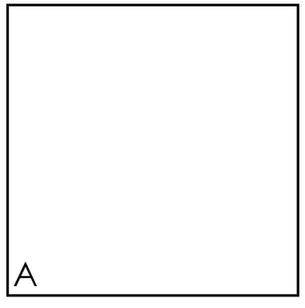


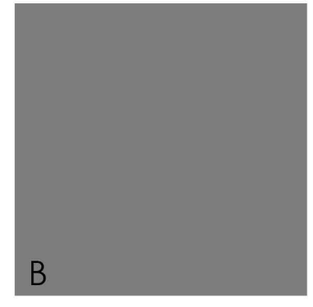
COMPOSITE METAL PANELS

MANUFACTURER: REYNOBOND
PATTERN/COLOR: A= PURE WHITE
B= PEWTER
C=CADET GREY









FIBER CEMENT SIDING

MANUFACTURER: ARTISAN SIDING
STYLE: V-GROOVE
COLOR: A=STONE WHITE (SHIPLAP)
B=GREY SLATE (PANEL)

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

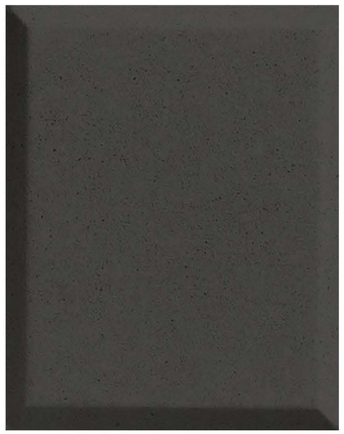
MATERIALS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

CATHARTES EMBARC

CJ ARCHITECTS





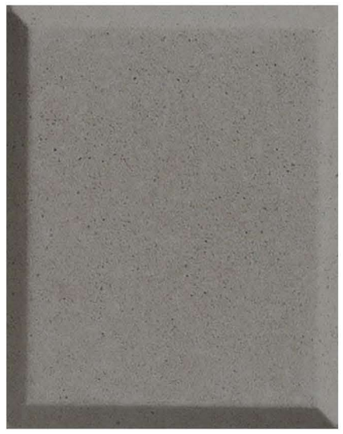
C



D



A



B



BRICK

MANUFACTURER: GLEN-GERY
COLOR: NAPA VALLEY SMIOOTH IRONSPOT
MORTAR: NATURAL PORTLAND LIME CEMENT
SPECIAL INSTRUCTIONS: RUNNING BOND

CAST STONE

MANUFACTURER: NORTHERN DESIGN ARCHITECTURAL PRECAST & STONE
COLOR A: NATURAL LIMESTONE / LIGHT ETCH
COLOR B: SLATE / LIGHT ETCH
COLOR C: PEWTER / LIGHT ETCH
COLOR D: BRICK MATCH RED / LIGHT ETCH

RAILINGS

MANUFACTURER: JAKOB ROPE SYSTEMS
COLOR: PAINTED METAL TO MATCH ADJACENT WINDOW COLOR

MATERIALS

53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 7, 2021

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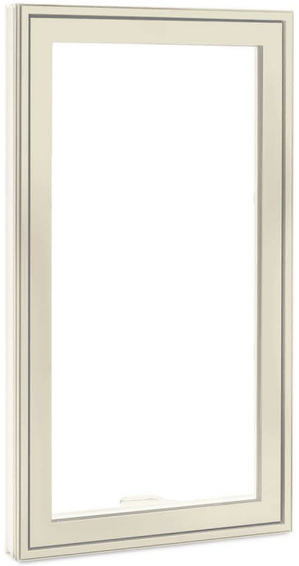
COLOR: BRONZE

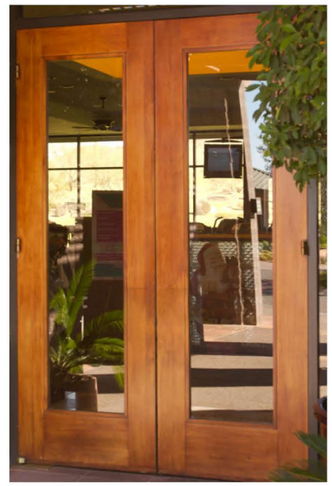


COLOR: STONE WHITE









CASEMENT AND AWNING WINDOWS

MANUFACTURER:	MARVIN
SERIES:	ESSENTIAL

DOORS

MANUFACTURER:	MARVIN
SERIES:	SIGNATURE ULTIMATE OUTSWING DOOR
COLOR:	MATCH WINDOWS

STOREFRONT

MANUFACTURER:	TRIFAB
SERIES/COLOR A:	451UT / DARK BRONZE
SERIES/COLOR B:	451UT / ANODIZED ALUMINUM
STOREFRONT DOOR:	MAHOGANY

53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

MATERIALS

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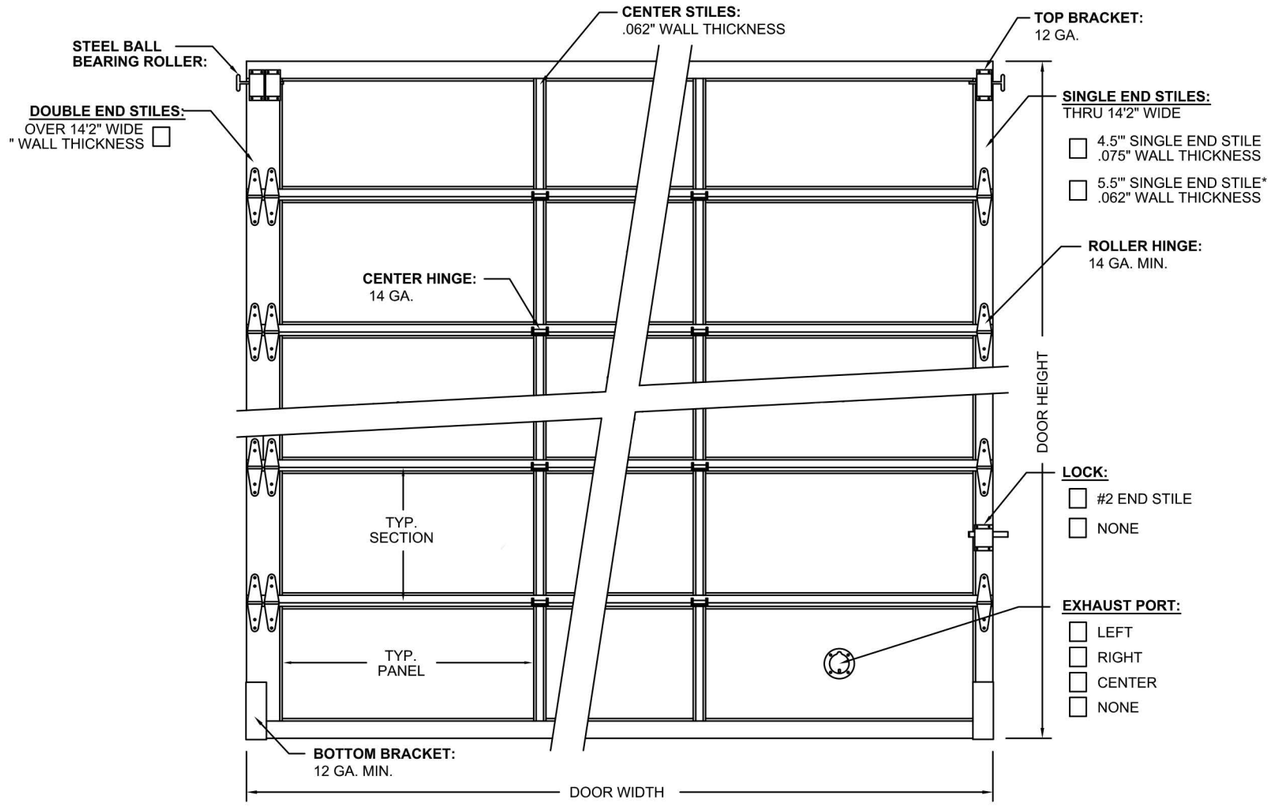






ALUMINUM PANEL
COLOR MATCH



DARK BRONZE
ANODIZED*

Satin Stainless Steel	US32D	630	
Dark Oxidized Satin Bronze, Equivalent	US10BE	613E	

GARAGE DOOR

MANUFACTURER: CLOPAY
MODEL: #904
PANEL COLOR: ALUMINUM PANEL COLOR MATCH
FRAME COLOR: DARK BROZE

DOOR PULLS

MANUFACTURER: ASSA ABLOY
SERIES/COLOR A: NOIRMET - RM3810 / DARK BRONZE
SERIES/COLOR B: NOIRMET - RM3810 / STAINLESS STEEL



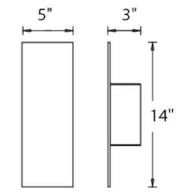
XW1- ICON



FINISHES:

BRONZE

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

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THE FOLLOWING SECTION INCLUDES SCALED DRAWINGS:

-FLOOR PLANS

-ELEVATIONS

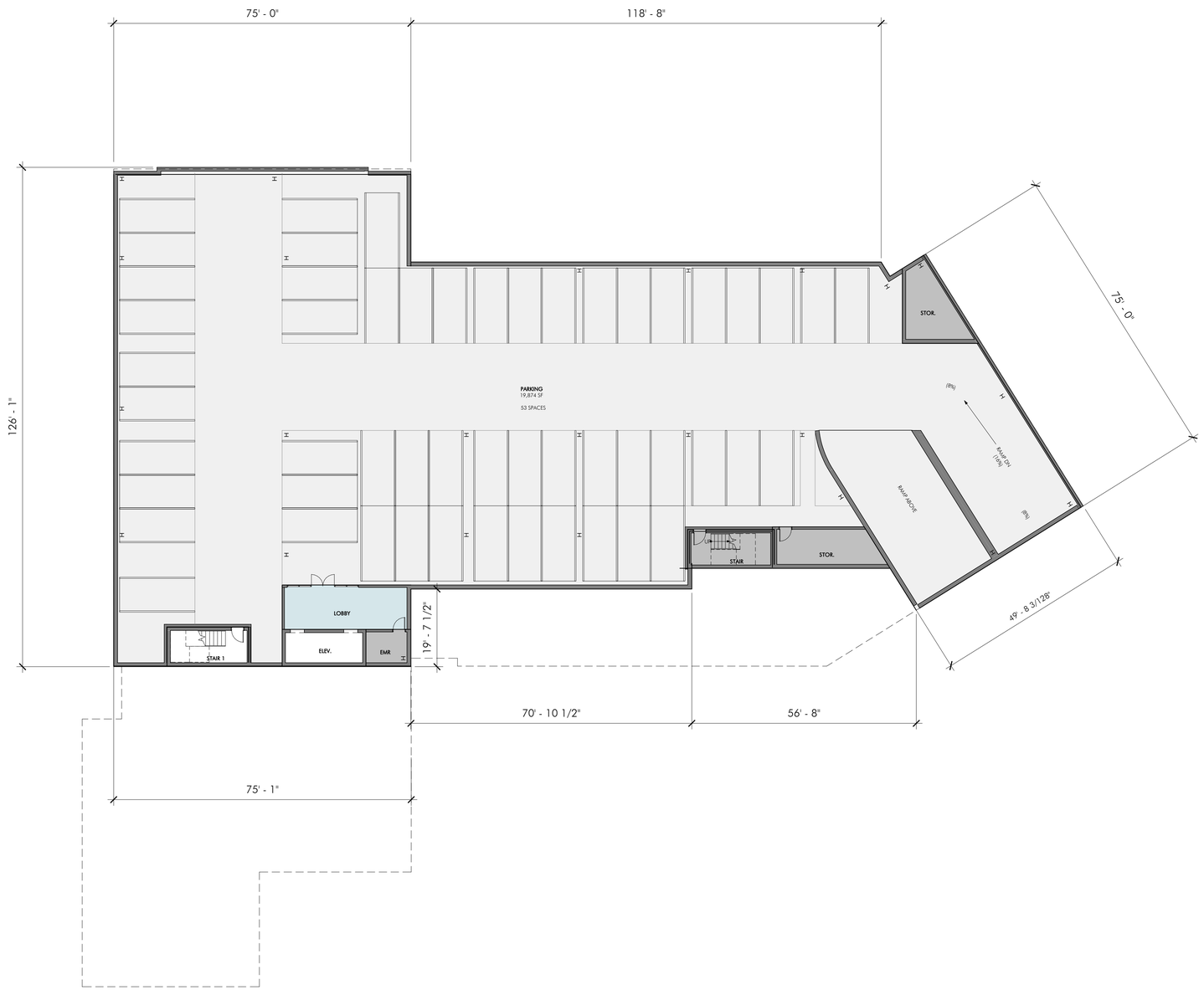
-BUILDING SECTIONS

-WALL SECTIONS

-DETAILS

-SITE PLAN

- LANDSCAPE PLAN



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REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE:	HDC SUBMISSION
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DRAWING TITLE

BASEMENT
FLOOR PLAN

DRAWING NUMBER

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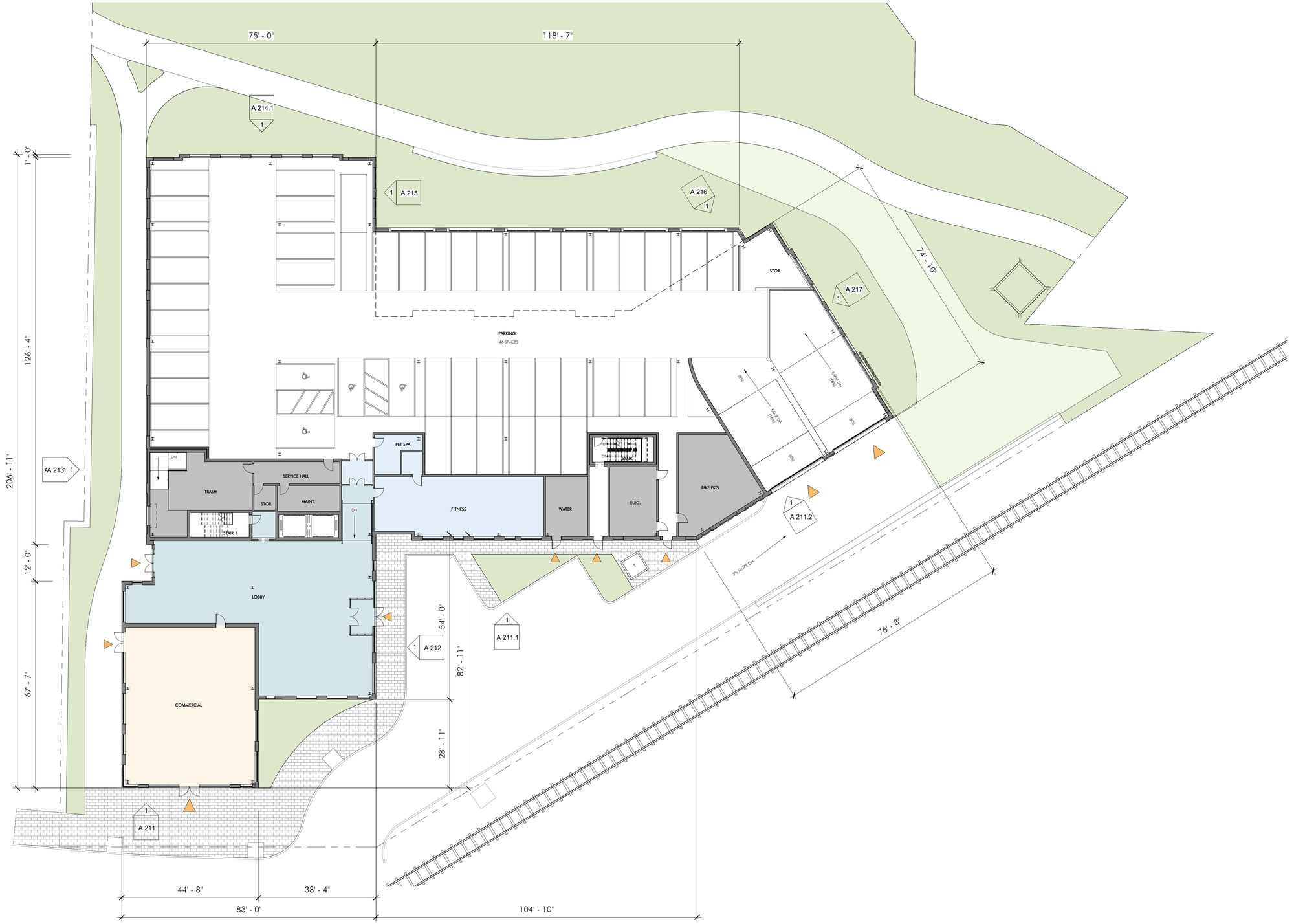

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FIRST FLOOR PLAN

DRAWING NUMBER

A 101

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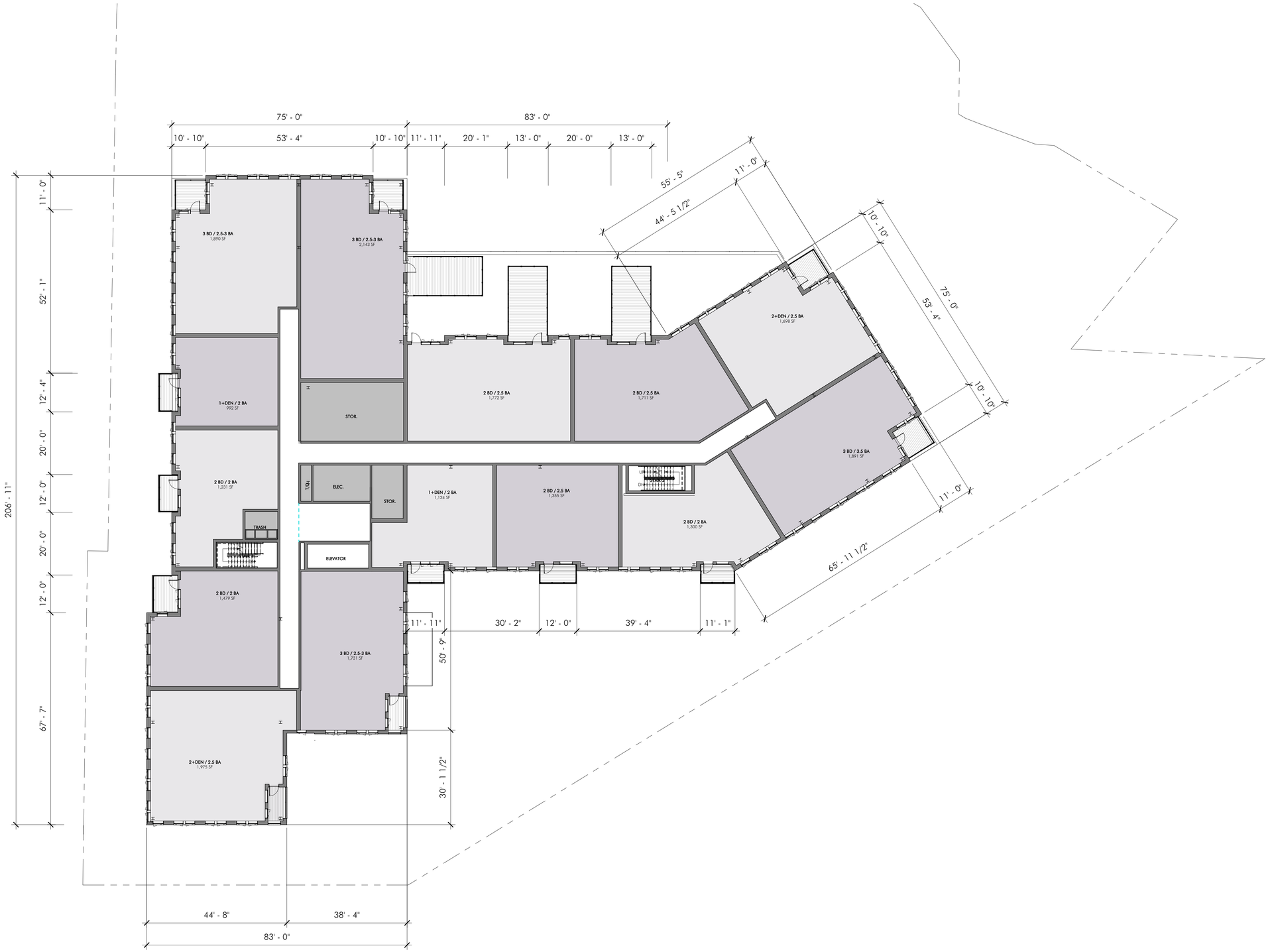

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DRAWING TITLE

SECOND FLOOR PLAN

DRAWING NUMBER

A 102

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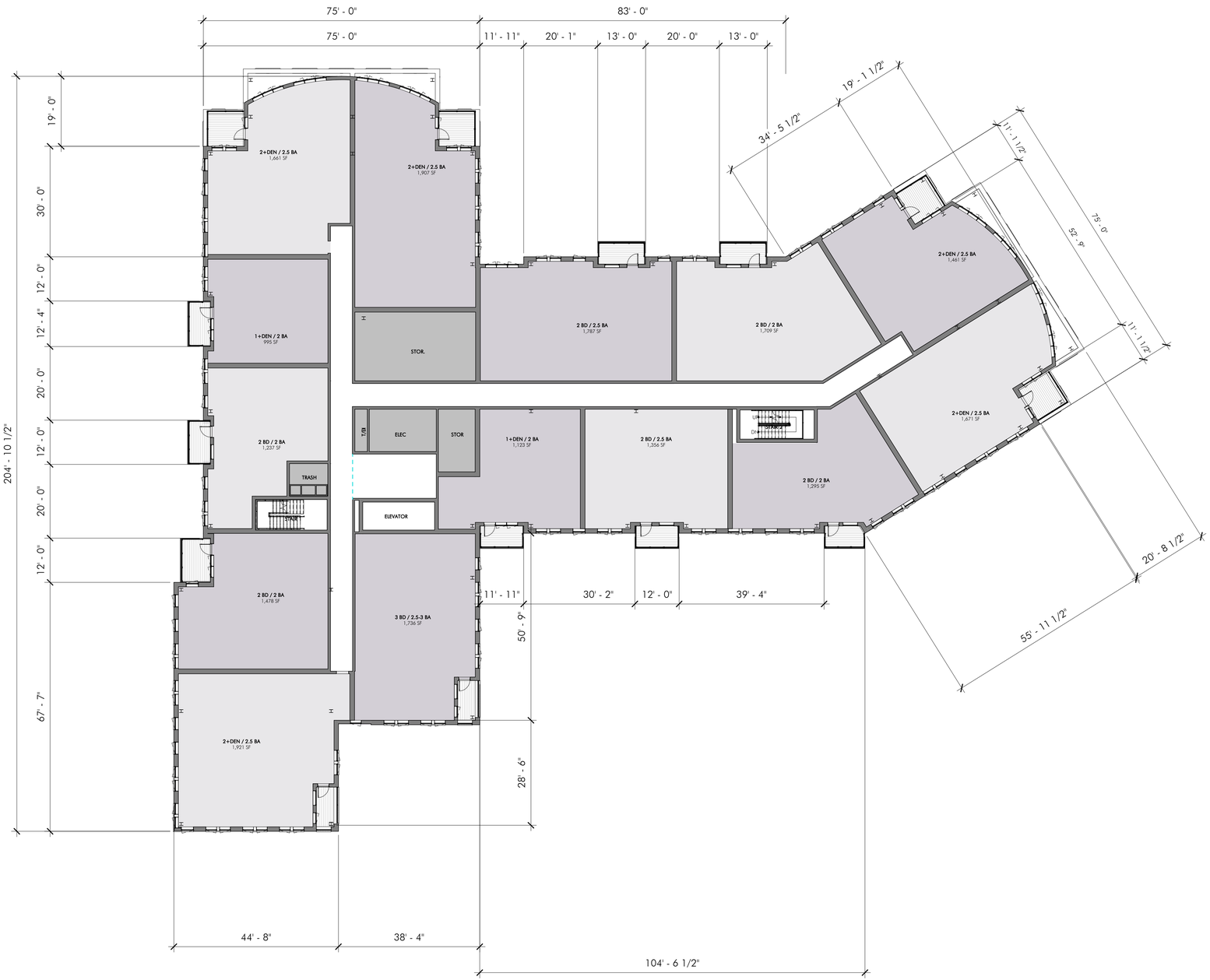

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THIRD FLOOR PLAN

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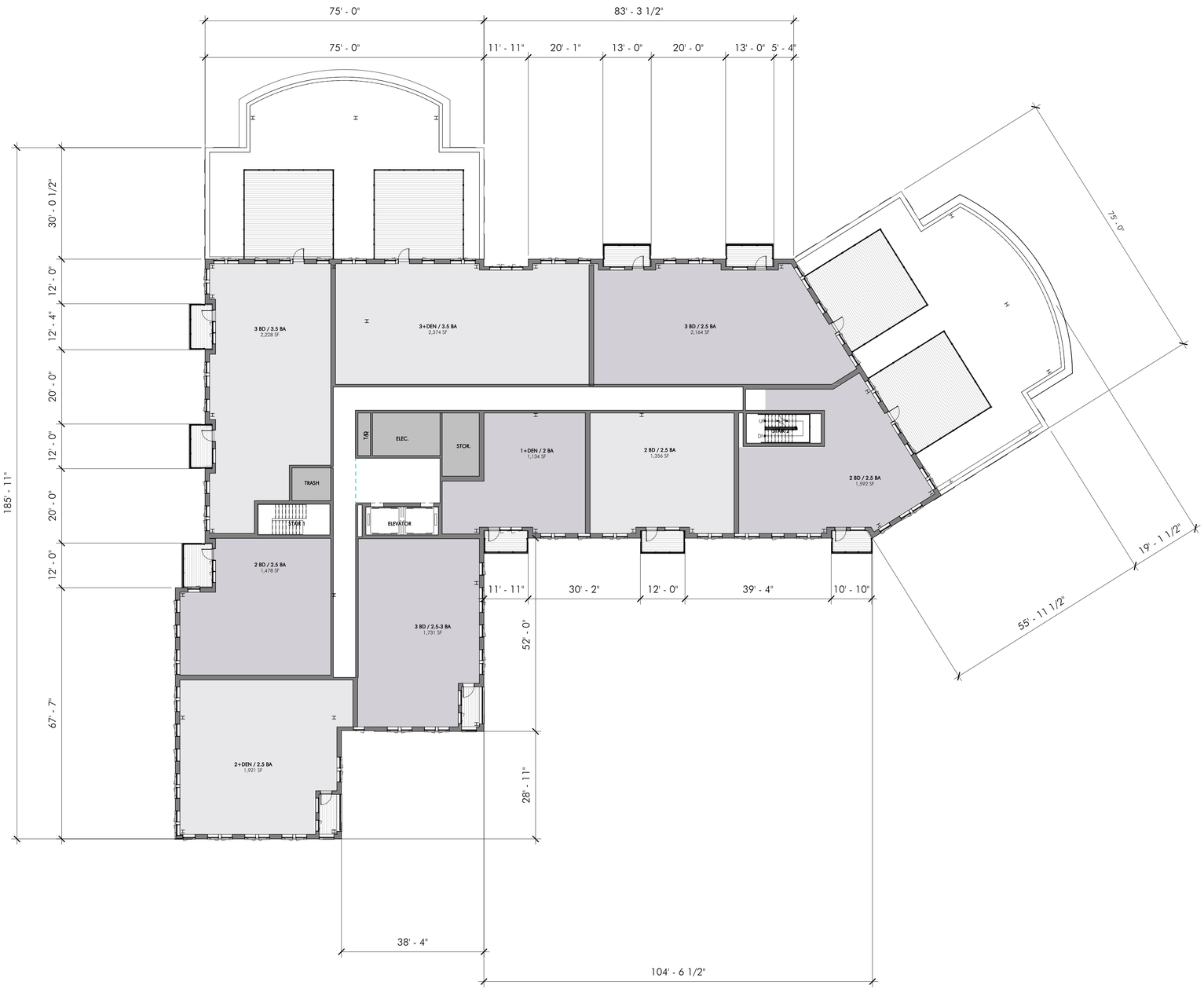

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FOURTH FLOOR PLAN

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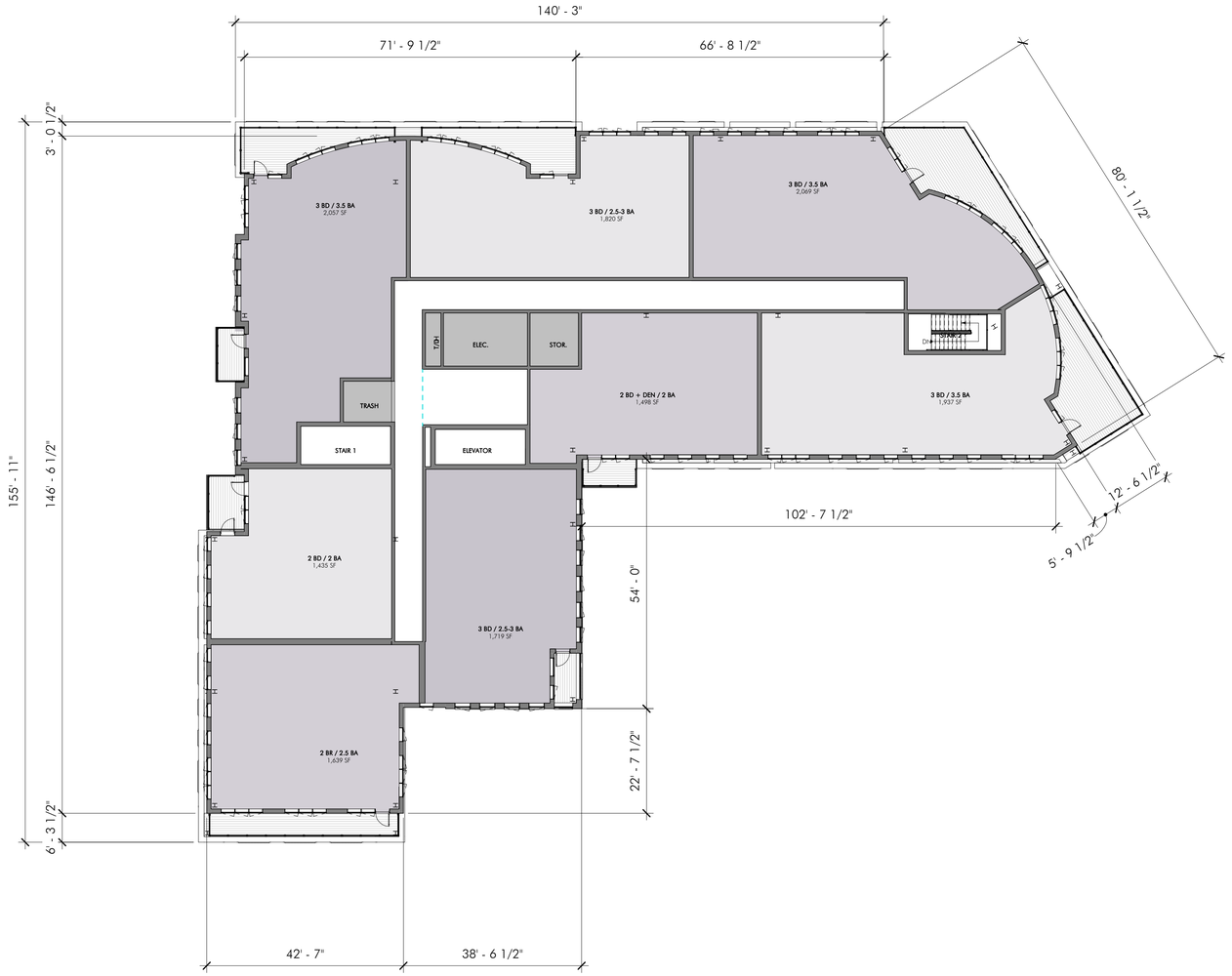

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FIFTH FLOOR PLANS

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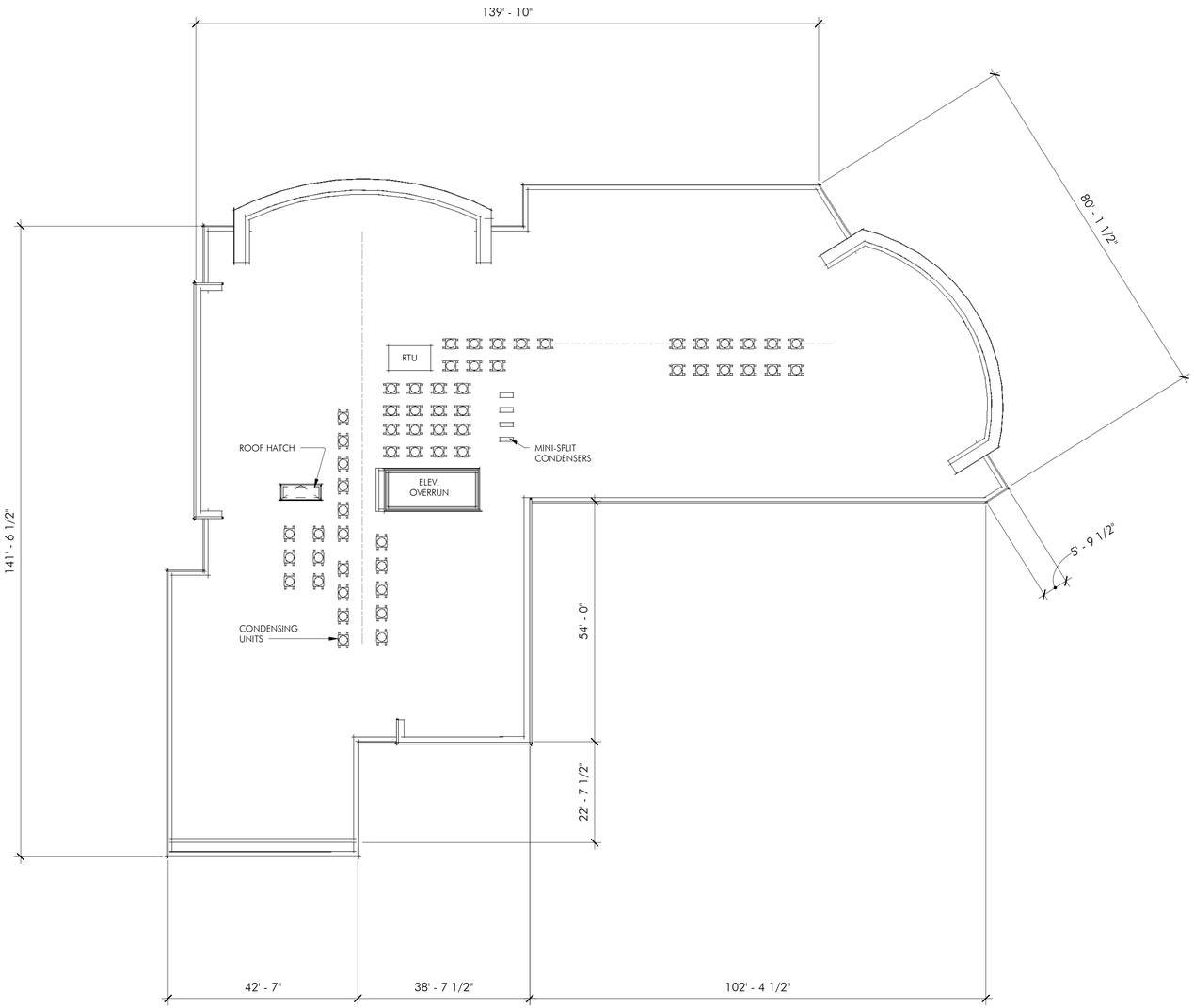

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ROOF PLAN

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1 SOUTH (GREEN STREET) ELEVATION - PART A
1/4" = 1'-0"

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BUILDING ELEVATIONS

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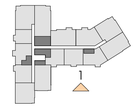

KEY PLAN

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REVISIONS

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SCALE:	As indicated

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BUILDING ELEVATIONS

DRAWING NUMBER

A 201.1

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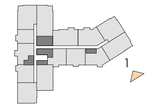
1 HDC - SOUTH ELEVATION (GARAGE)
1/4" = 1'-0"

KEY PLAN



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HDC SUBMISSION

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

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DRAWING TITLE
BUILDING ELEVATIONS

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A 201.2

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1 WEST ELEVATION (DROP OFF)
1/4" = 1'-0"

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REVISIONS

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DRAWING TITLE
BUILDING ELEVATIONS

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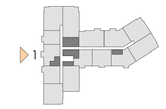
1 WEST ELEVATION - PART A
1/4" = 1'-0"



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1 WEST ELEVATION - PART B
1/4" = 1'-0"

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1 NORTH (WATER) ELEVATION - PART A
1/4" = 1'-0"

1 A 301

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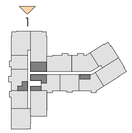
1 NORTH (WATER) ELEVATION - PART B
1/4" = 1'-0"



KEY PLAN

T.O. PARAPET 60' - 0"
ROOF 58' - 0"
5TH FLOOR 46' - 0"
4TH FLOOR 35' - 0"
3RD FLOOR 24' - 0"
2ND FLOOR 13' - 0"
UPPER PARKING 0' - 0" (15.75')
1ST FLOOR 0' - 0" (14.75')

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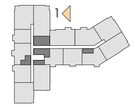
1 EAST ELEVATION (WING)
1/4" = 1'-0"



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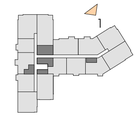
1 NORTH ELEVATION (ANGLED)
1/4" = 1'-0"



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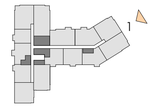
1 EAST ELEVATION
1/4" = 1'-0"



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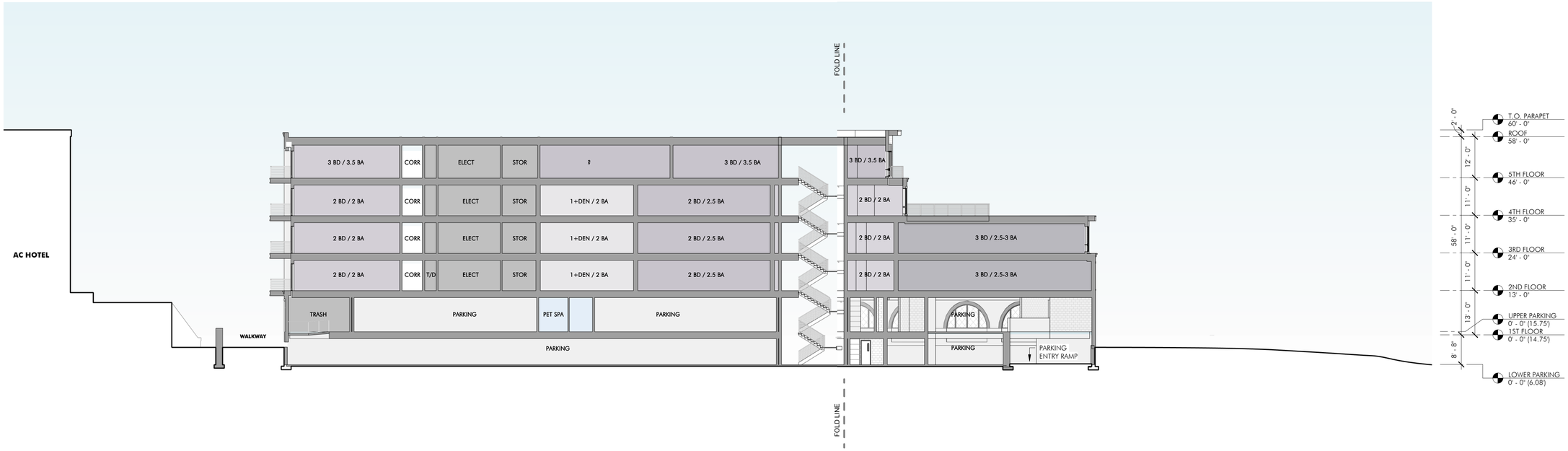

1 SITE SECTION - NORTH / SOUTH
1/16" = 1'-0"

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SECTION DIAGRAM

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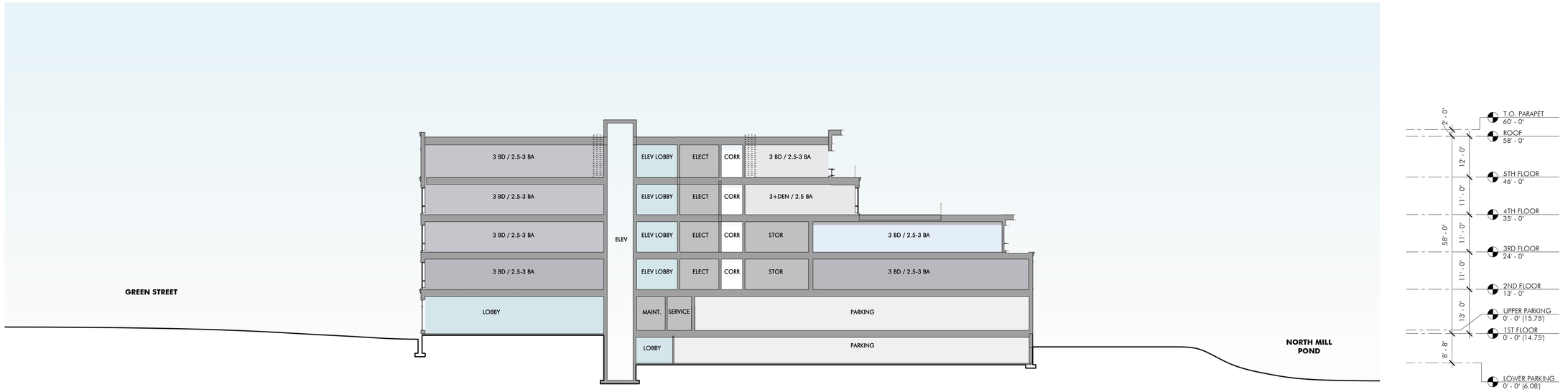
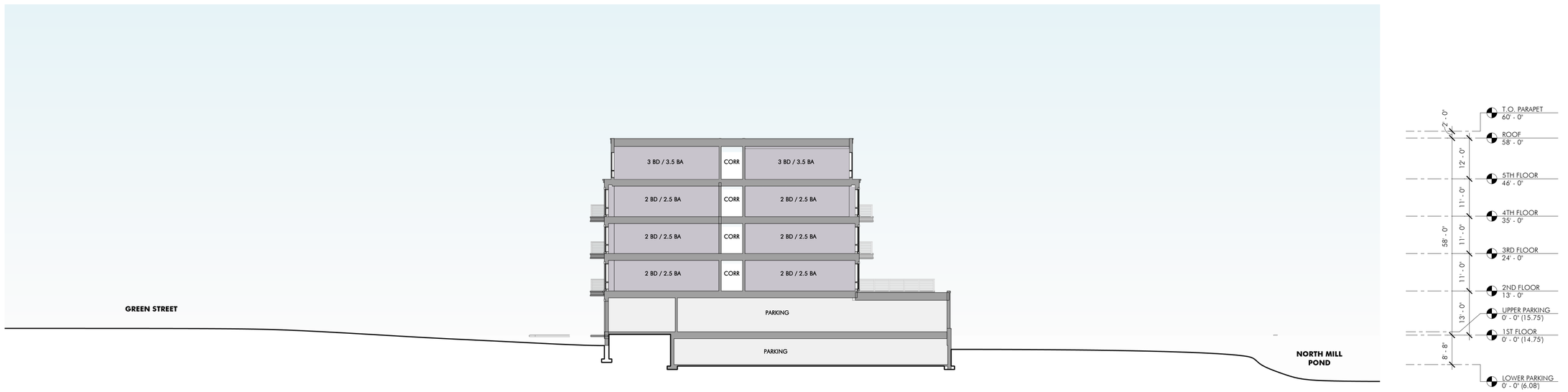


