

**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.

July 06, 2022

AGENDA (revised on July 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. APPROVAL OF MINUTES

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

II. ADMINISTRATIVE APPROVALS

1. 10 Prospect Street (LUHD-483)
2. 50 South School Street (LUHD-485)
3. 82 Congress Street (LUHD-486)
4. 238 Deer Street (LUHD-487)
5. 114 Maplewood Avenue (LUHD-490)
6. 454 Marcy Street (LUHD-492)
7. 10 Commercial Alley, Unit 2 (LUHD-494)
8. 266 Middle Street (LUHD-495)
9. 12 South Street (LUHD-497)

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

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

IV. REQUESTS FOR REHEARING

1. Request for rehearing from **Jonathan and Valerie Sobel**, for property located at **129 State Street, 129 State Street, LLC, owner**, wherein permission was granted on May 04, 2022 to allow renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roofing and siding changes) as per plans on file in the Planning

Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-78)

2. Request for rehearing from **Devan Quinn and James Butler**, for property located at **189 Gates Street, Nerbonne Family Revocable Trust, owner**, wherein permission was granted on May 04, 2022 allow new construction to an existing structure (construct new addition to existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 6 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-30)

V. PUBLIC HEARINGS (OLD BUSINESS)

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

B. Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant**, for property located at **159 State Street, Unit #3A**, wherein permission is requested to allow the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-38)

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

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

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. **REQUEST TO POSTPONE-** Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow new construction to an existing structure (add sunroom and deck, expand deck and move stairs and replace windows) and renovations to an existing structure (replace roofing, storm windows, bulkhead and add A/C condenser) as per plans on file in the Planning Department. Said property

is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

2. Petition of **Port Owner Harbor, LLC, owner**, for property located at **250 Market Street**, wherein permission is requested to allow new construction to an existing structure (create egress doors off existing conference room and construct new patio) as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1-1C and lies within the Character District 5 (CD5) Downtown Overlay and Historic Districts. (LU-22-113)

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

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

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

VII. ADJOURNMENT

**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_0IJiGbWcQK663-AeGMthCA

**MINUTES
HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

June 01, 2022

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

MEMBERS EXCUSED: Margot Doering

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Wyckoff called the meeting to order. He noted that Heinz Sauk-Schubert was no longer with the Commission due to health problems and wished him well. City Council Representative Rich Blalock wasn't present at this time due to a previous engagement.

I. APPROVAL OF MINUTES

1. May 04, 2022
2. May 11, 2022

Both sets of minutes were unanimously **approved** as submitted.

Note: The Commission reviewed the administrative approval items out of order, starting with a group of Items 3, 4, and 5, then Item 1, then Item 2.

II. ADMINISTRATIVE APPROVALS

1. 60 Penhallow Street (LUHD-479)

Mr. Adams recused himself. Mr. Cracknell said Brick Market was seeking approval for three changes to the previously-approved petition, consisting of changing the exterior counter tops for the takeout areas from a zinc material to granite to match the other granite pieces in the building; and adding lights at the takeout windows and a light over the entry door. In response to Chairman Wyckoff's question, Mr. Cracknell said the lights had to be dark-sky compliant.

*Mr. Ryan moved to **approve** the item as presented, seconded by Mr. Brown. The motion **passed** by unanimous vote, 6-0.*

2. 553 Islington Street (LUHD-476)

The request was to remove the iron fence that was previously approved as restored in place. Mr. Cracknell said a letter was received from the project manager stating that his firm felt that the fence couldn't be restored. Chairman Wyckoff said the fence was most likely original to the building and that it was most likely taken down due to the city's sidewalk project. He said the fence was original and should stay and that more opinions were needed besides the one from the project contractor. He recommended the city's blacksmith Peter Happny.

Project architect Tim Brochu was present on behalf of the applicant. He said the fence was removed by the city as part of the Islington Street project and that they cut the fence off at the bottom, so the fence would need to be reattached to the granite and posts. Chairman Wyckoff said the fence was specifically noted on the approval two years before that the Commission wanted it saved. The Commission further discussed ways to repair and attach the fence.

*Mr. Adams moved to **postpone** the item until the applicant could speak to a competent metal worker, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

3. 118 Pleasant Street (LUHD-477)

The request was approval for installing externally-illuminated lighting on a projecting sign. The applicant's representative Susan Murphy was present and said the lighting would be a gooseneck light on each side of the sign and the electrical work would be within the lights, so there would be no wires running up the side of the building.

Note: at this point in the meeting, City Council Representative Blalock arrived.

4. 475 Marcy Street (LUHD-473)

The request was for a condenser placed out of view behind a fence.

5. 33 Deer Street (LUHD-474)

Mr. Cracknell said the request was to install dark-sky lighting in the same location using a different fixture than what was approved before. In response to Mr. Adams' questions, Mr. Cracknell said dark-sky lighting came in a variety of styles and that it was required unless the applicant sought a variance from the Board of Adjustment.

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

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of **Neal Pleasant Street Properties, LLC, owner**, for property located at **420 Pleasant Street**, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on July 07, 2021 to allow new construction to an existing structure (remove existing rear entryway, replace existing south east addition with added

rooftop deck, construct 3-story stair enclosure, and construct new rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence and Historic Districts. (LU-21-126)

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **grant** the request for a one-year extension, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 7-0.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

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

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **postpone** the petition to the June 8 meeting, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 7-0.*

B. Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant**, for property located at **159 State Street, Unit #3A**, wherein permission is requested to allow the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-68)

SPEAKING TO THE PETITION

The applicant wasn't present.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **postpone** the petition to the end of the meeting or to the June 8 meeting if the applicant didn't appear. Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

***Amended** motion (made after the applicant failed to appear toward the end of the meeting):*

*Vice-Chair Ruedig moved to **postpone** the petition to the June 8 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

C. **REQUEST TO POSTPONE-** Petition of **Sandra L. Smith-Wiese, owner**, for property located at **138 Gates Street**, wherein permission is requested to allow new construction to an existing structure (add 1-story rear addition with steps and landing) and

exterior renovations to an existing structure (replace windows, repair or replace siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-55)

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **postpone** the petition to the July 6 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

Note: At the same time, the Commission also moved to postpone Petition #5, 33 Richmond Street, to the July meeting (see page 8).

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (several minor design changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies with the Character District 4 (CD4), Downtown Overlay and Historic Districts. (LU-21-183)

SPEAKING TO THE PETITION

Architect Tracy Kozak was present on behalf of the applicant. She explained that the project's previous use for micro housing was denied so the project was changed to office use. She said several changes were required on the front elevation, including:

- Move the handicap entrance to Pleasant Street where the loading zone and parking are;
- Switch the Pleasant Street porch stairs to Court Street and the Court Street ramp to Pleasant Street;
- Rotate the elevator tower so that it has less presence on the street and helps the interior office use and bring the stair tower up to the roof tower so that the fire stair reaches it;
- Move the five hip dormers down the roof about a foot due to the fact that it's now a full third floor instead of loft units;
- Add a chimney for exhaust purposes;
- Replace the sidewalk and put a granite base under the porch;
- Remove the gable over the porch and add recessed balconies to the 2nd and 3rd floors;
- Place a skylight near the widow's walk on the Treadwell House;
- Lower the overall roof height by two inches; and
- Change the shutters to louvers and add a row of windows.

Ms. Kozak said the back elevation was simplified by removing some of the windows and spacing the others differently to align with the office layouts. As for materials, she said the roof deck railing was a wire steel post cable, and the Court Street porch railing was glass.

Ms. Bouffard said she appreciated the addition of the chimney. City Council Representative Blalock asked if the mechanicals on Pleasant Street would be visible from the opposite side of the street. Ms. Kozak said they would be painted gray and would be 30-40 feet from the back of

the building. Mr. Ryan said it was a good design but remembered a stipulation for metal screen awnings from the previous proposal, and he asked if the Commission would see a mockup of them and the shutters. Ms. Kozak agreed. Mr. Brown asked how big the skylight was. Ms. Kozak said it was roughly 6x10 feet and that there could be some light coming through it at night. Chairman Wyckoff asked if the roof space would be a room. Ms. Kozak said it was now a vaulted ceiling open space and that the structure wouldn't be changed. Vice-Chair Ruedig said the new design added depth to the building and was an improvement. Mr. Adams asked what would happen to the columns on the side porch. Ms. Kozak said the balustrade and columns were still the same height, with just a 2-ft granite base added underneath due to grading changes. Chairman Wyckoff asked what material the new handicap ramp would be. Ms. Kozak said it would be granite cobblestones but cut flat and smooth. Chairman Wyckoff said it was a successful design and thought it had come a long way from when it was first presented.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Janet Dinan of 278 Court Street said she owned the single-family home across the street from the project and that she and her husband were concerned about the industrial-looking balconies. She asked why they were necessary, noting that they faced a very narrow street. She said she didn't know why the two new roof decks were needed and asked if people would actually go out on them. Ms. Kozak said the roof deck was on the back of the building, and the balconies faced Court Street because they were part of the program of uses and meant for people to use.

Developer Mark McNabb said his company would occupy the second floor and that he had requested the balconies on Court Street because outdoor space had become very important in light of COVID and the tenants wanted outdoor space to take a break and to eat.

Ms. Dinan said all sounds echoed in that immediate area due to the size of the Governor Langdon House and thought that adding more outside space would increase that noise. She said the elevator overrun was very visible from the Court Street side than it was before.

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

DECISION OF THE COMMISSION

Mr. Ryan said Portsmouth was an active city and that people living downtown would experience noise and lots of activity because it was part of living in an urban environment. He said a balcony use in a corporate office wasn't the same as one in a typical urban environment.

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, with the same stipulations that were attached to the project in the previous approval, including the metal screen awnings. Mr. Brown seconded the motion.*

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

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

2. Petition of **Sharmila Patel and Jacob Goldsmith, owners**, for property located at **67 Gates Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove rear deck and replace with larger deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 91 and lies with the General Residence B (GRB) and Historic Districts. (LU-22-108)

SPEAKING TO THE PETITION

The owners Jacob Goldsmith and Sharmila Patel were present to speak to the petition. Mr. Goldsmith said the deck had significant rot and was also built level with the back door, which created a drainage issue when it rained or snowed. He said the new larger cedar deck would measure 8'x17-1/2' and would be lowered a foot to address the rain and snow issues. He said both abutters were in support and that the deck wouldn't be visible from the street.

Vice-Chair Ruedig noted that there were no railing details in the drawings and asked if they would be the same in design. The applicant gave her the drawing, and Vice-Chair Ruedig said the existing deck's design was nicer instead of the proposed deck's balusters but thought everything else was fine. Mr. Ryan asked how the deck's enclosure would be handled. Mr. Goldsmith said it would be left open. Mr. Ryan said the proposed deck's construction was odd due to how the corner post came down and how the foundation post stepped out, but he thought the aesthetic was fine because it was the back of the house. Mr. Adams agreed.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **grant** the Certificate of Approval for the petition as presented, seconded by Vice-Chair Ruedig.*

Mr. Blalock said the project would conserve and enhance property values and would be compatible with the design of surrounding properties.

*The motion was **approved** by unanimous vote, 7-0.*

3. Petition of **The Portsmouth Housing Authority, owner**, for property located at **160 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (add canopies over existing entry ways) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 38 and lies with the Character District 4 (CD4) and Historic Districts. (LU-22-107)

SPEAKING TO THE PETITION

Vice-Chair Ruedig recused herself from the petition.

Architect Carla Goodknight was present on behalf of the applicant. She said they wanted to place several canopies around the Feaster apartment building and that they would utilize a lot of the same materials that were previously approved. She noted that regrading created some wells that needed protection from the water and that they also wanted to create safer areas for the residents as they entered and exited the building. She showed the locations of the canopies and explained why they were needed in each location.

Mr. Adams said canopies were good softening agents for the building's surface and their material was durable and very appropriate for that type of building.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

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

Mr. Blalock said the project would conserve and enhance the surrounding property values and would be compatible in design with surrounding properties.

*The motion **passed** by unanimous vote, 6-0.*

4. Petition of **Helen Marks, owner**, for property located at **90 Fleet Street, Unit D**, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 41D and lies with the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-106)

SPEAKING TO THE PETITION

The owner Helen Marks was present to speak to the petition and said she wanted to replace three of the picture windows to get some fresh air into the unit. She noted that it would be just on the Fleet Street side. City Council Representative Blalock confirmed that the window that wasn't shown was the one over the entrance. Mr. Ryan asked if the windows were casements. Ms. Marks said they were picture windows. She said she submitted drawings to the Planning Department. Vice-Chair Ruedig said the Commission didn't have the drawings. Mr. Adams said he didn't have an issue with the windows because it was a nondescript penetration into the building, but the Commission had no drawings to look at. Chairman Wyckoff said the

Commission needed the window specifications. It was further discussed. Vice-Chair Ruedig suggested that the applicant return for an approval at the next meeting.

There was no public hearing.

DECISION OF THE COMMISSION

*Mr. Adams moved to **postpone** the petition to the June 8 meeting so that the applicant could return with more documentation, seconded by Vice-Chair Ruedig. The motion **passed** by unanimous vote, 7-0.*

NOTE: At this point in the meeting, the Commission stated that the applicant for the 159 State Street petition had not appeared (see page 3).

*Vice-Chair Ruedig moved to **postpone** the petition to the June 8 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

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

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **postpone** the petition to the July 6 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

VI. ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

**MINUTES
HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

June 08, 2022

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

MEMBERS EXCUSED: David Adams

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Wyckoff called the meeting to order at 6:30 p.m. He said Ms. Bouffard would arrive at the meeting shortly.

*Mr. Brown moved to **postpone** Public Hearings (Old Business) Petition A, 531 Islington Street, and Petition B, 159 State Street to the July 6 meeting, seconded by Vice-Chair Ruedig. The motion **passed** by unanimous vote, 6-0.*

I. ADMINISTRATIVE APPROVALS

Mr. Ryan recused himself from Items 1 and 2, and Ms. Doering recused herself from Item 1.

1. 35 Pleasant Street

The request was to install a mechanical screen and exhaust tower on the building, along with a 42" safety rail.

*Vice-Chair Ruedig moved to **approve** the item as presented, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 4-0.*

2. 50 New Castle Avenue

The request was to add a rear shed to a previously-approved project. Ms. Doering asked if vinyl siding would be used, and Mr. Cracknell agreed. Chairman Wyckoff recommended that the shed have wood clapboards, and it was further discussed.

*Vice-Chair Ruedig moved to **approve** the item with the following **stipulation**:*

- *The siding shall be wood clapboards instead of vinyl.*

*Mr. Blalock seconded the motion. The motion **passed** by unanimous vote, 5-0.*

II. PUBLIC HEARINGS (OLD BUSINESS)

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

DECISION OF THE COMMISSION

The petition was **postponed** to the July 6 meeting.

B. Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant**, for property located at **159 State Street, Unit #3A**, wherein permission is requested to allow the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-68)

DECISION OF THE COMMISSION

The petition was **postponed** to the July 6 meeting.

C. Petition of **Helen Marks, owner**, for property located at **90 Fleet Street, Unit D**, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 41D and lies with the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-106)

SPEAKING TO THE PETITION

The applicant Helen Marks was present and said she submitted the window measurements as requested by the Commission at the previous meeting.

Vice-Chair Ruedig asked why there were so many types of windows. Ms. Marks said it was for safety reasons. She said there were two window options, a slider window or casement window, and that all three replacement windows would be the same. Mr. Ryan said a bar could be placed inside the slider window, and it was further discussed. The Commission agreed that the option with the slider window was the better choice.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Paige Trace of 27 Hancock Street said it was a win-win for the applicant. She said it was a lovely design and solved the major problem that was caused by all the issues.

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

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **grant** the Certificate of Approval for the petition, with the following stipulation:*

- 1. The slider window option shall be used instead of the casement windows.*

City Council Representative Blalock seconded.

Vice-Chair Ruedig said the project would complement and enhance the architectural and historic character of the neighborhood and be compatible with the design of surrounding properties.

*The motion **passed** by unanimous vote, 6-0.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **National Society of Colonial Dames, owner**, for property located at **0 Market Street/ 55 Ceres Street (The Oar House)**, wherein permission is requested to allow renovations to an existing structure (replace the existing fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, Civic and Historic Districts. (LU-22-4)

SPEAKING TO THE PETITION

Project architect Carla Goodknight was present on behalf of the applicant. She said they would replace the existing fence with a mahogany one that would be installed along the front. She showed details of the fence and said it would weather naturally and have some translucency.

City Council Representative Blalock asked if the fence was approved by the Colonial Dames. Ms. Goodknight said the Dames had a board meeting and said the fence was acceptable. In response to Mr. Ryan's question, Ms. Goodknight said the space between the pickets was the same as the width, resulting in a void and a solid. She said the frame would also be mahogany.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Paige Trace of 27 Hancock Street said she was the president of the New Hampshire Society for the Colonial Dames of America. She said the Dames approved the fence as designed after a simple change to the top of the picket. She said the fence's height would be the same and that the Dames agreed that the fence heading down on the side of the building between Market and Ceres Streets somewhere between 14-18 feet was the best solution.

Kathleen Tutone said she owned Treehouse Toys and thought the fence would be lovely and much appreciated instead of the rickety old fence.

Ms. Doering noted that Ms. Trace said the fence was between 14-18 feet. Mr. Cracknell said it was 18 feet. No one else spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, seconded by Vice-Chair Ruedig.*

Mr. Ryan said the project would preserve the integrity of the District and would be compatible with the design of surrounding properties.

*The motion **passed** by unanimous vote, 6-0.*

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-234)

WORK SESSION

Architects Carla Goodknight and Jake Weider were present on behalf of the applicant, as well as Eben Tormey. Ms. Goodknight said they made some changes per the Commission's request and had more details and rendering models. She said the Maplewood Avenue building narrowed slightly to offset the mass, the glazed canopy area was expanded, and the entrances were consolidated to make the building simpler and more unified. She said the rooftop equipment would be screened from view by centering it on the roof. Mr. Tormey noted that the primary entrance would be emphasized with a canopy.

Other changes included the following:

- The recessed entry was removed;
- A textured fish scale material was used for the center to differentiate the entrances;
- The window configuration was changed and signage was added;
- A small canopy was put on the entrance near the garage; and
- The Maplewood Avenue façade was pushed back and stepped down.

Ms. Goodknight showed details on the cornices, banding, balconies, brick veneer, and trim as well as different treatments for materials. She said the hotel windows would be vinyl. The Commission said they preferred metal or Fibrex clad.

Mr. Ryan said the design was safe but fine, and he wished the building had some excitement. He said he appreciated the added fish scale texture but said the horizontal band was the same as the verticals and the cap on top and thought there was no hierarchy to it. He suggested putting some

detail between the fish scales and the brick return of the pilaster to make it more interesting. He said a panel between the windows could signify something historic, or a coin at the top level would give the building more interest. He also suggested an arch going between the two buildings. Vice-Chair Ruedig agreed and said she still wasn't excited by the design of either building but thought that happened when the architect got so many different opinions from the Commission and tried to appease them all, so it resulted in a very safe design. Mr. Brown said he thought the buildings fit in and that the mass was adjusted nicely, especially on the Maplewood Avenue side. He said the glass tower added some interest that made the building look different.

Ms. Doering said the building was made too safe and would be the first building seen coming across from the north side. She said it was all brick and square windows with no signature features. She said she still couldn't get behind the mass and thought there was nothing special about it in that premier location. City Council Representative Blalock said the buildings needed some character, like a coin or arch, to signify a story that was there before the building. He agreed that it was very safe but thought the entrance was more defined and that it better communicated that there were three separate uses. Ms. Goodknight said it was a 3-story building with simple architecture and simple expression in the façade and thought the recessed balconies would add character. Chairman Wyckoff said details needed to be placed that referenced the period of the train station. He said the canopies were basic airport canopies. He said he had no problem with the mixed-use building as far as the windows and the brick. He asked about the optional pier and kayak launch ramp. Mr. Tormey said it wasn't optional but was part of the plan. Mr. Cracknell suggested that a detail for it be brought back to the Commission. Mr. Ryan said he would support the project more if some architecture was added.

Public Comment

Elizabeth Bratter of 159 McDonough Street said the building had become very plain. She showed the Commission and applicants a photo of a brick building in Hanover, NH that had setbacks of different widths. She said she liked that the balconies were green instead of white but thought it was more interesting when the hotel's top floor windows were black with a white trim.

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

DECISION OF THE COMMISSION

Chairman Wyckoff said the Commission was generally in favor of the project but wanted to see more interest in the buildings to reflect the location they were in. He said they were also concerned with the material choices of aluminum and vinyl.

*Vice-Chair Ruedig moved to **continue** the work session to the July 6 meeting, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 6-0.*

Note: At this point, Ms. Bouffard joined the meeting.

B. Work Session requested by **One Market Square, LLC**, owner for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure

(repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4-5 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 & 15 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-425)

WORK SESSION

Architect Tracy Kozak was present on behalf of the applicant, with the owner Mark McNabb. She reviewed the changes since the previous work session, which included the following:

- The front windows on 3 Congress Street were changed as well as the flanking roofs on the sides of the new dormer, and the first-floor drop off was made shallower to become a recessed storefront.
- The corner glass element on High Street was made round instead of triangular, the header was raised on the arcade, the opera house marquee was increased, and the addition was pushed back to where it was before.

She discussed several window changes and said the original transom dormer used to be a photography studio, which was the inspiration for carrying that theme throughout the building.

Chairman Wyckoff asked about a tiled panel. Ms. Kozak said the bottom floor was granite and the second and third floors would be glazed terra cotta tiles. Mr. Ryan said he appreciated that the pedestrian experience on High Street was brought back. He said it was great that the corner tower was a little less artistic and more architectural. He said the building was dynamic and exciting but that he missed the corner windows. Vice-Chair Ruedig agreed about the windows and thought the building had a blander design without them. She said she was pleased with the historic buildings and thought the dormer on 3 Congress would be lovely. She said the new building in the back was very successful with all the changes made to it as well as setting it back, and highlighting the opera house was also successful. She said she missed the corner windows because they would have drawn the eye back to that tiny street and would have been an interesting difference with the plain parking garage. She said the glass corner was interesting but seemed out of place now, and she thought the angular shape fit better with the new building. Mr. Brown said bringing the building back a bit and accentuating the opera house made a huge difference. He said he liked the roundness of the corner because it reminded him of a lighthouse, which fit in better than the previous pyramid.

Ms. Doering said simplifying the corner made it stronger and gave the opportunity to bring back some of the uniqueness that the windows had. She asked if the dormer on 3 Congress Street was an older version because it was set further back. Ms. Kozak said the dormer itself didn't change but the sloped roofs came down and hugged the dormer tighter. Ms. Doering said it felt a bit uncomfortable and suggested doing the windows like they were done before or using another version. Mr. Blalock said he liked that the opera house was being celebrated and that the photography studio's historic theme was being made modern. He said he liked the corner because it was strong and he liked that Haven Court and High Street facade would have a pedestrian feel yet still allow a car to access it. Ms. Bouffard asked that the windows be left alone because they made the building look Parisian and serene and didn't compete with the front windows. Chairman Wyckoff agreed.

Ms. Kozak further discussed the materials and said she would bring a sample of the green glass to the next meeting.

Public Comment

Elizabeth Bratter of 159 McDonough Street said she liked the corner better and the European-style windows but thought the terra cotta material seemed too shiny.

Bill Downey said the property would enhance the area and not detract from its integrity.

DECISION

Ms. Kozak said she would return for a **public hearing**.

C. Work Session requested by **445 Marcy Street, LLC**, owner for property located at **445 Marcy Street**, wherein permission is requested to allow the construction of a new single family residence with attached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-424)

WORK SESSION

Architect Tracy Kozak and the owners Jim and Gail Sanders were present. Mr. Kozak reviewed the changes and said the height and width of the front gable on Pray Street was lowered and the scope of the solar array was reduced. She showed context views and said the front gable was taken in a 1-1/2 foot on each side, with the pitch kept. She said the proposed house was eight feet shorter than the house on the corner of Pray and Marcy Streets and bigger than some of the small houses to the south. She emphasized that the footprint was 250 square feet bigger than the average one in the neighborhood and the parcel's density was less than the surrounding ones. She showed 3D images of the house and context and discussed the porches.

Mr. Brown said his biggest concern had been the house's overwhelming size facing the small houses on Pray Street but thought Ms. Kozak did a great job in bringing the dormer down. City Council Representative Blalock said his concern had also been the massing but felt that bringing the height down three feet and reducing the dormer worked. Vice-Chair Ruedig said she still thought it was an interesting and successful design that took a lot of historic references and aspects of the surrounding houses but put them into a modern design so that the house fit in and didn't pretend to be an historic house.

Public Comment

Mark Mininberg of 437 Marcy Street said the neighborhood had strong feelings about the design and felt that the home didn't fit the neighborhood's character. He said putting elements of the surrounding homes into the proposed house did not insure its historic character.

Susan MacDougall of 39 Pray Street said Pray Street was almost a lane, and even though the lot appeared to be big, its buildable footprint was very small, so the owners' desire to have a big house on what appeared to be a big buildable lot didn't jibe. She said the design didn't fit the Commission's guidelines for massing and scale.

Sally Addison of 17 Pray Street said she appreciated that the house was reduced in height but didn't know of any other homes in the area that had solar panels. She asked about the fence and the current front setback and was told that the fence was eleven feet from the property line and the front setback was six feet from the property line and that the fence would be replaced in the same location. Ms. Addison said Pray Street was 14 feet wide and that her car bumped up along the fence when she backed out. She said the proposed home was not in keeping with the historic area, especially with the solar panels.

John Eberlein of 454 Marcy Street said he submitted a letter in which he proposed using an offsite solar array as an alternative for the solar panels.

Mark Mininberg of 437 Marcy Street said the neighborhood felt grief that the historic nature of the District would no longer be intact. He said they were deeply invested in the neighborhood's integrity and felt that the proposed design could be improved so that it wouldn't change the neighborhood's character for the next century. He said the design could be a revival of a traditional style that wouldn't look fake and would fit in with the District.

Chairman Wyckoff closed the public comment session.

The Commission discussed the project further. Ms. Doering said there was tension from the neighborhood due to a modern building on a big lot and an area surrounded by old houses with small lots. She suggested a gambrel style that didn't have a lot of gables or porches. She said she didn't know if the current design with the garage and so on was created by the shape of the buildable land and thought a different form that met the massing needs of the owners could make the house look simpler and less massive. Mr. Ryan agreed and said the proposed house was too contemporary and too massive and the materials were too different from what was in the area and that he wouldn't support solar panels. He said the project was making baby steps and retreating from some of the problematic issues and that he could not support it. Mr. Blalock said he grew up in the neighborhood and asked if the proposed building would be celebrated in 200 years. He thought it was a hard balance to fit the house into the historic fabric. Mr. Brown said he lived on Pickering Street and one house near him had solar panels but it didn't change his house or the area's history. He said the applicant's empty lot and a non-conforming house made for a tough issue. Ms. Kozak said she also lived in the neighborhood and thought the abutters were grieving because they were losing open space. She said she broke down the house and lowered its height so that it was average with the neighborhood and that it referenced the shingle Queen Anne style in the neighborhood.

DECISION

Ms. Kozak said she would return for a **public hearing**.

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

WORK SESSION

Architects Carla Goodknight and Jake Weider were present on behalf of the applicant, along with contractor David Calkins. Ms. Goodknight reviewed the petition and showed contextual views and photos of the site. Mr. Calkins said the carriage house still had 85 percent of its 1784 structure but parts of it had been cut and repurposed. He said the intent was to cut the carriage house just below the floor system and lift it off. He said the annex and connectors were dated 1903. Ms. Goodknight said the owners wanted to add a level of expansion on the second-floor's half-story of the connector piece. She said it was appropriate on that site and that there was nothing left of the original massing or volume. She said there was an option of using either a pitched roof or a flat one on the carriage house addition and bringing it up to the front or setting it back. She said the proposed great room would extend into the backyard. Mr. Calkins said he preferred Option 1A, the pitched roof on the back of the carriage house and stepping it back.

Ms. Doering said she agreed that Option 1A was the better choice. Vice-Chair Ruedig also agreed and said it was important for the connector piece to keep the idea that it had a lower roofline, so putting something on top of it that was set back would keep that visual. The rest of the Commission agreed that Option 1A was the better option. The great room was discussed. The Commission said there was nothing in the project that they couldn't support.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote (7-0) to **continue** the work session to the July 6 meeting.*

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

WORK SESSION

Architect Carla Goodknight was present on behalf of the applicant. She said the ramp was removed and the penthouse brought the building's height down. She discussed the proposed volumes for corner and balcony elements and the storefront and how they would fit in with the neighboring volumes. She said the building would have a mix of large glazed openings for an

industrial look but would be a simple form that would also introduce some recessed arches. She concluded that the building would have four stories and a penthouse.

City Council Representative Blalock said Ms. Goodknight did a great job in showing the massing and he liked the industrial look. He said the history of the train would be honored and no views would be taken away. Ms. Doering said she loved the mass and the industrial element and thought each element was graceful and strong at the same time. She also liked the arches with the keystones. Ms. Bouffard agreed and said she was glad that the ramp was gone. Vice-Chair Ruedig said she was comfortable with the massing. She said the height had been brought down a bit, so the building would be comparable to all the other buildings on the corner. Mr. Ryan said it was fine but would like to see some stepping or prominence on the corner. Mr. Brown said he had no problem with the massing because it fit. Chairman Wyckoff said he liked the arches but didn't know how they would work into the railroad language.

Public Comment

Elizabeth Bratter of 159 McDonough Street said she liked the arches but noted that the other buildings on that corner dropped down to three stories. She noted that the original design had a railway station feel to it. She said the massing seemed big but thought once the railroad details were added, the shape might be changed a bit.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote (7-0) to **continue** the work session to the July 6 meeting.*

F. Work Session requested by **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LUHD-465)

WORK SESSION

Project designer Brendan McNamara was present on behalf of the applicant. He said the volume was a bit larger because the shed dormer was necessary to get headroom. He said it came down to whether the existing house should be demolished. He said it was in better shape than it looked, but the first floor system could go back to 1749. Chairman Wyckoff said the basement structure was old and the staircase was very steep, and there were no details left at all. Mr. McNamara said he received the initial survey and that the house was encompassed by a flood zone, which led to the design floor elevation of 11 being the lowest point. He said everything that supported a beam had to be above that point, so the foundation was therefore a foot too low. Chairman Wyckoff said there were four houses on the dead-end street and wondered if the new construction would work. Mr. McNamara said the street cut all the properties in half and the house's expansion would go toward Marcy Street by an extra two feet. He said there would be an easement to relieve the parking at 43 Holmes Court and put it at 39 Holmes. Chairman Wyckoff asked if the

demolition was necessary, noting that the basement was in good shape, and asked if it flooded. Mr. McNamara said he didn't know for sure but it was damp. The views were discussed.

Mr. Ryan said knocking it down less was acceptable and thought the proposed design was sensitive to what was there. Mr. McNamara said the new design would put the dormers back on and three panel folding doors on the water side. Ms. Bouffard said a lot of houses in the south end had flood issues and asked if a Pandora's Box would be opened by knocking the house down and rebuilding it. Mr. Cracknell said everything in the south end was out of code and that the argument should be that the reconstruction was being done in a respectful manner. He said the flooding issues, insurance, and code were all problematic but should not be overplayed.

Ms. Doering said the front room opened directly onto the porch and asked if it would be an extension of the front room in the new design. Mr. McNamara said it was an enclosed porch that was fully integrated into the house. Ms. Doering said the loss of that open porch on the side would make a big change in the style of the house. She said the project's success would inform a lot of the buildings along the waterfront and thought the Commission was walking a fine line between saving the existing structure and making modifications. She asked at what point the structure would be modified too much. Vice-Chair Ruedig said it was hard to let go of a building that was so old, but there weren't any details left to show for it. She said the project was acceptable because it would rebuild what already existed, but she agreed that a porch in that location was part of the character. Chairman Wyckoff said he disagreed, noting that the Commission had allowed porches to be enclosed on Marcy Street and New Castle Avenue. He said the street was tiny and the house was at the end and its windows would look out on a beautiful water view. He said the porch would look like a porch.

There was no public comment.

DECISION

Mr. McNamara said he would return for a **public hearing**.

V. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Coventry Realty, LLC, owner**, for property located at **111 State Street**, wherein permission is requested to allow renovations to an existing structure (replace doors and windows) and new construction to an existing structure (construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 50 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-478)

WORK SESSION

Architect Tracy Kozak and the applicant Mark McNabb were present. Ms. Kozak said they wanted to put a 300-sf addition on the back of the building and add an elevator and fire exit stair. She showed context photos and said the wooden deck, railing, and stair would be removed. She said a small shed roof would be over the stairway and two dormers would be added on the Chapel Street side, with one new dormer on 111 State Street. She said they would remove the

fake stone on the former Mr. Kim's and expose the original brick, and replace the door and two windows with windows that matched the one at 111 State Street.

Ms. Bouffard asked if the addition of the dormer on State Street would impact the chimney. Ms. Kozak said some flashing would be necessary but it wouldn't impact the chimney. Ms. Doering said the two shed dormers on the little house on Chapel Street bothered her because of the building they were being put on and the fact that the surrounding area shed dormers were usually dog sheds. She said it made sense in some way to have a shed around the corner but it was a completely different building. She asked why a shed and two vs. one together were chosen. Ms. Kozak said the one in the middle didn't provide enough daylight and egress from the living space and that three sheds seemed too much. She said there was a ton of gables around and that it was simpler to do a flat shed. She thought there were some flat shed roofs across the street. Ms. Doering suggested taking the shed on the right-hand side almost all the way across. Ms. Kozak said that would be more useful. Vice-Chair Ruedig said she wouldn't want to see a big dormer on such a historic building and in such a visible spot. Ms. Kozak said she would show it both ways at the next meeting.

Mr. Ryan said it looked like the buildings were being blended to make one big building and thought it was sad to lose two entrances. He said it would be nice to keep the distinction between the buildings but thought all the changes to make a safer set of buildings were commendable. Vice-Chair Ruedig agreed. She said removing the entrance on the corner building would make it lose its identity and asked if the central door could stay to keep the symmetry of the windows above it. Chairman Wyckoff agreed and it was further discussed.

DECISION

Ms. Kozak said she would return for a **public hearing**.

VI. ADJOURNMENT

The meeting was adjourned at 10:11 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

July 06, 2022

- | | | |
|----|--|-----------------------|
| 1. | 10 Prospect Street (LUHD-483) | -Recommended Approval |
| 2. | 50 So. School Street (LUHD-485) | -Recommended Approval |
| 3. | 82 Congress Street (LUHD-486) | -Recommended Approval |
| 4. | 238 Deer Street (LUHD-487) | -TBD |
| 5. | 114 Maplewood Avenue (LUHD-490) | -Recommended Approval |
| 6. | 454 Marcy Street (LUHD-493) | -Recommended Approval |
| 7. | 10 Commercial Alley, Unit 2 (LUHD-494) | -Recommended Approval |
| 8. | 266 Middle Street (LUHD-495) | -TBD |
| 9. | 12 South Street (LUHD-497) | -Recommended Approval |

1. 10 Prospect Street - Recommended Approval

Background: The applicant is seeking approval for the installation of a railing for the front stairs.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

07/01/2022

LUHD-483

Historic District Commission Work Session or Administrative Approval Application

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

Mike Brown
mb2development@gmail.com
Prospect North Partners LLC
PO Box 372
greenland, NH 03840
6032347521

Location

10 PROSPECT ST
Portsmouth, NH 03801

Owner:

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**

Front Railing selection request for approval

Description of Proposed Work (Planning Staff)

--

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Owner of this property

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

--

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

--

Planning Staff Comments

--

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

--

Owner Addressee Prefix and Last Name

--



1 1-Railings
Proposed Railing for 10 Prospect St.

2. 50 So. School Street, Unit 6 - Recommended Approval

Background: The applicant is seeking approval for the installation of an A/C condenser at the rear of the building.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-485**

Historic District Commission Work Session or Administrative Approval Application

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

Phyllis Eldridge
phyllis917@gmail.com
50 South School Street, #6
Portsmouth, NH 03801
6032053579

Location

50 SOUTH SCHOOL ST Unit 6
Unit 6
Portsmouth, NH 03801

Owner:

ELDRIDGE PHYLLIS 1998 REVOC TRUST & ELDRIDGE PHYLLIS Z
TRUSTEE
50 SOUTH SCHOOL ST #6 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**

i am installing an AC unit and need permission to put condenser on brackets at the rear of the building.

Description of Proposed Work (Planning Staff)

--

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Owner of this property

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

--

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

--

Planning Staff Comments

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Dear Chair and members of the Historic District Commission,

My request is to allow an air conditioning condenser to sit on brackets outside of my second floor apartment. I live in a six unit condominium building. There is no room in the tiny backyard which is crowded with a deck and other AC condensers.

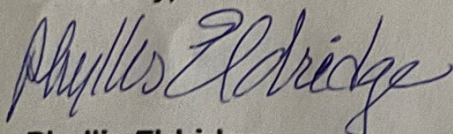
Product information and the location of the unit are included in the packet. In addition to the unit there will be a small metal box and some connectors. The installer has assured me that only six to eight inches of pipe will show, because much of it will be hidden behind the condenser. It will be situated one foot above the roof below.

The unit will be visible to only two backyard neighbors. And, probably only when the leaves are off the trees.

This is my only hope to get air conditioning into the unit. Much time has been spent looking at alternatives.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Phyllis Eldridge". The signature is written in a cursive, flowing style.

Phyllis Eldridge

Haven School Condominium Association

50 South School St.
Portsmouth, NH 03801

2 May 2022

**City of Portsmouth,
Historic District Commission, Building Department and
other interested parties
1 Junkins Ave.
Portsmouth, NH 03801**

To whom it may concern,

On behalf of the Haven School Condominium Association, located at 50 South School St., Portsmouth, I hereby confirm the association's consent to Phyllis Eldridge (unit 6) to mount an HVAC unit to the back wall of the building per the information provided.

Please feel free to contact me for any additional information you may require.

With kind regards,



**Alan E. Gold
President,
Haven School Condominium Association**

50 South School Street



Property Information


Property ID 0101-0060-0000
Location 50 SOUTH SCHOOL ST
Owner HAVEN SCHOOL CONDO MASTERCARD


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties,
expressed or implied, concerning the validity or accuracy of
the GIS data presented on this map.

Geometry updated 3/9/2022
Data updated 3/9/2022

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
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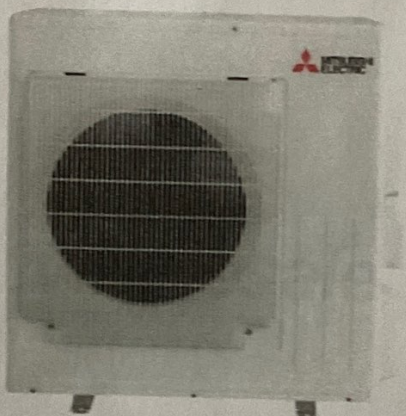
[Home](#) / [Shop by Brand](#) / [Mitsubishi](#) / MUZ-GS30NA-U1

Mitsubishi - 30k BTU - GS-Series Outdoor Condenser - Single Zone Only

Model: MUZ-GS30NA-U1 Item Number: 114923



Not For Individual Sale





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Specification Highlights

Condition	New 
Weight	121 Pounds 
Type	Outdoor Condenser
Product Line	GS-Series

[View More](#)


Specifications

[General Information](#)


 [Shop By Category](#) [Deliver to 02492](#) [Change Location](#)

Specifications

General Information


Type	Outdoor Condenser
Product Line	GS-Series
Operating Mode 	Heating and Cooling
Maximum Number of Zones	1
Multi-Zone Compatible	No
Refrigerant Type	R-410A
Installation Location	Outdoor

Performance

Cooling BTU	30600
Cooling Capacity	30600 BTU
Minimum Outdoor Temperature for Heating 	-4 F
Minimum Outdoor Temperature for Cooling	17 F

Electrical Data

Voltage	208/230 Volts
Phase	1
Frequency	60 Hz
Recommended Breaker Size	20 Amps

 [Shop By Category](#) [Deliver to 02492](#) [Change Location](#)

Dimensions

Maximum Line Length	100 Feet
Gas Connection Size	5/8 Inch
Liquid Connection Size	1/4 Inch
Product Height	39 Inches
Product Width	38 3/4 Inches
Product Depth	16 3/4 Inches
Product Weight	121 Pounds
Shipping Weight	138 Pounds

Warranty Information

Parts Warranty ⓘ	5 Years
Compressor Warranty	7 Years

Reviews

Do You Own This Product?

Give us your opinion on this product and help any future buyer's make an informed decision.

[Write The First Review](#)

Product Q&A

Be the first to ask a question.



Phyllis Eldridge
To: Phyllis Eldridge >

2:26 PM

No Subject



Condenser will be here



Phyllis Eldridge
To: Phyllis Eldridge >

Tuesday



No Subject

Existing Conditions



No Subject

PROPOSED CONDITIONS





Phyllis Eldridge
To: Phyllis Eldridge >

3:12 PM

No Subject

just one for
my unit.



3. 82 Congress Street - Recommended Approval

Background: The applicant is seeking approval for the replacement of (3) existing condensers, the installation of a new 4th condenser, and the installation of an intake louvre (painted to match adjacent brick).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



07/01/2022

LUHD-486

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jun 16, 2022**Applicant**

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

Location

82 CONGRESS ST
Portsmouth, NH 03801

Owner:

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

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 3 existing exterior condensers in kind and adding 1 exterior condenser
- Installation 24"x18" intake louver with ductwork, painted to match adjacent brick

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)

Richard Desjardins

Business Name (if applicable)

McHenry Architecture

Mailing Address (Street)

4 Market Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603-430-0274

Email Address

richard@mchenryarchitecture.com

Relationship to Project

Architect

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

--

Full Name (First and Last)

Mark Gianniny

Business Name (if applicable)

McHenry Architecture

SUMMER SESSIONS INTERIOR FIT-UP

Historic District Commission Administrative Approval - July 2022, Portsmouth, New Hampshire

PROPOSED WORK:

- REMOVAL OF THREE EXISTING EXTERIOR CONDENSERS
- INSTALLATION 18" X 30" INTAKE LOUVER, PAINTED TO MATCH ADJACENT BRICK

SHEET LIST - HDC

Sheet Number	Sheet Name
C	COVER
A1	PHOTOGRAPHS INDICATING CONDENSER AND LOUVER LOCATIONS
SKH-1	EXTERIOR_ACCUS
APPENDIX 01	EXTERIOR LOUVER CUT SHEET

25 CHESTNUT STREET
PORTSMOUTH, NH 03801



ORANGE AREA REPRESENTS
LOCATION OF CONDENSERS AND
PROPOSED INTAKE LOUVER



SUMMER SESSIONS INTERIOR FIT-UP
25 CHESTNUT STREET SUITE 100
PORTSMOUTH, NH 03801

COVER

McHENRY
ARCHITECTURE

Project Number: 22042

Date: 06/23/2022

Drawn By: RD

Checked By: MG

C

Scale 12" = 1'-0"



ALL EXISTING GROUND MOUNTED CONDENSER UNITS (3) TO BE REMOVED, REFER TO SHEET SKH-1



LOCATION OF 18" x 30" INTAKE LOUVER, PAINTED TO MATCH ADJACENT BRICK, REFER TO SKH-1 AND APPENDIX

SUMMER SESSIONS INTERIOR FIT-UP
25 CHESTNUT STREET SUITE 100
PORTSMOUTH, NH 03801

PHOTOGRAPHS INDICATING CONDENSER AND
LOUVER LOCATIONS

McHENRY
ARCHITECTURE

Project Number: 22042

Date: 06/23/2022

Drawn By: RD

Checked By: MG

A1

Scale



125 AVIATION AVE SUITE 4
PORTSMOUTH, NH 03801
603-319-8244

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SUMMER SESSIONS

25 CHESTNUT
PORTSMOUTH, NH

Job # 2022-085

Drawn by VJS Checked by JCH

Date 2022-06-23

Reference Drawing H101

Scale 1/4"=1'-0"

Revisions

EXTERIOR_ACCUS

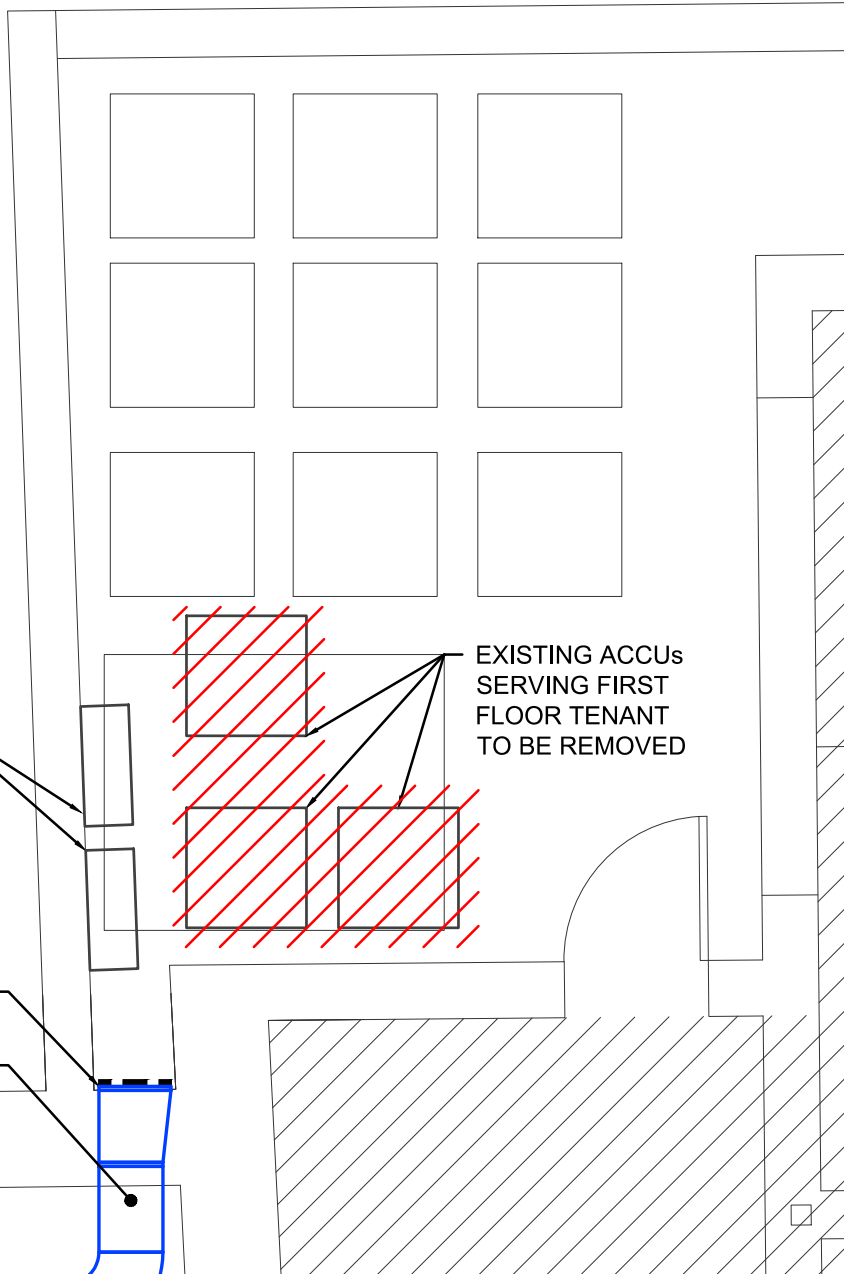
SKH-1

EXISTING WALL MOUNTED CONDENSERS
SERVING THE BASEMENT TO REMAIN

EXISTING ACCUs
SERVING FIRST
FLOOR TENANT
TO BE REMOVED

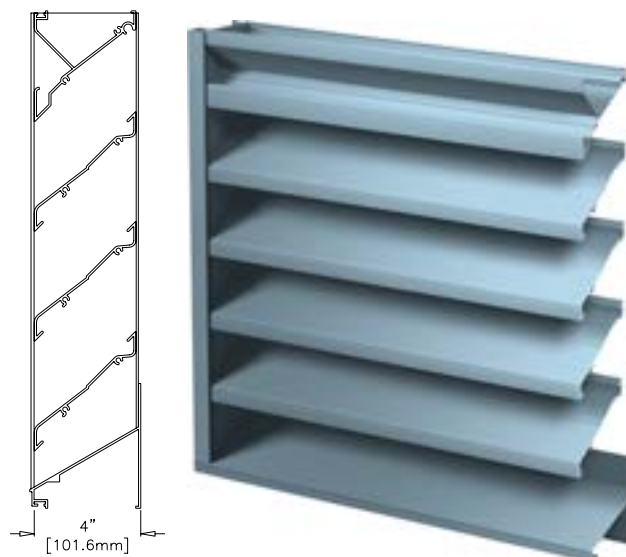
CONTRACTOR TO PROVIDE 18x30
GREENHECK EDJ-401 LOUVER.

16X12 OA EA



APPENDIX 01 - INTAKE LOUVER CUTSHEET
Standard Construction

Frame	Heavy gauge extruded 6063-T5 aluminum, 4 in. (102 mm) x 0.081 in. (2 mm) nominal wall thickness
Blades	J style, heavy gauge extruded 6063-T5 aluminum, 0.081 in. (2 mm) nominal wall thickness, positioned 37° and 45° on approximately 4 in. (102 mm) centers
Louver Depth	4 in. (102 mm)
Construction	Mechanically fastened
Finish	Mill
Minimum Size	12 in. W x 12 in. H (305 mm W x 305 mm H)
Maximum Single Section Size	120 in. W x 120 in. H (3048 mm W x 3048 mm H) Limited to 70 ft. sq. (6.5 sq. m)
Wind Load	25 PSF (1.2 kPa)


Performance Ratings


Greenheck Fan Corporation certifies that the EDJ-401 louvers shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to Water Penetration and Air Performance ratings.

Performance of 48 in. x 48 in. (1219 mm x 1219 mm) Louver

Free Area	
Area	8.32 sq. ft. (0.773 sq. m)
Percent	52.0%
Performance at Beginning Point of Water Penetration	
Free Area Velocity	963 fpm (4.892 m/s)
Max Intake Volume	8,012 cfm (3.781 m³/s)
Performance at 6,000 CFM (2.832 m³/s) Intake	
Pressure Drop	0.085 in. wg (0.021 kPa)

Document Links
[Louver Finishes & Colors](#)
[Louver Product Selection Guide](#)
[Louver Products Catalog](#)
[Louver Warranty Statement](#)
Options and Accessories

- [Bird Screen](#)
- [Blank Off Panels](#)
- [Extended Sill](#)
- [Filter Rack/Filter](#)
- [Flange Frame](#)
- [Glazing Frame](#)
- [Hinged Frame](#)
- [Insect Screen](#)
- [Mounting Angles](#)
- [Security Bars](#)
- [Variety of Architectural Finishes](#)
- Welded Construction
- 0.125 in. (3 mm) Nominal Frame and/or Blade Thickness

Standard Details
EDJ-401 Standard Details

Structural reinforcing members may be required to adequately support and install multiple louver sections within a large opening. Structural reinforcing members along with any associated installation hardware is not provided by Greenheck unless indicated otherwise by Greenheck. Options and accessories including, but not limited to, screens, filter racks, louver doors, and blank off panels are not subject to structural analysis unless indicated otherwise by Greenheck.

4. 238 Deer Street

- TBD

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

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



07/01/2022

LUHD-487

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jun 16, 2022**Applicant**

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

Location

238 DEER ST
Portsmouth, NH 03801

Owner:

238 DEER STREET LLC
238 DEER 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**

- PROPOSED ALTERATIONS AND ADDITIONS FROM PREVIOUSLY APPROVED APPLICATION ON 11/10/2021:
- CHANGE IN BRICK SELECTION
- NEW PARAPET RAILING DESIGN AT FRONT VOLUME
- ADDITION OF BLACK METAL FABRICATED LADDER TO MAIN ROOF FROM FOURTH FLOOR ROOF
- ADDITION OF MECHANICAL LOUVERS, COLOR TO MATCH SIDING
- REMOVED OVERHANG AT UTILITY BANK

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)

Richard Desjardins

Business Name (if applicable)

McHenry Architecture

Mailing Address (Street)

4 Market Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603-430-0274

Email Address

richard@mchenryarchitecture.com

Relationship to Project

Architect

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

238 DEER STREET: MIXED-USE BUILDING

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL- JULY 2022
PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION (ZONING BOARD OF ADJUSTMENT APPROVAL 09/28/2021, HISTORIC DISTRICT COMMISSION APPROVAL 11/10/2021, PLANNING BOARD APPROVAL 03/17/2022):

- PROJECT SCOPE:
 - REMOVAL OF EXISTING MASONRY BUILDING
 - CONSTRUCT NEW 3 STORY, WITH A PENTHOUSE, MIXED-USE BUILDING TO INCLUDE:
 - GROUND FLOOR RETAIL
 - 21 APARTMENTS (400-500 SF EACH) ON UPPER FLOORS
- PROPOSED ALTERATIONS AND ADDITIONS FROM PREVIOUSLY APPROVED APPLICATION ON 11/10/2021:
 - CHANGE IN BRICK SELECTION
 - NEW PARAPET RAILING DESIGN AT FRONT VOLUME
 - ADDITION OF BLACK METAL FABRICATED LADDER TO MAIN ROOF FROM FOURTH FLOOR ROOF
 - ADDITION OF MECHANICAL LOUVERS, COLOR TO MATCH SIDING
 - REMOVED OVERHANG AT UTILITY BANK



SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	DEER STREET ELEVATION
PA-A7	PREVIOUSLY APPROVED - DEER STREET ELEVATION
A2	BRIDGE STREET ELEVATION
PA-A8	PREVIOUSLY APPROVED - BRIDGE STREET ELEVATION
A3	PUBLIC WALKWAY ELEVATION
PA-A9	PREVIOUSLY APPROVED - PUBLIC WALKWAY ELEVATION
A4	REAR ELEVATION
PA-A10	PREVIOUSLY APPROVED - REAR ELEVATION
A5	DETAILS AND MATERIALS
A6	PERSPECTIVES
PA-A2	PREVIOUSLY APPROVED - DEER STREET RENDERING
PA-A3	PREVIOUSLY APPROVED - AERIAL RENDERING

PA: PREVIOUSLY APPROVED SHEET FROM 11/10/0221 HDC PACKAGE



238 DEER STREET
PORTSMOUTH, NH 03801

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

C

07/06/2022

McHA: RD / MG

NOT TO SCALE

Locus



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DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

DEER STREET ELEVATION
HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

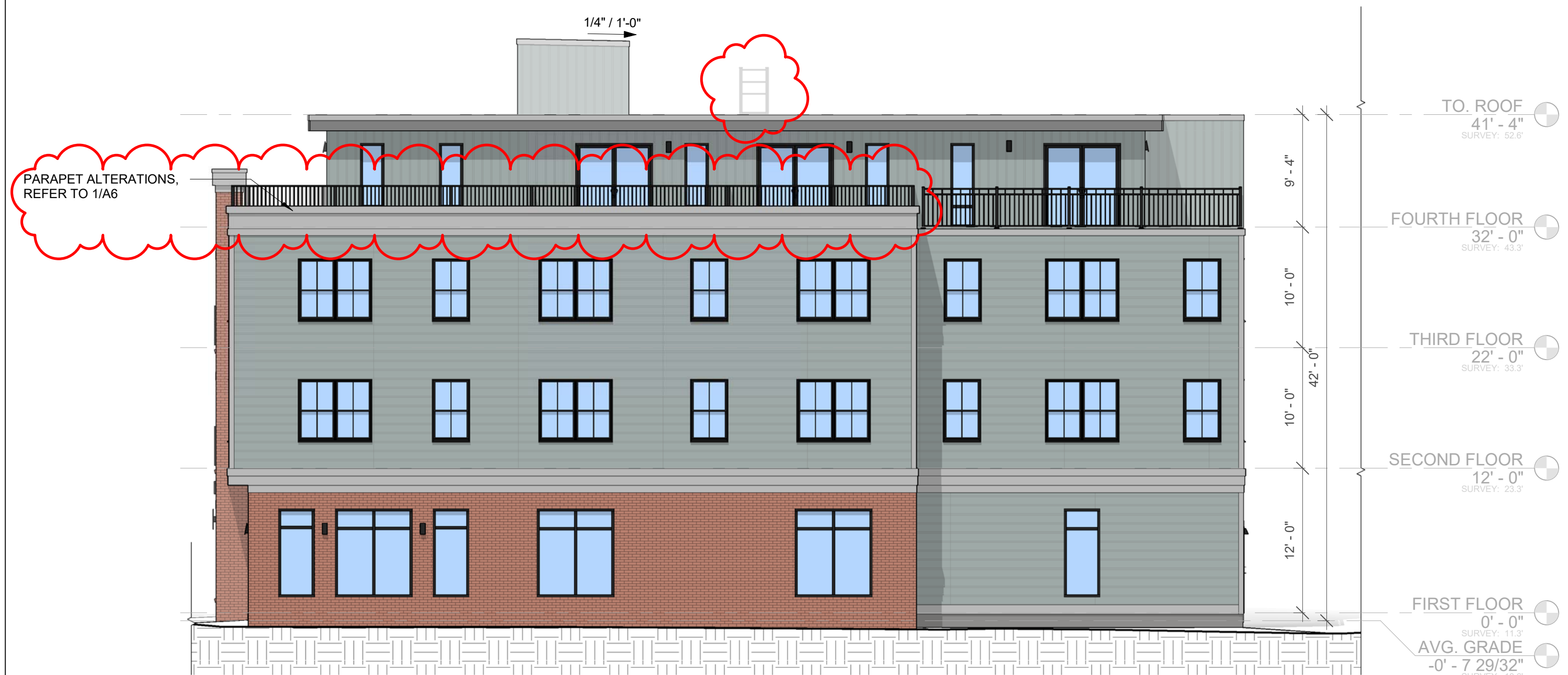
07/06/2022
McHA: RD / MG
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION (DEER STREET)
1/8" = 1'-0"

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<div>DEER ST. MIXED-USE BUILDING</div> <div>238 DEER STREET PORTSMOUTH, NH 03801</div>	<div>DEER STREET ELEVATION</div> <div>HISTORIC DISTRICT COMMISSION, OCTOBER 2021</div>	<div>McHENRY ARCHITECTURE</div> <div>4 Market Street Portsmouth, New Hampshire</div>	<div>A7</div>	<div>11/03/2021</div> <div>McHA: SM/RD/MG</div> <div>Scale: 1/8" = 1'-0"</div>
--	--	--	---------------	--



1 WEST ELEVATION (BRIDGE STREET)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

BRIDGE STREET ELEVATION

HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

A2

07/06/2022

McHA: RD / MG

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

46-64 MAPLEWOOD PROFILE

RIVIERA II ALUMINUM RAILING,
OR EQUAL, REFER TO
APPENDIX D

ELEVATOR OVERRUN

PELLA ALUMINUM CLAD FIXED,
BLACK, OR EQUAL, REFER TO
SHEET A13

BORAL VERTICAL CHANNEL
SIDING, OR EQUAL, REFER TO
SHEET A14

METAL DRIP EDGE, COLOR
TO MATCH TRIM

SCUPPER, TYP.

