

**MEETING OF
THE HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
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.

March 09, 2022

AGENDA

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. ADMINISTRATIVE APPROVALS

1. 53 Market Street (LUHD-438)
2. 28 Chapel Street (LUHD-437)
3. 131 Congress Street (LUHD-436)

II. 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)
- B. Work Session requested by **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LUHD-366)
- C. Work Session requested by **One Market Square, LLC, owner** for property located at **1 Congress Street & 0 High 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)
- D. 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)

III. ADJOURMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_02xQhEm1RbeK2cenuI4JVw

**MINUTES
HISTORIC DISTRICT COMMISSION**

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

6:30 p.m.

February 02, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative Rich Blalock; Members Margot Doering, Martin Ryan, David Adams, and Dan Brown; Alternates Heinz Sauk-Schubert and Karen Bouffard

MEMBERS EXCUSED: None

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Wyckoff and Vice-Chair Ruedig attended the meeting via Zoom, and Ms. Doering was made Interim Chair.

I. APPROVAL OF MINUTES

1. January 05, 2022

The minutes were approved as amended.

Vice-Chair Ruedig recused her from Administrative Approval Item 2, 160 Court Street, so it was removed from the list for separate review and vote.

*It was moved, seconded, and **passed** unanimously (7-0) to postpone Old Business Work Session A, 1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue.*

II. ADMINISTRATIVE APPROVALS

Note: Administrative Item #2 was pulled from the rest of the items and reviewed separately.

1. 500 Market Street, Unit 7 (LUHD-420)

The request was to remove an exhaust vent and add two louvers in a different location, with the louvers painted to match the siding.

2. 160 Court Street (LUHD-421)

Vice-Chair Ruedig was recused. The request was to omit the previously-approved PVC lattice from the staircase and replace it with landscaping.

*Mr. Ryan moved to approve the item, and Chairman Wyckoff seconded. The motion **passed** unanimously, 7-0.*

3. 475 Marcy Street (LUHD-430)

The request was to add another vent on the side wall of the building.

***Stipulation:** the vent shall be painted the color of the siding.*

4. 40 Bridge Street, Unit 101 (LUHD-429)

The request was to relocate the back louvers and install lighting associated with the future business sign.

5. 145 Maplewood Avenue (LUHD-431)

Mr. Cracknell said the applicant wanted to shrink the roof deck that was previously approved in half and install a firepit and some bollard lighting.

***Stipulation:** All lighting shall be dark-sky compliant.*

*Mr. Ryan moved to approve Items 1, 3, 4, and 5, with stipulations on Items 3 and 5. Mr. Adams seconded. The motion **passed** unanimously, 7-0.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Steven P. & Cathy Ann Henson**, owners for property located at **0 Maplewood Avenue**, wherein permission was requested to allow the construction of a new single-family home with attached garage on a vacant lot as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 3 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-4)

SPEAKING TO THE PETITION

Project architect Michael Keane was present, along with the owner Steven Henson and the developer Mike Brown. Mr. Keane reviewed several changes, including realigning the front elevation windows, sliding the entrance to the left, and using an alternate hip roof design over the front door. Mr. Cracknell noted that the alternate design would meet code.

Ms. Bouffard verified that the material for the front steps would be granite. Chairman Wyckoff said he appreciated the gutters, brick veneer, and the hip roof over the front door. Mr. Ryan said the front steps looked like a concrete block and asked if the landing was one large slab. Mr. Keane said it would be granite walls with a granite slab across the top. Mr. Ryan said there was no rendering for a rail, and Mr. Keane said there was a photo of a similar railing. Mr. Ryan said painting the downspout as it transitioned down to the brick looked odd. Vice-Chair Ruedig commented that the downspouts on her house were painted different colors and looked fine. City

Council Representative Blalock said he had painted several houses in the District and had matched the vent or downspout to the different material colors. Mr. Adams said the massing and fenestration were great but wished the Commission had steered the applicant into doing a Federal building instead of a Greek Revival one to better match the surroundings.

Interim Chair Doering asked that the applicant return with more detail on the wrought-iron railing and also suggested that the front door be solid wood. Vice-Chair Ruedig agreed that the front door should be wood. She asked what the material was for the sidelights and transom. Mr. Keane said it was fiberglass to match the door. Vice-Chair Ruedig said it was all right up against the street and would be very visible, so she'd prefer to see it all done in wood.

Interim Chair Doering opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Interim Chair closed the public hearing.

DECISION OF THE COMMISSION

*Chairman Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulation:*

- 1. The railing system for the front door shall return for approval as an administrative approval item.*

Mr. Adams seconded.

Mr. Adams said the building design maintained the special character of the District and complimented and enhanced the architectural value of the neighborhood.

2. Petition of **National Society of Colonial Dames, owner**, for property located at **0 Market Street (The Oar House)**, wherein permission is requested to allow the replacement of roof top mechanical equipment (restaurant kitchen vents) and renovations to an existing structure (replace the existing rubber roof membrane) 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-22-3)

SPEAKING TO THE PETITION

Project architect Carla Goodnight and project contractor David Calkins were present to speak to the petition. Ms. Goodnight said they wanted to replace the outdated kitchen equipment on the roof of the Oar House Restaurant with more state-of-the-art equipment. She said the rubber roof membrane, current roof equipment, and a side vent would be removed and she showed a diagram of the two proposed replacement pieces of equipment.

Vice-Chair Ruedig said the fence didn't seem adequate enough to screen the equipment. Chairman Wyckoff noted that the fence appeared to be bowing and that it wouldn't be high

enough to prevent people walking by from seeing the units. He also noted that the Colonial Dames didn't want any screening above 45 inches. Ms. Goodnight said her client stipulated that there be no authorization to proceed with replacing or renovating the existing fence on Market Street; she said the roof repairs could be done without impacting the fenced area. Mr. Ryan said the existing fence was an eyesore and was across from one of the most historic pieces of architecture in the city and thought the client's stipulation was mind-boggling.

In response to Ms. Bouffard's questions, Ms. Goodnight said the locations of the two new vents would be in the same location and similar in size, but different shapes. Chairman Wyckoff said the structural element that elevated the roof fans was on a curb. He agreed with Mr. Ryan that the fence needed to be replaced, noting that it would have to be taken off anyway because the roof rafters might be larger and might interfere with the curb. Vice-Chair Ruedig suggested stipulating that the fence be replaced in kind or in an appropriate design that could come back for approval. Interim Chair Doering said the screening should be on two sides, seeing that the building was very prominent, public, and large. Mr. Adams asked how the brickwork would be affected when removing the vent on the side. Ms. Goodnight said it would be replaced with waterstruck brick and coursed in. She said the other appliances on the rear corner would stay other than the pieces that were called out, which would be re-installed. She said the new roof would allow the new units to be at the height of the fence.

Mr. Ryan said he couldn't support the application as presented because it didn't address the main concerns of screening, and he suggested that it be continued.

Interim Chair Doering opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Chris Hawkins said he was the person who wrote the letter from the attorneys and that it was important for the Colonial Dames to maintain the view from the Moffett House to the water. He said he would speak to the applicant about the screening issue.

No one else was present to speak, and Interim Chair Doering closed the public hearing.

Chairman Wyckoff agreed with Interim Chair Doering that running the fence or railing down the side of the building was important and that the Commission could request that the fence not be any higher in the front.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (7-0) to **continue** the petition to the February 9 meeting.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow modifications to a previously approved plan (revisions

to the storefront design) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-20-214)

SPEAKING TO THE PETITION

Project contractor and former owner Steve Wilson representing the new owner was present and reviewed the changes, which included the installation of two 42” doors, enlarging the door space by a foot, and having 7-ft wide panels instead of 8-ft wide ones to keep the muntins and window frames the same.

Vice-Chair Ruedig said she couldn’t support it because it further changed the feel and design of the original storefront. Chairman Wyckoff said he thought it looked much better because it was more evenly balanced.

Interim Chair Doering opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Interim Chair Doering closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, and Mr. Adams seconded.*

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

*The motion **passed** by a vote of 6-1, with Vice-Chair Ruedig voting in opposition.*

V. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** 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)

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** unanimously (7-0) to **postpone** the petition.*

B. Work Session requested by **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the

construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LUHD-366)

WORK SESSION

Project architect Brooks Slocum and his project team were present on behalf of the applicant. Mr. Slocum said they tried to break up the massing of the building and tie in the historic and modern surroundings. He pointed out that the Maplewood Avenue façade would have the strongest feel because it created the corner of Maplewood Avenue and Deer Street. He said the residential building was unique because it reached out to the train tracks and the park. He said all the drive areas would be pedestrian friendly and the garage screening could have plantings. He said one end of the development looked like New York City's Flatiron Building and was modern but would feel like it was part of an older building by the way it was cladded.

Ms. Bouffard said she liked the direction the project was going in and thought it was great how the Flatiron section shared the same elements with the Maplewood Avenue side. Chairman Wyckoff agreed and said he liked the modern, industrial iron look to it. He said the lot was a difficult one and that the Commission had seen many development iterations in that location. He said he liked the feeling of the use of the bays within the building's columns. He suggested that the applicant not use the two-story base all the time on the condominium building but instead have four stories of bay, and that the angled portion of the building be given an A, B, or C rhythm because of its central location. He said the cornice on it could be exaggerated to give the building more importance and that the end of the roof of the Flatiron building could use a proud flagpole. Mr. Sauk-Schubert commended the architect's design strategy of presenting the massing first. Mr. Ryan agreed. He said he liked the fact that the applicant did a study of Market Square and got the richness and scale of the environment, but he didn't like the inauthentic quality of what was proposed. He said it was shown as a little village of buildings when it was really only three buildings and that it had the quality of separate buildings built over time when it really wasn't. It was further discussed. Chairman Wyckoff said he didn't agree. City Council Representative Blalock said he understood Mr. Ryan's point but thought the proposed design was better than one long building of the same design. He said the Commission wanted to preserve the history they had but didn't need to make new buildings look like ones from the 1800s. Mr. Adams said he didn't mind breaking up the pieces because it provided a comfortable setting for the historic buildings, but he wanted it done with a sensitivity to the materials around it. He said he was pleased with the facets of the buildings but thought the glazing was overdone, especially on the Russell Street elevation and the oval end, and that there wasn't another building in town that had that kind of articulation. It was further discussed.

Vice-Chair Ruedig said she agreed that the whole process had been wonderful and thought there was a happy medium to be reached. She said she was very concerned about phony facades but thought the applicant was working on changing each section of the building. She said she also shared Mr. Adams' concerns about the glazing and the fact that there wasn't as much glazing on the other historic buildings in town. She said she liked the stacked bay windows and suggested that they be continued but also tempered with a bit more brick to match other historic buildings.

She said the side of the building that faced the railroad tracks was well done and had less of a back-of-the-building look. She thought the office building was the most successful one because it was its own building and had a contemporary flair to it but appropriate massing.

Mr. Brown said he liked the way the two buildings were booked in but thought the problem was the middle building because it faced most of the old town. He said it could be done up nicely to reflect Portsmouth's history. Mr. Sauk-Schubert said he wished the cornice was more pronounced and detailed and thought everything was flat. He suggested introducing a mansard roof in some sections, and it was further discussed.

Interim Chair Doering said she thought the center set of buildings was the biggest challenge and was concerned about the flat top roofs. She said it kept the buildings from being faux modern but didn't fit well with the historic small buildings across the street. She said she'd be interested in seeing more play with the textures on the roof. She thought the end buildings were more successful in terms of having their own voice. She said she was also concerned with the amount of glazing on the office building but liked the twisted top. She thought the Flatiron building read locomotive out of the 1920s and was appropriately right next door to a railroad track. She said the biggest risk the center building ran was that it would be viewed as another box made of brick with white trim windows, and she encouraged the applicant to work on it more. Chairman Wyckoff said he liked the bays on the condo building and thought the bays could give the applicant the chance to change the middle building, noting that it had the largest presence on the sidewalk. He said it could possibly be made into two buildings, which would help with the curb.

Interim Chair Doering opened the public comment session.

Public Comment

Elizabeth Bratter of 159 McDonough Street said she submitted a letter with suggestions. She said the Flatiron portion was overwhelming and could be toned down, and the middle building could be tied in better by placing the bays randomly on different areas and using light balconies as accents to break it up a bit. She said if the buildings were moved forward, a small greenspace could be created to allow some color. She said sash windows could be placed on the office building to break up the glazing and thought the pedestrian walkway needed more greenery.

No one else rose to speak, and Interim Chair Doering closed the public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (7-0) to **continue** to work session to the March 2 meeting.*

C. Work Session requested by **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roof 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. (LUHD-414)

WORK SESSION

Developer Shayne Forsley, owner Bill Doyle, and contractor Steve Wilson were present on behalf of the applicant. Mr. Forsley reviewed the petition and said they wanted to remove the shutters and decorative moldings to bring the building back to its original form. He said they proposed new windows and dormers, a shed dormer on the rear, and two gabled dormers facing State Street. He said they wanted to replace the existing asphalt singles with synthetic slate and reconfigure the State Street façade entry points and the pedestrian entry points. He proposed replacing the siding on the rear building with clapboard or composite siding. He said lights were added above the second-floor balcony as well. He said the goal was to utilize the upper floor space for a loft, which would be a work area for the owner.

Mr. Brown asked if there were any older photos before 1998. Mr. Forsley said the few that they found were very spotty. Chairman Wyckoff said it was proven to the Commission previously that the window heads were original elements on the building and that he preferred that they or their replication remain. He also said he was shocked by the overall number of changes presented, and it was further discussed. Mr. Adams said there didn't appear to be any stone sills or headers to the windows, which was uncommon. He said the existing elements could be placeholders for an artifact and suggested that they be tightened up a bit because it would affect the window size. Vice-Chair Ruedig said she didn't think the proposed door surround would be appropriate and was concerned about the major changes being done on the back. She said she wasn't clear about what exactly was being added because she didn't see any drawings or plans showing before and after. It was further discussed.

Mr. Ryan said there were a lot of major changes and asked if there was evidence that there were dormers in the brick section. Mr. Doyle said the intent was to turn the house into a modern one so that his family could live in it. He said he did some research at the Athenaeum and found no great references to the front and back of the building. He said the reason for switching the garage was to install a kitchen overlooking the pocket garden and that he wanted to turn the large attic into an office. Mr. Ryan said the owner was proposing that a lot of elements be stripped off. Mr. Adams noted that the garage portion on the back of the building was being expanded to make it wider, and it was further discussed. Vice-Chair Ruedig said the portion that stuck out perpendicular with the balcony was built ten years ago, so that was new construction, and if it was all new construction, the applicant would have more leverage to fix or change things as long as the outside was still appropriate and the historic fabric was kept.

Interim Chair Doering said she could support the modern back section and the shed dormer on the brick building but couldn't support the two dormers on the front. She said the roofs were still intact and that she hoped the applicant could accomplish what he wanted with what was between the shed dormer in the back and some of the small windows at the peak. Vice-Chair Ruedig said it would be helpful to have more historic information on the windows. She said she wasn't sure about the addition of the granite because she saw no evidence that granite was taken out at some point. Mr. Wilson said it was likely that there was just brick around those windows and wondered if the granite was an essential component. Mr. Doyle said he would try to find another source of information as to what the house used to look like.

Mr. Adams suggested having a site walk before the next work session and asked that the applicant do more exploratory work before then so that the Commission could see more. Mr. Doyle asked whether skylights or some other lighting system could replace the front dormers if they didn't work out, and it was further discussed.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (7-0) to **continue** the work session to the March 2 meeting.*

D. Work Session requested by **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (changes to the sunroom and roof design) 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-416)

WORK SESSION

Architects Carla Goodnight and Jake Weider were present, as well as the project contractor David Calkins. Ms. Goodnight said she wanted the Commission's feedback on the plans for the mansion, annex, and porch enclosure. She said their structural engineer uncovered that the brick and stone foundation was in poor condition and some wall areas were leaning out, and the crawlspace foundations would need repair. She said there were problems with the framing and floor loads and that the roof needed significant work or replacement. She noted that the annex was added in the mid-19th century as part of the renovation of the 1780s mansion, and that the biggest design concern was how to tie in the cornice of the main house with the Greek revival cornice of the annex.

Mr. Calkins said the intent for the exterior of the mansion was to strip the paint off the chimneys, restore them back to natural brick, and repoint and replace the mortar in kind. He said they were in discussions with a company called Sponge-Jet that did sandblasting with foam and that they were able to sandblast delicate surfaces, which would get the paint off the chimney and perhaps all the siding and trim on the main house. He said the roof had numerous leaks and that they wanted to remove all the slate as well as the gutters. He proposed half-round copper gutters with 3" downspouts. He said the owner wanted to keep the shutters, so they would all be removed and repaired in kind or with Spanish cedar. He said all the windows would be restored. He said they wanted to remove the bottom 18 inches of siding and sheathing around the mansion to access the beam because it showed signs of rot and that it would be flashed and put back in kind. He said the bay window would be removed and replaced with something more stable, and the basement windows would be replaced with wooden ones. He said the three dormers on the front façade of the house would remain, but the siding and trim would be stripped and replaced in kind where needed. He said the mansion windows could be replicated and that they wanted to strip the main portico down and replace it with a new copper roof. He said the pilasters and columns had ionic capitals and that the columns had a square base, which he wanted to remove and replace with a synthetic ionic base. He said the north elevation had a lot of leaks, so he wanted to remove all the

siding. He said the biggest concern was the chimney mass and the bow in the wall, so he wanted to expose that side to framing and replace it in kind.

Ms. Bouffard asked whether the roof slate could be reused. Mr. Calkins said it depended on how thick the slate was. He said they looked at some synthetic products but didn't like the samples they had. Mr. Ryan said the slates would probably not be salvageable and he asked if an inch of insulation would be put in. Mr. Calkins said they would have a 6.9 performance value but would run the risk of a weird detail. Mr. Ryan said it would end up wider at the eave, and it was further discussed. Mr. Ryan said he had seen the effect of the Sponge-Jet and that it tore up the wood. Mr. Calkins said the prime place to do a sample was the north side, and if the wood was ripped apart, they would stop. Mr. Adams said the PVC column base would last longer than the previous material and wouldn't be noticeable with a few coats of paint. Interim Chair Doering said she would support it because it was so far back from the road.

Ms. Goodnight said they intended to follow the recommendations of their engineer and historian as well as the other people who had walked through the property by preserving historically-significant details. She said the trim would be removed and restored and the original window and door would be treated with the same process as described previously. She said the framing and bulkhead would be removed and the chimney would be demolished. She said the new frame would have historic trim, windows, shutters, window casing, and all the details, and the siding would be replaced in kind. She said the back bay window wasn't contributing so it would be removed and restored, and the two dormers on the mansion would be replaced in kind. Other proposals included restoring the bay window on the back and replacing the two dormers on the mansion in kind, aligning eaves, keeping the mansion's porch, and adding a single-story addition in place of an angled bay on the east elevation.

Mr. Calkins said they'd like to take the back annex down but would salvage historic aspects and reincorporate them into the new annex, which would be the same footprint as the original annex. They would keep the rear ell foundation and remove some of the crawlspace and replace it with a new foundation wall. He said the portico would be left in place while construction was done. He said the height of the annex would be 32 inches higher so that the soffits aligned.

Interim Chair Doering asked if the Commission felt that taking down the annex structure would destroy a contributing historic structure. Chairman Wyckoff said rebuilding it would be difficult but could be done, depending on whether there was a level floor that continued into the mansion. He said the roof on the other side of the annex interfered with an important window at the top of the stairs but didn't know if that was reason enough to tear the annex down. He said aligning the soffits on the southwest elevation would be awkward, and he thought the chimney should be put back in. Mr. Ryan said he fully supported the annex. Mr. Adams said tearing it down and rebuilding it made sense, but he couldn't accept the eave lines of the dependency lining up with the eave line of the mansion and the loss of the chimney. Vice-Chair Ruedig said the new annex would look new and the patina of age would be lost, but she was impressed with the effort put into the reconstruction. She said she understood the concerns about losing what was now the misalignment of the eaves because it looked like a dependency and less subservient to the original house, but she didn't know how noticeable or important it would be. She said she could support it because of the effort to save and reuse all the important pieces and building it exactly

the way it was now, but she was concerned about the chimney due to the important cookstove in the interior and the language of what was going on in that ell.

Ms. Goodnight said the first floor was built on the dirt and would have to come out, and a new foundation would have to be installed and the floor reframed. She said the same would be done to the second floor. She said the walls and roof were also not compliant and the roof would have to be reframed from the inside. She said the people who put up the annex and slammed the roofline to the top sash of the window were not the best craftsmen, and she asked whether the poorly-constructed design should be preserved just because it was badly done a long time ago instead of badly done recently. Interim Chair Doering said the Commission understood that but there were concerns about what was proposed to be rebuilt as well as the loss of the chimney. She said the lining up of the cornice and the ridge was creating a building that was no longer an annex or addition or subservient to the mansion and now read as something just as big and important as the mansion. She said the size of the dormers also made the new annex look like it was much bigger than the mansion. She asked if there was another way to align the cornice and make the annex look like one by bringing the ridge down. She suggested more development of different angles and drawings. Ms. Goodnight said they were careful to keep the more diminutive window sizes that were smaller than the mansion. She said the dental molding was different and subservient to the main house, so the windows and trim were less predominant and the ridge was lower. She said it was also set back on the sides coming in, so the only change was the 30-inch rise. She said it was unacceptable to have that eave just ramming into the window sash. Chairman Wyckoff said the eaves of the annex could be extended a bit so that the soffit and fascia board were dropped down. Mr. Ryan said the smaller windows and less formal quality were what made the annex subservient to the mansion, and it was further discussed.

There was no public comment. Interim Chair Doering closed the work session. She summarized that there was full support from the Commission for the direction the mansion was heading in, as well as the need to build a new annex but to keep the historic details. She said other concerns were the chimney due to the historic value of what was under it internally and how it fit into the history of the annex itself, and whether the annex could be seen from the street.

DECISION OF THE COMMISSION

Ms. Goodnight said they would return for a public hearing.

VI. ADJOURNMENT

The meeting was adjourned at 10:40 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.

February 09, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative Rich Blalock; Members Margot Doering, Martin Ryan, David Adams, and Dan Brown; Alternates Heinz Sauk-Schubert and Karen Bouffard

MEMBERS EXCUSED: None

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....
Chairman Wyckoff and Vice-Chair Ruedig attended the meeting via Zoom, and Ms. Doering was named Interim Chair.

I. ADMINISTRATIVE APPROVALS

- 1. 500 Market Street, Unit 12L (LUHD-426)**
- 2. 500 Market Street, Unit 6L (LUHD-427)**
- 3. 500 Market Street, Unit 7 (LUHD-428)**

The items above were grouped. The request was to replace five windows and a door on Item 1, Unit 12L; replace five windows on Item 2, Unit 6L; and to replace the patio doors on Item 3, Unit 7. Mr. Cracknell noted that the windows being replaced were fairly new.

***Stipulation:** the windows on Items 1 and 2 shall have half screens.*

- 4. 75 Gates Street (LUHD-432)**

The request was to replace the existing fiberglass side door with a wooden Craftsman door.

*Mr. Ryan moved to **approve** all four items, along with the stipulation on Items 1 and 2. Mr. Brown seconded. The motion **passed** by unanimous vote, 7-0.*

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **National Society of Colonial Dames**, owner for property located at **0 Market Street (The Oar House)**, wherein permission was requested to allow the replacement of roof top mechanical equipment (restaurant kitchen vents) and renovations to an existing structure (replace the existing rubber roof membrane) 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-22-3)

SPEAKING TO THE PETITION

Project architect David Calkins was present on behalf of the applicant to review the petition. He said there were revisions made from the previous work session because six vents that were no longer in service were discovered in addition to the two original roof-mounted hoods they wanted to remove and replace. He said all eight vents would be removed and the two hoods would be replaced. He reviewed the dimensions of the new vents and said they would be screened and that the views of the Colonial Dames would be preserved.

In response to questions from the Commission, Mr. Calkins said one of the mechanicals running along the wall would be replaced with waterstruck brick and the side vent would be removed. Chairman Wyckoff said he had no problem with the application. Vice-Chair Ruedig said she preferred a more appropriate fence style but thought it was fine. City Council Representative Blalock verified that the new unit would be 10 feet from the Ceres Street side and the fence would be 18 feet going from Market Street down. Mr. Calkins agreed and said it was important to protect the water views as well as the view of the Moffett Ladd House from the water. Mr. Ryan said the fence configuration was inappropriate for the District because it looked more like a pressure-treated deck found in a typical suburban neighborhood. He suggested that the applicant return for an administrative approval with a more traditional fence. He said the 18-ft side screening would be fine with an appropriate fence. He suggested using a finished coping when replacing the membrane roofing. Mr. Calkins said the fence on that particular side would plain with the roof to prevent it from impacting views.

Interim Chair Doering said the unit was moving much closer to Ceres Street and she was concerned that the fence wouldn't hide the unit to someone walking past the garden. She said she couldn't see how a fence going toward the water would block a view. She noted that other applicants were encouraged to screen their mechanicals very well, and those mechanicals were much smaller condensers. She said that looking across the garden and seeing a huge fan as a result of not bringing the fence down any further than 18 feet didn't make sense to her. Mr. Adams said the modern nature of the proposed replacement fence seemed separated from Portsmouth's historic past and thought it was inappropriate for disguising the roof vents. He asked whether the solid fence on the Moffett Ladd House's side lot would be more appropriate.

Interim Chair Doering asked whether the applicant was required to change the style of something they were replacing that currently existed if the Commission asked them to, or if they were allowed to keep it if replacing in kind. Mr. Cracknell said it wasn't a replacement in kind because the fence would be longer and would turn. He said he would have a hard time signing off on replacing in kind, given the nature of the application. He said the Commission had to decide what type of screen worked best with how tall it was. Mr. Calkins said the 18-ft piece was very deliberate. He said the other vantage point would be coming down Ceres Street and having a solid fence out to the roof edge of the Oar House visually protruding out, so they thought it would be appropriate to step that back.

Interim Chair Doering said the fencing designs could be presented in more detail and with better sketches and return as an administrative approval item. She asked the applicant to bring back renderings showing different views of the 18-ft fence brought far enough down but no more than 10 feet from the edge. Chairman Wyckoff said that someone in the garden might see lots of things on the roof, including the compressors on the side of the toy store. He said he was fine with the 18-ft fence and that he disagreed with Mr. Cracknell because the applicant was replacing in kind a wooden fence with wood.

Interim Chair Doering opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

A Colonial Dames representative (name not given) said he felt there had been a level of miscommunication with the applicant that created issues for the Colonial Dames. He said the Dames previously met to discuss the 55 Ceres Street fence and noted some issues with the drawing but didn't know that there would be another presentation that day. He said the Dames had not authorized the addition of any new fencing, yet now there were new drawings and they would have to review them. He said it would be helpful if they could get notice of the public hearing within a few days instead of a few hours. He said the Dames would work with 55 Ceres Street to come to a reasonable resolution but thought it was distressing to hear decisions being made about the Colonial Dames' views and what they thought of it.

No one else was present to speak, and Interim Chair Doering closed the public hearing.

Mr. Ryan said the fence wasn't a replacement in kind because the units were larger and had to be properly screened, and just replacing the fence the way it was now wasn't a proper screening and wasn't appropriate for the District. He said the applicant would have to return with another proposal for the screening. Mr. Calkins said he would redesign the fence and would work with the Colonial Dames and return with a new proposal for the fencing within 90 days.

DECISION OF THE COMMISSION

*Chairman Wyckoff moved to **approve** the replacement of the mechanicals and the work on the membrane roof including the coping along the side of the roof, with the following **stipulation**:*

- 1. That another public hearing be held for the design of the fence and that it have an appropriate historic style.*

The motion was seconded by Mr. Brown. Chairman Wyckoff said the project would fit in with the District and would be conducive with surrounding buildings.

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

III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **City of Portsmouth, owner**, for property located at **Marcy Street (Prescott Park)** wherein permission is requested to allow exterior construction to an

existing structure (elevate, remove additions, and re-locate the Shaw warehouse on-site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 5 and lies within the Municipal (M) and Historic Districts. (LUHD-423)

City of Portsmouth Facility Manager Joe Almeida was present on behalf of the applicant, along with Cheri Ruane of Weston and Sampson and architect Ted Touloukian. Mr. Almeida said the project was Phase One of the Master Plan and involved some alterations to the Shaw Warehouse. Ms. Ruane reviewed some of the history of the Master Plan and some stormwater issues. She said the Shaw Warehouse was at the lowest point in the park and was most vulnerable to flooding, so raising it was appropriate but moving it to higher ground toward Marcy Street was even better from a resiliency perspective. She reviewed the site plan and the progress update. Mr. Almeida said the grade would come up with the lifting of the Shaw Warehouse and would not impact its architecture, and the surrounding grades would rise with it. Mr. Touloukian said the goal was to preserve the Shaw Warehouse and protect it from climate resiliency interventions. He said a lot of time was spent with City Staff in figuring out how to build a new addition to minimize the performing arts pieces, like the trailers. Mr. Almeida said the addition would take on the amount of space that the existing mechanicals took. Mr. Touloukian reviewed the preservation techniques and choices they considered and said the addition was an opportunity to clean up the site during art festivals but provide appropriate egress. Mr. Almeida said they wanted to reinforce the historic line of the wharf with the location of the stage itself and get it back in line with the structures along Water Street.

Mr. Brown said one of the goals was to open both sides of the park, which would need an open stage. Ms. Ruane said it would be a movable stage for many reasons and would have components that would better serve the City. Mr. Ryan said the park was bifurcated and thought the asphalt street was part of that problem. He said he'd like to see the Shaw Warehouse pulled closer to the Players Ring and see the space between it and the Shaw building defined. He said the stage could come around and address the bridge, and the utilitarian buildings that served the stage would be confined to an area to allow more flow. He said the placement of the stage was poor and something more creative could be done by moving the Shaw Warehouse further down and making a bigger addition. In response to City Council Representative Blalock's question, Ms. Ruane said the grade would be raised around the Shaw Warehouse and would be flush, and there would be a gentle slope toward the center of the performance lawn.

Mr. Adams asked about the wharf idea. Mr. Touloukian said it came from their study of the site's history and the series of linear buildings near a wharf. Ms. Ruane said the grade would be raised up to three feet and the building would go up more than that, and the parking area would also be raised. Mr. Adams asked if the street and parking would be maintained. Mr. Almeida said the parking in other places within the park would be eliminated, so the parking numbers would be reduced. Ms. Ruane said Water Street currently ran right up to the Sheafe Warehouse and would be pulled back, and the parking would be pulled closer and nearer to the landscaping.

Chairman Wyckoff asked why Water Street had to be paved instead of graveled or having crushed-up oyster shells to be more of a nautical street. He agreed that a large addition was needed and that taking cues from the Shaw and Sheafe Warehouses was the way to go. He said if the stage wasn't up against Water Street and was more in front of the new addition, then Water

Street would have the look of a line of buildings on one side on a long dock. He said the design should be taken in that direction with the shingles and so on and have a healthy space between the buildings. Vice-Chair Ruedig said lifting and moving the Shaw Warehouse to higher ground was a wonderful way to preserve it. She thought it was a great idea to utilize the dead space between it and the vacant grass lot and thought opening it up to create a larger bowl was a much better way of utilizing the park. She said the project was going in a positive direction.

Public Comment

Elizabeth Bratter of 159 McDonough Street said the stage should be backed up toward the addition. Ms. Ruane said it would face the same direction it was facing now. Ms. Bratter said a building could be created that would surround half the stage and reduce the sound.

Tom Watson of 200 New Castle Avenue said he was the Chair of the Prescott Park Master Plan Implementation Committee. He said the Master Plan acknowledged that the arts was an important component of the park and that the Plan was a series of compromises that allowed all those things to interact while still maintaining the park first. He said a key component of that balance was the audience area, which was designed to identify that portion of the park devoted to the arts. He said the path surrounding it was important because it defined the boundaries that the audience had to stay in and also prevented crowd spread. He said raising Water Street would permit an easy transfer from one part of the park to the other.

No one else was present to speak, and Interim Chair Doering closed the public comment session.

Mr. Brown asked how much bigger the seating area was. Ms. Ruane said it wasn't quite doubled but had greatly increased a contiguous seating area and maintained the promenade through the park and would be much more efficient. Mr. Ryan said the addition was there to support the stage and asked why the stage couldn't be made part of the addition's design. Mr. Almeida said they weren't allowed to do a permanent stage but would consider all aspects when the addition and stage were fully designed. Mr. Adams said the idea of putting a barely above-grade, square, and heavily-lit modern deck stage as part of the grouping of mercantile buildings seemed too anachronistic. He said it seemed a better use of the theme to disengage the idea of a performance platform from the linear mercantile row. It was further discussed.

The applicant said they would continue the work session at a future date.

DECISION OF THE COMMISSION

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

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Working Stiff Properties, LLC**, owner for property located at **92 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (replace windows and storm windows, construct an iron balcony and replace two windows with balcony doors) as per plans on file in the Planning Department. Said property is

shown on Assessor Map 107 as Lot 76 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts. (LUHD-422)

The applicants Matthew Beebe and Barbara Jenny were present to review the petition. Mr. Beebe said the building was the former Clip Joint and that the goal was to restore the building's exterior and preserve as many architectural features as possible. He said they wanted to replace or repair the windows and move the service entry to a more discreet location. He said the major request was to convert a few upper windows to balcony doors and have a small Victorian-like wood and wrought-iron balcony. He said the six dormer windows were replacement ones and would be replaced with Green Mountain windows with a sash and balance. He said the other option was to restore the windows and replace the storms but that he and his wife thought the replacement windows would be better aesthetically and functionally. He said they would remove the aluminum and restore the pine cladding if it was in good shape but preferred to replace it with a cedar clapboard, which he showed a sample of to the Commission. Ms. Jenny said they looked at a lot of balcony designs in town and used the Frank Jones wrought-iron one as an inspiration.

Chairman Wyckoff said people didn't want to see Romeo and Juliet-type balconies anymore and that he preferred 6/6 windows. He urged the applicant to change the old Clip Joint storefront in conjunction with what the owner of the other half of the building was doing. He said the plans were otherwise good and well thought out. Mr. Adams asked what would happen to the other half of the building. Mr. Beebe said he reviewed the plans for it and that it didn't have a lot of detail on that particular façade, just new painted wood clapboards to matching the existing exposure. He said if he did his portion of the building traditionally so that the clapboards lined up with the sills and window tops, he'd come to that point. He said he preferred to break up the clapboards with small pieces but didn't know what color the other portion of the building would be painted. Mr. Adams said the Commission didn't have purview over colors. Mr. Brown asked about the solar panels. Ms. Jenny said the panels were hers and that they could move all the mechanicals by the ell and screen them with plantings.

Mr. Ryan said there were some great things proposed for the building but that he couldn't support the balcony because it wasn't an appropriate style for the house. He also suggested that the applicant do what was appropriate for his part of the building and not wait for the other owner. Vice-Chair Ruedig agreed with Mr. Ryan and also thought retaining the historic windows would be better than replacing them. She said the Green Mountain ones wouldn't last as long as properly-restored historic windows. She said she understood the energy efficiency issue but said there were much better-looking storms available than what the applicant had. She said she also had trouble with the balcony because it was highly visible on Court Street. She said the applicant could bring in examples of similar balconies in the District that might sway her, but she couldn't think of any and couldn't accept the ornate wrought-iron balcony on that type of a building. Mr. Brown agreed and noted that there were two wonderfully-restored buildings directly across the street that the balcony didn't fit in with.

There was no public comment. Interim Chair Doering summarized that the applicant was welcome to submit a different design for the balcony or demonstrate something that already existed in the District that was appropriate for the building. She said the Commission gave kudos for the plans to restore and bring back old features. She said the applicant should consider

restoring the old windows if possible and that the Commission would be interested in seeing what was found under the aluminum siding.

Ms. Jenny said she would research restoring the windows but thought replacing them would look better and would be maintained better without storms. Mr. Beebe noted that the ‘Pumpkin House’ across the street had restored windows with storms and the house next to it had Green Mountain replacement windows, and he asked if it would be that great of a difference if they had replacement windows. Ms. Jenny said they would continue the work session to see if she could convince the Commission to accept the balcony.

DECISION OF THE COMMISSION

*Chairman Wyckoff moved to **continue** the work session to the March 2 meeting, and Ms. Bouffard seconded. The motion **passed** by unanimous vote, 7-0.*

2. 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 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-425)

Project architect Tracy Kozak and the owner Mark McNabb were present. Ms. Kozak reviewed the context and massing. She said the property was formerly two parcels and was recently merged into one lot. She said they wanted to improve Haven Court so that it could have public access and link Commercial Alley with Fleet Street. She said the property was actually two buildings, a brick Gothic one at the corner of One Congress Street and a white painted building at 3 Congress Street, and there was a parking lot in the back. She reviewed the contextual buildings down the street and some of their history. She said they wanted to restore the original storefront and details of the main building and put another structure on the parking lot that used to house a hotel. She said the existing height of the front buildings would be continued to the addition and that the addition would be more of a wayfinding building than a freestanding one and had several cues from the Market Square and High Street facades.

Mr. Adams said it seemed like the new addition would be cramped by the small Italianate theater building if the applicant tried to connect to it. Ms. Kozak said there was a small alley back there before the hotel was built and the corner was a freestanding one, so whatever connected to it would need to be pushed back far enough to perceive that break. Mr. Adams said the building next to it around the side was a one-story that looked like a two-story, and he asked what would be done with its roof. Ms. Kozak said there was an imbalance to that streetfront where there was an elaborate roof on One Congress Street and a flat one on 3 Congress Street as well as a giant firewall, and they wanted to balance it with a dormer or some roof feature on 3 Congress Street to help tie it together. City Council Representative Blalock said he was concerned about putting up a big building next to the parking garage and creating a dark alleyway in the middle of town. Ms. Kozak said it would be landscaped and hardscaped with plantings, sculptures, and overhead

lighting and that they would hold back from the face of the garage by about 20 feet. Mr. McNabb said uniform string lighting would be used that was more effective than street lighting.

The massing was discussed. Chairman Wyckoff said the height didn't bother him because of the existing One Market Street building but he wanted to see it pulled back a bit from High Street and not have the height go four stories right on the street. He said the massing was appropriate for the lot in general, but he had trouble with whether or not a story would be added to 3 Congress Street due to the addition's footprint and the renovation footprint. He said he hoped the addition would be away from Congress Street. He said whatever Mr. McNabb did with Haven Court would be an improvement. Mr. Brown said he felt the same way about the massing and thought it really stood out when looking at it from the east side of High Street. Ms. Kozak showed an abstract diagram indicating that the addition would be far back from the front buildings and would be blocked by them. Mr. Ryan said the massing worked and thought it was a good opportunity to restore some urban spaces that were currently languishing. He said Ladd Street was turning out to be a beautiful little street and hopefully Haven Court would be similar. He asked how much the applicant intended to get into the renovated footprint areas and if the buildings would be gutted. He noted that the applicant was building on top of the old opera house. Mr. McNabb said the little building carved out the non-historic add-on garage behind to get a new core, and the old buildings needed an elevator and stair towers. He said the addition would solve those problems for the front buildings and get rid of the fire escapes. He said the new building would step back and would be given breathing room. He said they had to make it one building in order to have two means of egress and that the opera house would be the branding of the main entrance for the whole neighborhood.

Vice-Chair Ruedig said she assumed the back buildings would be demolished. Mr. McNabb said the buildings would come down in favor of the addition. Vice-Chair Ruedig said she wanted to know the history of those buildings when they were added on, for due diligence in understanding the site and having it added to the overall history at some point. She also asked that the property be documented before the demolition. Mr. McNabb agreed. Ms. Bouffard said she had no problem with the massing, especially given its location up against the parking garage.

There was no public comment. Interim Chair Doering summarized that the Commission had support for the massing but some concern for the height on High Street, and they wanted the applicant to find detail on the street level for all those buildings to bring back to the Commission.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote (7-0) to **continue** the work session to the March 2 meeting.*

3. 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)

Project architect Tracy Kozak was present on behalf of the applicants, along with the owners Jim and Gail Sanders. Ms. Kozak said the property would be subdivided and had been vacant except for the candy shop for about 50 years or so. Mr. Sanders reviewed the history of the property and said he bought it in 1994, at which time there were five buildings on the property. Ms. Kozak said there used to be various houses on the property and that it had the same density as the rest of the neighborhood, but the buildings deteriorated. She said the property was in the severe flood zone and Partridge Street was one of the lowest points in the city and was underwater by a foot during king tides, along with the southeast corner of the applicant's property. She said the northwest corner was six feet higher due to the slope and they had to locate the new structure on the high ground. She said they wanted to make an energy-efficient building that would withstand the high tides. She said they would subdivide the 1/3 acre lot parallel to Marcy Street so that the candy shop would be on its own lot and the new structure would be on the parcel behind it. She said the surrounding homes had lots of variety and some of them had porches and roof decks and the gabled end structures had side entries. She reviewed the footprint and roof plan and said the structure was designed to have a drive-through passage from Pray Street to Partridge Street and was oriented to take advantage of the sun. She said a parking garage would be set back from Partridge Street. She reviewed the structure's design.

