

**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.

May 11, 2022

AGENDA (revised on May 06, 2022)

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

I. ADMINISTRATIVE APPROVALS

1. 381 Middle Street (LUHD-470)
2. 65 Rogers Street (LUHD-472)

II. WORK SESSIONS (OLD BUSINESS)

- A. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-234)
- B. Work Session requested by **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LUHD-366)
- C. Work Session requested by **One Market Square, LLC, owner** for property located at **1 Congress Street & 0 High Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4-5 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 & 15 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-425)

D. Work Session requested by **445 Marcy Street, LLC**, owner for property located at **445 Marcy Street**, wherein permission is requested to allow the construction of a new single family residence with attached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-424)

E. **REQUEST TO WITHDRAW- 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)

III. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (minor demolition, new construction, restoration and renovation of the accessory structures and annex of the main home) 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-463)

2. Work Session requested by **James William Woods and Anna Roeline Meinardi, owners**, for property located at **1 Walton Alley**, wherein permission is requested to allow new construction to an existing structure (construct a 2-story addition and a detached single car garage) and renovations to an existing structure (replace roofing, remove skylights, and re-fence the property) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 27 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-461)

3. Work Session requested by **EIGHTHCPH, LLC, owner**, for property located at **161 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a new mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5) and Historic Districts. (LUHD-462)

4. Work Session requested by **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LUHD-465)

IV. ADJOURNMENT

**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_n_2i1lGQ2SIIwO-79ZC2Q

HDC

ADMINISTRATIVE APPROVALS

May 11, 2022

1. 381 Middle Street (LUHD-470) -Recommended Approval
2. 65 Rogers Street (LUHD-472) -Recommended Approval

1. 381 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of new front stairs.

Stipulations:

1. _____
2. _____
3. _____



05/07/2022

LUHD-470

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 28, 2022**Applicant**

Sally Mulhern
 sally@mulhernlaw.com
 381 Middle St
 Portsmouth, New Hampshire 03801
 (603) 498-6709

Location

381 MIDDLE ST
 Portsmouth, NH 03801

Owner:

MULHERN REAL ESTATE HOLDINGS LLC
 381 MIDDLE ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Our building's front steps are nearly fifty years old and in need of repair. Our plan is to make necessary repairs to the existing concrete steps then add thermal topped granite treads to these to emphasize the building's historic nature. In homage to the property's original wooden steps we will keep the risers exposed intending to recreate what was there with more permanent materials. We will not be changing the number of steps nor the total dimensions of the current structure.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Owner

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

--

Full Name (First and Last)

James Mulhern

Business Name (if applicable)

--

Mailing Address (Street)

381 Middle St

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

(603) 436-1211

Email Address

james@mulhernlaw.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**

Existing Stairs



Proposed Stairs



2. 65 Rogers Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of a backyard pergola.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



05/07/2022

LUHD-472

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: May 3, 2022

Applicant

Janet Zerr
janzerr@gmail.com
65 Rogers Street
Portsmouth, NH 03801
203-313-1393

Location

65 ROGERS ST
Portsmouth, NH 03801

Owner:

SIMPSON DAVID & ZERR JANET
65 ROGERS ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

add a wood pergola in back yard

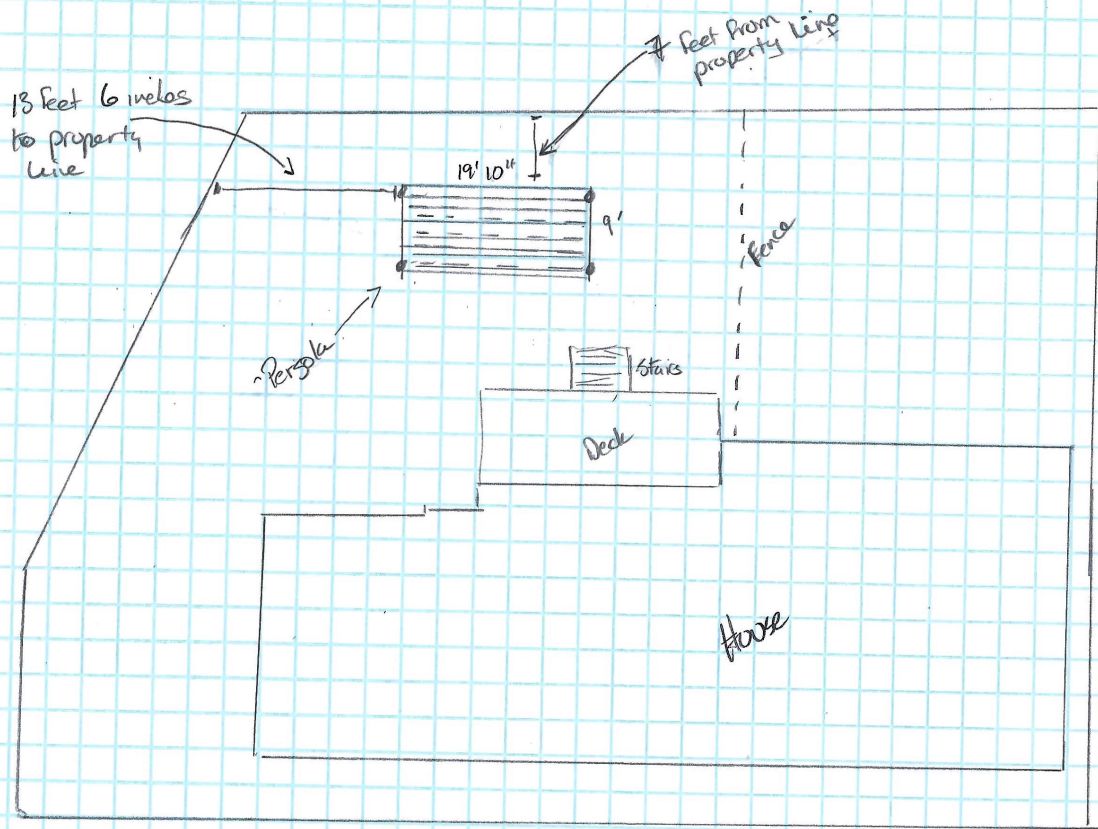
Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	
Owner	
If you selected "Other", please state relationship to project.	
--	
Full Name (First and Last)	Business Name (if applicable)
Janet Zerr	--
Mailing Address (Street)	City/Town
65 Rogers Street	Portsmouth
State	Zip Code
New Hampshire	03801
Phone	Email Address
203-313-1393	janzerr@gmail.com

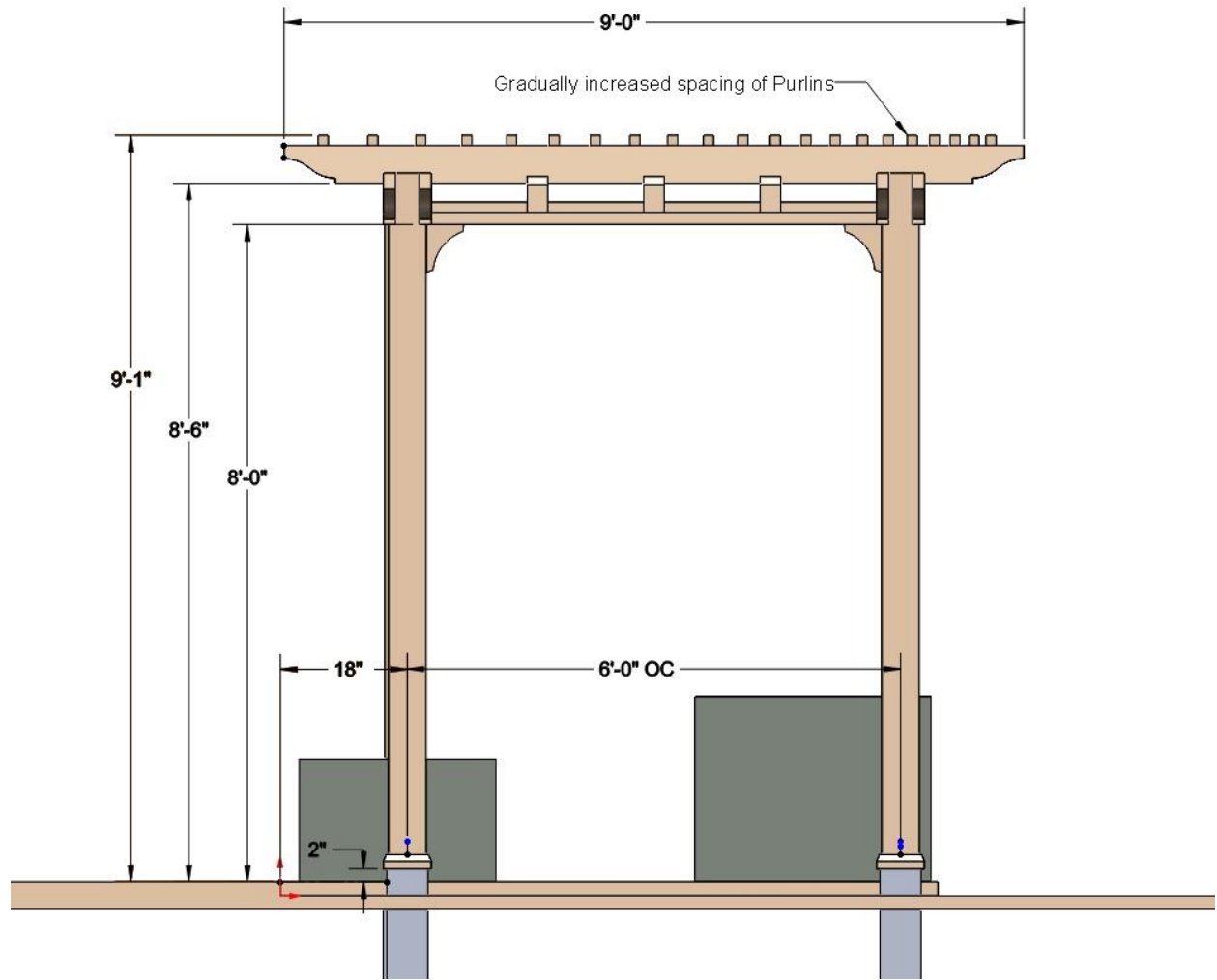
Relationship to Project	
Other	
If you selected "Other", please state relationship to project.	
Trellis Design - Design and builder of Pergola	
Full Name (First and Last)	Business Name (if applicable)
David Valcovic	Trellis Design Structures

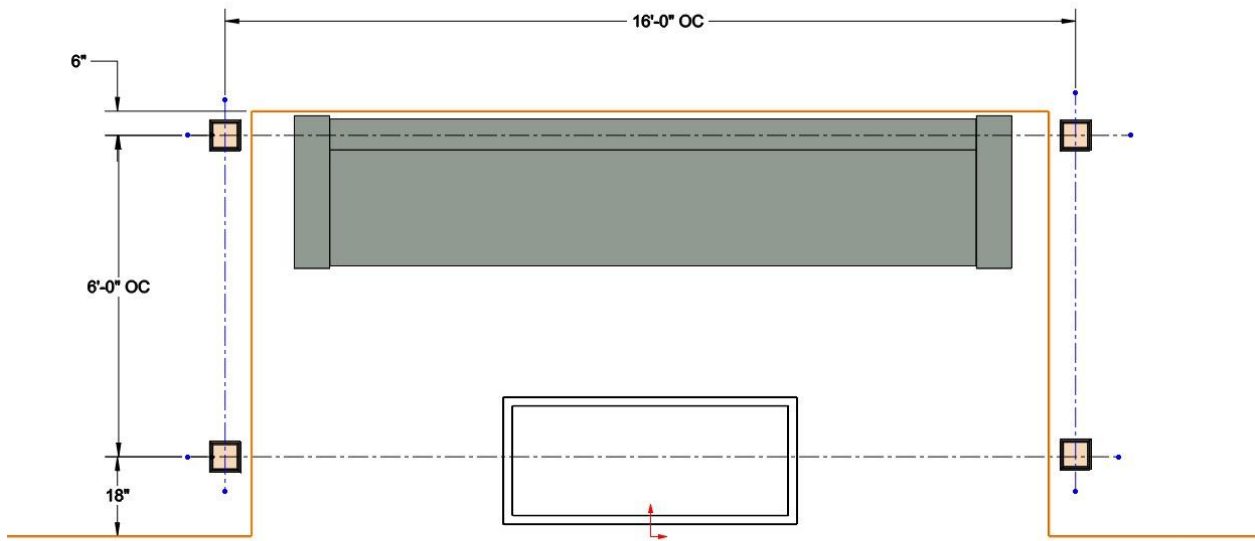
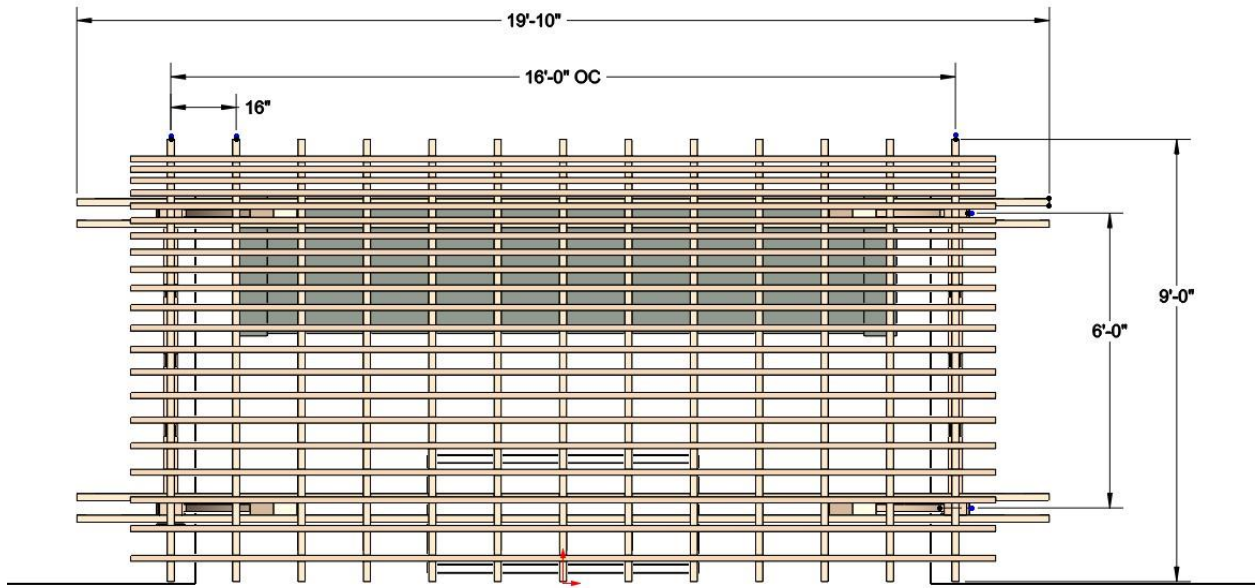












Historic District Commission

Staff Report – May 4th, 2022

May 4th MEETING

Administrative Approvals:

- | | |
|--------------------------------|----------------------|
| 1. 414 State St. (LUHD-449) | - Recommend Approval |
| 2. 60 Penhallow St. (LUHD-464) | - Recommend Approval |
| 3. 303 Pleasant St. (LUHD-448) | - Recommend Approval |
| 4. 333 Marcy St. (LUHD-466) | - Recommend Approval |
| 5. 29 Vaughan St. (LUHD-467) | - Recommend Approval |
| 6. 17 South St. (LUHD-468) | - Recommend Approval |

PUBLIC HEARINGS – OLD BUSINESS:

- A. 55 Gates Street. (LU-22-43) (windows, siding & trim)
- B. 531 Islington Street (LU-22-38) (signage and siding)
- C. 189 Gates Street (LU-22-30) (garden cottage)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 85 Daniel St. (LUHD-445) (rear addition & dormers)
- 2. 166 New Castle Ave. (LU-22-83) (window)
- 3. 404 Islington Street (LU-22-74) (door and HVAC)
- 4. 154 Maplewood Ave. (LU-22-70) (9 windows)
- 5. 159 State St. (LU-22-68) (HVAC)
- 6. 138 Gates St. (LU-22-55) (windows, siding and trim)
- 7. 129 State St. (LUHD-414) (skylights and rear additions)

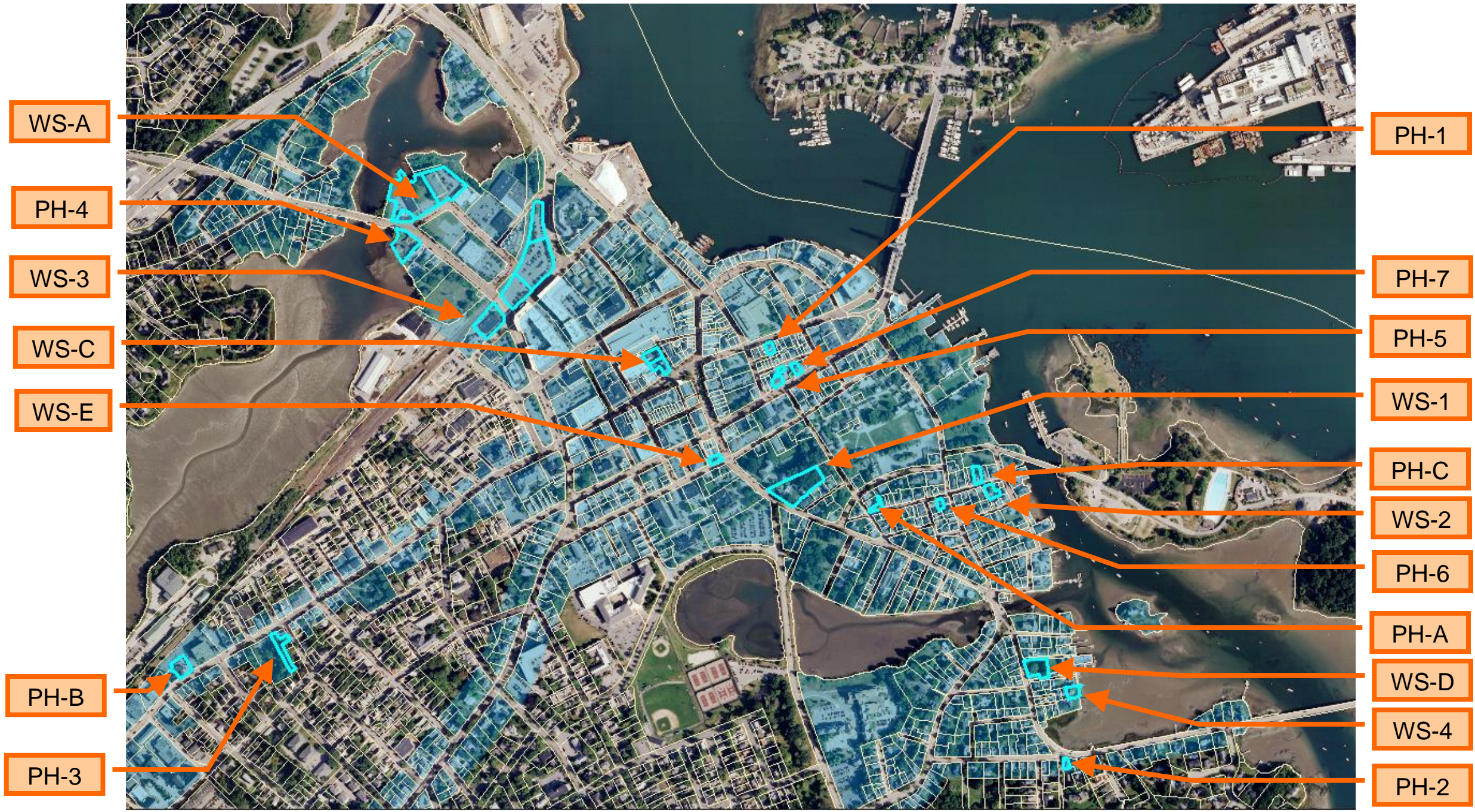
May 11th MEETING

WORK SESSIONS – OLD BUSINESS:

- A. 1 Raynes Ave. (LUHD-234) (2 new buildings)
- B. 2 Russell / 0 Deer St. (LUHD-366) (3 new buildings)
- C. 1 Congress St. (LUHD-425) (infill building)
- D. 445 Marcy St. (LUHD-424) (new single family)
- E. 92 Pleasant St. (LUHD-422) (windows & balconies)

WORK SESSIONS – NEW BUSINESS:

- 1. 179 Pleasant St. (LUHD-463) (outbuildings)
- 2. 1 Walton Alley (LUHD-461) (garage and rear addition)
- 3. 161 Deer St. (LUHD-462) (4 story infill building)
- 4. 43 Holmes Court (LUHD-465) (demo and new single family)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: May 4th and 11th
APPLICATIONS: 25

Historic District Commission

Project Address: 55 GATES ST. (LU-22-43)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 2,854 SF +/-
- Estimated Age of Structure: c.1850-70
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Gates and Washington St.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace windows, siding and trim, & remove chimney.

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 intersection of Washington and Gates Streets in the heart of the South End. It is surrounded with many contributing historic structures with buildings, all located along the street with no front- and shallow side-yard setbacks, and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

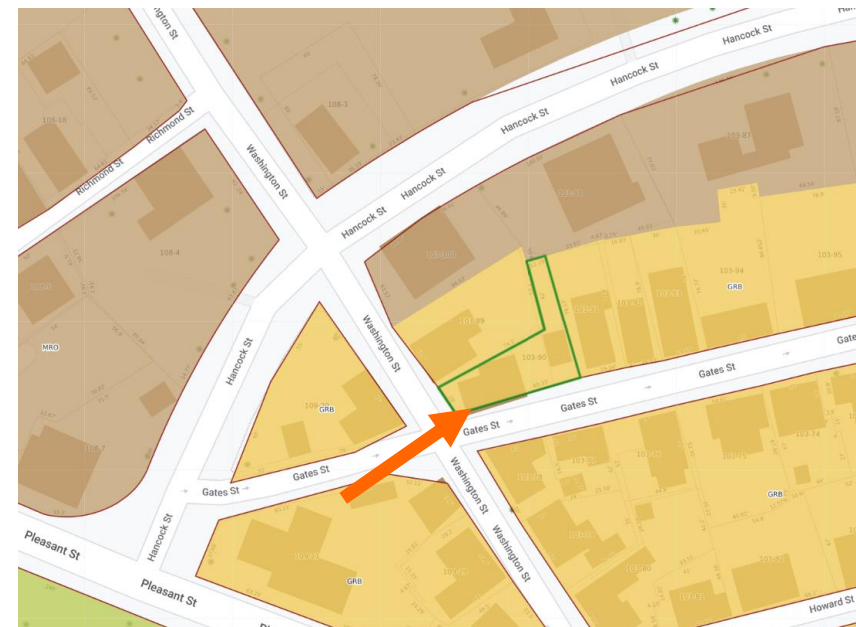
- The applicant is proposing to:
 - Replace bulkhead and existing cedar siding in-kind;
 - Make trim and foundation repairs; and
 - Remove the existing chimney (2nd chimney to remain).

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

55 GATES ST. (LU-22-43) – PUBLIC HEARING #1 (MINOR PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MODERATE PROJECT - REPLACE WINDOWS, SIDING, REPAIR FOUNDATION & REMOVE CHIMNEY -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 55 GATES ST. Case No.: A Date: 5-4-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 531 ISLINGTON STREET (LU-22-38)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1999
- Building Style: Commercial
- Number of Stories: 1
- Historical Significance: NA
- Public View of Proposed Work: View from Islington Street
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: To replace signage, siding and other misc. changes.

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 structure is located along Islington Street. 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:

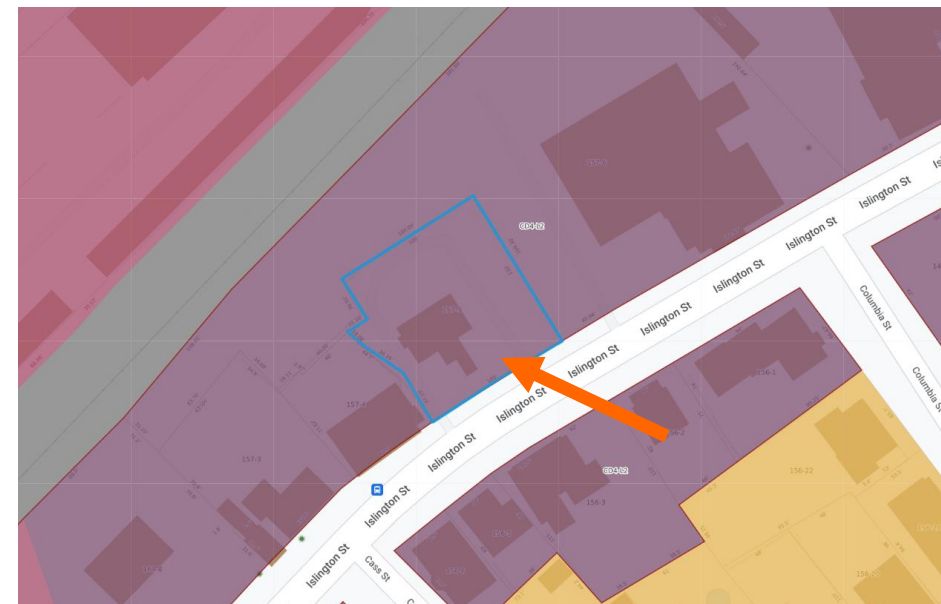
- The applicant proposes to revise the previous approval for the following items:
 - Replace and add signage to the drive through; and
 - Reside the existing structure

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**

531 ISLINGTON STREET (LU-22-38) – PUBLIC HEARING #2 (MINOR)

		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)	MINOR PROJECT – NEW SIGNAGE, SIDING AND MISC. ALTERATIONS ONLY –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	CONTEXT	8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 531 ISLINGTON STREET Case No.: B Date: 5-4-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

L. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 189 GATES ST. (LU-22-30)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #C

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 5,175 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival – Temple Form
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Gates Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To convert the garage into a garden cottage (ADU Unit).

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 Gates Street and is surrounded with many contributing historic structures. Most buildings on Gate Street have little to no front-yard setbacks, shallow side-yards with deeper rear yards.

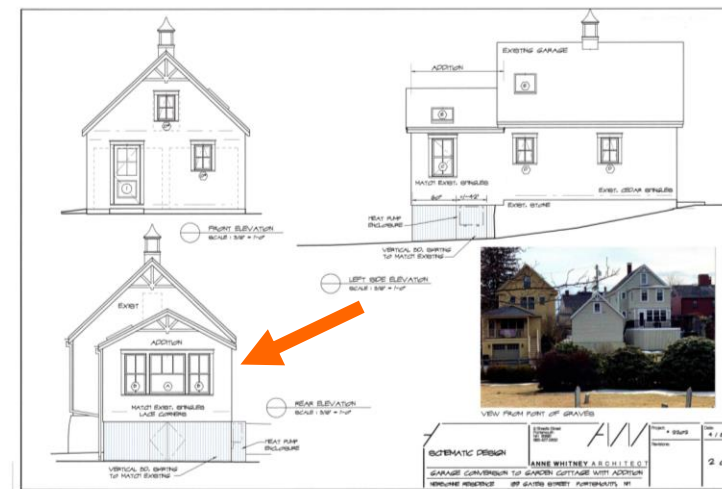
J. Staff Comments and Suggestions for Consideration:

The project includes:

- The repurposing of the detached garage to a 546 SF garden cottage to be used as an accessory dwelling unit.
- The BOA also approved a variance for the project.
- Note that the rear deck appears to have been removed from the design due to privacy and shadowing concerns of the abutter.

• **Design Guideline Reference: Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06), and Windows and Doors (08)**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

189 GATES STREET (LU-22-30) – PUBLIC HEARING #C (MODERATE)

STAFF	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)		<p>MINOR PROJECT</p> <p>– REPURPOSE GARAGE AS AN ACCESSORY DWELLING UNIT –</p>				
2	Floor Area Ratio (GFA/ Lot Area)						
3	Building Height / Street-Width Ratio						
4	Building Height – Zoning (Feet)						
5	Building Height – Street Wall / Cornice (Feet)						
6	Number of Stories						
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	Doors and windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	Fence / Walls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 189 GATES STREET Case No.: C Date: 5-4-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 85 DANIEL ST. (LU-22-75)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from Daniel St. and Custom house Way
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To replace rear addition, windows and stoop and add dormers.

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:

a. This 2.5 story historic structure is located along Daniel Street. It is surrounded with many 2 1/2 -3 story wood-sided and brick historic structures with no front yards and shallow side and rear yards. Rear access to the buildings is available along Custom House Way.

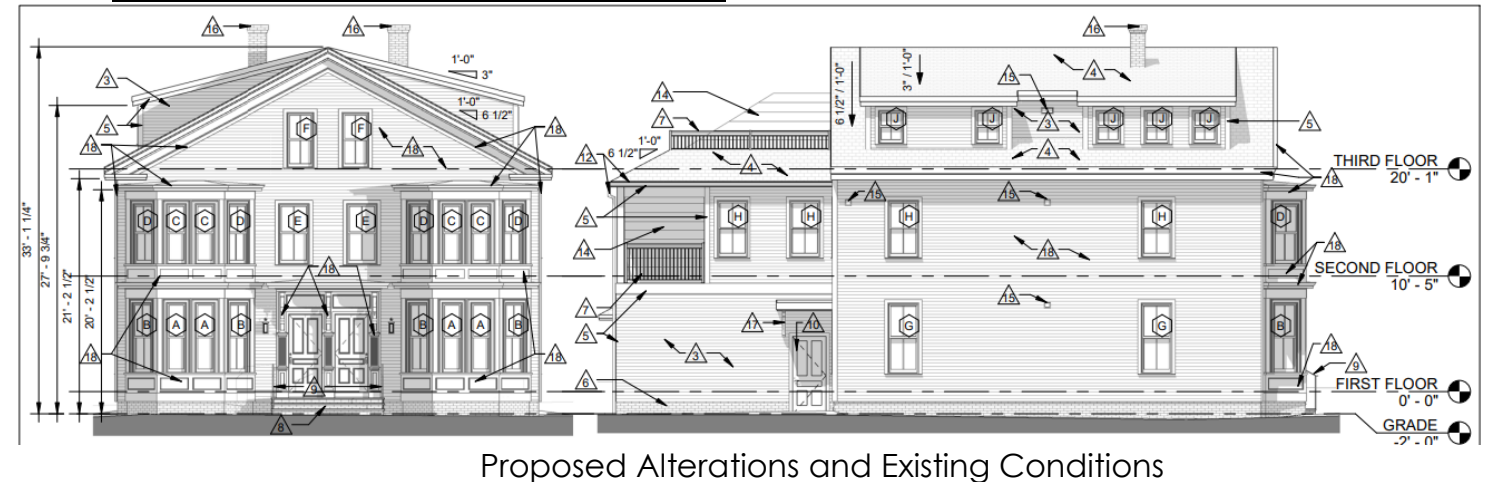
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Remove and redevelop the rear addition to the structure in order to support a two-car garage with an upper floor deck.
- Add wide shed dormers to the roof to support reuse of the attic level.
- Note that the applicant is proposing live/work space so the commercial use along the street edge is maintained.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:



Zoning Map

**HISTORIC
SURVEY
RATING**

C

85 DANIEL ST. (LU-22-75) – PUBLIC HEARING #1 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
		MODERATE PROJECT				
		- REPLACE REAR ADDITON AND FRONT STOOP AND ADD DORMERS -				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 85 DANIEL ST. Case No.: 1 Date: 5-4-22

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: 166 NEW CASTLE AVE. (LU-22-83)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

Existing Conditions:

- Zoning District: SRB
- Land Use: Single Family
- Land Area: 4,860 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from New Castle Ave. and Fernald St.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a single window over the garage.

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 alterations, additions or expansions)

I. Neighborhood Context:

- The building is located near the intersection of New Castle Ave. and Fernald Street in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with small rear yards and garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a new double hung window above the garage level in the side yard. The window will match the existing 1/1 replacement windows.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

**HISTORIC
SURVEY
RATING**

C

166 NEW CASTLE AVE. (LU-22-83) – PUBLIC HEARING #2 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MODERATE PROJECT – ADD SIDE WINDOW ABOVE GARAGE ONLY –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casings/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 166 NEW CASTLE AVE. Case No.: 2 Date: 5-4-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 404 ISLINGTON ST. (LU-22-74)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Inn
- Land Area: 12,665 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Islington Street
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: To add HVAC equipment, a door and a handicapped ramp.

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 ½ story wood-sided structure is located on Islington Street and is surrounded with many contributing historic structures. It is surrounded with many 2-2 ½ story wood- sided historic structures with little to no front yard setback along the street and narrow side yards.

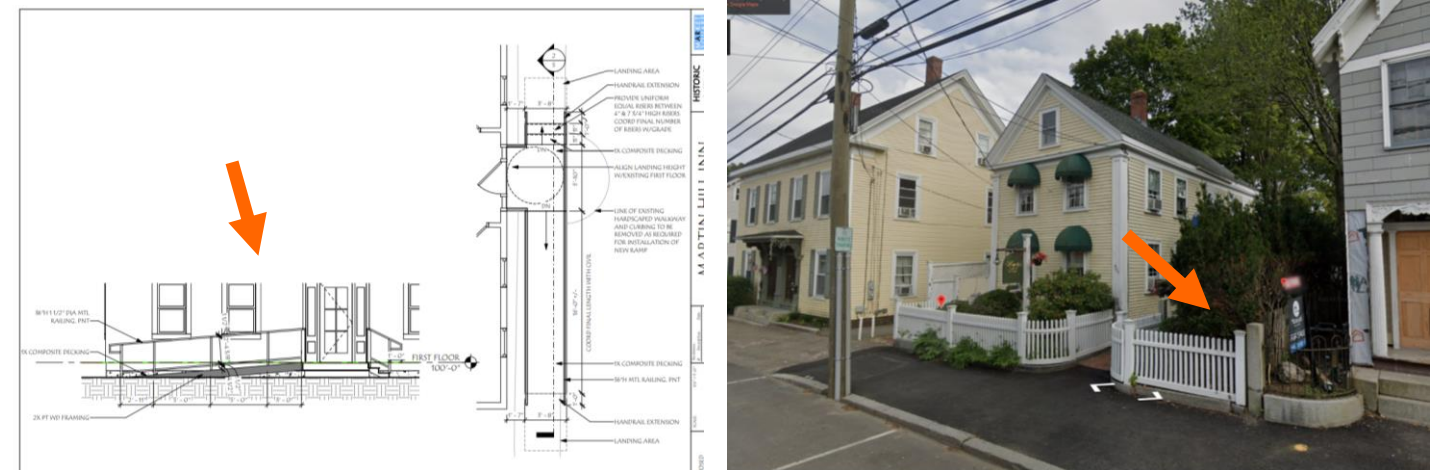
J. Staff Comments and Suggestions for Consideration:

The project includes:

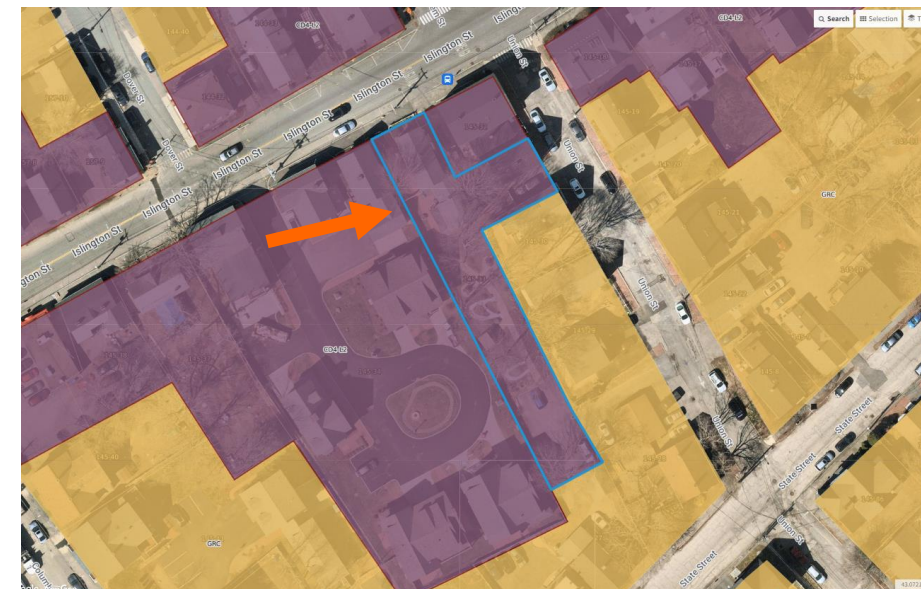
- Add a handicapped ramp on the west side of the building in order to support the Inn use of the property.
- HVAC equipment is also being added to the site.

• **Design Guideline Reference: Guidelines for Porches, Steps and Decks, Windows and Doors (08) and Site elements and Streetscapes (09).**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

404 ISLINGTON ST. (LU-22-74) – PUBLIC HEARING #3 (MINOR)

		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)	<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">MINOR PROJECT</div> <div style="font-size: 1.5em; font-weight: bold;">– ADD ADA RAMP TO SIDE DOOR ONLY –</div>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	BUILDING DESIGN & MATERIALS	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			SITE DESIGN	SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 404 ISLINGTON ST. Case No.: 3 Date: 5-4-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

I. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Historic District Commission

Project Address: 154 MAPLEWOOD AVE. (LU-22-70)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 19,600 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Limited public view
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To replace 9 windows.

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 Maplewood Ave. The property is surrounded with many modern and historically significant structures. The structures in this neighborhood have shallow setbacks along the street and narrow side yards and deeper rear yards.

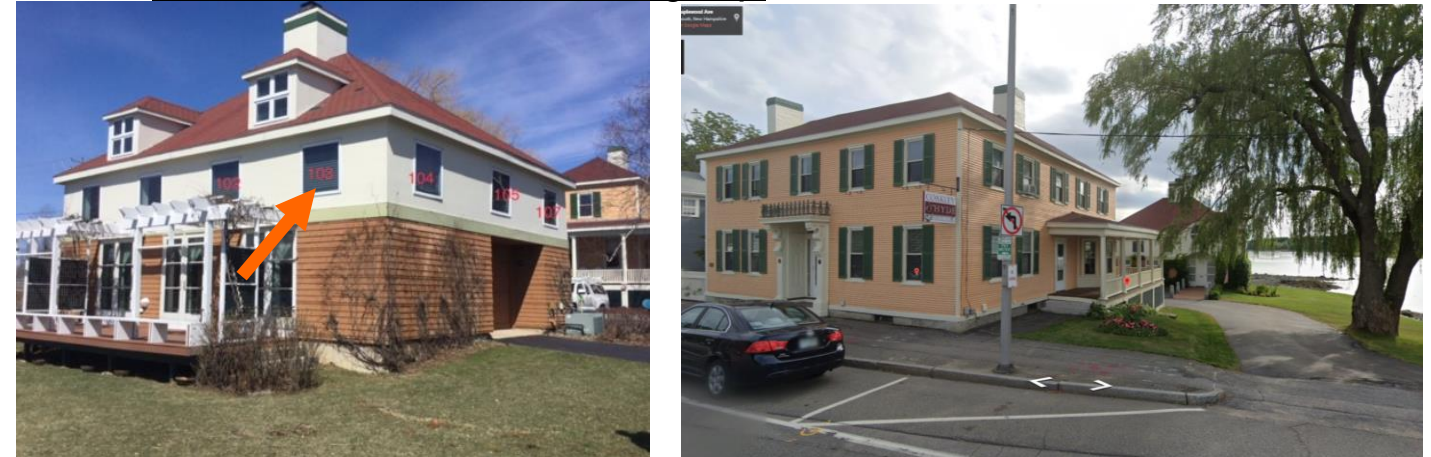
K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Replace 9 windows.

Design Guideline Reference – Guidelines for Windows and Doors (08).

I. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

154 MAPLEWOOD AVE. (LU-22-70) – PUBLIC HEARING #4 (MINOR)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT - REPLACEMENT OF 9 WIINDOWS ONLY -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
		8	Scale (i.e. height, volume, coverage...)			
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		35	Fence / Walls / Screenwalls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 154 MAPLEWOOD AVE Case No.: 4 Date: 5-4-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 159 STATE ST. (LU-22-68)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Multi-Family
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Italianate
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: View from Sheafe Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add wall-mounted HVAC to the second floor.

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)

L. Neighborhood Context:

- This building is located along State and Sheafe Streets. The property is surrounded with many historically significant brick-sided structures. The structures in this neighborhood have little to no front yard setbacks along the street and narrow side yards.

M. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

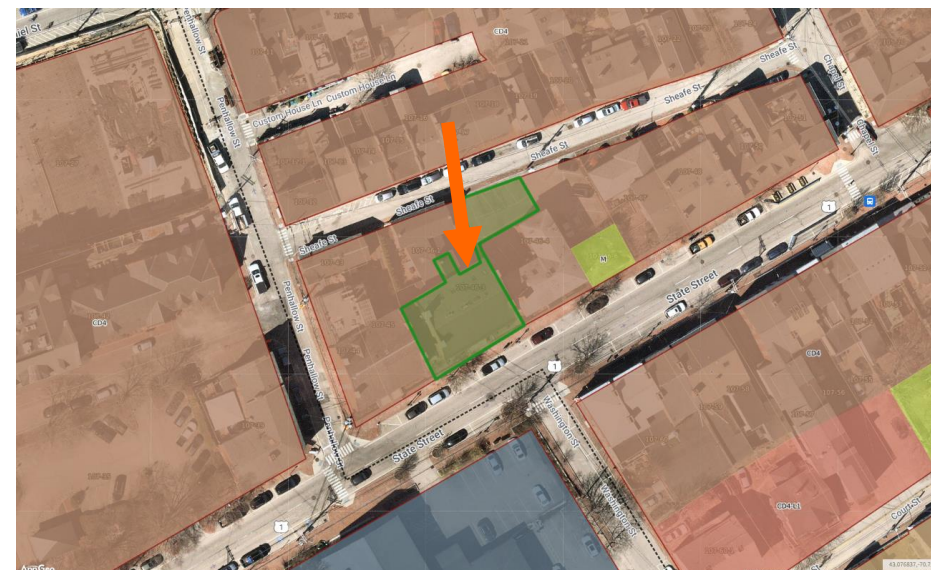
- Add a wall-mounted HVAC unit on the 2nd floor of the exterior wall of the structure. Conduit will also be applied to the wall.

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Site Elements and Streetscapes (09).

J. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

159 STATE ST. (LU-22-68) – PUBLIC HEARING #5 (MINOR)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT - WALL-MOUNTED HVAC CONDENSOR ONLY -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 159 STATE ST. Case No.: 5 Date: 5-4-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 129 STATE ST. (LU-22-78)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION /PUBLIC HEARING #7

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.
 - Replace and reconfigure the rear additions to the main structure.
- **Note that the small hip-dormer has been removed on the rear elevation and the roof line and height of the oculus has been modified to reduce visibility from State Street. Stud pockets have also been added to the mulled windows.**

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. (LU-22-78) – WORK SESSION / PUBLIC HEARING #7 (MODERATE PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT - ADD SKYLIGHTS, OCLUS, AND MODIFY REAR ADDITION -				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 129 STATE STREET Case No.: 7 Date: 5-4-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 1 & 31 RAYNES AVE. (LUHD-234)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

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 story mixed-use building and 5 story hotel.

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(s) 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 and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- **Note that the updated plan show modification for the penthouse level, the vertical recessed elements and entryways. We will get this into the City's 3D Massing Model in advance of the work session.**

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

K. Aerial Image, Street View and Zoning Map:



Mixed-Use and Hotel Building Renderings



Zoning Map

HISTORIC SURVEY RATING

C

1 & 31 RAYNES AVE. (LUHD-234) – WORK SESSION #A (MAJOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
		MAJOR PROJECT				
		- CONSTRUCT A 4 STORY MIXED-USE BUILDING AND 5 STORY HOTEL -				
		GENERAL BUILDING INFORMATION				
	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)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 1 & 31 Raynes Ave. Case No.: A Date: 5-11-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 2 RUSSELL & 0 DEER ST (LUHD-366)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

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:

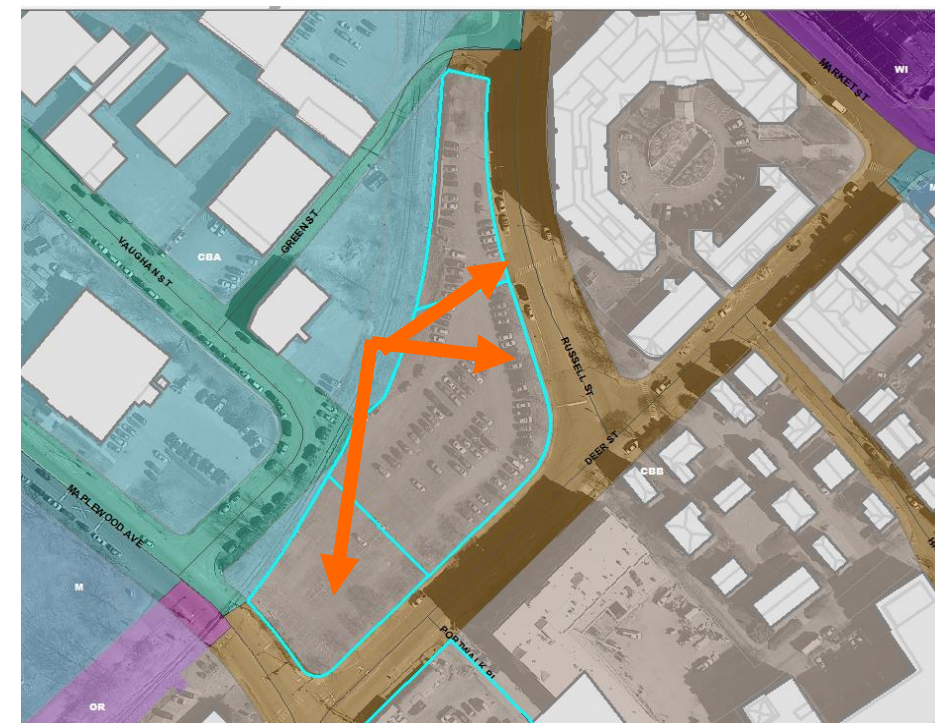
- The proposed site plan shows three individual buildings. Building 1 is a commercial building along Maplewood Ave., and building, 2 and 3 is a mixed-use buildings.
- Many changes requested by the HDC have been incorporated into the revised elevations and detail sheets on the materials have been included.
- **Note that the GIS Department is working to get this into the City's 3D Massing Model in advance of the work session.**

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

L. Aerial Image, Street View and Zoning Map:



Front and Rear Axonometric Drawings



Zoning Map

HISTORIC SURVEY RATING

NA

2 RUSSELL & 0 DEER STREET (LUHD-366) – WORK SESSION #B (MAJOR PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MAJOR PROJECT - CONSTRUCT THREE, 4-5 STORY BUILDINGS -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 2 RUSSELL & 0 DEER ST. Case No.: B Date: 5-11-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 1 CONGRESS ST. (LUHD-425)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

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.

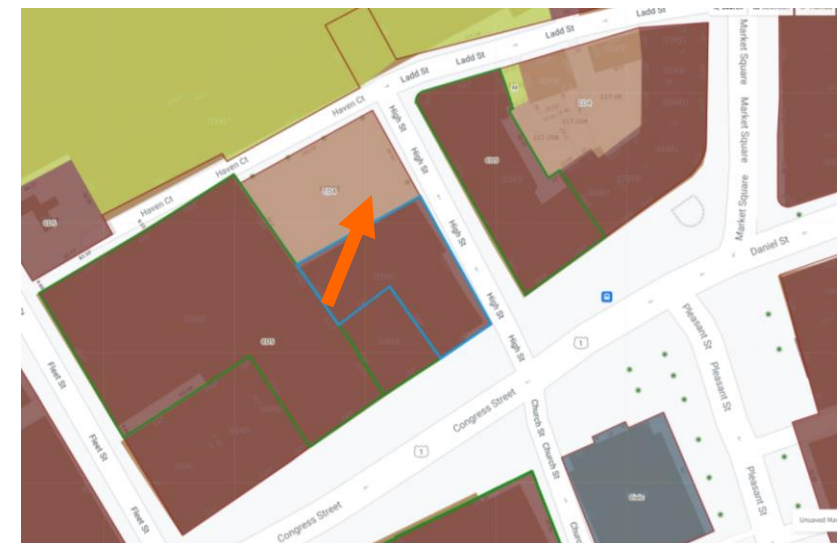
Note that we will have this revised building design inserted into the City's 3D Massing Model in advance of the meeting.

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

K. Aerial Image, Street View and Zoning Map:



Elevation and Rendering of Proposed New Building



Zoning Map

HISTORIC SURVEY RATING

C

1 CONGRESS ST. (LUHD-425) – WORK SESSION #C (MAJOR PROJECT)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
STAFF	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)		<div style="border: 2px solid black; padding: 10px;"> <h2 style="margin: 0;">MAJOR PROJECT</h2> <h3 style="margin: 0;">- ALTERATIONS TO EXISTING HISTORIC BUILDINGS & ADD A 4-STORY BUILDING -</h3> </div>				
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width (ROW) Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	34	Garages / Barns / Sheds (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	Fence / Walls / Screenwalls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 1 CONGRESS ST. Case No.: C Date: 5-11-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 445 MARCY STREET (LUHD-424)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #D

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:

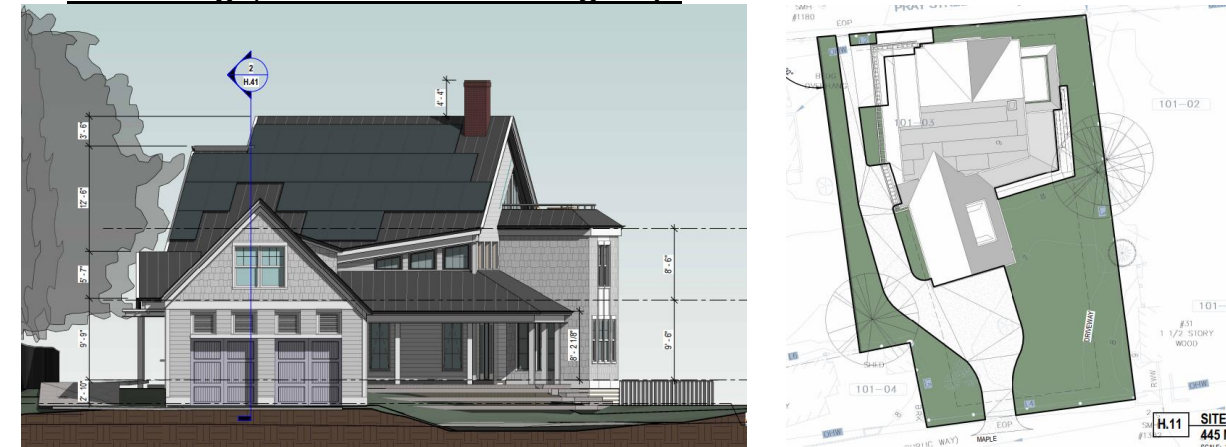
- This proposed structure is located along Pray Street and will be surrounded with many wood-sided, 2.5- story contributing historic structures. Most buildings have a shallow front- and side-yard setbacks and deeper but still relatively compact rear yards.

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.
- **HDC concerns primarily related to the proposed building mass and the building height in relation to other structures along Pray Street. Note that the second curb-cut for the driveway has been removed from Pray Street.**

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:



Rear Elevation and Revised Site Plan



Zoning Map

**HISTORIC
SURVEY
RATING**

NA

445 MARCY STREET (LUHD-424) – WORK SESSION #D (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)	MODERATE PROJECT – ADD A NEW SINGLE FAMILY STRUCTURE ONLY –					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		SITE DESIGN	33	Decks			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 445 MARCY STREET Case No.: D Date: 5-11-22

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

L. 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 Address: 92 PLEASANT ST. (LUHD-422)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #E

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:

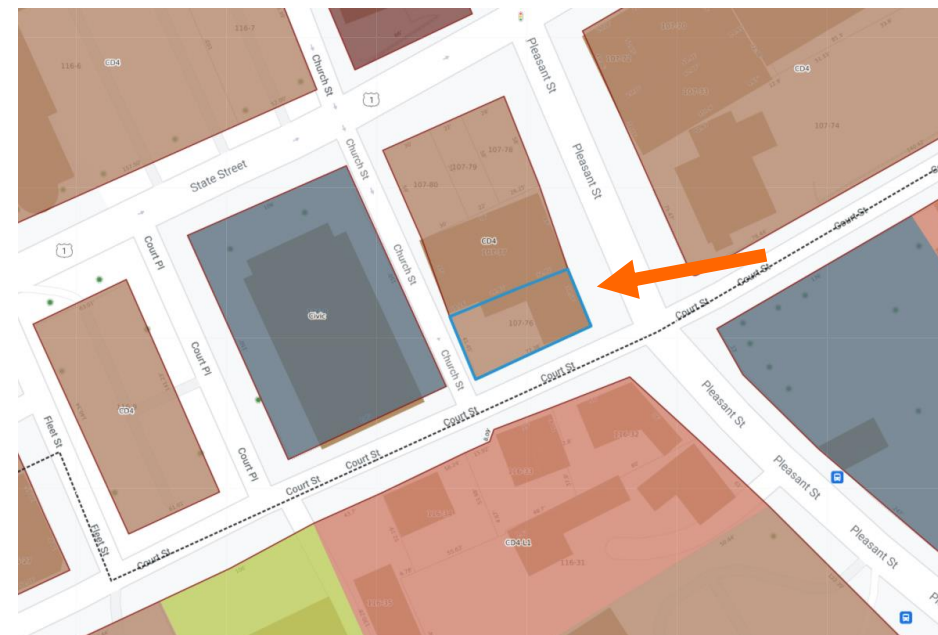
- The applicant is proposing to:
 - Replace the existing windows and aluminum storm windows.
 - Add a balcony on the second floor of the rear elevation.
 - Add doors to access the balcony.
- **NOTE THAT IF THIS APPLICATION IS BEING PRESENTED IN MAY, REVISED APPLICATION MATERIAL WILL BE AVAILABLE ON MAY4TH.**

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

M. 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 #F (MINOR PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT - REPLACE WINDOWS, ADD A BALCONY AND DOORS ONLY -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 92 PLEASANT ST. Case No.: E Date: 5-11-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 179 PLEASANT STREET (LUHD-463)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

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 accessory 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:

- 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:

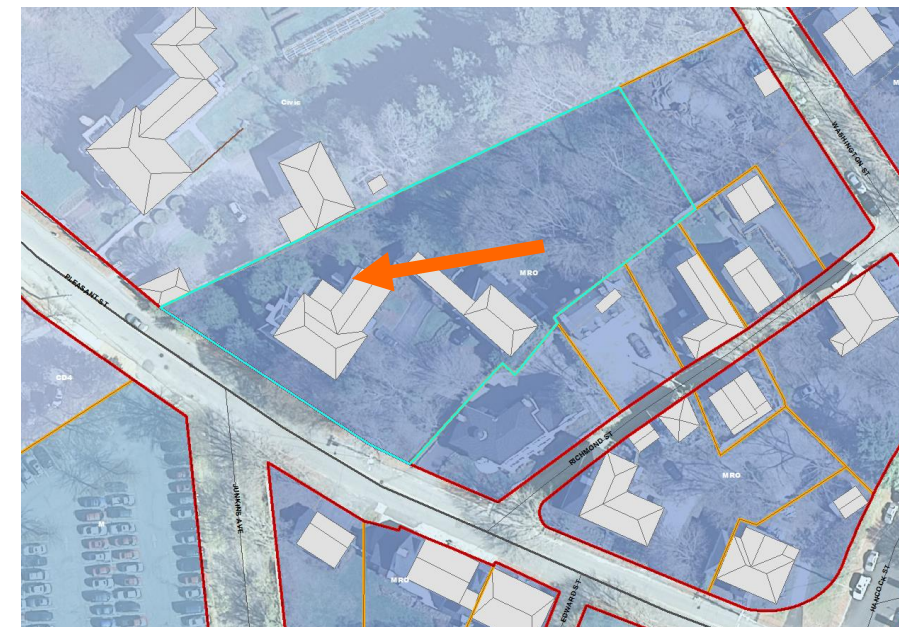
- The applicant proposes to revise the previous approval for the following items:
 - Add a radius connector to the main house and T-Shaped addition that connects to the renovated carriage house.
 - **Note that a site visit would likely be useful to review and evaluate the existing conditions.**

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 (LUHD-463) – WORK SESSION #1 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
STAFF	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– SUBSTANTIAL RENOVATIONS TO THE OUTBUILDINGS –</h4>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34	Garages (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 179 PLEASANT STREET Case No.: 1 Date: 5-11-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

L. Review Criteria / Findings of Fact:

- | | |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 1 WALTON ALLEY (LUHD-461)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 5,663 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Georgian/ Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a single-car garage and small rear addition.

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 Gates Street and Walton Alley. The lot is larger than most abutting lots with mature vegetation. It is surrounded with many wood-sided, 2.5- story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

J. Staff Comments and Suggestions for Consideration:

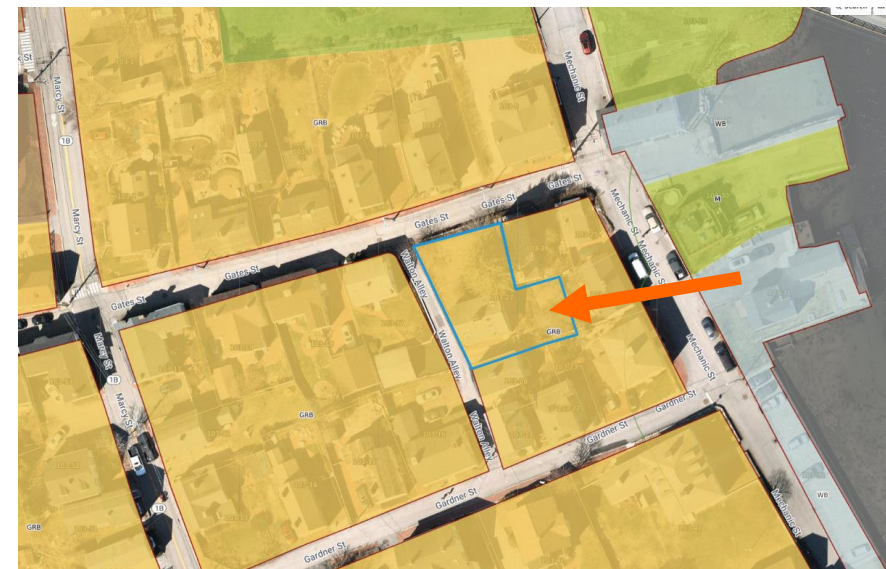
- The applicant proposes to revise the previous approval for the following items:
 - Add a small rear addition
 - Add a single car garage
 - Add HVAC equipment
 - Remove skylights and replace roof with red cedar shingles.

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

1 WALTON ALLEY (LUHD-461) – WORK SESSION #2 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
STAFF	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<h2 style="margin: 0;">MODERATE PROJECT</h2> <h3 style="margin: 0;">– ADDING A GARAGE AND REAR ADDITION –</h3>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34	Garages (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35	Fence / Walls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 1 WALTON ALLEY Case No.: 2 Date: 5-11-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

L. Review Criteria / Findings of Fact:

- | | |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 161 DEER STREET (LUHD-462)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 22,650 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: Contemporary
- Number of Stories: 1
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Maplewood Ave. and Deer Street
- Unique Features: Former Rail Station
- Neighborhood Association: North End

B. Proposed Work: To replace the existing building with a 4 ½ story mixed-use 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:

- 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:

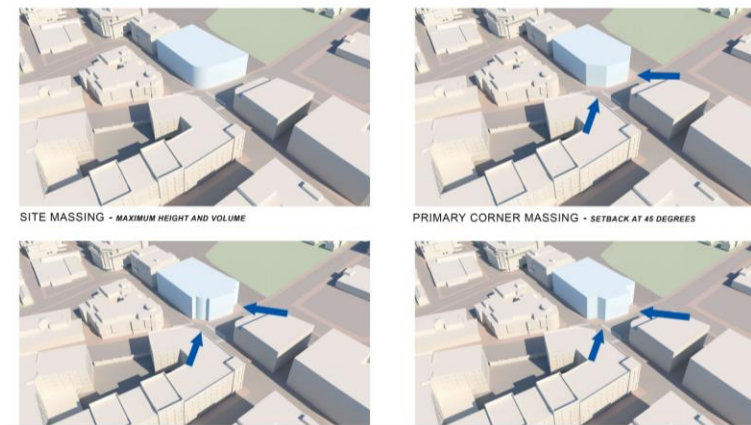
- This property is located within the Urban Renewal Area of the North End. The existing building was constructed in the 1970s and is non-contributing. . The structure is surrounded with many brick non-contributing structure constructed in the 1960s-1980s. Many building in the surrounding neighborhood are now being replaced with multi-story, mixed-use buildings.

J. Staff Comments and Suggestions for Consideration:

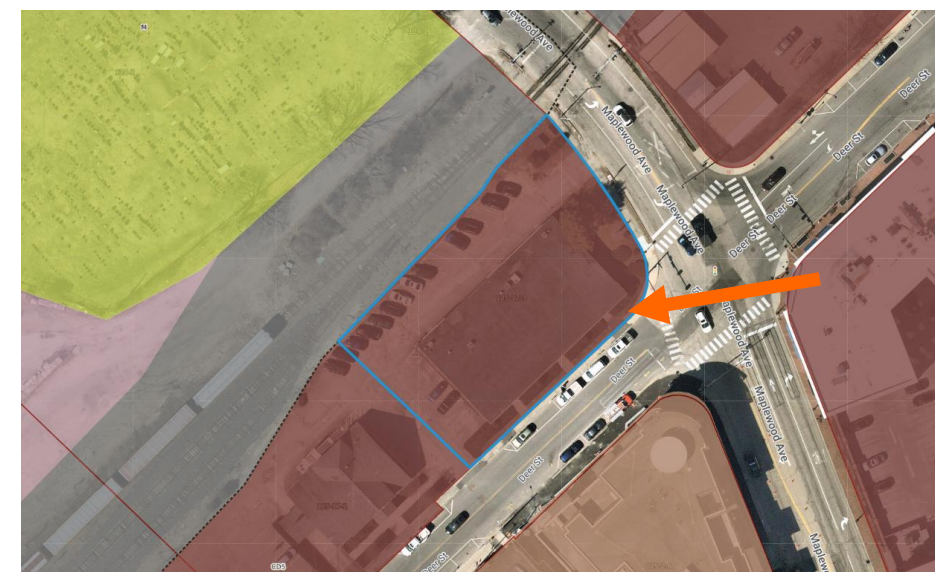
- The applicant proposes to revise the previous approval for the following items:
 - Remove the existing building.
 - Construct a 4 story building with a penthouse on the 5th floor.
 - The parking level is on the lower level and is proposed to be elevated above the ground water table which will require this building to seek approval by the BOA for added height to the building. Note, unlike the previous proposal for this site, the applicant is not seeking to use the Incentive Overlay District to obtain the added height.

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

161 DEER STREET (LUHD-462) – WORK SESSION #3 (MAJOR)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	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)	<p>MAJOR PROJECT</p> <p>– NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL –</p>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 161 DEER STREET Case No.: 3 Date: 5-11-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

L. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: **43 HOLMES COURT (LUHD-465)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single-Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
- Building Style: Late Gothic Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Holmes Court
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace the existing house with a 2 story traditionally-designed house.

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:

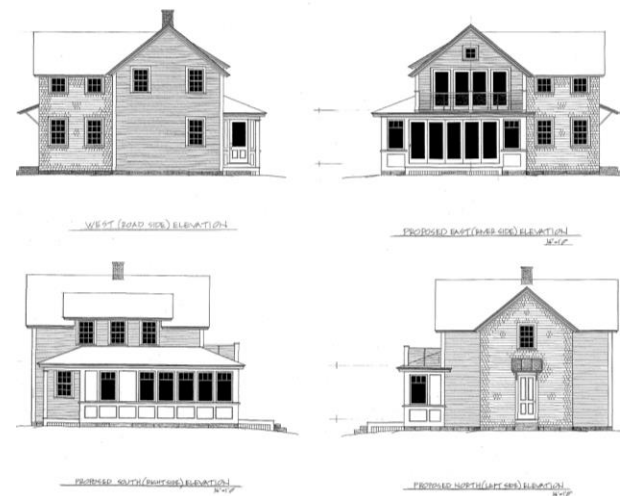
- This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper 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 existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

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

43 HOLMES COURT (LUHD-465) – WORK SESSION #4 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE –</h4>			
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	No.	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	Doors and windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	Fence / Walls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 43 HOLMES COURT Case No.: 4 Date: 5-11-22

Decision: Approved Approved with Stipulations Denied Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

L. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |



05/07/2022

LUHD-234

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Nov 13, 2020

Applicant

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

Location

1 RAYNES AVE
Portsmouth, NH 03801

Owner:

ONE RAYNES AVE LLC
1359 HOOKSETT RD HOOKSETT, NH 03106

Application Type

Please select application type from the drop down menu below

Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

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

Description of Proposed Work (Planning Staff)

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

Project Representatives

Relationship to Project

Architect

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

--

Full Name (First and Last)

Chris Lizotte, AIA

Business Name (if applicable)

PROCON

Mailing Address (Street)

PO Box 4430

City/Town

Manchester

State

NH

Zip Code

03108

Phone

(603) 518-2279

Email Address

clizotte@proconinc.com

Relationship to Project

Architect

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

--

**RAYNES AVENUE
LETTER OF AGENDA**

We respectfully submit this Application for Work Session 7.

The following submission is formatted to review

Step 2: Minor Massing Revisions

Step 3: Architectural Styles.

1.0 Massing Updates

- Mixed-Use varied height at cornice along Maplewood Ave
- Mixed-Use recessed and glazed entry massing
- Hotel Garage vehicular entry minimized
- Hotel recessed and glazed entry massing

2.0 Mixed-Use Building in Traditional Design Style

- Cottage style windows with masonry sills and lintels
- Horizontal masonry banding
- Clapboard Siding
- Masonry Framed Storefront
- Recessed Storefront Entries
- Recessed and Glazed panels at primary entry locations
- Glass Canopy at residential entry

3.0 Hotel Design

- Traditional Brick Façade
- Textured Brick first on first floor
- Traditional masonry banding
- Lighter top floor with substantial overhang
- Glazing added to primary entry to coordinate with corner stair

4.0 Mixed-Use and Hotel combined primary views

5.0 Reference Pages

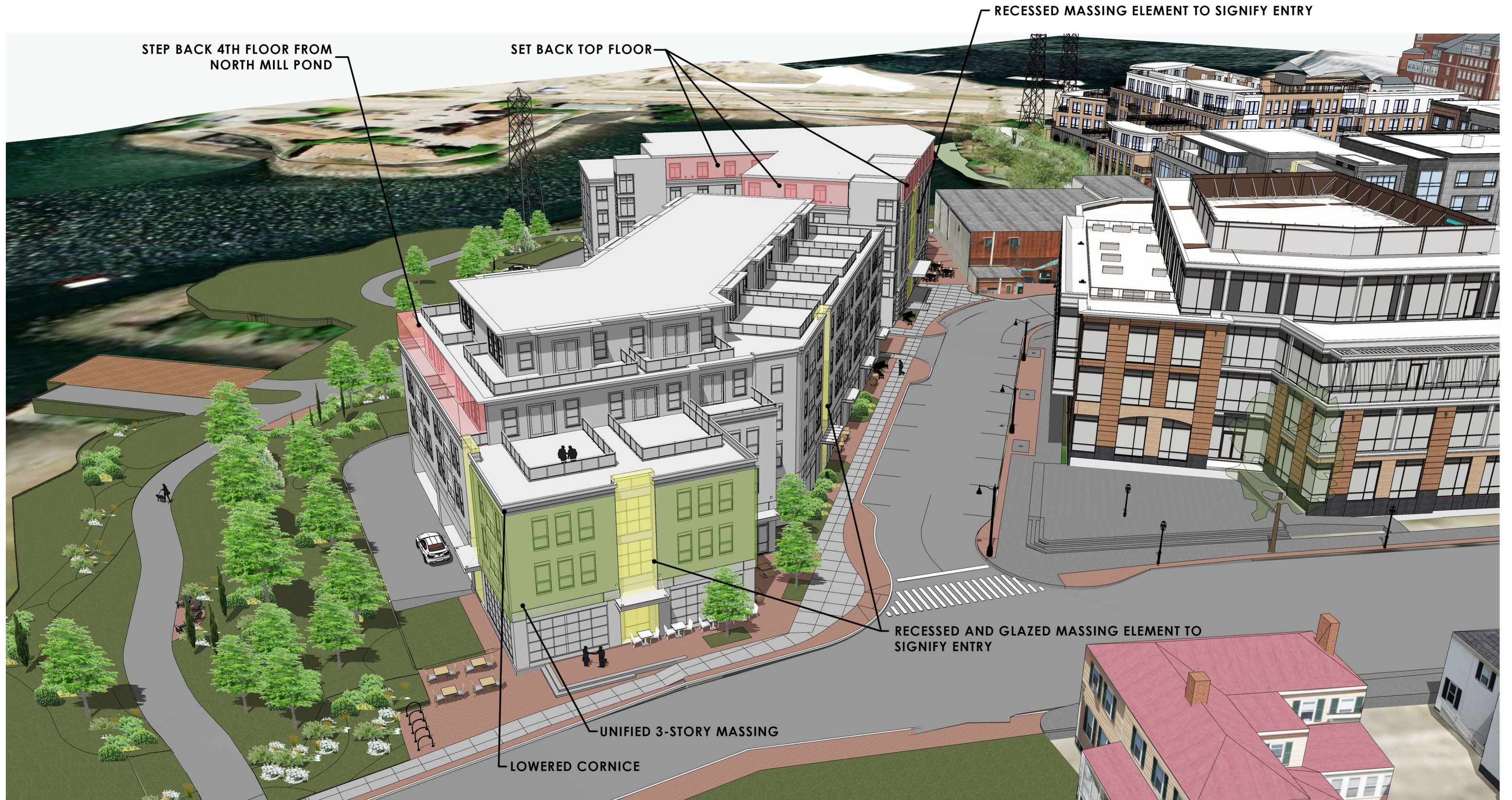
Thank you for your consideration.

