

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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3/2/2022
City Portsmouth
Historic District Commission
1 Junkins Ave. 3rd Fl
Portsmouth, NH
Via email

Attn: Jon Wyckoff, Chairman; Reagan Ruedig, Associate Chair; Dave Adams; Daniel Brown; Margot Doering; Martin Ryan; Heinz Sauk-Schubert; Karen Bouffard, Rich Blalock, City Council Representative; Nick Cracknell, Planning Liaison
CC: Izak Gilbo

Re: Work Session Requested by 445 Marcy Street, LLC

Dear Members of the Historic District Commission,

This letter is in reference to the house being proposed for the lot at 445 Marcy Street. This is a house designed for the back portion of a .34 acre (Mapgeo) (14,947 sq. ft.) lot, the front portion of which will be sold separately. When subdivided this back lot will be .21 acre (8,947 sq. ft.). This house fronts on Pray Street.

I sincerely appreciate the applicant's desire to present their design in the work session and to respect the process. I also greatly appreciate the HDC's attention to the many details of this project, as they have to so many remodeling and reconstruction projects that have taken place in this neighborhood, particularly within the last 7 years.

This property is the last remaining large lot in the most historic neighborhood in the city. This is zoned residential, not waterfront business. It is surrounded by modest homes, many more than 200 years old. This is a remarkable opportunity to design a contemporary house that respects and references the residential neighborhood it sits within and will set a precedent and bar for future contemporary in-fill projects.

This lot is surrounded by 17 houses (Partridge, Pray and Marcy Streets) all 1 to 2 stories tall, built as early as 1750 and not much later than 1900 (with the exception of the candy shop built @ 1950 and a house built in 1960).

I trust the HDC Board to review their own codes and guidelines and apply them consistently and fairly. This project matters because it's the last large parcel in the most historic neighborhood in the city.

I oppose the project because it is too large, poorly sited, imposing on my house and others. I recommend redrawing the project so that it does not impair the rights of other property owners and the value of their homes. The applicants should consider a design that is appropriate to a small urban, rather than large suburban, residential lot. I cannot support the project, in its current form, because it does not consider or follow the current HDC Guidelines for Small Scale Construction.

Considering the HDC Guidelines for Small Scale Construction (all quotes in italics below are from this document), I have a few questions. Most are addressed here:

Scale: Height & Width / Site Coverage:

Construct a new building that is similar in height and width to buildings on adjacent sites. Construct a new building that is larger than

adjacent buildings by breaking up the building mass, by dividing its height or width to conform with adjacent buildings.

Construct portions of the buildings taller than neighboring buildings away from the street

This property will be 36 ft. tall. It is taller than all the houses which front Pray Street. Because of its placement on the Pray Street set back line it has the potential to dominate the street scape. It has the potential to shade 17 Pray Street for most of the winter, significantly impacting their opportunity to take advantage of future environmental upgrades.

- Are there renderings of the shade/light impact on 17 Pray Street? Will the potential for solar gain to 17 Pray Street be negatively impacted?
- Could we see 3D modeling focused on this particular design “intersection”?
- How much taller and bigger is this property compared to 17, 39, 43, and 53 Pray Street or those of Partridge Street?

Building Form and Massing, Site coverage and Setbacks:

Construct a new building with similar form and massing to buildings on adjacent sites

Construct roof forms, wings, ells and bays and other projecting elements that are similar to those found on the block of the proposed building”

... Maintain[ing] the building-to-lot proportions found on adjacent lots

Adjusting the massing to suggest building-to-lot proportions found on adjacent sites

- This does not appear to be similar to the mass and form of the adjacent sites.
- Its “roof forms, wings, ells and bays and other projecting elements” do not appear to be similar to those found “on the block of the proposed building.”
- The average gross square footage of these 17 houses that surround this property (with basement sq. ft removed as this proposed property has no basement) is 1,837 sq. ft.
- What is the gross square footage of this proposed property, and does it fit in with the height, width, and massing criteria of the guidelines?
- What will the site coverage be when this lot is subdivided?
- Are the setbacks accurate?

Orientation:

Orient a building’s roof form in a manner that is comparable to neighboring buildings

Orient the primary façade and principal door parallel with the street

- This is a Pray Street property and as such is oriented to it squarely. How is its roof form comparable to the front facades of the Pray Street properties?

Alignment, Rhythm and Spacing:

Construct new buildings that have similar widths and side yard setbacks relative to neighboring buildings

Construct new buildings larger than those on adjacent sites, only if the larger building is visually divided to suggest smaller building masses

- How does this design meet these guidelines, particularly as this is much larger than adjacent properties?

