

RAYNES AVENUE
LETTER OF AGENDA

We respectfully submit this Application for Work Session 6.

The following submission is formatted to review

Step 2: Massing Revisions

Step 3: Architectural Styles.

1.0 New Massing Updates

- Mixed-Use fourth floor step back from North Mill Pond
- Mixed-Use unified building form along Maplewood Ave
- Mixed-Use dramatic entry massing
- Hotel set back at top floor
- Hotel dramatic entry massing

2.0 Mixed-Use Building in Traditional Design Style

- Double hung windows with masonry sills and lintels
- Horizontal masonry banding
- Clapboard Siding
- Masonry Framed Storefront
- Recessed Storefront Entries

3.0 Hotel Design

- Traditional Brick Façade
- Textured Brick first on first floor
- Traditional masonry banding
- Lighter top floor with substantial overhang

4.0 Reference Pages

Thank you for your consideration.

Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NEW MASSING UPDATES
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



1.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NEW MASSING UPDATES

HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



1.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NEW MASSING UPDATES

HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



1.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN INSPIRATION
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



2.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



2.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



2.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



2.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

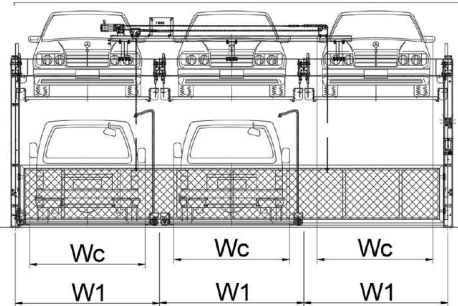
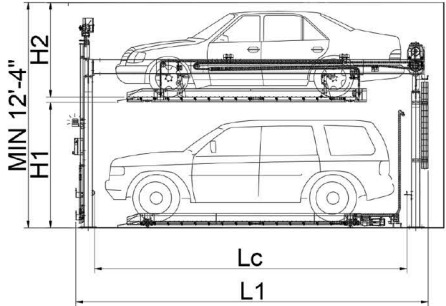
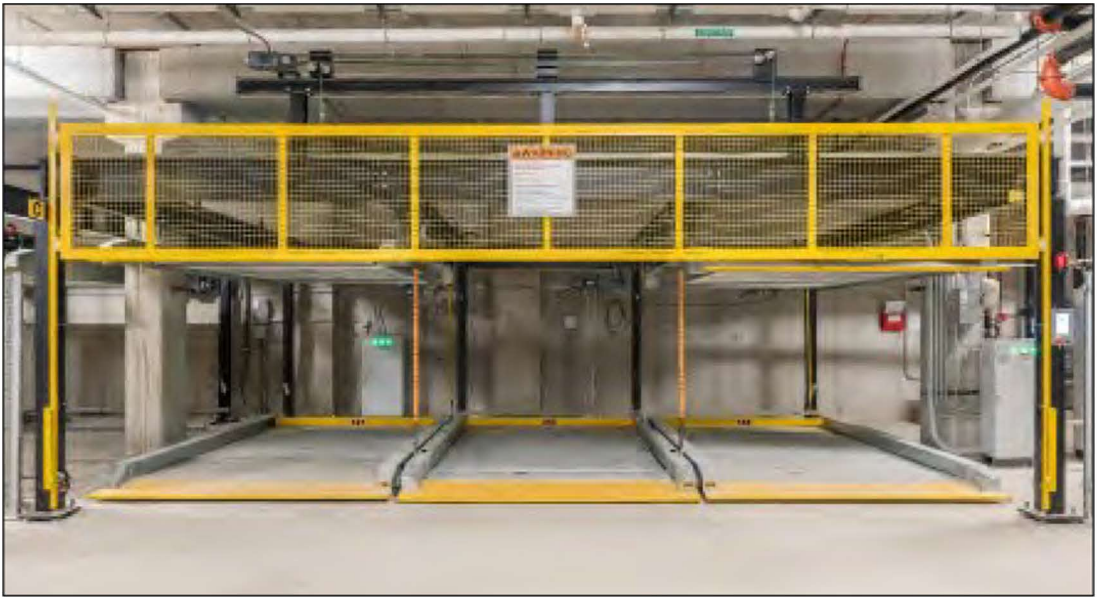
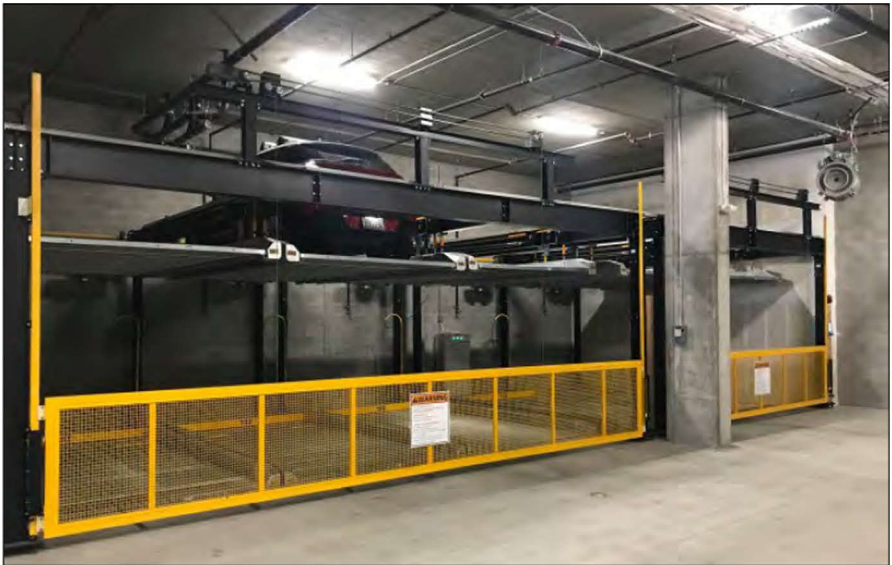
VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