Chairman Wyckoff asked how the foundation with water running through it would work and whether the front lot with the candy shop would be developed with another building. He thought the Marcy Street side of the structure was the weakest side and really needed a house in front of it. Ms. Kozak said the front parcel with the candy shop would be sold and was developable by right, so a house could be built there. She said it was the side of the house that wasn't meant to be the front of the house and was meant to look like the side of the house. She said it would be behind the fence and another house and that the front of the house would face Pray Street.

Chairman Wyckoff asked why the driveway had to go from one street to the other. Ms. Kozak said it allowed a small asphalt footprint. She said the owners intended to age in the house and when they couldn't handle stairs and steps, it would have to be handicap accessible. She said the central entrance on the side facing Marcy Street would be level with the grade, and because they had to keep the floor above the flood plain, it would be 3-4 feet higher than the street. She said they didn't want a giant railing in front of the house, so the accessible entrance was on the side, which mandated having access through the side of the property.

Vice-Chair Ruedig said she appreciated a lot of things, like putting the garage in the back and the way the building was sited on the lot. She said the massing was big but that she was willing to see it through with the development of the design. She said her concern was that the façade on Pray Street didn't have a front door and what was missing was a nice formal front entrance, especially since it was fronting the street. She asked why the front entrance was hidden. Ms. Kozak said the cue was taken from a house that had a gabled end facing Marcy Street and the front door was off the porch to the side of the gable. She said they would do wraparound steps to accentuate it and that there was also a recessed window seat to draw the eye to the porch. She said it was a welcoming feature that signified that it was an entrance. Ms. Kozak showed examples of side porches as entrances, and Vice-Chair Ruedig said those houses were turned perpendicular to the street. She said if the applicant was determined to hide the entrance on the corner, she'd like to see it celebrated more and made into an obvious front entrance.

Mr. Adams said he realized that dodging the offset in the lot drove the angle of the garage but that most of the buildings in the neighborhood were rectangular in their forms. He said the property kicked the garage to the right due to the need for a drive-through. He said the contortions that happened to the rest of the back of the house were avoidable, and it seemed that the whole orientation of the back of the building was lost because it was following the garage. He asked if tipping the garage was a good idea. He said he'd also like to see a front door. Ms. Kozak said the entrance could be made more prominent. She said the crank of the roof did a lot for the building because it opened up the building toward the back and let more light in and had more of a relationship to the water. Mr. Sauk-Schubert said the north elevation looked asymmetrical, and Ms. Kozak agreed and said she would fix it.

Mr. Ryan said the structure was a new house and he liked that it had its own set of rules and angles and challenged some of the surrounding architecture. He said the entrance didn't bother him because Marcy Street had a strong façade and the entrance would support that. He said it was a modern house of 2022 and would be acceptable for the District. City Council Representative Blalock agreed and said it fit in well with the neighborhood.

Interim Chair Doering asked Ms. Kozak if she was sure she wanted 445 Macy Street to be the address. Ms. Kozak said it would change when the property was subdivided. Ms. Doering said the problem with the gabled end of Pray Street and the relation to the entrance was the protruding bay window, and if the façade were flat, the doorway on the porch side would read more prominently. She said it looked like a side façade instead of a front façade. She said the rectangular appurtenance on the captain's walk section was awkward because there was something about the square 'cereal box' stuck on the end of what was otherwise a building with lots of non-rectangular forms.

Public Comment

Susan MacDougall of 39 Pray Street said she looked out over the property and knew that it could be two lots, but the address was clearly a Pray Street address. She said all the renderings and comparisons had been with the Cotton house on Salter Street and the two big Victorians on Salter and Marcy Streets, and that none of the height and relational architectural comparisons had been done with any of the 18th century houses that lined Pray and Partridge Streets, so she had concerns about the property's scale and the fact that it would be directly across from an 18th century house with a center chimney and diagonally across from her home. She said her major concern was that the renderings seemed to take details from the Victorian on the corner of Marcy and Pray Streets and used them for an entrance detail that was really a side entrance for the Victorian. She said the structure would be a very big building in an area where there weren't really big buildings and she was concerned what would happen in front of it. She said she was told that she couldn't have two frontages on her lot that went from Pray Street to Salter Street and couldn't have two front entrances, so she wondered why it was possible to have a drive-through entrance from Pray Street to Partridge Street. She said the cereal box design didn't fit and the structure's height would overshadow the houses on Pray Street.

Mark Mininberg of 437 Marcy Street said his house was used as some of the inspiration for the design. He asked what the building's square footage was, noting that his home was only 2800

square feet and was a narrow and graceful 1890s Queen Anne. He said the applicant's building seemed twice as big, and he felt that the Commission's concern seemed to be more about the front door than the mass. He said the mass alarmed him and his neighbors and they viewed it as a shock and as something completely out of scale. Ms. Kozak said it was a shock to go from a 3-acre vacancy to a building, and she felt that the structure fit, especially due to its distance from the houses around it. She said it was shown in three dimensions but that it might be easier to compare the context. Mr. Mininberg said it still looked twice as big as his house.

No one else was present to speak, and Interim Chair Doering closed the public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the work session to the March 2 meeting.*

V. ADJOURNMENT

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

March 09, 2022

- | | | |
|----|--------------------------------|-----------------------|
| 1. | 53 Market Street (LUHD-438) | -Recommended Approval |
| 2. | 28 Chapel Street (LUHD-437) | -TBD |
| 3. | 131 Congress Street (LUHD-436) | -Recommended Approval |

1. 53 Market Street - Recommended Approval

Background: The applicant is seeking approval to replace an existing flat roof with rubber roofing.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

03/04/2022

LUHD-438

Historic District Commission Work Session or Administrative Approval Application

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

Nancy Barrett
nwb@nwbarrett.com
53 Market St.
Portsmouth, N.H. 03801
16034314262

Location

53 MARKET ST
Portsmouth, NH 03801

Owner:

BARRETT NANCY W REVOC TRUST & BARRETT NANCY W TRUSTEE
53 MARKET ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

penhallow St

Project Information**Brief Description of Proposed Work**

replace flat roof on back of building on Penhallow St.

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

--

Owner Organization / Business Name**Owner Contact Street Address**

HALL BROTHERS CONTRACTING, INC.

Dana Hall

Roofing Specialists

Shingles • Single Ply

136 Rochester Street • P.O. Box 619 • Berwick, Maine 03901

Telephone: 207-698-1551 • Fax: 207-698-1559

Email: hallbrothersroof@comcast.net

*"Over 94 years on the Square"***Proposal**

No.

SPECIFICATIONS
AND ESTIMATE

Page No. of Pages

PROPOSAL SUBMITTED TO Nancy Barrett	PHONE 1-603-868-2691	DATE 10-06-21
STREET 53 Market Street	JOB NAME Entire Flat Roof	
CITY, STATE AND ZIP CODE Portsmouth, New Hampshire 03901		
ATTENTION	LOCATION	

We hereby propose to furnish materials and labor necessary for the completion of

- 1 Strip existing roofing down to deck.
- 2 Install wood nailers at roof edges.
- 3 Install polyisocyanurate tapered roof insulation system with one fastener every two square feet.
- 4 Install .060 Fully Adhered single ply rubber.
- 5 Install rubber flashings on all roof penetrations.
- 6 Install new .032 Brown aluminum edge flashing.
- 7 Customer will need to make sure power wires are safe to work around.
- 8 Customer will need to have all units unhooked so they can be moved.
- 9 Customer will need permission to tie into neighbors wall.
- 10 Customer will supply new skylight dome.
- 11 Hall Bros. will need entire parking area.
- 12 Removal of all debris by Hall Brothers.
- 13 Hall Brothers will not be liable for any dust/debris that may enter into the building through the roof boards.
- 14 Any attic contents should be covered by homeowner prior to start of roof work.
- 15 Homeowner will need to provide access to outlets for electrical use.
- 16 Homeowner to acquire all necessary permits from town prior to start of roof work.
- 17 References will be provided upon request.
- 18
- 19 Job is figured to be done in the spring.

Quoted Price: \$29,700.00

ANY WOODWORK THAT NEEDS TO BE REPLACED BY US WILL BE ON A LABOR AND MATERIAL BASIS ONLY.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of

Twenty Nine Thousand Seven Hundred Dollars

\$29,700.00
dollars (\$)

Payment to be made as follows

50% down upon acceptance and balance due day of completion.

\$7500

10.15.21

All work to be done by Hall Brothers at earliest possible convenience. Our men are fully covered by Workman's Compensation and liability insurance.

All material is guaranteed to be specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance. The purchaser to pay all attorney's collections, commissions and suit fees additional.

Authorized
Signature*Dana Hall*Note: This proposal may be
withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

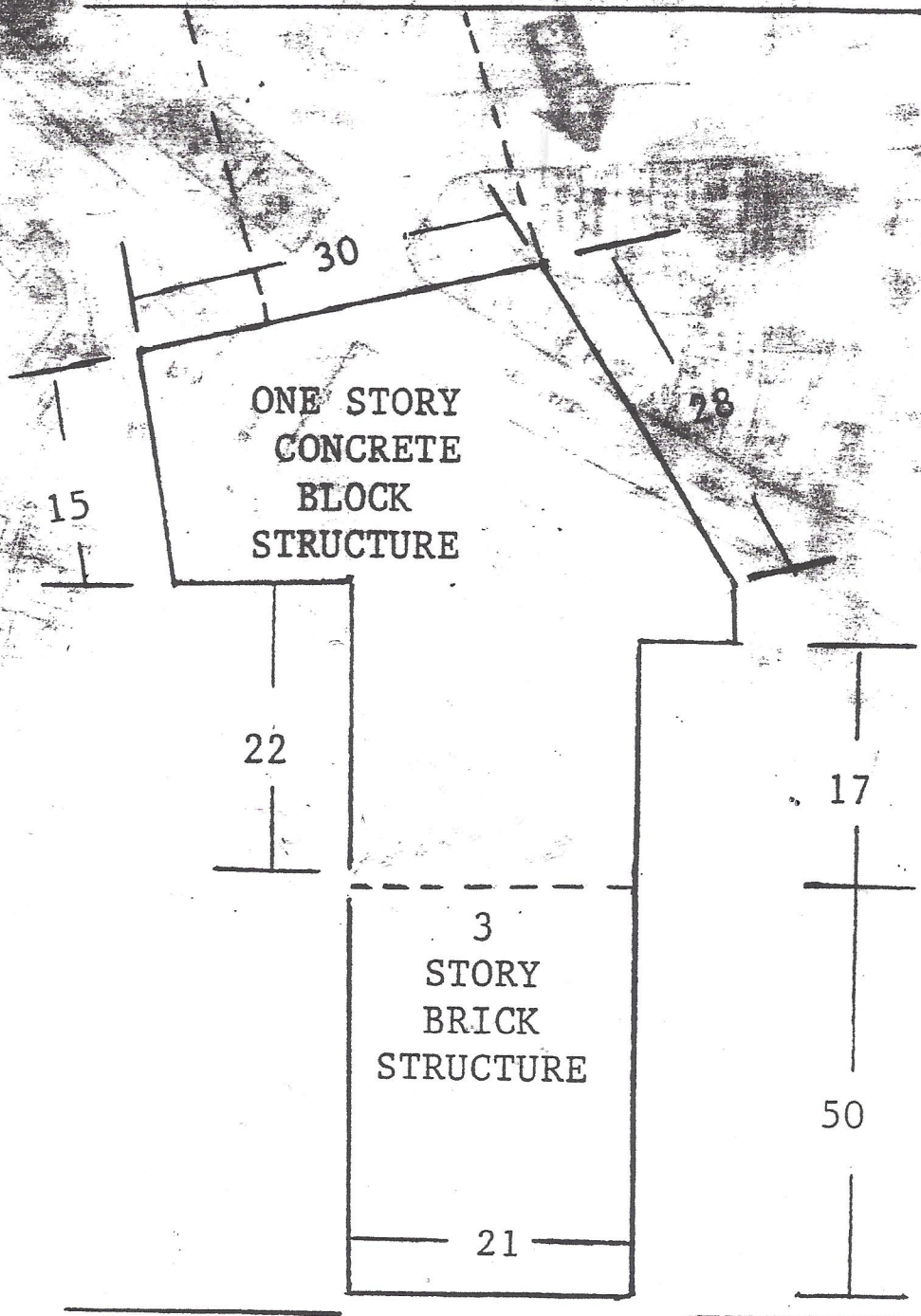
Signature

Nancy W. Barrett

Date of Acceptance:

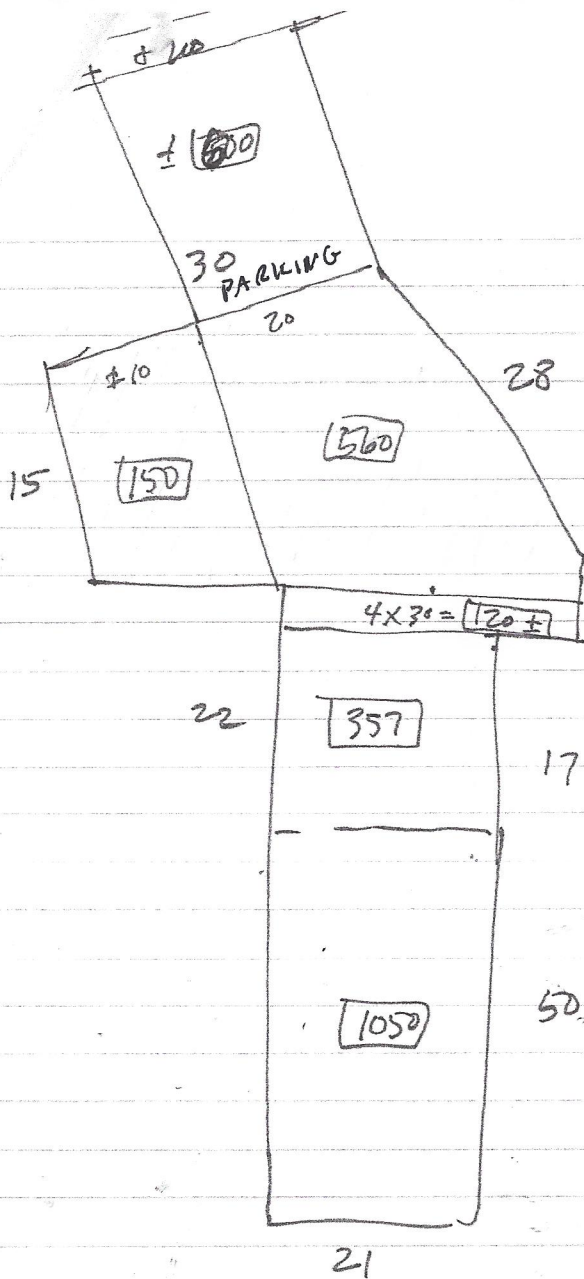
Signature

PENHALLOW STREET



53

MARKET STREET



SAY 2237 ϕ

1 PARCEL BUILDING 1187 SP

FRONT. 1050 SP

PARTMENT 2237 ϕ

FLAT 1200F 710 - SKY LT. 6x6 - 36

674

2. 28 Chapel Street

- TBD

Background: The applicant is seeking approval for several in-kind repairs and replacement items as well as approval to have (9) windows restored with new wood storm-windows.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

**LUHD-437**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 24, 2022**Applicant**

Tom Irwin
tfirwin2013@gmail.com
28 Chapel Street
Portsmouth, NH 03801
(603) 219-6746

Location

28 CHAPEL ST
Portsmouth, NH 03801

Owner:

IRWIN LAUREN S & IRWIN THOMAS F
28 CHAPEL 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**

The work will involve ordinary repairs where water damage, wood rot or other similar/related damage is found. It will include: in-kind replacement of damaged clapboards on the lower front of the house;
in-kind replacement of the frieze boards on the front of the house (on both sides of the front door);
in-kind replacement of portions of window trim on the front of the house where water damage is found;
in-kind replacement of corner trim (likely some or all of the corner trim on the front, southeasterly corner);
in-kind replacement of any other building parts discovered to be water-damaged when damaged clapboards are removed for replacement;
possibly repair or in-kind replacement of clapboards behind the electric / meter box located on the northerly side of the house.

The work also will include ordinary repairs to prevent water damage, including:

in-kind replacement of the aluminum gutter downspout on the front of the house (southeasterly corner), which is currently leaking;
repair or possible in-kind replacement of trim on a window located on the first floor, front of the house, near southeasterly corner;
possibly the replacement of flashing where needed to avoid water damage (possibly on the front and southerly sides).

In addition to this work, we will be working with a window restoration contractor tod remove existing windows and restore them off-site (all nine windows on the front of the house; the only window on the southerly side of the house (second floor); one window on the back of the house (first floor); and three windows on the back of the house (second floor). We also will replace existing, poorly functioning aluminum storm windows with custom-made wood storm windows.

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.

--

3. 131 Congress Street

- Recommended Approval

Background: The applicant is seeking approval for an exterior concrete landing with hand rails at the rear entry of the property (The Worth Lot).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

03/04/2022

LUHD-436

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 24, 2022**Applicant**

Danielle Cain
dcain@marketsquarearchitects.com
104 Congress St
Suite 203
Portsmouth, NH 03801
603-501-0202

Location

131 CONGRESS ST
Portsmouth, NH 03801

Owner:

FRIENDS OF THE MUSIC HALL
28 CHESTNUT ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

New exterior concrete landing and handrails at rear entry (Worth Lot) per Portsmouth Fire Department's request.

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 of Record

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

--

Owner Organization / Business Name**Owner Contact Street Address**

PREVIOUSLY APPROVED STOREFRONT:



- SERIES 403 (T)**
- ♦ EFCO 403 THERMALLY BROKEN EXTRUDED ALUMINUM STOREFRONT WITH 2" X 4 1/2" PROFILE FOR CENTER SET 1" IG UNITS. ACCESSORIES INCLUDE THERMALLY BROKEN EXTRUDED ALUMINUM SUBSILL.
 - ♦ (1) STOREFRONT FRAME AT APPROXIMATELY 60 SQUARE FEET.
 - ♦ FINISH OF ALUMINUM STOREFRONT TO BE DARK BRONZE ANODIZED.
 - ♦ EXTERIOR VISION GLASS TO BE 1" IG UNITS INCORPORATING 1/4" CLEAR ANNEALED W/ SOLARBAN 60 #2, 1/2" AIRSPACE, 1/4" CLEAR ANNEALED TEMPERED WHERE REQUIRED BY CODE.
 - ♦ EXTERIOR AND INTERIOR PERIMETER CAULKING AT SUPPLIED ALUMINUM STOREFRONT.



WALL TYPE 'A' STOREFRONT

MANUFACTURER: EFCO CORPORATION
OR APPROVED EQUAL

SIZES: SEE SKETCH

MATERIAL: METAL & GLASS

NEW PROPOSED STOREFRONT:



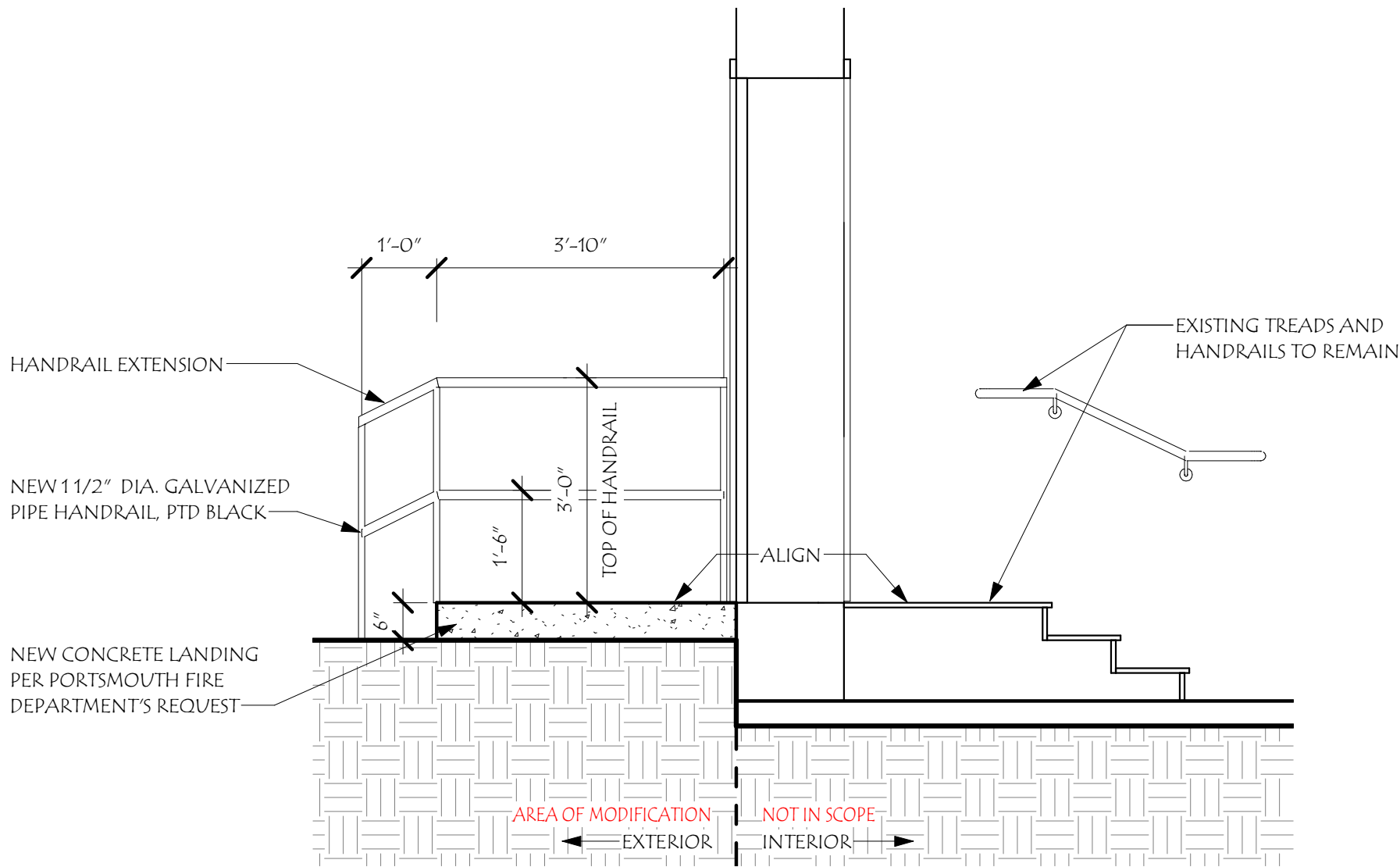
#28

MEDIUM BRONZE

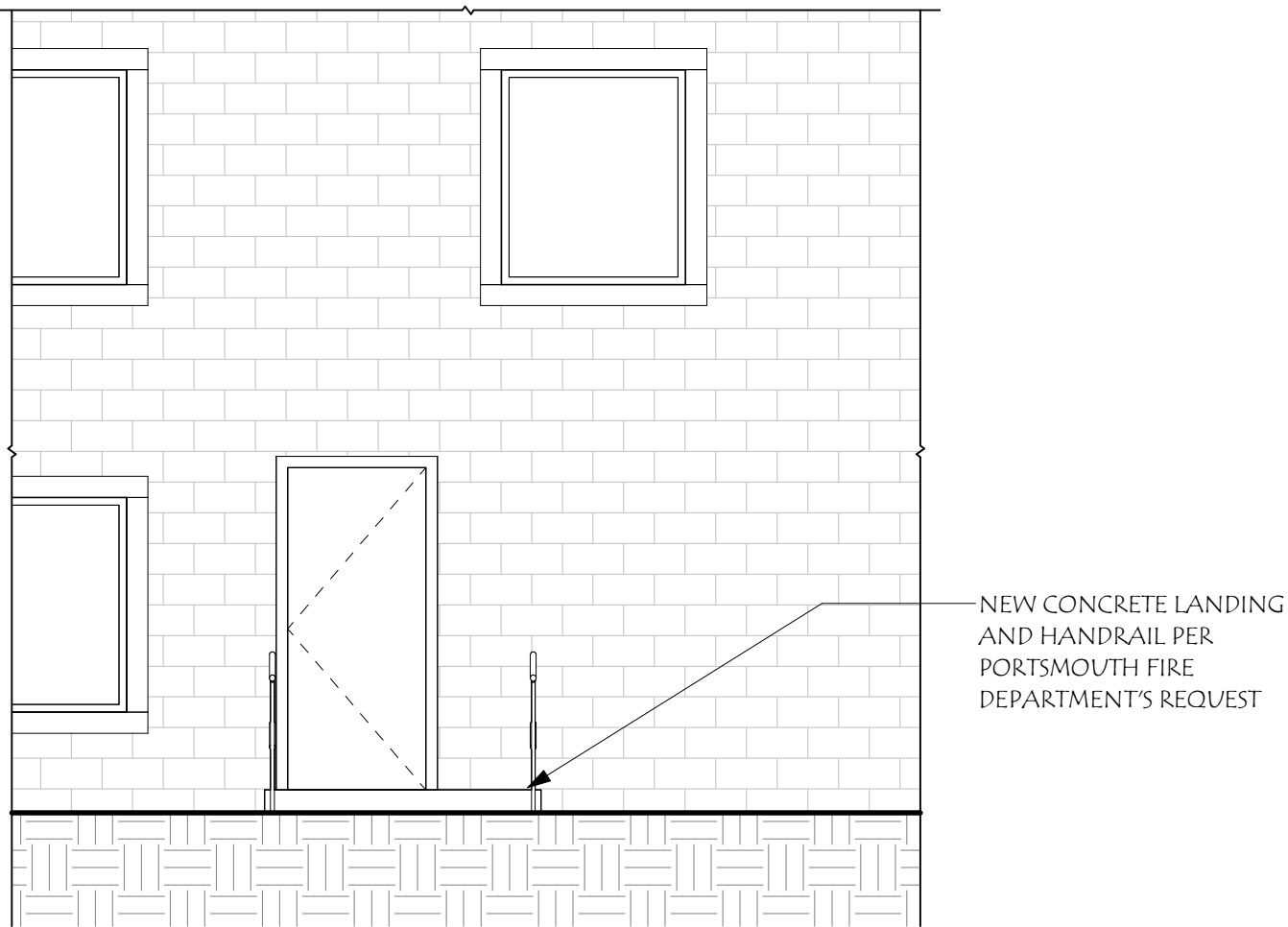
AA-M10C21A44

Architectural Class I
(.7 mils minimum)

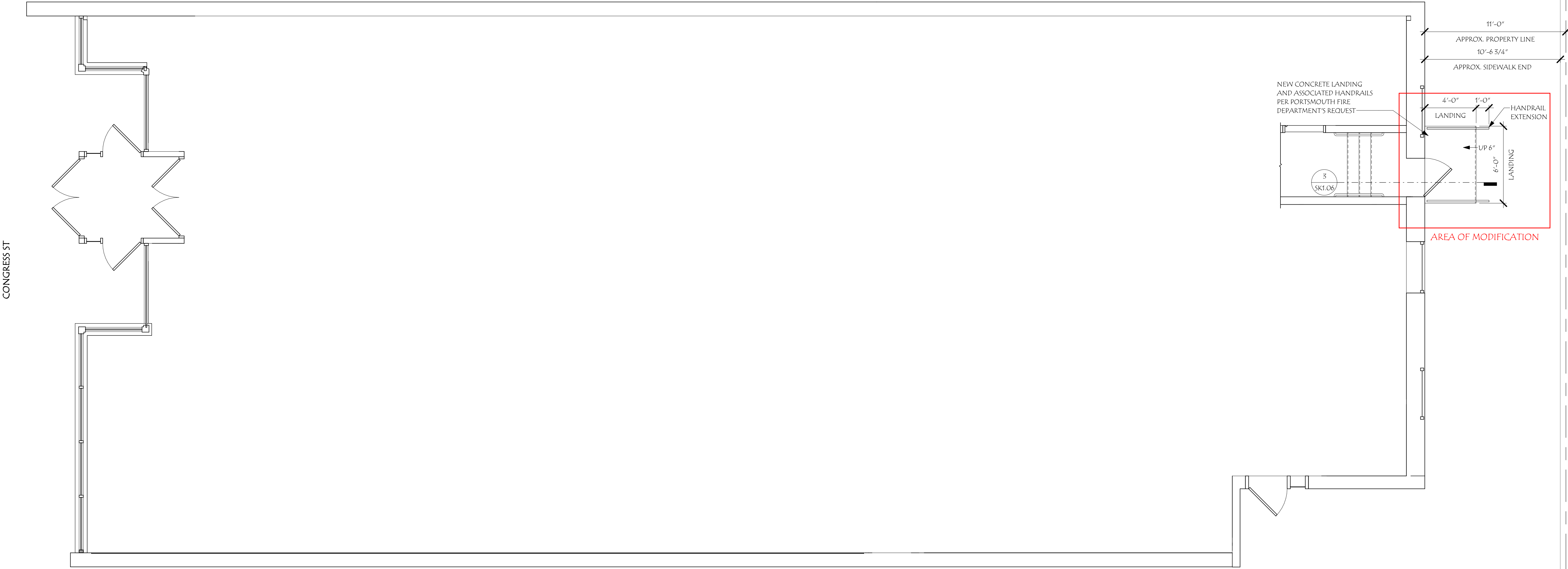
THE PREVIOUSLY APPROVED COLOR IS NOT AN ACCEPTABLE COLOR MATCH TO THE EXISTING STOREFRONT. WE ARE PROPOSING AN EQUAL PRODUCT MADE BY KAWNEER TO ACHIEVE A CLOSER COLOR MATCH.



3 EXTERIOR LANDING SECTION
SCALE: 1/2" = 1'-0"



2 EXTERIOR LANDING ELEVATION
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN EXTERIOR LANDING
SCALE: 1/4" = 1'-0"



MUSIC HALL LOFT
131 Congress St
Portsmouth, NH 03801

Title: EXTERIOR LANDING	SK1.06	
	CONSTRUCTION DOCUMENTS	
Scale:	As indicated	Revisions:
Drawn By:	AR	AR
Checked By:	RH	RH
Project No.:	2021065	Date:
2/24/2022 3:45:02 PM		02/24/22

Historic District Commission

Staff Report – March 2nd, 2022

March 2nd MEETING

Administrative Approvals:

1. 239 Northwest St. (LUHD-433) - Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

1. 28 South Street. (LU-22-8) (rear addition)
2. 179 Pleasant Street (LU-22-19) (renovation)
3. 202 Court Street (LU-22-37) (demolition)

WORK SESSIONS – OLD BUSINESS:

- A. 129 State St. (LUHD-414) (façade alterations & dormers)
- B. 92 Pleasant St. (LUHD-422) (modifications to storefront)

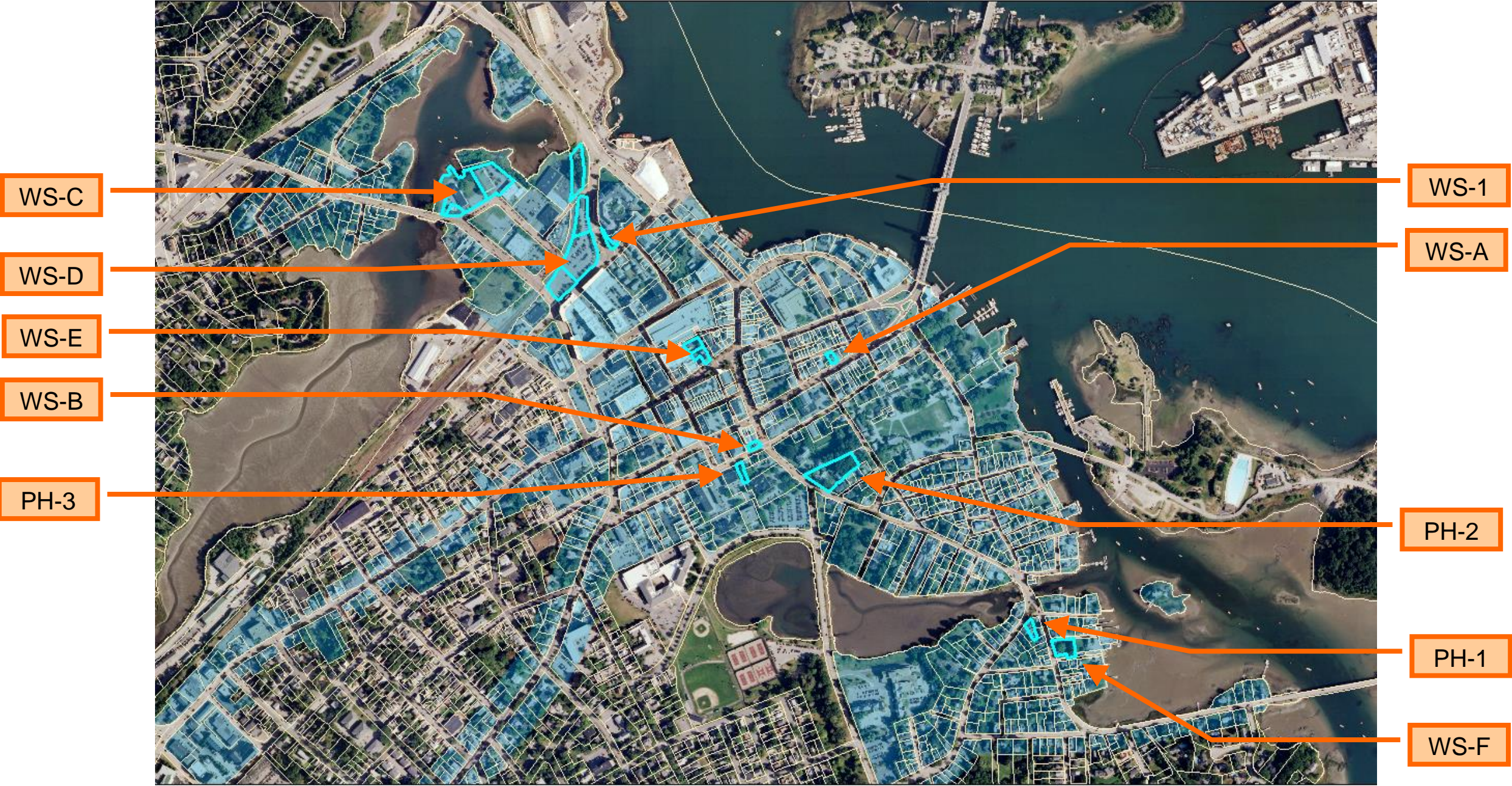
WORK SESSIONS – NEW BUSINESS:

1. 33 Deer St. (LUHD-435) (modifications to storefront)

March 9th MEETING

WORK SESSIONS – OLD BUSINESS:

- A. 1 Raynes Ave. (LUHD-234) (2 new buildings)
- B. 2 Russell / 0 Deer St. (LUHD-366) (2 new buildings)
- C. 1 Congress St. (LUHD-425) (new construction)
- D. 445 Marcy St. (LUHD-424) (new single family)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: March 2nd & 9th
APPLICATIONS: 11

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

28 SOUTH ST. (LU-22-3)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRB
 - Land Use: Single Family
 - Land Area: 4,791 SF +/-
 - Estimated Age of Structure: c.1800
 - Building Style: Federal
 - Number of Stories: 2.5
 - Historical Significance: C
 - Public View of Proposed Work: Limited View from South St.
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To construct two rear additions.

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 existing contributing structure is located along the foot of South Sand Marcy Streets in the South End. It is surrounded with many contributing historic structures with buildings and cornices strongly aligned along the street with shallow front- and side-yard setbacks, and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

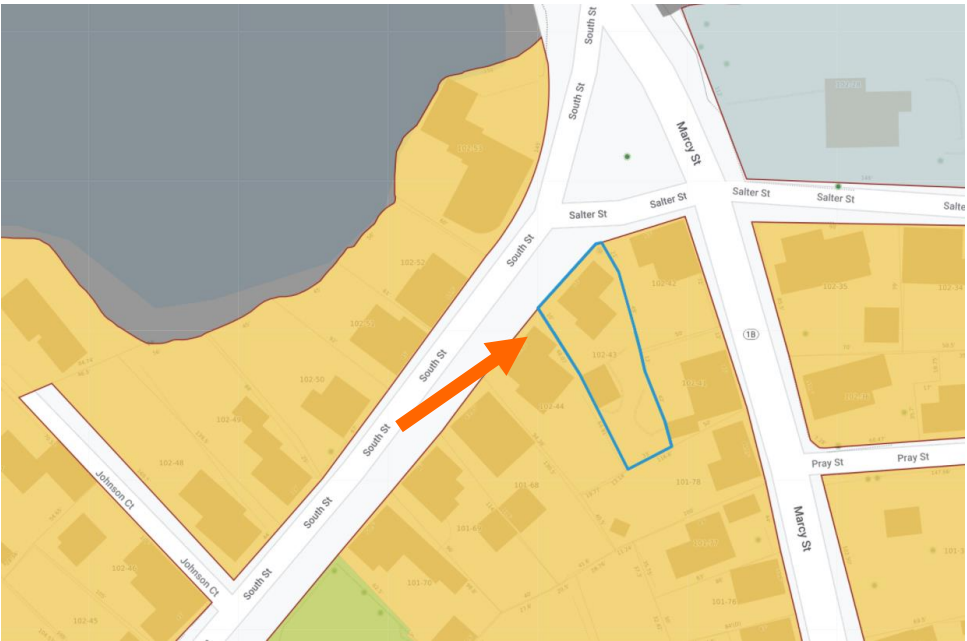
- The applicant is proposing to:
 - Construct two rear additions.
 - The additions include new windows and doors.

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

28 SOUTH ST. (LU-22-8) – PUBLIC HEARING #1 (MODERATE 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)	MODERATE PROJECT - CONSTRUCT TWO REAR ADDITIONS 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	
	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: 28 SOUTH ST.. Case No.: 1 Date: 2-2-22

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 (LU-22-19)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

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 main house, rear addition, roof, windows and doors.

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:

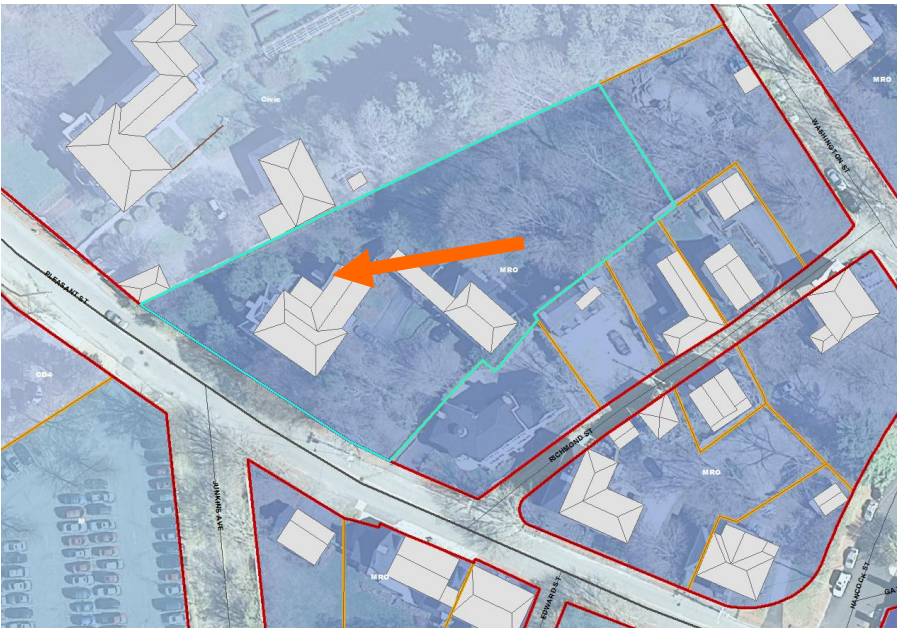
- The applicant proposes to revise the previous approval for the following items:
 - Remove and replace the rear annex.
 - Renovate and restore the main house.

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:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

179 PLEASANT STREET (LU-22-19) – PUBLIC HEARING #2 (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)	<div>MODERATE PROJECT</div> <div>– SUBSTANTIAL RENOVATIONS TO THE MAIN BUILDING AND REAR ADDITION –</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		
		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.:2 Date: 3-2-22

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: **202 COURT ST. (LU-19-175)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #3**

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD4-L1
 - Land Use: Commercial
 - Land Area: 5,036 SF +/-
 - Estimated Age of Structure: c.1860
 - Building Style: Greek
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Court Street
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To demolish the remaining frame and reconstruct as approved.