Façade Proportions; Window & Door Patterns

Construct a new building whose façade height and width proportions are similar to existing adjacent buildings

- How is this face height and width similar to existing buildings? Please reference, the adjacent addresses of Pray Street and Partridge Street.

Additional Issues:

This design is proposed as a net-zero, potentially solar house, but the very old, very large tree will potentially be removed. Not only would it provide shade to cool this house in the summer, but it “absorbs approx. 11,000 gallons of water from the soil and [will] release it into the air again, as oxygen and water vapor, in a single growing season.” www.fs.usda.gov.

- How will the removal of the tree impact the water table? What will be the effect to surrounding adjacent properties of removing the maple on this property?

Rooftop deck:

The proximity to the water contributes to the value of all our properties. This property does not overlook the water. And like many houses in the neighborhood, it is closely situated to its neighbors. Within the last 7 years the HDC refused a request from Stephen John Boyle, then owner of 437 Marcy Street property, to add a rooftop deck to his house. My understanding is that the request was denied because it would compromise the privacy rights of the neighboring properties. This deck will look not only at the water but down on all the properties to its South and South-East.

Driveway:

I was told by the City DPW that I could not have two curb cuts on my property. Is this possible on this property? Will this driveway be paved? What is the total driveway and parking coverage? Is this permeable or impermeable? This is important considering the rising tides and flood plain level.

In closing, there are many examples of very modern ultra-contemporary architecture set within historic neighborhoods that stand out and are uniquely of this time (see <https://www.google.com/search?client=firefox-b-l-d&q=hugh+newell+jacobsen> as one possible reference), yet are notable for their sophisticated understanding of the value of scale, mass, light components and materials as well as respectful of the history which preceded them and their place in the future. With all due respect, it is my opinion that this is not one of them. It certainly is, as one HDC member stated “quirky, has its own set of rules, [and] challenges surrounding architecture” but none of these characteristics are found in the guidelines of the HDC.

I am hoping to see a proposal for this remarkable site that respects the HDC guidelines and the integrity and beauty of this historic neighborhood.

Respectfully,
Susan MacDougall

39 Pray St., Portsmouth, N.H.

March 9, 2022

Historic District Commission
Portsmouth City Hall
1 Junkins Ave.
Portsmouth, NH 03801

Re: Resident Input: HDC Work Session for 445 Marcy Street, LLC Application

Dear Portsmouth Historic District Commission:

This letter is to provide comment on the subject application now before the Portsmouth Historic District Commission. I reside directly across Marcy Street from the applicants' property.

First, I wish to recognize the HDC and municipal support staff for administering this framework that guides development and historical preservation in our community. Historical preservation and the needs of modern life are sometimes difficult to balance, and I appreciate the work you do to preserve historical character and enable our vibrant community to adapt to the future.

Second, I wish to thank the applicants for the quality and caliber of their development proposal. They clearly intend to build a remarkable home that will enhance our microneighborhood.

After listening to replay of the prior Work Session and review of the application materials I do have some thoughts that I hope will be considered as this application moves forward.

Size and height of proposed structure is significantly out of scale with the adjacent microneighborhood. The microneighborhood in the immediate vicinity of the proposal, encompassing Marcy, Pray, and Partridge Streets is quite different from Salter Street referenced by the architect during the prior Work Session. The homes, lots, and structure heights are significantly smaller in the immediate rectangular vicinity of the proposal. The square footage of the proposed structure appears larger than 5,000 sq/ft, which nearly equals the combined square footage of the two largest homes in the immediate vicinity (437 and 419 Marcy Street). The height of the proposed structure at 47 feet would tower over all surrounding structures by at least 10 feet and would block existing seasonal views of the water from all homes on the west side of Marcy Street, including mine. Most of us enjoy seasonal views out onto the water from the upper levels of our homes; those views would disappear under the currently proposed structure.

