

**MEETING OF  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**6:30 p.m.**

**June 08, 2022**

**AGENDA (revised on June 03, 2022)**

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

**I. ADMINISTRATIVE APPROVALS**

1. 35 Pleasant Street
2. 50 New Castle Avenue

**II. PUBLIC HEARINGS (OLD BUSINESS)**

A. Petition of **531 Islington Street Portsmouth, LLC**, owner, for property located at **531 Islington Street (Dunkin Donuts)** wherein permission is requested to allow renovations to an existing structure (new signage, siding, and other exterior improvements) as per plans on file in the Planning department. Said property is shown on Assessor Map 157 as Lot 5 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-38)

B. Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant**, for property located at **159 State Street, Unit #3A**, wherein permission is requested to allow the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-68)

C. Petition of **Helen Marks, owner**, for property located at **90 Fleet Street, Unit D**, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 41D and lies with the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-106)

**III. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of **National Society of Colonial Dames, owner**, for property located at **0 Market Street/ 55 Ceres Street (The Oar House)**, wherein permission is requested to allow renovations to an existing structure (replace the existing fencing) as per plans on file in the



Planning Department. Said property is shown on Assessor Map 118 as Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, Civic and Historic Districts. (LU-22-4)

#### IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-234)

B. Work Session requested by **One Market Square, LLC**, owner for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4-5 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 & 15 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-425)

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

D. Work Session requested by **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (minor demolition, new construction, restoration and renovation of the accessory structures and annex of the main home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. (LUHD-463)

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

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

**V. WORK SESSIONS (NEW BUSINESS)**

A. Work Session requested by **Coventry Realty, LLC, owner**, for property located at **111 State Street**, wherein permission is requested to allow renovations to an existing structure (replace doors and windows) and new construction to an existing structure (construct rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 50 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-478)

**VI. ADJOURNMENT**

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

[https://us06web.zoom.us/webinar/register/WN\\_IUatSRZlSaOMpb35AojkTg](https://us06web.zoom.us/webinar/register/WN_IUatSRZlSaOMpb35AojkTg)

# **HDC**

## **ADMINISTRATIVE APPROVALS**

<b>June 08, 2022</b>
----------------------

- |    |                      |                       |
|----|----------------------|-----------------------|
| 1. | 35 Pleasant Street   | -TBD                  |
| 2. | 50 New Castle Avenue | -Recommended Approval |

## 1. 35 Pleasant Street - TBD

**Background:** The applicant is seeking approval for the installation of mechanical equipment and screening.

**Staff Comment:** TBD

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

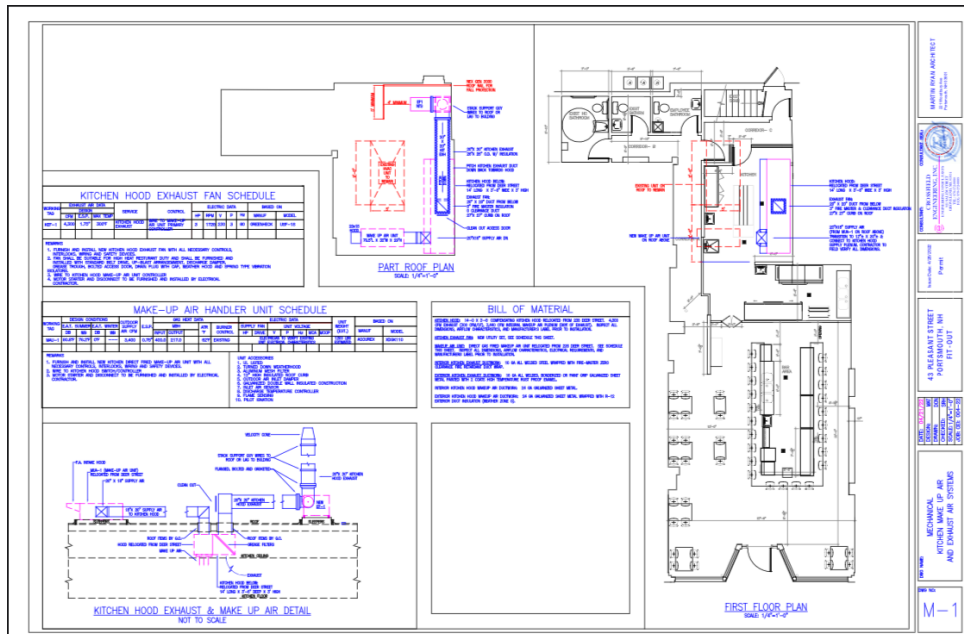


East side 43 Pleasant st.

Mechanical  
Screen

Exhaust Tower











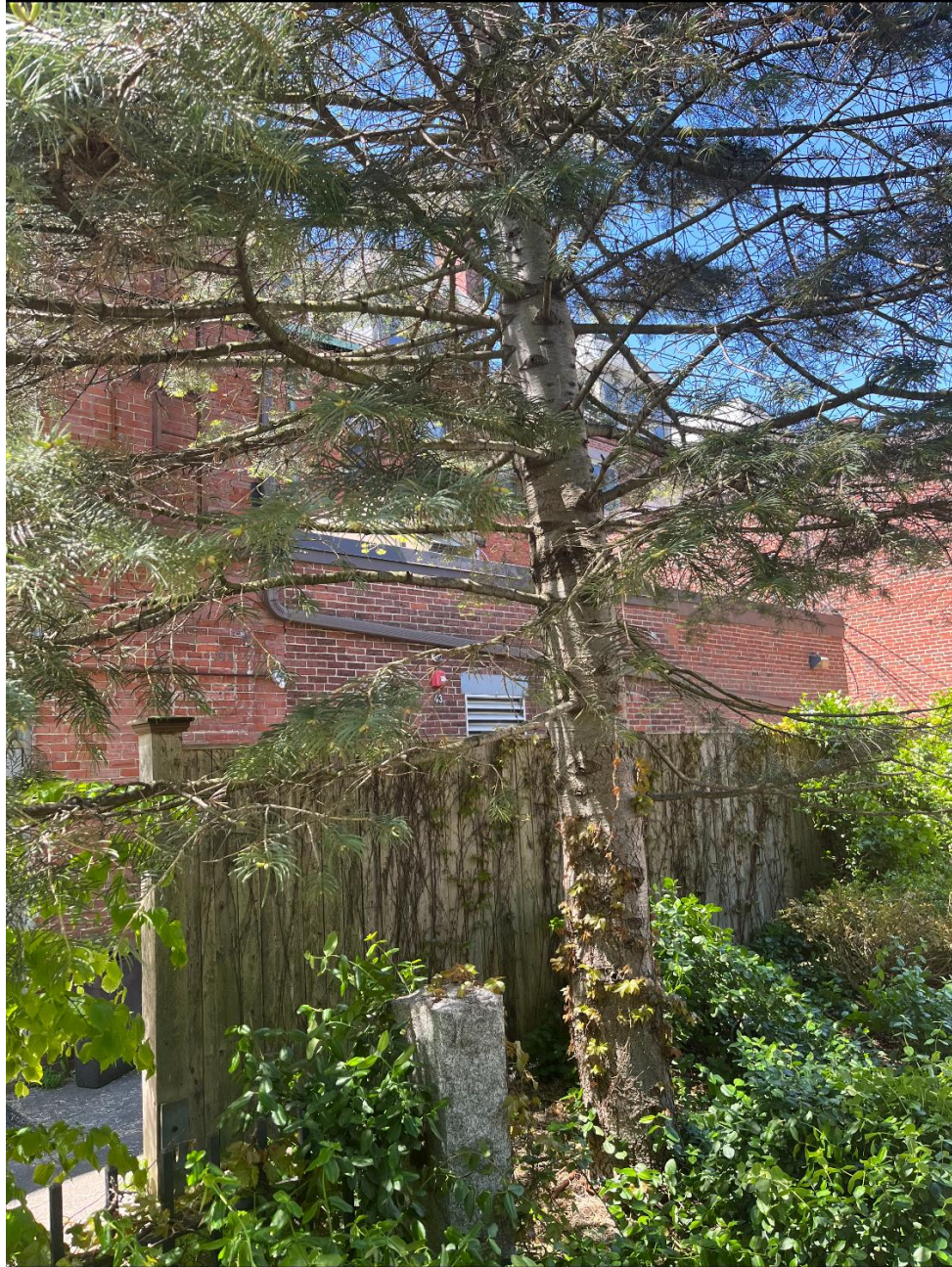














## Home Ladder Safety Rooftop Fall Protection Easi-Dec About Us

### Contact



building code requirements. Our railing systems are designed to meet the latest OSHA safety railing requirements and are designed to not penetrate the roof membrane.

Our railing systems are suitable for permanent installation and can also be used as a temporary railing system when rooftop work efforts warrant a railing system that can be moved from job to job.

To reduce purchase and installation costs our railings are offered in pre-assembled lengths that are easily attached to the system bases and counterweights.

Our products are manufactured of durable galvanized steel that can be delivered to your job site painted if required.

**Contact us for pricing**



### Description

#### The RZ Universal Guardrails Are Manufactured Out Of High Strength Low Alloy Steel (HSLA)

- RZ Guardrails Exceed All OSHA Load Requirements
- All RZ Guardrails and Bases Are Manufactured 100% in USA
- Priced Well Below Chinese Imports
- Designed to Fit Competitors Bases



Close 



9369

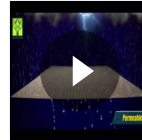
Live Chat

Feedback

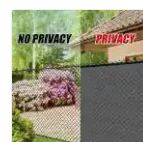
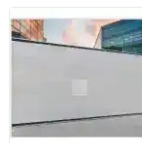
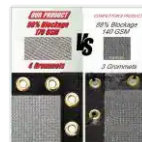
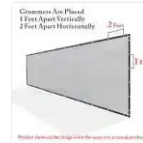
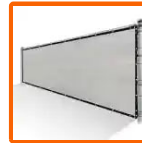
## 3 ft. x 10 ft. Grey Privacy Fence Screen Mesh Fabric Cover Windscreen with Reinforced Grommets for Garden Fence

by COLOURTREE

Related Videos & 360° View



Product Images

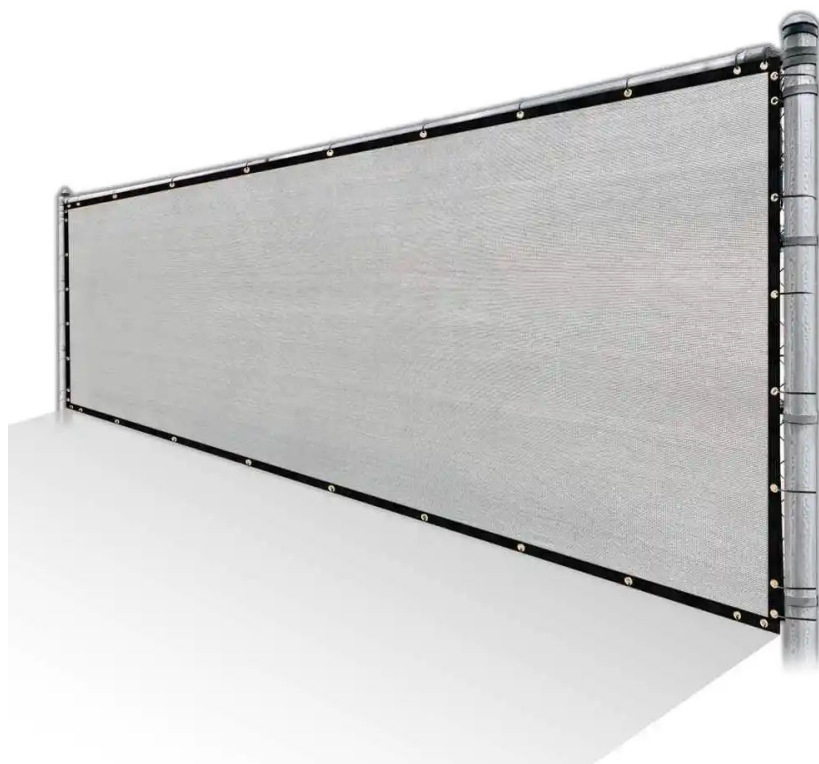


Hover Image to Zoom



Product Height (ft.): 2.83

Close X



Hover Image to Zoom

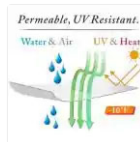
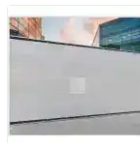
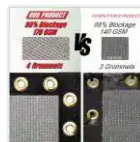
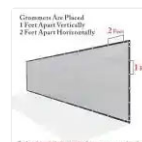
3 ft. x 10 ft. Grey Privacy Fence  
Screen Mesh Fabric Cover  
Windscreen with Reinforced  
Grommets for Garden Fence

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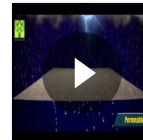
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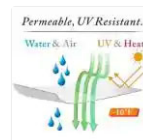
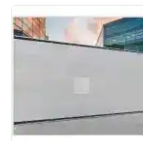
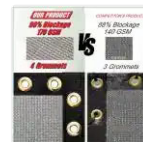
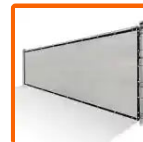
Close 

3 ft. x 10 ft. Grey Privacy Fence  
Screen Mesh Fabric Cover  
Windscreen with Reinforced  
Grommets for Garden Fence  
by **COLOURTREE**

Related Videos & 360° View



Product Images



Hover Image to Zoom

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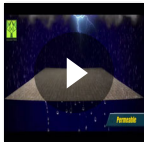
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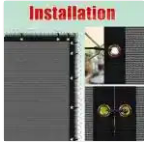
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Product Images



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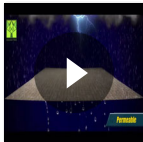
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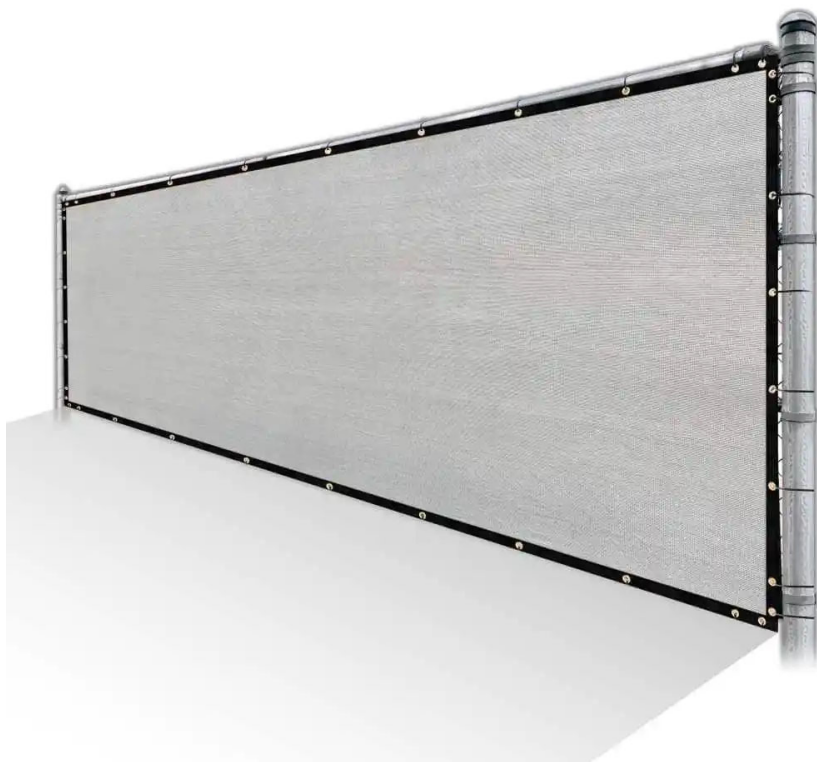
Product Images



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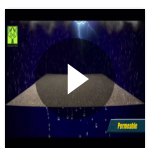
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Hover Image to Zoom

3 ft. x 10 ft. Grey Privacy Fence  
Screen Mesh Fabric Cover  
Windscreen with Reinforced  
Grommets for Garden Fence  
by **COLOURTREE**

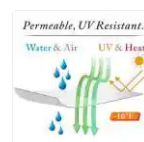
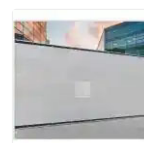
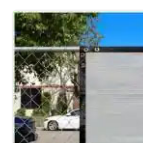
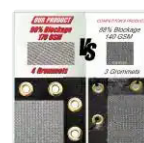
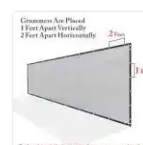
Related Videos & 360° View



Product Images



 Live Chat  
 Feedback

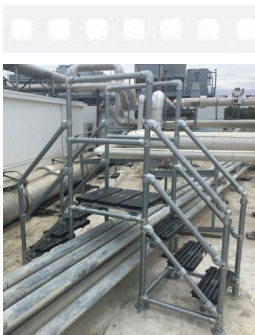
by **COLOURTREE**

A large, rectangular, silver-colored metal mesh screen or partition, likely for a pool or patio, supported by a black frame and a vertical pole on the right side. The screen is made of a fine, woven metal mesh and is held in place by a black frame with visible fasteners along the edges. A vertical pole is attached to the right side of the frame. The screen is shown against a plain white background.



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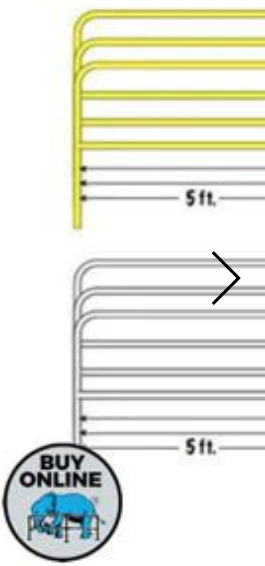
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# NEXTGEN 3000™ UNIVERSAL RAILS

PRODUCTS //
 NEXTGEN 3000™ UNIVERSAL GUARDRAIL //
 NEXTGEN 3000™ UNIVERSAL RAILS



## NEXTGEN 3000™ UNIVERSAL RAILS

### Product

5 ft. Rails

### Finish

Yellow

-
 1
 +
 ADD TO CART
 \$154.00

### Frequently bought together...

Total price: \$2,974.48  
 ADD SELECTED ITEMS TO CART

- ☒
[NextGen 3000™ Standard Bases w/ Hitchpins](#)

☒
 Standard Bases / Yellow
 \$198.00
- ☒
[Kart-a-Rail™ Portable Railing](#)
 \$2,776.48

NextGen 3000™ Universal Rails are available in pre-assembled 5ft. (14lbs), 7.5ft. (21 lbs.) and 10ft. (29 lbs.) steel panels. The rails are available in TS-22 Coating - Yellow finish and Galvanized finish (custom colors available) All rails are 42 inches in height and fit into the NextGen 3000™ Universal Bases. (2) Base Pins are included with each rail purchased. [Click Here](#) to see flier with more details. Note: Toe Boards are also available.

Minimum 5 ft. returns are required at terminations to satisfy OSHA standards.

[Contact Us](#) for design assistance.

Product / Finish	Price
5 ft. Rails - Yellow	\$154.00
5 ft. Rails - Galvanized	\$219.59
7.5 ft. Rails - Yellow	\$165.00
7.5 ft. Rails - Galvanized	\$241.05
10 ft. Rails - Yellow	\$176.00
10 ft. Rails - Galvanized	\$260.15
Standard Bases w/ Hitchpins - Yellow	\$198,00
Standard Bases w/ Hitchpins - Galvanized	\$266.92
Universal Bases w/ Clamps - Yellow	\$291.86
Universal Bases w/ Clamps- Galvanized	\$364.83

VIDEOS

OSHA TESTING



UNIVERSAL RAIL



Related Products



[NextGen 3000™  
Universal Guardrail](#)

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Standard Bases w/  
Hitchpins](#)

[NextGen 3000™  
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CONTACT

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- FAX (610) 539-1630
- SO. CENTRAL (832) 409-7160
- NO. CENTRAL (877) 723-3766
- WEST (909) 295-2970
- NO. EAST (716) 218-0315
- SO. EAST (980) 272-1567



## 2. 50 New Castle Avenue - Recommended Approval

Background: The applicant is seeking approval for a new rear yard shed.

Staff Comment: Recommended Approval

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





FRONT RIGHT  
OVERVIEW

SCALE: NOT TO SCALE



BACK LEFT  
OVERVIEW

SCALE: NOT TO SCALE

BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
SPECS, AND CONNECTIONS BEFORE  
CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701  
MECHANICAL SYSTEM CODE: SEC.2801  
PLUMBING SYSTEM CODE: SEC.2901

FINAL CD SET DATE: 02.01.21

Revision Table			
Number	Date	Revised By	Description
1			



EXISTING HOME

SCALE: NOT TO SCALE



LIVING AREA

MAIN FLOOR	1987sqft
TOTAL	1987sqft
GARAGE	690
FRONT PORCH	128
DECK	271

CONFORM TO ALL RESIDENTIAL CODES

DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
SPECS, AND CONNECTIONS BEFORE  
CONSTRUCTION BEGINS.

SPECIFICATIONS + NOTES

\*ROOFING MATERIAL: Timberline HD Shingles in Charcoal

\*ALL TRIM PACKAGE: TO MATCH EXISTING

\*SIDING: Should budget allow the ideal scenario would be to remove the aluminum siding, repair existing wood clapboards and install new cedar clapboards on the addition. Paint the entire house BM, Simply White. OPTION 2: HardiePlank Lap Siding w/ 4" exposure on addition ONLY

\*BRACKETS: ProWood Market - Bracket 14T3 - P 28", H:28", T: 5.5" (Ptd: WHITE)

\*STAIR SYSTEM:

\_EXTERIOR:

\*RISER: WOOD - PTD WHITE

\*TREAD: WOOD - MAHOGANY

\*HANDRAIL: WOOD MAHOGANY RAIL

\*BALUSTERS: WOOD SQ WHITE 1"X1"

\*DECK: MAHOGANY

\*PRIVACY: WOOD TO MATCH SKETCH, UNDER DECK AS WELL (SLIDING PANELS)

\*WINDOWS: All new windows throughout house if budget allows.  
Removing 1/1 replacement double hung windows and large picture  
window installed in the 1970's to a historically appropriate 2/1 double  
hung window with black exterior

\_MANUFACTURER: MARVIN - ELEVATE - 2/1 D.H.

\_EXT. FINISH: BLACK

\_INT. FINISH: WHITE

\*EXTERIOR PATIO: STONEWOOD EVER BLUE THERMAL BLUE

NOTES:

\*CORNER BOARDS: TO MATCH EXISTING

\*WATER TABLE: TO MATCH EXISTING

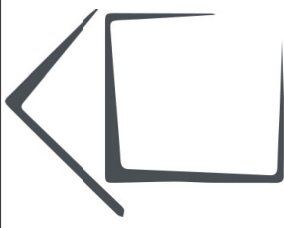
\*RAKE BOARD: TO MATCH EXISTING

\*SOFFIT: TO MATCH EXISTING

\*WINDOW TRIM: TO MATCH EXISTING

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS
2. ALL TRASH GENERATED BY THE CONTRACTOR WILL BE PLACED IN A TRASH CONTAINER PROVIDED BY THE CONTRACTOR ON SITE AT THE END OF EACH DAY.
3. VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIAL. NOTIFY DESIGNER OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
4. ALL ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY SUB-CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR AND INTERIOR DESIGNER WITH RESPECT TO LIGHTING AND CEILING DETAILS.
5. COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR, AND WALL SPACES. VERIFY LOCATIONS WITH DESIGNER.
6. IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO COMPLETE THE WORK WITHIN THE RECOGNIZED STANDARDS OF THE CONSTRUCTION INDUSTRY.



COVER PAGE

Layout Page Table	
Label	Title
1	COVER PAGE
2	SITE PLAN
3	DEMO
4	FOUNDATION
5	FIRST FLOOR
6	SECOND FLOOR
7	WINDOW & DOOR SCHEDULE
8	ELEVATIONS
9	ELEVATIONS
10	SECTION
12	SECTIONS
13	Roof Plan
11	FRAMING
14	FRAMING OVERVIEW
15	DETAILS
16	ELECTRICAL
17	PLUMBING + ELECTRICAL SCH
18	PLUMBING
19	CABINETRY
20	CABINETRY
21	CABINETRY

CLIENT:

Tim & Alex Lieto  
50 New Castle Ave  
Portsmouth, NH

CONTACT:

AMY DUTTON HOME  
4 WALKER STREET KITTERY, ME  
amy@amyduttonhome.com  
207.703.0646

DATE:

5/23/2022

SCALE:

SCALED FOR:  
24" X 36"

DRAWING SCALE

SHEET:

A1



CALCULATIONS

ZONING MAXIMUMS:  
front setback: 30'  
rear setback: 30'  
side setbacks: 10'  
lot coverage: 20%

EXISTING CONDITIONS:  
LOT SIZE: 0.22 ACRES  
ANTICIPATED DISTURBED AREA: 862 SF  
LIVABLE SF: 1,454 SF  
FIRST FLOOR 831 SF  
3/4 STORY 623 SF  
BASEMENT 0 SF  
DECK 0 SF  
PORCH 0 SF  
GROSS SF: 2,756 SF  
FIRST FLOOR 831 SF  
3/4 STORY 831 SF  
BASEMENT 831 SF  
DECK 164 SF  
PORCH 99 SF

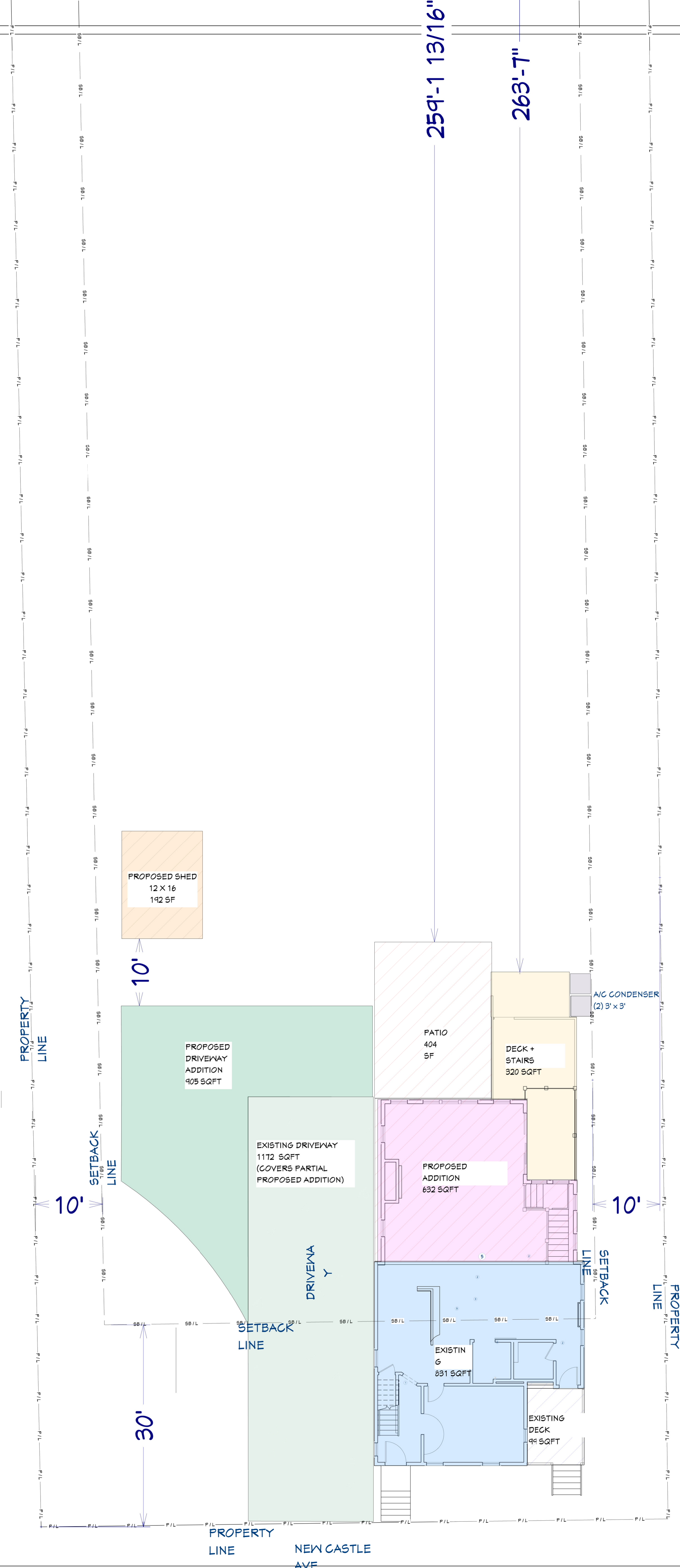
AREA OF FOOTPRINT: 1,094 SF  
EXISTING DRIVEWAY: 2,292 SF  
EXISTING PARKING SPOTS: 5  
EXISTING SETBACKS:  
FRONT: 8'6"  
REAR: 56'9"  
LEFT: 11'4"  
RIGHT: 50'8"  
EXISTING LOT COVERAGE: 11.42%

PROPOSED CONDITIONS:  
LIVABLE SF: 3,033 SF  
FIRST FLOOR 1,463 SF  
3/4 STORY 650 SF  
BASEMENT 920 SF  
DECK 0 SF  
PORCH 0 SF  
GROSS SF: 4,432 SF  
FIRST FLOOR 1,463 SF  
3/4 STORY 831 SF  
BASEMENT 1,751 SF  
DECK 288 SF  
PORCH 99 SF  
AREA OF FOOTPRINT: 1,850 SF  
PROPOSED PATIO: 404 SF  
PROPOSED DRIVEWAY: 1182 SF  
PROPOSED PARKING SPOTS: 7 +  
PROPOSED SETBACKS:  
FRONT: 8'6"  
REAR: 259' - 1"  
REAR PORCH: 17'-2"  
LEFT: 50'-8"  
RIGHT: 11'-4"

CAD BLOCK GUIDE

- EXISTING FOOTPRINT (831 SF)
- EXISTING DECK (99 SF)
- EXISTING DRIVEWAY TO BE REMOVED (1172 SF)
- PROPOSED ADDITION (632 SF)
- PROPOSED DECK (320 FT)
- PROPOSED DRIVEWAY PARKING SF (905 SF)

SITE PLAN



SITE PLAN

SCALE: 1" = 10'-0"

PROPOSED SHED

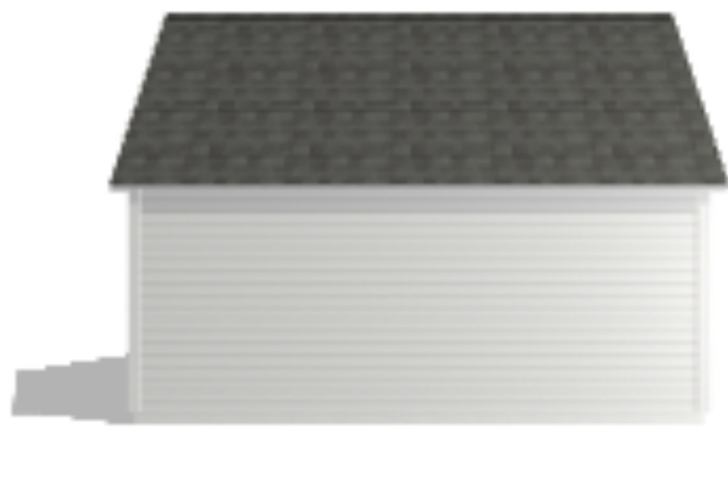
NOTE: WINDOWS TO BE BLACK TO MATCH THE HOUSE



PERSPECTIVE VIEW



FRONT VIEW



LEFT SIDE VIEW

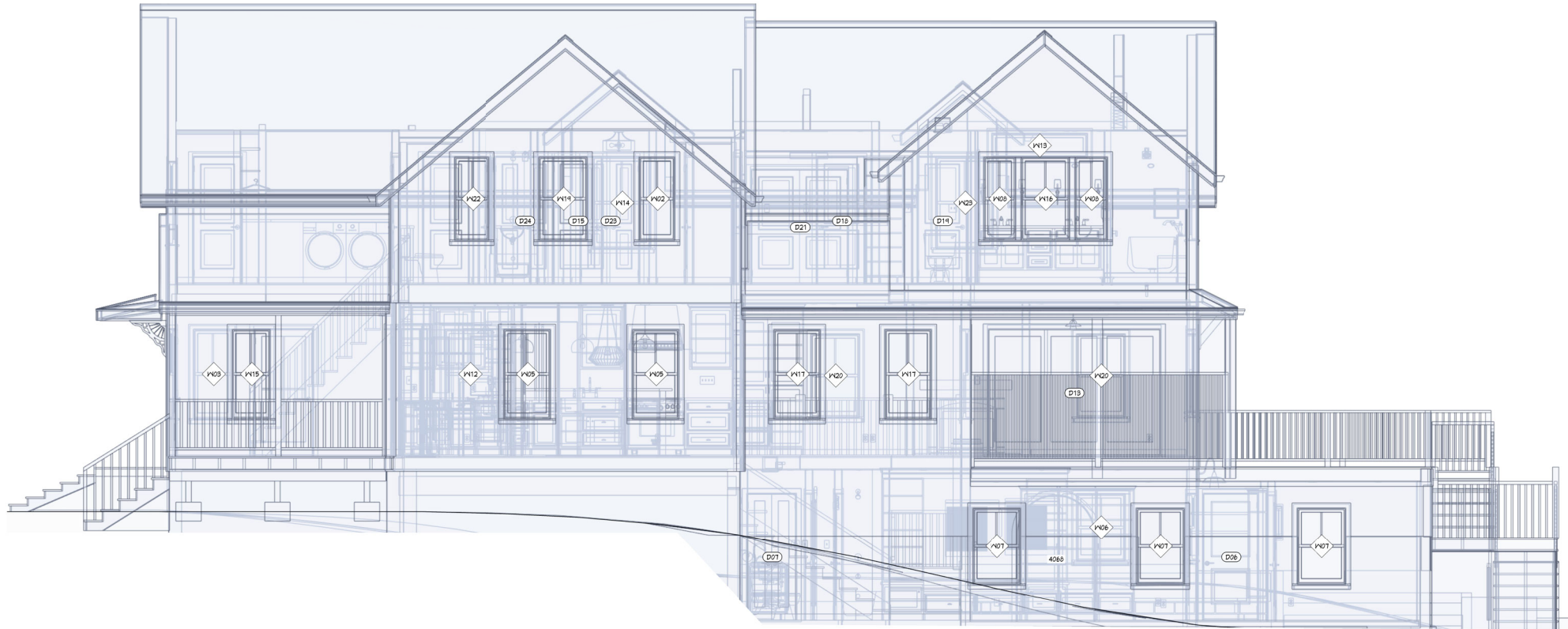


BACK SIDE VIEW



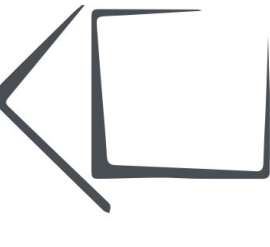
RIGHT SIDE VIEW

Structure Details	
Style: Lexington	\$11,240
Wall Height: 6' 4" Wall Height	
Size: 12x16	
Trim: Upgrade Window Trim	
Base: 2x6 Redwood Floor* with Bottom Trim Frieze Board	\$448
Siding: Vinyl	Included
Roof Pitch: 9/12 Pitch	
Roof Overhang: Extended Eaves (On Gable Walls, \$14 per linear foot)	\$336
Siding Color: White	
Trim Color: White	
Roof Color: Gray	
Roof Material: Architectural Shingles	
Doors & Ramps	
60" Double Door (\$640)	Included
Color: White	
60" Double Door (\$640)	\$640
Color: White	
Windows & Accessories	
Transom Window 4' with trim (\$160)	\$160
Color: White	
24"x40" Window (\$170)	Included
Color: White	
Window Trim Upgrade (Qty. 4)	\$200
24"x40" Window (\$170)	Included
Color: White	
24"x40" Window (\$170)	\$170
Color: White	
Flower Box: Large (\$65)	\$65
Flower Box Color: White	
24"x40" Window (\$170)	\$170
Color: White	
Flower Box: Large (\$65)	\$65
Flower Box Color: White	
Flooring & Interior	
Flooring: 3/4" Pressure Treated Plywood Upgrade	\$576
Floor Joist: 12" OC 2x6 PT Floor Joists	\$144
Loft: None	
Vents	
8" x 8" Vent	Included
8" x 8" Vent	



GLASS HOUSE ELEVATION FROM EAST

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



SITE PLAN

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9	ELEVATIONS
10	SECTION
12	SECTIONS
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11	FRAMING
14	FRAMING OVERVIEW
15	DETAILS
16	ELECTRICAL
17	PLUMBING + ELECTRICAL SCH
18	PLUMBING
19	CABINETRY
20	CABINETRY
21	CABINETRY

CLIENT:  
Tim & Alex Lieto  
50 New Castle Ave  
Portsmouth, NH

CONTACT:  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.703.0646

DATE:  
5/23/2022

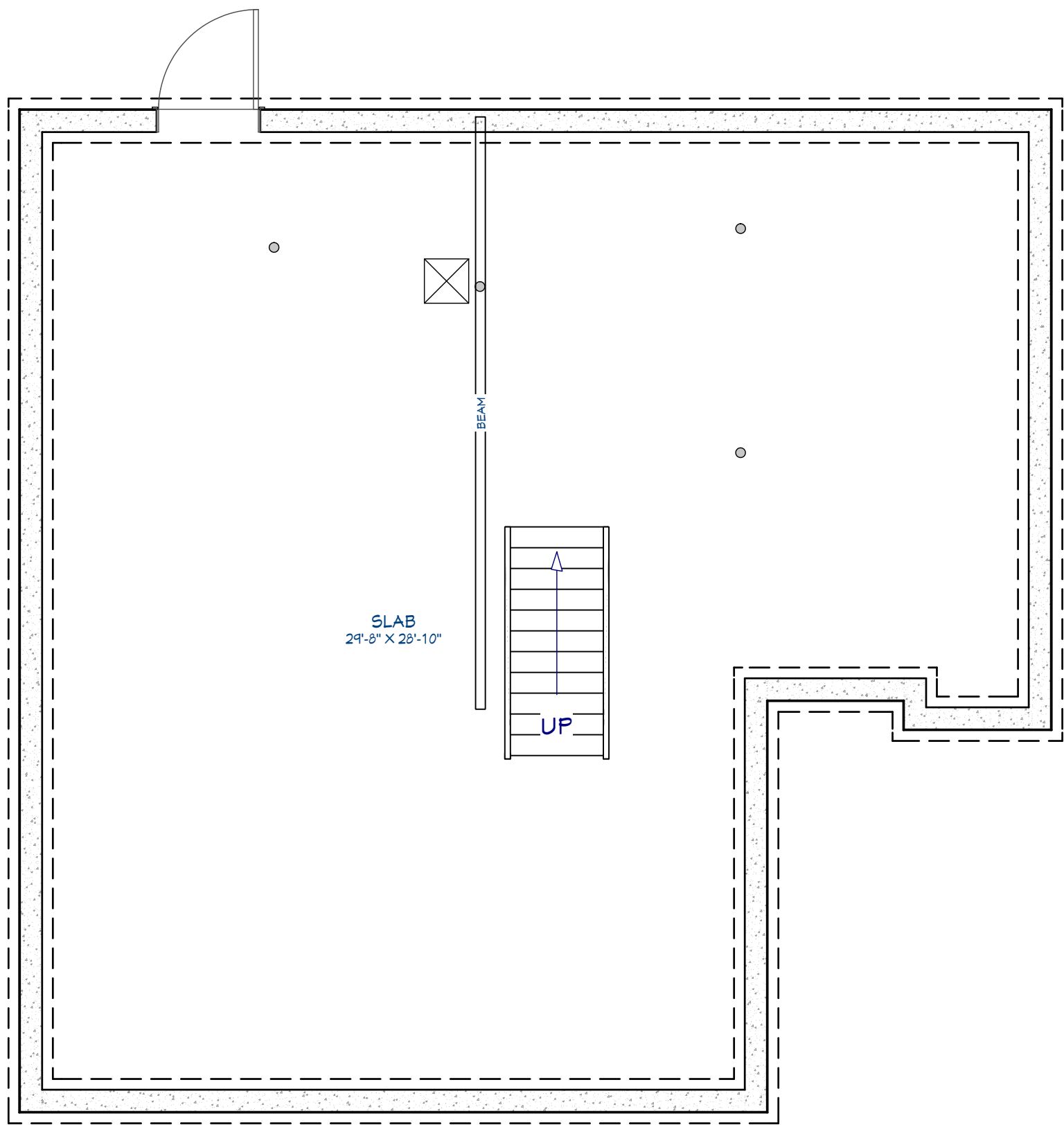
SCALE:  
SCALED FOR:  
24" X 36"  
DRAWING SCALE

SHEET:  
A2



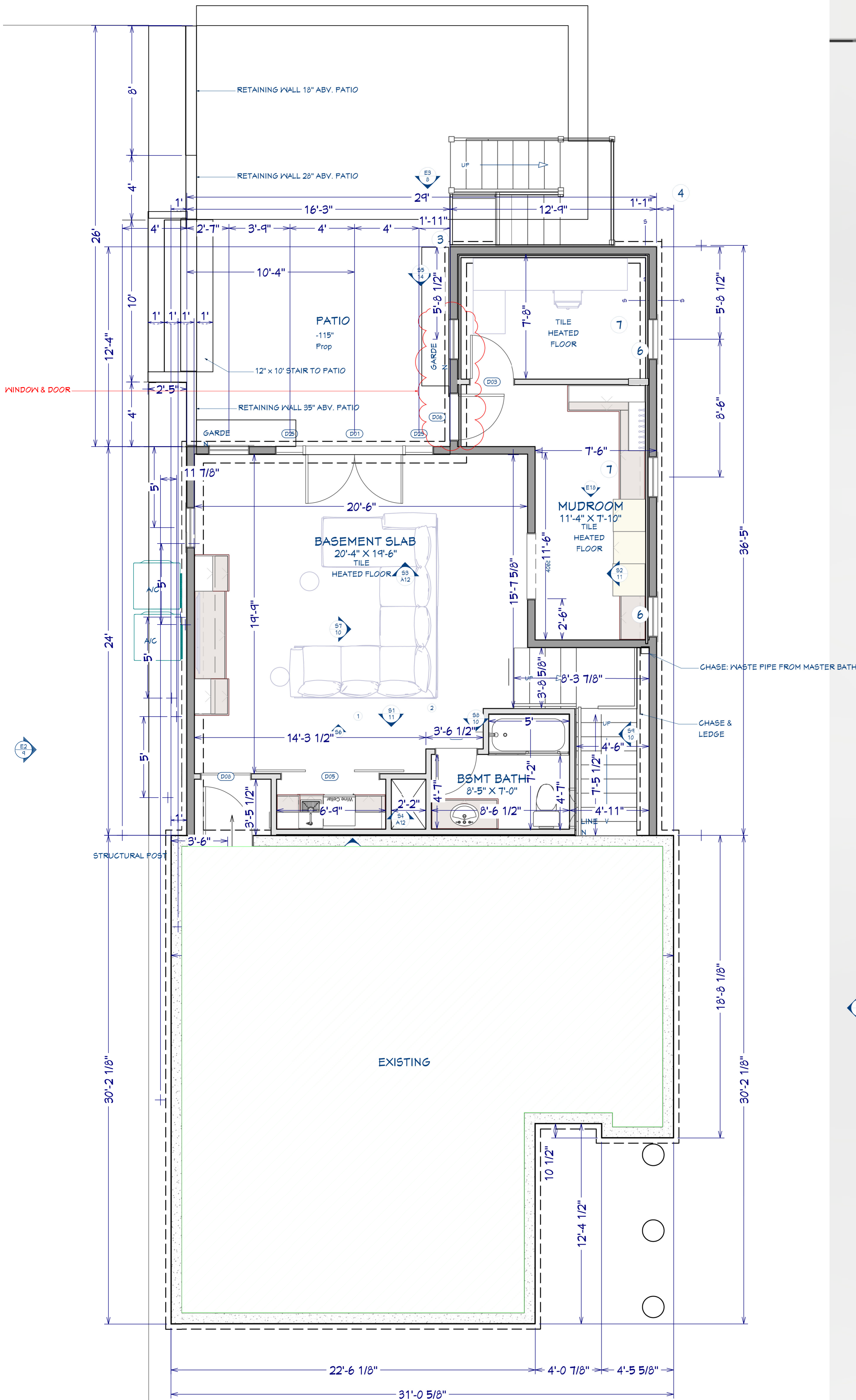
FLOOR 0 NOTE SCHEDULE	
①	TILE FLOOR WITH RADIANT OR ELECTRIC HEAT
②	WHITE HERRINGBONE TILE
③	DOOR ACCESS STO STORAGE
④	EXTEND SLAB FOR AC UNITS AND UNDER STAIRS W/ FOOTINGS.
⑥	RUN 2X4 WALL ON FLAT OVER FOUNDATION WALL
⑦	RUN BASEBOARD W/ GAP FOR EXPANSION OVER HEATED TILE FLOOR

NOTE:  
1. ALL DIMENSIONS ARE FROM FRAMING TO FRAMING  
2. ALL BOTTOM OF HEADERS TO BE HUNG @ \_\_\_\_"



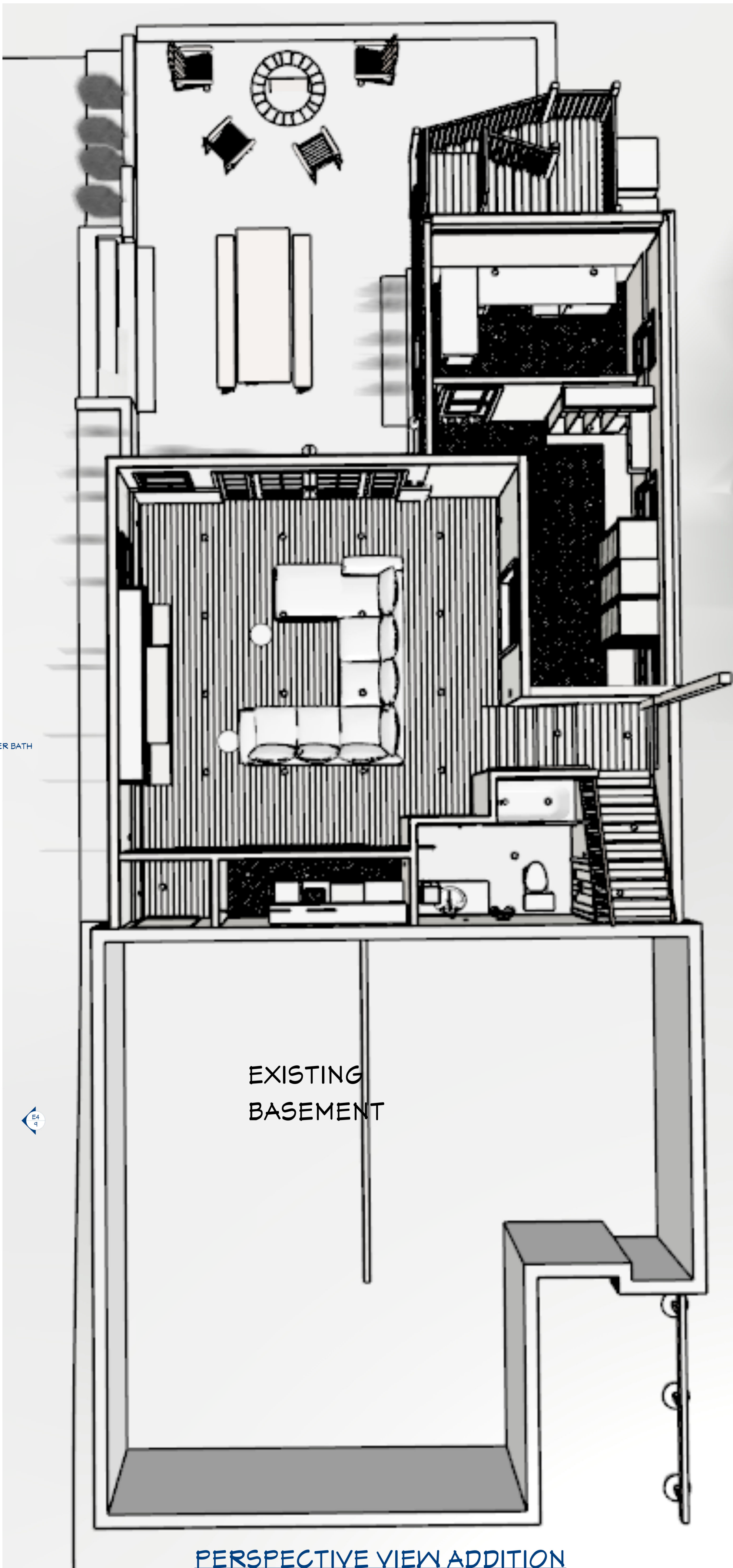
EXISTING FOUNDATION PLAN

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



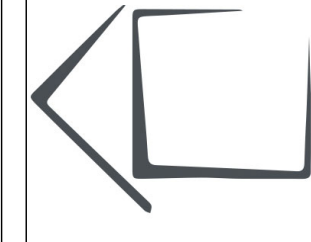
PROPOSED FOUNDATION PLAN

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



PERSPECTIVE VIEW ADDITION

SCALE: NTS



FOUNDATION

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17	PLUMBING + ELECTRICAL SCH
18	PLUMBING
19	CABINETRY
20	CABINETRY
21	CABINETRY

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amy@amyduttonhome.com  
207.703.0646

DATE:  
5/23/2022

SCALE:  
SCALED FOR:  
24" X 36"  
DRAWING SCALE  
1/4" = 1'-0"

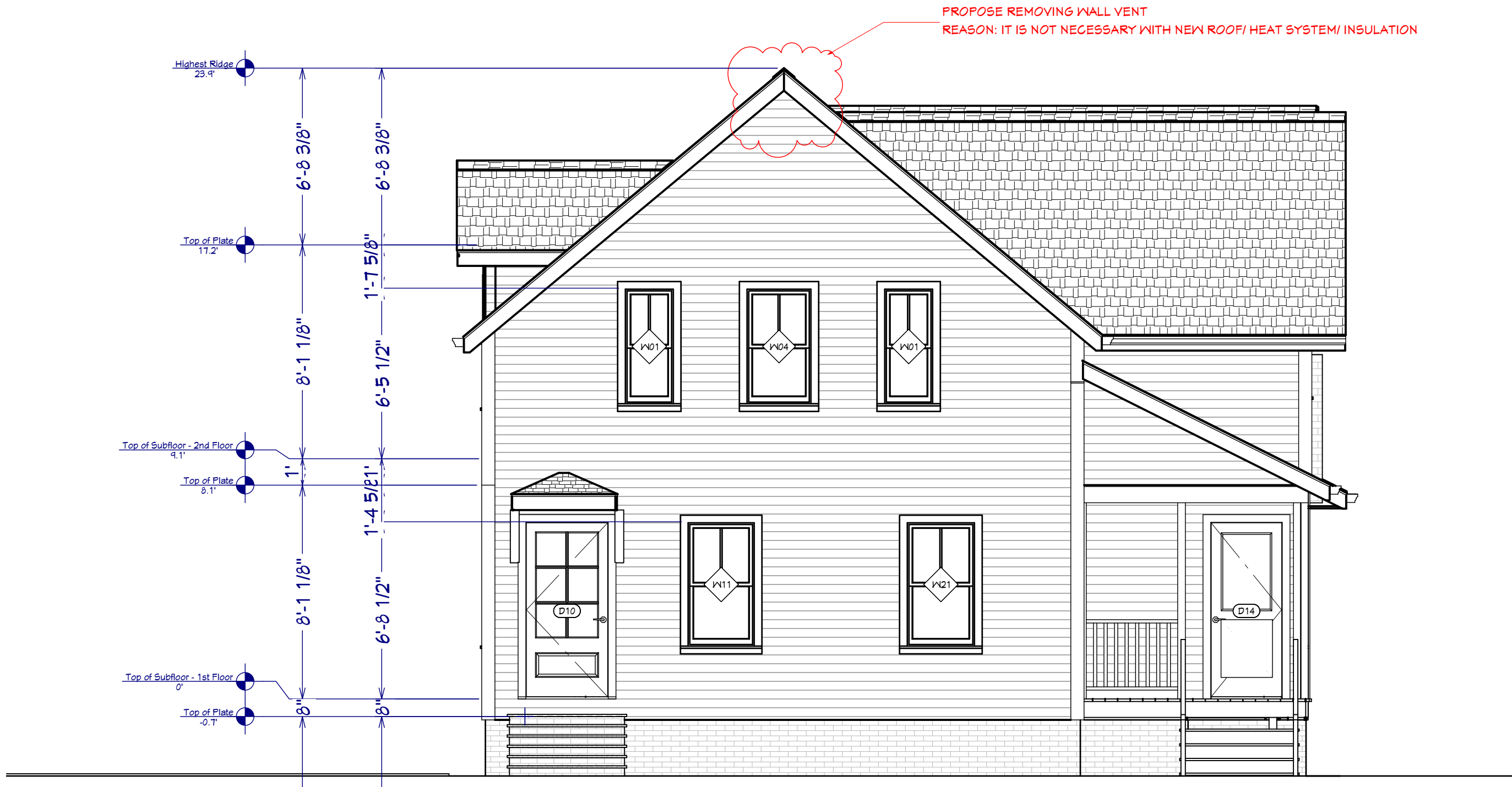
SHEET:  
**A4**





FRONT ELEVATION EXISTING

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



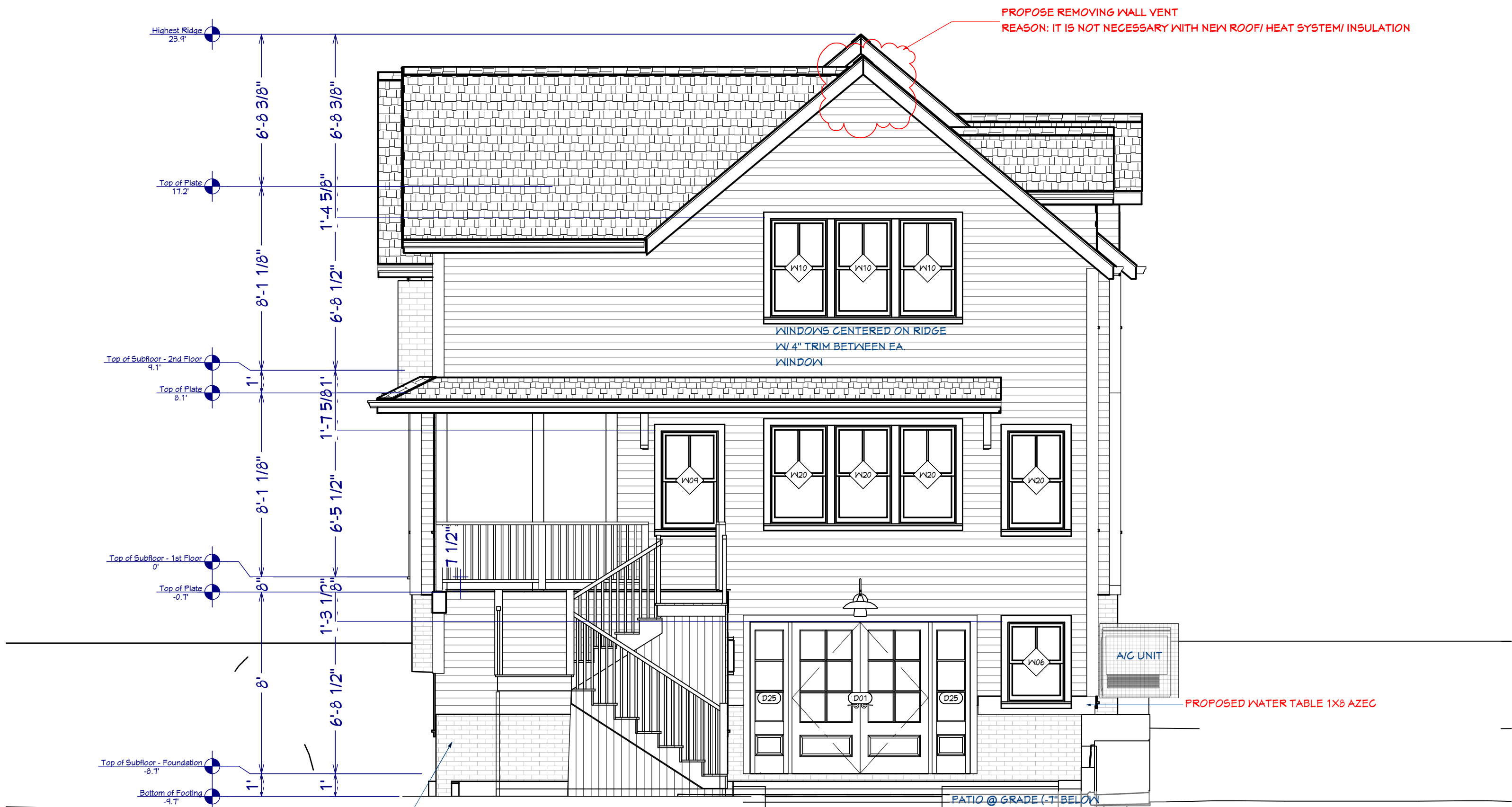
FRONT ELEVATION PROPOSED

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



BACK ELEVATION EXISTING

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

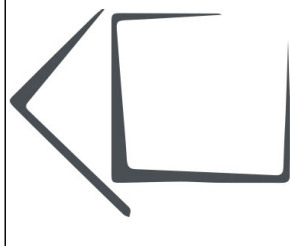


BACK ELEVATION PROPOSED

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

- NOTE:
1. MASTER BEDROOM 3 WINDOWS, NO BALCONY
  2. FRENCH DOORS OUT OF BASEMENT, GRADE DROPPED DOWN TO -1" BELOW BASEMENT F.F.