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 Court Street and is surrounded with many contributing and focal historic structures. The building was originally designed in a Greek Revival style and was a municipally-owned fire station. In the 1940s the structure was sold and reused as an auto service repair shop until 2018.

J. Staff Comments and Suggestions for Consideration:

- The project revisions from the December, 2019 approval includes:
- The complete removal of the remaining frame and foundation;
 - Replacement structure to fully match the approved structure.

Note that a sign detail has not yet been provided so this item may need to be stipulated in a decision.

- **Design Guideline Reference: Guidelines for Roofing (04), & Small Scale New Construction & Additions (09)**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

202 COURT STREET (LU-19-175) – PUBLIC HEARING #3 (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>MODERATE PROJECT</div> <div>– DEMOLITION OF EXISTING FRAME AND FOUNDATION –</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: 202 COURT STREET Case No.: 3 Date: 3-2-22

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:

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

☐ Yes ☐ No

Historic District Commission

Project Address: 129 STATE ST. (LUHD-414)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD4
 - Land Use: Single Family
 - Land Area: 3,050 SF +/-
 - Estimated Age of Structure: c1815
 - Building Style: Federal
 - Number of Stories: 3.0
 - Historical Significance: NA
 - Public View of Proposed Work: View from State and Sheafe Streets
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To add dormers, modify rear additions and rooflines.

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)

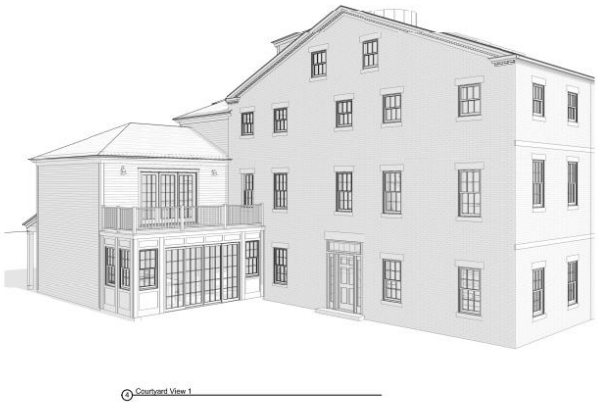
- I. **Neighborhood Context:**
- The new building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear yards.
- J. **Staff Comments and/ or Suggestions for Consideration:**
- The applicant is proposing to:
 - Removal of decorative window dressings
 - Adding skylights and oculus.
 - Rear additions to existing wood-framed sections.
 - Roof replacement.
 - Addition of lighting.

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

129 STATE ST. (LUHD-414) – WORK SESSION #A (MODERATE 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)	MODERATE PROJECT - ADD SKYLIGHTS AND MODIFY REAR ADDITIONS & RE-ROOF -				
	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:129 STATE STREET Case No.: A Date: 3-2-22

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:

92 PLEASANT ST. (LUHD-422)
CERTIFICATE OF APPROVAL
WORK SESSION #B

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4
 - Land Use: Mixed-Use
 - Land Area: 3,050 SF +/-
 - Estimated Age of Structure: c. 1880
 - Building Style: Colonial Revival
 - Number of Stories: 2.5
 - Historical Significance: C
 - Public View of Proposed Work: View from Court and Pleasant St.
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To replace windows, add a balcony and doors.

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)

K. Neighborhood Context:

- The new building is located along Court and Pleasant Streets in the Downtown neighborhood. It is surrounded with many multi-storied, contributing historic structures on a narrow street with buildings located directly along the street with no front or side yard setbacks.

L. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Replace the existing windows and aluminum storm windows.
 - Add a balcony on the second floor of the rear elevation.
 - Add doors to access the balcony.

• Design Guideline Reference – Guidelines for Exterior Windows & Doors (08), and Porches, Steps and Decks (06)

L. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

92 PLEASANT ST. (LUHD-422) – WORK SESSION #B (MINOR 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)	MINOR PROJECT - REPLACE WINDOWS, ADD A BALCONY AND DOORS 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	
	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: 92 PLEASANT ST. Case No.: B Date: 3-2-22

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 DEER STREET (LUHD-435)
CERTIFICATE OF APPROVAL
WORK SESSION #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Mixed-Use
 - Land Area: 17,800 SF +/-
 - Estimated Age of Structure: c.1985
 - Building Style: Contemporary
 - Number of Stories: 2.5
 - Historical Significance: NA
 - Public View of Proposed Work: No public view
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace decks and balconies and HVAC screens.

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 Deer Street. The property is surrounded with many modern and historically significant structures (located across the street on “the Hill”). The structures in this neighborhood have shallow setbacks along the street and narrow side yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

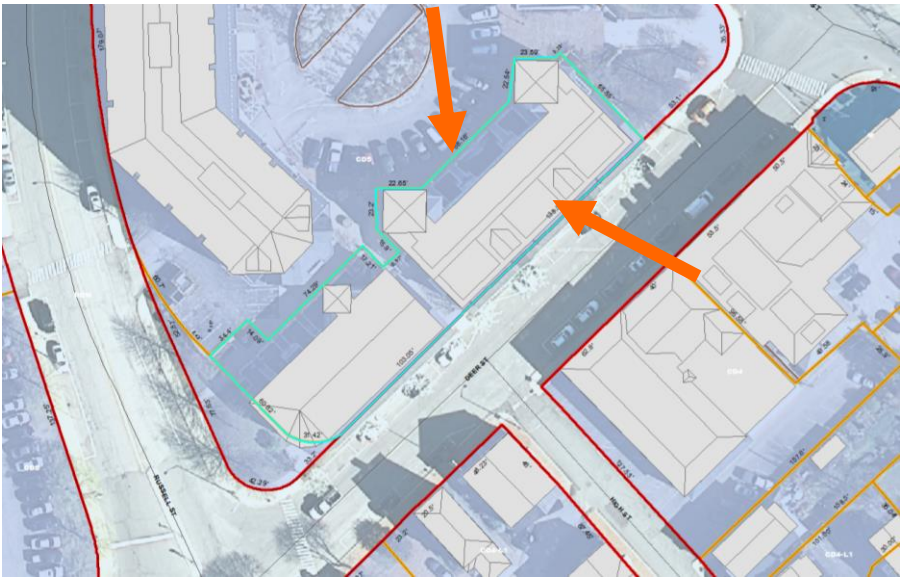
- Replace decks, balconies, HVAC screens...

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06) and Site Elements and Streetscapes (09).

I. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING

NA**

33 DEER STREET (LUHD-435) – WORK SESSION #1 (MINOR)										
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: <u>33 DEER STREET</u> Case No.: <u>1</u> Date: <u>3-2-21</u></div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <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)	<div>MINOR PROJECT</div> <div>- REPLACE DECKS AND BALCONIES, ADD LIGHTING... -</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				

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:

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

- 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 4-5 story mixed-use building(s).

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 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.
 - Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
 - The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
 - An appeal was recently field with the Board of Adjustment for the Planning Board approval of this project.
 - **NOTE THAT THE NEW APPLICATION MATERIAL WILL BE SUBMITTED AND DISTRIBUTED BY 3-4-22.**

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

1 & 31 RAYENES AVE. (LUHD-234) – WORK SESSION #C (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 two 5-Story Mixed-Use Buildings 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:1 & 31 Raynes Ave. Case No.:A Date: 2-2-22

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:

2 RUSSELL & 0 DEER ST (LUHD-366)
CERTIFICATE OF APPROVAL
WORK SESSION #D

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Vacant /Parking
 - Land Area: 85,746 SF +/-
 - Estimated Age of Structure: NA
 - Building Style: NA
 - Number of Stories: NA
 - Historical Significance: NA
 - Public View of Proposed Work: View from Deer & Russell Streets & Maplewood Ave.
 - Unique Features: Surface Parking Lot
 - Neighborhood Association: North End

B. Proposed Work: To construct 4-5 story, mixed-use 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 / 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 along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots with little to no setback from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

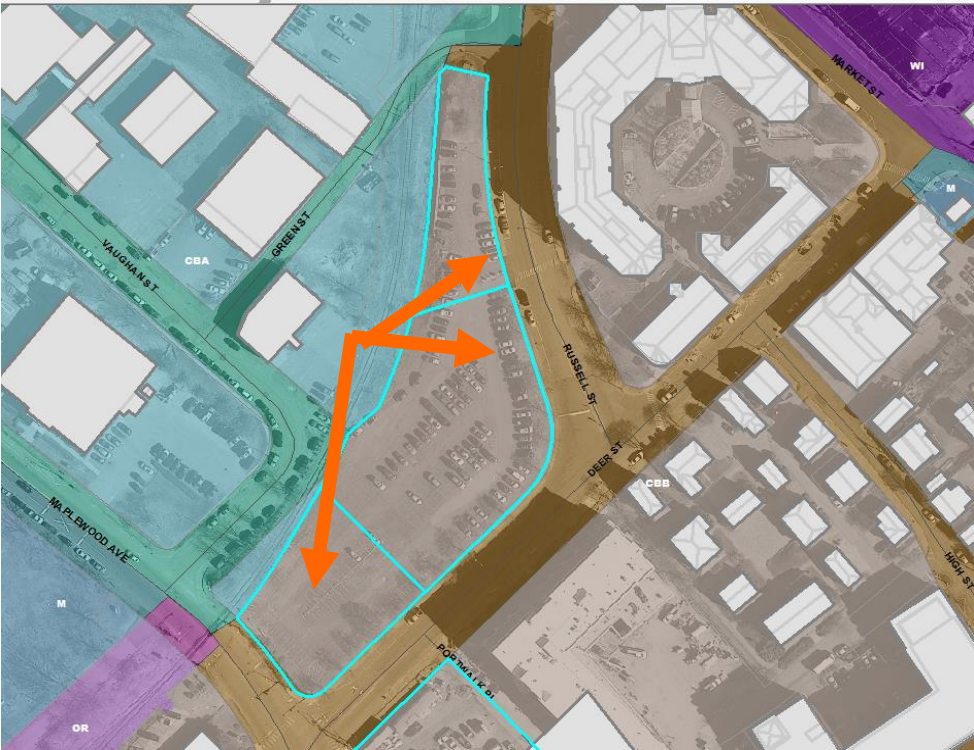
- THE APPLICANT HS SUBMITTED BUILDING ELEVATIONS SHOWING A VARIETY OF ARCHITECTURAL ELEMENTS TO BREAK UP THE MASS OF THE LARGER BUILDING INTO SMALL, MORE TRADITIONALLY SPACED BUILDINGS.
- IN ADHERENCE TO THE 4-STEP DESIGN PROCESS, THE COMMISSION SHOULD ASSESS AND PROVIDE FEEDBACK ON THE PORPOSED FAÇADE TREATMENTS, MASSING, AND THE REALATIONSHIP OF THE TRANSITIONARY SPACES ALONG THE SIDEWALK AND PROPOSED COMMUNITY SPACES WITH THE BUILDINGS.

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

M. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

-

2 RUSSELL & 0 DEER STREET (LUHD-366) – WORK SESSION #D (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 - CONSTRUCT 4-5-STORY, MIXED-USE BUILDINGS 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	
	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: 2 RUSSELL & 0 DEER ST. Case No.: D Date: 3-9-22

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. (LUHD-425)
CERTIFICATE OF APPROVAL
WORK SESSION #E

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:**

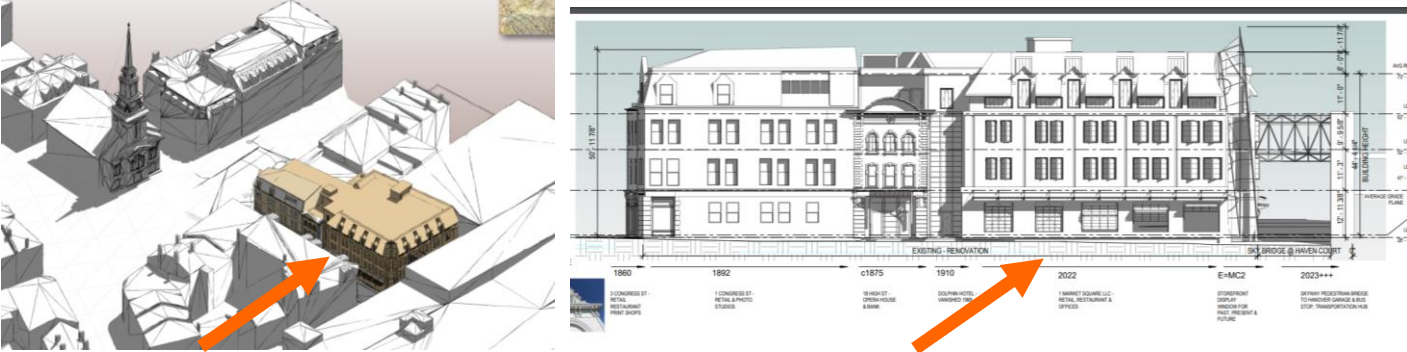
- The new building is located market square and High Street with many contributing historic structures. The building front directly along the street with no front yard or side yard setbacks. The abutting parking lot previous had a three-story wood-frame hotel building.

J. **Staff Comments and/ or Suggestions for Consideration:**

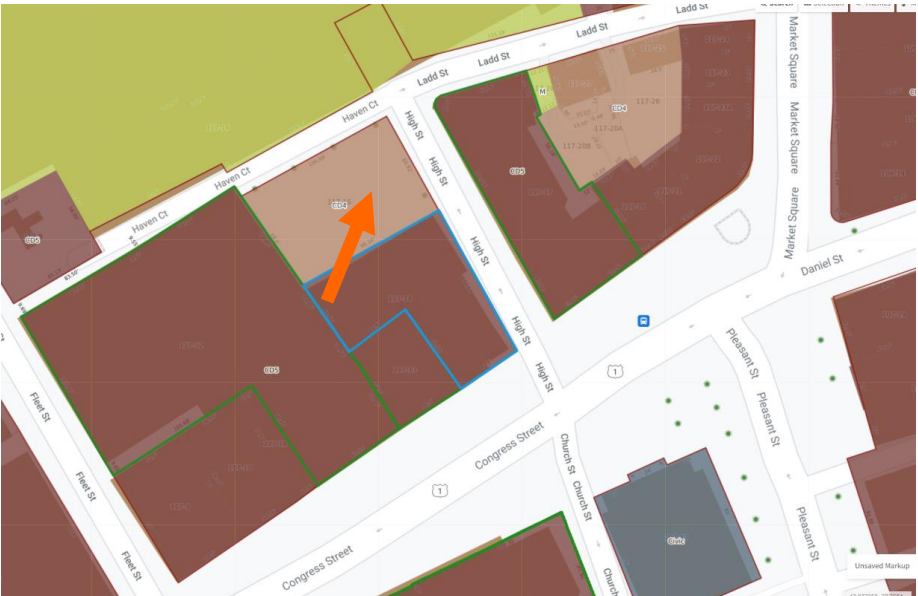
- The applicant is proposing to:
 - Make significant renovations to the existing historic structures and add a three-story addition to fill the existing surface parking lot.
 - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.
 - Note that an administrative appeal has been filed with the Board of Adjustment seeking to provide relief for the added building height along High Street.

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

K. **Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

1 CONGRESS ST. (LUHD-425) – WORK SESSION #E (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 THREE-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	
	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:1 CONGRESS ST. Case No.: E Date: 3-9-22

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: **445 MARCY STREET (LUHD-424)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #F**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRB
 - Land Use: Single-Family
 - Land Area: 14,810 SF +/-
 - Estimated Age of Structure: NA
 - Building Style: NA
 - Number of Stories: 2.5
 - Historical Significance: NA
 - Public View of Proposed Work: View from Pray and Marcy Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To add a single family residence.

- 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)

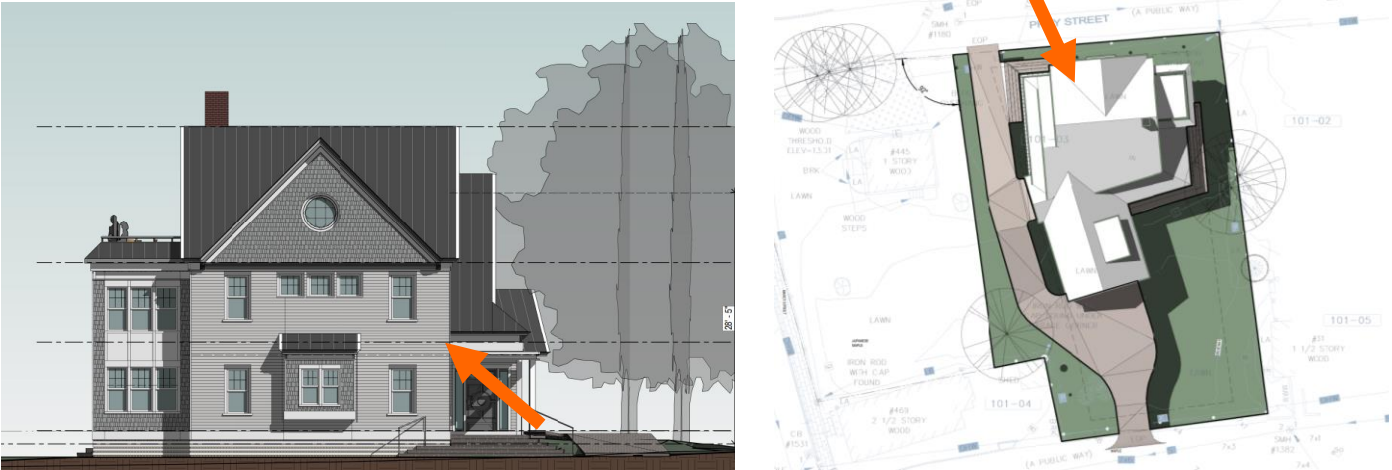
- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or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

- I. Neighborhood Context:**
- This proposed structure is located along Pray Street and will be surrounded with many wood-sided, 2.5- story contributing historic structures. Most buildings have a shallow front- and side-yard setbacks and deeper but still relatively compact rear yards.

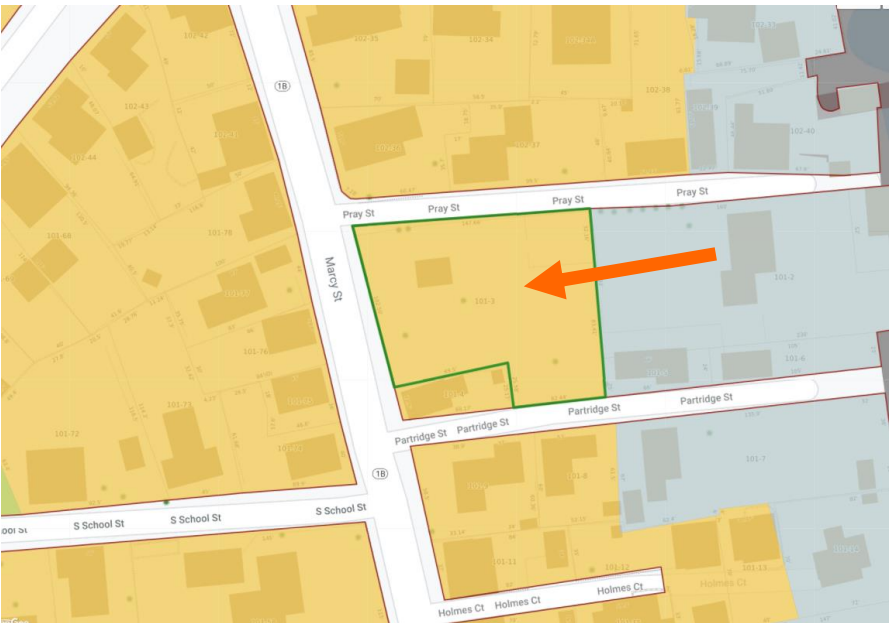
- J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to revise the previous approval for:
 - Adding a new single family structure on the lot where previous a historic structure was located.

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**

445 MARCY STREET (LUHD-424) – WORK SESSION #F (MODERATE)

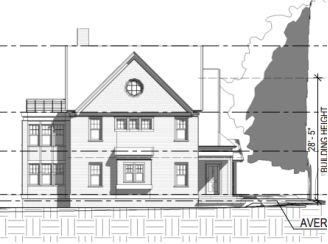
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>MODERATE PROJECT</div> <div>– ADD A NEW SINGLE FAMILY STRUCTURE ONLY –</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		
		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: 445 MARCY STREET Case No.: F Date: 3-9-22

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



- 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

**LUHD-234****Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Nov 13, 2020**Applicant**

Eben Tormey
etormey@xsshotels.com
1359 Hooksett Road
Hooksett, NH 03106
603-518-2132

Location

1 RAYNES AVE
Portsmouth, NH 03801

Owner:

ONE RAYNES AVE LLC
1359 HOOKSETT RD HOOKSETT, NH 03106

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Redevelopment of 1 Raynes Ave, 31 Raynes Ave, and 203 Maplewood Ave. Two buildings proposed on merged lot. A 4- to 5-story mixed use building with ground floor retail/office/restaurant and residential above on what is now 203 Maplewood Ave and 31 Raynes Ave and a 5-story hotel on what is now 1 Raynes Ave. Redevelopment will include waterfront mixed-use path (part of the North Mill Pond Greenway) connecting Maplewood Avenue to the proposed North Mill Pond Community Park and Market Street beyond.

Description of Proposed Work (Planning Staff)

the construction of a 4-5 story mixed-use building and a 5-story hotel

Project Representatives**Relationship to Project**

Architect

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

--

Full Name (First and Last)

Chris Lizotte, AIA

Business Name (if applicable)

PROCON

Mailing Address (Street)

PO Box 4430

City/Town

Manchester

State

NH

Zip Code

03108

Phone

(603) 518-2279

Email Address

clizotte@proconinc.com

Relationship to Project

Architect

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

--

**RAYNES AVENUE
LETTER OF AGENDA**

We respectfully submit this Application for Work Session 5.

The following submission is formatted to review **Step 3: Architectural Styles**.

2.0 Three architectural design styles have been prepared for the mixed-use building. Each style is followed by a page of contributing details and inspirational photos.

3.0 Three architectural design styles have been prepared for the hotel building. Each style is followed by a page of contributing details and inspirational photos.

4.0 Reference Pages

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE AERIAL & LOCATION PLAN

HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 1
MIXED-USE
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 2
MIXED-USE
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 3
MIXED-USE
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND VIEW - OPTION 1
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND VIEW - OPTION 2
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND VIEW - OPTION 3
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.6



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 1
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE STREET VIEW - OPTION 1
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.1

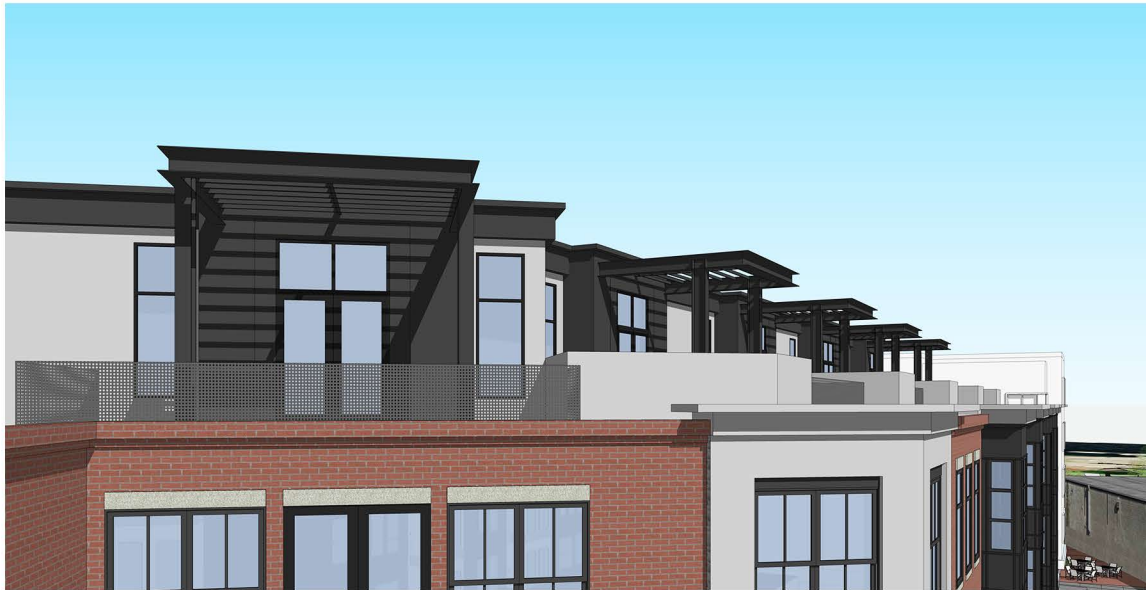


RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW - OPTION 1
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.2



LIGHTER TOP FLOOR DESIGN AND MATERIALS. TRELLIS FORMS ADD DIMENSION AND SKYLINE ELEMENTS TO THE ACTIVATED ROOFTOP.



RECESSED ENTRIES WITH GLAZED CORNERS PROVIDE INTEREST AND BREAKS ALONG STOREFRONT



DARK MODERN BRICK AND METAL FLANK MORE TRADITIONAL VERTICAL BRICK ELEMENTS



PROJECTING BOX BAYS PROMOTE RESIDENTIAL FEEL. BAYS ARE FRAMED BY TRADITIONAL BRICK PUNCHED OPENINGS DETAILED WITH PRECAST SILLS AND LINTELS.



DESIGN INSPIRATION



DESIGN INSPIRATION



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 2
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE STREET VIEW - OPTION 2
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW - OPTION 2
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.6



CLEAN AND MODERN ROOFTOP ARTICULATED WITH CORNICE DETAIL.
ACTIVATED ROOFTOP WITH PLANTERS AND LIGHT METAL FENCING.



RECESSED BALCONIES OVER ENTRY DOORS
FURTHER DEFINE AND ACCENT VERTICAL
BRICK PIERS.



DESIGN INSPIRATION



STRONG MASONRY FORMS ADD BALANCE AND PROPORTION.



WELL DEFINED VERTICAL BRICK PIERS FRAME
BLACK BRICK PANELS AND RESIDENTIAL
WINDOW PATTERNS.



DESIGN INSPIRATION



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 3
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.8



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE STREET VIEW - OPTION 3
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.9



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW - OPTION 3
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.10



WOOD ACCENT FINIS ADD NATURAL COLOR AND TEXTURE TO THE ACTIVATED ROOFTOP.



METAL CANOPIES DEFINE LARGER GLAZED STOREFRONTS.



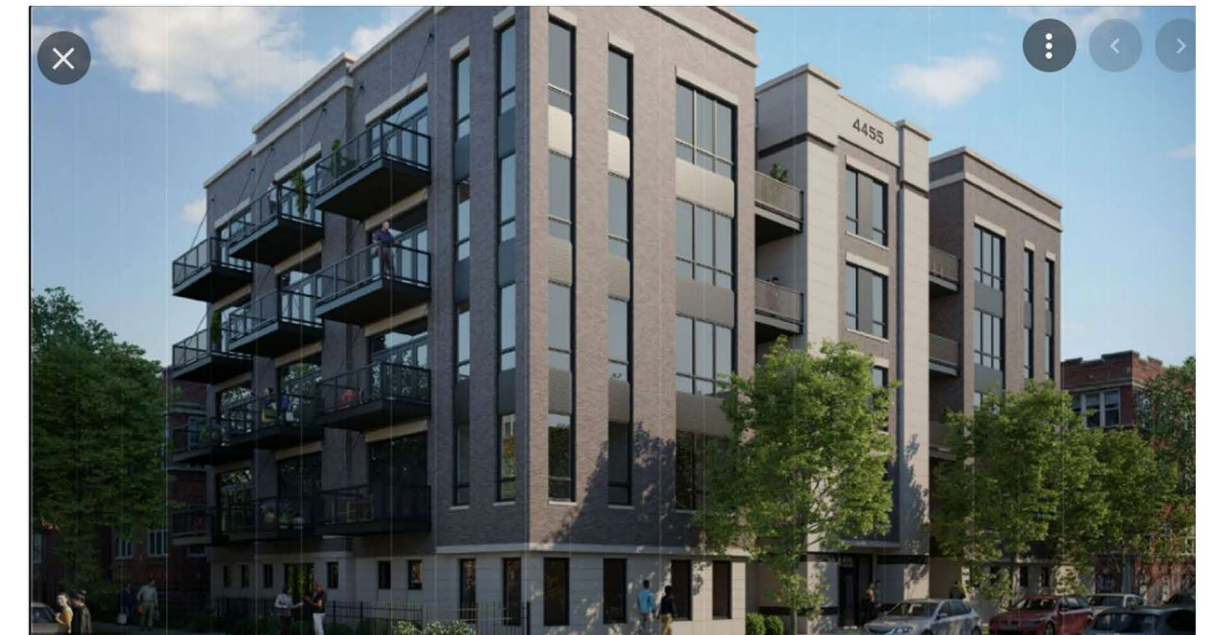
DESIGN INSPIRATION



BRICK FACADE PEELS AWAY TO REVEAL LIGHT METAL SKIN. TRELLIS FORMS ACTIVATE THE SECOND FLOOR ROOF AND METAL CANOPIES DEFINE LARGE GLAZED STOREFRONTS.



VARIED WINDOW PATTERNS ARE FRAMED BY RECESSED BALCONIES AND VERTICAL CHANNEL.



DESIGN INSPIRATION

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN ELEMENTS AND INSPIRATION - OPTION 3
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.11



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEW - OPTION 1
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 1
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 1
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.2



PEEL AWAY TEXTURED BRICK FACADE REVEALS LIGHT METAL PANELS.



HORIZONTAL BANDING TOPS DARKER BRICK BASE WITH CORRESPONDING BRICK RECESSES.



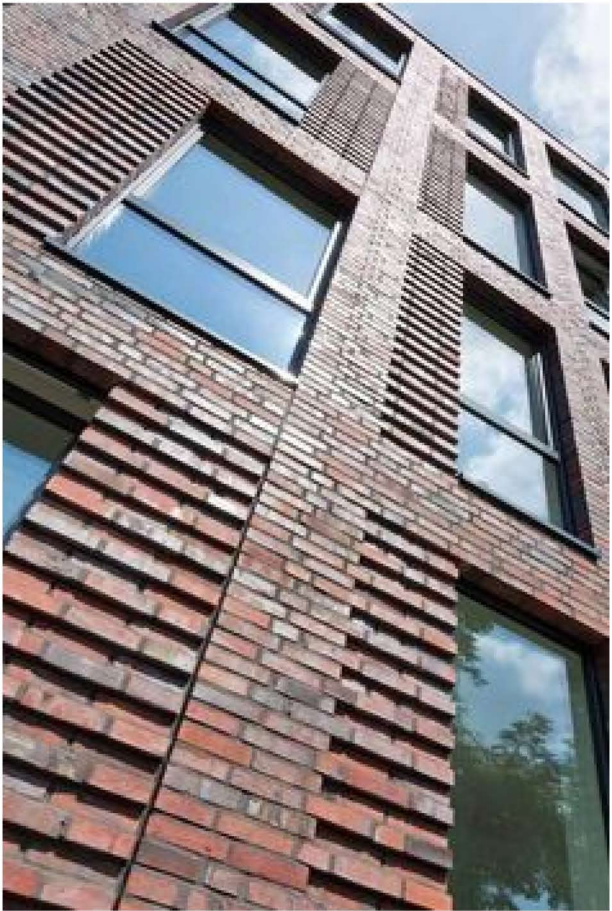
TEXTURED BRICK PATTERNS ADD DIMENSION.



VERTICAL METAL ENTRY ACCENT MATERIAL IS FRAMED BY A STRONG THREE DIMENSIONAL ARCH.



DESIGN INSPIRATION



DESIGN INSPIRATION



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEW - OPTION 2
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 2
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 2
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.6



TOP FLOOR CORNICE ECHOS THE FRAMED OPENING AT THE DRIVE UNDER ENTRY. STRONG VERTICAL BRICK AND METAL PIERS CARRY THROUGH FROM BASE TO CORNICE.



BASE STOREFRONT WINDOWS, ALIGN WITH PUNCHED OPENINGS ABOVE.



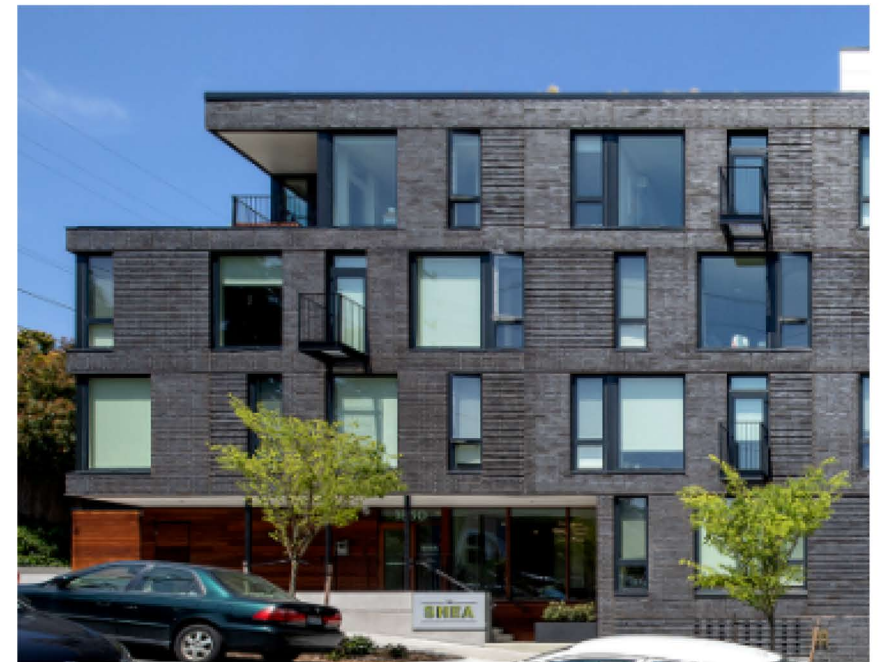
LIGHTER METAL PANELS ADD CONTRAST AND BREAK UP VOLUMES.



LARGE FRAMED GATEWAY AT ENTRY.



DESIGN INSPIRATION



DESIGN INSPIRATION



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEW - OPTION 3
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.8



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 3
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.9



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 3
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.10



LIGHTER BRICK BELOW SUPPORTS A DARKER METAL TOP FLOOR.



HORIZONTAL BRICK BANDING AND BASE DEFINES A HEAVIER SCALE.



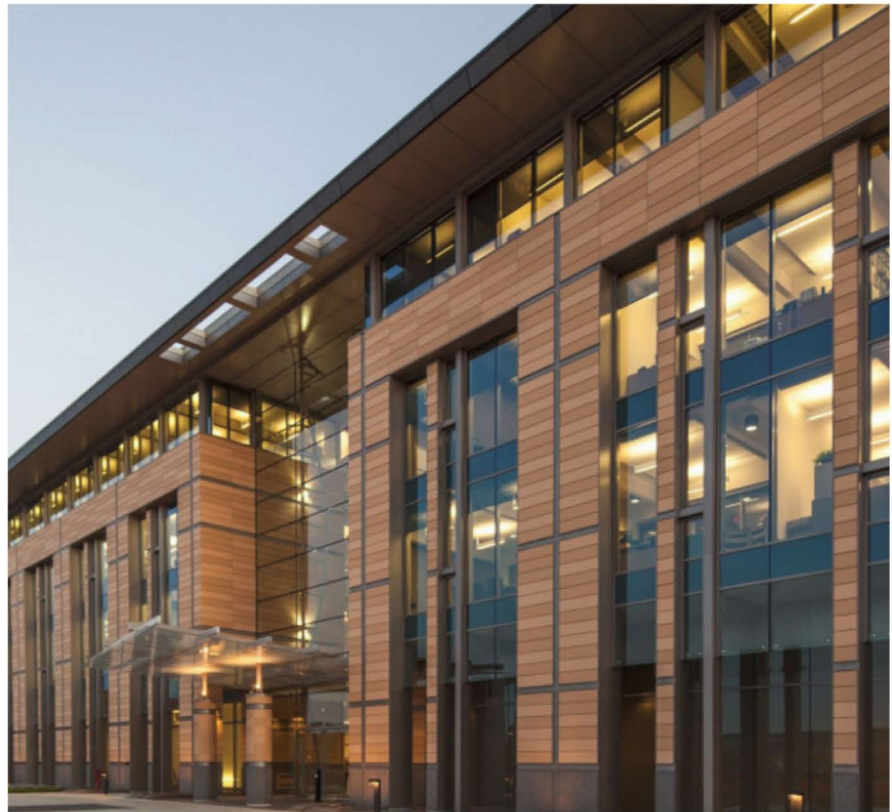
WHITE PIERS AND CORNICE FRAME VERTICAL CHANNELS MADE OF WINDOW AND METAL PANEL ELEMENTS.



WOOD ACCENTS ADD WARMTH AND TEXTURE.



