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 10, 2022

AGENDA (revised on August 05, 2022)

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. ADMINISTRATIVE APPROVALS

- 1. 10 Prospect Street (LUHD-513)
- 2. 131 Congress Street (LUHD-514)
- 3. 213 South Street (LUHD-516)
- 4. 130 Gates Street (LUHD-515)

II. DEMOLITION REVIEW COMMITTEE

III. PUBLIC HEARINGS (NEW BUSINESS)

6. Petition of **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 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

7. Petition of **Port Harbor Land, LLC, owner,** for property located at **2 Russell Street and 0 Deer Street (2 lots),** wherein permission is requested to allow the construction of 3 new freestanding structures (4-5-story mixed-use and office buildings) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-22-145)

IV. WORK SESSIONS (OLD BUSINESS)

A. 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)

B. 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)

C. 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)

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Stephen A. & Kathryn L. Singlar, owners,** for property located at **39 Holmes Court**, wherein permission is requested to allow new construction to an existing structure (add shed dormer) and renovations to an existing structure (exterior modifications) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 13 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-498)

2. Work Session requested by **Lucky Thirteen Properties**, **LLC**, **owner**, for property located at **147 Congress Street**, wherein permission is requested to allow new construction to an existing structure (construct a 1-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 4 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-501)

VI. 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_YZVQbsKLTUqvYUCazO34zQ

HDC

ADMINISTRATIVE APPROVALS

August 10, 2022

- 1. 10 Prospect Street (LUHD-513)
- 2. 131 Congress Street (LUHD-514)
- 3. 231 South Street (LUHD-516)
- 4. 130 Gates Street (LUHD-515)
- 5. 142 State Street (LUHD-510)
- 6. 11 Walden Street (LUHD-502)

-Recommended Approval

-TBD

- -Recommended Approval
- -Recommended Approval
- -Recommended Approval
- -Continue to September 07, 2022

1. 10 Prospect Street

- Recommended Approval

<u>Background</u>: The applicant is seeking approval for changes to a previously approved design (change front door, remove (1) kitchen window, and change entry stair design.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

| 1. | |
|----|--|
| 2. | |
| 3. | |

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LUHD-513

Historic District Commission Work Session or Administrative Approval Application

| Status: Active | Date Created: Aug 3, 2022 |
|---|---|
| Applicant | Location |
| Mike Brown mb2development@gmail.com | 10 PROSPECT ST Portsmouth, NH 03801 |
| Prospect North Partners LLC PO Box 372 | Owner: |
| greenland, NH 03840 6032347521 | PROSPECT NORTH PARTNERS LLC 3510 LAFAYETTE RD 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

Change the design of front door, change granite stairs to radius stairs and remove kitchen window.

Description of Proposed Work (Planning Staff)

--

Acknowledgement

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

 $\mathbf{\nabla}$

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction S

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

 \Box

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Organization / Business Name

Owner Contact Street Address

HDC Approval Date

Owner Addressee Prefix and Last Name

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08/05/2022

Make a Smart Investment

The importance of curb appeal.

After

A stylish new front entryway can help convey your personal style and highlight your home's overall architectural style and curb appeal.

"The door gives a focal point to the front of the house." - Homeowner, Survey Respondent



Before

11

11

*Not a guarantee of investment returns, increase in value or selling price. See 2021 Therma-Tru National Home Valuation Study surveying real estate agents *Not a guarantee of investment returns, increase in value or selling price. See 2021 Therma-Tru National Home Valuation Study surveying real estate agents *Not a guarantee of investment returns, increase in value or selling price. See 2021 Therma-Tru National Home Valuation Study surveying real estate agents *Not a guarantee of investment returns, increase in value or selling price. See 2021 Therma-Tru National Home Valuation Study surveying real estate agents *Not a guarantee of investment returns, increase in value or selling price. See 2021 Therma-Tru National Home Sales data. Results may vary based on region, door s

| | Reeb Report | | | |
|---|--|-----------------|---|-------------|
| 2g* | RICCI SUPPLY COMPANY INC 105 BARTLETT STREET PORTSMOUTH NH 03801 603-436-7480 | Re | E | B |
| Project Information (ID #632 #9835382) | 27470 Revision | | | <u>Hide</u> |
| Project Name: Quick Quote | Quote Date: (| 08/01/2022 | | |
| Customer: | Submitted Da | ite: | | |
| Contact Name: | PO#: QQ000 | | | |
| Phone (Main): | | | | |
| Phone (Cell): | Sales Rep Na | me: Eddie Hayes | | |
| Customer Type: | | | | |
| Terms: | | | | |
| Delivery Information | | | | Hide |
| Shipping Contact: | Comments: | | | |
| Shipping Address: | | | | |
| City: | | | | |
| State: | | | | |

| Unit Detail | Hid | le All Configuration Options |
|---|--|------------------------------|
| Item: 0001: Ext 12" / 36" / 12" x 96" S8000SL-LE / S82200-2W3H-SDLLE / S8000SL-LE RHI 6 Location: Quantity 9/16" FrameSaver | | |
| | Smooth Star 36"x96" Single Door w 2 Sidelites SILL PAN KIT 6-9/16 X 6/0 | |



Zip:

EXTERIOR **Right-Hand Inswing** Sidelite Both Sides

Proposed

Configuration Options Hide

EXT Single Door w 2 Sidelites 36" x 96" S8000SL-LE / S82200-2W3H-SDLLE (SDL)/ S8000SL-LE, 6 9/16" FrameSaver, Right Hand Inswing, Black Nickel Ball Bearing Hinges, Bronze Finish w Dark Cap Composite Adjustable Sill, Bronze Compression Weatherstripping, Double Lock Bore 2-3/4" Backset Bore, Strike

After see Photo

Prep

Rough Opening: 64 1/2" x 98 1/2" Total Unit: 63 5/8" x 98"(Includes Exterior Casing) Warranties: (click to open each in a new window) For the warranty to be valid all doors must be finished on all 6 sides. Click links below for more information.

✓ Therma-Tru[®] Warranty

FrameSaver[®] Door Frames Warranty

| Unit Summary | Hide |
|--|----------|
| Item Description | Quantity |
| 0001 Ext 12" / 36" / 12" x 96" S8000SL-LE / S82200-2W3H-SDLLE / S8000SL-LE RHI 6 | 1 |
| 9/16" FrameSaver | |

| SUBMITTED BY: | |
|---------------|--|
| ACCEPTED BY: | |
| DATE: | |

Additional Information:

I understand that this order will be placed according to these specifications and is non-refundable.

All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.

Quotation

Ricci Lumber

105 Bartiett S Portsmouth United State: 603-427-289(



Printed on

7/30/2022

Content Version 2.1.2.0

8.1.0.72

Application version

Page 2 of 5



Woodbury Granite Radius Steps - Granite Steps & Landings - Available in NH, ME, and MA

8/1/22, 5:37 PM

2. 131 Congress Street

- Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation/relocation of a condenser to the roof of the building.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

| 1. | |
|----|--|
| 2. | |
| 3. | |

City of Portsmouth, NH

LUHD-514

Historic District Commission Work Session or Administrative Approval Application

| Status: Active | Date Created: Aug 3, 2022 |
|--|--|
| Applicant | Location |
| Meghan Boland mboland@chinburg.com | 131 CONGRESS ST Portsmouth, NH 03801 |
| 3 Penstock Way Newmarket . NH 03857 | Owner: |
| 603-969-2307 | FRIENDS OF THE MUSIC HALL 28 CHESTNUT 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

Relocating an interior condenser unit for walk in cooler to roof of building

Description of Proposed Work (Planning Staff)

Acknowledgement

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

 $\mathbf{\nabla}$

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction $\mathbf{\nabla}$

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.

Contractor

| 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 | |

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MUSIC HALL LOUNGE

HDC APPLICATION



GENERAL PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF RELOCATING AN INDOOR WALK IN COOLER CONDENSING UNIT TO THE ROOF OF THE BUILDING.

ZONING SUMMARY

ZONING DISTRICT: CD5

LOT SIZE: 4,345

BUILDING HEIGHT: 55'-0" ALLOWED GROUND FLOOR ABOVE SIDEWALK: 0'-0" MIN GROUD STORY HEIGHT: 10'-3"



Roof line of site from Worth Lot





Approximate location of new 16" H unit



Additional roof photo showing line of site obstruction from Maplewood Ave



- 20 -

<u>CONDENSER UNIT BEH A 006</u> 24 7/8"D x 30 3/8"H x 16 7/8" H

City of Portsmouth, NH

e \> 90098



WORTH PARKING LOT NOTE: REFER TO ARCHITECTURAL PLANS FOR ROOFING REQUIREMENTS \ROOFTOP UNIT CURB DETAIL 2 H1.2 / N.T.S $\langle c \rangle$ $\langle D \rangle$ (B.4) EXIST. RTU SERVING 2ND FLOOR EXISTING RTU VISIBLE FROM WORTH LOT SITE LINE Ø CU-1 LOCATION OF WALI' IN COOLER - < CONDENSER UNIT $\langle P \rangle$ (B.4)

COUNTERFLASHING -

CANT STRIP AND FLASHING -----



CONGRESS STREET



3. 213 South Street

- Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation of a stone retaining wall to match an existing stone wall on the property.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

| 1. | |
|----|--|
| 2. | |
| 3. | |

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08/05/2022

LUHD-516

Historic District Commission Work Session or Administrative Approval Application

| Status: Active | Date Created: Aug 4, 2022 |
|---|--|
| Applicant | Location |
| Michael Snow mikesnowfrommaine@gmail.com | 213 SOUTH ST Portsmouth, NH 03801 |
| 213 South Street Portsmouth. NH 03801 | Owner: |
| 315-212-3501 | SNOW NICOLE REV TRUST & SNOW NICOLE TRUSTEE 213 SOUTH 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

Daniel Ellison, professional landscaper, is designing and planning to install a 40 ft. L x 2 ft. H x 2 ft. deep stone retaining wall along the sidewalk on the North side of the driveway and property. The stones used and design will be intentionally matched to the existing retaining wall on the Southside of the driveway and that runs between the house and the sidewalk. This is intended to maintain the same historic look.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Full Name (First and Last)

| Relationship to Project Owner If you selected "Other", please state relationship to pr | oject. |
|--|--------------------------------------|
| Full Name (First and Last) | Business Name (if applicable) |
| Michael Snow | Darn Good Yarn |
| Mailing Address (Street) | City/Town |
| 213 South St. | Portsmouth |
| State | Zip Code |
| NH | 03801 |
| Phone | Email Address |
| 315-212-3501 | mikesnowfrommaine@gmail.com |
| Relationship to Project Other | |
| If you selected "Other", please state relationship to pr Professional Landscaper and Designer | oject. |

https://portsmouthnh.viewpointcloud.io/#/explore/records/66361/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011490%2...

Business Name (if applicable)

1/3









4. 130 Gates Street

- Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation of an HVAC condenser. <u>Staff Comment</u>: Recommended Approval

Stipulations:

| 1. | |
|----|--|
| 2. | |
| 3. | |
| | |

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Historic District Commission Work Session or Administrative Approval Application

Applicant

Martin Hanssmann mhanssmann@altastreamconsulting.com 130 Gates St. Portsmouth, NH 03801 9789027150 Date Created: Aug 4, 2022

Location

130 GATES ST Portsmouth, NH 03801

Owner:

Martin Hanssmann 130 Gates St. Portsmouth, New Hampshire 03801-4656

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 1st floor furnace with new furnace/AC

Description of Proposed Work (Planning Staff)

--

Project Representatives

Other

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

Contractor

Full Name (First and Last) Eric Pelchat

Mailing Address (Street) 7 Mirona Rd.

/ Mirona Ru

State NH

Phone 603-969-1806 Business Name (if applicable) Pettigrew HVAC

City/Town Portsmouth

Zip Code 038001

Email Address epelchat@ppandhvac.com

Acknowledgement

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

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

08/05/2022

Supplementary Information for HDC AC Application for 130 Gates St., Portsmouth

- **Project:** Replace 40+ year old furnace with a new, more efficient one and add an additional AC. This new HVAC system will only service the first floor. There are additional furnaces for the second and third floor as well as an existing AC system for the third floor. All systems are forced air, ducted systems.
- **Request to HDC:** Install an additional AC external compressor in the same area as the existing unit. We will also upgrade air intake for furnace to current standards.
- **Timeline:** Pettigrew HVAC has agreed to commence this project as of September 1 and has initiated the permitting process with the planning department. It will take approximately 10 days to install the system



View of proposed installation of new AC compressor

Existing 5 ft solid fence that obscures view and noise



- Detailed view of proposed installation of new AC compressor
- Existing AC compressor
- Proposed location of new AC compressor



Existing furnace Intake/Vent



Proposed new furnace Intake/Vent

AC Compressor Specifications:



Rheem, RA 16 Series, , 30k BTU

| Unit Size | | | |
|-----------|------------|--------------|--------------|
| Model No: | H (Height) | W (Width) | L (Length) |
| RA1630A | 27 inches | 35.75 inches | 35.75 inches |

| TYPICAL OCTAVE BAND SPECTRUM | Standard | Typical Octave Band Spectrum | | | | | | |
|------------------------------|----------|------------------------------|------|------|------|------|------|------|
| Rating (dBA) | | 125 | 250 | 500 | 1000 | 2000 | 4000 | 8000 |
| RA1630A | 74.3 | 48.4 | 57.4 | 62.6 | 64.5 | 61.5 | 56.5 | 51.5 |



Installation clearances



Existing/New AC Compressor location

5. 142 State Street - Recommended Approval

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

<u>Staff Comment</u>: Recommended Approval

Stipulations:

| 1. | |
|----|--|
| 2. | |
| 3. | |

City of Portsmouth, NH

LUHD-510

Historic District Commission Work Session or Administrative Approval Application

| Status: Active | Date Created: Jul 27, 2022 | | |
|--|--|--|--|
| Applicant | Location | | |
| Beth Danilowski richardsonsrealtynh@gmail.com | 142 STATE ST Portsmouth, NH 03801 | | |
| 5 Washington Street Portsmouth, NH 03801 | Owner: | | |
| 6038283244 | 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.

 \mathbf{V}

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction $\mathbf{\nabla}$

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 | w 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 | | | | | | |

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08/05/2022

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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

Historic District Commission

Staff Report – August 3rd, 2022

August 3rd MEETING

Administrative Approvals:

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

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)

- Recommend Approval

- E. 1 Congress St. (LU-22-12) (3 ½ story infill building)
- 43 Holmes Court (LU-22-72) (demo and new single family) F.

PUBLIC HEARINGS – NEW BUSINESS:

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

Project Evaluation Form: Permit Requested: **Meeting Type:**

531 ISLINGTON STREET (LU-22-38) **CERTIFICATE OF APPROVAL 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.1 Building Style: Commercial Number of Stories: 1 Historical Significance: NA Public View of Proposed Work: Unique Features: NA Neighborhood Association: Islin | : <u>View from Islingto</u> | <u>n Street</u> |
| <u>B.</u> Proposed Work: To replace signage | ge, siding and othe | <u>r misc. changes.</u> |
| 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/ Demo | olished: | |
| 🗹 Principal | | \Box Significant Demolition |
| F. Sensitivity of Context: | | |
| \Box Highly Sensitive \Box Sensitiv | ve 🗹 Low Sensitivity | y 🗌 "Back-of-House" |
| G. Design Approach (for Major Projects | <u>;):</u> | |
| Literal Replication (i.e. 6-16 C | Congress, Jardinière Buildi | ing, 10 Pleasant Street) |
| \Box Invention within a Style (i.e., | , Porter Street Townhouse | s, 100 Market Street) |
| Abstract Reference (i.e. Port | twalk, 51 Islington, 55 Cor | ngress Street) |
| Intentional Opposition (i.e. 1 | McIntyre Building, Citizen | 's Bank, Coldwell Banker) |
| H. Project Type: | | |
| Consent Agenda (i.e. very | small alterations, add | ditions 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:

setbacks and deep rear yards.

J. Staff Comments and Suggestions for Consideration:

- 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:





Zoning Map

• This structure is located along Islington Street. The structure is surrounded with many woodsided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard

• The applicant proposes to revise the previous approval for the following items:

Aerial and Street View Image

| | | INFO/ EVALUATION CRITERIA | | CT PROPERTY | 88) – PUBLIC HEARI | NEIGHBORHOOD CONTEXT |
|---|----|--|---------------|---------------------------|---------------------|---------------------------------|
| | | Project Information | Existing | Proposed | Abutting Structures | Surrounding Structures |
| | | roject mornanon | Building | Building (+/-) | (Average) | (Average) |
| | No | GENERAL BUILDING INFORMATION | - | TED FROM THE TAX MAPS & A | SSESSOR'S INFO) | |
| | 1 | Gross Floor Area (SF) | (| | | |
| F | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| Γ | 3 | Building Height / Street-Width Ratio | | | | |
| | 4 | Building Height – Zoning (Feet) | MINOR PROJECT | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | C. ALTERATIONS ONLY - |
| | 6 | Number of Stories | | - ILW SIGNAG | L, SIDING AND MIS | |
| | 7 | Building Coverage (% Building on the Lot) | | | | |
| | | PROJECT REVIEW ELEMENT | HDC | COMMENTS | HDC SUGGEST | TIONS APPROPRIATENESS |
| | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate |
| ſ | 9 | Placement (i.e. setbacks, alignment) | | | | Appropriate 🗆 Inappropriate |
| ſ | 10 | Massing (i.e. modules, banding, stepbacks) | | | | □ Appropriate □ Inappropriate |
| | 11 | Architectural Style (i.e. traditional – modern) | | | | Appropriate 🗆 Inappropriate |
| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate 🗖 |
| ľ | 13 | Style and Slope | | | | Appropriate 🗆 Inappropriate |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | □ Appropriate □ Inappropriate |
| | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate |
| ſ | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 21 | Doors and windows | | | | |
| | 22 | Window Openings and Proportions | | | | |
| | 23 | Window Casing/ Trim | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 24 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 25 | Awnings | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 26 | Doors | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 27 | Porches and Balconies | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 28 | Projections (i.e. porch, portico, canopy) | | | | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | |
| | 30 | Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 31 | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 33 | Decks | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 34 | Garages (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate |
| L | 39 | Parking (i.e. location, access, visibility) | | | | 🗌 Appropriate 🗆 Inappropriate 📄 |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate |

Historic District Commission

Project Evaluation Form: Permit Requested: Meeting Type:

138 GATES ST. (LU-22-55) **CERTIFICATE OF APPROVAL 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: <u>Contributing</u> Public View of Proposed Work: <u>View from Gates Street</u>
- 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
- Rearlot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

| \checkmark | Principal |
|--------------|-----------|
|--------------|-----------|

Gateway

Significant Demolition

Mid-Block

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)

Neiahborhood Context:

setbacks, shallow side-yards with deeper rear yards.