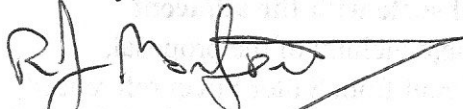
Although the architect acknowledged the proposed structure is in a flood zone and the neighborhood is already prone to coastal flooding, there was no dialogue about alternate considerations or mitigation measures. Coastal communities around the globe are formulating mitigation strategies to cope with now certain impacts of climate change. I imagine the City of Portsmouth and its land use boards are increasingly engaged in this threat and guiding

development decisions to enhance resiliency to climate change and coastal flooding. I cannot help but notice the unique circumstances presented in this situation. We have a significant undeveloped coastal parcel that was recently on the market and is already functioning as a buffer or relief valve to mitigate coastal flooding in this low-lying neighborhood. It would be a tragic oversight to neglect this final opportunity in generations to consider other potential win-win-win scenarios (i.e., satisfactorily benefits the applicant, neighborhood, and City) that could contribute to Portsmouth's coastal resilience. The value of retaining this undeveloped property as mitigation from coastal flooding (and perhaps as a city pocket park) could well exceed its market value as developable property in a flood zone. Perhaps there are scenarios for the applicant to sell this property under similar terms previously attempted, but instead of residential development devote the property to public use and coastal flood mitigation. I urge HDC, applicant, neighborhood, and city to imagine the future and consider alternate possibilities that might offer greater value. If we don't leverage natural opportunities like this to enhance resiliency from coastal flooding, then we are destined to endure much more costly mitigation measures or losses in our future. After all, there is no greater priority in the preservation of Portsmouth's historical assets than protecting it's neighborhoods from coastal flooding.

Unfortunately, due to the unusual height and scale of the existing proposal and the absence of meaningful dialogue about flood mitigation, I cannot support this proposal as currently designed. However, I do hope the dialogue and collaboration initiated by this application will produce an outcome that achieves the applicants' ambitions, preserves the unique characteristics of the microneighborhood, and perhaps even enhances resiliency to climate change and coastal flooding.

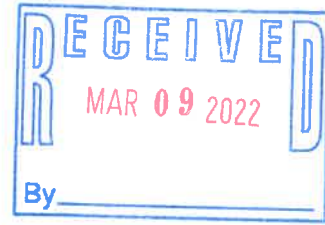
Thank you for this opportunity to provide input.

Sincerely,

A handwritten signature in dark ink, appearing to read "R.J. Montgomery", with a long horizontal stroke extending to the right.

Ralph J. Montgomery
466 Marcy Street
Portsmouth, NH. 03801

Historic District Commission (HDC)
City of Portsmouth NH
March 9, 2022 Work Session



Re: 445 Marcy Street

Dear Commissioners:

This letter is to express concern about the large size of the proposed home at 445 Marcy Street:

- 1) The height and width of the proposed building is not similar in proportion to neighboring buildings.
- 2) The form and massing of the building is not similar in proportion to neighboring buildings.

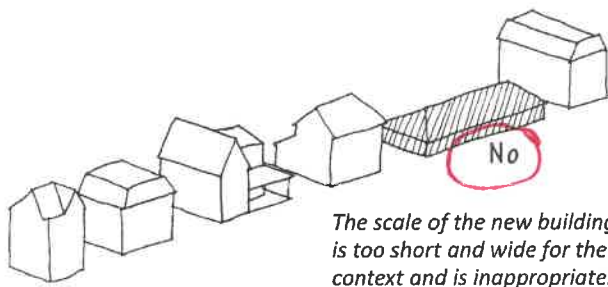
Please refer to the attached “do and don’t” diagram, which clearly conceptualizes the above issues. This diagram is a copy of page 3 from the City of Portsmouth’s HDC Design Review Guidelines, Chapter 10: Guidelines for Small Scale New Construction and Additions. This simple do and don’t diagram clearly illustrates that the existing neighborhood context should be the driver in determining an appropriate size for the height, width, form and massing of new construction.

In short, the proposed building at 445 Marcy does not meet the HDC’s published guidelines for small scale new construction. In its present iteration, the building is overwhelming when compared to neighboring streetscapes and it will forever impact the precious character of our most treasured historic district.

Sincerely,

Concerned Resident

Concerned Resident



PRINCIPLES FOR NEW CONSTRUCTION

Scale: Height & Width

The proportions of a new building and its relationship to neighboring buildings establish its consistency or compatibility within a neighborhood or block. The height-width ratio is a relationship between the height and width of a street façade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to its neighbors.

Where 2- and 3-story buildings are the norm, buildings that digress from these standards by any great degree can negatively impact a neighborhood. If large-scale construction is considered, particular attention will be given to the location, siting, setbacks of the building and its upper stories, façade treatments (materials, window and door openings, etc.) and the effect of the proposed building on the streetscape and neighborhood as a whole.

It is Generally Appropriate to...

