

LETTER OF AGENDA

This property located at the corner of Deer Street and Maplewood Avenue has a rich history that is greatly influenced by the Portsmouth Rail Corridor.

The previous approval contained an elevated sidewalk and ramp along Deer Street to gain access the first floor. Ground water elevations on site create conditions that require raising the first floor. However, we have eliminated tandem parking spaces below the building along the perimeter, therefore allowing space adjacent to the public sidewalks to be constructed at sidewalk grade.

Please review the following items submitted for consideration:

- 1.0 – Design Updates
- 2.0 – Proposed Renderings
- 3.0 – Proposed Elevations
- 4.0 – Proposed Materials

Appendix A

- Site and surroundings
- Zoning and Vision Plan

Appendix B

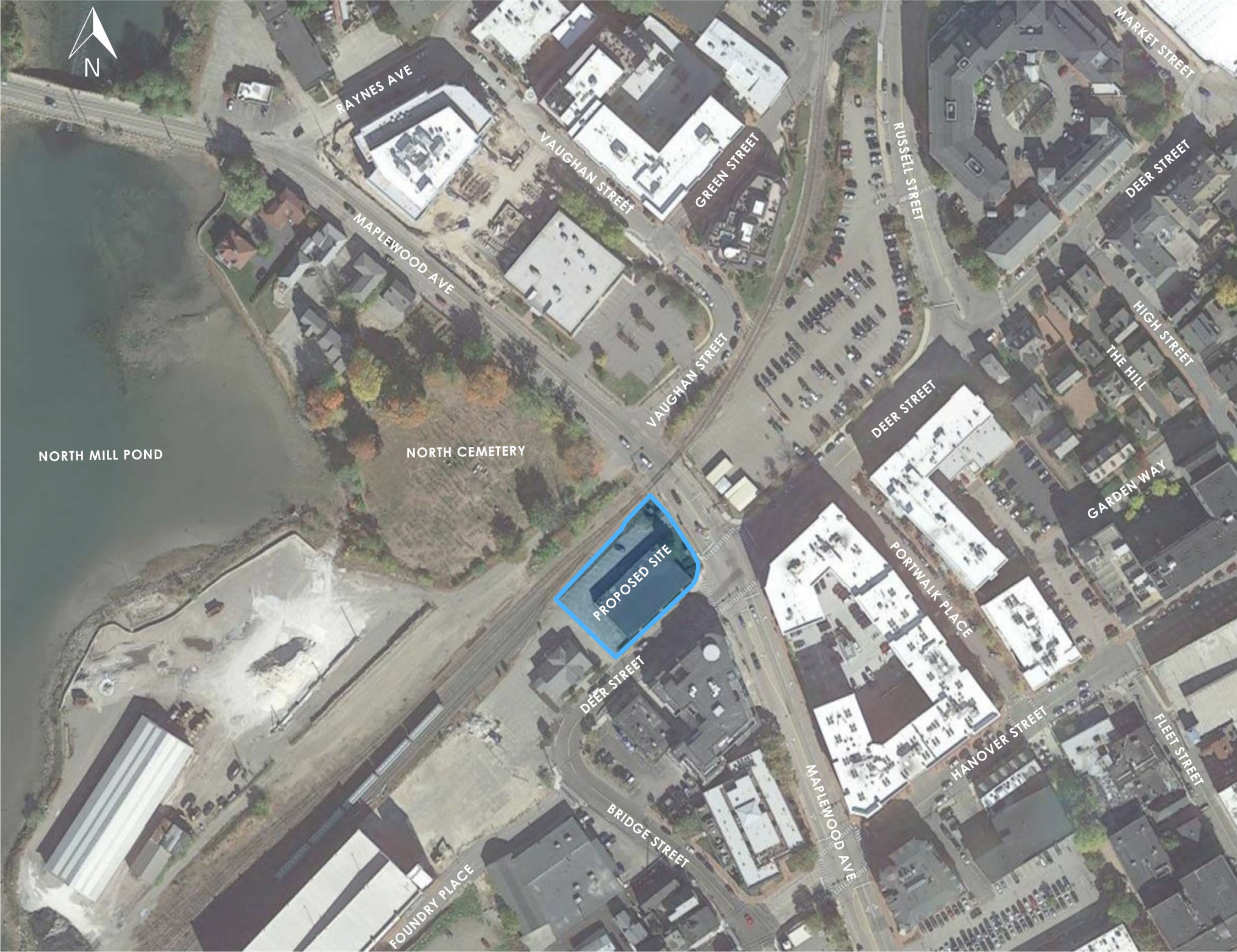
- Historic Research

We respectfully submit this Application for Amended Approval. The current HDC Approval was granted to the prior owner.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC WORK SESSION #4 APPLICATION TO AMEND PREVIOUS APPROVAL:
AUGUST 3, 2022



WORK SESSION #3
PREVIOUS DESIGN



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

DESIGN UPDATES

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1.0

WINDOWS ENLARGED FOR
ADDED SUNLIGHT AND SCALE



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DESIGN UPDATES

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1.1

OPEN ARCH TRUSS DESIGN
OVER RECESSED BALCONIES



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DESIGN UPDATES

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1.2

RAIL TRANSPARENCY AT RADIAL
PENTHOUSE CORNER WITH METAL
CLAD ROOF APPURTENANCE

STOREFRONT WINDOWS ADDED

BALCONIES CENTERED ON
ELEVATION



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DESIGN UPDATES

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1.3



ENTRY CANOPY UPDATED TO BE
MORE SUBSTANTIAL WITH
GLAZING AND GRILLWORK
ADDED TO APPURTENANCE

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DESIGN UPDATES

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1.4

GRANITE BANDING ADDED AT BASE
AND CORNICE WITH RECESSED
BRICK PANELS RELOCATED TO BE
ABOVE WINDOWS



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DESIGN UPDATES

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1.5

METAL BACK PANEL ADDED TO ARCH TOP
TRUSS AND LOWERED TO CREATE ARCH
DIRECTLY ABOVE BALCONIES



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DESIGN UPDATES

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1.6



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PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

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2.0



88 MAPLEWOOD (LOT 5)
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VIEW FROM DEER STREET

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VIEW FROM DEER STREET

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2.2



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VIEW FROM VAUGHAN STREET

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2.3



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VIEW FROM BRIDGE STREET

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2.4



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM BRIDGE STREET

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2.5



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VIEW OF RAIL SIDE CANOPY DETAIL

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2.6



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PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATIONS

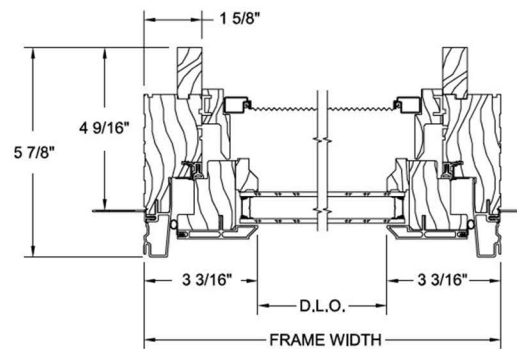
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3.0

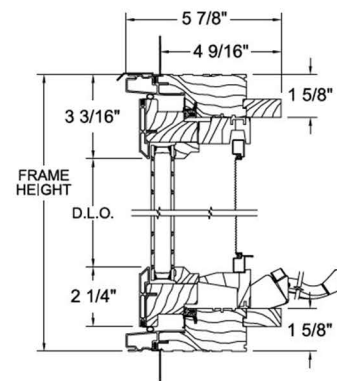


Horizontal Section



Smokestack

Vertical Section



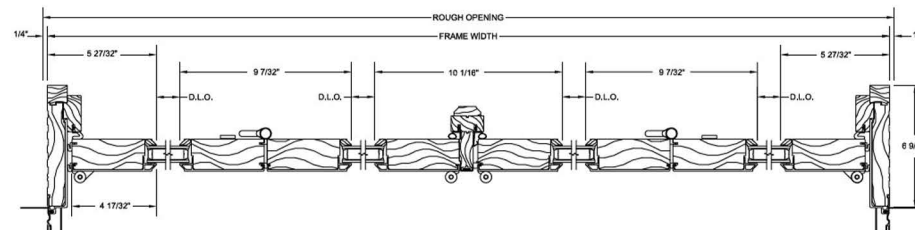
WINDOWS

MANUFACTURER: Kolbe Ultra Series - Awning
COLOR: Smokestack
SPECIFICATION: Extruded Aluminum Exterior



4-Wide: Two Left & Two Right

Horizontal Section



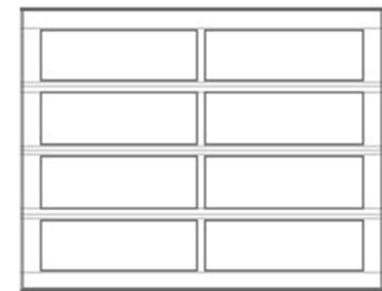
Smokestack

DOORS

MANUFACTURER: Kolbe Ultra Series - Folding Doors
COLOR: Smokestack
SPECIFICATION: Extruded Aluminum Exterior



Charcoal



Common Layout/
Nature

GARAGE DOOR

MANUFACTURER: Garaga California Collection
COLOR: Charcoal
SPECIFICATION: Aluminum Frame - Sandblasted Glass