DESIGN INSPIRATION



DESIGN INSPIRATION

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN ELEMENTS AND INSPIRATION - OPTION 3
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



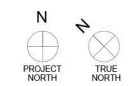
PROCON
CONNECT • CREATE • CONSTRUCT



3.11



1 PROPOSED SITE PLAN



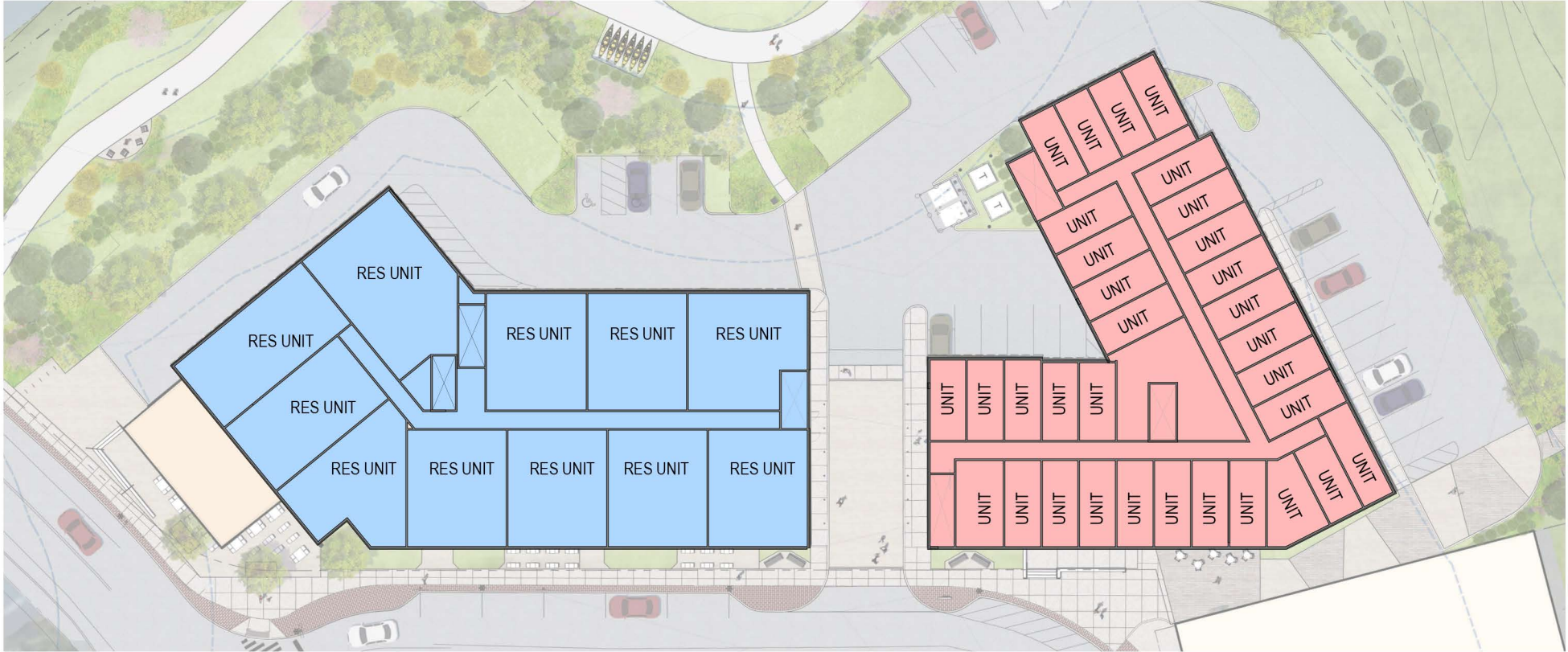
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FIRST FLOOR PROGRAM
REFERENCE
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022

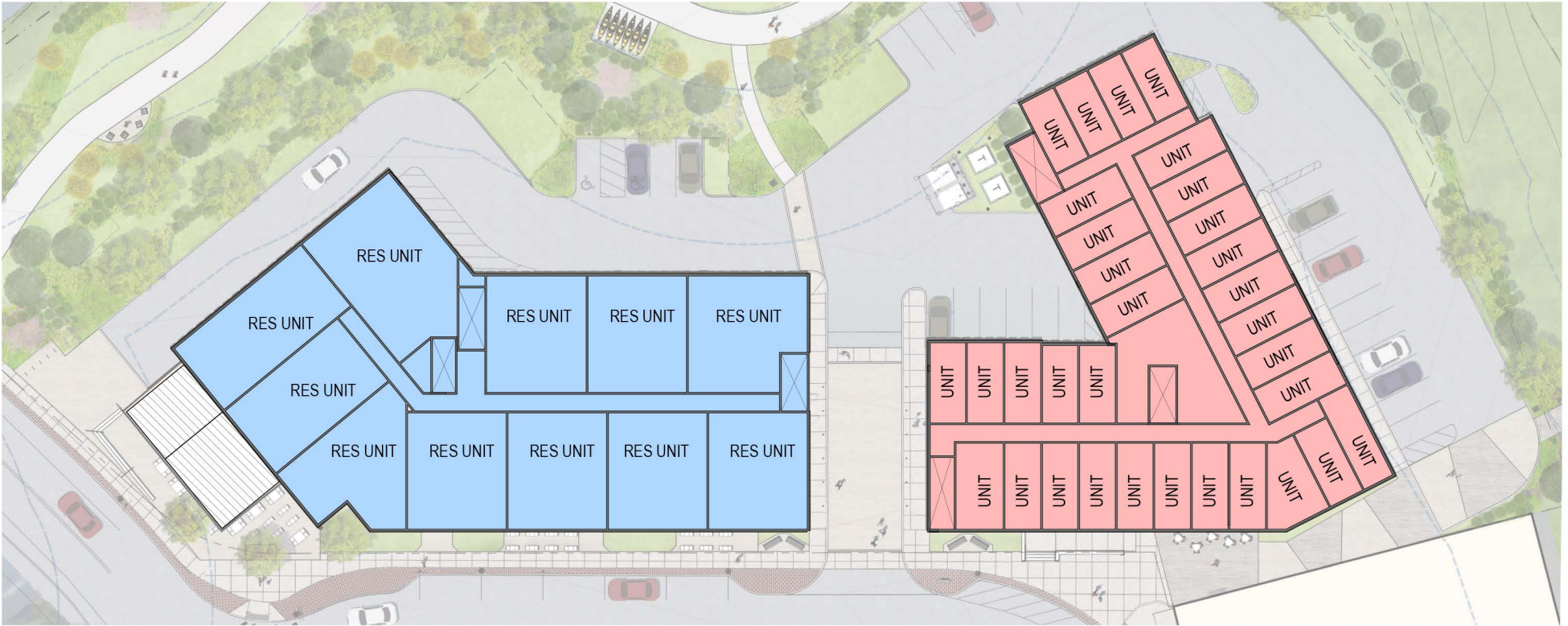


4.0

COLOR KEY
HOTEL
RESIDENTIAL



OVERALL THIRD FLOOR PLAN



OVERALL SECOND FLOOR PLAN

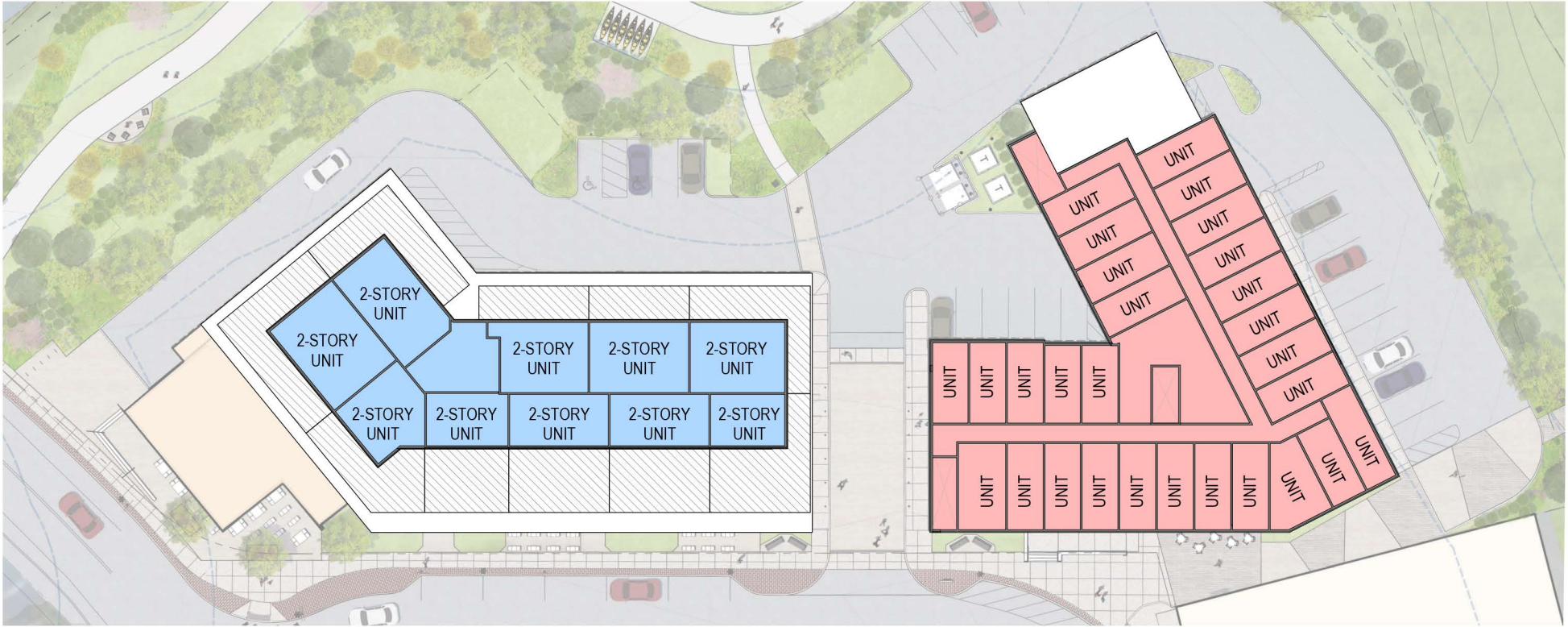
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
REFERENCE

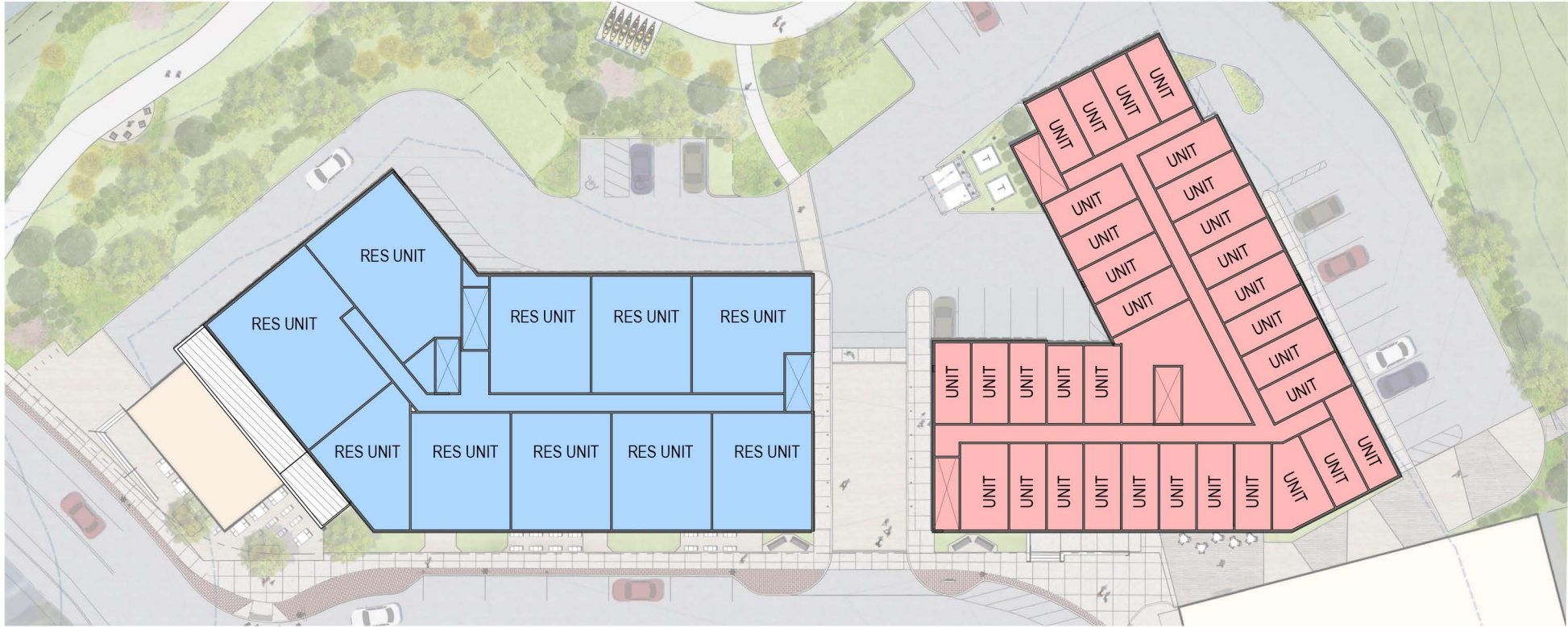
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



COLOR KEY
HOTEL
RESIDENTIAL



OVERALL FIFTH FLOOR PLAN



OVERALL FOURTH FLOOR PLAN

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022





RAYNES AVE - PORTSMOUTH, NH
11/15/2021

Tighe&Bond

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE LANDSCAPE PLAN
REFERENCE
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022





RAYNES AVENUE
PLAN PORTSMOUTH 3D MODEL: AREA 7
CHARACTER DISTRICT: CD-4

BUILDING TOTALS:
RESIDENTIAL: 65,150SF - 60 UNITS
HOTEL: 68,000SF - 128 UNITS

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

PROPOSED USE: MULTI FAMILY DWELLING
HOTEL
RETAIL/RESTAURANT

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

DEVELOPMENT STANDARDS			
BUILDING PLACEMENT (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM PRINCIPAL FRONT YARD:	15 FT	±16 FT ⁽¹⁾	7.4 FT
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A
SIDE YARD:	NR	NR	NR
MINIMUM REAR YARD:	5 FT	N/A	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	50%	66.7%	66.7%
(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12			
BUILDING AND LOT OCCUPATION:			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	191 FT	116 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF ⁽²⁾	17,383 SF	14,628 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR		
MINIMUM OPEN SPACE:	10%	35.0%	
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	8,100 SF	7,400 SF
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10			
BUILDING FORM (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY ⁽³⁾ 60 FT	5 STORY 59.77 FT	5 STORY 57.90 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	<36"	<36"
MINIMUM GROUND STORY HEIGHT:	12 FT	15 FT	15 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	10.5 FT	10.5 FT
FACADE GLAZING:			
SHOP FRONT FACADE TYPE	70%	70%	70%
ALLOWED ROOF TYPES			
FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT	

**LUHD-366**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jul 13, 2021**Applicant**

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

Location

2 RUSSELL ST
Portsmouth, NH 03801

Owner:

PORT HARBOR LAND LLC
1000 MARKET ST BUILDING ONE PORTSMOUTH, NH 03801

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Development of a roughly 2 acre parcel in CD-5, Historic District, and NEIOD.

Description of Proposed Work (Planning Staff)

new construction of a free-standing structure (construct a 3-5 story mixed-use building)

Project Representatives**Relationship to Project**

Other

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

Owner's Representative

Full Name (First and Last)

Ryan Plummer

Business Name (if applicable)

Two International Group

Mailing Address (Street)

1 New Hampshire Ave, Suite 123

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

6034316400

Email Address

ryan@twointernationalgroup.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****I hereby certify that as the applicant for permit, I am**

Other



RUSSELL STREET DEVELOPMENT

HDC WORKSESSION #5 | 3.02.2022



TWO INTERNATIONAL
GROUP

**PORT HARBOR
LAND, LLC**
OWNER



SGA
ARCHITECT



**MARKET SQUARE
ARCHITECTS**
ARCHITECT OF RECORD



TIGHE & BOND
CIVIL



RUSSELL STREET DEVELOPMENT

HDC WORKSESSION #5

1. SITE CONTEXT	4 - 12
2. BUILDING DESIGN	13- 16
3. BUILDING 1	17 - 23
4. BUILDING 2	24 - 32
5. BUILDING 3	33 - 39

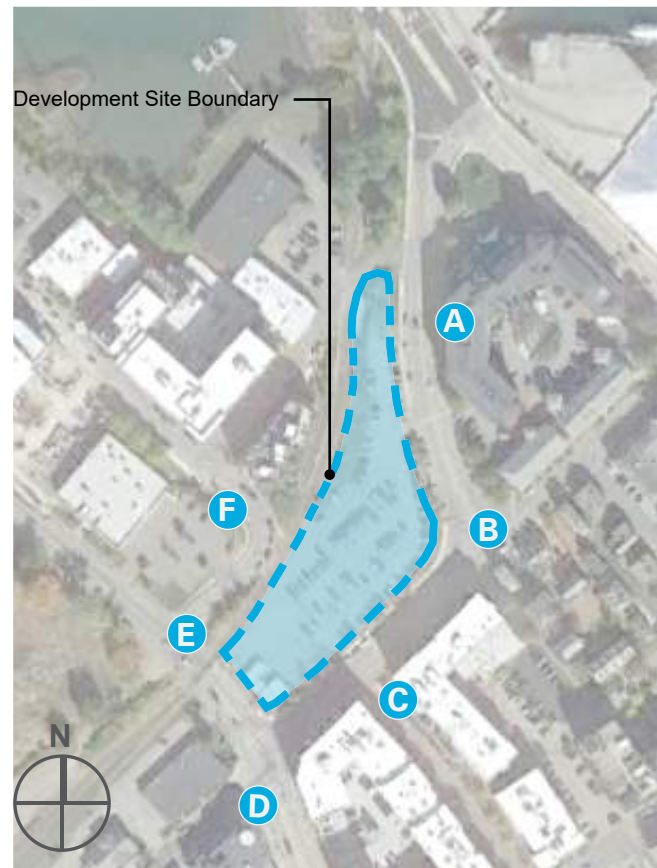


1. SITE CONTEXT

SITE CONTEXT | DOWNTOWN PORTSMOUTH



SITE CONTEXT | EXISTING SITE PHOTOS



A. DEER STREET AERIAL, LOOKING SOUTH

B. DEER STREET, LOOKING WEST

C. PORTWALK PLACE, LOOKING NORTH

D. DEER STREET, LOOKING EAST

E. MAPLEWOOD AVENUE, LOOKING SOUTH

F. VAUGHAN STREET, LOOKING SOUTH

SITE CONTEXT | DOWNTOWN PORTSMOUTH



1. CREATE AN ACTIVE GROUND & DEFINE ENTRANCES



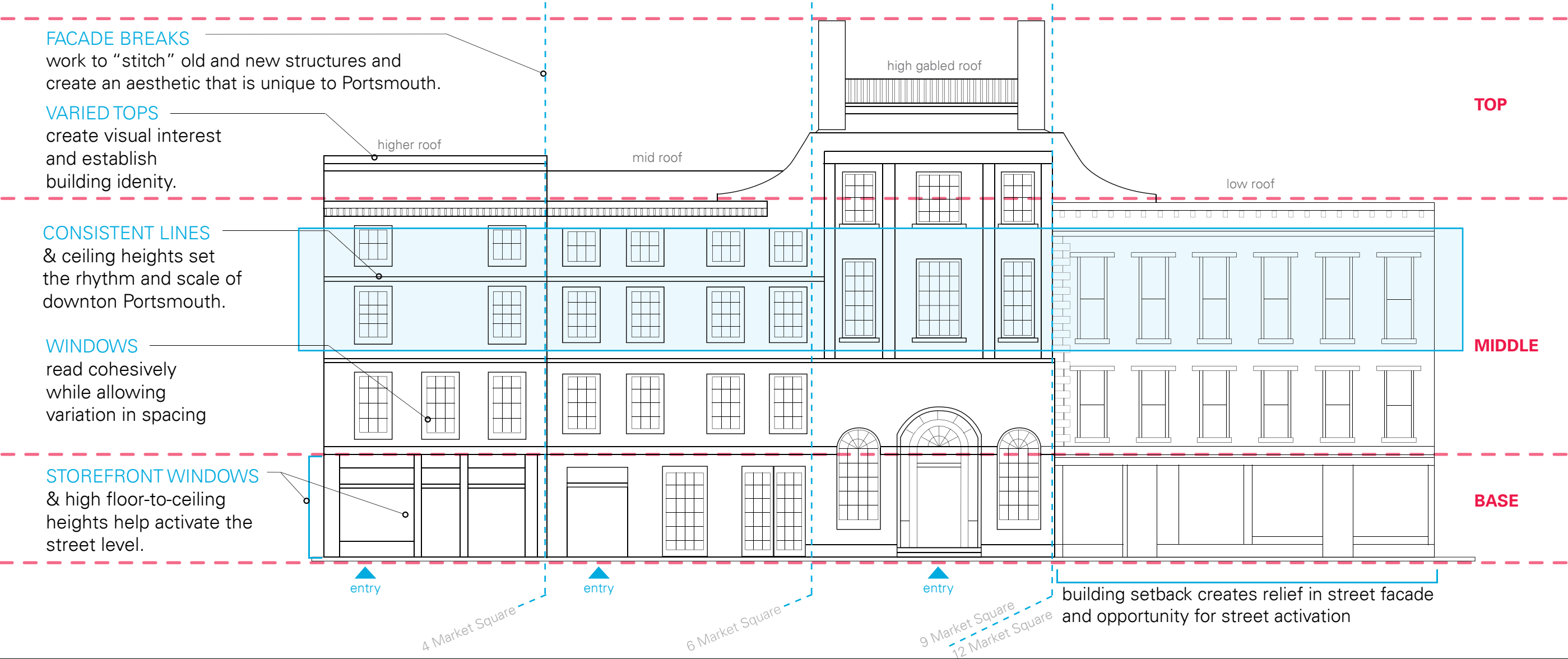
2. MAINTAIN WINDOW LINES



3. PRESERVE FACADE RHYTHM



FACADE STUDY AT MARKET SQUARE



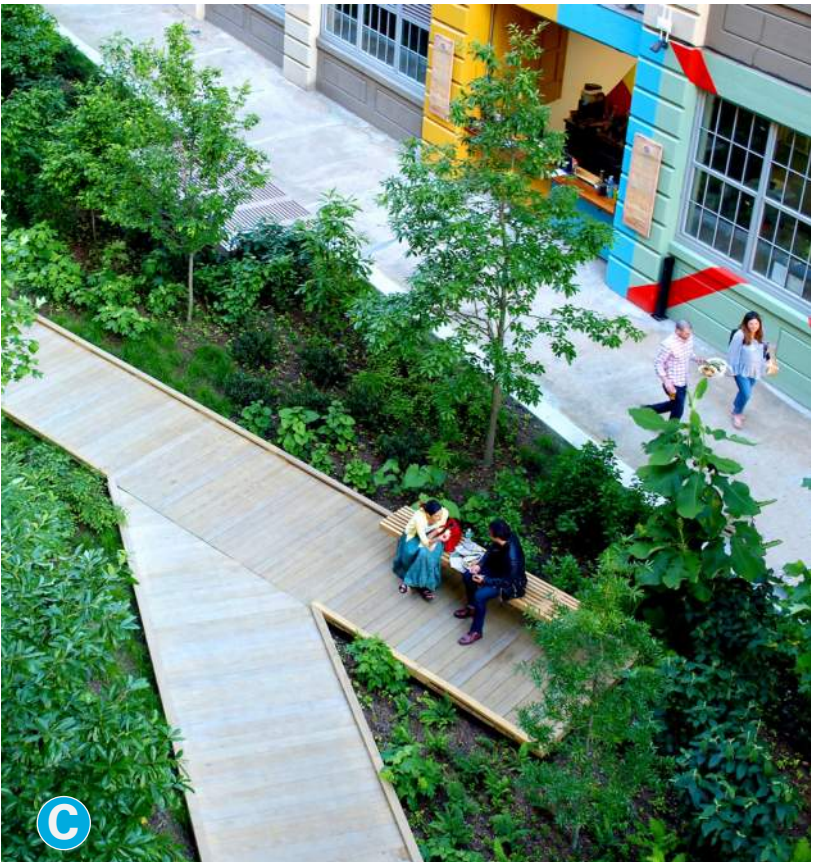
SITE CONTEXT | LOCAL PORTSMOUTH PRECEDENT STUDIES



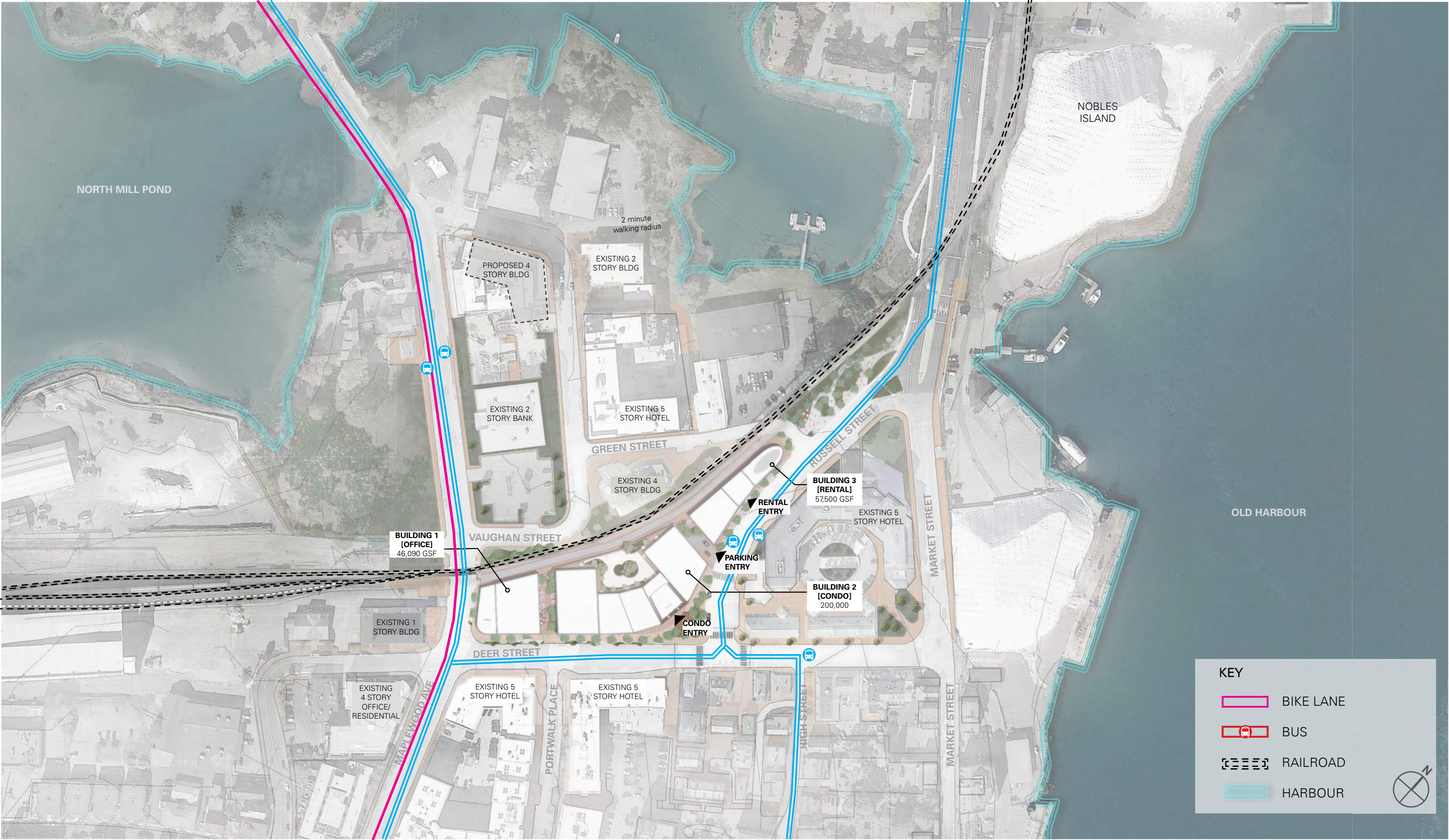
SITE CONTEXT | BUILDING FACADE PRECEDENT STUDIES



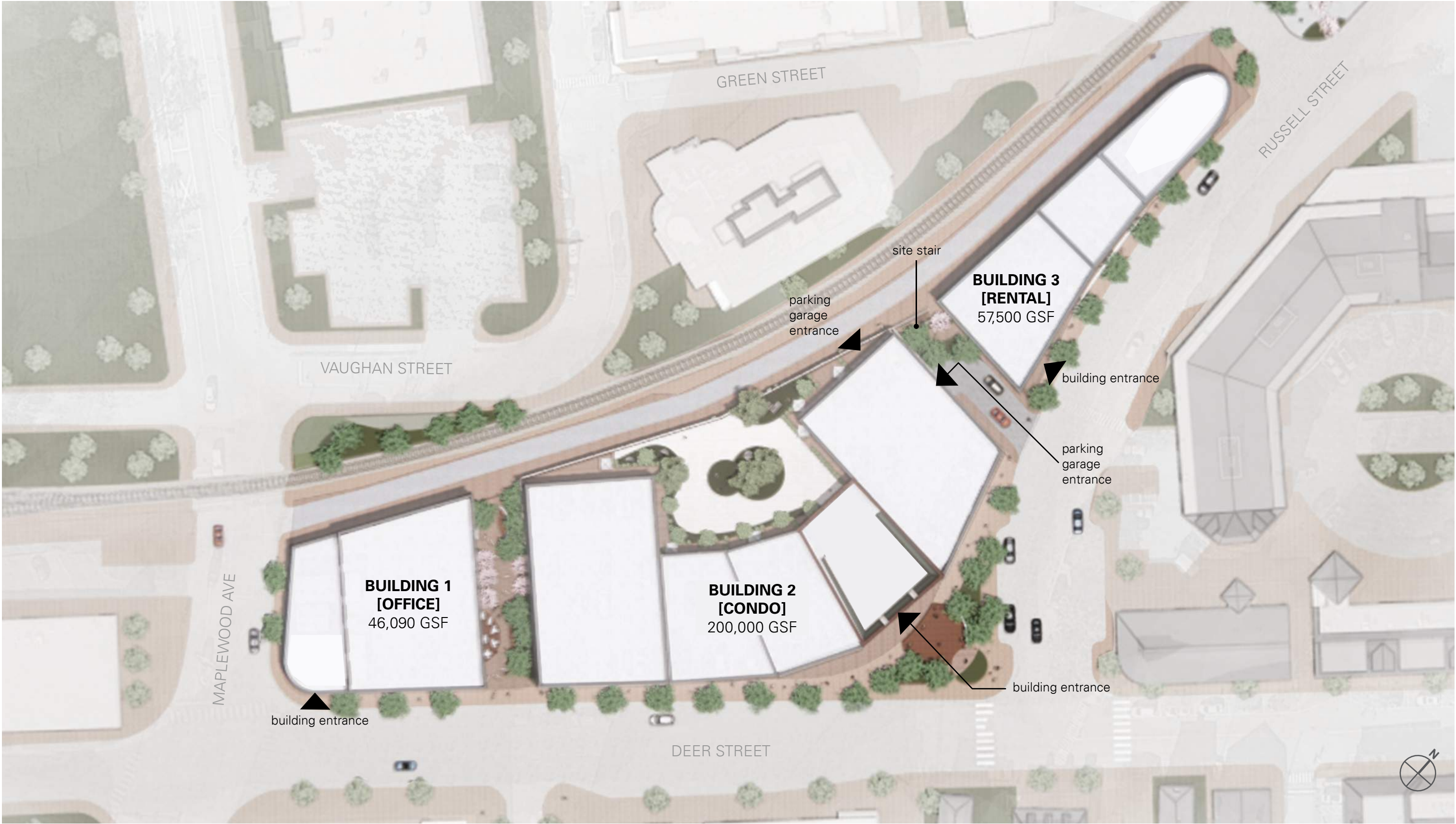
SITE CONTEXT | PUBLIC REALM PRECEDENT STUDIES



SITE CONTEXT | EXTENDED CONTEXT SITE PLAN



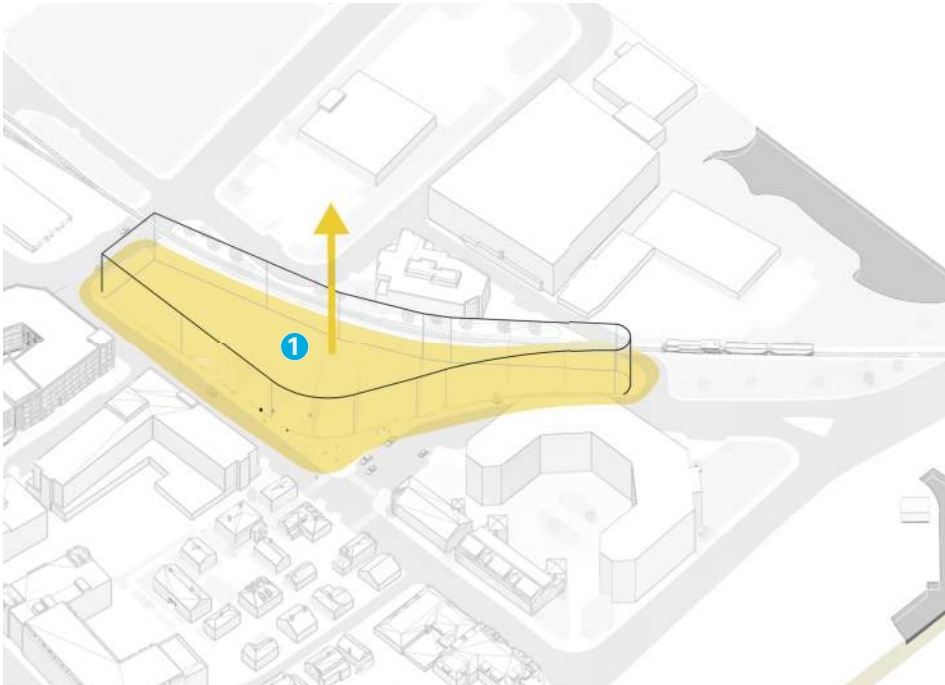
SITE CONTEXT | PROJECT SITE PLAN



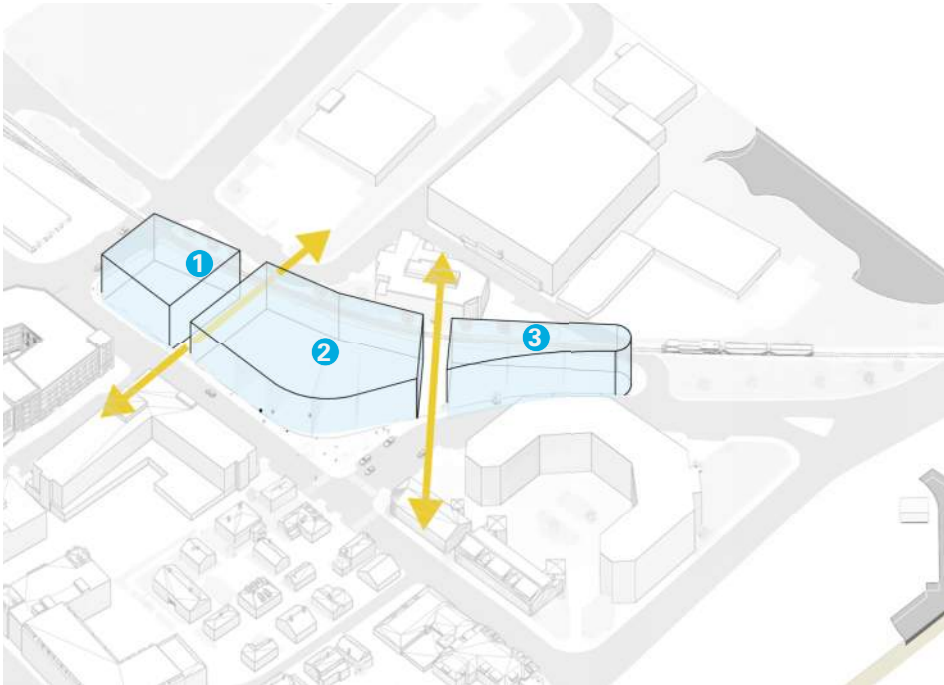
An aerial photograph of a coastal town, likely in New England, showing a mix of residential and commercial buildings along a waterfront. A large bridge spans a body of water in the upper left, and a marina with several boats is visible on the right. The town is densely packed with buildings, and there are green spaces and trees interspersed throughout. The overall scene is a detailed view of a community's layout and its relationship with the water.

2. BUILDING DESIGN

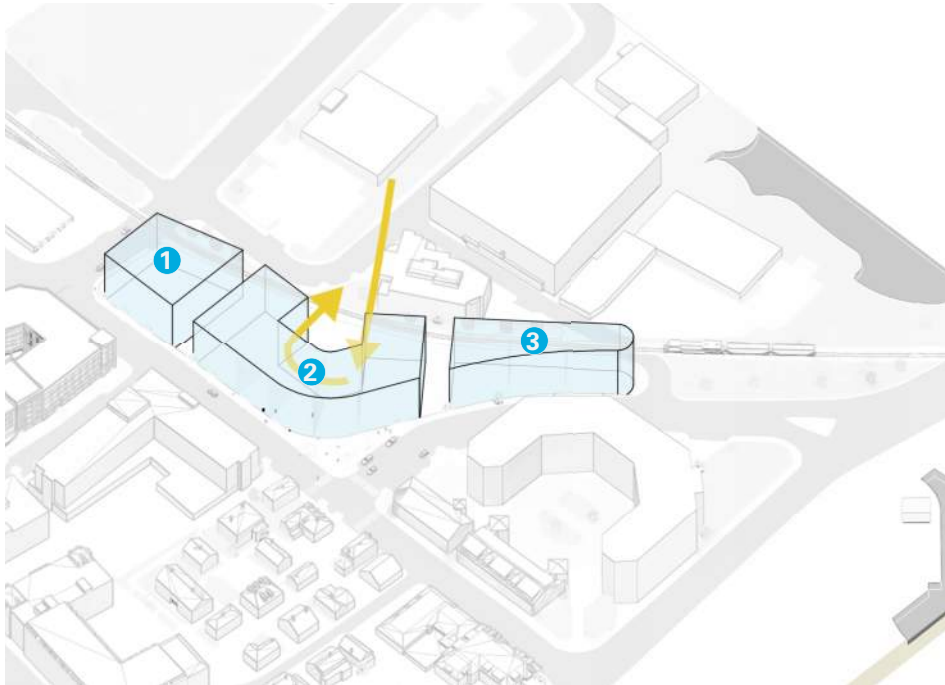
BUILDING DESIGN | MASSING DIAGRAMS



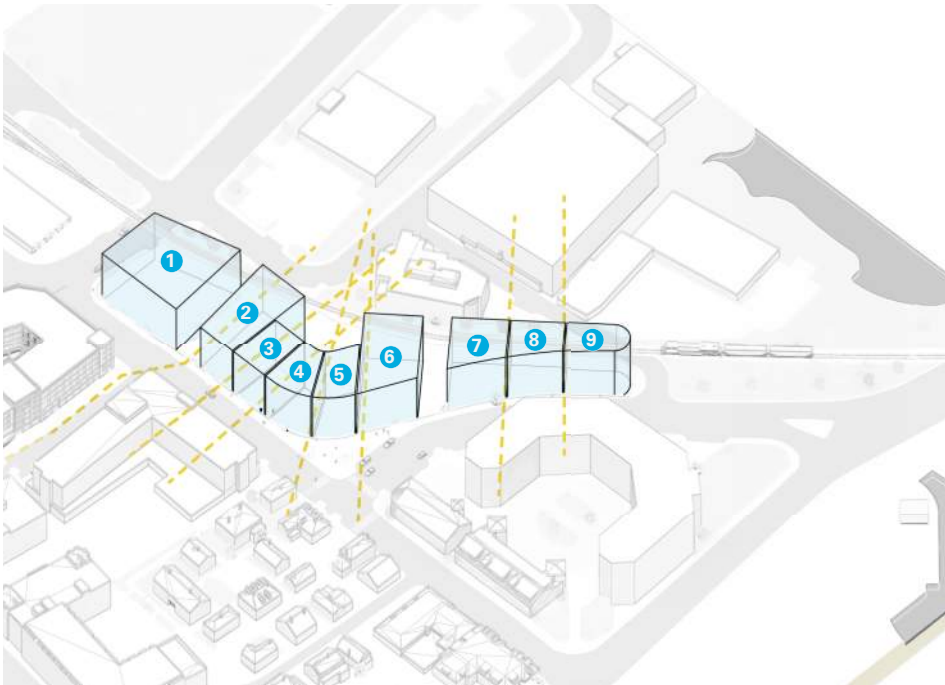
STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE
TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



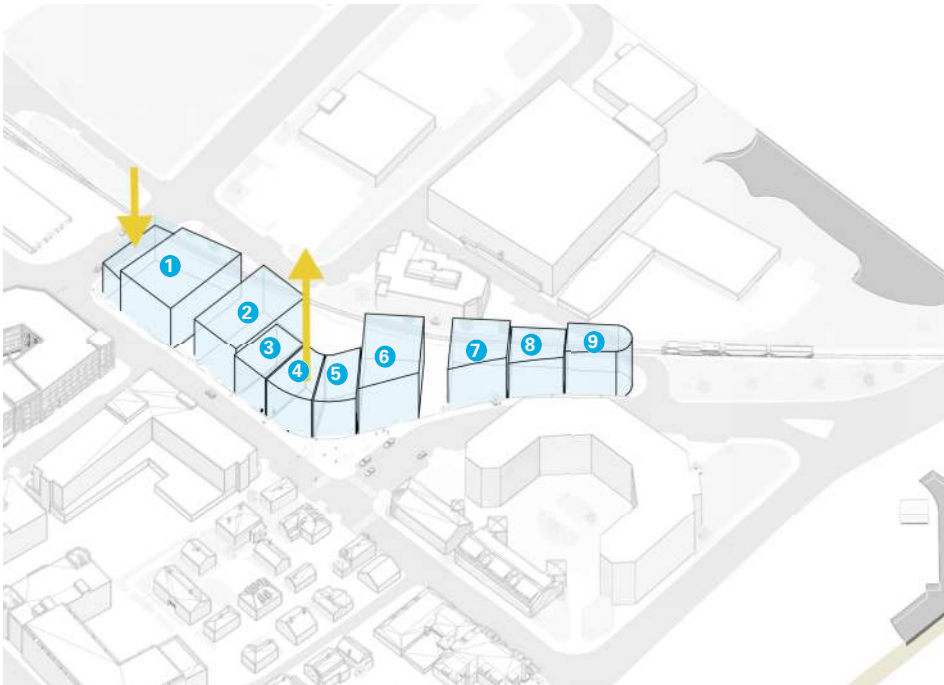
STEP 2: CREATE VIEW CORRIDORS
TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.



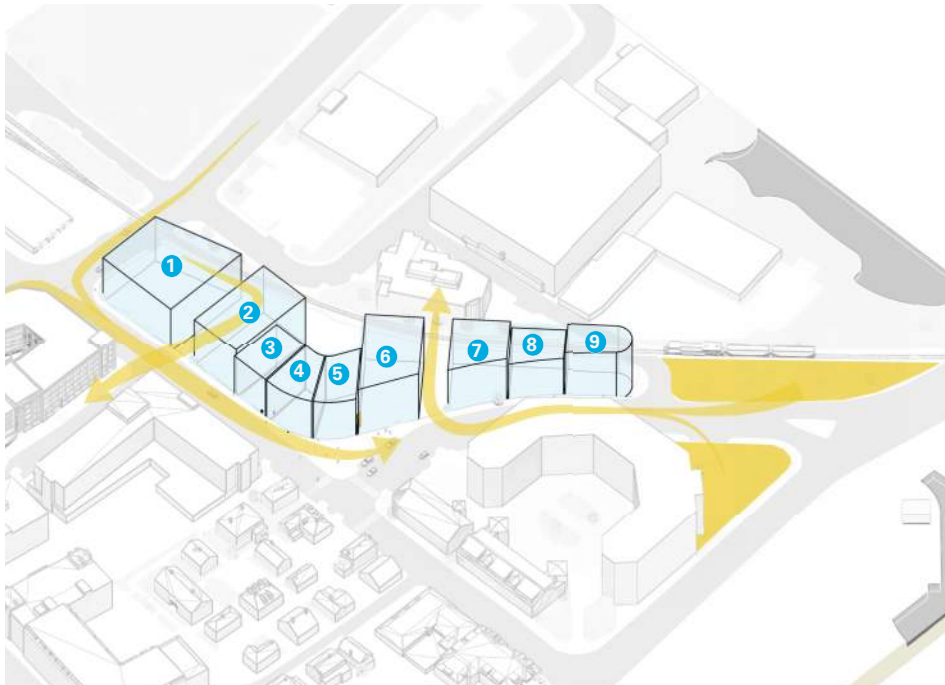
STEP 3: CARVE AWAY AT THE MASS
TO FORM OUTDOOR COURTYARD SPACE.