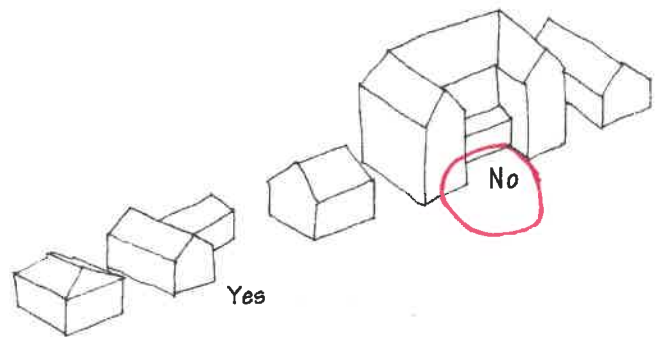
- Construct a new building that is similar in height and width to buildings on adjacent sites
- Construct a new building that is larger than adjacent buildings by breaking up the building mass, by dividing its height or width to conform with adjacent buildings
- Construct portions of the buildings taller than neighboring buildings away from the street



The one-story residence is not appropriately scaled nor does it have appropriate form and massing for the streetscape. The form has a horizontal rather than vertical emphasis. The building to the right has a similar scale and form to the existing buildings.

Building Form & Massing

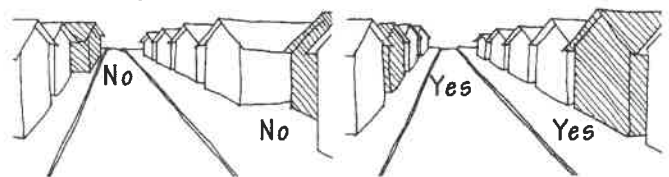
Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes, its overall "bulk" and how it sits on the site. Elements that are typically used to define building form and massing include the roof form, as well as wings, ells and other projecting elements, such as bays. New buildings with form and similar massing to adjacent construction will allow the new building to be consistent or compatible with the surrounding neighborhood.



The one-story, "L"-shaped building to the left is of a similar form and mass to other buildings along the streetscape. The 2 1/2-story building to the right has a much more complex form and is substantially more massive than those along the street.

It is Generally Appropriate to...

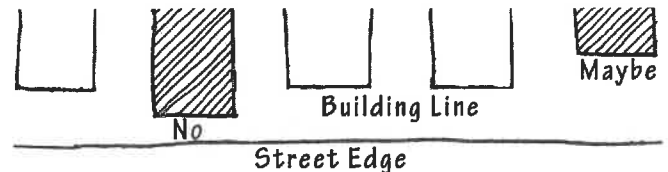
- Construct a new building with similar form and massing to buildings on adjacent sites
- Construct roof forms, wings, ells and bays and other projecting elements that are similar to those found on the block of the proposed building
- Match adjacent cornice heights



New construction should match prevailing setbacks along a streetscape and should not step forward or behind adjoining buildings.

Setbacks: Yards (Front, Side and Rear)

New construction should reflect prevailing setbacks and yard dimensions (distances between the building and the property line, adjacent buildings, street and/or sidewalk) are determined by zoning requirements. Physical elements that define historic properties and buildings create visual continuity and cohesiveness along a streetscape. These elements typically include walls, fences, building façades, porches and balconies. A consistent setback maintains the visual rhythm of the buildings and site elements in the neighborhood and makes new construction more consistent or compatible in its setting.



New construction should not step forward or recede back from buildings within the streetscape context.

It is Generally Appropriate to...

- Keep the visual mass of the building at or near the same setback as buildings on adjacent sites
- Keep landscape elements, such as walls and fences, and projecting elements, such as porches and balconies, at setbacks similar to those at adjacent buildings

CAROL C. EBERLEIN
454 MARCY STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

BY PDF / EMAIL

March 7, 2022

Historic District Commission
City of Portsmouth
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

Attn: Jon Wyckoff, Chairman
Reagan Ruedig, Vice-Chairman
Rich Blalock, City Council Representative
Members: Dave Adams; Daniel Brown; Margot Doering; Martin Ryan
Alternates: Heinz Sauk-Schubert; Karen Bouffard.

Re: Work Session Requested by 445 Marcy Street, LLC for March 9, 2022

Dear Historic District Commission Members:

I attended the first Work Session via Zoom on February 9th and I greatly appreciate the attention the HDC is giving to the proposal, ensuring the project's compatibility with the existing historic homes, and enhancing the Portsmouth experience for everyone.

Several relevant details were not apparent in the plans provided by the applicant, and from my perspective there are three problems that need to be considered: the sizes of the house (47 feet 4 inches high, square footage not specified) and the garage (not specified), the setback from Pray Street (not specified), and the displacement of water.

