

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)

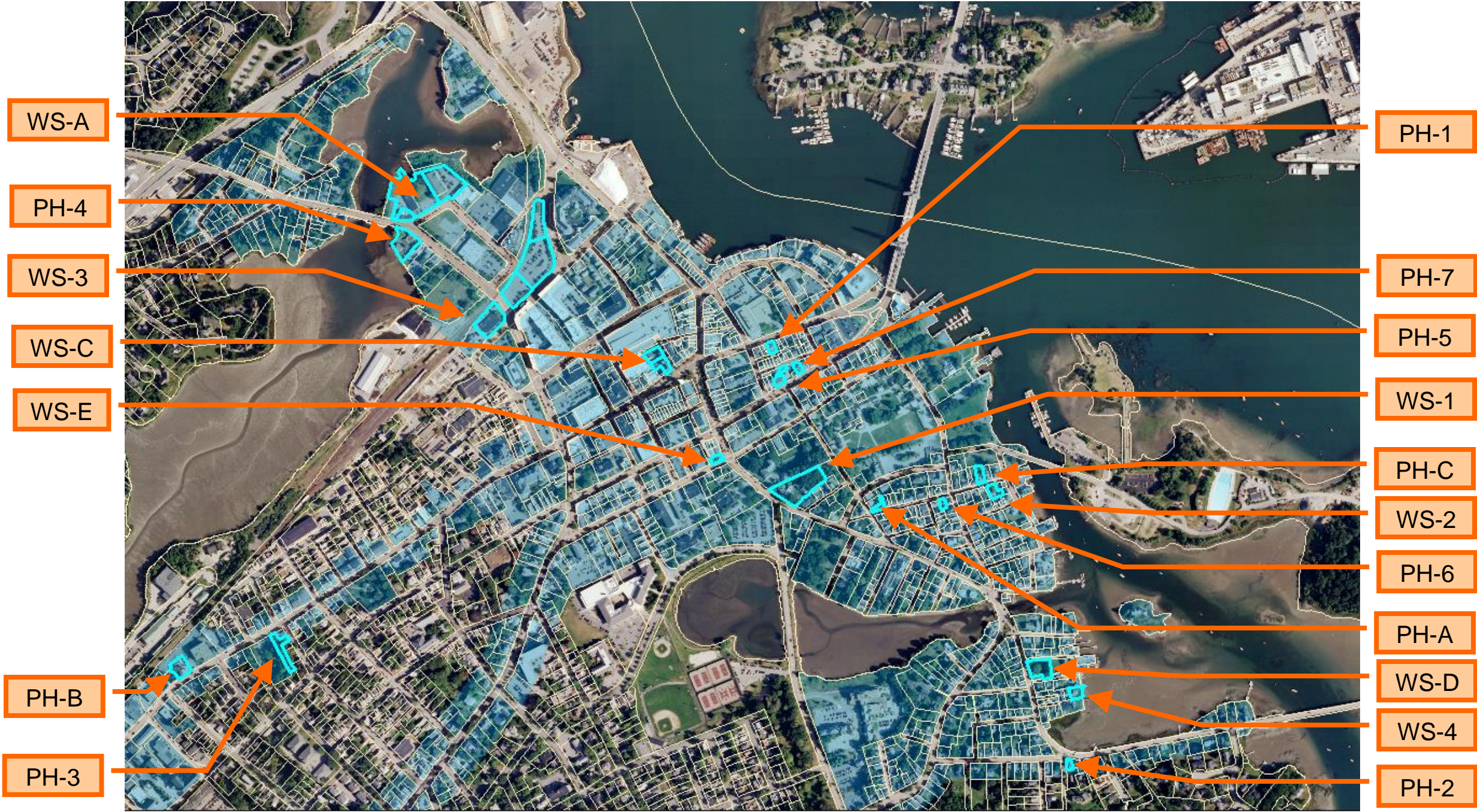
May 11th MEETING

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:
Permit Requested:
Meeting Type:

55 GATES ST. (LU-22-43)
CERTIFICATE OF APPROVAL
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:**

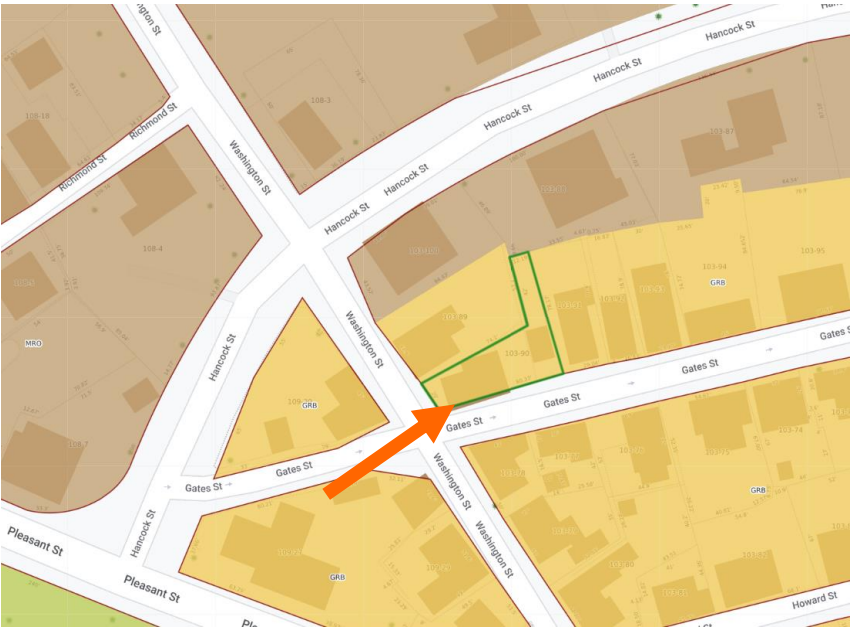
- The applicant is proposing to:
 - Replace bulkhead and existing cedar siding in-kind;
 - Make trim and foundation repairs; and
 - Remove the existing chimney (2nd chimney to remain).