AC CONDENSER COVERS TO REMAIN SAME DESIGN AS APPROVED



ELEVATIONS

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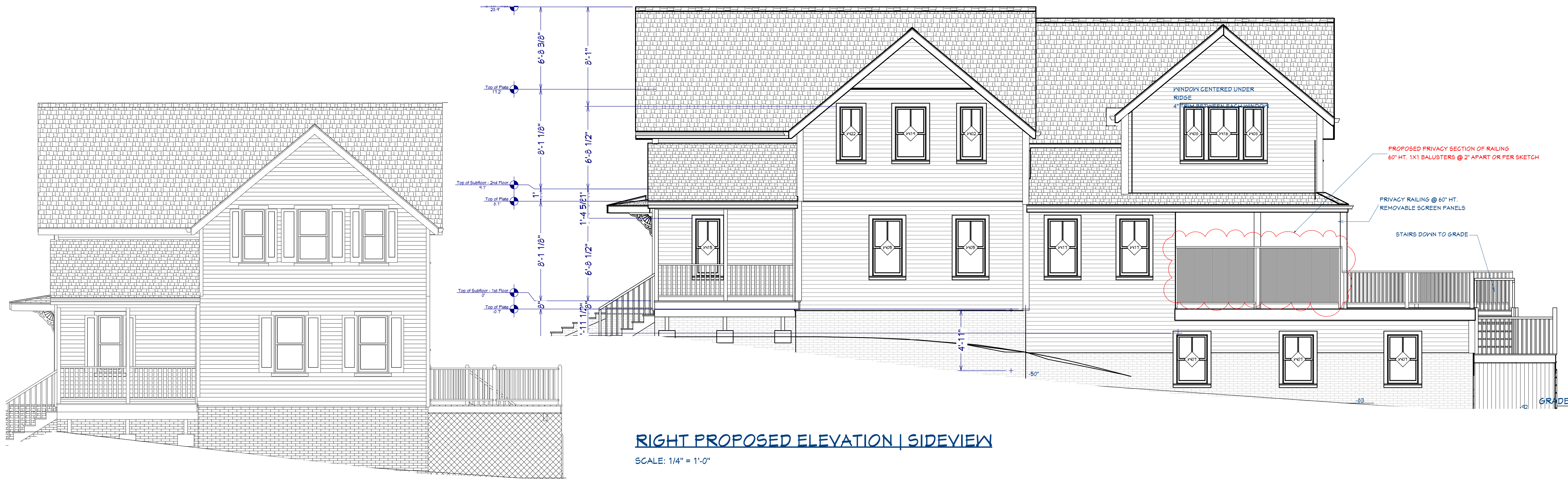
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amy@amyduttonhome.com  
207.703.0646

DATE:  
5/23/2022

SCALE:  
SCALED FOR:  
24" X 36"  
DRAWING SCALE  
1/4" = 1'-0"

SHEET:  
A8





RIGHT PROPOSED ELEVATION | SIDEVIEW

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

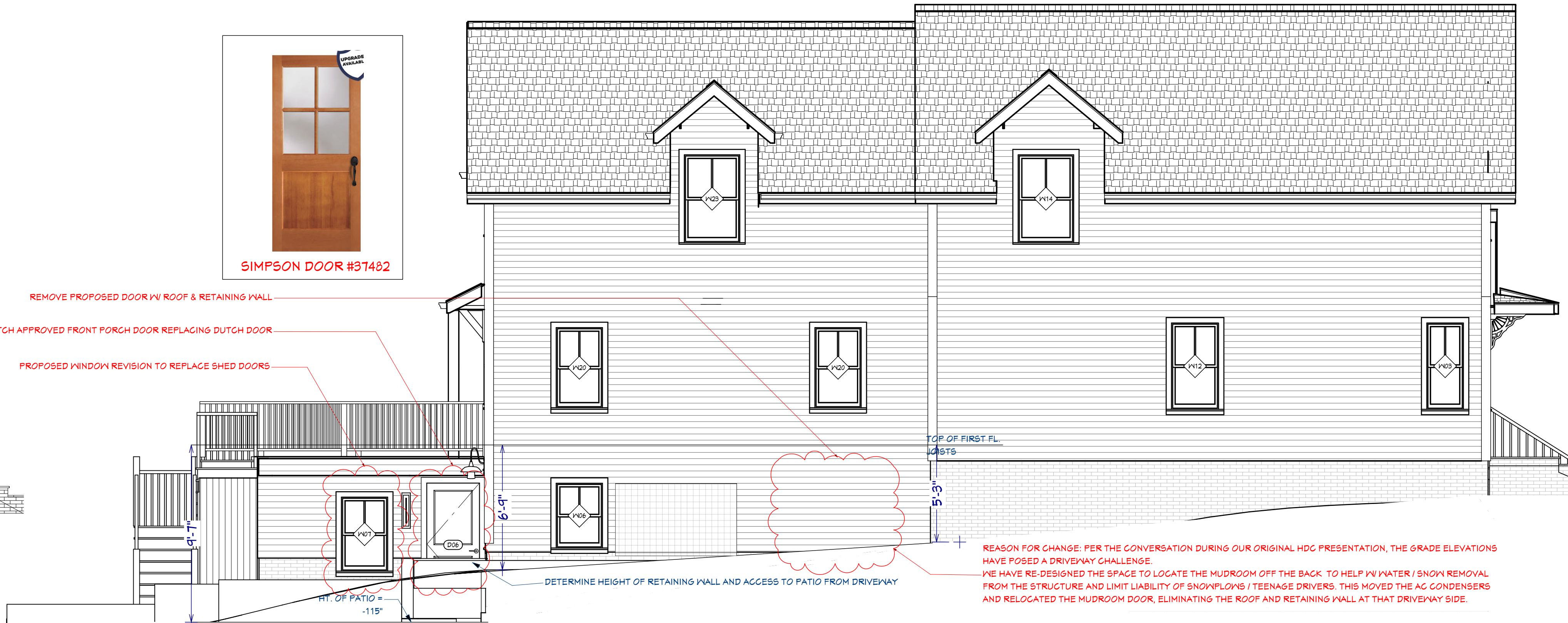
RIGHT EXISTING ELEVATION | SIDEVIEW

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



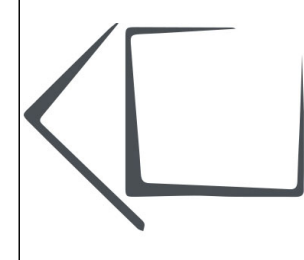
LEFT EXISTING ELEVATION | SIDEVIEW

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



LEFT PROPOSED ELEVATION | SIDEVIEW

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



ELEVATIONS

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207.703.0646

DATE:

5/23/2022

SCALE:

SCALED FOR:  
24" X 36"

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

SHEET:

A9



# Historic District Commission

## Staff Report – June 1<sup>st</sup> & June 8<sup>th</sup>, 2022

### June 1<sup>st</sup> MEETING

#### **Administrative Approvals:**

- |                                 |                      |
|---------------------------------|----------------------|
| 1. 60 Penhallow St. (LUHD-464)  | - Recommend Approval |
| 2. 553 Islington St. (LUHD-476) | - Recommend Approval |
| 3. 118 Pleasant St. (LUHD-477)  | - Recommend Approval |
| 4. 475 Marcy St. (LUHD-473)     | - Recommend Approval |
| 5. 33 Deer St. (LUHD-474)       | - Recommend Approval |

#### **EXTENSION REQUEST:**

- A. 420 Pleasant Street. (LU-21-126) (rear addition)

#### **PUBLIC HEARINGS – OLD BUSINESS:**

- A. 531 Islington Street (LU-22-38) (signage and siding)  
 B. 159 State St. (LU-22-68) (HVAC)  
 C. 138 Gates Street. (LU-22-43) (windows, siding & trim)

#### **PUBLIC HEARINGS – NEW BUSINESS:**

1. 93 Pleasant St. (LU-21-183) (misc. changes)
2. 67 Gates Street (LU-22-108) (rear deck)
3. 160 Court Street (LU-22-107) (misc. changes)
4. 90 Fleet Street (LU-22-106) (windows)
5. 33 Richmond Street (LU-22-105) (siding & windows)

### June 8<sup>th</sup> MEETING

#### **PUBLIC HEARING – NEW BUSINESS:**

1. 55 Ceres St. (LU-22-62) (fence/ mechanical screen)

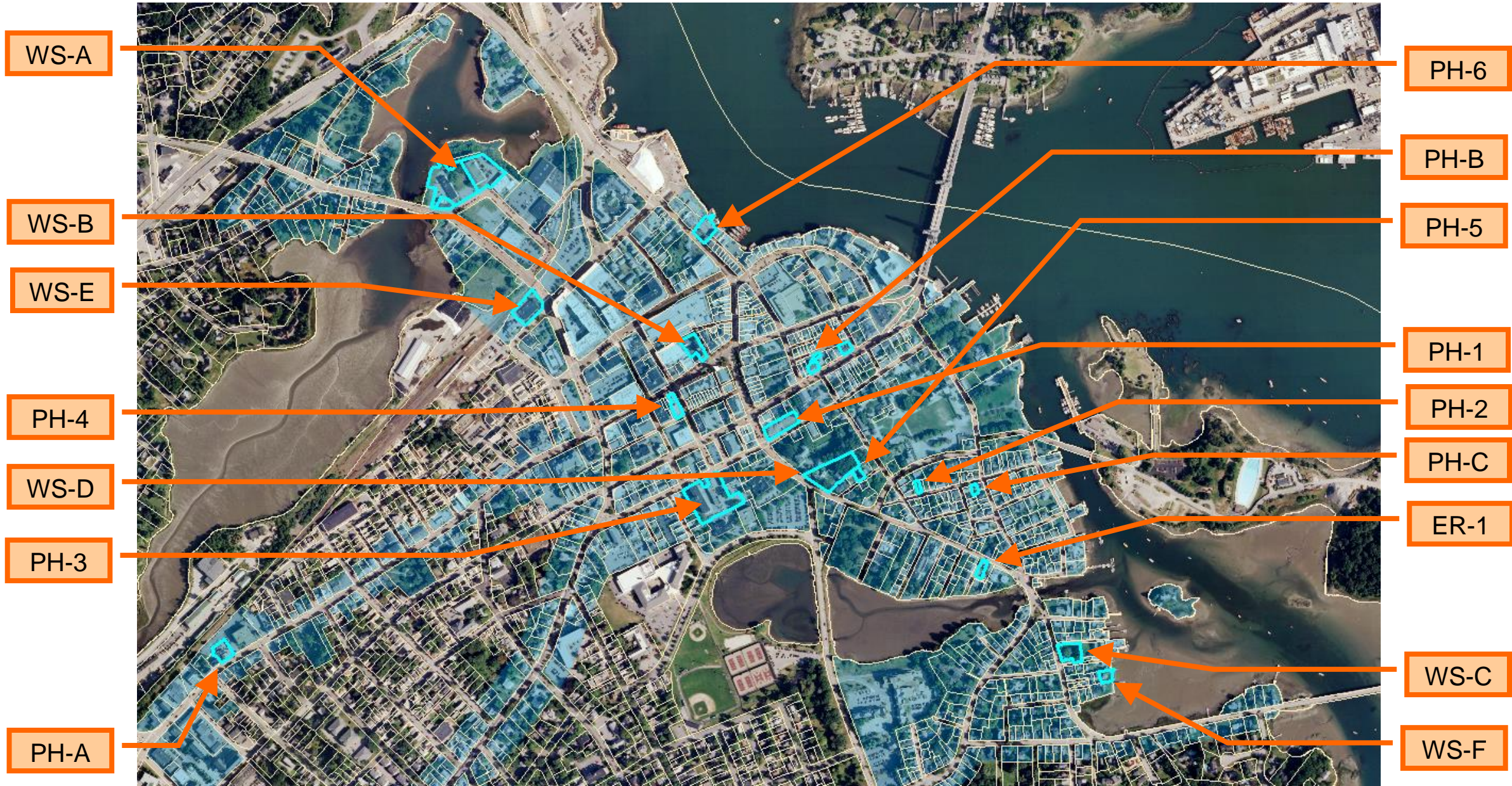
#### **WORK SESSIONS – OLD BUSINESS:**

- A. 1 Raynes Ave. (LUHD-234) (2 new buildings)  
 B. 1 Congress St. (LUHD-425) (infill building)  
 C. 445 Marcy St. (LUHD-424) (new single family)  
 D. 179 Pleasant St. (LUHD-463) (carriage house)  
 E. 161 Deer St. (LUHD-462) (4 story infill building)  
 F. 43 Holmes Court (LUHD-465) (demo & add a new single family)

#### **WORK SESSIONS – NEW BUSINESS:**

1. 111 State St. (LUHD-478) (repl. Doors & windows)





LOCATOR MAP

# HISTORIC DISTRICT COMMISSION

MEETING DATE: June 1<sup>st</sup> & June 8<sup>th</sup>  
APPLICATIONS: 23



# Historic District Commission

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

- 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”

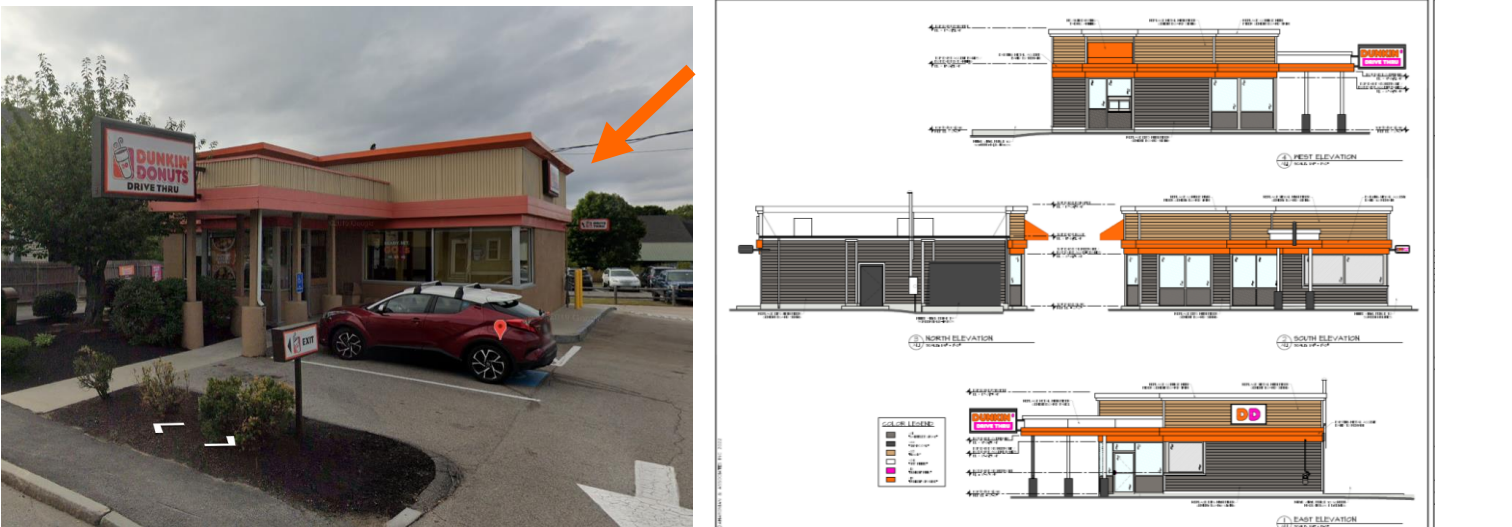
- G. Design Approach (for Major Projects):**
- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional 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)

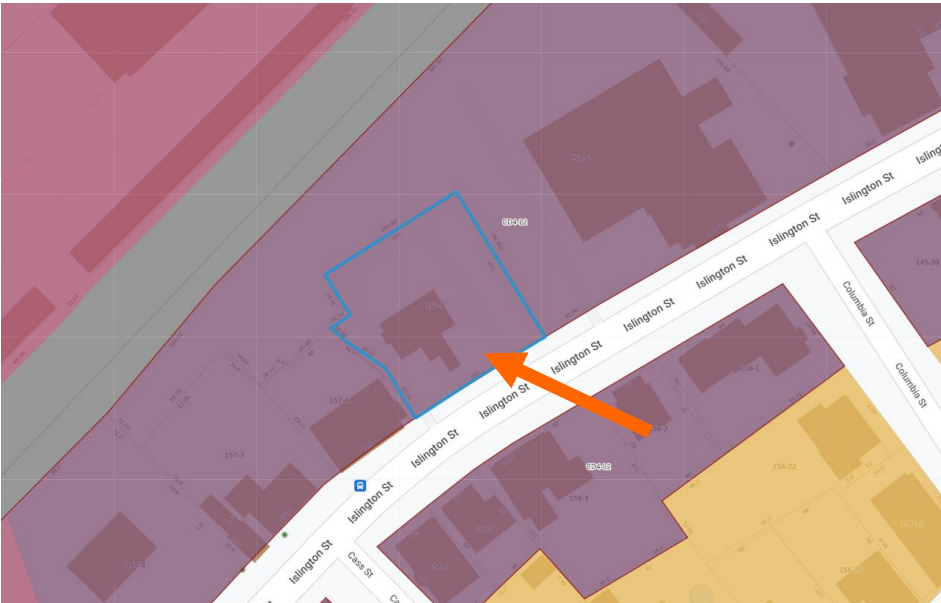
- I. Neighborhood Context:**
- This structure is located along Islington Street. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.
- J. Staff Comments and Suggestions for Consideration:**
- The applicant proposes to revise the previous design as follows:
    - Use hardi-plank siding for the building.
    - Reduce the size of the signs.
    - Consider other alterations to the façade.

**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  
NC**

531 ISLINGTON STREET (LU-22-38) – PUBLIC HEARING #A (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.: A Date: 6-1-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

L. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No



# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

159 STATE ST. (LU-22-68)

CERTIFICATE OF APPROVAL

PUBLIC HEARING #B

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)

J. 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.

K. Staff Comments and/ or Suggestions for Consideration:

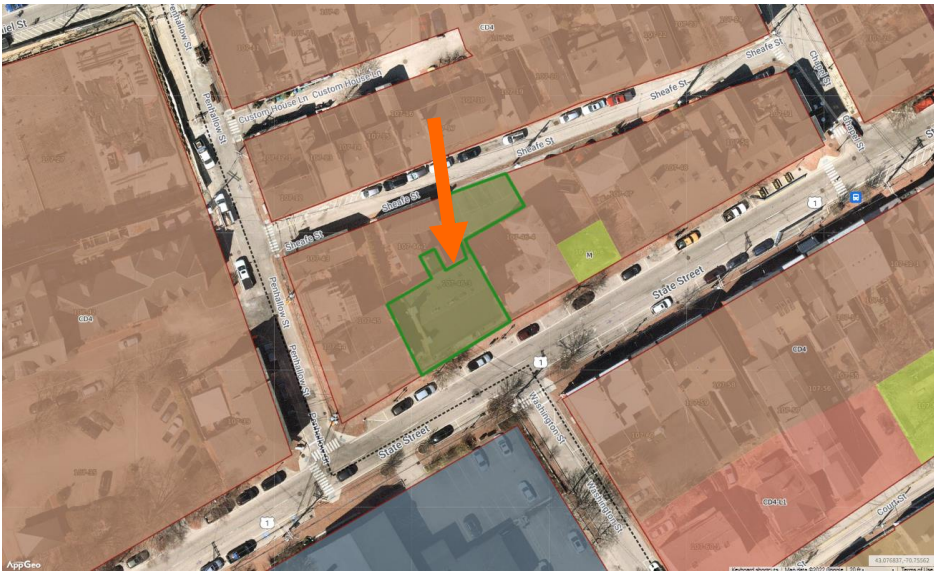
- The Applicant is proposing to:
- Add a wall-mounted HVAC unit on the 2<sup>nd</sup> floor of the exterior wall of the structure. Conduit will also be applied to the wall.

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

I. 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 #B (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.: B Date: 6-1-22</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	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>- WALL-MOUNTED HVAC CONDENSOR ONLY -</div>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width (ROW) Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		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

6. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No



# Historic District Commission

Project Evaluation Form: **93 PLEASANT STREET (LU-21-183)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **PUBLIC HEARING #1**

**A. Property Information - General:**

- Existing Conditions:**
- Zoning District: CD4
  - Land Use: Commercial
  - Land Area: 11,325 SF +/-
  - Estimated Age of Structure: c.1818
  - Building Style: Federal
  - Historical Significance: Focal
  - Public View of Proposed Work: View from Pleasant and Court Streets
  - Unique Features: Focal Building and Historic Stone Wall along Court Street
  - Neighborhood Association: Downtown

**B. Proposed Work:** To modify basement windows, add recessed balconies, HVAC. etc.

**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)

**I. Neighborhood Context:**

- This historically significant and focal building is located along the intersection of Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the street.

**J. Background, Comments & Suggested Actions:**

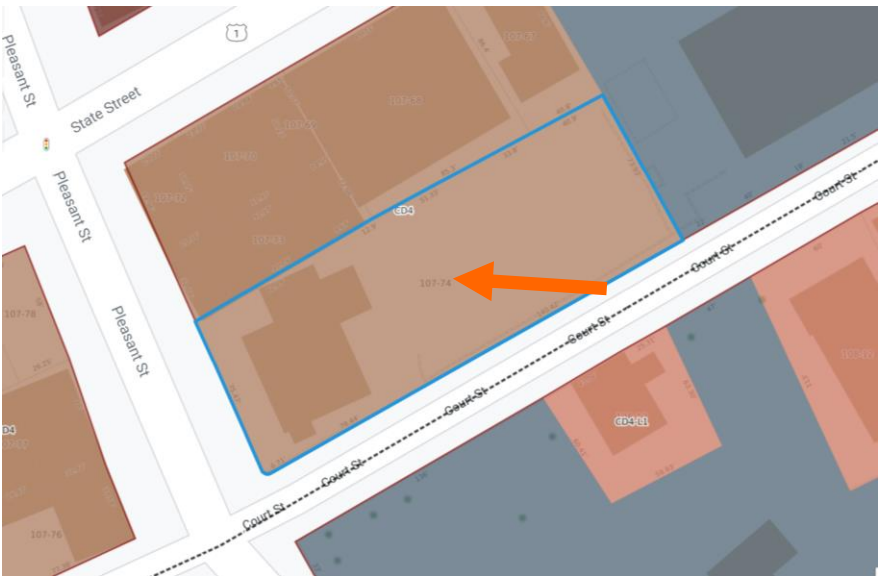
- The Applicant is seeking to:
- Add an ADA ramp
  - Adjust the window locations
  - Add recessed balconies
  - Modify the mechanical equipment locations, overruns and screens

• **Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)**

**Aerial Images and Maps:**



Renderings of the Proposed Addition and Connector Buildings



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**F**



93 PLEASANT STREET (LU-21-183) – PUBLIC HEARING #1 (MAJOR)


		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 – MISC. CHANGES TO PREVIOUSLY-APPROVED DESIGN –			
	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 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 / 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 / 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	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 93 PLEASANT ST. Case No.: 1 Date: 6-1-22

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
- I. Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:

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

☐ Yes ☐ No

☐ 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 Evaluation Form: **67 GATES ST. (LU-22-108)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **PUBLIC HEARING #2**

☐ Major Project (i.e. very large alterations, additions or expansions)

I. **Neighborhood Context:**

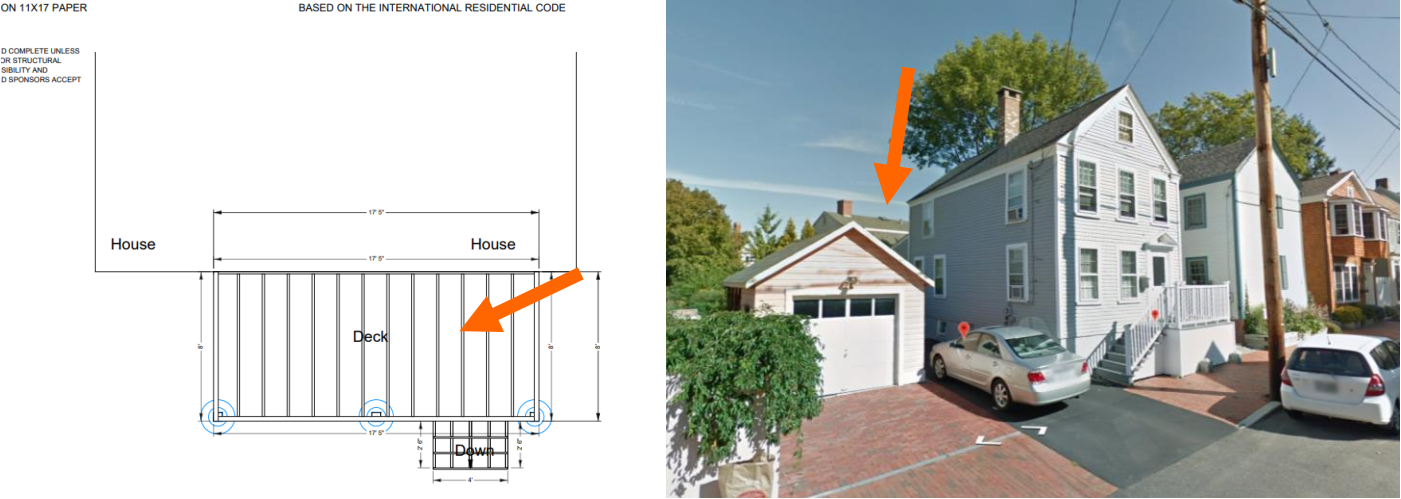
- This 2.5 story wood-sided structure is located on Gates Street and is surrounded with many contributing historic structures. Most buildings on Gate Street have little to no front-yard setbacks, shallow side-yards with deeper rear yards.

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

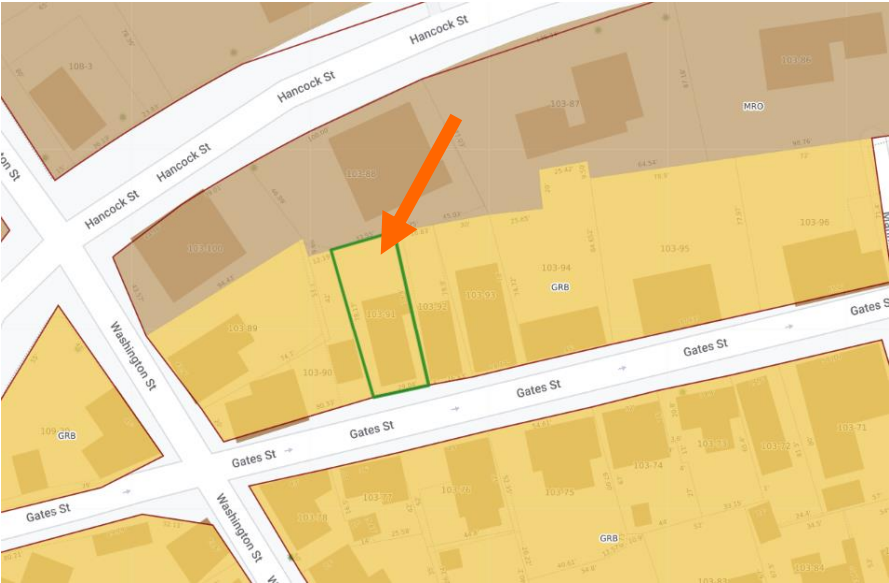
- The project includes:
- Repair and replacement of the rear deck.
  - Enlargement of the deck.

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

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

A. **Property Information - General:**

- Existing Conditions:**
- Zoning District: GRB
  - Land Use: Single-Family
  - Land Area: 2,464 SF +/-
  - Estimated Age of Structure: c.1840
  - Building Style: Greek Revival
  - 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)

67 GATES STREET (LU-22-108) – PUBLIC HEARING #2 (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 – REPLACE REAR DECK 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: 67 GATES STREET Case No.: 2 Date: 6-1-22

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:

160 COURT STREET  
CERTIFICATE OF APPROVAL  
PUBLIC HEARING #3

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4
  - Land Use: Multi-Family
  - Land Area: 68,850 SF +/-
  - Estimated Age of Structure: 2022
  - Building Style: Traditional Vernacular
  - Number of Stories: 2.5 / 6 / 5
  - Historical Significance: Contributing / Non-Contributing / Intrusive
  - Public View of Proposed Work: View from Court Streets
  - Unique Features: NA
  - Neighborhood Association: Downtown

B. Proposed Work: To install new entrance canopies & change previously-approved materials

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 property is located along Court Street. It is surrounded with many 2.5 - 6 story historic and non-historic structures with shallow front yard setbacks and small landscaped side yards.

J. Staff Comments and/ or Suggestions for Consideration:

- This application proposes to revise the previously-approved design by:
- Modifying the entrance canopies.
  - Changing the previously approved materials for the entrance canopies.
  - Modify the door designs, trim, soffit and roofing materials.

Design Guideline Reference – Guidelines for all Sections (01-12).

K. Aerial Image, Street View and Zoning Map:




Aerial and Street View Image



Zoning Map

HISTORIC  
SURVEY  
RATING  
  
NA



160 COURT STREET – PUBLIC HEARING #3 (MINOR)										
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:160 COURT STREET Case No.:3 Date: 6-1-22</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>MINOR PROJECT</div> <div>– CHANGES TO A PREVIOUSLY-APPROVED DESIGN –</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				
		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:

90 FLEET ST. – UNIT D (LU-22-106)  
CERTIFICATE OF APPROVAL  
PUBLIC HEARING #4

- Existing Conditions:
- Zoning District: CD5
  - Land Use: Mixed-Use
  - Land Area: 7,545 SF +/-
  - Estimated Age of Structure: c.1919
  - Building Style: Commercial vernacular
  - Historical Significance: C
  - Public View of Proposed Work: View from Fleet and Congress Streets
  - Unique Features: NA
  - Neighborhood Association: Downtown

B. **Proposed Work:** To replace the second floor commercial 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:**

- ☒ 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 6 story historic brick structure is located along the intersection of Fleet and Congress Streets. It is surrounded with many 3-5 story wood- and brick-sided historic structures with no front or side yards. Rear access to the buildings is available along Porter Street.

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

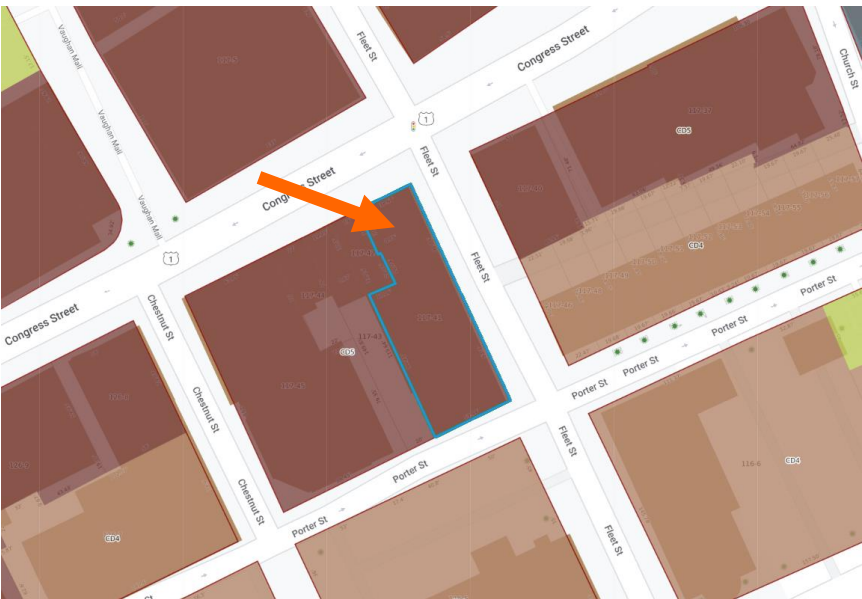
- The Application is proposing to:
- Replace the fixed windows with operable windows.

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

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



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC  
SURVEY  
RATING

C



90 FLEET ST. – UNIT D (LU-22-106) – PUBLIC HEARING #4 (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 – REPLACE 2 <sup>nd</sup> FLOOR WINDOWS ONLY –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37 Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38 Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY:90- FLEET ST. Case No.:4 Date: 6-1-22**

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No



# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

33 RICHMOND ST. (LU-22-105)

CERTIFICATE OF APPROVAL

PUBLIC HEARING #5

A. Property Information - General:

- Existing Conditions:
- Zoning District: MRO
  - Land Use: Two-Family
  - Land Area: 3,920 SF +/-
  - Estimated Age of Structure: c.1800
  - Building Style: Federal
  - Number of Stories: 2
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Richmond Street
  - Unique Features: NA
  - Neighborhood Association: South End

B. Proposed Work: To replace sunroom, windows and siding.

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)

J. Neighborhood Context:

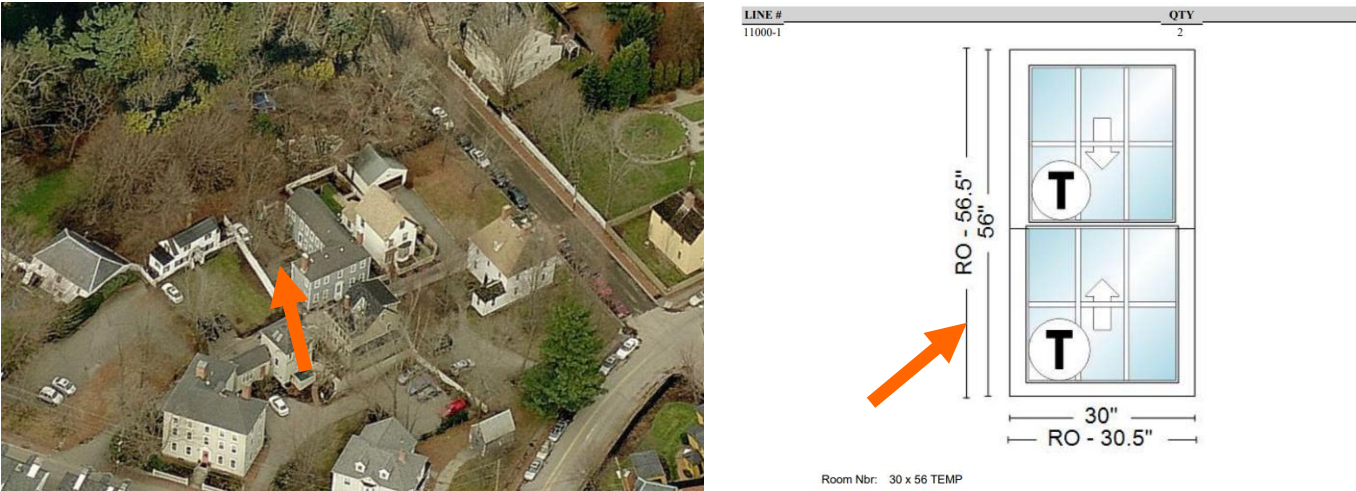
- The property is located along Richmond Street. It is surrounded with many wooden framed 2.5 story historic structures with shallow front yard setbacks with narrow side yards.

J. Staff Comments and/ or Suggestions for Consideration:

- This application proposes to:
- Replace the existing windows and siding.
  - **Note – the existing windows have not been fully characterized in the application and it appears that the Harvey window is a vinyl replacement window which may not be appropriate for this structure in this location.**

Design Guideline Reference – Guidelines for Windows and Doors (08) and Small Scale New Construction & Additions (10)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC  
SURVEY  
RATING

C

33 RICHMOND ST. (LU-22-105) – PUBLIC HEARING #5 (MINOR PROJECT)

		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 – REPLACE SIDING AND WINDOWS ONLY –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
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		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: 33 RICHMOND STREET Case No.: 5 Date: 6-1-22

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:** 138 MARKET/55 CERES ST. (LU-22-62)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #6

**A. Property Information:**

- Existing Conditions:**
- Zoning District: Civic
  - Land Use: Museum / Commercial Kitchen
  - Land Area: 2,236 SF +/-
  - Estimated Age of Structure: c.1820
  - Building Style: Federal
  - Number of Stories: 1
  - Historical Significance: C
  - Public View of Proposed Work: View from Market Street.
  - Unique Features: NA
  - Neighborhood Association: Downtown

**B. Proposed Work:** To replace the fence/ mechanical screen on Market Street.

**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 single-story building is located between Market and Ceres Streets and is directly across from the historic Moffat-Ladd House and Garden. It is surrounded with many contributing historic structures and provides views to the waterfront across the roof structure.

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

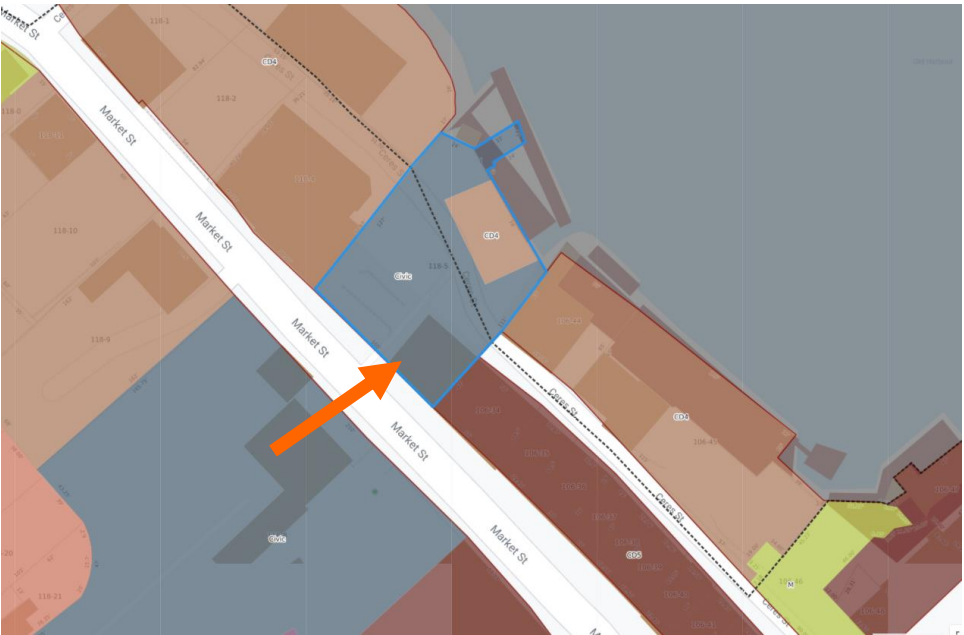
- The applicant is proposing to:
  - Replace the existing mechanical/ fence screen with a new fence design.
  - Extend the screen/ fence along the walkway connector from Market to Ceres Street.

**Design Guideline Reference – Guidelines for Roofing (04) 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**



138 MARKET / 55 CERES ST. (LU-22-62) – PUBLIC HEARING #6 (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 HVAC SCREEN / FENCE ONLY -				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:53 CERES STREET Case No.: 6 Date: 6-8-22

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

L. Review Criteria / Findings of Fact:

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

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

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

☐ Yes ☐ No
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 will be integrated into the city's 3D massing model an revised plans will be distributed and posted on the web-page by the 6-1-22 meeting.

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



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: 6-8-22

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 #B

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:

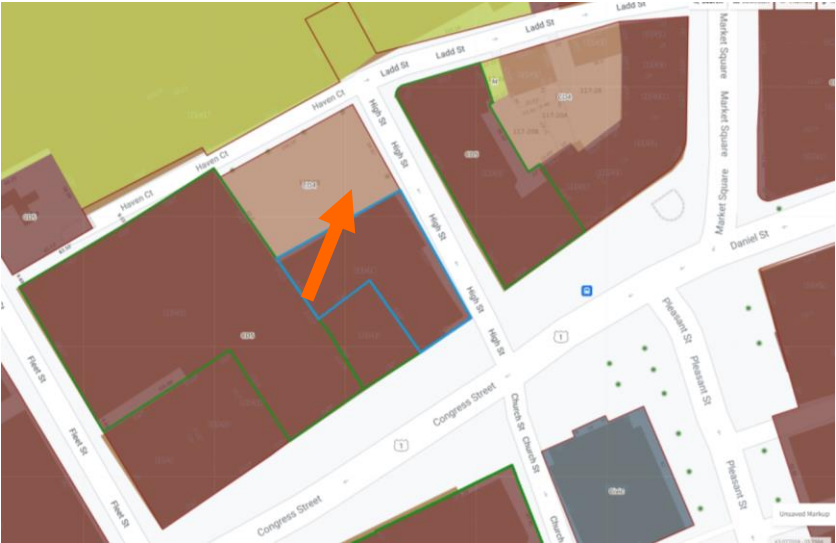
- The applicant is proposing to:
  - Make significant renovations to the existing historic structures and add a three-story addition to fill the existing surface parking lot.
  - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.
- **Note that the updated plan will be integrated into the city’s 3D massing model and revised plans will be distributed and posted on the web-page by the 6-1-22 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 #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 - 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	
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 1 CONGRESS ST. Case No.: B Date: 6-8-22

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 #C**

- 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 new 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

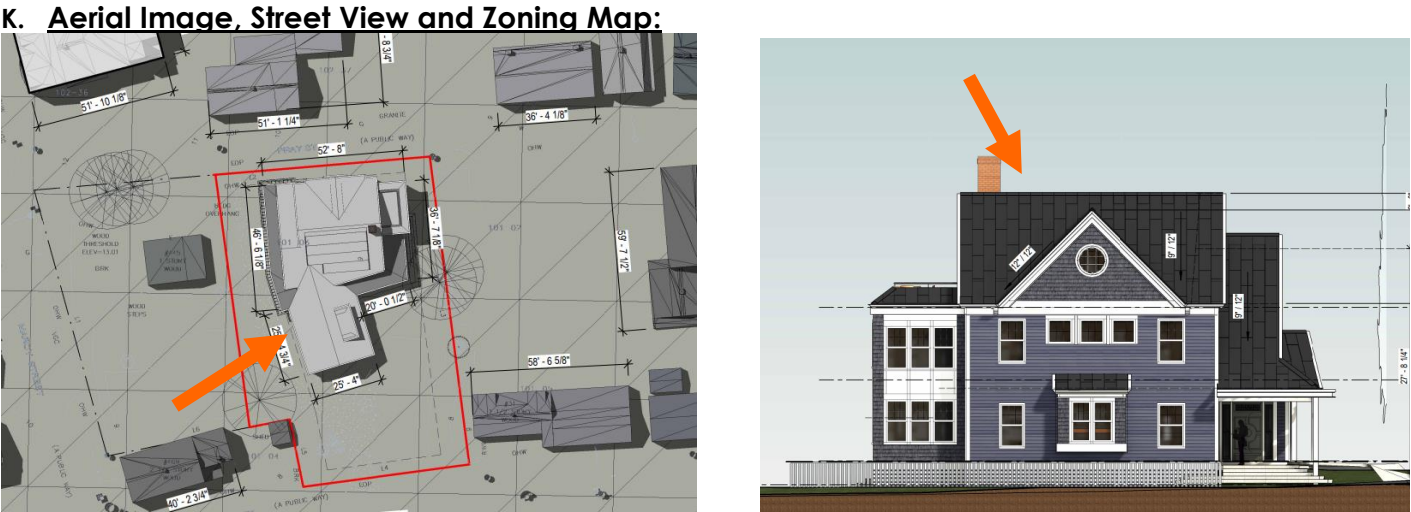
- F. Sensitivity of Context:**
- ☒ Highly Sensitive
- ☐ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

- 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.
  - **Note that the updated plans will be distributed and posted on the web-page by the 6-1-22 meeting.**

**Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)**



Rear Elevation and Revised Site Plan



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**NA**



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

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT – ADD A NEW SINGLE FAMILY STRUCTURE ONLY –				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	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.: C Date: 6-8-22

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

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: **179 PLEASANT STREET (LUHD-463)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **WORK SESSION #D**

- 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)

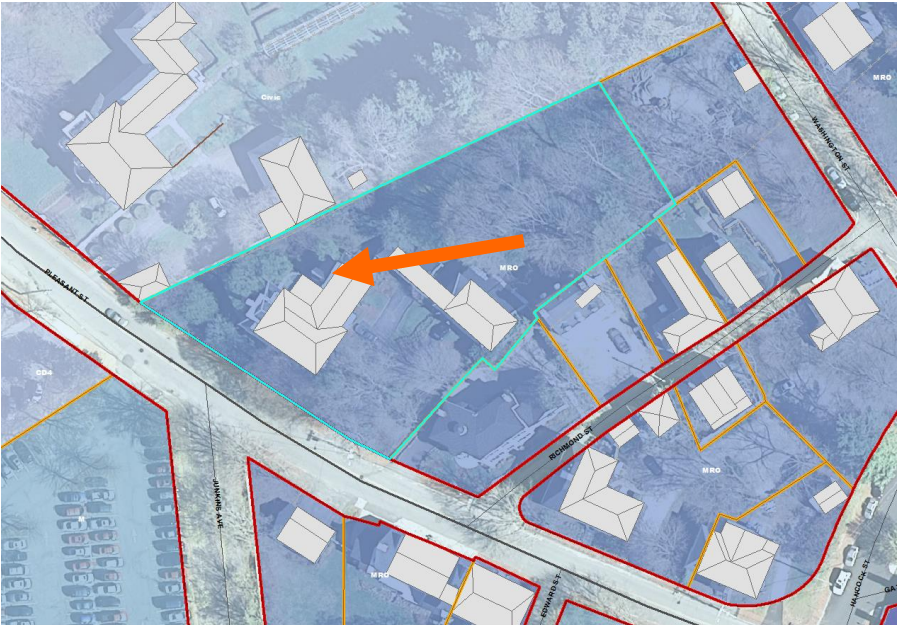
- I. Neighborhood Context:**
- This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear 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 the updated plans will be distributed and posted on the web-page by the 6-1-22 meeting.

**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

F



179 PLEASANT STREET (LUHD-463) – WORK SESSION #D (MODERATE)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT – 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.:D Date: 6-8-22

Decision: ☐ Approved ☐ Continued ☐ Approved with Stipulations ☐ Postponed ☐ Denied ☐ 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:  
Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No  
☐ Yes ☐ No



# Historic District Commission

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

**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.

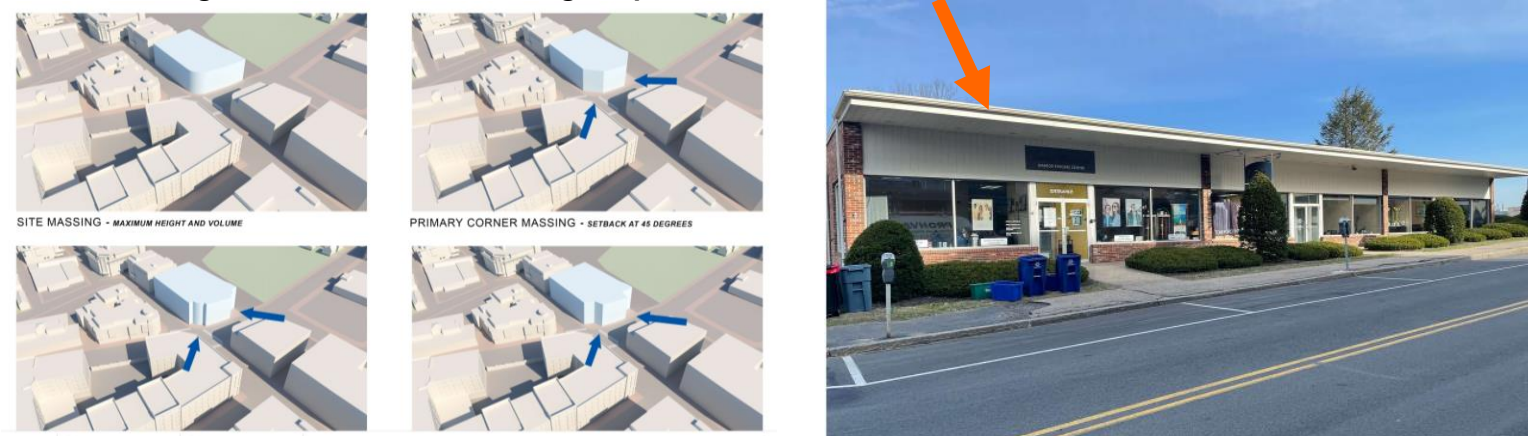
**J. Staff Comments and Suggestions for Consideration:**

- 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 5<sup>th</sup> 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.

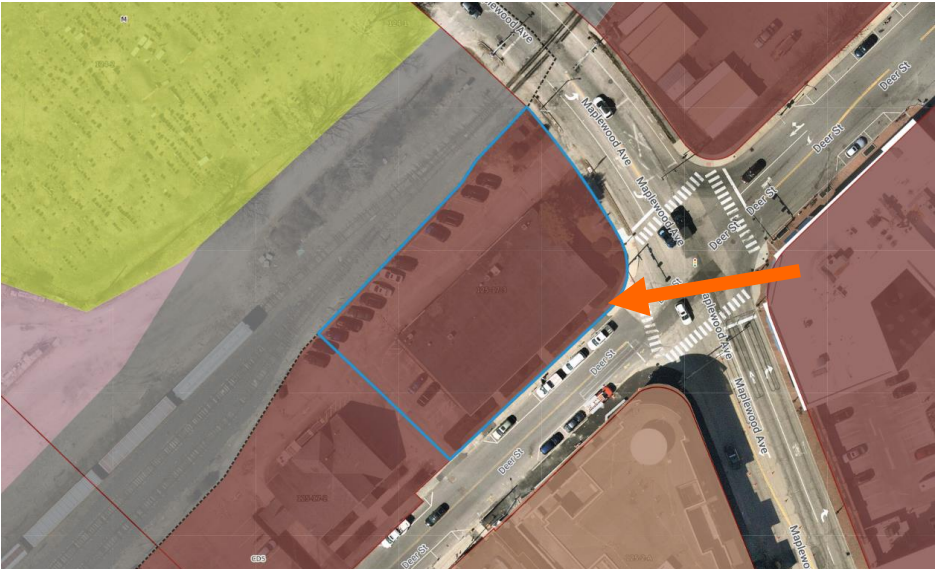
**Note that the updated plan will be integrated into the city’s 3D massing model and revised plans will be distributed and posted on the web-page by the 6-1-22 meeting.**

**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 #E (MAJOR)


		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)	MAJOR PROJECT - NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL -				
	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		
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		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:161 DEER STREET Case No.:E Date: 6-8-22

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

- 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.
  - **Note that the updated plans will be distributed and posted on the web-page by the 6-1-22 meeting.**

**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 #F (MODERATE)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	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		
		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: 43 HOLMES COURT Case No.: F Date: 6-8-22

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:

111 STATE STREET (LUHD-478)  
CERTIFICATE OF APPROVAL  
WORK SESSION #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4
  - Land Use: Mixed-Use/ Commercial
  - Land Area: 2,875 SF +/-
  - Estimated Age of Structure: c.1825
  - Building Style: Federal
  - Number of Stories: 2.5
  - Historical Significance: C
  - Public View of Proposed Work: View from State and Sheafe Street.
  - Unique Features: NA
  - Neighborhood Association: Downtown

B. Proposed Work: To add a rear addition, replace windows & restore facade.

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:

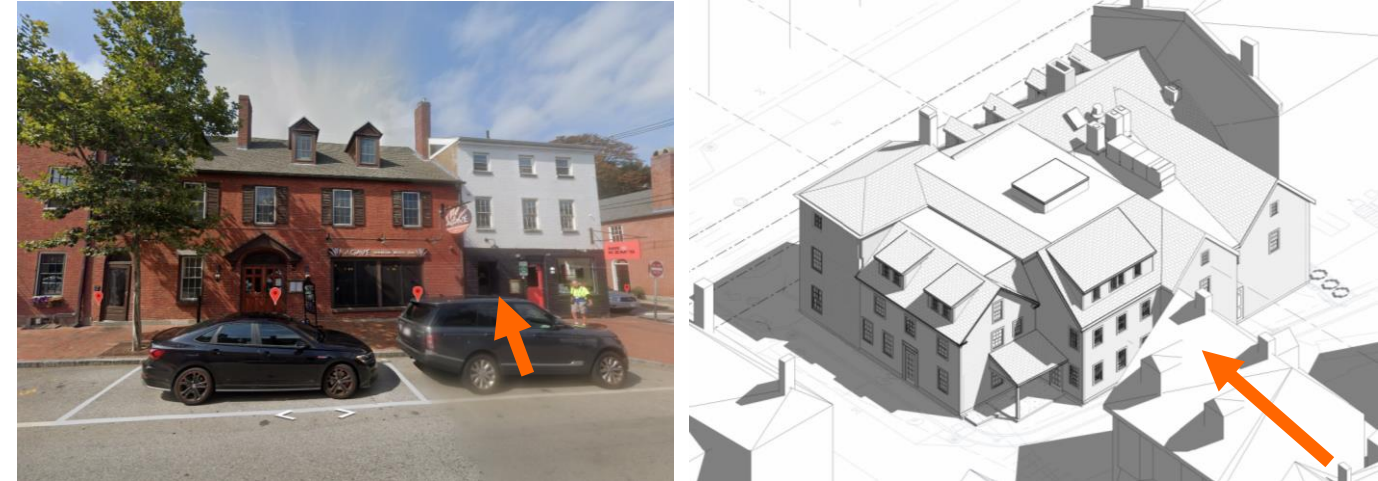
- This historic structure fronts along State Street with a rear yard along Sheafe Street. It is surrounded with many other historically-significant structures.