2.4



PROPOSED VIEW



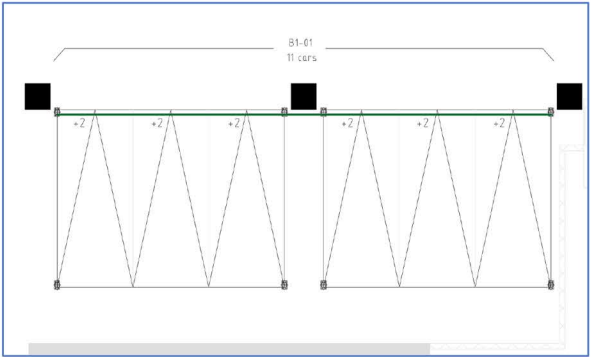
(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

Table 1. Typical 2-level Puzzle Dimensions
Equipment Dimension and Car Size

Equipment Dimension and Car Size	
Equipment Length (L1)	Equipment Width (W1)
20'-0"	8' - 6"
Car Length (Lc)	Car Width (Wc)
17' - 0"	6' - 10"

TWO-LEVEL PUZZLE (+2)

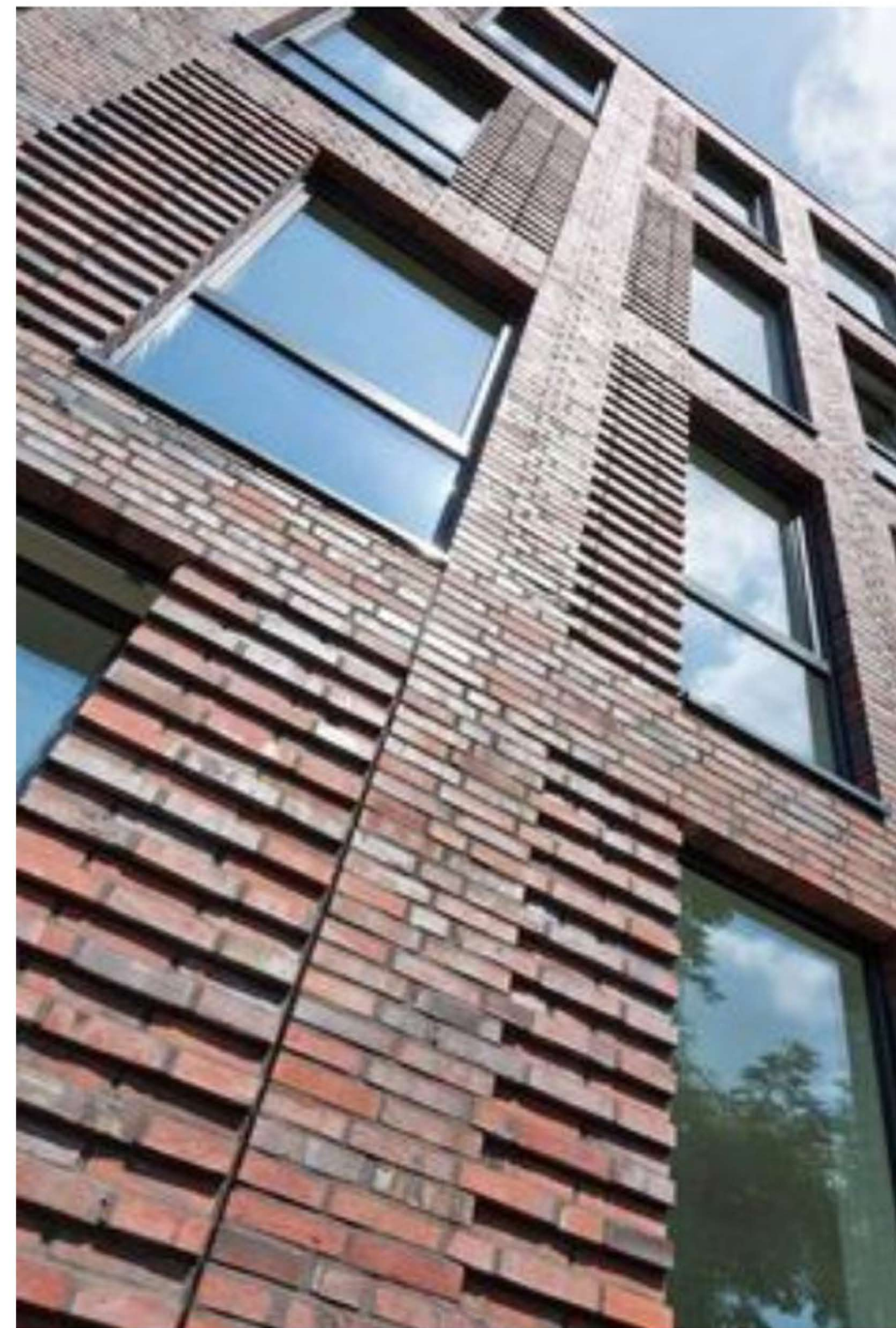
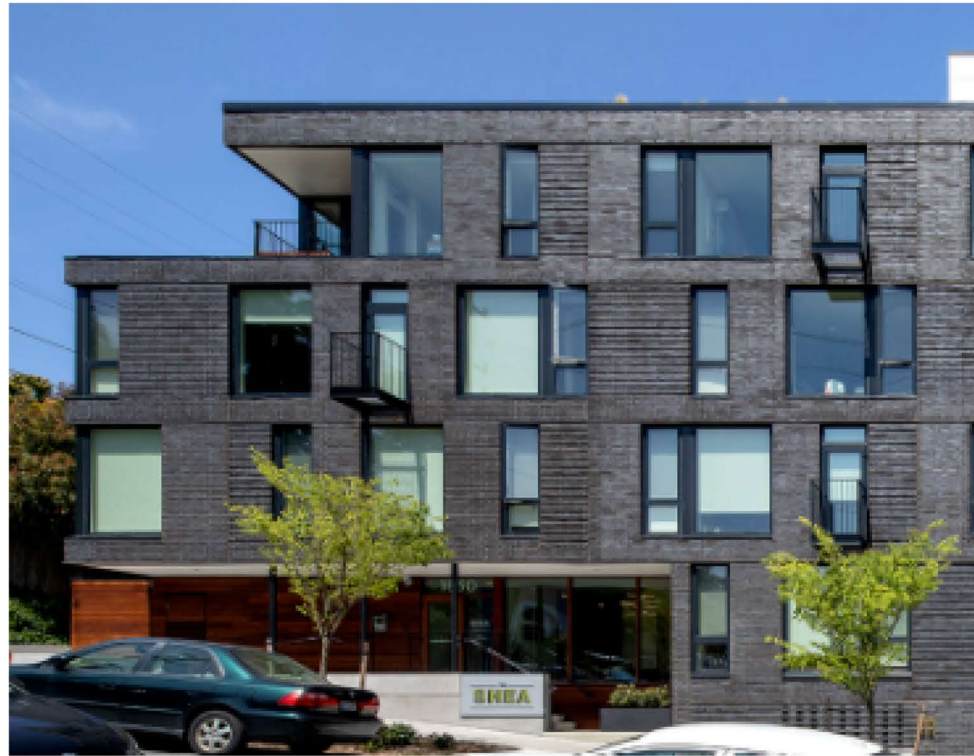