1 SITE SECTION - EAST / WEST
1/16" = 1'-0"



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

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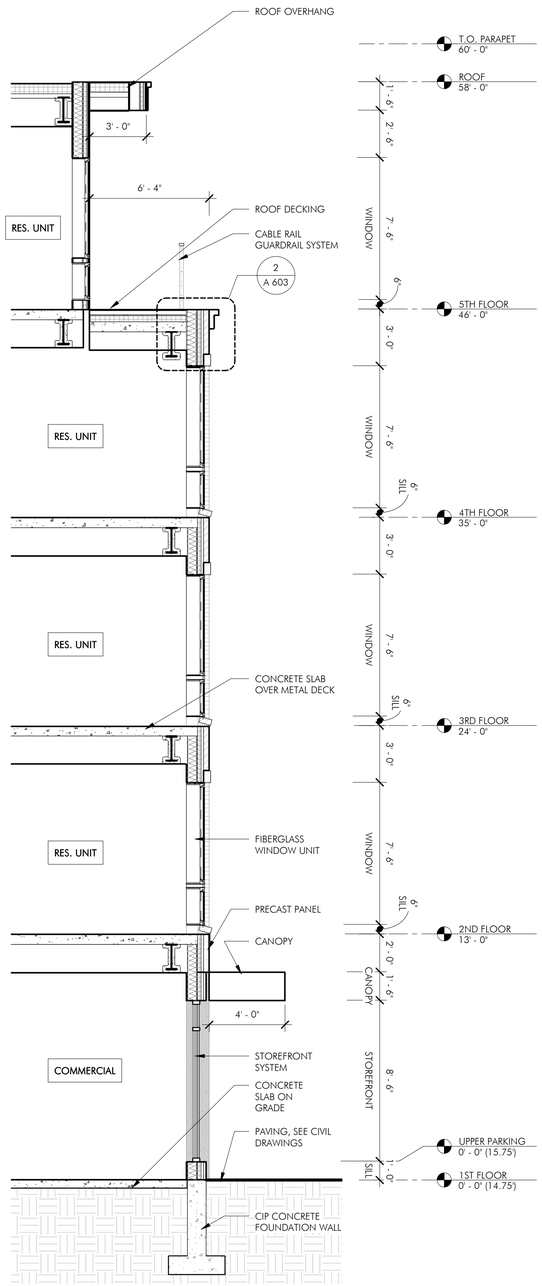
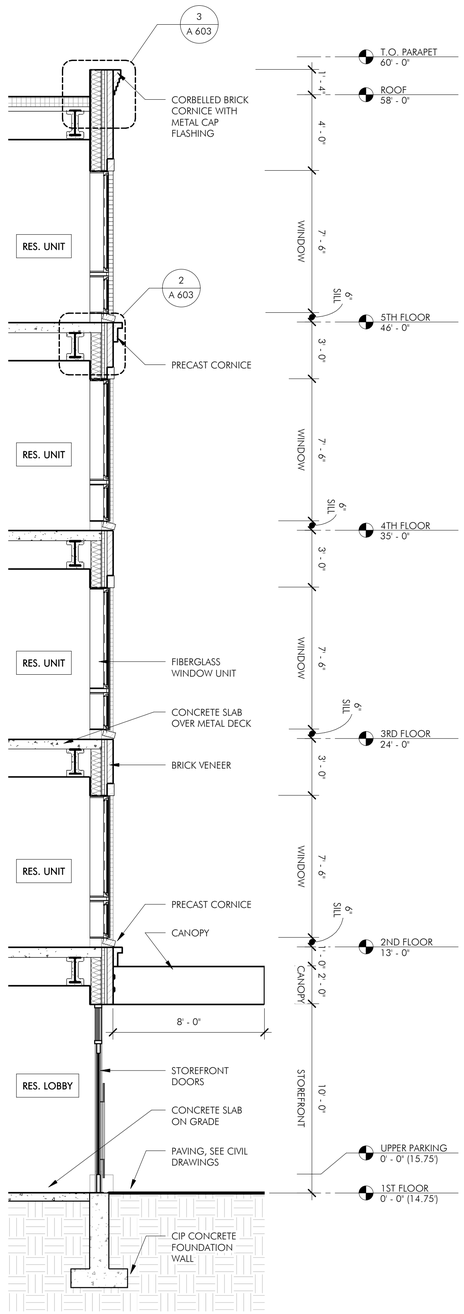
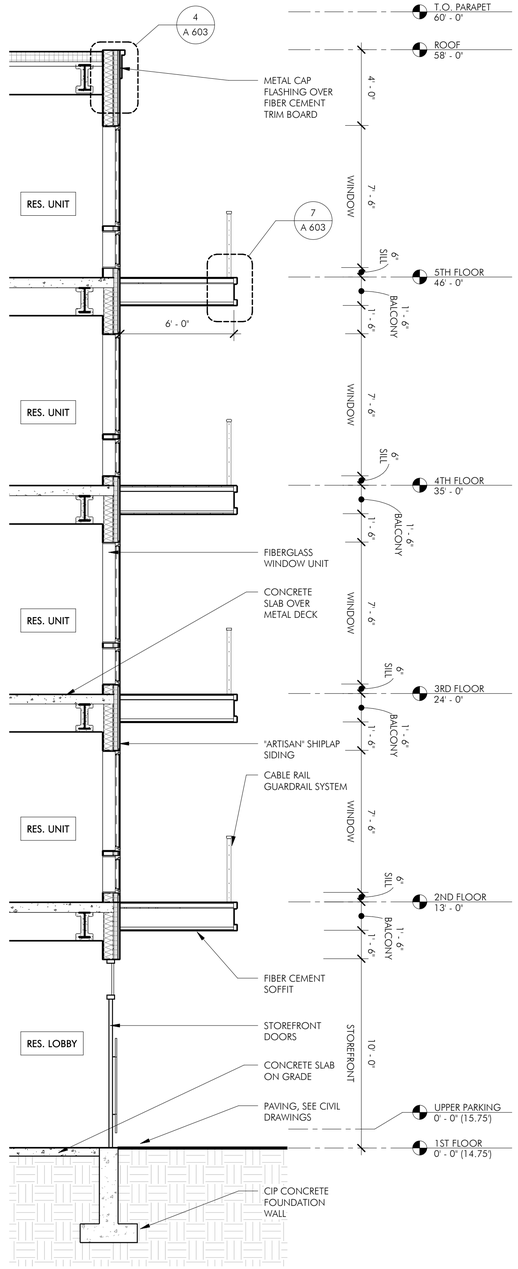


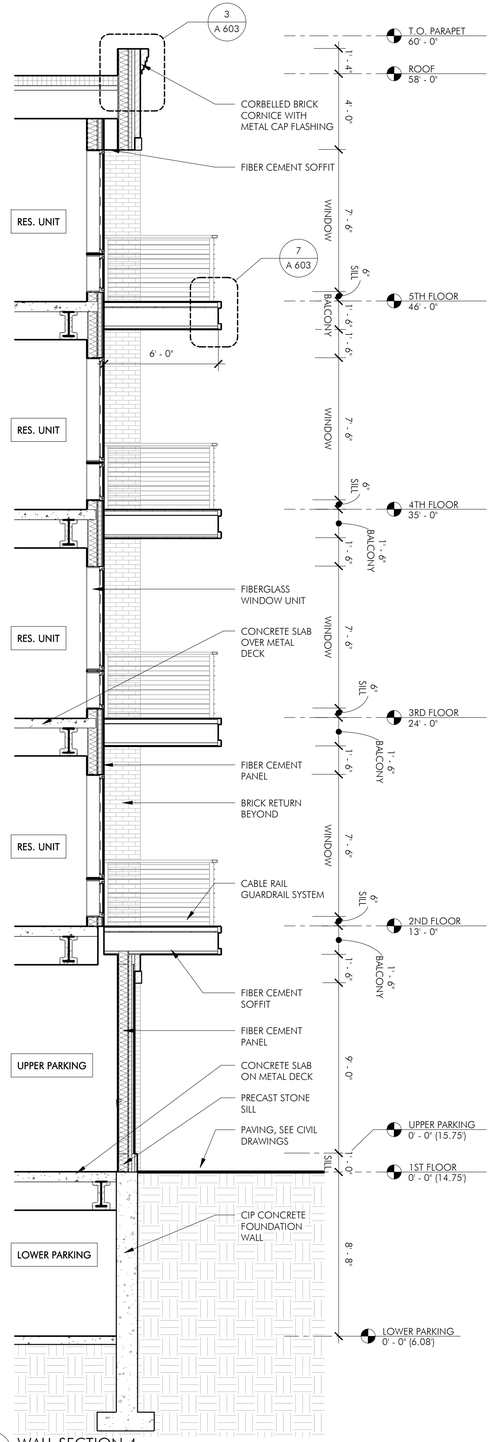
1 WALL SECTION 1
1/4" = 1'-0"



4 WALL SECTION 2
1/4" = 1'-0"



3 WALL SECTION 3
1/4" = 1'-0"



2 WALL SECTION 4
1/4" = 1'-0"

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WALL SECTIONS

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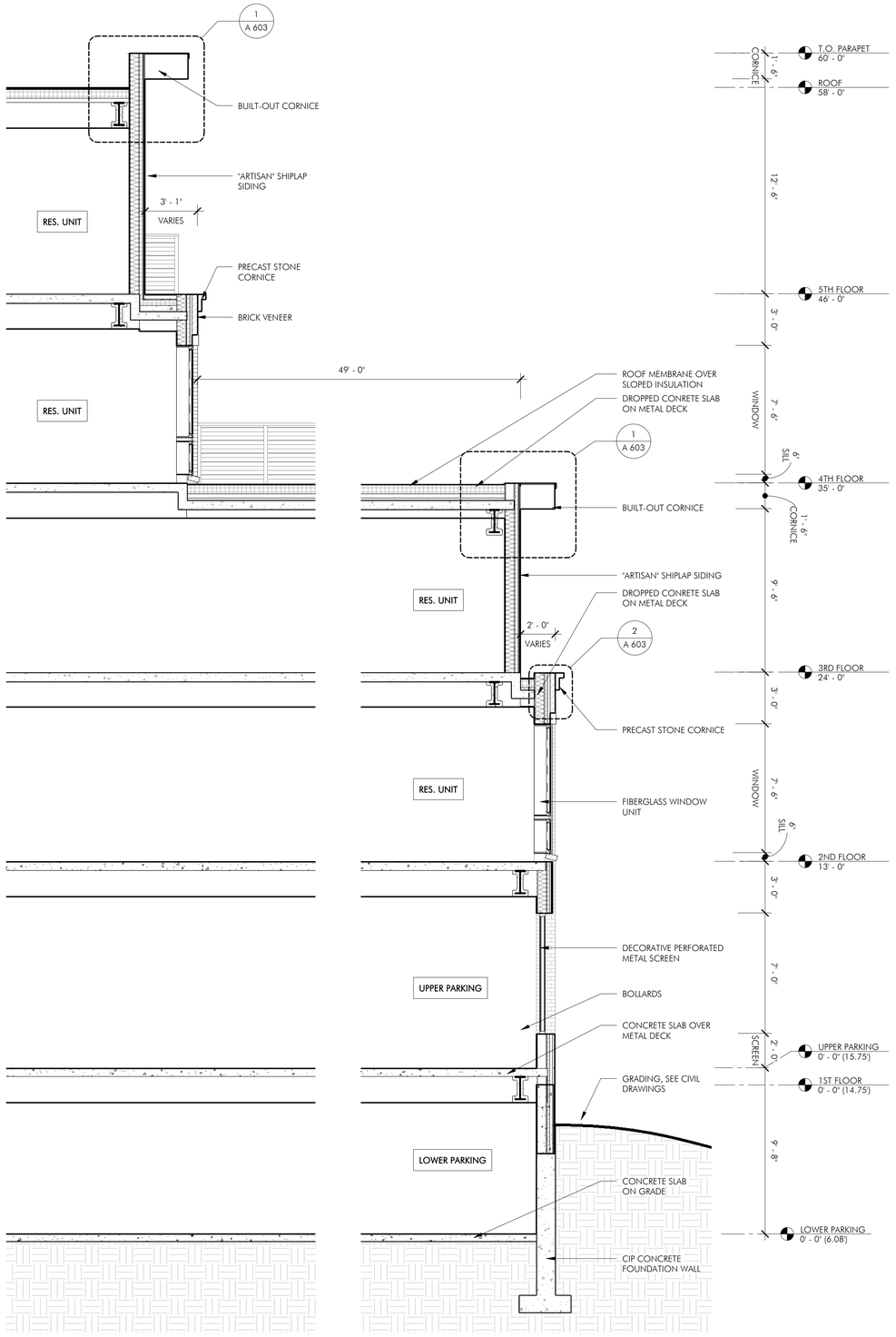
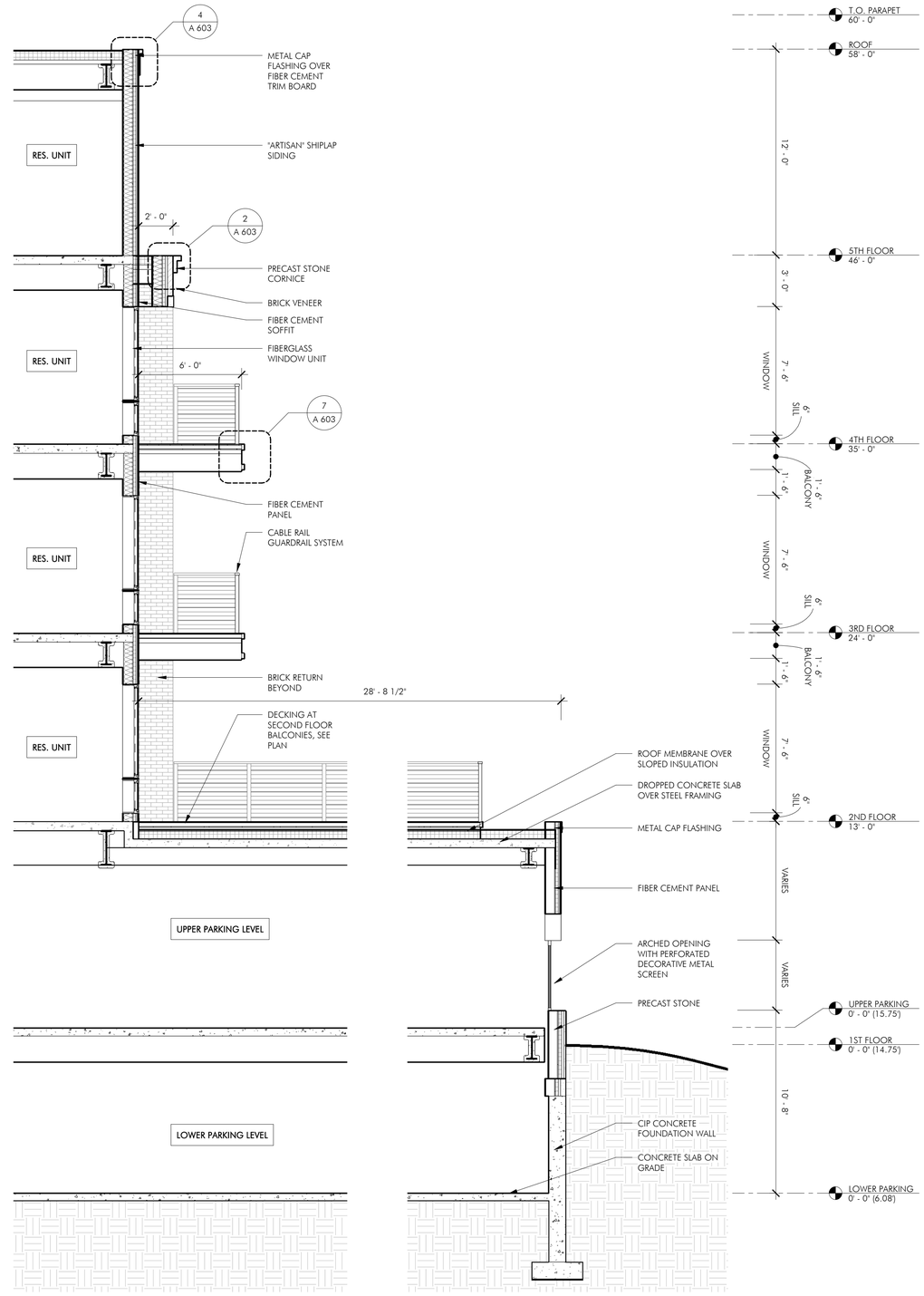


1 WALL SECTION 5
1/4" = 1'-0"



2 WALL SECTION 6
1/4" = 1'-0"

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WALL SECTIONS

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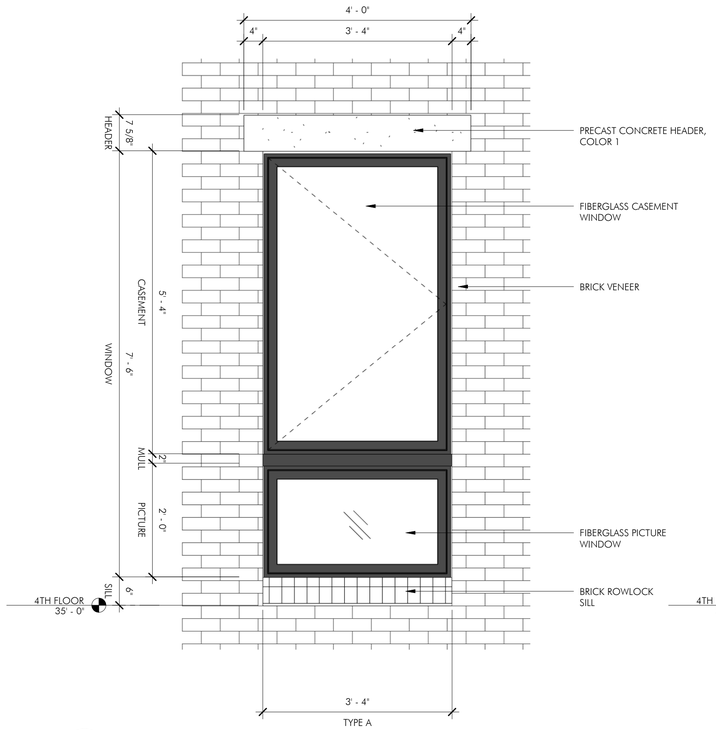
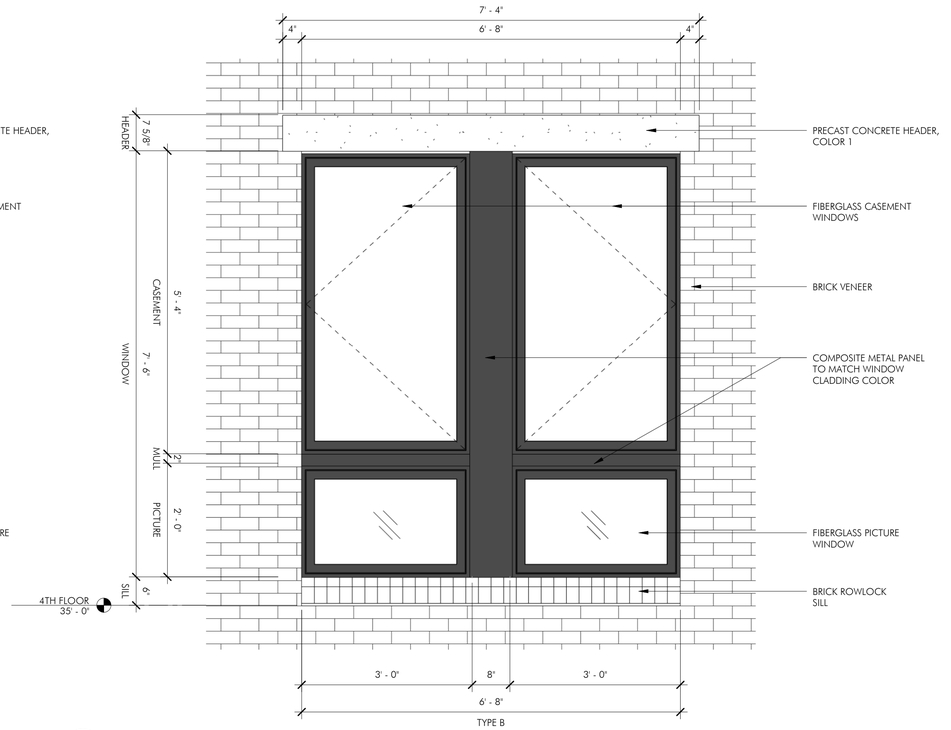
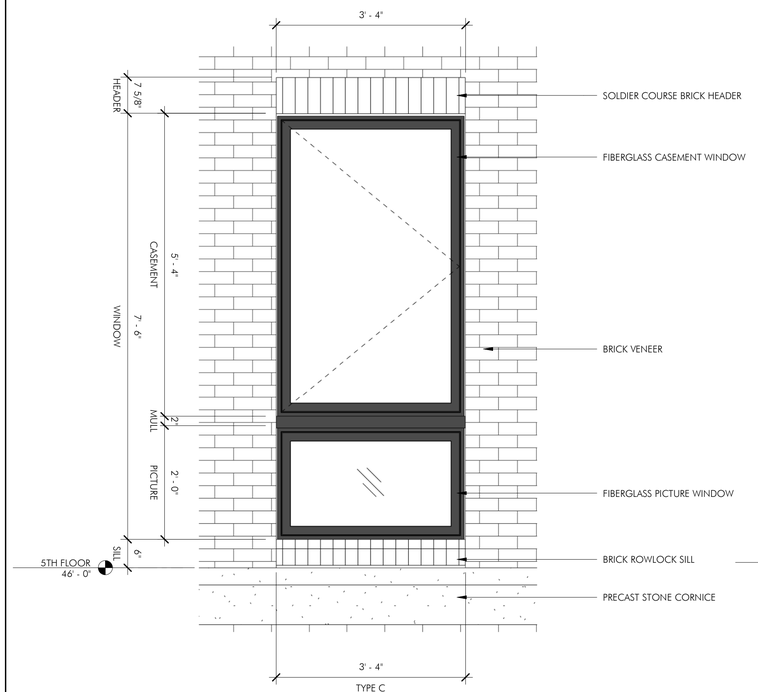


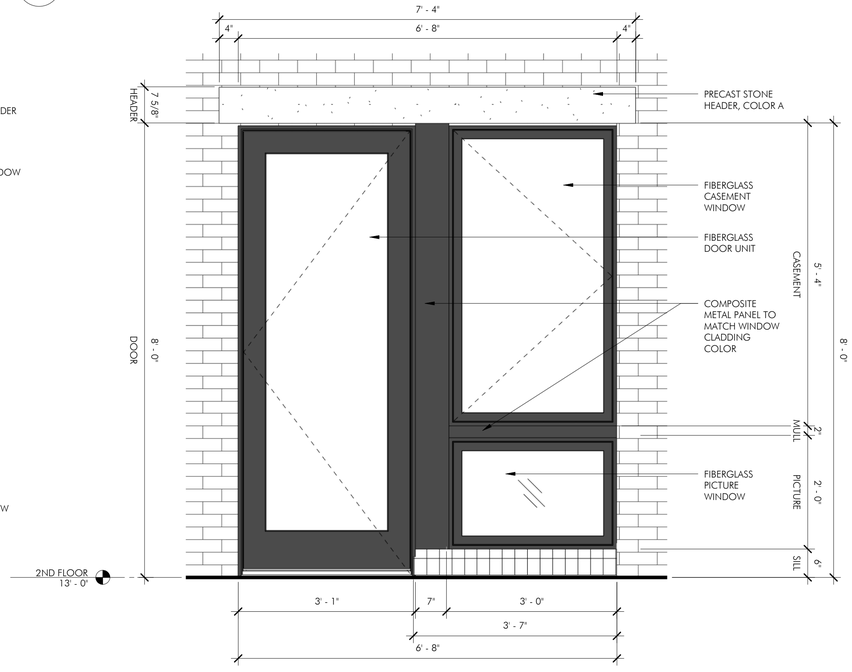
1 ENLARGED BRICK WINDOW ELEVATION
3/4" = 1'-0"



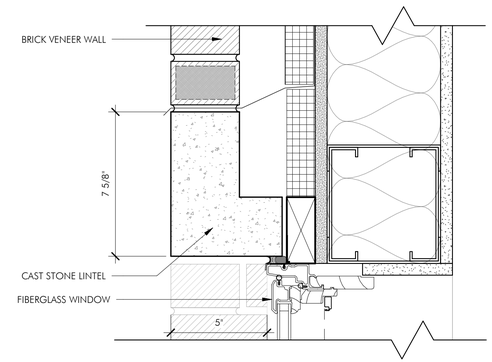
2 ENLARGED BRICK (PAIRED) WINDOW ELEVATION
3/4" = 1'-0"



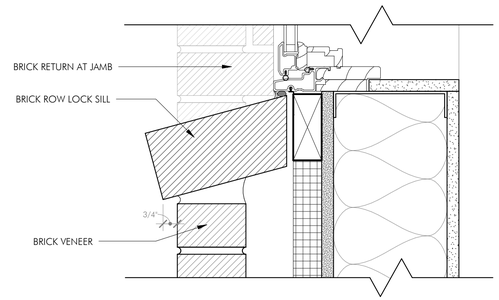
3 ENLARGED BRICK WINDOW ELEVATION AT 5TH FLOOR
3/4" = 1'-0"



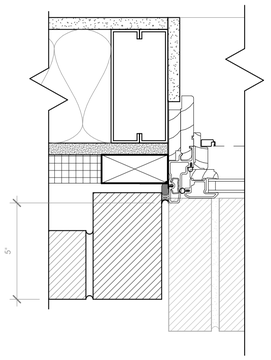
8 ENLARGED BRICK (PAIRED WITH DOOR) WINDOW ELEVATION
3/4" = 1'-0"



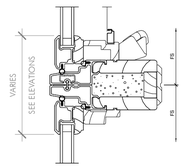
4 WINDOW HEAD AT BRICK
3" = 1'-0"



5 WINDOW SILL AT BRICK
3" = 1'-0"



6 WINDOW JAMB AT BRICK
3" = 1'-0"



7 HORIZONTAL MULLION
3" = 1'-0"

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HDC SUBMISSION

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE:	HDC SUBMISSION
DATE:	JUNE 17, 2021
PROJECT #:	20055
SCALE:	As indicated

DRAWING TITLE

WINDOW
DETAILS AT BRICK

DRAWING NUMBER

A 601.1

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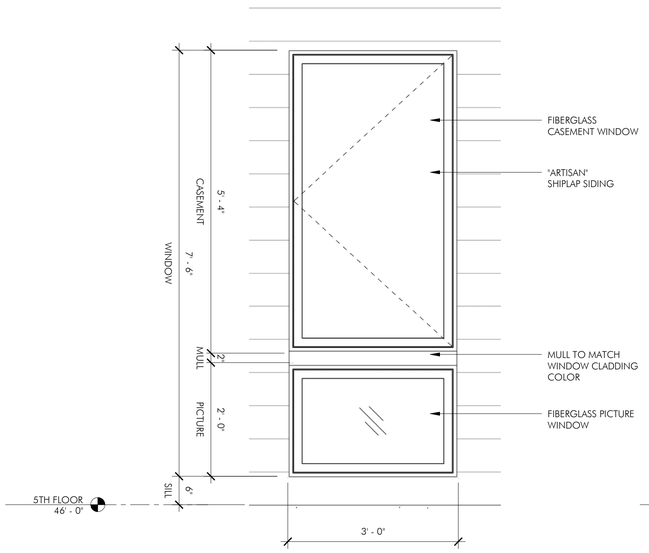
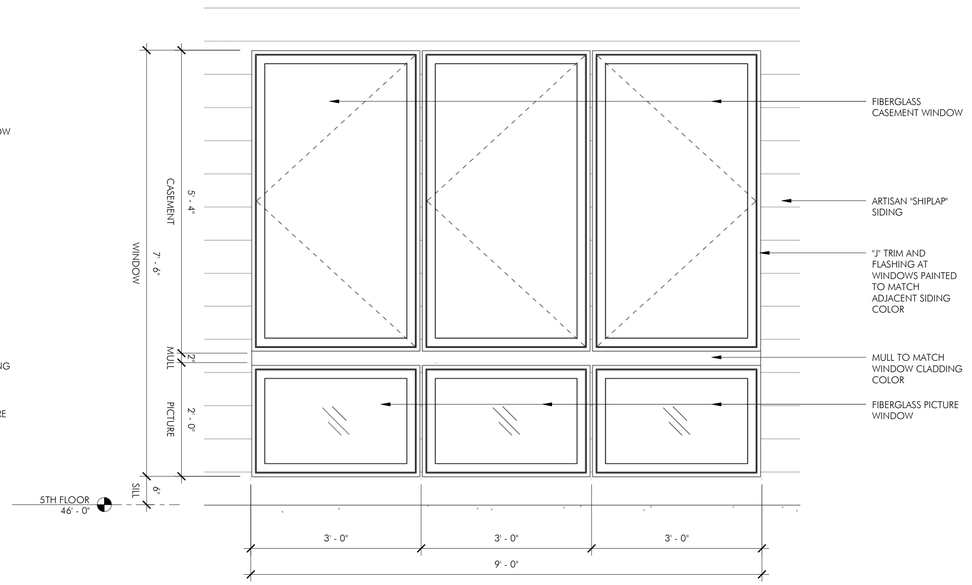
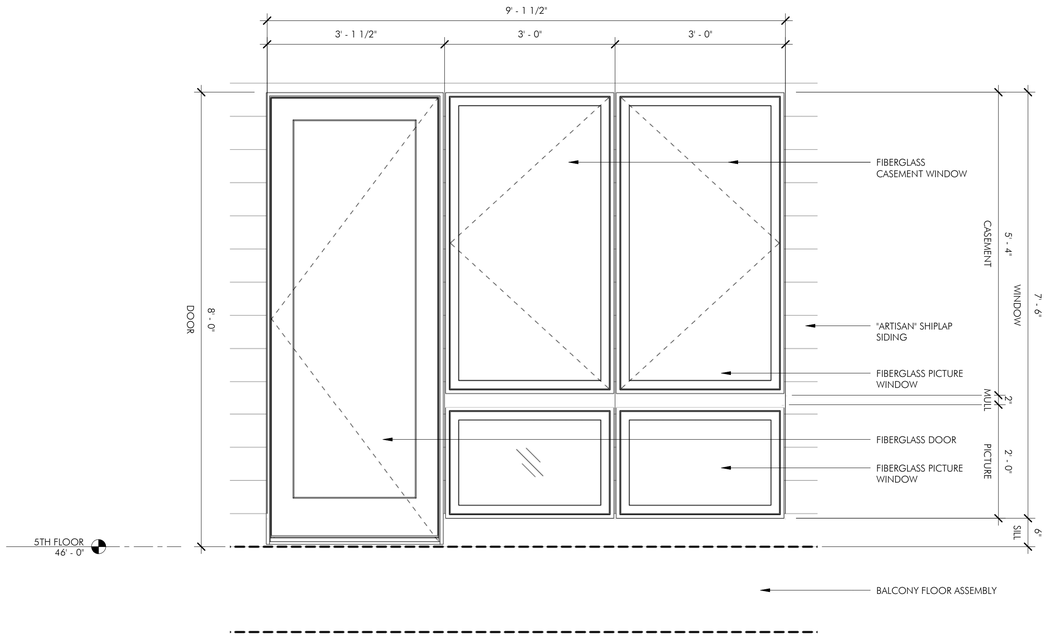


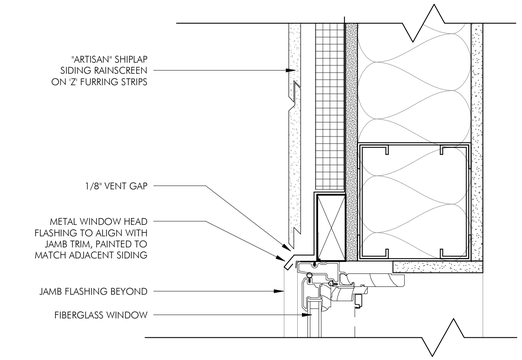
1 ENLARGED WINDOW ELEVATION AT HORIZONTAL FIBER CEMENT SIDING
3/4" = 1'-0"



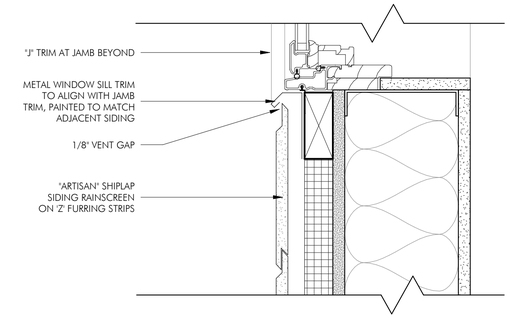
2 ENLARGED WINDOW ELEVATION (PAIRED) AT HORIZONTAL FIBER CEMENT SIDING
3/4" = 1'-0"



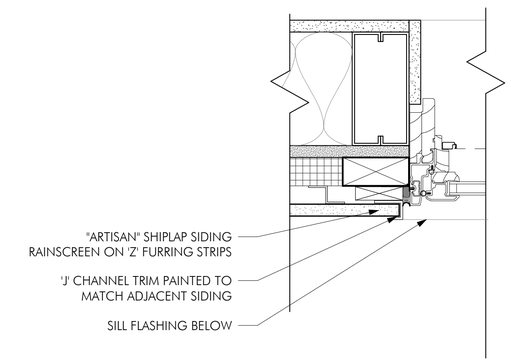
3 ENLARGED WINDOW ELEVATION (PAIRED DOOR) AT HORIZONTAL FIBER CEMENT SIDING
3/4" = 1'-0"



4 WINDOW HEAD AT FIBER CEMENT
3" = 1'-0"



5 WINDOW SILL AT FIBER CEMENT
3" = 1'-0"



6 WINDOW JAMB AT FIBER CEMENT
3" = 1'-0"

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WINDOW DETAILS AT FIBER CEMENT

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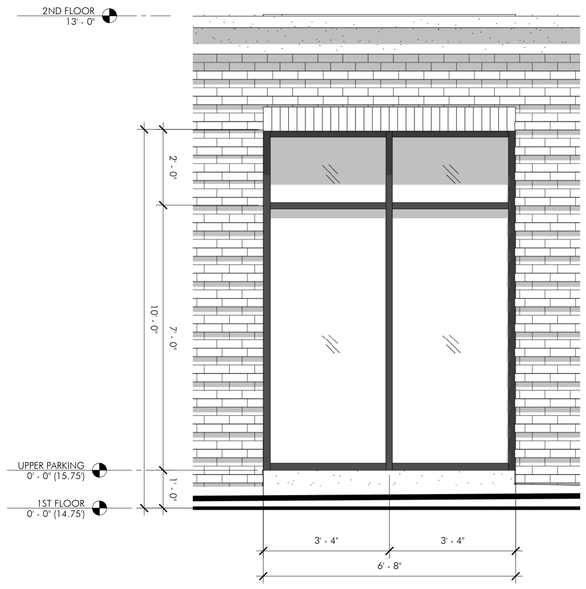
1 ENLARGED STOREFRONT ELEVATION AT COMMERCIAL ENTRY
1/2" = 1'-0"



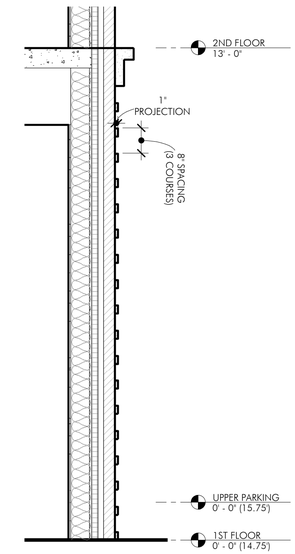
2 ENLARGED TYPICAL STOREFRONT ELEVATION AT COMMERCIAL SPACE
1/2" = 1'-0"



3 ENLARGED STOREFRONT ELEVATION AT RESIDENTIAL ENTRY
1/2" = 1'-0"



4 ENLARGED STOREFRONT ELEVATION AT RESIDENTIAL LOBBY
1/2" = 1'-0"



5 RUSTICATED BRICK DETAIL
1/2" = 1'-0"

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PROJECT #:	20055
SCALE:	1/2" = 1'-0"

DRAWING TITLE
STOREFRONT ELEVATIONS AND DETAILS

DRAWING NUMBER
A 602

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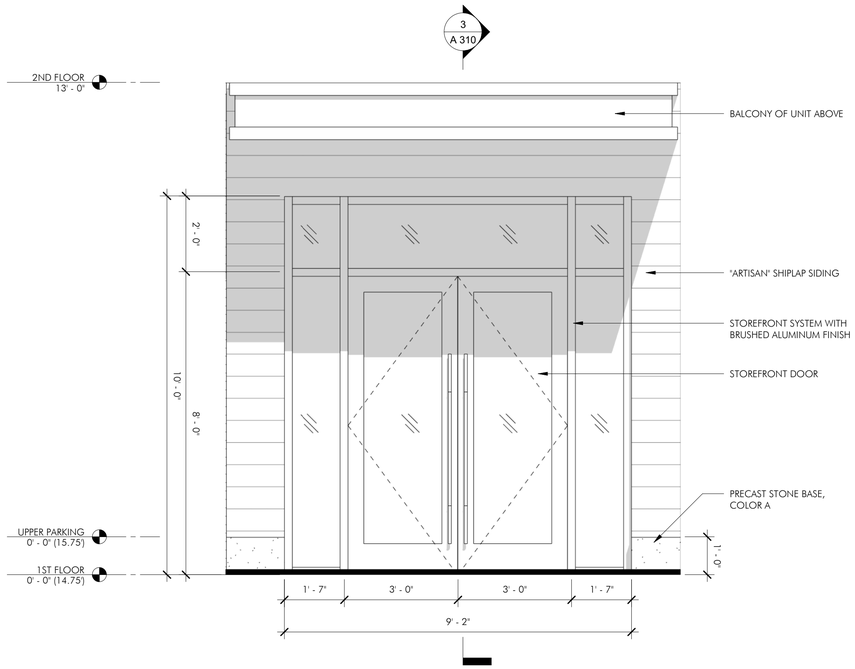
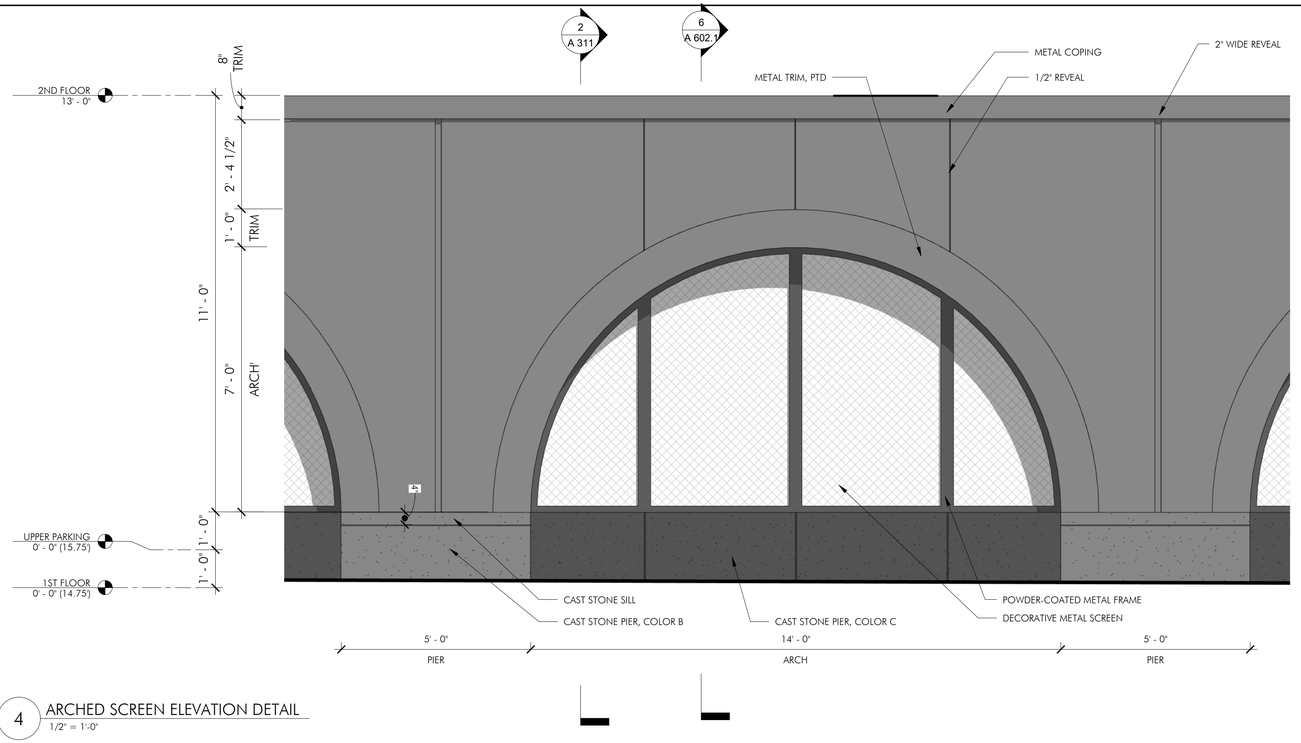
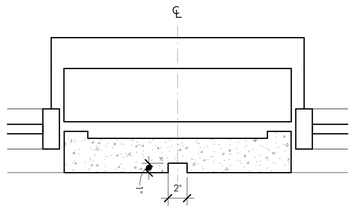


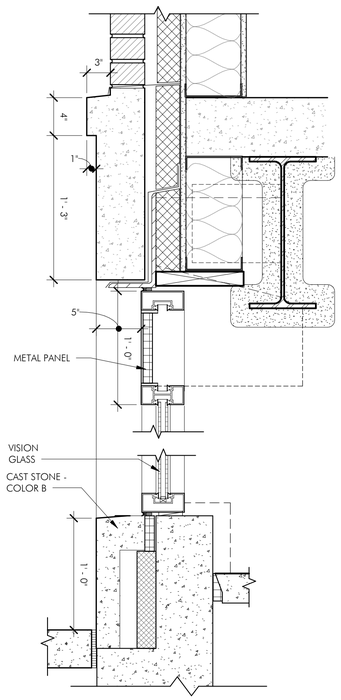
1 ENLARGED STOREFRONT ELEVATION AT REAR RESIDENTIAL ENTRY
1/2" = 1'-0"



