LETTER OF AGENDA

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

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

Please review the following items submitted for consideration:

1.0 – Site Aerial & Agenda

2.0 – Proposed Renderings

3.0 – Proposed Elevations

Appendix A
- Site and surroundings
- Zoning and Vision Plan

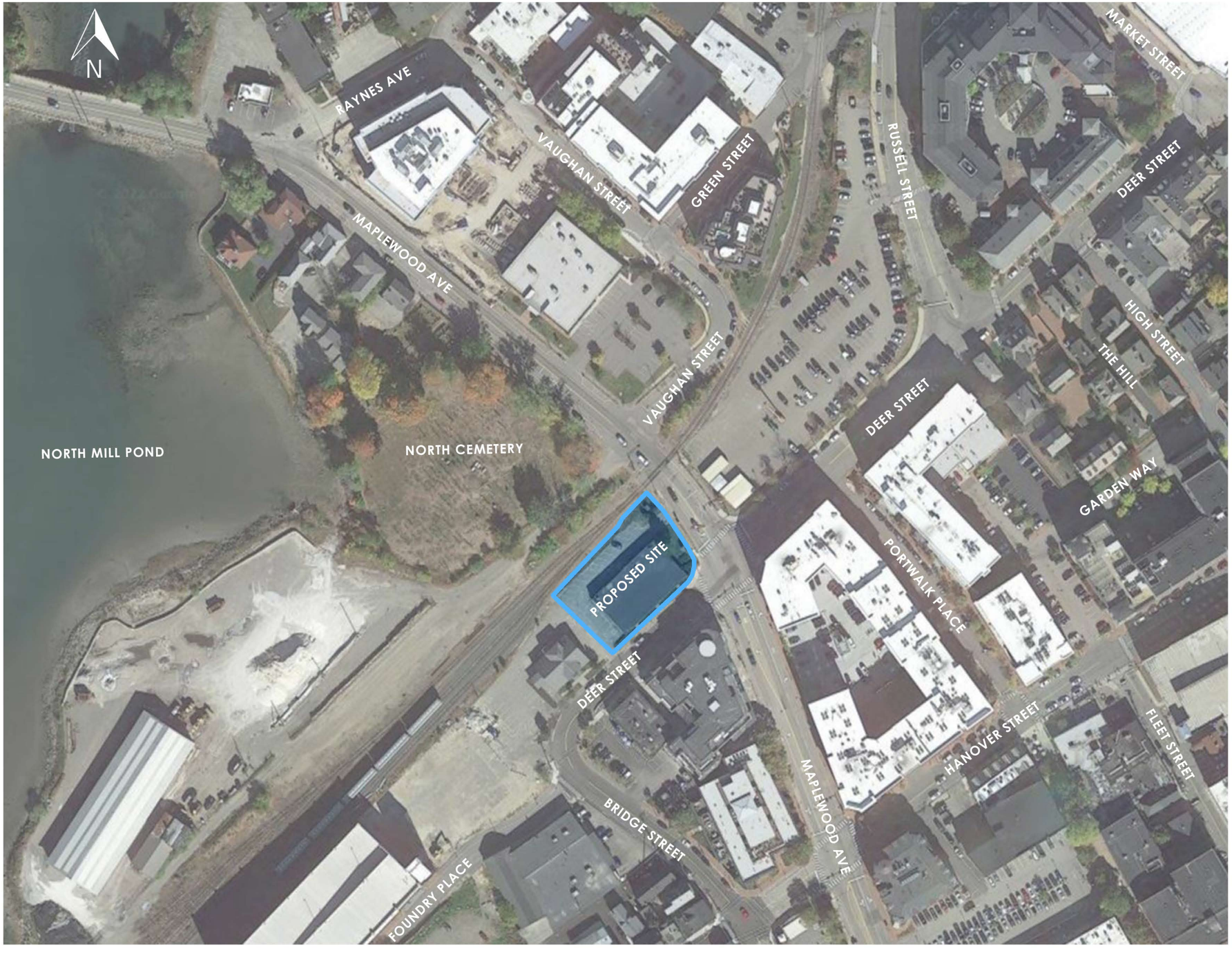
Appendix B
- Historic Research

Appendix C
- North Mill Pond Coastal Resiliency

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

Thank you for your consideration.
Sincerely,

Carla Goodknight, AIA, NCARB
Principal, CJ Architects



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS

1.0



88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM RUSSELL STREET

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM VAUGHAN STREET

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM BRIDGE STREET

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

VIEW OF RAIL SIDE CANOPY DETAIL

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



DEER STREET ELEVATION



MAPLEWOOD AVENUE ELEVATION



RAILROAD ELEVATION



SIDE ELEVATION

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATIONS

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS

APPENDIX A:

ZONING AND VISION PLAN

SITE AND SURROUNDINGS



BUILDING HEIGHT

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

1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.

2. When a lot is assigned to more than one height requirementstandard refer to the requirements listed in Section 10.5A21.22.

3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.

