



**AHARONIAN**  
& ASSOCIATES, INC.  
A r c h i t e c t s

July 22, 2022

City of Portsmouth  
Historic District Commission  
1 Junkins Ave, 3<sup>rd</sup> Floor  
Portsmouth NH, 03801

RE: Dunkin Remodel  
531 Islington St  
Portsmouth, NH 03801

To Whom it May Concern,

The intent of the proposed Dunkin remodel at 531 Islington Street in Portsmouth is to enhance the exterior appearance of the existing building to better relate to the adjacent Historic District, based on the City's HDC Guidelines. This letter is meant to outline the general scope of work as it pertains to the exterior of the existing building.

The existing masonry, flat roof structure shall remain in its entirety. All existing storefront is to remain, and any damaged or aged glazing is to be replaced. The existing EIFS finish on the lower half of the building shall be removed and replaced with new James Hardie smooth clapboard siding and trim, in an effort to add texture and improve the scale of the building. Aged Pewter has been selected as the color for this siding, which will better relate to the adjacent streetscape. Clapboard siding has been selected to enhance the building's relationship to the adjacent historic district buildings.

The existing metal fascia panels shall be replaced with new fiber cement clapboard siding, in a natural wood tone finish. At the top of the parapet, a new fiber cement board cornice is being constructed, inspired by typical wood cornice detailing, to reflect the character of the new siding.

The existing mid-height accent bands are to remain & receive a fresh coat of paint. A new fabric awning shall be provided above the drive-thru window, to replace the existing awning which is in need of repair. A wood fence has been proposed to screen utilities along the east facade. At the walk-in cooler box, screening to match the adjacent building finishes is proposed.

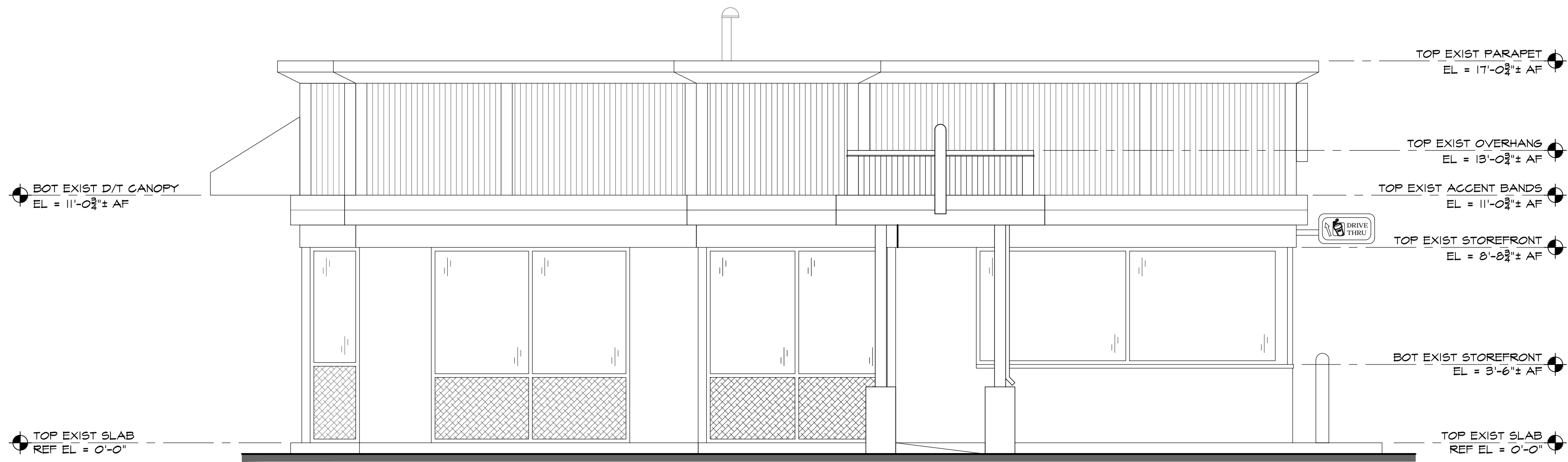
The existing building overhang and colonnade shall remain. In an effort to tie this detail into the overall theme of the building and surrounding character of the neighborhood, the top of the columns are being decorated, and the lower third of the columns are being connected by a new fence detail, similar to the adjacent wall finishes.