COMPOSITE TRIM WITH
METAL COPING, COLOR TO
MATCH TRIM

COMPOSITE CORNICE, REFER
TO SHEET A14

BORAL PANELING, OR EQUAL,
REFER TO SHEET A14

COMPOSITE CORNERBOARDS,
REFER TO SHEET A14

WINDOW MANUFACTURER
APPLIED BRICKMOULD TRIM,
BLACK, REFER TO SHEET A13

BORAL HORIZONTAL CHANNEL
SIDING, OR EQUAL, REFER TO
SHEET A14

PELLA LIFESTYLE SERIES,
BLACK, OR EQUAL, REFER
TO SHEET A13

COMPOSITE TRIM, REFER TO
SHEET A14

LIGHT FIXTURE, TYP.
REFER TO SHEET A14

PORTSMOUTH BRICK, OR
EQUAL, REFER TO SHEET A14

KAWNEER ALUMINUM
STOREFRONT, BLACK, OR
EQUAL, REFER TO SHEET A13

COMPOSITE TRIM, REFER TO
SHEET A14

TO. ROOF
41' - 4"

FOURTH FLOOR 32' - 4" 

THIRD FLOOR 22' - 2" 

SECOND FLOOR 12' - 0"

FIRST FLOOR 0' - 0" 

AVG. GRADE
-0' - 7 29/32"

1 WEST ELEVATION (BRIDGE STREET)
1/8" = 1'-0"

$$\frac{1}{8}'' = 1'-0''$$

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

BRIDGE STREET ELEVATION

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

A8

11/03/2021

McHA: SM/RD/MG

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

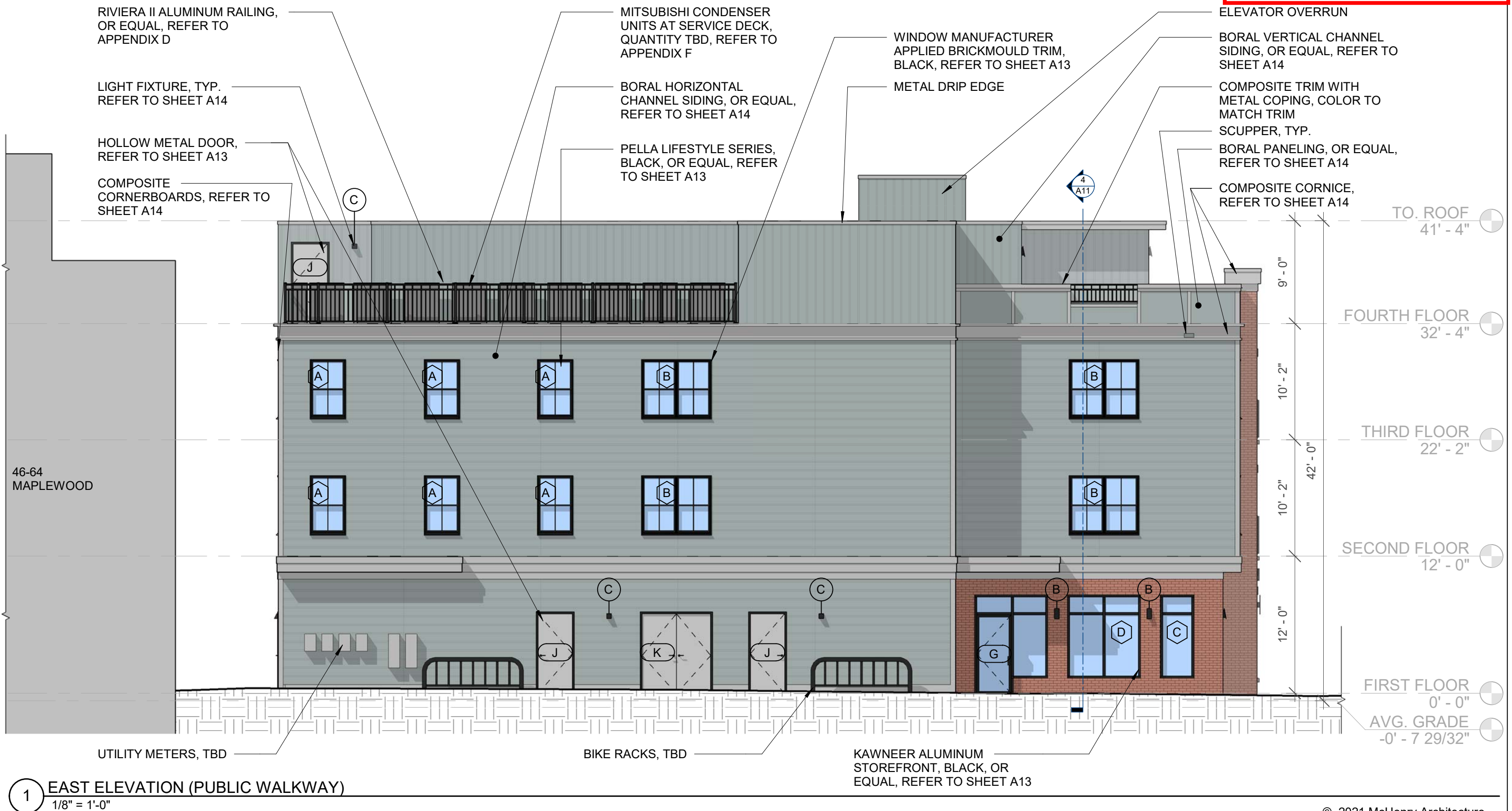


1 EAST ELEVATION (PUBLIC WALKWAY)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	PUBLIC WALKWAY ELEVATION HISTORIC DISTRICT COMMISSION, JULY 2022	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A3	07/06/2022
				McHA: RD / MG
				Scale: 1/8" = 1'-0"

PREVIOUSLY APPROVED: 11/10/2021





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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

REAR ELEVATION

HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE

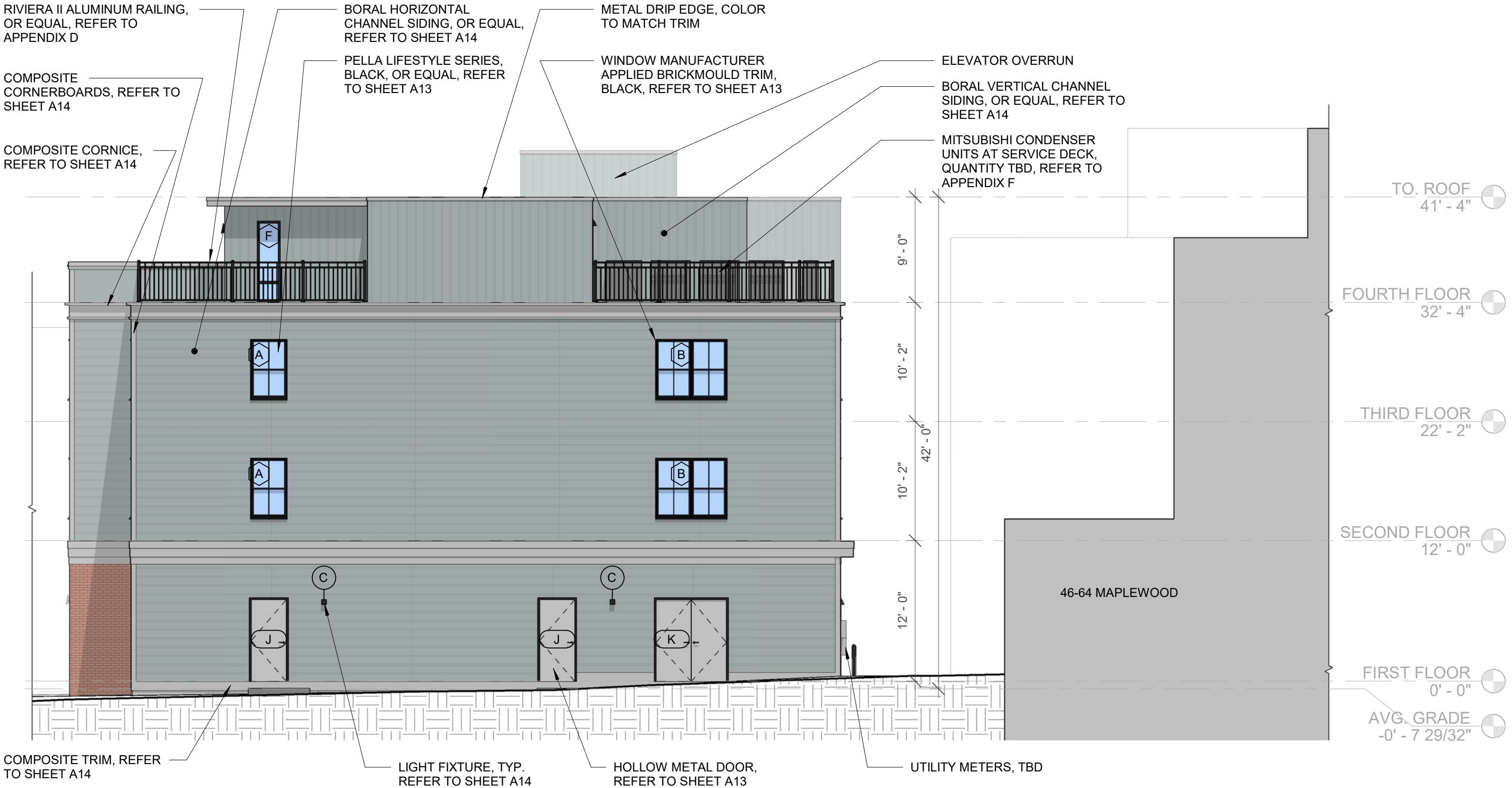
4 Market Street
Portsmouth, New Hampshire

A4

07/06/2022

McHA: RD / MG

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



1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

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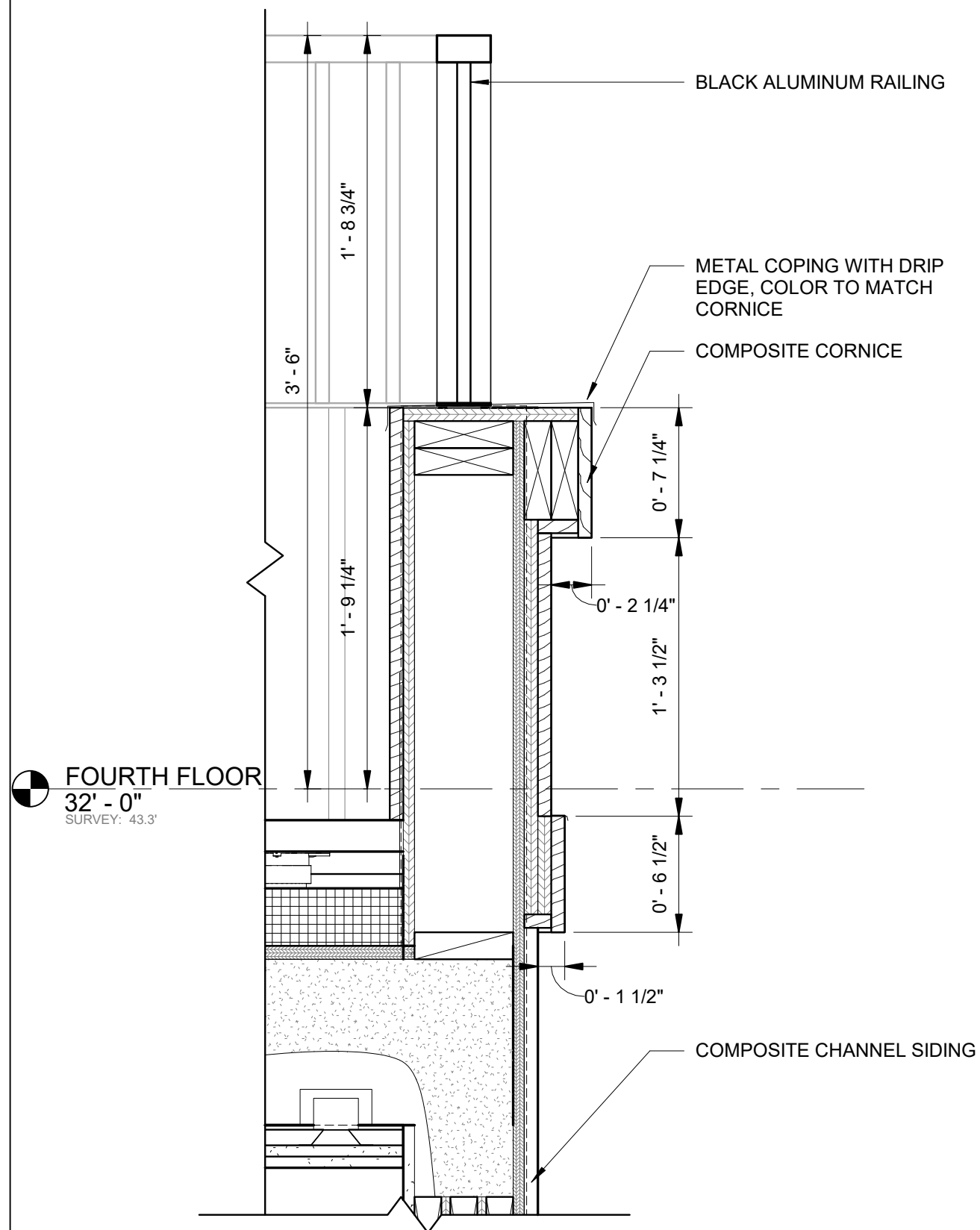
DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

REAR ELEVATION
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A10

11/03/2021
McHA: SM/RD/MG
Scale: 1/8" = 1'-0"



FOURTH FLOOR
32' - 0"
SURVEY: 43.3'

1 DETAIL AT PARAPET WITH RAILING
1 1/2" = 1'-0"

DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

DETAILS AND MATERIALS
HISTORIC DISTRICT COMMISSION, JULY 2022

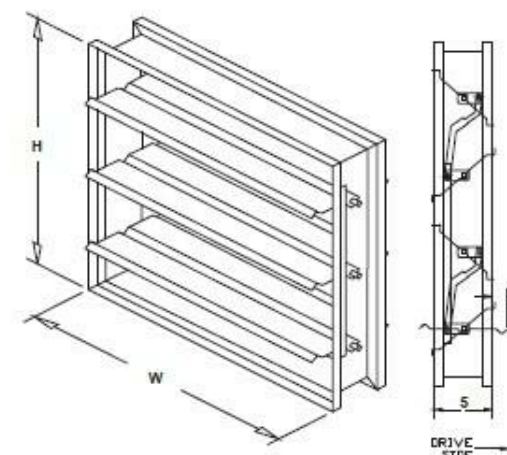
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A5

© 2021 McHenry Architecture
07/06/2022
McHA: RD / MG
AS INDICATED



GLEN-GERY RED FLASHED VELOUR, MODULAR,
CONCAVE MORTAR JOINT, COLOR SIMILAR TO ABOVE (G302)



VCD-23 Low Leakage Control Damper

Application & Design

The model VCD-23 is a low leakage control damper for application as an automatic control or manual balancing damper. This model is intended for applications in low to medium pressure and velocity systems. A wide range of electric and pneumatic actuators are available. Non-jackshafted dampers will be supplied with a blade drive lever for internal actuator mounting. When external actuator mounting is specified in which case an extension pin with clip kit will be provided. Note: The extension pin with clip kit includes the extension pin and clip.

RATINGS

Pressure: 5 in. wg
Velocity: 3,000 ft/min
Leakage: Class 1A @ 1 in. wg, Class 1 @ 4 in. wg
Temperature: 200.0 F-250.0 F. Consult factory for higher temperatures.

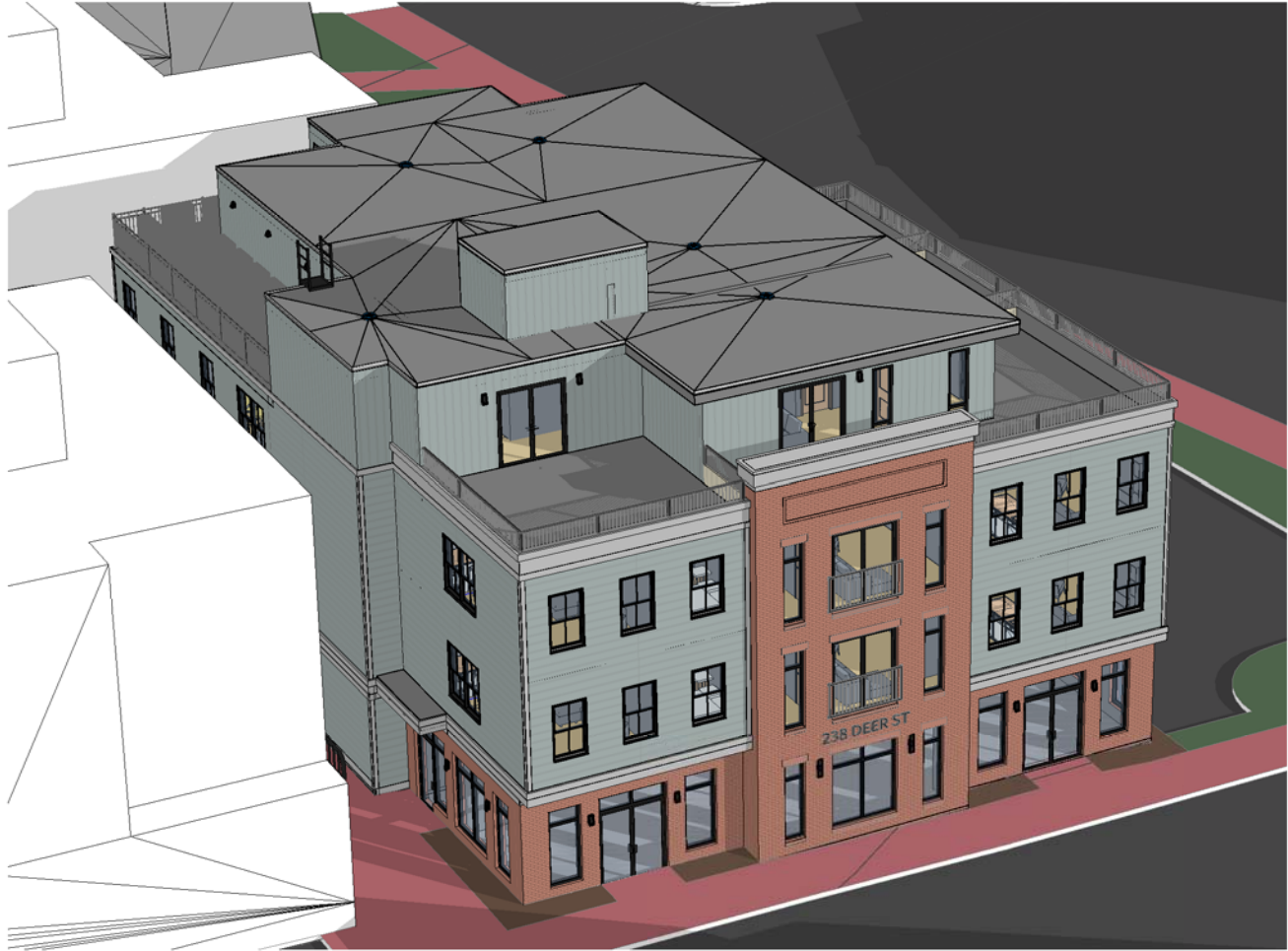
Installation instructions available at www.greenheck.com.

LOUVER SELECTION, COLOR TO MATCH SIDING,
SIZE PER ELEVATIONS

PERSPECTIVE OF FROM DEER STREET



AERIAL FROM EAST



© 2021 McHenry Architecture

DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

PERSPECTIVES

HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A6

07/06/2022
McHA: RD / MG
NOT TO SCALE



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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

DEER STREET RENDERING

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A2

11/03/2021
McHA: SM/RD/MG
NOT TO SCALE



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DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

AERIAL RENDERING
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A3

11/03/2021
McHA: SM/RD/MG
NOT TO SCALE

5. 114 Maplewood Avenue - Recommended Approval

Background: The applicant is seeking approval for window changes from a previously approved design.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



07/01/2022

LUHD-490

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jun 17, 2022**Applicant**

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

Location

114 MAPLEWOOD AVE
Portsmouth, NH 03801

Owner:

BOUFFARD KAREN L REVO TRUST & BOUFFARD KAREN L TRUSTEE
PO BOX 1389 PORTSMOUTH, NH 03802

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Window changes to November 6, 2019 HDC Approval, LU-19-124. Change "C" & "D" windows from Awnings to Casements, At rear elevation, remove 2, "A" double windows and replace with 2, single 42", 8/1 Doublehungs & further detail of entry brackets.

Description of Proposed Work (Planning Staff)

--

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other

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

Architect

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**

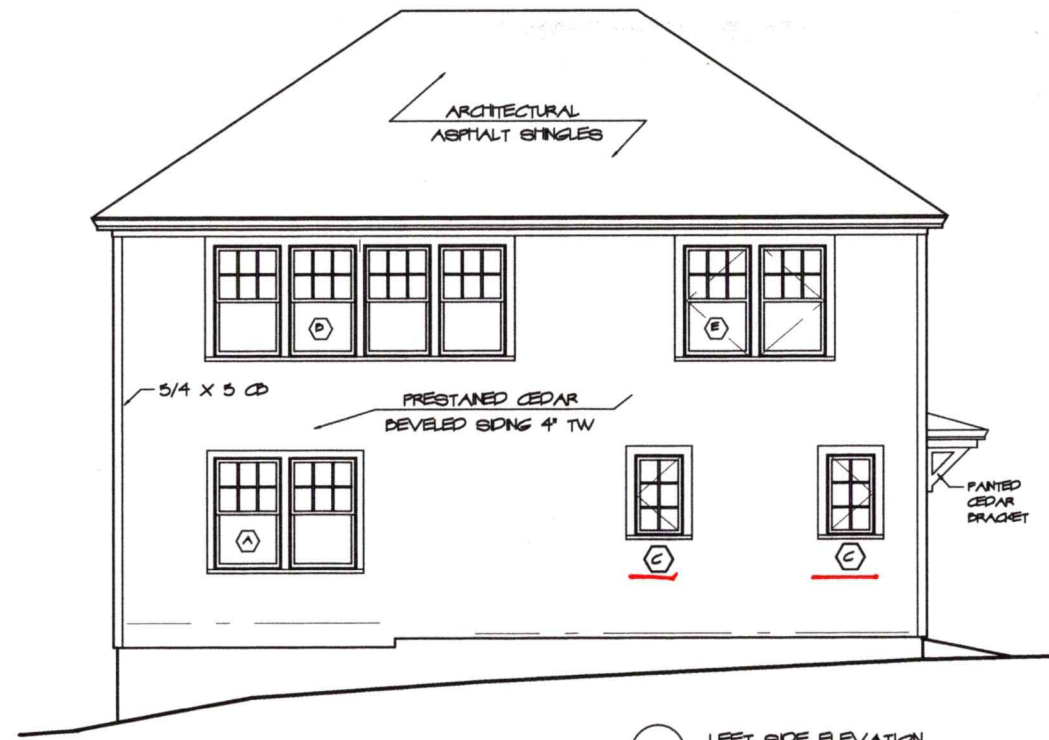
--

Owner Addressee Prefix and Last Name

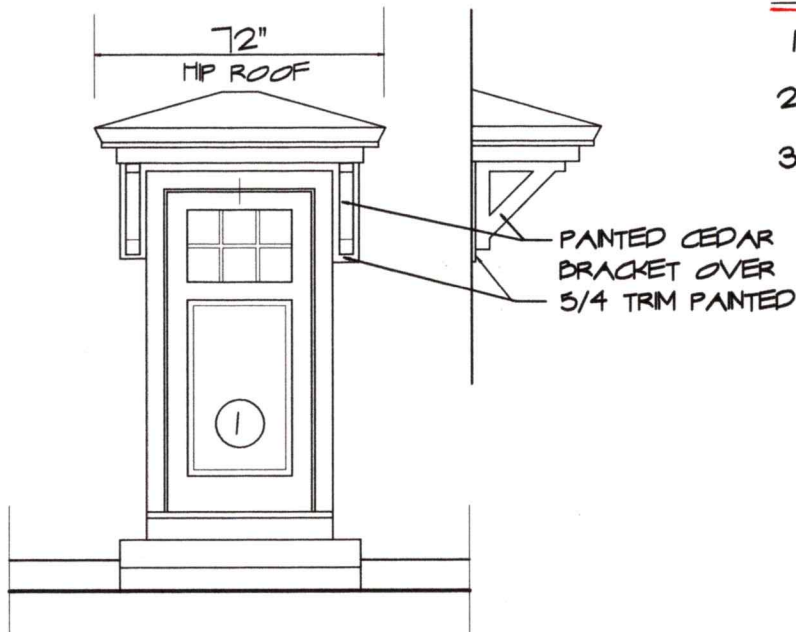
--



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



MDC ADMIN. 6 / 15 / 22

1. DETAIL NOTE ON ENTRY BRACKET
2. CHANGE "C" & "D" WINDOWS FROM AWNINGS TO CASEMENTS
3. AT REAR ELEVATION, 2-WIDE DOUBLETUNG "A" WINDOWS CHANGE TO SINGLE 42" DOUBLETUNG.

Bracket 10T1



P: 22"
H: 26"
T: 3 1/2"
BT: 3 1/2"

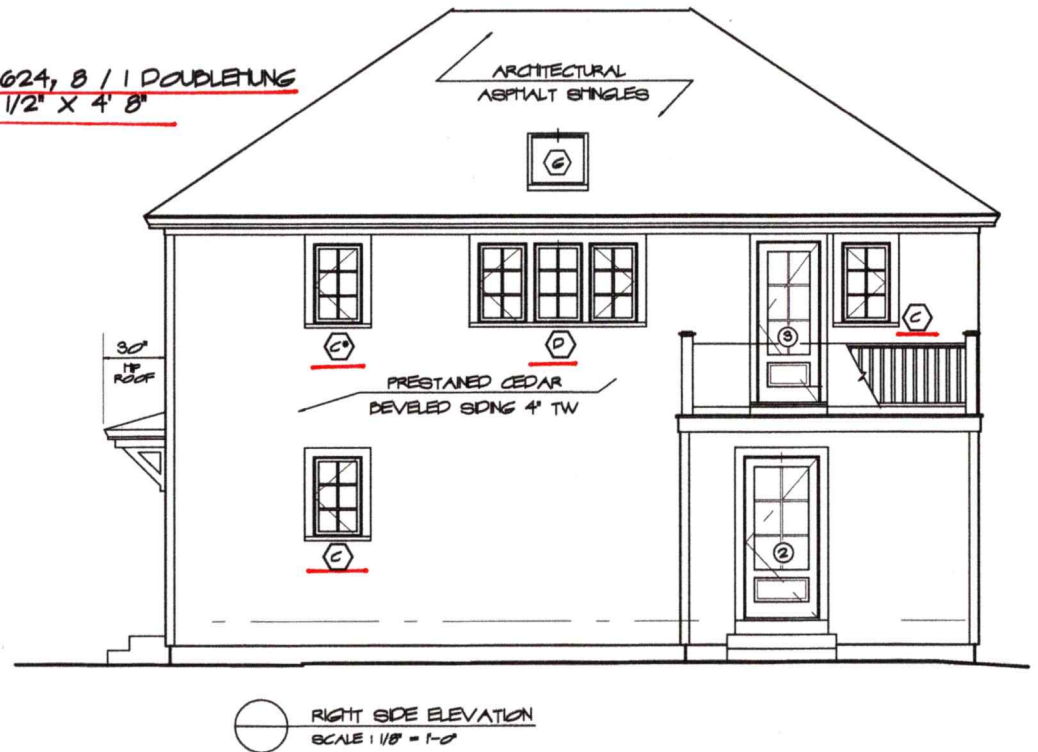
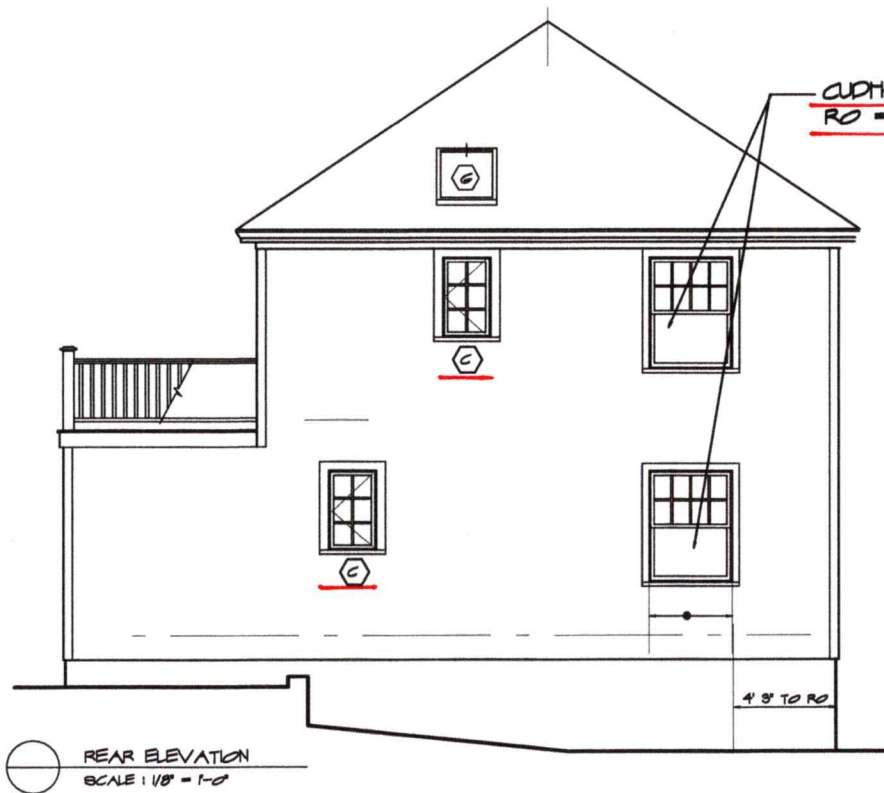
114 MAPLEWOOD AVE
PORTSMOUTH, NH

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

A/W

ANNE WHITNEY ARCHITECT

Project:	Date:	
#1904	6/15/22	1 OF 2



MDC ADMIN. 6 / 15 / 22

1. DETAIL NOTE ON ENTRY BRACKET
2. CHANGE "C" & "D" WINDOWS FROM AWNINGS TO CASEMENTS
3. AT REAR ELEVATION, 2-WIDE DOUBLETUNG "A" WINDOWS CHANGE TO SINGLE 42" DOUBLETUNG.

114 MAPLEWOOD AVE
PORTSMOUTH, NH

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

A//

ANNE WHITNEY ARCHITECT

Project:	Date:	2 OF 2
• 1904	6 / 15 / 22	

6. 454 Marcy Street

- Recommended Approval

Background: The applicant is seeking approval for the installation an A/C condenser (to be screened).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**LUHD-492**

Historic District Commission Work Session or Administrative Approval Application

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

Jeremiah Comeford
jeremiah@prohvac1.com
PO Box 1173
Dover, NH 03821
603-743-4822

Location

454 MARCY ST
Portsmouth, NH 03801

Owner:

EBERLEIN JOHN & EBERLEIN CAROL
454 MARCY ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

install a ductless heat pump air handler on the outside back wall orf the room with a condenser in back of the house. The condenser will be screened with a 3 sided fenced in latticed wooden screen. The piping will be installed in a plastic pipe chase painted to match the house siding. The condenser has the low decibel rating of 56 compared to a standard condenser with a decible rating of 72.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

Salesman

Full Name (First and Last)

MIKE MESERVE

Business Name (if applicable)

PROHVAC

Mailing Address (Street)

PO BAX 1173

City/Town

DOVER

State

NH

Zip Code

03851

Phone

603-507-0908

Email Address

mikem@prohvac1.com

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction**



This combination qualifies for a Federal Energy Efficiency Tax Credit when placed in service between 1/1/2015 and 12/31/2020.

Certificate of Product Ratings

AHRI Certified Reference Number : 202490340

Date : 04-03-2021

Model Status : Active

AHRI Type : HRCU-A-CB-O (Mini-Split Heat Pump, with Remote Outdoor Unit Air-Source, Free Delivery)

Series Name : M-Series

Outdoor Unit Brand Name : Mitsubishi Electric

Outdoor Unit Model Number : MUZ-GL24NA-U2

Indoor Type : Mini-Splits (Non-Ducted)

Indoor Model Number(s) : MSZ-GL24NA-U1

Rated as follows in accordance with the latest edition of AHRI 210/240 with Addendum 1, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (95F) : 22400

EER (95F) : 12.50

SEER : 20.50

High Heat (47F) : 27600

Low Heat (17F) : 16000

HSPF : 10.00

Sold in? : USA

†"Active" Model Status are those that an AHRI Certification Program Participant is currently producing AND selling or offering for sale; OR new models that are being marketed but are not yet being produced. "Production Stopped" Model Status are those that an AHRI Certification Program Participant is no longer producing BUT is still selling or offering for sale. Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

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CERTIFICATE VERIFICATION

The information for the model cited on this certificate can be verified at www.ahridirectory.org, click on "Verify Certificate" link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, which is listed above, and the Certificate No., which is listed at bottom right.

©2021 Air-Conditioning, Heating, and Refrigeration Institute



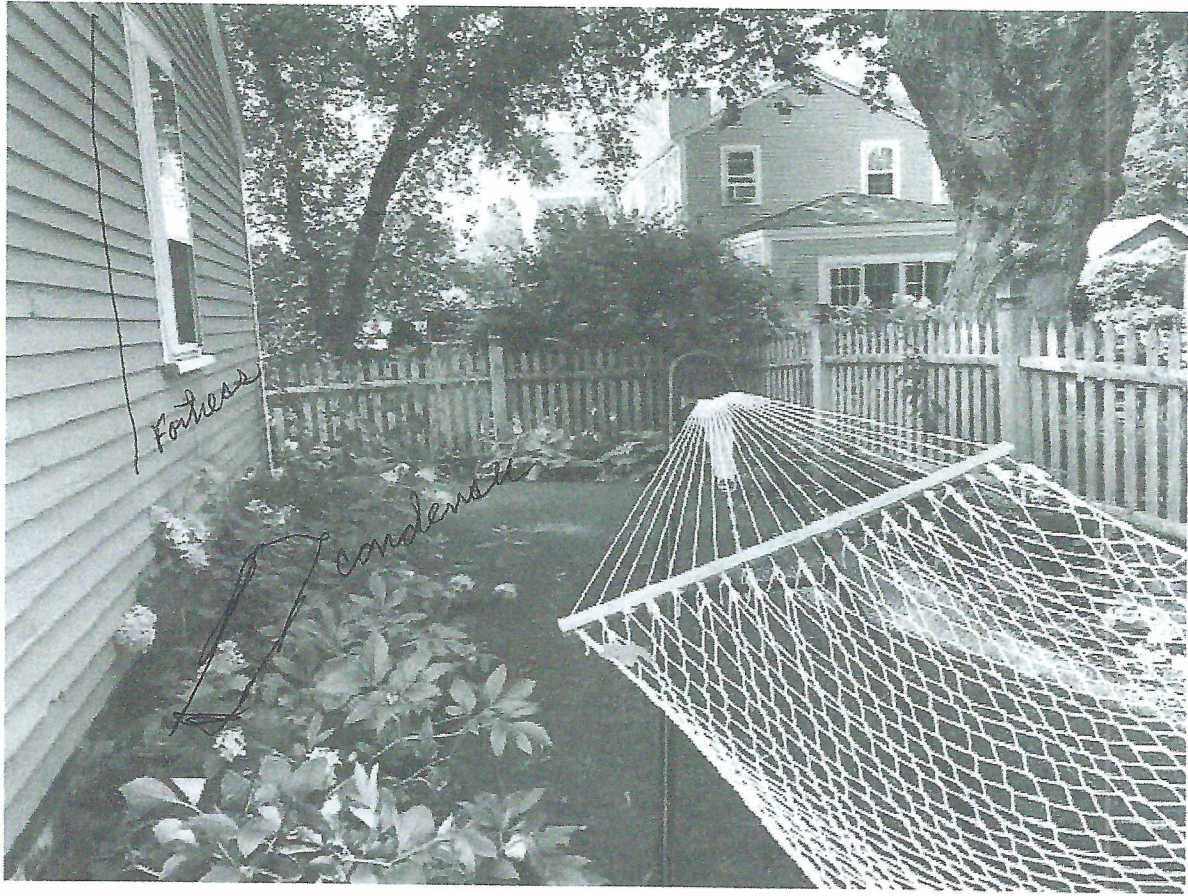
we make life better™

CERTIFICATE NO.:

132619282761703194



Forthess to be
painted same as house color.



FW Webb Company
 218 Knox Marsh Road - Dover, New Hampshire 03820
 603-749-3100 - lyman@fwwebb.com

Residence at 454 Marcy Street
 454 Marcy Street
 Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

Heat Pump (Average Load Procedure)

Design Conditions

Location: Portsmouth Pease International Tradeport,	Elevation: 102 ft	Daily Range: Medium
Input Data: Outdoor Dry Bulb Indoor Dry Bulb	Latitude: 43° N	Design Grains: 26
Summer: 95 72	Heated Area 240 Sq.Ft.	
Winter: 5 72	Cooled Area 240 Sq.Ft.	

Heat/Loss Summary (July Heat Load Calculations)

	Gross Area	Loss	Sensible Gain	Latent Gain
Walls	332	1438	588	0
Windows	16	612	1056	0
Doors	0	0	0	0
Ceilings	240	864	465	0
Skylights	0	0	0	0
Floors	0	0	0	0
Room Internal Loads		0	1484	400
Blower Load			0	0
Hot Water Piping Load		0	0	0
Winter Humidification Load		747	0	0
Infiltration		2538	453	317
Ventilation		0	0	0
Duct Loss/Gain EHLF=0 ESGF=0		0	0	0
AED Excursion		n/a	0	n/a
Subtotal		6199	4046	717

Total Heating	6199	Btuh
Total Cooling	4763	Btuh

12 Linear ft. of Hydronic Baseboard



**Approved ACCA
MJ8 Calculations**

*Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates based on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selection should meet both the latent and sensible gain as well as building heat loss.

FW Webb Company
 218 Knox Marsh Road - Dover, New Hampshire 03820
 603-749-3100 - lyman@fwwebb.com

Residence at 454 Marcy Street
 454 Marcy Street
 Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

2nd Floor Room (Average Load Procedure)

Design Conditions

Location: Portsmouth Pease International Tradeport,	Elevation: 102 ft	Daily Range: Medium
Input Data: Outdoor Dry Bulb Indoor Dry Bulb	Latitude: 43° N	Design Grains: 26
Summer: 95 72	Heated Area 240 Sq.Ft.	
Winter: 5 72	Cooled Area 240 Sq.Ft.	

Heat/Loss Summary (July Heat Load Calculations)

	Gross Area	Loss	Sensible Gain	Latent Gain
Walls	332	1438	588	0
Windows	16	612	1056	0
Doors	0	0	0	0
Ceilings	240	864	465	0
Skylights	0	0	0	0
Floors	0	0	0	0
Room Internal Loads		0	1484	400
Blower Load		747	0	0
Hot Water Piping Load			0	0
Winter Humidification Load			0	0
Infiltration		2538	453	317
Ventilation		0	0	0
Duct Loss/Gain		0	0	0
AED Excursion		n/a	0	n/a
Subtotal		6199	4046	717

Total Heating	6199	Btuh
Total Cooling	4763	Btuh

12 Linear ft. of Hydronic Baseboard



Approved ACCA
 MJ8 Calculations

*Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates based on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selection should meet both the latent and sensible gain as well as building heat loss.

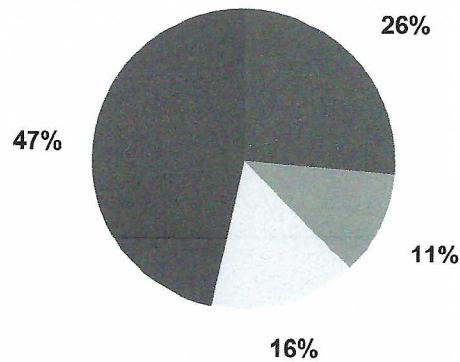
Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

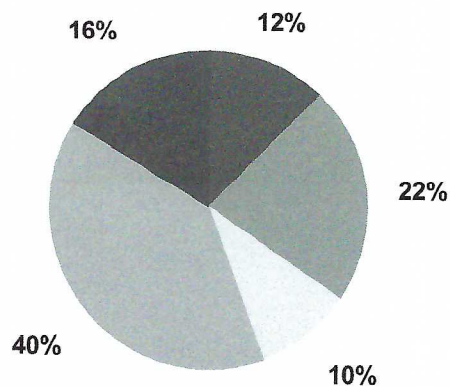
2nd Floor Room Load Chart

Heat Loss Percentages



- Walls
- Windows & Skylights
- Doors
- Ceilings
- Floors
- Misc System Loss
- Infiltration
- Ventilation
- Duct Loss

Heat Gain Percentages



- Walls
- Windows & Skylights
- Doors
- Ceilings
- Floors
- Internal Gains
- Infiltration
- Ventilation
- Duct Loss

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 603-749-3100 - lyman@fwwebb.com

Residence at 454 Marcy Street
 454 Marcy Street
 Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

Heat Pump Breakdown

Item Name	U-Value /SHGC	Net Area	Htg. HTM.	Clg. HTM	Sens. Htg.	Sens. Clg.	Lat. Clg.	Total Clg.
Construction Type								
Heat Pump					747	0	0	0
2nd Floor Room					0	1484	400	1884
Ceiling	0.051	252.98	3.417	1.84	864	465	0	465
Ceiling Below Roof Joists Dark or Bold Color Asphalt Shingles NA R-19 blanket or loose fill								
East Wall	0.068	96	4.556	1.86	437	179	0	179
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
West Wall	0.068	96	4.556	1.86	437	179	0	179
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
West Wall	0.068	62	4.556	1.85	282	115	0	115
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
Window-2x4	0.57/0	8	38.19	66	306	528	0	528
Operable Normal Window Clear 2 Pane Wood, Wood with Metal Clad, or Vinyl								
East Wall	0.068	62	4.556	1.85	282	115	0	115
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
Window-2x4	0.57/0	8	38.19	66	306	528	0	528
Operable Normal Window Clear 2 Pane Wood, Wood with Metal Clad, or Vinyl								

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Residence at 454 Marcy Street
 454 Marcy Street
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Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

2nd Floor Room Breakdown

Item Name	U-Value /SHGC	Net Area	Htg. HTM.	Clg. HTM	Sens. Htg.	Sens. Clg.	Lat. Clg.	Total Clg.
Construction Type								
2nd Floor Room					0	1484	400	1884
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 454 Marcy Street
 Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

Heat Pump (Average Load Procedure)

Design Conditions

Location: Portsmouth Pease International Tradeport,	Elevation: 102 ft	Daily Range: Medium
Input Data: Outdoor Dry Bulb	Indoor Dry Bulb	Latitude: 43° N
Summer: 95	72	Design Grains: 26
Winter: 5	72	
	Heated Area 240 Sq.Ft.	
	Cooled Area 240 Sq.Ft.	

Heat/Loss Summary (July Heat Load Calculations)

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Doors	0	0	0	0
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Skylights	0	0	0	0
Floors	0	0	0	0
Room Internal Loads		0	1484	400
Blower Load			0	0
Hot Water Piping Load		0	0	0
Winter Humidification Load		747	0	0
Infiltration		2538	453	317
Ventilation		0	0	0
Duct Loss/Gain EHLF=0 ESGF=0		0	0	0
AED Excursion		n/a	0	n/a
Subtotal		6199	4046	717



**Approved ACCA
MJ8 Calculations**

Total Heating	6199	Btuh
Total Cooling	4763	Btuh

12 Linear ft. of Hydronic Baseboard

*Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates based on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selection should meet both the latent and sensible gain as well as building heat loss.

FW Webb Company
218 Knox Marsh Road - Dover, New Hampshire 03820
603-749-3100 - lyman@fwwebb.com

Residence at 454 Marcy Street
454 Marcy Street
Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

Equipment Selection

Design Conditions

Design Location: Portsmouth Pease

Elevation: 102 ft

Latitude: 43° N

Daily Range: Medium

Design Grains 26

Relative Humidity: 50%

Summer Outdoor Design: 95

Winter Outdoor Design: 5

Summer Indoor Design: 72

Winter Indoor Design: 72

Heating Equipment

Mfg:

Altitude Correction Factor: 0

Model:

Heating Input (btuh):

AHRI Ref #:

Heating Output (btuh): 11000

Efficiency (AFUE):

Calculated HeatPump
Output @ Design (btuh): 9100

Cooling Equipment

Mfg: SAMSUNG

Altitude Correction Factor: 0

Outdoor Unit Model: AR09TSFACWKX

Rated Total Cooling (btuh): 9000

Coil: AR09TSFABWKN

Sensible Cooling (btuh): 6750

Furnace:

Latent Cooling (btuh): 2250

AHRI Ref #: 205132628

SEER - EER@95:

Heat Pump HSPF:

Summary

MJ8 Calculations

Status

Equipment Capacities

Sensible Gain (btuh): 4046

Sufficient

Sensible Capacity (btuh): 6750

Latent Gain (btuh): 717

Sufficient

Latent Capacity (btuh): 2250

Total Heat Gain (btuh): 4763

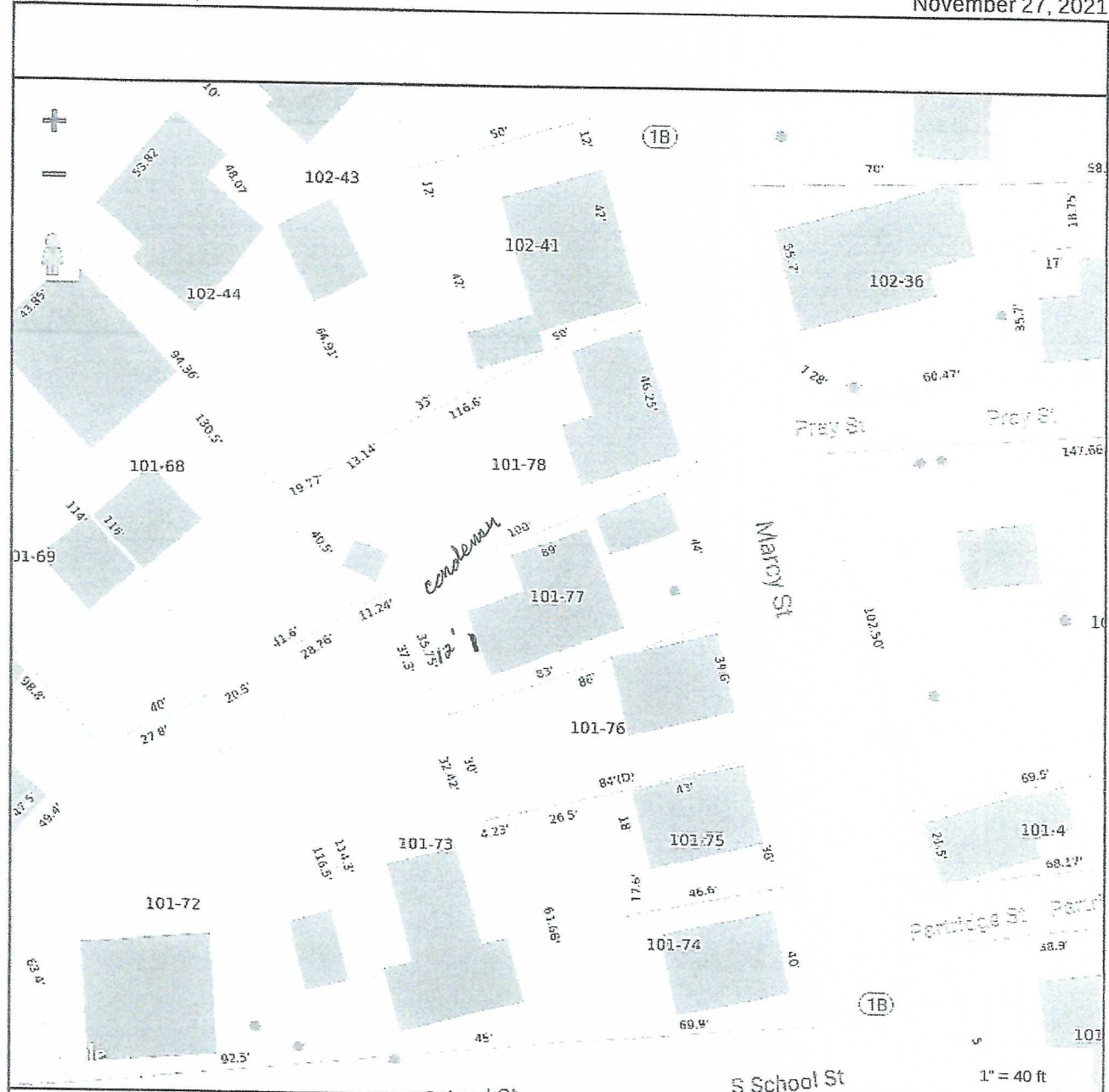
Sufficient

Total Capacity (btuh): 9000

Heat Loss (btuh): 6199

Sufficient

Heating Capacity (btuh): 11000

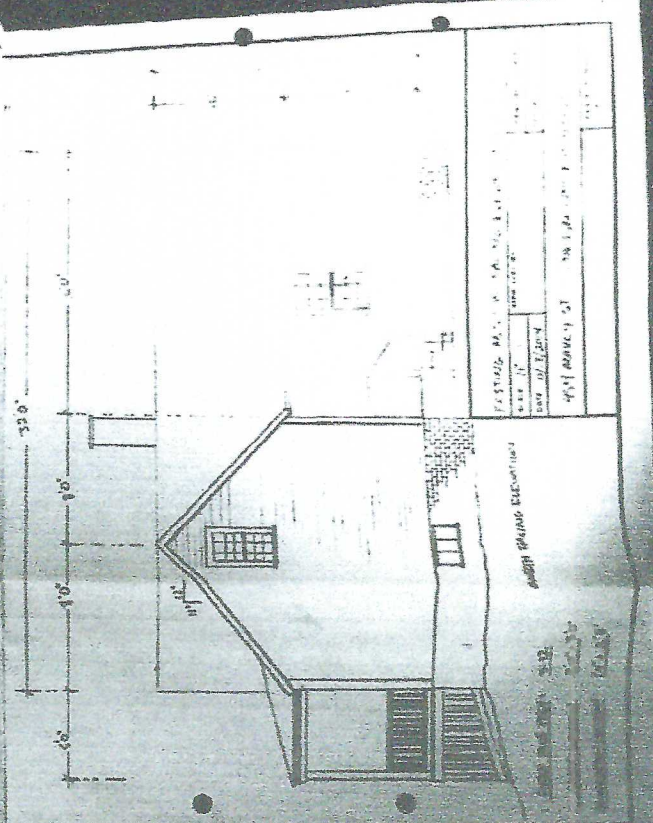
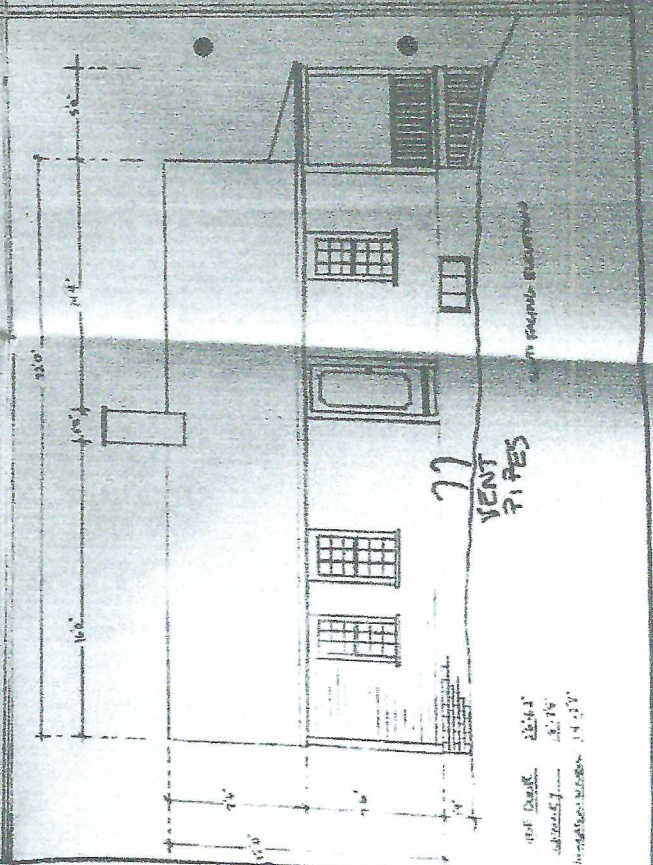
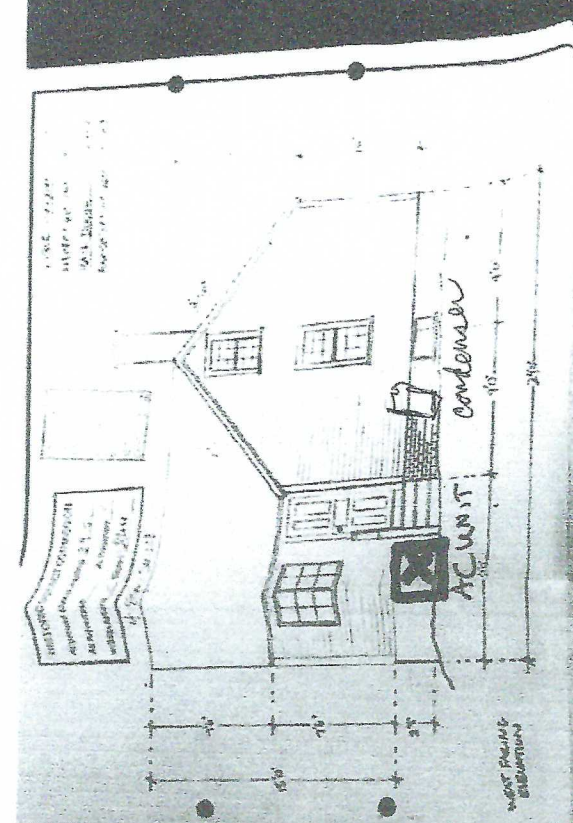
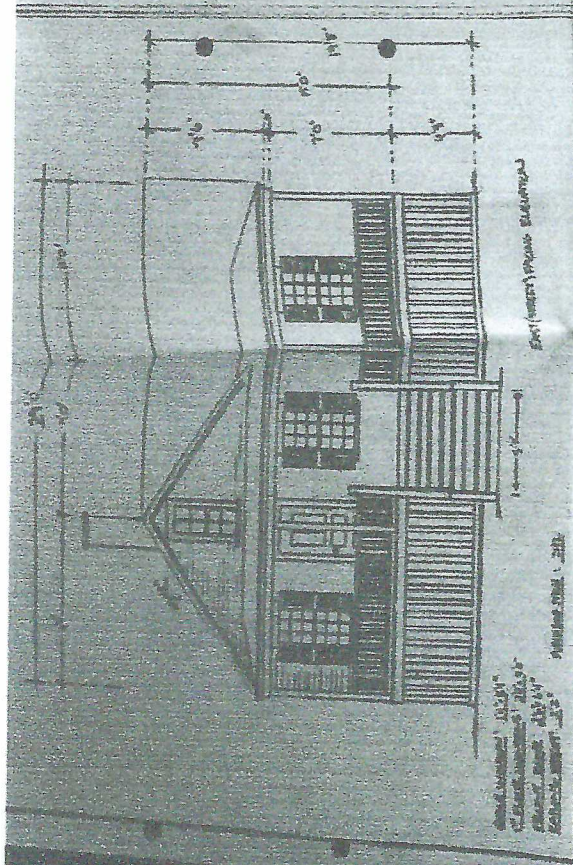


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



VENT
PIPES

Overall Width: 24'0"

Overall Height: 24'0"

Window Width: 4'0"

Door Width: 3'0"

Window Height: 4'0"

Door Height: 6'6"

Overall Width: 24'0"

Overall Height: 24'0"

Window Width: 4'0"

Door Width: 3'0"

Window Height: 4'0"

Door Height: 6'6"

Overall Width: 24'0"

Overall Height: 24'0"

Window Width: 4'0"

Door Width: 3'0"

Window Height: 4'0"

Door Height: 6'6"

7. 10 Commercial Alley, Unit 2 - Recommended Approval

Background: The applicant is seeking approval for the installation of a wall mounted A/C condenser (facing Penhallow St.)

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



07/01/2022

LUHD-494

Historic District Commission Work Session or Administrative Approval Application

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

Sherif Farag
sifarag@gmail.com
10 Commercial Alley
Suite 2
Portsmouth, NH 03801
6037672428

Location

10 COMMERCIAL ALY Unit 2
Unit 2
Portsmouth, NH 03801

Owner:

Perry Silverstein
10 Commercial Aly Portsmouth, NH 03801

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Install/Mount AC Condenser Unit on exterior wall of 10 Commercial Alley -- wall facing Penhallow Street.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

Contractor

Full Name (First and Last)

Mihai Popescu

Business Name (if applicable)

MCP HVAC

Mailing Address (Street)

86 Lafayette Road, Unit 4

City/Town

North Hampton

State

NH

Zip Code

03862

Phone

(603) 501-9454

Email Address

install@mcphvac.com

Relationship to Project

Other

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

Electrician

Full Name (First and Last)

Al Nadeau

Business Name (if applicable)

--

Current view of Exterior Side Wall of Elephantine Bakery – Facing Penhallow Street



Proposed location of Air Conditioner Condensor underneath 2nd Floor Bay Window



Air Conditioner Condensor Unit will be painted Red to match the color of the bricks to blend in



The fan will also be painted red, I just left it as white so the location would be known.

8. 266 Middle Street

- TBD

Background: The applicant is seeking approval for the removal of metal trim surrounding the windows and building to be replaced with wood. Replace vinyl siding in-kind.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



07/01/2022

LUHD-495

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jun 29, 2022**Applicant**

John Bosen
jbosen@bosenandassociates.com
266 Middle Street
Portsmouth, New Hampshire 03801
603 427-5500

Location

266 MIDDLE ST
Portsmouth, NH 03801

Owner:

DANNY PARKER LLC
266 MIDDLE 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**

remove metal trim around window and replace with wood
remove all metal trim around building and replace with wood
replace vinyl siding

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Owner

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

--

Full Name (First and Last)

John Bosen

Business Name (if applicable)

Bosen & Associates

Mailing Address (Street)

266 Middle Street

City/Town

Portsmouth

State

New Hampshire

Zip Code

03801

Phone

6032055171

Email Address

jbosen@bosenandassociates.com

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction**

Following the HDC approval to replace the vinyl siding with wood, I removed the rear deck and siding on the westerly side and rear of the building. The rear of the building was completely rotten and had to be rebuilt from the sills up. Due to the increased cost of this repair, coupled with the rising cost of materials and labor, replacement of the vinyl siding to wood clapboards is no longer economically feasible or possible at this time. I am therefore requesting an alternative to remove all metal trim around the windows and building and will replace with wood. However, the existing vinyl will be repaired or replaced in the front and easterly side of the building and new vinyl will be added to the rear and westerly side of the building.

9. 12 South Street

- Recommended Approval

Background: The applicant is seeking approval for

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



07/01/2022

LUHD-497

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jun 30, 2022**Applicant**

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

Location

12 SOUTH ST
Portsmouth, NH 03801

Owner:

MANFULL WILLIAM T & MANFULL SUSAN
12 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**

Change the height of the approved Chimney from 3 feet above roof ridge to 7 feet. Mason requested this change to ensure adequate draft for the fireplace.

