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 02, 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. APPROVAL OF MINUTES

1. February 02, 2022
2. February 09, 2022

II. ADMINISTRATIVE APPROVALS

1. 239 Northwest Street (LUHD-433)

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Theodore M. Stiles & Joan Boyd, owners,** for property located at **28 South Street,** wherein permission is requested to allow new construction to an existing structure (add (2) rear additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 43 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-8)

2. Petition of **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. (LU-22-19)

3. Petition of **202 Court Street Property Group LLC, owner,** for property located at **202 Court Street,** wherein permission is requested to allow the demolition of the remaining structure to allow for the reconstruction of the fire house as originally approved, as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-22-37)

IV. WORK SESSIONS (OLD BUSINESS)

A. 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)

B. 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)

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Market Wharf Condominium Association, owner,** for property located at **33 Deer Street,** wherein permission is requested to allow renovations to an existing property (extend 3rd floor decks, replace balcony railings, lighting and other miscellaneous improvements) as per plan on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1B and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LUHD-435)

VI. 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_GwUKn5ezRfqrpcrBrWbvLg

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

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 was 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 the 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 is 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 or 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 was 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 so 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 02, 2022

1. **239 Northwest Street (LUHD-433)** **-Recommended Approval**

1. 239 Northwest Street - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (modify entryway) and to add exterior lighting.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

City of Portsmouth, NH

02/24/2022

LUHD-433

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 10, 2022

Applicant

Michael Petrin
239northwest@gmail.com
PO Box 899
Durham, New Hampshire 03824
6032649610

Location

239 NORTHWEST ST
Portsmouth, NH 03801

Owner:

PETRIN MICHAEL GEORGE (12.3% INT) & LAVERRIERE KATIE MARIE
PO BOX 899 DURHAM, NH 03824

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Adding exterior light and modifying entryway

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

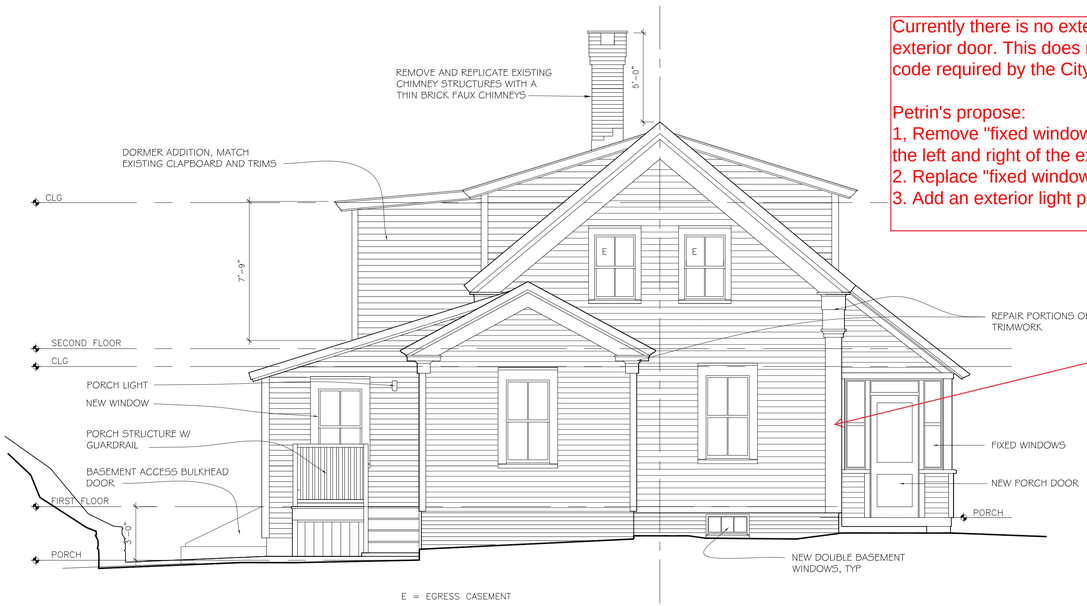
--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

Owner Contact Street Address



PROPOSED ELEVATION- SOUTH

Currently there is no exterior light beside the exterior door. This does not meet the safety code required by the City of Portsmouth.

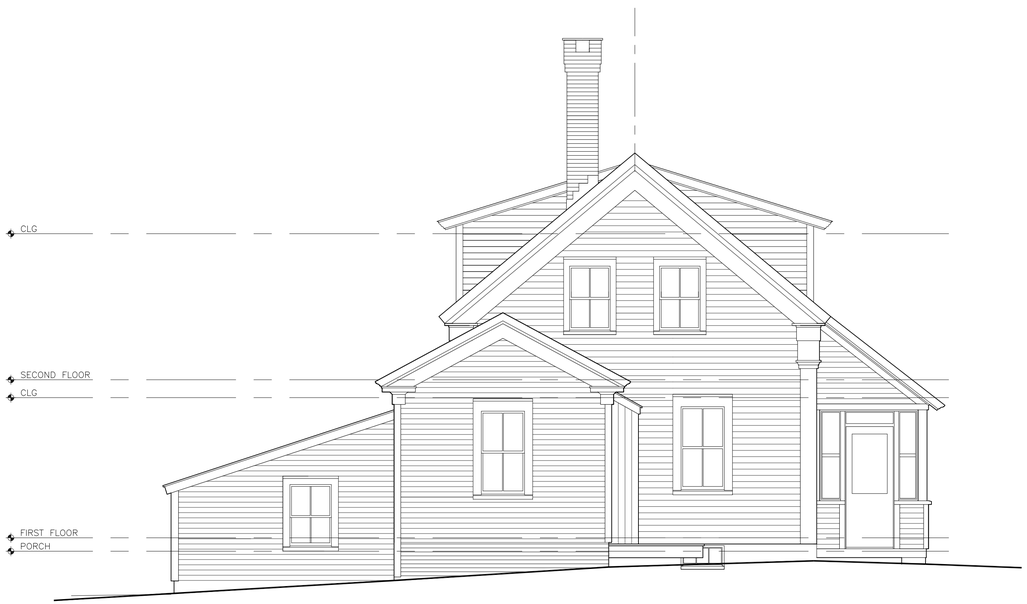
Petrin's propose:
1, Remove "fixed windows" that currently are to the left and right of the exterior door
2. Replace "fixed windows" with siding
3. Add an exterior light per code.

Light will be same as previously approved per Oct 2020 HDC meeting as shown in slide 2 outlined in green.

NOTE: ALL DIMENSIONS AND CONDITIONS ARE TAKEN FROM DATA SUPPLIED BY THE CITY OF PORTSMOUTH, MAPGEO AND FIELD MEASUREMENTS.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

PHOTO- LOOKING NORTH



EXISTING ELEVATION- SOUTH

GRAPHIC SCALE
0 2' 4' 8'

MARTIN RYAN ARCHITECT
227 Wibaux Ave
Portsmouth, NH 03801
603-502-9635

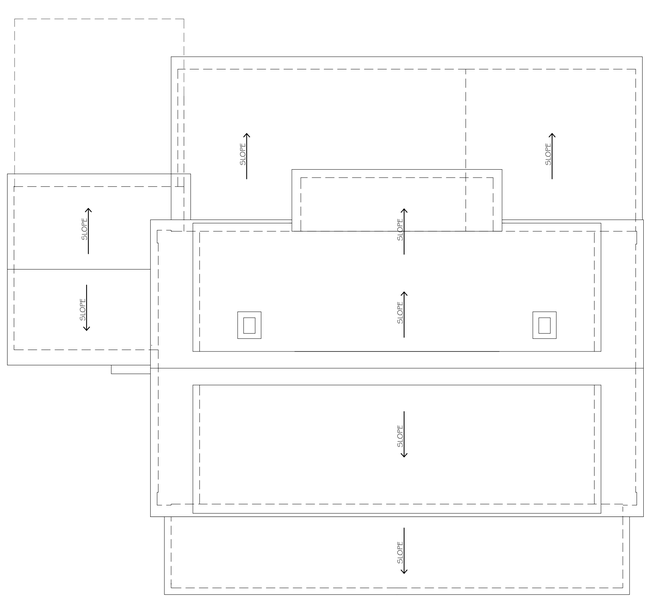
PERMIT SET
15 SEP 2020

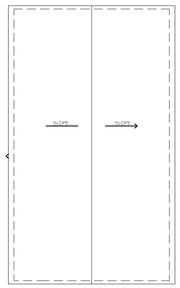
239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

DATE: –
DESIGN: –
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

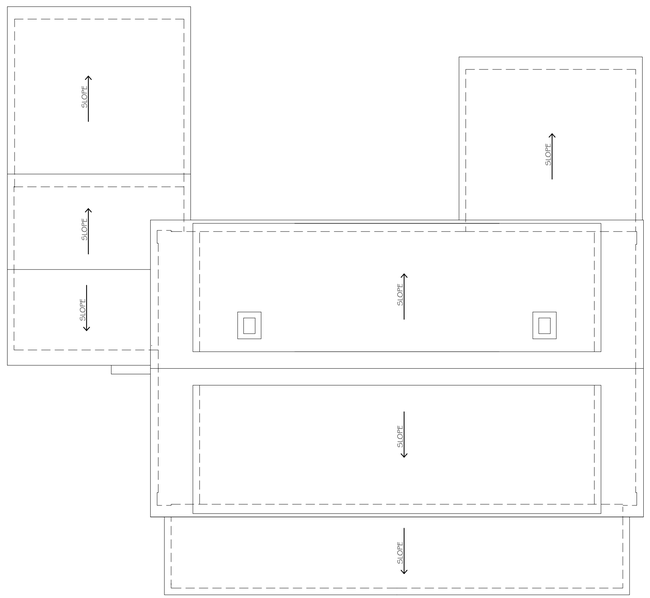
SOUTH ELEVATION

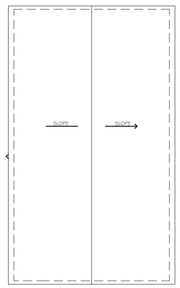
A3





PROPOSED ROOF PLAN 24 AUG





EXISTING ROOF PLAN

WINDOWS REPLACED-
Marvin Ultimate Tilt Pac Double Hung Sash replacement System
Window- Aluminum Clad

WINDOWS NEWLY INSTALLED-
Features of the ULTIMATE Double Hung
G2 Window- High Density Fiberglass
2 over 2 SDL.

EGRESS WINDOW- Casement as faux 2 over 2, double hung with meeting rail.

Hinkley Lighting - 2206 - Cape Cod - One Light Mini Wall Outdoor

ROOFING-
Architectural Grade Asphalt Shingle-
CERTAINTEED LANDMARK® PRO Architect 80 • Dual-layer, high performance • Max Def color palette • Industry-best lifetime limited warranty • 15-year StreakFighter® algae-resistance warranty

EXTERIOR DOORS- Thrurma Tru-Classic-Craft® Oak Collection™
36"x84" Fiberglass

NOTE: ALL DIMENSIONS AND CONDITIONS ARE TAKEN FROM DATA SUPPLIED BY THE CITY OF PORTSMOUTH, MAPGEO AND FIELD MEASUREMENTS.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

MARTIN RYAN ARCHITECT
227 Vaughan Ave
Portsmouth, NH 03801
603-502-9635

PERMIT SET
15 SEP 2020

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

DATE: –
DESIGN: –
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

ROOF PLAN

A5

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)

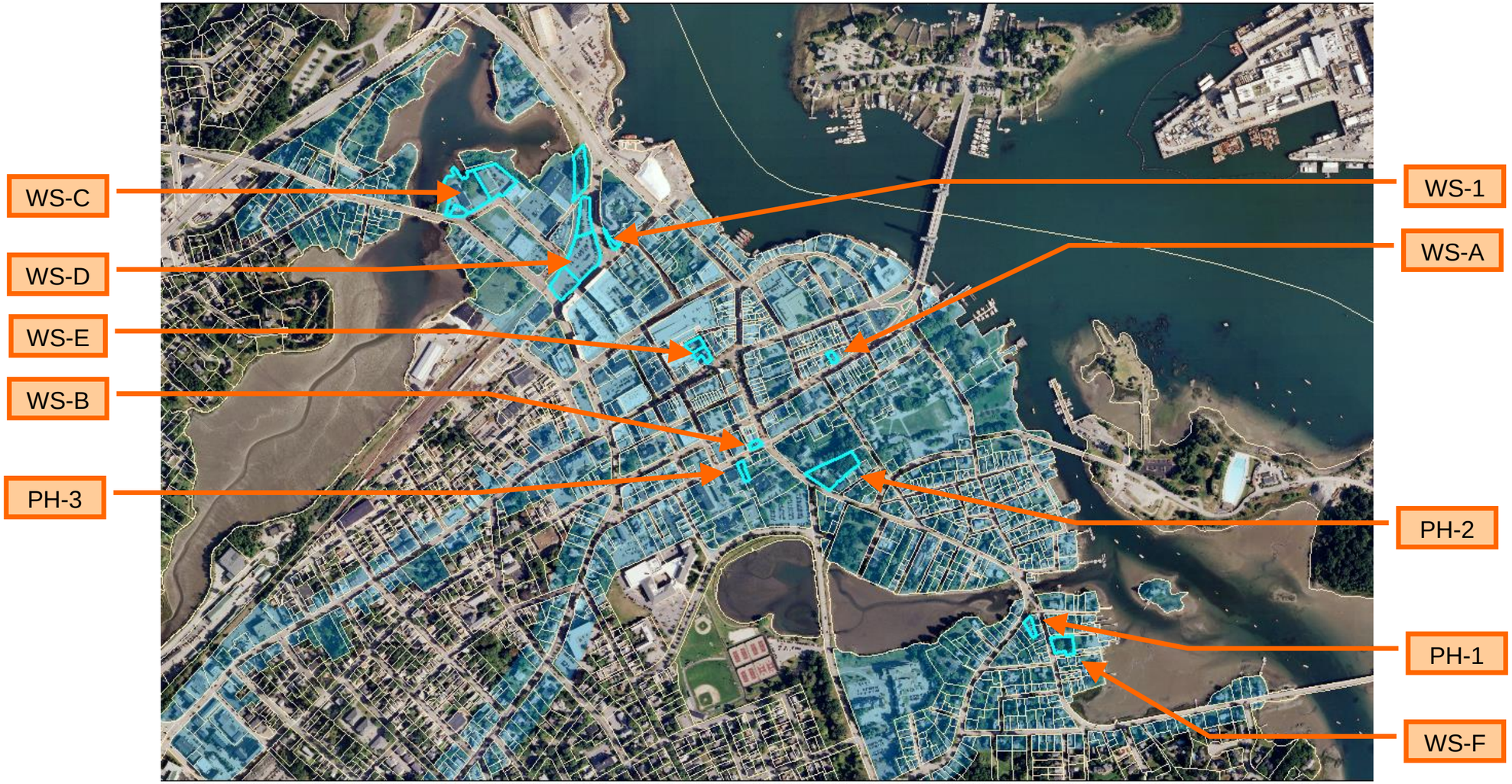
WORK SESSIONS – NEW BUSINESS:

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: **28 SOUTH ST. (LU-22-3)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **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)

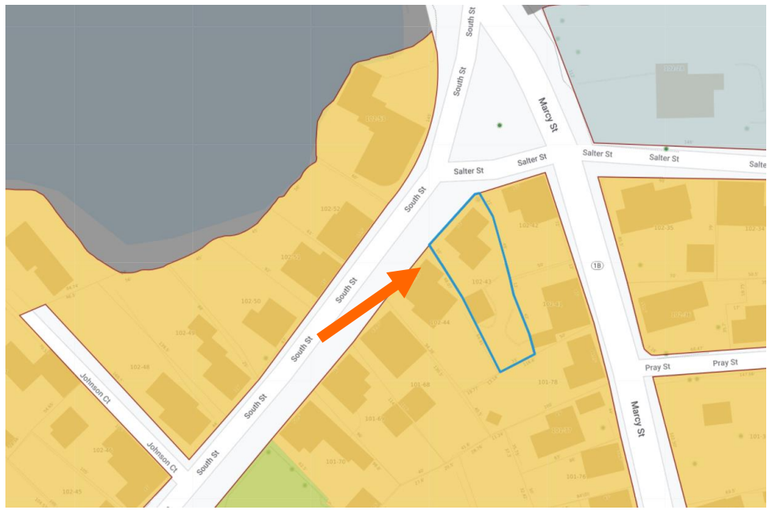
I. Neighborhood Context:
- The existing contributing structure is located along the foot of South Sand Marcy Streets in the South End. It is surrounded with many contributing historic structures with buildings and cornices strongly aligned along the street with shallow front- and side-yard setbacks, 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)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	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)				

MODERATE PROJECT
- CONSTRUCT TWO REAR ADDITIONS ONLY -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ 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)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	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)				

MODERATE PROJECT
– SUBSTANTIAL RENOVATIONS TO THE MAIN BUILDING AND REAR ADDITION –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:179 PLEASANT STREET Case No.:2 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
   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	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	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)				

MODERATE PROJECT
– DEMOLITION OF EXISTING FRAME AND FOUNDATION –
-

HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:202 COURT STREET Case No.:3 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: **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:

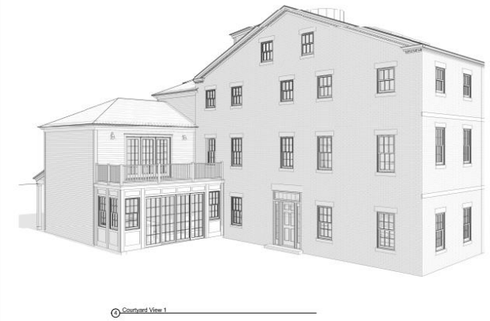
- The new building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

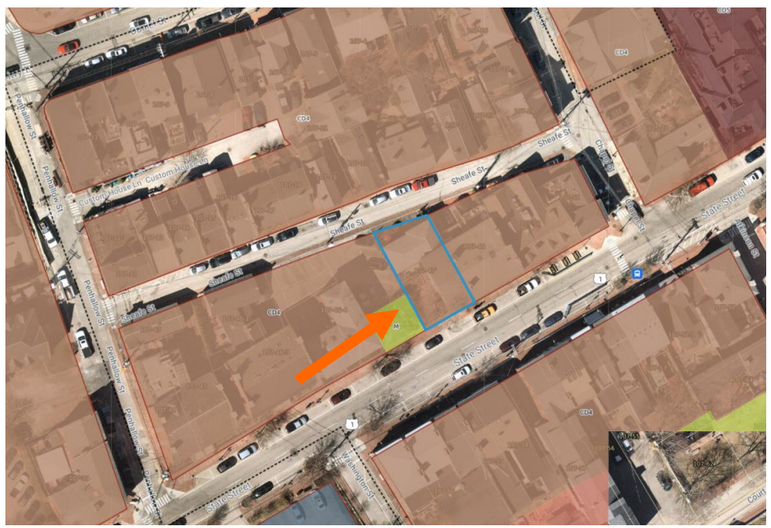
- The applicant is proposing to:
  - Removal of decorative window dressings
  - Adding skylights and oculus.
  - Rear additions to existing wood-framed sections.
  - Roof replacement.
  - Addition of lighting.

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)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	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)				

MODERATE PROJECT
- ADD SKYLIGHTS AND MODIFY REAR ADDITIONS & RE-ROOF -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ 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: **92 PLEASANT ST. (LUHD-422)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **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)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	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)				

MINOR PROJECT
- REPLACE WINDOWS, ADD A BALCONY AND DOORS ONLY -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ 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: **33 DEER STREET (LUHD-435)**
Permit Requested: **CERTIFCATE OF APPROVAL**
Meeting Type: **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.

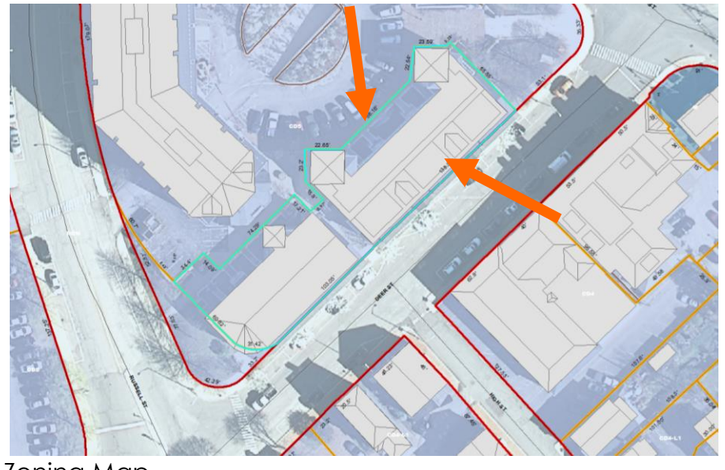
K. Staff Comments and/ or Suggestions for Consideration:

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)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	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)				

MINOR PROJECT
- REPLACE DECKS AND BALCONIES, ADD LIGHTING… -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:33 DEERSTREET Case No.: 1 Date: 3-2-21

Decision: ☐ Approved ☐ Appoved 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: **1 & 31 RAYNES AVE. (LUHD-234)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **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)

STAFF	No.	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		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)				
	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)				

MAJOR PROJECT
– Construct two 5-Story Mixed-Use Buildings Only –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:1 & 31 Rayenes 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: **2 RUSSELL & 0 DEER ST (LUHD-366)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **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)				
	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)				

MAJOR PROJECT
- CONSTRUCT 4-5-STORY, MIXED-USE BUILDINGS ONLY -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ 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: **1 CONGRESS ST. (LUHD-425)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **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:

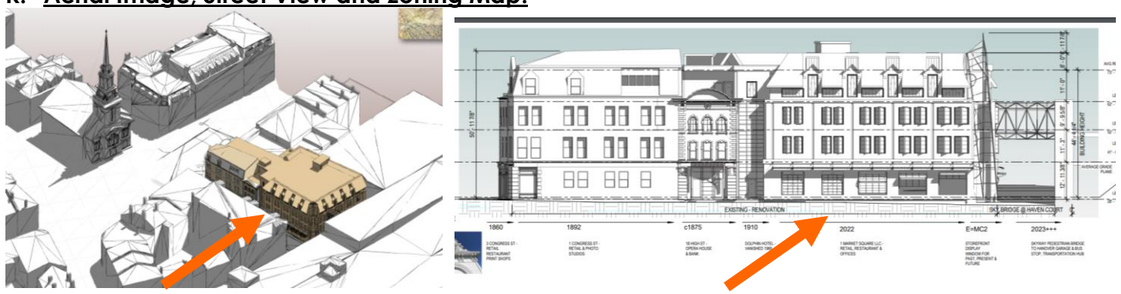
- The new building is located market square and High Street with many contributing historic structures. The building front directly along the street with no front yard or side yard setbacks. The abutting parking lot previous had a three-story wood-frame hotel building.

J. Staff Comments and/ or Suggestions for Consideration:

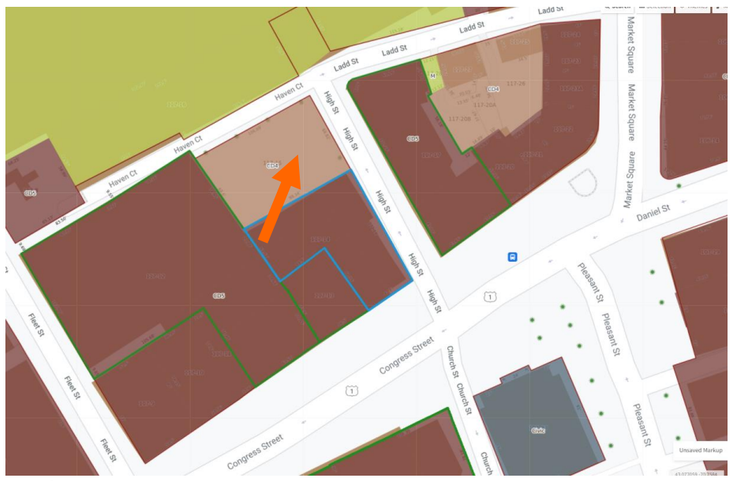
- The applicant is proposing to:
  - Make significant renovations to the existing historic structures and add a three-story addition to fill the existing surface parking lot.
  - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.
  - Note that an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

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	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)				

MAJOR PROJECT
ALTERATIONS TO EXISTING HISTORIC BUILDINGS & ADD A THREE-STORY BUILDING

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Number and Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Storm Windows / Screens			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ 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:

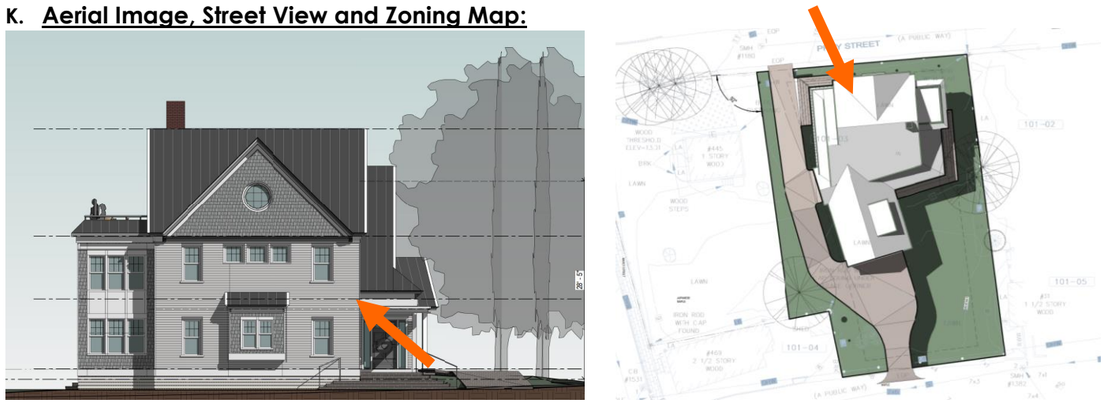
☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

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	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	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)				

MODERATE PROJECT
– ADD A NEW SINGLE FAMILY STRUCTURE ONLY –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:445 MARCY STREET Case No.:F 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
   Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

28 South Street

LU-22-8

Public Hearing

City of Portsmouth, NH

02/24/2022

LU-22-8

Land Use Application

Status: Active

Date Created: Jan 24, 2022

Applicant

Anne Whitney
archwhit@aol.com
9 Sheafe St
Portsmouth, NH 03801
603-427-2832

Location

28 SOUTH ST
Portsmouth, NH 03801

Owner:

STILES THEODORE M & BOYD JOAN
28 SOUTH ST PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

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

☑

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

Request for Extension of Previously Granted Land Use Approval

28 SOUTH STREET

LOT AREA	4792 SF
ALLOWABLE LOT COVERAGE	30%
PROPOSED LOT COVERAGE	
EXIST. RESIDENCE	946 SF
EXIST SIDE PORCH	24 SF
EXIST GARAGE	377 SF
A - BOX BAY ADDITION	46 SF
B - REAR ADDITION	60 SF
	1453 SF (30.3%)

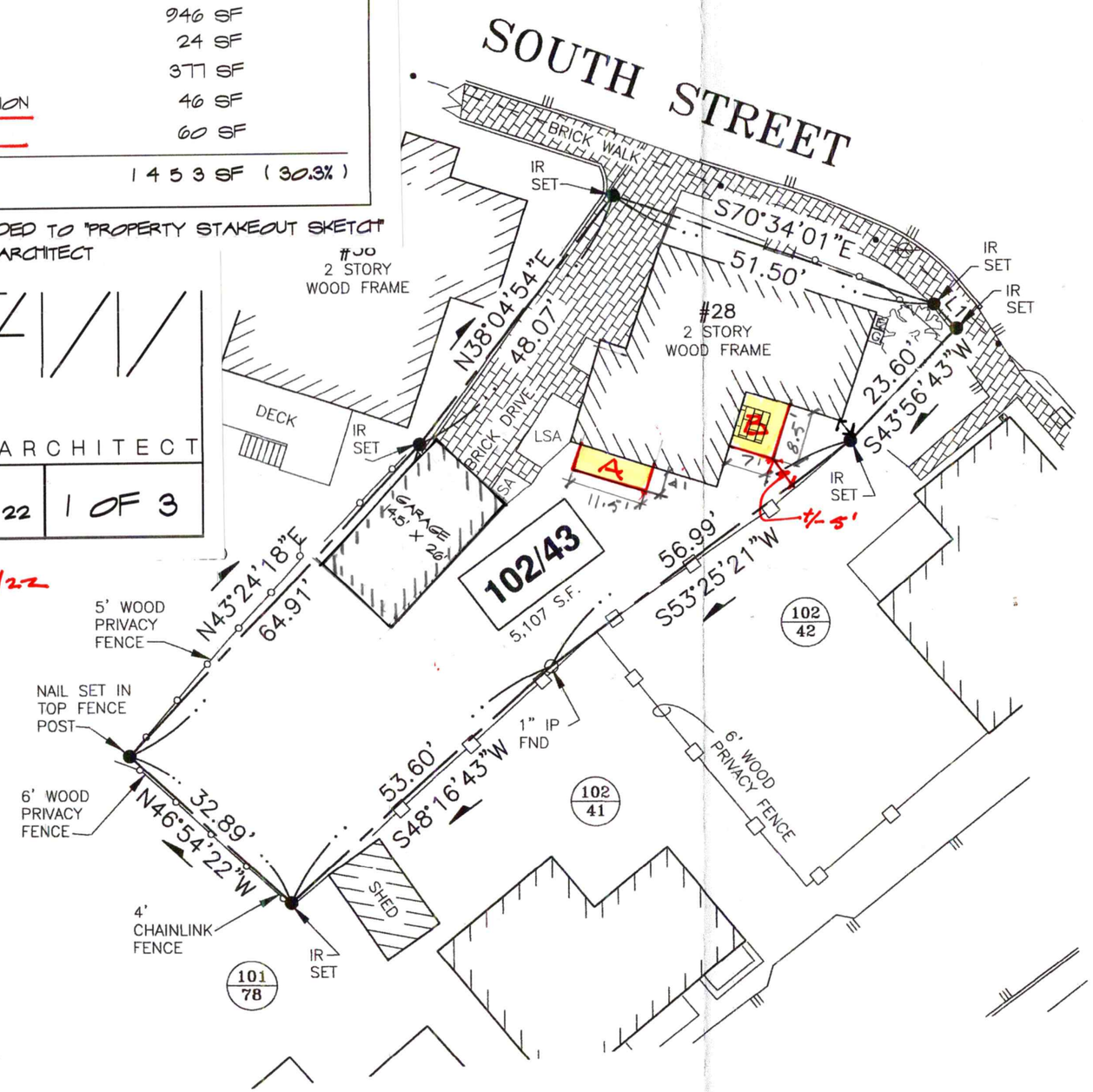
NOTE: PLAN CHANGES ADDED TO "PROPERTY STAKEOUT SKETCH" BY ANNE WHITNEY ARCHITECT

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

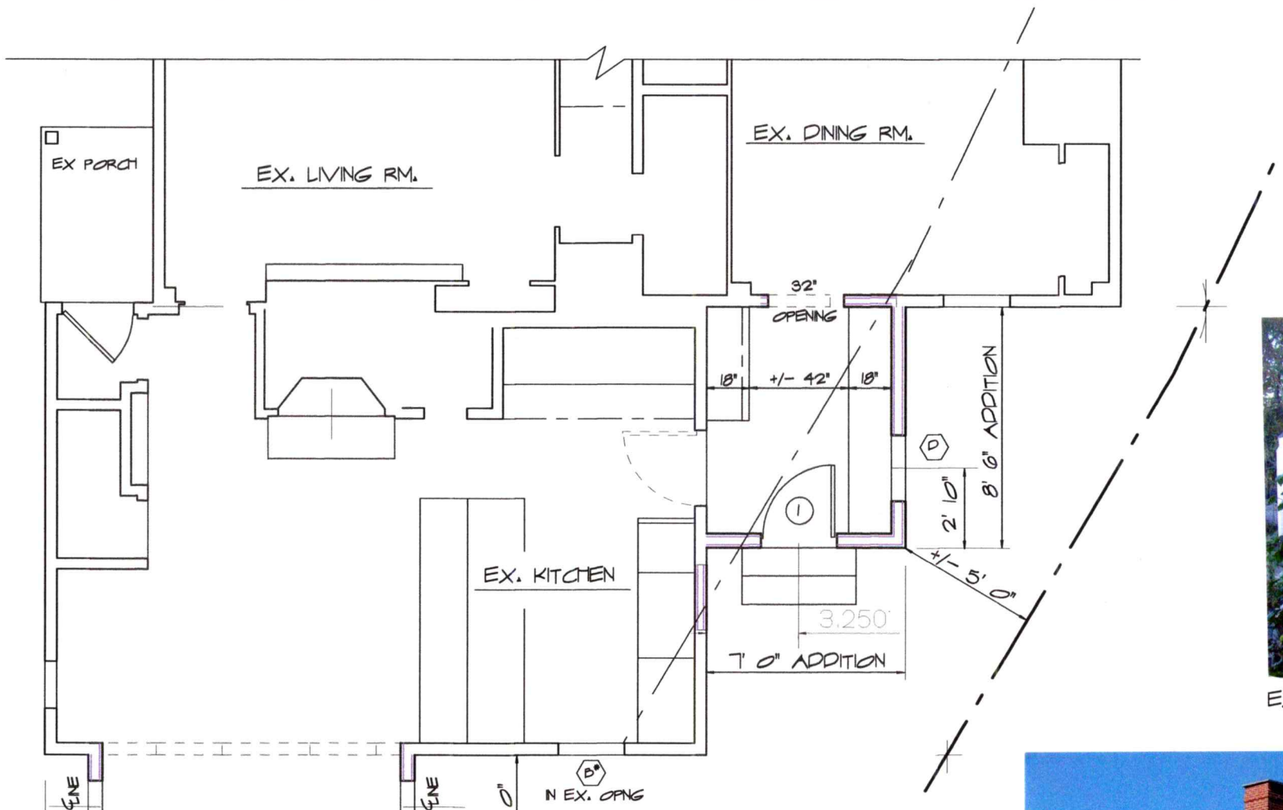
Project:	Date:	
*2018	1/24/22	1 OF 3

REVISED 2/4/22



NOTICE: PROPERTY CORNERS SET: OCTOBER 22, 2012

J:\JOBS2\JN2000s\JN2060s\JN2069\2012 - Survey\Plans & Specs\Site\2069wd01.dwg, Layout1

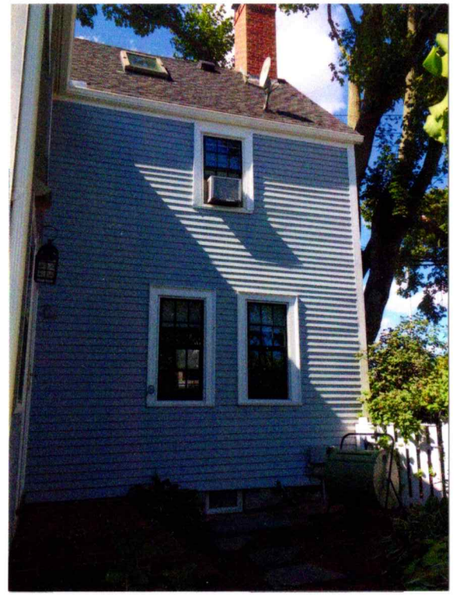


1ST FLOOR ADDITION PLAN
SCALE : 3/16" = 1'-0"

WINDOW & EXTERIOR DOOR SCHEDULES

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
WINDOWS					
A	UDHG2 1624 cottage	6/1	1' 10 1/4" X 4' 8"	MARVIN INC., SIGNATURE. Clad Doublehung, 7/8" SDL w/ Low E Glazing, Cladding "Ebony" Hardware to be chosen by Owner. New 2x6 Wall	2
D	UDHG2 2424 cottage	6/1	2' 6 1/4" X 4' 8"	Ditto, 6/1 cottage	2
				B* unit in exist. 2x4 Wall (verify)	1
C	UDHPG2 4054	type 1	2' 6 1/4" X 4' 8"	Ditto, Picture Unit	1
D	UAWN 3040	6	2'7" X 3' 3 5/8"	MARVIN INC., SIGNATURE. Clad Casement, 7/8" SDL w/ Tempered Low E Glazing, Cladding "Ebony" Hardware to be chosen by Owner. New 2x6 Wall	1
EXTERIOR DOOR					
1	UIFD 2868 XR	15	2' 10 7/16" x 6' 10 1/2"	MARVIN INC., SIGNATURE. Clad Inswing French Door, 7/8" SDL w/ Low E Glazing, Cladding "Ebony" Hardware to be chosen by Owner. New 2x6 Wall	1

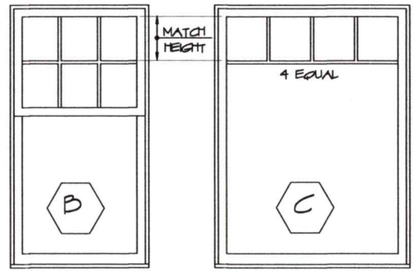
EXISTING SIDE ENTRY



EXISTING REAR ELEVATION AT DINING

VIEW FROM MARCY STREET

TYPE I LITES



9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, BOYD/STILES RESIDENCE

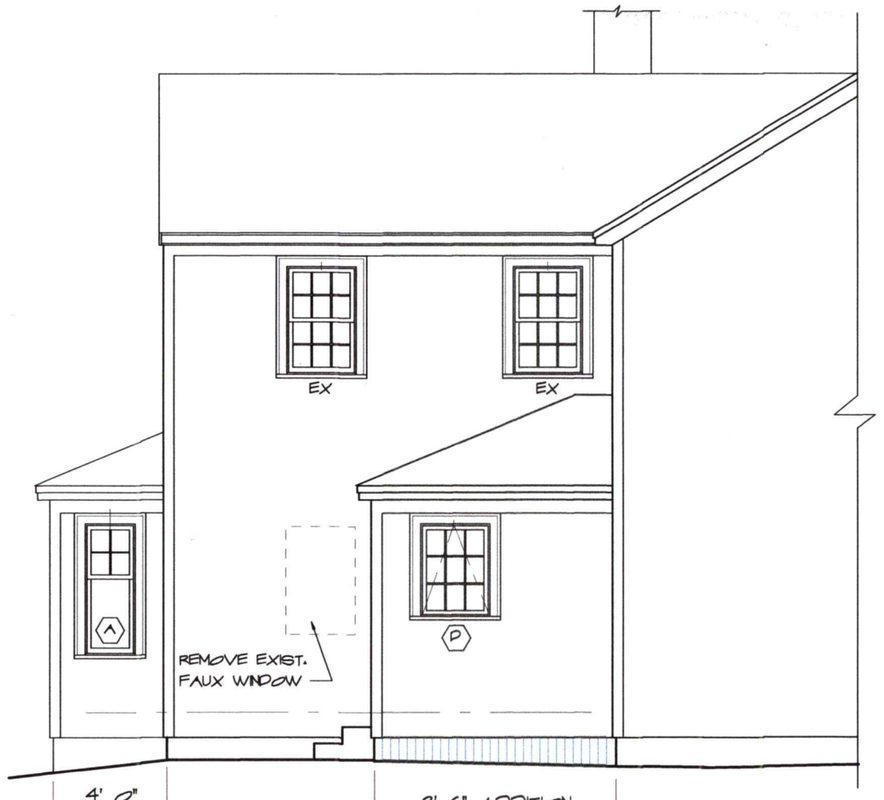
28 SOUTH STREET PORTSMOUTH, NH

Project: #2018

Revisions:

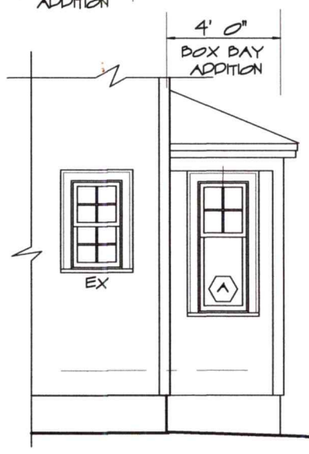
Date: 2/8/22

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



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

EXISTING REAR ELEVATION



RIGHT SIDE OF BAY
SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, BOYD/STILES RESIDENCE

28 SOUTH STREET PORTSMOUTH, NH

Project: • 2018

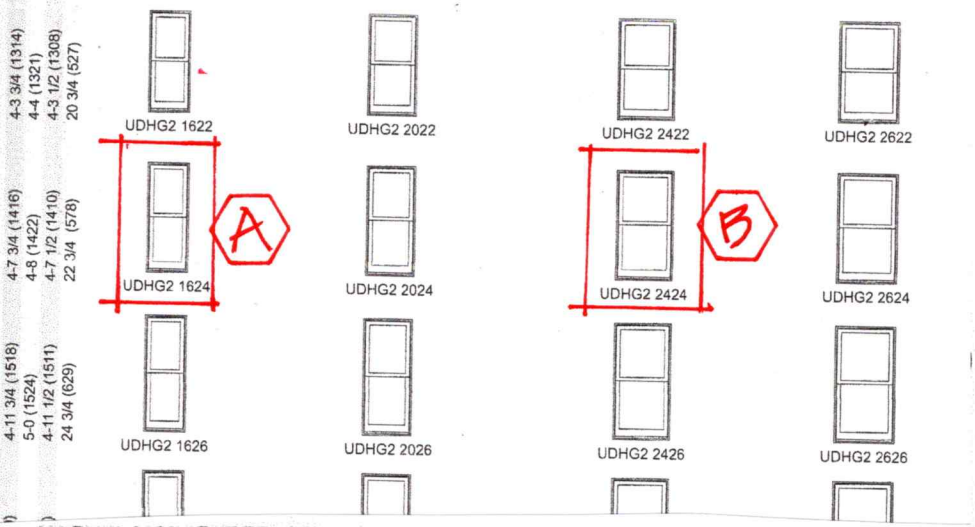
Revisions:

Date: 2/8/22

28 SOUTH STREET

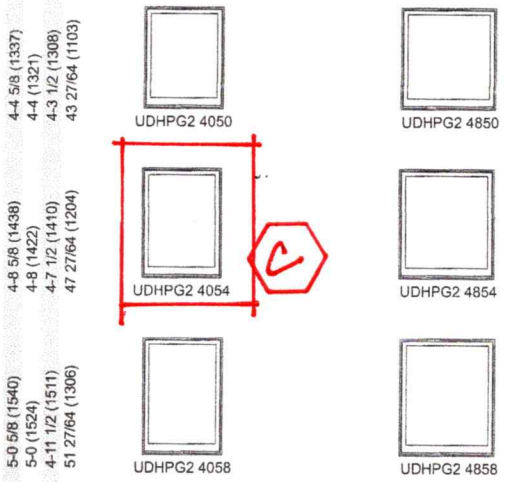
DOUBLE HUNG G2

MO (mm)	1'9 3/4 (552)	2-1 3/4 (654)	2-5 3/4 (756)	2-7 3/4 (806)
RO (mm)	1-10 1/4 (565)	2-2 1/4 (667)	2-6 1/4 (768)	2-8 1/4 (819)
FS (mm)	1-9 1/4 (540)	2-1 1/4 (641)	2-5 1/4 (743)	2-7 1/4 (794)
DLO (mm)	14 47/64 (347)	18 47/64 (476)	22 47/64 (577)	24 47/64 (628)



DOUBLE HUNG PICTURE G2

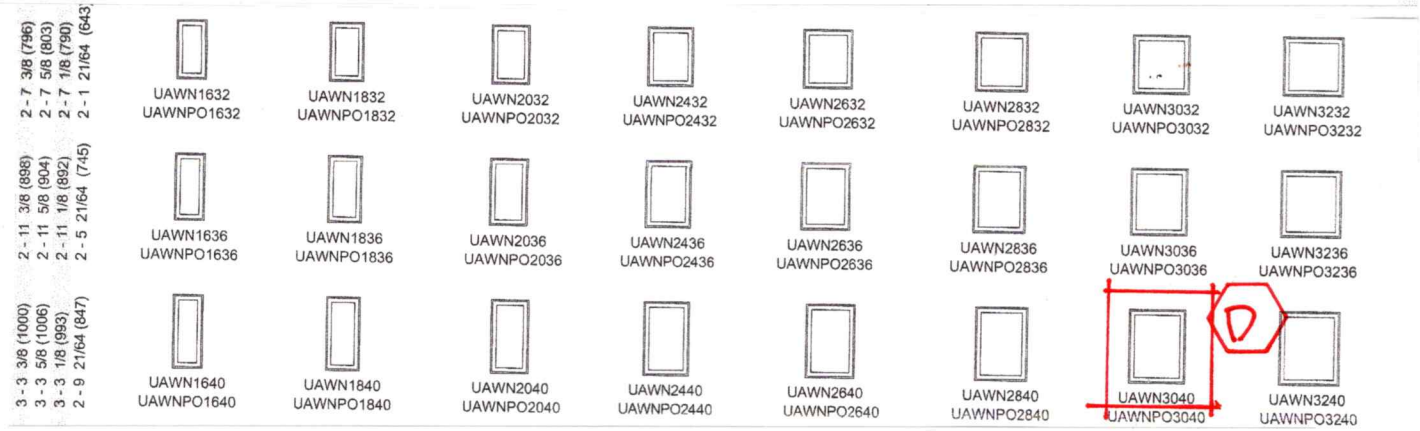
MO (mm)	3-5 3/4 (1060)	4-1 3/4 (1264)
RO (mm)	3-6 1/4 (1073)	4-2 1/4 (1276)
FS (mm)	3-5 1/4 (1048)	4-1 1/4 (1251)
DLO (mm)	34 47/64 (882)	42 47/64 (1085)



MARVIN SIGNATURE™ COLLECTION | ULTIMATE

AWNING / AWNING PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (688)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 -10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)

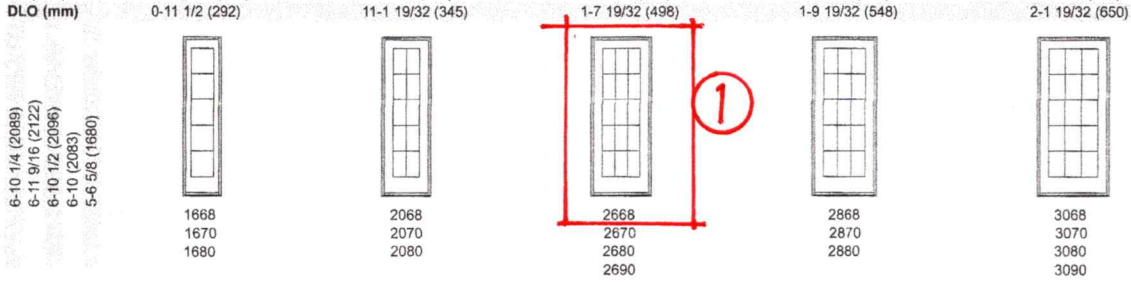


MARVIN SIGNATURE™ COLLECTION | ULTIMATE

1 3/4" INSWING / OUTSWING FRENCH DOOR

6-8 HEIGHT (7-0, 8-0 AND 9-0 HEIGHTS SEE BELOW)

Clad MO (mm)	1-8 11/32 (517)	2-1 15/16 (659)	2-7 15/16 (811)	2-9 15/16 (862)	3-1 15/16 (946)
Wood MO (mm)	1-10 31/32 (583)	2-4 9/16 (726)	2-10 9/16 (878)	3-0 9/16 (929)	3-4 9/16 (1030)
RO (mm)	1-8 27/32 (529)	2-2 7/16 (672)	2-8 7/16 (824)	2-10 7/16 (875)	3-2 7/16 (976)
FS (mm)	1-7 27/32 (504)	2-1 7/16 (646)	2-7 7/16 (799)	2-9 7/16 (849)	3-1 7/16 (951)
DLO (mm)	0-11 1/2 (292)	11-1 19/32 (345)	1-7 19/32 (498)	1-9 19/32 (548)	2-1 19/32 (650)



179 Pleasant Street

LU-22-19

Public Hearing

City of Portsmouth, NH

02/24/2022

LU-22-19

Land Use Application

Status: Active

Date Created: Feb 11, 2022

Applicant

Carla Goodknight
carla@cjarchitects.net
233 Vaughan Street
Suite 101
Portsmouth, NH 03801
6034312808

Location

179 PLEASANT ST
Portsmouth, NH 03801

Owner:

MILL POND VIEW LLC
PO BOX 399 NOTTINGHAM, NH 03290

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

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

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☐

Request for Extension of Previously Granted Land Use Approval

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

1.0

LETTER OF AGENDA

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

At this time, the team is primarily focusing all efforts on the Historic Thompson Mansion, and the Annex. We have included the following items for your consideration:

David Calkins GC & CM

- Exterior Renovation scope of work description
- Brick and Mortar analysis of similar historic masonry at 205 Market Street
- Masonry Sealant

CJ Architects - Architectural Design Proposal

- Property Timeline
- Proposed Annex Scope of Work
- Proposed Design & Restoration
- Existing and Proposed Details & Documentation
- Materials
- Reference

Gorham Structural Engineering - Existing Structural Report

Architectural Conservator - Assessment of Historic Integrity

Thank you for your consideration.
Sincerely,

Carla Goodknight, AIA, NCARB
Principal, CJ Architects

PROPERTY TIMELINE: Sources: Portsmouth Anthenaeum - Portsmouth Permitting Archives

1780's: Captain Thomas Thompson House is Constructed (same time period John Langdon built his house next door)
1859: Mark H. Wentworth purchased the house from the Thompson Family and made several Victorian improvements
1903: Mark H. Wentworth passed away and leaves the house to his daughter Susan J. Wentworth
1940: Susan J. Wentworth passed away and the house is owned by several people
1962: Doctors office is approved and built in carriage house
1978: Kitchen added to the apartment in main house, apartment was used as housekeeper quarters.
1979: 10 x 16 addition added as "carport" to rear of connector building
1979: Single family house was approved as "duplex"
1980: Remodel 2nd floor bathroom
1981: Remodel kitchen and add kitchen powder room, remodel 2 other bathrooms in house
1982: Sun porch was added as 3 season structure, was a garden terrace prior
1983: Widows walk was reproduced,only on the front of the building
1983: Apartment was remodeled in main house
1984: Widows walk was expanded to all four sides of the house
1986: The lot was sub-divided into 2 lots 179 & 181 (This is not clear)
1986: Carriage house was remodeled and expanded upon
1988: Sun porch was reroofed, and door added from main house to access roof top
1988: 3rd floor of main house was extensively renovated and finished with new living space, skylights added
2003: Lot line adjustment on right side of 181
2005: Lots 179 &181 are voluntarily merged
2014: Widows walk completely reproduced on all 4 sides
2018: Larger garage door was installed in carriage house and misc. in-fill framing
2018: Section of wooden fence was replaced on the front only
2019: HDC Certificate of Approval granted for renovations and expansions
2020: 1-year extension granted for HDC Certificate of Approval granted for renovations and expansions
2020: Flooring in carriage house was removed and stored
2021: New Ownership
2021: Permit Issued for nonstructural demolition

HISTORIAN CONSULTANTS

John Schnitzler - Attended 2021-12-21 Walkthrough
Master Carpenter -Strawbery Banke

Elizabeth Farish - Attended 2021-12-21 Walkthrough
Chief Curator – Strawbery Banke

Tom Hardiman - Assistance in Historic Research
Keeper – Portsmouth Athenaeum

Steven Mallory - Attended 2022-01-10 Walkthrough
Preservation Historian

Bruce Blanchard - Attended 2022-01-12 Langdon & Thompson House Walkthroughs
Preservation Manager for the Piscataqua Area - Historic New England

Melissa Kershaw - Attended 2022-01-12 Langdon & Thompson House Walkthroughs
Regional Site Administrator, Northern New England - Historic New England

Dylan Peacock - Attended 2022-01-12 Langdon & Thompson House Walkthroughs
Senior Preservation Services Manager - Historic New England

Tim Barry – Attended 2022-02-08 Walkthrough
Historic Painter

PREVIOUSLY APPROVED SOUTH ELEVATION (FOR REFERENCE)

KEY:

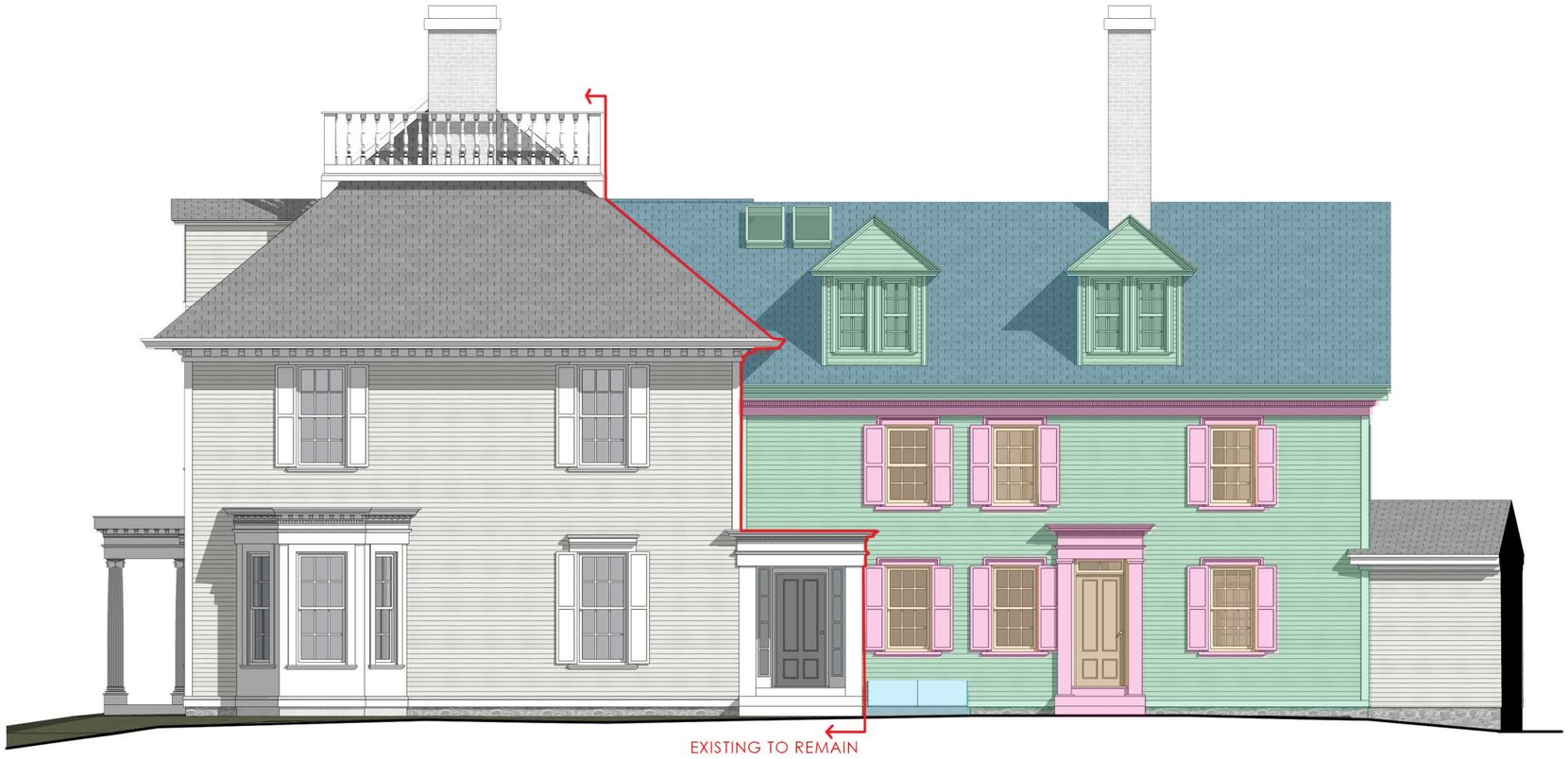
TRIM TO BE REMOVED, RESTORED, & RE-INSTALLED

WINDOWS & DOORS TO BE REMOVED, RESTORED, & RE-INSTALLED

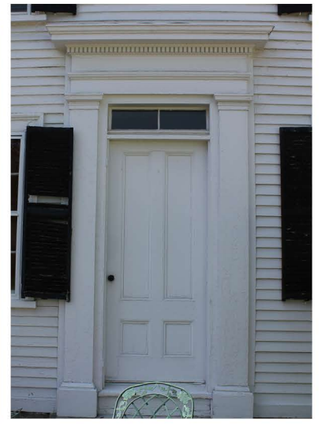
SIDING, TRIM, & WINDOWS TO BE REPLACED IN KIND

FRAMING, ROOFING, BULKHEAD, & CHIMNEY TO BE DEMOLISHED

VIEW OF EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION



179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION

SOUTH ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

2.0

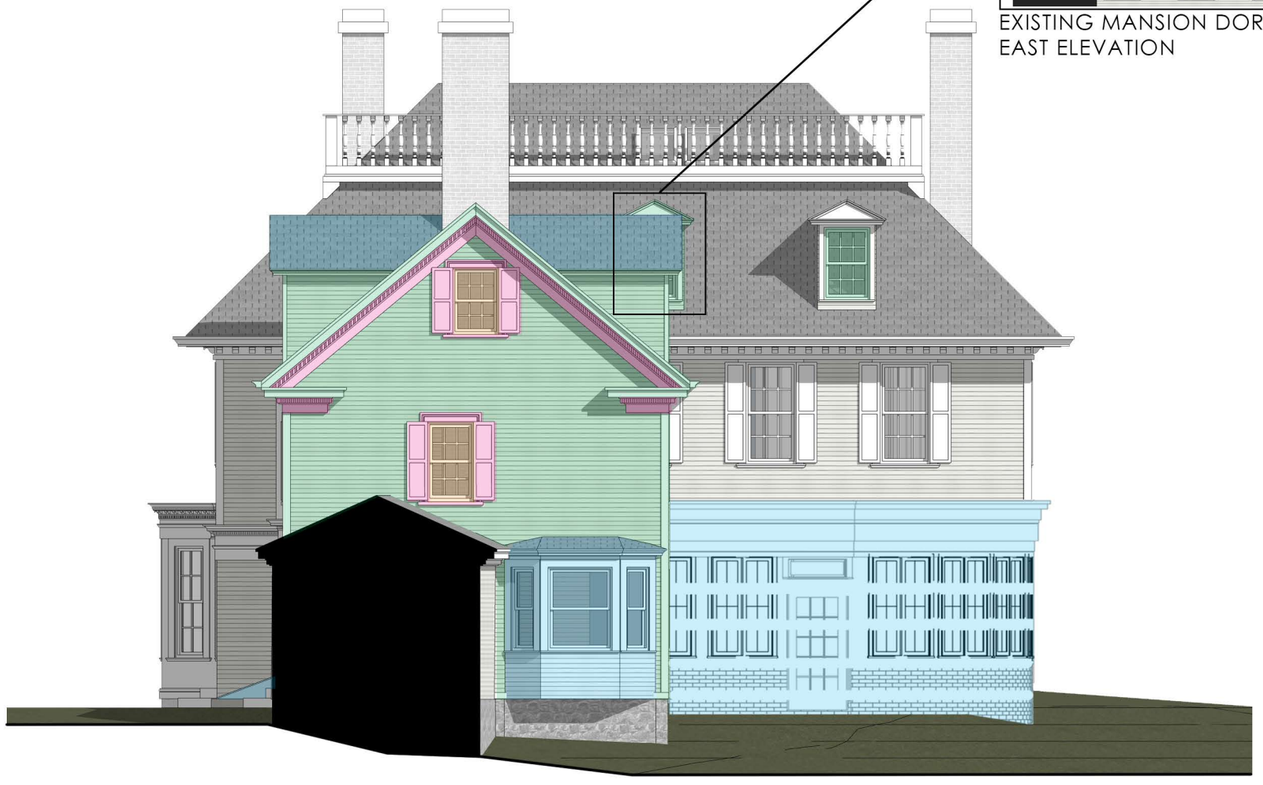
PREVIOUSLY APPROVED EAST ELEVATION (FOR REFERENCE)

KEY:

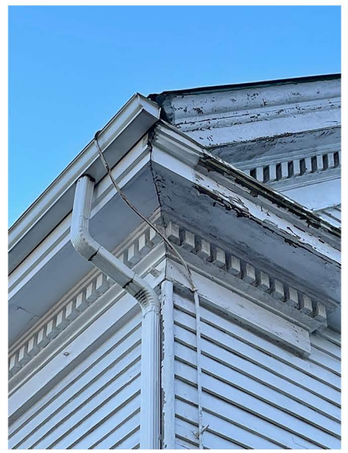
- TRIM TO BE REMOVED, RESTORED, & RE-INSTALLED
- WINDOWS & DOORS TO BE REMOVED, RESTORED, & RE-INSTALLED
- SIDING, TRIM, & WINDOWS TO BE REPLACED IN KIND
- FRAMING, ROOFING, BULKHEAD, & CHIMNEY TO BE DEMOLISHED

EXISTING MANSION DORMERS
EAST ELEVATION

VIEW OF EXISTING EAST ELEVATION



EXISTING EAST ELEVATION



179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION

EAST ELEVATION
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

2.1

PREVIOUSLY APPROVED NORTH ELEVATION (FOR REFERENCE)

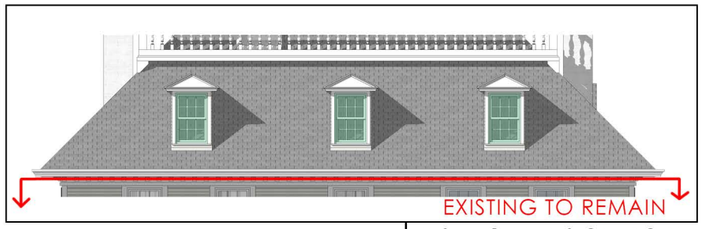
KEY:

TRIM TO BE REMOVED, RESTORED, & RE-INSTALLED

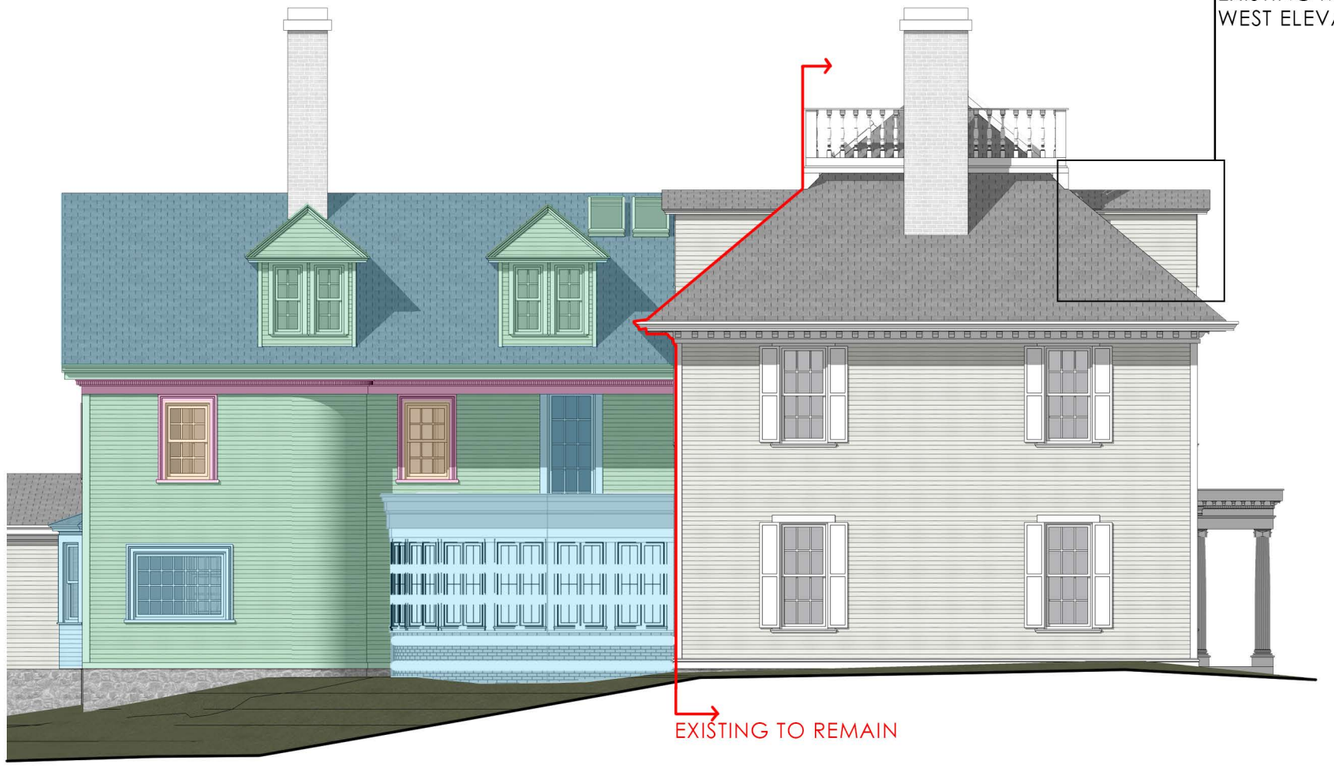
WINDOWS & DOORS TO BE REMOVED, RESTORED, & RE-INSTALLED

SIDING, TRIM, & WINDOWS TO BE REPLACED IN KIND

FRAMING, ROOFING, BULKHEAD, & CHIMNEY TO BE DEMOLISHED



EXISTING MANSION DORMERS
WEST ELEVATION



EXISTING NORTH ELEVATION

VIEW OF EXISTING NORTH ELEVATION

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION

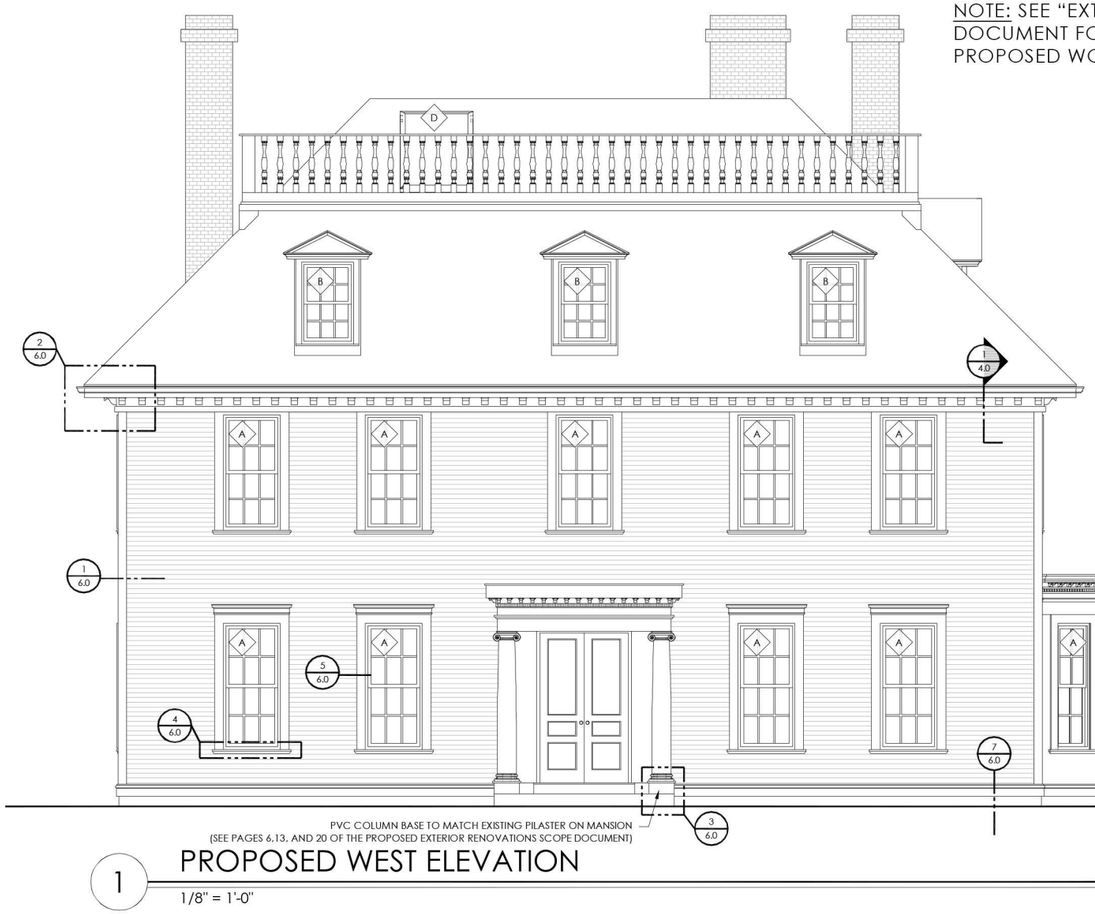
NORTH ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

PREVIOUSLY APPROVED WEST ELEVATION
(FOR REFERENCE)

VIEW OF EXISTING WEST ELEVATION



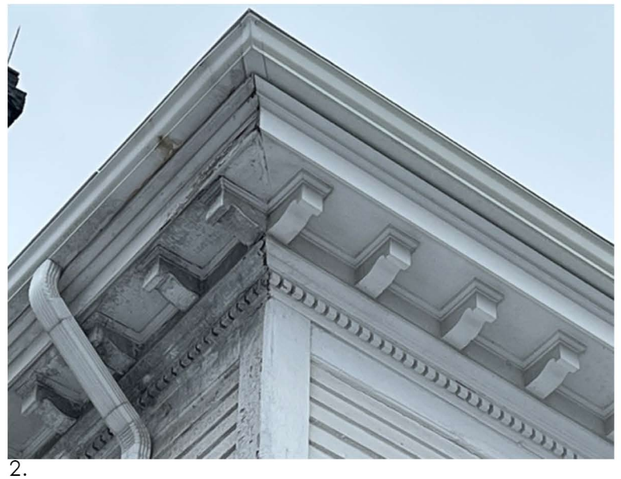
PVC COLUMN BASE TO MATCH EXISTING PILASTER ON MANSION
(SEE PAGES 6.13, AND 20 OF THE PROPOSED EXTERIOR RENOVATIONS SCOPE DOCUMENT)

1 PROPOSED WEST ELEVATION

1/8" = 1'-0"

NOTE: SEE "EXTERIOR RENOVATIONS" SCOPE DOCUMENT FOR DETAILED DESCRIPTION OF PROPOSED WORK PER **ELEVATION**.

1.



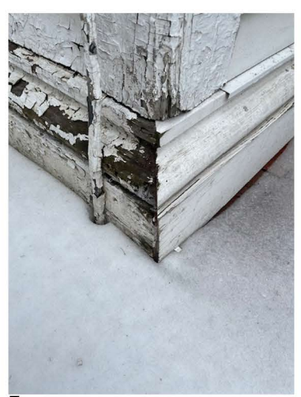
2.

3.

4.

5.

6.



7.

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED WEST ELEVATION

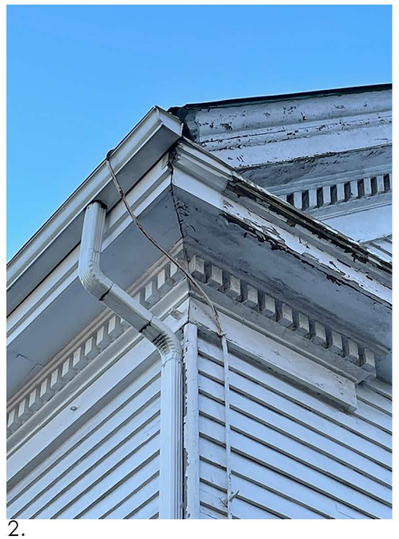
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

PREVIOUSLY APPROVED SOUTH ELEVATION (FOR REFERENCE)

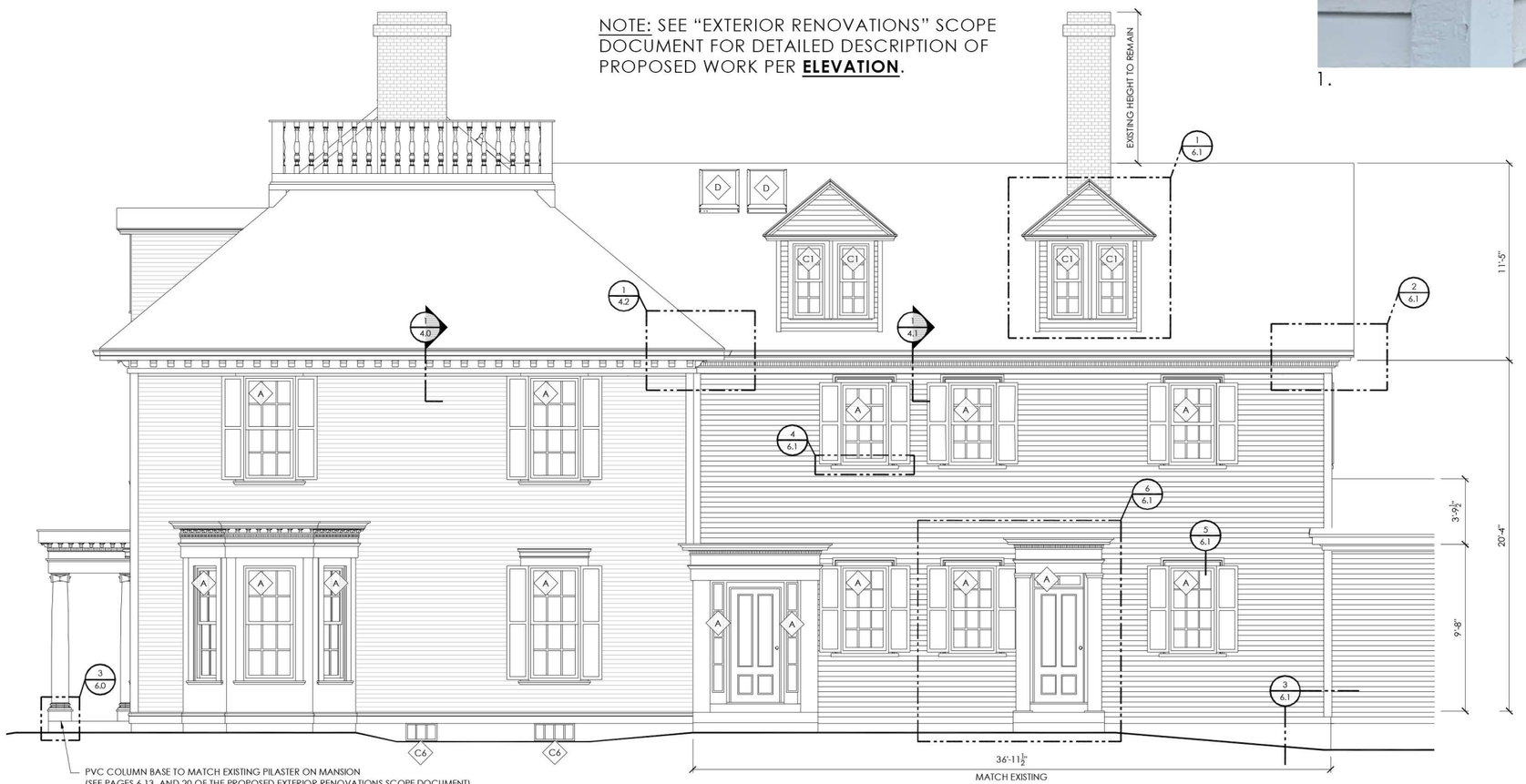
VIEW OF EXISTING SOUTH ELEVATION

1.



2.

NOTE: SEE "EXTERIOR RENOVATIONS" SCOPE DOCUMENT FOR DETAILED DESCRIPTION OF PROPOSED WORK PER **ELEVATION**.



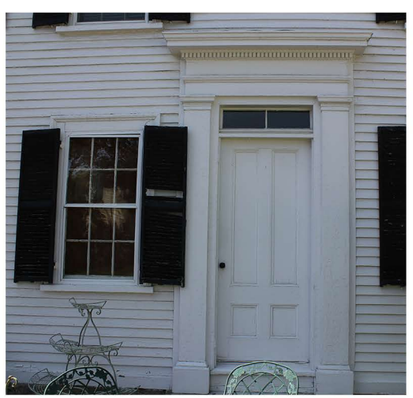
1 PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

3.

4.

5.



6.