Sincerely,

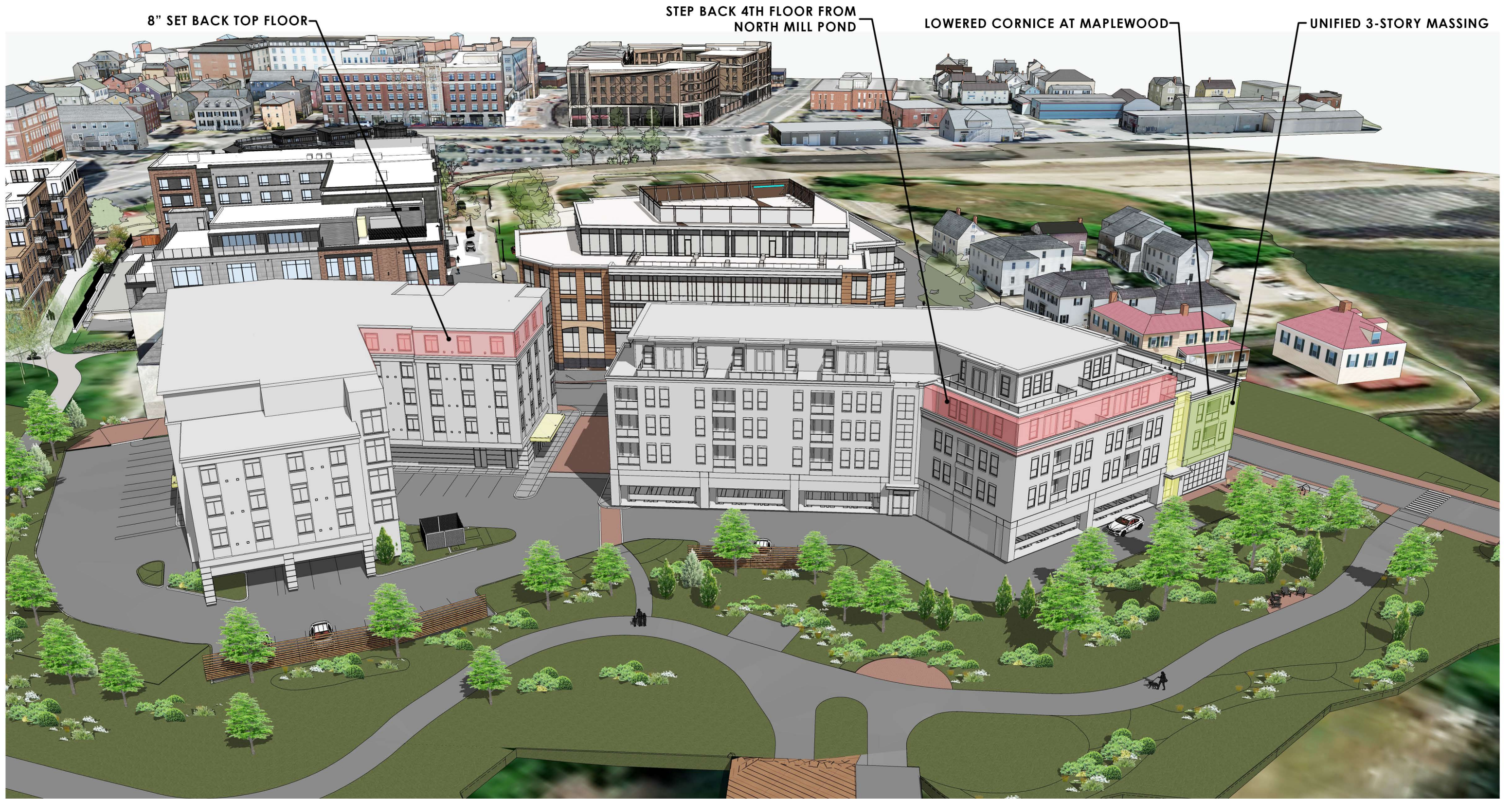


Carla Goodknight, AIA, NCARB
Principal, CJ Architects









8" SET BACK TOP FLOOR

STEP BACK 4TH FLOOR FROM NORTH MILL POND

LOWERED CORNICE AT MAPLEWOOD

UNIFIED 3-STORY MASSING

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NEW MASSING UPDATES

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





PENTHOUSE STEP BACK FROM NORTH MILL POND

4TH FLOOR STEP BACK FROM NORTH MILL POND

TRADITIONAL HORIZONTAL MASONRY BANDING AND BRICK SOLDIER COURSE DETAIL
RAISED CORNICE

INCREASED OVERHANG AT TOP TWO FLOORS
RESIDENTIAL CLAPBOARD SIDING
TRADITIONAL RESIDENTIAL COTTAGE STYLE WINDOWS
TRADITIONAL MASONRY SILLS AND LINTELS
RECESSED AND GLAZED ENTRY MASSING
LOWERED CORNICE AT MAPLEWOOD

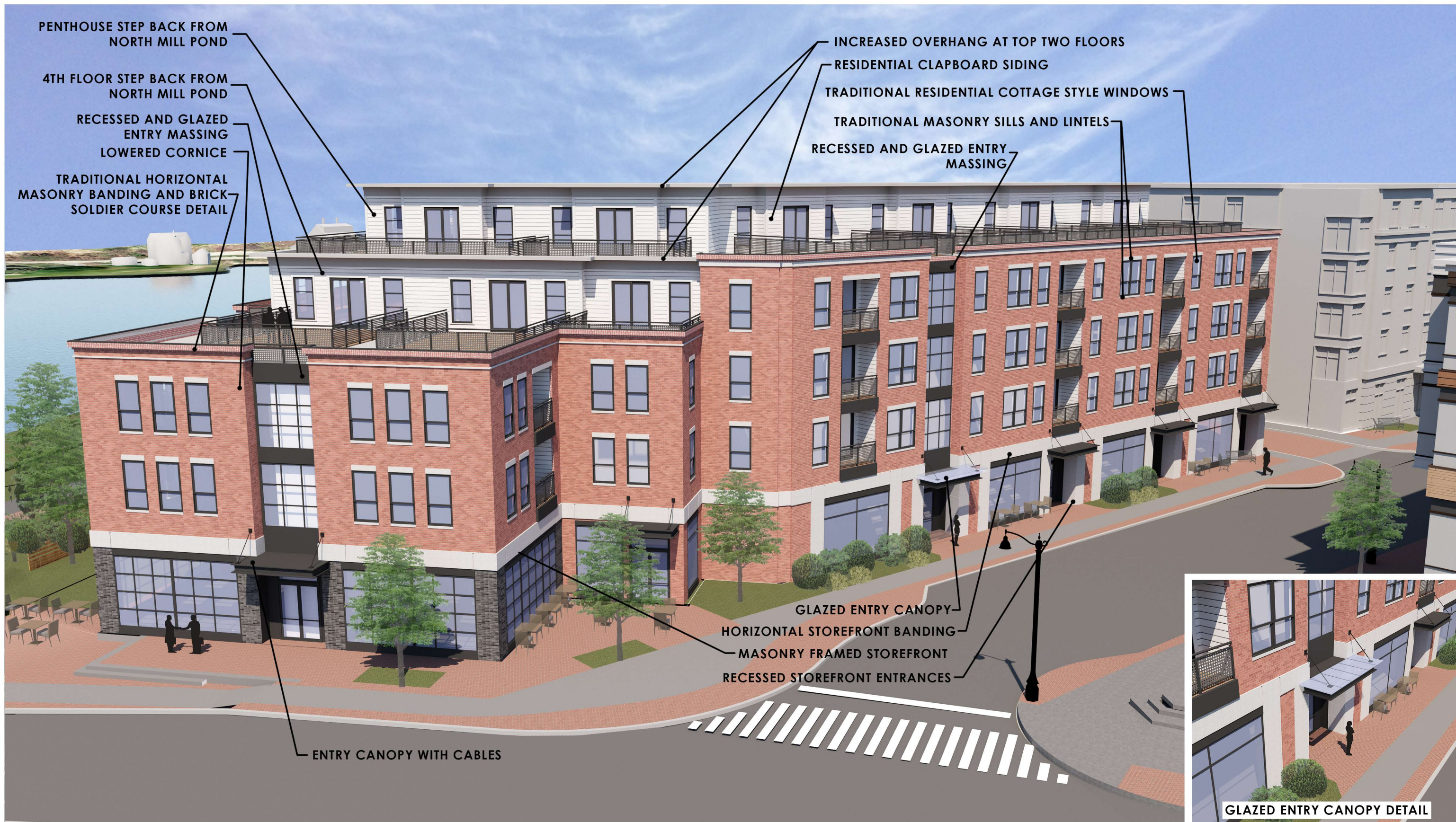
ENTRY CANOPY
HORIZONTAL MASONRY BANDING AND FRAMED OPENINGS

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



2.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





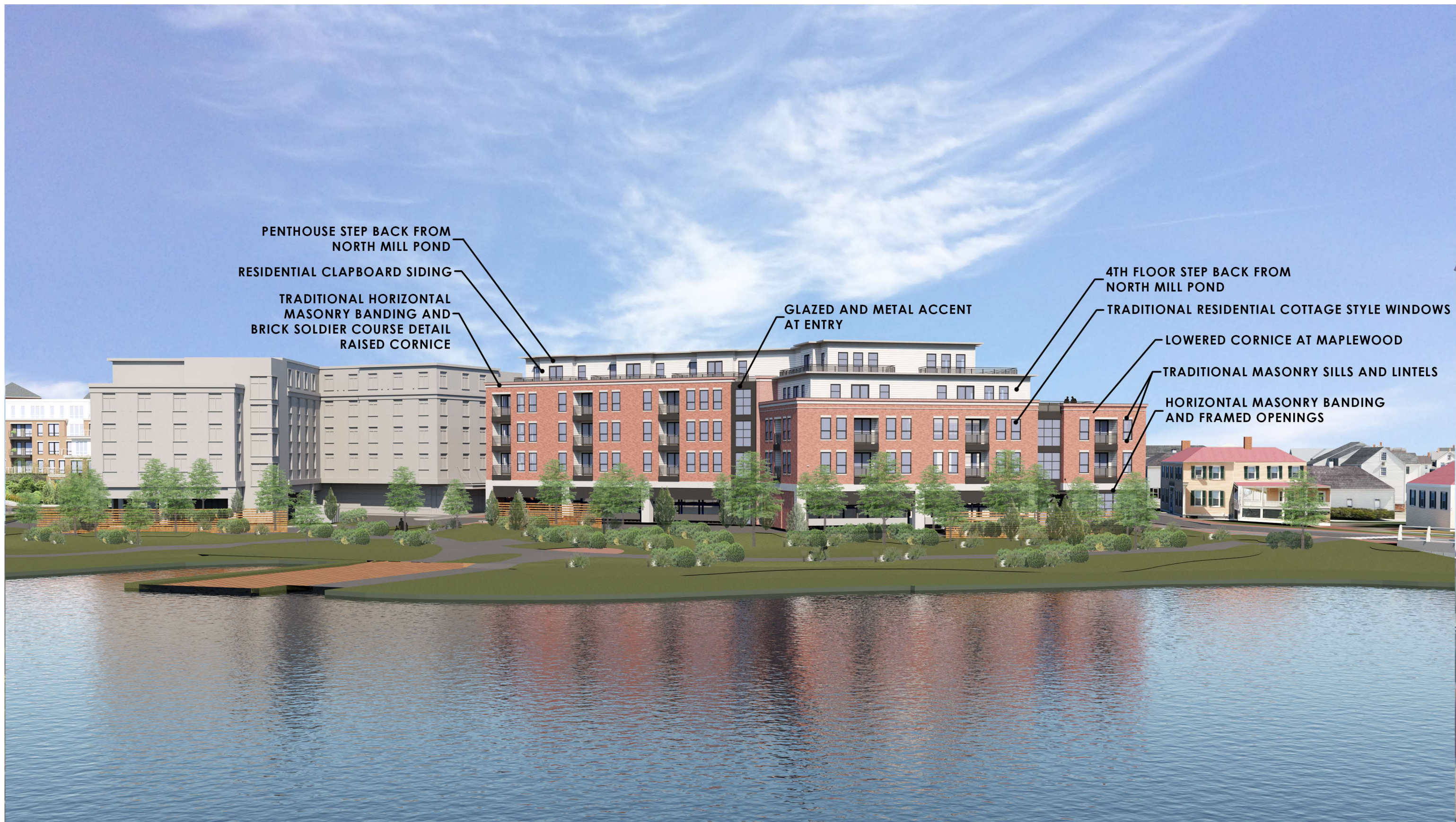
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



2.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.0



OVERHANG
 SET BACK TOP FLOOR
 GLAZED AND METAL ACCENT AT ENTRY AND STAIRS
 TRADITIONAL HORIZONTAL MASONRY BANDING
 AND BRICK SOLDIER COURSE DETAIL

CANTILEVERED STYLE ENTRY CANOPY
 HORIZONTAL BANDING
 TEXTURED MASONRY BASE

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW FROM 3S
 HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.1



OVERHANG
 SET BACK TOP FLOOR
 TRADITIONAL HORIZONTAL MASONRY BANDING
 AND BRICK SOLDIER COURSE DETAIL
 GLAZED AND METAL
 ACCENT AT ENTRY

CABLE STYLE CANOPY AT
 PEDESTIAN ENTRY

HORIZONTAL BANDING
 TEXTURED MASONRY BASE

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM GREENWAY

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
FROM MARKET STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



3.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



4.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



4.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

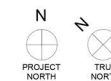
HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022



4.2



1 PROPOSED SITE PLAN
1/16" = 1'-0"



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

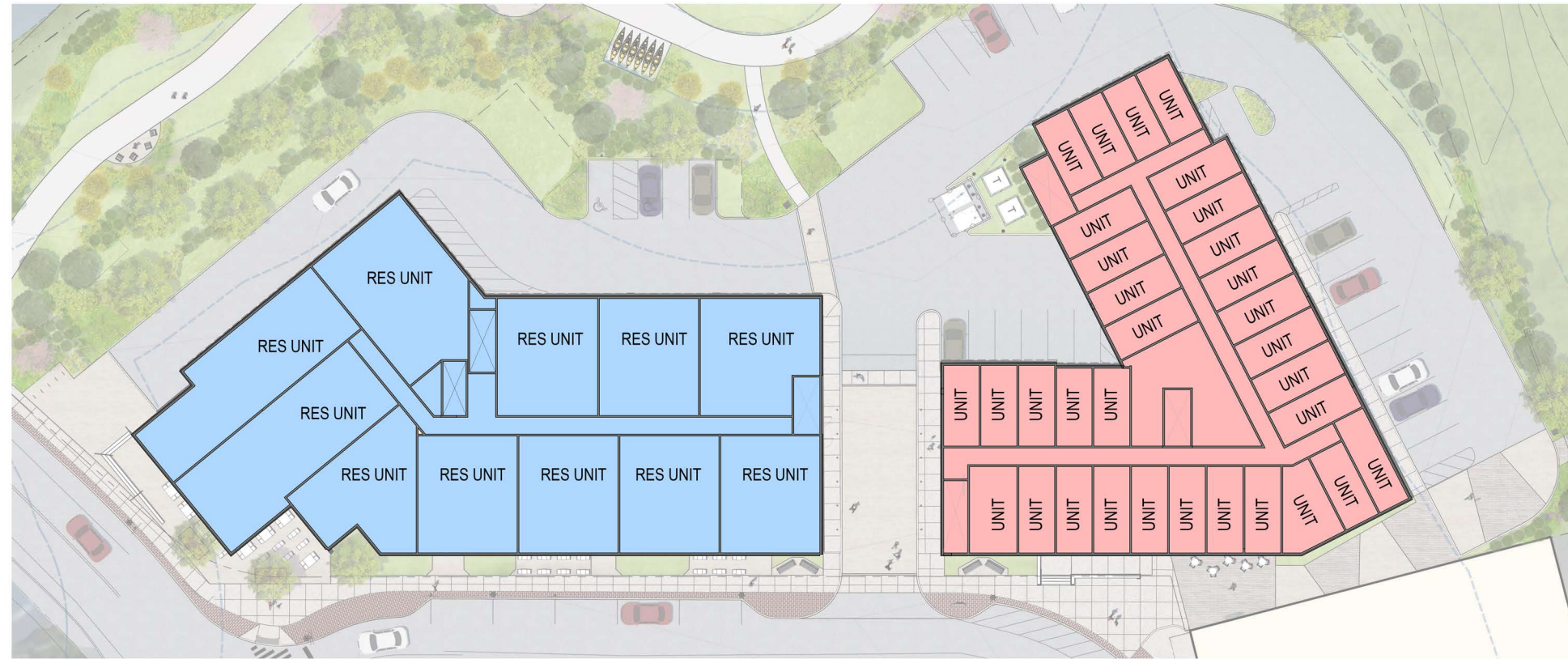
PROPOSED FIRST FLOOR PROGRAM
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022

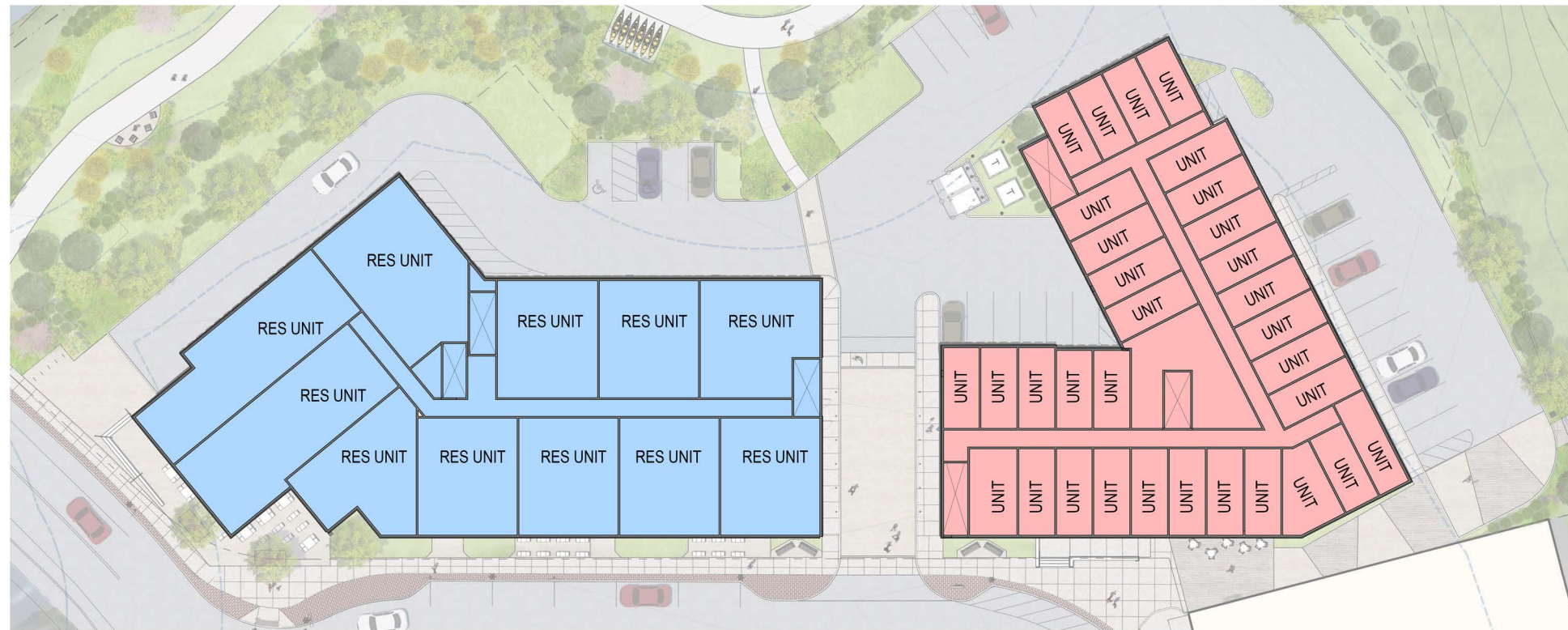


5.0

COLOR KEY
 HOTEL
 RESIDENTIAL



OVERALL THIRD FLOOR PLAN
 SCALE 1/16" = 1'-0"



OVERALL SECOND FLOOR PLAN
 SCALE 1/16" = 1'-0"

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

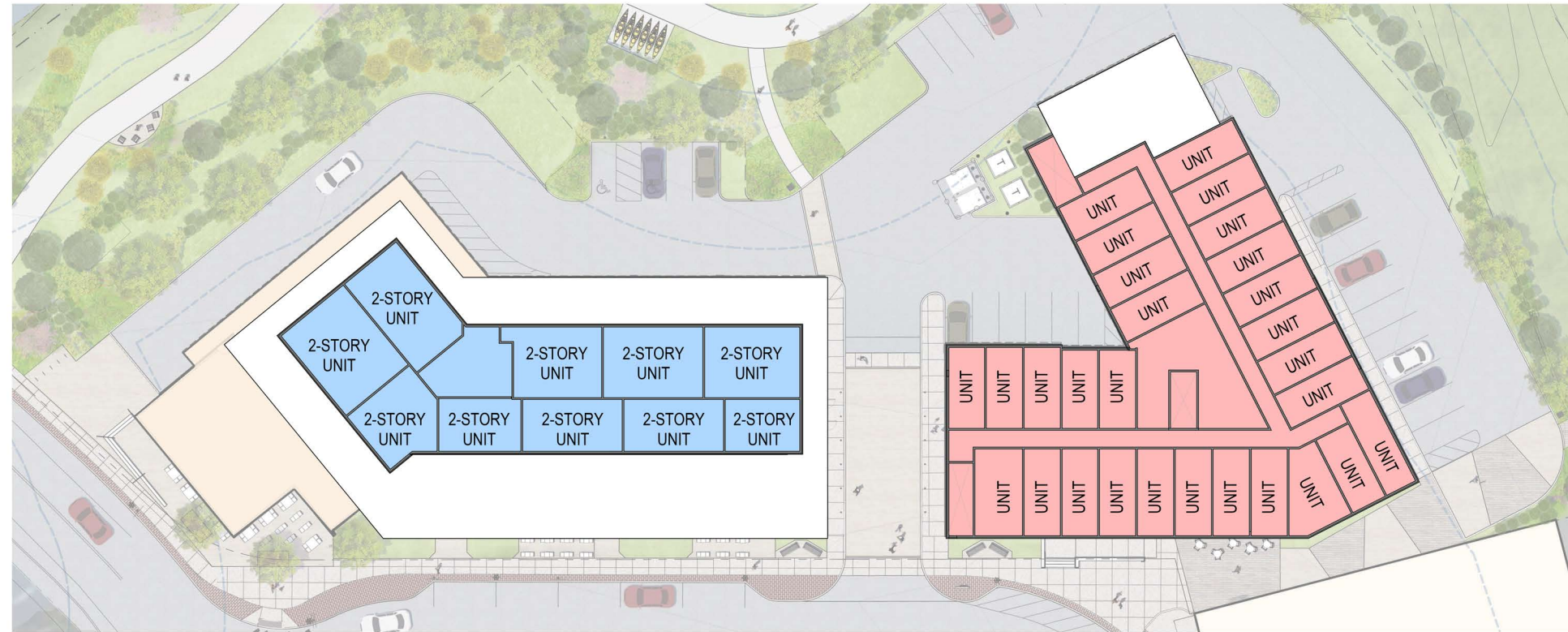
PROPOSED UPPER FLOORS PROGRAM
 REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022

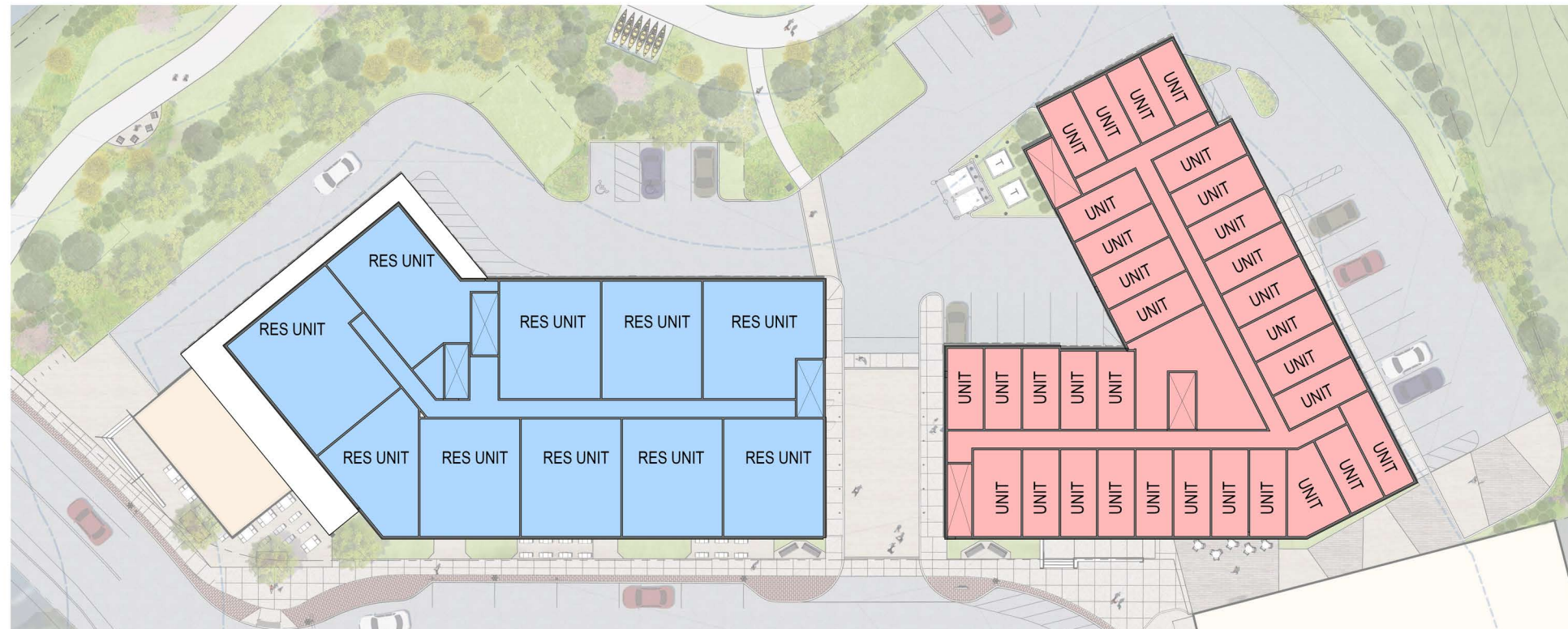


COLOR KEY

- HOTEL
- RESIDENTIAL



OVERALL FIFTH FLOOR PLAN
SCALE 1/16" = 1'-0"



OVERALL FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





SCALE: 1" = 20'-0"

SITE LANDSCAPE PLAN

RAYNES AVE - PORTSMOUTH, NH
11/15/2021



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

**SITE LANDSCAPE PLAN
REFERENCE**

HISTORIC DISTRICT COMMISSION WORK SESSION 7: MAY 4, 2022





RAYNES AVENUE

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

BUILDING TOTALS:

RESIDENTIAL: 65,150SF - 32 UNITS
HOTEL: 68,000SF - 124 UNITS

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

PROPOSED USE: MULTI FAMILY DWELLING
HOTEL
RETAIL/RESTAURANT

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

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING):

	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM PRINCIPAL FRONT YARD:	15 FT	±16 FT ⁽¹⁾	7.4 FT
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A
SIDE YARD:	NR	NR	NR
MINIMUM REAR YARD:	5 FT	N/A	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	50%	78.4%	78.4%

(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12

BUILDING AND LOT OCCUPATION:

	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	191 FT	116 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF ⁽²⁾	16,629 SF	14,622 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR	35.4%	
MINIMUM OPEN SPACE:	10%	7,720 SF	8,911 SF
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF		

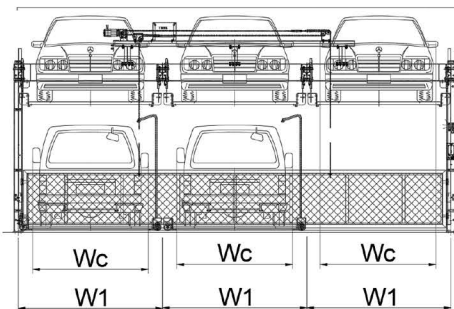
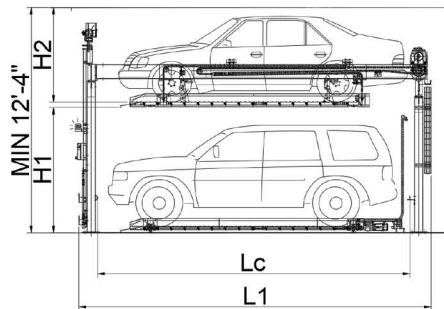
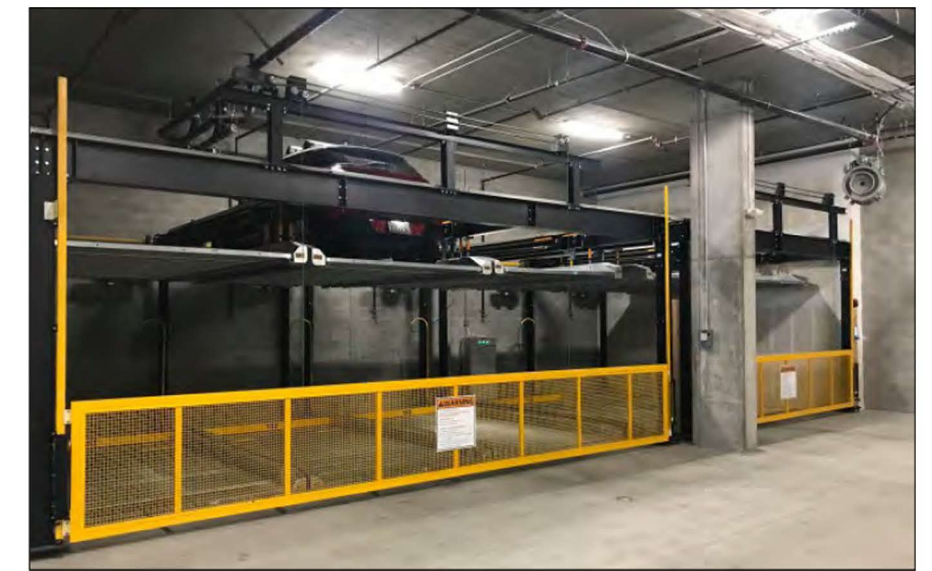
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

BUILDING FORM (PRINCIPAL BUILDING):

	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY ⁽³⁾ 60 FT	5 STORY 59.77 FT	5 STORY 57.90 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	<36"	<36"
MINIMUM GROUND STORY HEIGHT:	12 FT	15 FT	15 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	10.5 FT	10.5 FT
FACADE GLAZING:			
SHOP FRONT FACADE TYPE	70%	70%	70%
ALLOWED ROOF TYPES			
FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT	



PROPOSED VIEW



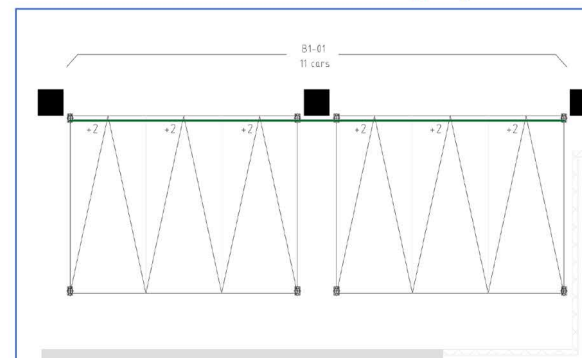
(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

Table 1. Typical 2-level Puzzle Dimensions
Equipment Dimension and Car Size

Equipment Length (L1)	Equipment Width (W1)
20'-0"	8' - 6"
Car Length (Lc)	Car Width (Wc)
17' - 0"	6' - 10"

TWO-LEVEL PUZZLE (+2)



(A) Design Plan View





05/07/2022

LUHD-366

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jul 13, 2021

Applicant

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

Location

2 RUSSELL ST
Portsmouth, NH 03801

Owner:

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

Application Type

Please select application type from the drop down menu below

Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

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

Description of Proposed Work (Planning Staff)

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

Project Representatives

Relationship to Project

Other

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

Owner's Representative

Full Name (First and Last)

Ryan Plummer

Business Name (if applicable)

Two International Group

Mailing Address (Street)

1 New Hampshire Ave, Suite 123

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

6034316400

Email Address

ryan@twointernationalgroup.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



I hereby certify that as the applicant for permit, I am

Other



RUSSELL STREET DEVELOPMENT

HDC WORKSESSION #6 | 5.11.2022



**TWO INTERNATIONAL
GROUP**

**PORT HARBOR
LAND, LLC**
OWNER



SGA



**MARKET SQUARE
ARCHITECTS**



TIGHE & BOND



**HALVORSON | TIGHE &
BOND STUDIO**



**JAROS, BAUM & BOLLES
CONSULTING ENGINEERS, LLP**



**DESIMONE CONSULTING
ENGINEERS**



RUSSELL STREET DEVELOPMENT

HDC WORKSESSION #6

1. SITE CONTEXT	4 - 12
2. BUILDING DESIGN	13- 19
3. BUILDING 1	20 - 30
4. BUILDING 2	31 - 52
5. BUILDING 3	53 - 69
6. APPENDIX	70 - 84

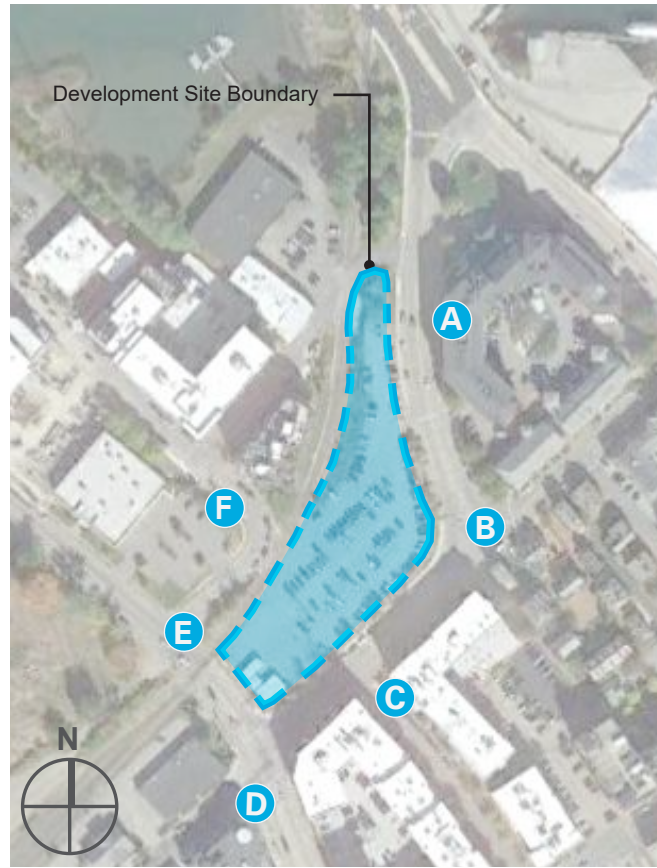
An aerial photograph of a city neighborhood, likely in St. Paul, Minnesota, showing a dense residential and commercial area. A river flows through the scene, with a bridge crossing it in the upper right. The text "SITE CONTEXT" is overlaid in the center of the image.

SITE CONTEXT

SITE CONTEXT | DOWNTOWN PORTSMOUTH



SITE CONTEXT | EXISTING SITE PHOTOS



A. DEER STREET AERIAL, LOOKING SOUTH

B. DEER STREET, LOOKING WEST

C. PORTWALK PLACE, LOOKING NORTH

D. DEER STREET, LOOKING EAST

E. MAPLEWOOD AVENUE, LOOKING SOUTH

F. VAUGHAN STREET, LOOKING SOUTH

SITE CONTEXT | DOWNTOWN PORTSMOUTH



1. CREATE AN ACTIVE GROUND & DEFINE ENTRANCES



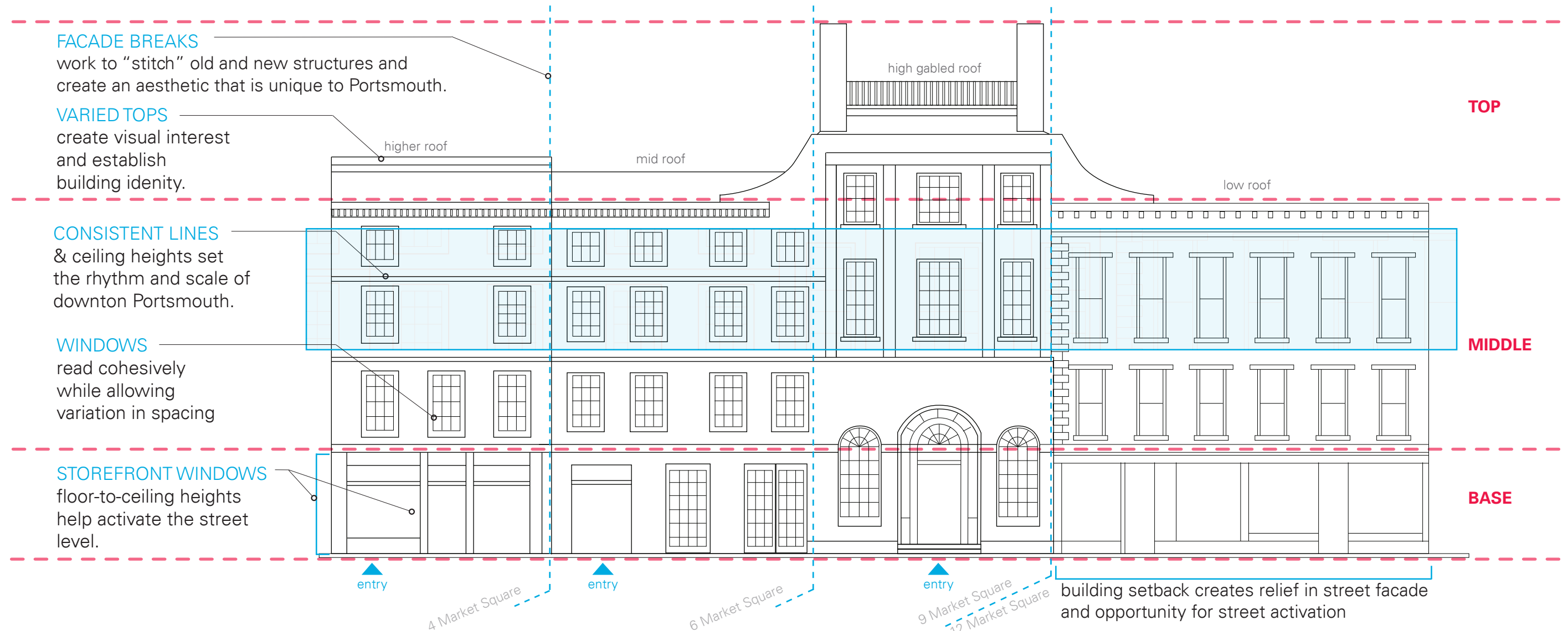
2. MAINTAIN WINDOW LINES



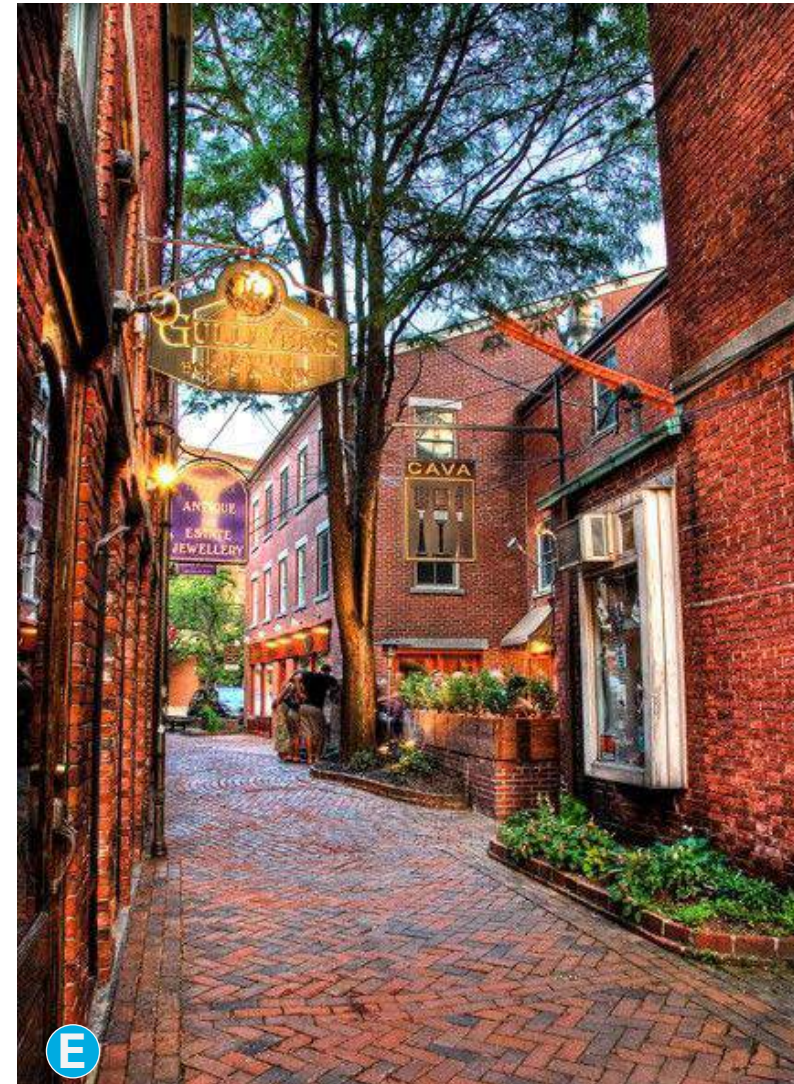
3. PRESERVE FACADE RHYTHM



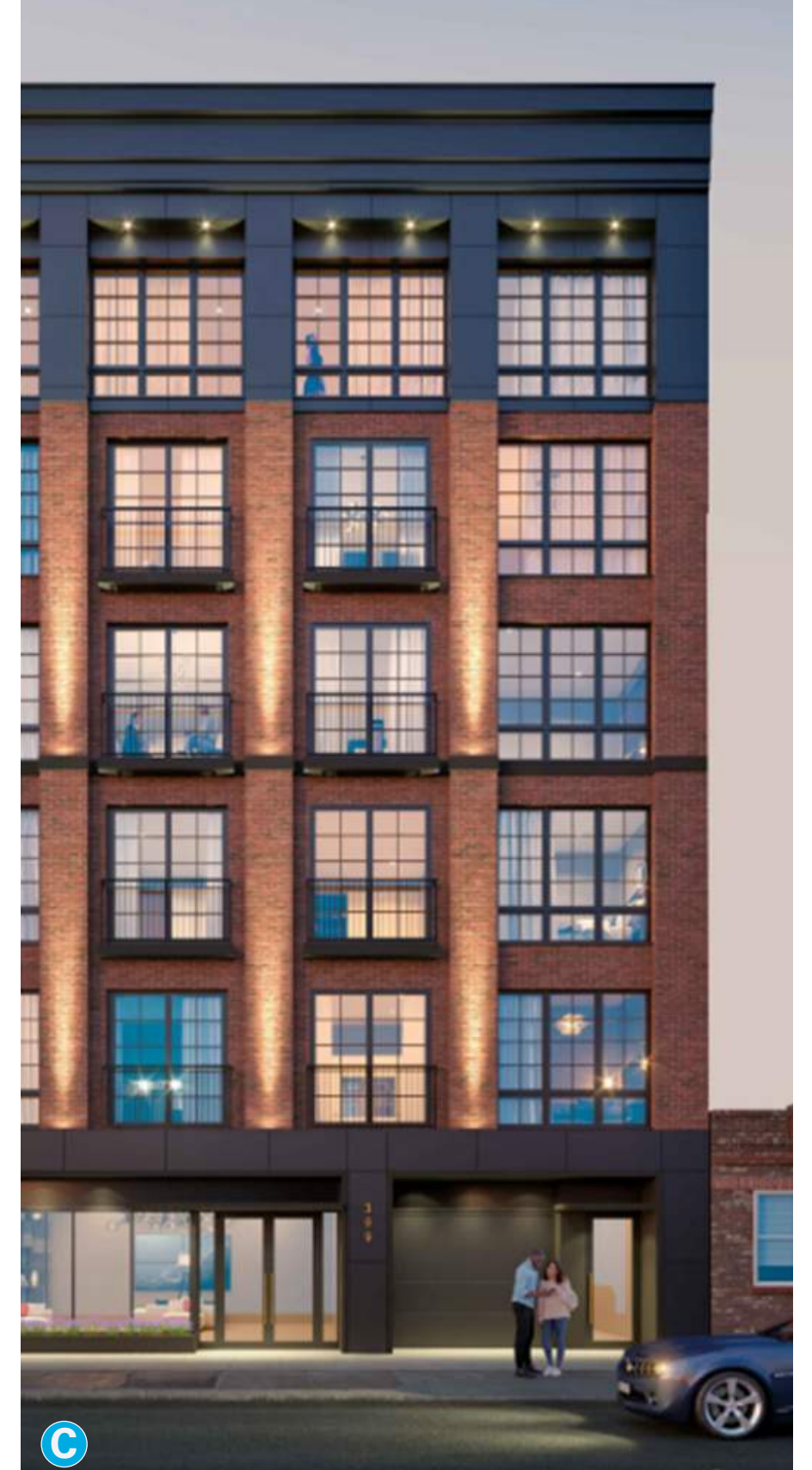
FACADE STUDY AT MARKET SQUARE



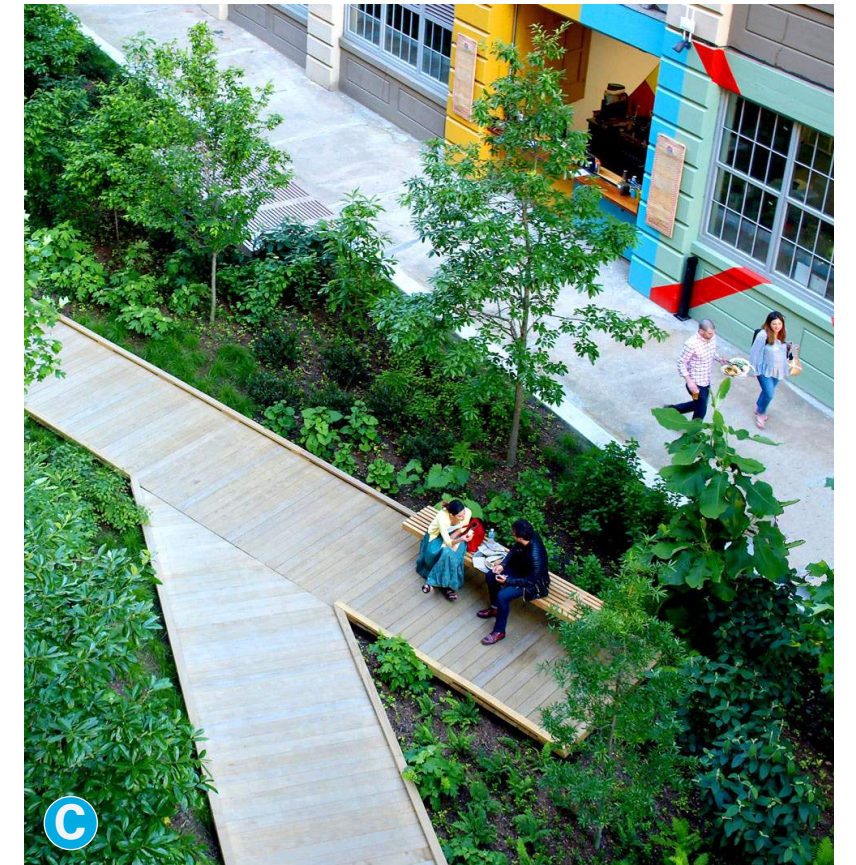
SITE CONTEXT | LOCAL PORTSMOUTH PRECEDENT STUDIES



SITE CONTEXT | BUILDING FACADE PRECEDENT STUDIES



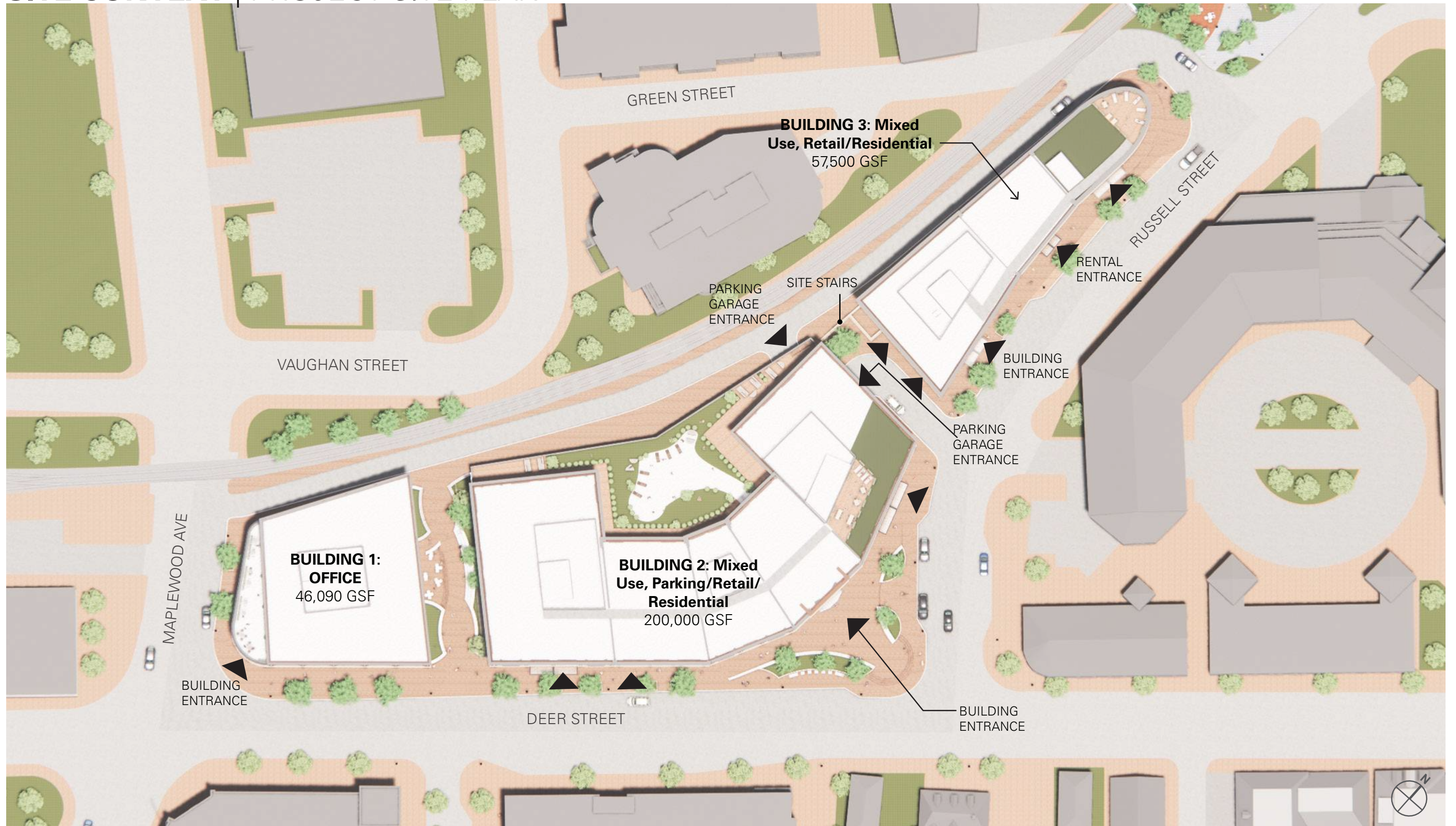
SITE CONTEXT | PUBLIC REALM PRECEDENT STUDIES



SITE CONTEXT | EXTENDED CONTEXT SITE PLAN



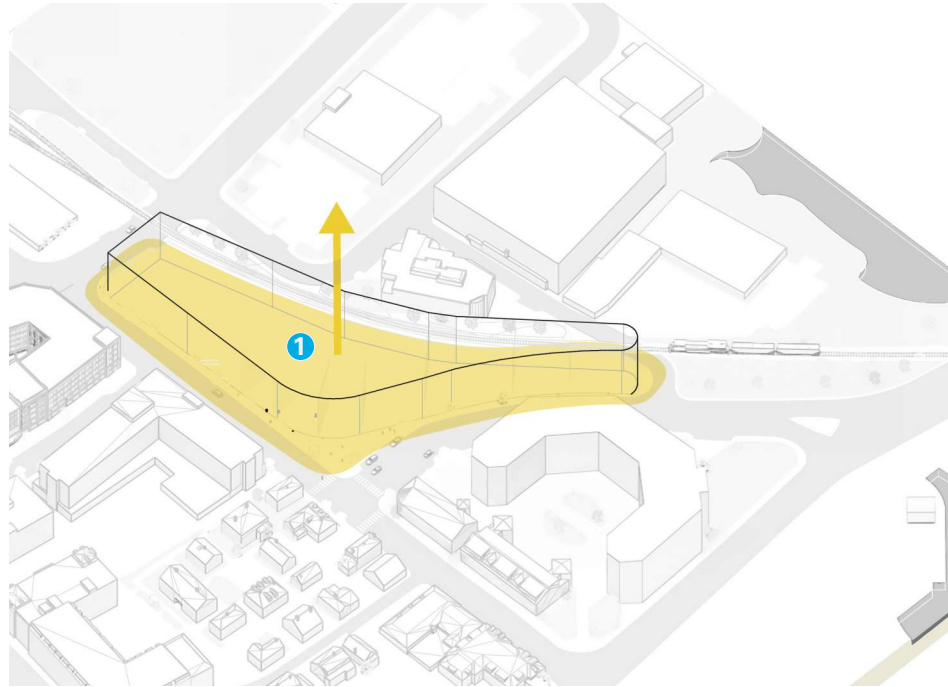
SITE CONTEXT | PROJECT SITE PLAN



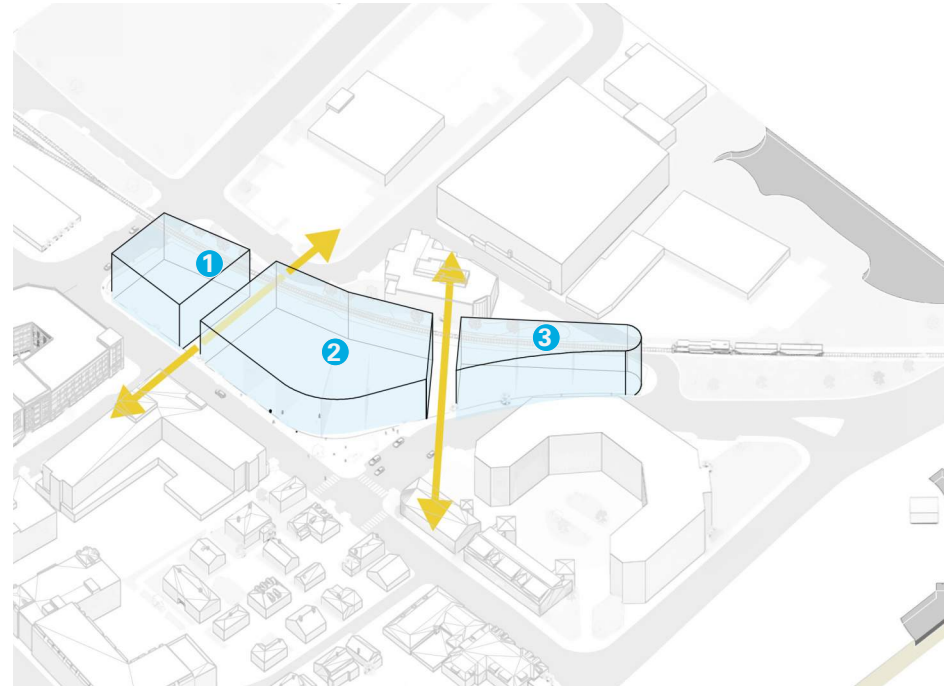
An aerial photograph of a city neighborhood, likely in St. Paul, Minnesota, showing a dense residential area with a grid of streets. A large river, the Mississippi River, flows through the scene, with a bridge crossing it in the upper right. The image is semi-transparent, serving as a background for the text.

BUILDING CONCEPT

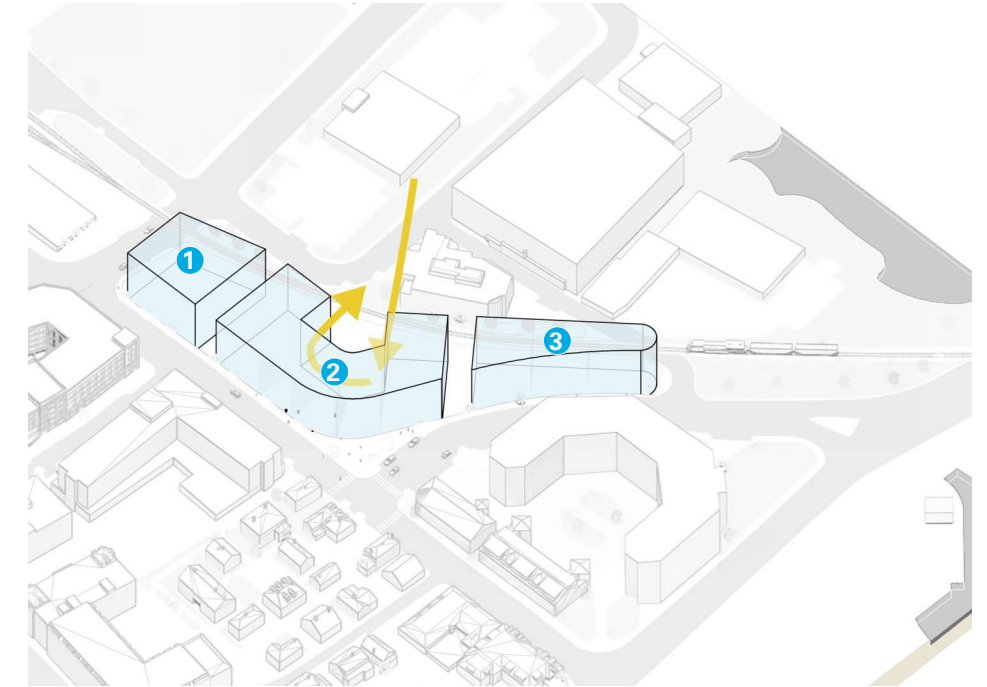
BUILDING CONCEPT | MASSING DIAGRAMS



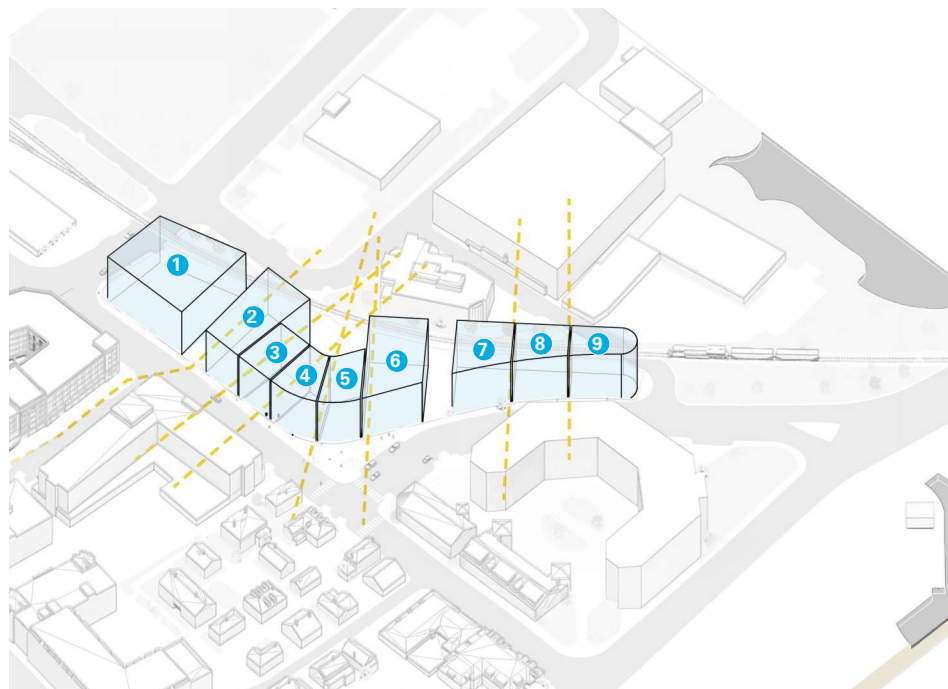
STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE
TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



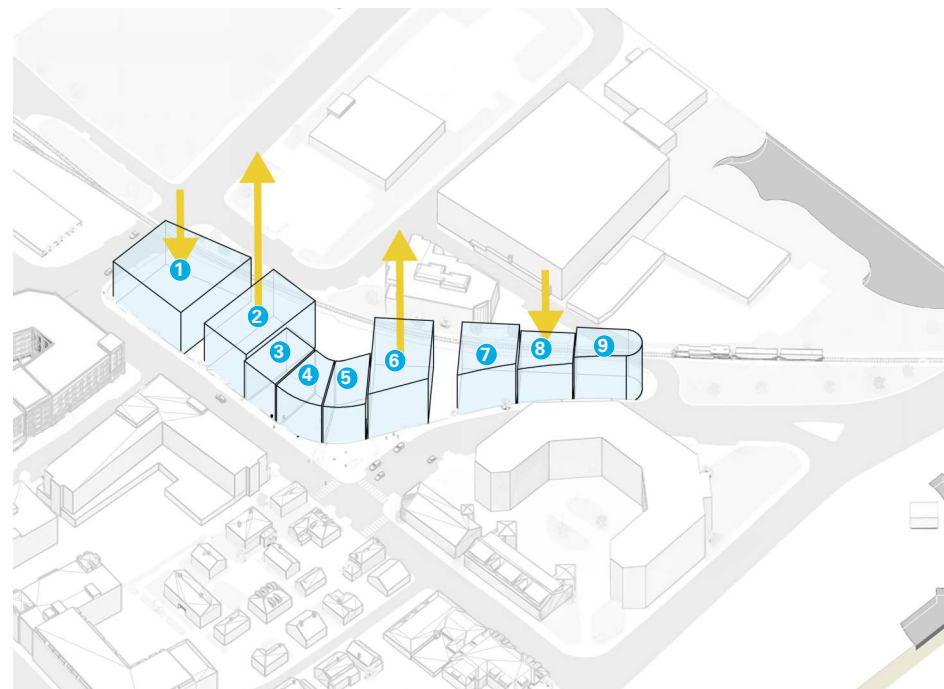
STEP 2: CREATE VIEW CORRIDORS
TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.



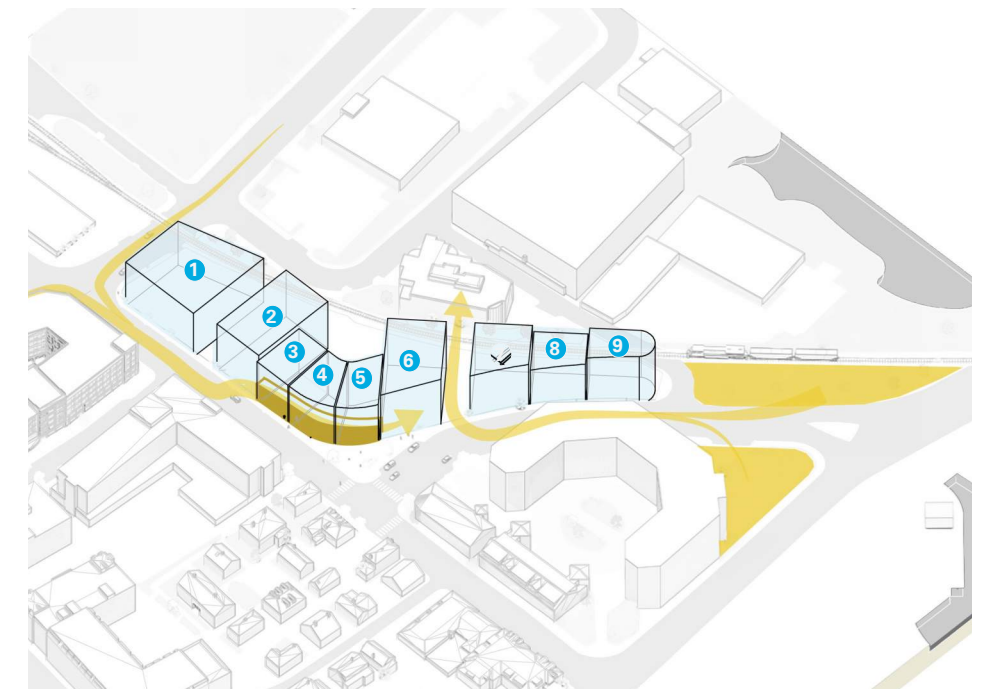
STEP 3: CARVE AWAY AT THE MASS
TO FORM OUTDOOR COURTYARD SPACE.



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



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



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

BUILDING CONCEPT | FRONT AXONOMETRIC

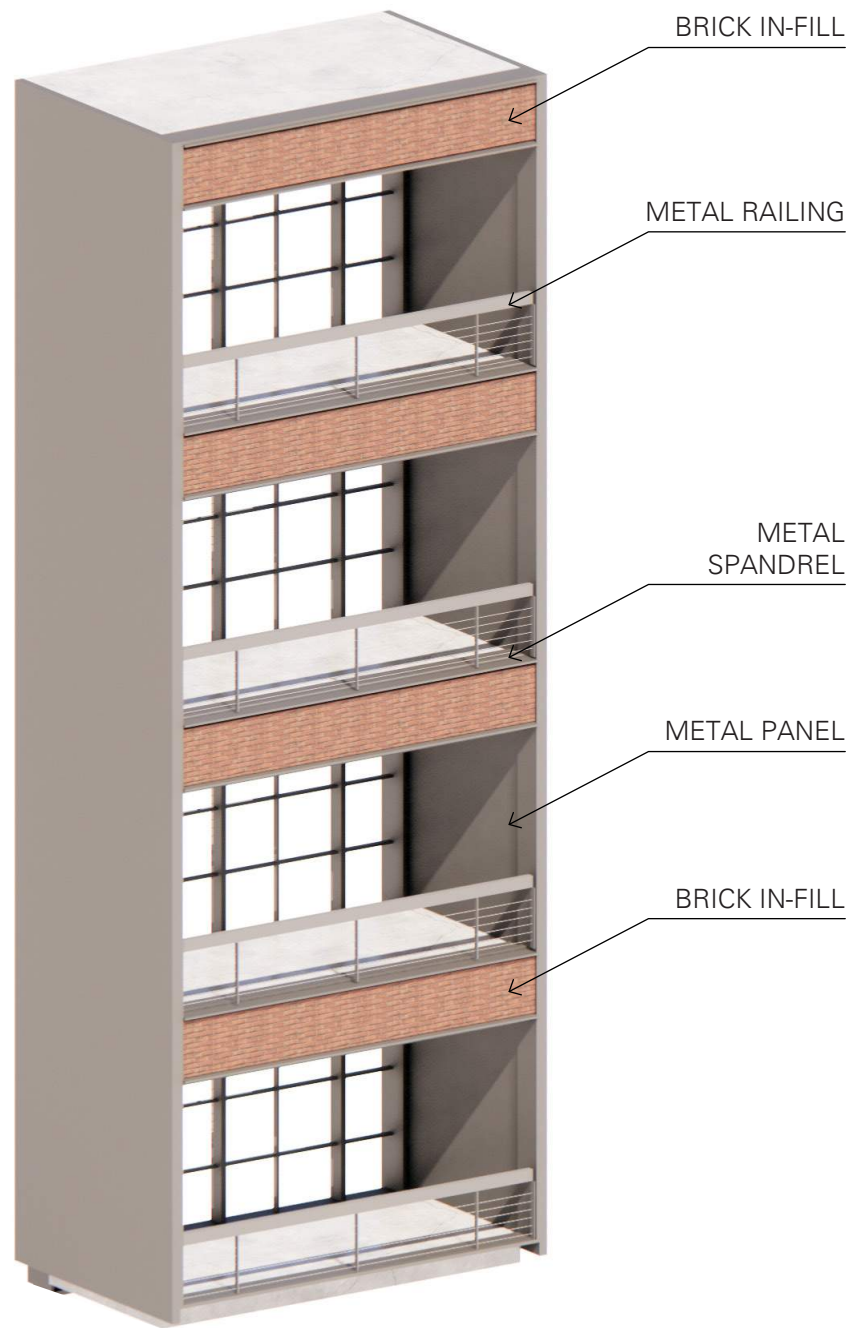


BUILDING CONCEPT | REAR AXONOMETRIC

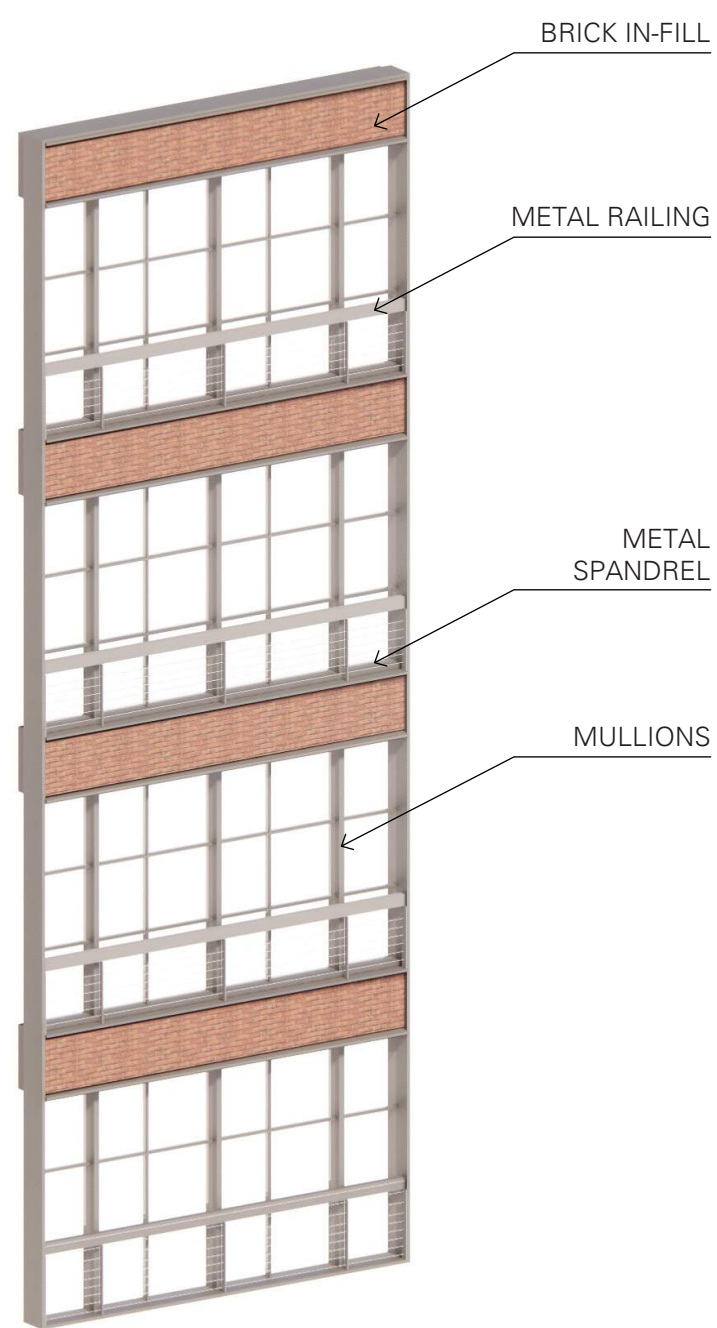


BUILDING CONCEPT | WINDOW STUDY

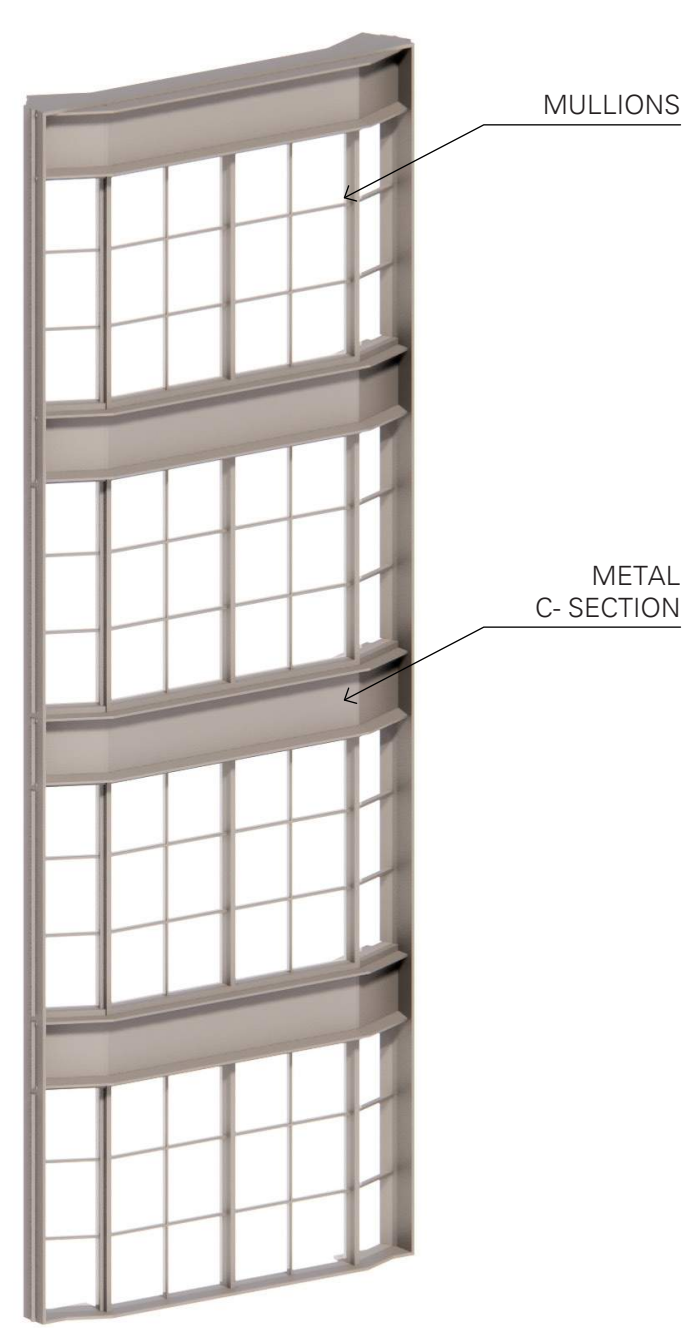
RECESSED BALCONY



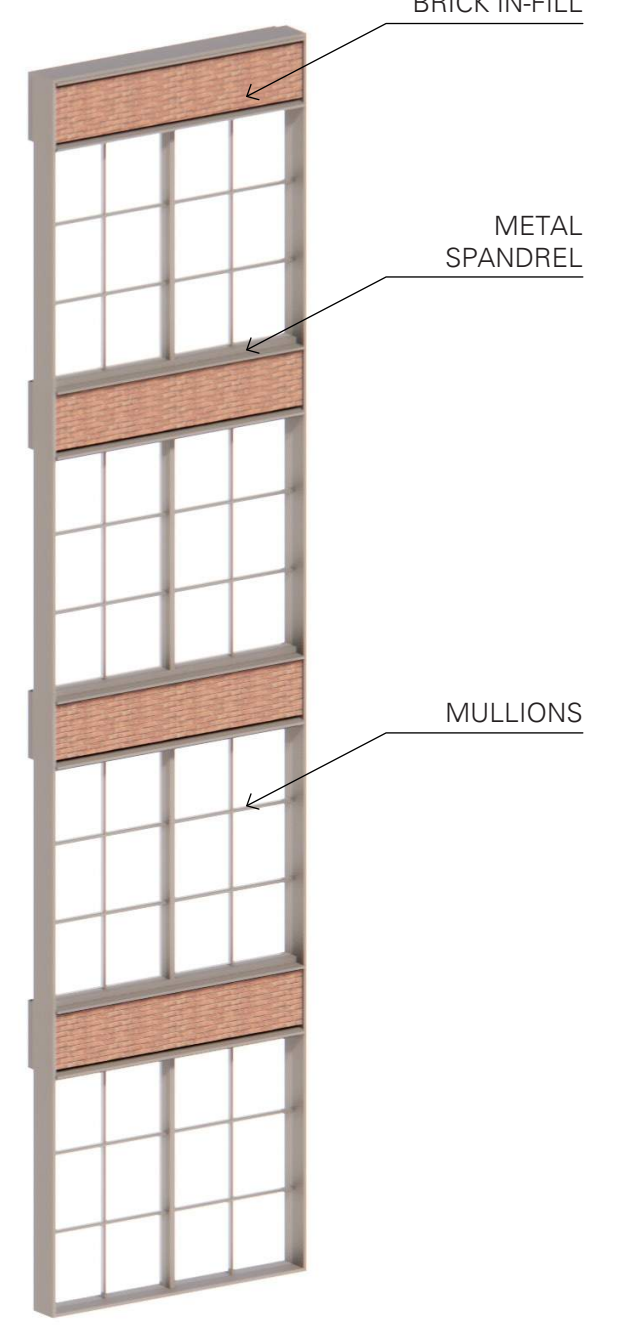
JULIET WINDOW



BAY WINDOW



PUNCHED WINDOW



BUILDING CONCEPT | MATERIAL STUDY

Brick 1

Full Color



Brick 2 & 3

Blend



Brick 2

Full Color



Brick 3

Full Color



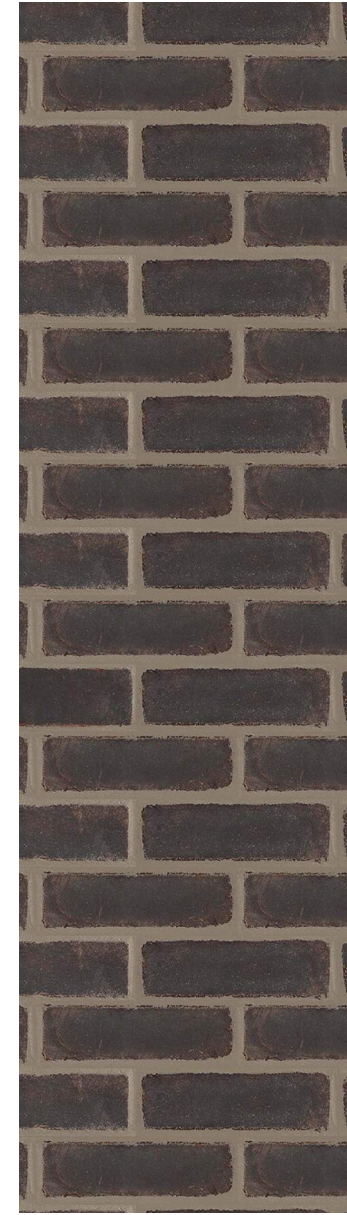
Brick 3 & 4

Blend



Brick 4

Full Color



Metal Channel

Dusty Charcoal



LIGHT

DARK

An aerial photograph of a city neighborhood, likely in St. Paul, Minnesota, showing a dense grid of buildings and streets. A river is visible on the left side, and a bridge spans across it. The text "BUILDING 1" is overlaid in the center of the image.