Description of Proposed Work (Planning Staff)

--

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other

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

Architect

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

--

Planning Staff Comments

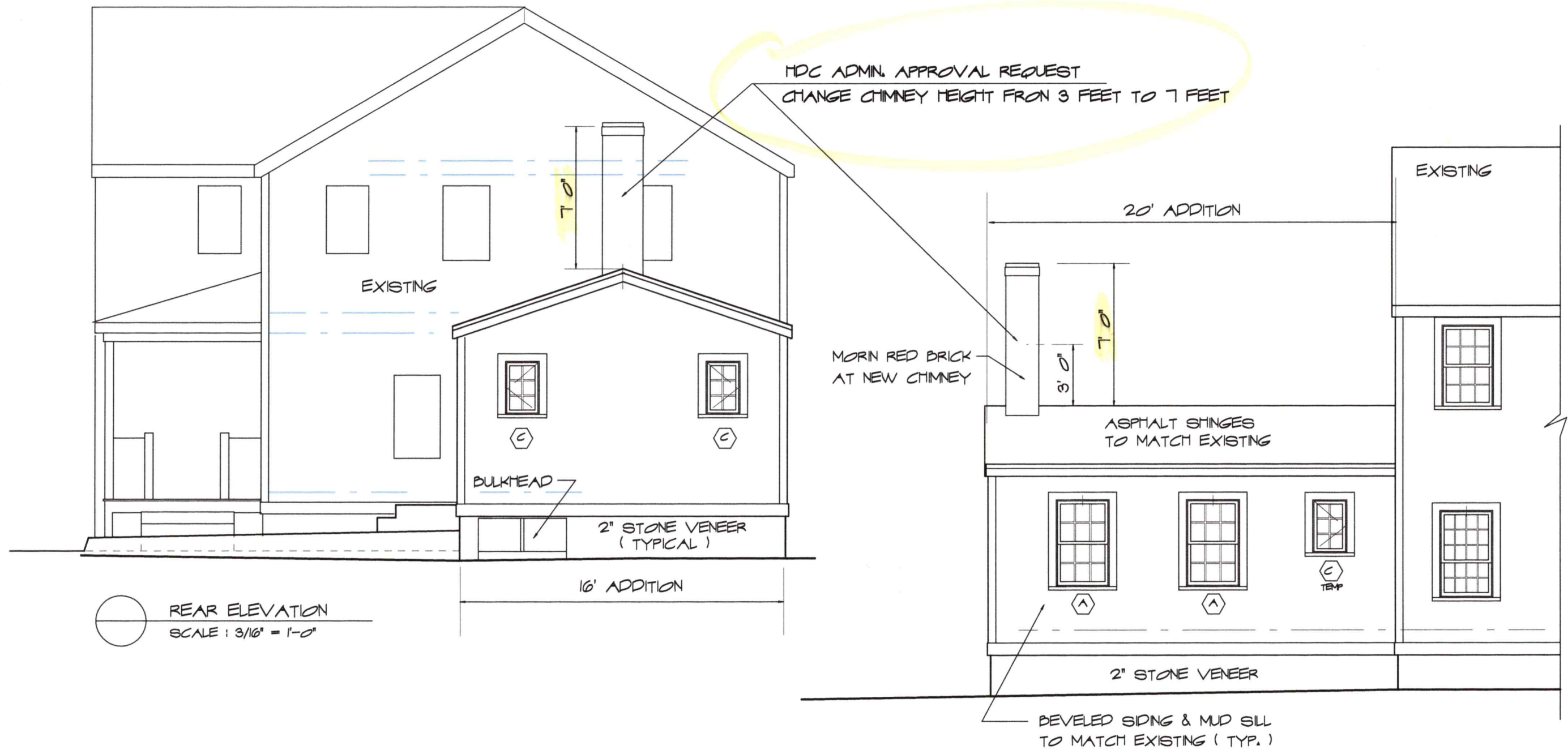
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INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

--

Owner Addressee Prefix and Last Name

--



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

LEFT, MARCY STREET ELEVATION
SCALE : 3/16" = 1'-0"

REAR & LEFT
ELEVATIONS

ADDITIONS & RENOVATIONS, MANFULL RESIDENCE

12 SOUTH STREET

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: 2012

Revisions:

Date: 6/30/20

Historic District Commission

Staff Report – July 6th, 2022

July 6th MEETING

Administrative Approvals:

- | | |
|-----------------------------------|----------------------|
| 1. 10 Prospect St. (LUHD-483) | - Recommend Approval |
| 2. 50 South School St. (LUHD-485) | - Recommend Approval |
| 3. 82 Congress St. (LUHD-486) | - Recommend Approval |
| 4. 238 Deer St. (LUHD-487) | - Recommend Approval |
| 5. 145 High St. (LUHD-488) | - Recommend Approval |
| 6. 114 Maplewood Ave. (LUHD-490) | - Recommend Approval |
| 7. 454 Marcy High St. (LUHD-492) | - Recommend Approval |
| 8. 10 Comm. Alley #2 (LUHD-494) | - Recommend Approval |

Extension Requests:

1. 125 Bow Street (LU-20-84) (roof replacement & wall cladding)

Requests for Rehearing:

1. 129 State Street (LU-22-78) (dormers, roofing and rear addition)
2. 189 Gates Street (LU-22-30) (ADU)

PUBLIC HEARINGS – OLD BUSINESS:

- A. 531 Islington Street (LU-22-38) (signage and siding)
- B. 159 State St. (LU-22-68) (HVAC)
- C. 138 Gates St. (LU-22-55) (windows, siding and trim)
- D. 33 Richmond St. (LU-22-105) (windows, siding & trim)

PUBLIC HEARINGS – NEW BUSINESS:

1. 3 Walton Alley (LU-22-100) (window, storm windows and HVAC)
2. 250 Market Street (LU-22-113) (doors and patio)
3. 111 State (LU-22-125) (stair tower, door and windows)
4. 1 Congress St. (LU-22-12) (3 ½ story infill building)
5. 43 Holmes Court (LU-22-72) (demo and new single family)

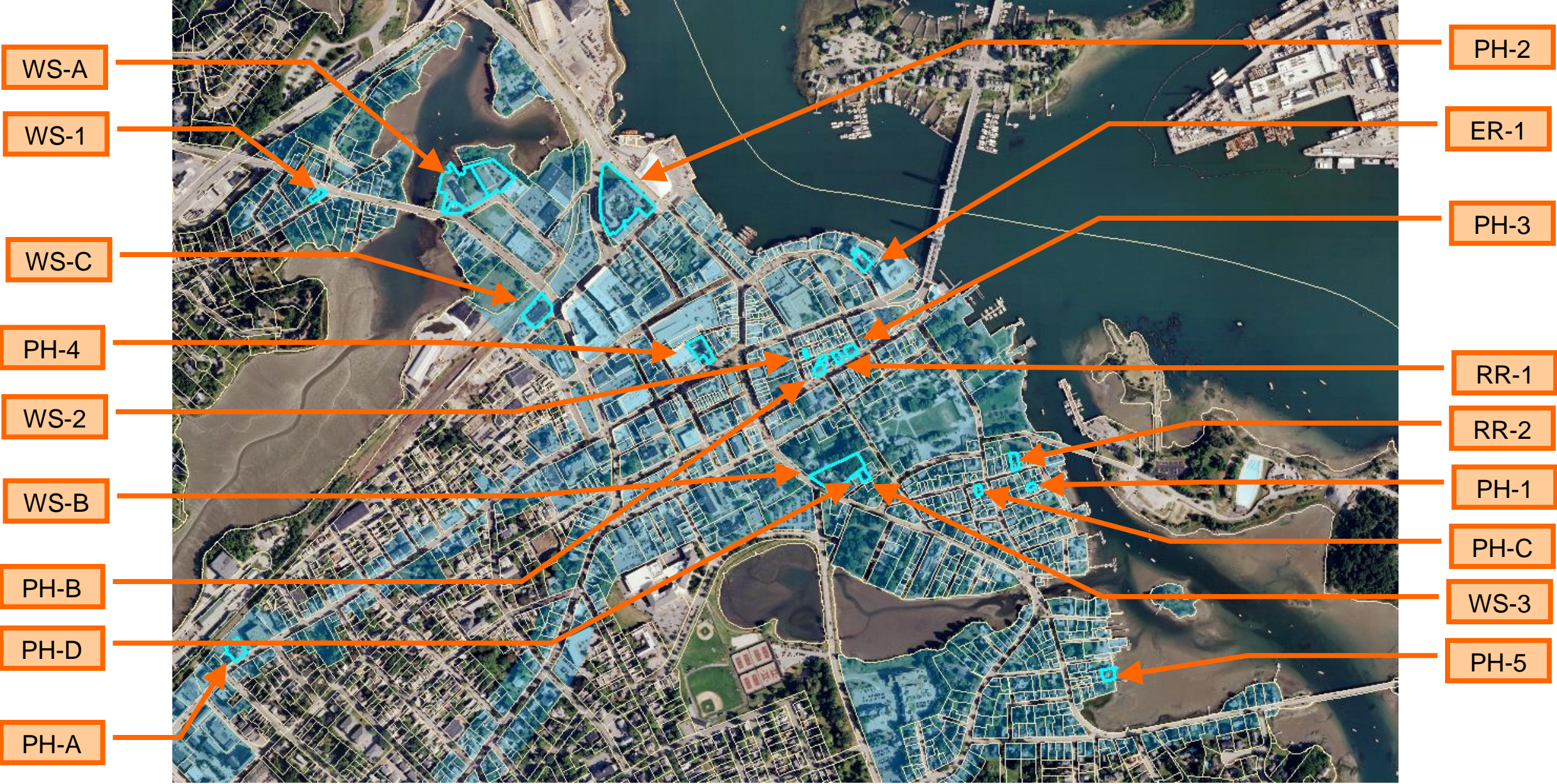
July 13th MEETING

WORK SESSIONS – OLD BUSINESS:

- A. 1 Raynes Ave. (LUHD-234) (2 new buildings)
- B. 179 Pleasant St. (LUHD-463) (outbuildings)
- C. 161 Deer St. (LUHD-462) (4 story infill building)

WORK SESSIONS – NEW BUSINESS:

1. 324 Maplewood Ave. (LUHD-481) (renovations)
2. 9 Sheafe St. (LUHD-489) (window replacement)
3. 33 Richmond St. (LUHD-491) (window repl., siding & trim)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: July 6th and 13th
APPLICATIONS: 26

Historic District Commission

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

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

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

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive ☐ Sensitive ☒ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☒ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This structure is located along Islington Street. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

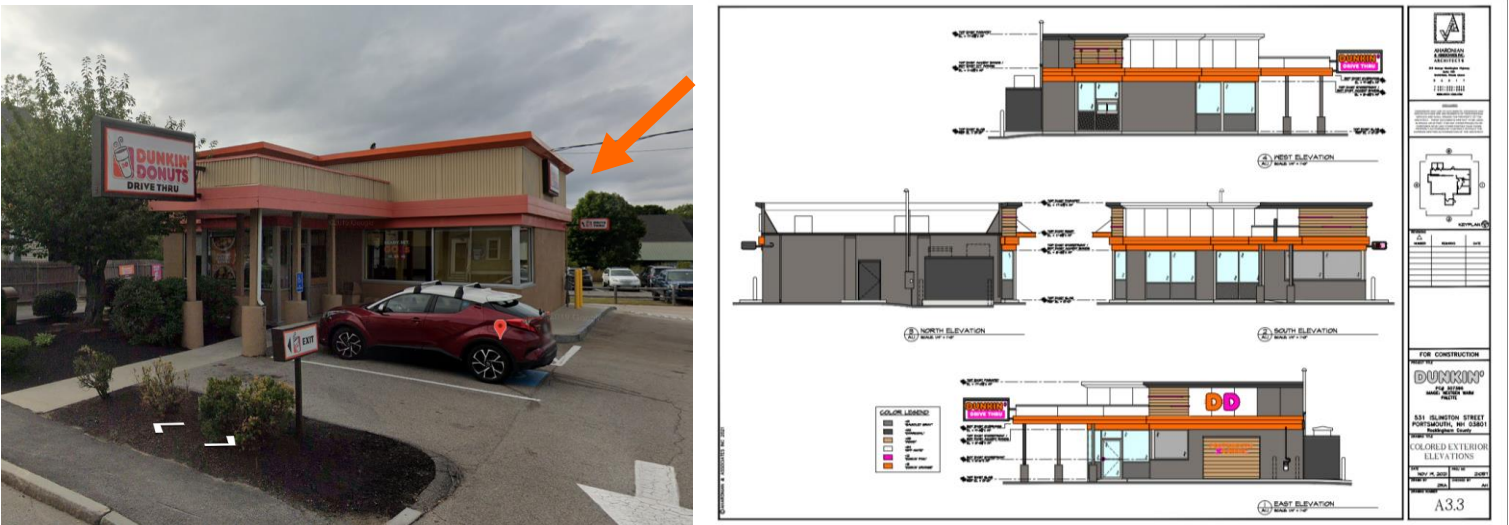
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Replace and add signage to the drive through; and
 - Reside the existing structure

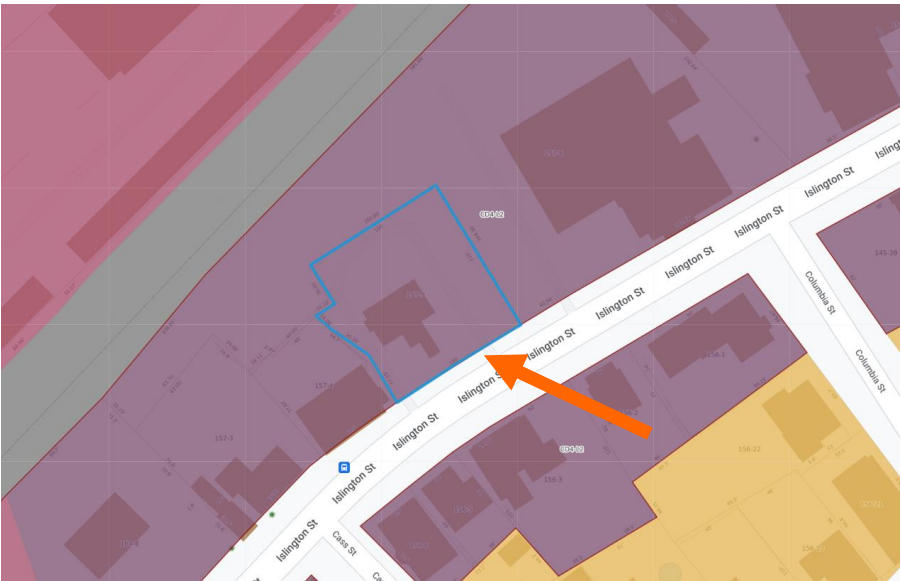
THE APPLICANT CONTINUES TO MAKE SOME DESIGN CHANGES AND HAS REQUESTED TO POSTPONE THIS APPLICATION TO THE AUGUST MEETING IN ORDER TO OBTAIN APPROVAL FROM THE BOA.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING

NA**

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


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 531 ISLINGTON STREET Case No.: A Date: 7-6-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

L. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

159 STATE ST. (LU-22-68)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #B

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD4
 - Land Use: Multi-Family
 - Land Area: 3,920 SF +/-
 - Estimated Age of Structure: c.1850
 - Building Style: Italianate
 - Number of Stories: 3
 - Historical Significance: C
 - Public View of Proposed Work: View from Sheafe Street
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To add wall-mounted HVAC to the second floor.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

J. Neighborhood Context:

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

K. Staff Comments and/ or Suggestions for Consideration:

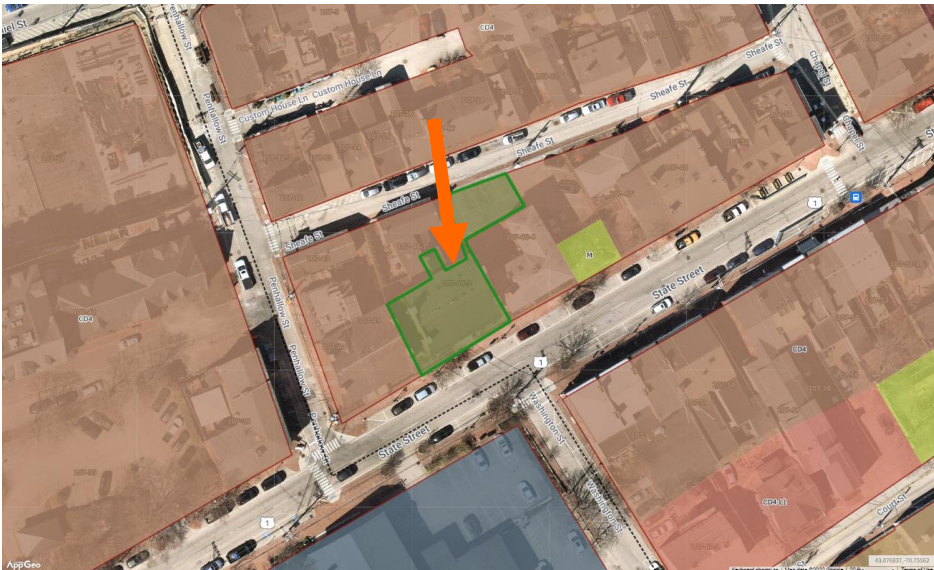
- The Applicant is proposing to:
- Add a wall-mounted HVAC unit on the 2nd floor of the exterior wall of the structure. Conduit will also be applied to the wall.
 - **NOTE WE NEED TO CONFIRM THAT THE CONDO ASSOCIATION SUPPORTS THE APPLICATION.**

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Site Elements and Streetscapes (09).

I. Aerial Image, Street View and Zoning Map:




Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

159 STATE ST. (LU-22-68) – PUBLIC HEARING #B (MINOR)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:159 STATE ST. Case No.: B Date: 7-6-22</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied</div> <div><input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	MINOR PROJECT - WALL-MOUNTED HVAC CONDENSOR ONLY -						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width (ROW) Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		SITE DESIGN	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

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

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

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

A. Property Information - General:

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

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

C. Other Permits Required:

- ☒ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

- ☒ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☒ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

The project includes:

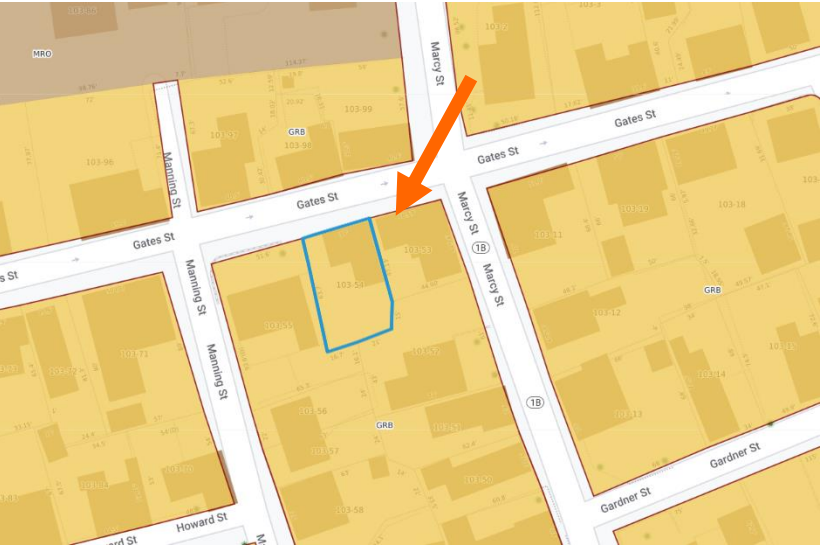
- Adding a rear mudroom and ½ bath
- Note that this project requires a dimensional variance prior to approval by the HDC
- **THE APPLIANT HAS REQUESTED TO POSTPONE THIS APPLICATION UNTIL THE AUGUST MEETING IN ORDER TO OBTAIN THE VARIANCE FROM THE BOA.**

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

K. Aerial Image, Street View and Zoning Map:



Elevations and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

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


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:138 GATES STREET Case No.:C Date: 7-6-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

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

☐ Yes ☐ No

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

5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

33 RICHMOND ST. (LU-22-105)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #D

A. Property Information - General:

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

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

C. Other Permits Required:

- ☒ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

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

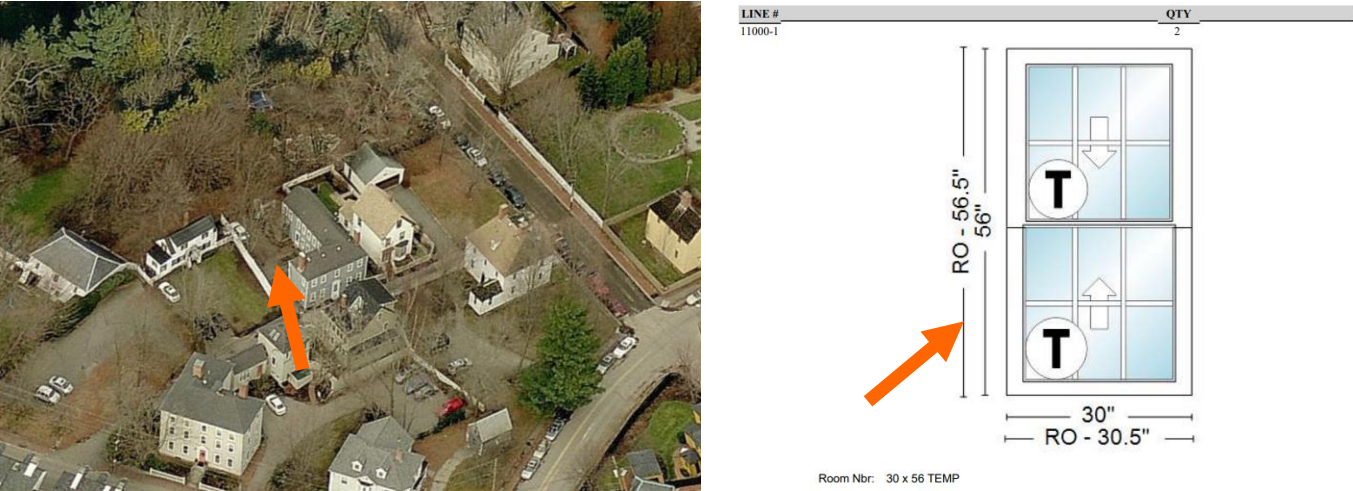
J. Staff Comments and/ or Suggestions for Consideration:

This application proposes to:

- Replace the existing windows and siding.
- **NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPONE THIS PUBLIC HEARING AND REQUESTED A WORK SESSION ON JULY 13TH INSTEAD.**

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

33 RICHMOND ST. (LU-22-105) – PUBLIC HEARING #5 (MINOR PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 33 RICHMOND STREET Case No.: D Date: 7-6-22

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

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

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

3 WALTON ALLEY. (LU-22-100)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #1

Existing Conditions:

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

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

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☒ Highly Sensitive
- ☐ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the storm windows and doors.
- Replace bulkhead.
- Add a picture window on the rear wall

NOTE THAT THE APPLICANT HAS REQUESTED TO POSTPONE UNTIL JULY 13TH AS ADDITIONAL DOCUMENTATION. ADDITIONALLY, BOA APPROVAL IS LIKELY REQUIRED FOR THE SUNROOM ADDITION SO THE APPLICANT WILL BE FILING FOR A WORK SESSION AT THE AUGUST HDC MEETING.

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

K. Aerial Image, Street View and Zoning Map:




Rear Elevation and Streetscape View



Zoning Map

**HISTORIC
SURVEY
RATING

C**

3 WALTON ALLEY (LU-22-100) – PUBLIC HEARING #1 (MODERATE)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: <u>3 WALTON ALLEY</u> Case No.: <u>1</u> Date: <u>7-6-22</u></div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied</div> <div><input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
		GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<div>MODERATE PROJECT</div> <div>– Add HVAC, picture window, & replace storm windows –</div>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		SITE DESIGN	34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **250 MARKET STREET (LU-22-113)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #2**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 16,850 SF +/-
- Estimated Age of Structure: c.1985
- Building Style: Contemporary
- Number of Stories: 2.5
- Historical Significance: NA
- Public View of Proposed Work: View from Russell and Market Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add egress doors and patio.

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☐ Mid-Block
☒ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive ☐ Sensitive ☒ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☒ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

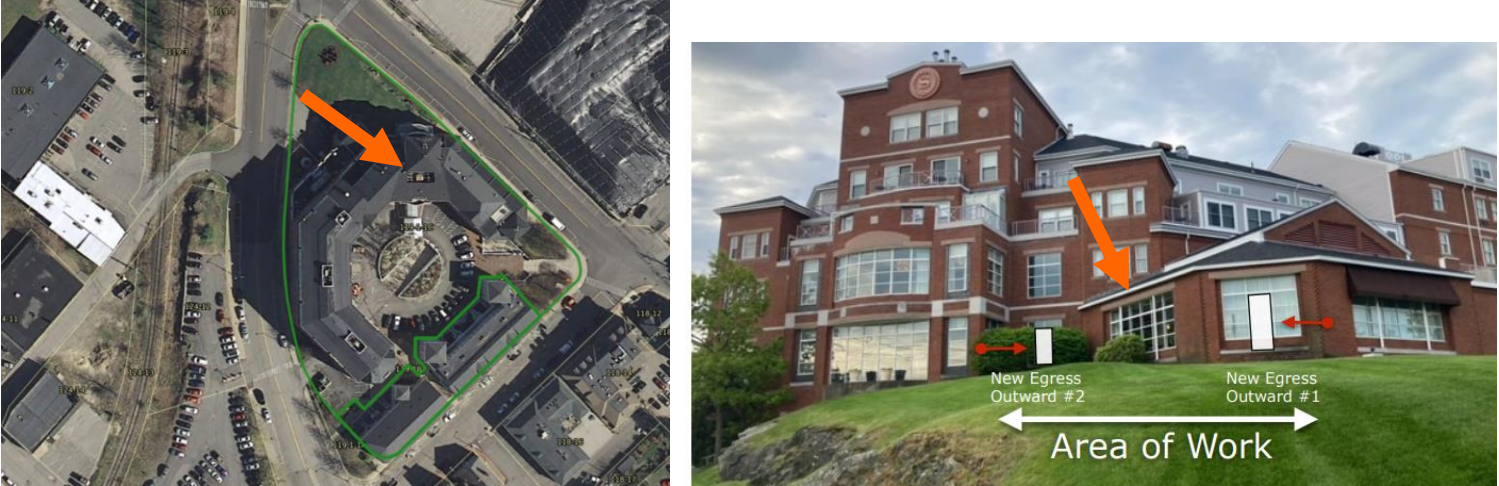
- This newer non-contributing structure is located along Deer and Market Streets. It is surrounded with many newer infill buildings and is also adjacent to the historic structures on “the Hill”.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Install new egress doors and a patio.

Design Guideline Reference – See Guidelines for Windows and Doors (08) and Site elements and Streetscapes (09).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING

C**

250 MARKET STREET (LU-22-113) – PUBLIC HEARING #2 (MINOR)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 250 MARKET STREET Case No.: 2 Date: 7-6-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address: 111 STATE STREET (LU-22-125)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD4
 - Land Use: Mixed-Use/ Commercial
 - Land Area: 2,875 SF +/-
 - Estimated Age of Structure: c.1825
 - Building Style: Federal
 - Number of Stories: 2.5
 - Historical Significance: C
 - Public View of Proposed Work: View from State and Sheafe Street.
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To add a rear addition, replace windows & restore facade.

C. Other Permits Required:

- ☐ Board of Adjustment ☒ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☐ Mid-Block
☒ Intersection / Corner Lot ☐ Rear Lot

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

- ☒ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive ☒ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☒ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- This historic structure fronts along State Street with a rear yard along Sheafe Street. It is surrounded with many other historically-significant structures.

J. Staff Comments and/ or Suggestions for Consideration:

- The project proposal includes the following:
 - Adding a rear addition
 - Adding dormers
 - Adding a new elevator and stairwell for egress.
 - Façade restoration
 - Widow and door replacement on corner building.

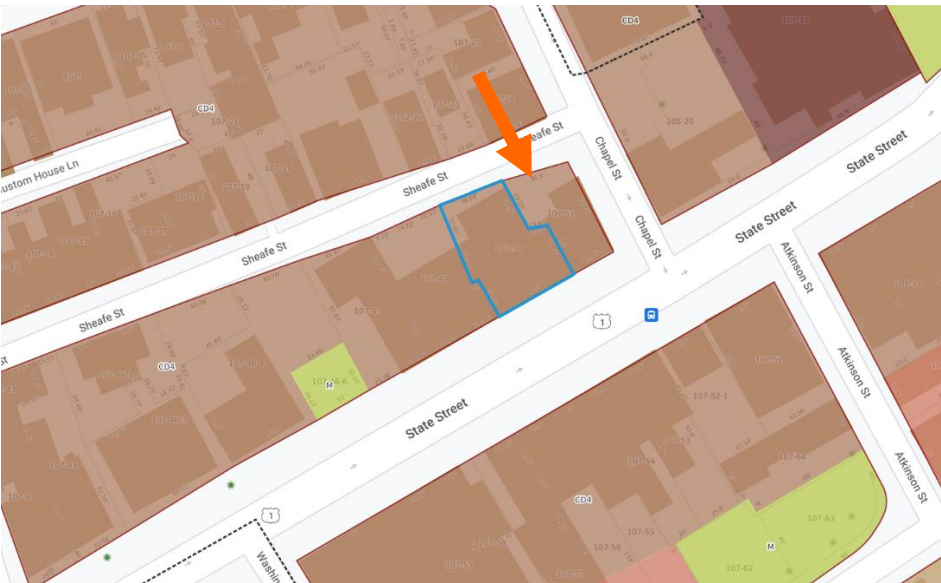
NOTE THAT A CUP MAY BE REQUIRED FROM THE PLANNING BOARD TO SUPPORT THE CHANGE OF USE.

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

K. Aerial Image, Street View and Zoning Map:



Front and Rear Axonometric Drawings



Zoning Map

**HISTORIC
SURVEY
RATING**

C

111 STATE STREET (LU-22-125) – PUBLIC HEARING #3 (MODERATE PROJECT)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 111 STATE ST. Case No.: 3 Date: 7-6-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

1 CONGRESS ST. (LU-22-12)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #4

A. Property Information - General:

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

B. Proposed Work: To renovate the existing buildings and add a new 4-story building.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☐ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☒ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Make significant renovations to the existing historic structures and add a three-story addition to fill the existing surface parking lot.
 - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.

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

K. Aerial Image, Street View and Zoning Map:



Elevation and Rendering of Proposed New Building



Zoning Map

HISTORIC
SURVEY
RATING

C

1 CONGRESS ST. (LU-22-12) – PUBLIC HEARING #4 (MAJOR PROJECT)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 1 CONGRESS ST. Case No.: 4 Date: 7-6-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **43 HOLMES COURT (LU-22-72)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #5**

A. Property Information - General:

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

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

C. Other Permits Required:

- ☒ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

- ☒ Terminal Vista ☐ Gateway ☐ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

- ☒ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☒ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

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

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

K. Aerial Image, Street View and Zoning Map:



Zoning Map

**HISTORIC
SURVEY
RATING**

C

43 HOLMES COURT (LU-22-72) – PUBLIC HEARING #5 (MODERATE)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:43 HOLMES COURT Case No.:5 Date: 7-6-22

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



H. Purpose and Intent:

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

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

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

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

☐ Yes ☐ No
☐ Yes ☐ No

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

☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

1 & 31 RAYNES AVE. (LUHD-234)
CERTIFICATE OF APPROVAL
WORK SESSION #A

- Existing Conditions:
- Zoning District: CD4
 - Land Use: Vacant / Gym
 - Land Area: 2.4 Acres +/-
 - Estimated Age of Structure: c.1960s
 - Building Style: Contemporary
 - Historical Significance: NA
 - Public View of Proposed Work: View from Maplewood and Raynes Ave.
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To construct a 4 story mixed-use building and 5 story hotel.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☒ Planning Board
- ☐ City Council

D. Lot Location:

- ☒ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☒ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The building(s) is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

- The Application is proposing to:
- Demolish the existing buildings and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
 - The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.

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

K. Aerial Image, Street View and Zoning Map:



Mixed-Use and Hotel Building Renderings



Zoning Map

HISTORIC
SURVEY
RATING

C

1 & 31 RAYNES AVE. (LUHD-234) – WORK SESSION #A (MAJOR PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:1 & 31 Raynes Ave. Case No.:A Date: 7-13-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied

☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 179 PLEASANT STREET (LUHD-463)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

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

B. Proposed Work: To renovate the accessory buildings.

- C. Other Permits Required:**
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

- D. Lot Location:**
- ☒ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal
- ☐ Accessory
- ☐ Significant Demolition

- F. Sensitivity of Context:**
- ☒ Highly Sensitive
- ☐ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

- G. Design Approach (for Major Projects):**
- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

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

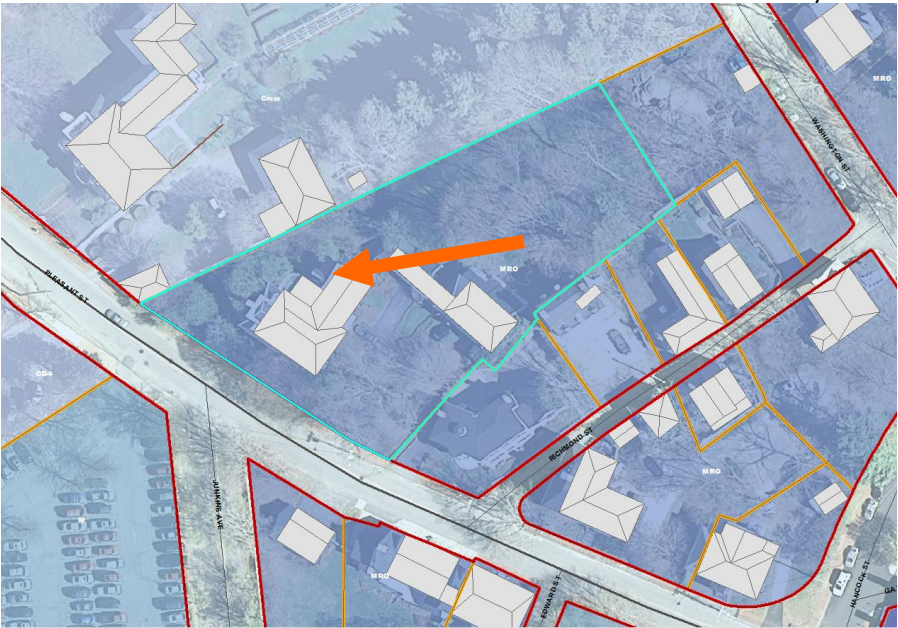
- J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to revise the previous approval for the following items:
 - Add a radius connector to the main house and T-Shaped addition that connects to the renovated carriage house.

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

K. Aerial Image, Street View and Zoning Map:



Bird's Eye View



Zoning Map

**HISTORIC
SURVEY
RATING**

F

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


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:179 PLEASANT STREET Case No.:b Date: 7-13-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

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

☐ Yes ☐ No

Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

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

A. Property Information - General:

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

B. Proposed Work: To replace the existing building with a 4 ½ story mixed-use building.

C. Other Permits Required:

- ☒ Board of Adjustment ☒ Planning Board ☐ City Council

D. Lot Location:

- ☒ Terminal Vista ☐ Gateway ☒ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive ☐ Sensitive ☒ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☒ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

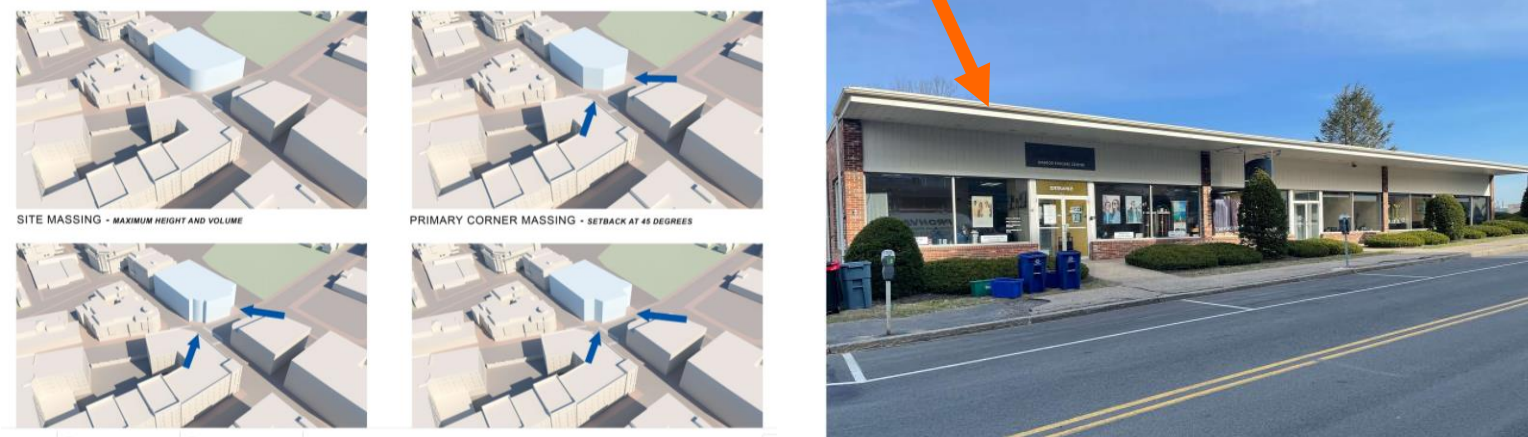
- This property is located within the Urban Renewal Area of the North End. The existing building was constructed in the 1970s and is non-contributing. . The structure is surrounded with many brick non-contributing structure constructed in the 1960s-1980s. Many building in the surrounding neighborhood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

J. Staff Comments and Suggestions for Consideration:

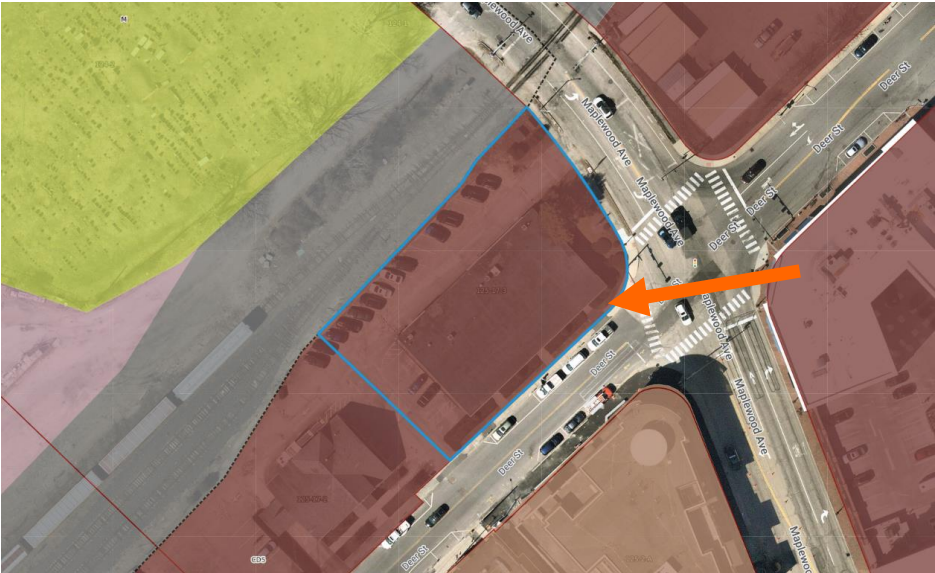
- The applicant proposes to revise the previous approval for the following items:
 - Remove the existing building.
 - Construct a 4 story building with a penthouse on the 5th floor.
- **NOTE THAT NEW PLANS WILL BE AVAILABLE PRIOR TO THE 6/13/22.**

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING

C**

161 DEER STREET (LUHD-462) – WORK SESSION #C (MAJOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:161 DEER STREET Case No.:C Date: 7-13-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied

☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

L. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

324 MAPLEWOOD AVE. (LUHD-481)
CERTIFICATE OF APPROVAL
WORK SESSION #1

A. Property Information - General:

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

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

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☐ Sensitive
- ☒ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

L. Neighborhood Context:

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

M. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

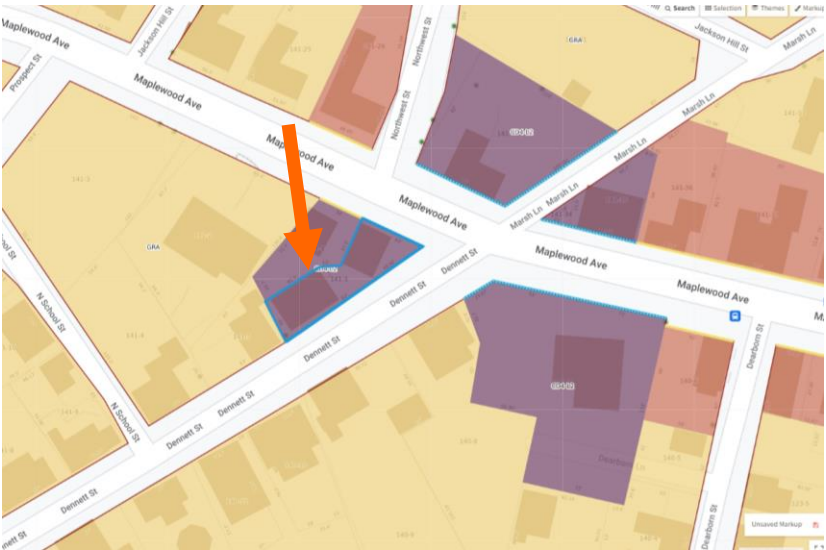
- Clad the exterior walls with clapboards
- Add windows and doors.
- Convert the accessory structure for a residential use.

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

J. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

HISTORIC
SURVEY
RATING

C

324 MAPLEWOOD AVE. (LUHD-481) – WORK SESSION #1 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:324 MAPLEWOOD AVE Case No.:1 Date:7-13-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

9 SHEAFE ST. (LUHD-489)
CERTIFICATE OF APPROVAL
WORK SESSION #2

A. Property Information - General:

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

B. Proposed Work: To replace 16 windows.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

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

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

K. Aerial Image, Street View and Zoning Map:

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





Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

9 SHEAFE ST. (LUHD-489) – WORK SESSION #2 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:9 SHEAFE ST. Case No.: 2 Date: 7-13-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

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

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

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

33 RICHMOND ST. (LUHD-491)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #3

A. Property Information - General:

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

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

C. Other Permits Required:

- ☒ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

J. Neighborhood Context:

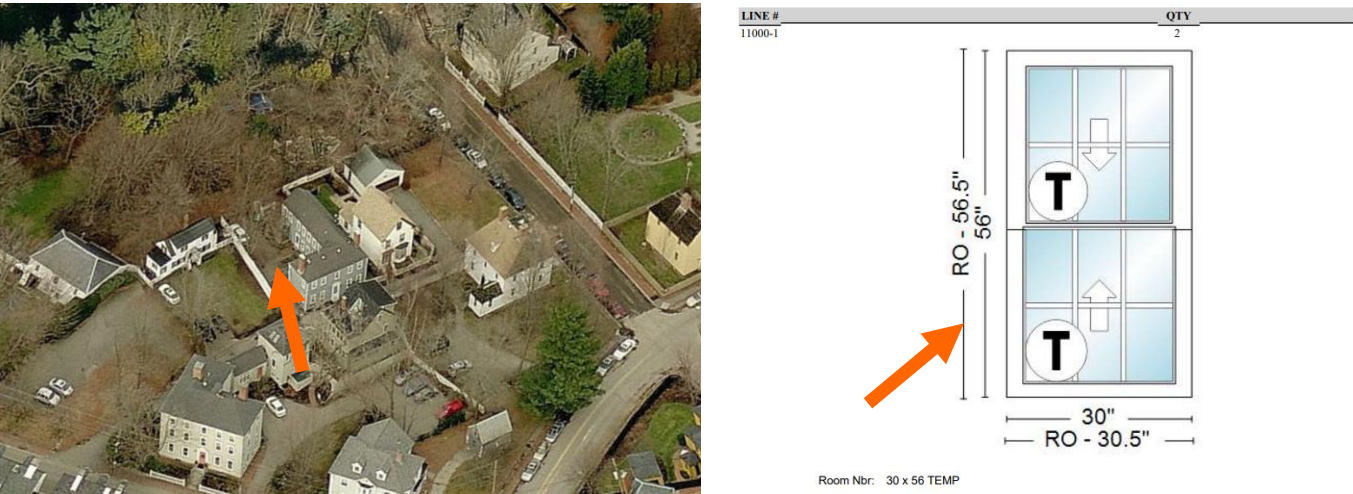
- The property is located along Richmond Street. It is surrounded with many wooden framed 2.5 story historic structures with shallow front yard setbacks with narrow side yards.

L. Staff Comments and/ or Suggestions for Consideration:

- This application proposes to:
- Replace the existing windows and siding.
 - Note that Hardi-Plank is requested for the siding material as well as Harvey vinyl-clad windows.

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

M. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

33 RICHMOND ST. (LUHD-491) – WORK SESSION #3 (MINOR PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 33 RICHMOND STREET Case No.: 3 Date: 7-13-22

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

H. Purpose and Intent:

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

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

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

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

☐ Yes ☐ No
☐ Yes ☐ No

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

☐ Yes ☐ No
☐ Yes ☐ No

**LU-20-84**

Land Use Application

Status: Complete**Date Created:** May 18, 2020**Applicant**

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

Location

125 BOW ST
Portsmouth, NH 03801

Owner:

BOW STREET THEATRE TRUST
125 BOW ST PORTSMOUTH, NH 3801

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

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

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

☐

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

☐

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

☒

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

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

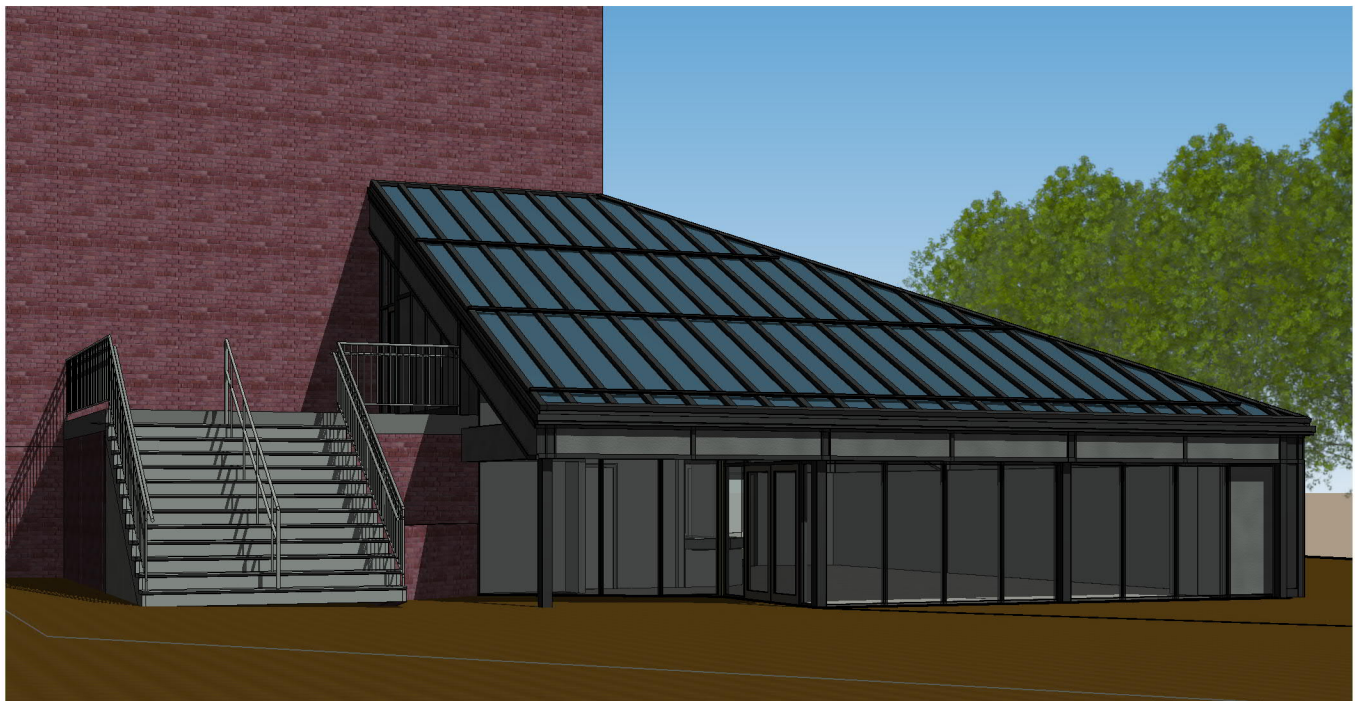
☐

Request for Extension of Previously Granted Land Use Approval

SEACOAST REPERTORY THEATER LOBBY RENOVATION

125 BOW STREET

HDC PUBLIC HEARING
JUNE 2020



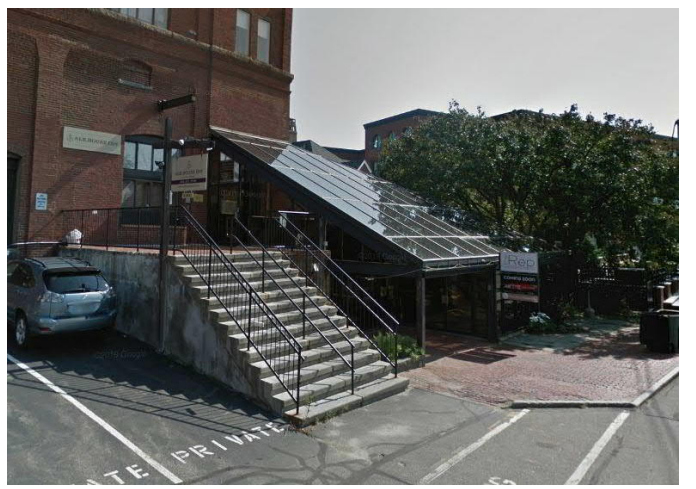
DRAWING SHEET LIST - HDC	
SHEET NO.	NAME
P0	COVER
P1	EXISTING CONDITIONS
P2	PROPOSED FIRST FLOOR PLAN
P3	ROOF PLAN
P4	SOUTHWEST (FRONT) ELEVATION
P5	NORTHWEST (SIDE) ELEVATION
P6	SOUTHEAST (SIDE) ELEVATION
P7	NORTHEAST (REAR) ELEVATION
P8	AXONOMETRIC VIEW FROM SOUTH
P9	PERSPECTIVE VIEWS FROM STREET
P10	STREET VIEW FROM SOUTH
P11	ROOF DETAILS

P0

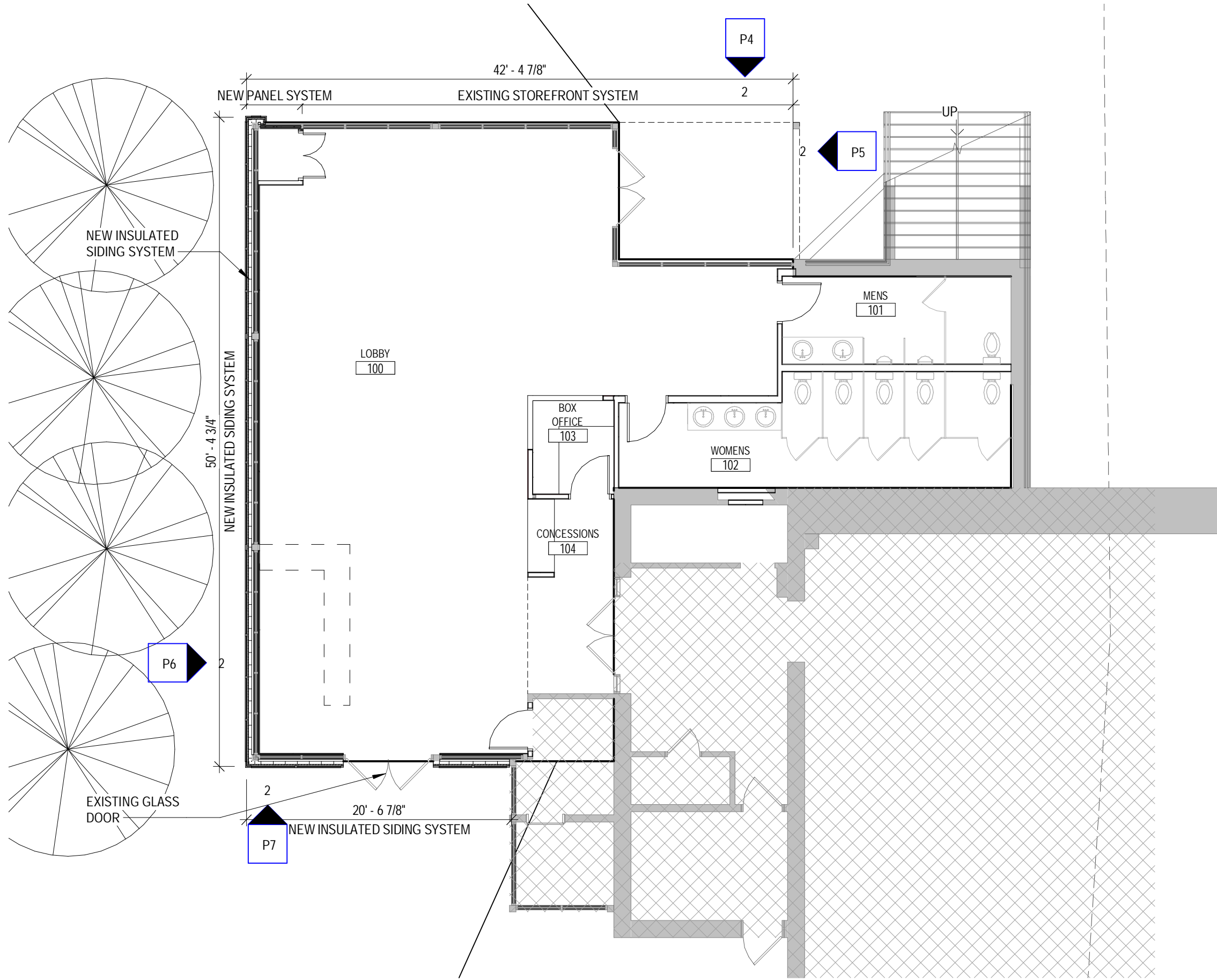
COVER

SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE:
5/22/2020



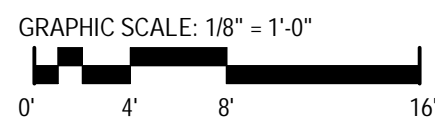
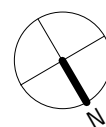
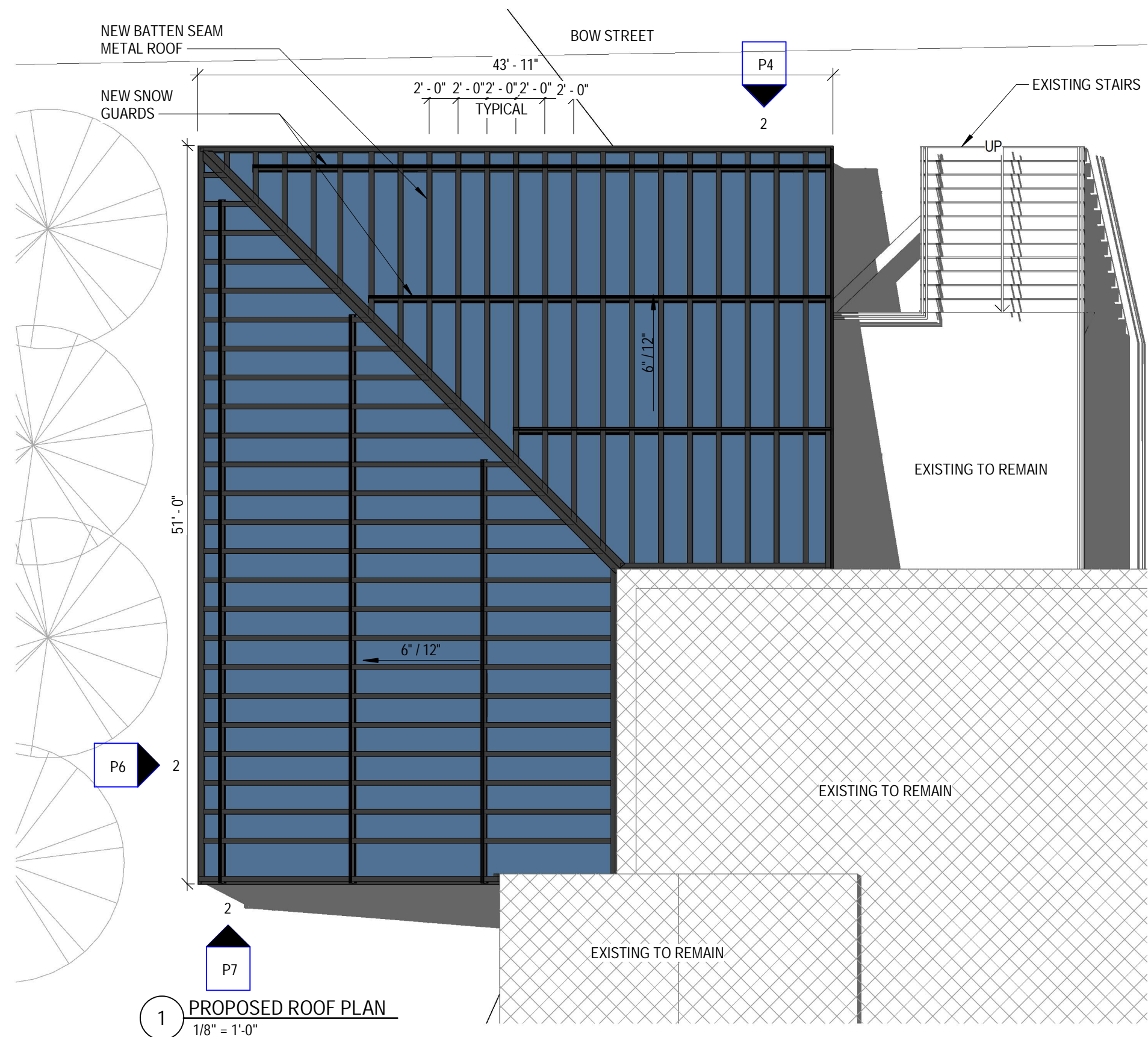
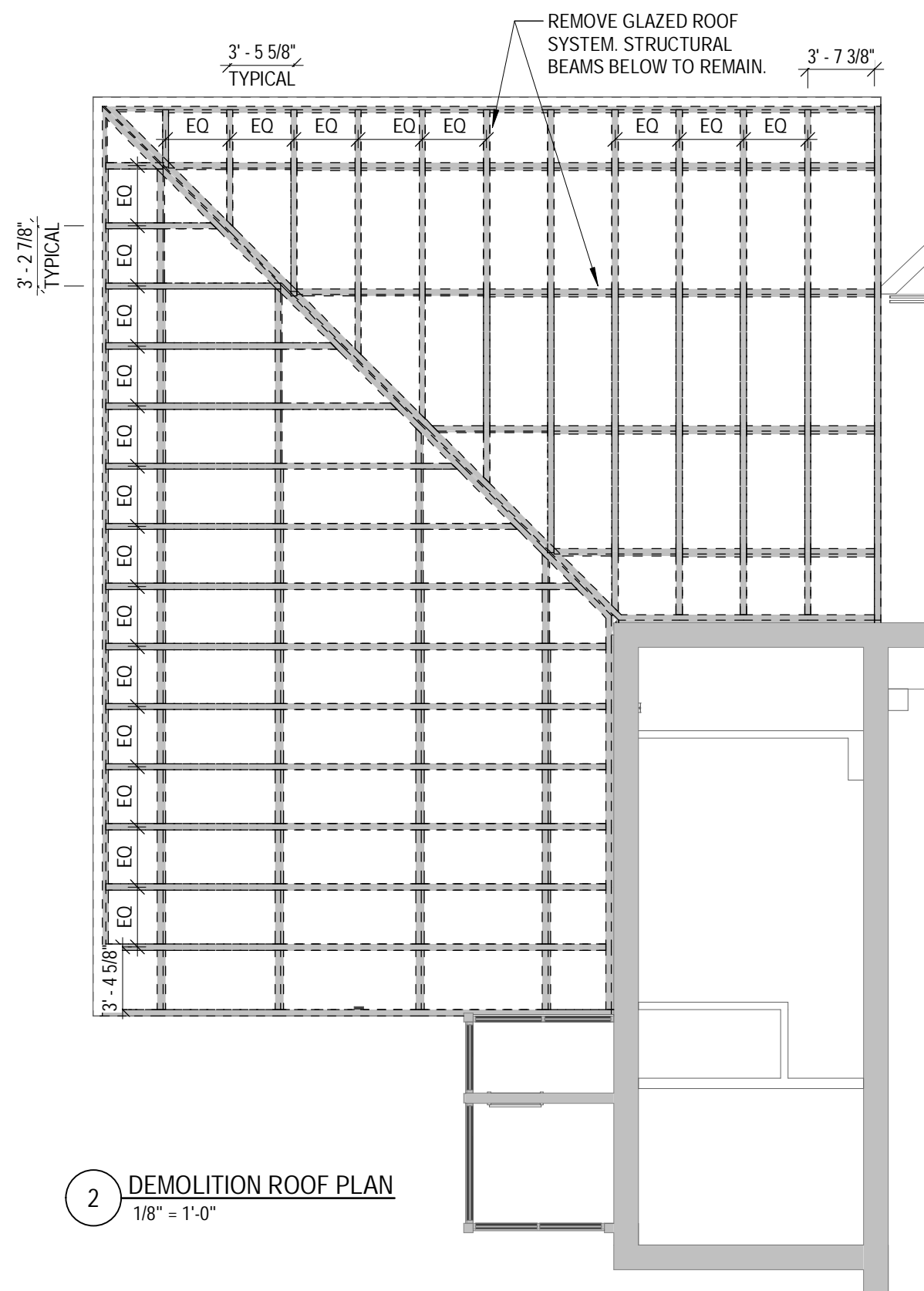
P1 EXISTING CONDITIONS
SEACOAST REPERTORY THEATER LOBBY RENO.
SCALE:
5/07/2020