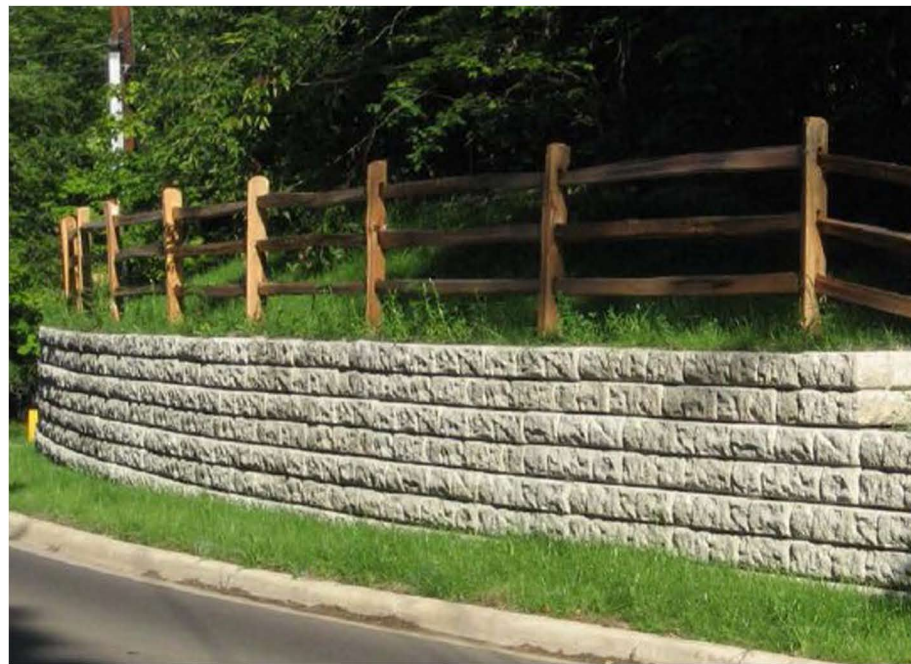
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 PORTSMOUTH, NEW HAMPSHIRE

MATERIALS

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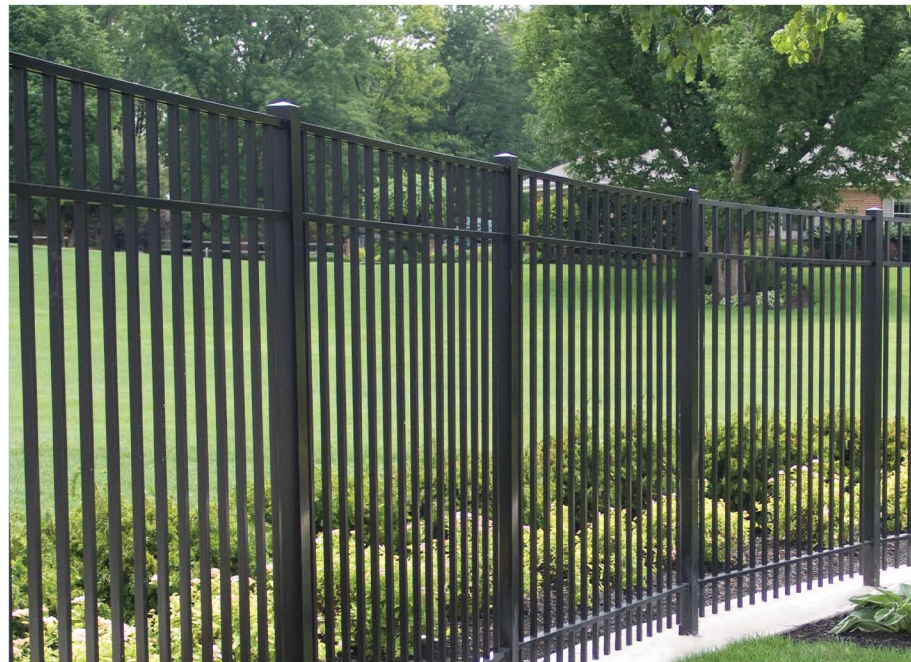


4.0



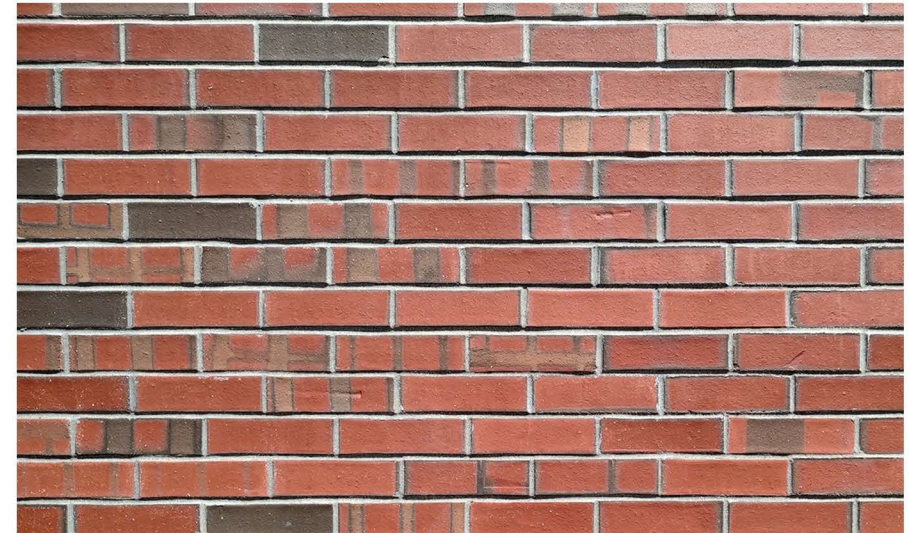
RETAINING WALL

MANUFACTURER: ReCon - Rustic Texture
COLOR: Unstained



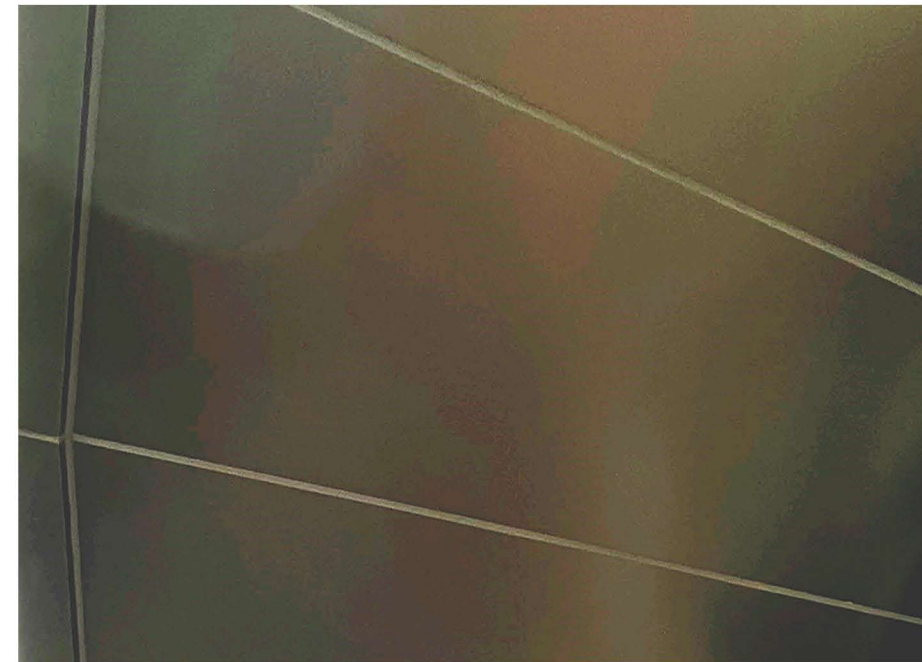
METAL FENCE

MANUFACTURER: TBD
COLOR: Black



BRICK

MANUFACTURER: Morin Brick - Academy Smooth
COLOR: Fuul Range/Commonsets/Darks



SIDING

MANUFACTURER: Alucobond
COLOR: Graphite Mica

88 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

MATERIALS

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APPENDIX A:

ZONING AND VISION PLAN

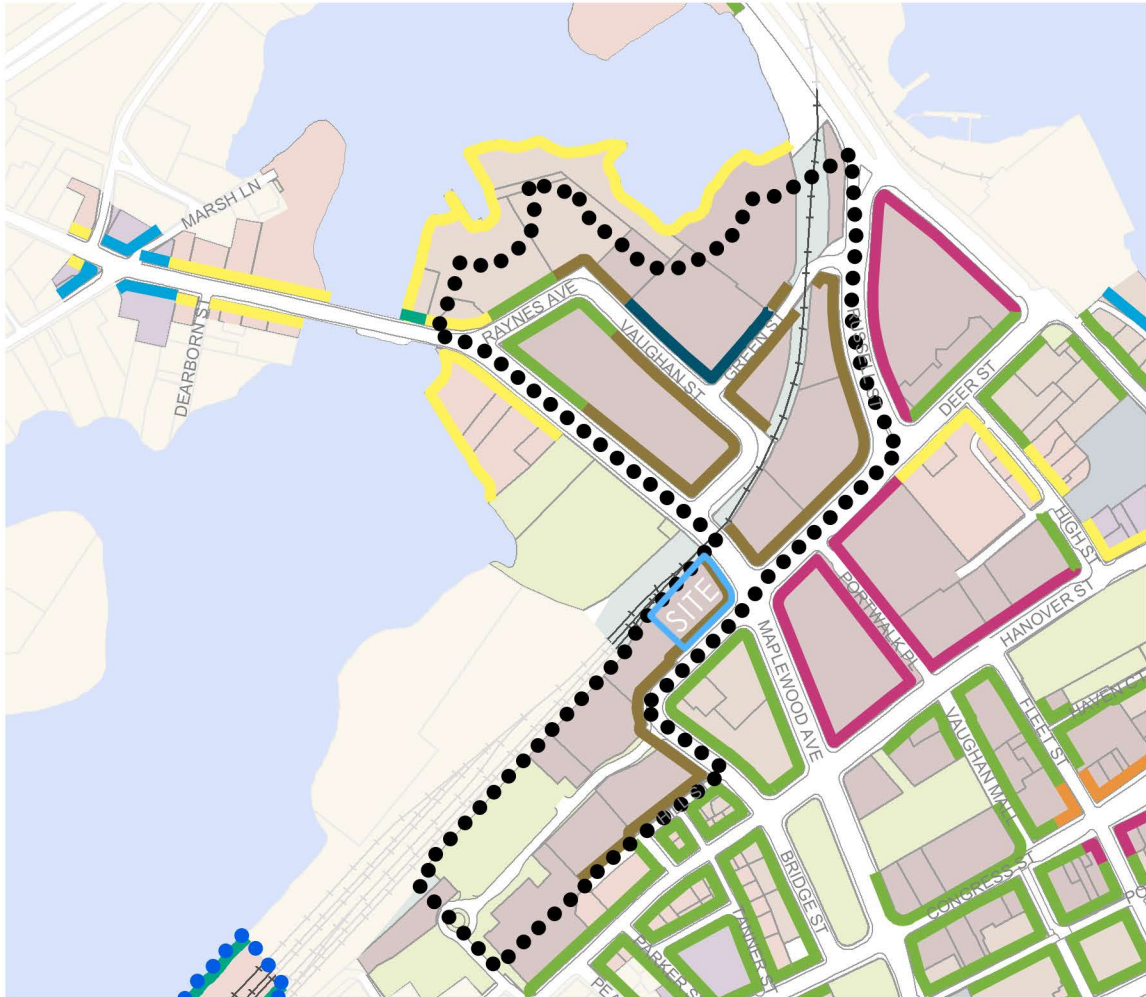
SITE AND SURROUNDINGS

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

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A



BUILDING HEIGHT

*Penthouse Levels may exceed the building height by 2 feet.

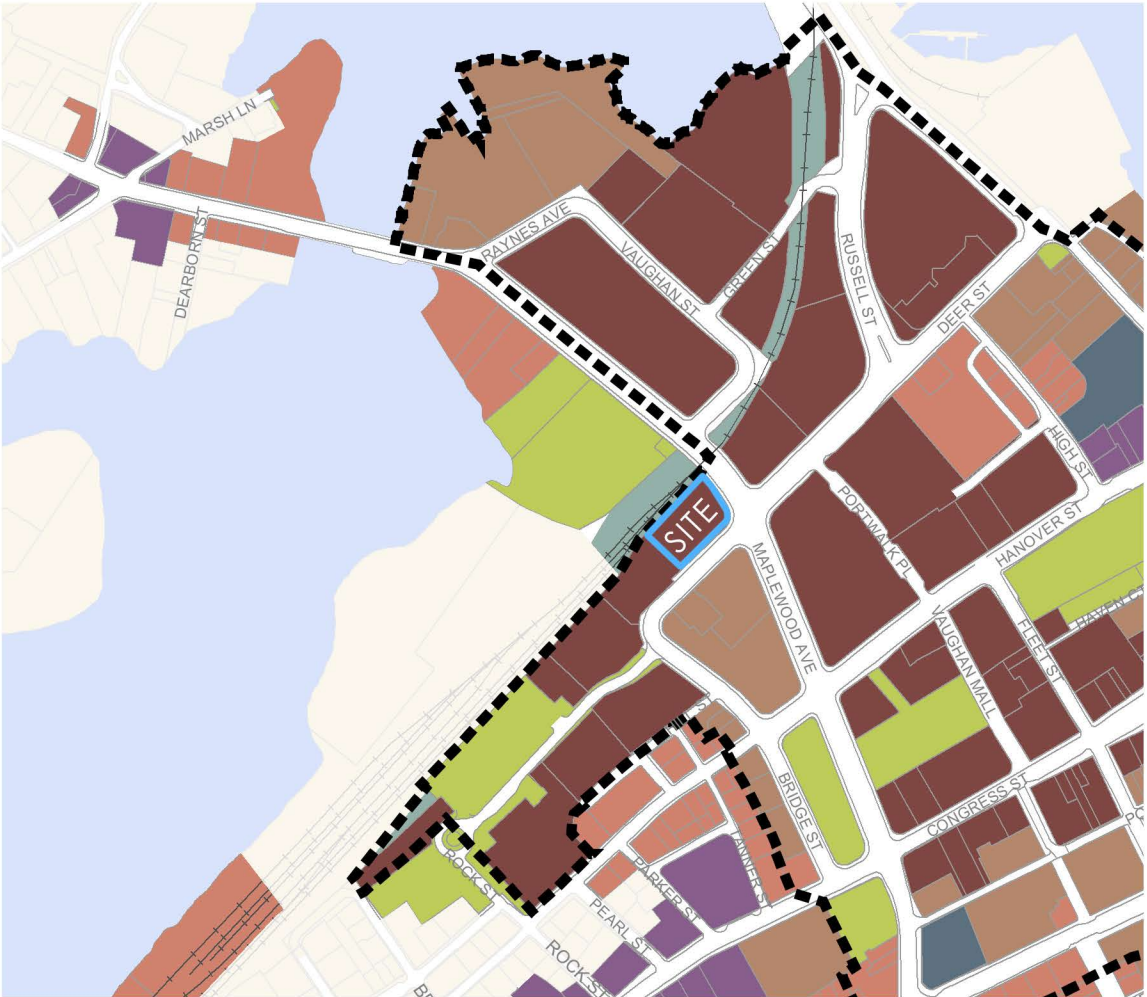
1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.
2. When a lot is assigned to more than one height requirement standard refer to the requirements listed in Section 10.5A21.22.
3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.

Incentive Overlay Districts
Within the Incentive Overlay Districts, certain specified development standards, including height, density and parking, may be modified pursuant to Section 10.5A47.

- • • • North End Incentive Overlay District
Between Maplewood Avenue and Russell Street, the boundary of the North End Incentive Overlay District is established at 100 feet from the mean high water line.
- • • • West End Incentive Overlay District
The boundary of the West End Incentive Overlay District is established at 200 feet from the rear lot lines of the abutting Aldrich Road lots and/or 100 feet from the rear lot lines of lots that abut the public or private portions of Chevrolet Avenue, whichever is greater.

Legend

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'



ZONING PLAN

Legend

- DOD Downtown Overlay District
- HD Historic District
- Character Districts**
 - CD5 Character District 5
 - CD4 Character District 4
 - CD4-W Character District 4-B
 - CD4-L1 Character District 4-L1
 - CD4-L2 Character District 4-L2
- Civic District**
 - CIVIC Civic District
- Other Districts**
 - M Municipal District
 - TC Transportation Corridor

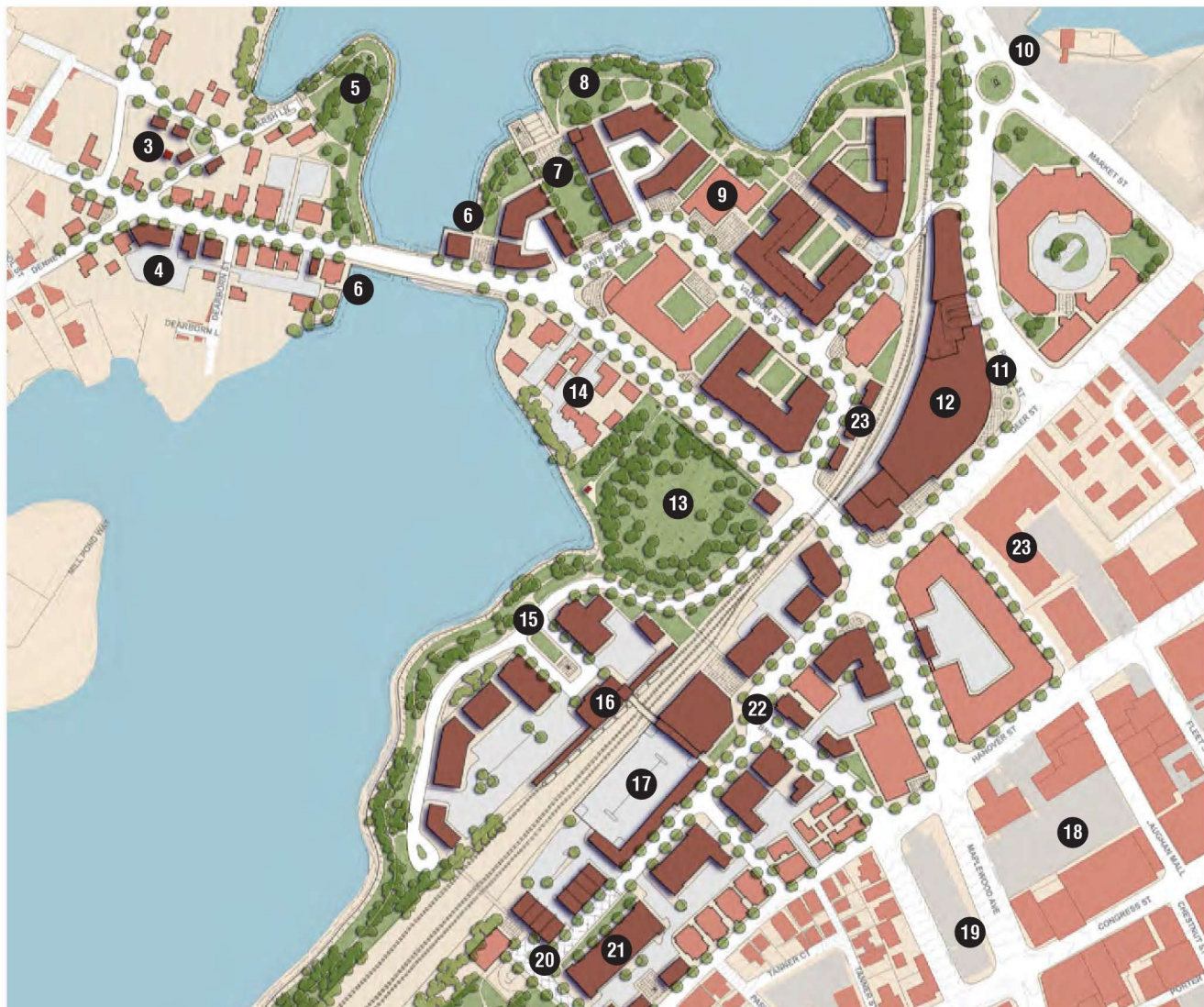
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PORTSMOUTH, NEW HAMPSHIRE