J. Staff Comments and/ or Suggestions for Consideration:

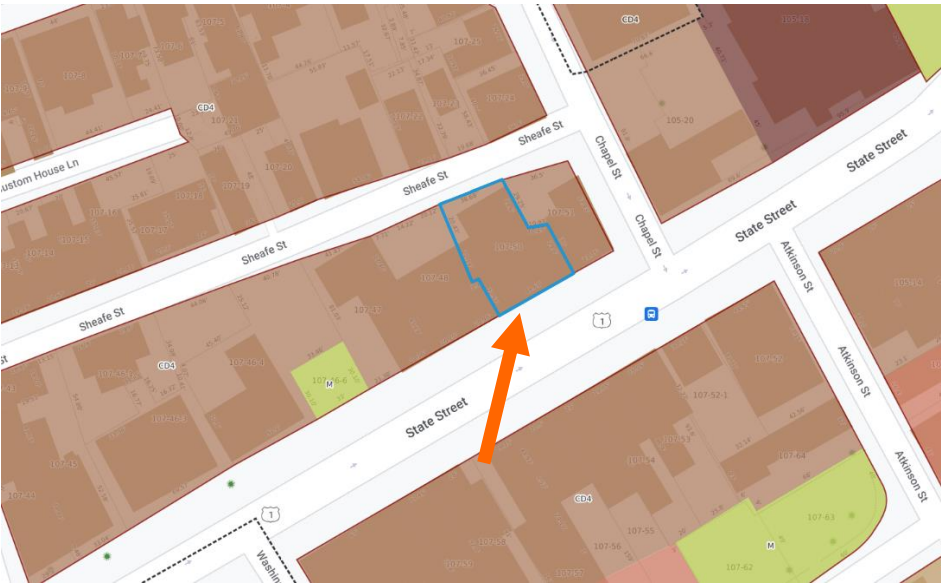
- The project proposal includes the following:
  - Adding a rear addition
  - Adding dormers
  - Adding a new elevator and stairwell for egress.
  - Façade restoration
  - Widow and door replacement on corner building.
- Note that the updated plan will be integrated into the city's 3D massing model and revised plans will be distributed and posted on the web-page by the 6-1-22 meeting

Design Guideline Reference – Guidelines for Roofing (04), Windows and Doors (08) & Commercial Developments and Storefronts (12).

L. Aerial Image, Street View and Zoning Map:



Front and Rear Axonometric Drawings



Zoning Map

HISTORIC  
SURVEY  
RATING  
  
C

111 STATE STREET (LUHD-478) – WORK SESSION #1 (MINOR PROJECT)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		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 - ADD REAR ADDITION & DORMERS, REPLACE WINDOWS & RESTORE FACADE -			
	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	
		35 Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:111 STATE ST. Case No.: 1 Date: 6-8-22

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



**LU-22-68**

## Land Use Application

**Status:** Active**Date Created:** Apr 6, 2022**Applicant**

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

**Location**

159 STATE ST Unit 3A  
Unit 3A  
Portsmouth, NH 03801

**Owner:**

SMITH FAMILY DECLARATION OF TRUST & SMITH C TODD TRUSTEE  
3608 NE 25TH TERRACE FORT LAUDERDALE, FL 33308

**Applicant Information****Please indicate your relationship to this project**

B. Property Owner's Representative

**Alternative Project Address****Alternative Project Address**

--

**Project Type**

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

☐

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

☐

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

☒

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

☐

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

☐

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

☐

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

☐

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

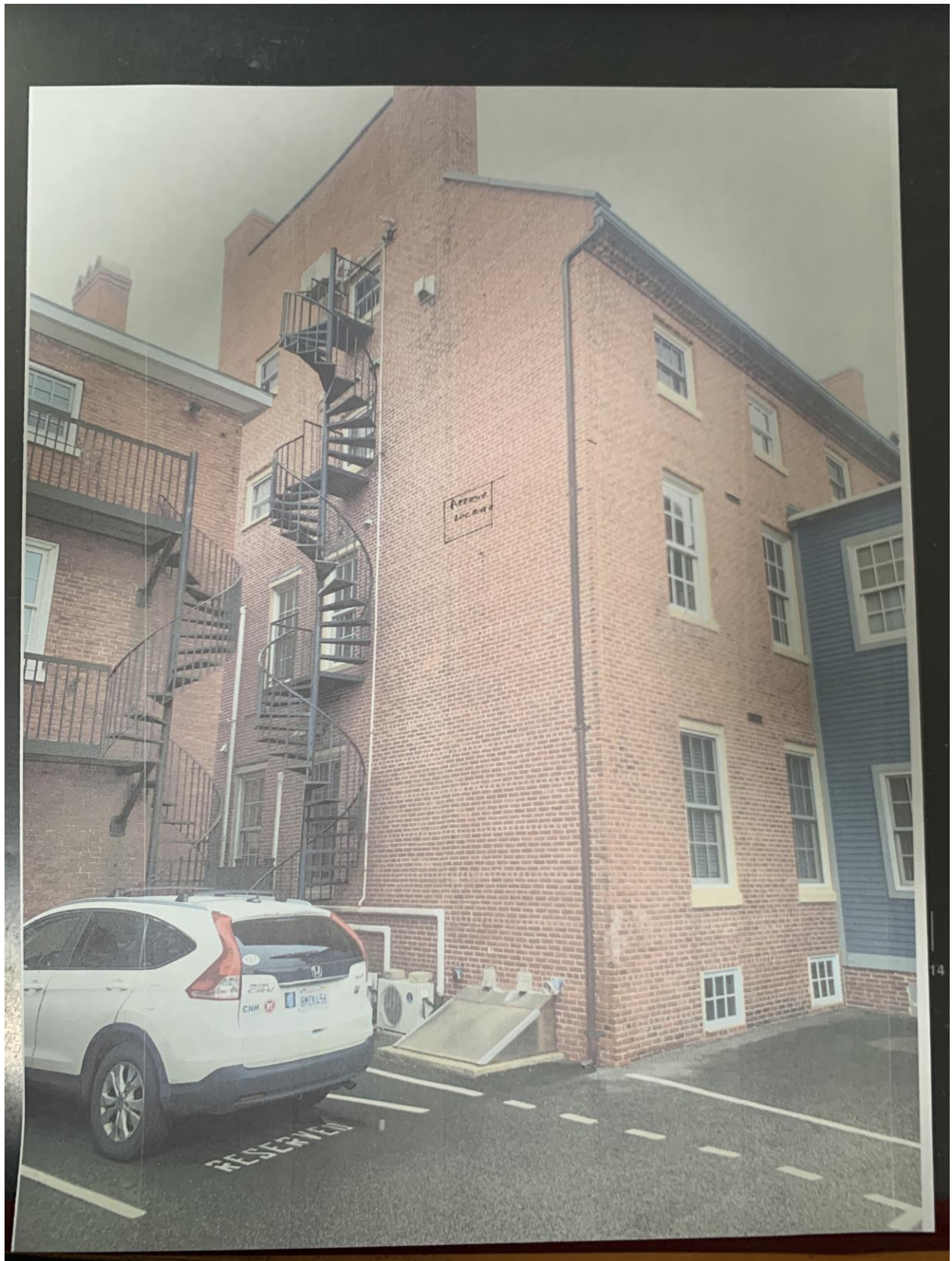
☐

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

☐

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

☐







City of Portsmouth, NH

06/03/2022

**LU-22-106**

Land Use Application

**Status:** Active**Date Created:** May 13, 2022**Applicant**

Helen Marks  
duchess5288@yahoo.com  
728 Lafayette rd  
Hampton, NH 03842  
6034309720

**Location**

90 FLEET ST  
Portsmouth, NH 03801

**Owner:**

Helen Marks  
90 Fleet Portsmouth , NH 03842

**Applicant Information****Please indicate your relationship to this project**

A. Property Owner

**Alternative Project Address****Alternative Project Address**

--

**Project Type****Addition or Renovation:** any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it☐**New Construction:** any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above☐**Minor Renovation:** for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure☒**Home Occupation:** residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial☐**New Use/Change in Use:** for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications☐**Temporary Structure / Use:** only for temporary uses (e.g. tents, exhibits, events)☐**Demolition Only:** only applicable for demolition projects that do not involve any other construction, renovation, or site work☐**Subdivision or Lot Line Revision:** for projects which involved a subdivision of land or an adjustment to an existing lot line☐**Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval**☐**Sign:** Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)☐**Request for Extension of Previously Granted Land Use Approval**



















8:30



6 Messages

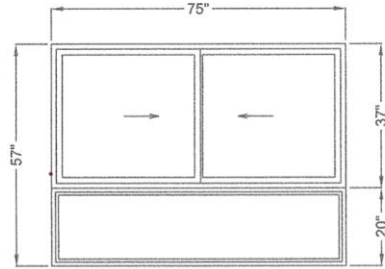


45

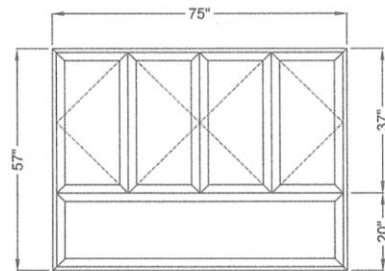
Portland Glass -Por...



Dark Bronze Metal with 1" Insulated Glass  
Sliding Window with Stationary Window  
2" x 4 1/2" framing w/ 1/2" sub sill



Dark Bronze Metal with 1" Insulated Glass  
4 Casement Windows with Stationary Window  
2" x 4 1/2" framing w/ 1/2" sub sill



PORTLAND GLASS-PORTSMOUTH  
70 HERITAGE AVE  
PORTSMOUTH NH 03801-5608  
(603)431-1500 Fax:(603)431-1322  
Tax# 20-0482066

Quote: 360-618891

Date: 04/05/2022

Customer

HELEN MARKS  
90 FLEET ST UNIT D  
PORTSMOUTH NH 03801

H (603)430-9720





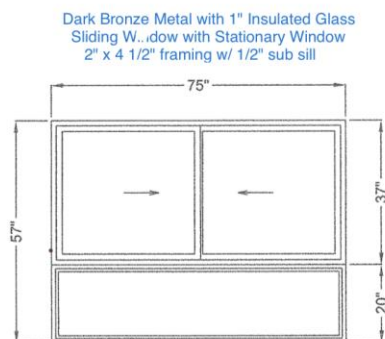


We will need to come out on site to take the final measurements for these windows before ordering.  
Again Thank you for choosing Portland Glass for your window needs.

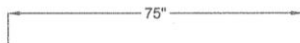


Katherine Keezer  
Portsmouth Manager  
603.431-1500 opt #2  
[PortlandGlass.com](http://PortlandGlass.com) | [Neighborly.com](http://Neighborly.com)  
[pgshop0360@portlandglass.com](mailto:pgshop0360@portlandglass.com)  
Our Vision: To be so remarkable we become a beloved household name.

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Dark Bronze Metal with 1" Insulated Glass  
4 Casement Windows with Stationary Window  
2" x 4 1/2" framing w/ 1/2" sub sill



8:30



45

P



Ringer

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PORTLAND GLASS-PORTSMOUTH  
70 HERITAGE AVE  
PORTSMOUTH NH 03801-5608  
(603)431-1500 Fax:(603)431-1322  
Tax# 20-0482066

Quote: 360-618889

Date: 04/05/2022

Customer

HELEN MARKS  
90 FLEET ST UNIT D  
PORTSMOUTH NH 03801

H (603)430-9720

Csr:KKEEZER Tech: PO Terms: C.O.D

Qty	Part / Description	Item Total
3.00	COMMALUMMISC - Comercial Window - GLIDING WINDOW Package DARK BRONZE WITH STATIONARY WINDOW ON BOTTOM	10,440.00
3.00	COMMALUMMISC - Misc. Blocks, Shims, Caulking, Hardware, etc. - for each opening no matter which style	300.00
3.00	COMMALUMMISC - Recycling/Disposal of existing glass	150.00
4.00	COMMALUMMISC - City of Portsmouth Parking Passes - per van/day 3 days estimated	500.00

Notes: Looking to replace some large stationary picture windows with ones that open. She is in the historic district and will need approval for them.

Signature \_\_\_\_\_

Tax	Total	Payments	Balance
0.00	11,390.00	0.00	11,390.00

Page: 1





8:30



6 Messages



Portland Glass -Por...



PORTLAND GLASS-PORTSMOUTH  
70 HERITAGE AVE  
PORTSMOUTH NH 03801-5608  
(603)431-1500 Fax:(603)431-1322  
Tax# 20-0482066

Quote: 360-618891

Date: 04/05/2022

Customer

HELEN MARKS  
90 FLEET ST UNIT D  
PORTSMOUTH NH 03801

H (603)430-9720

Csr:KKEEZER Tech: PO Terms: C.O.D

Qty	Part / Description	Item Total
3.00	COMMALUMMISC - Comercial Window -4- CASEMENT WINDOWS Package DARK BRONZE WITH STATIONARY WINDOW ON BOTTOM	21,240.00
3.00	COMMALUMMISC - Misc. Blocks, Shims, Caulking, Hardware, etc. - for each opening no matter which style	300.00
3.00	COMMALUMMISC - Recycling/Disposal of existing glass	150.00
4.00	COMMALUMMISC - City of Portsmouth Parking Passes - per van/day 3 days estimated	500.00

Notes: Looking to replace some large stationary picture windows with ones that open. She is in the historic district and will need approval for them.

Signature \_\_\_\_\_

Tax	Total	Payments	Balance
0.00	22,190.00	0.00	22,190.00

Page: 1

PORTLAND GLASS-PORTSMOUTH



**LU-22-4****Land Use Application****Status:** Active**Date Created:** Jan 14, 2022**Applicant**

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

**Location**

135 MARKET ST Unit D  
Unit D  
Portsmouth, NH 03801

**Owner:**

FIFTY-FIVE CERES STREET RLT TR & PETER J DIZOGLIO TRUSTEE  
55 CERES STREET PORTSMOUTH, NH 03801

**Applicant Information****Please indicate your relationship to this project**

B. Property Owner's Representative

**Alternative Project Address****Alternative Project Address**

55 Ceres Street

**Project Type**

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

☐

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

☐

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

☒

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐



### 55 Ceres Street - HDC Application for Approval

We respectfully submit this Application for Approval for the 55 Ceres Street project per stipulation #1 on the previous approval:

- Replacement of an existing fence.

All other items presented in this application were previously approved at the February 09, 2022, meeting. Please see attached HDC Letter of Approval dated February 17, 2022, for further information.

Please refer to the attached drawings for more information on this proposed approval for the 55 Ceres Street project.

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA  
Principal, CJ Architects



55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC APPLICATION FOR APPROVAL: JUNE 1, 2022



1.0





1.



2.



3.



4.

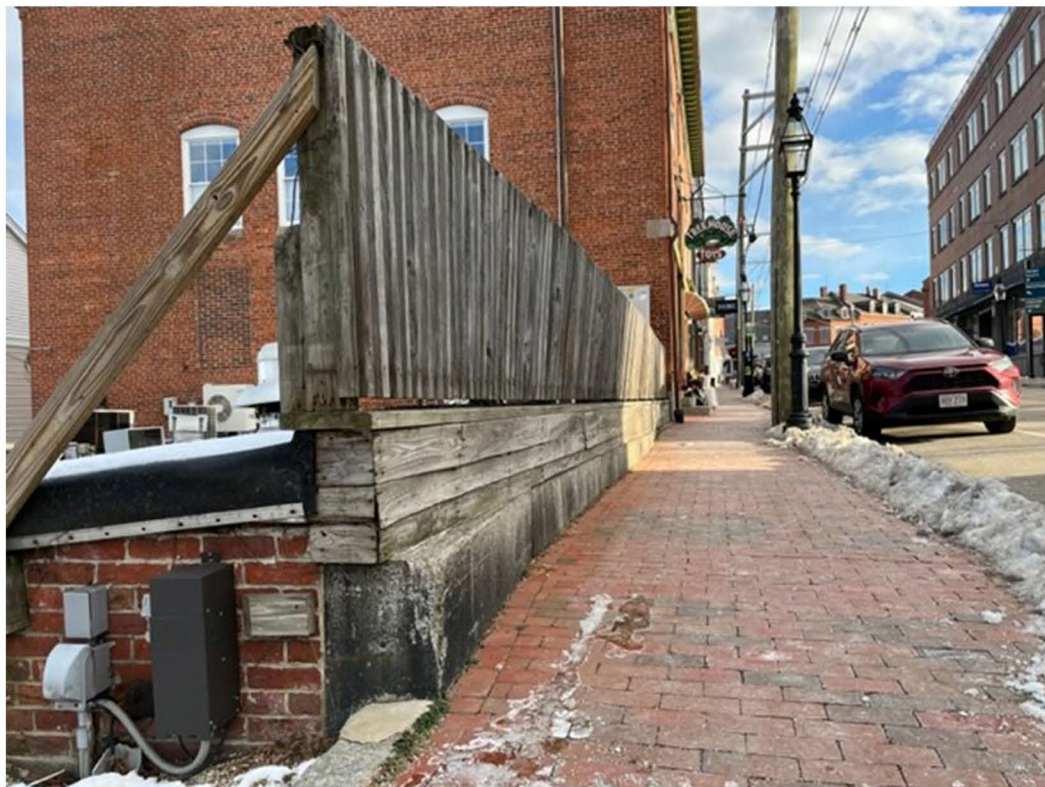
55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEWS

HDC APPLICATION FOR APPROVAL: JUNE 1, 2022







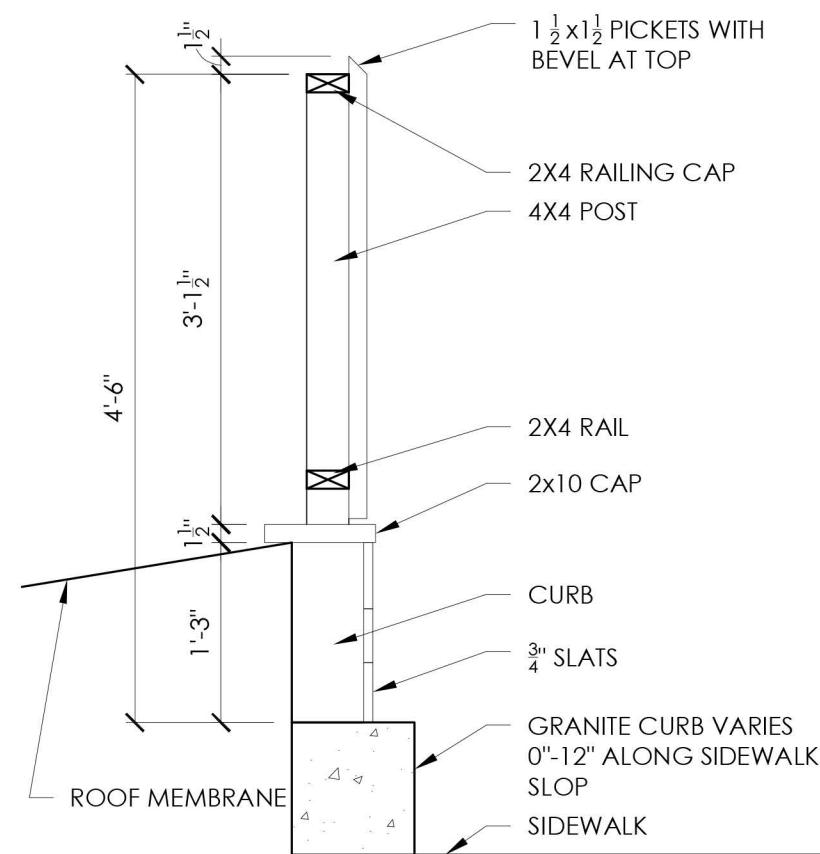
55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITIONS  
HDC APPLICATION FOR APPROVAL: JUNE 1, 2022

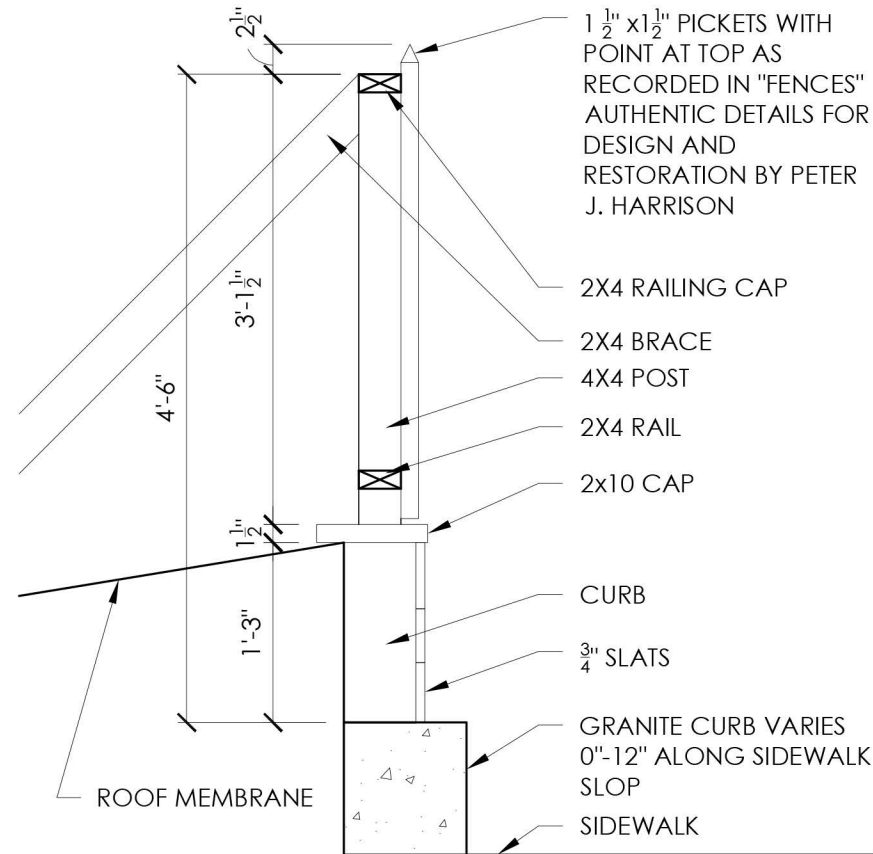


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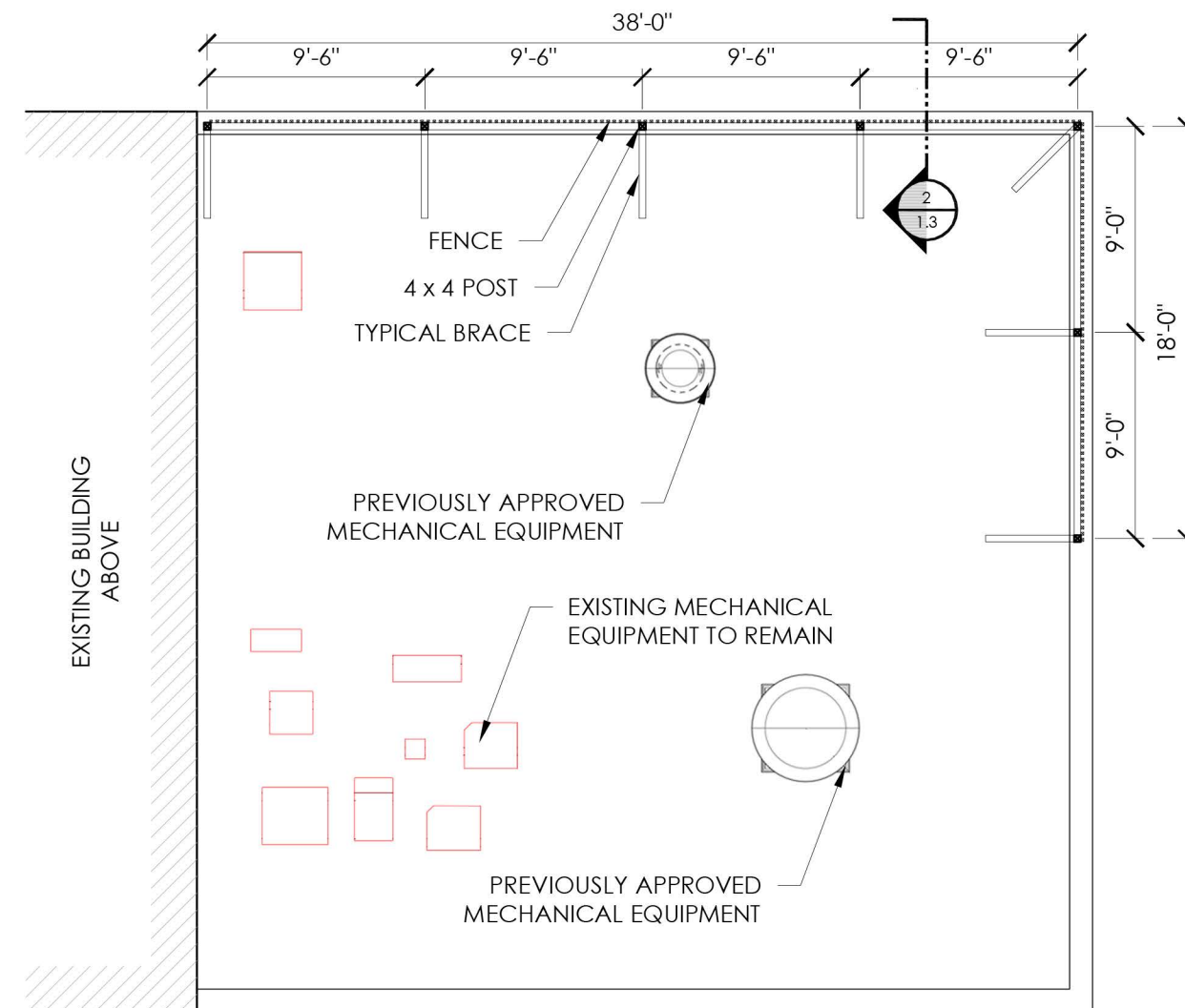




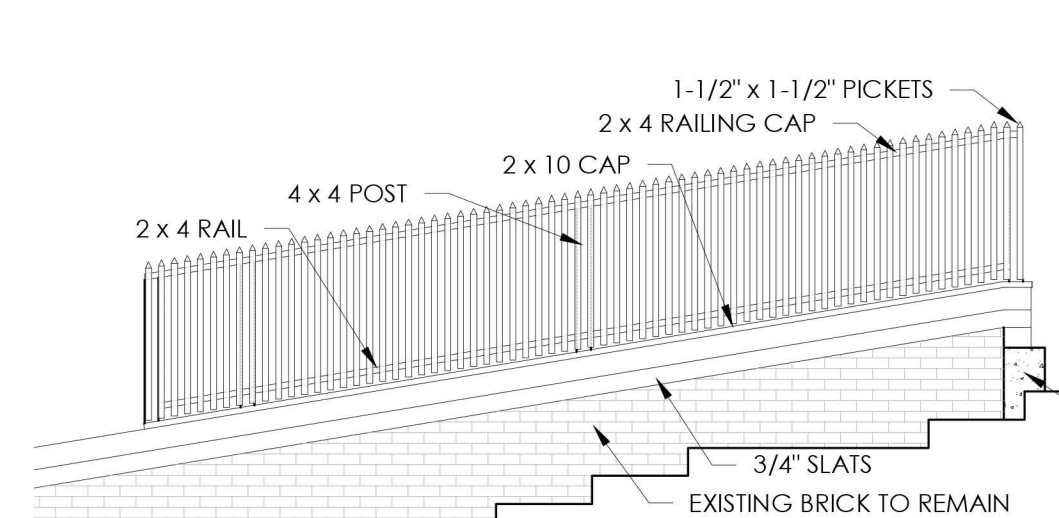
1 EXISTING FENCE DETAIL  
3/4" = 1'-0"



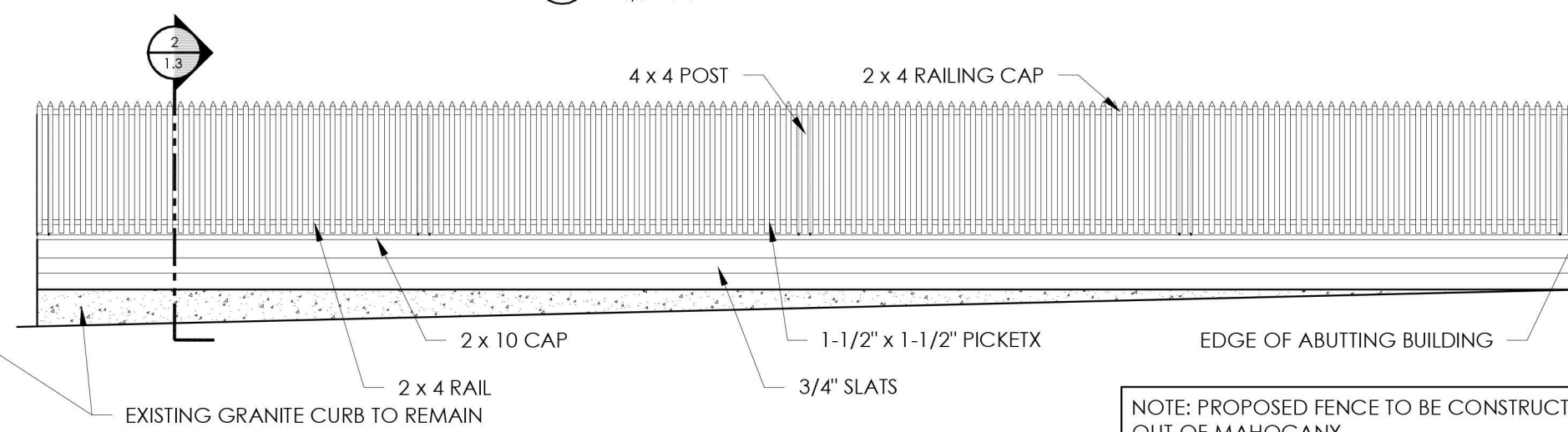
2 PROPOSED FENCE DETAIL  
3/4" = 1'-0"



3 PROPOSED PLAN  
1/8" = 1'-0"



4 PROPOSED GARDEN ELEVATION  
1/4" = 1'-0"



5 PROPOSED MARKET STREET ELEVATION  
1/4" = 1'-0"

NOTE: PROPOSED FENCE TO BE CONSTRUCTED OUT OF MAHOGANY.

55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FENCE

HDC APPLICATION FOR APPROVAL: JUNE 1, 2022



1.3





# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## HISTORIC DISTRICT COMMISSION

February 17, 2022

National Society of Colonial Dames  
C/) Ray Guerin  
55 Ceres Street  
Portsmouth, NH 03801

**RE: Certificate of Approval for property located at 0 Market Street (55 Ceres Street)  
(LU-22-4)**

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, February 09, 2022**, considered your application for the replacement of roof top mechanical equipment (restaurant kitchen vents) and renovations to an existing structure (replace the existing rubber roof membrane) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118, Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, Civic, and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval for the replacement of the mechanicals and the work on the membrane roof including the coping along the side of the roof, with the following stipulation:

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

### **Findings of Fact**

#### A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the district.

#### B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Consistent with special and defining character of surrounding properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a

building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

*Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.*

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Nick Cracknell', with a stylized initial 'N' and 'C'.

Nicholas J. Cracknell, AICP, Principal Planner  
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

Carla Goodknight, AIA, CJ Architects



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

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

**Location**

1 RAYNES AVE  
Portsmouth, NH 03801

**Owner:**

ONE RAYNES AVE LLC  
1359 HOOKSETT RD HOOKSETT, NH 03106

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

Work Session

**Alternative Project Address**

--

**Project Information****Brief Description of Proposed Work**

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

**Description of Proposed Work (Planning Staff)**

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

**Project Representatives****Relationship to Project**

Architect

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

--

**Full Name (First and Last)**

Chris Lizotte, AIA

**Business Name (if applicable)**

PROCON

**Mailing Address (Street)**

PO Box 4430

**City/Town**

Manchester

**State**

NH

**Zip Code**

03108

**Phone**

(603) 518-2279

**Email Address**

clizotte@proconinc.com

**Relationship to Project**

Architect

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

--



**RAYNES AVENUE  
LETTER OF AGENDA**

We respectfully submit this Application for Work Session 8.

**1.0 Cover and Contents**

**2.0 Views of Mixed Use and Hotel Buildings**

**3.0 Elevations and Details**

**4.0 Reference Pages**

- Floor Plans
- Roof Plan
- Site Plans
- Building and Site Data
- Parking System

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA, NCARB  
Principal, CJ Architects



RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

SITE AERIAL & LOCATION PLAN  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



1.0





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.0





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.1





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.2





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE ENTRY VIEW  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.3





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
FROM MARKET STREET  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.4





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.5





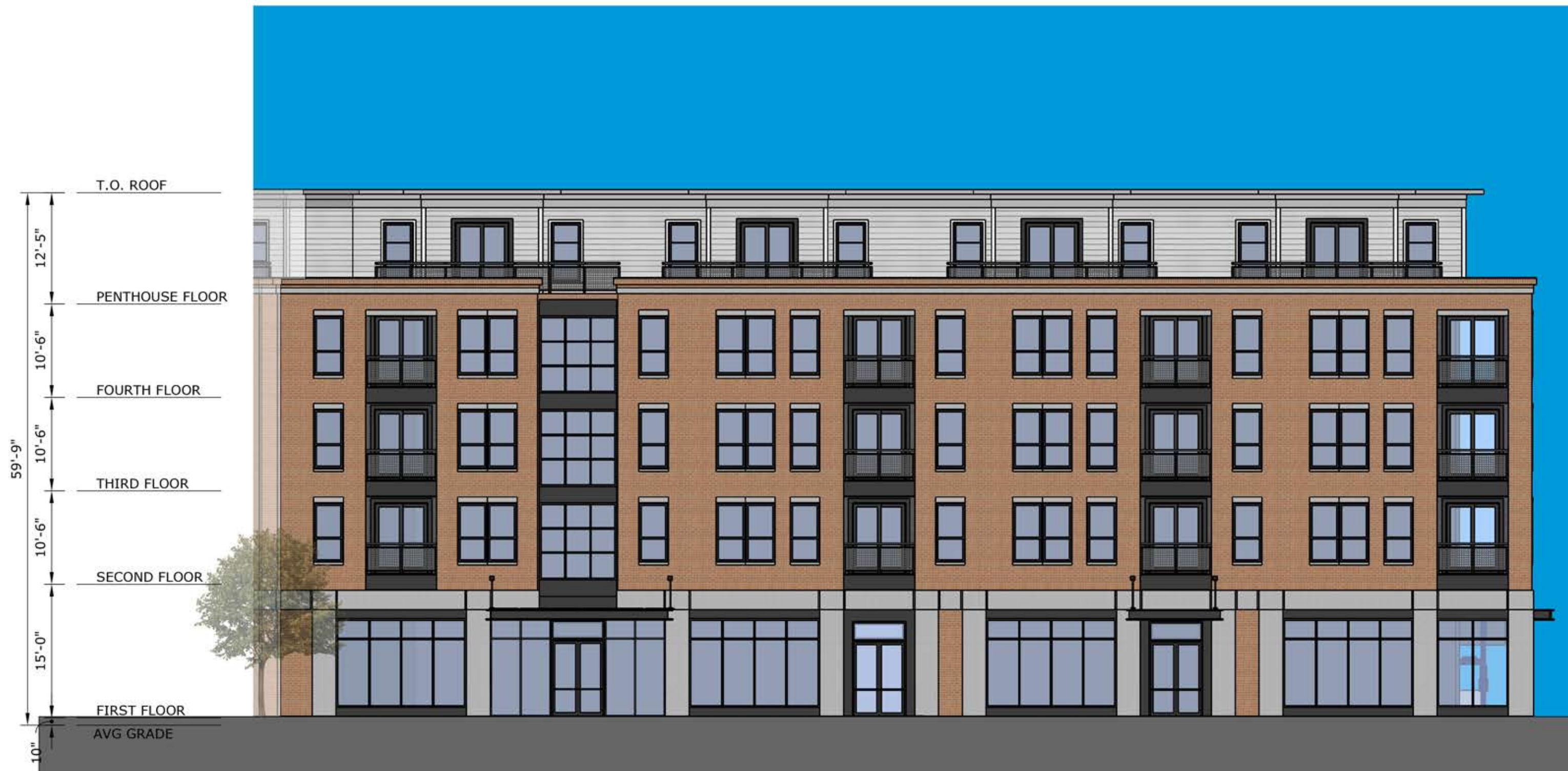
RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



2.6





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

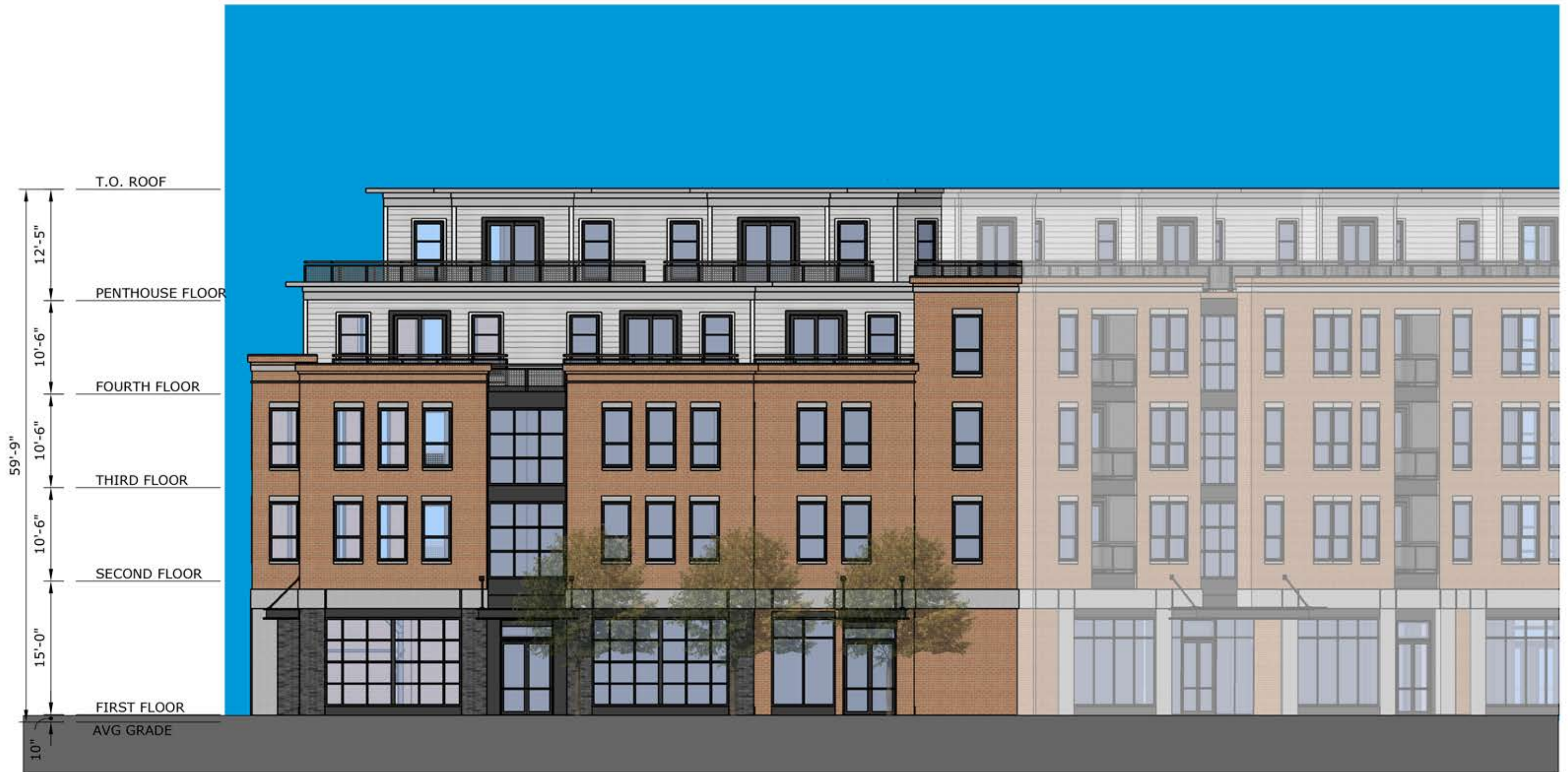
MIXED USE - ELEVATIONS AND DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.0





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

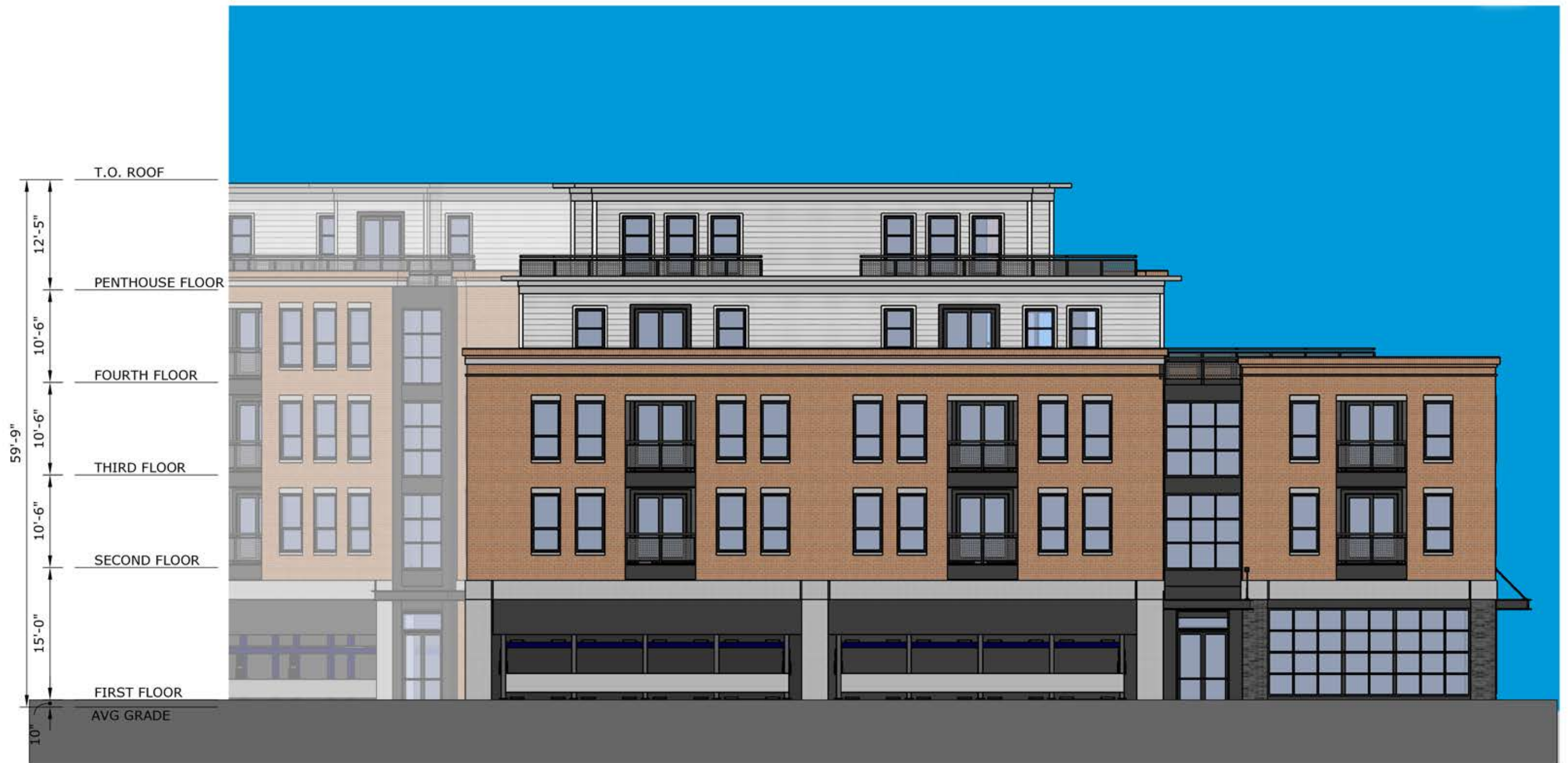
MIXED USE - ELEVATIONS AND DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.1





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

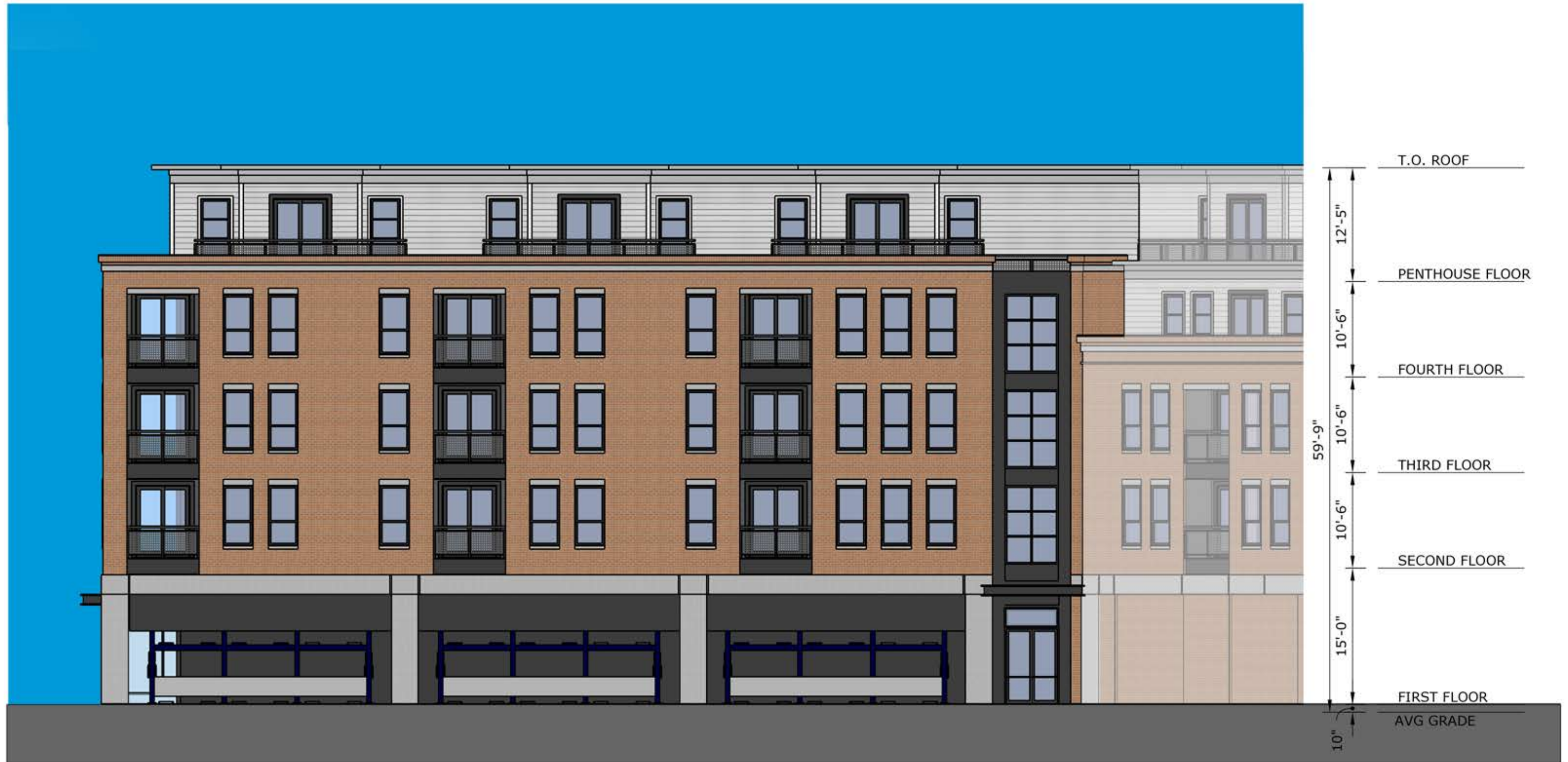
MIXED USE - ELEVATIONS AND DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.2







RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

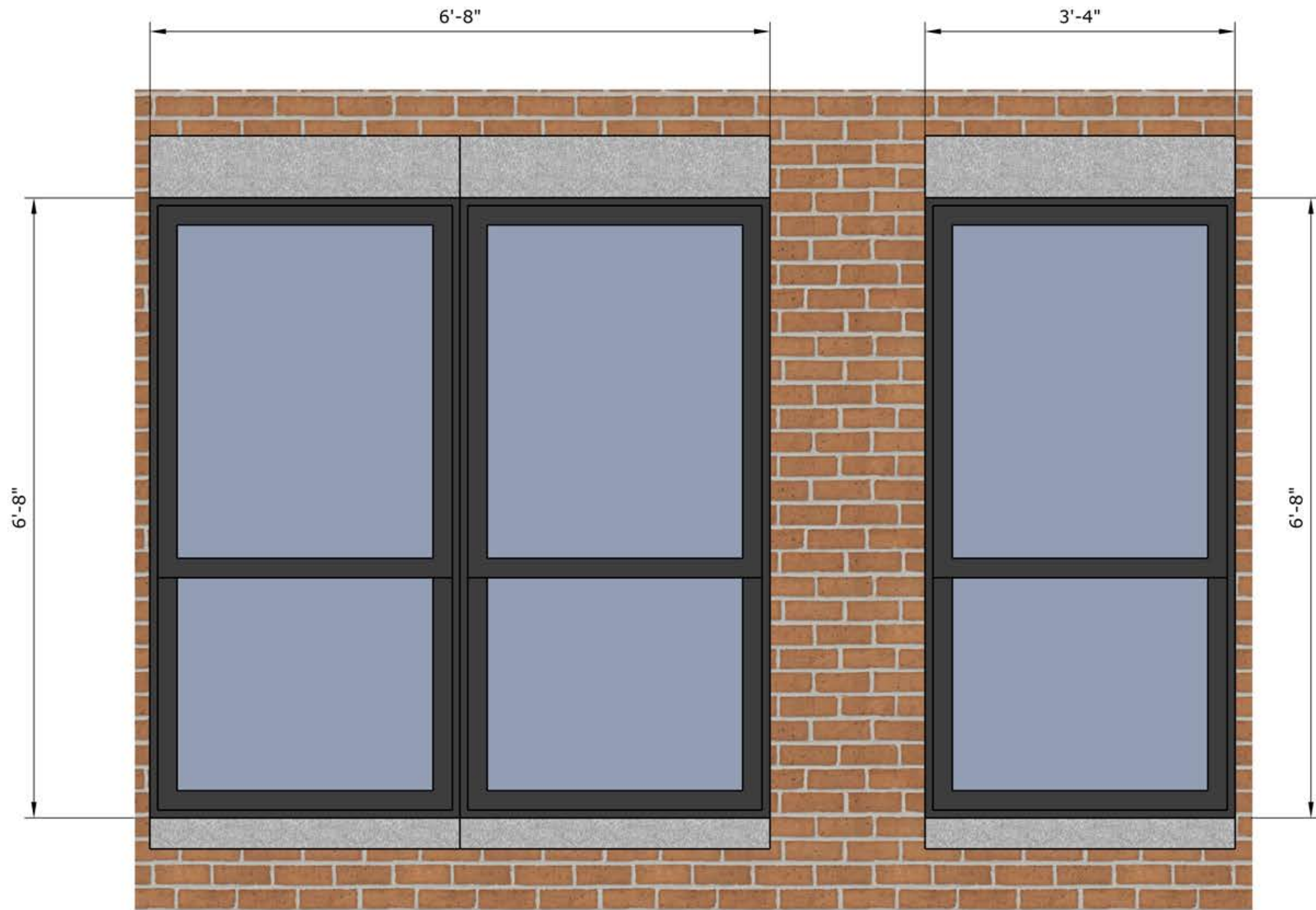
MIXED USE - ELEVATIONS AND DETAILS

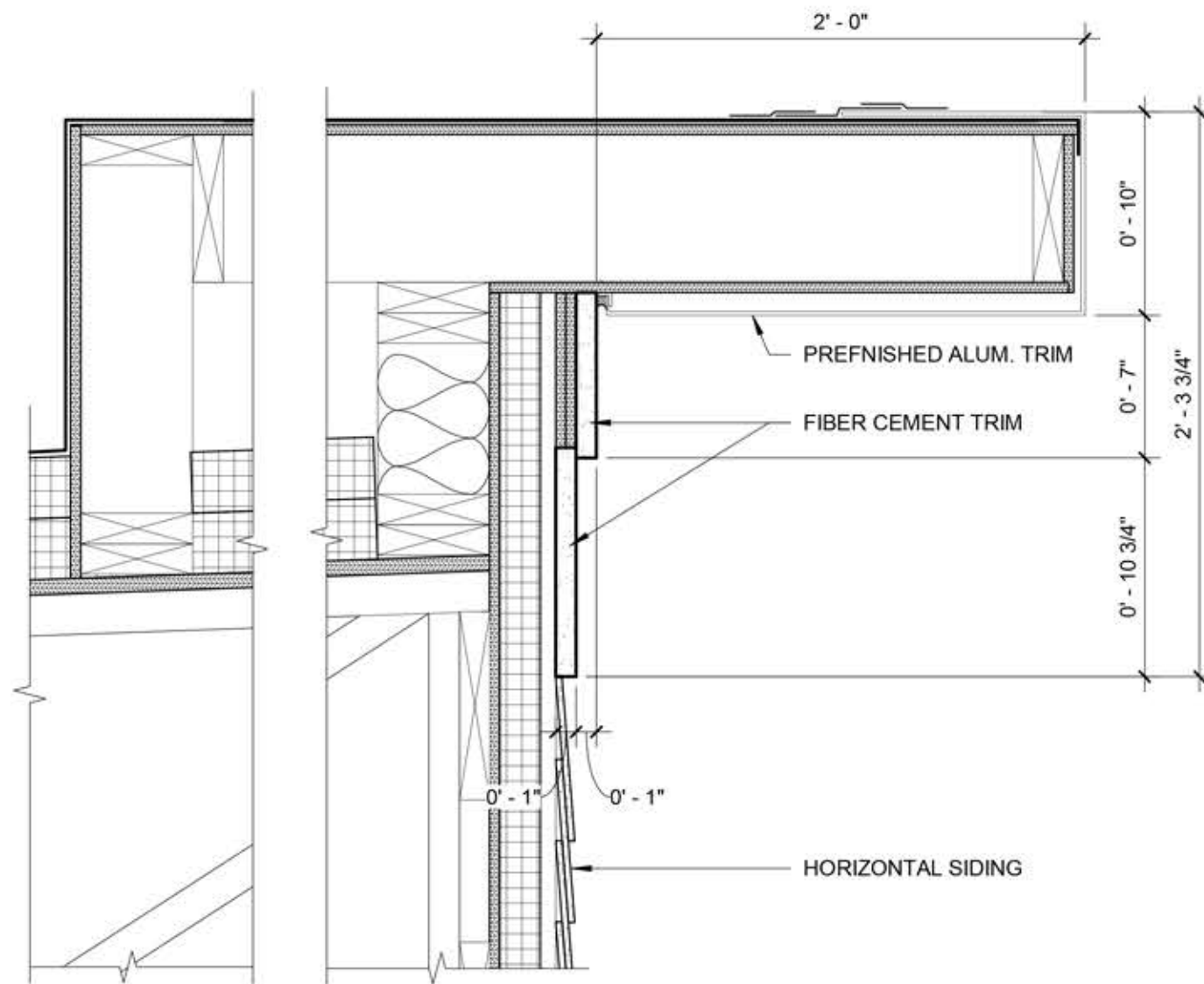
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