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)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | |
|--------------------------------------|---|--|---|---|----------------------|---|---|
| STAFF | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) | |
| | | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | |
| | 1 | Gross Floor Area (SF) | MODERATE PROJECT - 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 | |
| | BUILDING DESIGN & MATERIALS | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 19 | Number and Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 21 | Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 25 | Storm Windows / Screens | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 34 | Garages / Barns / Sheds (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | SITE DESIGN | 35 | Fence / Walls / Screenwalls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | 37 | | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 38 | | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 39 | | Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 40 | | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:55 GATESST.. 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:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **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)

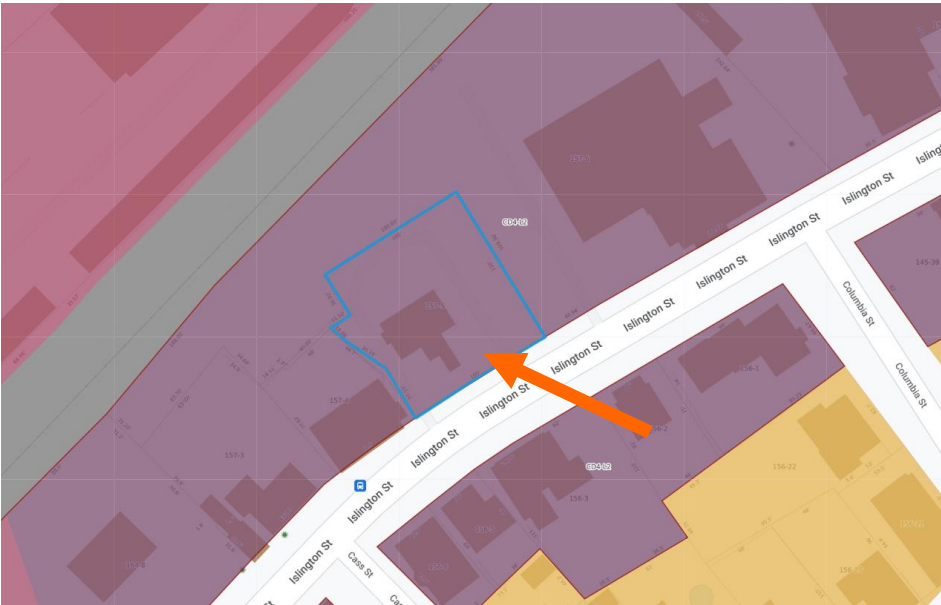
- I. Neighborhood Context:**
- This structure is located along Islington Street. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.
- J. Staff Comments and Suggestions for Consideration:**
- 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) | |
| | No | 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 | CONTEXT | PROJECT REVIEW ELEMENT | HDC COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | |
| | | 8 Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 9 Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 10 Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | BUILDING DESIGN & MATERIALS | 11 Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 12 Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 13 Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 14 Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 15 Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 16 Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 17 Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 18 Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 19 Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 20 Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 21 Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 22 Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 23 Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 24 Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 25 Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 26 Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 27 Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 28 Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 29 Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 30 Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 31 Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 32 Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 33 Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 34 Garages (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | SITE DESIGN | 35 Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 36 Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 37 Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 38 Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 39 Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 40 Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 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: ☐ Yes ☐ No

2. Assessment of the Historical Significance: ☐ Yes ☐ No

3. Conservation and enhancement of property values: ☐ Yes ☐ No

4. Maintain the special character of the District: ☐ Yes ☐ No

5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

- I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No

2. Compatibility of design with surrounding properties: ☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **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:

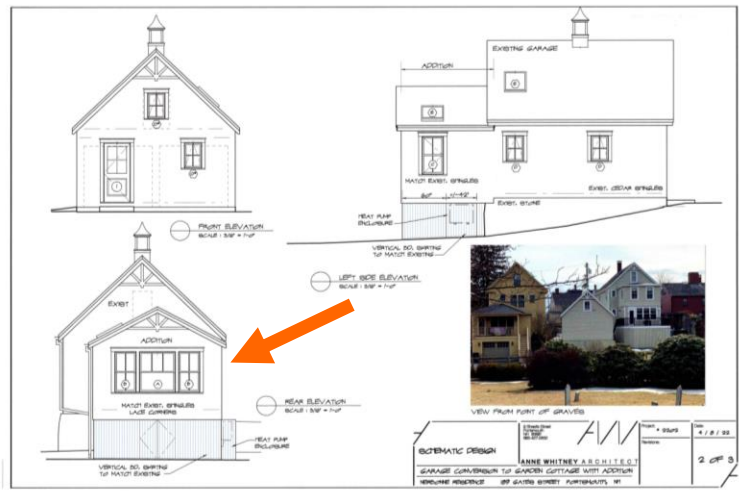
- This 2.5 story wood-sided structure is located on Gates Street and is surrounded with many contributing historic structures. Most buildings on Gate Street have little to no front-yard setbacks, shallow side-yards with deeper rear yards.