ZONING

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5.0



NORTH END VISION PLAN
PROPOSED PROJECT SITE

BUILDING DESIGN

The massing strategy of the vision plan is to respond to the surrounding context and viewsheds by stepping down building heights and densities towards the waterfront and existing historic structures. While Portsmouth's downtown is rich in historical architectural styles, public opinion during the charrette expressed a desire for a mixture of contemporary building design, styles types, materials and a wide variety of building height, volumes and massing techniques in the North End. This purposeful distinction will help to define the North End as a unique entity while complementing and contrasting with the historic character of the larger downtown.

- 1 NOBLE'S ISLAND
- 2 ALBACORE MUSEUM
- 3 PSNH SUBSTATION
- 4 MAPLEWOOD/DENNETT GATEWAY REDEVELOPMENT
- 5 MARSH LANE PARK
- 6 WATERFRONT DINING
- 7 MILL POND CIVIC PLAZA & GREEN
- 8 MILL POND WATERFRONT PARK & GREENWAY
- 9 3S ARTSPACE
- 10 MARKET STREET ROUNDABOUT & PARKS
- 11 NORTH END PLAZA
- 12 FUTURE HARBORCORP/WHOLE FOODS CONVENTION CENTER
- 13 UNION CEMETERY/NORTH CEMETERY

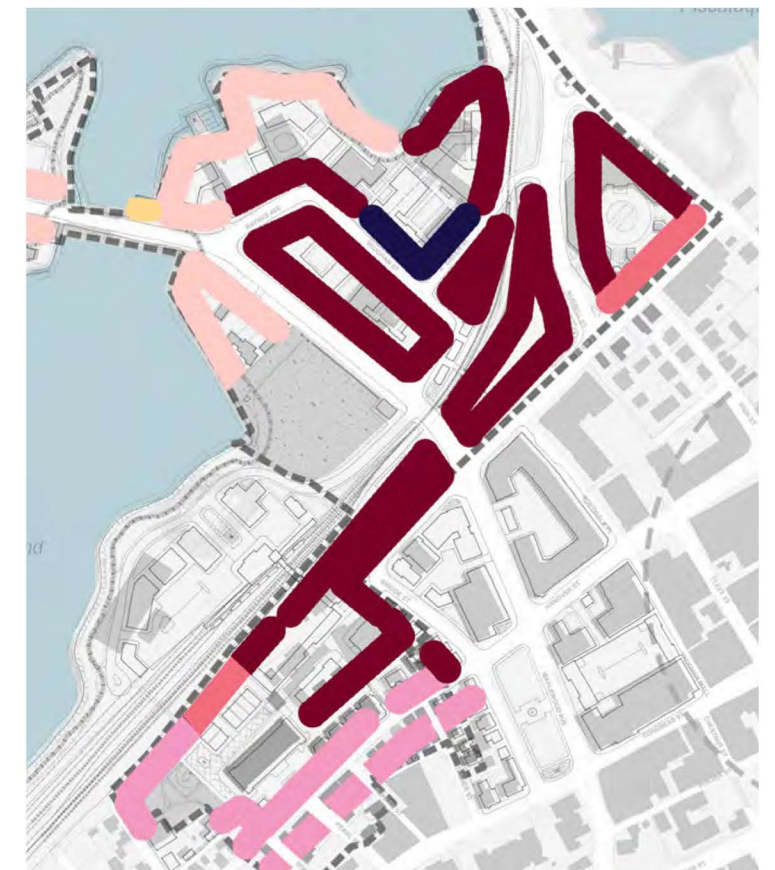
- 14 MAPLEWOOD HISTORIC HOMES
- 15 TRANSIT ORIENTED DEVELOPMENT
- 16 FUTURE PASSENGER RAIL STATION
- 17 FUTURE NORTH END PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 18 FUTURE MAPLEWOOD PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 19 FUTURE MAPLEWOOD AVENUE SQUARE/PARK
- 20 FUTURE ARTISAN/WORKFORCE HOUSING DISTRICT
- 21 FUTURE UPWARD EXTENSION OF HEINEMANN BUILDING
- 22 FUTURE MIXED-USE DISTRICT
- 23 FUTURE INFILL & LINER BUILDINGS

LEGEND

- 6 Stories (70')
- 4-5 Stories (60')
- 3-4 Stories (50')
- 2-3 Stories (45')
- * 2 Stories (35')
- 1 Story (20')



NORTH END ARCHITECTURAL STYLE



PRELIMINARY BUILDING HEIGHT MAP

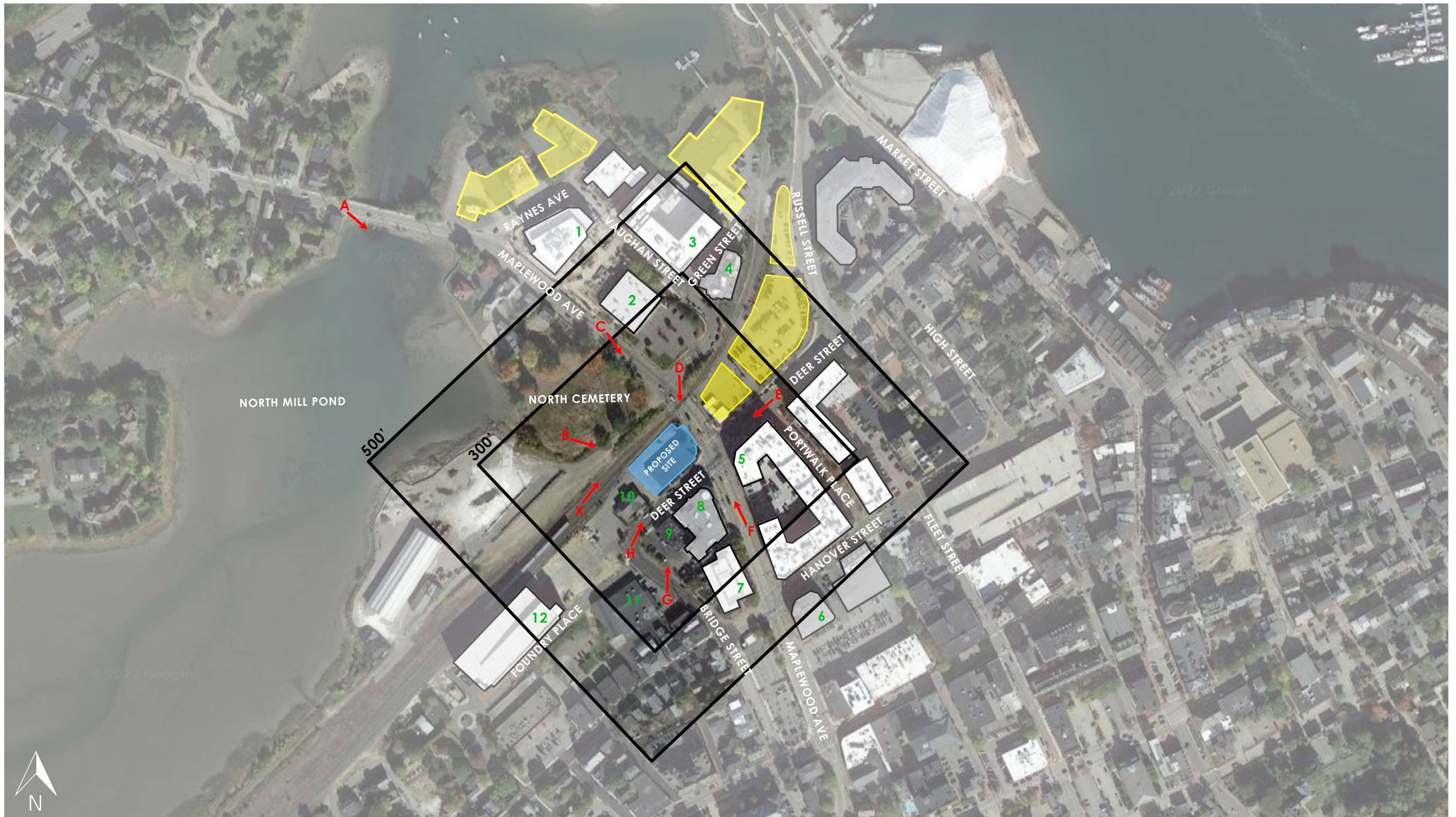
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NORTH END HISTORY AND NORTH END VISION PLAN