(A) Design Plan View

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

CIYTLIFT - PUZZLE PARKING
SYSTEM
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN INSPIRATION
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



3.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



3.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW FROM 3S
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



3.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM GREENWAY

HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



3.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
FROM MARKET STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



3.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



3.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

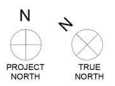
VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



3.6



1 PROPOSED SITE PLAN
1/16" = 1'-0"



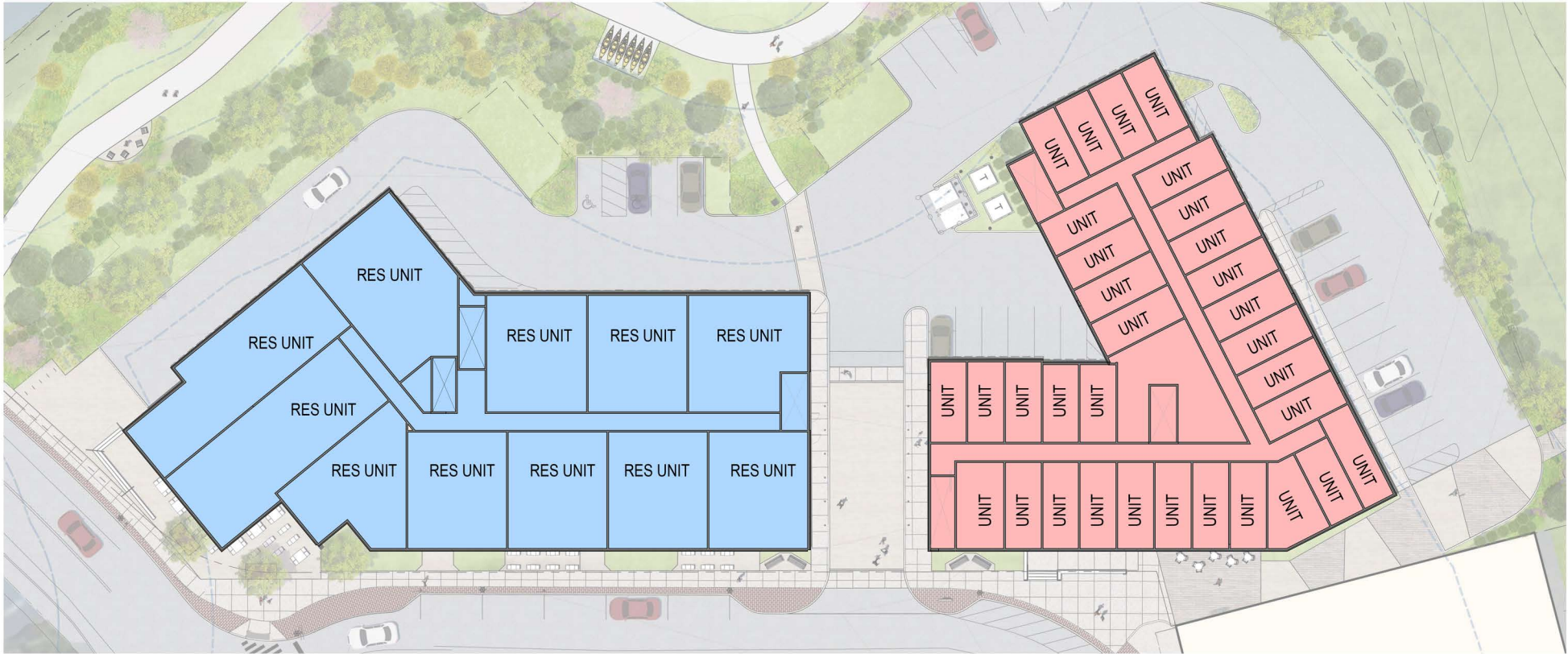
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FIRST FLOOR PROGRAM
REFERENCE
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022