J. Staff Comments and Suggestions for Consideration:

The project includes:

- Adding a rear mudroom and $\frac{1}{2}$ 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

• 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


| | | 13 | B8 GATES ST | REET (LU-22-55) – | PUBLIC HEARING #B | B (MODERATE) | |
|------------|--------|---|----------------------|----------------------------|--|-------------------------------------|--------------------------|
| | | INFO/ EVALUATION CRITERIA | SUBJ | ECT PROPERTY | NEI | GHBORHOOD CONTEXT | |
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | |
| | | GENERAL BUILDING INFORMATION | | ATED FROM THE TAX MAPS & A | | | -2 Z - |
| Ľ | | 1 Gross Floor Area (SF) | (| | ······································ | | = ℃ ≤ ♡ |
| STA | | 2 Floor Area Ratio (GFA/ Lot Area) | | | | | |
| 2 | | 3 Building Height / Street-Width Ratio | | | MINOR PROJE | ICT . | |
| | | 4 Building Height – Zoning (Feet) | | | | | MIS Date |
| | | 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories | | - ADD 1 STORY I | REAR ADDITION WITH | I STEPS AND LANDING – | |
| | | 7 Building Coverage (% Building on the Lot) | | | - | | |
| | | PROJECT REVIEW ELEMENT | HDC | COMMENTS | HDC SUGGESTION | NS APPROPRIATENESS | |
| Ŀ | | 8 Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| ТЕХТ |) L | 9 Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| INC | | 10 Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| C | _ر | 11 Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| s 🗌 | | 12 Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | ALU/ RIC DIST |
| MEMBERS | | 13 Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 2 | | 14 Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| Σ | | 15 Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | |
| Š | | 16 Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | > 이 전 |
| | | 17 Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 18 Walls | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 19 Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | AII | 20 Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate | _ Ξ Ū |
| | × | 21 Doors and windows | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 22 Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate | RTY OUTH HI 38 GAT |
| 5 9 | | 23 Window Casing/ Trim | | | | 🗆 Appropriate 🗆 Inappropriate | _ Ш Š 🖓 |
| <u>ظ</u> ر | L C | 24 Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropriate | _ d š ≿ ' |
| <u>,</u> 9 | 2 | 25 Awnings | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 26 Doors | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 27 Porches and Balconies | | | | 🗆 Appropriate 🗆 Inappropriate | |
| <u></u> | 2 | 28 Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 5 | | 29 Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inappropriate | ¥ |
| <u>כ</u> | | 30 Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| Y | | 31 Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| ן ב | | 32 Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 2 | | 33 Decks | | | | 🗆 Appropriate 🗆 Inappropriate | |
| HISTORIC | | 34 Garages (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 35 Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | 5 | 36 Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | 3 | 37 Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 38 Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| CITE | | 39 Parking (i.e. location, access, visibility) | | | | □ Appropriate □ Inappropriate | 0 10- |
| , I | | 40 Accessory Buildings (i.e. sheds, greenhouses) | | | | □ Appropriate □ Inappropriate | |

H. Purpose and Intent:

| 1. | Preserve the integrity of the District: |
|----|--|
| 2. | Assessment of the Historical Significance: |

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

🗆 Yes 🗆 No

| \Box Yes \Box | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

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: <u>3,920 SF +/-</u>
- Estimated Age of Structure: c.1800
- Building Style: <u>Federal</u> Number of Stories: <u>2</u>
- 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

City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- Gateway
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

☐ Planning Board

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)

Ι. Neighborhood Context:

- 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

- 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:





Zoning Map

• The property is located along Richmond Street. It is surrounded with many wooden framed 2.5

• 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

Aerial and Street View Image

| INFO/ EVALUATION CRITERIA | | | SUB. | JECT PROPERTY | | NEIGHBORH | OOD CONT | |
|---|----------|--|-------------------------------------|----------------------------|----------------------------------|-----------------|--------------------------|--|
| | Na | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | | Surrounding S (Averag | |
| | | GENERAL BUILDING INFORMATION | (ESTIN | ATED FROM THE TAX MAPS & A | SSESSOR'S INFO) | | | |
| SIAFF | 1 | Gross Floor Area (SF) | | | | | | |
| <u> </u> | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | |
| n | 3 | Building Height / Street-Width Ratio | | | MINOR PRO | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | – REPLA | CE SIDING AND | WINDOWS | | |
| | 6 | Number of Stories | - REPLACE SIDING AND WINDOWS ONLY - | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | |
| | | PROJECT REVIEW ELEMENT | APPLIC | ANT'S COMMENTS | HDC SUGG | ESTIONS | | |
| ¥ | 8 | Scale (i.e. height, volume, coverage) | | | | | | |
| | 9 | Placement (i.e. setbacks, alignment) | | | | | | |
| CONTEXT | 10 | Massing (i.e. modules, banding, stepbacks) | | | | | | |
| 0 | 11 | Architectural Style (i.e. traditional – modern) | | | | | | |
| 2 | 12 | Roofs | | | | | | |
| ū | 13 | Style and Slope | | | | | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | | | |
| | 15 | Roof Materials | | | | | | |
| ξ | 16 | Cornice Line | | | | | | |
| Z " | 17 | Eaves, Gutters and Downspouts | | | | | | |
| | 18 | Walls | | | | | | |
| | 19 | Siding / Material | | | | | | |
| | 20 | Projections (i.e. bays, balconies) | | | | | | |
| COMMISSION MEMBERS ESIGN & MATERIALS | 21 | Doors and Windows | | | | | | |
| 5 Z | 22 | Window Openings and Proportions | | | | | | |
| DESIGN | 23 | Window Casing/ Trim | | | | | | |
| | 24 | Window Shutters / Hardware | | | | | | |
| J V | 25 | Awnings | | | | | | |
| | 26 | Doors | | | | | | |
| BUI BUI | 27 | Porches and Balconies | | | | | | |
| ב | 28 | Projections (i.e. porch, portico, canopy) | | | | | | |
| ر | 29 | Landings/ Steps / Stoop / Railings | | | | | | |
| 2 | 30 | Lighting (i.e. wall, post) | | | | | | |
| | 31 | Signs (i.e. projecting, wall) | | | | | | |
| 2 | 32 33 | Mechanicals (i.e. HVAC, generators) Decks | | | | | | |
| C | 33 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | | | |
| - | 35 | Fence / Walls (i.e. materials, type) | | | | | | |
| DESIGN | 36 | Grading (i.e. ground floor height, street edge) | | | | | | |
| DES | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | | | |
| SITE C | 38 | Driveways (i.e. location, material, screening) | | | | | | |
| SI | 39 | Parking (i.e. location, access, visibility) | | | | | | |
| | 40 | Accessory Ruildings (i.e. sheds greenhouses | | | | | | |
| <u>H.</u> | - | se and Intent: | | | | | | |
| | | eserve the integrity of the District: | | | iintain the special characte | | | |
| | | sessment of the Historical Significance: | | | mplement and enhance th | | | |
| | 3. Co | onservation and enhancement of property value | es: 🗆 Yes | □ No 6. Pro | mote the education, pleas | ure and welfare | of the District to | |
| | o vio v | <u>Criteria / Findings of Fact:</u> | | | | | | |

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| Structures ge) |

APPROPRIATENESS

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aracter: to the city residents and visitors:



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: <u>Single-Family</u>
- Land Area: 1,680 SF +/-
- Estimated Age of Structure: c.1750-1800

- Building Style: <u>Georgian/Federal</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>Limited view from Walton Alley</u>
- Unique Features: <u>NA</u>
- Neighborhood Association: South End
- B. Proposed Work: To add a picture window and replace bulkhead & storm windows.

Gateway

C. Other Permits Required:

Board of Adjustment

| Planning Board | City Coun | cil |
|----------------|-----------|-----|
| | | |

D. Lot Location:

| Terminal Vista | |
|----------------|--|
|----------------|--|

| \checkmark | Mid |
|--------------|-----|
| | |

Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

| \checkmark | Principal |
|--------------|-----------|
|--------------|-----------|

Accessory

Demolition

Block

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:

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).

Aerial Image, Street View and Zoning Map:







Zoning Map

• 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 Elevation and Streetscape View



| | | | CIID | JECT PROPERTY | NICI | GHBORHOOD CON | | |
|--------------|----------------------|---|-----------------------------|------------------------------|---|-----------------------------|--|--|
| | | INFO/ EVALUATION CRITERIA Project Information | SUD. Existing | Proposed | Abutting Structures | | | |
| | | Project mornation | Building | Building (+/-) | (Average) | Surrounding (Avera | | |
| | No | GENERAL BUILDING INFORMATION | | ATED FROM THE TAX MAPS & ASS | SESSOR'S INFO) | | | |
| STAFF | 1 | Gross Floor Area (SF) | (20114 | | | | | |
| < | 2 | | | | | | | |
| ST | 3 | | | | | | | |
| | 4 | | | IV | NODERATE PRO | JECI | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | tura window 9 ror | lass storm win | | |
| | 6 | Number of Stories | | – Add HVAC, pic | cture window, & rep | place sform wind | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | |
| | | PROJECT REVIEW ELEMENT | APPLIC | ANT'S COMMENTS | HDC SUGGESTION | NS | | |
| E | . 8 | Scale (i.e. height, volume, coverage) | | | | | | |
| ONTEXT | 9 | | | | | | | |
| | 10 | Massing (i.e. modules, banding, stepbacks) | | | | | | |
| Č | ⁵ 11 | | | | | | | |
| | 12 | Roofs | | | | | | |
| MEMBERS | 13 | Style and Slope | | | | | | |
| B | 14 | | | | | | | |
| ٤ | 15 | | | | | | | |
| Ŭ, | 16 | Cornice Line | | | | | | |
| | 17 | ' Eaves, Gutters and Downspouts | | | | | | |
| | 3 18 | | | | | | | |
| 0 | 19 | Siding / Material | | | | | | |
| | 20 | Projections (i.e. bays, balconies) | | | | | | |
| | 21 | | | | | | | |
| | 22 | Window Openings and Proportions | | | | | | |
| | 2 23 | Window Casing/ Trim | | | | | | |
| | 24 | Window Shutters / Hardware | | | | | | |
| | | Awnings | | | | | | |
| \mathbf{O} | 26 | Doors | | | | | | |
| DISTRICT | 27 | Porches and Balconies | | | | | | |
| SI a | 28 | Projections (i.e. porch, portico, canopy) | | | | | | |
| Δ | 29 | | | | | | | |
| U | 30 | Lighting (i.e. wall, post) | | | | | | |
| R | 31 | Signs (i.e. projecting, wall) | | | | | | |
| HISTORIC | 32 | Mechanicals (i.e. HVAC, generators) | | | | | | |
| IS | 33 | Decks | | | | | | |
| T | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | | | |
| _ | 35 | Fence / Walls (i.e. materials, type) | | | | | | |
| DEGLON | 5 36 | Grading (i.e. ground floor height, street edge) | | | | | | |
| E | 3 37 | Landscaping (i.e. gardens, planters, street trees) | | | | | | |
| 1 | 38 | Driveways (i.e. location, material, screening) | | | | | | |
| SITE | 5 39 | Parking (i.e. location, access, visibility) | | | | | | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | | | |
| | 1. P 2. A 3. C | ose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value w Criteria / Findings of Fact: | □ Yes □ Yes es: □ Yes | □ No 5. Com | tain the special character of th plement and enhance the arc ote the education, pleasure ar | hitectural and historic cho | | |

2. Compatibility of design with surrounding properties:

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

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| dows – | ROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PORTSMOUTH HISTORIC DISTRICT COMMISSION ROPERTY:3 WALTON ALLEY Case No.:D Date: 8-3-22 Becision: Approved Continued Postponed Postponed Nithdrawn |
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aracter:

to the city residents and visitors:

🗆 Yes 🗆 No e:

🗆 Yes 🗆 No 🗆 Yes 🗆 No 🗆 Yes 🗆 No

Project Address: Permit Requested: Meeting Type:

1 CONGRESS ST. (LU-22-12) CERTIFICATE OF APPROVAL PUBLIC HEARING #E

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4& CD5</u>
 Land Use: <u>Commercial</u>
- Land Area: 13,940 SF +/-
- Estimated Age of Structure: c1860 & 1892
- Building Style: Italianate & Richardsonian Romanesque
- Number of Stories: <u>3 & 3.5</u> Historical Significance: <u>Contributing (1860) & Focal (1892)</u>
- 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.

Gateway

C. Other Permits Required:

Board of Adjustment Planning Board

City Council

D. Lot Location:

| Terminal Vista | |
|----------------|--|
|----------------|--|

Mid-Block

Demolition

✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

Principal

F. Sensitivity of Context:

□ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

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)

Neighborhood Context: Ι.

previous had a three-story wood-frame hotel building.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - addition to fill the existing surface parking lot.
 - Fleet Street.
 - IN ORDER TO COMPLY WITH THE BUILDING HEIGHT REQUIREMENTS.

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





Zoning Map

• 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

Make significant renovations to the existing historic structures and add a three-story building

• The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to

 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'

| <u> </u> | | | 1 C | ONGRESS ST | <u>. (LU-22-12) – PUBLI</u> | C HEARING #E | (MAJOR PROJECT) |
|-----------------|------------|-----|--|-------------------|-------------------------------|---------------------|--------------------|
| | | | INFO/ EVALUATION CRITERIA | SUBJ | IECT PROPERTY | | NEIGHBORHOOD CON |
| | | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Struc |
| | F | NO. | GENERAL BUILDING INFORMATION | (ESTIM | ATED FROM THE TAX MAPS & ASSE | SSOR'S INFO) | |
| STAFF | F | 1 | Gross Floor Area (SF) | | | | |
| _ ₹ | | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| S | | 3 | Building Height / Street-Width (ROW) Ratio | | | MAJOR PRO | JIECI |
| | | 4 | Building Height – Zoning (Feet) | | | | |
| | | 5 | Building Height – Street Wall / Cornice (Feet) | | JNS IO EXISTING H | IZIORIC BUILDI | NGS & ADD A 3.5-S1 |
| | L | 6 | Number of Stories | _ | | | |
| | | 7 | Building Coverage (% Building on the Lot) | | | | |
| i L | | | PROJECT REVIEW ELEMENT | APPLIC | CANT'S COMMENTS | HDC SUGGE | STIONS |
| | τ | 8 | Scale (i.e. height, volume, coverage) | | | | |
| | Ξ | 9 | Placement (i.e. setbacks, alignment) | | | | |
| | ONTEXT | 10 | Massing (i.e. modules, banding, stepbacks) | | | | |
| | Ŭ | 11 | Architectural Style (i.e. traditional – modern) | | | | |
| | | 12 | Roofs | | | | |
| S | - | 13 | Style and Slope | | | | |
| Ш | F | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | |
| B | F | 15 | Roof Materials | | | | |
| | TERIALS | 16 | Cornice Line | | | | |
| MEMBERS | | 17 | Eaves, Gutters and Downspouts | | | | |
| | | 18 | Walls | | | | |
| 2 | | 19 | Number and Material | | | | |
| No | | 20 | Projections (i.e. bays, balconies) | | | | |
| S: | MATI | 21 | Doors and windows | | | | |
| < | ∞ ⊺ | 22 | Window Openings and Proportions | | | | |
| \leq | DESIGN | 22 | Window Casing/ Trim | | | | |
| ō | ES | | Window Cusing/ IIIII Window Shutters / Hardware | | | | |
| Ŭ | | 24 | | | | | |
| H | N N | 25 | Storm Windows / Screens | | | | |
| \underline{O} | NILDING | 26 | Doors | | | | |
| R | | 27 | Porches and Balconies | | | | |
| DISTRICT | _ | 28 | Projections (i.e. porch, portico, canopy) | | | | |
| Δ | - | 29 | Landings/ Steps / Stoop / Railings | | | | |
| U | L | 30 | Lighting (i.e. wall, post) | | | | |
| HISTORIC | L | 31 | Signs (i.e. projecting, wall) | | | | |
| 0 | L | 32 | Mechanicals (i.e. HVAC, generators) | | | | |
| ST | | 33 | Decks | | | | |
| = | | 34 | Garages / Barns / Sheds (i.e. doors, placement) | | | | |
| | Ļ | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | |
| | N/S | 36 | Grading (i.e. ground floor height, street edge) | | | | |
| | DESIGN | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | |
| | | 38 | Driveways (i.e. location, material, screening) | | | | |
| | SITE | 39 | Parking (i.e. location, access, visibility) | | | | |
| 1 | <i>•</i> , | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | |

<u>H.</u> Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No

🗆 Yes 🗆 No

| TEXT | |
|--|--|
| tures (Average) | |
| (| RA N 3-22 Denied |
| | |
| TORY BUILDING - | PROPERTY EVALUATION FORM PORTSMOUTH HISTORIC DISTRICT COMMISSION PORTSMOUTH HISTORIC DISTRICT COMMISSION PROPERTY: Date Consider Approved with Stipulations Denied Continued Postponed Withdrawn |
| APPROPRIATENESS | |
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Page 12 of 38

| \Box Yes \Box | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

Project Evaluation Form: Permit Requested: Meeting Type:

43 HOLMES COURT (LU-22-72) **CERTIFICATE OF APPROVAL PUBLIC HEARING #F**

Mid-Block

Significant Demolition

A. Property Information - General: **Existing Conditions:**

- Zoning District: <u>WB</u>
- Land Use: Single-Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
- Building Style: Late Gothic Revival Number of Stories: <u>1.5</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Holmes Court</u>
- 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

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

- F. Sensitivity of Context:
 - Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

Gateway

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:

side-vard setbacks with deeper rear vards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- 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

• 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

• Remove and replace the existing structure with a traditionally-design small house that is fully



Aerial and Street View Image

| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIGH | BORHOOD CONTEXT | | |
|----------|-------|--|----------------------|----------------------------|-------------------------------------|-------------------------------------|--|--|
| | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| | | GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & AS | SESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | | | | | | |
| | 2 | 2 Floor Area Ratio (GFA/ Lot Area) | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | N/ | NODERATE PROJE | ICT . | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | - REMOVAL & RE | PLACEMENT OF A SING | SIE FAMILY HOUSE - | | |
| | 6 | Number of Stories | | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | |
| | | PROJECT REVIEW ELEMENT | HDC | COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | |
| ONTEXT | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 18 | | | | | | | |
| _ | 19 | Siding / Material | | | | Appropriate 🗆 Inappropriate | | |
| | 20 | Projections (i.e. bays, balconies) | | | | Appropriate Inappropriate | | |
| | 21 | Doors and windows | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| ╘ | 22 | Window Openings and Proportions | | | | Appropriate 🗆 Inappropriate | | |
| | 23 | Window Casing/ Trim | | | | Appropriate 🗆 Inappropriate | | |
| | 24 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 25 | Awnings | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 26 | Doors | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 27 | Porches and Balconies | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 30 | Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| \vdash | 31 | Signs (i.e. projecting, wall) | | | | Appropriate 🗆 Inappropriate | | |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 33 | Decks | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 34 | Garages (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| _ | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| L | 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| P | Jrpos | se and Intent: | | | | | | |
| 1 | | eserve the integrity of the District: | | No 4. Mair | tain the special character of the D | istrict: | | |
| | | sessment of the Historical Significance: | | | • | ctural and historic character: | | |

2. Compatibility of design with surrounding properties:

 Review Criteria / Findings of Fact:
 Consistent with special and defining character of surrounding properties:

 Yes
 No

 S. Relation to historic and architectural value of existing structure:

 🗆 Yes 🗆 No 🗆 Yes 🗆 No Compatibility of innovative technologies with surrounding properties:



Project Evaluation Form: Permit Requested: Meeting Type:

50 DANIEL ST. (LU-22-140) **CERTIFICATE OF APPROVAL 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: <u>Contributing</u>
- 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

Gateway

City Council

Mid-Block

Significant Demolition

D. Lot Location:

- Terminal Vista
- Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "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:

J. Staff Comments and Suggestions for Consideration:

The project includes:

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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.

• The replacement of the existing windows with Green Mountain Milestone wood windows.

Aerial and Street View Image

| | | | | 50 DANIEL S | TREET (LU-22-140) | – PUBLIC HEARING #1 | (MINOR) | <u> </u> |
|------------|----------|---------------|---|----------------------|-----------------------------|----------------------------------|--|-------------------|
| | | | INFO/ EVALUATION CRITERIA | SUBJ | ECT PROPERTY | NEIGHB | BORHOOD CONTEXT | |
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | ראַ ראַ |
| u_ | | | GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & ASS | ESSOR'S INFO) | | |
| STAFF | | 1 | Gross Floor Area (SF) | | | | | 8 -3 |
| | | 2 | Floor Area Ratio (GFA/ Lot Area) | _ | | | | |
| | - | 3 | Building Height / Street-Width Ratio | - | | MINOR PROJECT | | e: SS |
| | - | <u>4</u> 5 | Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) | - | | | | AIS ate |
| | - | <u> </u> | Number of Stories | - | | – REPLACE WINDOWS | 5 – | → ₹ ŏ |
| | | 7 | Building Coverage (% Building on the Lot) | | | - | | |
| | | | PROJECT REVIEW ELEMENT | HDC | COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | |
| | ¥_ | 8 | Scale (i.e. height, volume, coverage) | | | | Appropriate Inappropriate | |
| | TEX | 9 | Placement (i.e. setbacks, alignment) | | | | Appropriate Inappropriate | |
| | ONTE | 10 | Massing (i.e. modules, banding, stepbacks) | | | | □ Appropriate □ Inappropriate | |
| | Ŭ | 11 | Architectural Style (i.e. traditional – modern) | | | | Appropriate 🗆 Inappropriate | |
| ~ [| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | _ D ຮິດ |
| MEMBEKS | | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| Σ | | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 5 | | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | s | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 5 | | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | TERIA | 19 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate | ┥≻╤╣ |
| 2 | WA. | 20 | Projections (i.e. bays, balconies) | | | | 🗌 Appropriate 🗆 Inappropriate | |
| S | 8 | 21 | Doors and windows | | | | Appropriate Inappropriate | |
| Ž | ບ 2 | 22 23 | Window Openings and Proportions Window Casing/ Trim | | | | Appropriate Inappropriate | |
| COMMISSION | ESIG | 23 | Window Casing/ min Window Shutters / Hardware | | | | □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate | |
| | <u>م</u> | 24 | Awnings | | | | Appropriate Inappropriate | |
| (ر | DIN | 26 | Doors | | | | Appropriate Inappropriate | |
| | | 27 | Porches and Balconies | | | | Appropriate Inappropriate | |
| DISI | BL | 28 | Projections (i.e. porch, portico, canopy) | | | | Appropriate Inappropriate | |
| ב | | 29 | Landings/ Steps / Stoop / Railings | | | | | |
| 5 | | 30 | Lighting (i.e. wall, post) | | | | Appropriate Inappropriate | |
| R | | 31 | Signs (i.e. projecting, wall) | | | | □ Appropriate □ Inappropriate | |
| HISTORIC | | 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 2 | | 33 | Decks | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | | 34 | Garages (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | z | 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | ESIGN | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | DES | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | SITE | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate | Part and a second |
| | S | 39 | Parking (i.e. location, access, visibility) | | | | 🗌 Appropriate 🗆 Inappropriate | |
| | | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate | |

H. Purpose and Intent:

| 1. | Preserve the integrity of the District: |
|----|--|
| 2. | Assessment of the Historical Significance: |

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

🗆 Yes 🗆 No

| \Box Yes \Box | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

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: <u>GRA</u>
- Land Use: Single Family
- Land Area: <u>3,920 SF +/-</u>
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 2.0
- Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Wibird and Chauncey Streets.</u>
- 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

Mid-Block

D. Lot Location:

| Terminal | Vista |
|----------|-------|
| | |

| וג | VISIU | |
|----|-------|--|
| | | |
| | | |

☑ 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"

Gateway

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)

Neighborhood Context: Ι.

J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

- 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).





Zoning Map

• 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.