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5.1



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300' & 500' SITE SURROUNDINGS

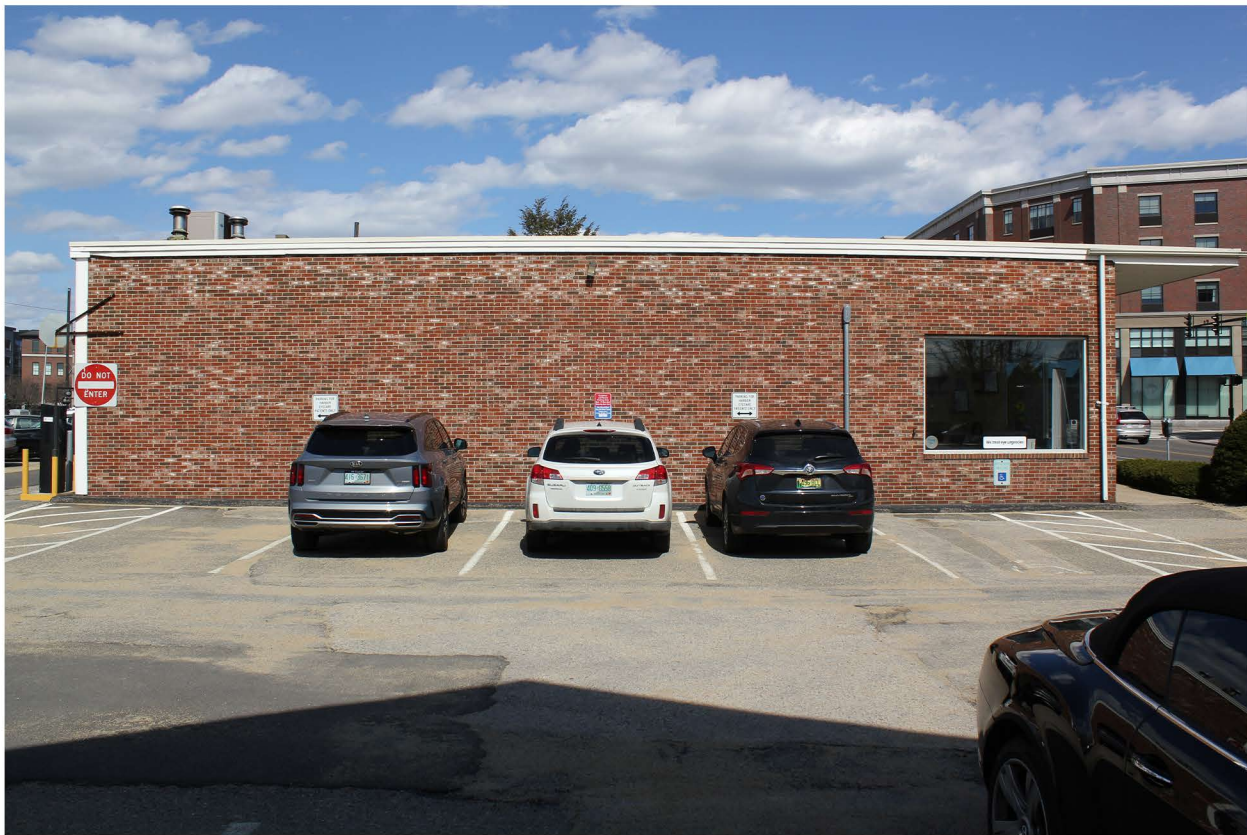
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6.0



DEER STREET ELEVATION



ELEVATION FACING LOT 4



ELEVATION FACING RAILROAD TRACKS



MAPLEWOOD AVE ELEVATION

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PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
EXISTING BUILDING

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A. VIEW ACROSS NORTH MILL POND TO NORTH CEMETARY



B. VIEW OF THE SITE FROM NORTH CEMETARY



C. VIEW OF THE SITE FROM MAPLEWOOD AVENUE



D. VIEW OF THE SITE FROM VAUGHAN STREET

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS PRIMARY VIEWS OF THE SITE

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6.2



E. VIEW FROM DEER STREET TO FOUNDRY GARAGE



F. VIEW FROM MAPLEWOOD TOWARD VAUGHAN STREET



G. VIEW OF THE SITE FROM BRIDGE STREET



H. VIEW OF SITE FROM THE CORNER OF BRIDGE STREET



X. VIEW OF RAILROAD TRACKS ABUTTING SITE

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS PRIMARY VIEWS OF THE SITE

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AUGUST 3, 2022





1 145 MAPLEWOOD



2 111 MAPLEWOOD



3 299 VAUGHAN STREET



4 233 VAUGHAN STREET



5 PORTWALK



6 25 MAPLEWOOD



7 30 MAPLEWOOD



8 46 MAPLEWOOD



9 238 DEER STREET



10 163 DEER STREET



11 126 BRIDGE STREET



12 FOUNDRY PARKING GARAGE

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PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS PROPERTIES WITHIN 300'-500' OF SITE

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6.4

APPENDIX B:

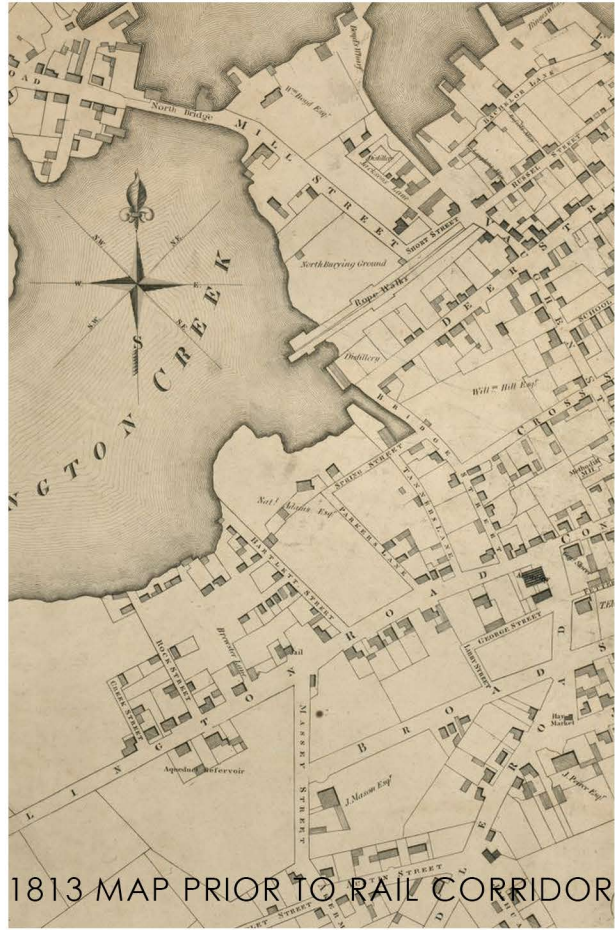
HISTORIC RESEARCH

88 MAPLEWOOD (LOT 5)
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B



1813 MAP PRIOR TO RAIL CORRIDOR



- #1 TRAIN STATION
- #2 KEARSARGE MILL
- #3 ROUNDHOUSE
- #4 FRANK JONES BREWERY
- #5 ELDREDGE BREWERY

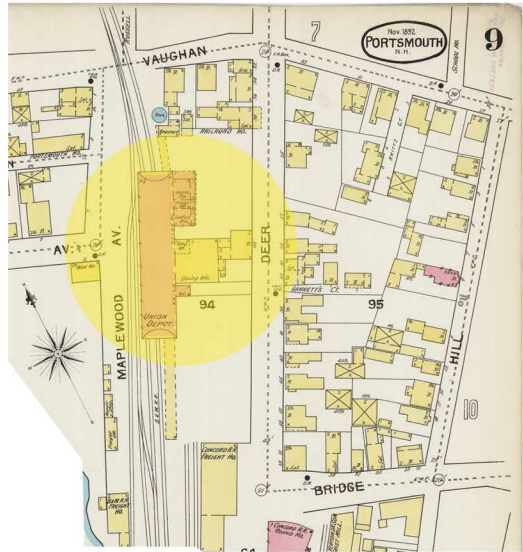
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HISTORIC RAIL CORRIDOR AND RELATED STRUCTURES