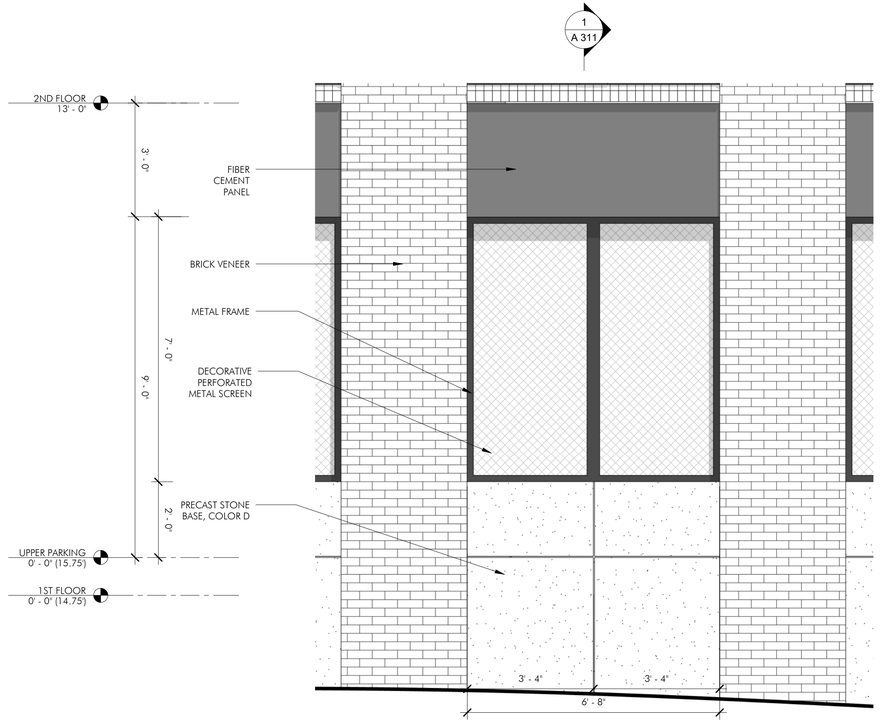
4 ARCHED SCREEN ELEVATION DETAIL
1/2" = 1'-0"



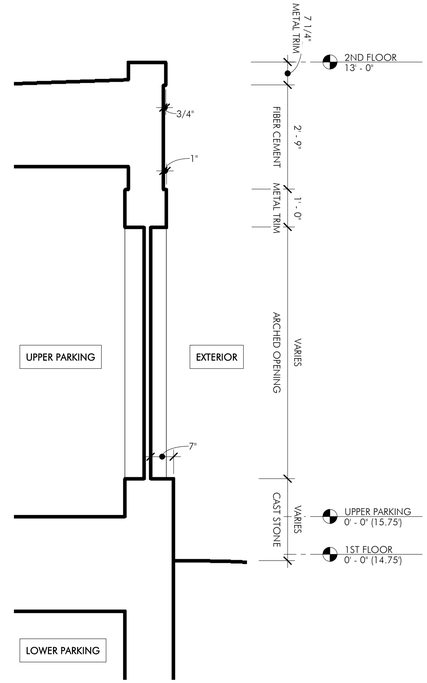
2 STOREFRONT JAMBS @ PIERS
1 1/2" = 1'-0"



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



5 ENLARGED ELEVATION AT DECORATIVE SCREENS IN BRICK
1/2" = 1'-0"



6 WALL SECTION PROFILE AT ARCHED OPENINGS
1/2" = 1'-0"

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STOREFRONT ELEVATIONS AND DETAILS

DRAWING NUMBER
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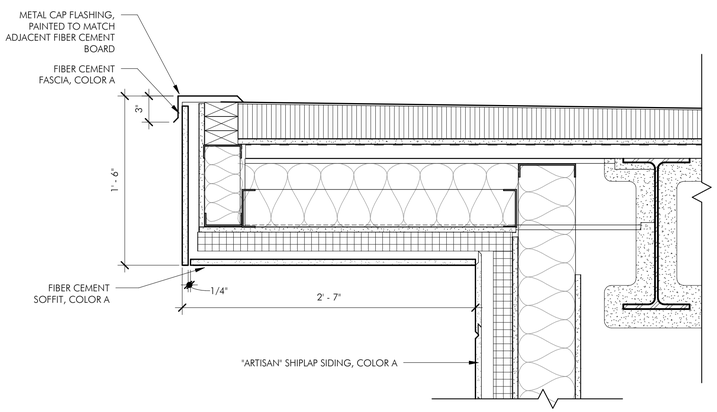
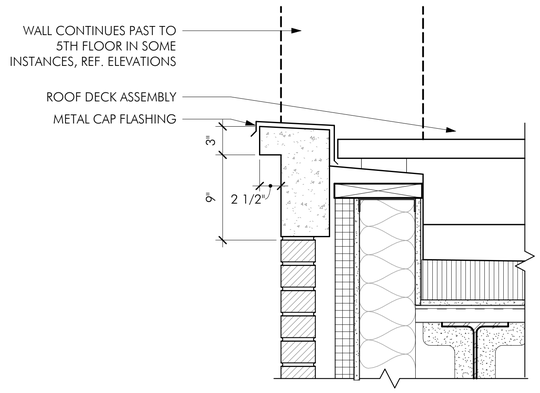
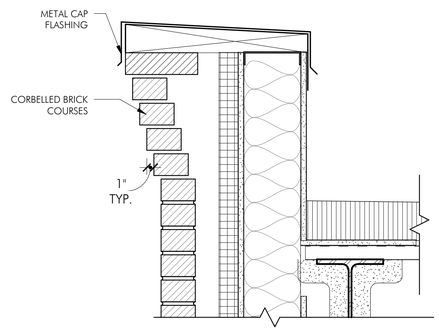


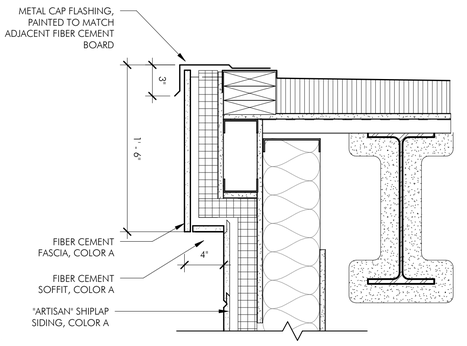
1 BUILT-OUT CORNICE AT CURVED ROOF
1 1/2" = 1'-0"



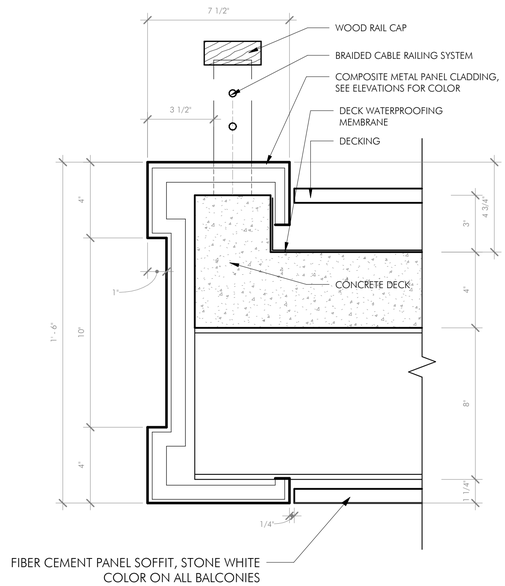
2 CAST STONE CORNICE @ 4TH FLOOR AND ROOF
1 1/2" = 1'-0"



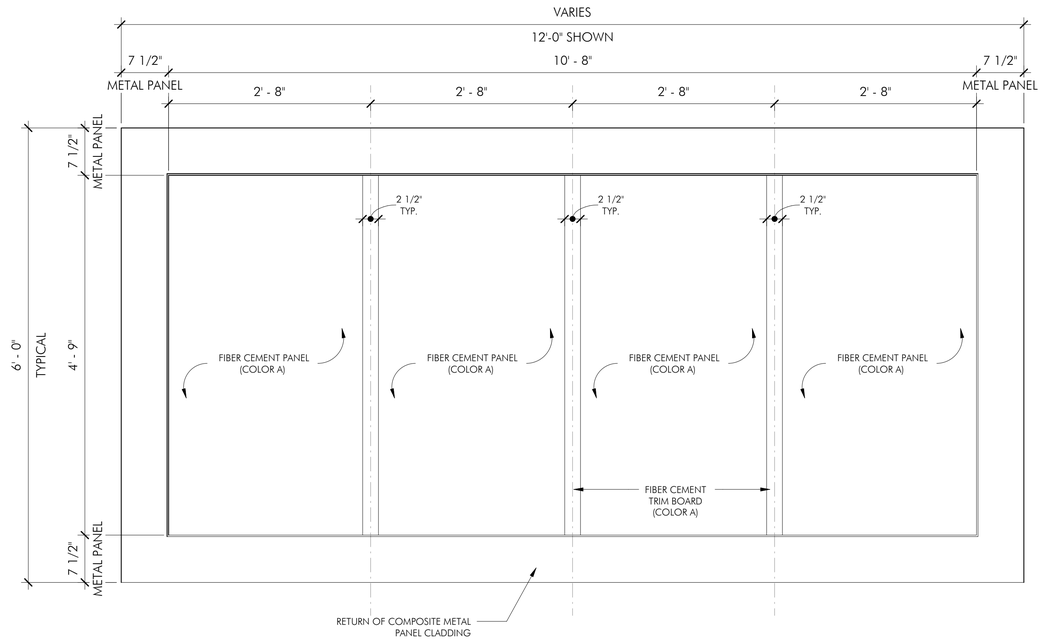
3 BRICK CORBEL CORNICE
1 1/2" = 1'-0"



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



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



5 CEILING PLAN OF UNDERSIDE OF BALCONY
1" = 1'-0"

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ISSUE:	HDC SUBMISSION
DATE:	JUNE 17, 2021
PROJECT #:	20055
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DETAILS

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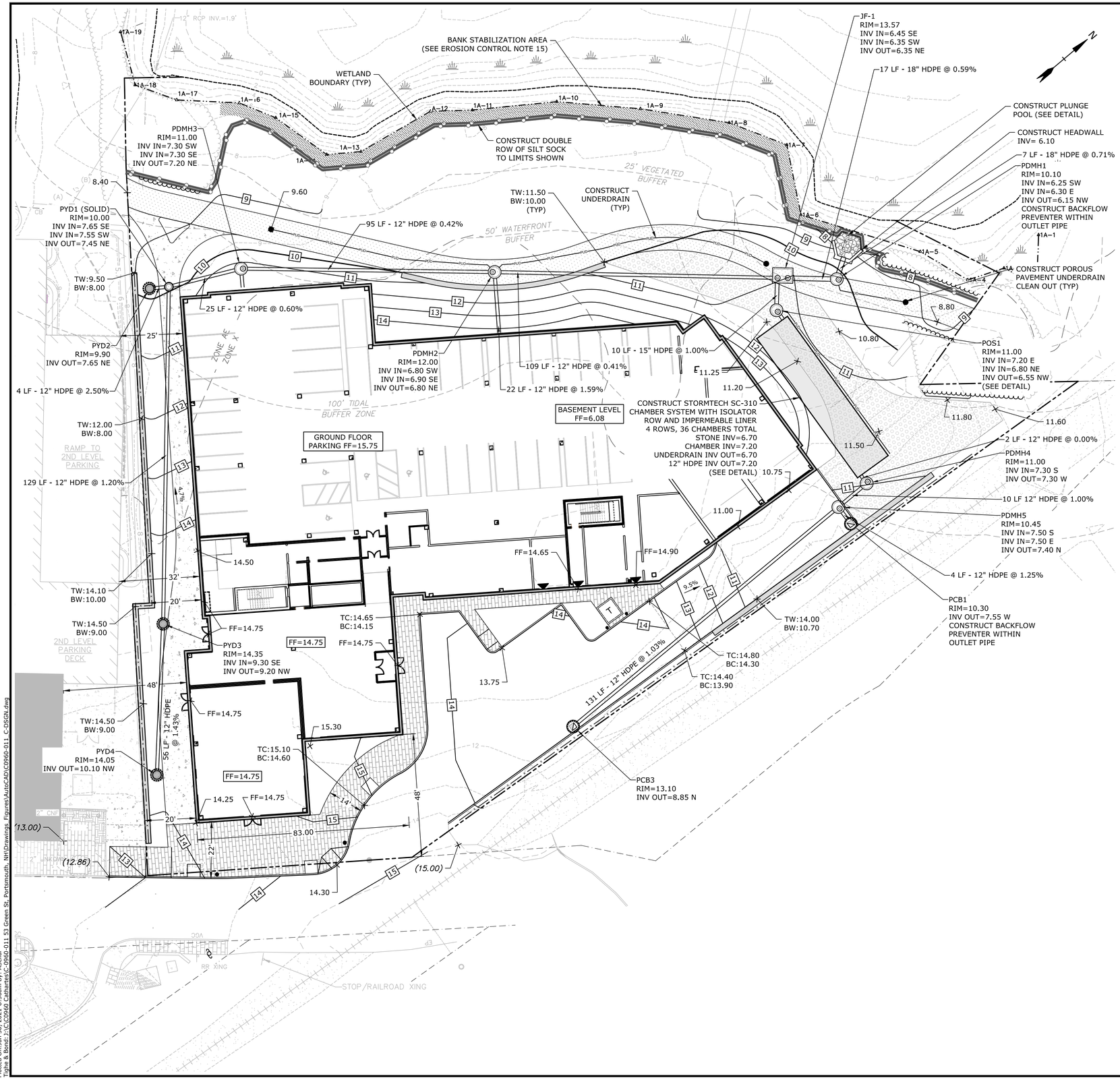


GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:

BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

   * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL), UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
6. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
9. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
10. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
12. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
13. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
14. ALL DRAIN LINES WITH LESS THAN FOUR (4) FEET OF COVER SHALL BE INSULATED.
15. THE INSIDE OF THE DRAINAGE STRUCTURE SHALL BE TREATED WITH A SILOXANE COATING. SILOXANE COATING SHALL BE SIKAGARD-705L OR APPROVED EQUAL.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
5. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
7. CONSTRUCT EROSION CONTROL BLANKET ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN FULLY PAVED.
12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLANDS.
13. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
14. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.
15. THE BANK STABILIZATION AREA SHALL BE REVIEWED BY THE CONTRACTOR UPON THE START OF CONSTRUCTION ACTIVITIES AND INSTALL EROSION CONTROL BLANKET ON ANY AREA EXHIBITING ACTIVE EROSION.

LEGEND

5	PROPOSED MAJOR CONTOUR LINE
6	PROPOSED MINOR CONTOUR LINE
	PROPOSED DRAIN LINE
PUD PUD	PROPOSED UNDERDRAIN
	PROPOSED SILT SOCK
	PROPOSED BANK STABILIZATION AREA (SEE EROSION CONTROL NOTE 15)
	PROPOSED RIP RAP
	INLET PROTECTION SILT SACK
	PROPOSED CATCHBASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED YARD DRAIN
	PROPOSED JELLYFISH FILTER
JF	JELLYFISH FILTER
PCB	PROPOSED CATCH BASIN
PDMH	PROPOSED DRAIN MANHOLE
PYD	PROPOSED YARD DRAIN
TYP	TYPICAL

0 20' 40'
GRAPHIC SCALE

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
E	7/7/2021	PB Submission
D	5/19/2021	TAC Resubmission
C	4/21/2021	TAC Resubmission
B	3/22/2021	TAC & CC Submission
A	1/27/2021	CC Work Session

PROJECT NO:	C0960-011
DATE:	January 27, 2021
FILE:	C0960-011_C-DSGN.DWG
DRAWN BY:	AFS
CHECKED:	NAH/PMC
APPROVED:	BLM

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

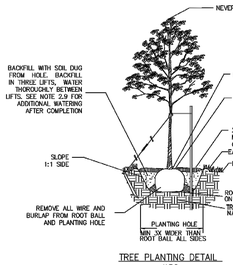
SCALE: AS SHOWN

C-103

Last Saved: 6/30/2021
Plotted: Jun 30, 2021 at 8:50am By: ASellar
Tighe & Bond: J:\C\C0960 Cathartes\C-0960-011 53 Green St, Portsmouth, NH\Drawings_Figures\AutoCAD\C0960-011_C-DSGN.dwg

Landscape Notes

1. Design is based on drawings by Tighe & Bond dated 6/22/2021 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with the following:
    a. Outside hose attachments spaced a maximum of 150 feet apart, and
    b. An underground irrigation system, or
    c. A temporary irrigation system designed for a two-year period of plant establishment.
20. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
21. The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
22. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
23. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
24. Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
25. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
26. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
27. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
28. Landscape Architect is not responsible for the means and methods of the contractor.



TREE PLANTING DETAIL
N.T.S.

PART 1 – GENERAL:

1.1 THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IT IS NOT THE "END ALL" FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

PART 2 – EXECUTION:

2.1 ALL PLANTING HOLES SHALL BE DUG BY HAND – NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.

2.2 ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.

2.3 THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.

2.4 THE ROOT COLLAR OF THE TREE SHALL BE 2"–3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.

2.5 ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.

2.6 ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS – NO EXCEPTIONS.

2.7 AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.

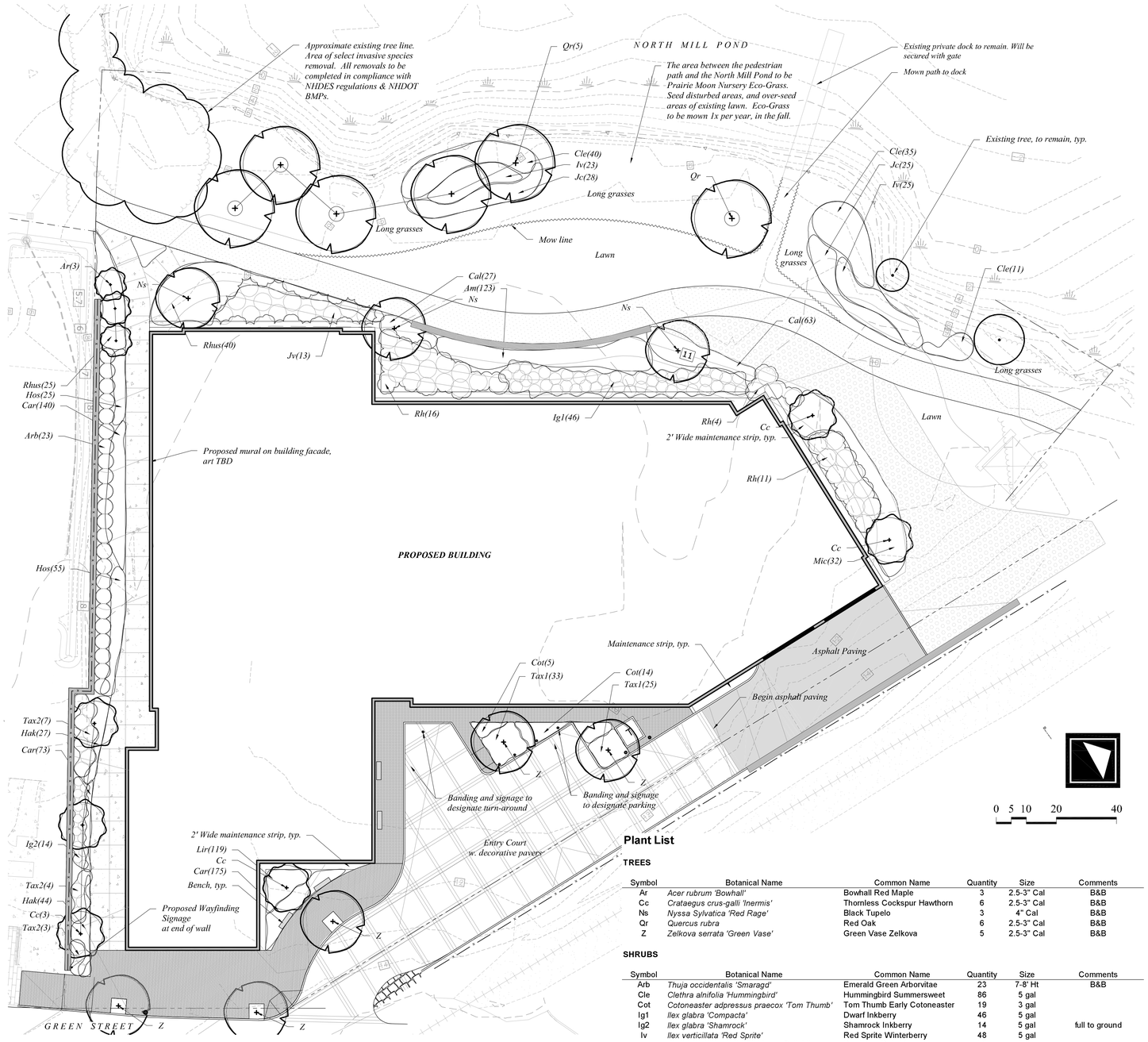
2.8 2"–3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.

2.9 AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.

2.10 STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.

2.11 ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.

City of Portsmouth Tree Planting Detail



Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ar	*Acer rubrum 'Bowhall'*	Bowhall Red Maple	3	2.5-3" Cal	B&B
Cc	*Crataegus crus-galli 'Inermis'*	Thornless Cockspur Hawthorn	6	2.5-3" Cal	B&B
Ns	*Nyssa Sylvatica 'Red Rage'*	Black Tupelo	3	4" Cal	B&B
Qr	*Quercus rubra*	Red Oak	6	2.5-3" Cal	B&B
Z	*Zelkova serrata 'Green Vase'*	Green Vase Zelkova	5	2.5-3" Cal	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Arb	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae	23	7-8' Ht	B&B
Cle	*Clethra alnifolia 'Hummingbird'*	Hummingbird Summersweet	86	5 gal	
Cot	*Cotoneaster adpressus praecox 'Tom Thumb'*	Tom Thumb Early Cotoneaster	19	3 gal	
Ig1	*Ilex glabra 'Compacta'*	Dwarf Inkberry	46	5 gal	
Ig2	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	14	5 gal	full to ground
Iv	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	48	5 gal	
Jc	*Juniperus communis 'Blueberry Delight'*	Blueberry Delight Juniper	53	3 gal	
Jv	*Juniperus virginiana 'Emerald Sentinel'*	Emerald Sentinel Red Cedar	13	7-8' Ht	B&B
Mic	*Microbiota decussata*	Russian Cypress	32	3 gal	
Rh	*Rhododendron maximum*	Rosebay Rhododendron	31	3-4' Ht	B&B
Rhus	*Rhus aromatica 'Grow-Low'*	Grow Low Sumac	65	3 gal	
Tax1	*Taxus media 'Ever-Low'*	Ever-Low Yew	58	3 gal	
Tax2	*Taxus media 'Greenwave'*	Greenwave Yew	14	5 gal	

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	*Amsonia hubrichtii*	Blue Star Flower	123	1 gal	
Car	*Carex appalachica*	Appalachian Sedge	388	1 gal	
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	90	1 gal	
Hak	*Hakonechloa macra*	Japanese Frost Grass	71	1 gal	
Hos	*Hosta 'Guacamole'*	Guacamole Hosta	80	1 gal	
Lir	*Liriope spicata*	Lily Turf	119	1 gal	
Lawn	*Penninton Smartseed Tall Fescue Blend*				

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

Proposed Mixed Use Development

LANDSCAPE PLAN

53 Green Street Portsmouth, New Hampshire

Drawn By:	VM
Checked By:	RW
Scale:	1" = 20' - 0"
Date:	March 22, 2021
Revisions:	April 21, 2021 May 19, 2021 June 29, 2021

L-1

Sheet 1 of 1

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10 State Street, Unit D

Certificate of Approval

LU-21-133



LOCUS MAP



STATE STREET VIEW

SCOPE OF WORK



STATE STREET VIEW AT COURTYARD

10 STATE ST UNIT B

10 STATE STREET PORTSMOUTH, NH
03801

LOCUS MAP AND CONTEXT

SHEET **1** OF 4

JUNE 2, 2021

202046

D|M|A
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MAUGEL
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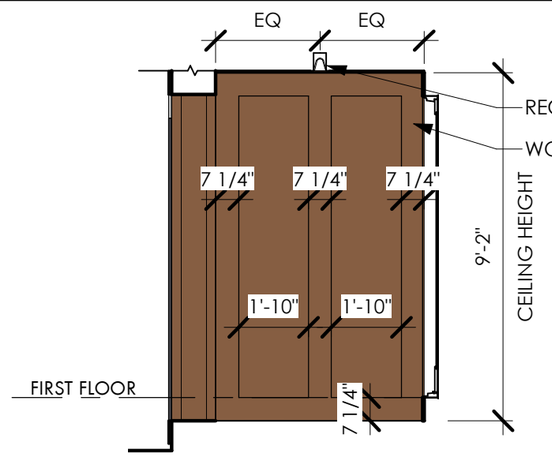
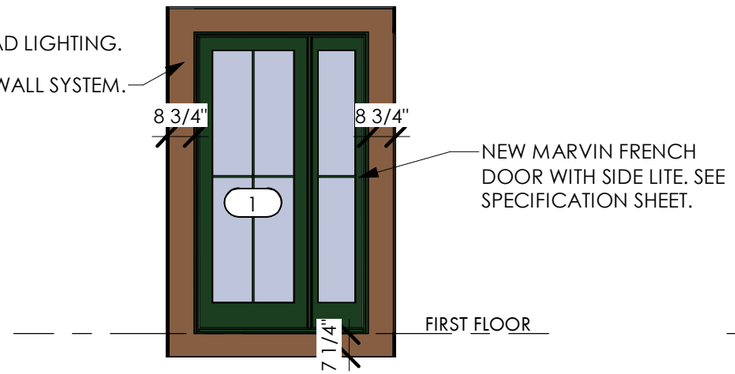
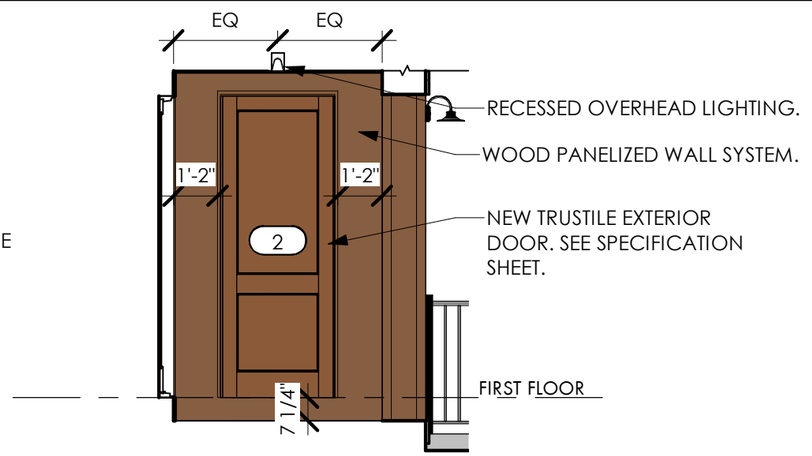


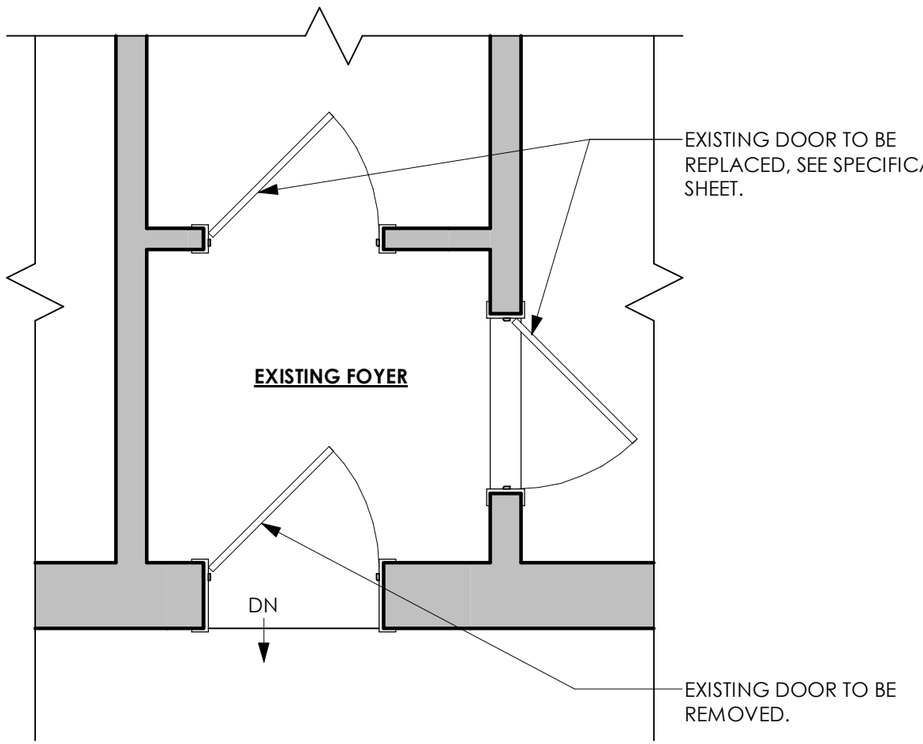
VESTIBULE ELEVATION 1



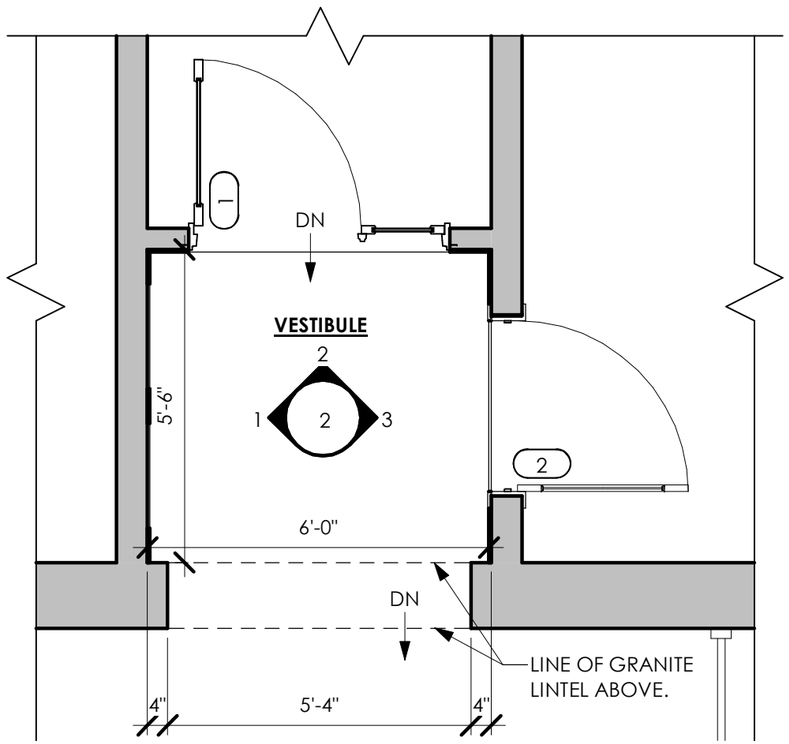
VESTIBULE ELEVATION 2



VESTIBULE ELEVATION 3



EXISTING FLOOR PLAN AT FOYER



PROPOSED FLOOR PLAN AT NEW VESTIBULE

202046

10 STATE ST UNIT D

10 STATE ST, PORTSMOUTH, NH
03801

VESTIBULE FLOOR PLANS AND ELEVATIONS

As indicated

SHEET **2** OF 4

JUNE 2, 2021

DESTEFANO MAUGEL ARCHITECTS

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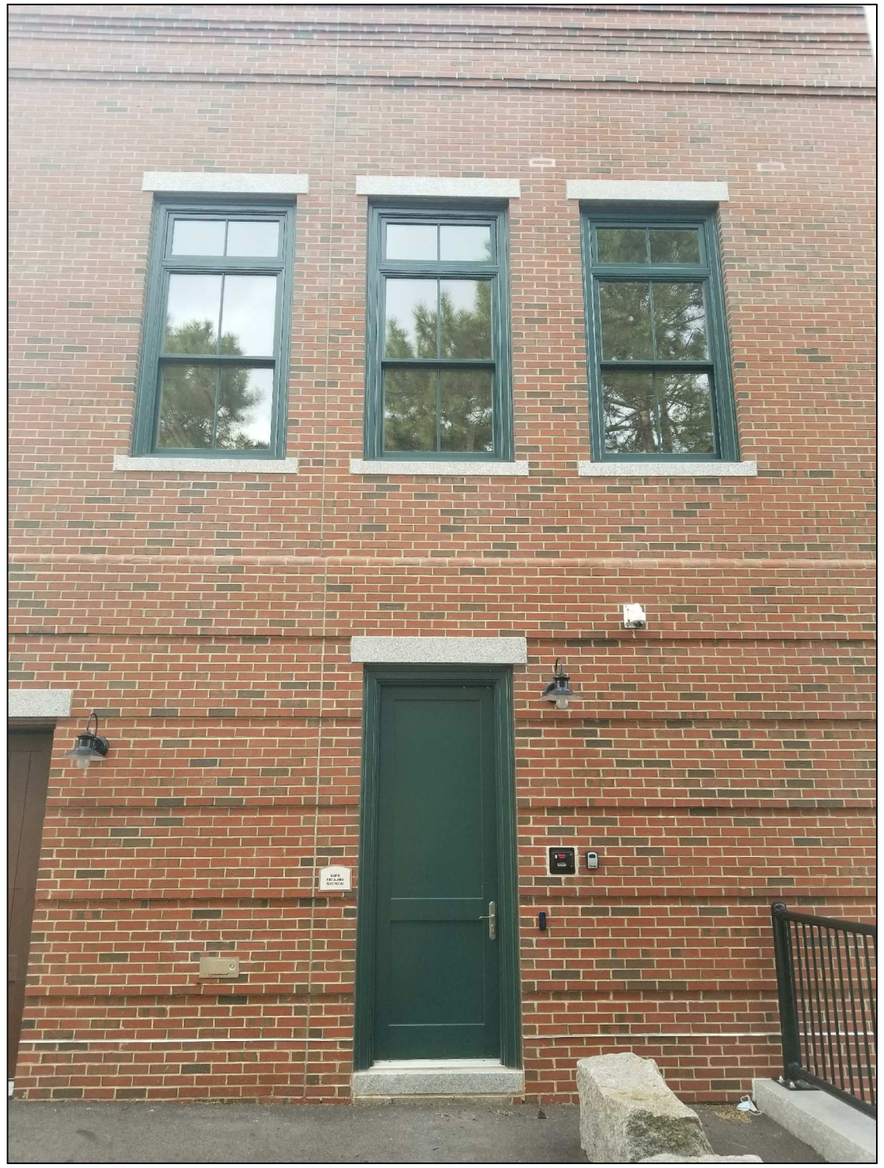
ALL EXISTING EXTERIOR LIGHTING SIGNAGE AND KEYPADS TO BE RELOCATED TO ACCOMMODATE FOR THE PROPOSED VESTIBULE.





EXISTING PARTIAL ELEVATION

PROPOSED PARTIAL ELEVATION

10 STATE ST UNIT D

10 STATE ST, PORTSMOUTH, NH
03801

PROPOSED PARTIAL ELEVATION

1/4" = 1'-0"

JUNE 2, 2021

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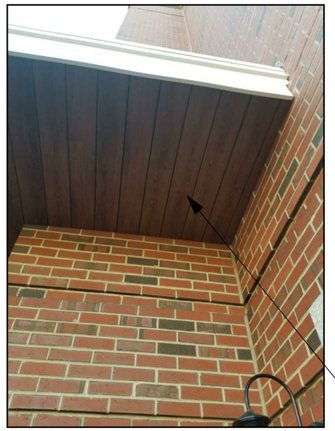
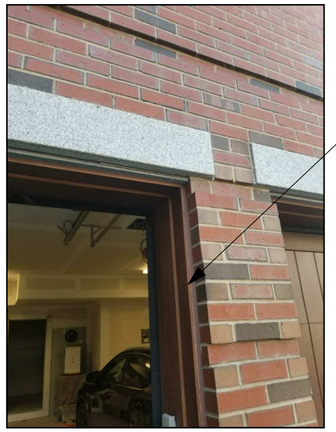


MARINE FINISH STAINED
WOOD CEILING. TO MATCH EXISTING
AT COVERED MAIN ENTRY.

GRANITE LINTEL TO MATCH EXISTING.

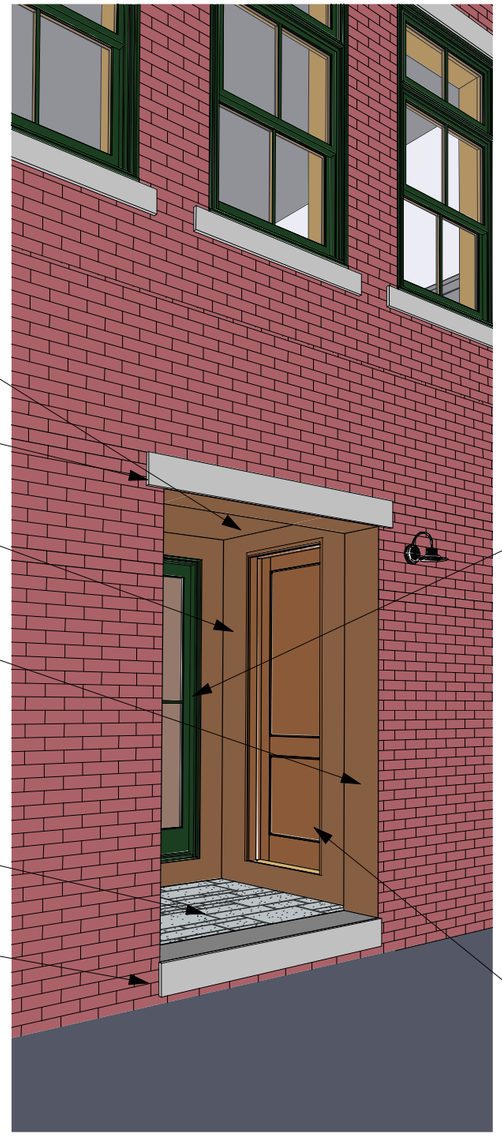
PANELIZED WOOD WALL SYSTEM.

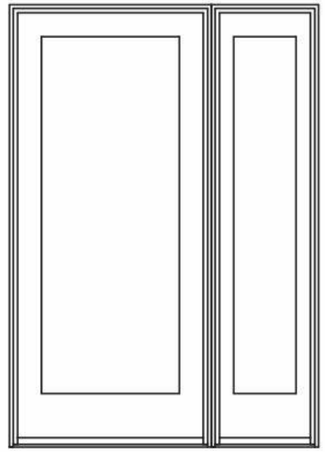


WOOD CASING TO MATCH EXISTING.

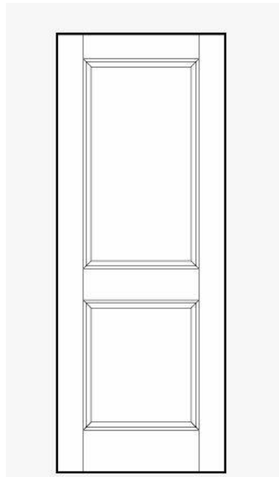
GRANITE PAVERS AT VESTIBULE.

GRANITE BASE TO MATCH EXISTING.





DOOR TYPE 1 - MARVIN SIGNATURE ULTIMATE FRENCH DOOR WITH SIDELITE - 1 3/4" THICKNESS, WOOD MAHOGANY PAINTED TO MATCH EXISTING. 5/8" SDL STICKING, SEE ELEVATION FOR LITE PATTERN.



DOOR TYPE 2 - TRUSTILE TS2020 - 1 3/4" THICKNESS, WOOD MAHOGANY.

VIEW FROM APPROACH

202046

10 STATE ST UNIT D

10 STATE ST, PORTSMOUTH, NH
03801

3D PERSPECTIVE AND SPECIFICATIONS

SHEET **4** OF 4

JUNE 2, 2021

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64 Vaughan Street

Certificate of Approval

LU-20-214

ATTN: Historic District Commission

RE: July 7, 2021 Meeting
64 Vaughan Mall Restoration
Portsmouth, NH 03801

Steve Wilson
Hampshire Development Corp.
41 Industrial Drive #20
Exeter, NH 03833

CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519

64 Vaughan Mall

The property at 64 Vaughan Mall was acquired in September of 2020 from the Cabot House Group by the development team that successfully executed the re-development of the Connie Bean Center at 135-143 Daniel St. and The Provident Condominium at 25 Maplewood Ave. in Portsmouth. Principle Steven Wilson and Hampshire Development Corp. have operated since 1984 and have been involved in the successful construction and renovation of dozens of historic urban properties in the southeastern NH and northeastern Massachusetts regions. Our principal goal for the property at 64 Vaughan Mall will be to bring the site and existing structure up to current codes while restoring the main building to its original architecture.

Built in the late 19th century as as 3 story brick and heavy timber structure with a flat roof and full basement (36' x 75'), the building was originally owned and occupied by the Margeson Bros Furniture Co.. Early in the 20th century, the building was more than doubled in size 36' x 140' toward what is now the Worth Parking Lot with an addition constructed of essentially the same materials and form. A single story "modern" block addition with a shed roof was added mid century toward the rear facing Hanover St. and was utilized as a loading dock for shipping and receiving for Cabot Furniture. Notably, in 1993 Artist Robert Wyland received the owners permission to allow a mural of his design to be painted by a group of regional amateur artists on the side of the building facing the Worth lot . This mural quickly became a landmark of sorts referred to as the Whaling Wall. However through inappropriate preparation and application of paints, the mural has significantly deteriorated the facade of the building.

The only public access to the building is via the 75' of frontage on the Vaughan Mall leaving long expanses of blank walls along the Worth Parking Lot (145'), the rear alley (135') and the Hanover St. frontage (80') with no entry or other focal points. This provides no pedestrian interface with the building on three sides. In fact, circumnavigating the building on foot requires walking in active vehicle traffic lanes for an extended distance with no connectivity to the building or the Vaughan Mall from Maplewood Ave., Hanover St. or the rest of downtown to the West, South and Easterly directions.

The current condition of the building is widely substandard. The building in its existing condition presents many challenges to the developer, designers, and contractors associated with any renovation and

rehabilitation. The building is largely void of modern utility and mechanical systems with existing water, sewer, drainage, HVAC and fire protection all failing to meet modern standards or capacities.

The structure itself has not received any significant upgrades or improvements in over 70 years. The roof has failed in areas allowing moisture penetration and now threatens the integrity of the structure. Additionally most of the original windows have been infilled and the brick facade has been painted on four sides with a product that has trapped moisture, causing extensive spalling of the masonry. The inside of the existing structure, although retaining some very worthwhile architectural features and wide open space with high ceilings etc., is laden with asbestos and other environmental contaminants which must be removed and remediated. Finally the shape and size of the structure present a very monolithic and unappealing facade that does not enhance its surroundings, promote its history or engage the pedestrian at the street level.

In light of the building and site conditions we are uniquely qualified to rehabilitate and remediate the structure, and with the cooperation of the City, we will be able to convert this property to an attractive mixed use project that will make a significant contribution to the vibrancy of the Vaughan Mall and its strategic location in downtown Portsmouth. Our proposal will truly complement and enhance the City's architectural and historic character and contribute to its sense of place.

Currently underway, our first step is to remediate the hazardous waste conditions and perform select demolition of the interior. We are conducting tests to analyze the feasibility and best methods for removing the coatings and restore the historic facades. Our structural engineers have provided detailed analysis and preliminary plans for rehabilitation of the structure to current standards while maintaining its historic character. Our specific plan for the property is illustrated by the accompanying plans and would be to provide vehicle parking and storage in the existing basement accessed from Hanover St.. The ground floor would be developed as a commercial use as required by current zoning and with the addition of a sidewalk, entries and storefronts along the Worth Parking Lot will serve to activate the Vaughan Mall area.

The revitalization and adaptive reuse of this building will require a minor reconfiguration of parking spaces, installation of curbing, brick sidewalks and landscaping in and adjacent to the Worth Lot. It will thus require the support and approval of the City. The results and impacts as illustrated by the attached site plan and elevations will be profoundly positive for the Worth Lot and Vaughan Mall. No net loss of

parking, improvements in ADA compliance for pedestrians and handicap parking, creation of significant green space annexed to the Vaughan Mall and completion of the pedestrian connection from Hanover St., Maplewood Ave., Worth Lot to the Vaughan Mall and their adjacent businesses are some of the highlights of our plan. It will balance the pedestrian and vehicular experience for this active area with no functional downside to either. Additionally, we propose to reactivate the existing infilled windows with new windows and doors being added to the previously blank wall (along the Worth Lot side of the building) with an emphasis on maintaining the historic value in form and function on all sides of the building.