There are two existing building signs, each shall receive a new sign face. The existing directional sign fixed to the side of the building shall remain and receive a new face. Lighting shall not be adjusted, except that in need of replacement.

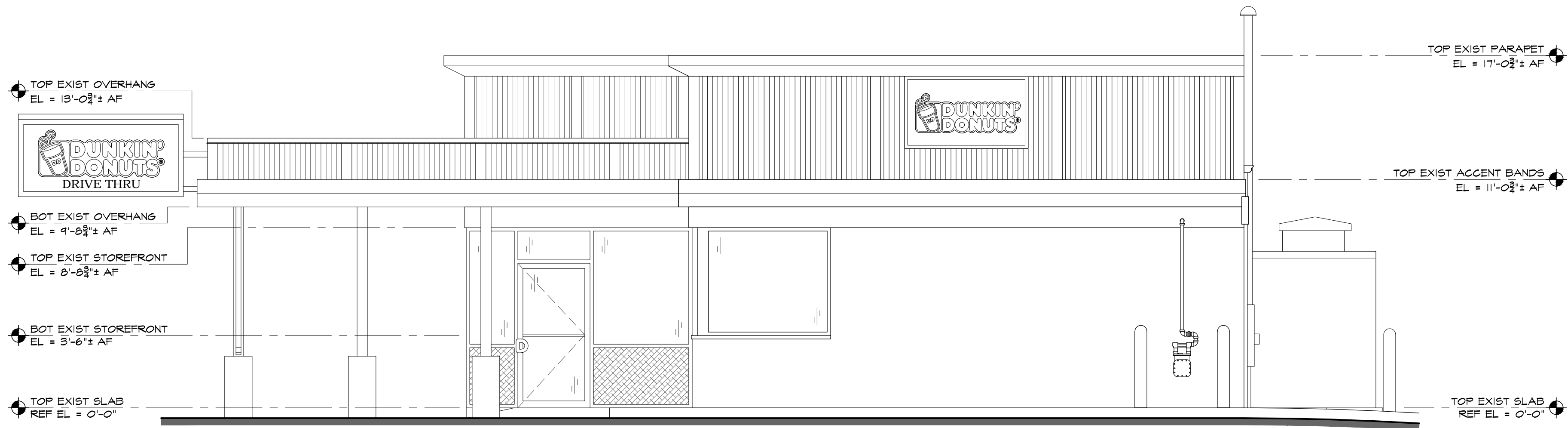
Please call with any questions you may have or if there is any additional information you may need.

Thank You,  
Aharonian & Associates, Inc. - Architects

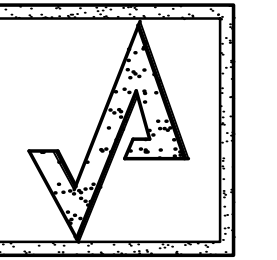
Erik Medeiros



2 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



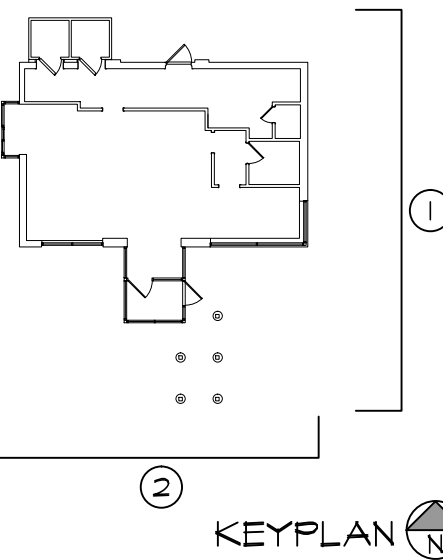
AHARONIAN  
& ASSOCIATES INC.  
ARCHITECTS

310 George Washington Highway  
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Smithfield, Rhode Island  
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T 4 0 1 - 2 3 2 - 5 0 1 0  
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REVISIONS		
△ NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE  
**DUNKIN' BRANDS**  
[eatdrinkthink]  
PC# 307396