P2

PROPOSED FIRST FLOOR PLAN SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: 1/8" = 1'-0"
5/07/2020



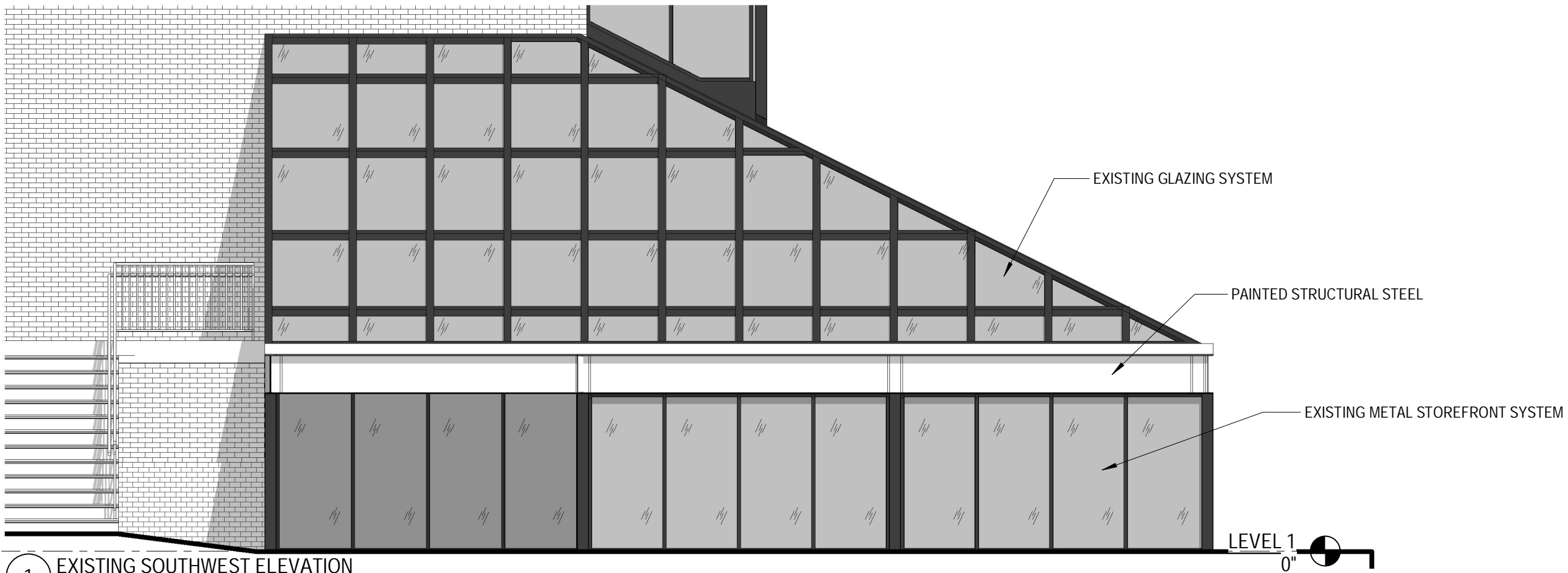
P3

ROOF PLAN

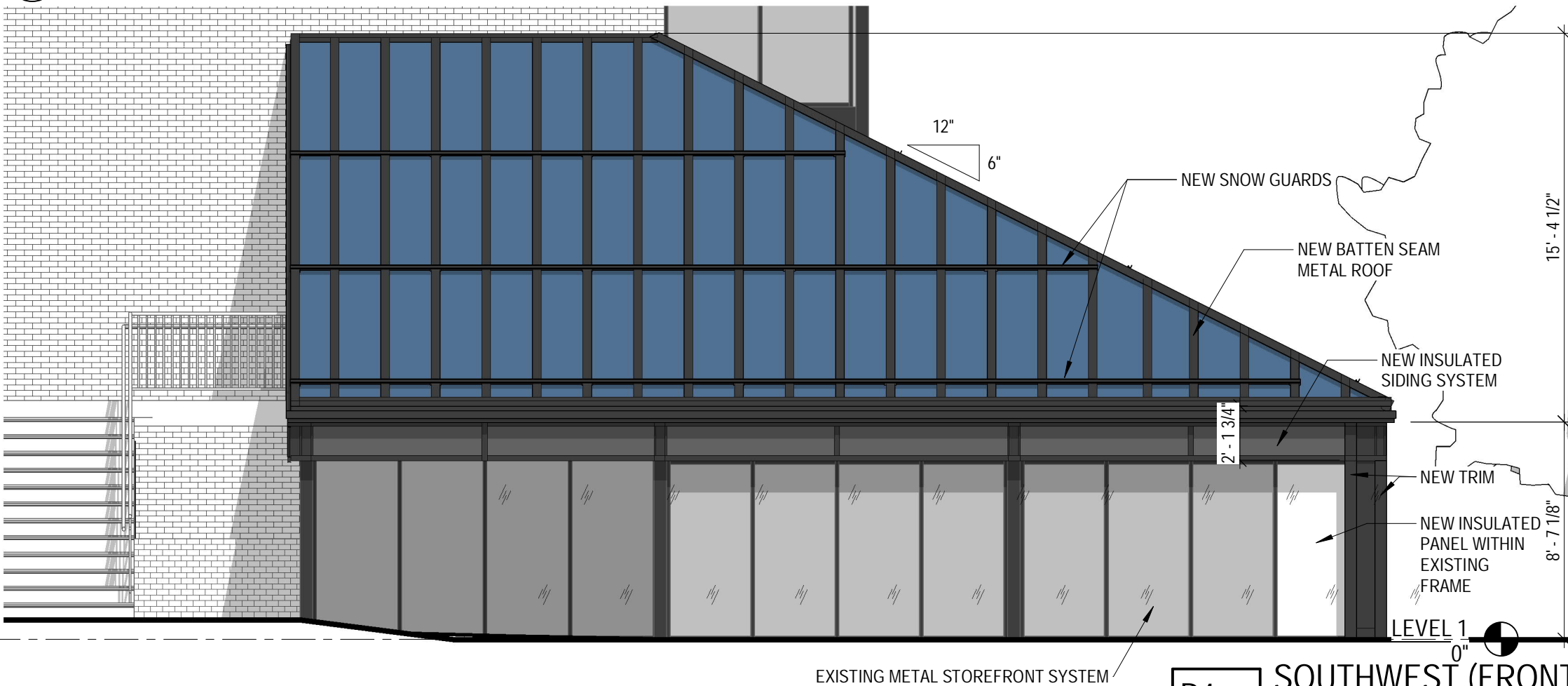
SEACOAST REPERTORY THEATER LOBBY RENO.

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

5/07/2020

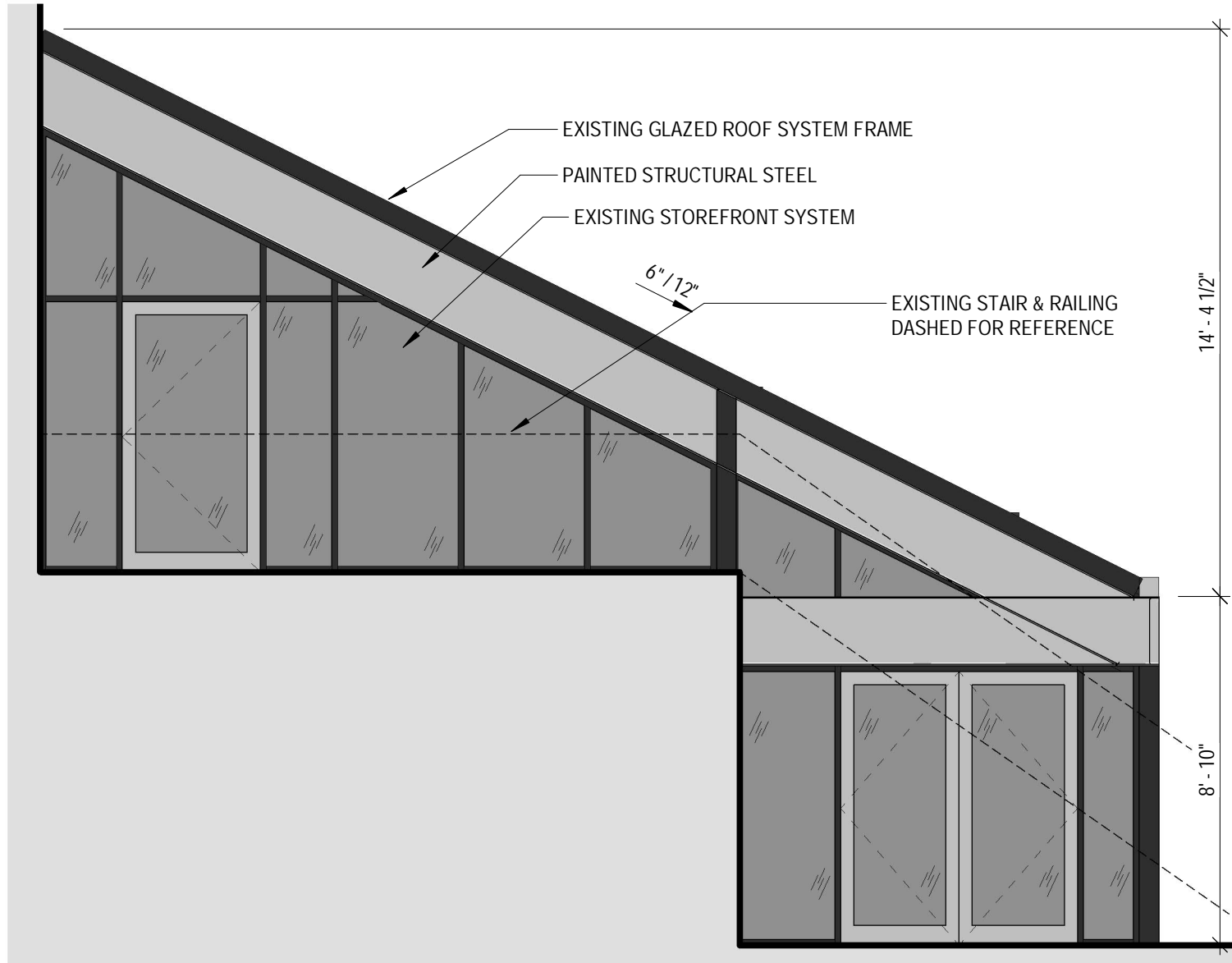


1 EXISTING SOUTHWEST ELEVATION
3/16" = 1'-0"

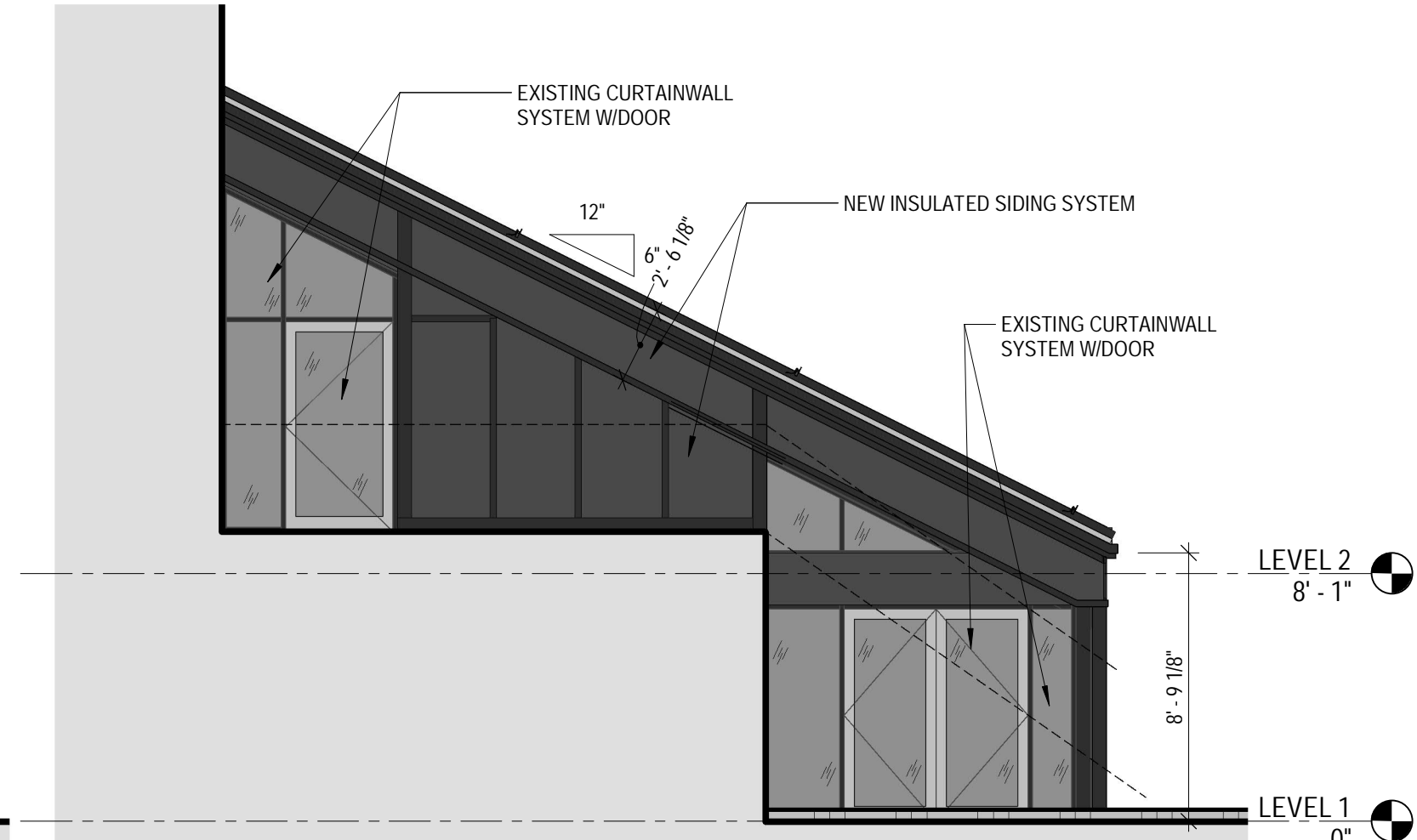


2 PROPOSED SOUTHWEST ELEVATION
3/16" = 1'-0"

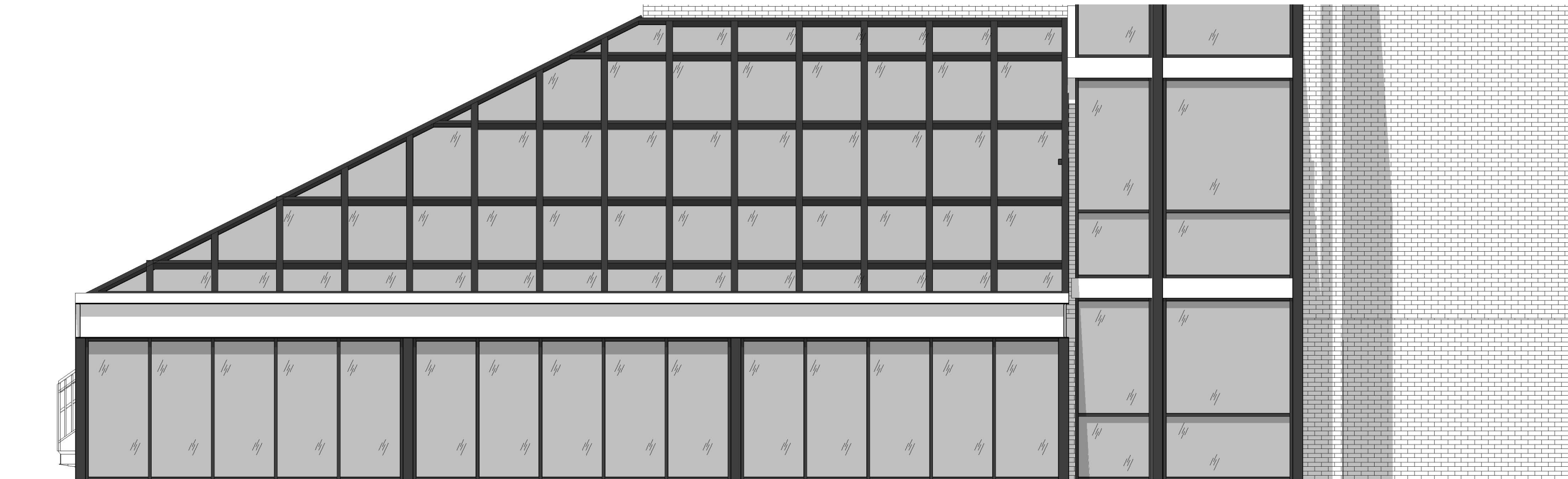
P4 SOUTHWEST (FRONT) ELEVATION
SEACOAST REPERTORY THEATER LOBBY RENO.
SCALE: 3/16" = 1'-0"
5/07/2020



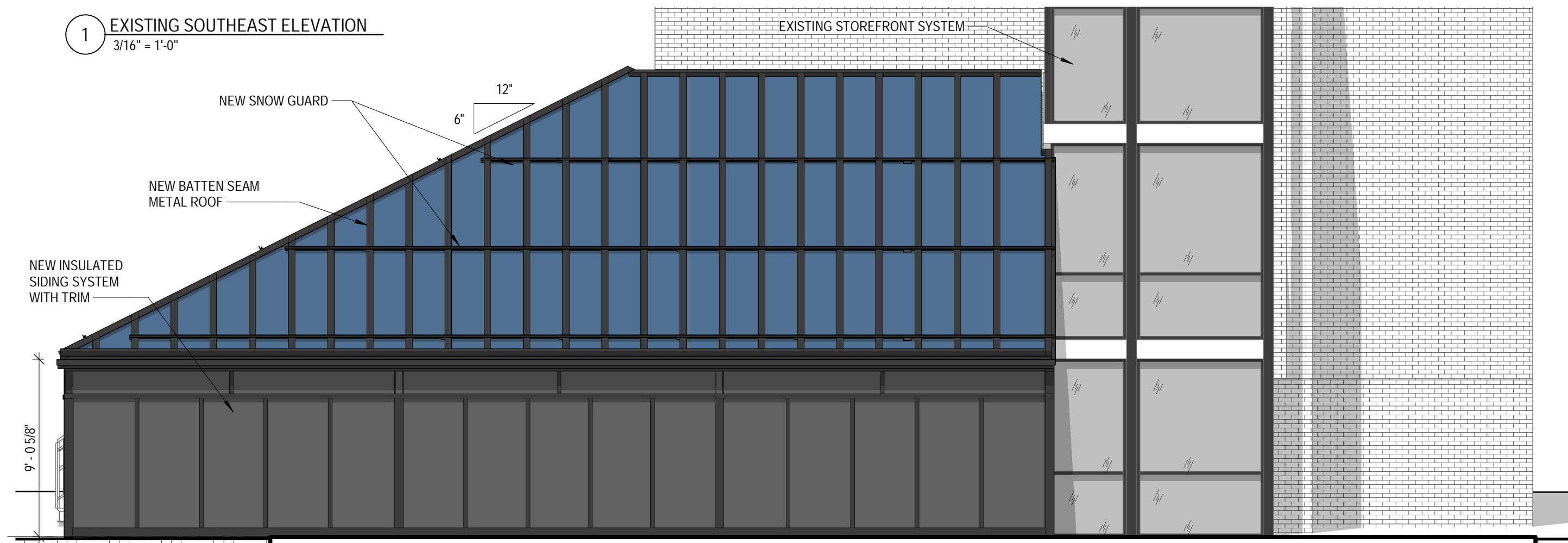
1 EXISTING NORTHWEST ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTHWEST ELEVATION
3/16" = 1'-0"



1 EXISTING SOUTHEAST ELEVATION
3/16" = 1'-0"

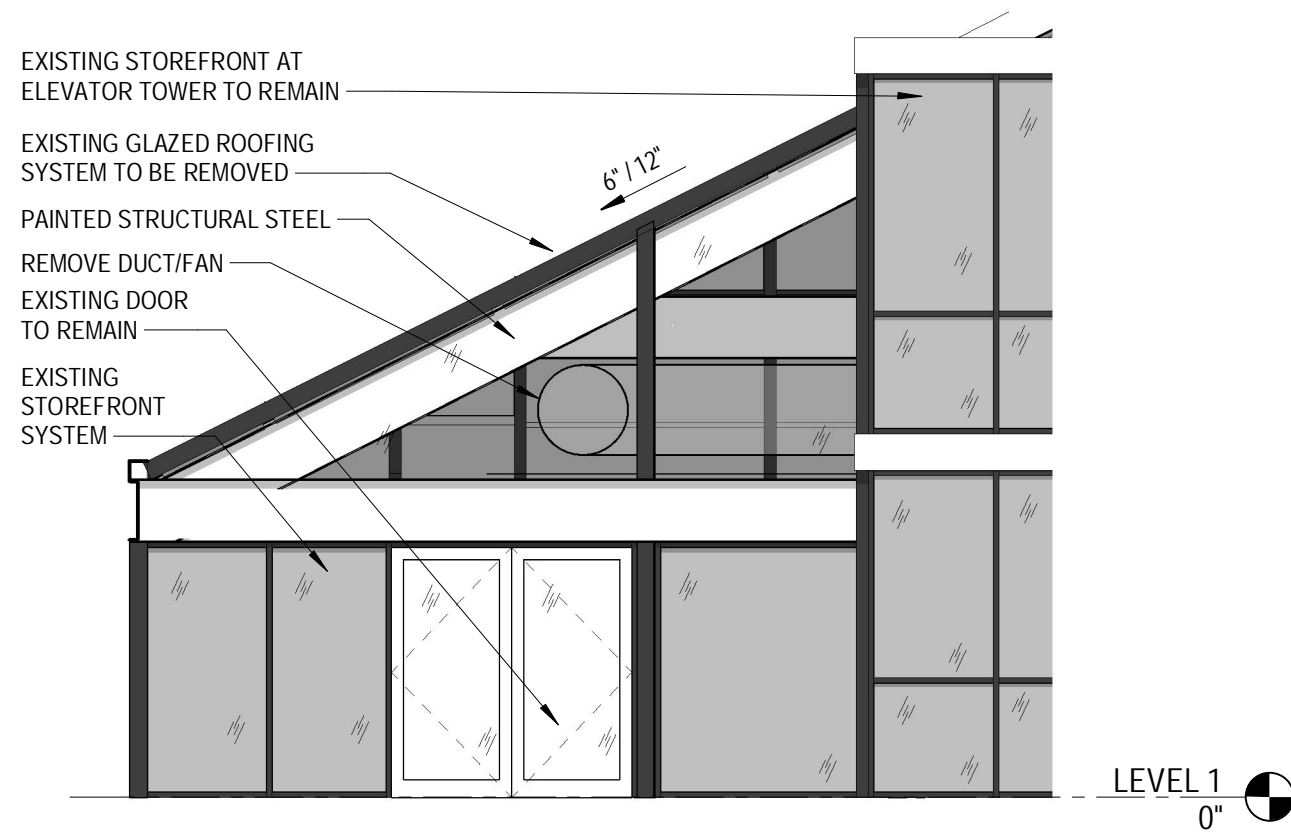


2 PROPOSED SOUTHEAST ELEVATION
3/16" = 1'-0"

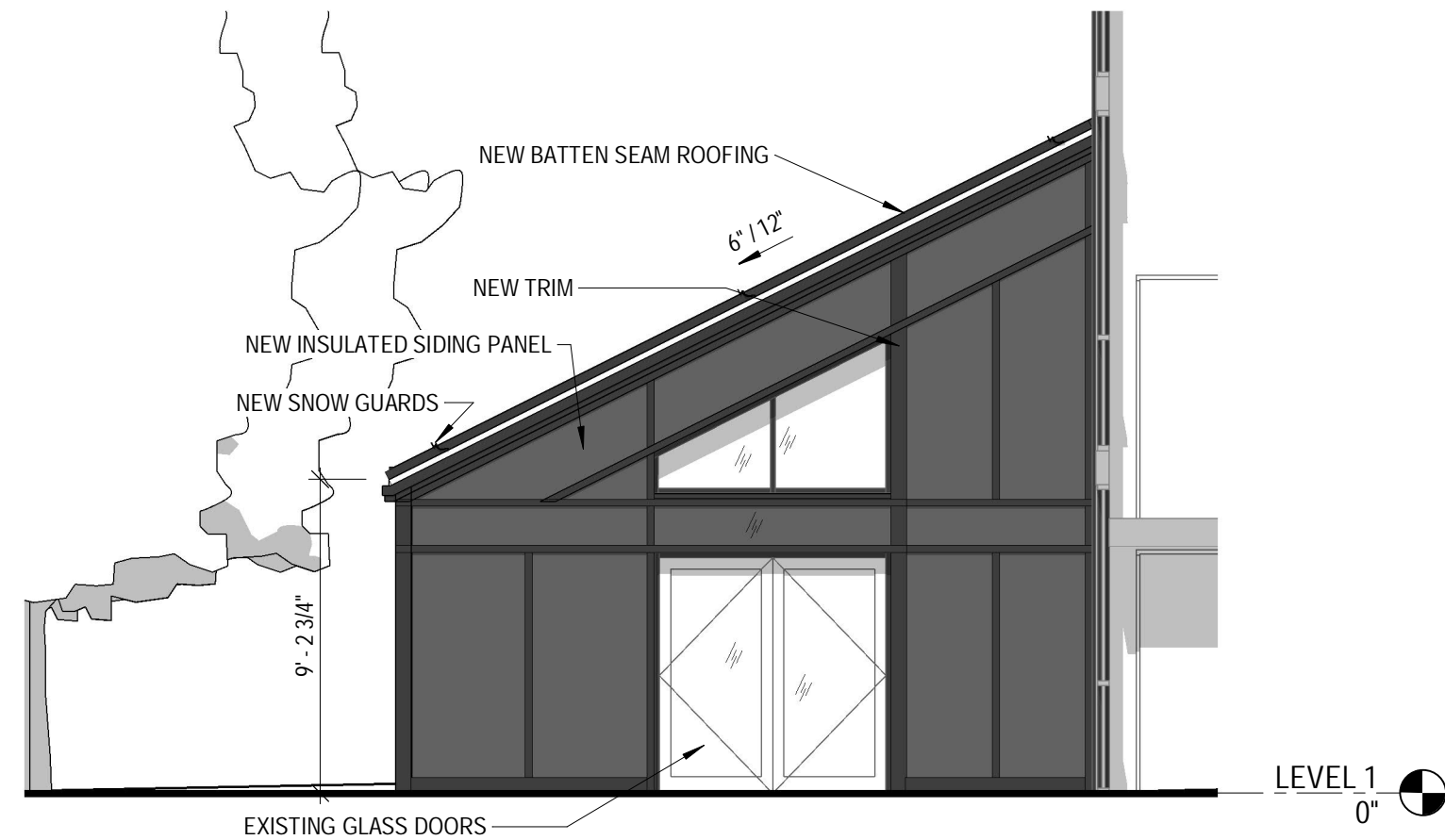
P6

SOUTHEAST (SIDE) ELEVATION SEACOAST REPERTORY THEATER LOBBY RENO.

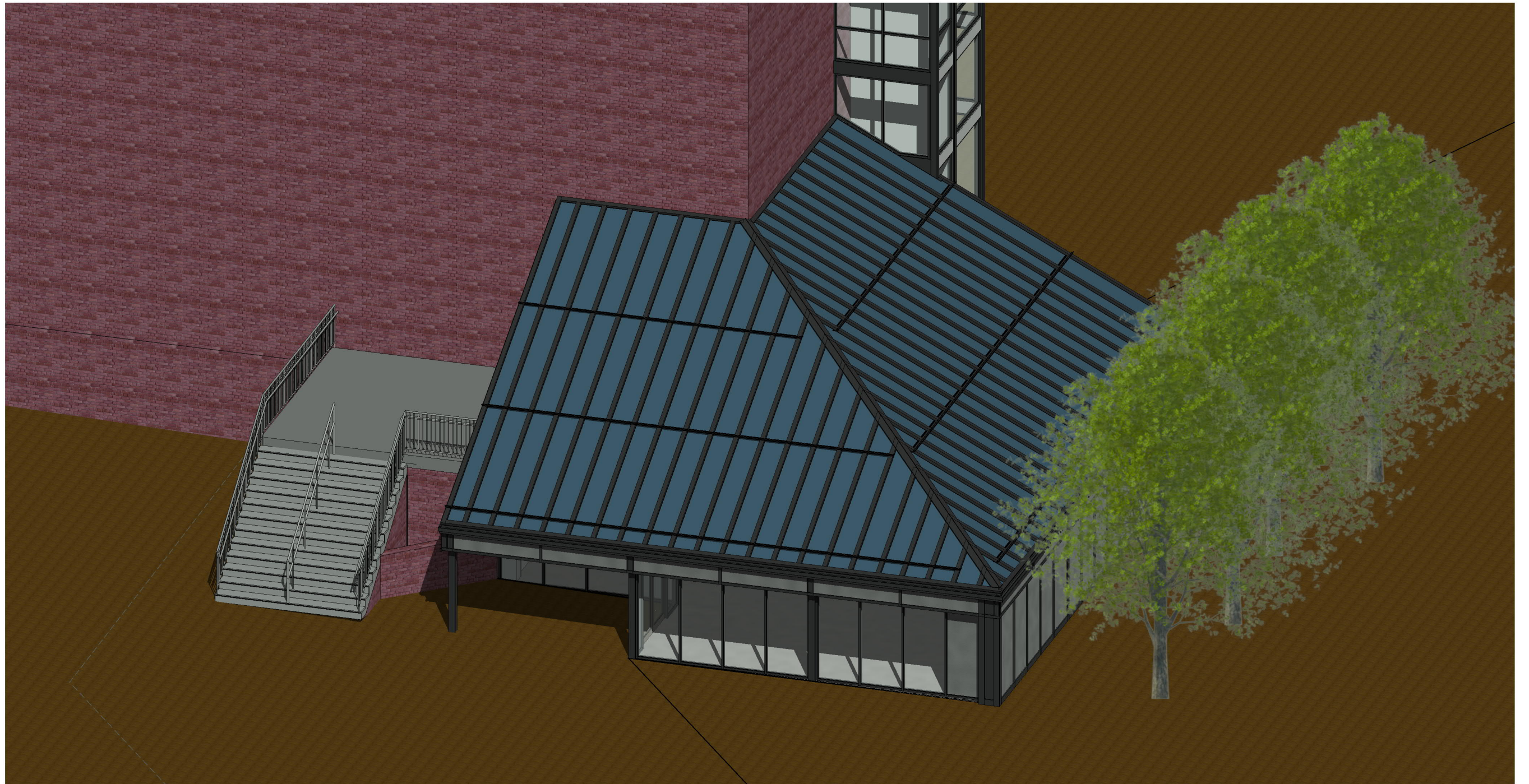
SCALE: 3/16" = 1'-0"
5/07/2020



1 EXISTING NORTHEAST ELEVATION
3/16" = 1'-0"



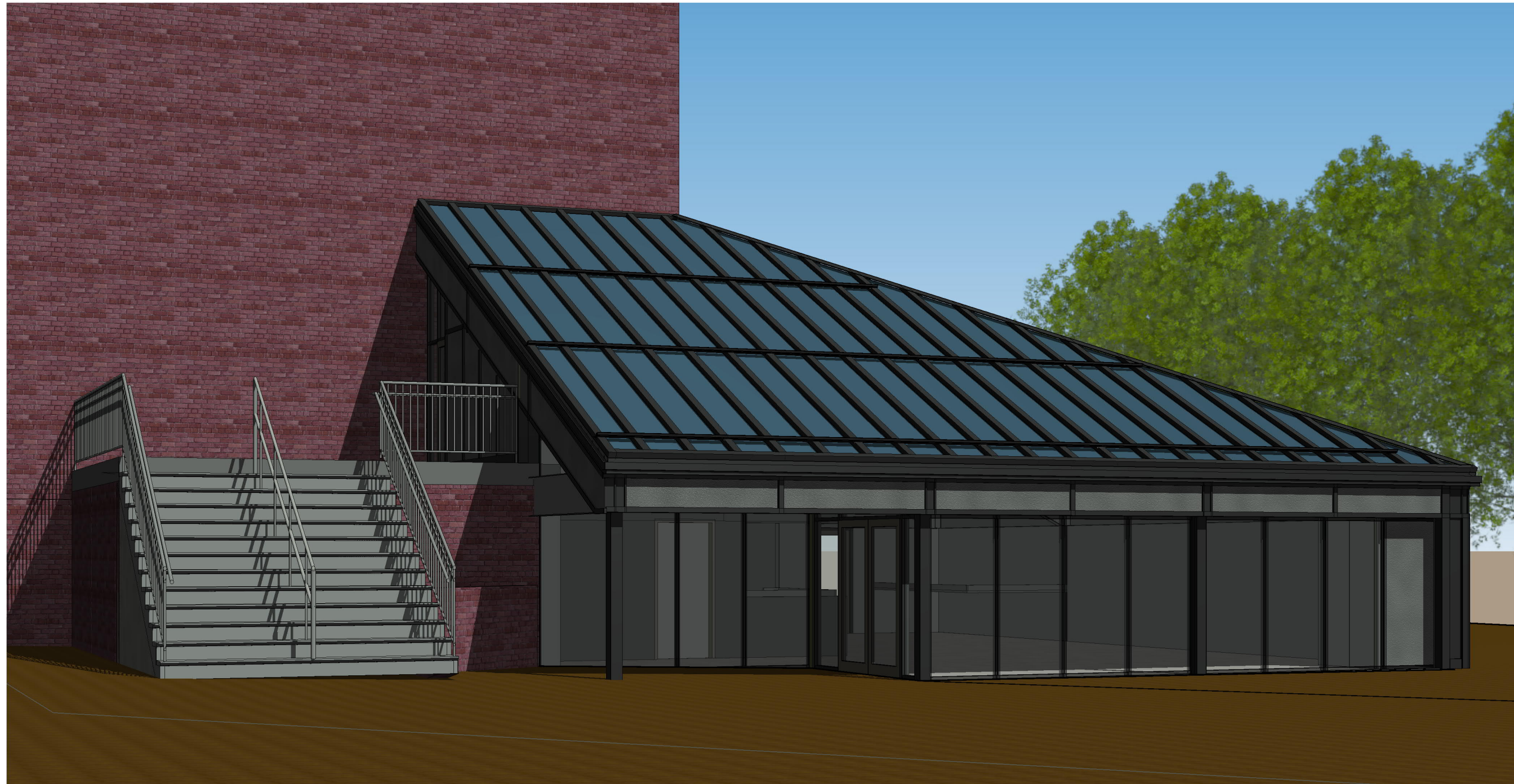
2 PROPOSED NORTHEAST ELEVATION
3/16" = 1'-0"



P8

AXONOMETRIC VIEW FROM SOUTH
SEACOAST REPERTORY THEATER LOBBY RENO.

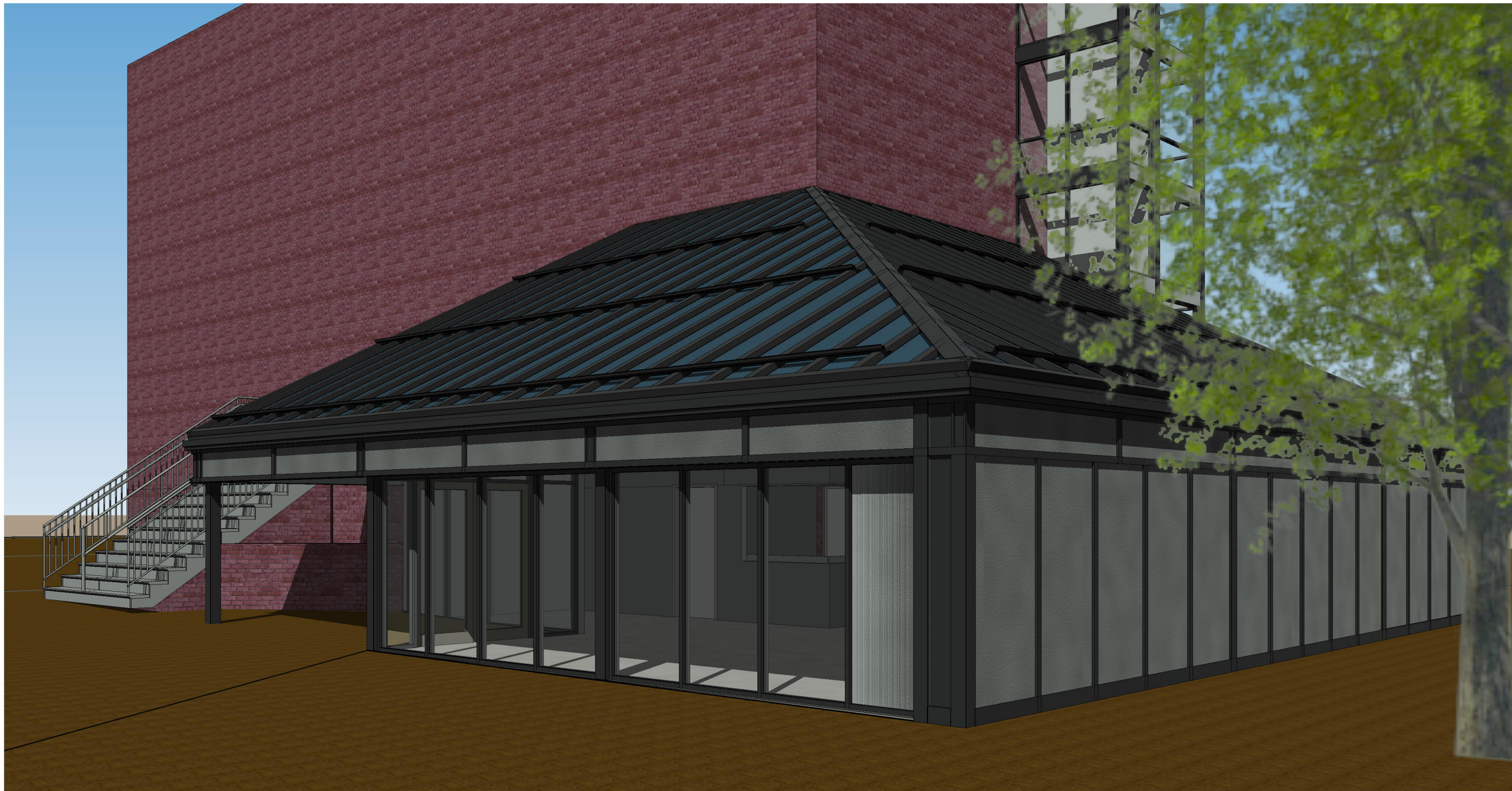
SCALE:
5/07/2020



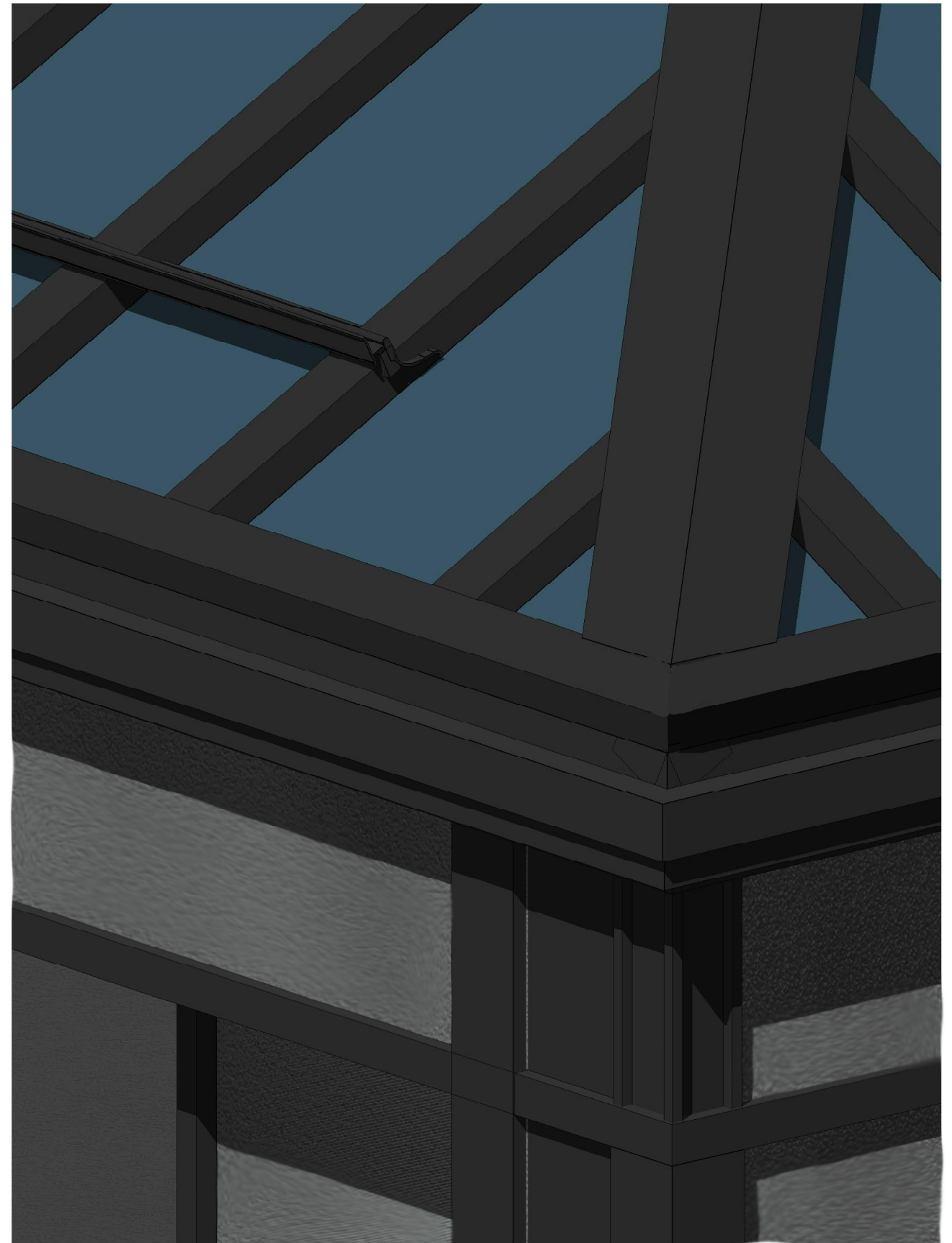
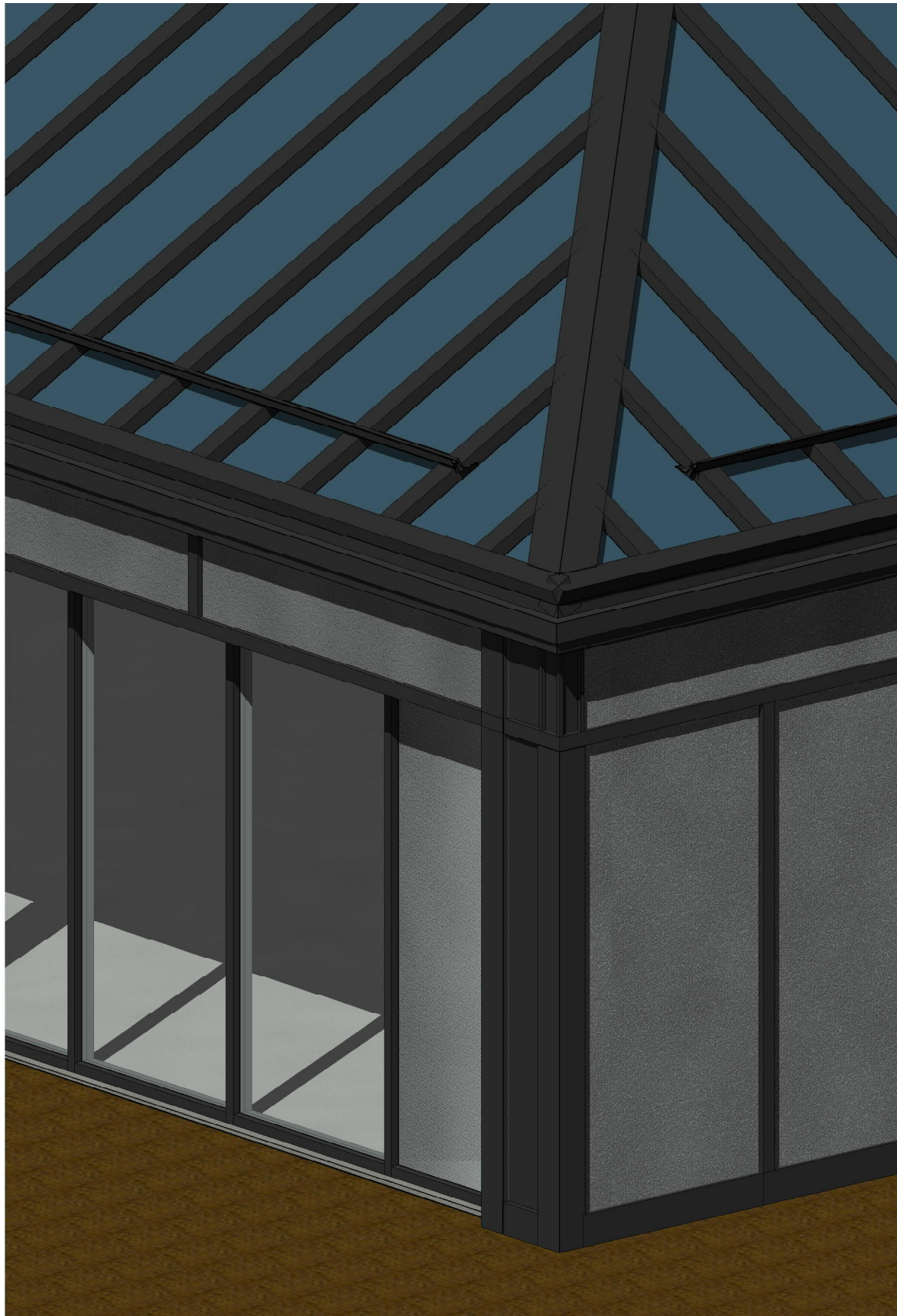
P9

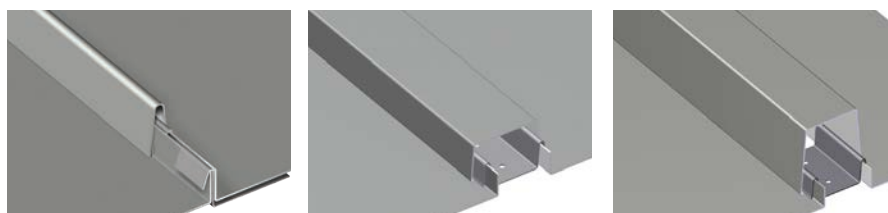
PERSPECTIVE VIEWS FROM STREET
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE:
5/07/2020



P10 STREET VIEW FROM SOUTH
SEACOAST REPERTORY THEATER LOBBY RENO.
SCALE:
5/07/2020

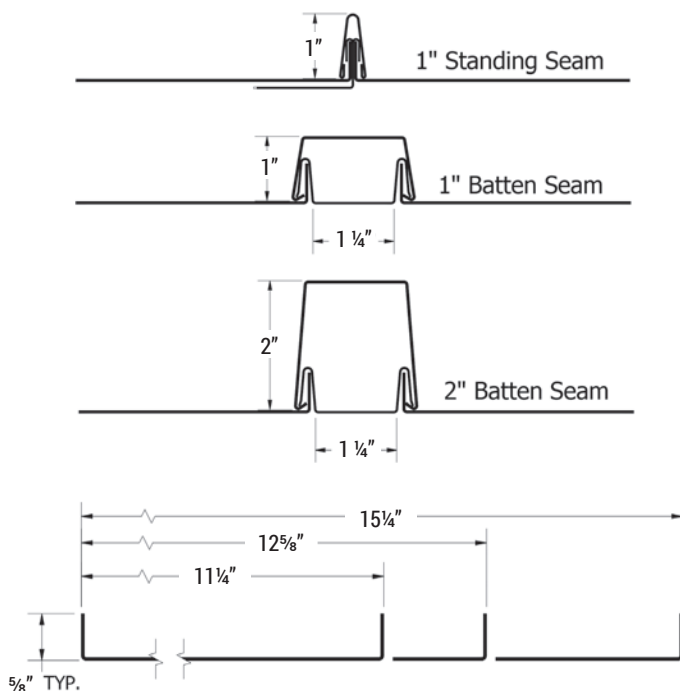




STANDING SEAM

1" BATTEN

2" BATTEN

**SKU:****Panel:** PCP110, PCP120, PCP150, PCP999**Seam:** PCS114**Batten:** PCB001, PCB002**Copper:** PCP147**Material:**

.032, .040 aluminum;
 22*, 24 ga. metallic coated steel;
 16 oz. copper* (PCP147 only)

Panel Coverage:

11 1/4", 12 5/8", 14 5/8"†, 15 1/4"

Custom widths available

†Copper and Dark Bronze Anodized only

Minimum Panel Length:

2'-0" for straight, 3'-0" for curved

Seam Height:**Standing Seam:** 1"**Batten Seam:** 1" x 1 1/2" or 2" x 1 1/2"**Available:**

Straight, Tapered, Curved‡ (Concave, Convex)

‡Available in standing seam only

Texture:

Smooth or Embossed

Minimum Slope:

3:12

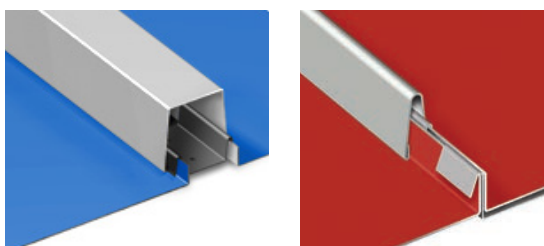
*Subject to minimum quantities and longer lead time.
 Inquire for availability.

Application:

- Two-part system that consists of the flat panel, and a separate seam or batten
- Seam is snapped over the clips, concealing the fastening system
- PC™ System panels are not structural and must be applied to a solid substrate
- Precision leveling prior to forming
- Fasteners and clips allow panels to float without causing stress
- Crating for job site handling/staging

Performance Standards:

- Tested in accordance with UL 790/ASTM E 108, UL 580, ASTM E 283, ASTM E 331, UL 2218, ASTM E 84 Flame Spread
- High reflectivity of panels which increases energy efficiency



Mix and match colors of the flat panel and standing seam or batten seam for a unique aesthetic.



PC System in Custom Yellow and Regal Blue



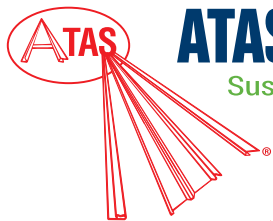
SMOOTH



EMBOSSED



For more information: Visit www.atas.com/pc



ATAS International, Inc.

Sustainable Building Envelope Technology

Allentown, PA | Mesa, AZ
800.468.1441 610.395.8445
info@atas.com www.atas.com

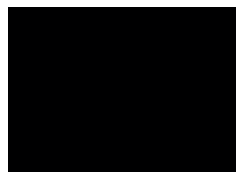


BATTEN

STOCK COLORS (PVDF Finish)

PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 and AAMA 620-02.

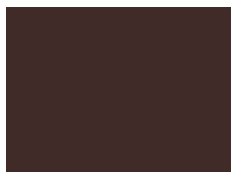
**ROOFING
PANEL: Regal
Blue (18)**



Black (02)



Forest Green (11)



Chocolate Brown (04)



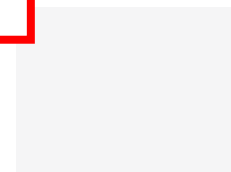
Sierra Tan (09)



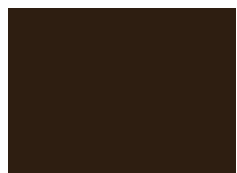
Sandstone (06)



Rocky Grey (16)



Ascot White (10)



Classic Bronze (01)



Teal (19)



Boysenberry (25)



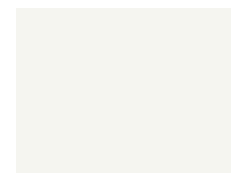
Rawhide (15)



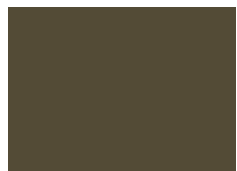
Regal Blue (18)



Charcoal Grey (62)



Bone White (26)



Medium Bronze (03)



Hemlock Green (30)



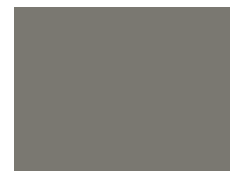
Redwood (07)



Concord Cream (05)



Slate Blue (21)



Slate Grey (20)



Hartford Green (27)



Patina Green (12)



Mission Red (08)



Almond (36)



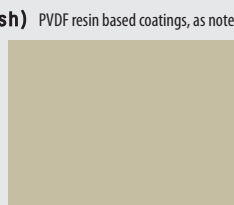
Siam Blue (14)



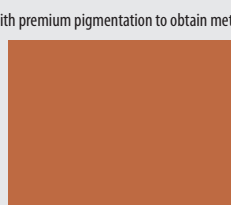
Dove Grey (13)



Antique Patina (24)



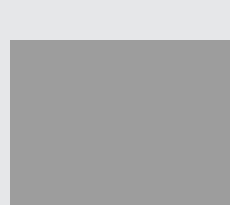
Champagne (31)



Coppertone (23)



Titanium (35)



Silversmith (28)



Brite Red (17)

PREMIUM FINISH | (PVDF Finish)

PVDF resin based coatings, as noted above, with premium pigmentation to obtain metallic or deep color for desired aesthetics.

Stock Materials

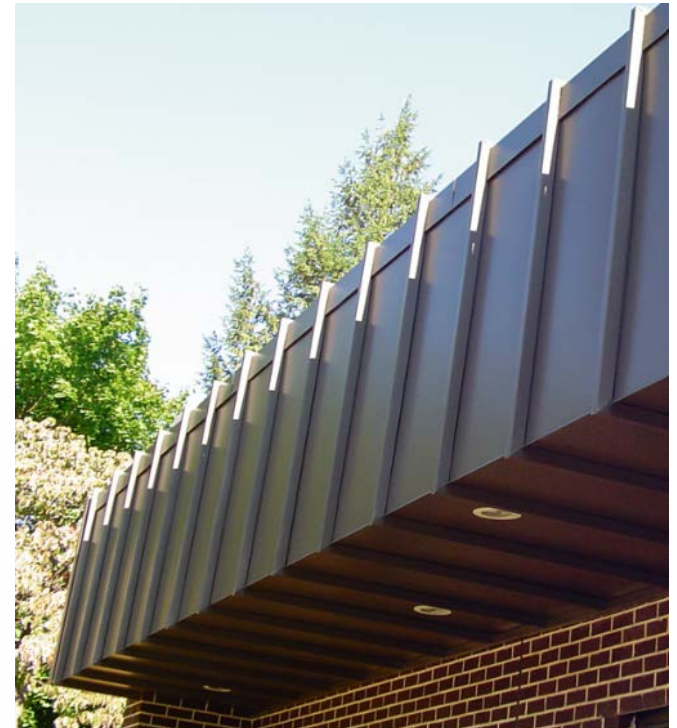
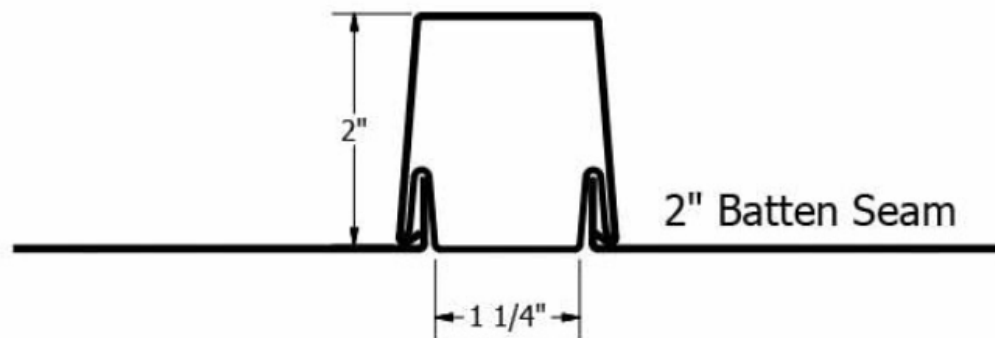
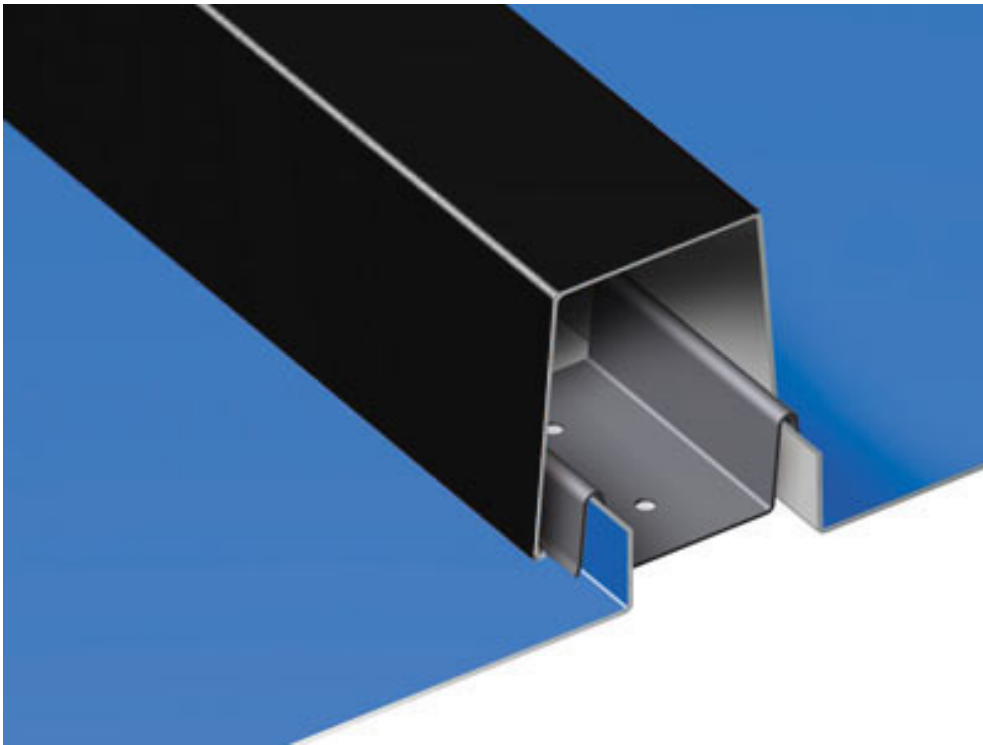
ALL Standard & Premium
Finish Colors are available in:

- 24 ga. steel
- .032 aluminum
- .040 aluminum

Additional Stock Materials Availability Key:

- ♦ 22 ga. steel
- ▲ 22 ga. steel, .050 aluminum
- ✚ 22 ga. steel, .050 & .063 aluminum
- .050 aluminum
- .050 & .063 aluminum

Please inquire for custom
materials and colors



S-5!®

The Right Way!