BUILDING 1

BUILDING 1 | VIEW A



BUILDING 1 | VIEW B



BUILDING 1 | NIGHT VIEW



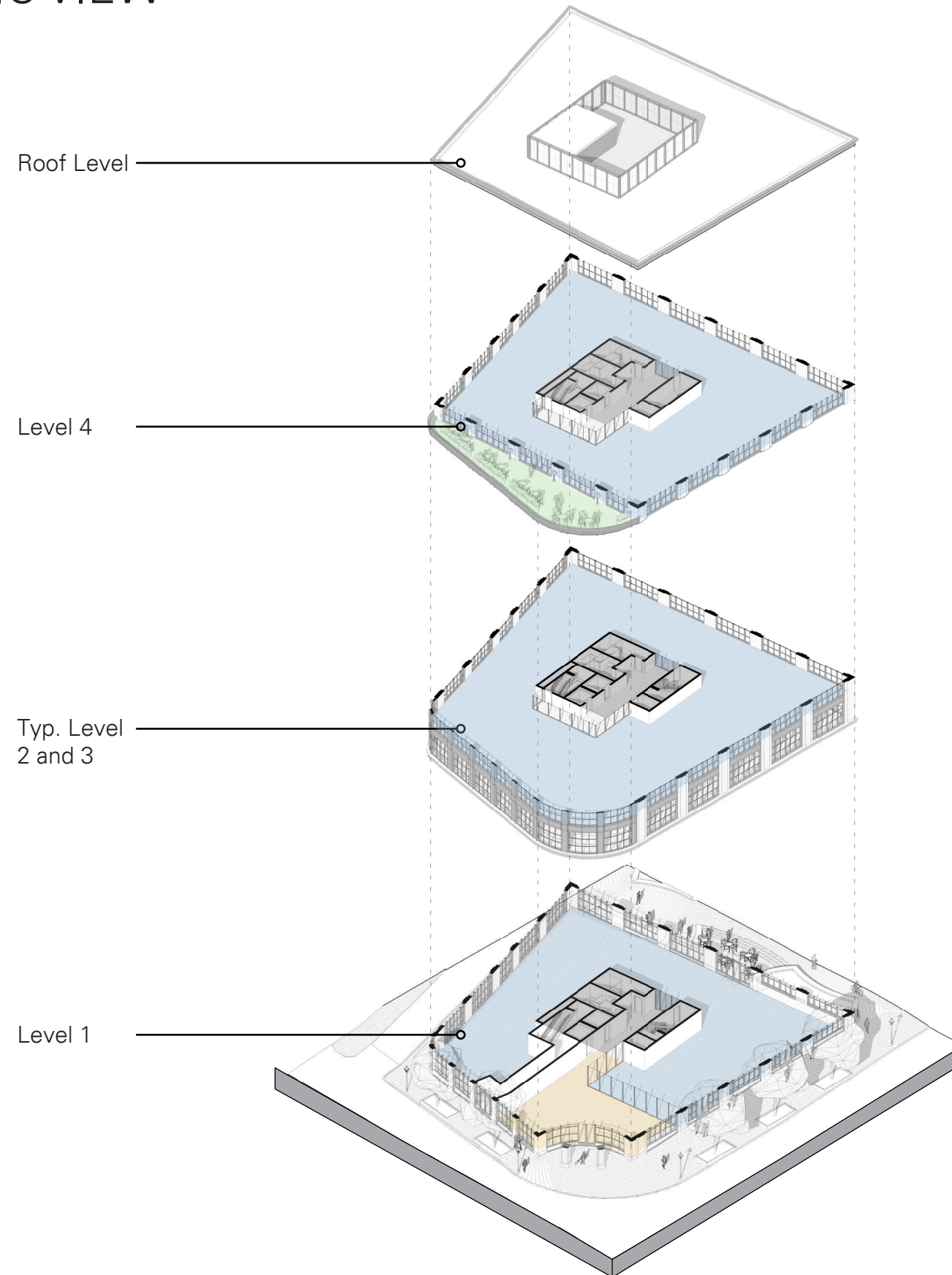
BUILDING 1 | SUPPLEMENTAL VIEWS



BUILDING 1 | PUBLIC REALM DESIGN



BUILDING 1 | AXONOMETRIC VIEW



LEGEND

- OFFICE SPACE
- ROOF DECK
- BUILDING CORE
- MECHANICAL SCREEN
- LOBBY



BUILDING 1 | ELEVATIONS



B1 EAST ELEVATION



B1 SOUTH ELEVATION

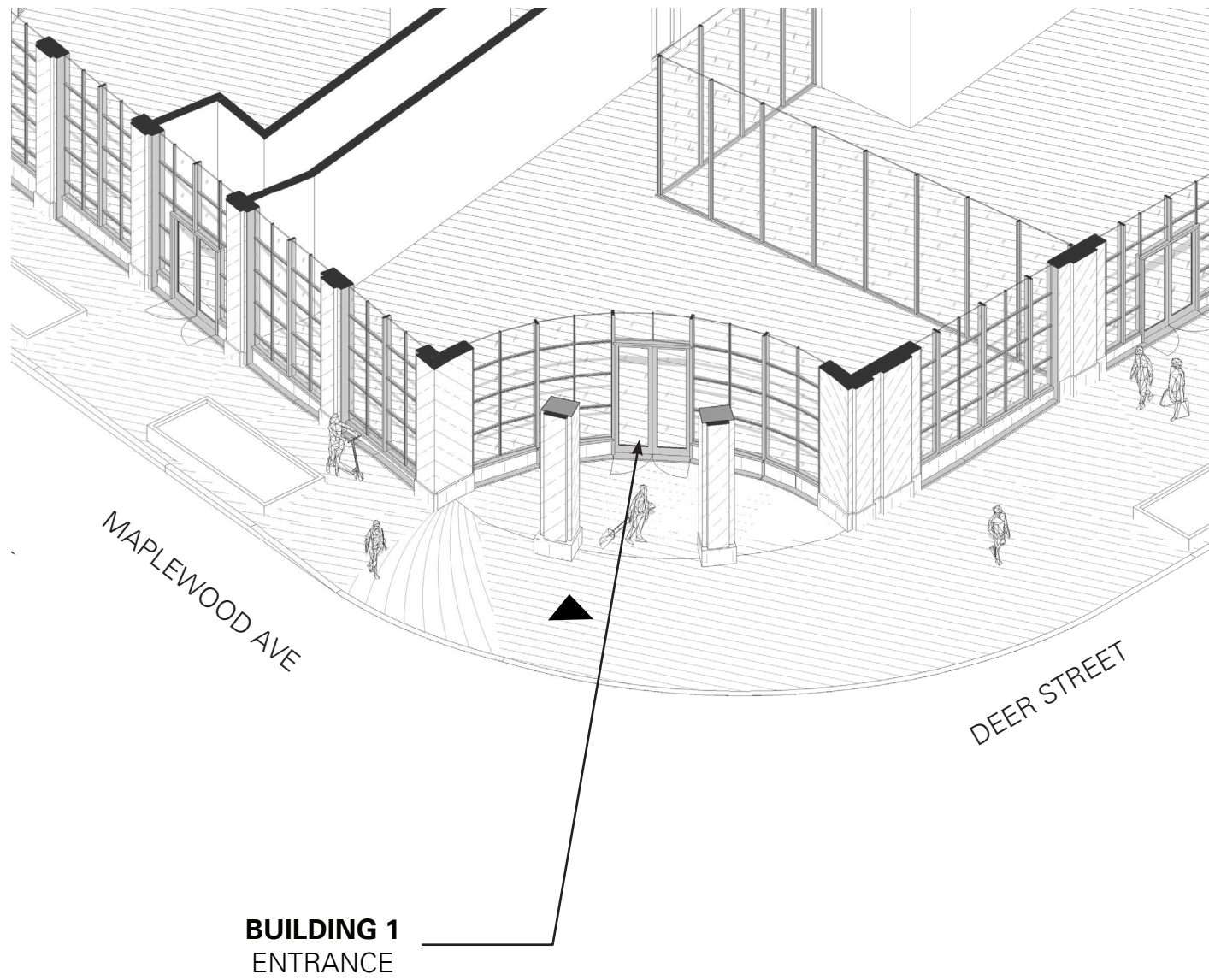


B1 NORTH ELEVATION



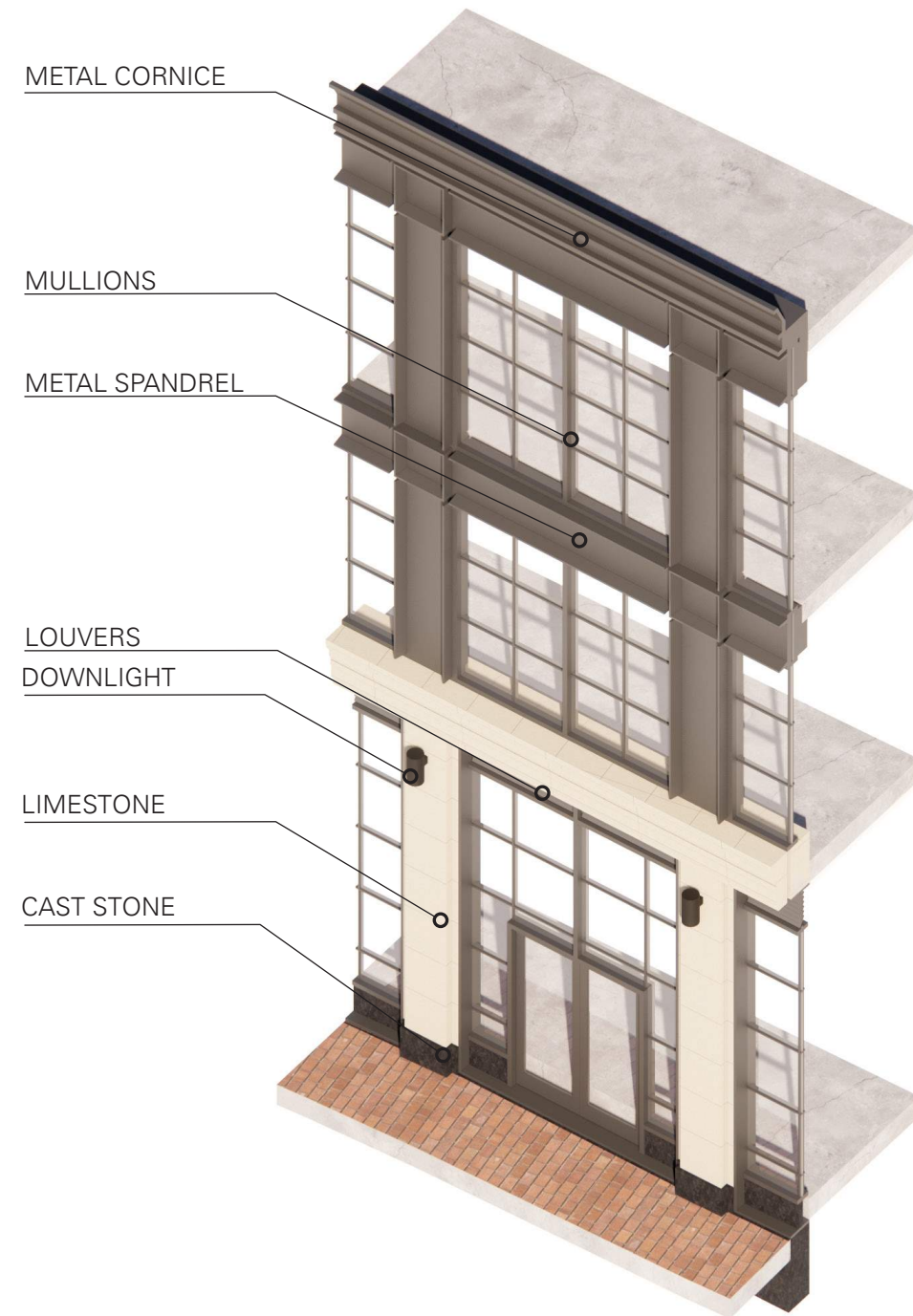
B1 WEST ELEVATION

BUILDING 1 | ENTRYWAY

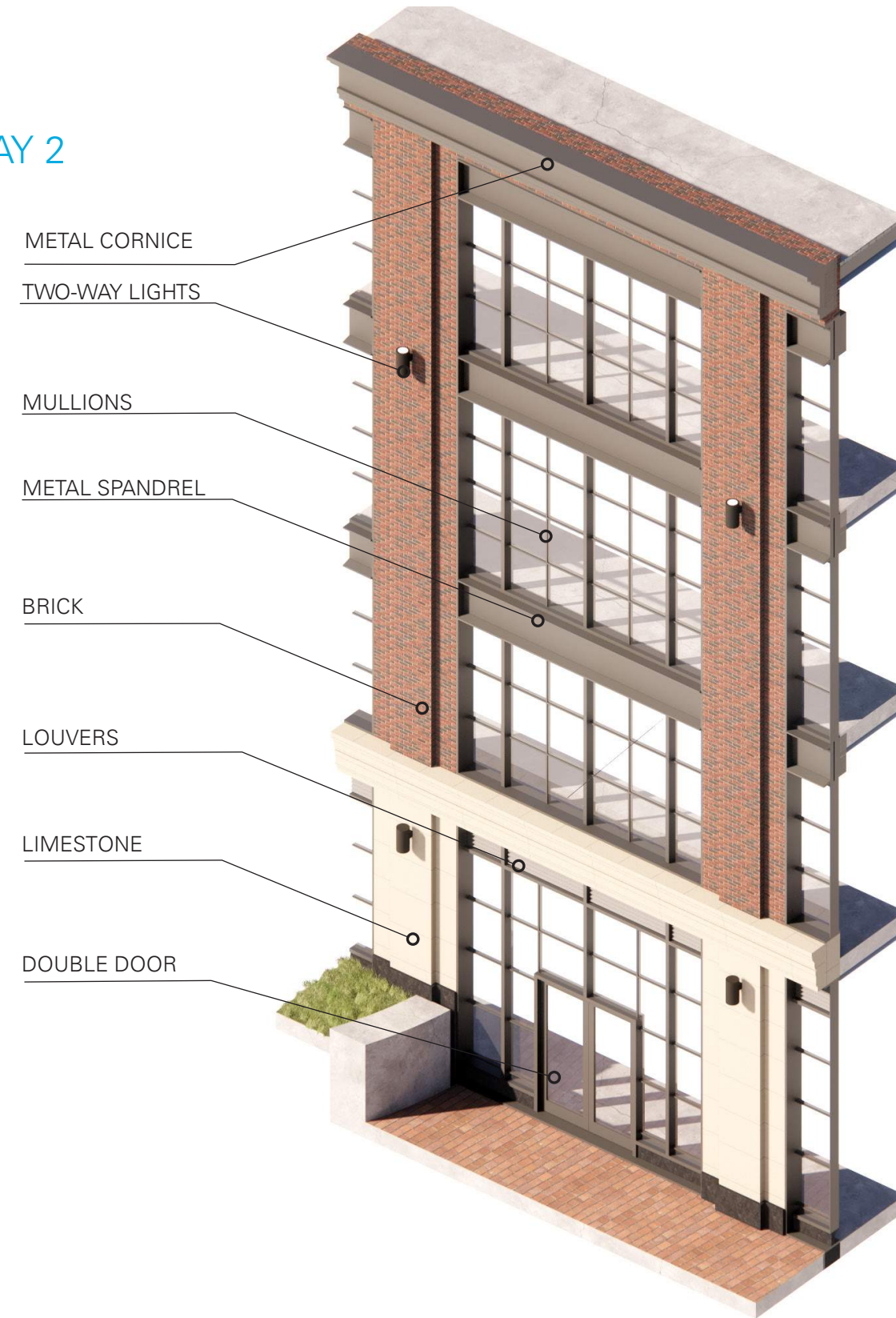


BUILDING 1 | BAY STUDIES

BAY 1



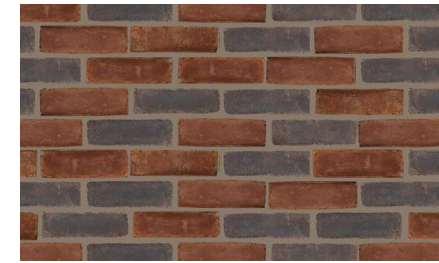
BAY 2



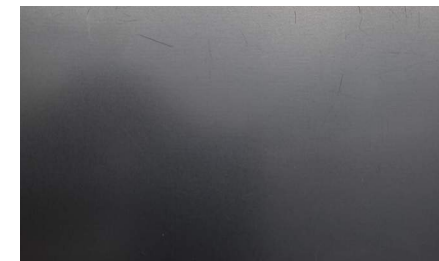
BUILDING 1 | MATERIAL STUDIES



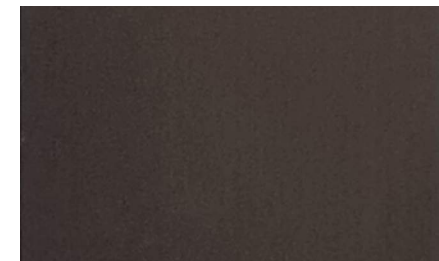
Brick 3 & 4
Modular



Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Storefront Mullion
Dark Bronze No. 40
Permanodic Anodize



Limestone
Dark Cream Sandblast



Cast Stone
Kodiak Brown Honed





BUILDING 2

BUILDING 2 | VIEW A | OPTION 1



BUILDING 2 | VIEW A | OPTION 2



BUILDING 2 | VIEW A | OPTION 3



BUILDING 2 | VIEW B

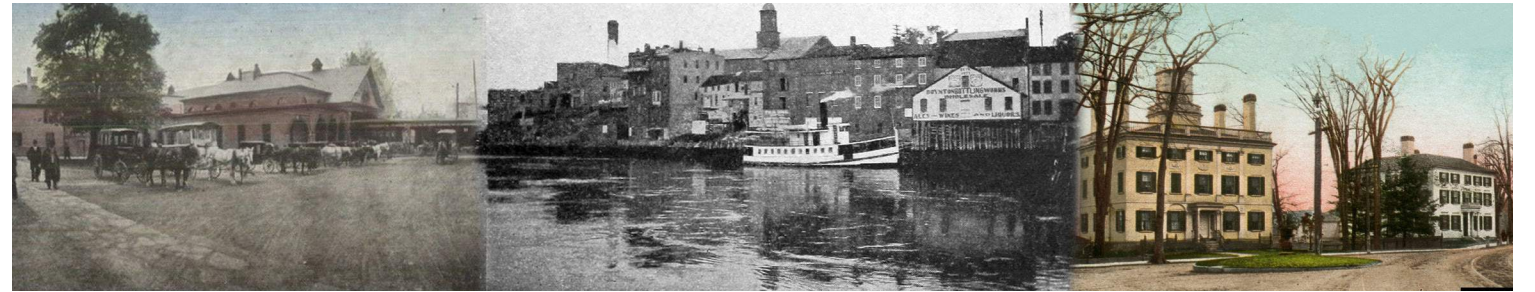


BUILDING CONCEPT | MATERIAL

Concept Collage



Concept Collage



BUILDING 2 | NIGHT VIEW



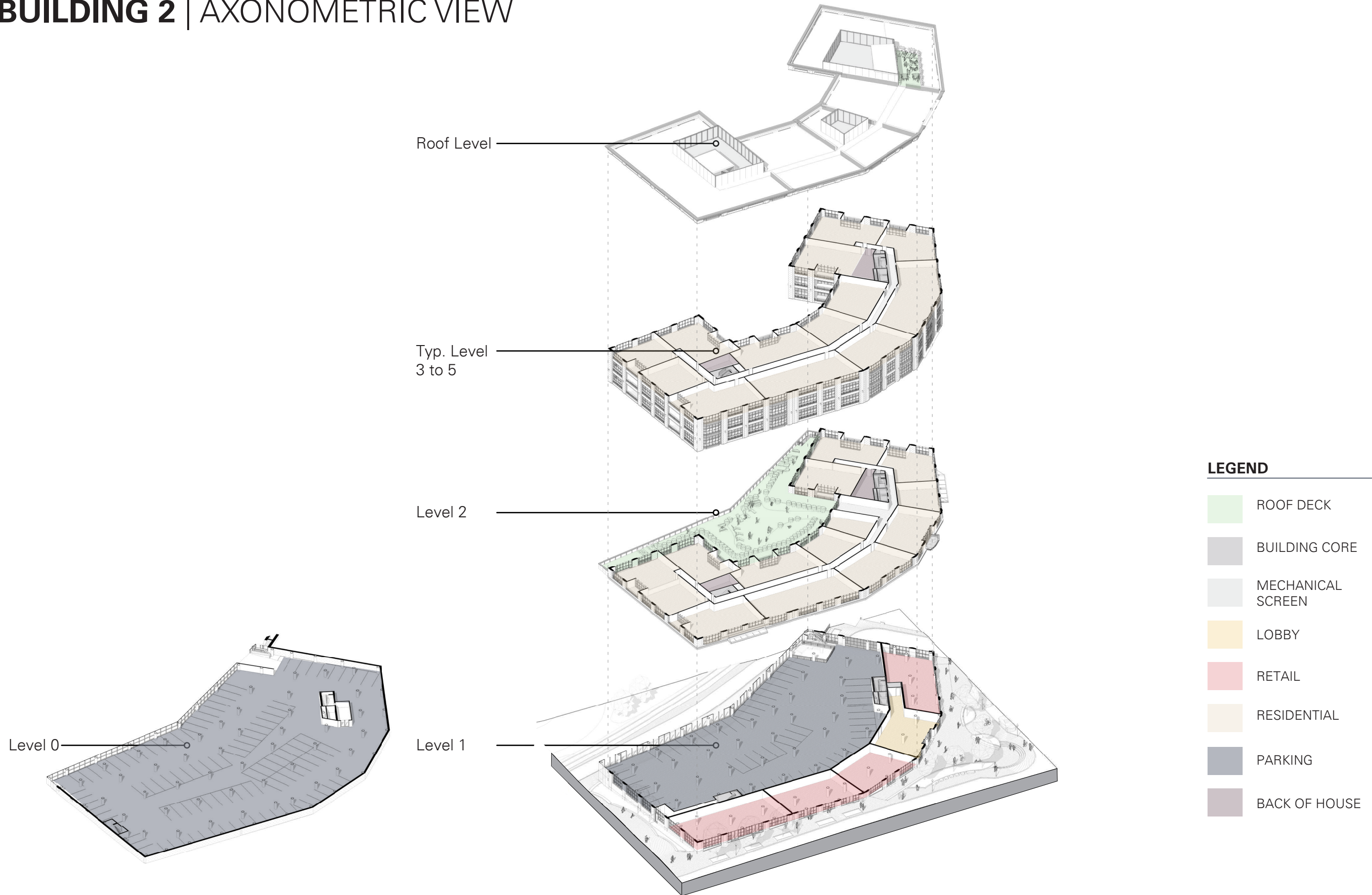
BUILDING 2 | SUPPLEMENTAL VIEWS



BUILDING 2 | PUBLIC REALM DESIGN



BUILDING 2 | AXONOMETRIC VIEW



BUILDING 2 | ELEVATIONS



B2 SOUTH ELEVATION



B2 SOUTH EAST ELEVATION 1



B2 SOUTH EAST ELEVATION 2

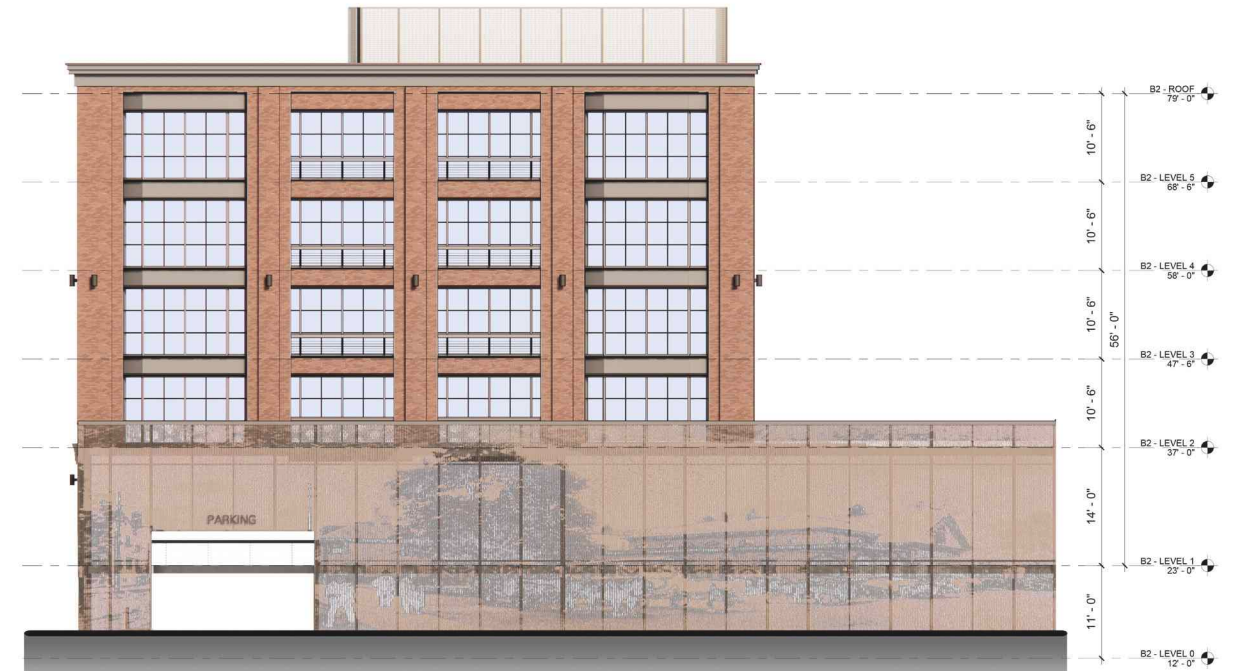


B2 EAST ELEVATION 2

BUILDING 2 | ELEVATIONS



B2 NORTH ELEVATION



B2 WEST ELEVATION 1

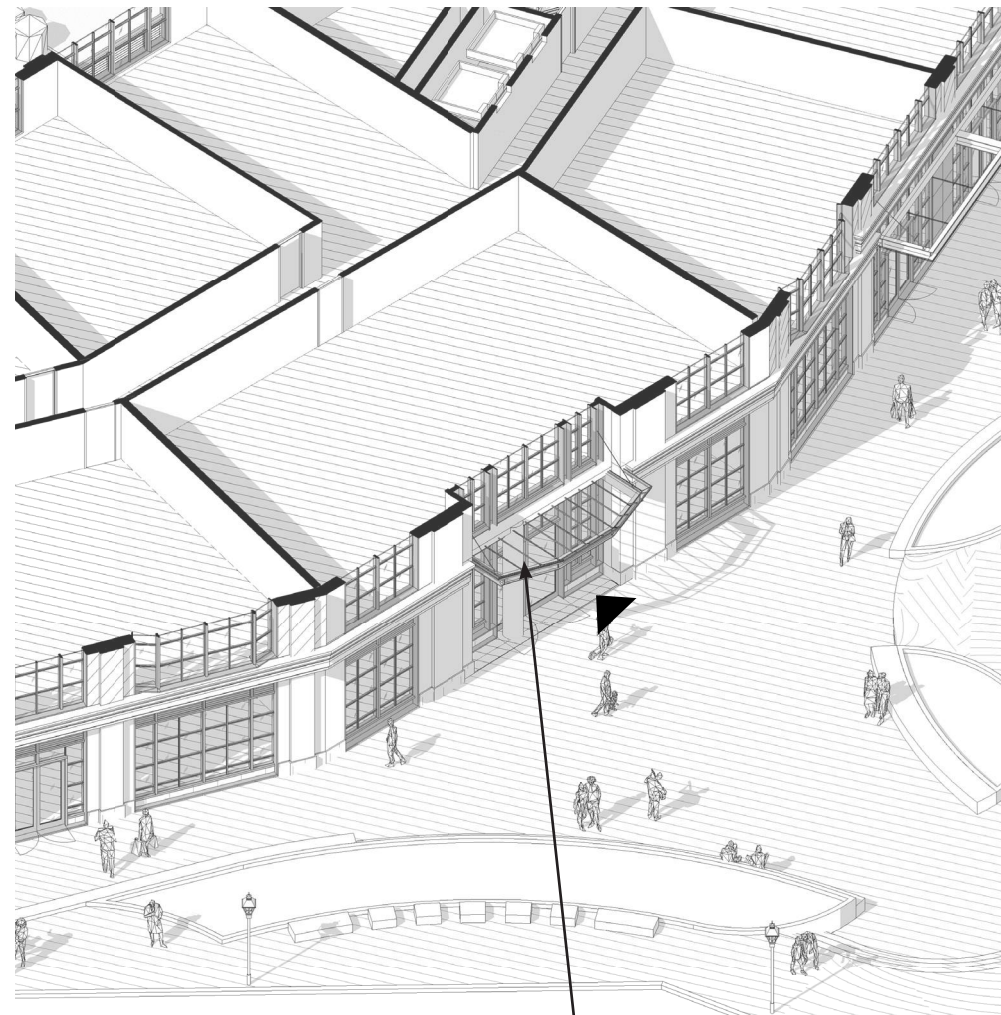


B2 WEST ELEVATION 2



B2 WEST ELEVATION 3

BUILDING 2 | ENTRYWAY



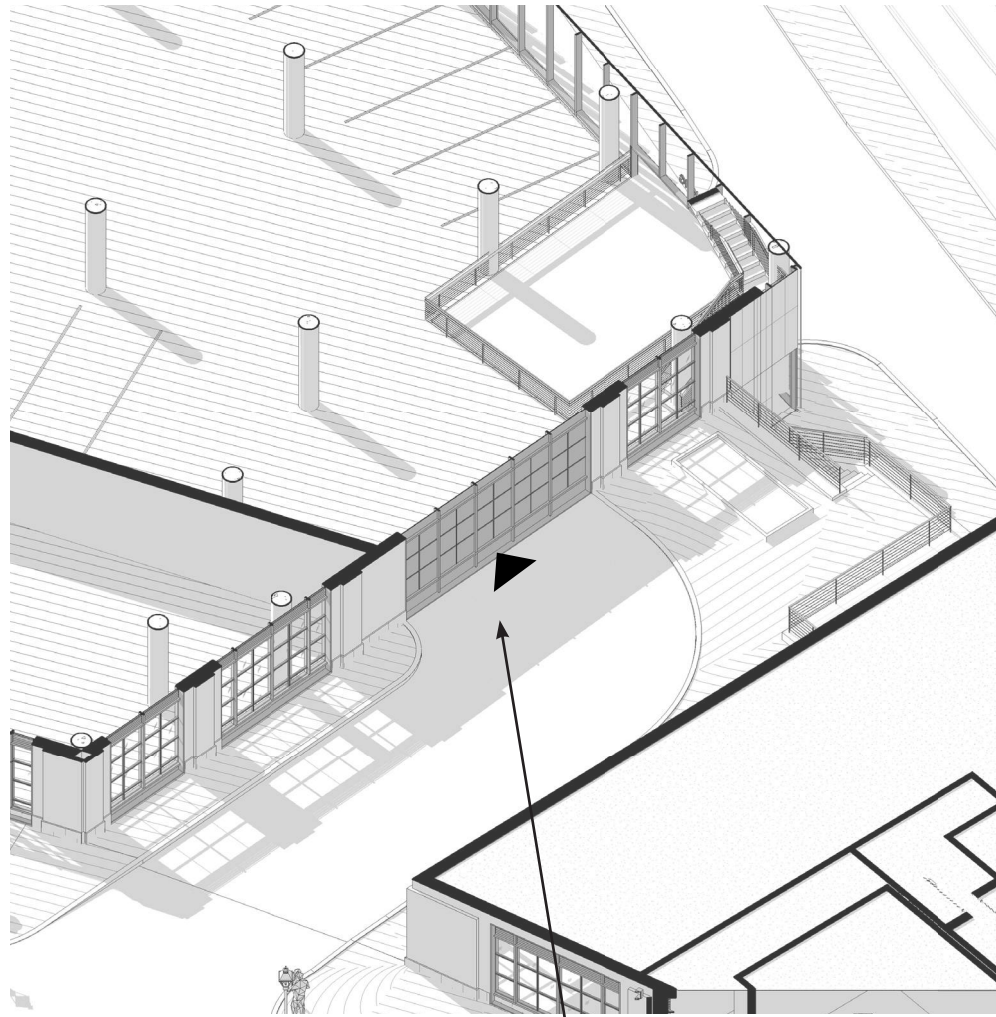
DEER STREET

BUILDING 2
ENTRANCE



BUILDING 2
ENTRANCE

BUILDING 2 | PARKING ENTRY 1

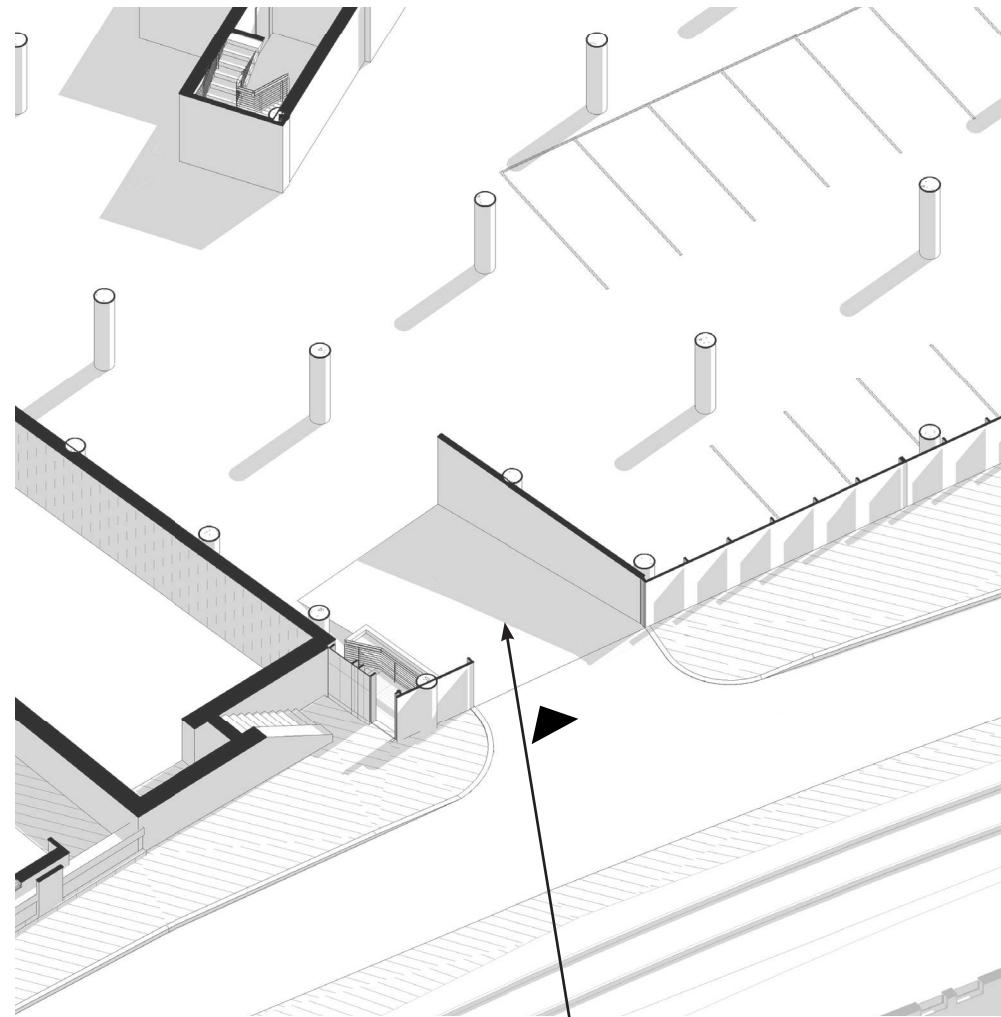


BUILDING 2
LEVEL 1 PARKING
ENTRANCE



BUILDING 2
LEVEL 1 PARKING
ENTRANCE

BUILDING 2 | PARKING ENTRY 2

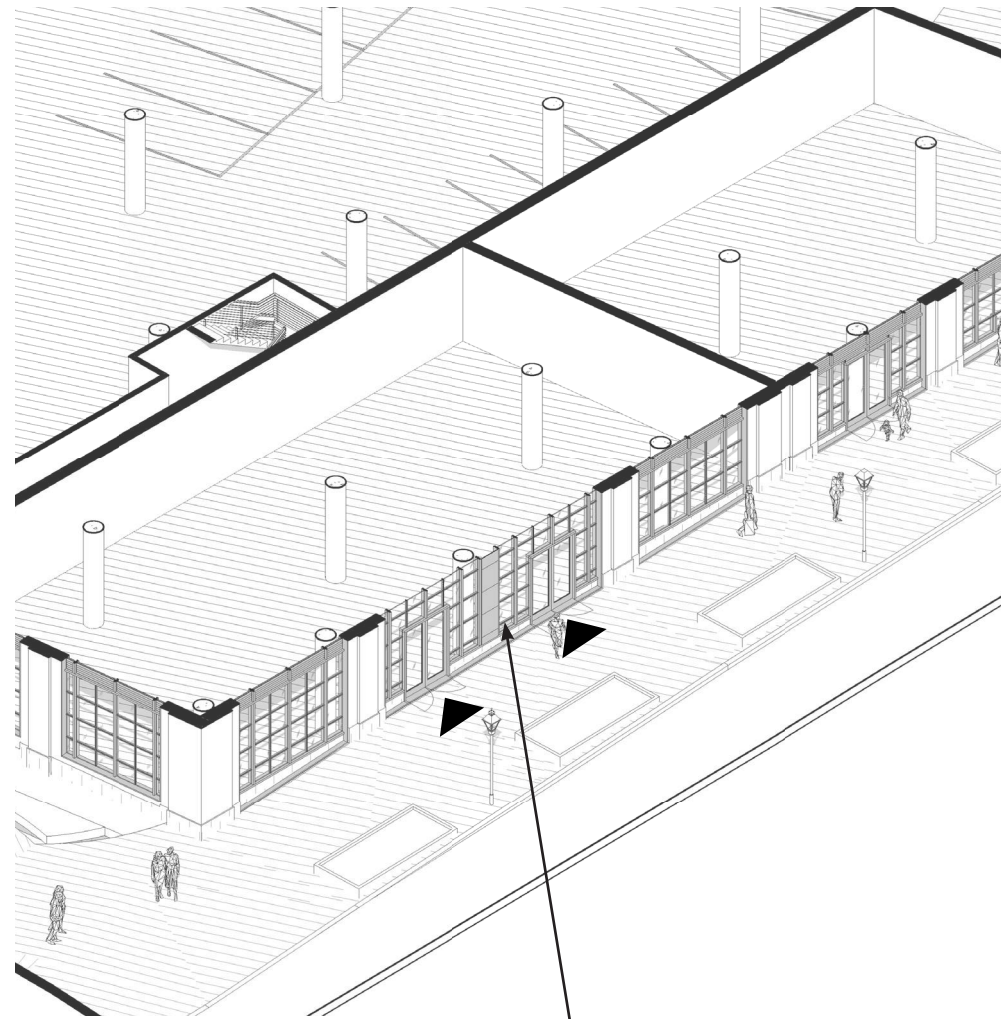


BUILDING 2
LEVEL 0 PARKING
ENTRANCE



BUILDING 2
LEVEL 0 PARKING
ENTRANCE

BUILDING 2 | RETAIL ENTRY

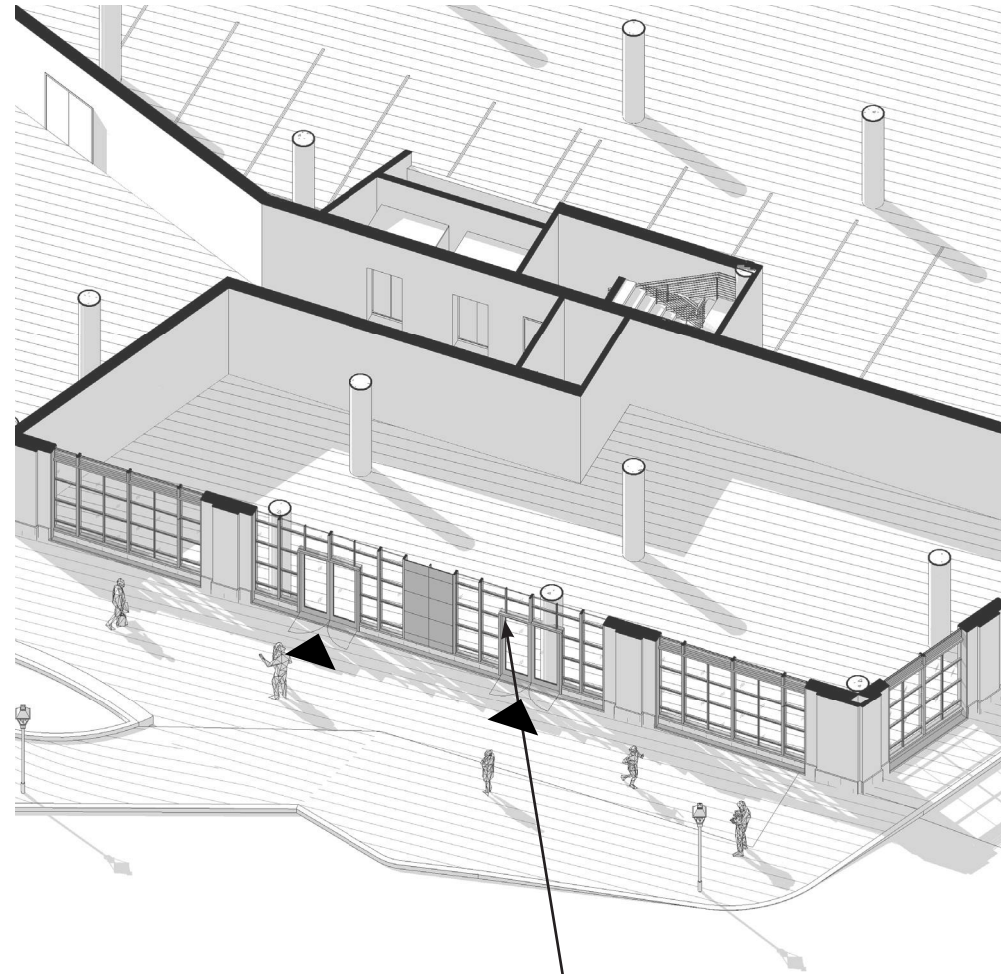


BUILDING 2
RETAIL ENTRANCE



BUILDING 2
RETAIL ENTRANCE

BUILDING 2 | RETAIL ENTRY 2



BUILDING 2
LEVEL 0 PARKING
ENTRANCE



BUILDING 2
LEVEL 0 PARKING
ENTRANCE

BUILDING 2 | ROOF DECK



BUILDING 2 | BAY STUDIES

BAY 1 - PUNCHED

METAL CORNICE

METAL SPANDREL

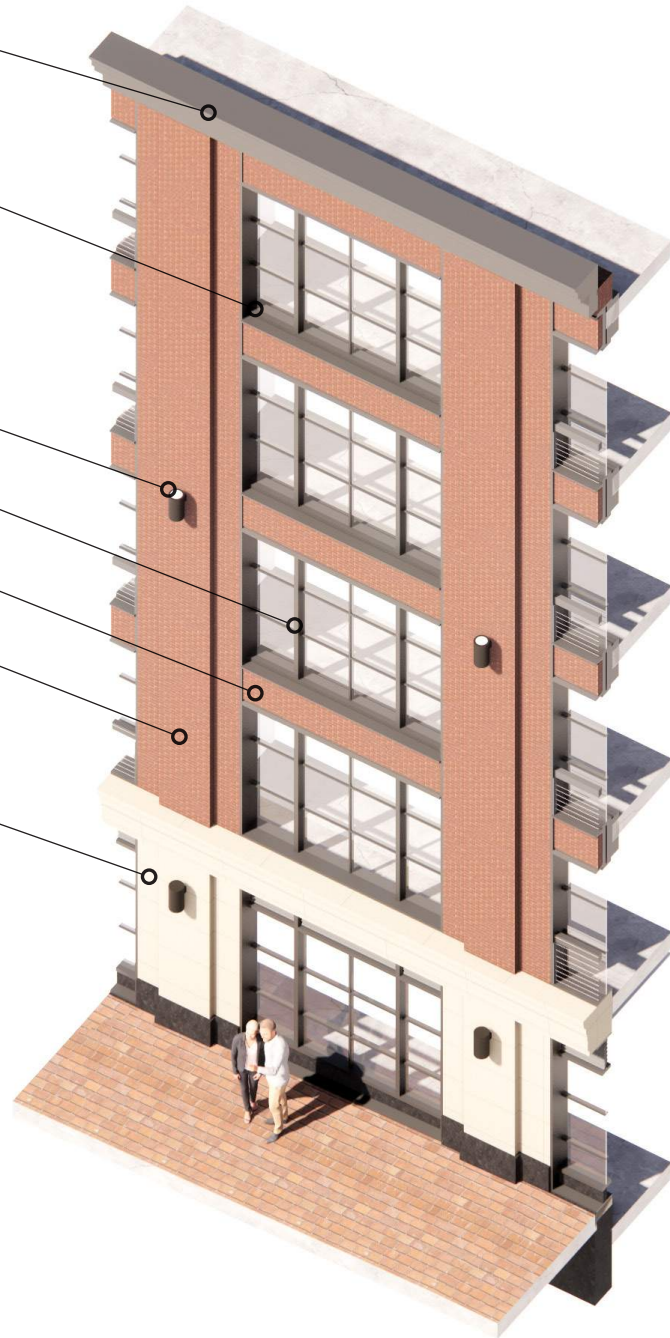
TWO-WAY LIGHTS

MULLIONS

BRICK IN-FILL

BRICK

LIMESTONE



BAY 2 - JULIETTE

METAL CORNICE

METAL RAILING

METAL RAILING

TWO-WAY LIGHTS

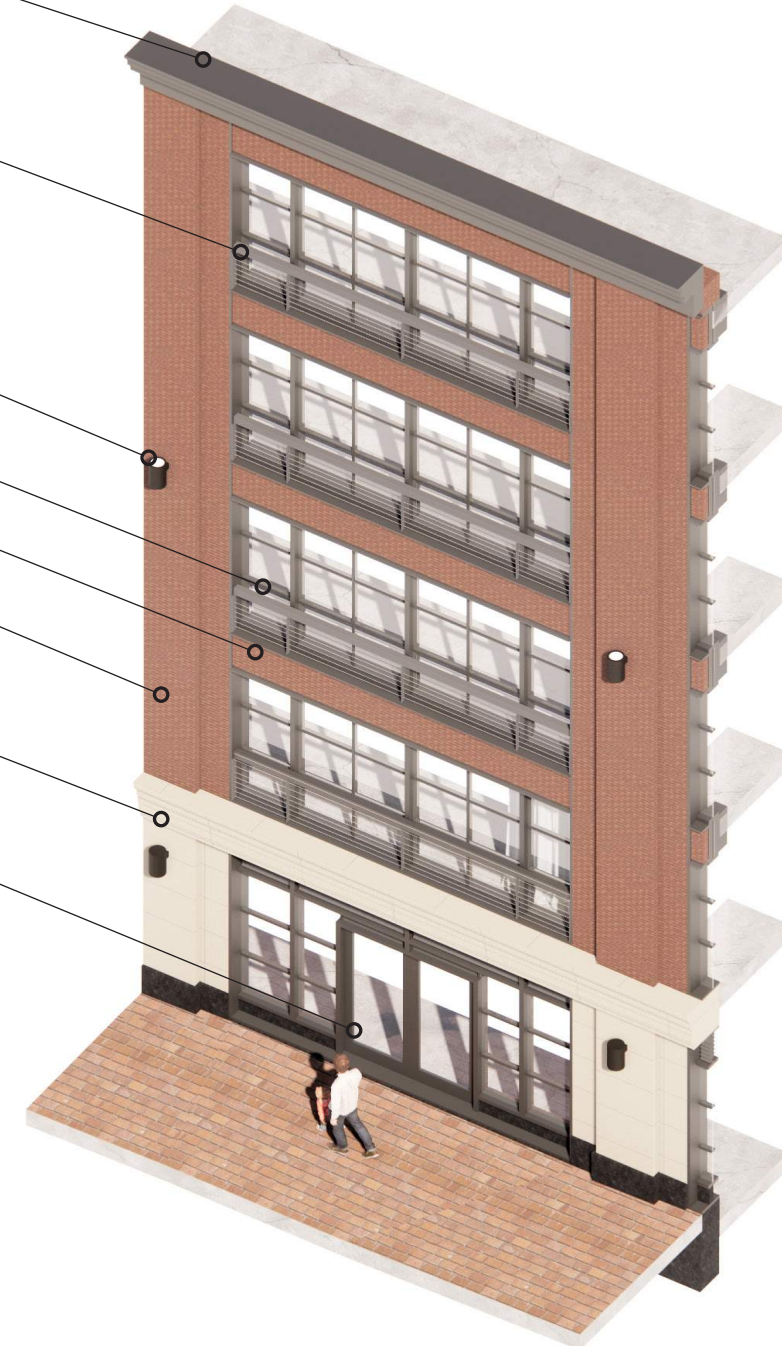
MULLIONS

METAL SPANDREL

BRICK

LIMESTONE

DOUBLE DOOR



BUILDING 2 | BAY STUDIES

BAY 3 - BAY WINDOW

METAL CORNICE

MULLIONS

TWO-WAY LIGHT

METAL SPANDREL

BRICK

LIMESTONE

DOWNLIGHT



BAY 4 - RECESSED BALCONY

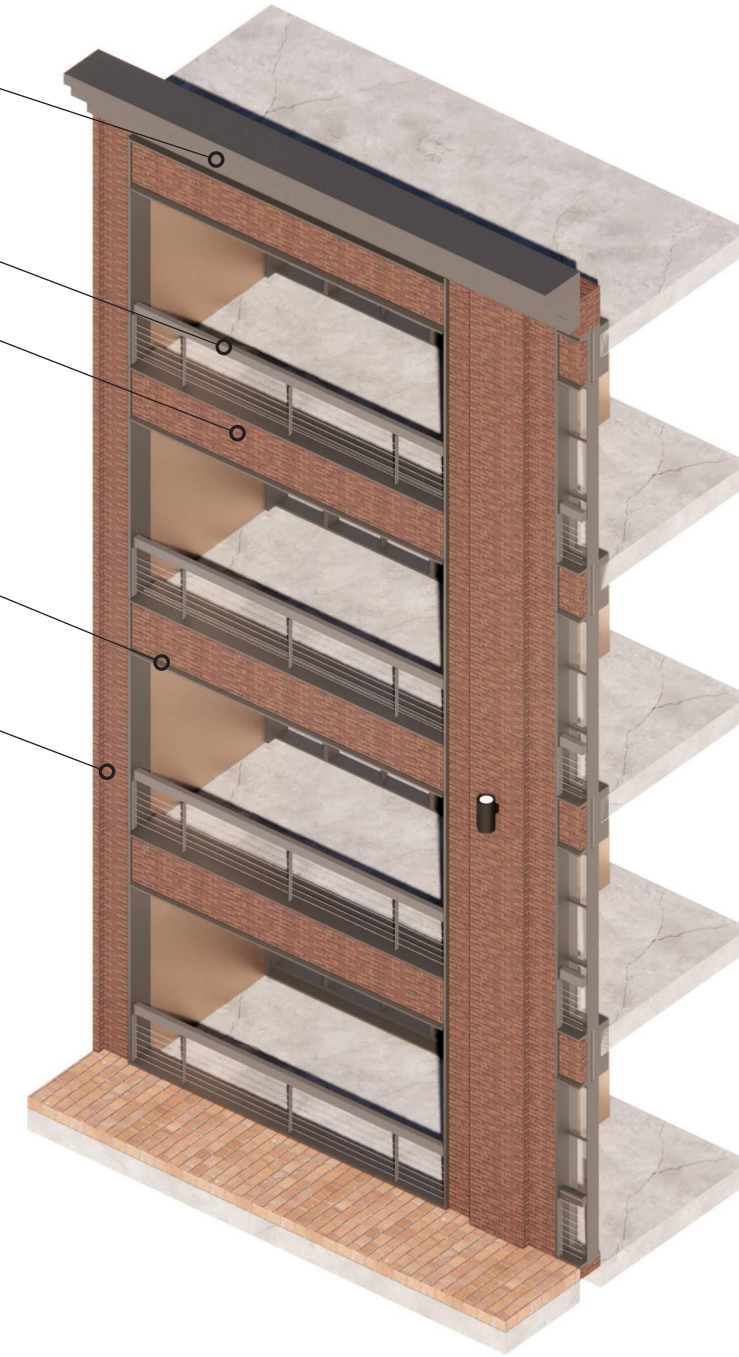
METAL CORNICE

METAL RAILING

BRICK IN-FILL

METAL SPANDREL

BRICK

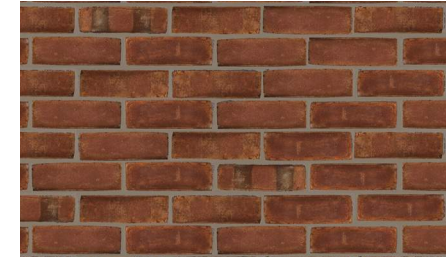


BUILDING 2 | MATERIAL STUDIES

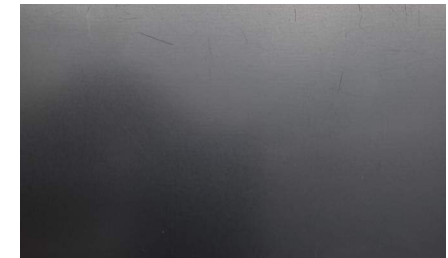
BUILDING 2 - A



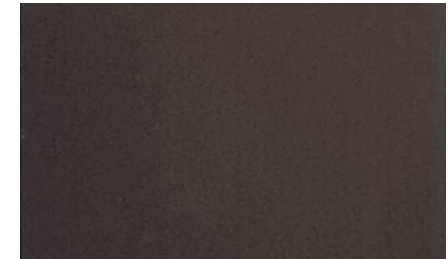
Brick 3
Modular



Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Dark Bronze No. 40
Permanodic Anodize



Limestone
Dark Cream Sandblast



Cast Stone
Kodiak Brown Honed

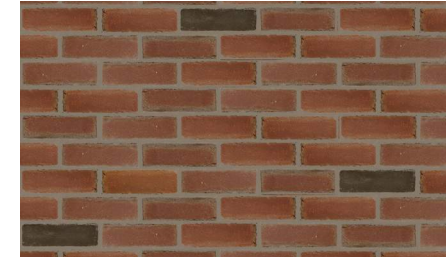


BUILDING 2 | MATERIAL STUDIES

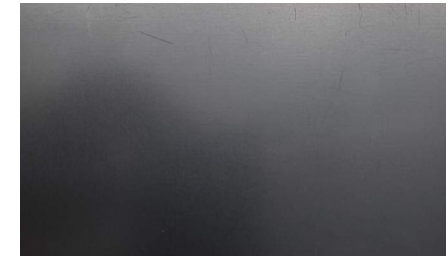
BUILDING 2 - B



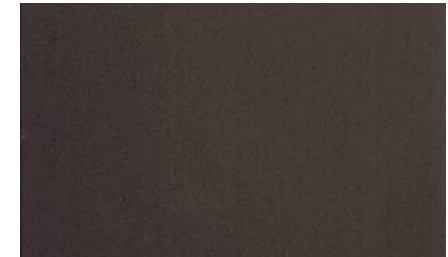
Brick 2
Modular



Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Dark Bronze No. 40
Permanodic Anodize



Limestone
Dark Cream Sandblast



Cast Stone
Kodiak Brown Honed

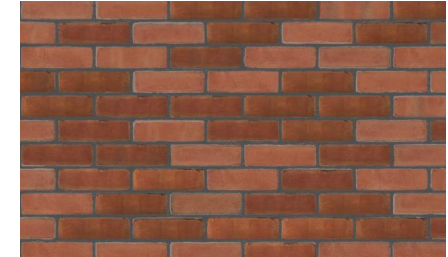


BUILDING 2 | MATERIAL STUDIES

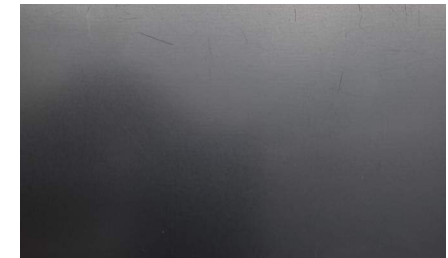
BUILDING 2 - C



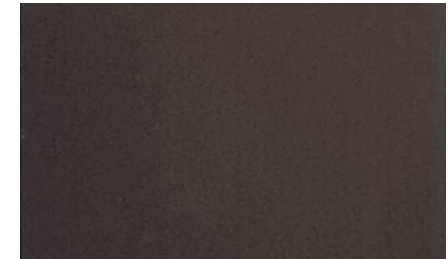
Brick 1 & 2
Modular



Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Dark Bronze No. 40
Permanodic Anodize



Limestone
Dark Cream Sandblast



Cast Stone
Kodiak Brown Honed

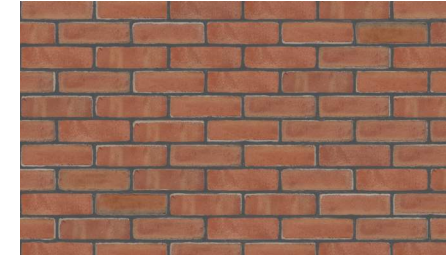


BUILDING 2 | MATERIAL STUDIES

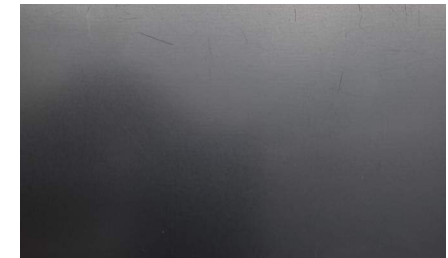
BUILDING 2 - D



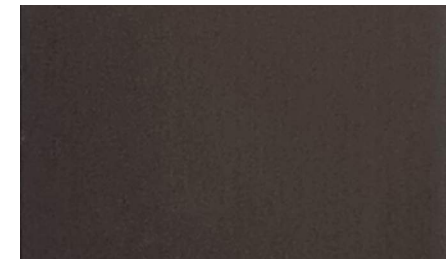
Brick 1
Modular



Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Dark Bronze No. 40
Permanodic Anodize



Limestone
Dark Cream Sandblast



Cast Stone
Kodiak Brown Honed



BUILDING 2 | MATERIAL STUDIES

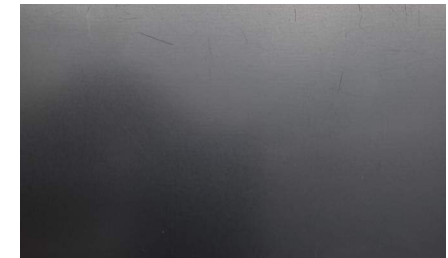
BUILDING 2 - E



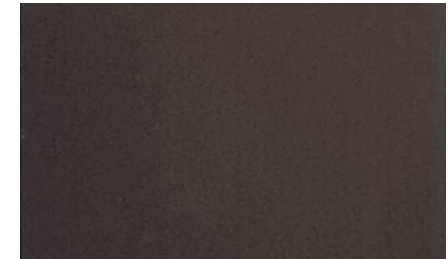
Brick 1 & 2
Modular



Metal C-Channel
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Dark Bronze No. 40
Permanodic Anodize



