

**Izak Gilbo**

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**From:** ROBERT VIEIRA <robertvieira32@comcast.net>  
**Sent:** Monday, January 31, 2022 7:26 PM  
**To:** Planning Info  
**Cc:** ROBERT VIEIRA  
**Subject:** O Maplewood Avenue, Portsmouth, NH - Abutter - HDC Meeting

February 2, 2022

City of Portsmouth  
Historical District Commission

Re: Public Hearing # 1  
0 Maplewood Ave  
Petitions, Steven P. & Cathy Ann Henson

Dear Commissioners:

We reside at 49 Dennett and are direct abutters of this proposed single family home on said property. We are in support of this project and believe it will compliment the neighborhood.

Our home was built in 1760 and is one of the many historical properties near this proposed building site.

Considering that there is ledge on the proposed building site, and that excavation may involve blasting, we would ask the builder and their insurance do an on-sight survey of our property before excavation begins. This would allow for the current structural status of our home to be recorded and provide a baseline for comparison evaluation after any excavation.

Thank you for hearing and recording our concern.

Sincerely,

Robert & Diane Vieira  
49 Dennett St.  
Portsmouth, NH  
603-957-8325

**RE: 2 Russell St/Deer St**  
**Meeting: HDC 02/02/22**

Dear Members of the Historic District Commission,

02/02/22

**Office Building (View A/E):**

The corner of Maplewood and Deer could be revisited. The building could come out like a parallelogram to keep the building lines and add a different shape to the corner. This office building could add an occasional large sash window, here and there or a row of those brick colored large wide spaces between the windows could be white, dark green or dark blue. It just seems sterile. The gray appendage which sticks out on the Maplewood Ave side could be enhanced by either blending it into the existing building's color schemes or creating a contrasting shape by adding arches, circular windows or awnings. Generally the lines on this square building are intriguing but the gray addition seems to take away from that design plan. It seems to need something to tie the appendage in a little more. *A 40' gray structure has a lot to be desired.*

**View B:**

The *first* building with the three bow windows in a row and what looks like some sort of a stucco seems a little busy. One less row of bow windows or a row of small balconies might break it up a little.

The *second* building includes similar bow window structures as found on the Library Restaurant Building (Rockingham on State St). The flat bricks against the bow windows along with the white lower areas are very appealing.

The different style windows and window patterns on the *third* building, really add to the flat front with the contoured raised orange areas. This looks intentional and could be enhanced by adding contrasting (cream/white) window frames against the gray facade which would tie the top with the cream/white ground floor. The colors seem to reflect a halloween theme, perhaps a lighter gray might be less dreary.

**View D:**

The final building on Russell St looked nicer in January, with its large rounded two toned structure. The February version seems skinnier and looks similar to a sci-fi movie from the 1990's. This is going to be a very interesting and highly visible piece of architecture in Portsmouth. It seems to be lacking in luster.

A thought *would be to tie the building to the RR tracks*. The steel beams presented which wrap around the building could be actual RR rails or washed/painted to be colored as RR rails are (white/silver tops, black sides and rusty bottoms). The facade between the two beams/ rails could have faux wood added similar to sleepers between the beams and the rest could stay gray as the ballast usually is. Train style windows would blow it out of the park. *It could be made to look similar to the bow of a ship, especially in light of the harbor being across the street.* The gray could be replaced with wood looking siding which could transition to brick as it moves away from the corner. The windows could be changed to white frames and a figurehead, art or a flag could be added to the upper story to spark interest.

**View E and F:**

These views will BOTH be fully visible from Maplewood Ave. The mesh for the first floor parking could be changed to something a little more artistic and perhaps be a little more graffiti proof. Part of the first floor parking areas could be edged by a half-brick wall with planters in the top.

A small decorative fence could be added between the 15' RR set back and the proposed 20' firelane to add a little character there and discourage people from walking on the RR tracks. It's easy for dogs and people to get entangled on the older RR sleepers, loose plates and the fish plates or just slip and fall on them.

**What the public will see:**

Sadly the size of these structures and all the extra large sidewalks don't seem to offer very much public "green" space. *Moving the buildings slightly toward Deer St, making the front sidewalks smaller to add some "green" on the back would be nice.*

**Two questions not answered in these plans presented to the HDC: How tall will the buildings be with and without grade? Why so much dark gray?**

Thank you for your time and consideration of these thoughts.

Respectfully,

Elizabeth Bratter  
159 McDonough St  
Property Owner