Front and Rear Axonometric Drawings

| | | | 35 W | IRIKD ZIKEEI | <u>(LU-22-142) – PUBL</u> | IC HEAKING #2 (N | AINOR PROJECT) |
|-------------|---|---------|---|-------------------|-------------------------------|---------------------|----------------------------------|
| | | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NE | IGHBORHOOD CONTEXT |
| | | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) |
| | | | GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & ASSES | SOR'S INFO) | |
| SIAFF | | 1 | Gross Floor Area (SF) | | | | |
| 4 | | 2 | Floor Area Ratio (GFA/ Lot Area) | | | MINOR PROJE | СТ (|
| ^ | - | 3 | Building Height / Street-Width (ROW) Ratio | | l l | | |
| | - | 4 | Building Height – Zoning (Feet) | | _ PI | EPLACE 11 WINDC | - 2WC |
| | | 5 | Building Height – Street Wall / Cornice (Feet) Number of Stories | | - N | | /113 - |
| | | 0 7 | Building Coverage (% Building on the Lot) | | | | |
| | | • | PROJECT REVIEW ELEMENT | | | HDC SUGGESTIONS | S APPROPRIATENESS |
| | | 8 | Scale (i.e. height, volume, coverage) | AFFLICA | | | Appropriate Inappropriate |
| ONTEXT | | 9 | Placement (i.e. setbacks, alignment) | | | | Appropriate Inappropriate |
| NT NT | | , 10 | Massing (i.e. modules, banding, stepbacks) | | | | Appropriate Inappropriate |
| 0 | | 11 | Architectural Style (i.e. traditional – modern) | | | | Appropriate Inappropriate |
| <u> </u> | | 12 | Roofs | | | | Appropriate Inappropriate |
| | | 13 | Style and Slope | | | | Appropriate Inappropriate |
| | - | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | Appropriate Inappropriate |
| | | 15 | Roof Materials | | | | Appropriate Inappropriate |
| | - | 16 | Cornice Line | | | | Appropriate Inappropriate |
| | - | 17 | Eaves, Gutters and Downspouts | | | | Appropriate Inappropriate |
| LS | 1 | 18 | Walls | | | | Appropriate Inappropriate |
| ATERIALS | 1 | 9 | Number and Material | | | | □ Appropriate □ Inappropriate |
| ₽ IE | | 20 | Projections (i.e. bays, balconies) | | | | □ Appropriate □ Inappropriate |
| Ś | | 21 | Doors and windows | | | | □ Appropriate □ Inappropriate |
| ð | - | 22 | Window Openings and Proportions | | | | □ Appropriate □ Inappropriate |
|) | 2 | 23 | Window Casing/ Trim | | | | □ Appropriate □ Inappropriate |
| 2 |) | 24 | Window Shutters / Hardware | | | | □ Appropriate □ Inappropriate |
| פ | | 25 | Storm Windows / Screens | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 2 | 26 | Doors | | | | Appropriate 🗆 Inappropriate |
| Б | | 27 | Porches and Balconies | | | | 🗆 Appropriate 🗆 Inappropriate |
| ß | | 28 | Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 2 | 29 | Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 3 | 30 | Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 3 | 31 | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 3 | 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 3 | 33 | Decks | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 3 | 34 | Garages / Barns / Sheds (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate |
| _ | | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate |
| DESIGN | | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate |
|)ESI | | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate |
| SITE | | 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 4 | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate |

H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

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
 Xelation to historic and architectural value of existing structure:
 Yes No
 Compatibility of innovative technologies with surrounding properties:

🗆 Yes 🗆 No

🗆 Yes 🗆 No

> \Box Yes \Box No 🗆 Yes 🗆 No

🗆 Yes 🗆 No

🗆 Yes 🗆 No

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: <u>Federal</u> Number of Stories:<u>3</u>
- 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.

Gateway

Planning Board

C. Other Permits Required:

Board of Adjustment

City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

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:

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:





Zoning Map

• 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

Aerial and Street View Image

| | T | INFO/ EVALUATION CRITERIA | | JECT PROPERTY | | NEIGHBORHOOD CO |
|-------------------|---------------|---|----------------------|----------------------------|----------------------------------|---------------------------------|
| | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surround (A |
| ш. | | GENERAL BUILDING INFORMATION | (ESTIN | ATED FROM THE TAX MAPS & A | ASSESSOR'S INFO) | |
| STAFF | 1 | Gross Floor Area (SF) | | | | |
| 4 | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| ^ | 3 | Building Height / Street-Width Ratio | | | MINOR PRC | |
| | 4 | Building Height – Zoning (Feet) | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) Number of Stories | – ADD A | WNINGS EXTEND |) STOREFRONT AN | ND RELOCATE GLA |
| | 0 7 | Building Coverage (% Building on the Lot) | | | | |
| | , | PROJECT REVIEW ELEMENT | APPLIC | ANT'S COMMENTS | HDC SUGG | ESTIONS |
| | 8 | Scale (i.e. height, volume, coverage) | | | | |
| CONTEXT | 9 | Placement (i.e. setbacks, alignment) | | | | |
| N | 10 | Massing (i.e. modules, banding, stepbacks) | | | | |
| U U U | 11 | Architectural Style (i.e. traditional – modern) | | | | |
| n — | 12 | Roofs | | | | |
| MEMBERS | 13 | Style and Slope | | | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | |
| | 15 | Roof Materials | | | | |
| | 16 | Cornice Line | | | | |
| | 17 | Eaves, Gutters and Downspouts | | | | |
| ESIGN & MATERIALS | 18 | Walls | | | | |
| | 19 | Siding / Material | | | | |
| MATERIALS | 20 | Projections (i.e. bays, balconies) | | | | |
| × | 21 | Doors and Windows | | | | |
| N S | 22 | Window Openings and Proportions | | | | |
| BUILDING DESIGN | 23 | Window Casing/ Trim | | | | |
| | 24 | Window Shutters / Hardware | | | | |
| j 9 | 25 | Awnings | | | | |
| | 26 | Doors | | | | |
| 5 10 | 27 | Porches and Balconies | | | | |
| 5 " | 28 | Projections (i.e. porch, portico, canopy) | | | | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | |
| | 30 | Lighting (i.e. wall, post) | | | | |
|) | 31 | Signs (i.e. projecting, wall) | | | | |
| 5 | 32 | Mechanicals (i.e. HVAC, generators) | | | | |
| | 33 | Decks | | | | |
| | 34 | Garages/Barns / Sheds (i.e. doors, placement) | | | | |
| DESIGN | 35 | Fence / Walls (i.e. materials, type) | | | | |
| ESI | 36 | Grading (i.e. ground floor height, street edge) | | | | |
| | 37 38 | Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening) | | | | |
| SITE | 30 | Parking (i.e. location, access, visibility) | | | | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses,) | | | | |
| <u>H.</u> | Purpo | <u>se and Intent:</u> | | | | |
| | 1. Pre | eserve the integrity of the District: | | | aintain the special characte | |
| | | ssessment of the Historical Significance: | | | | ne architectural and historic |
| | 3. Co | onservation and enhancement of property value | es: 🗆 Yes | □ No 6. Pro | mote the education, pleas | sure and welfare of the Distrie |
| <u>I.</u> R | <u>Review</u> | <u>v Criteria / Findinas of Fact:</u> | | | | |
| | 1. Co | onsistent with special and defining character of s | surrounding prop | erties: 🗆 Yes 🗆 No 🛛 3. Re | lation to historic and archite | ectural value of existing struc |
| | | empatibility of design with surrounding properties | - · · | | | chnologies with surrounding |

| | Page 20 of 38 | } |
|--|---|---------------------------|
| CT) | | |
| TEXT | | |
| Structures | | |
| age) | | |
| | | |
| S BLOCKS ONLY – | OPERTY EVALUATION FORM ORTSMOUTH HISTORIC DISTRICT COMMISSION ORTSMOUTH HISTORIC DISTRICT COMMISSION RTY:82-86 CONGRESS STREET Case No.:3 Date: 8-3-22 Sion: Approved Continued Approved with Stipulations Denied Continued Postponed Withdrawn | |
| APPROPRIATENESS | | |
| propriate 🗆 Inappropriate | ALUA RIC DISTR S STREET Approved v Postponed | |
| propriate Inappropriate | | |
| propriate Inappropriate | | |
| propriate 🗆 Inappropriate | | |
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| propriate 🗆 Inappropriate | | |
| propriate 🗆 Inappropriate propriate 🗆 Inappropriate | | |
| propriate 🗆 Inappropriate | PROPERTY PORTSMOUTH HI PORTSMOUTH HI DPERTY:82-86 CONC Decision: Approved Continued | |
| propriate 🗆 Inappropriate | | |
| propriate 🗆 Inappropriate | PROPER Decis | |
| propriate 🗆 Inappropriate | | |
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| propriate Inappropriate | | ALCONO. |
| propriato 🗆 Inappropriato | | <u>19</u> |

aracter: to the city residents and visitors: 🗆 Yes 🗆 No

🗆 Yes 🗆 No

🗆 Yes 🗆 No

re: 🗆 Yes 🗆 No operties: \Box Yes \Box No

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: <u>WB</u>
- Land Use: Single-Family
- Land Area: 2,920 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: <u>Greek Revival</u> Number of Stories:<u>2</u>
- 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

Demolition

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - □ Highly Sensitive ☑ Sensitive □ Low Sensitivity □ "Back-of-House"

Accessory

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:

- historic structures with shallow front vard setbacks with narrow side vards.
- 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)





Zoning Map

• The property is located along Salter Street. It is surrounded with many wooden framed 2.5 story

Aerial and Street View Image

| | | | INFO/ EVALUATION CRITERIA | <u>SU</u> BJ | ECT PROPERTY | | NEIGHBORHO | DOD CONTE |
|------------|----------|---------------|--|----------------------|----------------------------|----------------------------------|----------------------|------------------------------|
| | | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | | Surrounding St (Average |
| | | | GENERAL BUILDING INFORMATION | (ESTIM | ATED FROM THE TAX MAPS 8 | ASSESSOR'S INFO) | | |
| STAFF | | 1 | Gross Floor Area (SF) | | | | | |
| ₹ | _ | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| S | _ | 3 | Building Height / Street-Width Ratio | | | MINOR PRO | | |
| | _ | 4 | Building Height – Zoning (Feet) | | | _ | | |
| | _ | 5 | Building Height – Street Wall / Cornice (Feet) | | – RFPI | LACE SIDING AND | WINDOWS | ONLY - |
| | - | <u>6</u> 7 | Number of Stories Building Coverage (% Building on the Lot) | | | | | |
| | | / | PROJECT REVIEW ELEMENT | | ANT'S COMMENTS | HDC SUGO | | A |
| | _ | | | AFFLIC | | | 7E3110IN3 | |
| | EX | 8 | Scale (i.e. height, volume, coverage) | | | | | |
| | Ë- | 9 | Placement (i.e. setbacks, alignment) | | | | | |
| | CONT | 10 | Massing (i.e. modules, banding, stepbacks) | | | | | |
| | _ | 11 | Architectural Style (i.e. traditional – modern) | | | | | |
| MEMBERS | _ | 12 13 | Roofs Style and Slope | | | | | |
| BE | _ | 13 | Roof Projections (i.e. chimneys, vents, dormers) | | | | | |
| ٤ | - | 14 | Roof Materials | | | | | |
| N N | _ | 16 | Cornice Line | | | | | |
| < | - | 17 | Eaves, Gutters and Downspouts | | | | | Appr |
| Z | S | 18 | Walls | | | | | |
| No. | ERIA | 19 | Siding / Material | | | | | |
| COMMISSION | E | 20 | Projections (i.e. bays, balconies) | | | | | |
| ٤ | Ž | 21 | Doors and Windows | | | | | |
| ٤ | N N | 22 | Window Openings and Proportions | | | | | |
| 0 | DESIGN | 23 | Window Casing/ Trim | | | | | |
| | Ы Б | 24 | Window Shutters / Hardware | | | | | |
| STRICT | Q | 25 | Awnings | | | | | |
| R | BUILDING | 26 | Doors | | | | | |
| ST | ٦L | 27 | Porches and Balconies | | | | | |
| D | - | 28 | Projections (i.e. porch, portico, canopy) | | | | | |
| | _ | 29 | Landings/ Steps / Stoop / Railings | | | | | |
| S S | _ | 30 | Lighting (i.e. wall, post) | | | | | |
| ō | _ | 31 | Signs (i.e. projecting, wall) | | | | | |
| ŠŢ | _ | 32 | Mechanicals (i.e. HVAC, generators) | | | | | 🗆 Appr |
| HISTORIC | | 33 | Decks | | | | | |
| | | 34 | Garages/ Barns / Sheds (i.e. doors, placement) | | | | | |
| | SIGN | 35 | Fence / Walls (i.e. materials, type) | | | | | |
| | ш | 36 | Grading (i.e. ground floor height, street edge) | | | | | |
| | | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | | |
| | SIT | 38 | Driveways (i.e. location, material, screening) | | | | | |
| | _ | 39 | Parking (i.e. location, access, visibility) | | | | | |
| Н | l. P | urpo | se and Intent: | | | | | |
| | 1 | l. Pre | eserve the integrity of the District: | | □ No 4. M | Maintain the special charact | er of the District: | |
| | 2 | 2. As | sessment of the Historical Significance: | | □ No 5. C | Complement and enhance t | he architectural an | d historic char |
| | 3 | в. Сс | onservation and enhancement of property value | es: 🗆 Yes 🛛 | 🗆 No 🛛 6. F | romote the education, plea | sure and welfare of | the District to [•] |
| <u>l.</u> | | | <u>/ Criteria / Findings of Fact:</u> | | | | | |
| | | | onsistent with special and defining character of s | • • • | | | | - |
| | 2 | 2. Co | mpatibility of design with surrounding properties: | | \Box Yes \Box No 4. C | Compatibility of innovative te | echnologies with sur | rounding prop |

ΓΕΧΤ Structures ıge)

APPROPRIATENESS

propriate 🗆 Inappropriate oropriate 🗆 Inappropriate <u>oropriate 🗆 Inappropriate</u>

FORM Denied Case No.:<u>4</u> Date: <u>8-3-22</u> COMMISSION Withdrawn Approved with Stipulations ATION DISTRICT Postponed LU STREET HISTORIC ٩ > **SALTER** ш Approved Continued PERTY PORTSMOUTH PROPERTY:41 **Decision:** 0 2 Δ



 \Box Yes \Box No

 \Box Yes \Box No

aracter: o the city residents and visitors:

perties: 🗆 Yes 🗆 No

Project Address: Permit Requested: **Meeting Type:**

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

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- 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

Planning Board

- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To replace 16 windows.

C. Other Permits Required:

Board of Adjustment

City Council

Mid-Block

- D. Lot Location:
 - Terminal Vista
- 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"

Gateway

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 yards.

Staff Comments and/ or Suggestions for Consideration: J.

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 meetina.

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

Ι. Aerial Image, Street View and Zoning Map:

MARVIN

Proposed Window Replacement 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







Zoning Map

neighborhood have little to no front yard setbacks along the street and narrow side and rear



Aerial and Street View Image



| | | | 9 SHEAFE | ST. (LUHD-148) – PU | BLIC HEARING #5 | (MINOR) |
|------------|-----|---|-------------------|--------------------------------|---------------------|----------------------------------|
| | | INFO/ EVALUATION CRITERIA | SUBJ | ECT PROPERTY | NEI | GHBORHOOD CONTEXT |
| | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) |
| | No. | GENERAL BUILDING INFORMATION | (ESTIM) | ATED FROM THE TAX MAPS & ASSES | SOR'S INFO) | |
| | 1 | Gross Floor Area (SF) | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | 4 | | MINOR PROJE | СТ |
|) | 3 | Building Height / Street-Width (ROW) Ratio | 4 | | | |
| | 4 | Building Height – Zoning (Feet) | - | _ P | EPLACE 16 WINDO | - 2WC |
| | 5 | Building Height – Street Wall / Cornice (Feet) Number of Stories | - | - N | | J 11 J - |
| | 0 | Building Coverage (% Building on the Lot) | -1 | | | |
| | / | PROJECT REVIEW ELEMENT | APPLIC | ANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS |
| - | . 8 | Scale (i.e. height, volume, coverage) | | ANTSCOMMENTS | HDC 30GGESHONS | |
| | | Placement (i.e. setbacks, alignment) | | | | Appropriate 		Inappropriate |
| NT | 10 | | | | | |
| 0 C | | Architectural Style (i.e. traditional – modern) | | | | |
| | 12 | | | | | |
| | 13 | | | | | |
| | 14 | | | | | |
| | 15 | | | | | |
| | 16 | | | | | |
| 1 | 17 | | | | | |
| rs | 18 | | | | | |
| RIA | 19 | | | | | |
| VIE | 20 | | | | | |
| Ì₹ | 21 | Doors and windows | | | | |
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| Ū | 23 | | | | | |
| DES | 24 | | | | | |
| с С | 25 | | | | | |
| Ň | 26 | | | | | |
| | 27 | | | | | |
| BUILDII | 28 | Projections (i.e. porch, portico, canopy) | | | | |
| | 29 | | | | | |
| | 30 | | | | | |
| | 31 | Signs (i.e. projecting, wall) | | | | |
| | 32 | | | | | |
| | 33 | | | | | □ Appropriate □ Inappropriate |
| | 34 | Garages / Barns / Sheds (i.e. doors, placement) | | | | □ Appropriate □ Inappropriate |
| | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | □ Appropriate □ Inappropriate |
| Ň | 36 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate |
| ESIG | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate |
| DE | 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate |
| II II | 39 | Parking (i.e. location, access, visibility) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate |

H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values:

🗆 Yes 🗆 No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

| \Box Yes \Box | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

Project Address: Permit Requested: Meeting Type:

<u>1 & 31 RAYNES AVE. (LUHD-234)</u> **CERTIFICATE OF APPROVAL PUBLIC HEARING #6**

| Existing Conditions: • Zoning District: <u>CD4</u> • Land Use: <u>Vacant / Gym</u> • Land Area: <u>2.4 Acres +/-</u> • Estimated Age of Structure: <u>c.1960s</u> • Building Style: <u>Contemporary</u> • Historical Significance: <u>NA</u> | from Maploweed and Daynos Ave | bernolain interesting believed hotel and a mixed-use buil apartments. The project also includes a the North Mill Pond. Design Guideline Reference – Storefronts (12). |
|--|--|--|
| Public View of Proposed Work: <u>View</u> Unique Features: <u>NA</u> | | K. <u>Aerial Image, Street View and</u> |
| Neighborhood Association: <u>Downtov</u> <u>B. Proposed Work:</u> <u>To construct a 4 story m</u> | | STEP BACK 6TH FLOOP FROM NOTEN MILL POND |
| C. Other Permits Required: | <u></u> | |
| Board of Adjustment | anning Board 🗌 City Council | |
| D. Lot Location: | | |
| 🗹 Terminal Vista 🗌 Ge | ateway 🗹 Mid-Block | |
| \blacksquare Intersection / Corner Lot \Box Re | ear Lot | |
| E. Existing Building to be Altered/ Demolished: | <u>.</u> | H LIGHTY INTY |
| Principal 🗌 Ac | ccessory 🗌 Demolition | |
| F. Sensitivity of Context: | | |
| \Box Highly Sensitive $oldsymbol{arDelta}$ Sensitive \Box | Low Sensitivity 🗌 "Back-of-House" | |
| G. Design Approach (for Major Projects): | | Printe - |
| Literal Replication (i.e. 6-16 Congress, | , Jardinière Building, 10 Pleasant Street) | TAR I |
| Invention within a Style (i.e., Porter S | Street Townhouses, 100 Market Street) | G.3 |
| Abstract Reference (i.e. Portwalk, 51 | 1 Islington, 55 Congress Street) | |
| Intentional Opposition (i.e. McIntyre | e Building, Citizen's Bank, Coldwell Banker) | |
| H. Project Type: | | and the second s |
| 🗌 Consent Agenda (i.e. very small c | alterations, additions or expansions) | |
| 🗌 Minor Project (i.e. small alterations | s, additions or expansions) | |
| 🗌 Moderate Project (i.e. significant | additions, alterations or expansions) | |
| 🗹 Major Project (i.e. very large alte | ernations, additions or expansions) | Zoning Map |

I. Neighborhood Context:

- and newer infill commercial structures along Vaughan St. and Raynes Ave.
- J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

Guidelines for Commercial Developments and

Zoning Map:



• 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.

• Demolish the existing buildings and replace them with two multi-story buildings including a Iding with ground floor commercial and upper story residential

public greenway connection behind the proposed structures along

lixed-Use and Hotel Building Renderings





| | <u> </u> | INFO/ EVALUATION CRITERIA | | ECT PROPERTY | | GHBORHOOD CONTEXT |
|-----------|-------------------------------------|---|------------------------------------|-----------------------------|----------------------------------|--|
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | N | GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & ASS | ESSOR'S INFO) | |
| | 1 | 1 Gross Floor Area (SF) | | | | |
| | 2 | 2 Floor Area Ratio (GFA/ Lot Area) | | | | |
| | 3 | 3 Building Height / Street-Width Ratio | | | MAJOR PROJE | ICT |
| | - | 4 Building Height – Zoning (Feet) | | | | |
| | 5 | 5 Building Height – Street Wall / Cornice (Feet) | – C | ONSTRUCT A 4 STO | ORY MIXED-USE BUI | LDING AND 5 STORY HOTEL - |
| | 6 | 6 Number of Stories7 Building Coverage (% Building on the Lot) | Ŭ | | | |
| | | PROJECT REVIEW ELEMENT | | NT'S COMMENTS | HDC SUGGESTION | NS APPROPRIATENESS |
| | 0 | | AFFLICA | INT 3 COMMENTS | HDC 30GGESHOI | |
| ONTEXT | 0 | 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) | | | | Appropriate Inappropria |
| NT | 10 | 10 Massing (i.e. modules, banding, stepbacks) | | | | □ Appropriate □ Inappropria □ Appropriate □ Inappropria |
| ö | 11 | | | | | Appropriate Inappropriate |
| | | 12 Roofs | | | | Appropriate Inappropriate |
| | | 13 Style and Slope | | | | |
| | 14 | 14 Roof Projections (i.e. chimneys, vents, dormers) | | | | □ Appropriate □ Inappropria |
| | 1 | 15 Roof Materials | | | | 🗆 Appropriate 🗆 Inappropria |
| | 10 | 16 Cornice Line | | | | 🗆 Appropriate 🗆 Inappropria |
| | - | 17 Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropria |
| ALS | | 18 Walls | | | | 🗆 Appropriate 🗆 Inappropria |
| ERL | - | 19 Siding / Material | | | | 🗆 Appropriate 🗆 Inappropria |
| AT | | 20 Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropria |
| ~ ~ | | 21 Doors and Windows | | | | 🗌 🗆 Appropriate 🗆 Inappropria |
| X د | | 22 Window Openings and Proportions | | | | 🗌 🗆 Appropriate 🗆 Inappropria |
| ESIC | | 23 Window Casing/ Trim24 Window Shutters / Hardware | | | | Appropriate Inappropria |
| | | 24 Window shores / Hardware 25 Awnings | | | | Appropriate Inappropria |
| ž | - | 26 Doors | | | | □ Appropriate □ Inappropria □ Appropriate □ Inappropria |
| UILD | | 27 Porches and Balconies | | | | Appropriate Inappropriate |
| BU | | 28 Projections (i.e. porch, portico, canopy) | | | | Appropriate Inappropria |
| | - | 29 Landings/ Steps / Stoop / Railings | | | | Appropriate 🗆 Inappropria |
| | 30 | 30 Lighting (i.e. wall, post) | | | | □ Appropriate □ Inappropria |
| | 31 | 31 Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropria |
| | 32 | 32 Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropria |
| | | 33 Decks | | | | 🗆 Appropriate 🗆 Inappropria |
| | 34 | 34 Garages/ Barns / Sheds (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropria |
| z | | 35 Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropria |
| SIGN N | 30 | 36 Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropria |
| DESIG | | 37 Landscaping (i.e. gardens, planters, street trees) | | | | Appropriate 🗆 Inappropria |
| SITE | | 38 Driveways (i.e. location, material, screening) | | | | Appropriate Inappropria |
| 0, | | 39 Parking (i.e. location, access, visibility) | | | | Appropriate Inappropria |
| | Purp 1. 1 2. 7 3. 0 | Accessory Buildings (i.e. sheds, greenhouses) rpose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property val riew Criteria / Findings of Fact: | □ Yes □ □ Yes □ ∪es: □ Yes □ | No 5. Com | | 🗆 Appropriate 🗆 Inappropria |

PROPERTY:<u>1 & 31 Raynes Ave. Case No.:6</u> Date: <u>8-10-22</u> FORM Denied PORTSMOUTH HISTORIC DISTRICT COMMISSION Withdrawn Approved with Stipulations **EVALUATION** Postponed Approved Continued **PROPERTY** Decision:



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: <u>CD</u>5
- Land Use: Vacant /Parking
- Land Area: <u>85,746 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: <u>NA</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Deer & Russell Streets & Maplewood Ave.</u>
- 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 |
|----------------|
|----------------|

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"

Gateway

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:

sidewalk.