J. Staff Comments and Suggestions for Consideration:

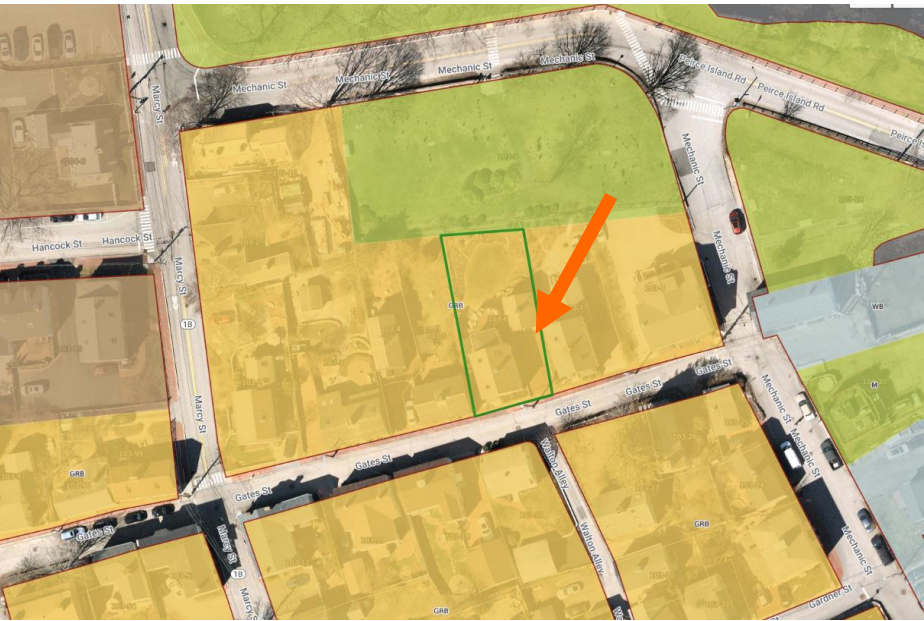
- The project includes:
- The repurposing of the detached garage to a 546 SF garden cottage to be used as an accessory dwelling unit.
 - The BOA also approved a variance for the project.
 - Note that the rear deck appears to have been removed from the design due to privacy and shadowing concerns of the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


| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | |
|--------------------------------------|---|--|--|-------------------------|---|---|
| STAFF | | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | <div>MINOR PROJECT</div> <div>– REPURPOSE GARAGE AS AN ACCESSORY DWELLING UNIT –</div> | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | |
| | 6 | Number of Stories | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | PROJECT REVIEW ELEMENT | HDC COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | |
| | | 8 Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 9 Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 10 Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | BUILDING DESIGN & MATERIALS | 11 Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 12 Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 13 Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
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| | | 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: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:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

85 DANIEL ST. (LU-22-75)
CERTIFICATE OF APPROVAL
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.

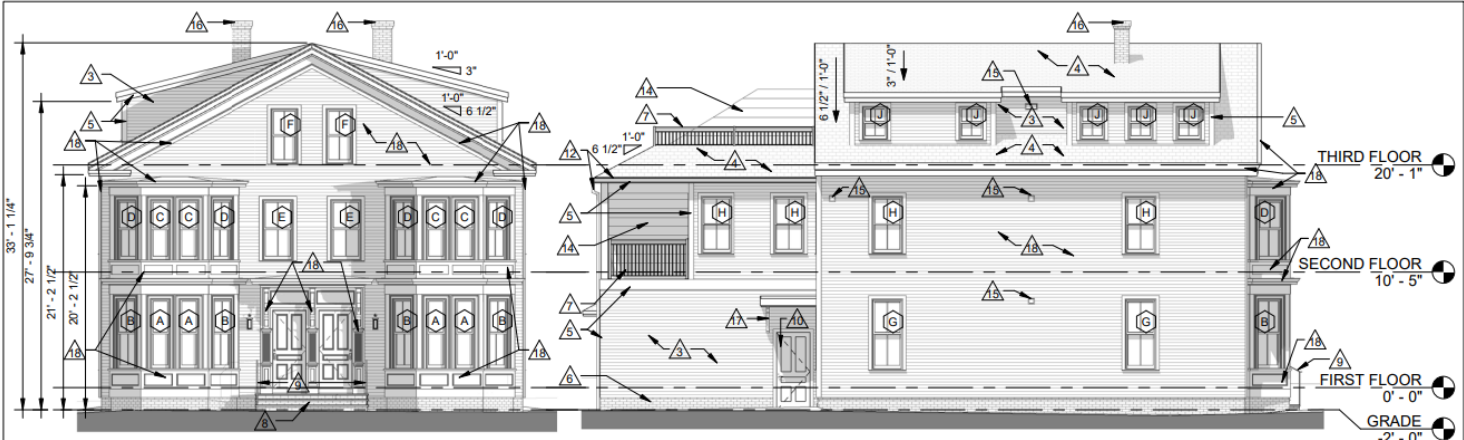
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

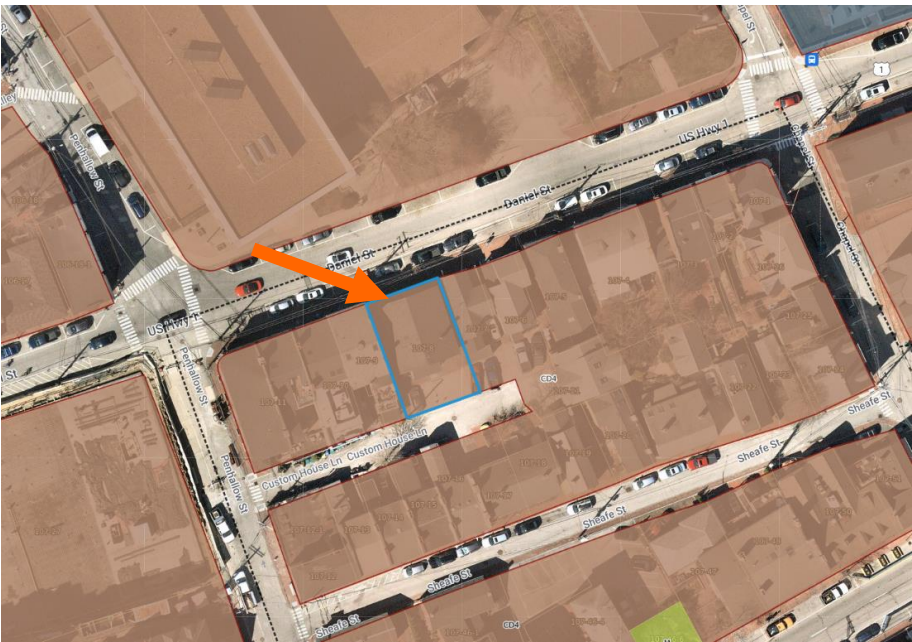
- Remove and redevelop the rear addition to the structure in order to support a two-car garage with an upper floor deck.
- Add wide shed dormers to the roof to support reuse of the attic level.
- Note that the applicant is proposing live/work space so the commercial use along the street edge is maintained.