First, the elevations of many of the smaller houses surrounding the site were not shown in the plans, including the 1790's cape-style house at 454 Marcy Street known as the Noah Broughton House. This 230 year old building is situated squarely in front of the Candy Shop. It rises only 19 feet 8 inches above grade. The new house is shown as rising 35 feet 10 inches above its average grade, and at least 20 feet 6 5/8 inches higher than the Candy Shop, directly in the line of sight from the Noah Broughton house. As the current owner of the Broughton house, I must respectfully

suggest the new construction not be so overpowering right in the face of our historic cape.

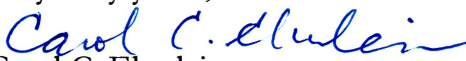
Regarding the size of the garage – for a secondary structure it appears enormous when compared to the primary structures around it. How high is it and what is the square footage? Is this a big extension of the house with possibly two or more additional bedrooms? Or is it potentially an apartment above the garage? Is this proposed two-bedroom-plus “den” single-family house potentially a multi-family complex?

Second, unless the proposed construction is set back sufficiently from Pray Street, the new house and garage will block both of the water views visible from 454 Marcy Street. The importance of water views to the applicants was brought up more than once at the February HDC meeting. Likewise, these views are valued and appreciated by others, maybe even more by those of us without a lifetime of living by the water or owning other waterfront properties, and should equally be taken into consideration.

Third, the removal of the very large trees on the property was not brought up at the last meeting but seems relevant given the extensive root systems supporting them must run under the proposed buildings and the hundreds of gallons of water absorbed daily during the growing season. Considering the age and condition of the sewage pipes, are there plans to ensure this water will not end up in the fragile antique basements of the surrounding homes?

I’ve reviewed the HDC Guidelines for Small Scale New Construction & Additions, along with Section 10.630 of The City of Portsmouth Zoning Ordinance. Thoughtful adherence to these guidelines could give Portsmouth a truly original and creative 21st century home that fits elegantly into its surroundings, contributes positively to a living historical record and heritage, and pleases and inspires future generations.

Very truly yours,


Carol C. Eberlein

cc Nick Cracknell, Principal Planner; Izak Gilbo, Associate Planner

March 3 2022

Dear ladies and Gentleman
of the HBC board.

I am the owner and restorer
of 53 Pray Street, it was my pleasure
to have worked with you on my house
in our incredible historic district.
The Country lane called Pray Street,
is unique in that each neighbor
has respected the charm and
architecture of the neighborhood, as
they improved their property.

my deep concern is that what
Mr. Sanders, architect is planning is
too massive, too high and design
wise, does not harmonize with the
South End. If this plan is allowed,
as one walks down Pray Street, this
structure will be jarring. This plan as
it stands, is overpowering, I feel it has
no relation to its surroundings.

Thank you for your attention
Joan Schorser

JOHN A. EBERLEIN
454 MARCY STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

BY PDF / EMAIL

March 7, 2022

Historic District Commission
City of Portsmouth
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

Attn: Jon Wyckoff, Chairman
Reagan Ruedig, Vice-Chairman
Rich Blalock, City Council Representative
Members: Dave Adams; Daniel Brown; Margot Doering; Martin Ryan
Alternates: Heinz Sauk-Schubert; Karen Bouffard.

Re: Work Session Requested by 445 Marcy Street, LLC for March 9, 2022

Dear Historic District Commission Members:

I write to offer comments on the proposal of 445 Marcy Street, LLC prepared by ARCoVe Architects, in addition to those offered my wife Carol Eberlein, whose comments I endorse and adopt as my own.

When we purchased our home at 454 Marcy Street in November 2020, the Sander's property at 445 Marcy Street was for sale, and we anticipated it would be built upon. I had hoped this last big (.34 ac) parcel of vacant land in the South End would be developed as a single site with appropriate setbacks and coverage, similar to 490 Marcy Street (.39 ac). But the land is clearly valuable, and the Sanders are within their rights to seek sub-division of the lot, and to build on the rear portion as proposed here (subject to zoning requirements and HDC Guidelines), saving the front portion for future sale and development.

I could support the proposal before the HDC if the ARCoVe design was reimagined (consistent with HDC Guidelines) as a lower profile and stylistically consistent home, repositioned on the sub-divided parcel so as not to impose on surrounding homes on Pray Street. Unfortunately, as drawn the sketches show an oversized home with an inharmonious blend of different styles. If built as proposed, this will detract from the beauty of the surrounding neighborhood, and negatively impact home values.