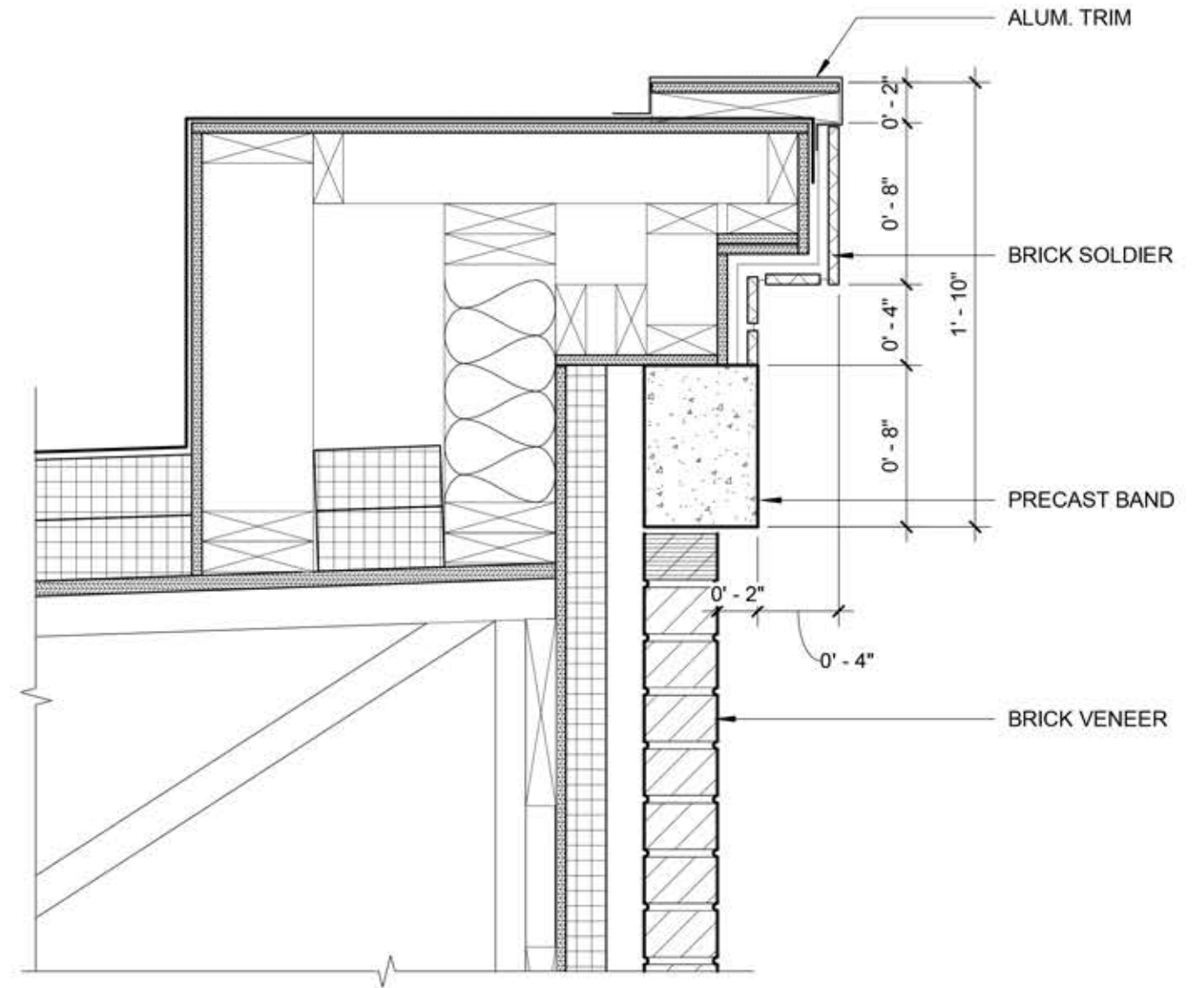
3.4







1 PREFORMED METAL CORNICE L4/L5  
SCALE: 1 1/2" = 1'-0"



2 BRICK CORNICE W/ STONE FRIEZE L5  
SCALE: 1 1/2" = 1'-0"

## PROPOSED DETAILS

RAYNES AVE. - MIXED USE

25  
MAY  
2022

**PROCON**  
CONNECT • CREATE • CONSTRUCT

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

MIXED USE - ELEVATIONS AND DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

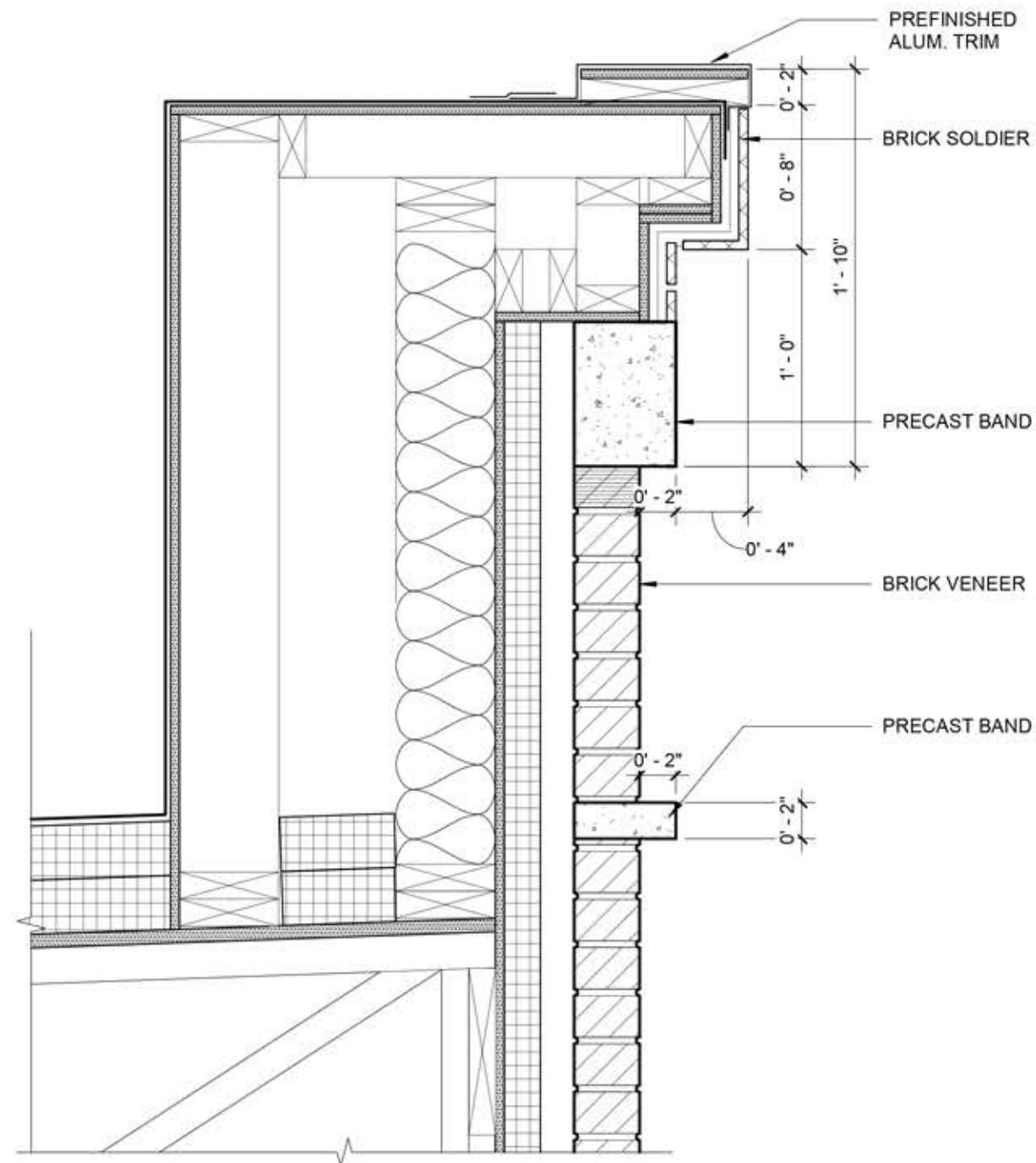
**XSS**  
HOTELS

**PROCON**  
CONNECT • CREATE • CONSTRUCT

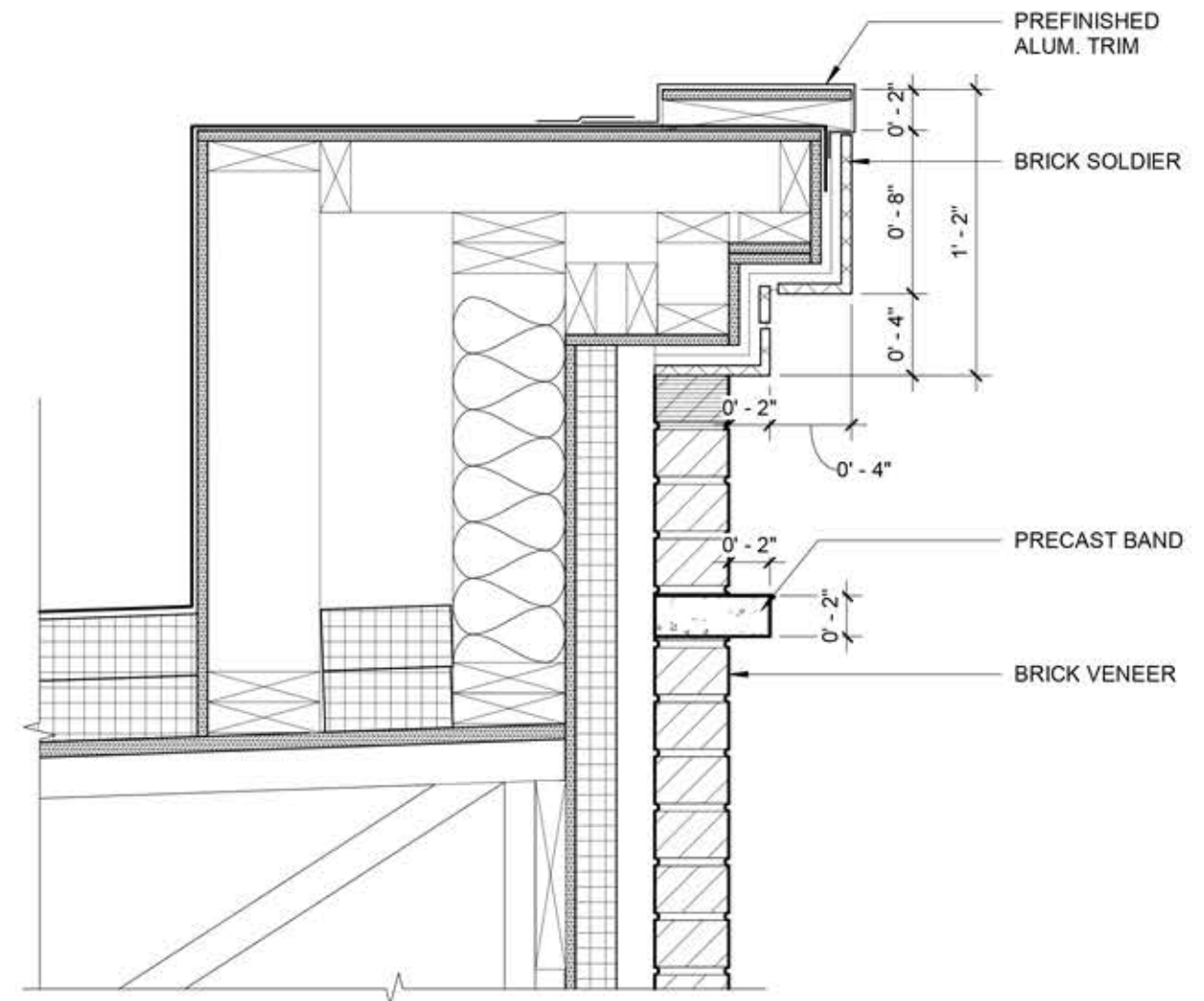
**CJ**  
ARCHITECTS

3.6





1 BRICK CORNICE W/ STONE FRIEZE AND ACCENT L4  
SCALE: 1 1/2" = 1'-0"



2 BRICK CORNICE W/ STONE ACCENT L4  
SCALE: 1 1/2" = 1'-0"

RAYNES AVE. - MIXED USE

## PROPOSED DETAILS

25  
MAY  
2022

**PROCON**  
CONNECT • CREATE • CONSTRUCT

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

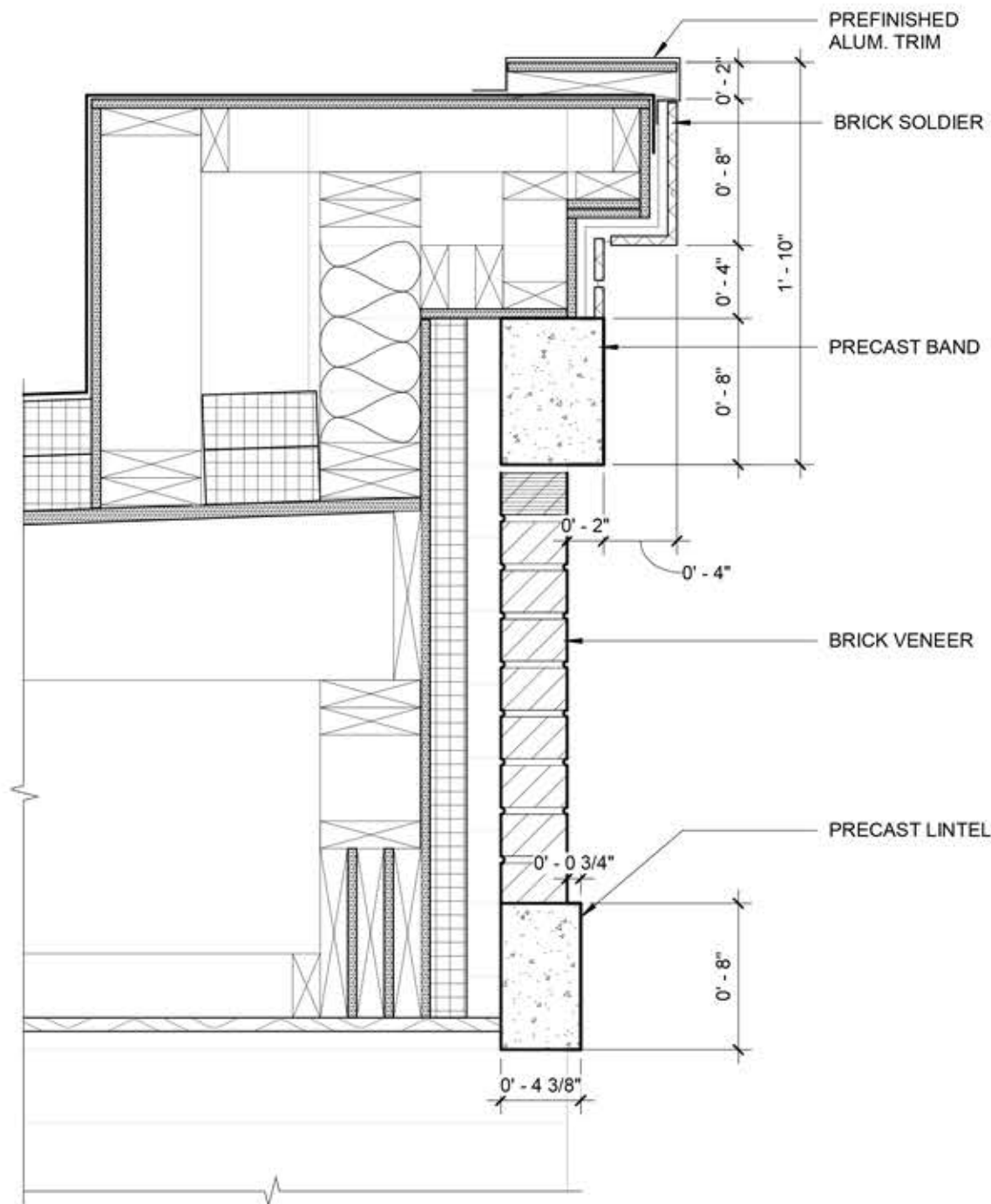
MIXED USE - ELEVATIONS AND DETAILS  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

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HOTELS

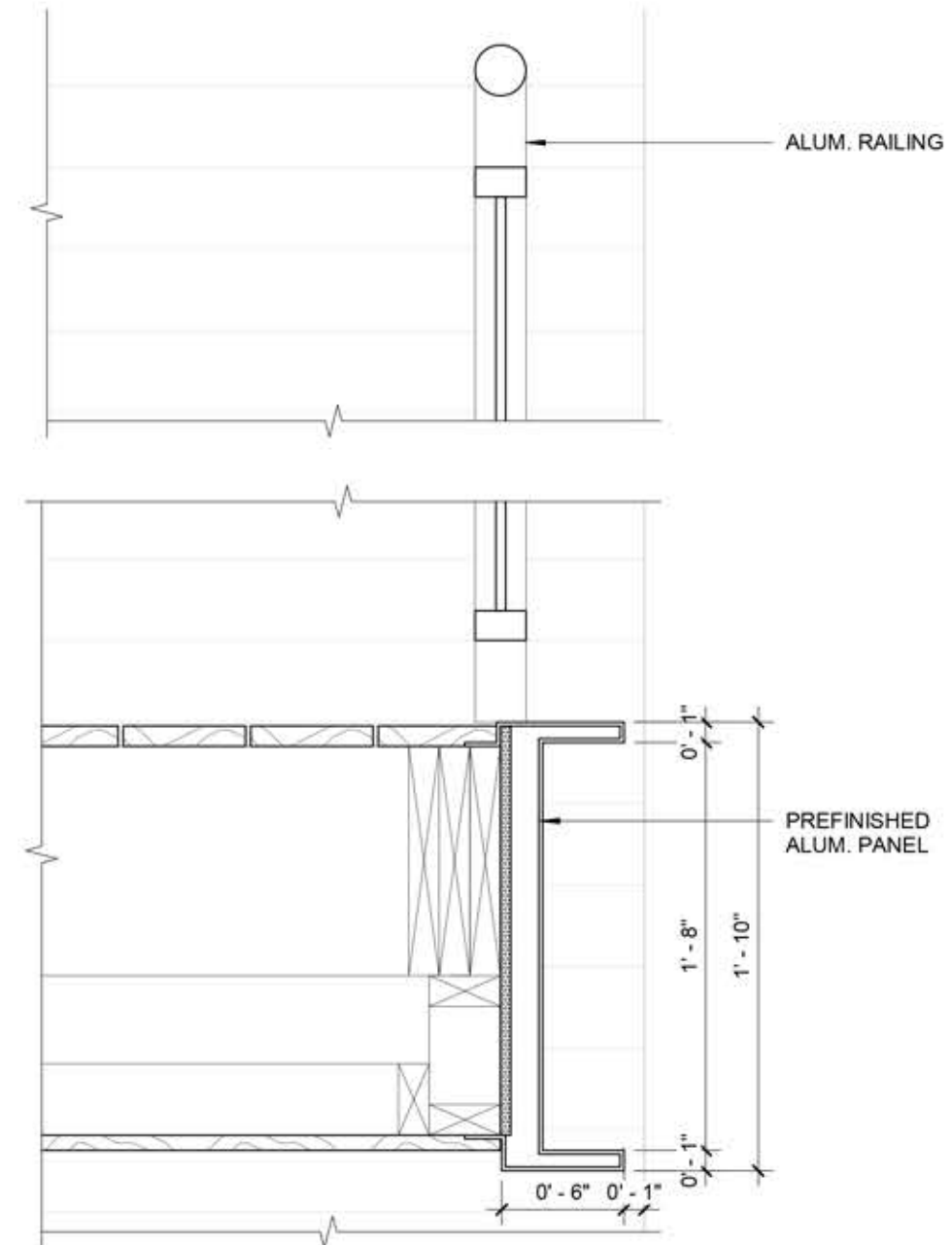
**PROCON**  
CONNECT • CREATE • CONSTRUCT

**CJ**  
ARCHITECTS

3.7



1 LINTEL AT BALCONY  
SCALE: 1 1/2" = 1'-0"



2 BALCONY EDGE  
SCALE: 1 1/2" = 1'-0"

RAYNES AVE. - MIXED USE

## PROPOSED DETAILS

25  
MAY  
2022

**PROCON**  
CONNECT • CREATE • CONSTRUCT

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

MIXED USE - ELEVATIONS AND DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

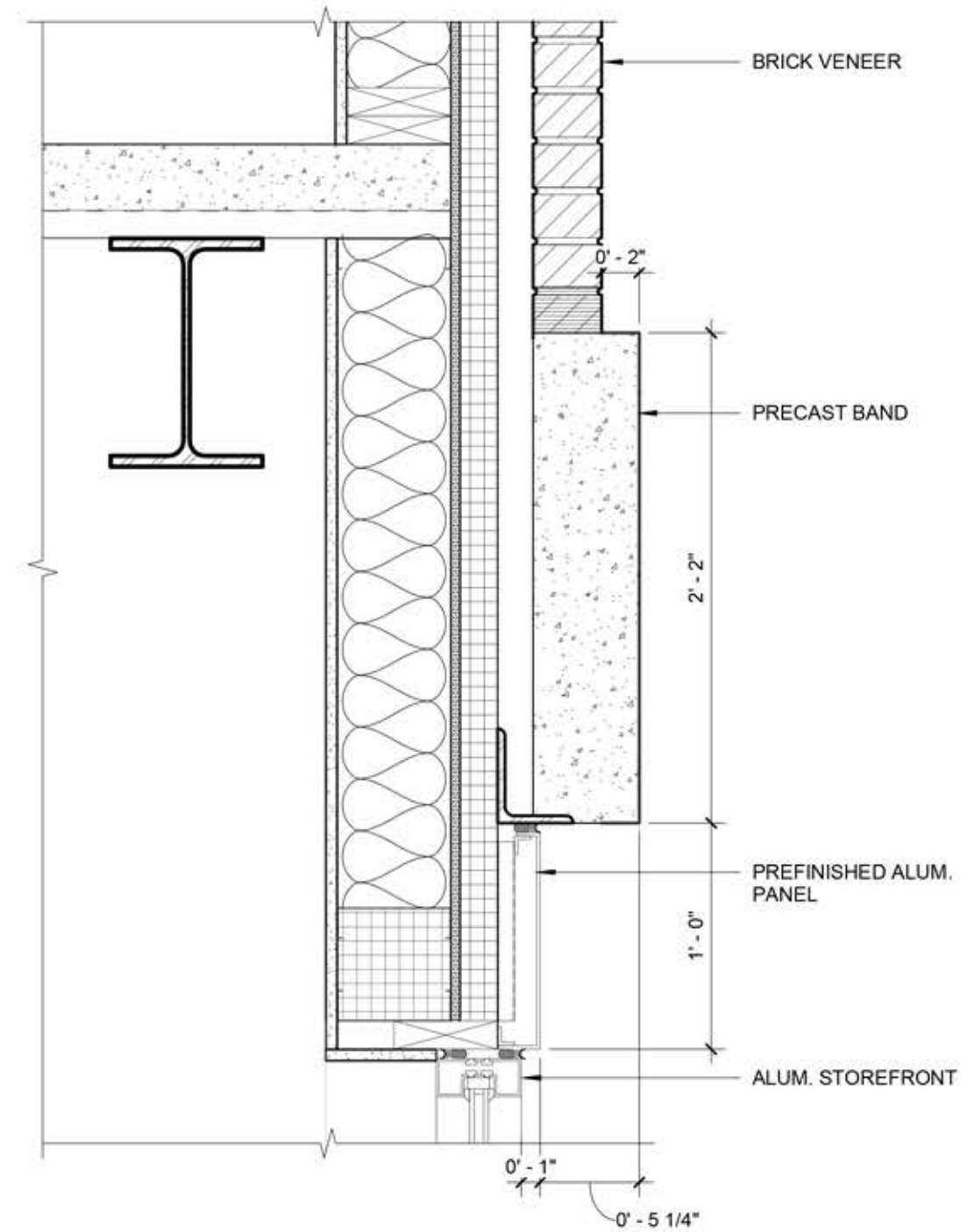
**XSS**  
HOTELS

**PROCON**  
CONNECT • CREATE • CONSTRUCT

**CJ**  
ARCHITECTS

3.8





1 L2 PRECAST BAND AT METAL PANEL/STOREFRONT  
SCALE: 1 1/2" = 1'-0"

RAYNES AVE. - MIXED USE

## PROPOSED DETAILS

25  
MAY  
2022



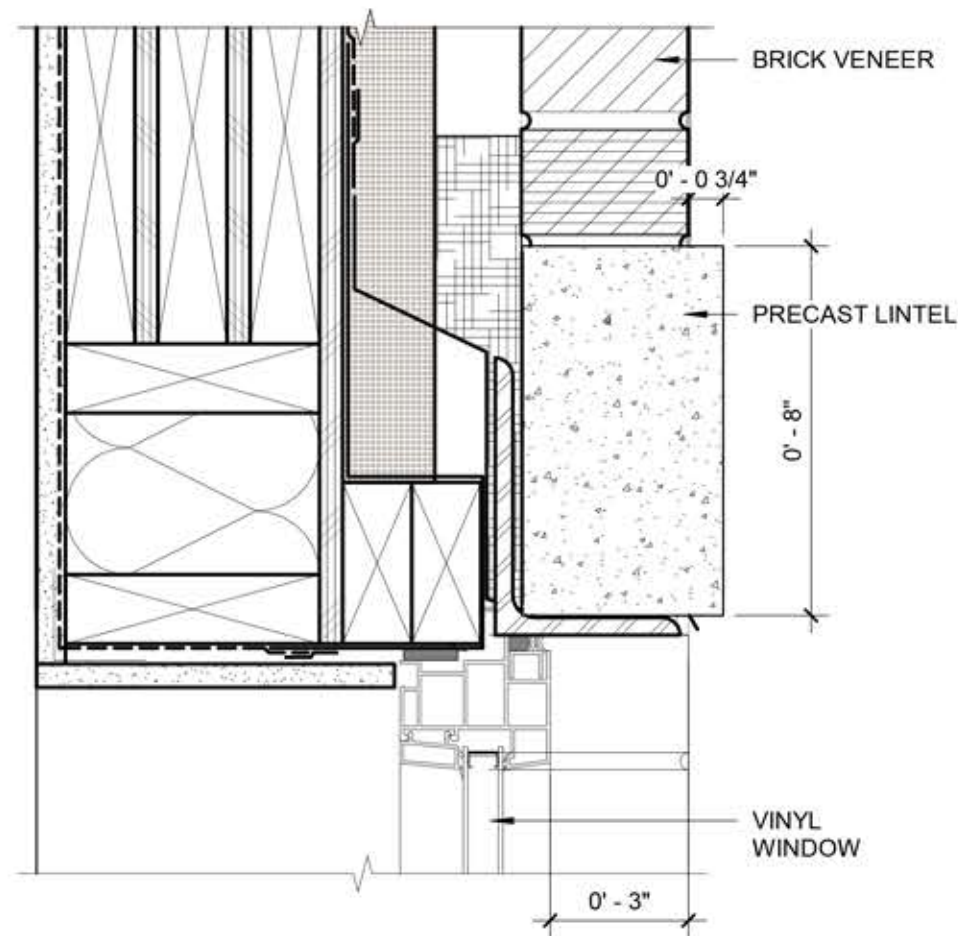
RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

MIXED USE - ELEVATIONS AND DETAILS

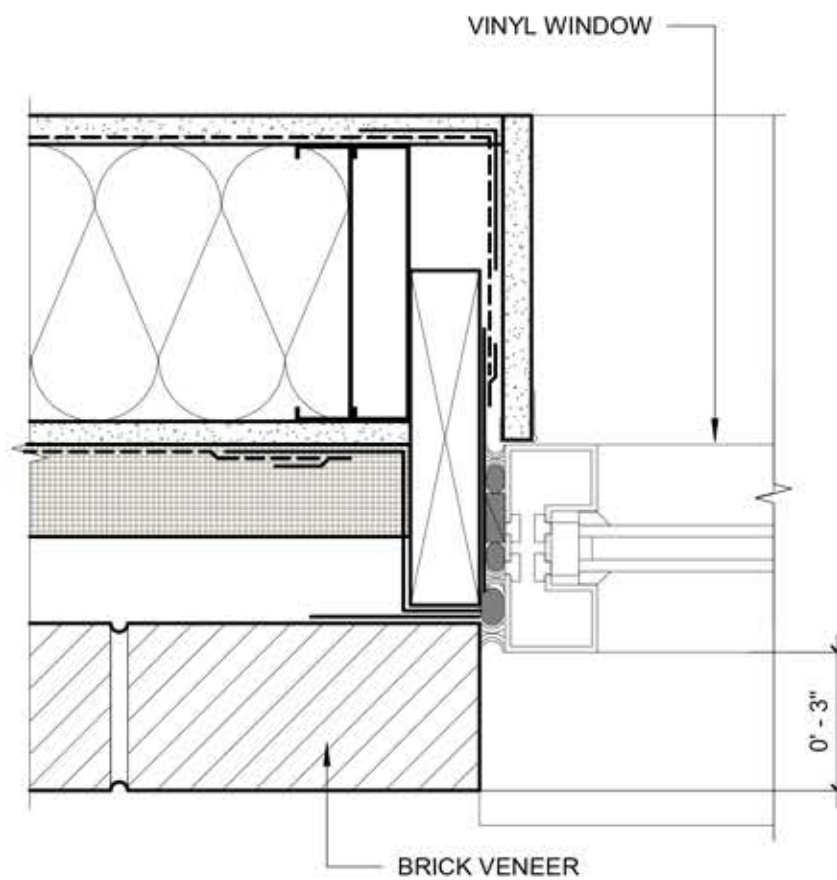
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



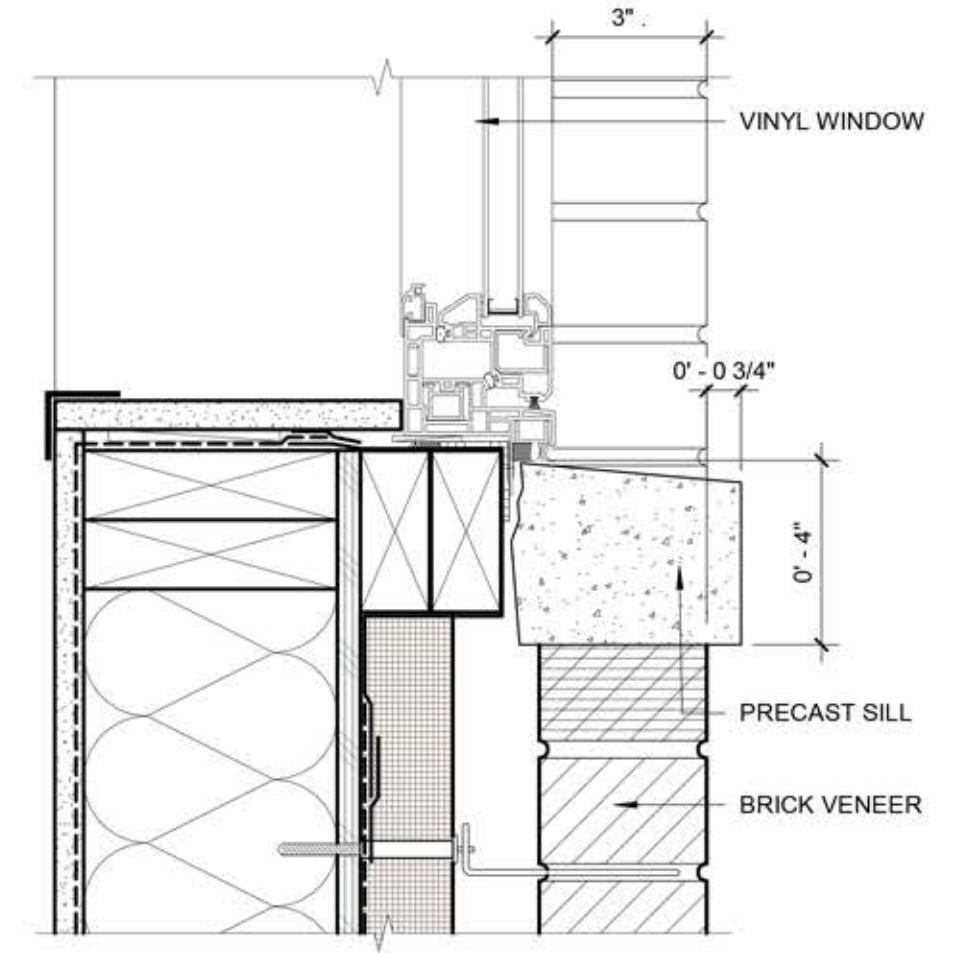
3.9



1 WINDOW HEAD  
SCALE: 3" = 1'-0"



2 WINDOW JAMB  
SCALE: 3" = 1'-0"



3 WINDOW SILL  
SCALE: 3" = 1'-0"

## PROPOSED DETAILS

RAYNES AVE. - MIXED USE

25  
MAY  
2022

**PROCON**  
CONNECT • CREATE • CONSTRUCT

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

MIXED USE - ELEVATIONS AND DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

**XSS**  
HOTELS

**PROCON**  
CONNECT • CREATE • CONSTRUCT

**CJ**  
ARCHITECTS

3.10





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

HOTEL - ELEVATIONS AND DETAILS  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.11





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

HOTEL - ELEVATIONS AND DETAILS  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.12





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

HOTEL - ELEVATIONS AND DETAILS  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



3.13



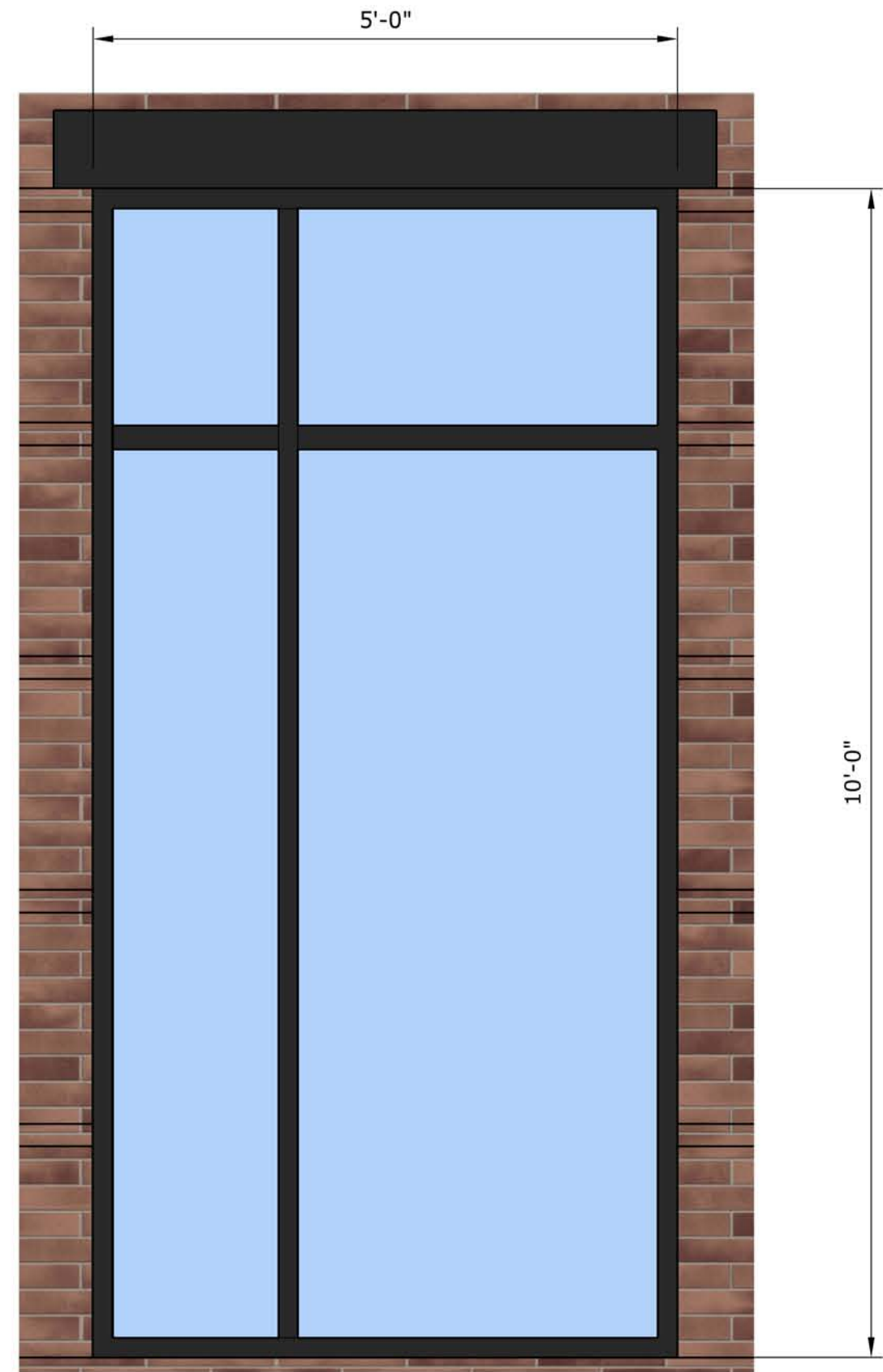
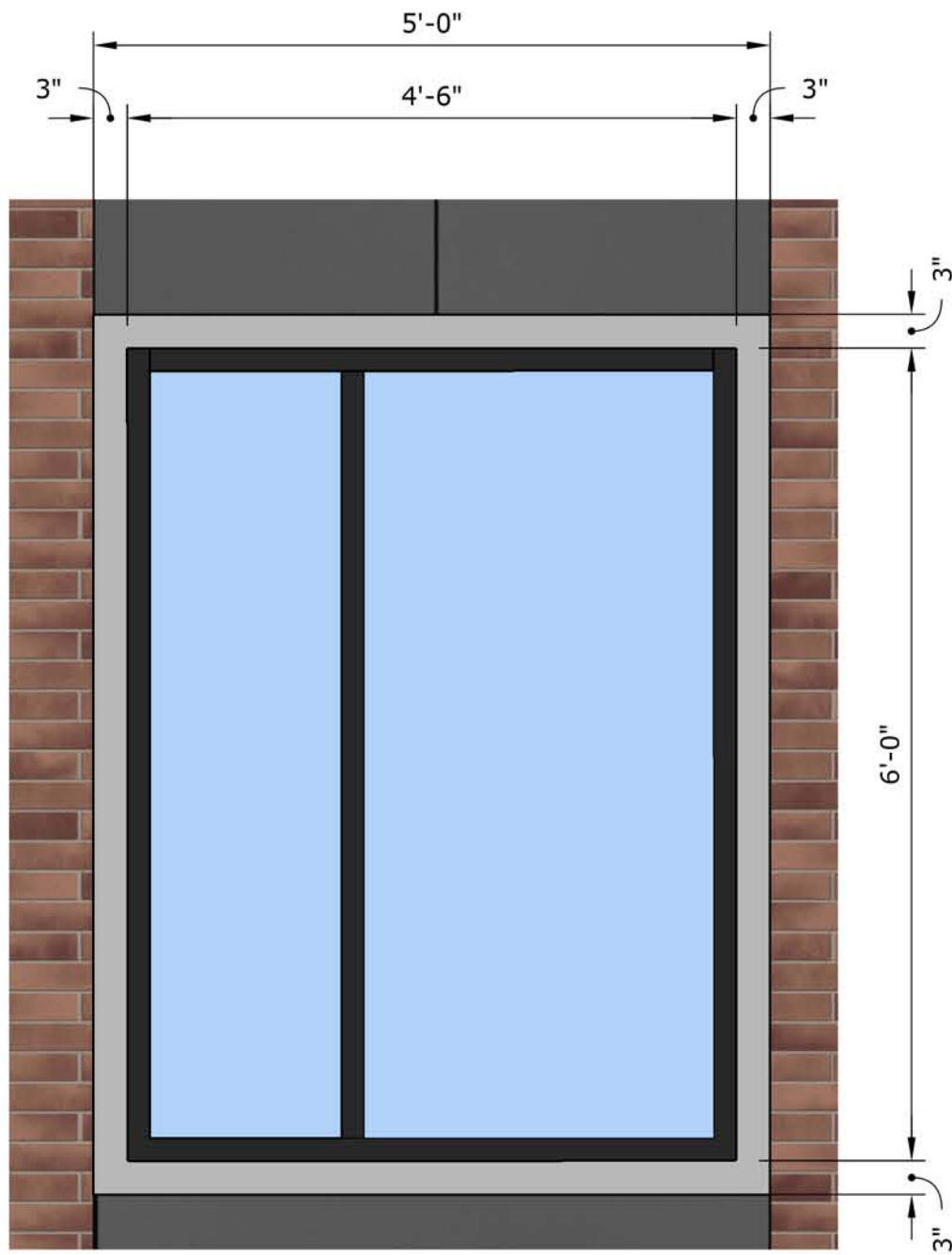
RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

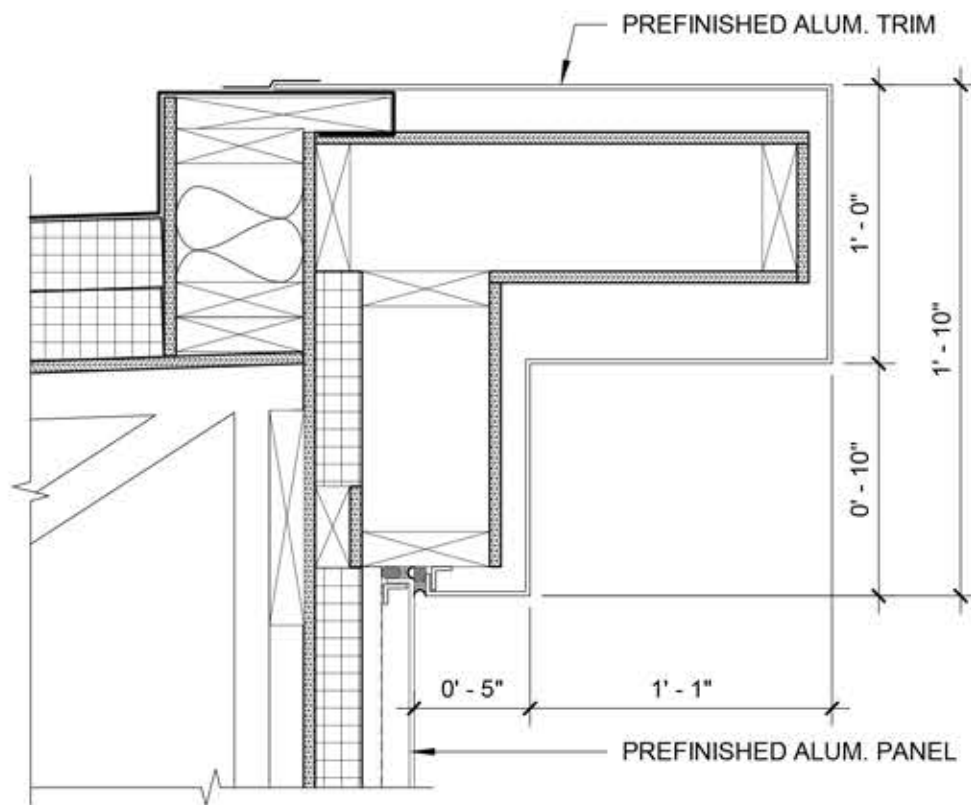
HOTEL - ELEVATIONS AND DETAILS  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



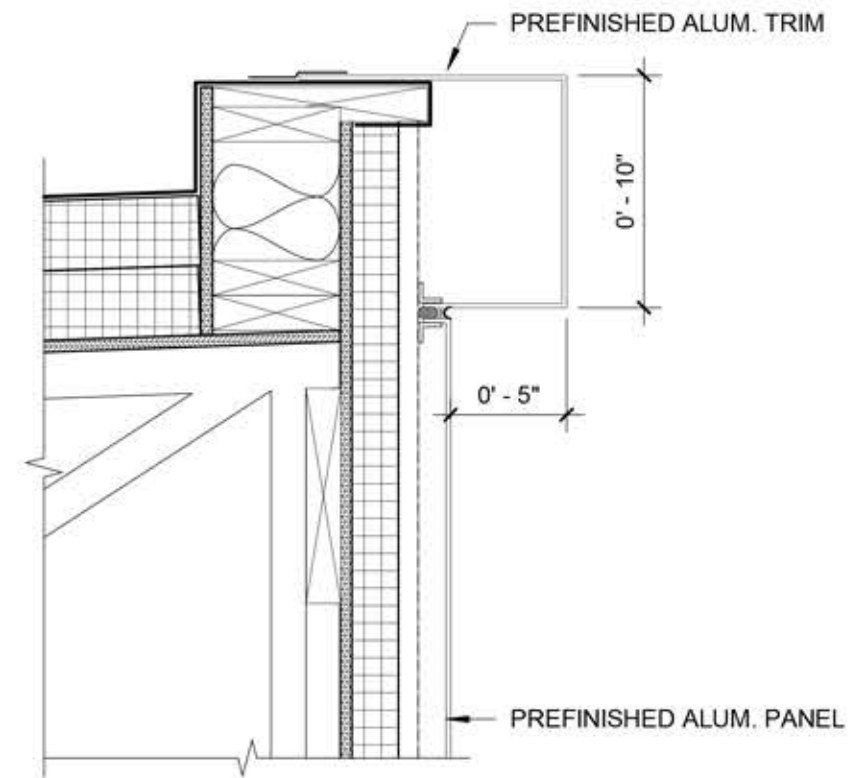
3.14







1 PREFORMED METAL CORNICE AT ROOF  
SCALE: 1 1/2" = 1'-0"



2 HORIZONTAL BAND AT ROOF  
SCALE: 1 1/2" = 1'-0"

## PROPOSED DETAILS

RAYNES AVE. - HOTEL

25  
MAY  
2022

**PROCON**  
CONNECT • CREATE • CONSTRUCT

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

HOTEL - ELEVATIONS AND DETAILS  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

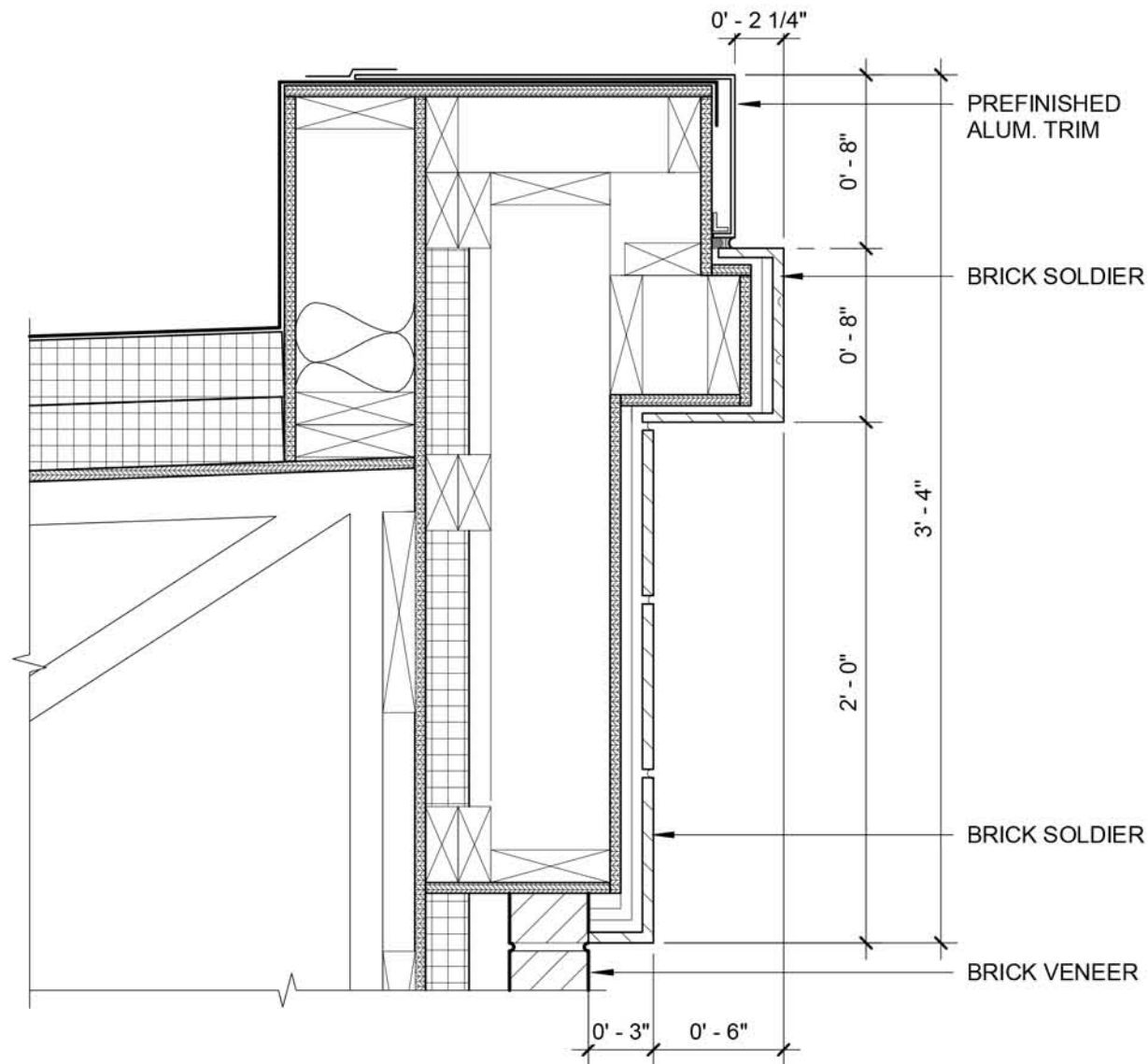
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HOTELS

**PROCON**  
CONNECT • CREATE • CONSTRUCT

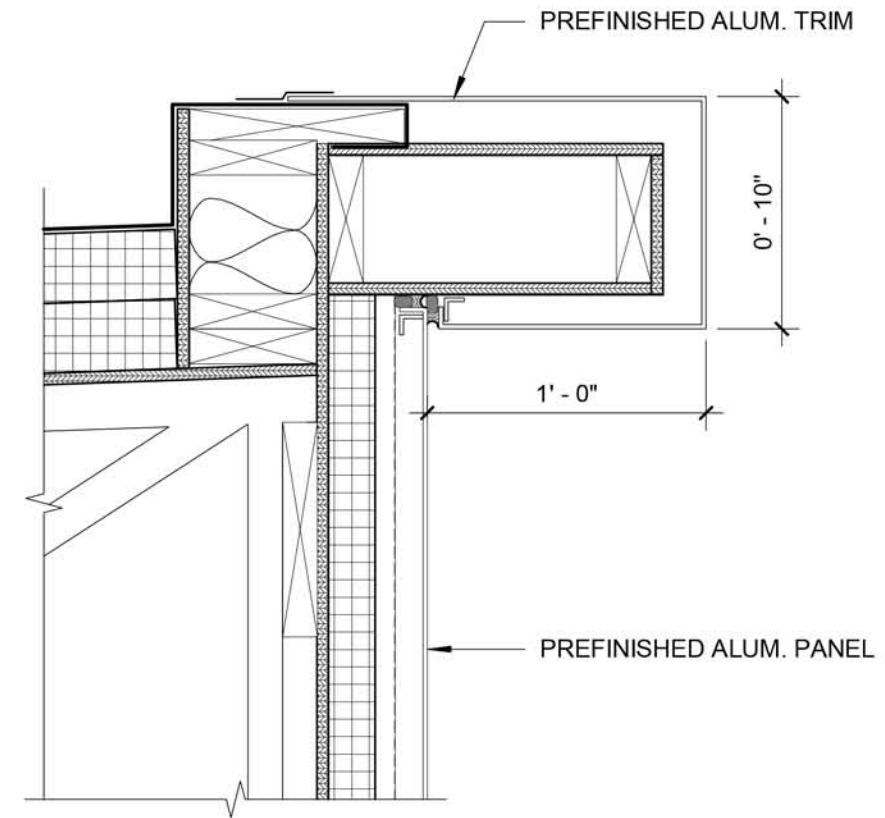
**CJ**  
ARCHITECTS

3.16





1 BRICK CORNICE AT L5  
SCALE: 1 1/2" = 1'-0"



2 PREFORMED METAL CORNICE AT STAIR ROOF  
SCALE: 1 1/2" = 1'-0"

## PROPOSED DETAILS

RAYNES AVE. - HOTEL

25  
MAY  
2022

**PROCON**  
CONNECT • CREATE • CONSTRUCT

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

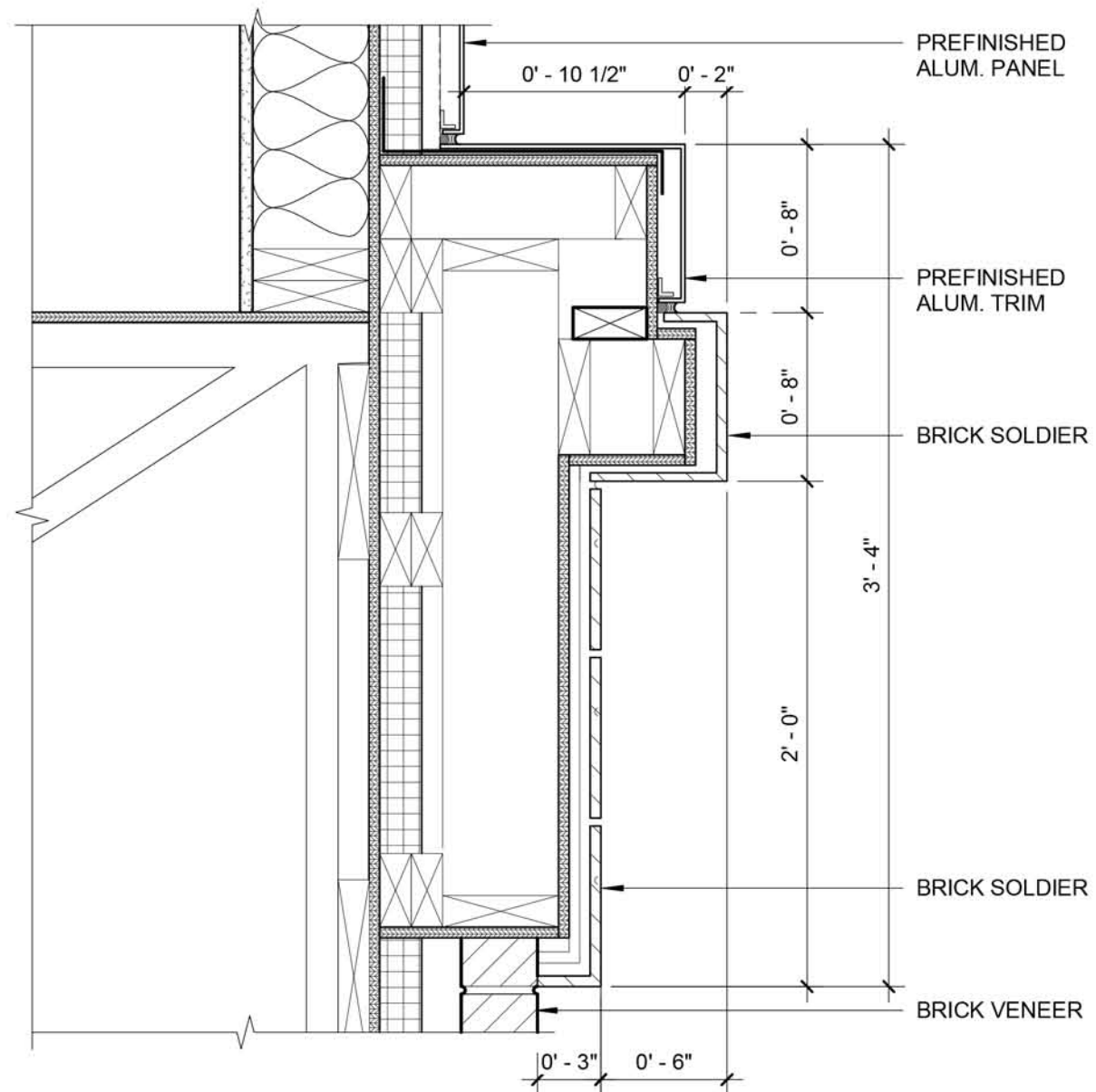
HOTEL - ELEVATIONS AND DETAILS  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