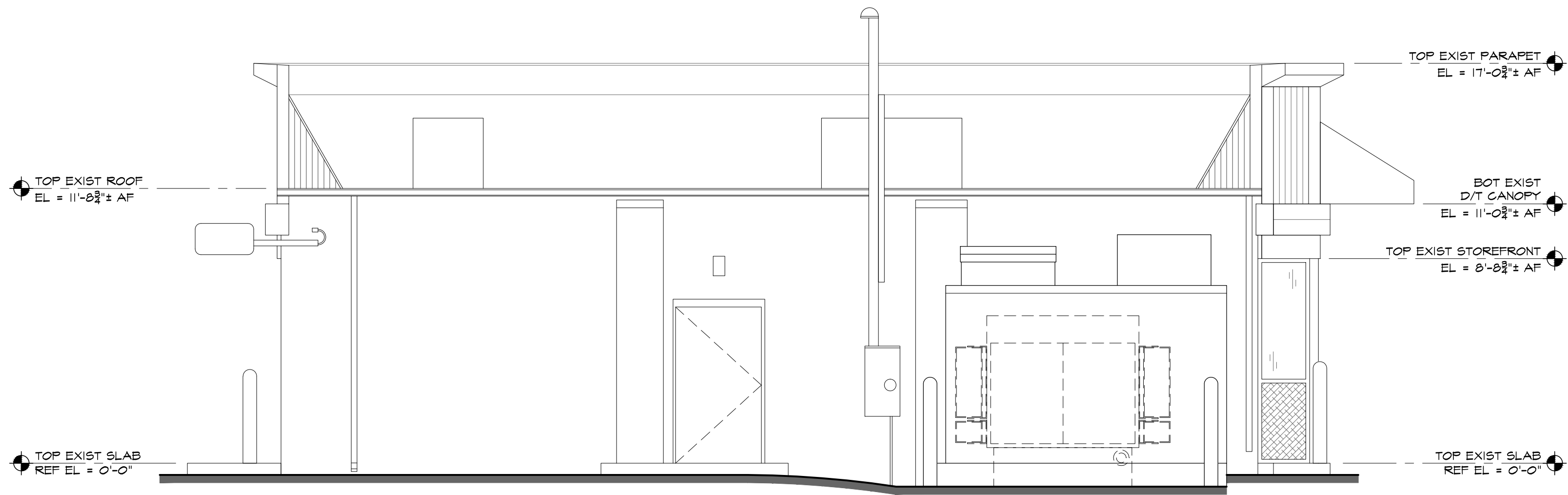
531 ISLINGTON STREET  
PORTSMOUTH,  
NH 03801  
Rockingham County

DRAWING TITLE  
**EXISTING EXTERIOR  
ELEVATIONS**

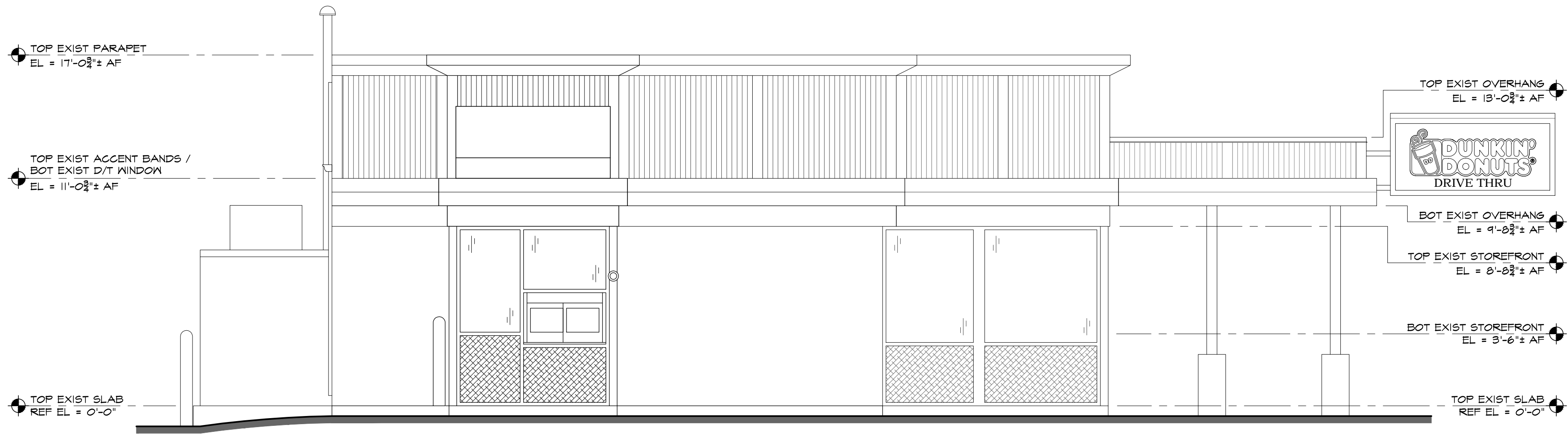
DATE MAY 11, 2021	PROJ NO 21057
DRAWN BY ZRA	CHECKED BY JAA

