

RE: 53 Green St

Meeting: June 9, 2021

June 6, 2021

Dear Members of the Historic District Commission,

I am hopeful further changes and adjustments to this huge building will be discussed at the proposed Work Session on June 9th. I would like to point out the obvious and trust all the details discussed at the May 12th meeting will be remembered.

Using the Clapboard style, Dove Gray Fiber Cement siding instead of the white/cotton panels decreases the visual mass of the structure. Continuing the Fiber Cement down the face of the building on the Green St side (plan 1.1) really seems to take away from the appealing contrast of the white support beams on the balconies vs the brick walls. *Keeping that whole lower area brick, the white supports on the balconies and the contrasting color of the base of the balconies cement (white /dark gray) would really be stunning.* On plan 3.7 (AC Hotel Side) the addition of the gray all the way down breaks up the long stretch of the building and really looks nice. *The gray areas facing Green St (1.1) seem much smaller or are in corners making it look too busy. The Green St side is busy enough!*

Comparing plan 2.1 from May 12th to plan 3.0 from June 9th notice the area under the rounded roof actually *looks* lower, hopefully it is! Increasing the size and shape of the balconies/decks (3.0) also reduces the visual size. *Sadly the key line across the top was also changed to gray.* Keeping the roof edges white would tie the whole building together on all four sides, with one continuous border following the rounded and straight areas of the roof lines, essentially framing it.

In 3.1 and 3.8 it shows the upper windows, where the gray is, with the “bronze” frames which give it a striking look without domineering the façade. Plan 7.2 demonstrates how great the “bronze” looks next to gray. These windows were discussed in great detail at the last meeting. Just changing the frames to bronze would really soften the Dove Gray areas, give a striking contrast and provide continuity with all the window frames being the same color.

Some of the balconies/decks were moved around on the top floor. Looking at May 12th plan 5.1 and comparing it to June 9th plan 3.6 *some of the upper balconies/decks are missing from the middle straight section.* Without keeping the smaller balconies/decks, *which were changed from long balconies/decks to smaller ones in a previous meeting,* that straight area looks very bare. Window shutters or molding around the window come to mind *or just put the smaller balconies/decks back with the black railings as presented previously.*

The last area to review is the proposed drop off area on the Green St side 3.3 shows it as a large dark gray area. *At the May 12th meeting (plan 4.0) that dark gray area was discussed as being colored pavers.* Are these listed on the plan? It was a circle in May and now it's a pull in and out area parking area. The addition of the green areas does look nicer.

Finally, this is a massive 73', 5 story building sitting in the 100' wetland buffer where a 1.5 story building presently stands. I appreciate the efforts of both the HDC and the development team to tone down the visual size of this building by adding rounding, step features, changing colors and a few more plants on the water side of the greenway. It is big; hopefully in the end it won't be quite as massive.

Respectfully,

Elizabeth Bratter

159 McDonough St

Portsmouth Property Owner

June 8,2021

To Portsmouth, New Hampshire HDC Committee Members,

Upon review of the most recent plans submitted for 93 Pleasant Street by Dagny Taggart, LLC, we still believe the size, design and intended use is in strong contrast to the surrounding properties.

The renovations to Treadwell are badly needed and will greatly enhance the corner of Court and Pleasant. However, adding a warehouse looking box(which now appears to be two boxes) to the back of the building, will set a bad precedent for the most historic section of Portsmouth, and there will be no turning back.

Take for example, the number of hotels and rectangular boxes that have been built between Hanover Street and Deer Street, all the way towards Maplewood. The construction of these buildings, while providing rooms for tourists ,has essentially diminished the character of the houses in the North End area of Portsmouth.

As mentioned in our previous letter to you, when you reach the corner of Pleasant and Court Streets from Market Square you suddenly round the corner to a bright, open space that is the entrance to two of the most important museums in the City of Portsmouth. The Langdon House, which is a National Historic Landmark and Strawberry Banke, Portsmouth's most visited historic museum year-round. The entire area is brighter and greener!

Portsmouth has been fortunate to have concerned citizens and a myriad of active non-profit organizations who have had the foresight to preserve its rich history, by restoring its beautiful homes, setting aside land to allow for green space (The Prescott sisters come to mind), and thereby, making Portsmouth a popular place to live and to visit.

In addition, we continue to have concerns regarding the underground parking, which still seems to be in the plans. Blasting of ledge in the area will have significant impact the surrounding properties. Also, the proposed entrance is directly across the street from 2 other driveways(278 and 300 Court Streets) and right next to the much used Temple Street parking lot. It is already difficult to exit and enter these areas, due to the narrowness of the street and the increase in traffic these past several years.

As we read 'Letters to the Editor' in the local paper, we are struck by how helpless many residents of Portsmouth are feeling about the large scale developments being built around the city. We understand the need for growth and changes in methods of business, but it is important to remember what makes Portsmouth, uniquely Portsmouth.

Janet and Peter Dinan, 278 Court Street

Mitch Sevigny, 300 Court Street