Limestone
Dark Cream Sandblast



Cast Stone
Kodiak Brown Honed





BUILDING 3

BUILDING 3 | VIEW A



BUILDING 3 | VIEW B



BUILDING 3 | NIGHT VIEW



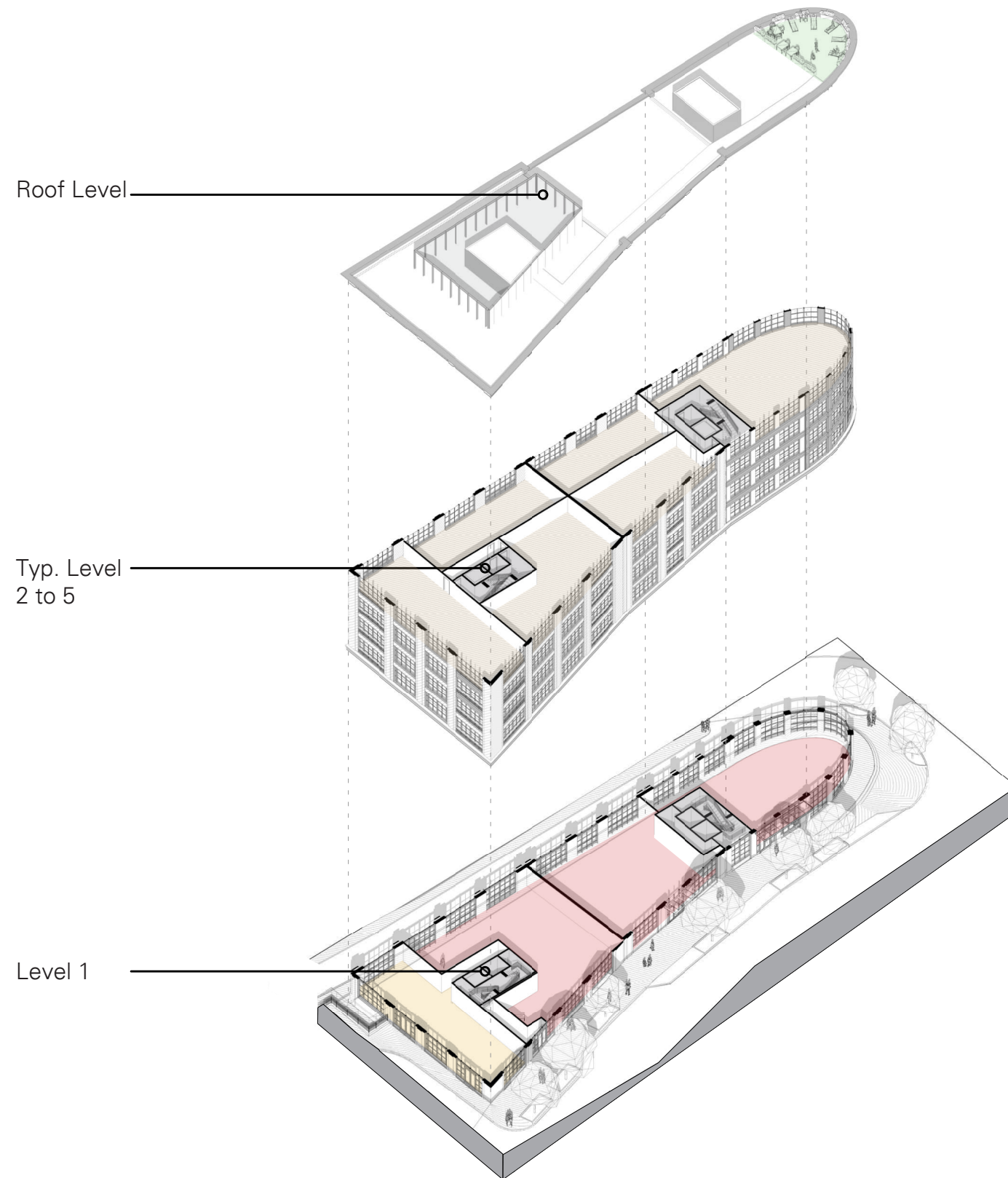
BUILDING 3 | SUPPLEMENTAL VIEWS



BUILDING 3 | PUBLIC REALM



BUILDING 3 | AXONOMETRIC VIEW



LEGEND

- ROOF DECK
- BUILDING CORE
- MECHANICAL SCREEN
- LOBBY
- RETAIL
- RESIDENTIAL
- BACK OF HOUSE

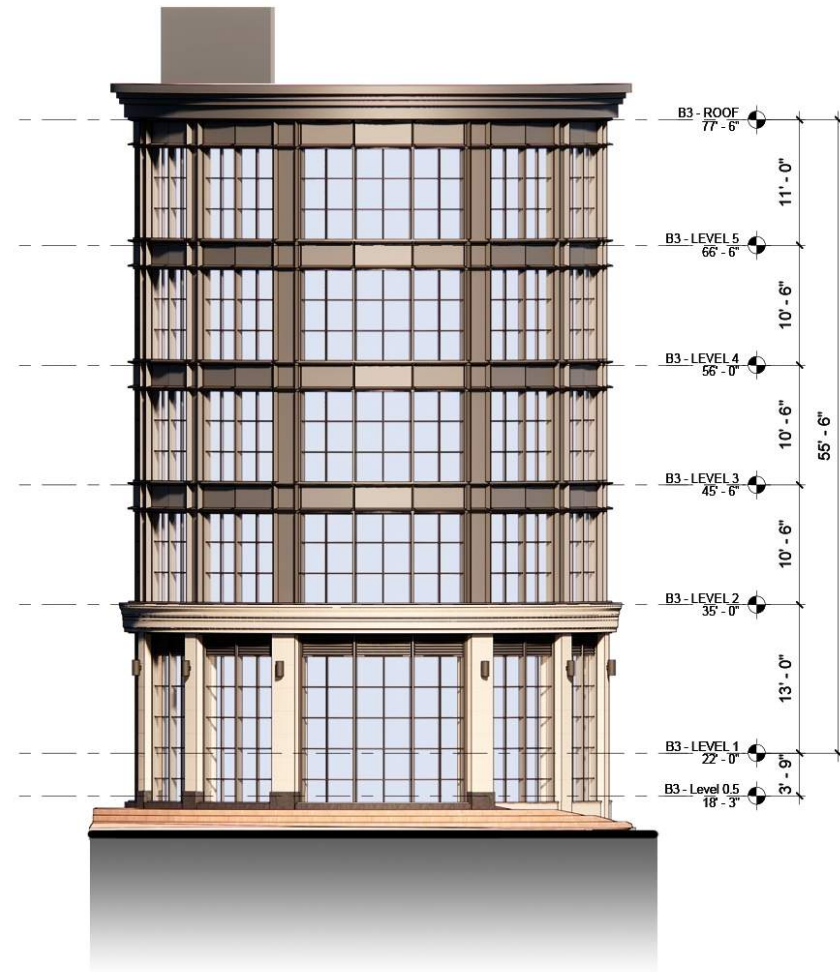


BUILDING 3 | ELEVATIONS



B3 EAST ELEVATION

BUILDING 3 | ELEVATIONS



B3 NORTH ELEVATION



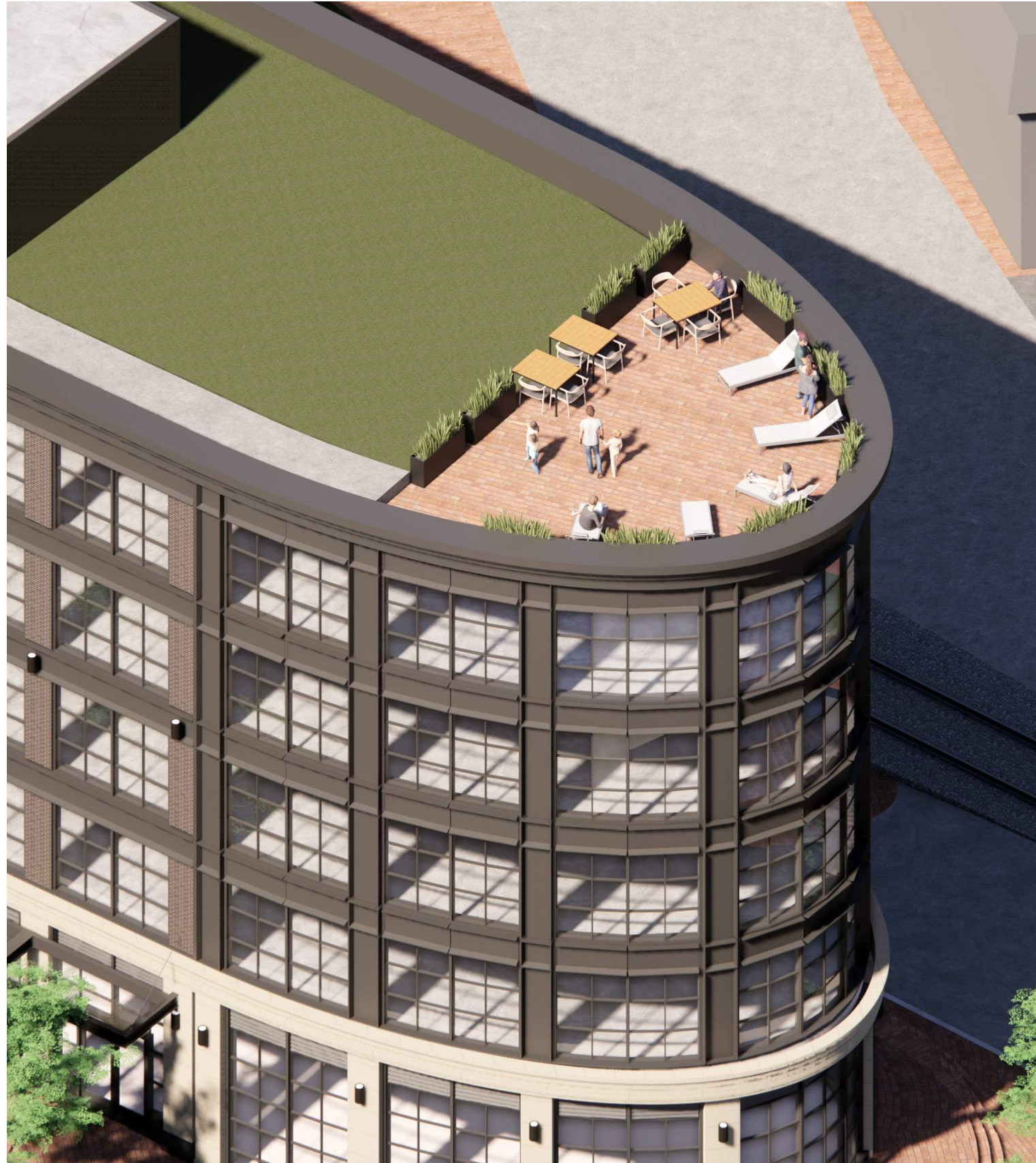
B3 SOUTH ELEVATION

BUILDING 3 | ELEVATIONS

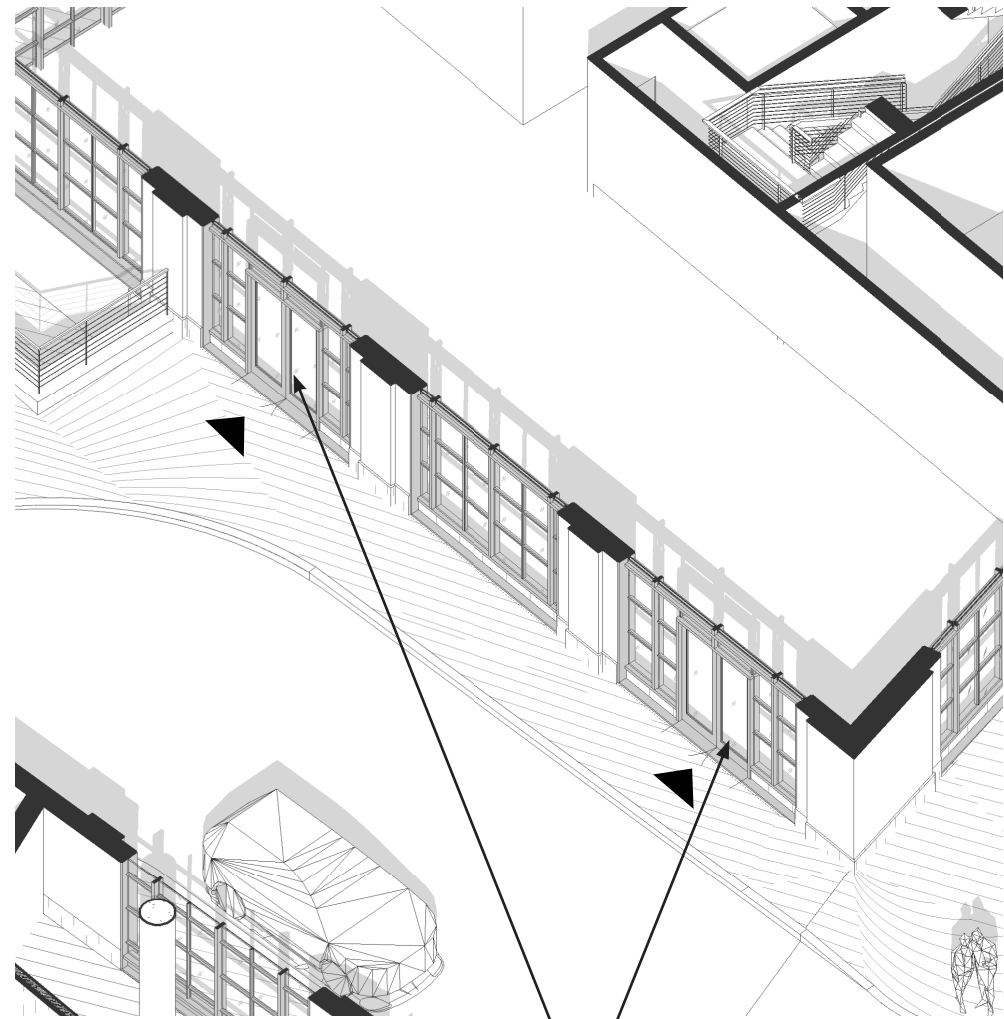


B3 WEST ELEVATION

BUILDING 3 | ROOF DECK



BUILDING 3 | ENTRYWAY 1

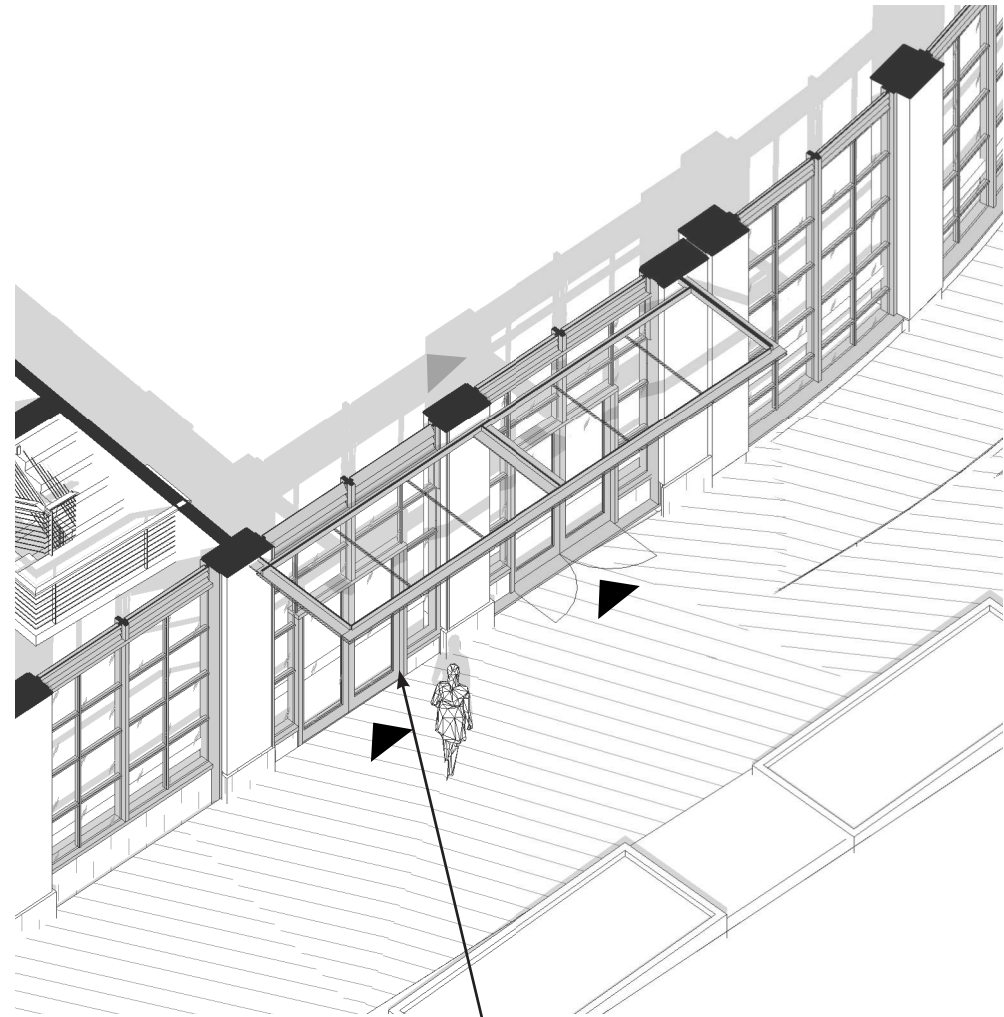


BUILDING 3
ENTRANCE



BUILDING 3
ENTRANCE

BUILDING 3 | ENTRYWAY 2

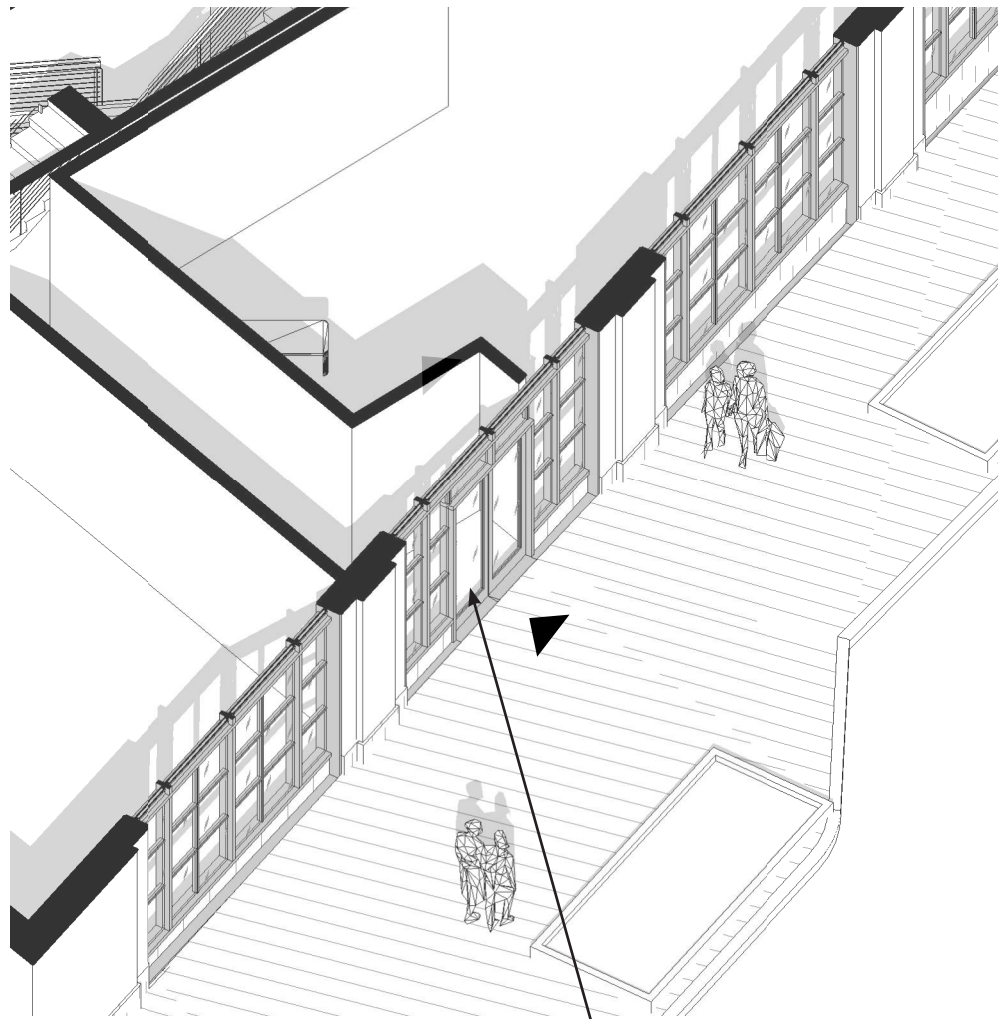


BUILDING 3
RETAIL ENTRANCE



BUILDING 3
RETAIL ENTRANCE

BUILDING 3 | ENTRYWAY 3



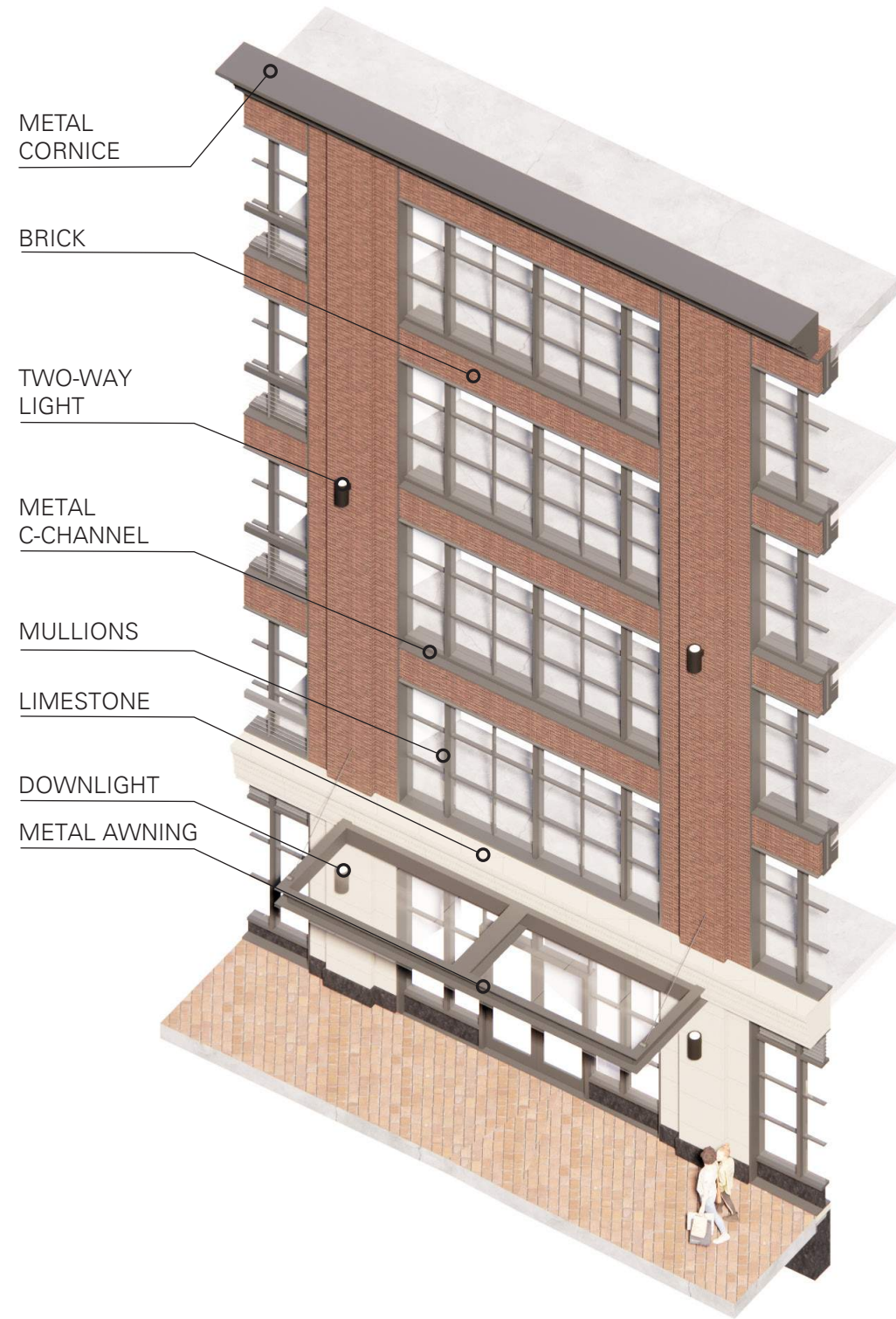
BUILDING 3
RETAIL ENTRANCE



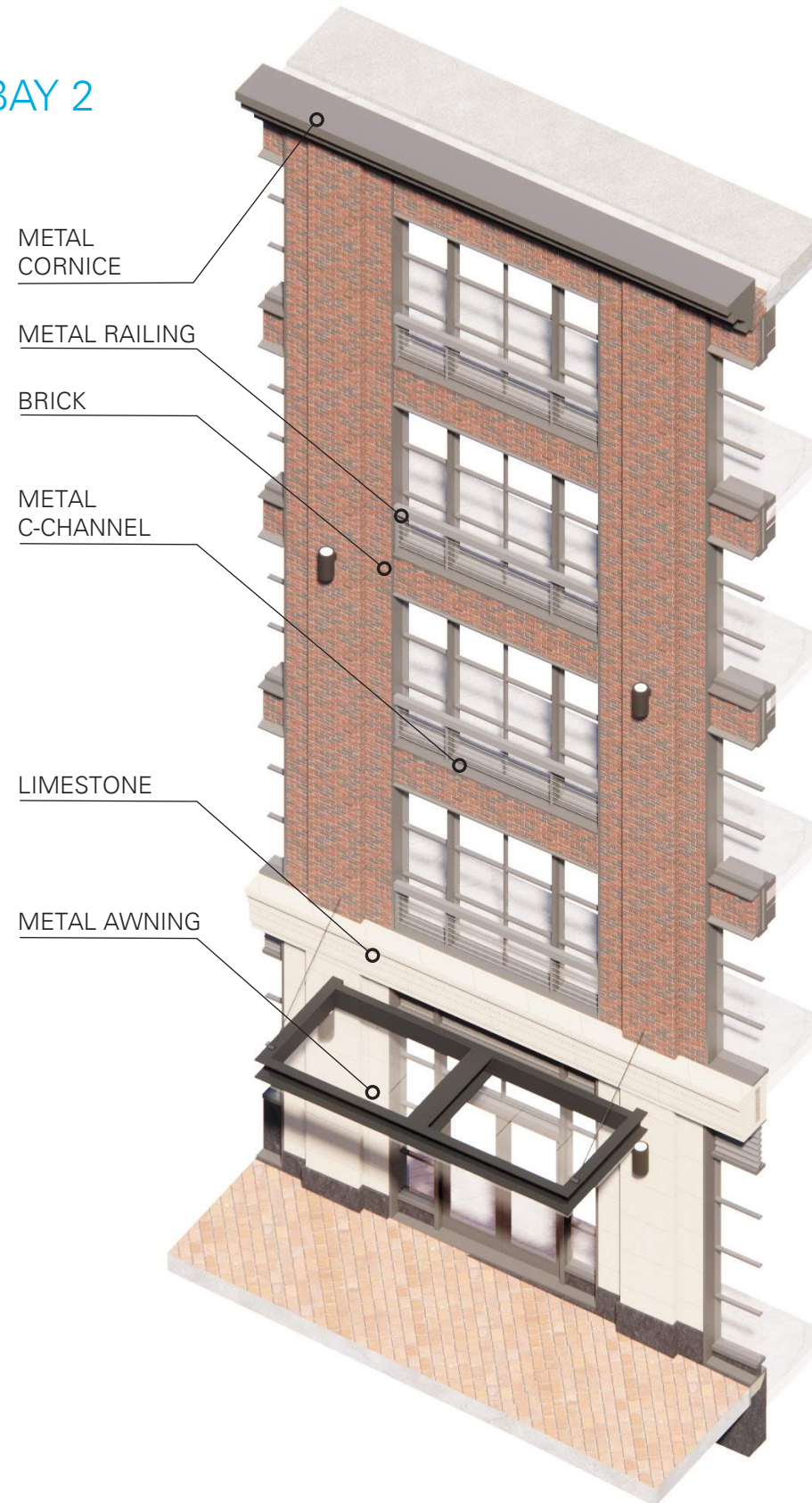
BUILDING 3
RETAIL ENTRANCE

BUILDING 3 | BAY STUDIES

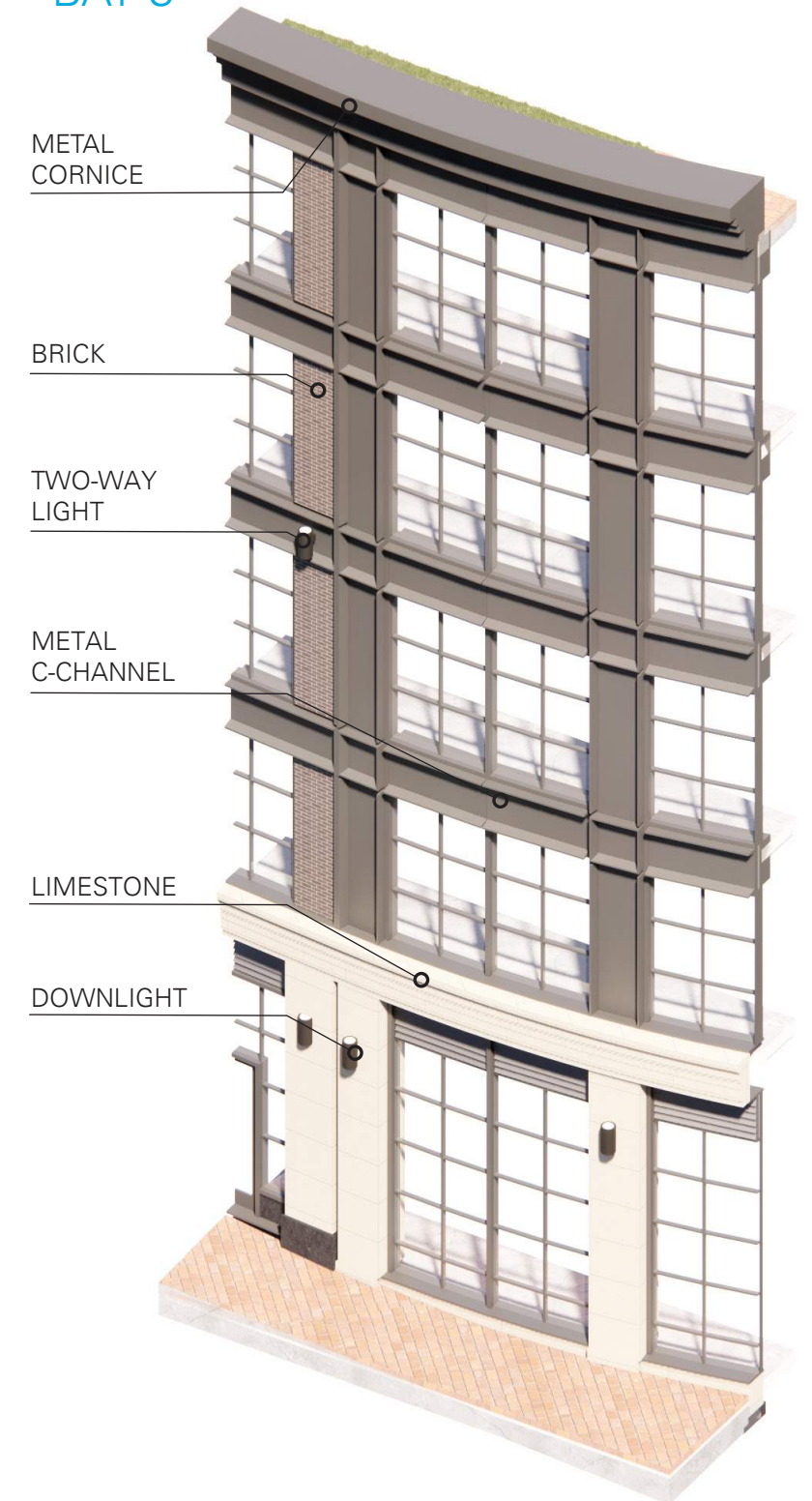
BAY 1



BAY 2



BAY 3

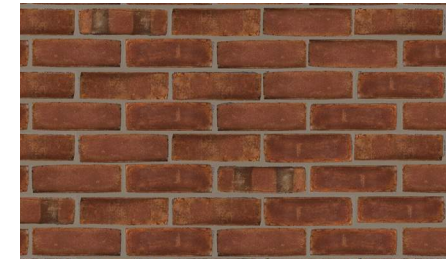


BUILDING 3 | MATERIAL STUDIES

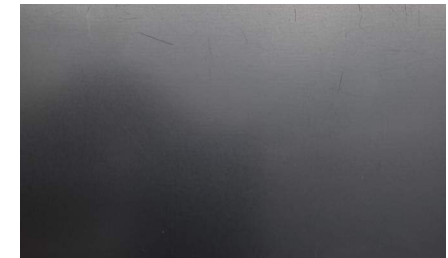
BUILDING 3 - A



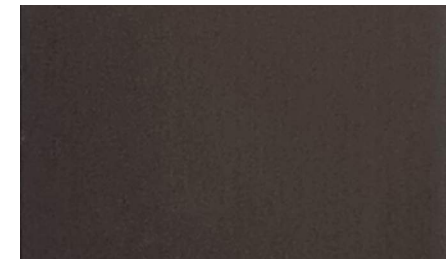
Brick 3
Modular



Metal C-Channel
Alucobond Plus
Dusty Charcoal II
PVDF 2; Gloss 25-35



Mullion
Kawneer
Dark Bronze No. 40
Permanodic Anodize



Limestone
Gridworx
Dark Cream Sandblast



Cast Stone
Polycor
Kodiak Brown Honed



BUILDING 3 | MATERIAL STUDIES

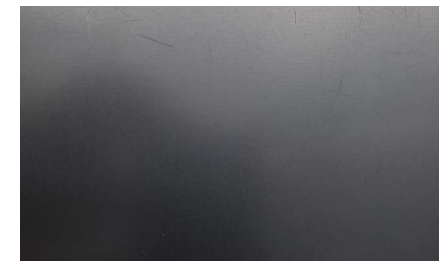
BUILDING 3 - B



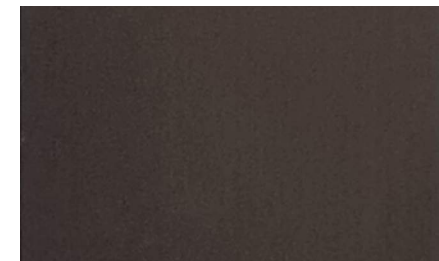
Brick 3 & 4
Modular



Metal C-Channel
Alucobond Plus
Dusty Charcoal II
PVDF 2; Gloss 25-35



Storefront Mullion
Kawneer
Dark Bronze No. 40
Permanodic Anodize



Limestone
Gridworx
Dark Cream Sandblast



Cast Stone
Polycor
Kodiak Brown Honed



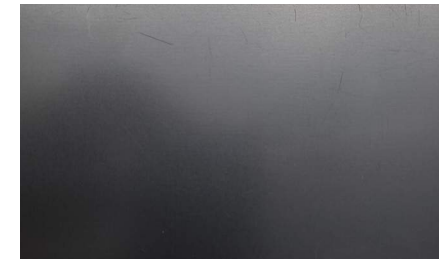
BUILDING 3 | MATERIAL STUDIES

BUILDING 3 - C



Metal C-Channel

Alucobond Plus
Dusty Charcoal II
PVDF 2; Gloss 25-35



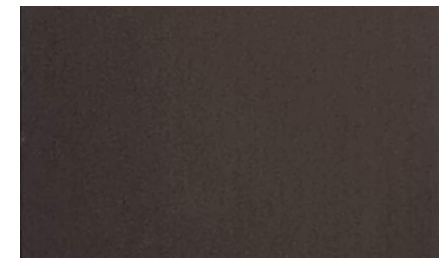
Brick 4

Modular



Storefront Mullion

Kawneer
Dark Bronze No. 40
Permanodic Anodize



Limestone

Gridworx
Dark Cream Sandblast



Cast Stone

Polycor
Kodiak Brown Honed



APPENDIX

BUILDING 1 | ELEVATIONS



1 B1 - East Elevation
1/8" = 1'-0"



1 B1 - West Elevation
1/8" = 1'-0"



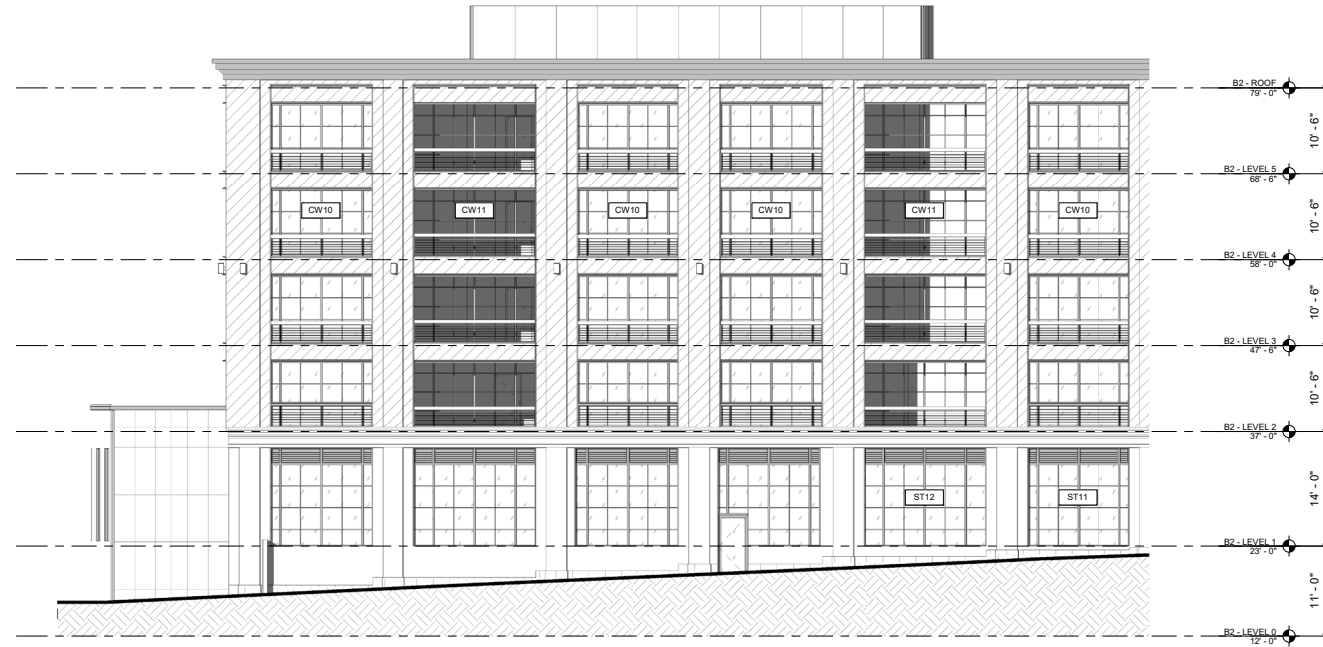
2 B1 - South Elevation
1/8" = 1'-0"



2 B1 - North Elevation
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL

BUILDING 2 | ELEVATIONS



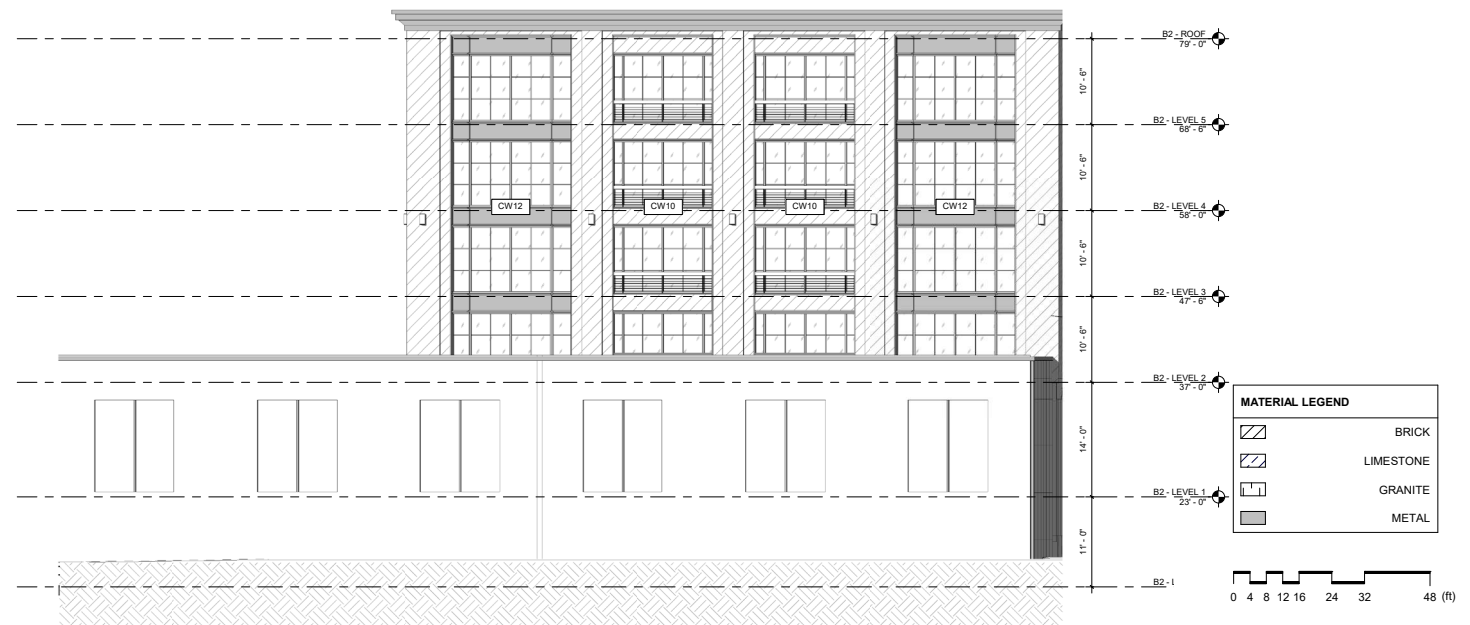
1 B2 - South Elevation
1/8" = 1'-0"



1 B2 - West Elevation
1/8" = 1'-0"

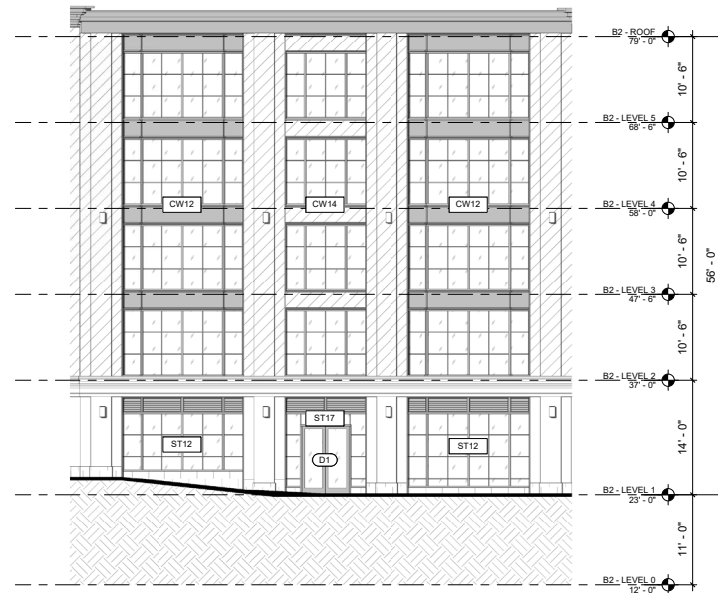


2 B2 - South-East Elevation 2
1/8" = 1'-0"

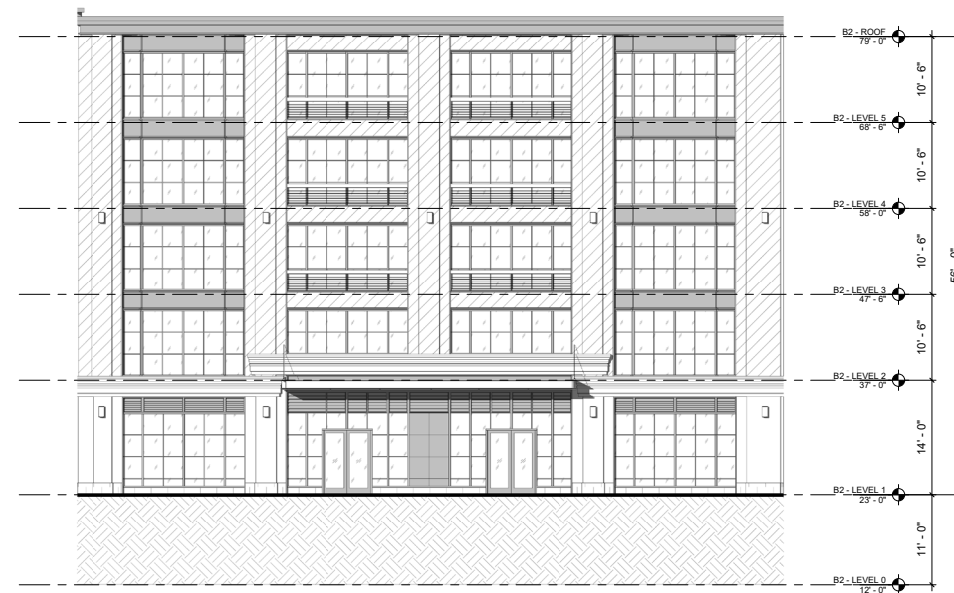


2 B2 - North-West Elevation
1/8" = 1'-0"

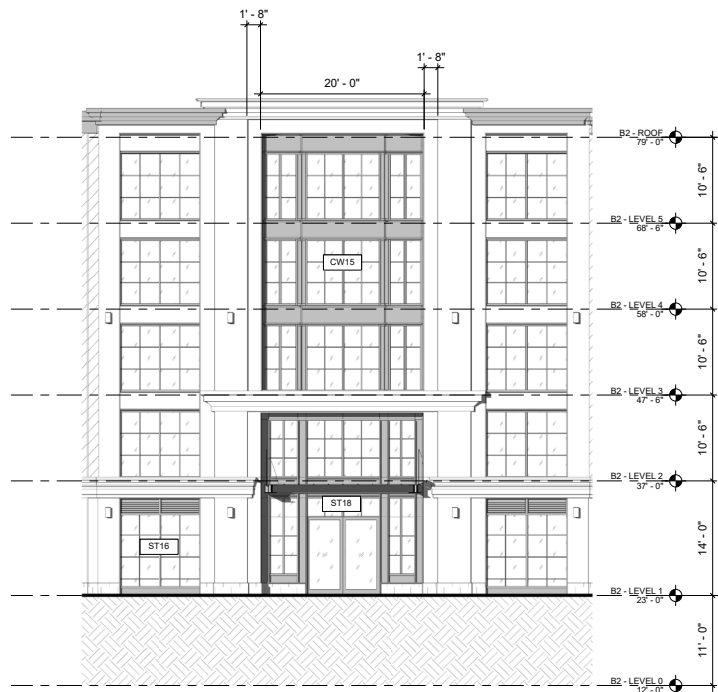
BUILDING 2 | ELEVATIONS



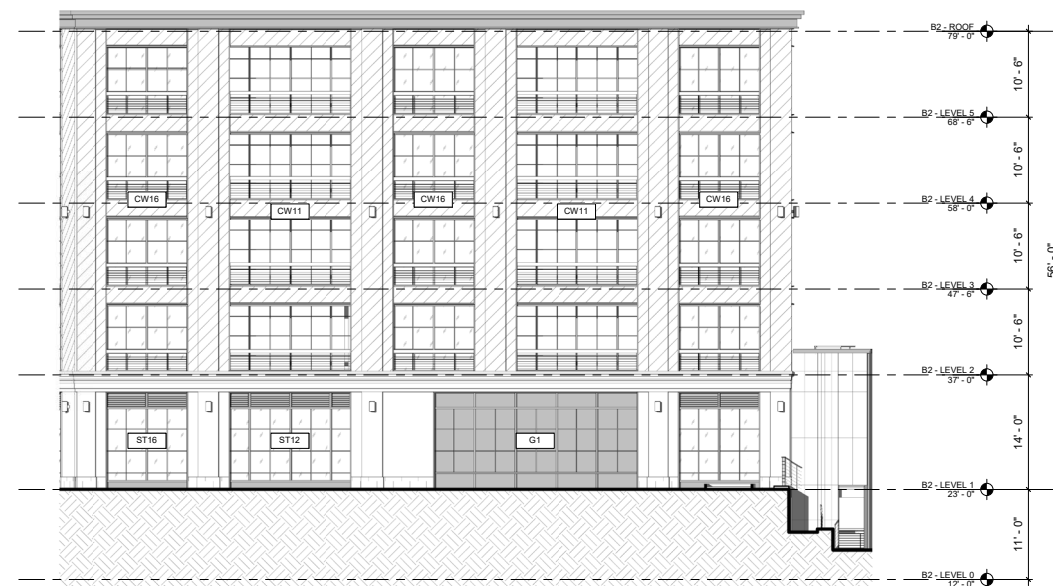
1 B2 - South-East Elevation 1
1/8" = 1'-0"



3 B2 - East Elevation 2
1/8" = 1'-0"

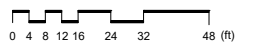


2 B2 - East Elevation 2
1/8" = 1'-0"

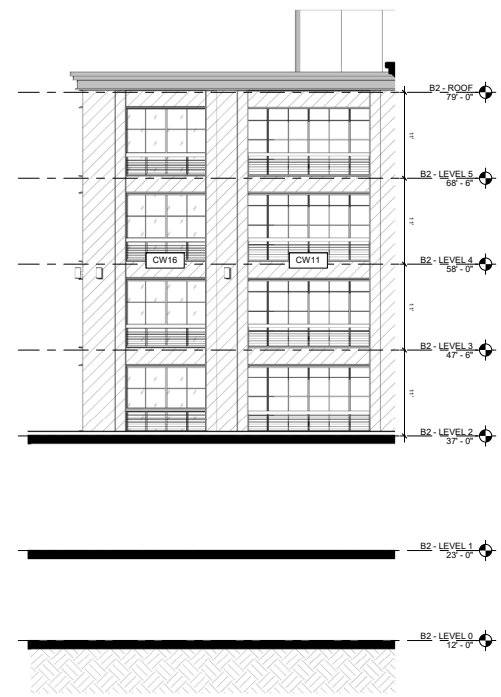


4 B2 - North Elevation
1/8" = 1'-0"

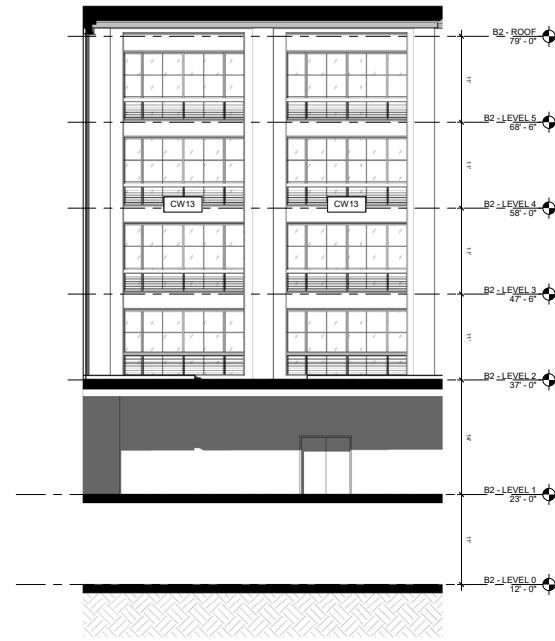
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



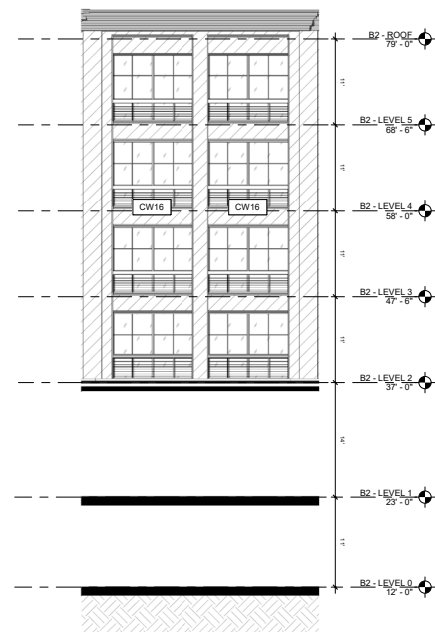
BUILDING 2 | ELEVATIONS



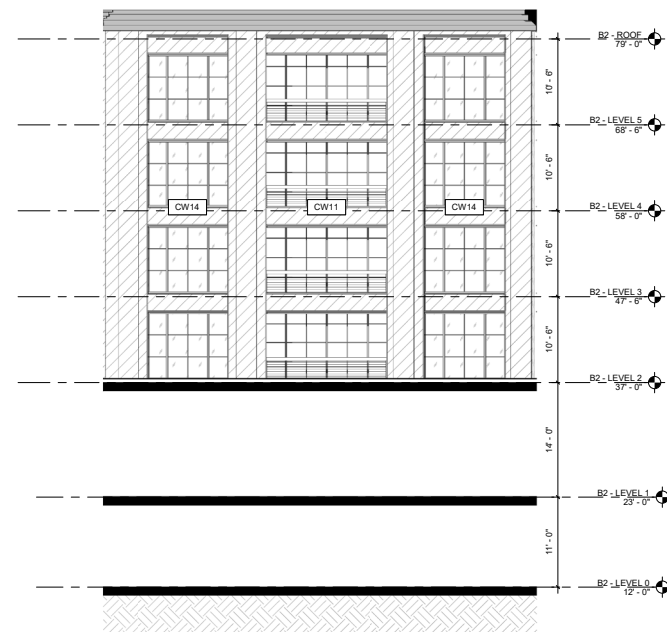
1 B2 - South Elevation
1/8" = 1'-0"



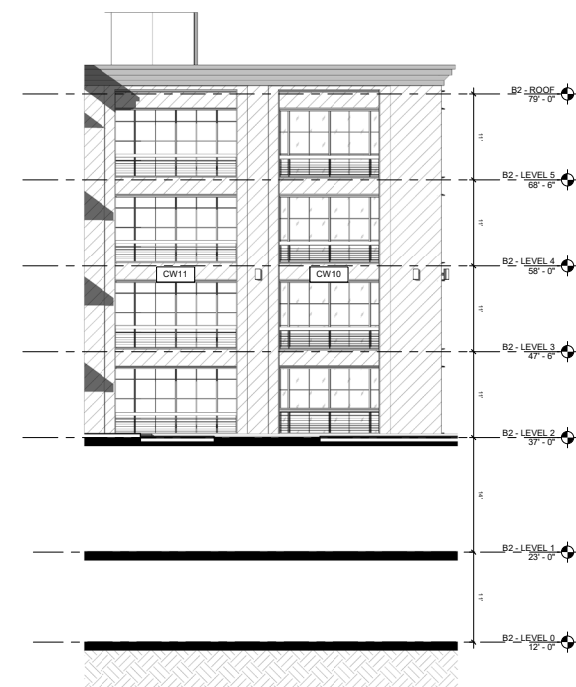
2 B2 - West Elevation 3
1/8" = 1'-0"



3 B2 - West Elevation 4
1/8" = 1'-0"

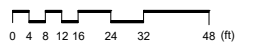


4 B2 - North-West Elevation 2
1/8" = 1'-0"



5 B2 - North-East Elevation
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



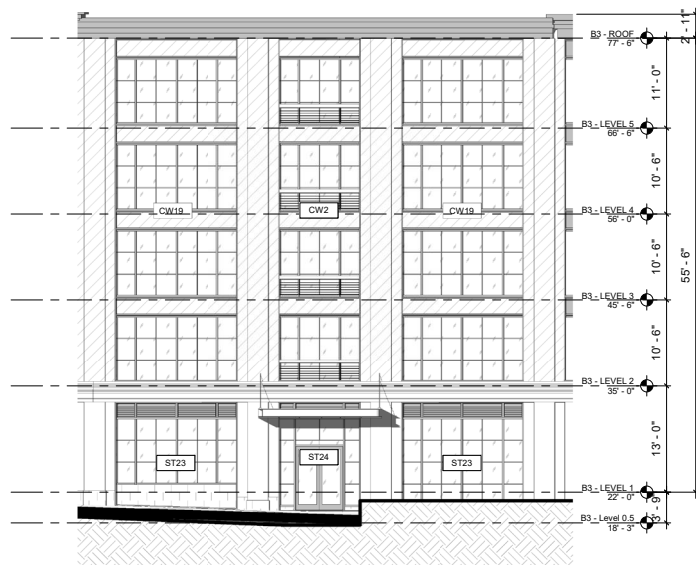
BUILDING 3 | ELEVATIONS



1 B3 - South Elevation
1/8" = 1'-0"



2 B3 - East Elevation 1
1/8" = 1'-0"

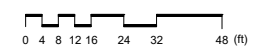


3 B3 - East Elevation 2
1/8" = 1'-0"

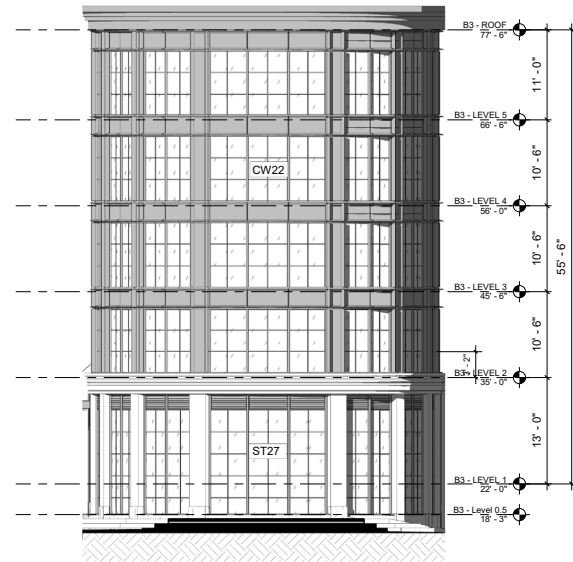


4 B3 - East Elevation 3
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



BUILDING 3 | ELEVATIONS

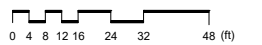


1 B3 - North Elevation
1/8" = 1'-0"



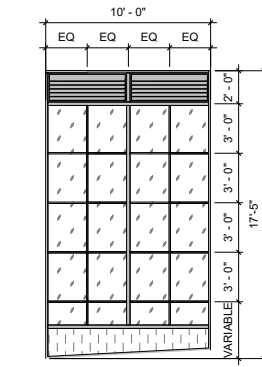
2 B3 -West Elevation
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL

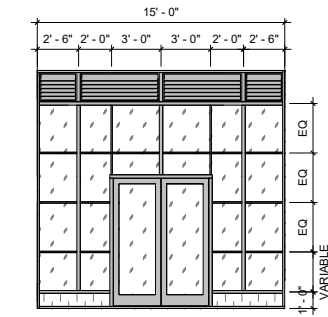


BUILDING 1 | DOOR AND WINDOW SCHEDULE

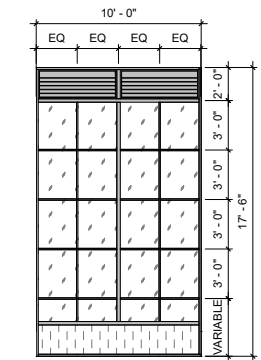
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



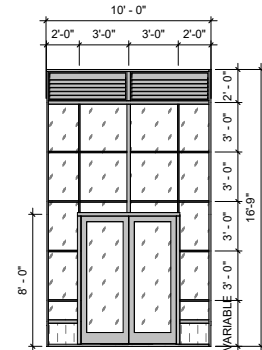
16 ST7
1/4" = 1'-0"



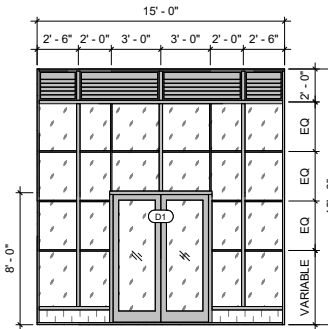
15 ST6
1/4" = 1'-0"



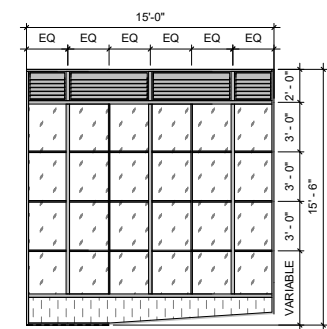
14 ST3
1/4" = 1'-0"



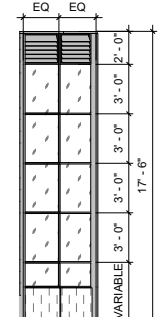
13 ST9
1/4" = 1'-0"



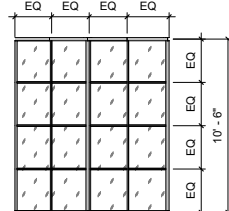
12 ST5
1/4" = 1'-0"



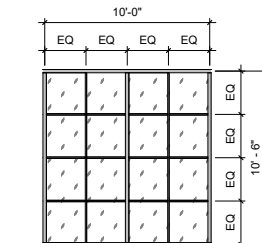
11 ST1
1/4" = 1'-0"



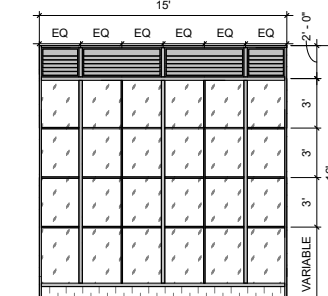
10 ST4
1/4" = 1'-0"



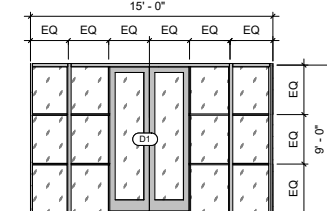
9 CW1
1/4" = 1'-0"



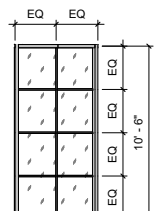
8 CW5
1/4" = 1'-0"



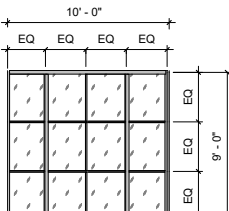
7 ST2
1/4" = 1'-0"



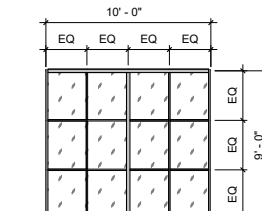
6 CW8
1/4" = 1'-0"



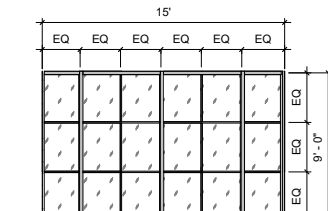
5 CW4
1/4" = 1'-0"



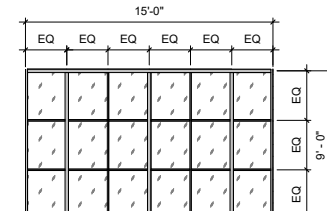
4 CW6
1/4" = 1'-0"



3 CW3
1/4" = 1'-0"



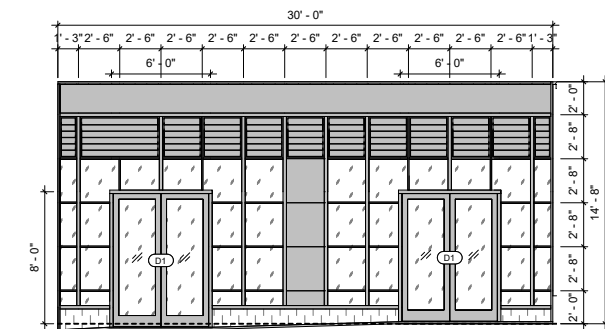
2 CW7
1/4" = 1'-0"



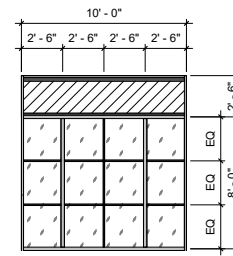
1 CW2
1/4" = 1'-0"

BUILDING 2 | DOOR AND WINDOW SCHEDULE

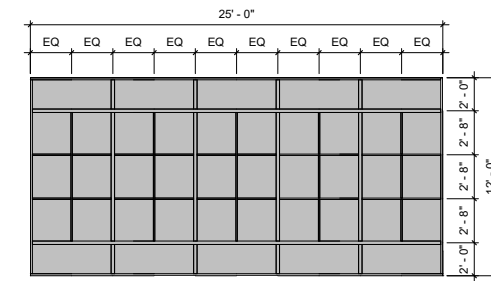
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



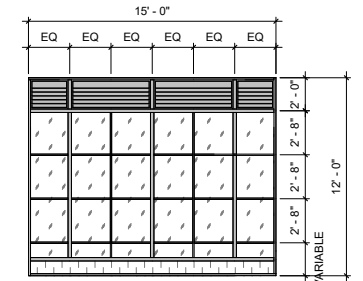
18 ST14
1/4" = 1'-0"



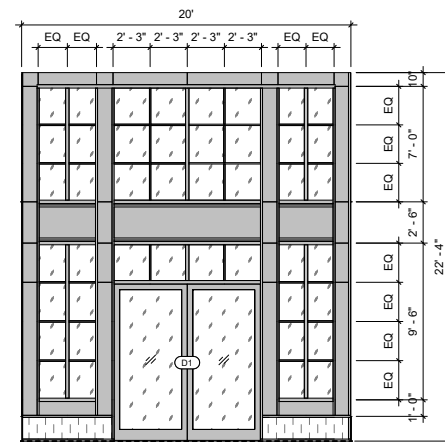
17 CW14
1/4" = 1'-0"



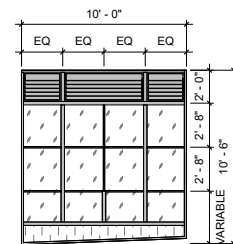
16 G1
1/4" = 1'-0"



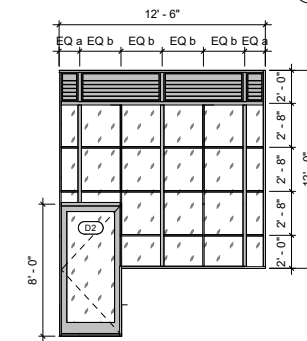
15 ST19
1/4" = 1'-0"



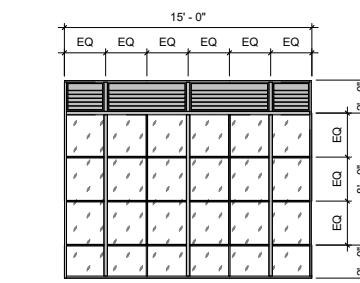
10 ST18
1/4" = 1'-0"



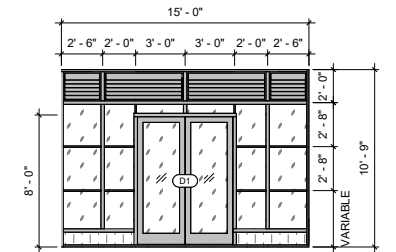
14 ST16
1/4" = 1'-0"



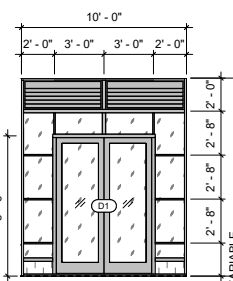
13 ST13
1/4" = 1'-0"



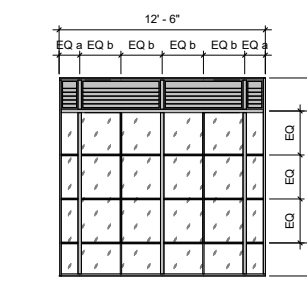
12 ST12
1/4" = 1'-0"



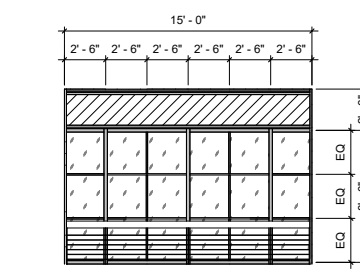
11 ST15
1/4" = 1'-0"



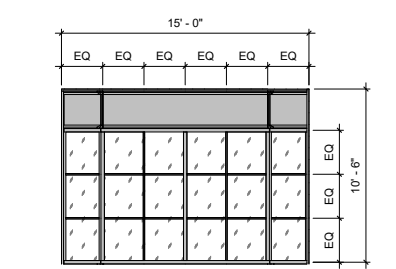
9 ST17
1/4" = 1'-0"



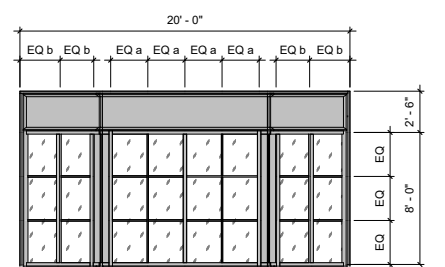
8 ST11
1/4" = 1'-0"



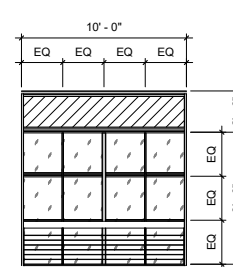
7 CW13
1/4" = 1'-0"



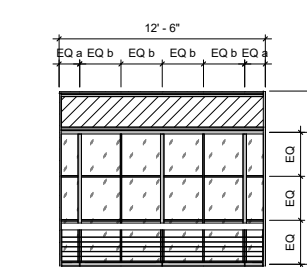
6 CW12
1/4" = 1'-0"



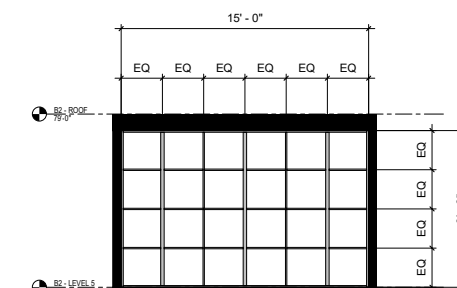
5 CW15
1/4" = 1'-0"



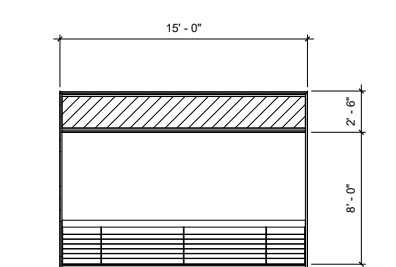
4 CW16
1/4" = 1'-0"



3 CW10
1/4" = 1'-0"



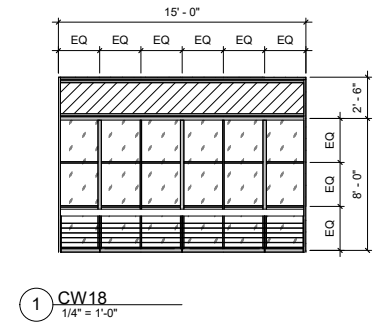
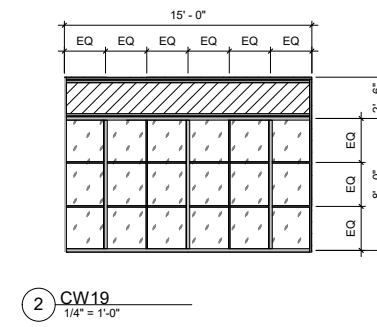
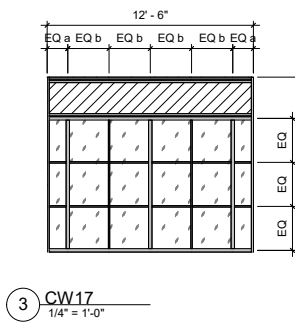
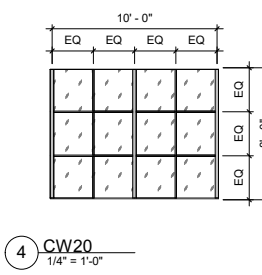
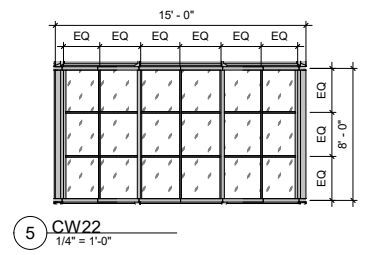
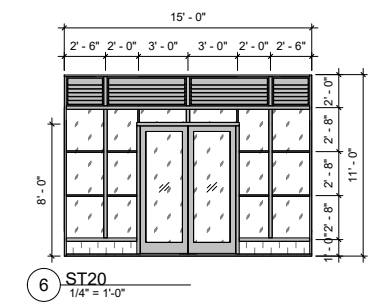
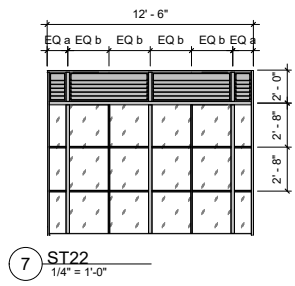
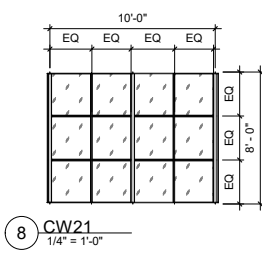
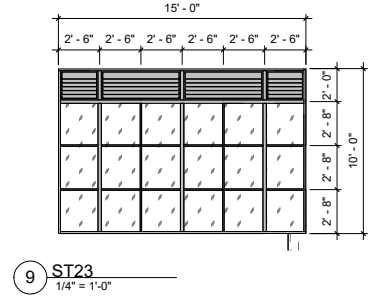
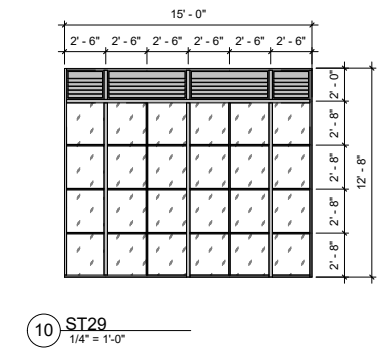
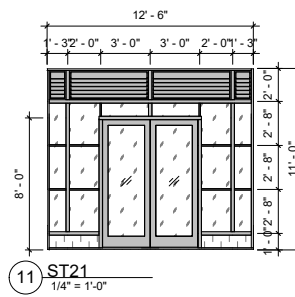
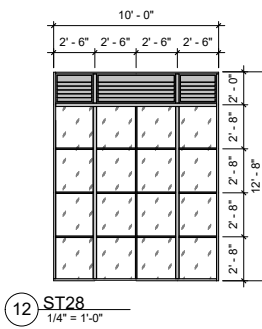
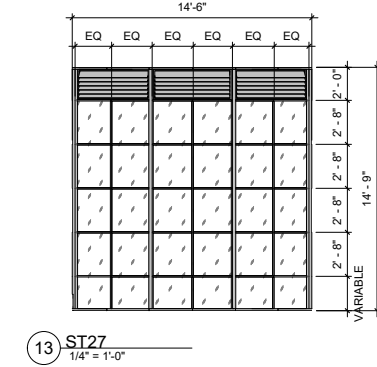
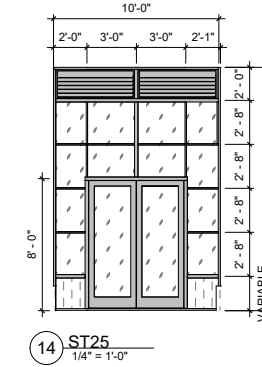
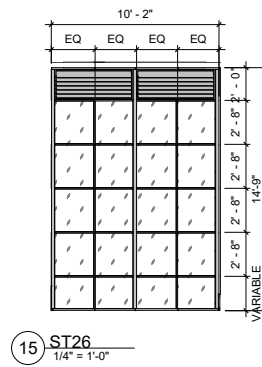
2 CW11 INTERNAL
1/4" = 1'-0"



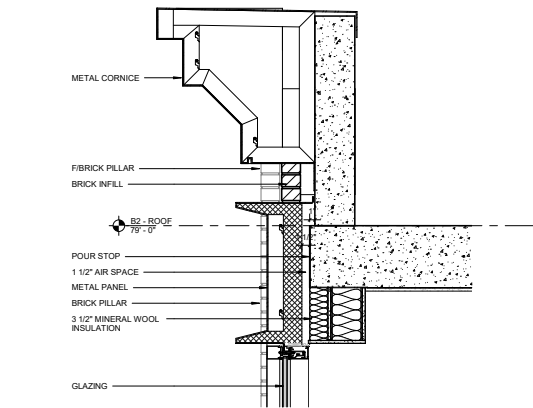
1 CW11
1/4" = 1'-0"

BUILDING 3 | DOOR AND WINDOW SCHEDULE

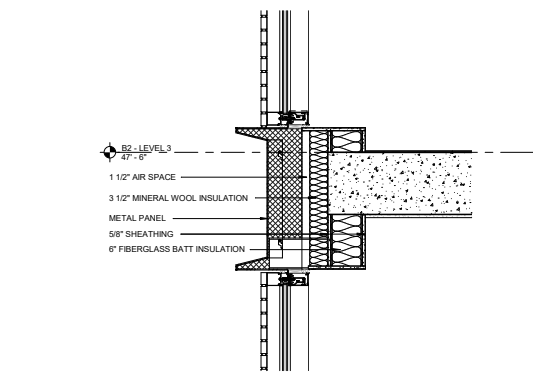
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



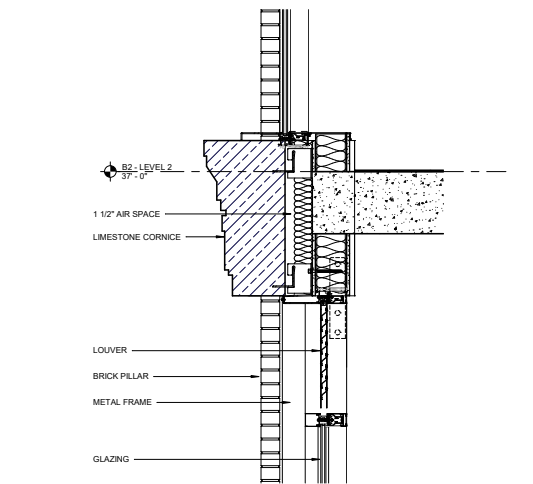
BUILDING | TYPICAL DETAILS



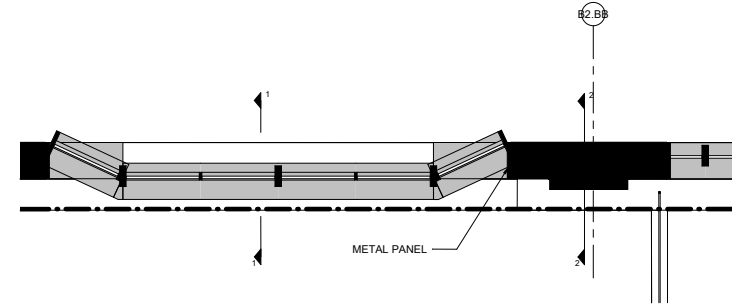
6 SECTION DETAIL @ PARAPET
1" = 1'-0"



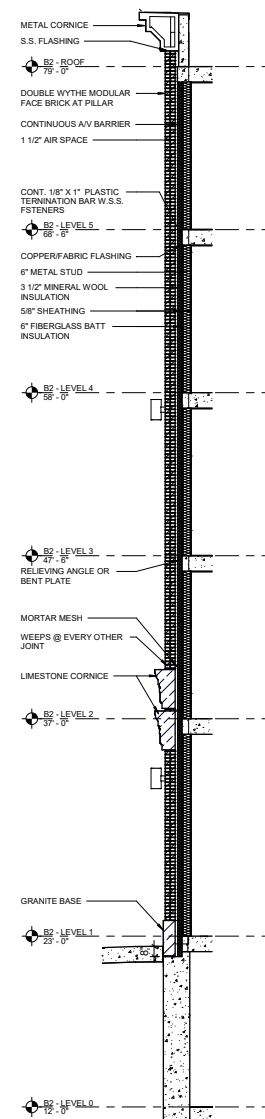
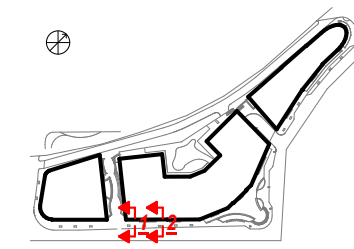
5 METAL PANEL AT PUNCHED OPENING
1" = 1'-0"



4 CORNICE ABOVE STOREFRONT DETAIL
1" = 1'-0"



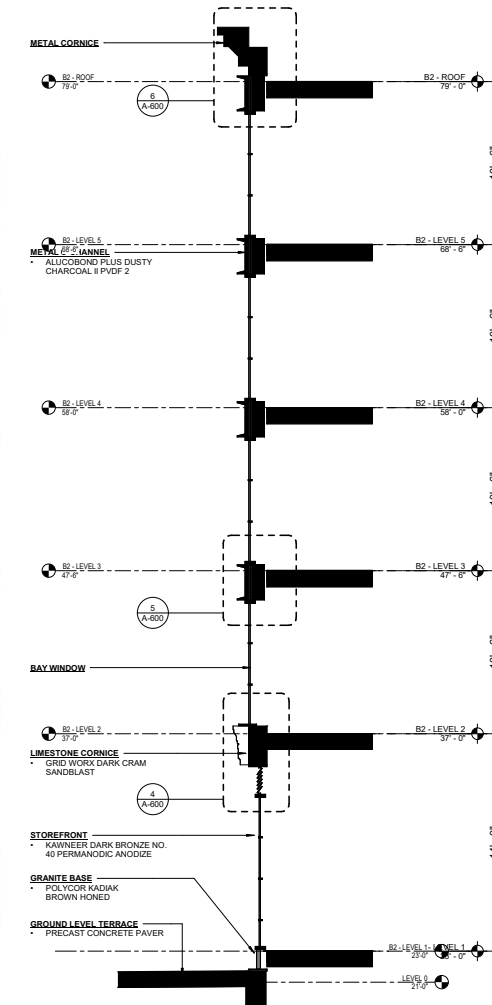
3 TYPICAL BAY WINDOW PLAN
1/2" = 1'-0"



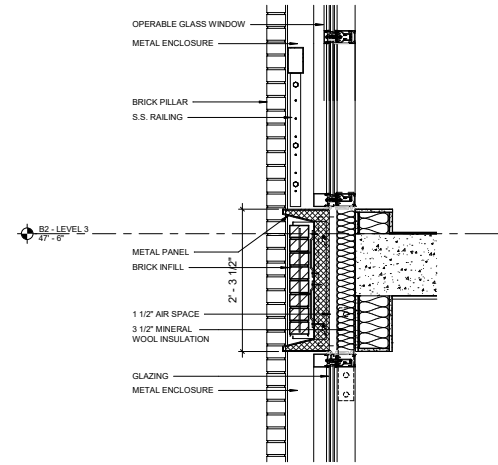
2 SECTION THRU. BRICK PILLAR @ BUILDING 2
1/4" = 1'-0"



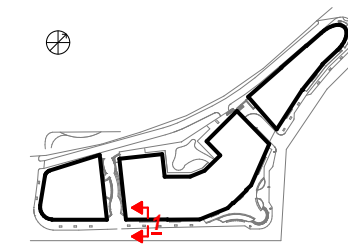
1 TYPICAL BAY WINDOW SECTION
1/4" = 1'-0"



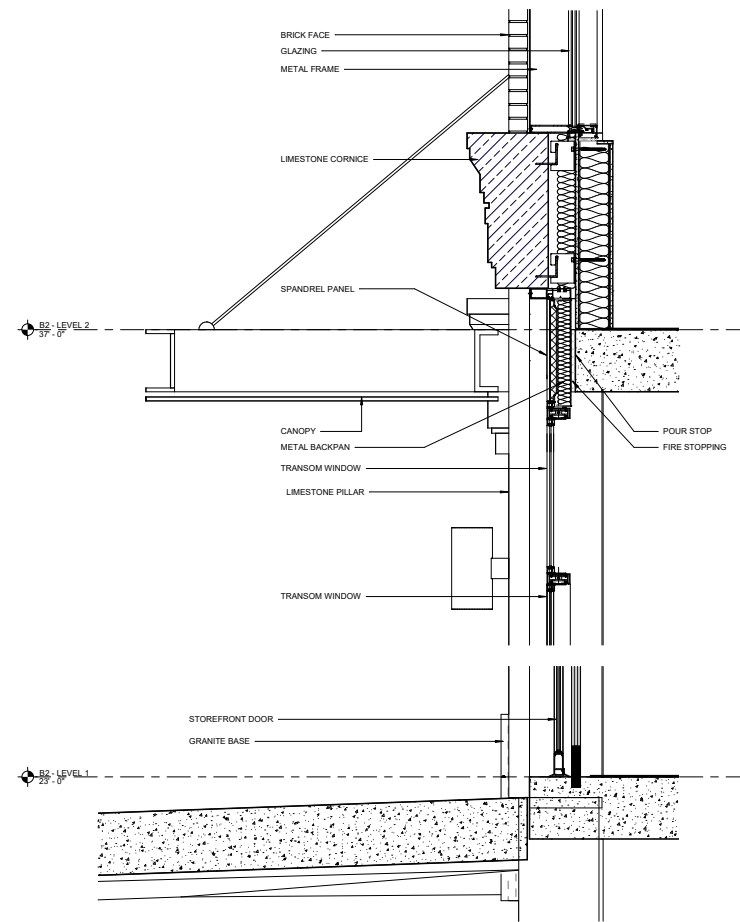
BUILDING | TYPICAL DETAILS



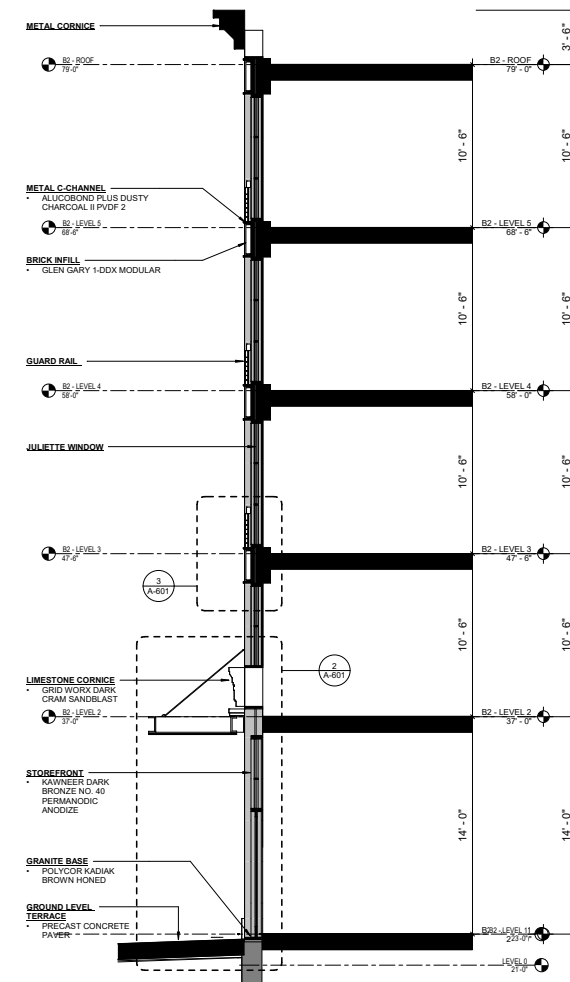
3 BRICK IN-FILL JULIET BALCONY @ BUILDING 2
1" = 1'-0"



KEY PLAN

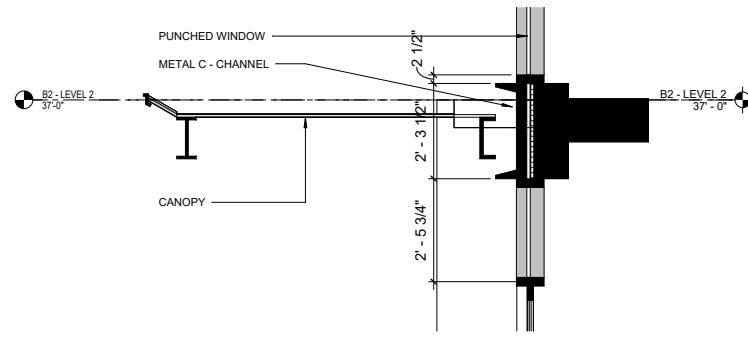


2 SECTION THRU. STOREFRONT DOOR @ BUILDING 2
1" = 1'-0"

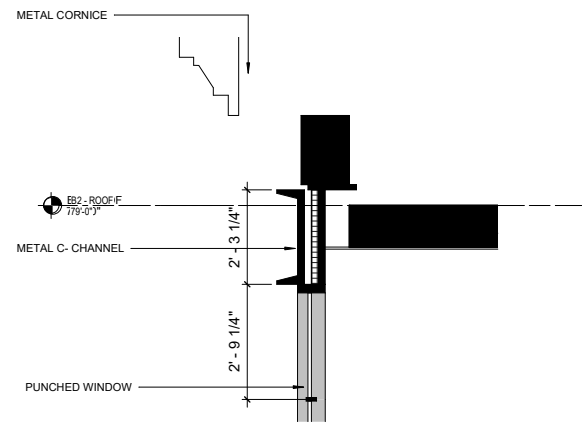


1 JULIET BALCONY SECTION
1/4" = 1'-0"

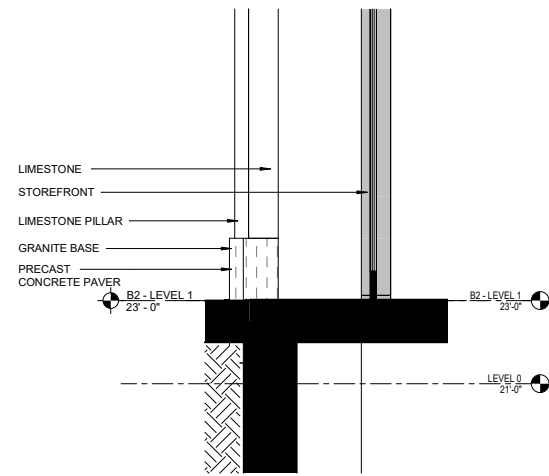
BUILDING | TYPICAL DETAILS



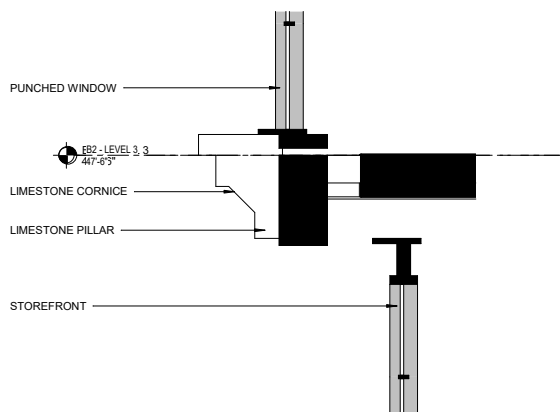
4 ENLARGED DETAIL 03
1/2" = 1'-0"



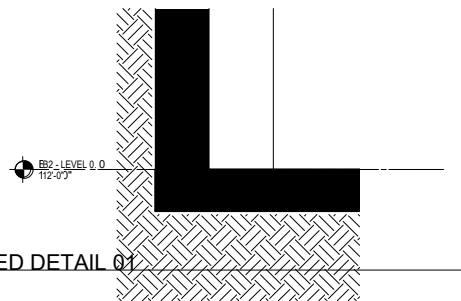
6 ENLARGED DETAIL 05
1/2" = 1'-0"



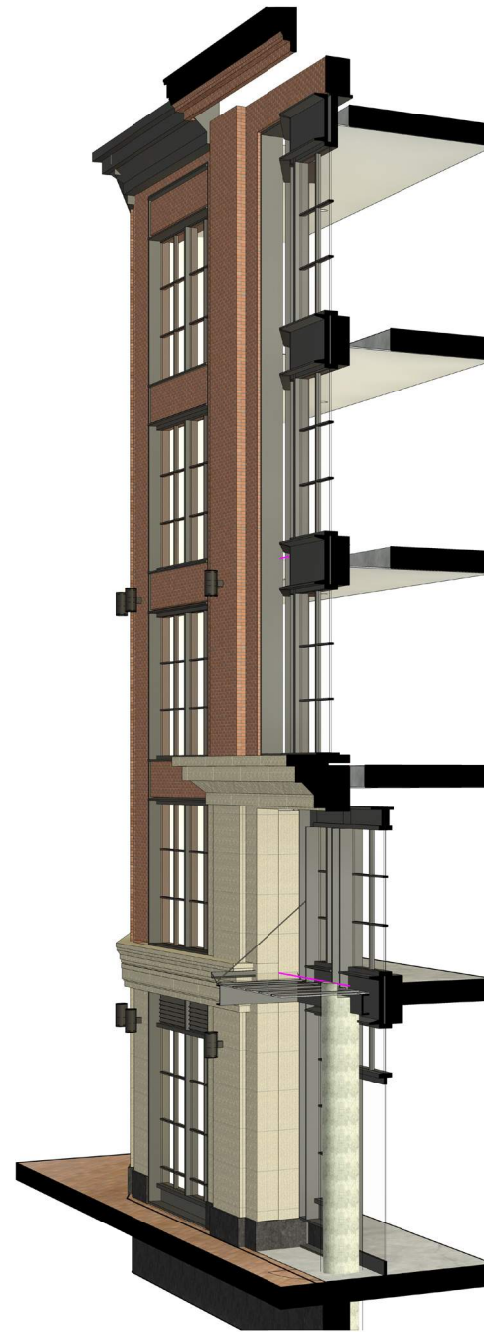
3 ENLARGED DETAIL 02
1/2" = 1'-0"



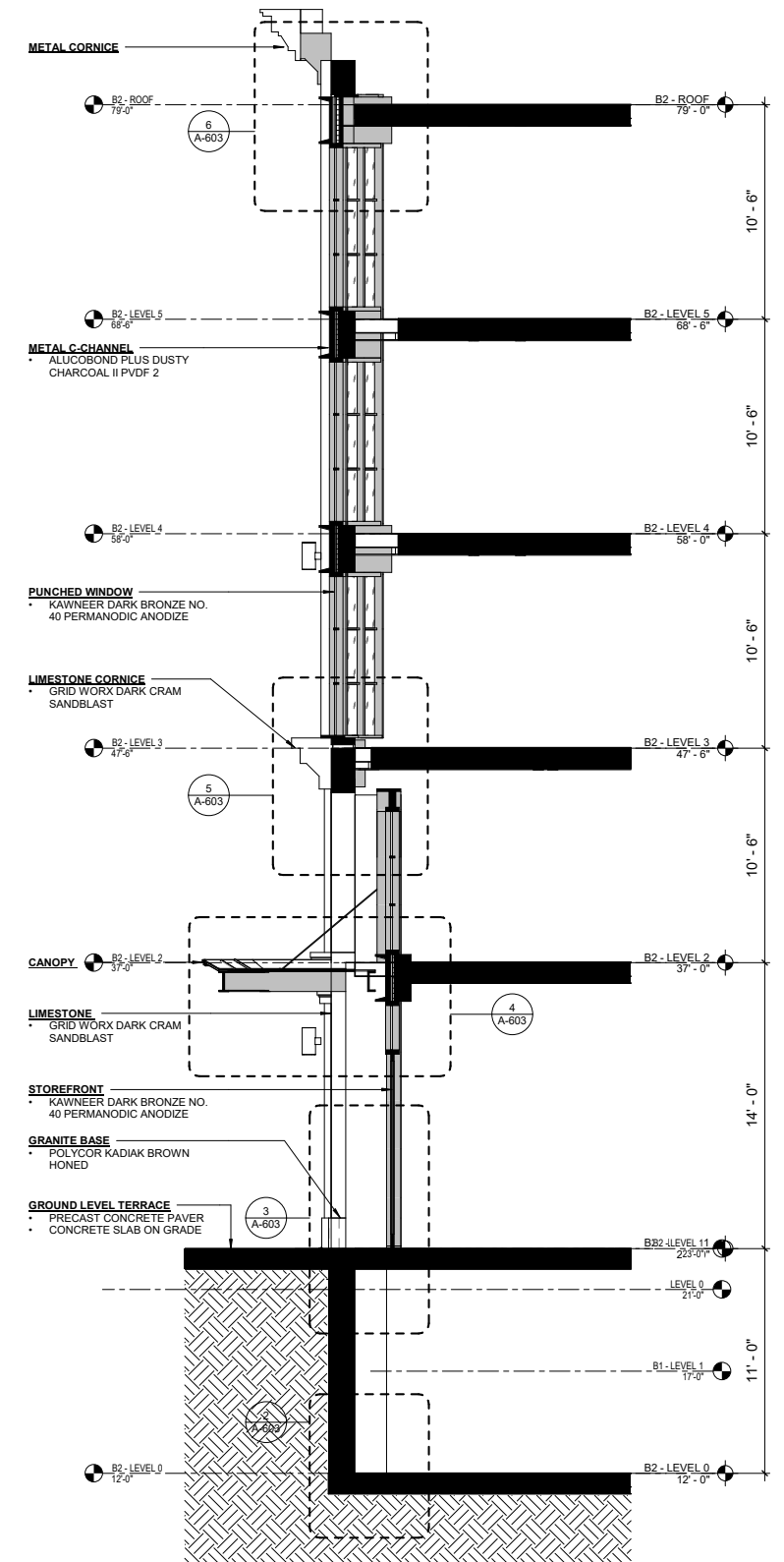
5 ENLARGED DETAIL 04
1/2" = 1'-0"



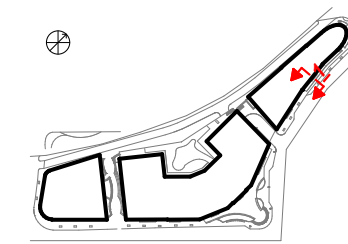
2 ENLARGED DETAIL 01
1/2" = 1'-0"



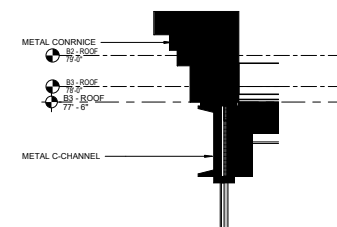
1 WALL SECTION AT ENTRYWAY
1/4" = 1'-0"



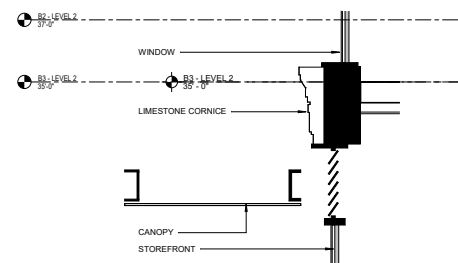
BUILDING | TYPICAL DETAILS



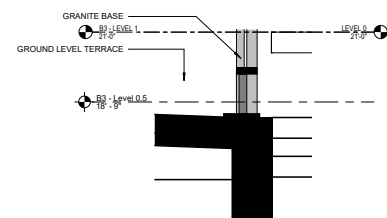
KEY PLAN



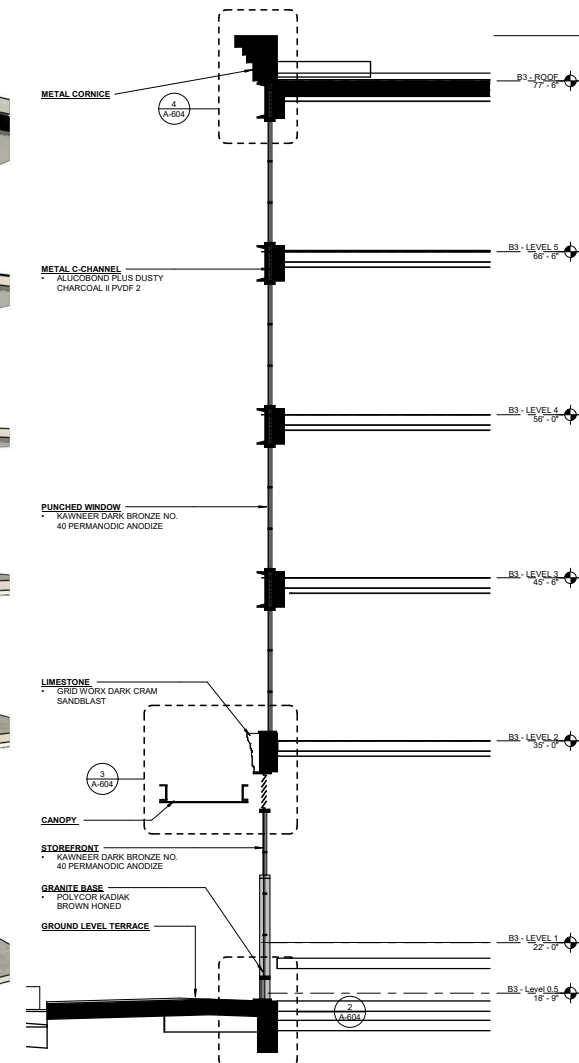
4 ENLARGED DETAIL 03
1/2" = 1'-0"



3 ENLARGED DETAIL 02
1/2" = 1'-0"



2 ENLARGED DETAIL 01
1/2" = 1'-0"



1 WALL SECTION @ BUILDING 3
1/4" = 1'-0"

ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

BOSTON
200 HIGH ST, FLOOR 2
BOSTON, MA 02110

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

SGA-ARCH.COM
857.300.2610

THANK YOU



05/07/2022

LUHD-425

Historic District Commission Work Session or Administrative Approval Application

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

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

Location

1 CONGRESS ST
 Portsmouth, NH 03801

Owner:

ONE MARKET SQUARE, LLC
 3 PLEASANT ST PORTSMOUTH, NH 03801

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

RENOVATIONS & ADDITIONS

Description of Proposed Work (Planning Staff)

renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4-5 story addition)

Project Representatives

Relationship to Project	
Architect	
If you selected "Other", please state relationship to project.	
--	
Full Name (First and Last)	Business Name (if applicable)
Tracy Kozak	Arcove Architects, LLC
Mailing Address (Street)	City/Town
3 Congress St, Ste 1	Portsmouth
State	Zip Code
NH	03801
Phone	Email Address
603.731.5187	tracy.kozak@arcove.com

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

DRAWING INDEX

H3.01 COVER
H3.02 CONTEXT - EXISTING & HISTORIC
H3.11 SITE PLAN
H3.12 DEMOLITION PLAN
H3.13 ROOF PLAN
H3.14 FIRST FLOOR PLAN
H3.15 BASEMENT PLAN
H3.16 SHADOW STUDIES

H3.20 DEMOLITION ELEVATIONS
H3.21 ELEVATION - CONGRESS STREET
H3.22 ELEVATION - HIGH STREET
H3.23 ELEVATION - HAVEN COURT
H3.24 ELEVATION - REAR (WEST) ALLEY

H3.31 AXONOMETRIC
H3.32 VINGNETTE - CONGRESS STREET
H3.33 VINGNETTE - HIGH ST FROM CONGRES ST
H3.34 VINGNETTE - HAVEN CT FROM LADD ST
H3.35 VINGNETTE - HIGH ST AT LADD ST & HAVEN CT
H3.36 VINGNETTE - HAVEN COURT AT NEWBERRY'S

H3.40 MATERIALS
H3.41 MATERIALS
H3.42 MATERIALS
H3.43 MATERIALS

PROJECT NARRATIVE

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

USES ARE REVISED TO INCLUDE A FULL SERVICE RESTAURANT AT FIRST FLOOR, A BOUTIQUE HOTEL ABOVE, AND ONE LEVEL OF UNDERGROUND PARKING. OFFSITE IMPROVEMENTS WILL BE A FUTURE AND SEPARATE APPLICATION IN COLLABORATION WITH THE CITY OF PORTSMOUTH.