DRAWING NUMBER  
**X3.1**

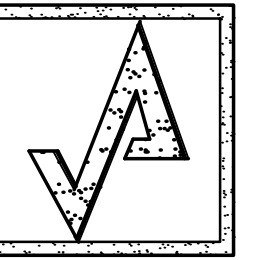
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2 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



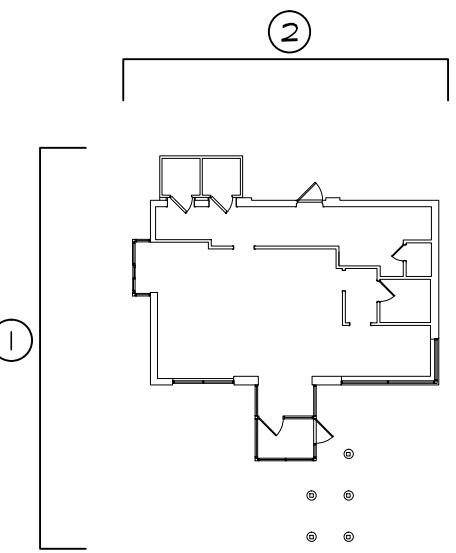
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KEYPLAN

REVISIONS

△ NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE

DUNKIN' BRANDS  
[eatdrinkthink]  