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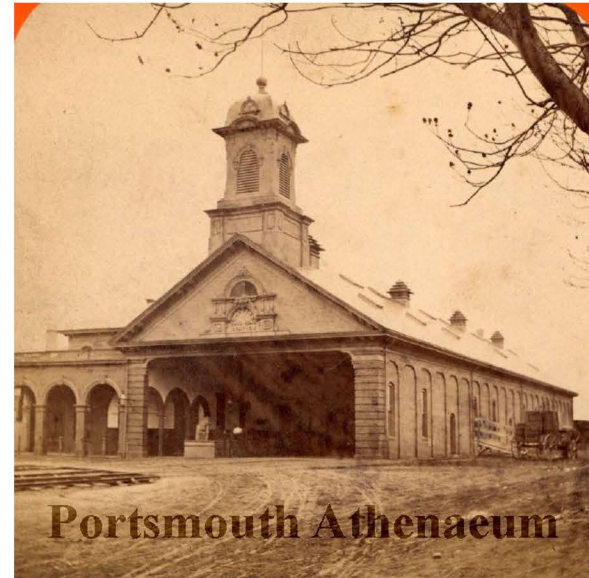
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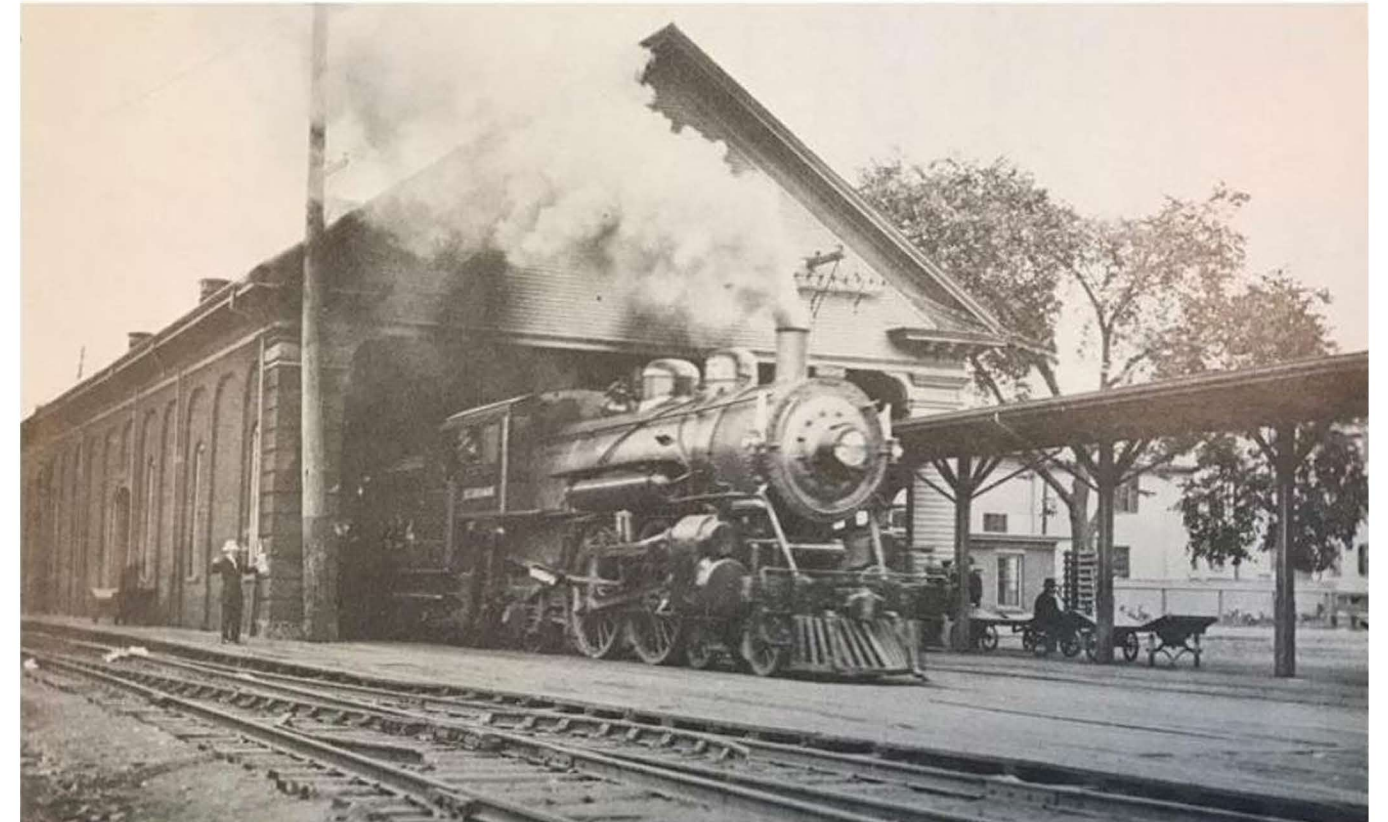
#1 TRAIN STATION



Portsmouth Athenaeum



Portsmouth Athenaeum



Boston & Maine Station, Portsmouth, N. H.



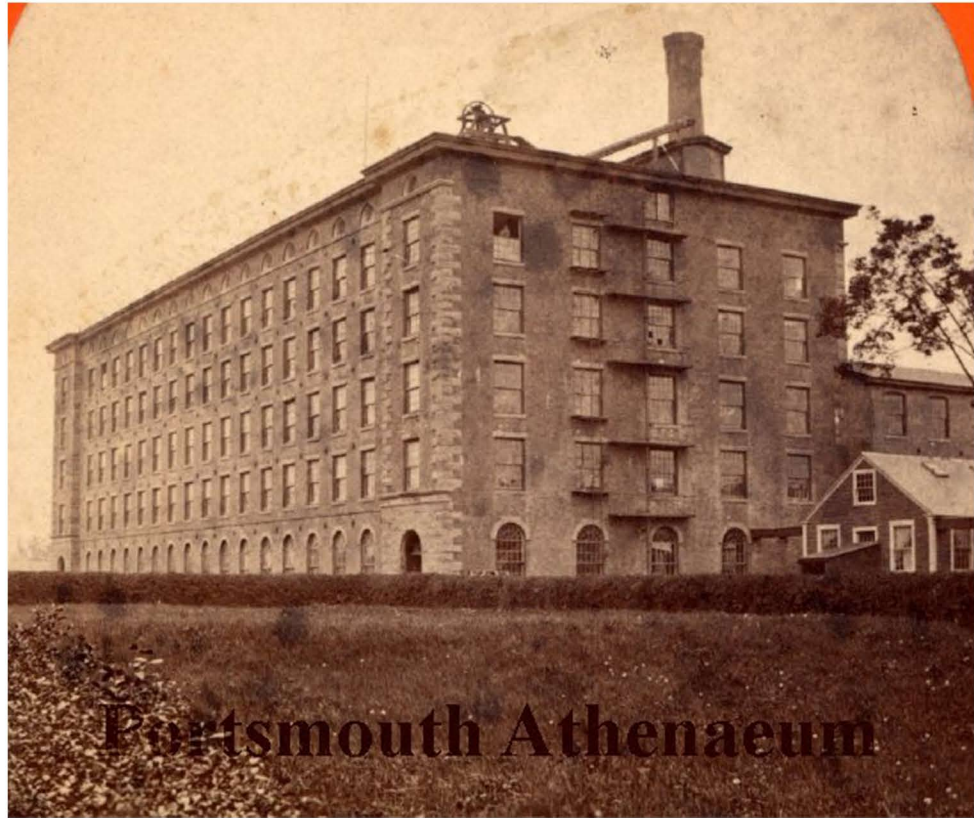
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

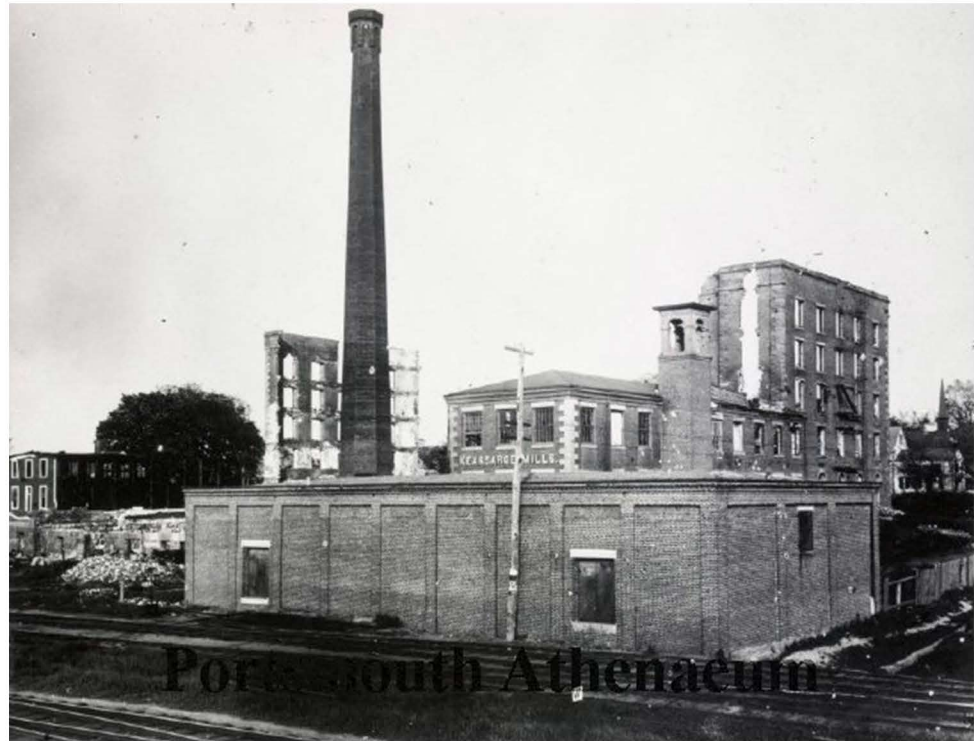
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7.1