L. Staff Comments and/ or Suggestions for Consideration:

stories and 2 are 5 story mixed-use buildings.

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





Zoning Map

• 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

• The revised plans show three independent buildings on three separate lots. One building is 4

Aerial and Street View Image

| | | 2 RUSSELL | & O DEER ST | REET (LU-22-145) – F | PUBLIC HEARING # | \$8 (MAJOR PROJECT) | |
|-------------------------------|----------|--|-------------------|--------------------------------|---------------------|----------------------------------|---|
| | | INFO/ EVALUATION CRITERIA | SUBJ | ECT PROPERTY | NEI | GHBORHOOD CONTEXT | 8 |
| | l | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) | II0-22 |
| | No. | GENERAL BUILDING INFORMATION | (ESTIM/ | ATED FROM THE TAX MAPS & ASSES | SOR'S INFO) | | 10-2 |
| L. | 1 | Gross Floor Area (SF) | | | | | |
| STA | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | -CT | |
| s. | 3 | Building Height / Street-Width (ROW) Ratio | | ľ | MAJOR PROJE | | date DI |
| | 4 | Building Height – Zoning (Feet) | | CONSTRUCT T | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | HREE, 4-5 STORY B | UILDINGS ONLY - | |
| | 6 | Number of Stories | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | ION F COMMIS No.: <u>8</u> Da Stipulations |
| | | PROJECT REVIEW ELEMENT | APPLIC | ANT'S COMMENTS | HDC SUGGESTIONS | | _ () ĭ ♀ ₫ ≥ |
| X | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| NTE | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | with C. |
| | | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | ALU/ ALU/ RIC DISTI RIC DISTI RIC DISTI Approved v |
| R. | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | |
| BE | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| Ξ | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | |
| MEMBERS | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | |
| _ ≥ ∞ | 17 | Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | 18 | Walls | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | 19 | Number and Material | | | | 🗆 Appropriate 🗆 Inappropriate | |
| SS SS | 20 | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | 21 | Doors and windows | | | | 🗆 Appropriate 🗆 Inappropriate | |
| OMMISSION ESIGN & MATERIAL | 22 | Window Openings and Proportions | | | | Appropriate Inappropriate | ERTY MOUTH H RUSELL & Approved Continued |
| | 23 | Window Casing/ Trim | | | | | |
| U U a | 24 | Window Shutters / Hardware | | | | Appropriate Inappropriate | |
| H | 25 | Storm Windows / Screens | | | | □ Appropriate □ Inappropriate | |
| | 26 | Doors | | | | | |
| STRI | 27 | Porches and Balconies | | | | | POR POR Cision |
| | 28 | Projections (i.e. porch, portico, canopy) | | | | | |
| Δ | 29 | Landings/ Steps / Stoop / Railings | | | | | |
| <u> </u> | 30 | Lighting (i.e. wall, post) | | | | | Z |
| N | 31 | Signs (i.e. projecting, wall) | | | | | |
| 2 | 32 | Mechanicals (i.e. HVAC, generators) Decks | | | | | |
| HISTORIC | 33 34 | Garages / Barns / Sheds (i.e. doors, placement) | | | | | |
| エ | 34 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | | |
| _ | | Grading (i.e. ground floor height, street edge) | | | | | |
| <u>5</u> | 36 | Landscaping (i.e. ground floor neight, street reage) | | | | | |
| DES | 37 38 | Driveways (i.e. location, material, screening) | | | | | |
| ш | | Parking (i.e. location, access, visibility) | | | | | |
| SIT | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | | Autora international and a second |
| | 40 | Accessory buildings (i.e. sneds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate | |

H. Purpose and Intent:

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

🗆 Yes 🗆 No

🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

| \Box Yes \Box | No |
|-------------------|----|
| \Box Yes \Box | No |
| \Box Yes \Box | No |

Project Evaluation Form: Permit Requested: Meeting Type:

179 PLEASANT STREET (LUHD-463) CERTIFICATE OF APPROVAL WORK SESSION #A

A. Property Information - General: **Existing Conditions:**

- Zoning District: MRO
- Land Use: <u>Single-Family</u> Land Area: <u>32,410 SF +/-</u>
- Estimated Age of Structure: c.1860
- Building Style: <u>Georgian</u> Number of Stories: <u>2.5</u>
- Historical Significance: Focal
- Public View of Proposed Work: <u>View from Pleasant Street</u>
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End
- B. Proposed Work: To renovate the accessory buildings.

C. Other Permits Required:

Planning Board Board of Adjustment

City Council

Mid-Block

Significant Demolition

D. Lot Location:

Terminal Vista

Gateway

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

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:

J. Staff Comments and Suggestions for Consideration:

- - 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:





Zoning Map

• 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.

• 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

Bird's Eye View



| | | 179 | PLEASANT S | TREET (LUHD-463) | - WORK SESSION # | A (MODERATE) |
|--------------------|--|--|----------------------|-----------------------------|----------------------------------|---|
| | | INFO/ EVALUATION CRITERIA | SUBJE | CT PROPERTY | NEIC | GHBORHOOD CONTEXT |
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | No | GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & ASS | ESSOR'S INFO) | |
| SIAFF | 1 | Gross Floor Area (SF) | | | | ح ج ج الله الله الله الله الله الله الله ال |
| ≤ | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| 7 | 3 | Building Height / Street-Width Ratio | | ΛΛ | ODERATE PRO. | |
| | 4 | Building Height – Zoning (Feet) | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | – SUBSTANTIAI | RENOVATIONS TO T | HE OUTBUILDINGS – $\neg \leq \overline{\triangleleft}$ |
| | 6 | Number of Stories | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | |
| | | PROJECT REVIEW ELEMENT | HDC | COMMENTS | HDC SUGGESTION | |
| X | 8 | Scale (i.e. height, volume, coverage) | | | | 🗌 Appropriate 🗆 Inappropriate 🔤 🗖 💆 |
| ONTE | 9 | Placement (i.e. setbacks, alignment) | | | | Appropriate Inappropriate |
| | | Massing (i.e. modules, banding, stepbacks) | | | | Appropriate Inappropriate |
| \vdash | 11 | Architectural Style (i.e. traditional – modern) | | | | Appropriate Inappropriate |
| 3 | 12 | Roofs | | | | Appropriate Inappropriate |
| i | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate 🔰 🗸 🖳 |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | Appropriate Inappropriate |
| MEMBERS | 15 | Roof Materials | | | | Appropriate Inappropriate |
| ξ | 16 | Cornice Line | | | | |
| | 17 | Eaves, Gutters and Downspouts Walls | | | | Appropriate Inappropriate |
|) 4 | 19 | Siding / Material | | | | Appropriate Inappropriate |
| | 20 | Projections (i.e. bays, balconies) | | | | Appropriate Inappropriate |
| | 21 | Doors and windows | | | | |
| | 22 | Window Openings and Proportions | | | | 🗆 Appropriate 🗆 Inappropriate 🔰 🕰 🖉 🏝 |
| ξ <u>ΰ</u> | 23 | Window Casing/ Trim | | | | □ Appropriate □ Inappropriate □ L Š Š |
| DESIGN & MATERIALS | 24 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropriate 🔤 🕰 😤 |
| | 25 | Awnings | | | | 🗆 Appropriate 🗆 Inappropriate 🔰 🦱 🐱 送 |
| | 26 | Doors | | | | 🗌 Appropriate 🗆 Inappropriate 🔄 🗸 🗸 🗸 |
| | 27 | Porches and Balconies | | | | 🗆 Appropriate 🗆 Inappropriate 🖉 🏊 📮 |
| 2 🖉 | 28 | Projections (i.e. porch, portico, canopy) | | | | |
| ב | 29 | Landings/ Steps / Stoop / Railings | | | | |
| 2 | 30 | Lighting (i.e. wall, post) | | | | |
| | 31 | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropriate |
| 2 | 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate |
| 2 | 33 | Decks | | | | 🗆 Appropriate 🗆 Inappropriate |
| ■ | 34 | Garages (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate |
| z | 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate |
| DESIGN | 36 | Grading (i.e. ground floor height, street edge) | | | | Appropriate Inappropriate |
| DE | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | Appropriate Inappropriate |
| SITE | 38 | Driveways (i.e. location, material, screening) | | | | Appropriate Inappropriate |
| S | | Parking (i.e. location, access, visibility) | | | | □ Appropriate □ Inappropriate |
| <u> </u> | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate |
| | 1. Pr 2. As 3. Co Reviev | ose and Intent: reserve the integrity of the District: ssessment of the Historical Significance: onservation and enhancement of property valu w Criteria / Findings of Fact: | | No 5. Comp No 6. Prome | ote the education, pleasure and | itectural and historic character: d welfare of the District to the city residents and visitors: Yes |
| | | onsistent with special and defining character of ompatibility of design with surrounding properties | • • • | | | value of existing structure: gies with surrounding properties: Yes No |

Project Evaluation Form: Permit Requested: Meeting Type:

161 DEER STREET (LUHD-462) **CERTIFICATE OF APPROVAL** 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: <u>Contemporary</u>
- 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 $4\frac{1}{2}$ story mixed-use building.

C. Other Permits Required:

Board of Adjustment Planning Board City Council

D. Lot Location:

Terminal Vista

Intersection / Corner Lot

Gateway 🗌 Rear Lot

Mid-Block

Significant Demolition

E. Existing Building to be Altered/ Demolished:

$\mathbf{\nabla}$ Principal

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:

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. <u>Aerial Image, Street View and Zoning Map:</u>





Zoning Map

• 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.

Aerial and Street View Image

| | INFO/ EVALUATION CRITERIA | SUBJECT PRO | OPERTY | NEIC | GHBORHOOD CONTEXT | |
|----------|---|----------------------|----------------------------|----------------------------------|--|--|
| | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | 5 |
| | GENERAL BUILDING INFORMATION | (ESTIMATED FROM | THE TAX MAPS & ASS | ESSOR'S INFO) | | - 2 z |
| | 1 Gross Floor Area (SF) | | | | | |
| | 2 Floor Area Ratio (GFA/ Lot Area) | | | | | 0 x |
| | 3 Building Height / Street-Width Ratio | | | MAJOR PROJE | CT | |
| | 4 Building Height – Zoning (Feet) | | | | | |
| | 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories | – NEV | v 4 story in | IFILL BUILDING WITH | A PENTHOUSE LEVEL – | |
| | 7 Building Coverage (% Building on the Lot) | | | | | |
| | PROJECT REVIEW ELEMENT | HDC COMME | NTS | HDC SUGGESTION | S APPROPRIATENESS | ⊣O ŭ |
| _ | 8 Scale (i.e. height, volume, coverage) | | | | Appropriate Inappropriate | |
| ĔĂ | 9 Placement (i.e. setbacks, alignment) | | | | | |
| | Massing (i.e. modules, banding, stepbacks) | | | | | ב ע צ |
| | Architectural Style (i.e. traditional – modern) | | | | | |
| | 12 Roofs | | | | | . ≧ |
| | 13 Style and Slope | | | | Appropriate Inappropriate | |
| | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | □ |
| | 15 Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | _ ~ X |
| | 16 Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | > |
| | I7 Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | IB Walls I9 Siding / Material | | | | Appropriate Depaperaniate | - |
| EK - | 20 Projections (i.e. bays, balconies) | | | | □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate | ד ≮⊢ |
| A A | 21 Doors and windows | | | | | - 1 - 5 |
| × . | 22 Window Openings and Proportions | | | | | ⊣ ≃ õ |
| Z | 23 Window Casing/ Trim | | | | | ΞШξ |
| | 24 Window Shutters / Hardware | | | | | |
| | 25 Awnings | | | | | |
| | 26 Doors | | | | □ Appropriate □ Inappropriate | ∃Oõ |
| | 27 Porches and Balconies | | | | □ Appropriate □ Inappropriate | |
| | 28 Projections (i.e. porch, portico, canopy) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| 1 | 29 Landings/ Steps / Stoop / Railings | | | | 🗆 Appropriate 🗆 Inappropriate | |
| ; | 30 Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | 32 Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | 33 Decks | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | Garages (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| z | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| <u> </u> | Bartishing (i.e. location, material, screening) | | | | | |
| | Parking (i.e. location, access, visibility) | | | | Appropriate Inappropriate | |
| | 40 Accessory Buildings (i.e. sheds, greenhouses) | | | | 🗆 Appropriate 🗆 Inappropriate | |
| | pose and Intent: Prosonya tha integrity of the District: | 🗆 Yes 🗆 No | 1 Maint | ain the special character of the | District | |
| | Preserve the integrity of the District: | \Box Yes \Box No | | ain the special character of the | itectural and historic character: | |
| | Assessment of the Historical Significance: | | • | | | |
| ა. | Conservation and enhancement of property value | Jes: 🛛 Yes 🗆 No | 6. MOM | ore the education, pleasure and | d welfare of the District to the city residents and visi | itors: |
| Rev | <u>iew Criteria / Findinas of Fact:</u> | | | | | |

Project Address: Permit Requested: **Meeting Type:**

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

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L2</u>
- Land Use: Mixed-Use
- Land Area: <u>3,050 SF +/-</u>
- Estimated Age of Structure: <u>c.1948</u> Building Style: <u>Commercial</u>
- Number of Stories: 1.0
- Historical Significance: NC
- Public View of Proposed Work: View from Dennet<u>t Street and Maplewood Ave.</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore
- **B.** Proposed Work: To renovate the existing building for a single family use.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal V

| V | 'is' | a | | |
|---|------|---|--|--|
| | | | | |

Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

Principal

Demolition

Mid-Block

F. Sensitivity of Context:

□ Highly Sensitive □ Sensitive ☑ Low Sensitivity □ "Back-of-House"

Gateway

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:

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:





• This building is located along Maplewood Ave. The property is surrounded with many modern



Street View Image & Proposed Elevation

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | 1) – WORK SESSION #C (MINOR) NEIGHBORHOOD CONTEXT | | | | |
|--------|-----|--|-------------------------------|---|--|----------------------------------|--|--|--|
| | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) | | | |
| STAFF | No. | GENERAL BUILDING INFORMATION | (FSTIMA | TED FROM THE TAX MAPS & ASSES | | | | | |
| | 1 | Gross Floor Area (SF) | | | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | |
| | 3 | Building Height / Street-Width (ROW) Ratio | | MINOR PROJECT - EXTERIOR CLADDING, WINDOWS AND DOORS - | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | | |
| | 6 | Number of Stories | | | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | | |
| | | PROJECT REVIEW ELEMENT | APPLICA | ANT'S COMMENTS | HDC SUGGESTIONS | S APPROPRIATENESS | | | |
| X | 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| NTEXT | 9 | Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| NO N | 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| U | 11 | Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | 13 | Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | 16 | Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| | 17 | Eaves, Gutters and Downspouts | 🗆 Appropriate 🗆 Inappropriate | | | | | | |
| ALS | 18 | Walls | □ Appropriate □ Inappropriate | | | | | | |
| RIA | 19 | Number and Material | | | | Appropriate 🗆 Inappropriate | | | |
| ATE | 20 | Projections (i.e. bays, balconies) | | | | Appropriate 🗆 Inappropriate | | | |
| Ś | 21 | Doors and windows | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 8 2 | 22 | Window Openings and Proportions | | | | Appropriate 🗆 Inappropriate | | | |
| Ū | 23 | Window Casing/ Trim | | | | □ Appropriate □ Inappropriate | | | |
| DES | 24 | Window Shutters / Hardware | | | | Appropriate Inappropriate | | | |
| G | 25 | Storm Windows / Screens | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| DIN | 26 | Doors | | | | | | | |
| | 27 | Porches and Balconies | | | | | | | |
| Bl | 28 | Projections (i.e. porch, portico, canopy) | | | | | | | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | | | | |
| | 30 | Lighting (i.e. wall, post) | | | | | | | |
| | 31 | Signs (i.e. projecting, wall) | | | | | | | |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | | | | |
| | 33 | Decks | | | | | | | |
| | 34 | Garages / Barns / Sheds (i.e. doors, placement) | | | | | | | |
| | 35 | Fence / Walls / Screenwalls (i.e. materials, type) | | | | | | | |
| z | 36 | Grading (i.e. ground floor height, street edge) | | | | | | | |
| 5 | 37 | Landscaping (i.e. gardens, planters, street trees) | | | | | | | |
| DES | | Driveways (i.e. location, material, screening) | | | | | | | |
| SITE | | Parking (i.e. location, access, visibility) | | | | | | | |
| SI | 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | | | | |

H. Purpose and Intent:

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

39 HOLMES COURT (LUHD-498) **CERTIFICATE OF APPROVAL** WORK SESSION #1

A. Property Information - General: **Existing Conditions:**

- Zoning District: GRB
- Land Use: <u>Single-Family</u> Land Area: <u>2,520 SF +/-</u>
- Estimated Age of Structure: c.1900
- Building Style: Late Gothic Revival Number of Stories: 2.5

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Holmes Court</u>
- 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

Mid-Block

Significant Demolition

D. Lot Location:

Terminal Vista

🗌 Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

F. Sensitivity of Context:

Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

Gateway

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:

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:





Zoning Map

• 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

Aerial and Street View Image



| | INFO/ EVALUATION CRITERIA | 39 HOLMES COURT (LUHD-498) – WORK SESS SUBJECT PROPERTY | | N | EIGHBORHOOD CONTEXT | | |
|-------------------------------|--|--|----------------------------|----------------------------------|--------------------------------------|--|--|
| Na | Project Information | Existing | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | |
| 1 | Gross Floor Area (SF) | • | | | | | |
| 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | |
| 3 | Building Height / Street-Width Ratio | | Α | | FCT | | |
| 4 | Building Height – Zoning (Feet) | | | | | | |
| 5 | Building Height – Street Wall / Cornice (Feet) | – Add Dormer, Replace Windows and Remove Chmney – | | | | | |
| 6 | Number of Stories | - Aut | | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | | | |
| | PROJECT REVIEW ELEMENT | HDC COMMEN | NTS | HDC SUGGESTIC | ONS APPROPRIATENESS | | |
| <u>к</u> 8 | Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 8 9 10 | Placement (i.e. setbacks, alignment) | | | | Appropriate 🗆 Inappropriate | | |
| N 10 | Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| Ŭ 11 | Architectural Style (i.e. traditional – modern) | | | | Appropriate Inappropriate | | |
| 12 | Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 13 | Style and Slope | | | | Appropriate 🗆 Inappropriate | | |
| 14 | Roof Projections (i.e. chimneys, vents, dormers) | | | | □ Appropriate □ Inappropriate | | |
| 15 | Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 16 | Cornice Line | | | | Appropriate 🗆 Inappropriate | | |
| 17 | Eaves, Gutters and Downspouts | | | | Appropriate Inappropriate | | |
| | Walls | | | | | | |
| 18 19 20 21 | Siding / Material | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 20 V | Projections (i.e. bays, balconies) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | Doors and windows | | | | | | |
| 22 z | Window Openings and Proportions | | | | | | |
| N 23 23 24 24 | Window Casing/ Trim | | | | | | |
| 24 | Window Shutters / Hardware | | | | 🗆 Appropriate 🗆 Inappropriate 🗖 | | |
| רא 25 | Awnings | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 26 010 010 010 | Doors | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| | Porches and Balconies | | | | 🗌 Appropriate 🗆 Inappropriate 👘 | | |
| <u>∞</u> 28 | Projections (i.e. porch, portico, canopy) | | | | | | |
| 29 | Landings/ Steps / Stoop / Railings | | | | | | |
| 30 | Lighting (i.e. wall, post) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 31 | Signs (i.e. projecting, wall) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 32 | Mechanicals (i.e. HVAC, generators) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 33 | Decks | | | | 🗆 Appropriate 🗆 Inappropriate 🔊 | | |
| 34 | Garages (i.e. doors, placement) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| 35 | Fence / Walls (i.e. materials, type) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| US 36 36 37 20 20 | Grading (i.e. ground floor height, street edge) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| SH 37 | Landscaping (i.e. gardens, planters, street trees) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| Д ш 38 | Driveways (i.e. location, material, screening) | | | | 🗆 Appropriate 🗆 Inappropriate | | |
| ≝ <u>38</u> S 39 | Parking (i.e. location, access, visibility) | | | | Appropriate Inappropriate | | |
| 40 | Accessory Buildings (i.e. sheds, greenhouses) | | | | □ Appropriate □ Inappropriate | | |
| H. Purpos | se and Intent: | | • | | | | |
| - | eserve the integrity of the District: | 🗆 Yes 🗆 No | 4. Maintaii | n the special character of | the District: | | |
| | sessment of the Historical Significance: | | | • | rchitectural and historic character: | | |
| Z, AS | | | | ennenn ana ennance me ar | | | |

2. Compatibility of design with surrounding properties:

 Review Criteria / Findings of Fact:
 Consistent with special and defining character of surrounding properties:

 Yes
 No

 Xelation to historic and architectural value of existing structure:

 🗆 Yes 🗆 No 🗆 Yes 🗆 No Compatibility of innovative technologies with surrounding properties: Yes
No

Project Evaluation Form: Permit Requested: Meeting Type:

147 CONGRESS ST. (LUHD-501) **CERTIFICATE OF APPROVAL 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: <u>Modern Vernacular</u> Number of Stories: <u>2</u>

- Historical Significance: Non-<u>Contributing</u> Public View of Proposed Work: <u>View from Congress St. and Maplewood Ave.</u>
- Unique Features: <u>NA</u> Neighborhood Association: <u>Downtown</u>
- **B.** Proposed Work: To add a single story side addition.