PC# 307396

531 ISLINGTON STREET  
PORTSMOUTH,  
NH 03801  
Rockingham County

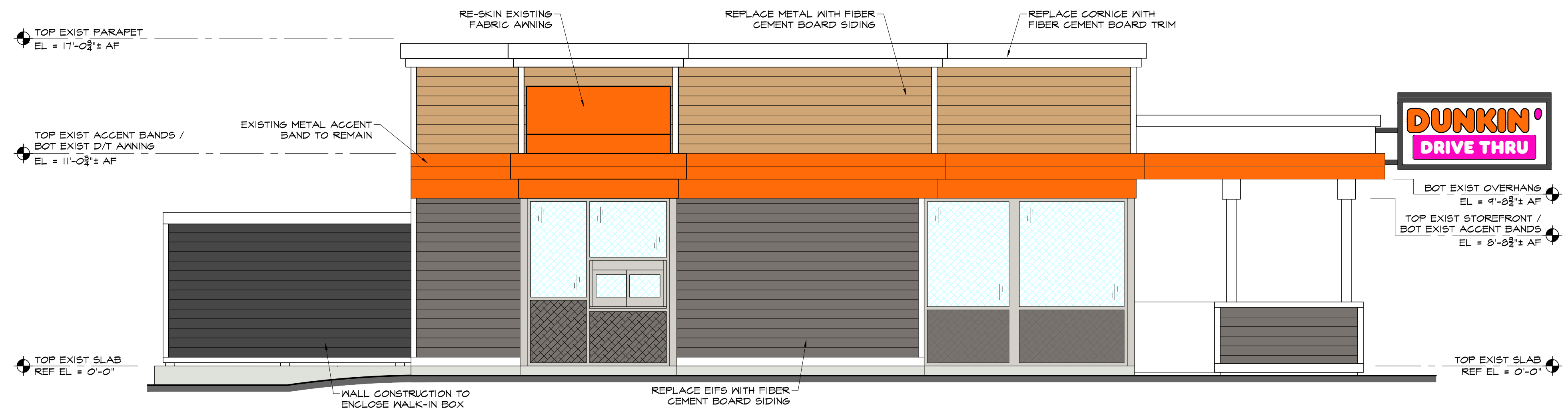
DRAWING TITLE

EXISTING EXTERIOR  
ELEVATIONS

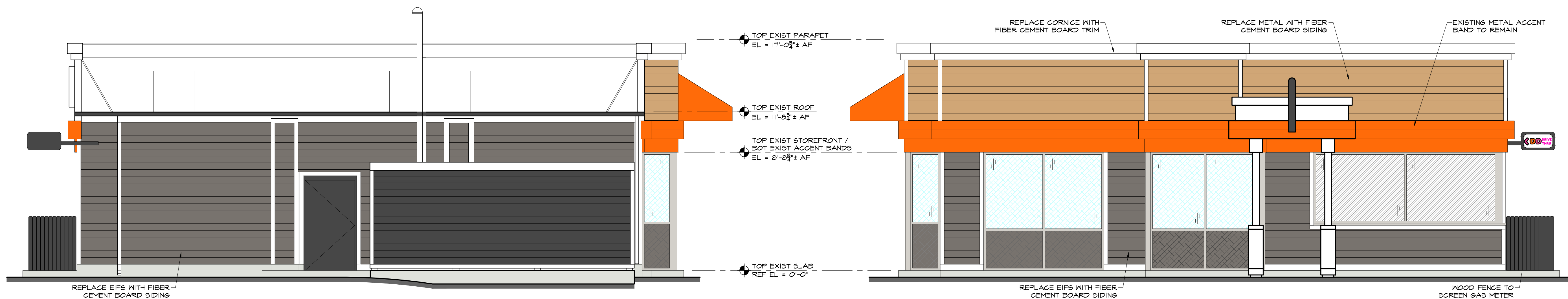
DATE MAY 11, 2021	PROJ NO 21057
DRAWN BY ZRA	CHECKED BY JAA

DRAWING NUMBER

X3.2



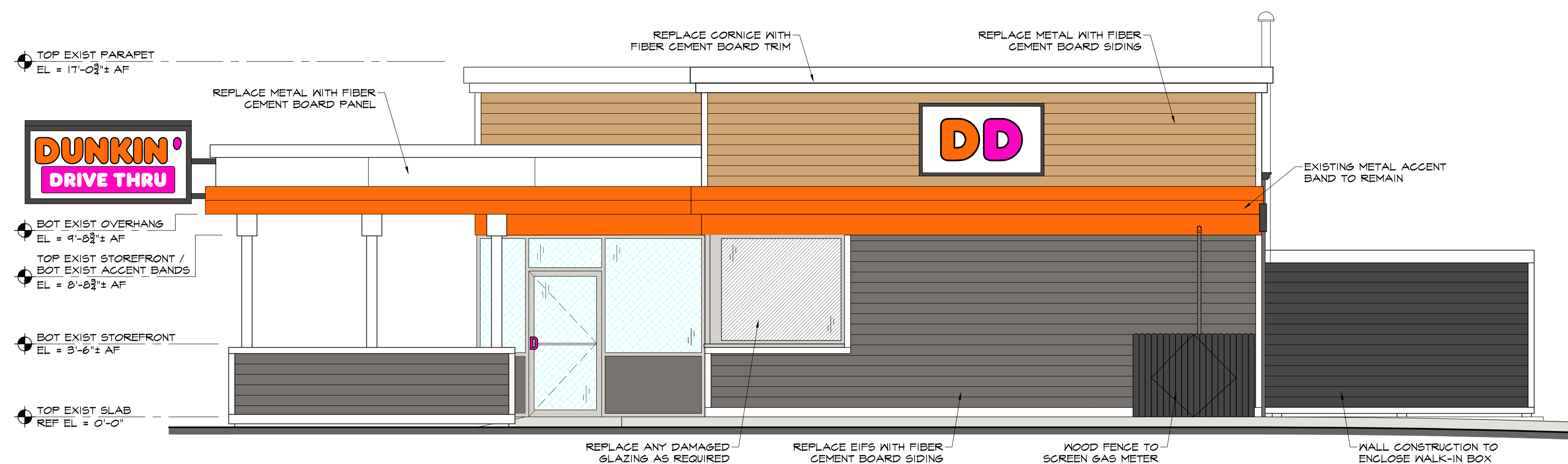
4 WEST ELEVATION  
A.I. SCALE: 1/4" = 1'-0"



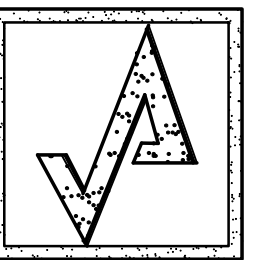
3 NORTH ELEVATION  
A.I. SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION  
A.I. SCALE: 1/4" = 1'-0"

COLOR LEGEND	
	-01 'GAUNTLET GRAY'
	-02 'CHARCOAL'
	-03 'WOOD'
	-04 'OFF WHITE'
	-12 'DUNKIN' PINK'
	-13 'DUNKIN' ORANGE'



1 EAST ELEVATION  
A.I. SCALE: 1/4" = 1'-0"

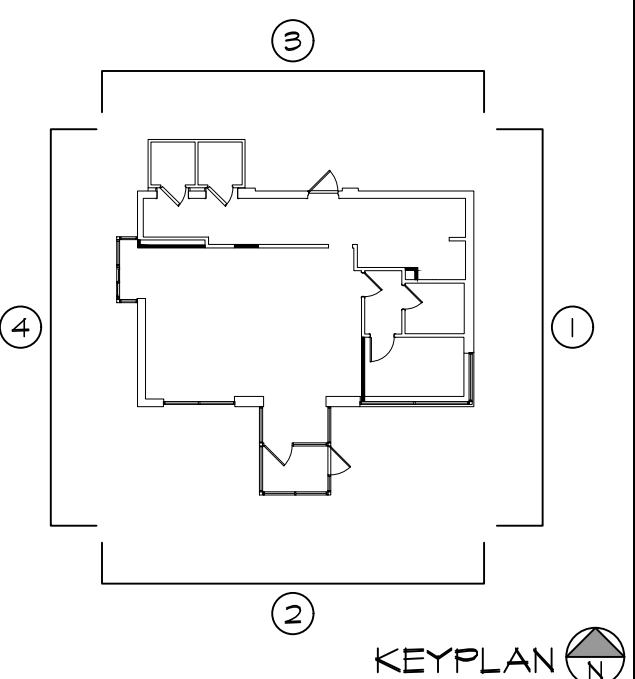


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KEYPLAN

REVISIONS

NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE

**DUNKIN'**  
PC# 307396

531 ISLINGTON STREET  
PORTSMOUTH, NH 03801  
Rockingham County

DRAWING TITLE

PROPOSED  
EXTERIOR  
ELEVATIONS

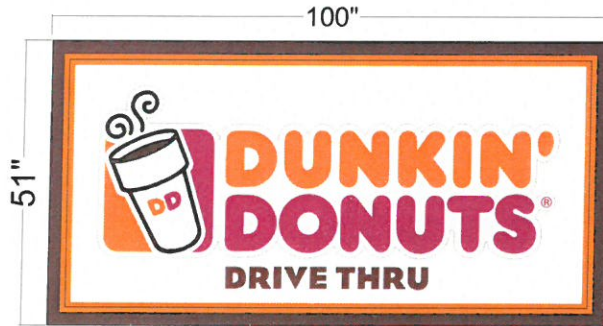
DATE JULY 22, 2022	PROJ NO 21057
DRAWN BY ECM	CHECKED BY -

DRAWING NUMBER

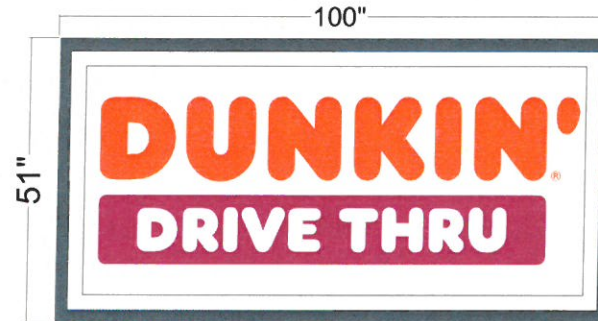
A3.1



Existing Projecting Sign (35.4 sq ft)



Proposed Projecting Sign (35.4 sq ft)



Keep existing cabinet  
update logo on faces  
paint cabinet dark gray



654 County Road  
Acton, ME 04001  
207-477-2956

Existing vs Proposed  
Signage  
Front Projecting Wall Sign

Location: 531 Islington St  
Portsmouth, NH  
Layout by: MS  
Layout: front sign  
Date: 4/26/22

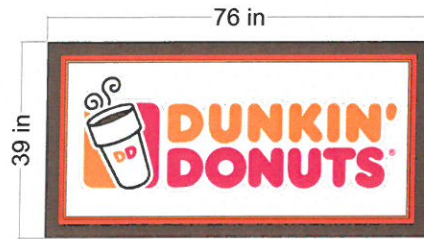
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This is a sketch only-field measurements may or may not need to be verified.