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:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

C

| 85 DANIEL ST. (LU-22-75) – PUBLIC HEARING #1 (MODERATE) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|--|--|--|
| INFO/ EVALUATION CRITERIA | | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | | <div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:85 DANIEL ST. Case No.:1 Date: 5-4-22</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> | | |
| STAFF | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | | | |
| | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | | | |
| | 1 | Gross Floor Area (SF) | <div>MODERATE PROJECT</div> <div>– REPLACE REAR ADDITON AND FRONT STOOP AND ADD DORMERS –</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 | | 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 | | | | |

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No



Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

166 NEW CASTLE AVE. (LU-22-83)
CERTIFICATE OF APPROVAL
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 alternations, 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 | | <div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:166 NEW CASTLE AVE. Case No.:2 Date: 5-4-22</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div> | |
| STAFF | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| | | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | |
| | 1 | Gross Floor Area (SF) | | <div>MODERATE PROJECT</div> <div>– ADD SIDE WINDOW ABOVE GARAGE 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 | | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | | |
| | | 8 | Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 9 | Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | BUILDING DESIGN & MATERIALS | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 19 | Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 21 | Doors and Windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 25 | Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | SITE DESIGN | 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 | | | | |

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **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:

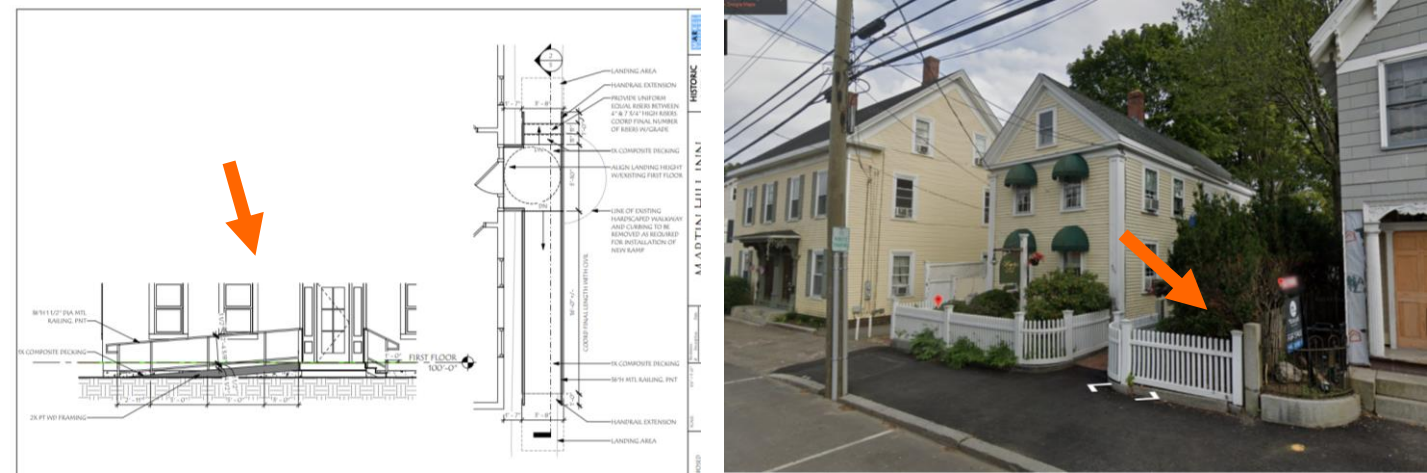
- This 2 ½ story wood-sided structure is located on Islington Street and is surrounded with many contributing historic structures. It is surrounded with many 2-2 ½ story wood- sided historic structures with little to no front yard setback along the street and narrow side yards.

J. Staff Comments and Suggestions for Consideration:

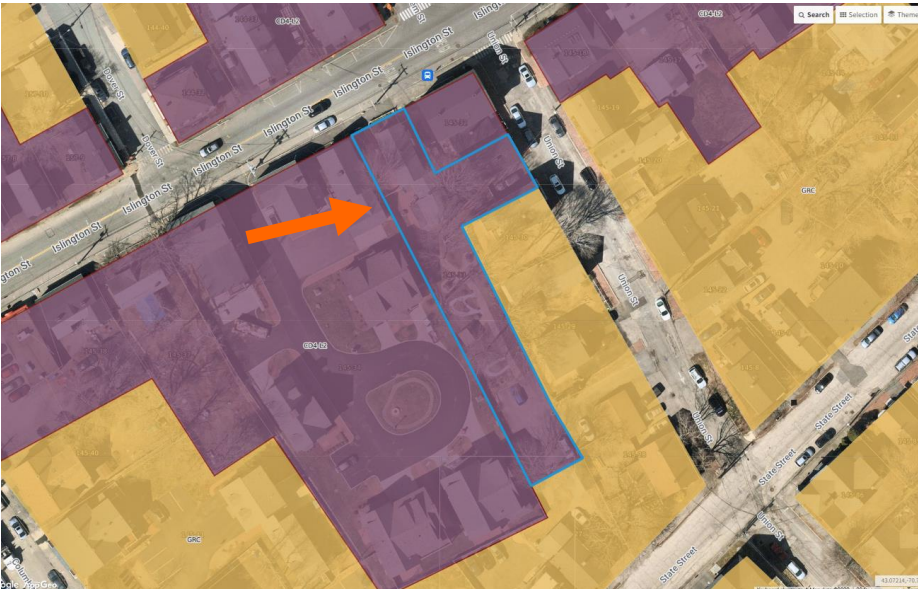
- The project includes:
- Add a handicapped ramp on the west side of the building in order to support the Inn use of the property.
 - HVAC equipment is also being added to the site.