PROJECT UPDATES SINCE LAST HDC WORKSESSION:

- A. PUSHED BUILDING FACADES BACK FROM EDGE OF HIGH STREET AND HAVEN COURT BY 18 INCHES.
- B. REDUCED ROOF SOFFIT OVERHANGS. REDESIGNED ROOF DORMERS AND GLAZING .
- C. UPPER FLOOR WINDOWS REVISED TO BE ALL ONE SIZE.
- D. LOWERED AND SLOPED THE CORNER OF NEW ROOF NEXT TO HIGHT STREET 'OPERA HOUSE' , TO CONCEAL ADDITION'S UPPER ROOF FROM VIEW ALONG HIGH STREET.
- E. MOVED ELEVATOR & STAIR TOWER TO REAR/WEST , NO LONGER VISIBLE FROM STREET.
- F. REDESIGNED MARQUIS AWNING AT HIGH STREET "OPERA HOUSE" BUILDING, WILL SERVE AS MAIN ENTRANCE TO DEVELOPMENT.
- G. CANVAS AWNINGS ADDED TO CONGRESS STREET REHABILITATED STOREFRONTS.
- H. REDUCED MASS AND ORNAMENT AT PROPOSED DORMER FOR 3 CONGRESS STREET.
- I. DETAIL DEVELOPMENT FOR FENESTRATION AT ADDITION
- J. CHANGED GROUND FLOOR LIFTING STOREFRONTS ON HIGH STREET TO A RECESSED AISLE FOR VEHICULAR HOTEL GUEST DROP OFF.
- K. LOWERED HEIGHT AND PROJECTION OF CORNER PRISM GLAZING, AND ADJUSTED SHAPE, TO ENGAGE COPLANAR WITH ADJACENT WALLS & ROOFS.
- L. EXTENDED INTERIOR FLOORS TO PRISM GLAZING TO PROVIDE INTERIOR PROGRAMMED SPACE.
- M. FURTHER DEVELOPMENT OF REAR CORNER GLAZING AT HAVEN COURT & NEWBERRY'S.
- N. ELEVATION FOR REAR (WEST) ALLEY FURTHER DEVELOPED.
- O. EXTERIOR MATERIALS PALLET & PRODUCTS - PRELIMINARY



ONE CONGRESS STREET RENOVATION & ADDITION

ONE MARKET SQUARE, LLC

HISTORIC DISTRICT COMMISSION
WORK SESSION 3
APRIL 23, 2022

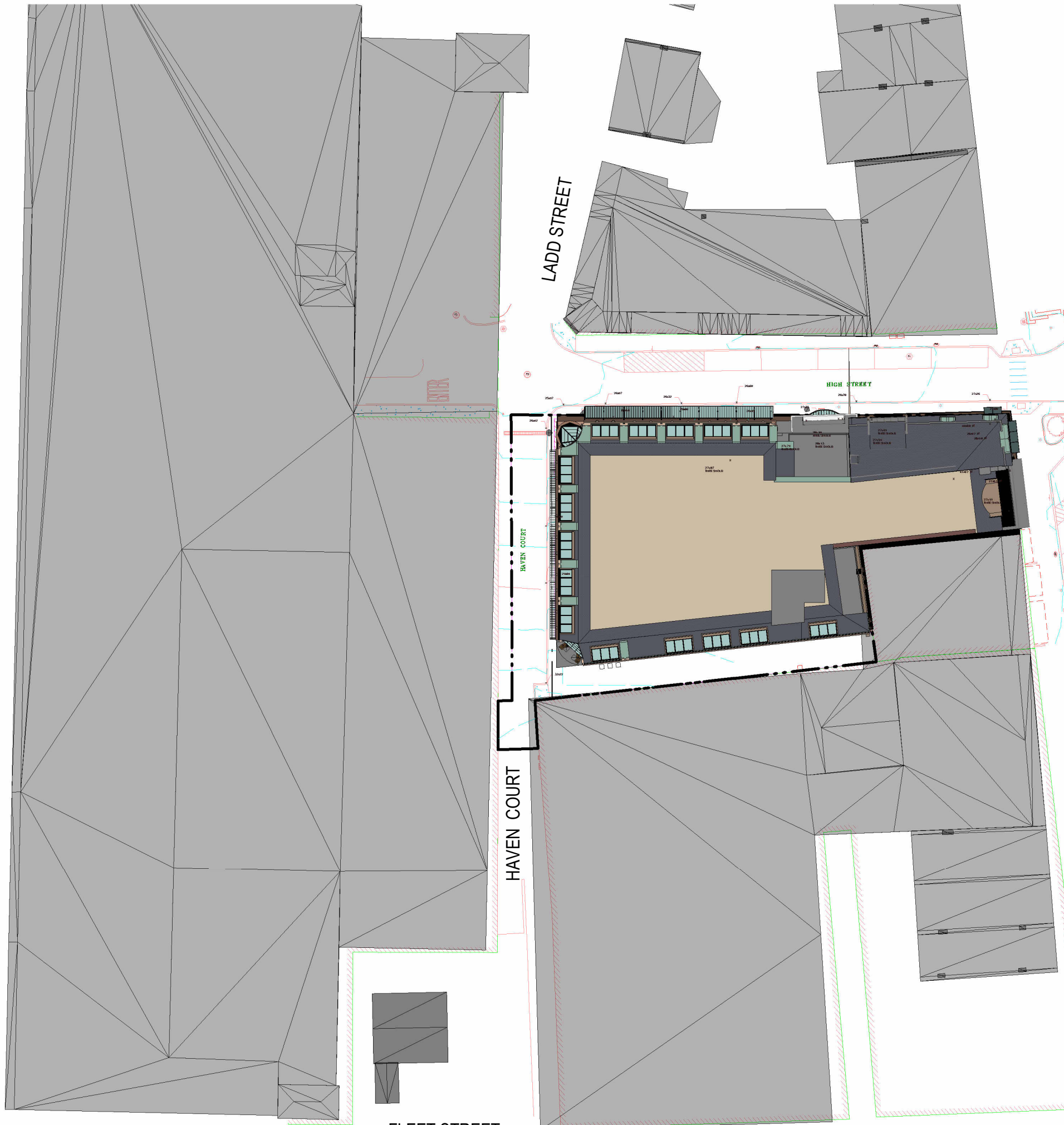


H3.01 COVER
1 CONGRESS STREET
SCALE:
4/23/2022

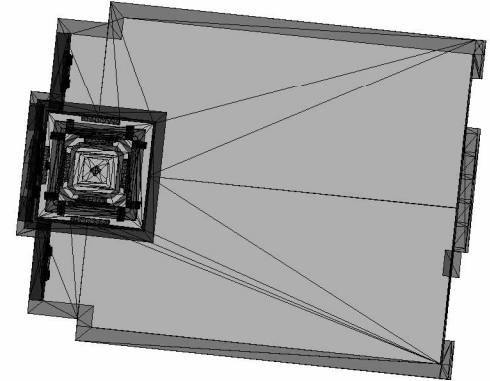


H3.02 **CONTEXT - EXISTING & HISTORIC**
1 CONGRESS STREET

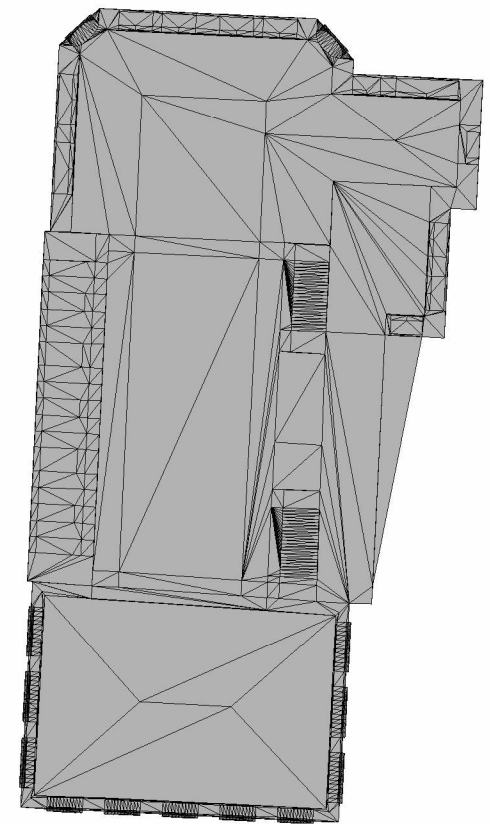
SCALE:
4/23/2022



PLEASANT STREET



CHURCH STREET



CONGRESS STREET

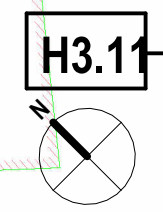
CONGRESS STREET

HAVEN COURT

LADD STREET

HIGH STREET

FLEET STREET

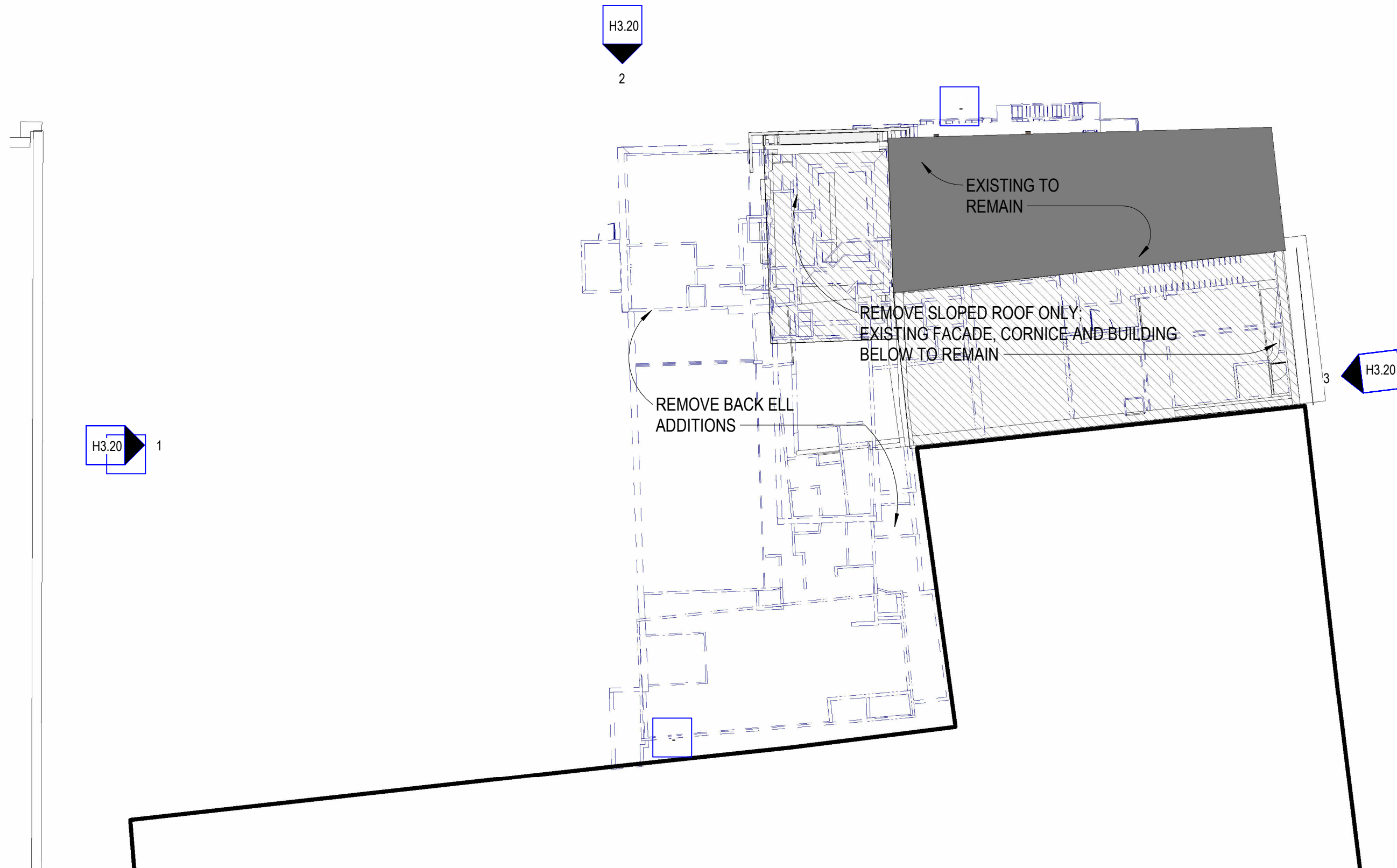


SITE PLAN
1 CONGRESS STREET

SCALE: 1" = 40'-0"
4/23/2022

GRAPHIC SCALE: 1" = 40'-0"





H3.20 1

H3.20
2

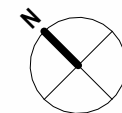
H3.20
3

H3.12

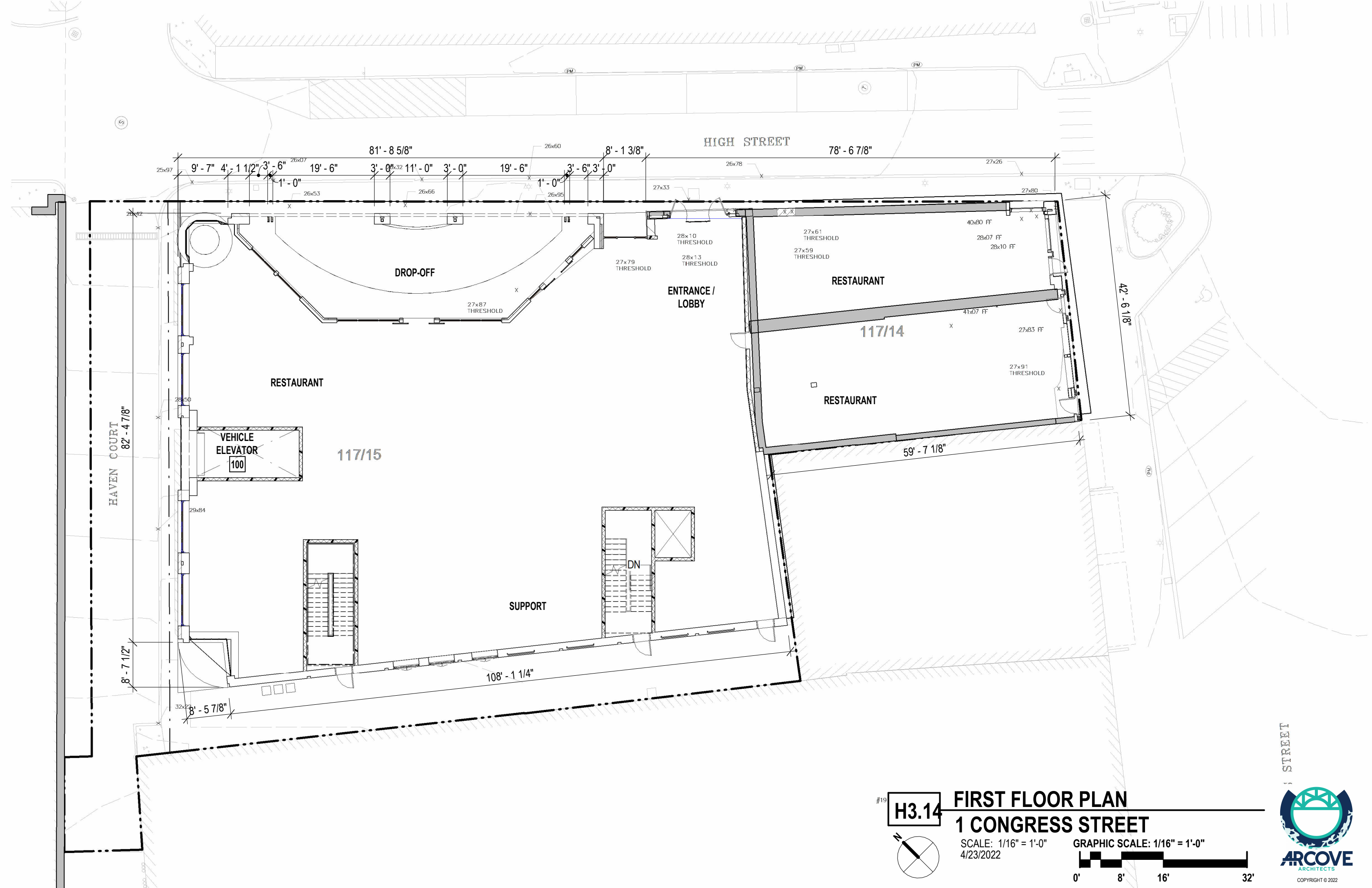
**DEMOLITION PLAN
1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"
4/23/2022

GRAPHIC SCALE: 1/16" = 1'-0"



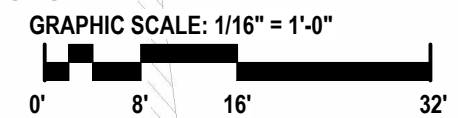
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#19
H3.14

FIRST FLOOR PLAN
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
 4/23/2022



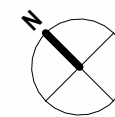


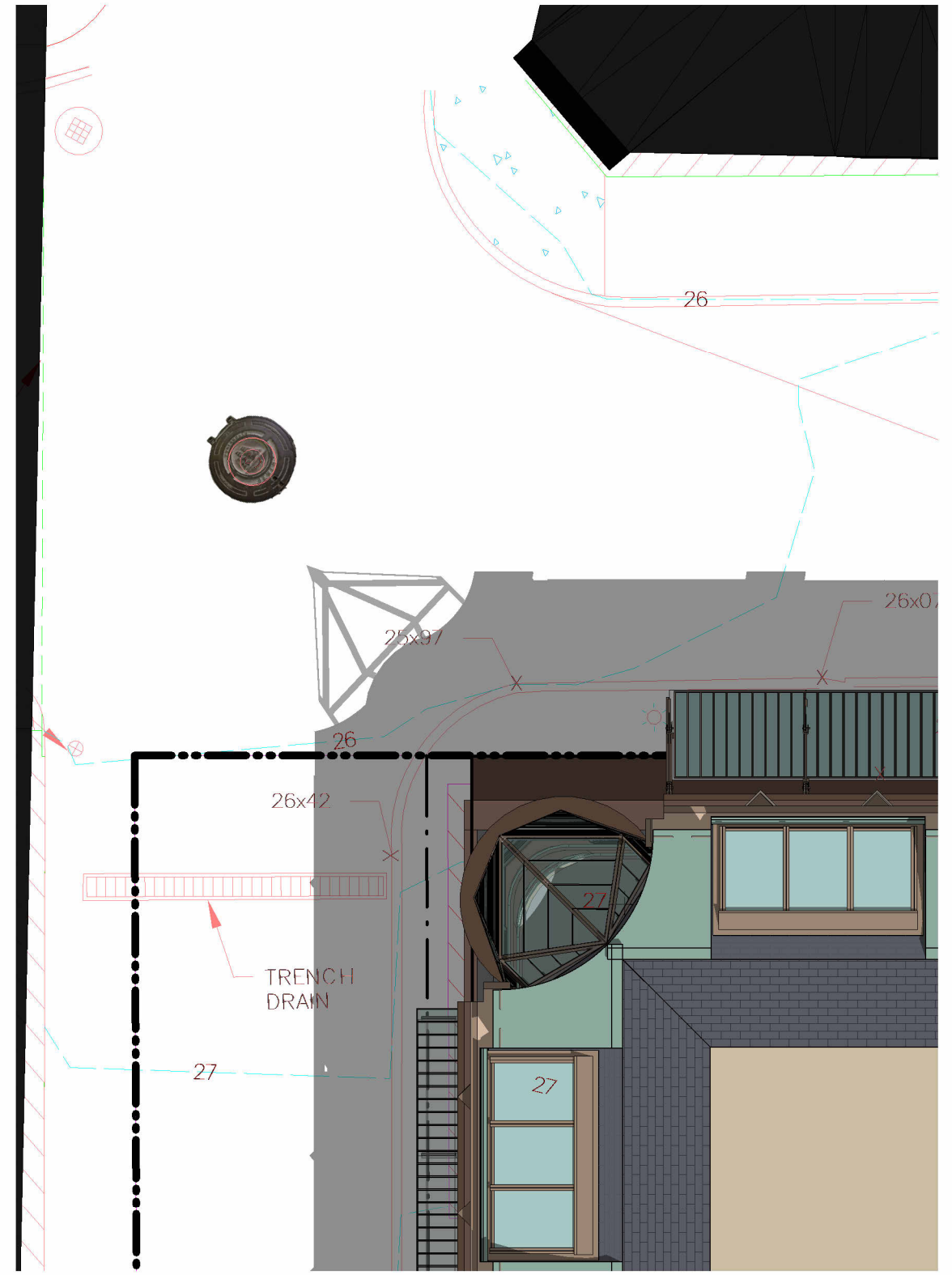
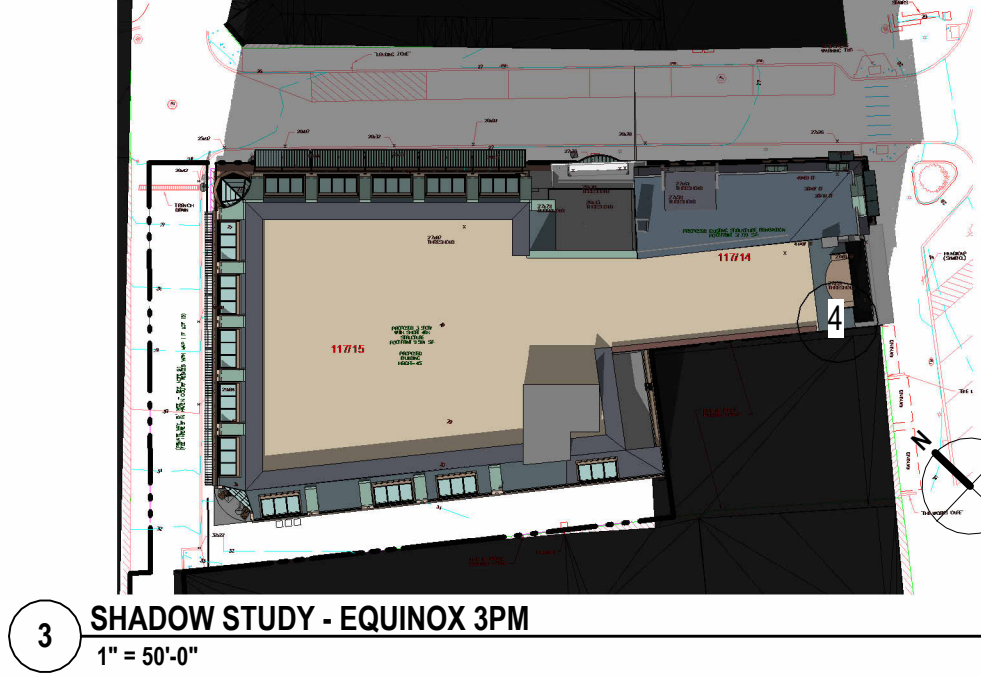
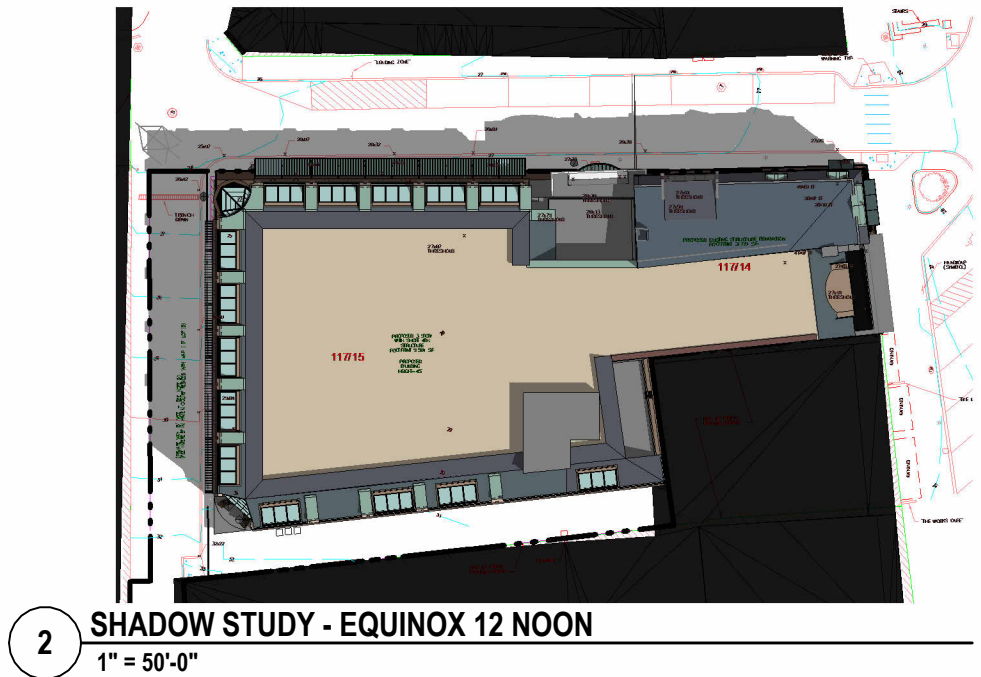
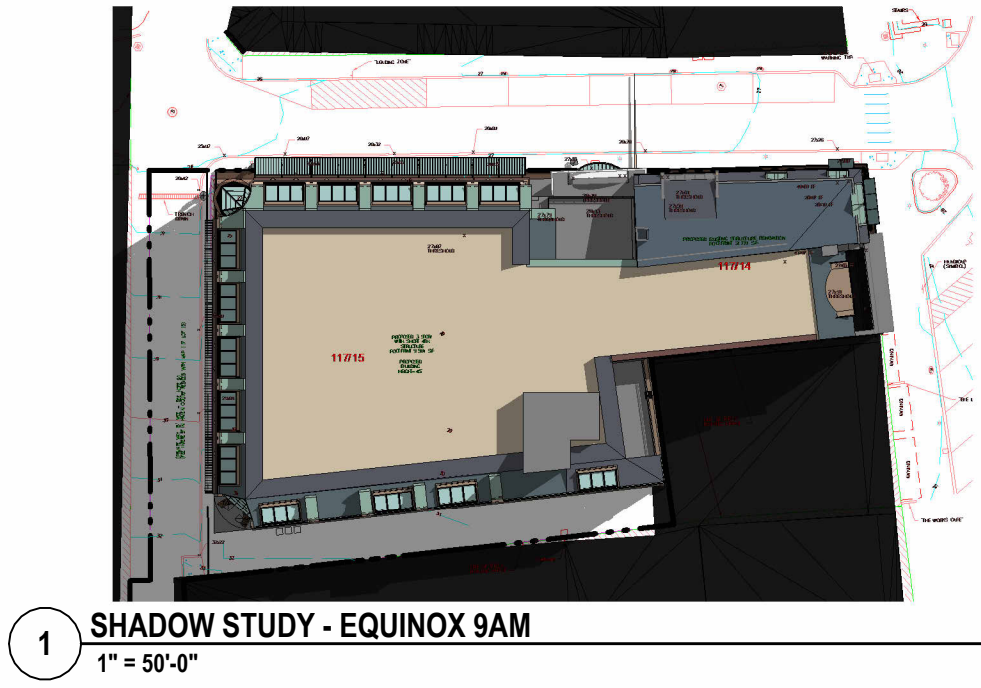
H3.15

BASEMENT PLAN
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
 4/23/2022

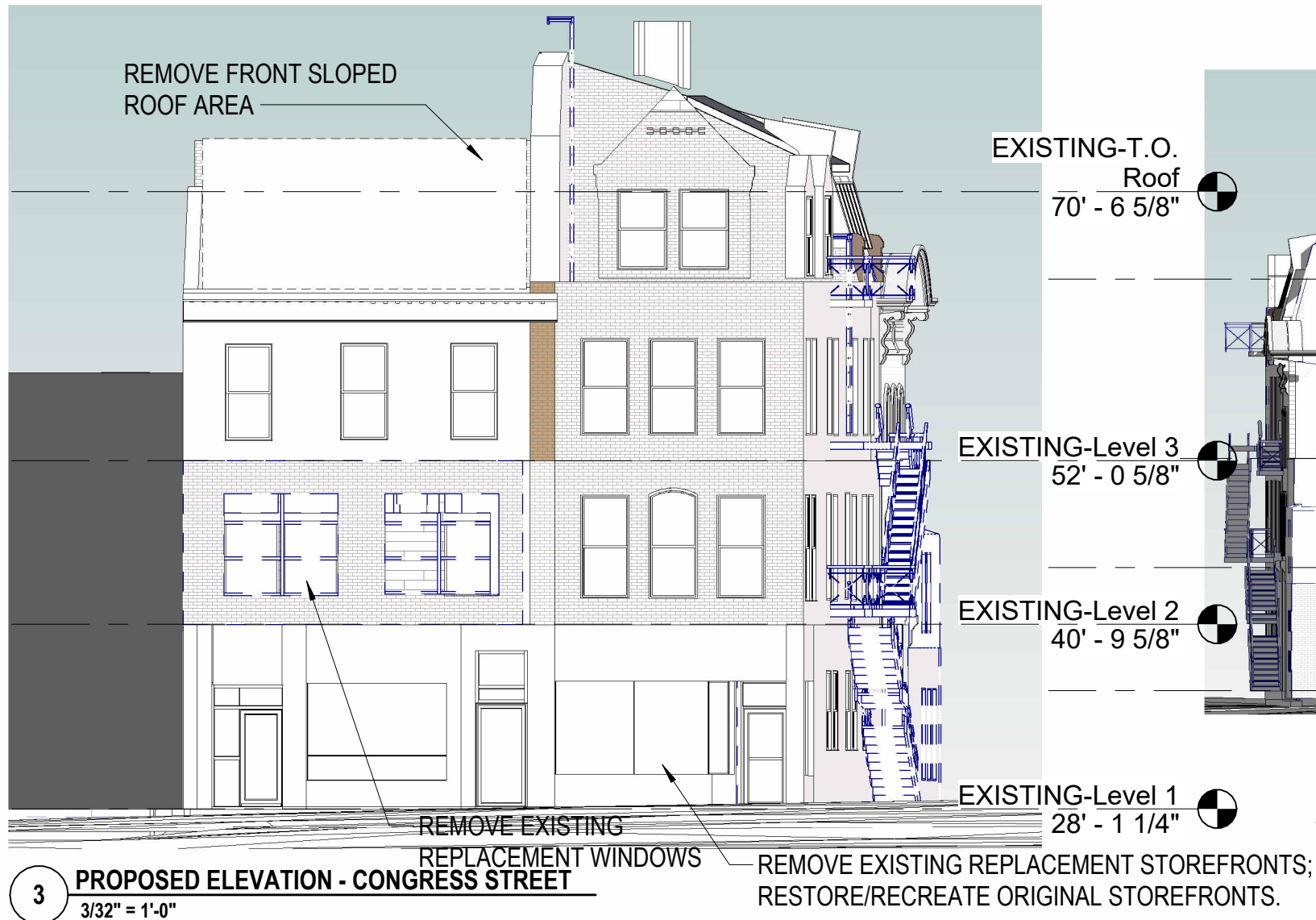
GRAPHIC SCALE: 1/16" = 1'-0"



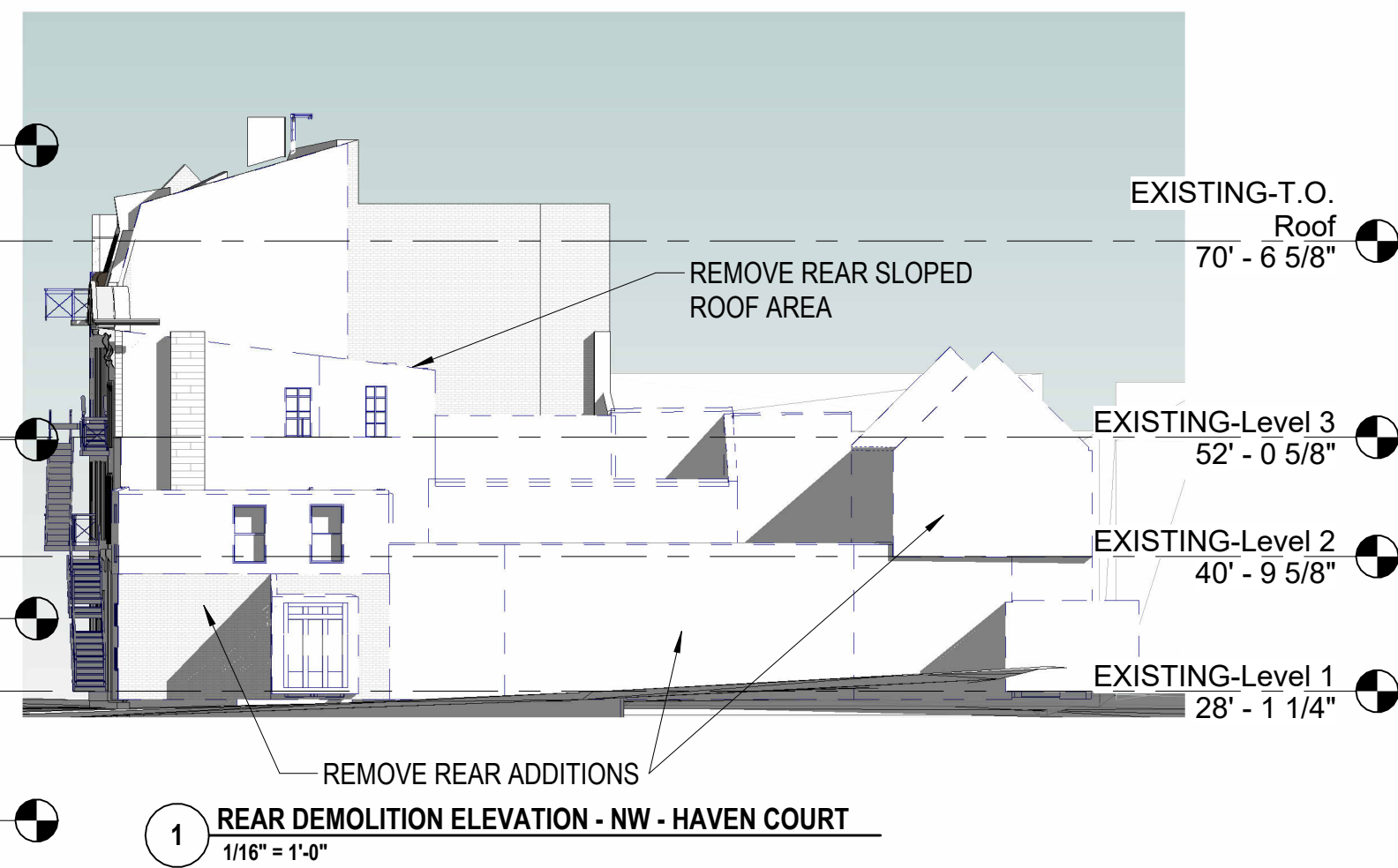


H3.16 SHADOW STUDIES
1 CONGRESS STREET
SCALE: As indicated
4/23/2022

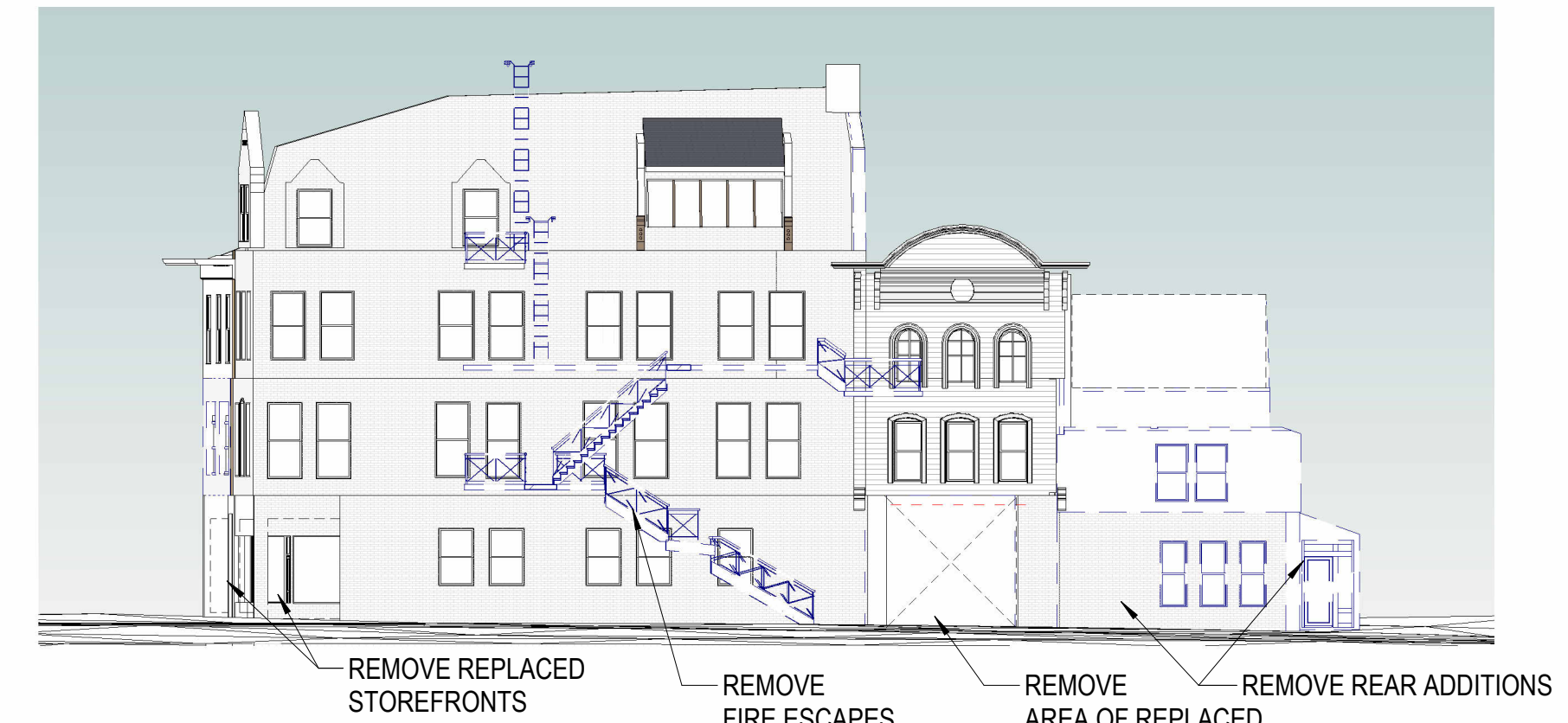




3 PROPOSED ELEVATION - CONGRESS STREET
3/32" = 1'-0"



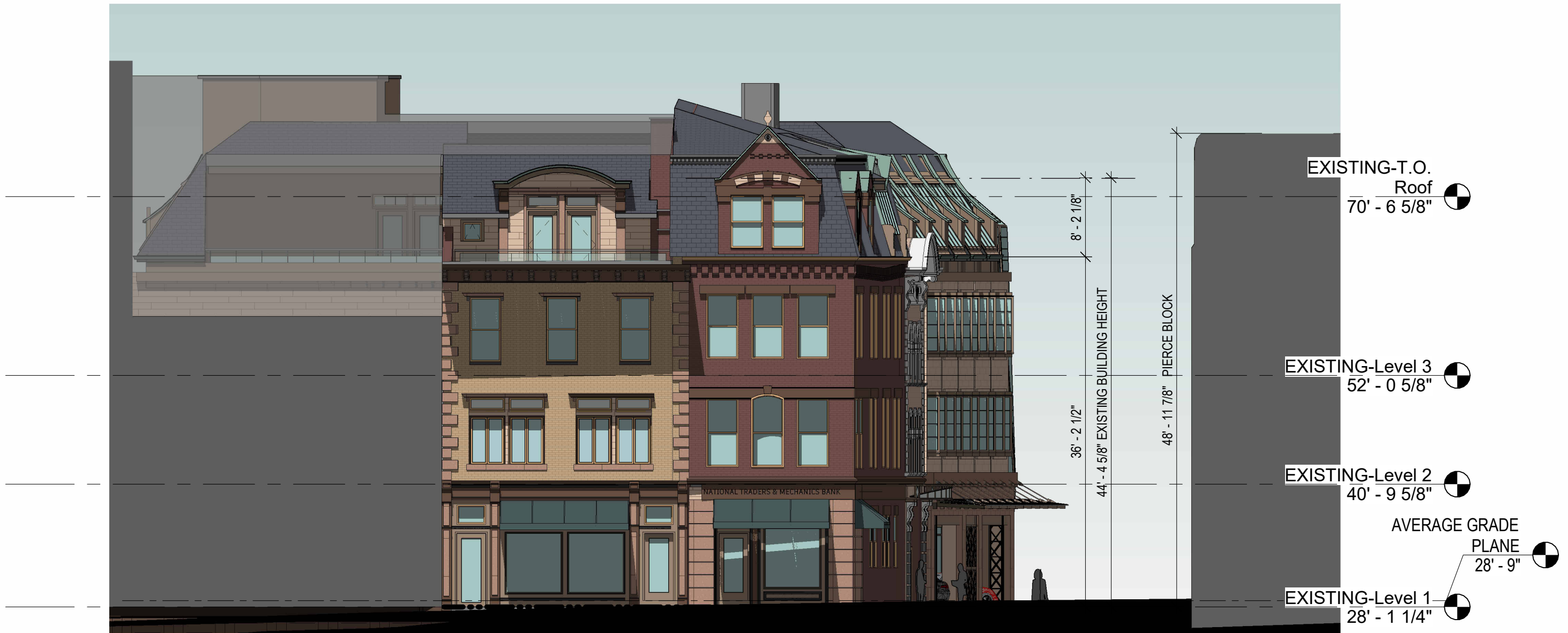
1 REAR DEMOLITION ELEVATION - NW - HAVEN COURT
1/16" = 1'-0"



2 SIDE DEMOLITION ELEVATION - NE - HIGH STREET
1/16" = 1'-0"

H3.20 DEMOLITION ELEVATIONS
1 CONGRESS STREET
SCALE: As indicated
4/23/2022





1 PROPOSED ELEVATION - CONGRESS STREET
3/32" = 1'-0"



- REPLICATE EARLY 20TH CENTURY STAINED GLASS TRANSOMS
- REPLICATE ORIGINAL CAST IRON STOREFRONT THIS SIDE
- RESTORE & REPLICATE ORIGINAL GRANITE AND CAST IRON STOREFRONT

H3.21 ELEVATION - CONGRESS STREET
1 CONGRESS STREET

SCALE: As indicated
4/23/2022



2 PROPOSED ELEVATION - CONGRESS STREET
1/8" = 1'-0"



1 PROPOSED ELEVATION - NE - HIGH STREET
1/16" = 1'-0"



2 PROPOSED ELEVATION - NE - HIGH STREET
1/8" = 1'-0"

**H3.22 ELEVATION - HIGH STREET
1 CONGRESS STREET**

SCALE: As indicated
4/23/2022





48' - 3 3/4"

BUILDING HEIGHT
44' - 4 1/4"

AVG ROOF
73' - 1 1/4"

LEVEL 4
62' - 1 1/4"

LEVEL 3
52' - 3 5/8"

LEVEL 2
41' - 0 5/8"

AVERAGE GRADE
PLANE
28' - 9"

LEVEL 1
28' - 1 1/4"

H3.23

**ELEVATION - HAVEN COURT
1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"
4/23/2022



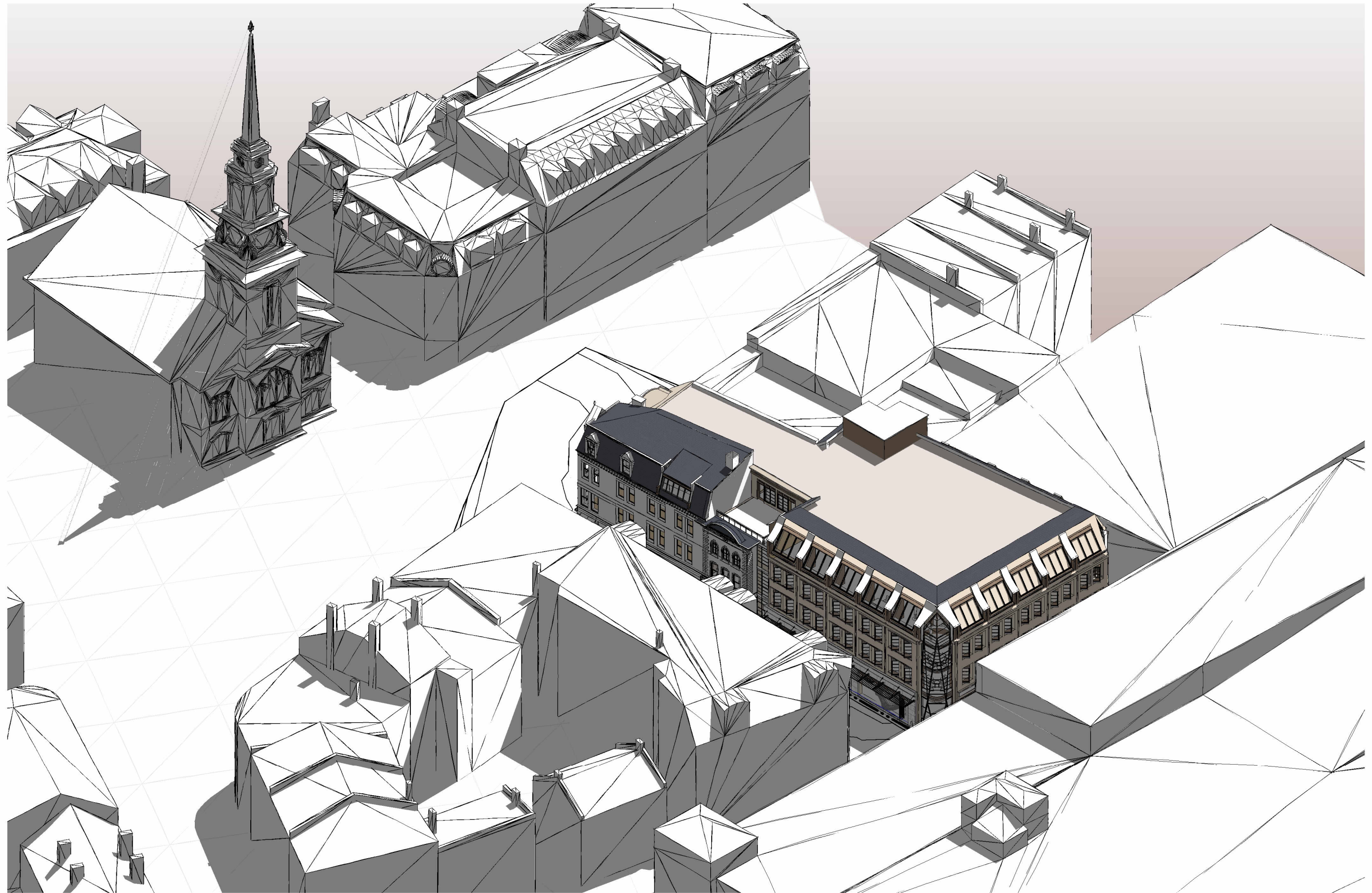
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**H3.24 SW ELEVATION - REAR ALLEY
1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"
4/23/2022





H3.31 BIRDSEYE AXONOMETRIC
1 CONGRESS STREET

SCALE:
4/23/2022



H3.32 VIGNETTE - CONGRESS STREET
1 CONGRESS STREET

SCALE:
4/23/2022



H3.33 VIGNETTES - HIGH FROM CONGRESS
1 CONGRESS STREET

SCALE:
4/23/2022



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H3.34 VIGNETTE - HAVEN CT FROM LADD ST
1 CONGRESS STREET

SCALE:
4/23/2022



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H3.35 VIGNETTE - HIGH AT LADD & HAVEN
1 CONGRESS STREET

SCALE:
4/23/2022



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H3.36 VIGNETTE - HAVEN CT AT NEWBERRY
1 CONGRESS STREET

SCALE:
4/23/2022



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Windows ▾

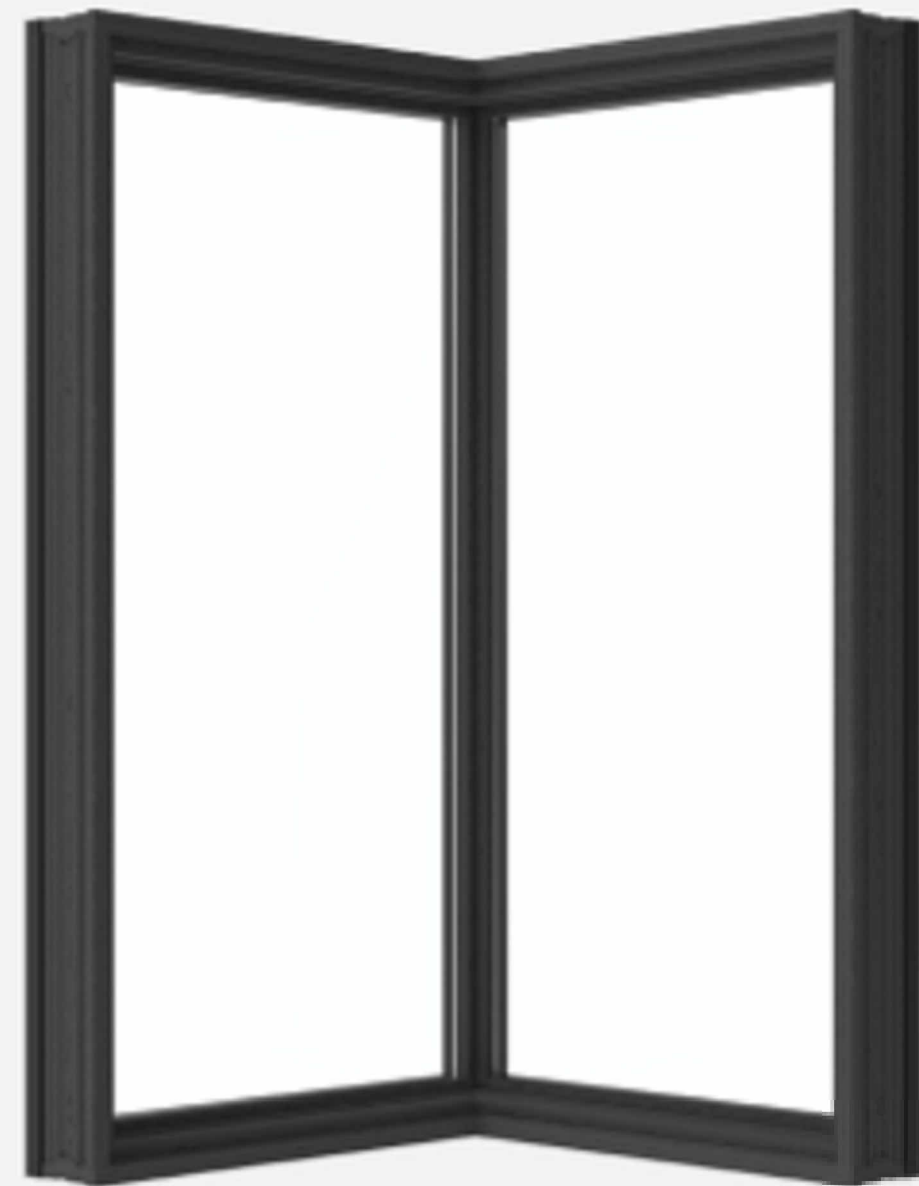
Doors ▾

Performance ▾

How to Buy

For Pros ▾

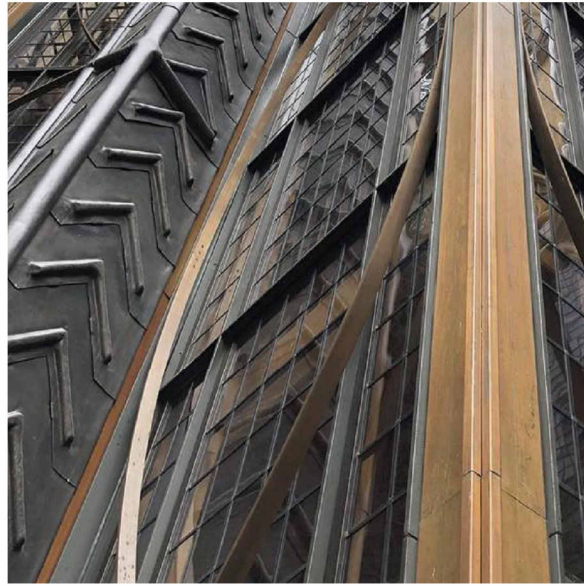
Home / Shop / Windows / Pella® Reserve™ / Reserve Contemporary / Pella® Reserve™ - Contemporary Corner-Window



H3.40 MATERIALS
1 CONGRESS STREET
SCALE:
4/23/2022



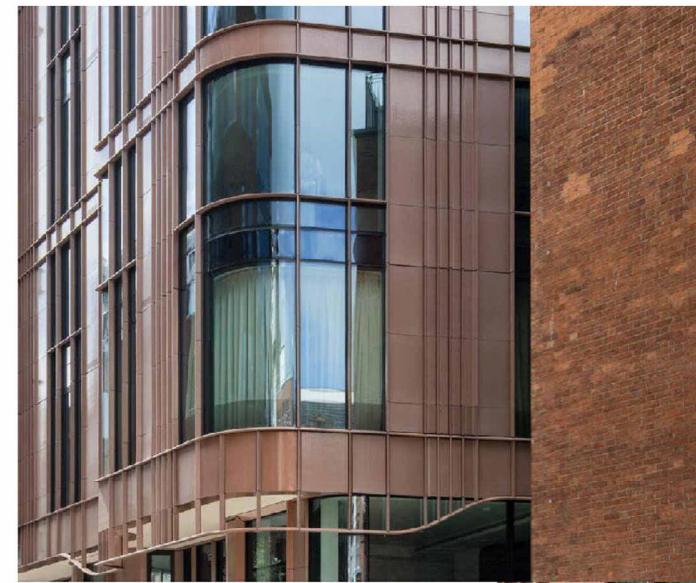
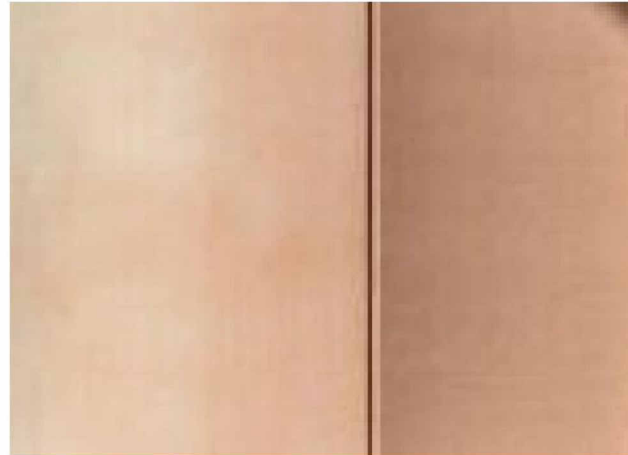
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BRONZE FINISH - METAL ACCENTS - WINDOW & DOOR FRAMES, AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding

Terra Cotta, glazed tile



Marylebone Lane Mansion
London

Glaze color: Tea with Milk



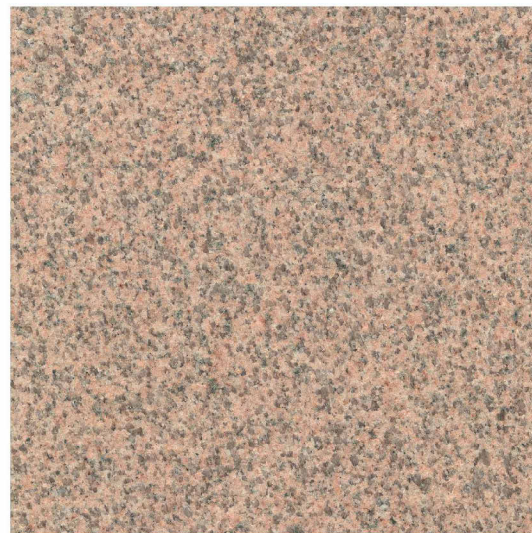
Lower walls, cladding

Granite



Deer Isle

At restored Facades



Carolina Coral

First floor addition, field color



Autumn Pink

First floor addition - accent color

H3.41

MATERIALS
1 CONGRESS STREET

SCALE:
4/23/2022



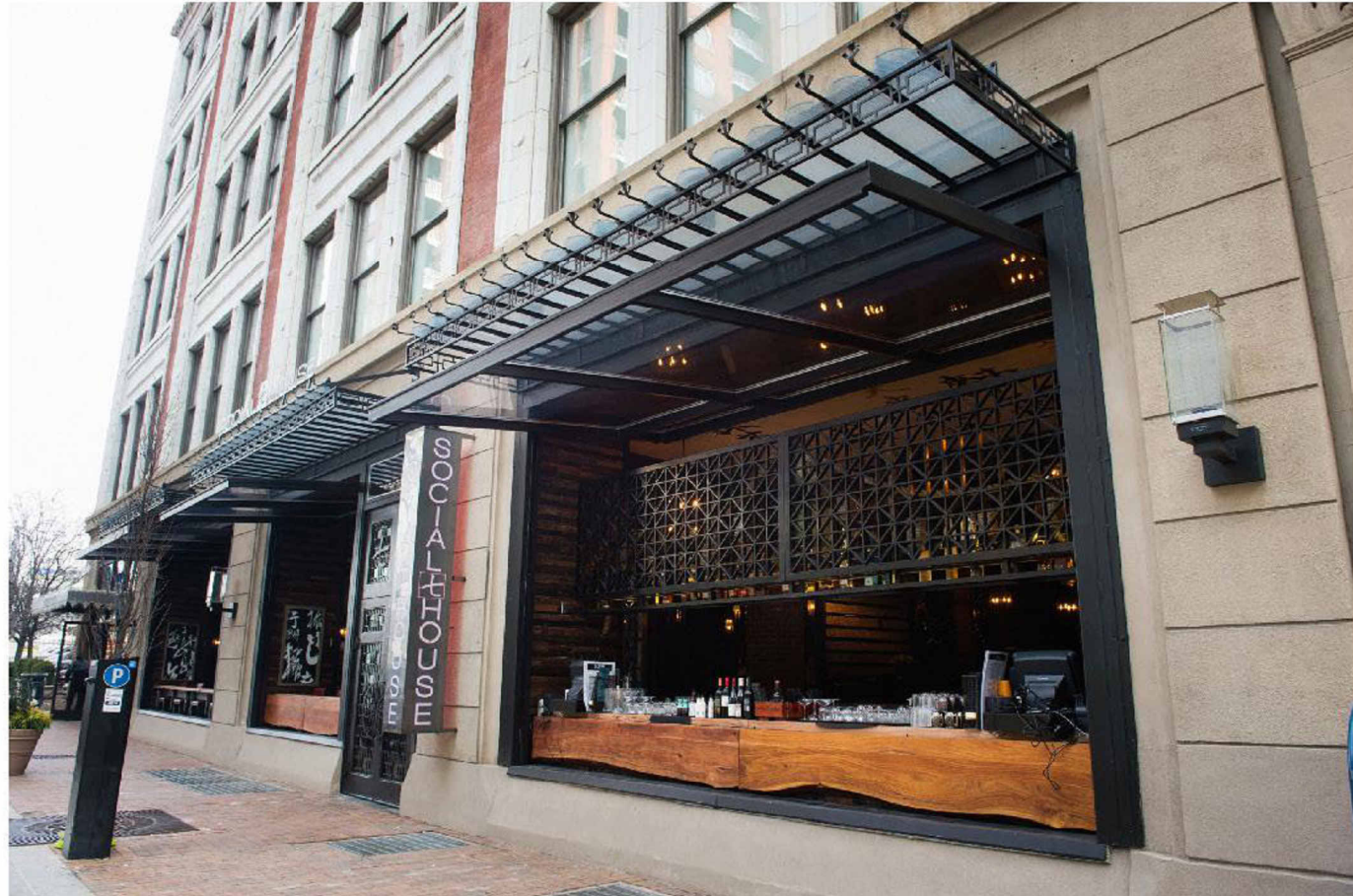
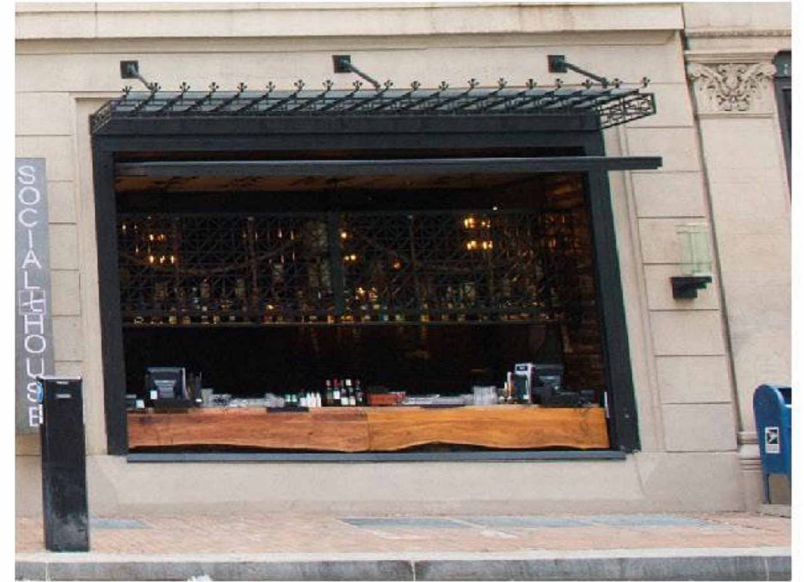
COPYRIGHT © 2022

Terra cotta glazed tile
Nexclad/Piterak, by Terreal/Ludowici



H3.42 MATERIALS
1 CONGRESS STREET
SCALE:
4/23/2022

Lifting folding doors
Crown, Hydraulic Bi-fold





05/07/2022

LUHD-424

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 14, 2022

Applicant

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

Location

445 MARCY ST
Portsmouth, NH 03801

Owner:

445 MARCY STREET LLC
30 WALDEN ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

NEW CONSTRUCTION, SINGLE FAMILY RESIDENCE

Description of Proposed Work (Planning Staff)

the construction of a new single family residence with attached garage

Project Representatives

Relationship to Project

Architect

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

--

Full Name (First and Last)

Tracy Kozak

Business Name (if applicable)

Arcove Architects LLC

Mailing Address (Street)

3 Congress St, Ste 1

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.731.5187

Email Address

tracy.kozak@arcove.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



I hereby certify that as the applicant for permit, I am

Other

DRAWING INDEX

- H.01 COVER
- H.11 SITE PLAN & CONTEXT
- H.12 FLOOR PLANS
- H.20 STREET SECTIONS
- H.21 ELEVATION - FRONT
- H.22 - ELEVATION - WEST SIDE
- H.23 ELEVATION - SOUTH SIDE
- H.24 ELEVATION - EAST SIDE
- H.31- 35 VIGNETTES
- H.51 BIRDSEYE PERSPECTIVE - NW
- H.52 BIRDSEYE PERSPECTIVE - SE

Zoning & Code Review

GRB General Residence B
 Flood Plain overlay

Portsmouth Zoning
 dimensional standards
10.521

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



445 MARCY STREET NEW RESIDENCE

HISTORIC DISTRICT COMMISSION
WORK SESSION 3

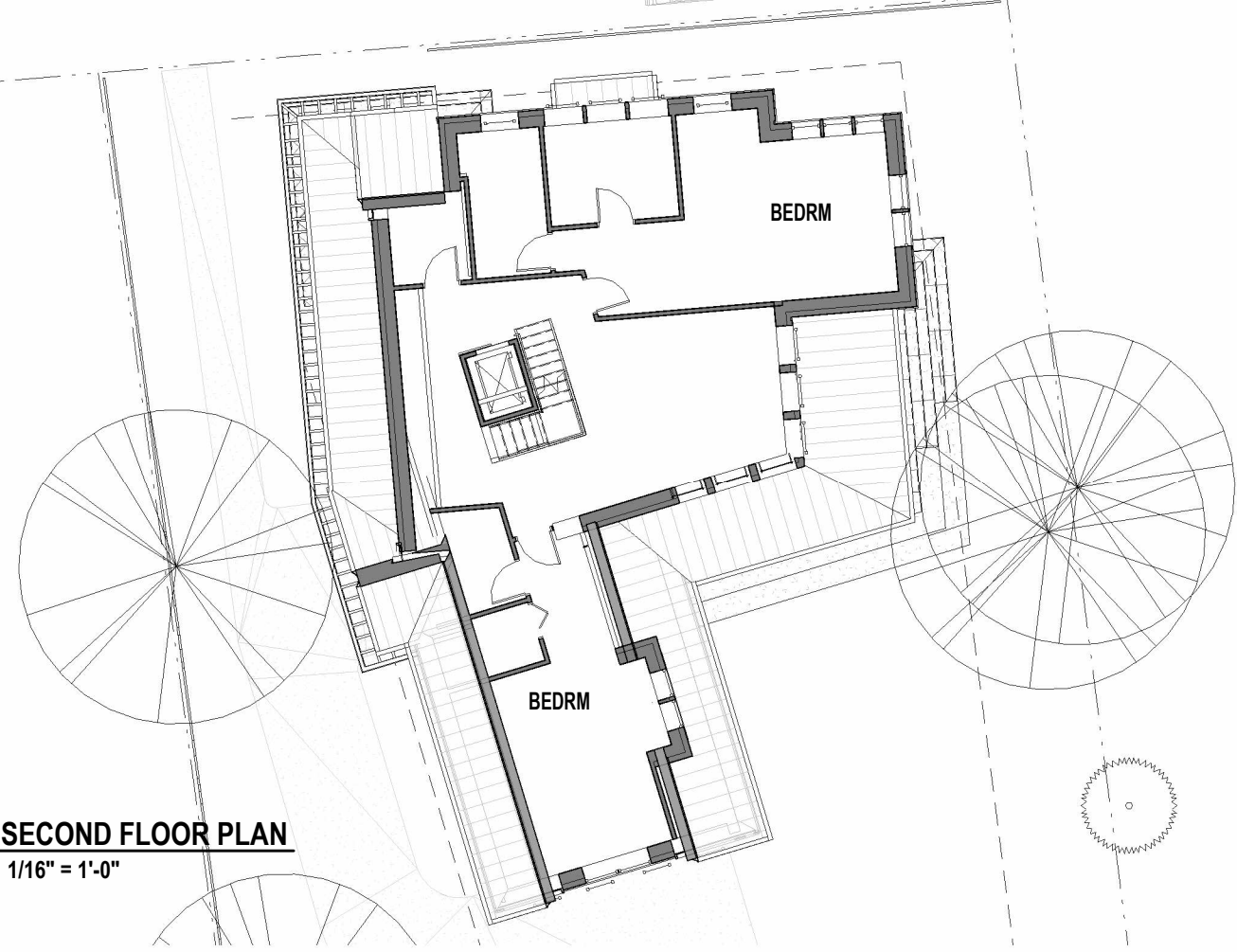




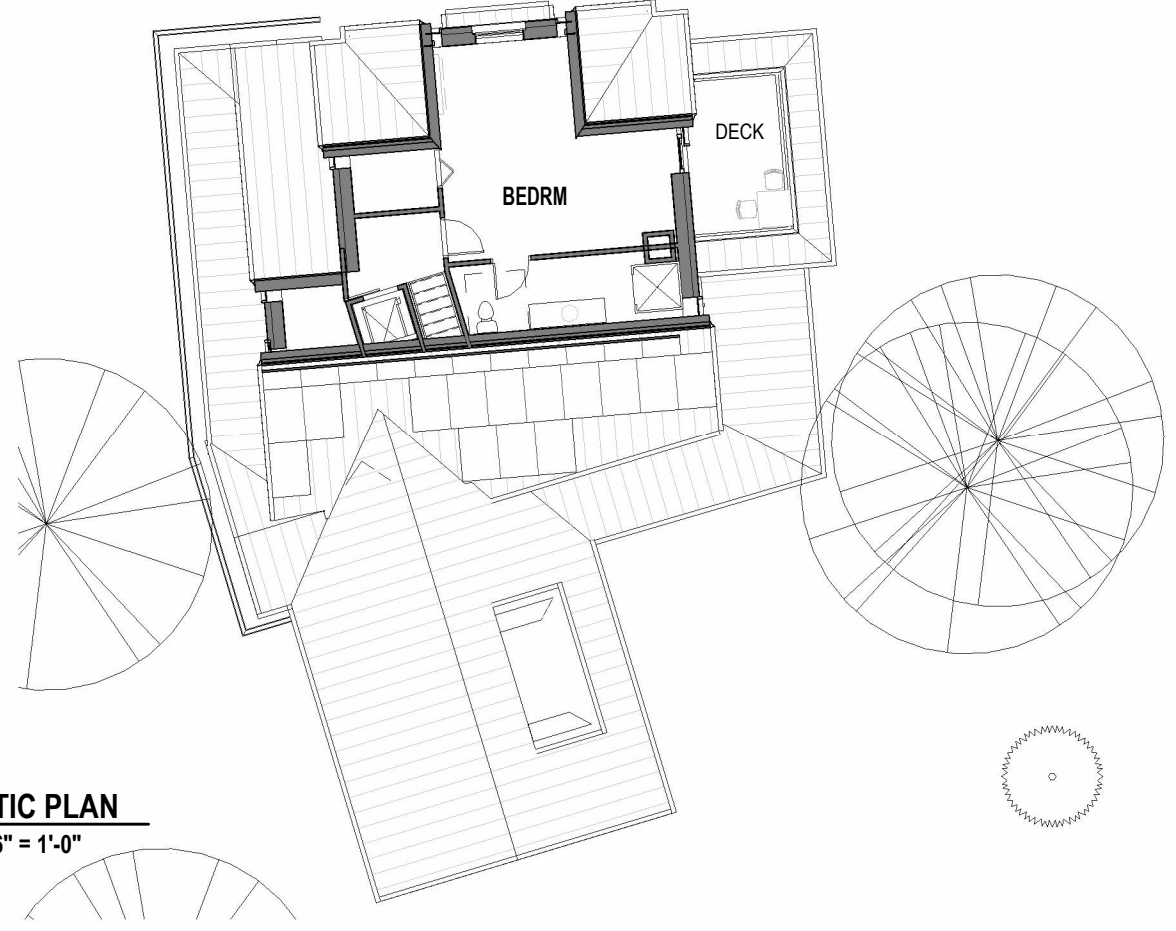
H.11 **SITE PLAN**
445 MARCY ST
 SCALE: 1/16" = 1'-0"
 4/23/2022



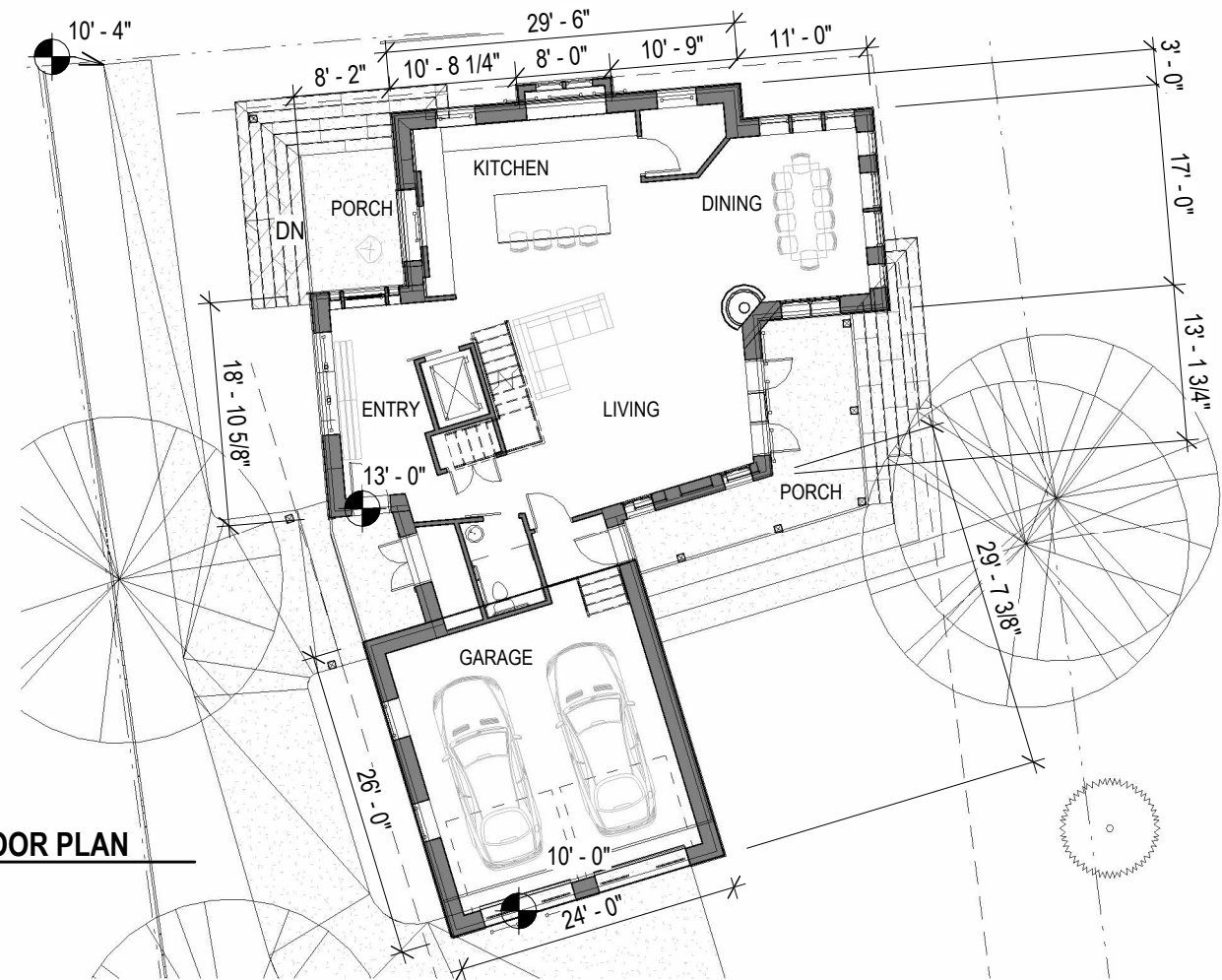
2 SECOND FLOOR PLAN
1/16" = 1'-0"

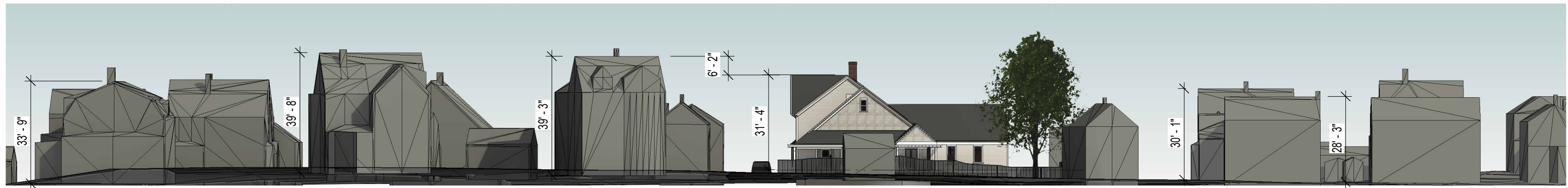


3 ATTIC PLAN
1/16" = 1'-0"



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

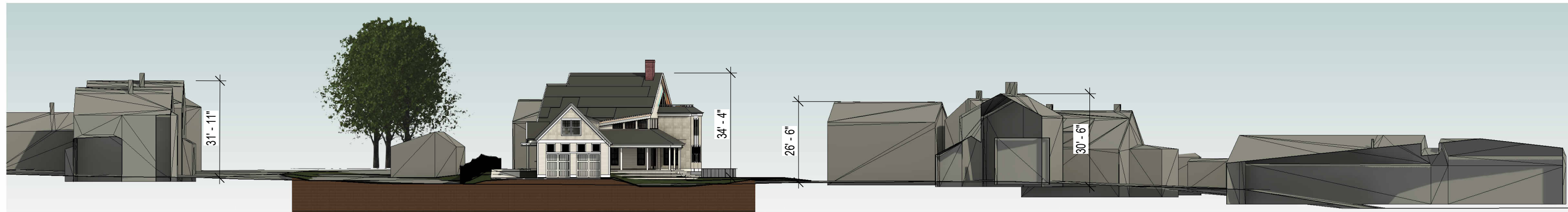




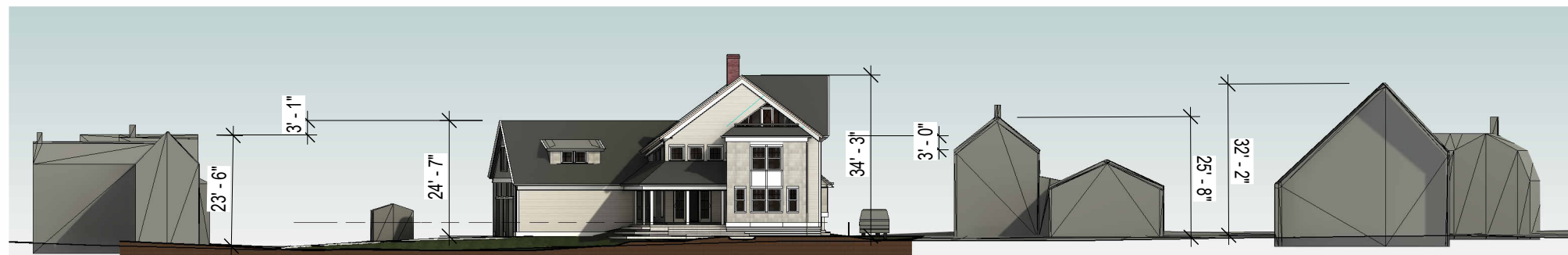
1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



