

RE: 1& 31 Raynes, 203 Maplewood

Meeting: HDC 12/01/21

Dear Members of the Historic District Commission,

11/29/21

This new rendition of 1& 31 Raynes is hopeful in that it actually shows some character and depth.

Envision design plan 2.0 (view from bridge pg 2) with the wood looking facade found on plan 4.2 (pg 13) lower left corner. The new recessed balconies really add depth to the building. The recessed 5th floor helps a lot. Currently it looks bland due to the windows not having any accents or trim. The choice of these windows makes sense for the residents to enjoy the beautiful views but the glass provides a lot of area with no design elements. If the wood facade were used perhaps window trim, crown molding, a more pronounced rooftop design or even occasional black double window awnings/trellises could be added, which could be helpful with the amount of afternoon sun that side of the building will get!

View 2.1 and 2.2 (pg 3, 4), the Maplewood Ave views, could have some clapboard looking materials added to complement the antique houses across the street or change some of the windows to sash windows with shutters

The awning (roof trellis) on the second floor is great. It would be nice to continue that theme, making it smaller by covering just a few windows on each floor OR the 3rd and 4th floor could have *some* of its gray activated roof deck replaced with a rod iron type material for the deck railings.

The pink/rose on the Raynes view 2.2 and 2.3 could continue the wood looking texture from plan 4.2 (pg 13) lower left corner. This would complement the smaller areas of wood found on the glass house next door.

One would hope the wood looking facade found on plan 4.2 is NOT made of real wood. Although real wood looks nice at first, over time it changes color and the "new" patina can impact the look and lines of a building as it ages. In Portsmouth this aging happens quickly due to the salt air and constant moisture from the many waterways and often leaves permanent undesirable changes.

The City Lift Puzzle system for cars is a great way to maximize parking with limited space. It does have some drawbacks in regards to some of the larger SUVs and trucks which many people own. Those could be shared with potential residents when showing the units. Hopefully the residential side is able to meet its minimum parking requirement with these systems.

The one concern that lingers is the mass of this residential structure looking from across the North Mill Pond and as seen from the Maplewood Ave Bridge. Hopefully with some lines and trim the mass can be concealed a little by textures or the step back could be brought around to the North Mill Pond side of the building where it is currently 4 stories straight up to the recessed 5th floor.

Thank you for your consideration of these ideas. This project is showing some real character with this latest rendition. It was surprising that the hotel was not included in this work session.

Respectfully,

Elizabeth Bratter
159 McDonough St
Property Owner