To address the disproportionate massing of the existing buildings, we have transitioned the rear facade of the building to a different style to differentiate the two buildings adding texture and interest to the continuous wall plane. Importantly, a significant portion of the rear building facade was constructed of poured concrete and was covered by an attached building having no relationship to the architecture of the main building.

In closing we are extremely excited to begin the process of working with the City to design and redevelop this significant property to better serve the community and its future occupants. To that end we are looking forward to listening to your input and ideas as we continue to refine the building and site designs.

Warm Regards
Steven Wilson

THIS DRAWING SET HAS NOT BEEN RELEASED FOR CONSTRUCTION

64 VAUGHAN MALL BUILDING RESTORATION

64 Vaughan Mall, Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 1

Issued for: TAC

Plan Issue Date:

June 21, 2021

Owner:
64 Vaughan Mall, LLC

41 Industrial Drive
Exeter, NH 03833

Applicant:
Hampshire
Development Corp.
41 Industrial Drive
Exeter, NH 03833
(603) 778-9999

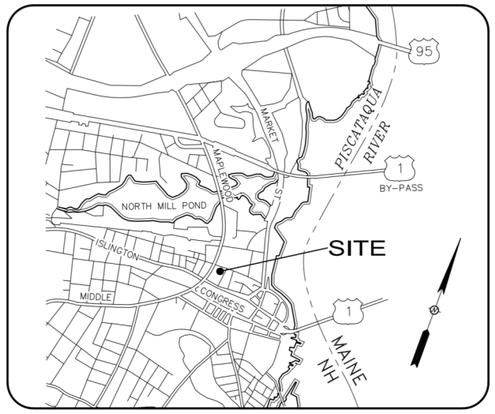
Civil Engineer:

ALTUS ENGINEERING, INC.
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

Architect:
JSA Design

273 Corporate Drive, Suite 100
Portsmouth, NH 03801
(603) 436-2551

Surveyor:
James Verra
& Associates Inc.
LAND SURVEYORS
101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876
Tel 603-436-3557



LOCUS MAP
Not to Scale

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Architectural Plans - Proposed	A1 - A11
Materials - Proposed	M1 - M7
Spacing & Massing - Elevation Study	6



Aerial Photograph of 64 Vaughan Mall Property



Margeson Bros. Furniture Store; Photograph circa ~1910-1920



64 Vaughan Mall. 2021

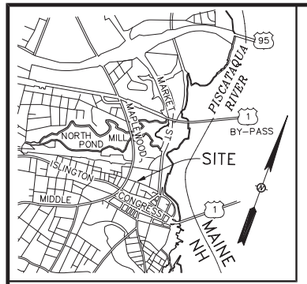
Sheet 3


Cabot House Furniture






64 Vaughan Mall. 2021
Sheet 3A



TEMPORARY BENCHMARK TABLE

TBM#	DESCRIPTION	ELEV.
1	SURVEY NAIL SET IN TOP OF GRANITE CURBING	12.81
2	BOLT W/ "X" CUT – HYDRANT TOP FLANGE	13.58
3	SURVEY NAIL SET IN TOP OF TRANSFORMER PAD	17.71
4	TOP RIGHT OUTSIDE CORNER OF CONCRETE STEP	15.62

SIGNAGE TABLE

KEY	DESCRIPTION
A	HANDICAP PARKING
B	3 HOUR PARKING/PAY AT KIOSK
C	RESERVED PARKING 7AM–7PM
D	PAID PARKING 24/7
E	STOP

BUILDING ELEVATION TABLE

KEY	DESCRIPTION	ELEV.
A	FF CONCRETE AT ENTRANCE	15.17
B	FF CONCRETE AT LOADING DOCK	15.12
C	FF CONCRETE AT LOADING DOCK	15.09
D	CONCRETE THRESHOLD AT ENTRY	12.56
E	CONCRETE THRESHOLD AT ENTRY	12.13
F	CONCRETE THRESHOLD AT ENTRY	18.91
G	ALUMINUM THRESHOLD AT ENTRY	15.14
H	TOP OF CONCRETE LANDING	15.62
I	ALUMINUM THRESHOLD AT ENTRY	16.55
J	TOP OF CONCRETE LANDING	15.69
K	INVERT OUT 6"PVC CULVERT	12.56
L	TOP OF CONCRETE BASEMENT	6.95
M	TOP OF CONCRETE BASEMENT FLOOR	6.64
N	TOP OF CONCRETE BASEMENT FLOOR	6.42
O	TOP OF CONCRETE BASEMENT FLOOR	7.17
P	TOP OF CONCRETE BASEMENT FLOOR	6.92
Q	TOP OF CONCRETE BASEMENT FLOOR	6.67
R	TOP OF CONCRETE BASEMENT FLOOR	7.07
S	TOP OF CONCRETE BASEMENT FLOOR	6.77
T	TOP OF CONCRETE BASEMENT FLOOR	6.26

DRAIN TABLE

CB# 1
RIM EL= 17.62

CB# 2
RIM EL= 13.77
(1) INV OUT 12"RCP= 10.12

CB# 3
RIM EL= 11.98
(1) INV OUT 12"HDPE= 7.74

CB# 4
RIM EL= 9.57
(1) INV OUT 12"PVC= 7.32±
W/ TRAP ON OUTLET

CB# 3763
RIM EL= 14.71
(1) INV OUT 12"RCP= 12.03

CB# 3764
RIM EL= 15.05
WATER LEVEL= 11.10

CB# 3765
RIM EL= 15.35
PLUGGED 13.5±

CB# 3766
RIM EL= 17.59

CB# 25851
RIM EL= 16.26
(1) INV IN 12"HDPE= 12.08
(2) INV OUT 12"HDPE= 12.01

CB# 25852
RIM EL= 16.81
(1) INV IN 10"HDPE= 12.29
(2) INV OUT 12"HDPE= 12.26

CB# 25853
RIM EL= 17.12
(1) INV OUT 10"HDPE= 12.78

DMH# 1
RIM EL= 13.75
(1) 12"RCP (PLUGGED)
(2) INV IN 12"RCP= 9.76
(3) INV IN 18"RCP= 8.75
(4) 12"RCP (PLUGGED)
(5) INV OUT ___RCP= 8.77

DMH# 2
RIM EL= 9.68
(1) INV IN 6"PVC= 7.10
(2) INV OUT 12"RCP= 6.99

DMH# 5195
RIM EL= 12.56
(1) INV IN 12"HDPE= 6.81
(2) INV IN 12"HDPE= 6.11
(3) INV OUT (2) 12"PVC= 5.92

DMH# 5197
RIM EL= 10.14
(1) INV IN 12"RCP= 6.79
(2) INV IN 12"RCP= 6.83
(3) CL FLOW 36"RCP= 5.26

DMH# 5198
RIM EL= 12.50
(1) INV IN (2) 12"PVC= 5.95
(2) INV IN 18"RCP= 7.60
(3) CL FLOW ___RCP= 5.85

DMH# 5202
RIM EL= 15.14
(1) INV IN 12"RCP= 11.47
(2) INV IN 12"RCP= 11.51
(3) INV IN 18"RCP= 9.96
(4) INV IN 12"RCP= 11.60
(5) INV OUT 18"RCP= 9.91

DMH# 5203
RIM EL= 17.38
(1) INV IN 12"DI= 13.82
(2) INV IN 15"CI= 11.30
(3) INV IN 12"CI= 11.83
(4) INV OUT 15"CI= 11.32

DMH# 25178
RIM EL= 12.66
(1) INV IN 12"HDPE= 7.48
(2) 12"HDPE W/ TRAP

SEWER TABLE

SMH# 1
RIM EL= 11.80
(1) INV OUT 4"PVC FM= 7.47

SMH# 2
RIM EL= 11.53
(COULD NOT OPEN)

SMH# 1567
RIM EL= 12.96
(1) PLUGGED
(2) INV IN 12"RCP= 5.19
(3) INACTIVE
(4) INV OUT 12"___=4.71

SMH# 1568
RIM EL= 12.86
(1) INV IN 8"PVC= 4.88
(2) INV IN 12"___= 4.68
(3) INV IN 24"RCP= 5.05
(4) INV OUT 12"RCP= 4.70

SMH# 1570
RIM EL= 10.16
(2) INV IN 15"RCP= 3.74

SMH# 2306
RIM EL= 13.84
(1) INV IN 10"VCP= 6.86
(2) INV IN 24"RCP= 8.88
(3) INV IN 6"PVC= 11.24
(4) INV OUT 24"RCP= 6.83
(23" CSU PER DPW)

SMH# 2307
RIM EL= 15.50
CL FLOW= 10.66
(OVAL RCP 15"W X 18"H)
(23" CSU PER DPW)

ABUTTERS LIST

MAP–LOT	OWNER OF RECORD	DEED REF.
117–2	JAMER REALTY, INC. 80 HANOVER ST, PORTSMOUTH, NH 03801	3093/1283
117–4	SJW LTD C/O GENE FISK & ASSOCIATES, LLC 4 GREENLEAF WOODS DR, SUITE 102 PORTSMOUTH, NH 03801	2574/495
125–1	PARADE OFFICE, LLC C/O CATHARTES PRIVATE INVESTMENTS 31 MILK STREET, SUITE 501, BOSTON, MA 02109	N/A
126–1A	NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC C/O JOHN J. DUSSI 4 MOODY LN, WEST NEWBURY, MA 01985	4814/563
126–2	25 MAPLEWOOD AVENUE, LLC 41 INDUSTRIAL DR, EXETER, NH 03833	6068/2230
126–3	CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801	4701/534

LEGEND:

- 110–5 ..... TAX SHEET – LOT NUMBER
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RCSC ..... ROCKINGHAM COUNTY SUPERIOR COURT
- VGC ..... VERTICAL FACED GRANITE CURB
- RWBL ..... MODULAR BLOCK RETAINING WALL
- ..... PARK METER KIOSK
- ..... BOLLARD
- ..... SIGN
- ..... HANDICAP SPACE
- ..... LIGHT POLE
- ..... UTILITY POLE WITH ARM & LIGHT
- ..... ELECTRICAL MANHOLE
- ..... ELECTRICAL CONDUIT
- ..... ELECTRIC METER
- ..... GAS SHUT OFF
- ..... GAS VALVE
- ..... WATER GATE VALVE
- ..... WATER SHUT OFF VALVE
- ..... HYDRANT
- ..... FIRE CONNECTION
- ..... CATCH BASIN
- ..... DRAIN MANHOLE
- ..... ROOF DOWNSPOUT
- ..... SEWER MANHOLE
- ..... DECIDUOUS TREE
- ..... CONIFEROUS SHRUB
- ..... DECIDUOUS SHRUB
- — W — ..... WATER LINE
- — S — ..... SEWER LINE
- — D — ..... DRAIN LINE
- — G — ..... GAS LINE
- —UGE— ..... UNDERGROUND ELECTRIC
- —UGC— ..... UNDERGROUND COMMUNICATIONS
- ..... CEMENT CONCRETE
- ..... BRICK PAVERS
- ..... RETAINING WALL
- LA ..... LANDSCAPED AREA
- ×12.5 ..... SPOT GRADE
- ..... SEE SIGNAGE TABLE
- ..... SEE BUILDING ELEVATION TABLE
- ..... EXISTING TRAFFIC FLOW SYMBOL

NOTES:

1. OWNER OF RECORD..... BENDETSON–PORTSMOUTH REALTY TRUST C/O CABOT
   ADDRESS..... HOUSE, INC., 10 INDUSTRIAL WAY, AMESBURY, MA 01913
   DEED REFERENCE..... 2402/1201
   TAX SHEET / LOT..... 126–1
2. THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC. 3/2014, 4/2017 & 12/2019. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
   HORIZONTAL DATUM: NAD 1983 (1986 ADJUSTMENT)
   PRIMARY BM: NHDOT 379–0150 (PORTSMOUTH TRAFFIC CIRCLE)
   VERTICAL DATUM: NAVD 1988
   PRIMARY BM: CITY CONTROL POINT "ALBA"
3. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG–SAFE @ 1–888–DIG–SAFE.
5. SEE ROCKINGHAM COUNTY SUPERIOR COURT NOTICE OF DECISION DATED 3/18/2015, RCRD BOOK 5626, PAGE 1529. ALSO SEE STIPULATION DATED 1/30/2015, RCRD BOOK 5626, PAGE 1531.
6. THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0259E, EFFECTIVE DATE MAY 17, 2005, BY FEMA.

REFERENCE PLANS:

1. PLAT OF LAND, 64 VAUGHAN MALL, PORTSMOUTH, N.H., FOR BENDETSON–PORTSMOUTH REALTY TRUST, REVISED TO 9/17/2018, RCRD PLAN D–41080.
2. CONDOMINIUM SITE PLAN, THE PROVIDENT CONDOMINIUM, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., FOR 25 MAPLEWOOD AVENUE, LLC., DATED 12/20/2019, RCRD PLAN D–41922.
3. EXISTING CONDITIONS PLAN, PROPOSED SITE DEVELOPMENT PLANS, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., BY JAMES VERRA AND ASSOCIATES, INC., DATED 4/18/2017, NOT RECORDED.

PRELIMINARY
SUBJECT TO CHANGE

P5042

SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS
101 SHATTUCK WAY – SUITE 8
NEWINGTON, N.H. 03801– 7876
603–436–3557
JOB NO: 23524–A
PLAN NO: 23524–A

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com

ISSUED FOR:
ENGINEERING REVIEW

ISSUE DATE:
PRELIMINARY

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	ENGINEERING REVIEW	JV	2/3/20

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23524–A.DWG

SCALE:
22" x 34" – 1" = 20'
11" x 17" – 1" = 40'

OWNER:
BENDETSON–PORTSMOUTH REALTY TRUST
C/O CABOT HOUSE, INC.
10 INDUSTRIAL WAY
AMESBURY, MA 01913
ASSESSOR'S PARCEL 126–1

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
64 VAUGHAN MALL
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 126–1

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
Sheet 4

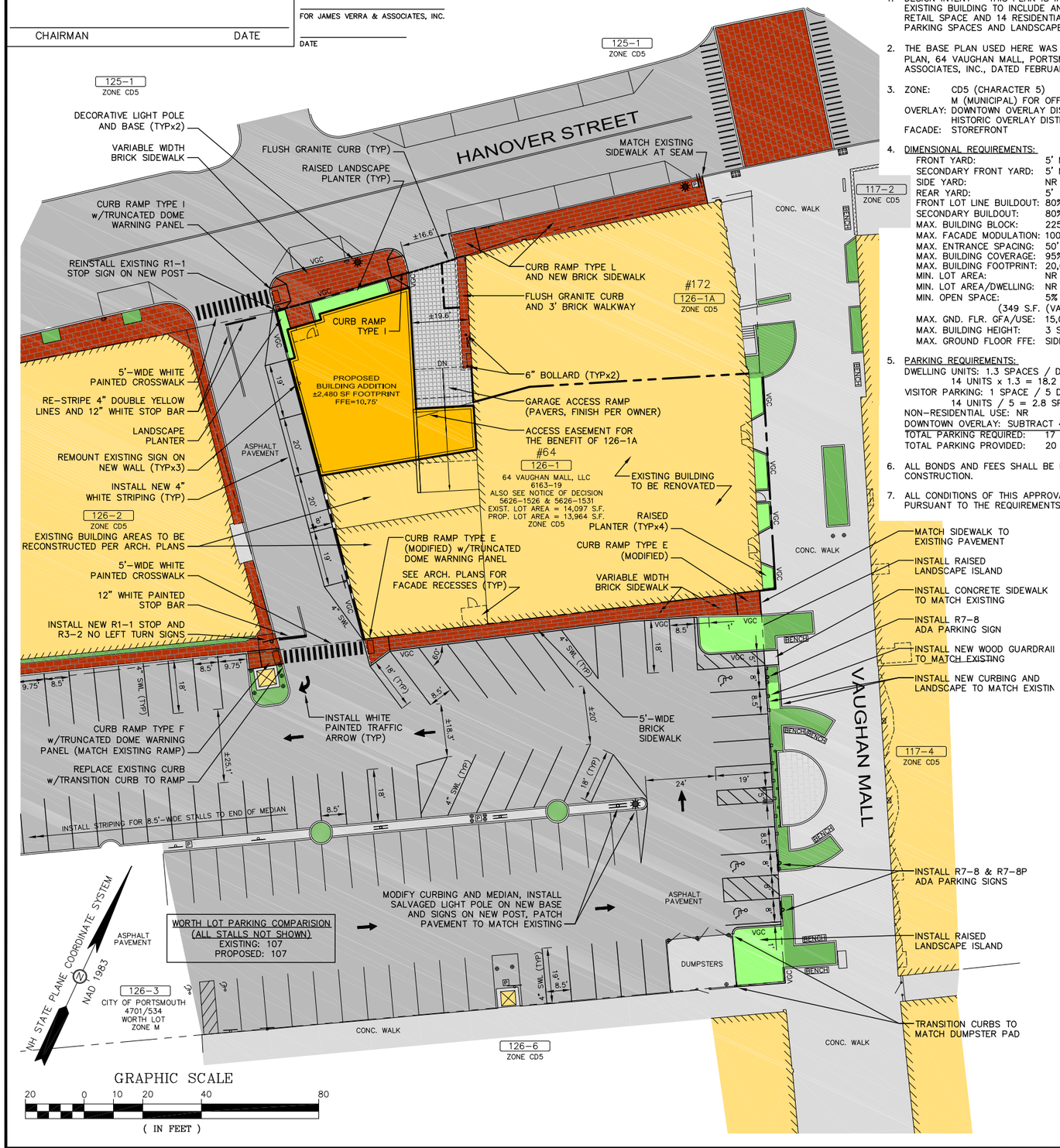
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

DATE



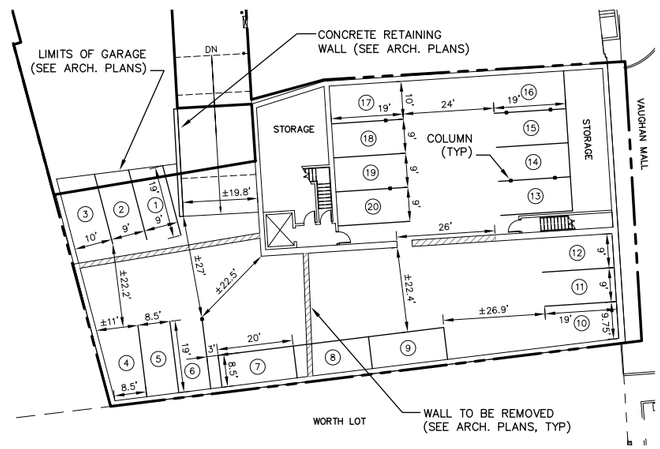
NOTES

1. DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE AN ADDITION, UNDERGROUND PARKING GARAGE, RETAIL SPACE AND 14 RESIDENTIAL UNITS ALONG WITH A SIDEWALK, MODIFIED PARKING SPACES AND LANDSCAPE ISLANDS ON THE ABUTTING WORTH LOT.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
3. ZONE: CD5 (CHARACTER 5)
   M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT
   OVERLAY: DOWNTOWN OVERLAY DISTRICT
   HISTORIC OVERLAY DISTRICT
   FACADE: STOREFRONT
4. DIMENSIONAL REQUIREMENTS:

		EXISTING	PROPOSED
FRONT YARD:	5' MAX.	4.3'	SAME
SECONDARY FRONT YARD:	5' MAX.	58.1'	5'
SIDE YARD:	NR	0'	SAME
REAR YARD:	5'	0.15'	SAME
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%	SAME
SECONDARY BUILDOUT:	80% WIDTH MIN.	0%	80% (47')
MAX. BUILDING BLOCK:	225'		
MAX. FACADE MODULATION:	100'		
MAX. ENTRANCE SPACING:	50'		
MAX. BUILDING COVERAGE:	95%	70.0%	89.4%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	10,008 S.F.	12,488 S.F.
MIN. LOT AREA:	NR	14,097 S.F.	13,964 S.F.
MIN. LOT AREA/DWELLING:	NR		
MIN. OPEN SPACE:	5%	0% (0 SF)	5% (698 SF)
	(349 S.F. (VAUGHAN) + 349 S.F. (HANOVER) = 698 S.F.)		
MAX. GND. FLR. GFA/USE:	15,000 S.F.	±10,014 S.F.	12,476 S.F.
MAX. BUILDING HEIGHT:	3 STORIES or 40'	±40'	40'
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'		

5. PARKING REQUIREMENTS:
   DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F.
   14 UNITS x 1.3 = 18.2 SPACES REQUIRED
   VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS)
   14 UNITS / 5 = 2.8 SPACES REQUIRED
   NON-RESIDENTIAL USE: NR
   DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT
   TOTAL PARKING REQUIRED: 17 SPACES
   TOTAL PARKING PROVIDED: 20 SPACES (UNDERGROUND)
6. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
7. ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
8. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
9. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
10. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
11. AREA OF DISTURBANCE IS UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
12. PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
13. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
14. UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
15. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
16. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
17. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR
18. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
19. SITEWORK CONTRACTOR SHALL PREPARE A STAMPED AS-BUILT SITE PLAN STAMPED BY A LICENSED LAND SURVEYOR (LLS) & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
20. TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
21. THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS w/THE PORTSMOUTH CITY COUNCIL.
22. RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
23. ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
24. STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
25. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.
26. BUILDING USES BY FLOOR (BY FOOTPRINT, ACTUAL SPACE MAY VARY):

BASEMENT:	±9,326 S.F. PARKING
FLOOR 1:	±12,334 S.F. RETAIL
FLOORS 2-4:	±12,488 S.F. RESIDENTIAL
TOTAL:	±59,124 S.F.



BASEMENT GARAGE PARKING LAYOUT

P5042

ALTUS ENGINEERING, INC.
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
6/21/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: JUNE 21, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	CLIENT REVIEW	EBS	05/21/20
1	TAC WORK SESSION	EBS	07/07/20
2	TAC	EBS	10/19/20
3	PB CONSULTATION	EBS	12/30/20
4	REV. BLDG. HEIGHT	EBS	01/26/21
5	TAC	EBS	03/22/21
6	REV. FOOTPRINT FOR HDC	EBS	04/08/21
7	TAC	EBS	04/19/21
8	TAC	EBS	05/19/21
9	TAC	EBS	06/21/21

DRAWN BY: EBS
APPROVED BY: EDW
DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

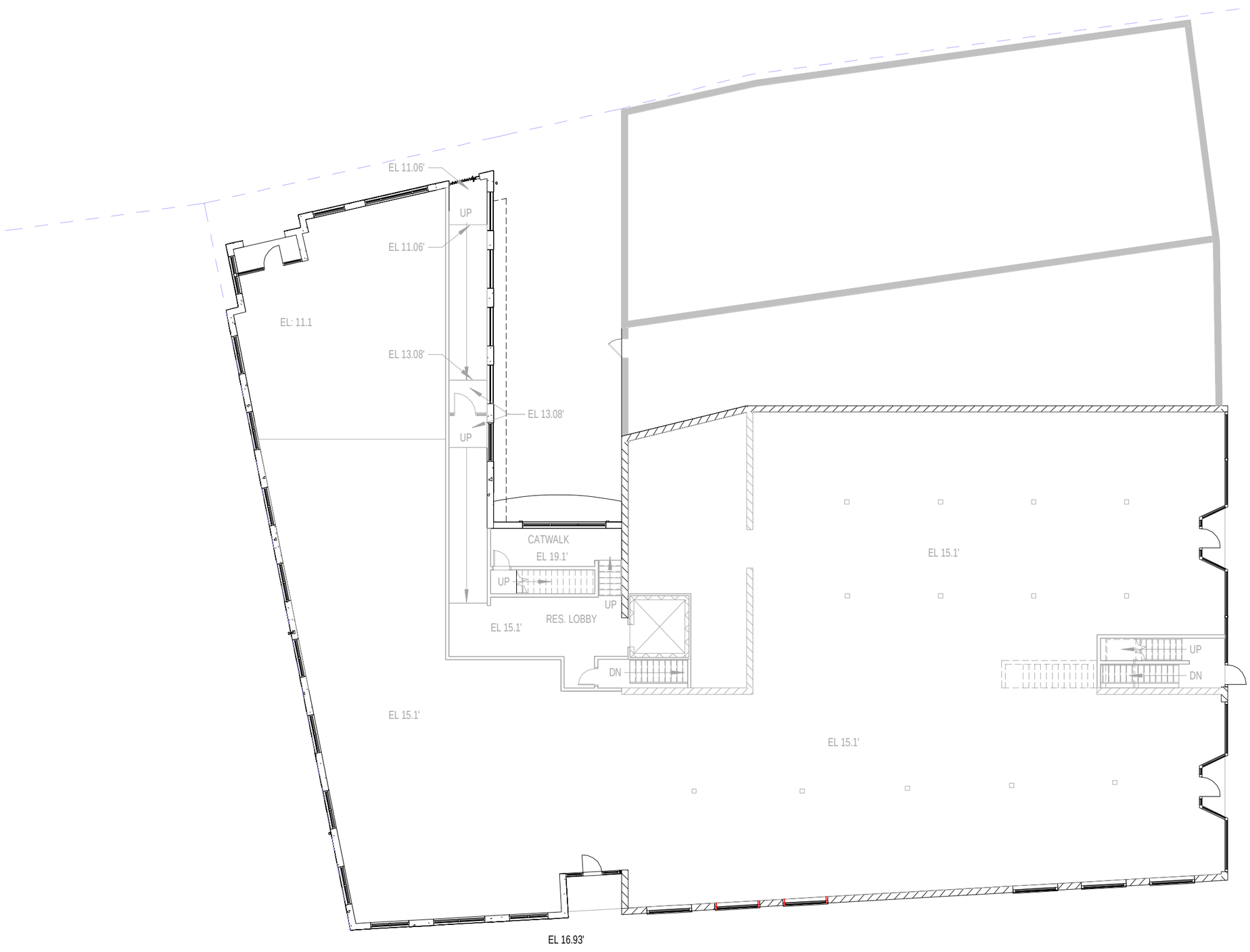
OWNER:
64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 0383

APPLICANT:
HAMPSHIRE DEVELOPMENT CORP.
41 INDUSTRIAL DRIVE
EXETER, NH 03833

PROJECT:
64 VAUGHAN MALL BUILDING RESTORATION
TAX MAP 126, LOT 1
64 VAUGHAN MALL
PORTSMOUTH, NH 03801

TITLE:
SITE PLAN

SHEET NUMBER:
Sheet 5



GRAPHIC SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

FIRST FLOOR PLAN

64 Vaughan Mall

SCALE: 1/16" = 1'-0"
06/16/2021

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ARCHITECTS
INTERIORS
PLANNERS

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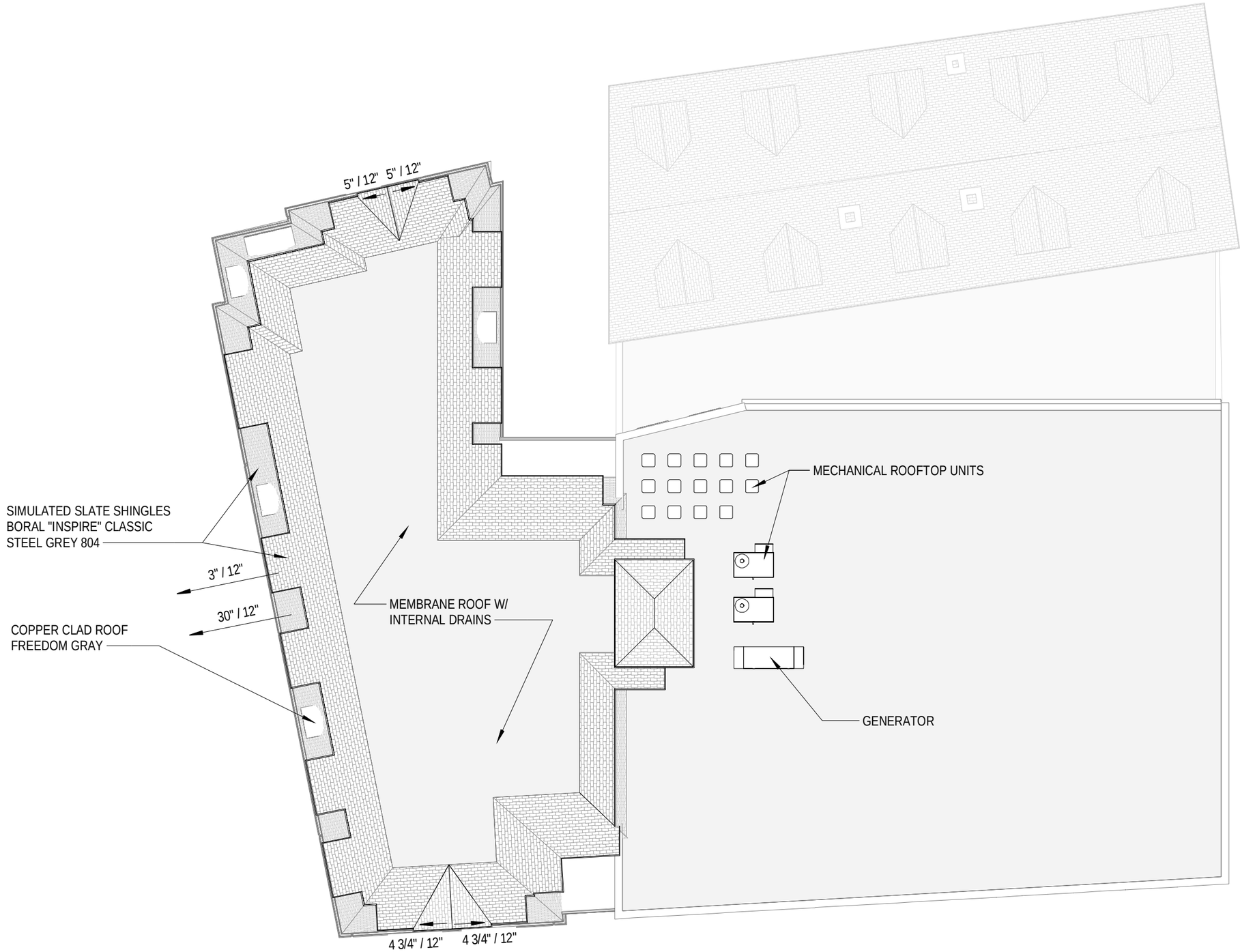

GRAPHIC SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

A2

ROOF PLAN

64 Vaughan Mall

06/16/2021

SCALE: 1/16" = 1'-0"

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1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

A3

EXTERIOR ELEVATIONS

64 Vaughan Mall

06/16/2021

SCALE: 1/16" = 1'-0"

JSA ARCHITECTS INTERIORS PLANNERS

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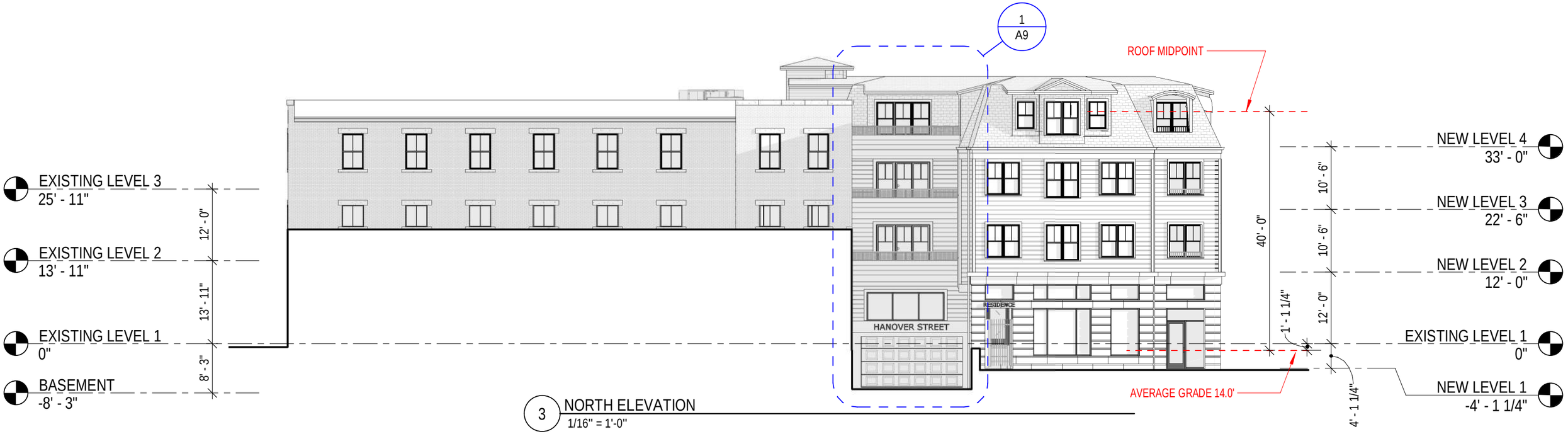

3 NORTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

A4

EXTERIOR ELEVATIONS
64 Vaughan Mall

06/16/2021
SCALE: 1/16" = 1'-0"

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2 VIEW 02



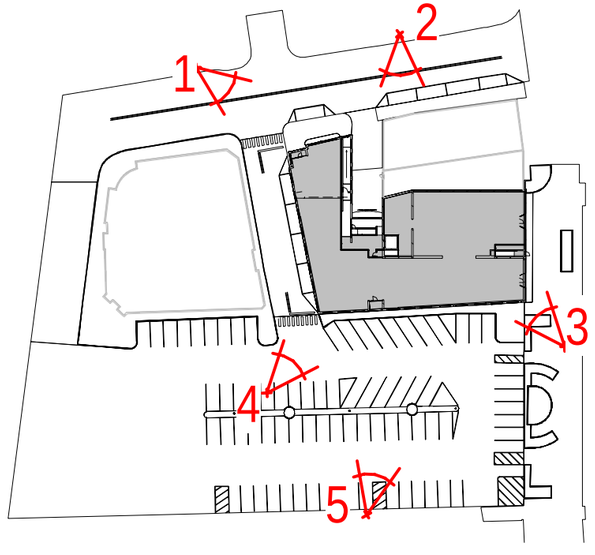
3 VIEW 03



4 VIEW 04



1 VIEW 01



P LEVEL 1 - PERSPECTIVE PLAN
1" = 100'-0"



5 VIEW 05

A5

PERSPECTIVE VIEWS
64 Vaughan Mall

06/16/2021
SCALE: 1" = 100'-0"

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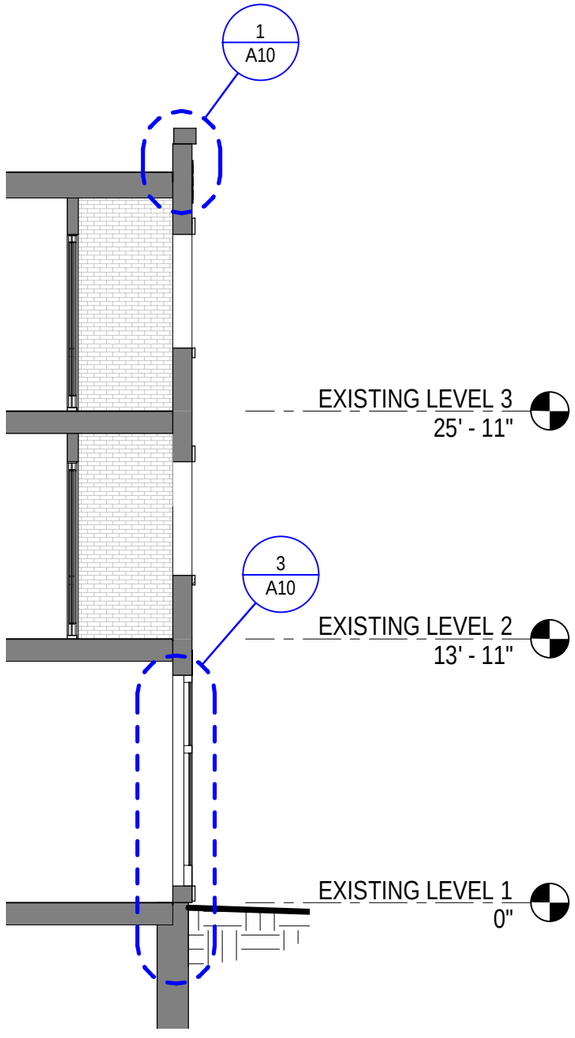
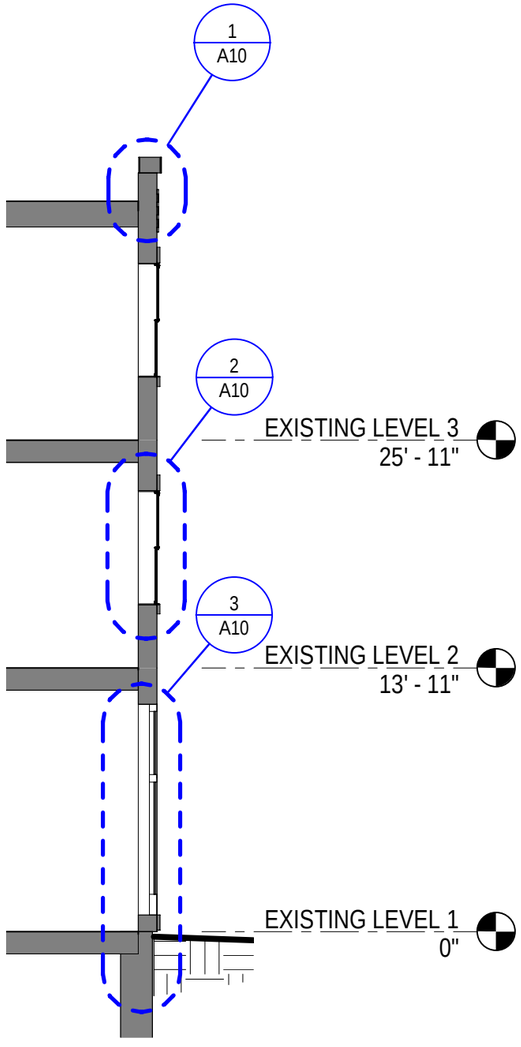
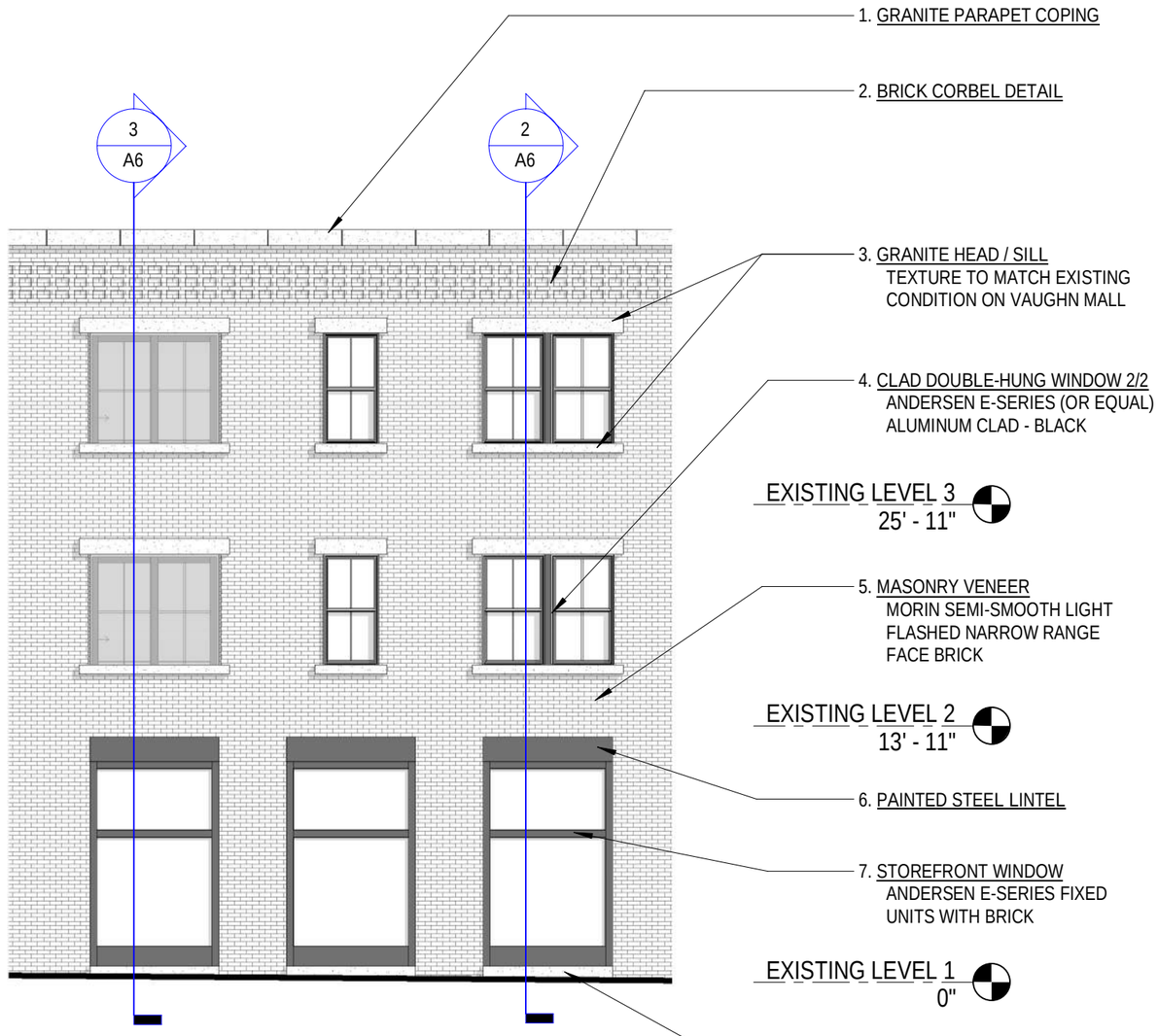


3 EXISTING BUILDING SECTION - RECESSED DECK
1/8" = 1'-0"



2 EXISTING BUILDING SECTION
1/8" = 1'-0"



1 PARTIAL EXISTING ELEVATION - SOUTH ELEVATION
1/8" = 1'-0"

A6

EXTERIOR ELEVATION - MATERIAL LEGEND

64 Vaughan Mall

06/16/2021
SCALE: 1/8" = 1'-0"