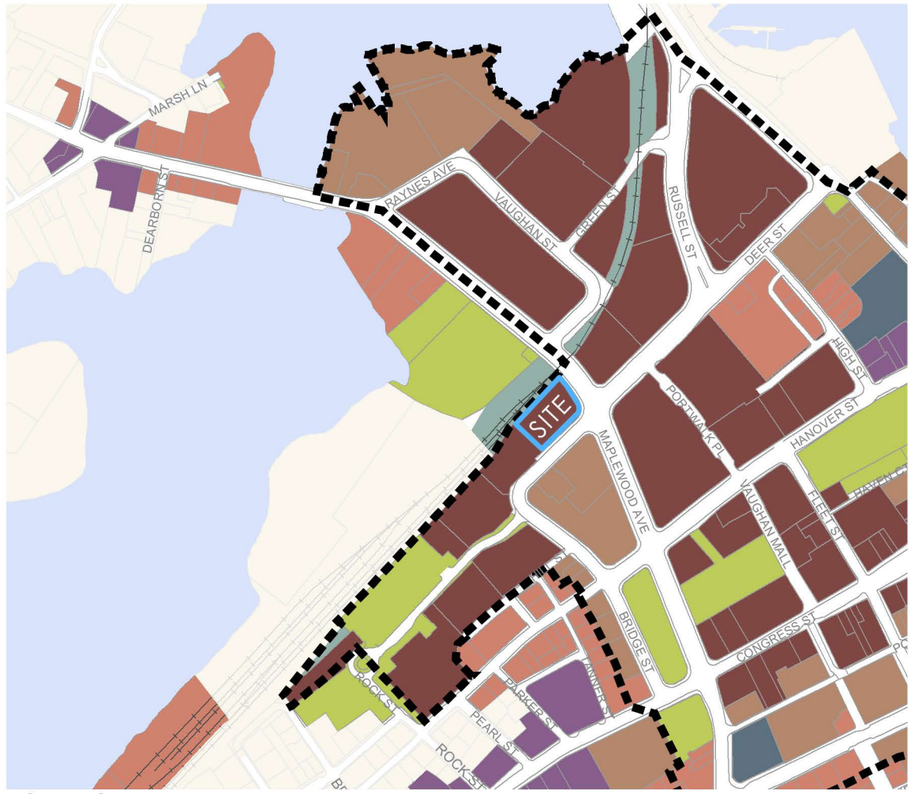
Incentive Overlay Districts

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

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

Legend

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



ZONING PLAN

Legend

- DOD — Downtown Overlay District
- HD — Historic District

Character Districts

- CD5 — Character District 5
- CD4 — Character District 4
- CD4-W — Character District 4-B
- CD4-L1 — Character District 4-L1
- CD4-L2 — Character District 4-L2

Civic District

- CIVIC — Civic District

Other Districts

- M — Municipal District
- TC — Transportation Corridor

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

ZONING

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



NORTH END VISION PLAN
PROPOSED PROJECT SITE

BUILDING DESIGN

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

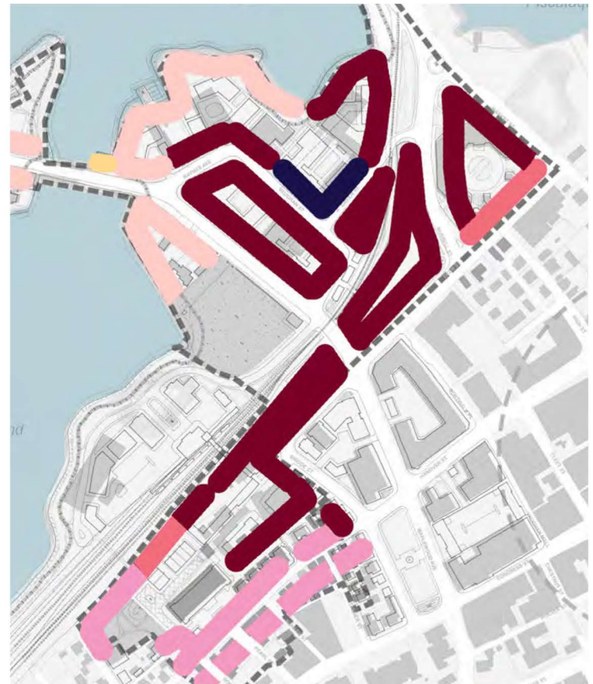
1. NOBLE'S ISLAND
2. ALBACORE MUSEUM
3. PSNH SUBSTATION
4. MAPLEWOOD/DENNETT GATEWAY REDEVELOPMENT
5. MARSH LANE PARK
6. WATERFRONT DINING
7. MILL POND CIVIC PLAZA & GREEN
8. MILL POND WATERFRONT PARK & GREENWAY
9. 3S ARTSPACE
10. MARKET STREET ROUNDABOUT & PARKS
11. NORTH END PLAZA
12. FUTURE HARBORCORP/WHOLE FOODS CONVENTION CENTER
13. UNION CEMETERY/NORTH CEMETERY
14. MAPLEWOOD HISTORIC HOMES
15. TRANSIT ORIENTED DEVELOPMENT
16. FUTURE PASSENGER RAIL STATION
17. FUTURE NORTH END PARKING GARAGE W/ MIXED-USE LINER BUILDING
18. FUTURE MAPLEWOOD PARKING GARAGE W/ MIXED-USE LINER BUILDING
19. FUTURE MAPLEWOOD AVENUE SQUARE/PARK
20. FUTURE ARTISAN/WORKFORCE HOUSING DISTRICT
21. FUTURE UPWARD EXTENSION OF HEINEMANN BUILDING
22. FUTURE MIXED-USE DISTRICT
23. FUTURE INFILL & LINER BUILDINGS

LEGEND

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



NORTH END ARCHITECTURAL STYLE



PRELIMINARY BUILDING HEIGHT MAP

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

NORTH END HISTORY AND
NORTH END VISION PLAN

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

300' & 500' SITE SURROUNDINGS

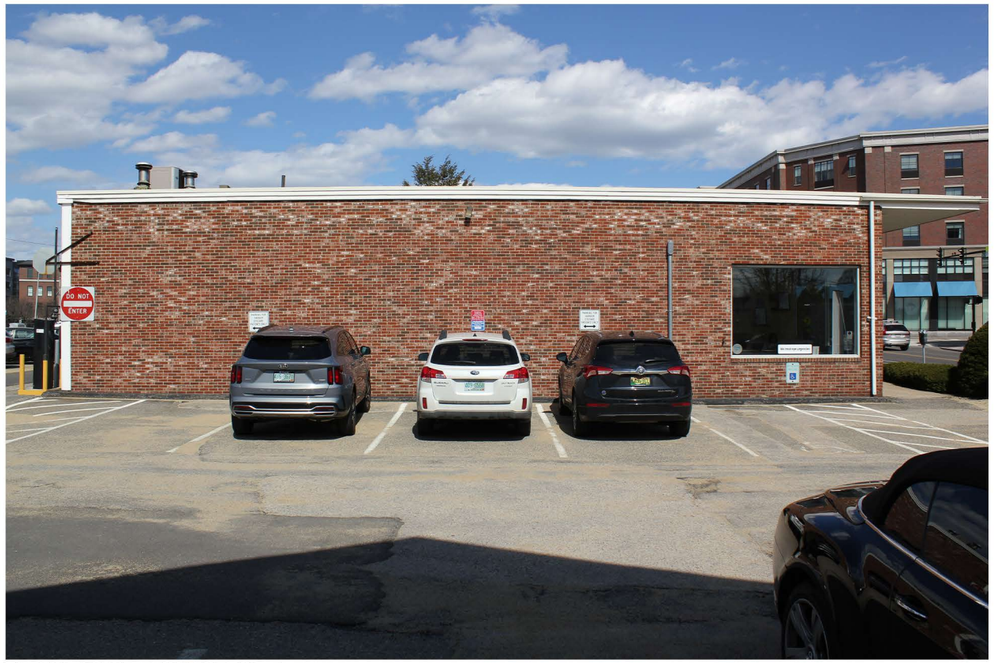
HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS

5.0



DEER STREET ELEVATION



ELEVATION FACING LOT 4



ELEVATION FACING RAILROAD TRACKS



MAPLEWOOD AVE ELEVATION

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS

EXISTING BUILDING

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



A. VIEW ACROSS NORTH MILL POND TO NORTH CEMETARY



B. VIEW OF THE SITE FROM NORTH CEMETARY



C. VIEW OF THE SITE FROM MAPLEWOOD AVENUE



D. VIEW OF THE SITE FROM VAUGHAN STREET

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS

PRIMARY VIEWS OF THE SITE

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



E. VIEW FROM DEER STREET TO FOUNDRY GARAGE



F. VIEW FROM MAPLEWOOD TOWARD VAUGHAN STREET



G. VIEW OF THE SITE FROM BRIDGE STREET



H. VIEW OF SITE FROM THE CORNER OF BRIDGE STREET



X. VIEW OF RAILROAD TRACKS ABUTTING SITE

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS

PRIMARY VIEWS OF THE SITE

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



1 145 MAPLEWOOD



2 111 MAPLEWOOD



3 299 VAUGHAN STREET



4 233 VAUGHAN STREET



5 PORTWALK



6 25 MAPLEWOOD



7 30 MAPLEWOOD



8 46 MAPLEWOOD



9 238 DEER STREET



10 163 DEER STREET



11 126 BRIDGE STREET



12 FOUNDRY PARKING GARAGE

88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS

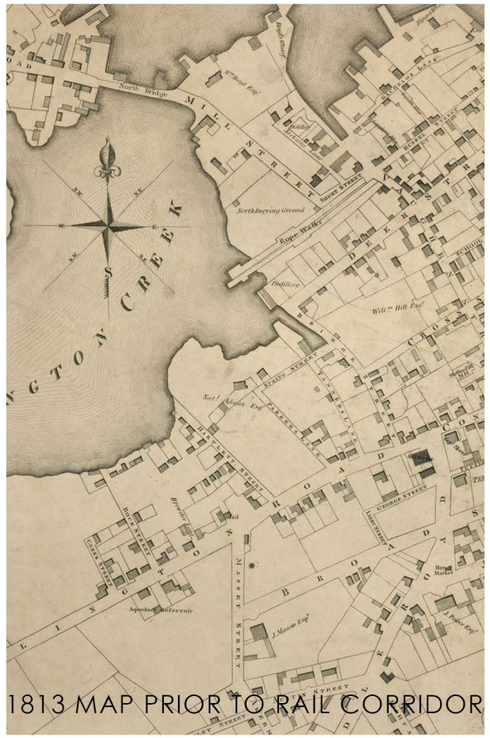
PROPERTIES WITHIN 300'-500' OF SITE

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS

APPENDIX B:

HISTORIC RESEARCH



1813 MAP PRIOR TO RAIL CORRIDOR



#1 TRAIN STATION

#2 KEARSARGE MILL

#3 ROUNDHOUSE

#4 FRANK JONES BREWERY

#5 ELDREDGE BREWERY

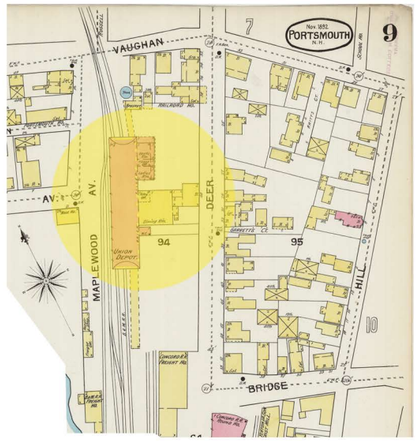
88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

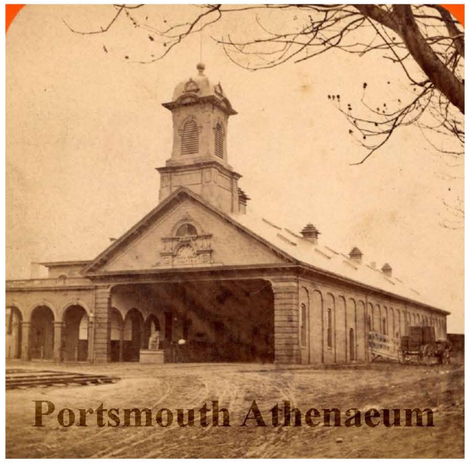
HISTORIC RAIL CORRIDOR AND RELATED STRUCTURES

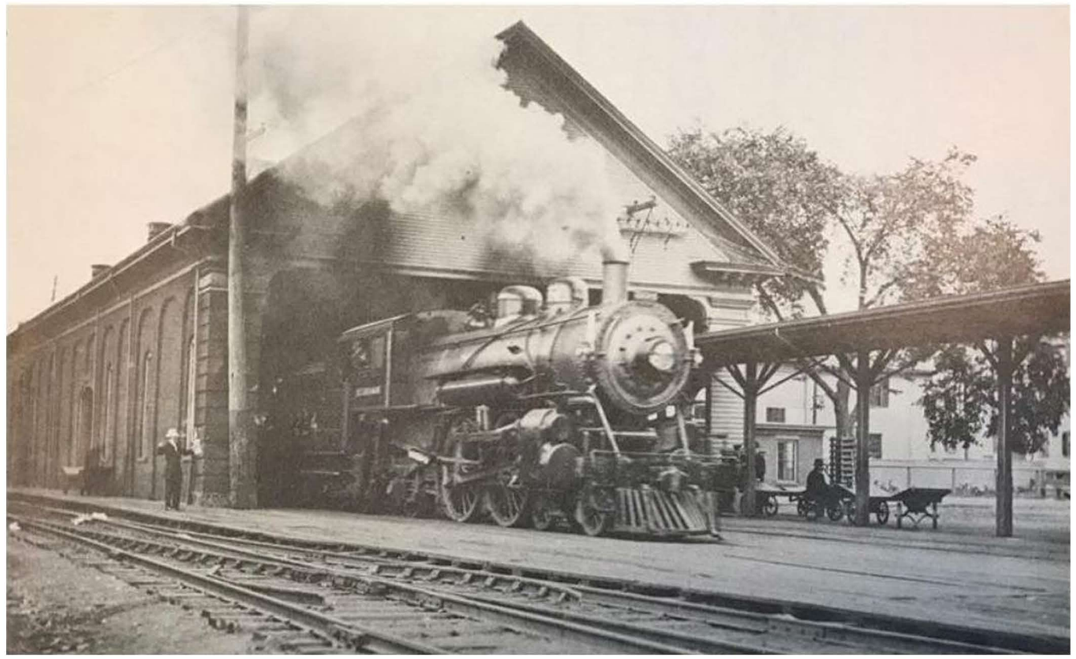
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JULY 6, 2022