In addition to the issues raised in my wife Carol Eberlein's letter, there are three areas on which I offer further comment and seek clarification from the proponents:

1. Because the current proposal before the HDC and the Planning Board seeks only a sub-division of the larger lot, and thereafter to build on the rear parcel, there is no concurrent proposal to demolish the existing blue candy shop ("Candy Shop") on the front parcel. Even if the front lot is developable by right, future approval of such a demolition should not be assumed in this proceeding. Accordingly, the Candy Shop should be considered as one of the "neighboring buildings" as part of the HDC review of Scale: Height & Width and Building Form & Massing.

How does the proposed structure compare in height and width, and building form and massing, to its closest neighboring building, the Candy Shop?

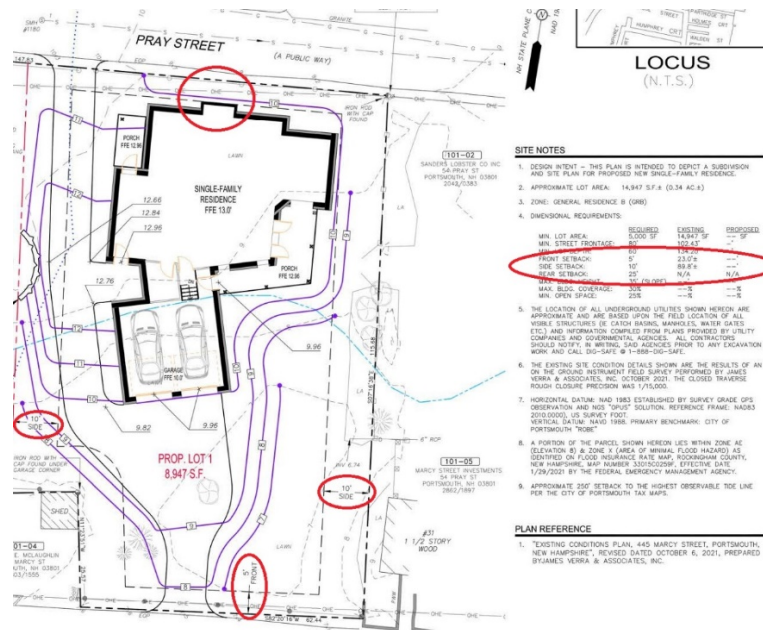
2. The ARCove Work Session 2 presentation shows a consistent roof height of 47 ft. 4 in., with an average grade of 11 ft. 6 in. By contrast the Work Session 1 presentation, page A.3, shows varying "net" building heights (see table on following page) from the North, West, South, and East Elevations. Each presumably subtracts the grade level on that side from the roof height to obtain the net building height, which is then compared to some (but not all) of the neighboring buildings.

From the table on the following page, we can see that the proposed building dwarfs the Candy Shop and 454 Marcy Street and is significantly higher than 17 and 39 Pray Street, 20 Partridge Street, and 469 Marcy Street. The height of the homes at 43 and 53 Pray is not shown, but these homes, along with 17 and 39 Pray Street will be directly in the shadows cast by the proposed building.

Are the comparisons to the height of neighboring buildings in the Work Session 1 presentation done on a consistent "apples to apples" basis, comparing the net building heights of 36 ft. 3 ¾ in., 34 ft. 3 ¾ in., 37 ft. 3 ½ in., and 37 ft. 3 to similarly calculated heights of homes on Pray, Partridge, and Marcy Streets?

3. According to the Minutes of the February 9th HDC meeting, ARCoVe architect Kovak, on behalf of the Sanders, stated that the front of the proposed house would face Pray Street. This is consistent with the Work Session 2 presentation Drawing Index H.21, showing the house fronting on Pray Street. However, in the Work Session 1 presentation, Partridge Street is shown as the front setback on the Subdivision Site Plan A.0.5. See the highlighted drawing below.

Why does Subdivision Site Plan show the setback on Partridge Street as being the front setback for the property? There is no measured setback for Pray Street, which if it is the rear setback, is required to be 25 feet, absent a variance by the Board of Adjustment.



In summary, I am not opposed to the Sanders building on their property, and plan to welcome them to the neighborhood. I hope with a little give and take we can all support a revised proposal which will be a beautiful home and a positive contribution to this unique part of the South End.