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SOUTH ELEVATION

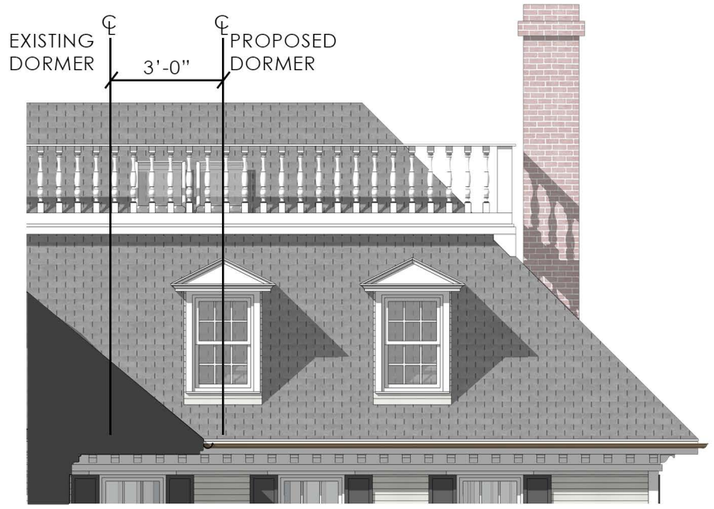
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

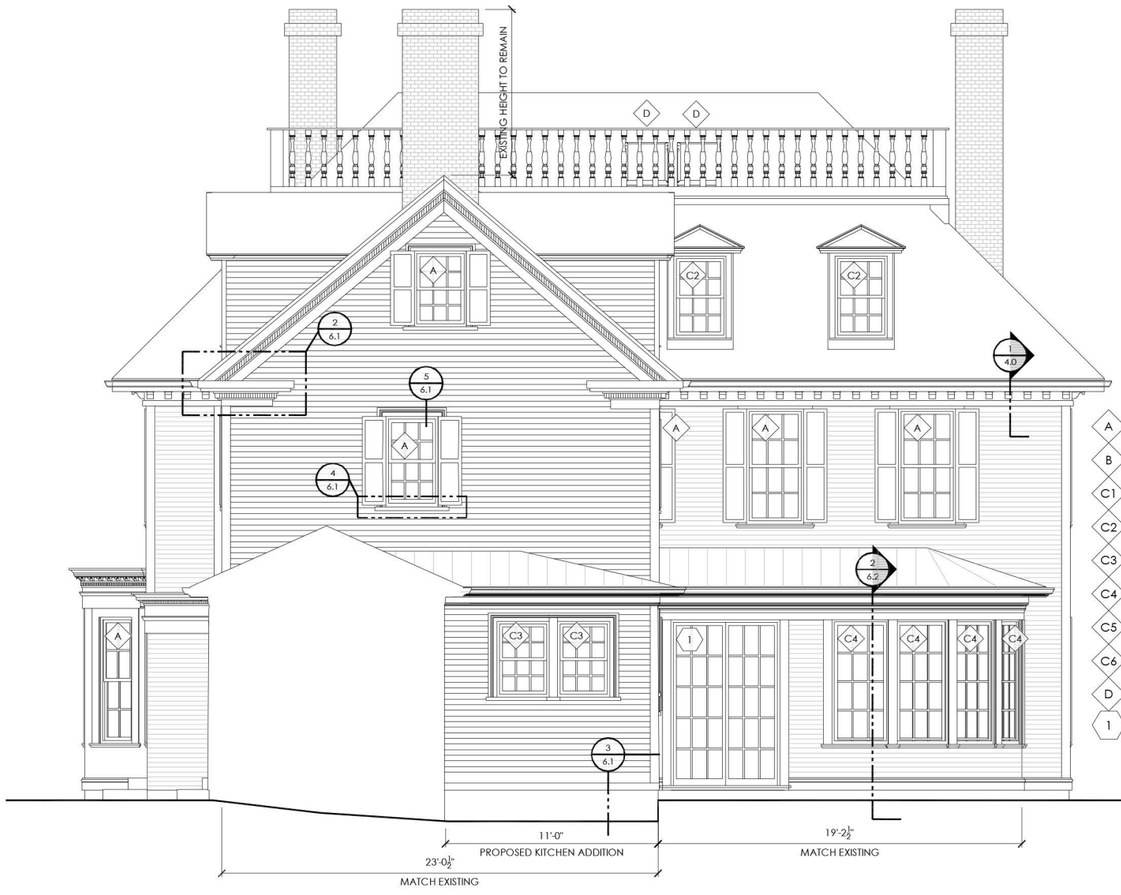
3.1

PREVIOUSLY APPROVED EAST ELEVATION (FOR REFERENCE)

VIEW OF EXISTING EAST ELEVATION



PROPOSED MANSION DORMERS - EAST ELEVATION



A WINDOWS TO BE RESTORED

B WINDOWS TO BE REPLICATED

C1 MARVIN WOOD ULTIMATE DOUBLE HUNG: 1'-10⅜" X 4'-5½" (UWDH 1622)

C2 MARVIN WOOD ULTIMATE DOUBLE HUNG: 2'-8⅜" X 4'-5½" (UWDH 2622)

C3 MARVIN WOOD ULTIMATE DOUBLE HUNG: 2'-8⅜" X 4'-1½" (UWDH 2620)

C4 MARVIN CLAD ULTIMATE CASEMENT: 3'-1" X 6'-5⅝" (UCA 3678 ET)

C5 MARVIN WOOD ULTIMATE DOUBLE HUNG: 2'-8⅜" X 5'-1½" (UWDH 2626)

C6 MARVIN CLAD ULTIMATE AWNING - SIZE TO MATCH WINDOW IN EXISTING FOUNDATION OPENING

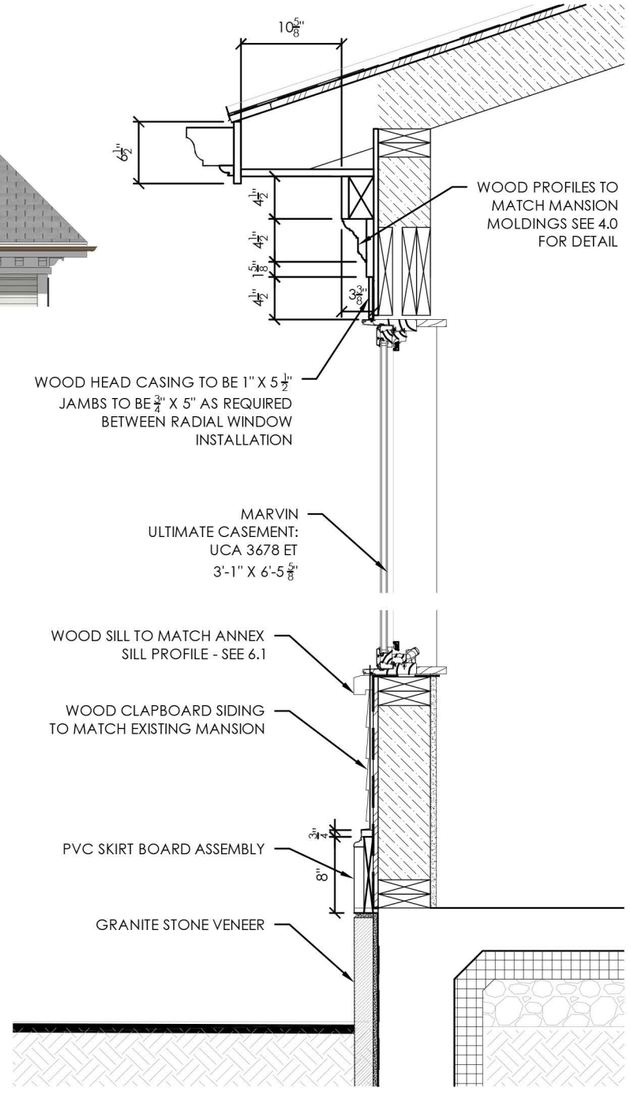
D VELUX SKYLIGHTS TO MATCH EXISTING SIZES

1 MARVIN ULTIMATE DOOR: 6'-0" X 8'-7" (UOFD CLAD)

NOTE: SEE "EXTERIOR RENOVATIONS" SCOPE DOCUMENT FOR DETAILED DESCRIPTION OF PROPOSED WORK PER **ELEVATION**.

1 PROPOSED EAST ELEVATION

1/8" = 1'-0"



2 PROPOSED WALL SECTION

3/4" = 1'-0"

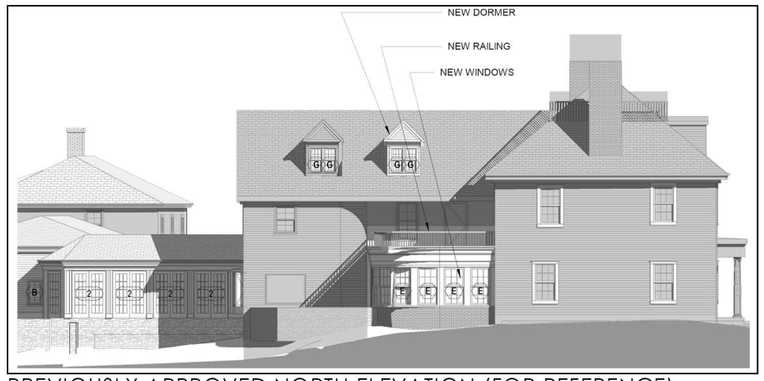
179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED EAST ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS



PREVIOUSLY APPROVED NORTH ELEVATION (FOR REFERENCE)

VIEW OF EXISTING NORTH EAST ELEVATION

VIEW OF EXISTING NORTH ELEVATION

1.

2.

3.

4.

NOTE: SEE "EXTERIOR RENOVATIONS" SCOPE DOCUMENT FOR DETAILED DESCRIPTION OF PROPOSED WORK PER **ELEVATION**.

1 PROPOSED NORTH ELEVATION

1/8" = 1'-0"

179 PLEASANT STREET

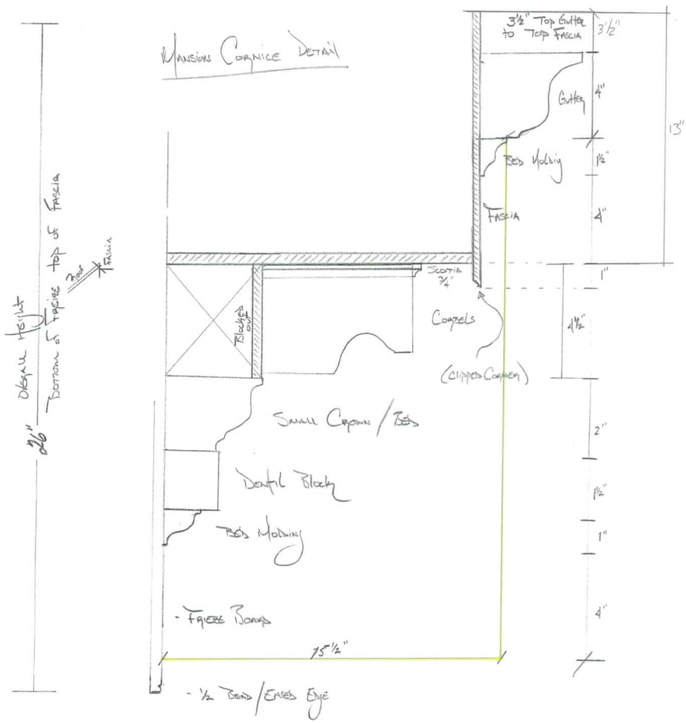
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED NORTH ELEVATION

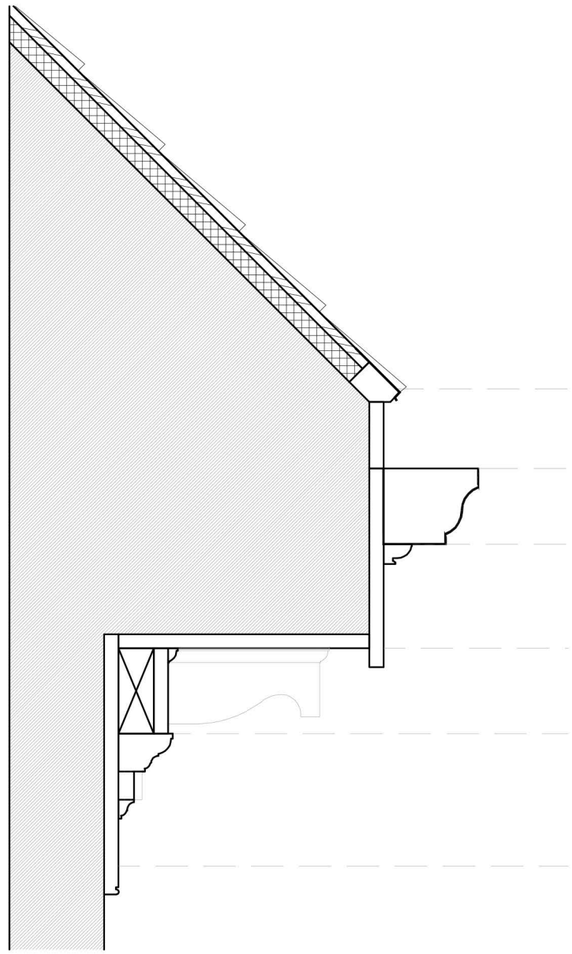
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

3.3



EXISTING CORNICE DETAIL AND DIMENSIONS



VIEW OF EXISTING CORNICE

179 PLEASANT STREET

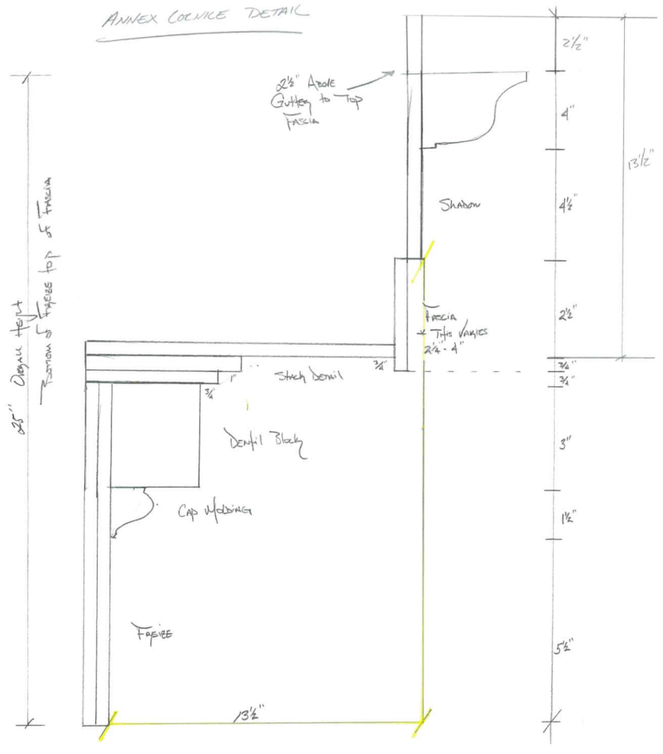
PORTSMOUTH, NEW HAMPSHIRE

MANSION CORNICE DETAIL

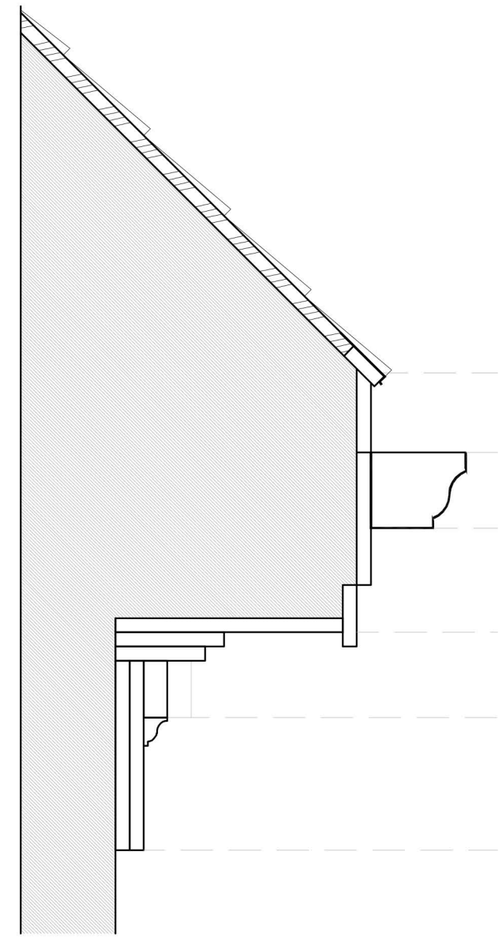
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

4.0



EXISTING CORNICE DETAIL AND DIMENSIONS



VIEW OF EXISTING CORNICE

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

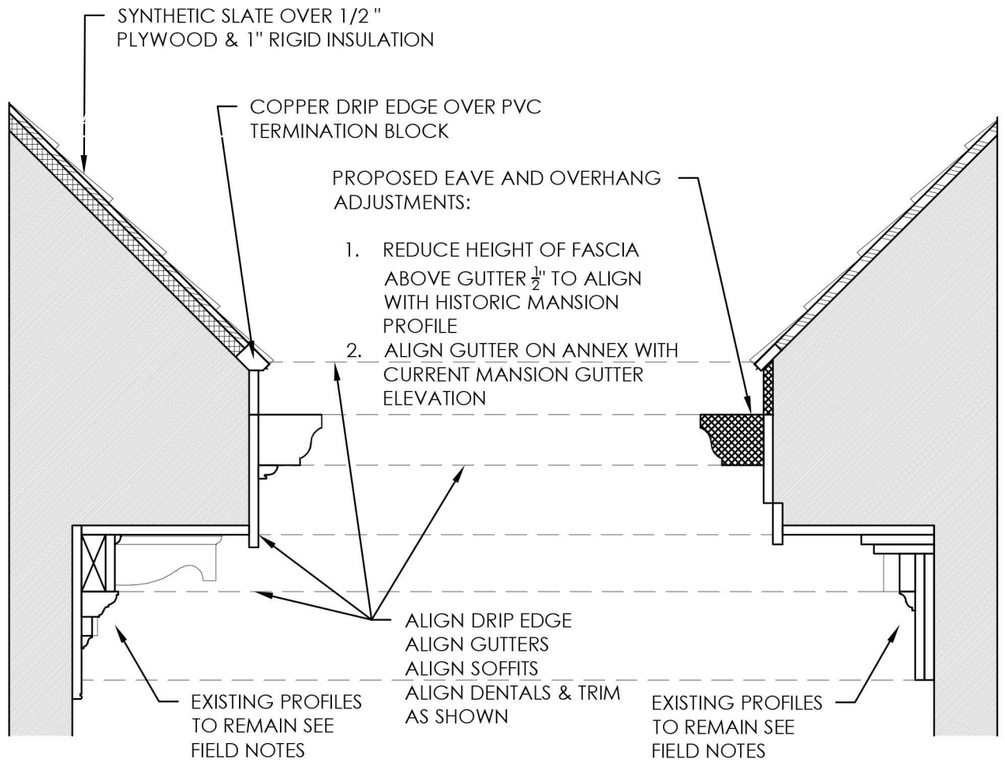
ANNEX CORNICE DETAIL

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

MANSION EAVE

ANNEX EAVE



MANSION EAVE

ANNEX EAVE

3D VIEW OF PROPOSED CORNICE INTERSECTION

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED CORNICE INTERSECTION DETAIL

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

PREVIOUSLY APPROVED VIEW FROM SOUTH WEST

EXISTING VIEW FROM SOUTH WEST

PROPOSED VIEW FROM SOUTH WEST

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

3D VIEW FROM SOUTH WEST

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

5.0

PREVIOUSLY APPROVED VIEW FROM NORTH EAST

EXISTING VIEW FROM NORTH EAST

PROPOSED VIEW FROM NORTH

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

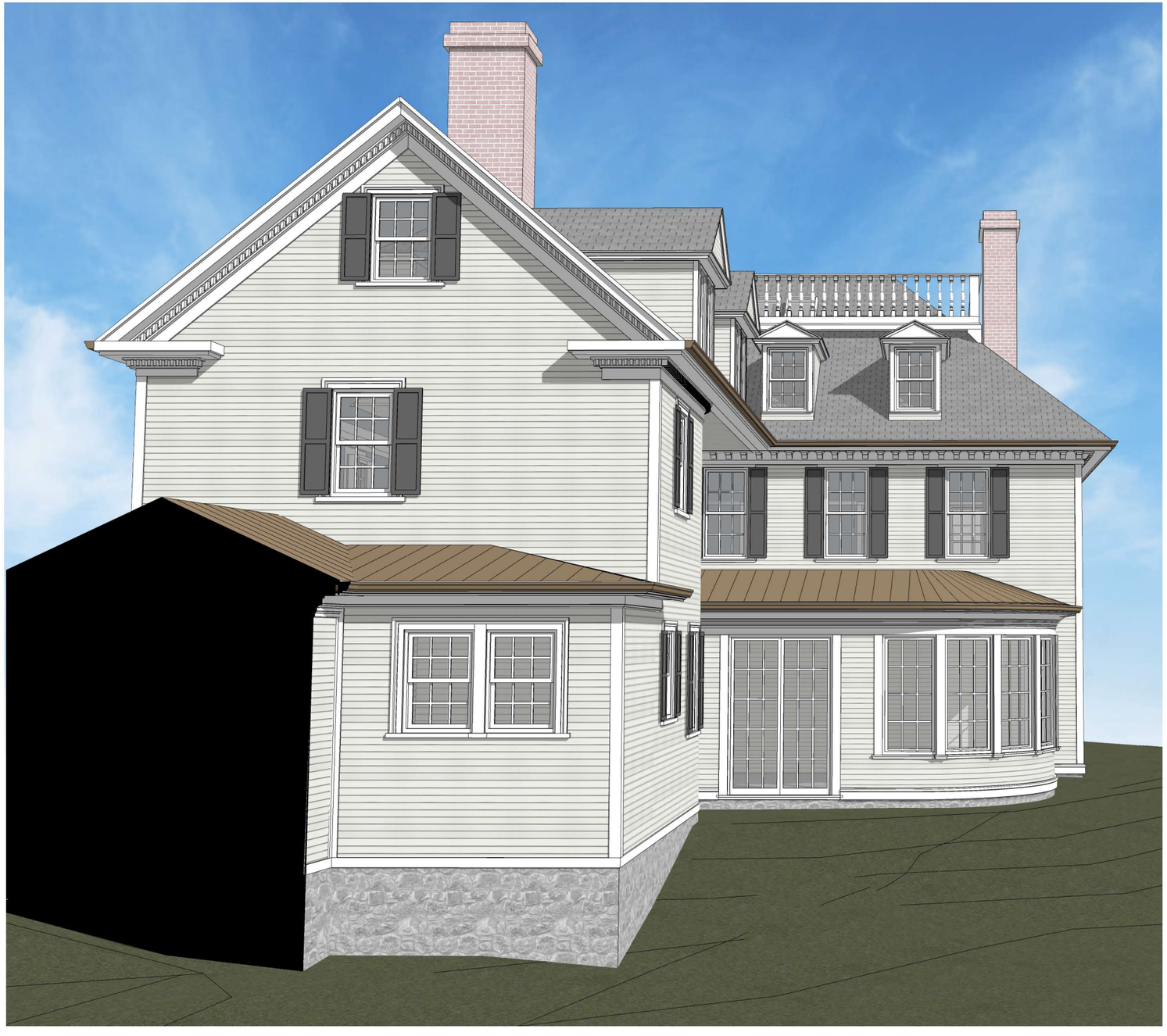
3D VIEW FROM NORTH

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

PREVIOUSLY APPROVED VIEW FROM NORTH EAST

EXISTIGN VIEW FROM NORTH EAST



179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

3D VIEW FROM EAST

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

EXISTING VIEW FROM NORTH WEST

PROPOSED VIEW FROM NORTH WEST

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

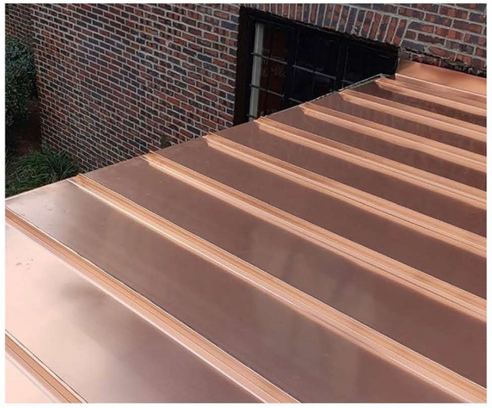
3D VIEW FROM NORTH WEST

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

FLAT SEAM COPPER ROOF

MANUFACTURER: CUSTOM FABRICATED
STYLE: FLAT SEAM
MATERIAL: COPPER



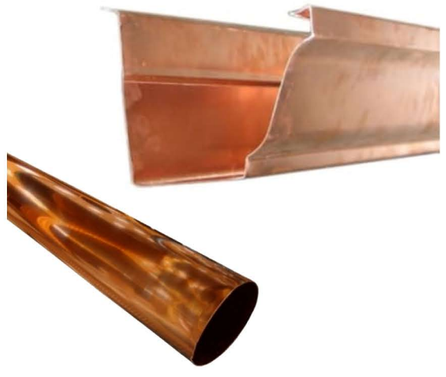
STANDING SEAM COPPER ROOF

MANUFACTURER: CUSTOM FABRICATED
STYLE: STANDING SEAM
MATERIAL: COPPER

BRAVA
ROOF TILE

SYNTHETIC SLATE ROOF

MANUFACTURER: BRAVA
STYLE: ARENDALE



GUTTER & DOWNSPOUT

MANUFACTURER: CUSTOM FABRICATED
STYLE: K-STYLE GUTTER W/ 3" SMOOTH DOWNSPOUT
MATERIAL: COPPER

SKYLIGHTS

MANUFACTURER: VELUX
STYLE: VENTING CURB MOUNTED (VCE)

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

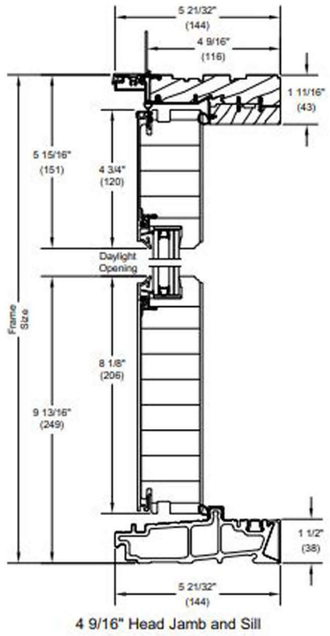
PROPOSED MATERIALS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

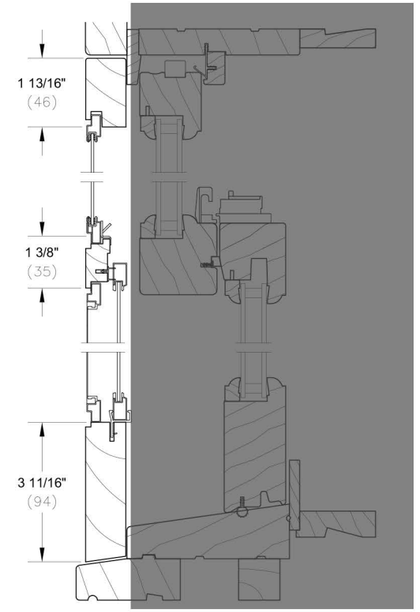
CJ ARCHITECTS

WINDOW SHUTTERS

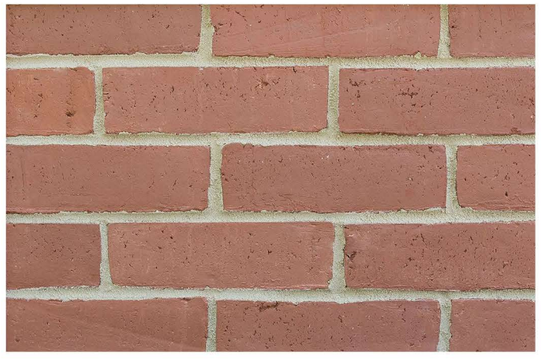
MANUFACTURER: BEECH RIVER MILL
STYLE: THE BEACON HILL STYLE
COLOR: MATCH EXISTING



4 9/16" Head Jamb and Sill



Head Jamb and Sill

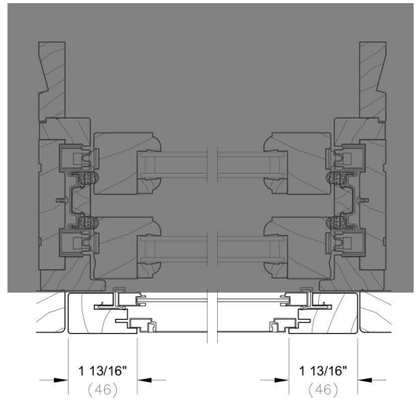


MASONRY BRICK

MANUFACTURER: MORIN BRICK
COLOR: COLONY RED WATERSTRUCK

DOOR

MANUFACTURER: MARVIN
STYLE: CLAD ULTIMATE



Jambs

STORM WINDOWS

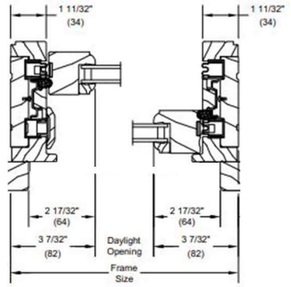
MANUFACTURER: MARVIN
STYLE: WOOD

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

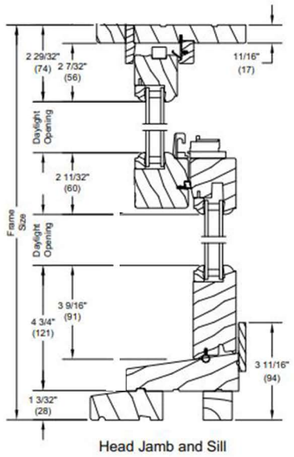
PROPOSED MATERIALS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS



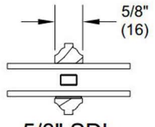
Jambs



Head Jamb and Sill

Features of the Ultimate Wood Double Hung Window

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements

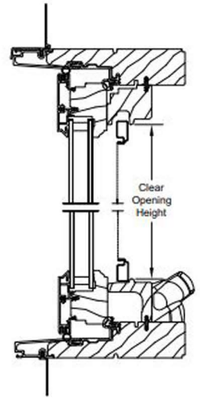


5/8" SDL
W/Spacer

DOUBLE HUNG WINDOWS

MANUFACTURER: MARVIN

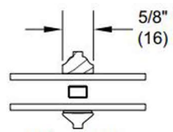
STYLE: WOOD ULTIMATE



Head Jamb and Sill

Features of the Clad Ultimate Casement and Awning Window

- Available in heights up to 8.5 feet or widths up to 3.5 feet
- Industry-leading range of size options
- Multi-point locking system ensures a tight seal and security from top to bottom



5/8" SDL
W/Spacer

CASEMENT WINDOWS

MANUFACTURER: MARVIN

STYLE: CLAD ULTIMATE

1. PARTIAL NORTH ELEVATION (RIGHT SIDE)

2. WEST ELEVATION (FRONT)

3. SOUTH ELEVATION (LEFT SIDE)

4. PARTIAL NORTH ELEVATION (RIGHT SIDE)

5. EAST ELEVATION (REAR)

6. PARTIAL NORTH ELEVATION (RIGHT SIDE)

179 PLEASANT STREET

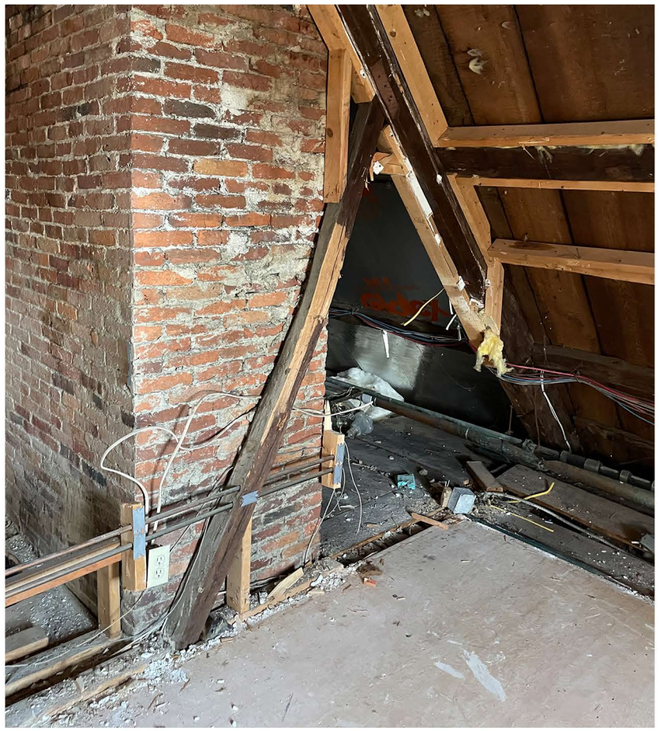
PORTSMOUTH, NEW HAMPSHIRE

EXISTING ELEVATIONS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

7.0



179 PLEASANT STREET

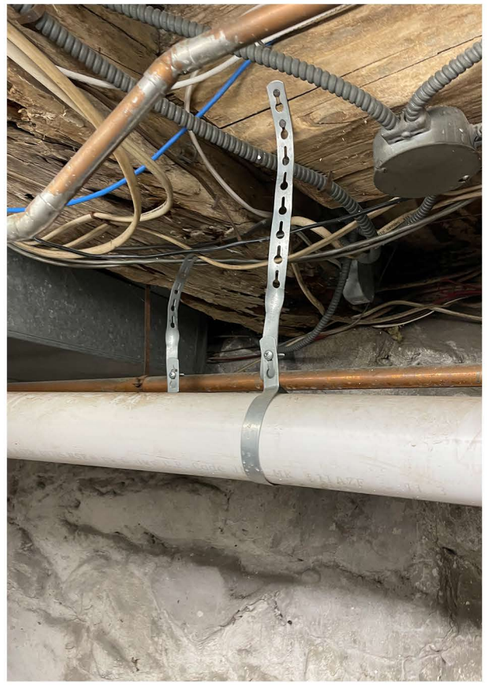
PORTSMOUTH, NEW HAMPSHIRE

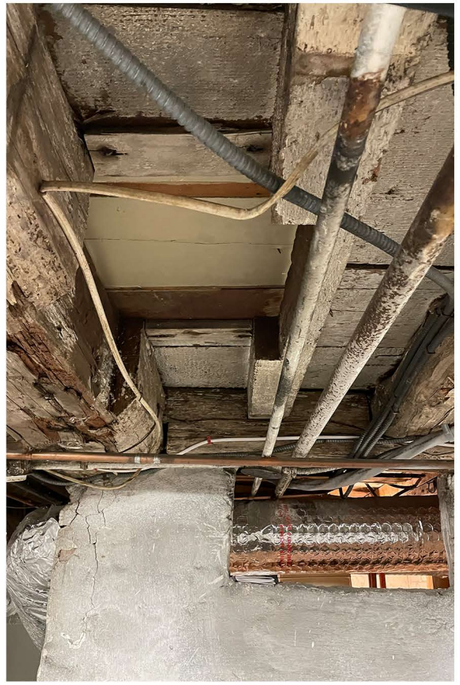
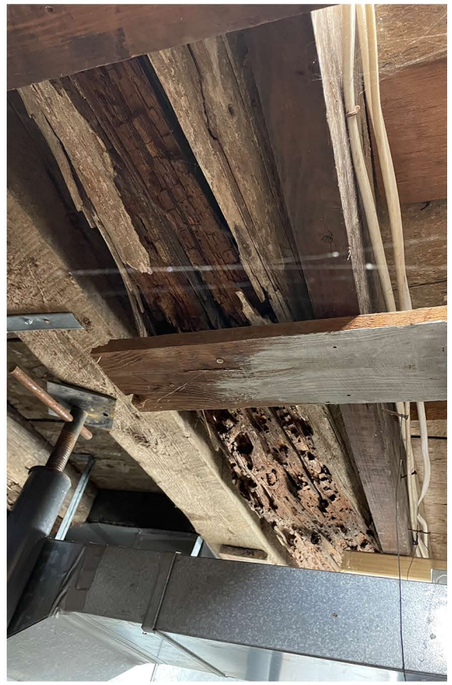
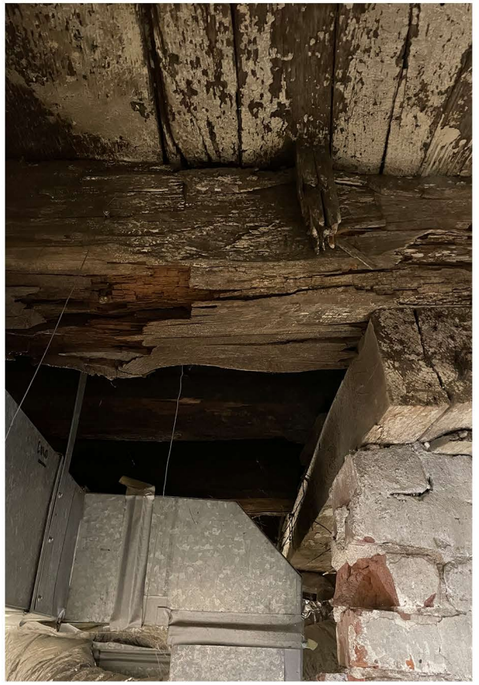
STRUCTURAL FINDINGS

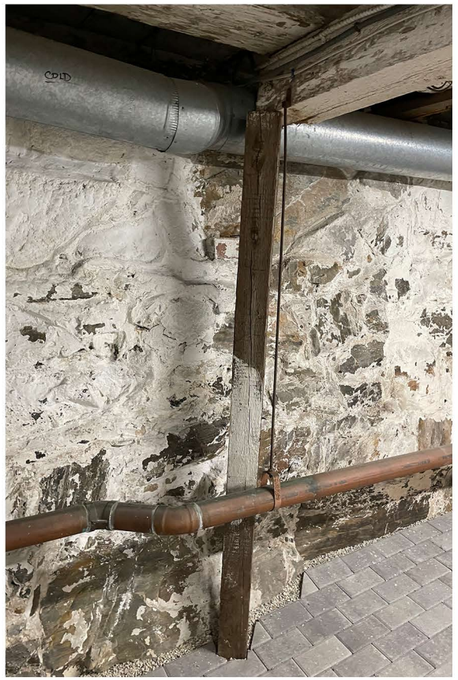
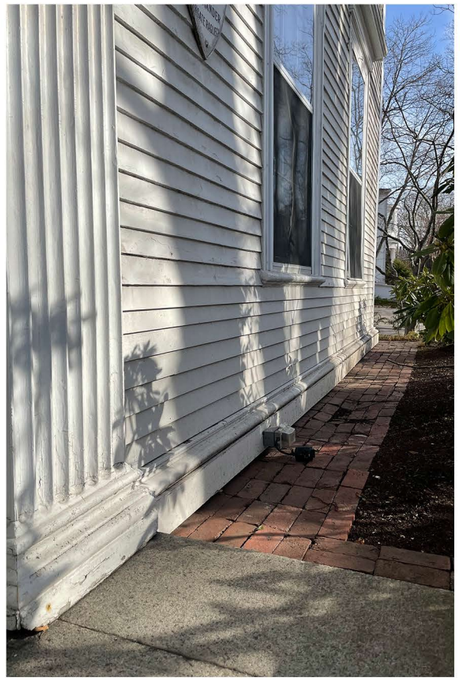
THIRD FLOOR -1988 MANSION RENOVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS



179 PLEASANT STREET

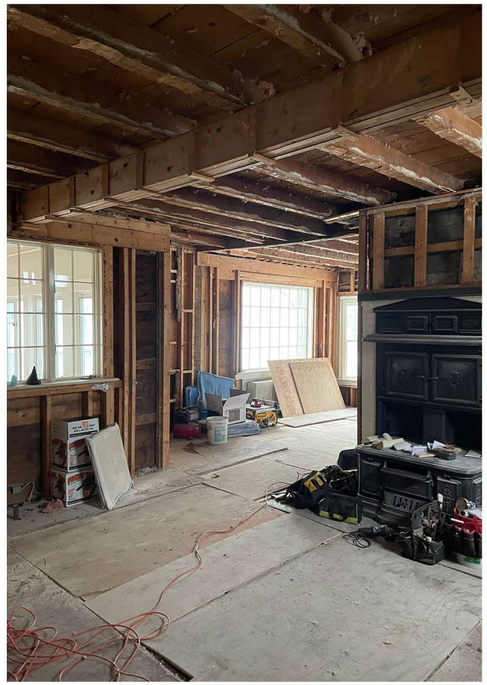
PORTSMOUTH, NEW HAMPSHIRE

STRUCTURAL FINDINGS

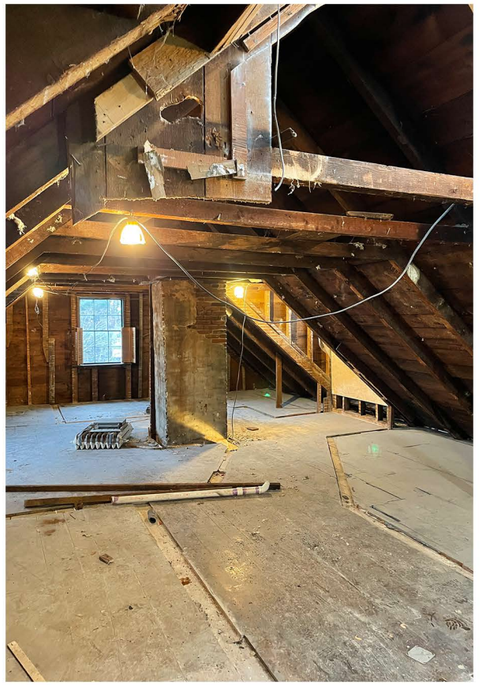
FIRST FLOOR STRUCTURE - MANSION

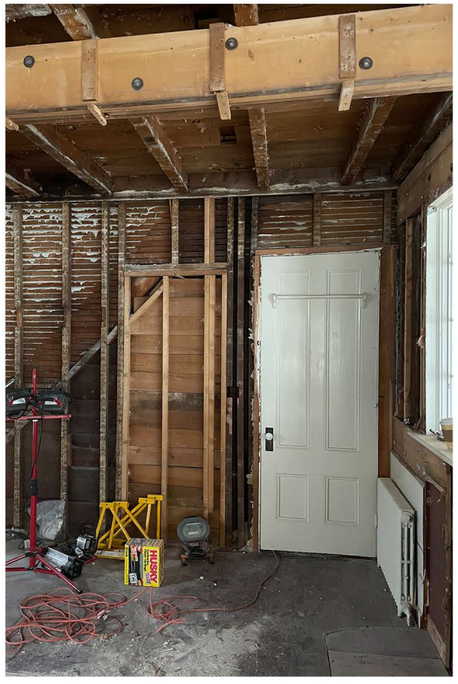
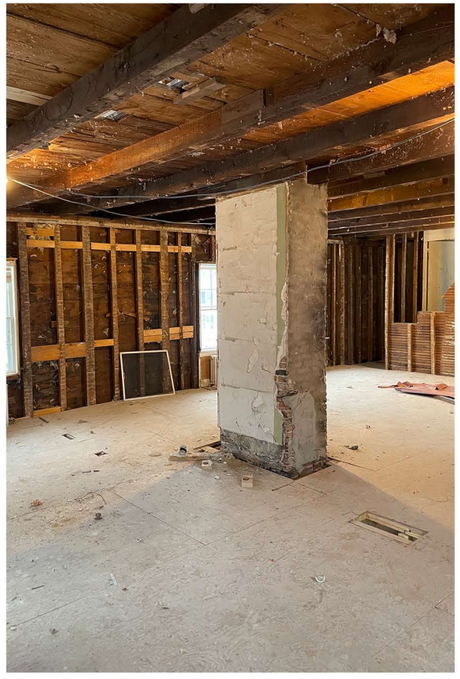
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS







179 PLEASANT STREET

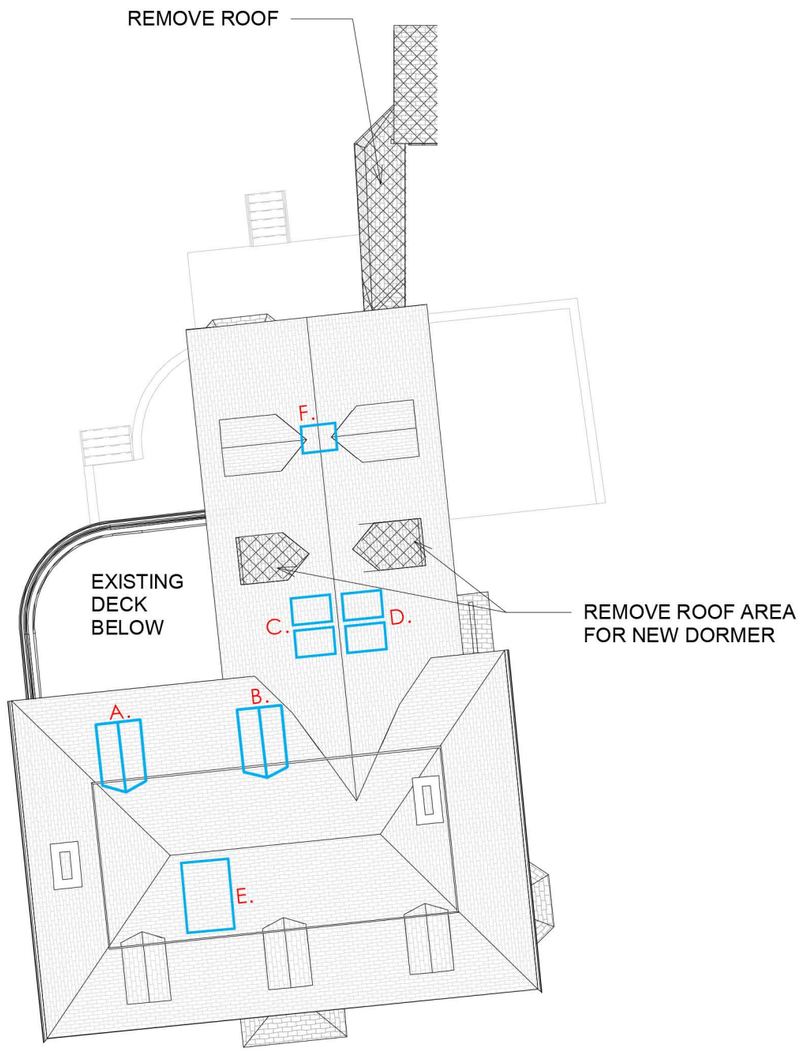
PORTSMOUTH, NEW HAMPSHIRE

STRUCTURAL FINDINGS

ALL FLOORS - ANNEX

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS



ROOF PLAN - EXISTING (2019)

179 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITION FINDINGS

NOT SHOWN IN PREVIOUS APPROVAL DOCUMENTS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: MARCH 2, 2022

CJ ARCHITECTS

MANSION

SUMMARY OF WORK

South Elevation

“Main House” **“Annex”**

Main House:

- Chimneys (2 in total on the mansion)
  - Wash and clean both exterior surfaces and interior flues
  - Strip all paint off the chimneys by sponge jetting or chemical stripping if needed
  - Repair and repoint chimneys as needed
    - Mortar analysis and brick selection to be complete after paint is removed
    - Water struck brick to be used if any bricks require replacement
  - Insert stainless steel liners in both chimneys
    - (1) chimney will be wood burning, the other will be for gas venting
  - All chimneys to be returned to natural brick and water sealed
    - Sealer will be SaltGuard by Prosoco
- Widows Walk
  - Lift widows walk off the roof, this to be done as a complete unit or 4 pieces
  - Complete paint prep and rot restoration to be completed
  - Alter “back” elevation to accommodate raising of Annex ridge line
  - Complete paint job before reinstalling back on the roof in same configuration
  - Paint color to match siding and trim
    - A paint sample will be analyzed to match existing white

- Roof
  - Remove all slate roofing on the mansion to expose original sheathing
  - Remove all flashings and ridge and valley systems as well
  - Install 1" of polyisocyanurate rigid foam over existing roof sheathing
  - Install ¾ CDX plywood over rigid foam and screw into interior members
    - This work to be done in coordination with structural roof work on the interior
  - See roof edge detail to compensate for additional material thickness on roof
  - Install Grace Ice and Water shield and Triflex on the roof
  - Install new composite slate roofing on roof system of the mansion and annex
    - Brava composite slate roof tile to be installed
  - All flashings to be copper
- Gutters
  - Remove existing aluminum gutters and downspouts
  - Install new copper 4" K style gutters with 3" smooth round downspouts
  - All gutter downspouts to enter a perimeter drainage system
    - Perimeter drain explained further in grading and landscape section
  - All soffit trim pieces and fascia to remain and be restored prior to new gutter system
- Shutters
  - Shutters exist on the north and south walls of the mansion and annex
  - Remove all shutters, review condition & material used for construction
  - Complete paint prep and rot restoration on shutters not damaged beyond repair
  - Build new custom shutters to the same spec for any damaged beyond repair
  - Beech River Millworks to provide custom shutters out of Spanish cedar
  - Final paint job on all repaired and new shutters
    - A paint sample will be analyzed to match the existing black
- Windows/Storms
  - All original windows in the mansion to remain and be restored
    - The only exception are the dormer windows, to be explained in dormer section
  - Each sash to be removed, reglazed, completely prepped, and painted
  - Where glass panels need to be replaced, historic glass will be installed
    - There is a small handful, but most are in good condition
  - Each window to receive new sash chains, weights, and weather stripping
  - Custom wooden storm windows to be installed on the exterior
    - Storms to be built by Marvin and specs are attached
    - Paint color will match sample provided for siding and trim
  - Storm windows will be seasonal and incorporate the following
    - Full storm with simulated check rail (exterior mounted)
    - ½ screen for warmer months (exterior mounted)
    - The storm and screen will be separate units
  - All window work to be completed by Window Woman of NE

- Siding & Trim
    - All siding and trim paint to be removed down to original wood
        - Sponge jet, scrap, heat, strip, will need to define method
    - Repairs or replacements will be made with wood and in kind as needed
        - There are several repairs/replacements needed throughout the mansion
        - Trim will be made with the exact profile where needed
        - Siding lap joints will be recreated where needed
        - Please see supporting pics on page 9
    - Remove bottom 18" of siding and trim on all sides of the mansion
        - Remove all siding, trim, and sheathing so sill beam rot can be addressed
        - Install new wooden siding in kind and same dimensions as original
        - If possible, install original shirt board back on the mansion
        - If skirt board can't be salvaged a new one will be milled to exact profile
- Bay Window
    - Bay window to receive same treatment as described above in window, siding, &trim
    - Remove the existing copper flat seamed roof
    - Install framing to create a minimal pitch away from the house
        - Currently has a negative pitch due to settling
        - Water is sitting against the exterior and extensive rot has occurred
    - Install flat seam copper roof
        - See attached picture
    - Review CMU block foundation under bay window
        - We have discovered the CMU blocks are 1 course below grade
        - We will install a new frost wall under the bay window
    - Veneer foundation walls with stone to look like main foundation
        - Sample of veneer stone supplied
        - Picture of existing stone supplied as well
- Utility & Building Penetrations
    - Relocate & address all utility and venting penetrations on the building
    - Hide or disguise as much as possible
    - *This will be expanded upon in "phase 2" with exterior lighting and hardware*
- Basement Windows
    - Replace all basement windows with new cladded windows
    - Basement windows to be 4 light as existing window and venting
    - Requesting a cladded window because they are located at grade
    - See pictures showing basement window light cut
- Grading &Landscaping
    - During construction we would like to dig down around foundation of main house
        - The depth of this trench to be defined but would like 24" min below grade
    - Infill trench with positive draining soils
    - Install brick drip edge around the perimeter of the house as currently installed
        - Drip edge not to exceed top of wall in elevation
        - Currently installed at top of sill
        - Only appearance change should be more exposed rubble foundation

West Elevation

Main House:

The proposed project scope as noted on the "South Elevation" will also apply to the west elevation or the front of the house. The additional items proposed for the west elevation are as follows:

- Dormers
  - All (3) dormers will remain
  - Dormers to receive same proposed treatment as described in siding & trim section
  - Dormer windows will however be reproductions produced by Window Woman of NE
    - Reproductions to match original windows in the rest of the house
    - Current windows are vinyl jamb wood sash, not original
- Window Head Casings
  - The head casings on the 1st floor windows show signs of water infiltration and rot
  - Remove 2 courses of siding above the head units to properly flash
    - All flashings will be copper
  - We will restore the trim wherever possible
  - If the trim is beyond restoring, an exact replicated head casing will be made in wood
  - New wood siding or salvaged siding to be installed after flashing has been corrected
  - See pictures for head flashing issues

- Main Entry Portico
    - Portico to receive same treatment as described above in siding & trim section
    - Remove the existing copper flat seam roof on the portico
    - Remove (2) courses of siding above the portico so appropriate flashing can be installed
    - Install a new flat seam copper roof and flashing on portico
        - See attached picture for flat seam copper
    - Remove existing column bases
        - See attached pictures for detail
        - Bases are wooden boxes most likely hiding rotted column bases
    - Install new ionic style bases to match the profile of the pilaster bases on the portico
        - See attached pictures for profile and dimensions
    - I would like to replace the column and pilaster bases with exact replicated bases
    - New column and pilaster bases to be made from solid PVC
        - See attached picture for example of how base will be produced
        - It is not an example of exact dimension and style

North Elevation

Main House:

The proposed project scope as noted on the "South Elevation" will also apply to the north elevation of the house. The additional items proposed for the north elevation are as follows:

- Siding & Trim
  - Remove all siding on this side of the house to expose sheathing
    - There is a large bow in the center of the wall
    - Significant water infiltration visible on both exterior and interior surfaces
    - Concerns for health of the wall system and chimney, which correlates with the bow in the wall mid-span
  - All siding removed will try to be salvaged and reused for repairs on other walls
  - Trim, casings, cornice will all remain intact
  - Sheathing may need to be removed in some areas but wall system to remain in place
- Window Head Casings
  - The head casings on the 1st floor windows show signs of water infiltration and rot
  - Remove 2 courses of siding above the head units to properly flash
    - All flashings will be copper
  - We will restore the trim wherever possible
  - If the trim is beyond restoring, an exact replicated head casing will be made in wood
  - New wood siding or salvaged siding to be installed after flashing has been corrected
  - See pictures for head flashing issues

East Elevation

“Annex” **“Main House”** **“Sunroom”**

Main House:

The proposed project scope as noted on the “South Elevation” will also apply to the east elevation of the house. The additional items proposed for the east elevation are as follows:

- Dormers
  - The dormer closest to the “annex” roofline and valley to be relocated
    - This dormer is severely structurally compromised
    - See pictures on architectural plans
    - The dormer needs to move horizontally 3’ to allow the raising of the annex roofline as described in the south elevation scope
    - Refer to proposed elevation in architectural drawings
  - Dormers to receive same proposed treatment as described in the siding and trim section
  - Dormer windows will however be replaced with Marvin Ultimate windows
    - Current windows are vinyl jamb wood sash, not original
- Ceremonial Stair Window
  - Once the annex has been raised, we will reinstate the center stair window
  - Trim and siding will need to be added around this window
  - The top 1/3rd of the window is currently buried in the annex attic
  - Any new trim or siding will be made to exact profiles and dimensions
  - Stair window to receive same proposed scope as defined in window/storm section

ANNEX & SUNROOM

SUMMARY OF WORK

Sunroom:

- The sunroom will be removed completely
- Remove the roof system, all walls, foundation, slab, and footings in its entirety
- We are not saving or salvaging any material from this structure
    - The structure was added in the 1980's
- A new sunroom will be built to the same size as detailed in the architectural plans
- The sunroom will have a new foundation with veneered walls to match main house
    - The veneer will be the same as submitted and approved for the bay window
- Please refer to architectural plans for design and details
- Benchmarks will be established prior to demolition to ensure elevations and sizing are recreated accurately

Annex:

- Cut entry portico free and leave standing while the rest of the annex is removed
- Historic architectural elements to be saved and reused are as follows:
    - (11) windows
    - Shutters as explained in shutter scope above
    - Cornice molding
    - Door pediment, transom, and door
    - Entry portico
- Remove annex structure down to foundation walls, including
    - Angled bay
    - Pressure treated deck system
    - Bulkhead
    - Chimney
- Original kitchen ell foundation walls to remain
- Portico foundation will need to be reviewed at this time
- The original rubble foundation does not go under the portico
- The foundation wall supporting the portico and bulkhead has been compromised
    - See page 2 and 9 on the structural report for orientation
- The remaining annex foundation walls will be removed completely, to include footings
    - See page 9 of structural report for illustration of foundation walls
- Pour new concrete walls in same location as original annex walls
    - New concrete walls to receive a stone veneer same as described in bay window section
- Construct the new "annex" in the same footprint
    - See architectural drawings for footprint of new annex
    - Single story box bay to replace angled bay per drawings
- The height of the new annex will be lifted 31.5" so floors and soffits align
- The ridge of the annex will be lower than the main house
- See attached detail illustrating the soffit connection and massing
- New dormer windows to be Marvin Ultimate per spec attached
- Chimney to be reconstructed in kind
    - Water struck bricks to be used for reconstruction
    - Mortar to be the same as proposed in "mansion" write up for chimneys
    - Chimney cap detail and dentil to be reconstructed as documented
- Benchmarks will be established prior to demolition to ensure elevations and sizing are recreated accurately

Supporting Pictures

Siding & Trim repair/replacement

Siding & Trim repair/replacement

Supporting Pictures

North wall with water issues, cornice repair

North wall with water issues, significant bow in wall

Supporting Pictures

Main entry portico column base

Main entry pilaster base

Supporting Pictures

Bricks and grade at or above sill beam, promoting rot

Supporting Pictures

Basement window

Utility

Supporting Pictures

Dormer window

Supporting Pictures

Main entry portico roof

Window head unit flashing

Supporting Pictures

Annex chimney

Supporting Pictures

Annex chimney cap detail

Supporting Pictures

Proposed column and pilaster base construction. This is to only illustrate how the new bases will be made. 1-piece solid PVC

Existing foundation stone, square and rectangular granite slabs

21 January 2022

Structural Condition Assessment - Annex
Captain Thomas Thompson House
179 Pleasant Street
Portsmouth, New Hampshire

Gorham Structural Engineering, PLLC is a consultant to the property owner and has been retained to work with project architect, CJ Architects, to provide a conditions assessment of the building structure at 179 Pleasant Street. The following is a summary of the findings from the conditions assessment for the annex.

General Description

The Captain Thomas Thompson House is a two story wood framed hip-roofed mansion that was built in 1784. An ell known as the annex extends off the back of the original building and was built around 1860. The overall dimensions of the annex are approximately 22’-9”x30’-0”.

Exterior

On the exterior, the building’s foundation, siding, windows, roofing and chimneys are all in need of maintenance.

Annex south elevation

Annex east elevation

Annex north elevation

Side entry foundation detail view

Bulkhead detail view

East wall foundation with access panel

Foundation

The annex is supported a combination of brick and stone foundations with three distinctly different areas. See SK1 attached. From the back wall of the mansion, a full depth stone foundation extends east 14'-6" (±). The next area is inaccessible with a shallow stone perimeter foundation wall and an exposed earth floor extending east 10'-8" (±). The third foundation area is constructed of brick over stone masonry perimeter wall enclosing a low clearance crawl space with an exposed earth floor extending east 11'-9" (±).

The full-height stone foundation wall along the side entrance appears to be bowing inward with numerous cracks in the mortar joints. This is most likely due to the surcharge force

from the side entrance foundation, which is in visibly poor condition and in need of repair or replacement. Further investigation of this area is recommended.

The brick and stone foundation is in poor condition with eroded mortar joints and some wall areas visibly leaning out of plumb. My opinion is that the crawl space foundations will require significant repair.

First Floor Framing

The annex first floor framing is a combination of heavy timber, wood framing in direct contact with soil, and timber joists over a crawl space. See SK2 attached. My opinion is that the first floor framing, over the crawl space areas, is in poor condition and may need to be removed to provide access to the crawl space so the foundation can be repaired, for the installation of a proper vapor barrier, and to install new MEP systems.

First floor transition at full foundation

First floor near chimney/hearth

First Floor Wall Framing

The first floor exterior wall framing appears to have been modified numerous times over the life of the building. Some areas which look original are framed with 3x3 studs spaced at 30” on center with 2x2 infill studs and sloped furring. In other areas, it appears that new windows were installed and significant, but structurally dubious, framing modifications have been made. Significant repairs have been made at the curved wall.

3x3 and 2x2 first floor wall framing

Curved wall framing

Wall framing at window

Wall framing at window

Second Floor Framing

The second floor is framed using 3”x5½” joists spaced at 24” on center. See SK3 attached. The joists are supported at a (4)2x10 beam spanning 18-feet and a 3½”x7” beam which is supported at the chimney. Both beams are significantly overstressed. A number of the joists have been notched, drilled, or otherwise damaged to an extent that they have no tangible structural value. It was observed that one ply of the (4)2x10 beam is fractured. Assuming Hem-Fir material, the allowable total load for this floor system would be less than 5 psf. This floor must be considered unsafe in current condition and will require significant reinforcing or replacement.

Second floor joist

Second floor joist

(4)2x10 beam at supporting second floor

3”x7½” beam supporting second floor

Second Floor Wall Framing

The second floor exterior walls are constructed using 3”x4” studs spaced at 32” on center and are in good condition.

View of second floor wall framing

Curved wall framing as second floor

Third Floor Framing

The third floor is framed using 4”x5¾” wood joists spaced at 32” on center. See SK4 attached. Assuming Hem-Fir material, the allowable total load for this floor system would be approximately 10 psf. Joists are supported at the chimney and some joists are lacking adequate support, which are conditions that will need to be corrected.

Third floor framing supported at chimney

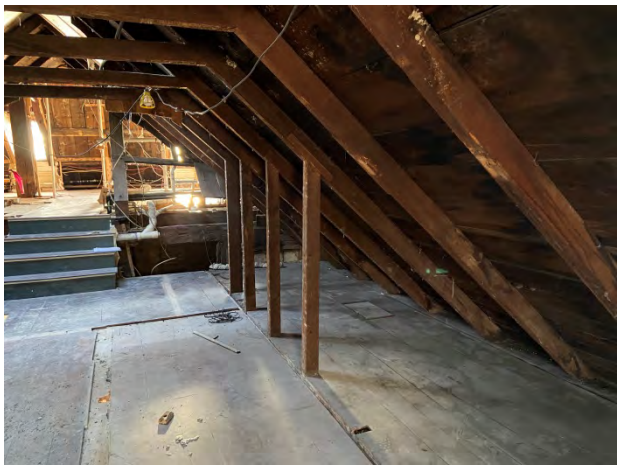
Annex third floor unsupported framing

Roof / Attic

The annex roof is framed using 2¾”x4¾” rafters spaced at 32” on center with 3”x4” collar beams located about 7-feet above the floor. The large roof overhang along the north side is partially supported by vertical struts, aligned with the exterior wall below, and extending to the underside of the rafters. Some of the gable wall framing is spliced. Assuming Hem-Fir material, the allowable total load for this roof system would be approximately 20 psf. The roof will require significant reinforcing or replacement to increase load capacity.

Roof framing at dormer

Gable wall framing



Vertical struts at curved wall and overhang

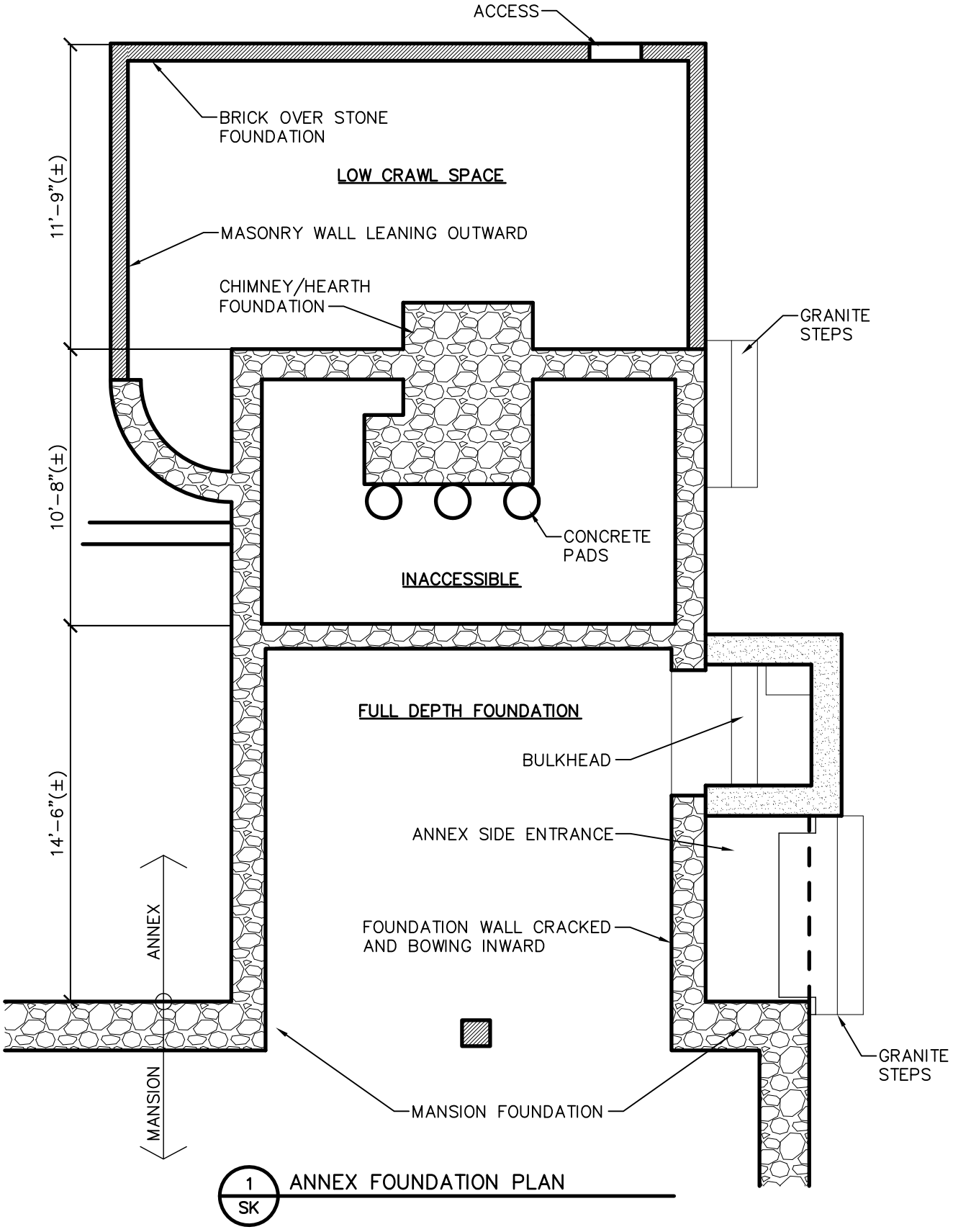
Roof framing looking toward Mansion

Conclusion

In my opinion, the annex framing is far too undersized, damaged, and compromised to be considered acceptable and safe for any current occupancy or use. The annex will require a significant commitment from the owner to provide the structural improvements needed to ensure that the building is safe and can remain in service in the future.

Respectfully submitted,
Martin Gorham, PE, LEED-AP, SECB

Attachments: SK1, SK2, SK3, SK4 & SK5



GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
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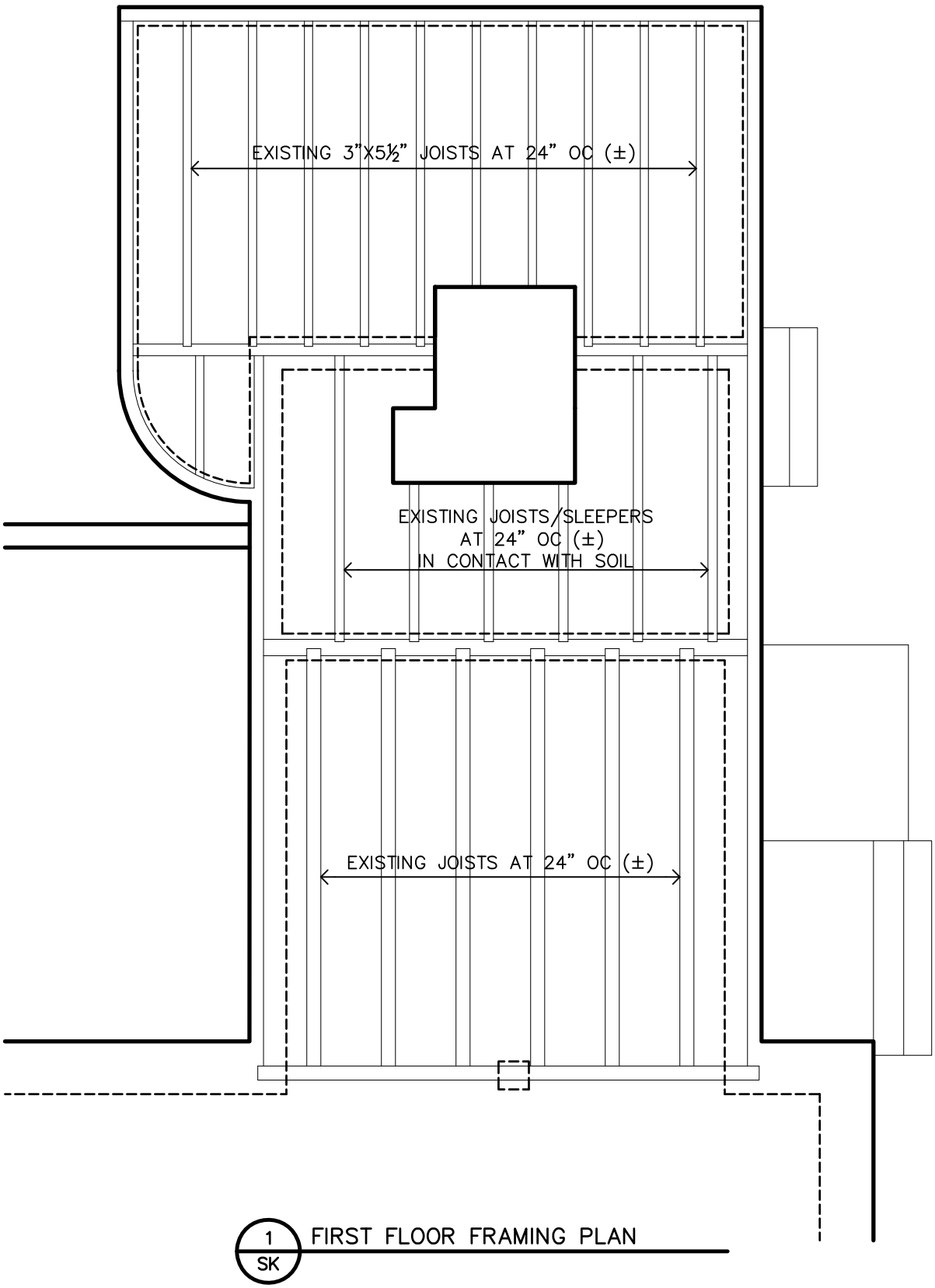
179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK1

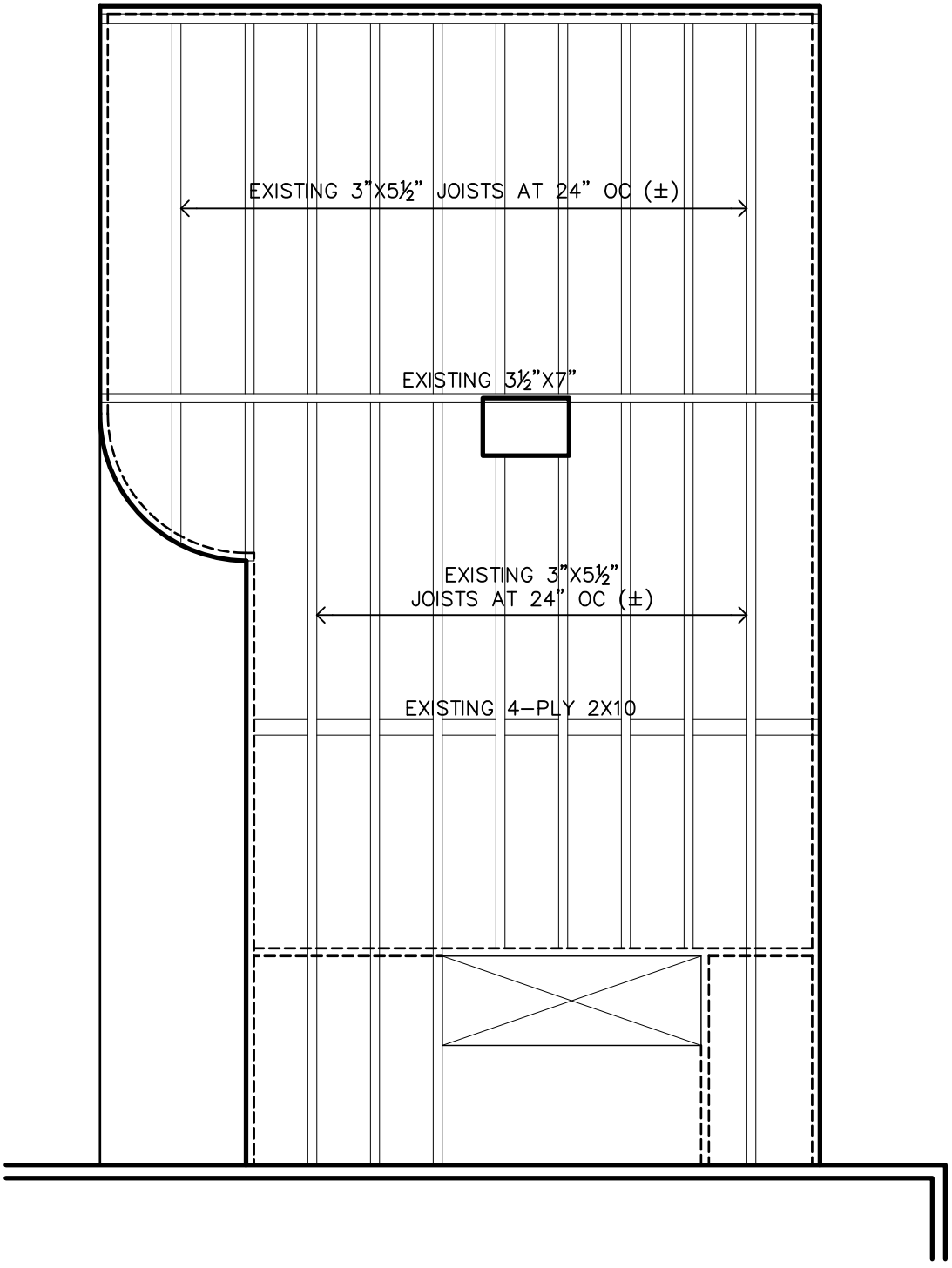


1/SK FIRST FLOOR FRAMING PLAN

GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
603-988-1738

179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK2



1/SK SECOND FLOOR FRAMING PLAN

GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
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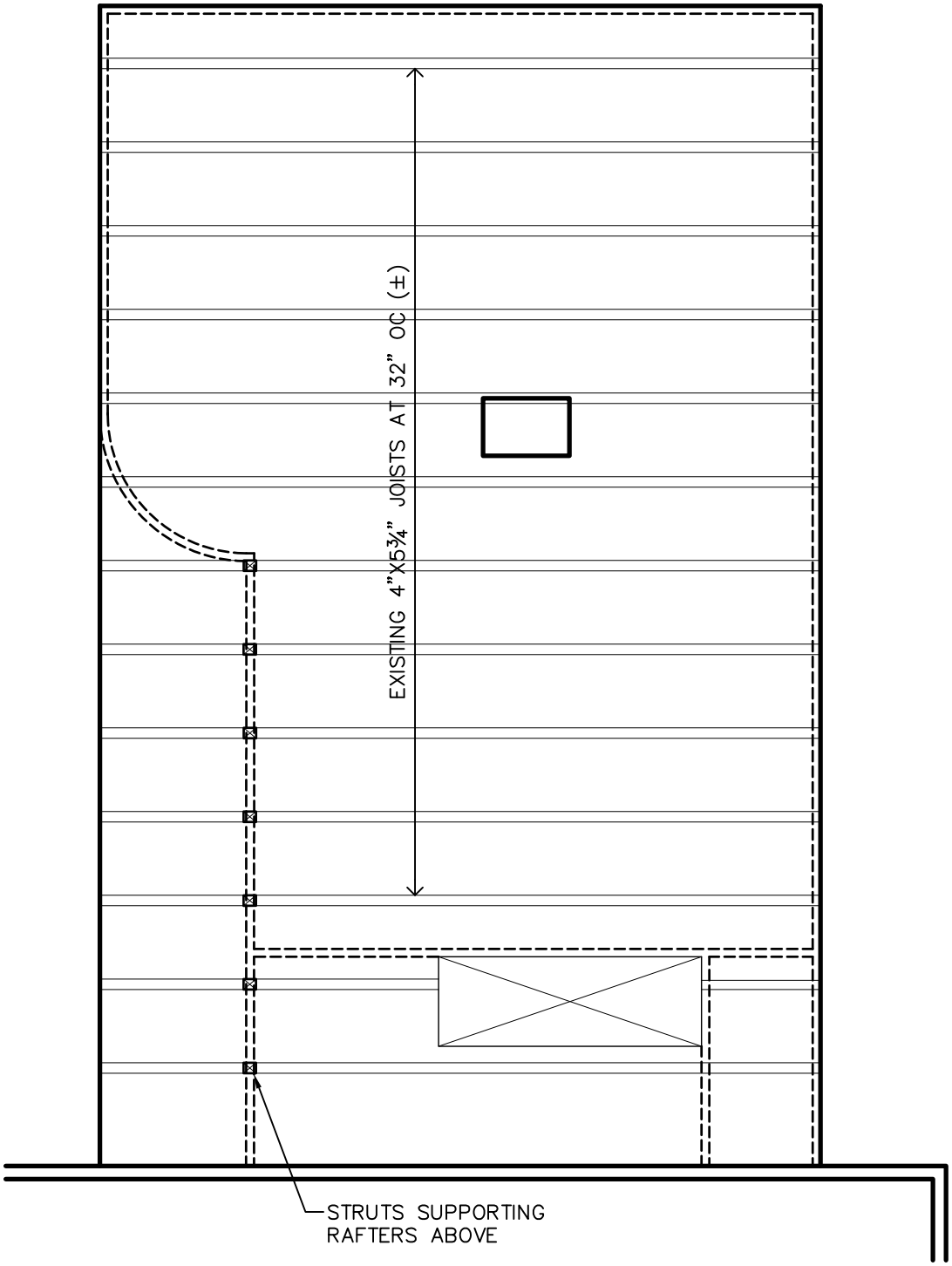
179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK3

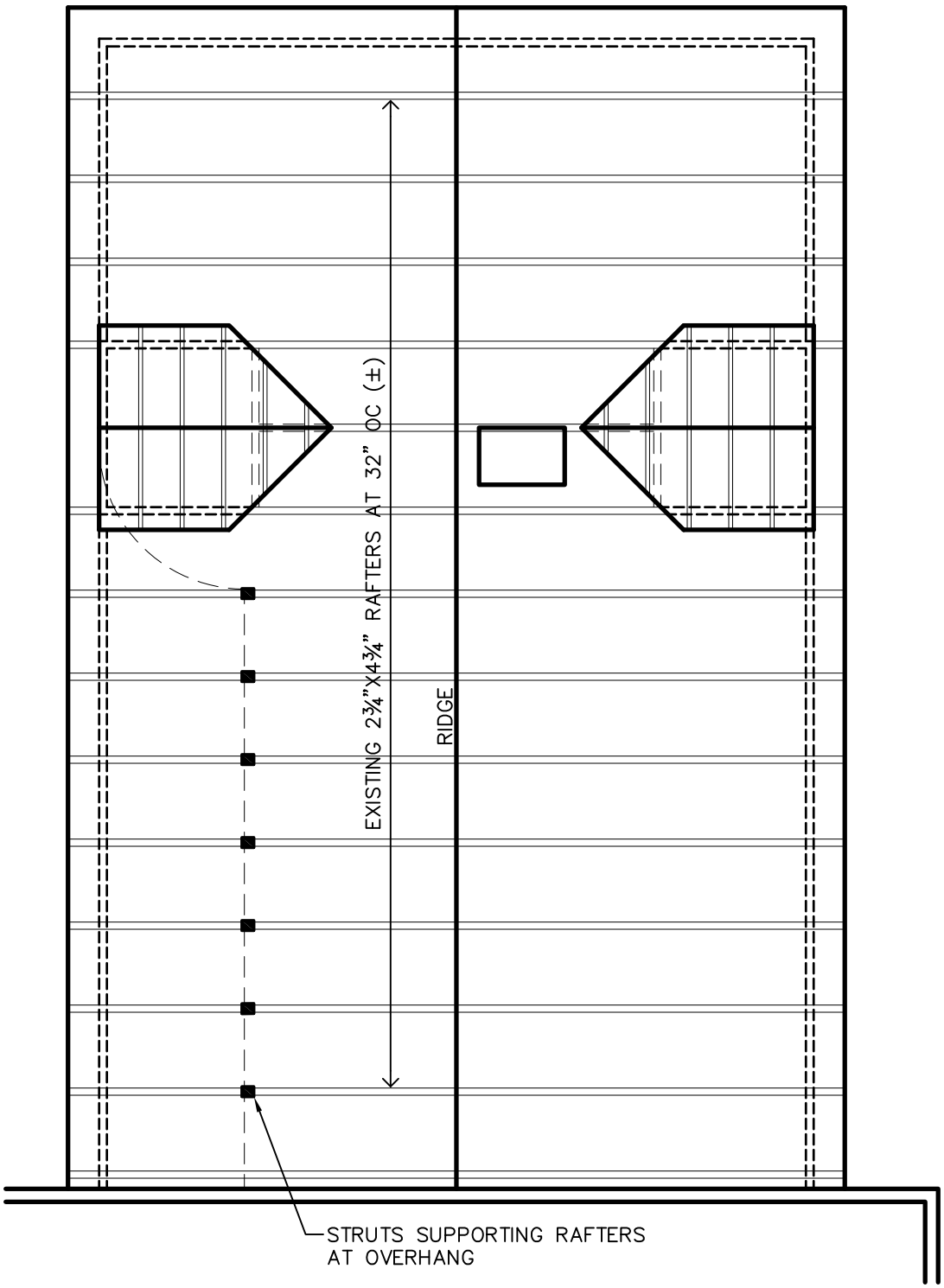


1/SK THIRD FLOOR FRAMING PLAN

GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
603-988-1738

179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK4



1/SK ROOF FRAMING PLAN

GORHAM STRUCTURAL
11 Burnham Avenue, Durham NH 03824
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179 Pleasant Street
Portsmouth, New Hampshire

Date: 1-21-2022	Affected Document: NA
Revision:	Sheet Number: SK5

Steven C. Mallory
Architectural conservator
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18. January, 2022

Attn: Carla Goodknight: Project Architect, CJ Architects
Jake Weider: Architectural Designer
David Calkins: Owners Representative / General Contractor

Assessment of Historic Integrity

Captain Thomas Thompson Mansion
179 Pleasant Street, Portsmouth NH

Introduction

This memorandum outlines my observations when conducting a field inspection of the property described as the Captain Thomas Thompson Mansion, located at 179 Pleasant Street in Portsmouth, New Hampshire. The purpose of the assessment was to examine the historic structure but particularly the rear ell or "annex" for historical integrity and make recommendations for careful preservation as part of a greater renovation campaign that best serves the property, owners, and considers the requirements of the Historic District Commission.