C. Other Permits Required:

Planning Board Board of Adjustment

City Council

Mid-Block

Significant Demolition

D. Lot Location:

- Terminal Vista
- Gateway
- ✓ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

- 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)

Neighborhood Context:

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. facade.

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

• 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

Aerial and Street View Image

| INFO/ EVALUATION CRITERIA | SUBJE | ECT PROPERTY | NEIGH | BORHOOD CONTEXT | | | |
|---|----------------------|--|--|--|--|--|--|
| Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | | |
| GENERAL BUILDING INFORMATION | (ESTIMA | TED FROM THE TAX MAPS & AS | SESSOR'S INFO) | | | | |
| 1 Gross Floor Area (SF) | ` ` | | • · · | | | | |
| 2 Floor Area Ratio (GFA/ Lot Area) | | | | | | | |
| 3 Building Height / Street-Width Ratio | | MODERATE PROJECT | | | | | |
| 4 Building Height – Zoning (Feet) | | | | | | | |
| 5 Building Height – Street Wall / Cornice (Feet) | | - REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE - | | | | | |
| 6 Number of Stories | | | | | | | |
| 7 Building Coverage (% Building on the Lot) | | | | | | | |
| PROJECT REVIEW ELEMENT | HDC | COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | | |
| 8 Scale (i.e. height, volume, coverage) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 9 Placement (i.e. setbacks, alignment) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 10 Massing (i.e. modules, banding, stepbacks) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 11 Architectural Style (i.e. traditional – modern) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 12 Roofs | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 13 Style and Slope | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 14 Roof Projections (i.e. chimneys, vents, dormers) | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 15 Roof Materials | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 16 Cornice Line | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 17 Eaves, Gutters and Downspouts | | | | 🗆 Appropriate 🗆 Inappropriate | | | |
| 18 Walls 19 Siding / Material | | | | | | | |
| 20 Projections (i.e. bays, balconies) | | | | Appropriate Inappropriate | | | |
| 21 Doors and windows | | | | Appropriate Inappropriate Appropriate Inappropriate | | | |
| 22 Window Openings and Proportions | | | | Appropriate Inappropriate | | | |
| 23 Window Casing/ Trim | | | | Appropriate Inappropriate Appropriate Inappropriate | | | |
| 24 Window Shutters / Hardware | | | | Appropriate Inappropriate | | | |
| 25 Awnings | | | | Appropriate Inappropriate | | | |
| 26 Doors | | | | Appropriate Inappropriate | | | |
| 27 Porches and Balconies | | | | Appropriate Inappropriate | | | |
| 28 Projections (i.e. porch, portico, canopy) | | | | Appropriate Inappropriate | | | |
| 29 Landings/ Steps / Stoop / Railings | | | | Appropriate Inappropriate | | | |
| 30 Lighting (i.e. wall, post) | | | | Appropriate Inappropriate | | | |
| 31 Signs (i.e. projecting, wall) | | | | Appropriate Inappropriate | | | |
| 32 Mechanicals (i.e. HVAC, generators) | | | | Appropriate Inappropriate | | | |
| 33 Decks | | | | | | | |
| 34 Garages (i.e. doors, placement) | | | | Appropriate Inappropriate | | | |
| 35 Fence / Walls (i.e. materials, type) | | | | Appropriate Inappropriate | | | |
| 36 Grading (i.e. ground floor height, street edge) | | | | Appropriate Inappropriate | | | |
| 37 Landscaping (i.e. gardens, planters, street trees) | | | | Appropriate Inappropriate | | | |
| 38 Driveways (i.e. location, material, screening) | | | | Appropriate Inappropriate | | | |
| 39 Parking (i.e. location, access, visibility) | | | | Appropriate Inappropriate | | | |
| 40 Accessory Buildings (i.e. sheds, greenhouses) | | | | Appropriate Inappropriate | | | |
| Purpose and Intent: | 1 | | | | | | |
| . Preserve the integrity of the District: | | | ntain the special character of the Dis | strict | | | |
| | | 1NU 4. ///QII | | | | | |

2. Compatibility of design with surrounding properties:

 Review Criteria / Findings of Fact:
 Consistent with special and defining character of surrounding properties:

 Yes
 No

 Xelation to historic and architectural value of existing structure:

 🗆 Yes 🗆 No 🗆 Yes 🗆 No Compatibility of innovative technologies with surrounding properties: Yes
No



🙈 City of Portsmouth, NH

LU-21-54

Land Use Application

Status: Active

Applicant

Neil Hansen nahansen@tighebond.com 177 Corporate Drive Portsmouth, NH 03801 6034338818 Date Created: Mar 22, 2021

OpenGov

Location

1 RAYNES AVE Portsmouth, NH 03801

Owner:

ONE RAYNES AVE LLC 1359 HOOKSETT RD HOOKSETT, NH 03106

Applicant Information

Please indicate your relationship to this project

F. Applicant's Representative Filing on behalf of C., D. or E. above

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

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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

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 \Box

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

\Box

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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

RAYNES AVENUE SUMMARY & DESIGN INTENT

We respectfully submit this Application for Approval.

Both the Mixed-Use and Hotel buildings have undergone significant review and study of multiple design options. In order to assist in the review of these significant buildings, we have summarized the status of the building designs and subsequent process leading up to this final application for your consideration:

WORK SESSION 1

Building footprints were laid out on the site as two separate buildings, defined by their use with surface parking. The applicant was strongly urged to remove all structures from the 100 foot buffer to support the primary goal of the Conservation Commission and protect the waterfront of North Mill Pond. The design team remains committed to that directive.

WORK SESSION 2

The Mixed Use massing consists of five stories with a one story mass along Maplewood Ave. The Hotel Building is also five stories.

Architectural styles for both buildings are similar and primarily wood/metal.

WORK SESSION 3

The fifth floor of the Mixed Use building mass is reduced to a penthouse and floors are stepped down toward Maplewood Ave.

Surface parking was reduced significantly and located under the buildings where possible, based on feedback from the Commission. A Puzzle Lift Parking management system was introduced to maximize the parking under the Mixed Use Building.

Inspiration images for Mixed Use Architectural styles are presented and discussed.

WORK SESSION 4

A section of the fifth floor of the Hotel closest to North Mill Pond is removed.

Inspiration images for Hotel Architectural styles are presented and discussed.

WORK SESSION 5

Three building design options for Mixed Use Architectural styles are presented and discussed.

Three building design options for Hotel Architectural styles are presented and discussed.

WORK SESSION 6

The Mixed Use building moves forward with a traditional Architectural Style. Massing is also set back at the fourth floor along the North Mill Pond and the resultant three story volume is wrapped around Maplewood Ave to Raynes Ave. Clapboard siding is added to the fourth floor and penthouse. Massing elements are added to signify entry.

The Hotel building moves forward with a textured brick base detail and lighter fifth floor material. Massing elements are added to signify entry. Hotel vehicular entrance is accentuated.

WORK SESSION 7

Further refinement of Mixed Use and Hotel glazing and Cornice Details are developed. Entry Canopy designs are updated with cables and glass. Hotel vehicular entrance is minimized.

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

WORK SESSION 8

Development of Mixed Use storefront entries and canopies. Development of Hotel Entrance feature.

WORK SESSION 9

Introduction and development of three primary glass entry canopies. Discussion of vinyl window specification for the Hotel building.

APPLICATION FOR APPROVAL

The final Application for Approval specifies Marvin Fiberglass windows for both the Mixed Use and Hotel buildings, as well as an added cap detail to the entrance element at the Hotel.

Thank you for your consideration. Sincerely,

Carla Goodknight, AIA, NCARB Principal, CJ Architects

TABLE OF CONTENTS:

1.0 Views of Mixed Use and Hotel Buildings

- Mixed-Use Updated Design Details
- Hotel Updated Design Details
- 2.0 Mixed-Use Elevations and Details

3.0 Hotel Elevations and Details

4.0 Proposed Materials

5.0 Reference Pages

- Site Plans
- Project Data ReferenceParking System
- 30"x42" (Duplicate) Scale Drawings for Record



SITE AERIAL & LOCATION PLAN



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022







MAPLEWOOD AVE CANOPY



RAYNES AVENUE PORTSMOUTH, NEW HAMPSHIRE



RAYNES AVE CANOPY



GLASS CANOPY DETAILS



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022





1.0








MAPLEWOOD BRIDGE VIEW



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022







RAYNES AVENUE ENTRY VIEW



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022







VAUGHAN STREET VIEW



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022





RAYNES AVE ENTRY VIEW



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022







VIEW ACROSS NORTH MILL POND FROM MARKET STREET



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022





RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022







VIEW ACROSS NORTH MILL POND



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022









 LEVEL 1 - OVERALL

 SCALE: 1/8" = 1'-0"
 REF SHEET: 1 / A3.01



FIRST FLOOR PLAN





SECOND FLOOR PLAN













FOURTH FLOOR PLAN

| RAYNES AVE. Project MIXED USE | ^{Date} 15 JULY 2022 | Dwg. No. A1.04 |
|----------------------------------|------------------------------------|-------------------|
| | 2 | 2.3 |





PENTHOUSE FLOOR PLAN

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

| RAYNES AVE. | t Date 15 JULY 2022 | Dwg. No. A1.05 |
|-------------|---------------------------|-------------------|
| | 2 | 2.4 |







Scale

ELEVATIONS































KEYPLAN 1" = 40'-0"





 EXTERIOR ELEVATION - NORTH WEST

 SCALE: 1/4" = 1"-0"

 REF SHEET: 1 / A1.01



KEYPLAN 1" = 40'-0"













KEYPLAN 1" = 40'-0"





BUILDING SECTIONS

1 BUILDING SECTION - NORTH EAST/SOUTH WEST SCALE: 3/32" = 1'-0" REF SHEET: 1/A1.01





LEGEND

RESIDENTIAL

RESTAURANT/OFFICE/RETAIL









2.12 NOT TO SCALE

RAYNES AVE. MIXED USE



- LEVEL 1 100'-0"
- LEVEL 2 115'-0"
- LEVEL 4 136' 0"
- PENTHOUSE 147' 4"
- 158' 11"





WALL SECTIONS

RAYNES AVE. Project Date 15 JULY 2022 A4.11 2022 A4.11 NOT TO SCALE





WALL SECTIONS

2.14

NOT TO SCALE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



(11) ROOF EDGE AT METAL PANEL SCALE: 11/2" = 1'-0" REF SHEET: 4 / A4.11











3 BRICK CORNICE W/ STONE ACCENT L4 SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12

N.

PREFINISHED PREFORMED ALUM. CAP





1 PREFORMED METAL CORNICE L4/PENTHOUSE SCALE: 11/2" = 1'-0" REF SHEET: 1/A4.11





5 BRICK CORNICE W/ STONE FRIEZE AND ACCENT L4 SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.12





8" HEIGHT PRECAST LINTEL

F.G. CLAD DOUBLE HUNG WINDOW; COLOR BLACK

BRICK VENEER; COLOR "MAIN BRICK"

4" HEIGHT PRECAST SILL

- 8-



BRICK VENEER







TA STOREFRONT WINDOW IN BRICK/METAL PANEL 3D SCALE:





4 STOREFRONT DOOR AT TENANT ENTRY 3D SCALE:





















STOREFRONT SILL METAL PANEL SCALE: 3" = 1'-0"



STOREFRONT DETAILS









BRICK VENEER



STOREFRONT WINDOW SYSTEM

STOREFRONT WINDOW SYSTEM







FIRST FLOOR PLAN

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



RAYNES AVE.

roject Date 15 JULY 2022 Dwg. No. A1.01

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

SECOND FLOOR PLAN

REF SHEET: 1 / A3.01









THIRD FLOOR PLAN







HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

PROCON







HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:





ROOF PLAN



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022






















ELEVATIONS





KEYPLAN 1" = 40'-0"





ELEVATIONS









BUILDING SECTIONS

BUILDING SECTION - NORTH EAST/ SOUTH WEST SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02 (1)





SCALE: 3/32" = 1'-0"





3.11 NOT TO SCALE



LEGEND HOTEL



NOT TO SCALE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022





WALL SECTIONS



RAYNES AVE. HOTEL Project Date 15 JULY 2022 A4.12 3.13

NOT TO SCALE



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022









(2A) ENLARGED FIBERGLASS WINDOW IN METAL PANEL LEVEL 5 3D SCALE:









NOT TO SCALE



(S2) FIBERGLASS WINDOW SILL METAL PANEL TYP. SCALE: 3" = 1'-0" FIBERGLASS WINDOW DETAILS





0' - 0 1/2











(J2) FIBERGLASS WINDOW JAMB METAL PANEL TYP. SCALE: 3" = 1'-0"









0'-1"

PREFINISHED/ PREFORMED ALUM. PANEL

- FIBERGLASS WINDOW







(H1) FIBERGLASS WINDOW HEAD W/ PROJECTION SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



(J3) FIBERGLASS WINDOW JAMB DIAMOND METAL PANEL SCALE: 3* = 1'-0*

S3_____SCALE: 3" = 1'-0"



NOT TO SCALE



ALUMINUM STOREFRONT ELEVATIONS



2











ALUMINUM STOREFRONT ELEVATIONS





NOT TO SCALE

PREFINISHED ALUM. PANEL



NOT TO SCALE



HOTEL MAIN BRICK MANUFACTURER: BELDEN COLOR: CLARET FULL RANGE VELOUR MORTAR: SGS 85X DARK CHOCOLATE SPECIAL INSTRUCTIONS: RUNNING BOND



HOTEL ACCENT BRICK MANUFACTURER: ENDICOTT COLOR: MANGANESE IRONSPOT - SMOOTH MORTAR: SGS 94X IRON BLACK SPECIAL INSTRUCTIONS: RUNNING BOND

RAYNES AVENUE

PROPOSED MATERIALS



MIXED-USE MAIN BRICK MANUFACTURER: BELDEN COLOR: ADMIRAL FULL RANGE VELOUR MORTAR: NATURAL PORTLAND CEMENT SPECIAL INSTRUCTIONS: RUNNING BOND



MIXED-USE ACCENT BRICK MANUFACTURER: ENDICOTT COLOR: MANGANESE IRONSPOT - SMOOTH MORTAR: SGS 94X IRON BLACK SPECIAL INSTRUCTIONS: RUNNING BOND



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

PORTSMOUTH, NEW HAMPSHIRE







PREFORMED ALUMINUM PANEL MANUFACTURER: VITRABOND COLOR:A = FAUX ZINC LIGHT D = GRAPHITE GREY ZINCG = BLACK

B = FAUX ZINC DARK C = FAUX ZINC CHARCOALE = DARK GREY METTALIC F = CADET GREY

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022







MIXED-USE DOUBLE-HUNG WINDOWS MANUFACTURER: MARVIN SERIES: ESSENTIAL COLOR: EBONY

MIXED-USE PATIO DOORS MANUFACTURER: SERIES: COLOR:

MARVIN ESSENTIAL EBONY

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS





HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022













HOTEL FIBERGLASS WINDOW MANUFACTURER: MARVIN - ESSENTIALS SERIES: ESSENTIAL PICTURE & AWNING WINDOWS BLACK COLOR:

ALUMINUM STOREFRONT MANUFACTURER: KAWNEER SERIES: COLOR: BLACK

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022





4.3

TRIFAB 451 UT





452TCG126



MIXED-USE BALCONY RAILING MANUFACTURER: METALS DEPOT STYLE: 1" HOLE - PS111 COLOR: KYNAR - PEWTER SILVER



HOTELS

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

PEARL GREY









MIXED-USE ENTRY LIGHT MANUFACTURER: MODERN FORMS MODEL: SUSPENSE COLOR: BLACK

MIXED-USE ENTRY LIGHT MANUFACTURER: MODERN FORMS MODEL: MIDNIGHT COLOR: BLACK

MODEL: COLOR:

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022



MIXED-USE ENTRY LIGHT MANUFACTURER: MODERN FORMS BLADE BLACK





APPENDIX:

- SITE PLANS

- PROJECT DATA

- PUZZLE PARKING SYSTEM

- 30"x42" (DUPLICATE) SCALE DRAWINGS FOR RECORD



RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022





RAYNES AVE - PORTSMOUTH, NH 11/15/2021



PORTSMOUTH, NEW HAMPSHIRE

SITE LANDSCAPE PLAN REFERENCE



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

SITE LANDSCAPE PLAN

Tighe&Bond





LEGEND

HOTEL RESIDENTIAL RESTARAUNT/OFFICE/RETAIL



1 LEVEL 1 - OVERALL SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN AND SITE

RAYNES AVENUE

FIRSR FLOOR PLAN AND SITE



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

PORTSMOUTH, NEW HAMPSHIRE







CHARACTER DISTRICT: CD-4 **BUILDING TOTALS: RESIDENTIAL:** 68,000 - 32 UNITS HOTEL: 66,000 - 124 UNITS

PROPOSED USE:

DEVELOPMENT STANDARDS BUILDING PLACEMENT

MAXIMUM PRINCIPA MAXIMUM SECOND SIDE YARD: MINIMUM REAR YAR MINIMUM FRONT LC

(1) - INCREASE ABOVE

MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABO MINIMUM GROUND S MINIMUM SECOND S FACADE GLAZING: SHOP FRON ALLOWED ROOF TY FLAT, GABLE

RAYNES AVENUE PORTSMOUTH, NEW HAMPSHIRE

PROJECT DATA REFERENCE



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022

RAYNES AVENUE

PLAN PORTSMOUTH 3D MODEL: AREA 7

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

> MULTI FAMILY DWELLING HOTEL RETAIL/RESTAURANT

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

| (PRINCIPAL BUILDING): | | PROPOSED | PROPOSED |
|------------------------|---------------|-----------------------|------------|
| | REQUIRED | BUILDING A | BUILDING B |
| AL FRONT YARD: | 15 FT | ±16 FT ⁽¹⁾ | 7.4 FT |
| DARY FRONT YARD: | 12 FT | ±5 FT | N/A |
| | NR | NR | NR |
| RD: | 5 FT | N/A | N/A |
| OT LINE BUILDOUT: | 50% | 78.4% | 78.4% |
| | | | |
| THE MAXIMUM ALLOWED PE | ER 10.5A42.12 | | |
| | | | |

| BUILDING AND LOT OCCUPATION: | | PROPOSED | | | |
|---|--------------------------|------------|--|--|--|
| | REQUIRED | BUILDING A | | | |
| MAXIMUM BUILDING BLOCK LENGTH: | 200 FT | 141 FT | | | |
| MAXIMUM FACADE MODULATION LENGTH: | 80 FT | <80 FT | | | |
| MAXIMUM ENTRANCE SPACING: | 50 FT | <50 FT | | | |
| MAXIMUM BUILDING COVERAGE: | 90% | ±47.0% | | | |
| MAXIMUM BUILDING FOOTPRINT: | 30,000 SF ⁽²⁾ | 17,850 SF | | | |
| MINIMUM LOT AREA: | NR | | | | |
| MINIMUM LOT AREA PER DWELLING UNIT: | NR | | | | |
| MINIMUM OPEN SPACE: | 10% | 35.4% | | | |
| MAXIMUM GROUND FLOOR GFA PER USE: | 15,000 SF | 7,720 SF | | | |
| | | | | | |
| (2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10 | | | | | |
| | | | | | |
| BUILDING FORM (PRINCIPAL BUILDING): | | PROPOSED | | | |
| | REQUIRED | BUILDING A | | | |
| BUILDING HEIGHT: | 5 STORY (3) | 5 STORY | | | |
| | 60 FT | 59.77 FT | | | |

| BOVE SIDEWALK GRADE: | 36 IN | <36" | <36" |
|--------------------------|---------------------------------------|---------|---------|
| D STORY HEIGHT: | 12 FT | 15 FT | 15 FT |
| STORY HEIGHT: | 10 FT | 10.5 FT | 10.5 FT |
| | | | |
| NT FACADE TYPE YPES | 70% | 70% | 70% |
| E, HIP, GAMBREL, MANSARD | FLAT, GABLE, HIP, GAMBREL, MANSARD | FLAT | |