**XSS**  
HOTELS

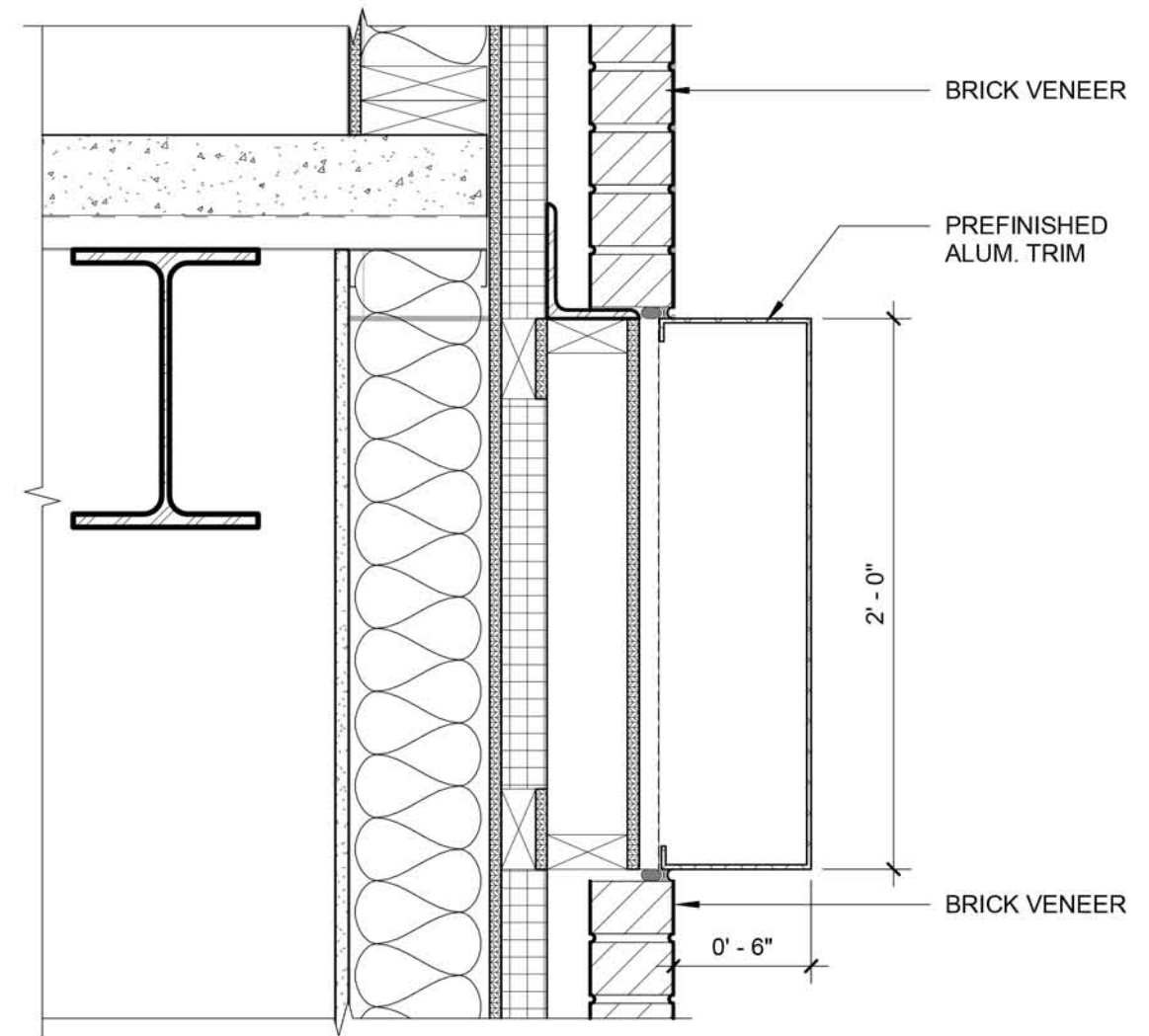
**PROCON**  
CONNECT • CREATE • CONSTRUCT

**CJ**  
ARCHITECTS

3.17



1 BRICK BAND AT L5  
SCALE: 1 1/2" = 1'-0"



2 PREFORMED METAL BAND AT L2  
SCALE: 1 1/2" = 1'-0"

## PROPOSED DETAILS

RAYNES AVE. - HOTEL

25  
MAY  
2022

**PROCON**  
CONNECT • CREATE • CONSTRUCT

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

HOTEL - ELEVATIONS AND DETAILS  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

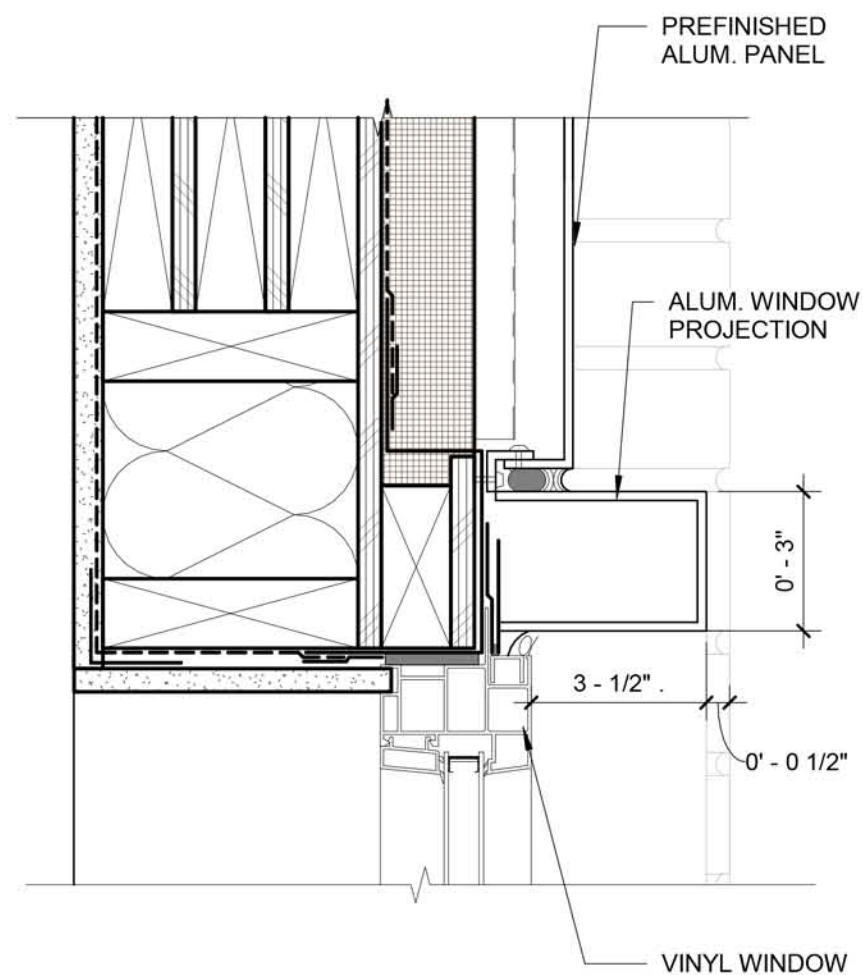
**XSS**  
HOTELS

**PROCON**  
CONNECT • CREATE • CONSTRUCT

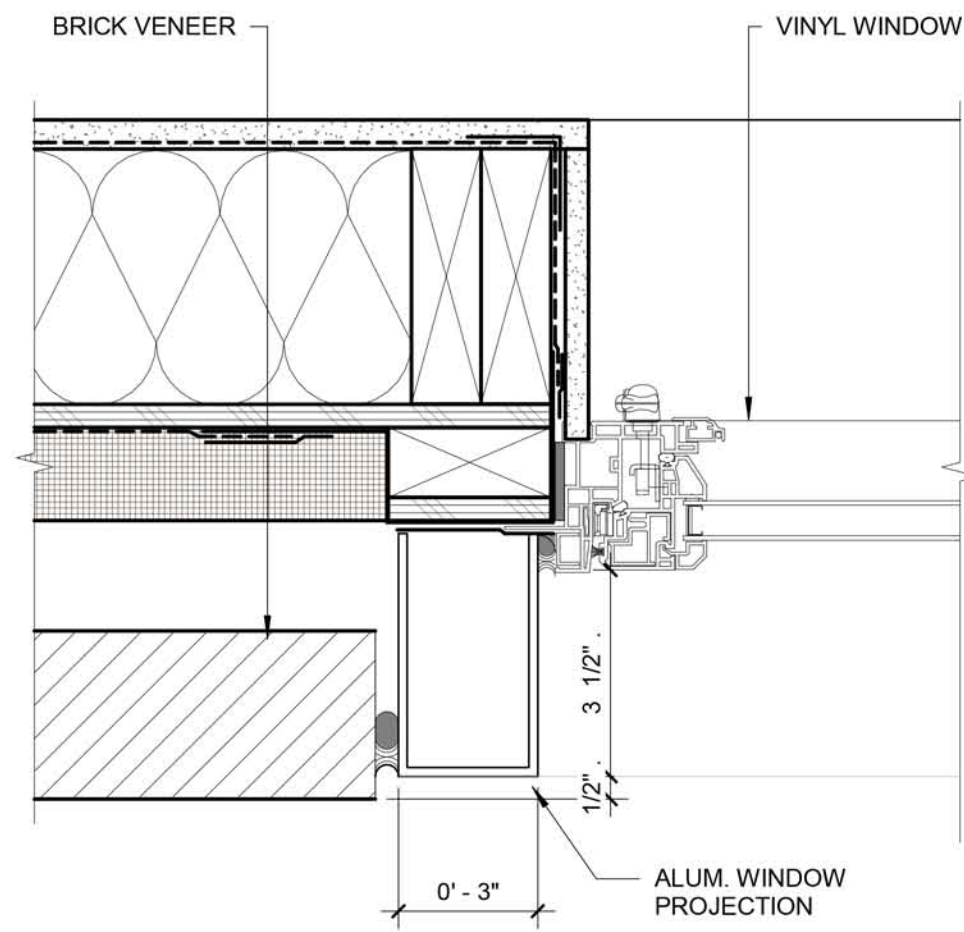
**CJ**  
ARCHITECTS

3.18

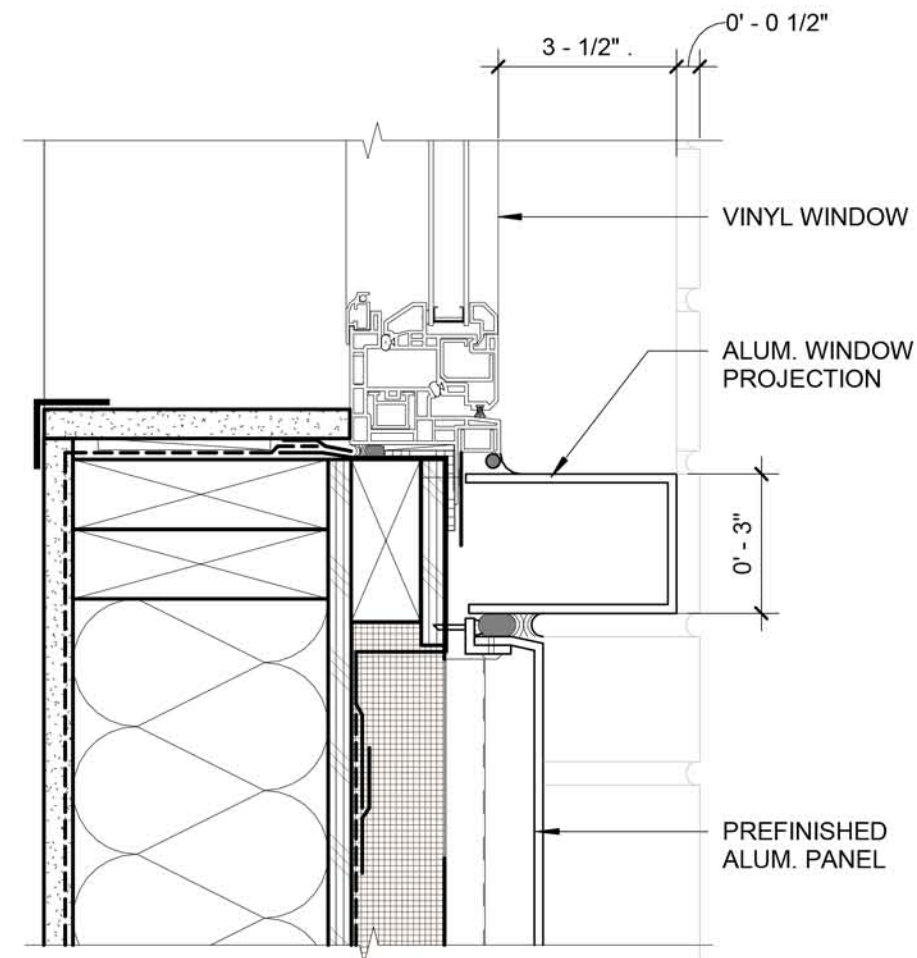




1 WINDOW HEAD  
SCALE: 3" = 1'-0"



2 WINDOW JAMB  
SCALE: 3" = 1'-0"



3 WINDOW SILL  
SCALE: 3" = 1'-0"

## PROPOSED DETAILS

RAYNES AVE. - HOTEL

25  
MAY  
2022

**PROCON**  
CONNECT • CREATE • CONSTRUCT

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

HOTEL - ELEVATIONS AND DETAILS  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022

**XSS**  
HOTELS

**PROCON**  
CONNECT • CREATE • CONSTRUCT

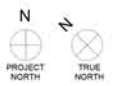
**CJ**  
ARCHITECTS

3.19

## **APPENDIX A:**

- FLOOR PLANS
- SITE PLANS
- PROJECT DATA
- PUZZLE PARKING SYSTEM





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

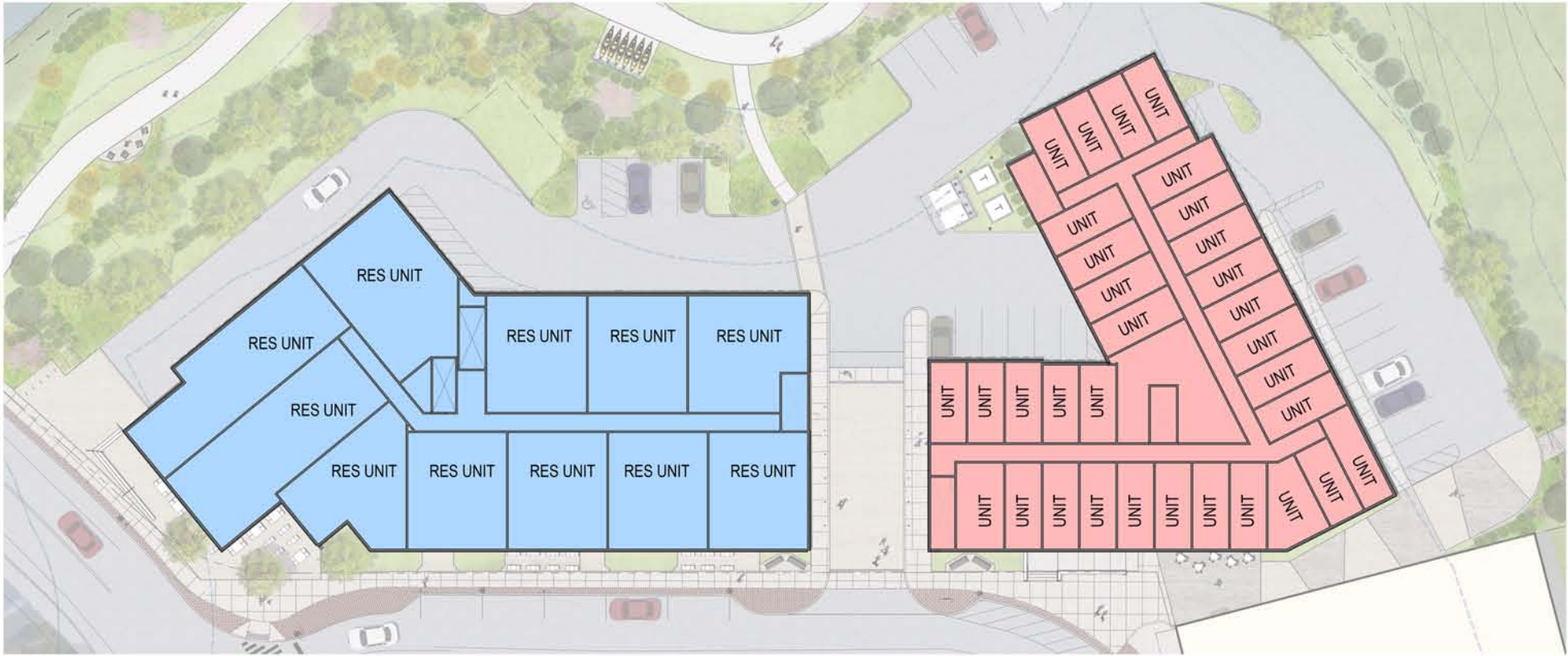
PROPOSED FIRST FLOOR PROGRAM  
REFERENCE  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



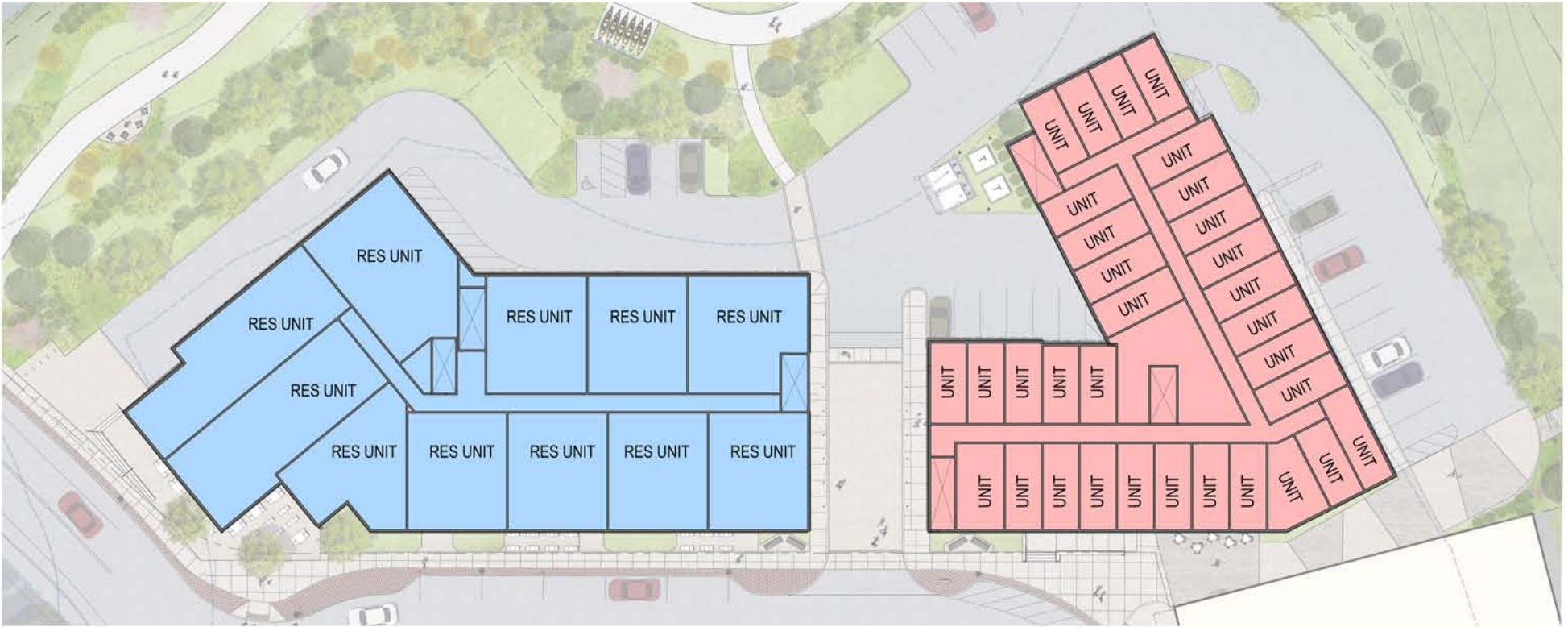
4.0



COLOR KEY  
HOTEL  
RESIDENTIAL



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



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

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM  
REFERENCE

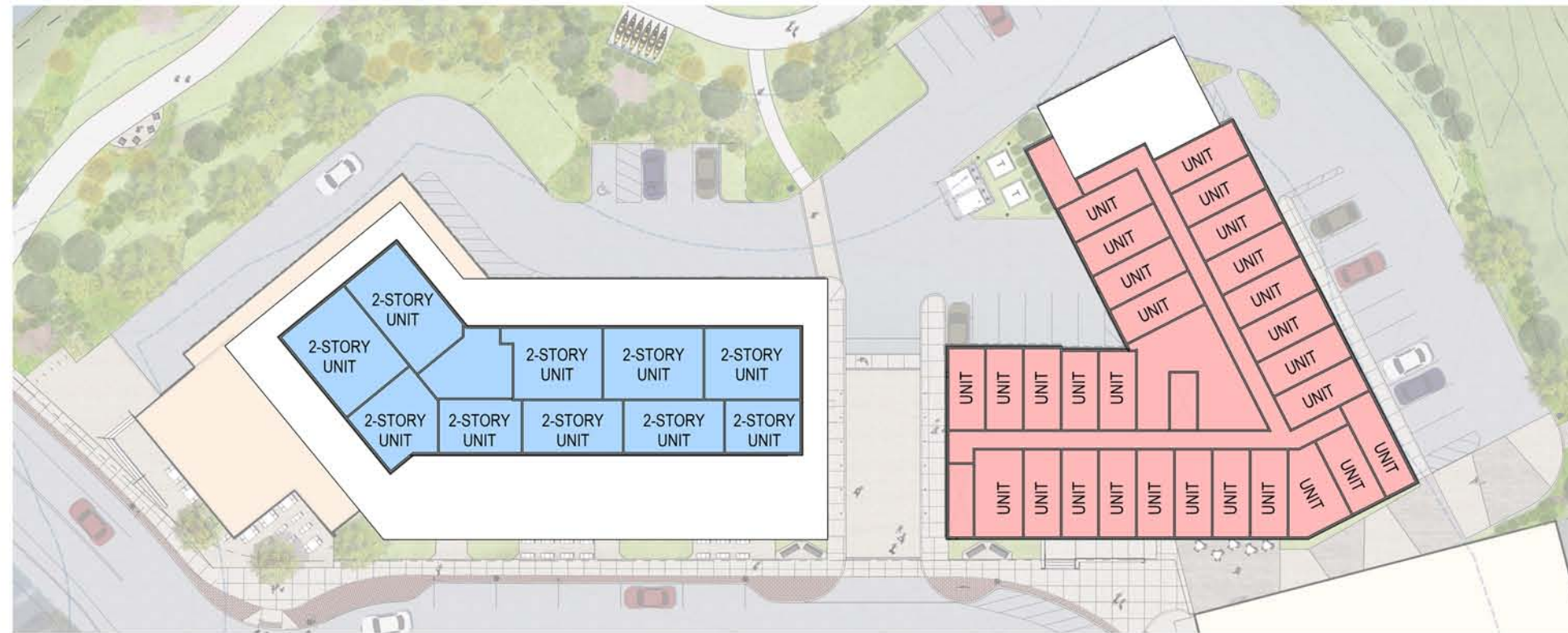
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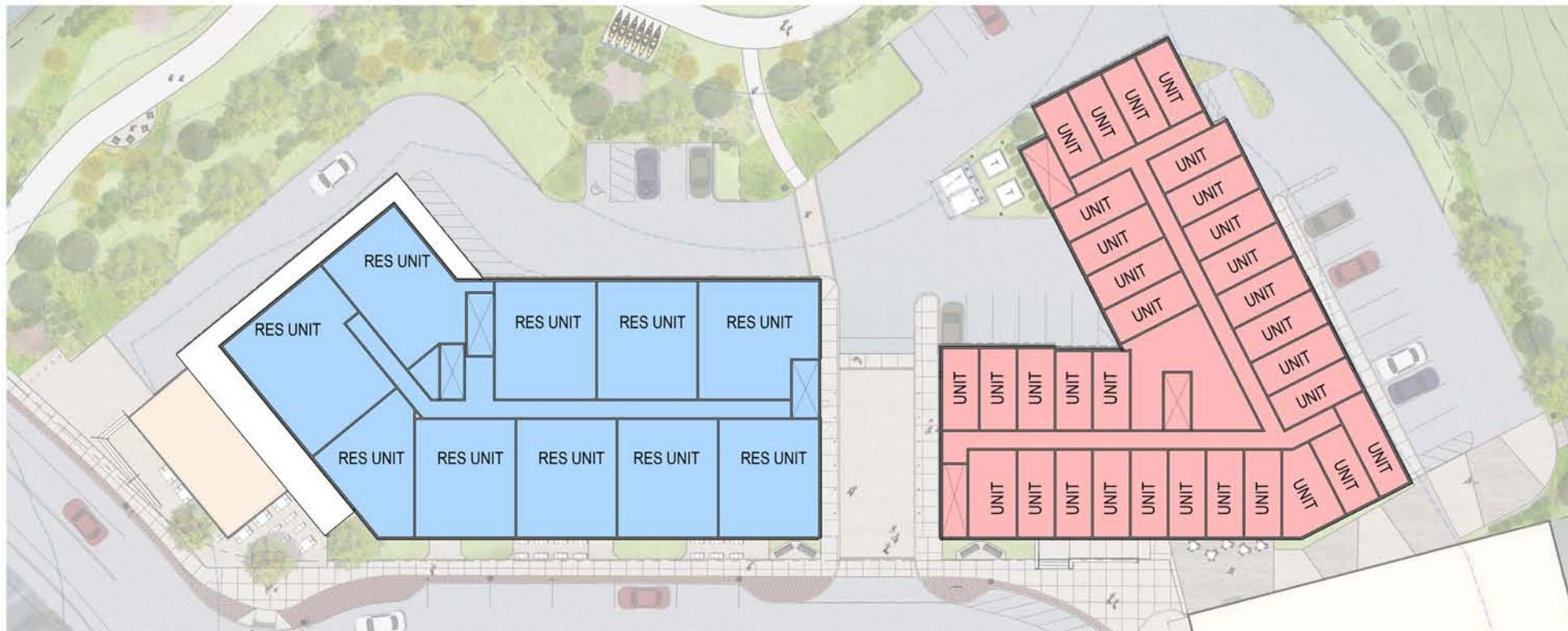


COLOR KEY

- HOTEL
- RESIDENTIAL



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



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

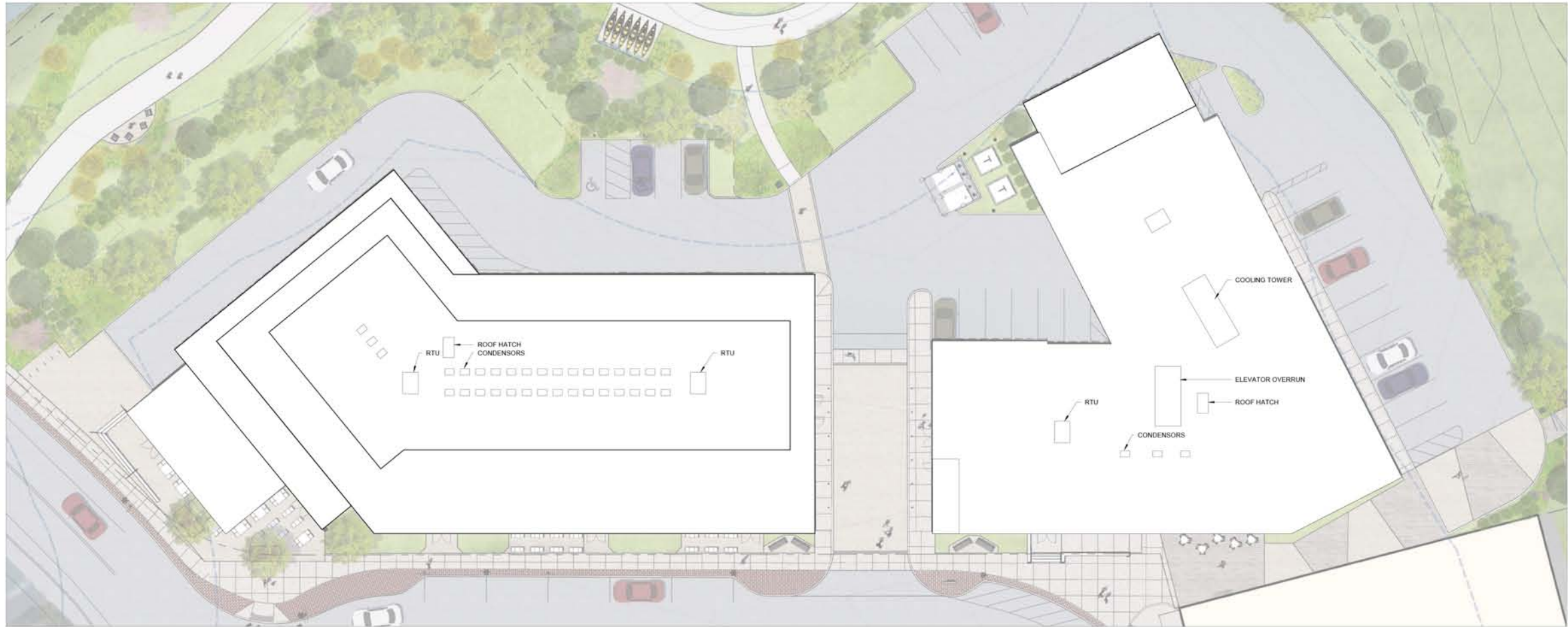
RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM  
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022







RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ROOF PLAN  
REFERENCE  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



4.3





0 20 40 80 SCALE: 1" = 20'-0"

RAYNES AVE - PORTSMOUTH, NH  
11/15/2021

SITE LANDSCAPE PLAN

**Tighe & Bond**

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

SITE LANDSCAPE PLAN  
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



4.4





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

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

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

PROPOSED USE: MULTI FAMILY DWELLING  
HOTEL  
RETAIL/RESTAURANT

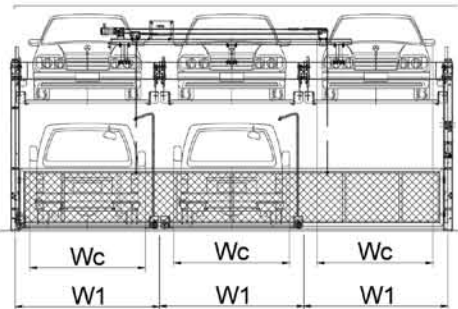
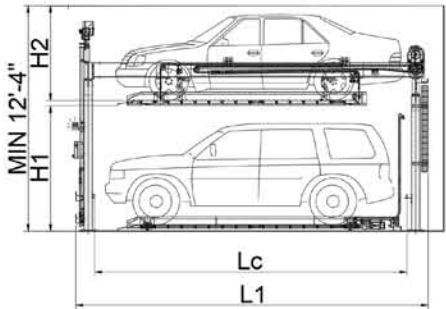
PROPOSED LOT SIZE: ±2.53 ACRES (±110,415 SF)

DEVELOPMENT STANDARDS				
BUILDING PLACEMENT (PRINCIPAL BUILDING):		REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM PRINCIPAL FRONT YARD:	15 FT	±16 FT <sup>(1)</sup>	7.4 FT	
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A	
SIDE YARD:	NR	NR	NR	
MINIMUM REAR YARD:	5 FT	N/A	N/A	
MINIMUM FRONT LOT LINE BUILDOUT:	50%	78.4%	78.4%	
(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12				
BUILDING AND LOT OCCUPATION:		REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	191 FT	116 FT	
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT	
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT	
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%	
MAXIMUM BUILDING FOOTPRINT:	30,000 SF <sup>(2)</sup>	16,629 SF	14,622 SF	
MINIMUM LOT AREA:	NR			
MINIMUM LOT AREA PER DWELLING UNIT:	NR			
MINIMUM OPEN SPACE:	10%	35.4%		
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	7,720 SF	8,911 SF	
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10				
BUILDING FORM (PRINCIPAL BUILDING):		REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY <sup>(3)</sup>	59.77 FT	57.90 FT	
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	<36"	<36"	
MINIMUM GROUND STORY HEIGHT:	12 FT	15 FT	15 FT	
MINIMUM SECOND STORY HEIGHT:	10 FT	10.5 FT	10.5 FT	
FACADE GLAZING:				
SHOP FRONT FACADE TYPE	70%	70%	70%	
ALLOWED ROOF TYPES				
FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT		





PROPOSED VIEW



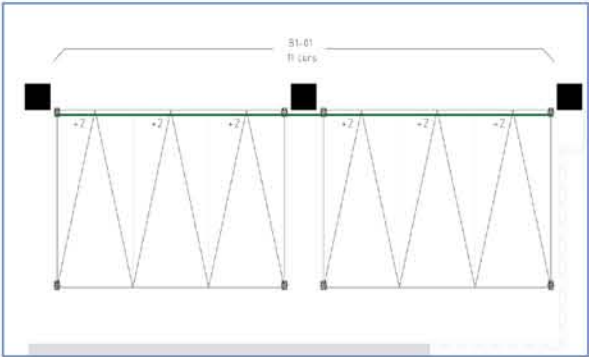
(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

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

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

TWO-LEVEL PUZZLE (+2)



(A) Design Plan View

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

CIYTlift - PUZZLE PARKING SYSTEM  
REFERENCE  
HISTORIC DISTRICT COMMISSION WORK SESSION 8: JUNE 1, 2022



**LUHD-425**

Historic District Commission Work Session or Administrative Approval Application

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

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

**Location**

1 CONGRESS ST  
Portsmouth, NH 03801

**Owner:**

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

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

Work Session

**Alternative Project Address**

--

**Project Information****Brief Description of Proposed Work**

RENOVATIONS &amp; ADDITIONS

**Description of Proposed Work (Planning Staff)**

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

**Project Representatives****Relationship to Project**

Architect

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

--

**Full Name (First and Last)**

Tracy Kozak

**Business Name (if applicable)**

Arcove Architects, LLC

**Mailing Address (Street)**

3 Congress St, Ste 1

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

603.731.5187

**Email Address**

tracy.kozak@arcove.com

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



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- H4.02

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- H4.03

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- H4.11

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- H4.12

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- H4.40

MATERIALS
- H4.41

MATERIALS
- H4.42

MATERIALS
- H4.43

MATERIALS

PROJECT NARRATIVE

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

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

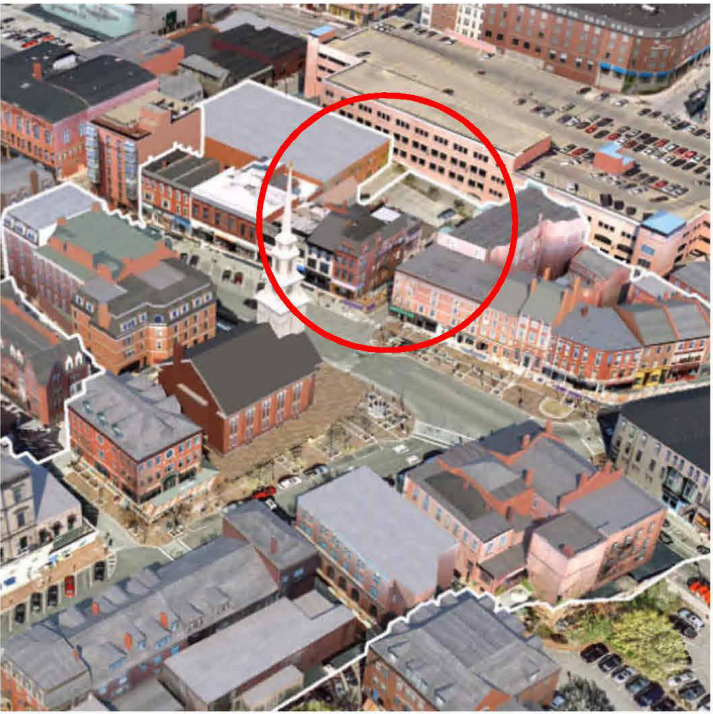
PROJECT UPDATES SINCE LAST HDC WORKSESSION:

- A. REVISED SHAPE, MASS, MATERIALS AND DETAILING OF NORTH GLAZED CORNER
- B. REVISED VEHICULAR DROP OFF: ADDED PIERS, RAISED OPENINGS, REDUCED DEPTH, REVISED MATERIALS DETAILING, EXTEND PEDESTRIAN WAY THROUGH DROP OFF AND UNDER GLAZED CORNER.
- C. REDUCED SIZE OF ROOF BUTTRESSES BY 33% IN BOTH HEIGHT AND WIDTH
- D. SLIGHT ADJUSTMENT TO RADIUS OF OPERA HOUSE MARQUIS & SUPPORTING TIE RODS
- E. CHANGED CORNER-BAY WINDOWS TO INLINE FRENCH CASEMENTS.
- F. ADJUSTED UPPER FLOOR WINDOW HEIGHT TO MORE CLOSELY ALIGN WITH 1 CONGRESS.
- G. REPLICATE & RESTORE HISTORIC CARVED WINDOW HEADERS AT 3 CONGRESS
- H. EXTERIOR MATERIALS PALLET & PRODUCTS

ONE CONGRESS STREET

RENOVATION & ADDITION

ONE MARKET SQUARE, LLC



HISTORIC DISTRICT COMMISSION

WORK SESSION 4

MAY 22, 2022

H4.01

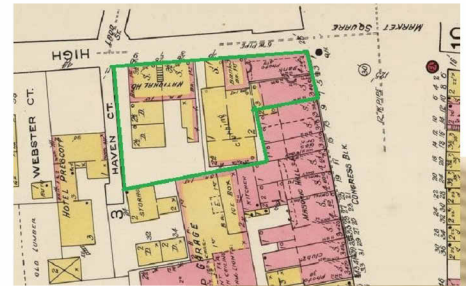
COVER

1 CONGRESS STREET

SCALE:  
5/20/2022







**H4.02** **CONTEXT - HISTORIC**  
**1 CONGRESS STREET**  
 SCALE:  
 5/20/2022





**H4.03** **EXISTING**  
**1 CONGRESS STREET**  
SCALE:  
5/20/2022





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



NEW  
CANVAS  
AWNINGS

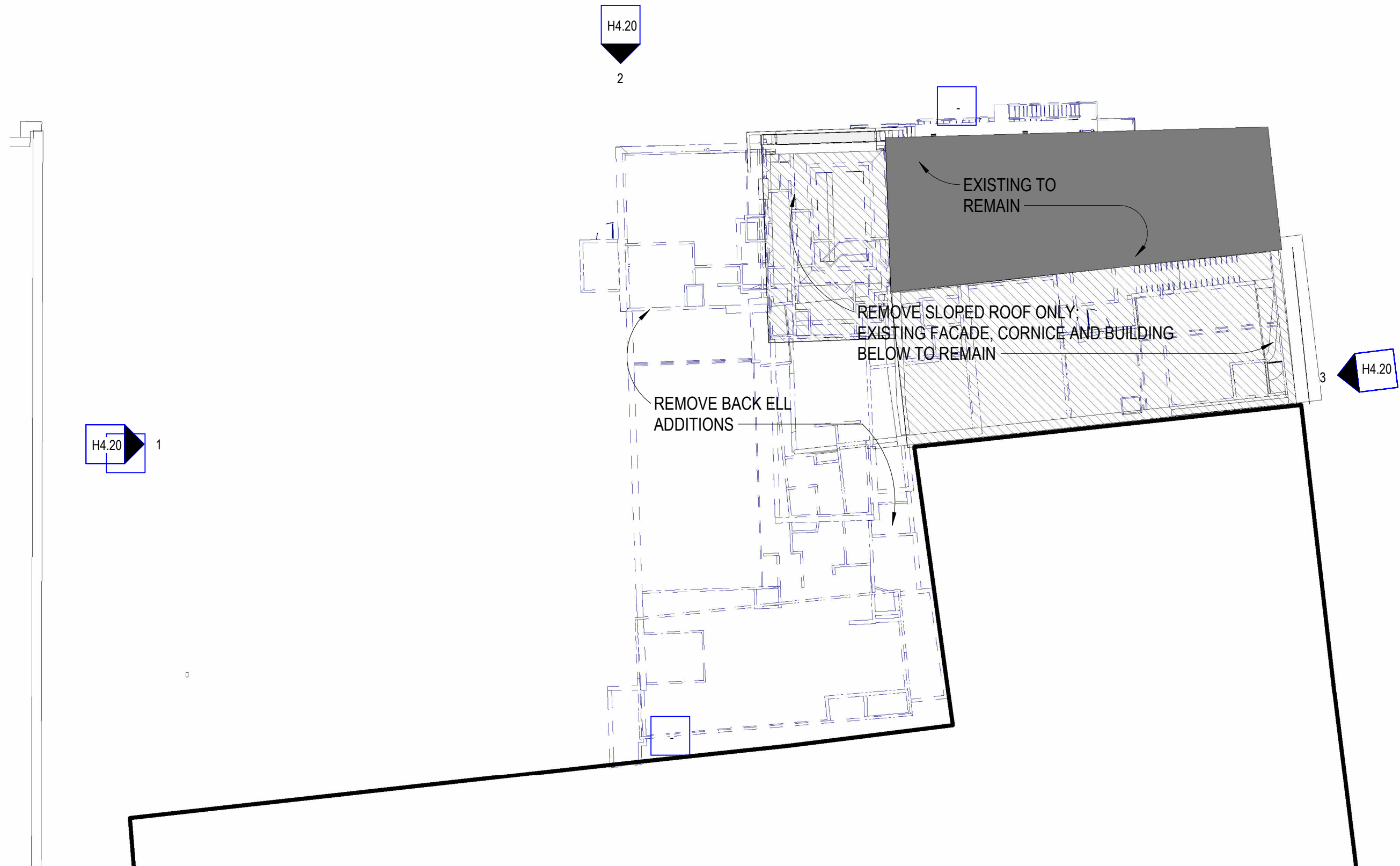
- RESTORE & RECREATE ORIGINAL GRANITE AND CAST IRON STOREFRONT
- REPLICATE EARLY 20TH CENTURY STAINED GLASS TRANSOMS
- REPLICATE HISTORIC PEDIMENTS
- REPLICATE ORIGINAL CAST IRON STOREFRONT THIS SIDE

H4.21 ELEVATION - CONGRESS STREET  
1 CONGRESS STREET

SCALE: As indicated  
5/20/2022

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





**H4.12** **DEMOLITION PLAN**  
**1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
5/20/2022

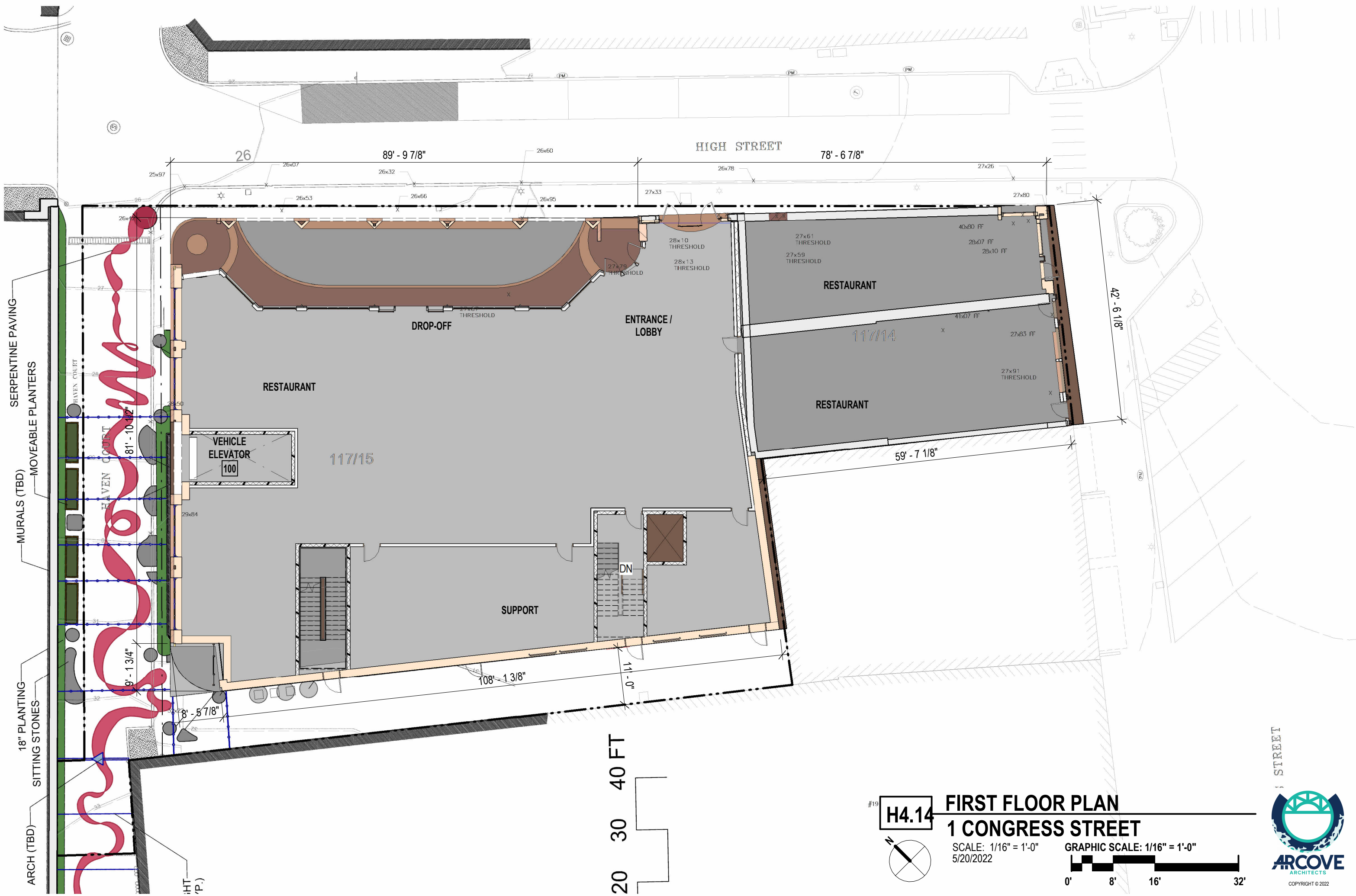
GRAPHIC SCALE: 1/16" = 1'-0"



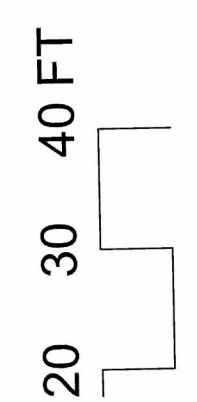








SERPENTINE PAVING  
MOVEABLE PLANTERS  
MURALS (TBD)  
18" PLANTING  
SITTING STONES  
ARCH (TBD)



#19

H4.14

11

10

9

8

7

6

5

4

3

2

1

20

30

40 FT

11

10

9

8

7

6

5

4

3

2

1

20

30

40 FT

11

10

9

8

7

6

5

4

3

2

1

20

30

40 FT

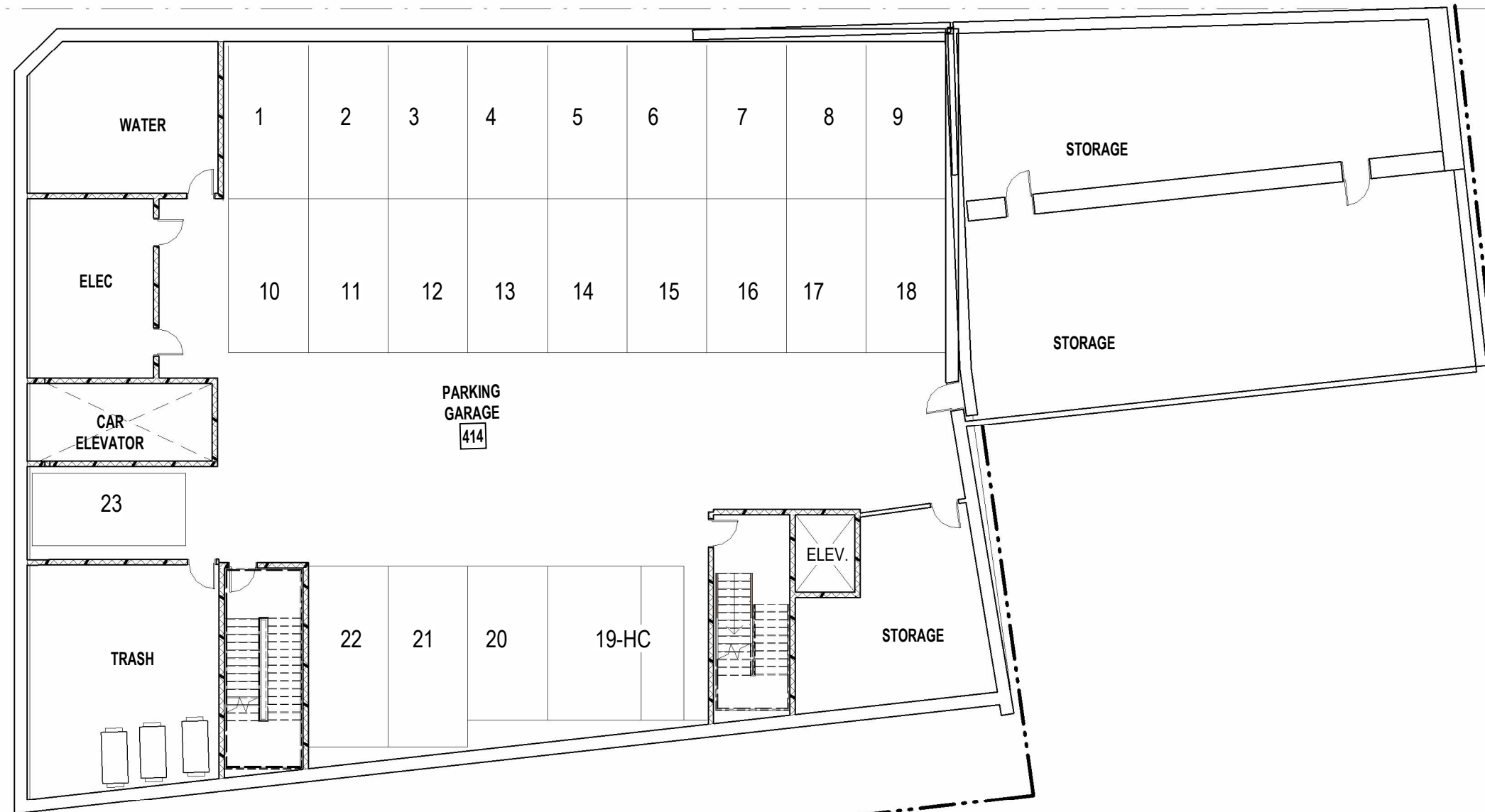
# FIRST FLOOR PLAN 1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
5/20/2022

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

0' 8' 16' 32'



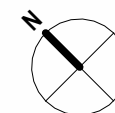


H4.15

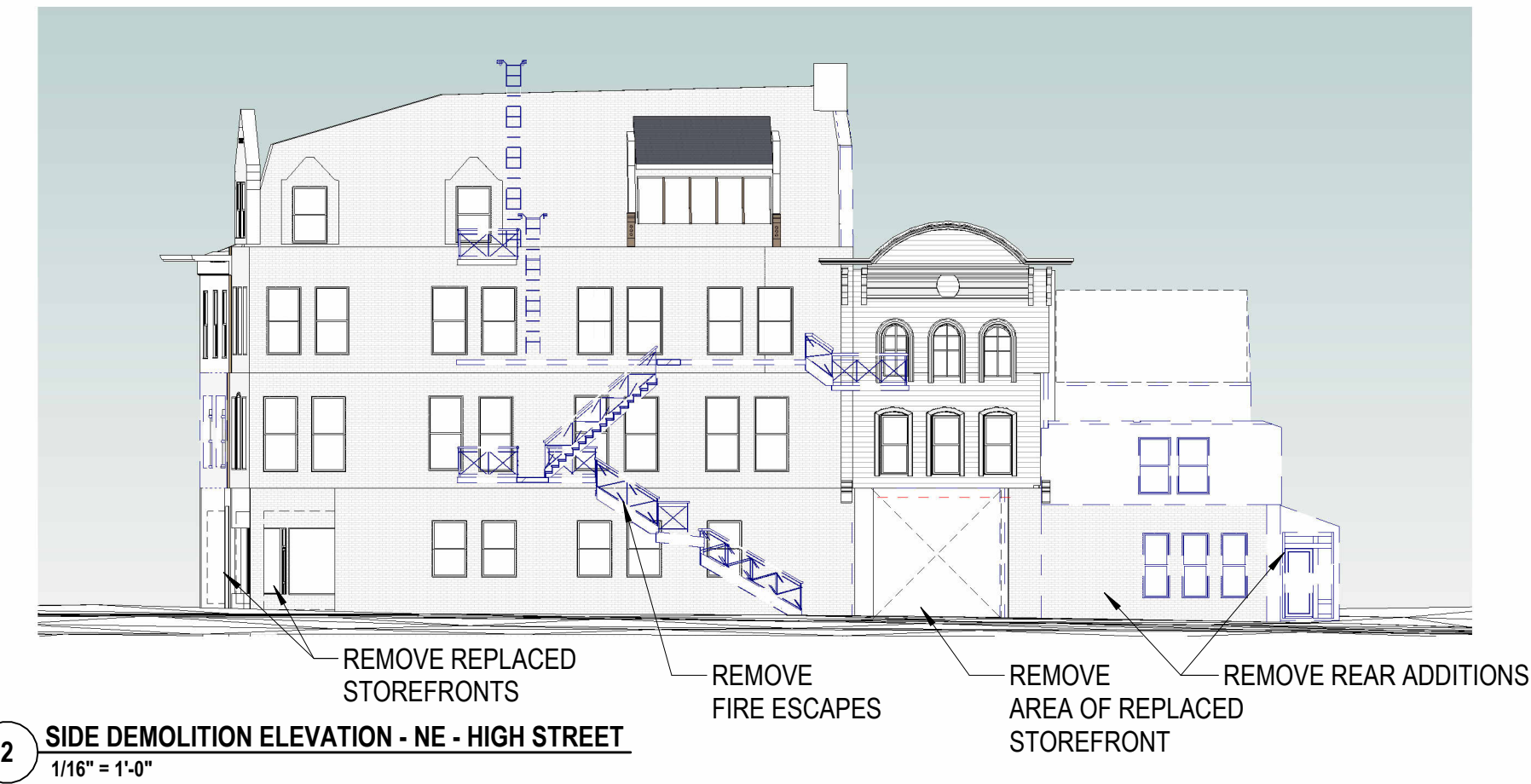
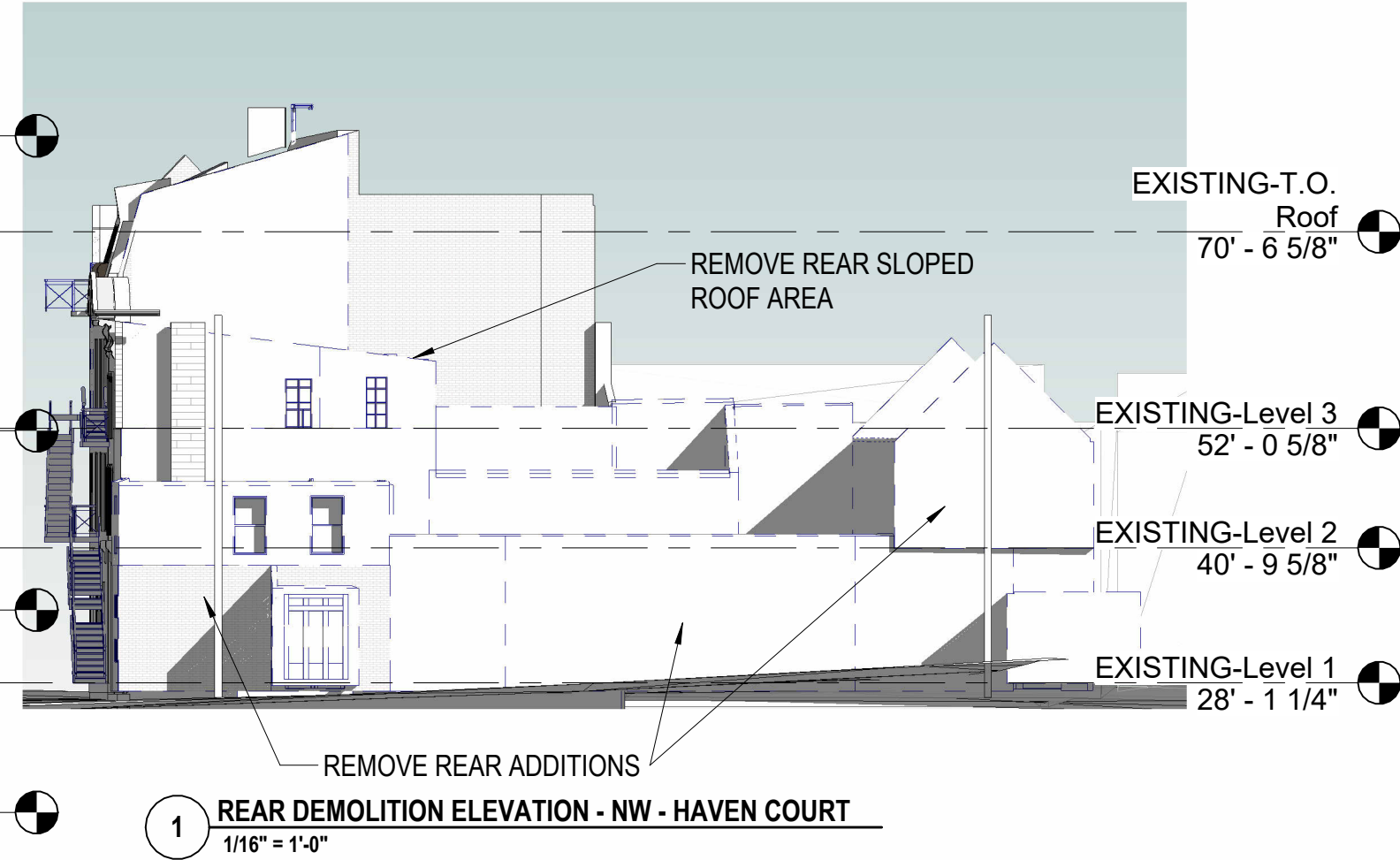
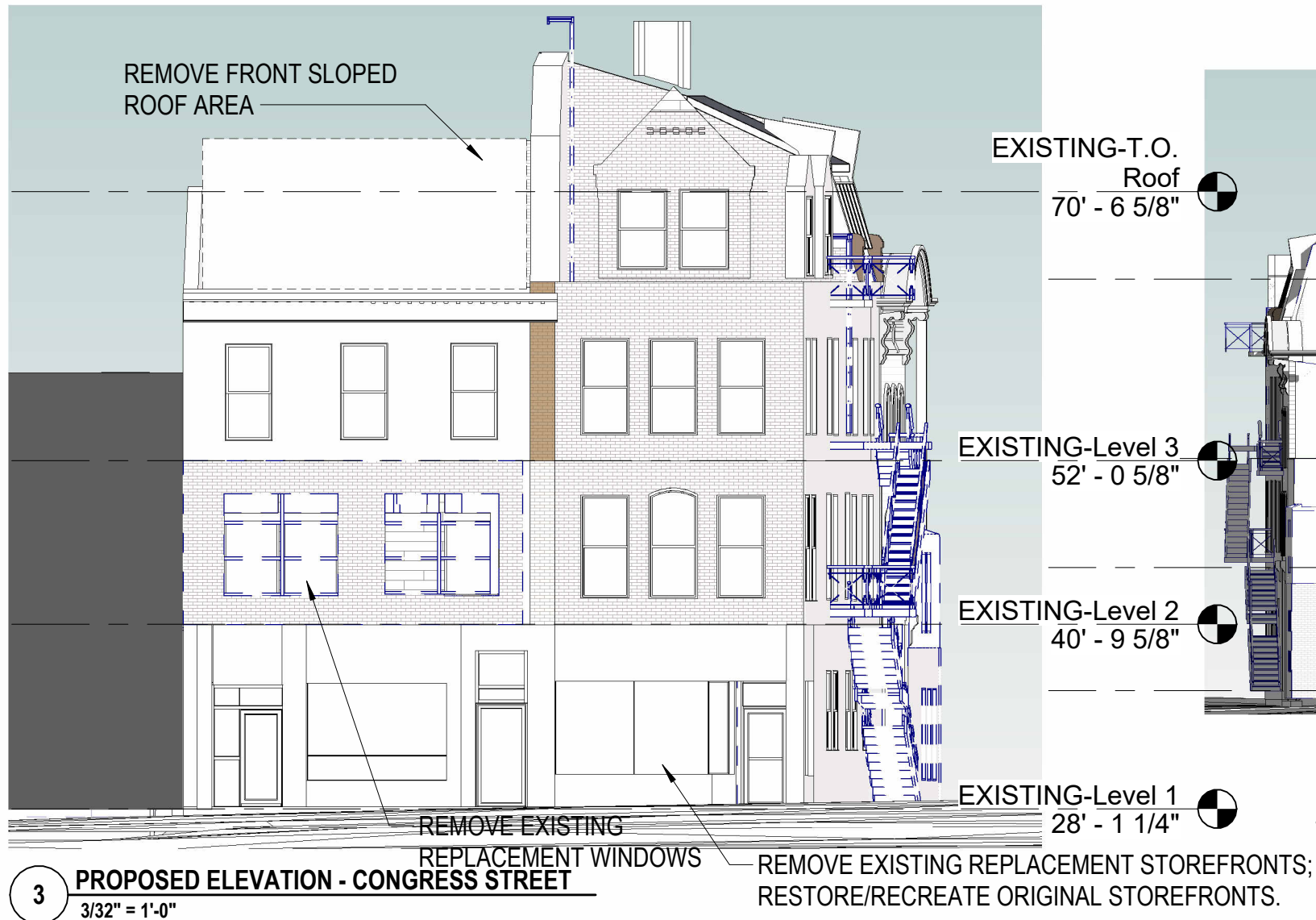
# **BASEMENT PLAN** **1 CONGRESS STREET**