As per onsite discussions with project manager David Calkins and architect Jake Wieder, the desire of the homeowner is to renovate the annex, which involves raising the building in order to tie in exterior roof lines and level interior floor planes. This will also involve replacing the inadequate first-floor decking and installing a code-compliant foundation.

As described in greater detail below, it is clear that the annex was added to the building in the mid 19th century as part of a greater Greco-Italianate style renovation to the 1780s historic mansion. It was placed over an irregular foundation and exhibits resultant settling.

Two approaches are possible to accomplish the desired outcome. The first would be to detach and raise the annex to align floors and exterior woodwork, also placing it on a new foundation. This would also involve moving windows and doors so they align with the fenestration of the main building. A second approach would be to remove the ell and replace it with a modern structure with framing allowances that comply with insulation values and structural loads, while replicating the original street-view facades and re-using original exterior architectural elements.

Addition of the annex likely involved removal of an 18th century small rear ell, perhaps the location of the original kitchen. The original basement to this lost element survives and is described below.

About Me

I am a senior architectural conservator with over 25 years of professional experience. My undergraduate degree is in Architecture from Skidmore College, and I did my graduate work (MSHP) from the University of Vermont. I have been mostly a consultant specializing in museum structures and private owners of historic houses from the Mid-Atlantic to Maine. I was also the restoration manager for George Washington's Mount Vernon Estate and Gardens for many years. I have done many projects for the Town of Wells, Maine, the Old York Historical Society in York, Maine, Strawbery Banke Museum in Portsmouth, and provided the restoration specifications for the exterior of the American Independence Museum's Folsom Tavern in Exeter in concert with architect John Merkle in the early 2000s as local examples of my work. I have done many conditions assessments, historic structures reports, architectural surveys and preservation specifications for the New Hampshire Preservation Alliance and LCHIP projects across New Hampshire.

To better describe my role in the preservation community, I am a forensics expert for historic structures. I analyze architectural design elements, building materials, nail types, hardware, tool marks, tree ring science, and paint history among other things to determine what a given building started out as, and how it evolved over time. I also evaluate existing conditions and develop preservation-friendly strategies that maximize preservation while also considering sustainability and practicality.

Summary of Findings

Addition of the annex likely involved removal of an 18th century small rear ell. Some evidence in the floor framing in this area suggests that the original cooking fireplace was more or less located in the position of the current (19th century) basement stairwell. The foundation and cellar of the earlier ell were incorporated within the 19th century annex, resulting a full basement at the south end and a crawlspace at the north; a shallow-footed stone foundation with a largely inaccessible crawlspace below. I recommend that regardless of the future approach for the annex above, that the footprint of the 18th century ell and the foundation be retained in any new foundation work.

The annex contains an historically important 19th century chimney that includes a rare cast iron built-in cookstove as well as a set kettle. This interior feature is somewhat beyond the purview of the Historic Commission except that above the roof line it is an important exterior character-defining feature. Retaining this element while raising the building as proposed is challenging but possible. Incorporating it within a replacement structure is equally challenging and possible.

The framing of the annex is representative of a major shift in American wood-framed building traditions away from the timber frame and toward modern balloon framing. This building exhibits characteristics of both. Retaining the existing structure and raising it will surely involve building out existing studs, joists and rafters to accommodate current codes for load, insulation and energy efficiency. This will result in the same slight loss of interior space as if the structure were replaced with a modern one.

The biggest design concern with either approach is with how to tie in the original compound Georgian cornice of the main house with the Greek Revival cornice of the annex. These can essentially die into one another with creative, clean woodworking joints. The most important aspect of this issue will be obtaining an even valley and drip edge at this intersection.

With the exception of the 1970s solarium and rear picture window (not visible from any public vantagepoint), the exterior of the annex retains a great deal of historic integrity. Sophisticated surgery would be involved in retaining and lowering existing windows if the existing structure were retained in its entirety, but this is possible.

I hope this memo proves helpful. Please do not hesitate to reach out with any further questions, clarifications or concerns.

Best regards,
Steven

409 Franklin Pierce Highway LLC
PO Box 399
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603-679-1131

RE: 205 Market Street
Portsmouth, NH 03801

Masonry Contractor Bio and Qualifications Summary
Millstone Masonry
Barrington, NH 03825
603-942-8897

Millstone masonry is a family owned and operated business in Barrington NH. They have been operating for over 25 years in the greater seacoast area. They provide professional and detailed masonry services to the residential and commercial markets.

Millstone has experience dealing with historically sensitive properties and has become the Portsmouth Naval Shipyards preferred mason when dealing with restoration projects. They have been working with the shipyard since 2015 and have been involved in numerous projects. These projects range from repointing to partial replacement of wall sections. All of the historical work has been executed under the direction of Kerry Vautrot the historical consultant for the Naval Shipyard.

During these projects Millstone is required to provide mortar analysis reports and composition as well as brick selections for review. They also have been required to build mock wall sections to illustrate methodology, material selection, and detailed sections. All of the work has to be conducted in accordance with the Technical Preservation Services and preservation briefs.
https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Millstone has also worked on projects under the supervision of Margaret Gaertner. Margaret is a historic building consultant through the NH Division of Historical Resources. Margaret was satisfied with Millstones procedures and installation practices on the projects they worked together.

Through the 25 plus years of experience and the work they have completed at the Naval Shipyard, Millstone Masonry is a qualified choice for the repair, repointing, and if needed restoration of the brick work at 205 Market Street.

deGruchy's LIME WORKS.us™

Characterization of Historic Mortars:

205 Market Street,
Portsmouth, NH 03801

Prepared by:
Jyotsna Naga Aikens
Laboratory Consultant

Prepared for:
Spencer Conroy
Millstone Masonry

April 16, 2021

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Characterization of Historic Mortars and Plasters

Cover Image: Ward, Andrew M. "Multifamily Sold - New Hampshire: United States." COLLIERS INTERNATIONAL. Accessed April 15, 2021. https://www.colliers.com/en/properties/waterfront-mixed-use-building/usa-205-market-street-portsmouth-nh-03801/usa1082296.

Section 1.0: Purpose Statement

The purpose of a basic acid digestion mortar analysis is to determine the approximate proportions of three principal components of historic mortars—aggregate, binder, and fines. Certain additives may also be detected via this method, but their proportions may not be accurately determined. A basic mortar analysis is primarily used to help ascertain general details about composition of a mortar for the purpose of recreating a historic blend or as a prelude to further instrumental analysis. Thus, this test is most useful for identifying whether cement, lime, and sand are present and in what quantities. Acid digestion can be an important part in developing plans for repairing and maintaining historic structures. For further information on methodology, please see Section 4.0.

However, while this test protocol is useful for distinguishing general characteristics associated with different binders, it is important to note that the test is subjective, based on the interpretation of data and physical properties, rather than unequivocal. Interpretation relies not only on the data produced while testing, but also on observed physical characteristics such as color, texture, hardness, cohesiveness, and visual properties of aggregate. Additional clarification on specific properties or additives of a mortar, such as additional pigments, modifying additives, cement type, or mineralogy, would require further instrumental analysis (X-Ray Diffraction, SEM-XEDS, petrography, and other tests) which can be arranged at a client's request for fees to be determined on a case-by-case basis. It is important to note that testing cannot determine several other important factors in mortar which are difficult or impossible to accurately ascertain, including original water mix, mixing and pointing method, rate of drying, or original condition/origin of aggregate.

Lime*Works*.us personnel conduct these analyses with care to produce accurate results to the greatest degree possible. However, it is up to the client to confer with owners, conservators, masons, and/or installers to determine material appropriateness, installation methods, and performance testing of recommended products beyond data provided by the manufacturer. Lime*Works*.us staff will use information gathered during this test to recommend a compatible material from our products and any additional steps or services if necessary or requested. These recommendations can be found in Section 3.0.

Section 1.1: Background

Two samples were submitted from different parts of the building to Lime*Works*.us by Spencer Conroy of Millstone Masonry. Both the samples were bedding mortar sized between 1/4"-3/8". Sample one was extracted from the street side, above low window, near the salt pile. Sample two on the other hand was extracted from the parking lot corner, near the street. Both the samples were partially intact with some portions reduced to powder upon receipt.

The four-story, 8263 Sq Ft historic waterfront building was built in 1830.[1] Idyllically located in downtown Portsmouth, over-viewing the Piscataqua River, the property type is a mixed-use type with retail space on the first floor and six apartments on the others. The building was recently renovated in 2006. Proximity to a foundry and salt pile add a dimension of conservation concern unusual to most structures.

1 Ward, Andrew M. "Multifamily Sold - New Hampshire: United States." COLLIERS INTERNATIONAL. Accessed April 15, 2021. https://www.colliers.com/en/properties/waterfront-mixed-use-building/usa-205-market-street-portsmouth-nh-03801/usa1082296.

Section 1.2: Executive Summary

Because of the amount of samples submitted, the full details of this report are lengthy. As such, this executive summary section has been prepared in order to summarize the relevant conclusions and recommendations. Reading the full detailed report is highly recommended to understand these conclusions and recommendations to ensure accuracy and agreement with the goals of the project before proceeding.

In this section, "Test Results" summarizes the data from the mortar analysis, "Mix Recommendations" summarizes the kind of mix the client should look for in a replacement mortar, and "Lime*Works*.us Products" lists the products available through Lime*Works*.us that meet or are analog to the recommendations. Mixes and products are to be considered appropriate substitutes for the historic mortar. If the historic mortar needs to be precisely replicated, additional testing according to ASTM C1324 would be required.

It is the responsibility of the client to read this report in its entirety and, in consultation with stakeholders or other authorities, determine the suitability of recommended products.

	Test Result	Mix Recommendation	Lime*Works*.us Products
Sample 1	1 part lime to 2.5 parts fine aggregate by weight.	1 part St. Astier NHL 3.5 to 2.5 parts fine sand in accordance with ASTM C1713. Color with aggregate or UV/alkali-stable pigments.	Ecologic Mortar DGM SCG (F) Non-Pigmented
Sample 2	1 part lime to 2.5 parts fine aggregate by weight.	1 part St. Astier NHL 3.5 to 2.5 parts fine sand in accordance with ASTM C1713. Color with aggregate or UV/alkali-stable pigments.	Ecologic Mortar SCG (F) in 90% DGM 050/ 10% DGM 250 w/XF Slag Fleck

Section 2.0b: Analytical Summary (Sample 1)

The reactive and physical characteristics of this mortar sample suggest it contains a binder based on a mixture of lime and sand at a ratio of 1 part binder to 2.5 parts aggregate by weight. This conclusion was based on the following observations:

Photograph of the bulk sample before digestion (fluorescent light, color corrected).

Sample Composition:

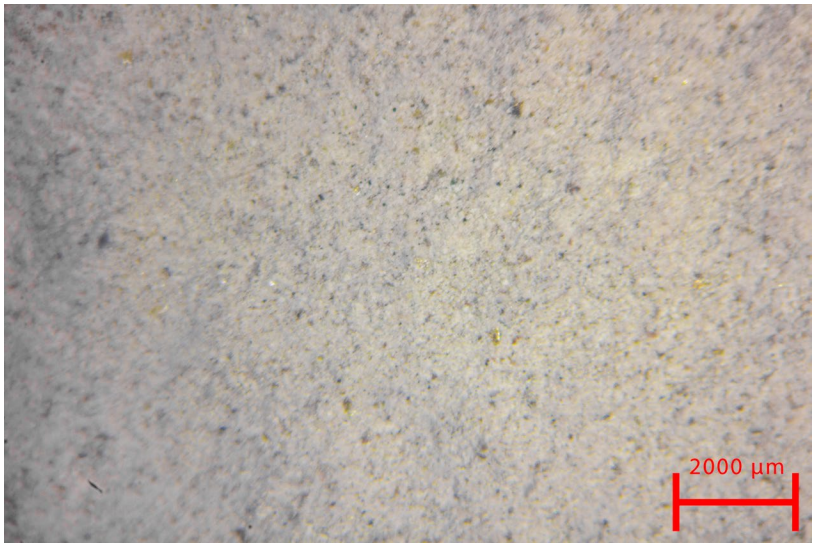
$CaCO_3$	~17.057%
$CaMg(CO_3)_2$	~4.310%
Solubles	~6.175%
Aggregate	~71.017%
Fines	~1.441%

Sample Observations:

- ***Layering:*** No layering was observed.
- ***Color:*** The clean break of the bulk sample corresponded to 7.5YR 8/1 *white*. This is consistent with a lime mortar.
- ***Hardness:*** The sample was cohesive and very easy to snap with a Mohs rating of 2.5, requiring low force to pulverize with a mortar and pestle. This is consistent with a lime mortar.
- ***Reactivity:*** The sample reacted vigorously with ample effervescence and a very little secondary reaction when exposed to a 14% dilution of hydrochloric acid. Mortars with high cement content tend to react less vigorously than mortars high in lime. Limes high in dolomite ($CaMg(CO_3)_2$) will have a secondary reaction after the primary calcium carbonate reaction ($CaCO_3$). Calcium carbonate, such as that found in lime mortars and calcareous aggregates, evolves a large amount of CO_2 when exposed to acid, while pure cement-based mortars release very little during acid digestion. The sample's reaction suggests a lime-rich mortar.
- ***Solubles*:** The low amount of solubles and high carbonate in this mortar suggests a low dolomitic lime mixture with the possibility of a very small amount of clay or other acid soluble material present. Calcium carbonate, such as that found in lime mortars and calcareous aggregates, evolves a large amount of CO_2 when exposed to acid, while cement-based mortars release very little during acid digestion. A mortar with very little carbonate and high solubles suggests the presence of a cement, while a mortar high in carbonates with few solubles is likely lime-based.
- ***Aggregate:*** Aggregates extracted from the mortar were various shades of pinkish gray with an overall average color of 7.5YR 6/2 *gray*, while extracted fines were 7.5YR 7/1 *light gray*. The surviving aggregate fell within the modern mortar aggregate grading standards found in ASTM C144. Overall, this aggregate can be characterized as well-graded and sharp. For more information on extracted aggregates please see Section 2.1.
- ***Fines:*** This mortar aggregate was very clean, with under 2% total weight in fines.

Section 2.1b: Characterization of Extracted Aggregate (Sample 1)

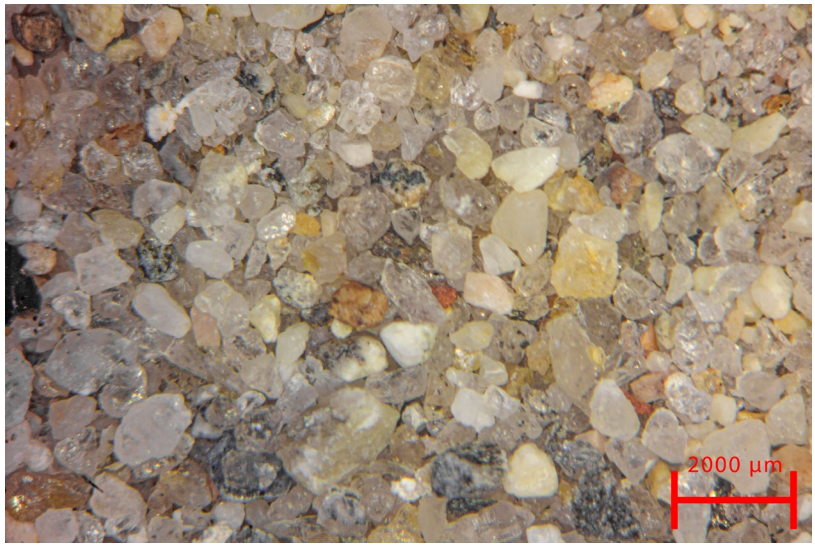
Because aggregate is an important portion of mortar, helping not only to determine material performance, but also in simulating historic color and texture, this mortar analysis includes a careful examination of aggregates extracted following the acid digestion of the sample. Analysis included a visual analysis and evaluation of particle size. This data can be used to both simulate a historic mortar and/or assess the potential properties imparted by an aggregate blend. It is important to note that certain portions potentially present in aggregate (such as crushed limestone, marble, and certain silicas) are fully or partially soluble in acid. These are included within a broad category of "solubles." Solubles would require further instrumental analysis to accurately characterize.



Photomicrograph of the weathered face of the bulk sample before digestion (incident daylight-balanced light, 10x magnification).

Individual grains of sand were generally shades of gray to pinkish gray with some other colors sporadically mixed in. As a result, the average color of sieved particles ranged almost entirely between 7.5YR 5/1 *gray* to 10YR 7/2 *pinkish gray* hue range, with some variation in value and chroma.

The aggregate particles varied widely in shape and roundness from very angular to subrounded in roundness and equant to very elongate in sphericity. The majority of material was captured by the #30 and #50 sieves. The fineness modulus of this aggregate was 1.962, indicating moderately coarse sand. The sand met ASTM C144's specifications for a masonry sand. For detailed definitions of these terms, please see section 5.0.

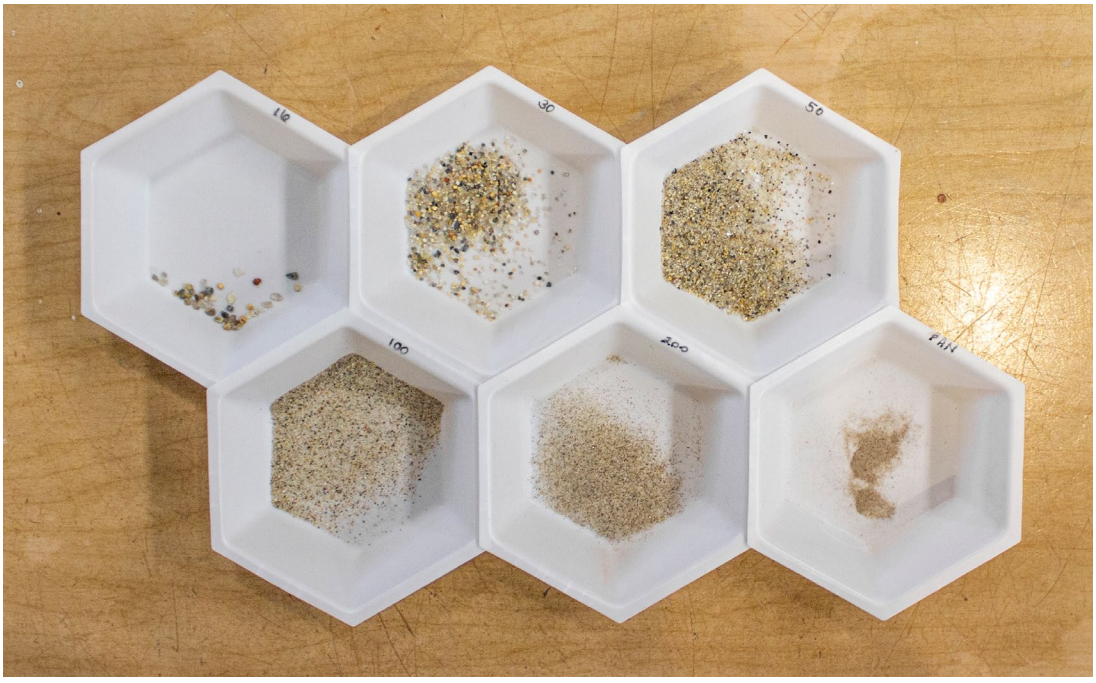


Photomicrograph of the extracted aggregate before sieving, note (incident daylight-balanced light, 10x magnification).

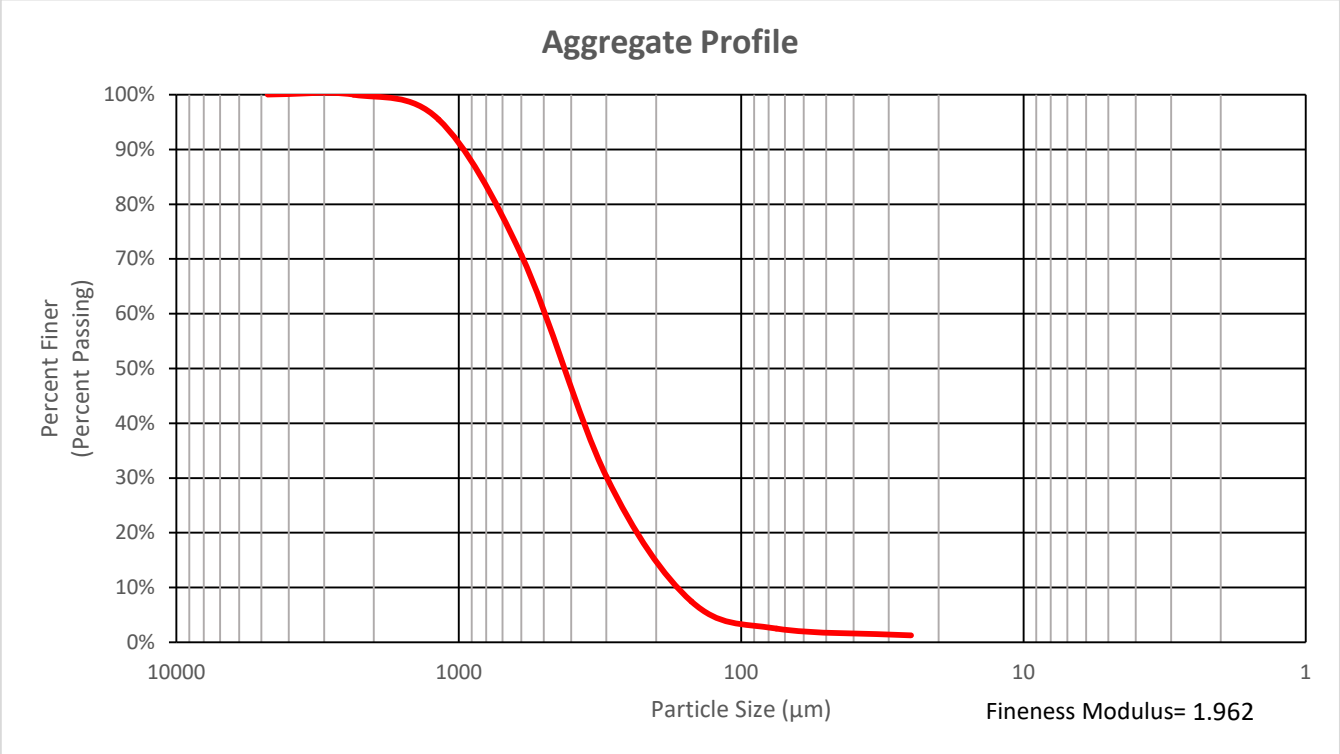
Extracted aggregates were sieved according to ASTM C136. Material was passed through a US Standard Sieve Stack (as governed in ASTM E11) and material retained on each mesh was recorded by weight and expressed as a percentage of the whole to determine approximate grading of the aggregate. Results are as follows:

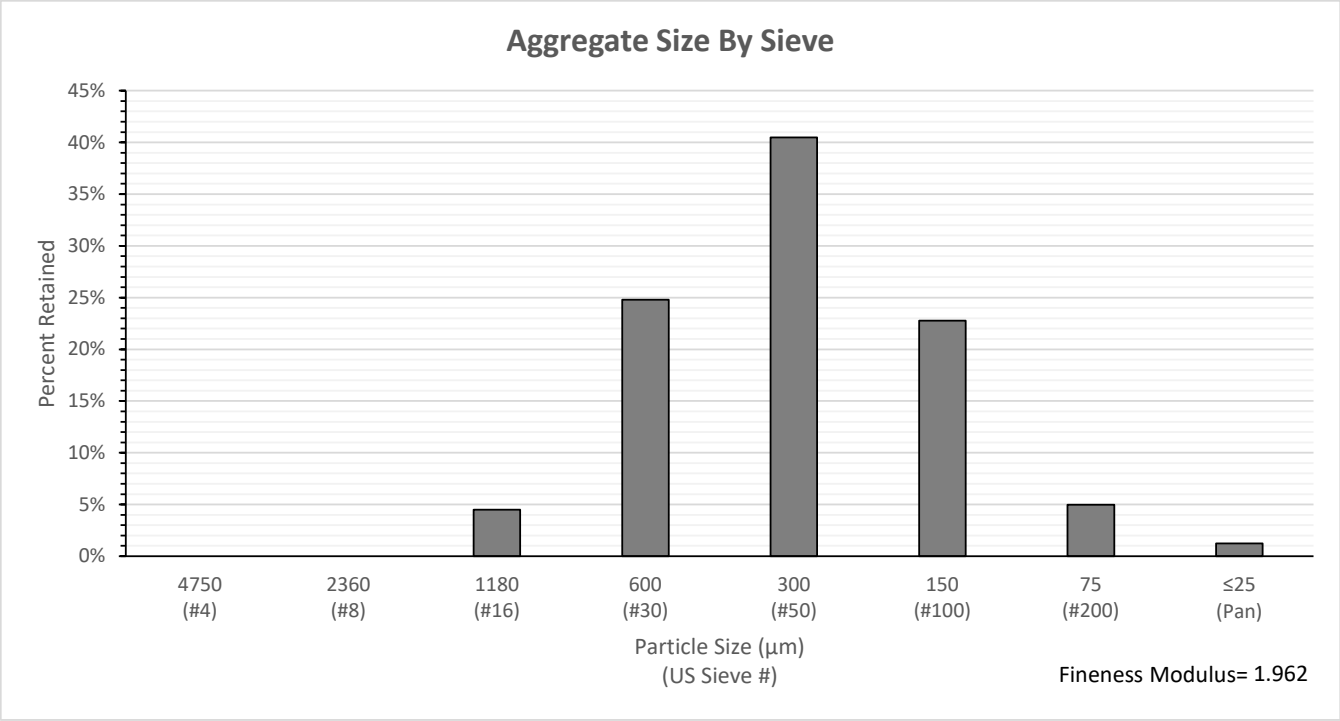
Aggregate Grading:

Sieve Number	#4	#8	#16	#30	#50	#100	#200	Pan
Screen Size	4750µm	2360µm	1180µm	600µm	300µm	150µm	75µm	≥25µm
Aggregate Retained	0.000%	0.000%	4.510%	24.803%	40.474%	22.773%	4.961%	1.240%



Washed and sieved sands sorted according to sieve size (color corrected fluorescent light)


Aggregate Profile
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Percent Finer
(Percent Passing)
10000
1000
100
10
1
Particle Size (µm)
Fineness Modulus= 1.962


Aggregate Size By Sieve
45%
40%
35%
30%
25%
20%
15%
10%
5%
0%
Percent Retained
4750
(#4)
2360
(#8)
1180
(#16)
600
(#30)
300
(#50)
150
(#100)
75
(#200)
≤25
(Pan)
Particle Size (µm)
(US Sieve #)
Fineness Modulus= 1.962

Section 2.0c: Analytical Summary (Sample 2)

The reactive and physical characteristics of this mortar sample suggest it contains a binder based on a mixture of lime and sand at a ratio of 1 part binder to 2.5 parts aggregate by weight. This conclusion was based on the following observations:

Photograph of the bulk sample before digestion (fluorescent light, color corrected).

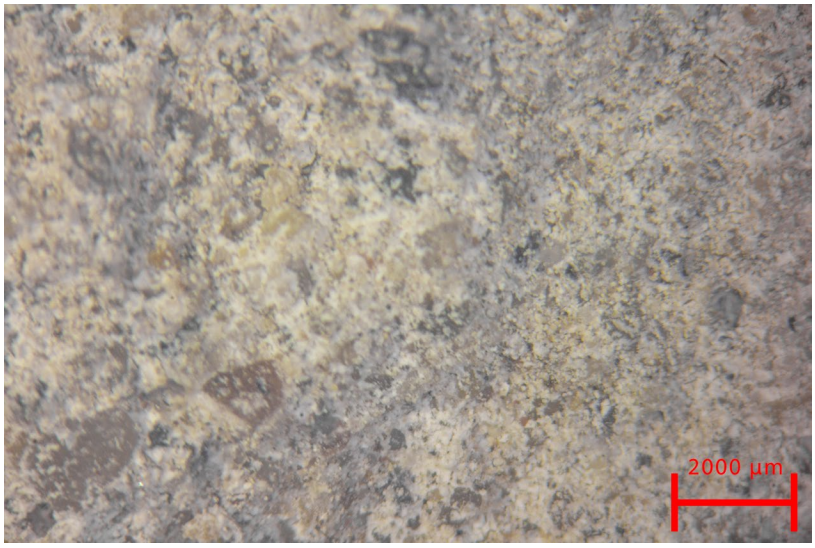
Sample Composition:

$CaCO_3$	~13.982%
$CaMg(CO_3)_2$	~2.897%
Solubles	~11.314%
Aggregate	~70.652%
Fines	~1.155%

Sample Observations:

- ***Layering:*** No layering was observed.
- ***Color:*** The clean break of the bulk sample corresponded to 10YR 8/1 *white*. This is consistent with a lime mortar.
- ***Hardness:*** The sample was cohesive and very easy to snap with a Mohs rating of 3, requiring low force to pulverize with a mortar and pestle. This is consistent with a lime mortar.
- ***Reactivity:*** The sample reacted vigorously with ample effervescence and a very little secondary reaction when exposed to a 14% dilution of hydrochloric acid. Mortars with high cement content tend to react less vigorously than mortars high in lime. Limes high in dolomite ($CaMg(CO_3)_2$) will have a secondary reaction after the primary calcium carbonate reaction ($CaCO_3$). Calcium carbonate, such as that found in lime mortars and calcareous aggregates, evolves a large amount of CO_2 when exposed to acid, while pure cement-based mortars release very little during acid digestion. The sample's reaction suggests a lime rich mortar.
- ***Solubles*:** The moderate amount of solubles and high carbonate in this mortar suggests a mixture with clay or other soluble material added. However, the other properties of this mortar seem to suggest that the soluble material is not cement or pozzolanic additives. Calcium carbonate, such as that found in lime mortars and calcareous aggregates, evolves a large amount of CO_2 when exposed to acid, while cement-based mortars release very little during acid digestion. A mortar with very little carbonate and high solubles suggests the presence of a cement, while a mortar high in carbonates with few solubles is likely lime-based.
- ***Aggregate:*** Aggregates extracted from the mortar were various shades of bluish gray-light brownish gray with an overall average color of 10YR 7/1 *light gray*, while extracted fines were also 10YR 7/1 *light gray*. The surviving aggregate fell within the modern mortar aggregate grading standards found in ASTM C144. Overall, this aggregate can be characterized as well-graded and sharp. For more information on extracted aggregates please see Section 2.1.
- ***Fines:*** This mortar aggregate was very clean, with under 2% total weight in fines.

Section 2.1c: Characterization of Extracted Aggregate (Sample 2)



Photomicrograph of the weathered face of the bulk sample before digestion (incident daylight-balanced light, 10x magnification).

Because aggregate is an important portion of mortar, helping not only to determine material performance, but also in simulating historic color and texture, this mortar analysis includes a careful examination of aggregates extracted following the acid digestion of the sample. Analysis included a visual analysis and evaluation of particle size. This data can be used to both simulate a historic mortar and/or assess the potential properties imparted by an aggregate blend. It is important to note that certain portions potentially present in aggregate (such as crushed limestone, marble, and certain silicas) are fully or partially soluble in acid. These are included within a broad category of "solubles." Solubles would require further instrumental analysis to accurately characterize.

Photomicrograph of the extracted aggregate before sieving (incident day-light-balanced light, 10x magnification).

Individual grains of sand were generally shades of light gray to light brownish gray with some other colors sporadically mixed in. As a result, the average color of sieved particles ranged almost entirely in the 10YR hue range, with individual sieve colors ranging in value and chroma from 5/1 *gray* to 7/2 *light gray*.

The aggregate particles varied widely in shape and roundness from very angular to rounded in roundness and very elongate to equant in sphericity. The majority of material was captured by the #30 & #50 sieve. The fineness modulus of this aggregate was 2.045, indicating moderately coarse sand. The sand met ASTM C144's specifications for a masonry sand. For detailed definitions of these terms, please see section 5.0.

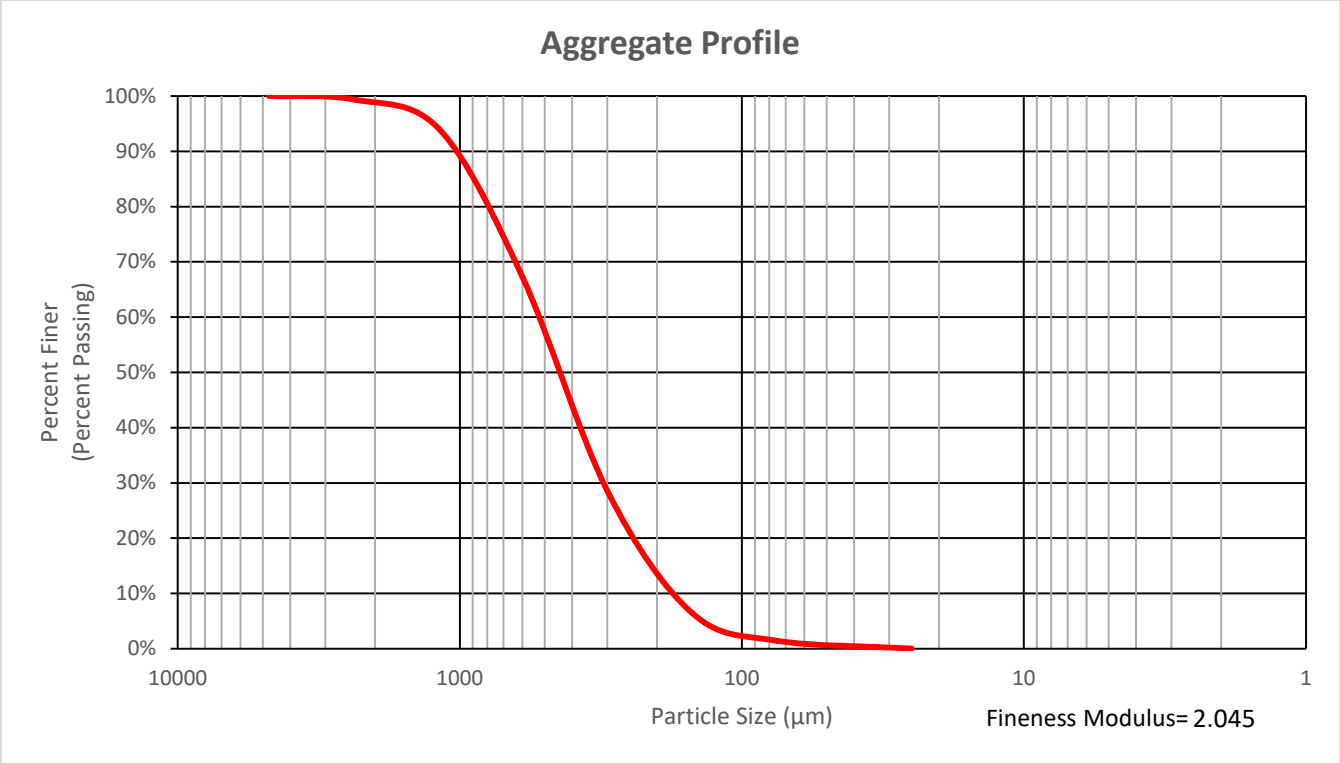
This material cannot be positively identified in this test but was weakly magnetic suggesting it may be an iron oxide pigment, iron fines, or material introduced into the mortar from its industrial location. Whether or not these are natural parts of the aggregate, introduced by the binder, is not known. In order to learn more, this mortar is a strong candidate for further instrumental analysis according to ASTM C1324.