5.3

PROPOSED BUILDING B

116 FT

<80 FT

<50 FT $\pm 47.0\%$ 14,622 SF

8,911 SF

PROPOSED BUILDING B 5 STORY

57.90 FT





PROPOSED VIEW





(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

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

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

TWO-LEVEL PUZZLE (+2)



(A) Design Plan View



RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

CIYTLIFT - PUZZLE PARKING SYSTEM REFERENCE



HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: AUGUST 3, 2022









5.4

Sity of Portsmouth, NH

LU-22-145

Land Use Application

Status: Active

Applicant

Ryan Plummer ryan@twointernationalgroup.com 1 New Hampshire Ave, Suite 123 Portsmouth, NH 03801 603.431.6400 ext. _____ OpenGov

08/05/2022

Date Created: Jul 15, 2022

Location

2 RUSSELL ST Portsmouth, NH 03801

Owner:

PORT HARBOR LAND LLC 1000 MARKET ST BUILDING ONE 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

 \Box

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

$\mathbf{\nabla}$

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Request for Extension of Previously Granted Land Use Approval

https://portsmouthnh.viewpointcloud.io/#/explore/records/65871/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011599%2... 1/9



RUSSELL STREET DEVELOPMENT HDC WORKSESSION #7 | 08.03.2022



TWO INTERNATIONAL GROUP

PORT HARBOR LAND, LLC OWNER

SGA

MARKET SQUARE ARCHITECTS TWO INTERNATIONAL GROUP





Tighe&Bond

TIGHE & BOND

HALVORSON | TIGHE & BOND STUDIO

HALVORSON Tighe&Bond STUDIO

JAROS, BAUM & BOLLES CONSULTING ENGINEERS, LLP

DESIMONE CONSULTING ENGINEERS

DESIMONE

JBB





Tighe&Bond DESIMONE LIGHTB





SCA

ARCHITECT

Russell Street Development | August 3rd, 2022 | 2

RUSSELL STREET DEVELOPMENT

HDC WORKSESSION #7

| 1. SITE CONTEXT | 04 - 12 |
|--------------------|---------|
| 2. BUILDING DESIGN | 13- 18 |
| 3. BUILDING 1 | 19 - 30 |
| 4. BUILDING 2 | 31 - 57 |
| 5. BUILDING 3 | 58 - 76 |
| 6. APPENDIX | 77 - 90 |



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SITE CONTEXT





SITE CONTEXT | DOWNTOWN PORTSMOUTH





SITE CONTEXT | EXISTING SITE PHOTOS



A. DEER STREET AERIAL, LOOKING SOUTH
B. DEER STREET, LOOKING WEST
C. PORTWALK PLACE, LOOKING NORTH
D. DEER STREET, LOOKING EAST
E. MAPLEWOOD AVENUE, LOOKING SOUTH
F. VAUGHAN STREET, LOOKING SOUTH















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SITE CONTEXT | DOWNTOWN PORTSMOUTH



1. CREATE AN ACTIVE GROUND & **DEFINE ENTRANCES**

TWO INTERNATIONAL

GROUP

IBB

HALVORSON



2. MAINTAIN WINDOW LINES



3. PRESERVE FACADE RHYTHM







FACADE STUDY AT MARKET SQUARE



SITE CONTEXT | LOCAL PORTSMOUTH PRECEDENT STUDIES











SITE CONTEXT | BUILDING FACADE PRECEDENT STUDIES







SITE CONTEXT | PUBLIC REALM PRECEDENT STUDIES





SITE CONTEXT | EXTENDED CONTEXT SITE PLAN





HALVORSON Tighe&Bond studio

SITE CONTEXT | PROJECT SITE PLAN





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BUILDING CONCEPT





Russell Street Development | August 3rd, 2022 | 13

BUILDING CONCEPT | MASSING DIAGRAMS



STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



STEP 2: CREATE VIEW CORRIDORS TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.





STEP 4: BREAK THE MASSES INTO MODULES TO RELATE TO THE SURROUNDING CONTEXT SCALE.





STEP 5: VARY MODULE HEIGHTS AND SETBACKS TO CREATE VISUAL BREAKS IN THE FACADES.



STEP 3: CARVE AWAY AT THE MASS TO FORM OUTDOOR COURTYARD SPACE.

STEP 6: PULL IN COMMUNITY SPACE TO STRENGTHEN PUBLIC INTERACTION WITH THE SITE

BUILDING CONCEPT | FRONT AXONOMETRIC





BUILDING CONCEPT | REAR AXONOMETRIC





BUILDING CONCEPT | WINDOW STUDY

RECESSED BALCONY

OPERABLE WINDOW

JULIET WINDOW

BAY WINDOW





PUNCHED WINDOW



BUILDING CONCEPT | MATERIAL STUDY



LIGHT



Brick 4

Full Color



Metal Channel

Dusty Charcoal



DARK

BUILDING 1





BUILDING 1 | VIEW A





BUILDING 1 | VIEW B





BUILDING 1 | NIGHT VIEW





BUILDING 1 | SUPPLEMENTAL VIEWS





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BUILDING 1 | PUBLIC REALM DESIGN - OPTION 1





BUILDING 1 | PUBLIC REALM DESIGN - OPTION 2





BUILDING 1 | AXONOMETRIC VIEW





LEGEND

OFFICE SPACE

ROOF DECK

BUILDING CORE

MECHANICAL ROOM

LOBBY



BUILDING 1 | ELEVATIONS







BUILDING 1 | ENTRYWAY







BUILDING 1 | BAY STUDIES







BUILDING 1 | MATERIAL STUDIES



JBB

HALVORSON Tighe&Bond STUDIO

TWO INTERNATIONAL

GROUP





BUILDING 2





BUILDING 2 | VIEW A | OPTION 1 (AS OF RIGHT)





BUILDING 2 | VIEW A | OPTION 2 (WITH VARIANCE)





BUILDING 2 | VIEW B





BUILDING CONCEPT | MATERIAL

Concept Collage

Concept Collage





BUILDING 2 | NIGHT VIEW





BB HALVORSON Tighe&Bond studio

BUILDING 2 | SUPPLEMENTAL VIEWS





BUILDING 2 | PUBLIC REALM DESIGN







LEGEND



BUILDING 2 | ELEVATIONS





B2 SOUTH ELEVATION

B2 SOUTH EAST ELEVATION 1





B2 SOUTH EAST ELEVATION 2



B2 EAST ELEVATION 2

BUILDING 2 | ELEVATIONS







B2 NORTH ELEVATION



B2 WEST ELEVATION 1



ARCHITECT



BUILDING 2 | ELEVATIONS



B2 EAST ELEVATION | OPTION 1 AS OF RIGHT B2 EAST ELEVATION | OPTION 2 REQUIRES A CITY VARIANCE





BUILDING 2 | ENTRYWAY







BUILDING 2 | PARKING ENTRY 1











BUILDING 2 | PARKING ENTRANCE









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BUILDING 2 | PARKING EXIT











BUILDING 2 | RETAIL ENTRY









BUILDING 2 | RETAIL ENTRY 2









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BUILDING 2 | ROOF DECK







BUILDING 2 | BAY STUDIES





BUILDING 2 | BAY STUDIES

BAY 3 -JULIET WINDOW



BAY 4 -BAY WINDOW





BAY 5 -RECESSED BALCONY



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BUILDING 2 - A



TWO INTERNATIONAL GROUP

JBB HALVORSON Tighe&Bond STUDIO

ARCHITECT









BUILDING 2 - B





ARCHITECT









BUILDING 2 - C



JBB HALVORSON Tighe&Bond STUDIO

ARCHITECT

TWO INTERNATIONAL

GROUP









ARCHITECT







BUILDING 2 - E



TWO INTERNATIONAL GROUP

JBB

ARCHITECT

HALVORSON Tighe&Bond STUDIO







PERFORATED METAL SCREEN | ASHVILLE AIRPORT- PARKING GARAGE





Tighe&Bond DESIMONE LIGHTB

Russell Street Development | August 3rd, 2022 | 57

BUILDING 3

1





BUILDING 3 | VIEW A





BUILDING 3 | VIEW B





BUILDING 3 | NIGHT VIEW





BUILDING 3 | SUPPLEMENTAL VIEWS





Tighe&Bond DESIMONE LIGHTB

BB HALVORSON

BUILDING 3 | PUBLIC REALM





BUILDING 3 | AXONOMETRIC VIEW





LEGEND







B3 EAST ELEVATION







B3 NORTH ELEVATION

B3 SOUTH ELEVATION





B3 WEST ELEVATION



BUILDING 3 | ROOF DECK





BUILDING 3 | ENTRYWAY 1











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BUILDING 3 | ENTRYWAY 2











BUILDING 3 | ENTRYWAY 3





RETAIL ENTRANCE

BUILDING 3 RETAIL ENTRANCE





BUILDING 3 | BAY STUDIES





BUILDING 3 - A



Tighe&Bond DESIMONE LIGHTB **S**A

> **JBB** HALVORSON Tighe&Bond studio

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BUILDING 3 - B





Tighe&Bond DESIMONE LIGHTB

JBB HALVORSON Tighe&Bond studio



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GROUP







STOREFRONT SIGNAGE





APPENDIX









1 B1-West Elevation 1/8" = 1'-0"



1 B1 - East Elevation



2 B1- South Elevation

2 B1- North Elevation



| MATERIAL LEGEND | |
|-----------------|-----------|
| \square | BRICK |
| EZ | LIMESTONE |
| | GRANITE |
| | METAL |





1)<u>B2 - West Elevation 1</u>_____









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1 B2 - South Elevation 2

2 B2 - West Elevation 2 1/8" = 1'-0"



(3) <u>B2-South West Elevation 2</u> (4) <u>B2-South West Elevation 2</u> (5) <u>B2-North Elevation 2</u> (5) <u>B2-North Elevation 2</u> (6) <u>B2-North Elevation 2</u> (7) <u>10⁶ - 10⁶</u> (8) <u>10⁶ - 10⁶</u> (9) <u>B2-North Elevation 2</u> (9) <u>B2-North Elevation 2 (9) <u>B2-North Elevation 2 (9) <u>B2-North Elevation 2 (9) <u>B</u></u></u></u>















1)B3 - North Elevation_







BUILDING 1 | DOOR AND WINDOW SCHEDULE





| MATERIAL LEGEND | |
|-----------------|-----------|
| \square | BRICK |
| EZA | LIMESTONE |
| | GRANITE |
| | METAL |





| ς. | CT5 | |
|----|--------|-------|
| L | 515 | |
| 1 | 4/4" - | 1' 0" |

| | 15'-0" | | | | | | | |
|-----|--------|----------|----|----|--------------|----------|--|--|
| EQ | EQ | EQ | EQ | EQ | EQ | | | |
| | | | | | | 2'-0" | | |
| | | <u>.</u> | | | 1 | 3.0. | | |
| | | .,. | | | 1 | 3'-0" | | |
| | | | | | | 3'-0" | | |
| | | | | | . ', . ', | VARIABLE | | |
| 1.1 | | | | | | | | |

7 ST2



2 <u>CW7</u> 1/4" = 1'-0"

| . k | 15'-0" | | | | | | |
|----------|----------|------|----------|-----|---------------------|----------|----------|
| EQ | EQ | EQ | EQ | EQ | EQ | | |
| | | | | | | -5 | _ |
| | | | | | | - (C | |
| 11 | 11 | 1.1 | 11 | 1.1 | 11 | 3' - 0" | |
| 1 | | 1,1 | <i>.</i> | ',' | <i>.</i> ' <i>.</i> | ю. | |
| 1.1 | 11 | 1,1 | 11 | 1.1 | 1. | 3' - 0" | |
| 1 1 | , , | 1 1 | , , | 1 1 | 1 | ю. | 15' - 6" |
| 1. | 11 | 1,1 | 11 | 1,1 | 1. | 3' - 0" | - |
| 1. | 1 | 11 | / | 11 | 1 | м м | |
| 1 | | 1.1 | [·] | 1.1 | | BLE | |
| <u> </u> | <u> </u> | ΗĤ | <u> </u> | Ļ | r | VARIABLE | |
| | | | | | 111 | | |

11) <u>ST1</u> 1/4" = 1'-0"

6 CW8

| | EQ | EQ | EQ | EQ | EQ | EQ | | |
|---|----|----|----|-------|-------|---------|---|-----|
| 1 | | 1 | | 1 | | | | |
| | | | | | | | ß | |
| | | | | · , , | ; ; ; | | ğ | 90" |
| | | | | | | <i></i> | g | |

1)<u>CW2</u> 1/4" = 1'-0*
BUILDING 2 | DOOR AND WINDOW SCHEDULE





EQ EQ EQ

EQ



(14) ST16 1/4" = 1'-0"





25' - 0"

EQ EQ

| | 8 |
|--------------------------------|---|
| | |
| 13 <u>ST13</u> 1/4" = 1'-0" | |
| | |
| | |

| (13) ST13 | |
|-----------------|--|
| 13 1/4" = 1'-0" | |
| | |
| | |

12' - 6" EQ a EQ b EQ b EQ b EQ b EQ a 8 ST11 1/4" = 1'-0"

| | 7 | 7 | 7 | 7 | 7 | 7 |
|-------------|-----|---|--------|---|---|--------|
| · · · | | , | ' , | ' | , | , |
| | - | 1 | , | ' | | , , |
| <u>_</u> \\ | 11. | 2 | | | | |



| _ | , EQ | | |
|--------------------|--------------|-------|-----|
| | | | |
| | | | _ |
| | · . ' | 1.1 | , ' |
| | <i>, ' ,</i> | 1 | 1 |
| | | . • , | 1 |
| LEVEL 5 | | | 1 |
| • <u>LEVEL 5</u> - | | | |
| | | | |

2 CW11 INTERNAL 1/4" = 1'-0"

| | 2' - 3" 2' - 3" 2' - 3" 2' - 3" | " = EQ EQ + + + + + + |
|------|---------------------------------|--------------------------|
| | | |
| | | 22'-6' E |
| | | |
| CT40 | | |

(10) ST18 1/4" = 1'-0"















ARCHITECT



| MATERIAL LEGEND | |
|-----------------|-----------|
| | BRICK |
| EZ | LIMESTONE |
| | GRANITE |
| | METAL |



| .,. | · · · | | · · · | <i>,</i> ,, | · ', |
|----------------|-------|-------|--------------|-------------|------------|
| ; , , , , , | | ; · ; | <i>.</i> , ' | , , , | |
| | | | | | <i>.</i> , |
| | / / | | | | |





| 1 | 1.1 | | 1.1 |
|---|-----|----|-----|
| / | 1 | 1 | 1 1 |
| / | 1 | 11 | 1 |
| | | 4 | |
| 1 | 1 | 1 | 1.1 |

| 1 | ; ' | <i>.</i> , , | | | | <i>.</i> ,, |
|------------|---------------|--------------|---------|---|---|-------------|
| 1 | <i>'</i> , | | <i></i> | 1 | 1 | . , |
| , | 1 | | | 1 | | |
| 6 <u>C</u> | W1: 4" = 1 | 2 | _ | | | |





1)<u>CW11</u> 1/4" = 1'-0"

BUILDING 3 | DOOR AND WINDOW SCHEDULE





10' - 0"

2' - 6" 2' - 6" 2' - 6" 2' - 6"





(14) ST25

3'-0" 3'-0"

12' - 6"

EQaEQb EQb EQb EQbEQa

12' - 6" EQ a EQ b EQ b EQ b EQ b EQ a

(11) ST21 1/4" = 1'-0"

7 ST22 1/4" = 1'-0"

2' - 6" 2' - 6" 2' -

(13) ST27 1/4" = 1'-0"





| | 20 '= 1'-0" | |
|----------|----------------|----|
| <u> </u> | - 1-0 | |
| | | |
| | , EQ | EC |
| | 1 | 1 |

| | - | | |
|-----|-------------|-------|-----------|
| | | | \square |
| | | | <u>,</u> |
| | . , | | ·', |
| | | · , · | , · |
| (2) |) <u>CW</u> | 19 | |
| Ľ | 1/4" = | 1'-0" | |



EQ EQ EQ EQ

(12) ST28 1/4" = 1'-0"





3 <u>CW17</u> 1/4" = 1'-0"



| MATERIAL LEGEND | |
|-----------------|-----------|
| | BRICK |
| EZ | LIMESTONE |
| | GRANITE |
| | METAL |

13'-11

| 15' - 0" 6" | | | | | | | | |
|----------------|----------|-----|----|----------|---|---|---------|--------|
| | | | | Ī | | | 2" - 0" | |
| | | , ' | | <u> </u> | 1 | , | 2' - 8" | |
| | , , , | , | 1 | / | , | ' | 2' - 8" | 12'-8" |
| . 1 | ΄, | / | | , , | , | , | 2' - 8" | |
| . ' | ;' | , ' | ΄, | ', | ′ | , | 2" - 8" | r. |

| - | EQ | EQ | EQ | EQ | EQ | EQ | | |
|------------|-----------------|--------------|-------|-------|------|-----|---|--------|
| l | | | | | 1 | | ğ | |
| | <i>''</i> ,' | <i>.</i> , , | · , · | · . , | . ', | . , | ğ | 8' -0" |
| | ; | , ', , ', | | . , , | 1 | | ğ | |
| 5 <u>C</u> | W22 4" = 1'- | 0" | | | | | | rı |

9 ST23 1/4" = 1'-0"

12' - 6" 3"2'-6" 2'-6" 2'-6" 2'-6"1









KEY PLAN

3 TYPICAL BAY WINDOW PLAN

GROUP

ARCHITECT



JBB HALVORSON Tighe&Bond STUDIO



KEY PLAN









1) WALL SECTION AT ENTRYWAY









1 WALL SECTION @ BUILDING 3



Russell Street Development | August 3rd, 2022 | 89

GROUP

ARCHITECT

Tighe&Bond STUDIC







ARCHITECTURE | PLANNING INTERIOR DESIGN | VDC BRANDED ENVIRONMENTS

BOSTON 200 HIGH ST, FLOOR 2 BOSTON, MA 02110

NEW YORK

54 W 21ST ST, FLOOR 12 NEW YORK, NY 10010

SGA-ARCH.COM 857.300.2610

THANK YOU

RUSSELL STREET DEVELOPMENT | AUGUST 3RD, 2022 | 91

🕵 City of Portsmouth, NH

LUHD-463

Historic District Commission Work Session or Administrative Approval Application

| Status: Active | Date Created: Apr 14, 2022 | | |
|--|---|--|--|
| Applicant | Location | | |
| Carla Goodknight carla@cjarchitects.net | 179 PLEASANT ST Portsmouth, NH 03801 | | |
| 233 Vaughan Street Suite 101 | Owner: | | |
| Portsmouth, NH 03801 6034312808 | MILL POND VIEW LLC PO BOX 399 NOTTINGHAM, NH 03290 | | |

Application Type

Please select application type from the drop down menu below Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Application to Amend Previous Approval - restoration, renovation, new construction and selective demolition of various structures setback behind historic mansion and annex.

Description of Proposed Work (Planning Staff)

(minor demolition, new construction, restoration and renovation of the accessory structures and annex of the main home)

Project Representatives

 Relationship to Project

 Architect

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

 -

 Full Name (First and Last)

 Business Na

 Carla

 Mailing Address (Street)

 City/Town

233 Vaughan

State NH

Phone 6034312808

Business Name (if applicable) CJ Architects

City/Town Portsmouth

Zip Code 03801

Email Address carla@cjarchitects.net

Relationship to Project

Other

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

General Contractor & Construction Manager

Full Name (First and Last)

David Calkins

Business Name (if applicable)

08/05/2022

LETTER OF AGENDA

We respectfully submit this Application for Approval.

At this time, the team is focusing on the remaining structures located behind the Annex.

We have included the following items for your consideration:

CJ Architects – Proposed Design

- 1.0 Design Updates
- 2.0 Proposed Renderings
- 3.0 Existing Elevations Scope of Work

4.0 Proposed Elevations

5.0 Proposed Details

6.0 Proposed Materials

Appendix-

- 1. Historic Precedents
- 2. Gorham Structural Engineering Existing Structural Report
- 3. David Calkins GC & GM Existing Conditions Evaluation
- 4. Existing Conditions Documentation of the Three Primary Structures
- 5. Property Timeline
- 6. Historic Consultants

The current HDC Approval was granted to the prior owner and amended to include a revised scope for the Mansion and Annex.

Thank you for your consideration. Sincerely,

Carla Goodknight, AIA, NCARB Principal, CJ Architects

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE



AERIAL VIEW

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







DESIGN UPDATES: ENTRY FOYER

PORTSMOUTH, NEW HAMPSHIRE

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



1.0

ALTERNATE ENTRY DOOR OPTION









PREVIOUS GARAGE DOORS (10' x 14')



ALTERNATE GARAGE DOORS (9' x 12')

179 PLEASANT STREET

DESIGN UPDATES: GARAGE DOORS

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

PORTSMOUTH, NEW HAMPSHIRE





PREVIOUS

ALTERNATE

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

DESIGN UPDATES: ROOFING MATERIAL SCOPE

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VIEW FROM PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

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





PORTSMOUTH, NEW HAMPSHIRE

VIEW OF BACKYARD

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





VIEW OF CARRIAGE HOUSE FROM BACKYARD

PORTSMOUTH, NEW HAMPSHIRE

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PREVIOUSLY APPROVED FRONT ELEVATION (FOR REFERENCE)





VIEW OF EXISTING FRONT ELEVATION



PORTSMOUTH, NEW HAMPSHIRE

SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION FRONT ELEVATION

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



SECOND FLOOR STRUCTURE, WALLS, AND ROOF ABOVE TO BE PRESERVED AND RAISED IN ORDER TO CONSTRUCT NEW STABLE FIRST FLOOR FRAMING BELOW.