• **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 | |
|--------------------------------------|---|--|--|-------------------------|---|---|
| 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) | MINOR PROJECT - ADD ADA RAMP TO SIDE DOOR 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 | |
| | BUILDING DESIGN & MATERIALS | 11 Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 12 Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 13 Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 14 Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 15 Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 16 Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 17 Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 18 Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 19 Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 20 Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 21 Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 22 Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 23 Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 24 Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 25 Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 26 Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 27 Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 28 Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 29 Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 30 Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 31 Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 32 Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 33 Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 34 Garages (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | SITE DESIGN | 35 Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 36 Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 37 Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 38 Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | 39 Parking (i.e. location, access, visibility...) | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 40 Accessory Buildings (i.e. sheds, greenhouses...) | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 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:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

154 MAPLEWOOD AVE. (LU-22-70)
CERTIFICATE OF APPROVAL
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)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: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:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

159 STATE ST. (LU-22-68)
CERTIFICATE OF APPROVAL
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:

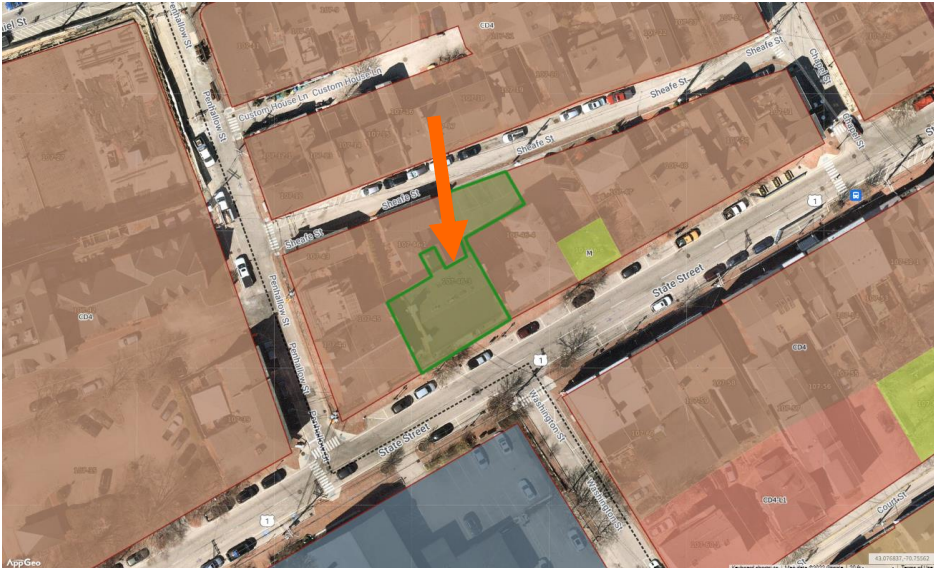
- The Applicant is proposing to:
- Add a wall-mounted HVAC unit on the 2nd floor of the exterior wall of the structure. Conduit will also be applied to the wall.

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) | | | | | | | | | |
|--|--|---|---|---|---|---|---|---|--|
| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | <div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:159 STATE ST. Case No.: 5 Date: 5-4-22</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied</div> <div><input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div> | |
| STAFF | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) | | | |
| | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | | |
| | 1 | Gross Floor Area (SF) | 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 | | | | |

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

129 STATE ST. (LU-22-78)
CERTIFICATE OF APPROVAL
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)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | |
|--------------------------------------|--|--|---|---|---|---|---|
| STAFF | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) | |
| | | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | |
| | 1 | Gross Floor Area (SF) | MODERATE PROJECT - ADD SKYLIGHTS, OCULUS, 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 | |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | BUILDING DESIGN & MATERIALS | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 19 | Number and Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 21 | Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 25 | Storm Windows / Screens | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 34 | Garages / Barns / Sheds (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | SITE DESIGN | 35 | Fence / Walls / Screenwalls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| 39 | Parking (i.e. location, access, visibility...) | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:129 STATE STREET Case No.: 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:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

1 & 31 RAYNES AVE. (LUHD-234)
CERTIFICATE OF APPROVAL
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) |
| | | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | MAJOR PROJECT – CONSTRUCT A 4 STORY MIXED-USE BUILDING AND 5 STORY HOTEL – | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | |
| | 6 | Number of Stories | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | PROJECT REVIEW ELEMENT | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | |
| | | 8 Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 9 Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 10 Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | BUILDING DESIGN & MATERIALS | 11 Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 12 Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 13 Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 14 Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 15 Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 16 Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 17 Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 18 Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 19 Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 20 Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 21 Doors and Windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 22 Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 23 Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 24 Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 25 Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 26 Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 27 Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 28 Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 29 Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 30 Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 31 Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 32 Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 33 Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 34 Garages/ Barns / Sheds (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | SITE DESIGN | 35 Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 36 Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 37 Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 38 Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 39 Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 40 Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:1 & 31 Raynes Ave. Case No.:A Date: 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