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



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



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

BUILDING DESIGN | FRONT AXONOMETRIC



BUILDING DESIGN | REAR AXONOMETRIC



An aerial photograph of a coastal town, likely in Maine, showing a mix of residential and commercial buildings along a waterfront. A large bridge spans a river or bay in the upper portion of the image. The town is densely packed with buildings, and a road runs along the waterfront. The text "3. BUILDING 1" is overlaid in the center of the image.

3. BUILDING 1

BUILDING 1 | VIEW A



BUILDING 1 | VIEW B



BUILDING 1 | SUPPLEMENTAL VIEWS



BUILDING 1 | PUBLIC REALM DESIGN



SEATING WITH PLANTING MOMENT



ART OR LIGHT FEATURE



PLACE-MAKING NODES

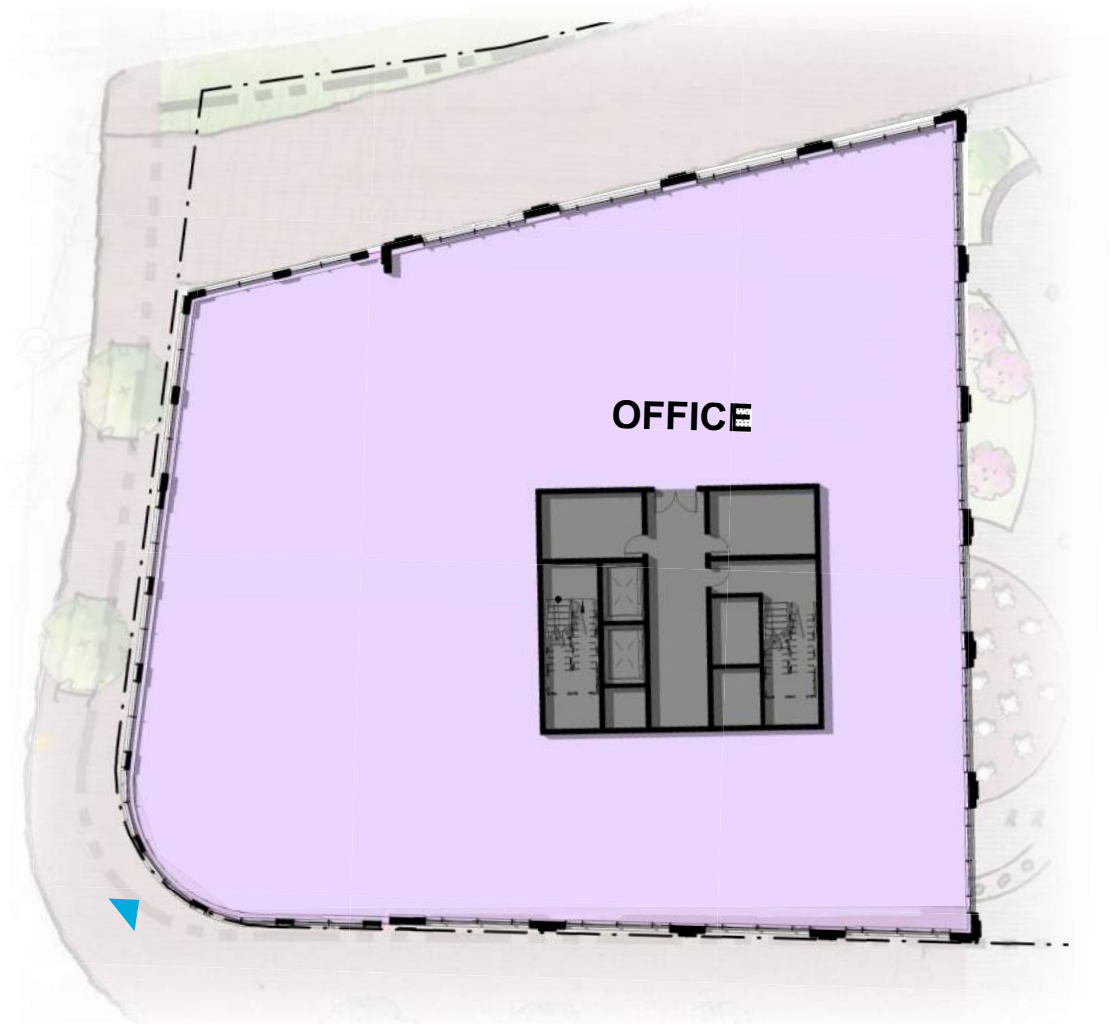


MEWS COMMUNITY SPACE

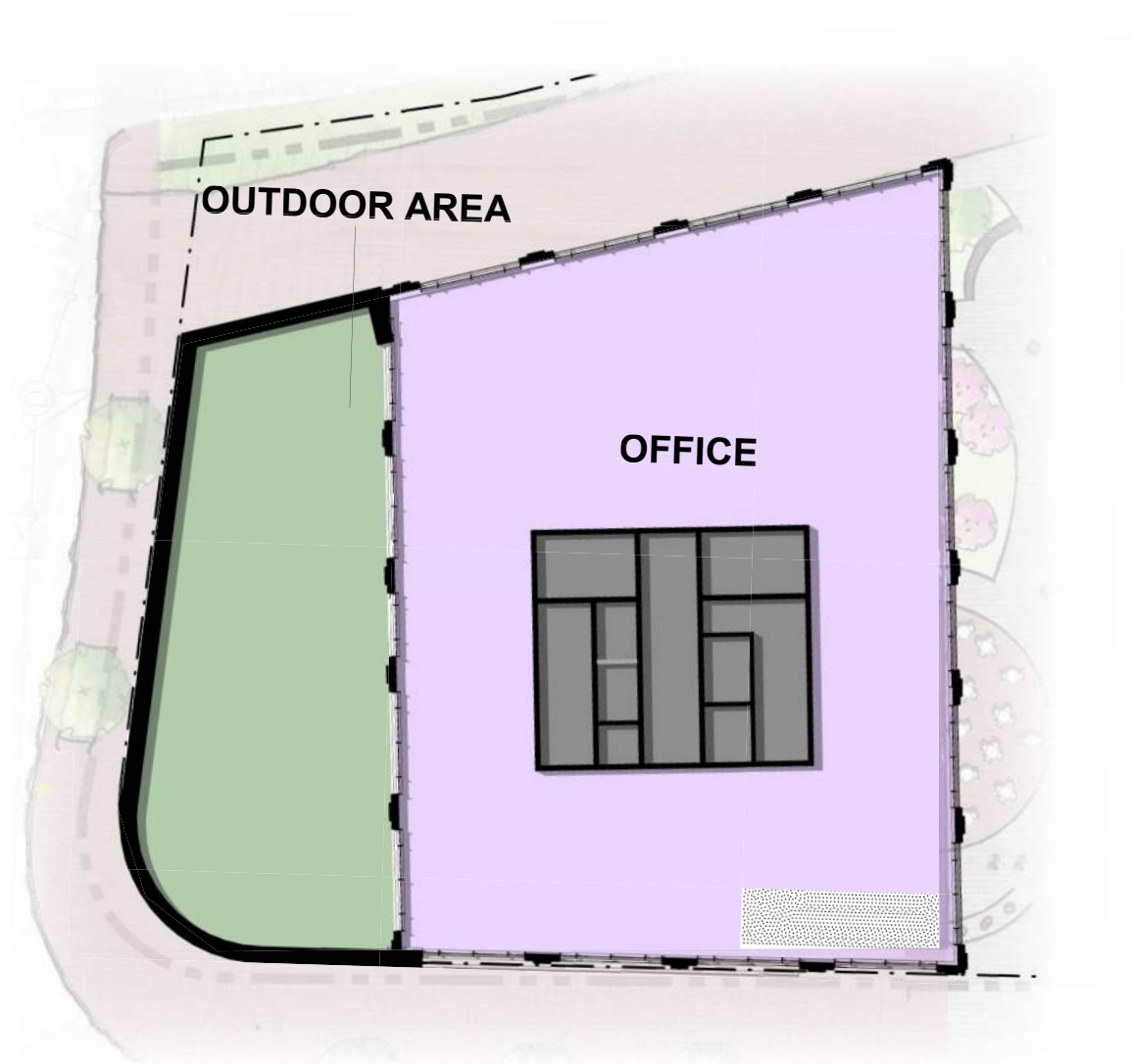
Tighe&Bond

BUILDING 1 | FLOOR PLANS

GROUND THROUGH LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN



CORE

OFFICE SPACE

OUTDOOR AREA

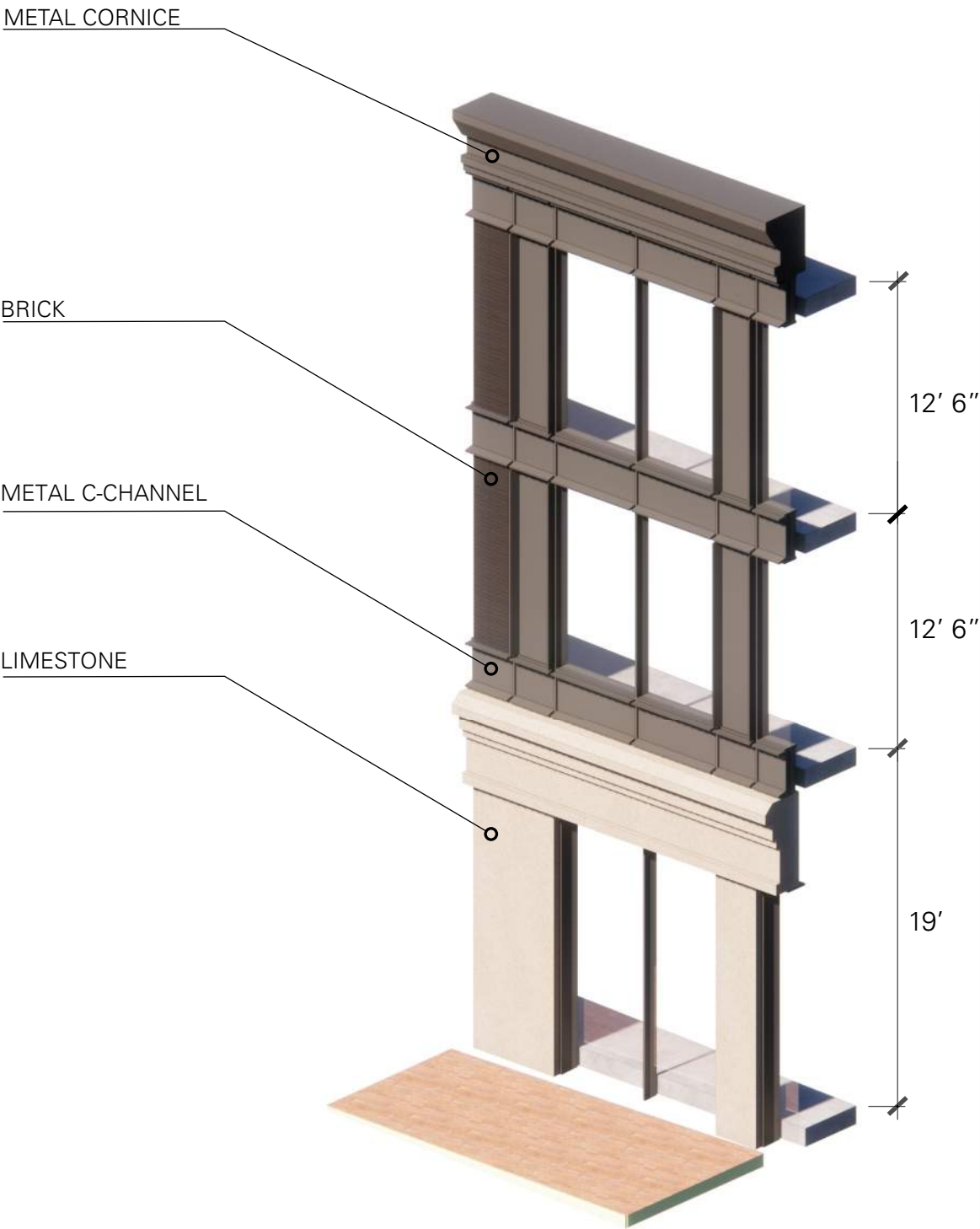
36,300 GSF

2,300 GSF

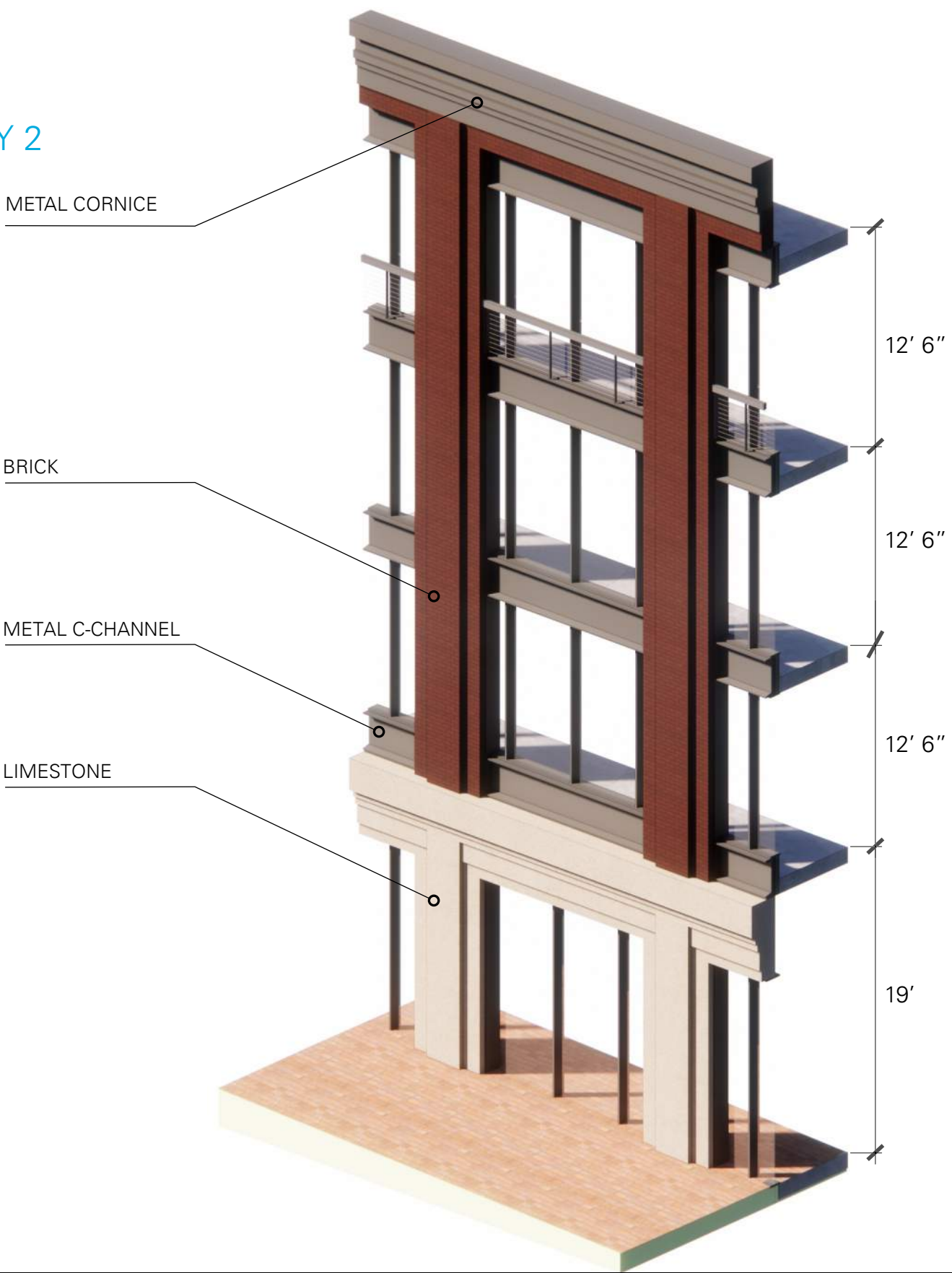


BUILDING 1 | BAY STUDIES

BAY 1



BAY 2



An aerial photograph of a coastal town, likely in Maine, showing a mix of residential and commercial buildings along a waterfront. A large bridge spans a river or bay in the upper portion of the image. The town is densely packed with buildings, and a road runs along the waterfront. The text "4. BUILDING 2" is overlaid in the center of the image.

4. BUILDING 2

BUILDING 2 | VIEW A



BUILDING 2 | VIEW B



BUILDING 2 | SUPPLEMENTAL VIEWS

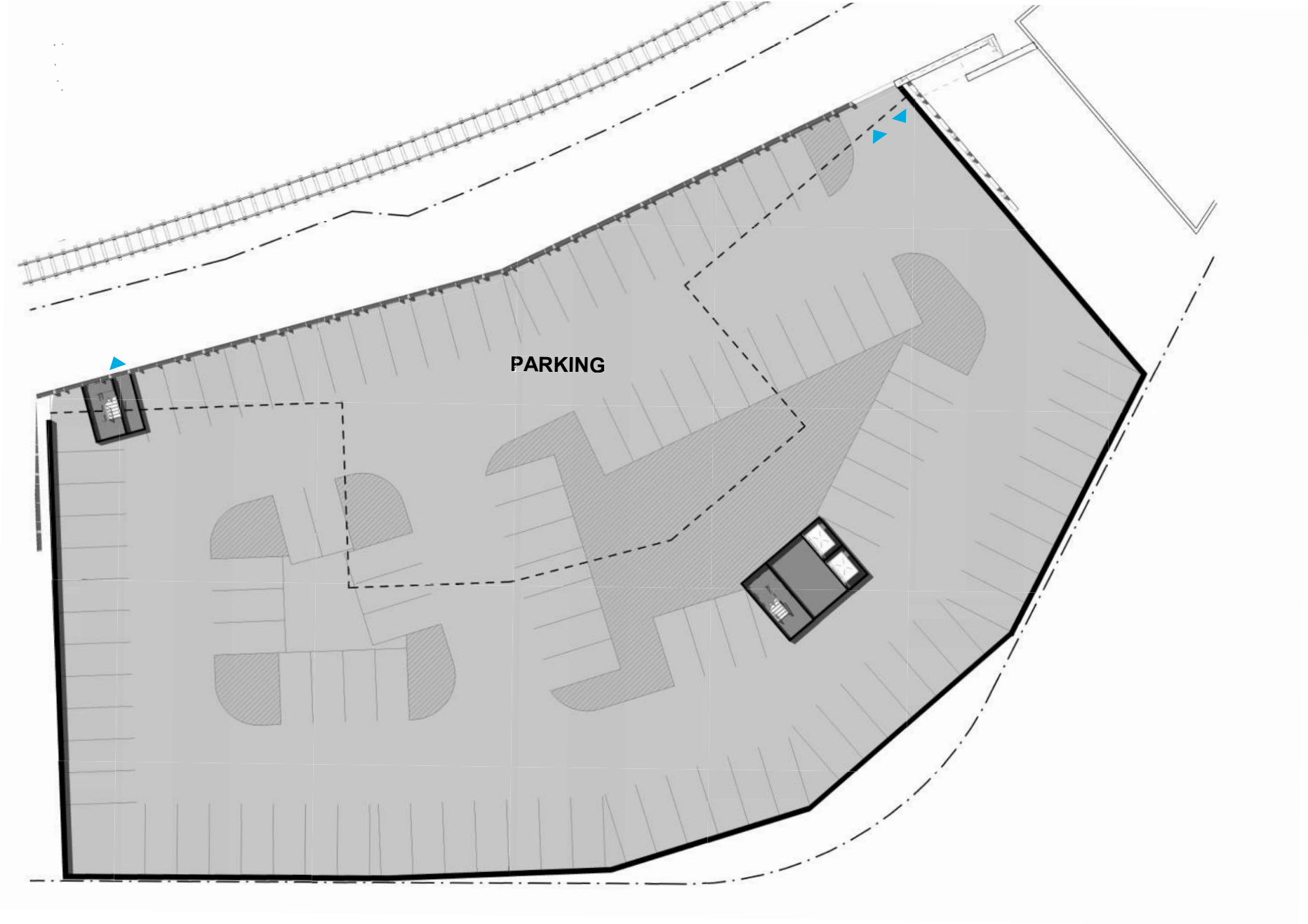


BUILDING 2 | PUBLIC REALM DESIGN



BUILDING 2 | FLOOR PLANS

PARKING LEVEL FLOOR PLAN



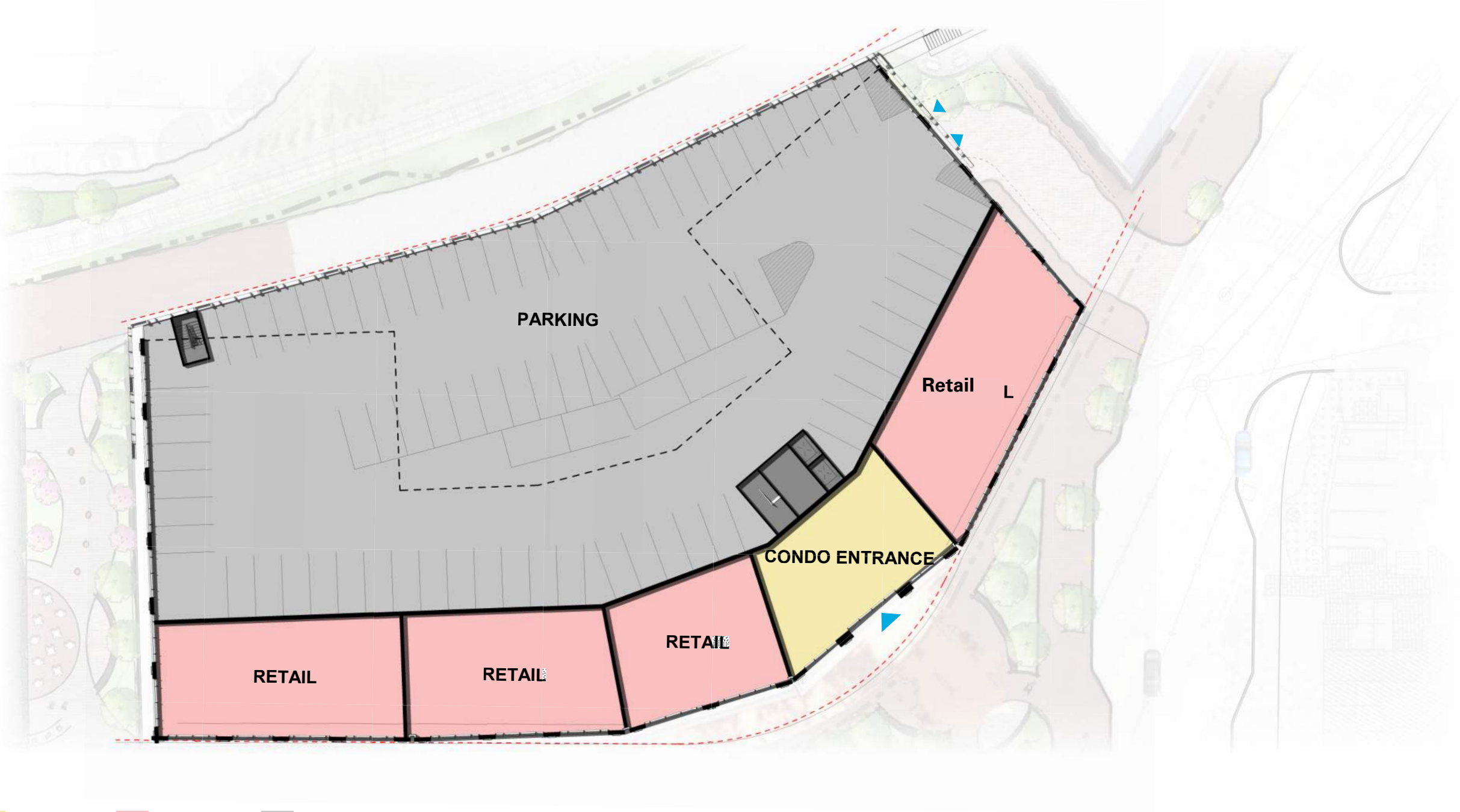
CORE PARKING

40,000 GSF



BUILDING 2 | FLOOR PLANS

GROUND LEVEL FLOOR PLAN



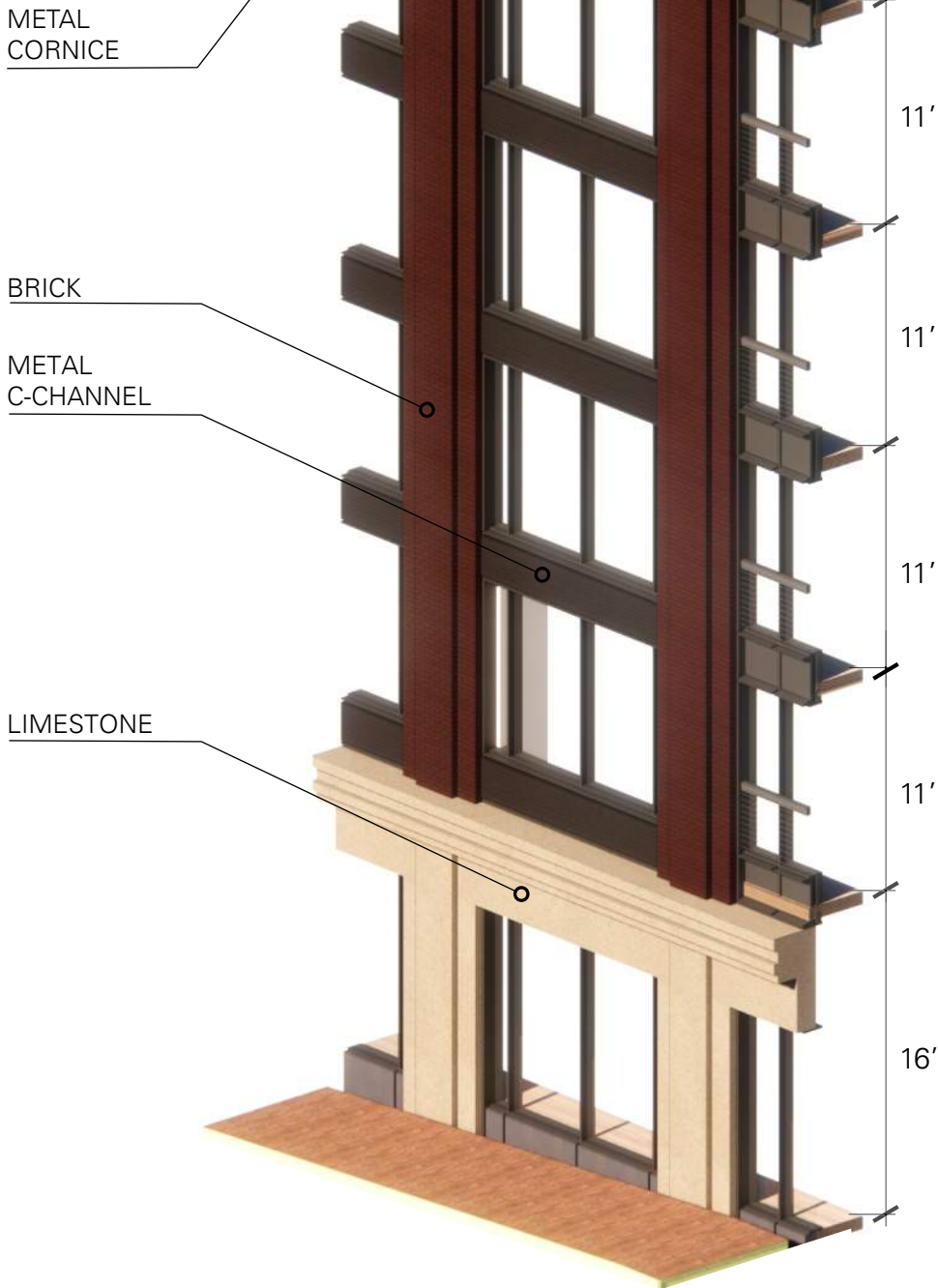
CORE LOBBY RETAIL PARKING

40,000 GSF

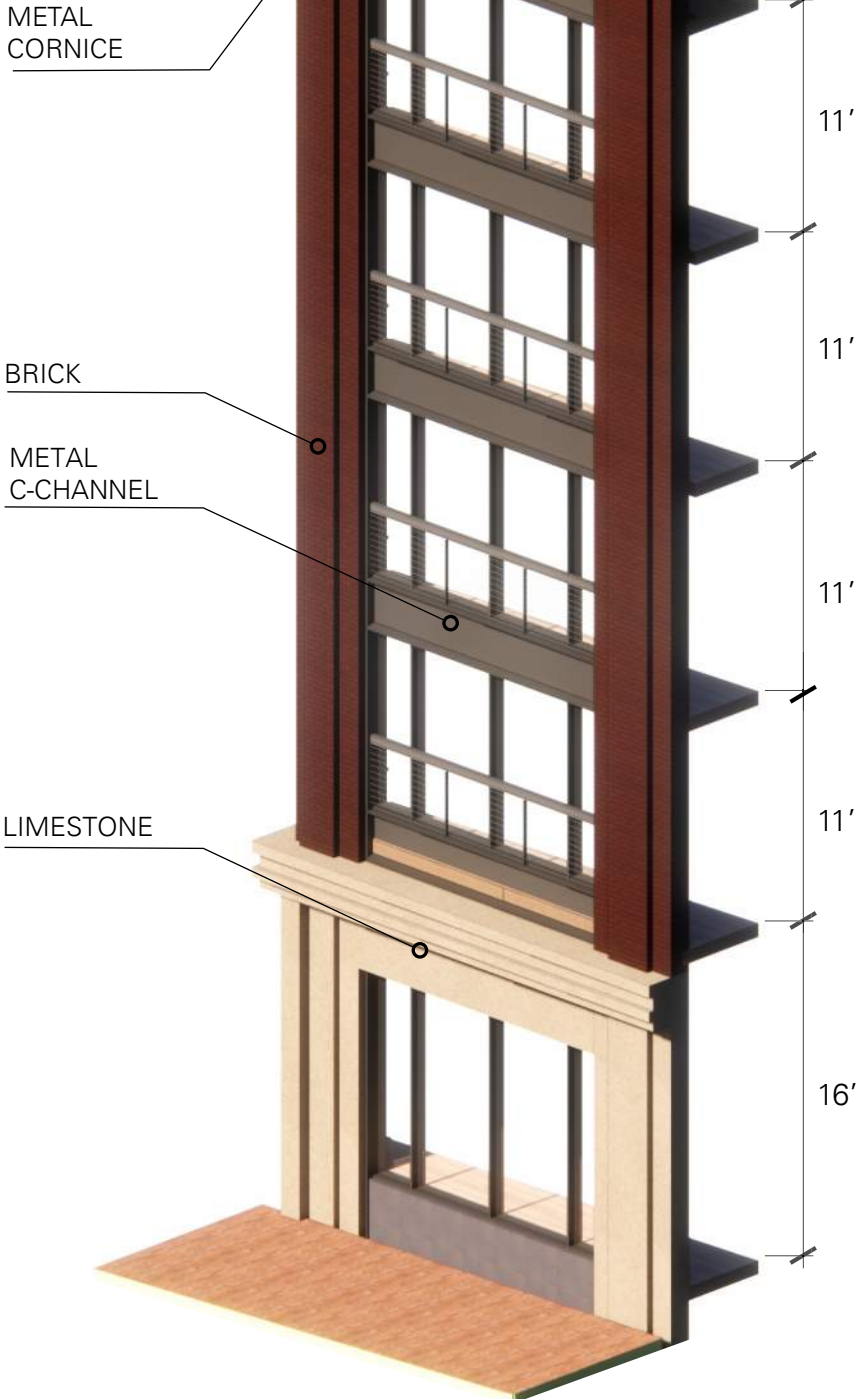


BUILDING 2 | BAY STUDIES

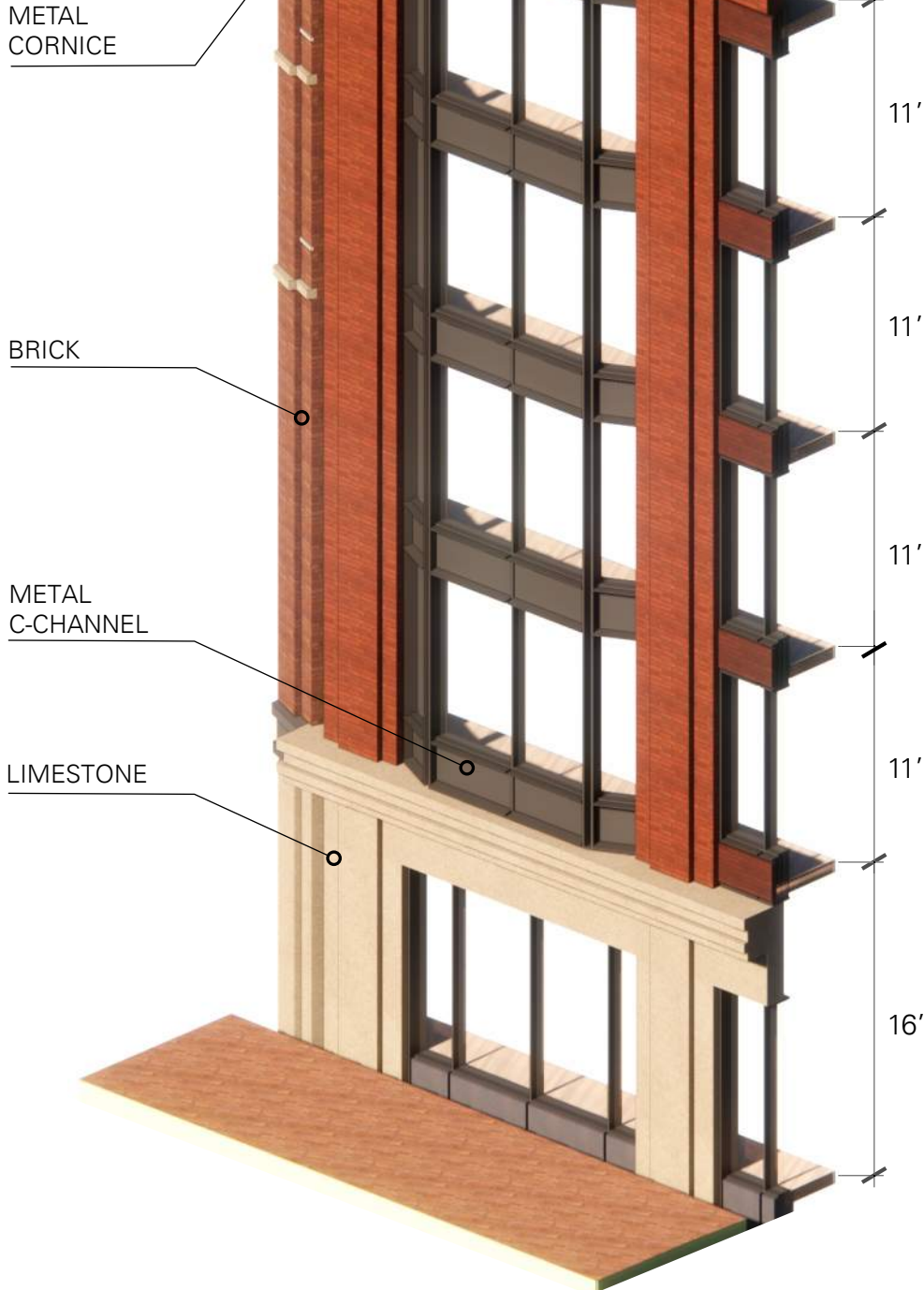
BAY 1 - PUNCHED



BAY 2 - JULIETTE



BAY 3 - BAY WINDOW



An aerial photograph of a coastal town, likely in New England, showing a mix of residential and commercial buildings along a waterfront. A large bridge spans a wide river or harbor in the upper portion of the image. The town is densely packed with buildings, and a road runs along the waterfront. The text "5. BUILDING 3" is overlaid in the center of the image.