FIRST FLOOR FOUNDATION WILL BE INSTALLED 18" ABOVE ADJACENT GRADE AROUND PERIMETER TO MAINTAIN WATER TIGHT CONDITIONS.



KEY PLAN



3.0







VIEW OF EXISTING SIDE ELEVATION





SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION SIDE ELEVATION

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

PORTSMOUTH, NEW HAMPSHIRE

179 PLEASANT STREET







PREVIOUSLY APPROVED REAR ELEVATION (FOR REFERENCE)

VIEW OF EXISTING REAR ELEVATION



179 PLEASANT STREET

SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION REAR ELEVATION HDC WORK SESSION #4 APPLICATION TO AMEND PREVIOUS APPROVAL: AUGUST 3, 2022

PORTSMOUTH, NEW HAMPSHIRE





CJ ARCHITECTS



PREVIOUSLY APPROVED SIDE ELEVATION (FOR REFERENCE)



VIEW OF EXISTING SIDE ELEVATION







PROPOSED FRONT ELEVATION

PORTSMOUTH, NEW HAMPSHIRE

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

25'-1" 17'-5"

KEY PLAN

φ





PREVIOUSLY APPROVED SIDE ELEVATION (FOR REFERENCE)

VIEW OF EXISTING SIDE ELEVATION



179 PLEASANT STREET

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

1/8" = 1'-0"

PORTSMOUTH, NEW HAMPSHIRE

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

WOOD CLAPBOARD SIDING, MATCH EXISTING





PREVIOUSLY APPROVED SIDE ELEVATION (FOR REFERENCE)

VIEW OF EXISTING SIDE ELEVATION



1 EXISTING SIDE ELEVATION - INSET

179 PLEASANT STREET

PROPOSED SIDE ELEVATION

PORTSMOUTH, NEW HAMPSHIRE

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







PREVIOUSLY APPROVED REAR ELEVATION (FOR REFERENCE)

WOOD CLAPBOARD SLATE ROOF SHINGLES ON CARRIAGE SIDING, MATCH EXISTING HOUSE, MATCH EXISTING ANNEX REVEAL ASPHALT ROOF SHINGLES ON NEW CONSTRUCTION ASPHALT ROOF SHINGLES COPPER K-STYLE GUTTER 2'-8" ņ 4 ē ic 7'-10" 16'-1" 10'-10" 26 13'-11" WOOD CLAPBOARD SIDING, MATCH EXISTING CARRIAGE HOUSE REVEAL STONE VENEER PROPOSED REAR ELEVATION

179 PLEASANT STREET

PROPOSED REAR ELEVATION

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1/8" = 1'-0'

PORTSMOUTH, NEW HAMPSHIRE







4.3





VIEW OF EXISTING SIDE ELEVATION

PREVIOUSLY APPROVED SIDE ELEVATION (FOR REFERENCE)







PROPOSED SIDE ELEVATION

PORTSMOUTH, NEW HAMPSHIRE

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4.4









1/16" = 1'-0"



PORTSMOUTH, NEW HAMPSHIRE

PROPOSED DETAIL KEYS

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



(4)







PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION - INSET





CARRIAGE HOUSE - WINDOW CASING



ANNEX - WINDOW CASING

179 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE



CARRIAGE HOUSE - CORNER BOARD & EAVE



ANNEX - WINDOW TRIM



CARRIAGE HOUSE - TRIM BOARD



PROPOSED DETAILS

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



CARRIAGE HOUSE - SKIRTBOARD



ANNEX - ENTRY DOOR TRIM





ASPHALT ROOF SHINGLES

MANUFACTURER: CERTAINTEED PRO <u>STYLE:</u> LANDMARK COLOR: MAX DEF PEWTERWOOD



FLAT SEAM COPPER ROOF

MANUFACTURER: CUSTOM FABRICATED <u>STYLE:</u> FLAT SEAM <u>MATERIAL:</u> COPPER



SLATE ROOFING

<u>MANUFACTURER:</u> TBD <u>STYLE:</u> TBD <u>COLOR:</u> SPANISH BLACK

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE



Previously approved on main house 3/2/22

GUTTER & DOWNSPOUT

MANUFACTURER: CUSTOM FABRICATED <u>STYLE:</u> K-STYLE GUTTER W/ 3" SMOOTH DOWNSPOUT <u>MATERIAL:</u> COPPER

PROPOSED MATERIALS

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



PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

STANDING SEAM COPPER ROOF

<u>MANUFACTURER:</u> CUSTOM FABRICATED <u>STYLE:</u> STANDING SEAM <u>MATERIAL:</u> COPPER



STONE VENEER

MANUFACTURER: CUSTOM <u>STYLE:</u> CUT GRANITE; THERMAL FINISH <u>COLOR:</u> GRAY





PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

WINDOW SHUTTERS

MANUFACTURER: BEECH RIVER MILL <u>STYLE:</u> THE BEACON HILL STYLE <u>COLOR:</u> MATCH EXISTING





PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22 DOOR

MANUFACTURER: MARVIN STYLE: CLAD ULTIMATE

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

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

previously approved on main house 3/2/22

MASONRY BRICK

MANUFACTURER: MORIN BRICK



Head Jamb and Sill



Jambs Previously Approved on Main House 3/2/22

STORM WINDOWS

MANUFACTURER: MARVIN STYLE: WOOD









Features of the Ultimate Wood Double Hung Window

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements



PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

DOUBLE HUNG WINDOWS

MANUFACTURER: MARVIN STYLE: WOOD ULTIMATE

179 PLEASANT STREET



PROPOSED MATERIALS

Head Jamb and Sill





PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

CASEMENT WINDOWS

MANUFACTURER: MARVIN STYLE: CLAD ULTIMATE

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



Features of the Clad Ultimate Casement and Awning Window

• Available in heights up to 8.5 feet or widths up to 3.5 feet

• Industry-leading range of size options

• Multi-point locking system ensures a tight seal and security from top to bottom



APPENDIX:

- 1. Historic Precedents
- 2. Gorham Structural Engineering Existing Structural Report
- 3. David Calkins GC & GM Existing Conditions Evaluation
- 4. Existing Conditions Documentation of the Three Primary Structures
- 5. Property Timeline
- 6. Historian Consultants

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE



ARCHITECTURAL 1-1/2 STORY CARRIAGE HOUSE IS HISTORICALLY APPROPRIATE FOR THE PROPERTY AND TIME PERIOD. EXISTING CONNECTOR CONSTRUCTION IS SIGNIFICANTLY COMPROMISED AND MOST REMAINING ORIGINAL STRUCTURE HAS BEEN REMOVED, MODIFIED, AND RECONSTRUCTED.



1. NATHAN PARKER HOUSE (1810) - 46 LIVERMORE STREET, PORTSMOUTH NH



3. RUNDLETT MAY HOUSE (1807) - 364 MIDDLE STREET, PORTSMOUTH NH



2. NATHAN PARKER HOUSE (1810) - 46 LIVERMORE STREET, PORTSMOUTH NH



4. NATHAN PARKER HOUSE (1810) - 46 LIVERMORE STREET, PORTSMOUTH NH

179 PLEASANT STREET

HISTORIC PRECEDENTS - CARRIAGE HOUSES

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

PORTSMOUTH, NEW HAMPSHIRE



3. 217 CABOT STREET, PORTSMOUTH NH

Portsmouth

179 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE

HISTORIC PRECEDENTS - CARRIAGE HOUSES

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







4. JACOB WENDELL HOUSE (1789) - 214 PLEASANT STREET, PORTSMOUTH NH





1. MOFFAT-LADD HOUSE (1763) 154 MARKET STREET, PORTSMOUTH NH



2. 686 MIDDLE STREET, PORTSMOUTH NH



3. 83 MERRIMACK STREET, PORTSMOUTH NH

PORTSMOUTH, NEW HAMPSHIRE

HISTORIC PRECEDENTS - CARRIAGE HOUSES

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



3. 404 MIDDLE STREET, PORTSMOUTH NH











FRONT ELEVATION



SIDE ELEVATION



Α.

INTERIOR STUDS / PLYWOOD



PRESSURE TREATED SILL REPAIR



BRICK FOUNDATION





FOUNDATION SLAB

179 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE

DOG LEG CONNECTOR - EXISTING CONDITIONS

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



D.



REAR ELEVATION









TYPICAL SIDING NAIL

TYPICAL SIDING ROT



TYPICAL SIDING BUTT JOINT



CORNER BOARD NOTCHED AGAINST ANNEX SIDING



FOUNDATION SHELF AND ROT FROM STANDING WATER



INTERSECTION WITH CONNECTOR AT FOUNDATION

INSUFFICENT FLASHING



STONE RUBBLE FOUNDATION

179 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE

DOG LEG CONNECTOR - EXISTING EXTERIOR DETAILS

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



INTERSECTION WITH CONNECTOR AT ROOF





KEY PLAN

7.4





FRONT ELEVATION



Β.



SIDE ELEVATION





SIDING ROT







SIDING ROT

179 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE

CONNECTOR - EXTERIOR EXISTING CONDITIONS

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





REAR ELEVATION
















BARN DOOR MORTISE AND TENON

NEW BARN DOOR FRAMING



POSSIBLE HISTORIC CORBEL

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE



POSSIBLE HISTORIC DOOR WITH HISTORIC HINGES

CONNECTOR - EXISTING EXTERIOR DETAILS

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



SIDING ROT AND INSUFFICENT FLASHING













COMPROMISED STRUCTURE AT BASE



REPAIRS AT COMPROMISED STRUCTURE AT BASE



TYPICAL FLOOR FRAMING MADE UP OF REPURPOSED BEAMS



NEW FRAMING AT 1979 CARPORT



NEW FRAMING AT REAR WALL



TYPICAL FRAMING AT FRONT WALL



SEEN THROUGHOUT CONNECTOR

179 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE

CONNECTOR - EXISTING INTERIOR DETAILS

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



TYPICAL FLOOR FRAMING MADE UP OF REPURPOSED BEAMS



KEY PLAN











FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SLATE, ASPHALT AND, METAL ROOFING

179 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE



SILL ROT





WINDOW SILL NEAR/ON GRADE

CARRIAGE HOUSE - EXTERIOR EXISTING CONDITIONS

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





SIDE ELEVATION







CRUMBLING FOUNDATION LACKING POSITIVE DRAINAGE



ROT FROM STANDING WATER



NEW WINDOW REPAIR



STONE RUBBLE FOUNDATION AND NEW SIDING REPAIR



TYPICAL SIDING ROT



INSUFFICIENT ROOF FLASHING



TYPICAL SIDING ROT AND FOUNDATION DAMAGE



MODIFICATION OF ORIGINAL CORNICE TO INCLUDE GUTTER

179 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE

CARRIAGE HOUSE - EXISTING EXTERIOR DETAILS

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



NEW SIDING REPAIR



KEY PLAN





TYPICAL BEAMS IN DIRECT CONTACT WITH GROUND



TYPICAL BEAMS IN DIRECT CONTACT WITH GROUND



TYPICAL NEW FRAMING





EXISTING WINDOW LOCATED AT REAR OF ORIGINAL CARRIAGE HOUSE BLOCK



TYPICAL NEW FRAMING COMBINED WITH OLDER MODIFIED FRAMING



OLDER FRAMING MEMBERS HAVE BEEN MODIFIED, REMOVED, OR RELOCATED. (SECOND FLOOR OF CARRIAGE HOUSE)



MODIFIED, REMOVED, OR RELOCATED. (SECOND FLOOR OF CARRIAGE HOUSE)

179 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE

CARRIAGE HOUSE - EXISTING INTERIOR DETAILS

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





PROPERTY TIMELINE: Sources: Portsmouth Anthenaeum - Portsmouth Permitting Archives

1780's: Captain Thomas Thompson House is Constructed (same time period John Langdon built his house next door)

- 1859: Mark H. Wentworth purchased the house from the Thompson Family and made several Victorian improvements
- 1903: Mark H. Wentworth passed away and leaves the house to his daughter Susan J. Wentworth
- 1940: Susan J. Wentworth passed away and the house is owned by several people
- 1962: Doctors office is approved and built in carriage house
- 1978: Kitchen added to the apartment in main house, apartment was used as housekeeper guarters.
- 1979: 10 x 16 addition added as "carport" to rear of connector building
- 1979: Single family house was approved as "duplex"
- 1980: Remodel 2nd floor bathroom
- 1981: Remodel kitchen and add kitchen powder room, remodel 2 other bathrooms in house
- 1982: Sun porch was added as 3 season structure, was a garden terrace prior
- 1983: Widows walk was reproduced, only on the front of the building
- 1983: Apartment was remodeled in main house
- 1984: Widows walk was expanded to all four sides of the house
- 1986: The lot was sub-divided into 2 lots 179 & 181 (This is not clear)
- **1986:** Carriage house was remodeled and expanded upon
- 1988: Sun porch was reroofed, and door added from main house to access roof top
- 1988: 3rd floor of main house was extensively renovated and finished with new living space, skylights added
- 2003: Lot line adjustment on right side of 181
- 2005: Lots 179 &181 are voluntarily merged
- 2014: Widows walk completely reproduced on all 4 sides
- 2018: Larger garage door was installed in carriage house and misc. in-fill framing
- 2018: Section of wooden fence was replaced on the front only
- 2019: HDC Certificate of Approval granted for renovations and expansions
- 2020: 1-year extension granted for HDC Certificate of Approval granted for renovations and expansions
- 2020: Flooring in carriage house was removed and stored
- 2021: New Ownership
- 2021: Permit Issued for nonstructural demolition

HISTORIAN CONSULTANTS

Bruce Blanchard - Attended 2022-01-12 Langdon & Thompson House Walkthroughs John Schnitzler - Attended 2021-12-21 Walkthrough Master Carpenter -Strawbery Banke Preservation Manager for the Piscatagua Area - Historic New England

Elizabeth Farish - Attended 2021-12-21 Walkthrough Chief Curator – Strawbery Banke

Tom Hardiman - Assistance in Historic Research Keeper – Portsmouth Athenaeum

Steven Mallory - Attended 2022-01-10 Walkthrough Preservation Historian

Melissa Kershaw - Attended 2022-01-12 Langdon & Thompson House Walkthroughs Regional Site Administrator, Northern New England - Historic New England

Dylan Peacock - Attended 2022-01-12 Langdon & Thompson House Walkthroughs Senior Preservation Services Manager - Historic New England

Tim Barry – Attended 2022-02-08 Walkthrough **Historic Painter**

179 PLEASANT STREET

PROPERTY TIMELINE & CONSULTANTS

PORTSMOUTH, NEW HAMPSHIRE

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





13 April, 2022

Structural Condition Assessment Connector, Barn and Carriage House Captain Thomas Thompson House 179 Pleasant Street Portsmouth, New Hampshire

Gorham Structural Engineering, PLLC is a consultant to the property owner and has been retained to work with project architect, CJ Architects, to provide a condition assessment of the connector, barn and carriage house structures at 179 Pleasant Street. The following is a summary of the findings.

Please see attached sketch SK-A for a plan drawing.

1.0 Connector

The connector is a 4'-3"x23'-9" one story, wood framed structure which extends from the back of the annex to the barn.

The connector foundation is made of loosely spaced stone supporting a timber plate. The exterior grade along the north side is about 1-foot below the top of the foundation wall. The exterior grade along the south side is approximately at the same elevation as the interior wood floor. Brick masonry cladding has been added along the outside face of the south wall in an attempt to provide some decay protection to the wall and timber sill. The top of this brick cladding is about 1-foot above the exterior grade and interior floor and covers decaying wall sheathing. (Images 1 - 5)

The first floor is framed with 2x4 joists spaced at 16" on center. The joists are supported on a 2x2 ledger fastened to 6x6 timber plates. The north exterior wall is constructed using board sheathing over 2x3 studs spaced at 39" on center. The south wall is constructed using plywood sheathing over 2x3 studs spaced at 16" on center with 4x4 post spaced at 4-feet on center. The majority of the roof is framed with boards spanning from the exterior walls to a 2x2 ridge. (Image 6)

The connector construction is haphazard, with a sloping floor, walls out of plumb, and techniques that would be considered unconventional for any time period. The brick masonry cladding wall does not provide sufficient or appropriate decay protection for the wood framing materials.





1-Connector north elevation

2-Connector south elevation



3-Connector brick cladding on south side



4-Connector inside face of brick cladding



5-Connector foundation on north side



6-Connector interior looking east



<u>2.0 Barn</u>

The barn was originally constructed as a 12'-3"x40'-0" one story, wood framed structure with a mono-sloped roof. A renovation added the 10'-6"x16'-9" one story shed extension to the back of the building and created a 15'-5" wide door opening at the front elevation.



7-Barn southwest elevation



8-Barn north elevation



9-Siding extending below grade



10-Stone foundation along back of barn





11-Inside looking north



12-Inside looking south



13-5x5 timber supported on screw jack

14-Connector roof sheathing and purlins



15-Barn decay damage



16-Barn decay damage



The barn foundation along the front of the building is not accessible or visible. It is most likely constructed similar to the connector south wall, with brick cladding covering the base of the wood wall and the dry stacked stone foundation. At some locations along the front of the building, the soil is in contact with the wood clapboard siding and is above the interior floor elevation (Image 9). Along the back of the original building, the foundation is constructed of dry stacked stone (Image 10). At the addition, the foundation is constructed of concrete block and brick masonry.

The first floor is partially concrete slab, just within the sliding doors. (See SK-A) I believe the slab is cast directly on wood decking. The floor is wood decking on each side of the concrete slab. The exterior walls are framed with timber studs clad with pine board sheathing. The roof is framed with wood purlins supported by timber rafters.

The original barn timber frame was constructed using reasonably sized members and techniques. The renovation that added the shed extension, and the wide sliding doors along the front of the building, damaged and structurally degraded the original framing system. Much of the original front wall framing, including a frame supporting post on line-3, was removed to create the current door opening. (SK-A and SK-D) The original front wall frame posts on lines 2 and 4 have also been removed and replaced. Where the back wall of the original barn was removed, the existing and added framing has been supported by a heavily notched 5x5 timber and a screw jack. (Image 13) The purlins spanning from the barn to the carriage house are grossly undersized. (Image 14)



Barn Structural Analysis Summary

This analysis assumes members to be full dimension with the following design loads:

Roof framing analyzed for a 42 psf snow load plus a 20 psf dead load.

Floor framing analyzed for a 40 psf live load plus a 15 psf dead load.

Note: Structural components noted below are keyed on sketch SK-B

Please note that these calculations have ignored the effects of notches and other significant defects and damage in the wood framing. Including these issues in the analysis would significantly increase the member stresses resulting in even lower load capacities.



3.0 Carriage House

The carriage house was originally constructed as a 26'-3"x40'-6" story and a half timber frame hiproofed structure. A subsequent renovation added a one story shed extension along the entire back of the building. (See image 17 and 18)



17-Carriage house east elevation

18-Carriage house northeast elevation

The carriage house is supported along the south wall, and most of the east wall, on a brick masonry foundation. The foundation wall along the south elevation retains approximately 5-feet of earth. At times during rain events water can be observed leaking through this wall onto the concrete floor slab. The balance of the foundation appears to be dry stacked stone piers.

The majority of the first floor is a concrete slab. About one-third of the floor area is wood decking supported on wood timbers on stone piers over soil. The second floor and roof of the carriage house is framed with wood timbers using deep cross-lap joints for connections. The roof is slate shingles on board sheathing. The clear headroom at the second floor level is about 5'-3". (1/SK-E)

The first floor exterior walls along the front and right sides are framed with conventional 2x stud framing, similar to what we might see today, with pine board sheathing. My opinion is that these walls may have been constructed in the 1960s to 70s timeframe. The original posts along the front wall have been cut down to fit within the newer stud walls, and it was observed that the bases of some of the posts have been repaired. (Images 19 and 20)







19-Brick foundation and front wall framing

20-Brick foundation and side wall framing

The structure has two major frames along lines 7 and 8 with steel hanger rods that extend from the second floor 8x8 carrying timber to the rafter peak. (See SK-B and SK-C) This system provides support to the second floor and relies on diagonal bracing at the second floor level and balloon posts that are continuous from the foundation to the roof truss. (See 1/SK-E) At the frame on line 7.5, the timber bottom chord was cut and removed. In an effort to compensate, 2x8 diagonal chords were installed in an attempt to create a scissor truss. (See images 21 & 22, and 2/SK-E)



21-Cut bottom chord on line 7.5

22-Modified roof framing at line 7.5





23-Modified framing to bridge over the removed post and wall at lower level



24-Vertical split at corner post

At the intersection of grid lines 8 and C, (SK-A) the balloon post was cut and removed at the first floor level. In an effort to compensate, truss-like diagonal framing was installed at the second floor wall along line C, to bridge over the removed post. (See image 23 and 3/SK-E)

Looking at the building from outside, it can be observed that there is significant distortion, or deflection, along the ridge, the hips and in the plane of the roof itself. Looking inside the building at the top of the corner post, we can observe the vertical split in the post where the hip rafter is being pushed outward. (See image 24)

Carriage House Structural Analysis Summary

This analysis assumes members to be full dimension with the following design loads: Roof framing analyzed for a 42 psf snow load plus a 20 psf dead load. Floor framing analyzed for a 40 psf live load plus a 15 psf dead load.