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

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

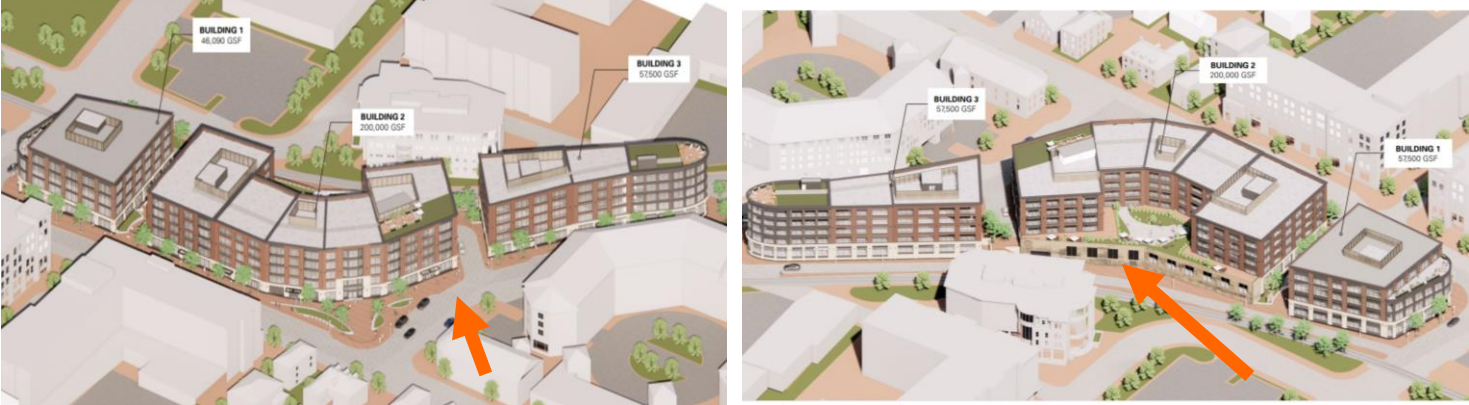
- The new building is located along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots with little to no setback from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

J. Staff Comments and/ or Suggestions for Consideration:

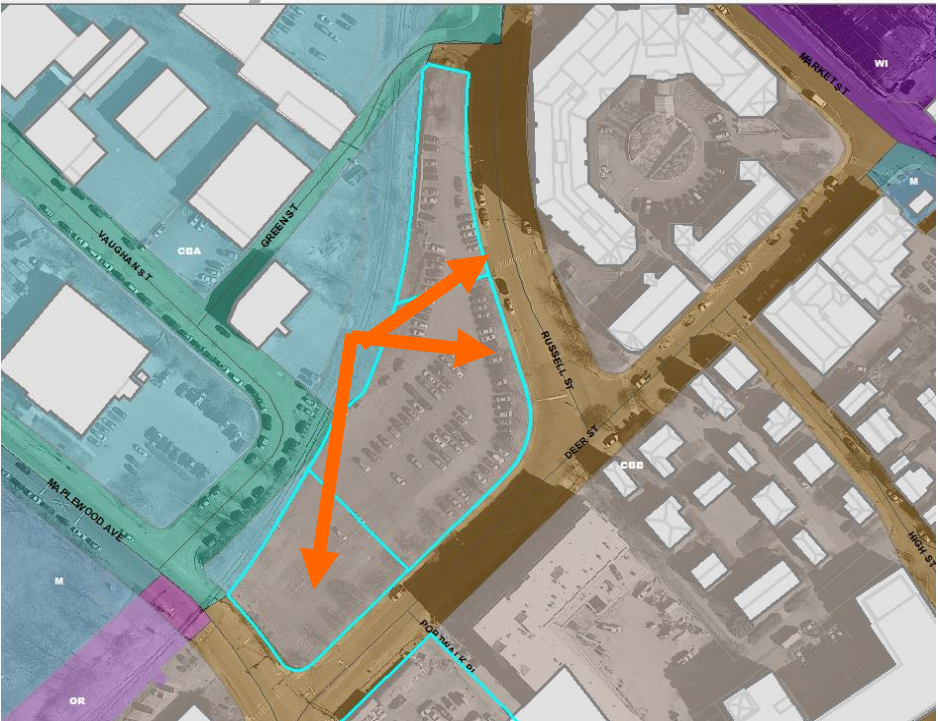
- The proposed site plan shows three individual buildings. Building 1 is a commercial building along Maplewood Ave., and building, 2 and 3 is a mixed-use buildings.
- Many changes requested by the HDC have been incorporated into the revised elevations and detail sheets on the materials have been included.
- **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)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | |
|--------------------------------------|--|--|---|---|---|---|---|
| STAFF | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) | |
| | | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | |
| | 1 | Gross Floor Area (SF) | MAJOR PROJECT - CONSTRUCT 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 | |
| | BUILDING DESIGN & MATERIALS | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 19 | Number and Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 21 | Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 25 | Storm Windows / Screens | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 34 | Garages / Barns / Sheds (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | SITE DESIGN | 35 | Fence / Walls / Screenwalls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| 39 | Parking (i.e. location, access, visibility...) | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 2 RUSSELL & 0 DEER ST. Case No.: 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:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

1 CONGRESS ST. (LUHD-425)
CERTIFICATE OF APPROVAL
WORK SESSION #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.

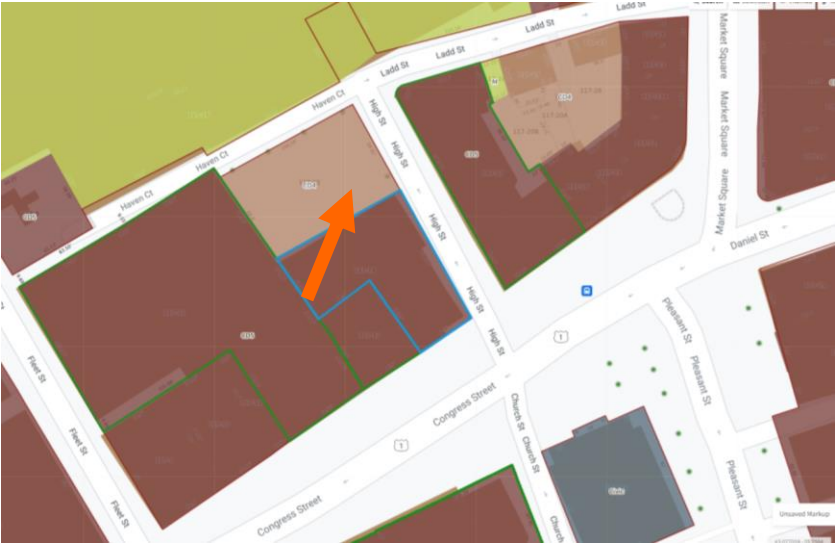
• **Note that we will have this revised building design inserted into the City’s 3D Massing Model in advance of the meeting.**

