

**RE: 161 Deer St (meeting packet page 171-204)**  
**Meeting: Historic District Commission 07/13/22**

Dear Members of the Historic District Commission,

July 13, 2022

The first thing noticeable (Plan 3.0 pg 178) about 161 Deer St is the mass of this project coming in 6' higher than the 2 to 4 story 50' maximum, with a proposed penthouse. This building sits about 20' across from the maximum height of *2 to 3 story 40' and a cemetery*. View 2.4 (pg 176) shows the visual impact this extra height has as one travels from Bridge St onto Deer St. The 16' height difference is very noticeable.

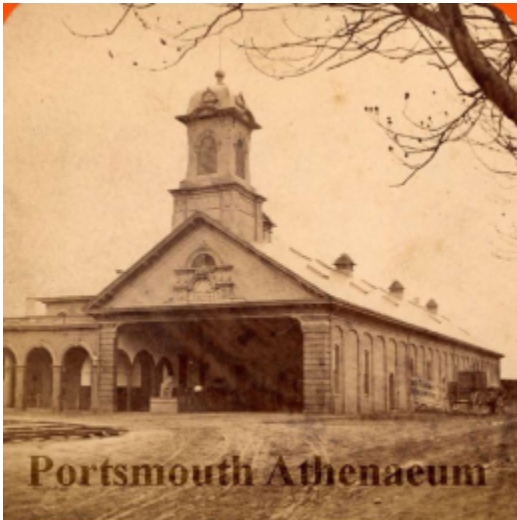
Portsmouth has a high water table, depending on the property purchased depends on how high it is. To have a beautiful view of the North Mill Pond it is likely a high water table will be present, that is very likely why that side of Deer St comes in at 50' instead of 40'. Those extra 10' allow for the increased height of the water table.

The front of the building facing Maplewood Ave is rounded. Looking at Plan 2.0 (pg 173) shows how it is a box with a small round front. Some inspiration for design plans could be taken from 25 Maplewood or the small Eastern Bank that currently sits on this lot, to create a little flare.

Please ask the trees be removed from all plans, at this stage of the game. The crowns across the top do provide some character but make the building appear taller and larger, they could be a little smaller or some changes to the commercial area on the bottom could disguise that a little and add texture to the bottom. Recessing the windows or doors or the entire ground floor slightly on Maplewood and Bridge, adding round decorative tops or archways could complement the crowns on top. Rounding the corner on the Deer St side in the rear (next to Lot 4) or just a little change in the bricks could create a little interest along Deer St.

**The Russel (2.1, pg 174) and Bridge St (2.3, pg 176) views have different bottoms.** *The Russel St view shows commercial windows on the bottom on Deer St. The Bridge St view shows half-moon breathing vents on Deer St.*

There seem to be no design plans that indicate there was ever a Railroad Station there. No tower resemblance or nose of a train coming out of the station, where currently a curved front is, no arches or small rounded windows. Nothing striking across the top. It is just a box with a slightly round front.



*It is early in the process and many great ideas will likely be put forward. Looking forward to the next rendition.*

Sincerely,  
Elizabeth Bratter  
159 McDonough St  
Property Owner

**Izak Gilbo**

---

**From:** Private General <qatoday@yahoo.com>  
**Sent:** Wednesday, July 13, 2022 7:40 AM  
**To:** Planning Info  
**Subject:** For HDC regarding 531 Islington Dunkin Donuts

Dear Historic District Commission,

July 13, 2022

It would be wonderful if this is what was presented and approved for 531 Islington Street Dunkin Donuts. One can only hope! If not please ask them to because this is the "material precedence" from dunkin'.

Material Precedence:



Sincerely,

Elizabeth Bratter  
159 McDonough St  
Property Owner

**RE: 203 Maplewood, 1& 31 Raynes**  
**Meeting: Historic District Commission 7/13/22**

Dear Historic District Commission,

July 12, 2022

Comparing the 06/08 design plans to those presented today the biggest differences are: the pages seem brightened, plants, trees, people and cars were added (see changes noted below).

Generally, the buildings have improved tremendously from the August 11, 2021 presentation to the multi-colored-multi-layered presentation from December 1, 2021. These are a more traditional style and match the historical nature of the buildings across the street better but still seem to be lacking in something.

The North Mill Pond side (1.1) of the mixed use building with its layered cornice, thick gray line and then a lower thin line, looks very appealing. The bottom of the building on this side has gray/black bricks around the garage doors and commercial windows, giving it some character. The Maplewood Ave side only has a thin gray line and the Raynes Ave side only has a thick gray line. Once past the front on Maplewood Ave the gray/black brick pattern ceases. *Perhaps continuing the layered cornice across the top and the gray/black brick pattern on the bottom could add a little something, something to the building.*

If the layered cornice and the gray brick bottom don't look okay all around the building, it seems to need something on the corners and the larger open areas. Some thoughts might be to use the dark gray bricks, some other color or some other brick pattern to dress it up a little. A piece of black metal straight down from the roof to the commercial windows or swerling decoratively down the sides, might work on these areas. Sometimes brick buildings have alternating brick patterns, different color bricks, medallions, open spaces between bricks on porches, arches made of brick or wood, the use of larger bricks on corners, sides or bottoms, an occasional row of diagonal bricks or even protruding bricks. It just seems like something is missing.

The hotel does have some interest on the back (1.7) because the building has many corners and a shape other than rectangular. The side (1.6) seems to need something in the top green area, maybe trim around the windows? Is that going to be the diamond shaped facade as well or will that be plain green siding?

It is a beautiful building with traditional clean lines. It seems to need some classic jewelry. Sadly its mass is still quite large but the zoning allows for it and changes have been made to the original mass presented.

Thank you for all the efforts made on these buildings. They are in one of the gateways to Portsmouth and deserve that extra care.

Elizabeth Bratter  
159 McDonough St  
Property Owner

**Changes noticed:**

- 1.1 (was 2.0 in June) The front entrance on Maplewood has a slight change to the upper trim
- 1.2 (was 2.1). The first and third entrance awnings/canopies seem to have some changes to the glass tops, the second and fourth awnings/canopies seem to have stayed the same.
- 1.3 (was 2.2). Doesn't seem to have anything different
- 1.4 (was 2.3). The "alley/driveway" entrance which had what looked like a glass canopy/awning, seems to have been changed to a concrete covering. The **top/overhang of the front** green diamond metal siding seems to have been removed over the main entrance.
- 1.5 (was 2.4) appears the same
- 1.7 (was 2.6) The brick appears to be less green.