ColorGard® is the only snow retention system to be warranted for the life of the roof! Its unsurpassed holding strength and perfect color-match are guaranteed!



ColorGard®

When snow accumulations begin to melt, the result can be catastrophic as the blanket of snow avalanches off the roof, dumping tons of snow onto anything in its path, damaging landscape, gutters, adjacent roofs, vehicles, and causing injury or death to passers-by. ColorGard® dramatically reduces the risks associated with rooftop avalanches and maintains the clean colorful appearance of the roof with perfect color and finish matching, which lasts as long as the roof itself! ColorGard is the only snow retention system designed and

engineered on a site-specific basis; guaranteed to perform, to not damage the roof or finish, and to exactly match the roof color—for the entire life of the roof*.

Today's premium Kynar 500® and Hylar 5000® (PVDF) paint systems used on metal panels are "coil-coated" and oven-cured. This is the only finish application method that can be warranted against color fade for 30 years or longer. Nothing can equal it! So, why settle for less in a snow guard system? While some dyes, powder-coats and air-dried color application methods may initially simulate a perfect match, the color soon begins to fade and becomes increasingly mismatched with a few years of age. By utilizing a strip of the actual roof material, ColorGard perfectly matches the roof—forever!

ColorGard is mechanically attached with patented S-5!® clamps. S-5! is the trusted name in metal rooftop attachment technology worldwide. S-5! patented, round-point setscrews grip the seam securely without penetration and without damage to the panel's protective finishes. The clamps are precision-machined from aircraft quality, high tensile aluminum—not cast or plastic. All related hardware is non-ferrous stainless steel for lasting performance.

*See optional limited ColorGard System Warranty Program information at www.S-5-ColorGard.com

The right way to attach almost anything to metal roofs!

ColorGard®

888-825-3432 | www.S-5.com

S-5!®

The Right Way!

1. ColorGard®

ColorGard® snow retention system is manufactured from mill finished, high quality aluminum. It comes in 8.00' long sections, punched or unpunched configurations. Splices are included with ColorGard for adjacent sections. For use with S-5!® standard clamps, VersaBracket™, and CorruBracket™.

2. Punched Crossmember

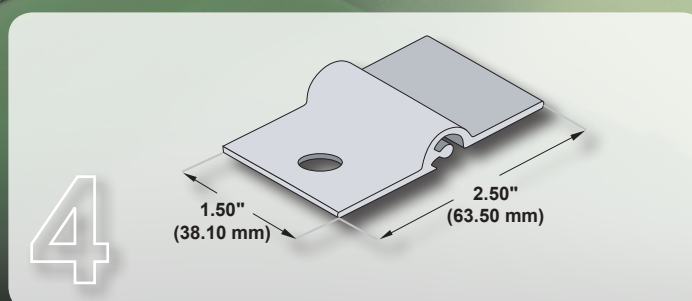
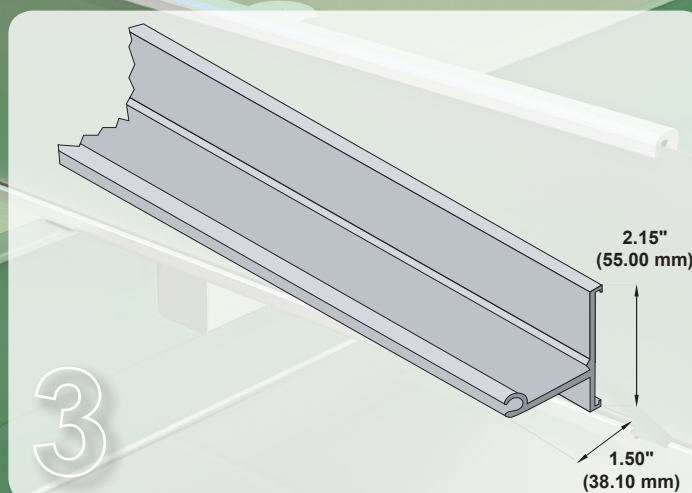
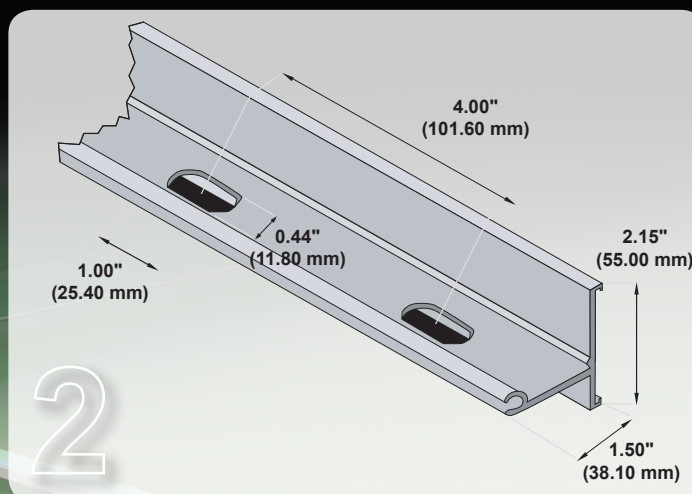
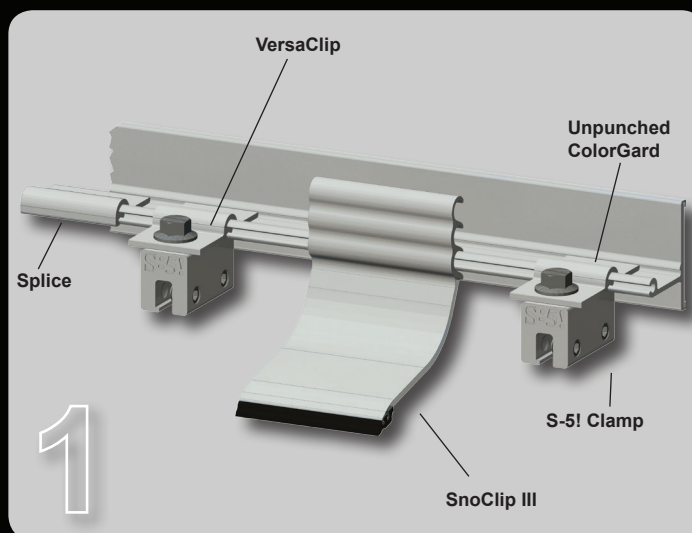
Punched ColorGard is slotted every 4.00" on center for seams that are spaced accordingly, i.e. divisible by 4.00". The slotted configuration works well with S-5! clamps.

3. Unpunched Crossmember

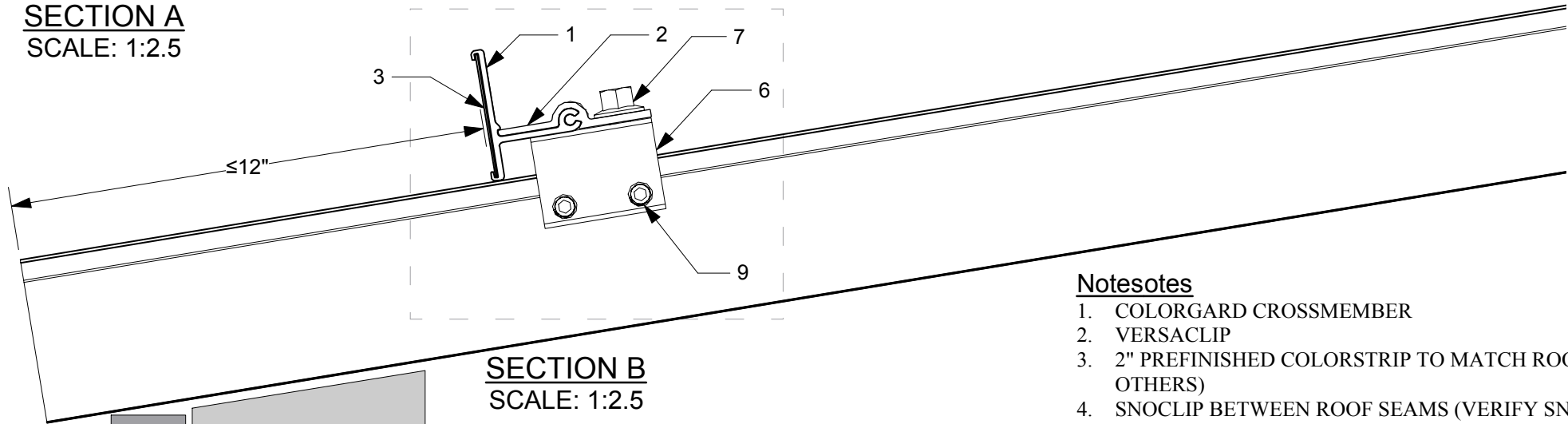
Unpunched ColorGard is the most versatile and easy to install when used with the S-5! VersaClip™. Unpunched does not need holes, as the VersaClip accommodates any seam spacing. The unpunched configuration works well with VersaBracket, and is the right choice when the roof is laid out with untrue seam width or when the seam width is not divisible by 4. If in any doubt, use unpunched.

4. VersaClip™

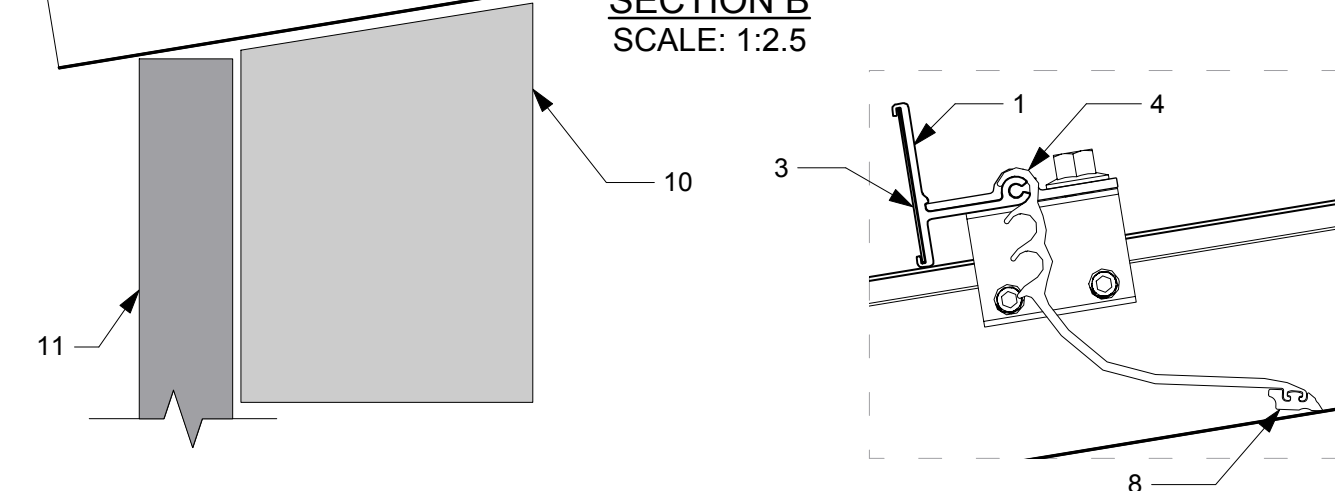
Purchased separately, VersaClip makes installation easy as it simply slides on the ColorGard crossmember. It can be used with all S-5! clamps (one per clamp), and is optional with CorruBracket. VersaClip is not needed with VersaBracket. VersaClip is also handy when installing ColorGard askew, such as is required in the valleys between intersecting rooflines.



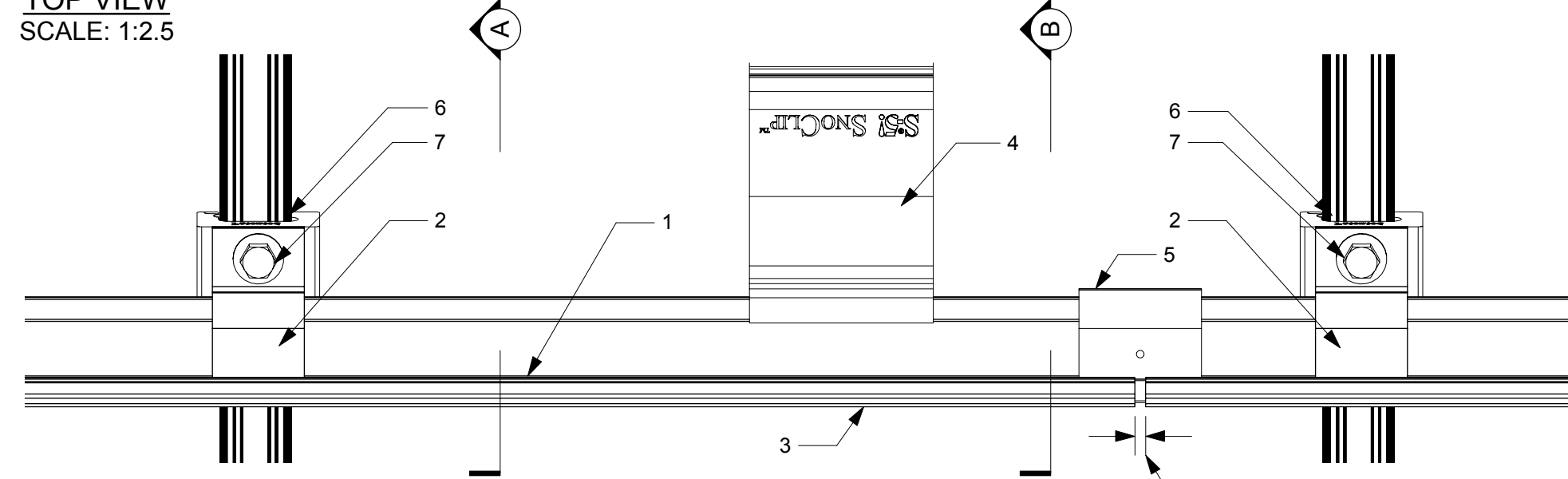
SECTION A
SCALE: 1:2.5



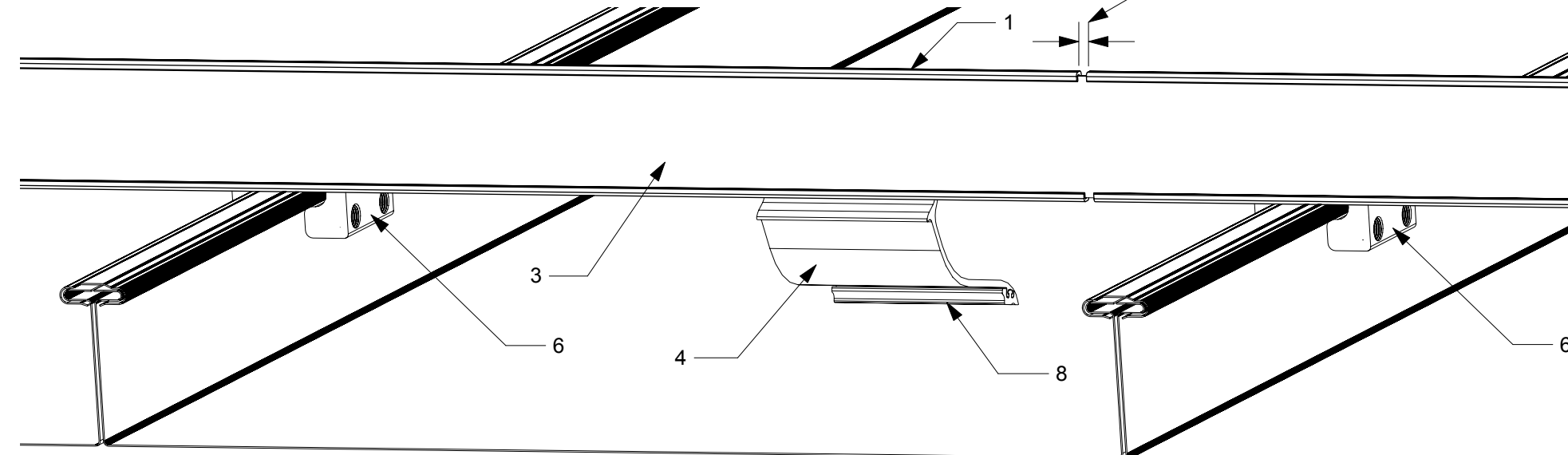
SECTION B
SCALE: 1:2.5



TOP VIEW
SCALE: 1:2.5

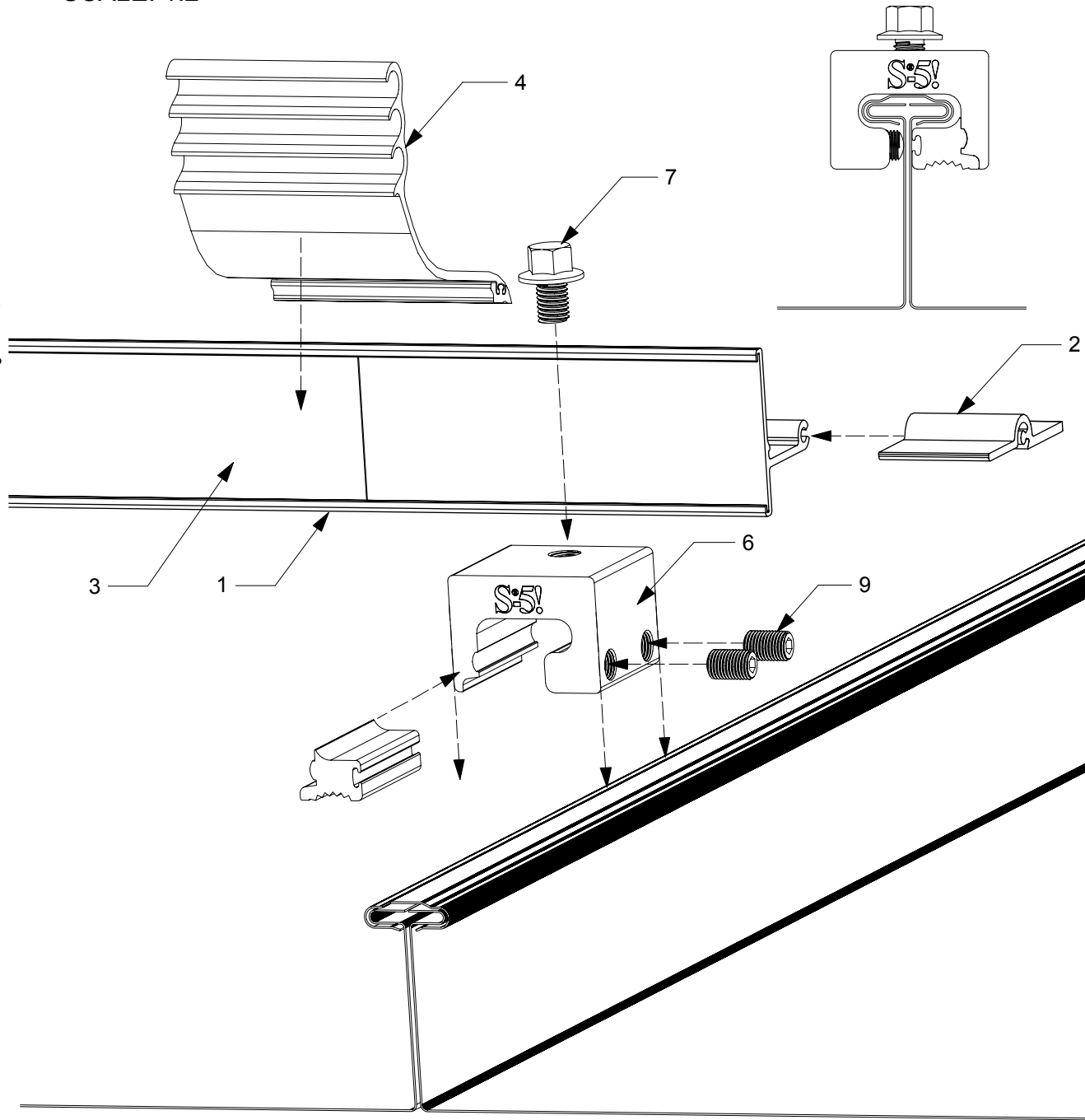


ASSEMBLY
SCALE: 1:2.5



- Notes**
- 1. COLORGARD CROSSMEMBER
 - 2. VERSACLIP
 - 3. 2" PREFINISHED COLORSTRIP TO MATCH ROOF (BY OTHERS)
 - 4. SNOCLIP BETWEEN ROOF SEAMS (VERIFY SNOCLIP MODEL WITH ROOF SEAM HEIGHT)
 - 5. COLORGARD SPLICE
 - 6. S-5-T CLAMP
 - 7. M10-1.5 X 0.63" HEX FLANGE BOLT
 - 8. RUBBER FOOT TOE
 - 9. 3/8-24 X 0.8" ROUND POINT SETSCREW
 - 10. EAVE STRUCTURE
 - 11. SIDING MATERIAL
 - 12. SPACE FOR THERMAL EXPANSION

COMPONENTS
SCALE: 1:2



S-5!
The Right Way!

DRAWING TITLE:
S-5-T
ColorGard Assembly

DRAWING NUMBER:
S-5-TCG 100

ISSUE DATE:
September 18, 2013

CLAMP:
S-5-T

CLAMP WEBPAGE:
http://www.s-5.com/clamps/index_898.cfm

CROSS MEMBER:
Unpunched ColorGard

CROSS MEMBER WEBPAGE:
http://www.s-5.com/snow/index_1146.cfm

CALCULATOR:
Calculator

CALCULATOR WEBPAGE:
<http://www.s-5.com/calculator/index.cfm>

METAL ROOF INNOVATIONS, LTD.
8655 TABLE BUTTE RD
COLORADO SPRINGS, CO 80908
719-495-0518
888-825-3432
www.S-5.com

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The background of the entire page is a wall composed of dark grey, rectangular panels with a rough, stone-like texture. The panels are arranged in a staggered grid pattern. Several vertical rectangular windows are embedded in the wall, each with a dark frame and a light, slightly hazy interior. The windows are positioned at various heights and widths, creating a rhythmic pattern of light and shadow.

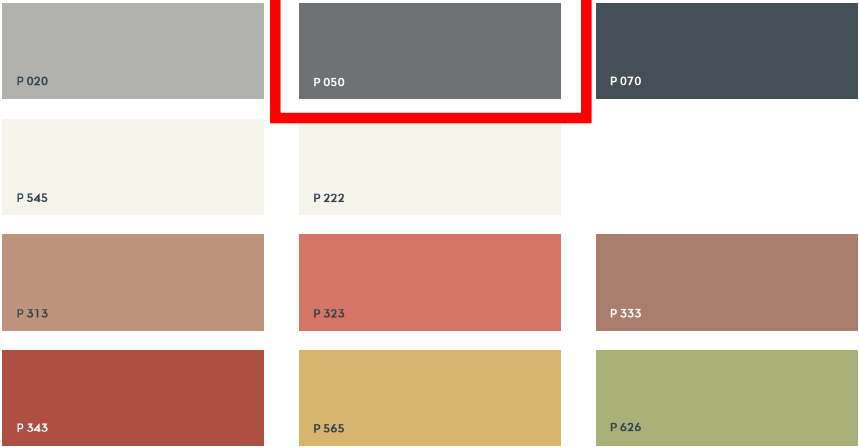
Change is good. It adds character.

The Cembrit Patina design line boards are similar, yet individually different. While they all patinate in colour over time, each board comes with slight variations in structure and surface to accommodate the demands from architects and builders across the world, who are looking for a characteristic texture and an authentic expression. Thus, the boards are one of a kind. They are unique, they change over time – and herein lies the secret of how they continue to keep buildings alive – year after year.

Cembrit Patina design line

Colours

Cembrit Patina Original



Cembrit Patina Rough



Cembrit Patina Inline



The representation of colours may deviate from the original product colours.

GRAPHITE
P050
SMOOTH

Properties

Cembrit Patina Original and Cembrit Patina Rough

Length	2500/3050mm
Width	1192/1250mm
Thickness	8mm
Weight pcs	12.4 kg/m ²
Surface, Patina Original	Natural textured
Surface, Patina Rough	Structured, velvety

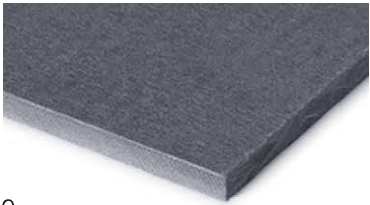
Cembrit Patina Inline


Length	2500/3050mm
Width	1192/1250mm
Thickness top	9.5mm
Thickness groove	8mm
Weight pcs	14.1 kg/m ²
Surface	Linear grooves




Cembrit **Patina Original**

Cembrit Patina has a natural, textured surface. You can see the fiber and natural characteristics of the raw materials, and you can see and feel the sanding lines on the surface. As the seasons change and the years pass, the natural aging of the fiber cement leaves subtle traces on the surface, and the façade will gradually acquire a distinctive patina. (Also available in Rough and Inline.)






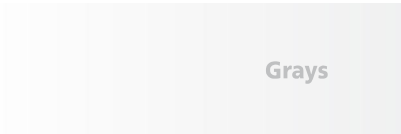
P 020
Granite




P 050
Graphite



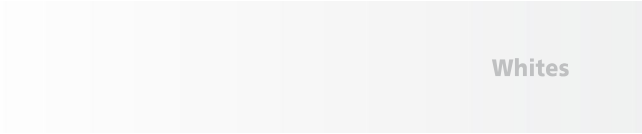
P 070
Flint




Grays




P 222
Pearl




Whites




P 313
Tufa



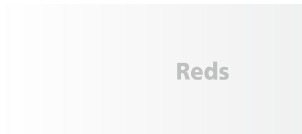
P 323
Magma




P 333
Adobe




P 343
Ruby



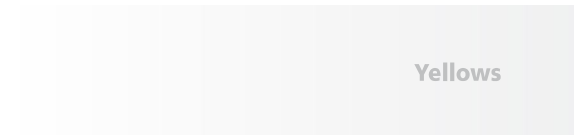
Reds




P 545
Sand



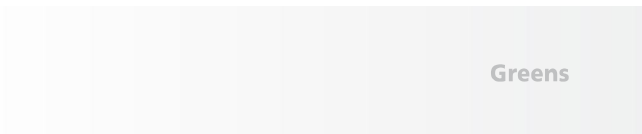
P 565
Amber



Yellows



P 626
Emerald



Greens

Fiber Cement— **Distinct Properties**

Sound and Weather Resistant — Cembrit fiber cement boards deliver optimal sound and weather insulation. Noise as well as changing weather conditions such as freeze/thaw, heat and water pose no threat to fiber cement façades. The boards retain their shape at all times.

Low Maintenance — The ability of the boards to resist mold and algae attacks is equally impressive. The result is a long-lived façade that saves you time and effort on inconvenient and costly repairs and repaints.

Non-combustible — The boards are non-combustible, which is your guarantee for a safe building.

Easy Handling — Cembrit fiber cement boards are flexible and easy to handle. They can be delivered cut to size, ready for installation. All this makes for lower construction costs, shorter construction times, and lower installed costs.

Fiber Cement— **A Unique Composition**

Natural Ingredients — With the strong composition of cement, mineral fillers, cellulose and non-toxic, organic fibers— and not to forget a dash of water— Cembrit fiber cement boards are made up of purely natural and environmentally friendly raw materials. This makes for sustainable and fully reusable boards.

Strong Recipe — The secret behind the impressive strength and durability of Cembrit fiber cement boards resides in the manufacturing technology. Thin layers of fiber cement are added on top of each other, pressed firmly together under tremendous pressure before completing a slow air curing process. Reinforced by carefully selected fibers, the many thin layers give the fiber cement cladding a strength with few peers in the world of building materials.

Green Footprints — A comprehensive analysis of the environmental impact of the Cembrit boards can be made from Cembrit's EPDs in accordance with EN 15804 on the Sustainability of Construction Works. The EPDs provide a Life-Cycle Assessment, manufacturing process details, and information on the use of any dangerous materials. These EPDs are available online.

Product **Sustainability**

AFC Cladding is committed to providing the highest quality high density compressed fiber cement panels to the U.S. building markets. In order to do this, we feel it necessary to provide not only high quality products, but sustainable products that can contribute to green (LEED) building projects, which in turn benefit the environment we all live in.

AFC Cladding products currently have a potential contribution to various LEED credits including but not limited to:

Direct Contribution

Materials and Resources:

- ◆ BPDO – Environmental Product Declarations

Indirect Contribution

Indoor Environmental Quality:

- ◆ Thermal Comfort

Energy and Atmosphere:

- ◆ Optimize Energy Performance

One of the most important sustainable attributes is the durability of AFC Cladding panels. With their long lifespan, virtually requiring no refurbishment, AFC Cladding panels can contribute to less replacement of materials and to drastically lower maintenance costs over the useful life of the building.

The Ventilated and Insulated Rainscreen Cladding (VIRSC) system, which is used to affix AFC Cladding panels to the exterior of a structure, offers many benefits and green attributes to the performance of the building envelope. Durability and resistance to moisture and mold build-up are noteworthy benefits. Equally important is its ability to accommodate external insulation.

In addition, AFC Cladding is dedicated to further research and analysis of our products to achieve additional LEED credits, and help further the cause of building sustainable and efficient buildings.

Warranty information available upon request.

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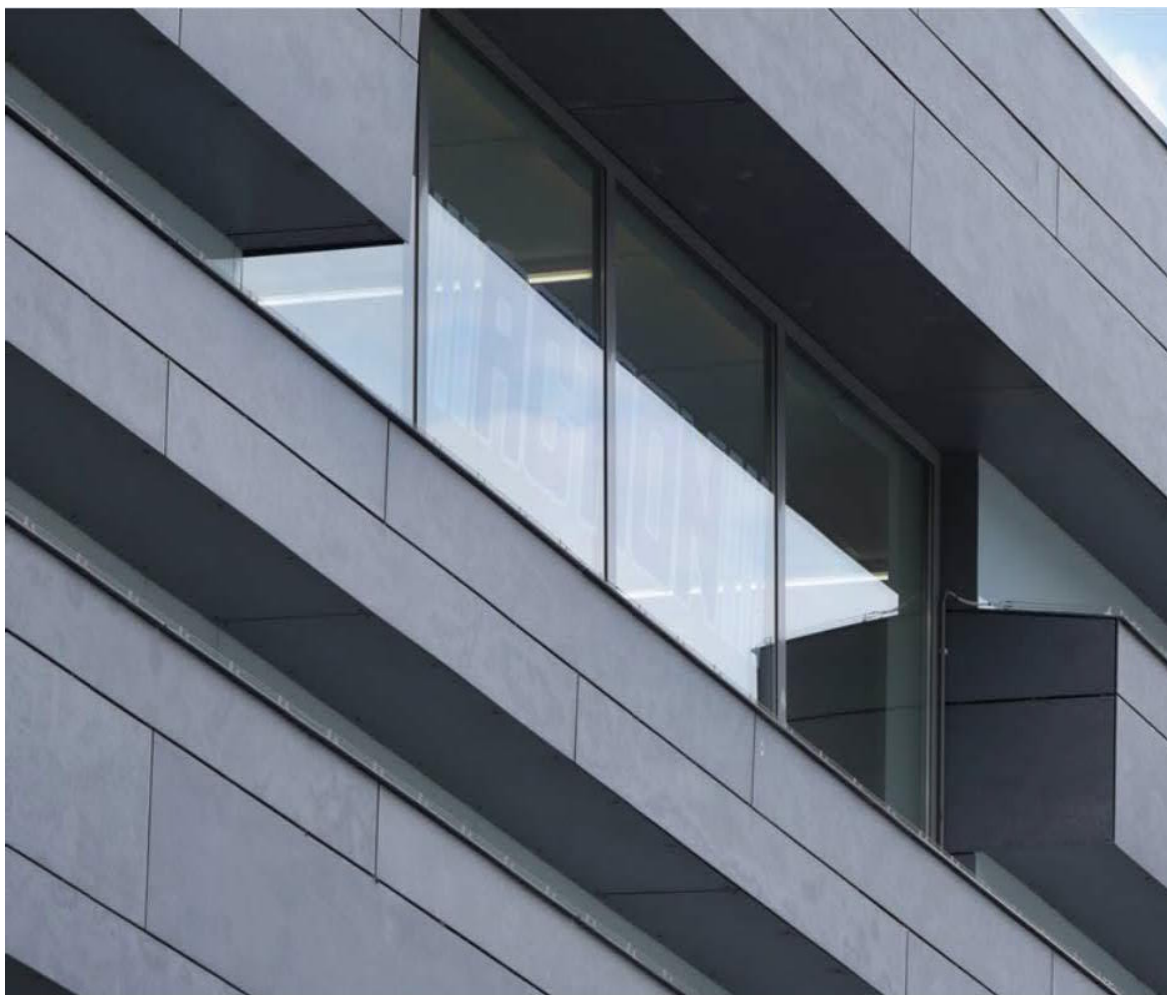
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Trim

Designed to be used in non-load-bearing applications, TruExterior® Trim is suitable for ground contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. There is no need to prime ends or field cuts. Plus, it can be painted any color. TruExterior® Trim accepts a wide variety of fasteners and can be installed using standard woodworking tools and methods.

Siding that's in a class of its own.

DURABILITY

- Virtually no moisture cycling, excellent paint durability
- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No swelling*
- No cracking or splitting
- No cupping or checking*
- Suitable for ground contact

BEAUTY

- Tighter gaps, minimal movement—it will move less than fiber cement, wood, PVC and vinyl
- Truly historically accurate profiles—get the look of traditional, authentic wood profiles
- True look of cedar siding profiles, real architectural detail

WARRANTY

- 20 year limited warranty



Pictured: Cove/Dutch Lap

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

Phenomenal Performance. Remarkable Workability.

TruExterior® Siding & Trim offers both a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts a wide variety of high-quality exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Can be painted any color without special precautions as it is not prone to movement caused by heat gain from dark colors*
- Paint lasts longer than on wood because TruExterior® products cycle virtually no moisture*
- Traditional exterior-grade caulks, auto-body or wood fillers are all acceptable for filling nail holes

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

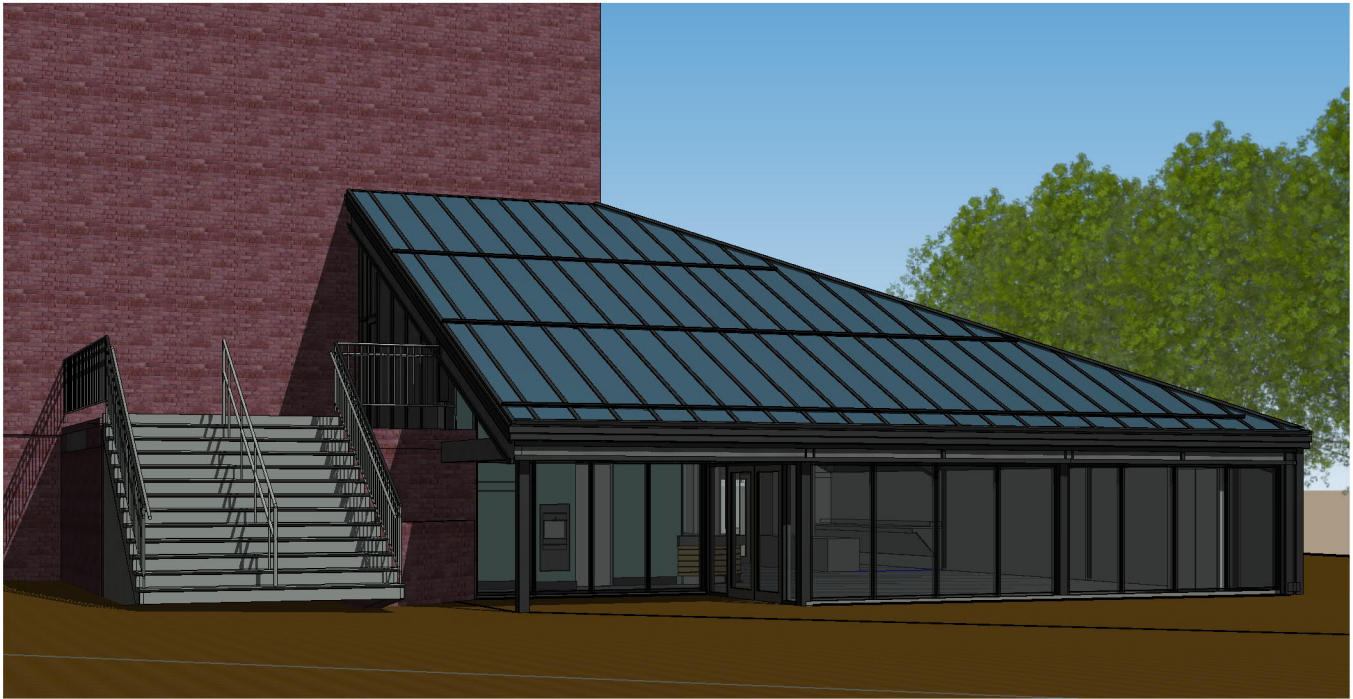
TRIM PRODUCT DATA SHEET

	TEST METHOD	RESULTS
1. CERTIFICATES AND LISTINGS		
a. Pre-consumer Recycled Content	SCS Global Certification	Minimum 70%
b. Cal Fire (WUI)	CA SFM 12-7A-1	Listing No. 8140-2134:0101
c. Progressive Engineering		PER-14090
d. Cradle to Cradle	C2C Certified™ Product Standard	Bronze
g. FL Building Code		FL17285
2. PROPERTIES		
a. Density	ASTM C 1185	40-50 lbs/ft³
b. Flexural Strength	ASTM C 1185	> 1600 psi
c. Coefficient of Linear Expansion	ASTM D 6341	< 1.40 E-05 in./in./°f
d. Impact Resistance	ASTM D 6110	> 50 in.
e. Nail Withdrawl	ASTM D 1761	> 40 lbf/in.
3. PERFORMANCE		
a. Fungi Rot	AWPA E10	Brown Rot - Negligible Loss White Rot - Negligible Loss
b. Termite Resistance	AWPA E1	> 9.0 (10 being best)
c. Water Absorption	ASTM D 570	< 1.5%
d. Flame Spread	ASTM E 84	< 35
e. Smoke Developed	ASTM E 84	< 450
4. MANUFACTURING TOLERANCES		
a. Width		± 1/16 inch
b. Thickness		± 1/16 inch
c. Length		+2 inches / -0 inches
d. End Cut Angle		± 2°

SEACOAST REPERTORY THEATER LOBBY RENOVATION

125 BOW STREET

HDC ADMINISTRATIVE APPROVAL
MECHANICAL PLATFORM & EQUIPMENT
JUNE 18, 2021



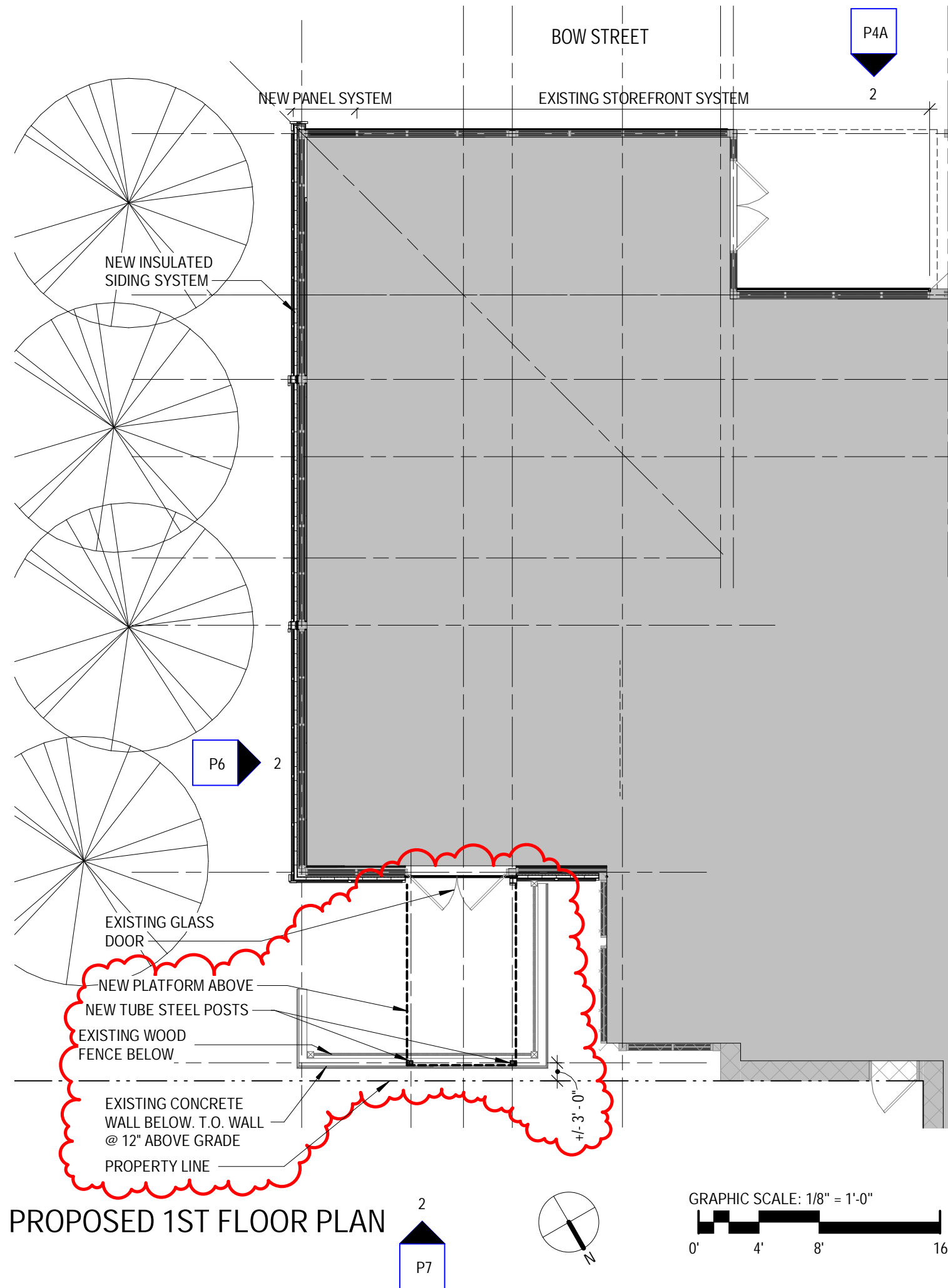
DRAWING SHEET LIST - HDC	
SHEET NO.	NAME
SHEET#	SHEET NAME
P0	COVER
P2	FIRST FLOOR PLAN
P3	ROOF PLAN
P6	SOUTHEAST (SIDE) ELEVATION
P7	NORTHEAST (REAR) ELEVATION
P13	PERSPECTIVE FROM SOUTHEAST

P0

COVER

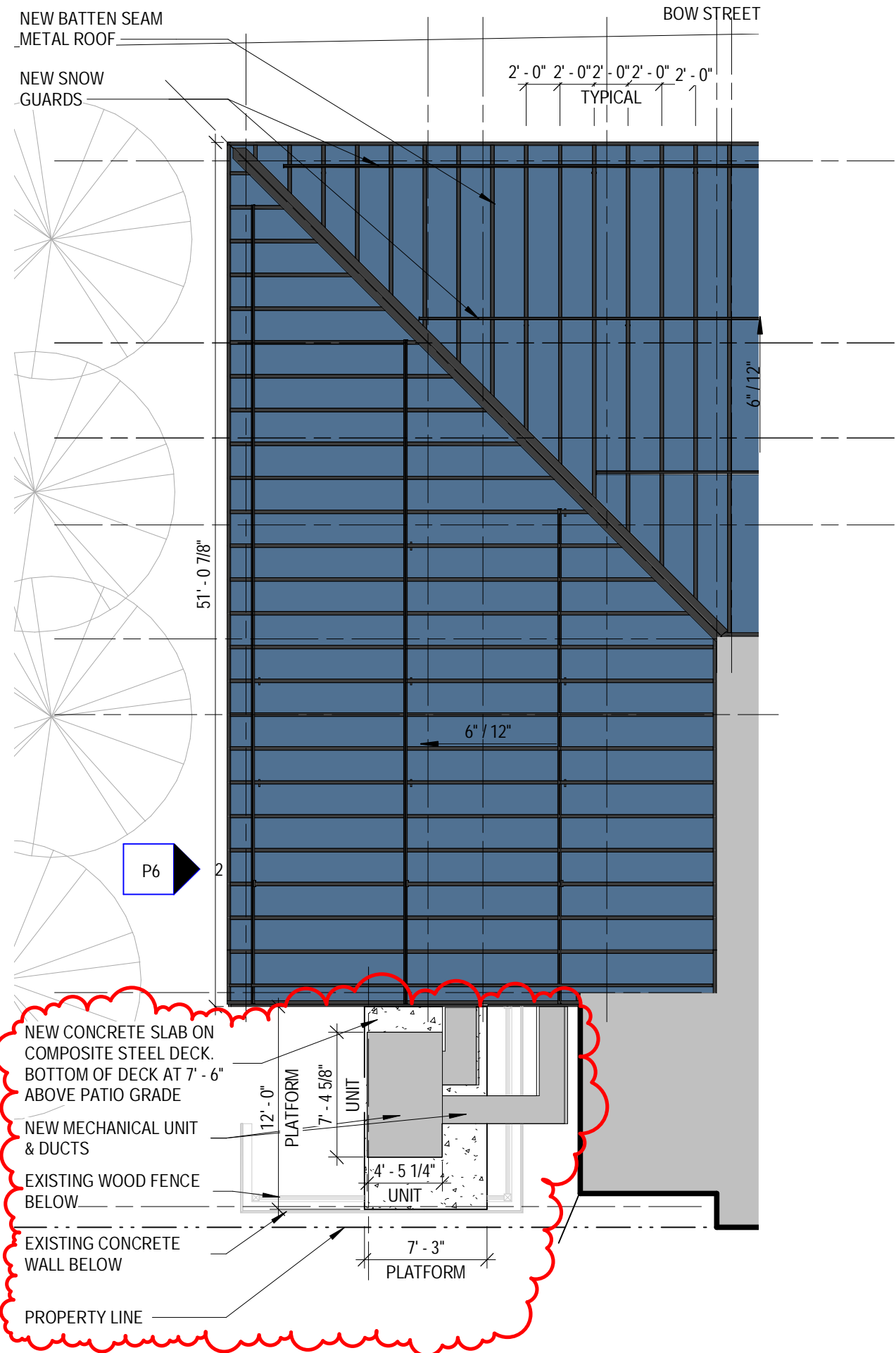
LOBBY RENOVATION - PHASE 3 ENVELOPE

SCALE:
06/18/2021

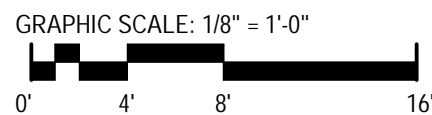
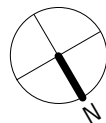


EXISTING CONDITIONS

P2 FIRST FLOOR PLAN
LOBBY RENOVATION - PHASE 3 ENVELOPE
SCALE: 1/8" = 1'-0"
06/18/2021



1 PROPOSED ROOF PLAN
1/8" = 1'-0"



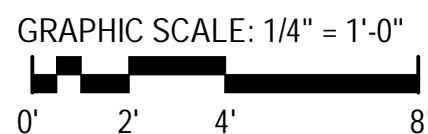
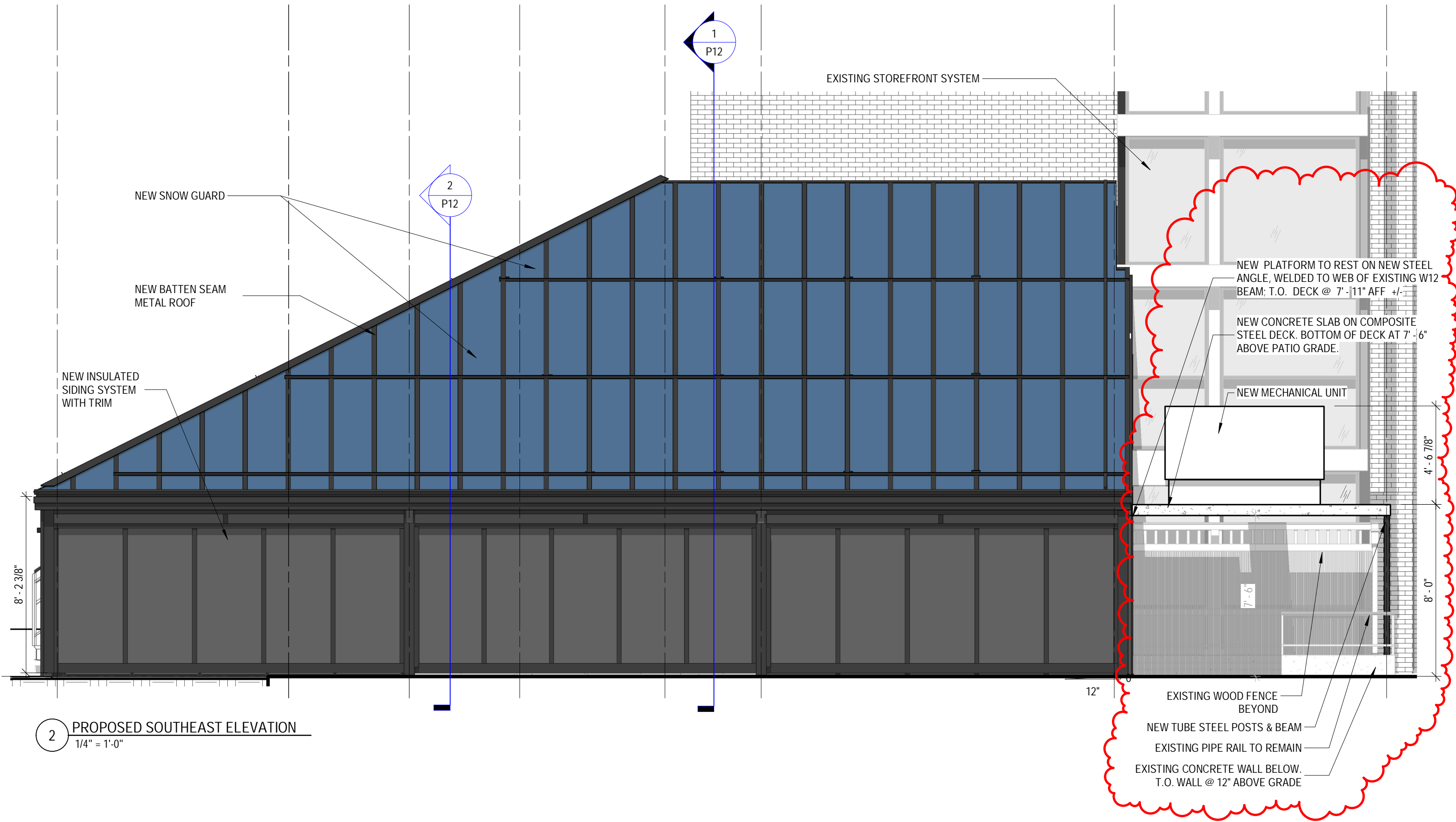
EXISTING CONDITIONS

REMOVE DUCT

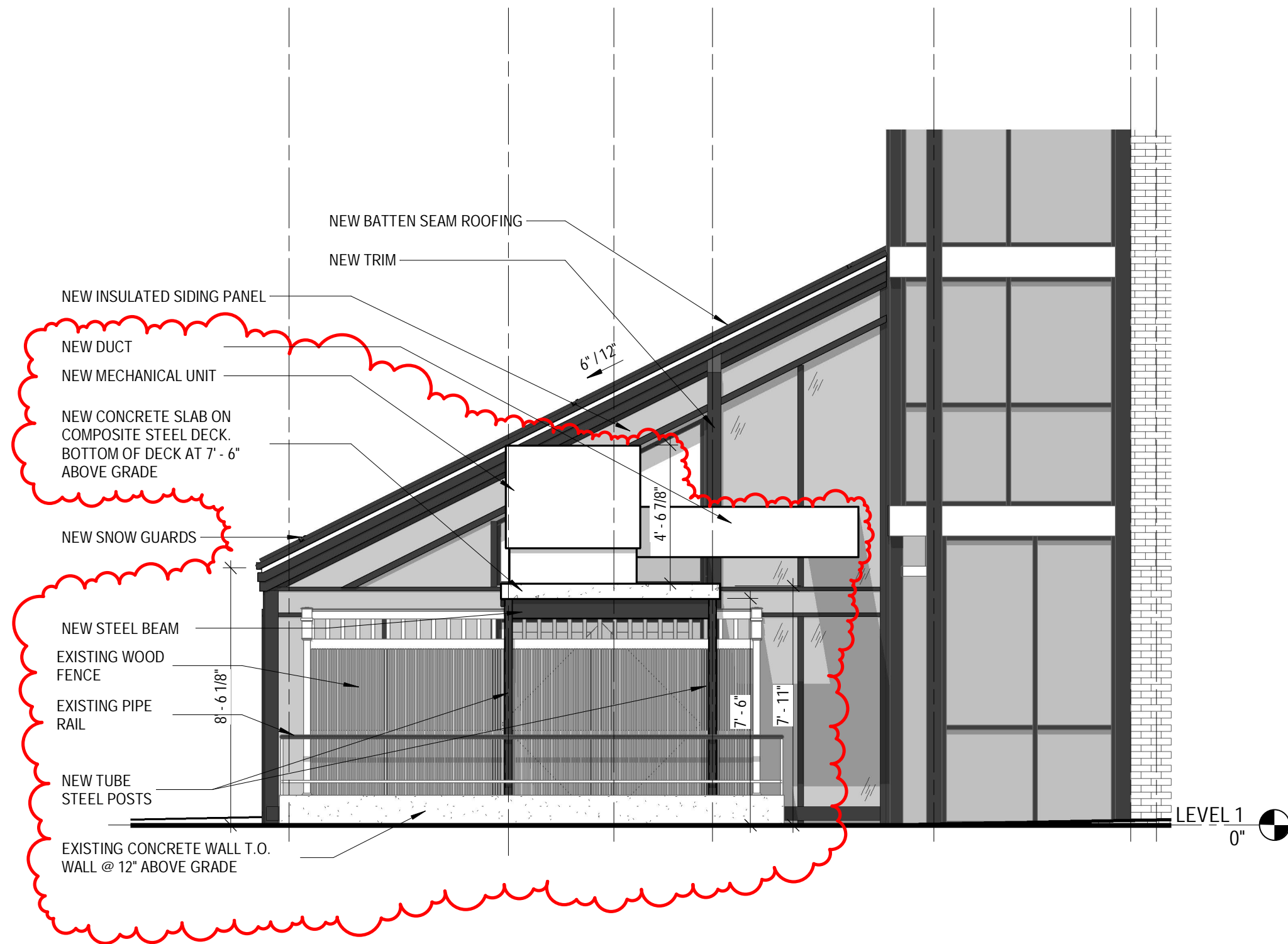
P3

ROOF PLAN LOBBY RENOVATION - PHASE 3 ENVELOPE

SCALE: 1/8" = 1'-0"
06/18/2021



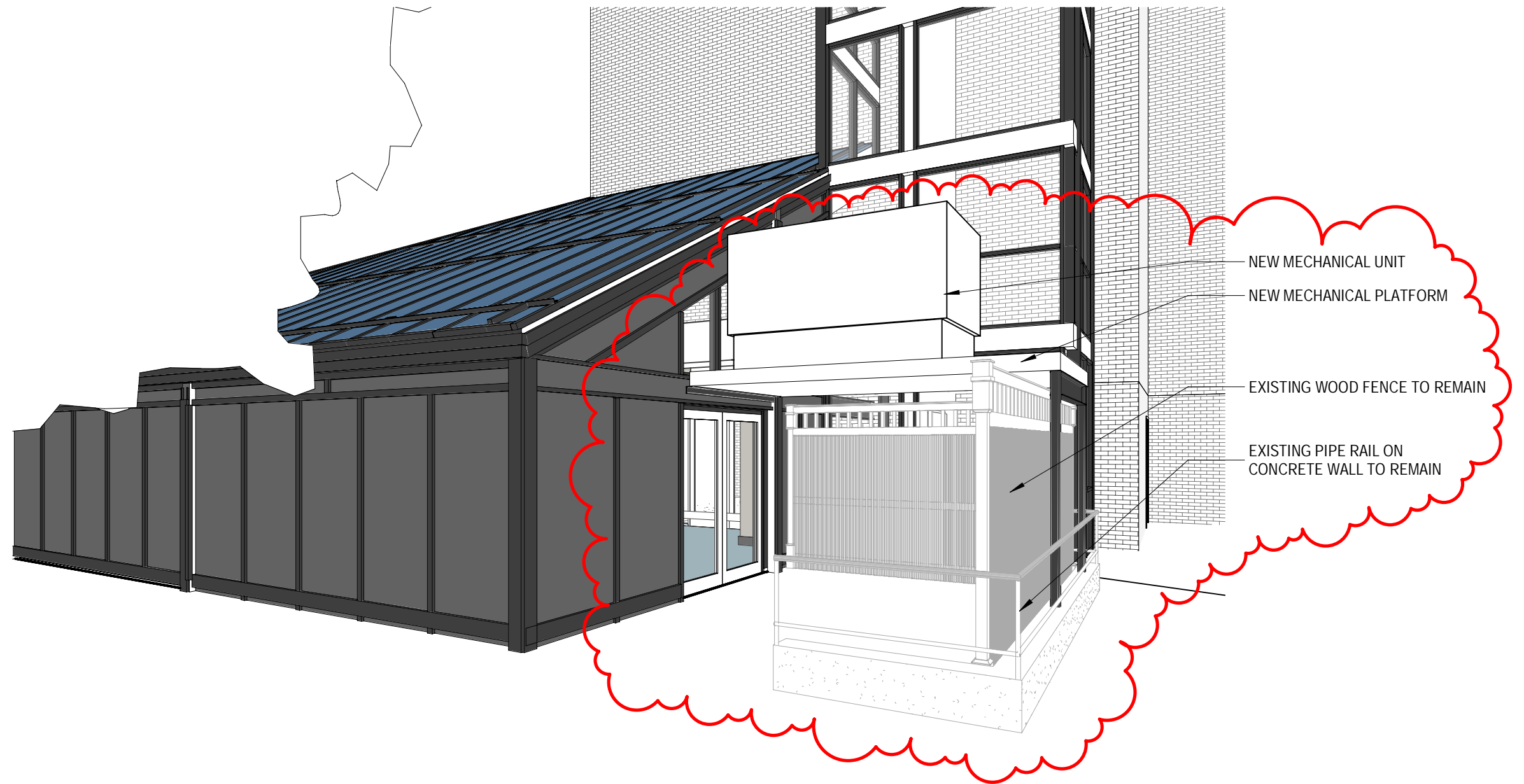
P6 SOUTHEAST (SIDE) ELEVATION
LOBBY RENOVATION - PHASE 3 ENVELOPE
SCALE: 1/4" = 1'-0"
06/18/2021



2 PROPOSED NORTHEAST ELEVATION
1/4" = 1'-0"



P7 NORTHEAST (REAR) ELEVATION
LOBBY RENOVATION - PHASE 3 ENVELOPE
SCALE: 1/4" = 1'-0"
06/18/2021



1 SOUTHEAST PERSPECTIVE

P13 PERSPECTIVE FROM SOUTHEAST
LOBBY RENOVATION - PHASE 3 ENVELOPE

SCALE:
06/18/2021

Izak Gilbo

From: jwsobel@gmail.com
Sent: Sunday, May 29, 2022 9:08 AM
To: Planning Info; Nicholas J. Cracknell
Cc: igilbo@cityofportsmout.com
Subject: HDC meeting may 4 work session with public hearing following..... 129 state street
Request for Reconsideration

Request for reconsideration of decision within 30 days of hearing Dear HDC Chairman and Members We are requesting reconsideration as the committee approved the request by the applicant without full or adequate documentation of the expansion of the garage building bordering on Sheafe Street.