Very truly yours,

John A. Eberlein

cc Nick Cracknell, Principal Planner; Izak Gilbo, Associate Planner

Top: Lot 117-5 from High Street



Bottom: Haven Court



RE: 1 Congress St- Lot 117-15 (Haven Court)

Meeting: HDC March 9, 2022

Dear Members of the Historic District Commission,

March 9, 2022

There is often a misconception by some that the goal of removing parking lots and adding underground parking is to fill them with more buildings. The actual goal is to provide more greenspace in cities which have become overburdened by buildings and parking lots. The following article is a 2011 example of this: (<https://thecityfix.com/blog/apples-new-campus-eliminates-surface-parking-adds-cars-to-traffic/>). Larger cities throughout the US are doing this because they have learned that too many buildings is actually worse than too many parking lots which often have trees in them but even worse than actual green space.

The massing presented seems very complicated. What exists on the corner of Haven Court and High St is a tree lined parking lot with a small seating area. This parking lot allows a breath of fresh air where the Hanover Street Garage was squished into. Anyone walking around the parking garage from Hanover Street past the backs of the buildings on Market St will likely share it is a relief to come out into this open corner. It is a great short cut to get around the tourist in the summer. The buildings which abut this parking lot are one and two stories high, appearing to be about 20' to 30' tall. The old Newberry's building still stands quietly next to it at the top of the hill. It was always exciting to go down the ramp to the lower floor of Newberry's.

The proposed building is shown as 74' tall including a 29' grade, **on a street which has a height limit of 2-3 story 40'**. To see this massing go to **Plan H2.31** (pg 154 of packet). The purpose of providing a catwalk from a privately owned building *which is offering underground parking* to the public garage seems rather odd and will create an even more confined look to an already imposing area. The proposed steps to Fleet Street would be nice however it would need cameras installed since it would become an enclosed corridor from the bars to Gilly's, a favorite night spot. Not sure how safe a completely enclosed area will be at night once a 74' tall building abuts the proposed steps.

Looking at Plan H2.31 it is very evident that those who may live or have offices along Congress Street north-west of this site will no longer get any light into their buildings. This project would be easy to support if they were truly going to recreate the hotel which stood on Lot 117-15. It fronted on High Street with what seems like about 3 stories and a mansard roof. It stepped down to a horseshoe shape with some 1 story buildings around a courtyard and large green areas along Haven Court. The Hotel only existed for 49 years, other than that it has been an open field and finally a parking lot.

Please take the time to walk this area of Portsmouth some evening to get a real feel of how important that open parking area is for Haven Court. Even the city stepped down the parking garage and added an island to create an open area back along Haven Court. Fire access back there is questionable and adding a very large building with any kind of units into an already confined area just seems like a problem waiting to happen. Fire trucks can NOT access Haven Court from the parking garage. They can NOT clear the ceilings, anyone with a high top van knows how low the beams are.

This development is offering a lot but what it is planning on taking away is even more valuable. Please ask them to come back with a lot less mass along a less than normal width street and a more complementary use of this property along Haven Court to the proposed restored bank facade

Thank you for your consideration of these thoughts. Sorry I'm so late getting them to you.

Sincerely,

Elizabeth Bratter
159 McDonough St
Property Owner

RE: 1& 31 Raynes and 203 Maplewood Ave

Meeting: HDC 03-09-22

Dear Members of the Historic District Commission,

03-08-22

Stating the obvious, there seem to be no plans which show the buildings from Maplewood Ave Bridge. These two buildings are on one lot yet the buildings are never shown paired in any way. The other thing is the hotel is never shown in its entirety (Raynes Ave, NMP Park). No rear views of either building.

Condo Building:

Massing was discussed in great detail at the very beginning yet 1.1 and 1.2 show an increase in mass on the Maplewood side of the building. The side by the Maplewood Bridge and the North Mill Pond (NMP) of this building jaunts out (1.0). This area could be stepped similar to the Maplewood Ave side (1.3) leaving out the lower commercial one story section (1E: 3 story, 4 story, 5 story). This would allow the eye to follow the building from the backside (first visible from bridge) to the Maplewood Ave side and decrease the visual mass from the NMP Trail. Similar to what was incorporated into 53 Green St. On the rear of the building a few smaller pergolas might be helpful over the windows or balconies to assist with the reflective light from the NMP and the afternoon sun. This same style pergola could be added to a few of the seating areas to tie it all together.