Note: Structural components noted below are keyed on sketch SK-B

- Rafter R5Assuming 3"x5" Hem-Fir, Select Structural, 2'-0" on center
Bending stress, fb = 3525 psi (exceeds allowable by 330%)
Total load deflection = 5.05" (exceeds allowable by 496%)
- Joist J1 Assuming 7"x6" Hem-Fir, Select Structural, spaced at 3'-9" on center Bending stress, fb = 1730 psi (exceeds allowable by 144%) Total load deflection = 1.77" (exceeds allowable by 232%)



Carriage House Structural Analysis Summary - Continued

| Joist J2 | Assuming 6"x6" Hem-Fir, Select Structural, spaced at 3'-9" on center Bending stress, fb = 1200 psi (matches allowable stress of 1200 psi) Total load deflection = 0.73 " (exceeds allowable by 124%) | |
|--|--|--|
| Beam B1 | Assuming 8"x8" Hem-Fir, Select Structural Bending stress, fb = 2310 psi (exceeds allowable by 192%) Total load deflection = 0.54" (within allowable) | |
| Note: Structural components noted below are keyed on sketch SK-C | | |
| Decking D1 | Assuming 3/4" thick Hem Fir board sheathing Bending stress, fb = 2070 psi (exceeds allowable by 160%) Total load deflection = 1.73" (exceeds allowable by 525%) | |
| Purlin P4 | Assuming 4"x2½" Red Oak, Grade #2 Bending stress, fb = 5920 psi (exceeds allowable by 430%) Total load deflection = 4.6" (exceeds allowable by 525%) | |
| Rafter R6 | Assuming 5"x7½" Hem Fir, Select Structural Bending stress, fb = 2825 psi (exceeds allowable by 235%) Total load deflection = 2.8" (exceeds allowable by 365%) | |
| Rafter R7 | Assuming $5\frac{1}{2}$ "x $5\frac{1}{2}$ " Hem Fir, Select Structural Bending stress, fb = 2950 psi (exceeds allowable by 245%) Total load deflection = 4.3" (exceeds allowable by 500%) | |
| Beam B2 | Assuming 10"x8" Hem Fir, Select Structural Bending stress, fb = 3002 psi (exceeds allowable by 250%) Total load deflection = 5.6" (exceeds allowable by 440%) | |

Please note that these calculations have ignored the effects of notches and other significant defects and damage in the wood framing. Including these issues in the analysis would significantly increase the member stresses resulting in even lower load capacities.

Visual observations, along with the results of the engineering analysis, indicate that the carriage house structure is in very poor condition.



From outside the building, looking at the carriage house, one can observe significant distortion, which could be describe as a swayback condition, along the ridge, the hips, and roof planes. These distortions indicate that the building structure is significantly overstressed to levels that should be considered unacceptable. The results of basic engineering calculations, that should not be considered conservative, confirm that the buildings' member stresses and deflections are excessive.

In conclusion; any effort to renovate this existing building structure, for any type of occupancy, would be a difficult and expensive undertaking. In my opinion, every original structural member, including roof sheathing and all member connections, would need to be reinforced, repaired or replaced.

Thank you for this opportunity to be of service. Please feel free to contact me if there are any questions or if I may be of further service.

Respectfully submitted, Martin Gorham, PE, LEED-AP, SECB



Attachments: SK-A, B, C, D & E





179 Pleasant Street Portsmouth, New Hampshire



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Carriage House & Connector Buildings Evaluation of Construction & Building Origin



The intent of this report is to provide background and clarity to the origin and dating of the carriage house and connecting structures at 179 Pleasant St. By reviewing construction methods, existing materials, historic maps, and consulting with industry professionals. We have generated this report for your review.

Dog Leg Connector:



Dog Leg Connector:

(Est Early 1900's)

The dog leg connector, much like the rest of the property has been subjected to a series or renovations over the years. Most of the framing members in the wall, floor, and roof systems have modern materials and certainly do not predate the early 1900's. The roofing material is slate; however, the flashing details are all modern materials and practices. The edge of the roof lines have metal drip edge installed, and the ridge cap detail is lead bent over the slate and does not match the hip or ridge detail of the mansion.

The front elevation exterior trim and clapboards have all been replaced and have no signs of original materials. The back elevation has older clapboards installed on a portion of the wall system. The clapboards have a very steep lap joint that overlaps by roughly 2". This indicates older siding practice and thus older material. The nails used to secure the siding and the steep lap joints however, do not match the siding details on the mansion. This suggests a different period for the installation of the siding on the dog leg connector.

Another key detail is how the dog leg connector buts into the annex and barn/connector. The corner boards and fascia are cut into the other structures and in some points scribed around the other structures. Again, this suggests that this building postdates the annex and even the barn/connector.

Barn/Connector:



Barn/Connector:

(Est 1890 - Early 1900's)

The barn/main connecting structure also exhibits signs of significant renovation work over the years. Through our research we know that the front wall was reframed to accommodate a larger sliding door in 2018. A 10' x 16' "carport" was added to the back side of the structure in 1979. In reviewing the framing most of the front wall has been removed and replaced with rough sawn material to accommodate the door renovation in 2018. Additionally, most of the roof framing was cut and altered to accommodate the carport addition in 1979.

We noticed a unique difference between the roof framing in the barn/connector and the carriage house and mansion. The barn/connector roof system is a timber frame just like the mansion and carriage house. It has main rafters, purlins, and wind or corner bracing into the king posts. The joinery of the wind or corner bracing was mortised into the side of the king post and rafter, and then secured with a large steel nail. The mansion and carriage house all have mortise pockets and tenon joints with a wooden peg. This could be a result of the roof being altered and repurposed to accommodate the various renovations, or the different framing style may suggest a different period for the structure.

There is little to extract from the exterior details on this structure. Most of the siding and exterior trim has been replaced or is rotted beyond any repair. The exterior wall facing the carriage house located under the open roof system is however intact. The siding on this wall has a but joints and no noticeable nail heads like the mansion.

Carriage House:



Carriage House:

(Est 1784)

The carriage house is the only structure (outside of the mansion) that still has elements of its 1784 origin. Unfortunately, the carriage house has suffered the greatest impact from haphazard renovations and poor construction practices out of all the structures on the property.

In 1962 the carriage house underwent an extensive renovation to accommodate a dentist office. The renovation basically removed the entire first floor walls and floor systems. There are almost no original materials left on the first floor of the carriage house to include, wall studs, sheathing, windows, doors, siding, trim, foundation. I believe they systematically removed sections of the walls while they reframed and eventually poured a concrete slab throughout most of the carriage house.

The second floor and roof system however have remained mostly intact and original to the 1784 period. The massing of the beams, the joinery methods, and the framing layouts all match the mansion framing. Some of the beams have been cut or notched over the years but for the most part the framing is intact.

There are (2) single story additions off the back of the carriage house. These two structures are not original to the carriage house, and we believe were most likely added in the late 1800's or early 1900's with the barn/connector. The framing members used are machined and the framing practice mimics that of the annex and a balloon frame style. The roof rafters of these additions are also notched into the second-floor sheathing of the carriage house.



Conclusion:

After reviewing the connecting structures and carriage house as well as consulting with other professionals, it is our opinon the mansion and carriage house are the only structures original to the 1784 period. We believe the original property encompassed the mansion, a small kitchen "L" off the back of the mansion and the carriage house.

We also believe the barn/connector was added sometime after 1860 when Mark Wentworth purchased the property. We have found news papers in the mansion used as insulation and vapor barrier which suggest the renovation occurred closer to 1889 -1890. It is my opinion that Mark Wentworth renovated the mansion and added the barn/connector onto the carriage house at this time.

The dog leg connector and single story additions on the back of the carriage house we believe occurred sometime after the barn/connector and mansion renovation. Mark Wentworth passed away leaving the property to his daughter Susan Wentworth in 1903. We believe Susan added the back additions and the dog leg connector sometime during her ownership of 1903-1940. New Additions, Renovations, and Repurposing of materials has been ongoing to present day.

🙉 City of Portsmouth, NH

LUHD-462

Historic District Commission Work Session or Administrative Approval Application

| Status: Active | Date Created: Apr 14, 2022 |
|--|---|
| Applicant | Location |
| Carla Goodknight carla@cjarchitects.net | 161 DEER ST Portsmouth, NH 03801 |
| 233 Vaughan Street Suite 101 | Owner: |
| Portsmouth, NH 03801 6034312808 | EIGHTKPH LLC 233 VAUGHN ST UNIT 301 PORTSMOUTH, NH 03801 |

Application Type

Please select application type from the drop down menu below Work Session

Alternative Project Address

88 Maplewood

Project Information

Brief Description of Proposed Work

Application to Amend Previous Approval - Demolition of existing commerical building and construction of a new mixed-use building.

Description of Proposed Work (Planning Staff)

the demolition of the existing structure and the new construction of a new mixed-use building

Project Representatives

Relationship to Project

Architect

--

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

Full Name (First and Last) Carla Goodknight

Mailing Address (Street) 233 Vaughan Street

State New Hampshire

Phone 6034312808 **Business Name (if applicable)** CJ Architects

City/Town Portsmouth

Zip Code 03801

Email Address carla@cjarchitects.net

Acknowledgement

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

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

https://portsmouthnh.viewpointcloud.io/#/explore/records/63386/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011490%2... 1/3

OpenGov

08/05/2022

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



AERIAL VIEW

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

88 MAPLEWOOD (LOT 5) PORTSMOUTH, NEW HAMPSHIRE





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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





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88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





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88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





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88 MAPLEWOOD (LOT 5)

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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE




AERIAL VIEW

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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





VIEW FROM DEER STREET

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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





VIEW FROM DEER STREET

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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





VIEW FROM VAUGHAN STREET

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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





VIEW FROM BRIDGE STREET

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

88 MAPLEWOOD (LOT 5) PORTSMOUTH, NEW HAMPSHIRE





VIEW FROM BRIDGE STREET

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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





VIEW OF RAIL SIDE CANOPY DETAIL

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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE









RAILROAD ELEVATION



PROPOSED ELEVATIONS

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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD AVENUE ELEVATION

SIDE ELEVATION





Horizontal Section





Smokestack



MANUFACTURER: COLOR: SPECIFICATION:

Kolbe Ultra Series - Awning Smokestack **Extruded Almuminum Exterior**

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE







MANUFACTURER: COLOR: **SPECIFICATION:**

Kolbe Ultra Series - Folding Doors Smokestack **Extruded Aluminum Exterior**

MANUFACTURER: COLOR: SPECIFICATION:

MATERIALS

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



Charcoal

Common Layout/ Nature

Garaga California Collection Charcoal Aluminum Frame - Sandblasted Glass





MANUFACTURER: COLOR:

ReCon - Rustic Texture Unstained



MANUFACTURER: COLOR:

TBD Black



PORTSMOUTH, NEW HAMPSHIRE

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

MATERIALS



MANUFACTURER: COLOR:



MANUFACTURER: COLOR:

Alucobond **Graphite Mica**

Morin Brick - Academy Smooth Fuul Range/Commonsets/Darks



APPENDIX A:

ZONING AND VISION PLAN SITE AND SURROUNDINGS

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE









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 requirementstandard refer to the requirements listed in Section 10.5A21.22.

3. Attic space within either a gable, gambrel, hip or hip-top mans and 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 in creater is greater.

| requirement b | | 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

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

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

Legend

DOD HD

Downtown Overlay District Historic District

Character Districts

| Ĵ | 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

М Municipal District тс Transportation Corridor





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.





NORTH END ARCHITECTURAL STYLE

88 MAPLEWOOD (LOT 5)

NORTH END HISTORY AND NORTH END VISION PLAN

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

PORTSMOUTH, NEW HAMPSHIRE

- 14 MAPLEWOOD HISTORIC HOMES
- 15 TRANSIT ORIENTED DEVELOPMENT
- 16 FUTURE PASSENGER RAIL STATION
- 1 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





PRELIMINARY BUILDING HEIGHT MAP





300' & 500' SITE SURROUNDINGS

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

88 MAPLEWOOD (LOT 5) PORTSMOUTH, NEW HAMPSHIRE







ELEVATION FACING RAILROAD TRACKS



ELEVATION FACING LOT 4



MAPLEWOOD AVE ELEVATION

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS EXISTING BUILDING HDC WORK SESSION #4 APPLICATION TO AMEND PREVIOUS APPROVAL: AUGUST 3, 2022





A. VIEW ACROSS NORTH MILL POND TO 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 HDC WORK SESSION #4 APPLICATION TO AMEND PREVIOUS APPROVAL: AUGUST 3, 2022



B. VIEW OF THE SITE FROM NORTH CEMETARY





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

SITE AND SURROUNDINGS PRIMARY VIEWS OF THE SITE HDC WORK SESSION #4 APPLICATION TO AMEND PREVIOUS APPROVAL: AUGUST 3, 2022

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE





145 MAPLEWOOD



111 MAPLEWOOD



299 VAUGHAN STREET







238 DEER STREET

88 MAPLEWOOD (LOT 5) PORTSMOUTH, NEW HAMPSHIRE



163 DEER STREET

30 MAPLEWOOD



SITE AND SURROUNDINGS PROPERTIES WITHIN 300'-500' OF SITE HDC WORK SESSION #4 APPLICATION TO AMEND PREVIOUS APPROVAL: AUGUST 3, 2022



233 VAUGHAN STREET



8

4

46 MAPLEWOOD



12

FOUNDRY PARKING GARAGE



6.4

APPENDIX B:

HISTORIC RESEARCH

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE







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

#5 ELDREDGE BREWERY



88 MAPLEWOOD (LOT 5) PORTSMOUTH, NEW HAMPSHIRE

HISTORIC RAIL CORRIDOR AND RELATED STRUCTURES

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





#1 TRAIN STATION











Boston & Maine Station, Portsmouth, N. H.



88 MAPLEWOOD (LOT 5) PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

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





#2 KEARSARGE MILL



#3 ROUNDHOUSE





88 MAPLEWOOD (LOT 5) PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

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





#4 FRANK JONES BREWERY



88 MAPLEWOOD (LOT 5) PORTSMOUTH, NEW HAMPSHIRE



#5 ELDREDGE BREWERY





RELATED STRUCTURES

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



7.3









#6 BUTTON FACTORY



RELATED STRUCTURES

88 MAPLEWOOD (LOT 5) PORTSMOUTH, NEW HAMPSHIRE

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



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





💫 City of Portsmouth, NH

LUHD-498

Historic District Commission Work Session or Administrative Approval Application

| Status: Active | Date Created: Jul 12, 2022 | |
|--|--------------------------------------|--|
| Applicant | Location | |
| Brendan McNamara brenmcnamara@comcast.net | 39 HOLMES CT Portsmouth, NH 03801 | |
| 19 Doe Drive Eliot, Maine 03903 | Owner: | |

SINGLAR STEPHEN A & KATHRYN L 21 ELLIOT ST EXETER, NH 03833

OpenGov

Application Type

6036821105

Please select application type from the drop down menu below Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Shed Dormer addition and exterior remodel

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 S

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 representing the owner

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 |
| | |
| Owner Address City | Owner Address State |
| | |
| Owner Address Zip | RE: (memo field) |
| | |
| Meeting Date | Assessor Map and Lot |

--

Zoning District Information

--

Decision

Stipulations

--

Attachments

pdf 39TidalLetterofAuthorization.pdf

^{pdf} 39 Holmes Court HDC work session.pdf
 ^{pdf} Uploaded by Brendan McNamara on Jul 12, 2022 at 2:49 pm
 ^{pdf} Uploaded by Brendan McNamara on Jul 12, 2022 at 12:44 pm

History

| Date | Activity |
|--------------------------|--|
| Jul 12, 2022 at 12:40 pm | Brendan McNamara started a draft of Record LUHD-498 |
| Jul 12, 2022 at 12:45 pm | Brendan McNamara submitted Record LUHD-498 |
| Jul 12, 2022 at 12:45 pm | approval step Application Completeness Reviewwas assigned to Izak Gilbo on Record LUHD-498 |
| Jul 12, 2022 at 1:09 pm | Izak Gilbo approved approval step Application Completeness Review on Record LUHD-498 |
| Jul 12, 2022 at 1:09 pm | approval step Land Use Permit Planning Department Review and Fee Calculationwas assigned to Izak Gilbo on Record LUHD-498 |
| Jul 12, 2022 at 1:10 pm | Izak Gilbo approved approval step Land Use Permit Planning Department Review and Fee Calculation on Record LUHD-498 |
| Jul 12, 2022 at 1:22 pm | completed payment step Application Permit Fee on Record LUHD-498 |
| Jul 12, 2022 at 1:22 pm | approval step HDC Work Session(s) Completewas assigned to Nicholas Cracknell on Record LUHD-498 |

Timeline

| Label | | Status | Activated | Completed | Assignee | D |
|-------|--|----------|--------------------------|-------------------------|--------------------|---|
| ~ | Application Completeness Review | Complete | Jul 12, 2022 at 12:45 pm | Jul 12, 2022 at 1:09 pm | Izak Gilbo | - |
| ~ | Land Use Permit Planning Department Review and Fee Calculation | Complete | Jul 12, 2022 at 1:09 pm | Jul 12, 2022 at 1:10 pm | Izak Gilbo | - |
| | Application Permit Fee | Paid | Jul 12, 2022 at 1:10 pm | Jul 12, 2022 at 1:22 pm | - | - |
| ~ | HDC Work Session(s) Complete | Active | Jul 12, 2022 at 1:22 pm | - | Nicholas Cracknell | - |

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CONTENTS, HDC WORK SESSION APPLICATION FOR PROPOSED ADDITION (SHED DORMER) AT #39 HOLMES CRT., PORTSMOUTH, NH.

*2-Narrative

*3-Location Map, showing proposed addition

*4-Photographs, Existing Conditions.

*5-Proposed Elevations, over sketched to photos.

PROPOSED ADDITION (NEW SHED DORMER) AND REMODEL AT 39 HOLMES CRT., PORTSMOUTH, NH. 7.12.2022.

NARRATIVE

City Tax card information suggests that this house dates to 1900 and is essentially in original condition except for the addition of asbestos shingle siding.

It is proposed to add a recessed shed dormer to the existing Attic space along with (2) new windows on the East side. All existing windows and doors would be restored, or replaced with a matching version by Green Mountain Windows. Exterior trim is to be repaired or replaced in kind to match original conditions. The siding is to be removed and Maibec Nantucket, pre-dipped shingles would be installed. The existing enclosed Porch and Bay Window would be sided in the manner of "flat panels".

The small brick chimney would be removed and replaced with a matching "faux" version (Morin weather struck, cut brick) to accommodate house ventilation.

The existing East side fence would be removed.











RESTORE AND OR REPLACE IN KIND, EXISTING WINDOWS AND DOORS

NEW RECESSED SHED DORMER. 2' FROM SIDE WALL AND 4' FROM GABLE ENDS

RESTORE EXISTING WOOD TRIM

WHITE CEDAR SHINGLES, 5" REVEAL

NEW MAIBEC "NANTUCKET"

REMOVE FENCE

NEW AIR SOURCE HEAT PUMP EXTERIOR UNIT

FLAT PANEL ASSEMBLY TO EXISTING BAY WINDOW AND SCREENED PORCH

FROPOSED SOUTH SIDE



OpenGov



08/05/2022

LUHD-501

Historic District Commission Work Session or Administrative Approval Application

| Status: Active | Date Created: Jul 15, 2022 |
|---|--|
| Applicant | Location |
| Danielle Cain dcain@marketsquarearchitects.com 104 Congress St Suite 203 | 147 CONGRESS ST Portsmouth, NH 03801 Owner: |

LUCKY THIRTEEN PROPERTIES LLC PO BOX 300 RYE, NH 03870-0300

Application Type

603-501-0202

Portsmouth, NH 03801

Please select application type from the drop down menu below Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

ADDITION OF A NEW GROUND UP SINGLE STORY STRUCTURE TO AN EXISTING BUILDING

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

Mailing Address (Street) 104 Congress St, Suite 203

State NH

Phone 603.501.0202 **Business Name (if applicable)** Market Square Architects

City/Town Portsmouth

Zip Code 03801

Email Address showard@marketsquarearchitects.com

Acknowledgement

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

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

https://portsmouthnh.viewpointcloud.io/#/explore/records/65868/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011490%2... 1/2

<u>147 CONGRESS STREET</u>

GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE ADDITION OF A NEW GROUND VP SINGLE STORY STRUCTURE TO AN EXISTING BUILDING



ZONING SUMMARY:

ZONING DISTRICT: HISTORIC DISTRICT CD5, DOWNTOWN OVERLAY DISTRICT LOT SIZE: ~6,282 SF MIN OPEN SPACE: 5% BVILDING HEIGHT: 2-3 STORIES, 40'-0" ALLOWED MIN GROUND STORY HEIGHT : 12'-0" MIN REQUIRED MIN GROUND STORY HEIGHT : ~11'-0" EXISTING REQUIRED FACADE TYPE: SHOPFRONT









| | MARKET | | | ARCHITECTS 104 Congress St., STE 203 Portsmouth. NH 03800 | PH: 603.501.0202 | |
|-----------------|----------------------------------|-----------|-------------|---|----------------------|---|
| | | DISTRIC | COMMISSION | WORKSESSION | | |
| | | | | 147 Congress St | Portsmouth, NH 03801 | |
| 147 CONGRESS ST | 1 4 4 7 | ノ / ナー | | 14 | Portsn | |
| | Revisions: # Description Date | | | | | |
| | | ANR/SNH | RUH | 202209 | 02/21/22 | :47 AM |
| | SCALE: | DRAWN BY: | CHECKED BY: | PROJECT NO.: | DATE: | ts 7/15/2022 9:22:47 AM |
| | TITLE: EXISTING | CONTEXT | | ſ | 1 | 2022 Market Square Architects |







| HISTORIC MARKET | DISTRIC SQUARE | | WORKSESSION ARCHITECTS 104 Congress 84, STE 203 A LICEL VST 2022 Proteinarch MH 03800 | | |
|----------------------------------|----------------|-------------|---|----------------------|---------------------------------|
| | | CO | | Portsmouth, NH 03801 | |
| Revisions: # Description Date | | | | | |
| <u> </u> | ANR/SNH | RUH | 202209 | 05/06/20 | 22:50 AM |
| SCALE: | DRAWN BY: | CHECKED BY: | PROJECT NO.: | DATE: | ets 7/15/2022 9:22:50 AM |
| TITLE: DRODOSED | CONTEXT | | ц | <u>,</u> | * 2022 Market Square Architects |