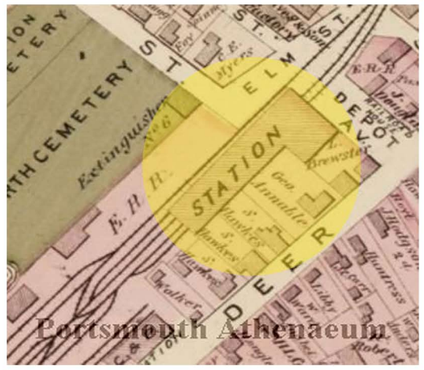
CJ ARCHITECTS



#1 TRAIN STATION










Boston & Maine Station, Portsmouth, N. H.





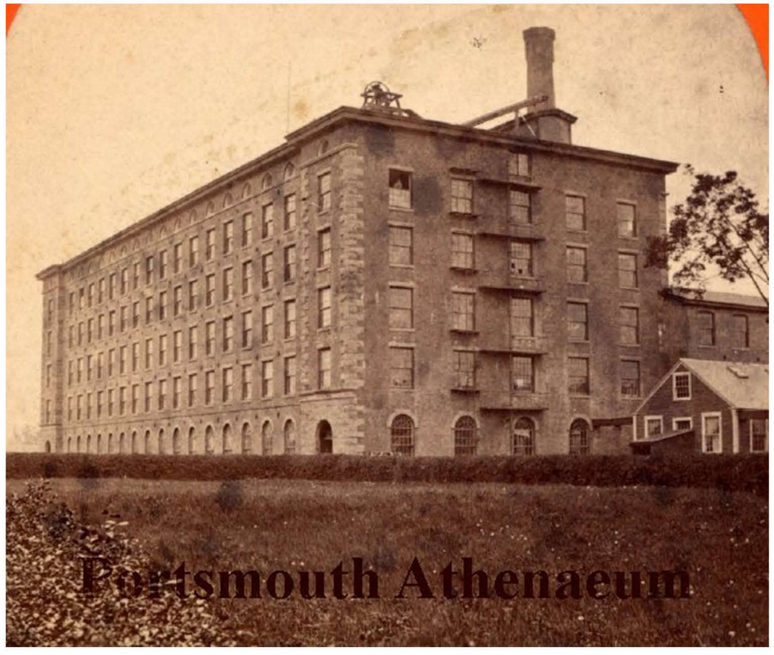
88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS



#2 KEARSARGE MILL







#3 ROUNDHOUSE







88 MAPLEWOOD (LOT 5)

PORTSMOUTH, NEW HAMPSHIRE

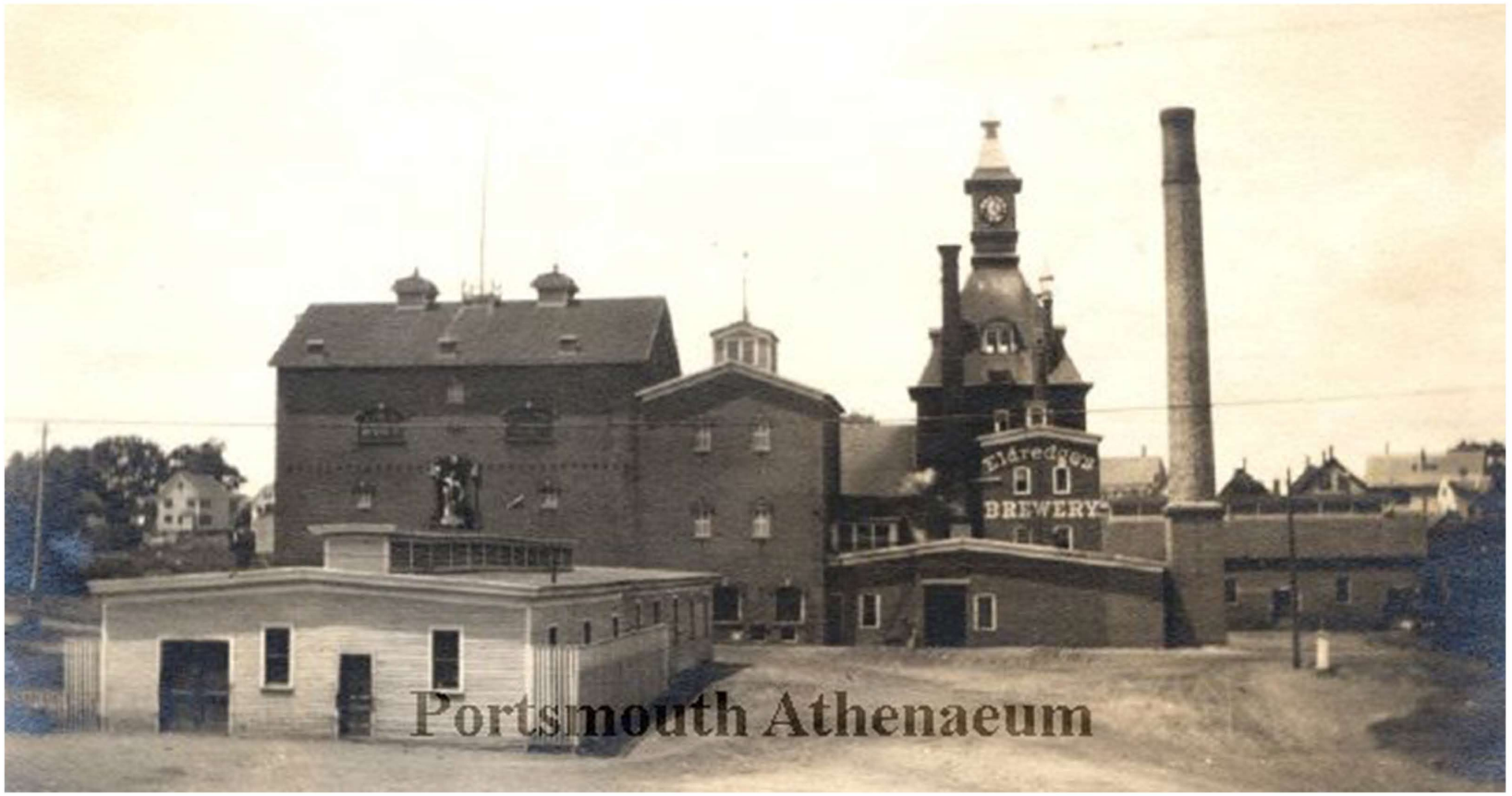
RELATED STRUCTURES

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS

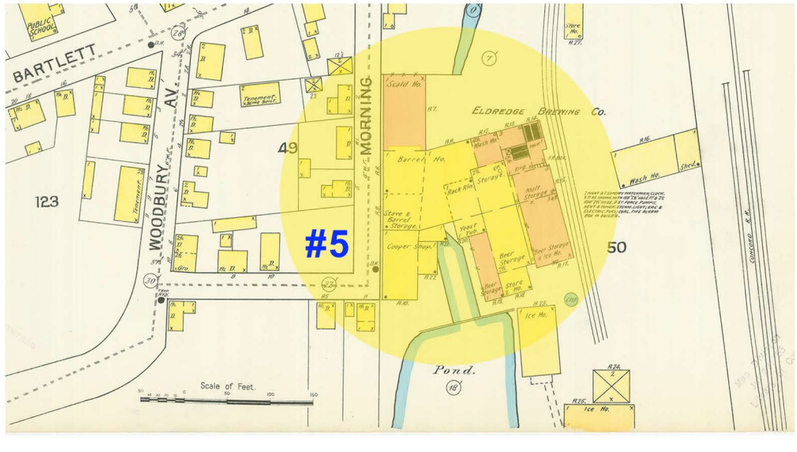


#4 FRANK JONES BREWERY



#5 ELDREDGE BREWERY







88 MAPLEWOOD (LOT 5)

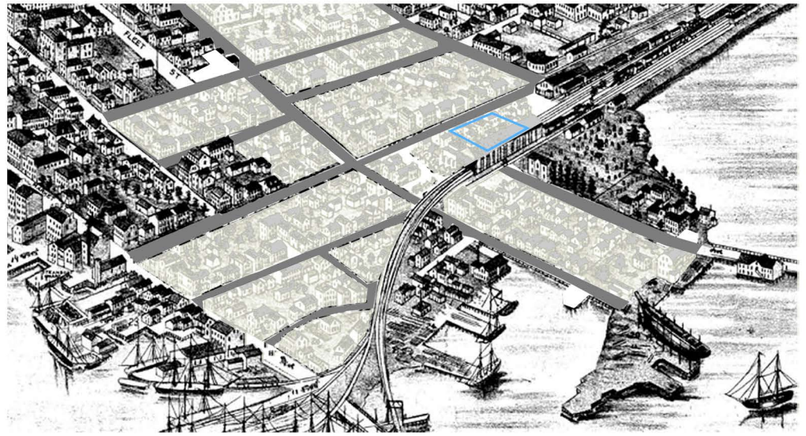
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