SCALE: 1/16" = 1'-0"  
5/20/2022

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



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**H4.20 DEMOLITION ELEVATIONS**  
**1 CONGRESS STREET**  
SCALE: As indicated  
5/20/2022







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



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



H4.21 ELEVATION - CONGRESS STREET  
1 CONGRESS STREET  
SCALE: As indicated  
5/20/2022



1

## PROPOSED ELEVATION - NE - HIGH STREET

1/16" = 1'-0"



2

## PROPOSED ELEVATION - NE - HIGH STREET

1/8" = 1'-0"

H4.22

## ELEVATION - HIGH STREET 1 CONGRESS STREET

SCALE: As indicated  
5/20/2022





2 NORTH ELEVATION - HIGH STREET & HAVEN COURT (OBLIQUE)  
1/16" = 1'-0"



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

LEVEL 4  
62' - 1 1/4"

LEVEL 3  
52' - 3 5/8"

LEVEL 2  
41' - 0 5/8"

AVERAGE GRADE  
PLANE  
28' - 9"

LEVEL 1  
28' - 1 1/4"

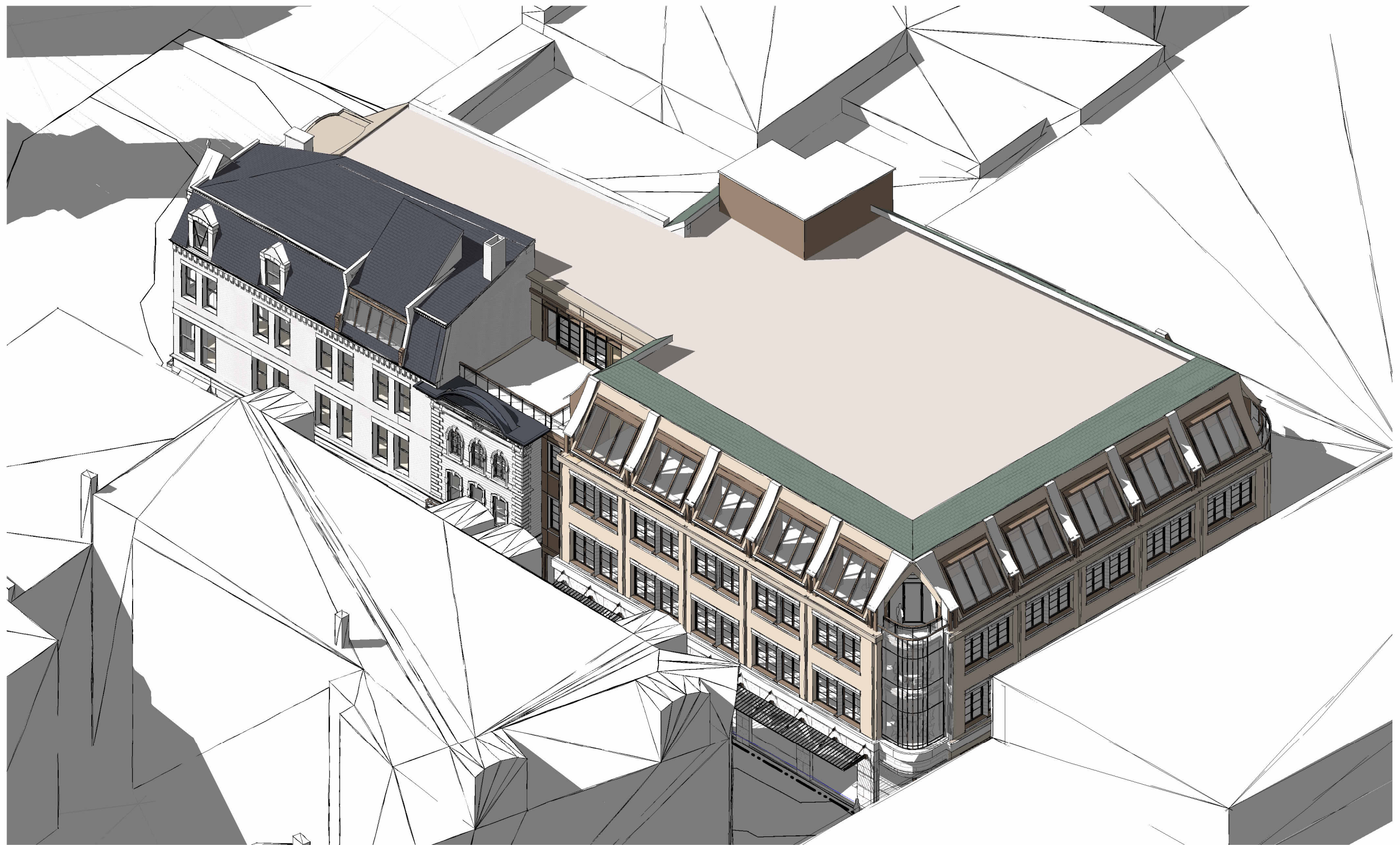
H4.23 ELEVATIONS - HAVEN COURT  
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"  
5/20/2022



**H4.24** SW ELEVATION - REAR ALLEY  
**1 CONGRESS STREET**  
 SCALE: 1/16" = 1'-0"  
 5/20/2022





**H4.31** BIRDSEYE AXONOMETRIC  
1 CONGRESS STREET  
SCALE:  
5/20/2022





**H4.32** **VIGNETTE - CONGRESS STREET**  
**1 CONGRESS STREET**  
 SCALE:  
 5/20/2022





H4.33 VIGNETTES - HIGH FROM CONGRESS  
1 CONGRESS STREET

SCALE:  
5/20/2022





**H4.34** **HIGH STREET FROM STARBUCKS**  
**1 CONGRESS STREET**  
SCALE:  
5/20/2022





**H4.35. VIGNETTE - HAVEN CT FROM LADD ST  
1 CONGRESS STREET**

SCALE:  
5/20/2022

  
ARCOVE  
ARCHITECTS  
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**H4.36** **VIGNETTE - HIGH AT LADD & HAVEN**  
**1 CONGRESS STREET**  
SCALE:  
5/20/2022





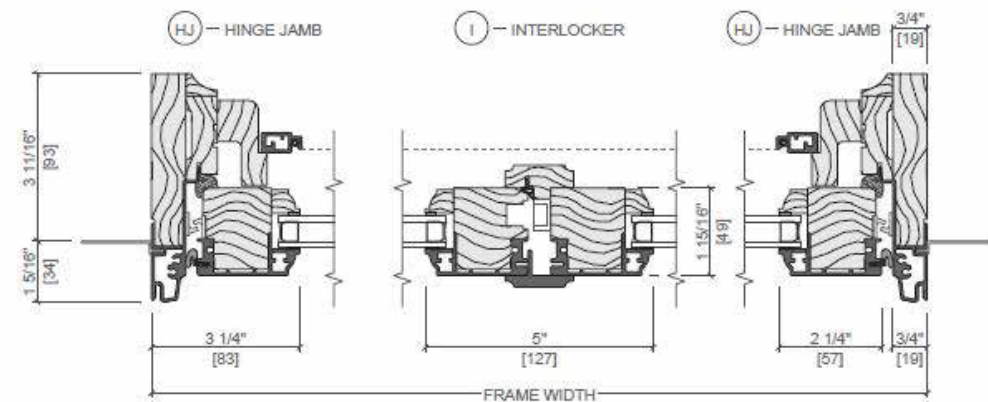
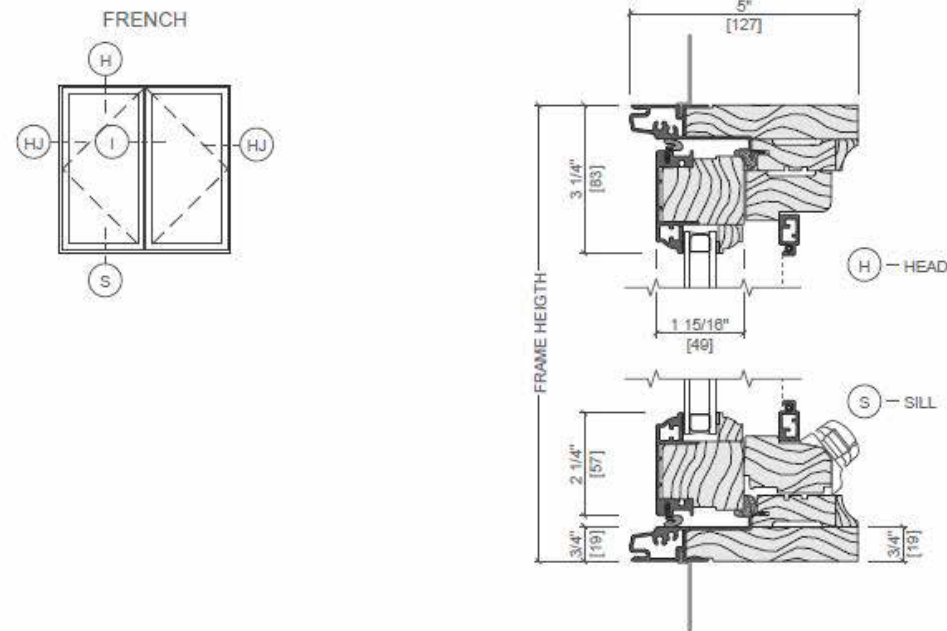
**H4.37 VIGNETTE - HAVEN CT AT NEWBERRY  
1 CONGRESS STREET**

SCALE:  
5/20/2022



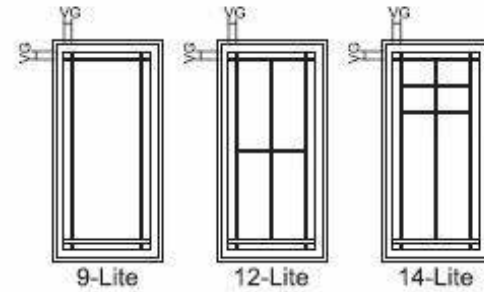
## Pella® Reserve™ Out-Swing French Casement Window

Unit Sections - Aluminum-Clad Exterior

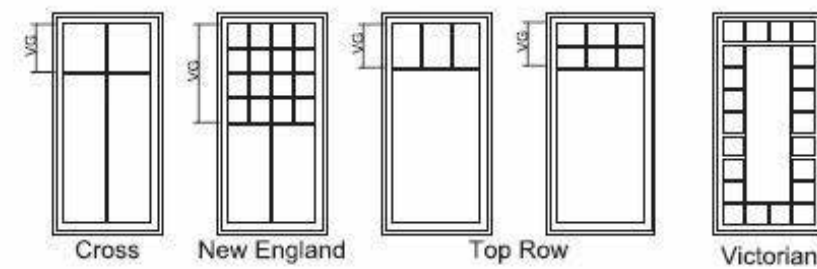


## Integral Light Technology® Grilles

Prairie Lite Patterns

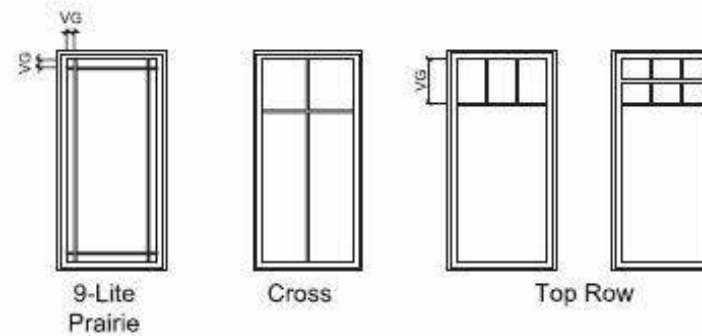


Other Available ILT Grille Patterns



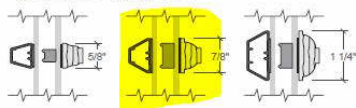
## Grilles-Between-the-Glass

Available GBG Grille Patterns

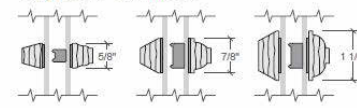


### Integral Light Technology®

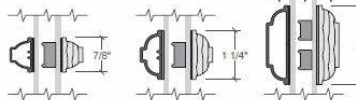
Putty and Ogee Glaze Grilles  
Clad Exterior - Wood Interior



Putty and Ogee Glaze Grilles  
Wood Exterior - Wood Interior



Ogee Glaze Grilles  
Clad Exterior - Wood Interior



Contoured Aluminum -  
Grilles-Between-the-Glass

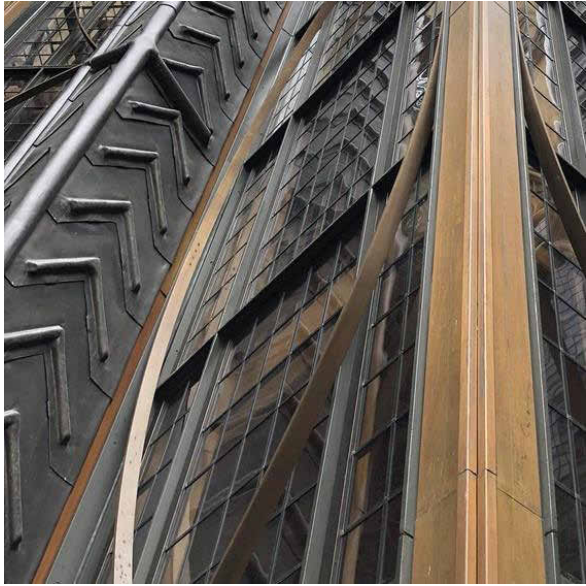


**H4.40** **MATERIALS**  
**1 CONGRESS STREET**  
SCALE:  
5/20/2022



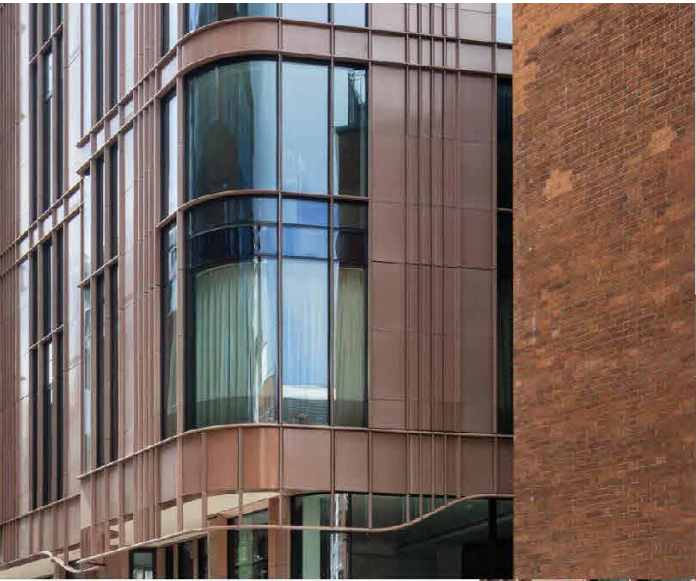
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BRONZE FINISH - METAL ACCENTS -  
WINDOW & DOOR FRAMES,  
AWNINGS, DORMER LEVEL CLADDING.

Upper walls, cladding  
Terra Cotta, glazed tile



Marylebone Lane Mansion  
London  
Glaze color: Tea with Milk



Lower walls, cladding  
Granite



Deer Isle  
At restored Facades



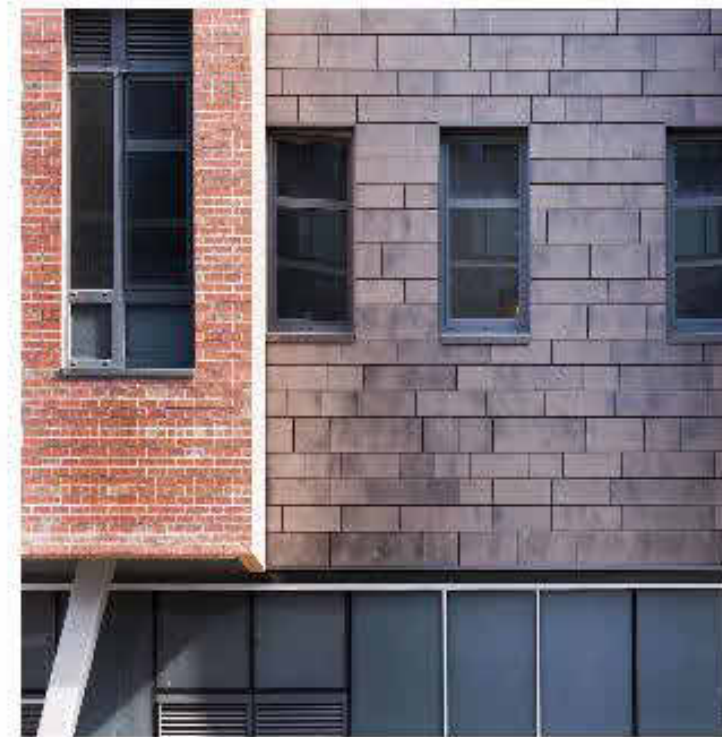
Carolina Coral  
First floor addition, field color



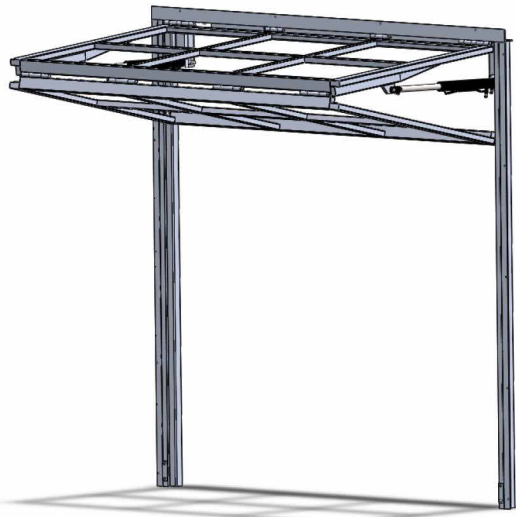
Autumn Pink  
First floor addition - accent color



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







CROWN LIFTING  
BIFOLDING DOORS

For additional information, please review our installation video:  
[https://youtu.be/BdnS8M6\\_oto](https://youtu.be/BdnS8M6_oto)

Page 1

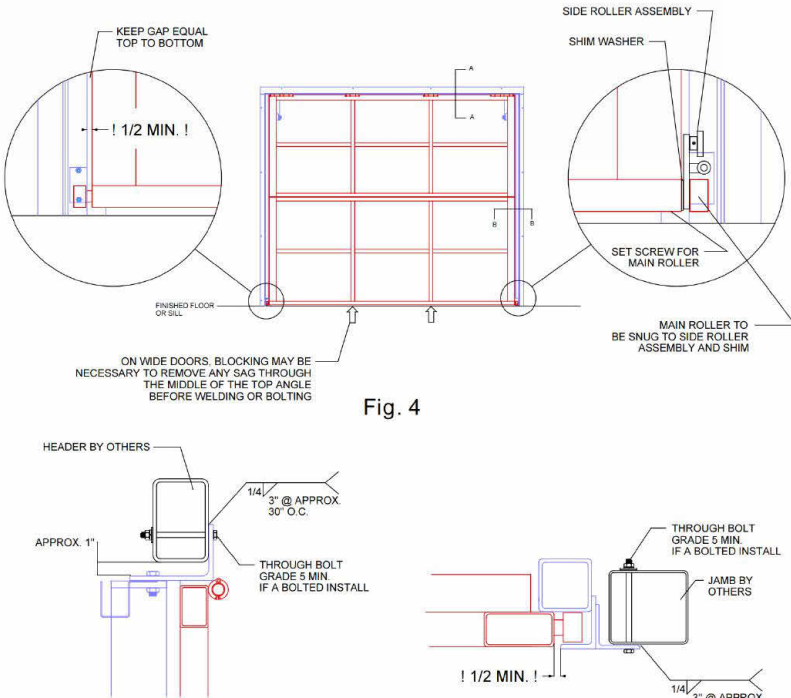


Fig. 5

SECTION B-B



Northlight 25-90°

Similar to Longlights, Northlights are bands of VELUX Modular Skylights. The characteristic upright design is primarily for installations that are directed towards the northern hemisphere for soft and reflected lighting. Northlight installations are applicable for a pitch of 25 to 90°.



Download  
CAD & BIM  
objects

At the bottom, Northlights are mounted on a standard steel profile, 100 mm wide (not a VELUX component) and fixed with clamps holding the skylight in place. At the top, the brackets are fixed to the sub-construction with screws meant for wood.

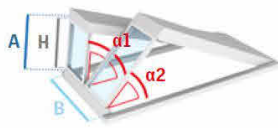
The prefabricated modular flashing ensures easy integration in the roof surface. All flashings are easily installed. The roof surface underneath the flashing must be appropriate for screw fixation.

Please observe a max. 10 m wall height above skylight module, when installed in a sloped roof. Take notice that the top flashing changes in size above and below 54°, see sectional drawing page 59.

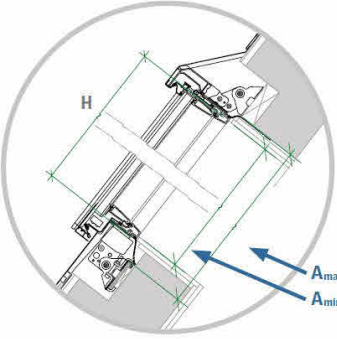
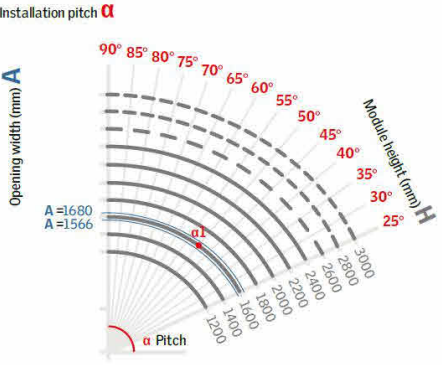
Sub-construction for  
Northlight at:  
[veluxcommercial.com](http://veluxcommercial.com)

Defining module size to your project

Example:  
 $\alpha 1$ :  $H = 1600$  mm at an installation pitch of  $50^\circ$   
 $A_{max} = 1680$  mm  
 $A_{min} = 1566$  mm



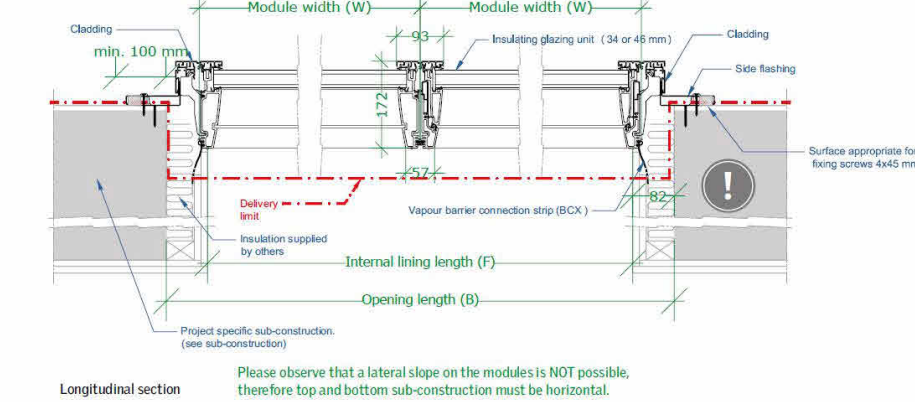
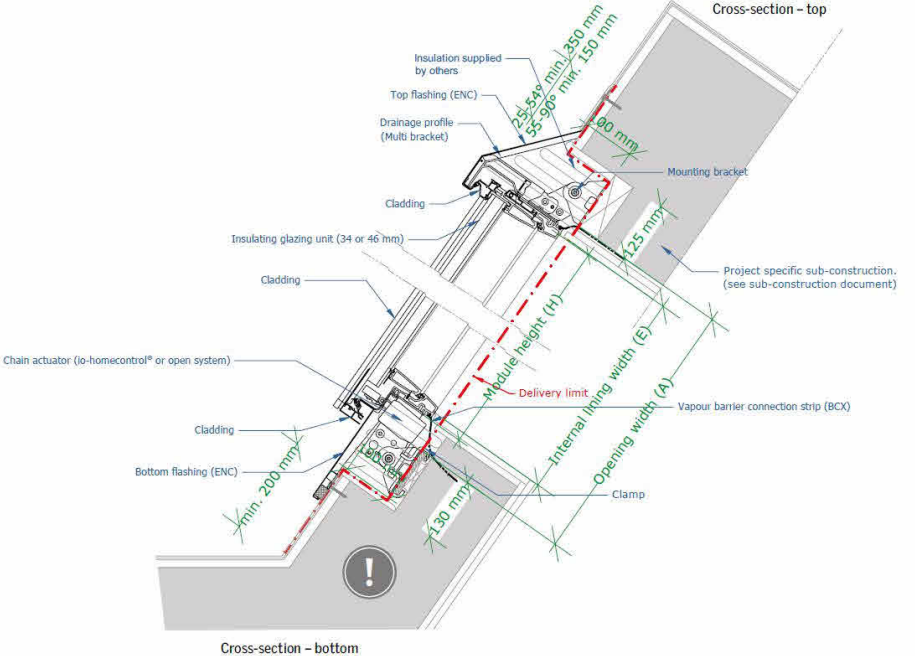
H: Module height  
 $\alpha$ : Installation pitch  
A: Opening width  
B: Opening length



58 — Not available as venting modules as default.

ROOF WINDOWS - VELUX "NORHLIGHT"

Sectional drawings



VELUX Commercial 59



GRAY-GREEN, SEMI-  
WEATHERING NATURAL  
SLATE; VERMONT SLATE

H4.43

MATERIALS  
1 CONGRESS STREET

SCALE:  
5/20/2022





City of Portsmouth, NH

06/03/2022

**LUHD-424**

Historic District Commission Work Session or Administrative Approval Application

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

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

**Location**

445 MARCY ST  
Portsmouth, NH 03801

**Owner:**

445 MARCY STREET LLC  
30 WALDEN ST PORTSMOUTH, NH 03801

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

Work Session

**Alternative Project Address**

--

**Project Information****Brief Description of Proposed Work**

NEW CONSTRUCTION, SINGLE FAMILY RESIDENCE

**Description of Proposed Work (Planning Staff)**

the construction of a new single family residence with attached garage

**Project Representatives****Relationship to Project**

Architect

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

--

**Full Name (First and Last)**

Tracy Kozak

**Business Name (if applicable)**

Arcove Architects LLC

**Mailing Address (Street)**

3 Congress St, Ste 1

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

603.731.5187

**Email Address**

tracy.kozak@arcove.com

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

Other



DRAWING INDEX

H.01 COVER

H.10 SITE PLAN

H.11 CONTEXT PLAN

H.12 FLOOR PLANS

H.20 STREET SECTIONS

H.21 ELEVATION - FRONT

H.22 - ELEVATION - WEST SIDE

H.23 ELEVATION - SOUTH SIDE

H.24 ELEVATION - EAST SIDE

H.31- 35 VIGNETTES

H.51 BIRDSEYE PERPECTIVE - NW

H.52 BIRDSEYE PERSPECTIVE - SE

H6.1 MATERIALS

Zoning & Code Review

GRB General Residence B  
Flood Plain overlay

Portsmouth Zoning  
dimensional standards  
10.521

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

Revisions since last work session

1. Reduced width and height of front gable.

2. Decreased size of round window and thickened its casing trim.

3. Reduced and revised solar array layout, change to shallow in-line profile behind main roof ridges, pulled back away from roof edges.

4. Further material details - standing seam shingle roof and staight-edged wood shingles

5. Exterior Materials selections



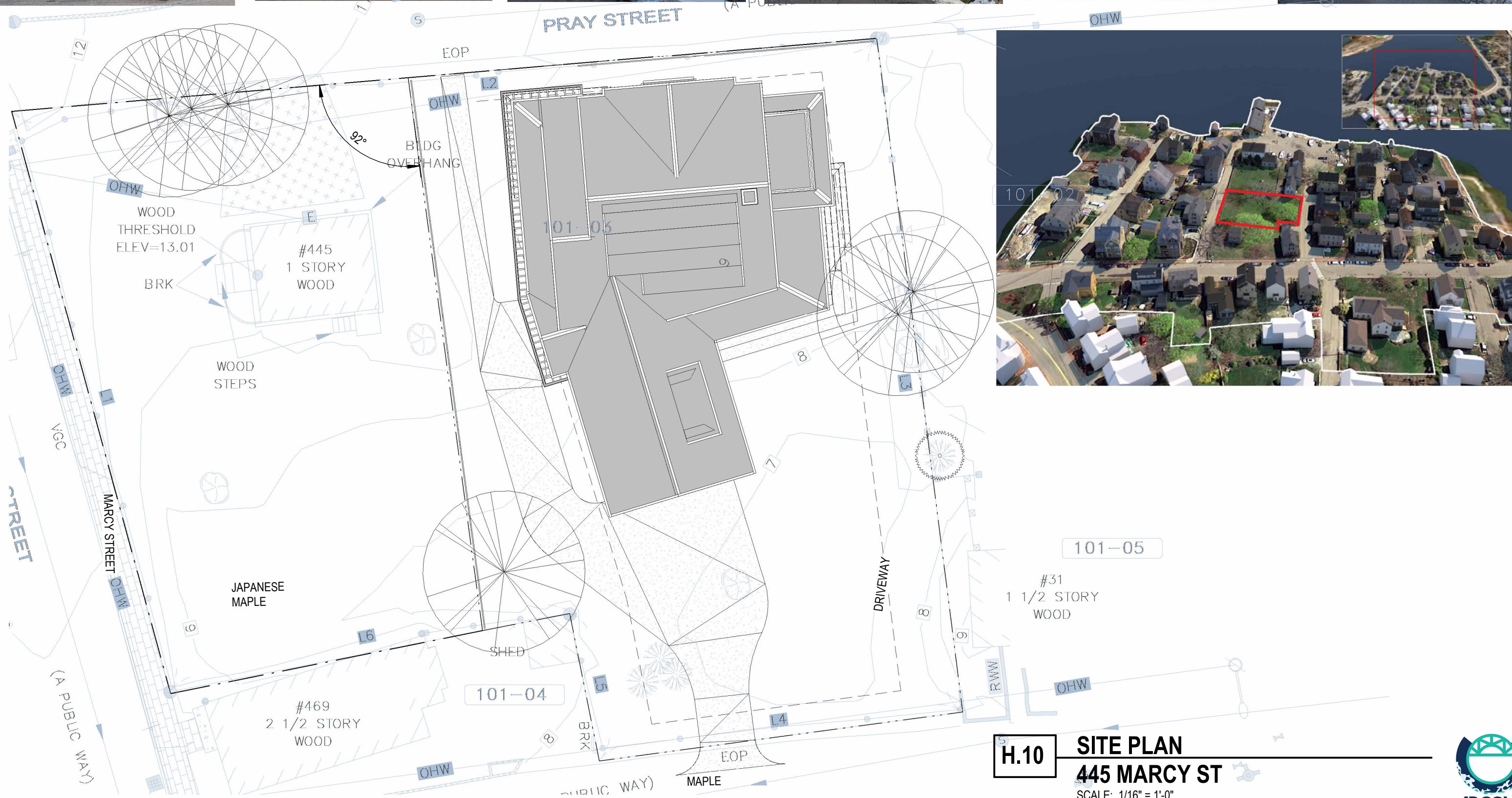
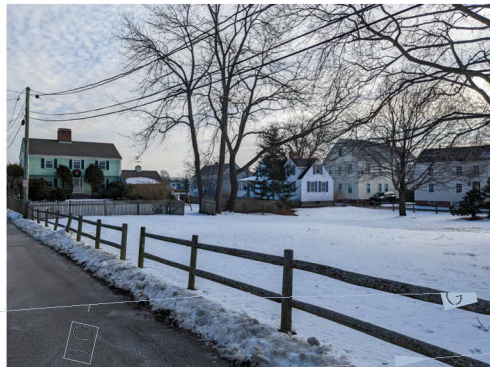
445 MARCY STREET  
NEW RESIDENCE

HISTORIC DISTRICT COMMISSION  
WORK SESSION 4

MAY 22, 2022







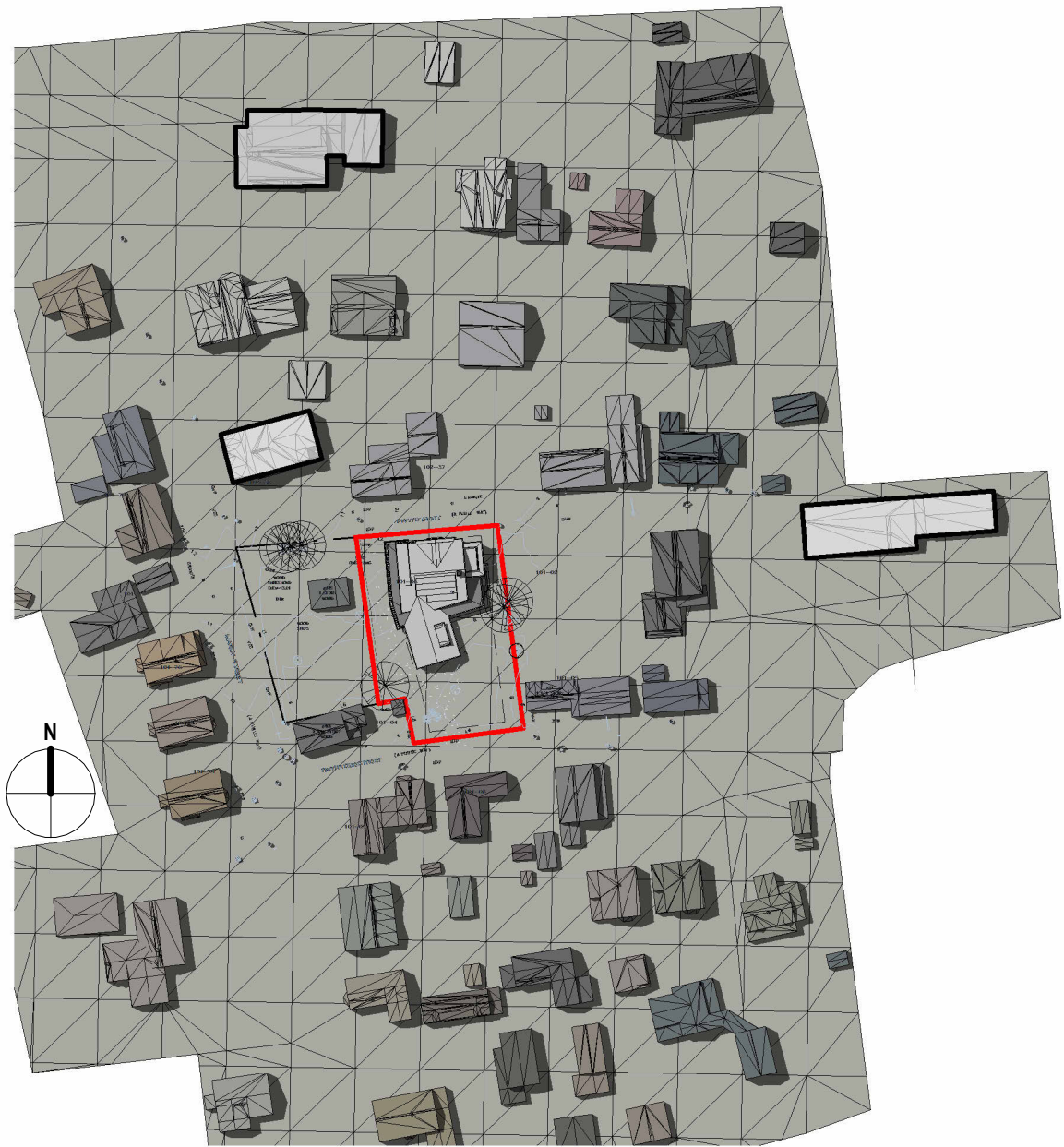
H.10

SITE PLAN  
445 MARCY ST

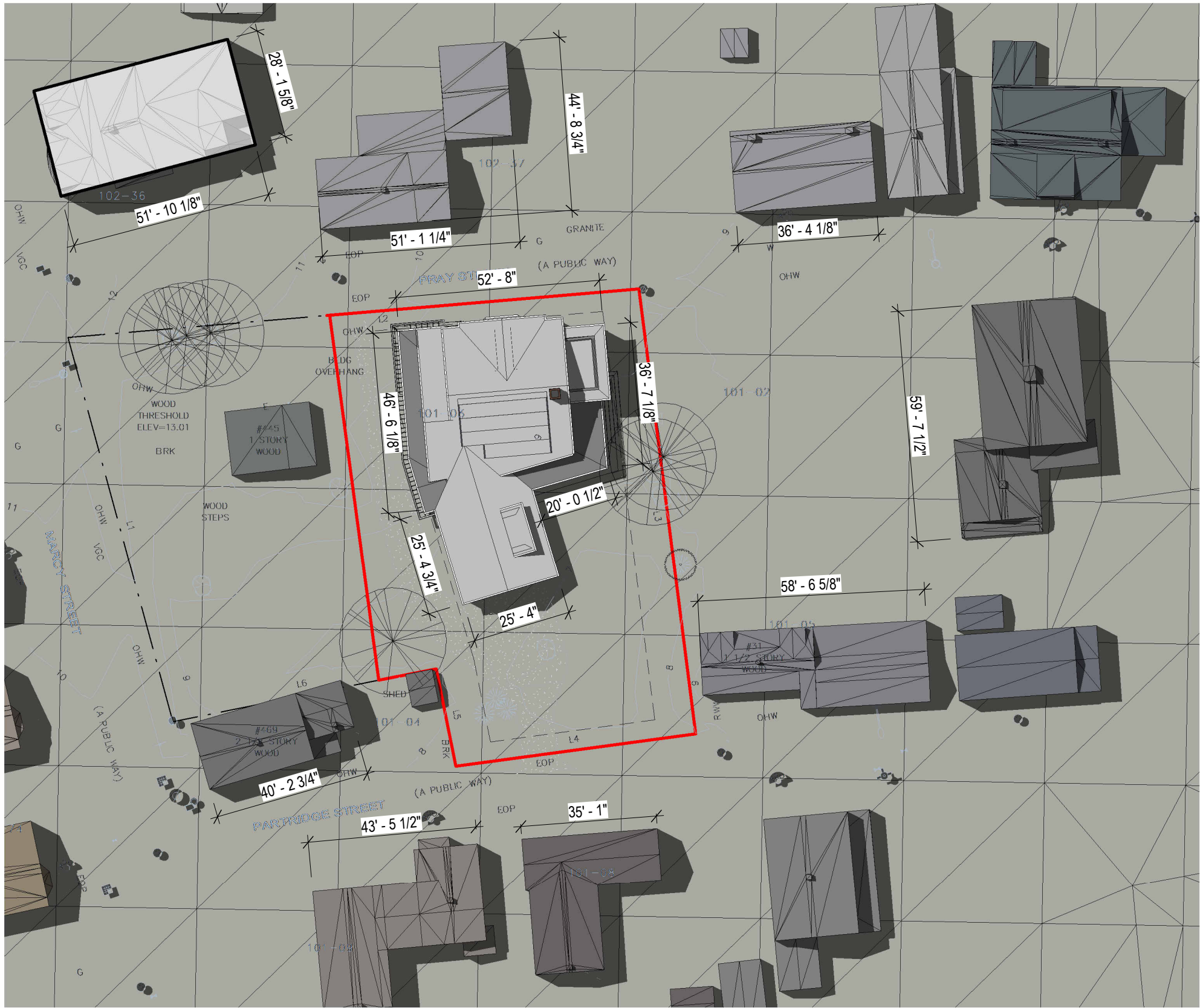
SCALE: 1/16" = 1'-0"  
5/22/2022







1 LEVEL 1 CONTEXT hdc4  
1" = 100'-0"



2 LEVEL 1 CONTEXT hdc4 DETAIL  
1" = 30'-0"

H.11

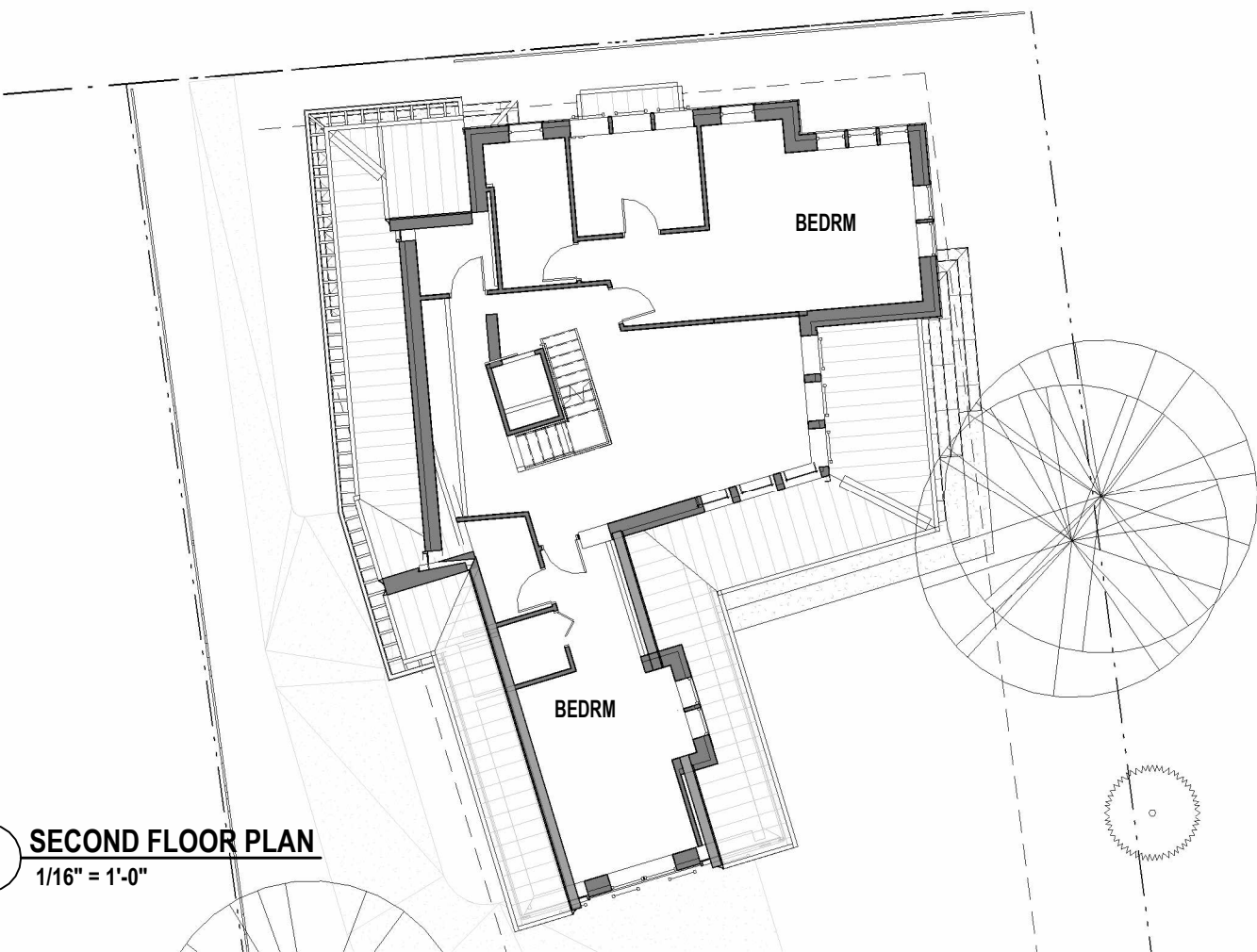
# CONTEXT PLAN 445 MARCY ST

SCALE: As indicated  
5/22/2022

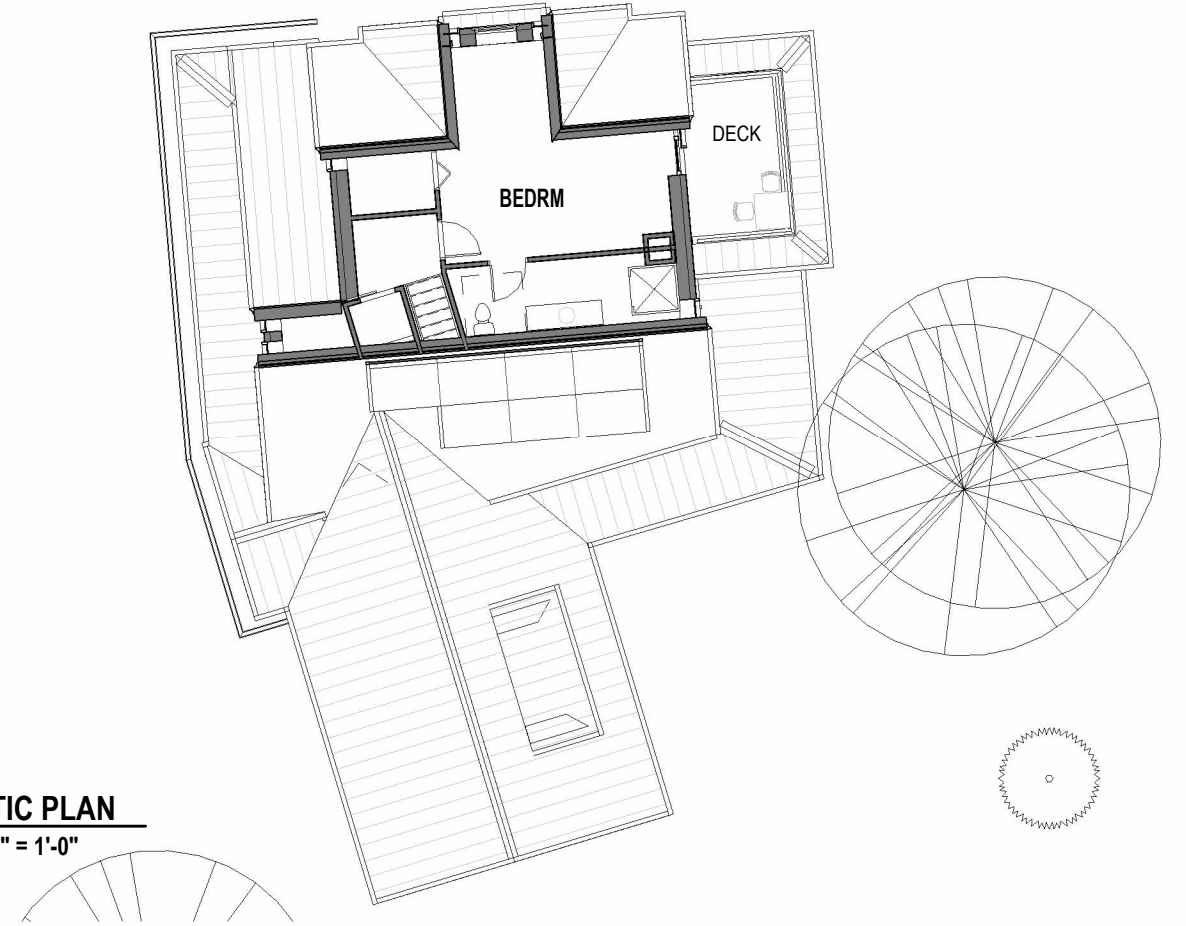




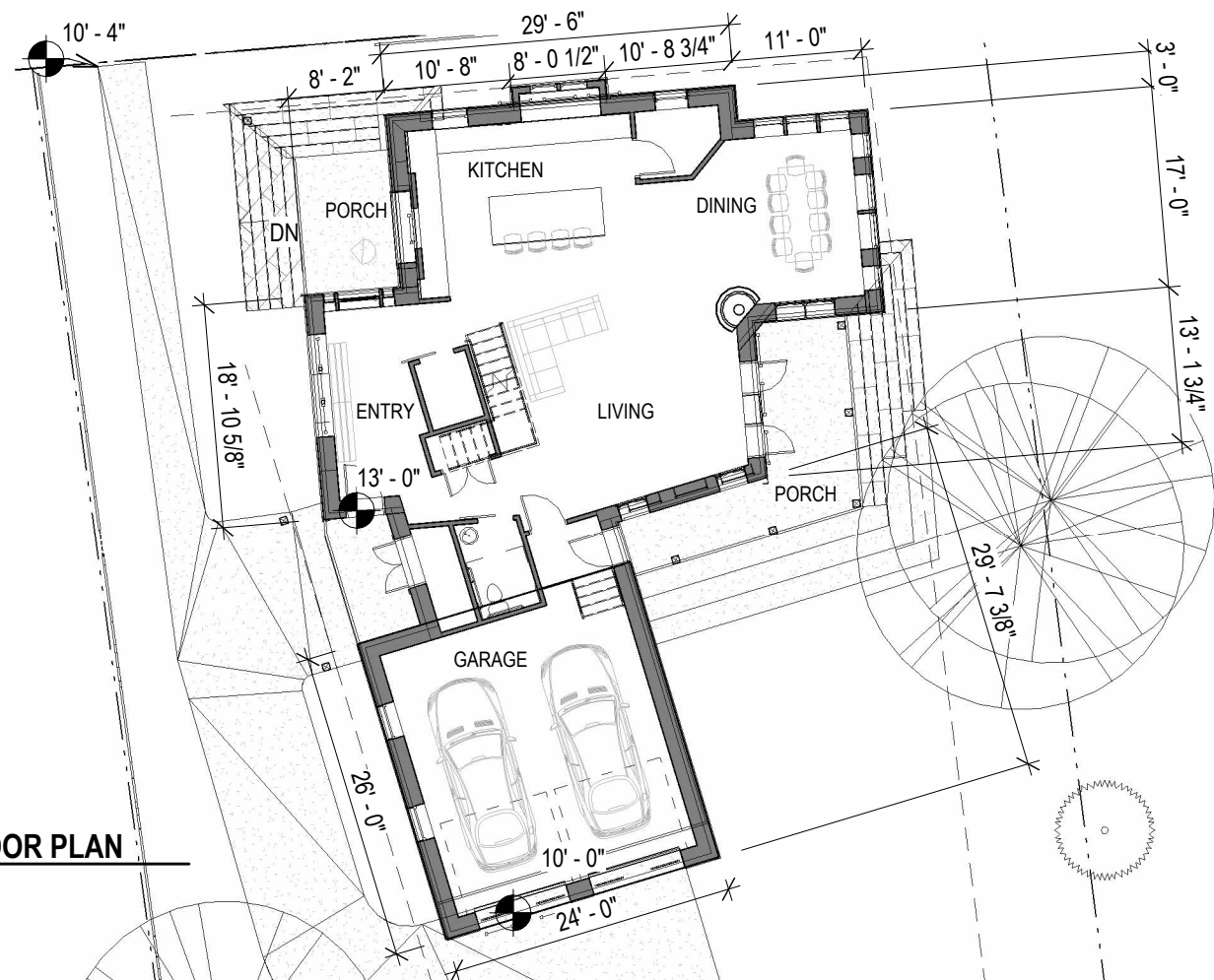
2 SECOND FLOOR PLAN  
1/16" = 1'-0"