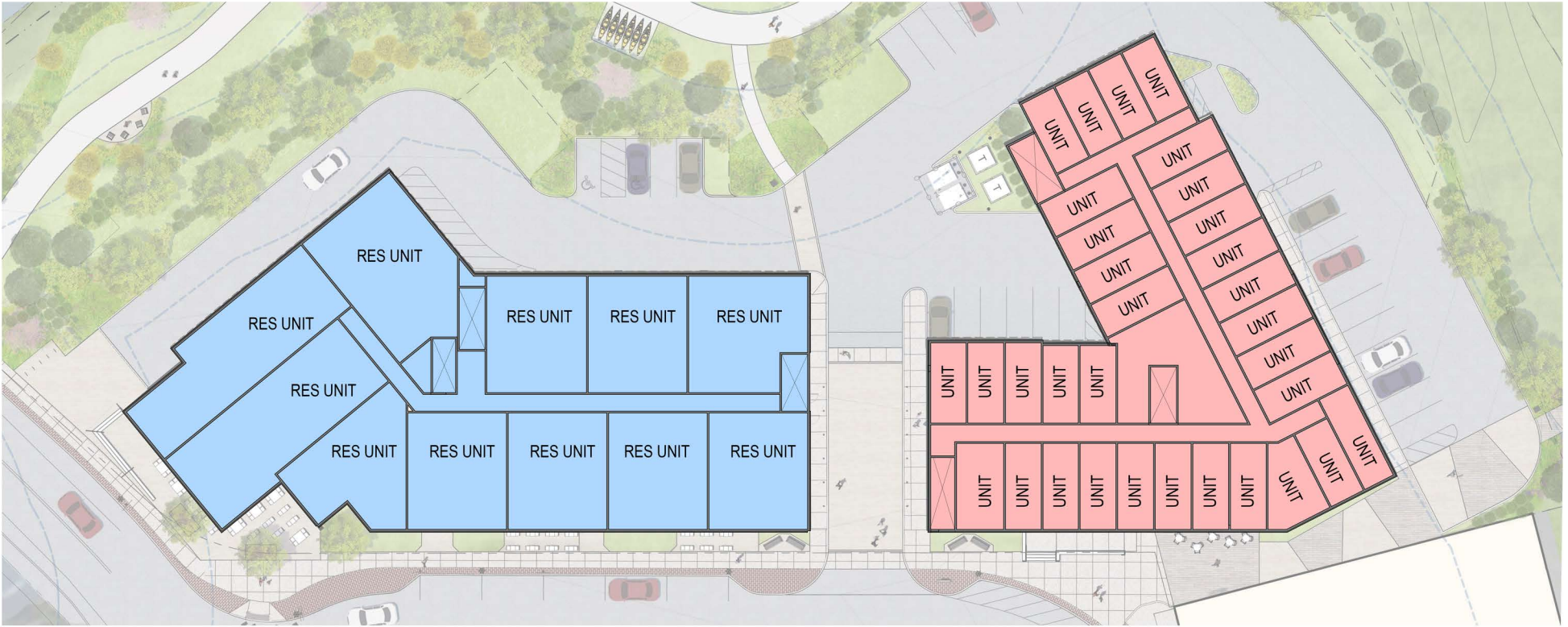


4.0

COLOR KEY
HOTEL
RESIDENTIAL



OVERALL THIRD FLOOR PLAN
SCALE 1/16" = 1'-0"



OVERALL SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"