This abuttor protested the expansion on the observation of the site that the massing of the garage was too large, created a visual pinch point on the narrowest part of Sheafe st, And that the expansion reduced or eliminated the subordination of the garage addition Relative to the brick row house building to which it is attached.

The applicant failed to provide adequate survey, elevations from Sheafe Street, or Sheafe Street Streetscape drawings that would reveal the visual impact of the proposal.

Discussion by the Hdc members followed and which one member stated on the record that his decision was based on what the building ordinance allowed in terms of rear setback and he voted in the affirmative without the applicant even providing a Survey or a documented plot plan to show the extent of the expansion relative to the street.

The committees mandate is to determine massing on the basis of comparative aesthetics rather than on the basis of the city ordinance for rear set back.

Further the applicant did not provide an actual survey to show whether they proposed a Expansion that was legally compliant. No committee member knew or stated the required set back rules for this location.

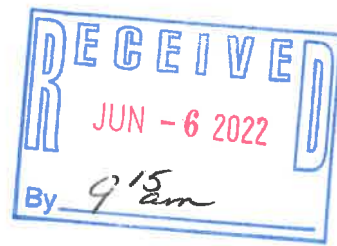
Thus on either point the committee did not have adequate information to decide the matter or used criteria outside the purview of the HDC.

This abuttor believes that the proposal for expansion of garage does not meet visual criteria for massing and in particular notes that this is for a two-story structure which which further aggravates the problem of subordination to the main structure and doubles the visual impact. Therefore we ask for reconsideration of this issue using only the criteria allowed by the Hdc and based on actual survey of setbacks and elevations/viewscape drawings that adequately show the proposed expansion's visual effect on the street scape.

Finally the committee created a double jeopardy of their decision and ignored the previous Historic Commission's decisions allowing expansion of the garage on two occasions where they limited it to the existing structure. Thus the precedent decisions of the HDC taking into consideration the massing of the addition were ignored or not adequately considered.

Sincerely, Jonathan and Valérie Sobel
49 Sheafe street
Portsmouth, NH

Sent from JWSobel's iPad



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS
PLEASE RESPOND TO THE PORTSMOUTH OFFICE

June 3, 2022

VIA HAND DELIVERY

Historic District Commission
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**Re: Application for Rehearing
Petition of Nerbonne Family Revocable Trust
189 Gates Street (Tax Map 103, Lot 6)**

Dear Members of the Historic District Commission:

I represent Devan Quinn and James Butler, who reside at and own the property located at 199 Gates Street (Tax Map 103, Lot 7) (the "Butler/Quinn Property"), which is the property to the immediate east of 189 Gates Street (Tax Map 103, Lot 6) (the "Nerbonne Property"), which is owned by the petitioners, Judy and Patrick Nerbonne ("the Nerbonnes"). Pursuant to Article 6, Section 10.636.40 of the City of Portsmouth ("City") Zoning Ordinance, I hereby submit this Application for Rehearing on behalf of Mr. Butler and Ms. Quinn regarding the Historic District Commission's ("Commission") May 4, 2022 approval of the Nerbonnes' application for a Certificate of Approval related to the Nerbonne Property.

I. INTRODUCTION AND EXECUTIVE SUMMARY

The Nerbonnes applied for variance relief from the dimensional restrictions set forth in Section 10.520 and Table 10.521 of the Zoning Ordinance, establishing a 10' side setback and a 30% building coverage limitation, and Section 10.320 of the Zoning Ordinance, prohibiting the expansion of a pre-existing, non-conforming structure. At a hearing held on March 15, 2022, the ZBA granted the Nerbonnes' variance requests.

The Nerbonnes subsequently applied to this Commission in accordance with Article 6, Section 10.634 of the Zoning Ordinance to obtain a Certificate of Approval ("the Nerbonnes' Application"). At a meeting conducted on May 4, 2022, the Commission voted to approve the Nerbonnes' Application for a Certificate of Approval.

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

1-800-566-0506

www.dtcclawyers.com

In so doing, the Commission did not accurately apply the Review Criteria set forth in Article 6, Section 10.635.70 of the Zoning Ordinance and the Design Guidelines previously established by the Commission. As a result, the Commission's decision to grant the Nerbonnes' Application was both unreasonable and unlawful, and it should therefore be reversed.

Additionally, it should be noted that the ZBA's decision is not yet final. Due to the concerns of Ms. Quinn and Mr. Butler regarding the ZBA's decision, Mr. Butler and Ms. Quinn have filed an appeal in Rockingham County Superior Court, docketed as John James Butler, et al. v. City of Portsmouth, et al., No. 218-2022-CV-00426. I write to inform the Historic District Commission of this development as the relief necessary from the provisions of the Zoning Ordinance is not yet final and may be subject to reversal, which may in turn render this Commission's decision moot.

The remainder of this letter is organized into two main sections. The first provides an overview of the Nerbonnes Property and the Quinn/Butler Property, with a description of the Nerbonnes' proposal and its relationship to the Quinn/Butler Property. The second provides a discussion of why the Nerbonnes' proposal satisfies fails to satisfy either Section 10.635.70 of the Zoning Ordinance or the Historic District Commission's Design Criteria.

II. THE PROPERTY, THE NEIGHBORHOOD, AND THE PROPOSAL

The Nerbonne Property and the Quinn/Butler Property are located in the South End on Gates Street, which is located in the General Residence B Zone. Gates Street has been identified as being "highly sensitive." Like other neighborhoods in the South End, Gates Street is a tightly built residential area, consisting largely of wooden houses, with many structures from the 18th and 19th centuries. The structures in the neighborhood share a distinct character of height, scale, design, and materials reflective of the historical development of the City of Portsmouth and its maritime history. The lots on Gates Street are small, with few lots exceeding .15 acres in size and with none (to our knowledge) exceeding .20 acres.

There are few detached accessory dwelling units or garden cottages located in the neighborhood. However, for each of the limited properties with detached accessory dwelling units or garden cottages, those structures are all located to the rear of the lot and are not in close proximity to residences on neighboring parcels. This placement of detached accessory dwelling units is consistent with the City's most recent Master Plan, which recognizes that the "large lot depth on many parcels could accommodate additional dwelling units." Master Plan at 141.

The Nerbonne Property is a .12-acre lot and has a single-family residence which was constructed circa 1860s. The architectural style of the Nerbonne residence is Greek Revival and its historical significance has been identified as contributing, meaning that the structures add to the historical integrity and architectural qualities that make the South End distinct.

The Quinn/Butler Property is .10 acres. is similarly a Greek Revival residence that similarly contributes to the South End's historic integrity. Ms. Quinn and Mr. Butler are newlyweds that purchased their property in May of 2020 with the intent to have children and to start and raise our family in Portsmouth. They specifically purchased their property because the property has a large, deep backyard, with open space and light that would be ideal for small children to play in and to raise a family. If it were not for this backyard and the light and air that it offers, Ms. Quinn and Mr. Butler would not have made the considerable investment that we did in purchasing it and moving to Portsmouth.

When Ms. Quinn and Mr. Butler purchased their property, they immediately made improvements to their home to make it more suitable for a young family. They put a patio in the backyard with pervious pavers, installed a French drain to address previous drainage issues, and sodded the line. The cost associated with these improvements was approximately \$35,000.00.

The detached garage that the Nerbonnes propose to convert to a garden cottage is located on the property line between the Quinn/Butler Property and the Nerbonne Property. The 2008 survey of 199 Gates Street submitted by the Nerbonnes with their application shows just how close the garage is to the Quinn/Butler Property and shows that the existing garage to be converted is on the property line – not close to, but actually on the line. Due to the small lot sizes, the garage is located within ten feet of the Ms. Quinn and Mr. Butler's residence. The existing garage is 19' 8" long by 18' wide and is 354 square feet in size. The existing garage is approximately 22.5' high at its peak.

The topography of the Nerbonnes Property gradually slopes downhill from the front to the property's rear, such that the floor of the entry of the Nerbonnes garage is at grade, but the floor to the garage's rear is approximately 4' above grade. The topography further slopes downhill moving from the Nerbonne Property to the Quinn/Butler Property such that floor to the garage's rear is approximately 2' higher than the grade on the Quinn/Butler Property.

The Nerbonnes seek to add an addition (the plans for which were revised on or about March 14, 2022) onto the existing garage that is 10.5' long and 14.5' wide, which would expand the existing garage by approximately 60%. The addition would add approximately 152.25 square feet to the existing garage, which per the plans submitted to the HDC would be associated with the addition of a living room to the "garden cottage" capable of sitting a sectional couch and two chairs.

The addition's roof would be approximately 18.5' high at its peak and would be similarly pitched toward the Quinn/Butler Property. The easterly façade of the addition would align with the existing easterly façade of the garage, making the addition set slightly further back from the property line than the existing garage by approximately 4.5'. The Nerbonnes no longer seek to install the deck previously proposed on the rear of the addition.

As a result of the Planning Board’s April 21, 2022 decision, the Nerbonnes are required to install a gutter system and drywall to catch roof runoff and to construct a fence between the Nerbonne and Butler/Quinn Properties in accordance with the City’s Zoning Ordinance. That decision, however, is also being challenged by and through the above-referenced Superior Court action.

III. LEGAL ARGUMENT

Section 6, Article 10.636.40 of the Zoning Ordinance governs applications for rehearing. It provides that “[a]ny party may apply to the Commission for a rehearing in respect to any matter determined, covered or included in its decision or order . . . and the Commission may grant such rehearing if in its opinion good reason therefor is stated in the application.” *City of Portsmouth Zoning Ordinance* Art. 6, § 10.636.41. “An application for rehearing shall set forth fully every ground upon which it is claimed that the decision or order complained of is unlawful or unreasonable.” *Id.* § 10.636.42. Applications for rehearing “shall be made within 30 days after the decision of the Commission.” *Id.* § 10.636.43.

- (A) *The Commission’s Decision was unlawful and unreasonable because the Nerbonnes’ Application does not comport with Section 10.635.70 of the Zoning Ordinance.*

Section 10.635.70 governs the Review Criteria to be applied by the Commission when determining whether to grant or deny a Certificate of Approval. It provides as follows:

The Commission shall review an application for a Certificate of Approval and determine whether the application is consistent with and furthers the purpose and objectives set forth in Section 10.631. In making this determination, the Commission shall make Findings of Fact by referring to the following criteria:

- (1) The special and defining character of surrounding properties, including architectural details, design, height, scale, mass, width of surrounding structures, street frontages, types of roofs, façades and openings.
- (2) The significant historical or architectural value of an existing structure for which a Certificate is sought, including its setting, scale and mass; and the general size of new construction with consideration of such factors as height, width, materials and architectural details.
- (3) The extent to which a proposed project’s exterior design, scale, arrangement, texture, detailing and materials complement or enhance the existing structure and are compatible with surrounding properties and the Commission’s adopted Design Guidelines.

- (4) Encouraging the innovative use of technologies, materials and practices provided these are compatible with the character of surrounding properties.

City of Portsmouth, New Hampshire Zoning Ordinance Art. 6, § 10.635.70 (2021).

The Nerbonnes' Application does not comply with Section 10.635.70(1) because the proposed addition is inconsistent with the defining character of surrounding properties. As noted above, the proposed addition would extend from the existing garage by approximately 10.5', would be approximately 14.5' wide, and would expand the existing garage by approximately 60%. The grade of the Nerbonne Property slopes gradually downhill from the front toward the property's rear, meaning that whereas the front of the existing garage is at grade, the rear of the existing garage is already approximately 4' above grade. The roof of the proposed addition would be approximately 18.5' high and would slope toward the Quinn/Butler Property. The addition would also be located just 4.5' from the property line between the Quinn/Butler Property and the Nerbonne Property.

As a result, the Nerbonnes' proposal would significantly diminish the available open air and open space on the Quinn/Butler Property. The properties in question are located in the City's South End. The Quinn/Butler Property is unique and valuable – particularly to Ms. Quinn and Mr. Butler – because the Quinn/Butler Property has an above-average backyard when compared to other properties in the area. That backyard provides light, air, and privacy that enhance the value of the Quinn/Butler Property.

The Nerbonnes' proposal, however, will diminish that air, light, and privacy. At present, there is approximately 44' in length of back yard on the Quinn/Butler Property. Constructing a 10' addition on the Nerbonne Property will create an impediment to air and light along approximately 25% of that backyard. Indeed, the photographs appended to this memorandum reflect the shadow caused by the existing garage; the expansion of that garage by an additional 10' along the property line will all ensure that the patio installed on the Quinn/Butler Property and a significant portion of Ms. Quinn and Mr. Butler's backyard will be denied access to light and air. Indeed, in 2005, the ZBA denied a request for a proposal to construct an addition within 10 feet of the property line.

Further, the height of the proposed addition, when coupled with the downward sloping grade as one approaches the rear of the Nerbonne Property and the further decrease in grade going from the Nerbonne Property to the Quinn/Butler Property create further open-space related issues. While the proposed addition and the Nerbonnes' garage is expected to be approximately 18.5' high from the grade on the Nerbonne Property, the height from the grade of the Quinn/Butler Property, located just 4.5' from the proposed addition, will be domineering given its placement in such close proximity to the Quinn/Butler Property. The establishment of an additional dwelling unit in such close proximity to Ms. Quinn and Mr. Butler's residence also poses a significant risk to Ms. Quinn and Mr. Butler's privacy.

As a result, it is clear that the proposed addition is inconsistent with the defining character of surrounding properties, particularly in terms of height and mass. The Nerbonnes, therefore, cannot satisfy Section 10.635.70(1) of the City's Zoning Ordinance.

Similarly, the Nerbonnes' Application does not comply with Section 10.635.70(3) because the proposed addition is not compatible with the Quinn/Butler Property. The Nerbonnes' proposal, simply put, results in an expansion that is too close to the Quinn/Butler Property. It bears repeating that the existing garage that would be converted to a residential use is already on the property line shared with the Quinn/Butler Property and is located within 10' of Ms. Quinn and Mr. Butler's residence. Whereas, at present, there is a distance between the dwelling units on both sides of Ms. Quinn and Mr. Butler's residence, that buffer will be eliminated if the garage is converted to a dwelling unit, and so too will the privacy that is presently enjoyed by Ms. Quinn and Mr. Butler.

Further, the proposed expansion of the existing garage will not be comparable in terms of location and design with the Quinn/Butler Property. The location of the proposed expansion is within a mere 4.5' of the Quinn/Butler Property, and it will be 18.5' high (from the Nerbonnes' grade) and likely closer to 20' high when measured from the Quinn/Butler Property. The proposed expansion of the existing garage will also obstruct access to air and light along 25% of the backyard of the Quinn/Butler Property, which will undermine Ms. Quinn and Mr. Butler's efforts to improve the backyard, and will diminish the value of the Quinn/Butler Property (which derives considerable value from its unobstructed and private backyard).

Accordingly, Ms. Quinn and Mr. Butler submit that the Nerbonnes' Application does not satisfy the requirements of Section 10.635.70 of the Zoning Ordinance, and respectfully request that the Commission conduct a rehearing on the Nerbonnes' request for a Certificate of Approval to fully address the considerations set forth above.

(B) The Commission's Decision was unlawful and unreasonable because the Nerbonnes' proposal does not comport with the Commission's Design Guidelines.

Based on the foregoing considerations, the proposed addition also fails to comport with the Commission's Design Guidelines for Small Scale New Construction & Additions, as required by Section 10.635.70(3) of the Zoning Ordinance. The Commission's Guidelines provide, in part:

- "It is Generally Appropriate to . . . Construct a new building with similar form and massing to buildings on adjacent sites." *City of Portsmouth, New Hampshire – Guidelines for Small Scale New Construction & Additions* at 10-3.
- "It is Generally Appropriate to . . . Maintain[] the building-to-lot proportions found on adjacent lots." *Id.* at 10-4.
- "It is Generally Appropriate to . . . Adjust[] the massing to suggest building-to-lot proportions found on adjacent sites." *Id.*

- “It is Generally Appropriate to . . . Adapt functionally obsolete buildings for new uses such as converting a service building into additional living space, a play house or storage.” Id. at 10-9.

The Nerbonnes’ proposed addition does not comport with these Design Guidelines.

The proposed addition, for example, does not have a similar form or massing to buildings on adjacent sites. Specifically, as detailed above, the Quinn/Butler Property has a large, private backyard that is generally unobstructed by the buildings on the Quinn/Butler Property. By constructing the proposed addition at the back of their existing garage, the Nerbonnes’ will encroach significantly upon their own backyard, which is itself inconsistent with the form and massing of buildings on the Quinn/Butler Property, and it will have a significant, detrimental impact upon the air, light, and privacy of the Quinn/Butler Property.

Likewise, the proposed addition will not maintain the building-to-lot proportions found on adjacent lots. The backyard of the Quinn/Butler Property, which is directly adjacent to the Nerbonne Property and just 4.5’ from the location of the proposed addition, is large, unobstructed, and private, extending back approximately 44’ in length. The proposed addition, which will extend into the backyard of the Nerbonne Property, is clearly inconsistent with the building-to-lot proportions found on the Quinn/Butler Property and, as noted above, will have a considerable detrimental impact upon the Quinn/Butler Property as it would extend along approximately 25% of Ms. Quinn and Mr. Butler’s backyard.

The Nerbonnes’ proposal also does not adjust the massing on the Nerbonne Property to suggest building-to-lot proportions found on the Quinn/Butler Property. As noted above, there are a considerable number of improvements that the Nerbonnes could make to their property to achieve the same goals, *i.e.*, added living space, as the addition they propose. They could, for example, utilize the footprint of the existing garage without the need for an expansion, they could add an attached ADU to their existing residence, or they could utilize their existing deck space to build out new living area. Each of these alternatives would be consistent with adjusting the massing to suggest building-to-lot proportions found on abutting properties. Instead, the Nerbonnes seek to expand the existing garage into the backyard, reducing the building-to-lot proportions on the Nerbonne Property, particularly in comparison to the Quinn/Butler Property.

Indeed, the Design Guideline suggest that it would be more appropriate for the Nerbonnes to adapt the existing garage to accommodate the new living space they desire, rather than build out a new addition that is inconsistent with the height, scale, and massing of nearby properties. While Ms. Quinn and Mr. Butler are sensitive to the Nerbonnes’ position, the fact remains that the Nerbonnes could accomplish their goals without substantially interfering with Ms. Quinn and Mr. Butlers’ use and enjoyment of their own property.

Based on the foregoing, Ms. Quinn and Mr. Butler submit that the Nerbonnes' proposal does not comport with the Commission's Design Guidelines, and respectfully request that the Commission conduct a rehearing on the Nerbonnes' request for a Certificate of Approval to fully address the considerations set forth above.

IV. CONCLUSION

For the reasons set forth above, Ms. Quinn and Mr. Butler respectfully request that the Commission conduct a rehearing on the Nerbonnes' request for a Certificate of Approval. While Ms. Quinn and Mr. Butler are sensitive to the reasons that the Nerbonnes seek this approval, Ms. Quinn and Mr. Butler believe that viable alternatives exist that will have a far lesser impact on Ms. Quinn and Mr. Butler. Ms. Quinn and Mr. Butler remain committed to working with the Nerbonnes on a mutually agreeable alternative should the Nerbonnes wish to work with them.

Thank you in advance for the Commission's consideration of Ms. Quinn and Mr. Butler's concerns and Application for Rehearing.

Very truly yours,

DONAHUE, TUCKER & CIANDELLA, PLLC

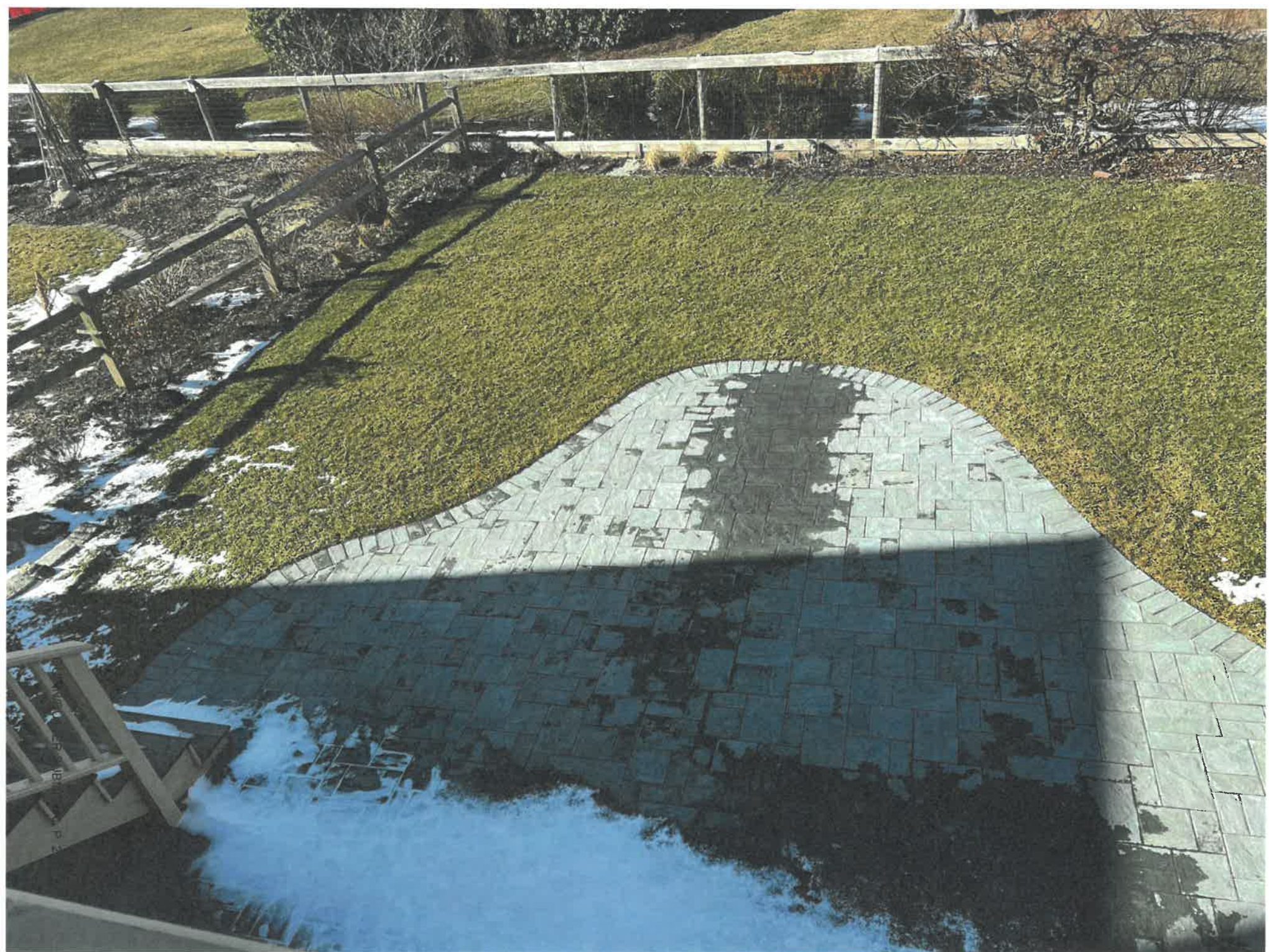


Eric A. Maher, Esq.

emaher@dtclawyers.com

cc: Michael Butler
Devan Quinn









© 2015 BUTLER SUBSTITUTION

**LU-22-68**

Land Use Application

Status: Active**Date Created:** Apr 6, 2022**Applicant**

Matthew Beebe
matthewdbeebe@comcast.net
81 Lincoln Ave
Portsmouth, NH 03801
603-234-7398

Location

159 STATE ST Unit 3A
Unit 3A
Portsmouth, NH 03801

Owner:

SMITH FAMILY DECLARATION OF TRUST & SMITH C TODD TRUSTEE
3608 NE 25TH TERRACE FORT LAUDERDALE, FL 33308

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

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

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

☐

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

☐

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

☒

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

☐

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

☐

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

☐

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

☐

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

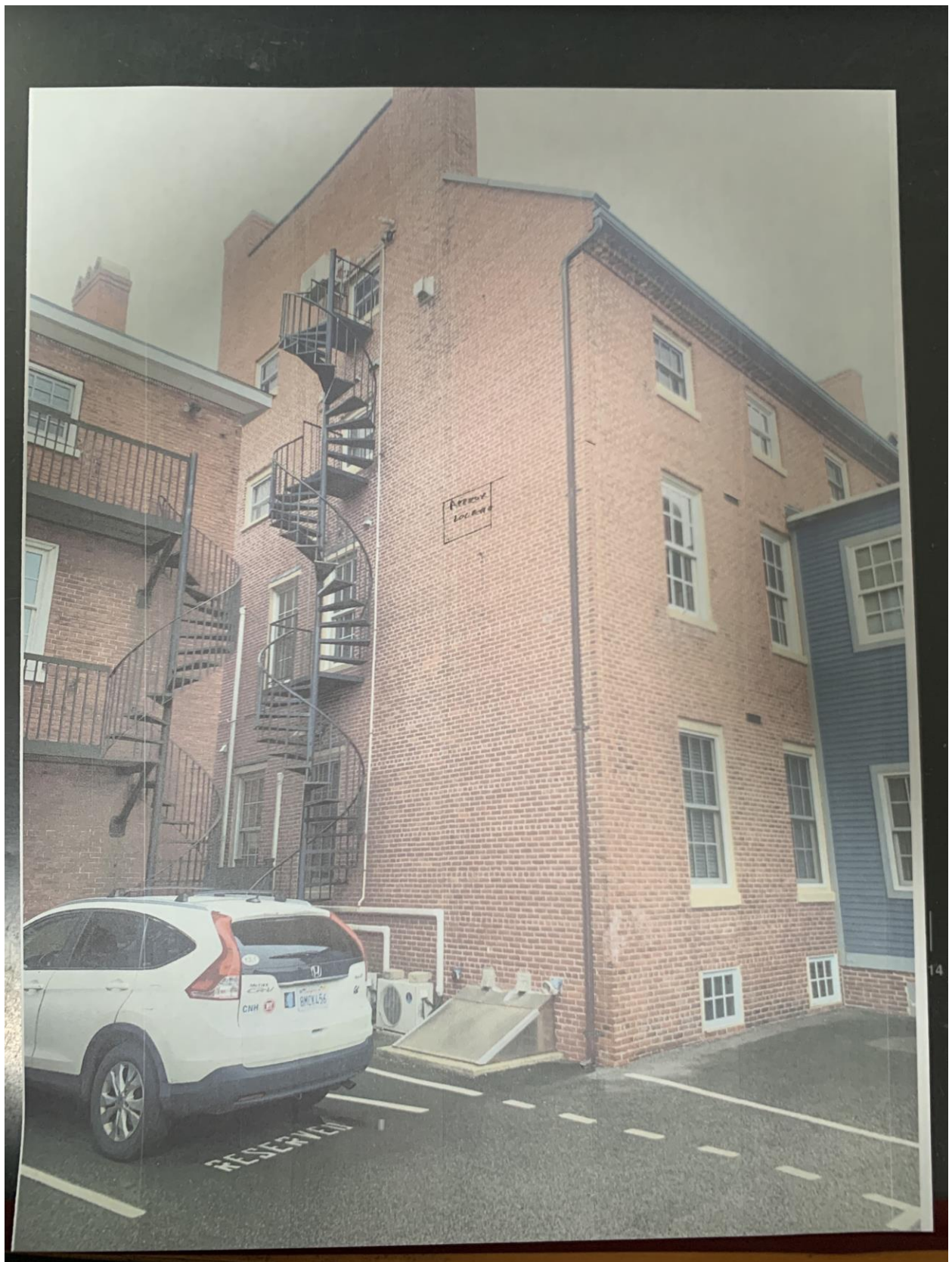
☐

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

☐

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

☐





City of Portsmouth, NH

07/01/2022

LU-22-113

Land Use Application

Status: Active**Date Created:** May 25, 2022**Applicant**

Shannon Alther
pod1@tms-architects.com
1 Cate Street
Portsmouth, NH 03801
603-436-4274

Location

250 MARKET ST
Portsmouth, NH 03801

Owner:

PORT OWNER HARBOR LLC
1000 MARKET ST BLDG 1 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

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☐

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

☒

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☐

Request for Extension of Previously Granted Land Use Approval

Sheraton Hotel

Portsmouth NH

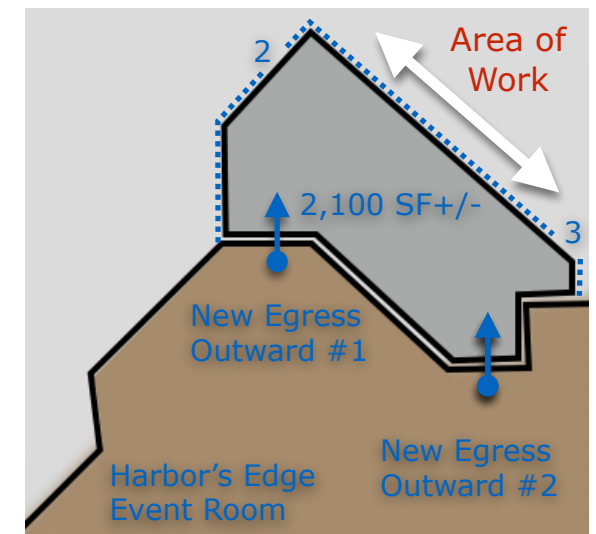
HDC:

- 2 New doors @ existing storefront locations.
- 2 New door frames to be "White" in color to match surrounding frame color. Same product / material as well
- New stone retaining walls to be New England Style in keeping with existing site feel and coloring.

HDC Request:

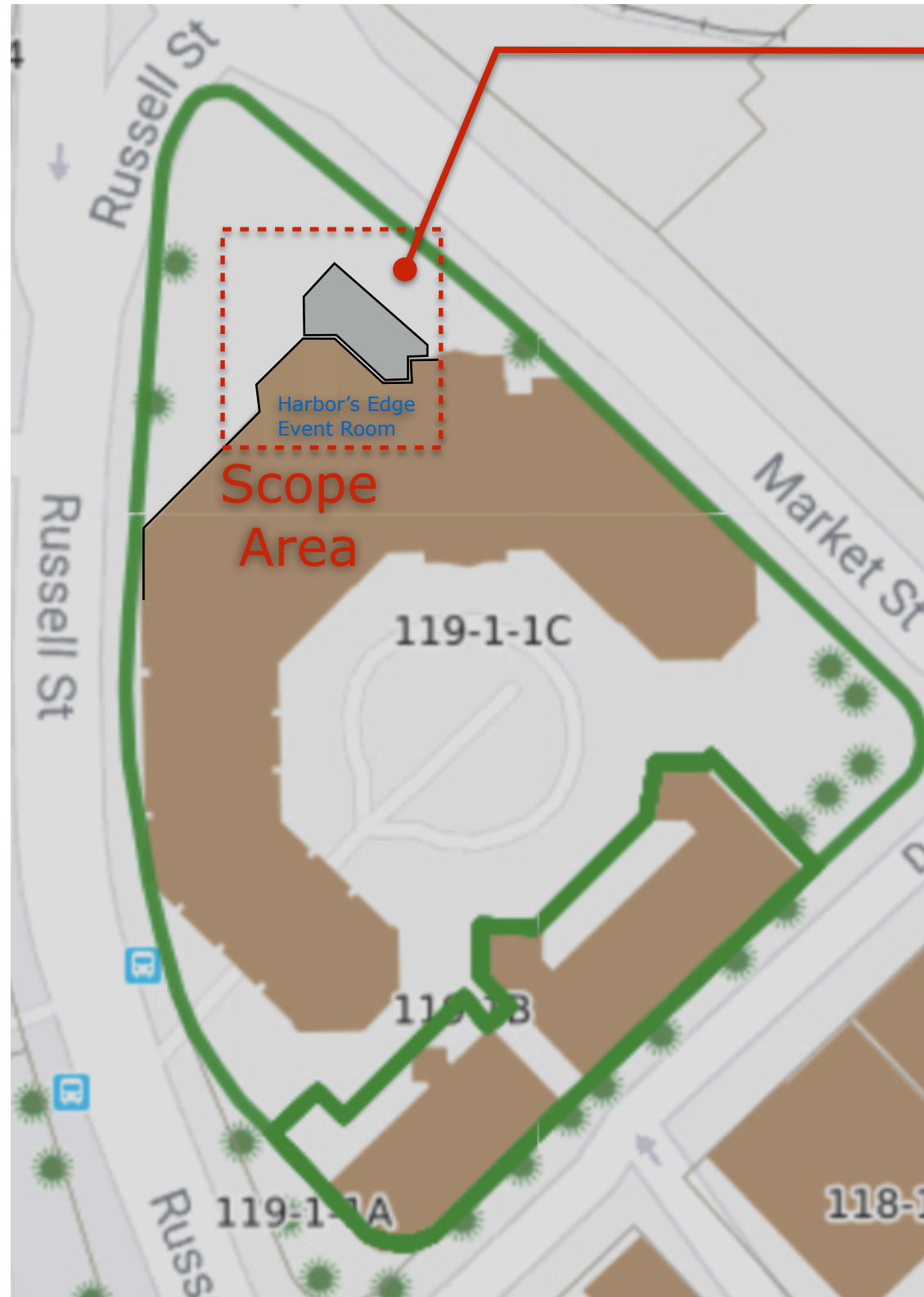
- We are asking for a Certificate of Appropriateness for the 2 new doors and patio work.
- We believe the intended work aligns with HDC goals and requirements for the City of Portsmouth and projects within the District.

Enlarged Plan Concept



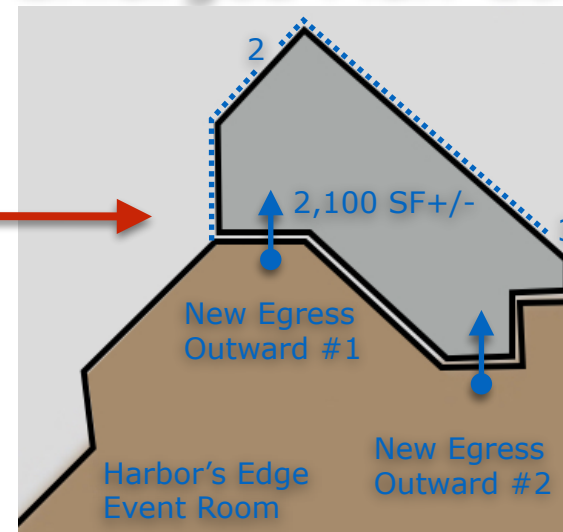
Existing Site Image

Sheraton Hotel Portsmouth NH



Site Plan Outline

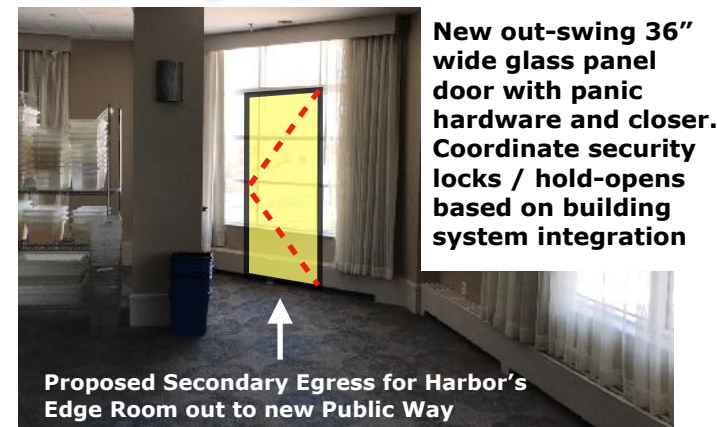
Enlarged Plan Concept



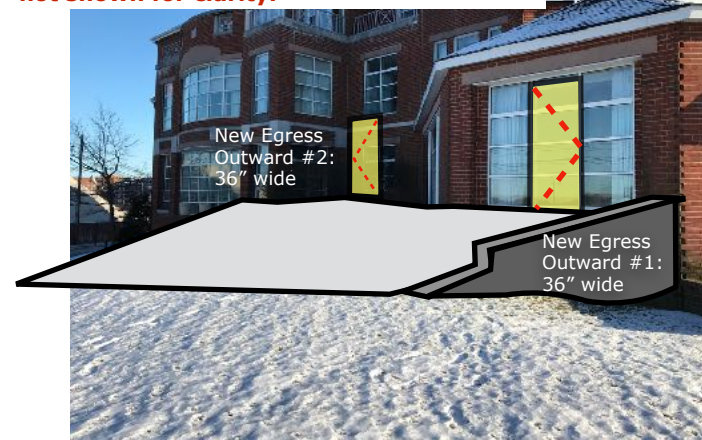
- #1: New 36" Egress Door w/ Panic Hardware to Patio
- New 2,100 SF Patio at same level as existing event space floor
- Provide exterior landscape walls 24" high+/- to create patio zone and prevent access to steep portions of hill. Install lighting in walls every 8' (step lights) that are Dark Sky Friendly
- Create two 48" wide openings (2 & 3) in these new walls for emergency egress to Public Way (sidewalks)
- #2: New 36" Egress door w/ Panic Hardware to Patio for egress to exterior before entering Harbor's Edge Event room

#2: New egress from lobby at Harbor's Edge Event Room entry for additional egress opportunities at this side of the building

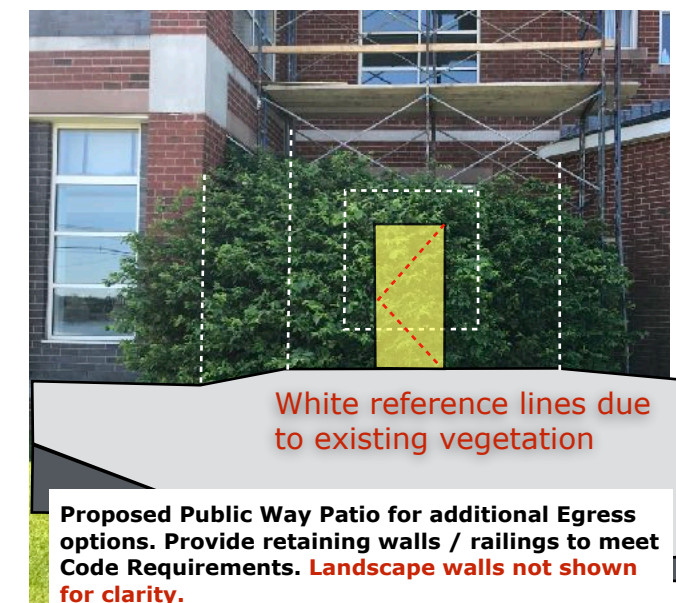
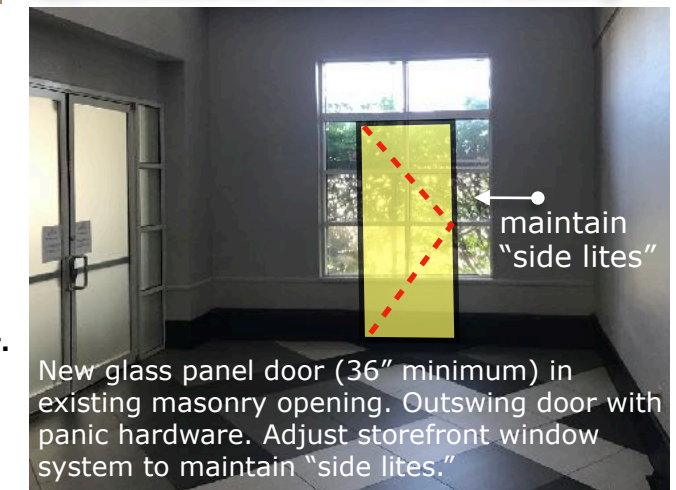
#1: New egress from Harbor's Edge Event Room



Proposed Public Way Patio for Secondary Egress. Provide retaining walls / railings to meet Code Requirements. Landscape walls not shown for clarity.



New Door Specifics



**LU-22-125**

Land Use Application

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

Francis X. Bruton
meaghan@brutonlaw.com
601 Central Avenue
Dover, NH 03820
6037494529

Location

111 STATE ST
Portsmouth, NH 03801

Owner:

COVENTRY REALTY LLC
3 PLEASANT ST 4TH FLR PORTSMOUTH, NH 03801

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

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

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

111 STATE STREET ADDITION & RENOVATION



DRAWING LIST

H0.1 COVER
H0.2 LOCUS MAP & SUMMARY
H0.4 EXISTING CONDITIONS
H1.1 EXISTING SITE SURVEY
H1.2A EXISTING/DEMO FIRST FLOOR PLAN
H1.2B PROPOSED FIRST FLOOR PLAN
H1.3A EXISTING/DEMO ROOF PLAN
H1.3B PROPOSED ROOF PLAN
H2.1 STATE STREET ELEVATION
H2.2 CHAPEL STREET ELEVATION
H2.3 SHEAFE STREET ELEVATION
H3.1 AXONOMETRIC
H3.2 VIGNETTE, CHAPEL STREET
H3.3 VIGNETTE, STATE STREET
H3.4 VIGNETTE, SHEAFE STREET
H4.1 MATERIALS
H4.2 MATERIALS

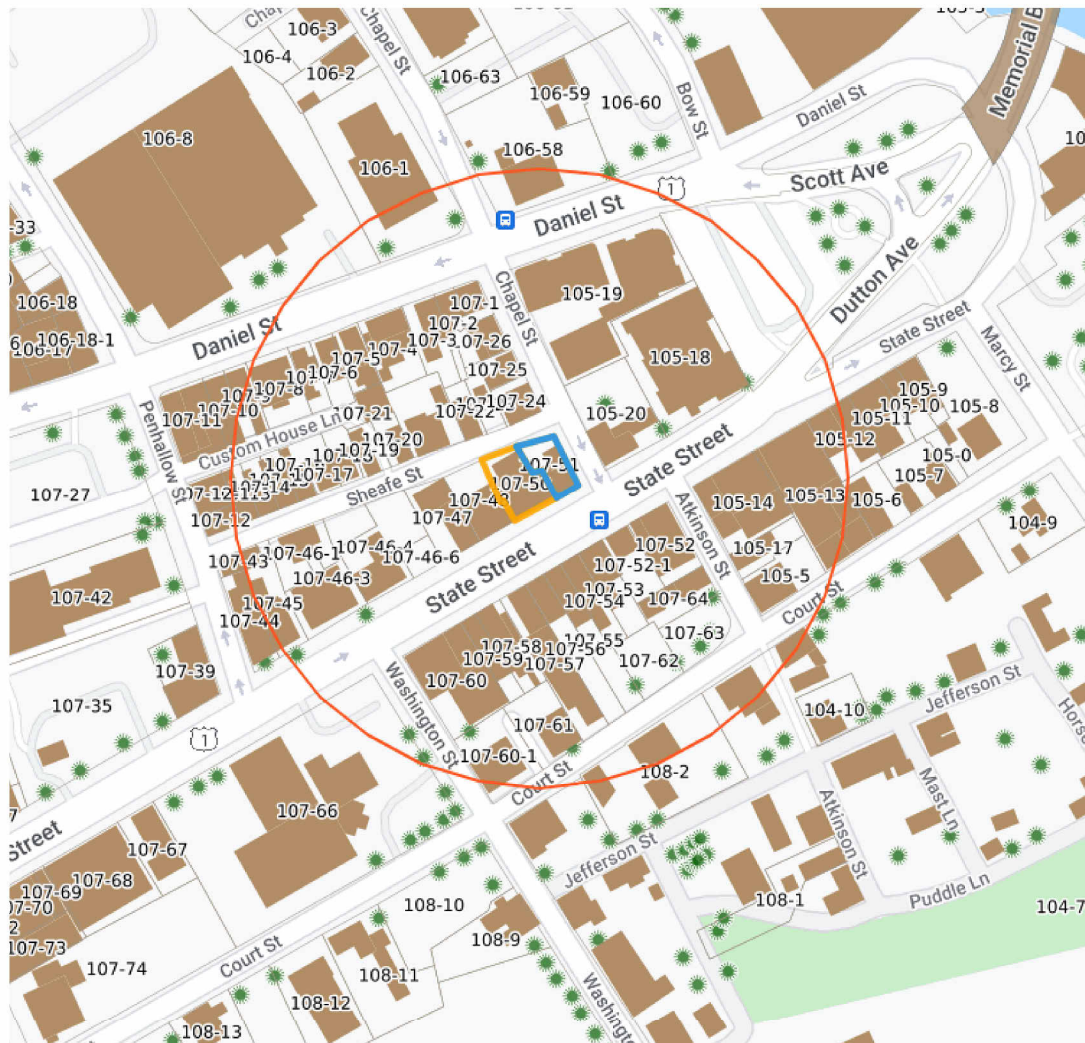
COVENTRY REALTY, LLC

HDC PUBLIC HEARING
JUNE 17, 2022

H0.1

COVER
111 STATE STREET

SCALE:
6/17/22



PROJECT SUMMARY

NOTE: LOTS 107 AND 111 STATE STREET HAVE BEEN RECENTLY MERGED INTO ONE PARCEL - LOT 111 STATE STREET.

PROPOSED REAR ADDITION IS FOR LIFE SAFETY EGRESS STAIR & ELEVATOR, AS REQUIRED FOR OCCUPANCY OF UPPER FLOORS AND BASEMENT BY PORTSMOUTH INSPECTIONS DEPARTMENT. REMOVE REAR PRESURE TREATED WOOD DECKS AND STAIR AND REAR DORMER; REPLACE WITH NEW 2 STORY ADDITION INFILL, WITH CODE COMPLIANT EGRESS STAIR AND ELEVATOR.

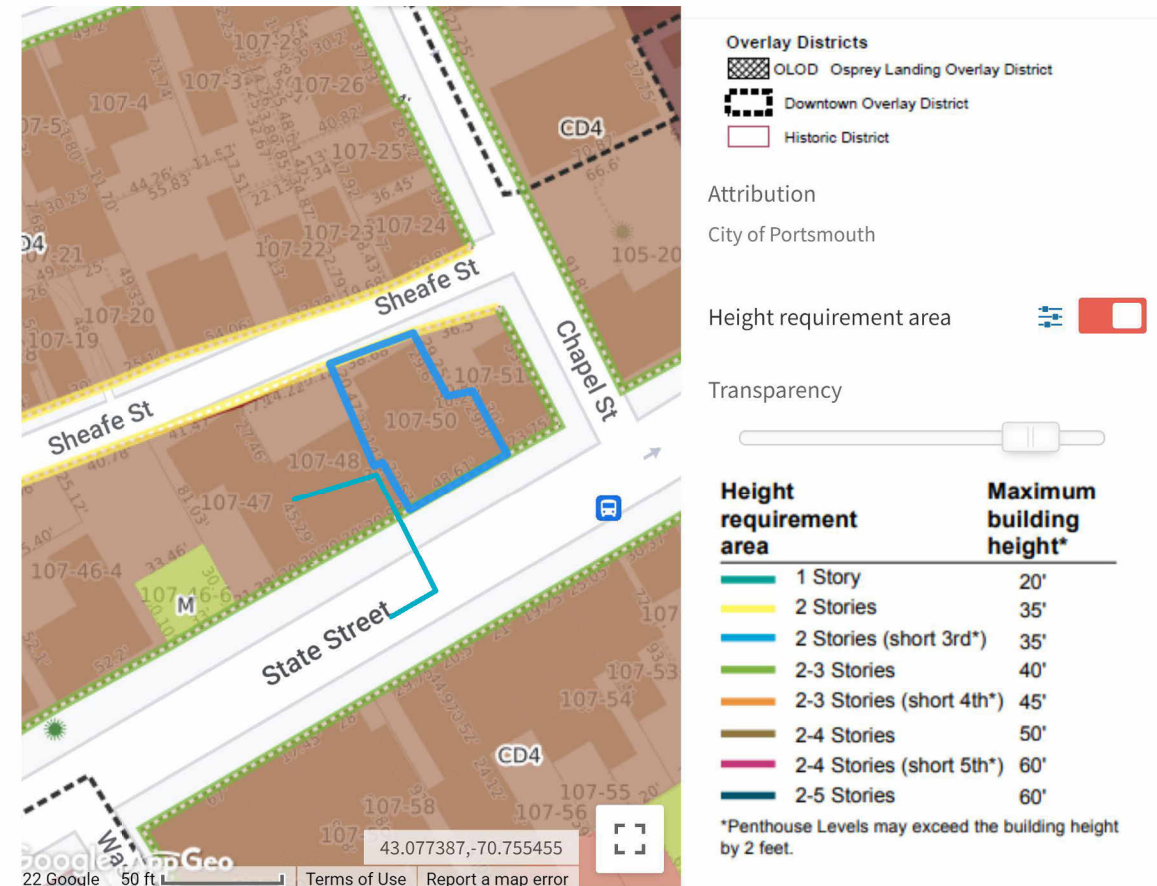
AT FRONT CORNER BUILDING (PREVIOUSLY 107 STATE ST):

REMOVE MODERN SIMULATED STONE VENEER AT FIRST FLOOR, FRONT OF CORNER BUILDING, RESTORE ORIGINAL BRICK FACADE.

REPLACE ONE DOOR AND ONE WINDOW AT FIRST FLOOR FRONT FACADE, WITH NEW NANA WINDOWS TO MATCH ADJACENT NANAWALL STOREFRONT. REPLACE ENTRY DOOR AND TRANSOM.

ADD 1 GABLE DORMER AT 111 STATE TO MATCH THE EXISTING OTHER 3 DORMERS.

REPLACE EXISTING WINDOWS AND 1 DOOR ON EXISTING REAR BUILDING ON CHAPEL STREET. ADD TWO NEW SHED DORMERS FACING CHAPEL STREET.



ZONING SUMMARY

CHARACTER DISTRICT CD-4

HEIGHT ALLOWED -
STATE STREET: 2-3 STORIES, 40'
SHEAFE STREET: 2 STORIES, 35'

CURRENT USE:
3rd FLOOR: RESIDENTIAL & RESTAURANT-OFFICE
2nd, 1st & BASEMENT: RESTAURANT

PROPOSED USE:
3rd FLOOR: RESIDENTIAL
2nd FLOOR: RESTAURANT & RESIDENTIAL
1st FLOOR: RESTAURANT
BASEMENT: RESTAURANT FOOD PREP, STORAGE, MEP, & SUPPORT

CHANGES SINCE LAST WORKSESSION

REPLACE EXISTING FRONT DOOR TO 107 STATE (CORNER BUILDING), INSTEAD OF REPLACING WITH NANA WINDOW.

PROVIDE 2'X4' SHED ROOF AWNING OVER REAR FIRE EXIT DOOR, INSTEAD OF PORCH.

ADDITION FACADE DETAIL ARTICULATION.

MATERIALS CUT SHEETS AND DATA

H0.2 LOCUS MAP & SUMMARY

111 STATE STREET

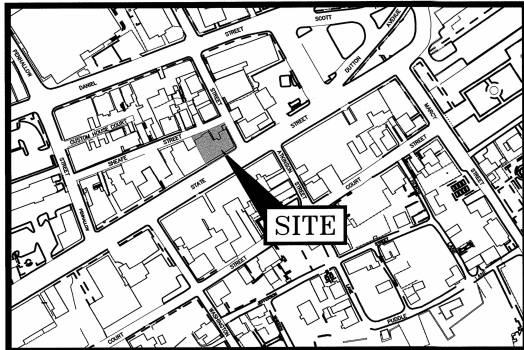
SCALE:
6/21/22





H0.4 **EXISTING CONDITIONS**
111 STATE STREET

SCALE:
6/17/22



LOCATION MAP
SCALE: 1" = 200'

- LEGEND:**
- | | |
|---------------|-----------------------------|
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| RCRD | ROCKINGHAM COUNTY |
| | REGISTRY OF DEEDS |
| RR SPK | RAILROAD SPIKE |
| 11/21 | MAP 11/LOT 21 |
| ○ IR FND | IRON ROD FOUND |
| ○ IP FND | IRON PIPE FOUND |
| ● IR SET | IRON ROD SET |
| ● DH FND | DRILL HOLE FOUND |
| ● DH SET | DRILL HOLE SET |
| ■ RR SPK SET | RAILROAD SPIKE SET |
| ■ NHFB | NHDOT BOUND FOUND |
| ■ TB | TOWN BOUND |
| ■ BND w/DH | BOUND WITH DRILL HOLE |
| ■ ST BND w/DH | STONE BOUND WITH DRILL HOLE |

PLAN REFERENCES:

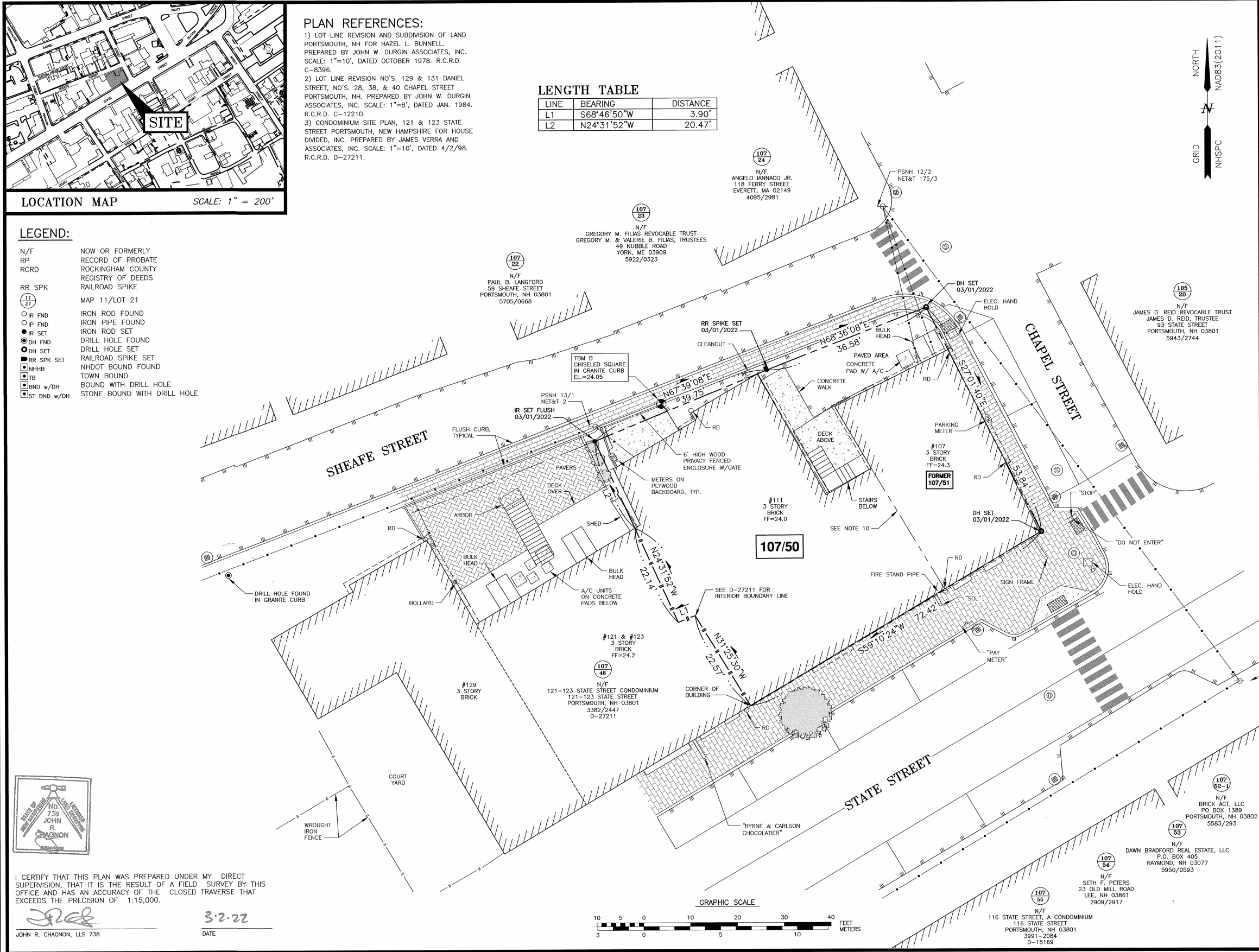
1) LOT LINE REVISION AND SUBDIVISION OF LAND PORTSMOUTH, NH FOR HAZEL L. BUNNELL. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. SCALE: 1"=10', DATED OCTOBER 1978. R.C.R.D. C-8396.