5. BUILDING 3

BUILDING 3 | VIEW A



BUILDING 3 | VIEW B



BUILDING 3 | SUPPLEMENTAL VIEWS



BUILDING 3 | PUBLIC REALM



WELCOME LANDSCAPE



PLACE-MAKING SEATING NICHE



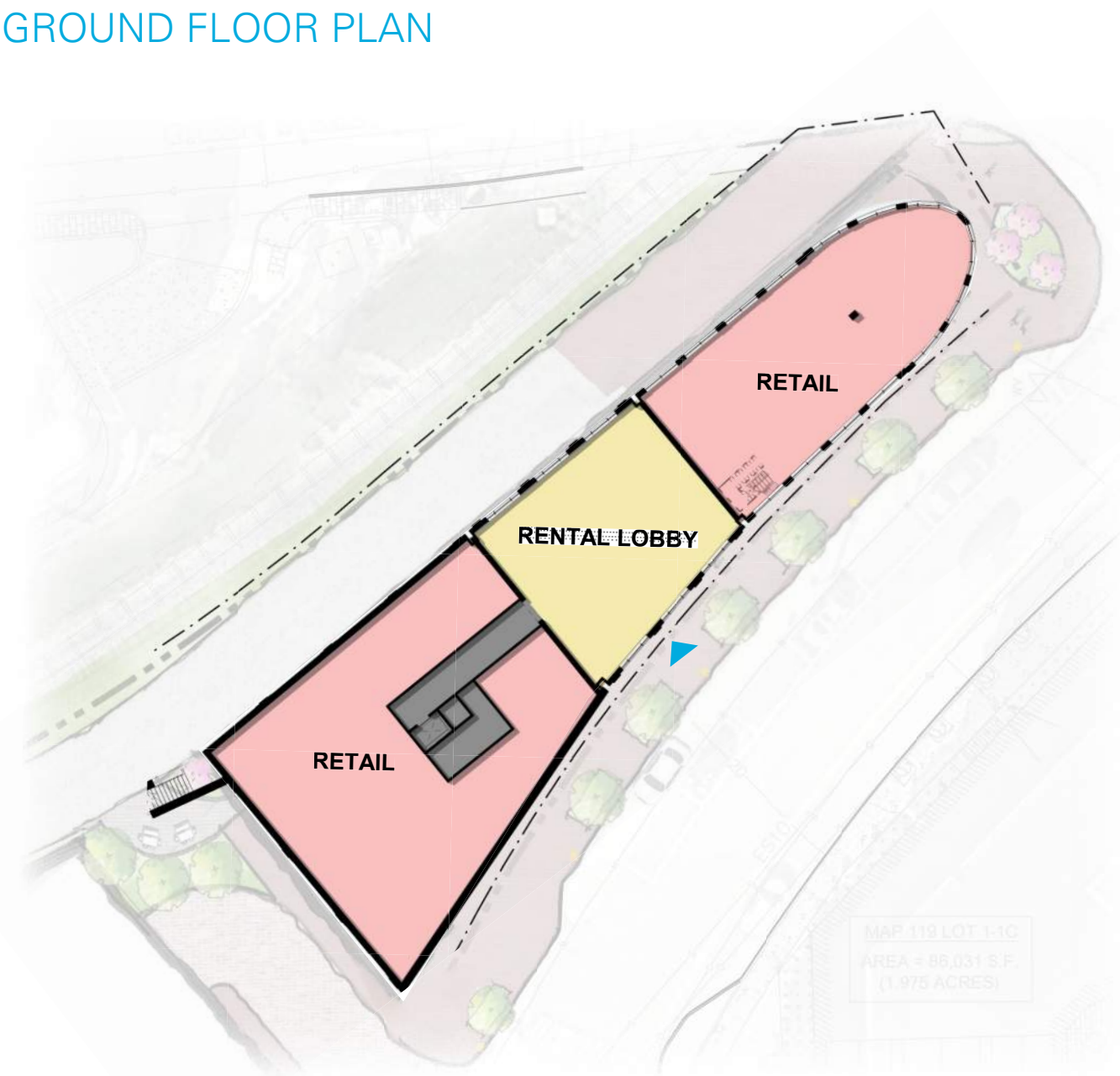
SEASONAL PLANTINGS



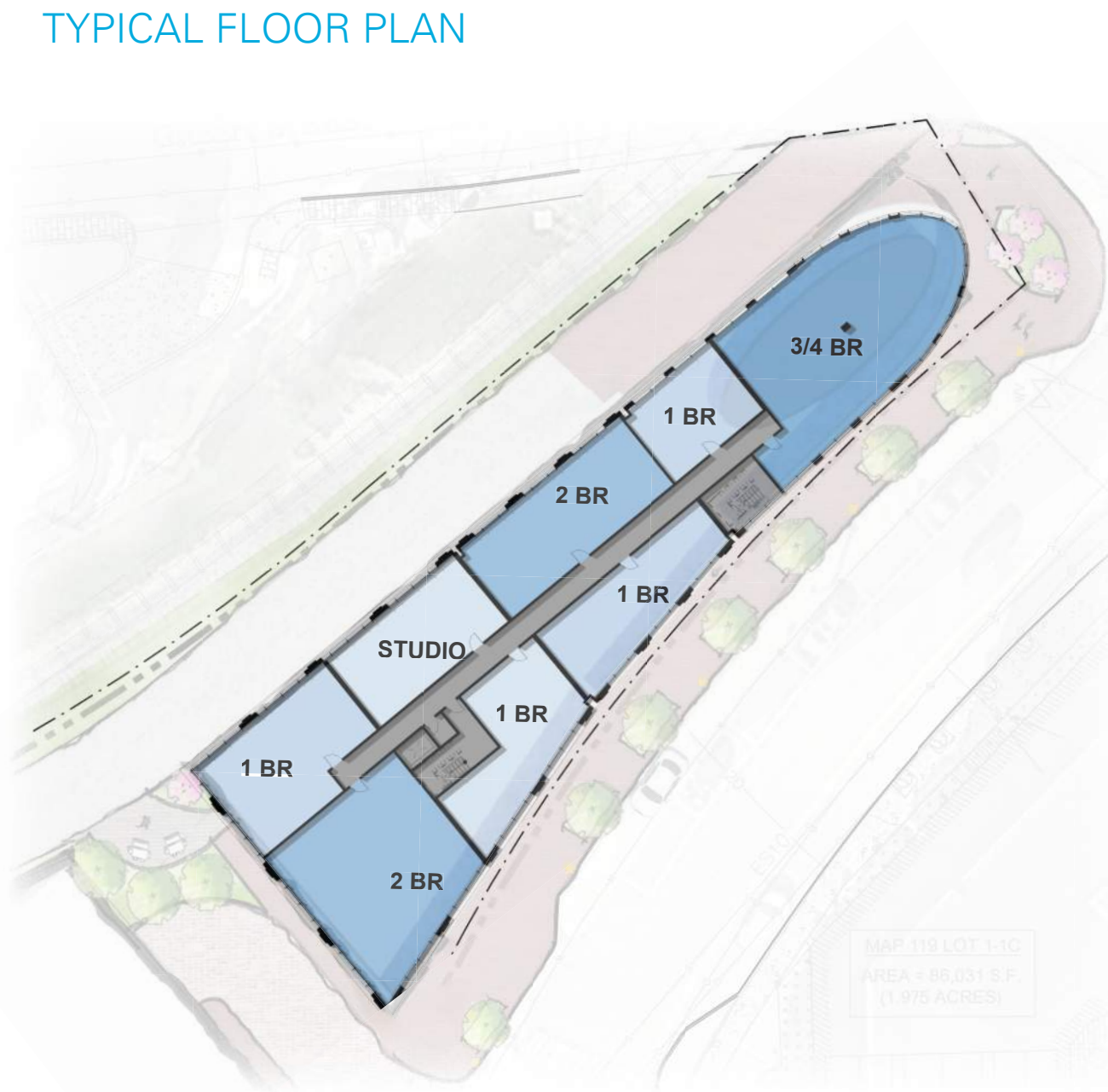
NORTH COMMUNITY PARK

BUILDING 3 | FLOOR PLANS

GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



CORE

RETAIL

LOBBY/
AMENITY

3 UNITS
2+ BED
UNIT

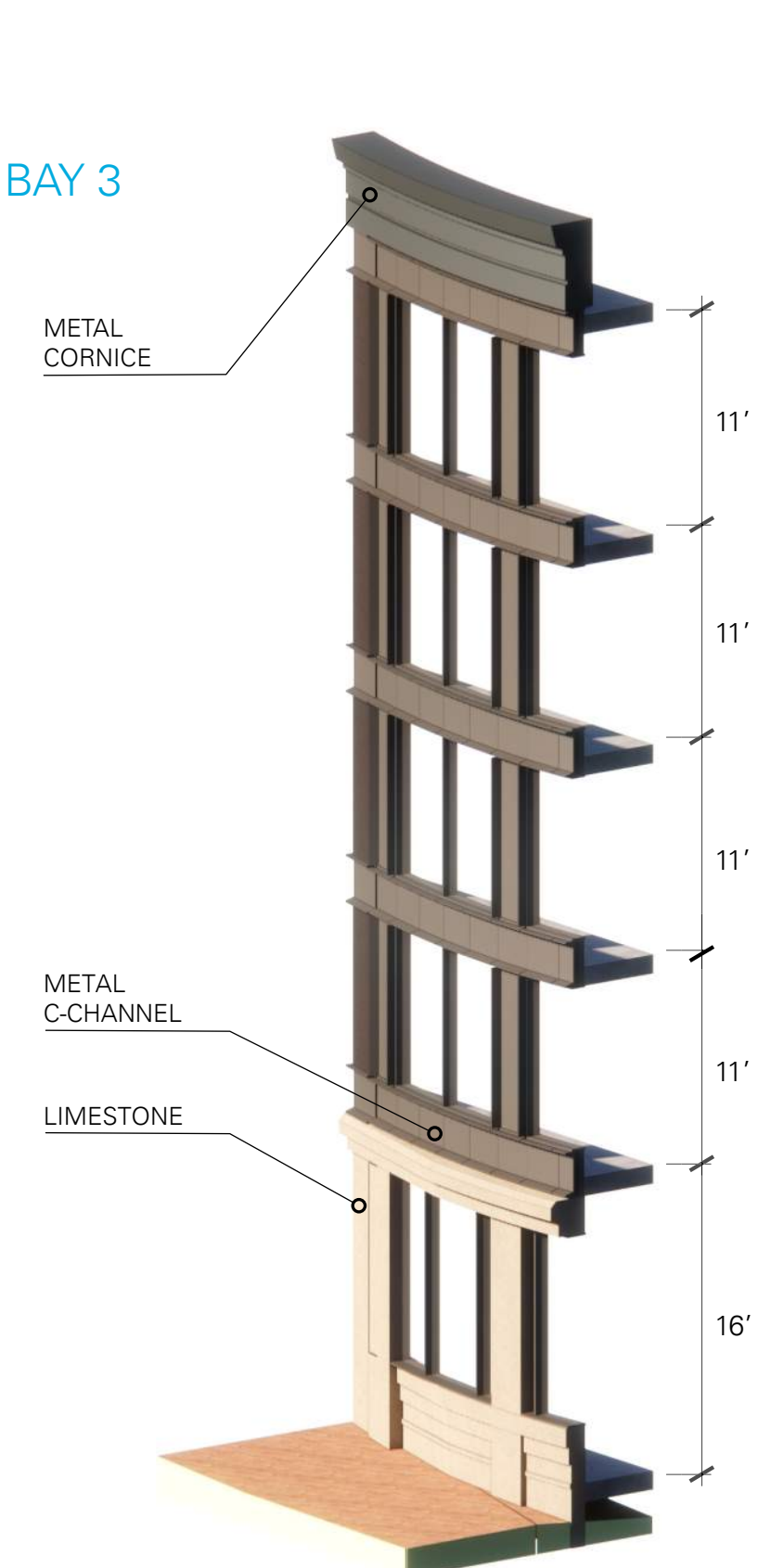
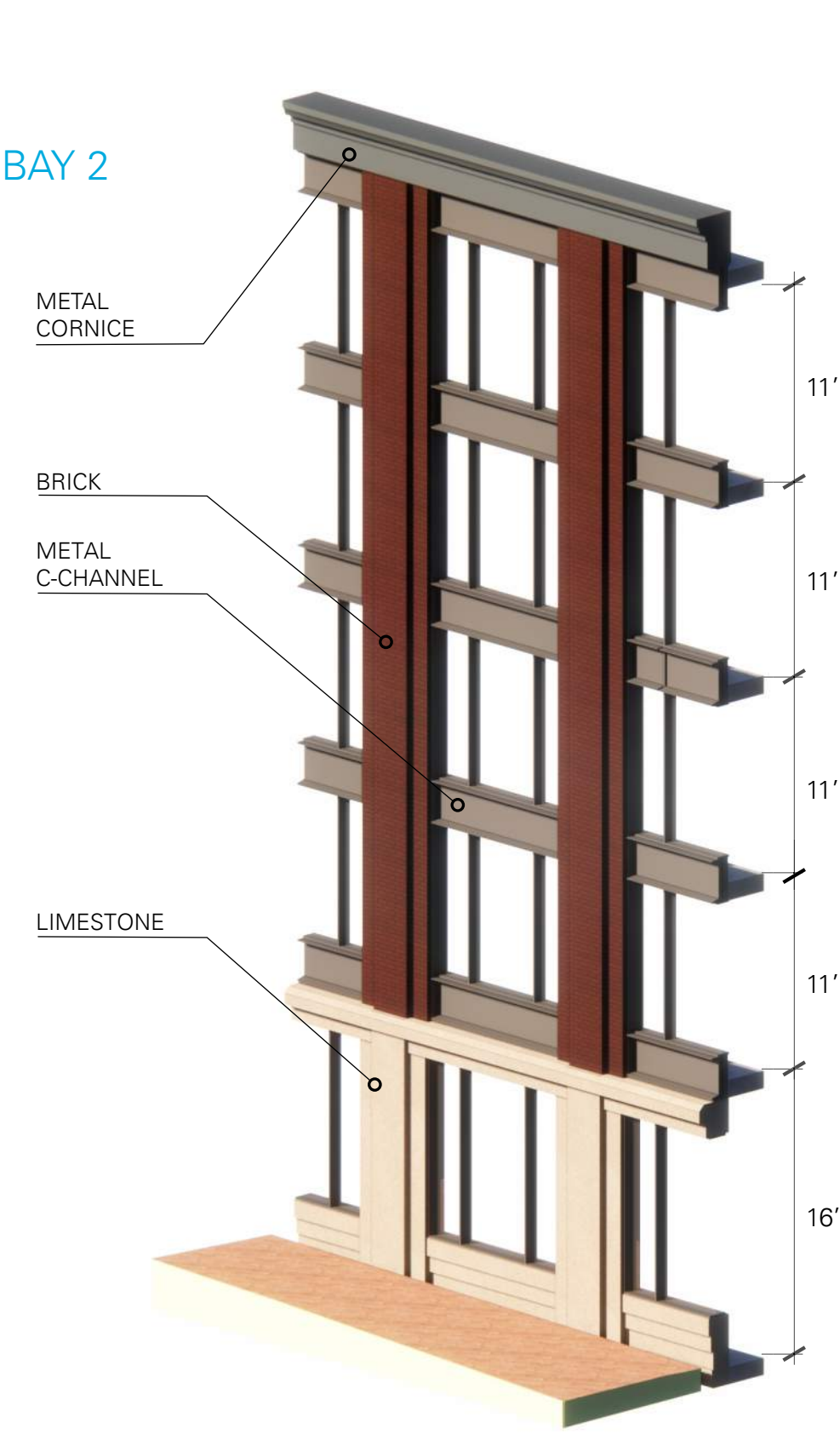
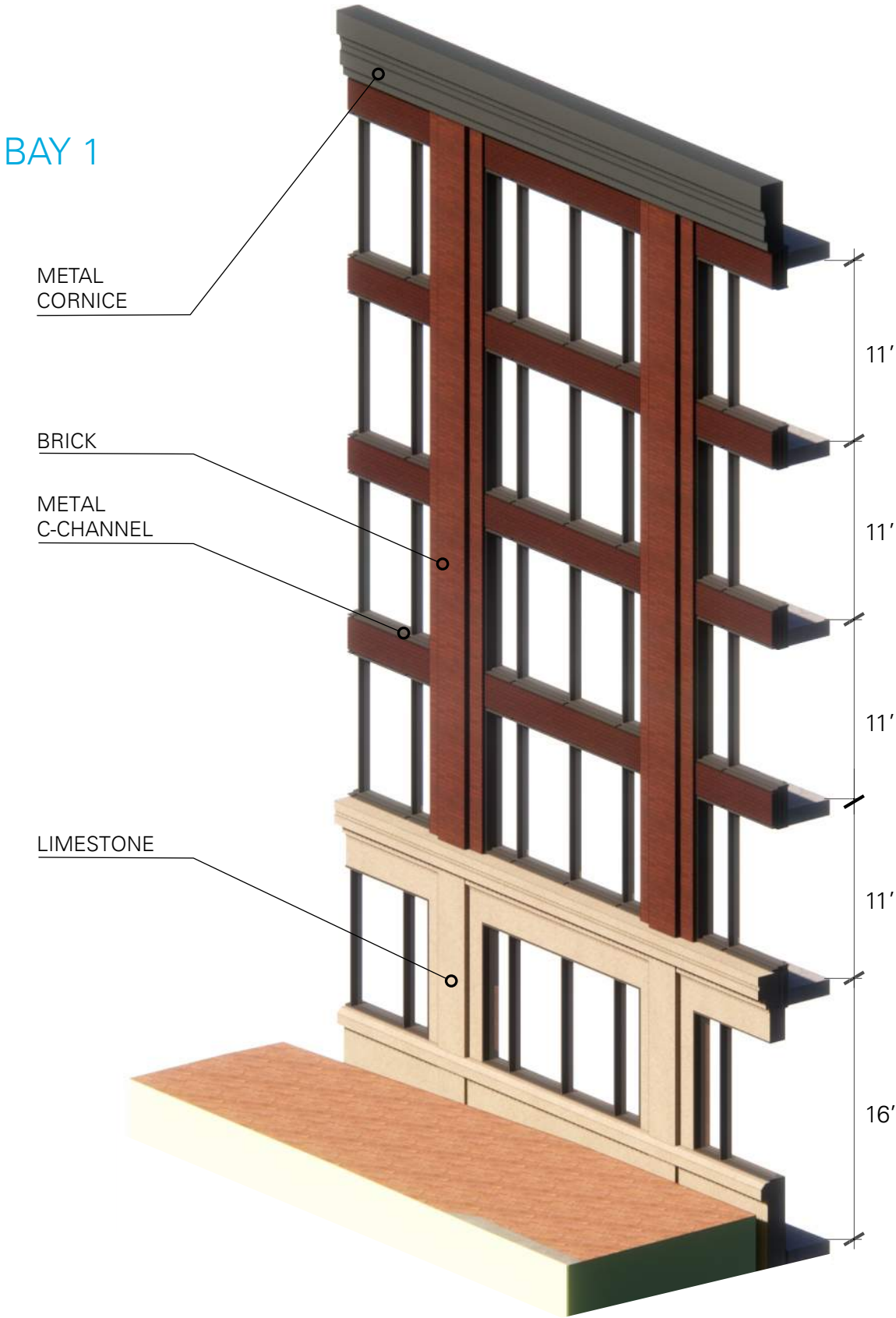
2 UNITS
1-BED
UNIT

2 UNITS
STUDIO
UNIT

11,500 GSF/ FLOOR



BUILDING 3 | BAY STUDIES



ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

BOSTON
200 HIGH ST, FLOOR 2
BOSTON, MA 02110

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

SGA-ARCH.COM
857.300.2610

THANK YOU



03/04/2022

LUHD-425

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 14, 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 ST PORTSMOUTH, NH 03801

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

RENOVATIONS & ADDITIONS

Description of Proposed Work (Planning Staff)

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)

Project Representatives**Relationship to Project**

Architect

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

--

Full Name (First and Last)

Tracy Kozak

Business Name (if applicable)

Arcove Architects, LLC

Mailing Address (Street)

3 Congress St, Ste 1

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.731.5187

Email Address

tracy.kozak@arcove.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****I hereby certify that as the applicant for permit, I am**

DRAWING INDEX

- H2.01 COVER
- H2.02 CONTEXT MAP - PEDESTRIAN CONNECTIONS
- H2.03 WAYFINDING
- H2.04 EXISTING CONDITION PHOTOS
- H2.05 DETAILS - CARVED SOLIDS
- H2.06 DETAILS - APPLIED FRAMES
- H2.07 HISTORIC

- H2.11 EXISTING CONDITIONS SURVEY
- H2.12 DEMOLITION PLAN
- H2.13 PROPOSED ROOF PLAN
- H2.14 PROPOSED FIRST FLOOR PLAN
- H2.15 PROPOSED BASEMENT PLAN
- H2.16 PROPOSED LANDSCAPE PLAN
- H2.17 LANDSCAPE DETAILS

- H2.21 ELEVATIONS - HIGH STREET
- H2.22 ELEVATIONS - HAVEN COURT
- H2.23 ELEVATIONS - CONGRESS STREET

- H2.31 AXONOMETRIC
- H2.32 VINGNETTES - HIGH STREET
- H2.33 VINGNETTES - LADD STREET
- H2.34 VINGNETTE - CONGRESS STREET

PROJECT NARRATIVE

REHABILITATION AND ADAPTIVE REUSE OF EXISTING HISTORIC STRUCTURES WITH A NEW ADJACENT STRUCTURE ON REAR SURFACE PARKING LOT.

ONE LEVEL OF BELOW GRADE PARKING IS PROPOSED. RETAIL/RESTAURANT IS LOCATED AT FIRST FLOOR WITH OFFICES ABOVE. AN ELEVATED PEDESTRIAN BRIDGE CONNECTS TO THE HANOVER PARKING GARAGE.

A LOT MERGER HAS BEEN GRANTED COMBINING LOTS 14 & 15 INTO ONE SINGLE LOT, NOW DESIGNATED AS LOT 14.

HAVEN COURT IS PROPOSED TO BE SIGNIFICANTLY IMPROVED, PROVIDING A PEDESTRIAN LINK BETWEEN THE MCINTYRE TO FLEET STREET. LANDSCAPING, PAVERS, SITE AMENITIES AND OUTDOOR LIGHTING ARE PROPOSED TO MAKE THIS SPACE A WELCOMING BENEFIT TO THE COMMUNITY.

EXISTING FOCAL BUILDINGS ON CONGRESS AND HIGH STREETS WILL BE REPAIRED, RESTORED AND BROUGHT UP TO CURRENT CODES.THE SMALLER WOODEN SHED ADDITIONS TO THE REAR OF THESE BUILDINGS WILL BE REPLACED WITH NEW CONSTRUCTION.



ONE CONGRESS STREET

RENOVATION & ADDITIONS

1 CONGRESS STREET

ONE MARKET SQUARE, LLC

HISTORIC DISTRICT COMMISSION
WORK SESSION 2
FEBRUARY 23, 2022

H2.01

COVER

1 CONGRESS STREET

SCALE:

02/23/2022





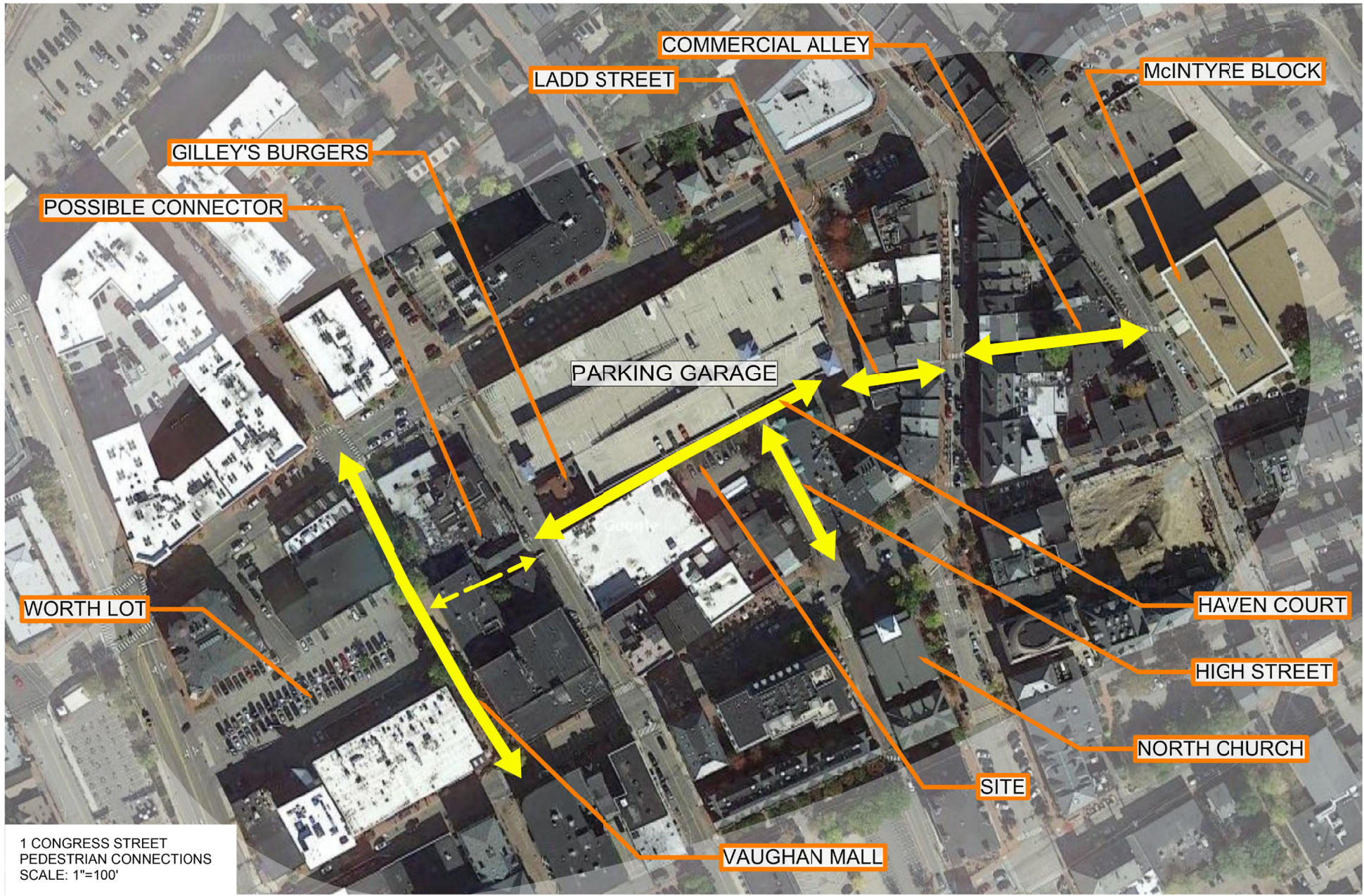
COMMERCIAL ALLEY



LADD STREET



HAVEN COURT (LOOKING EAST)



1 CONGRESS STREET
PEDESTRIAN CONNECTIONS
SCALE: 1"=100'



LADD STREET AT HIGH STREET



CHURCH STREET TOWARDS HIGH STREET



HAVEN COURT AT FLEET STREET



HAVEN COURT (LOOKING WEST)

H2.02

PEDESTRIAN CONNECTIONS

CONTEXT MAP

1 CONGRESS STREET

SCALE:
02/23/2022





HIGH STREET



LADD STREET



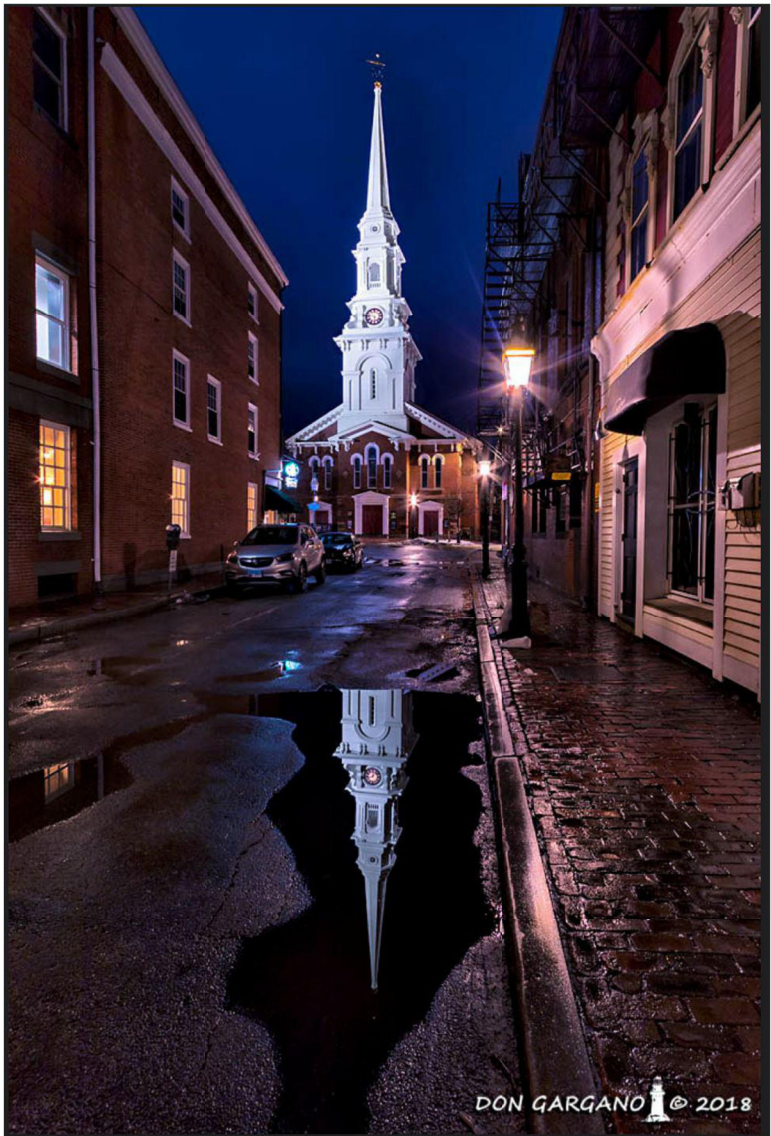
HIGH STREET



1



2



3



4



5



6

H2.04

EXISTING CONDITIONS PHOTOS

1 CONGRESS STREET

SCALE:
02/23/2022





SOUTH DORMER (MARKET SQUARE)



EAST DORMER (HIGH STREET)



EAST - ORIGINAL SKY WINDOWS, PHOTOGRAPHY STUDIO LIGHT ROOM & DARK ROOM



H2.05

DETAILS - CARVED SOLIDS
1 CONGRESS STREET

SCALE:
02/23/2022

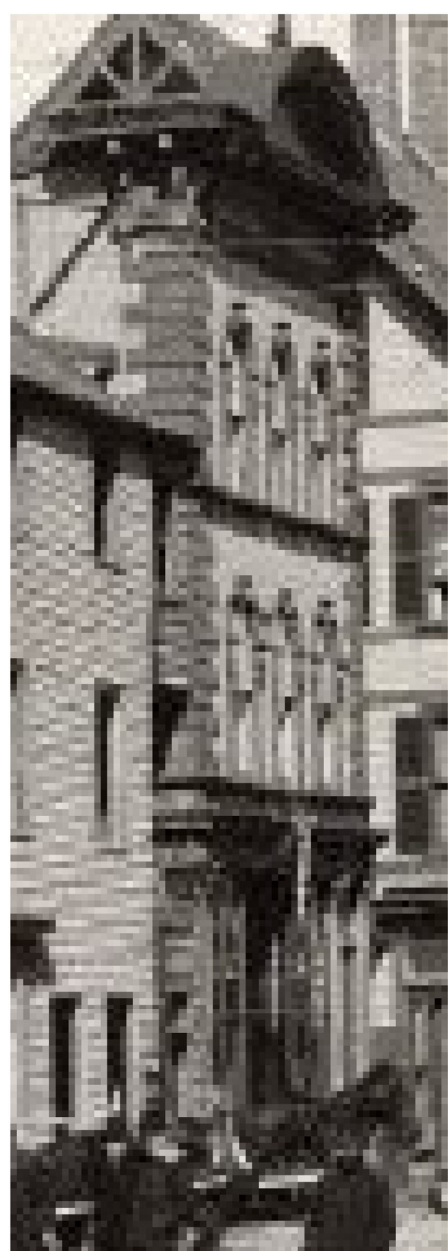


H2.06

DETAILS - APPLIED FRAMES

1 CONGRESS STREET

SCALE:
02/23/2022



H2.07 HISTORIC
1 CONGRESS STREET

SCALE:
02/23/2022



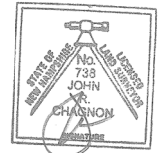
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
20 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14 AND 15.
- 2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5.
- 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- 5) LOT AREAS: MAP 117 LOT 14 7,266 S.F. 0.1668 ACRES
MAP 117 LOT 15 8,840 S.F. 0.2029 ACRES
COMBINED LOT AREA: 16,106 S.F. 0.3697 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 EXISTING CONDITIONS ON TAX MAP 117, LOTS 14 AND 15 IN PORTSMOUTH, NH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

**COMMERCIAL DEVELOPMENT
ONE MARKET SQUARE
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	ADD TOPOGRAPHY	2/9/22
1	BORING LOCATIONS	2/7/22
0	PROPERTY LINES	1/26/22



SCALE 1" = 10' NOVEMBER 2021

EXISTING CONDITIONS
PLAN

C1

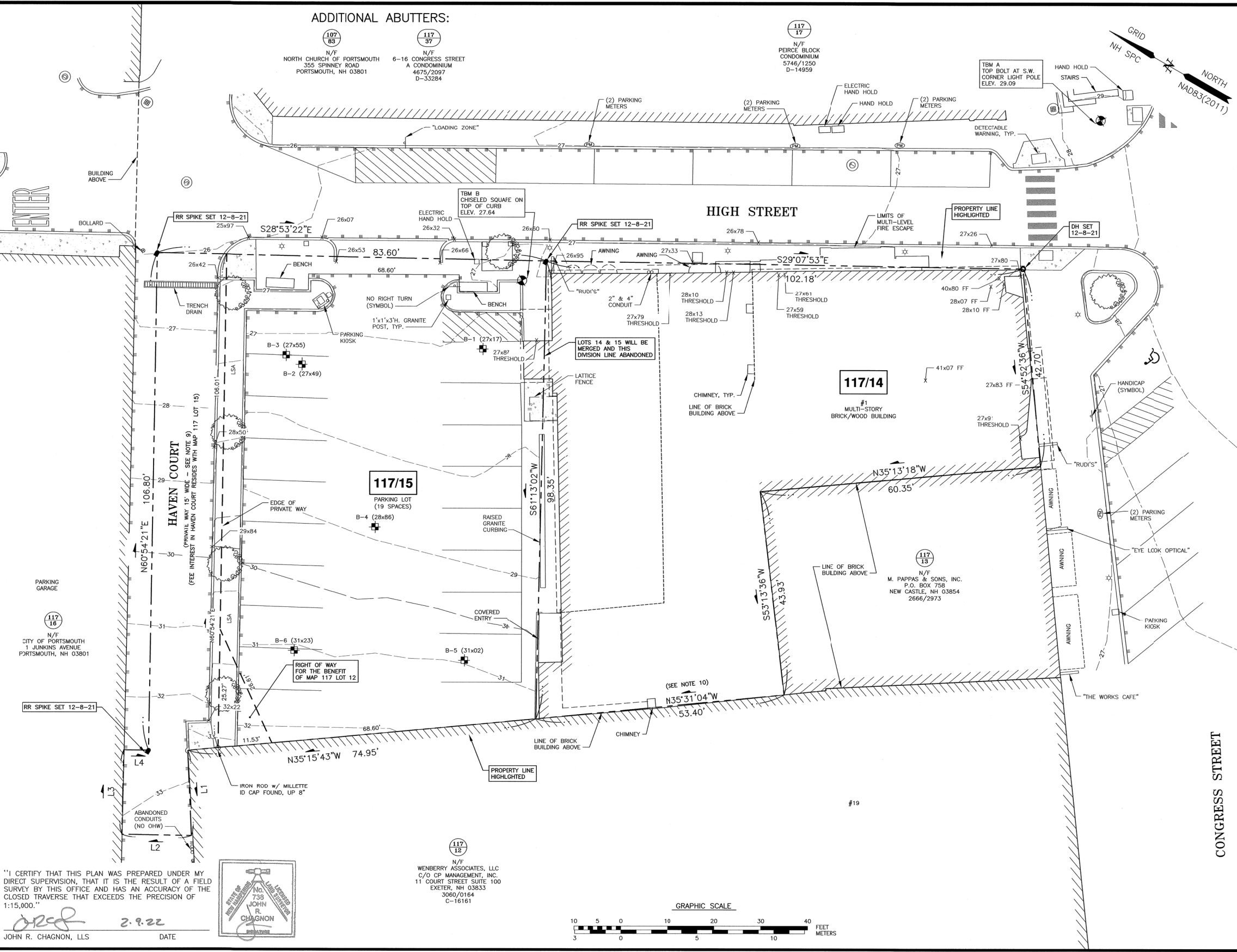
FB 309 PG 15

3406

ADDITIONAL ABUTTERS:

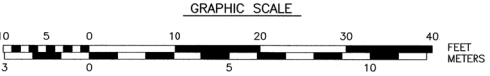
107 83 N/F NORTH CHURCH OF PORTSMOUTH 355 SPINNEY ROAD PORTSMOUTH, NH 03801
117 37 N/F 6-16 CONGRESS STREET A CONDOMINIUM 4675/2097 D-33284