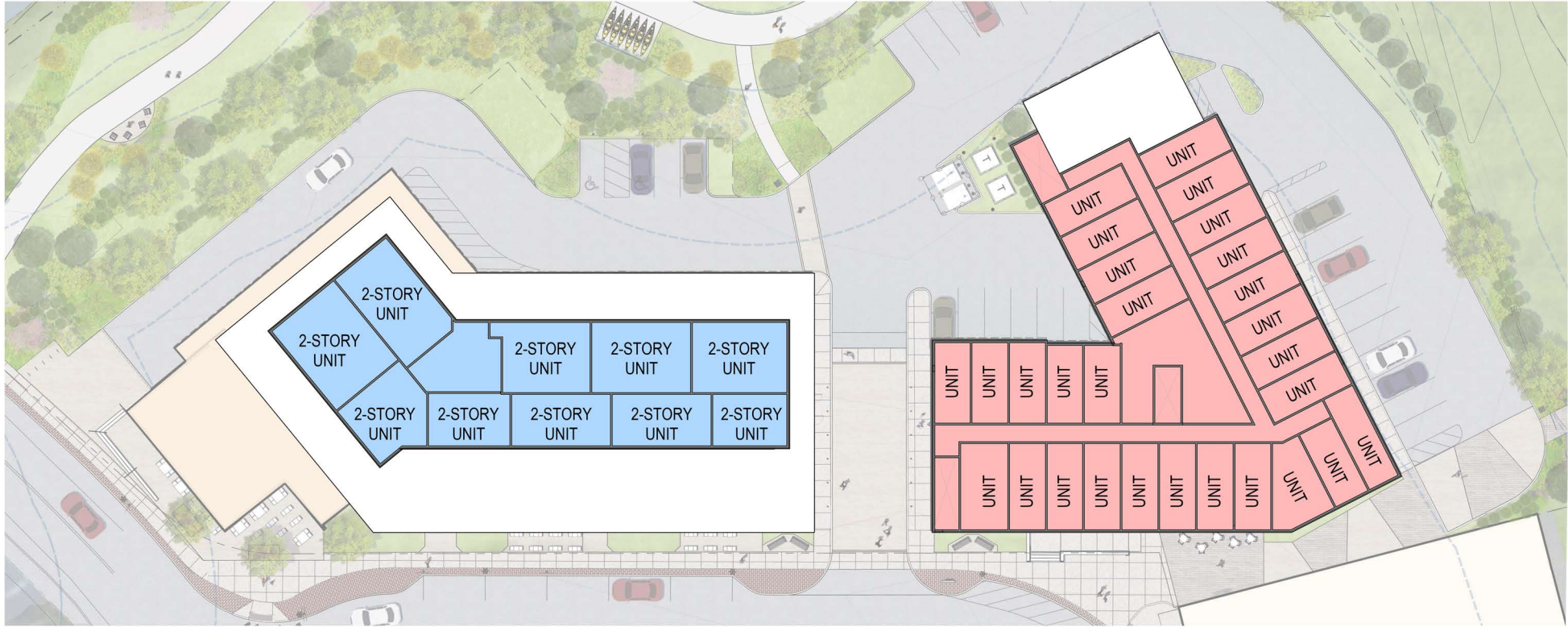
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
REFERENCE