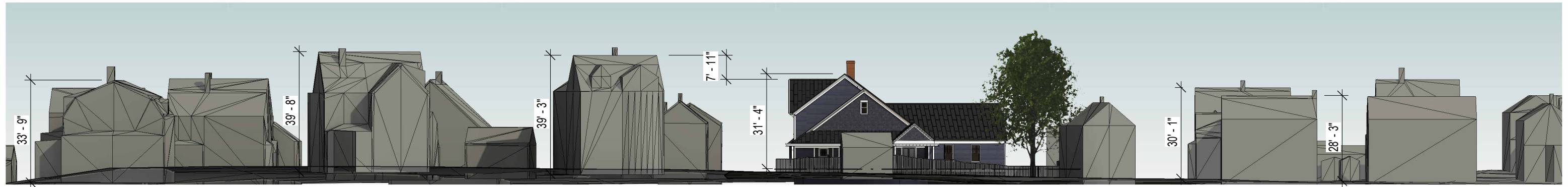
3 ATTIC PLAN  
1/16" = 1'-0"



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



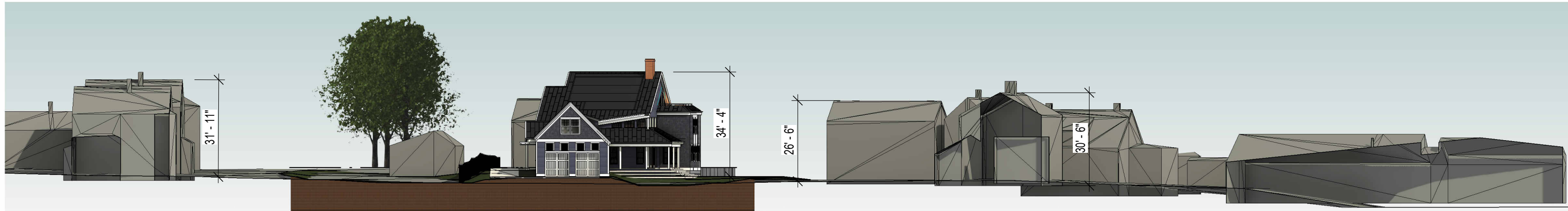




1 WEST ELEVATION - MARCY STREET  
1/32" = 1'-0"



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



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



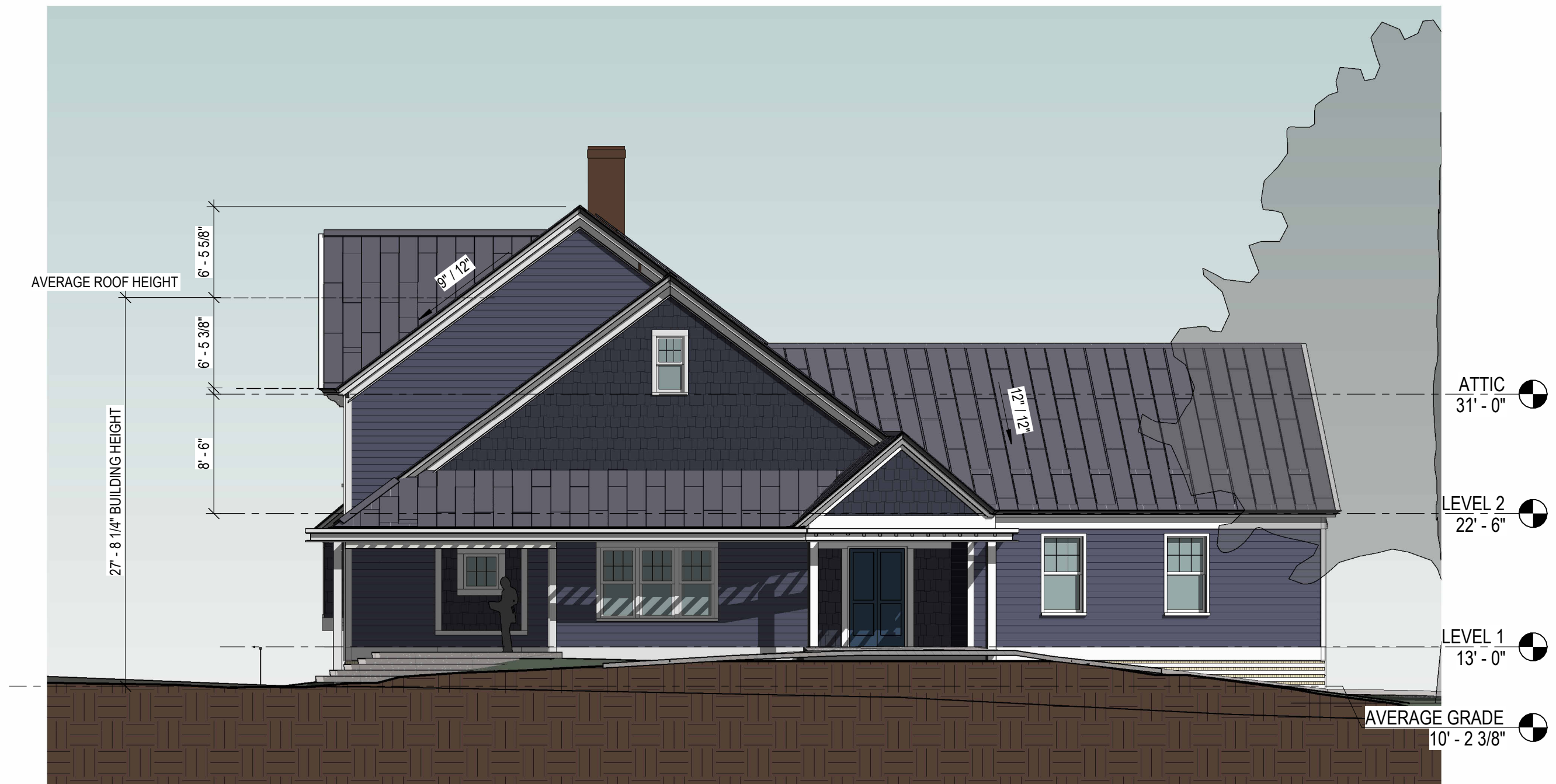
4 EAST ELEVATION - WATER SIDE  
1/32" = 1'-0"



**H.21** **ELEVATION - FRONT (NORTH)**  
**445 MARCY ST**  
 SCALE: 1/8" = 1'-0"  
 5/22/2022

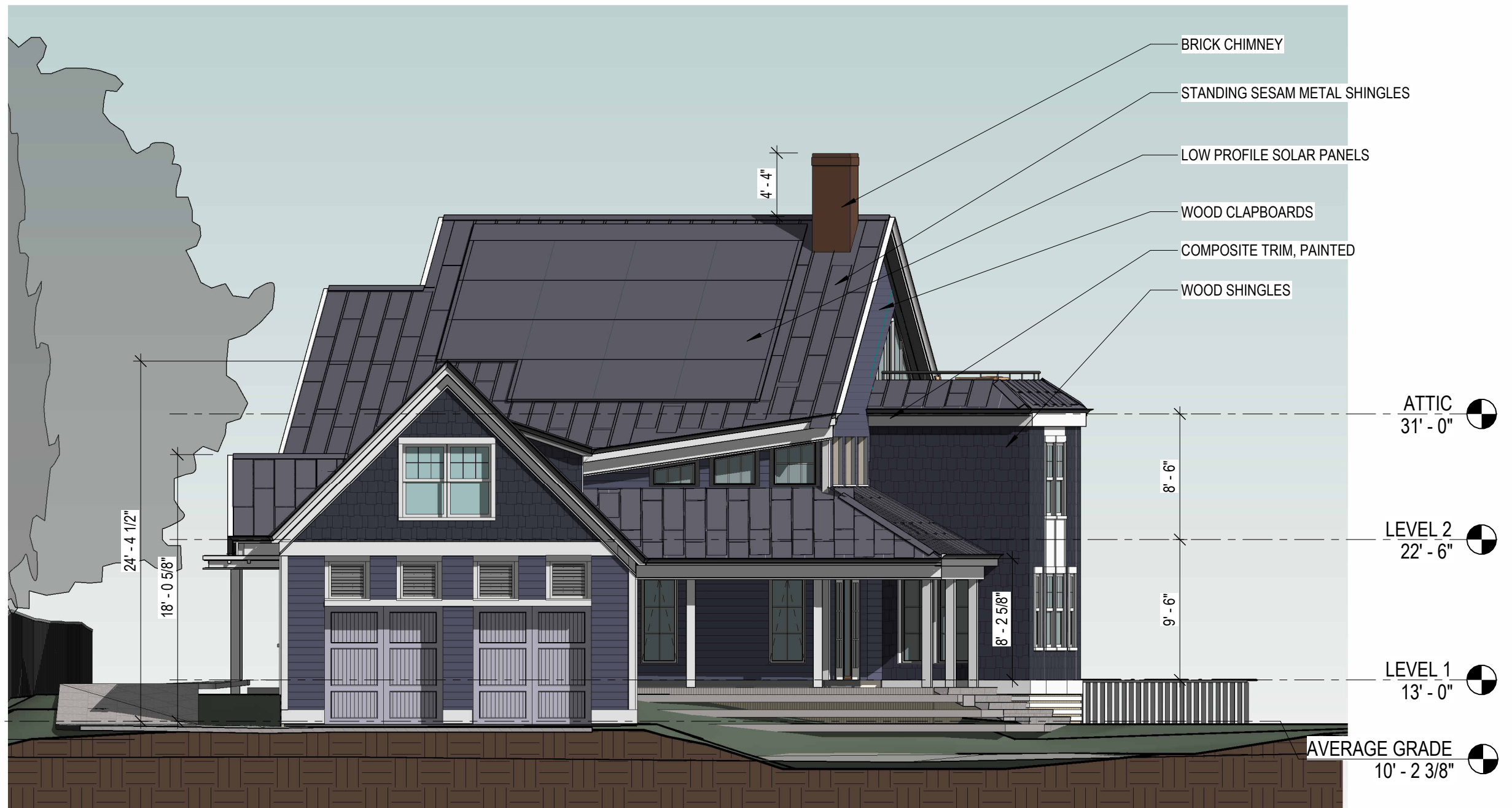






**H.22** **ELEVATION - WEST SIDE**  
**445 MARCY ST**  
 SCALE: 1/8" = 1'-0"  
 5/22/2022



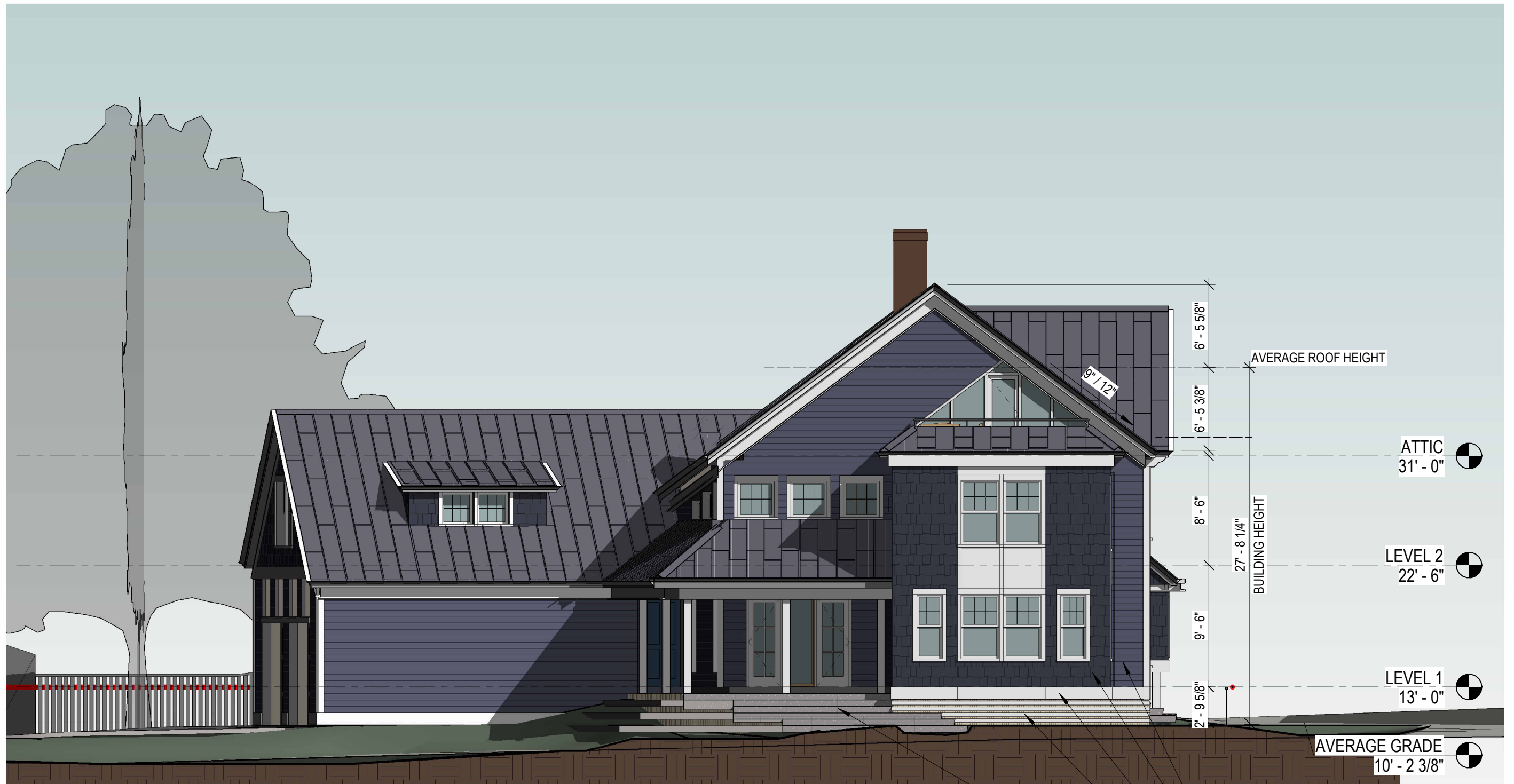


**H.23** **ELEVATION - REAR (SOUTH)**  
**445 MARCY ST**

SCALE: 1/8" = 1'-0"  
 5/22/2022







- WD CLAPBOARDS
- WD SHINGLES
- COMPOSITE TRIM
- COMPOSITE SKIRTING
- GRANITE STEPS

**H.24** **ELEVATION - EAST SIDE**  
**445 MARCY ST**

SCALE: 1/8" = 1'-0"  
5/22/2022







**H.31** **VIGNETTE - FROM PRAY ST W**  
**445 MARCY ST**  
SCALE:  
5/22/2022







**H.32** **VIGNETTE - FROM PRAY ST E**  
**445 MARCY ST**  
SCALE:  
5/22/2022







H.33

VIGNETTE - FROM PARTRIDGE ST  
445 MARCY ST

SCALE:  
5/22/2022

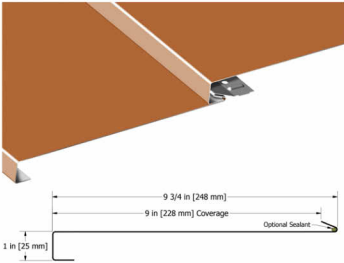






**H.34** **VIGNETTE - FROM MARCY ST**  
**445 MARCY ST**  
SCALE:  
5/22/2022





**RUMBA SHAKE™**  
SKU: HBS090

**MATERIAL**  
.032, .040 aluminum  
24, 22 ga. metallic coated steel  
16 oz. copper\*  
.8 mm zinc\*

**SHINGLE SPECS**  
Coverage: 9"  
Length: 12'-0", 20'-0"

**TEXTURE**  
Smooth, Stucco Embossed, or Wood Grain Embossed (24 ga. metallic coated steel, .032 aluminum & .040 aluminum only)

**ANODIZED**  
Clear Satin, Dark Bronze

**FASTENERS**  
Concealed fasteners and clips

**MINIMUM SLOPE**  
4:12

[www.atas.com/rumbashake](http://www.atas.com/rumbashake)



**STANDING SEAM SHINGLE™**  
SKU: HSS164 (36"), HSS165 (60")

**MATERIAL**  
.032 aluminum  
16 oz. copper\*

**SHINGLE SPECS**  
Coverage: 16" x 36" or 60"  
Seam Height: 1"

**TEXTURE**  
Smooth

**FASTENERS**  
Concealed fasteners and clips

**MINIMUM SLOPE**  
4:12

[www.atas.com/standingseamshingle](http://www.atas.com/standingseamshingle)

52 METAL ROOF PANELS | MODULAR

A leading manufacturer of sustainable building envelope technology, ATAS utilizes cool pigment paint on many color offerings. Our products reflect infrared radiation, which results in cooler surface temperatures, and maximum fade resistance.

Many of the ATAS products meet the qualifications for potential green building certification credits and industry ratings. See ATAS website for specific SRI values ([www.atas.com/sri](http://www.atas.com/sri)). Information on ATAS' sustainable products can be found at [www.atas.com/sustainability](http://www.atas.com/sustainability).

70% PVDF finish carries a limited warranty against fading and chalking. ATAS coated materials are non-staining and virtually maintenance free. Any surface residue is easily removed with conventional cleaning solutions or detergents.



#### STOCK COLORS

70% PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 for aluminum substrates.



[www.atas.com/colors](http://www.atas.com/colors)



#### TECH DATA



#### Description

The sleek, black, low-profile design of the GAF DecoTech™ Solar System delivers performance and curb appeal at an affordable price.

#### Product Installation

Refer to the DecoTech™ Application Instructions for details on how to install the DecoTech™ Solar System.

#### Design Considerations

- DecoTech™ Module Assembly must be installed in landscape mode.
- The roof deck must be a minimum of 15/32" thick plywood or 7/16" thick OSB decking.
- DecoTech™ Module Assemblies are intended for use solely on roofs having a slope between 4:12 and 12:12.
- DC optimizers or AC inverters can be used.
- Asphalt shingle installations only.



#### Technical Specifications

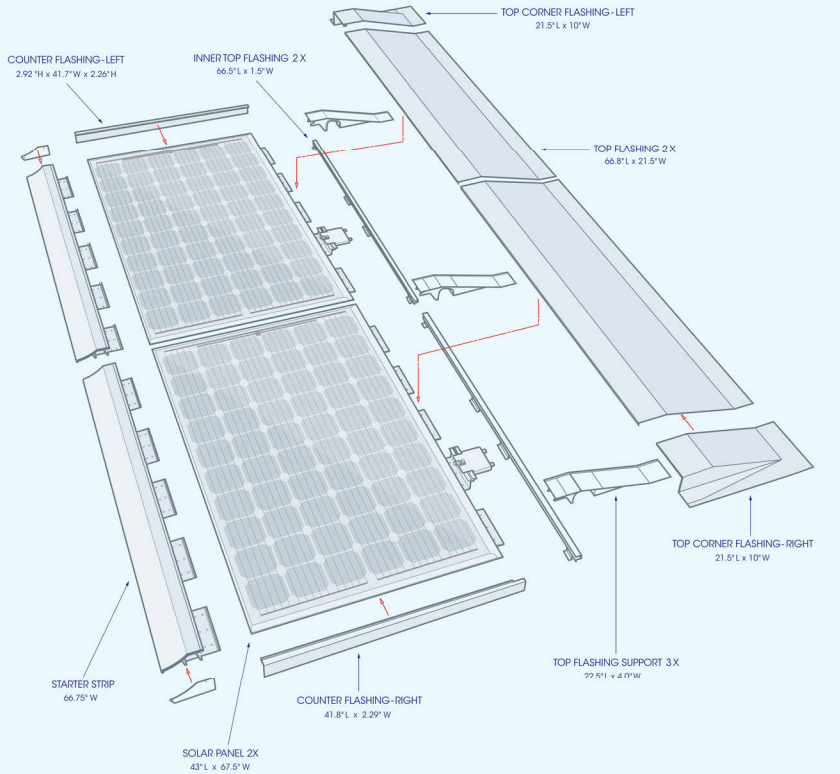
Model Number	RI 2000	Cells per module	60
PV Laminate	Silfab SLA Mono	Cell type	Monocrystalline
Maximum Power under STC* (Pmax)	310 Wp	PV Connector Type	PV wire with MC4 compatible
Open Circuit Voltage under STC (Voc)	40.25 V	PV Laminate Front	3.2 mm high transmittance, tempered, ar coating
Maximum Power Point Voltage under STC (Vmpp)	33.05 V	PV Laminate Back	Multi-layer Polymer Backsheet
Short Circuit Current under STC (Isc)	9.93 A	Frame	Black Powder Coated Aluminum
Maximum Power Point Current under STC (Impp)	9.38 A	Weight	44.4 lb. (20.14 kg)
Module Efficiency under STC (ηm)	19.0%	Operating Temperatures	-40 to +185°F (-40 to +85°C)
Temperature Correction Factor TC Voc	-0.30%/C	Design Loading	50 lb./ft² (244 kg/m²) Positive Design Load
		Certifications	SLA-M300/M310 UL 1703
		Fire Rating	DecoTech™ Frame: UL 2703



\* STC, Standard Test Conditions 1000W/m², 25°C, AM 1.5. For additional parameters and certifications, refer to the latest version of the DecoTech™ Application Instructions



#### Dimensions



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[gaf.com/solar](http://gaf.com/solar) • 1-800-ROOF-411

H.61

**MATERIALS**  
**445 MARCY ST**

SCALE:  
5/22/2022





**LUHD-463**

Historic District Commission Work Session or Administrative Approval Application

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

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

**Location**

179 PLEASANT ST  
Portsmouth, NH 03801

**Owner:**

MILL POND VIEW LLC  
PO BOX 399 NOTTINGHAM, NH 03290

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

Work Session

**Alternative Project Address**

--

**Project Information****Brief Description of Proposed Work**

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

**Description of Proposed Work (Planning Staff)**

(minor demolition, new construction, restoration and renovation of the accessory structures and annex of the main home)

**Project Representatives****Relationship to Project**

Architect

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

--

**Full Name (First and Last)**

Carla

**Business Name (if applicable)**

CJ Architects

**Mailing Address (Street)**

233 Vaughan

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

6034312808

**Email Address**

carla@cjarchitects.net

**Relationship to Project**

Other

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

General Contractor &amp; Construction Manager

**Full Name (First and Last)**

David Calkins

**Business Name (if applicable)**

--



LETTER OF AGENDA

We respectfully submit this Application for Amended Approval.

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

We have included the following items for your consideration:

CJ Architects – Proposed Massing and Style

- Pedestrian Views of Site
- Historic Precedents
- Massing Studies
- Proposed Views

Appendix-

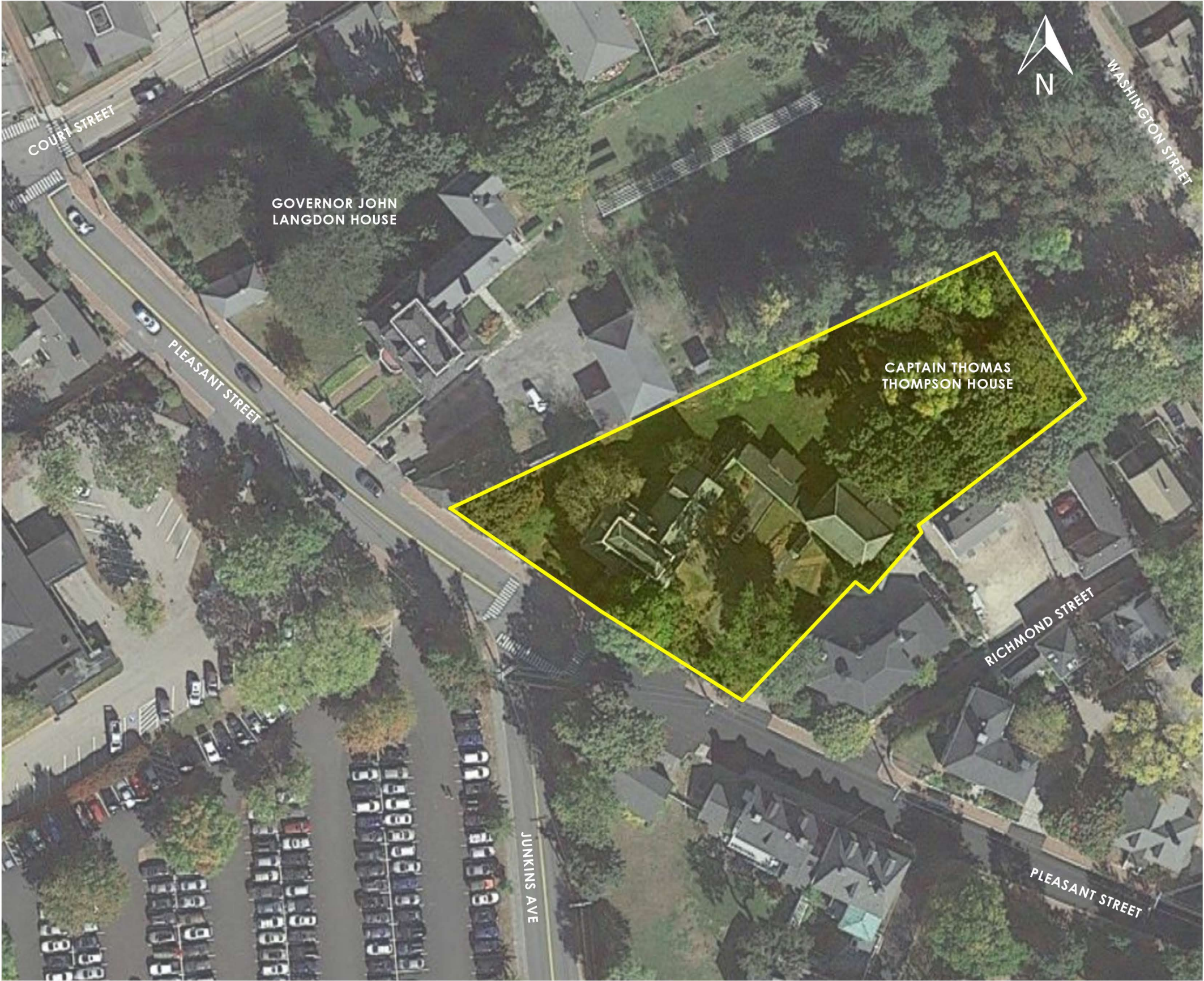
1. Gorham Structural Engineering – Existing Structural Report
2. David Calkins GC & GM – Existing Conditions Evaluation
3. Existing Conditions Documentation of the Three Primary Structures
4. Property Timeline
5. Historian Consultants

*The current HDC Approval was granted to the prior owner and amended to include a revised scope for the Mansion and Annex.*

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA, NCARB  
Principal, CJ Architects



179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



1.0



VISIBILITY OF PROJECT AREA FROM SURROUNDING PROPERTIES AND PUBLIC SIDWALKS IS VERY OBSCURED BY BOTH BUILDINGS, FENCING AND, MATURE LANDSCAPE.



A. VIEW OF BACKYARD FROM PLEASANT STREET



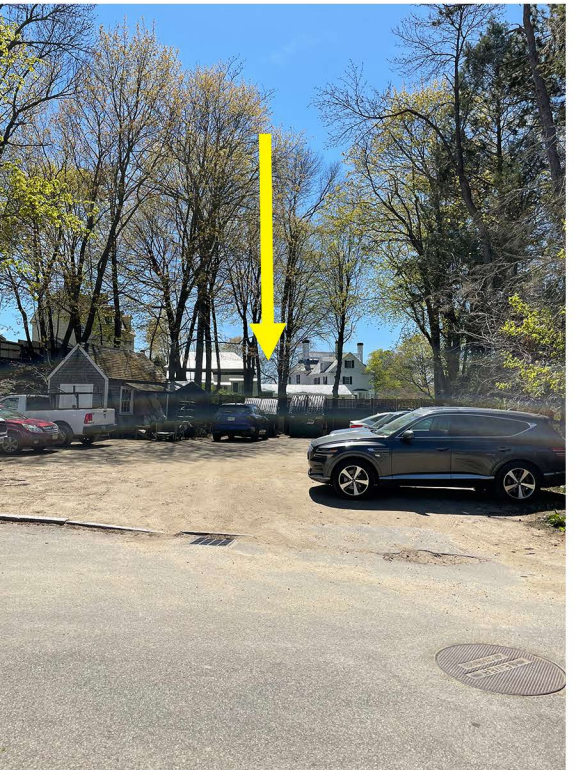
B. VIEW OF BACKYARD FROM LANGDON'S DRIVEWAY



C. VIEW OF BACKYARD FROM COURT STREET



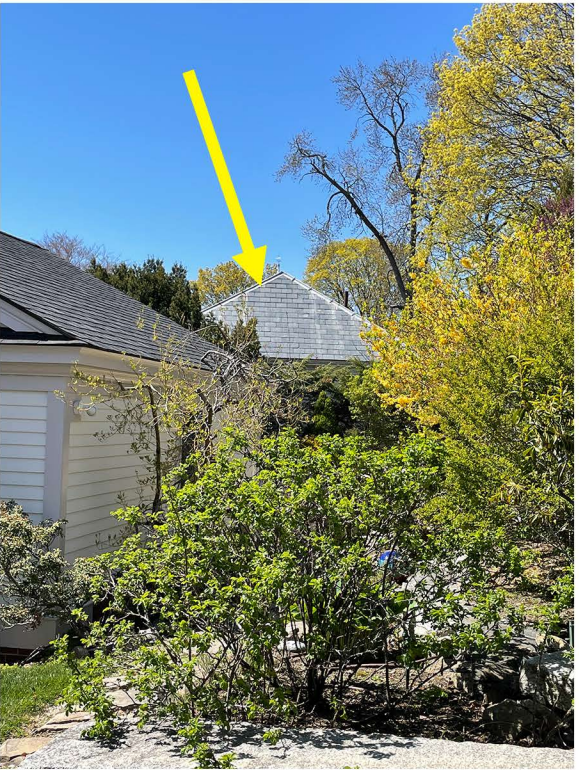
D. VIEW OF BACKYARD FROM LANGDON'S BACKYARD



E. VIEW OF BACKYARD FROM WASHINGTON ST.



F. VIEW OF BACKYARD FROM RICHMOND ST.



G. VIEW OF BACKYARD FROM RICHMOND ST.



H. VIEW OF BACKYARD FROM EDWARD ST.



KEY PLAN

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

PEDESTRIAN VIEWS OF BACKYARD

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022





ARCHITECTURAL 1-1/2 STORY CARRIAGE HOUSE IS HISTORICALLY APPROPRIATE FOR THE PROPERTY AND TIME PERIOD. EXISTING CONNECTOR CONSTRUCTION IS SIGNIFICANTLY COMPROMISED AND MOST REMAINING ORIGINAL STRUCTURE HAS BEEN REMOVED, MODIFIED, AND RECONSTRUCTED.



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



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



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



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

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

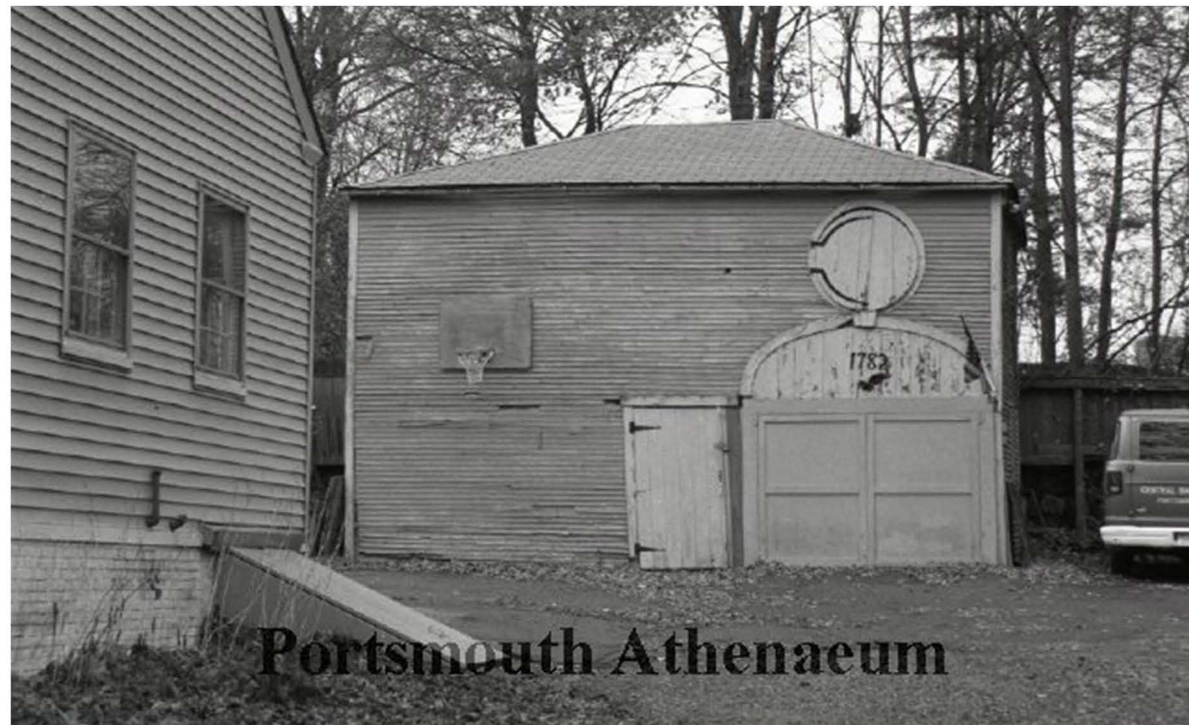
## HISTORIC PRECEDENTS - CARRIAGE HOUSES

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022

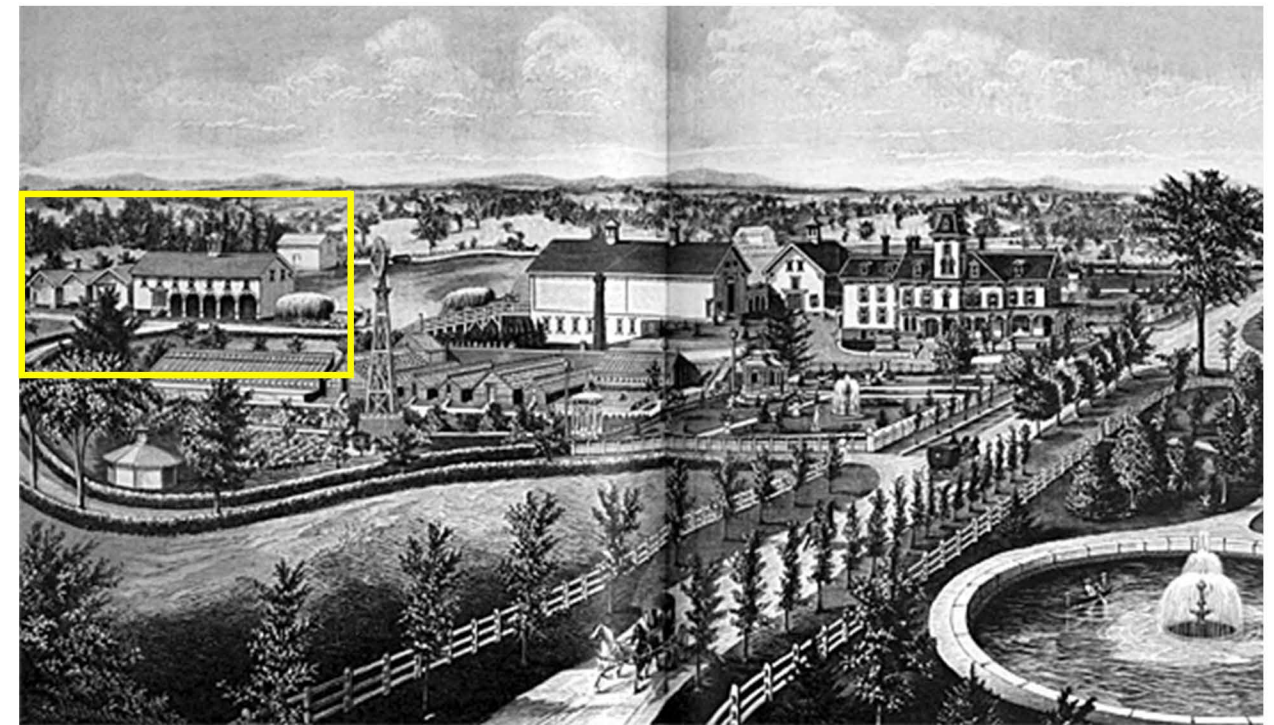


2.0





1. 27 AUSTIN STREET, PORTSMOUTH NH



2. FRANK JONES MAPLEWOOD FARM, PORTSMOUTH NH



3. 217 CABOT STREET, PORTSMOUTH NH



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

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

## HISTORIC PRECEDENTS - CARRIAGE HOUSES

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



2.1





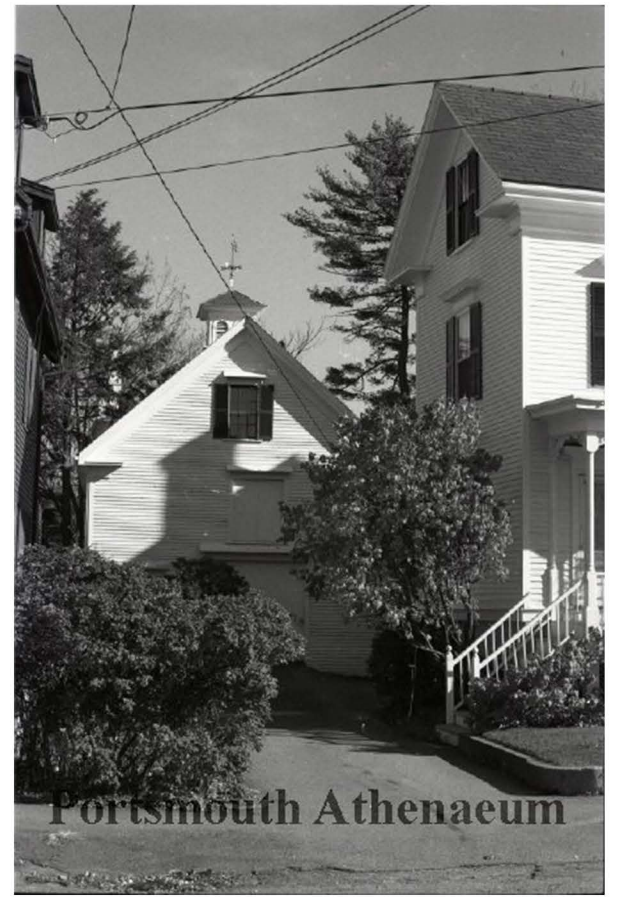
1. MOFFAT-LADD HOUSE (1763)  
154 MARKET STREET, PORTSMOUTH NH



2. 686 MIDDLE STREET, PORTSMOUTH NH



3. 83 MERRIMACK STREET, PORTSMOUTH NH



3. 404 MIDDLE STREET, PORTSMOUTH NH

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

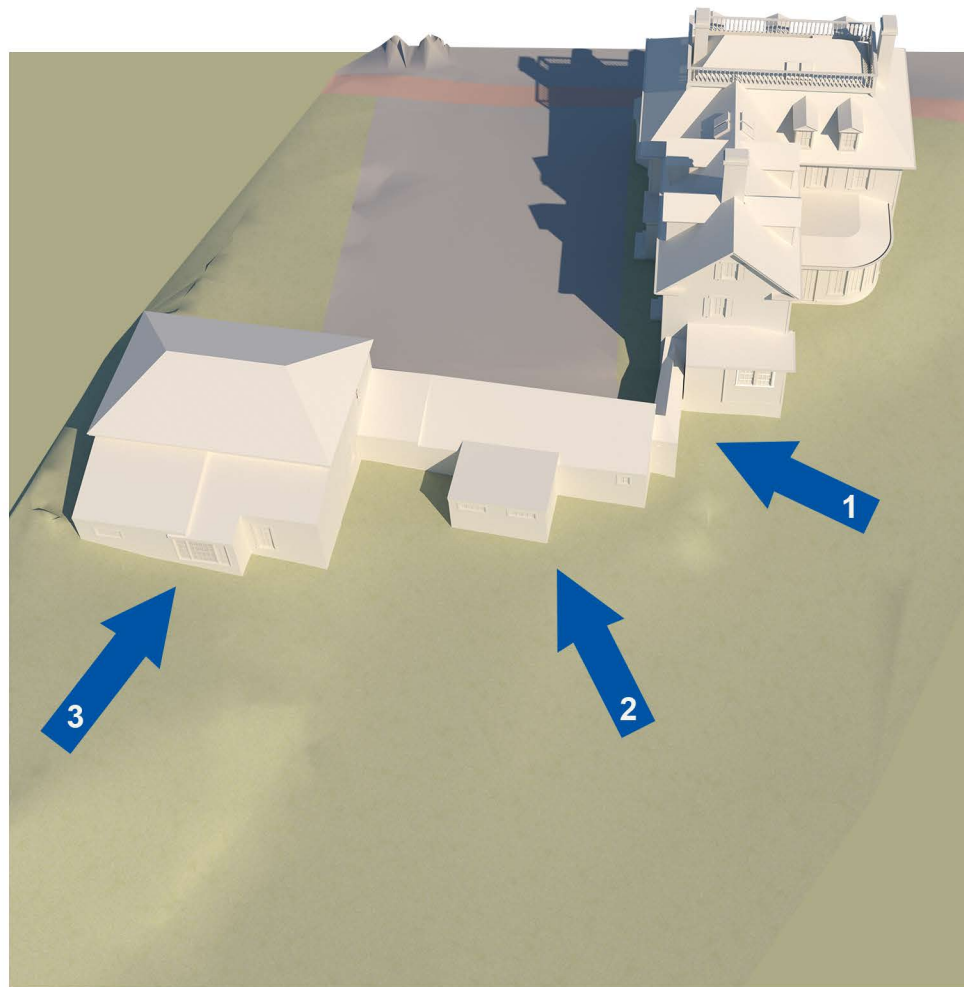
## HISTORIC PRECEDENTS - CARRIAGE HOUSES

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



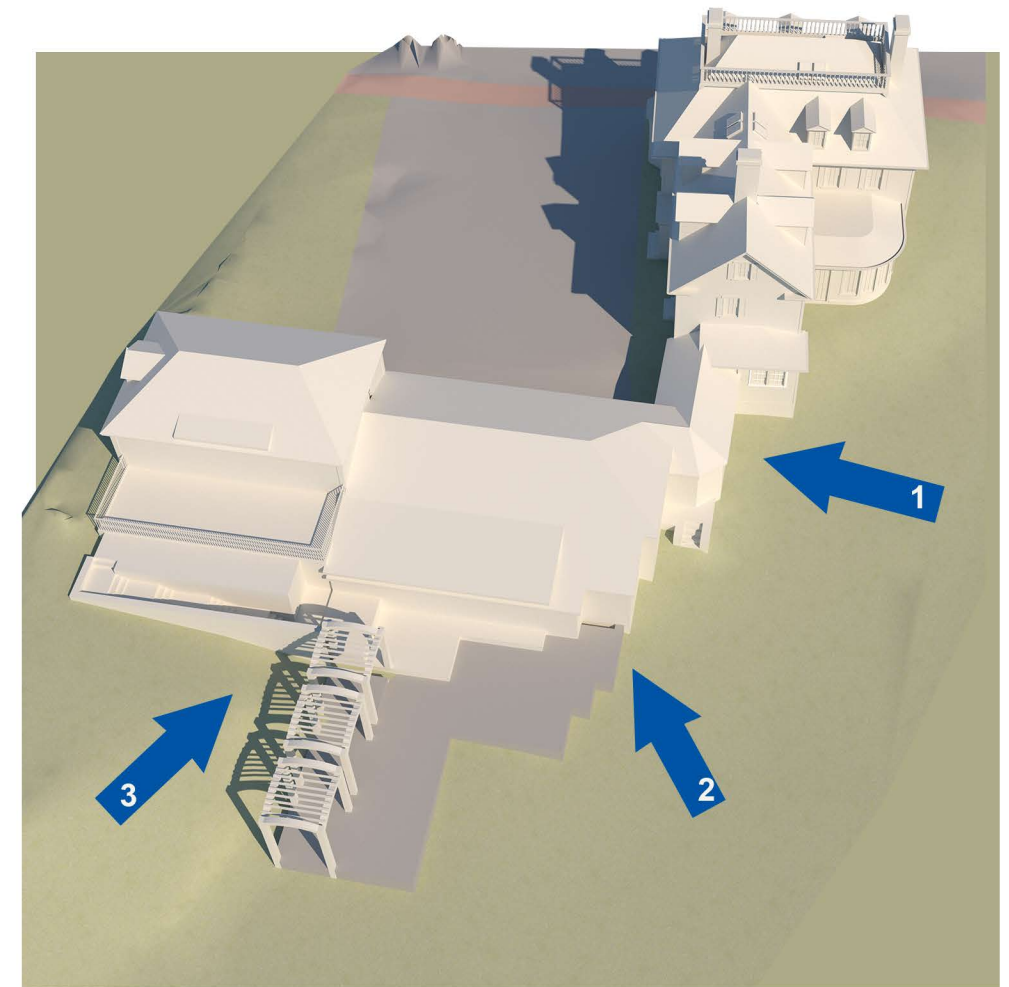
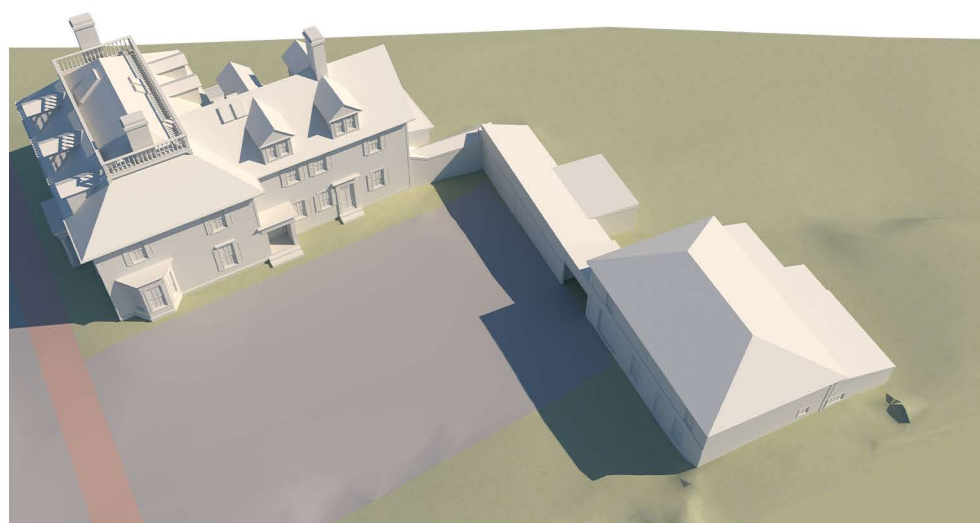
2.2





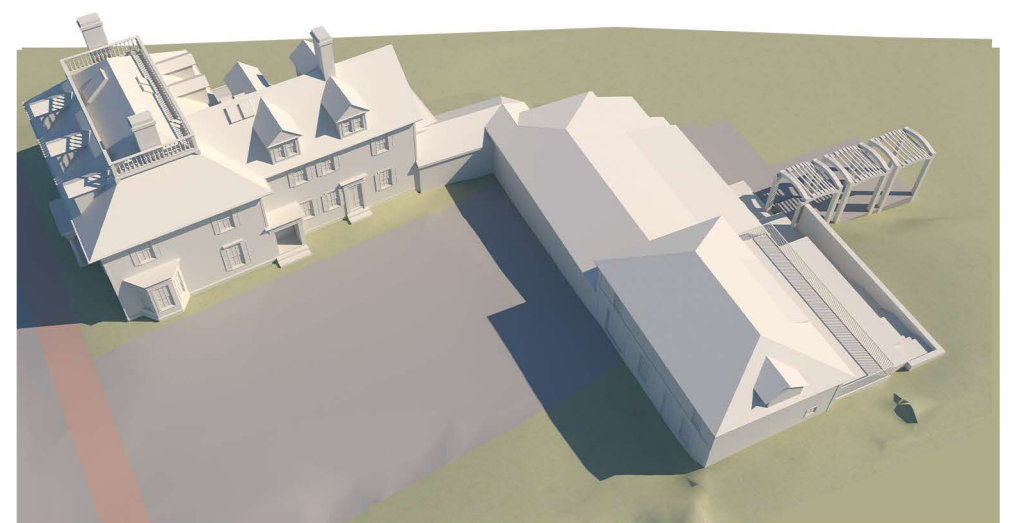
**EXISTING** – CURRENT MASSING CONSISTS OF:

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



**PREVIOUSLY APPROVED** – MASSING REPRESENTS:

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



179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

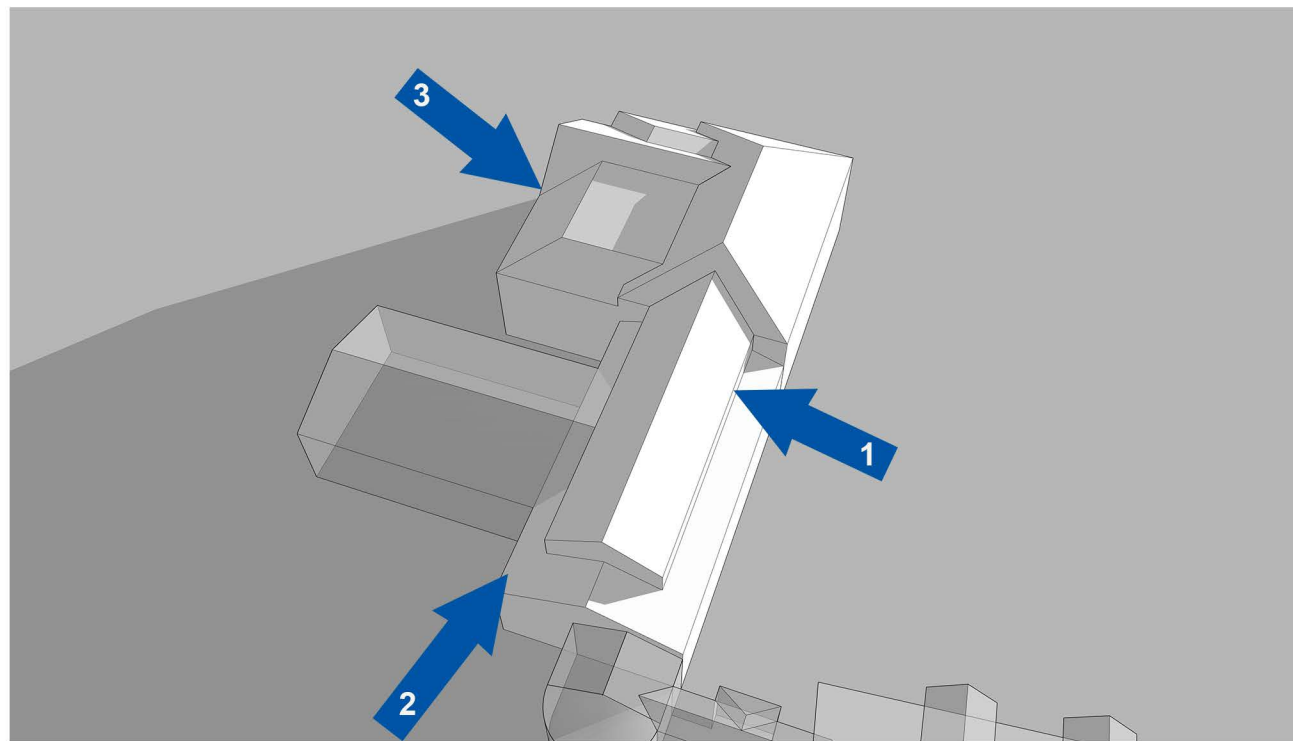
MASSING HISTORY

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



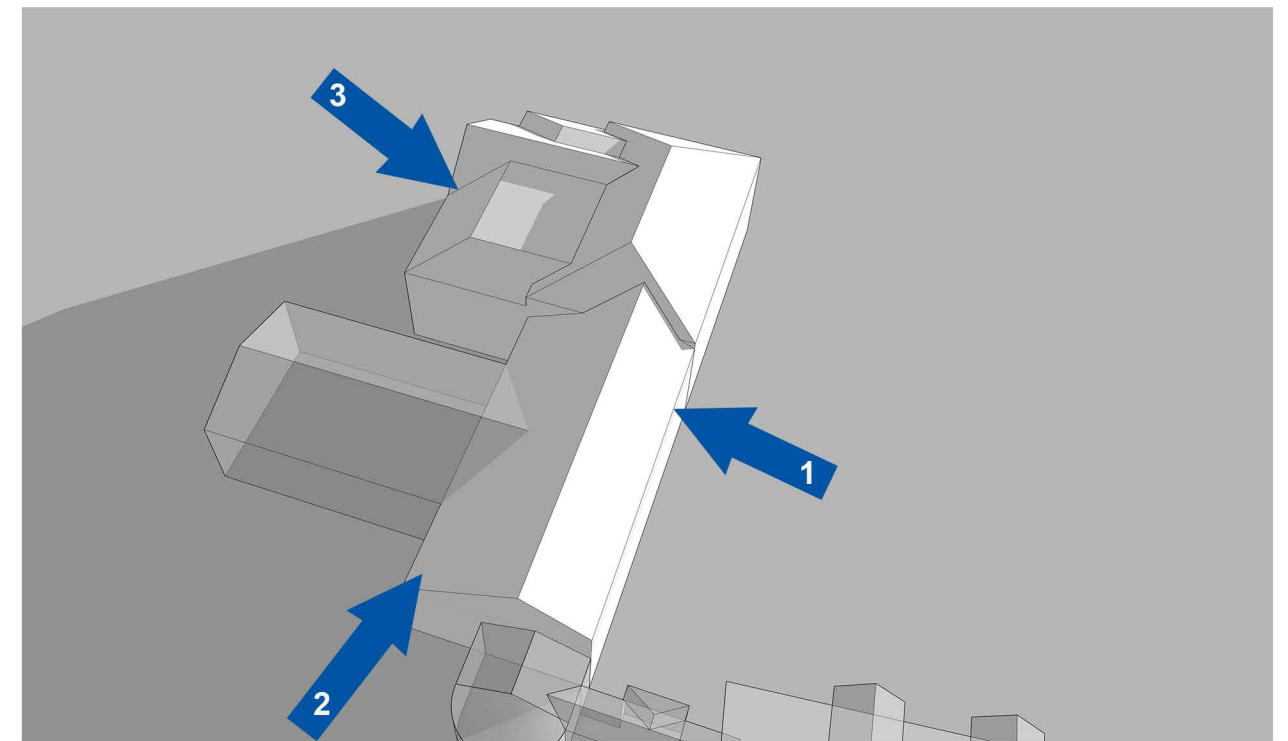
3.0





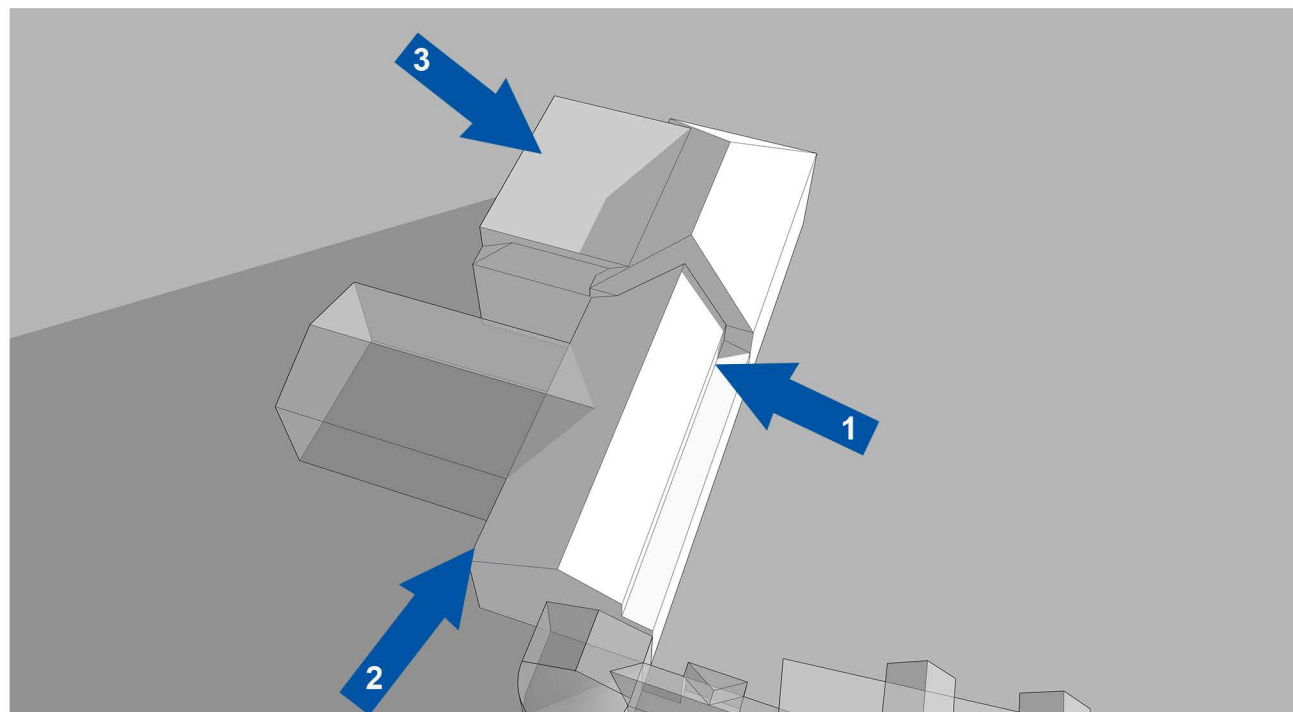
#### PROPOSED OPTION 1A

- 1 - 1/2 STORY CUPOLA
- 2 - STEPPED BACK AT REAR
- 3 - CARRIAGE HOUSE EXTENSION - HIPPED ROOF WITH GABLE



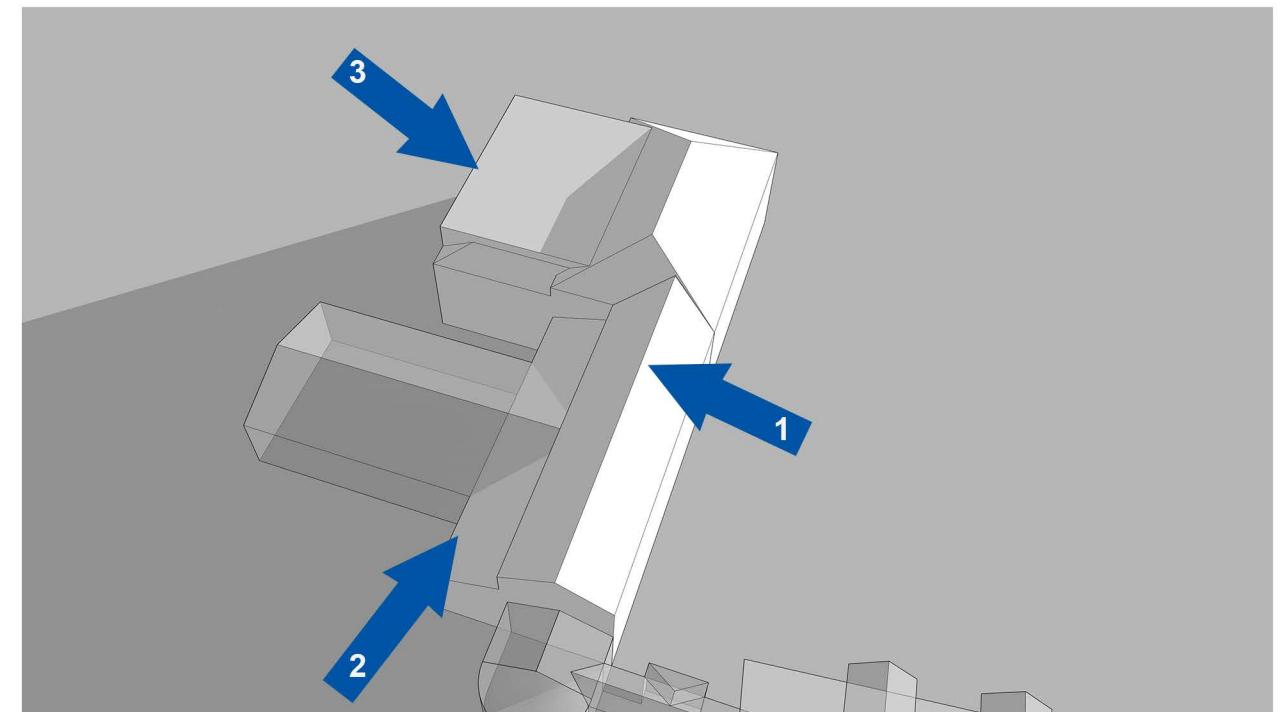
#### PROPOSED OPTION 2A

- 1 - FRONT CONNECTOR WALL EXTENDS TO UNDERSIDE OF CARRIAGE EAVE
- 2 - SHED ROOF AT REAR
- 3 - CARRIAGE HOUSE EXTENSION - HIPPED ROOF WITH GABLE



#### PROPOSED OPTION 1B

- 1 - 1/2 STORY CUPOLA
- 2 - SHED ROOF AT REAR
- 3 - CARRIAGE HOUSE EXTENSION - FLAT DORÉ



#### PROPOSED OPTION 2B

- 1 - FRONT CONNECTOR WALL EXTENDS TO ALIGN WITH CARRIAGE EAVE
- 2 - STEPPED BACK AT REAR
- 3 - CARRIAGE HOUSE EXTENSION - FLAT DORÉ

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

## PROPOSED MASSING

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



3.1





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 1A - VIEW FROM PLEASANT STREET

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.0





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 2A - VIEW FROM PLEASANT STREET

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.1





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 1B - VIEW FROM PLEASANT STREET

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.2





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 2B - VIEW FROM PLEASANT STREET

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.3





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 1A - AERIAL VIEW

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.4





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 2A - AERIAL VIEW

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.5





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 1B - AERIAL VIEW

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.6





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 2B - AERIAL VIEW

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.7





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 1A - VIEW FROM BACKYARD

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.8





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

## OPTION 2A - VIEW FROM BACKYARD

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.9





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 1B - VIEW FROM BACKYARD

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.10





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

OPTION 2B - VIEW FROM BACKYARD

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



4.11



## **APPENDIX:**

1. Gorham Structural Engineering – Existing Structural Report
2. David Calkins GC & GM – Existing Conditions Evaluation
3. Existing Conditions Documentation of the Three Primary Structures
4. Property Timeline
5. Historian Consultants





A.