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: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:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

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

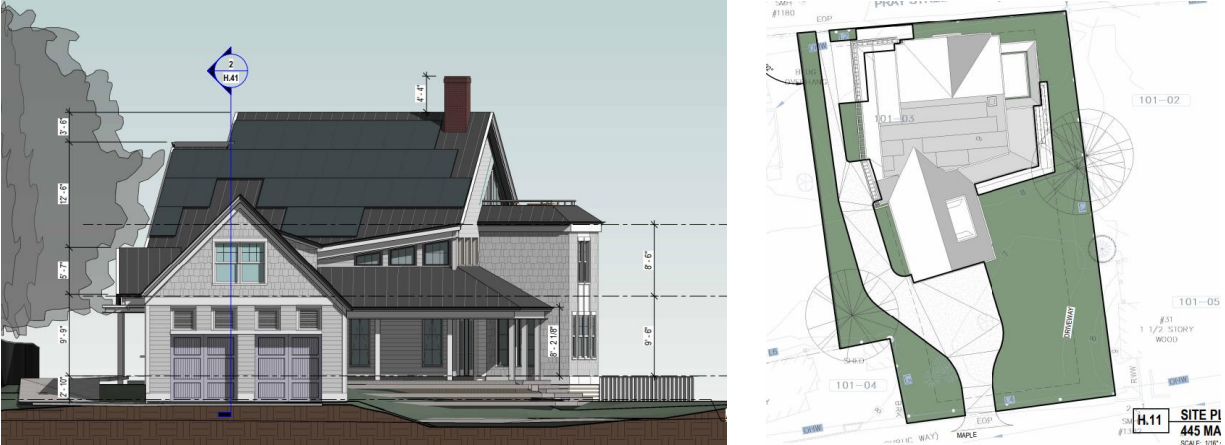
- This proposed structure is located along Pray Street and will be surrounded with many wood-sided, 2.5- story contributing historic structures. Most buildings have a shallow front- and side-yard setbacks and deeper but still relatively compact rear yards.

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 445 MARCY STREET Case No.: 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

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:☐ Yes ☐ No

2. Compatibility of design with surrounding properties:☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:☐ Yes ☐ No

Compatibility of innovative technologies with surrounding properties:☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

92 PLEASANT ST. (LUHD-422)
CERTIFICATE OF APPROVAL
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)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 92 PLEASANT ST. Case No.: 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:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 179 PLEASANT STREET (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)

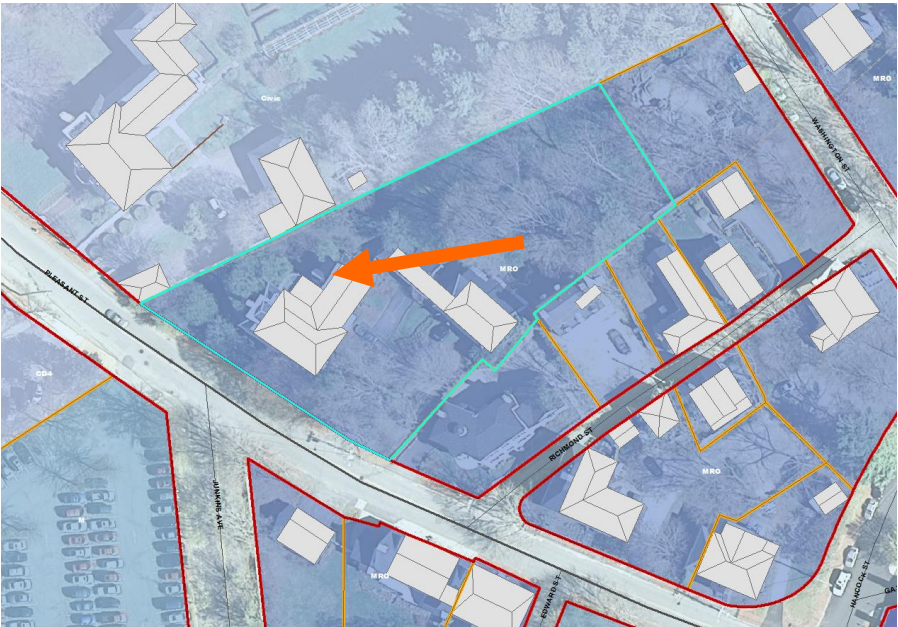
- I. Neighborhood Context:**
- This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear 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 | | |
|--------------------------------------|---|--|---|-------------------------|---|---|--|
| 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 – SUBSTANTIAL RENOVATIONS TO THE OUTBUILDINGS – | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | |
| | 6 | Number of Stories | | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | PROJECT REVIEW ELEMENT | HDC COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | |
| | | 8 Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 9 Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 10 Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | BUILDING DESIGN & MATERIALS | 11 Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 12 Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 13 Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 14 Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 15 Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 16 Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 17 Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 18 Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 19 Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 20 Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 21 Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 22 Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 23 Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 24 Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 25 Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 26 Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 27 Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 28 Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 29 Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 30 Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 31 Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 32 Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | SITE DESIGN | 33 Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 34 Garages (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 35 Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 36 Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 37 Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 38 Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 39 Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | | 40 Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 179 PLEASANT STREET Case No.: 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:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