2 NORTH ELEVATION - PRAY STREET
1/32" = 1'-0"



3 SOUTH ELEVATION - PARTRIDGE STREET
1/32" = 1'-0"



4 EAST ELEVATION - WATER SIDE
1/32" = 1'-0"

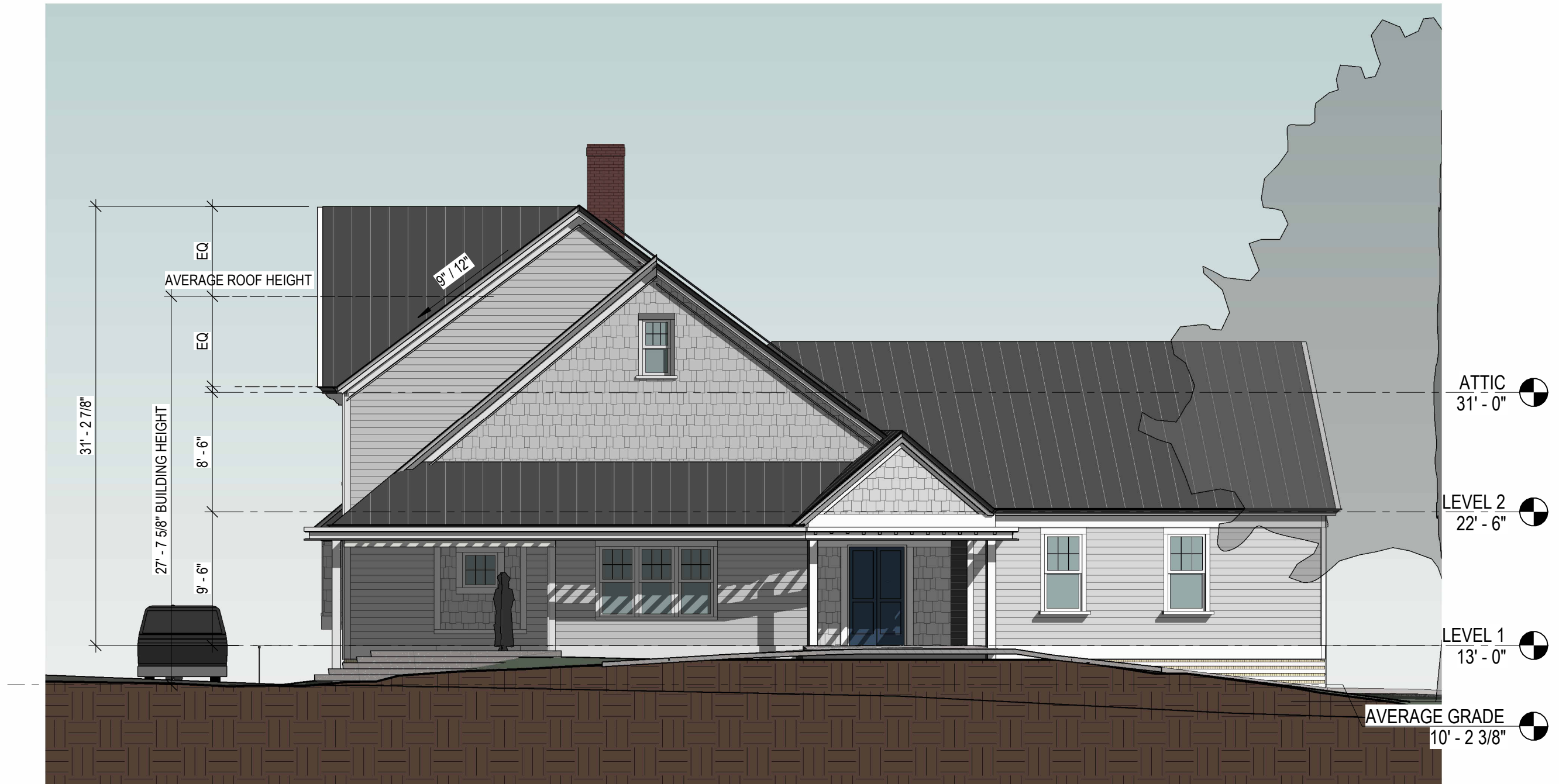
H.20 STREET SECTIONS
445 MARCY ST
SCALE: 1/32" = 1'-0"
4/23/2022





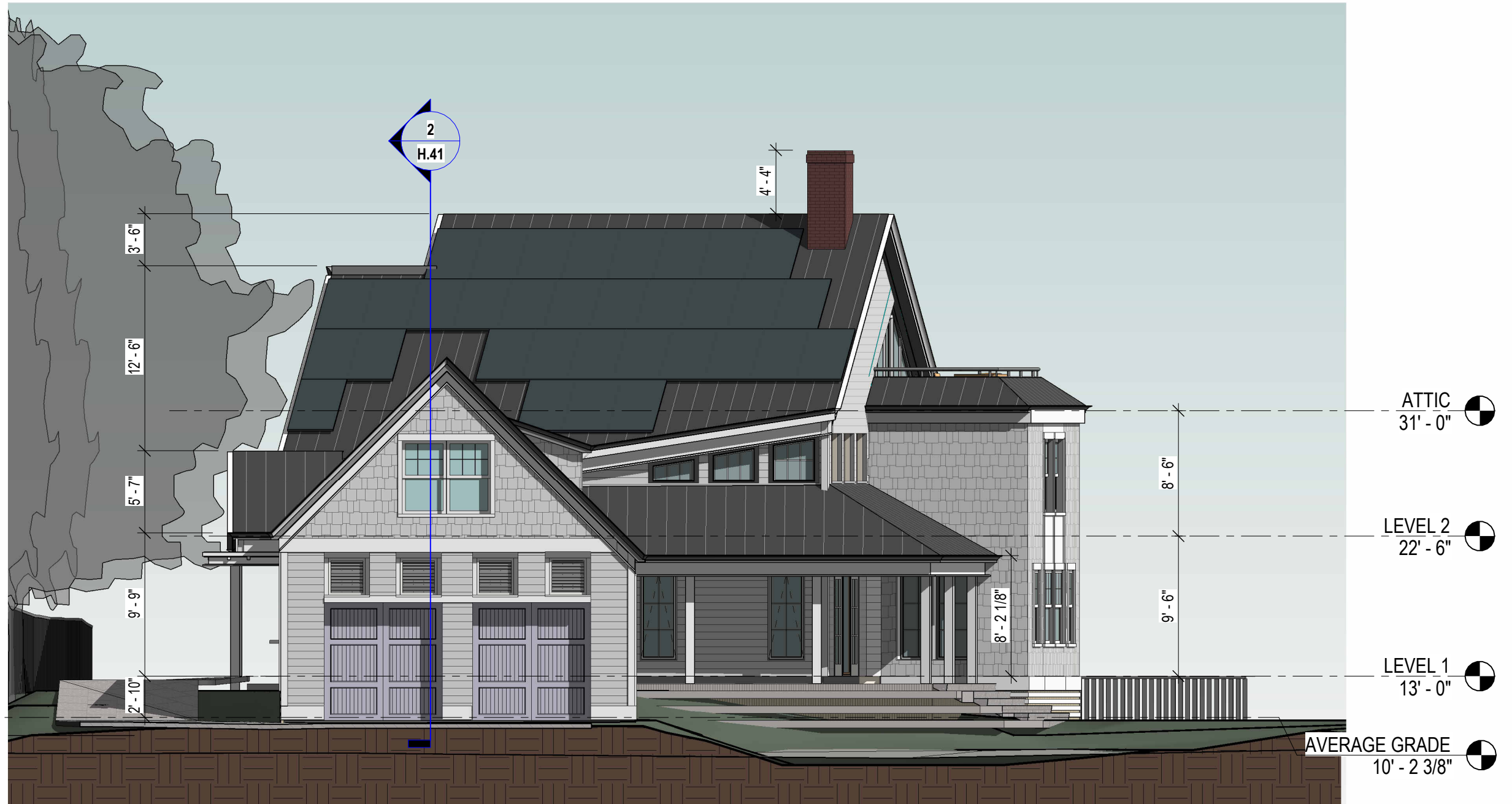
H.21 **ELEVATION - FRONT (NORTH)**
445 MARCY ST
 SCALE: 1/8" = 1'-0"
 4/23/2022

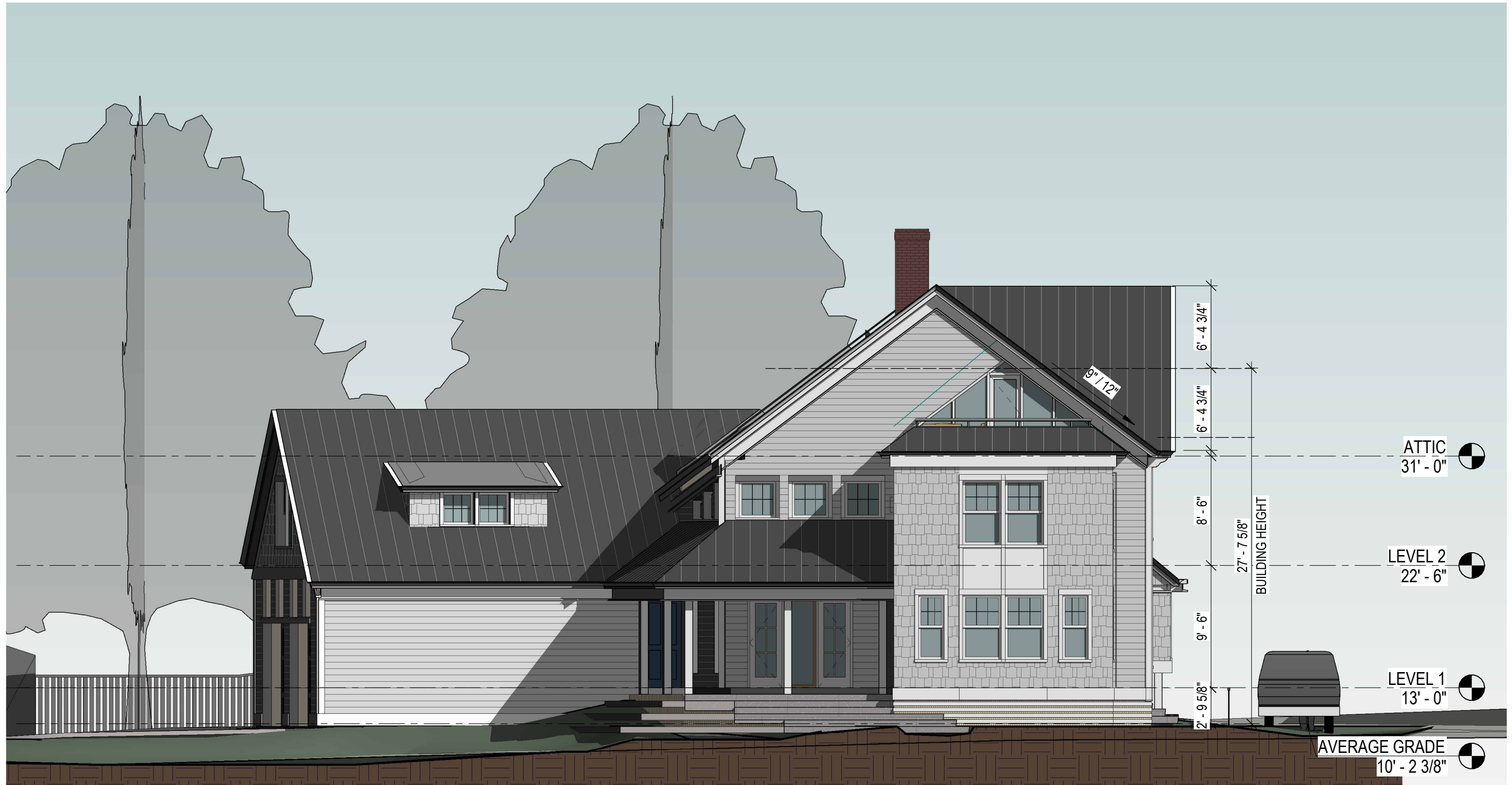




H.22 ELEVATION - WEST SIDE
445 MARCY ST
 SCALE: 1/8" = 1'-0"
 4/23/2022

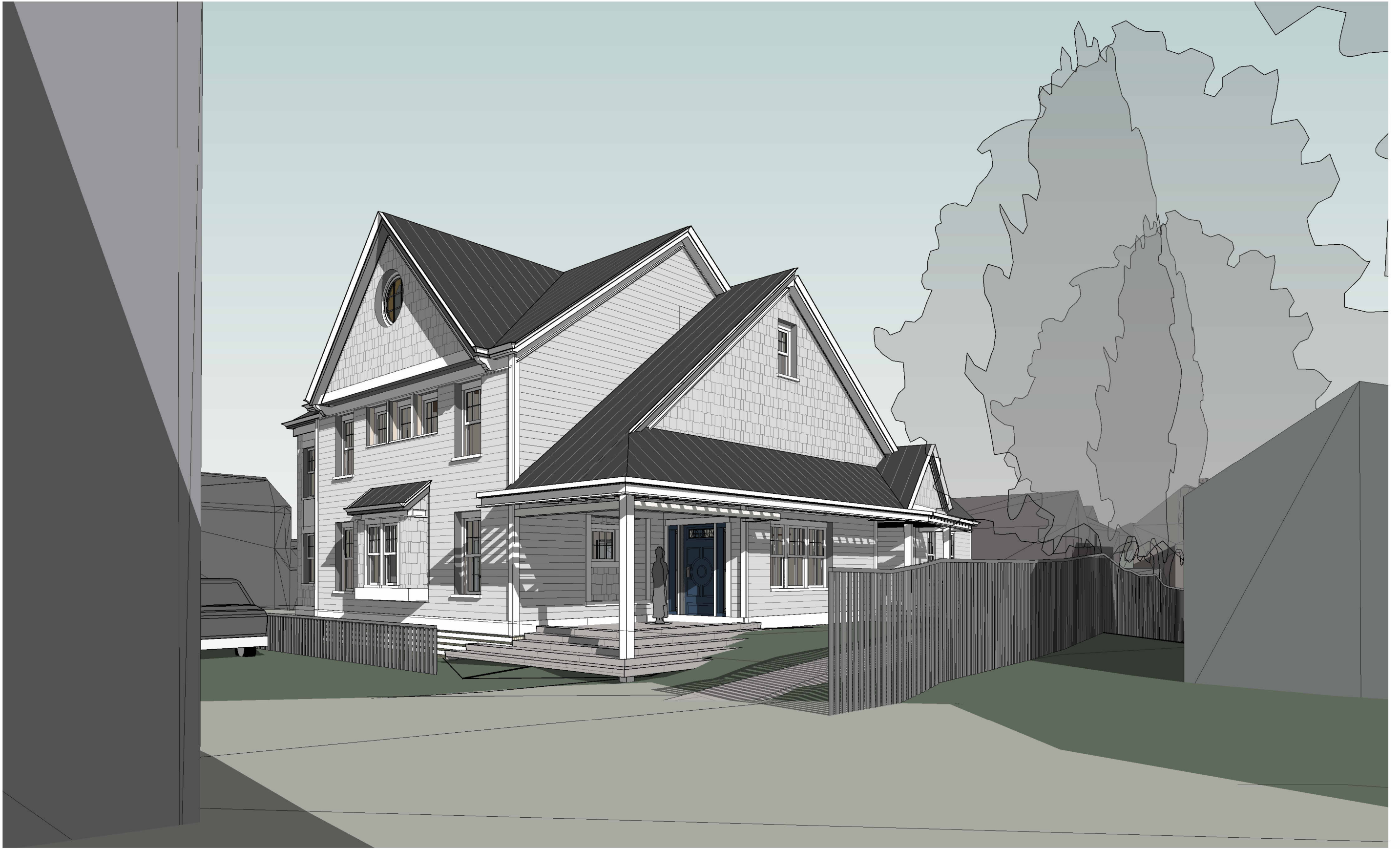






H.24 ELEVATION - EAST SIDE
445 MARCY ST
 SCALE: 1/8" = 1'-0"
 4/23/2022





H.31 **VIGNETTE - FROM PRAY ST W**
445 MARCY ST
SCALE:
4/23/2022



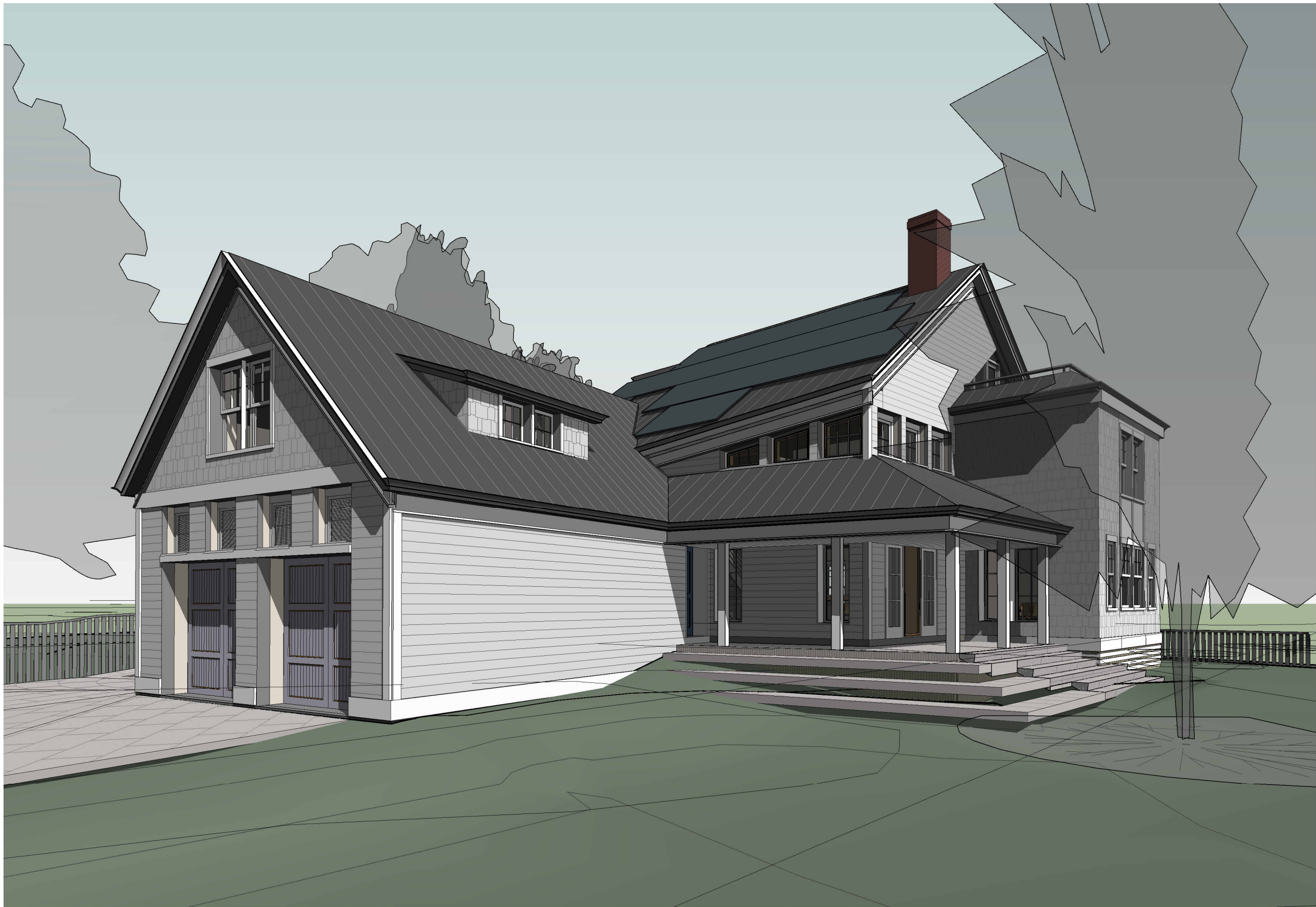


H.32

VIGNETTE - FROM PRAY ST E
445 MARCY ST

SCALE:
4/23/2022





H.33 **VIGNETTE - FROM PARTRIDGE ST**
445 MARCY ST
SCALE:
4/23/2022



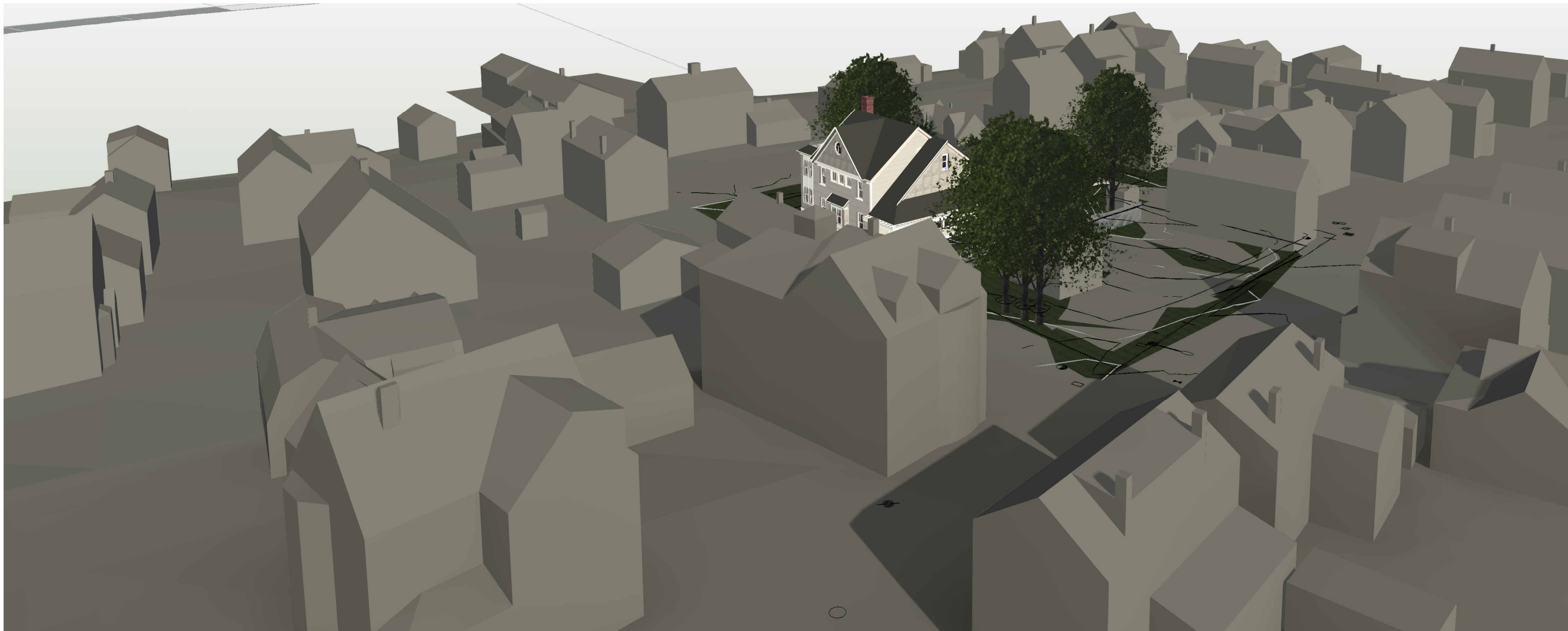


H.34

VIGNETTE - FROM MARCY ST
445 MARCY ST

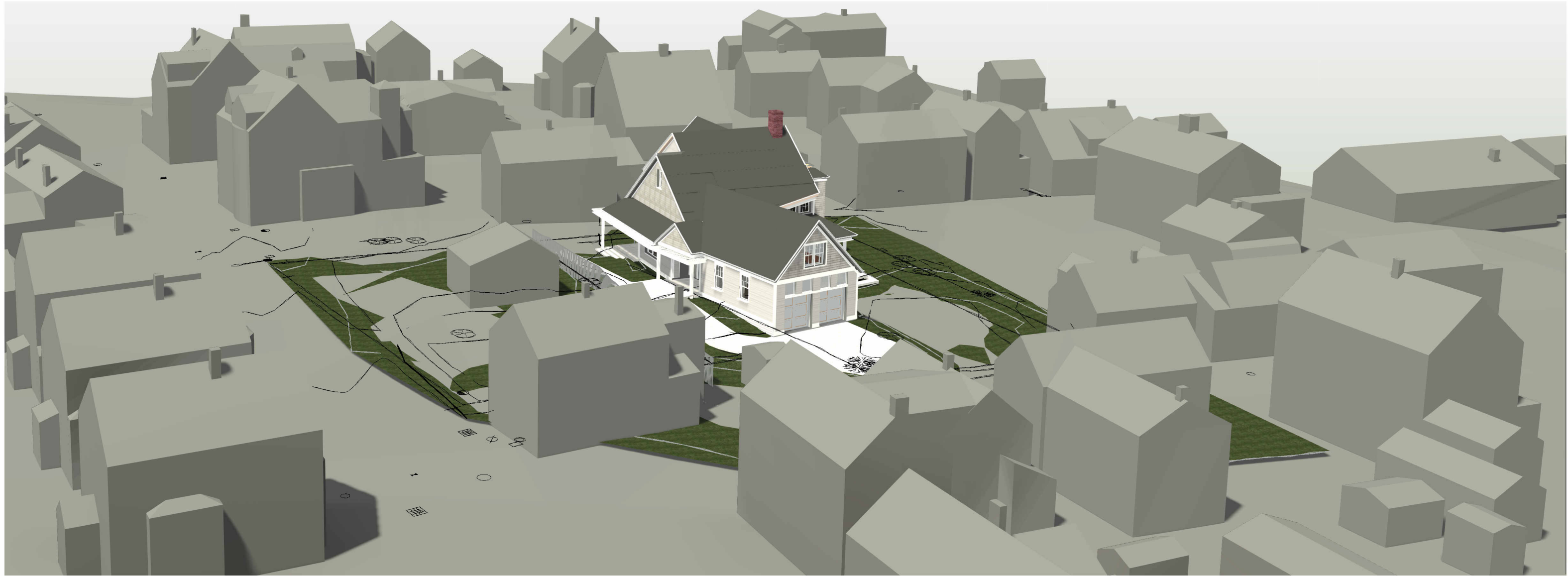
SCALE:
4/23/2022





H.51 **BIRDSEYE PERSPECTIVE - NW**
445 MARCY ST
SCALE:
4/23/2022





H.52 **BIRDSEYE PERSPECTIVE - SE**
445 MARCY ST
SCALE:
4/23/2022





05/07/2022

LUHD-463

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 14, 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

Application Type

Please select application type from the drop down menu below

Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Application to Amend Previous Approval - restoration, renovation, new construction and selective demolition of various structures setback behind historic mansion and annex.

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)

Carla

Business Name (if applicable)

CJ Architects

Mailing Address (Street)

233 Vaughan

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

6034312808

Email Address

carla@cjarchitects.net

Relationship to Project

Other

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

General Contractor & Construction Manager

Full Name (First and Last)

David Calkins

Business Name (if applicable)

--

LETTER OF AGENDA

We respectfully submit this Application for Amended Approval. The current HDC Approval was granted to the prior owner and amended to include a revised scope for the Mansion and Annex.

At this time, the team is focusing on the remaining structures located behind the Annex.

We have included the following items for your consideration:

CJ Architects - Architectural Evaluation and Massing

- Existing Conditions Documentation of the three primary structures.
- Existing Site Plan
- Massing Studies
- Historic Precedent
- Property Timeline
- Historian Consultants

Gorham Structural Engineering

- Existing Structural Report

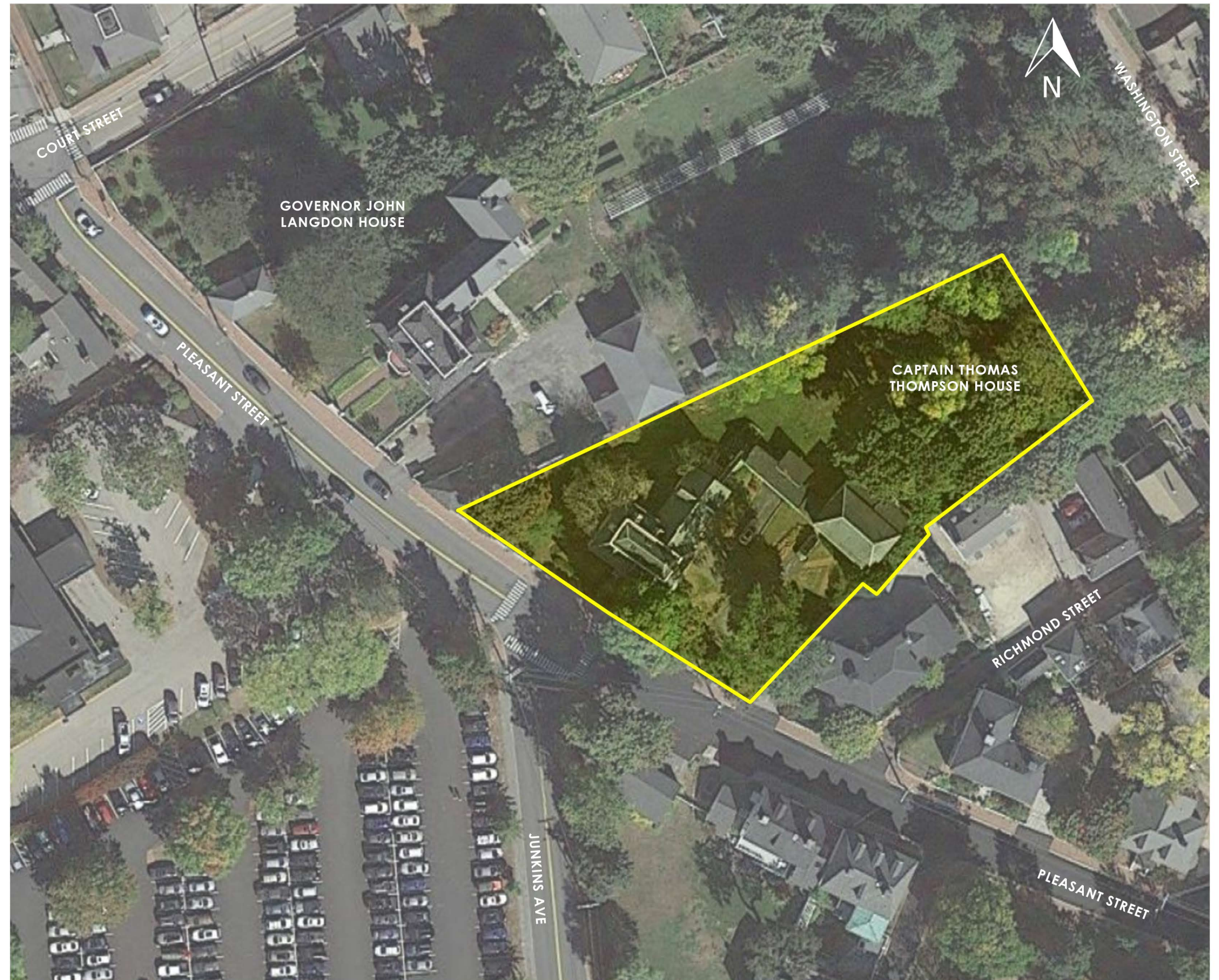
David Calkins GC & CM

- Existing Conditions Evaluation

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects



179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022



1.0



A.



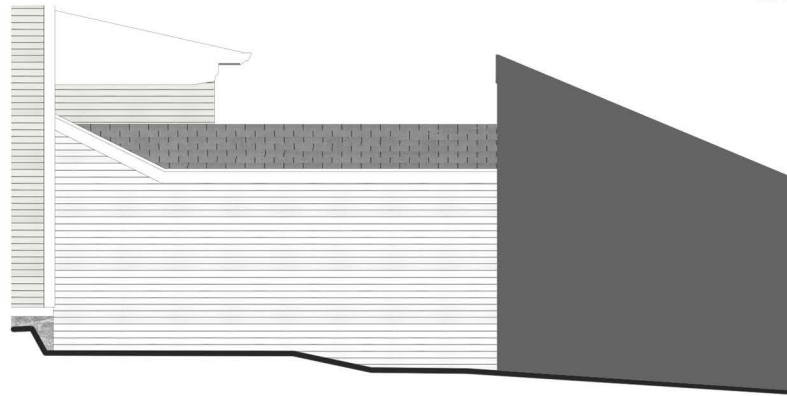
B.



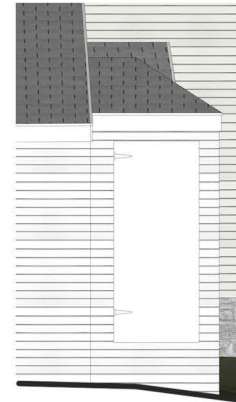
C.



D.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



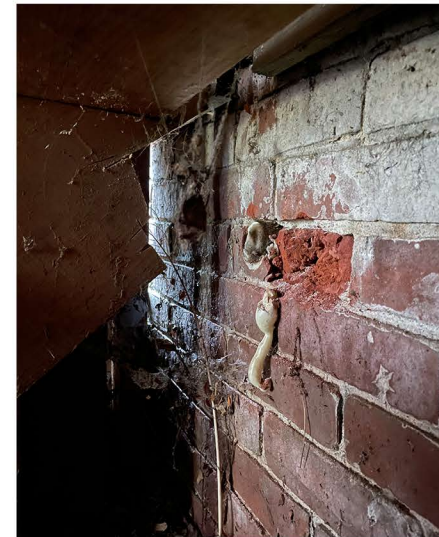
INTERIOR STUDS / PLYWOOD



PRESSURE TREATED SILL REPAIR



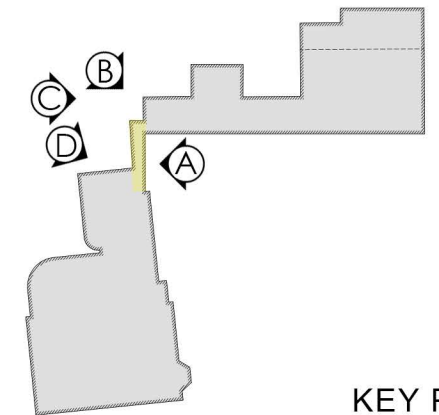
BRICK FOUNDATION



BRICK FOUNDATION



FOUNDATION SLAB



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

DOG LEG CONNECTOR - EXISTING CONDITIONS

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022



2.0



TYPICAL SIDING NAIL



TYPICAL SIDING ROT



TYPICAL SIDING BUTT JOINT



CORNER BOARD NOTCHED AGAINST ANNEX SIDING



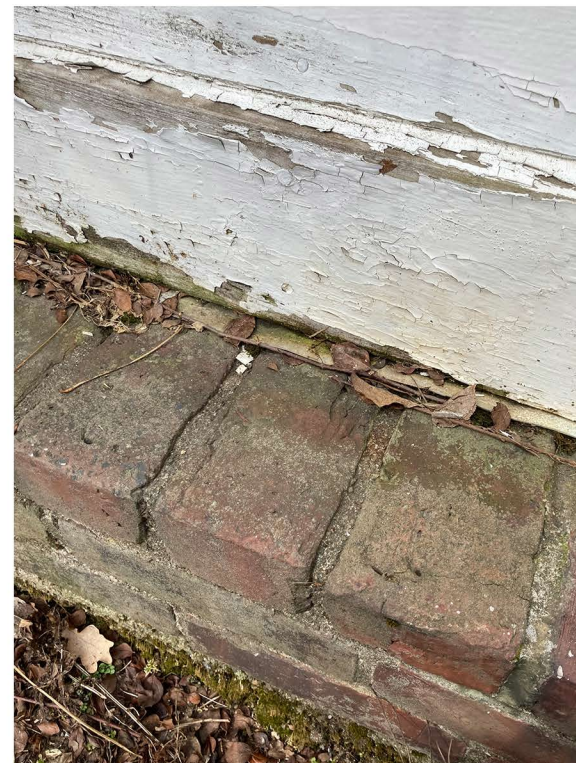
INTERSECTION WITH CONNECTOR AT ROOF



FOUNDATION SHELF AND ROT FROM STANDING WATER



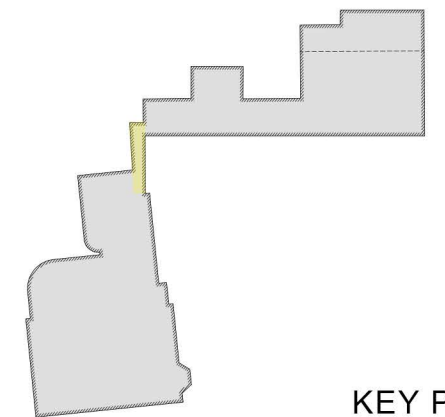
INTERSECTION WITH CONNECTOR AT FOUNDATION



INSUFFICIENT FLASHING



STONE RUBBLE FOUNDATION



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

DOG LEG CONNECTOR - EXISTING EXTERIOR DETAILS

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022



2.1



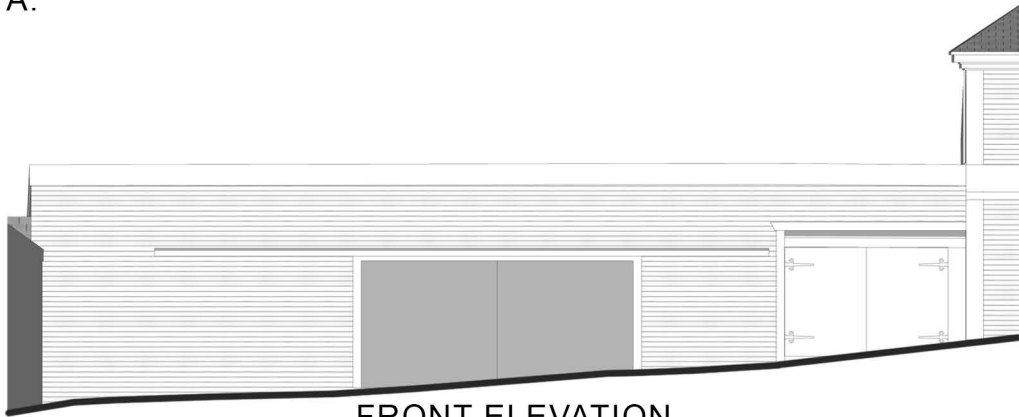
A.



B.



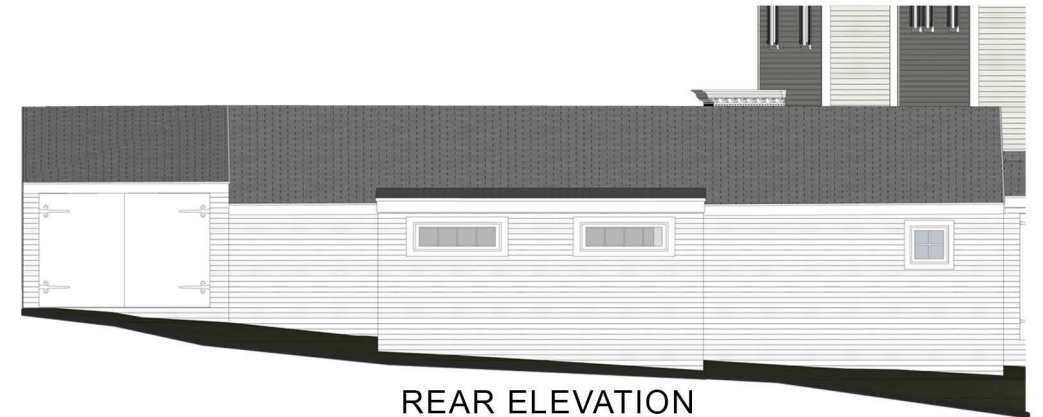
C.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



POST BASE ROT



SIDING ROT



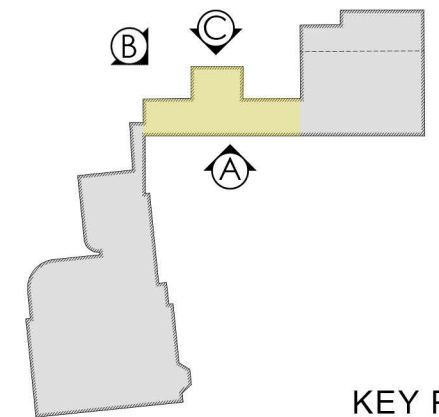
CORNER BOARD ROT



SIDING / CORNER BOARD ROT



SIDING ROT



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CONNECTOR - EXTERIOR EXISTING CONDITIONS

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022





NEW SIDING



NEW BARN DOOR TRIM COVER



BARN DOOR MORTISE AND TENON



NEW BARN DOOR FRAMING



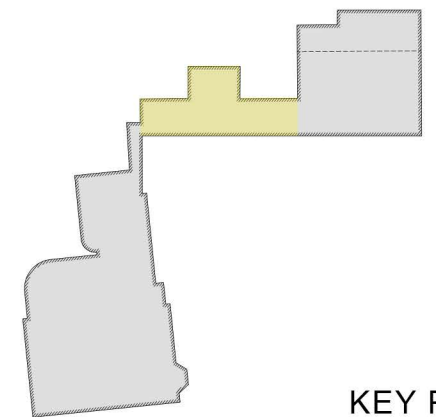
SIDING ROT AND INSUFFICIENT FLASHING



POSSIBLE HISTORIC CORBEL



POSSIBLE HISTORIC DOOR WITH HISTORIC HINGES



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CONNECTOR - EXISTING EXTERIOR DETAILS

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022





ORIGINAL HINGE (1) ON SMALL DOOR OF CONNECTOR



COMPROMISED STRUCTURE AT BASE



REPAIRS AT COMPROMISED STRUCTURE AT BASE



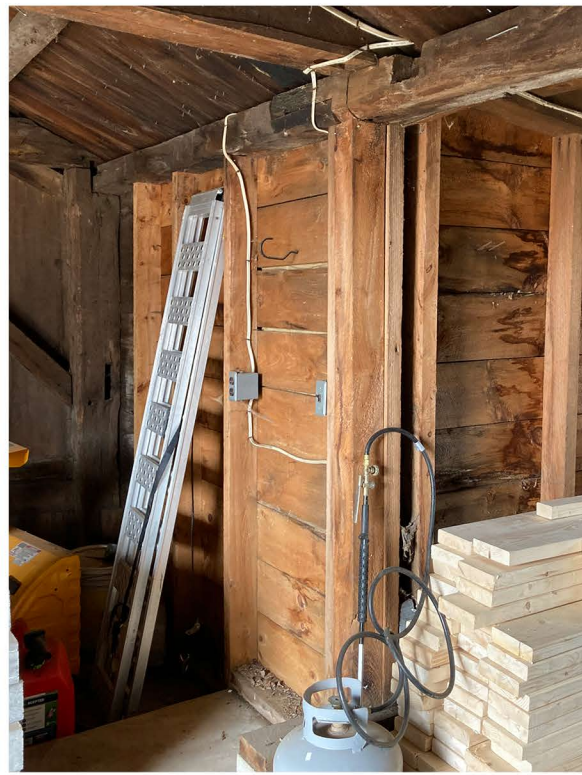
TYPICAL FLOOR FRAMING MADE UP OF REPURPOSED BEAMS



TYPICAL FLOOR FRAMING MADE UP OF REPURPOSED BEAMS



NEW FRAMING AT 1979 CARPORT



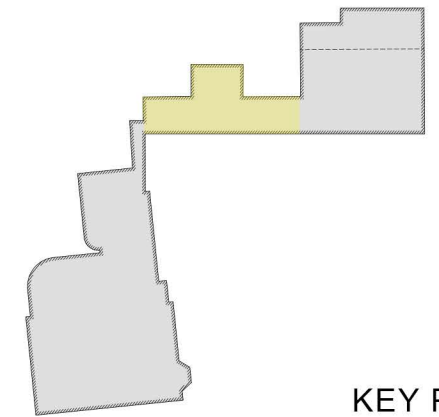
NEW FRAMING AT REAR WALL



TYPICAL FRAMING AT FRONT WALL



TYPICAL HALF LAP POST ROT REPAIR SEEN THROUGHOUT CONNECTOR



KEY PLAN



A.



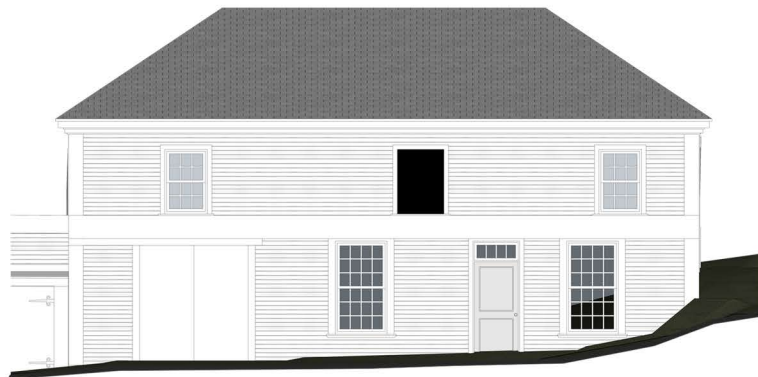
B.



C.



D.



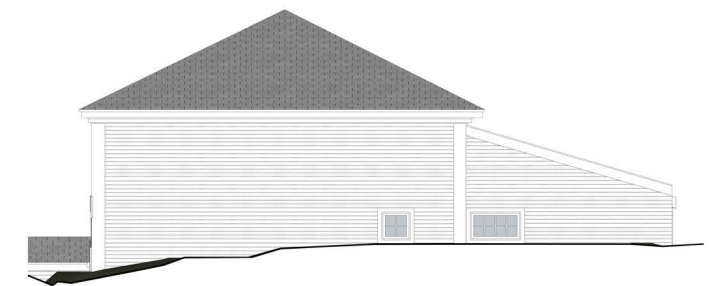
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SLATE, ASPHALT AND, METAL ROOFING



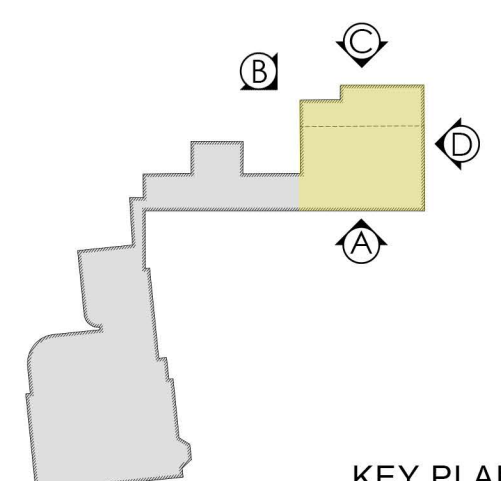
SILL ROT



WINDOW ROT



WINDOW SILL NEAR/ON GRADE



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CARRIAGE HOUSE - EXTERIOR EXISTING CONDITIONS

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022



2.5



CRUMBLING FOUNDATION LACKING POSITIVE DRAINAGE



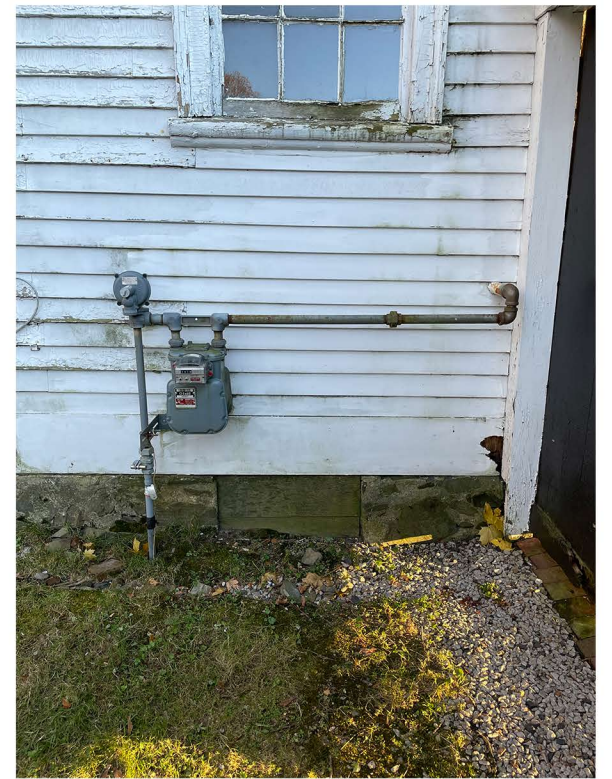
ROT FROM STANDING WATER



NEW WINDOW REPAIR



STONE RUBBLE FOUNDATION AND NEW SIDING REPAIR



NEW SIDING REPAIR



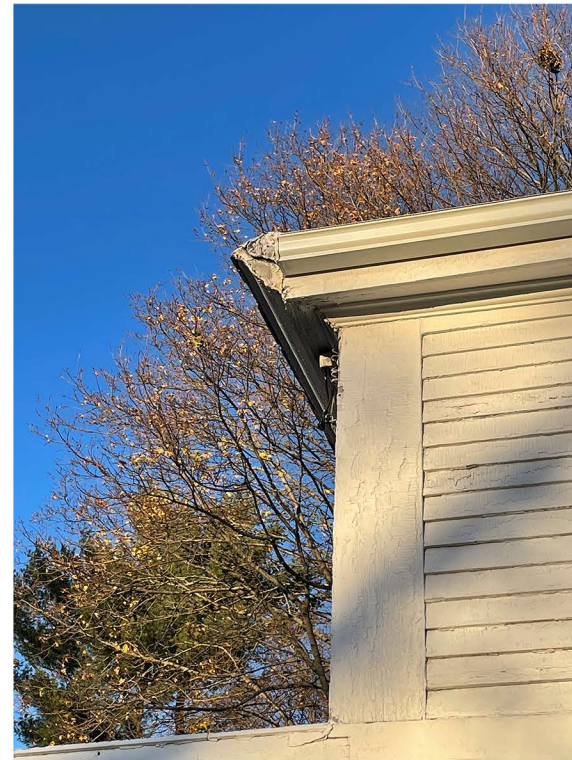
TYPICAL SIDING ROT



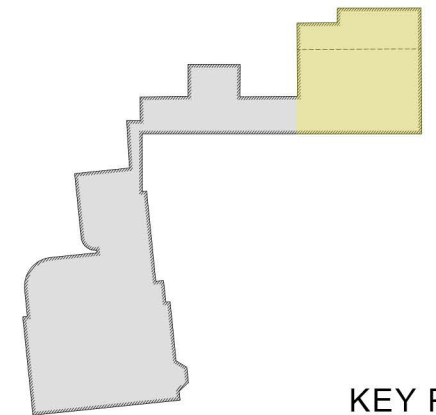
INSUFFICIENT ROOF FLASHING



TYPICAL SIDING ROT AND FOUNDATION DAMAGE



MODIFICATION OF ORIGINAL CORNICE TO INCLUDE GUTTER



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CARRIAGE HOUSE - EXISTING EXTERIOR DETAILS

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022

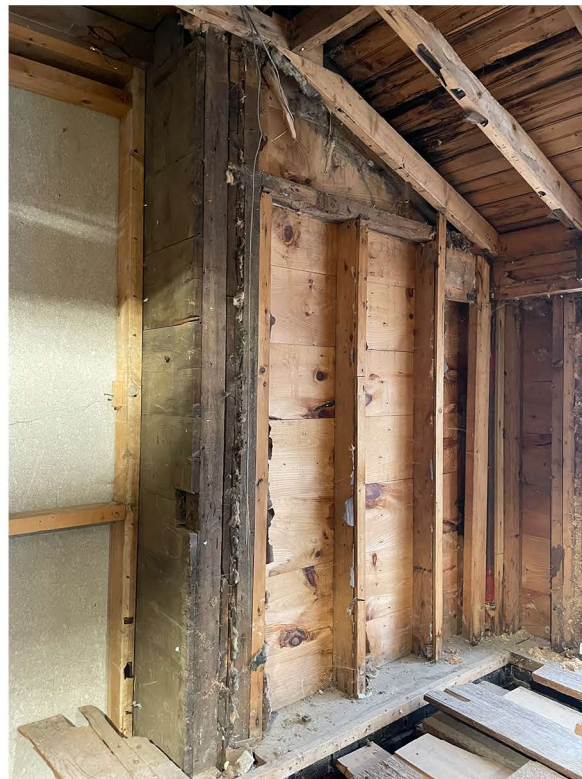




TYPICAL BEAMS IN DIRECT CONTACT WITH GROUND



TYPICAL BEAMS IN DIRECT CONTACT WITH GROUND



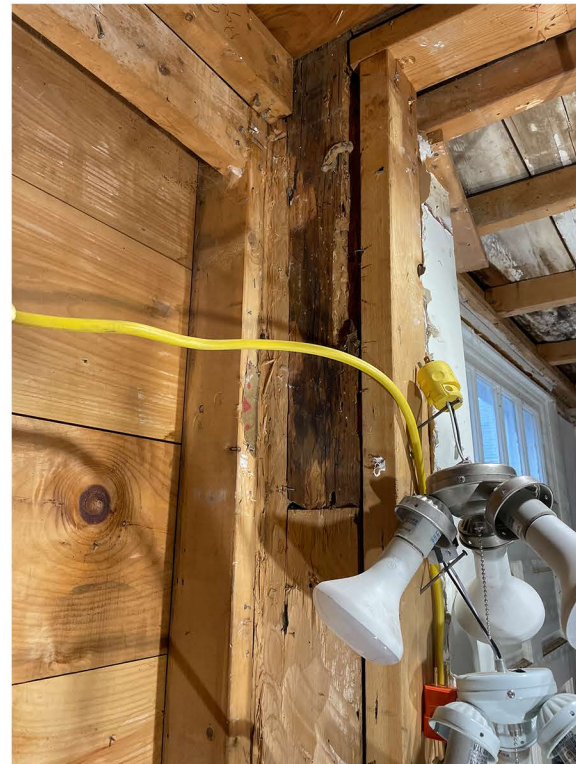
TYPICAL NEW FRAMING



TYPICAL HISTORIC FRAMING



EXISTING WINDOW LOCATED AT REAR OF ORIGINAL CARRIAGE HOUSE BLOCK



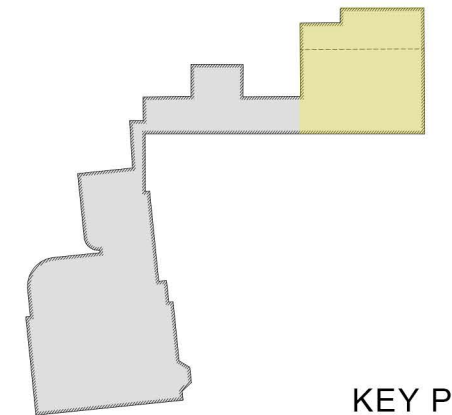
TYPICAL NEW FRAMING COMBINED WITH OLDER MODIFIED FRAMING



OLDER FRAMING MEMBERS HAVE BEEN MODIFIED, REMOVED, OR RELOCATED. (SECOND FLOOR OF CARRIAGE HOUSE)



OLDER FRAMING MEMBERS HAVE BEEN MODIFIED, REMOVED, OR RELOCATED. (SECOND FLOOR OF CARRIAGE HOUSE)



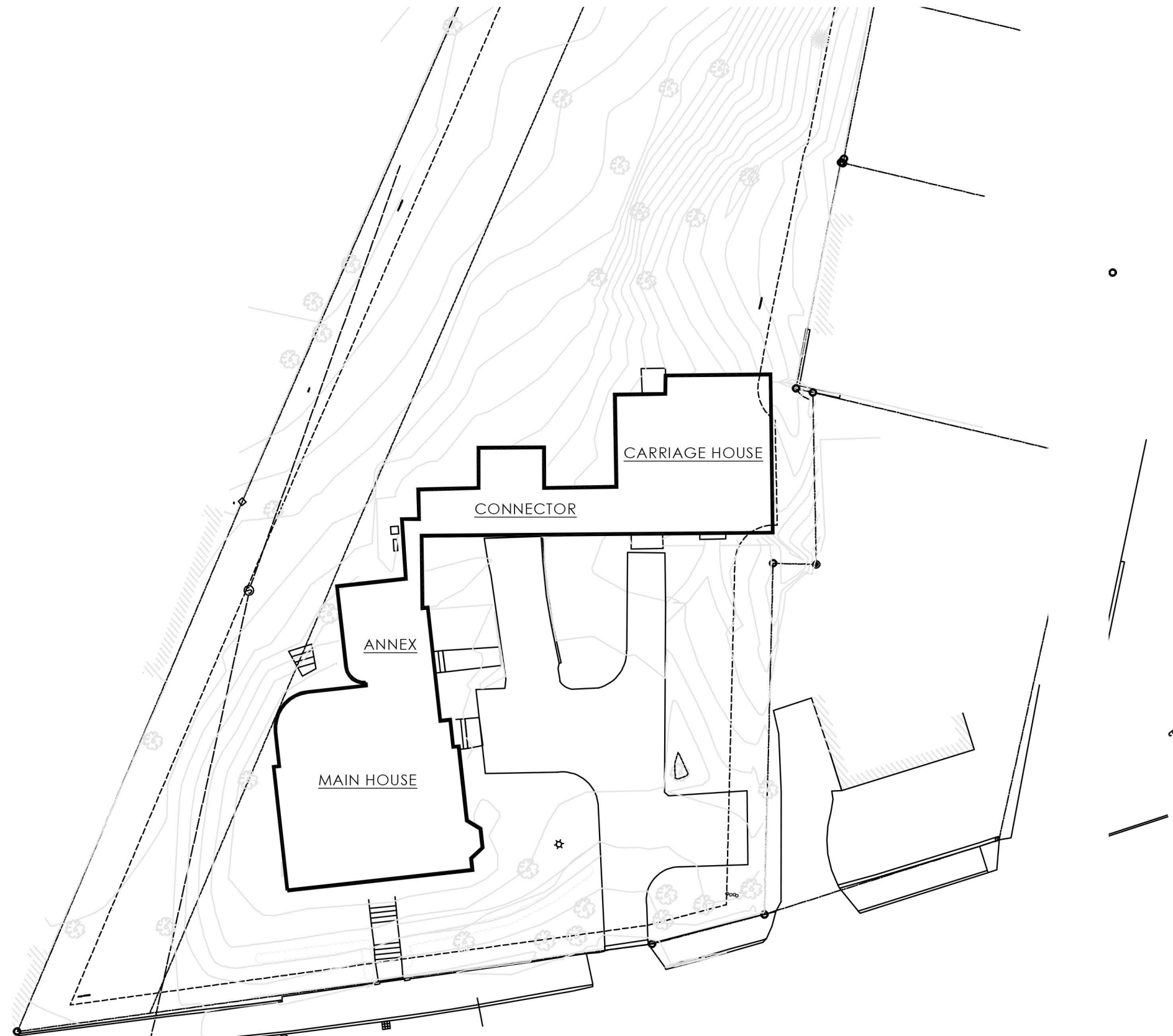
KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CARRIAGE HOUSE - EXISTING INTERIOR DETAILS

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022





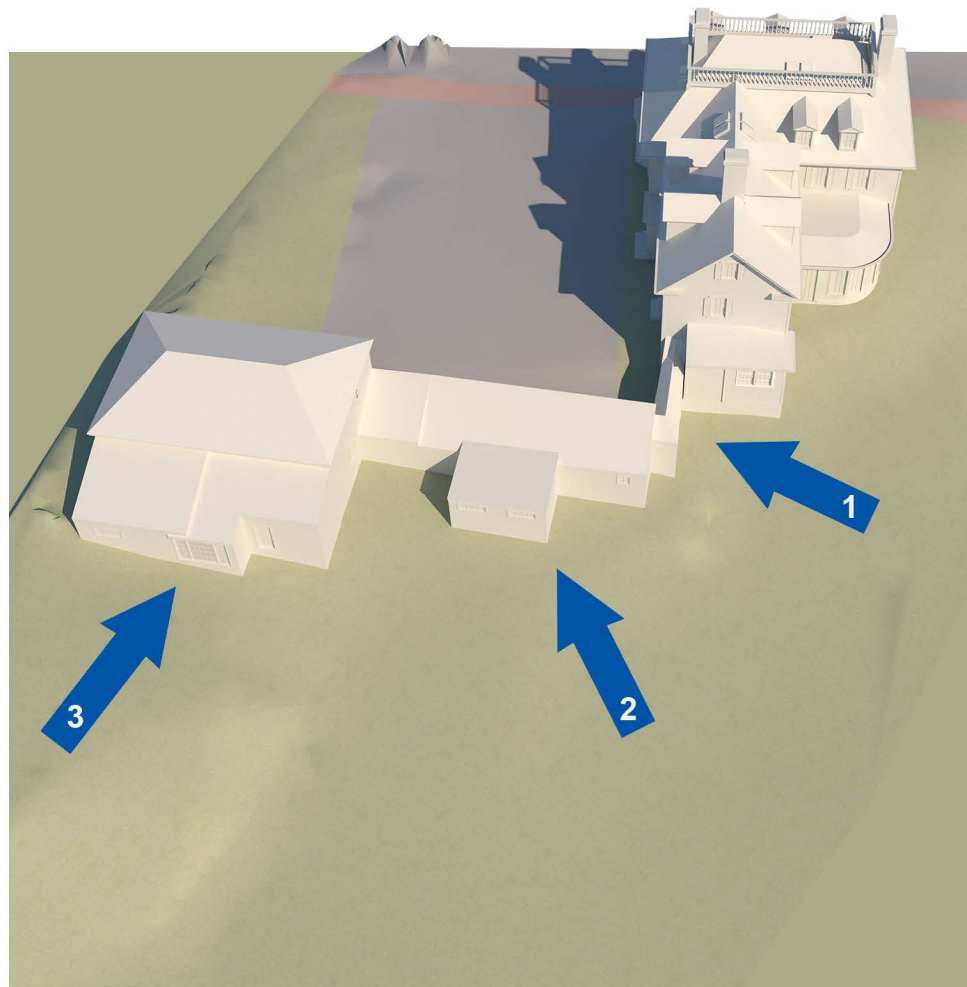
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING SITE PLAN

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022

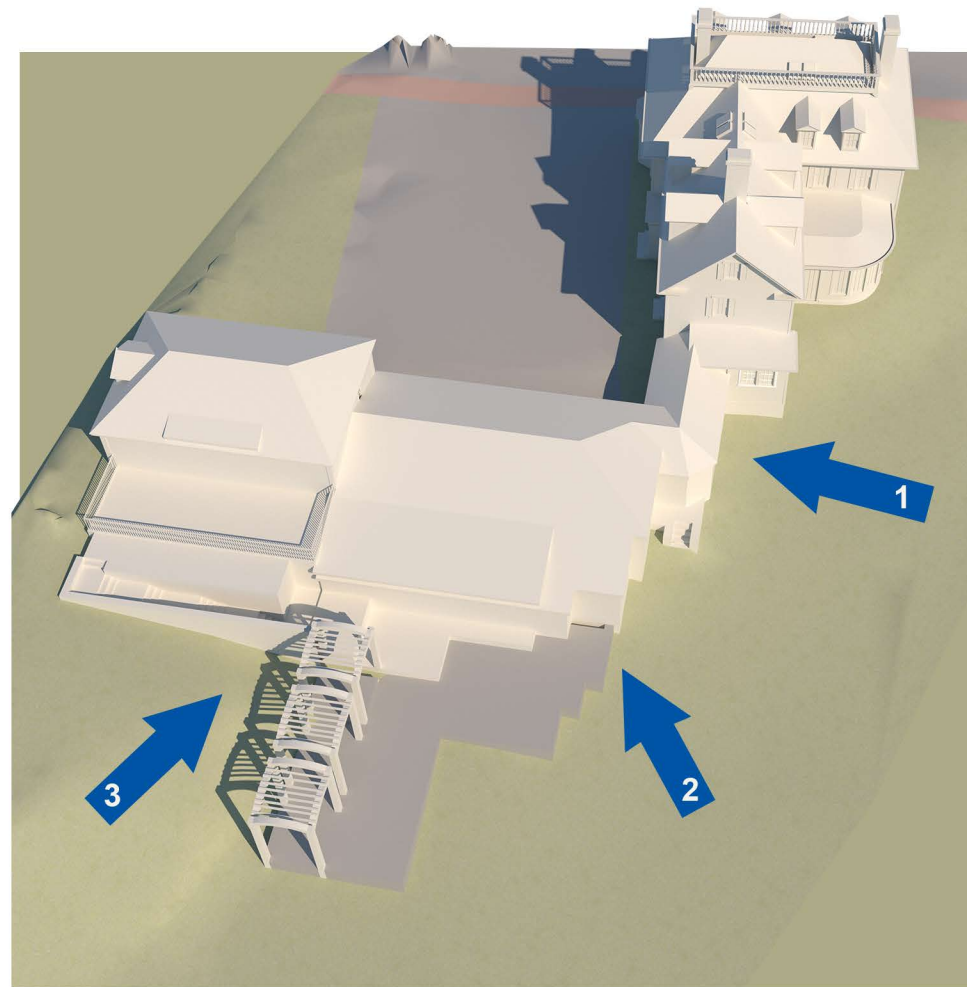


3.0



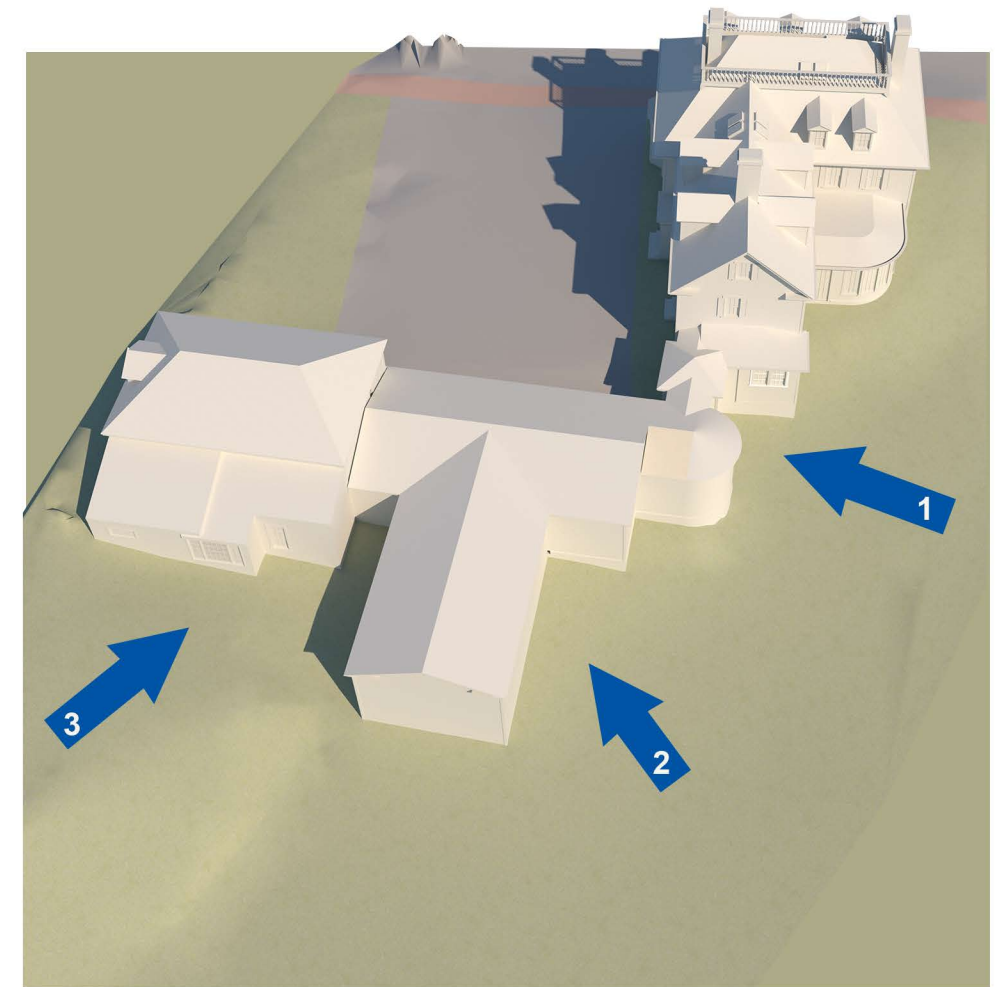
EXISTING – CURRENT MASSING CONSISTS OF:

- 1 - A SMALL CORRIDOR CONNECTION TO THE HISTORIC HOUSE.
- 2 - A STORAGE BARN/GARAGE STRUCTURE WITH CARPORT ADDITON.
- 3 - AND A HISTORIC CARRIAGE HOUSE. THE CARRIAGE HOUSE HAS MULTIPLE SHED ROOF STRUCTURES ADDED TO THE BACK SIDE.



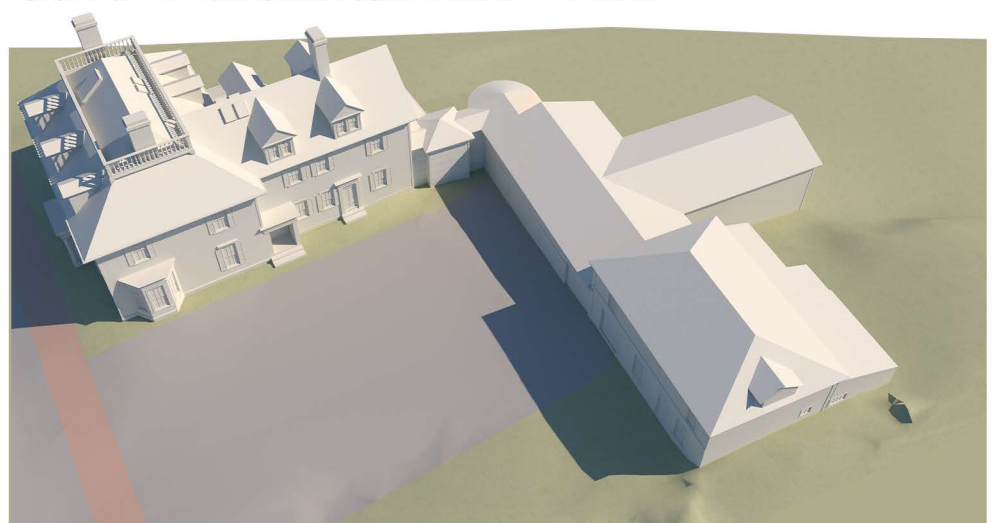
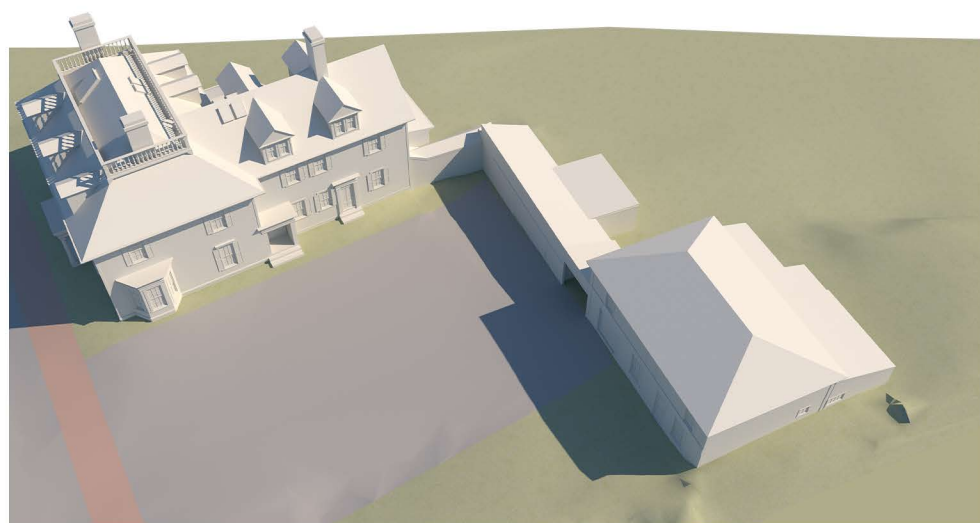
PREVIOUSLY APPROVED – MASSING REPRESENTS:

- 1 - REBUILT CONNECTION TO THE HISTORIC HOUSE.
- 2 - NEW CONSTRUCTION THAT EXTENDS OVER A WIDE AREA.
- 3 - ADDITIONS AND DORMERS ADDED TO THE HISTORIC CARRIAGE HOUSE WITH TERRACES AND PERGOLA EXTENSIONS.



PROPOSED – PRELIMINARY MASSING CONCEPT:

- 1 - SMALL, HIPPED ROOF ENTRY AND RADIUS CONNECTION TO THE MAIN HOUSE.
- 2 - A T-SHAPED MASSING FOR THE PRIMARY ADDITION THAT WOULD SUPPORT SMALLER ROOFLINES.
- 3 - RECONSTRUCTION OF THE AREA EXTENDED ON THE FAR SIDE OF THE CARRIAGE HOUSE. THE ADDITION TO THE CARRIAGE HOUSE REQUIRES FURTHER STUDY OF THE WALLS AND FOUNDATION IN THAT AREA.