2) LOT LINE REVISION NO'S. 129 & 131 DANIEL STREET, NO'S. 28, 38, & 40 CHAPEL STREET PORTSMOUTH, NH. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. SCALE: 1"=8', DATED JAN. 1984. R.C.R.D. C-12210.

3) CONDOMINIUM SITE PLAN, 121 & 123 STATE STREET PORTSMOUTH, NEW HAMPSHIRE FOR HOUSE DIVIDED, INC. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. SCALE: 1"=10', DATED 4/2/98. R.C.R.D. D-27211.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S68°46'50"W	3.90'
L2	N24°31'52"W	20.47'



I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

John R. Chagnon
JOHN R. CHAGNON, LLS 738
DATE: 3-2-22

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-0282
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 107 AS LOT 50.
- 2) OWNER OF RECORD:
COVENTRY REALTY, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
5229/2271
6362/2635
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4).
- 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- 5) FORMER LOT AREAS: MAP 107 LOT 50 MAP 107 LOT 51
1,764 S.F. 2,766 S.F.
0.0405 ACRES 0.0635 ACRES
NEW COMBINED LOT AREA (MAP 107 LOT 50):
4,530 S.F.
0.1040 ACRES
- 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON TAX MAP 107 LOT 50 IN PORTSMOUTH, NH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
- 9) FORMER PORTSMOUTH ASSESSOR'S MAP 107 LOT 50 IS SUBJECT TO LAND USE RESTRICTIONS. SEE DECLARATION OF LAND USE RESTRICTIONS AT RCRD 3626/600.
- 10) ASSESSOR'S MAP 107 LOTS 50 AND 51 HAVE BEEN VOLUNTARILY MERGED. SEE RCRD 6381/1530. MERGED PARCEL RETAINS MAP 107 LOT 50 DESIGNATION.

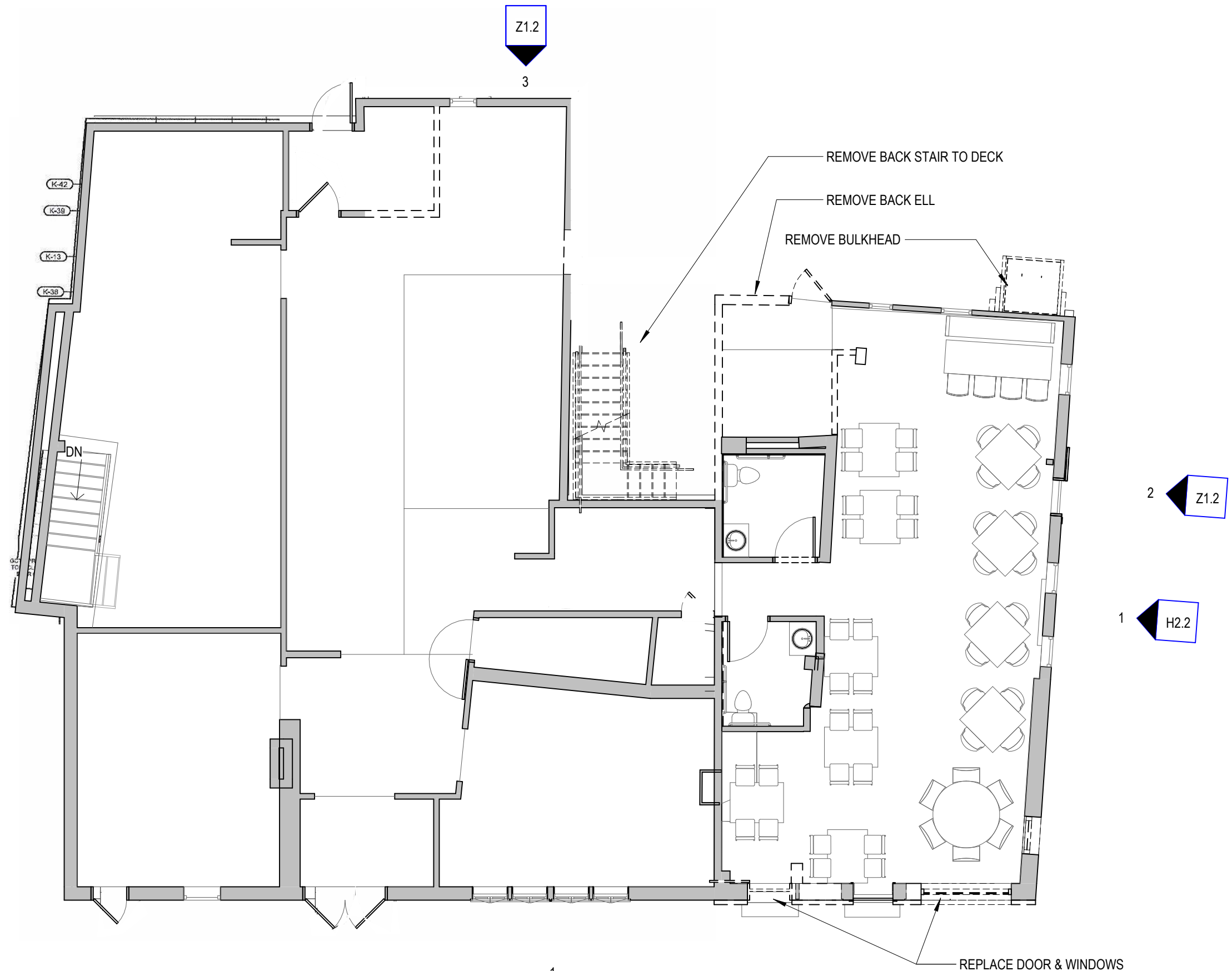
NO.	DESCRIPTION	DATE
1	ADD MONUMENTS SET	3/2/22
0	ISSUED FOR COMMENT	2/17/22

STANDARD BOUNDARY SURVEY
TAX MAP 107
LOT 50
OWNER OF RECORD:
COVENTRY REALTY, LLC
PROPERTY LOCATED AT:
107-111 STATE STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 10' FEBRUARY 2022
FB 365 PG 40 3415

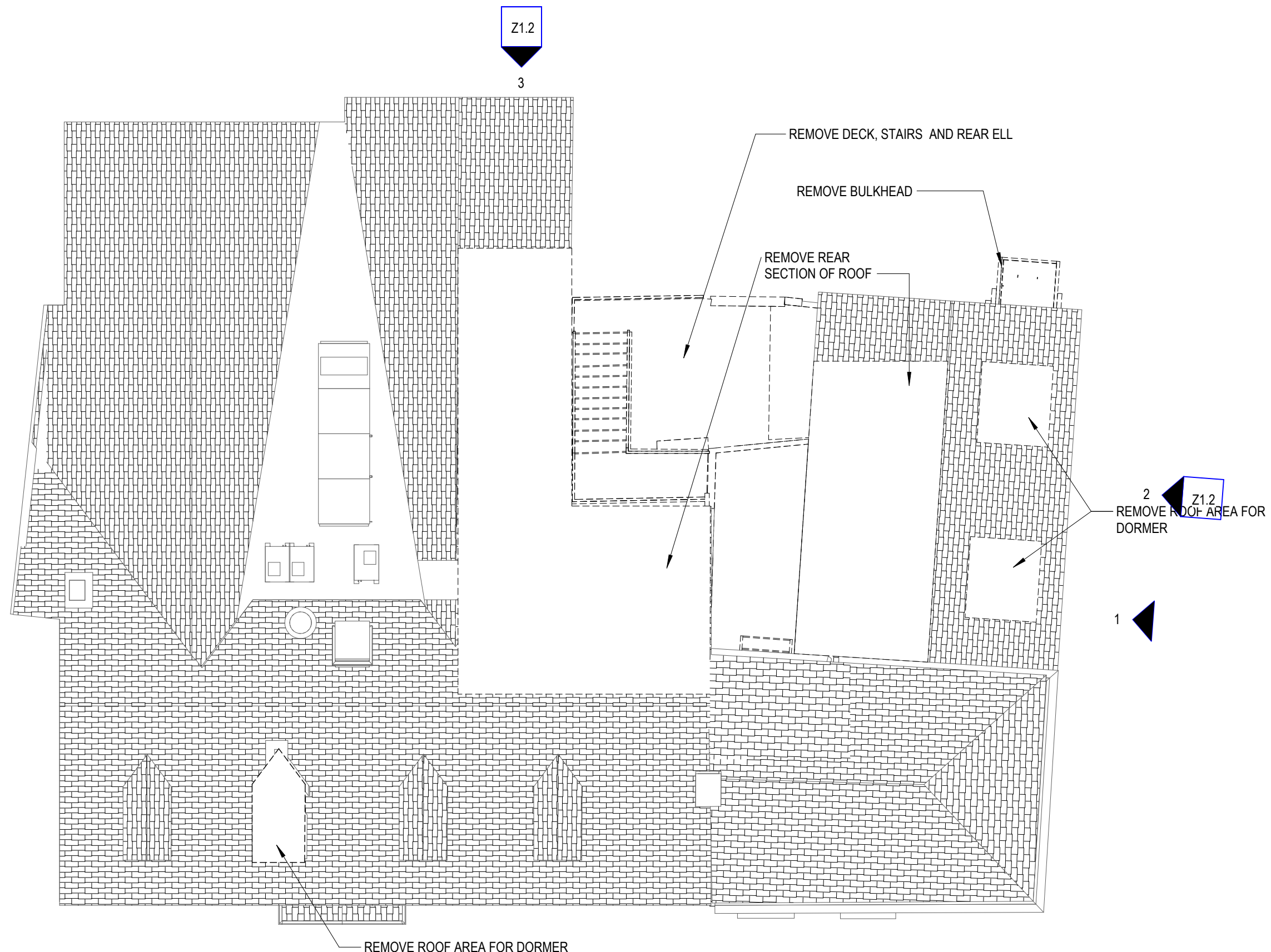
H1.1
EXISTING SITE SURVEY
111 STATE STREET
SCALE:
6/17/22



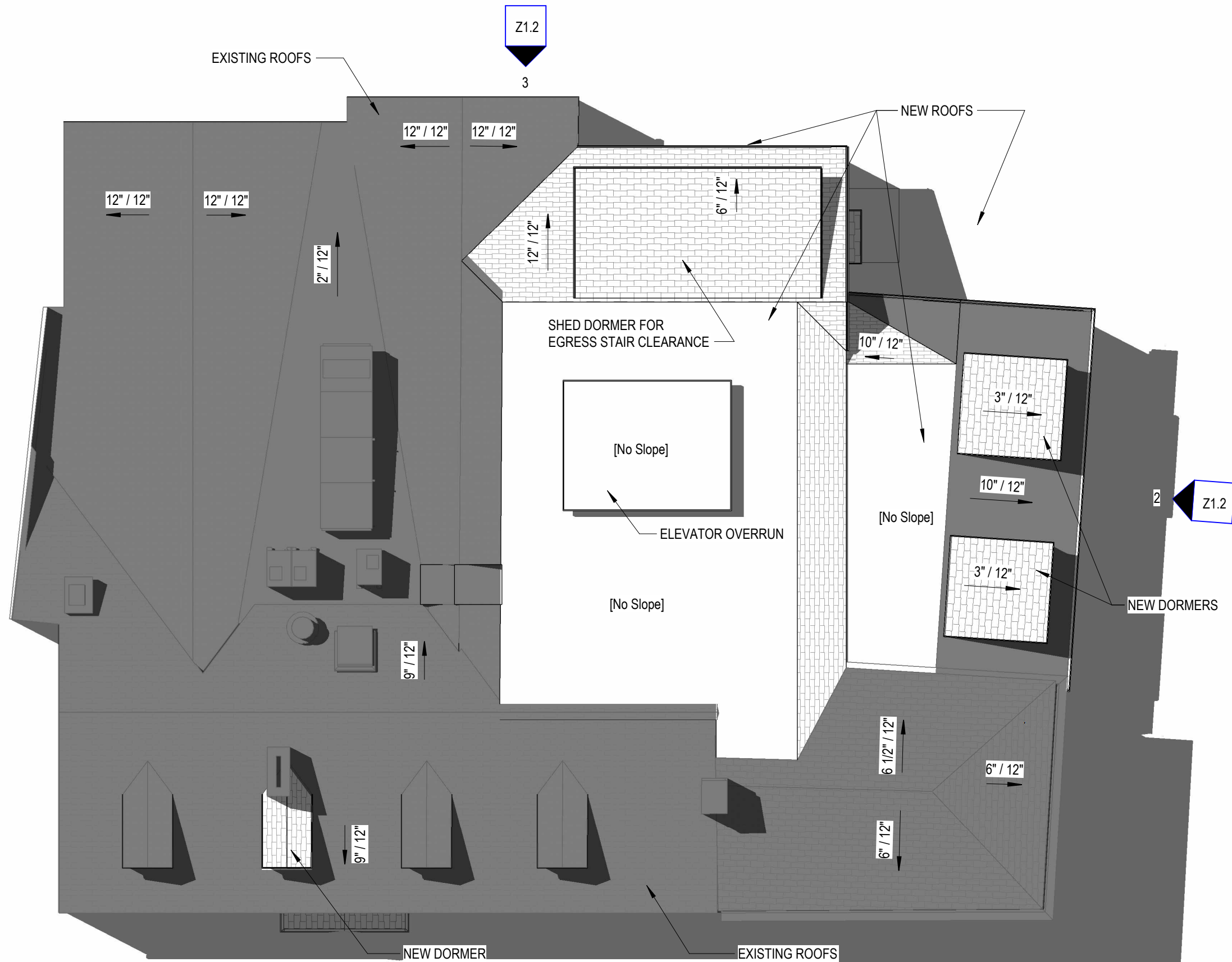


H1.2A **EXISTING/DEMO FIRST FLOOR PLAN**
111 STATE STREET





SCALE: 1/8" = 1'-0"
 6/17/22



H1.3A **EXISTING/DEMO ROOF PLAN**
111 STATE STREET
SCALE: 1/8" = 1'-0"
6/17/22



LEGEND

-  EXISTING ROOF - SHALLOW SLOPE, MEMBRANE
-  EXISTING ROOF - STEEP SLOPED, SHINGLES
-  NEW ROOF - FLAT, MEMBRANE
-  NEW ROOF - SLOPED, SHINGLES

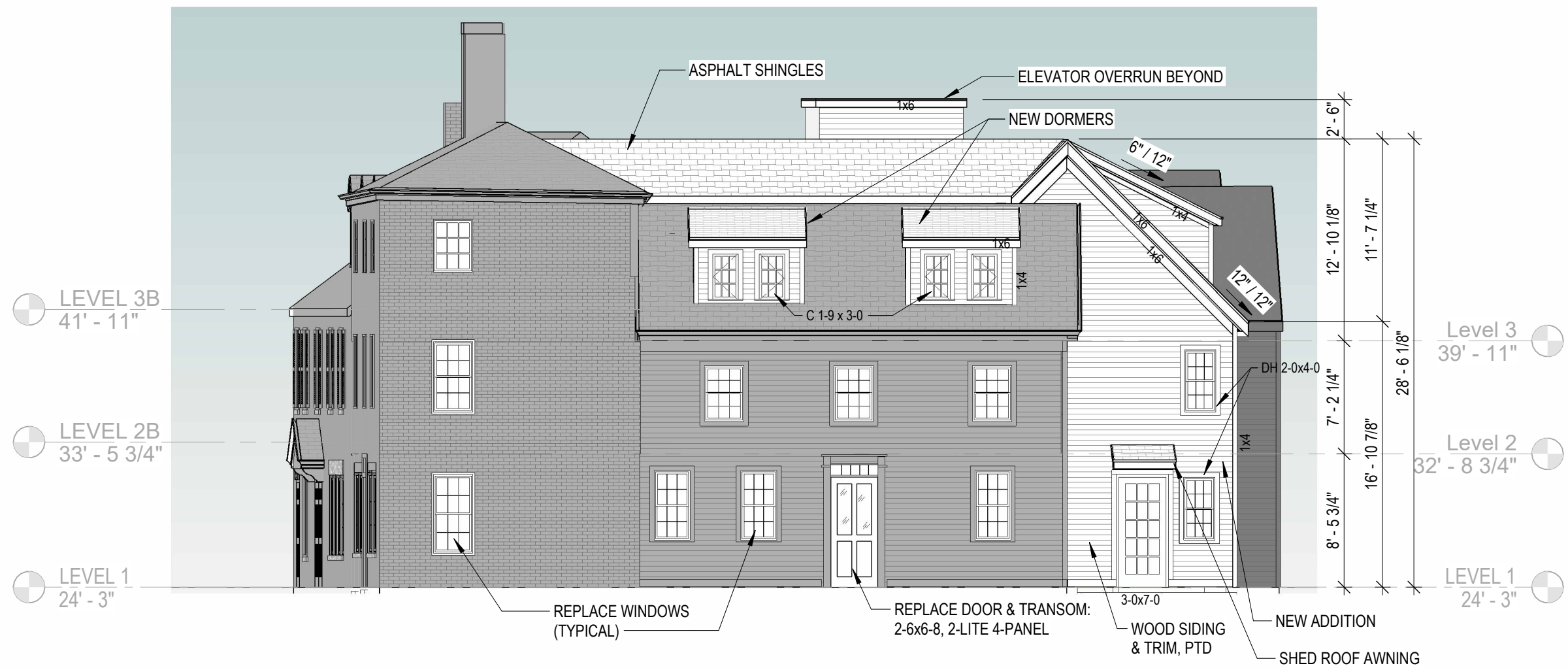
H1.3B PROPOSED ROOF PLAN 111 STATE STREET

SCALE: 1/8" = 1'-0"
6/17/22



H2.1 **STATE STREET ELEVATION**
111 STATE STREET

SCALE: 1/8" = 1'-0"
6/17/22

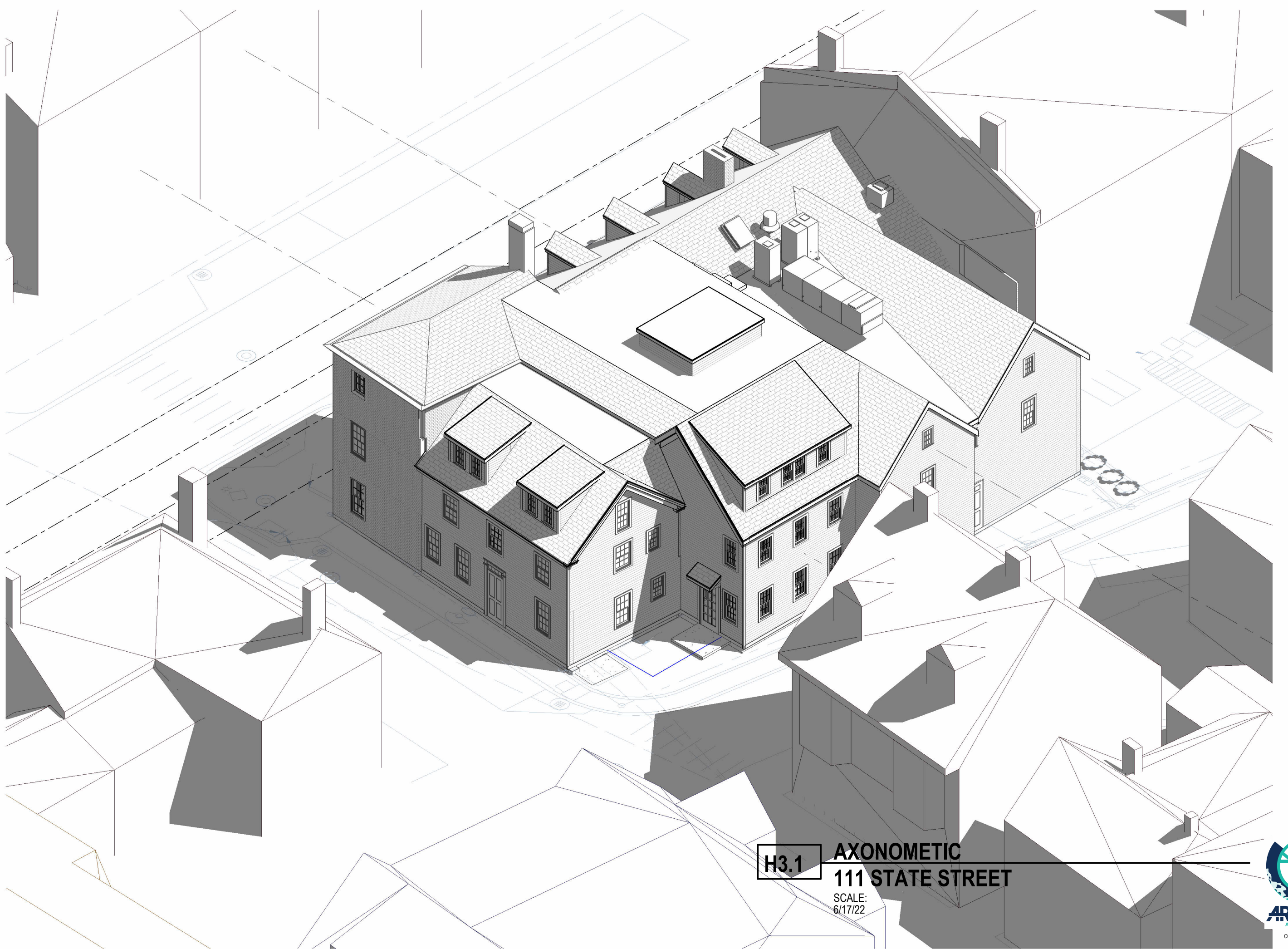


H2.2 CHAPEL STREET ELEVATION
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 6/17/22



H2.3 SHEAFE STREET ELEVATION 111 STATE STREET

SCALE: 1/8" = 1'-0"
6/17/22



H3.1

**AXONOMETRIC
111 STATE STREET**

SCALE:
6/17/22



H3.2 **VIGNETTE - CHAPEL STREET**
111 STATE STREET
SCALE:
6/17/22



H3.3 **VIGNETTE - STATE STREET**
111 STATE STREET
SCALE:
6/17/22

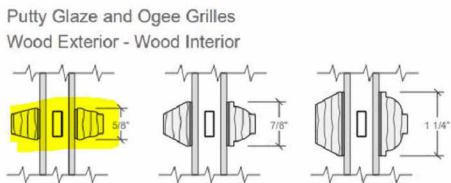
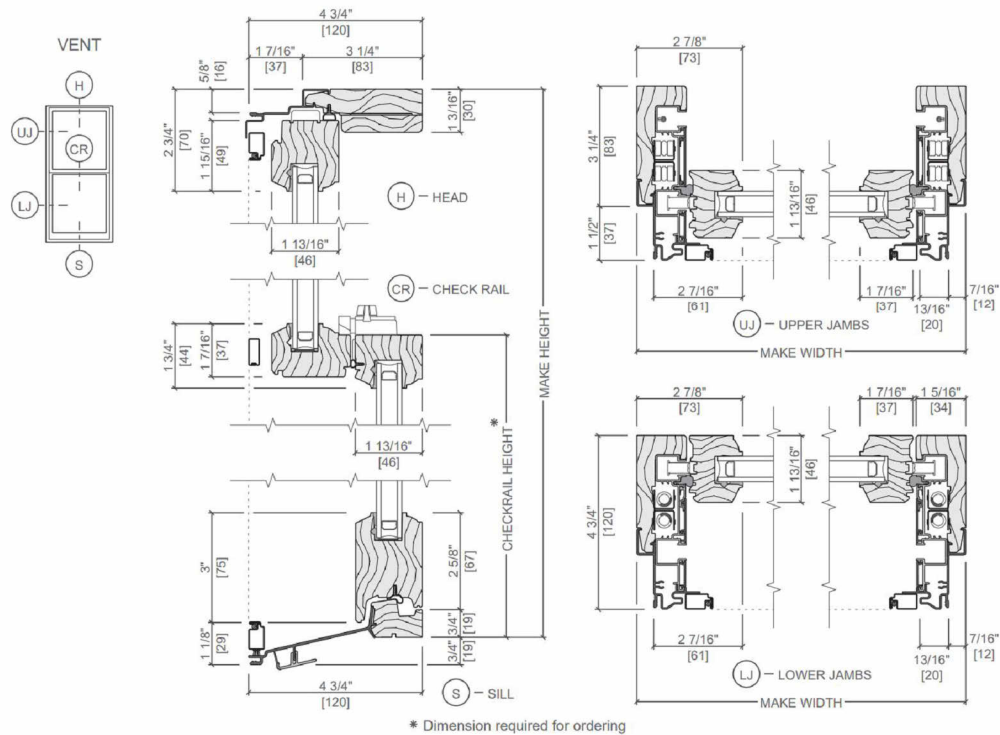


H3.4 **VIGNETTE - SHEAFE STREET**
111 STATE STREET
SCALE:
6/17/22



Architect Series® Traditional Precision-Fit Hung Window

Unit Section - Wood Exterior Sash Putty Exterior Glazing Profile



Architect Series® Traditional Precision-Fit Hung Window

Detailed Product Description - Wood Exterior Sash

Frame

- Select softwood, water-repellent, preservative-treated with EnduraGuard® triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the frame.
- Interior exposed surfaces are pine.
- Exterior surfaces are clad with aluminum.
- Pocket depth is 3-1/4" (83mm).
- Vinyl Jamb liner includes wood / clad inserts.

Sash

- Select softwood, water-repellent, preservative-treated with EnduraGuard triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the sash.
- Interior exposed surfaces are pine.
- Exterior surfaces are pine.
- Sash thickness is 1-13/16" (46mm).
- Upper sash has surface-mounted wash locks.
- Lower sash has concealed wash locks in lower check rail.

Weatherstripping

- Water-stop Santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner or jamb liner components to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [Advanced Low-E with argon] [SunDefense™ Low-E with argon] [Advanced Comfort Low-E with argon] [Natural Sun Low-E with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].
- Custom and high altitude glazing available.

Exterior

- [Factory primed with one coat acrylic latex.

Interior

- [Unfinished, ready for site finishing] [primed with one coat acrylic latex] [prefinished [paint] [stain] 4].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed, lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel] [Oil-rubbed Bronze].

Optional Products

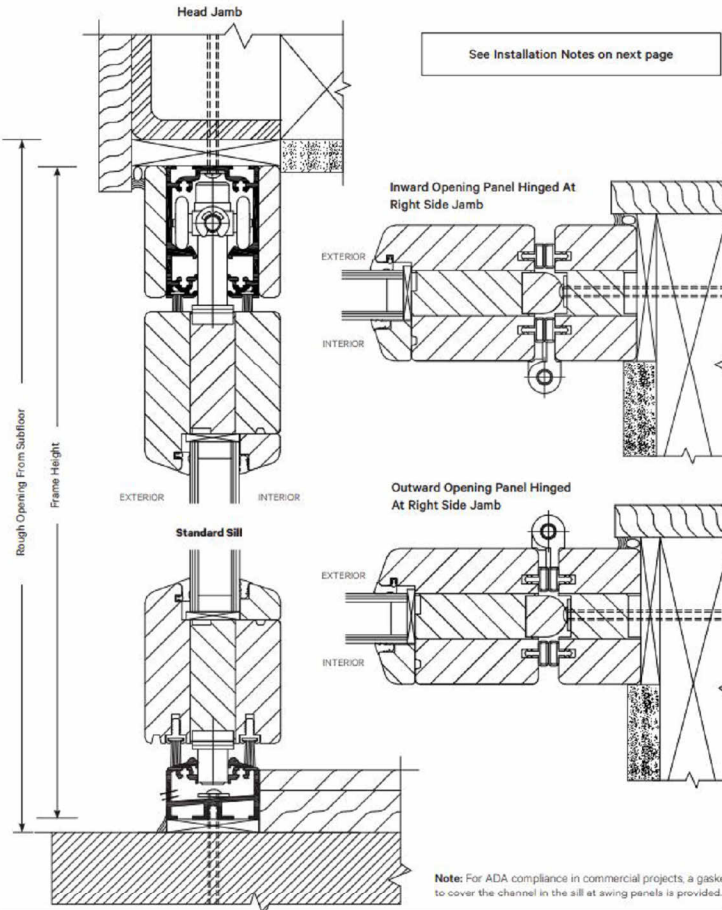
- Grilles
 - Integral Light Technology® grilles
 - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid pine. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [factory prefinished [paint] [stain] 4].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile that are pine. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer
 - or -

- Grilles-Between-the-Glass
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan 3] [Brown 3] [Putty 3] [Black] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
 - Exterior colors is [Standard 4].
- Screens
 - InView™ Screens
 - [Half-Size] [Full-Size] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Spreader bar placed on units > 37" width or 64-1/4" make height.
 - Screen frame finish is [baked enamel [Champagne] [White] [Brown] [Black]] [Wrapped in wood veneer, finished to match interior finish].

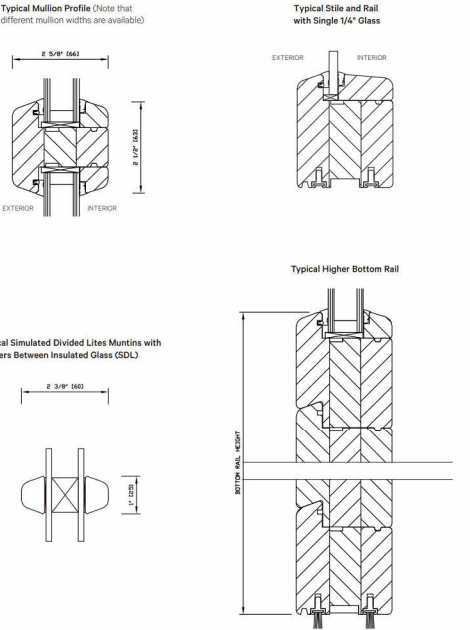
- Hardware
 - Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
 - Optional factory applied window opening control device available. Device allows window to open less than 4" with normal operation with a release mechanism

SUGGESTED TYPICAL INSTALLATION FOR BOTH INWARD AND OUTWARD OPENING | WD65

Shown are 3 1/16" (78 mm), nominal stile and rail widths. Nominal 3 3/4" (95 mm) stile and rail widths are available as an option as well as 2 5/8" (66 mm) for units without a swing door.



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NanaWall
Engineering the Exceptional

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H4.1 MATERIALS
111 STATE STREET
SCALE:
6/17/22

Custom Exterior Doors

Make a grand entrance.

When it comes to first impressions of your home or business, make a statement with a custom wood exterior door.

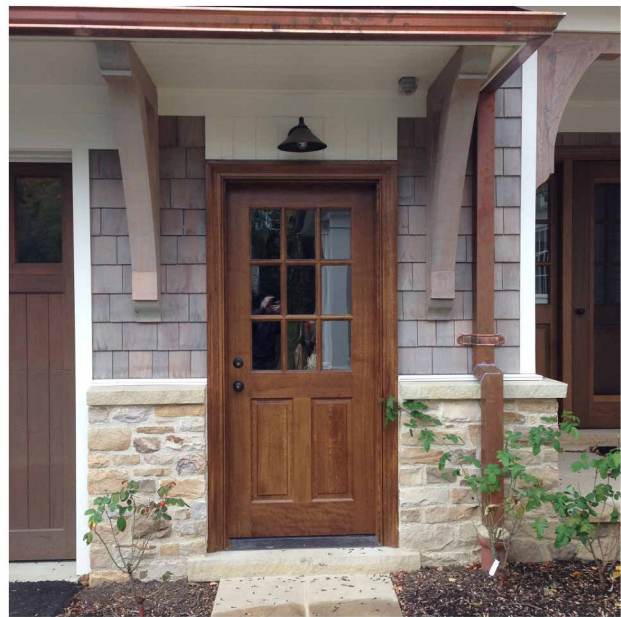
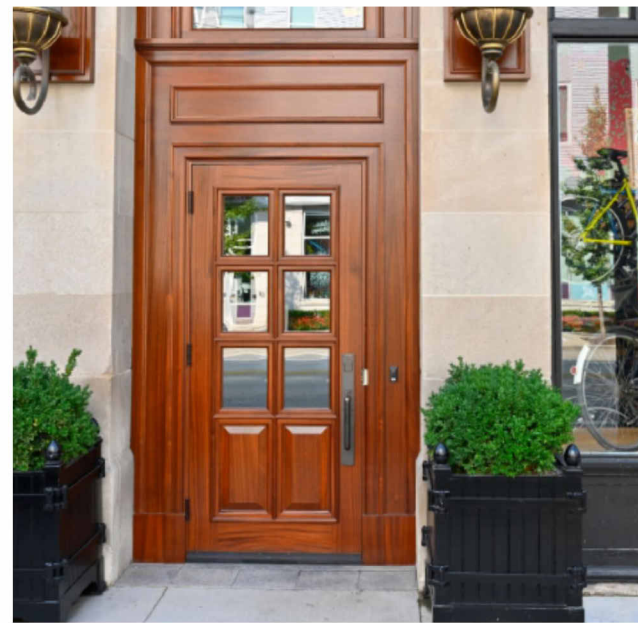
Rockwood doors are crafted with precision, making the installation process smooth and simple. The time and attention devoted to each piece is seen in the beauty and craftsmanship of our work.

Whether it's an elegant arched entryway or a sleek, modern design, our luxury front doors offer incomparable quality.

Custom front door design options

From the millwork to glass, creating your solid wood entry door is all about attention to detail. As we work with you through the design process, we offer a wide range of capabilities, including:

- The best construction method for the door's style and use.
- True divided lites that maintain architectural integrity.
- Raised panel profiles to complement any style.
- Applied moldings to provide greater detail and dimension.
- Precision joinery for maximum strength and stability.
- Metal or wood inlays for a truly unique look.
- High-quality exterior finishes in a full range of colors.



CertainTeed
SAINT-GOBAIN

Trusted Classic

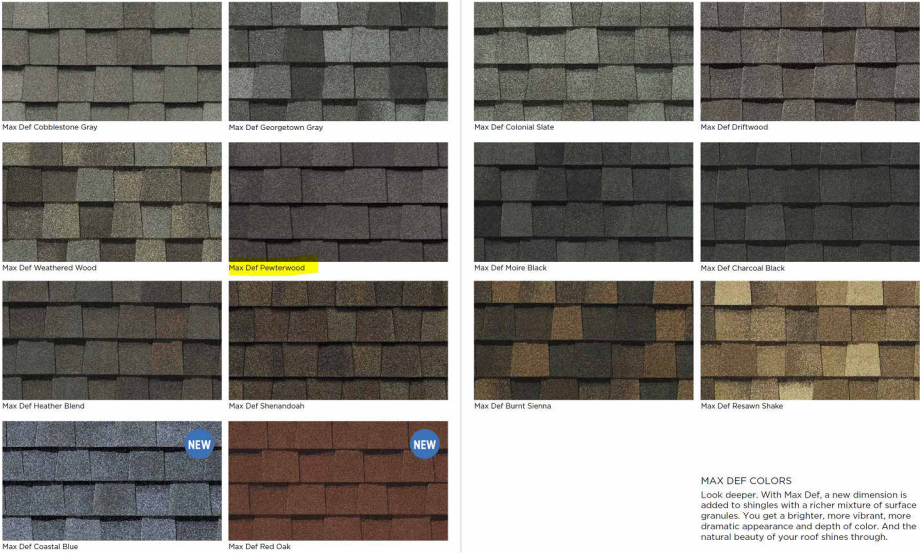
LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



LANDMARK® PRO COLOR PALETTE



MAX DEF COLORS
Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.



07/01/2022

LU-22-12

Land Use Application

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

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

Location

1 CONGRESS ST
Portsmouth, NH 03801

Owner:

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

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

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

3 Congress St

Project Type

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



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



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



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



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



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



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



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



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



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



Request for Extension of Previously Granted Land Use Approval

DRAWING INDEX

- H5.01 COVER
- H5.11 SITE PLAN
- H5.12 DEMOLITION PLAN
- H5.13 ROOF PLAN
- H5.14 FIRST FLOOR PLAN
- H5.15 BASEMENT PLAN

- H5.20 DEMOLITION ELEVATIONS
- H5.21 ELEVATION - CONGRESS STREET
- H5.22 ELEVATION - HIGH STREET
- H5.23 ELEVATION - HAVEN COURT
- H5.24 ELEVATION - REAR (WEST) ALLEY

- H5.31 AXONOMETRIC
- H5.32 VINGNETTE - CONGRESS STREET
- H5.33 VINGNETTE - HIGH ST FROM CONGRESS ST
- H5.34 VINGNETTE - HIGH ST FROM STARBUCKS
- H5.35 VINGNETTE - HAVEN CT FROM LADD ST
- H5.36 VINGNETTE - HIGH ST AT LADD ST & HAVEN CT
- H5.37 VINGNETTE - HAVEN COURT AT NEWBERRY'S

- H4.41 DETAILS

- H5.50 MATERIALS - WINDOWS
- H5.51 MATERIALS - FENESTRATION
- H5.52 MATERIALS - ARCADE FENESTRATION
- H5.53 MATERIALS - CLADDING
- H5.54 MATERIALS - CLADDING

PROJECT NARRATIVE

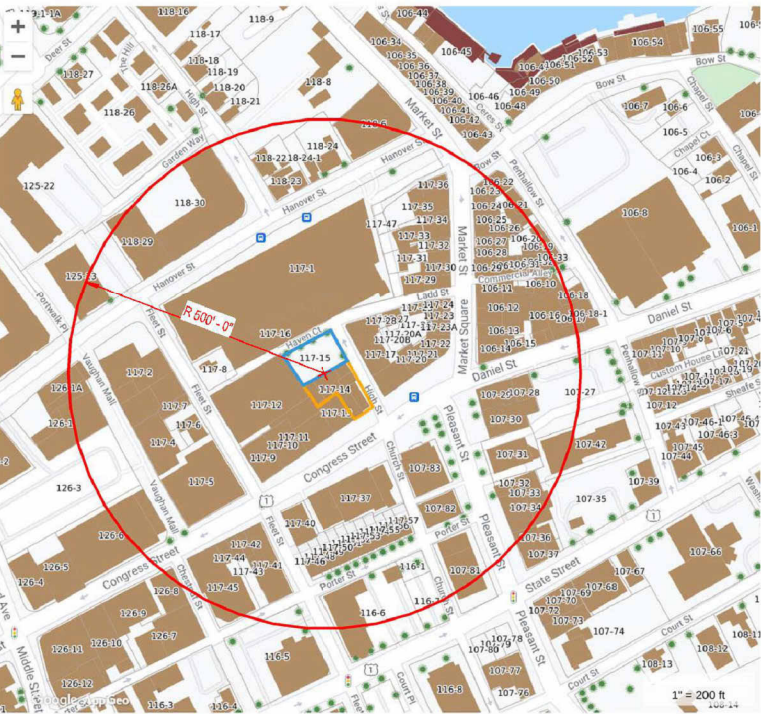
REHABILITATION AND ADAPTIVE REUSE OF EXISTING HISTORIC STRUCTURES WITH A NEW ADJACENT STRUCTURE ON REAR SURFACE PARKING LOT.

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

- PROJECT UPDATES SINCE LAST HDC WORKSESSION:**
- A. ADJUSTED ROOFS AND NEW DORMER AT 3 CONGRESS STREET.
 - B. ADDITIONAL DETAILS AND PROFILE SECTIONS
 - C. FINE TUNED STOREFRONT FENESTRATION
 - D. EXTERIOR MATERIALS PRODUCT CUT SHEETS



ONE CONGRESS STREET
RENOVATION & ADDITION
ONE MARKET SQUARE, LLC



HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
JUNE 17, 2022

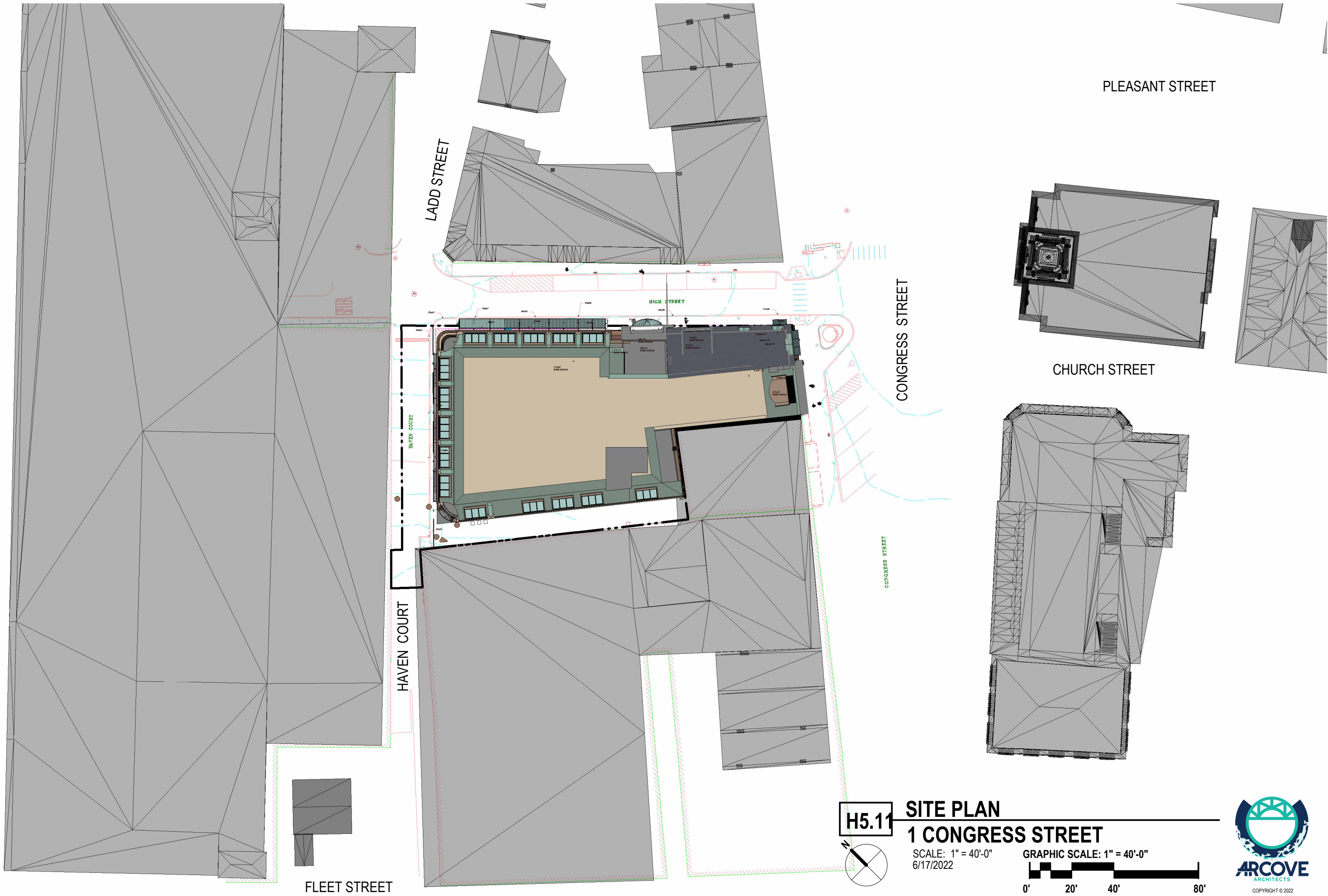
H5.01

COVER

1 CONGRESS STREET

SCALE:
6/17/2022





H5.11

SITE PLAN 1 CONGRESS STREET

SCALE: 1" = 40'-0"
6/17/2022

GRAPHIC SCALE: 1" = 40'-0"



H5.20

2

H5.20

1

H5.20

3

EXISTING TO
REMAIN

REMOVE SLOPED ROOF ONLY;
EXISTING FACADE, CORNICE AND BUILDING
BELOW TO REMAIN

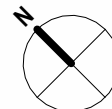
REMOVE BACK ELL
ADDITIONS

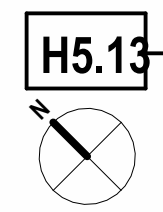
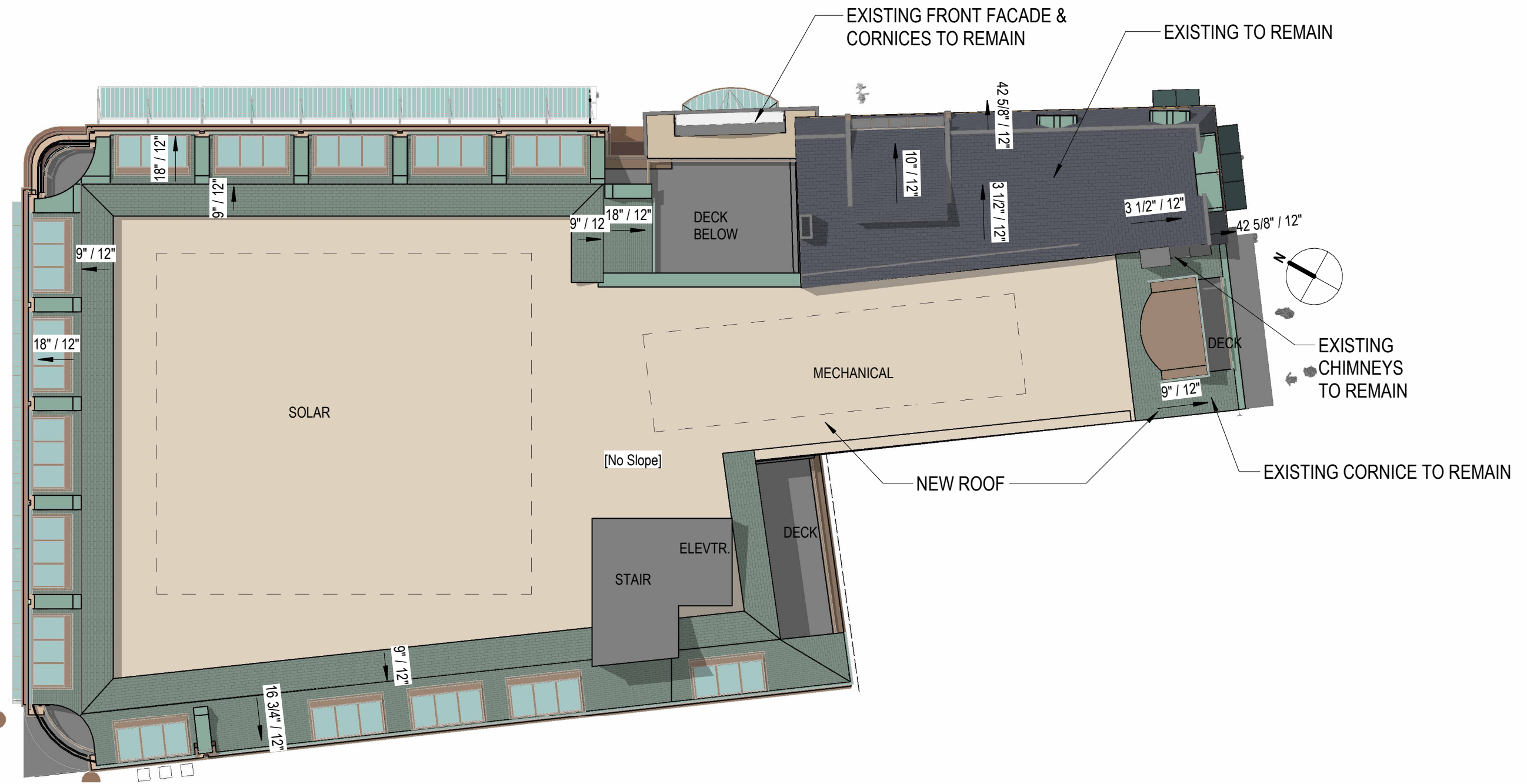
H5.12

DEMOLITION PLAN 1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
6/17/2022

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



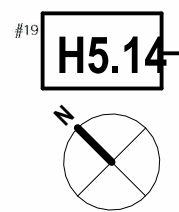
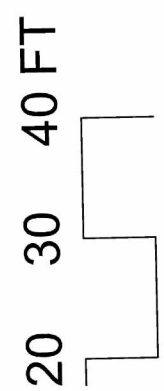
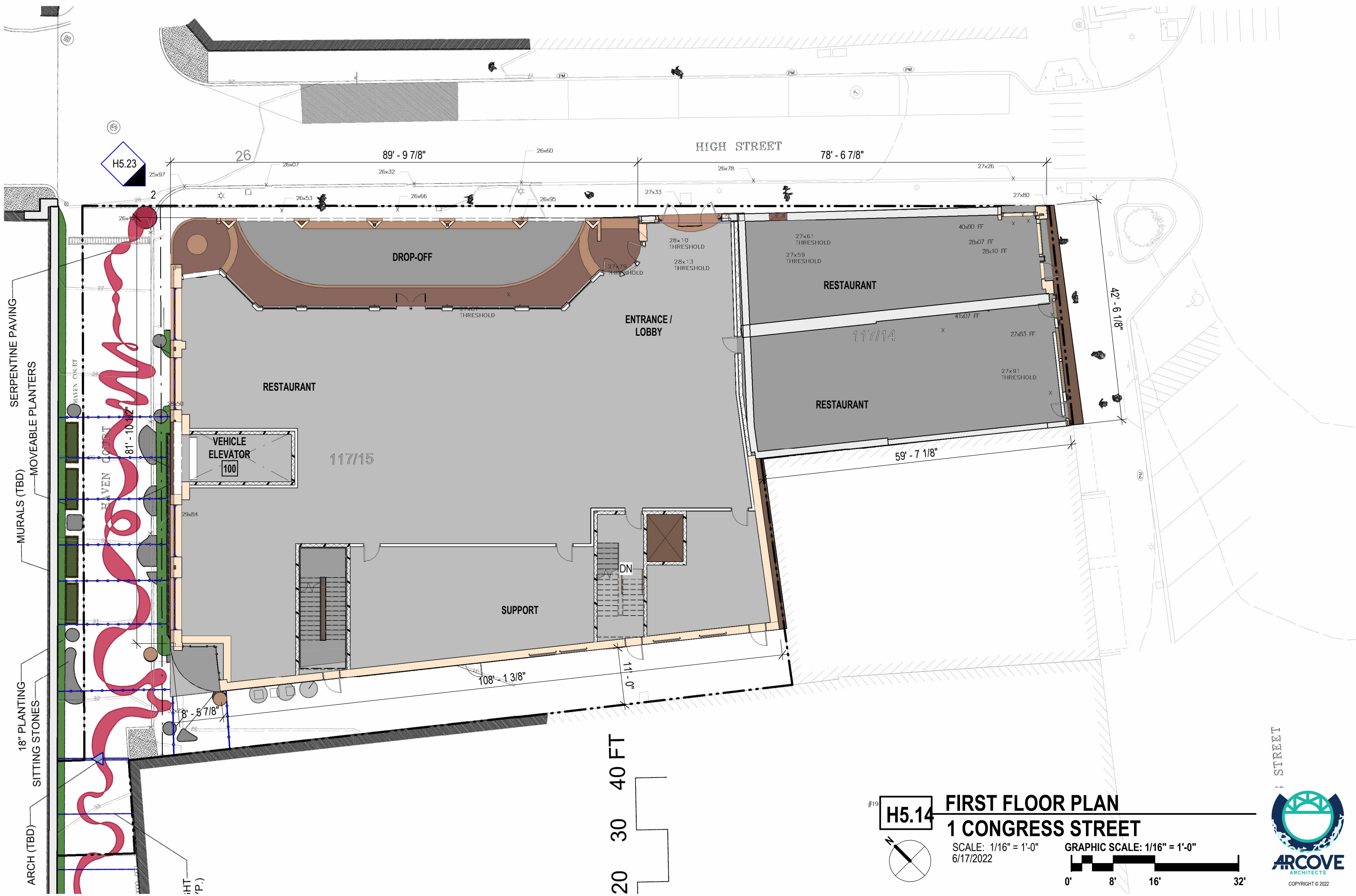


H5.13 **ROOF PLAN**
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
 6/17/2022

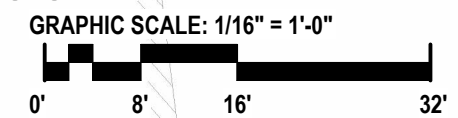
GRAPHIC SCALE: 1/16" = 1'-0"

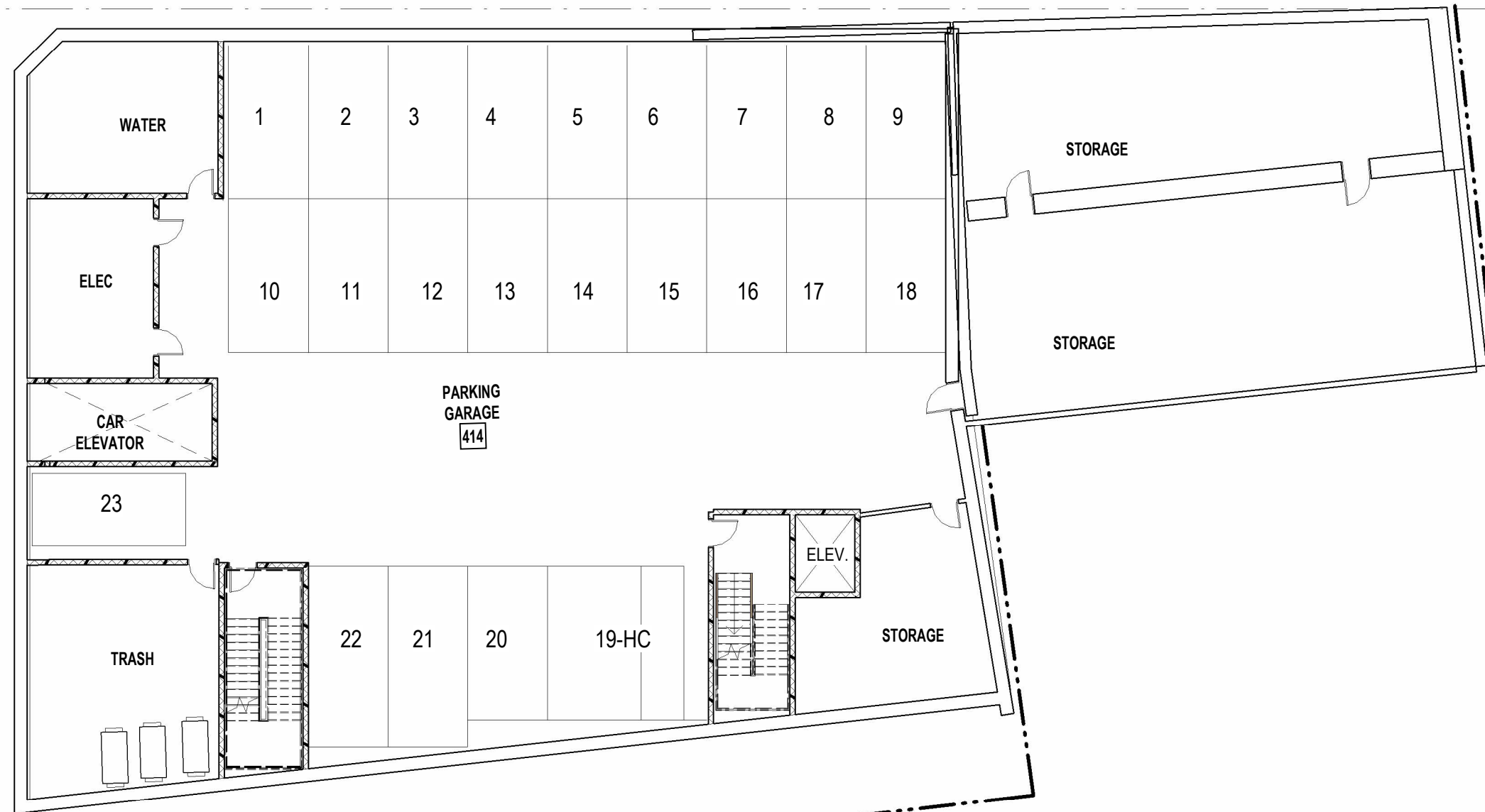




H5.14 **FIRST FLOOR PLAN**
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
6/17/2022