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

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **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)

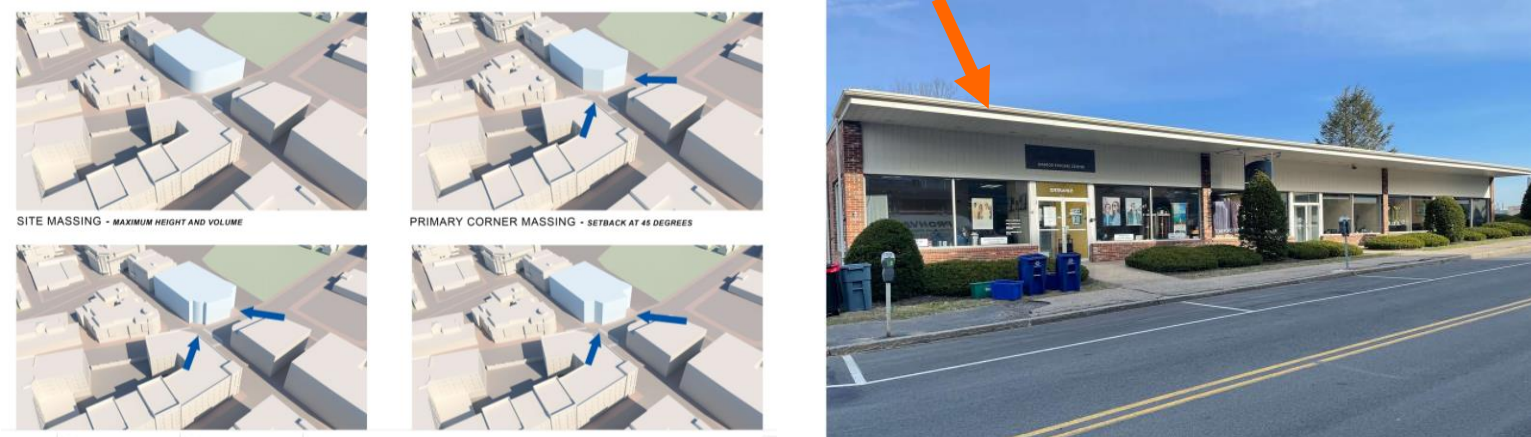
- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☒ Major Project (i.e. very large alterations, additions or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

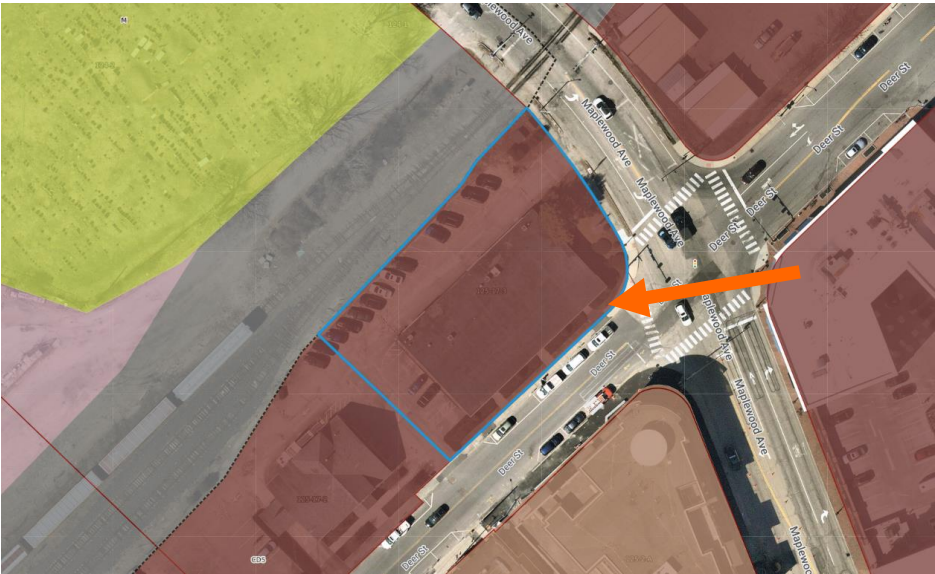
- J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to revise the previous approval for the following items:
 - Remove the existing building.
 - Construct a 4 story building with a penthouse on the 5th floor.
 - The parking level is on the lower level and is proposed to 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) | | | | | | | | | | |
|--|---|--|---|--|-------------------------|---|---|--|--|--|
| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | <div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:161 DEER STREET Case No.:3 Date: 5-11-22</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Continued <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Postponed <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn</div> <div></div> | | |
| STAFF | No. | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | | |
| | No. | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | | |
| | 1 | Gross Floor Area (SF) | | <div>MAJOR PROJECT</div> <div>– NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL –</div> | | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | | | |
| | 6 | Number of Stories | | | | | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | PROJECT REVIEW ELEMENT | | HDC COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | | | |
| | | 8 | Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 9 | Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | BUILDING DESIGN & MATERIALS | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 19 | Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 21 | Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 25 | Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | | SITE DESIGN | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | | 34 | Garages (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | | 35 | Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | | | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | |
| | 39 | | Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |
| | 40 | | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | | | |

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 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 | | |
|--------------------------------------|-----------------------------|--|--|-------------------------|---|---|--|
| STAFF | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | |
| | No | GENERAL BUILDING INFORMATION | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | |
| | 1 | Gross Floor Area (SF) | MODERATE PROJECT - REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE - | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | |
| | 6 | Number of Stories | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | PROJECT REVIEW ELEMENT | HDC COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | |
| | | 8 Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 9 Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 10 Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | BUILDING DESIGN & MATERIALS | 11 Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 12 Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 13 Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 14 Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 15 Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 16 Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 17 Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 18 Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 19 Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 20 Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 21 Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 22 Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 23 Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
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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



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1. Preserve the integrity of the District:

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