179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

MASSING

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022



4.0



1. NATHAN PARKER HOUSE (1810) - 46 LIVERMORE STREET, PORTSMOUTH NH



2. NATHAN PARKER HOUSE (1810) - 46 LIVERMORE STREET, PORTSMOUTH NH



3. RUNDLETT MAY HOUSE (1807) - 364 MIDDLE STREET, PORTSMOUTH NH



4. NATHAN PARKER HOUSE (1810) - 46 LIVERMORE STREET, PORTSMOUTH NH

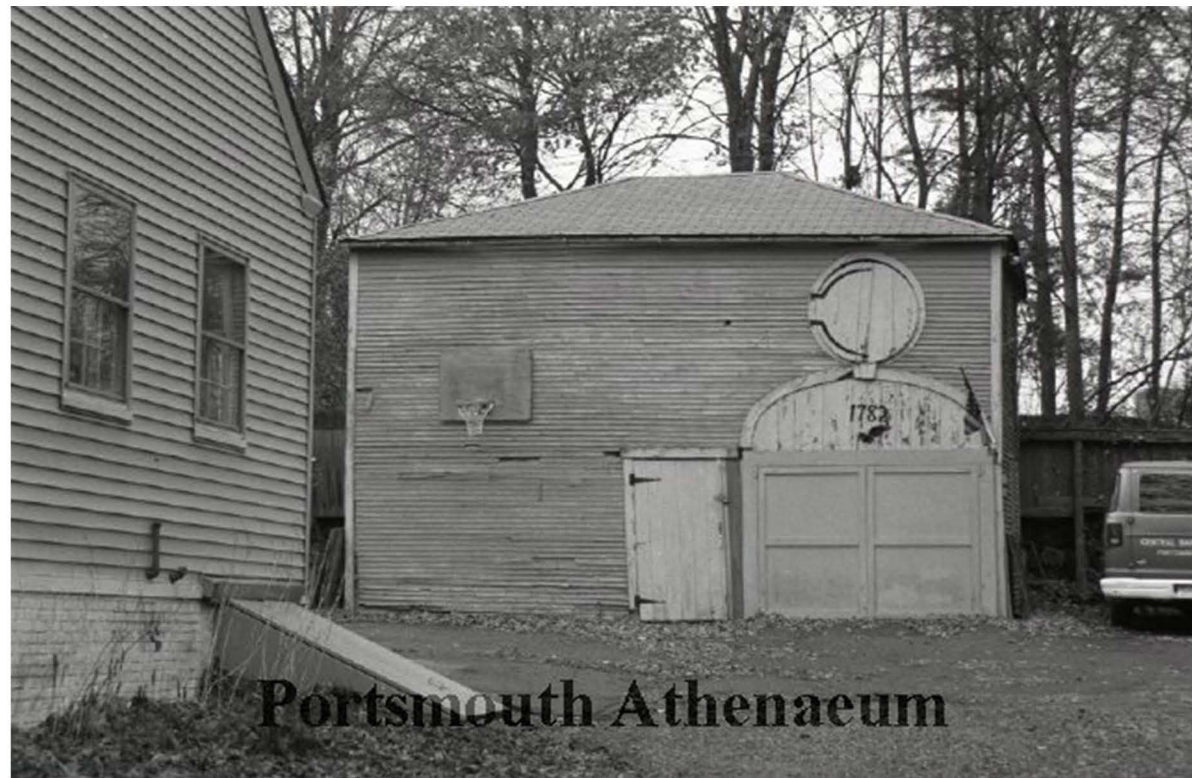
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC PRECEDENTS - CARRIAGE HOUSES

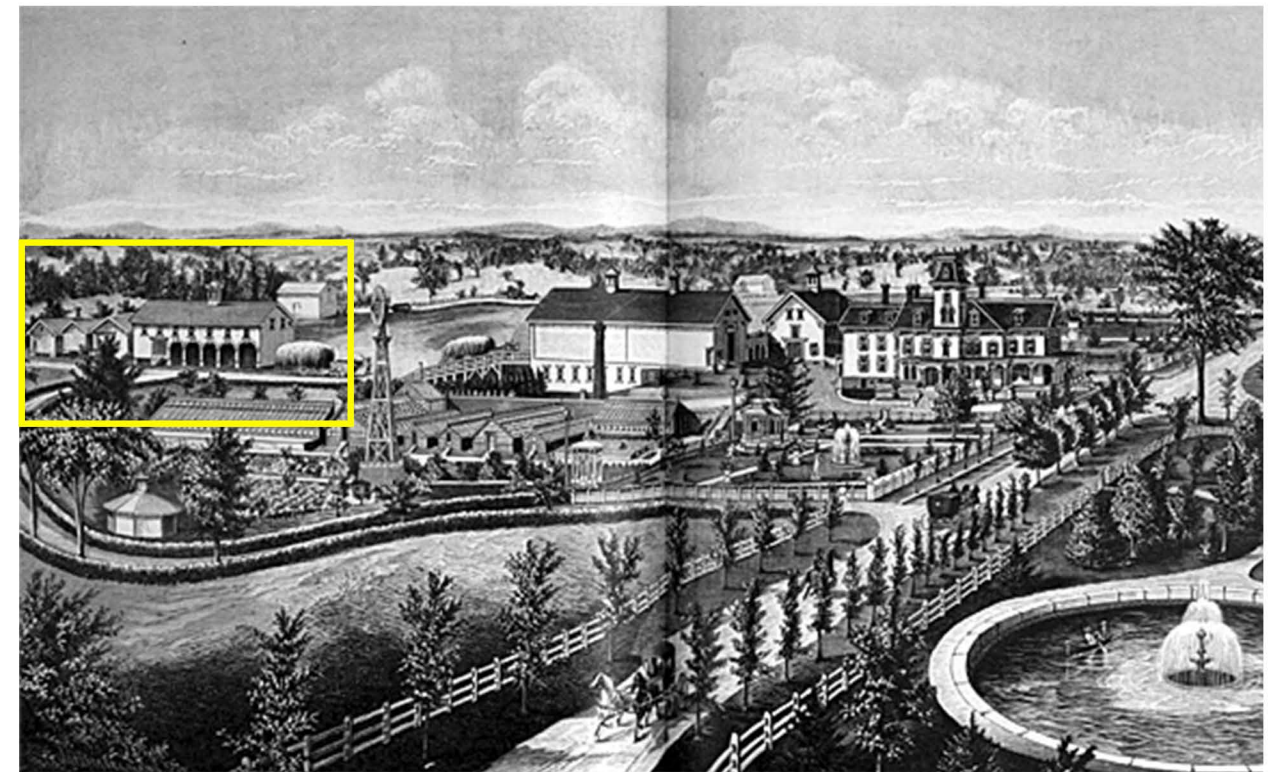
HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022



5.0



1. 27 AUSTIN STREET, PORTSMOUTH NH



2. FRANK JONES MAPLEWOOD FARM, PORTSMOUTH NH



3. 217 CABOT STREET, PORTSMOUTH NH



4. JACOB WENDELL HOUSE (1789) - 214 PLEASANT STREET, PORTSMOUTH NH

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC PRECEDENTS - CARRIAGE HOUSES

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022





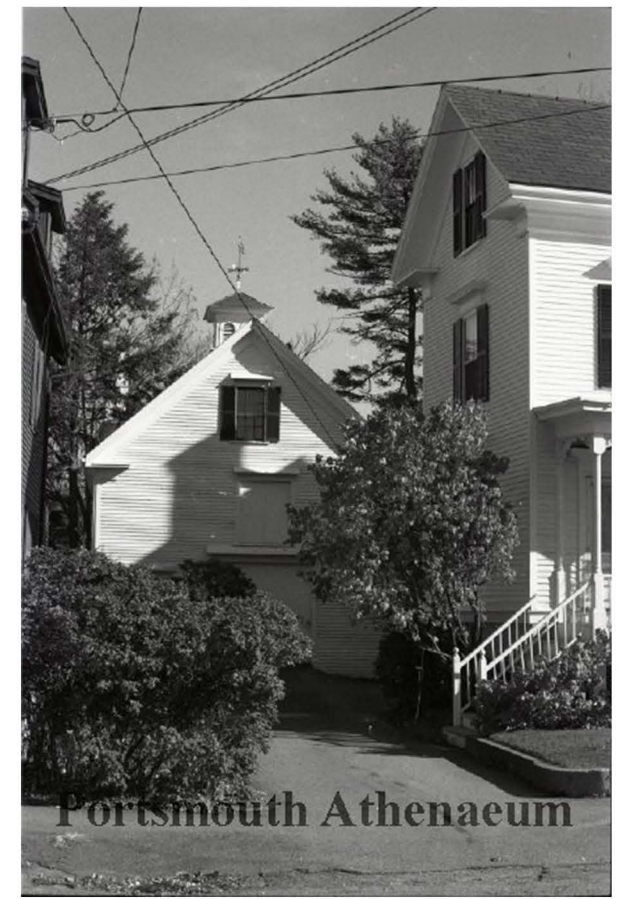
1. MOFFAT-LADD HOUSE (1763)
154 MARKET STREET, PORTSMOUTH NH



2. 686 MIDDLE STREET, PORTSMOUTH NH



3. 83 MERRIMACK STREET, PORTSMOUTH NH



3. 404 MIDDLE STREET, PORTSMOUTH NH

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC PRECEDENTS - CARRIAGE HOUSES

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 4, 2022



PROPERTY TIMELINE: Sources: Portsmouth Athenaeum - 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 - Strawberry Banke

Elizabeth Farish - Attended 2021-12-21 Walkthrough
Chief Curator – Strawberry 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

13 April, 2022

Structural Condition Assessment
Connector, Barn and Carriage House
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 condition assessment of the connector, barn and carriage house structures at 179 Pleasant Street. The following is a summary of the findings.

Please see attached sketch SK-A for a plan drawing.

1.0 Connector

The connector is a 4'-3"x23'-9" one story, wood framed structure which extends from the back of the annex to the barn.

The connector foundation is made of loosely spaced stone supporting a timber plate. The exterior grade along the north side is about 1-foot below the top of the foundation wall. The exterior grade along the south side is approximately at the same elevation as the interior wood floor. Brick masonry cladding has been added along the outside face of the south wall in an attempt to provide some decay protection to the wall and timber sill. The top of this brick cladding is about 1-foot above the exterior grade and interior floor and covers decaying wall sheathing. (Images 1 – 5)

The first floor is framed with 2x4 joists spaced at 16" on center. The joists are supported on a 2x2 ledger fastened to 6x6 timber plates. The north exterior wall is constructed using board sheathing over 2x3 studs spaced at 39" on center. The south wall is constructed using plywood sheathing over 2x3 studs spaced at 16" on center with 4x4 post spaced at 4-feet on center. The majority of the roof is framed with boards spanning from the exterior walls to a 2x2 ridge. (Image 6)

The connector construction is haphazard, with a sloping floor, walls out of plumb, and techniques that would be considered unconventional for any time period. The brick masonry cladding wall does not provide sufficient or appropriate decay protection for the wood framing materials.



1-Connector north elevation



2-Connector south elevation



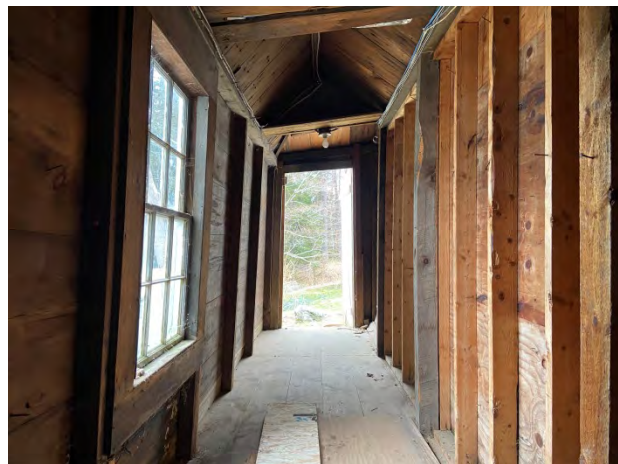
3-Connector brick cladding on south side



4-Connector inside face of brick cladding



5-Connector foundation on north side



6-Connector interior looking east

2.0 Barn

The barn was originally constructed as a 12'-3"x40'-0" one story, wood framed structure with a mono-sloped roof. A renovation added the 10'-6"x16'-9" one story shed extension to the back of the building and created a 15'-5" wide door opening at the front elevation.



7-Barn southwest elevation



8-Barn north elevation



9-Siding extending below grade



10-Stone foundation along back of barn



11-Inside looking north



12-Inside looking south



13-5x5 timber supported on screw jack



14-Connector roof sheathing and purlins



15-Barn decay damage



16-Barn decay damage

The barn foundation along the front of the building is not accessible or visible. It is most likely constructed similar to the connector south wall, with brick cladding covering the base of the wood wall and the dry stacked stone foundation. At some locations along the front of the building, the soil is in contact with the wood clapboard siding and is above the interior floor elevation (Image 9). Along the back of the original building, the foundation is constructed of dry stacked stone (Image 10). At the addition, the foundation is constructed of concrete block and brick masonry.

The first floor is partially concrete slab, just within the sliding doors. (See SK-A) I believe the slab is cast directly on wood decking. The floor is wood decking on each side of the concrete slab. The exterior walls are framed with timber studs clad with pine board sheathing. The roof is framed with wood purlins supported by timber rafters.

The original barn timber frame was constructed using reasonably sized members and techniques. The renovation that added the shed extension, and the wide sliding doors along the front of the building, damaged and structurally degraded the original framing system. Much of the original front wall framing, including a frame supporting post on line-3, was removed to create the current door opening. (SK-A and SK-D) The original front wall frame posts on lines 2 and 4 have also been removed and replaced. Where the back wall of the original barn was removed, the existing and added framing has been supported by a heavily notched 5x5 timber and a screw jack. (Image 13) The purlins spanning from the barn to the carriage house are grossly undersized. (Image 14)

Barn Structural Analysis Summary

This analysis assumes members to be full dimension with the following design loads:

Roof framing analyzed for a 42 psf snow load plus a 20 psf dead load.

Floor framing analyzed for a 40 psf live load plus a 15 psf dead load.

Note: Structural components noted below are keyed on sketch SK-B

- Purlin P1** Assuming 3"x4" Hem-Fir, Select Structural, spaced at 2'-0" on center
Bending stress, fb = 1740 psi (exceeds allowable by 152%)
Total load deflection = 1.07" (exceeds allowable by 180%)
- Purlin P2** Assuming 4"x4" Hem-Fir, Select Structural, spaced at 3'-0" on center
Bending stress, fb = 1955 psi (exceeds allowable by 171%)
Total load deflection = 1.20" (exceeds allowable by 203%)
- Purlin P3** Assuming 2¾"x4" Hem-Fir, Select Structural, spaced at 3'-0" on center
Bending stress, fb = 5400 psi (exceeds allowable by 473%)
Total load deflection = 4.95" (exceeds allowable by 675%)
- Rafter R1** Assuming 8"x7" Eastern White Pine, Select Structural
Bending stress, fb = 1485 psi (exceeds allowable by 132%)
Total load deflection = 1.03" (exceeds allowable by 166%)
- Rafter R2** Assuming 6"x7" Eastern White Pine, Select Structural
Bending stress, fb = 2210 psi (exceeds allowable by 197%)
Total load deflection = 1.55" (exceeds allowable by 248%)
- Rafter R3** Assuming 7"x6" Eastern White Pine, Select Structural
Bending stress, fb = 2284 psi (exceeds allowable by 204%)
Total load deflection = 1.86" (exceeds allowable by 298%)
- Rafter R4** Assuming 7"x6" Eastern White Pine, Select Structural
Bending stress, fb = 2077 psi (exceeds allowable by 185%)
Total load deflection = 1.37" (exceeds allowable by 244%)

Please note that these calculations have ignored the effects of notches and other significant defects and damage in the wood framing. Including these issues in the analysis would significantly increase the member stresses resulting in even lower load capacities.

3.0 Carriage House

The carriage house was originally constructed as a 26'-3"x40'-6" story and a half timber frame hip-roofed structure. A subsequent renovation added a one story shed extension along the entire back of the building. (See image 17 and 18)



17-Carriage house east elevation



18-Carriage house northeast elevation

The carriage house is supported along the south wall, and most of the east wall, on a brick masonry foundation. The foundation wall along the south elevation retains approximately 5-feet of earth. At times during rain events water can be observed leaking through this wall onto the concrete floor slab. The balance of the foundation appears to be dry stacked stone piers.

The majority of the first floor is a concrete slab. About one-third of the floor area is wood decking supported on wood timbers on stone piers over soil. The second floor and roof of the carriage house is framed with wood timbers using deep cross-lap joints for connections. The roof is slate shingles on board sheathing. The clear headroom at the second floor level is about 5'-3". (1/SK-E)

The first floor exterior walls along the front and right sides are framed with conventional 2x stud framing, similar to what we might see today, with pine board sheathing. My opinion is that these walls may have been constructed in the 1960s to 70s timeframe. The original posts along the front wall have been cut down to fit within the newer stud walls, and it was observed that the bases of some of the posts have been repaired. (Images 19 and 20)



19-Brick foundation and front wall framing



20-Brick foundation and side wall framing

The structure has two major frames along lines 7 and 8 with steel hanger rods that extend from the second floor 8x8 carrying timber to the rafter peak. (See SK-B and SK-C) This system provides support to the second floor and relies on diagonal bracing at the second floor level and balloon posts that are continuous from the foundation to the roof truss. (See 1/SK-E) At the frame on line 7.5, the timber bottom chord was cut and removed. In an effort to compensate, 2x8 diagonal chords were installed in an attempt to create a scissor truss. (See images 21 & 22, and 2/SK-E)



21-Cut bottom chord on line 7.5



22-Modified roof framing at line 7.5



23-Modified framing to bridge over the removed post and wall at lower level



24-Vertical split at corner post

At the intersection of grid lines 8 and C, (SK-A) the balloon post was cut and removed at the first floor level. In an effort to compensate, truss-like diagonal framing was installed at the second floor wall along line C, to bridge over the removed post. (See image 23 and 3/SK-E)

Looking at the building from outside, it can be observed that there is significant distortion, or deflection, along the ridge, the hips and in the plane of the roof itself. Looking inside the building at the top of the corner post, we can observe the vertical split in the post where the hip rafter is being pushed outward. (See image 24)

Carriage House Structural Analysis Summary

This analysis assumes members to be full dimension with the following design loads:

Roof framing analyzed for a 42 psf snow load plus a 20 psf dead load.

Floor framing analyzed for a 40 psf live load plus a 15 psf dead load.

Note: Structural components noted below are keyed on sketch SK-B

Rafter R5 Assuming 3"x5" Hem-Fir, Select Structural, 2'-0" on center
Bending stress, fb = 3525 psi (exceeds allowable by 330%)
Total load deflection = 5.05" (exceeds allowable by 496%)

Joist J1 Assuming 7"x6" Hem-Fir, Select Structural, spaced at 3'-9" on center
Bending stress, fb = 1730 psi (exceeds allowable by 144%)
Total load deflection = 1.77" (exceeds allowable by 232%)

Carriage House Structural Analysis Summary - Continued

- Joist J2** Assuming 6"x6" Hem-Fir, Select Structural, spaced at 3'-9" on center
Bending stress, fb = 1200 psi (matches allowable stress of 1200 psi)
Total load deflection = 0.73" (exceeds allowable by 124%)
- Beam B1** Assuming 8"x8" Hem-Fir, Select Structural
Bending stress, fb = 2310 psi (exceeds allowable by 192%)
Total load deflection = 0.54" (within allowable)

Note: Structural components noted below are keyed on sketch SK-C

- Decking D1** Assuming 3/4" thick Hem Fir board sheathing
Bending stress, fb = 2070 psi (exceeds allowable by 160%)
Total load deflection = 1.73" (exceeds allowable by 525%)
- Purlin P4** Assuming 4"x2½" Red Oak, Grade #2
Bending stress, fb = 5920 psi (exceeds allowable by 430%)
Total load deflection = 4.6" (exceeds allowable by 525%)
- Rafter R6** Assuming 5"x7½" Hem Fir, Select Structural
Bending stress, fb = 2825 psi (exceeds allowable by 235%)
Total load deflection = 2.8" (exceeds allowable by 365%)
- Rafter R7** Assuming 5½"x5½" Hem Fir, Select Structural
Bending stress, fb = 2950 psi (exceeds allowable by 245%)
Total load deflection = 4.3" (exceeds allowable by 500%)
- Beam B2** Assuming 10"x8" Hem Fir, Select Structural
Bending stress, fb = 3002 psi (exceeds allowable by 250%)
Total load deflection = 5.6" (exceeds allowable by 440%)

Please note that these calculations have ignored the effects of notches and other significant defects and damage in the wood framing. Including these issues in the analysis would significantly increase the member stresses resulting in even lower load capacities.

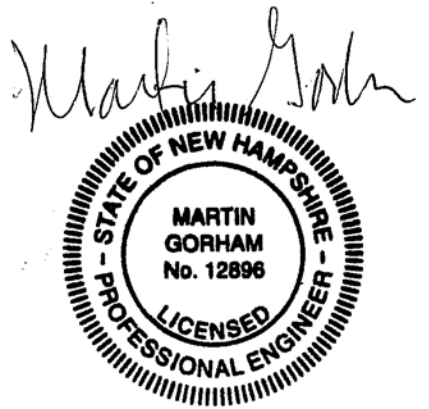
Visual observations, along with the results of the engineering analysis, indicate that the carriage house structure is in very poor condition.

From outside the building, looking at the carriage house, one can observe significant distortion, which could be describe as a swayback condition, along the ridge, the hips, and roof planes. These distortions indicate that the building structure is significantly overstressed to levels that should be considered unacceptable. The results of basic engineering calculations, that should not be considered conservative, confirm that the buildings' member stresses and deflections are excessive.

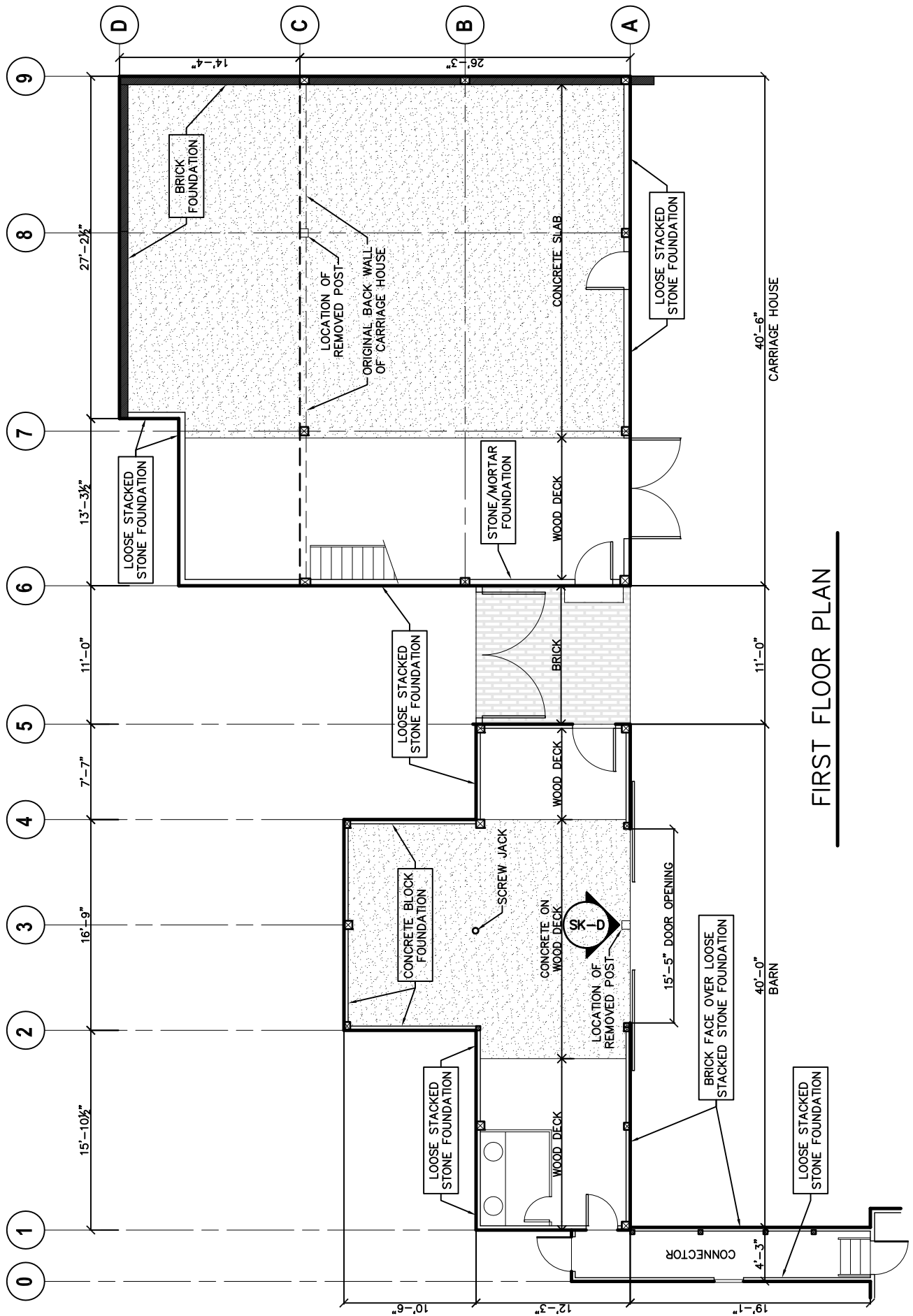
In conclusion; any effort to renovate this existing building structure, for any type of occupancy, would be a difficult and expensive undertaking. In my opinion, every original structural member, including roof sheathing and all member connections, would need to be reinforced, repaired or replaced.

Thank you for this opportunity to be of service. Please feel free to contact me if there are any questions or if I may be of further service.

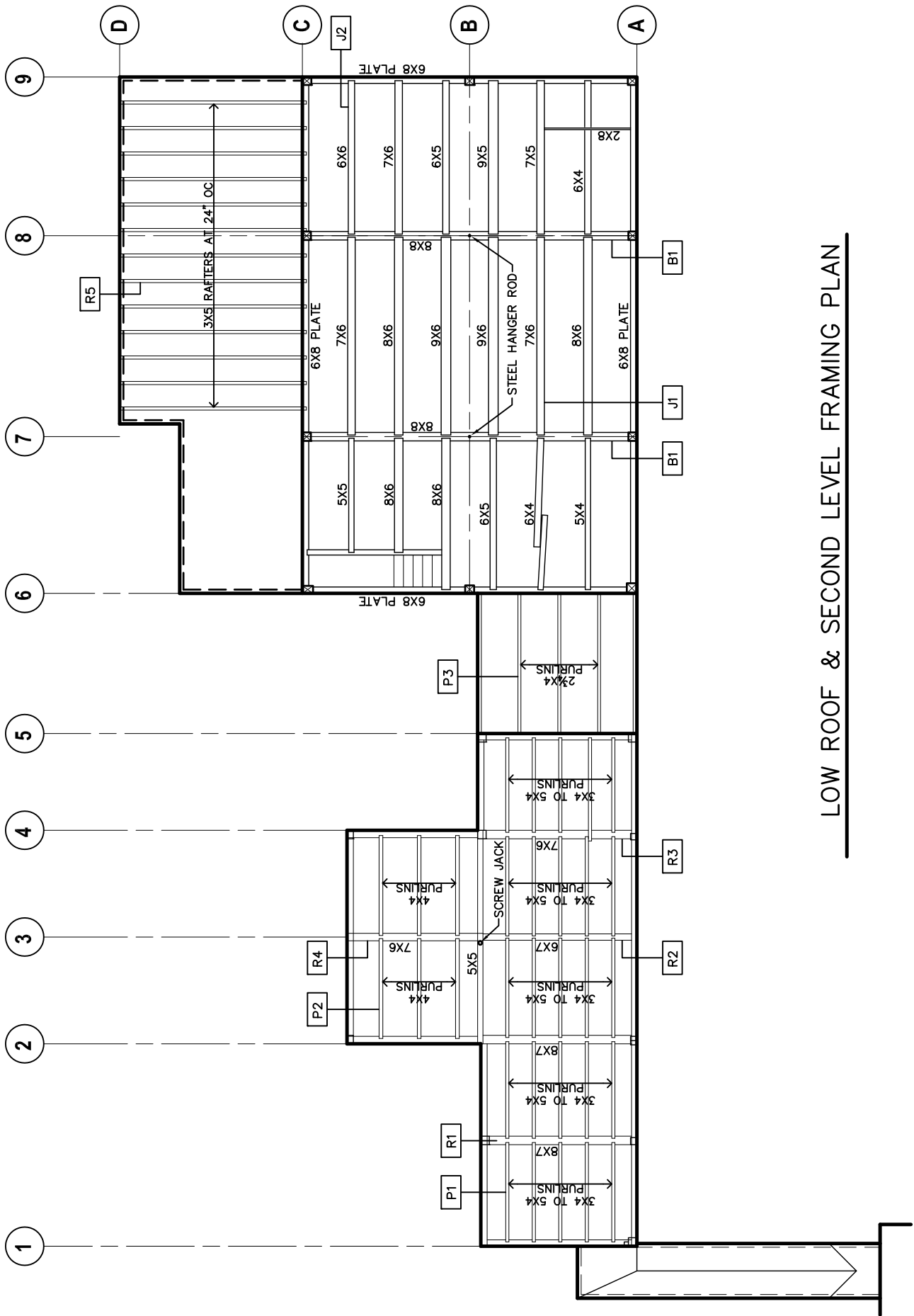
Respectfully submitted,
Martin Gorham, PE, LEED-AP, SECB

A handwritten signature of Martin Gorham in black ink, positioned above a circular professional seal. The seal contains the text: 'STATE OF NEW HAMPSHIRE' at the top, 'MARTIN GORHAM No. 12896' in the center, and 'LICENSED PROFESSIONAL ENGINEER' at the bottom.

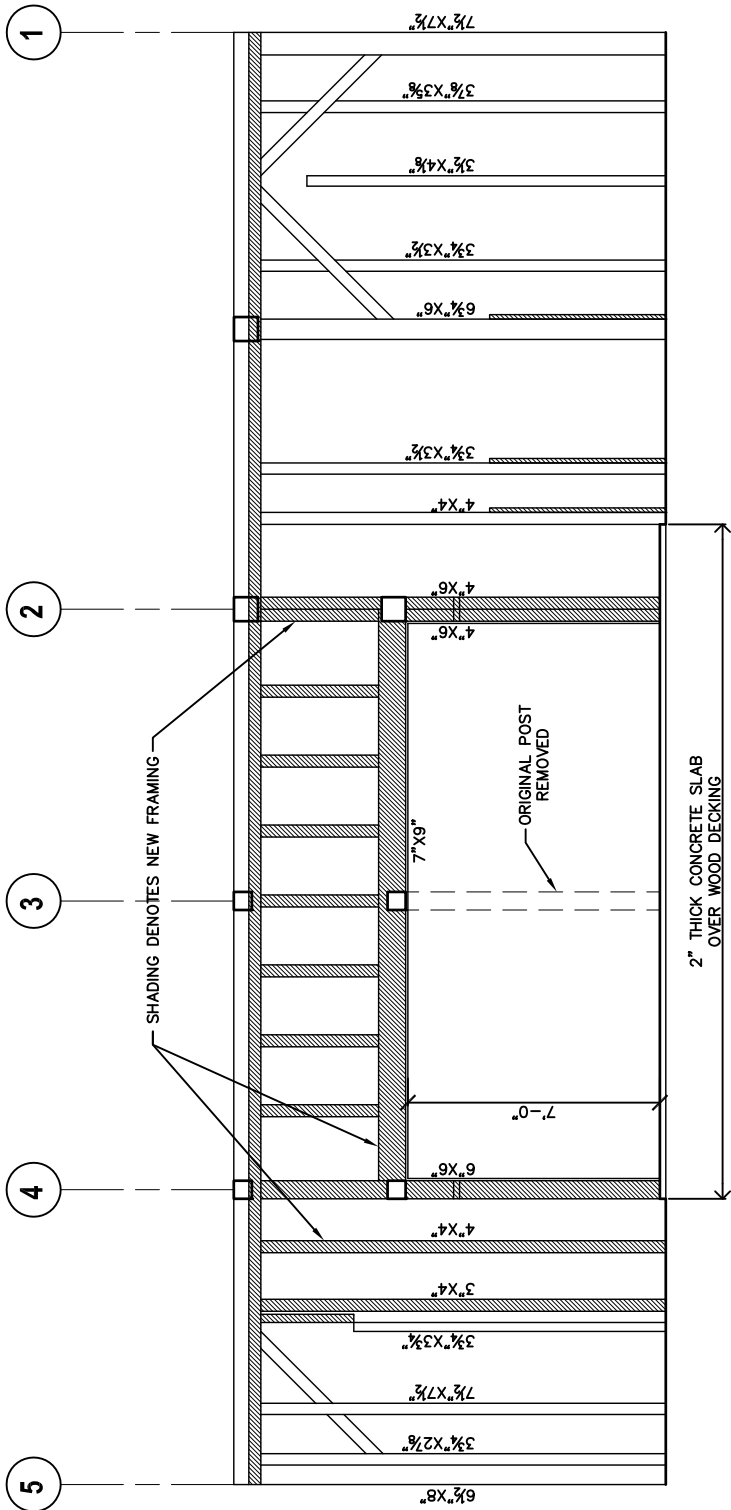
Attachments: SK-A, B, C, D & E



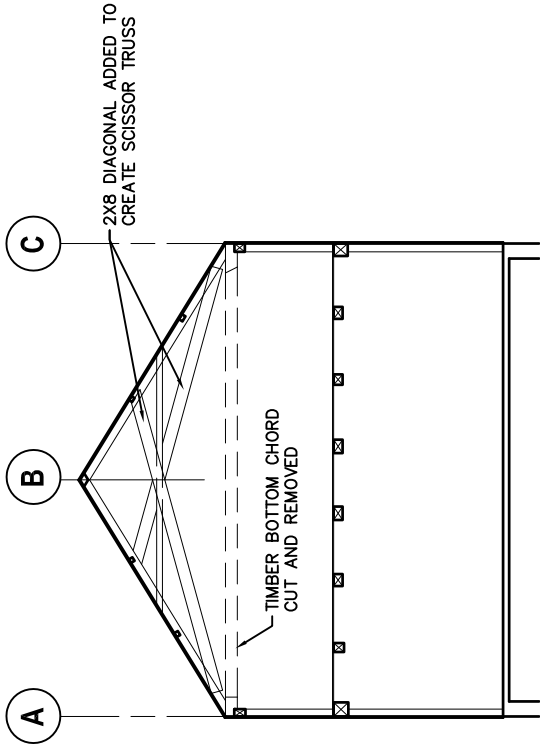
FIRST FLOOR PLAN



LOW ROOF & SECOND LEVEL FRAMING PLAN

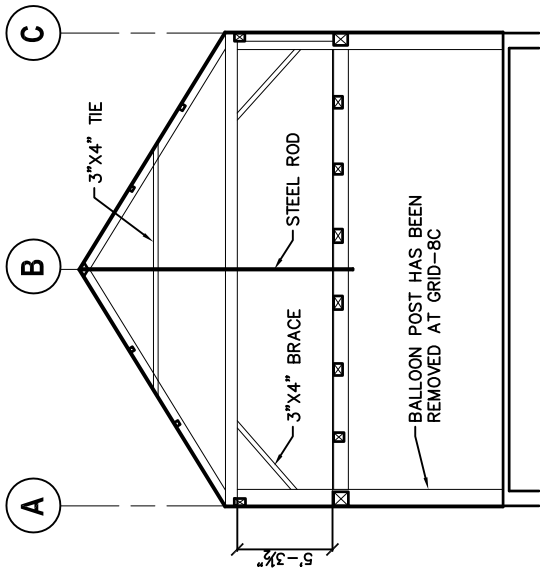


BARN FRONT WALL FRAMING ELEVATION – INSIDE VIEW



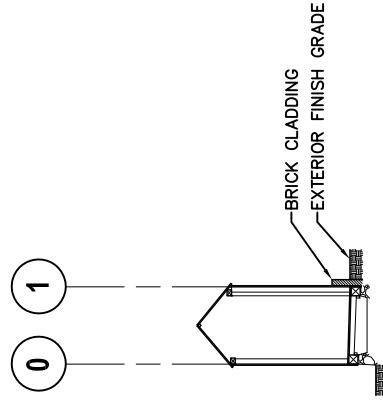
SECTION AT GRID 7.5

2
SK-E



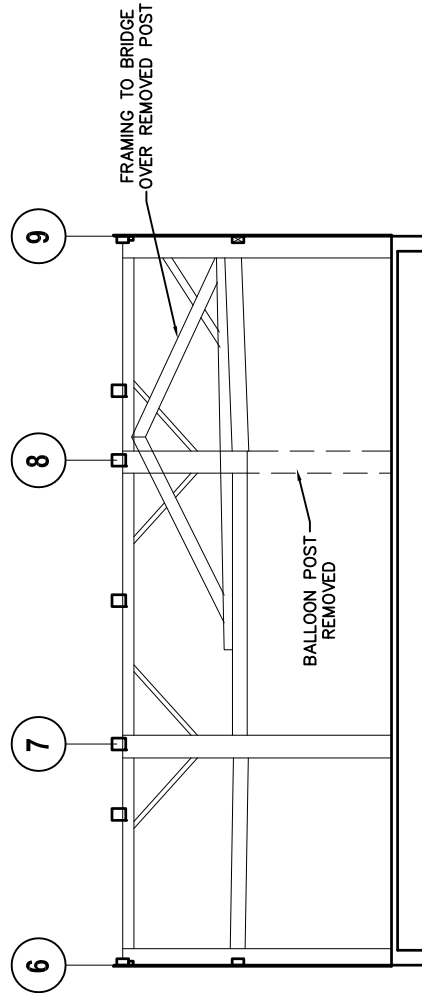
SECTION AT GRID 7 & 8

1
SK-E



SECTION AT CONNECTOR

4
SK-E



SECTION AT GRID C

3
SK-E

Carriage House & Connector Buildings

Evaluation of Construction & Building Origin



The intent of this report is to provide background and clarity to the origin and dating of the carriage house and connecting structures at 179 Pleasant St. By reviewing construction methods, existing materials, historic maps, and consulting with industry professionals. We have generated this report for your review.

Dog Leg Connector:



Dog Leg Connector:

(Est Early 1900's)

The dog leg connector, much like the rest of the property has been subjected to a series of renovations over the years. Most of the framing members in the wall, floor, and roof systems have modern materials and certainly do not predate the early 1900's. The roofing material is slate; however, the flashing details are all modern materials and practices. The edge of the roof lines have metal drip edge installed, and the ridge cap detail is lead bent over the slate and does not match the hip or ridge detail of the mansion.

The front elevation exterior trim and clapboards have all been replaced and have no signs of original materials. The back elevation has older clapboards installed on a portion of the wall system. The clapboards have a very steep lap joint that overlaps by roughly 2". This indicates older siding practice and thus older material. The nails used to secure the siding and the steep lap joints however, do not match the siding details on the mansion. This suggests a different period for the installation of the siding on the dog leg connector.

Another key detail is how the dog leg connector butts into the annex and barn/connector. The corner boards and fascia are cut into the other structures and in some points scribed around the other structures. Again, this suggests that this building postdates the annex and even the barn/connector.

Barn/Connector:



Barn/Connector:

(Est 1890 – Early 1900's)

The barn/main connecting structure also exhibits signs of significant renovation work over the years. Through our research we know that the front wall was reframed to accommodate a larger sliding door in 2018. A 10' x 16' "carport" was added to the back side of the structure in 1979. In reviewing the framing most of the front wall has been removed and replaced with rough sawn material to accommodate the door renovation in 2018. Additionally, most of the roof framing was cut and altered to accommodate the carport addition in 1979.

We noticed a unique difference between the roof framing in the barn/connector and the carriage house and mansion. The barn/connector roof system is a timber frame just like the mansion and carriage house. It has main rafters, purlins, and wind or corner bracing into the king posts. The joinery of the wind or corner bracing was mortised into the side of the king post and rafter, and then secured with a large steel nail. The mansion and carriage house all have mortise pockets and tenon joints with a wooden peg. This could be a result of the roof being altered and repurposed to accommodate the various renovations, or the different framing style may suggest a different period for the structure.

There is little to extract from the exterior details on this structure. Most of the siding and exterior trim has been replaced or is rotted beyond any repair. The exterior wall facing the carriage house located under the open roof system is however intact. The siding on this wall has a but joints and no noticeable nail heads like the mansion.

Carriage House:



Carriage House:

(Est 1784)

The carriage house is the only structure (outside of the mansion) that still has elements of its 1784 origin. Unfortunately, the carriage house has suffered the greatest impact from haphazard renovations and poor construction practices out of all the structures on the property.

In 1962 the carriage house underwent an extensive renovation to accommodate a dentist office. The renovation basically removed the entire first floor walls and floor systems. There are almost no original materials left on the first floor of the carriage house to include, wall studs, sheathing, windows, doors, siding, trim, foundation. I believe they systematically removed sections of the walls while they reframed and eventually poured a concrete slab throughout most of the carriage house.

The second floor and roof system however have remained mostly intact and original to the 1784 period. The massing of the beams, the joinery methods, and the framing layouts all match the mansion framing. Some of the beams have been cut or notched over the years but for the most part the framing is intact.

There are (2) single story additions off the back of the carriage house. These two structures are not original to the carriage house, and we believe were most likely added in the late 1800's or early 1900's with the barn/connector. The framing members used are machined and the framing practice mimics that of the annex and a balloon frame style. The roof rafters of these additions are also notched into the second-floor sheathing of the carriage house.



Conclusion:

After reviewing the connecting structures and carriage house as well as consulting with other professionals, it is our opinion the mansion and carriage house are the only structures original to the 1784 period. We believe the original property encompassed the mansion, a small kitchen “L” off the back of the mansion and the carriage house.

We also believe the barn/connector was added sometime after 1860 when Mark Wentworth purchased the property. We have found news papers in the mansion used as insulation and vapor barrier which suggest the renovation occurred closer to 1889 -1890. It is my opinion that Mark Wentworth renovated the mansion and added the barn/connector onto the carriage house at this time.

The dog leg connector and single story additions on the back of the carriage house we believe occurred sometime after the barn/connector and mansion renovation. Mark Wentworth passed away leaving the property to his daughter Susan Wentworth in 1903. We believe Susan added the back additions and the dog leg connector sometime during her ownership of 1903-1940. New Additions, Renovations, and Repurposing of materials has been ongoing to present day.



05/07/2022

LUHD-461

Historic District Commission Work Session or Administrative Approval Application

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

James Woods
annekejames@mac.com
139 Glenwood Road
Ridgewood, NJ 07450
201-410-9043

Location

1 WALTON ALY
Portsmouth, NH 03801

Owner:

James William Woods & Anna Roeline Meinardi
139 Glenwood Road Ridgewood, NJ 07450

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

Work Session

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Renovation of the property to include a small 2 story addition to the house to accomodate a powder room and laundry room on the first floor with a bath room on the second floor. A single car garage to be added on the property. The skylights on the house to be removed and a cedar shingle roof installed on the house and matched to the garage. A cobble stone drive way to be laid to the entrance of the garage. Property to be re-fenced in the style of the original fence and lanscaped. The house will be restored as the primary residence for myself and family.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

General Contractor

Full Name (First and Last)

Aaron Henderson

Business Name (if applicable)

AHGC

Mailing Address (Street)

37 Chauncey Creek Rd.

City/Town

Kittery Point

State

Maine

Zip Code

03905

Phone

603-969-4073

Email Address

ahgc@comcast.com

Relationship to Project

Owner

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

--

GATES STREET

5' - 0" FRONT YARD SETBACK

5' - 0" FRONT YARD SETBACK

WALTON ALLEY

LOT AREA: 5,810 SF
EXISTING HOUSE AREA: 924 SF
EXISTING BUILDING COVERAGE: 15.9%
ADDITION AREA: 112 SF
ONE CAR GARAGE: 216 SF
PROPOSED BUILDING COVERAGE: 21.5%

10' - 0" SIDEYARD SETBACK

33' - 0"

APPROXIMATE PROPERTY LINE

APPROXIMATE BUILDING LOCATION

1 WALTON ALLEY

10' - 0" SIDE YARD SETBACK

8' - 0"

ADDITION

14' - 0"

25' - 0" REAR YARD SETBACK

10' - 0" SIDE YARD SETBACK

11' - 10" +/-

18' - 0"

5' - 0"

ONE CAR GARAGE

12' - 0"

0' - 6"

NOTE: SITE PLAN DRAWN OFF CITY OF PORTSMOUTH GIS MAP.
BUILDING LOCATION, DIMENSIONS, AND AREAS ARE SUBJECT TO
CHANGE THROUGH A FORMAL SURVEY BY A LICENSED SURVEYOR.

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WALTON ALLEY

1 WALTON ALLEY
PORTSMOUTH, NH 03801

CONCEPTUAL SITE PLAN

McHENRY ARCHITECTURE

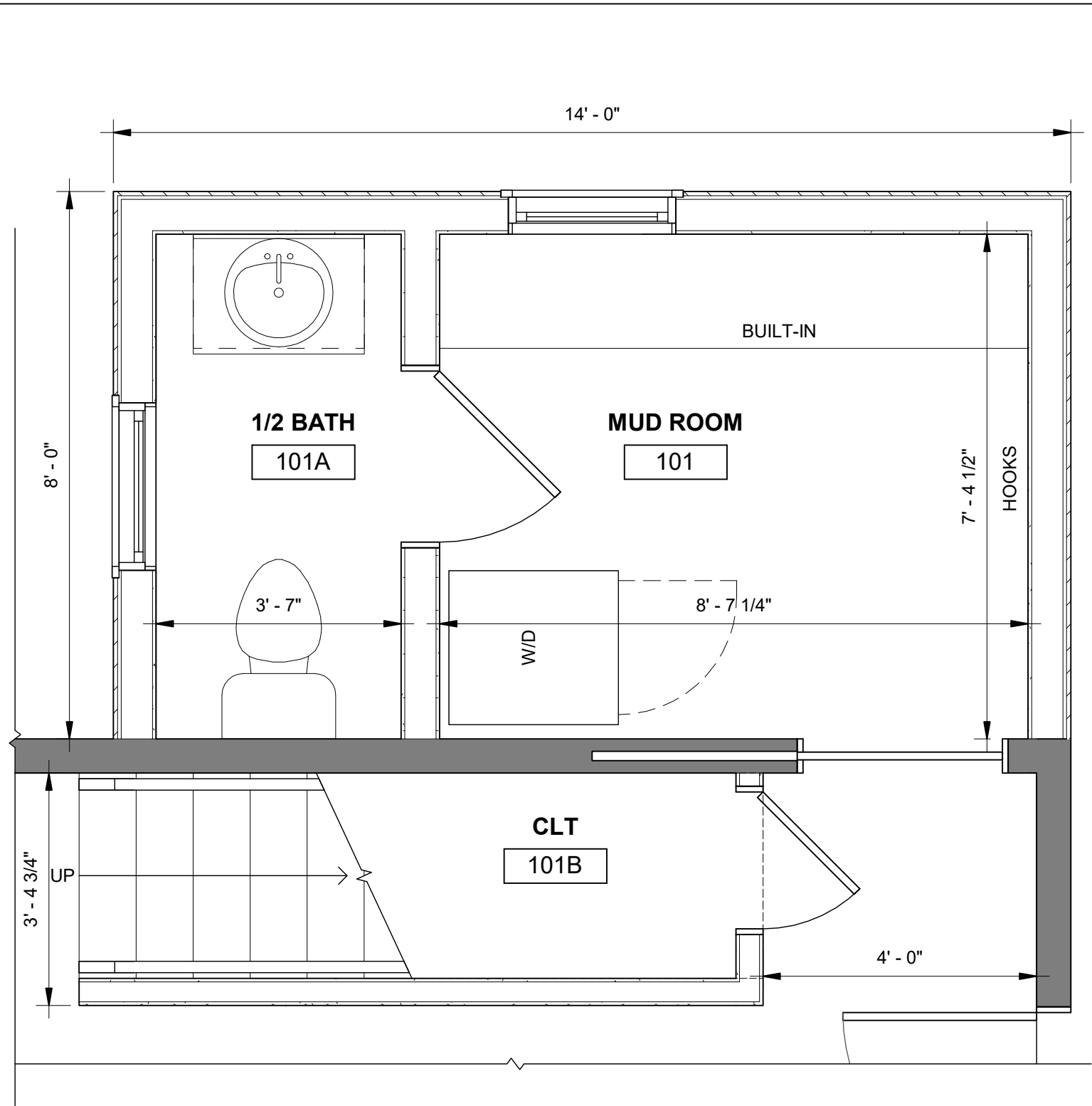
4 Market Street
Portsmouth, New Hampshire

C1

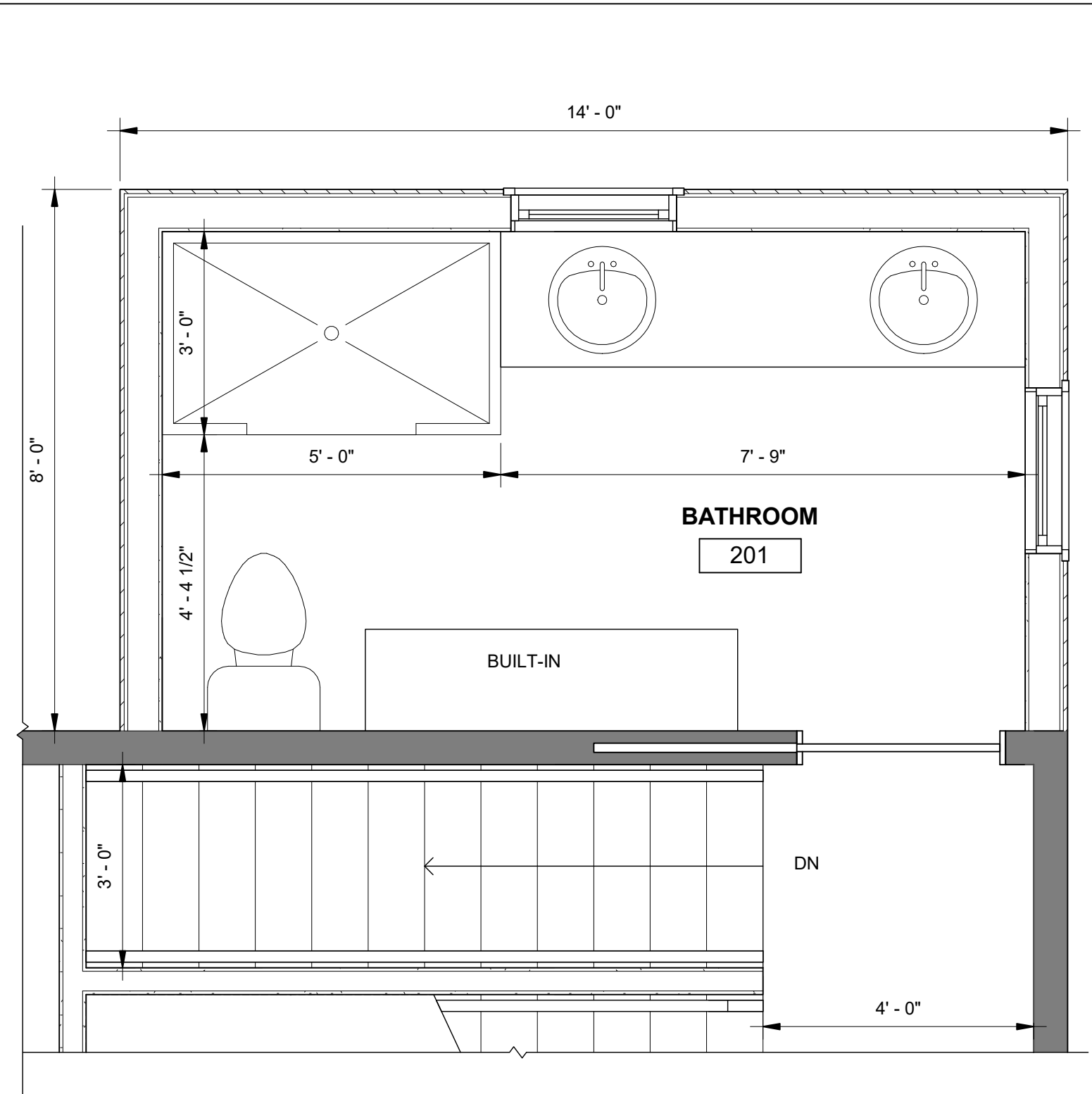
04/14/2022

McHA: RD / MG

Scale: 1" = 10'-0"



1 FIRST FLOOR
1/2" = 1'-0"



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

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WALTON ADDITION
1 WALTON ALLEY
PORTSMOUTH, NH 03801

FLOOR PLANS
SCHEMATIC DESIGN

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

04/14/2022
McHA: RD / MG
Scale: 1/2" = 1'-0"





A tan-colored shed with a red roof, featuring a double door with a diagonal pattern and a single window. A black outdoor light fixture is mounted on the roofline.

A tall, grey, solid fence running across the middle ground, separating the shed area from the background houses.

A yellow house with a grey roof and a brick chimney, partially obscured by bare trees. To the right, a blue house with white trim and a dormer window is visible.

The side of a white house with horizontal siding, showing a window and a light fixture.

The foreground and middle ground of the yard, including a brick patio, a concrete foundation, a coiled black hose, and some debris.





05/07/2022

LUHD-462

Historic District Commission Work Session or Administrative Approval Application

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

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

Location

161 DEER ST
 Portsmouth, NH 03801

Owner:

EIGHTKPH LLC
 233 VAUGHN ST UNIT 301 PORTSMOUTH, NH 03801

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

Work Session

Alternative Project Address

88 Maplewood

Project Information**Brief Description of Proposed Work**

Application to Amend Previous Approval - Demolition of existing commerical building and construction of a new mixed-use building.

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)	Business Name (if applicable)
Carla Goodknight	CJ Architects
Mailing Address (Street)	City/Town
233 Vaughan Street	Portsmouth
State	Zip Code
New Hampshire	03801
Phone	Email Address
6034312808	carla@cjarchitects.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**

Other

LETTER OF AGENDA

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

Many early Portsmouth businesses relied on the railway and its support structures - including the Portsmouth Train Station, The Eastern and Concord Railroad Depot, and the 16 Stall Engine Round House.

Notable historic buildings containing Lumber Yards, Brew Houses, and Factories sprang up in the vicinity of the railway and were served by it. These historic examples of early brick architecture reveal a wealth of intricate masonry and coursing details. These details are artfully woven into the practical brick wall construction required to support economic development in the 1800's.

We've assembled a pictorial history in Section 2.0 for inspiration as we work to develop an appropriate architectural style for this historic Portsmouth Railway Site.

Please review the following items submitted for consideration:

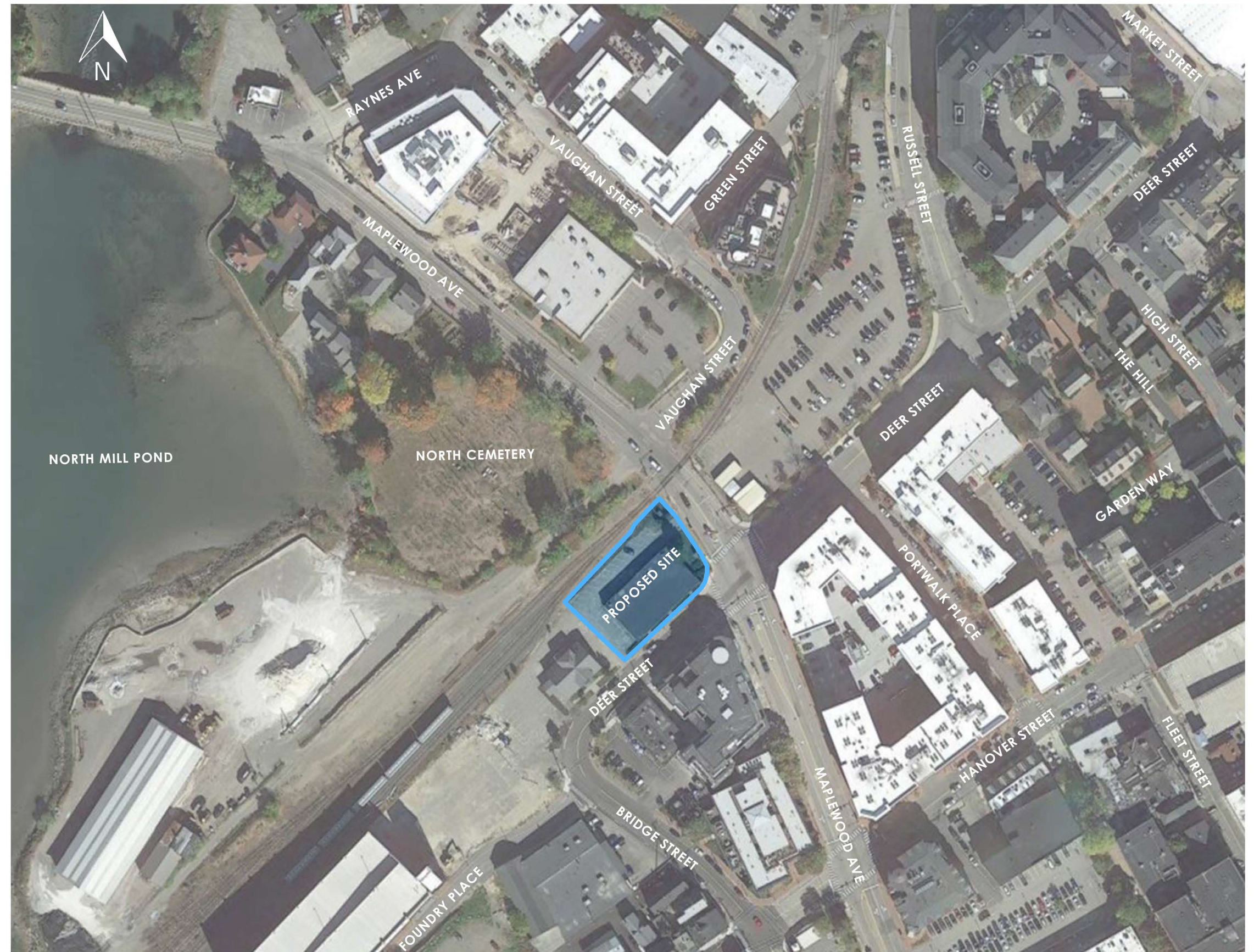
- 1.0 – Site Aerial & Agenda
- 2.0 – Historic Rail Corridor Architecture
- 3.0 – North End Vision Plan & Zoning
- 4.0 – Site and Surroundings
- 5.0 – Massing

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

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects



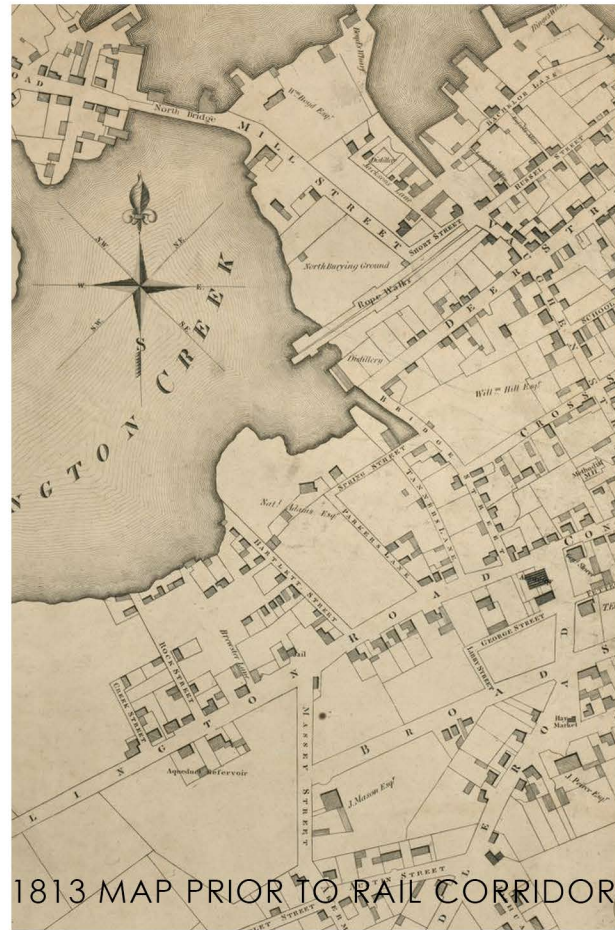
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022



1.0



1813 MAP PRIOR TO RAIL CORRIDOR



- | | | | |
|---|---|---|---|
| <p>CITY OFFICES.</p> <ol style="list-style-type: none"> 1. City Offices 2. Custom House & Post Office & Telegraph Office. 3. Court House. 4. Jail. 5. High School. 6. Music Hall. 7. Ward Schools. 8. Eastern } R. R. Depot. 9. Concord } 10. Cemeteries. 12. Rockingham House. | <p>CHURCHES.</p> <ol style="list-style-type: none"> A. Episcopal. B. Unitarian. C. Middle St. Baptist. D. Universalist. E. Congregational. F. Methodist E. | <ol style="list-style-type: none"> 13. Kearsarge House. 14. Smith's Academy. 15. Portsmouth Artillery Armory. 16. Frank Jones, Brewery. 17. The Eldridge Brewing Co. 18. C. E. Boynton Mineral Water and Bottling works. 19. Kearsarge Mills. 20. W. F. Fernald's Ship Yard. 21. J. K. Nute Shoe Manufacturer. 22. Sam'l Adam's & Co., Lumber Yard. 23. A. A. Fernald's. 24. Thos. E. Call's. | <ol style="list-style-type: none"> G. Christian. H. F. W. Baptist. J. Second Advent. K. R. Catholic. L. Congregational. M. St. John's Chapel. N. Old South, Baptist. |
|---|---|---|---|

- #1 TRAIN STATION
- #2 KEARSARGE MILL
- #3 ROUNDHOUSE
- #4 FRANK JONES BREWERY
- #5 ELDREDGE BREWERY

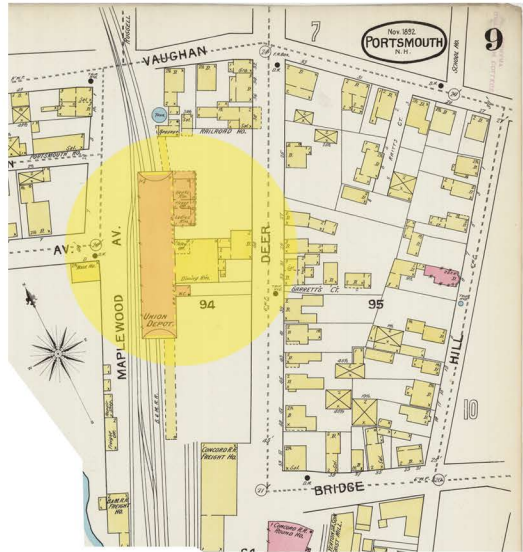
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC RAIL CORRIDOR AND RELATED STRUCTURES

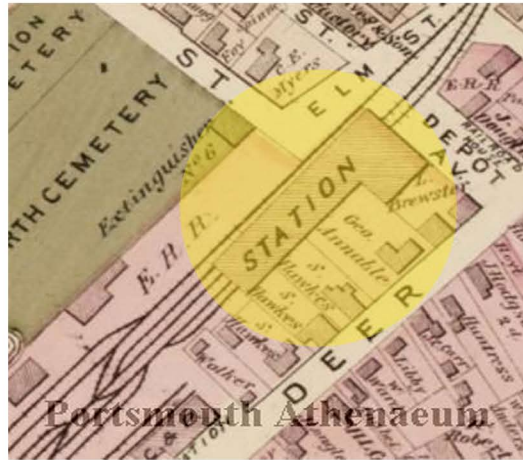
HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022



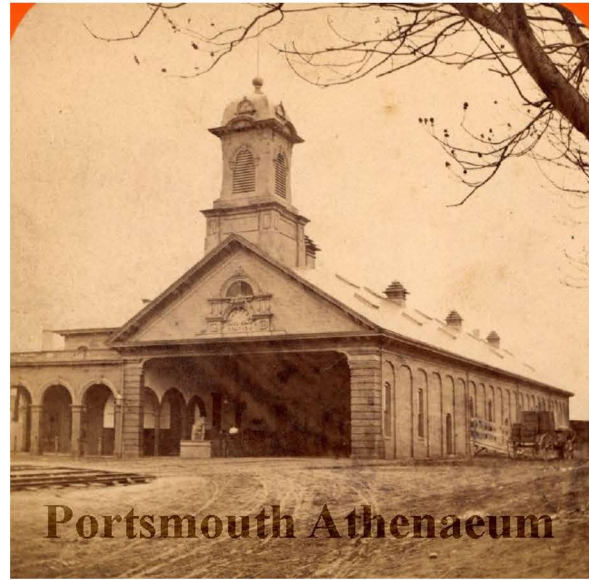
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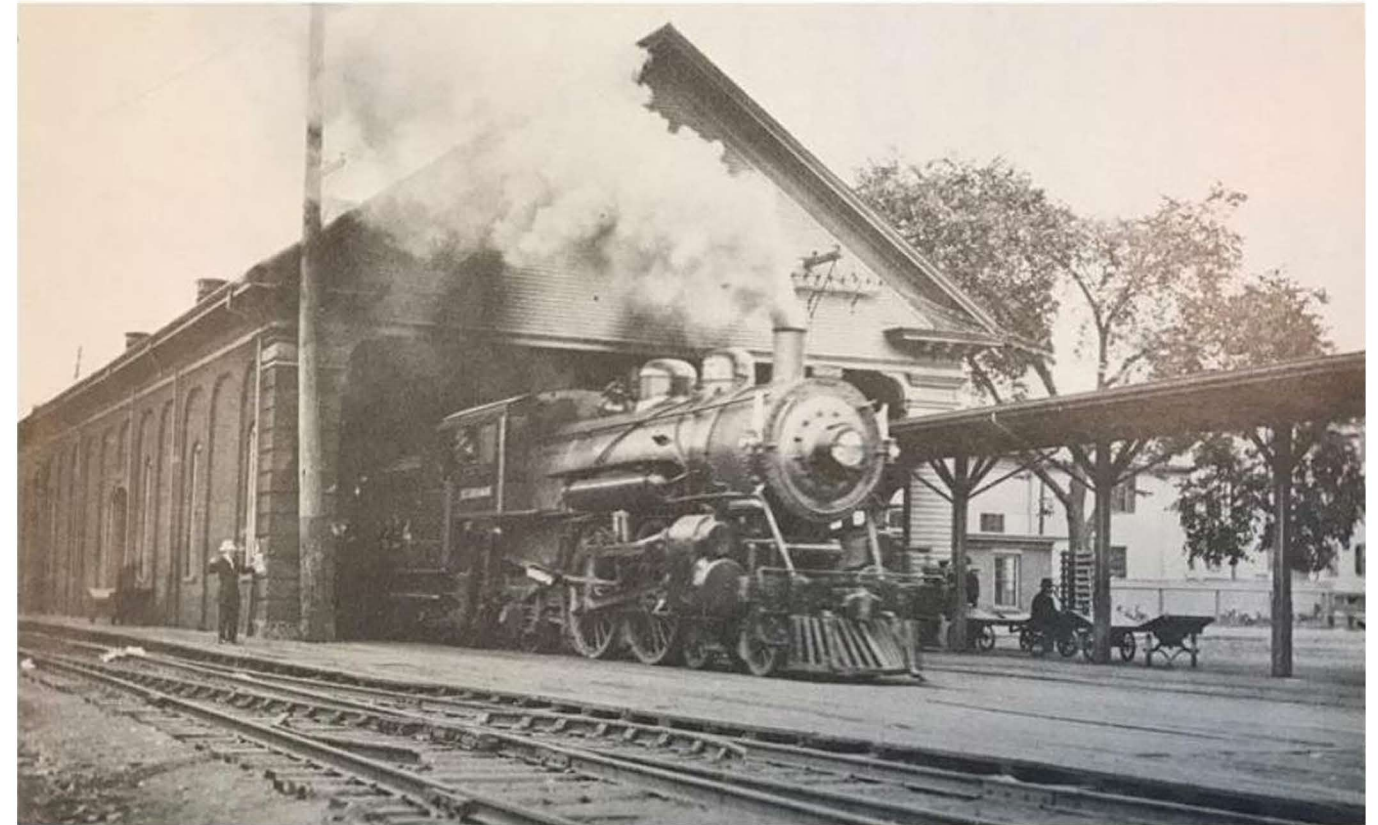
#1 TRAIN STATION



Portsmouth Athenaeum



Portsmouth Athenaeum



Boston & Maine Station, Portsmouth, N. H.

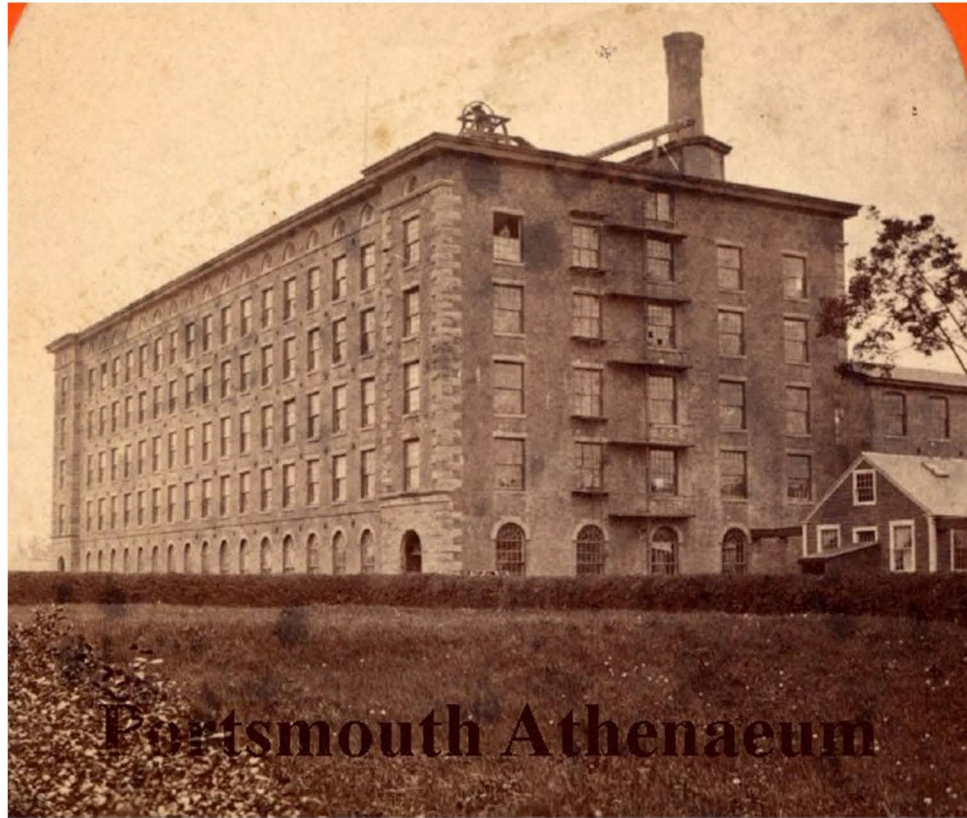


88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

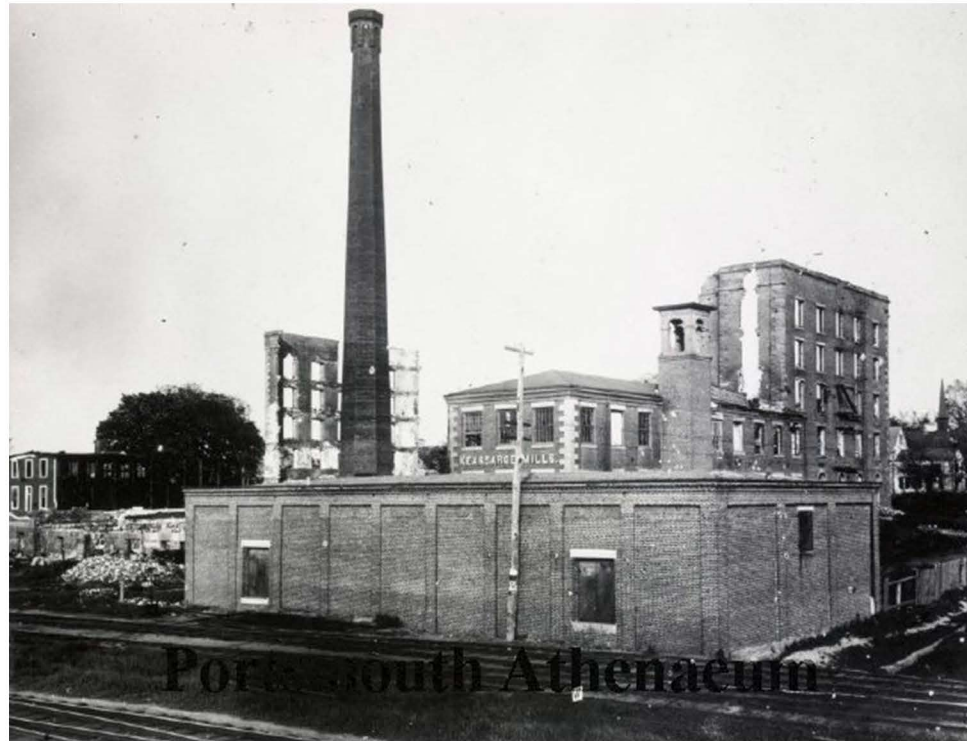
RELATED STRUCTURES

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022





#2 KEARSARGE MILL



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022

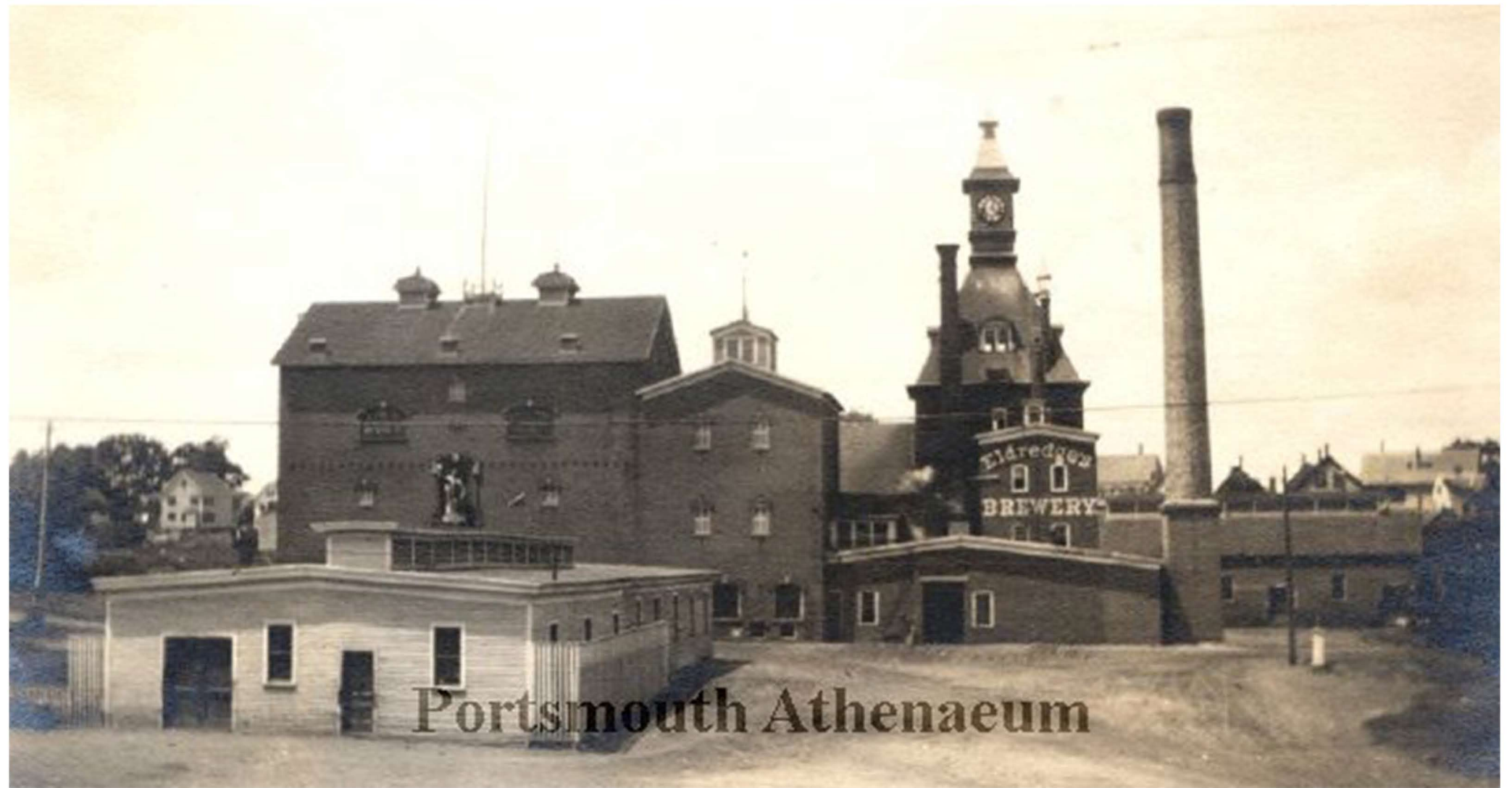




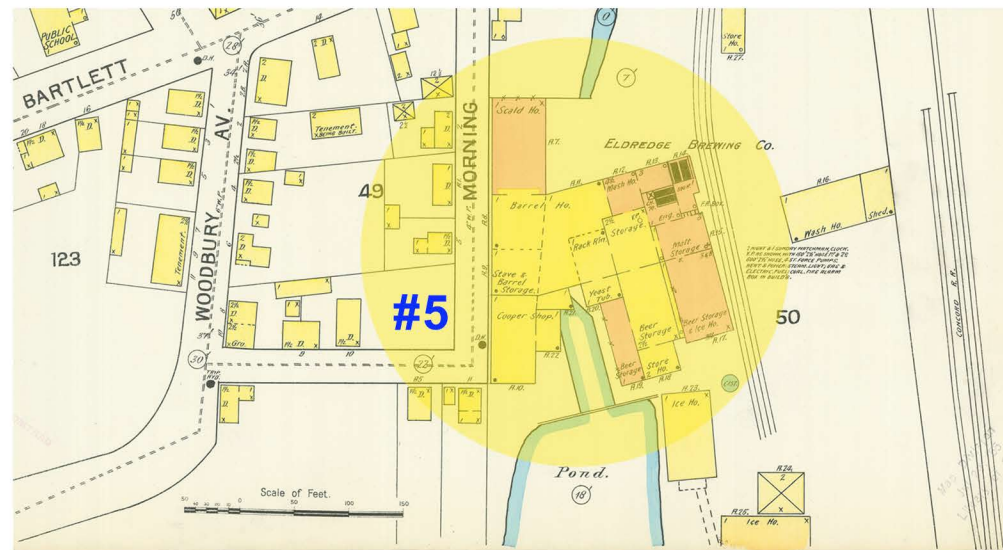
#4 FRANK JONES BREWERY



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE



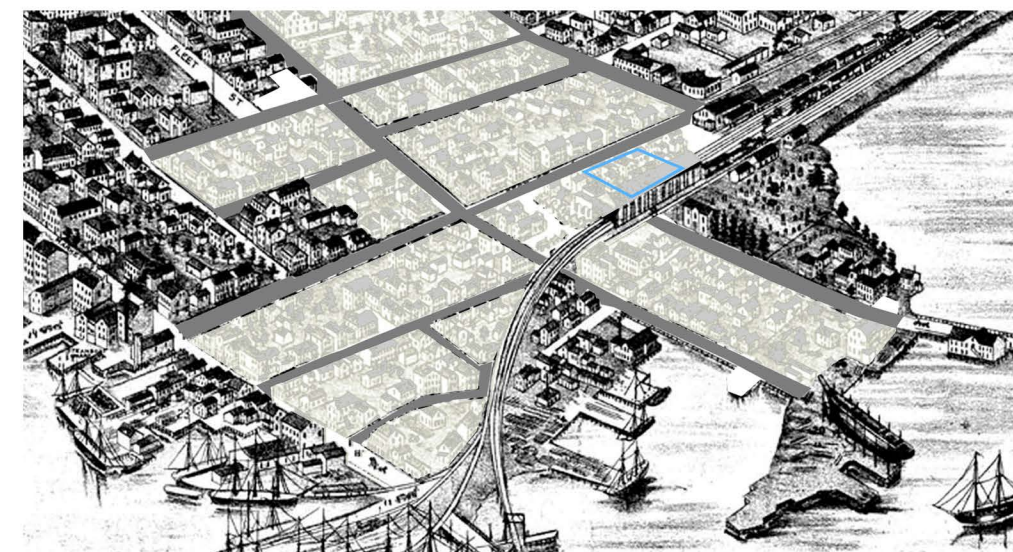
#5 ELDREDGE BREWERY



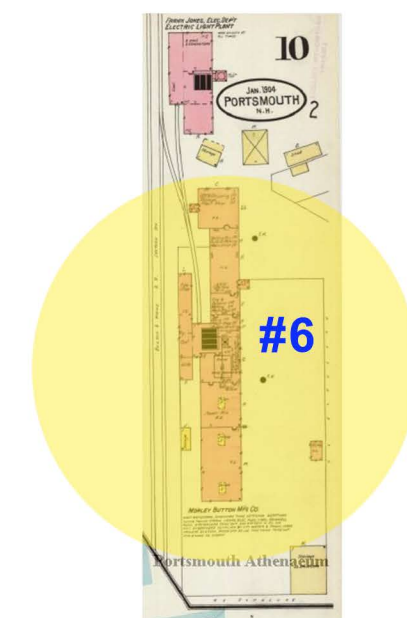
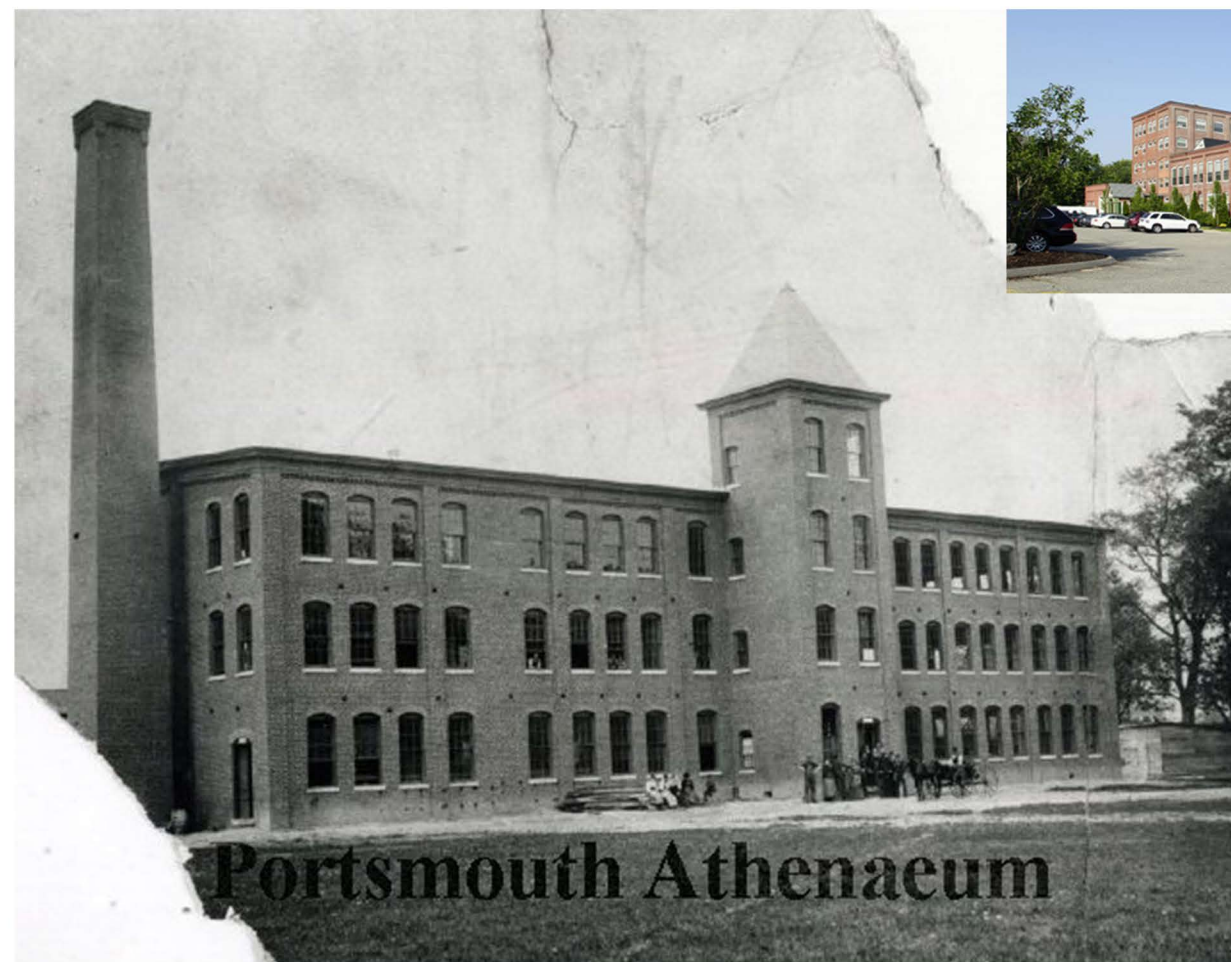
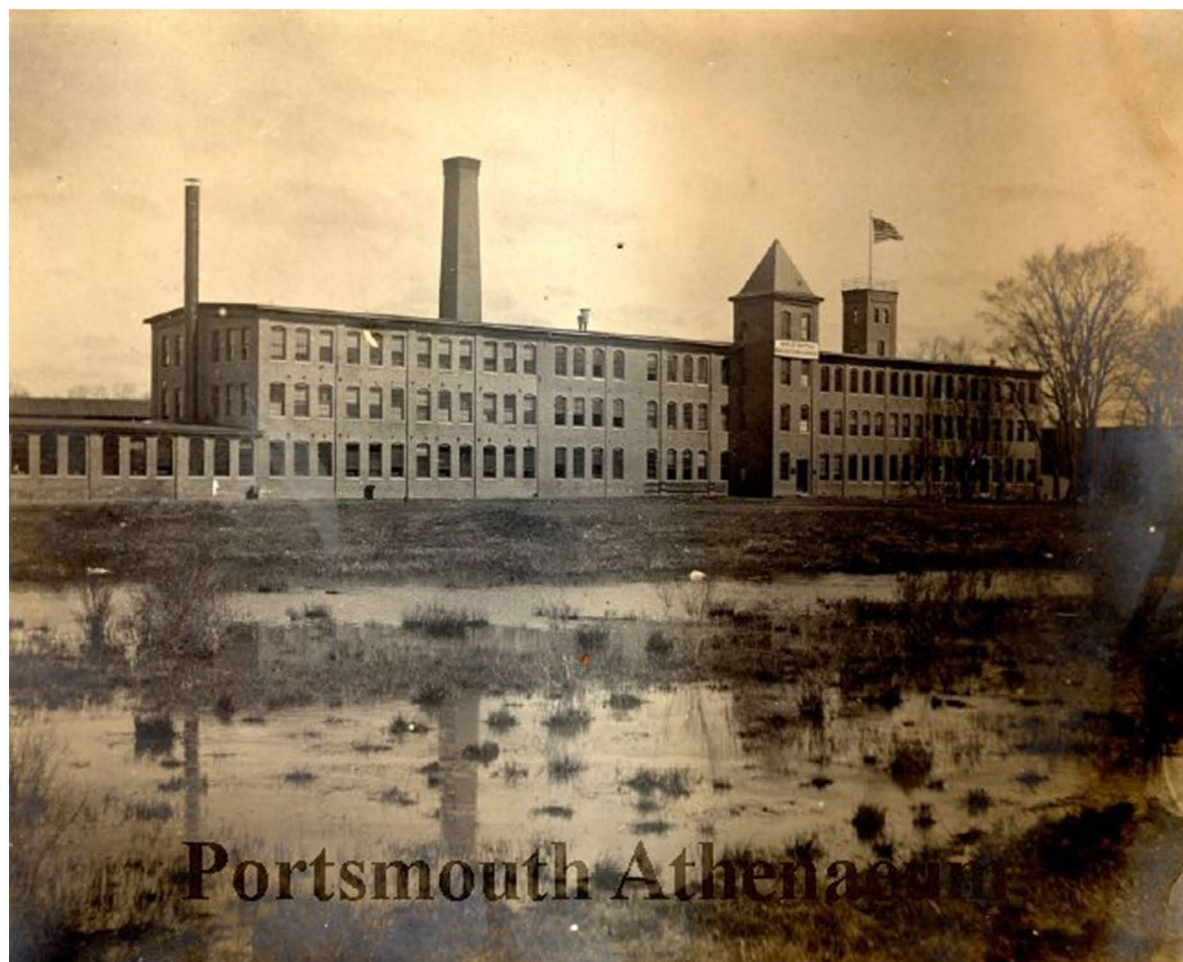
RELATED STRUCTURES