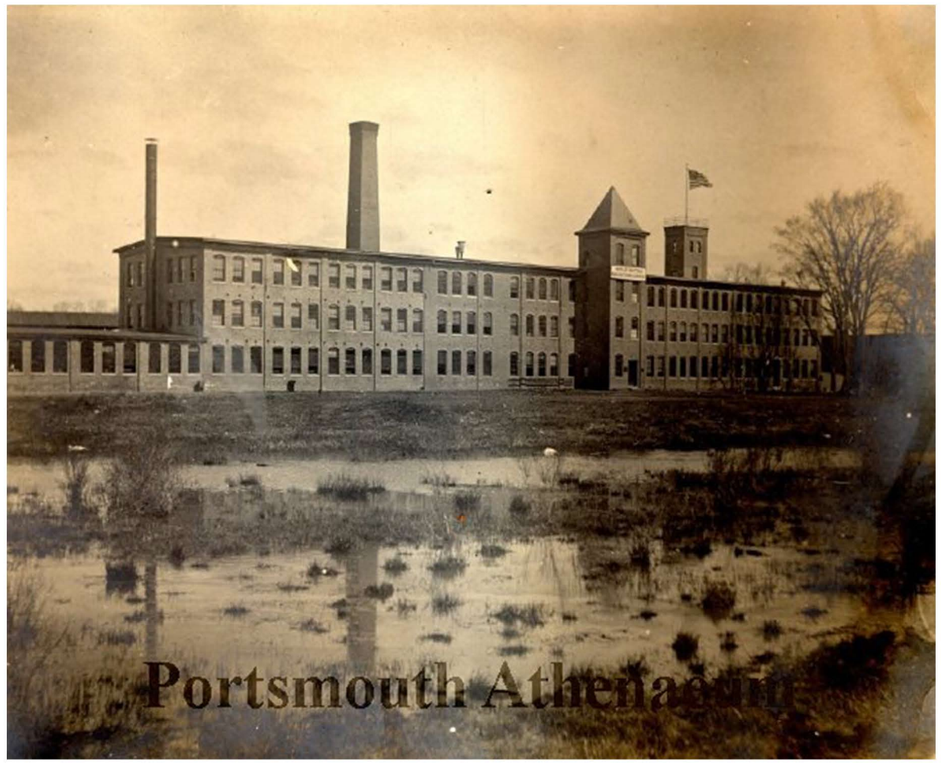
CJ ARCHITECTS

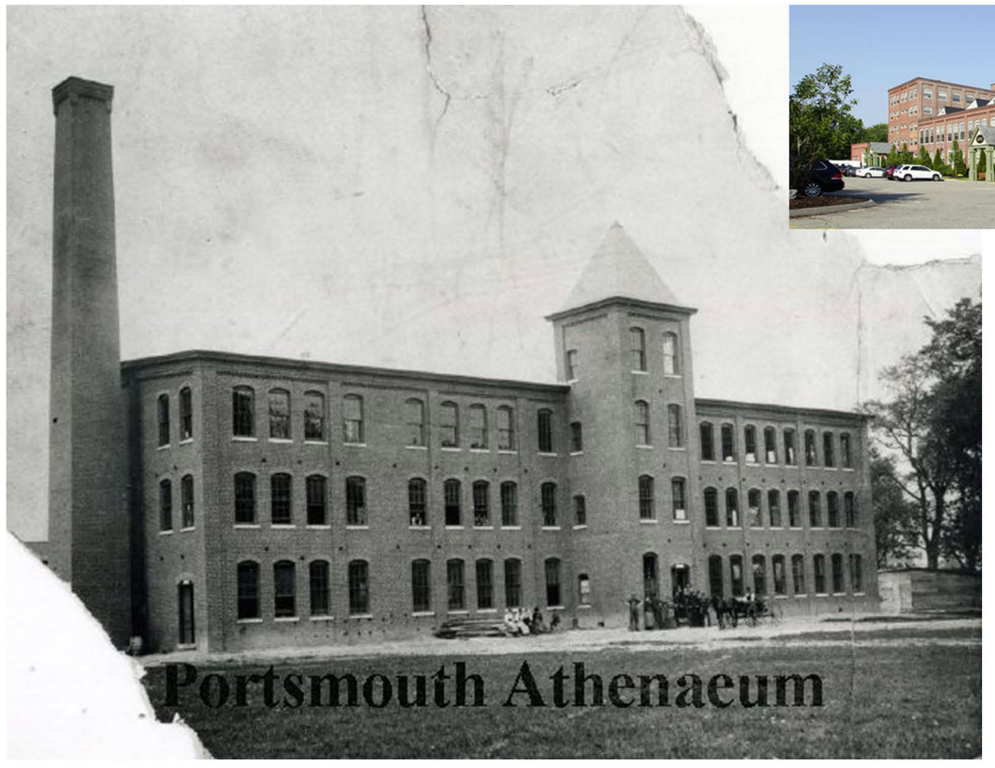




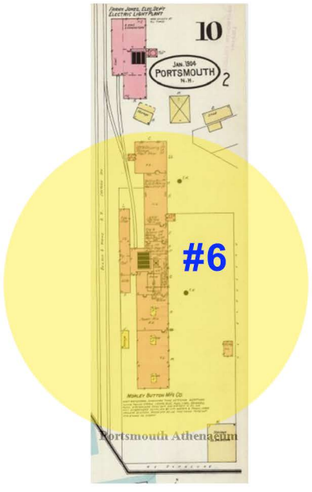
EXTENT OF URBAN RENEWAL IN THE 1960'S
PROPOSED PROJECT SITE

#6 BUTTON FACTORY









88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

HDC WORK SESSION #3 APPLICATION TO AMEND PREVIOUS APPROVAL:
JULY 6, 2022

CJ ARCHITECTS

APPENDIX C:

BUILDING ELEVATIONS BASED ON COASTAL RESILIENCY NORTH MILL POND

Building Elevations Based on Coastal Resiliency North Mill Pond

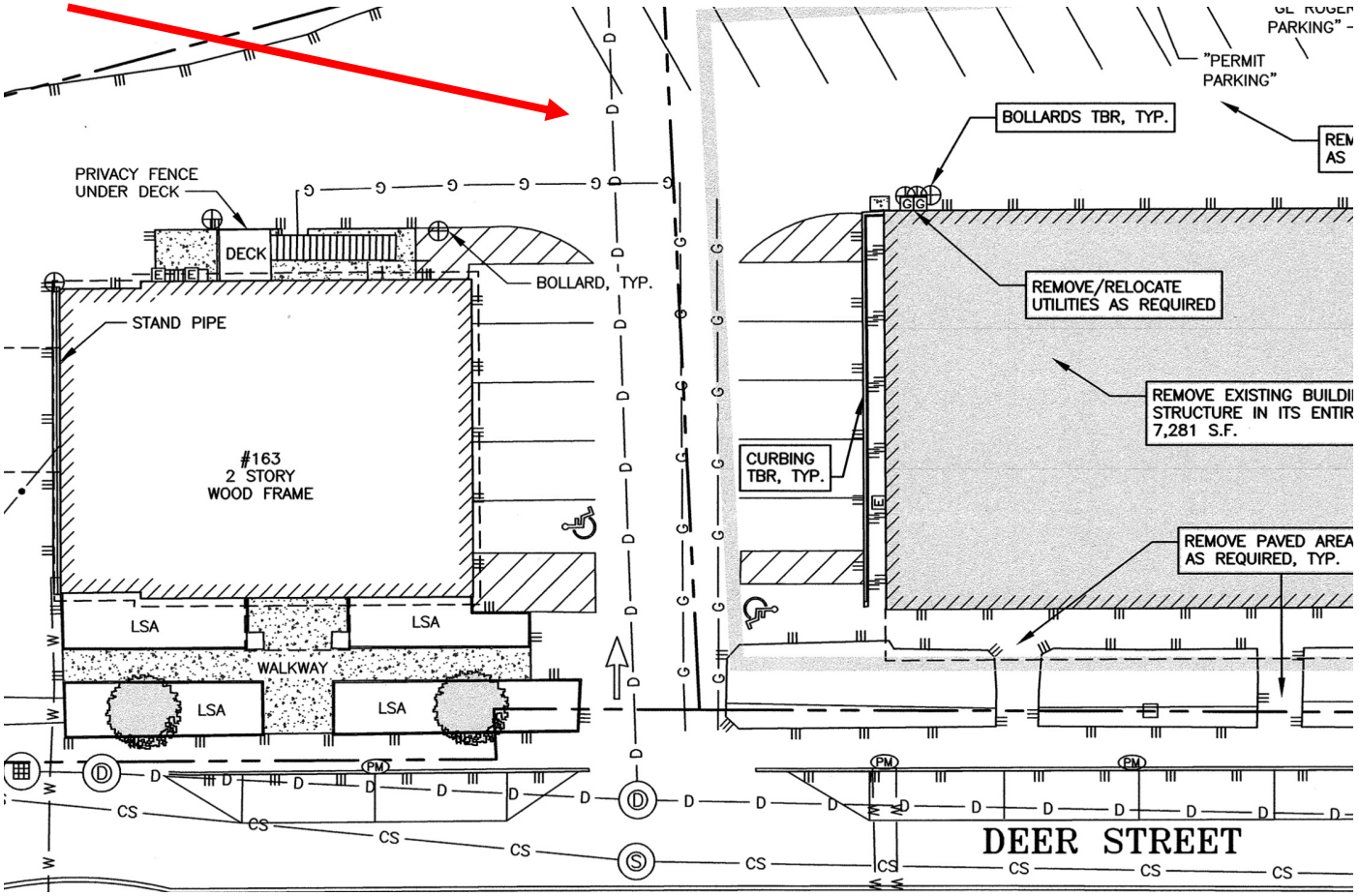
PB Meeting May 19, 2022

Site: 161 Deer Street, Portsmouth NH 03801

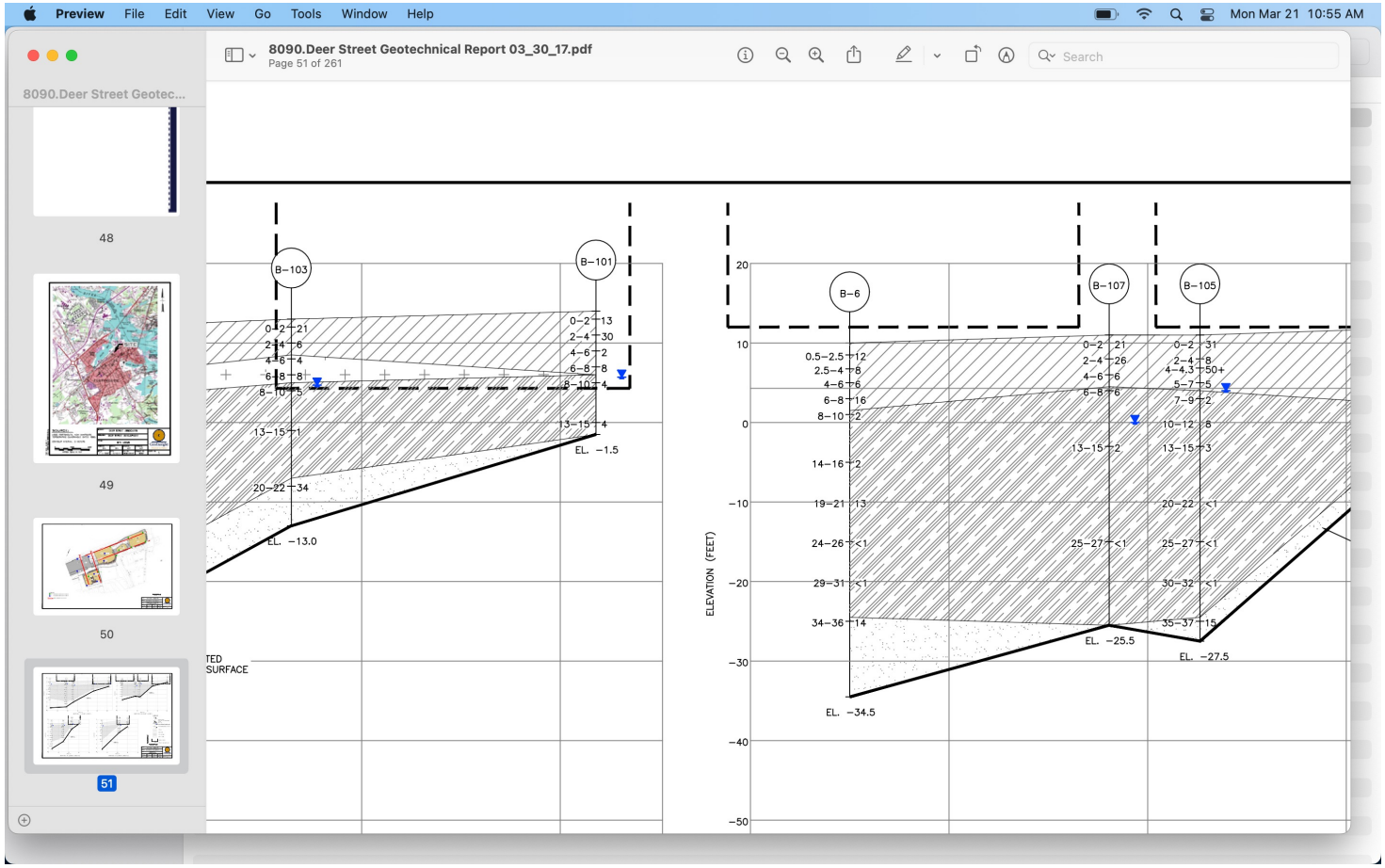
(88 Maplewood Design Review)

163 Deer Street Drainage Easement

Stormwater Drain



Groundwater already at ~6’



Low Tide, North Mill Pond





Avg. High Tide, North Mill Pond



High tide, North Mill Pond
May 17, 12:24 AM (pipe submerged)





High Tide Maplewood, North Mill Pond
May 17, 12:24 AM (~5’ - 5.5’ elevation?)