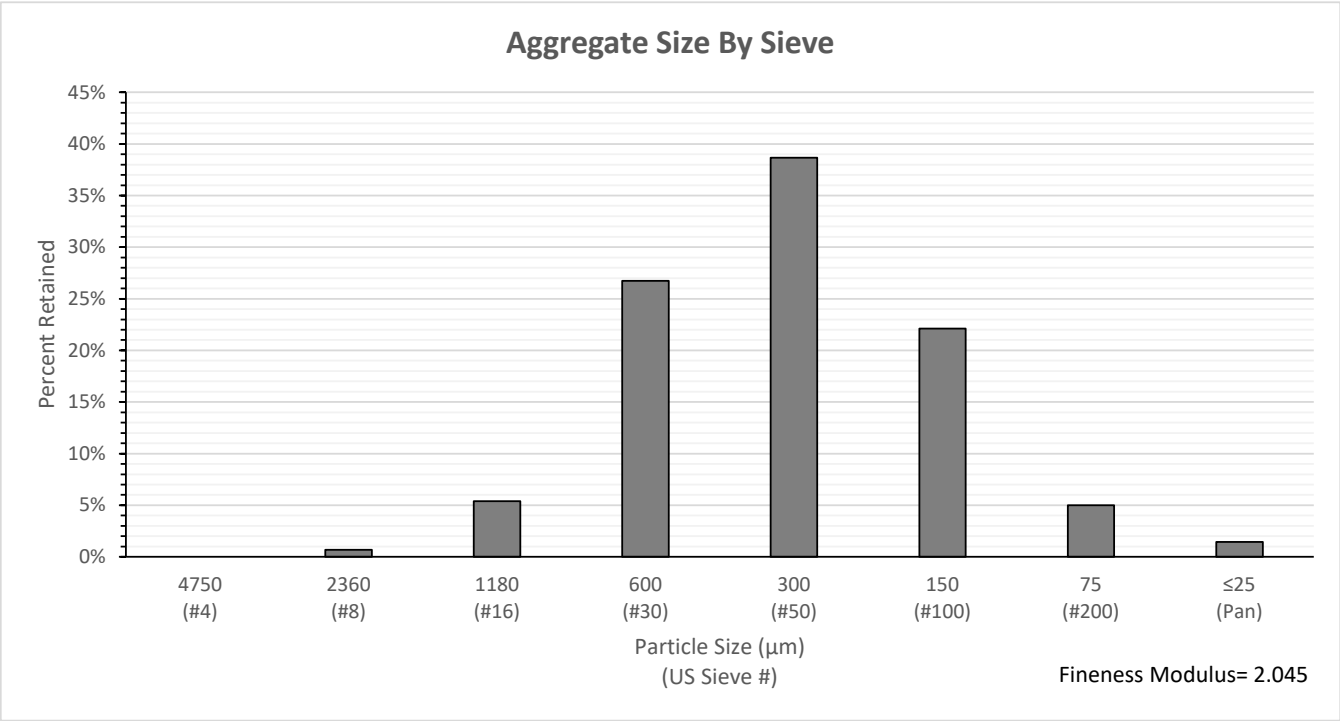
Extracted aggregates were sieved according to ASTM C136. Material was passed through a US Standard Sieve Stack (as governed in ASTM E11) and material retained on each mesh was recorded by weight and expressed as a percentage of the whole to determine approximate grading of the aggregate. Results are as follows:

Aggregate Grading:

Sieve Number	#4	#8	#16	#30	#50	#100	#200	Pan
Screen Size	4750µm	2360µm	1180µm	600µm	300µm	150µm	75µm	≥25µm
Aggregate Retained	0.000%	0.673%	5.385%	26.731%	38.654%	22.115%	5.000%	1.442%

Washed and sieved sands sorted according to sieve size (color corrected fluorescent light)





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Section 3.0: Product Recommendations

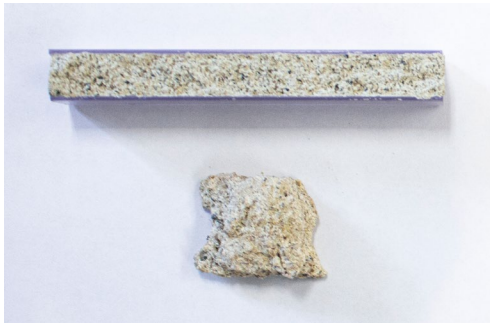
The National Register, the Secretary of the Interior's *Standards for the Treatment of Historic Properties* published by the National Park Service recommends replacing a historic mortar with a mortar similar to or sympathetic to the original. In cases where the material properties of the masonry have degraded over time, these standards recommend considering a lime mortar instead of historic cementitious mortars.[2]

Given that the analysis suggests that both the submitted mortar samples was a relatively soft lime mortars, and in consideration to the small size of the mortar joints and geographic location, a replacement mortar based on Natural Hydraulic Lime 3.5 (NHL 3.5) would normally be recommended. However, the proximity to salt water and a salt pile could pose weathering stresses that may dictate a stronger NHL such as an NHL 5. This denser NHL is generally compatible with historic masonry, but like with all structures, care should be taken to assess the state of the masonry to ensure denser mortars are appropriate. The advantage to a higher strength NHL like 5 is that it is more resistant to weathering, particularly from salts and sea air. The client should take care to assess the condition of the masonry before choosing an NHL strength, as NHL 5 should only be used on dense stone or brick. Regardless of the NHL strength, only St. Astier NHL is recommended here due to the specific mineralogy of the quarry which results in an NHL that is highly resistant to salts and sulfate, and gains strength more consistently in damp environments than other NHL brands.

Sample 1 compared to the recommended product substitution (color-corrected fluorescent light).

NHL is a traditional building material which offers certain advantages over non-hydraulic lime materials, lime-Portland hybrids, and cement-based materials. Whereas materials based on slaked lime putty or dolomitic lime cure with a process of carbonation over extended periods of time, NHL achieves a cure time more quickly through hydration. Additionally, materials based on St. Astier® NHL are typically more durable than those based on non-hydraulic limes, yet more flexible, vapor-permeable, and sulfate resistant than lime-cement hybrids or cementitious materials.

Given that all the samples were approximately 1/4” to 3/8” profile of the joints on the building, a fine sand is recommended mixed in a ratio of 1 part lime to 2.5 parts sand in accordance with ASTM C1713, based on the joint thickness with an appropriate mix of grain sizes distributed between the #30 and #100 sieves. The sand should be dry, clean, sharp, and contain a mixture of particle sizes and shapes to best optimizing the mortar properties. Color matching can be achieved either through the use of colored aggregates or by using a alkali-stable, UV-stable dry powdered pigment.



Sample 2 compared to the recommended product substitution (color-corrected fluorescent light).

1) Sample 1: Color-wise, the color of the mortar is a very close match to Lime*Works* **Ecologic Mortar DGM SCG (F) Non-Pigmented.**

2) Sample 2: From the Lime*Works* product line, **Ecologic Mortar SCG (F) in 90% DGM 050/ 10% DGM 250 W/XF Slag Fleck** is close in color and graduation to Sample 2.

2 United States, Department of the Interior, National Park Service Technical Preservation Services, The Secretary of the Interior’s Standard for the Treatment of Historic Properties, ed. Anne E. Grimmer, 2017, (accessed November 4, 2020, https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf), 84.

It is the client's responsibility to perform appropriate mock ups or other tests to determine if these mortars are acceptable. If selected, these products can be ordered in any quantity by speaking to a Lime*Works*.us representative.

Please Note: While analysis suggests the recommended mortar is an appropriate substitution for the historic mortar, if the mortar needs to be *recreated* and not simply *substituted*, additional analysis will be required to better understand the specific aggregates, binders, or other material in the sample. Product recommendations are provided as a good faith courtesy and are not warranties or guarantees. It is the responsibility of the client and any relevant stakeholders to determine final product suitability and selection. Please speak to a Lime*Works*.us representative to discuss timetables, pricing, and additional testing options if any additional services or products are necessary.

Section 4.0: Testing Methodology

Testing is completed by an architectural conservator specializing in masonry and with sufficient education and experience to meet the American Institute for Conservation's qualifications for a conservator and bound by the AIC's Code of Ethics; or an experienced lab technician under the observation and review of an architectural conservator. Reports are written by the same and reviewed according to Lime*Works*.us strict quality control standards. All testing is performed in a laboratory conditioned to ASTM C511 specifications for a mortar mixing room.

The approximate composition of the material was determined by referencing the Jedrzejewska analytical method with a calcimeter and techniques conforming to the specifications outlined in ASTM D4373.[1] This technique essentially breaks down a sample into constituent parts and provides data on the nature of the binder by gauging the extent of its reaction with hydrochloric acid (HCl). As HCl dissolves bicarbonates of calcium carbonate ($CaCO_3$) and magnesium calcium dicarbonate ($CaMg(CO_3)_2$) compounds found in lime and (to a lesser extent) cement binders, carbon dioxide (CO_2) is produced. While not absolute and open to a degree of interpretation, by using standard gas/temperature/pressure laws, it is possible to calculate approximate amounts of carbon dioxide released during the acid digestion of the sample providing a reasonable estimation of the amount of carbonates present in the binder of the sample. Data obtained during experimentation was compared with published experimental standards based on known mixes to arrive at conclusions about the composition of all samples.[2] This method has its limits, as it can only give an approximation which can be skewed in the presence of certain additives like gypsum, and cannot differentiate between calcium-carbonate and magnesium-carbonate. Aggregates made of acid soluble material such as shells, marble, or limestone may also not be adequately characterized. A certain amount of error can be introduced by the process of crushing the sample for acid digestion, especially in mortars that require a great deal of force to pulverize.

Insoluble portions of the aggregate were retained and washed, while fine particulates of the material were captured in 20-25µm filter paper and retained. The aggregate was dried and weighed, and evaluated according to particulate size with a Standard U.S. Sieve Stack corresponding to ASTM E11 as outlined in ASTM C136. Sorted aggregate was then examined microscopically for particle sphericity, roundness, color, sorting, and other physical properties. Fine particulates, once filtered, were dried, weighed, and examined visually and microscopically. Color classification is performed using the Munsell Color System in accordance with ASTM D1535.

All microscopic examination was conducted using a Nikon SMZ-2T trinocular reflected light microscope, illuminated by an AmScope 312W-2GOP LED daylight-balanced illuminator. Photographs of samples were captured using a Canon EOS T5 DSLR camera with a special lens designed to make use of the microscope's trinocular bay. All photographs were then color corrected using Adobe Photoshop.

The degree of testing discussed herein is sufficient to establish a basic understanding about the composition of the materials supplied to our laboratory. That said, gravimetric analysis and tests which utilize acid digestion constitute an inexact science, relying substantially on the experience and interpretation of the analyst as well as comparison with materials with known composition. As such, this report should not be interpreted as providing absolute objective composition data on the material. Petrographic analysis including examination of thin sections in transmitted polarizing light and/or elemental analysis would be required to identify mineral phases which are specific to different types of cementing material and to unequivocally quantify the amount of lime and/or cement present. If analysis in accordance with testing procedures described in ASTM C1324 is desired, micro-chemical characterizations may be expanded upon with elemental analysis using techniques such as X-Ray Diffraction (XRD), petrography, and/or physical characterizations of thin sections using transmitted and polarized light microscopy.

1 Hanna Jedrzejewska, "Old Mortars in Poland: A New Method of Investigation," Studies in Conservation 5, no. 4 (November 1960): , doi:10.2307/1505237.

2 James Christopher Frey, *Exterior Stuccoes as an Interpretive and Conservation Asset: The Aiken-Rhett House*, Charleston, SC, Master's thesis, University of Pennsylvania, 1997 (Philadelphia, PA: University of Pennsylvania, 1997); John Stewart and James Moore, "Chemical Techniques of Historic Mortar Analysis," Bulletin of the Association for Preservation Technology, Vol. 14, No. 1 (Washington: APT, 1982), 11-16.

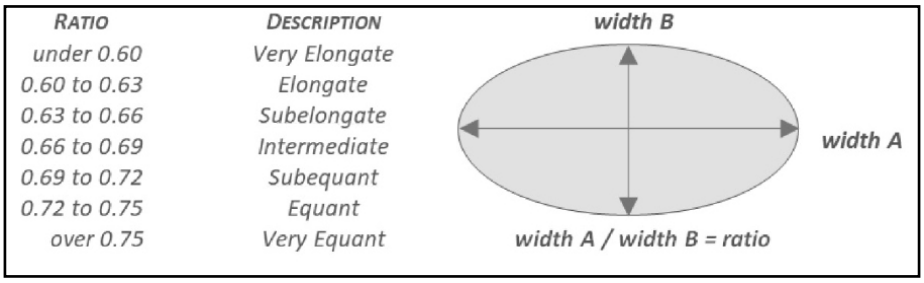
Section 5.0: Definitions[1]

- **Grading:** Grading is a measurement of how well distributed particulate sizes are within the aggregate of a sample. A sample with a broad, even distribution of grains from small to large is considered well-graded. Grading of materials helps predict certain properties of a mortar, such as shrinkage, porosity, permeability, and curing behavior. Appropriate grading for modern mortars is governed by ASTM C144, but historic mortars will vary widely from modern specifications. Typically, modern mortar sands will have a fineness modulus between 2.1 and 3.2, with smaller numbers indicating a finer sand and larger a coarser sand.

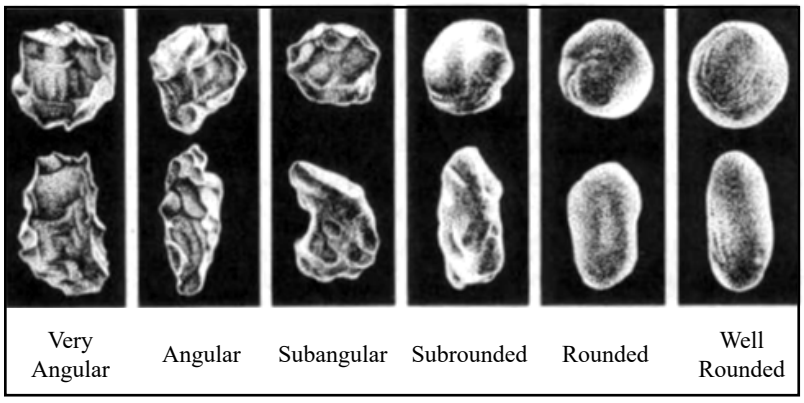
- **Hardness:** Hardness is a subjective measurement of how difficult the mortar is to snap or pulverize. Hardness can also be characterized using the Mohs Hardness Scale, which is a qualitative scale ranking an objects hardness by its resistance to being scratched by harder objects. For example, a sample with a Mohs rating of 5 will be scratched by (but cannot scratch) a 6, while being able to scratch (but not be scratched) by a 4. The Mohs Scale is based on a comparison to the hardness of known minerals.

Hardness	1	2	3	4	5	6	7	8	9	10
Mineral	Talc	Gypsum	Calcite	Fluorite	Apatite	Feldspar	Quartz	Topaz	Corun-dum	Dia-mond

- **Sphericity:** Sphericity compares the size of individual particles to how close they approach a perfect sphere. Samples very close to a sphere are said to be "very equant," while samples that are more distant from spherical are said to be "very elongate."

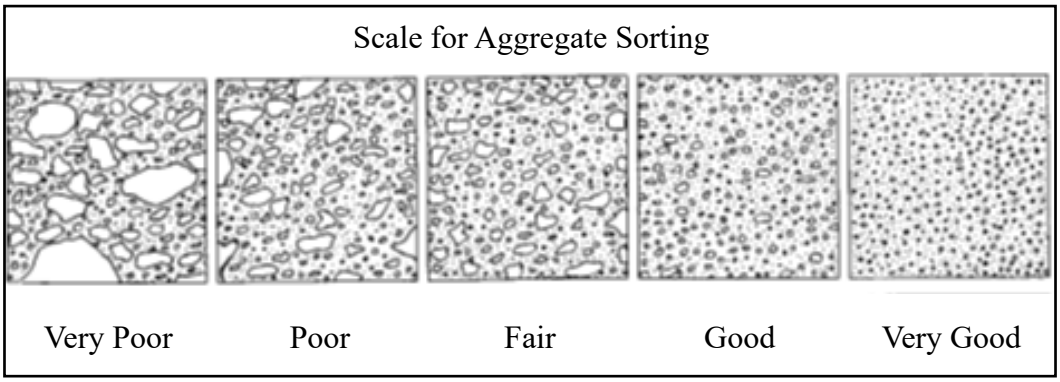


- **Roundness:** Roundness is an observation of the sharpness of the edges and corners of a particle. A particle that is significantly worn by abrasion to the point that it appears smooth is considered *well-rounded*, while a particle that appears cleaved with very sharp edges and little abrasion is considered *very angular*.

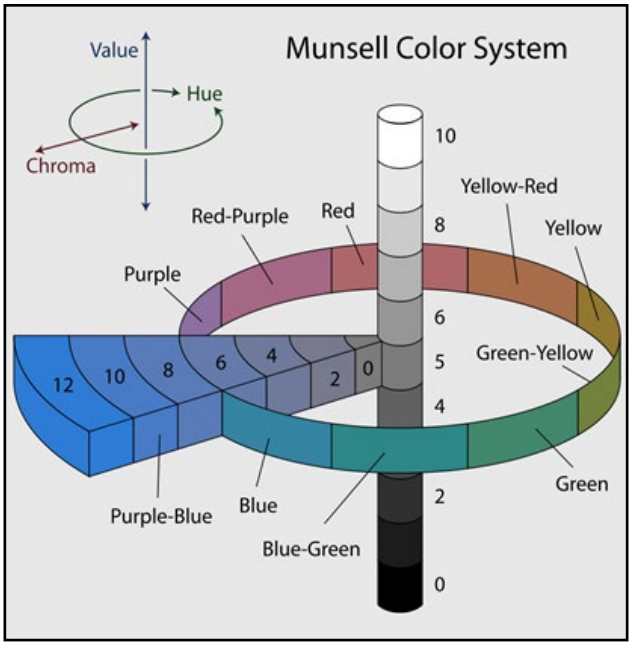


1 Definitions and figures adapted from "Characterization of Granular Samples by Sieve Analysis," Graduate Department of Historic Preservation, HSPV 555, Spring 2016 (Philadelphia: University of Pennsylvania, 2016).

- **Sorting:** Sorting is a description of the degree of distribution of particles of varying size and shape within an individual sample. Samples that are *well-sorted* have nearly homogeneous size and shape distribution, while those that are *poorly sorted* have heterogeneous size and shape distribution.



- **Color:** Because color is subjective, the Munsell Color System attempts to classify the visual experience of color into perceived attributes of hue, lightness, and chroma. These values only apply to opaque samples that are viewed by individuals with healthy color vision in daylight conditions. This method provides a simple, more cost effective alternative to analytical procedures such as spectrophotometry. Munsell notations are given a number-letter-number combination in the form number-letter-slash-number representing Munsell hue (H), Munsell value (V), and Munsell chroma (C). A Munsell color guide also assigns each value an official name. Color classification using the Munsell Color System is performed in accordance to the procedures outlined in ASTM D1535.



PROSOCO®

You. Us. The project.

Saltguard® WB

INDOOR ADVANTAGE GOLD
BUILDING MATERIALS

PROSOCO Saltguard® WB is a ready-to-use water-based, VOC compliant silane/siloxane water repellent and "chloride screen" for the protection of concrete and masonry. Low odor and alkaline stable, Saltguard® WB is ideal for field or in-plant application to concrete and most masonry. Saltguard® WB protects horizontal and vertical surfaces from moisture intrusion and chemical attack of chloride salts.

In coastal areas, Saltguard® WB protects against salt air by screening chlorides from penetrating through concrete to the reinforcing steel. Saltguard® WB reduces rebar corrosion and surface spalling caused by water-carried salts. Use Saltguard® WB on horizontal surfaces such as driveways, sidewalks, and tile, brick and sandstone pavers. Provides excellent protection for retaining walls, bridge pilings and other vertical areas exposed to de-icing salts.

Saltguard® WB is an effective alternative to conventional solvent-based silanes and siloxanes. Saltguard® WB penetrates and chemically bonds deep within the concrete or masonry substrate to provide long-lasting protection against moisture intrusion and water-related staining or deterioration. Properly applied, Saltguard® WB produces no surface film. Treated surfaces keep their natural breathing characteristics and natural appearance.

REGULATORY COMPLIANCE

VOC Compliance

PROSOCO Saltguard® WB is compliant with the US Environmental Protection Agency's AIM VOC regulations. Visit www.prosoco.com/voccompliance to confirm compliance with individual district or state regulations.

ADVANTAGES

- **Penetrates to produce long-lasting protection on vertical or horizontal surfaces.**
- **Water-based formula minimizes explosion and fire hazards associated with alcohol- or solvent-based water repellents.**
- **Easy soap-and-water cleanup from window glass, window frames and equipment.**
- **Low odor reduces risk of application to occupied buildings.**
- **Alkaline stable – suitable for new "green" concrete, 14–28 days old. See Best Practices, page 3.**
- **Treated surfaces "breathe" – doesn't trap moisture.**
- **Effective protection against de-icing salts and salt air.**
- **Complies with all known national, state and district AIM VOC regulations.**

Limitations

- Not for use on natural stone, except sandstone.
- Do not apply at temperatures above 95°F (35°C). Higher temperatures evaporate the water carrier, which may result in an uneven appearance.
- Always test for proper penetration when applying to tightly troweled concrete, such as garage floors.
- Not suitable for protecting surfaces subject to constant water spray (car washes).
- Not suitable for application to coated surfaces or surfaces previously treated with water repellents or liquid hardeners.
- Will not prevent water penetration through structural cracks, defects or open joints.
- Saltguard® WB is not suitable for application to synthetic resin paints, gypsum, or other non masonry surfaces. The product may not be suitable for surfaces to receive paints or coatings. Always test for compatibility.
- Not recommended for below-grade application.

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job-site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

TYPICAL TECHNICAL DATA

FORM	white liquid, odorless
SPECIFIC GRAVITY	0.997
pH	7–8
WT/GAL	8.24 lbs
ACTIVE CONTENT	5%
TOTAL SOLIDS	4.2%
VOC CONTENT	<25 g/L low solids coating
FLASH POINT	>212° F (>100° C)
FREEZE POINT	32° F (0° C)
SHELF LIFE	1 year in tightly sealed, unopened container

PREPARATION

Protect people, property, vehicles and all surfaces not set for treatment from spray, wind drift and fumes. Protect and/or divert pedestrian and auto traffic. Though Saltguard® WB has very little odor, avoid exposing building occupants to fumes. Maintain adequate ventilation when working on interior surfaces.

Thoroughly clean the surface using the appropriate PROSOCO product. Remove any curing compound or previous sealer. Contaminants on the surface, including curing compounds and previous sealers, may interfere with Saltguard® WB's ability to penetrate the surface.

Though Saltguard® WB may be applied to slightly damp surfaces, best performance is achieved on clean, visibly dry and absorbent surfaces. Excessive moisture inhibits penetration and reduces the service life and performance of the treatment. Clean newly constructed and repointed surfaces before application. Saltguard® WB won't impair adhesion of most sealing and caulking compounds. Always test for compatibility.

Protecting Window Glass

Protect window glass before using Saltguard® WB. Sure Klean® Strippable Masking is effective protection for use with this product. If protecting windows is impractical, follow these steps:

1. Clean window glass thoroughly before applying product to nearby concrete or masonry.
2. Do not use Saltguard® WB in wind or when air or surface temperatures are hotter than 95°F (35°C).
3. Try to keep product off the glass.
4. After treated surfaces have been protected from water for 6 hours, if product is on window glass, clean as soon as possible with soap and warm water. Alternatively use Enviro Klean® Klean 'N Release Cleaner or 2010 All Surface Cleaner to remove dried residues within 3–5 days.

Surface & Air Temperatures

Surface and air temperatures must be at least 40°F (4°C) during application and for 8 hours following, and should not exceed 95°F (35°C).

Higher temperatures evaporate the water carrier, reducing penetration and may result in an uneven appearance. Apply to shaded surfaces and before daytime air and surface temperatures reach their peak. Keep containers closed and out of sunlight when not in use.

If freezing conditions exist before application, let masonry thaw thoroughly. Subfreezing temperatures will freeze/crystallize Saltguard® WB, inhibiting penetration and significantly impairing results.

Equipment

Preferred method of application is with low-pressure (<50 psi), pump type spray equipment. Fan tips are recommended to avoid atomization of the material.

Storage & Handling

Keep from freezing. Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST each type of surface and coating for suitability and results before overall application. Include in the test area any previous repairs and patches, including aesthetic cementitious finishes. Different surface compositions may result in absorption and/or appearance differences. Test using the following application instructions. Let test area dry thoroughly before inspection. Over application or improper application may result in a slight darkening or mottled appearance.

Dilution

Do not dilute or alter material, or use for purposes other than specified. Mix well before applying.

Coverage Rates

Coverage varies based on substrate porosity and texture. Always test.

- 50–300 square feet per US gallon
- 5–28 square meters per US gallon

Vertical Application Instructions

For best results, apply "wet-on-wet" to a visibly dry and absorbent surface.

Spray Application: saturate from the bottom up. Apply enough for a 4 to 8 inch (15–20 cm) rundown below the spray contact point. Let the first application penetrate for 5–10 minutes. Reapply in the same saturating manner. Less material will be needed for the second application. **NOTE**: When spray applying to fluted architectural block, spray in an "overlapping X pattern" for complete coverage of recessed surfaces.

Brush or Roller: *Recommended for small scale application or when spray is not appropriate. Contact PROSOCO for more information.* Apply uniformly. Saturate the surface. Let product penetrate for 5–10 minutes. Brush out heavy runs and drips that do not penetrate.

Horizontal Application Instructions

NOTE: Always test for proper penetration on tightly troweled concrete, such as garage floors, where the tight finish or residual curing and sealing compound(s) may interfere with Saltguard® WB's ability to penetrate the surface.

1. Apply in a single saturating coat. Use enough to keep the surface wet for 2–3 minutes before penetrating. Do not over apply.
2. Broom out all puddles thoroughly until they penetrate the surface. Wipe up all excess material.

Dense Surface Application Instructions

Apply a single coat. Use enough to completely wet the surface without creating drips, puddles or rundown. Do not over apply. Test for application rate. When treating tightly troweled concrete, such as garage floors, always test for proper penetration before overall application. See "NOTE" above for Horizontal Application.

Drying Time

Treated surfaces will dry to touch within 1 hour. Protect surfaces from rainfall for a minimum of 6 hours following treatment. Treated surfaces will be ready for pedestrian and vehicle traffic in 24 hours. Water repellency of treated surfaces will increase for up to 14 days after application.

Cleanup

Clean tools, equipment and surfaces affected by over spray with soap and warm water.

Paint Adhesion

Surfaces treated with Saltguard® WB may be coated with silicone emulsion paints and many oil-based paints. Always test to assure adhesion. Adhesion may be improved if surface is pressure-rinsed and allowed to dry before application. Adhesion of some

BEST PRACTICES

For recommendations on removing stains and coatings, visit www.prosoco.com, call PROSOCO technical Customer Care at 800-255-4255 or contact your local PROSOCO field representative.

While Saltguard® WB can be applied as early as 3 days after concrete placement, best practice is to allow new concrete to cure 14 days before application. This improves product performance and reduces potential for an uneven appearance.

Do not apply when surface and air temperatures exceed 95°F (35°C). High temperatures evaporate the water carrier, reducing penetration and may result in uneven appearance. Apply to shaded surfaces and before daytime air and surface temperatures reach their peak. Keep containers closed and out of sunlight when not in use.

Recommended application is by high volume, low pressure (<50 psi) spray. Use a fan-type spray tip and adjust pressure to avoid atomization of the material.

For small scale application, or when spray application is not appropriate, brushes or rollers may be used. Contact PROSOCO for more information on brush/roller application.

Always test for proper penetration on tightly troweled concrete, such as garage floors. The tight finish or residual curing and sealing compound(s) may interfere with Saltguard® WB's ability to penetrate the surface.

On smooth, trowel-finished concrete, such as garage floors, PROSOCO's SLX100® or SL100 may be more appropriate.

Always saturate the surface uniformly. Give the treatment a few minutes to penetrate, but brush out pools and puddles quickly.

Never go it alone. If you have problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care at 800-255-4255.

cementitious coatings, plaster, stucco, etc. may be adversely affected. Such surface treatments should be installed and allowed to thoroughly cure before installation of Saltguard® WB. Always test to verify compatibility between Saltguard® WB and other proposed surface treatments.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose**. The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our website at www.prosoco.com, for the name of the PROSOCO representative in your area.

Historic Preservation

Clean and Restore Valuable Structures and Artifacts

Sponge-Jet's various and unique features combine to offer the preservation industry an invaluable tool. More than ten-times as fast as manual cleaning – more gentle than water or abrasive blasting. Used on:

- Churches, stadiums and historic buildings
- Statues, monuments and sculptures
- Limestone, sandstone, marble, granite, brick, terracotta and tile
- Bronze, brass, copper, gold, wrought iron and delicate castings
- Wood beams
- Selective stripping and removal of smoke, soot, and graffiti

Sponge Media™ cleaning and restoration products provide professionals with surgical-like control for a wide range of cleaning and restoration work. The media's engineered capabilities range from gentle cleaning to micro-abrasion, with Sponge-Jet Feed Unit™s propelling the media at pressures so low, one can clean paper.

Features & Benefits

- Simplify job staging
- Protect integrity and reliability of assets
- Less disruption to the community
- Reliability of schedule and budget
- Lower project costs
- Green and sustainable, at lower cost

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202 Court Street

LU-22-37

Public Hearing

City of Portsmouth, NH

02/24/2022

LU-19-172

Land Use Application

Status: Complete

Date Created: Jul 31, 2019

Applicant

Matt Silva
matt@profilehomesnh.com
31 County Farm Rd
Dover, NH 03820
603-765-6648

Location

202 COURT ST
Portsmouth, NH 03801

Owner:

202 Court St, LLC
1 Middle street Portsmouth , NH 03801

Applicant Information

Please indicate your relationship to this project

--

Alternative Project Address

Alternative Project Address

--

Project Type

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

☑

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

☐

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

☐

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

☐

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

☑

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

☐

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

☐

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

☐

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

☐

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

☐

Request for Extension of Previously Granted Land Use Approval

Date: 2/18/22

Profile Homes NH
953 Islington St, Unit 21D
Portsmouth, NH 03801
603-433-2464

City of Portsmouth Historical District Commission

RE: 202 Court St Request for Administrative approval

Dear Members of the Historical District Commission,

Please see the attached request for administrative approval dated 2/18/22

In response to an onsite meeting with Building Inspector and Planner Cracknell we are presenting you with a request for complete demolition of the structure located at 202 Court St.

As you are aware our team has worked for a very long time with our engineers and city planners in order to save the structure. This was our original goal and to date we have spent a considerable amount of funding in this process. We have come to the conclusion that with the work that needs to continue the amount of the structure that is left is not longer worth saving. We did not make this decision lightly.

As these photos show and the building has areas of sever rot and more foundation issue have continued to plague us. We can't see the results of the methods we have to use in order to improve the structure in any way a benefit to the city or the health and safety of the surrounding properties.

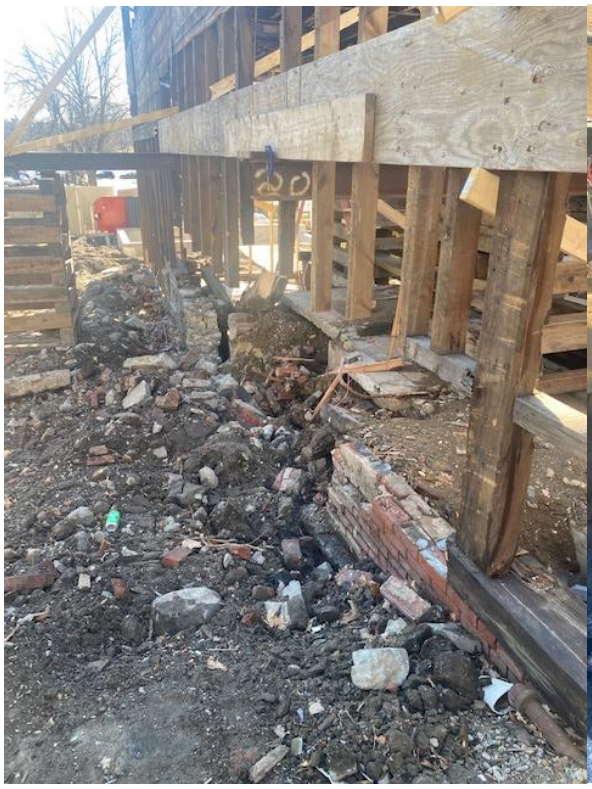
It is still out intention to rebuild the structure with the character of the renovation we aimed to achieved originally. We will be reusing materials from the building which will be replaced and reinstalled to meet the intention of telling the appealing story of this historic building though doing so in a manner that remains code compliant and maintains the welfare and best building practices available to the structure.

We appreciate the opportunity for discussion related to this property so we may comfortably continue construction and rebuilding.

Thank you,

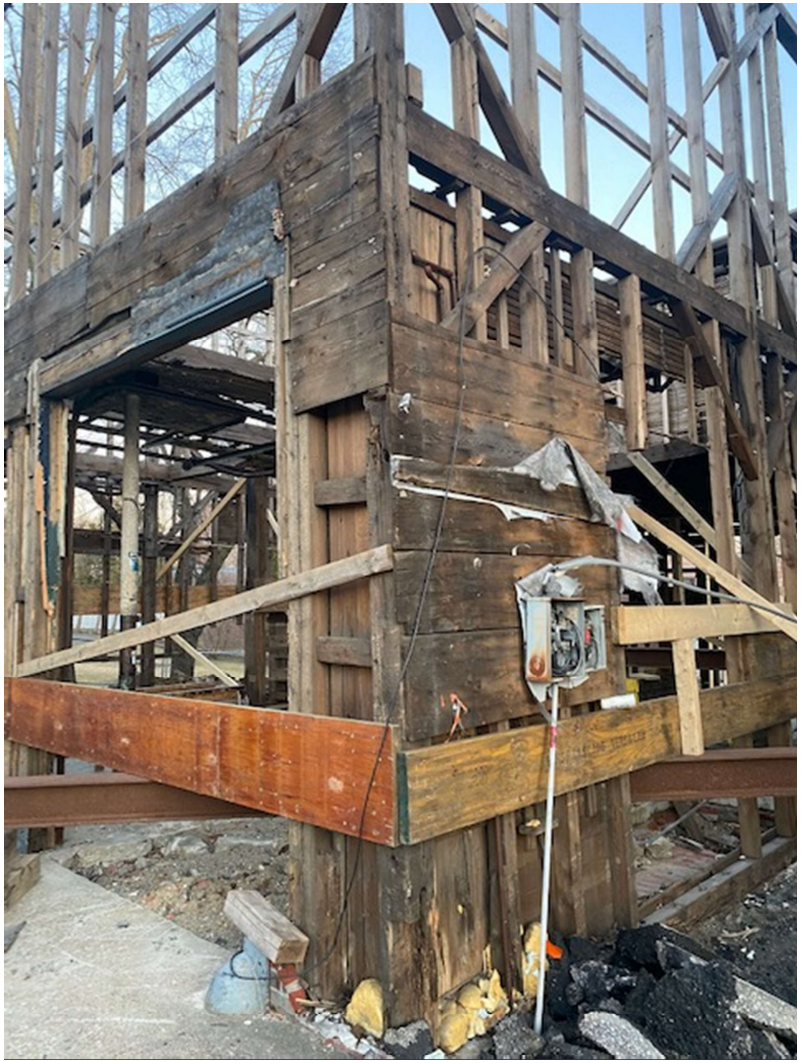
Matt Silva
Profile Homes of NH

Demolition of foundation to improve the structure underway.



Wall Bracing required for safety


EAVITT




SAMPSON
KEARSARGE

129 State Street

LUHD-414

Work Session

City of Portsmouth, NH

02/24/2022

LUHD-414

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Dec 16, 2021

Applicant

Shayne Forsley
shayne.forsley@hdcgc.net
41 Industrial Dr STE 20
Exeter, NH 03833
603-997-2519

Location

129 STATE ST
Portsmouth, NH 03801

Owner:

129 STATE STREET LLC
129 STATE 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

Facade modifications to include removal of shutters and modern ornamental trim, addition of dormers, roof and siding material changes, and reorganization of entry points for persons and vehicles.

Description of Proposed Work (Planning Staff)

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.

Project Representatives

Relationship to Project

Architect

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

--

Full Name (First and Last)

Chip Webster

Business Name (if applicable)

Chip Webster Architects

Mailing Address (Street)

11 South Shore Road

City/Town

Nantucket

State

MA

Zip Code

02554

Phone

508-228-3600

Email Address

info@chipwebster.com

Relationship to Project

Owner

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

--

Full Name (First and Last)

Business Name (if applicable)

ATTN: Historic District Commission

RE: March 2, 2022 Meeting
129 State Street
Portsmouth, NH 03801

129 State Street
Doyle Residence – Bill Doyle & Stephanie Nam

CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519

HAMPSHIRE
DEVELOPMENT
CORPORATION
General Contractor

February 17, 2022

City of Portsmouth
Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

Attention: Historic District Commission
RE: 129 State Street (LUHD-414)

The applicant and homeowners of 129 State Street, Bill & Stephanie Doyle requests to modify the façade to their property and add dormers for their use. The proposed design includes:

- Removal of the decorative window dressings
- Replacement of the non-historic windows & addition/reconfiguration of windows facing Sheafe Street
- Addition of stone sills & headers on original masonry structure
- Addition of (2) skylights on State Street & shed dormer facing Sheafe Street
- Addition of oculus on main ridge of roof, and skylight on addition hip roof
- Addition of hip roof to rear portion of the modern structure
- New pediment option at main entry
- Replacement of asphalt shingle roof with synthetic slate
- Reconfiguration of garage entry & civilian entry at the rear of the modern addition on Sheafe Street
- Replacement of existing siding to modern addition with period appropriate clapboard or composite siding
- Addition of exterior lights above the garage doors and balcony facades
- General clean up of masonry & exterior trim to restore the structure back to its original form

The proposed architectural design is included in the package for your review and comment. We look forward to meeting with you for a work session for this project.