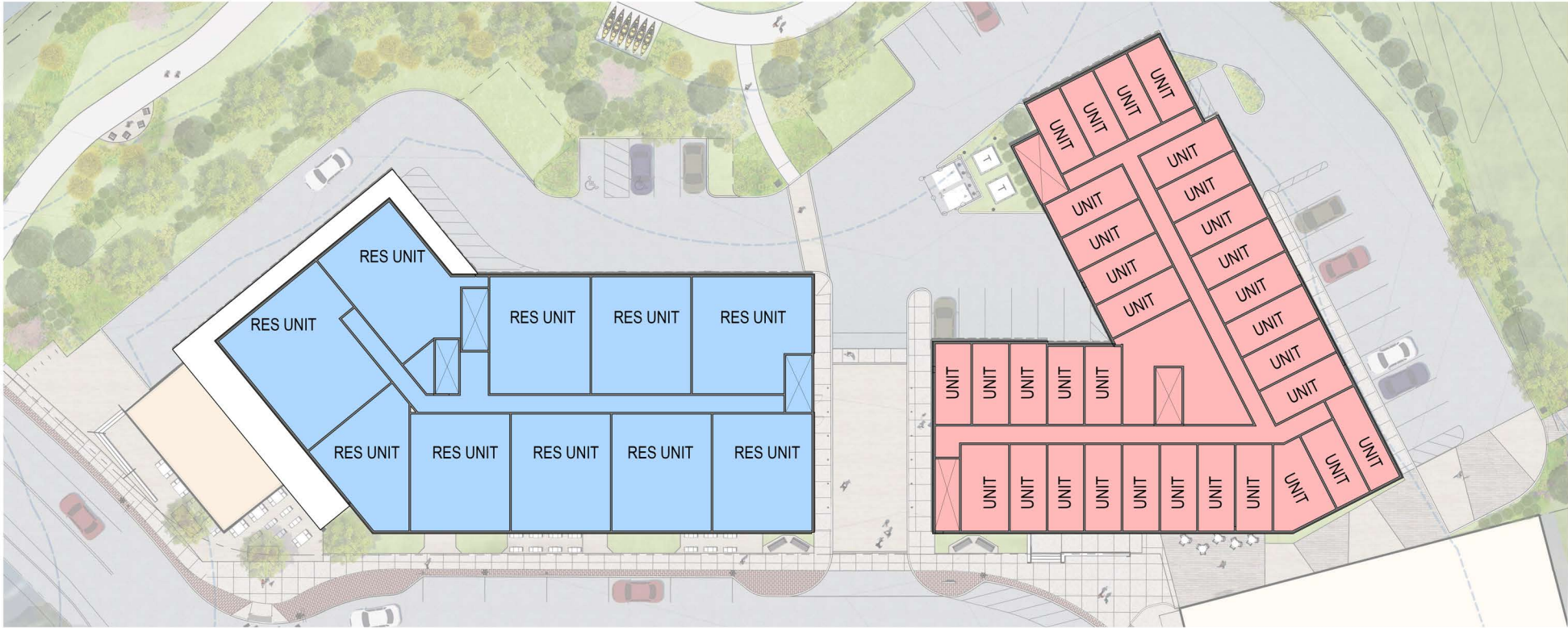
HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022



COLOR KEY
HOTEL
RESIDENTIAL



OVERALL FIFTH FLOOR PLAN
SCALE 1/16" = 1'-0"



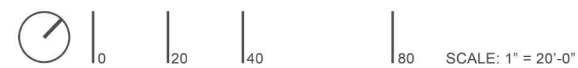
OVERALL FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022





RAYNES AVE - PORTSMOUTH, NH
11/15/2021

SITE LANDSCAPE PLAN

Tighe&Bond

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE LANDSCAPE PLAN
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 6: APRIL 6, 2022





RAYNES AVENUE
PLAN PORTSMOUTH 3D MODEL: AREA 7
CHARACTER DISTRICT: CD-4

BUILDING TOTALS:
RESIDENTIAL: 65,150SF - 32 UNITS
HOTEL: 68,000SF - 124 UNITS

ZONING DISTRICT: CHARACTER DISTRICT 4 (CD4)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT

PROPOSED USE: MULTI FAMILY DWELLING
HOTEL
RETAIL/RESTAURANT

PROPOSED LOT SIZE: ±2.53 ACRES (±110,415 SF)

DEVELOPMENT STANDARDS			
BUILDING PLACEMENT (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM PRINCIPAL FRONT YARD:	15 FT	±16 FT ⁽¹⁾	7.4 FT
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A
SIDE YARD:	NR	NR	NR
MINIMUM REAR YARD:	5 FT	N/A	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	50%	78.4%	78.4%

(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12

BUILDING AND LOT OCCUPATION:			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	191 FT	116 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF ⁽²⁾	16,629 SF	14,622 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR		
MINIMUM OPEN SPACE:	10%	35.4%	
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	7,720 SF	8,911 SF

(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

BUILDING FORM (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY ⁽³⁾ 60 FT	5 STORY 59.77 FT	5 STORY 57.90 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	<36"	<36"
MINIMUM GROUND STORY HEIGHT:	12 FT	15 FT	15 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	10.5 FT	10.5 FT
FACADE GLAZING:			
SHOP FRONT FACADE TYPE	70%	70%	70%
ALLOWED ROOF TYPES			
FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT	