

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
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.

August 03, 2022

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. APPROVAL OF MINUTES

1. July 06, 2022
2. July 13, 2022

II. ADMINISTRATIVE APPROVALS

1. 266 Middle Street (LUHD-495) - **REQUEST TO WITHDRAW**
2. 404 Islington Street (LUHD-499)
3. 11 Walden Street (LUHD-502)
4. 53 Rogers Street (LUHD-503)
5. 407 The Hill, Unit 6-16 (LUHD-504)
6. 490 Islington Street, Unit 2 (LUHD-505)
7. 15 Middle Street (LUHD-506)
8. 150 Congress Street (LUHD-507)
9. 21 Daniel Street (LUHD-508)
10. 142 State Street (LUHD-510)
11. 169 Lafayette Road, Unit 1 (LUHD-512)

III. PUBLIC HEARINGS (OLD BUSINESS)

A. (Work Session/Public Hearing) requested by **531 Islington Street Portsmouth, LLC**, owner, for property located at **531 Islington Street (Dunkin Donuts)** wherein permission is requested to allow renovations to an existing structure (new signage, siding, and other exterior improvements) as per plans on file in the Planning department. Said property is shown on Assessor Map 157 as Lot 5 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-38)

B. Petition of **Sandra L. Smith-Wiese, owner**, for property located at **138 Gates Street**, wherein permission is requested to allow new construction to an existing structure (add 1-story rear addition with steps and landing) and exterior renovations to an existing structure (replace windows, repair or replace siding and trim) as per plans on file in the Planning

Department. Said property is shown on Assessor Map 103 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-55)

C. (Work Session/Public Hearing) requested by **Thirty Three Richmond Real Estate, LLC , owner**, for property located at **33 Richmond Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace all siding and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 17 and lies with the Mixed Research Office (MRO) and Historic Districts. (LU-22-105)

D. **REQUEST TO POSTPONE-** Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow new construction to an existing structure (add sunroom and deck, expand deck and move stairs and replace windows) and renovations to an existing structure (replace roofing, storm windows, bulkhead and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

E. Petition of **One Market Square, LLC, owner**, for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-12)

F. **REQUEST TO POSTPONE TO OCTOBER, 2022-** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Courtyard Condominium Association, owner**, for property located at **50 Daniel Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 17 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-140)

2. Petition of **Lichtenstein & Jacoby Family Revocable Trust, Lichtenstein S. & Jacoby K. Trustees, owners**, for property located at **35 Wibird Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 134 as Lot 38 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-142)

3. Petition of **82-86 Congress Street, LLC, owner**, for property located at **82-86 Congress Street**, wherein permission is requested to allow renovations to an existing structure (add window awnings and update storefront facade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 45 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-143)
4. Petition of **Michael P. & Arna D. Lewis, owners**, for property located at **41 Salter Street**, wherein permission is requested to allow new construction to an existing structure (construct 2nd floor addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 30 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-146)
5. Petition of **Stephanie & Michael Febonio, owners**, for property located at **9 Sheafe Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 13 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-148)

V. 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://us06web.zoom.us/webinar/register/WN_bfhuimNdTuy1D8So8vONcQ

**MINUTES
HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

July 06, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; City Council Representative Rich Blalock; members Margot Doering, Martin Ryan, David Adams and Dan Brown; Alternate Karen Bouffard

MEMBERS EXCUSED: Vice-Chair Reagan Ruedig

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....

I. APPROVAL OF MINUTES

1. June 01, 2022
2. June 08, 2022

*Mr. Adams moved to **approve** both sets of minutes as submitted, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

Chairman Wyckoff read the following postponements into the record:

Public Hearing Old Business Petition A, Dunkin Donuts, 531 Islington Street, was postponed to the July 13 meeting.

Public Hearings Old Business Petition B, Sheafe Street Condominium Association, Owner, and Smith Family Declaration of Trust, 159 State Street, Unit #3A, was postponed to the October 5 meeting.

Public Hearings Old Business Petition C, Sandra L. Smith-Wiese, 138 Gates Street, was postponed to the August 3 meeting.

Public Hearings Old Business Petition D, Thirty Three Richmond Real Estate, LLC, owner, 33 Richmond Street, was postponed to the August 3 meeting.

Public Hearings New Business Petition 1, Seacoast Management Consulting at 3 Walton Alley, LLC, owner, was postponed to the August 3 meeting.

Public Hearings New Business Petition 4, One Market Square, LLC, owner, at One Congress Street, was postponed to the August 3 meeting.

Public Hearings New Business Petition 5, 43 Holmes Court, LLC, owner, at 43 Holmes Court, was postponed to the August 3 meeting.

*City Council Blalock moved to **grant** all the postponements, seconded by Ms. Doering. The motion **passed** by unanimous vote, 7-0.*

Note: The Administrative Approval items were reviewed out of order because Items 4, 5, and 8 were pulled for separate review and vote.

II. ADMINISTRATIVE APPROVALS

1. 10 Prospect Street (LUHD-483)

The request was for a railing for the building on the side street and was required from the original approval due to the number of stairs.

2. 50 South School Street (LUHD-485)

The request was for an AC condenser at the rear of the building. Mr. Cracknell said it wouldn't be visible from the public way and that the conduit would go through the wall.

3. 82 Congress Street (LUHD-486)

Mr. Cracknell said the request was to replace the three condensers in the back alley and add a fourth condenser and a louvered vent. Project architects Mark Gianniny and Richard Desjardins were present on behalf of the applicant and said all the condensers and the louver would be placed on the roof. Ms. Doering asked that a revised plan be submitted.

Stipulation: The applicant shall submit a revised roof plan showing the exact locations of the four roof-mounted condensers and the louvered vent.

4. 238 Deer Street (LUHD-487)

Project architects Mark Gianniny and Richard Desjardins were present on behalf of the applicant. Mr. Gianniny said that part of the original approval for the mixed-use project included stipulations that new designs for the brick type and parapet be presented and that a brick sample be brought in. He said they reduced the size of the parapet by lowering it all the way across around the front on Deer Street and also on Bridge Street and that it included a short railing. He showed the Commission the sample of the brick. Mr. Gianniny noted that they also added a roof access ladder and a louver vent. He said the overhang over the meters would be removed since the meters would be relocated to the interior of the building.

*Ms. Doering moved to **approve** the item, seconded by Mr. Adams. The motion **passed** by unanimous vote, 7-0.*

Ms. Bouffard recused herself from the petition.

5. 114 Maplewood Avenue (LUHD-490)

The applicant's representative architect Anne Whitney was present and said they wanted to replace the double window on the back elevation with a wider single window. She said the entry would have a 5/4 trim behind the bracket and the bracket would be painted.

*Ms. Doering moved to **approve** the item as presented, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 7-0.*

6. 454 Marcy Street (LUHD-492)

Mr. Cracknell said the request was for a ground-mounted HVAC that would be out of public view and have a conduit going up the back of the building. Chairman Wyckoff said he would approve the location because it wasn't viewable except by perhaps the playground.

7. 10 Commercial Alley, Unit 2 (LUHD-494)

The request was for a mini-split system to be placed under the bay window on Penhallow Street. Ms. Doering asked why it would be placed under the window instead of further down the wall. Mr. Cracknell said there were electrical meters in that location and that the applicant would paint the unit the color of the brick. The tenant Sherif Farag was present and said the unit couldn't be centered because there were two vents to the left of the proposed location. He said any screening would have to be mounted further out due to the depth of the unit, electric meters and pole protectors. Mr. Cracknell said the condenser would be less of an eyesore and wouldn't require a screen if it were painted to match the brick but thought the condenser should be lowered to the left. The Commission agreed that the applicant could proceed if the unit was placed lower, and if it couldn't be done, he could return with a revised plan.

Stipulation: The applicant shall relocate the proposed condenser between the electrical meters and the gas meters as low as possible on the wall.

8. 266 Middle Street (LUHD-495)

Project architects Mark Gianniny and Richard Desjardins were present on behalf of the applicant. Mr. Gianniny said that 90 percent of the windows were installed but significant decay was found under the peeled siding and the project had become more extensive. He said they would remove all the metal, restore the window trim and replace the vinyl siding in kind.

City Council Representative Blalock said he hated to see vinyl on such a front row building, and Ms. Doering agreed. Mr. Ryan suggested doing just the front façade in wood clapboards. Chairman Wyckoff agreed and noted that instead of new clapboards, the front could be repaired and painted along with the restored trim. Ms. Doering suggested that the applicant return with a definitive plan.

*City Council Blalock moved to **continue** the item to the July 13 meeting, seconded by Ms. Doering. The motion **passed** by unanimous vote, 7-0.*

9. 12 South Street (LUHD-497)

Mr. Cracknell said the request was to increase the height of the chimney from 3 feet above the ridge to 7 feet because it was required by the mason to get adequate draft for the chimney.

*Mr. Adams moved to **approve** Items 1, 2, 3, 6, 7 and 9, including stipulations on Items 3 and 7. City Council Representative Blalock seconded. The motion **passed** by unanimous vote.*

III. CERTIFICATE OF APPROVAL - EXTENSION REQUESTS

1. Petition of **Bow Street Theatre Trust, owner**, for property located at **125 Bow Street**, wherein permission is requested for a second 1-year extension of the Certificate of Approval originally granted on July 10, 2020 to allow new construction to an existing structure (replace roof and add insulated cladding on walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-20-84)

SPEAKING TO THE EXTENSION REQUEST

Architect Tracy Kozak was present on behalf of the applicant. She said another one-year extension was needed because the project was delayed due to the procurement material market volatility and that the project had been progressing in small incremental stages. She said nothing had really changed but they needed a solution for the leaky roof. She said the glass storefront facing Bow Street would remain but a solid fiber cement panel system replicating the current existing storefront was proposed to be placed on the back façade. She said the flat panels would be painted blue to mimic the glass reflection of the sky.

In response to Chairman Wyckoff's question, Ms. Kozak said the colors on the standing seam would remain blue, with black battens.

SPEAKING TO, FOR, OR AGAINST THE EXTENSION REQUEST

No one spoke, and Chairman Wyckoff closed the public speaking session.

DISCUSSION OF THE COMMISSION

Mr. Ryan said he would be consistent with his previous vote and would vote to deny the extension because he thought it was too much of a change in the envelope. He said the glass enclosure was very unique and that it wouldn't be the same, and he didn't think the Commission would consider such a radical change for any other type of architecture in that community. Mr. Adams said he also couldn't support the project, recalling that when the glass was originally proposed, part of the charm was being able to see through the glass. He said the loss of the glass would mean that the proposed original design was no longer valid.

City Council Representative Blalock said he would support the extension request because he didn't think it was fair, noting that the project had been previously approved and construction

had been very challenging. Chairman Wyckoff agreed that the project had been previously approved but noted that the roof would have to be brought up to code. He said he didn't see how the glass panels were originally allowed by the building inspector back in the day and explained why. He said the sprinklered lobby was a good idea for safety reasons but that it was in danger because of the glass, yet the Commission had approved it before. Ms. Doering agreed. She said the code requirements for the public venue was a life safety matter and thought the applicant had come up with the best solution to maintain the shape and feel of what was there in the 1980s while still bringing it up to code, so she would support the request for extension.

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **grant** the Certificate of Approval for the petition as presented, seconded by Mr. Brown.*

Mr. Blalock said the project would promote the use of the District for the education, pleasure, and welfare of the residents and visitors and would have compatibility of innovative technologies with surrounding properties.

*The motion **passed** by a vote of 5-2, with Mr. Ryan and Mr. Adams voting in opposition.*

IV. REQUESTS FOR REHEARING

1. Request for rehearing from **Jonathan and Valerie Sobel**, for property located at **129 State Street, 129 State Street, LLC, owner**, wherein permission was granted on May 04, 2022 to allow renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roofing and siding changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-78)

Mr. Cracknell asked the Commissioners if they felt that they had done anything unlawful procedurally or whether their decision was unreasonable. Mr. Brown said he had no regrets. Mr. Ryan asked for an example. Mr. Cracknell summarized from the Sobels' letter that they thought the lack of the property survey in the submitted information clearly documented that what was presented to the HDC was incorrect. He said the Sobels raised the question in the public hearing process of whether the extension of the previous addition was going to crowd and create issues of visibility or encroachment on the Sheaf Street right-of-way, but that it was made clear that the expansion was three feet and that there would be three feet left between the building wall and the edge of the right-of-way. Mr. Cracknell said the zoning code didn't require any setback. He said the massing and scale of the garage was questioned as to whether it was subordinate to the historic structure. As to the Sobels' suggestion that the elevations were either incomplete or inaccurate, he said those elevations were well detailed. He said the Sobels claimed that the 2011 decision regarding the decorative window hoods or lintels on the addition on the back of the building was somehow a permanent fixture that would encumber the current HDC's ability to deviate from that 2011 decision. Mr. Cracknell said that fact was raised several times during the review process. Chairman Wyckoff agreed.

Mr. Ryan said the Commission wasn't required to look at precedent, that they judged an application based on what was presented to them at the time. He said it wasn't like they were the Supreme Court and were looking at case law and so on. He said it would be different if the applicant misrepresented scale drawings and so on because that would be a different accusation and that could be an error. He said the Commission looked at renderings, which had an artistic license involved. He said he wasn't comfortable with the notion that the Commission was being asked whether or not they really meant their decision, but he was comfortable with the decision that they made. He said he would vote not to have a rehearing.

Mr. Cracknell said the concern expressed during the public hearing was taken very seriously by the Commission and there were enough questions among the Commissioners as to whether the decorative items were original and so on. He said he felt that the Commission did their due diligence. He noted that there were two stipulations on the approval, one of which was that the applicant was required to come back to the Commission if there was any problem with the rear yard setback and the survey and that the applicant could not get a building permit to demolish and replace without confirming the survey. He said the second stipulation was that the applicant would have to come back with a solution for how the roofs between the two buildings would come together and whether a parapet or false slate would be used. He said it was important for the public to know how the Commission dealt with uncertainty.

Ms. Doering said two major issues were raised by the Sobels: setback and mass. She said she had been a reluctant approver of the application because she had concerns about the mass and the setback, but it was a question of procedure. She said the Commission had looked very carefully at both issues and there was lots of discussion. She said she felt that the Sobels' concerns were addressed by the Commission and discussed. As to the double jeopardy issue of whether or not the windows should be decorated, she said the building had been through a lot of different changes in the past. She said when someone buys a historic building and looks back at its history and wants to take it back to a different point in time, the Commission doesn't require the person to go back to the oldest or second oldest -- that it's up to the person who owns the building to show the Commission that there's a historic precedent and a reason for the request. She said just because the new owner's style preference is different than the previous owner's, it doesn't mean the style they've chosen is not appropriate for the building.

There was no public comment.

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **deny** the request for rehearing, seconded by Ms. Doering. The motion **passed** by unanimous vote, 7-0.*

Mr. Adams recused himself from the following request for rehearing.

2. Request for rehearing from **Devan Quinn and James Butler**, for property located at **189 Gates Street, Nerbonne Family Revocable Trust, owner**, wherein permission was granted on May 04, 2022 allow new construction to an existing structure (construct new addition to existing garage) as per plans on file in the Planning Department. Said property is

shown on Assessor Map 103 as Lot 6 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-30)

Chairman Wyckoff said there was a letter from the applicant's attorney pointing out what the applicant felt that Commission didn't do. Mr. Cracknell noted that the applicant was also appealing the CUP from the Planning Board and the variance from the Board of Adjustment (BOA), and if the CUP and variances were overturned, then it would be a moot point because there wouldn't be a project. He said the Commission had to judge the petition based on their own guidelines and review criteria and whether their decision was unreasonable or unlawful. He said questions were raised about whether the guidelines and review criteria were followed by the Commission. He said it was important to know that the guidelines were not standards and that they just helped guide the Commission's decisions. He said the neighbors' light and air issues and their belief that there were no real Accessory Dwelling Units (ADUs) in the neighborhood were Planning Board and BOA issues. He said what was really objected to by the neighbors was the addition. He said the Commission had to focus on whether the overall design of the ADU and its addition was appropriate for the property in that context and whether the addition was subordinate to the ADU. Ms. Doering agreed. She said the Commission had discussed whether the shape, size, style, and design of the larger ADU comported with the other structures on that site and in that neighborhood. She said the question was raised as to whether the building should be maintained to adjacent lot proportions, but that the maps showed that the overwhelming majority of the lots in that neighborhood weren't like the applicants except for two. She said the Commission should grant the request for rehearing only if they felt that they had not thoroughly discussed whether the project should be proscribed by the two similar lots or by the 20 other properties around it.

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **deny** the request for rehearing, seconded by Ms. Doering. The motion **passed** by unanimous vote, 6-0.*

V. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of **531 Islington Street Portsmouth, LLC**, owner, for property located at **531 Islington Street (Dunkin Donuts)** wherein permission is requested to allow renovations to an existing structure (new signage, siding, and other exterior improvements) as per plans on file in the Planning department. Said property is shown on Assessor Map 157 as Lot 5 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-38)

DECISION OF THE COMMISSION

The petition was **postponed** to the July 13 meeting.

B. Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant**, for property located at **159 State Street, Unit #3A**, wherein permission is requested to allow the installation of mechanical

equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-38)

DECISION OF THE COMMISSION

The petition was **postponed** to the October 5 meeting.

C. **REQUEST TO POSTPONE-** Petition of **Sandra L. Smith-Wiese, owner**, for property located at **138 Gates Street**, wherein permission is requested to allow new construction to an existing structure (add 1-story rear addition with steps and landing) and exterior renovations to an existing structure (replace windows, repair or replace siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-55)

DECISION OF THE COMMISSION

The petition was **postponed** to the August 3 meeting.

D. **REQUEST TO POSTPONE-** Petition of **Thirty Three Richmond Real Estate, LLC , owner**, for property located at **33 Richmond Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace all siding and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 17 and lies with the Mixed Research Office (MRO) and Historic Districts. (LU-22-105)

DECISION OF THE COMMISSION

The petition was **postponed** to the August 3 meeting.

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. **REQUEST TO POSTPONE-** Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow new construction to an existing structure (add sunroom and deck, expand deck and move stairs and replace windows) and renovations to an existing structure (replace roofing, storm windows, bulkhead and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

DECISION OF THE COMMISSION

The petition was **postponed** to the August 3 meeting.

2. Petition of **Port Owner Harbor, LLC, owner**, for property located at **250 Market Street**, wherein permission is requested to allow new construction to an existing structure (create

egress doors off existing conference room and construct new patio) as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1-1C and lies within the Character District 5 (CD5) Downtown Overlay and Historic Districts. (LU-22-113)

SPEAKING TO THE PETITION

Project architect Shannon Alther was present on behalf of the applicant. He said the two egress doors would be based on the existing façade and created in the same material and color as the existing storefront. He noted that a few bricks would have to be moved in order to put in the doors, which would help satisfy the egress code and make the spaces more amenable but wouldn't change the style or context of the building. He said a patio area would be added so that there would be a public gathering space in the event of an emergency.

Ms. Doering asked what the doors looked like. Mr. Alther showed a representation of them and described how they would be installed. Mr. Adams asked how the door would look different from the storefront, with crash bars, handles, and so on. Mr. Alther said they would try to match the existing storefront and that the door would have a panic bar on the inside but would be painted on its outward side to match. He said some signage would be inside the door indicating emergency access and egress. It was further discussed. Ms. Doering asked what the patio's material would be. Mr. Alther said it would be either brick or pervious paver. Ms. Doering asked if there would be any elevation change for steps or a railing. Mr. Alther said there would be a handicap pad to make it an even transition. Mr. Ryan said he could support the doors but suggested stipulating that cut sheets should be submitted for final approval. Chairman Wyckoff said he thought there should be a railing around the patio because it was perched on a cliff, and City Council Representative Blalock agreed.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition, with the following stipulation:*

- 1. A cut sheet of the final door and surrounding panels shall be presented to the Commission as an administrative approval so that the elevations of the new entrance systems will be part of the submission.*

Ms. Doering seconded the motion.

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining character of surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

3. Petition of **Coventry Realty, LLC, owner**, for property located at **111 State Street**, wherein permission is requested to allow renovations to an existing structure (replace doors and windows) and new construction to an existing structure (construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 50 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-125)

SPEAKING TO THE PETITION

Architect Tracy Kozak and owner Mark McNabb were present. Ms. Kozak handed the Commission new color packets, noting that the building was painted blue a few days before. She said the scope of the project was to do an infill addition on the rear and replace the existing wooden deck and stairway by an elevator and fire stair that were required by life safety code. She reviewed the changes, saying that three dormers would be added. She said the storefront first-floor façade of the corner building on State Street was supposed to have a door and two window replacements with two sets of nana walls, but the size of those walls were reduced and they wanted to maintain the center door, so they proposed to replace the door with the same size of door but with glass on top and a solid panel below. She said flanking on either side were wooden nana windows to match the ones below and they proposed all-wood Pella windows.

Chairman Wyckoff said normally the third-floor windows would be 6/3 due to egress issues, and he asked if the new windows would match that look. Ms. Kozak said they were shown as casement windows but that she could do 6/3 windows instead. She noted that the building would be fully sprinklered, so they weren't required to use the windows as egress. She said there would be double hungs on the second floor and the first floor on Chapel Street, and the top floor windows were casements. She said it was currently a 9-light sash but she could make it 6/3. Mr. Cracknell suggested making them double hungs instead. He asked if the three existing dormers had 9 lights. Ms. Kozak said they would match the 6/3 windows. Mr. Cracknell suggested stipulating that the window would be a 6/3 double hung traditional wood window.

Ms. Kozak said two dormers would be added to the top of the Chapel Street façade and would be 6/3 double hungs. She said the bottoms would be replaced with the same style and size. She said the current door had a solid storm and they wanted to replace it with a 4-panel door similar to the front door on State Street. She noted that the elevator overrun would not be seen from the street.

In response to Ms. Doering's question, she said the 4-panel door would have two upper panels of glass. Mr. Adams said the Chapel Street windows shown on the handout didn't appear to have casings. Ms. Kozak said there were discrepancies between the elevations and renderings but that there would be casing trim on every window. Mr. Adams said the hood over the side door looked insufficient. Ms. Kozak agreed but said they were limited in percent coverage of lot and it was the maximum size that could be done without a variance. Ms. Doering asked why the door had to be covered. Ms. Kozak said it was a fire door and that the hood would keep snow from blocking it. Mr. Adams said the rendering on the wooden building on Chapel Street made it look shingled. Ms. Kozak said the clapboard would remain. Mr. Adams asked if the piece of glass in the small triangle over the sloped roof on the side wall of the brick building would remain. Mr. McNabb said he preferred to eliminate that window because it wasn't installed properly and that he would replace it with brick. He said the awning window on the back didn't look right and that he was also willing to eliminate that. Mr. Adams said most of the period brick buildings on that section

of the street had arched door openings and the windows flanking them lined up with the 2nd- and 3rd-floor windows. He said it seemed heavy-handed for a small building to have two heavy window units and no arched door. Mr. McNabb said that, on the 107 State Street section, there used to be a red door that had been destroyed over the years, so he wanted match the language of combining the two storefronts and have windows that opened to let the outside in.

Ms. Bouffard asked if the applicant considered putting a circle top on the center door. Ms. Kozak said they had not because they were trying to fit in the existing opening. She said it wasn't a symmetrical façade, so they could consider putting the windows further away from the center door to allow more brick between them and the door. Mr. McNabb said he would be happy to do the arch over the door. Mr. Cracknell said the zoning code allowed overhanging roofs, and because the roof was over a door 30 inches off the face of the wall, it wouldn't trigger any BOA variances. Chairman Wyckoff asked if all the wood was clapboards four inches on center and if the trim was the same as existing, and Ms. Kozak agreed. Ms. Doering said the Commission should acknowledge that the structure was protruding more on Sheaf Street and taking up more space than it did before. Mr. Ryan agreed. He said one brick width between the door and the window would probably be awkward and not appropriate, and he said the brick might be restorable. He suggested something over the side door so that it presented as its own frontage on Chapel Street, even if it was just a cap.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mary Lou McElwain of 259 South Street asked what would happen to the bulkhead on Chapel Street and where the dumpsters would go. Mr. McNabb said they were doing away with all the dumpsters and would use only the mahogany dumpster behind the Agave building, and the bulkhead would be removed because it wasn't an approved egress and a stair tower was needed.

No one else spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition, with the following stipulations:*

- 1. The third-floor windows shall be 6/3 double hung wood windows as presented;*
- 2. The roof canopy over the rear Chapel Street door can be modified if allowed by code and resubmitted for administrative approval;*
- 3. The arched door for the main entryway on State Street shall be redesigned and resubmitted for administrative approval; and*
- 4. The windows shall be more than one brick away from the door.*

Mr. Brown seconded the motion.

Mr. Ryan said the project would maintain the special character of the District and would be consistent with the special and defining character of the surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

4. Petition of **One Market Square, LLC, owner**, for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-12)

DECISION OF THE COMMISSION

The petition was **postponed** to the August 3 meeting.

5. **REQUEST TO POSTPONE** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

DECISION OF THE COMMISSION

The petition was **postponed** to the August 3 meeting.

VII. ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

**MINUTES
HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

July 13, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig (via Zoom); City Council Representative Rich Blalock; members Margot Doering, Martin Ryan, David Adams and Dan Brown; Alternate Karen Bouffard

MEMBERS EXCUSED: None.

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....
I. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

Ms. Bouffard recused herself from the following petition.

1. Petition of **Donna P. Pantelakos Revocable Trust, G.T. & D.P. Pantelakos Trustees, owners**, for property located at **138 Maplewood Avenue**, wherein permission is requested for a second one-year extension of the Certificate of Approval originally granted on July 01, 2022, to allow new construction to an existing structure (add 2nd story addition over existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-20-71)

SPEAKING TO THE PETITION

Architect Anne Whitney was present on behalf of the applicant and noted that they had a difficult time getting their builder freed up from other projects. She reviewed the petition and said there were a few changes made, including the kitchen casement windows being converted to a single 48wx43 awning window with six lights and the windows on the side of the French door being eliminated. She said the existing door on the east elevation would be replaced by two doors and the lower left window in the garage was deleted. She said they also had a location for two heat pumps that would be screened.

Mr. Adams and City Council Representative Blalock, who were not members when the project was originally presented, said they were pleased with the changes. Mr. Cracknell asked how big the addition would be. Ms. Whitney said it would be around 1,500 square feet, plus the attic that would be around 400-500 square feet.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the extension, seconded by City Council Representative Blalock.*

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining characteristics of the surrounding properties.

*The motion **passed** by a unanimous vote of 7-0.*

Ms. Bouffard resumed her alternate seat.

2. Petition of **Warner House Association, owner**, for property located at **150 Daniel Street**, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on July 07, 2021, to allow the construction of a new freestanding structure (2-story carriage house) and the installation of mechanical equipment (A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 58 and lies within the Downtown Overlay, Civic and Historic Districts. (LU-21-78)

DECISION OF THE COMMISSION

There was no discussion. *Mr. Adams moved to **grant** the extension, seconded by Ms. Doering. The motion **passed** by a unanimous vote of 7-0.*

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **531 Islington Street Portsmouth, LLC**, owner, for property located at **531 Islington Street (Dunkin Donuts)** wherein permission is requested to allow renovations to an existing structure (new signage, siding, and other exterior improvements) as per plans on file in the Planning department. Said property is shown on Assessor Map 157 as Lot 5 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-38)

NOTE: Mr. Cracknell stated that the petition was a work session and a public hearing would take place at the August 3 meeting.

WORK SESSION

Attorney Sharon Somers was present on behalf of the applicant, along with the owner Dorothy Salema and architect Eric Medeiros. Attorney Somers said they would also meet with the Board of Adjustment for variances for the setback and illuminated menu board. She referred to the document she submitted previously showing what the speaker tower would look like and the proposed locations of it and the menu board. She said the team spent some time with Mr.

Cracknell and other City Staff discussing design elements and how the renovation could fit within the District. She said the renovation would still have elements of ‘old Portsmouth’. Mr. Medeiros said they decided to remove the existing cladding because it was out of character with the building and replace it with Hardie board. He explained how it would be done, noting that the accent band would stay and the upper parapet would also be cladded with Hardie board. He said they would maintain the existing box signs and only change their faces. He said they also added two white vinyl fences, one to screen the gas meter and one at the rear of the building. He said another change was a new fabric awning that would fit in better with the District. He said the existing storefront would remain and no glazing would be replaced.

Chairman Wyckoff said the glass was at the end of its life and would cloud up but thought the applicant could deal with it later. Mr. Ryan said the design was much improved and related to the District more and that he could approve it. City Council Representative Blalock agreed and said he appreciated the effort made in getting more natural materials to fit the neighborhood. Mr. Brown noted that the area wasn’t in the District at the time the building was constructed and appreciated that the applicant adjusted to the situation. Ms. Doering said she also appreciated the applicant’s work but felt that a few things still weren’t addressed. She said the cement feet at the base of the portico and the portico’s location were odd and looked very 1970s. She asked if the applicant considered what might be done with those now or in the future. Ms. Salema said they might do a stone cladding but wouldn’t remove the awning because it provided cover. Mr. Medeiros said that, due to all the roadwork taking place, it was important to maintain the pedestrian path to the street as well as the coverage. He said they might try to get more contrast, however, without having cluster the sidewalk area. Mr. Adams said the bases were too heavy for the mass of the portico and the columns were too light for the bases. He suggested trying to make them look less ‘Flintstone’, noting that the area would have a fair amount of impact that everyone would see. Ms. Bouffard agreed. Chairman Wyckoff wondered if the problem was the portico’s narrowness and the fact that the concrete tubes butted up against the walkway.

Ms. Ruedig asked if the texture of the Hardie board clapboards was smooth or grainy. Mr. Medeiros said it was a cedar mill finish. Ms. Ruedig asked that the smooth finish be used instead, otherwise it would look fake. Mr. Medeiros agreed. Chairman Wyckoff asked if it would be field painted. Mr. Medeiros said it was up to the supplier but the goal was to have it prefinished and brought to the site. Mr. Cracknell suggested an aluminum fence instead of a vinyl screen and an externally lit sign on the end of the canopy on the front. Attorney Somers said those ideas might be considered in future renovations.

There was no public comment.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **continue** the work session to the August 3 meeting, seconded by City Council Representative Blalock. The motion **passed** by a unanimous vote of 7-0.*

III. WORK SESSIONS (OLD BUSINESS)

A. 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. (LUHD-234)

WORK SESSION

Architects Carla Goodknight and Jake Weider, and Eben Tormey were present on behalf of the applicant. Ms. Goodknight said they would focus on the Commission's previous comments regarding the architectural expressions of the canopies, which were the primary changes. She said they also enriched a lot of the details, added lighting, resolved some cladding details above the canopies, and made everything more harmonious. She said the hotel had a slightly different language but related to the other two buildings. Chairman Wyckoff wondered whether there could be some kind of cornice for the four-story building instead of just ending it at the sky. Ms. Goodknight then showed views of the buildings, plans and dimensions, and elevations.

Chairman Wyckoff asked about the vinyl windows. Mr. Tormey said Marvin Essential windows would be on the residential building and Marvins would be on the mixed-used building. He said the hotel had the vinyl windows but the first floor was all storefront, as well as the stair towers. He said the Marvins on the mixed-use building were clad with protruded fiberglass. Mr. Cracknell asked why that couldn't be done on the hotel, and Mr. Tormey said it was due to size restrictions. It was further discussed. Mr. Ryan said he appreciated the work on the canopies but had hoped to see more texture on the cornice of the building because it looked generic. He said that going up and terminating without an arch or any kind of gesture wasn't a good way to go. He said he could not support the vinyl windows. City Council Representative Blalock said he had hoped for more architectural features. Ms. Goodknight said the canopies were a good impact on pedestrian activity. Mr. Brown said he liked the way the project was going and liked that the brick façade got bigger as one got away from the road and the pond and gave the feeling that it was going from small to large. Ms. Goodknight said she thought the Commission would be pleased with the mixed-use building's traditional look when it actually got constructed.

Ms. Doering said her opinion had not changed. She said the building came to the Commission prebaked in its shape, size and form before Ms. Goodknight joined the team. She recalled that former commissioner Heinz Sauk-Schubert had asked what about the building made the former architect proud, and the architect didn't have an answer. She said the building was the size and shape that it needed to be to meet some goal and Ms. Goodknight had tried to make it look smaller and more interesting and traditional but was stuck in a form that was very difficult. She said it was too large for the prime location right on the water and at the entrance to Portsmouth. She said it was brick and windows in a very traditional, unimaginative layout. She said the Commission had just been allowed to chip at the edges and hadn't been able to change the mass. She noted that none of the renderings showed the building from a ground view.

Mr. Adams said it was the least offensive thing he had seen, and although even part of it seemed boring and repetitious, it wouldn't be a reason that anyone would not come to Portsmouth. He said he recognized pieces and parts of it and that it had a module to it that was seen in other parts

of town, like separate windows with headers and sills and other traditional elements. He said he would like one day to stand in front of the building with a sample panel of brick to see how the brick would be expressed, but thought the applicant had done many of the things the Commission had asked to make the building not be a problem and he saw no reason to not build it. Ms. Goodknight said they went down a traditional road with a lot of the elements and thought they would be appreciated when the project was complete.

Ms. Ruedig said her opinion had not changed and she still wasn't excited by the design. She thought the hotel was very 'hotel-looking', and even though it wasn't offensive, it wasn't exciting either. She said the intention should be that the buildings in the north end should contribute to the District by being representative of their time and really spoke to Portsmouth and its architecture of 2022 so that in 50 years or more, it would be a building worth saving – a historic one that contributed to the continued history of Portsmouth. She said she didn't see it as really contributing to the architectural makeup in Portsmouth's continued history.

Chairman Wyckoff said he appreciated the traditional window openings and so on and thought the mixed-use building was particularly successful. He said as far as context, the whole north end area was built up with all these modern buildings, and he thought it was a section of Portsmouth that's different. He said the project was relatively successful but wasn't as pleased with the hotel and hoped something more creative could be done with the entryway.

There was no public comment.

DECISION OF THE COMMISSION

*Mr. Adams moved to **continue** the work session to the August 3 meeting, seconded by City Council Representative Blalock. The **motion** passed by a unanimous vote of 7-0.*

B. Work Session requested by **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (minor demolition, new construction, restoration and renovation of the accessory structures and annex of the main home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. (LUHD-463)

WORK SESSION

Architects Carla Goodknight and Jake Weider as well as David Calkins were present on behalf of the applicant. Mr. Calkins said they had been removing and replacing existing trim and architectural details and putting sheathing on. He said the blasting would have been too abrasive so they were doing test spots instead. Ms. Goodknight further discussed the work that was being done. She said they had shown what would be demolished, replaced in kind, and removed and restored. She said they would preserve the gate they discovered and that they proposed raising the floor structure of what was left of the carriage house 18 inches. Mr. Adams asked if the doors would grow taller. Ms. Goodknight said the height of the second floor could come up, and it was further discussed. Ms. Goodknight discussed the demolition of the dog leg connector and the

outbuildings and said the original doors would be salvaged. She said asphalt shingles would be placed on all the new construction and slate would be placed on the carriage house. Mr. Ryan asked if slate and asphalt would be seen in a single view. Ms. Goodknight said it would be seen from the driveway. Mr. Ryan asked if they really wanted that mix of slate/asphalt/slate. Mr. Calkins said they didn't but had to discuss it further with the client. Mr. Cracknell asked what drove that combination. Ms. Goodknight said sourcing the slate had been a challenge and said it wouldn't be seen from the back side. It was further discussed. Chairman Wyckoff asked why the renderings didn't show window shutters on the front of the building. Mr. Calkins said he was pretty sure there were no shutters on the front because there were no shutter pins except for on the sides of the building. Mr. Adams said it didn't look like there were shutters when the window frames were changed, and it was further discussed. City Council Representative Blalock said he understood the cost and the trouble with the slate but said only the front of the mansion was visible from the street, so he had no problem with doing slate on the new construction.

Ms. Doering said the project appeared to be much larger since the previously-submitted plans, and she was concerned that a very simple, rustic carriage house was being turned into something extremely grand. She said she was starting to question the relationship between the main building and the outbuildings, and she also questioned the appropriateness of the amount of stuff being added to the back, noting that it looked like a mass that was two-thirds of the mansion. Ms. Goodknight said there was a lot of slope in the back but they kept the ridge of the connector building below the carriage house, annex and mansion and made sure that anything in the back was behind it or below that same ridge height. Mr. Adams said the carriage house doors were way out of scale and didn't seem to have any relationship to the building. He said he knew why they were made taller but thought something else had to be resolved. He said the connecting shed with the second floor was a non-starter because even though it masked things in the back, the frilly glazed door was way over the top and had no relationship architecturally to anything other than the stuff in the back. He said the back of the building was out of scale and completely incompatible with the design of the house and the neighborhood and made a mockery of the historic house. He said the mass and different sizes of columns, colonnades, and so on made it look like it would be a resort. Ms. Goodknight said they got strong direction from the historic precedent, the Nathan Parker House, and they had discussed it at the previous work session.

Mr. Ryan said it was large but it was how one would successfully pull off such a large addition like that. He said it was a very rambling piece with little parts and pieces and looked like a monastery to him, but he had no problem with it because it was back of the house. He said he was okay with mixing the slate and asphalt. Chairman Wyckoff said he supported the direction the project was going in and noted that the Commission discussed at the beginning that, because of the condition of the main house, they were willing to let the architects do the work. He said all the connecting buildings were rotted. He thought the back was especially grand and that the house and the Langdon house together were quite something. He said he didn't like the rounded arched door to the left of the flagpole but otherwise was in support of the project.

Ms. Ruedig said she was generally in support of all the work being done, especially from the front, and had no problem with mixing slate and asphalt. She said her issue was with the back, not so much the mass of it because it wasn't really visible, but she was baffled by the use of stone and all the arched windows and doors. She said it looked like an English chapel and was

very different. She said she appreciated an intentional difference in new construction when it was part of a historic building, but it seemed so different that it just didn't match at all. She said she was perplexed by how it all came about and that she would make it a more successful and completely new design. She said she would probably just stay with the brick because it made it look less church-like. She said there were no arches on the historic building. She said everything done to the front to preserve the look was successful. Ms. Goodknight said the homeowner preferred the arch forms but thought perhaps the style could be slightly different and that the doors could be rescaled.

There was no public comment.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **continue** the work session to the August 3 meeting, seconded by City Council Representative Blalock. The motion **passed** by a unanimous vote of 7-0.*

C. Work Session requested by **EIGHTHKPH, LLC, owner**, for property located at **161 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a new mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5) and Historic Districts. (LUHD-462)

WORK SESSION

Tom Allen representing the owner and architect Carla Goodknight were present. Ms. Goodknight said they had made a lot of progress since the previous work session. She reviewed the packet and noted the following:

- A flat arch with a keystone was executed in metal;
- an elegant window pattern was introduced, with a detail carried into the railing system;
- a curved corner celebrated the entrance with a glass canopy and an accent metal arch;
- the penthouse was placed out of view and had a few punched openings;
- there was a 15-ft setback on the façade seen from Vaughan Street and the fence; and
- the garage entrance had two transformers and would have a third.

Ms. Goodknight reviewed balconies, mechanical equipment grates, the view from Bridge Street, a close-up of the canopy siding detail, elevations and dimensions.

City Council Representative said he liked that the penthouse was hidden and also liked the brick and metal. He thought the curved corner was inviting and indicated where the entrance was. He also liked that the windows had the same accents as the balconies. Mr. Ryan said the arches were a significant element on the building and just seemed to be applied, almost like a bridge structure element, and that he'd like to see them have more authenticity and not be part of a structural lintel that recedes into the brick. He said the lintel should be seen instead of just an applied decoration. He said the cornice seemed spindly for such a massive building and the canopy element also seemed spindly. Where the building met the sidewalks, he thought there needed to be something showing how it met the ground because it looked like it was just plopped on the

site. He said it would be nice to have a more pedestrian-friendly façade along that sidewalk. Mr. Adams agreed about the heavy arched element and said it could be solved by placing a small corbel of brick on each one to give it more mass and bearing. He said the canopy was a bit thin and suggested that the wall of the curved section rise up a bit. He said the cornice was very small but if it rose just a few feet it would give the entryway more presence and make more of a break in the thin cornice in the roof. He said he was also bothered by the building rising out of the ground with polished pieces of granite. Otherwise, he thought the building looked wonderful. He liked the canopy and bracket assembly on the back and thought the way the railroad siding was approached was good. Ms. Bouffard said she liked the arches but wouldn't be afraid to beef it up even more. She said the back side made the best of that location and she liked the way the corner setback and balcony areas were done.

Ms. Doering said she liked it and agreed with the other comments. She suggested using something a little heavier for the major entrance, maybe something with more metal, instead of glass canopies. She agreed with Mr. Ryan about the keystone arches being seen in a way that reflected what was originally there. Chairman Wyckoff said he agreed with the comments and thought the recessed rounded portion of the building was its weakest part. He said the building's size and everything else was heading in a good direction. Ms. Ruedig said she also agreed that the keystones looked applied and seemed cartoonish. She said she had never seen a metal keystone arch and thought it was something that didn't play a structural role in a building and looked very bizarre, like bats. She said everything else was fine, including the shape and massing. She said some of the details coming out were making good progress but she wanted to make sure that there were lots of pedestrian first-level doors, storefronts and so on to make it pedestrian friendly and give a lot of life to the street. She asked if the left bay was part of the parking area's interior. Ms. Goodknight said it was a utility area. Ms. Ruedig suggested moving it around to the back because it seemed like a big, substantial wall and it was just brick. She said the project was moving in the right direction, but she didn't see much of the train station in the building and suggested that it be incorporated more into the design.

Mr. Cracknell said the applicant could strengthen the corner element by using a heavier cornice. He said a parapet could be done but that a tower element could also be done so that the corner didn't look like it was cut off at the knees. He said it needed a skyline element. Ms. Doering agreed. Mr. Ryan suggested that the garage entrance be glass instead of lattice so that it was more pedestrian friendly and less of a utilitarian car-friendly space.

There was no public comment.

DECISION OF THE COMMISSION

*Mr. Adams moved to **continue** the work session to the August 3 meeting, seconded by Ms. Doering. The motion **passed** unanimously by a 7-0 vote.*

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **SEVENKPH, LLC, owner**, for property located at **324 Maplewood Avenue**, wherein permission is requested to allow renovations to an existing

structure (replace and add windows and doors, new siding and trim details on the single story accessory structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 1 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LUHD-481)

WORK SESSION

Project designer Brendan McNamara and the owner Nicole (last name indecipherable) were present. Mr. McNamara said Nicole bought the property so that her adjacent home wouldn't be impacted by renovations. He said they wanted to improve the appearance of the 1940s garage by recladding it in red and giving it a rhythmic window pattern.

Chairman Wyckoff asked if it was a brick veneer. Mr. McNamara said it was a solid masonry and would be resheathed in red shingles. Chairman Wyckoff said it looked like brick and suggested just painting the masonry. Mr. Brown asked if the inside structure would be caged. Mr. McNamara said it would be reconfigured on the inside so that it would be a unit and that it would have cedar shakes. Mr. Ryan said it was beautifully done and that he liked the new openings and fenestration. City Council Representative Blalock agreed and said he appreciated the efforts to blend it in with the old Franklin School. Ms. Bouffard thought it was simple and a major improvement. Mr. Adams said it was a swing-and-miss because it was in an early-to-late 19th century neighborhood. He said he didn't argue the design but thought it seemed to go in the wrong direction because it would remain a separate building and would never look like it was part of the neighborhood. He said the heavy parapet had a module that didn't relate to the windows, and the heavy inset windows looked like those in a garage building. Ms. Doering said it was difficult to try to make a building something that it isn't, and she was torn between calling a spade a spade and saying it was a building that was infilled at a certain point in time according to the style of that time and trying to make it look like it's always been there by changing its basic characteristics. She said she didn't see how that could be done successfully, and if the applicant wanted to blend it into the neighborhood, have a different color and material would be more successful. She said the door with the funky arch and the fact that there weren't any doors along the right-hand side also might contribute to the building looking out of place. She said the dark trim would look out of place because everything else had white trim. She said people usually looked at things at eye level instead of looking up, so they wouldn't see the building way above it. She said the applicant wasn't so far off that he had to rethink completely how to integrate the building into the neighborhood, however.

Chairman Wyckoff agreed with Mr. Adams and thought something more could be done by adding more windows and changing the paint color. Ms. Ruedig also agreed with Mr. Adams and Ms. Doering. She said it was a lovely design but seemed to be making the building look more out of place than it already was, with a bunch of panels and little multi-light transoms above the windows. She said it had no reference to the nearby buildings, which made it stick out even more. She suggested simplifying it more and getting more cues from the surrounding context.

Mr. Brown said the clapboards fit in better with the neighbors than the shakes and suggested that the applicant come up with a better design and color.

There was no public comment.

Chairman Wyckoff suggested that the applicant go before the Board of Adjustment to clarify things more. The design was further discussed. Mr. Ryan said he felt it was appropriate for the District but thought the applicant needed to hear more direct suggestions from the Commission. Mr. Adams said he saw the building as one on the entrance to a whole historic neighborhood consisting of a string of 19th century buildings, an 18th century one across the street, and a new building just up the street. He said the runaway Edwardian garage didn't fit and that he himself would build something with two stories because that's what the neighborhood was made out of. He said the design of a heavily corniced and capped building with two infilled garage doors repeated on the overly tall unit wasn't successful in that neighborhood. It was further discussed.

There was no public comment.

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **continue** the work session to the August 3 meeting, seconded by Mr. Adams.*

*The motion **passed** by a unanimous 7-0 vote.*

Ms. Bouffard recused herself from the following work session.

2. Work Session requested by **Charles R. and Caitlyn R. Khoury, owners**, for property located at **9 Sheafe Street**, wherein permission is requested to allow renovations to an existing structure (replace 12 windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 13 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-489)

WORK SESSION

The owner Michael Frebonia was present and said he wanted to replace 12 windows in the house. Mr. Adams noted that the electricals should be placed on the side of the building like the other buildings on Sheafe Street or in the back, and it was further discussed. Mr. Frebonia said the total number of windows in the structure was actually 16, with one good window on the back side. He said the rest of the windows were 2/2 and 2/1 and torn apart. He said he wanted to replace the 16 windows on the first two floors with wooden 6/6 SDL ones. He said an aluminum clad 6/6 SDL could be placed on the back of the building because it got very little light and had a lot of moisture. Mr. Adams asked if the frame would be changed. Mr. Frebonia said a Marvin window would slide into the frame. Chairman Wyckoff asked if the Marvin double hung was available as all wood, and it was further discussed. Chairman Wyckoff said the wood windows would have to be painted and would need half screens, sashes, and jambs.

Mr. Ryan said he would support the project but suggested 2/1 instead of the 6/6 window. Chairman Wyckoff said he thought the applicant was doing the right thing. Mr. Frebonia said the aluminum provided a thinner profile than the wood but there were a few options, and it was

further discussed. Mr. Adams said the building to the right had 6/6 windows but that he was willing to live with the differences. Ms. Ruedig said she was hesitant to replace historic windows but could tell from the photos that the windows weren't high-quality historic ones and weren't consistent. She said she would support replacing those windows with 6/6 ones to make sure the building looked like the rest of the street. She said the muntins should be as small as possible and that the third floor should have 3/3 windows like its neighbors. Chairman Wyckoff said removing the meters would open up a basement window and result in two basement windows that the applicant might want to replace.

Chairman Wyckoff opened up public comment.

Karen Bouffard (speaking as a citizen) said she also replaced her windows and recommended that the applicant replace the sashes. She said the neighbors would be happy if the meters were placed in the back of the building, like everyone else's.

No one else spoke, and Chairman Wyckoff closed the public comment.

DECISION

The applicant said he would return for a public hearing.

3. **REQUEST TO POSTPONE-** Work Session requested by, **Thirty Three Richmond Real Estate, LLC, owner**, for property located at **33 Richmond Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace all siding, trim and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 17 and lies with the Mixed Research Office (MRO) and Historic Districts. (LUHD-491)

The work session was postponed by the applicant.

V. ADJOURNMENT

The meeting was adjourned at 9:23 p.m.

Respectfully submitted,

Joann Breault
HDC Recoding Secretary

HDC

ADMINISTRATIVE APPROVALS

August 03, 2022

- | | | |
|-----|---|-----------------------|
| 1. | 266 Middle Street (LUHD-495) | -Recommended Approval |
| 2. | 404 Islington Street (LUHD-499) | -Recommended Approval |
| 3. | 11 Walden Street (LUHD-502) | -Recommended Approval |
| 4. | 53 Rogers Street (LUHD-503) | -Recommended Approval |
| 5. | 407 The Hill, Unit 6-16 (LUHD-504) | -Recommended Approval |
| 6. | 490 Islington Street, Unit 2 (LUHD-505) | -Recommended Approval |
| 7. | 15 Middle Street (LUHD-506) | -Recommended Approval |
| 8. | 150 Congress Street (LUHD-507) | -Recommended Approval |
| 9. | 21 Daniel Street (LUHD-508) | -Recommended Approval |
| 10. | 142 State Street (LUHD-511) | -Recommended Approval |
| 11. | 169 Lafayette Road, Unit 1 (LUHD-512) | -Recommended Approval |

1. 266 Middle Street

- Recommended Approval

Background: The applicant is seeking approval to withdraw their request for Administrative Approval.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

2. 404 Islington Street

- Recommended Approval

Background: The applicant is seeking approval for modifications to existing windows (change to egress windows).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-499**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 14, 2022**Applicant**

Danielle Cain
dcain@marketsquarearchitects.com
104 Congress St
Suite 203
Portsmouth, NH 03801
603-501-0202

Location

404 ISLINGTON ST
Portsmouth, NH 03801

Owner:

404 ISLINGTON STREET LLC
404 ISLINGTON ST PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

MODIFICATION OF EXISTING WINDOWS INTO EGRESS WINDOWS PER THE REQUEST OF THE PORTSMOUTH FIRE DEPARTMENT

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Architect

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

--

Full Name (First and Last)

sarah howard

Business Name (if applicable)

Market Square Architects

Mailing Address (Street)

104 Congress St, Suite 203

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.501.0202

Email Address

showard@marketsquarearchitects.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**

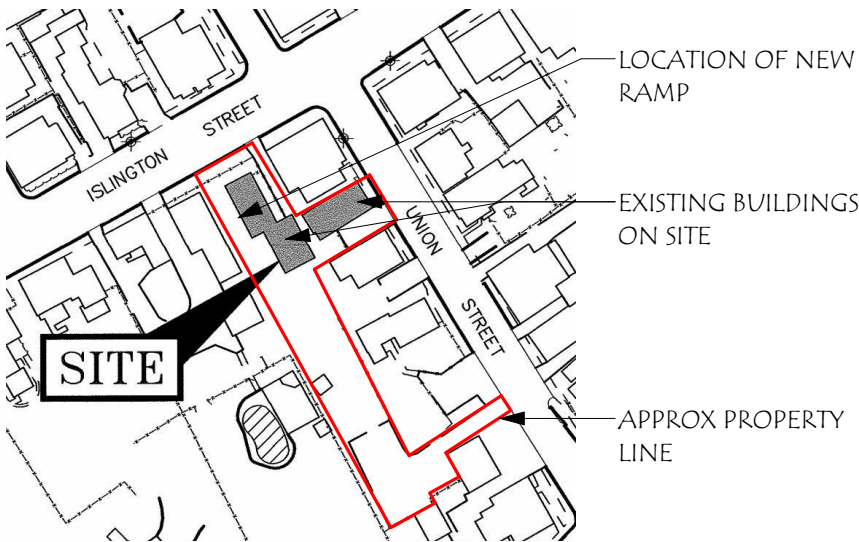
Other

404 ISLINGTON STREET

GENERAL PROJECT DESCRIPTION:

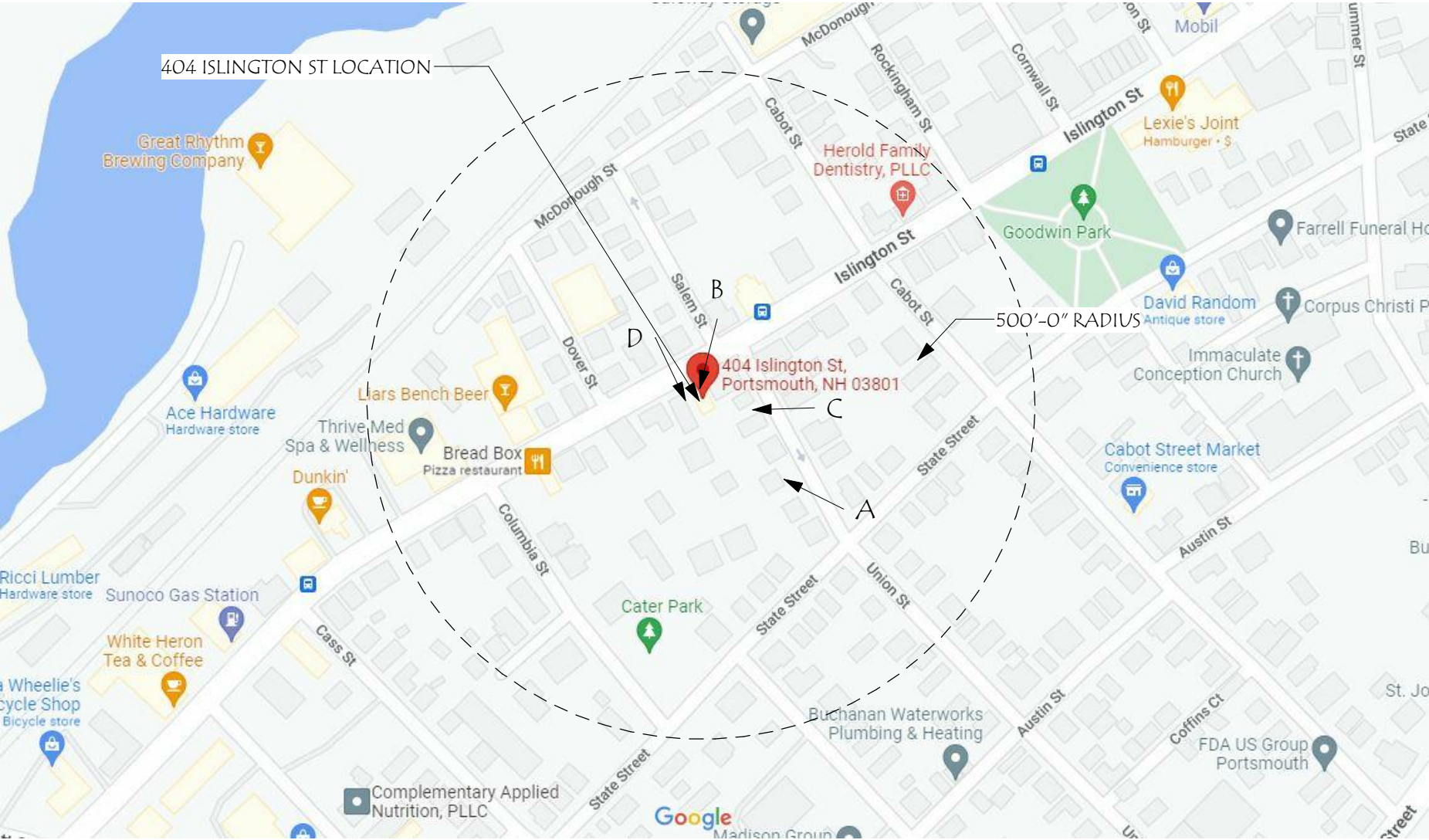
THIS PROJECT CONSISTS OF THE ADDITION OF A NEW ACCESSIBLE RAMP TO AN EXISTING STRUCTURE.

NEW WORK:
THIS PROJECT CONSISTS OF THE MODIFICATION OF EXISTING WINDOWS INTO EGRESS WINDOWS PER THE REQUEST OF THE PORTSMOUTH FIRE DEPARTMENT



ZONING SUMMARY:

ZONING DISTRICT: CD4-L2
LOT SIZE: 12,630 SF
REQUIRED LOT AREA PER DWELLING UNIT:
BUILDING HEIGHT: 35'-0" ALLOWED
GROUND FLOOR ABOVE SIDEWALK: 11'-0" MIN
MIN GROUND STORY HEIGHT: ~8'-6" EXISTING



MARKET SQUARE ARCHITECTS

5121 Bee Cave Road, Suite 106
Austin, TX 78746
PH: 512.330.0330

HISTORIC DISTRICT COMMISSION

ADMINISTRATIVE APPROVAL

AUGUST 2022

MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions:	Description	Date

SCALE:	Author	Checker
DRAWN BY:		
CHECKED BY:		
PROJECT NO.:	2022030	
DATE:	03/25/22	

TITLE:	COVER SHEET
	1

© 2022 Market Square Architects

7/14/2022 10:11:05 AM



A: UNION STREET

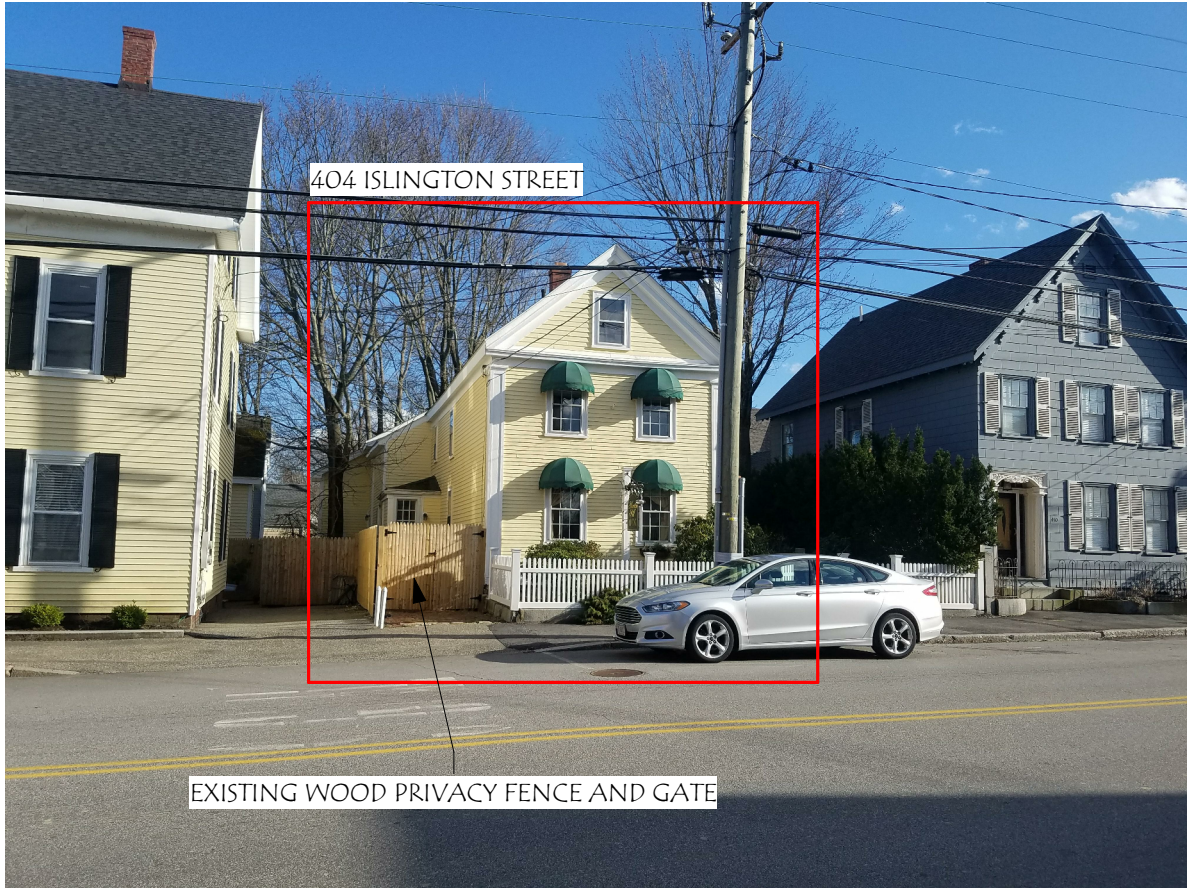
404 ISLINGTON STREET



C: UNION STREET



B: ISLINGTON STREET



D: ISLINGTON STREET

MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

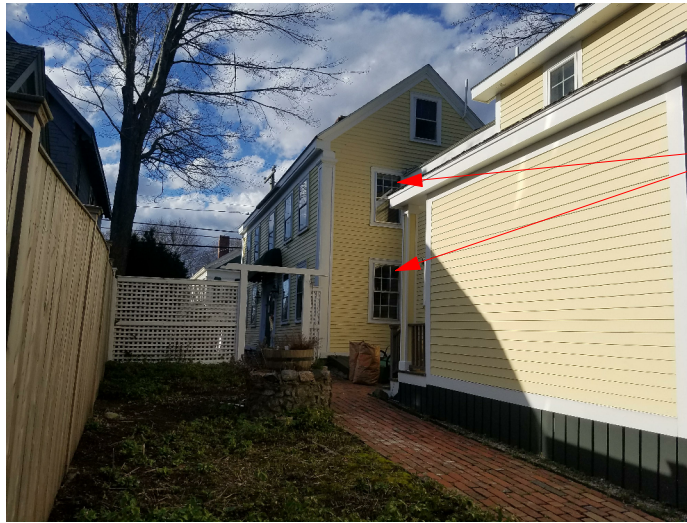
Revisions:	Description	Date
#		

SCALE:	AUTHOR
DRAWN BY:	CHECKER
CHECKED BY:	2022030
PROJECT NO.:	03/25/22
DATE:	

TITLE: EXISTING CONTEXT	2
-------------------------------	---



VIEW A



VIEW B



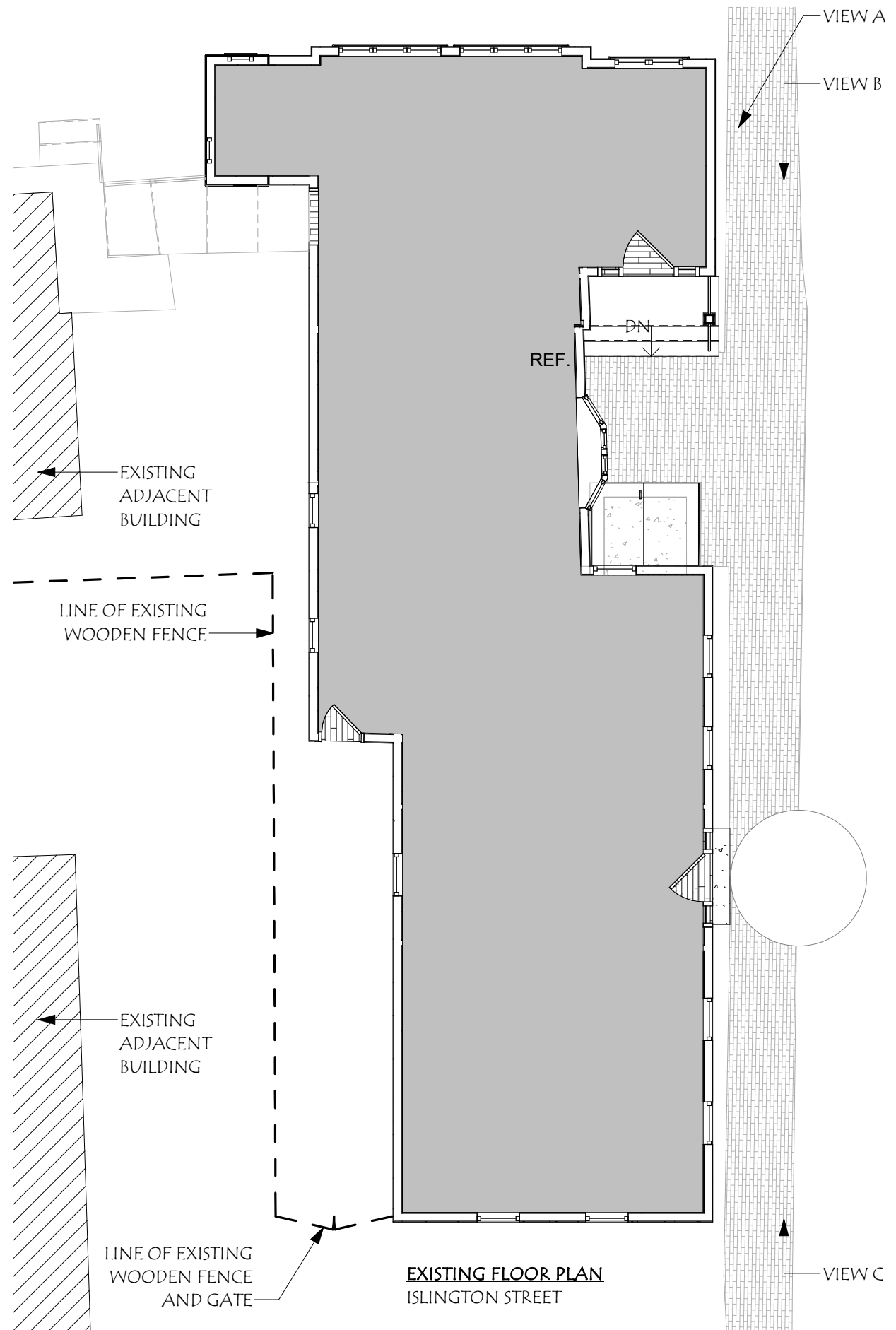
VIEW C

WINDOW TO BE MODIFIED- FIXED
PORTION OF CENTER WINDOW TO
BECOME AWNING STYLE TO MATCH
EXISTING (W1)

WINDOW TO BE MODIFIED- PAIR OF
CASEMENT TO BECOME SINGLE AWNING
STYLE WINDOW (W3)

WINDOW TO BE MODIFIED- EXISTING
DOUBLE HUNG WINDOWS TO BECOME
CASEMENT STYLE WITH MUNTIN PATTERN
TO MATCH EXISTING (W2)

WINDOW TO BE MODIFIED- EXISTING
DOUBLE HUNG WINDOWS TO BECOME
CASEMENT STYLE WITH MUNTINS TO
MATCH EXISTING (W2)



MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions: #	Description	Date

SCALE:	1/8" = 1'-0"
DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	2022030
DATE:	04/14/22

TITLE: EXISTING PLAN	3
-------------------------	---



OR APPROVED EQUAL BY ARCHITECT

ELEVATE DOUBLE HUNG
ELEVATE AWNING
ELEVATE CASEMENT

A strong alternative to vinyl, our Ultrex[®] pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Ultrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.



DUAL PANE

Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared to a single glass pane, dual pane glass cuts energy costs significantly because of low emissivity coating and the gas filled insulating space between the glass layers.

Simulated Divided Lite with Spacer Bar (SDLS)



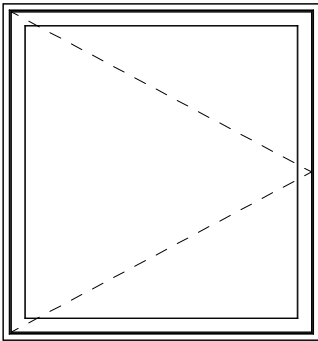
Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

LOW E1

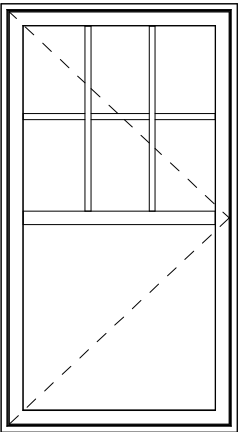
Low E1 coating is a good choice when you want maximum solar heat gain (or maximum heat transferring into your house from the sun) and radiant heating properties (keeping heat on the side of the glass where it originated). This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

WINDOW TYPES

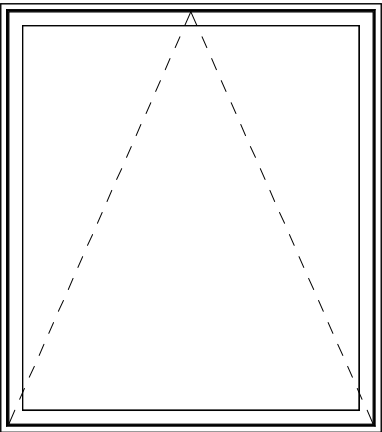
NOTE: EGRESS WINDOWS TO FIT WITHIN EXISTING OPENINGS. G.C. TO VERIFY MEASUREMENTS IN FIELD AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO ORDERING.



W1
CASEMENT – EGRESS



W2
CASEMENT – EGRESS



W3
AWNING – EGRESS



HISTORIC
DISTRICT
COMMISSION
ADMINISTRATIVE
APPROVAL
AUGUST 2022

MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions:	Description	Date
#		

SCALE:	1/2" = 1'-0"
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT NO.:	2022030
DATE:	03/25/22

TITLE:	PROPOSED
--------	----------

4

3. 11 Walden Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-502

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 18, 2022**Applicant**

Jay Aucella
jay@aucella.biz
6 Province Rd
Strafford , NH 03884
866-926-6888

Location

11 WALDEN ST
Portsmouth, NH 03801

Owner:

MRAZ JUDITH A REVOCABLE TRUST & MRAZ JUDITH A TRUSTEE
67 BALD HILL RD NEWFIELDS, NH 03856

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Installation of a Mitsubishi heat pump system with one outdoor unit and three indoor units. The outdoor unit to be mounted on the Northern most point of the West side of the structure. One wall ductless split mounted on the West side of the First Floor to condition that space. Two floor units, one in each of the two Bedrooms on the Second Floor. Line hide to enclose all refrigerant lines etc. on the exterior of the home. All line hide to be located on the West and North side of the home only and painted to match the exterior of the home.

Description of Proposed Work (Planning Staff)

--

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**

Owner of this property

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

--

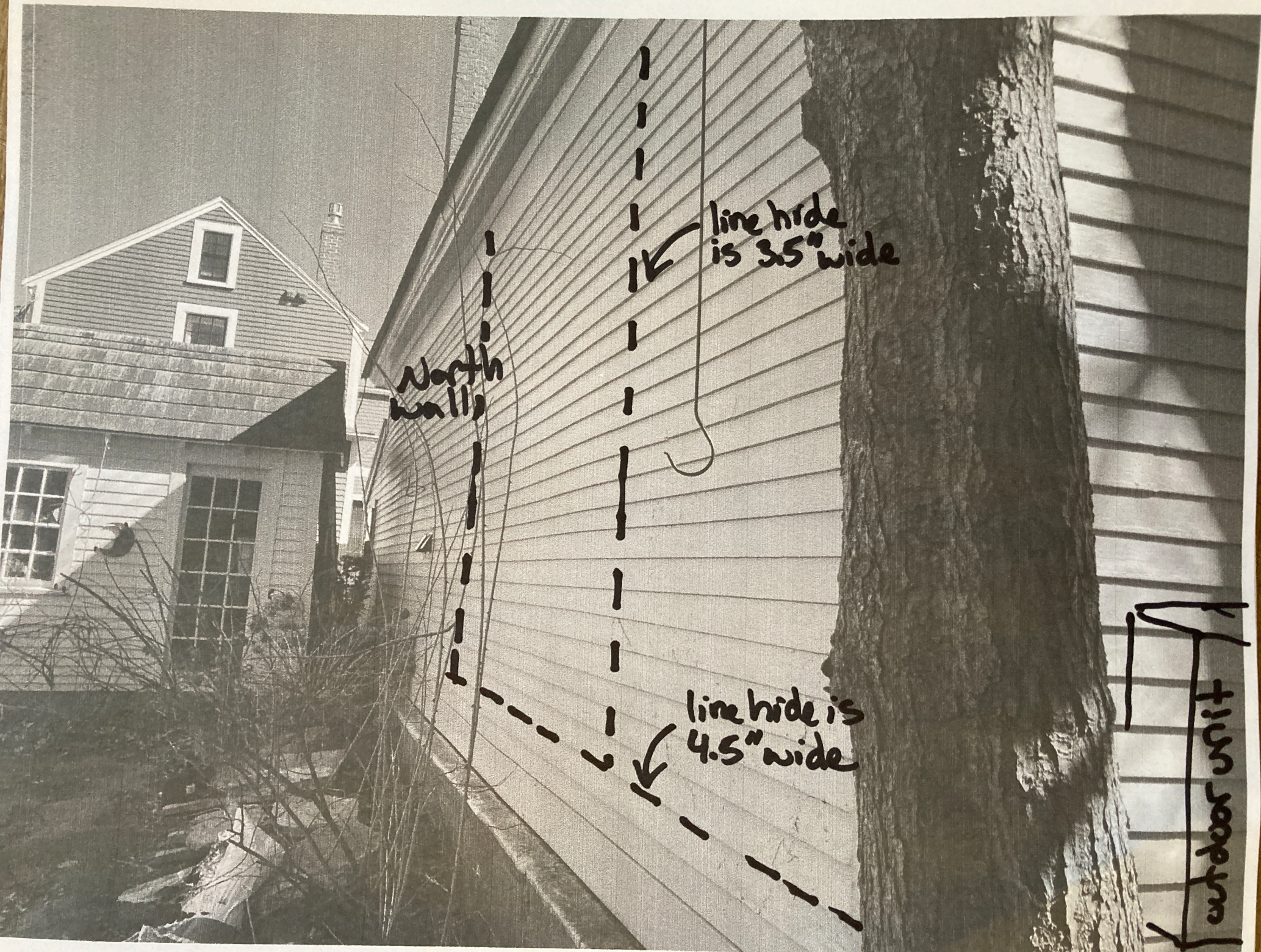
INTERNAL USE ONLY -- Historic District Commission Review and Approval**HDC Certificate of Approval Granted****HDC Approval Date**

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title****Owner Addressee Prefix and Last Name**



North
wall

line hrde
is 3.5" wide

line hrde is
4.5" wide

outdoor unit

West
wall

Line hide
painted to
match Siding

39"

42"

line hide is 3.5' wide

13"



outdoor
unit location

HOLMES COURT

PARCEL I
751 SQ. FT.
0.0172 Ac.

IRON ROD
W/CAP #335

S81°04'03"E

46.82'

N/F MARC & MARTHA DROGIN
11 WALDEN STREET
PORTSMOUTH, NH 03801
RCRD BOOK 3069-PAGE 1023

OLD FENCE
POST

46.16'

N81°27'17"W

WOOD STAIRS

IRON ROD
W/CAP #335
SET

RAILROAD
SPIKE SET

WALDEN STREET

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

PICKET FENCE

S82°32'40"E
47.73'

POLE #77/1

S81°27'17"E

11.50'

RAILROAD
SPIKE TO
BE SET

S81°57'07"E
43.20'

U-1/21
& MARTHA DROGIN
WALDEN STREET
PORTSMOUTH, NH 03801
RCRD BOOK 3069-PAGE 1023

BOUNDARY LINES
PER BOUNDARY
LINE AGREEMENT
DATED 9-17-87
RECORDED @ RCRD
BOOK 2704 PAGE 1668

2 STORY WOOD
FRAME BUILDING

GATE

U-1/22

JAY N. GINGRICH
3 MARCY STREET
PORTSMOUTH, NH 03801
RCRD BOOK 2639-PAGE 280

N04°43'10"E
58.74'

MXZ-3C30NA2

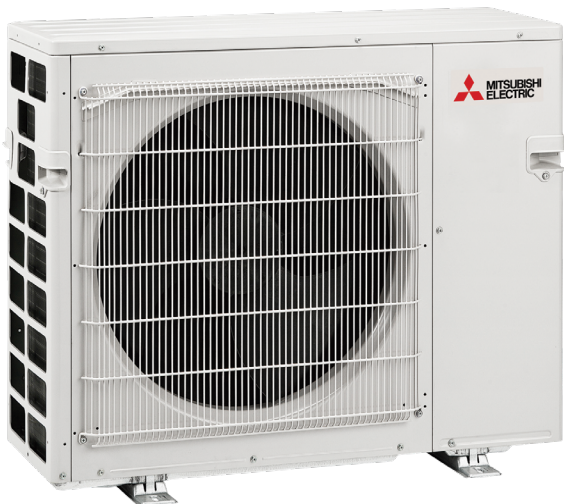
MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 56 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

SPECIFICATIONS: MXZ-3C30NA2

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,400 / 27,400
	Capacity Range	Btu/h	9,500 - 28,400 / 9,500 - 27,400
	Rated Total Input	W	2,680 / 2,860
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,600 / 27,600
	Capacity Range	Btu/h	15,500 - 36,000 / 15,500 - 35,000
	Rated Total Input	W	2,150 / 2,220
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	16,000 / 15,100
	Rated Total Input	W	2,120 / 2,140
Connectable Capacity		Btu/h	12,000 - 36,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	25
	MCA	A	22.1
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor		INVERTER-driven Scroll Hermetic	
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level	Cooling	dB(A)	52
	Heating	dB(A)	56
External Dimensions (H x W x D)		In mm	31-11/32 x 37-13/32 x 13 (796 x 950 x 330)
Net Weight		Lbs / kg	137 (62)
External Finish		Munsell No. 3Y 7.8/11	
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 (12.7)
	Gas (Low Pressure)	In / mm	A: 1/2 (6.35) ; B,C: 3/8 (9.52)
Max. Refrigerant Line Length		Ft / m	230 (70)
Max. Piping Length for Each Indoor Unit		Ft / m	82 (25)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 (15)
	If IDU is Below ODU	Ft / m	49 (15)
Connection Method		Flared/Flared	
Refrigerant		R410A	

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
Cooling | Outdoor: 95° F (35° C) DB / 75° F (24° C) WB

Heating at 47°F | Indoor: 70° F (21° C) DB
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

OPERATING RANGE:

	Outdoor
Cooling	14 to 115° F (-10 to 46° C) DB
Heating	5 to 65° F (-15 to 18° C) WB

ENERGY EFFICIENCIES:

Indoor Unit Type	SEER	EER	HSPF	COP @ 47°F	COP @ 17°F
Non-ducted (09+09+12)	19.0	10.6	10.6	3.90	2.77
Ducted and Non-ducted	17.6	10.1	10.1	3.77	2.78
Ducted (09+09+12)	16.2	9.6	9.6	3.64	2.78

NOTES:

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

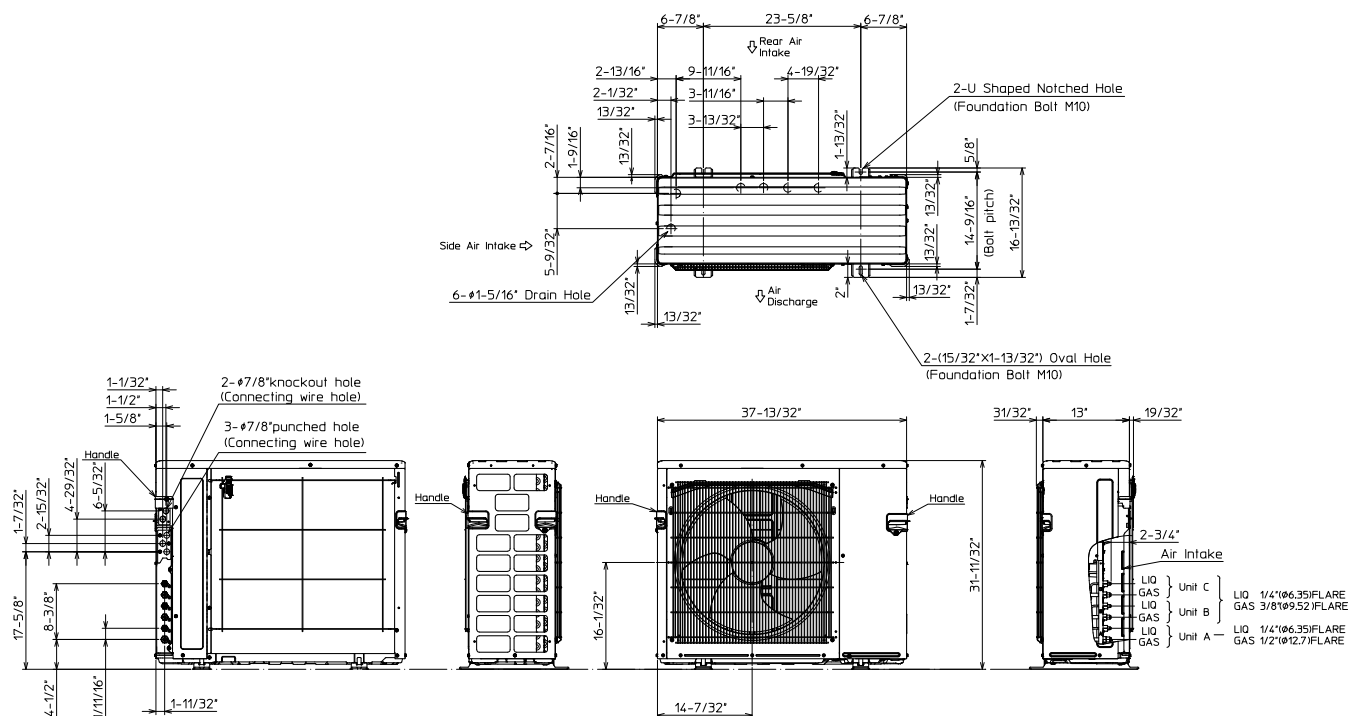
Although the maximum connectable capacity can exceed rated, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

OUTDOOR UNIT ACCESSORIES: MXZ-3C30NA2

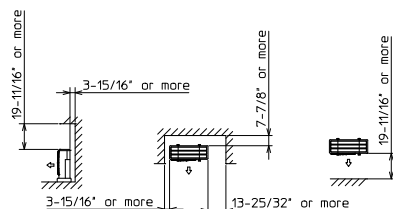
Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Distribution pipe for Branch Box	M-NET Converter	PAC-IF01MNT-E
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A9
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Base Heater	PAC-645BH-E
Port Adapter	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Power Supplies and Auxiliary Components	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
Power Supplies And Auxiliary Components	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket -Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

OUTDOOR UNIT DIMENSIONS: MXZ-3C30NA2

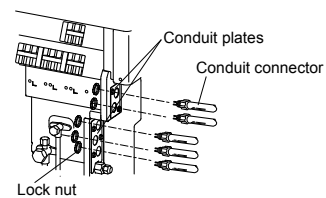
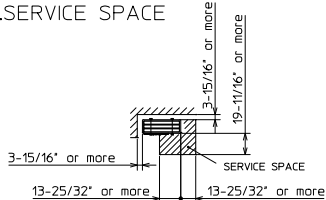
Unit: inch



1.FREE SPACE



2.SERVICE SPACE



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# M_SUBMITTAL_MXZ-3C30NA2_en - 202108



4. 53 Rogers Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of an antique iron fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-503**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 19, 2022**Applicant**

Tom Kaufhold
tomkaufhold@yahoo.com
53 Rogers St
Portsmouth, NH 03801
6039570619

Location

53 ROGERS ST
Portsmouth, NH 03801

Owner:

KAUFHOLD & ENGLEHARDT REV TR & KAUFHOLD T & ENGLEHARDT M
TTEE
53 ROGERS ST PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Install Antique Wrought Iron Fence

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Owner

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

--

Full Name (First and Last)

Tom Kaufhold

Business Name (if applicable)

--

Mailing Address (Street)

53 Rogers St

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

6039570619

Email Address

tomkaufhold@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**

Historic District Application

53 Rogers St., Portsmouth NH

Antique Wrought Iron Fence

To install a permanent antique wrought iron fence abutting the sidewalk on the front of properties located at 53 and 65 Rogers St.

Included in the packet:

1. Description of fence
2. Photos of fence detail
3. Lot Plan with fence location
4. Installation Plan

1. Fence Description

The fence is Victorian wrought iron with curved ends that are designed to be bolted to a post. The design has fleur-de-lis on top of the pickets. (see pictures for more details). It has the following dimensions:

15' Wide

3' High

3' Sides

2. Fence Photos

Detail showing end

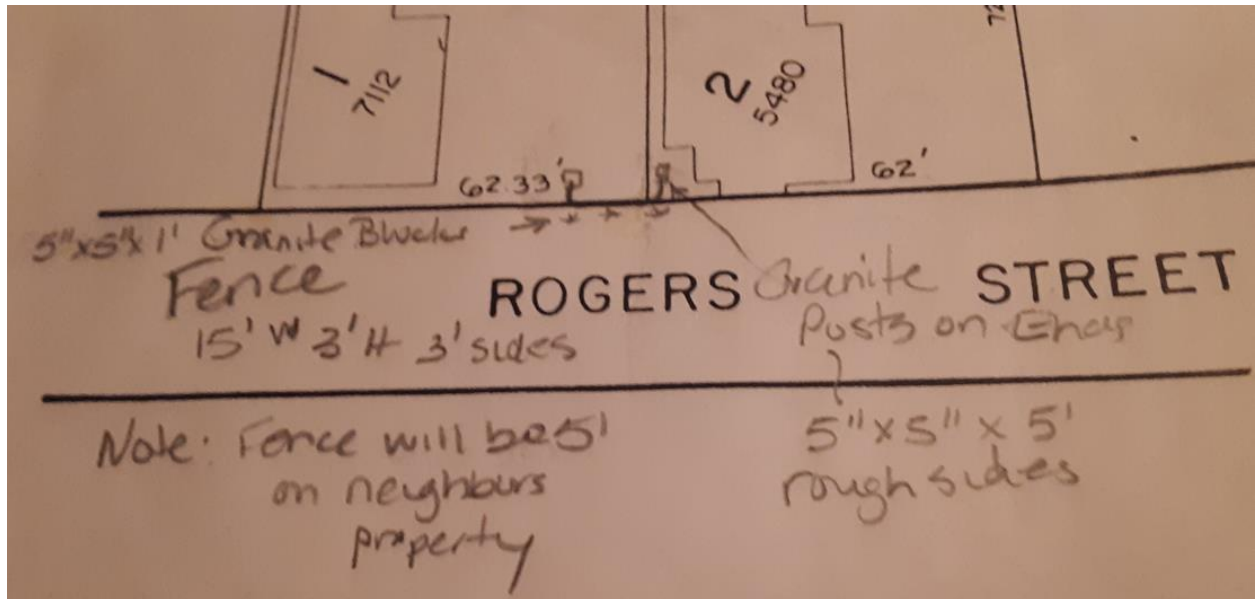


Complete Fence



3. Fence Location

The fence will abut the brick sidewalk, the cobblestone driveway, and the brick path at 65 Rogers St.



Part of Fence in Place



Fence will extend from brick walkway to cobblestone drive:



Note: The fence in this photo is temporary fencing which ends at the property line and is removed each winter

4. Installation Details

Two granite posts 5" by 5" by 5' with rough sides and top will be placed on the two ends abutting the cobblestone driveway and brick walkway. The fence will be bolted to these posts with 3 bolts (see the detail photo of the fence end above). The posts will be buried approximately 2 feet with the top being level with the top of the fence. Additional support will be in the form of 5" by 5" by 1' granite blocks with the fence resting on them. There will be two placed at the curved portion abutting the sidewalk and then two more at 5-foot intervals abutting the sidewalk.

The fence will be refinished before installation – sandblasted and repainted black.

The fence will, with the neighbor's permission, extend 5 feet on the property at 65 Rogers. They agreed a fence going the length of the grassy area would look better than a fence ending at the property line.

5. 407 The Hill, Unit 6-16

- Recommended Approval

Background: The applicant is seeking approval for several exterior renovations and modifications.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-504

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jul 20, 2022

Applicant

Katlyn Cyr
katlyn@southersconstruction.com
12 Crosby Rd
Dover, NH 03820
6034799474

Location

407 THE HILL Unit 6-16
Unit 6-16
Portsmouth, NH 03801

Owner:

DAN SMITH MANAGEMENT GROUP LLC
234 EASTERN DISTRICT RD DANBURY, NH 03230

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

407 THE HILL Unit 6-16

Project Information

Brief Description of Proposed Work

Replacing the roof of the building with white cedar shake shingle system. Removing and replacing beveled water table around the building. Replacing sections of damaged siding and sheathing behind damaged siding. Removing existing door, window, columns and framing to inspect area for rot, mold etc. Then we will install a new door and window to match the style and era of the existing entry. We will be rebuilding the custom architecture in the entryway to match the existing building. We will be replacing 2 third floor windows as a pocket replacement using Harvey windows. The windows are 26"x56.6". We will be removing existing front entryway steps and landing and installing new granite steps and landing. The top landing will be 5'x7' with (4) 7' steps down to the ground. We will be removing existing rear entryway steps and landing and installing new granite steps and landing. The top landing will be 3.5'x3' with (3) 3.5' steps down to the ground.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Project Manager

Full Name (First and Last)

Pete Hachey

Business Name (if applicable)

Southers Construction

Mailing Address (Street)

12 Crosby St

City/Town

Dover

State

NH

Zip Code

03820

Phone

9784735391

Email Address

pete@southersconstruction.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.



Southers Construction
 (603) 734-4572 Office
 Southers@SouthersConstruction.com
 12 Crosby Rd Dover, NH 03820

www.SouthersConstruction.com

Customer Information

**The Dan Smith Management
 Group, LLC**
 407 The Hill
 Portsmouth NH 03801

(603)340-1900
 jmdeuink@threejfarmns.com

Date: 06/30/2022
 Rep: Mike Slattery

Work to be Completed

To be Completed Description	Siding/Sheathing	QTY	
Replace additional damaged/rotten siding that was found during pre-install inspection. We will install Cedar Clapboard. We will install Tygar underlayments and tape all seams. We will flash all seams of Clapboard siding. Includes planning, equipment and material acquisition, area preparation and protection, setup, and cleanup.			2
To be Completed Description	Granite Steps	QTY	
Remove existing front entryway steps and landing. Install new granite steps and landing. 5'x7' top landing with 4 7' steps down to the ground. Includes planning, equipment and material acquisition, area preparation and protection, setup, and cleanup.			1
To be Completed Description	Enclosure Demo	QTY	
Remove existing lattice enclosure on the rear of the building. Demo small bench/step attached to the enclosure.			1
To be Completed Description	Change Order	QTY	
This is a change to the initial contract. The paint is being removed from the initial contract. \$2,880.00 will be taken off the cost of this change order.			1
To be Completed Description	Rear Granite Steps	QTY	
Remove existing rear entryway steps and landing. Install new granite steps and landing. 3.5'x3' top landing with 3 3.5' steps down to the ground. Includes planning, equipment and material acquisition, area preparation and protection, setup, and cleanup.			1

This space intentionally left blank

To be Completed Description	Building and Permit Fees	QTY	1
<p>Southers obtains all necessary or applicable project permits.</p>			

To be Completed Description	Clean Up and Dumpster	QTY	1
<p>All Southers projects include cleanup and haul away of job related debris, we do full magnetic sweeps upon completion of all projects.</p>			


To be Completed Description	Warranty	QTY	1
<p>Lifetime Non-Prorated Warranty 50 years on all labor done by Southers Construction. This Warranty is able to exchange hands one time through contacting Southers. All work done by Southers will be installed to exceed specs required by town and state. Any manufacturer or installation defect is covered for the life of the products installed.</p>			



Mike Slattery

06/30/2022

Date



The Dan Smith Management Group, LLC

06/30/2022

Date

This space intentionally left blank

Customer Information

**The Dan Smith Management
Group, LLC**
407 The Hill
Portsmouth NH 03801

(603)340-1900
jmdeuink@threejfarm.com

Date: 06/30/2022
Rep: Mike Slattery

Homeowner's Association

NO

Total Contract Amount

\$28,819.00

Military Discount

\$0.00

Efficiency Discount

\$28,819.00

Total after discounts

Check

Deposit Form of Payment

\$28,819.00

Balance Due

Check

Balance Form of Payment**Financing Details****Amount Financed**

\$0.00

Estimated Monthly Payment

\$0.00

FINANCING IS SUBJECT TO CREDIT APPROVAL**NOTICE OF CANCELLATION**

APPROVAL OF CONTRACT. This contract must be approved by SOUTHERS CONSTRUCTION, INC management to be binding. In the event this Contract is not approved by SOUTHERS CONSTRUCTION, INC management, any payment made here under shall be refunded to the Buyer. This Contract shall be null and void and of no force or effect. Buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellations after the third business day may incur a fee if any actions have been taken to order materials or any costs have been paid by SOUTHERS CONSTRUCTION, INC.

12 Crosby Rd
Dover NH 03820

NO LATER THAN MIDNIGHT OF THE THIRD BUSINESS DAY FROM THE DATE OF THIS CONTRACT. IF NO COSTS ARE INCURRED YOU WILL STILL RECEIVE FULL REFUND.

I HEREBY CANCEL THIS CONTRACT.


BUYER'S SIGNATURE

DATE:


The Dan Smith Management Group, LLC

06/30/2022

Date


Mike Slattery

06/30/2022

Date

This space intentionally left blank

TERMS & CONDITIONS

1. **CHANGE ORDER.** Any alteration or deviation from specifications will be binding only upon a written change order. Any such authorization shall be on a Change Order form, approved by both parties, which shall become a part of this Contract. Where such additional work is added to this Contract, It is agreed that all terms and conditions of this Contract shall apply equally to such additional work. No repair work or alterations shall be done, except as specified and expressly agreed by SOUTHERS CONSTRUCTION, INC.

2. **SOUTHERS CONSTRUCTION, INC RESPONSIBILITIES.** SOUTHERS CONSTRUCTION, INC shall complete the work pursuant to the terms and specifications of the contract. The work shall be completed in a timely fashion in a substantial and skillful manner. If scaffolding or swing staging is needed to do this work, it will be furnished by SOUTHERS CONSTRUCTION, INC unless otherwise agreed to in writing. All material is guaranteed to be as specified. SOUTHERS CONSTRUCTION, INC shall provide a transferable product warranty for the roofing materials and accessories. SOUTHERS CONSTRUCTION, INC shall also provide a 10-year labor warranty as agreed. SOUTHERS CONSTRUCTION, INC shall obtain all necessary building permits if needed.

3. **BUYERS' RESPONSIBILITIES.** Unless otherwise specified, SOUTHERS CONSTRUCTION, INC price is based upon Buyer's representations that there are no conditions preventing SOUTHERS CONSTRUCTION, INC from proceeding with the usual installation procedures for the material required under this Contract. Buyer represents that personal effects, personal property and plants will be relocated or trimmed prior to the beginning of work so that SOUTHERS CONSTRUCTION, INC has free access to portions of the premises where work is to be done. Buyer will also clear all gutters, downspouts and valleys of leaves, debris or obstruction. Buyer authorizes SOUTHERS CONSTRUCTION, INC and its applicator crew permission to use Buyers electricity for work to be completed under this contract with SOUTHERS CONSTRUCTION, INC. Buyer further understands that as a precautionary measure all pictures and wall accessories that are not securely fastened should be removed until all work has been completed. Buyer Also understands that debris is likely to come in through the attic during a roof installation, and that it is the buyers responsibility to provide protection if used as a storage. Buyer shall carry premises liability insurance. If necessary for the work, Buyer shall secure permission to work on or over adjoining property at no cost to SOUTHERS CONSTRUCTION, INC. Buyer agrees to be responsible and to hold SOUTHERS CONSTRUCTION, INC harmless and accept any risk resulting from access through adjacent properties. Buyer grants to SOUTHERS CONSTRUCTION, INC and its employees the right to perform contracted services during daylight hours Monday through Saturday between 7 AM and 7 PM unless otherwise specified.

4. **NON-RESPONSIBILITY.** SOUTHERS CONSTRUCTION, INC shall not be responsible for any damage occasioned by the Buyer or their agents, rain, windstorm, Acts of God, or other causes beyond control of SOUTHERS CONSTRUCTION, INC. SOUTHERS CONSTRUCTION, INC is not liable for any act of negligence or misuse by the Buyer or any other party. SOUTHERS CONSTRUCTION, INC shall not be responsible for damage to existing arches, shrubs, lawns, trees, clotheslines, personal property, telephone and electric lines, doorbells, Cable-TV, or light fixtures unless otherwise specified in this contract. SOUTHERS CONSTRUCTION, INC is not responsible for delays caused by strikes, weather, accidents, or other events beyond SOUTHERS CONSTRUCTION, INC control. Except through negligence, SOUTHERS CONSTRUCTION, INC is not liable for damages to interior fixtures, drywall, plaster, wall construction, decorations or to other parts of the premises or its contents. Further, SOUTHERS CONSTRUCTION, INC shall have no responsibility for correcting any existing structural defects which may be recognized during the course of the work. SOUTHERS CONSTRUCTION, INC is not responsible for work done by others, existing structure defects, material furnished by Buyer, dry rot or code violations.

This space intentionally left blank

5. **ADVERTISING.** Buyer grants SOUTHERS CONSTRUCTION, INC the right to display advertising signs on the premises during the thirty (30) days following completion of work. Buyer further gives SOUTHERS CONSTRUCTION, INC permission to take pictures or video of the premises before and after completion of the project for use in SOUTHERS CONSTRUCTION, INC advertising. Buyer grants to SOUTHERS CONSTRUCTION, INC the right to use any correspondence directed to SOUTHERS CONSTRUCTION, INC concerning the work in SOUTHERS CONSTRUCTION, INC advertising promotion.

6. **PAYMENTS.** SOUTHERS CONSTRUCTION, INC shall be entitled to prompt payment in full when the work described in the Contract has been performed. If, after SOUTHERS CONSTRUCTION, INC had declared the work to be satisfactorily preformed and Buyer claims that work still remains to be done, Buyer agrees to make prompt payment on the Contract amount, less only an amount needed to complete the work claimed yet to be done by Buyer. Upon completion of the remaining work, SOUTHERS CONSTRUCTION, INC immediately be paid the remaining balance due. SOUTHERS CONSTRUCTION, INC shall have the right to stop work and keep the job idle if any progresses are not made as required. In event Buyer does not pay SOUTHERS CONSTRUCTION, INC according to agreed terms, SOUTHERS CONSTRUCTION, INC may add a monthly service charge to the balance owed of (1 ½%) per month.

7. **DISPUTES.** It is specifically understood and agreed between the parties hereto that in the event of a dispute over any of the terms, conditions, or clauses contained herein shall have full and exclusive jurisdiction and/or venue over the parties and the subject matter hereof. This Contract shall be construed in accordance with and governed by the laws of State of New Hampshire. Buyer shall be responsible for any collection costs or applicable attorney fees. Buyer warrants that this contract is signed without any reliance upon any representations or promises or SOUTHERS CONSTRUCTION, INC or its agents except as is specifically written on this contract, and that no such promises or representations have been offered as an inducement for signing. The parties agree that this Contract constitutes the entire agreement and understanding.

8. **MISCELLANEOUS PROVISIONS.** All unused material shall remain the property of SOUTHERS CONSTRUCTION, INC. Buyer agrees that this contract may be assigned by SOUTHERS CONSTRUCTION, INC to another qualified contractor. This contract shall bind and obligate to the heirs, successors or assigns of the parties. This Contract and Agreement for Credit, if any, shall constitute the entire agreement between the parties. Any prior agreements or representations not expressly set forth herein are no force or effect.

9. **CODE COMPLIANCE.** In any scenario where SOUTHERS CONSTRUCTION, INC may find LEAD or ASBESTOS, the finding of such will halt production until a change order is required to be signed for the amount as determined by SOUTHERS CONSTRUCTION, INC, in order to move forward. Should SOUTHERS CONSTRUCTION, INC encounter a scenario where previous existing structures are out of code and need to be made compliant to move forward, a change order shall be drafted and executed with the newly contracted scope of the required work with SOUTHERS CONSTRUCTION, INC.

This space intentionally left blank

www.harveywindows.com

BILL TO:

 LANSING PORTSMOUTH NH
 PO BOX 6649

SHIP TO:

 LANSING PORTSMOUTH NH
 240 WEST ROAD


Barcode

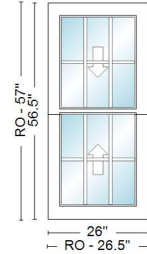
Phone: 804-266-8893 Fax: 8042616743

 PORTSMOUTH NH 03801-5637
 Phone: 603-433-0900 Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5243681	1141371		1/31/2022	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
	None	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
soc-mis -	Michael Slattery	407 The Hill			

LINE #	DESCRIPTION	QTY
--------	-------------	-----

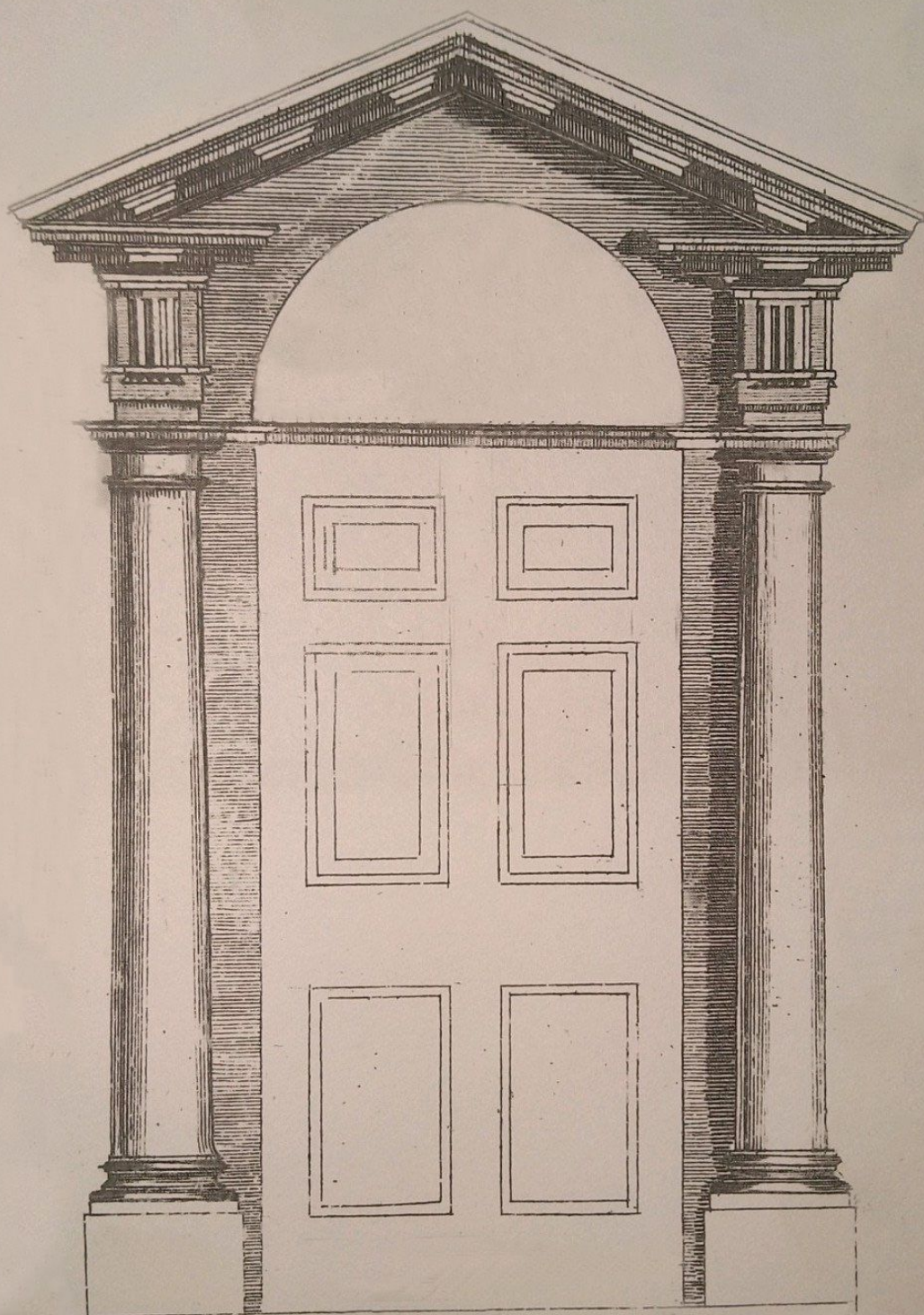
10000-1 Majesty DH , Unit Size 26 x 56.5, RO 26.5 x 57
 Unit 1: U-Factor = 0.27, SHGC = 0.26, VT = 0.45, HII-M-26-00616-00002, Size
 Options = Custom Size, Transactional Order Type = Charge Order , New
 Construction
 Frame Width (Inches) = 26, Frame Height (Inches) = 56.5
 Double Glazed, Double Low-E RS, Argon Filled
 Interior=Natural Pine, Exterior= Bronze, Jamb Liner Color = Standard-Almond
 Program = None, Label Name = Harvey, Single , Coppertone, Routed
 Flex Full Screen, Fiberglass Mesh, Screen Shipping Separate
 Sim Div Lite, Colonial, Bronze, Interior Finish = None, 3W2H
 Applied Nail Fin
 Overall Frame Width (Inches) = 26, Overall Frame Height (Inches) = 56.5, Overall
 Rough Opening Width (Inches) = 26.5, Overall Rough Opening Height (Inches) =
 57
 Clear Opening Width = 22.125, Clear Opening Height = 22, Clear Opening Square
 Footage = 3.38
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes


Room Location: None Assigned

**Note: Delivery charges may apply and are not included on this quote.

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. Harvey Building Products is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job. If you have any questions, please call your local warehouse.

CUSTOMER SIGNATURE _____ DATE _____





1000 1000 1000

MAIL







6. 490 Islington Street, Unit 2 - Recommended Approval

Background: The applicant is seeking approval for the installation of an exterior mounted Tesla charger.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-505**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 20, 2022**Applicant**

Alex Mellett
a.mellett1990@gmail.com
490 Islington Street
Unit B
Portsmouth, NH 03801
603-867-5367

Location

490 ISLINGTON ST Unit 2
Unit 2
Portsmouth, NH 03801

Owner:

MELLETT ALEXANDER JAMES & YATES SARAH AUDREY
490 ISLINGTON ST PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Adding a Tesla charger to the outside of the house. I have attached a picture from Google Street view that shows where the Tesla charger will appear on the side of the house.

Main page: <https://shop.tesla.com/product/wall-connector> (<https://shop.tesla.com/product/wall-connector>)

Specifications:

- Height: 13.6"
- Width: 6.1"
- Depth: 4.3"

Installation Manual: https://www.tesla.com/sites/default/files/support/charging/Gen3_WallConnector_Installation_Manual.pdf
(https://www.tesla.com/sites/default/files/support/charging/Gen3_WallConnector_Installation_Manual.pdf)

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Owner

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

--

Full Name (First and Last)

Alex Mellett

Business Name (if applicable)

--

Mailing Address (Street)

490 Islington Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603-867-5367

Email Address

a.mellett1990@gmail.com



Proposed location of charger unit.



Tesla Charger

Specifications:

- Height: 13.6"
- Width: 6.1"
- Depth: 4.3"

7. 15 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for minor changes to a previously approved design.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-506

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 21, 2022**Applicant**

Brendan McNamara
brenmcnamara@comcast.net
19 Doe Drive
Eliot, Maine 03903
6036821105

Location

15 MIDDLE ST
Portsmouth, NH 03801

Owner:

15 MIDDLE ST REAL ESTATE HOLDING CO LLC
ONE MIDDLE ST SUITE 1 PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Assorted minor changes to original approval.

Description of Proposed Work (Planning Staff)

--

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.

Residential Designer

INTERNAL USE ONLY -- Historic District Commission Review and Approval**HDC Certificate of Approval Granted****HDC Approval Date**

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name**Owner Contact Street Address**

CHANGES TO THE ORIGINAL HDC, AND SUBSEQUENT APPROVALS AT 15 MIDDLE ST., PORTSMOUTH, NH

#1: NEW KITCHEN EXHAUST HOOD ARRANGEMENT, PLACING EXHAUST FAN AND DUCT EXTENSION ON THE ROOF OF 150 CONGRESS ST., WITH EASEMENT.

-On the original approval we showed the Kitchen exhaust going vertically through the building and through the historic slate roof. This, however, presented a number of problems, principally it would force any exhaust hood maintenance work to occur over the top of the historic slate roof. This slate was repaired with original slate product retrieved from the area displaced by the new shed dormer, but the material proved to be very sensitive to damage. Hood maintenance would then present an ongoing problem.

What is proposed is to copy the existing arrangement but place the fan motor on the roof of the neighboring property, with a duct discharge vertical above this. See attached pages 2,3,4 & 5.

#2: RETURN TO ORIGINALLY APPROVED WINDOW ARRANGEMENT TO THE EAST WALL.

-We had an intermediate approval associated with being forced to use (1) hour fire rated windows to the East and North sides of the wood building (in lieu of external sprinkler heads). At that time we changed a simulated double hung to a single sash. We subsequently realized the original arrangement looked better and moved ahead with that. This is also more like the original layout. See pages 3 & 5.

#3: REMOVE THE NORTH FACING ROOF RAILING TO THE ONE STORY, COPPER ROOF, FACING ONE MIDDLE/150 CONGRESS.

-We have realized that this railing is unnecessary for safety and would do little to conceal unsightly mechanicals on the adjoining building. We will pursue other approaches, interior to the building. See pages 6 & 7.

#4: GAS METERS AT MIDDLE STREET "ALCOVE" RE-ORGANIZED BY UNITIL.

-Previously the 15 Middle gas meter was interior to the Basement which is now no longer allowed. The gas supply to this property and One Middle/150 Congress has been upgraded and re-organized. The result is a more linear layout. Also to note the Church "notice board" has been removed. See page 8.

#5: RECTILINEAR METAL COVER TO HVAC, CONDENSOR LINE SETS.

-The "bulk" of mini split line sets was underestimated and is further required to have fire protection as they exit the property. Added to these are large electrical conduits for power supply. It is proposed to wrap these line sets in a rectangular, galvanized duct and attach the conduits to the side for neatness and long term weather and fire protection. See page 9.

#6: CHANGE TO EXTENT OF ELEVATOR SHED DORMER.

-From the original approval we did not extend the dormer all the way to the planal intersect of the original slate roof. This did (2) things; it reduced the overall visual bulk of the dormer (looking from Maplewood toward the rear of the Rockingham Building), and kept a greater pitch at the intersection/valley of the original slate roof. See page 10.

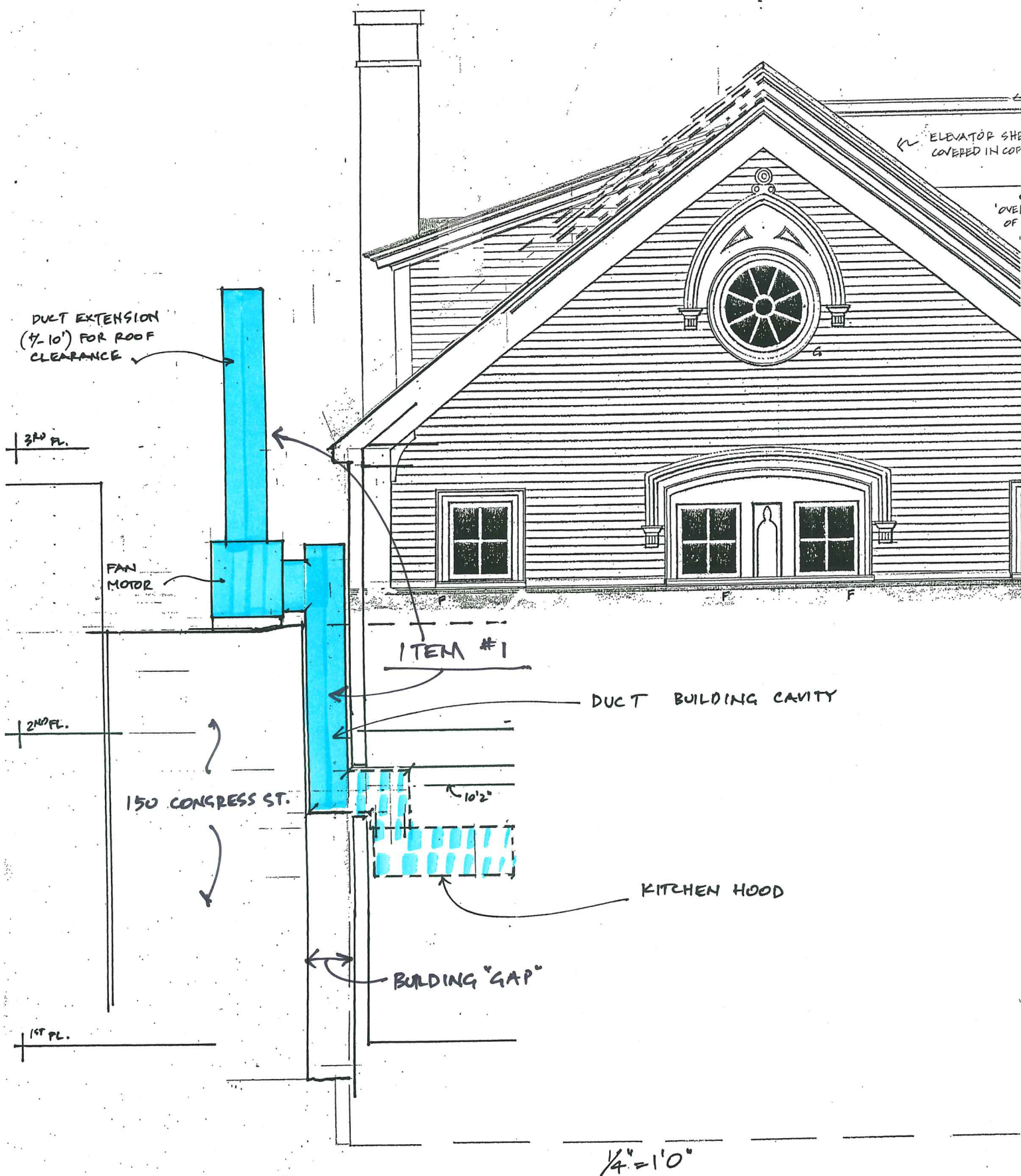
#7: REDUCE THE NUMBER OF BASEMENT WINDOWS.

-On the original approval there were (4) Basement windows facing Porter St.. One was to the wood building, but it's sill was below grade and leaking storm water, and the upper portion, substantially covered by trim. This was eliminated as impractical.

Of the (3) on the Brick building, (2) were going to be internally blocked by HVAC equipment and presented a maintenance problem to unloading vehicles. The (2) have been eliminated, with the 3rd to be kept as an accessible opening but covered with a removable, insulated panel of vertical V joint boards. See page 11.

#8: EAST FACING SHED DORMER HAS A EXTRA TRIM BOARD BELOW SILL.

-Following interior demolition, and to maintain the needed roof/soffit geometry, and the need to keep the windows beyond the line of requirement for them to become fixed, fire rated windows, the wall exposure below the sill was slightly increased to a 5 ½" apron. See pages 3 & 5.



SCHEMATIC:
SECTIONAL VIEW, OVERLAID
TO NORTH ELEVATION SHOWING
HOOD/DUCT/SERVICE PLATFORM
LAYOUT PROPOSED.

* NOT TO SCALE

3RD FLOOR (ATTIC) DORMERS. SEE
ATE DETAILS

DEMOLISH EXISTING CHIMNEY &
REBUILD TO MATCH (MODIN, THIN BRICK,
LIGHT FLASHED, WATER STRUCK) AS VENT
STACK ABOVE ELEVATOR SHAFT.

STANDING SEAM
OVER ROOF TO
NEW SHED DORMER

ELEVATOR DORMER

ALL WOOD;
5/4 CORNER BOARDS
& CASINGS
PAINTED WITH
QUARTER
ITEM #8.
**DORMER IS
5 1/2" HIGHER.**
LINE OF NEIGHBOR'S ROOF
(PLAT BRERO PIZZA)

ITEM #2
**ORIGINAL WINDOW
CONFIGURATION (NOT
A "HALF" WINDOW.**

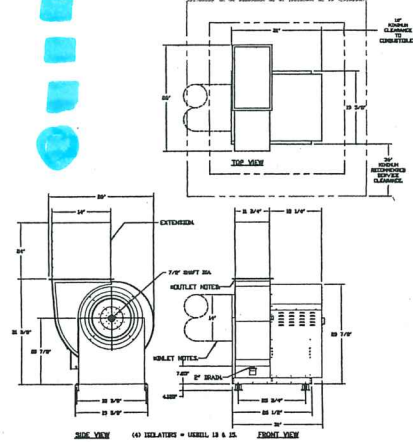
VERTICAL 'GROUND'
AT SIDING TRANSITION

ALL EXISTING SIDING & TRIM
(EXPOSED) ARE TO BE PRESERVED
(DESTROYED OR REPLACED IN KIND)
THIS IS THEN PAINTED WITH AN
INTUMESCENT COATING (25 mil)

LINE OF DEMOLITION OF PART OF
1 MIDDLE ST. (150 CONGRESS ST.)

**EXHAUST FAN MOTOR
DETAILS**

FAN #1 EXHAUSTOR-2M - EXHAUST FAN



VIEW FROM EAST, NEW HOOD ARRANGEMENT
& WINDOW, DORMER NOTES.

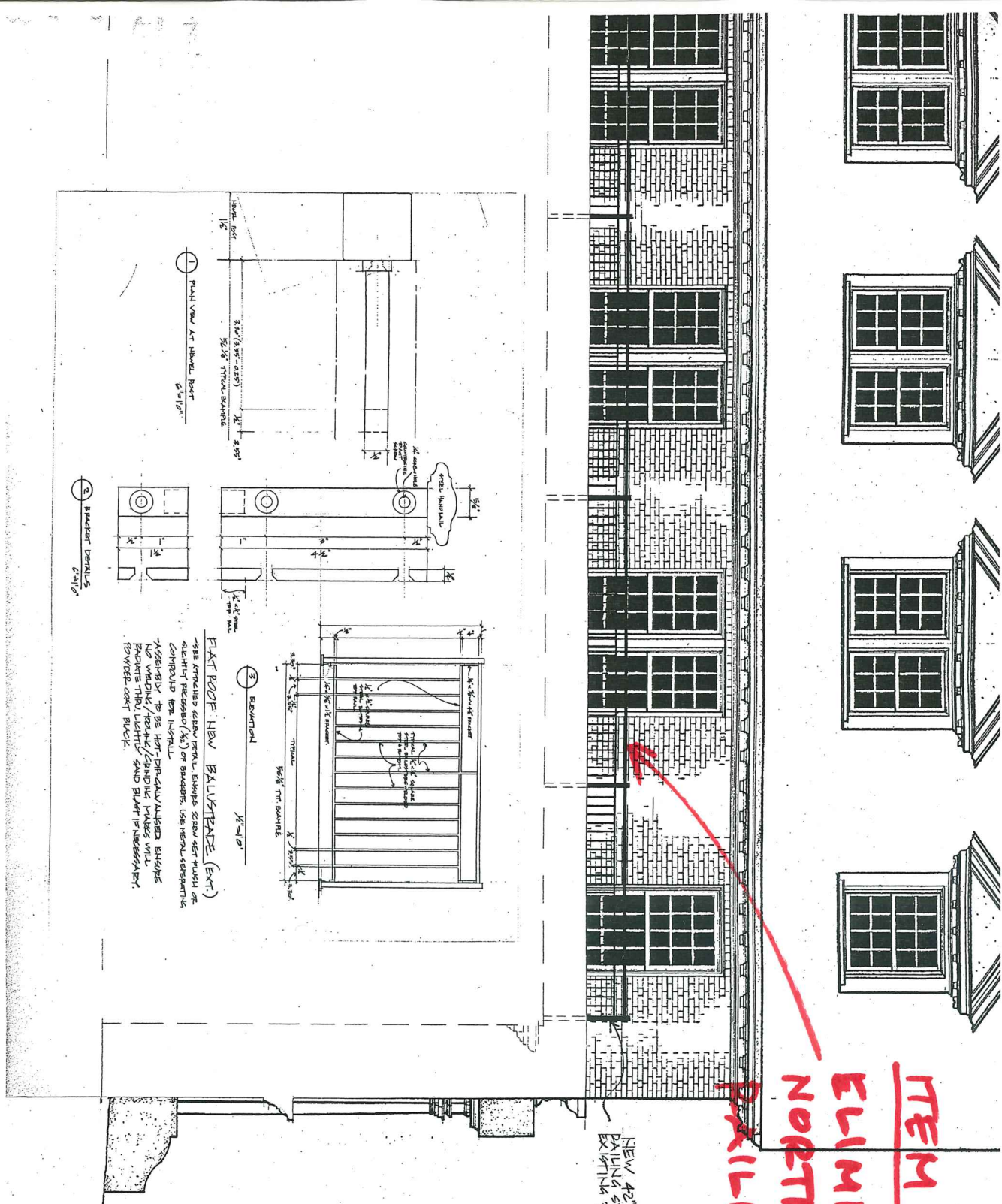
EXISTING HOOD
DUCT TO BE REMOVED

ITEM #1

NEW EXHAUST
FAN & DUCT
EXTENSION FOR
ROOF CLEARANCE

EXISTING FLUE CHIMNEY
TO BE REMOVED





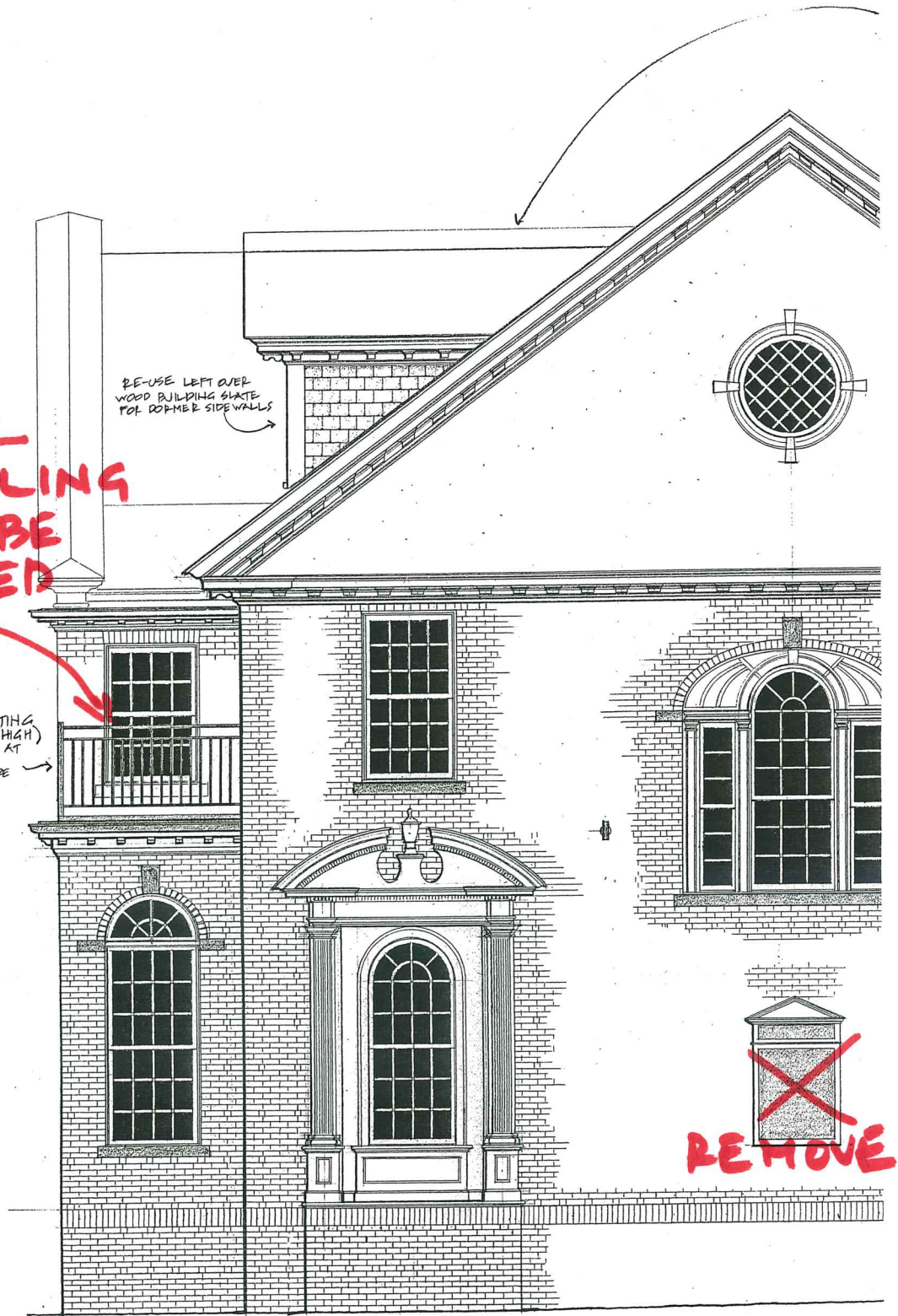
ITEM #3
ELIMINATE
NORTH FACING
RAILING.

TITLE: NORTH ELEVATION, EXISTING & PROPOSED
 SCALE: 1/4"=1'0"

ITEM #3
THIS RAILING
ONLY TO BE
INSTALLED

RE-USE LEFT OVER
WOOD BUILDING SLATE
FOR DORMER SIDE WALLS

NEW METAL
RAILING TO EXISTING
FLAT ROOF (42" HIGH)
2" X 2" STEEL NEWELS AT
1/2" O.C. FRAME &
BALUSTERS 1/2" SQUARE
O 4 1/2" MAX. O.C.



EXISTING &
PROPOSED
WEST ELEVATION
(MIDDLE ST.)



ITEM #4.

NEW LAYOUT

NOTE: (3) METERS

-(1) 15 MIDDLE

-(2) ONE MIDDLE/150
CONGRESS

(JUMPIN' JAY'S + THE GOAT)



ORIGINAL LAYOUT

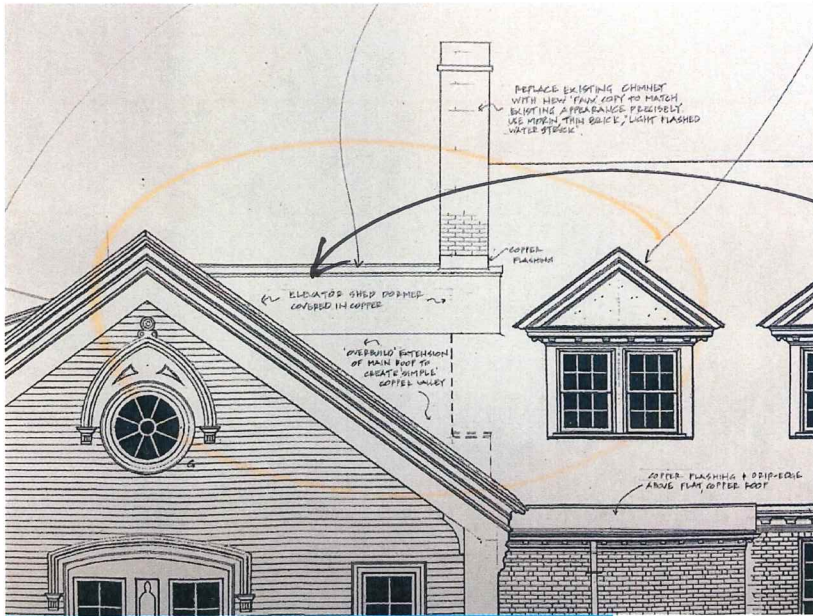
ITEM #2



AS CURRENTLY OCCURS



PROPOSED 'COVER'



ITEM #6

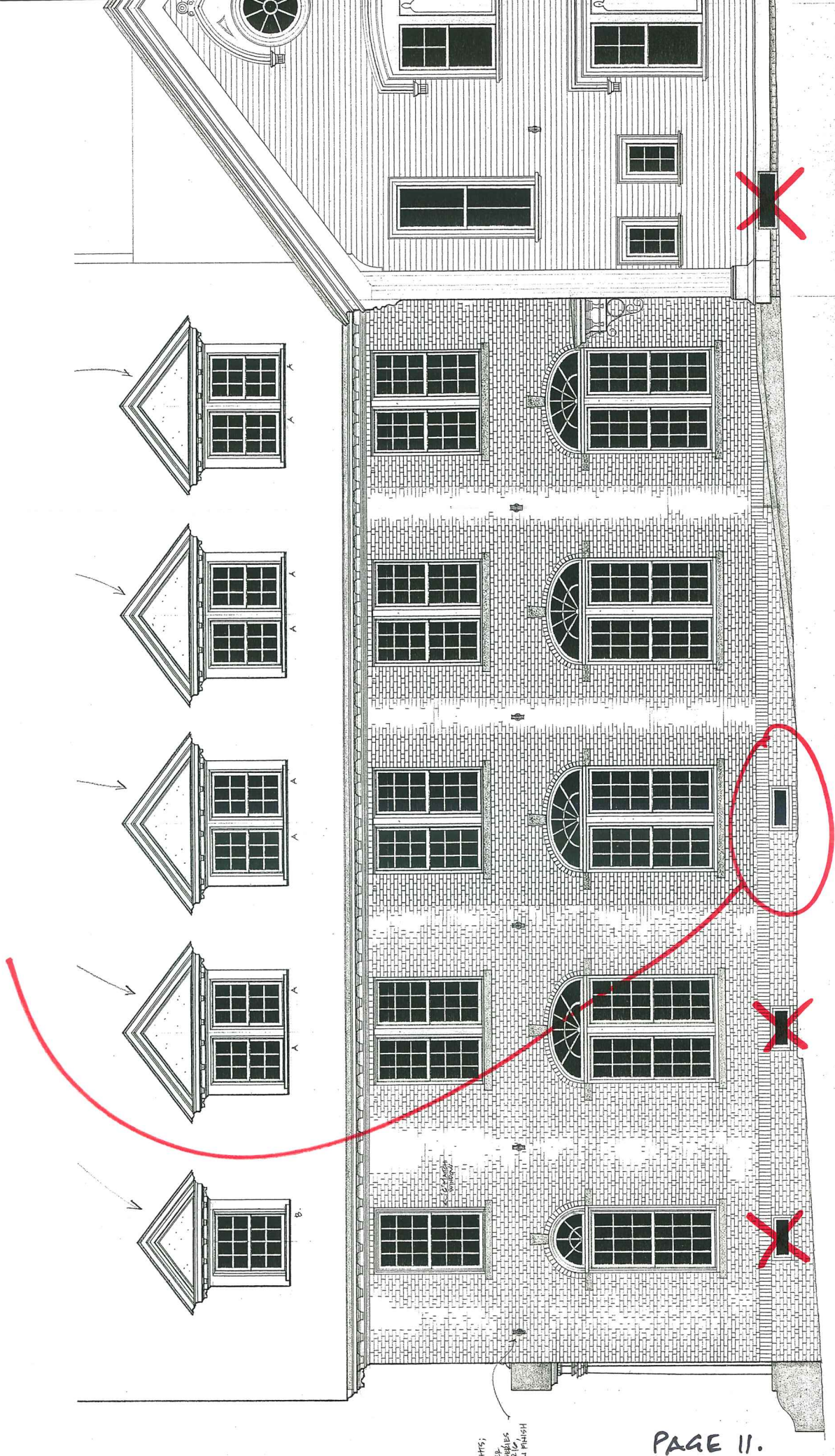
AS APPROVED



AS INSTALLED TO
ELIMINATE VISUAL BULK
& KEEP INTERSECTING
SLATE VALLEY MORE
OPEN WITH GREATER
PITCH

ITEM #7

REMOVEABLE PANEL,
VERTICAL 'V' JOINT BOARDS
(1x6)





150 CONGRESS ST.
ITEM #3

PREVIOUS
APPROVED
ARRAY OF
CONDENSORS
(HEAT PUMPS)



CHANGED LOCATION TO
ACCOMMODATE LINE SET
LENGTH

8. 150 Congress Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design and the inclusion of a hood exhaust unit.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-507

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 21, 2022**Applicant**

Brendan McNamara
brenmcnamara@comcast.net
19 Doe Drive
Eliot, Maine 03903
6036821105

Location

150 CONGRESS ST
Portsmouth, NH 03801

Owner:

ONE MIDDLE STREET LLC
1 MIDDLE ST SUITE 1 PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Minor changes to previous approval and inclusion of Hood exhaust unit.

Description of Proposed Work (Planning Staff)

--

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.

Residential Designer

INTERNAL USE ONLY -- Historic District Commission Review and Approval**HDC Certificate of Approval Granted****HDC Approval Date**

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name**Owner Contact Street Address**

CHANGES TO THE ORIGINAL HDC, APPROVAL AT 150 CONGRESS ST., PORTSMOUTH, NH

#1: NEW KITCHEN EXHAUST HOOD ARRANGEMENT, SERVICING 15 MIDDLE ST., PLACING EXHAUST FAN AND DUCT EXTENSION ON THE ROOF OF 150 CONGRESS ST., WITH EASEMENT.

-On the original approval for 15 Middle St., we showed the Kitchen exhaust going vertically through the building and through the historic slate roof. This, however, presented a number of problems, principally it would force any exhaust hood maintenance work to occur over the top of the historic slate roof. This slate was repaired with original slate product retrieved from the area displaced by the new shed dormer, but the material proved to be very sensitive to damage. Hood maintenance would then present an ongoing problem.

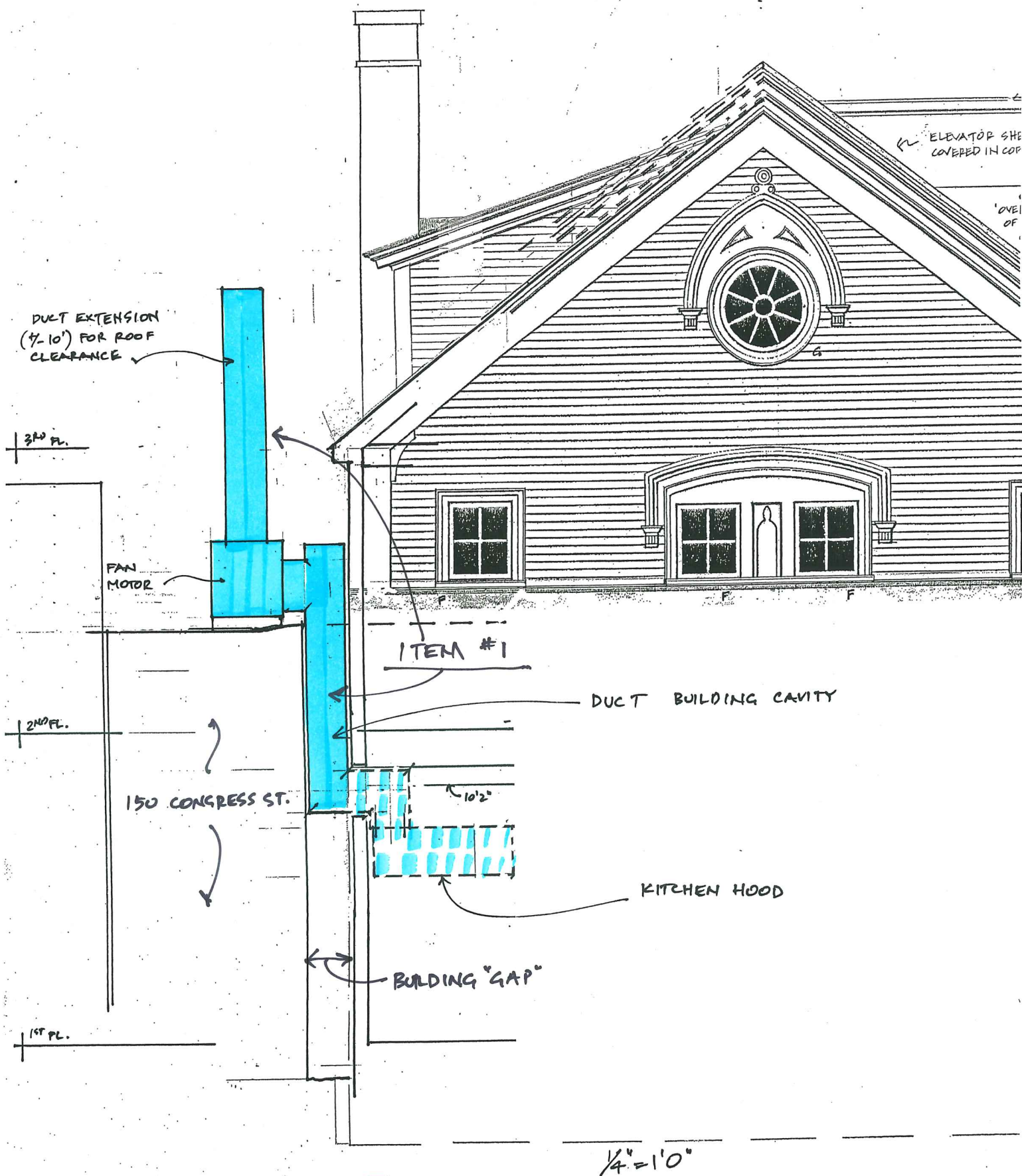
What is proposed is to copy the existing arrangement but place the fan motor on the roof of 150 Congress St., with a duct discharge vertical above this. See attached photos and sketches, pages 2,3,4, & 5.

#2: RECTILINEAR METAL COVER TO HVAC, CONDENSOR LINE SETS.

-The "bulk" of mini split line sets servicing 15 Middle St., was underestimated and is further required to have fire protection as they exit the 15 Middle St., property. Added to these are large electrical conduits for power supply. It is proposed to wrap these line sets in a rectangular, galvanized duct and attach the conduits to the side for neatness and long term weather and fire protection. See page 9.

#3: CHANGE LOCATION OF (CONDENSOR UNITS (AIR SOURCE HEAT PUMPS), TO AN EXISTING ARRAY ON THE SOUTH WEST CORNER OF THE ROOF.

-These units service 15 Middle St., it they were initially intended to be part of the previously approved array, further to the East. However, that location exceeded the required line set length, and a closer location was required. See page 12.



SCHEMATIC:
SECTIONAL VIEW, OVERLAID
TO NORTH ELEVATION SHOWING
HOOD/DUCT/SERVICE PLATFORM
LAYOUT PROPOSED.

* NOT TO SCALE

3RD FLOOR (ATTIC) DORMERS. SEE
ATE DETAILS

DEMOLISH EXISTING CHIMNEY &
REBUILD TO MATCH (MODIN, THIN BRICK,
LIGHT FLASHED, WATER STRUCK) AS VENT
STACK ABOVE ELEVATOR SHAFT.

STANDING SEAM
ROOF TO
NEW SHED DORMER

ELEVATOR DORMER

ALL WOOD;
5/4 CORNER BOARDS
& CASINGS
PAINTED WITH
QUARTER
ITEM #8.
**DORMER IS
5 1/2" HIGHER.**
LINE OF NEIGHBOR'S ROOF
(PLAT BREA D PIZZA)

ITEM #2
**ORIGINAL WINDOW
CONFIGURATION (NOT
A "HALF" WINDOW.**

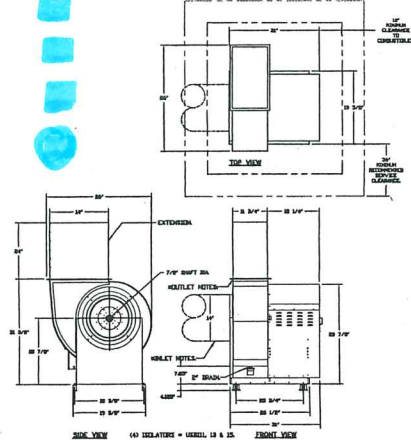
VERTICAL 'GROUND'
AT SIDING TRANSITION

ALL EXISTING SIDING & TRIM
(EXPOSED) ARE TO BE PRESERVED
(DESTROYED OR REPLACED IN KIND)
THIS IS THEN PAINTED WITH AN
INTUMESCENT COATING (25 mil)

LINE OF DEMOLITION OF PART OF
1 MIDDLE ST. (150 CONGRESS ST.)

**EXHAUST FAN MOTOR
DETAILS**

FAN #1 FA-101130-2H - EXHAUST FAN



VIEW FROM EAST, NEW HOOD ARRANGEMENT
& WINDOW, DORMER NOTES.

EXISTING HOOD
DUCT TO BE REMOVED

ITEM #1

NEW EXHAUST
FAN & DUCT
EXTENSION FOR
ROOF CLEARANCE

EXISTING FLUE CHIMNEY
TO BE REMOVED

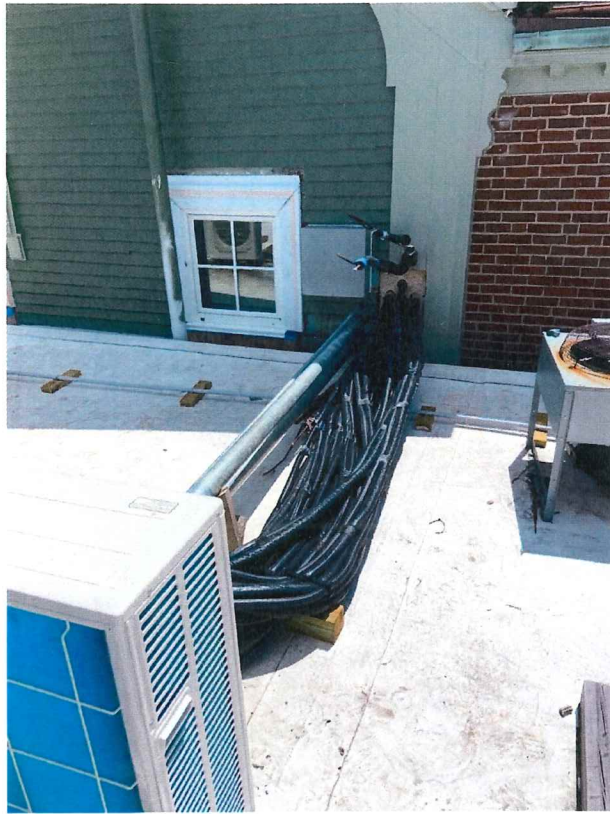


ITEM #3

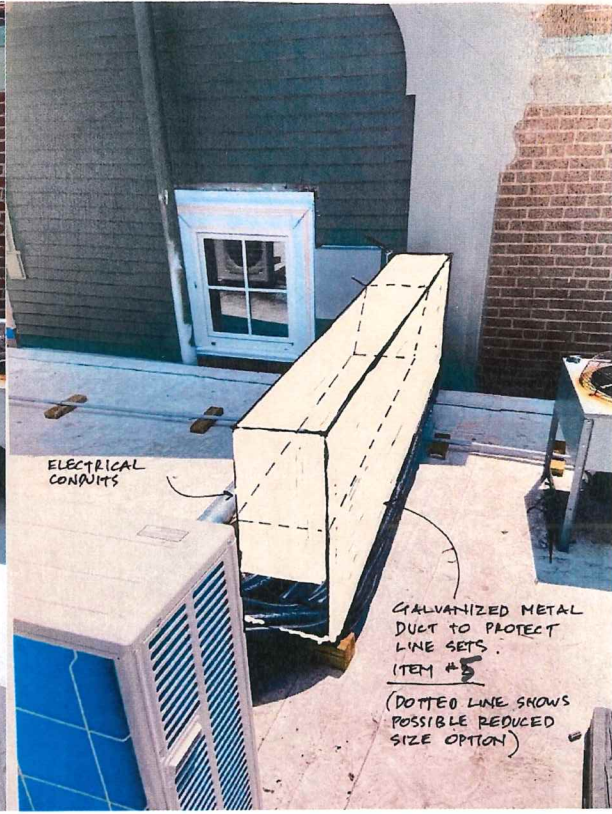
ITEM #1

ITEM #2

ITEM #2



AS CURRENTLY OCCURS



PROPOSED 'COVER'



150 CONGRESS ST.
ITEM #3

PREVIOUS
APPROVED
ARRAY OF
CONDENSORS
(HEAT PUMPS)



CHANGED LOCATION TO
ACCOMMODATE LINE SET
LENGTH

9. 21 Daniel Street

- Recommended Approval

Background: The applicant is seeking approval for modifications to an existing side door for accessibility.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-508**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 22, 2022**Applicant**

Tracy Kozak
tracyskozak@gmail.com
3 Congress Street, Suite 1
Portsmouth, New Hampshire 03801
603-731-5187

Location

21 DANIEL ST
Portsmouth, NH 03801

Owner:

LCB PROPERTIES LLC (60%) & LBJ PROPERTIES LLC (40%)
144 W BRIGHAM RD STE 5 ST GEORGE, UT 84790

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Lower existing side door & add transom above, to make door handicapped accessible.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Architect

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

--

Full Name (First and Last)

tracy kozak

Business Name (if applicable)

Arcove Architects

Mailing Address (Street)

3 Congress Street, Suite 1

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.731.5187

Email Address

tracy.kozak@arcove.com

Relationship to Project

Developer

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

--

Full Name (First and Last)

Mark McNabb

Business Name (if applicable)

McNabb Properties

Scope of Work:

This work pertains to the side door of 21 Daniel Street, at the Brick Market alley between 21 Daniel Street and 60 Penhallow Street.

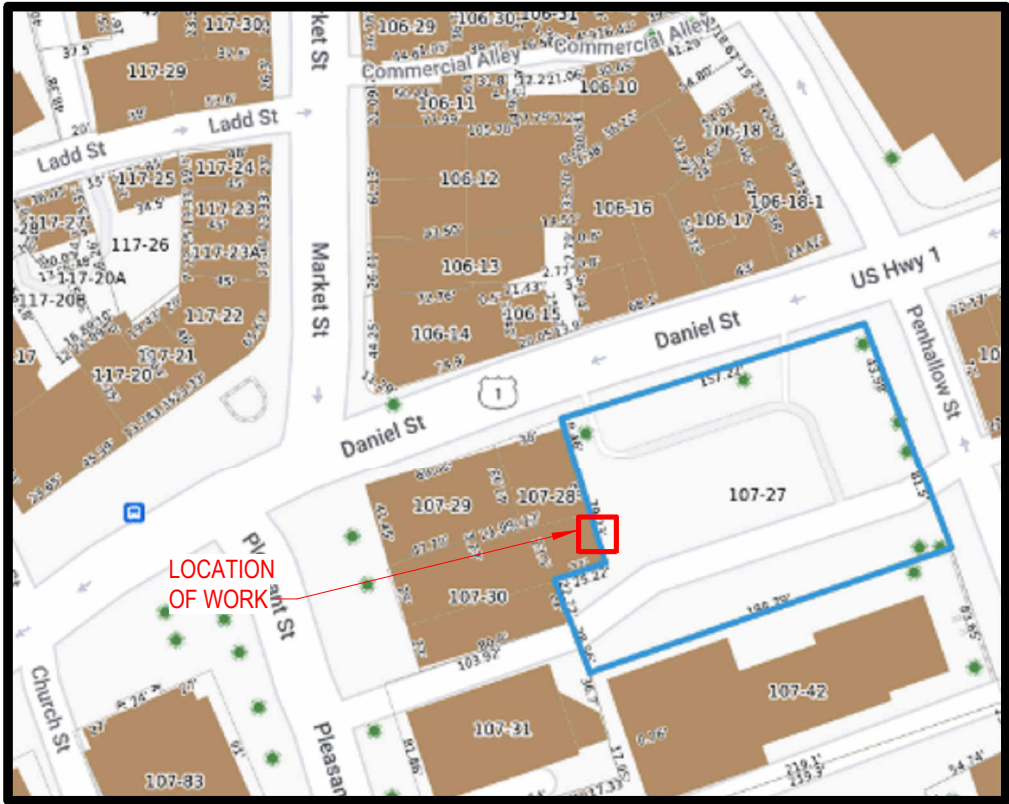
Work includes moving the existing door down to grade level, and adding a transom window above the door, within existing masonry opening.

The purpose of the work is to make this door handicapped accessible to the regraded and resurfaced pedestrian way.

DRAWING INDEX	
SHEET NO.	NAME
HDC 1	
H1.00	COVER
H2.00	SITE PLAN
H3.00	ELEVATION
H4.00	MATERIALS



LOCUS MAP



21 DANIEL ST
DOOR RENOVATION

DAGNY TAGGART, LLC

HISTORIC DISTRICT COMMISION
WORK SESSION 1

JULY 15, 2022

H1.00

COVER

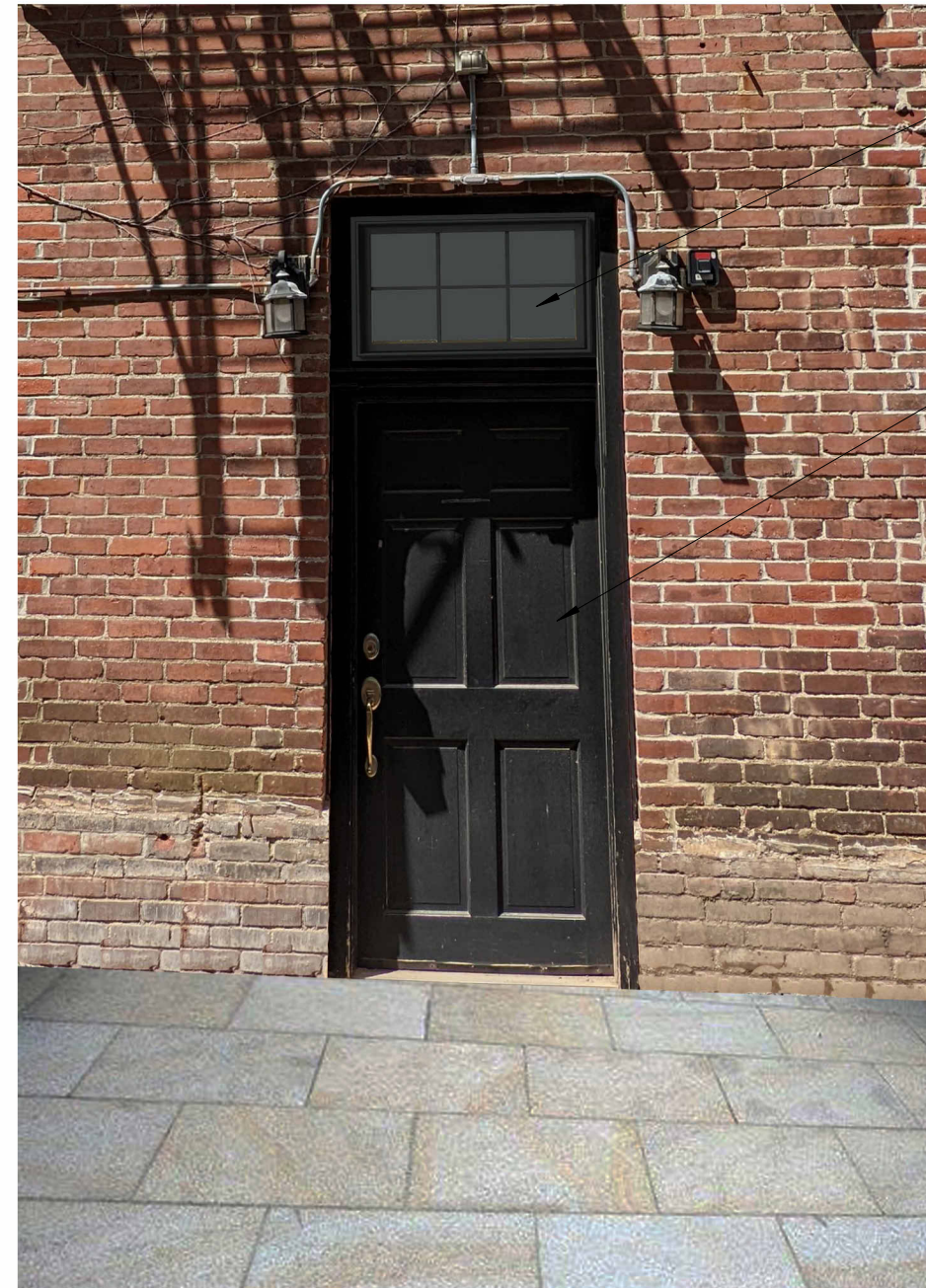
21 DANIEL ST

SCALE:
7/15/2022





EXISTING CONDITIONS



ADD TRANSOM WINDOW

LOWER EXISTING DOOR

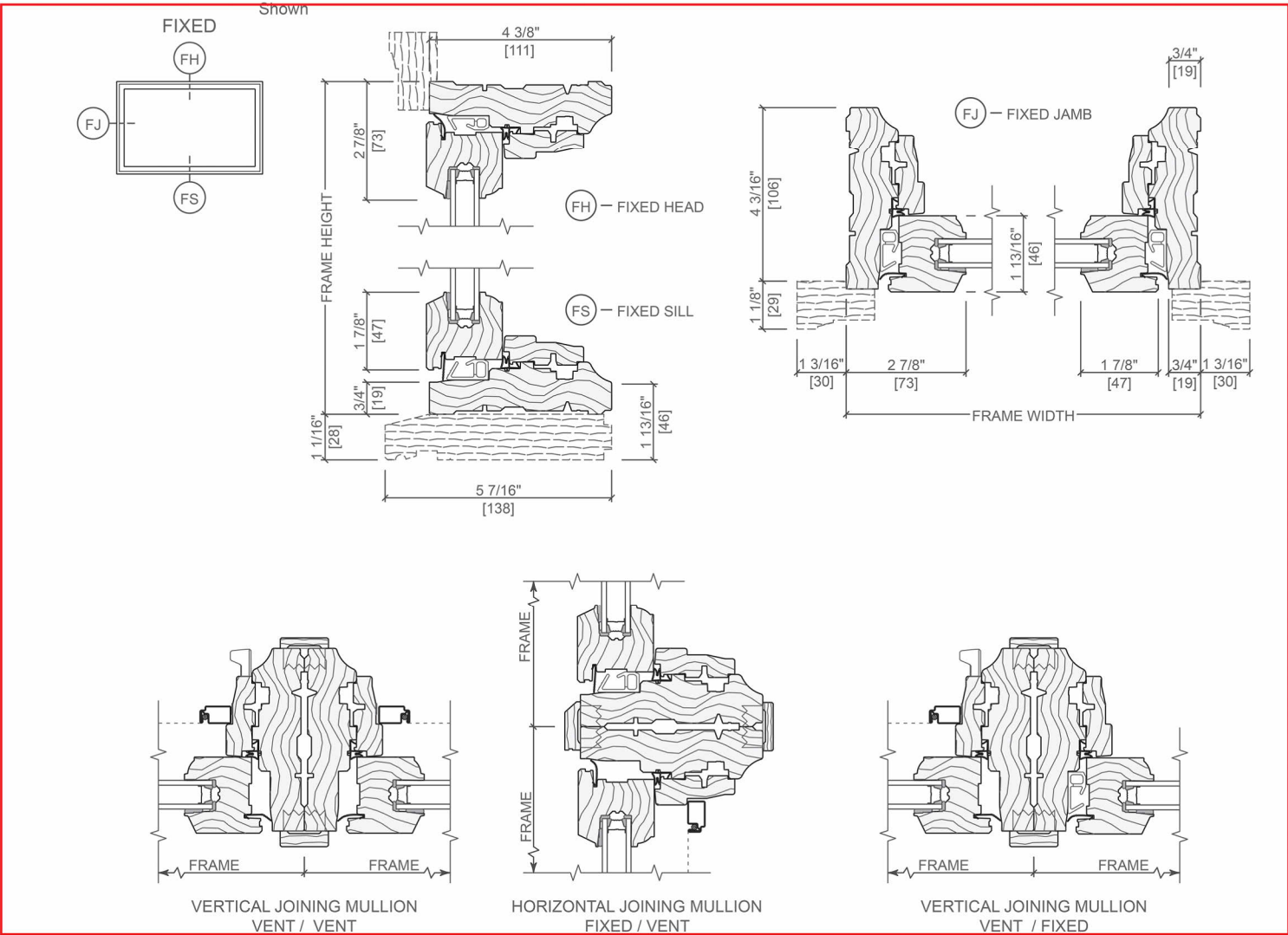
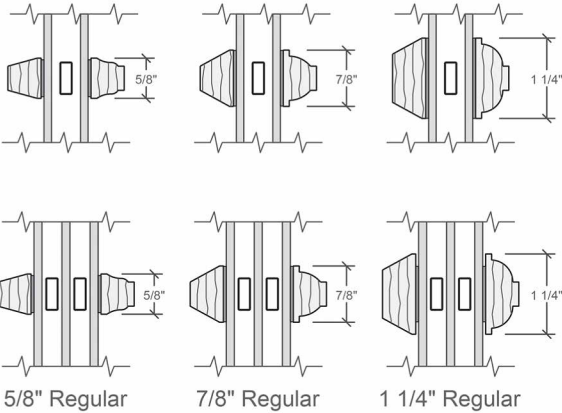
PROPOSED



Architect Series® Traditional Awning Window

Unit Sections - Wood Exterior, Putty Exterior Profile

Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Vent and Fixed Units

	(832) (813)	(908) (889)	(1 060) (1 041)
Opening	2' 8 3/4"	2' 11 3/4"	3' 5 3/4"
Frame	2' 8"	2' 11"	3' 5"
2' 5 3/4"	(756) (737)	(451) (552) (603) (654)	(432) (533) (584)
2' 5"			
2' 1" 5"			
2' 1" 9"			
2' 1" 11"			
2' 1" 13/4"			
2' 1" 11/4"			
2' 1" 9/4"			
2' 1" 3/4"			
2' 1" 1/4"			
2' 1" 1/8"			
2' 1" 1/16"			
2' 1" 1/32"			
2' 1" 1/64"			
2' 1" 1/128"			
2' 1" 1/256"			
2' 1" 1/512"			
2' 1" 1/1024"			
2' 1" 1/2048"			
2' 1" 1/4096"			
2' 1" 1/8192"			
2' 1" 1/16384"			
2' 1" 1/32768"			
2' 1" 1/65536"			
2' 1" 1/131072"			
2' 1" 1/262144"			
2' 1" 1/524288"			
2' 1" 1/1048576"			
2' 1" 1/2097152"			
2' 1" 1/4194304"			
2' 1" 1/8388608"			
2' 1" 1/16777216"			
2' 1" 1/33554432"			
2' 1" 1/67108864"			
2' 1" 1/134217728"			
2' 1" 1/268435456"			
2' 1" 1/536870912"			
2' 1" 1/1073741824"			
2' 1" 1/2147483648"			
2' 1" 1/4294967296"			
2' 1" 1/8589934592"			
2' 1" 1/17179869184"			
2' 1" 1/34359738368"			
2' 1" 1/68719476736"			
2' 1" 1/137438953472"			
2' 1" 1/274877906944"			
2' 1" 1/549755813888"			
2' 1" 1/1099511627776"			
2' 1" 1/2199023255552"			
2' 1" 1/4398046511104"			
2' 1" 1/8796093022208"			
2' 1" 1/17592186044416"			
2' 1" 1/35184372088832"			
2' 1" 1/70368744177664"			
2' 1" 1/140737488355328"			
2' 1" 1/281474976710656"			
2' 1" 1/562949953421312"			
2' 1" 1/1125899906842624"			
2' 1" 1/2251799813685248"			
2' 1" 1/4503599627370496"			
2' 1" 1/9007199254740992"			
2' 1" 1/18014398509481984"			
2' 1" 1/36028797018963968"			
2' 1" 1/72057594037927936"			
2' 1" 1/144115188075855872"			
2' 1" 1/288230376151711744"			
2' 1" 1/576460752303423488"			
2' 1" 1/1152921504606846976"			
2' 1" 1/2305843009213693952"			
2' 1" 1/4611686018427387904"			
2' 1" 1/9223372036854775808"			
2' 1" 1/18446744073709551616"			
2' 1" 1/36893488147419103232"			
2' 1" 1/73786976294838206464"			
2' 1" 1/147573952589676412928"			
2' 1" 1/295147905179352825856"			
2' 1" 1/590295810358705651712"			
2' 1" 1/1180591620717411303424"			
2' 1" 1/2361183241434822606848"			
2' 1" 1/4722366482869645213696"			
2' 1" 1/9444732965739290427392"			
2' 1" 1/18889465931478580854784"			
2' 1" 1/37778931862957161709568"			
2' 1" 1/75557863725914323419136"			
2' 1" 1/151115727451828646838272"			
2' 1" 1/302231454903657293676544"			
2' 1" 1/604462909807314587353088"			
2' 1" 1/1208925819614629174706176"			
2' 1" 1/2417851639229258349412352"			
2' 1" 1/4835703278458516698824704"			
2' 1" 1/9671406556917033397649408"			
2' 1" 1/19342813113834066795298816"			
2' 1" 1/38685626227668133590597632"			
2' 1" 1/77371252455336267181195264"			
2' 1" 1/154742504910672534362390528"			
2' 1" 1/309485009821345068724781056"			
2' 1" 1/618970019642690137449562112"			
2' 1" 1/1237940039285380274899124224"			
2' 1" 1/2475880078570760549798248448"			
2' 1" 1/4951760157141521099596496896"			
2' 1" 1/9903520314283042199192993792"			
2' 1" 1/19807040628566084398385987584"			
2' 1" 1/39614081257132168796771975168"			
2' 1" 1/79228162514264337593543950336"			
2' 1" 1/158456325028528675187087900672"			
2' 1" 1/316912650057057350374175801344"			
2' 1" 1/633825300114114700748351602688"			
2' 1" 1/1267650600228229401496703205376"			
2' 1" 1/2535301200456458802993406410752"			
2' 1" 1/5070602400912917605986812821504"			
2' 1" 1/10141204801825835211973625643008"			
2' 1" 1/20282409603651670423947251286016"			
2' 1" 1/40564819207303340847894502572032"			
2' 1" 1/81129638414606681695789005144064"			
2' 1" 1/162259276829213363391578010288128"			
2' 1" 1/324518553658426726783156020576256"			
2' 1" 1/649037107316853453566312041152512"			
2' 1" 1/1298074214633706907132624082305024"			
2' 1" 1/2596148429267413814265248164610048"			
2' 1" 1/5192296858534827628530496329220096"			
2' 1" 1/10384593717069655257060992658440192"			
2' 1" 1/20769187434139310514121985316880384"			
2' 1" 1/41538374868278621028243970633760768"			
2' 1" 1/83076749736557242056487941267521536"			
2' 1" 1/166153499473114484112975882535043072"			
2' 1" 1/332306998946228968225951765070086144"			
2' 1" 1/664613997892457936451903530140172288"			
2' 1" 1/1329227995784915872903807060280344576"			
2' 1" 1/2658455991569831745807614120560689152"			
2' 1" 1/5316911983139663491615228241121378304"			
2' 1" 1/10633823966279326983230456482242756608"			
2' 1" 1/21267647932558653966460912964485513216"			
2' 1" 1/42535295865117307932921825928971026432"			
2' 1" 1/85070591730234615865843651857942052864"			
2' 1" 1/170141183460469231731687303715884105728"			
2' 1" 1/340282366920938463463374607431768211456"			
2' 1" 1/680564733841876926926749214863536422912"			
2' 1" 1/1361129467683753853853498429727072845824"			
2' 1" 1/2722258935367507707706996859454145691648"			
2' 1" 1/5444517870735015415413993718908291383296"			
2' 1" 1/10889035741470030830827987437816582766592"			
2' 1" 1/21778071482940061661655974875633165533184"			
2' 1" 1/43556142965880123323311949751266331066368"			
2' 1" 1/87112285931760246646623899502532662132736"			
2' 1" 1/174224571863520493293247799005065324265472"			
2' 1" 1/348449143727040986586495598010130648530944"			
2' 1" 1/696898287454081973172991196020261297061888"			
2' 1" 1/1393796574908163946345982392040522594123776"			
2' 1" 1/2787593149816327892691964784081045188247552"			
2' 1" 1/5575186299632655785383929568162090376495104"			
2' 1" 1/11150372599265311570767859136324180752990208"			
2' 1" 1/22300745198530623141535718272648361505980416"			
2' 1" 1/44601490397061246283071436545296723011960832"			
2' 1" 1/89202980794122492566142873090593446023921664"			
2' 1" 1/178405961588244985132285746181186892047843328"			
2' 1" 1/356811923176489970264571492362373784095686656"			
2' 1" 1/713623846352979940529142984724747568191373312"			
2' 1" 1/1427247692705959881058285969449495136382746624"			
2' 1" 1/2854495385411919762116571938898990272765493248"			
2' 1" 1/5708990770823839524233143877797980545530986496"			
2' 1" 1/11417981541647679048466287755595961091061972992"			
2' 1" 1/22835963083295358096932575511191922182123945984"			
2' 1" 1/45671926166590716193865151022383844364247891968"			
2' 1" 1/91343852333181432387730302044767688728495783936"			
2' 1" 1/182687704666362864775460604089535377456991567872"			
2' 1" 1/365375409332725729550921208179070754913983135744"			
2' 1" 1/730750818665451459101842416358141509827966271488"			
2' 1" 1/1461501637330902918203684832716283019655932542976"			
2' 1" 1/2923003274661805836407369665432566039311865085952"			
2' 1" 1/5846006549323611672814739330865132078623730171904"			
2' 1" 1/11692013098647223345629478661730264157247460343808"			
2' 1" 1/23384026197294446691258957323460528314494920687616"			
2' 1" 1/46768052394588893382517914646921056628989841375232"			
2' 1" 1/93536104789177786765035829293842113257979682750464"			
2' 1" 1/187072209578355573530071658587684226515959365500928"			
2' 1" 1/374144419156711147060143317175368453031918731001856"			
2' 1" 1/748288838313422294120286634350736906063837462003712"			
2' 1" 1/1496577676626844588240573268701473812127674924007424"			
2' 1" 1/2993155353253689176481146537402947624255349848014848"			
2' 1" 1/5986310706507378352962293074805895248510699696029696"			
2' 1" 1/11972621413014756705924586149611790497021399392059392"			
2' 1" 1/23945242826029513411849172299223580994042798784118784"			
2' 1" 1/47890485652059026823698344598447161988085597568237568"			
2' 1" 1/95780971304118053647396689196894323976171195136475136"			
2' 1" 1/191561942608236107294793378393788647952342390272950272"			
2' 1" 1/383123885216472214589586756787577295904684780545900544"			
2' 1" 1/766247770432944429179173513575154591809369561091801088"			
2' 1" 1/1532495540865888858358347027150309183618739122183602176"			
2' 1" 1/3064991081731777716716694054300618367237478244367204352"			
2' 1" 1/6129982163463555433433388108601236734474956488734408704"			
2' 1" 1/12259964326927110866866776217202473468949912977468817408"			
2' 1" 1/24519928653854221733733552434404946937899825954937634816"			
2' 1" 1/49039857307708443467467104868809893875799651909875269632"			
2' 1" 1/98079714615416886934934209737619787751599303819750539264"			
2' 1" 1/196159429228833773869868419475239575503198607639501078528"			
2' 1" 1/392318858457667547739736838950479151006397215279002157056"			
2' 1" 1/784637716915335095479473677900958302012794430558004314112"			
2' 1" 1/1569275433830670190958947355801916604025588861116008628224"			
2' 1" 1/3138550867661340381917894711603833208051177722232017256448"			
2' 1" 1/6277101735322680763835789423207666416102355444464034512896"			
2' 1" 1/12554203470645361527671578846415332832204710888928069025792"			
2' 1" 1/25108406941290723055343157692830665664409421777856138051584"			</

10. 142 State Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of an existing door with new door for required secondary egress.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-510

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 27, 2022**Applicant**

Beth Danilowski
richardsonsrealtynh@gmail.com
5 Washington Street
Portsmouth, NH 03801
6038283244

Location

142 STATE ST
Portsmouth, NH 03801

Owner:

RICHARDSON REV TRUST & RICHARDSON BASIL & LOUISE TRTE
369 COURT ST PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Replacing old door with a new 36" door. Adding a stairway as required for secondary egress

Description of Proposed Work (Planning Staff)

--

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.

I am the owners' daughter

INTERNAL USE ONLY -- Historic District Commission Review and Approval**HDC Certificate of Approval Granted****HDC Approval Date**

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

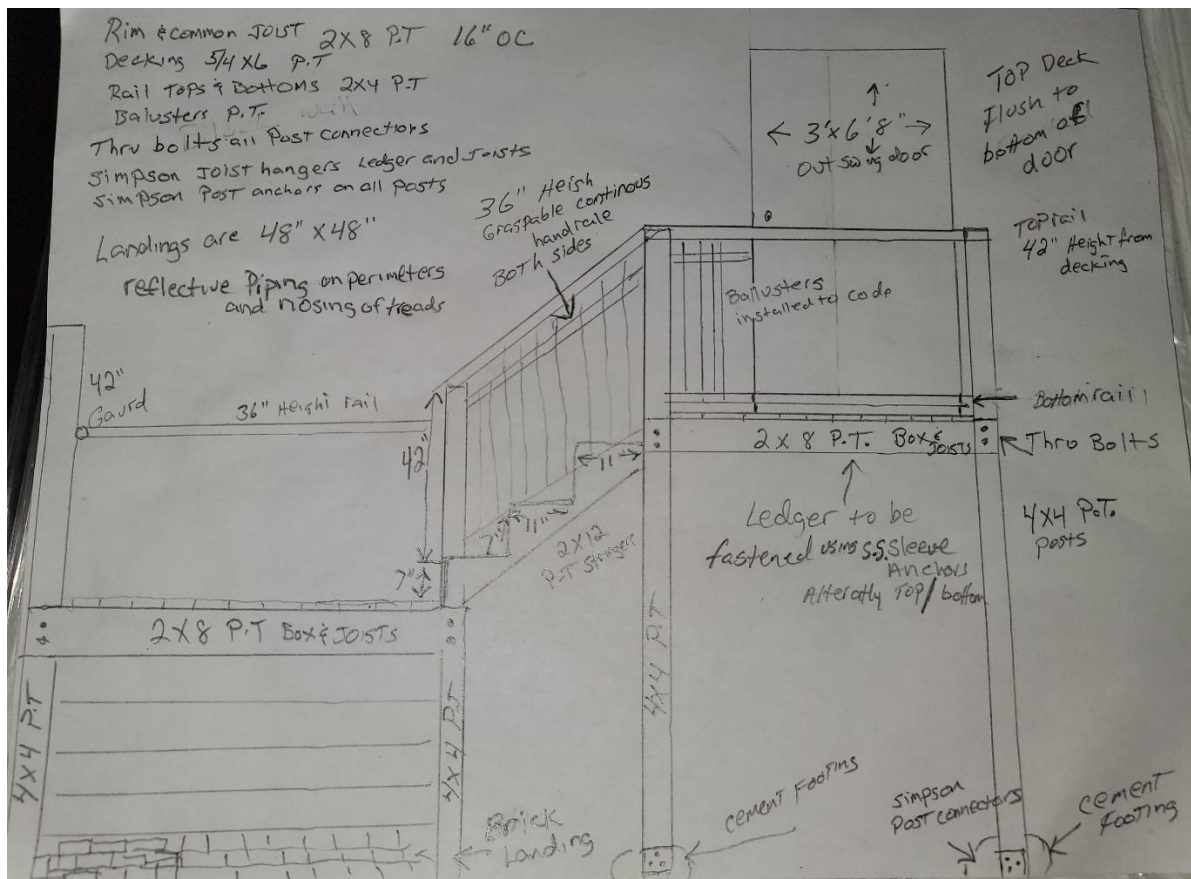
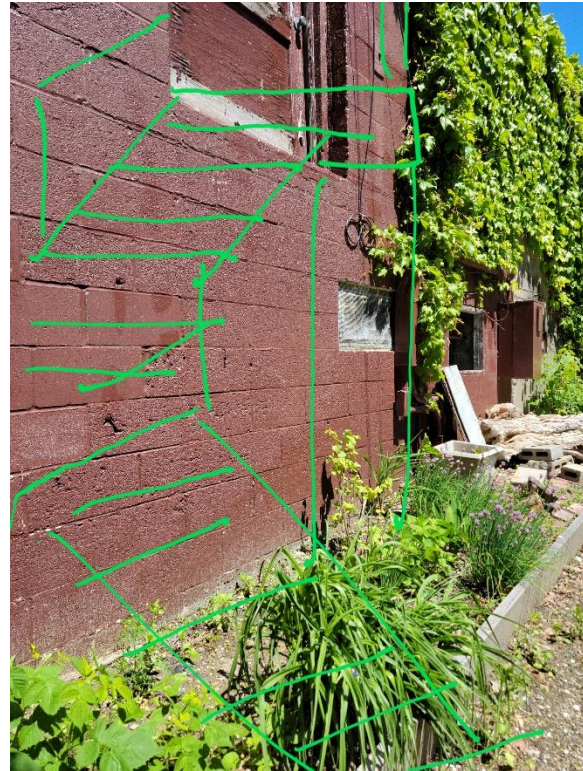
--

Owner Addressee Prefix and Last Name

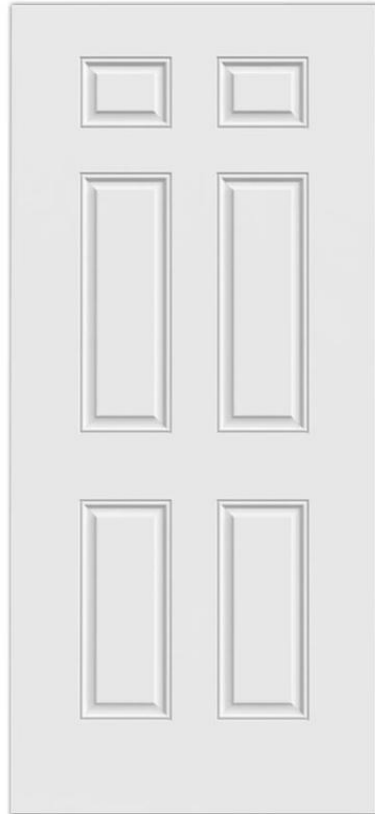
--

Owner Organization / Business Name**Owner Contact Street Address**

Plans for secondary egress behind Richardson's Market at 142 State St. The existing door will be replaced with a six panel door.



Plans for secondary egress behind Richardson's Market at 142 State St. The existing door will be replaced with a six panel door.



3'x6'8" steel door. Left hand outswing to accommodate the direction of the fire escape

11. 169 Lafayette Road, Unit 1 - Recommended Approval

Background: The applicant is seeking approval for the partial replacement of an existing fence and gate.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/29/2022

LUHD-512

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 28, 2022**Applicant**

Meagan Munsey
megmunsey@gmail.com
169 Lafayette Road
#1
Portsmouth, NH 03801
603-828-1697

Location

169 LAFAYETTE RD Unit 1
Unit 1
Portsmouth, NH 03801

Owner:

MUNSEY MEAGAN T
169 Lafayette Road PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Replace portion of existing fence and gate in need of repair.

Description of Proposed Work (Planning Staff)

--

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**

Owner of this property

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

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval**HDC Certificate of Approval Granted****HDC Approval Date**

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

--

Owner Addressee Prefix and Last Name

--

Property: 169 Lafayette Road Unit #1

Action: replace existing fence panels and gate which are in need of repair with new fence panels (6 foot cedar, similar to current type). All 3 current fence panels will be recycled to the side tree line which follows South Street.

First picture: proposed fence and gate (Middle Road facing home, ½ mile from my residence).

Second picture: current fence and gate.

Third picture: tax map.

Dimensions of the current fence (feet) are: 22 (Lafayette Road facing) x36 (South Street facing), dimensions for proposed fence are 26 (Lafayette Road facing) x46 (South Street facing).





Historic District Commission

Staff Report – August 3rd, 2022

August 3rd MEETING

Administrative Approvals:

- | | |
|------------------------------------|----------------------|
| 1. 266 Middle St. (LUHD-495) | - Recommend Approval |
| 2. 404 Islington St. (LUHD-499) | - Recommend Approval |
| 3. 11 Walden St. (LUHD-502) | - Recommend Approval |
| 4. 53 Rogers St. (LUHD-503) | - Recommend Approval |
| 5. 407 The Hill, Unit 6 (LUHD-504) | - Recommend Approval |

PUBLIC HEARINGS – OLD BUSINESS:

- A. 531 Islington Street (LU-22-38) (signage and siding)
- B. 138 Gates St. (LU-22-55) (windows, siding and trim)
- C. 33 Richmond St. (LU-22-105) (windows, siding & trim)
- D. 3 Walton Alley (LU-22-100) (window, storm windows and HVAC)
- E. 1 Congress St. (LU-22-12) (3 ½ story infill building)
- F. 43 Holmes Court (LU-22-72) (demo and new single family)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 50 Daniel St. (LU-22-140) (windows)
- 2. 35 Wibird St. (LU-22-142) (windows)
- 3. 82-86 Congress St. (LU-22-143) (windows and awning)
- 4. 41 Salter St. (LU-22-146) (2nd floor addition)
- 5. 9 Sheafe St. (LUHD-489) (window replacement)

August 10th MEETING

PUBLIC HEARINGS – NEW BUSINESS:

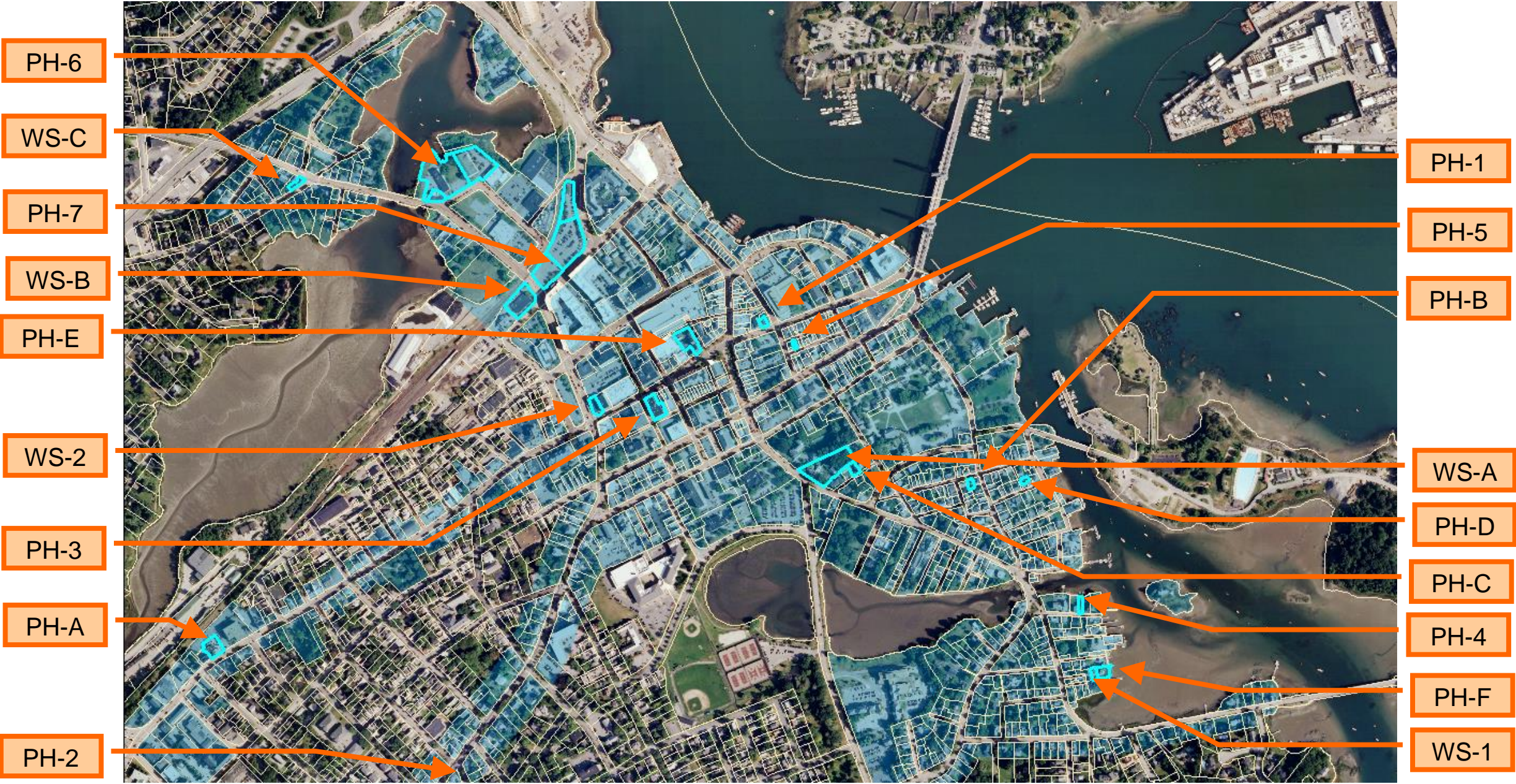
- 6. 1 Raynes Ave. (LU-21-54) (2 infill buildings)
- 7. 2 Russell St. (LU-22-145) (3 infill buildings)

WORK SESSIONS – OLD BUSINESS:

- A. 179 Pleasant St. (LUHD-463) (outbuildings)
- B. 161 Deer St. (LUHD-462) (4 story infill building)
- C. 324 Maplewood Ave. (LUHD-481) (carriage house)

WORK SESSIONS – NEW BUSINESS:

- 1. 39 Holmes Court (LUHD-498) (shed dormer)
- 2. 147 Congress St. (LUHD-501) (one story addition)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: August 3rd and 10th
APPLICATIONS: 23

Historic District Commission

Project Evaluation Form: **531 ISLINGTON STREET (LU-22-38)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #A**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: CD4-L2
 - Land Use: Commercial
 - Land Area: 11,325 SF +/-
 - Estimated Age of Structure: c.1999
 - Building Style: Commercial
 - Number of Stories: 1
 - Historical Significance: NA
 - Public View of Proposed Work: View from Islington Street
 - Unique Features: NA
 - Neighborhood Association: Islington Creek

B. Proposed Work: To replace signage, siding and other misc. changes.

- 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 alterations, additions or expansions)

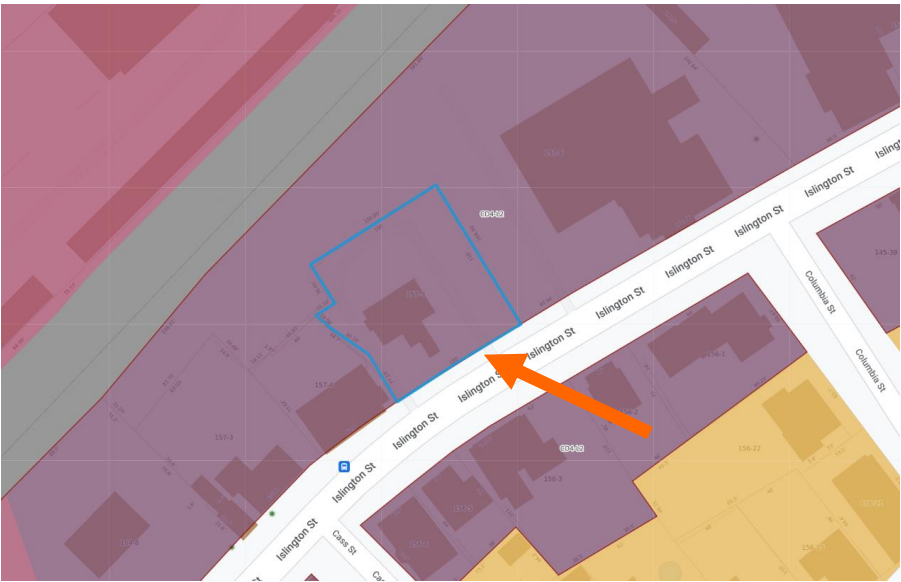
- I. Neighborhood Context:**
- This structure is located along Islington Street. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.
- J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to revise the previous approval for the following items:
 - Replace and add signage to the drive through; and
 - Reside the existing structure using hardi-boards (smooth side out?)

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING

NA**

531 ISLINGTON STREET (LU-22-38) – PUBLIC HEARING #A (MINOR)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– NEW SIGNAGE, SIDING AND MISC. ALTERATIONS ONLY –</div>				
	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)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:531 ISLINGTON STREET Case No.:A Date: 8-3-22

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

L. 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
- Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **138 GATES ST. (LU-22-55)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #B**

A. Property Information - General:

- Existing Conditions:**
- Zoning District: GRB
 - Land Use: Single-Family
 - Land Area: 2,240 SF +/-
 - Estimated Age of Structure: c.1775
 - Building Style: Federal
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Gates Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To add one-story rear addition with steps & landing.

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 alterations, additions or expansions)

I. Neighborhood Context:

- This 2.5 story wood-sided structure is located on Gates Street and is surrounded with many contributing historic structures. Most buildings on Gate Street have little to no front-yard setbacks, shallow side-yards with deeper rear yards.

J. Staff Comments and Suggestions for Consideration:

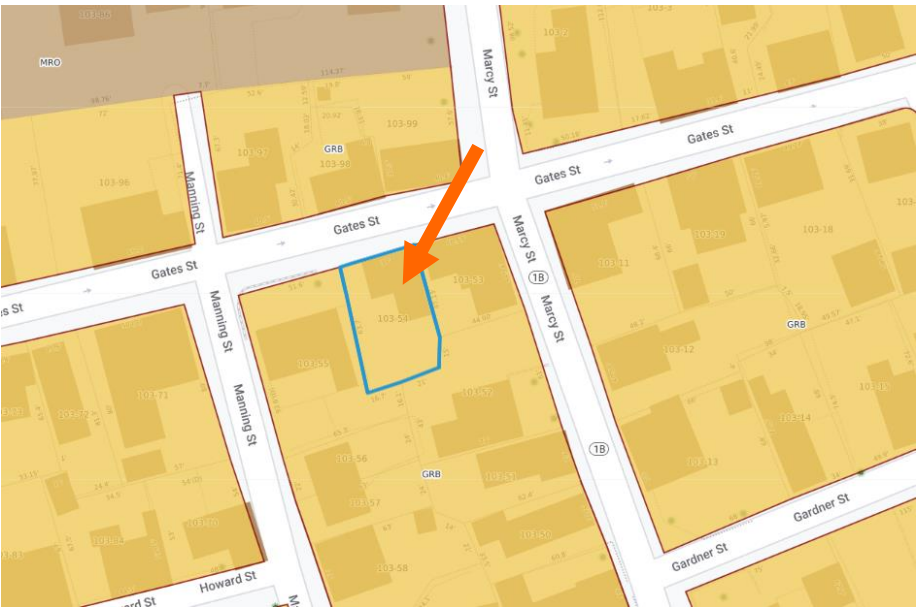
- The project includes:
- Adding a rear mudroom and ½ bath
 - Note that this project obtained a dimensional variance in April

• **Design Guideline Reference: Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06), and Windows and Doors (08)**

K. Aerial Image, Street View and Zoning Map:



Elevations and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

138 GATES STREET (LU-22-55) – PUBLIC HEARING #B (MODERATE)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		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)	<div>MINOR PROJECT</div> <div>– ADD 1 STORY REAR ADDITION WITH STEPS AND LANDING –</div>			
	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)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:138 GATES STREET Case No.:B Date: 8-3-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

33 RICHMOND ST. (LU-22-105)
CERTIFICATE OF APPROVAL
WORK SESSION/PUBLIC HEARING #C

A. Property Information - General:

- Existing Conditions:**
- Zoning District: MRO
 - Land Use: Two-Family
 - Land Area: 3,920 SF +/-
 - Estimated Age of Structure: c.1800
 - Building Style: Federal
 - Number of Stories: 2
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Richmond Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace sunroom, windows and siding.

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:

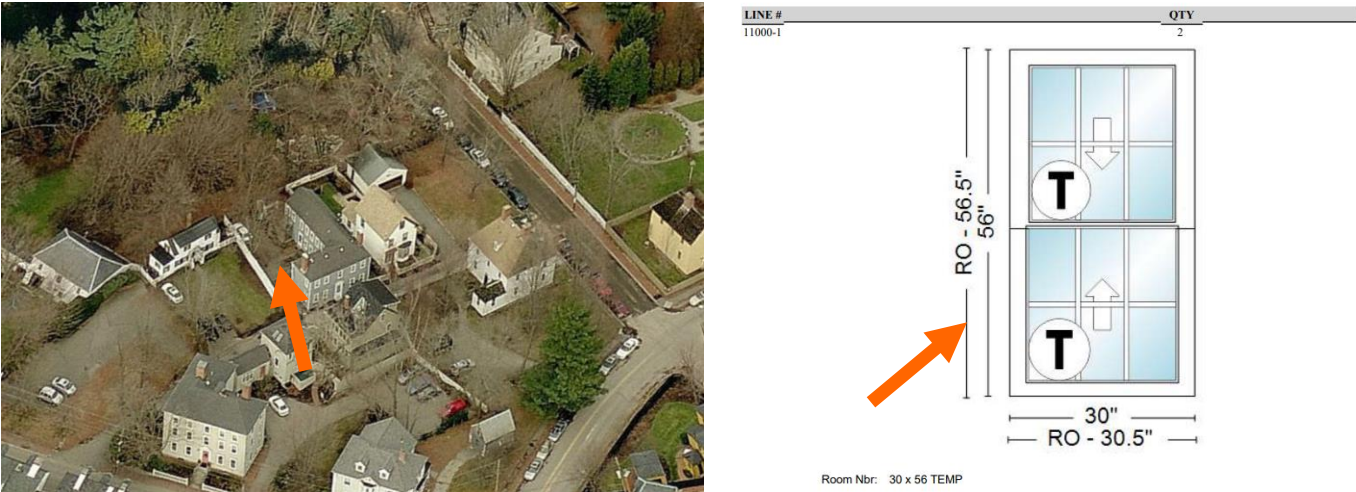
- The property is located along Richmond Street. It is surrounded with many wooden framed 2.5 story historic structures with shallow front yard setbacks with narrow side yards.

J. Staff Comments and/ or Suggestions for Consideration:

- This application proposes to:
- Replace the existing windows and siding
 - Note that the proposed windows are vinyl Harvey windows and vinyl siding is being considered.
 - Staff provided the design guidelines and suggested a higher-quality window and siding material.
 - **NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPONE THIS PUBLIC HEARING AND REQUESTED A WORK SESSION TO PRECEED THE PUBLIC HEARING.**

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

33 RICHMOND ST. (LU-22-105) – PUBLIC HEARING #C (MINOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– REPLACE SIDING AND WINDOWS ONLY –</div>			
	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)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34	Garages/ Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	Fence / Walls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37		Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38		Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		Parking (i.e. location, access, visibility...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		Accessory Buildings (i.e. sheds, greenhouses...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 33 RICHMOND STREET Case No.: C Date: 8-3-22

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:
Permit Requested:
Meeting Type:

3 WALTON ALLEY (LU-22-100)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #D

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 1,680 SF +/-
- Estimated Age of Structure: c.1750-1800
- Building Style: Georgian/ Federal
- Historical Significance: C
- Public View of Proposed Work: Limited view from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a picture window and replace bulkhead & storm windows.

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:

- This 2 story historic structure is located along Walton Alley. It is surrounded with many 2 1/2 -3 story wood-sided structures with shallow front and side yards. This property also has a shallow rear yard with two of the abutting structures located near the lot lines.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the storm windows and doors.
- Replace bulkhead using pvc materials.
- Add a picture window on the rear wall.
- Make repairs to the roof, and
- Add a condenser in the rear yard.

NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPONE UNTIL SEPTEMBER 7th IN ORDER TO ADDRESS OTHER CODE-RELATED ISSUES WITH THE INSPECTION DEPARTMENT.

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

K. Aerial Image, Street View and Zoning Map:




Rear Elevation and Streetscape View



Zoning Map

HISTORIC
SURVEY
RATING

C

3 WALTON ALLEY (LU-22-100) – PUBLIC HEARING #D (MODERATE)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: <u>3 WALTON ALLEY</u> Case No.: <u>D</u> Date: <u>8-3-22</u></div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF		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)		<div>MODERATE PROJECT</div> <div>– Add HVAC, picture window, & replace storm windows –</div>					
	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)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		SITE DESIGN	34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				

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 CONGRESS ST. (LU-22-12)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #E**

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD4& CD5
 - Land Use: Commercial
 - Land Area: 13,940 SF +/-
 - Estimated Age of Structure: c1860 & 1892
 - Building Style: Italianate & Richardsonian Romanesque
 - Number of Stories: 3 & 3.5
 - Historical Significance: Contributing (1860) & Focal (1892)
 - Public View of Proposed Work: View from Congress and High Streets
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To renovate the existing buildings and add a new 4-story 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 alternations, additions or expansions)

I. Neighborhood Context:

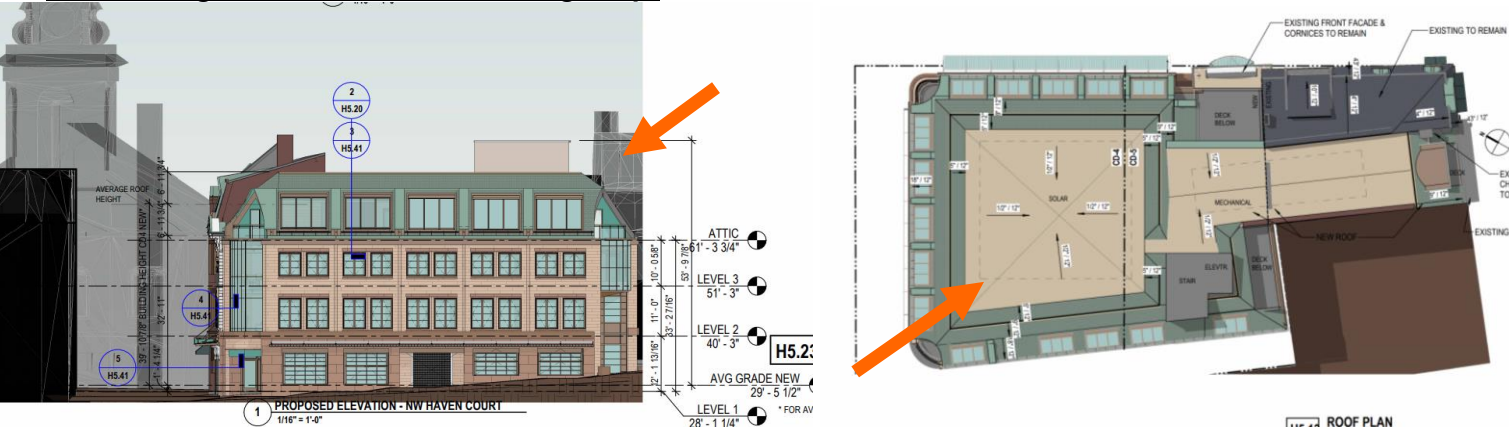
- The new building is located market square and High Street with many contributing historic structures. The building front directly along the street with no front yard or side yard setbacks. The abutting parking lot previous had a three-story wood-frame hotel building.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Make significant renovations to the existing historic structures and add a three-story building addition to fill the existing surface parking lot.
 - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.
- **NOTE – ON JULY 19TH THE BOA DENIED A VARIANCE APPLICATION FOR THE PREVIOUSLY REVIEWED BUILDING HEIGHT OF 42’ 9”. THUS, THE PROPOSED BUILDING HAS BEEN REDUCED IN HEIGHT TO 40’ IN ORDER TO COMPLY WITH THE BUILDING HEIGHT REQUIREMENTS.**

• **Design Guideline Reference – Guidelines for Commercial Development and Storefronts (12)**

K. Aerial Image, Street View and Zoning Map:



Elevation and Rendering of Proposed New Building



Zoning Map

**HISTORIC
SURVEY
RATING**

C

1 CONGRESS ST. (LU-22-12) – PUBLIC HEARING #E (MAJOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MAJOR PROJECT -ALTERATIONS TO EXISTING HISTORIC BUILDINGS & ADD A 3.5-STORY BUILDING -				
	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)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37		Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 1 CONGRESS ST. Case No.: E Date: 8-3-22

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: **43 HOLMES COURT (LU-22-72)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #F**

A. Property Information - General:

- Existing Conditions:**
- Zoning District: WB
 - Land Use: Single-Family
 - Land Area: 5,662 SF +/-
 - Estimated Age of Structure: c.1903
 - Building Style: Late Gothic Revival
 - Number of Stories: 1.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Holmes Court
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace the existing house with a 2 story traditionally-designed 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:

- ☒ 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 alterations, additions or expansions)

I. Neighborhood Context:

- This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

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

K. Aerial Image, Street View and Zoning Map:



Zoning Map

**HISTORIC
SURVEY
RATING**

C

43 HOLMES COURT (LU-22-72) – PUBLIC HEARING #F (MODERATE)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT – REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE –				
	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)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:43 HOLMES COURT Case No.:F Date: 8-3-22

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

L. 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
- Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **50 DANIEL ST. (LU-22-140)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #1**

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD4
 - Land Use: Mixed-Use
 - Land Area: 2,665 SF +/-
 - Estimated Age of Structure: c.1810
 - Building Style: Federal
 - Number of Stories: 3.0
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Daniel Street
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To replace windows.

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 alterations, additions or expansions)

I. Neighborhood Context:

- This 3 story wood-sided structure is located on Daniel Street and is surrounded with many contributing and focal historic structures. It is surrounded with many 3-4 story wood- and brick sided historic structures with no front yard setback along the street and narrow side yards.

J. Staff Comments and Suggestions for Consideration:

- The project includes:
- The replacement of the existing windows with Green Mountain Milestone wood windows.

• **Design Guideline Reference: *Guidelines Windows and Doors (08).***

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

50 DANIEL STREET (LU-22-140) – PUBLIC HEARING #1 (MINOR)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:50 DANIEL STREET Case No.:1 Date: 8-3-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

35 WIBIRD STREET (LU-22-142)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #2

A. **Property Information - General:**

- Existing Conditions:
- Zoning District: GRA
 - Land Use: Single Family
 - Land Area: 3,920 SF +/-
 - Estimated Age of Structure: c.1815
 - Building Style: Federal
 - Number of Stories: 2.0
 - Historical Significance: C
 - Public View of Proposed Work: View from Wibird and Chauncey Streets.
 - Unique Features: NA
 - Neighborhood Association: Richards Ave.

B. **Proposed Work:** To replace 11 windows.

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:**

- This historic structure fronts along Wibird and Chauncey Streets. It is located along the edge of the Middle Street Historic District and is surrounded with many other historically-significant structures.

J. **Staff Comments and/ or Suggestions for Consideration:**

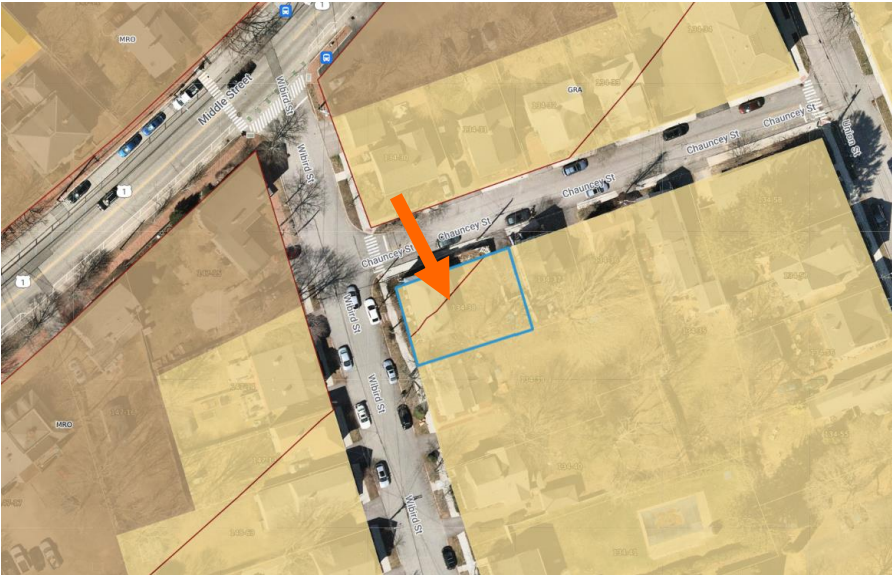
- The project proposal includes the following:
 - Replace 11 second story windows.
 - Note that some existing windows are replacement windows

Design Guideline Reference – Guidelines for Roofing (04), Windows and Doors (08) & Commercial Developments and Storefronts (12).

K. **Aerial Image, Street View and Zoning Map:**



Front and Rear Axonometric Drawings



Zoning Map

HISTORIC
SURVEY
RATING

C

35 WIBIRD_STREET (LU-22-142) – PUBLIC HEARING #2 (MINOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	..	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MINOR PROJECT - REPLACE 11 WINDOWS -				
	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)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 35 WIBIRD ST. Case No.: 2 Date: 8-3-22

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:
Permit Requested:
Meeting Type:

82-86 CONGRESS ST. (LU-22-143)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #3

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Commercial
 - Land Area: 11,325 SF +/-
 - Estimated Age of Structure: c.1930
 - Building Style: Federal
 - Number of Stories: 3
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Congress and Chestnut Streets
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To install awnings and extend storefront & relocate glass blocks.

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)

J. Neighborhood Context:

- The property is located along the intersection of Congress and Chestnut Streets. It is surrounded with many 3-4 story historic structures with no front yard setbacks or side yards. It also front on a shared pedestrian street.

L. Staff Comments and/ or Suggestions for Consideration:

- This application proposes to:
- Add an awning
 - Extend the storefront along Chestnut Street
 - Relocate glass blocks to Congress Street façade.

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

M. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

82-86 CONGRESS ST. (LU-22-143) – PUBLIC HEARING #3 (MINOR PROJECT)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– ADD AWNINGS, EXTEND STOREFRONT AND RELOCATE GLASS BLOCKS ONLY –</div>			
	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)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34	Garages/ Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	Fence / Walls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37		Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38		Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		Parking (i.e. location, access, visibility...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		Accessory Buildings (i.e. sheds, greenhouses...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:82-86 CONGRESS STREET Case No.:3 Date: 8-3-22

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:
Permit Requested:
Meeting Type:

41 SALTER ST. (LU-22-146)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #4

A. Property Information - General:

- Existing Conditions:
- Zoning District: WB
 - Land Use: Single-Family
 - Land Area: 2,920 SF +/-
 - Estimated Age of Structure: c.1850
 - Building Style: Greek Revival
 - Number of Stories: 2
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Salter Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To construct a 2nd floor 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:

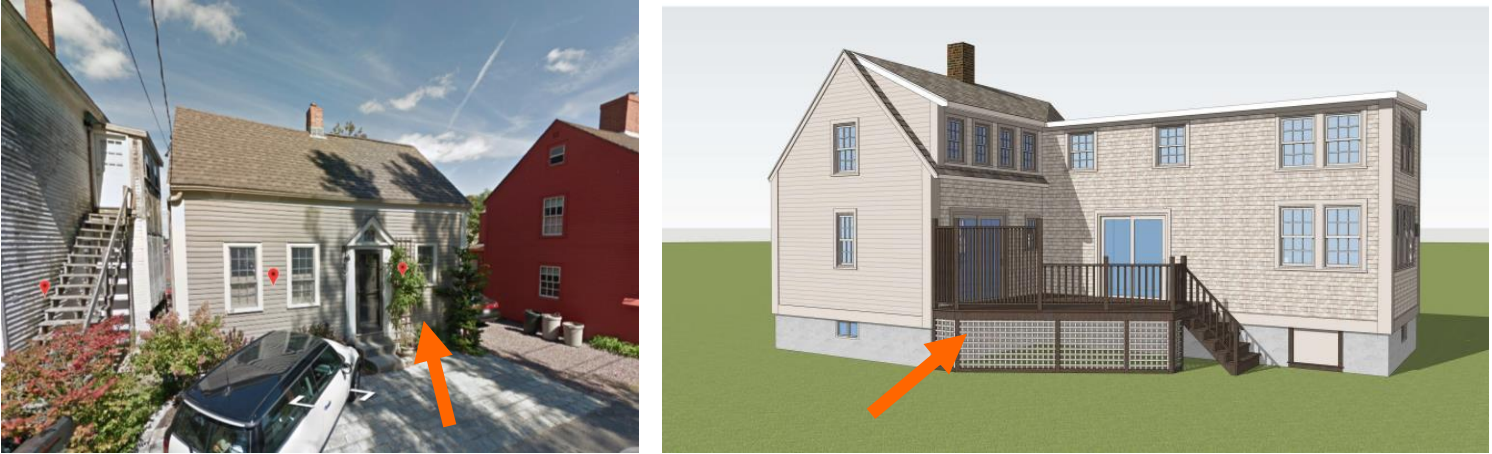
- The property is located along Salter Street. It is surrounded with many wooden framed 2.5 story historic structures with shallow front yard setbacks with narrow side yards.

J. Staff Comments and/ or Suggestions for Consideration:

- This application proposes to:
- Add a rear addition.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

41 SALTER ST. (LU-22-146) – PUBLIC HEARING #4 (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT – REPLACE SIDING AND WINDOWS ONLY –			
	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)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:41 SALTER STREET Case No:4 Date: 8-3-22

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:
Permit Requested:
Meeting Type:

9 SHEAFE ST. (LU-22-148)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #5

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4
 - Land Use: Mixed-Use
 - Land Area: 1,290 SF +/-
 - Estimated Age of Structure: c.1820
 - Building Style: Federal
 - Number of Stories: 3
 - Historical Significance: C
 - Public View of Proposed Work: View from Sheafe St. and Custom House Way
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To replace 16 windows.

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 building is located along Sheafe Street and Custom House Way. The property is surrounded with many historically significant brick-sided structures. The structures in this neighborhood have little to no front yard setbacks along the street and narrow side and rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The Applicant is proposing to:
- Replace 16 existing double hung wood windows with 6/6 Marvin Integrity windows.
 - Proposed to fit in the existing openings.
 - Note that a half screen should be required.
 - Additional windows specifications will be provided at the meeting.

Design Guideline Reference – Guidelines for Windows and Doors (08).

I. Aerial Image, Street View and Zoning Map:

Proposed Window Replacement

MARVIN

Simulated Divided Lite with Spacer Bar (SDLI)



- Marvin Ultimate Double Hung G2
- Double Hung Window
- 6 over 6
- Simulated Divided Lite
- Wood frame and Grille
- All windows same width
- First & second floor same height
- Third floor shorter height
- Windows will be custom built to remain same size as present sizes




Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

9 SHEAFE ST. (LUHD-148) – PUBLIC HEARING #5 (MINOR)										
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: <u>9 SHEAFE ST.</u> Case No.: <u>5</u> Date: <u>8-3-22</u></div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied</div> <div><input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	1	Gross Floor Area (SF)	MINOR PROJECT - REPLACE 16 WINDOWS -							
	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)									
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS					
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate					
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				

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:
Permit Requested:
Meeting Type:

1 & 31 RAYNES AVE. (LUHD-234)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #6

- 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 story mixed-use building and 5 story hotel.

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(s) 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 and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.

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

K. Aerial Image, Street View and Zoning Map:



Mixed-Use and Hotel Building Renderings



Zoning Map

HISTORIC
SURVEY
RATING

C

1 & 31 RAYNES AVE. (LU-21-54) – PUBLIC HEARING #6 (MAJOR PROJECT)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		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)	MAJOR PROJECT – CONSTRUCT A 4 STORY MIXED-USE BUILDING AND 5 STORY HOTEL –			
	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)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 1 & 31 Raynes Ave. Case No.: 6 Date: 8-10-22

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:
Permit Requested:
Meeting Type:

2 RUSSELL & 0 DEER ST (LU-22-145)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #8

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Vacant /Parking
 - Land Area: 85,746 SF +/-
 - Estimated Age of Structure: NA
 - Building Style: NA
 - Number of Stories: NA
 - Historical Significance: NA
 - Public View of Proposed Work: View from Deer & Russell Streets & Maplewood Ave.
 - Unique Features: Surface Parking Lot
 - Neighborhood Association: North End

B. Proposed Work: To construct 3, 4-5 story mixed-use buildings.

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)

K. Neighborhood Context:

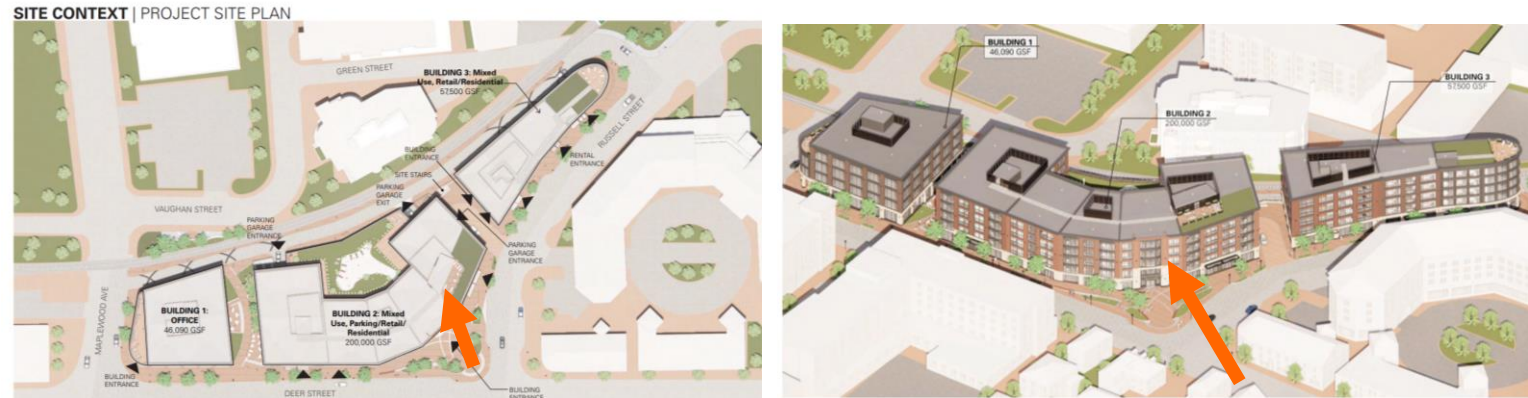
- The new buildings are located along Maplewood Ave., Russell and Deer Streets. The site is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots with little to no setback from the sidewalk.

L. Staff Comments and/ or Suggestions for Consideration:

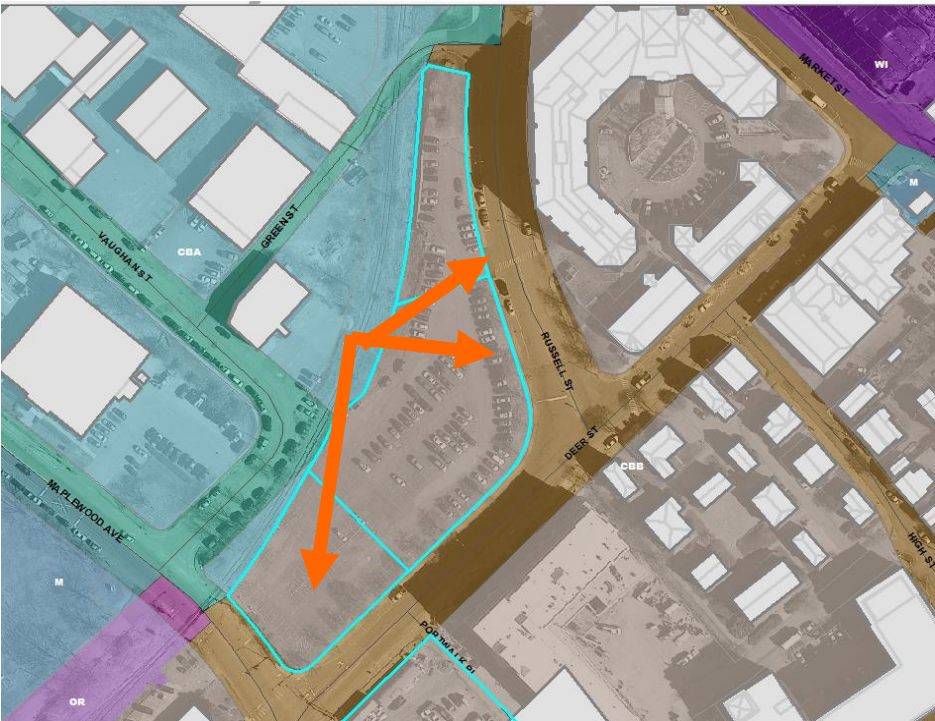
- The revised plans show three independent buildings on three separate lots. One building is 4 stories and 2 are 5 story mixed-use buildings.

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

L. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

NA

2 RUSSELL & 0 DEER STREET (LU-22-145) – PUBLIC HEARING #8 (MAJOR PROJECT)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MAJOR PROJECT - CONSTRUCT THREE, 4-5 STORY BUILDINGS ONLY -				
	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)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 2 RUSSELL & 0 DEER ST. Case No.: 8 Date: 8-10-22

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: 179 PLEASANT STREET (LUHD-463)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

- A. Property Information - General:**
Existing Conditions:
- Zoning District: MRO
 - Land Use: Single-Family
 - Land Area: 32,410 SF +/-
 - Estimated Age of Structure: c.1860
 - Building Style: Georgian
 - Number of Stories: 2.5
 - Historical Significance: Focal
 - Public View of Proposed Work: View from Pleasant Street
 - Unique Features: Thomas Thompson House
 - Neighborhood Association: South End

B. Proposed Work: To renovate the accessory buildings.

- 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 alterations, additions or expansions)

- I. Neighborhood Context:**
- This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

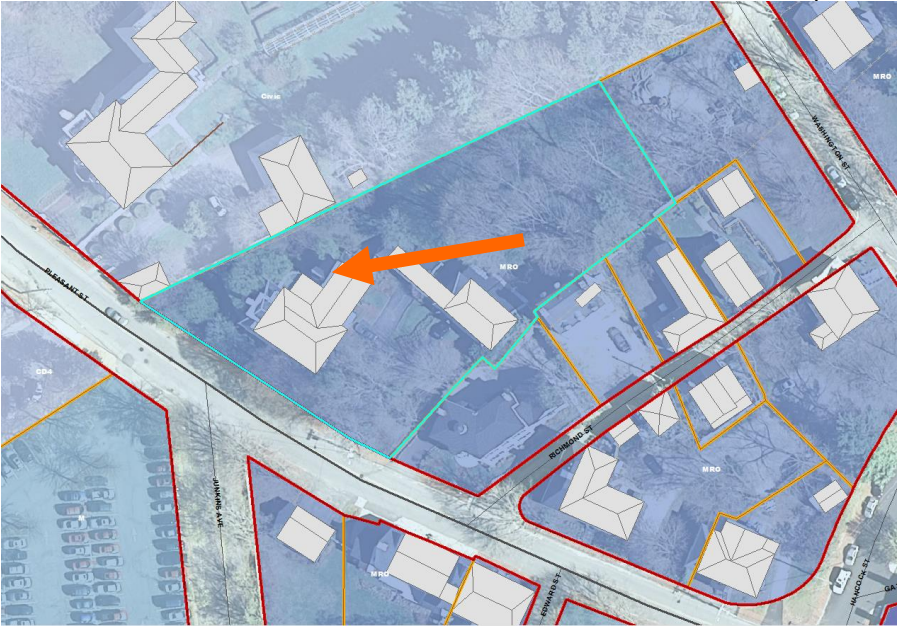
- J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to revise the previous approval for the following items:
 - Add a radius connector to the main house and T-Shaped addition that connects to the renovated carriage house.

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

K. Aerial Image, Street View and Zoning Map:



Bird's Eye View



Zoning Map

**HISTORIC
SURVEY
RATING**

F

179 PLEASANT STREET (LUHD-463) – WORK SESSION #A (MODERATE)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT – SUBSTANTIAL RENOVATIONS TO THE OUTBUILDINGS –				
	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)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:179 PLEASANT STREET Case No.:A Date: 8-10-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:
2. Assessment of the Historical Significance:
3. Conservation and enhancement of property values:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:
Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **161 DEER STREET (LUHD-462)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #B**

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD5
 - Land Use: Commercial
 - Land Area: 22,650 SF +/-
 - Estimated Age of Structure: c.1970
 - Building Style: Contemporary
 - Number of Stories: 1
 - Historical Significance: Non-Contributing
 - Public View of Proposed Work: View from Maplewood Ave. and Deer Street
 - Unique Features: Former Rail Station
 - Neighborhood Association: North End

B. Proposed Work: To replace the existing building with a 4 ½ story mixed-use 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 ☐ 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 alterations, additions or expansions)

I. Neighborhood Context:

- This property is located within the Urban Renewal Area of the North End. The existing building was constructed in the 1970s and is non-contributing. . The structure is surrounded with many brick non-contributing structure constructed in the 1960s-1980s. Many building in the surrounding neighborhood are now being replaced with multi-story, mixed-use buildings.

J. Staff Comments and Suggestions for Consideration:

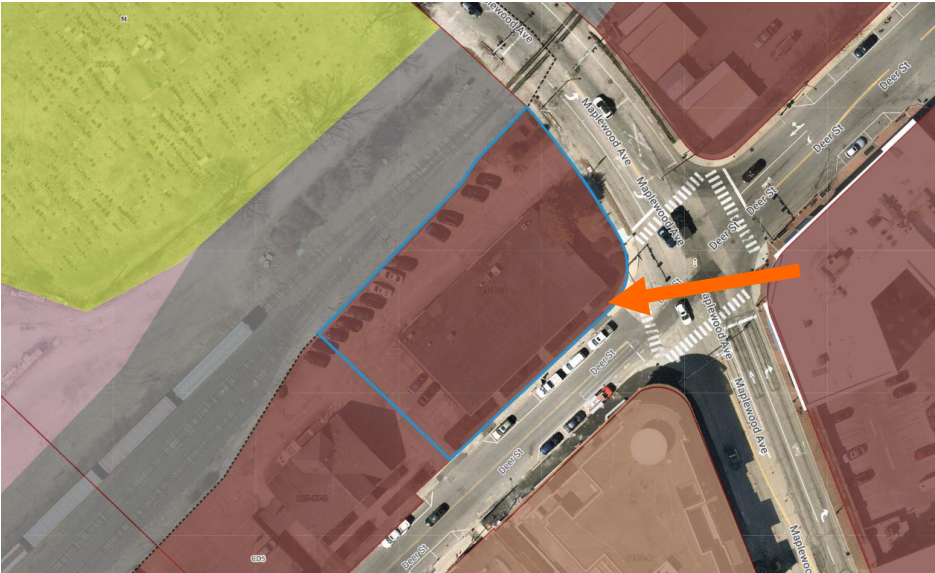
- The applicant proposes to revise the previous approval for the following items:
 - Remove the existing building.
 - Construct a 4 story building with a penthouse on the 5th floor.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING

C**

161 DEER STREET (LUHD-462) – WORK SESSION #B (MAJOR)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:161 DEER STREET Case No.:B Date: 8-10-22</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Continued <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Postponed <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF	No	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	No	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<div>MAJOR PROJECT</div> <div>– NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL –</div>					
	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)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		SITE DESIGN	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			

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

Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

324 MAPLEWOOD AVE. (LUHD-481)
CERTIFICATE OF APPROVAL
WORK SESSION #C

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4-L2
 - Land Use: Mixed-Use
 - Land Area: 3,050 SF +/-
 - Estimated Age of Structure: c.1948
 - Building Style: Commercial
 - Number of Stories: 1.0
 - Historical Significance: NC
 - Public View of Proposed Work: View from Dennett Street and Maplewood Ave.
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. Proposed Work: To renovate the existing building for a single family use.

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)

J. Neighborhood Context:

- This building is located along Maplewood Ave. The property is surrounded with many modern and historically significant structures. The structures in this neighborhood have shallow setbacks along the street and narrow side yards and deeper rear yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Clad the exterior walls with clapboards
- Add windows and doors.
- Convert the accessory structure for a residential use.

Design Guideline Reference – Guidelines for Windows and Doors (08).

J. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

HISTORIC
SURVEY
RATING

C

324 MAPLEWOOD AVE. (LUHD-481) – WORK SESSION #C (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>- EXTERIOR CLADDING, WINDOWS AND DOORS -</div>				
	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)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 324 MAPLEWOOD AVE CaseNo.: C Date: 8-10-22

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: **39 HOLMES COURT (LUHD-498)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #1**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRB
 - Land Use: Single-Family
 - Land Area: 2,520 SF +/-
 - Estimated Age of Structure: c.1900
 - Building Style: Late Gothic Revival
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Holmes Court
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To add a shed dormer, window replacement & faux 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
- ☐ 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 alterations, additions or expansions)

- I. Neighborhood Context:**
- This historic structure is located near the terminal vista of Holmes Court in the South End. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.
- J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to revise the previous approval for the following items:
 - Add a shed dormer;
 - Restore or replace windows
 - Restore or replace siding
 - Replace chimney with faux chimney.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

39 HOLMES COURT (LUHD-498) – WORK SESSION #1 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>- Add Dormer, Replace Windows and Remove Chmney -</div>				
	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)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:39 HOLMES COURT Case No.:1 Date: 8-10-22

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

L. 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
- Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **147 CONGRESS ST. (LUHD-501)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #2**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: CD5
 - Land Use: Commercial
 - Land Area: 6,908 SF +/-
 - Estimated Age of Structure: c.1950
 - Building Style: Modern Vernacular
 - Number of Stories: 2
 - Historical Significance: Non-Contributing
 - Public View of Proposed Work: View from Congress St. and Maplewood Ave.
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To add a single story side 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
- ☐ 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 alterations, additions or expansions)

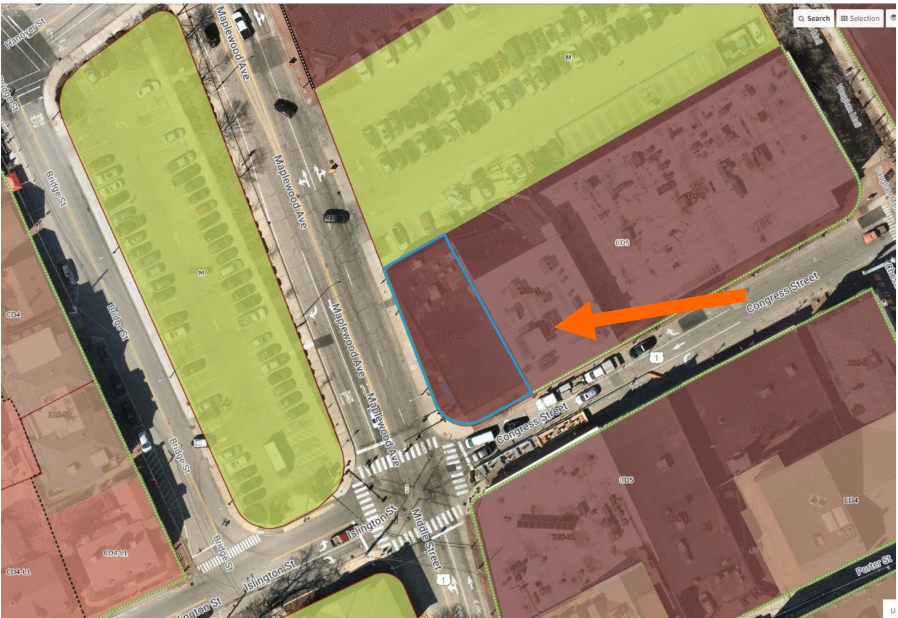
- I. Neighborhood Context:**
- This non-contributing structure is located at the intersection of Maplewood Ave. and Congress St. It is located within the Urban Renewal Area. Most buildings have a no front- and side-yard setbacks with shallow rear yards.

- J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to revise the previous approval for the following items:
 - Adding a new side addition along the Maplewood Ave. façade.

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



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

147 CONGRESS ST. (LUHD-501) – WORK SESSION #2 (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)	MODERATE PROJECT - REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE -				
	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)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:147 CONGRESS ST. Case No.:2 Date: 8-10-22

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

L. 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
- Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No



City of Portsmouth, NH

07/29/2022

LU-22-38

Land Use Application

Status: Active**Date Created:** Mar 2, 2022**Applicant**

Brian Ribeiro
brian@eribeirocorp.com
3 New Industrial Way
Warren, RI 02885
4016266465

Location

531 ISLINGTON ST
Portsmouth, NH 03801

Owner:

Joe Salema & Dorothy Salema Normand
780 Portsmouth Avenue Greenland, NH 03840

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type**Addition or Renovation:** any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it☐**New Construction:** any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above☐**Minor Renovation:** for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure☒**Home Occupation:** residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial☐**New Use/Change in Use:** for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications☐**Temporary Structure / Use:** only for temporary uses (e.g. tents, exhibits, events)☐**Demolition Only:** only applicable for demolition projects that do not involve any other construction, renovation, or site work☐**Subdivision or Lot Line Revision:** for projects which involved a subdivision of land or an adjustment to an existing lot line☐**Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval**☐**Sign:** Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)☒**Request for Extension of Previously Granted Land Use Approval**



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, 3rd 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.

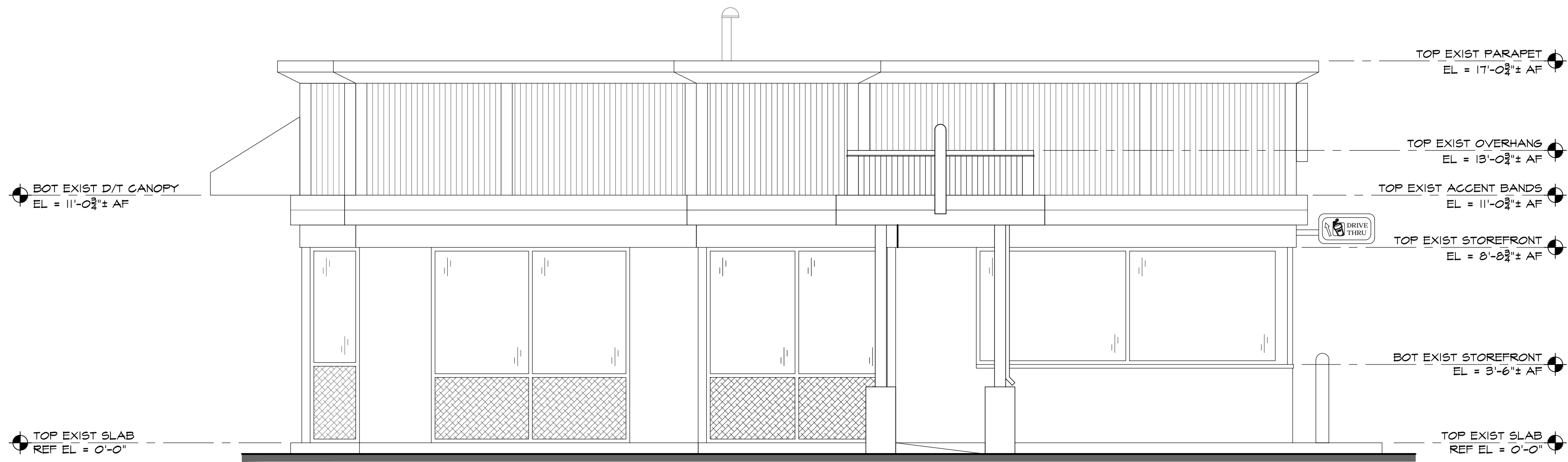
The existing building overhang and colonnade shall remain. In an effort to tie this detail into the overall theme of the building and surrounding character of the neighborhood, the top of the columns are being decorated, and the lower third of the columns are being connected by a new fence detail, similar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

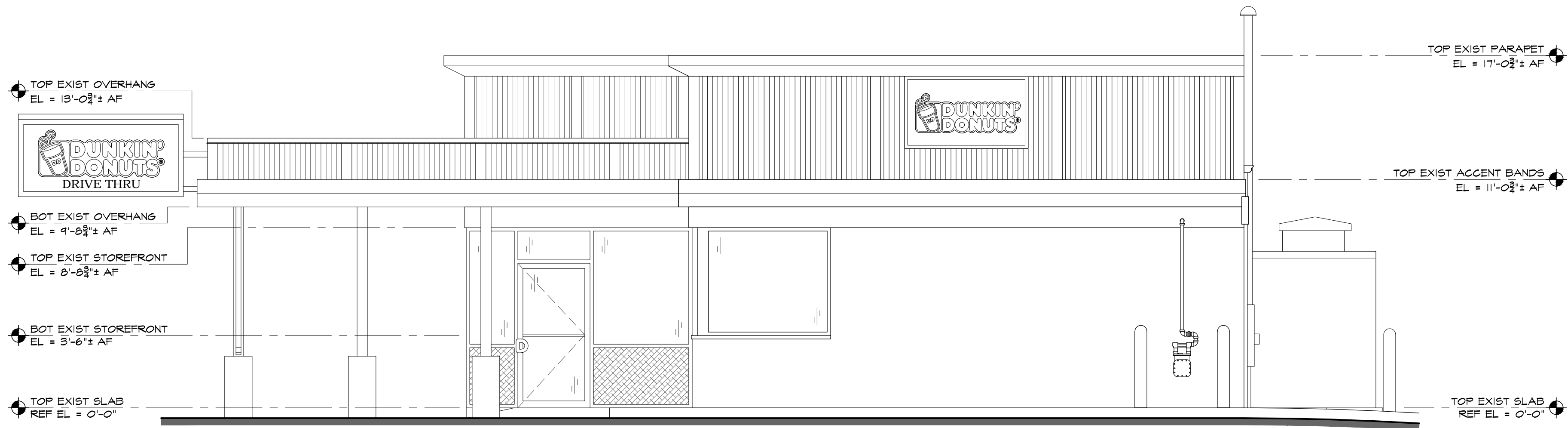
Please call with any questions you may have or if there is any additional information you may need.

Thank You,
Aharonian & Associates, Inc. - Architects

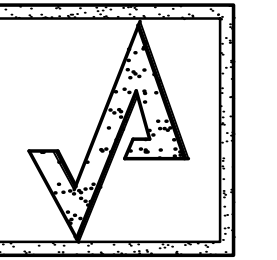
Erik Medeiros



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



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



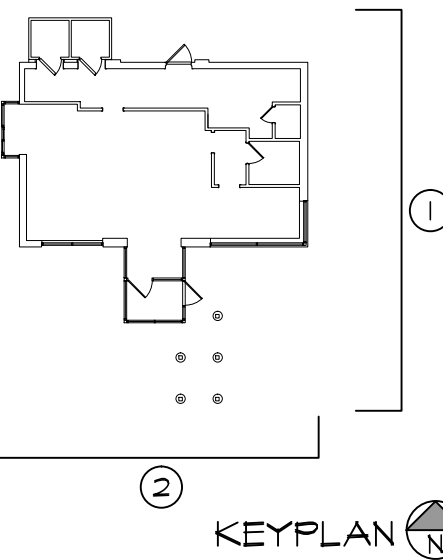
AHARONIAN
& ASSOCIATES INC.
ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
0 2 9 1 7

T 401-232-5010
F 401-232-5080
WWW.ARCH-ENG.COM

DISCLAIMER

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.



REVISIONS

NUMBER	REMARKS	DATE

FOR REVIEW

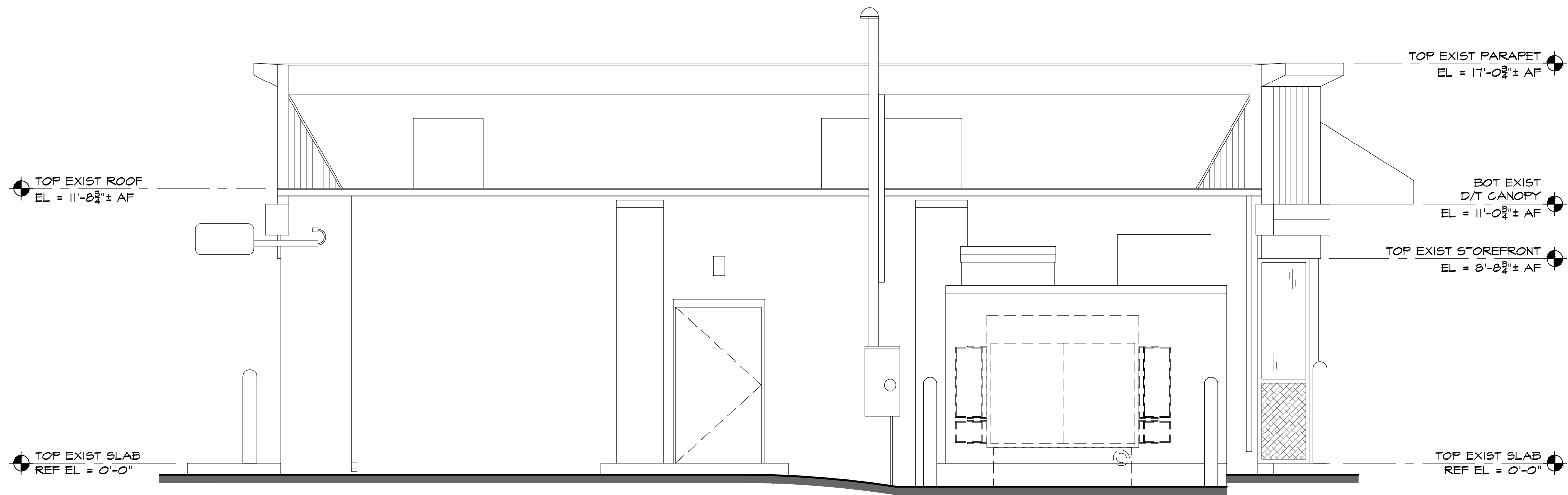
PROJECT TITLE
DUNKIN' BRANDS
[eatdrinkthink]
PC# 307396

531 ISLINGTON STREET
PORTSMOUTH,
NH 03801
Rockingham County

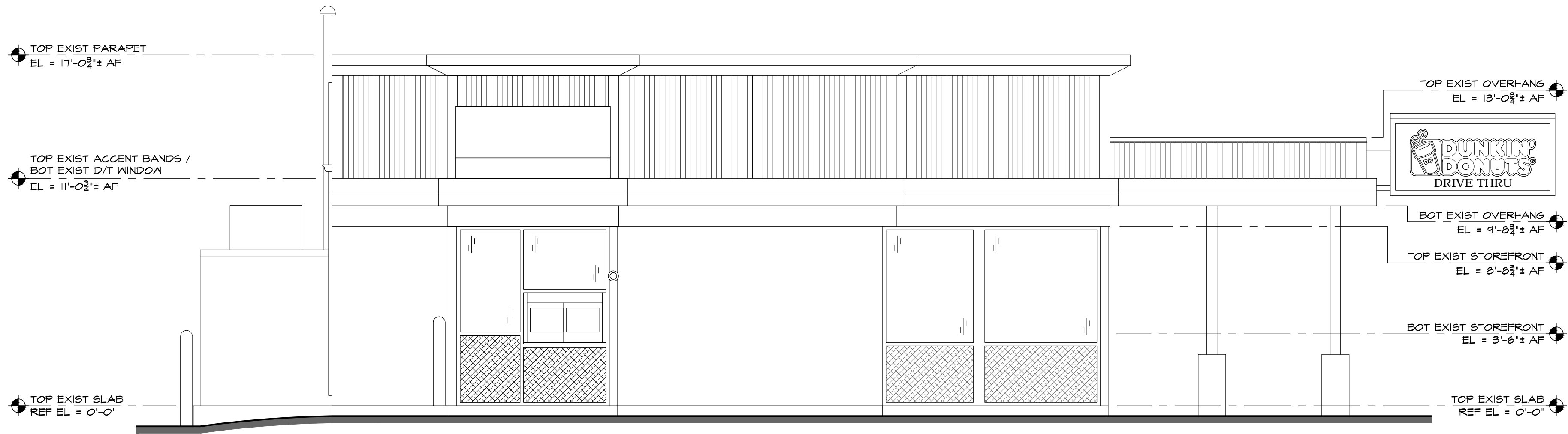
DRAWING TITLE
**EXISTING EXTERIOR
ELEVATIONS**

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

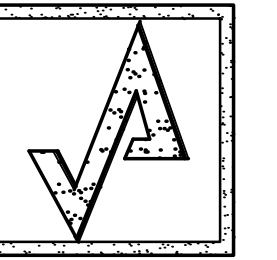
DRAWING NUMBER
X3.1



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



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



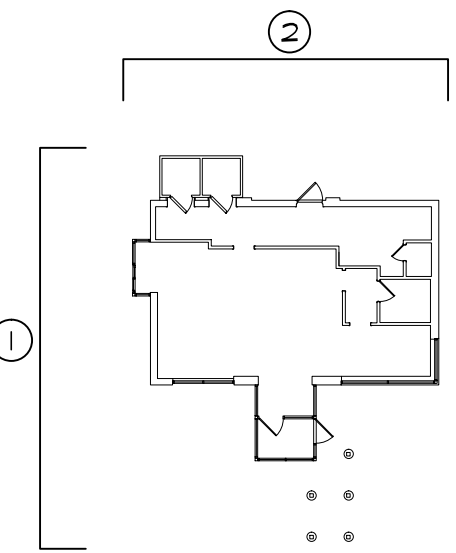
AHARONIAN
& ASSOCIATES INC.
ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
0 2 9 1 7

T 401-232-5010
F 401-232-5080
WWW.ARCH-ENG.COM

DISCLAIMER

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.



KEYPLAN

REVISIONS

△ NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE

DUNKIN' BRANDS
[eatdrinkthink]
PC# 307396

531 ISLINGTON STREET
PORTSMOUTH,
NH 03801
Rockingham County

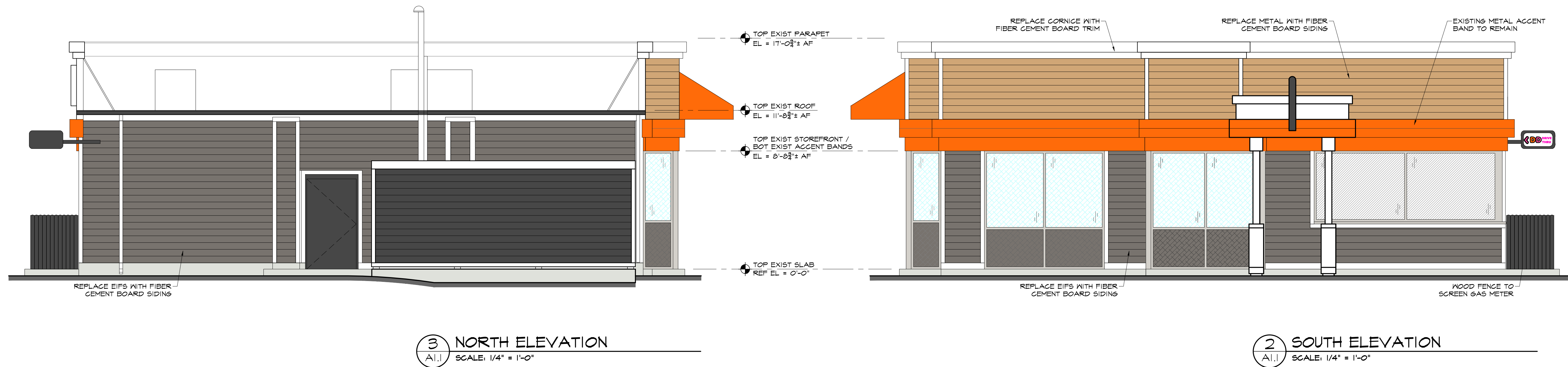
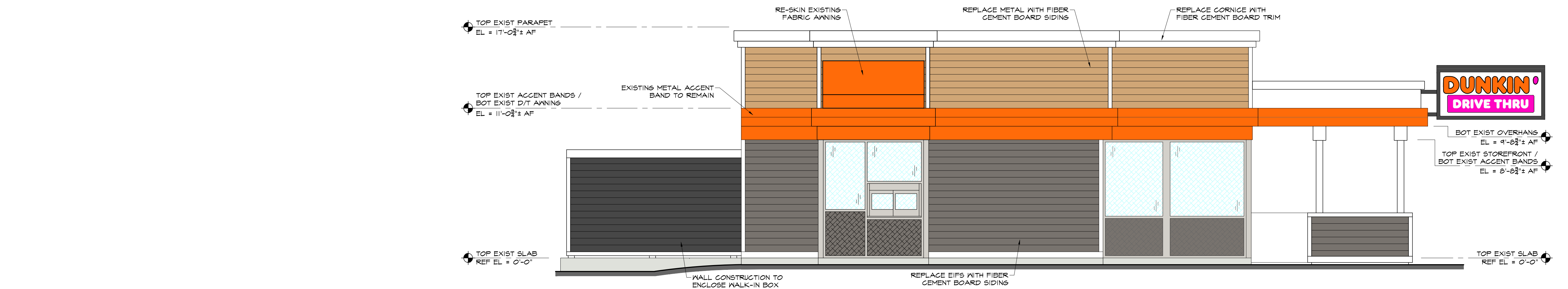
DRAWING TITLE

EXISTING EXTERIOR
ELEVATIONS

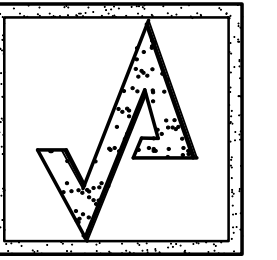
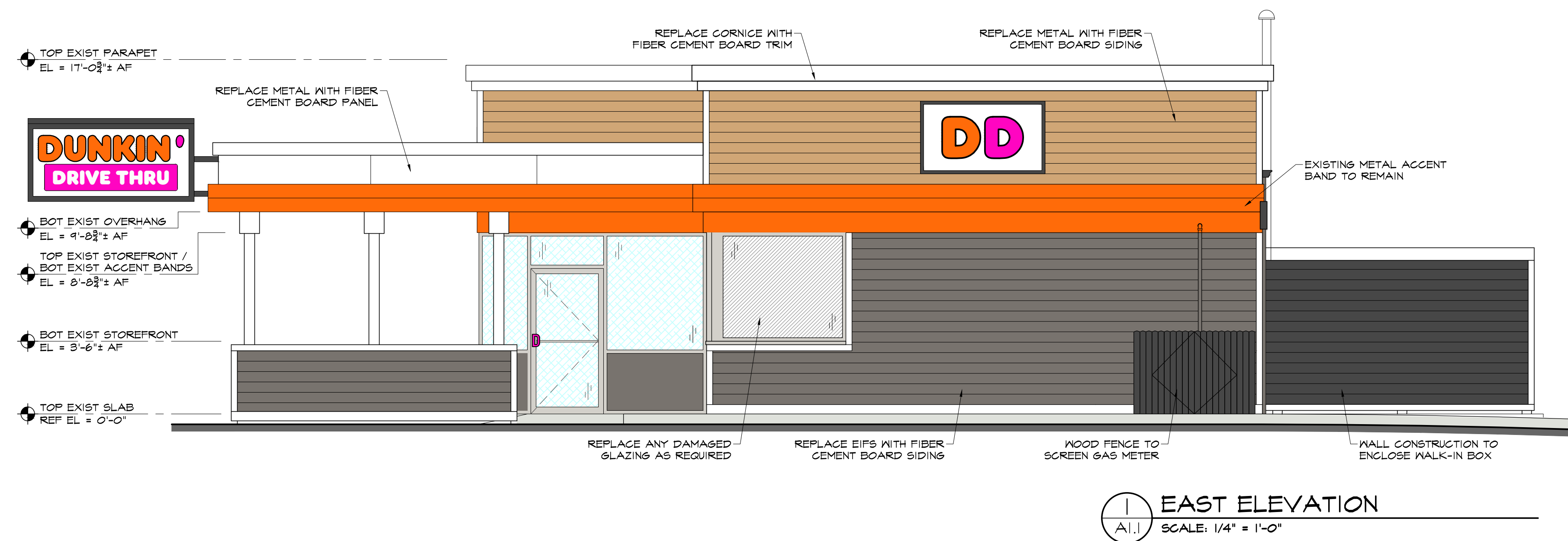
DATE MAY 11, 2021	PROJ NO 21057
DRAWN BY ZRA	CHECKED BY JAA

DRAWING NUMBER

X3.2



COLOR LEGEND	
	-01 'GAUNTLET GRAY'
	-02 'CHARCOAL'
	-03 'WOOD'
	-04 'OFF WHITE'
	-12 'DUNKIN' PINK'
	-18 'DUNKIN' ORANGE'



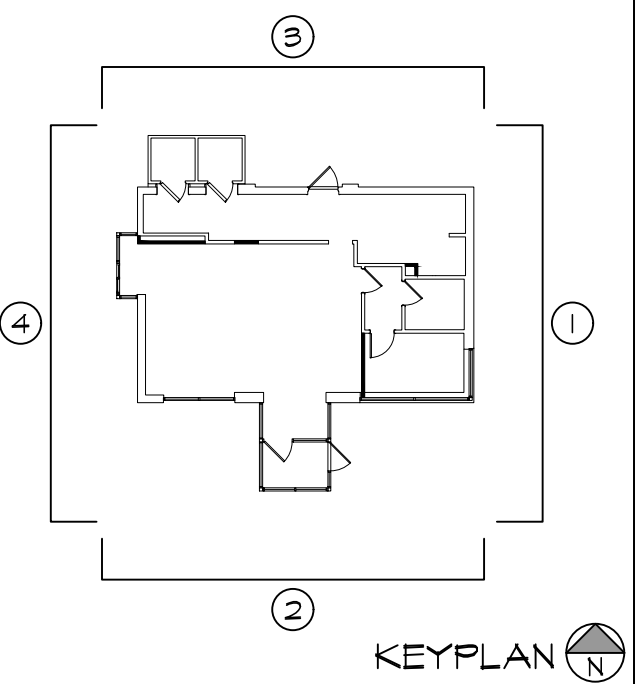
AHARONIAN
& ASSOCIATES INC.
ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
0 2 9 1 7

T 401-232-5010
F 401-232-5080
WWW.ARCH-ENG.COM

DISCLAIMER

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.



KEYPLAN

REVISIONS

△ NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE

DUNKIN'
PC# 307396

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

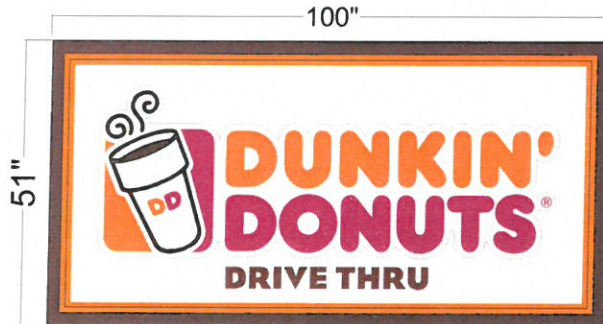
PROPOSED
EXTERIOR
ELEVATIONS

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

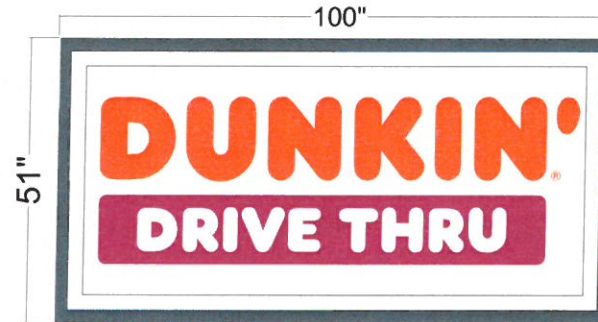
DRAWING NUMBER

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

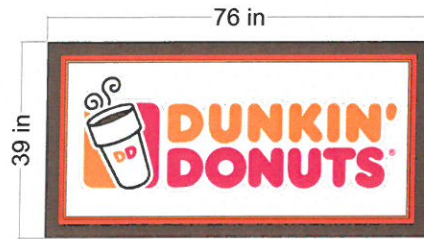
Notes:
These drawings are the exclusive property of Dasco Signs and are the result of the original work of its employees. All rights to its use, or duplication in any manner without express written permission of Dasco Signs is prohibited.

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

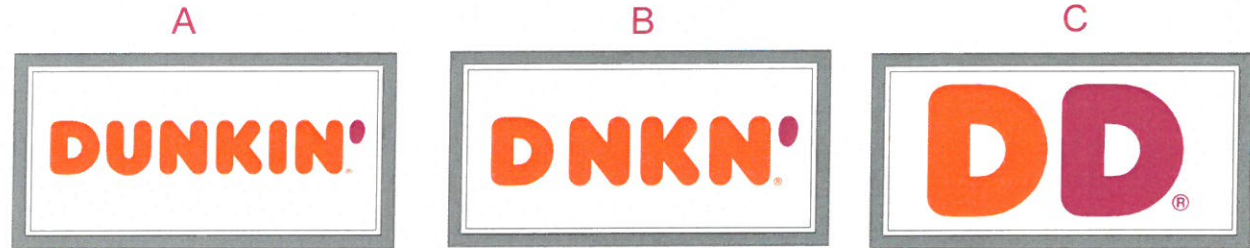
The accuracy of this color rendering is limited by media and output devices and is intended for representational use only. Actual manufacturing/graphic colors also vary depending on processes and materials used. 100% color matches of submitted specifications cannot be guaranteed.

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

Notes:
These drawings are the exclusive property of Dasco Signs and are the result of the original work of its employees. All rights to its use, or duplication in any manner without express written permission of Dasco Signs is prohibited.

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

The accuracy of this color rendering is limited by media and output devices and is intended for representational use only. Actual manufacturing/graphic colors also vary depending on processes and materials used. 100% color matches of submitted specifications cannot be guaranteed.

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.

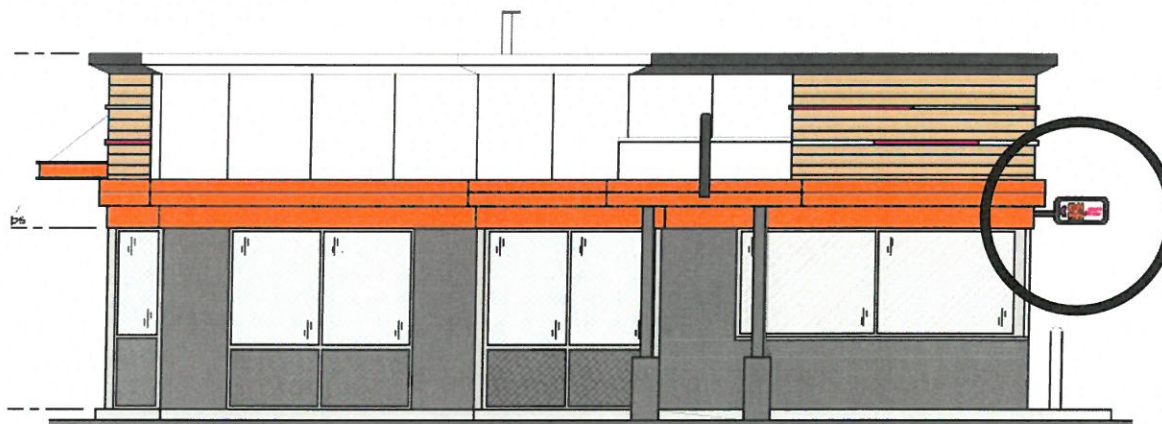
Existing Projecting Sign (4.5 sq ft)



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

Notes:
These drawings are the exclusive property of
Dasco Signs and are the result of the original work
of its employees. All rights to its use, or duplication in any
manner without express written permission
of Dasco Signs is prohibited.

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

The accuracy of this color rendering is limited by media
and output devices and is intended for representational use
only. Actual manufacturing/graphic colors also vary depending
on processes and materials used. 100% color matches
of submitted specifications cannot be guaranteed.

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 Photos

















Material Precedence Photos







**LU-22-55**

Land Use Application

Status: Active**Date Created:** Mar 28, 2022**Applicant**

Anne Whitney
archwhit@aol.com
801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387

Location

138 GATES ST
Portsmouth, NH 03801

Owner:

SMITH-WIESE SANDRA L
5 TRILLIUM LN GRANTHAM, NH 03753

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it



New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above



Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure



Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial



New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications



Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)



Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work



Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line



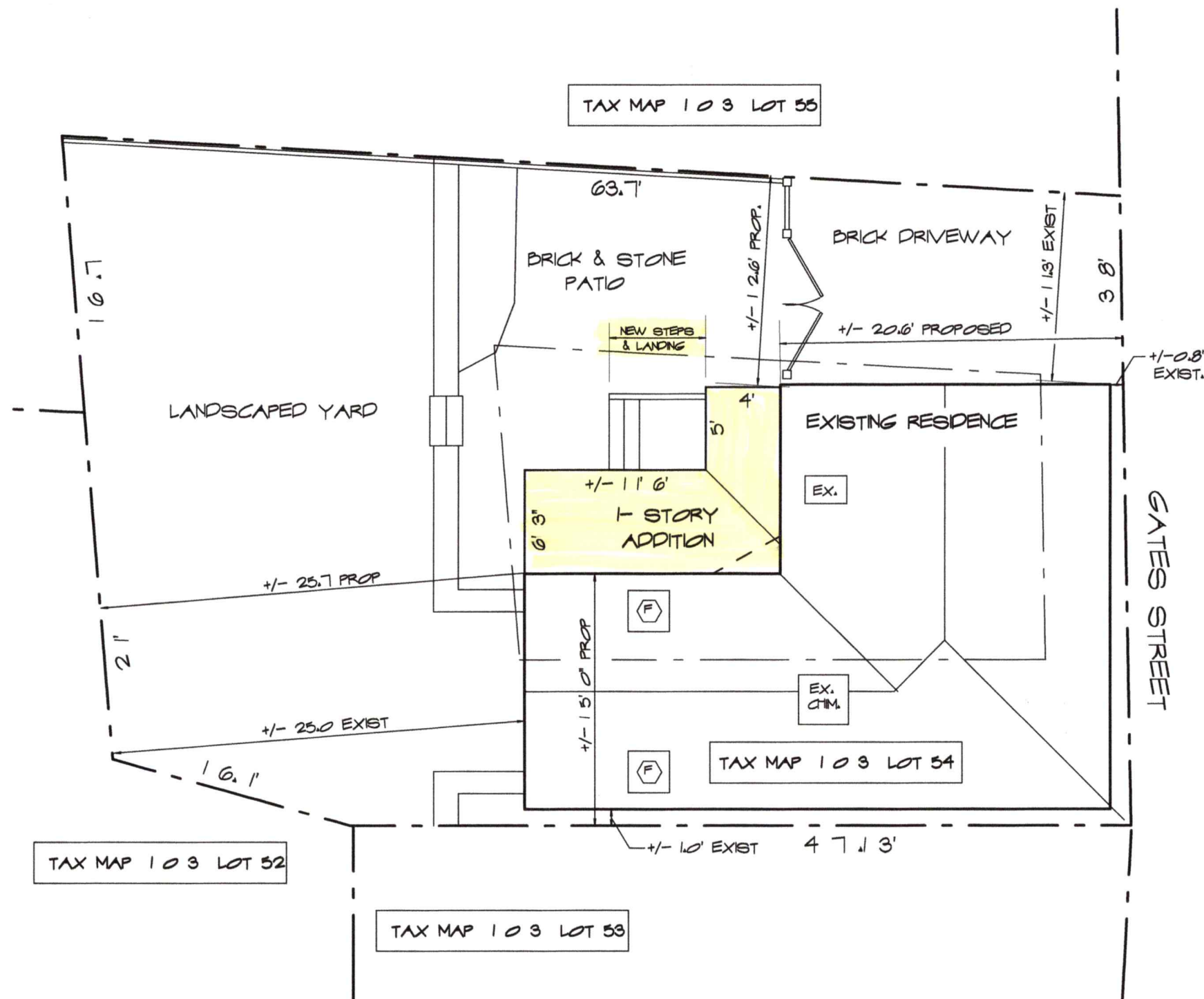
Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval



Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



Request for Extension of Previously Granted Land Use Approval



ADDITION & RENOVATIONS

138 GATES STREET PORTSMOUTH, NH
FOR: FREDRICK & SANDRA WIES

MAP 103 LOT 54
GENERAL RESIDENCE B (GRB)

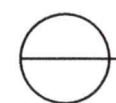
LOT AREA 2439 SF

ALLOW. BUILDING COVERAGE 30%

PROPOSED BUILDING COVERAGE

EXISTING RESIDENCE	738 SF
1-STORY REAR ADDITION	124 SF
NEW LANDING OVER 18"	18 SF

880 SF (36%)



PROPOSED LOT PLAN

SCALE: 1/8" = 10'-0"

NOTE: LOT PLAN GENERATED FROM TAX MAP AND BY
FIELD MEASUREMENT BY ANNE WHITNEY ARCHITECT



SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, WIESE RESIDENCE

138 GATES STREET

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: 2109

Revisions: 7/7/22

Date: 3/28/22

1 OF 5

EXTERIOR RENOVATION NOTES:

- REPLACE EXISTING BEVELED SIDING WITH PREPRIMED CEDAR. MATCH EXISTING TO WEATHER SPACING.
- REPAIR OR REPLACE EXISTING TRIM DETAILS AT ROOF, HOUSE, WINDOWS.

WINDOW & EXTERIOR DOOR SCHEDULES

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
WINDOWS					
A	ELDH 2240	4/4	1' 10 1/4" X 4' 1/4"	MARVIN INC., ELEVATE, Doublehung, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner, 1/2 Screens. In existing wall	1
B	ELDH 3040	6/6	2' 6 1/4" X 4' 1/4"	DITTO	16
C	ELDHP 3648	16	3' 0 1/2" X 4' 0 1/4"	DITTO Picture Unit	1
D	ELCA cust. match ELDH 3040	6/6 with M-Rail	2' 6 1/4" X 3' 4 1/4"	MARVIN INC., ELEVATE, Casement, 7/8" SDL with meeting rail, w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner. In exist. wall. To match size of ELDH 3040, 6/6 with meeting rail.	1 L
E	ELCA 2131	6	1' 9" X 2' 7 5/8"	Casements in 2X6 wall & Fixed Unit in exist. wall	1 L 1 R 1 Fix
F	MO 4	1	30 1/16" X 37 7/8"	VELUX. Fixed Skylight	2
EXTERIOR DOOR					
1	ELIFD 3068 X R	8	3' 1 5/16" x 6' 10 1/2"	MARVIN INC., ELEVATE, INSWING French Door, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner. in 2X6 wall.	1
2	ELSFD 9068 0X0-RH	8	8' 11 1/2" x 6' 10 1/2"	MARVIN INC., ELEVATE, Sliding French Door, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner. In existing wall.	1

WINDOW - EXT. DOOR NOTES

1. VERIFY WINDOW SIZING IN EXISTING OPENINGS, ADJUST AS REQUIRED.
2. SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING

F SKYLIGHT AT REAR 2-STORY

A 2 AT 2ND FLOOR

A 2 AT 1ST FLOOR



LEFT SIDE ELEVATION

A 3 AT 2ND FLOOR

A 3 AT 1ST FLOOR

LOWER LEVEL DOORS & WINDOWS TO REMAIN



EXISTING FRONT ELEVATION GATES STREET

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387

ANNE WHITNEY ARCHITECT

RENOVATIONS, STONE RESIDENCE

55 GATES STREET PORTSMOUTH, NH

Project: 2110

Date: 7/7/22

Revisions:

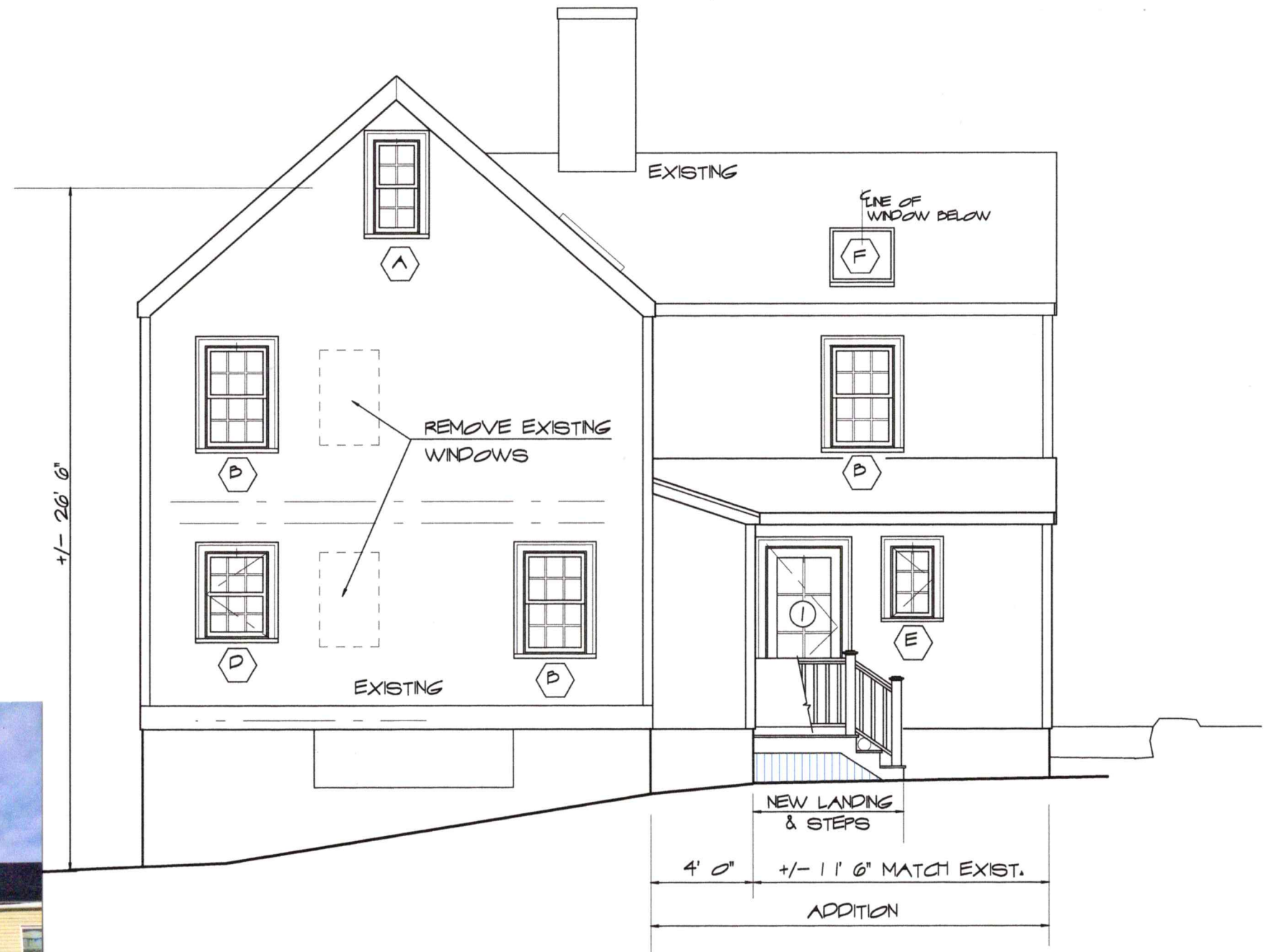
2 OF 5



VIEW FROM GATES STREET



VIEWS OF REAR ELEVATIONS



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

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, WIESE RESIDENCE

138 GATES STREET

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: 2109

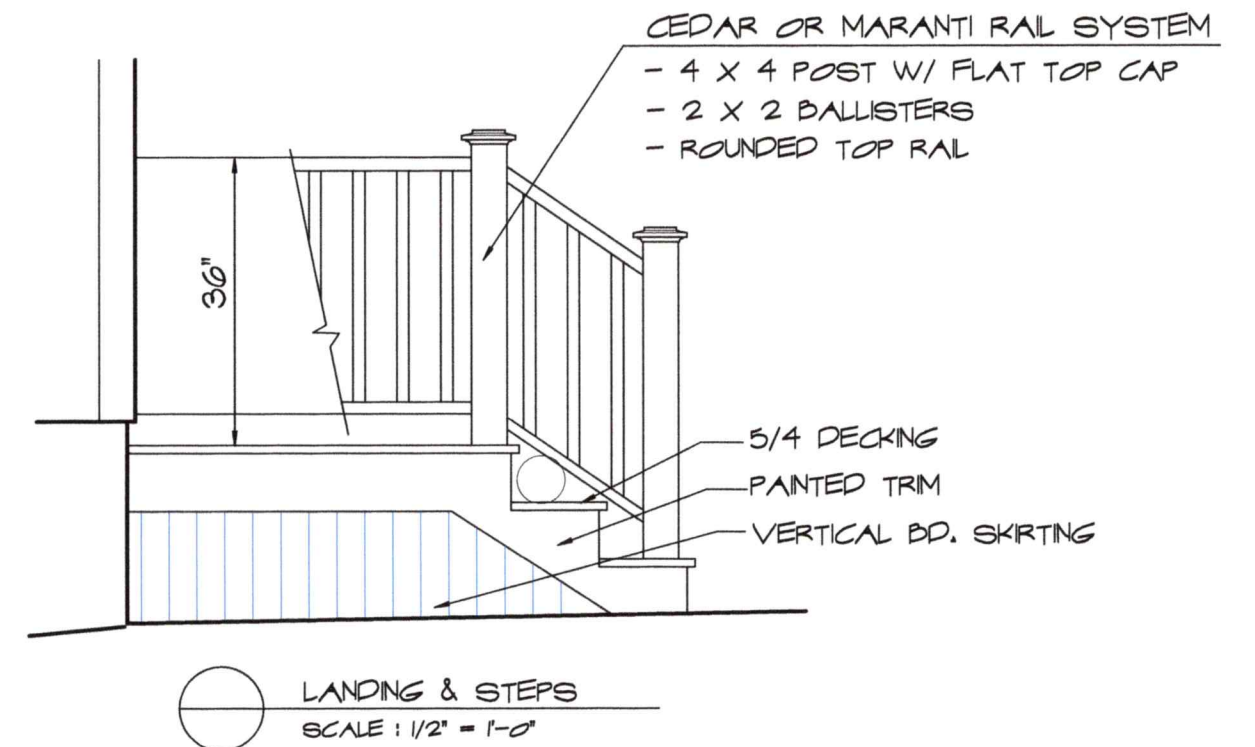
Revisions:

Date: 7/7/22

3 OF 5



VIEW OF ADDITION LOCATION



SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, WESE RESIDENCE 138 GATES STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth, NH 03801 603-502-4387 ANNE WHITNEY ARCHITECT	Project: #2109	Date: 7/7/22
		Revisions:	4 OF 5

MARVIN ELEVATE™ COLLECTION
DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)
3-0 (914)	ELDH2236	ELDH2636	ELDH3036	ELDH3236	ELDH3436
3-0 1/4 (921)					
3-0 1/2 (928)					
3-1 1/4 (935)					
3-1 1/2 (942)					
3-1 3/4 (949)					
3-2 (956)					
3-2 1/4 (963)					
3-2 1/2 (970)					
3-2 3/4 (977)					
3-3 (984)					
3-3 1/4 (991)					
3-3 1/2 (998)					
3-3 3/4 (1005)					
3-4 (1012)					
3-4 1/4 (1019)					
3-4 1/2 (1026)					
3-4 3/4 (1033)					
3-5 (1040)					
3-5 1/4 (1047)					
3-5 1/2 (1054)					
3-5 3/4 (1061)					
3-6 (1068)					
3-6 1/4 (1075)					
3-6 1/2 (1082)					
3-6 3/4 (1089)					
3-7 (1096)					
3-7 1/4 (1103)					
3-7 1/2 (1110)					
3-7 3/4 (1117)					
3-8 (1124)					
3-8 1/4 (1131)					
3-8 1/2 (1138)					
3-8 3/4 (1145)					
3-9 (1152)					
3-9 1/4 (1159)					
3-9 1/2 (1166)					
3-9 3/4 (1173)					
3-10 (1180)					
3-10 1/4 (1187)					
3-10 1/2 (1194)					
3-10 3/4 (1201)					
3-11 (1208)					
3-11 1/4 (1215)					
3-11 1/2 (1222)					
3-11 3/4 (1229)					
3-12 (1236)					
3-12 1/4 (1243)					
3-12 1/2 (1250)					
3-12 3/4 (1257)					
3-13 (1264)					
3-13 1/4 (1271)					
3-13 1/2 (1278)					
3-13 3/4 (1285)					
3-14 (1292)					
3-14 1/4 (1299)					
3-14 1/2 (1306)					
3-14 3/4 (1313)					
3-15 (1320)					
3-15 1/4 (1327)					
3-15 1/2 (1334)					
3-15 3/4 (1341)					
3-16 (1348)					
3-16 1/4 (1355)					
3-16 1/2 (1362)					
3-16 3/4 (1369)					
3-17 (1376)					
3-17 1/4 (1383)					
3-17 1/2 (1390)					
3-17 3/4 (1397)					
3-18 (1404)					
3-18 1/4 (1411)					
3-18 1/2 (1418)					
3-18 3/4 (1425)					
3-19 (1432)					
3-19 1/4 (1439)					
3-19 1/2 (1446)					
3-19 3/4 (1453)					
3-20 (1460)					
3-20 1/4 (1467)					
3-20 1/2 (1474)					
3-20 3/4 (1481)					
3-21 (1488)					
3-21 1/4 (1495)					
3-21 1/2 (1502)					
3-21 3/4 (1509)					
3-22 (1516)					
3-22 1/4 (1523)					
3-22 1/2 (1530)					
3-22 3/4 (1537)					
3-23 (1544)					
3-23 1/4 (1551)					
3-23 1/2 (1558)					
3-23 3/4 (1565)					
3-24 (1572)					
3-24 1/4 (1579)					
3-24 1/2 (1586)					
3-24 3/4 (1593)					
3-25 (1600)					
3-25 1/4 (1607)					
3-25 1/2 (1614)					
3-25 3/4 (1621)					
3-26 (1628)					
3-26 1/4 (1635)					
3-26 1/2 (1642)					
3-26 3/4 (1649)					
3-27 (1656)					
3-27 1/4 (1663)					
3-27 1/2 (1670)					
3-27 3/4 (1677)					
3-28 (1684)					
3-28 1/4 (1691)					
3-28 1/2 (1698)					
3-28 3/4 (1705)					
3-29 (1712)					
3-29 1/4 (1719)					
3-29 1/2 (1726)					
3-29 3/4 (1733)					
3-30 (1740)					
3-30 1/4 (1747)					
3-30 1/2 (1754)					
3-30 3/4 (1761)					
3-31 (1768)					
3-31 1/4 (1775)					
3-31 1/2 (1782)					
3-31 3/4 (1789)					
3-32 (1796)					
3-32 1/4 (1803)					
3-32 1/2 (1810)					
3-32 3/4 (1817)					
3-33 (1824)					
3-33 1/4 (1831)					
3-33 1/2 (1838)					
3-33 3/4 (1845)					
3-34 (1852)					
3-34 1/4 (1859)					
3-34 1/2 (1866)					
3-34 3/4 (1873)					
3-35 (1880)					
3-35 1/4 (1887)					
3-35 1/2 (1894)					
3-35 3/4 (1901)					
3-36 (1908)					
3-36 1/4 (1915)					
3-36 1/2 (1922)					
3-36 3/4 (1929)					
3-37 (1936)					
3-37 1/4 (1943)					
3-37 1/2 (1950)					
3-37 3/4 (1957)					
3-38 (1964)					
3-38 1/4 (1971)					
3-38 1/2 (1978)					
3-38 3/4 (1985)					
3-39 (1992)					
3-39 1/4 (1999)					
3-39 1/2 (2006)					
3-39 3/4 (2013)					
3-40 (2020)					
3-40 1/4 (2027)					
3-40 1/2 (2034)					
3-40 3/4 (2041)					
3-41 (2048)					
3-41 1/4 (2055)					
3-41 1/2 (2062)					
3-41 3/4 (2069)					
3-42 (2076)					
3-42 1/4 (2083)					
3-42 1/2 (2090)					
3-42 3/4 (2097)					
3-43 (2104)					
3-43 1/4 (2111)					
3-43 1/2 (2118)					
3-43 3/4 (2125)					
3-44 (2132)					
3-44 1/4 (2139)					
3-44 1/2 (2146)					
3-44 3/4 (2153)					
3-45 (2160)					
3-45 1/4 (2167)					
3-45 1/2 (2174)					
3-45 3/4 (2181)					
3-46 (2188)					
3-46 1/4 (2195)					
3-46 1/2 (2202)					
3-46 3/4 (2209)					
3-47 (2216)					
3-47 1/4 (2223)					
3-47 1/2 (2230)					
3-47 3/4 (2237)					
3-48 (2244)					
3-48 1/4 (2251)					
3-48 1/2 (2258)					
3-48 3/4 (2265)					
3-49 (2272)					
3-49 1/4 (2279)					
3-49 1/2 (2286)					
3-49 3/4 (2293)					
3-50 (2300)					
3-50 1/4 (2307)					
3-50 1/2 (2314)					
3-50 3/4 (2321)					
3-51 (2328)					
3-51 1/4 (2335)					
3-51 1/2 (2342)					
3-51 3/4 (2349)					
3-52 (2356)					
3-52 1/4 (2363)					
3-52 1/2 (2370)					
3-52 3/4 (2377)					
3-53 (2384)					
3-53 1/4 (2391)					
3-53 1/2 (2398)					
3-53 3/4 (2405)					
3-54 (2412)					
3-54 1/4 (2419)					
3-54 1/2 (2426)					
3-54 3/4 (2433)					
3-55 (2440)					
3-55 1/4 (2447)					
3-55 1/2 (2454)					
3-55 3/4 (2461)					
3-56 (2468)					
3-56 1/4 (2475)					
3-56 1/2 (2482)					
3-56 3/4 (2489)					
3-57 (2496)					
3-57 1/4 (2503)					
3-57 1/2 (2510)					
3-57 3/4 (2517)					
3-58 (2524)					
3-58 1/4 (2531)					
3-58 1/2 (2538)					
3-58 3/4 (2545)					
3-59 (2552)					
3-59 1/4 (2559)					
3-59 1/2 (2566)					
3-59 3/4 (2573)					
3-60 (2580)					
3-60 1/4 (2587)					
3-60 1/2 (2594)					
3-60 3/4 (2601)					
3-61 (2608)					
3-61 1/4 (2615)					
3-61 1/2 (2622)					
3-61 3/4 (2629)					
3-62 (2636)					
3-62 1/4 (2643)					
3-62 1/2 (2650)					
3-62 3/4 (2657)					
3-63 (2664)					
3-63 1/4 (2671)					
3-63 1/2 (2678)					
3-63 3/4 (2685)					
3-64 (2692)					
3-64 1/4 (2699)					
3-64 1/2 (2706)					
3-64 3/4 (2713)					
3-65 (2720)					
3-65 1/4 (2727)					
3-65 1/2 (2734)					
3-65 3/4 (2741)					
3-66 (2748)					
3-66 1/4 (2755)					
3-66 1/2 (2762)					
3-66 3/4 (2769)					
3-67 (2776)					
3-67 1/4 (2783)					
3-67 1/2 (2790)					
3-67 3/4 (2797)					
3-68 (2804)					
3-68 1/4 (2811)					
3-68 1/2 (2818)					
3-68 3/4 (2825)					
3-69 (2832)					
3-69 1/4 (2839)					
3-69 1/2 (2846)					
3-69 3/4 (2853)					
3-70 (2860)					
3-70 1/4 (2867)					
3-70 1/2 (2874)					
3-70 3/4 (2881)					
3-71 (2888)					
3-71 1/4 (2895)					
3-71 1/2 (2902)					
3-71 3/4 (2909)					
3-72 (2916)					
3-72 1/4 (2923)					
3-72 1/2 (2930)					
3-72 3/4 (2937)					
3-73 (2944)					
3-73 1/4 (2951)					



City of Portsmouth, NH

07/29/2022

LU-22-105

Land Use Application

Status: Active**Date Created:** May 13, 2022**Applicant**

Heather Watson
 hwatson@unifiedbuilding.com
 688 Calef Highway
 Unified Builders Inc
 Barrington, NH 03825
 603-905-9004

Location

33 RICHMOND ST
 Portsmouth, NH 03801

Owner:

THIRTY THREE RICHMOND REAL ESTATE LLC
 186 DEERFIELD RD CANDIA, NH 03034

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

☐

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

☐

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

☒

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

☐

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

☐

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

☐

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

☐

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

☐

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

☐

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

☐

Request for Extension of Previously Granted Land Use Approval































**LU-22-12**

Land Use Application

Status: Active**Date Created:** Jan 26, 2022**Applicant**

Tracy Kozak
tracyskozak@gmail.com
3 Congress Street, Suite 1
Portsmouth, New Hampshire 03801
603-731-5187

Location

1 CONGRESS ST
Portsmouth, NH 03801

Owner:

One Market Square, LLC
3 Pleasant Street Portsmouth, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

3 Congress St

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it



New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above



Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure



Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial



New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications



Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)



Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work



Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line



Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval



Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



Request for Extension of Previously Granted Land Use Approval

DRAWING INDEX

- H5.01

COVER
- H5.10

SITE PLAN
- H5.11

DEMOLITION PLAN
- H5.12

DEMOLITION ELEVATIONS
- H5.13

ROOF PLAN
- H5.14

FIRST FLOOR PLAN
- H5.15

BASEMENT PLAN
- H5.16

AVERAGE GRADE PLANE CALCULATIONS
- H5.17

ROOF AREAS CALCULATIONS
- H5.20

ROOF HEIGHT DETAIL - HAVEN CT
- H5.21

ELEVATION - CONGRESS STREET
- H5.22

ELEVATION - HIGH STREET
- H5.23

ELEVATION - HAVEN COURT
- H5.24

ELEVATION - REAR (WEST) ALLEY
- H5.31

AXONOMETRIC
- H5.32

VINGNETTE - CONGRESS STREET
- H5.33

VINGNETTE - HIGH ST FROM CONGRESS ST
- H5.34

VINGNETTE - HIGH ST FROM STARBUCKS
- H5.35

VINGNETTE - HAVEN CT FROM LADD ST
- H5.36

VINGNETTE - HIGH ST AT LADD ST & HAVEN CT
- H5.37

VINGNETTE - HAVEN COURT AT NEWBERRY'S

H4.41 DETAILS

- H5.50

MATERIALS - WINDOWS
- H5.51

MATERIALS - FENESTRATION
- H5.52

MATERIALS - ARCADE FENESTRATION
- H5.53

MATERIALS - CLADDING
- H5.54

MATERIALS - CLADDING

PROJECT NARRATIVE

REHABILITATION AND ADAPTIVE REUSE OF EXISTING HISTORIC STRUCTURES WITH A NEW ADJACENT STRUCTURE ON REAR SURFACE PARKING LOT.

USES INCLUDE A FULL SERVICE RESTAURANT AT FIRST FLOOR, A BOUTIQUE HOTEL ABOVE, AND ONE LEVEL OF UNDERGROUND PARKING. OFFSITE IMPROVEMENTS WILL BE A FUTURE AND SEPARATE APPLICATION IN COLLABORATION WITH THE CITY OF PORTSMOUTH.

PROJECT UPDATES SINCE LAST HDC WORKSESSION:

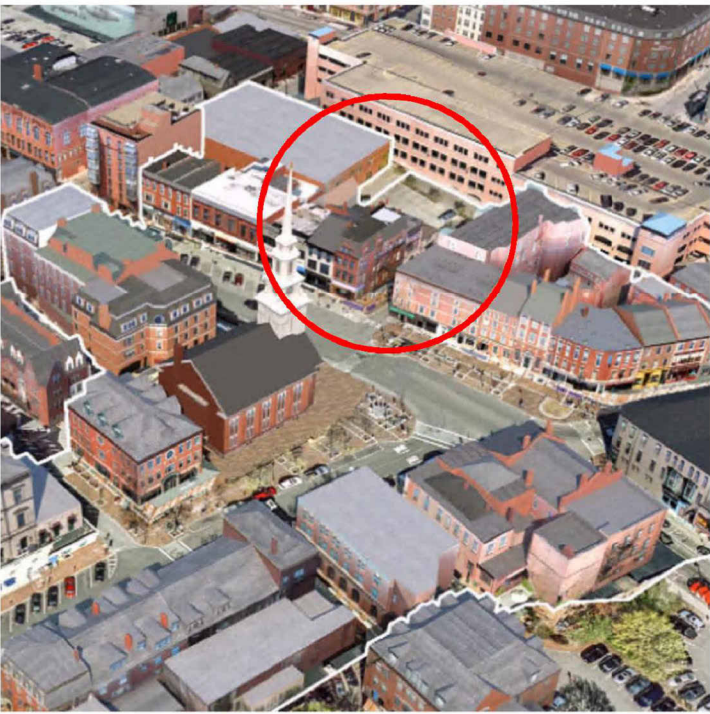
- A. REDUCED HEIGHT OF BUILDING
- B. ADJUSTED ROOFS AND NEW DORMER AT 3 CONGRESS STREET.
- C. ADDITIONAL DETAILS AND PROFILE SECTIONS
- D. FINE TUNED STOREFRONT FENESTRATION
- E. EXTERIOR MATERIALS PRODUCT CUT SHEETS



ONE CONGRESS STREET

RENOVATION & ADDITION

ONE MARKET SQUARE, LLC



HISTORIC DISTRICT COMMISSION -

PUBLIC HEARING

August 3, 2022

H5.01

COVER

1 CONGRESS STREET

SCALE:
8/03/2022



PLEASANT STREET

CHURCH STREET

CONGRESS STREET

CONGRESS STREET

HIGH STREET

NEW
EXISTING

CD-4

CD-5

LADD STREET

HAVEN COURT

HAVEN COURT

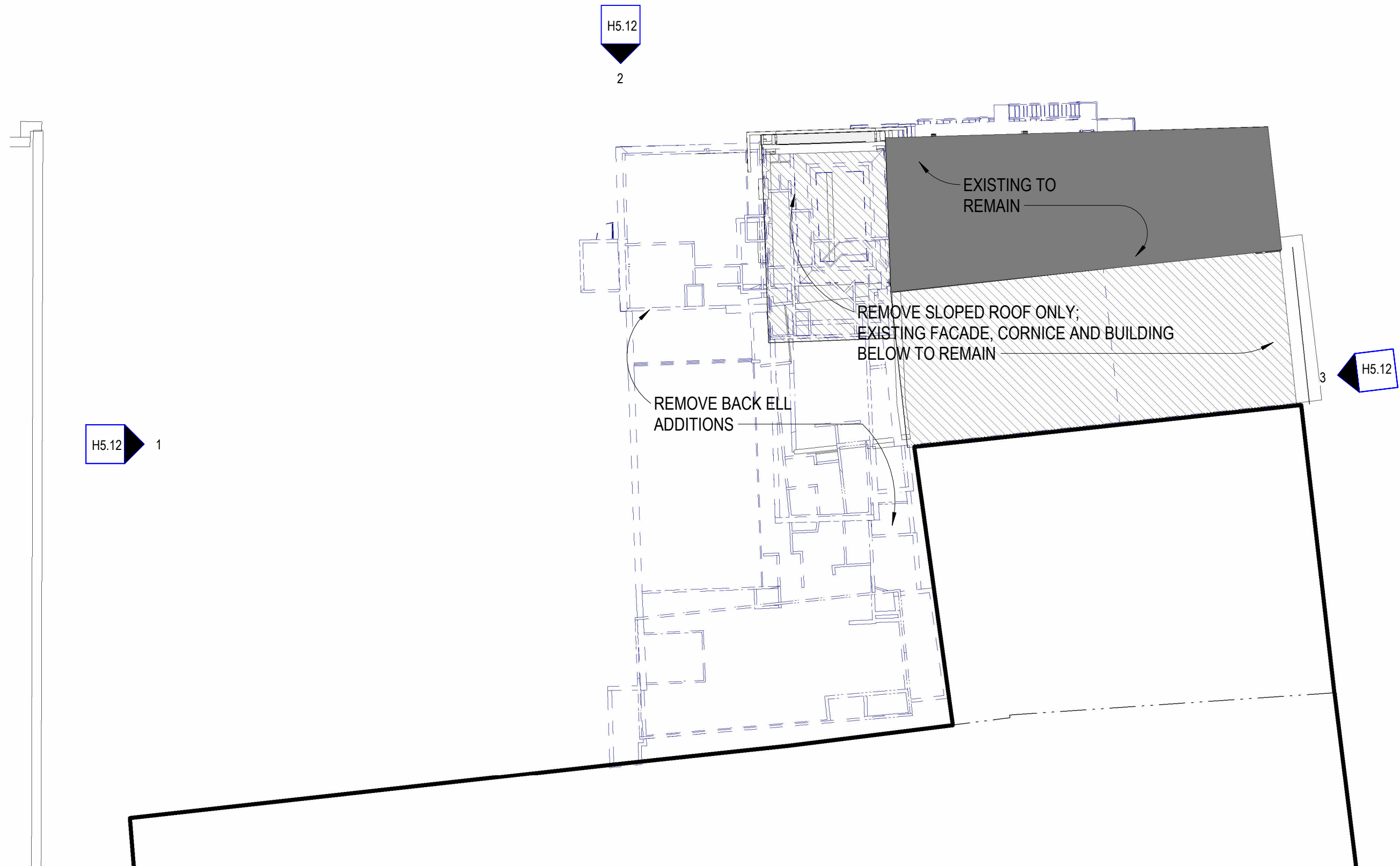
FLEET STREET

H5.10 SITE PLAN
1 CONGRESS STREET
SCALE: 1" = 40.00' GRADING SCALE: 1" = 4.00'

SCALE: 1" = 40'-0"
8/03/2022

GRAPHIC SCALE: 1" = 40'-0"





H5.11 **DEMOLITION PLAN**
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
8/03/2022

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





3 **PROPOSED ELEVATION - CONGRESS ST**
1/16" = 1'-0"

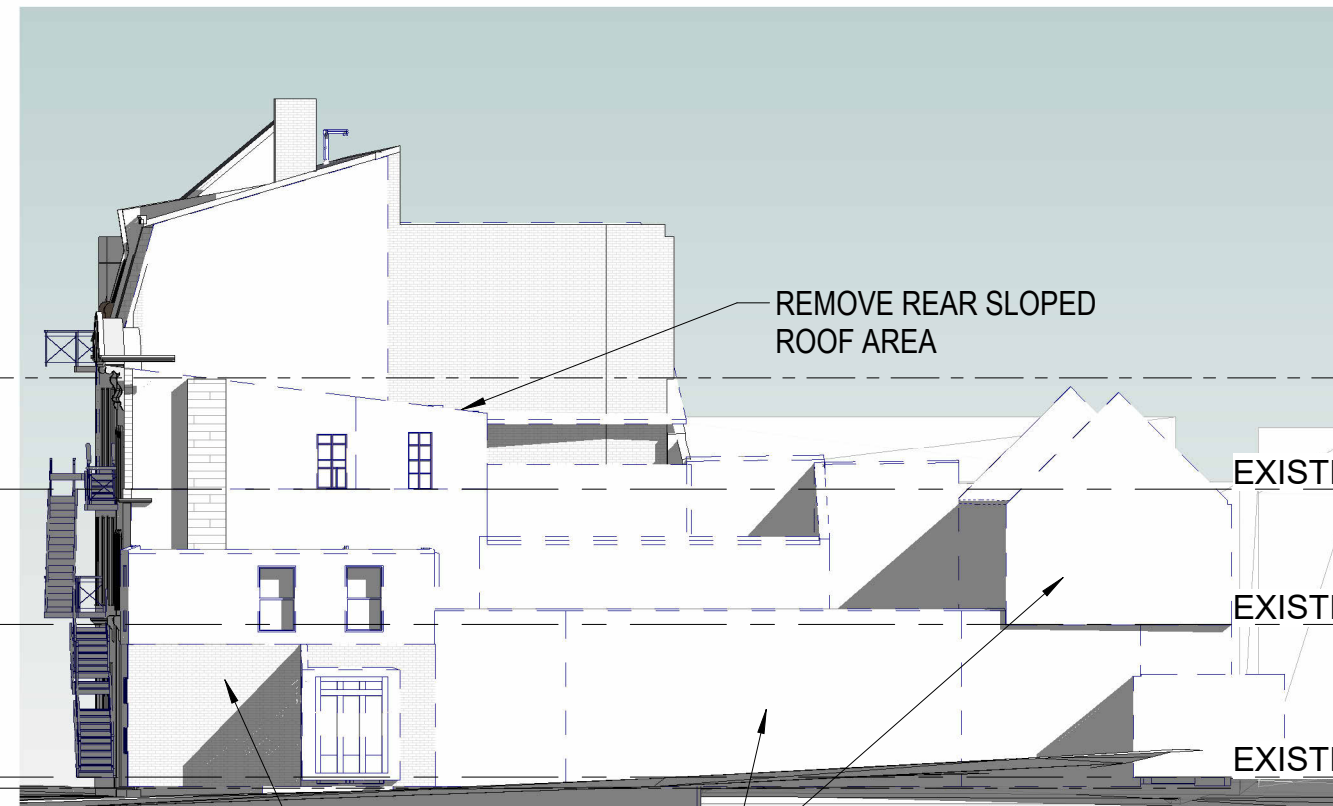
EXISTING ATTIC
61' - 3 3/4"

EXISTING-Level 3
52' - 0 5/8"

EXISTING-Level 2
40' - 9 5/8"

EXISTING-Level 1
28' - 1 1/4"

AVG GRADE CD5
EXISTING*
27' - 2 1/8"



1 **REAR DEMOLITION ELEVATION - NW - HAVEN COURT**
1/16" = 1'-0"

ATTIC
61' - 3 3/4"

EXISTING-Level 3
52' - 0 5/8"

EXISTING-Level 2
40' - 9 5/8"

EXISTING-Level 1
28' - 1 1/4"



AVG GRADE CD5
EXISTING*
27' - 2 1/8"

2 **SIDE DEMOLITION ELEVATION - NE - HIGH STREET**
1/16" = 1'-0"

REMOVE REPLACED
STOREFRONTS

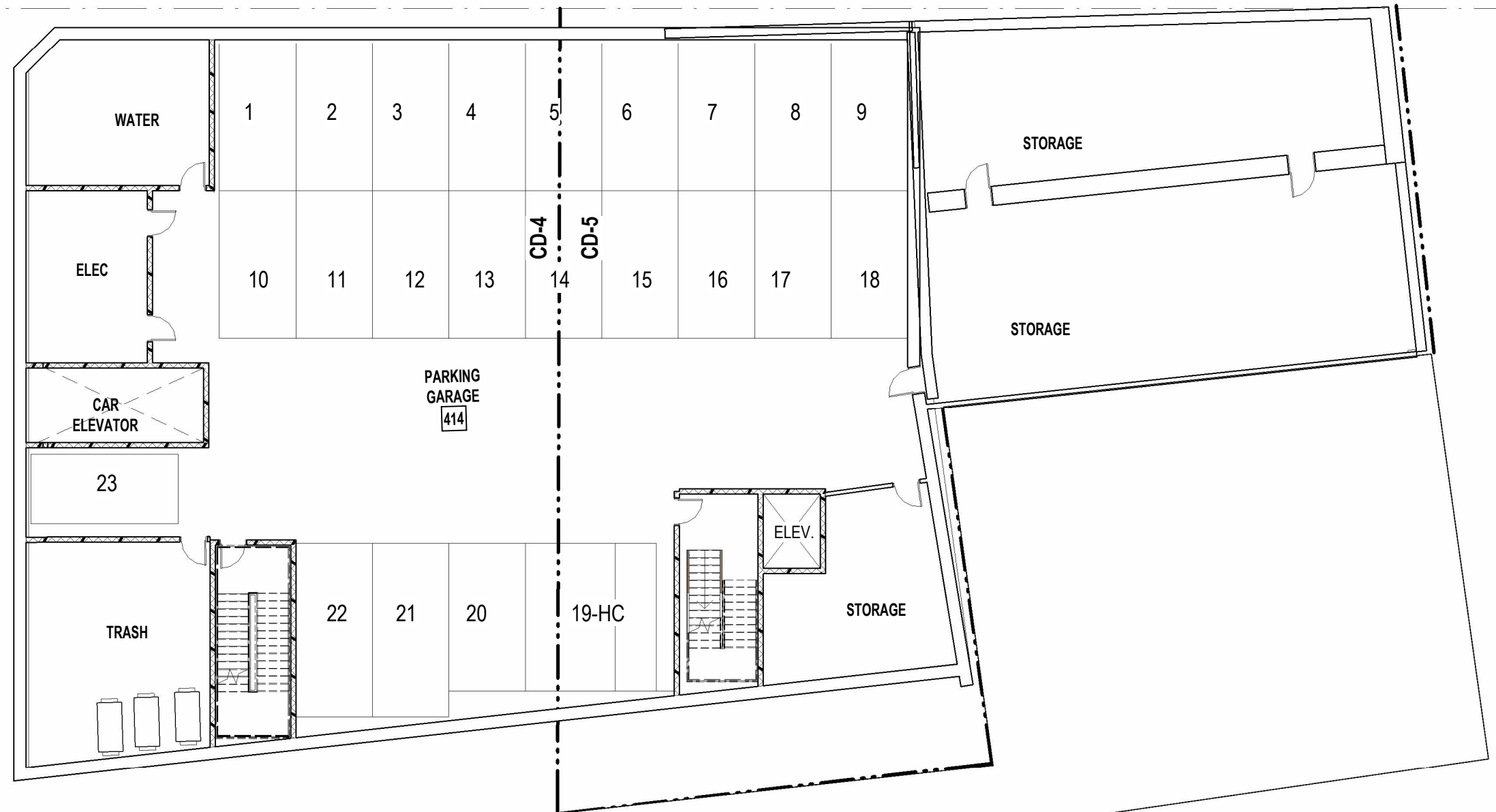
REMOVE
FIRE ESCAPES

REMOVE
AREA OF REPLACED
STOREFRONT

REMOVE REAR ADDITIONS

H5.12 DEMOLITION ELEVATIONS 1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
8/03/2022

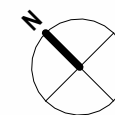


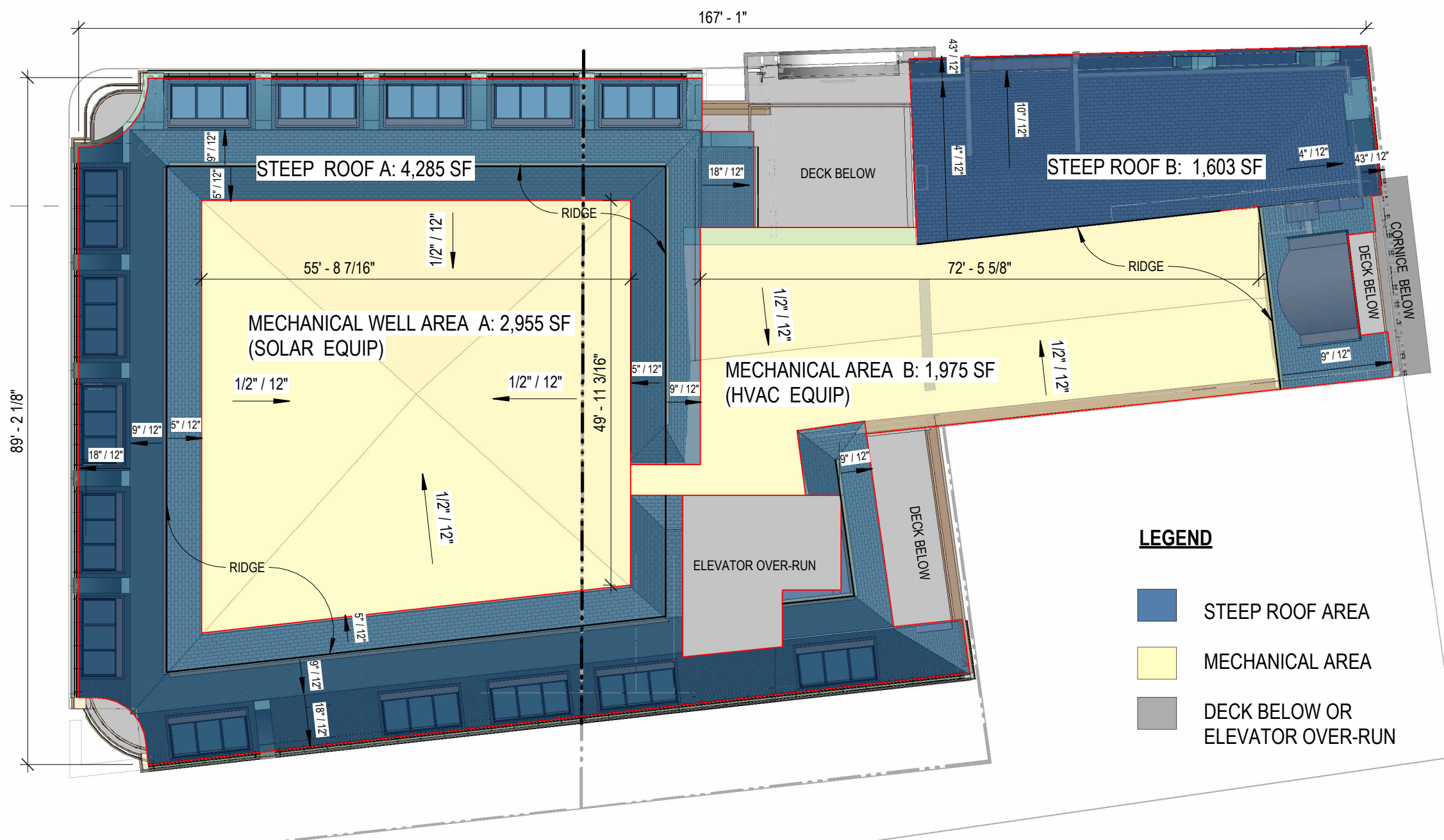
H5.15

BASEMENT PLAN **1 CONGRESS STREET**

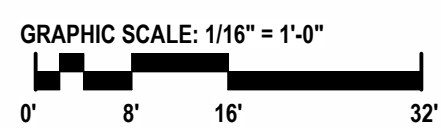
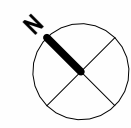
SCALE: 1/16" = 1'-0"
8/03/2022

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



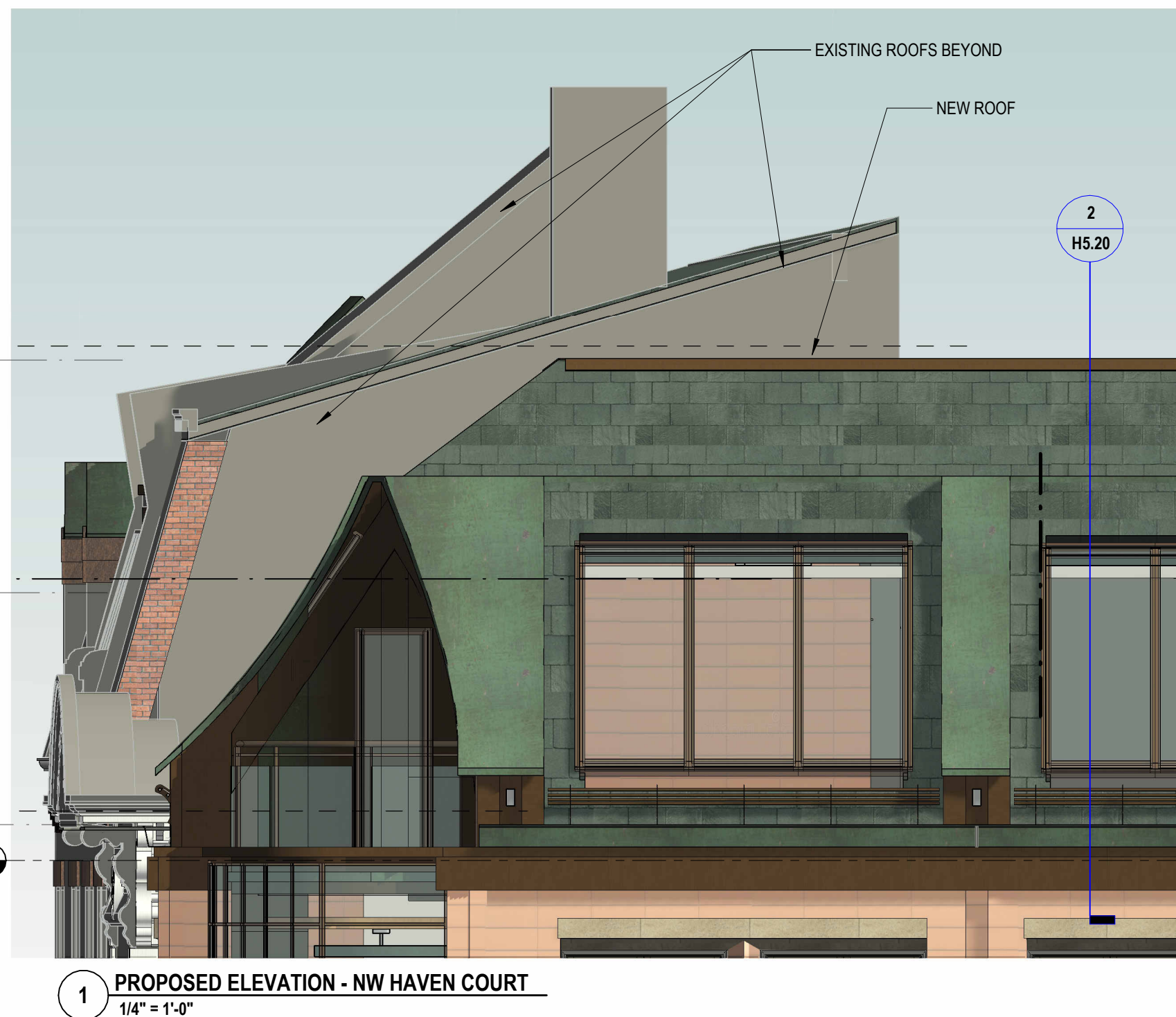
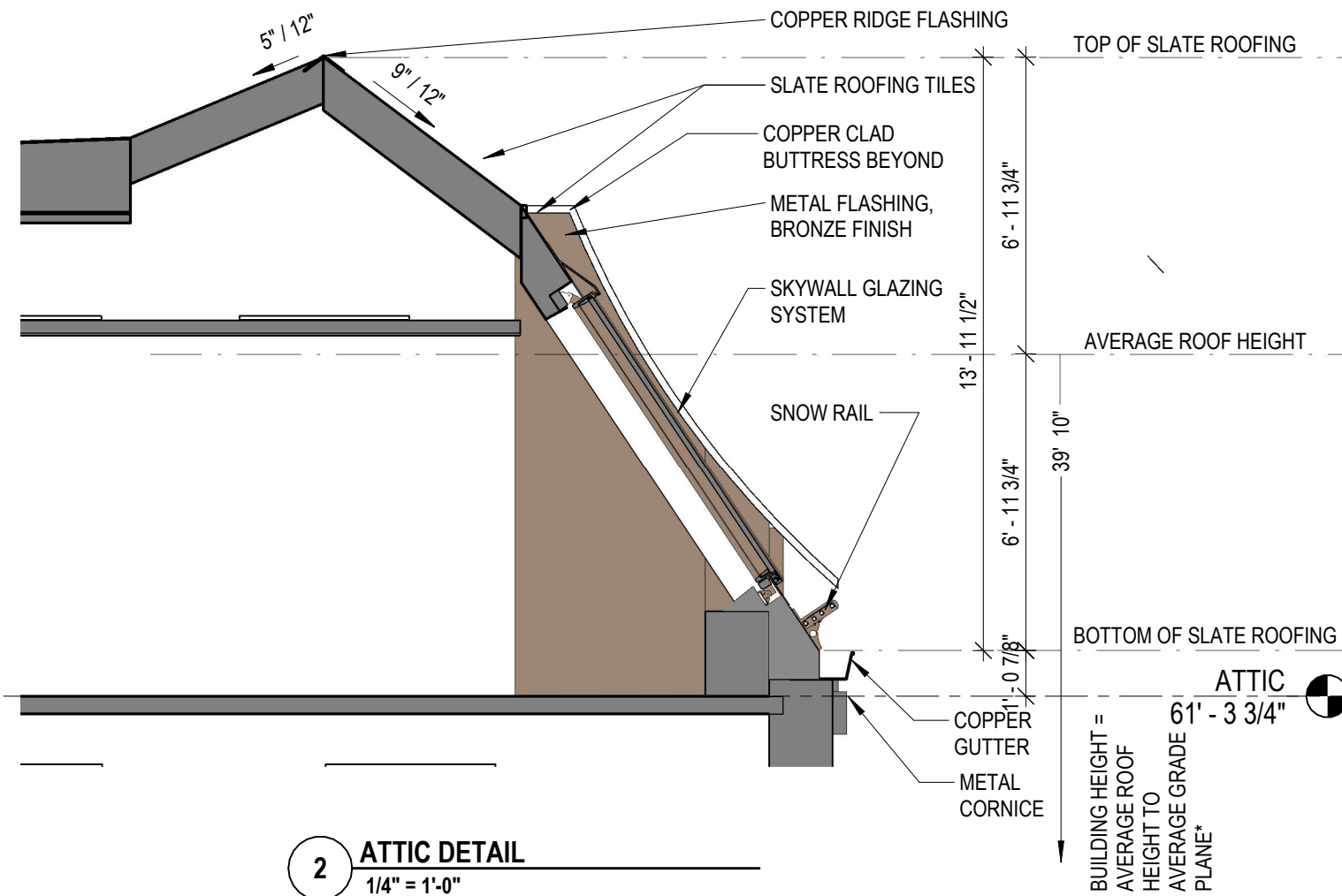


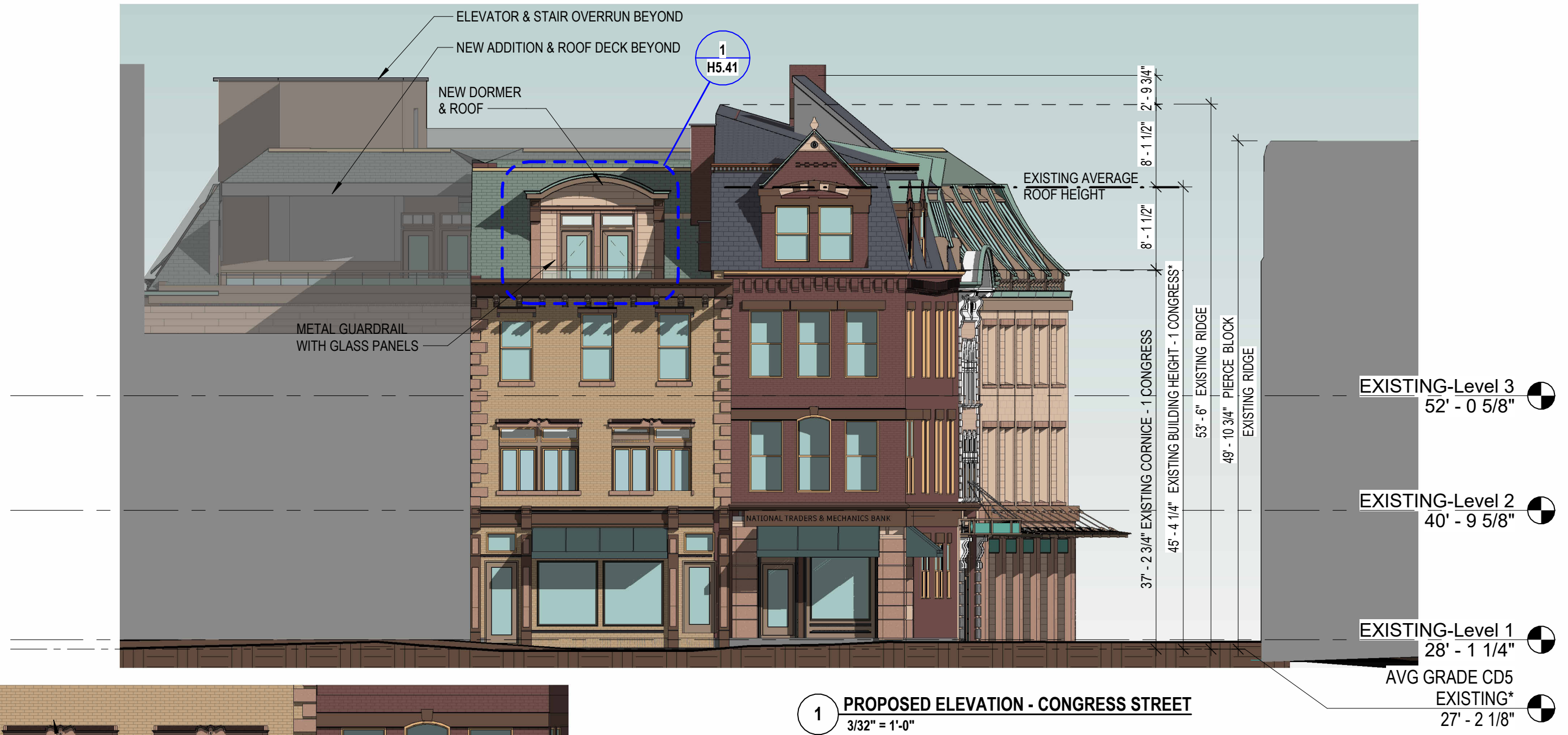
SLOPED ROOF AREAS		7/7/2022
STEEP ROOF AREA A	4,285	
STEEP ROOF AREA B	1,603	
Total	5,888	
MECHANICAL AREA A	2,955	
MECHANICAL AREA B	1,975	
Total	4,930	
TOTAL ROOF AREA	10,818	
Slope roof % of total	54.43%	
Flat roof % of total	45.57%	



H5.17 **ROOF AREA CALCULATIONS**
1 CONGRESS STREET
 SCALE: 1/16" = 1'-0"
 8/03/2022





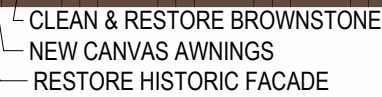


1 **PROPOSED ELEVATION - CONGRESS STREET**
3/32" = 1'-0"



H5.21 ELEVATION - CONGRESS STREET
1 CONGRESS STREET
SCALE: As indicated
8/03/2022

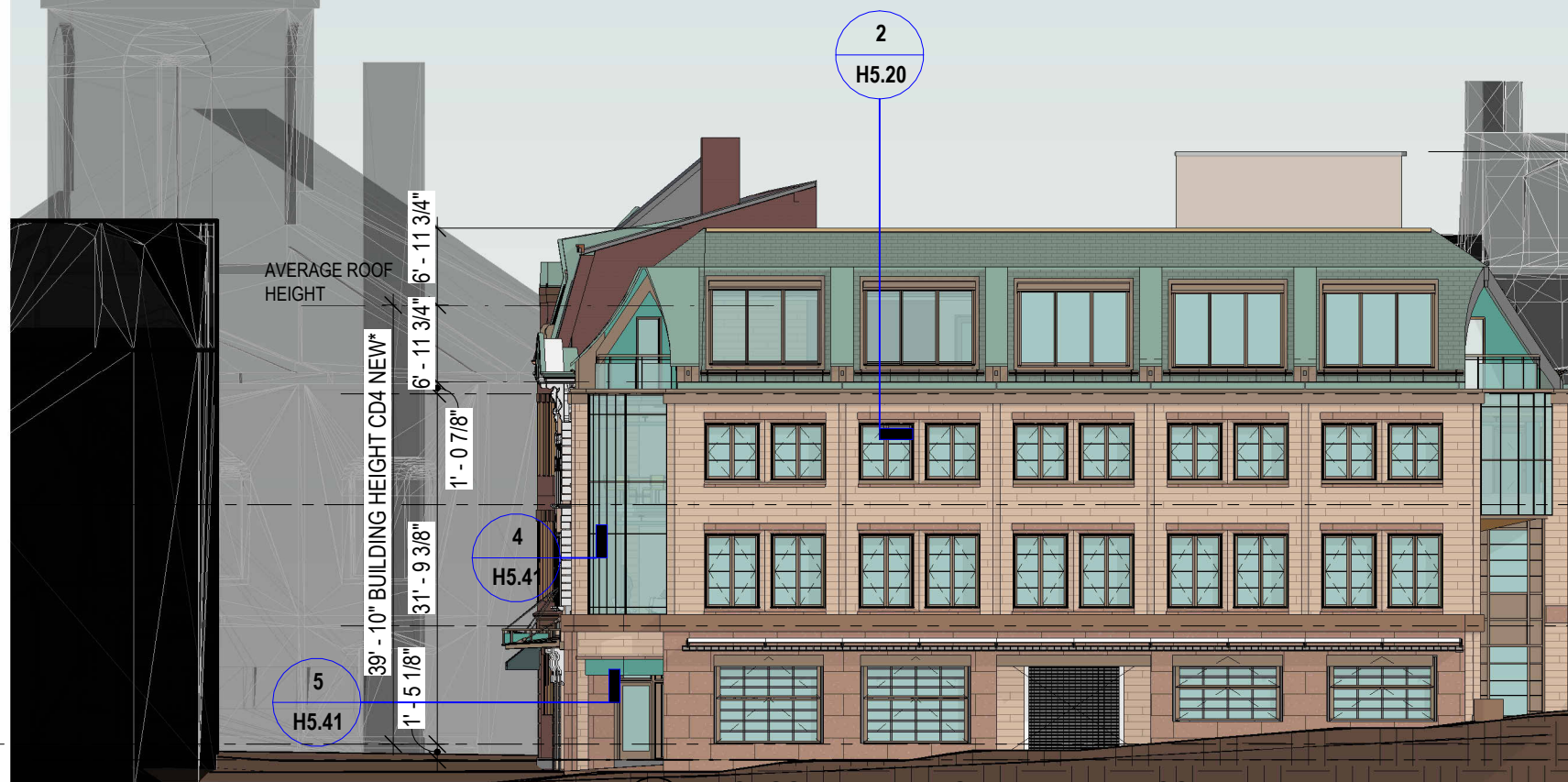
2 **PROPOSED ELEVATION - CONGRESS STREET**
1/8" = 1'-0"



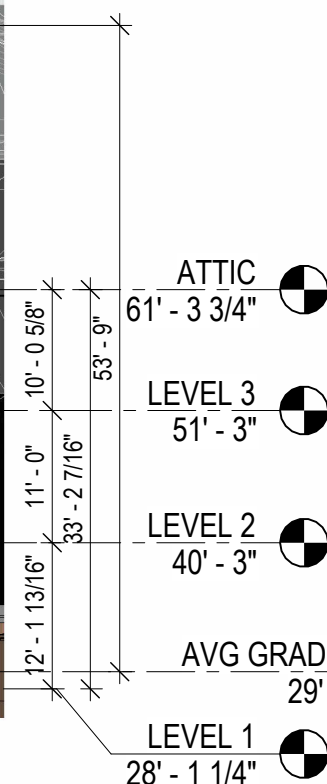
SCALE: As indicated
8/03/2022



2 NORTH ELEVATION - HIGH STREET & HAVEN COURT (OBLIQUE)
1/16" = 1'-0"



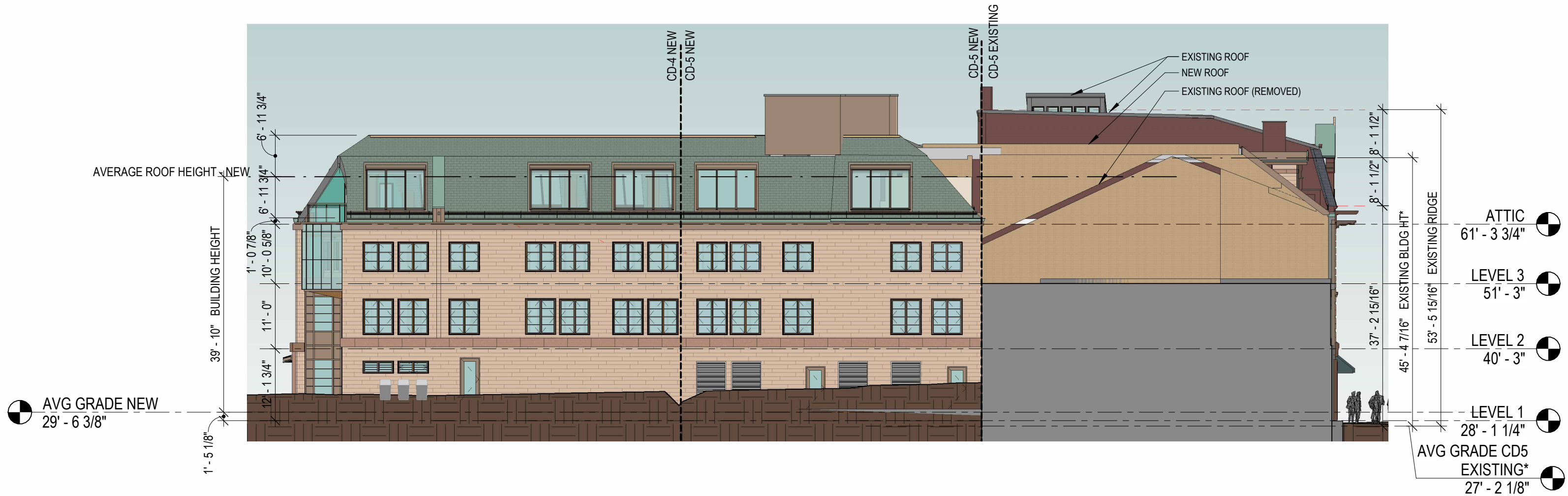
1 PROPOSED ELEVATION - NW HAVEN COURT
1/16" = 1'-0"



H5.23 ELEVATIONS - HAVEN COURT
1 CONGRESS STREET

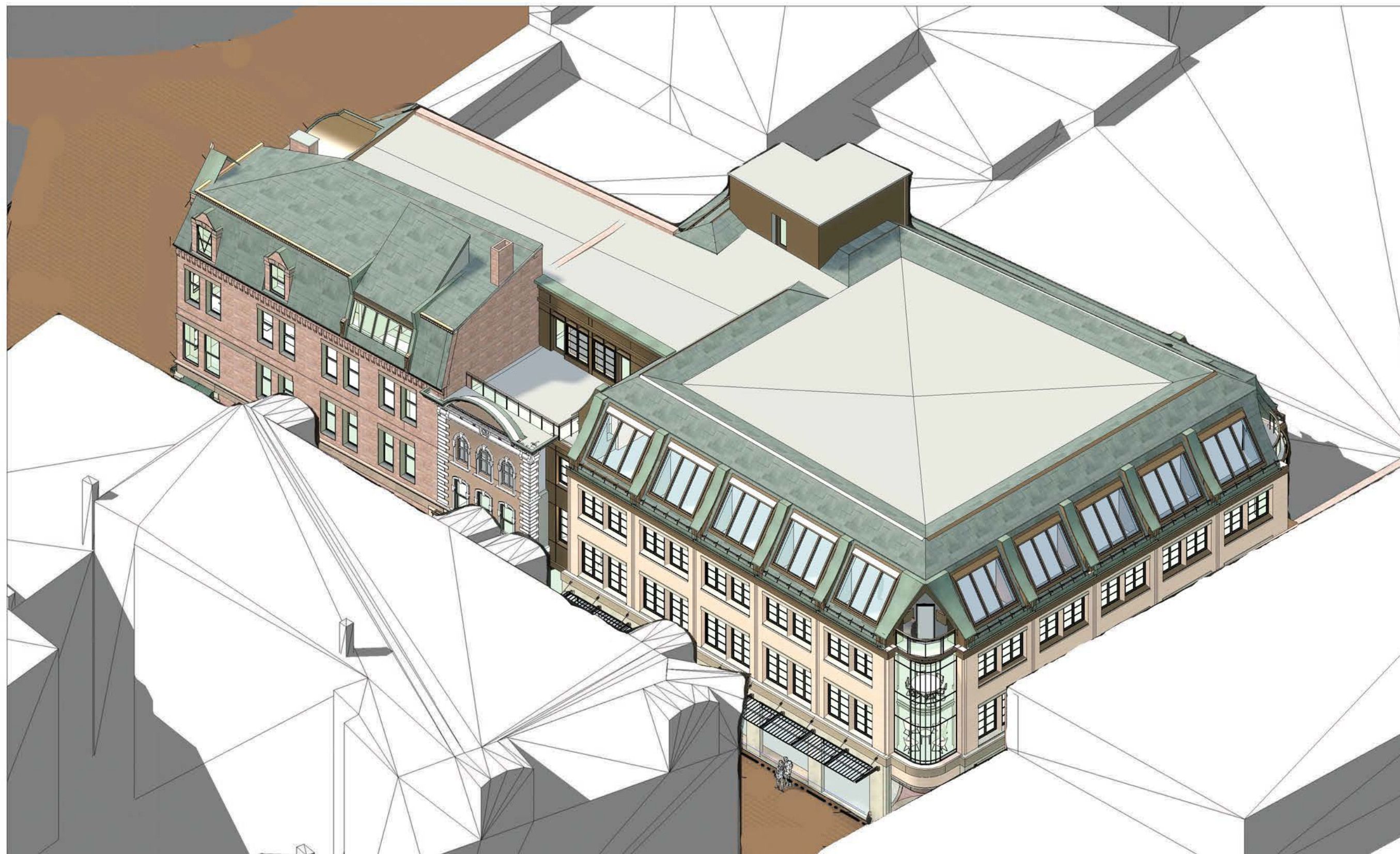
SCALE: 1/16" = 1'-0"
8/03/2022

* FOR AVERAGE GRADE PLANE OF TOTAL BUILDING SEE SHEET H5.16



H5.24 SW ELEVATION - REAR ALLEY
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
8/03/2022



H5.31 BIRDSEYE AXONOMETRIC
1 CONGRESS STREET
SCALE:
8/03/2022



H5.32

VIGNETTE - CONGRESS STREET
1 CONGRESS STREET

SCALE:
8/03/2022



H5.33 VIGNETTES - HIGH FROM CONGRESS
1 CONGRESS STREET

SCALE:
8/03/2022



H5.34 HIGH STREET FROM STARBUCKS
1 CONGRESS STREET
SCALE:
8/03/2022



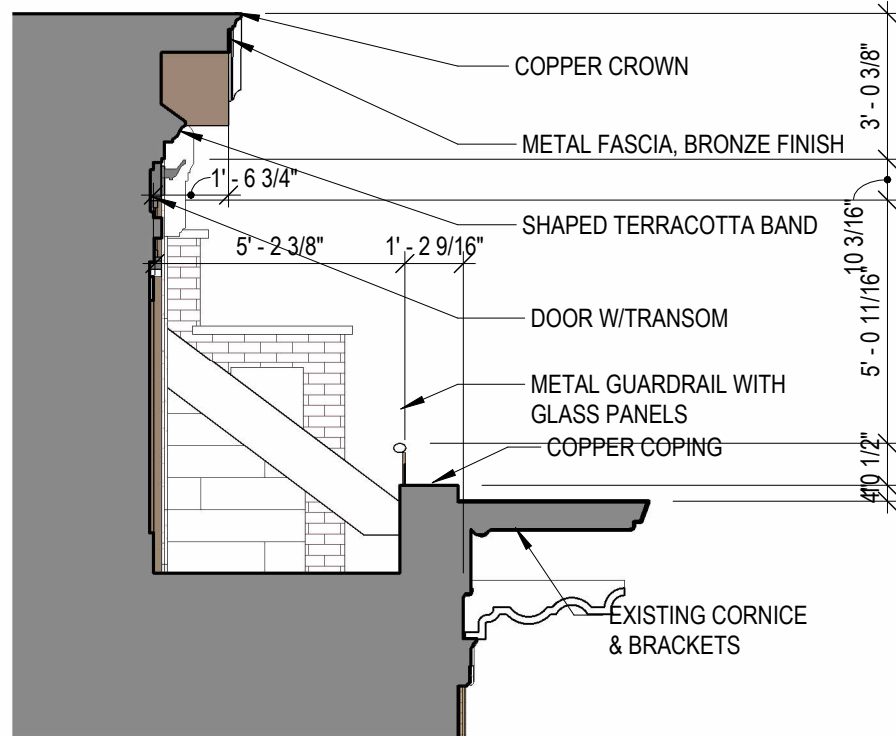


H5.36 VIGNETTE - HIGH AT LADD & HAVEN
1 CONGRESS STREET
SCALE:
8/03/2022
TANGRAM 3DS

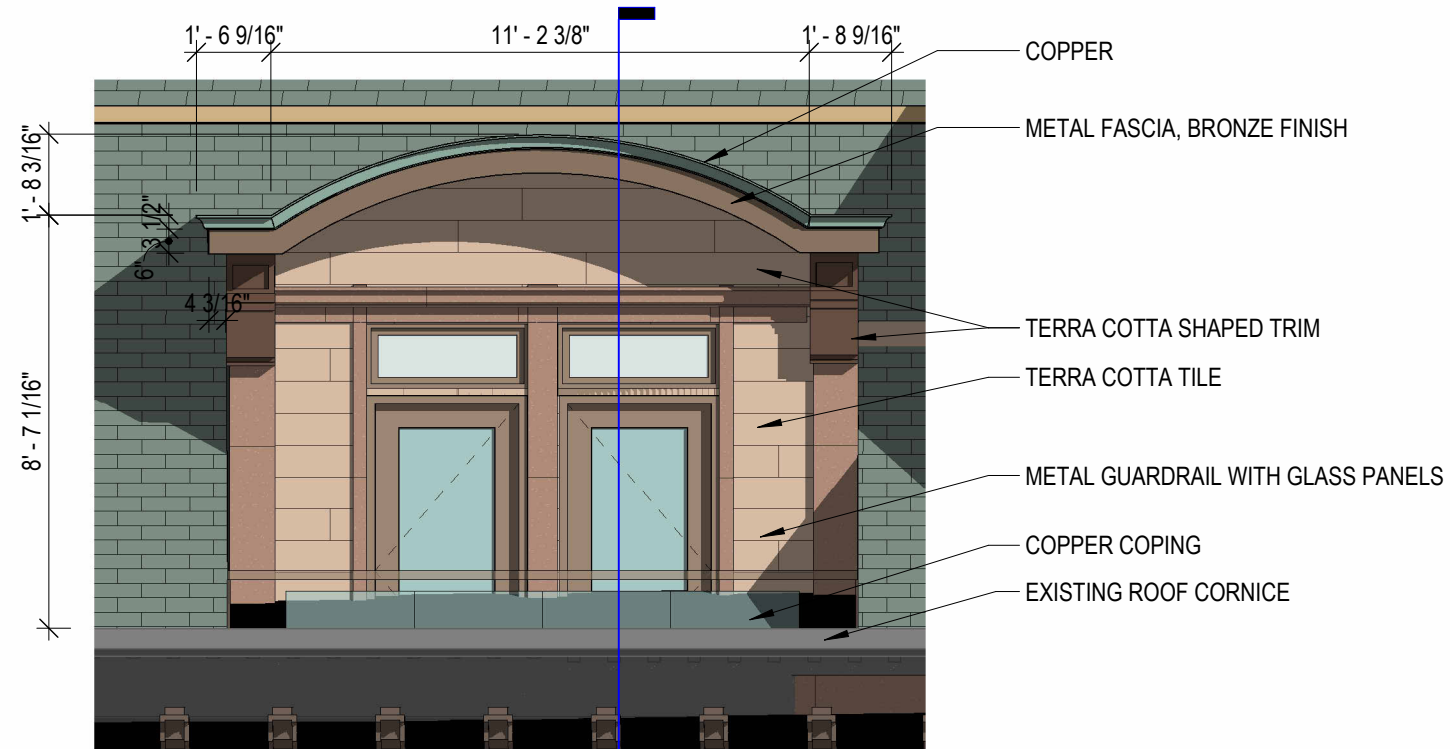


H5.37 VIGNETTE - HAVEN CT AT NEWBERRY
1 CONGRESS STREET

SCALE:
8/03/2022

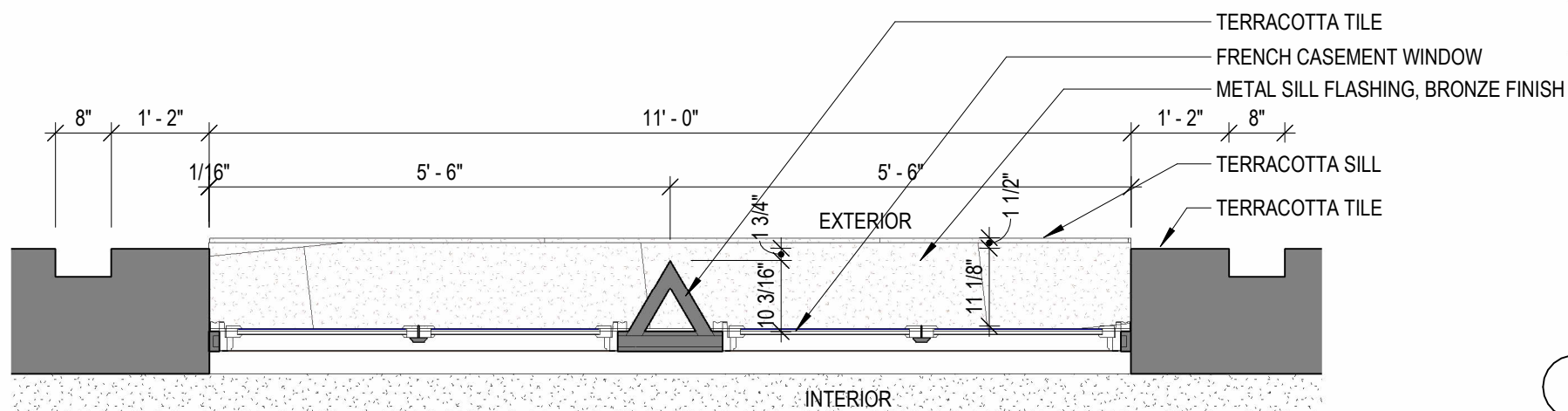


2 HDC DORMER SECTION
1/4" = 1'-0"

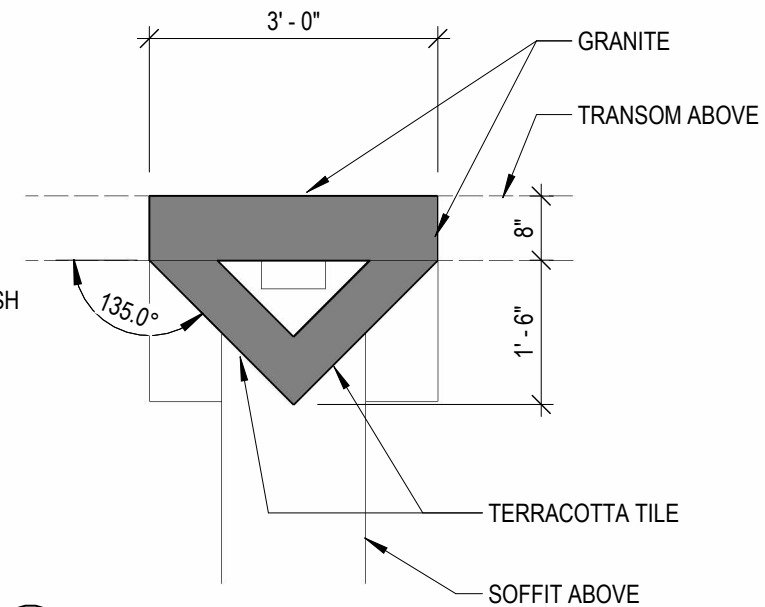


1 HDC DORMER ELEVATION
1/4" = 1'-0"

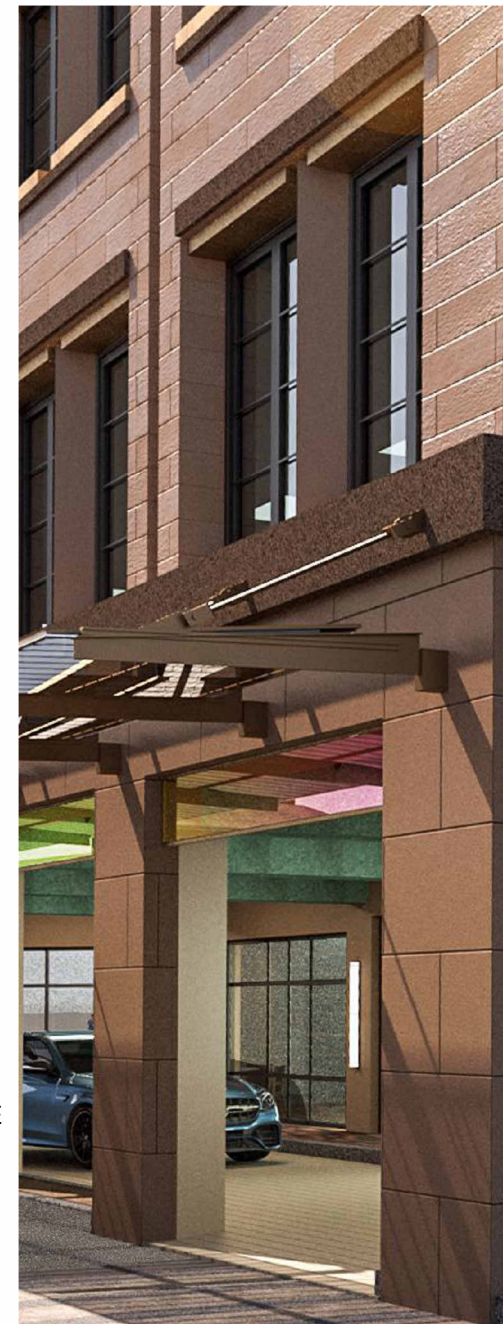
2
H5.41



4 HDC WINDOW PLAN DETAIL
1/2" = 1'-0"



5 HDC ARCADE PIER DETAIL
1/2" = 1'-0"



Pella® Architect Series®
Traditional Wood & Clad/Wood



Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



Available in these window and patio door styles:



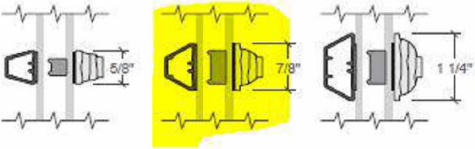
Special shape windows also available.

^{1,2} See back cover for disclosures.

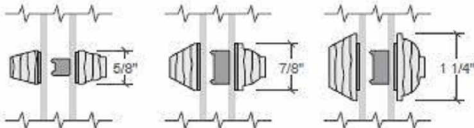
- **Designed with distinguished details**
Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **Enhanced style options and custom capabilities**
Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- **Authentic look of true divided light**
Pella's Integral Light Technology[®] grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow.
- **Interior finish options**
From light to dark, Architect Series - Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.
- **Beautiful hardware**
Choose from Pella's collection of rich patinas and other timeless finishes.
- **Optional integrated security sensors**
Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR[®] certified¹**
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series - Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2022.²
- **Long-lasting durability**
Aluminum-clad exteriors with EnduraClad[®] finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard[®] wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- **Best limited lifetime warranty²**
Pella Architect Series - Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.²
- **Testing beyond requirements**
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Integral Light Technology[®]

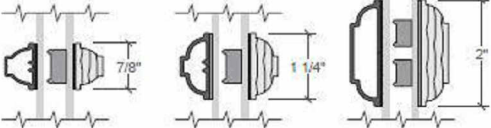
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



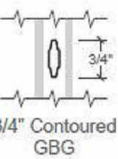
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Ogee Glaze Grilles
Clad Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



Colors

Wood Types

Wood species for complementing your project's interior.



Pine

Prefinished Pine
Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

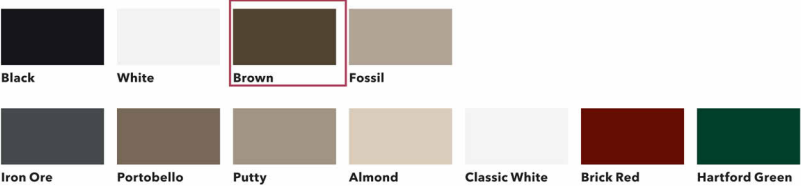


Aluminum-Clad
Exterior Colors

Our low-maintenance EnduraClad[®] exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁸

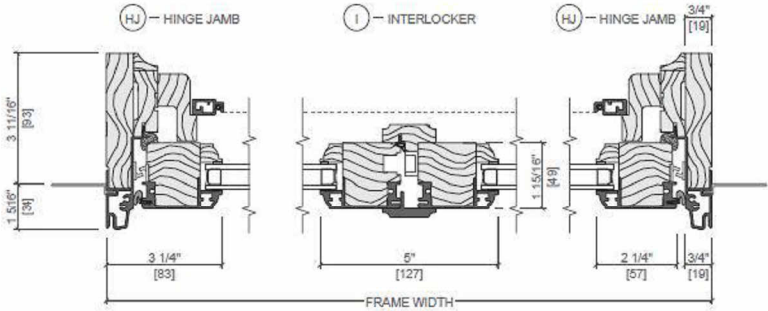
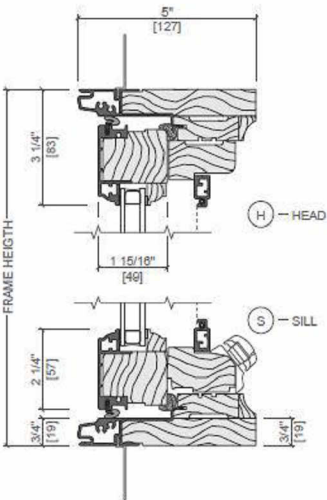
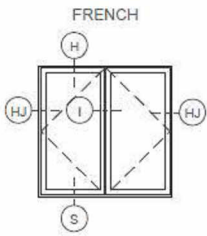


Custom colors are also available.



Pella® Reserve™ Out-Swing French Casement Window

Unit Sections - Aluminum-Clad Exterior



H5.50

MATERIALS - WINDOWS
1 CONGRESS STREET

SCALE:
8/03/2022





CROWN LIFTING BIFOLDING DOORS

For additional information, please review our installation video:
https://youtu.be/BdnS8M6_oto

Page 1

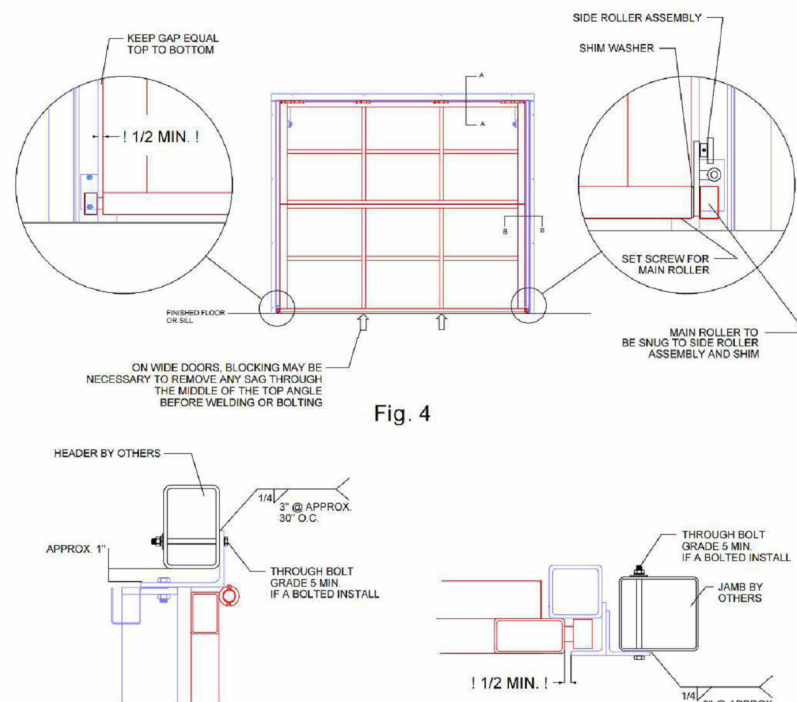


Fig. 4

Fig. 5

SECTION A-A

SECTION B-B



Northlight 25-90°

Similar to Longlights, Northlights are bands of VELUX Modular Skylights. The characteristic upright design is primarily for installations that are directed towards the northern hemisphere for soft and reflected lighting. Northlight installations are applicable for a pitch of 25 to 90°.



Download
CAD & BIM
objects

At the bottom, Northlights are mounted on a standard steel profile, 100 mm wide (not a VELUX component) and fixed with clamps holding the skylight in place. At the top, the brackets are fixed to the sub-construction with screws meant for wood.

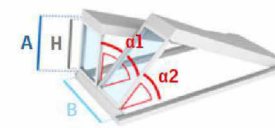
The prefabricated modular flashing ensures easy integration in the roof surface. All flashings are easily installed. The roof surface underneath the flashing must be appropriate for screw fixation.

Please observe a max. 10 m wall height above skylight module, when installed in a sloped roof. Take notice that the top flashing changes in size above and below 54°, see sectional drawing page 59.

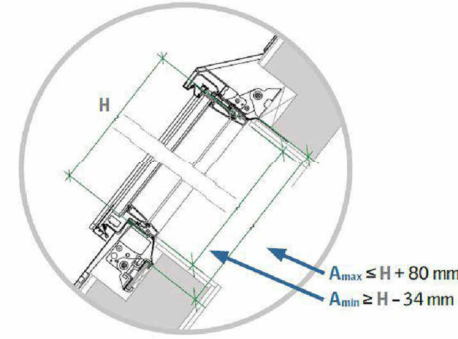
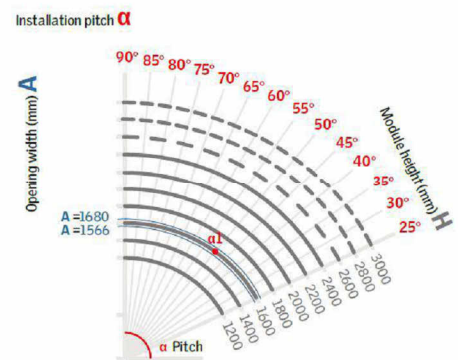
Sub-construction for
Northlight at:
veluxcommercial.com

Defining module size to your project

Example:
 $\alpha 1$: $H = 1600$ mm at an installation pitch of 50°
 $A_{max} = 1680$ mm
 $A_{min} = 1566$ mm



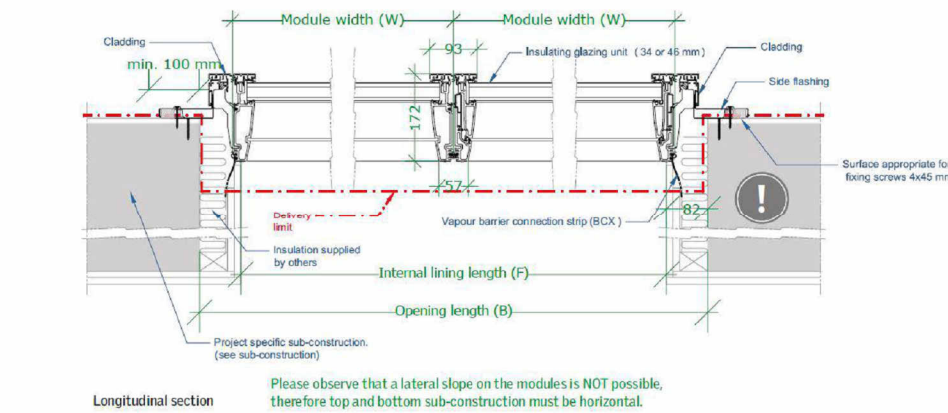
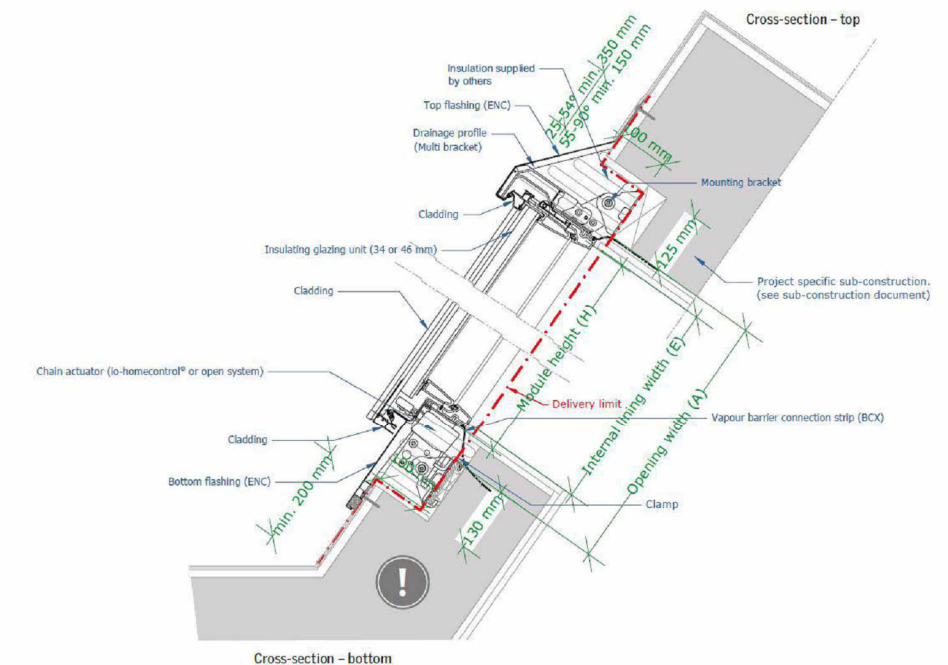
H: Module height
 α : Installation pitch
A: Opening width
B: Opening length



58 — Not available as venting modules as default.

ROOF WINDOWS - VELUX "NORTHLIGHT"

Sectional drawings



VELUX Commercial 59

STOREFRONTS

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 403X

2" x 4 1/2" Thermal Storefront Framing

CONFIGURATIONS

Shear Block • Screw Spline

This innovative flush glaze storefront framing system utilizes a dual pour and debridge thermal barrier that provides outstanding energy efficiency. Available in either shearblock or screw spline construction, the 403X Series can be used in conjunction with virtually all EFCO entrance systems and V410 vents. A variety of options are available for use with this system, including sunshade mullions and variable sight line horizontals. Steel reinforcement is also available to enhance structural capability.

Features

Dual pocket thermal barrier framing

Screw spline or shearblock construction

The optional Roto-Vent™ ventilator

2-way (90° and 135°) and 3-way corner mullions

0°-15° and 15°-30° variable mullions

Accommodates up to 1 1/16" glazing

Uniform glazing gasket is used for exterior and interior

Various height intermediate horizontals and sills

Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.

Anodized or painted finishes available

Benefits

Enhanced thermal performance and reduced energy cost

Decreases installation labor and cost

Ability to erect on the job site

Allows fresh air into the room, yet maintains security

Multifaceted elevations for design flexibility

Increased design flexibility

Expands design and energy savings options

Allows optimized use of gasket and reduces inventory

Simplifies ordering and installation

Ability to maintain desired sight line

Increased product versatility

Multiple options to answer economic and aesthetic concerns

© Copyright 2015 EFCO Corporation 05/15

1000 COUNTY RD • MONETT, MO 65708 • 800.221.4169 • efcocorp.com

COATINGS
FINISHES
COLORS

ULTRAPON (70% PVDF)

STANDARD

FEATURED

Bone White

White

Antique White

Herring Bone

Ivy

Hartford Green

Mesa Brown

Mineral Brown

Gray

Aged Copper

Blue Sky

Brick Red

Legacy Blue

Denim Blue

Light Brown

Pueblo Tan

Black

ULTRA-ESCENT II (70% PVDF MICA*)

STANDARD

FEATURED

Weathered Copper

Slate

Raw Sierra

Warm Silver

Sea Spray

Asi

Gun Barrel

Saddle Bronze

Champagne

Azure Gold

ANODIZE

Clear

Champagne

Light Bronze

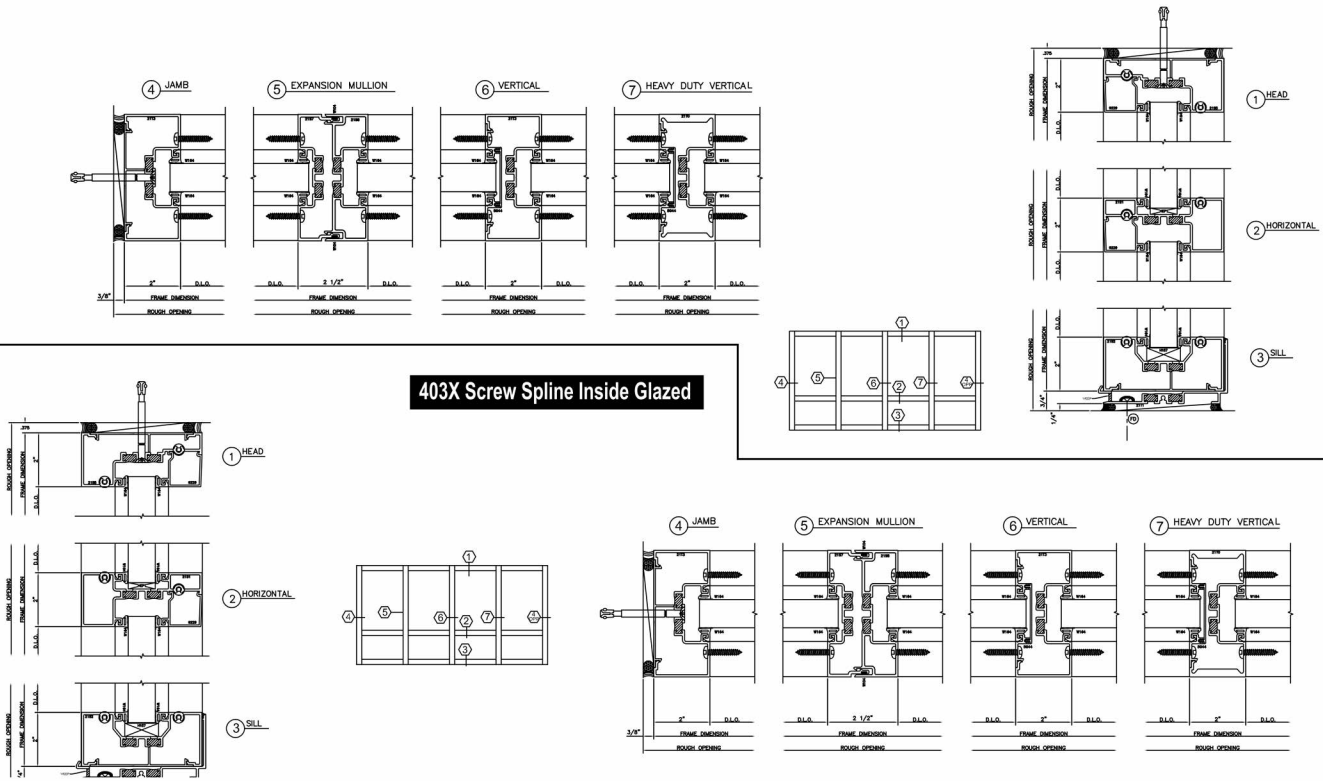
Medium Bronze

Dark Bronze

Black

*The color samples shown are not the actual paint. These paint colors represent the production colors as closely as possible within the limitations of color-chip reproduction.
*Additional changes may apply to exotic colors that require a clear topcoat. Exotic colors, custom color matches
*Color variation is inherent in, and should be expected with Mica/Ultra-Escent II paint finishes. Laboratory prepared samples will appear different from production-run material.

403X Screw Spline Outside Glazed Stops Down



reproduction 05/15

STOREFRONT TRANSOMS

3M™ Dichroic Film for Laminated Glass

Compatible with EVA, SentryGlas® or PVB interlayer adhesives. Available in gold-blue or copper-bronze colors.

Flexible

Film can be printed, cut, patterned, bent, or combined with different glass types or interlayer adhesives.

Versatile

Applications include shading fins, balustrades, exterior glass, partition walls, shower doors, artistic glass and furniture.

Gold-Blue Dichroic Film



In Transmission (Shown)

In Reflection

Yellow ► Magenta ► Blue

Gold (straight) Blue (angle)

Copper-Bronze Dichroic Film



In Transmission (Shown)

In Reflection

Magenta ► Blue ► Aqua

Copper (straight) Bronze (angle)

Solar performance of clear laminated glass

	Reflection Visible	Transmission Visible	Transmitted Energy	Reflected Energy	Absorbed Energy	TSER	SHGC
Gold-Blue Dichroic Glass	89%	11%	56%	29%	15%	39%	0.61
Copper-Bronze Dichroic Glass	29%	71%	55%	29%	17%	41%	0.59

Make an impression at 3M.com/Glass.

Technical Information: The technical information, recommendations and other statements contain information is not guaranteed.

Product Use: Many factors beyond 3M's control and uniquely within user's knowledge and control and performance of a 3M product, user is solely responsible for evaluating the 3M product and determining its suitability for the intended application.

Warranty, Limited Remedy, and Disclaimer: Unless an additional warranty is specifically stated on the product, 3M MAKES NO OTHER WARRANTIES OR CONDITIONS OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY TO THE CONTRARY, then the sole and exclusive remedy is, at 3M's option, replacement of the 3M product.

Limitation of Liability: Except where prohibited by law, 3M will not be liable for any loss or damage, including warranty, contract, negligence or strict liability.



Renewable Energy Division
3M Center, Building 235-2S-27
St. Paul, MN 55144-1000
3M.com/glass



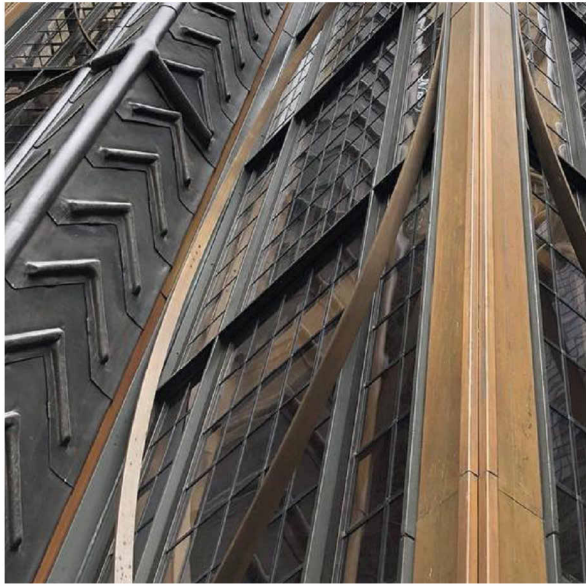
H5.52

MATERIALS - ARCADE FENESTRATION

1 CONGRESS STREET

SCALE:
8/03/2022

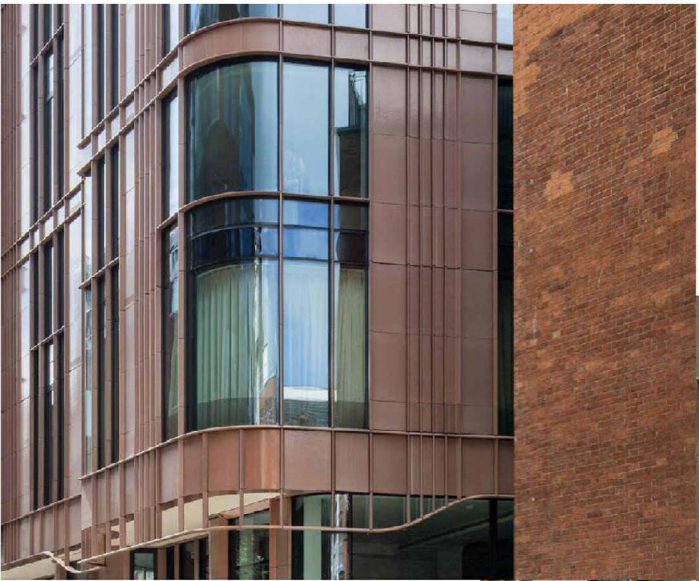
COPYRIGHT © 2022



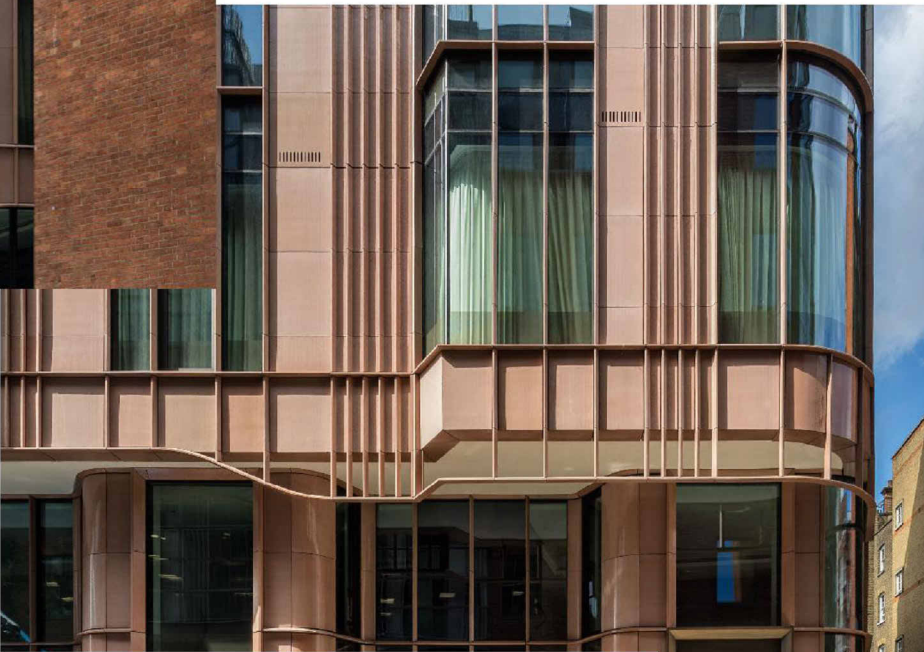
BRONZE FINISH - METAL ACCENTS -
WINDOW & DOOR FRAMES,
AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding

Terra Cotta, glazed tile
TERREAL, PITERAK SLIM



Marylebone Lane Mansion
London
Glaze color: Tea with Milk



Lower walls, cladding

Granite



Deer Isle

At restored Facades



Carolina Coral

First floor addition, field color



Autumn Pink

First floor addition - accent color

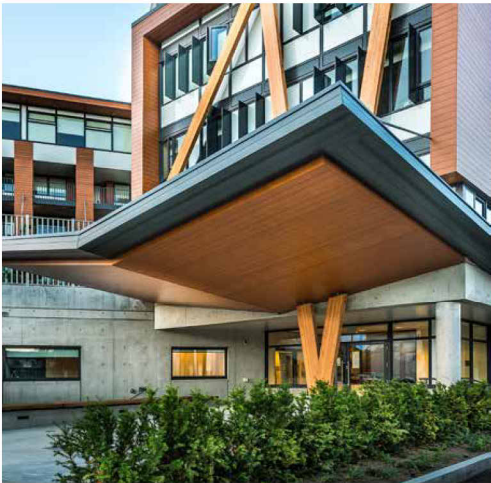


Piterak Slim Terracotta Cladding

H5.53 MATERIALS - CLADDING
1 CONGRESS STREET

SCALE:
8/03/2022

SOFFIT-CEILING AT ARCADE DROP-OFF



- thermally broken
- made of light weight aluminum
- supports continuous insulation
- creates a rain screen
- response time within 24 hours
- supports other cladding up to 8 lbs per sq ft.
- adjustable for sub-wall misalignment
- health product declarations
- support for specifications + drawings
- built for seismic zones



easy to use	quick delivery
solid warranty	durable finishes

longboardproducts.com



COMPOSITE WALL PANELS (ELEVATOR OVER-RUN AND RECESSED ACCENTS)

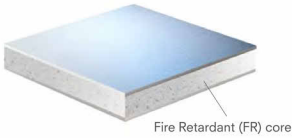
ALUCOBOND Products

PROPERTIES AND BENEFITS

- Flatness and Rigidity
 - Lightweight
 - Durability
 - Custom color expertise
 - Formability
- Ease of fabrication
 - Perforation capabilities
 - 89 stocked ACM colors
 - Complementary flat aluminum sheet colors
- Can contribute toward LEED points
 - 100% recyclable
 - Zero VOC's emitted in use
 - EPD in compliance with International ISO Standards

ALUCOBOND® PLUS

4mm ACM comprised of two sheets of smooth .020" aluminum thermobonded to a solid, fire retardant core. Developed exclusively to meet fire performance requirements while providing the benefits & versatility of ACM.



ALUCOBOND® AXCENT™

A solid .040" flat aluminum sheet that offers the perfect complement to ALUCOBOND PLUS. AXCENT is excellent for columns, parapet caps, canopies, soffits, and trim.



ALUCOBOND® EasyFix™

ALUCOBOND EasyFix is a cost-effective installation method for wood-frame construction in multifamily and mixed-use sectors. The simple installation method utilizes an innovative design for attachment of ALUCOBOND PLUS panels. The design provides an aesthetic solution similar to traditional ACM systems.

- ALUCOBOND EasyFix must be used with:
- ALUCOBOND PLUS
 - ALUCOBOND EasyFix: Clips or Rails



Product Properties	
Thickness of aluminum skin	0.020" (nominal)
Product thickness	0.157" (4mm nominal)
Weight	1.56 lb/ft²
Standard panel dimension*	62" x 196"
Maximum width**	62"
Maximum length**	400"

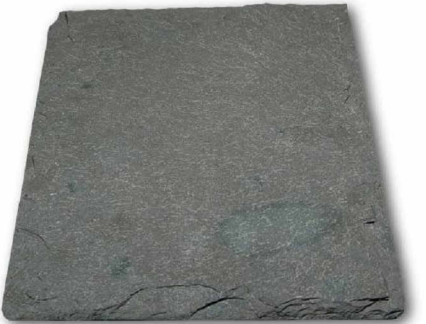
* Exceptions to standard dimensions include mirror, print, and others. Refer to product range table on next page.
** Sheets will be fabricated to meet custom panel sizes within product range above.

Product Properties	
Product thickness	0.040" (nominal)
Weight	0.56 lb/ft²
Standard width	48"
Standard length	120"

Product Properties	
Weight	1.9 lb/ft²
Weight	1.56 lb/ft²
Standard panel dimension*	40" x 196"
Maximum panel width/length	62"/400"
Clip length	3"
Rail length	12'

** Sheets may be fabricated to meet custom panel sizes within maximum product range above.

ROOFING - NATURAL SLATE



GRAY-GREEN, SEMI-WEATHERING NATURAL SLATE; VERMONT SLATE

LONGBOARD®

WOODGRAIN OPTIONS

Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

CONSISTENT



DARK ACACIA



DARK BAMBOO



LIGHT BAMBOO



DARK FIR



LIGHT FIR



DARK KNOTTY PINE



LIGHT OAK



DARK WALNUT



ITALIAN ROSEWOOD



WHITE OAK

The Classic Collection



Legend
All finishes are stocked in ALUCOBOND PLUS and ALUCOBOND AXCENT, except those noted A or B.
A ALUCOBOND AXCENT Make to Order
B Not Available in ALUCOBOND AXCENT

The Classic Collection (continued)

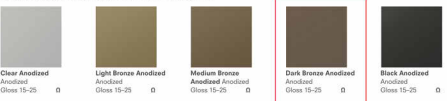


Legend
All finishes are stocked in ALUCOBOND PLUS and ALUCOBOND AXCENT, except those noted A or B.
A ALUCOBOND AXCENT Make to Order
B Not Available in ALUCOBOND AXCENT

The Spectra Collection



The Anodized Collection*



H5.54 MATERIALS - CLADDING
1 CONGRESS STREET

SCALE:
8/03/2022



COPYRIGHT © 2022



City of Portsmouth, NH

07/29/2022

LU-22-140

Land Use Application

Status: Active**Date Created:** Jul 1, 2022**Applicant**

Jeffrey Whitmore
molly@whitmorebrothers.com
2 Market Square
Marblehead, MA 01945
781-631-8818

Location

50 DANIEL ST
Portsmouth, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type**Addition or Renovation:** any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it☐**New Construction:** any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above☐**Minor Renovation:** for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure☒**Home Occupation:** residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial☐**New Use/Change in Use:** for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications☐**Temporary Structure / Use:** only for temporary uses (e.g. tents, exhibits, events)☐**Demolition Only:** only applicable for demolition projects that do not involve any other construction, renovation, or site work☐**Subdivision or Lot Line Revision:** for projects which involved a subdivision of land or an adjustment to an existing lot line☐**Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval**☐**Sign:** Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)☐**Request for Extension of Previously Granted Land Use Approval**☐



GREEN MOUNTAIN
WINDOW & DOOR™
COMPANY

News

HISTORIC REMODEL, HISTORIC REGISTRY & LANDMARK PROPERTY WINDOW REPLACEMENT



GREEN MOUNTAIN WINDOW SPECIALIZES IN WINDOW REPLACEMENT SOLUTIONS FOR THE NORTHEAST'S HISTORIC BUILDINGS. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NEW ENGLAND'S SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.



FOUR DIFFERENT REPLACEMENT SYSTEMS:

- FULL FRAME WINDOW
- INSERT "BOX" WINDOW
- SASH & TRACK BALANCE KIT
- SASH & CONCEALED BALANCE KIT



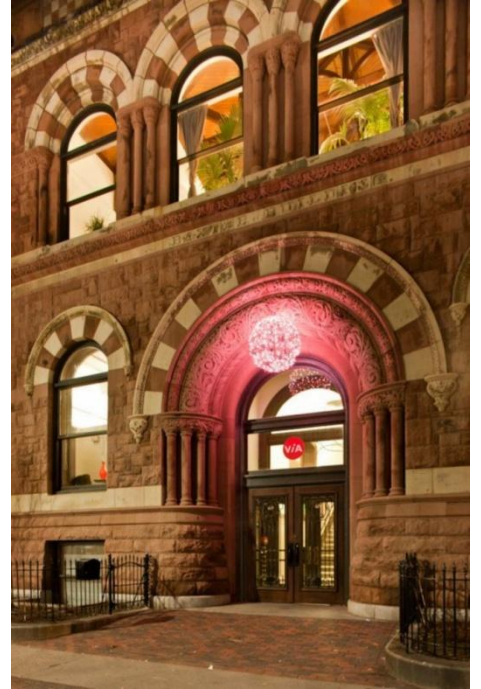
We offer four different systems to replicate historic window details:



1. Complete full frame window applications: With minor modifications to our standard window we can match the sash, frame and daylight opening sightlines of existing historic windows. Often with this approach the existing historic exterior window trim can be reused on our window; or we can mill new trim to match existing. With the window to the left we only needed to modify our sill and bottom sash rail to match the original historic windows. If the historic window frames are not in a re-usable condition this may be the only replacement option.

2. Sash and concealed balance applications:

With this system we make new energy efficient sash that mimic the sightlines of the original sash. We install a cartridge block and tackle balance in the side edge of the sash that remains completely hidden. We also supply a concealed weather-strip system that encapsulates the sliding sash. The appearance will be virtually identical to the original window however the existing window frames need to be in good condition and relatively square for proper performance. This system was used in the historic library shown to the right.



3. Sash and jamb liner track applications:

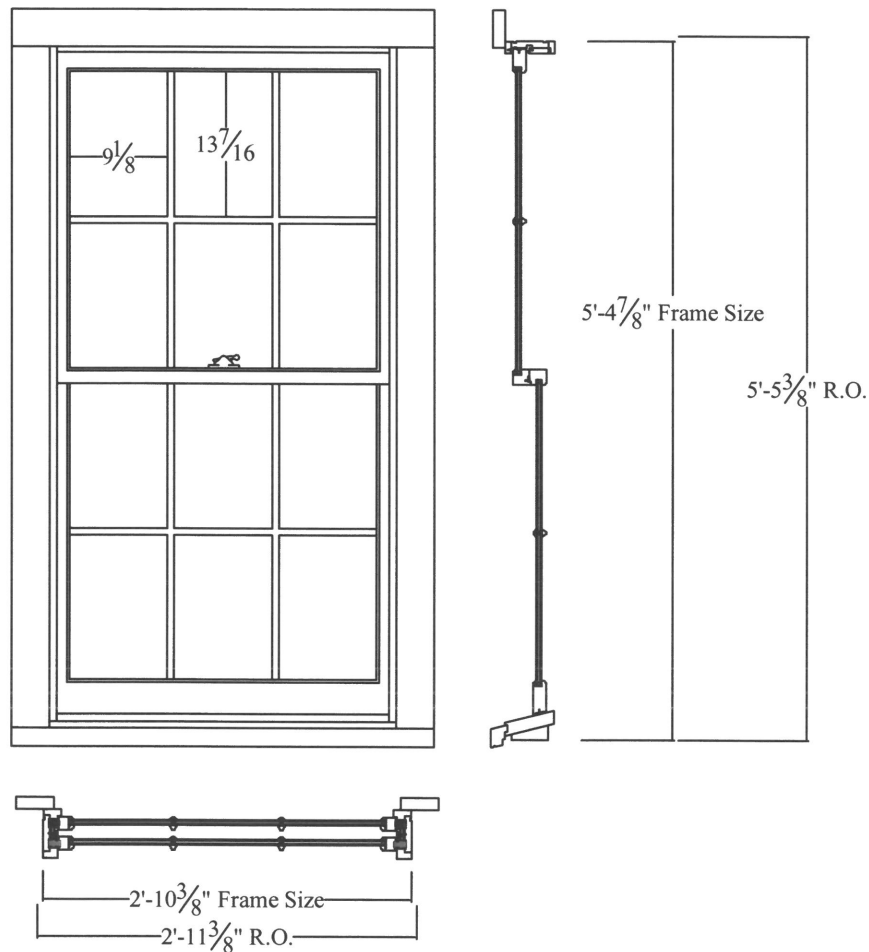
With this system we make new energy efficient sash that mimic the sightlines of the original sash. And we supply a vinyl jamb liner / sash balance system that gets applied to the existing window frame. Typically the daylight openings and sash sightlines will match the original windows but the vinyl track applied to the old frame may stand out as a modern addition. The existing window frames need to be in good condition and relatively square for proper performance. Arch tops and angled tops are available as used in the Portland Maine apartment complex on the left.



4. Insert or “box” window applications: With this approach we manufacture a complete window with a 3 3/8” deep frame to fit inside of the existing window frame. While we can match the look of a historic window with this system some of the original daylight opening will be lost due to the frame. However, with our insert window you will lose less daylight than with any other manufacturers unit. One benefit of this approach is that if the existing window frame is out of square the operation and performance of the new window is not affected. This system was used in a Realtors office in Virginia shown on the right.







Specifications For: 30x28 Milestone Double Hung, Frame Size = 2' 11 1/4" x 5' 4 7/8"

Glass: 1/8" Low E Exterior Lite, 1/4" Airspace Filled with Argon, 1/8" Clear Interior Lite

Sash: Solid Pine sash. Mortice, tenon and pinned corners. Primed Exterior, Primed Interior. Standad Stiles & Rails.

Frame: Primed Exterior, Primed Interior, 4 9/16" Jamb, 5/4x4 No F.J.
Cedar Casing, Mahogany Sill wth Mahogany Historic Sill Nose.

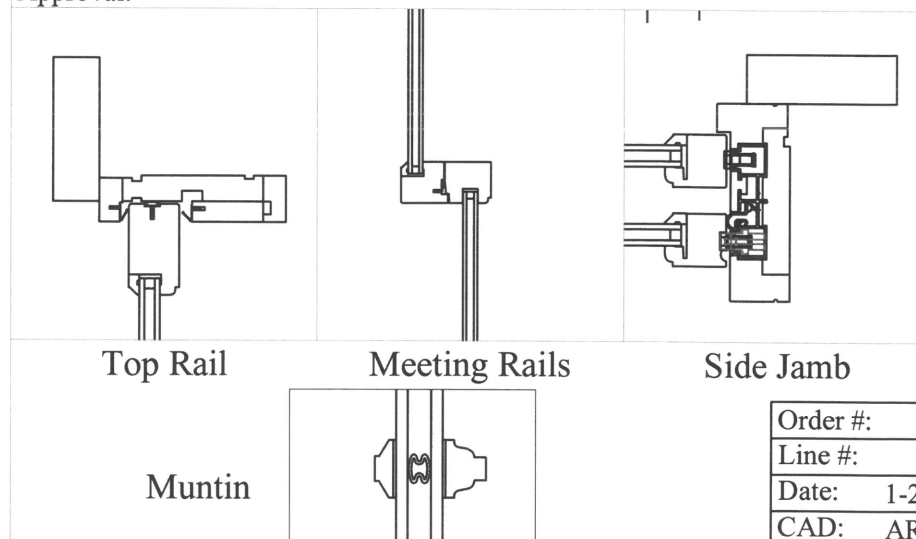
Divided Lights: 5/8" Simulated Divided Lite with Gray Spacer, 6/6

Hardware: One Oil Rubbed Bronze Sash Lock, No Sash Lifts.

Screen: None

Quantity: T.B.D.

Approval:



Order #:	
Line #:	
Date:	1-21-13
CAD:	ARK

Example Drawing: 30 x 28 SDL Milestone

Green Mountain Window Company

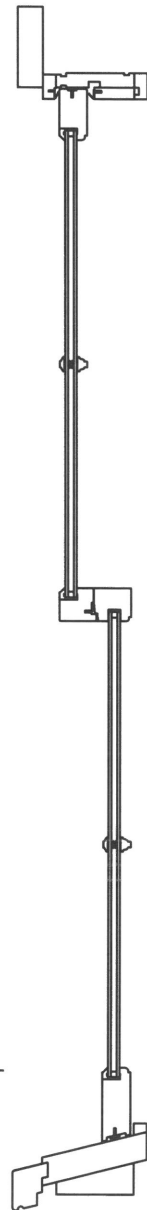
92 Park Street Rutland, Vermont

1 3/4" Visible

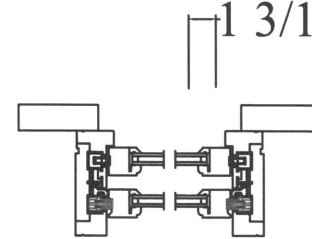
5/8"

1 7/16"

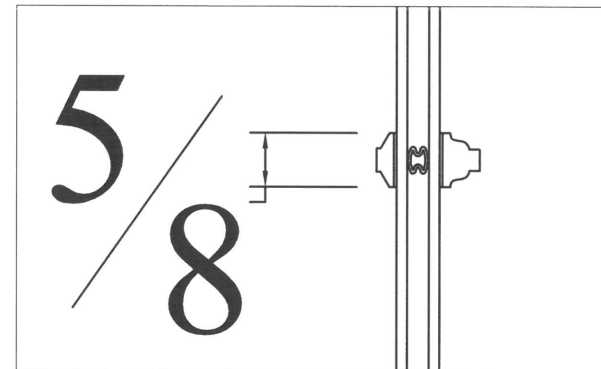
1 3/4" 3 7/32"



1 3/16" Visible



Muntin Details



Order #:	
Line #:	
Date:	12-05-12
CAD:	ARK

Standard Glass / 5/8" S.D.L.

Green Mountain Window Company

92 Park Street Rutland, Vermont

**LU-22-142**

Land Use Application

Status: Active**Date Created:** Jul 8, 2022**Applicant**

Karen Jacoby
kjacoby35@gmail.com
35 WIBIRD ST
PORTSMOUTH, New Hampshire 03801
6033804625

Location

35 WIBIRD ST
Portsmouth, NH 03801

Owner:

LICHTENSTEIN & JACOBY FAMILY REV TRUST & LICHTENSTEIN S &
JACOBY K TRUSTEES
35 WIBIRD ST PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

A. Property Owner

Alternative Project Address**Alternative Project Address**

--

Project Type**Addition or Renovation:** any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it☐**New Construction:** any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above☐**Minor Renovation:** for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure☒**Home Occupation:** residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial☐**New Use/Change in Use:** for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications☐**Temporary Structure / Use:** only for temporary uses (e.g. tents, exhibits, events)☐**Demolition Only:** only applicable for demolition projects that do not involve any other construction, renovation, or site work☐**Subdivision or Lot Line Revision:** for projects which involved a subdivision of land or an adjustment to an existing lot line☐**Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval**☐**Sign:** Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)☐

35 Wibird Street: Pictures of house and windows on p. 1 – 14; replacement windows specs on p. 15



35 Wibird Street
Front of House on Wibird Street
Windows #1 – 5
(See pages 4 -8 for detailed picture)



Side of house
Chauncey Street Side
Windows #6 & 7
(See pages 9 – 10 for detailed pic.)



Back of house
Backyard
Windows # 8 – 11
(See pages 11 – 14 for detailed pictures.)



Window #1, Wibird Street, far right



Window #2, Wibird Street, right



Window #3, Wibird Street, center



Window #4, Wibird Street, left



Window #5, Wibird Street, far left



Window #6, Chauncey Street Side, 1st window from Wibird Street



Window #7 Chauncey Street Side, 2nd window from Wibird Street



Window #8, Backyard,, closest to Chauncey Street



Window #9, Backyard, window looking out on flat roof



Window #10, Backyard, center



Window #11, Backyard, far left

We would like to replace the exiting windows with the Anderson Woodwright Series inserts.



Woodwright® Double-Hung Insert Windows

400
series



- Custom sizing
- 3 sill angles available — 0°, 8° and 14°
- Installation kit includes screws, straight shims, and backer rod
- Traditional styling
- Andersen™ 400 Series Divided Light grille options

Contents

Woodwright® Double-Hung Insert Windows

Basic Unit Details

Woodwright® Double-Hung Insert/Full Frame Comparison ...	2-17
Woodwright® Double-Hung Insert Units	2-18
Woodwright® Double-Hung Insert Location Details	2-19
Woodwright® Double-Hung Insert Sill Angles	2-20
Woodwright® Double-Hung Insert Picture Units	2-21
Woodwright® Double-Hung Insert Transom Units	2-22

Options / Accessories

Andersen® Grilles	2-23
Installation Trim Parts	2-25

Joining Details

Anchoring Methods

**LU-22-143**

Land Use Application

Status: Active**Date Created:** Jul 14, 2022**Applicant**

Richard Desjardins
 richard@mchenryarchitecture.com
 4 Market Street
 Portsmouth, NH 03801
 603-430-0274

Location

82 CONGRESS ST
 Portsmouth, NH 03801

Owner:

82-86 CONGRESS LLC
 3 PLEASANT ST 4TH FLR PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

☐

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

☐

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

☒

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

☐

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

☐

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

☐

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

☐

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

☐

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

☐

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

☐

Request for Extension of Previously Granted Land Use Approval

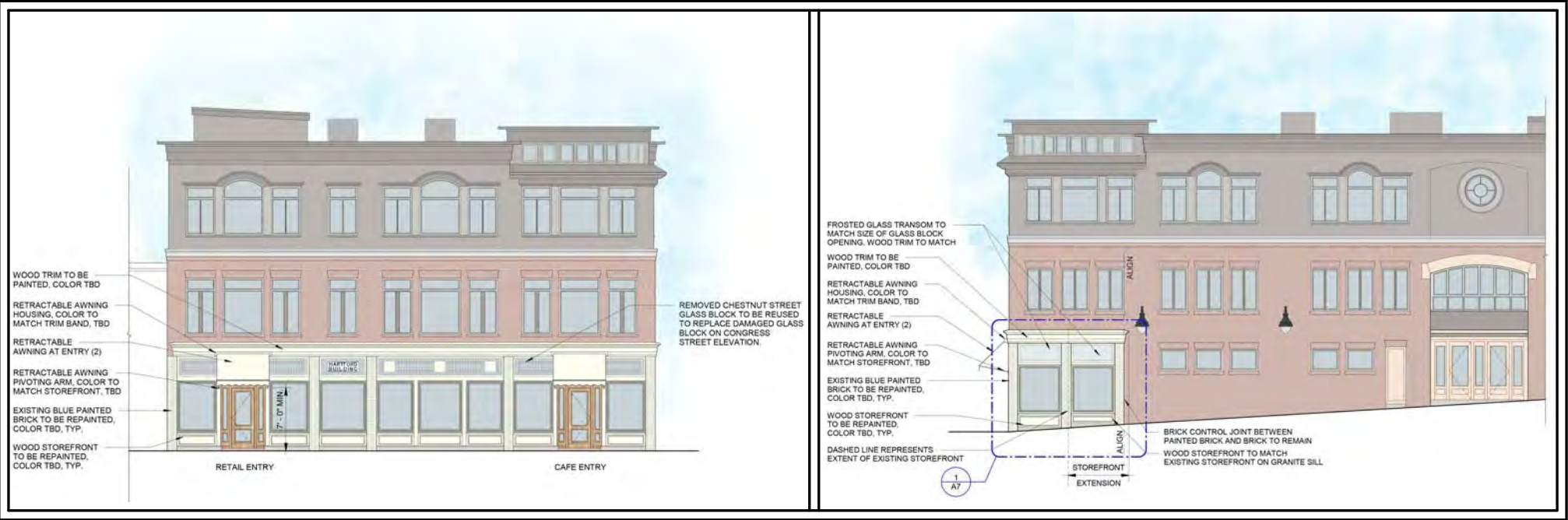
SUMMER SESSIONS INTERIOR FIT-UP

Historic District Commission Public Hearing - August 2022, Portsmouth, New Hampshire

- PROPOSED WORK:
- INSTALL TWO CANVAS AWNINGS ON CONGRESS STREET ELEVATION. ONE AWNINGS PER ENTRANCE.
 - EXTEND WOOD STORE FRONT ALONG CHESTNUT STREET ELEVATION TO ALIGN WITH WINDOWS ABOVE. STOREFRONT, TRIM, PANELING, AND MATERIAL TO MATCH EXISTING STOREFRONT.
 - REMOVAL OF GLASS BLOCK AT CHESTNUT STREET STOREFRONT, SALVAGED TO BE REUSED TO REPLACE DAMAGED GLASS BLOCK ON CONGRESS STREET ELEVATION.

SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	EXISTING IMAGES
A2	EXISTING CONGRESS STREET ELEVATION
A3	EXISTING CHESTNUT STREET ELEVATION
A4	FLOOR PLAN
A5	CONGRESS STREET ELEVATION
A6	CHESTNUT STREET ELEVATION
A7	ENLARGED ELEVATION
A8	INSPIRATION IMAGES

25 CHESTNUT STREET
PORTSMOUTH, NH 03801



© 2022 McHenry Architecture

SUMMER SESSIONS

25 CHESTNUT STREET SUITE 100
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION PUBLIC HEARING -
AUGUST 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

07/07/2022

McHA: RD / MG

NOT TO SCALE



EXISTING STOREFRONT ON CHESTNUT STREET



EXISTING STOREFRONT ON CHESTNUT STREET



EXISTING STOREFRONT ON CHESTNUT STREET



EXISTING STOREFRONT ON CONGRESS STREET



EXISTING STOREFRONT ON CONGRESS STREET



EXISTING STOREFRONT ON CONGRESS STREET



© 2022 McHenry Architecture

SUMMER SESSIONS

25 CHESTNUT STREET SUITE 100
PORTSMOUTH, NH 03801

EXISTING CONGRESS STREET ELEVATION

HDC PUBLIC HEARING - AUGUST 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A2

07/07/2022

McHA: RD / MG

Scale: 1/8" = 1'-0"

CHESTNUT STREET GLASS
BLOCK TO BE REMOVED,
SALVAGE FOR REUSE



© 2022 McHenry Architecture

SUMMER SESSIONS

25 CHESTNUT STREET SUITE 100
PORTSMOUTH, NH 03801

EXISTING CHESTNUT STREET ELEVATION

HDC PUBLIC HEARING - AUGUST 2022

McHENRY ARCHITECTURE

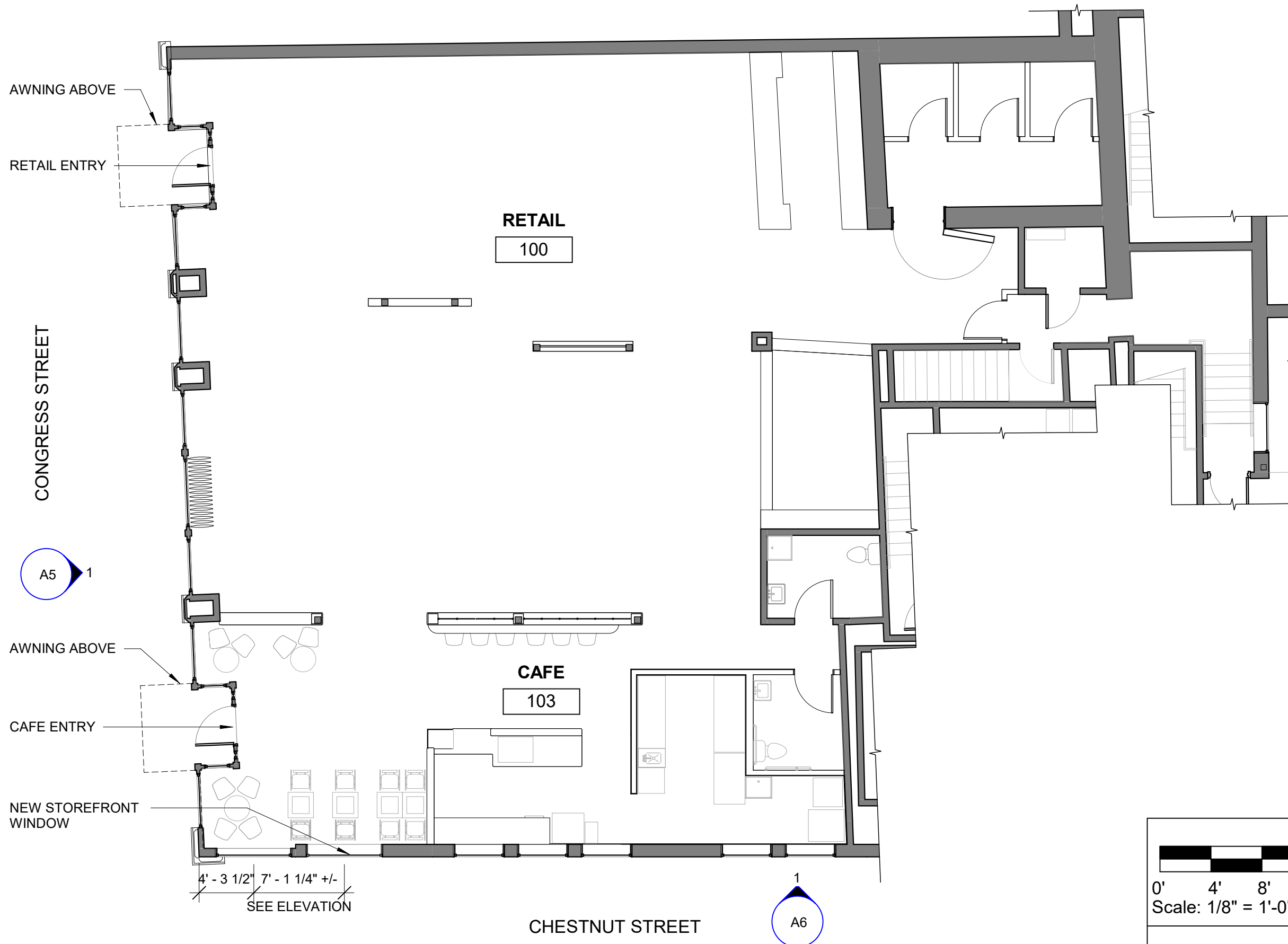
4 Market Street
Portsmouth, New Hampshire

A3

07/07/2022

McHA: RD / MG

Scale: 1/8" = 1'-0"



SUMMER SESSIONS

25 CHESTNUT STREET SUITE 100
PORTSMOUTH, NH 03801

FLOOR PLAN

HISTORIC DISTRICT COMMISSION PUBLIC HEARING -
AUGUST 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A4

07/07/2022

McHA: RD / MG

Scale: 1/8" = 1'-0"



© 2022 McHenry Architecture

SUMMER SESSIONS

25 CHESTNUT STREET SUITE 100
PORTSMOUTH, NH 03801

CONGRESS STREET ELEVATION

HDC PUBLIC HEARING - AUGUST 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A5

07/07/2022

McHA: RD / MG

NOT TO SCALE

FROSTED GLASS TRANSOM TO
MATCH SIZE OF GLASS BLOCK
OPENING, WOOD TRIM TO MATCH

WOOD TRIM TO BE
PAINTED, COLOR TBD

RETRACTABLE AWNING
HOUSING, COLOR TO
MATCH TRIM BAND, TBD

RETRACTABLE
AWNING AT ENTRY (2)

RETRACTABLE AWNING
PIVOTING ARM, COLOR TO
MATCH STOREFRONT, TBD

EXISTING BLUE PAINTED
BRICK TO BE REPAINTED,
COLOR TBD, TYP.

WOOD STOREFRONT
TO BE REPAINTED,
COLOR TBD, TYP.

DASHED LINE REPRESENTS
EXTENT OF EXISTING STOREFRONT

1
A7

STOREFRONT
EXTENSION

BRICK CONTROL JOINT BETWEEN
PAINTED BRICK AND BRICK TO REMAIN

WOOD STOREFRONT TO MATCH
EXISTING STOREFRONT ON GRANITE SILL

SUMMER SESSIONS

25 CHESTNUT STREET SUITE 100
PORTSMOUTH, NH 03801

CHESTNUT STREET ELEVATION

HDC PUBLIC HEARING - AUGUST 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

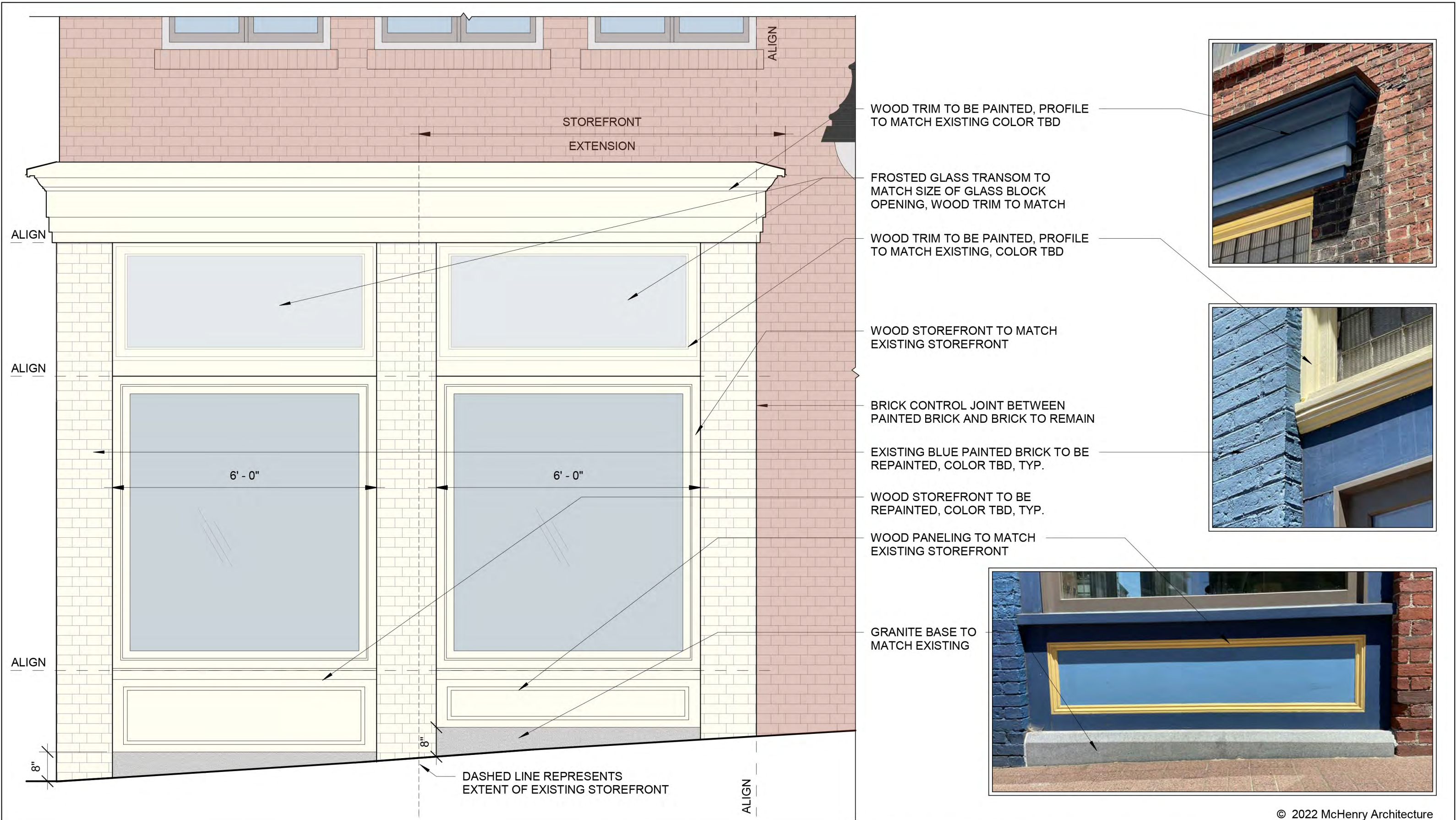
A6

© 2022 McHenry Architecture

07/07/2022

McHA: RD / MG

Scale: 1/8" = 1'-0"



© 2022 McHenry Architecture

SUMMER SESSIONS 25 CHESTNUT STREET SUITE 100 PORTSMOUTH, NH 03801	ENLARGED ELEVATION HDC PUBLIC HEARING - AUGUST 2022	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A7	07/07/2022
				McHA: RD / MG
				Scale: 1/2" = 1'-0"



AWNING INSPIRATION



AWNING INSPIRATION - CLOSED



AWNING INSPIRATION - OPEN CLOSE UP

**LU-22-146**

Land Use Application

Status: Active**Date Created:** Jul 15, 2022**Applicant**

Carla Goodknight
carla@cjarchitects.net
233 Vaughan Street
Suite 101
Portsmouth, NH 03801
6034312808

Location

41 SALTER ST
Portsmouth, NH 03801

Owner:

LEWIS MICHAEL PETER & LEWIS ARNA DIMAMBRO
41 SALTER ST PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it



New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above



Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure



Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial



New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications



Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)



Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work



Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line



Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval



Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



Request for Extension of Previously Granted Land Use Approval

EXISTING ELEVATIONS



FRONT ELEVATION



WATER SIDE ELEVATION



LEFT SIDE ELEVATION



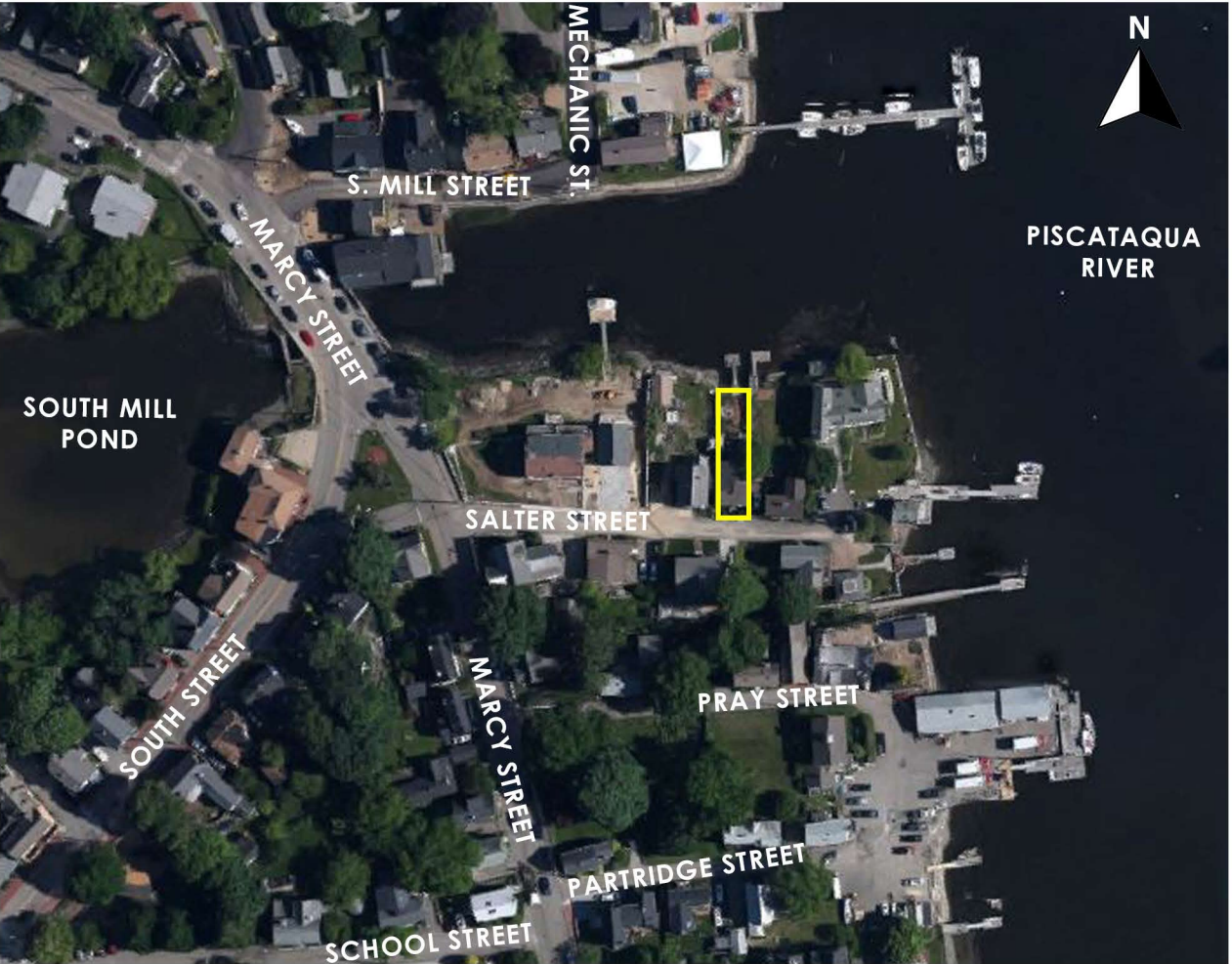
RIGHT SIDE ELEVATIONS



PROJECT STATUS:

- THE ORIGINAL APPROVAL FOR THIS PROJECT WAS GRANTED 05/05/2021 AND EXPIRED 05/05/2022.
- THE OWNERS HAVE DECIDED TO PURSUE A SMALLER SCOPE AS REPRESENTED IN THIS APPLICATION FOR APPROVAL.
- IMAGES FROM THE PRIOR APPROVAL HAVE BEEN INCLUDED FOR YOUR REFERENCE.

AERIAL VIEW



41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



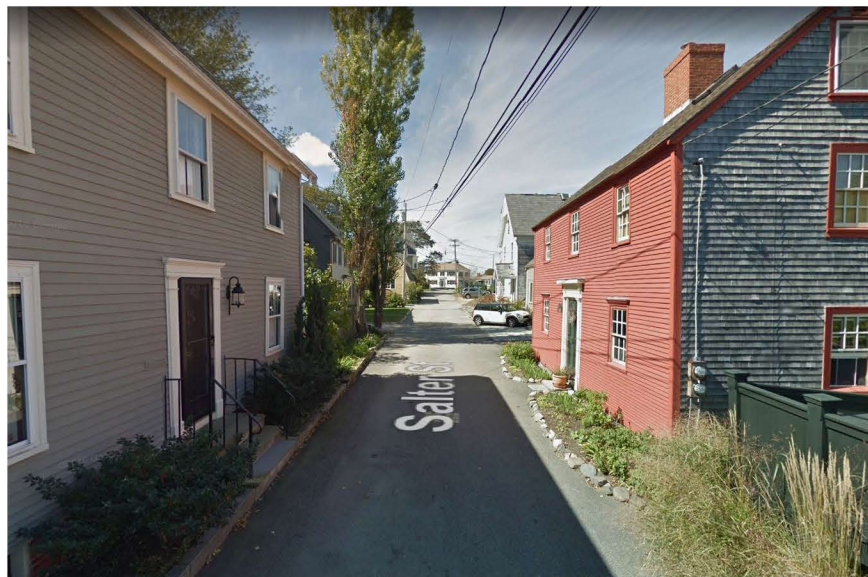
1.0



A. VIEW FROM SITE LOOKING EAST



B. VIEW FROM SITE LOOKING WEST

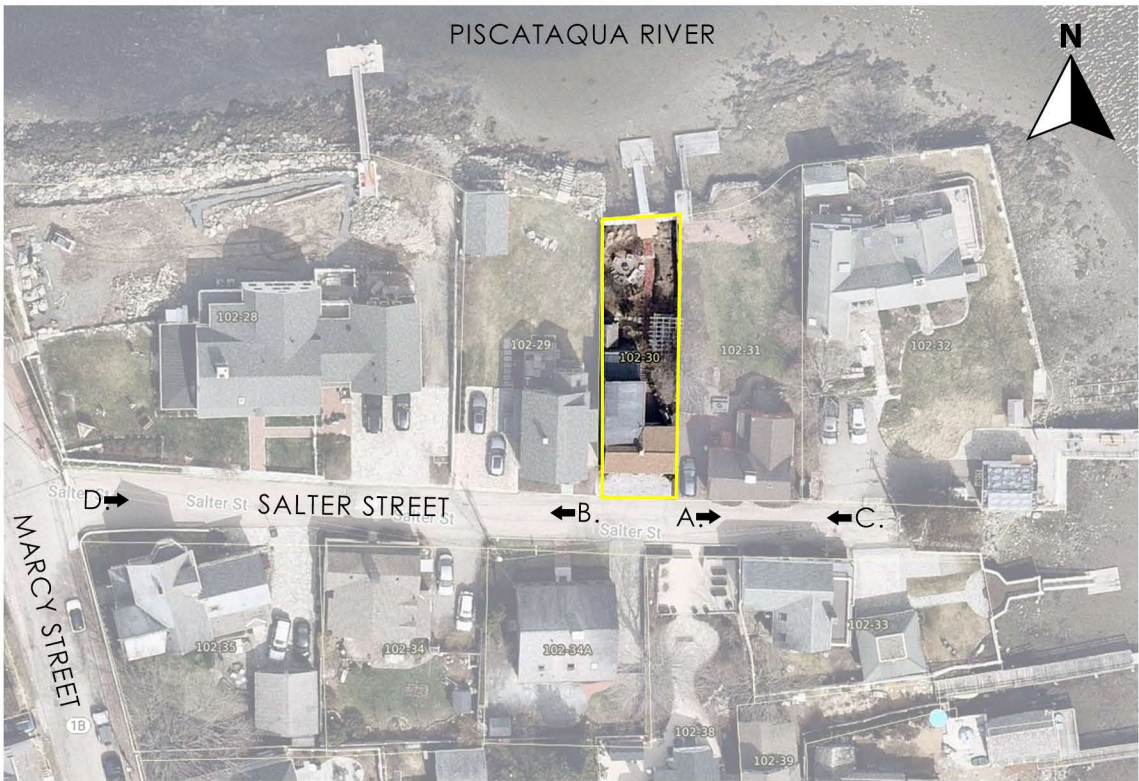


VIEW FROM EAST OF SALTER STREET



VIEW FROM WEST OF SALTER STREET

SITE MAP





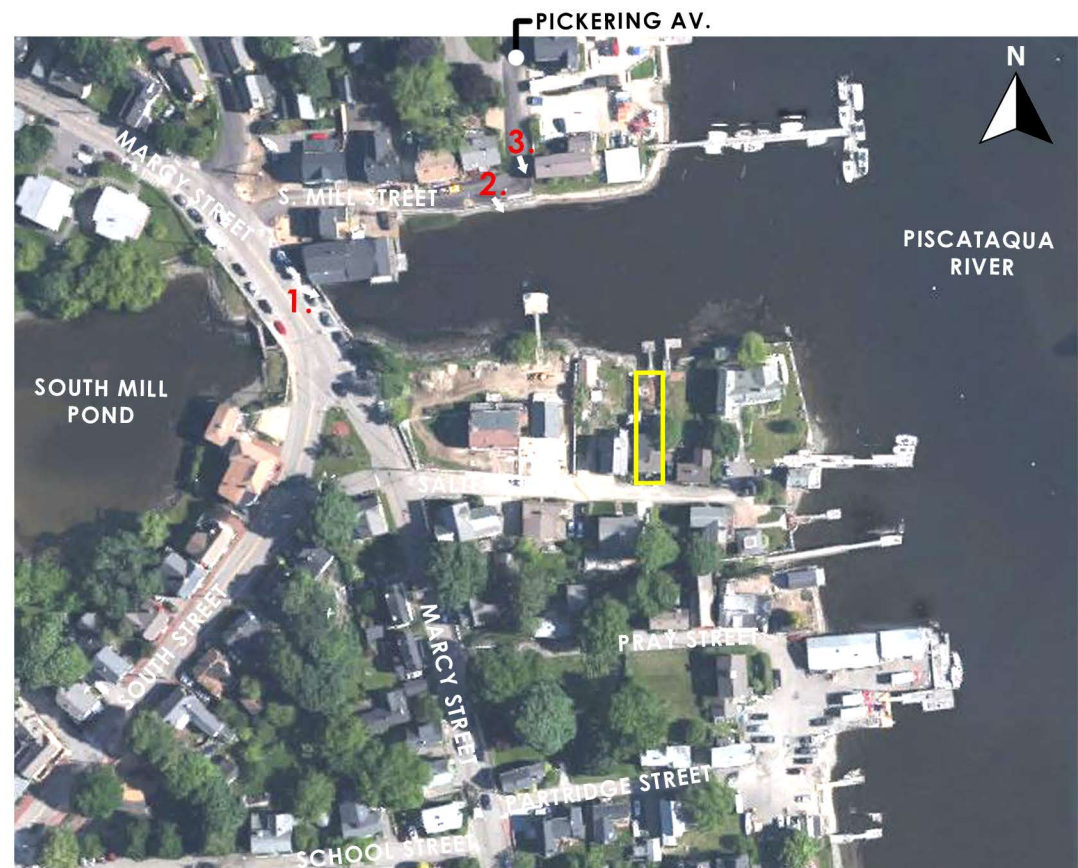
1. VIEW FROM MARCY STREET



2. VIEW FROM SOUTH MILL STREET



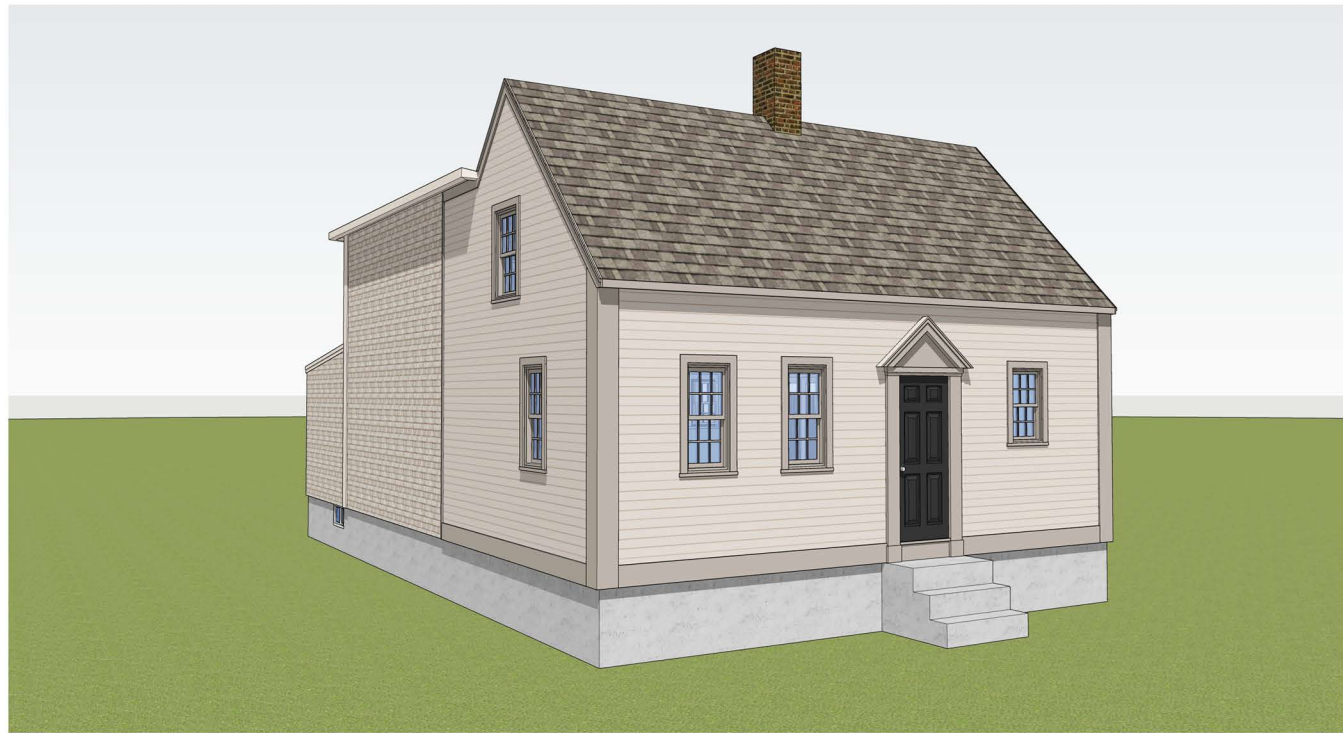
3. VIEW FROM PICKERING AVENUE



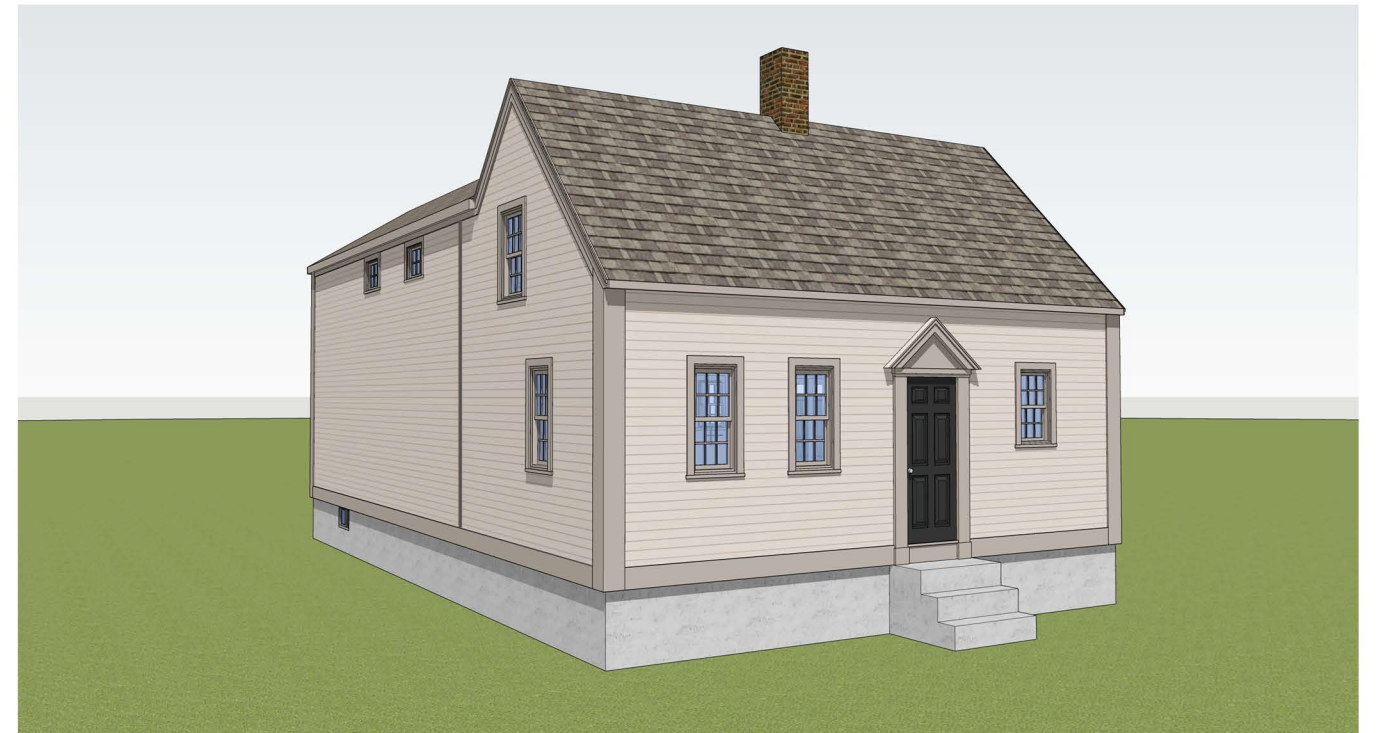
41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITIONS: VIEWS FROM
ACROSS PISCATAQUA RIVER
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

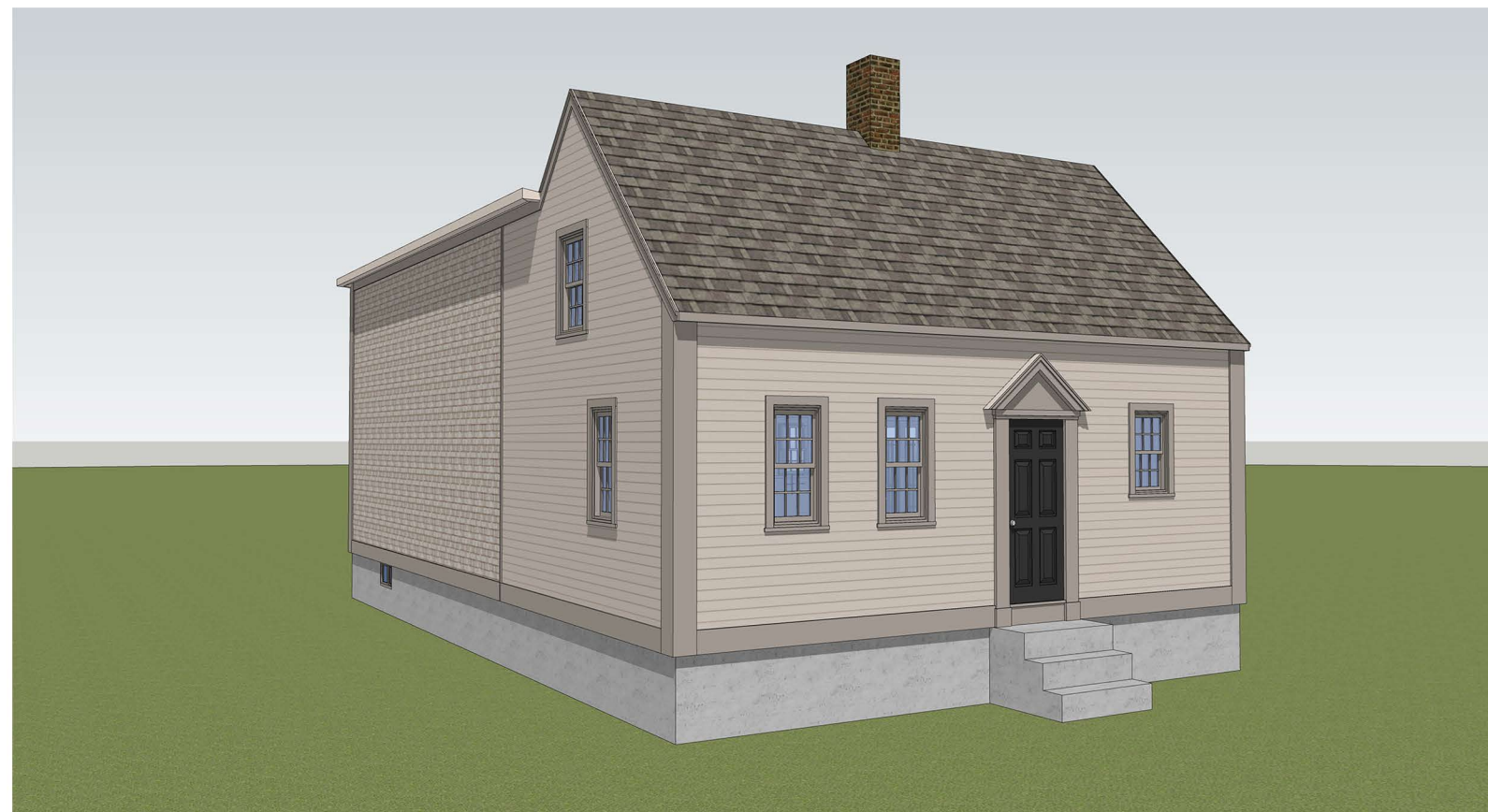




EXISTING FRONT VIEW



PREVIOUSLY APPROVED FRONT VIEW (05/05/2021)



PROPOSED FRONT VIEW (NO NEW WINDOWS)

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

FRONT VIEWS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



4.0



EXISTING RIGHT SIDE VIEW



PREVIOUSLY APPROVED RIGHT SIDE VIEW (05/05/2021)



PROPOSED RIGHT SIDE VIEW (EXTENSION OF EXISTING ROOF LINE & EXISTING DORMER WINDOWS TO REMAIN)

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

RIGHT SIDE VIEWS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022





EXISTING WATER SIDE VIEW



PREVIOUSLY APPROVED WATER SIDE VIEW (05/05/2021)



PROPOSED WATER SIDE VIEW (EXTENSION OF EXISTING ROOF LINE & EXISTING DORMER WINDOWS TO REMAIN)

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

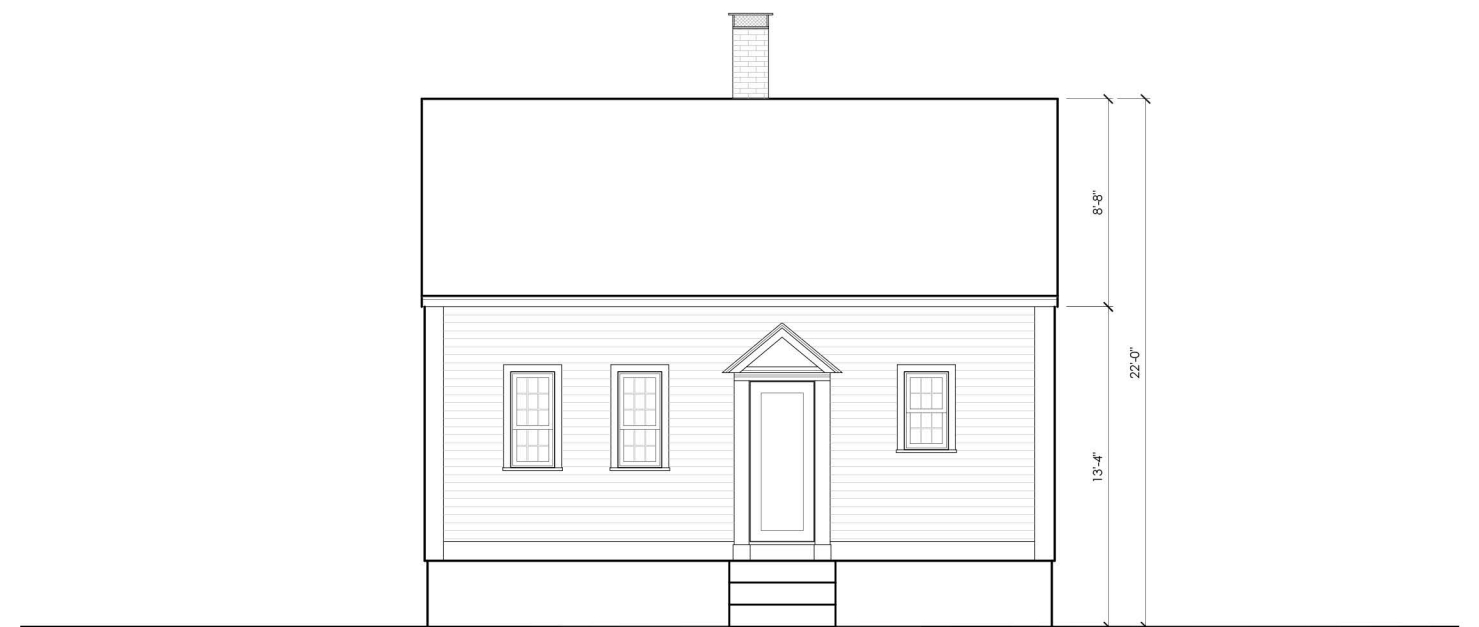
WATER SIDE VIEWS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022





EXISTING FRONT ELEVATION



PREVIOUSLY APPROVED FRONT ELEVATION (05/05/2021)



PROPOSED FRONT ELEVATION (NO CHANGE)

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

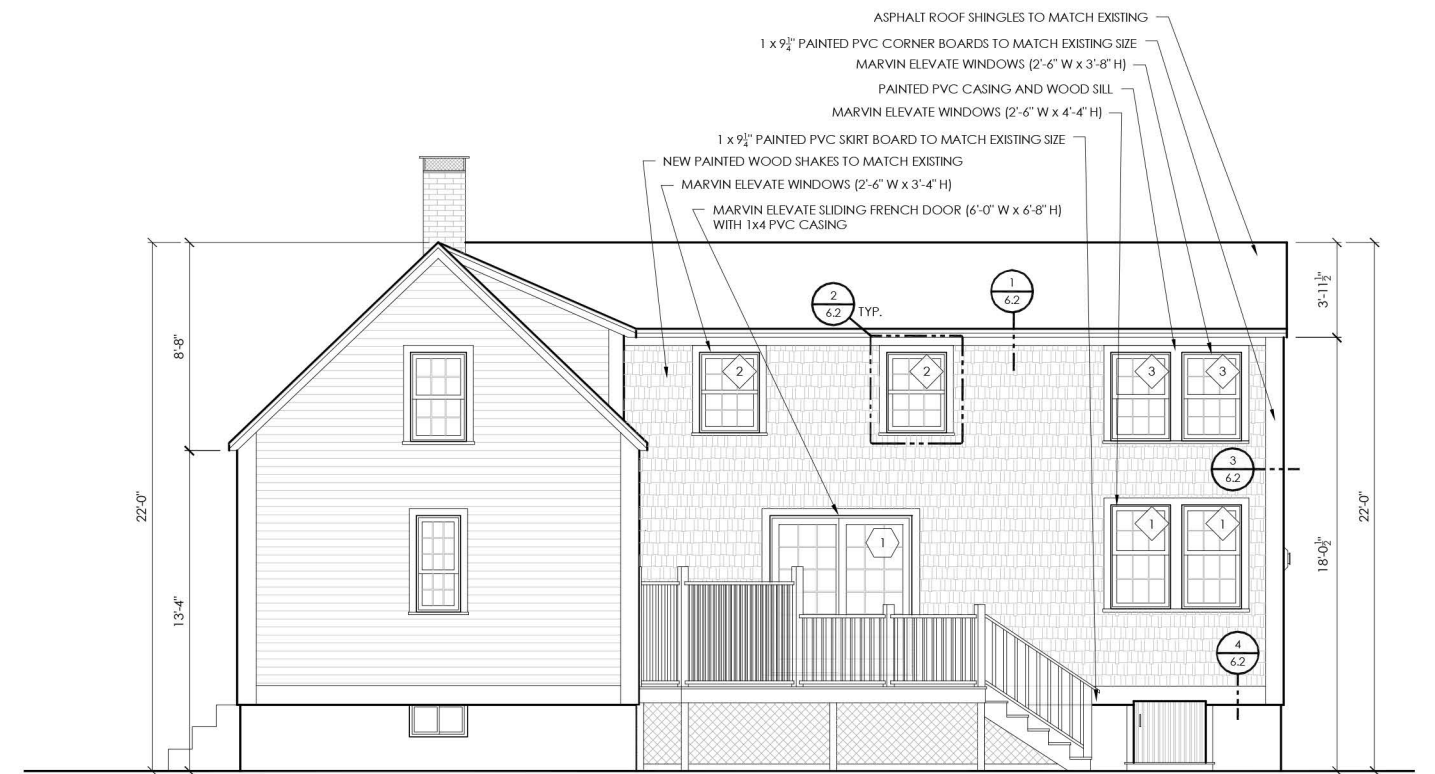
FRONT ELEVATIONS SCALE:
1/8" = 1'-0"
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



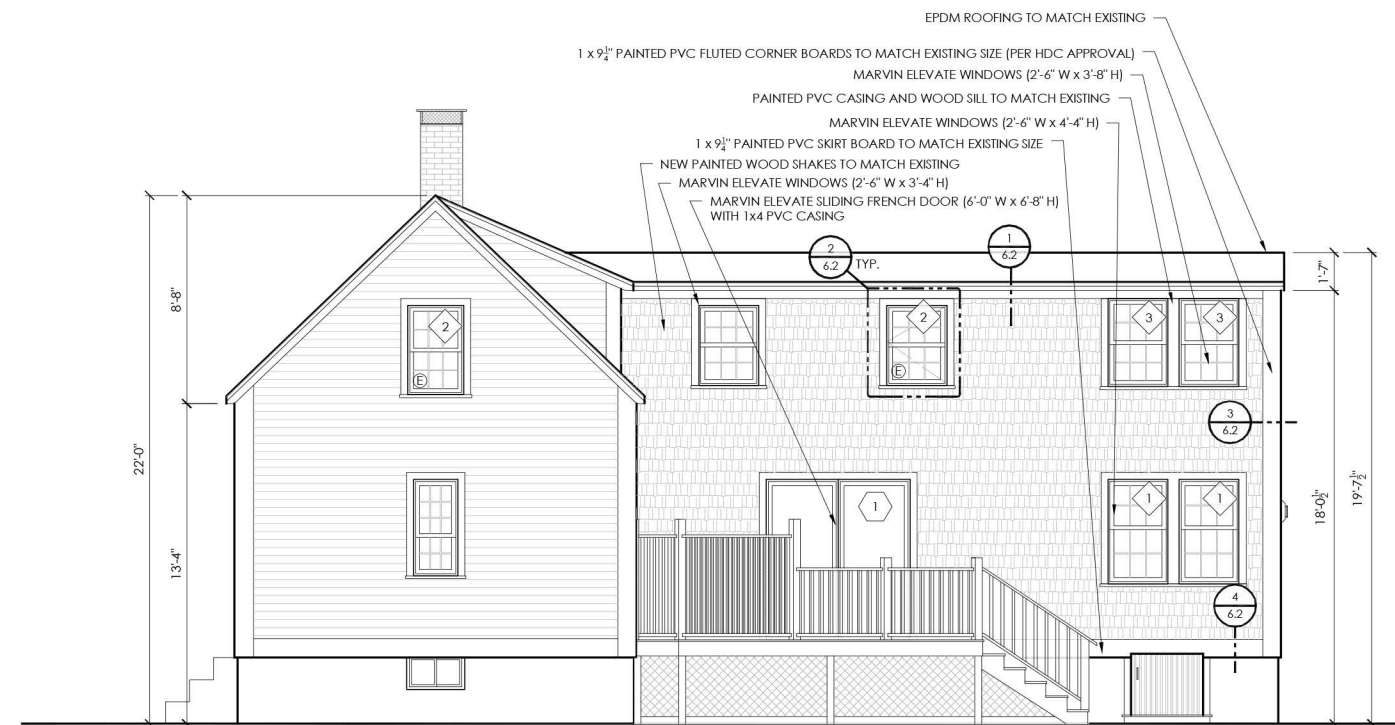
5.0



EXISTING RIGHT SIDE ELEVATION



PREVIOUSLY APPROVED RIGHT SIDE ELEVATION (05/05/2021)



PROPOSED RIGHT SIDE ELEVATION

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

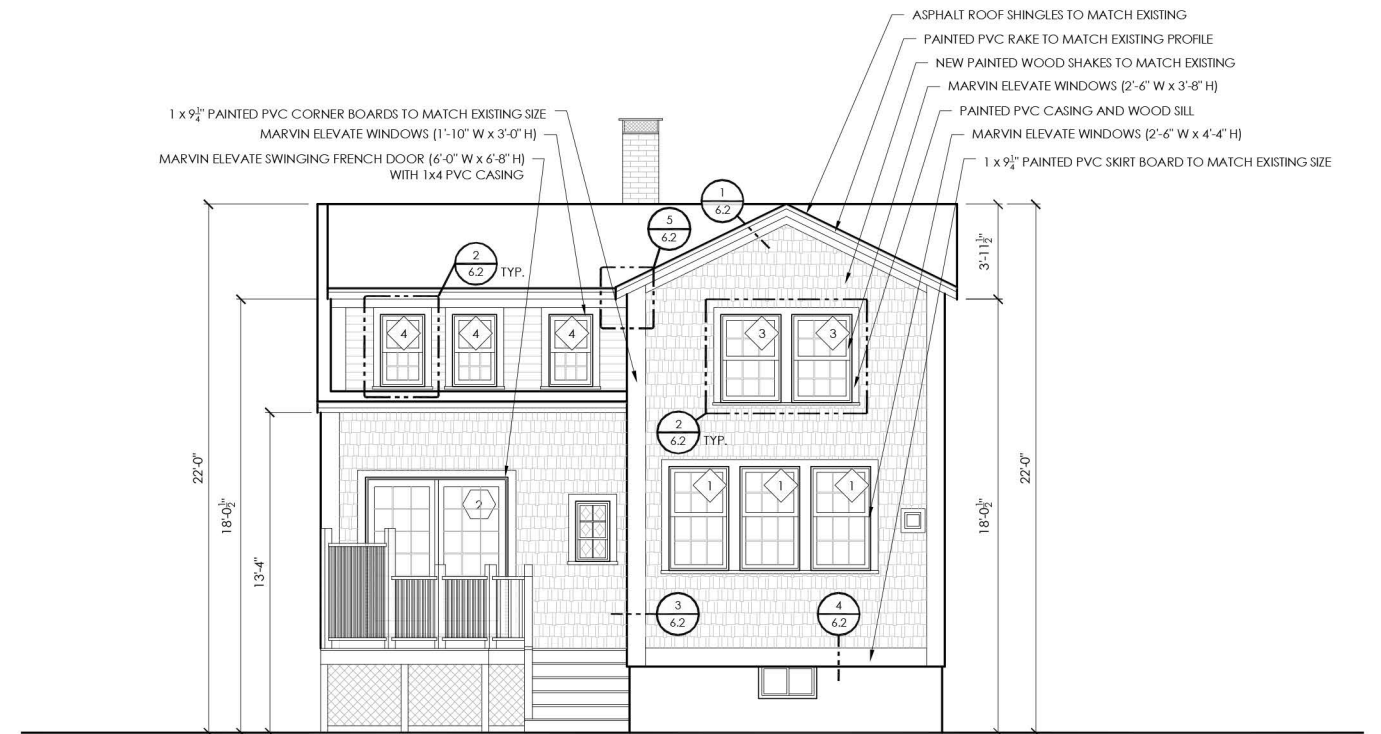
RIGHT SIDE ELEVATIONS SCALE:
1/8" = 1'-0"
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



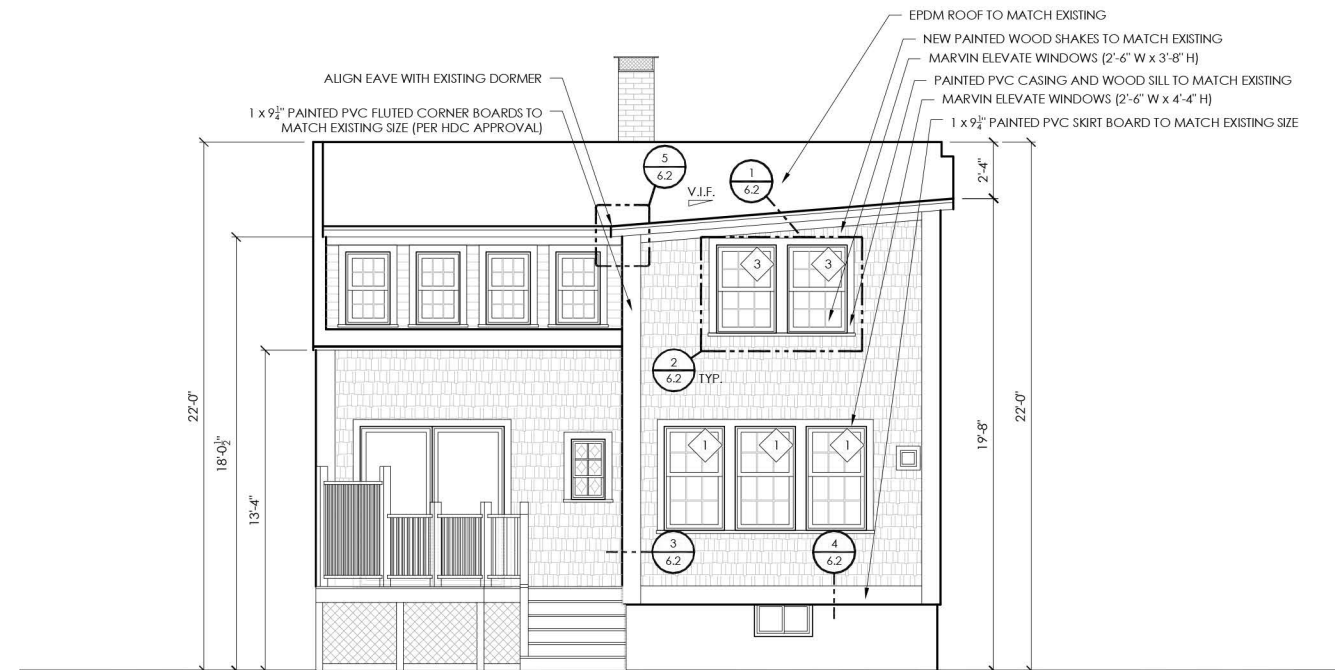
5.1



EXISTING WATER SIDE ELEVATION



PREVIOUSLY APPROVED WATER SIDE ELEVATION (05/05/2021)



PROPOSED WATER SIDE ELEVATION

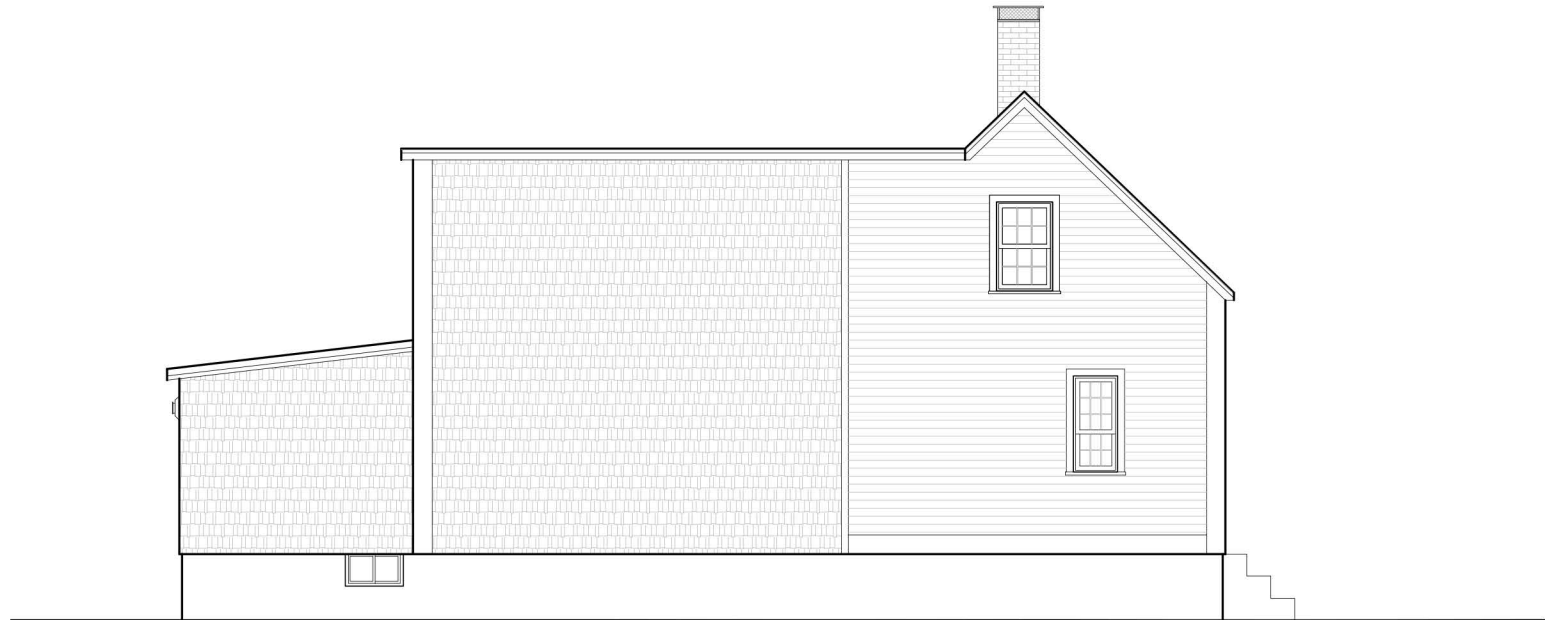
41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

WATER SIDE ELEVATIONS SCALE:
1/8" = 1'-0"

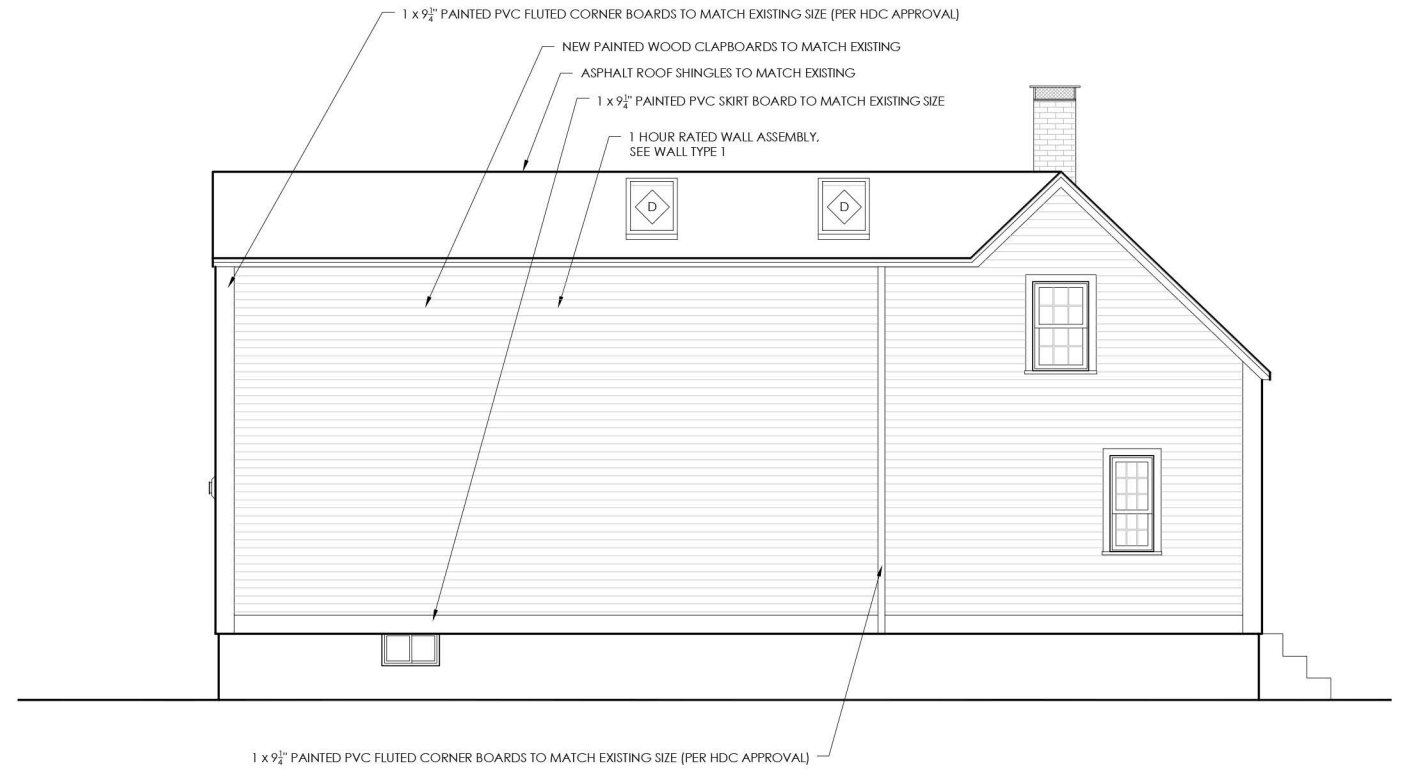
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



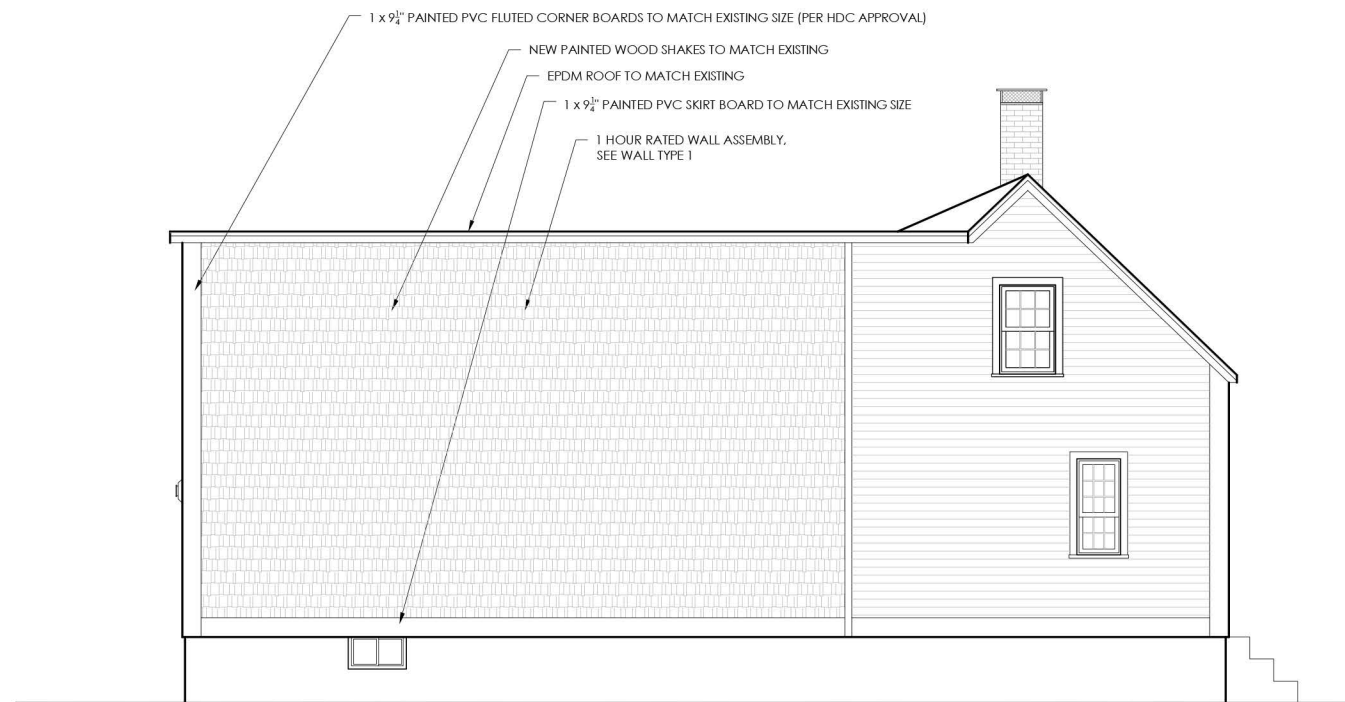
5.2



EXISTING LEFT SIDE ELEVATION



PREVIOUSLY APPROVED LEFT SIDE ELEVATION (05/05/2021)



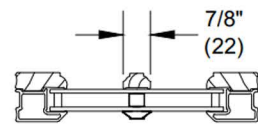
PROPOSED LEFT SIDE ELEVATION

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

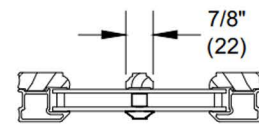
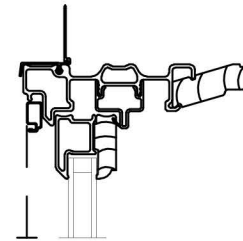
LEFT SIDE ELEVATIONS SCALE:
1/8" = 1'-0"

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

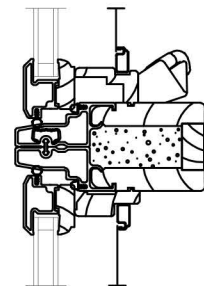
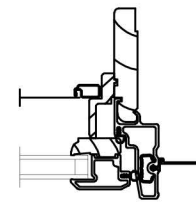
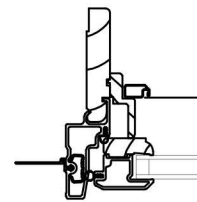
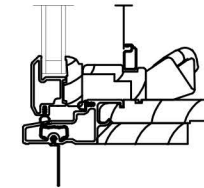
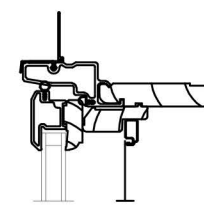




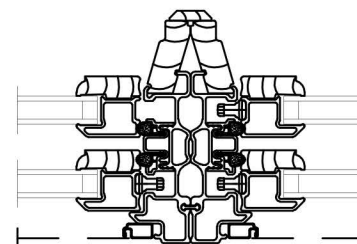
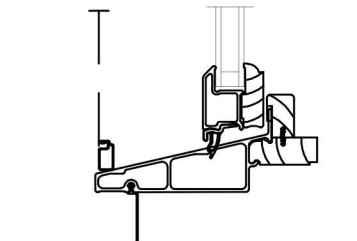
Wood SDL With
Spacer Bar



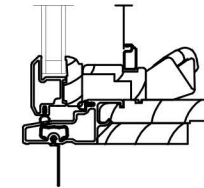
Wood SDL With
Spacer Bar



DOUBLE HUNG



AWNING

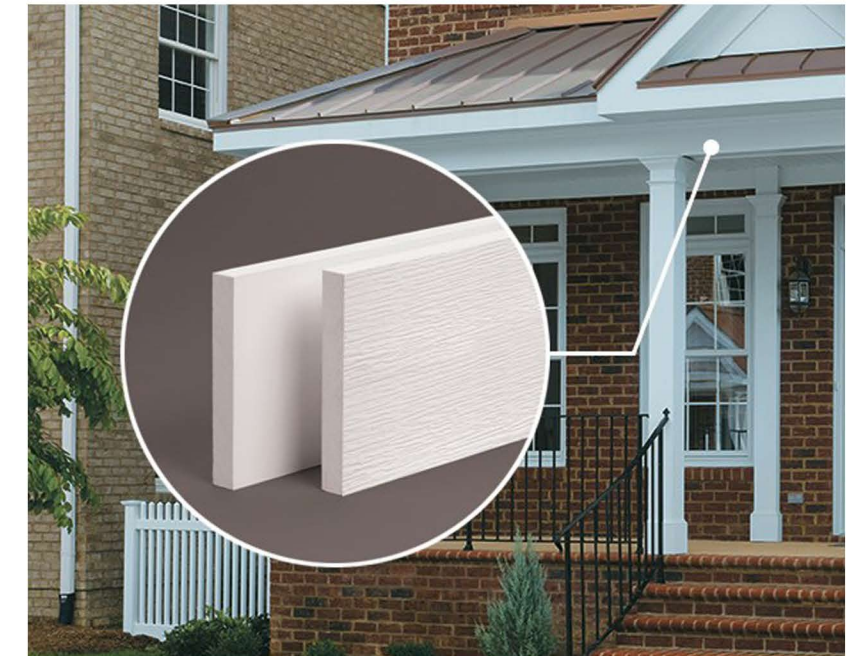


WINDOWS

MANUFACTURER: MARVIN WINDOWS
STYLE: ELEVATE
COLOR: MATCH EXISTING

PVC TRIM

STYLE: SMOOTH
COLOR: MATCH EXISTING



41 SALTER STREET

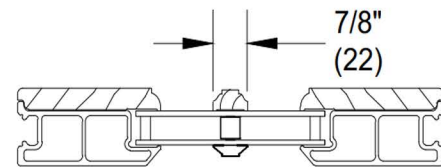
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS
PREVIOUSLY APPROVED 05/05/2021

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



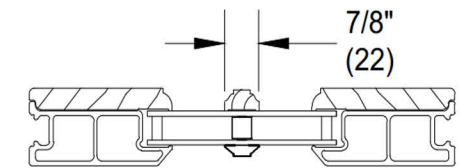
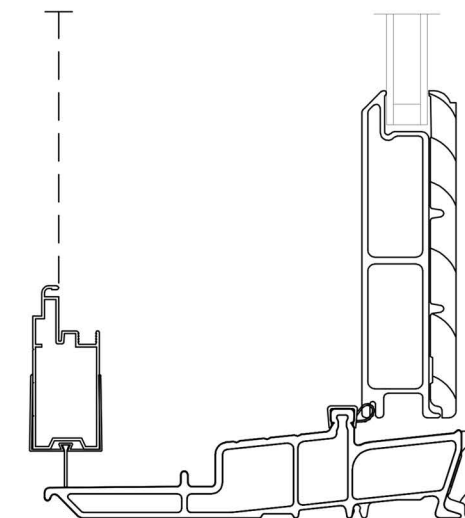
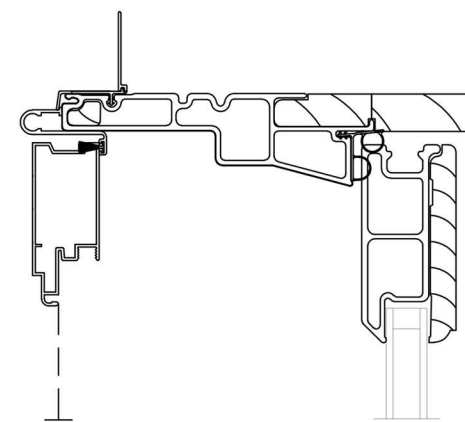
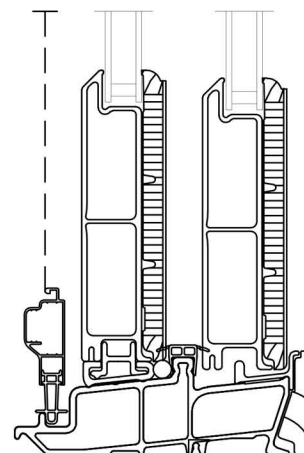
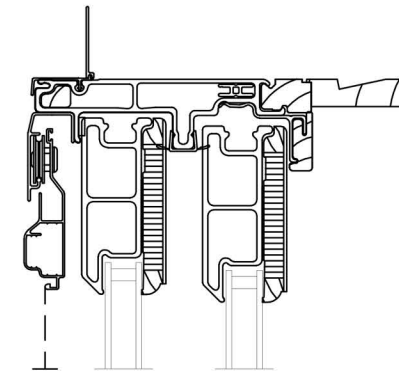
6.0



Wood SDL
With Spacer Bar



SLIDING FRENCH DOOR



Wood SDL
With Spacer Bar



SWINGING FRENCH DOOR

DOORS

MANUFACTURER: MARVIN
STYLE: ELEVATE
COLOR: MATCH EXISTING

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS
PREVIOUSLY APPROVED 05/05/2021
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



6.1



1. RAKE

MATCH EXISTING



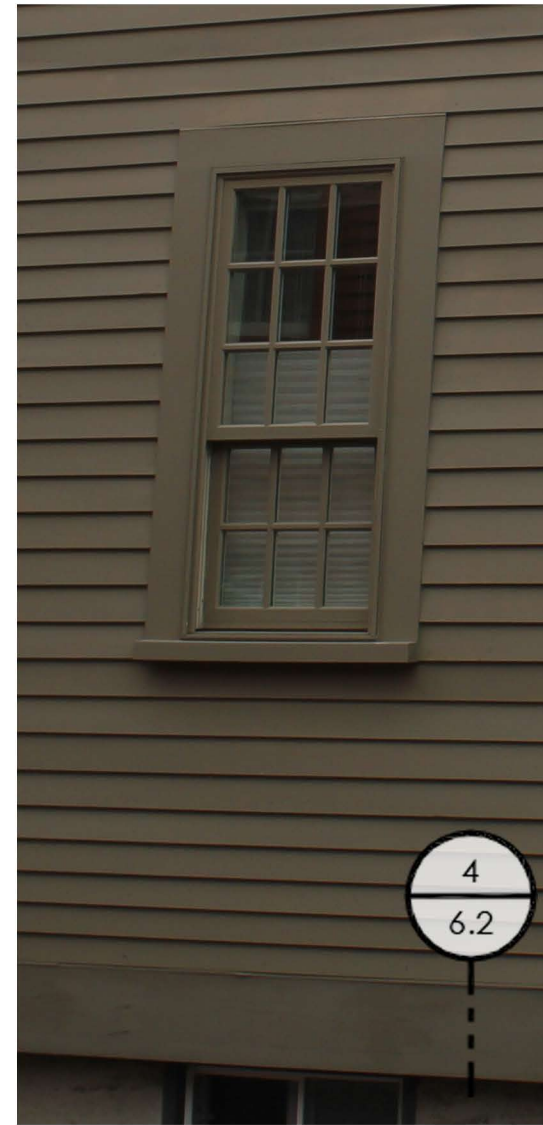
2. WINDOW CASING & SILL

MATCH EXISTING



3. CORNER BOARDS

MATCH EXISTING



4. SKIRT BOARDS

MATCH EXISTING



5. GUTTERS

MATCH EXISTING

41 SALTER STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS
PREVIOUSLY APPROVED 05/05/2021

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



6.2

**LU-22-148**

Land Use Application

Status: Active**Date Created:** Jul 19, 2022**Applicant**

stephanie febonio
sfebonio@gmail.com
57 Lowell Road
hudson, NH - New Hampshire 03051
6039218987

Location

9 SHEAFE ST
Portsmouth, NH 03801

Owner:

Michael and Stephanie Febonio
57 Lowell Rd hudson, NH 03051

Applicant Information**Please indicate your relationship to this project**

A. Property Owner

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

☐

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

☐

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

☒

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

☐

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

☐

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

☐

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

☐

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

☐

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

☐

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

☐

Request for Extension of Previously Granted Land Use Approval

Historic District Committee Work Session

Topic: Window replacement

Address: 9 Sheafe Street

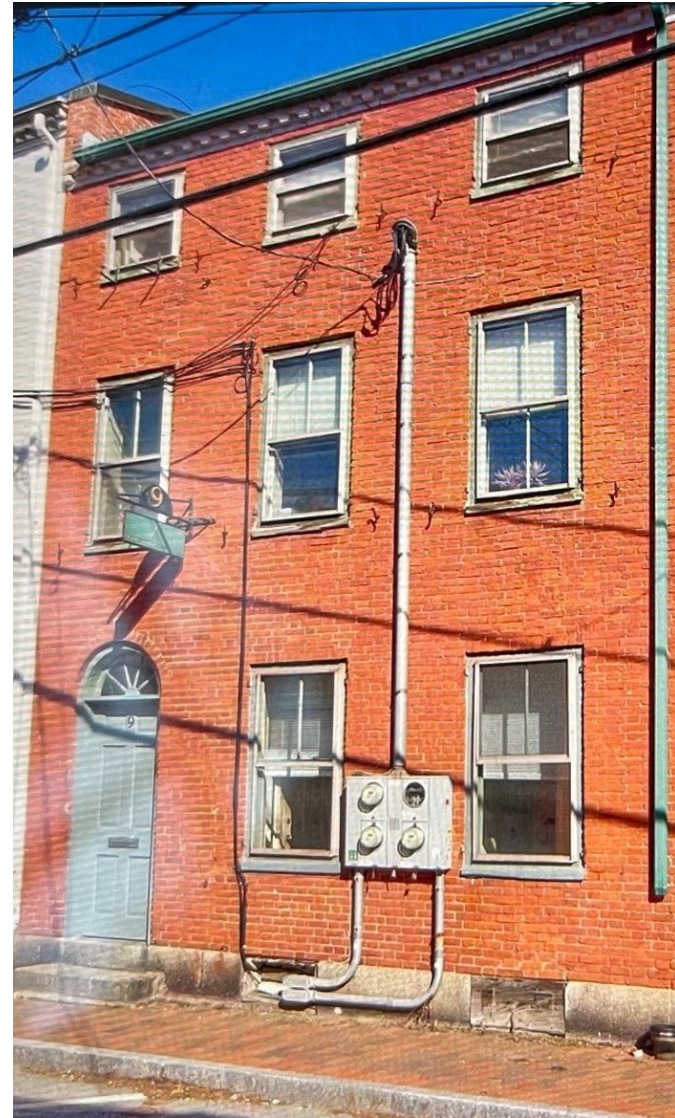
Owners: Michael & Stephanie Febonio

Date of Submission: 6/17/2022



9 Sheafe Street

- History of building
 - Row House
 - Built in 1817
 - 3 stories
 - 18 Windows



Current Windows

- Victorian Period 1837 - 1901
- Window Characteristics
 - Double hung sash window
 - Two over two design
 - Single vertical glazing bar
 - Wood frame



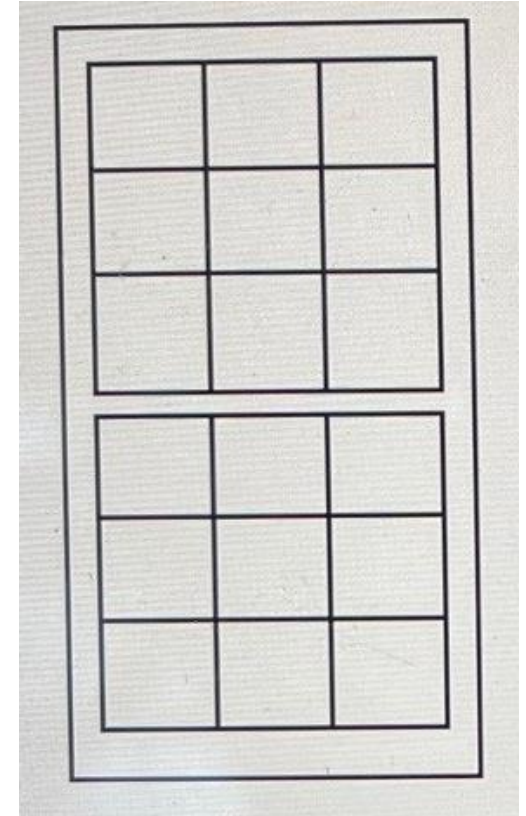
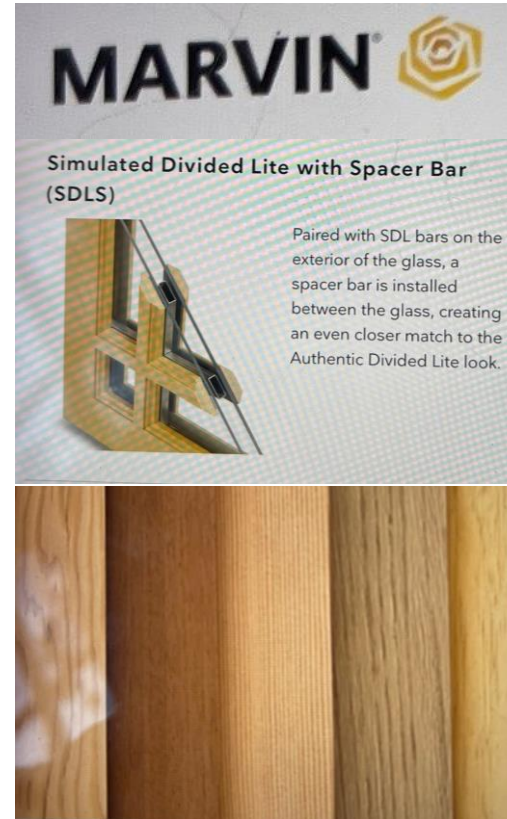
Original Windows

- The Federal Period
- The original windows were
 - Assumed Single hung sash windows (*double hung were an option towards end of period*)
 - Smaller panes- 6 on 6
 - Multiple vertical glazing bars
 - Wood frame
 - All windows same width
 - First and second floor same height
 - Third floor windows shorter height



Proposed Window Replacement

- Marvin Ultimate Windows
 - Double Hung Window
 - Simulated Divided Lite
 - Front windows all wood
 - Back windows aluminum clad
 - First & second floor 6 over 6
 - Third floor 3 over 3
 - Dividing grilles will be 5/8" to match neighboring windows



Current Window Summary

- Total of 16 Windows
 - Double hung sash windows
 - 8 windows in the front
 - 8 windows in the back
 - All window widths in front are the same
 - 1st/2nd floor windows in front are the same size
 - 3 windows on front third floor are a shorter height but same width as 1st and 2nd floor windows



Third Floor Front Windows

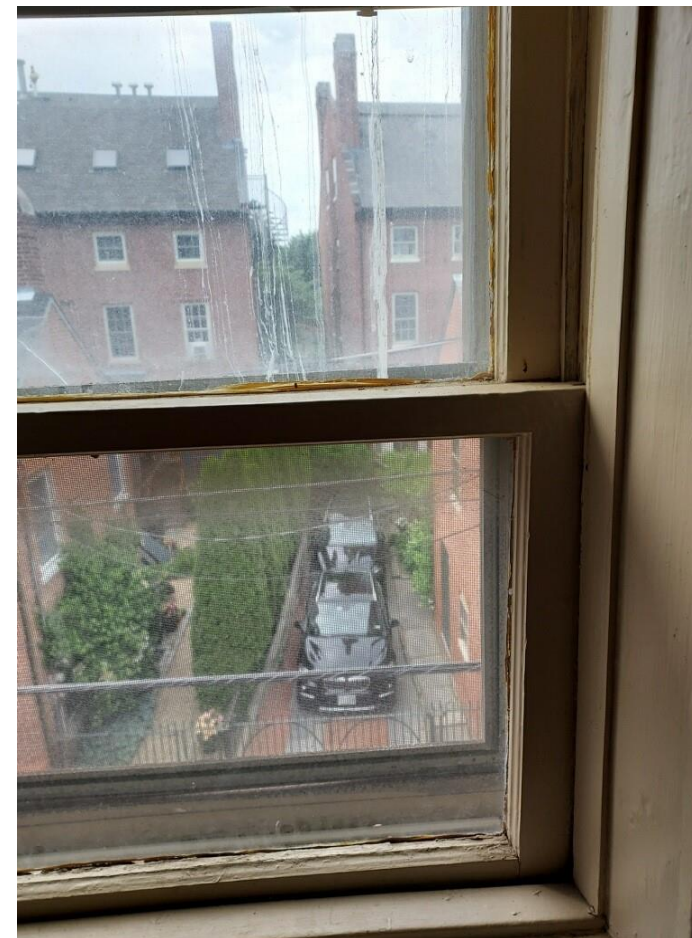
Window 1



Window 2



Window 3



Third Floor Back Windows

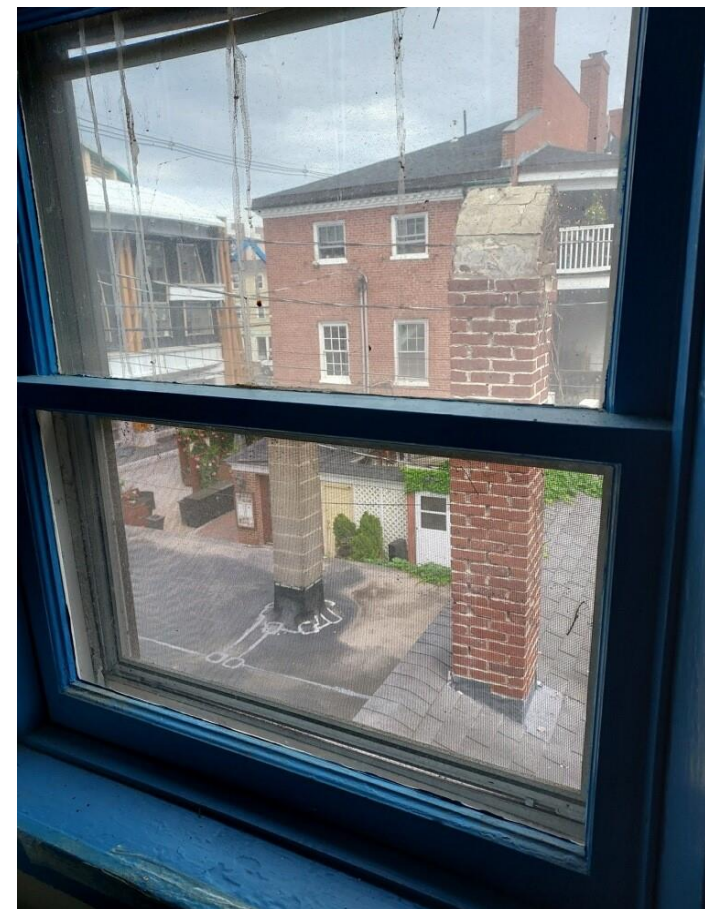
Window 9



Window 10



Window 11

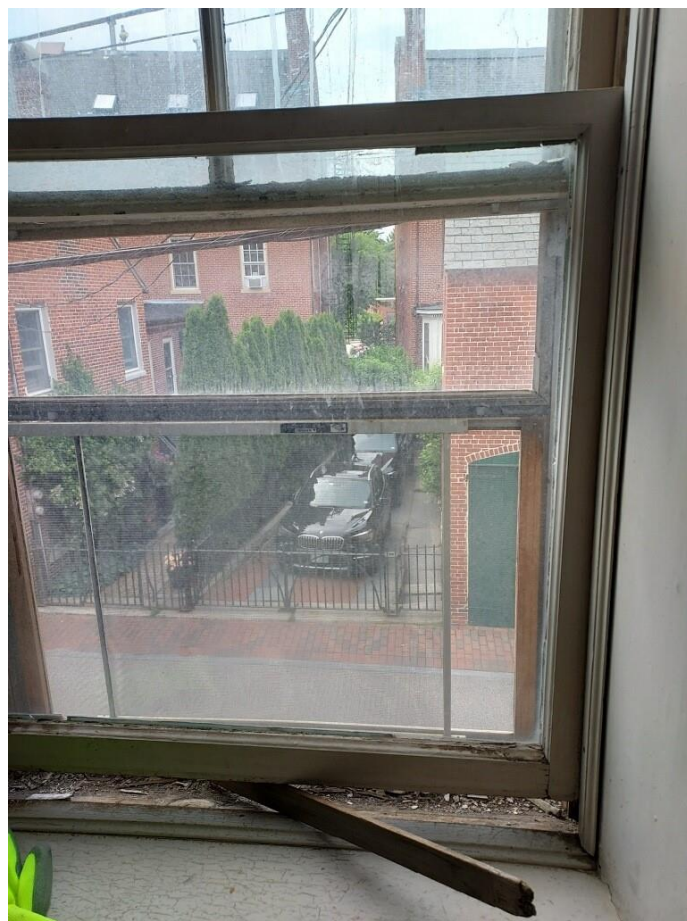


Second Floor Front Windows

Window 4



Window 5



Window 6



*Second Floor Back Windows

Window 12



Window 13



*Window 14 Not being replaced

First Floor Front Windows

Window 7



Window 8



First Floor Back Windows

Window 15



Window 16