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022





#6 BUTTON FACTORY

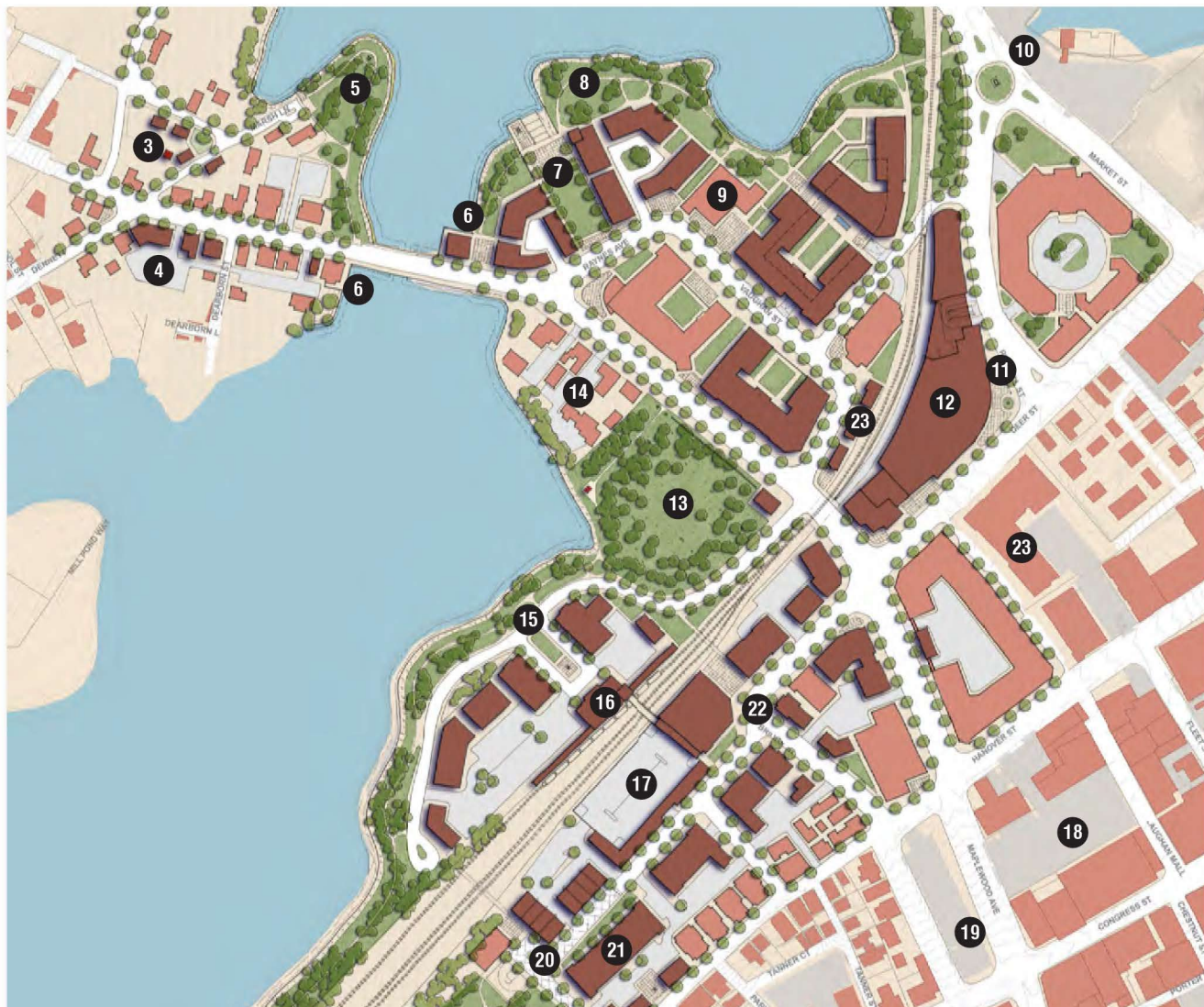


88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022





NORTH END VISION PLAN
PROPOSED PROJECT SITE

- 1 NOBLE'S ISLAND
- 2 ALBACORE MUSEUM
- 3 PSNH SUBSTATION
- 4 MAPLEWOOD/DENNETT GATEWAY REDEVELOPMENT
- 5 MARSH LANE PARK
- 6 WATERFRONT DINING
- 7 MILL POND CIVIC PLAZA & GREEN
- 8 MILL POND WATERFRONT PARK & GREENWAY
- 9 3S ARTSPACE
- 10 MARKET STREET ROUNDABOUT & PARKS
- 11 NORTH END PLAZA
- 12 FUTURE HARBORCORP/WHOLE FOODS CONVENTION CENTER
- 13 UNION CEMETERY/NORTH CEMETERY

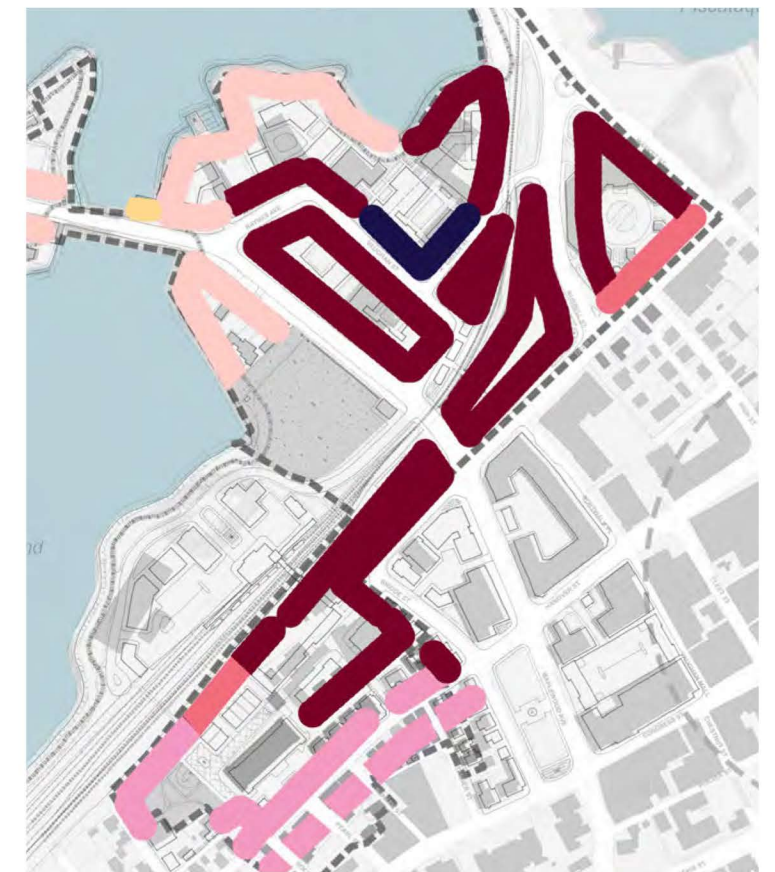
- 14 MAPLEWOOD HISTORIC HOMES
- 15 TRANSIT ORIENTED DEVELOPMENT
- 16 FUTURE PASSENGER RAIL STATION
- 17 FUTURE NORTH END PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 18 FUTURE MAPLEWOOD PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 19 FUTURE MAPLEWOOD AVENUE SQUARE/PARK
- 20 FUTURE ARTISAN/WORKFORCE HOUSING DISTRICT
- 21 FUTURE UPWARD EXTENSION OF HEINEMANN BUILDING
- 22 FUTURE MIXED-USE DISTRICT
- 23 FUTURE INFILL & LINER BUILDINGS

LEGEND

Dark Blue	6 Stories (70')
Dark Red	4-5 Stories (60')
Red	3-4 Stories (50')
Pink	2-3 Stories (45')
Light Pink	* 2 Stories (35')
Yellow	1 Story (20')



NORTH END ARCHITECTURAL STYLE



PRELIMINARY BUILDING HEIGHT MAP

BUILDING DESIGN

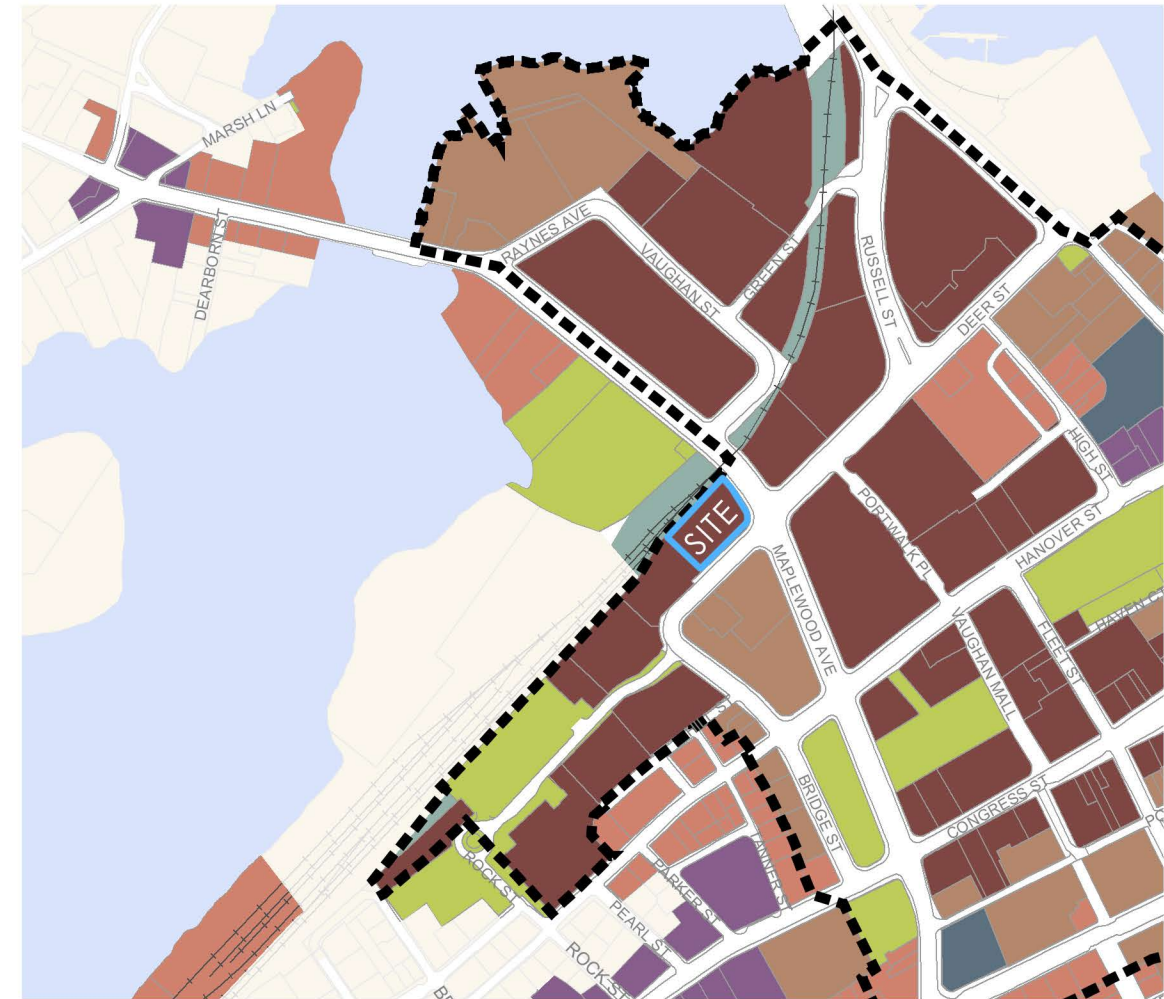
The massing strategy of the vision plan is to respond to the surrounding context and viewsheds by stepping down building heights and densities towards the waterfront and existing historic structures. While Portsmouth's downtown is rich in historical architectural styles, public opinion during the charrette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



BUILDING HEIGHT

Legend

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



ZONING PLAN

Legend

- DOD Downtown Overlay District
- HD Historic District
- Character Districts**
- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-B
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2
- Civic District**
- CIVIC Civic District
- Other Districts**
- M Municipal District
- TC Transportation Corridor

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

ZONING

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022





88 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

300' & 500' SITE SURROUNDINGS

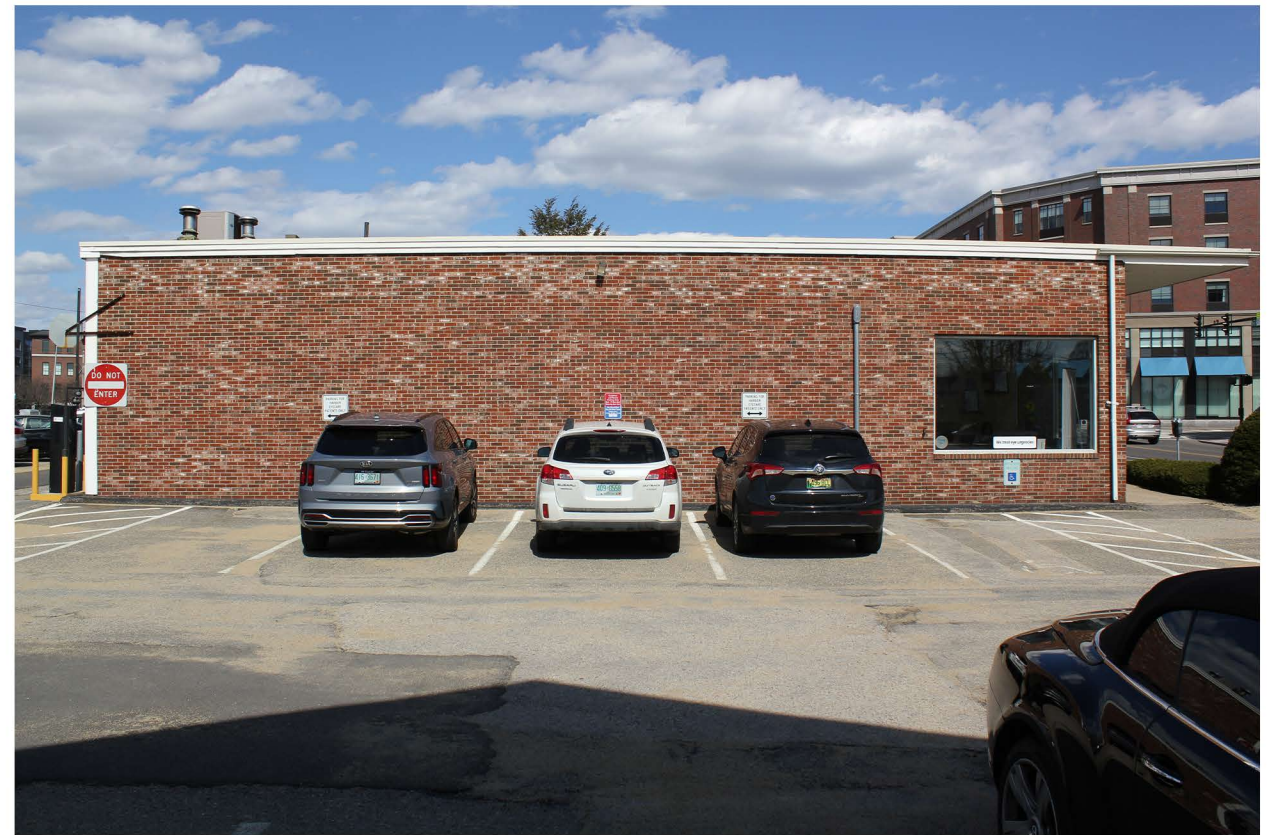
HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
 MAY 4, 2022



4.0



DEER STREET ELEVATION



ELEVATION FACING LOT 4



ELEVATION FACING RAILROAD TRACKS



MAPLEWOOD AVE ELEVATION

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
EXISTING BUILDING

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022





A. VIEW ACROSS NORTH MILL POND TO NORTH CEMETARY



B. VIEW OF THE SITE FROM NORTH CEMETARY



C. VIEW OF THE SITE FROM MAPLEWOOD AVENUE



D. VIEW OF THE SITE FROM VAUGHAN STREET

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PRIMARY VIEWS OF THE SITE

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022





E. VIEW FROM DEER STREET TO FOUNDRY GARAGE



F. VIEW FROM MAPLEWOOD TOWARD VAUGHAN STREET



G. VIEW OF THE SITE FROM BRIDGE STREET



H. VIEW OF SITE FROM THE CORNER OF BRIDGE STREET



X. VIEW OF RAILROAD TRACKS ABUTTING SITE

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PRIMARY VIEWS OF THE SITE
HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022





1 145 MAPLEWOOD



2 111 MAPLEWOOD



3 299 VAUGHAN STREET



4 233 VAUGHAN STREET



5 PORTWALK



6 25 MAPLEWOOD



7 30 MAPLEWOOD



8 46 MAPLEWOOD



9 238 DEER STREET



10 163 DEER STREET



11 126 BRIDGE STREET



12 FOUNDRY PARKING GARAGE

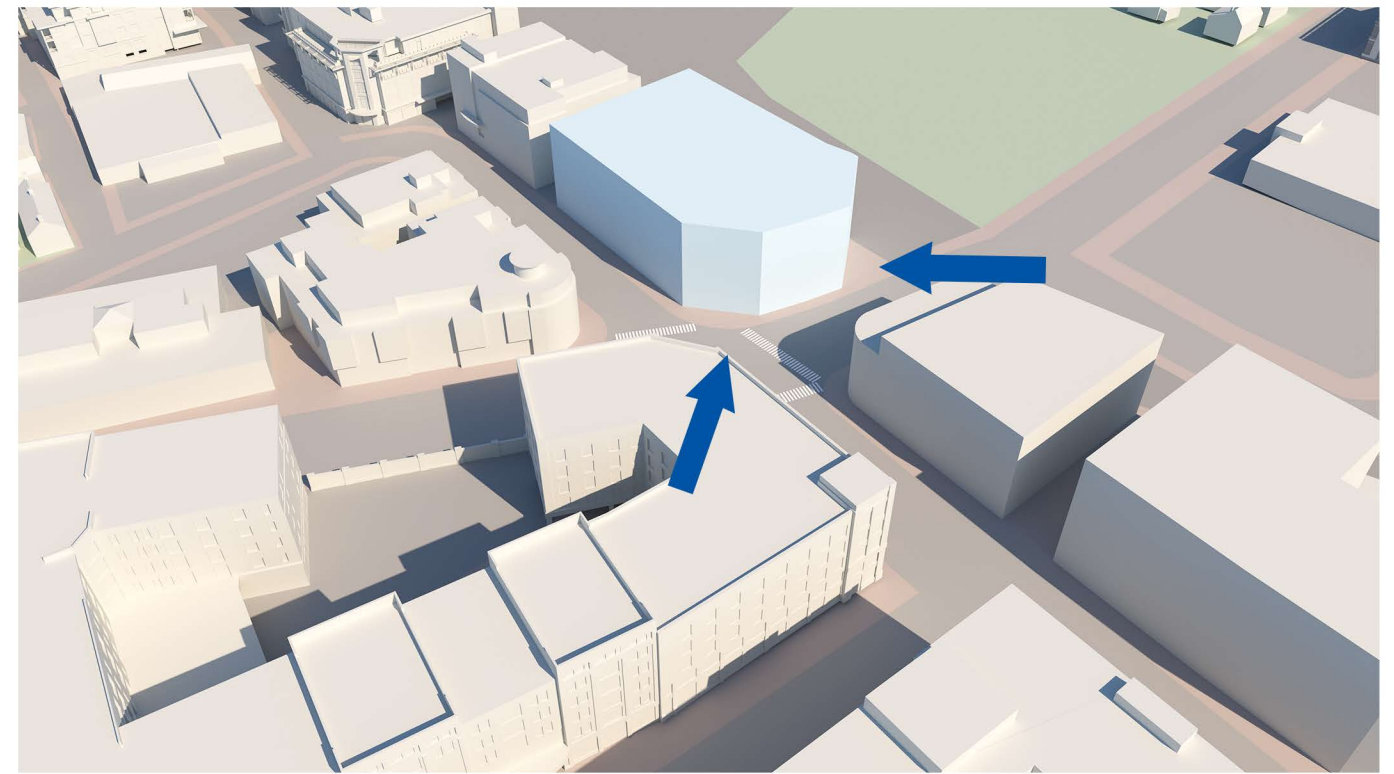
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PROPERTIES WITHIN 300'-500' OF SITE
HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022

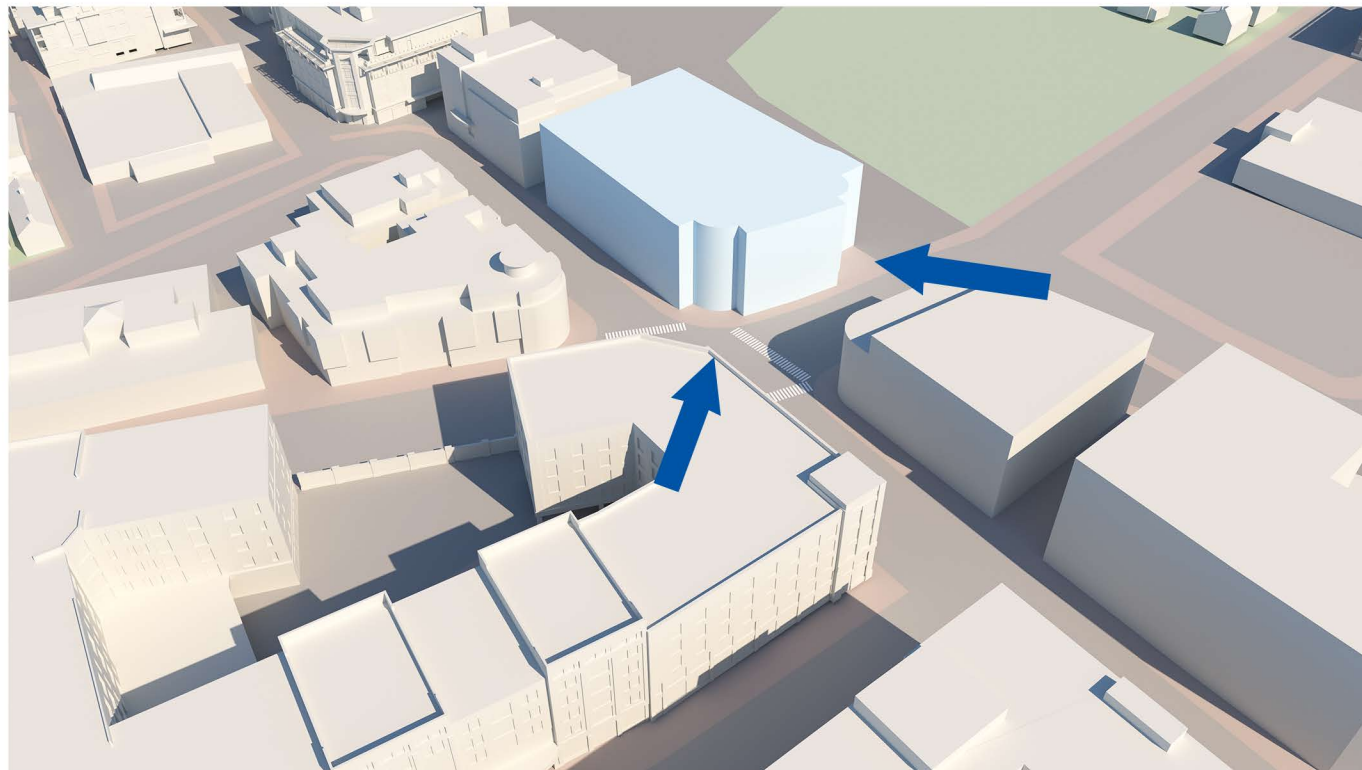




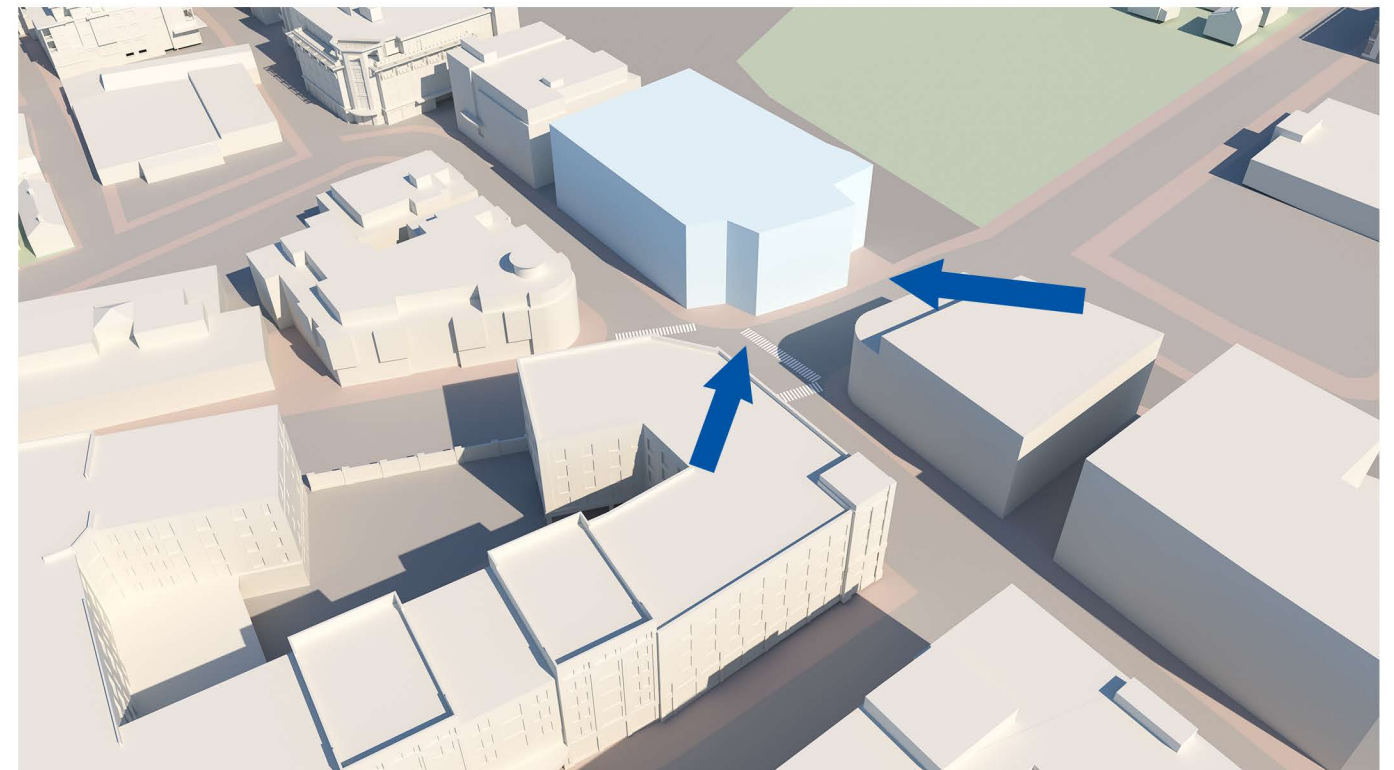
SITE MASSING - MAXIMUM HEIGHT AND VOLUME



PRIMARY CORNER MASSING - SETBACK AT 45 DEGREES



PRIMARY CORNER MASSING - ERODED RADIUS FORM



PRIMARY CORNER MASSING - NOTCHED CORNER

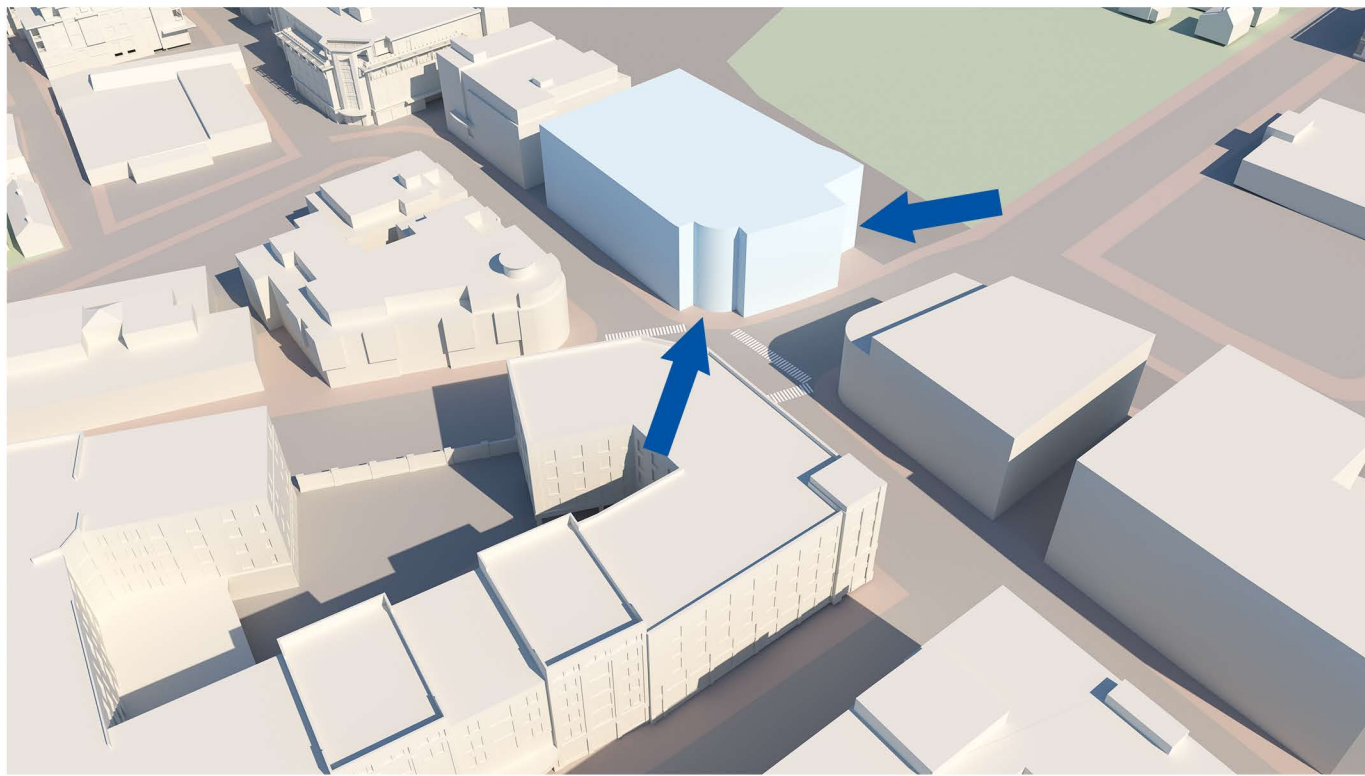
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

MASSING STUDY

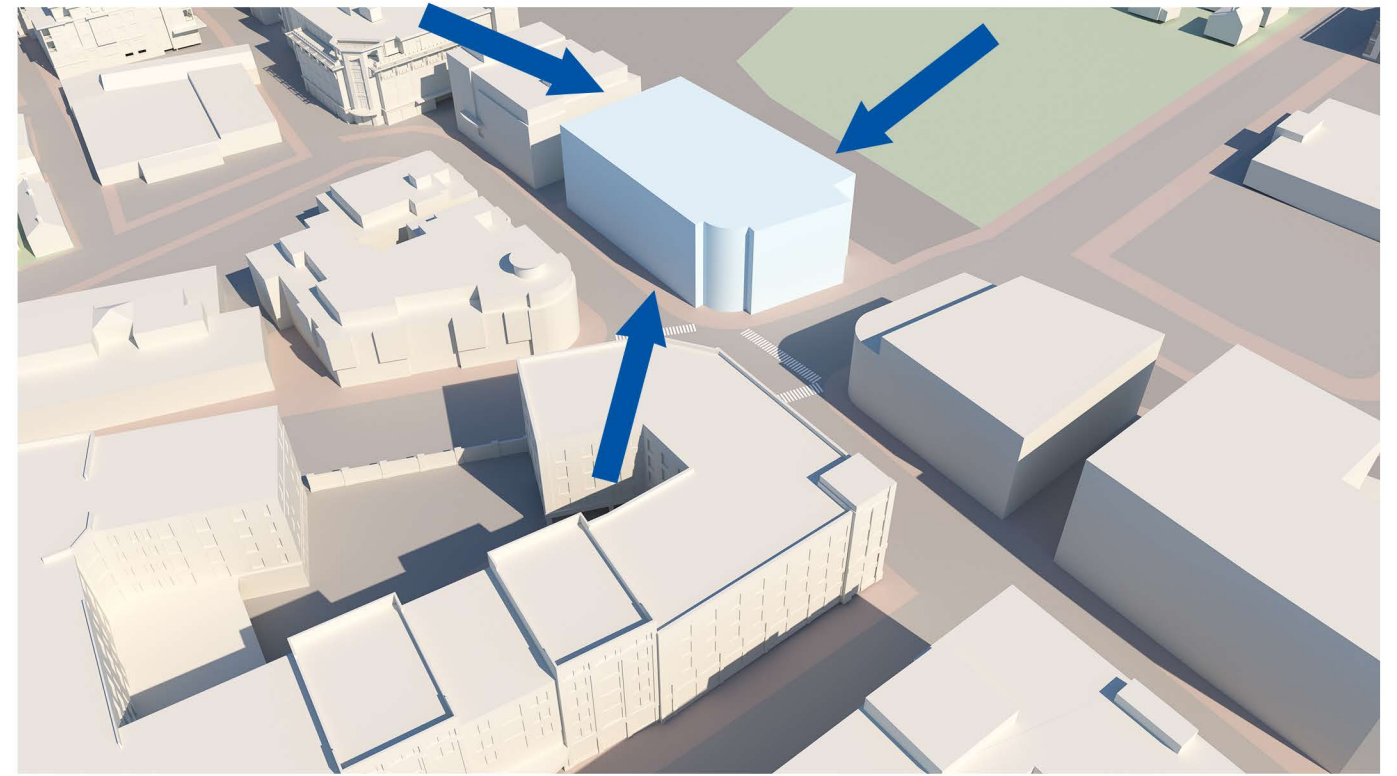
HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022



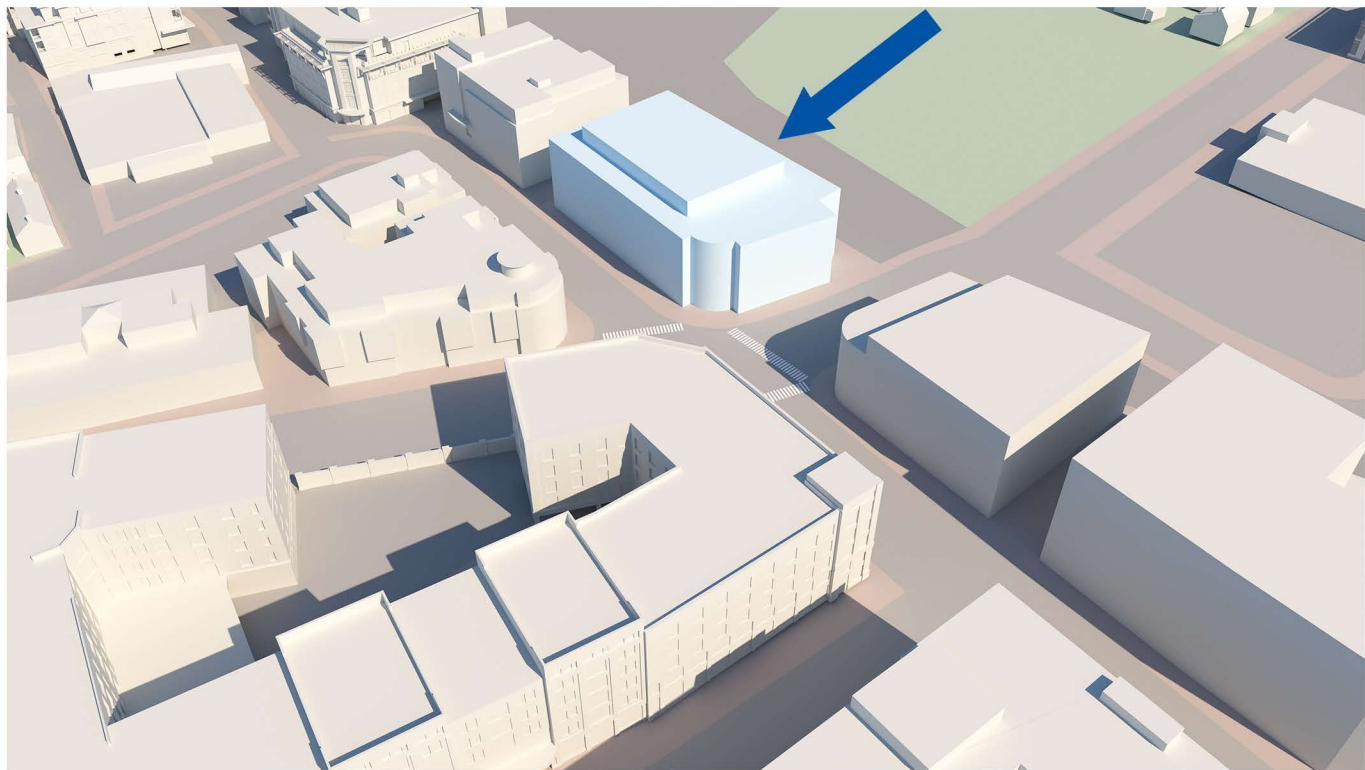
5.0



MIXED CORNERS - ENTRY HIERARCHY



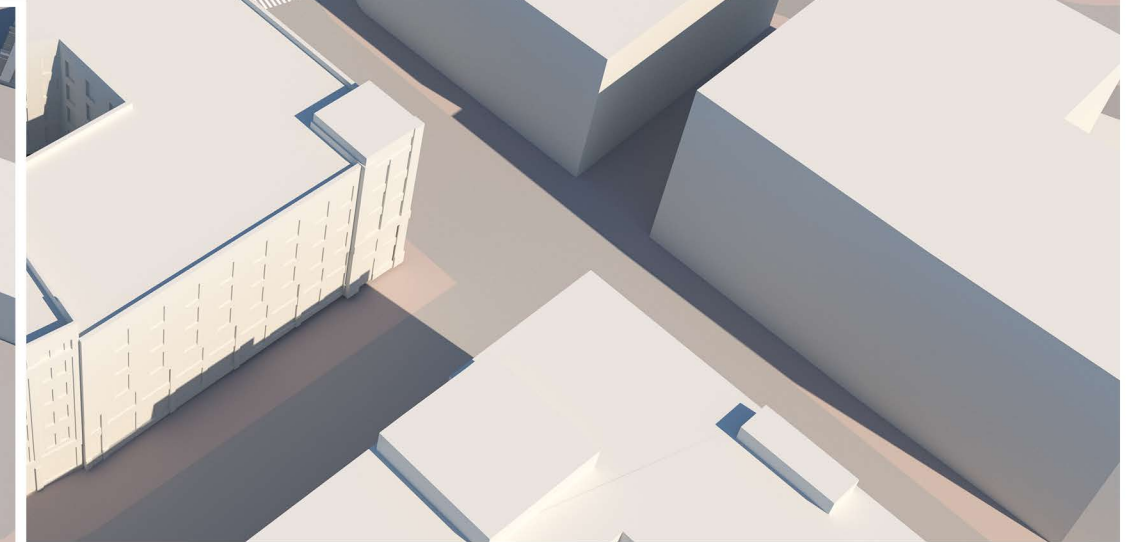
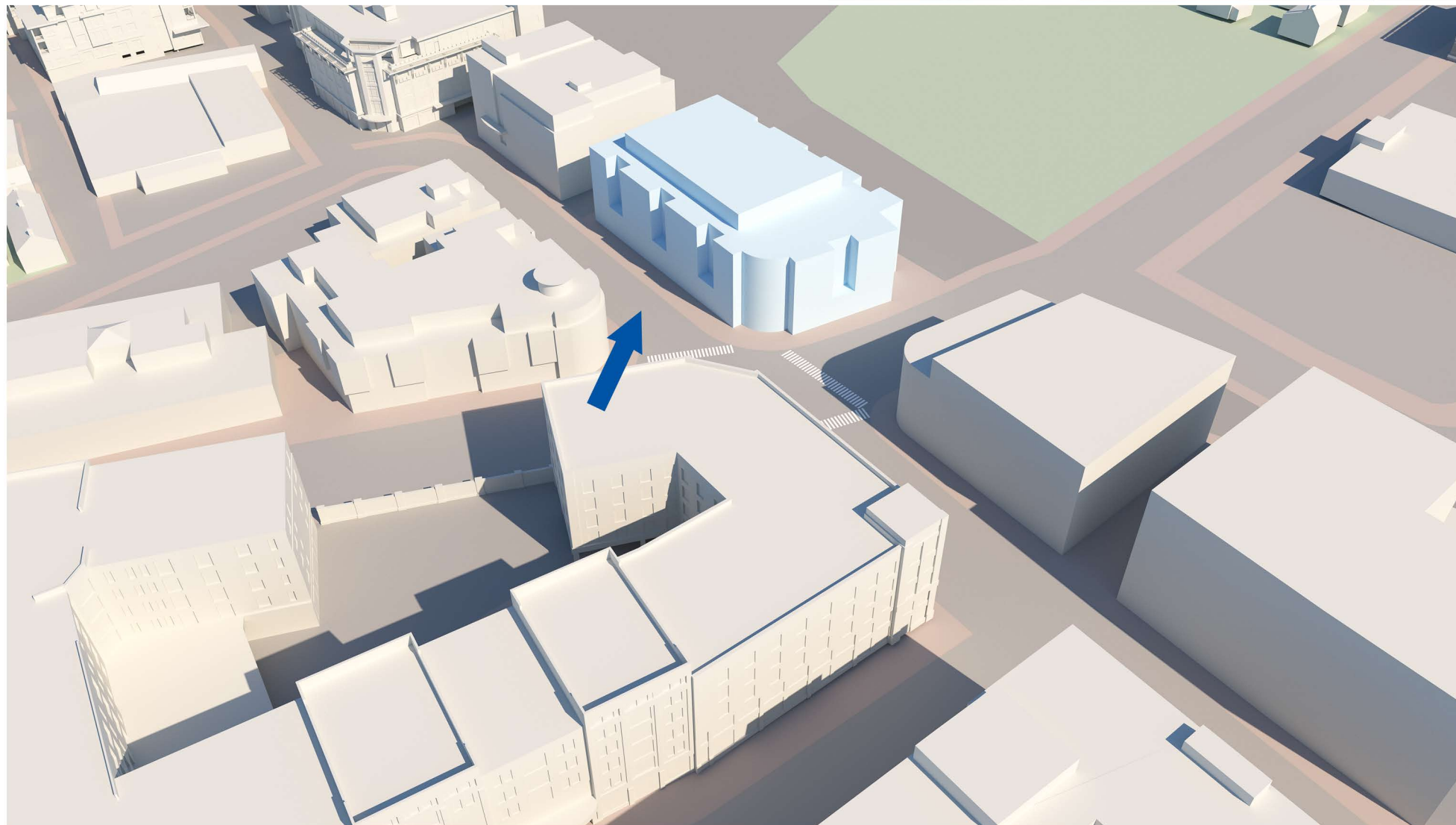
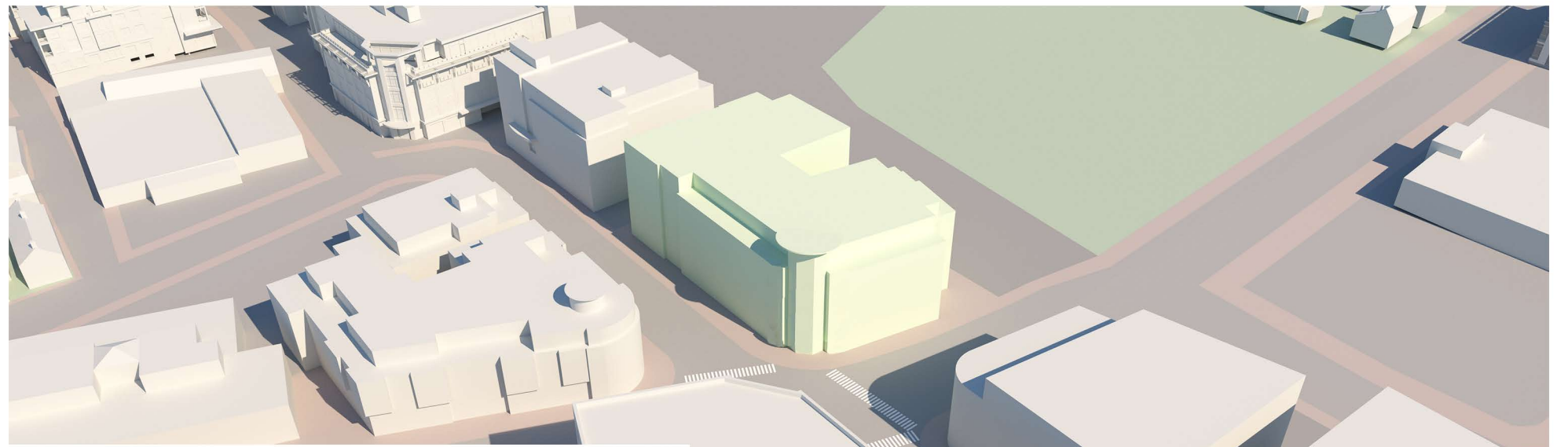
PRIMARY BUILDING SETBACKS - SETBACK FOR WIDE SIDEWALKS
 - SETBACK FOR GARAGE ENTRY
 - SETBACK FOR RAILROAD CORRIDOR



BUILDING HEIGHT - PENTHOUSE TOP FLOOR HEIGHT REDUCTION



FACADE MODULATION - PROJECTING BALCONIES



PREVIOUSLY APPROVED

FACADE MODULATION - *RECESSED BALCONIES*

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

MASSING STUDY

HDC WORK SESSION #1 APPLICATION TO AMEND PREVIOUS APPROVAL:
MAY 4, 2022



5.2



05/07/2022

LUHD-465

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 19, 2022

Applicant

Brendan McNamara
brenmcnamara@comcast.net
19 Doe Drive
Eliot, Maine 03903
6036821105

Location

43 HOLMES CT
Portsmouth, NH 03801

Owner:

SINGLAR STEPHEN A & KATHRYN L
21 ELLIOT ST EXETER, NH 03833

Application Type

Please select application type from the drop down menu below

Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Demolish existing and Build similar new version

Description of Proposed Work (Planning Staff)

--

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



I hereby certify that as the applicant for permit, I am

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Residential Designer representing the owner

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

--

Owner Address City

--

Owner Address State

--

Owner Address Zip

--

RE: (memo field)

--

Meeting Date

Assessor Map and Lot

**CONTENTS, HDC WORK SESSION APPLICATION FOR PROPOSED NEW
(REPLACEMENT) BUILDING AT #43 HOLMES CRT., PORTSMOUTH, NH.**

***2-Narrative**

***3-Photographs, Existing Conditions.**

***4-Location Map and Flood Map.**

***5-Floor Plans, Existing Conditions.**

***6-Proposed Site Plan.**

***7-Proposed Floor Plans.**

***8-Proposed Elevations.**

PROPOSED NEW (REPLACEMENT) BUILDING AT 43 HOLMES CRT., PORTSMOUTH, NH. 4.12.2022.

NARRATIVE

City information Tax card information suggests that this house dates to 1749. Considerable work and changes have occurred since the original build. The core gable structure is generally intact although the original roof geometry has been changed to accommodate gable dormers, probably late 1800's? Additions and enclosures have occurred.

The existing structure is quite close to the Piscataqua River (+/-30'). The new flood maps, effective 1.29.2021 have the house and property in the AE Zone with a flood elevation of 8'. Therefore the existing structure is very prone to flood damage and should have the main structure, and any materials and systems not flood resistant, elevated to above 11'. Therefore a foundation/floor raise is required along with a foundation designed for flood requirements. A complete survey has been contracted but is yet unavailable.

Full code compliance will be required for any work done on this structure that exceeds 50% of the structure's stated value (\$158,000). Therefore code compliance will be required for any proposed work that exceeds \$79,000. The cost of elevation would exceed this amount.

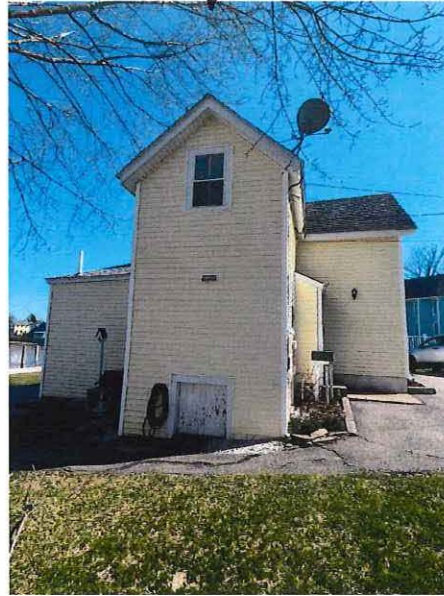
Further to this, the diminutive dimensions of the existing structure (14' wide gable) precludes the meeting of dimensional code compliance for a stair, or even appropriate 2nd Floor headroom.

What is proposed is to demolish the existing structure and re-build a slightly larger and flood protected version of this house. A house that remains quite small ((2) Bedrooms), but is fully code compliant, including meeting the requirements of FEMA and Coastal Construction practices.

WEST SIDE, VIEW FROM HOLMES CRT.
(14' WIDE GABLE END)



NORTH SIDE, VIEW
FROM GANDERS LOBSTER CO.
(10' WIDE GABLE)



SOUTH SIDE, (RIGHT
SIDE) NOTE DORMERS



SOUTH EAST VIEW,
REAR, WATER SIDE



SOUTH WEST VIEW,
REAR WATER SIDE

TITLE: PHOTOS, EXIST' CONDITIONS .

SCALE : -

DATE : 4.12.2022

REVISIONS :

PROPOSED NEW STRUCTURE

AT 43 HOLMES COURT

PORTSMOUTH, NH



Property Information
 Property ID 0101-0014-0000
 Location 43 HOLMES CT
 Owner 43 HOLMES COURT LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
 Geometry updated 4/1/2019
 Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

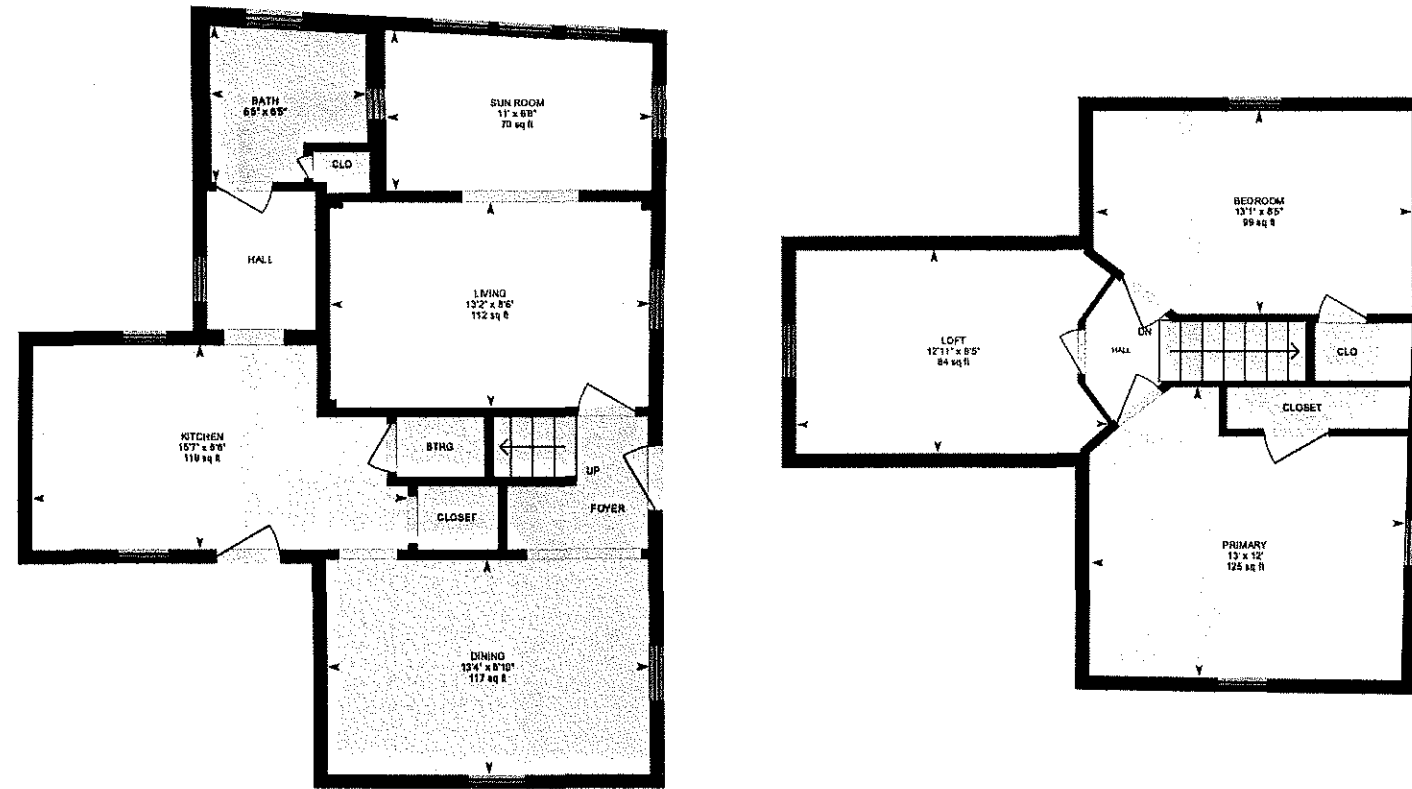
LOCATION MAP



FLOOD MAP

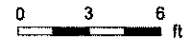
43 Holmes Ct, Portsmouth, NH

Main Building



Main Floor
Interior Area 574.78 sq ft

2nd Floor
Interior Area 369.05 sq ft



PREPARED: 2021/11/05

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



EXISTING CONDITIONS

$\pm 1/8" = 1'0"$

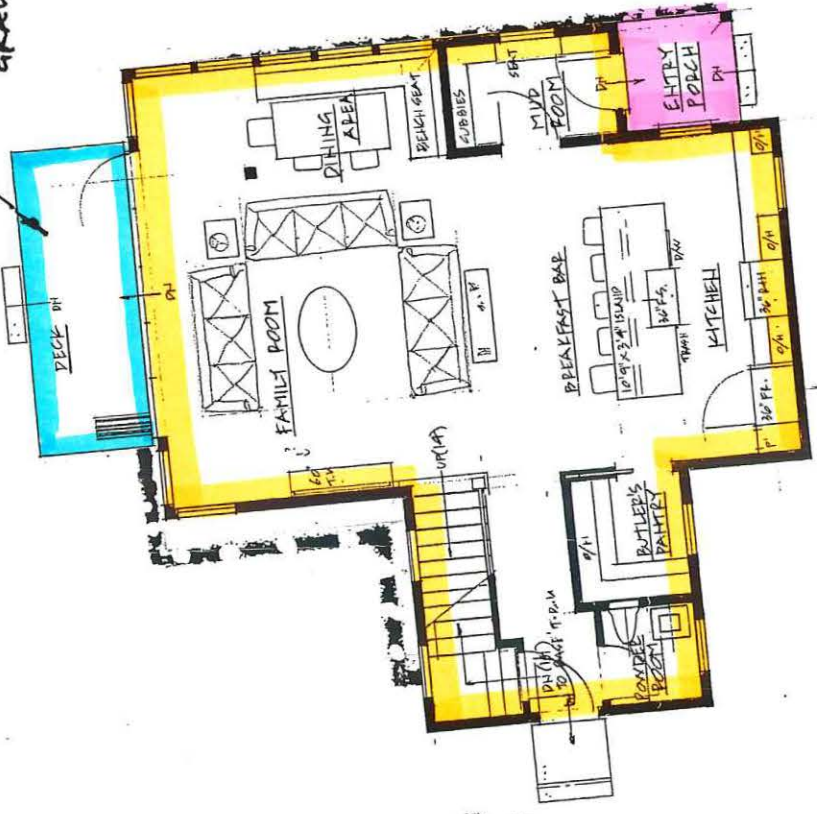
EDGE OF METLAND

20'

68'

SHED IGNORED AT THIS TIME

DECK LESS THAN 18" FROM EXISTING GRADE. AREA = 16 SF



LOT SIZE = 4- 5,489 sf

30% LOT COV. = 4- 1,647 sf.

EXISTING BUILD' COV. = 4- 791 sf

PROPOSED BUILD' COV. = 952 sf.

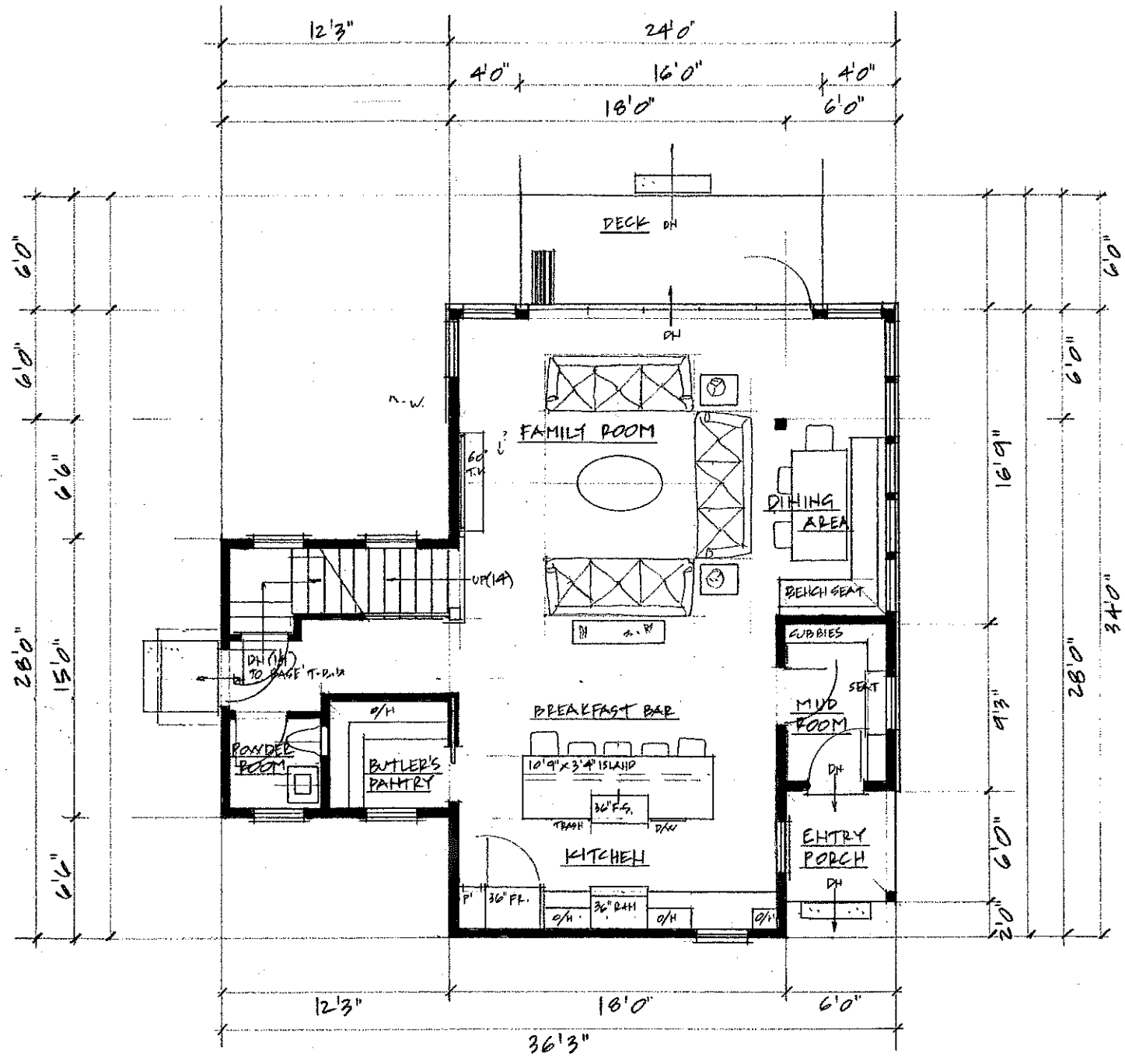
PROPOSED DECK (LESS THAN 18" HIGH) = 96 sf.

TOTAL = 1,084 sf.

AREA OF PARKING EXEMPT (2) CARS, FOR BENEFIT OF #43 HOLMES CRT.

PROPOSED SITE PLAN
(PRELIMINARY)
#43 HOLMES CRT, IS
PORTSMOUTH, NH

1" = 10' 3.22.2022

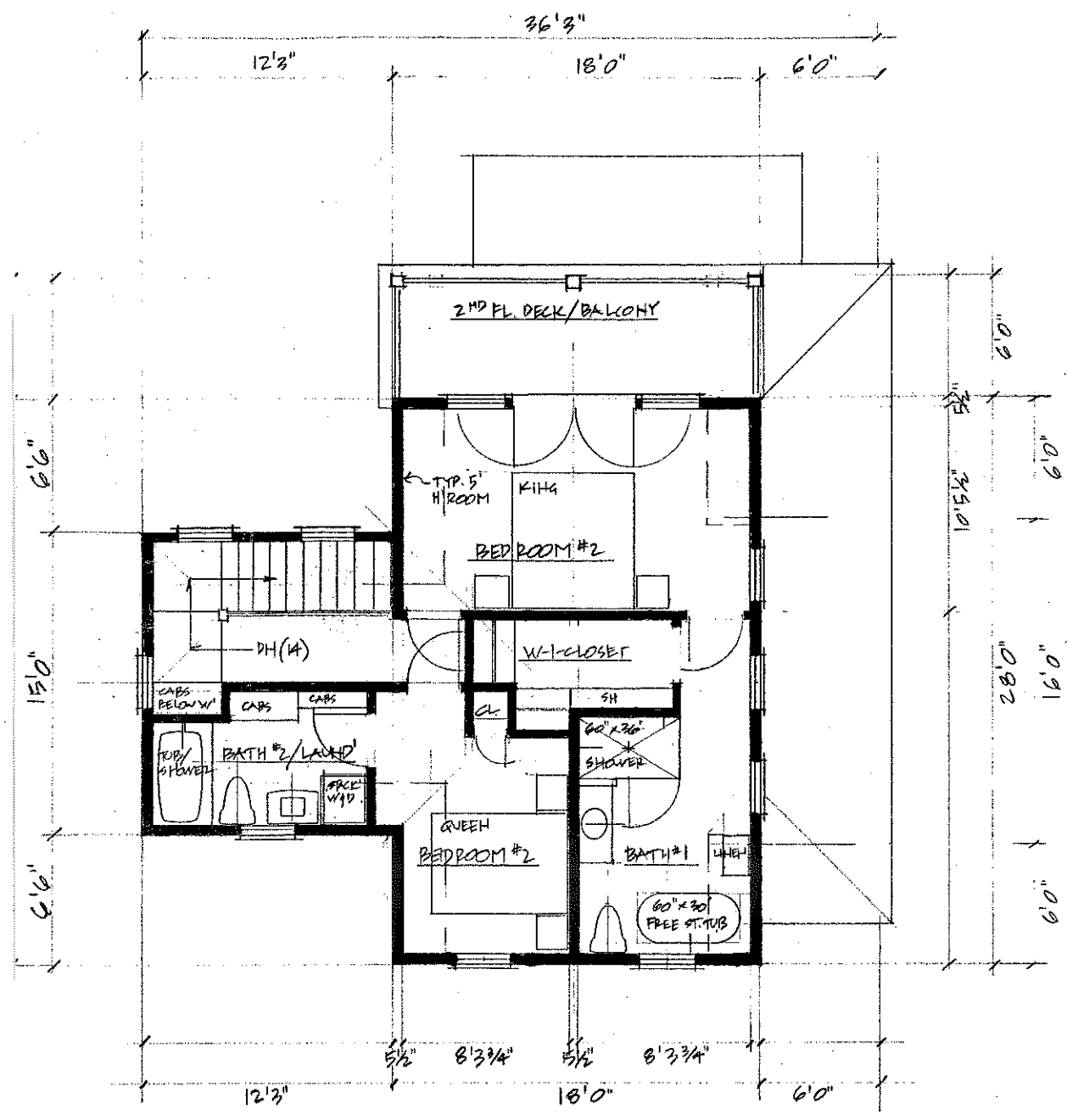


PROPOSED FIRST FLOOR PLAN

3.31.2022

1/8" = 1' 0"

HOUSE AREA = 952 sf.
 PORCH AREA = 36 sf.
 DECK AREA = 96 sf.
 TOTAL = 1,084 sf.



PROPOSED SECOND FLOOR PLAN

3.31.2022

1/8" = 1' 0"

PROPOSED NEW STRUCTURE TITLE: PROPOSED FLOOR PLANS

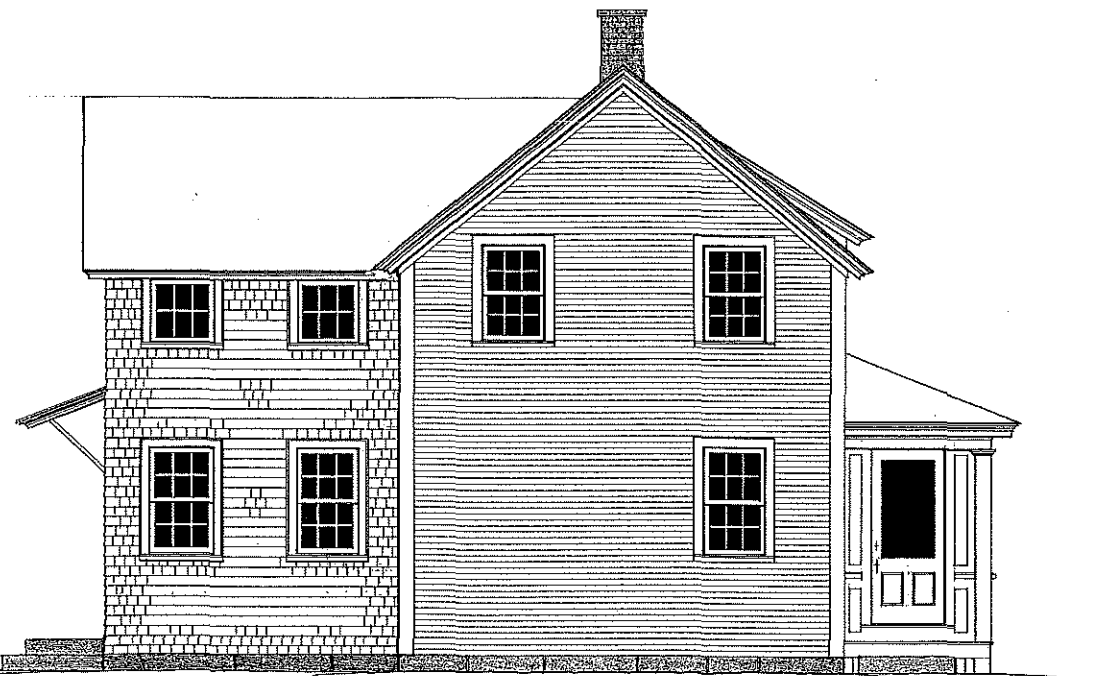
AT 49 HOLMES COURT

PORTSMOUTH, NH

SCALE: 1/8" = 1' 0"

DATE: 4.12.2022

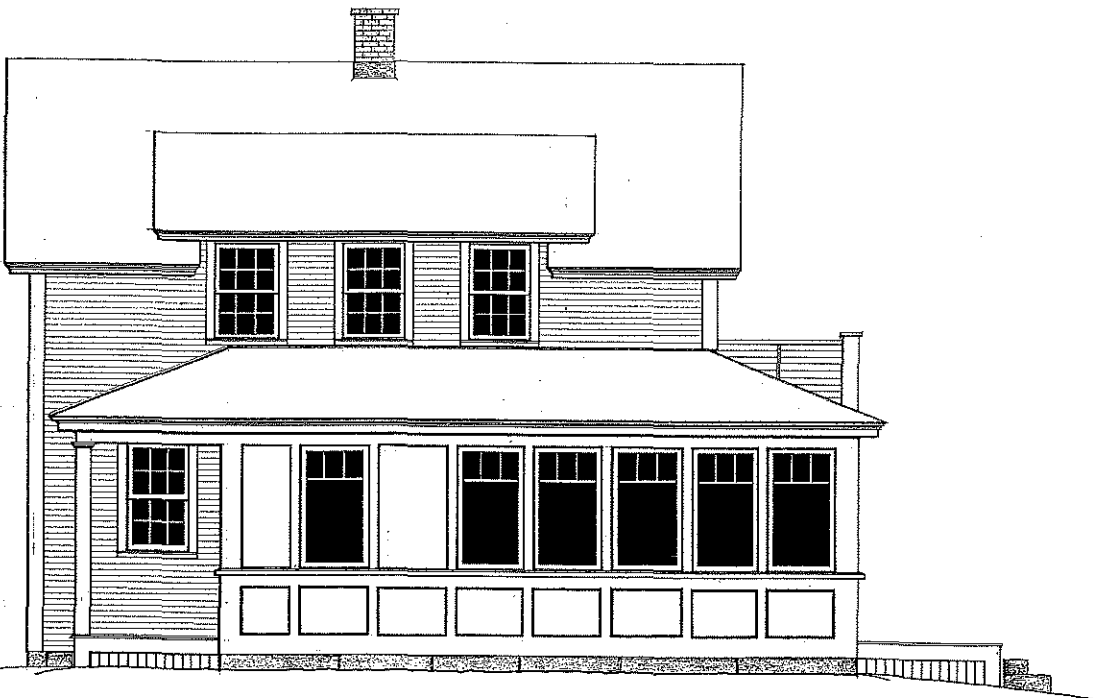
REVISIONS:



WEST (ROAD SIDE) ELEVATION



PROPOSED EAST (RIVER SIDE) ELEVATION
1/4"=1'0"



PROPOSED SOUTH (RIGHT SIDE) ELEVATION
1/4"=1'0"



PROPOSED NORTH (LEFT SIDE) ELEVATION
1/4"=1'0"

TITLE: PROPOSED ELEVATIONS

SCALE: 1/8"=1'0" (FOR 11x17)

DATE: 4.12.2022

REVISIONS:

PROPOSED NEW STRUCTURE

AT 43 HOLMES COURT

PORTSMOUTH, NH