Sincerely,

Shayne Forsley
General Manager

Cc: Bill Doyle & Stephanie Nam - Owners
129 State Street
Portsmouth, NH 03801

4 Courtyard View 1

3 Sheafe St View 3

2 Sheafe St View 2

1 Sheafe St View 1

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ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2

3D1

2/15/2022 11:04:37 AM

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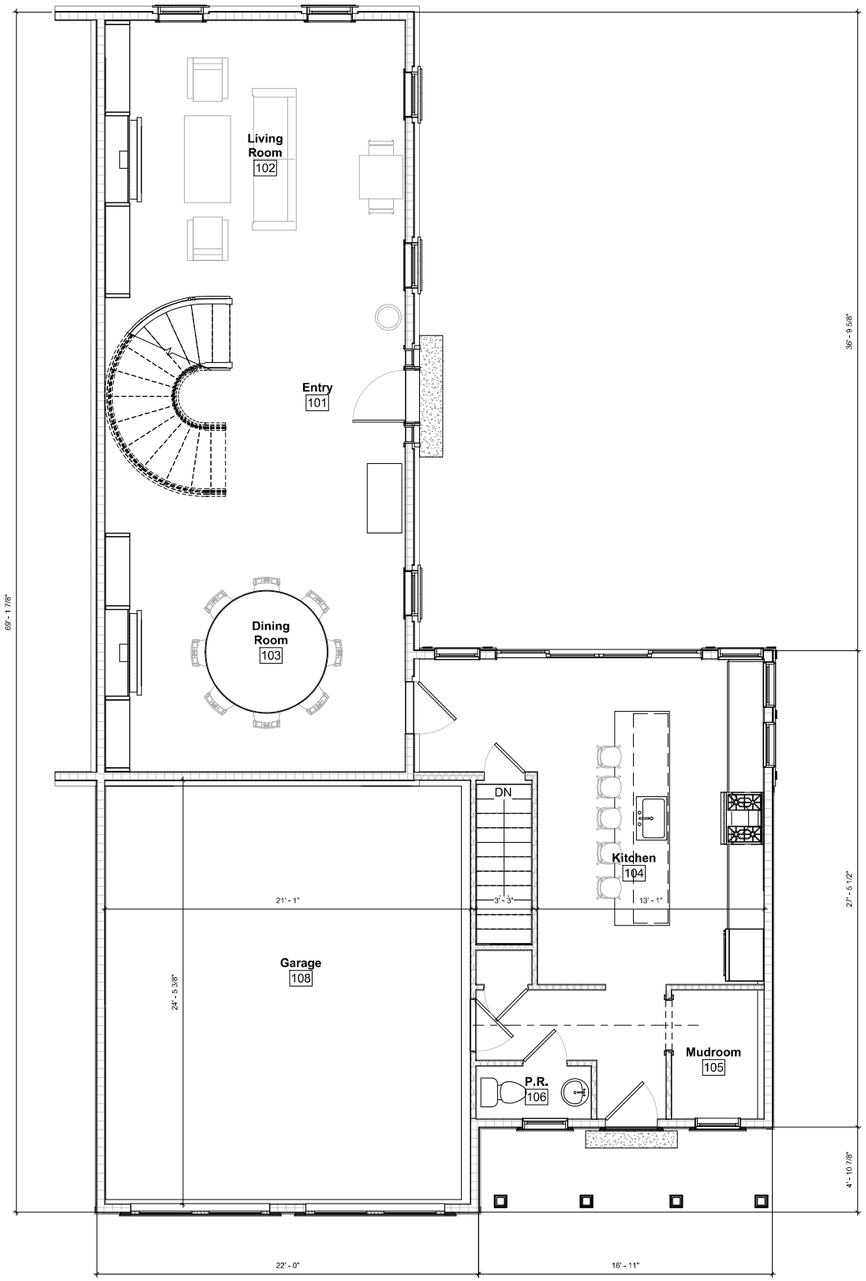
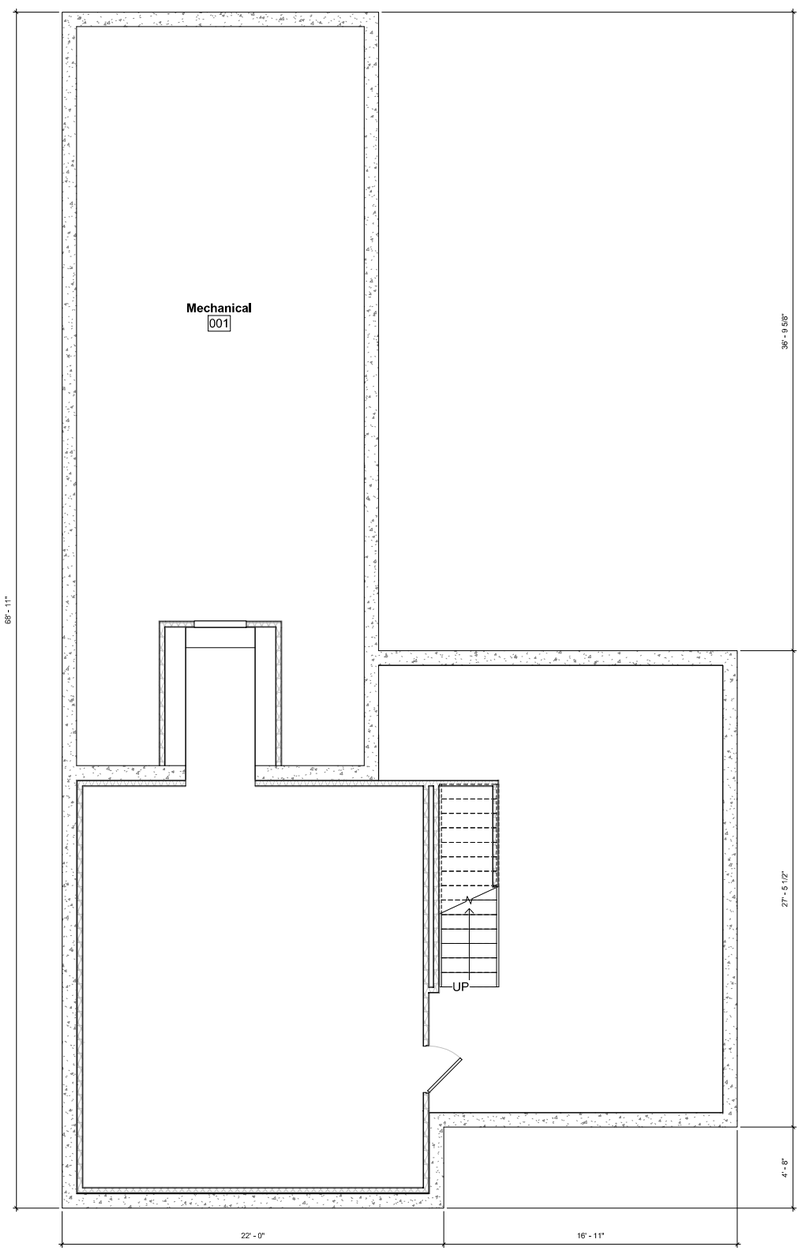


2 Floor 1
1/4" = 1'-0"



1 Basement
1/4" = 1'-0"

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129 State St - Portsmouth, NH

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#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2

A1.1

2/15/2022 11:04:38 AM

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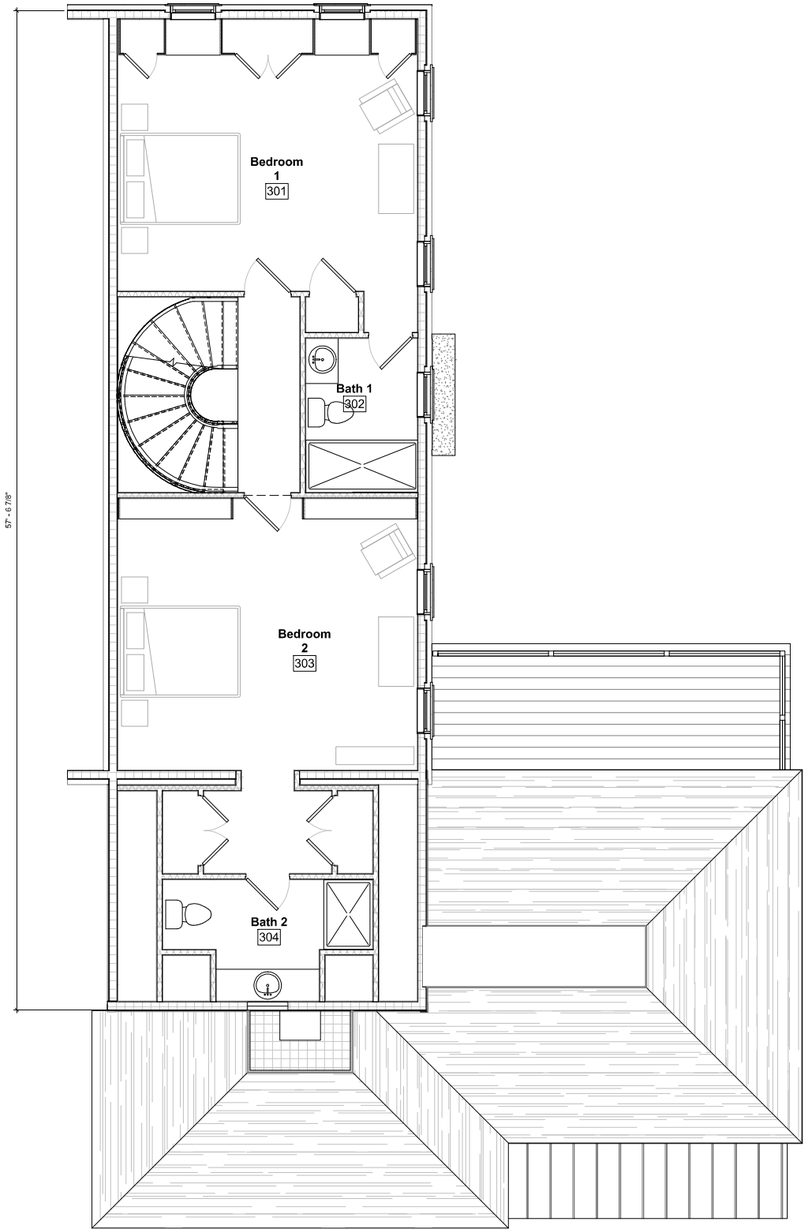
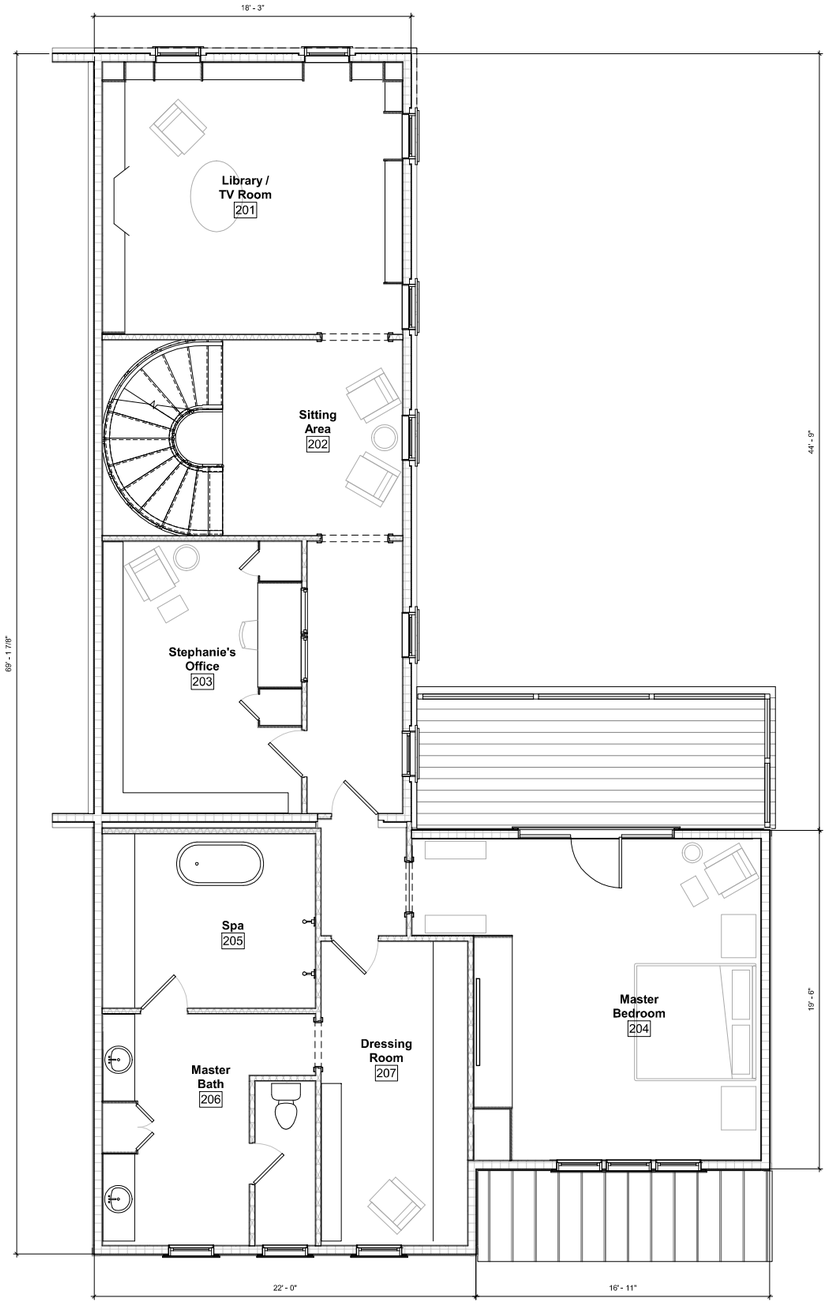


2 Floor 3
1/4" = 1'-0"



1 Floor 2
1/4" = 1'-0"

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Doyle
Townhouse
129 State St - Portsmouth, NH

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#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2

A1.2

2/15/2022 11:04:40 AM

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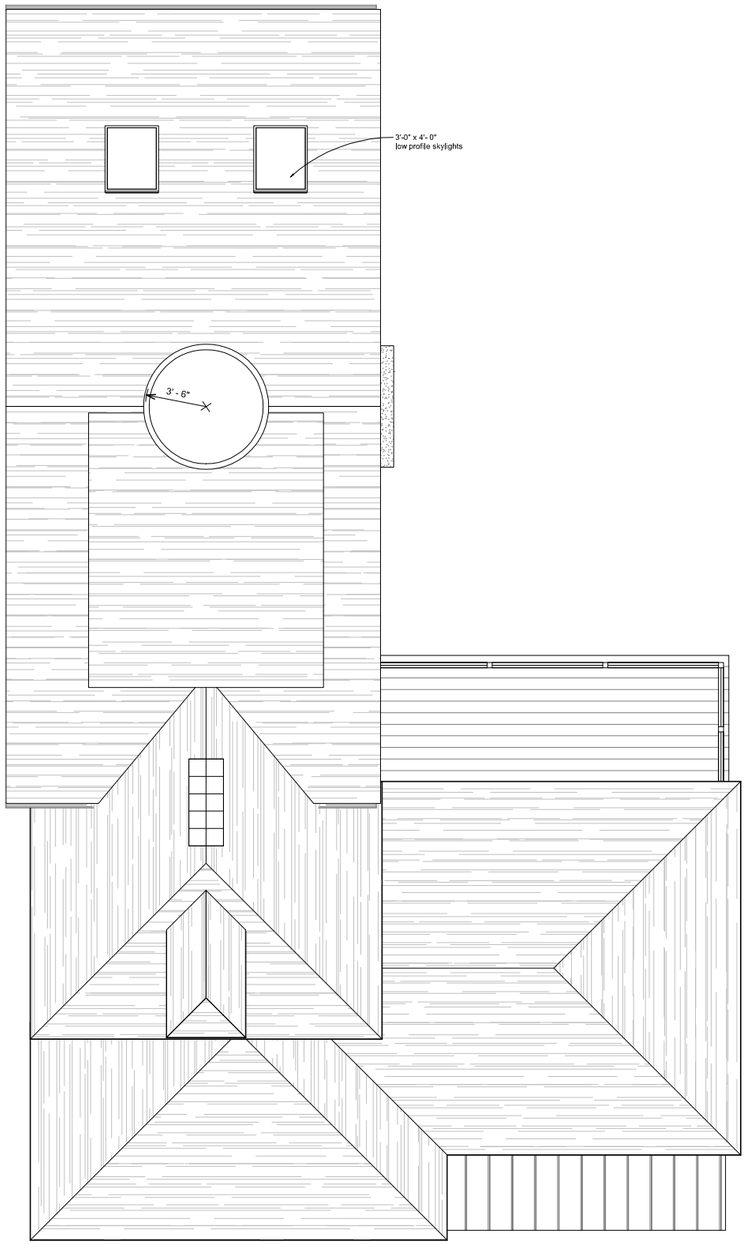
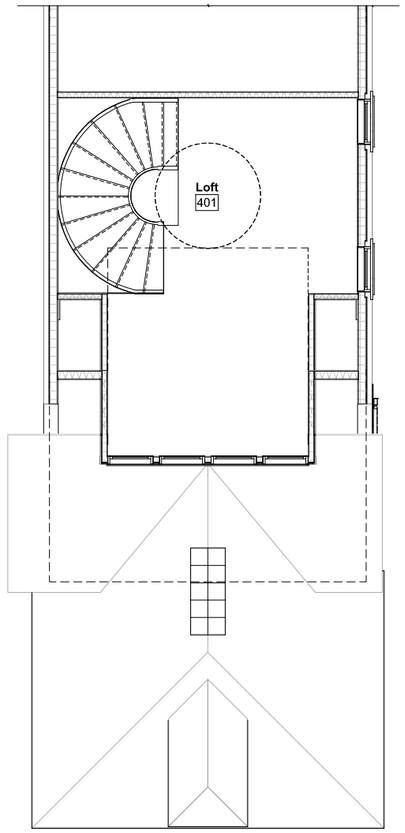


1 Proposed Roof Plan
1/4" = 1'-0"



2 Proposed Floor 4
1/4" = 1'-0"

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Doyle
Townhouse
129 State St - Portsmouth, NH

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#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2

A1.3

2/15/2022 11:04:41 AM

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9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

4 North - Existing
1/8" = 1'-0"

1 South - Existing
1/8" = 1'-0"

3 North - Proposed
1/4" = 1'-0"

2 South - Proposed
1/4" = 1'-0"

Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2

A2.1

2/15/2022 11:04:47 AM

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CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

2 West - Existing
1/4" = 1'-0"

1 West - Proposed
1/4" = 1'-0"

Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2

A2.2

2/15/2022 11:04:53 AM

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CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

2 West - Existing
1/4" = 1'-0"

3 West - Pediment Option at Entry
1/4" = 1'-0"

1 West - Proposed
1/4" = 1'-0"

Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2

A2.2

2/16/2022 9:15:22 AM

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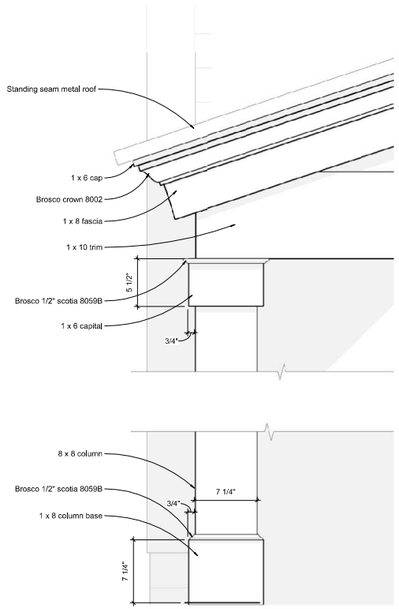
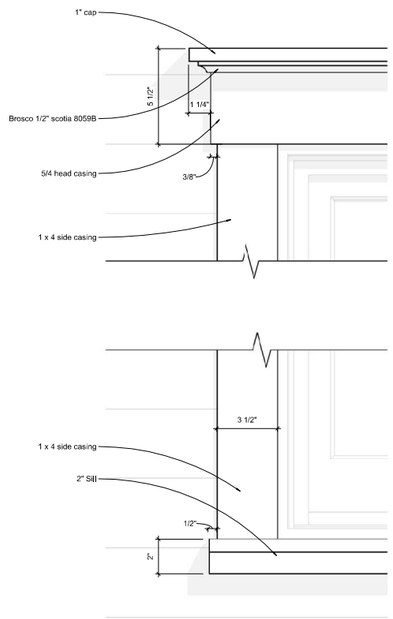
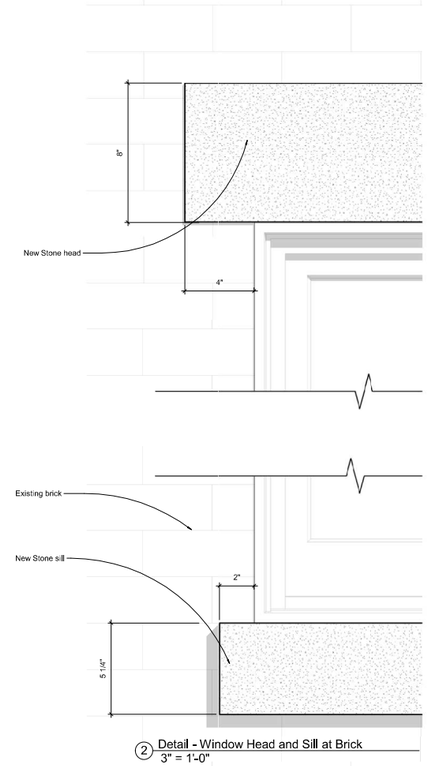


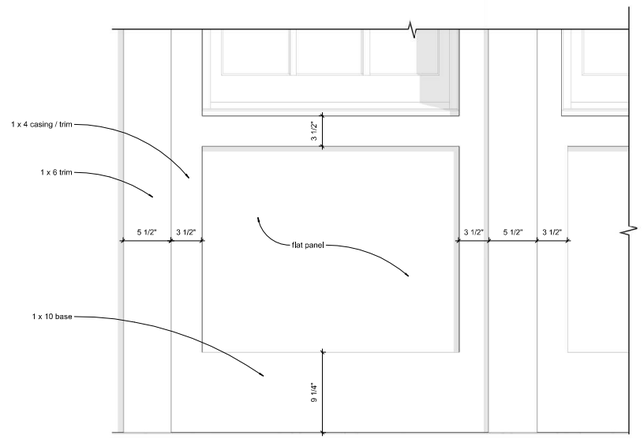
6 Detail - Porch Column and Eave
1 1/2" = 1'-0"



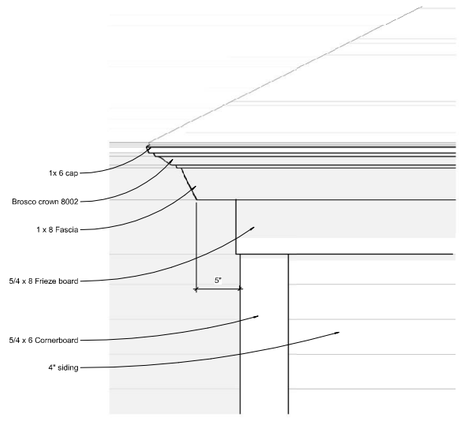
4 Detail - New Window Trim at Siding
3" = 1'-0"



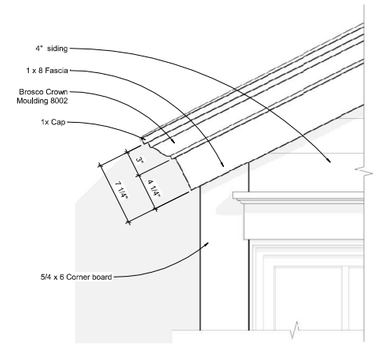
2 Detail - Window Head and Sill at Brick
3" = 1'-0"



7 Detail - Typical Panel at Window
1 1/2" = 1'-0"



3 Detail - Typical Eave at Proposed Addition
1 1/2" = 1'-0"



1 Detail - Eave at State State Dormer
1 1/2" = 1'-0"

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Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session

A4.1

1/12/2022 8:51:52 AM

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92 Pleasant Street

LUHD-422

Work Session

City of Portsmouth, NH

02/25/2022

LUHD-422

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 14, 2022

Applicant

Matthew Beebe
matthewdbeebe@comcast.net
81 Lincoln Ave
Portsmouth, NH 03801
603-234-7398

Location

92 PLEASANT ST
Portsmouth, NH 03801

Owner:

WORKING STIFF PROPERTIES LLC
94 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

Replace existing windows and aluminum storm windows with historically accurate Green Mountain Millenium Series DH windows. Add decorative iron balcony on West Elevation and add (2) balcony doors at existing window locations.

Description of Proposed Work (Planning Staff)

renovations to an existing structure (replace windows and storm windows, construct an iron balcony and replace two windows with balcony doors)

Project Representatives

Relationship to Project

Owner

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

--

Full Name (First and Last)

Barbara Jenny

Business Name (if applicable)

--

Mailing Address (Street)

81 Lincoln Ave

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603-234-7402

Email Address

workingstiff@comcast.net

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

92-94 PLEASANT ST

restoration & renewal

↖ 92-94 PLEASANT ST


Buff & Fly
NAIL BA

I. Built in 1807; burned March 28, 1890. Had a Revere

Remove aluminum siding
and
restore/replace pine
clapboards &
horizontal band trim

Restore/replace
Douglas fir gutter

Remove signage lamps


STOP

WINDOWS

Replace with Green Mountain Historic Remodel Replacement Windows--**all**

Sash and jamb liner track applications:

With this system we make new energy

efficient sash that mimic the sightlines of the

original sash. And we supply a vinyl jamb liner

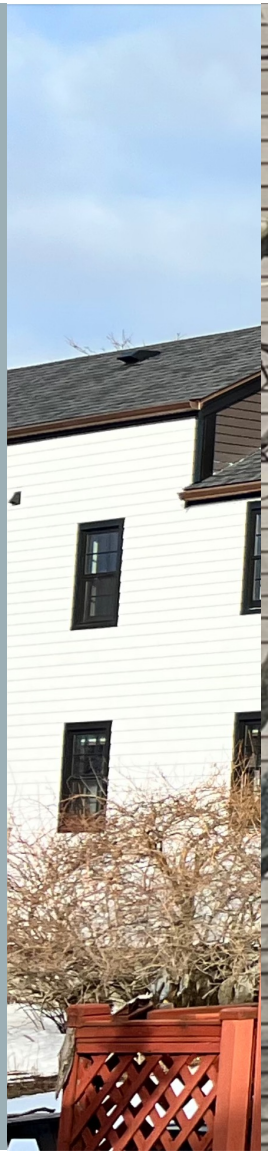
/ sash balance system that gets applied to the

existing window frame.

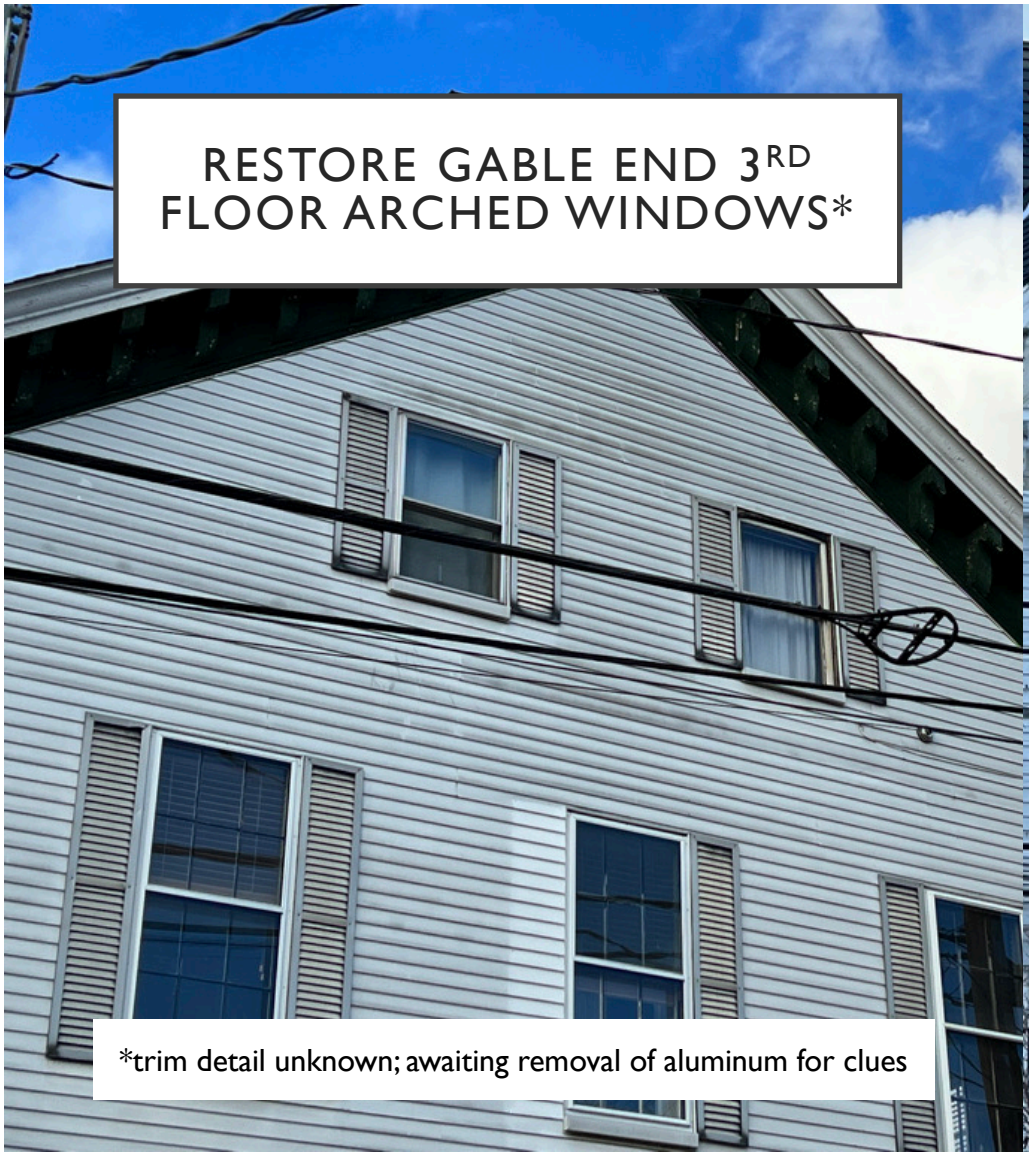
Existing sash and storms

No storms
No screens

(no detail obstructing reflections or shading)



Restore windowsill ‘feet’ corbels



RESTORE GABLE END 3RD FLOOR ARCHED WINDOWS*

*trim detail unknown; awaiting removal of aluminum for clues

ADD REAR BALCONY

For FUNctionality & Safety

HISTORIC DISTRICT BALCONY EXAMPLES

HISTORIC DISTRICT
WROUGHT IRON EXAMPLES

COURT STREET EXAMPLES

TRADITIONAL STACKED PORCHES

HISTORIC DISTRICT
WROUGHT IRON ON CLAPBOARD

94 PLEASANT REAR
EXISTING CONDITIONS

SHORTER EL SHED SINCE 19TH C

MECHANICALS, SOLAR HW, ELECTRIC POLES AND LINES

AS-IS

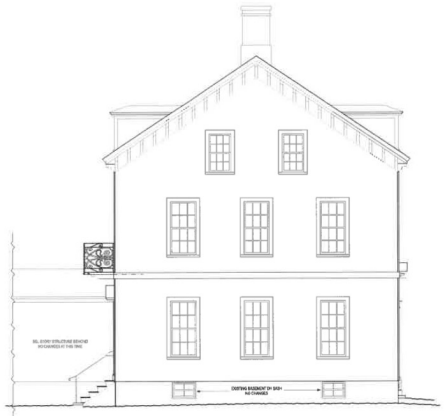
WITH BALCONY

Can screen mini-split condensers with same color vertical plank box>

WITH MONOCHROMATIC PAINT TREATMENT


AS-IS
Pleasant St
Court St

WITH BALCONY & MONOCHROMATIC PAINT



3 GABLE END ELEVATION 3/16" = 1'-0"

2 REAR ELEVATION 3/16" = 1'-0"

1 FRONT ELEVATION 3/16" = 1'-0"

MDB DESIGN LLC

Construction Consulting
Residential Design
Residential Builds

81 Lincoln Ave. Portsmouth, N.H. 03801

603-234-7398 Mobile

CONSULTANTS

92-94 PLEASANT STREET
APT #2

RENOVATIONS TO
92-94 PLEASANT STREET
PORTSMOUTH, NH 03801

MARK	DATE	DESCRIPTION
	1/14/22	PRELIMINARY DESIGN

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE

ELEVATIONS

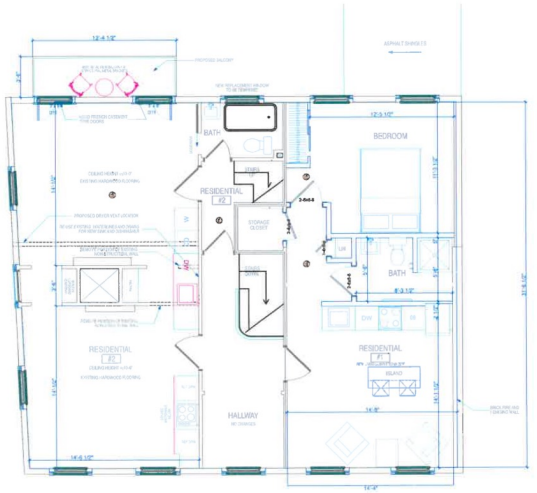
A4

MDB DESIGN LLC

Construction Consulting
Residential Design
Residential Builds

81 Lincoln Ave. Portsmouth, N.H. 03801

603-234-7398 Mobile



TENANT FIT-UP PLAN (UNIT 2) — 2

SCALE: 1/4" = 1'-0"

1 SECOND FLOOR PLAN 1/4" = 1'-0"

SHEET TITLE

SECOND FLOOR PLAN

A3

Green Mountain Window & Door™ Company

News

Historic Remodel, Historic Registry & Landmark Property Window Replacement

Green Mountain Window Specializes in Window Replacement Solutions for the Northeast's Historic Buildings. Our Windows are Designed to Blend the Details and Patterns Once Used by Local Craftsman in New England's Sash Mills with the Latest Energy Performance Technology.

Four Different Replacement Systems:

- Full Frame Window
- Insert "Box" Window
- Sash & Track Balance Kit
- Sash & Concealed Balance Kit

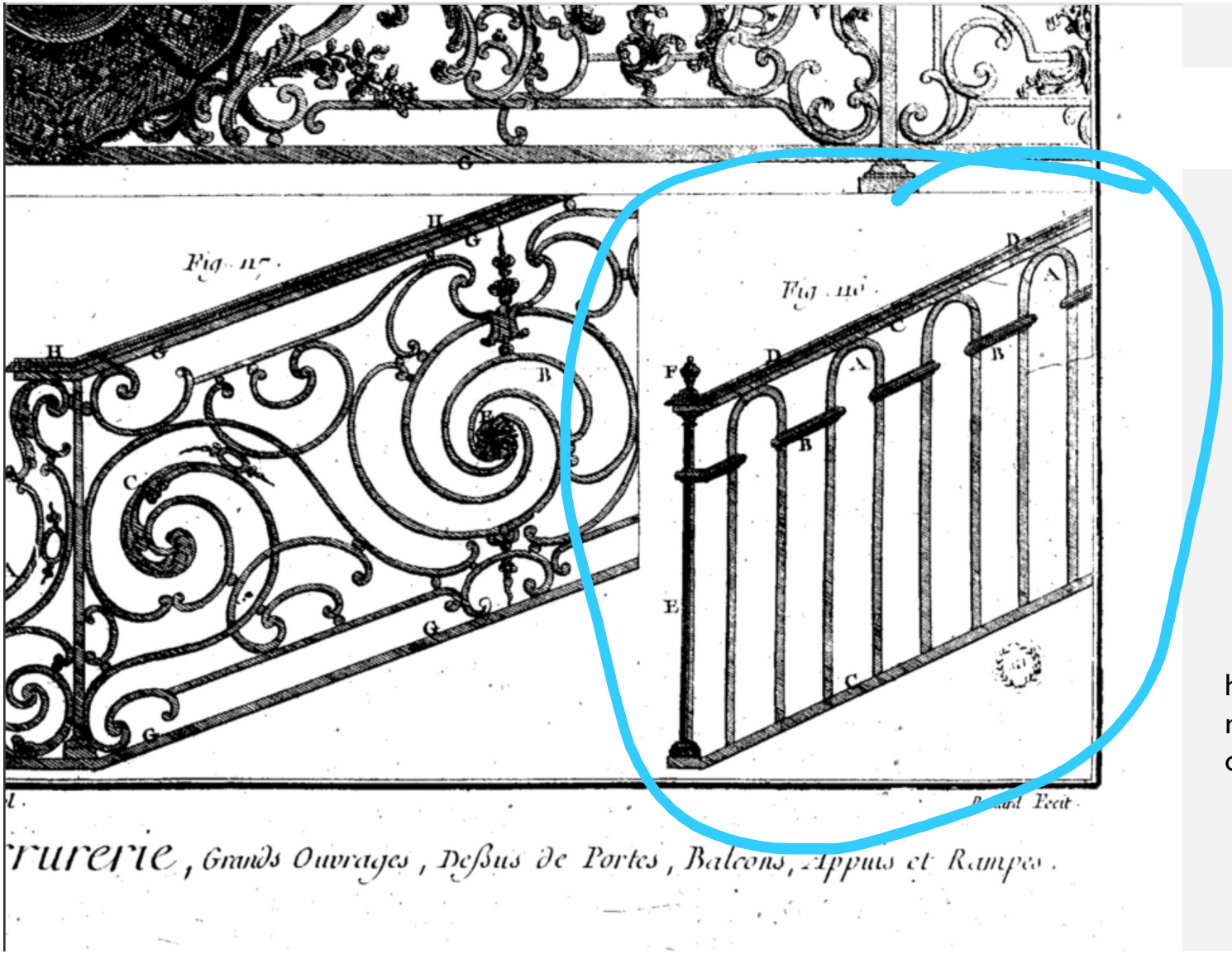
RAILING A

https://www.heritagecastironusa.com/product/code-compliant-railing/

RAILING B

https://www.chairish.com/product/2220091/antique-victorian-wrought-iron-railing?gclid=Cj0KCQiAjJOQBhCkARIsAEKMtO0DLvcOxEjPLiDdm8xfarlzFViDkQTrt3TZ437tDsjXNFgs6k4Nc2caAqBCEALw_wcB

RAILING C



https://en.wikipedia.org/wiki/Iron_railing#/media/File:Encyclopedie_volume_8-063.png

RAILING D

https://www.worthpoint.com/worthopedia/heritage-cast-iron-railing-panels-271579888

BACKUP PLAN?

https://www.q-railing.com/en-gb/systems/easy-glass-view/

INFORMATION DETAILS

EASY GLASS VIEW

THE INVISIBLE JULIET BALCONY

You will hardly notice that the Juliet balcony is there! With a structure that consists of almost nothing but glass, Easy Glass View provides unprecedented

33 Deer Street

LUHD-435

Work Session

City of Portsmouth, NH

02/24/2022

LUHD-435

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 11, 2022

Applicant

Joshua Butkus
kscannell@destefanomaugel.com
22 ladd st
portsmouth, NH 03801
2034000802

Location

33 DEER ST
Portsmouth, NH 03801

Owner:

MARKET WHARF CONDOS MASTER CARD
33 DEER 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

We wish to upgrade all balcony railings to match existing, balcony and porch decking, stair tread & risers, outdoor ceilings to match existing , retaining wall & HVAC screens, panter boxes, and some exterior trim to match existing. We would like to replace existing exterior light fixtures. We would also like to extend the 3rd floor deck at rear to increase outdoor livig space for tenants and provide entry coverage for 2nd and first floor tennants.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Architect

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

--

Full Name (First and Last)

Joshua

Business Name (if applicable)

Butkus

Mailing Address (Street)

22 ladd st

City/Town

portsmouth

State

nh

Zip Code

03801

Phone

6035707050

Email Address

jbutkus@maugel.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

☑

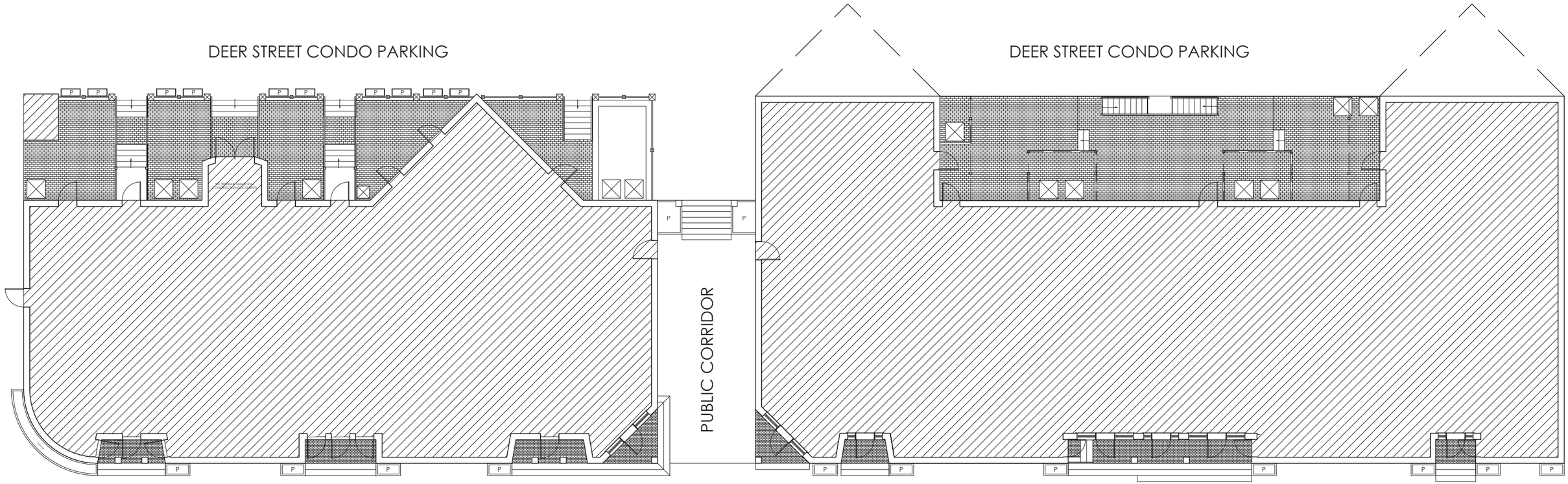
LOCUS MAP

59 DEER ST BUILDING B

33 DEER ST BUILDING A

DEER STREET CONDO PARKING

DEER STREET CONDO PARKING



FIRST FLOOR PLAN BUILDING B

DEER STREET

FIRST FLOOR PLAN BUILDING A

PROPOSD RENOVATIONS FOR

MARKET WHARF CONDOMINIUMS

33 & 59 DEER ST
PORTSMOUTH, NH

LOCUS MAP, SITE PLAN
& FIRST FLOOR PLAN

1/16" = 1'-0"