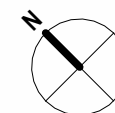


H5.15

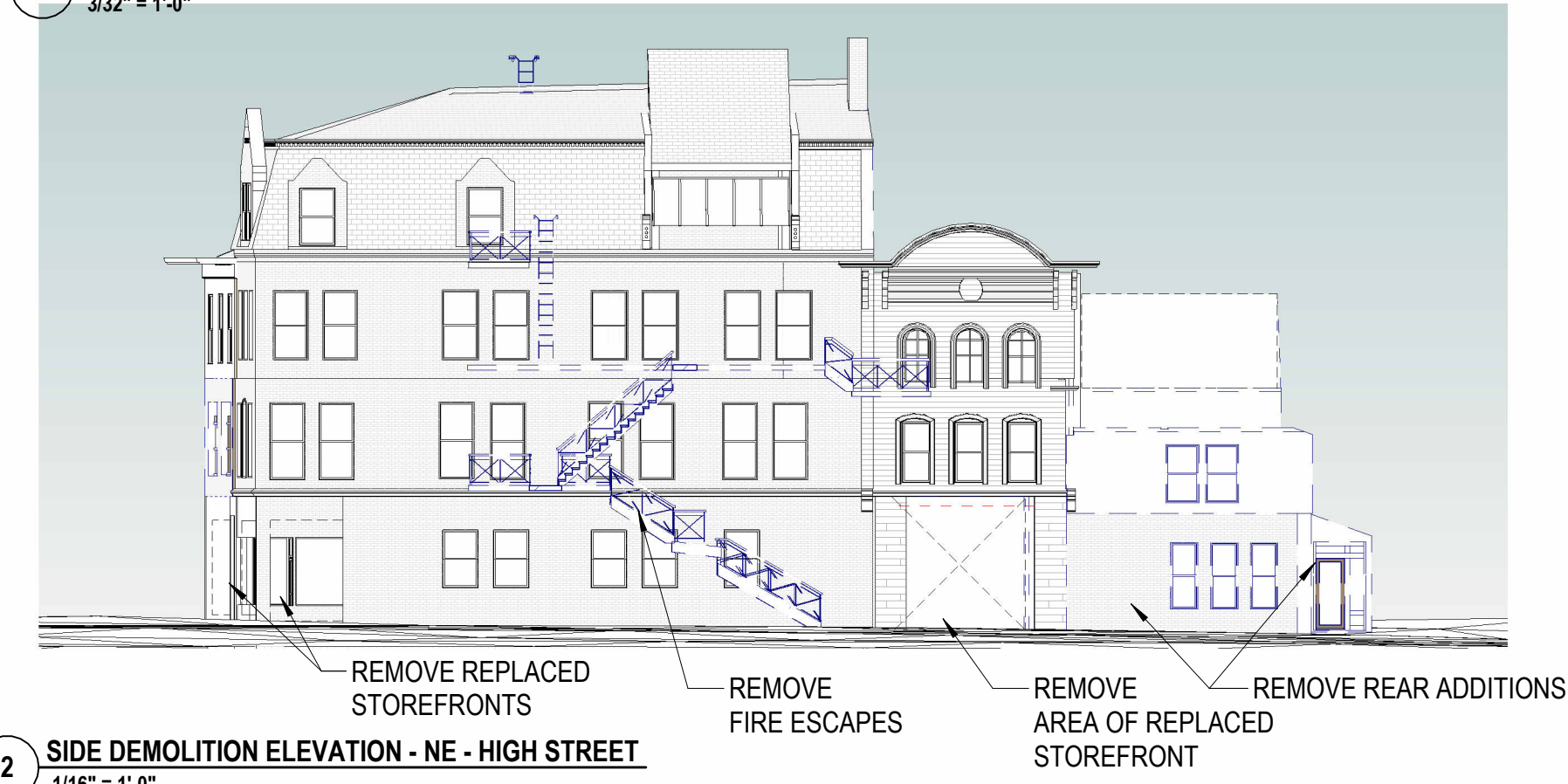
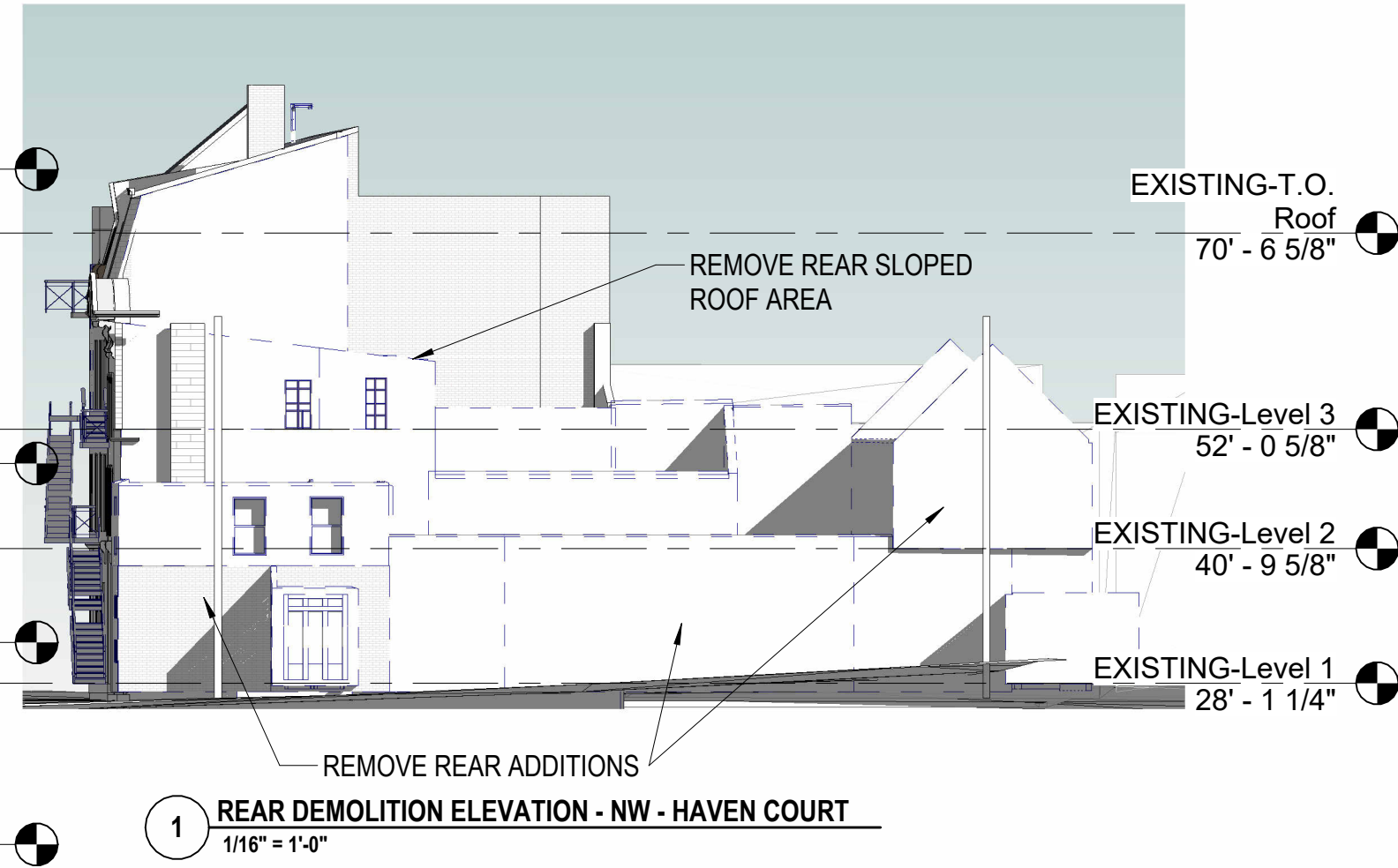
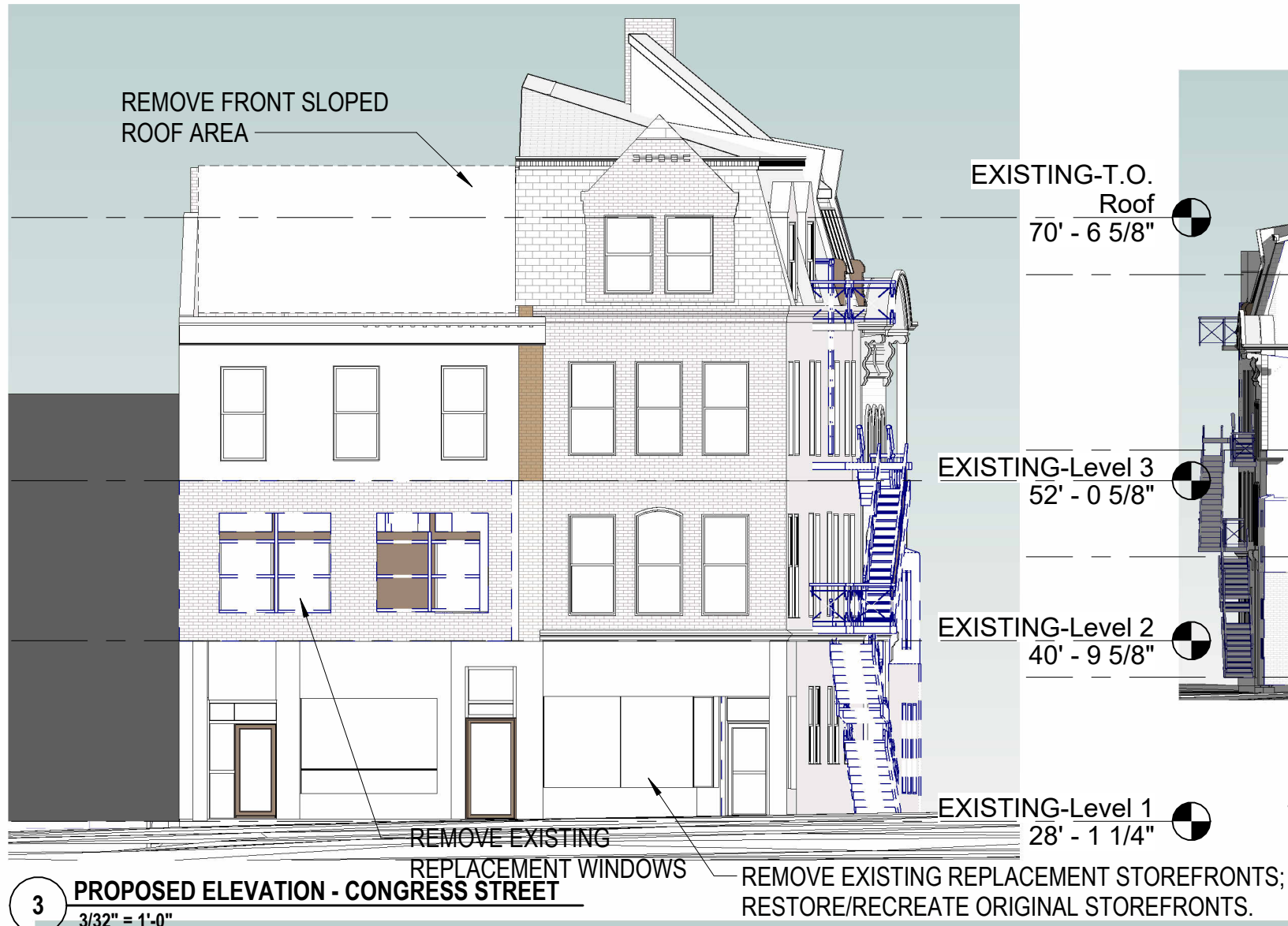
BASEMENT PLAN **1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"
6/17/2022

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



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H5.20 DEMOLITION ELEVATIONS
1 CONGRESS STREET
SCALE: As indicated
6/17/2022



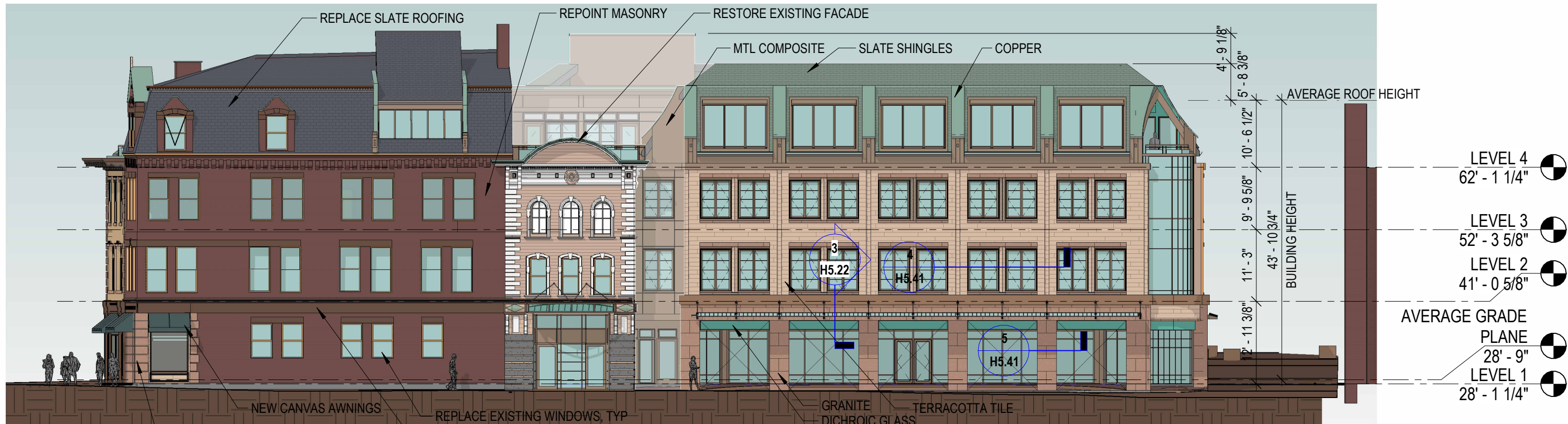


1 PROPOSED ELEVATION - CONGRESS STREET
3/32" = 1'-0"



H5.21 ELEVATION - CONGRESS STREET
1 CONGRESS STREET

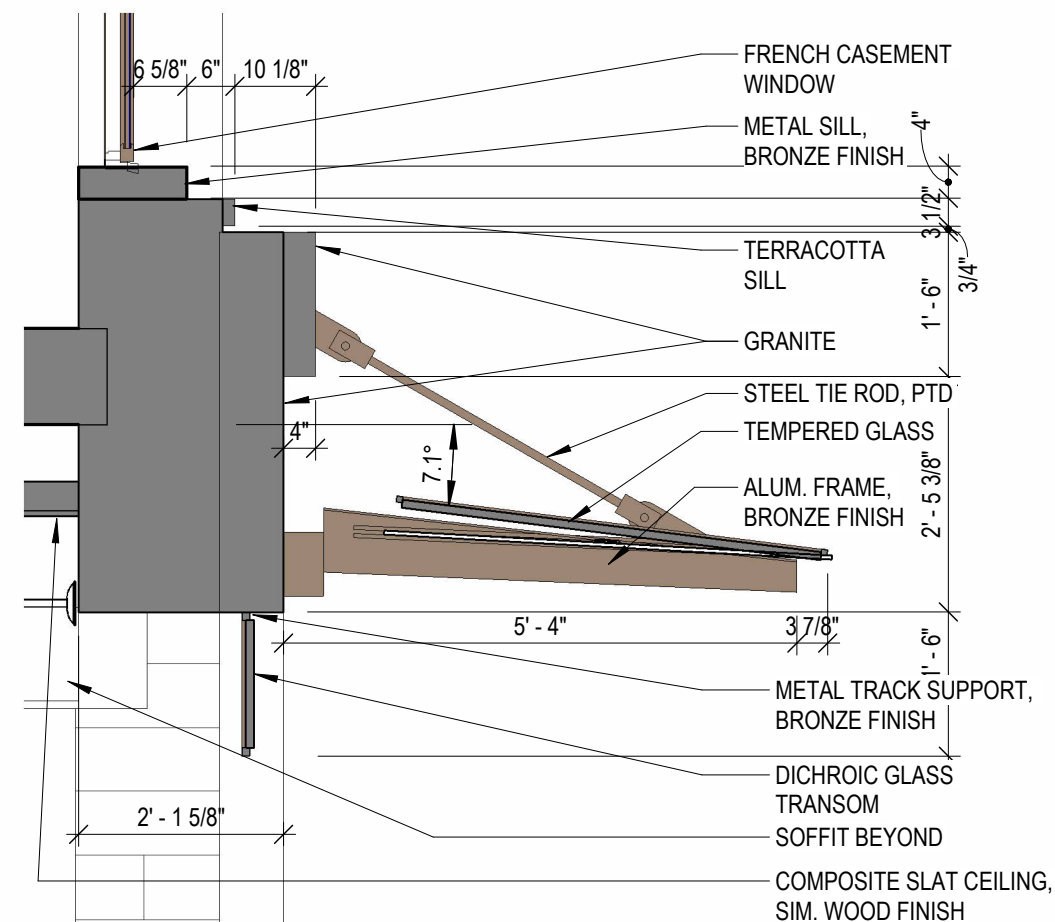
SCALE: As indicated
6/17/2022



1 **PROPOSED ELEVATION - NE - HIGH STREET**
1/16" = 1'-0"



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



3 **HDC AWNING DETAIL**
1/2" = 1'-0"

H5.22 ELEVATION - HIGH STREET
1 CONGRESS STREET

SCALE: As indicated
6/17/2022



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



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

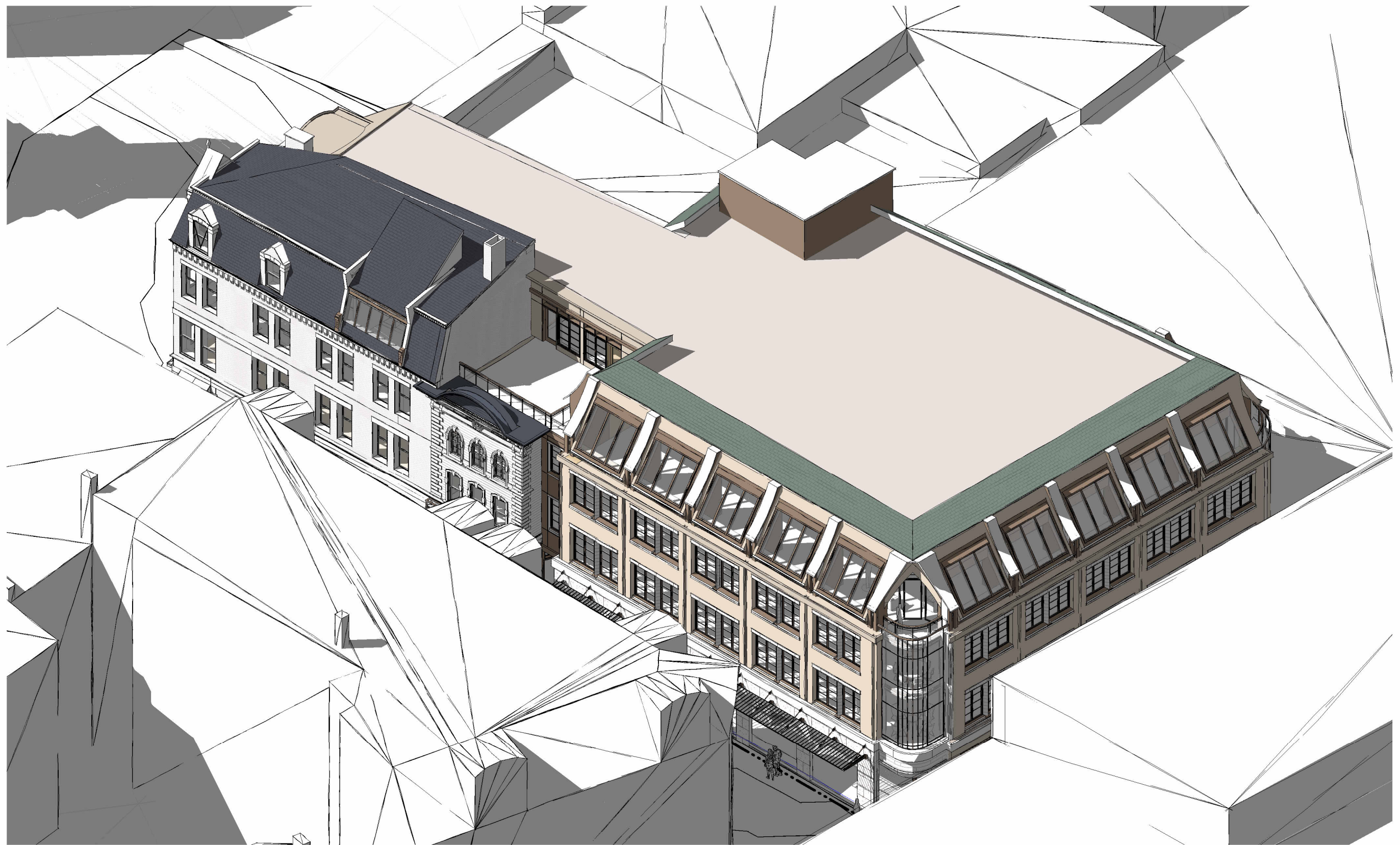
- LEVEL 4 62' - 1 1/4"
- LEVEL 3 52' - 3 5/8"
- LEVEL 2 41' - 0 5/8"
- AVERAGE GRADE PLANE 28' - 9"
- LEVEL 1 28' - 1 1/4"

H5.23 ELEVATIONS - HAVEN COURT
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
6/17/2022



H5.24 SW ELEVATION - REAR ALLEY
1 CONGRESS STREET
 SCALE: 1/16" = 1'-0"
 6/17/2022



H5.31 BIRDSEYE AXONOMETRIC
1 CONGRESS STREET
SCALE:
6/17/2022



H5.32

VIGNETTE - CONGRESS STREET
1 CONGRESS STREET

SCALE:
6/17/2022



H5.33 VIGNETTES - HIGH FROM CONGRESS
1 CONGRESS STREET
SCALE:
6/17/2022



**H5.34 HIGH STREET FROM STARBUCKS
1 CONGRESS STREET**
SCALE:
6/17/2022



H5.35. VIGNETTE - HAVEN CT FROM LADD ST
1 CONGRESS STREET
SCALE:
6/17/2022





H5.36 VIGNETTE - HIGH AT LADD & HAVEN
1 CONGRESS STREET

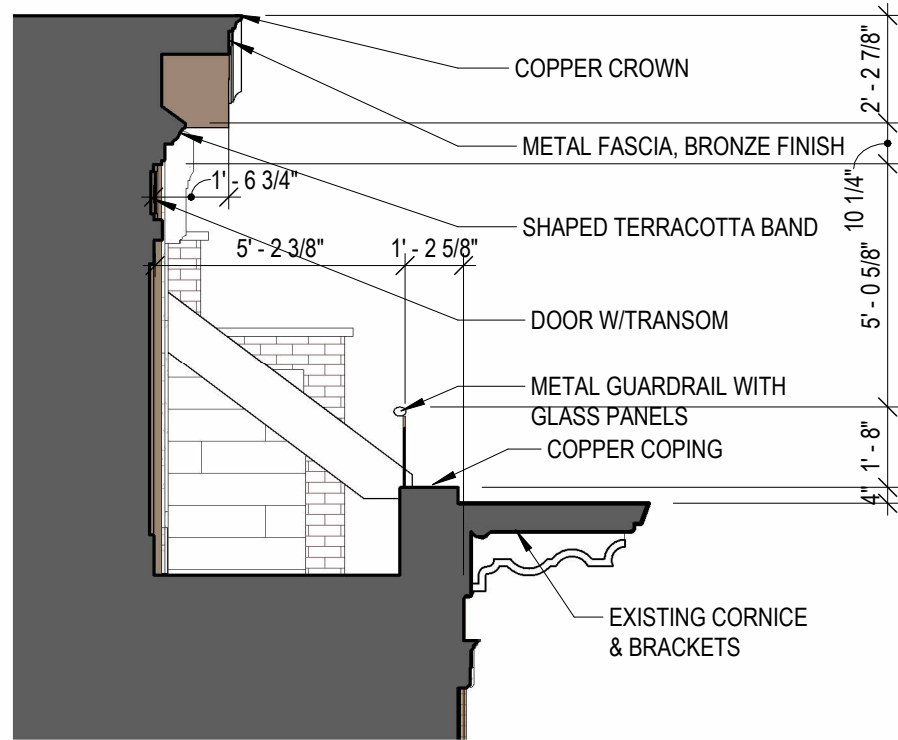
SCALE
6/17/2022

TANGRAM 3DS

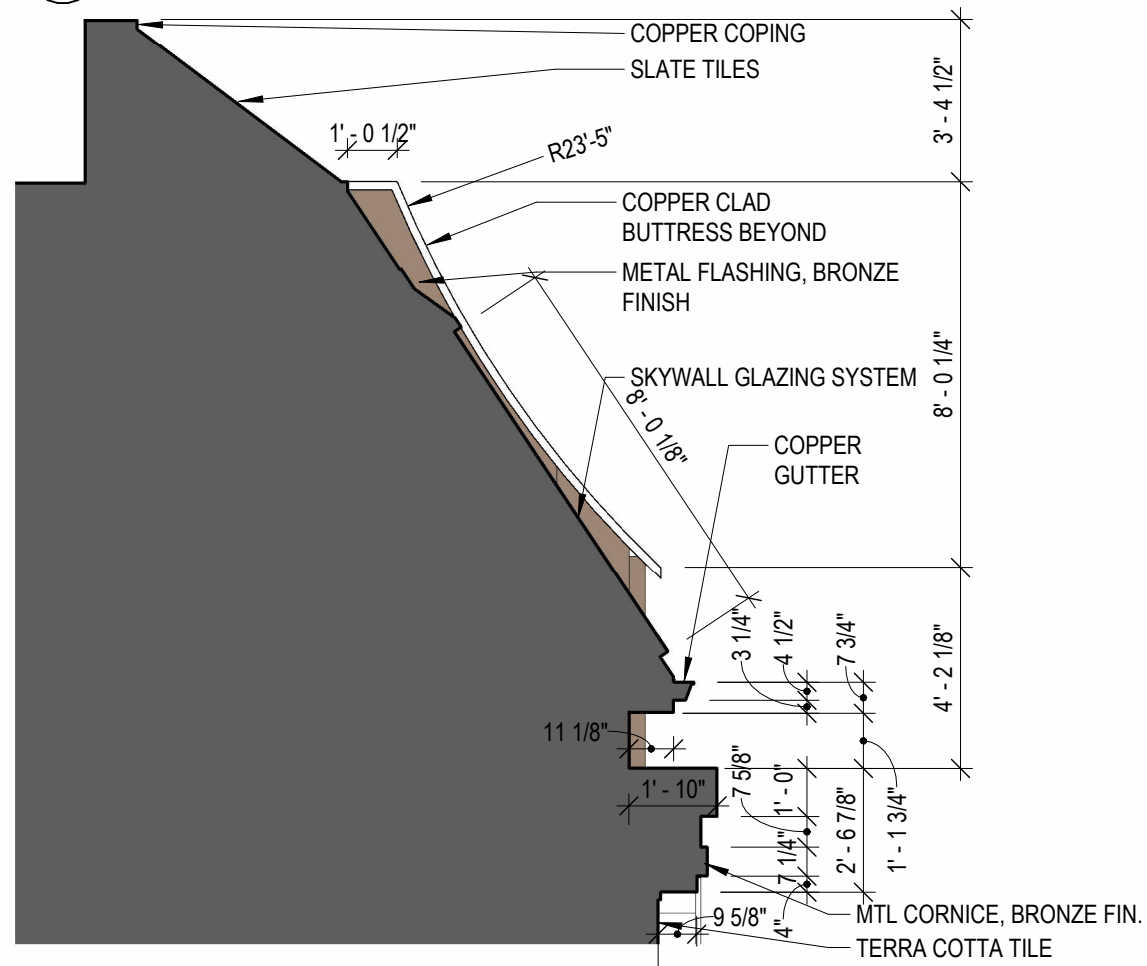


H5.37 **VIGNETTE - HAVEN CT AT NEWBERRY**
1 CONGRESS STREET

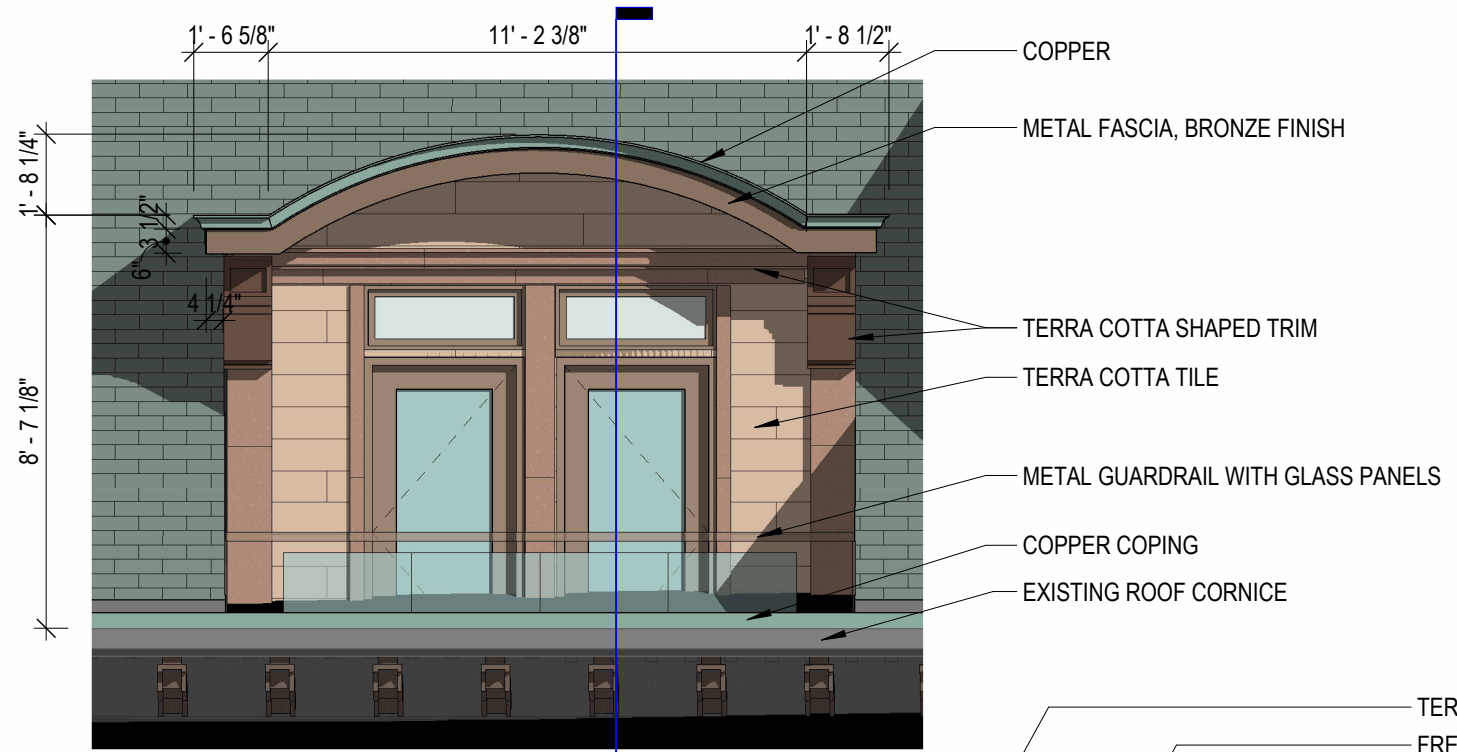
SCALE:
 6/17/2022



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

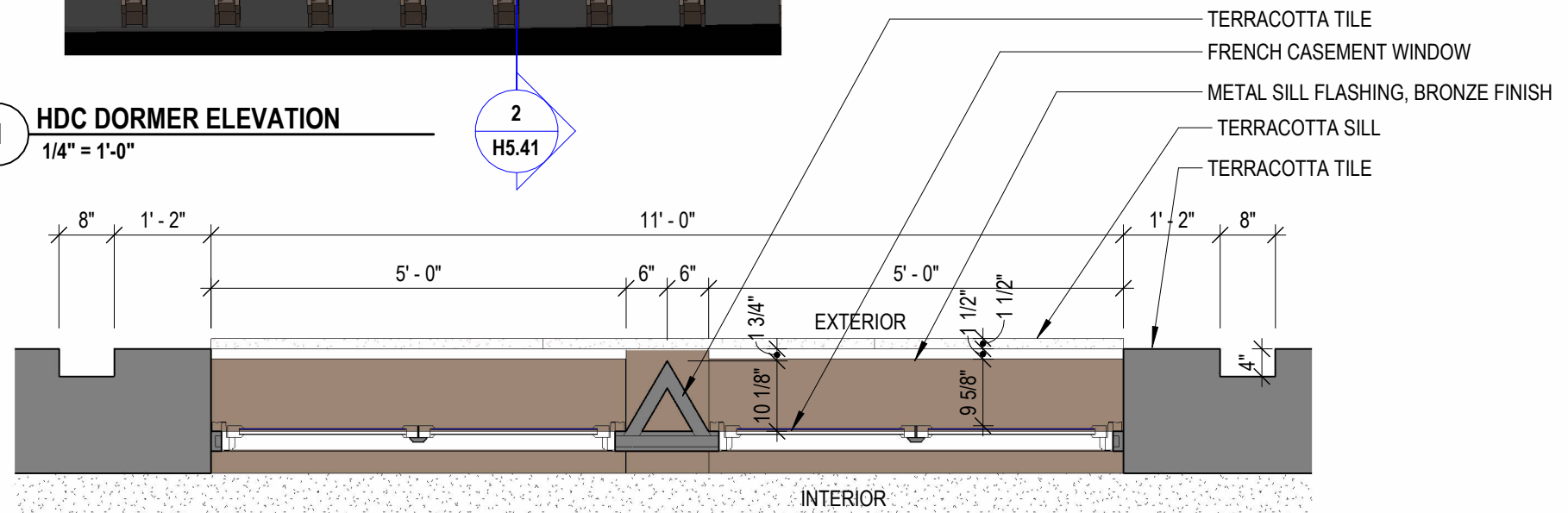


3 HDC SKYWALL DETAIL
1/4" = 1'-0"

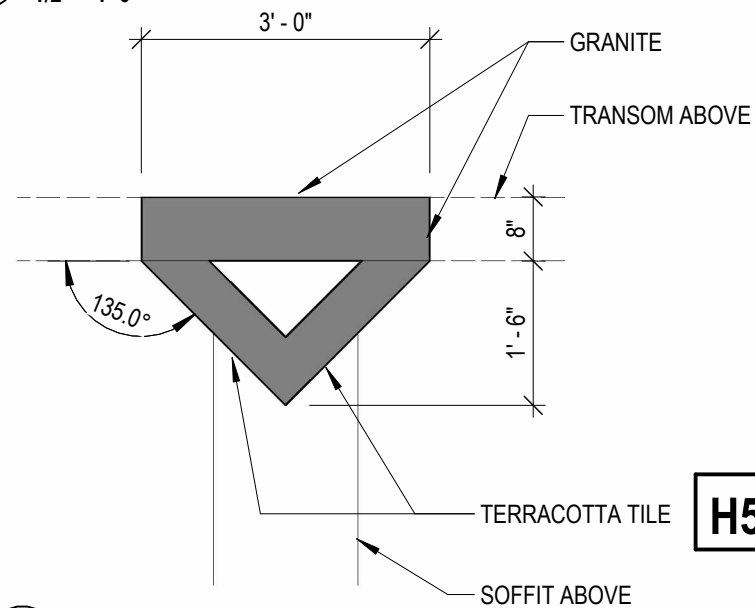


1 HDC DORMER ELEVATION
1/4" = 1'-0"

2
H5.41



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



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

H5.41 DETAILS
1 CONGRESS STREET
SCALE: As indicated
6/17/2022

Pella® Architect Series®
Traditional Wood & Clad/Wood



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

Double-Hung Interior



Double-Hung Exterior



Available in these window and patio door styles:



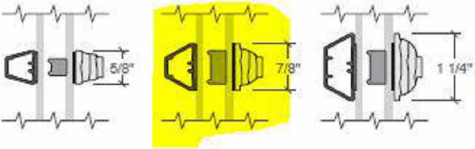
Special shape windows also available.

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

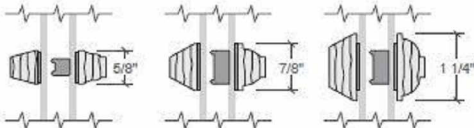
- **Designed with distinguished details**
Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **Enhanced style options and custom capabilities**
Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product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

Integral Light Technology[®]

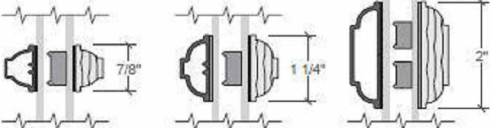
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



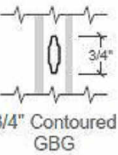
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Ogee Glaze Grilles
Clad Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



Colors

Wood Types

Wood species for complementing your project's interior.



Pine

Prefinished Pine
Interior Colors

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

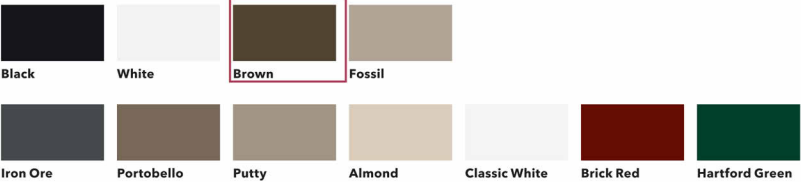


Aluminum-Clad
Exterior Colors

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

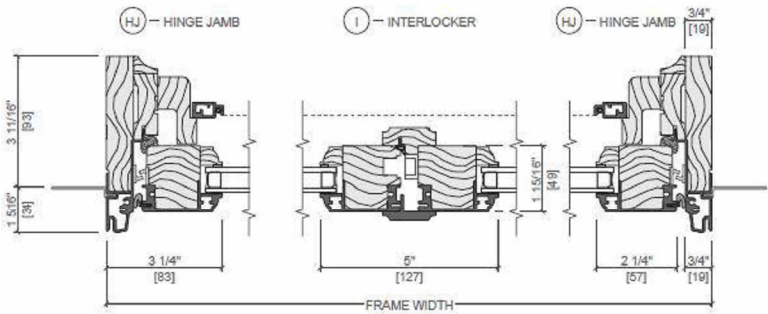
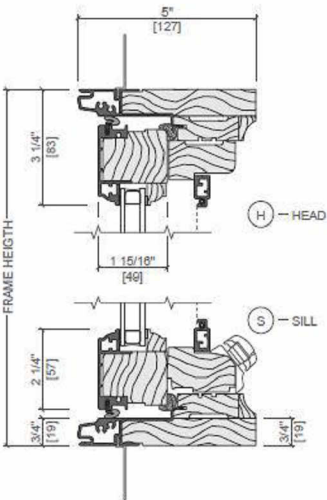
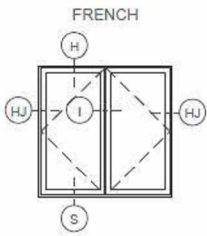


Custom colors are also available.



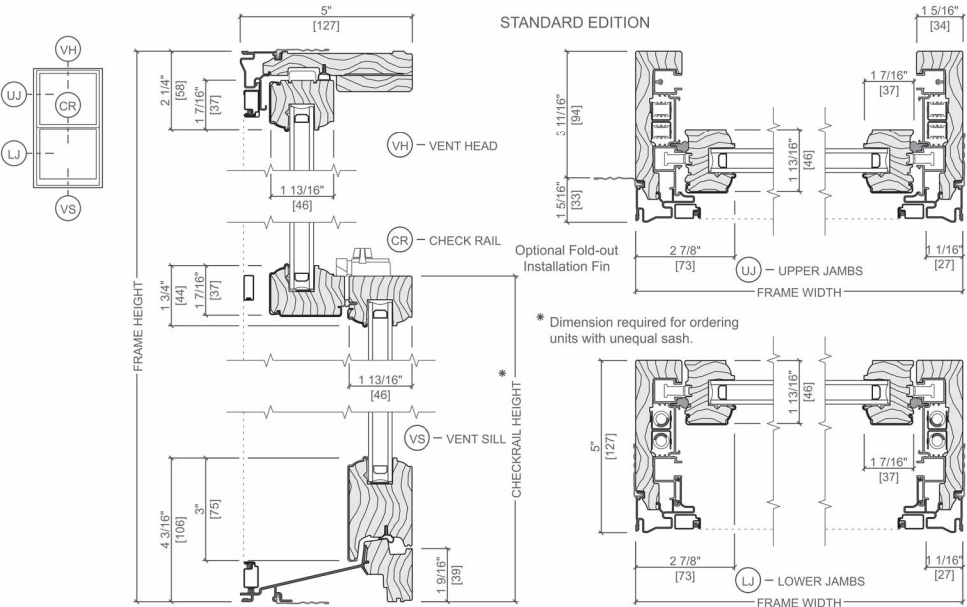
Pella® Reserve™ Out-Swing French Casement Window

Unit Sections - Aluminum-Clad Exterior



Architect Series® Traditional Hung Window

SE Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



H5.50 **MATERIALS - WINDOWS**
1 CONGRESS STREET
SCALE:
6/17/2022





CROWN LIFTING BIFOLDING DOORS

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

Page 1

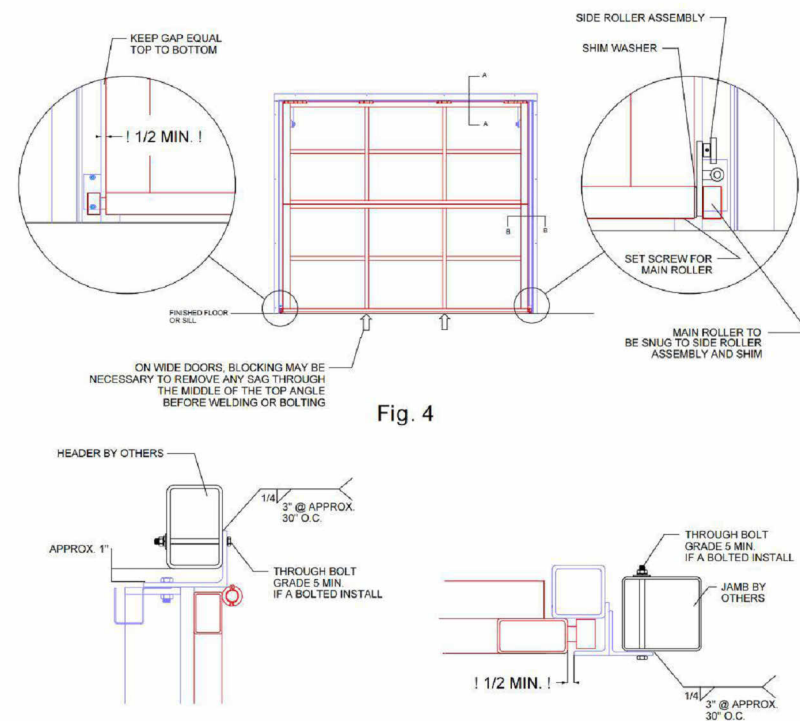


Fig. 4

Fig. 5



Northlight 25-90°

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



Download
CAD & BIM
objects

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

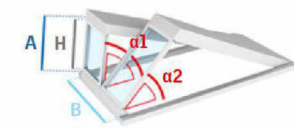
The prefabricated modular flashing ensures easy integration in the roof surface. All flashings are easily installed. The roof surface underneath the flashing must be appropriate for screw fixation.

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

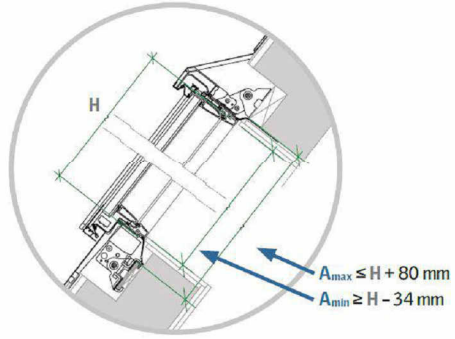
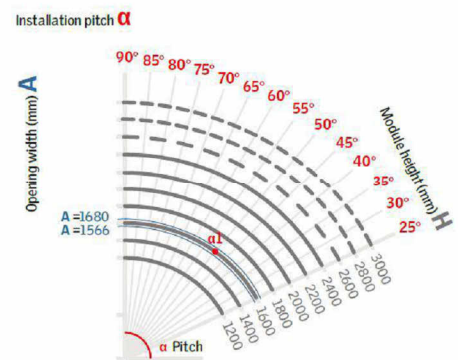
Sub-construction for
Northlight at:
veluxcommercial.com

Defining module size to your project

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



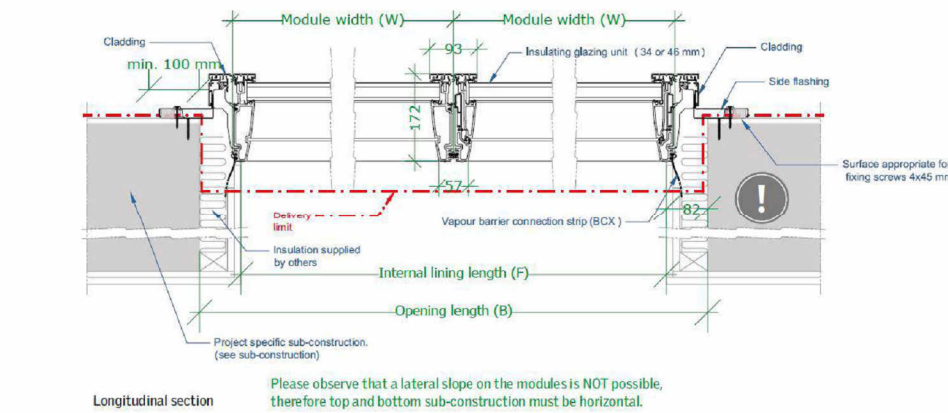
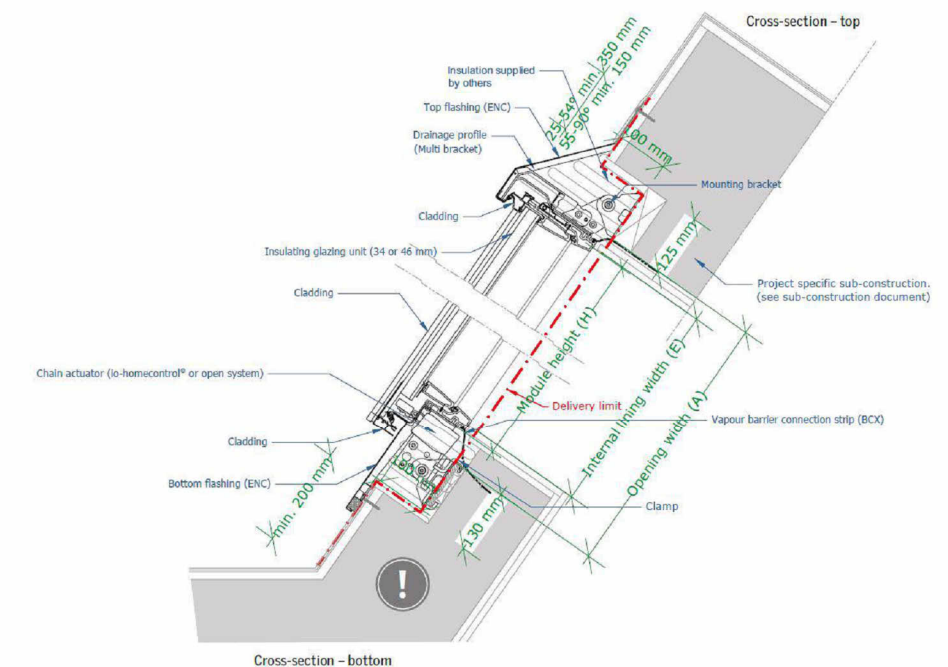
H: Module height
 α : Installation pitch
A: Opening width
B: Opening length



58 — Not available as venting modules as default.

ROOF WINDOWS - VELUX "NORTHLIGHT"

Sectional drawings



VELUX Commercial 59

STOREFRONTS

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 403X

2" x 4 1/2" Thermal Storefront Framing

CONFIGURATIONS

Shear Block • Screw Spline

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

Features

Dual pocket thermal barrier framing

Screw spline or shearblock construction

The optional Roto-Vent™ ventilator

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

0°-15° and 15°-30° variable mullions

Accommodates up to 1 1/16" glazing

Uniform glazing gasket is used for exterior and interior

Various height intermediate horizontals and sills

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

Anodized or painted finishes available

Benefits

Enhanced thermal performance and reduced energy cost

Decreases installation labor and cost

Ability to erect on the job site

Allows fresh air into the room, yet maintains security

Multifaceted elevations for design flexibility

Increased design flexibility

Expands design and energy savings options

Allows optimized use of gasket and reduces inventory

Simplifies ordering and installation

Ability to maintain desired sight line

Increased product versatility

Multiple options to answer economic and aesthetic concerns

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

COATINGS
FINISHES
COLORS

ULTRAPON (70% PVDF)

STANDARD

FEATURED

Bone White

White

Antique White

Herring Bone

Ivy

Hartford Green

Mesa Brown

Mineral Brown

Gray

Aged Copper

Blue Sky

Brick Red

Legacy Blue

Denim Blue

Light Brown

Pueblo Tan

Black

ULTRA-ESCENT II (70% PVDF MICA*)

STANDARD

FEATURED

Weathered Copper

Slate

Raw Sierra

Warm Silver

Sea Spray

Asi

Gun Barrel

Saddle Bronze

Champagne

Azure Gold

ANODIZE

Clear

Champagne

Light Bronze

Medium Bronze

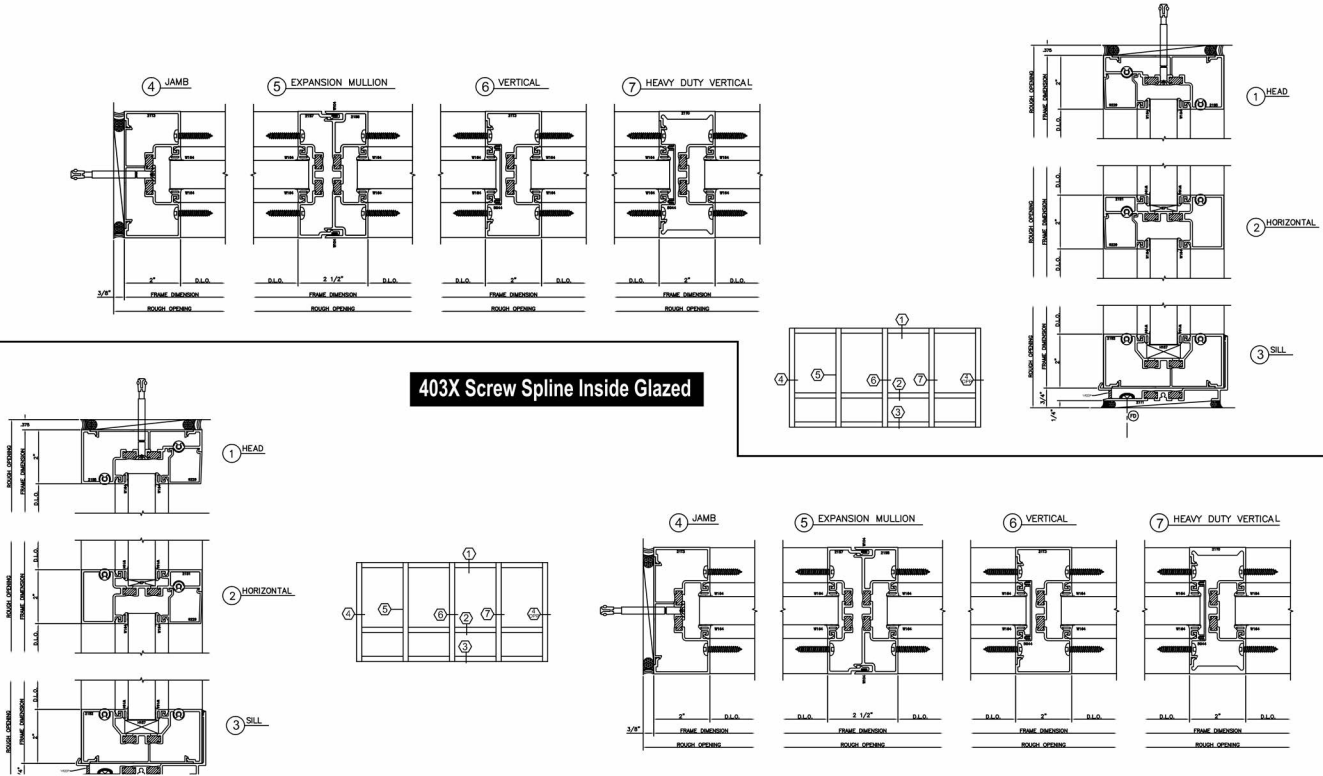
Dark Bronze

Black

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

reproduction 05/15

403X Screw Spline Outside Glazed Stops Down



STOREFRONT TRANSOMS

3M™ Dichroic Film for Laminated Glass

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

Flexible

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

Versatile

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

Gold-Blue Dichroic Film



In Transmission (Shown)

In Reflection

Yellow ► Magenta ► Blue

Gold (straight) Blue (angle)

Copper-Bronze Dichroic Film



In Transmission (Shown)

In Reflection

Magenta ► Blue ► Aqua

Copper (straight) Bronze (angle)

Solar performance of clear laminated glass

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

Make an impression at 3M.com/Glass.

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

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

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

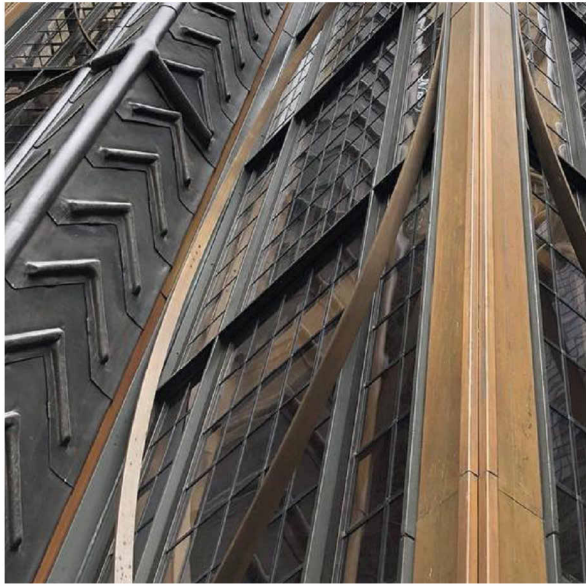


H5.52 MATERIALS - ARCADE FENESTRATION
1 CONGRESS STREET

SCALE:
6/17/2022



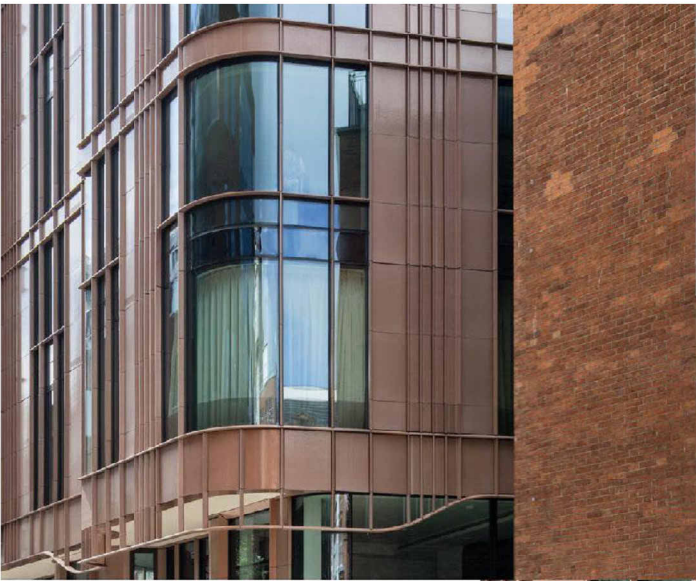
COPYRIGHT © 2022



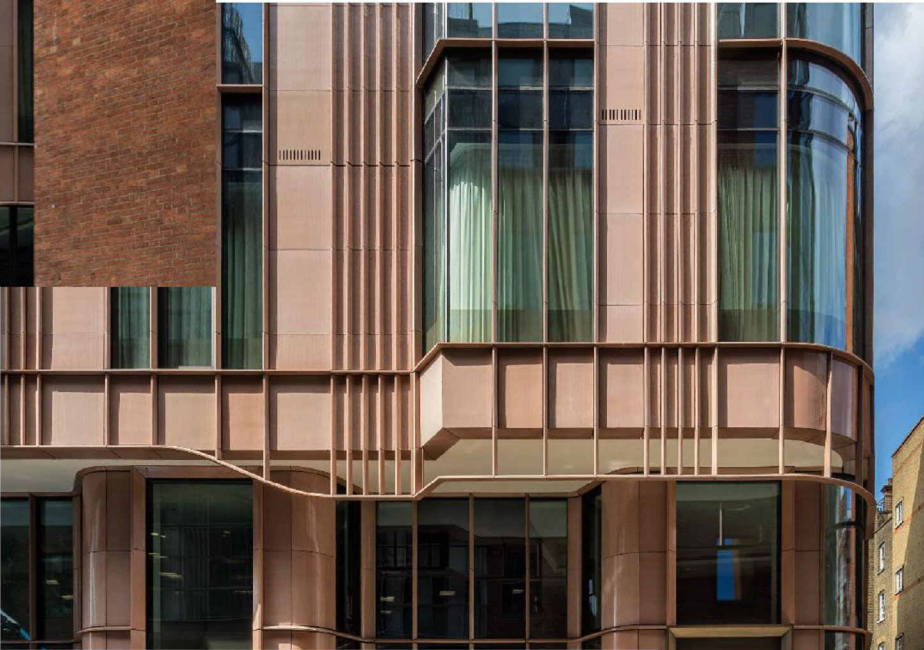
BRONZE FINISH - METAL ACCENTS -
WINDOW & DOOR FRAMES,
AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding

Terra Cotta, glazed tile
TERREAL, PITERAK SLIM



Marylebone Lane Mansion
London
Glaze color: Tea with Milk



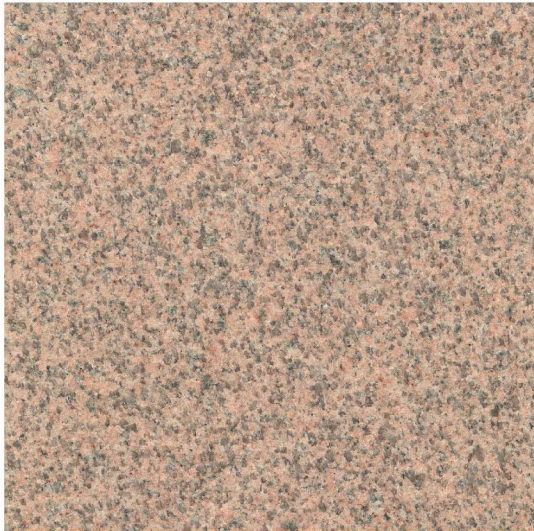
Lower walls, cladding

Granite



Deer Isle

At restored Facades



Carolina Coral

First floor addition, field color



Autumn Pink

First floor addition - accent color



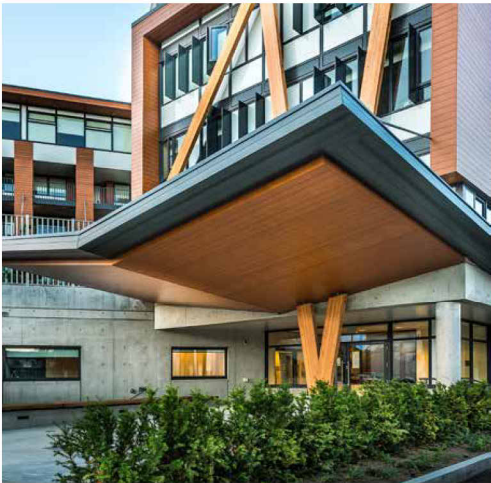
Piterak Slim Terracotta Cladding

H5.53 MATERIALS - CLADDING
1 CONGRESS STREET

SCALE:
6/17/2022



SOFFIT-CEILING AT ARCADE DROP-OFF



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



easy to use	quick delivery
solid warranty	durable finishes

longboardproducts.com



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

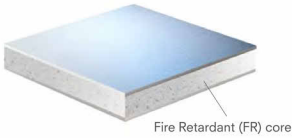
ALUCOBOND Products

PROPERTIES AND BENEFITS

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

ALUCOBOND® PLUS

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



ALUCOBOND® AXCENT™

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



ALUCOBOND® EasyFix™

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

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



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

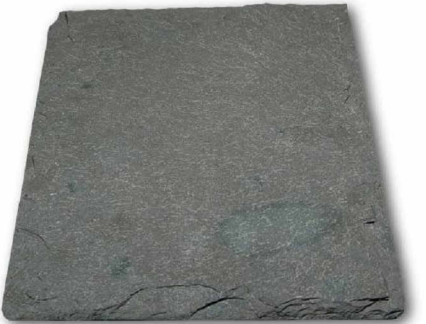
* Exceptions to standard dimensions include mirror, print, and others. Refer to product range table on next page.
** Sheets will be fabricated to meet custom panel sizes within product range above.

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

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

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

ROOFING - NATURAL SLATE

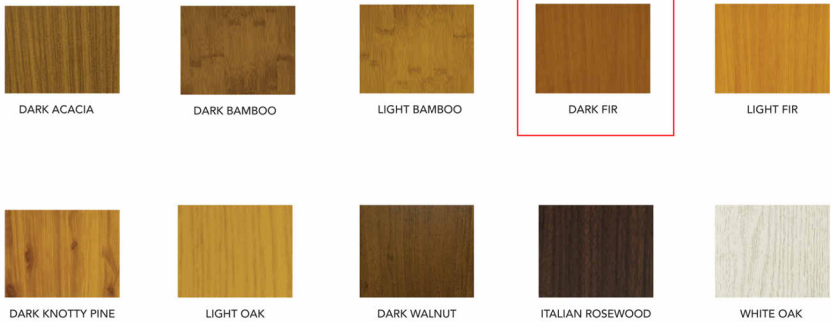


GRAY-GREEN, SEMI-WEATHERING NATURAL SLATE; VERMONT SLATE

WOODGRAIN OPTIONS

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

CONSISTENT



The Classic Collection



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

The Classic Collection (continued)

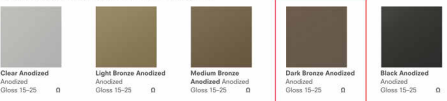


Legend
All finishes are stocked in ALUCOBOND PLUS and ALUCOBOND AXCENT, except those noted A or B.
A ALUCOBOND AXCENT Make to Order
B Not Available in ALUCOBOND AXCENT

The Spectra Collection



The Anodized Collection*



H5.54 MATERIALS - CLADDING
1 CONGRESS STREET
SCALE:
6/17/2022



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