117 17 N/F PEIRCE BLOCK CONDOMINIUM 5748/1250 D-14959



"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, LLS DATE 2.9.22

117 12 N/F WENBERRY ASSOCIATES, LLC C/O CP MANAGEMENT, INC. 11 COURT STREET SUITE 100 EXETER, NH 03833 3060/0164 C-16161

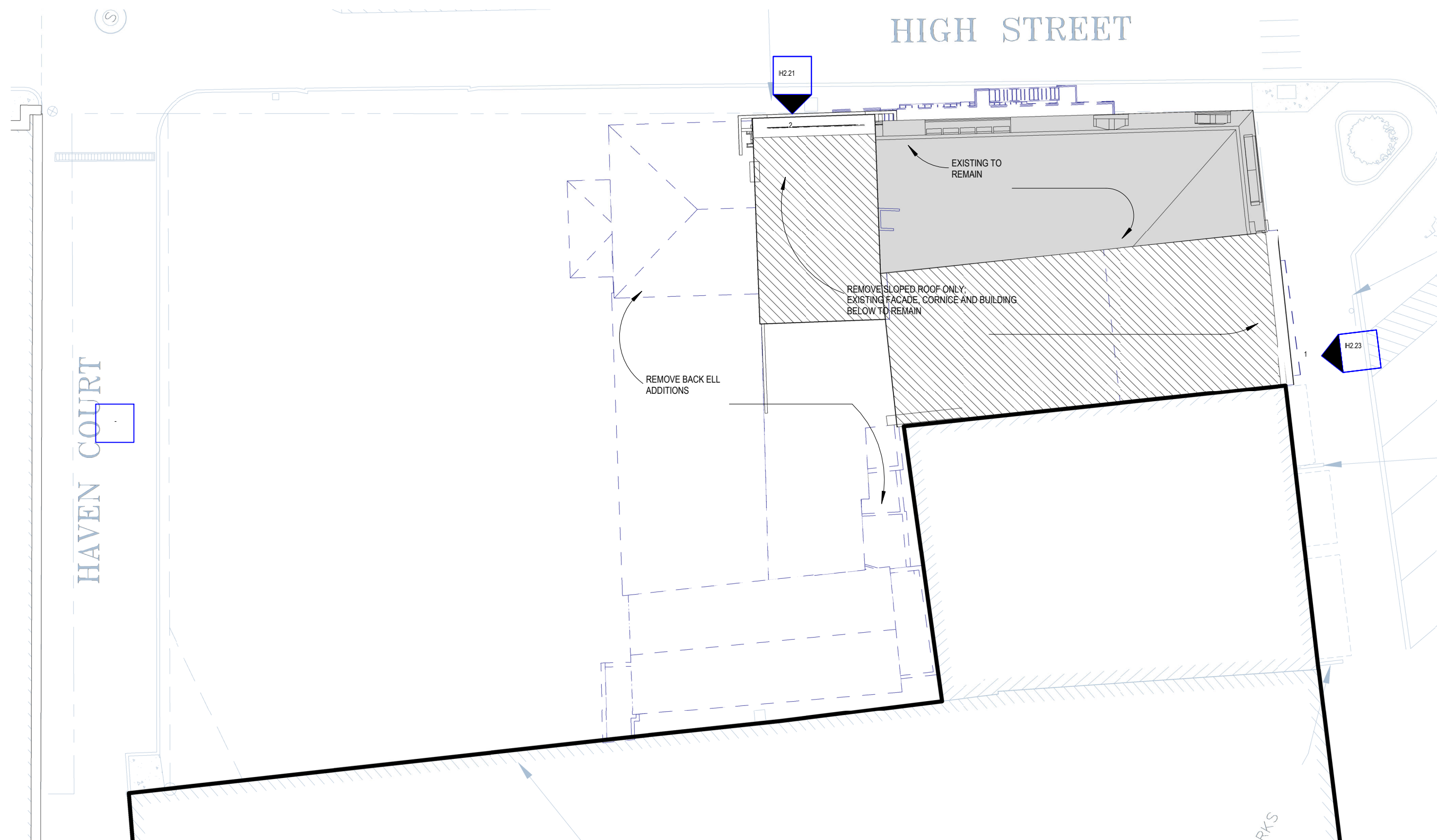


H2.11

**EXISTING CONDITIONS SURVEY
1 CONGRESS STREET**

SCALE:
02/23/2022



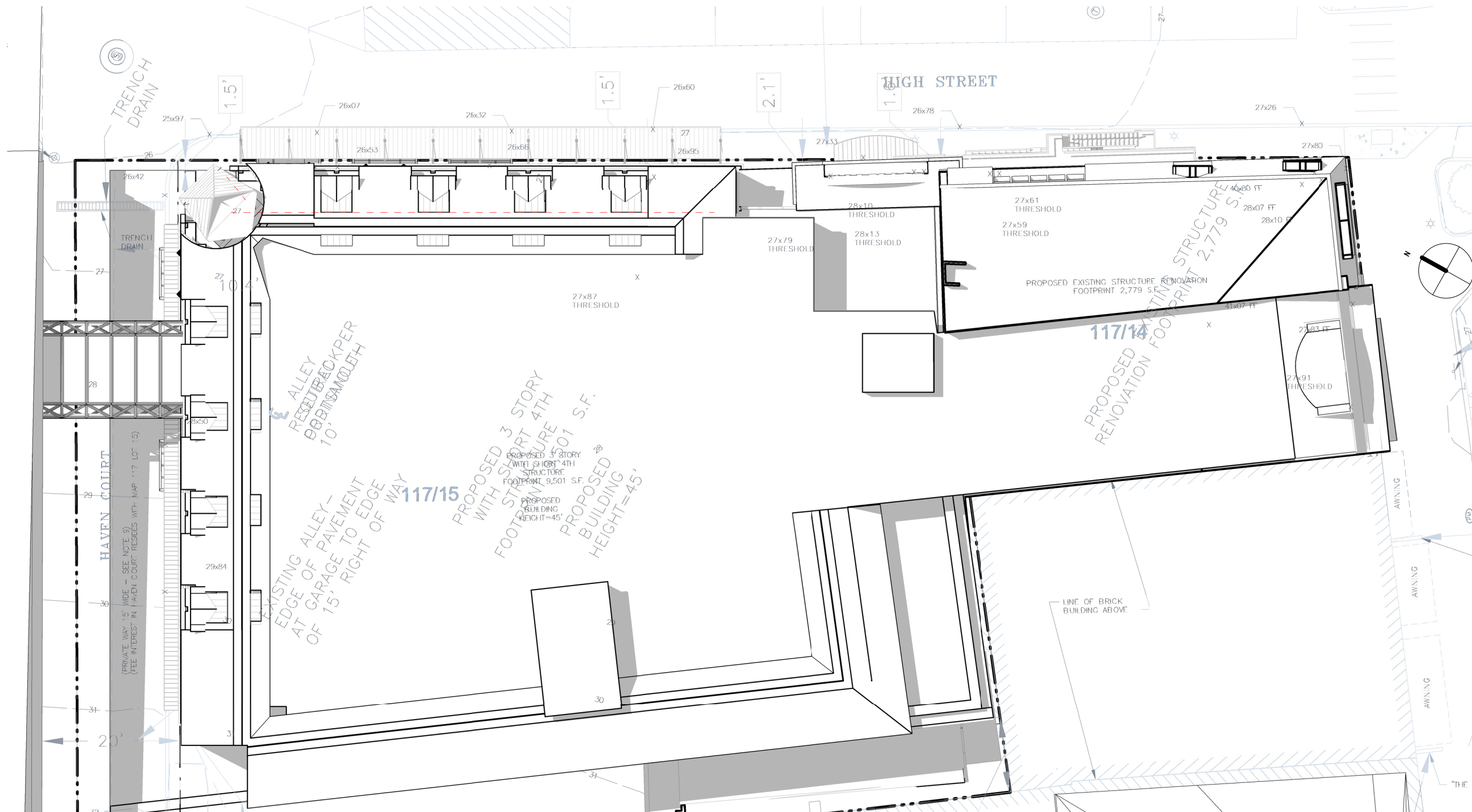


H2.12

DEMOLITION PLAN

1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
02/23/2022

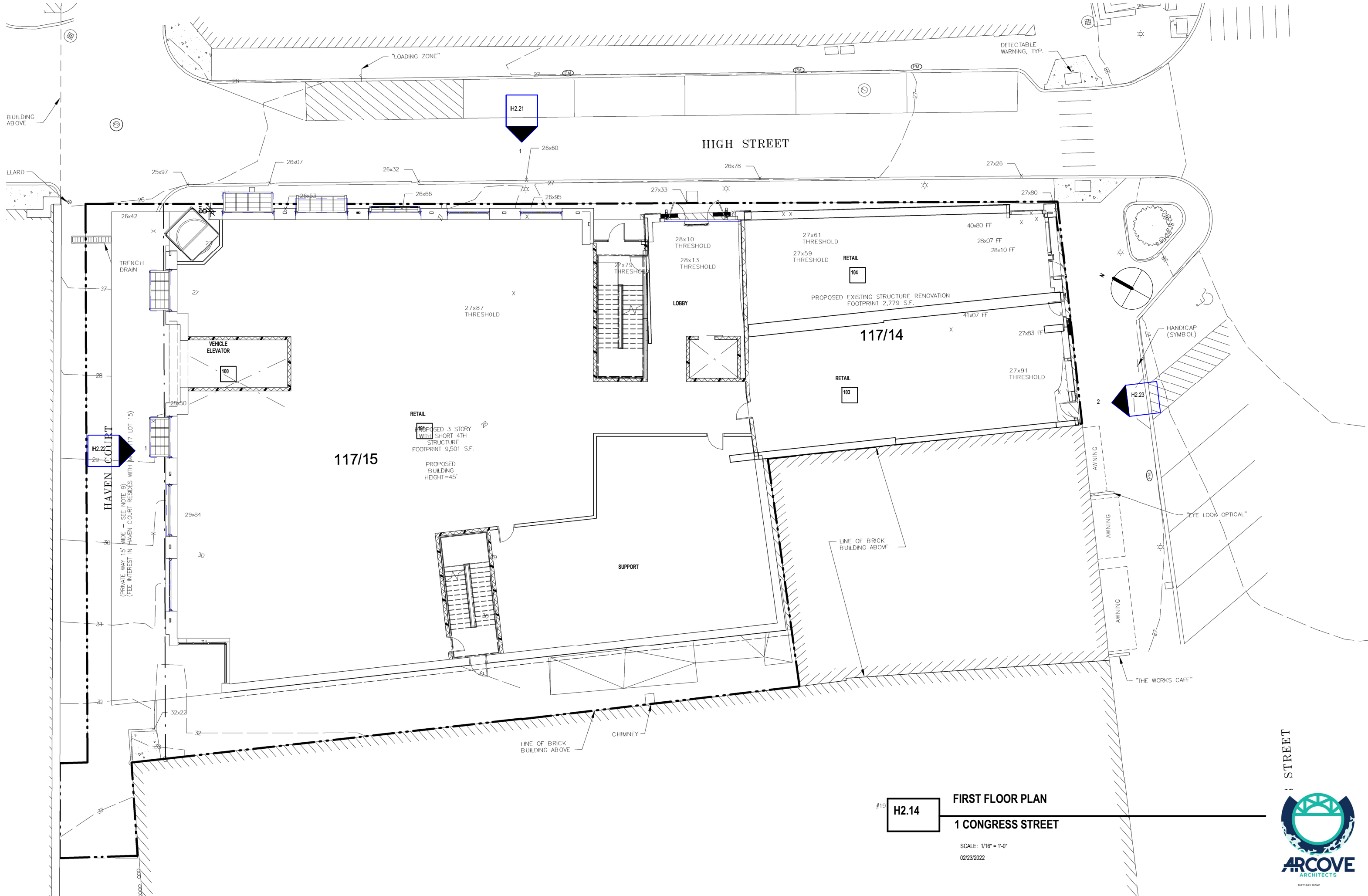


H2.13

ROOF PLAN

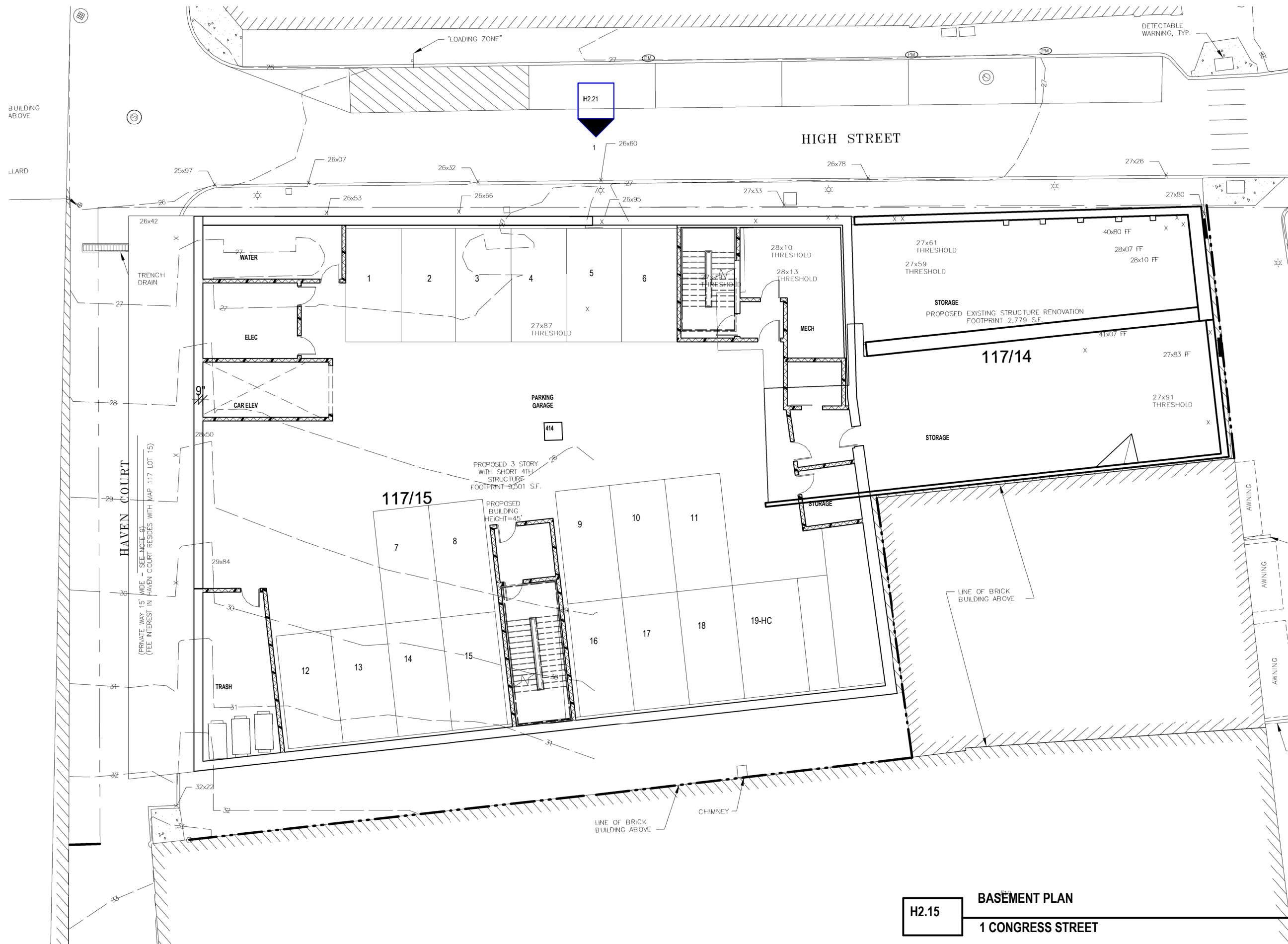
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
02/23/2022



#19 **H2.14** **FIRST FLOOR PLAN**
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
02/23/2022



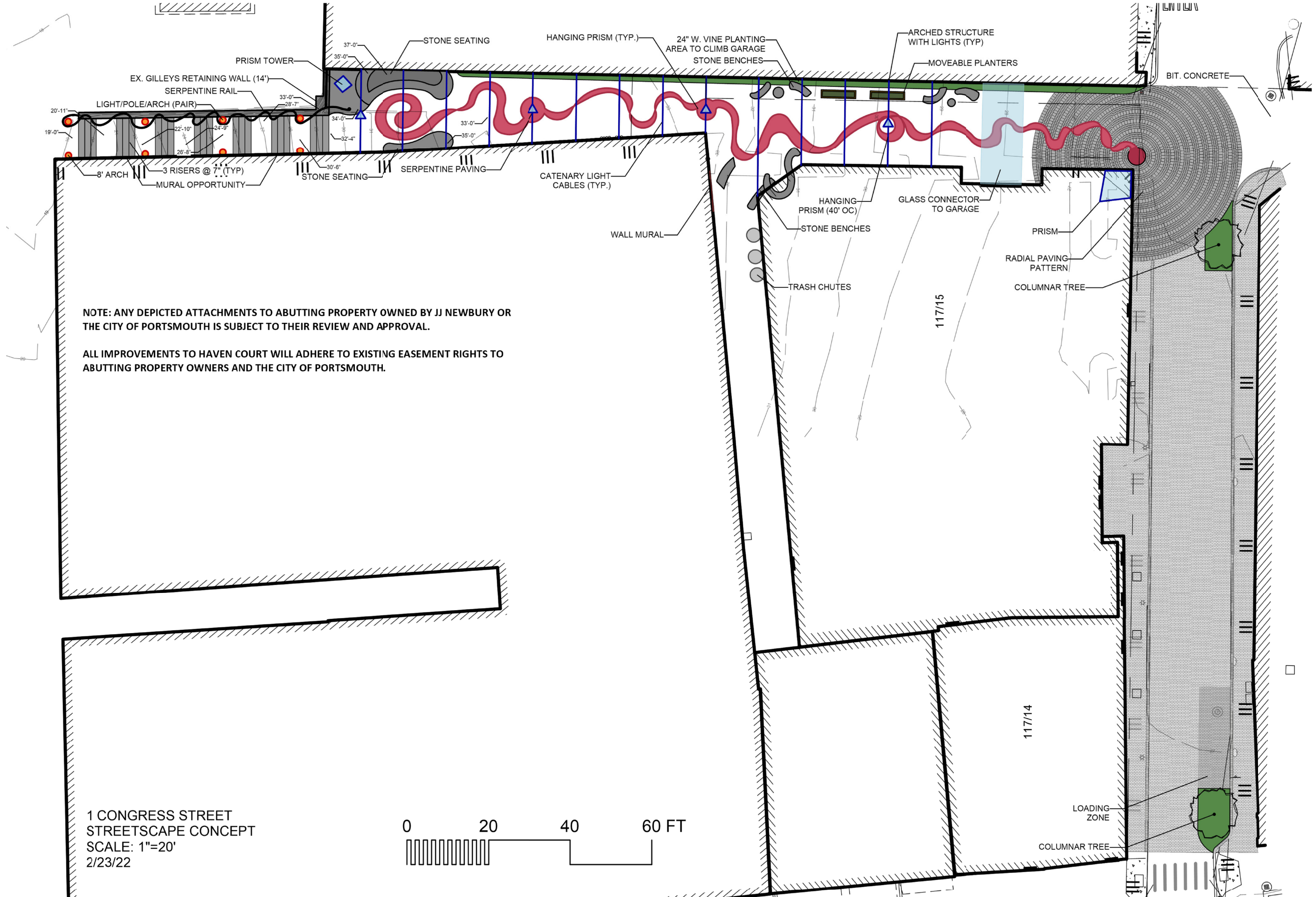
H2.15

BASEMENT PLAN

1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
02/23/2022







f Grace Cathedral, San Francisco.



1 CONGRESS STREET
FLEET STREET PERSPECTIVE
2/23/2022

H2.17

LANDSCAPE DETAILS

1 CONGRESS STREET

SCALE:
02/23/2022



1 PROPOSED ELEVATION - NE - HIGH STREET

1/16" = 1'-0"



2 DEMOLITION ELEVATION - NE - HIGH STREET

1/16" = 1'-0"

ELEVATION - NE HIGH STREET
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
02/23/2022

H2.21





- AVG ROOF
73' - 1 1/4"
- 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"

H2.22

ELEVATIONS - HAVEN COURT
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
02/23/2022





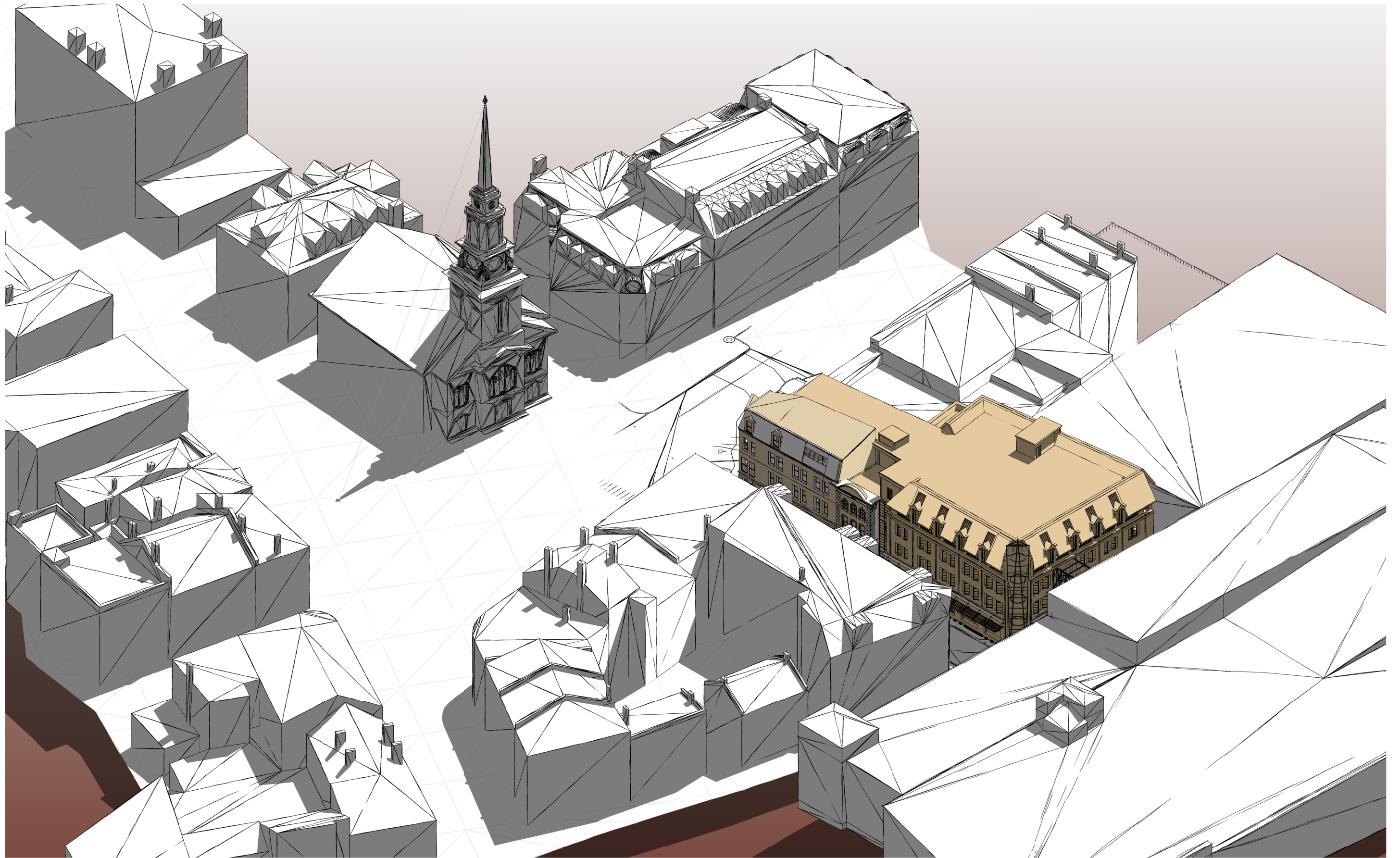
1 DEMOLITION ELEVATION - CONGRESS STREET
1/16" = 1'-0"



2 PROPOSED ELEVATION - CONGRESS STREET
1/16" = 1'-0"

ELEVATIONS - CONGRESS STREET
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
02/23/2022



H2.31

AXONOMETRIC

1 CONGRESS STREET

SCALE:
02/23/2022



2 HIGH STREET FROM STARBUCKS

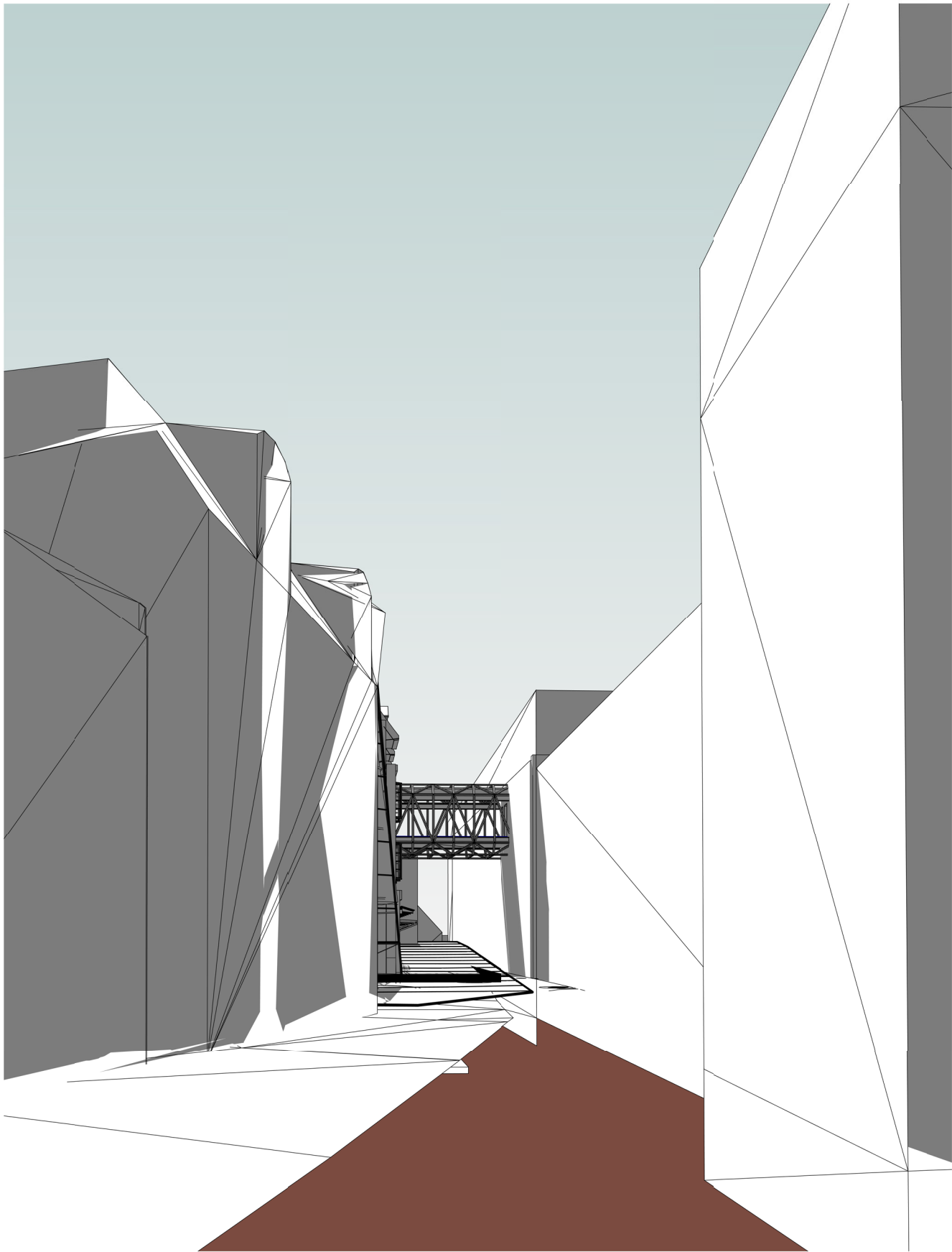


1 HIGH STREET FROM LADD STREET

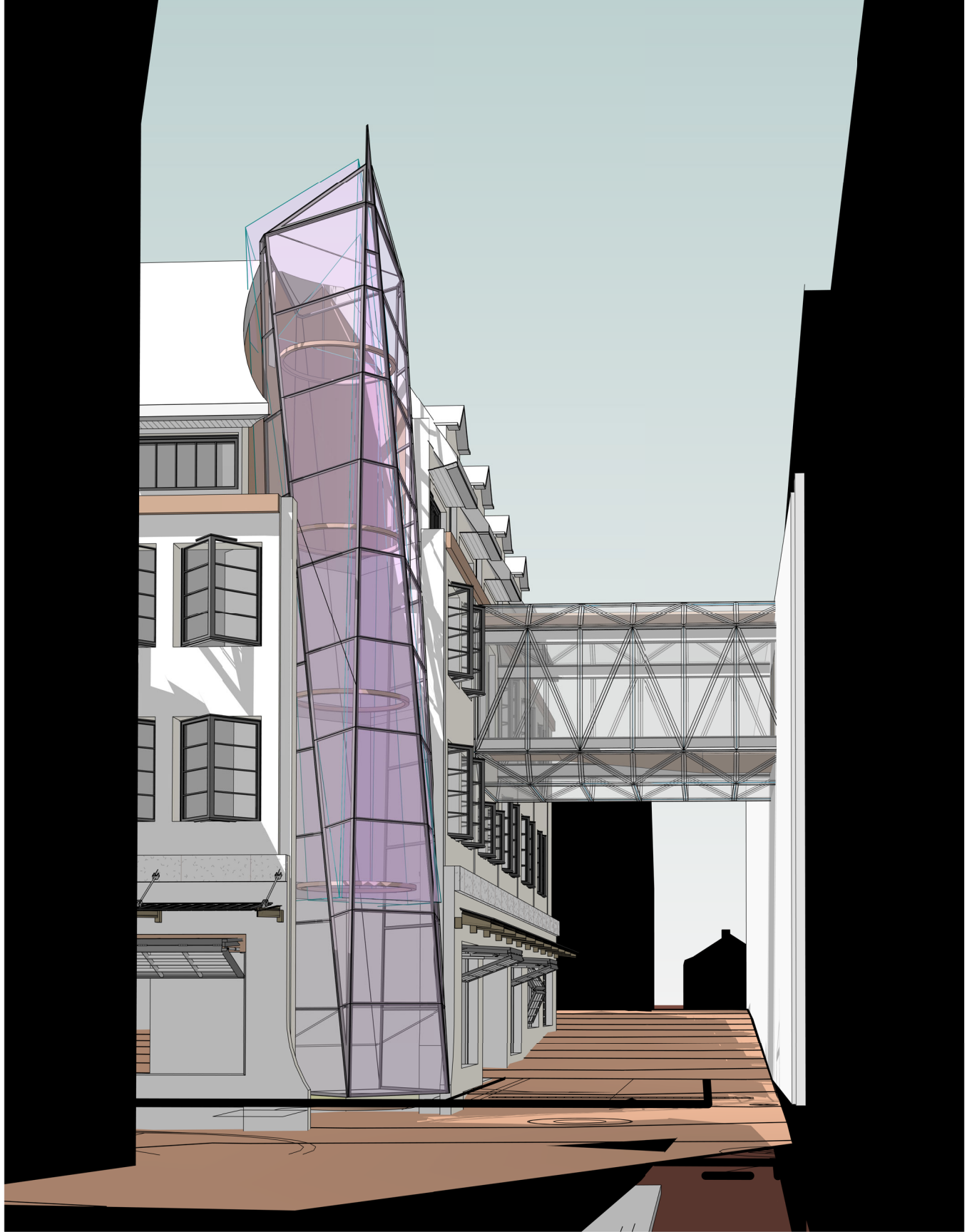
VIGNETTES - HIGH STREET

1 CONGRESS STREET

SCALE:
02/23/2022



2 FROM MARKET STREET AT LADD STREET

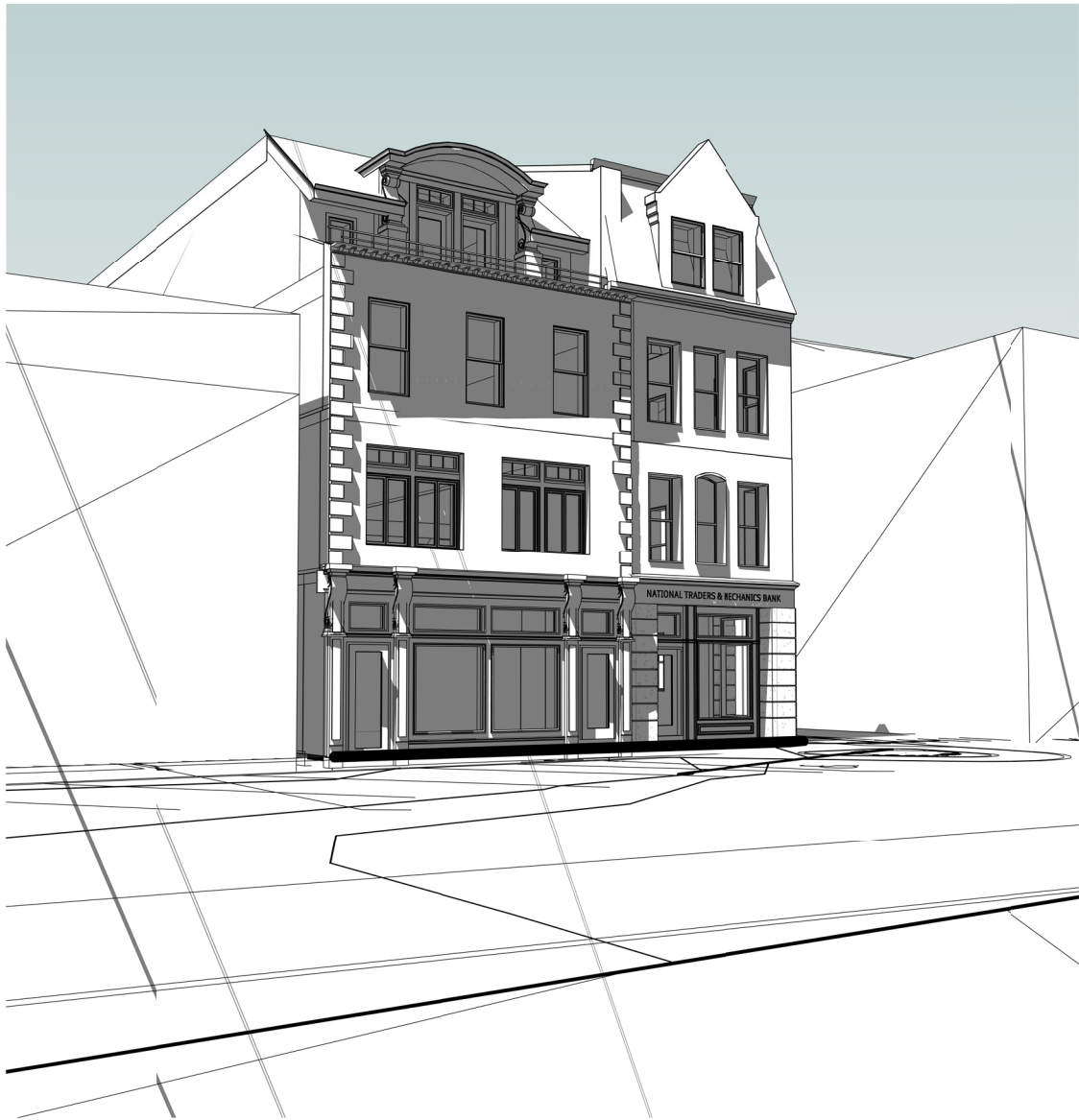


1 HAVEN COURT FROM LADD STREET

H2.33

VIGNETTES - HAVEN / LADD
1 CONGRESS STREET

SCALE:
02/23/2022



1 3D View 8 Congress Street from Popovers HDCws2



2 3D View 9 Congress Street from North Church

H2.34

VIGNETTE - CONGRESS STREET

1 CONGRESS STREET

SCALE:
02/23/2022

**LUHD-424**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Jan 14, 2022**Applicant**

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

Location

445 MARCY ST
Portsmouth, NH 03801

Owner:

445 MARCY STREET LLC
30 WALDEN ST PORTSMOUTH, NH 03801

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

NEW CONSTRUCTION, SINGLE FAMILY RESIDENCE

Description of Proposed Work (Planning Staff)

the construction of a new single family residence with attached garage

Project Representatives**Relationship to Project**

Architect

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

--

Full Name (First and Last)

Tracy Kozak

Business Name (if applicable)

Arcove Architects LLC

Mailing Address (Street)

3 Congress St, Ste 1

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.731.5187

Email Address

tracy.kozak@arcove.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****I hereby certify that as the applicant for permit, I am**

Other

DRAWING INDEX
H.01 COVER
H.02 CONTEXT
H.11 SITE PLAN
H.12 FLOOR PLANS
H.21 ELEVATION - FRONT
H.22 - ELEVATION - WEST SIDE
H.23 ELEVATION - SOUTH SIDE
H.24 ELEVATION - EAST SIDE
H.31- 35 VIGNETTES

Zoning & Code Review

GRB General Residence B
Flood Plain overlay

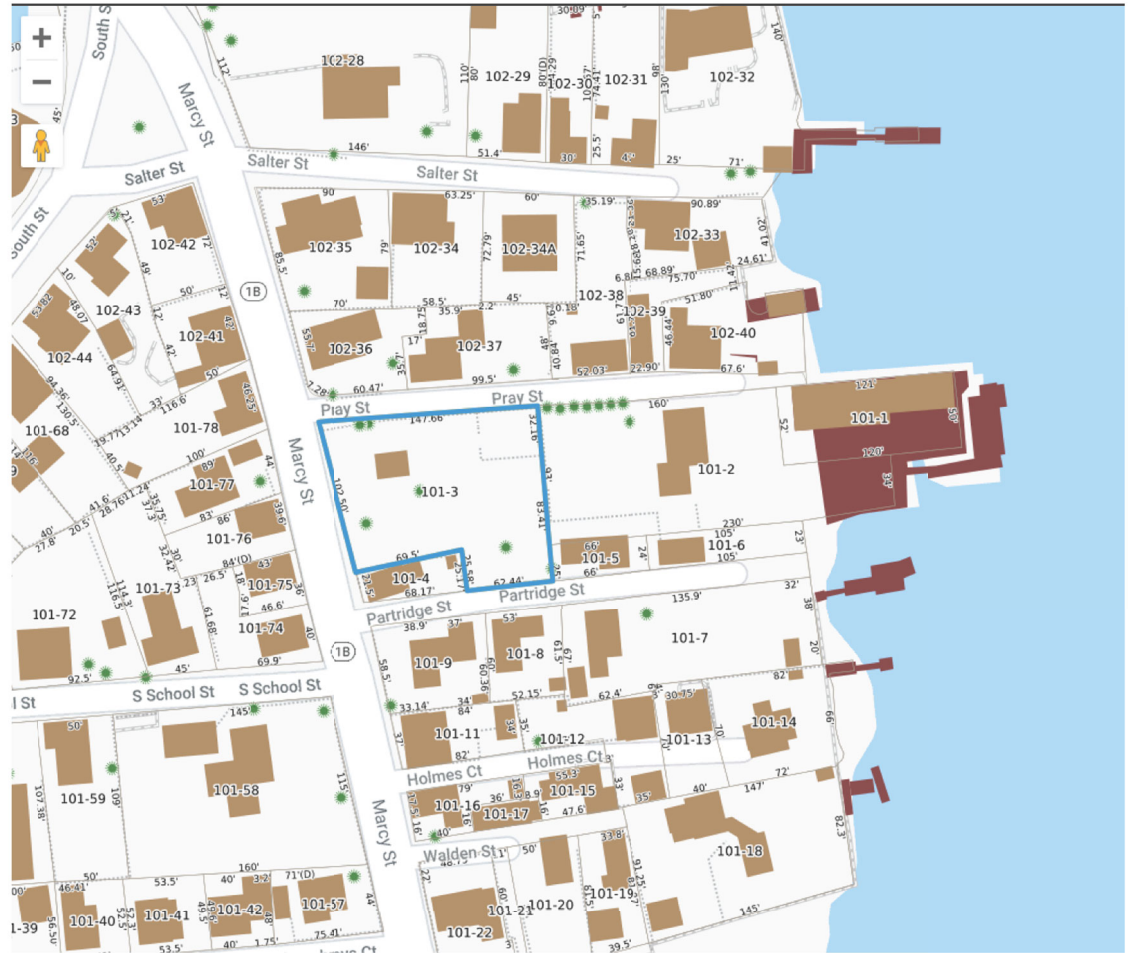
Portsmouth Zoning
dimensional standards
10.521

	GRB
Minimum Lot Dimensions	
Lot area	5,000 sf
Lot area per dwelling unit	5,000 sf
Continuous street frontage	80'
Depth	60'
Minimum Yard Dimensions	
front	5'
side	10'
rear	25'
Maximum Structure Dimensions	
sloped roof	35'
flat roof	30'
Roof appurtenance height	8'
Building coverage	30%
Minimum open space	25%