OPTION A
SHEET 1 OF 7

MARCH 2, 2022

22002

D|M|A
DESTEFANO
MAUGEL
ARCHITECTS

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EXISTING REAR 1

PROPOSED REAR 1

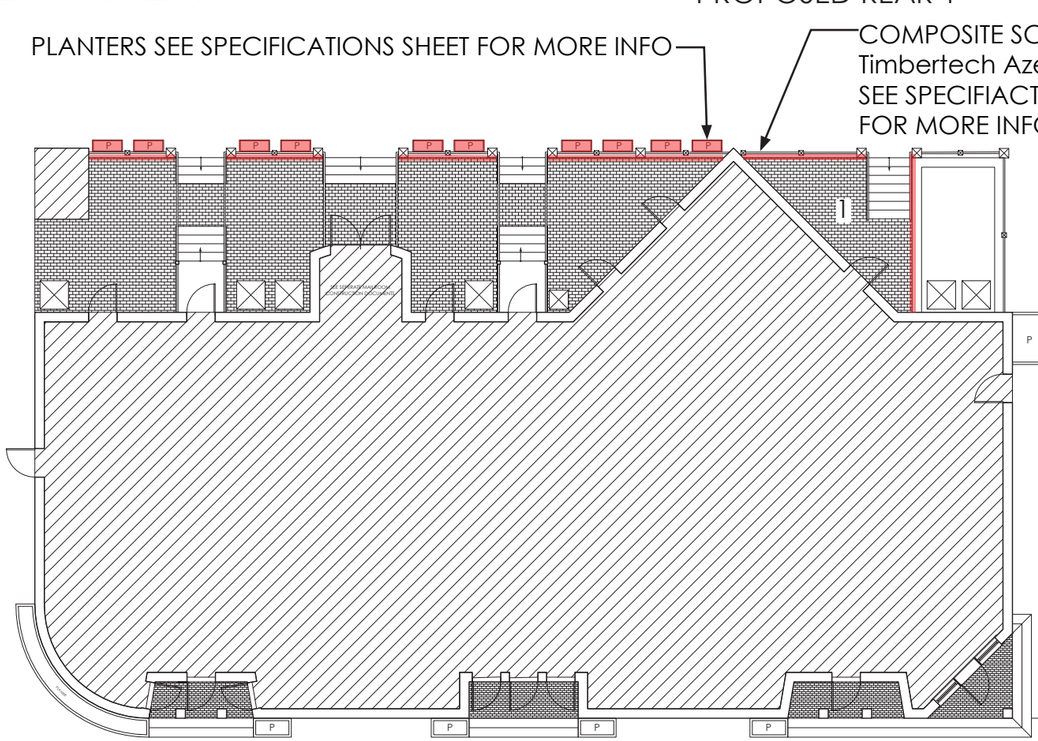
EXISTING REAR 2

PROPOSED REAR 2

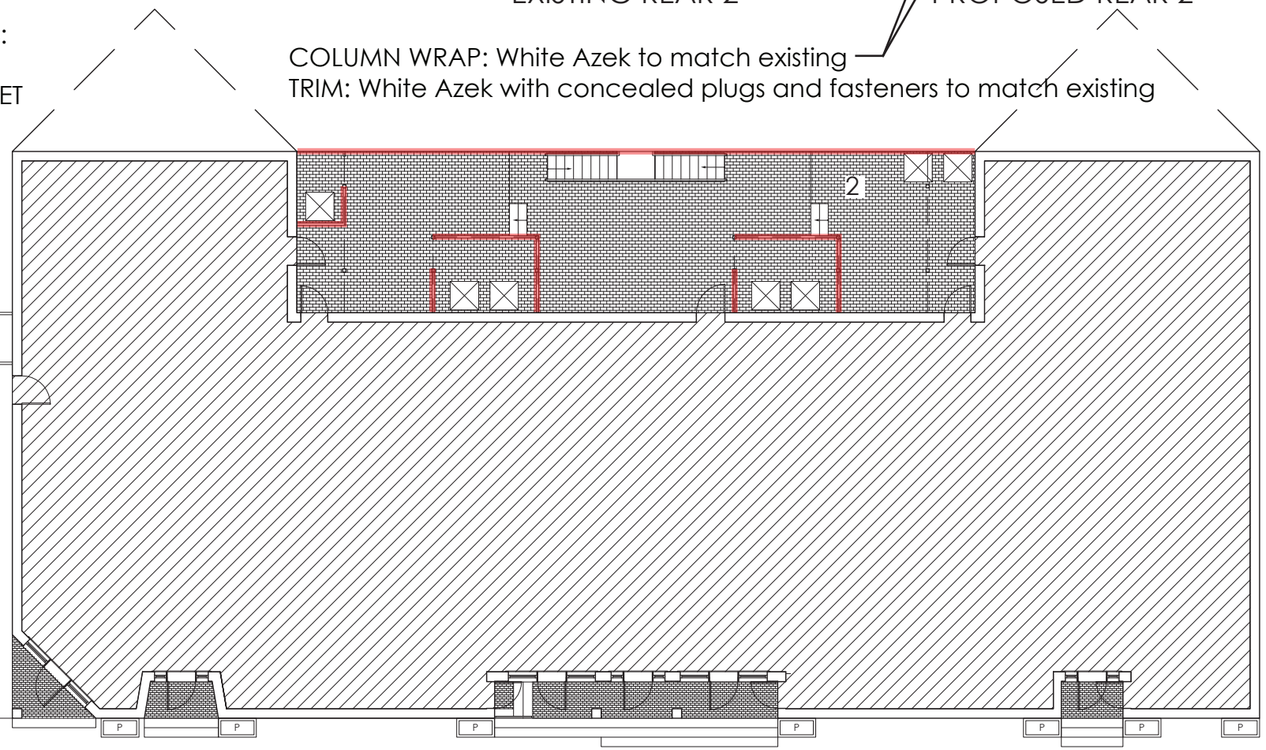
PLANTERS SEE SPECIFICATIONS SHEET FOR MORE INFO

COMPOSITE SCREENING:
Timbertech Azek 1x6
SEE SPECIFIACTIONS SHEET
FOR MORE INFO

COLUMN WRAP: White Azek to match existing
TRIM: White Azek with concealed plugs and fasteners to match existing



BUILDING B FIRST FLOOR PLAN



BUILDING A FIRST FLOOR PLAN

LEGEND

EXTENT OF WORK

PROPOSD RENOVATIONS FOR

MARKET WHARF CONDOMINIUMS

33 & 59 DEER ST
PORTSMOUTH, NH

SCREEN & WALL COVERING
FIRST FLOOR PLAN

1/16" = 1'-0"

22002

OPTION A
SHEET **2** OF 7

MARCH 2, 2022

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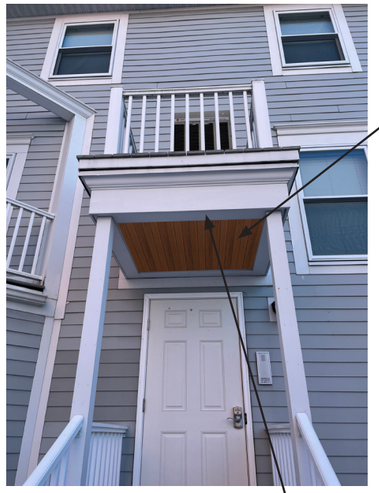
EXISTING REAR 1



PROPOSED REAR 1

OUTDOOR CEILING: 1x6 Timbertech Azek
Ceiling with ¼" ventilation gap to match existing
SEE SPECIFICATION SHEET FOR MORE INFO

TRIM: White Azek with
concealed plugs and
fasteners to match existing

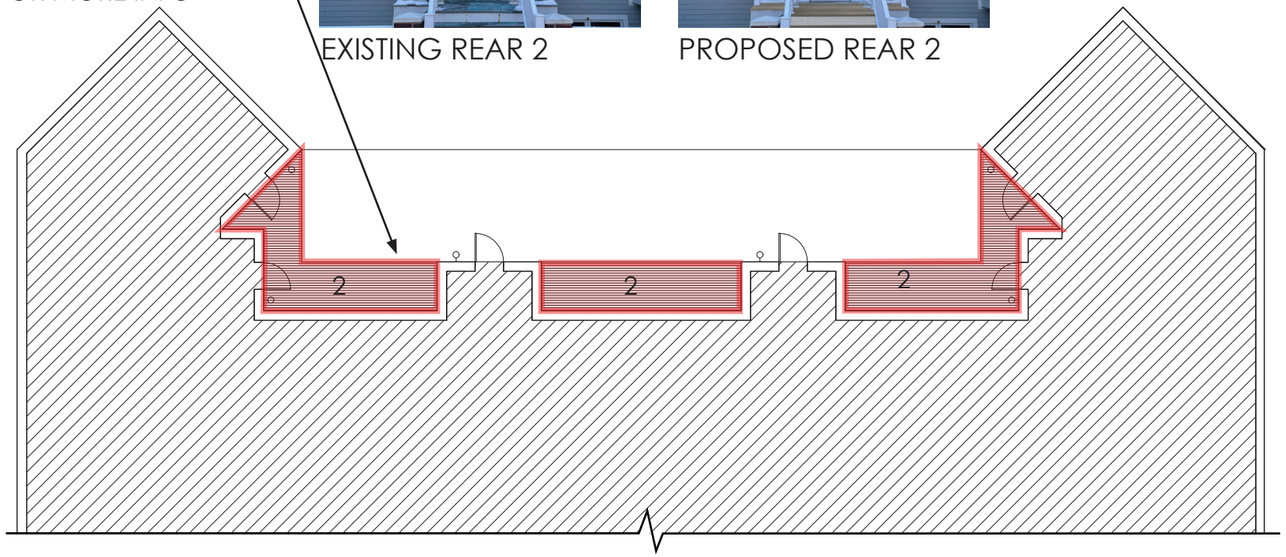
EXISTING EXAMPLES ON SITE

MATERIAL

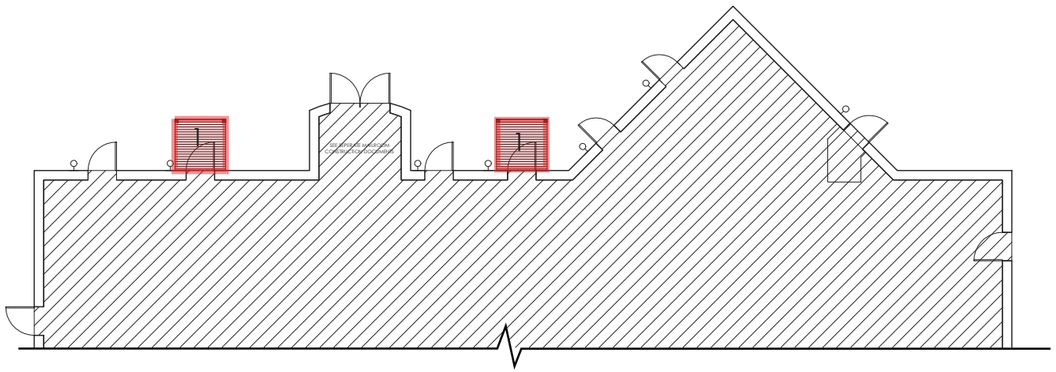
TRIM

EXISTING REAR 2

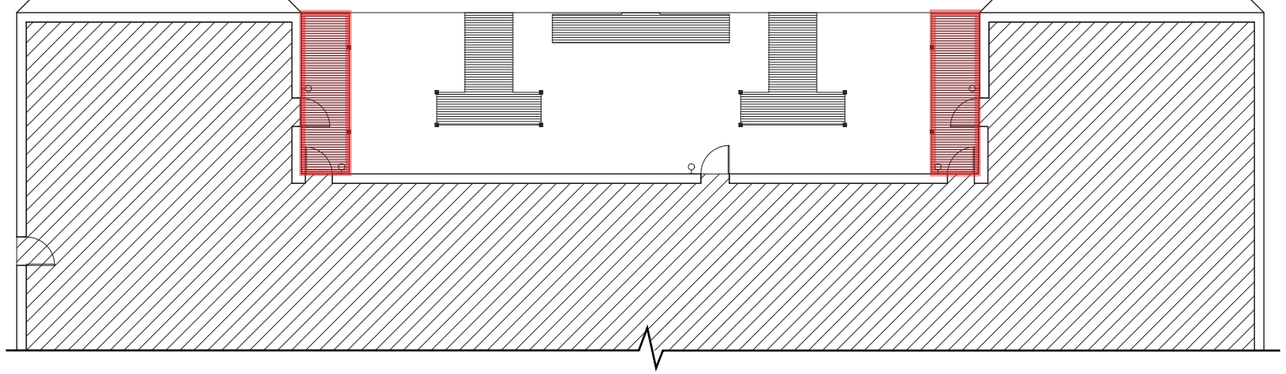
PROPOSED REAR 2



BUILDING A SECOND FLOOR PLAN



BUILDING B FIRST FLOOR PLAN



BUILDING A FIRST FLOOR PLAN

LEGEND

EXTENT OF WORK

PROPOSD RENOVATIONS FOR

MARKET WHARF CONDOMINIUMS

33 & 59 DEER ST
PORTSMOUTH, NH

OUTDOOR CEILINGS

1/16" = 1'-0"

OPTION A
SHEET **3** OF 7

MARCH 2, 2022

22002

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EXISTING FRONT 1

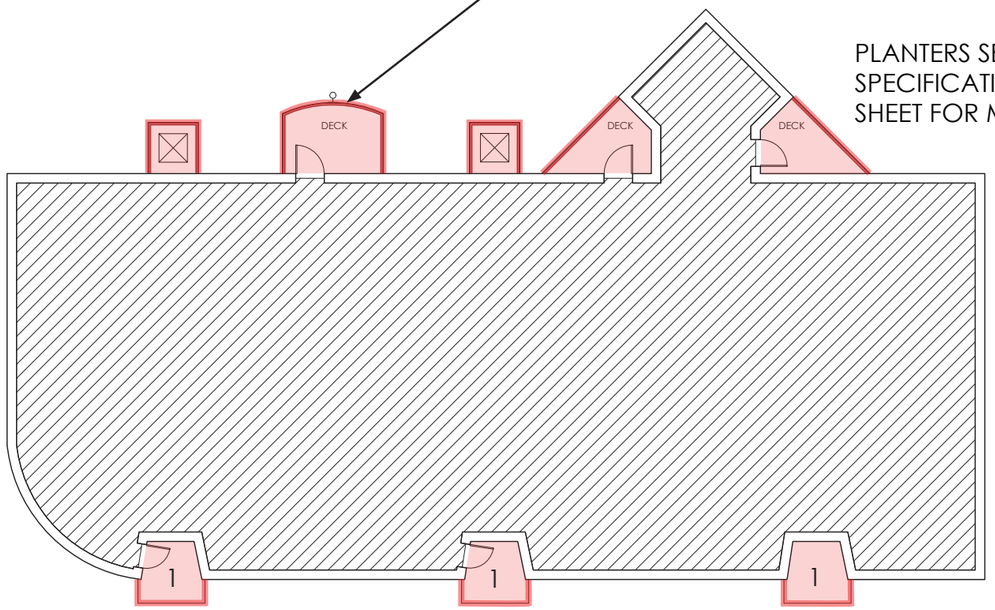
EXISTING REAR 2

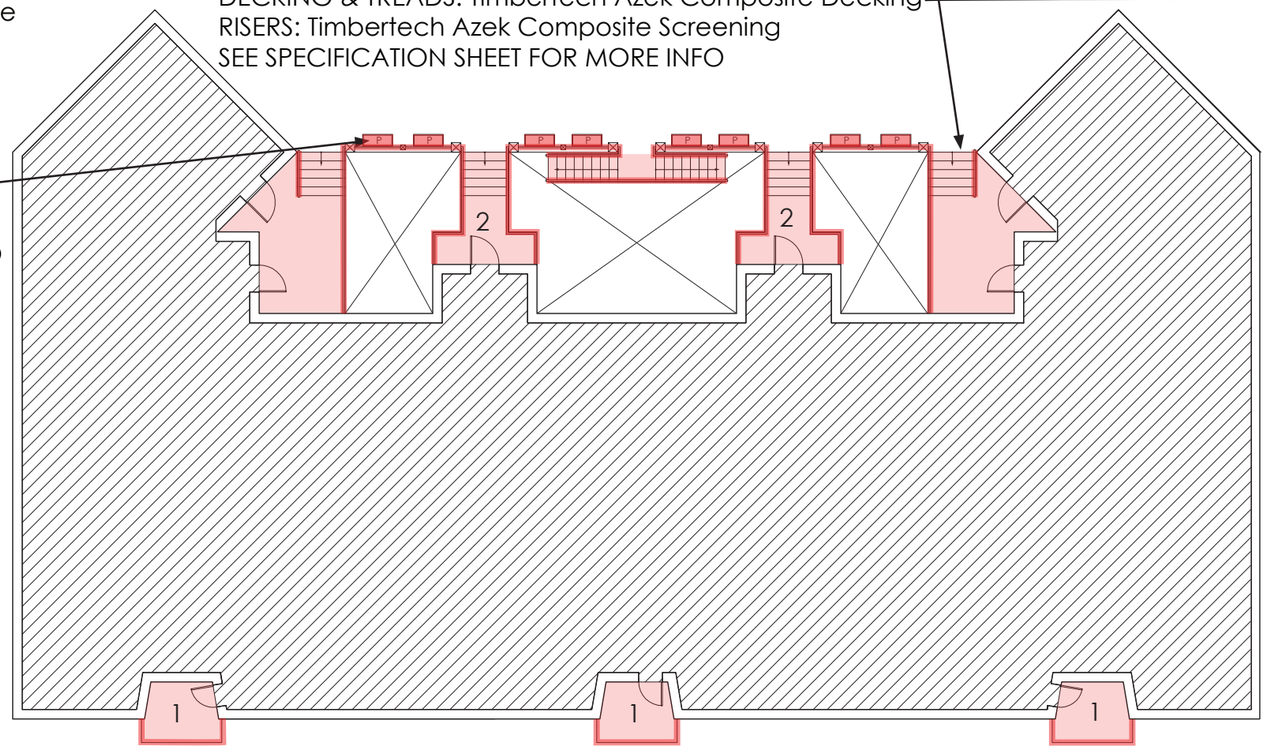
PROPOSED REAR 2

RAILING: Regal Ideas aluminum white
SEE SPECIFICATION SHEET FOR MORE INFO

DECKING & TREADS: Timbertech Azek Composite Decking
RISERS: Timbertech Azek Composite Screening
SEE SPECIFICATION SHEET FOR MORE INFO

PLANTERS SEE SPECIFICATIONS SHEET FOR MORE INFO





LEGEND

EXTENT OF WORK

BUILDING B SECOND FLOOR PLAN

BUILDING A SECOND FLOOR PLAN

PROPOSD RENOVATIONS FOR

MARKET WHARF CONDOMINIUMS

33 & 59 DEER ST
PORTSMOUTH, NH

BALCONY RAILING & STAIRWAY SECOND FLOOR PLAN

1/16" = 1'-0"

OPTION A
SHEET **4** OF 7

MARCH 2, 2022

22002

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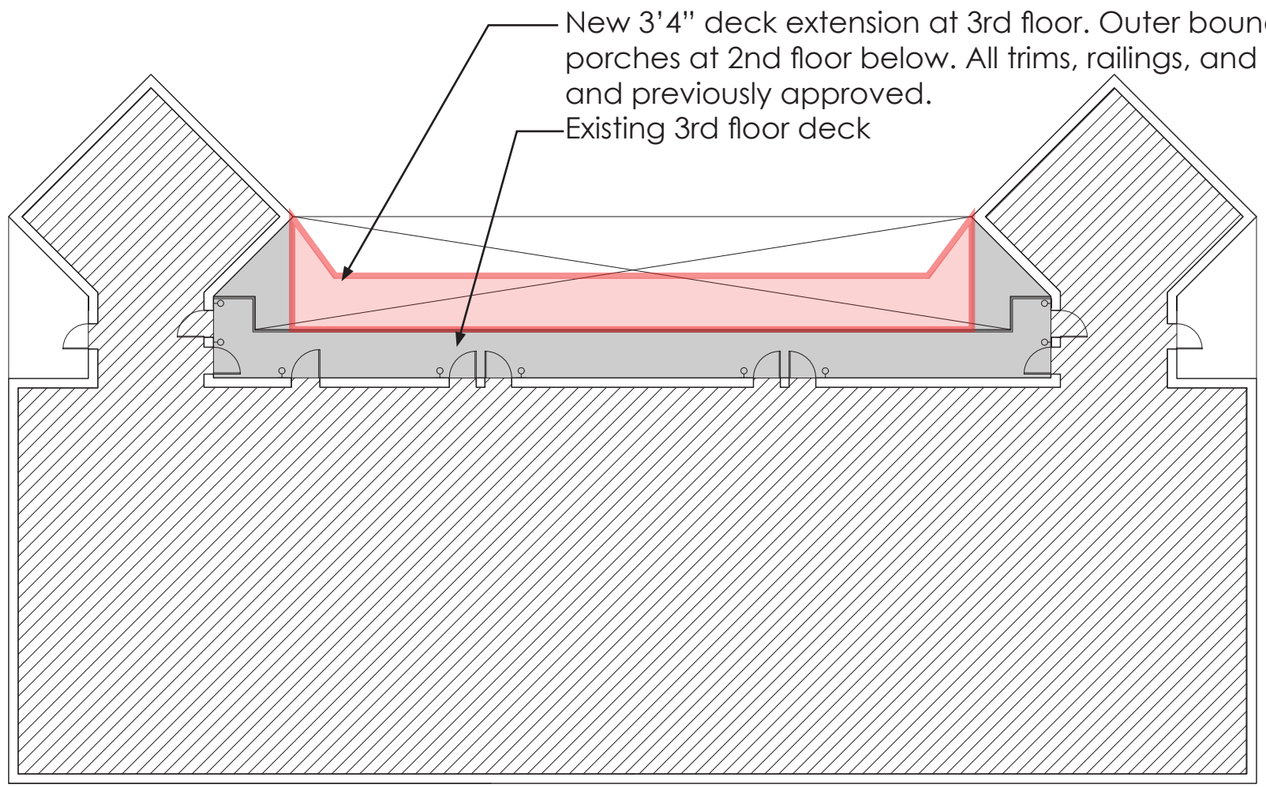
BUILDING B REAR

BUILDING A REAR EXISTING

BUILDING A REAR PROPOSED



BUILDING A THIRD FLOOR PLAN

LEGEND

EXTENT OF WORK

PROPOSD RENOVATIONS FOR

MARKET WHARF CONDOMINIUMS

33 & 59 DEER ST
PORTSMOUTH, NH

3RD FLOOR DECK ADDITION

1/16" = 1'-0"

OPTION A
SHEET **5** OF 7

MARCH 2, 2022

22002

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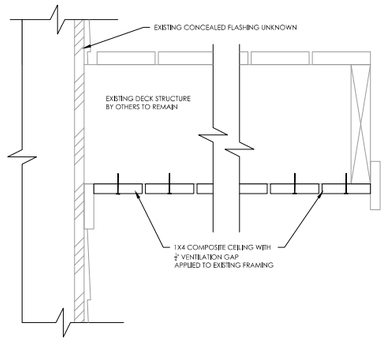
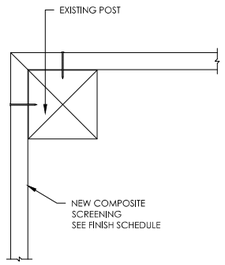
EXTERIOR CEILING



CEILING INSTALL DETAIL TYP.

Timbertech Edge Prime + Collection
Azek Ceiling 1x6 with 1/4" ventilation gap
Finish: Coconut Husk
Deck Boards: Actual dimensions: 5.36" x 0.94"
Lengths available: Square-Shoulder 16' and 20' or Grooved 12', 16', and 20'

DECKING & TREADS



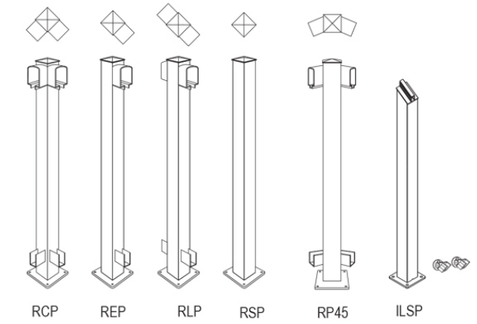
SCREENING PLAN DETAIL

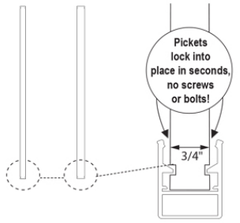
Timbertech Azek Landmark Collection
Actual dimensions: 5.5" x 1"
Finish: Castle Gate

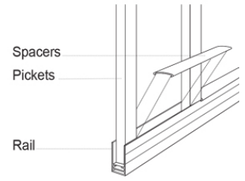
RAILING

WHITE
COLOR CODE: (0W)

Note: Please see Configuration Tab below for all options available in this color. Colors







42 inch Post Description:

RCP: Corner Post (2 1/4" x 2 1/4" x 42"H)
- Welded brackets at 90° to connect rails to posts

REP: End Post (2 1/4" x 2 1/4" x 42"H)
- Welded brackets to connect rails to posts

RLP: Line Post (2 1/4" x 2 1/4" x 42"H)
- Welded brackets to connect rails to posts

RSP: Stair Post (2 1/4" x 2 1/4" x 42"H)
- For use with angle bracket or post bracket in stair, angle or custom applications

RP45: 45° Angle Post (2 1/4" x 2 1/4" x 42"H)
- Welded brackets connect rails to posts at 45° angle

ILSP: In-Line Stair Post (2 1/4" x 2 1/4" x 36"H)
- Lindermount post to attach Top rail between top and bottom of stairs
- Included bottom Universal Angle Bracket

Note: Fasteners sold separately

42 inch Picket Details:

SP6: Straight Pickets for 6' o/c
- 3/4" pickets (14/pkg). Includes 36 aluminum 4" spacers

SP8: Straight Pickets for 8' o/c
- 3/4" pickets (19/pkg). Includes 43 aluminum 4" spacers

SP10: Straight Pickets for 10' o/c
- 3/4" pickets (24/pkg). Includes 56 aluminum 4" spacers

SP36: Stair Straight Pickets for 6' o/c
- 3/4" pickets (7/pkg). Includes 28 aluminum 5" spacers

WP3: Wide Pickets (covers 3ft with spacers)
- 1 5/16" pickets (6/pkg). Includes 14 aluminum 4" spacers
- 1 package covers 3 linear feet.

WPS3: Stair Wide Pickets (covers 3ft with spacers)
- 1 5/16" pickets (6/pkg). Includes 14 aluminum 5" spacers
- 1 package covers 3 linear feet

** O/C = "On Center" measurement

Regal Ideas Aluminum
Picket System Options: Wide, Narrow, Decorative
Finish: White(0W)

SCREENING & RISERS

Timbertech Azek Landmark Collection
Deck Boards: Actual dimensions: 5.5" x 1"
Fascia Boards: Actual dimensions: .5" x 11.75" (For Risers)
Finish: French White Oak

PROPOSD RENOVATIONS FOR

MARKET WHARF CONDOMINIUMS

33 & 59 DEER ST
PORTSMOUTH, NH

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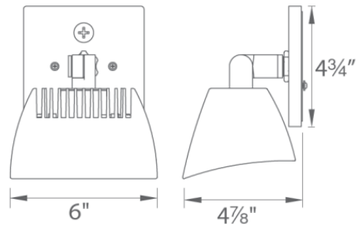
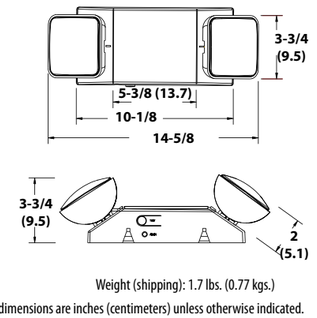
LIGHTING - Replace types at existing locations

Kirchler - Stonebrook Walll Sconce
Product # 49257AZ
Finish: Architectural Bronze



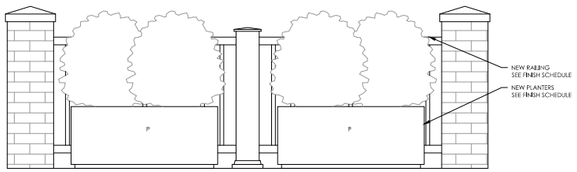
WAC Lighting - Endurance Flood Light
Pruduct # WP-LED335-30aWT
Finish: Architecturual Bronze
Dimensions 6x4x4.75



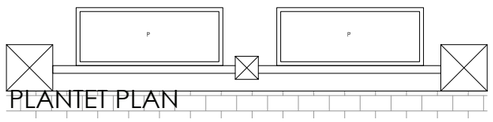
Lithonia Lighting- Emergency Light Fixture
Pruduct # ELM 2 LED
Finish: White

PLANTERS

Veradeck Metallic Series
38" Planter
Product # 859600VS
Finish: Black



PLANTET ELEVATION



PLANTET PLAN

PAVERS

Permeable Pavers Azek
Permeable Composite Interlocking Paver
Dimensions: 4x8x1.75
Finish: Waterwheel

PROPOSD RENOVATIONS FOR

MARKET WHARF CONDOMINIUMS

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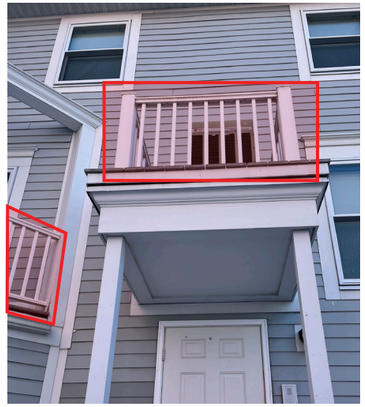
EXISTING FRONT 1

PROPOSED FRONT 1



EXISTING REAR 2

PROPOSED REAR 2

EXISTING REAR 3

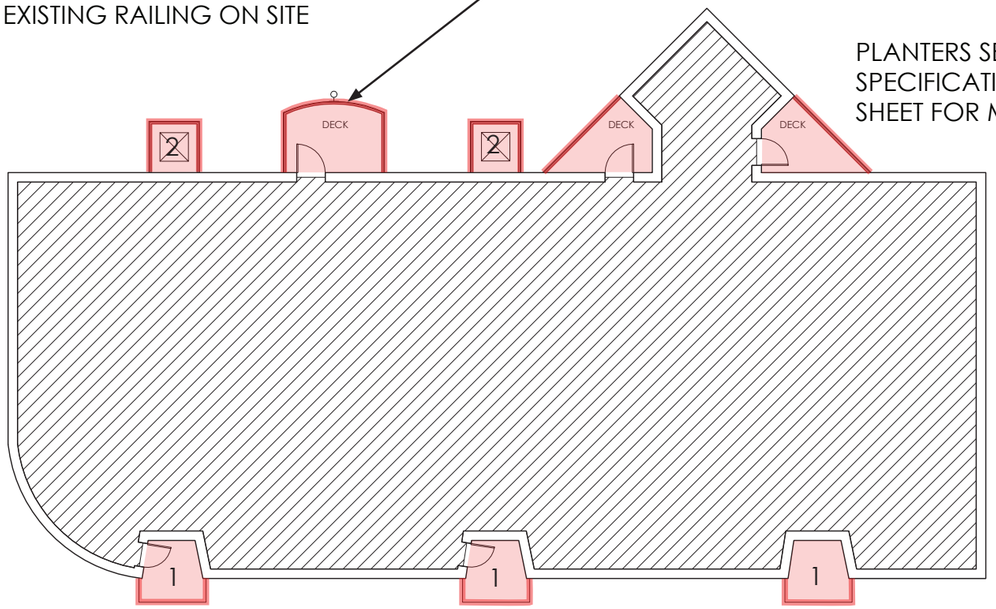
PROPOSED REAR 3

EXISTING RAILING ON SITE

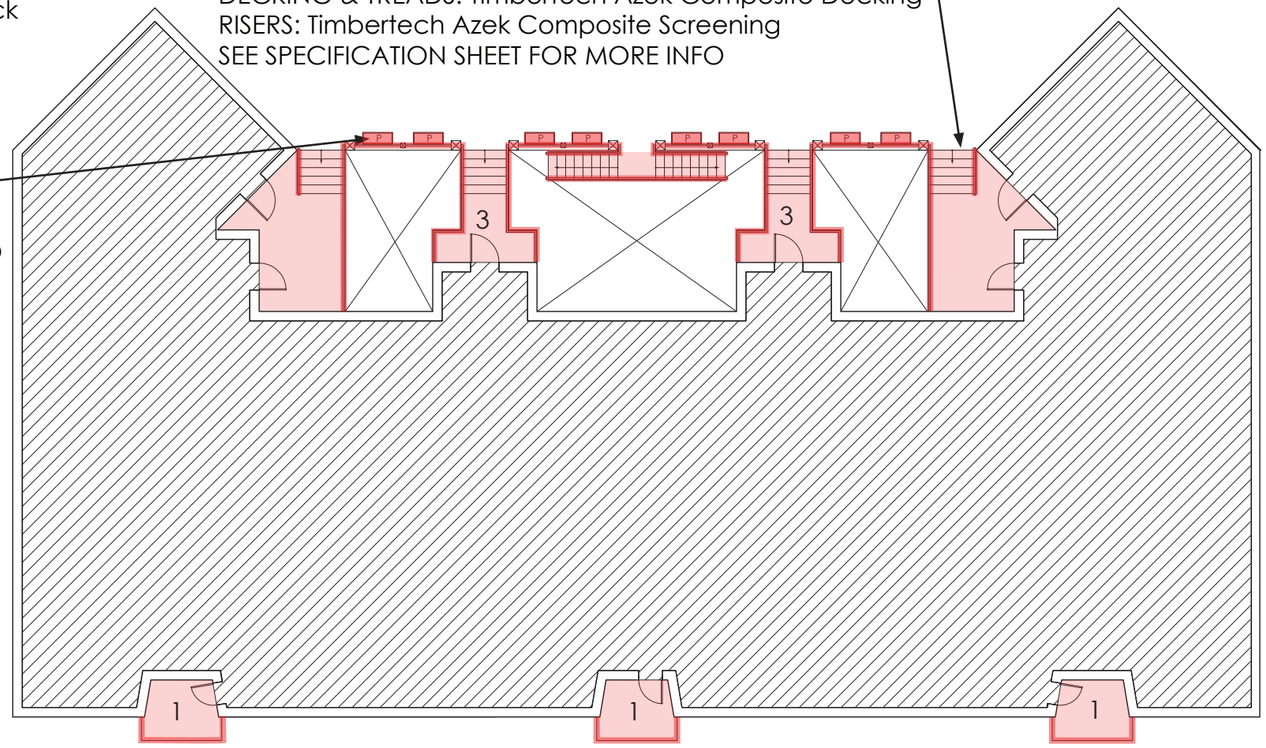
RAILING: Regal Ideas aluminum black
SEE SPECIFICATION SHEET FOR MORE INFO

DECKING & TREADS: Timbertech Azek Composite Decking
RISERS: Timbertech Azek Composite Screening
SEE SPECIFICATION SHEET FOR MORE INFO

PLANTERS SEE SPECIFICATIONS SHEET FOR MORE INFO



BUILDING B SECOND FLOOR PLAN



BUILDING A SECOND FLOOR PLAN

LEGEND

EXTENT OF WORK

PROPOSD RENOVATIONS FOR

MARKET WHARF CONDOMINIUMS

33 & 59 DEER ST
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BALCONY RAILING & STAIRWAY SECOND FLOOR PLAN

1/16" = 1'-0"

OPTION B
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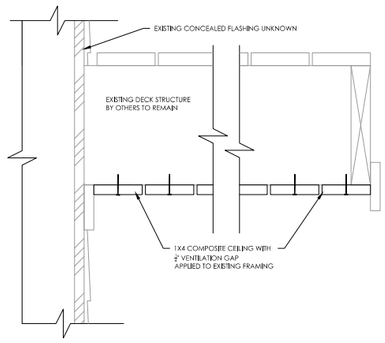
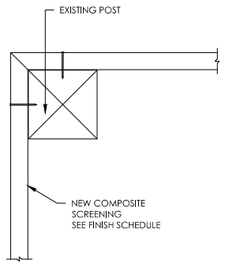
EXTERIOR CEILING



CEILING INSTALL DETAIL TYP.

Timbertech Edge Prime + Collection
Azek Ceiling 1x6 with 1/4" ventilation gap
Finish: Coconut Husk
Deck Boards: Actual dimensions: 5.36" x 0.94"
Lengths available: Square-Shoulder 16' and 20' or Grooved 12', 16', and 20'

DECKING & TREADS, BUILDING SCREEN

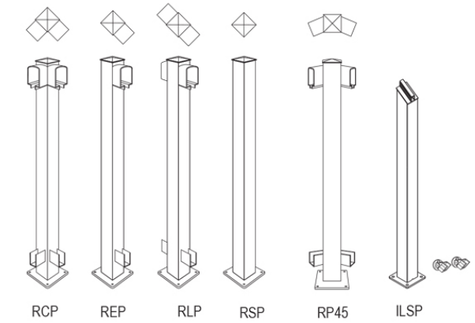


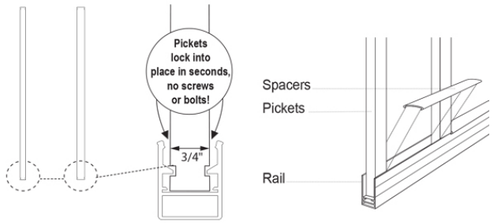
SCREENING PLAN DETAIL

Timbertech Azek Landmark Collection
Actual dimensions: 5.5" x 1"
Finish: Castle Gate

RAILING

Note: Please see Configuration Tab below for all options available in this color. Colors





42 inch Post Description:

RCP: Corner Post (2 1/4" x 2 1/4" x 42"H)
- Welded brackets at 90° to connect rails to posts

REP: End Post (2 1/4" x 2 1/4" x 42"H)
- Welded brackets to connect rails to posts

RLP: Line Post (2 1/4" x 2 1/4" x 42"H)
- Welded brackets to connect rails to posts

RSP: Stair Post (2 1/4" x 2 1/4" x 42"H)
- For use with angle bracket or post bracket on stair, angle or custom applications

RP45: 45° Angle Post (2 1/4" x 2 1/4" x 42"H)
- Welded brackets connect rails to posts at 45° angle

ILSP: In-Line Stair Post (2 1/4" x 2 1/4" x 36"H)
- Undermount post to attach Top rail between top and bottom of stairs
- Included bottom Universal Angle Bracket

Note: Fasteners sold separately

42 inch Picket Details:

SP6: Straight Pickets for 6' o/c
- 3/4" pickets (14/pkg). Includes 36 aluminum 4" spacers

SP8: Straight Pickets for 8' o/c
- 3/4" pickets (19/pkg). Includes 43 aluminum 4" spacers

SP10: Straight Pickets for 10' o/c
- 3/4" pickets (24/pkg). Includes 56 aluminum 4" spacers

SP36: Stair Straight Pickets for 6' o/c
- 3/4" pickets (7/pkg). Includes 28 aluminum 5" spacers

WP3: Wide Pickets (covers 3ft with spacers)
- 1 5/16" pickets (6/pkg). Includes 14 aluminum 4" spacers
- 1 package covers 3 linear feet.

WP53: Stair Wide Pickets (covers 3ft with spacers)
- 1 5/16" pickets (6/pkg). Includes 14 aluminum 5" spacers
- 1 package covers 3 linear feet

** O/C = "On Center" measurement

Regal Ideas Aluminum
Picket System Options: Wide, Narrow, Decorative
Finish: Black (BL)

RISERS & CONCRETE WALL COVERING

Timbertech Azek Landmark Collection
Concrete Covering: Actual dimensions: 5.5" x 1"
Riders: Actual dimensions: .5" x 11.75"
Finish: French White Oak

PROPOSD RENOVATIONS FOR

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