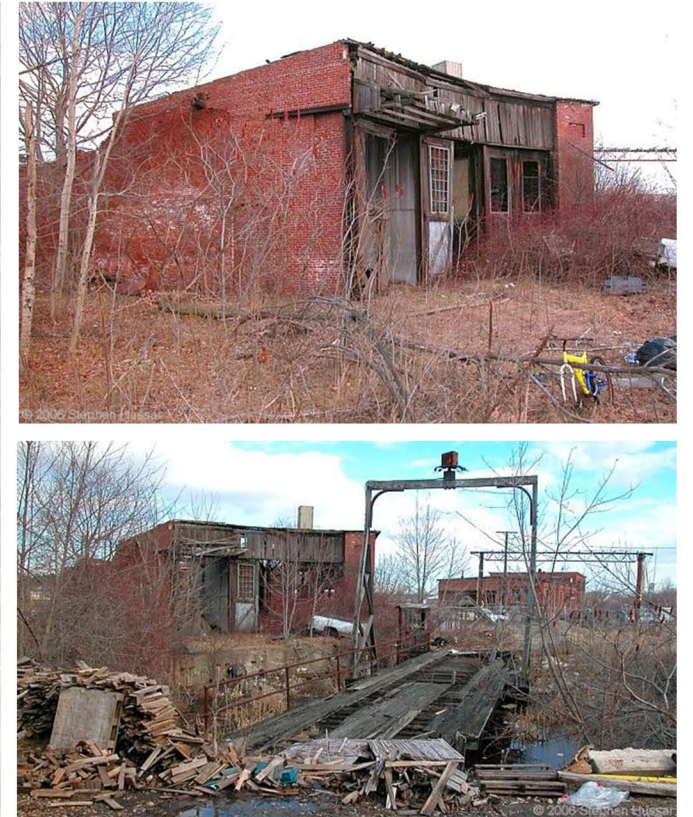
#2 KEARSARGE MILL



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#3 ROUNDHOUSE



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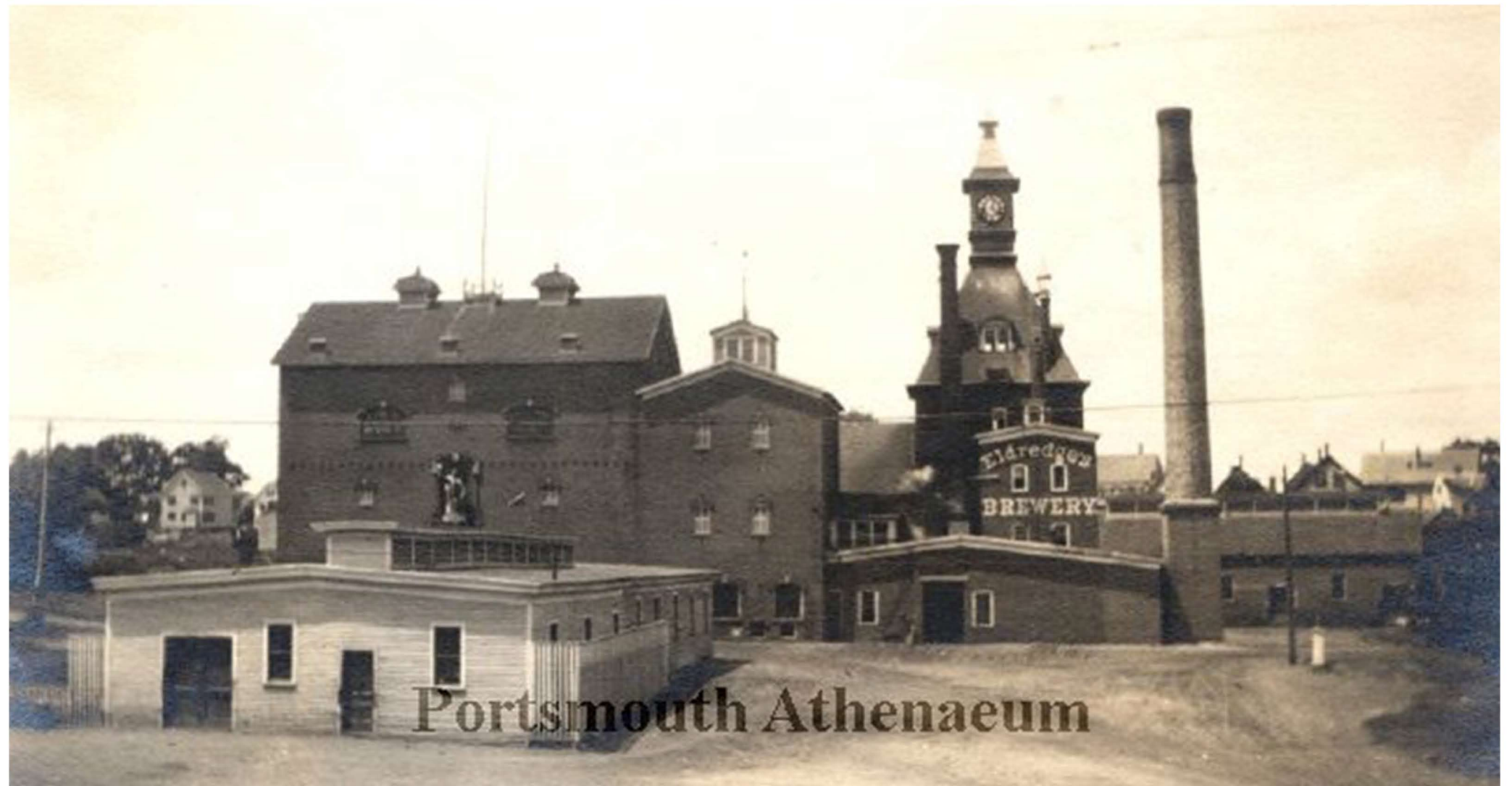
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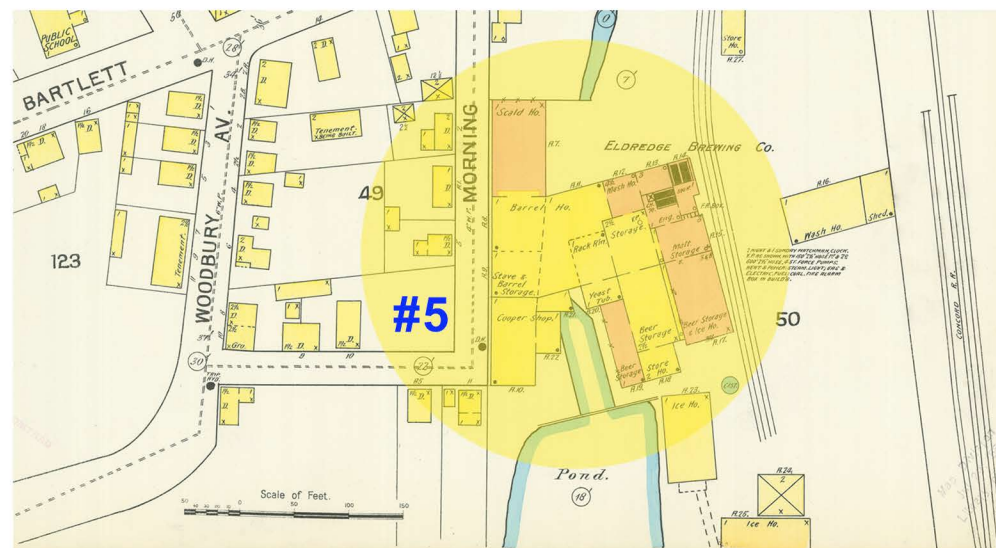
#4 FRANK JONES BREWERY