445 MARCY STREET NEW RESIDENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 2



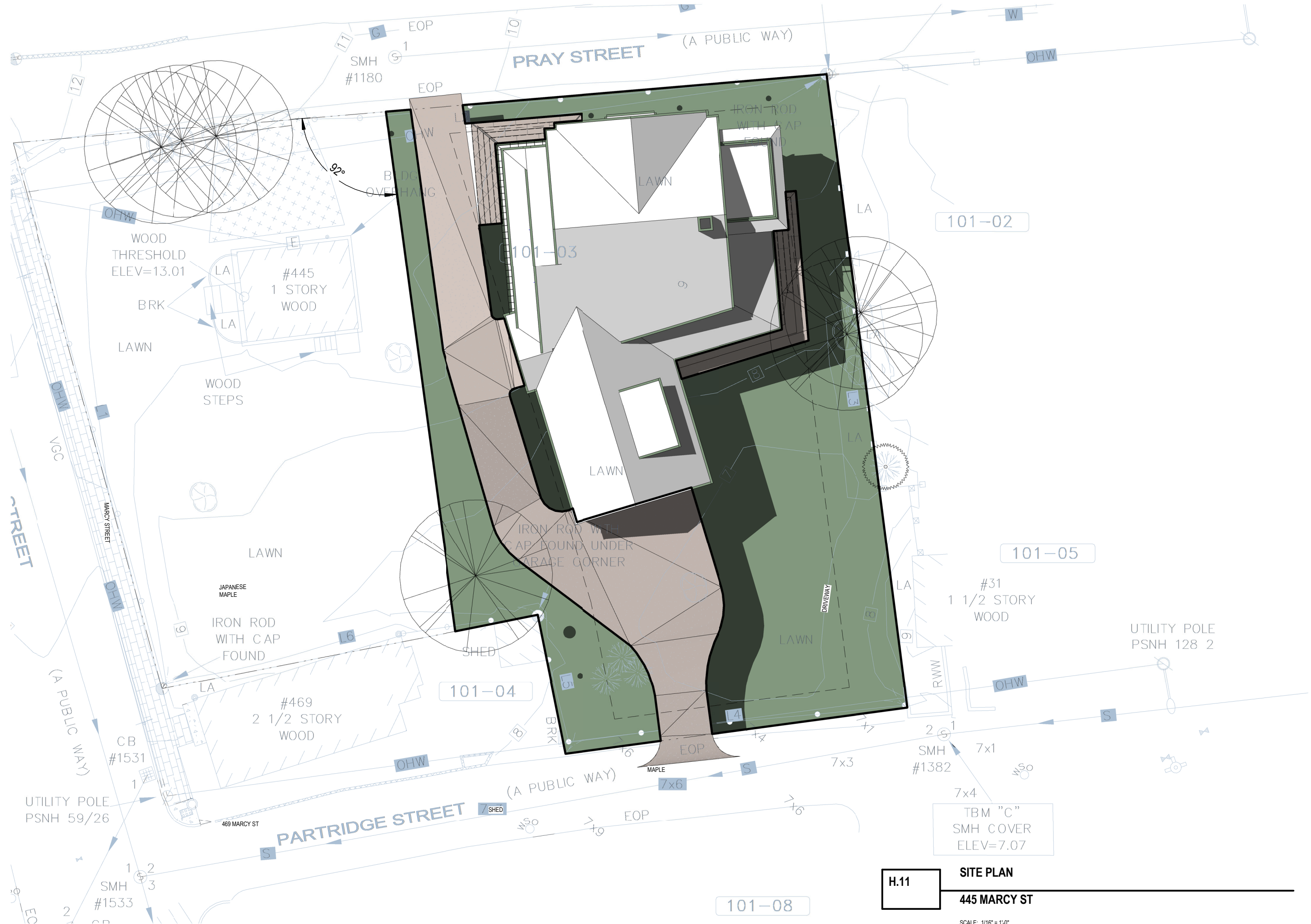
H.02

CONTEXT

445 MARCY ST

SCALE:
2/23/2022





H.11

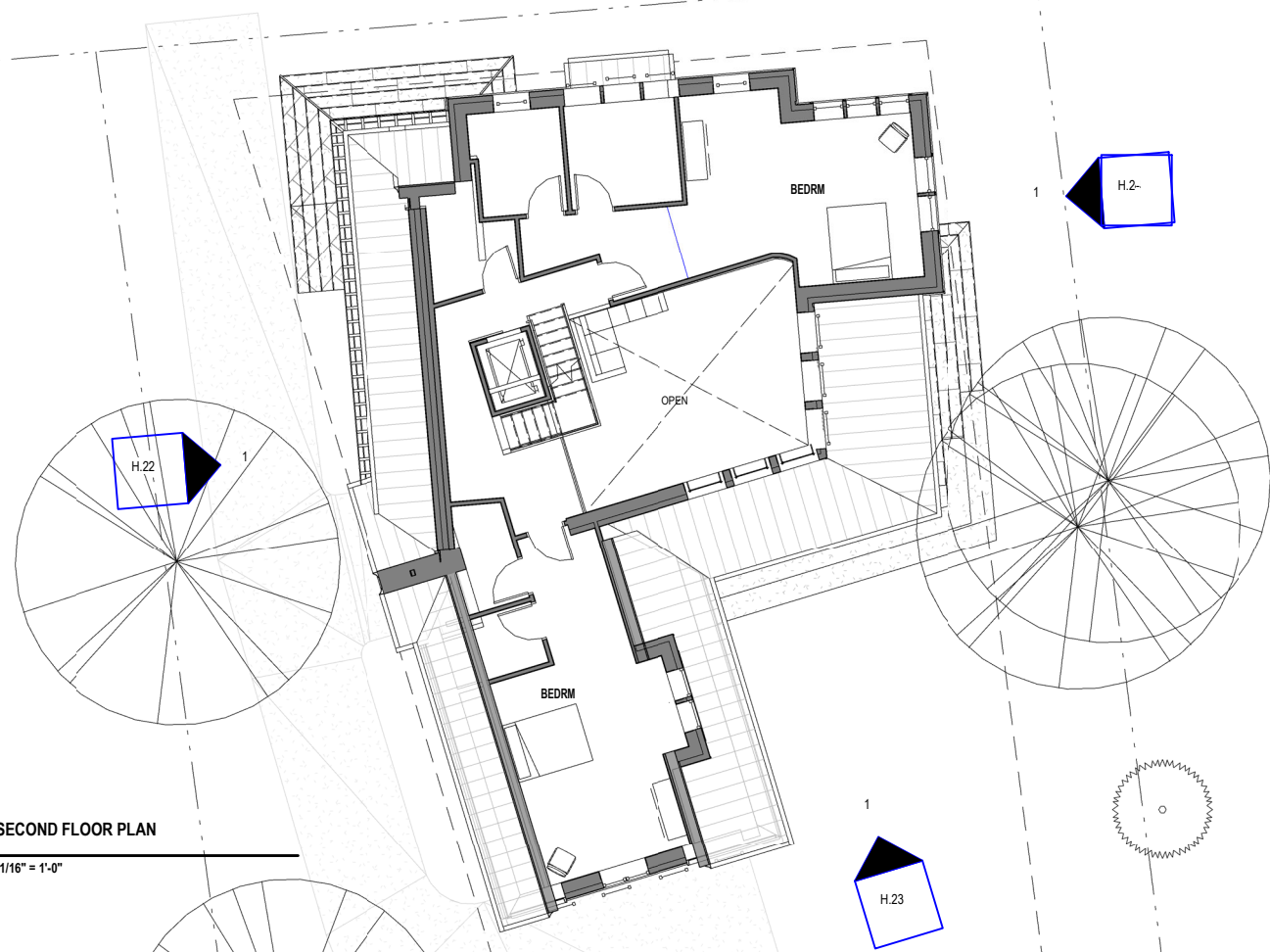
SITE PLAN

445 MARCY ST

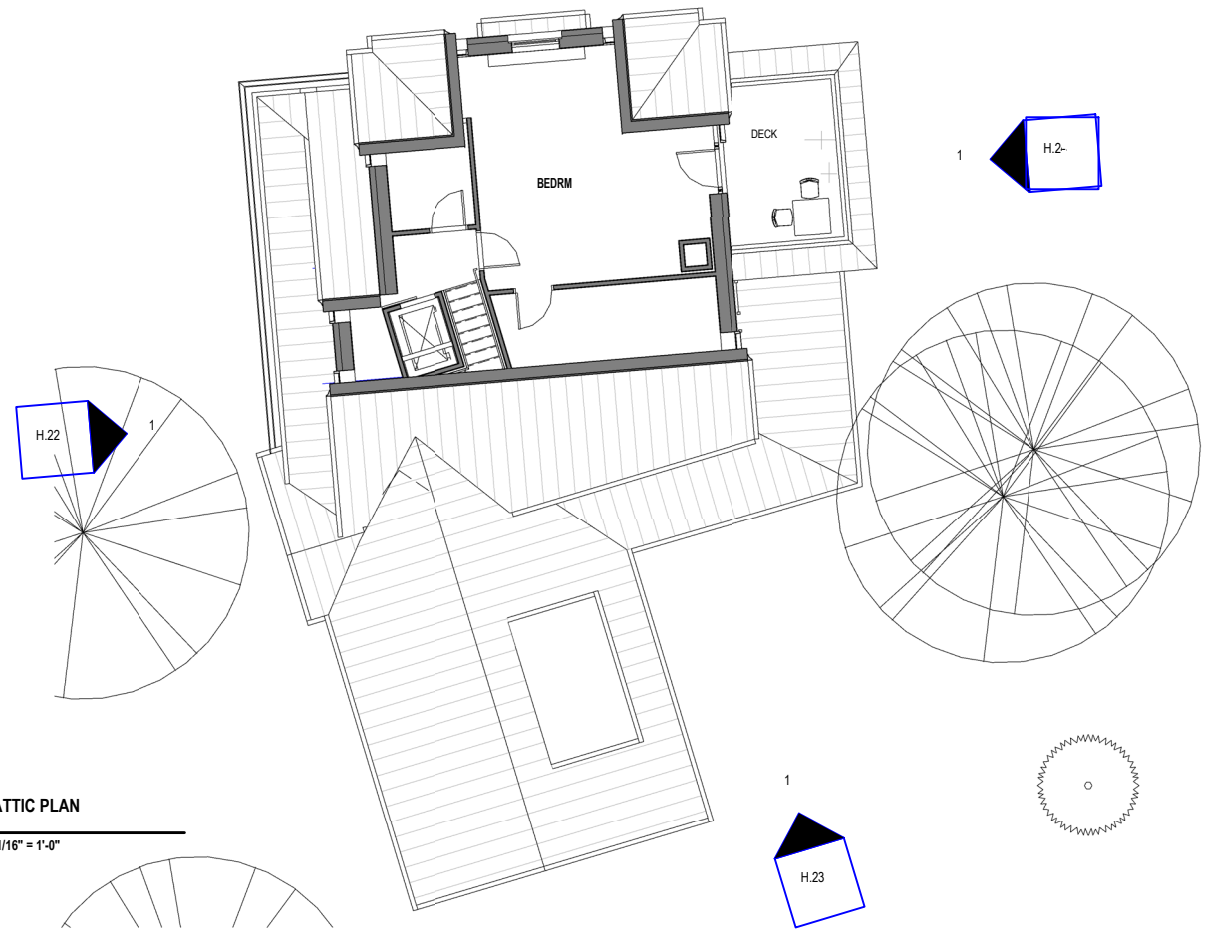
SCALE: 1/16" = 1'-0"
2/23/2022



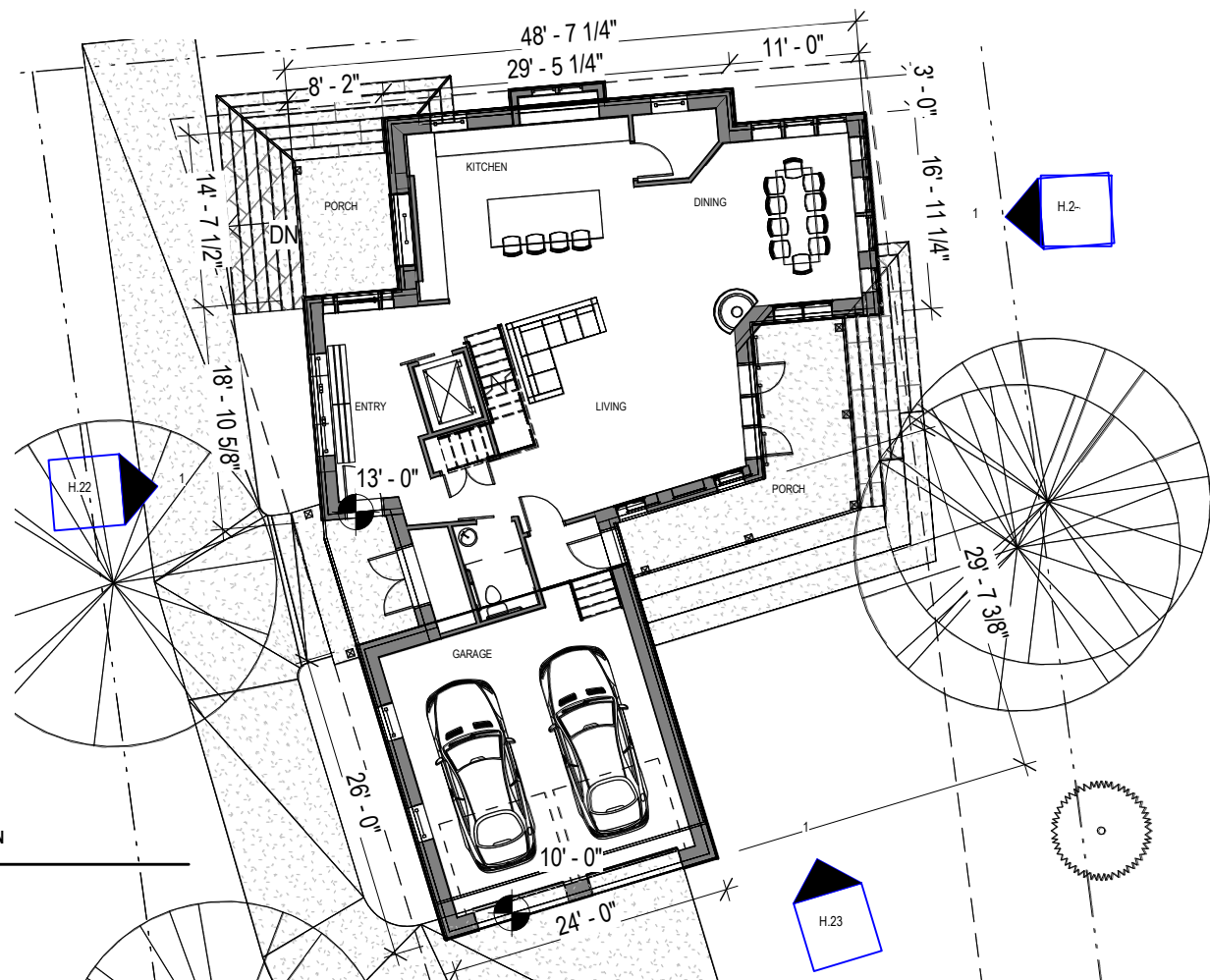
2 SECOND FLOOR PLAN
1/16" = 1'-0"



3 ATTIC PLAN
1/16" = 1'-0"



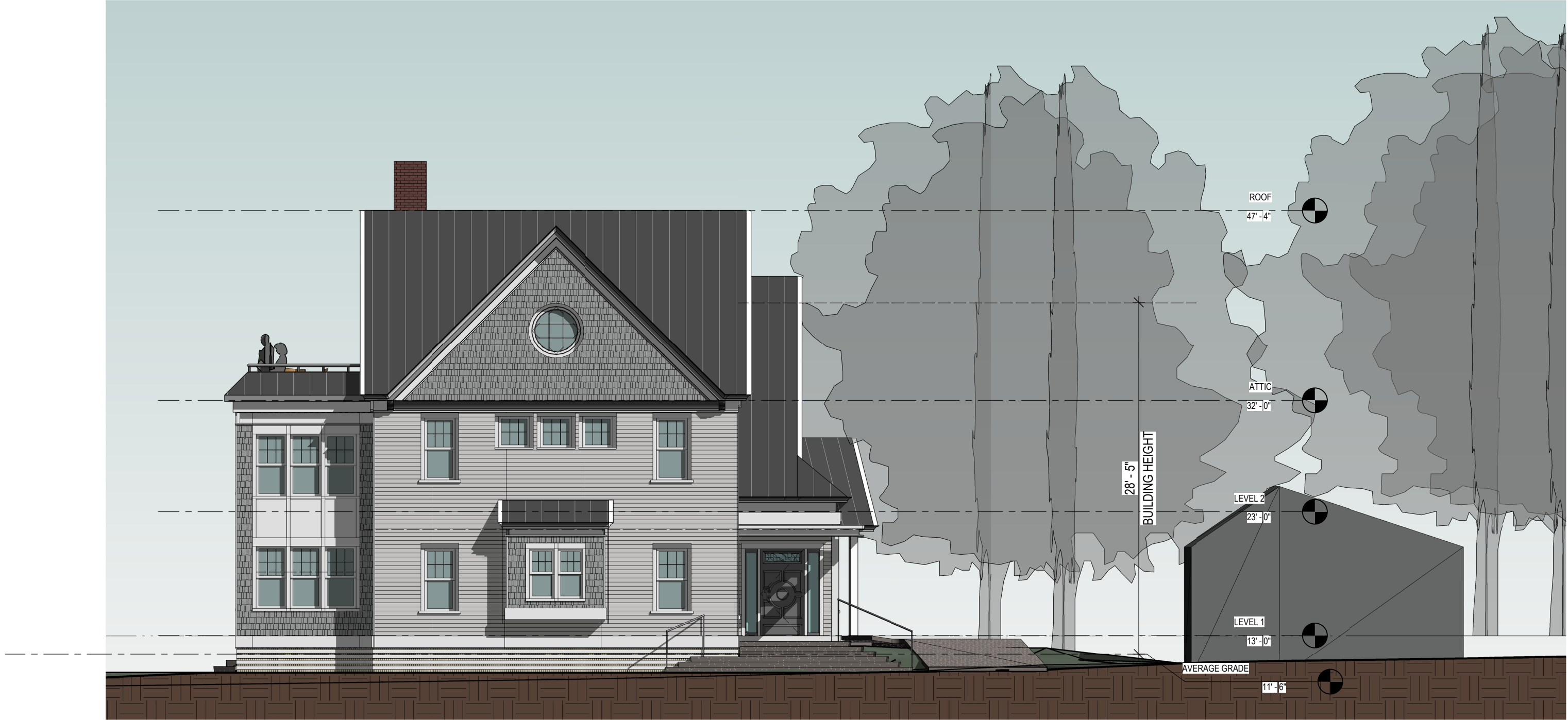
1 FIRST FLOOR PLAN
1/16" = 1'-0"



H.12

FLOOR PLANS
445 MARCY ST

SCALE: 1/16" = 1'-0"
2/23/2022



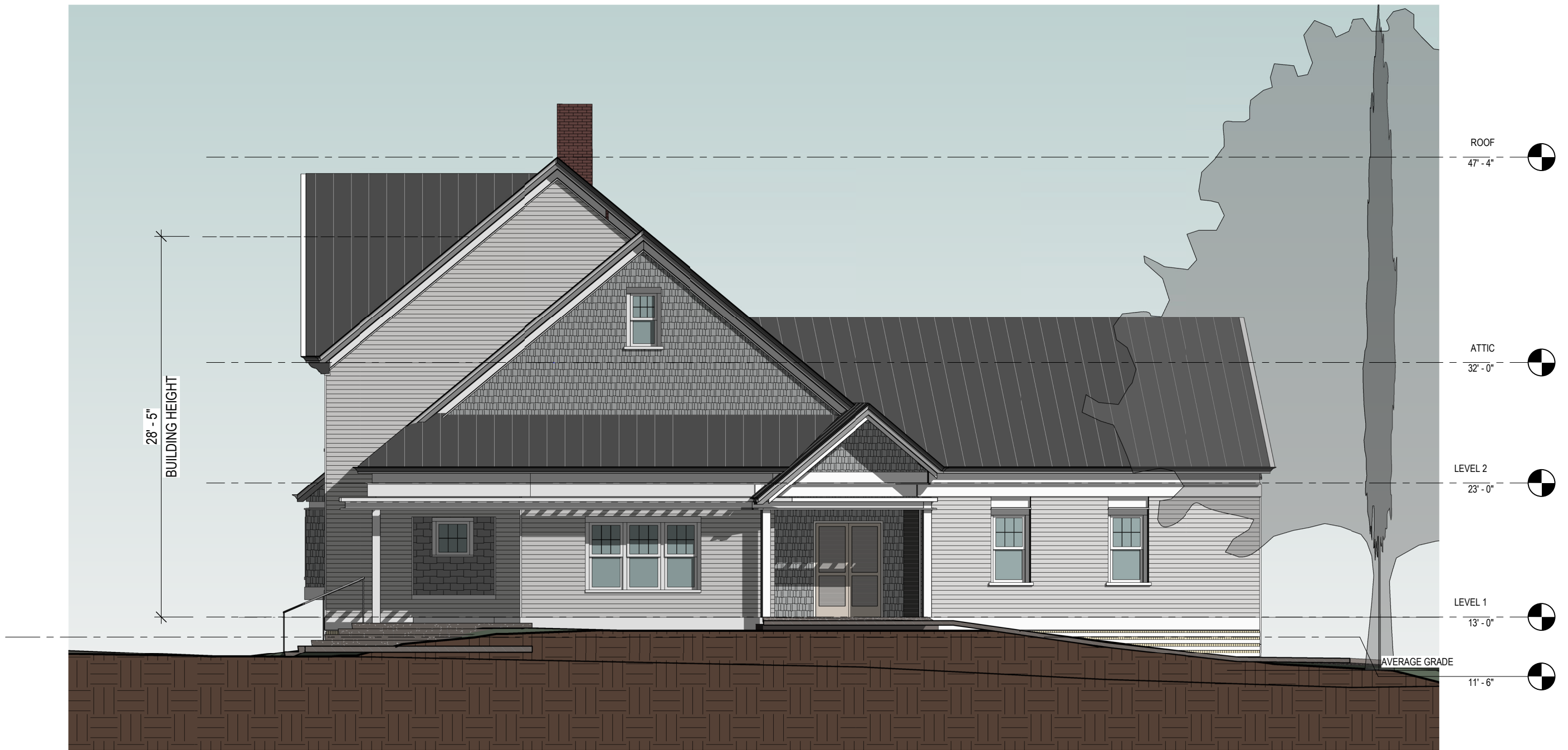
H.21

ELEVATION - FRONT (NORTH)

445 MARCY ST

SCALE: 1/8" = 1'-0"
2/23/2022





H.22

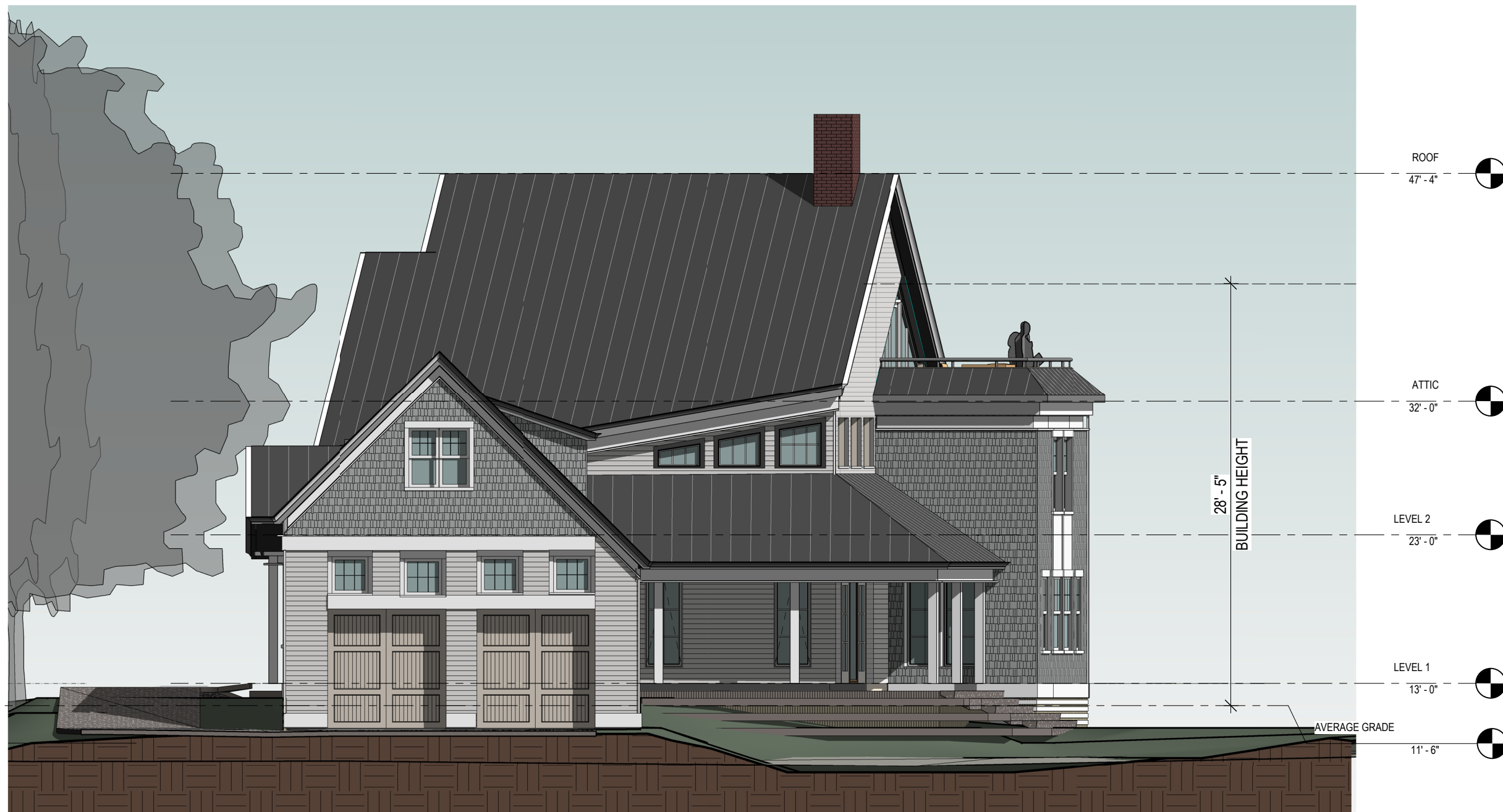
ELEVATION - WEST SIDE

445 MARCY ST

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

2/23/2022



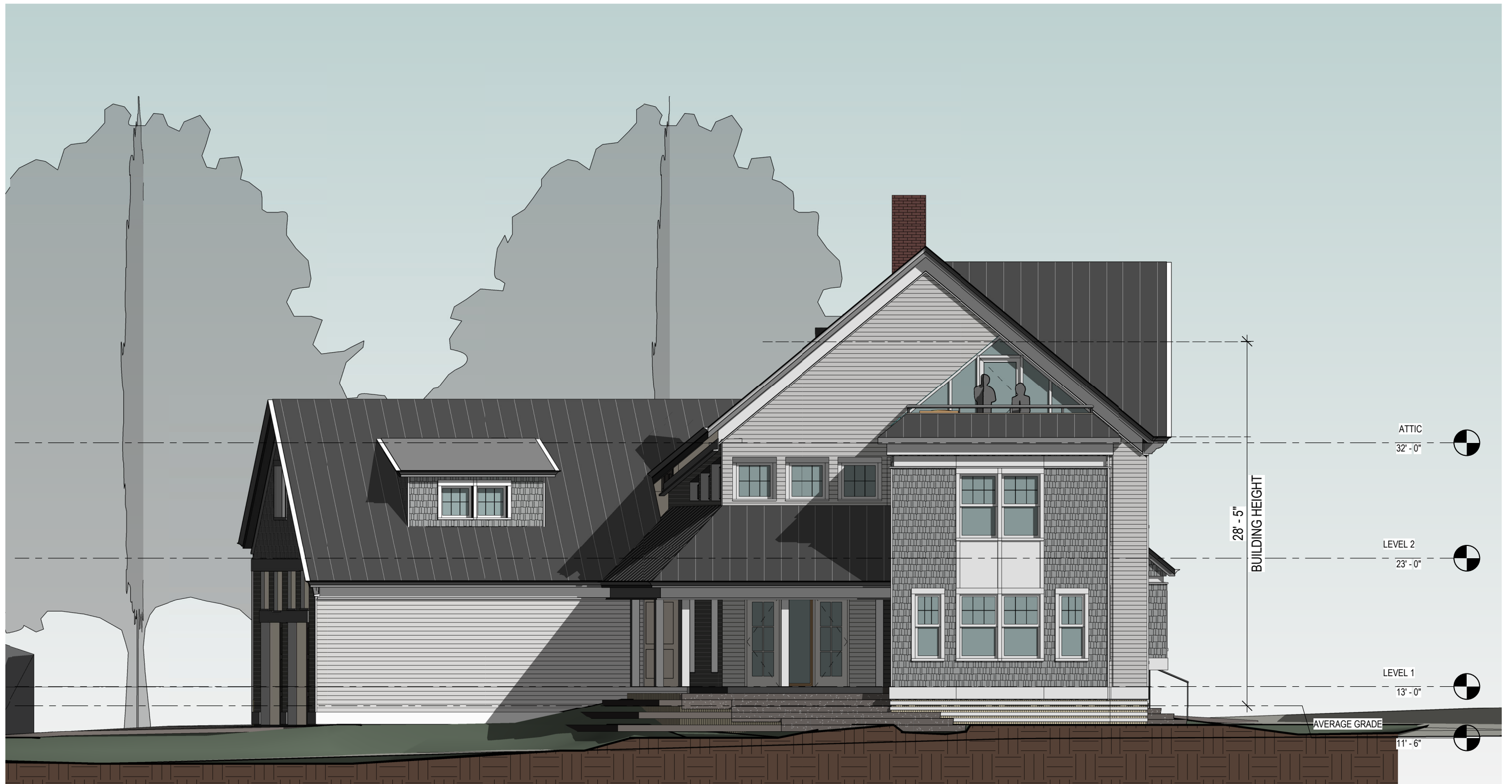


H.23

ELEVATION - SOUTH SIDE (PARTRIDGE ST)
445 MARCY ST

SCALE: 1/8" = 1'-0"
2/23/2022





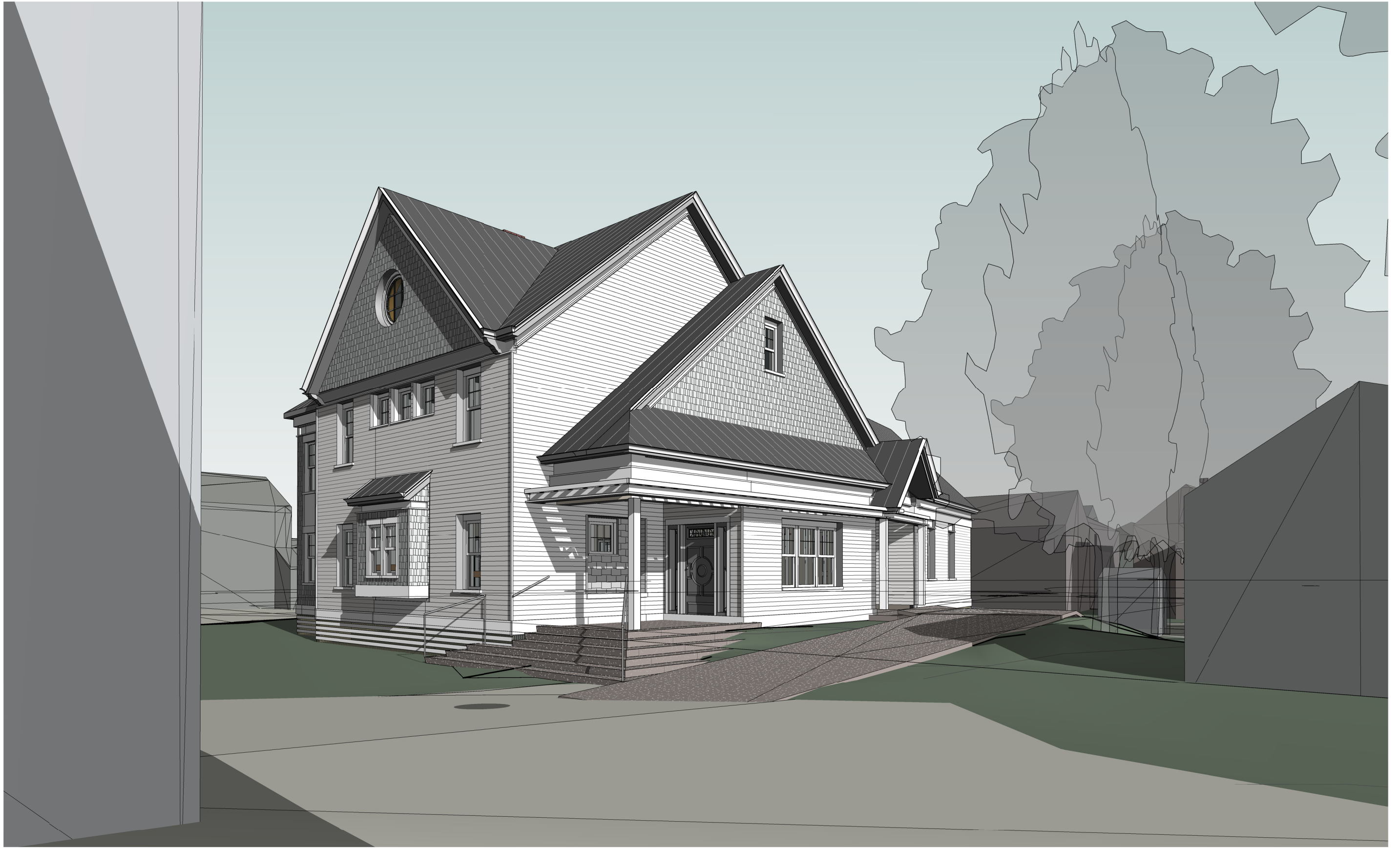
H.24

ELEVATION - EAST SIDE

445 MARCY ST

SCALE: 1/8" = 1'-0"
2/23/2022





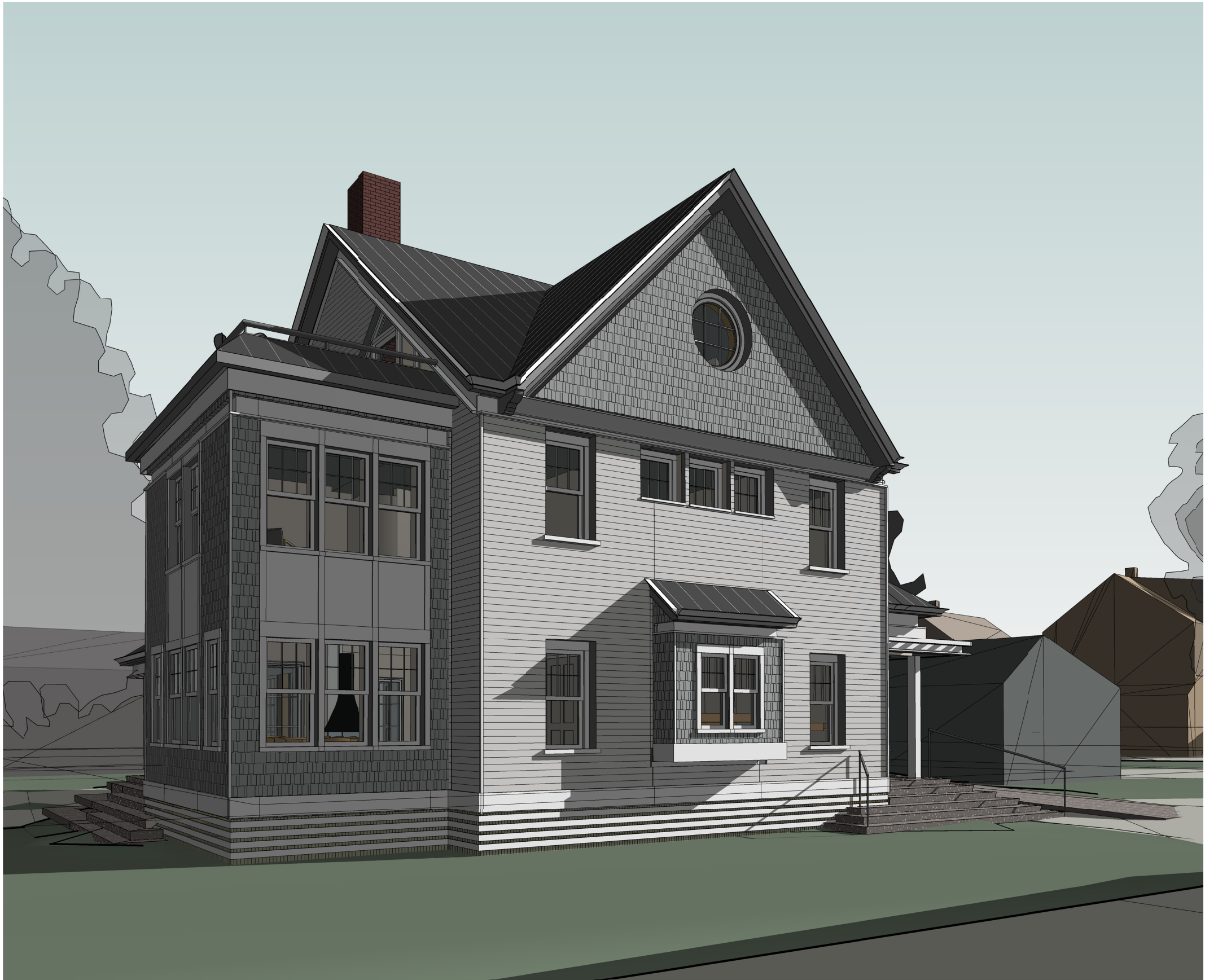
H.31

VIGNETTE - FROM PRAY ST

445 MARCY ST

SCALE:
2/23/2022



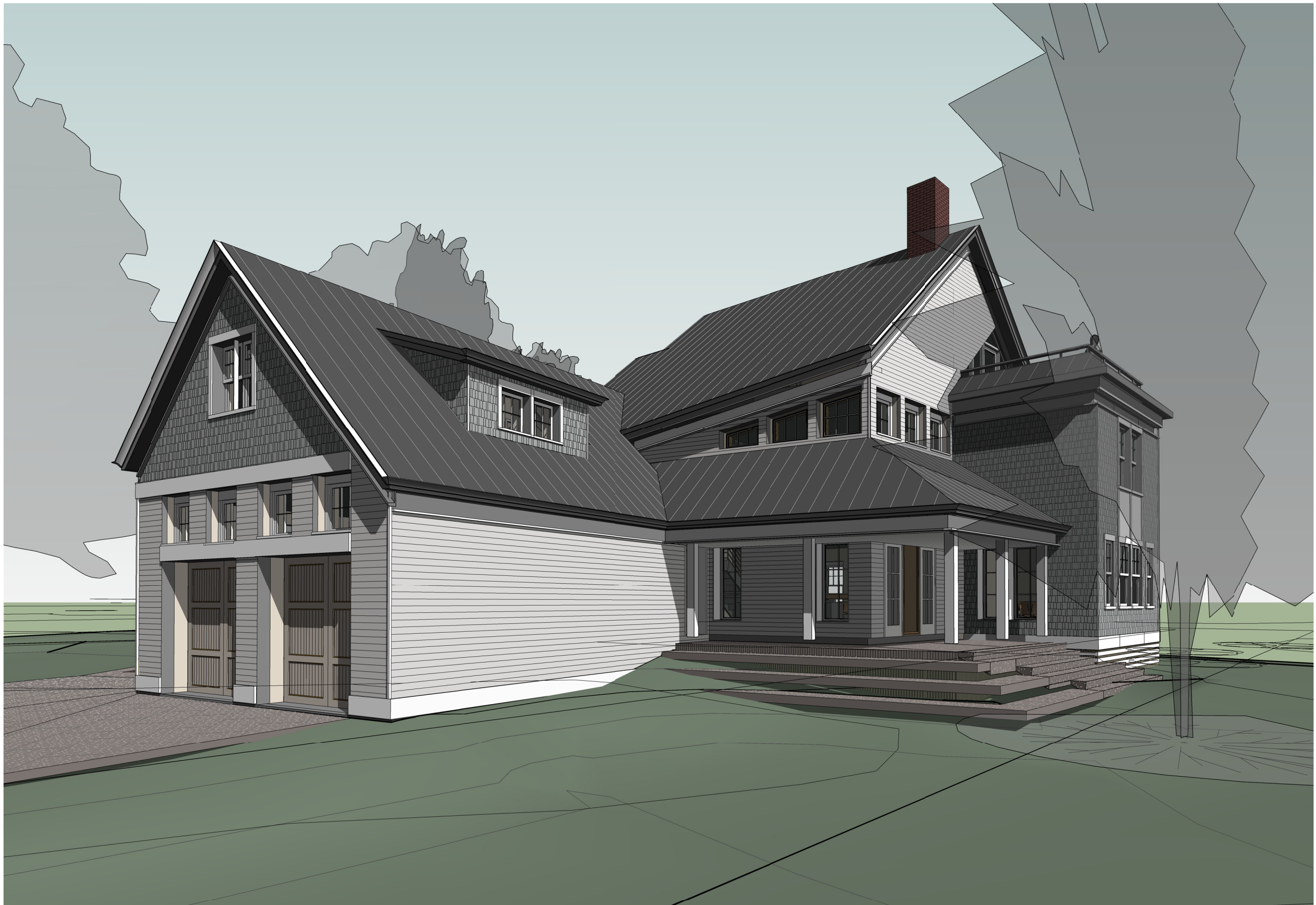


H.32

VIGNETTE - FROM PRAY ST

445 MARCY ST

SCALE:
2/23/2022

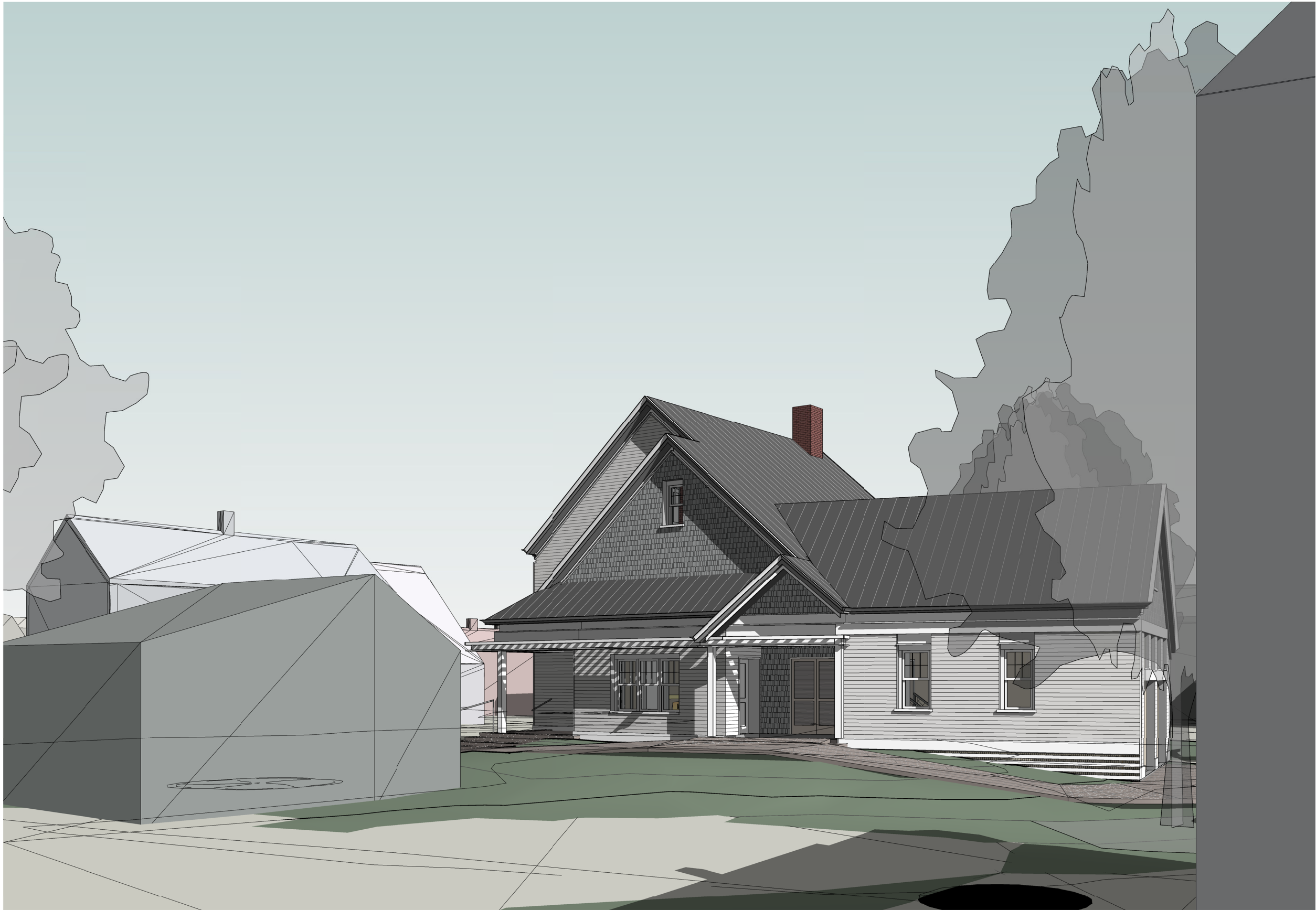


H.33

VIGNETTE - FROM PARTRIDGE ST

445 MARCY ST

SCALE:
2/23/2022



H.34

VIGNETTE - FROM MARCY ST
445 MARCY ST

SCALE:
2/23/2022





H.35

VIGNETTES
445 MARCY ST

SCALE:
2/23/2022



Izak Gilbo

From: Addison, Bruce <Bruce.Addison@morganstanley.com>
Sent: Tuesday, February 22, 2022 11:13 AM
To: Izak Gilbo
Subject: 445 Marcy St

Hi Izak

Thank you for your time today. I live on 17 Pray St., across the street from the large house being proposed on the empty subdivided lot

I have a number of concerns/questions that I'd appreciate getting to the board.

- Sunlight – I took this picture this morning standing next to the fence on the lot where the building is being proposed. I'm 6 feet tall, my shadow almost reaches our home, if the building is built with the height that is being proposed, my home will not get ANY sun for a for a good portion of the day.
- I question the historical integrity of the project. The homes that run adjacent to the proposed building on Partridge and Pray St are half the size, and the roof orientation is obviously not compatible.
- If this project moves forward, what assurances will neighbors have that our properties are not adversely effected by the construction, especially the high probability that flooding will occur with the loss of the major area for drainage in the neighborhood.
- What are the rules on removing the tree that is on the property?
- It appears from the plans, that the house does not comply with the required setbacks



Thank you,

Bruce Addison
17 Pray St
Portsmouth, NH

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