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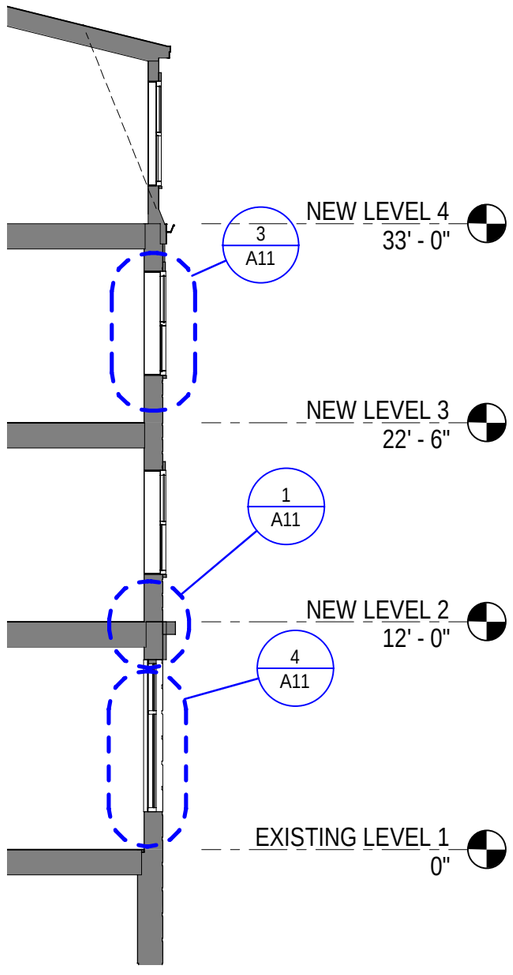
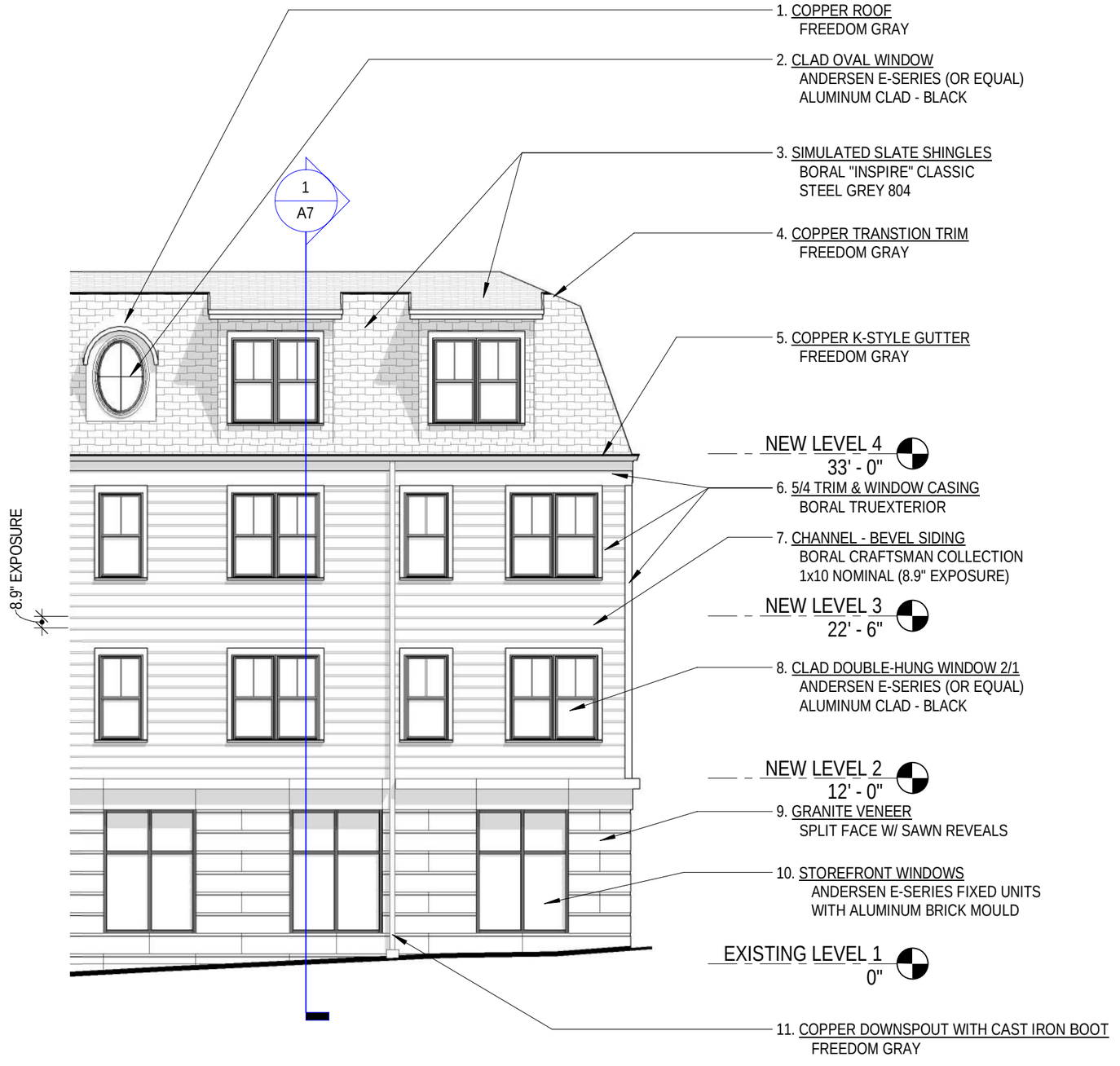


1 WALL SECTION - WEST ELEVATION
1/8" = 1'-0"



3 PARTIAL NEW ELEVATION - WEST ELEVATION
1/8" = 1'-0"

A7

EXTERIOR ELEVATION - MATERIAL LEGEND

64 Vaughan Mall

06/16/2021
SCALE: 1/8" = 1'-0"

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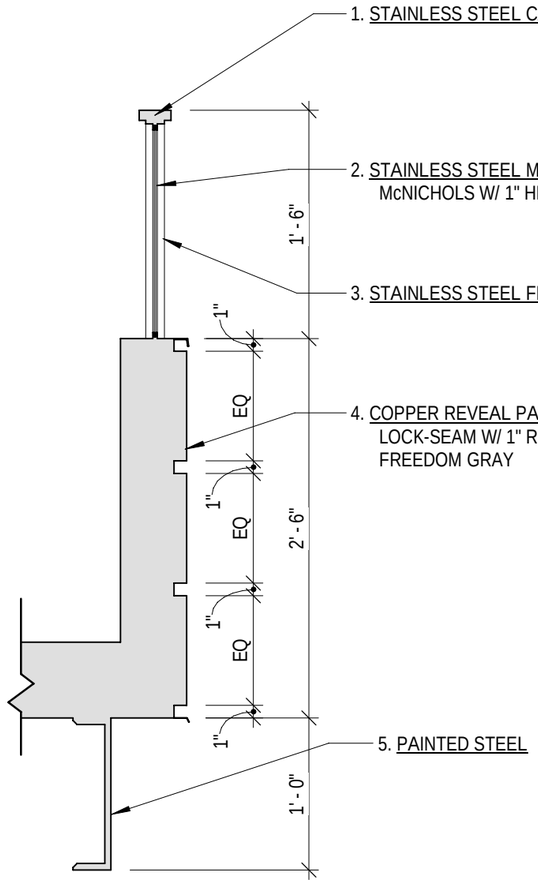
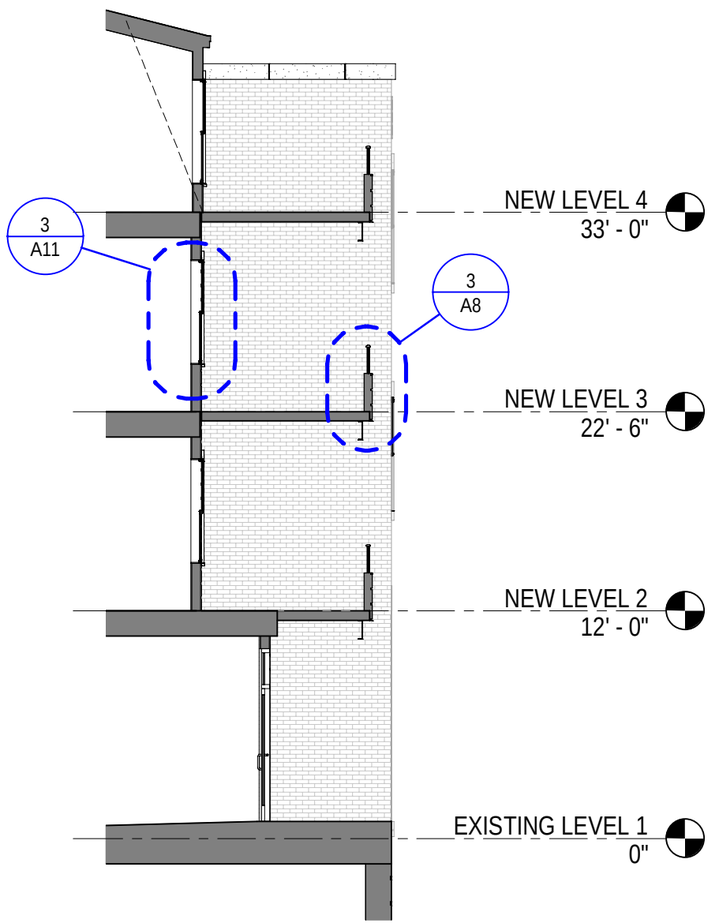
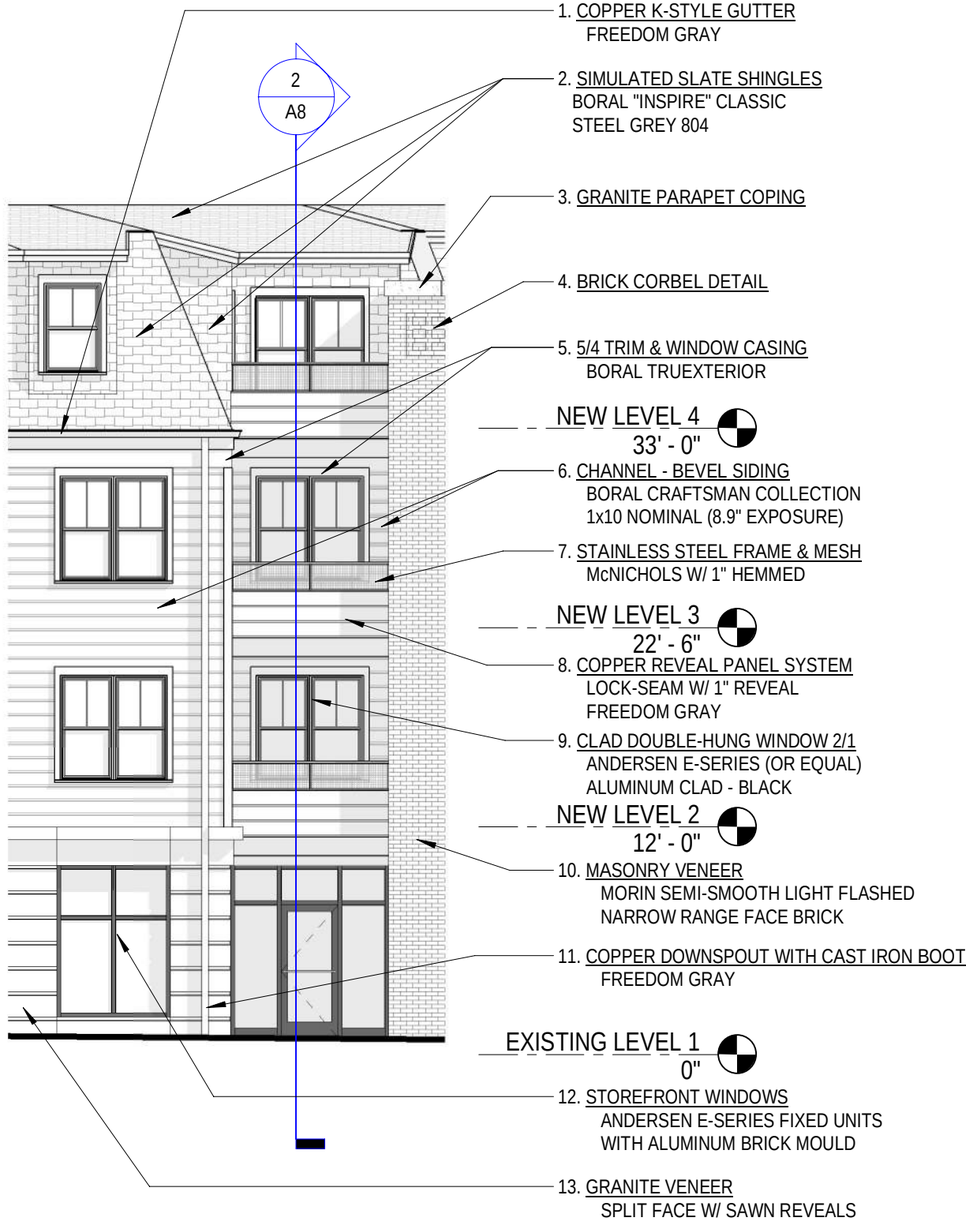


3 TYPCIAL DECK RAILING
1" = 1'-0"



2 DECK SECTION
1/8" = 1'-0"



1 PARTIAL NEW ELEVATION - SOUTH ELEVATION
1/8" = 1'-0"

A8

EXTERIOR ELEVATION - MATERIAL LEGEND

64 Vaughan Mall

06/16/2021
SCALE: As indicated

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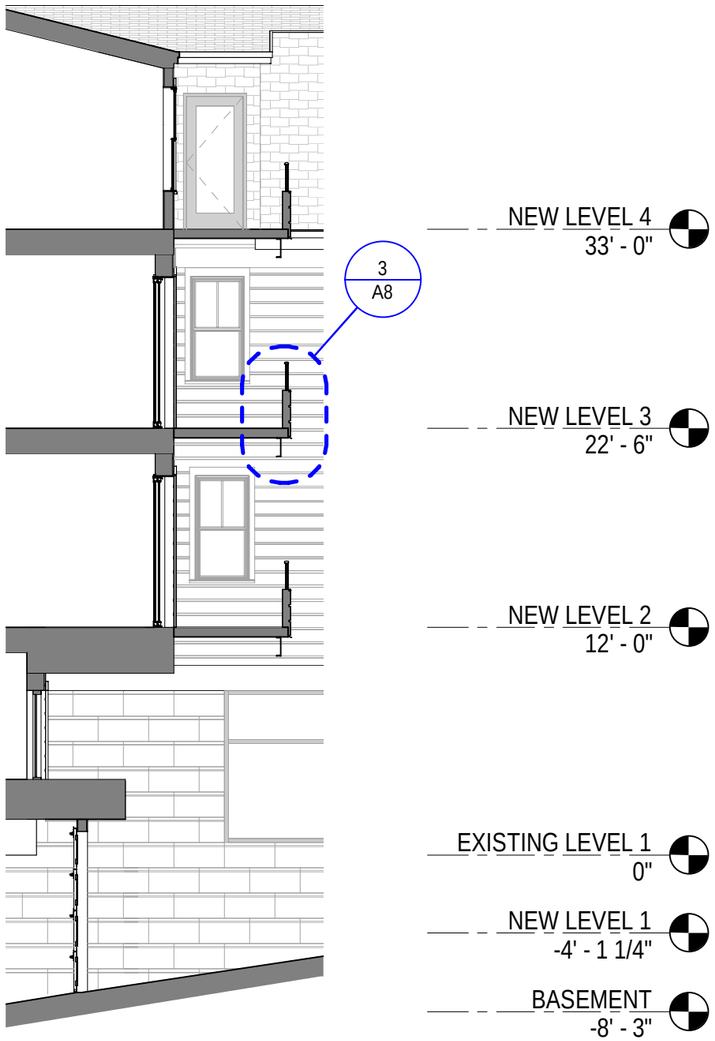
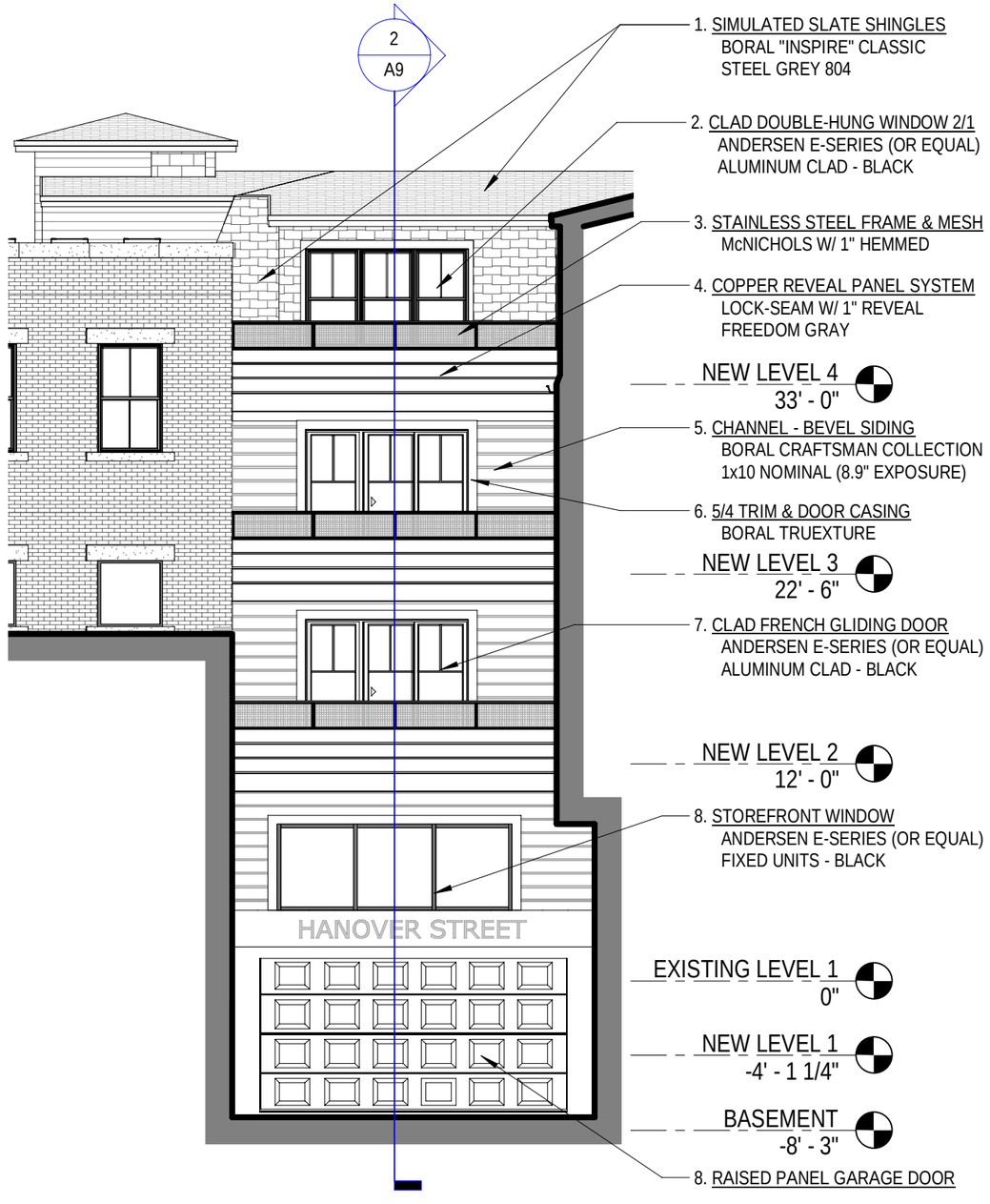


2 WALL SECTION - GARAGE DOOR
1/8" = 1'-0"



1 PARTIAL NEW ELEVATION - NORTH ELEVATION
1/8" = 1'-0"

A9

EXTERIOR ELEVATION - MATERIAL LEGEND

64 Vaughan Mall

06/16/2021
SCALE: 1/8" = 1'-0"

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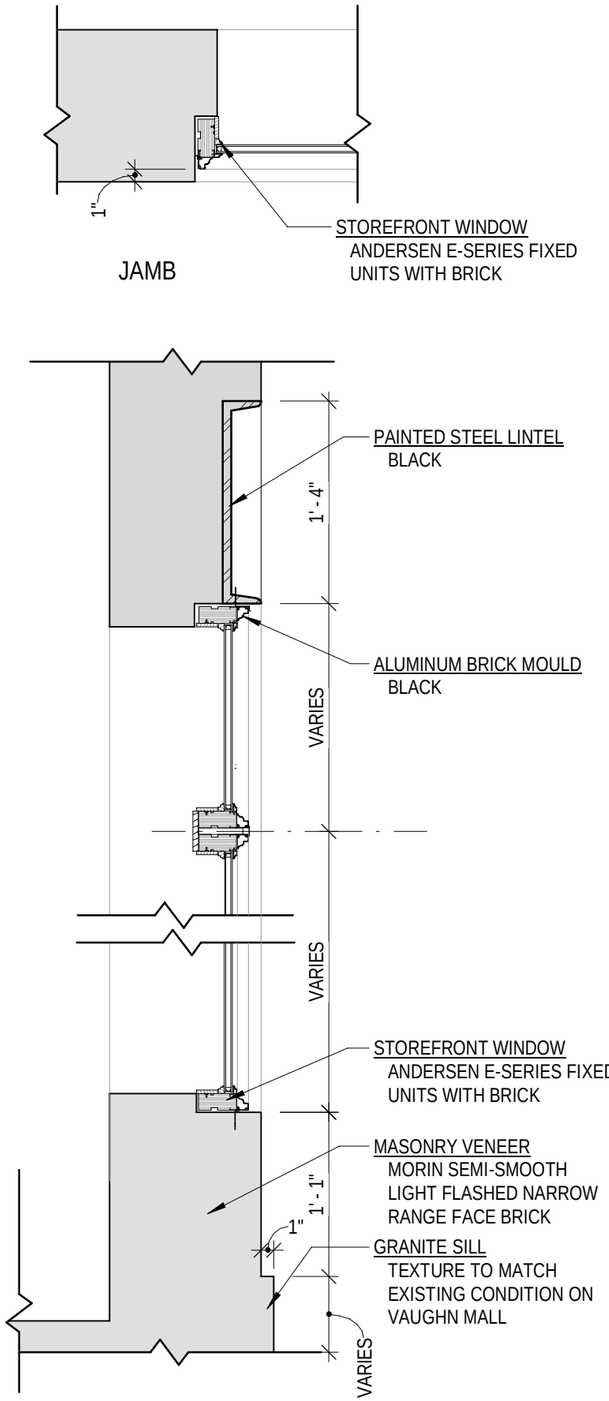
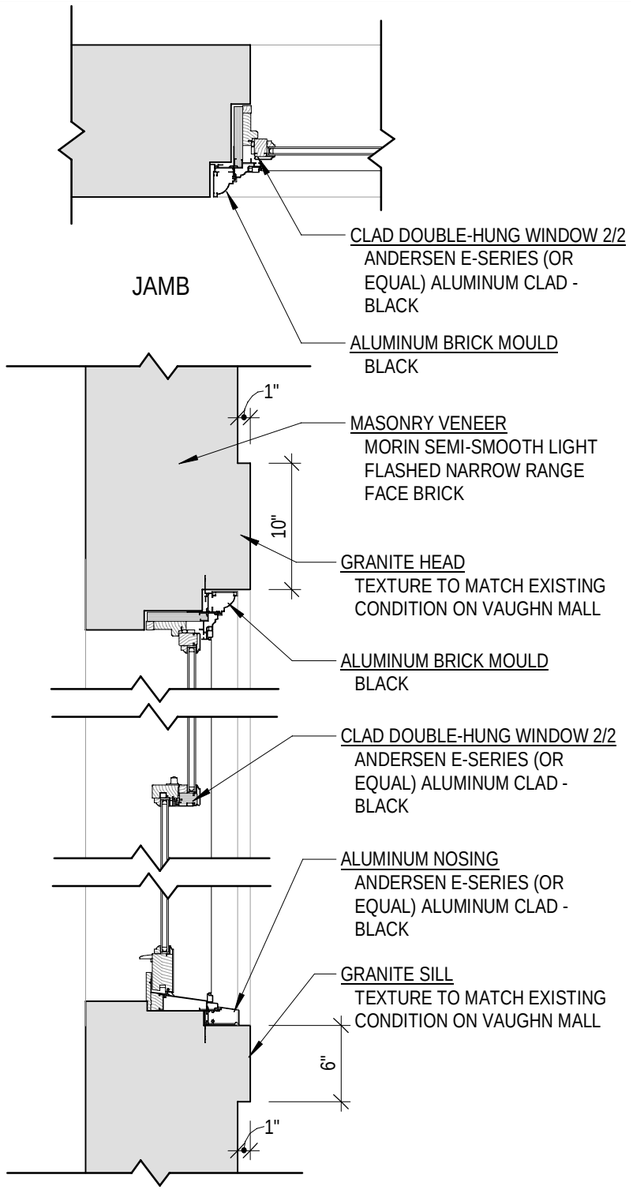
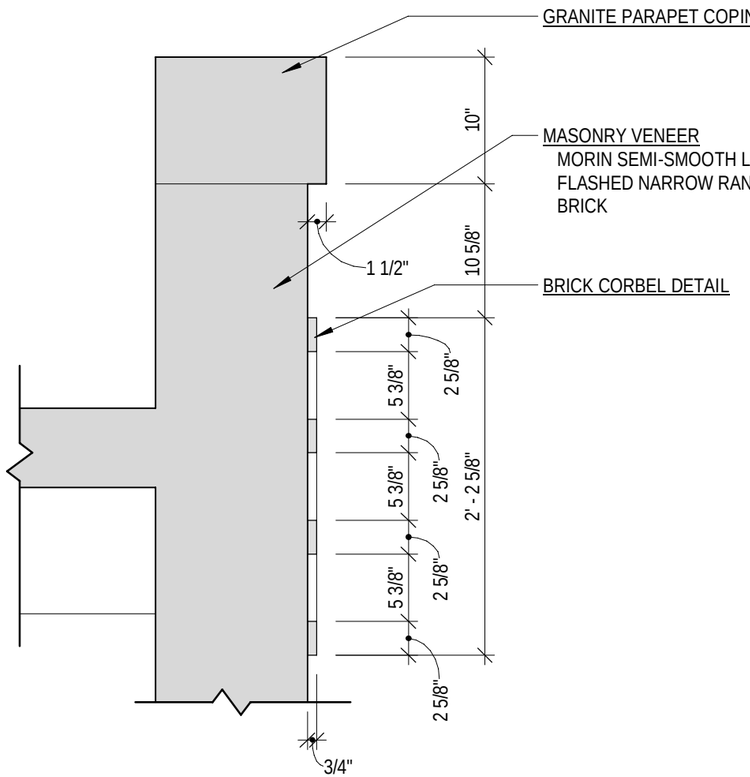


3 STOREFRONT WINDOW DETAILS - EXISTING BRICK
1" = 1'-0"



2 DOUBLE-HUNG WINDOW DETAILS - EXISTING BRICK
1" = 1'-0"



1 BRICK CORBEL DETAIL
1" = 1'-0"

A10

DETAILS

64 Vaughan Mall

06/16/2021

SCALE: 1" = 1'-0"

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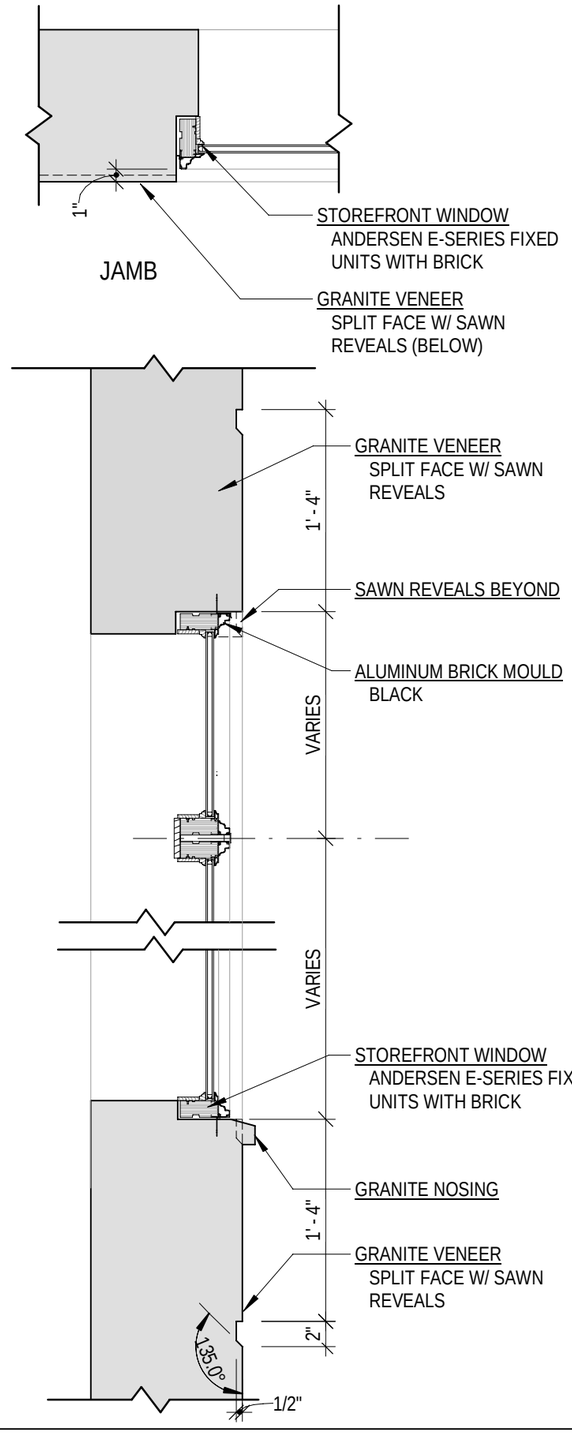
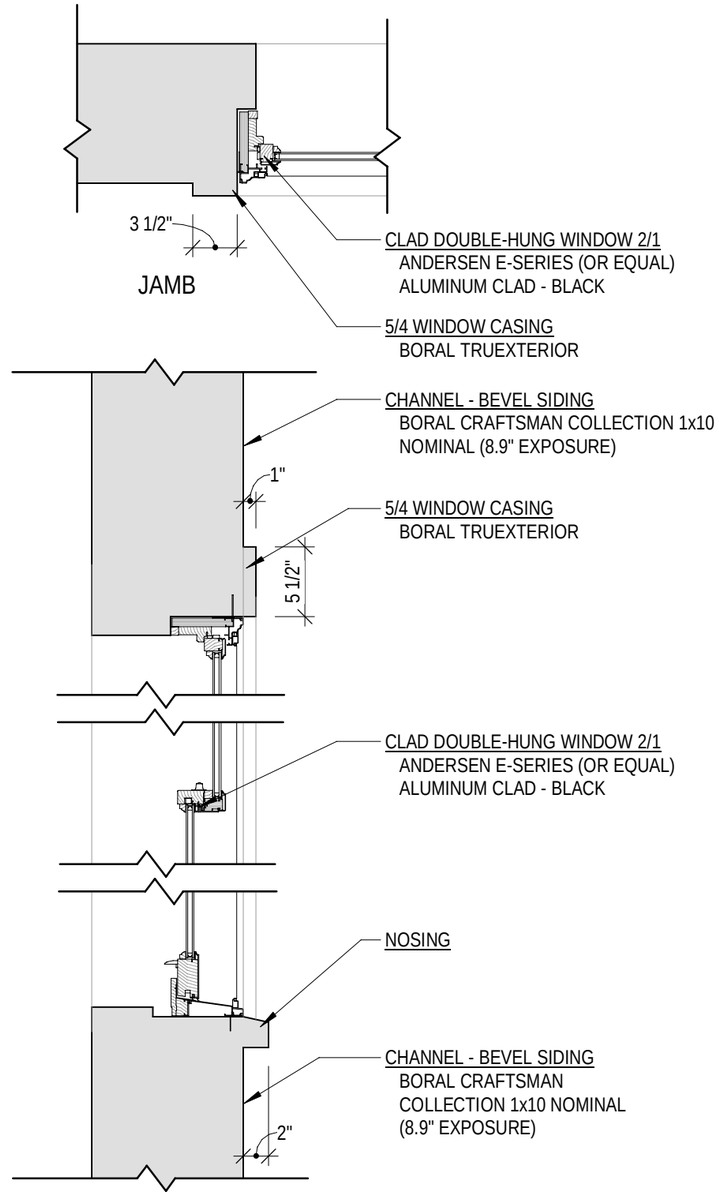
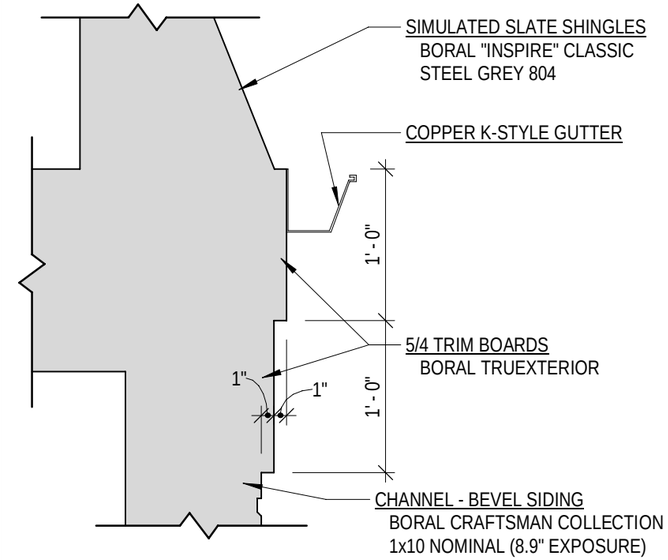


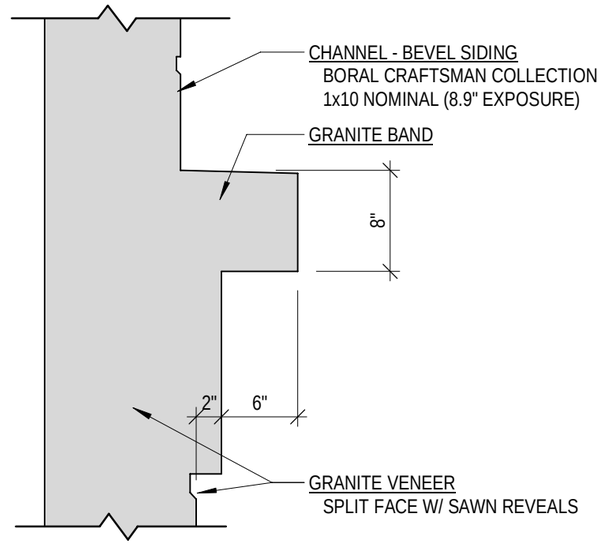
4 STOREFRONT WINDOW DETAILS - GRANITE VENEER
1" = 1'-0"



3 DOUBLE-HUNG WINDOW DETAIL - BORAL CHANNEL-BEVEL
1" = 1'-0"



2 TYPICAL ROOF EDGE
1" = 1'-0"



1 GRANITE BAND @ GRANITE VENEER
1" = 1'-0"

A11

DETAILS

64 Vaughan Mall

06/16/2021

SCALE: 1" = 1'-0"

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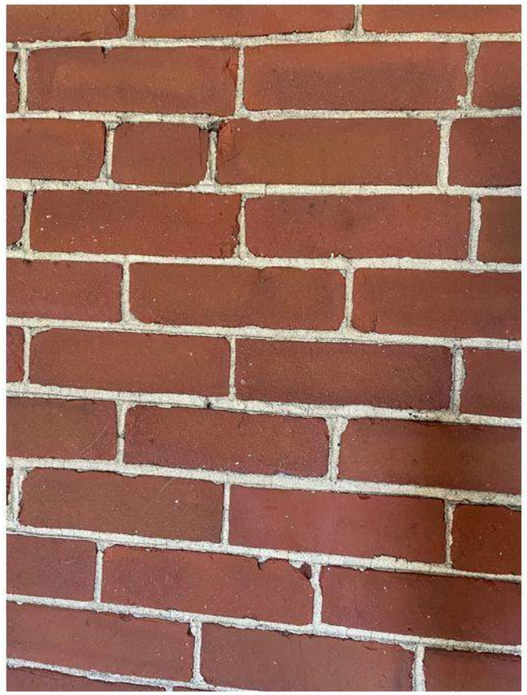

1. Existing Brick Finish (cleaned)



2. Proposed Brick Veneer
   Morin Semi-Smooth, Light Flashed, Narrow Range



3. Granite Heads/Sills;
   Veneer to match existing.
   Split-face texture

M1

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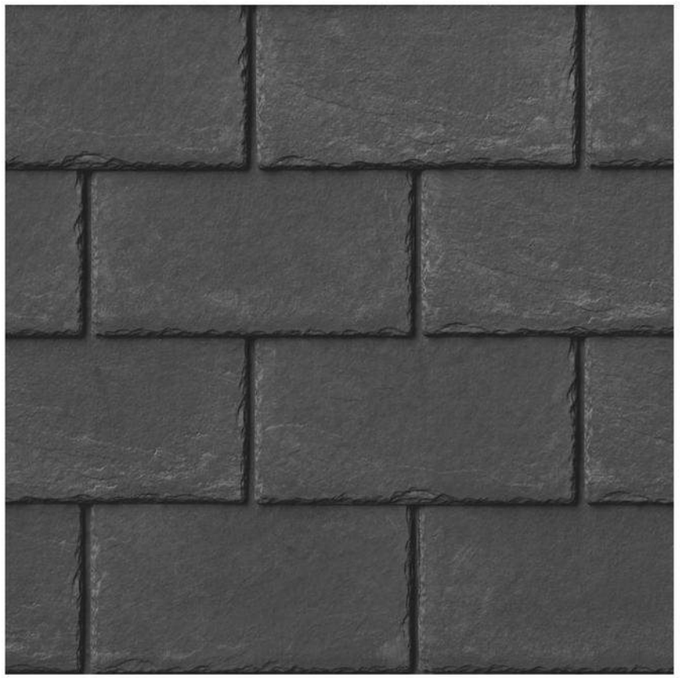
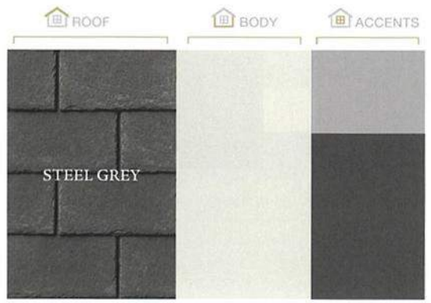
Steel Grey





Specifications

CLASSIC SLATE | Single Width

Class A: Item #49ZE**** Class C: Item #49UE****	Exposure	Width	Height		Piece	Bundle	Square	Pallet	Truck
	Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	Weight	1.5 lbs.	38 lbs.	240 lbs.	2,400 lbs.	42,500 lbs.
				Pieces	1	25	160	1,600	28,000
				Bundles	—	—	6.4	64	1,120
				Squares	—	—	—	10	175
				Pallets	—	—	—	—	18

CLASSIC SLATE - STARTER						CLASSIC SLATE - HIP AND RIDGE					
Class A - Item #49KZE****A Class C - Item #49KUE****A	Width	Height	Weight / Piece	Weight / Bundle	Pieces / Bundle	Class A - Item #49NZE****A Class C - Item #49NUE****A	Width	Length	Exposure	Preformed Pitch	
	12"	13-1/2"	1 lbs.	25 lbs	25		12"	18"	6"-7.5"	3/12 - 18/12	
	Pieces / Liner Foot		Liner Feet / Bundle				Weight / Piece	Weight / Bundle	Pieces / Bundle	Pieces / Liner Foot	Liner Feet / Bundle
	1		25				1.5 lbs.	38 lbs.	25	1.6	15.6

TEST	TESTING PERFORMED	RESULTS FOR
Fire Rating	In accordance with UL790 / ASTM E108	Class A* or Class C Fire Rated System. (Depending on system)
Hail Rating	In accordance with UL2218	Class 4
Accelerated Ultra Violet Exposure	In accordance with ASTM G154 Xenon Arc Chamber 9,500+ hours	Tile exhibited virtually no fade and with no trace of cracking, spalling or deformation.
Wind Driven Rain / Wind Uplift	In accordance TAS 100-95; UL 580	Up to 110 mph. No water infiltration through sheathing. No tiles blow off, torn or blow upward.
Freeze-Thaw Cycle	In accordance with ASTM C666/C666M	No signs of damage or cracking after 300+ cycles.
Water Absorption	In accordance with ASTM C272	No appreciable weight gain.
Water Permeation	In accordance with ASTM E96/E96M	Tile shown to be impermeable per ASTM test methods.

Approvals: Florida Building Code Org. FL#7409, FL#16269, FL#16856; Texas Department of Insurance RC-404; CCRR-0168

Please refer to our website for installation guides.

*Contact Inspire Roofing Products for specific application requirements for UL Class A Fire rated systems.
**** Indicates color number.

Cover: Classic | Granite

4. Simulated Slate Shingle
   Boral Inspire Classic Slate
   Steel Grey 804





FreedomGray
Tin-Zinc Coatings Perform



Revere T-Z® Product is Durable, Attractive and Easy on the Environment.

Revere Tin-Zinc® products are coated on both sides with a unique, patented T-Z Alloy™ (tin-zinc alloy). It offers all the advantages of copper with a naturally weathering earthtone gray color. Revere's T-Z® coated products are rugged, environmentally friendly and aesthetically appealing, for use in virtually all architectural metal applications.

The three layers of FreedomGray Satin T-Z Alloy™.

1. Tin-zinc alloy with satin finish
2. Intermetallic layer
3. Copper (99.5% pure)

The tin-zinc alloy is applied to both sides of our sheets and coils, using the hot-dip process. This ensures complete coverage and eliminates voids.

A satin finish is factory-applied to FreedomGray Satin T-Z Alloy™, to reduce initial reflectiveness and provide a natural, weathered appearance. The satin-finished TinZinc surface begins to oxidize and starts to darken upon exposure. Environmental conditions and severity of exposure dictate how long this will take.

As with plain and pre-patinated copper, FreedomGray Satin T-Z Alloy™ will always display differences in the shades and hues of it's natural patina. These are **NOT** an indication of defective material. In many respects it is the variations that give T-Z® coated products their unique life, vitality and aesthetics.

REVERE

5. Copper K style gutter in Revere Freedom Gray (Tin-Zinc) Coating

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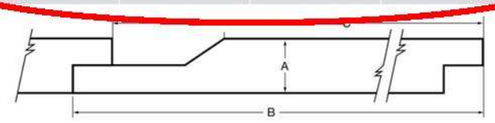
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
–	–	–	–	–	–	2 x 2	1-1/2" x 1-1/2"
–	–	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	–	–
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
–	–	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	–	–
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2 x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior® Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com.

6. Horizontal Siding and Trim-Painted
   Boral Tru Exterior Craftsman Collection
   Channel Bevel 1 x 10

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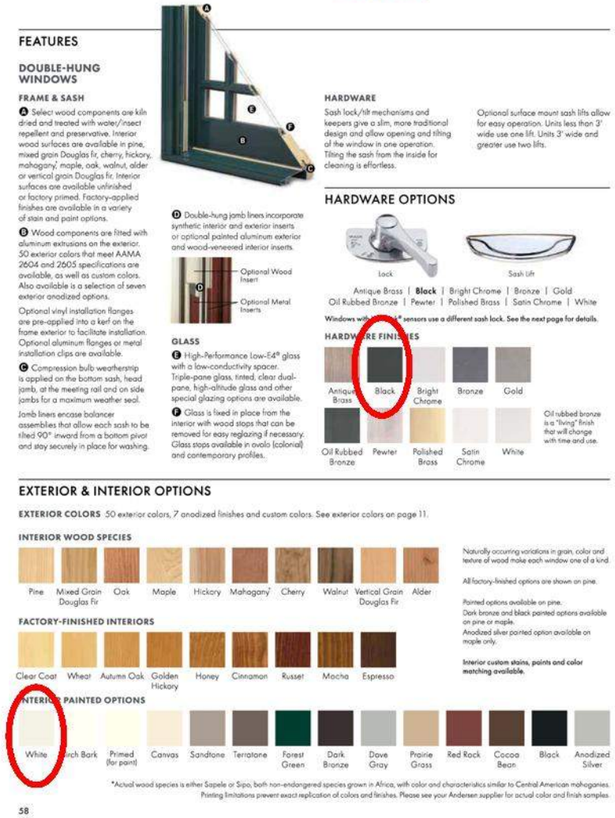


DOUBLE-HUNG WINDOW

Black Exterior,

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

A Select wood components are kin dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany,† maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

A Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

C Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

D Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.