The decor (1.1) could be used with the (1.3) structural shape on the Maplewood Ave side. On the Raynes Ave side(1.1) the bay windows might look better opposite the balconies, to create more balance. The rooflets, the top floor pergolas and the decor over the windows really give a completed feel(1.1). The white on the corner of Maplewood and Raynes could be repeated on the corner of Maplewood and the bridge. It really helps to break up the look of the mass. The brown brick (1.3) ties into the wood pieces on 145 Maplewood. The windows on (1.3) might add a little interest, instead of the 3 large window style (1.1) has along Raynes Ave. There are already quite a few windows with the added bay windows. It should match the step down of 145 Maplewood on Raynes Ave which is 3 story. .

The condo building could use some of the features of 1.1 and some of the features of 1.3 to create a modern yet historical look. The stepping down on the NMP side which jaunts out and is closer to the water as well as the Raynes Ave side would really balance the mass.

The Hotel:

A combination of these 3 ideas might be nice OR a continuation of the condo's style. The white brick(3.9) would be a nice complement to the white on the Condo building and 53 Green St. The light gray(3.9) that looks like cinder blocks could be replaced with the black(3.5) or brown bricks to tie the building to the condo side as well as 3S's metal color. The size of the accented area over the garage entrance could be that found on (3.2). This smaller center section could be all wood with matching surrounding bricks. The top floor (3.9) could be the same black and gray bricks used on the Maplewood Ave side of the condo building. Adding pergolas or a small lip roof along the top of the hotel might take away from the classic hotel look; rectangles with windows. The end which jaunts out of this V shape (1.0) could also be stepped (3, 4, 5) to reduce the mass along the water side and next to the city park. It should be stepped to 3 stories directly next to the 1 story 3S artspace as the AC Hotel and 53 green St are, directly across from this structure.

It is nice to see some thoughtful ideas having been presented. Buildings should be shown from all sides. The mass is still a lot for a transitional lot along the water. It would be wonderful to see the ideas of these buildings as they will look next to the buildings that exist across from them. Thank you for your consideration of these ideas.

Sincerely,
Elizabeth Bratter
159 McDonough St
Property Owner

RE: Russell and Deer St
Meeting: HDC 03-09-22

Dear Members of the Historic District Commission,

03/07/22

At the beginning of this project mass was on many members' minds. Looking at Building 2 from any view it is evident this is an enormous structure no matter how one dresses it up. **The building footprint for CD5 is 20,000 sf. The height for this area is 2 to 4 story 50'.**

Building 2 is presented as a 5 story, likely 70' tall with the grade to fit the underground parking and a 40,000 sf footprint. Adding the height to 5 story is a bonus for providing community space. They are able to request a CUP for a 40,000sf footprint.

The massing of Building 2 is TWICE what is allowed in this area. The presented 40,000sf footprint is because the developers are hoping to be granted a CUP. *Variances are PB or ZBA purview. Massing is HDC.* The massing of Building 2 is too much. The entrance to this building with its decorative roof standing 6 stories high, is DIRECTLY across from the **2 story max 35' of the preserved buildings on The Hill** (seen easily on MapGeo).

The community space seems to be made up entirely of sidewalks and very little green space, creating more heat in the city. Lot 119-4 will be needed to build the circle which was proposed years ago, more asphalt. It won't be a park. The community space is counted twice for bonuses (height and footprint), essentially zoning allowed double dipping.

Were Building 2 cut down in size it could allow one or both corridors to become real community space with open green areas because that extra footage would allow for more light. The rear of the building where the 20' firelane will be, could be widened to add some green on the back side of this building and *act as a barrier to the RR tracks.*

Building 2-View B is what will be seen from Maplewood Ave. The ground floor parking area could match the front in design, to take away some of that parking garage look.

Building 3-View A is the same as what was presented at the 02/02/22 meeting plan: Public Realm-View D. The fenestration was discussed extensively. It looks like a biotech laboratory, not anything historical relating to Portsmouth. All those windows are going to create a heat index in those apartments requiring large AC units as well as heat on the streets below. Will they all be decorated the same way? Will they open? These are proposed as rental units. They are big, open and plain but once window dressing are added, it could become a whole different vision.

These buildings are coming together nicely. The different tones of brick add some interest. Some changes listed above and some other simple changes like decorative trims, such as the faux balconies on View A- Building 1 would help. There are a LOT of windows, which could use something more on some of them, just to break it up, maybe an occasional sash type or other window type. It is a work in progress. The massing of Building 2 is too much! Cutting it down would create a nice balance between the three buildings and the proposed community space.

Respectfully,
Elizabeth Bratter,
159 McDonough St
Property Owner