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PORTSMOUTH, NEW HAMPSHIRE

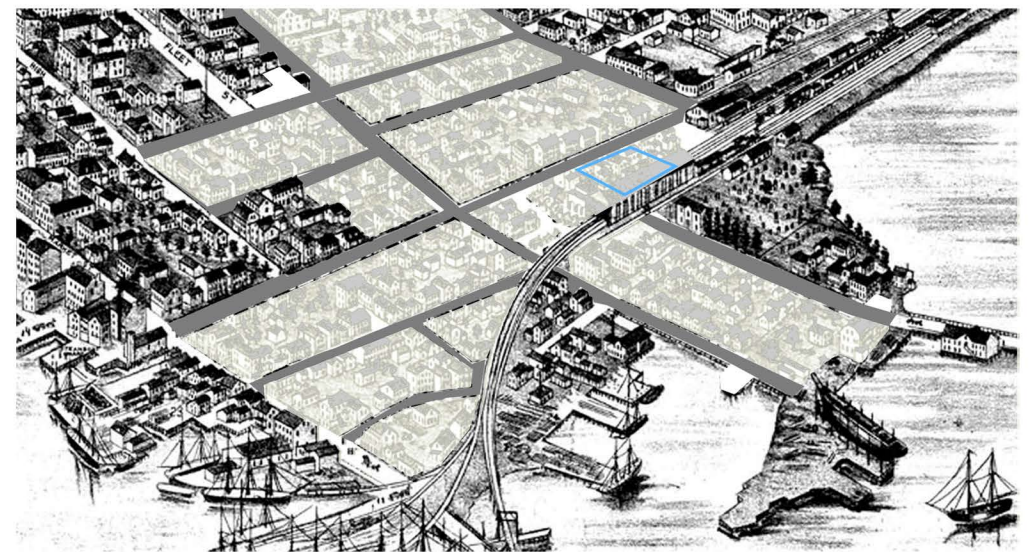


#5 ELDREDGE BREWERY



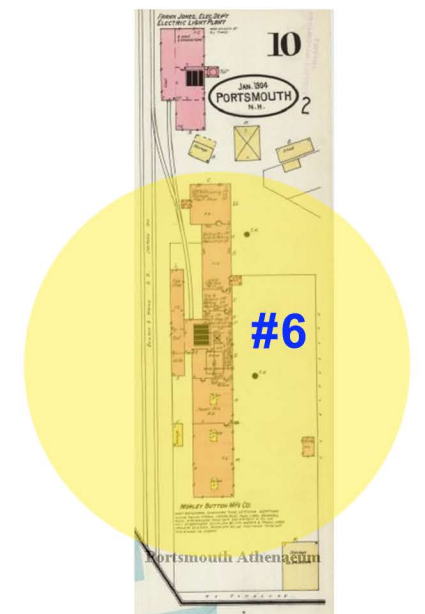
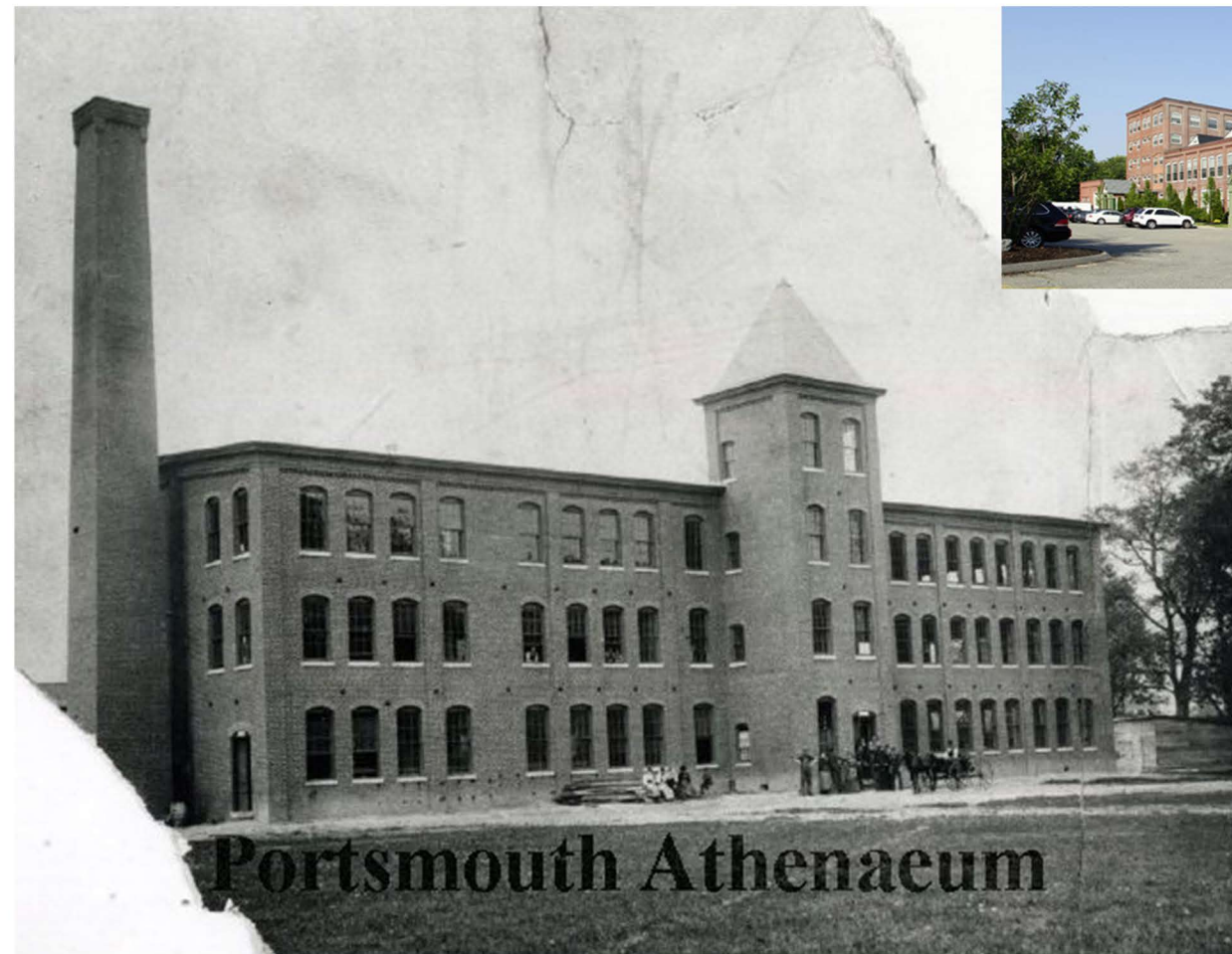
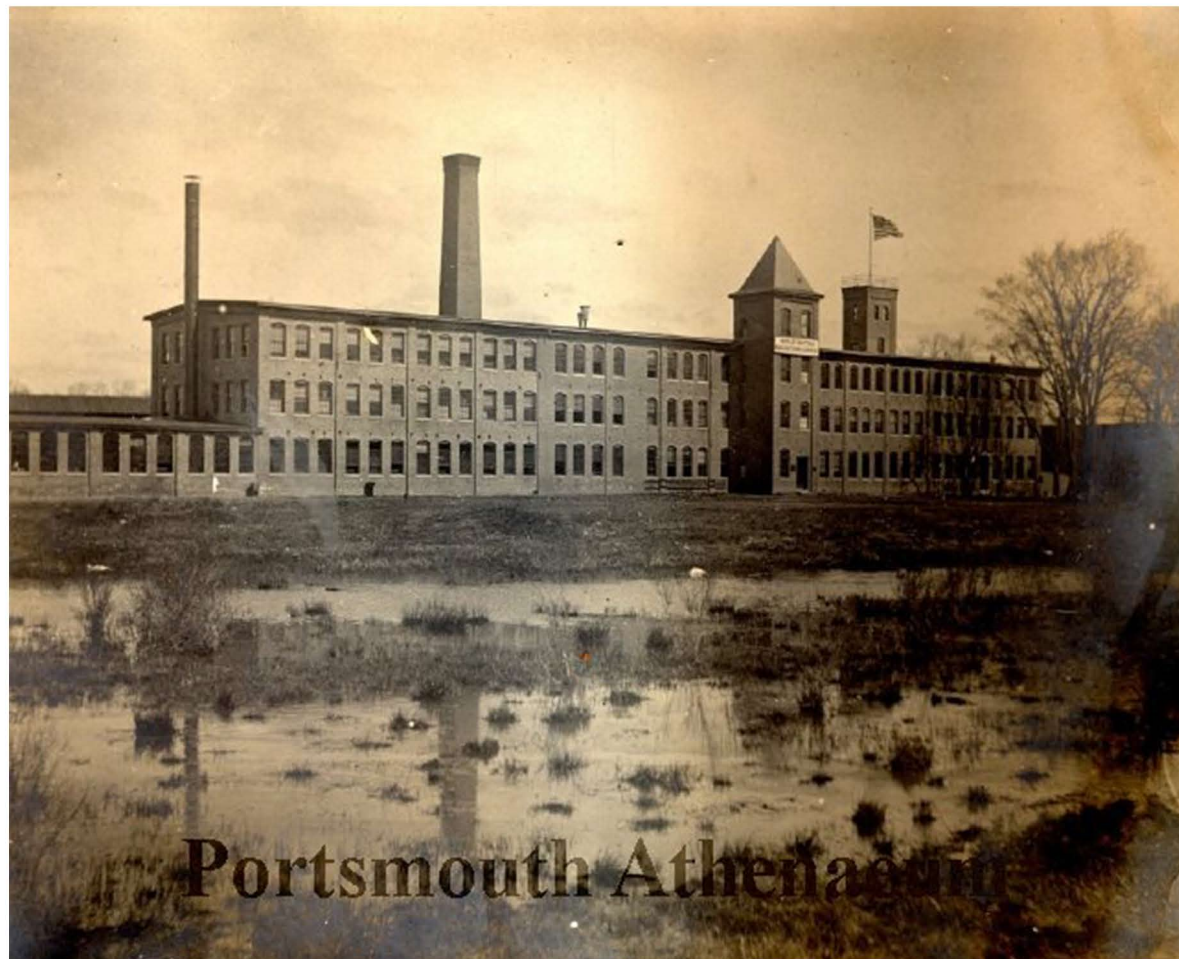
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EXTENT OF URBAN RENEWAL IN THE 1960'S
PROPOSED PROJECT SITE

#6 BUTTON FACTORY



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RELATED STRUCTURES

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7.4