GLASS

B High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS

Antique Brass | **Black** | Bright Chrome | Bronze | Gold
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

Windows with [illegible] sensors use a different sash lock. See the next page for details.

HARDWARE FINISHES

Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

Interior custom stains, paints and color matching available.

FACTORY-FINISHED INTERIORS

PAINTED OPTIONS

†Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

58

64 Vaughn Mall Portsmouth NH
7/8" Modern Divided Lights

ARCHITECTURALLY AUTHENTIC GRILLES

We offer a variety of grille styles and patterns to choose from, or design your own with varying lines, curves and shapes.

FULL DIVIDED LIGHT (MODERN DIVIDED LIGHT)

Give any window an authentic look with full divided light grilles that are permanently applied to the interior and exterior of your window with a spacer between the glass. Available in ovolo (colonial) and contemporary profiles.



Shown with chamfer exterior grille and ovolo interior grille profiles.

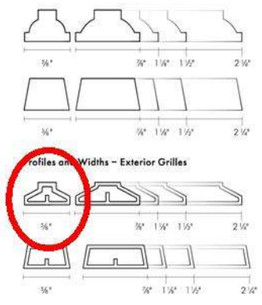
SIMULATED DIVIDED LIGHT (CLASSIC DIVIDED LIGHT)

An economical solution with traditional beauty, our simulated divided light features fixed exterior and interior grilles without an internal spacer. Available in ovolo and contemporary profiles.



Shown with contemporary exterior and interior grille profiles.

Profiles and Widths – Interior Grilles



Profiles and Widths – Exterior Grilles

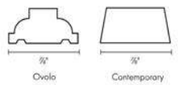
REMOVABLE INTERIOR WOOD GRILLES

Our removable wood grilles are installed on the interior surface. They are available with an optional surround and an optional permanently applied exterior grille. Available in ovolo and contemporary profiles.



Shown with ovolo profile and optional permanently applied exterior grille with chamfer profile.

Profiles and Widths



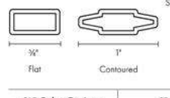
FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Aluminum grilles conveniently placed between two panes of glass make the glass easy to clean inside and out.



Shown with 1" contoured profile.

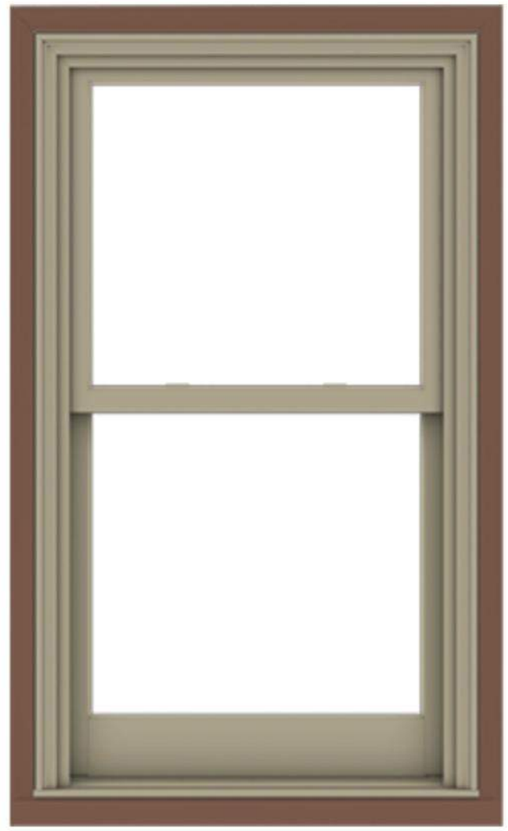
Profiles and Widths



⅝" Color Options	1" Color Options
Colony White	Sierra Bronze/Colony White
Sierra Bronze	Pebble Tan/Colony White
Pebble Tan	Forest Green/Colony White
Forest Green	

Choose from our broad palette of 50 colors or select from the two-tone paint combinations shown above.

22



7. Andersen E Series Aluminum Clad Windows
   2/2 SDL pattern (Vaughan Mall)
   2/1 SDL pattern (Hanover Street)

M4

MATERIALS

64 Vaughan Mall

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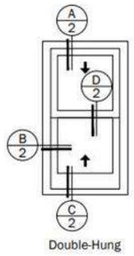
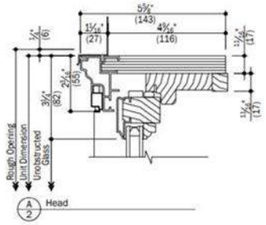
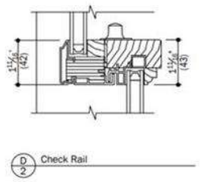
Andersen E Series Alum Clad Double Hung Window

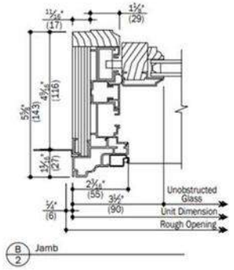


Double-Hung

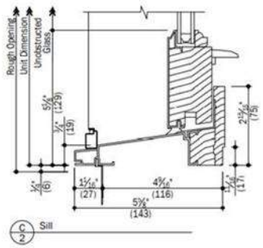


A/2 Head


D/2 Check Rail

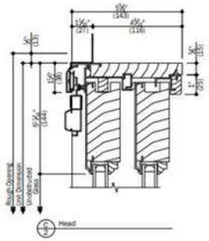


B/2 Jamb



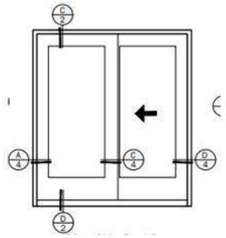
C/2 Sill

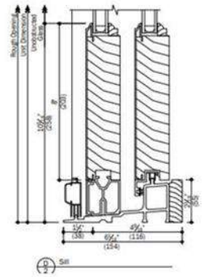
Andersen E Series Aluminum Clad French Gliding Door



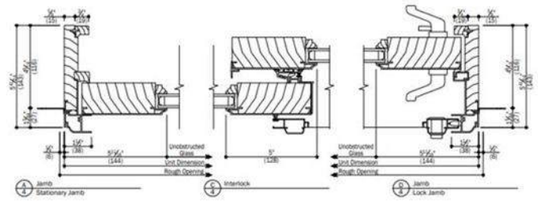
C/2 Head

Gliding Fre



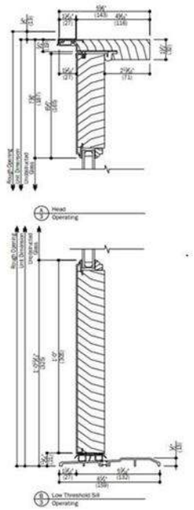


D/2 Sill



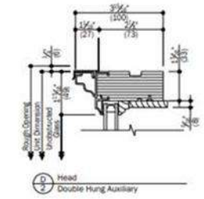
A/4 Jamb Stationary Jamb
C/4 Interlock
D/4 Jamb Lock Jamb

Andersen E Series Alum Clad Hinged Outswing Commercial Door

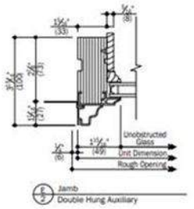


Head Operating

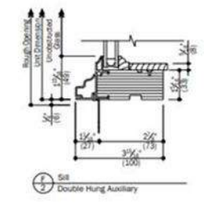
Jamb Operating
Commercial Astragal



Head Double Hung Auxiliary

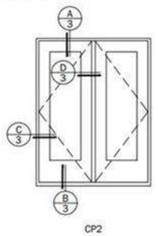


Jamb Double Hung Auxiliary



Sill Double Hung Auxiliary

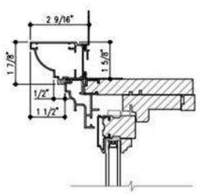
Double Door

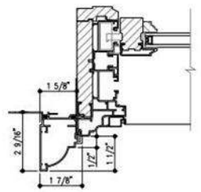


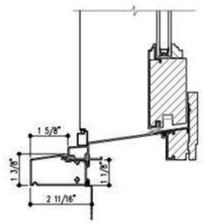
CP2

Andersen E Series Fixed Units for Storefront – Double Hung Frame Profile

Proposed Exterior Trim for 64 Vaughn Street Project







8. Andersen E Series Aluminum Clad Windows-Details

M5

MATERIALS

64 Vaughan Mall

05/20/2021

SCALE:

JSA ARCHITECTS INTERIORS PLANNERS

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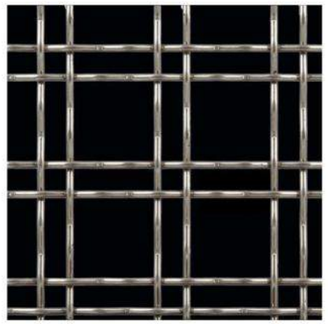
McNICHOLS®
Industrial & Architectural Hole Product Solutions Since 1952.



McNICHOLS® WIRE MESH

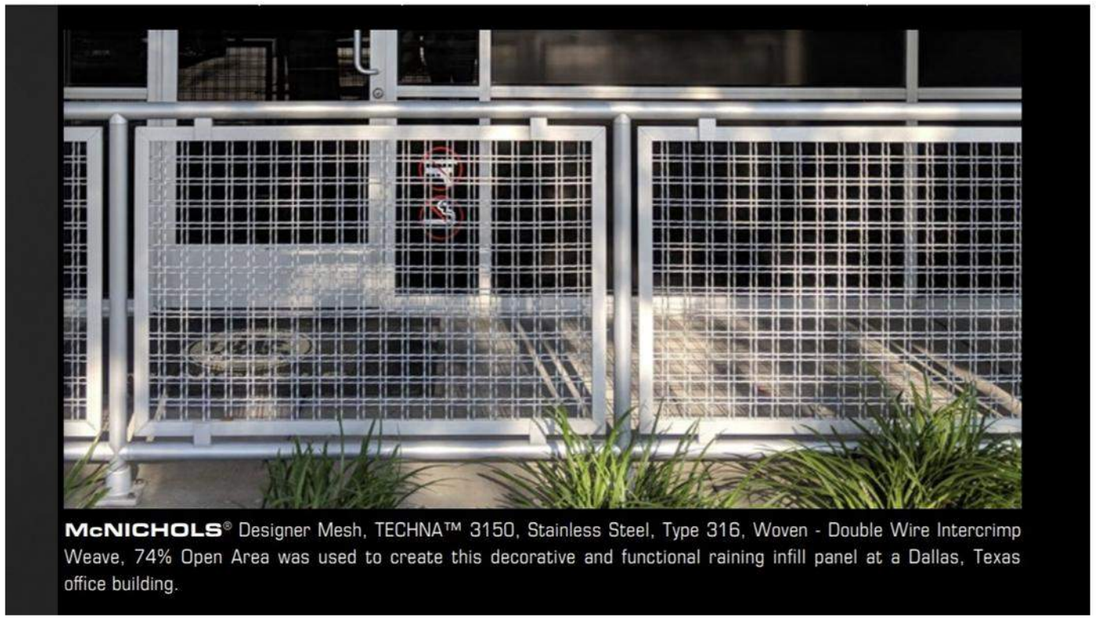
Designer Mesh, TECHNA™ 3150, Stainless Steel, Type 304, Woven - Double Wire Intercrimp Weave, 74% Open Area

McNICHOLS® Wire Mesh, Designer Mesh, TECHNA™ 3150, Stainless Steel, Type 304, Mill Finish, Woven - Double Wire Intercrimp Weave, 74% Open Area

ITEM 3831500048 - 48" x 96"

ITEM SPECIFICATIONS

Item Number	3831500048
Product Line	Wire Mesh
Designer Type	Designer Mesh
Construction Type	Designer Woven
Series Name	TECHNA™
Series Number	3150
Primary Material	Stainless Steel (SS)
Alloy, Grade or Type	Type 304 (304)
Material Finish	Mill Finish
Weave Type	Woven - Double Wire Intercrimp Weave
Percent Open Area	74%
Weight	1.05 Lbs./Square Foot
Product Form	Sheet
Sizes (Width x Length)	48" x 96"



McNICHOLS® Designer Mesh, TECHNA™ 3150, Stainless Steel, Type 316, Woven - Double Wire Intercrimp Weave, 74% Open Area was used to create this decorative and functional raining infill panel at a Dallas, Texas office building.

9. Balcony Guard/Railing
McNichols Stainless Steel Mesh

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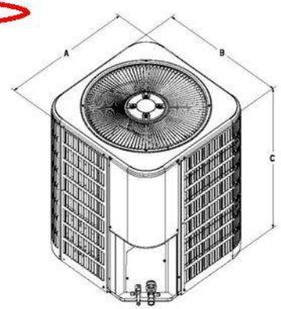
UNIT DIMENSIONS & SOUND RATINGS

Model	Dimensions (inch)			Sound Rating
	A - Width	B - Depth	C - Height	
RSG1418S1M	24-1/4	24-1/4	29	71
RSG1424S1M	24-1/4	24-1/4	29	76
RSG1430S1M	28-1/4	28-1/4	37	74
RSG1436S1M	28-1/4	28-1/4	37	74
RSG1442S1M	28-1/4	28-1/4	33	76
RSG1448S1M	28-1/4	28-1/4	33	80
RSG1460S1M	32-1/4	32-1/4	37	80

Note:
Dimensions listed are unit sizes w/o packaging.



COOLING PERFORMANCE WITH EVAPORATOR COILS AC'S

Outdoor Model	Indoor Model	SEER	EER	AHRI Rated Capacity[1] BTUH	Sensible Capacity BTUH	CFM	Refrigerant Connection				Refrigerant Line Size		Indoor
							Outdoor		Indoor				
	Evap. Coil						Suction	Liquid	Suction	Liquid	Suction	Liquid	TXV[1]
RSG1418S1M	(C, M, V)CG18PA1M + TXV	14.5	12	17400	14600	650	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG18PB1M + TXV	14.5	12	17400		650	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG18PC1M + TXV	14.5	12	17400		650	3/4	3/8	3/4	3/8	3/4	3/8	4200
RSG1424S1M	(C, M, V)CG24PA2M + TXV	14.5	11.8	22000	18800	815	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG24PB2M + TXV	14.5	11.8	22000		815	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG24PC2M + TXV	14.5	11.8	22000		815	3/4	3/8	3/4	3/8	3/4	3/8	4200
RSG1430S1M	(C, M, V)CG30PA2M + TXV	14.5	11.9	27000	22400	1000	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG30PB2M + TXV	14.5	11.9	27000		1000	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG30PC2M + TXV	14.5	11.9	27000		1000	3/4	3/8	3/4	3/8	3/4	3/8	4200
RSG1436S1M	(C, M, V)CG36PA1M + TXV	14.5	12	33400	27200	1200	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG36PB1M + TXV	14.5	12	33400		1200	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG36PC1M + TXV	14.5	12	33400		1200	3/4	3/8	3/4	3/8	3/4	3/8	4200
RSG1442S1M	(C, M, V)CG42PB2M + TXV	14	11.9	38500	31800	1400	7/8	3/8	7/8	3/8	7/8	3/8	4202
	(C, M, V)CG42PC2M + TXV	14	11.9	38500		1400	7/8	3/8	7/8	3/8	7/8	3/8	4202
	(C, M, V)CG42PD2M + TXV	14	11.9	38500		1400	7/8	3/8	7/8	3/8	7/8	3/8	4202
RSG1448S1M	(C, M, V)CG48PB1M + TXV	14	11.8	45000	36600	1600	7/8	3/8	7/8	3/8	7/8	3/8	4202
	(C, M, V)CG48PC1M + TXV	14	11.8	45000		1600	7/8	3/8	7/8	3/8	7/8	3/8	4202
	(C, M, V)CG48PD1M + TXV	14	11.8	45000		1600	7/8	3/8	7/8	3/8	7/8	3/8	4202
RSG1460S1M	(C, M, V)CG60PC1M + TXV	14	11.8	54000	41500	1800	1 1/8	3/8	7/8	3/8	1 1/8	3/8	4202
	(C, M, V)CG60PD1M + TXV	14	11.8	54000		1800	1 1/8	3/8	7/8	3/8	1 1/8	3/8	4202

Note:
1 Certified in accordance with Unitary Air Conditioner Certification Program, which is based on AHRI Standard 210/240
2 Required to achieve AHRI rating. If NA (Not Applicable) is in the piston column, then TXV is required

10. Rooftop Mechanical Units
Residential Tenants (1 x unit)

48HC
High Efficiency
Gas Heat/Electric Cooling
Packaged Rooftop with EnergyX® System
3 to 12.5 Nominal Tons

Carrier
turn to the experts

Product Data

WeatherMaster®

ENERGY X



C10222

Puron
the environmentally sound refrigerant

ENERGY STAR

Certified System
ISO 9001

AHRI CERTIFIED

c UL us

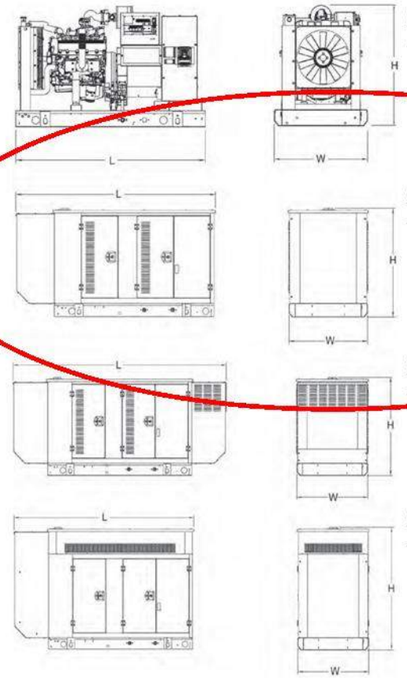
ASHRAE 90.1 COMPLIANT

11. Rooftop Mechanical Units
Commercial Tenant (1 x tenant)

SG050 | **5.4L** | **50 kW**
INDUSTRIAL SPARK-IGNITED GENERATOR SET
EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

DIMENSIONS AND WEIGHTS



OPEN SET (Includes Exhaust Flex)

L x W x H in (mm)	76 (1930) x 37.4 (949.9) x 47 (1193.8)
Weight lbs (kg)	2256 (1023)

STANDARD ENCLOSURE

L x W x H in (mm)	94.8 (2408.9) x 38 (965.1) x 49.5 (1258.1)
Weight lbs (kg)	Steel: 2697 (1223) Aluminum: 2474 (1122)

LEVEL 1 ACOUSTIC ENCLOSURE

L x W x H in (mm)	112.5 (2858.1) x 38 (965.1) x 49.5 (1258.1)
Weight lbs (kg)	Steel: 2776 (1259) Aluminum: 2508 (1138)

LEVEL 2 ACOUSTIC ENCLOSURE

L x W x H in (mm)	94.8 (2407) x 38 (965.1) x 62 (1573.9)
Weight lbs (kg)	Steel: 2928 (1328) Aluminum: 2574 (1168)

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

SPEC SHEET
6 OF 6

Specification characteristics may change without notice. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53187
P: (262) 544-4811 © 2015 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice.
Part No 0K4284
Rev. E 08/19/15

12. Rooftop Generator

M7

MATERIALS

64 Vaughan Mall
05/20/2021 SCALE:

JSA ARCHITECTS INTERIORS PLANNERS

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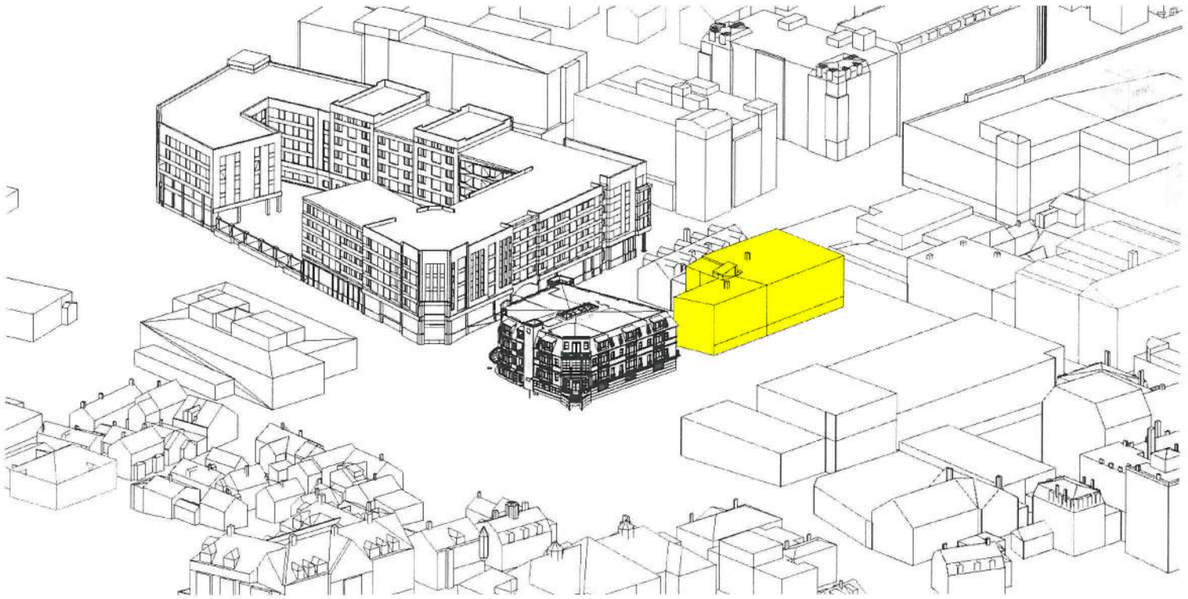
LOCUS PLAN



CITY OF PORTSMOUTH 3D MODEL



SITE SECTION ALONG HANOVER STREET



SITE SECTION ALONG MAPLEWOOD AVENUE

64 VAUGHAN MALL

PORTSMOUTH, NEW HAMPSHIRE

SPACE & MASSING DIAGRAM

1/64" = 1'-0"

Sheet 6

12 South Street

Certificate of Approval

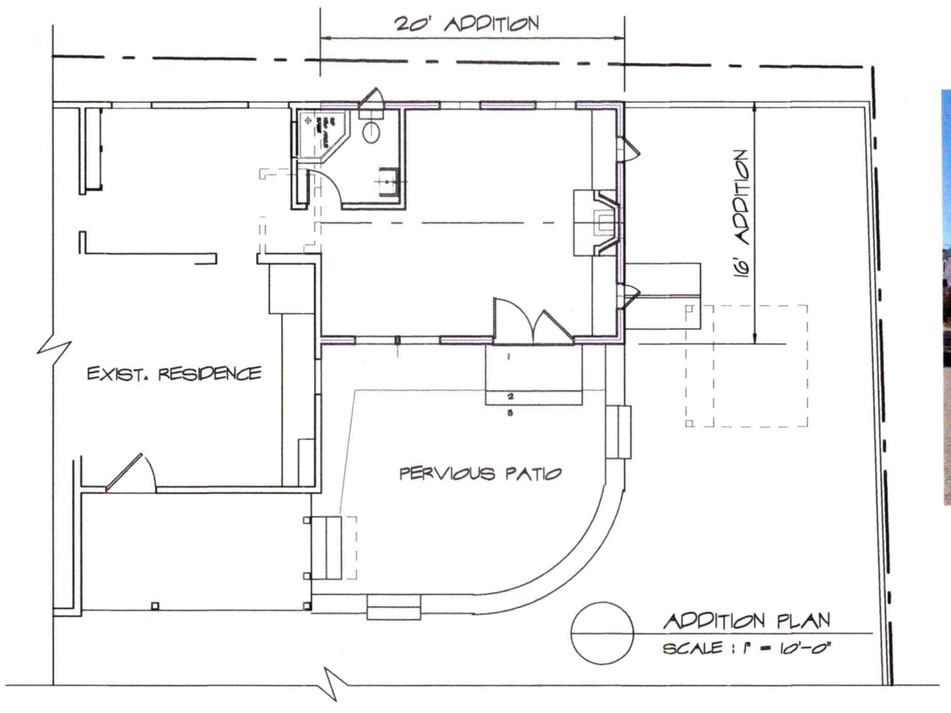
LU-21-101



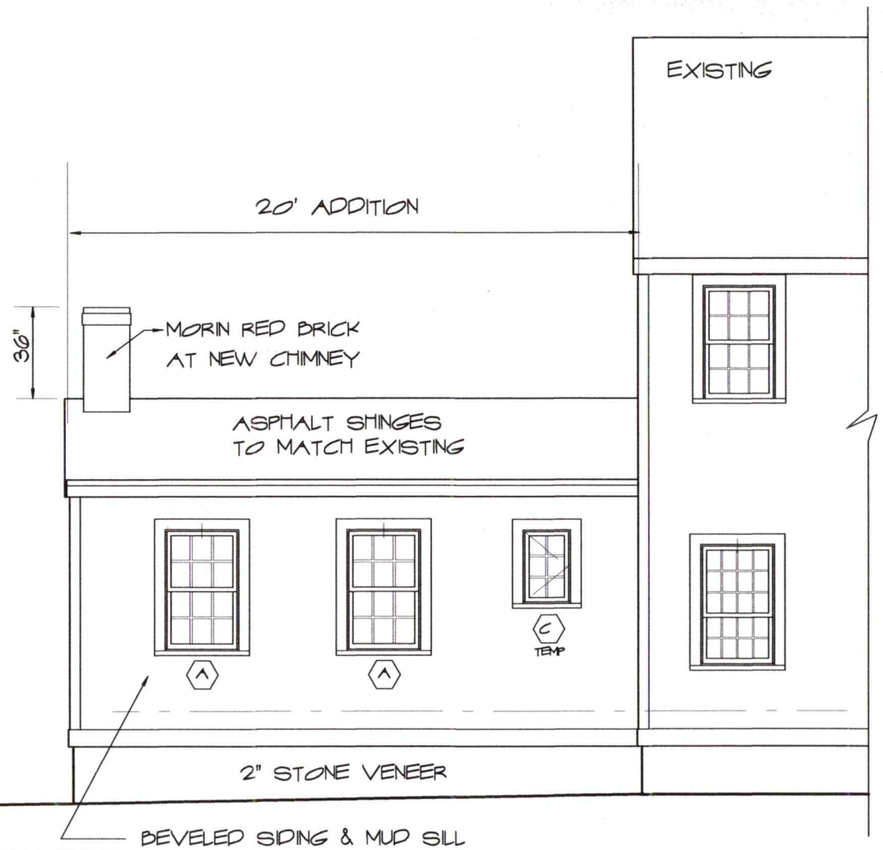
VIEW AT MARCY STREET EDGE



MARCY ST. LOOKING NORTH



ADDITION PLAN
SCALE : 1" = 10'-0"



LEFT, MARCY STREET ELEVATION
SCALE : 1/8" = 1'-0"



MARCY ST. LOOKING SOUTH

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, MANFULL RESIDENCE

12 SOUTH STREET PORTSMOUTH, NH

Project: #2012

Revisions:

Date: 7/6/21



REAR ELEVATION
SCALE : 3/16" = 1'-0"



RIGHT, YARD SIDE ELEVATION
SCALE : 3/16" = 1'-0"

WINDOW & EXTERIOR DOOR SCHEDULES

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
WINDOWS					
A	UDHG2 2644	6/6	2' 8 1/4" X 4' 4"	MARVIN INC., SIGNATURE. Clad Doublehung, 5/8" SDL w/ Tempered Low E Glazing, Cladding "Sierra White" Hardware to be chosen by Owner. New 2x6 Wall	2
D	UDHG2 2644 2 wide	6/6	manuf. det. X 4' 4"	Ditto, 2 wide with 3" stud pocket	1
C	CUA 2032	6	1' 9" X 2' 7 5/8"	MARVIN INC., SIGNATURE. Clad Casement, 5/8" SDL w/ Low E Glazing, Cladding - "Sierra White" Hardware to be chosen by Owner. New 2x6 Wall	1 L 1 R 1 R temp.
EXTERIOR DOOR					
1	UIFD 6068 XXL	8	6' 1 5/8" x 6' 10 1/2"	MARVIN INC., SIGNATURE. Clad Inswing French Door, 7/8" SDL w/ Low E Glazing, Cladding - "Sierra White" Hardware to be chosen by Owner. New 2x6 Wall	1

WINDOW & EXTERIOR DOOR NOTES :

1. SUBMIT FINAL WINDOW/EXT. DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING
2. BUILDER TO VERIFY ROUGH OPENINGS.



9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

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Date: 7/6/21

DOUBLE HUNG G2

MO (mm)	1`9 3/4 (552)	2-1 3/4 (654)	2-5 3/4 (756)	2-7 3/4 (806)
RO (mm)	1-10 1/4 (565)	2-2 1/4 (667)	2-6 1/4 (768)	2-8 1/4 (819)
FS (mm)	1-9 1/4 (540)	2-1 1/4 (641)	2-5 1/4 (743)	2-7 1/4 (794)
DLO (mm)	14 47/64 (347)	18 47/64 (476)	22 47/64 (577)	24 47/64 (628)
2-7 3/4 (806) 2-8 (813) 2-7 1/2 (800) 10 3/4 (273)	UDHG2 1612	UDHG2 2012	UDHG2 2412	UDHG2 2612
2-11 3/4 (908) 3-0(914) 2-11 1/2 (902) 12 3/4 (324)	UDHG2 1614	UDHG2 2014	UDHG2 2414	UDHG2 2614
4-3 3/4 (1314) 4-4 (1321) 4-3 1/2 (1308) 20 3/4 (527)	UDHG2 1622	UDHG2 2022	UDHG2 2422	UDHG2 2622

A
B

MARVIN SIGNATURE™ COLLECTION | ULTIMATE

CASEMENT / CASEMENT PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)
1 - 1 3/8 (339) 1 - 1 5/8 (346) 1 - 1 1/8 (333) 0 - 7 21/64 (186)	UCA1614	UCA1814	UCA2014	UCA2414
1 - 3 3/8 (390) 1 - 3 5/8 (396) 1 - 3 1/8 (384) 0 - 9 21/64 (237)	UCA1616 UCAPO1616	UCA1816 UCAPO1816	UCA2016 UCAPO2016	UCA2416 UCAPO2416
2 - 7 3/8 (796) 2 - 7 5/8 (803) 2 - 7 1/8 (790) 2 - 1 21/64 (643)	UCA1632 UCAPO1632	UCA1832 UCAPO1832	UCA2032 UCAPO2032	UCA2432 UCAPO2432

C

MARVIN SIGNATURE™ COLLECTION | ULTIMATE

1 3/4" INSWING / OUTSWING FRENCH DOOR

1

Clad MO (mm)	4-1 1/8 (1248)	4-11 1/2 (1511)	5-1 1/8 (1553)	5-5 1/8 (1654)	5-11 1/2 (1816)	6-1 1/8 (1857)
Wood MO (mm)	4-3 3/4 (1314)	5-2 1/8 (1578)	5-3 3/4 (1619)	5-7 3/4 (1721)	6-2 1/8 (1883)	6-3 3/4 (1924)
RO (mm)	4-1 5/8 (1260)	5-0 (1524)	5-1 5/8 (1565)	5-5 5/8 (1667)	6-0 (1829)	6-1 5/8 (1870)
FS (mm)	4-0 5/8 (1235)	4-11 (1499)	5-0 5/8 (1540)	5-4 5/8 (1641)	5-11 (1803)	6-0 5/8 (1845)
DLO (mm)	1-1 19/32 (345)	1-6 25/32 (477)	1-7 19/32 (498)	1-9 19/32 (548)	2-0 25/32 (629)	2-1 19/32 (650)
6-10 1/4 (2089) 6-11 9/16 (2122) 6-10 1/2 (2096) 6-10 (2083) 5-6 1/8 (1680)	4068 4070 4080	50R68 50R70 50R80	5068 5070 5080 5090	5468 5470 5480	60R68 60R70 60R80	6068 6070 6080 6090

1-STORY ELL

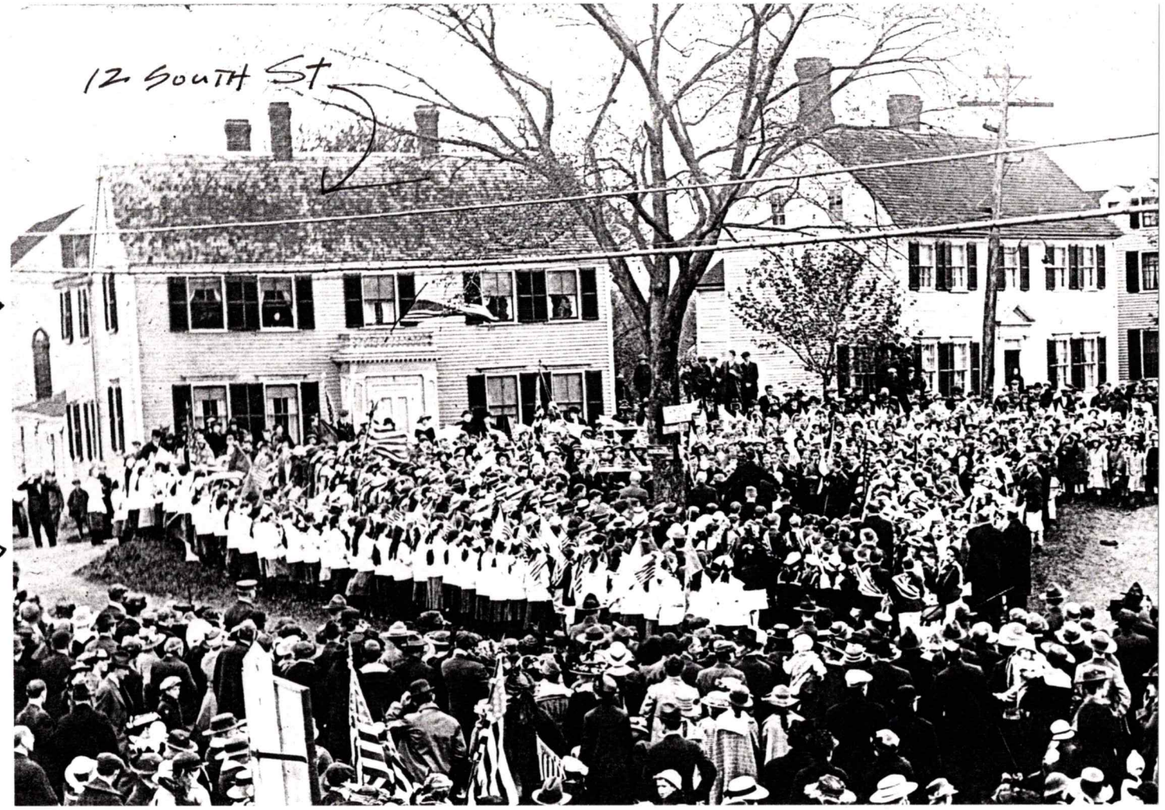

PHOTO FROM ATHENEAUM SHOWING REAR ELL



REPLACE FENCE IN KIND ALONG MARCY STREET, FROM ADDITION

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, MANFULL RESIDENCE

12 SOUTH STREET PORTSMOUTH, NH

Project: #2012

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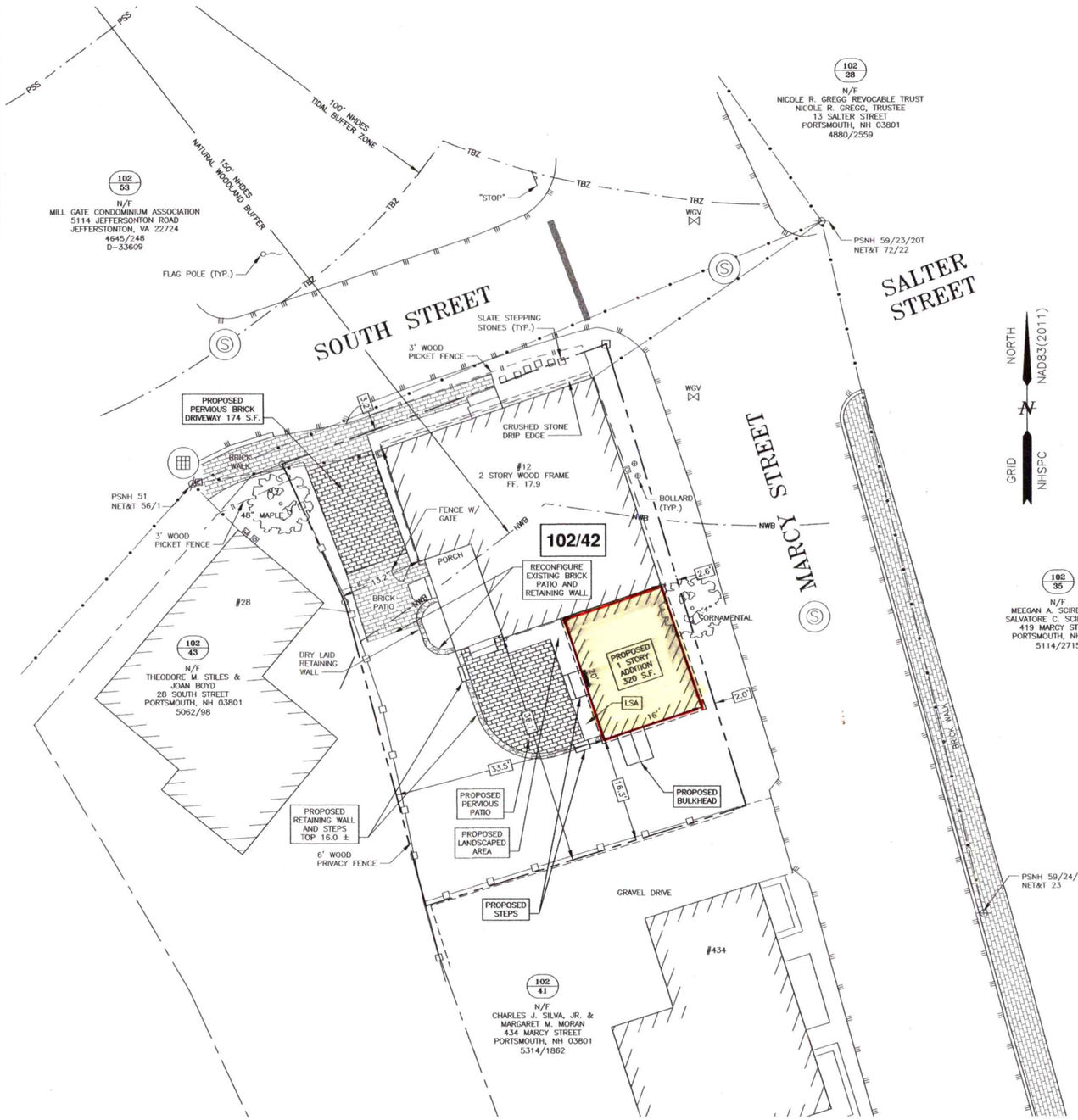
IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE & PORCH	1,155	1,475
SHED	64	0
STAIRS	42	53
BULKHEAD	0	22
PATIO	375	109
RETAINING WALL	19	35
PAVEMENT	127	0
STONE & GRAVEL	117	0
TOTAL	1899	1694
LOT SIZE	3,795	3,795
% LOT COVERAGE	50.0%	44.6%



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN DATE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS 5.12.21 DATE

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — LICENSED LAND SURVEYOR

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 102 AS LOT 42.

2) OWNERS OF RECORD:
WILLIAM T. MANFULL &
SUSAN MANFULL
12 SOUTH STREET
PORTSMOUTH, NH 03801
2931/1412

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
3,795 S.F.
0.0871 ACRES

5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE B (GRB) AND HISTORIC DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		5,000 S.F.
FRONTAGE:		80 FEET
SETBACKS:	FRONT	5 FEET
	SIDE	10 FEET
	REAR	25 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET SLOPED ROOF 30 FEET FLAT ROOF
MAXIMUM BUILDING COVERAGE:		30%
MINIMUM OPEN SPACE:		25%

7) THE ENTIRETY OF THE SUBJECT PARCEL IS WITHIN THE NHDES 250' PROTECTED SHORELAND.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION AND VARIANCES REQUIRED ON ASSESSOR'S MAP 102 LOT 42 IN THE CITY OF PORTSMOUTH.

10) BUILDING/SITE PLANS BASED ON ARCHITECTURAL DESIGN BY ANNE WHITNEY ARCHITECT.