Portsmouth Tide Chart May 2022

US HARBORS www.USHarbors.com

Portsmouth, NH - May 2022

Date		High				Low						
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Sun	12:24	8.8	12:56	8.0	6:38	-0.3	6:44	0.6	5:31	7:44	
2	Mon	1:01	8.7	1:36	7.8	7:17	-0.3	7:21	0.8	5:29	7:45	
3	Tue	1:36	8.6	2:15	7.6	7:55	-0.1	7:58	1.1	5:28	7:47	
4	Wed	2:13	8.3	2:55	7.3	8:34	0.2	8:36	1.3	5:27	7:48	
5	Thu	2:51	8.1	3:38	7.1	9:14	0.4	9:18	1.6	5:25	7:49	
6	Fri	3:34	7.8	4:25	6.9	9:59	0.7	10:04	1.8	5:24	7:50	
7	Sat	4:22	7.6	5:15	6.7	10:47	0.9	10:55	1.9	5:23	7:51	
8	Sun	5:14	7.4	6:07	6.7	11:37	1.1	11:49	1.9	5:22	7:52	
9	Mon	6:09	7.3	6:59	6.9			12:29	1.1	5:20	7:54	
10	Tue	7:05	7.3	7:51	7.2	12:46	1.8	1:22	1.0	5:19	7:55	
11	Wed	8:03	7.5	8:40	7.6	1:45	1.5	2:13	0.8	5:18	7:56	
12	Thu	8:57	7.7	9:25	8.1	2:41	1.1	3:02	0.6	5:17	7:57	
13	Fri	9:48	8.0	10:09	8.7	3:32	0.5	3:48	0.3	5:16	7:58	
14	Sat	10:37	8.2	10:52	9.2	4:20	-0.1	4:33	0.1	5:14	7:59	
15	Sun	11:26	8.4	11:37	9.6	5:08	-0.7	5:18	-0.1	5:13	8:00	
16	Mon			12:16	8.6	5:56	-1.1	6:06	-0.2	5:12	8:01	
17	Tue	12:24	9.8	1:07	8.6	6:46	-1.3	6:55	-0.1	5:11	8:02	
18	Wed	1:13	9.9	1:59	8.5	7:37	-1.3	7:46	0.0	5:10	8:04	
19	Thu	2:05	9.8	2:54	8.3	8:30	-1.2	8:41	0.2	5:09	8:05	
20	Fri	2:54	9.5	3:53	8.1	9:27	-0.9	9:40	0.5	5:08	8:06	
21	Sat	4:02	9.1	4:57	7.9	10:28	-0.5	10:45	0.7	5:08	8:07	
22	Sun	5:07	8.7	6:01	7.9	11:31	-0.2	11:53	0.9	5:07	8:08	
23	Mon	6:15	8.4	7:04	7.9			12:34	0.1	5:06	8:09	
24	Tue	7:22	8.1	8:05	8.1	1:03	0.9	1:37	0.3	5:05	8:10	
25	Wed	8:27	7.9	9:01	8.3	2:11	0.8	2:36	0.4	5:04	8:11	
26	Thu	9:27	7.8	9:51	8.5	3:12	0.5	3:29	0.5	5:04	8:12	
27	Fri	10:20	7.8	10:36	8.6	4:06	0.2	4:16	0.6	5:03	8:12	
28	Sat	11:09	7.7	11:18	8.7	4:54	0.1	4:59	0.8	5:02	8:13	
29	Sun	11:54	7.7	11:57	8.6	5:38	0.0	5:40	0.9	5:02	8:14	
30	Mon			12:36	7.6	6:19	-0.1	6:18	1.1	5:01	8:15	
31	Tue	12:35	8.6	1:16	7.5	6:57	0.0	6:56	1.2	5:00	8:16	

Portsmouth Tide Chart June 2022

US HARBORS www.USHarbors.com

Portsmouth, NH - Jun 2022

Date		High				Low						
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Wed	1:12	8.5	1:55	7.3	7:34	0.1	7:33	1.4	5:00	8:17	
2	Thu	1:49	8.3	2:33	7.2	8:12	0.3	8:11	1.5	4:59	8:18	
3	Fri	2:27	8.2	3:13	7.1	8:50	0.4	8:51	1.6	4:59	8:18	
4	Sat	3:07	8.0	3:56	7.0	9:31	0.6	9:35	1.7	4:59	8:19	
5	Sun	3:51	7.8	4:40	7.0	10:14	0.7	10:22	1.7	4:58	8:20	
6	Mon	4:38	7.7	5:26	7.1	10:58	0.7	11:13	1.7	4:58	8:21	
7	Tue	5:28	7.6	6:12	7.3	11:44	0.8			4:58	8:21	
8	Wed	6:20	7.5	7:00	7.6	12:06	1.5	12:32	0.8	4:57	8:22	
9	Thu	7:16	7.5	7:49	8.0	1:01	1.2	1:22	0.7	4:57	8:22	
10	Fri	8:14	7.6	8:39	8.5	1:59	0.8	2:14	0.6	4:57	8:23	
11	Sat	9:11	7.8	9:29	9.0	2:55	0.3	3:06	0.4	4:57	8:24	
12	Sun	10:06	8.0	10:19	9.5	3:50	-0.3	3:58	0.2	4:57	8:24	
13	Mon	11:00	8.2	11:10	9.8	4:42	-0.8	4:49	0.1	4:57	8:25	
14	Tue	11:55	8.3			5:35	-1.1	5:42	-0.1	4:57	8:25	
15	Wed	12:03	10.0	12:50	8.4	6:29	-1.3	6:36	-0.1	4:57	8:26	
16	Thu	12:57	10.1	1:45	8.5	7:23	-1.4	7:32	0.0	4:57	8:26	
17	Fri	1:53	9.9	2:41	8.4	8:18	-1.2	8:28	0.1	4:57	8:26	
18	Sat	2:50	9.6	3:39	8.3	9:14	-1.0	9:28	0.3	4:57	8:27	
19	Sun	3:50	9.2	4:39	8.3	10:12	-0.7	10:32	0.5	4:57	8:27	
20	Mon	4:52	8.8	5:39	8.3	11:10	-0.3	11:37	0.6	4:57	8:27	
21	Tue	5:55	8.3	6:37	8.3			12:08	0.1	4:57	8:27	
22	Wed	6:58	7.9	7:34	8.3	12:42	0.7	1:05	0.4	4:58	8:28	
23	Thu	8:01	7.6	8:29	8.3	1:46	0.7	2:02	0.7	4:58	8:28	
24	Fri	9:01	7.4	9:20	8.4	2:48	0.6	2:57	1.0	4:58	8:28	
25	Sat	9:56	7.3	10:07	8.4	3:43	0.4	3:47	1.1	4:58	8:28	
26	Sun	10:46	7.3	10:51	8.4	4:32	0.3	4:32	1.2	4:59	8:28	
27	Mon	11:32	7.3	11:33	8.4	5:16	0.3	5:14	1.3	4:59	8:28	
28	Tue			12:15	7.3	5:58	0.2	5:54	1.3	5:00	8:28	
29	Wed	12:13	8.4	12:55	7.3	6:37	0.2	6:33	1.3	5:00	8:28	
30	Thu	12:51	8.4	1:33	7.2	7:14	0.2	7:10	1.4	5:01	8:28	

Garage 8’ FFE proposed

- Whereas existing groundwater is reported at 6’ (during unknow tidal conditions, Geoinsight report)
- Whereas [King] High Tides are nearly 6’ now
- Whereas FEMA base flood elevation is 8’ (revised 2021) and sea levels are expected to rise
- Whereas the Storm Drain directly connects water levels in North Mill Pond to Deer Street (15’ from foundation)
  - Said Pipe is substantially full and under pressure during high tide events – DPW preference is no pumping
  - Site proximity to North Mill Pond (~300’) would recirculate flow if dewatered regularly
- Applicant has proposed 8’ Garage FFE w/ 15’ Entry FFE
- Applicant has also proposed First floor @18’ FFE to allow for ADA Van height clearance 8’2” in garage

FEMA Flood Map (8’ BFE)