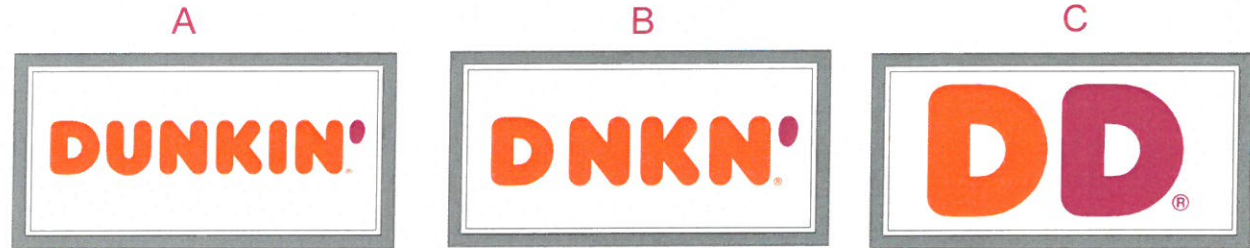
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If an electric sign, compliance with the National Electric Code, Underwriters Laboratory, and/or local codes will be adhered to, including proper grounding and bonding of the sign.

## Existing Wall Sign (20.6 sq ft)



## Proposed Wall Sign Options



Keep existing cabinet  
update logo on faces  
paint cabinet dark gray



654 County Road  
Acton, ME 04001  
207-477-2956

Existing vs Proposed  
Signage  
East Elevation  
REFACE

Location: 531 Islington St  
Portsmouth, NH

Layout by: MS  
Layout: DD sign  
Date: 5/5/22

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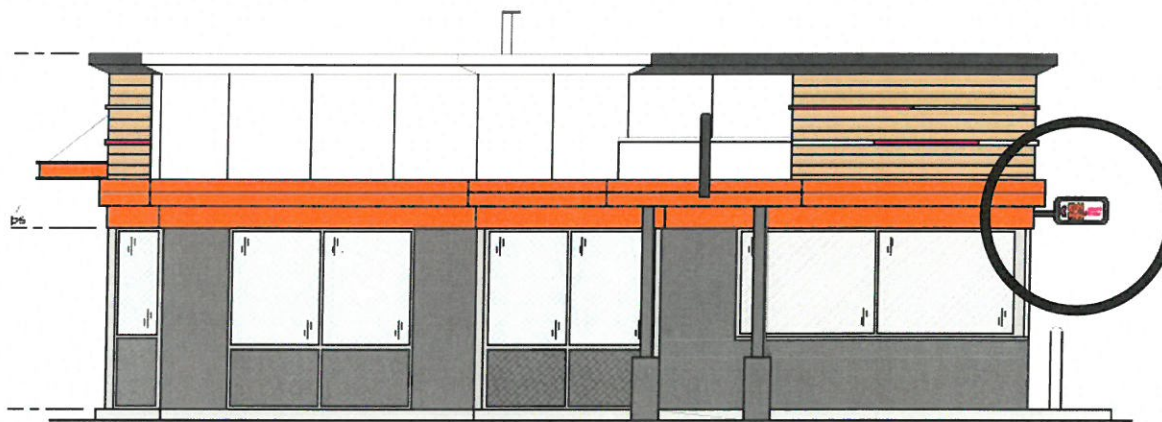
## Existing Projecting Sign (4.5 sq ft)



## Proposed Projecting Sign (4.5 sq ft)



Keep existing cabinet  
update logo on faces  
paint cabinet dark gray



654 County Road  
Acton, ME 04001  
207-477-2956

Existing vs Proposed  
small projecting  
"directional" sign

Location: 531 Islington St  
Portsmouth, NH

Layout by: MS  
Layout: small sign  
Date: 4/26/22

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Existing Photos

























Material Precedence Photos