STRUCTURE ADDITION
MANFULL RESIDENCE
12 SOUTH STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED COVERAGE	5/12/21
0	ISSUED FOR COMMENT	4/26/21

REVISIONS

SCALE 1"=10' APRIL 2021

VARIANCE PLAN C2

FB 275 PG 52 3291

238 Deer Street

Work Session

LUHD-340

238 DEER STREET: MIXED-USE BUILDING

HISTORIC DISTRICT COMMISSION WORK SESSION - JULY 2021, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

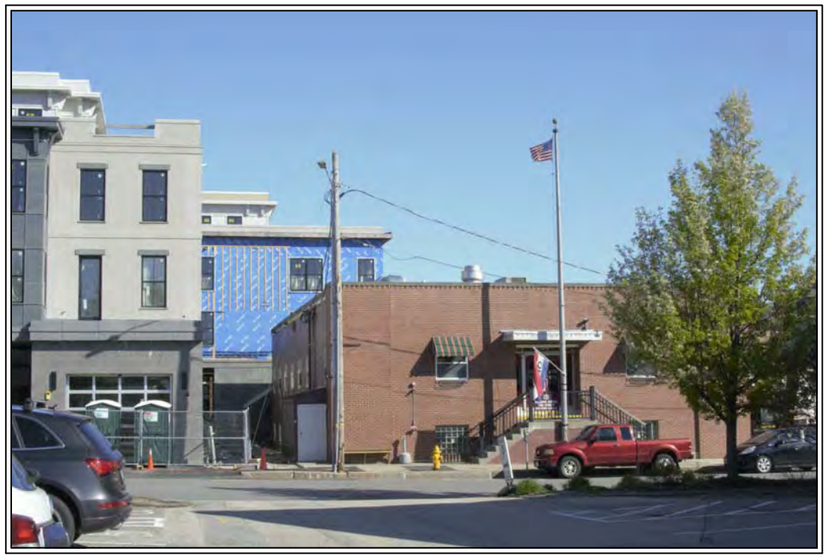
- CONSTRUCT NEW 3 STORY WITH A PENTHOUSE MIXED-USE BUILDIN TO INCLUDE:
  - GROUND FLOOR RETAIL
  - 21 APARTMENTS (400-500 SF EACH) ABOVE RETAIL

SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	CONTEXT AND SITE PLAN
A2	OPTION 1
A3	OPTION 2
A4	OPTION 3
A5	OPTION 4
A6	OPTION 5
A7	CONCEPT FLOOR PLANS
A8	BUILDING DATA
A9	INTERIOR CONCEPT / OWNER INSPIRATION
A10	EXISTING PHOTOGRAPHS
A11	CONTEXT PHOTOGRAPHS
A12	CONTEXT PHOTOGRAPHS
A13	FOUNDRY PLACE CONTEXT



238 DEER STREET
PORTSMOUTH, NH 03801

LOCUS MAP



PERSPECTIVE FROM DEER STREET - EXISTING



PERSPECTIVE FROM DEER STREET - PROPOSED

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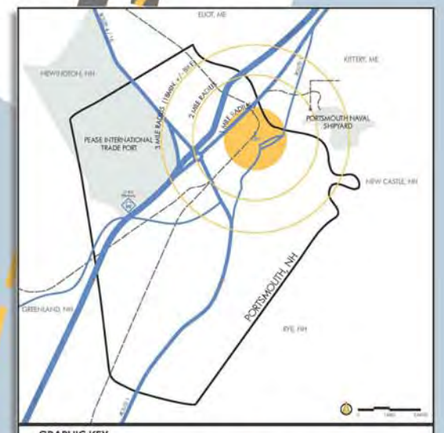
DEER STREET MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

COVER
Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

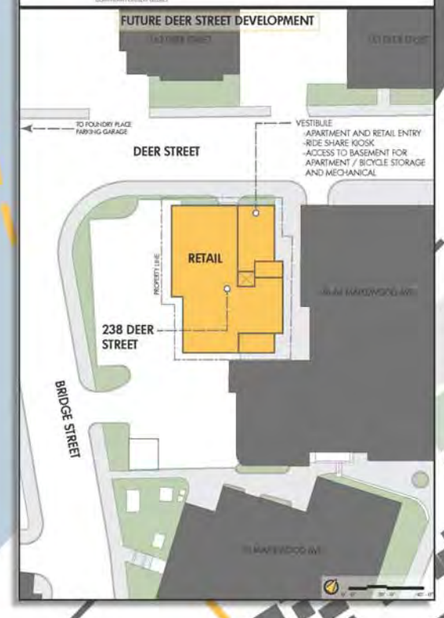
C

07/14/2021
McHA: RD / JJ
NOT TO SCALE



GRAPHIC KEY

- : MAJOR HIGHWAY / ROUTE
- : PRIMARY STREET
- : SECONDARY STREET
- : POXIMITY RADIUS
- : RAILROAD
- : WATER
- : OPEN SPACE
- : PROXIMITY OVERLAY
- : 238 DEER STREET (SITE)
- : BUS STOP
- : PARKING LOT / GARAGE
- : BIKE RACK
- : BUILDING



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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

CONTEXT AND SITE PLAN

Historic District Commission Work Session, July 2021

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4 Market Street
Portsmouth, New Hampshire

A1

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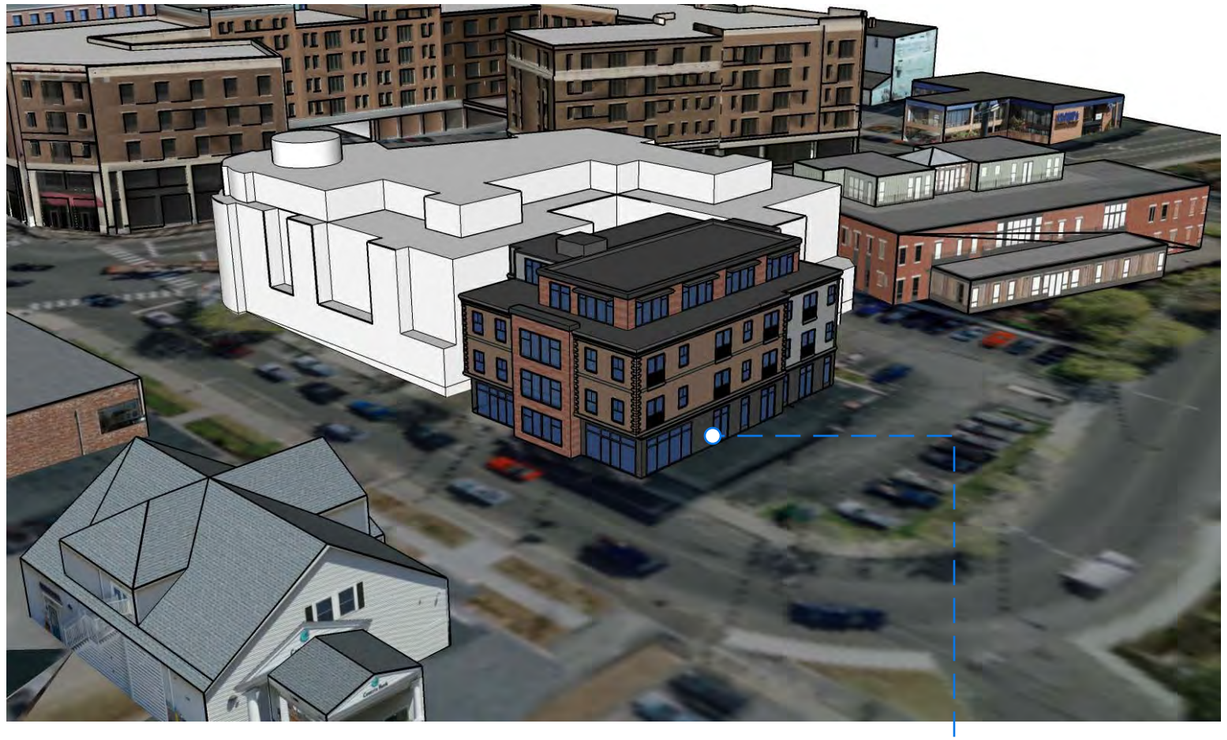


AERIAL VIEW FROM WEST - OPTION 1



VIEW FROM DEER STREET - OPTION 1

OPTION 1:

- DEER STREET ELEVATION DIVIDED INTO THIRDS, MIDDLE SECTION EXTRUDED IN A DIFFERING MATERIAL THAT MATCHES THE PENTHOUSE
- MIDDLE SECTION IS EXTRUDED ABOVE THE MAIN CORNICE LINE TO GIVE THE IMPRESSION OF SMALLER BUILDINGS TO EITHER SIDE
- STRONG CORNICE LINES THAT CONNECT THE FRONT AND REAR MASS
- FIRST FLOOR TO APPEAR AS ONE WHOLE BASE TO RELATE TO ADJACENT 46-64 MAPLEWOOD BUILDING
- THE PENTHOUSE IS RECESSED BACK FROM THE FACE OF THE BUILDING TO HELP STEP THE BUILDING DOWN FROM THE ADJACENT CORNER BUILDING

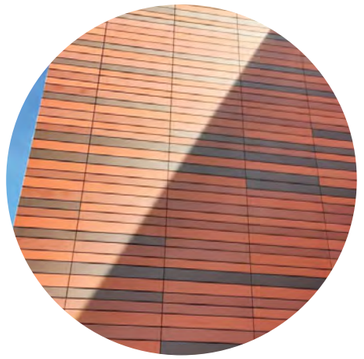
CONCEPTUAL MATERIALS:



MASONRY BASE SIMILAR TO ADJACENT 46-64 MAPLEWOOD BUILDING



COMPOSITE CLAPBOARDS



TERRA COTTA PANELS

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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

OPTION 1

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A2

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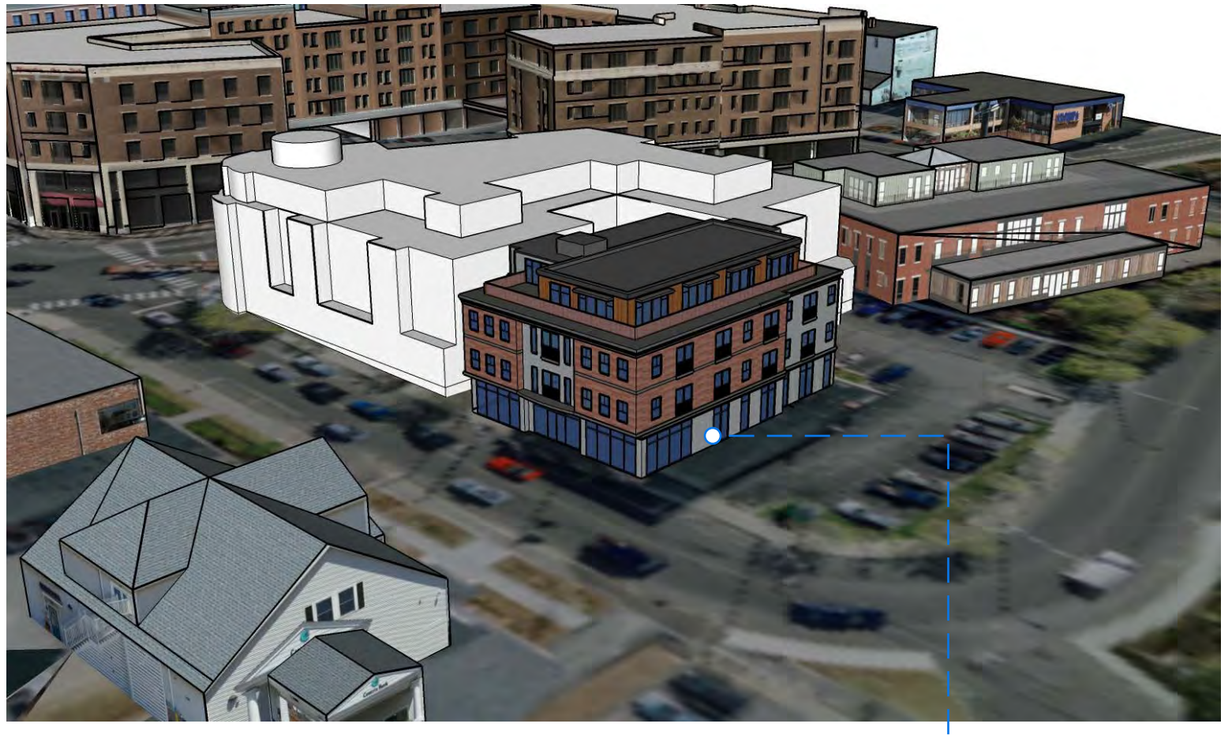


AERIAL VIEW FROM WEST - OPTION 2



VIEW FROM DEER STREET - OPTION 2

OPTION 2:

- DEER STREET ELEVATION DIVIDED INTO THIRDS, MIDDLE SECTION PUSHED INTO THE BUILDING TO HIGHLIGHT A CENTRAL ENTRY POINT
- STRONG CORNICE LINES THAT CONNECT THE FRONT AND REAR MASS
- CORNICE LINES CONTINUE ACROSS THE FRONT CONNECTING THE FACADE
- FIRST FLOOR TO APPEAR AS ONE WHOLE BASE TO RELATE TO ADJACENT 46-64 MAPLEWOOD BUILDING
- THE PENTHOUSE IS RECESSED BACK FROM THE FACE OF THE BUILDING TO HELP STEP THE BUILDING DOWN FROM THE ADJACENT CORNER BUILDING
- FULL HEIGHT STOREFRONT SIMILAR TO ADJACENT 46-64 MAPLEWOOD BUILDING

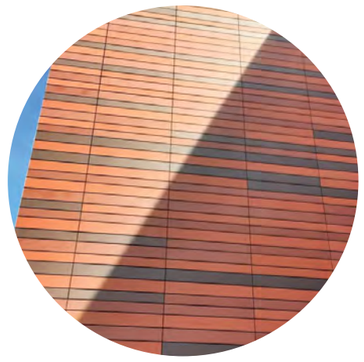
CONCEPTUAL MATERIALS:



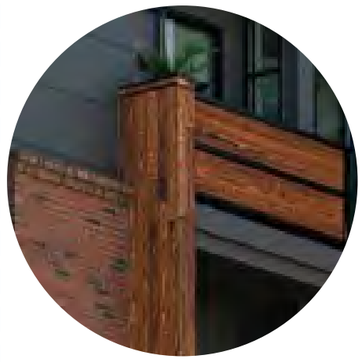
LIGHT GREY MASONRY



COMPOSITE CLAPBOARDS



TERRA COTTA PANELS



WOOD

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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

OPTION 2

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A3

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McHA: RD / JJ
NOT TO SCALE



AERIAL VIEW FROM WEST - OPTION 3



VIEW FROM DEER STREET - OPTION 3

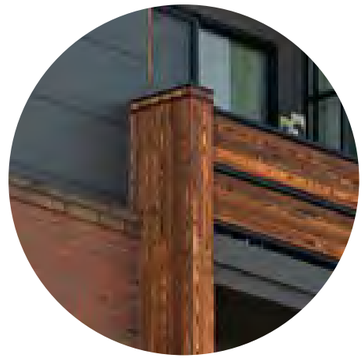
OPTION 3:

- DEER STREET ELEVATION DIVIDED INTO THIRDS, MIDDLE SECTION AT GRADE IS PUSHED INTO THE BUILDING TO HIGHLIGHT A CENTRAL ENTRY POINT
- THE MIDDLE SECTION IS EXTRUDED FROM THE FACE OF THE BUILDING ABOVE THE FIRST FLOOR CORNICE LINE
- STRONG CORNICE LINES THAT CONNECT THE FRONT AND REAR MASS
- FIRST FLOOR TO APPEAR AS ONE WHOLE BASE TO RELATE TO ADJACENT 46-64 MAPLEWOOD BUILDING
- DEEP OVERHANGS AT THE PENTHOUSE TO DIFFERENTIATE THE PENTHOUSE MASS FROM THE BUILDING BELOW
- THE PENTHOUSE IS RECESSED BACK FROM THE FACE OF THE BUILDING TO HELP STEP THE BUILDING DOWN FROM THE ADJACENT CORNER BUILDING

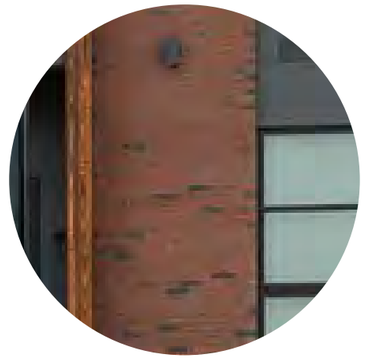
CONCEPTUAL MATERIALS:



MASONRY BASE SIMILAR TO ADJACENT 46-64 MAPLEWOOD BUILDING



WOOD



BRICK

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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

OPTION 3

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

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McHA: RD / JJ
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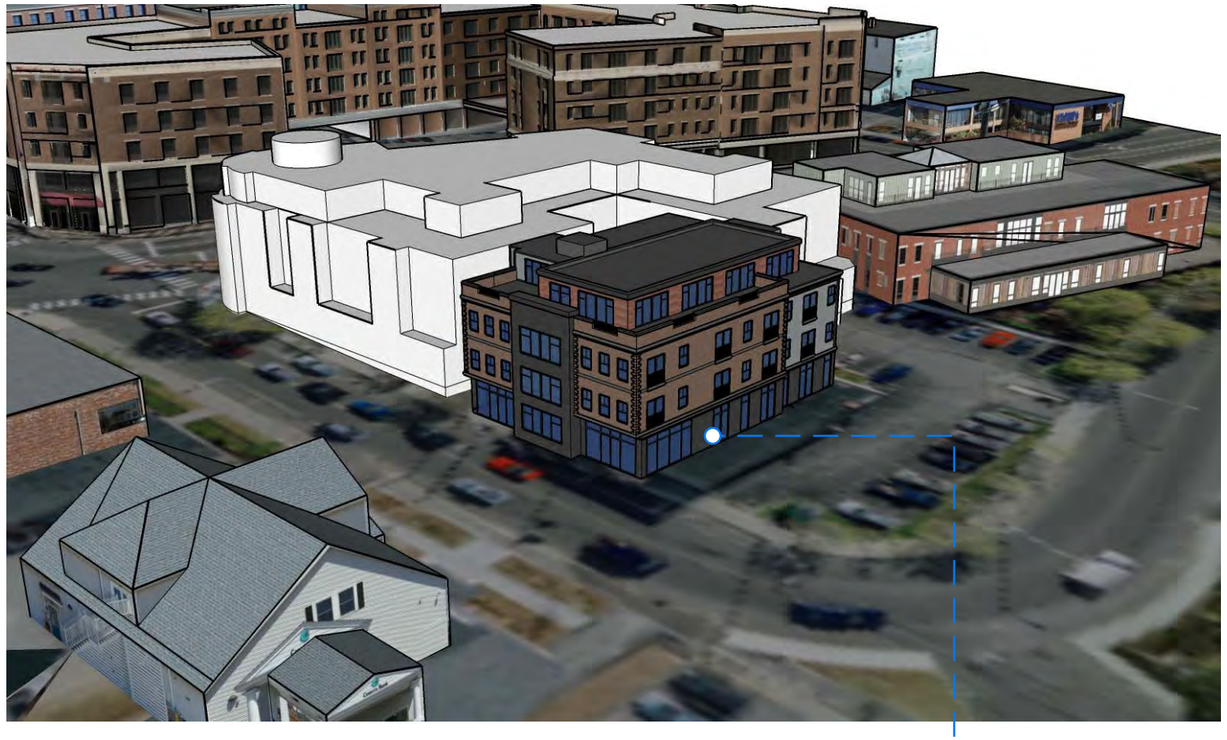
Z:\Active Project Files\20062-238 DEER STREET\Dwgs\2-SD\238 DEER STREET - SD.rvt



AERIAL VIEW FROM WEST - OPTION 4



VIEW FROM DEER STREET - OPTION 4

OPTION 4:

- DEER STREET ELEVATION DIVIDED INTO THIRDS, MIDDLE SECTION EXT A DIFFERING MATERIAL THAT MATCHES THE PENTHOUSE
- MIDDLE SECTION IS EXTRUDED ABOVE THE MAIN CORNICE LINE TO GIV IMPRESSION OF SMALLER BUILDINGS GIVING IT A MORE HUMAN SCALE
- STRONG CORNICE LINES THAT CONNECT THE FRONT AND REAR MASS
- FIRST FLOOR TO APPEAR AS ONE WHOLE BASE TO RELATE TO ADJACENT 46-64 MAPLEWOOD BUILDING
- PARAPENT EXTENDED UP PAST CORNICE LINE TO PROVIDE A CONTINUAT MASONRY FACADE TO SERVE AS A GUARDRAIL AT THE EDGE OF THE ROOF
- FULL HEIGHT STOREFRONT SIMILAR TO ADJACENT MAPLEWOOD BUILDING

CONCEPTUAL MATERIALS:



MASONRY BASE SIMILAR TO ADJACENT 46-64 MAPLEWOOD BUILDING



COMPOSITE CLAPBOARDS

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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

OPTION 4

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A5

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McHA: RD / JJ
NOT TO SCALE



AERIAL VIEW FROM NORTH - OPTION 5A



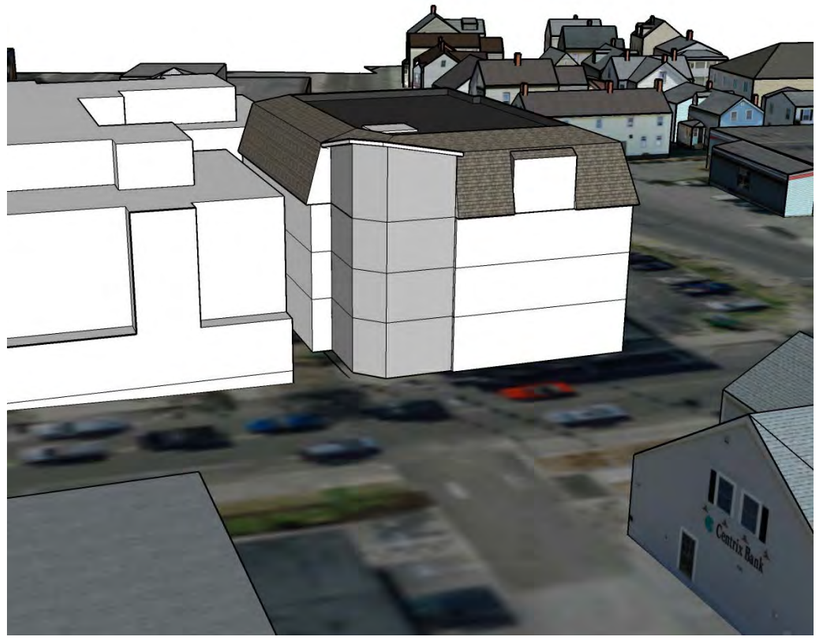
AERIAL VIEW FROM NORTH - OPTION 5B



AERIAL VIEW FROM NORTH - OPTION 5C

OPTION 5:

- 3 STORIES WITH A SLOPED 4TH FLOOR WITH DORMERS
- OPTIONS 5A-5D INTRODUCE A TOWER ELEMENT THAT ACCENTUATES THE CORNER AND ENTRY INTO THE RESIDENTIAL AND RETAIL LOBBY
- HEIGHT WITH THESE SLOPED ROOFS IS ALLOWED BY ZONING



AERIAL VIEW FROM NORTH - OPTION 5D



AERIAL VIEW FROM NORTH - OPTION 5E

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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

OPTION 5

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A6

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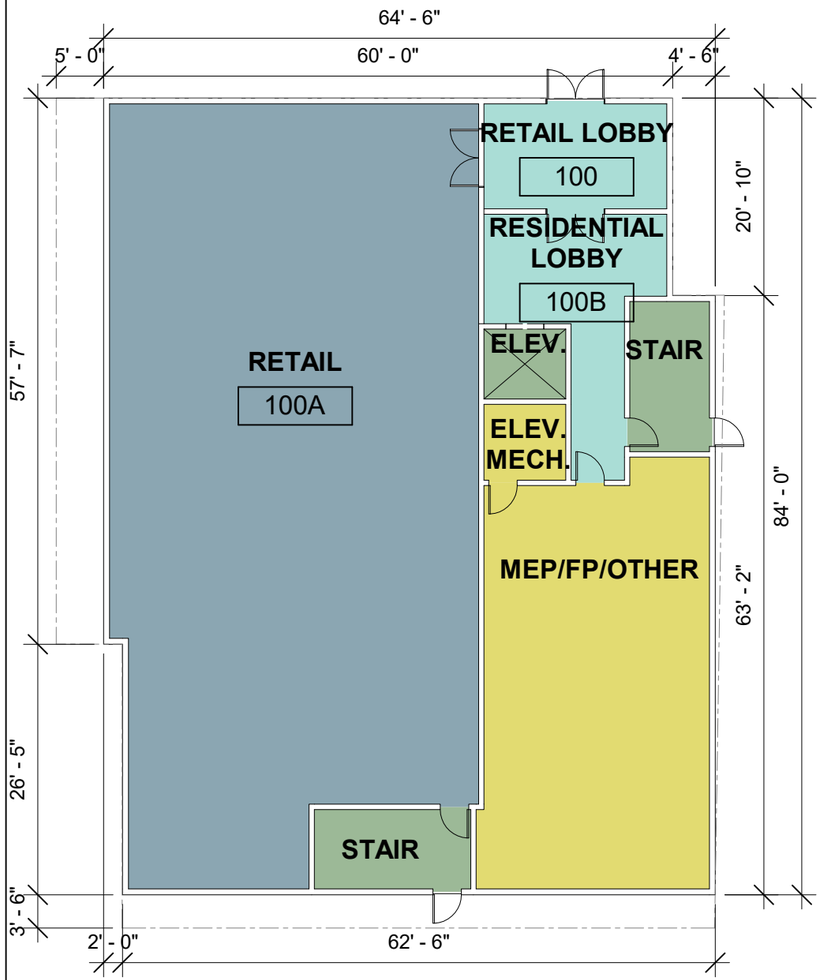
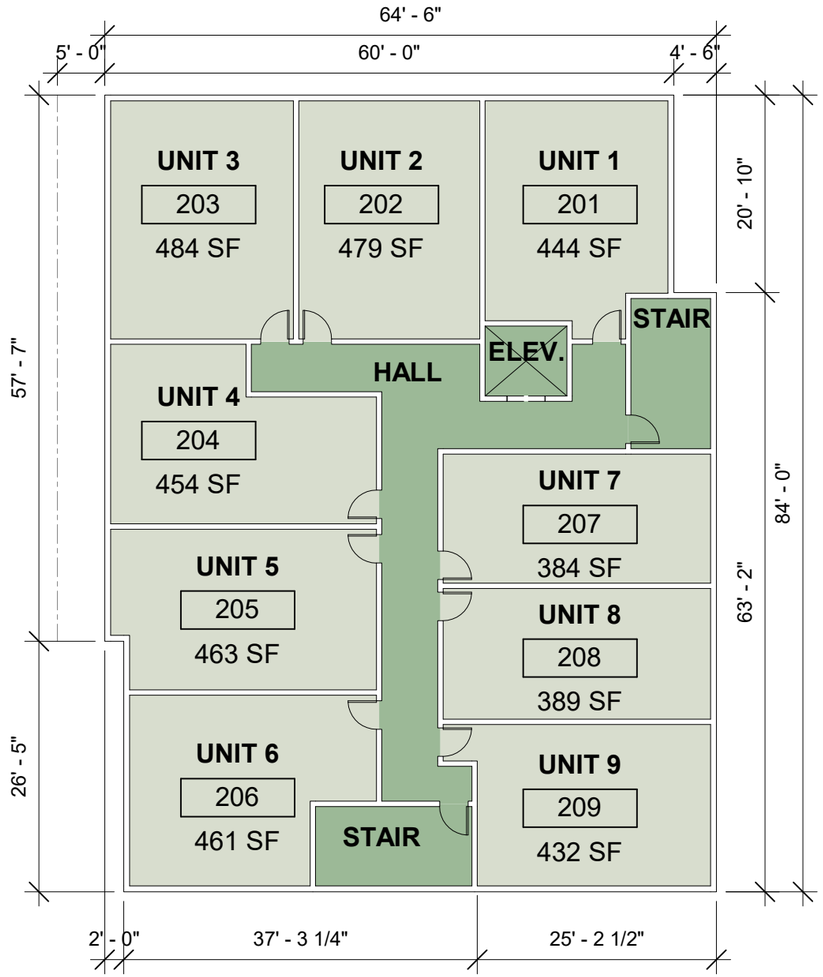
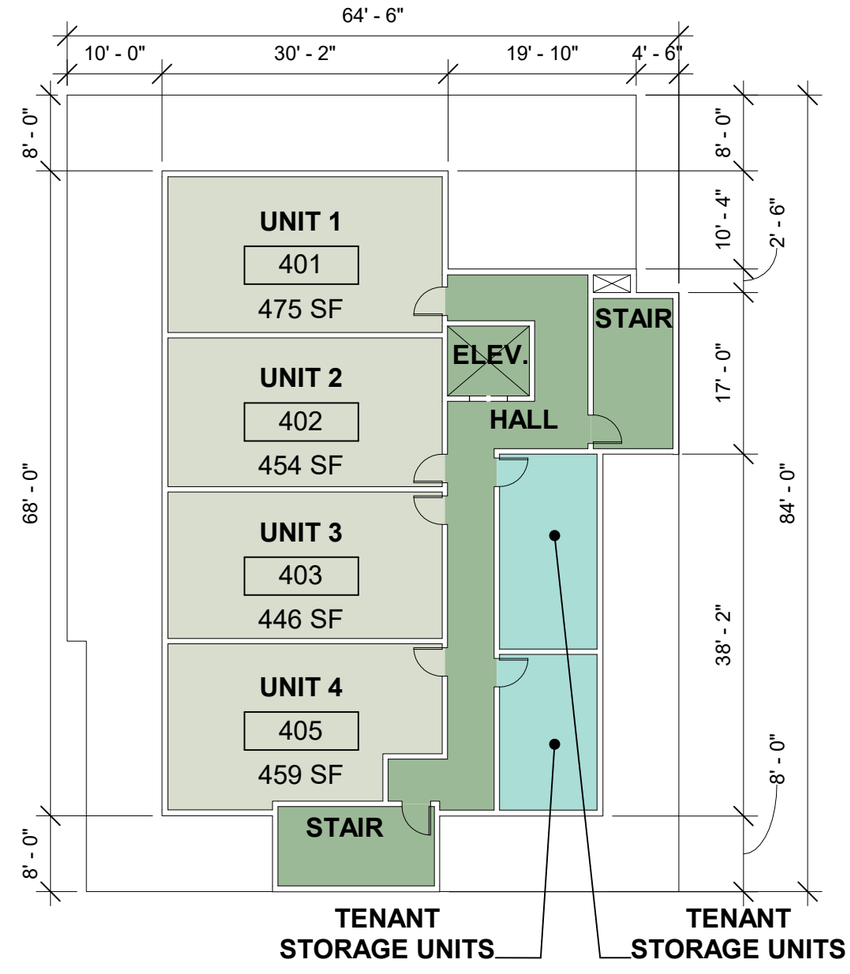
NOT TO SCALE



1 FIRST FLOOR
1/16" = 1'-0"



2 SECOND AND THIRD FLOOR
1/16" = 1'-0"



3 FOURTH FLOOR
1/16" = 1'-0"

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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

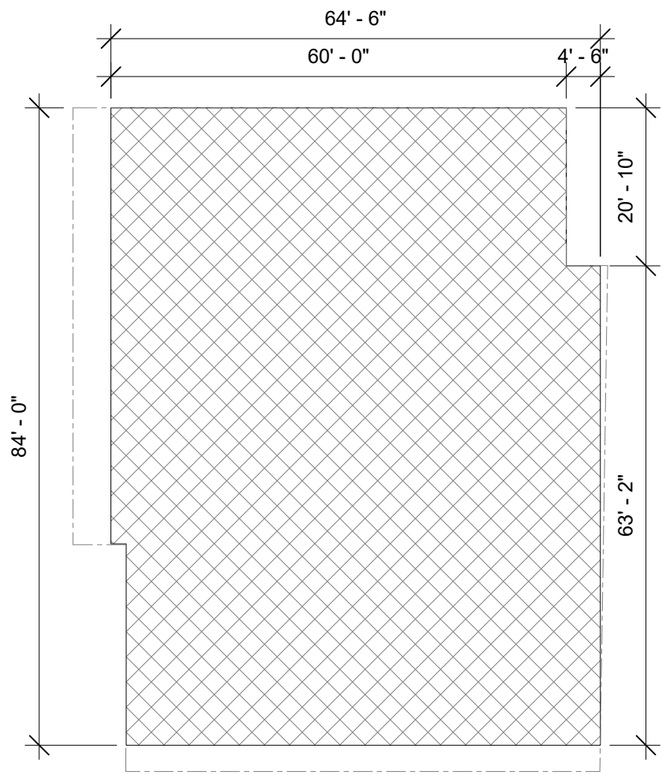
CONCEPT FLOOR PLANS

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

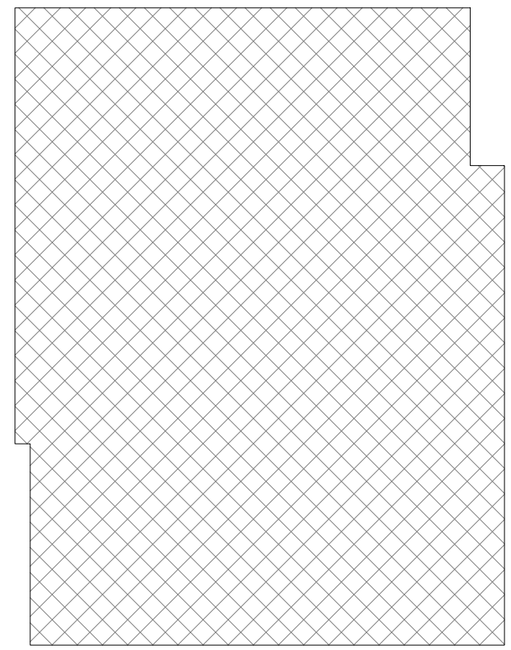
A7

07/14/2021
McHA: RD / JJ
Scale: 1/16" = 1'-0"



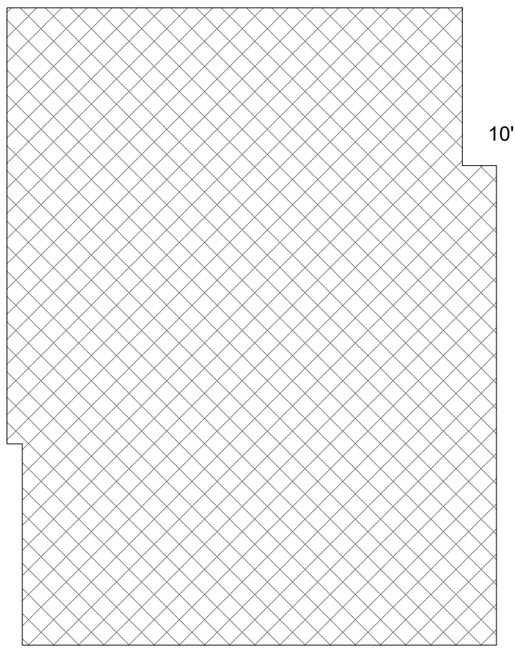
GROUND FLOOR: 5,270 SF

RETAIL: 3,500 SF



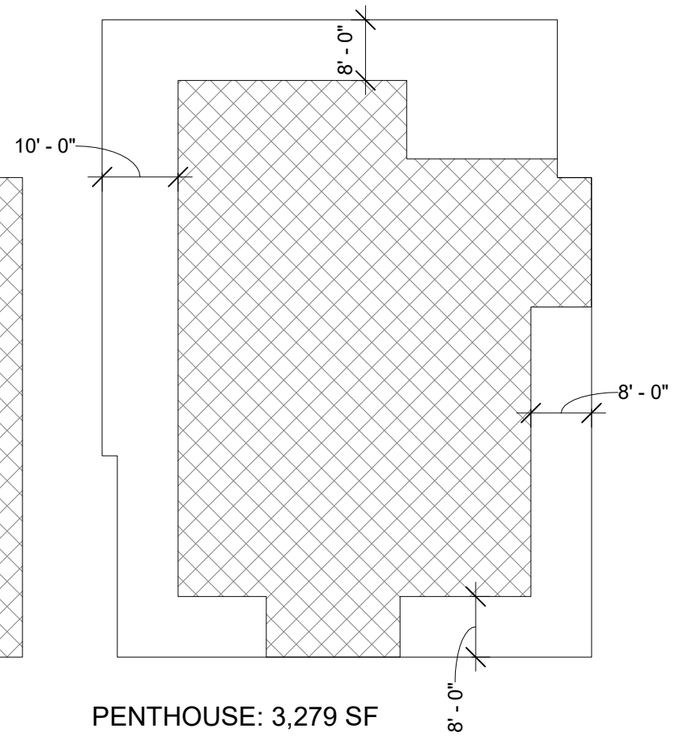
SECOND FLOOR: 5,270 SF

NINE UNITS: 3,989 SF



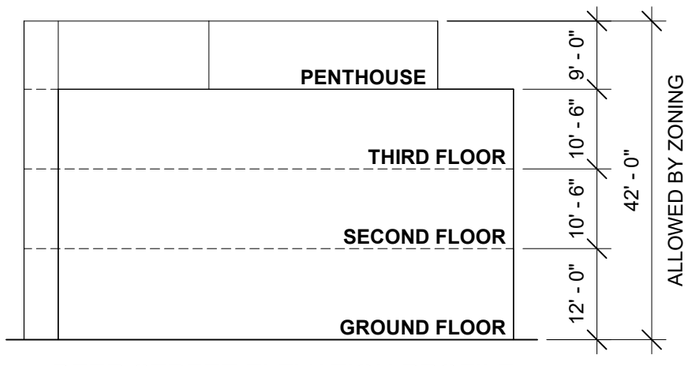
THIRD FLOOR: 5,270 SF

NINE UNITS: 3,989 SF



PENTHOUSE: 3,279 SF

FOUR UNITS: 1,834 SF



DEER STREET ELEVATION PROFILE

238 DEER STREET:	0.14 ACRES = 6,181 SF
BUILDING FOOTPRINT:	5,270 SF - 85%
OPEN SPACE:	287 SF - 4.6%
BUILDING STORIES:	3 STORIES + PENTHOUSE
BUILDING HEIGHT:	42' - 0"

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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

BUILDING DATA

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A8

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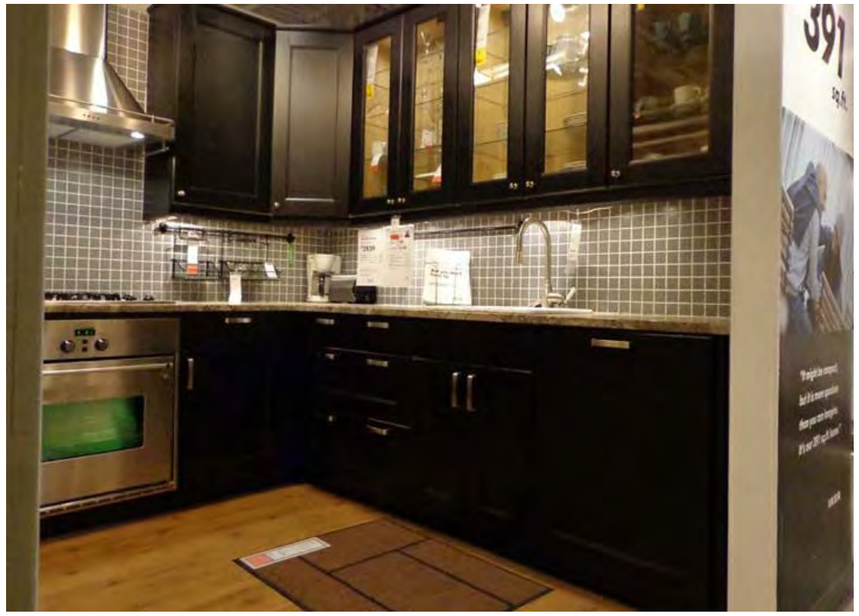
NOT TO SCALE



IKEA EFFICIENCY UNIT FLOOR PLAN - 400SF



IKEA BROOKLYN EFFICIENCY UNIT



IKEA BROOKLYN EFFICIENCY UNIT



IKEA BROOKLYN EFFICIENCY UNIT

OWNER CONCEPT PRECEDENT:
IKEA EFFICIENCY UNIT

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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

INTERIOR CONCEPT / OWNER INSPIRATION

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A9

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EXISTING PICTURE FROM DEER STREET AND MAPLEWOOD AVE INTERSECTION



EXISTING PICTURE FROM FOUNDRY GARAGE ROOF

238 DEET STREET
PORTSMOUTH, NH 03801



CONTEXT PHOTO KEY MAP

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DEER STREET MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	EXISTING PHOTOGRAPHS Historic District Commission Work Session, July 2021	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A10	07/14/2021 McHA: RD / JJ NOT TO SCALE



1: 25 MAPLEWOOD AVE



2: 40 BRIDGE STREET



1: BRIDGE STREET



4: 195 HANOVER ST - PORTWALK



5: 30 MAPLEWOOD AVE



6: 100 FOUNDRY PLACE

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DEER STREET MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	CONTEXT PHOTOGRAPHS Historic District Commission Work Session, July 2021	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A11	07/14/2021 McHA: RD / JJ NOT TO SCALE



7: 126 BRIDGE STREET



8: 46 MAPLEWOOD AVE



9: 195 HANOVER ST - PORTWALK



10: 195 HANOVER ST - PORTWALK



11: 195 HANOVER ST - PORTWALK



12: 30 MAPLEWOOD AVE

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DEER STREET MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOGRAPHS

Historic District Commission Work Session, July 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A12

07/14/2021
McHA: RD / JJ
NOT TO SCALE



LOT 3: APPROVED FOUNDRY PLACE



LOT 4: APPROVED FOUNDRY PLACE



LOT 5: APPROVED FOUNDRY PLACE



LOT 3: 165 DEER STREET



LOT 4: 163 DEER STREET



LOT 5: 161 DEER STREET

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DEER STREET MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	FOUNDRY PLACE CONTEXT Historic District Commission Work Session, July 2021	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A13	07/14/2021 McHA: RD / JJ NOT TO SCALE

93 Pleasant Street

Work Session

LUHD-324

93 PLEASANT STREET



HDC DRAWING SHEET LIST	
P1.1	COVER SHEET
P1.2	EXISTING CONDITIONS - CONTEXT
P1.3	EXISTING CONDITIONS - SITE
P1.4	EXISTING SITE PLAN
P1.5	PROPOSED FIRST FLOOR PLAN
P1.6	PROPOSED ROOF PLAN
P1.7	STREET SECTIONS
P1.8	PERSPECTIVE VIEW
P1.9	PERSPECTIVE VIEW
P1.10	PERSPECTIVE VIEW
P1.11	MATERIALS - WINDOWS
P1.12	MATERIALS - WINDOWS
P1.13	MATERIALS - WINDOWS
P1.14	MATERIALS - WINDOWS
P1.15	ROOFING
P1.16	ROOFING

SUMMARY

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.

JSA
ARCHITECTS
INTERIORS
PLANNERS

LOWER COURT STREET

SOUTH


454


Reuben-Shapleigh House


Pitt Tavern


Aldrich House


Chase House


Sailmaker's Loft


300 (1st Pentacostal Church)


Laighton House

EAST — WEST

NORTH


461


423


449

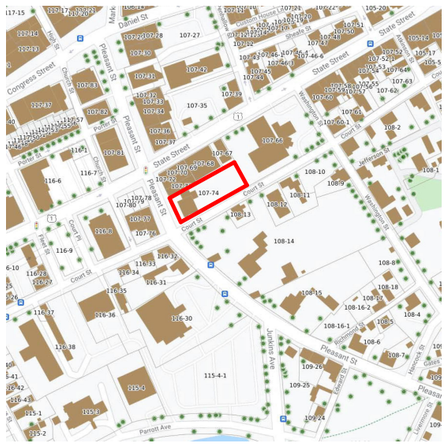

26 Atkinson - Strawberry Court


126 State


370


Fernald-Richardson House


Temple Israel



UPPER COURT STREET


232


222


206


202 Old Fire Station


170 New Fire Station

EAST — WEST

SOUTH — NORTH


92 Pleasant


South Church (rear)

PLEASANT STREET

WEST


Citizen's Bank


118


108


84-92


CUSTOM HOUSE

SOUTH — NORTH

EAST


229


213


179 (Cpt Thompson)


Langdon Mansion


Clipper Tavern

P1.2

EXISTING CONDITIONS - CONTEXT

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P1.3

EXISTING CONDITIONS - SITE

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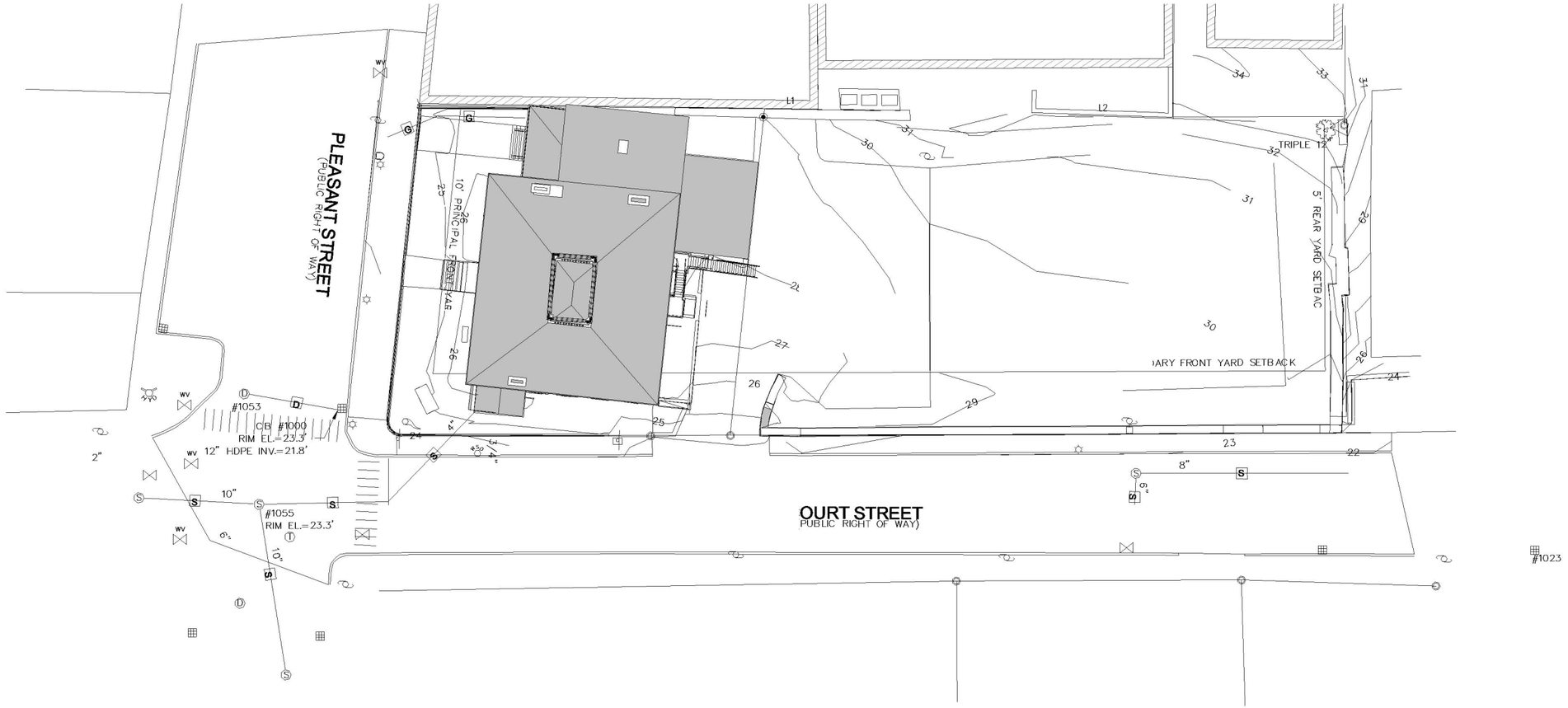

1 EXISTING SITE PLAN
1" = 30'-0"

P1.4

EXISTING SITE PLAN

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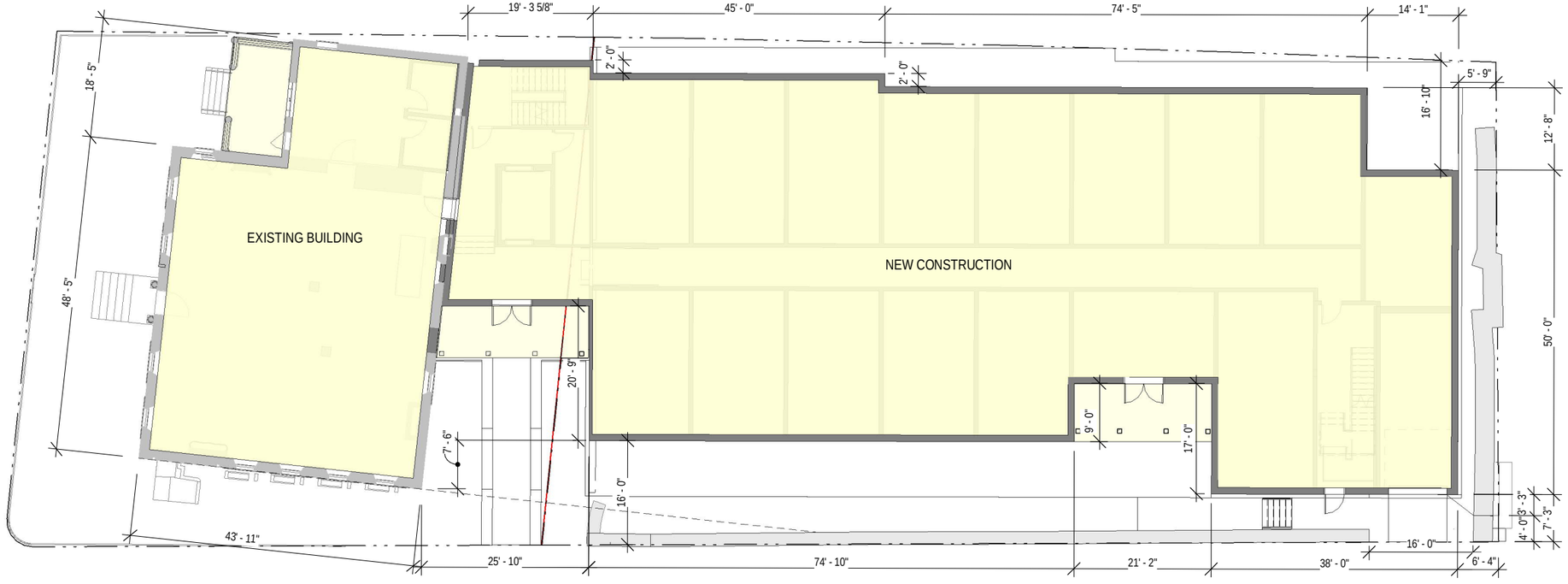
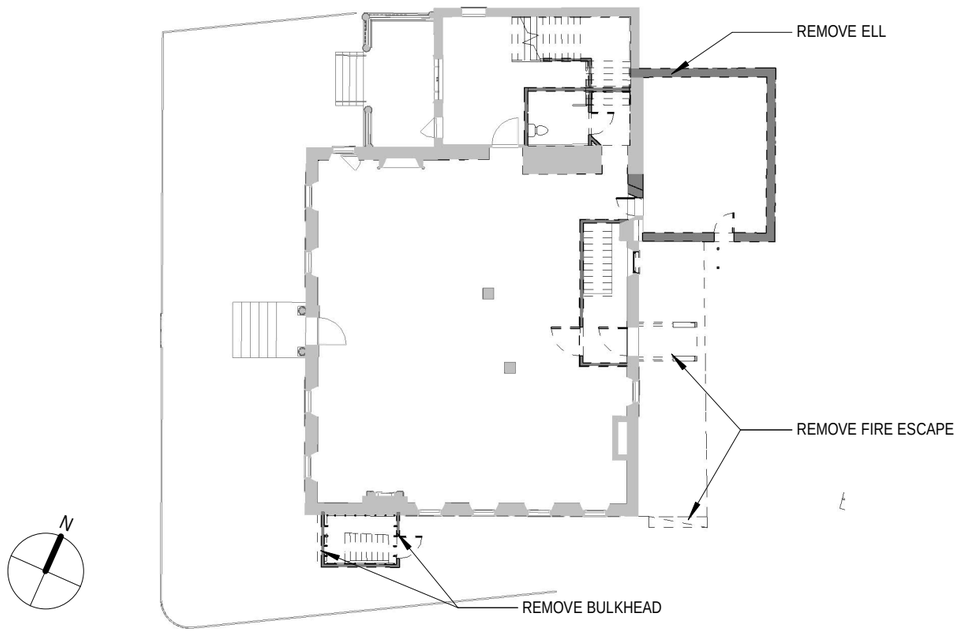


1 PROPOSED FIRST FLOOR PLAN

1" = 20'-0"



2 EXISTING BUILDING - FIRST FLOOR PLAN

1" = 20'-0"

EXISTING BUILDING - RESTORATION AND REHABILITATION.

1. REPOINT AND REPAIR BRICK MASONRY WALLS AND CHIMNEYS WHERE REQUIRED
2. RESTORE & REPAINT WOOD TRIM & ACCESSORIES (SHUTTERS, PORCH BALLUSTERS & COLUMNS, MOULDINGS, FRONT DOOR SURROUND, WIDOWS WALK BALLUSTRADE)
3. RESTORE FRONT DOORS
4. RESTORE AND REGLAZE FRONT DOOR FANLIGHT
5. RESET FRONT STONE STEPS, ADD IRON HANDRAILS
6. REPAIR AND REPAINT IRON FENCING
7. PATCH & REPAIR BASEMENT WINDOW WELL CONCRETE, REMOVE METAL WINDOW GRATES
8. REMOVE PAINT FROM STONE WINDOW SILLS AND STONE BANDING
9. REPLACE ASPHALT ROOFING SHINGLES WITH SIMULATED SLATE ROOFING SHINGLES
10. REPAIR & REPLACE ROOFING FLASHINGS WITH COPPER
11. REPLACE WINDOWS WITH CUSTOM HISTORIC REPLICATED WOOD SDL WINDOWS
12. REPLACE PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS WITH COPPER

GRAPHIC SCALE: 1" = 20'-0"

0' 10' 20' 40'

P1.5

PROPOSED FIRST FLOOR PLAN

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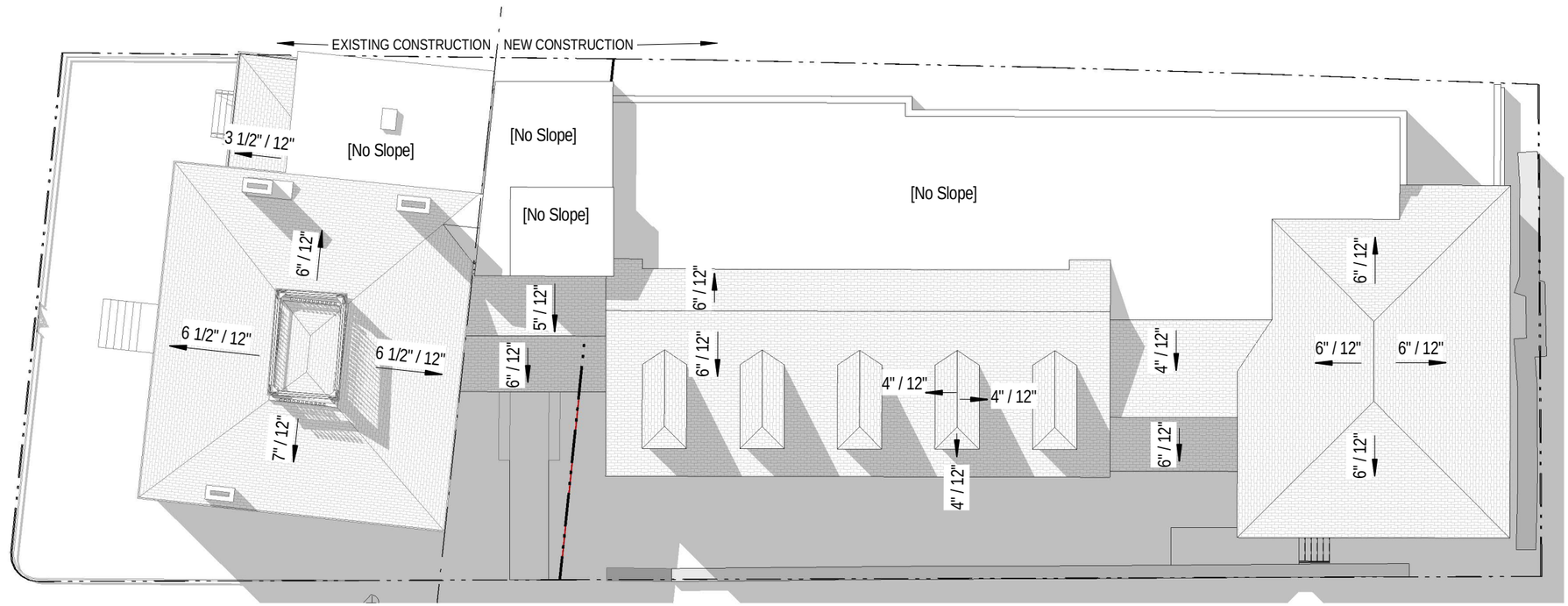

1 HDC - PROPOSED ROOF PLAN

1" = 20'-0"

N

GRAPHIC SCALE: 1" = 20'-0"

0' 10' 20' 40'

P1.6

PROPOSED ROOF PLAN

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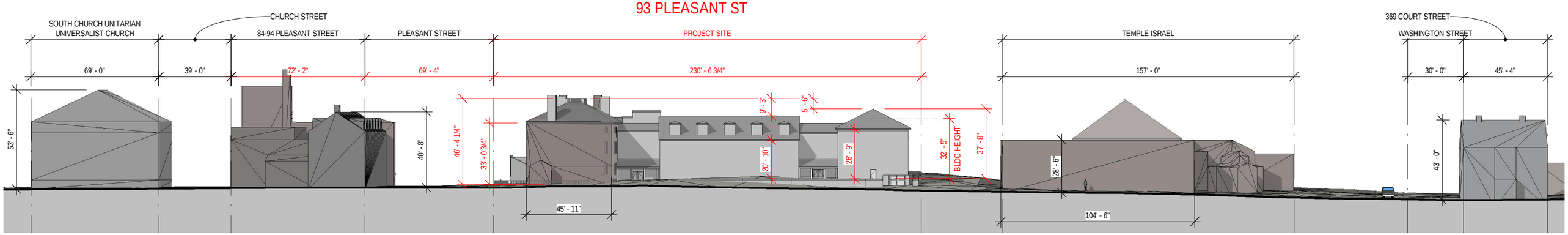
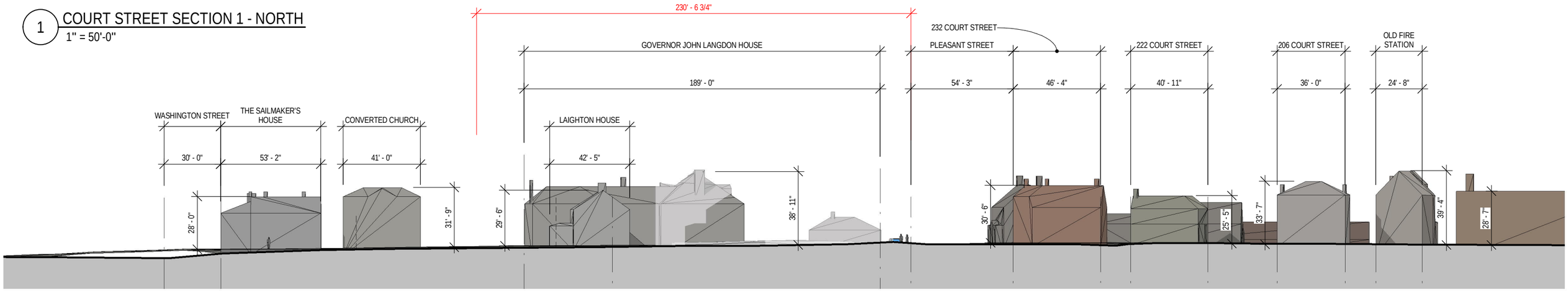
93 PLEASANT ST



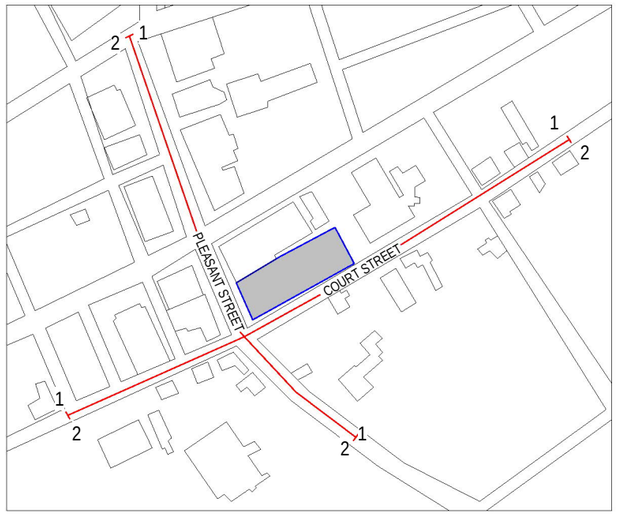
1 COURT STREET SECTION 1 - NORTH

1" = 50'-0"



2 COURT STREET SECTION 2 - SOUTH

1" = 50'-0"



3 KEY PLAN

1" = 300'-0"

P1.7

STREET SECTIONS

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PERSPECTIVE VIEW

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PERSPECTIVE VIEW

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PERSPECTIVE VIEW

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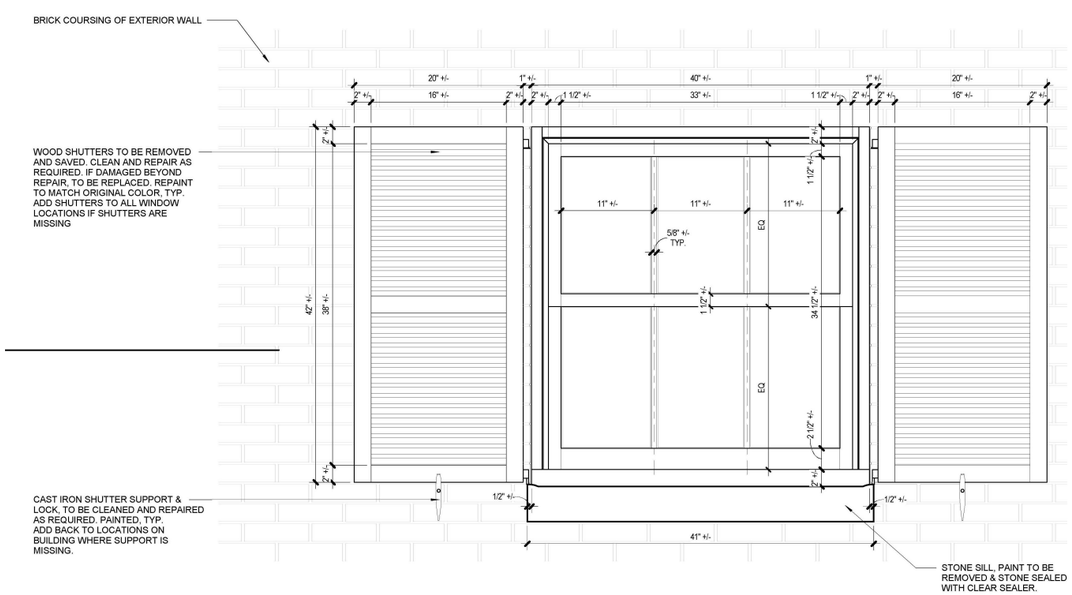
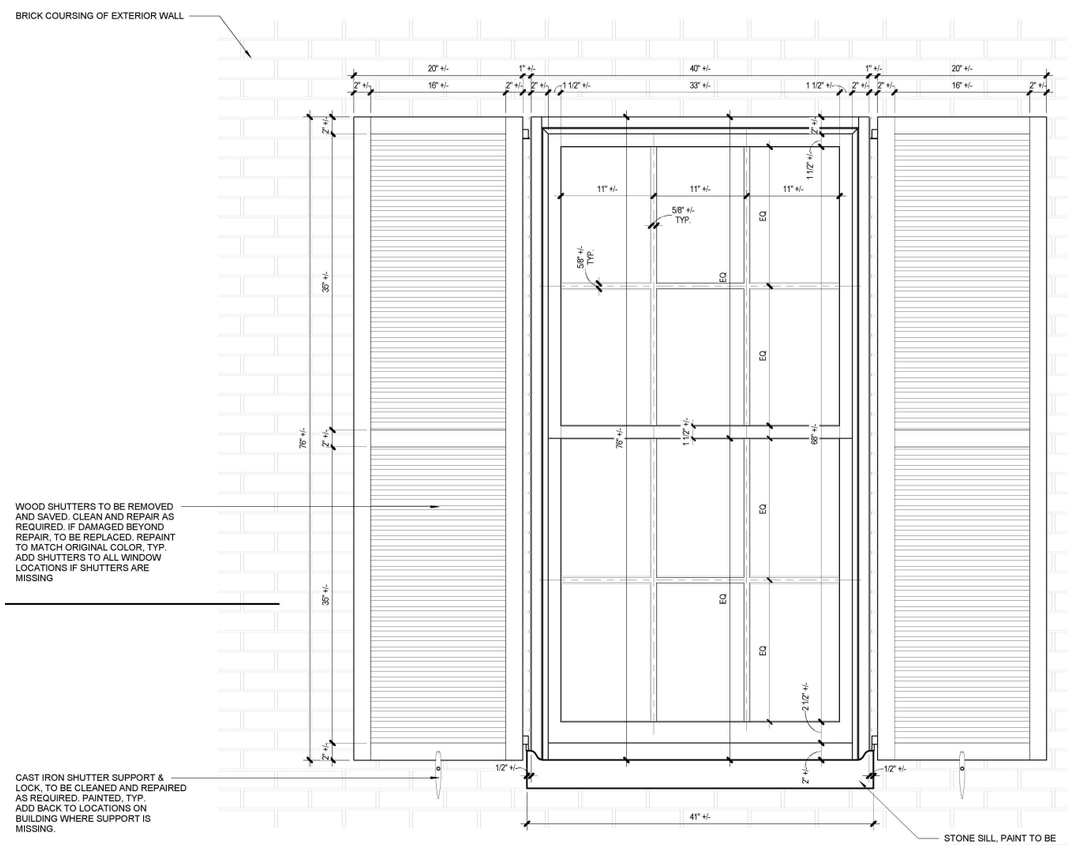
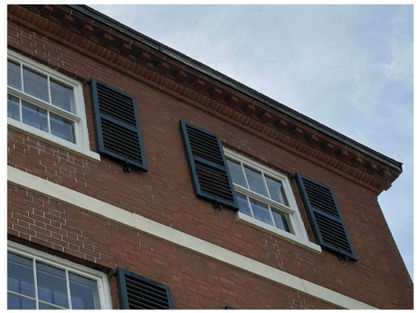


2 TYP. UPPER FLOOR WINDOWS

1 1/2" = 1'-0"









- ALL WINDOWS TO BE REMOVED. PROTECT INTERIOR WOOD TRIM. NEW WINDOWS TO BE INSTALLED, TO MATCH EXISTING WINDOWS IN SIZE AND APPEARANCE. PAINTED, TYP.
- WOOD SHUTTERS TO BE REMOVED AND SAVED FOR REUSE. CLEAN AND REPAIR SHUTTERS AS REQUIRED. TO BE PAINTED TO MATCH ORIGINAL COLOR.
- SHUTTER SUPPORTS TO BE STRIPPED, CLEANED AND REPAIRED AS REQUIRED. SUPPORTS TO BE PAINTED.



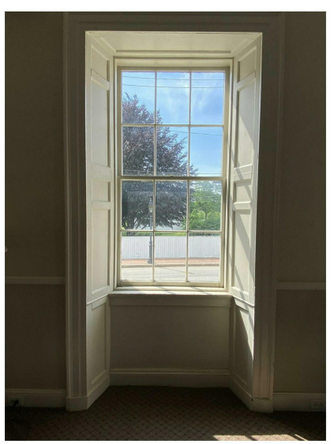


WINDOW NOTES:

1. EXISTING WINDOWS ARE DOUBLE HUNG. NEW WINDOWS TO BE DOUBLE HUNG TO MATCH EXISTING.
2. SPIRAL BALANCE.
3. ROLL-DOWN CONCEALED INTERIOR SCREENS.
4. WOOD FRAMES & SASHES. PRIMED AND PAINTED BOTH SIDES.
5. INSULATED LOW E GLASS.
6. SIMULATED DIVIDED LITE.
7. PUTTY-PROFILE, EXTERIOR MUNTINS.
8. OGEE PROFILE, INTERIOR MUNTINS.
9. PLANE OF GLASS FOR NEW WINDOWS TO BE INSTALLED AT SAME LOCATION AS EXISTING GLASS PLANE.







PROTECT INTERIOR WOOD TRIM DURING REMOVAL OF WINDOWS AND NEW INSTALLATION. REPAIR AS REQUIRED AND REPAINT

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MATERIALS - WINDOWS

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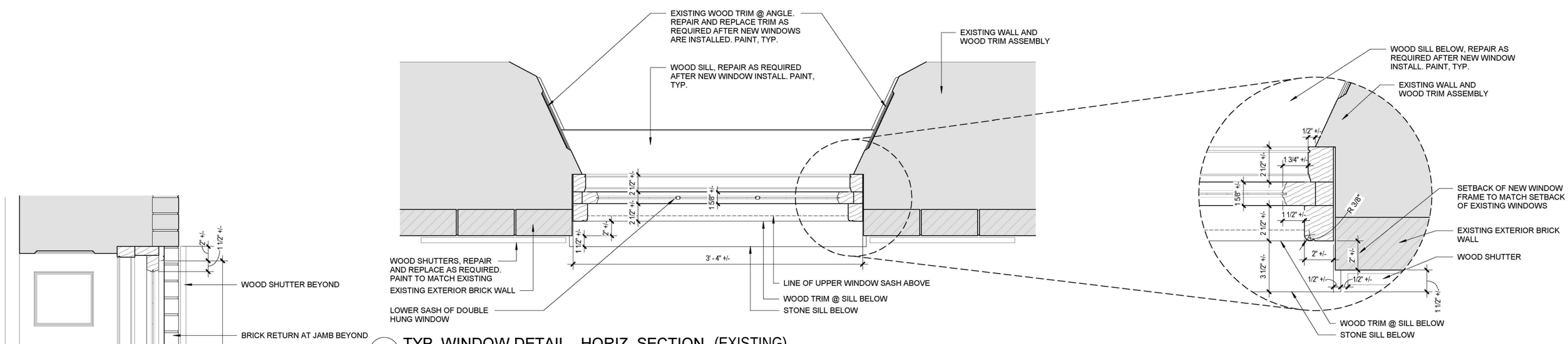
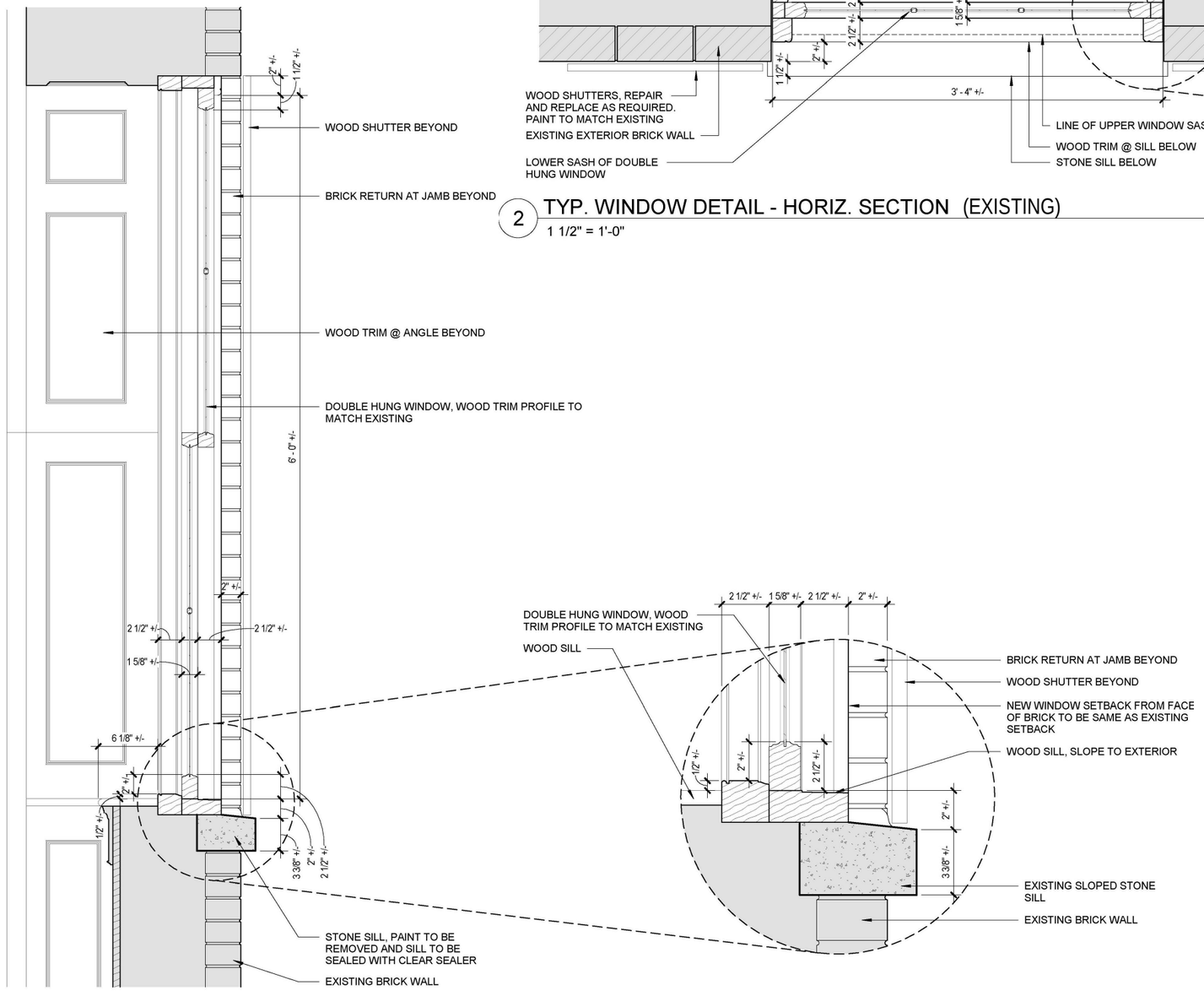


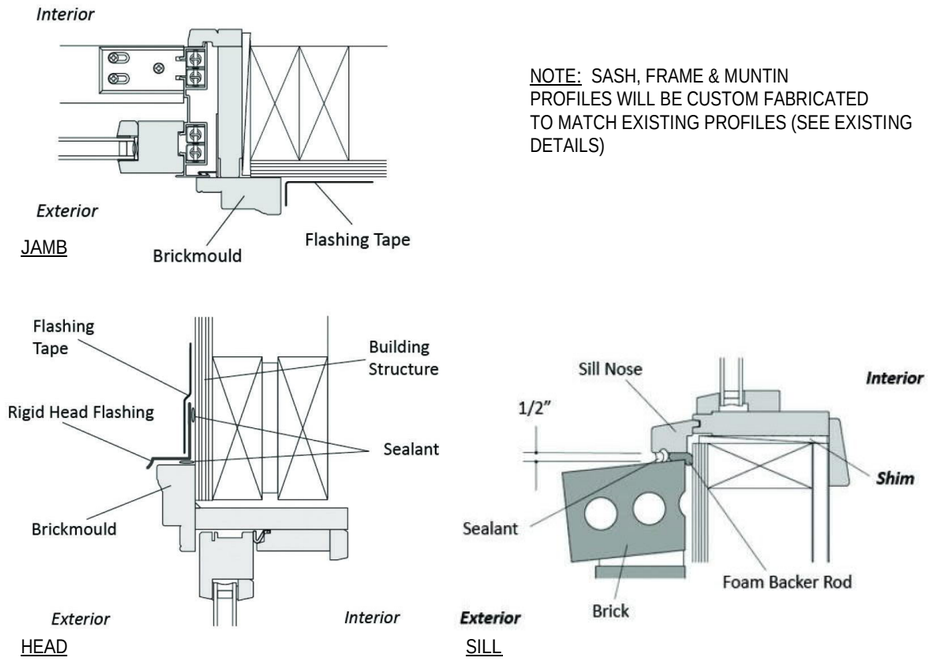
2 TYP. WINDOW DETAIL - HORIZ. SECTION (EXISTING)

1 1/2" = 1'-0"



1 TYP. WINDOW DETAIL - VERT. SECTION (EXISTING)

1 1/2" = 1'-0"



NOTE: SASH, FRAME & MUNTIN PROFILES WILL BE CUSTOM FABRICATED TO MATCH EXISTING PROFILES (SEE EXISTING DETAILS)

PARRETT WINDOWS - TYPICAL INSTALLATION DETAILS

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MATERIALS - WINDOWS

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Historic Replication

Built to Specification with Historic Accuracy

Complete Units or Replication Sash Only

Window & Door Types

Hung Windows
- Weight & Chain
- Concealed Spiral Balance
- Single, Double, Triple Hung Units
- STC/OITC Tested Units

Casements
- Inswing & Outswing
- French & Single

Rotating Windows
- Awnings & Hoppers
- Pivot Windows

Fixed Windows
- Direct Set
- Sash Set

Door Systems
- Residential Systems
- Historic Storefront
- Commercial Entrances

Sash Only & Components

Production Capacity for Any Size Project

Design Engineering and Auto CAD Services are Standard

Vintage, Art Glass, and Contemporary Glass Choices





The Leader in Historic Window & Door Replication...

Parrett's mission is to provide our valued customers with the **best value in the historic replication market**. Parrett manufactures our products utilizing quality materials, the latest automation in technologically advanced equipment complimented by a very talented, experienced staff of employees. You can count on Parrett delivering on our mission. Our past performance speaks for itself and is the basis for our nationwide recognition in being a leader in the historic replication market.

Joinery Options



French Mitre Blind Mortise & Tenon



Coped Blind Mortise & Tenon



Historic Mortise & Tenon

Vintage Glass Examples





Parrett works with a variety of glass manufacturers to source vintage glass that is available as single pane, insulated, and safety tempered glass.

Parrett can specify glass to match the time period of your specific project.

Factory Finishing



A stain & clear coated mahogany door corner sample is pictured above. **Parrett's factory finishing options include:**
- Primed Wood Surfaces
- Stain & Clear Coated Wood Surfaces
- Poly Painted Surfaces
- Kynar Painted Clad Surfaces
- Anodized Clad Surfaces
- Woodgrain Finish Clad Surfaces

Traditional Hardware









Parrett can either specify hardware matching your criteria, or design our units to accommodate your desired hardware manufacturer.

Our high performing units will stand the test of time and provide superior weather performance as evidenced by our extensive 3rd party laboratory testing. At Parrett, we also pride ourselves with our flexibility to create the exact windows and doors that you envision. We welcome any challenge and look forward to working with you to make your dreams a reality! Don't hesitate to call on Parrett and enjoy first hand the comfort of working with a company that will deliver.

Divided Lite Muntins



7/8" wide TDL bar with insulated glass shown above.



Parrett can replicate virtually any muntin pattern in TDL, SDL, or as removable muntins.

Putty glazed radius TDL muntin bars are shown at right.



Profile Replication



Parrett can work from a drawing, template, or the original unit to replicate the profiles of existing units, and has countless standard profiles to choose from for brickmoulds, muntin bars, casings, etc.

Historic Replication

Historic Profile Matching

Built to Specification

True Divided Lite (TDL) Muntins or Simulated Divided Lite (SDL)

Traditional or Contemporary Hardware

Curved/Bent Glass and Frame Fixed & Operating Units

Sash Only & Parts/Accessories

Any shape is Available—Radius, Ellipse Top, Gothic, Variation, Custom Shapes



Window Screen Systems
- Wood Framed Screens
- Aluminum Framed Screens
- Inswing Hinged Screens
- Horizontal/Vertical Pull

*Various Mesh Choices

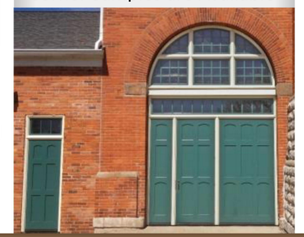
Precision Joinery Options

Complete Unit Accessories

Factory Finishing Capabilities

Choice of any Wood Species

Sample Windows and/or Corner Samples are Available



P1.13

MATERIALS - WINDOWS

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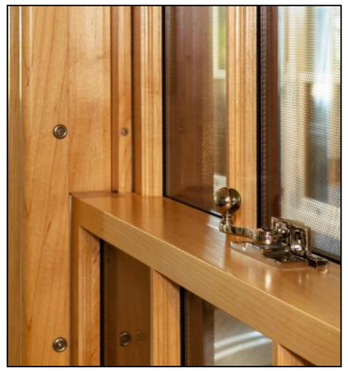



The checkrail detail above highlights the concealed spiral balances of this unit which allows only the beauty of wood to be seen.

There is no need to settle for an unsightly exposed metal or vinyl balance system.

Hung - Spiral Balance

Single Hungs | Double Hungs

All-Wood or Extruded Aluminum Clad

All-Wood Exposed—No Unsightly Balance System or Exposed Vinyl Parts

Concealed Balance Systems Tested for 5,500 Operations

Concealed Balances are Easily Serviced in the Field

OITC/STC Tested Windows with Various Glass Makeups

Any Shape is Available including Gothic Tops, Variation Units, Curved Glass, and More

If you prefer a modern balance system for your hung window, you will find extra value and appreciation for Parrett's concealed balance design. There is **no unsightly metal or vinyl balance system** or mechanical parts. What you will see is the beauty and warmth of wood throughout. Parrett's well recognized quality craftsmanship ensures that our single and double hung units will exceed your expectations.



Parrett is unrivaled when it comes to extremely large hung windows as seen in the example above.

Historic Hung Window Options





The hung windows pictured above and at left are both "Variation 6" hung windows. All variation types are available.

Unequal sash split units such as the one pictured above at left are also available as either cottage, reverse cottage, or custom sash split heights.



Curved hung window units are available in both weight & chain and spiral balance configurations, either with or without bent glass.

Muntins, brickmoulds, casings, and subsills are also available in curved window configurations.



Intricately shaped Variation style units were manufactured to fit these existing openings.



Historic Portfolio - Residential











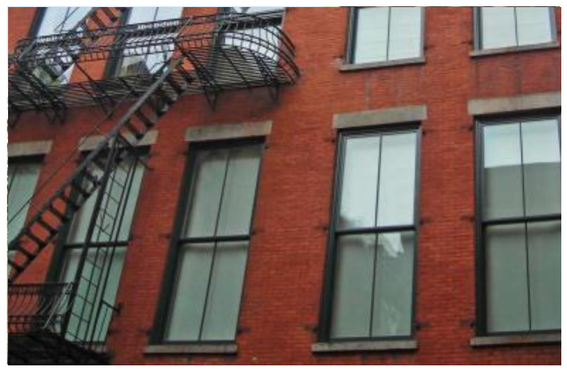



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MATERIALS - WINDOWS

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EcoStar LLC

Sustainable Roofing



Empire Slate



Environmentally friendly synthetic slate roofing tiles proudly made in the USA

Pioneers of sustainable roofing since 1993

Empire Slate



Embracing the continued progression of sustainable building practices and recognizing the numerous challenges which have impacted economic conditions, EcoStar LLC proudly offers Empire Slate in its collection of premium steep slope roofing products.

Committed to preserving natural resources, EcoStar's Empire Slate is manufactured from a proprietary compound of recycled content which creates long lasting durability while providing superior protection against extreme weather conditions. Available in 14 standard colors, and unlimited custom color options, Empire Slate offers endless possibilities to achieve the beauty of natural slate at a fraction of the cost. Class A fire resistance (UL 790) is standard, making Empire Slate an exceptional choice for any commercial or residential roof.

The increasing awareness of the effects of climate change on the ecosystem and the economy continues to influence standards for environmental responsibility. Empire Slate offers a solution to the obstacles imposed by escalating regulations on building practices and can provide significant cost savings on roof maintenance expenses, cooling expenses[1] and property insurance.[2]

Empire Slate Color Palette

Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that may appear on a roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranties carry terms and conditions. [1]Cool colors may provide energy savings in summer months by reducing air conditioning use. For more information about energy savings visit EPA.gov. [2]Significant property insurance discounts may be available when upgrading or building a roof to protect against hail, wind or fire damage in regions where severe weather is common. EcoStar tiles meet or exceed industry standards for Impact Resistance and Fire Resistance. Contact your insurance provider for details. [3]Cool Colors- Saratoga Sunset, Sea Salt and Drifting Dunes have been tested to exceed initial reflectivity of ≥.25 for steep slope roofs.

01/19 © 2019 by EcoStar LLC. EcoStar and Empire Slate are trademarks of EcoStar LLC. See www.ecostarllc.com for available warranties.
P/N–606000 EMPIRE SLATE CUT SHEETS

Advantages

- Weighs ⅓ to ½ as much as natural slate
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail[2]
- Cool colors help reduce energy used by air conditioning units, typically resulting in energy savings between 10-30%[1]

Architectural Flexibility

- Designer Series tiles can be blended together to add personal style to your home
- Staggered and offset installations accentuate roof texture and depth
- Available in 14 standard colors and unlimited custom color options
- Preserve the historical look in both residential and commercial buildings

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 110 mph (177 kph) Wind Warranty available

Environmental Sustainability

- Manufactured with post-industrial recycled plastics
- Cool colors contribute to the mitigation of the urban heat island effect[1]

Technical Information

- UL listed Class A or C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- Wind resistance to 110 mph (ASTM D3161)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Report, AC07-UL ER18920-01
- Fungus resistant (ASTM G21-09)
- Miami-Dade County, Florida NOA No. 17-1227.10 11/07/23
- Texas Dept. of Insurance Evaluation (RC-420)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management

EcoStar LLC

42 Edgewood Drive | Holland, NY 14080
800.211.7170 | www.ecostarllc.com

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ROOFING

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Innovative Design, Classic Slate Look

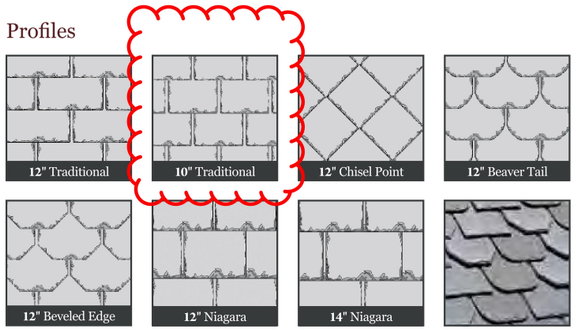
EcoStar Slate

Post-industrial recycled compounds are utilized to create a lightweight and environmentally responsible alternative to natural slate. An EcoStar roof offers beautiful, yet proven protection for your most prized investment. It is an inspiration to homeowners looking for affordable style and uncompromised performance.

Significant advantages:

- Weights significantly less than real slate
- Protects against extreme weather conditions
- Reduces need for maintenance and repair
- Lessens environmental impact
- Exceeds industry performance standards
- 50-year warranty

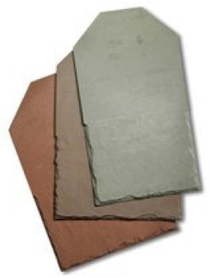
Profiles



Achieve a custom look by combining multiple profiles

Product Offering

Many unique shapes and designs have been seen in slate roofing throughout history. EcoStar offers Majestic Slate in five tile shapes, along with Hip & Ridge, for endless opportunities to create unique and custom designs for any residential or commercial project. Whether your design calls for a traditional Georgian, modern bungalow, or contemporary ranch, our Majestic tile line has the perfect combination of options to enhance the personality of your architectural style.



12" Traditional

The classic look of the 12" Traditional tile provides beauty and architectural appeal to any building.



10" Traditional

The same look and appeal of the 12" Traditional in a smaller size for additional customization.



Beaver Tail

The rounded look makes this classic slate tile perfect for designing unique roof patterns or creating a true carriage house appeal.







The right tile for any property

Whether you are looking to elevate the look of a residential property, meet the performance needs of a commercial property, or preserve the look of a historical property, Ecostar offers the right tile.

Majestic Slate

EcoStar's original eco-friendly tile, made of 80% recycled materials, meeting the needs of most residential applications.

Empire Slate

The same classic slate look with additional energy-saving benefits, and design features that meet the needs of commercial and historical properties.

Traditional vs. Niagara

The Niagara Slate profile is available in the Majestic and Empire formulas, but offers an increased tile size and thickness for enhanced shadow lines and increased aesthetic appeal.

	Majestic Slate		*Empire Slate*	
Tile Features	Traditional	Niagara	Traditional	Niagara
Percent Recycled Material	80%	80%	25%	25%
Tile Widths	10", 12"	12", 14"	10", 12"	12", 14"
Tile Thickness (at butt edge)	1/4"	5/8"	1/4"	5/8"
Exposure	6", 7"	9", 10"	6", 7", 8"	9", 10"
Cool Colors	No	No	Yes	Yes
Fire Rating	Class C	Class C	Class A	Class A
Impact Rating	Class 4	Class 4	Class 4	Class 4
Designer Tiles	Yes	No	Yes	No

Cool Colors

Enjoy additonal energy savings from our line of cool colors, only available in Empire tiles

Note: Cool colors are also available in non-cool formulas.

Empire Slate & Empire Niagara Slate Colors*



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