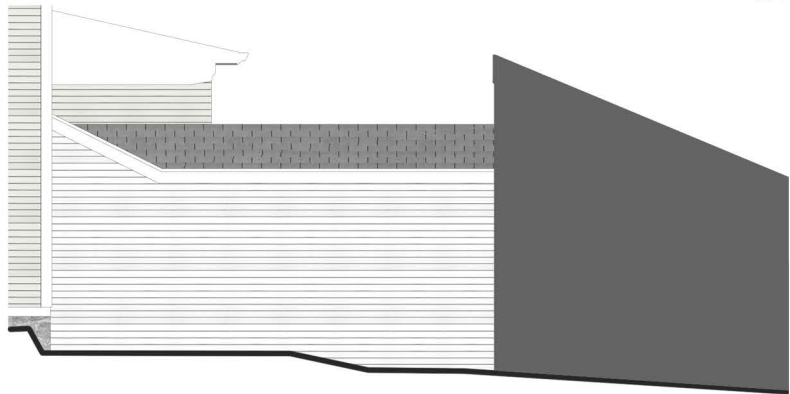
B.



C.



D.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



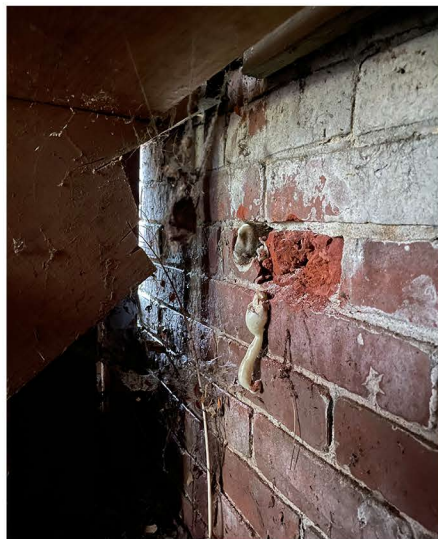
INTERIOR STUDS / PLYWOOD



PRESSURE TREATED SILL  
REPAIR



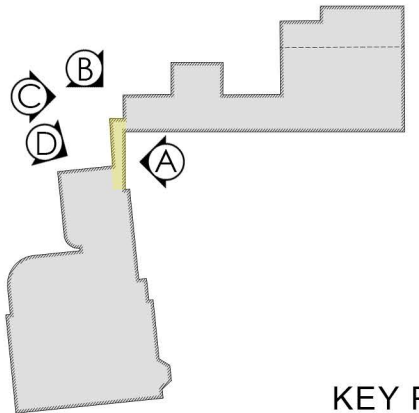
BRICK FOUNDATION



BRICK FOUNDATION



FOUNDATION SLAB



KEY PLAN

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

# DOG LEG CONNECTOR - EXISTING CONDITIONS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



5.0





TYPICAL SIDING NAIL



TYPICAL SIDING ROT



TYPICAL SIDING BUTT JOINT



CORNER BOARD NOTCHED AGAINST ANNEX SIDING



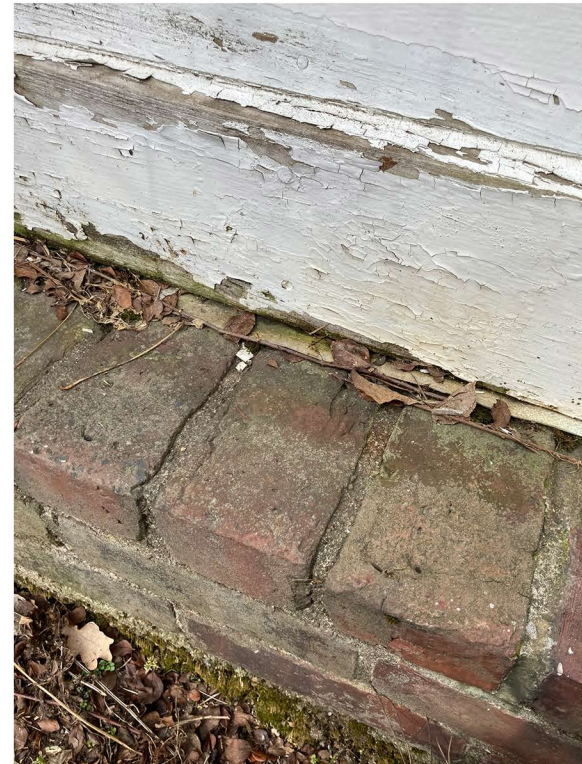
INTERSECTION WITH CONNECTOR AT ROOF



FOUNDATION SHELF AND ROT FROM STANDING WATER



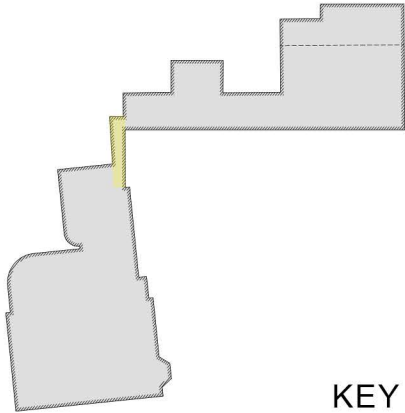
INTERSECTION WITH CONNECTOR AT FOUNDATION



INSUFFICIENT FLASHING



STONE RUBBLE FOUNDATION



KEY PLAN





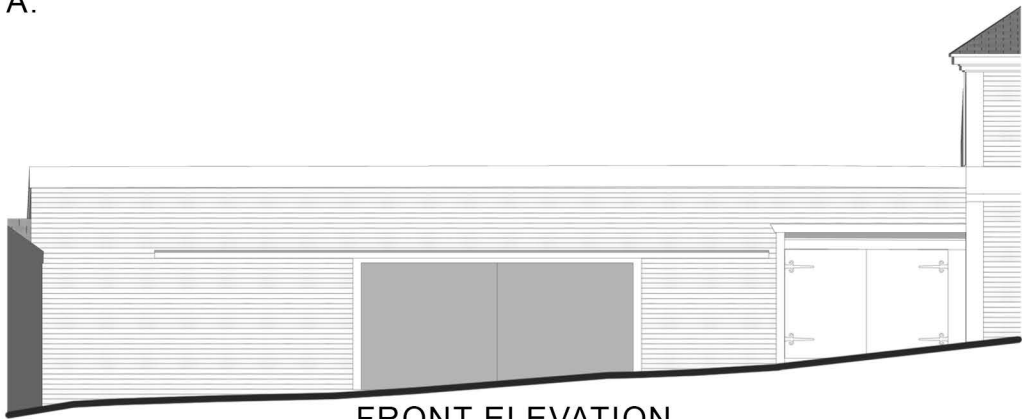
A.



B.



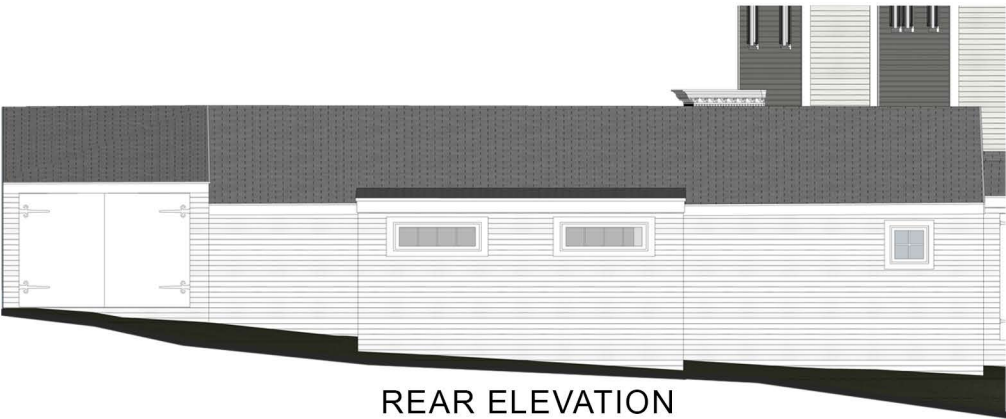
C.



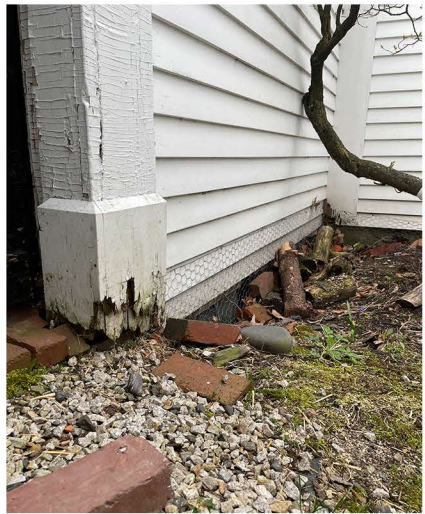
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



POST BASE ROT



SIDING ROT



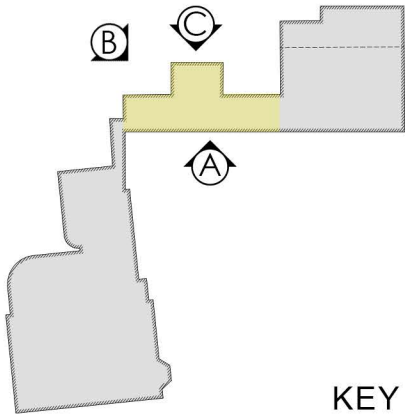
CORNER BOARD ROT



SIDING / CORNER BOARD ROT



SIDING ROT



KEY PLAN

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

# CONNECTOR - EXTERIOR EXISTING CONDITIONS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022







NEW SIDING



NEW BARN DOOR TRIM COVER



BARN DOOR MORTISE AND TENON



NEW BARN DOOR FRAMING



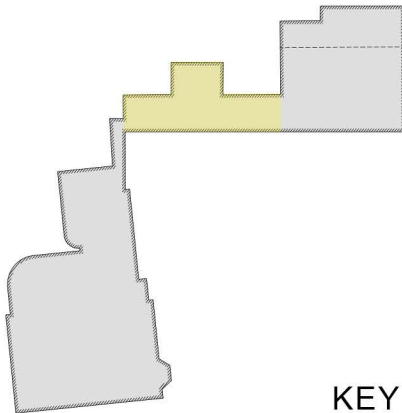
SIDING ROT AND INSUFFICIENT FLASHING



POSSIBLE HISTORIC CORBEL



POSSIBLE HISTORIC DOOR WITH HISTORIC HINGES



KEY PLAN

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

CONNECTOR - EXISTING EXTERIOR DETAILS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022







ORIGINAL HINGE (1) ON SMALL DOOR OF CONNECTOR



COMPROMISED STRUCTURE AT BASE



REPAIRS AT COMPROMISED STRUCTURE AT BASE



TYPICAL FLOOR FRAMING MADE UP OF REPURPOSED BEAMS



TYPICAL FLOOR FRAMING MADE UP OF REPURPOSED BEAMS



NEW FRAMING AT 1979 CARPORT



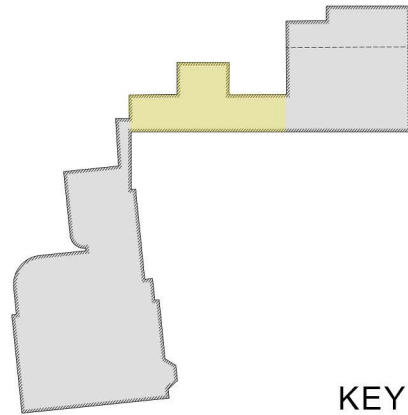
NEW FRAMING AT REAR WALL



TYPICAL FRAMING AT FRONT WALL



TYPICAL HALF LAP POST ROT REPAIR  
SEEN THROUGHOUT CONNECTOR



KEY PLAN





A.



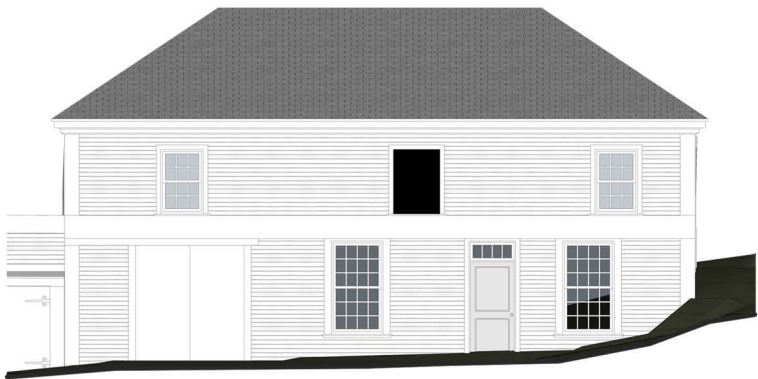
B.



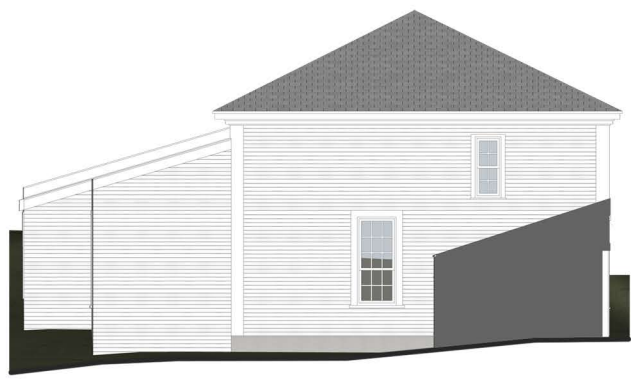
C.



D.



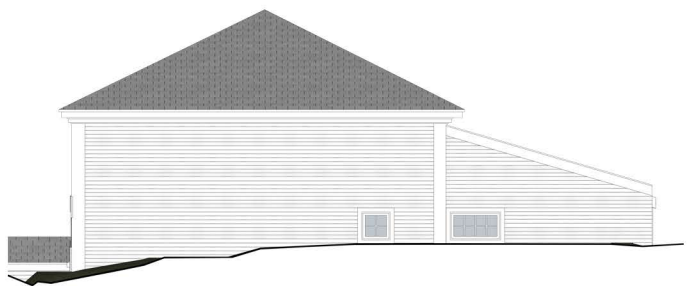
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SLATE, ASPHALT AND, METAL ROOFING



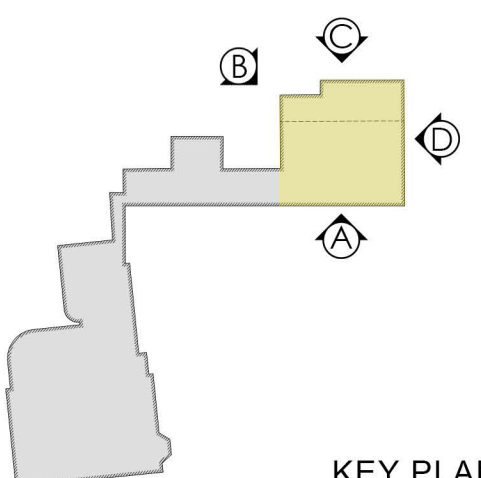
SILL ROT



WINDOW ROT



WINDOW SILL NEAR/ON GRADE



KEY PLAN

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

# CARRIAGE HOUSE - EXTERIOR EXISTING CONDITIONS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022



5.5





CRUMBLING FOUNDATION LACKING POSITIVE DRAINAGE



ROT FROM STANDING WATER



NEW WINDOW REPAIR



STONE RUBBLE FOUNDATION AND NEW SIDING REPAIR



NEW SIDING REPAIR



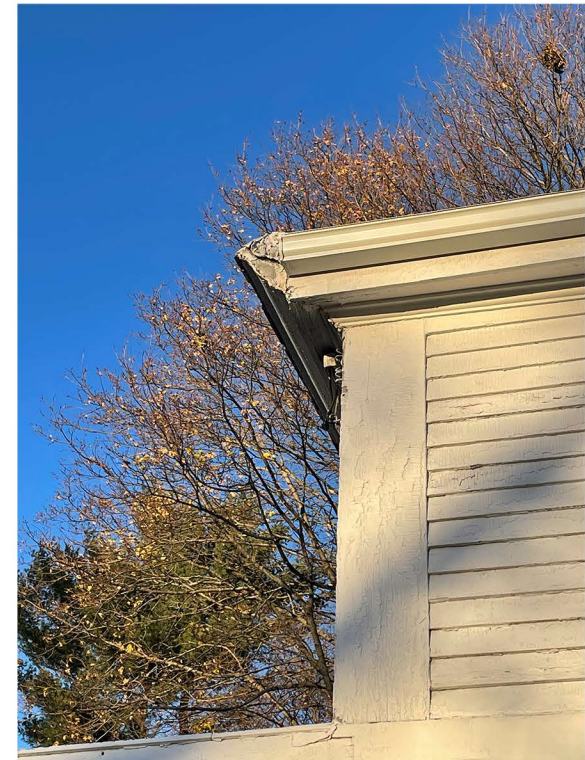
TYPICAL SIDING ROT



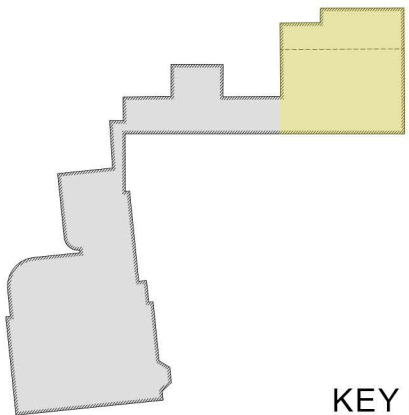
INSUFFICIENT ROOF FLASHING



TYPICAL SIDING ROT AND FOUNDATION DAMAGE



MODIFICATION OF ORIGINAL CORNICE TO INCLUDE GUTTER



KEY PLAN

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

# CARRIAGE HOUSE - EXISTING EXTERIOR DETAILS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022







TYPICAL BEAMS IN DIRECT CONTACT WITH GROUND



TYPICAL BEAMS IN DIRECT CONTACT WITH GROUND



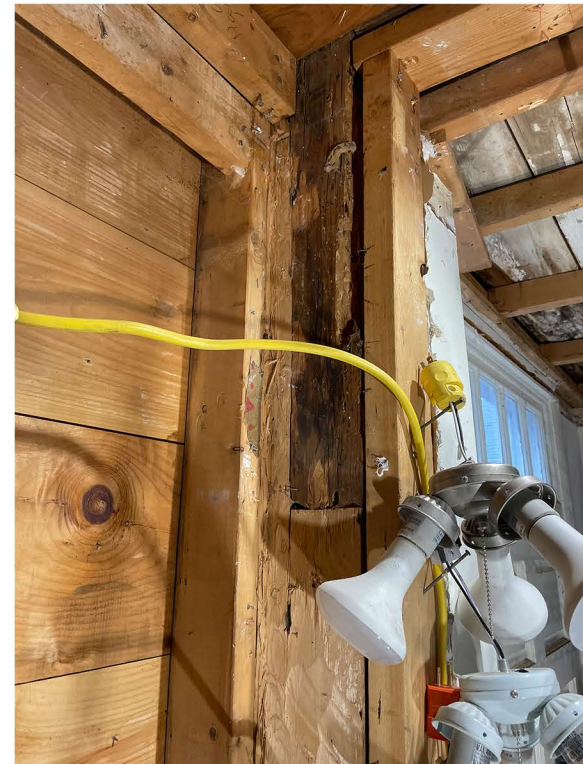
TYPICAL NEW FRAMING



TYPICAL HISTORIC FRAMING



EXISTING WINDOW LOCATED AT REAR OF ORIGINAL CARRIAGE HOUSE BLOCK



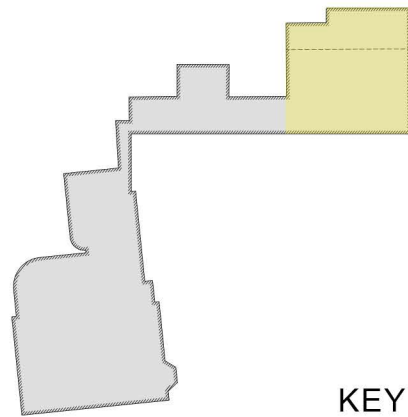
TYPICAL NEW FRAMING COMBINED WITH OLDER MODIFIED FRAMING



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



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



KEY PLAN

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

# CARRIAGE HOUSE - EXISTING INTERIOR DETAILS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 1, 2022





**PROPERTY TIMELINE:** Sources: Portsmouth Athenaeum - Portsmouth Permitting Archives

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

HISTORIAN CONSULTANTS

<b>John Schnitzler</b> - Attended 2021-12-21 Walkthrough Master Carpenter -Strawbery Banke	<b>Bruce Blanchard</b> - Attended 2022-01-12 Langdon & Thompson House Walkthroughs Preservation Manager for the Piscataqua Area - Historic New England
<b>Elizabeth Farish</b> - Attended 2021-12-21 Walkthrough Chief Curator – Strawberry Banke	<b>Melissa Kershaw</b> - Attended 2022-01-12 Langdon & Thompson House Walkthroughs Regional Site Administrator, Northern New England - Historic New England
<b>Tom Hardiman</b> - Assistance in Historic Research Keeper – Portsmouth Athenaeum	<b>Dylan Peacock</b> - Attended 2022-01-12 Langdon & Thompson House Walkthroughs Senior Preservation Services Manager - Historic New England
<b>Steven Mallory</b> - Attended 2022-01-10 Walkthrough Preservation Historian	<b>Tim Barry</b> – Attended 2022-02-08 Walkthrough Historic Painter



13 April, 2022

Structural Condition Assessment  
Connector, Barn and Carriage House  
Captain Thomas Thompson House  
179 Pleasant Street  
Portsmouth, New Hampshire

Gorham Structural Engineering, PLLC is a consultant to the property owner and has been retained to work with project architect, CJ Architects, to provide a condition assessment of the connector, barn and carriage house structures at 179 Pleasant Street. The following is a summary of the findings.

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

### **1.0 Connector**

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

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

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

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





1-Connector north elevation



2-Connector south elevation



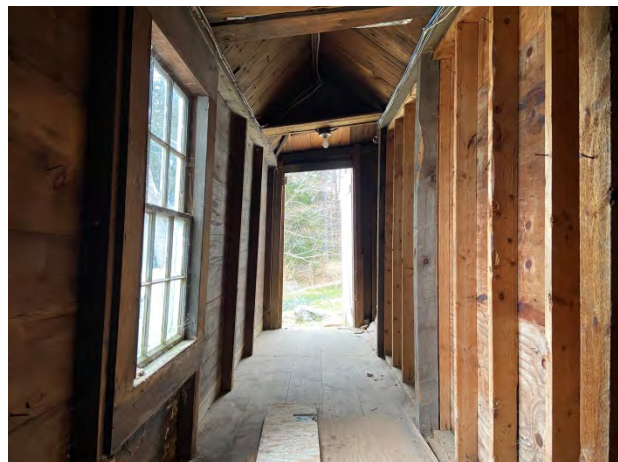
3-Connector brick cladding on south side



4-Connector inside face of brick cladding



5-Connector foundation on north side



6-Connector interior looking east



## **2.0 Barn**

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



7-Barn southwest elevation



8-Barn north elevation



9-Siding extending below grade



10-Stone foundation along back of barn





11-Inside looking north



12-Inside looking south



13-5x5 timber supported on screw jack



14-Connector roof sheathing and purlins



15-Barn decay damage



16-Barn decay damage



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

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

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



**Barn Structural Analysis Summary**

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

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

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

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

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

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



### 3.0 Carriage House

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



17-Carriage house east elevation



18-Carriage house northeast elevation

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

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

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





19-Brick foundation and front wall framing



20-Brick foundation and side wall framing

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



21-Cut bottom chord on line 7.5



22-Modified roof framing at line 7.5





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



24-Vertical split at corner post

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

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

### **Carriage House Structural Analysis Summary**

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

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

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

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

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

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



## Carriage House Structural Analysis Summary - Continued

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

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

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

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

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



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

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

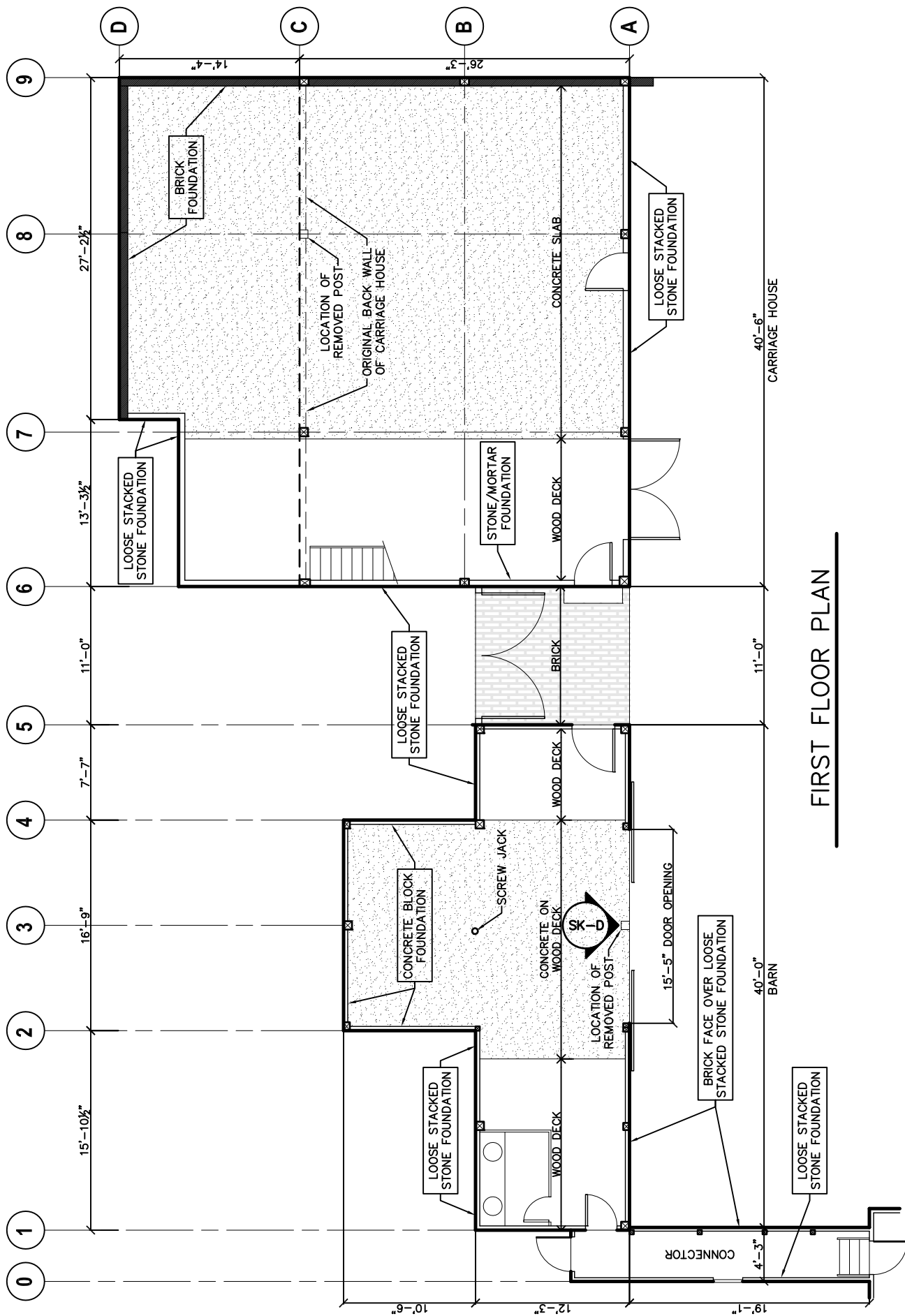
Thank you for this opportunity to be of service. Please feel free to contact me if there are any questions or if I may be of further service.

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

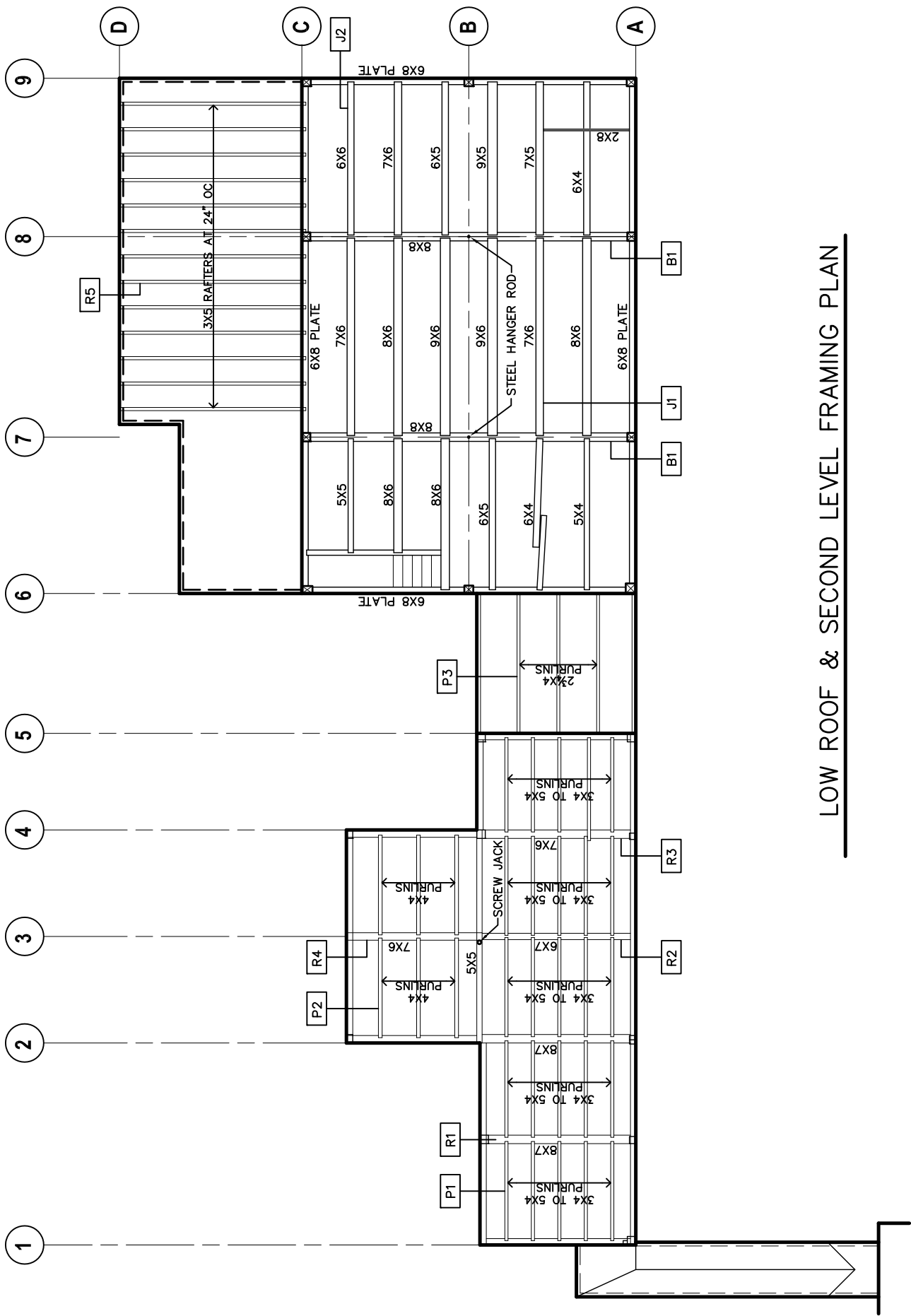


Attachments: SK-A, B, C, D & E



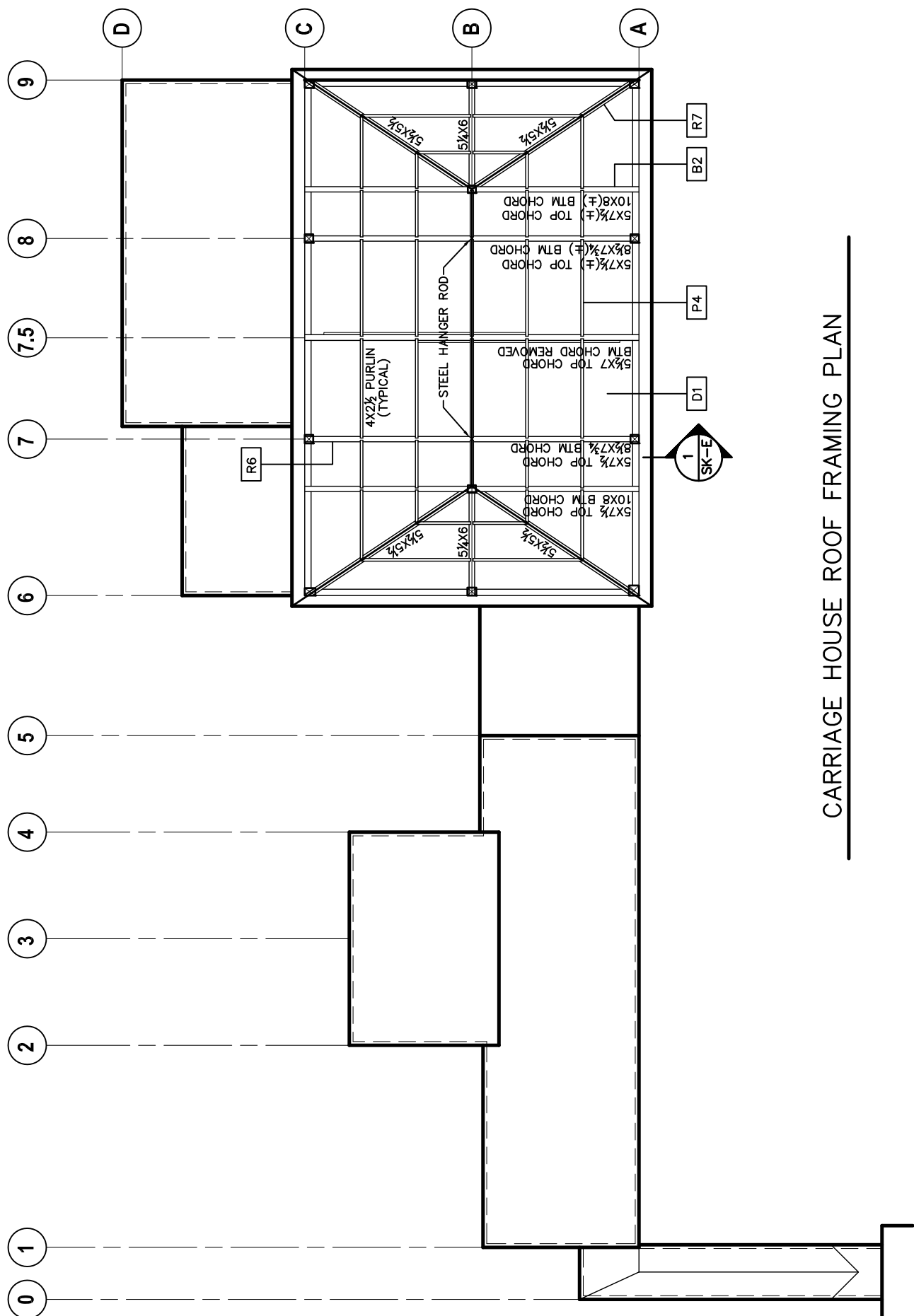




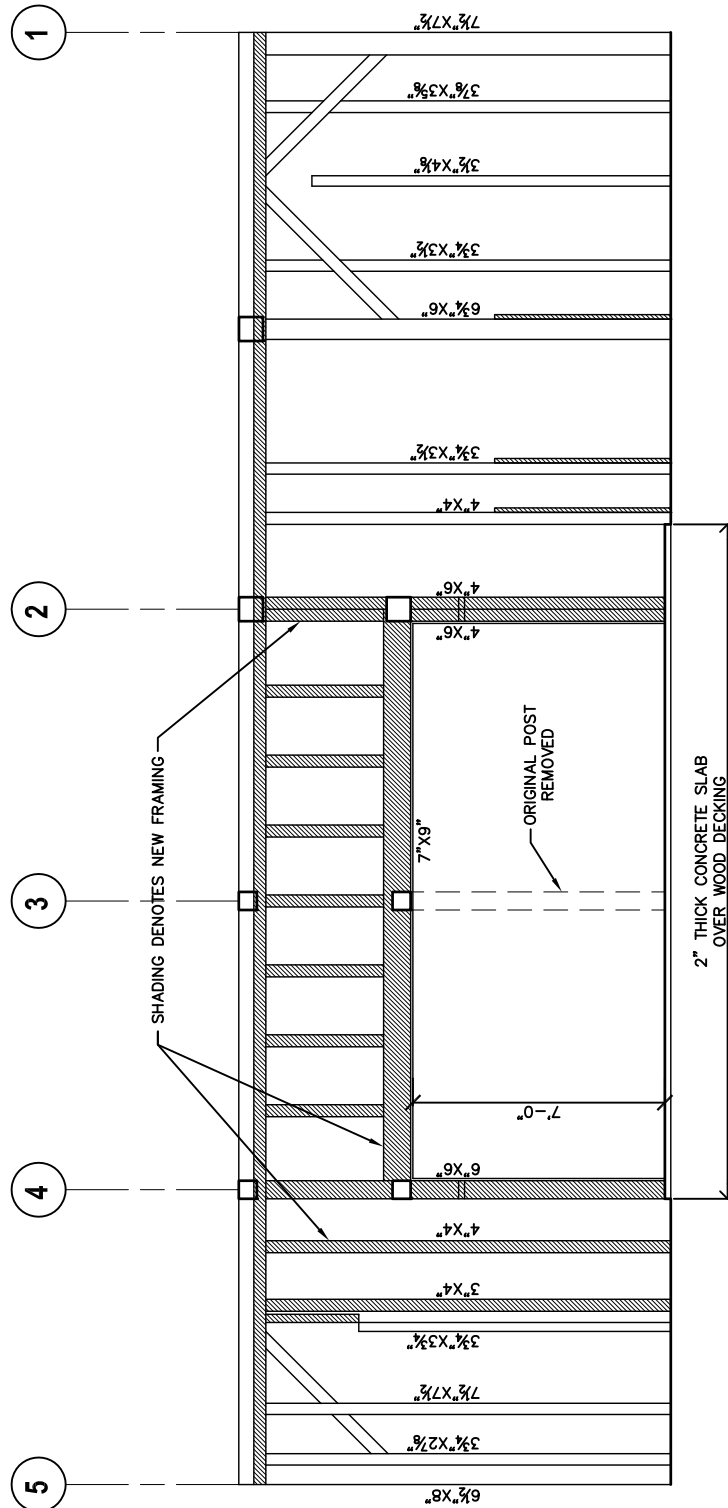


LOW ROOF & SECOND LEVEL FRAMING PLAN



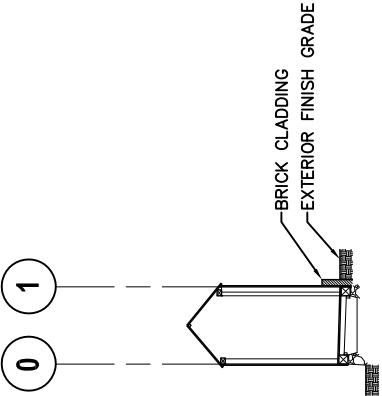
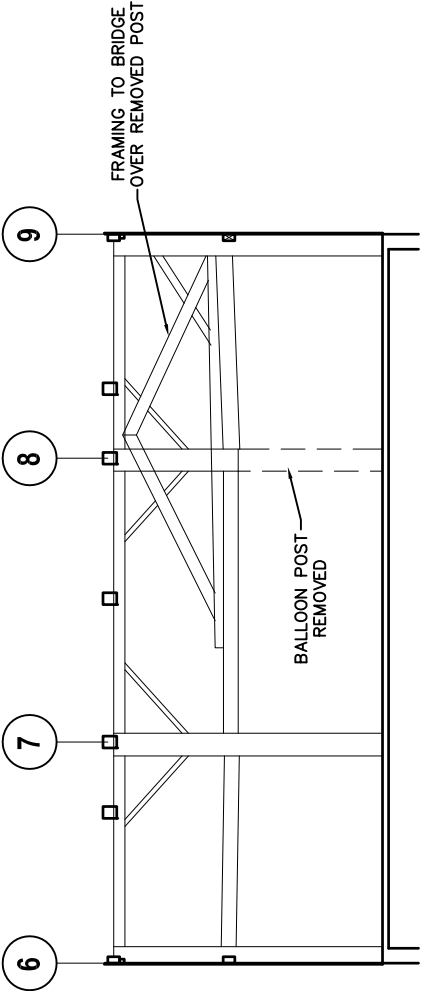
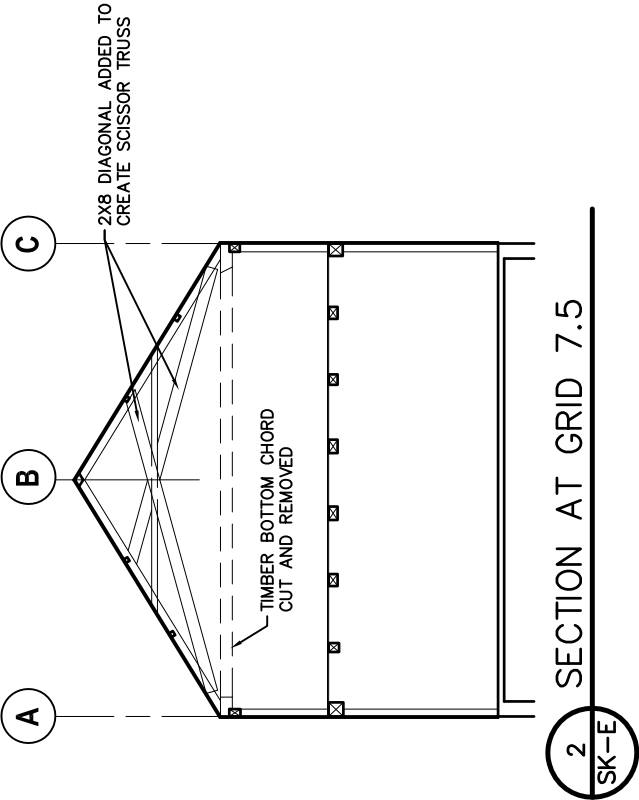
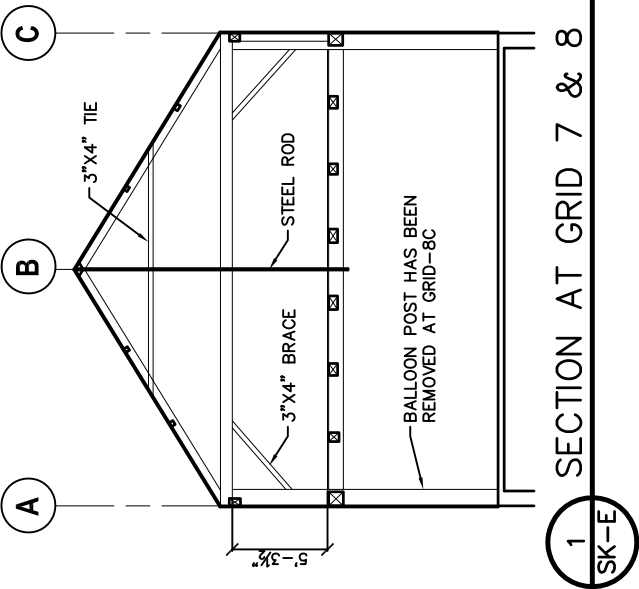






BARN FRONT WALL FRAMING ELEVATION – INSIDE VIEW







# **Carriage House & Connector Buildings**

## **Evaluation of Construction & Building Origin**



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



## **Dog Leg Connector:**



### **Dog Leg Connector:**

**(Est Early 1900's)**

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

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

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



## **Barn/Connector:**



### **Barn/Connector:**

**(Est 1890 – Early 1900's)**

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

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

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



## **Carriage House:**



### **Carriage House:**

**(Est 1784)**

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

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

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

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





## **Conclusion:**

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

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

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



**LUHD-462**

Historic District Commission Work Session or Administrative Approval Application

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

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

**Location**

161 DEER ST  
Portsmouth, NH 03801

**Owner:**

EIGHTKPH LLC  
233 VAUGHN ST UNIT 301 PORTSMOUTH, NH 03801

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

Work Session

**Alternative Project Address**

88 Maplewood

**Project Information****Brief Description of Proposed Work**

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

**Description of Proposed Work (Planning Staff)**

the demolition of the existing structure and the new construction of a new mixed-use building

**Project Representatives****Relationship to Project**

Architect

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

--

**Full Name (First and Last)**

Carla Goodknight

**Business Name (if applicable)**

CJ Architects

**Mailing Address (Street)**

233 Vaughan Street

**City/Town**

Portsmouth

**State**

New Hampshire

**Zip Code**

03801

**Phone**

6034312808

**Email Address**

carla@cjarchitects.net

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

Other



LETTER OF AGENDA

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

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

The previous approval contained an elevated sidewalk and ramp along Deer Street to gain access the first floor. Ground water elevations on site create conditions that require raising the first floor. However, we have eliminated tandem parking spaces below the building along the perimeter, therefore allowing space adjacent to the public sidewalks to be constructed at sidewalk grade.

Please review the following items submitted for consideration:

1.0 – Site Aerial & Agenda

2.0 – Massing

Appendix A

- Site and surroundings
- Zoning and Vision Plan

Appendix B

- Historic Research

Appendix C

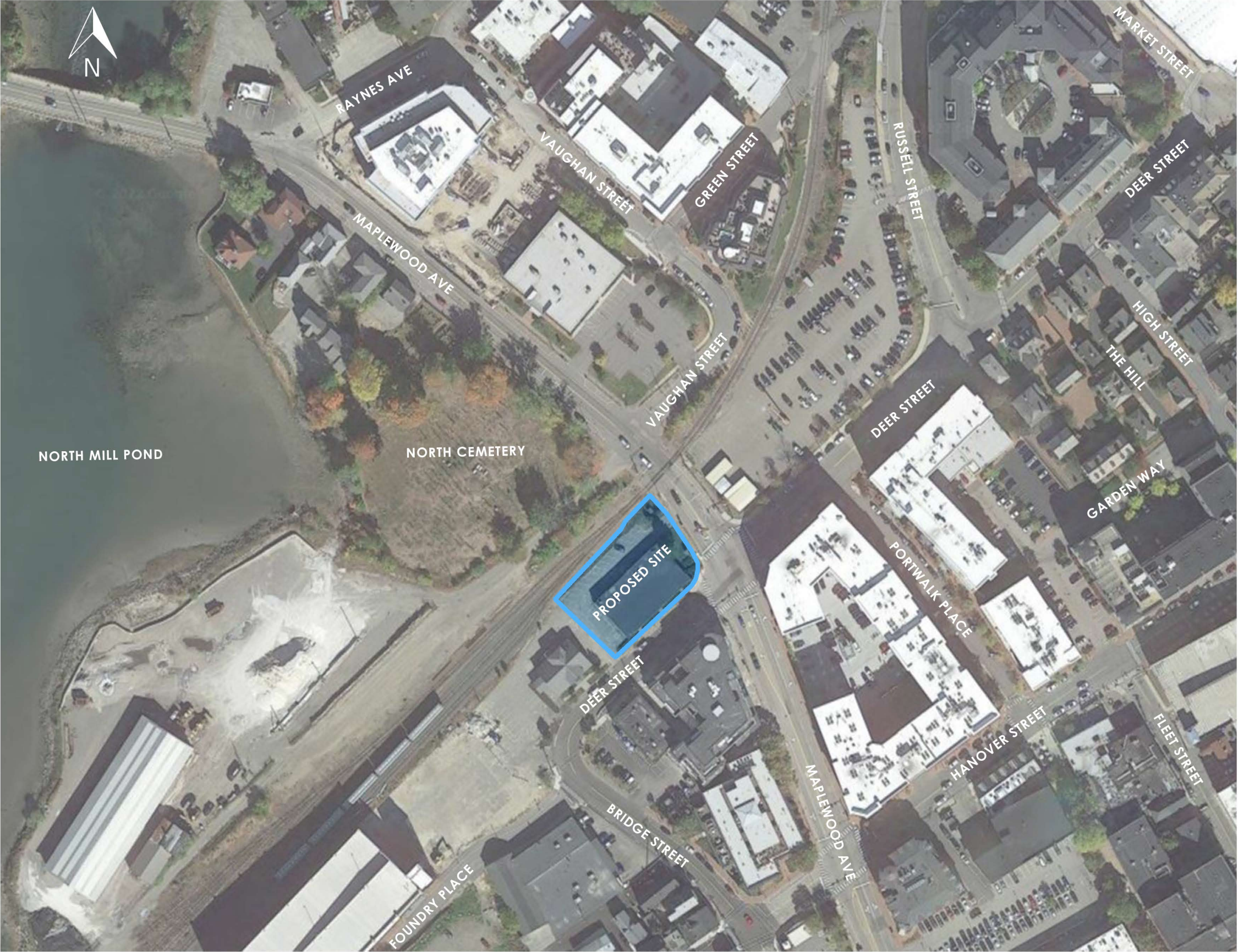
- North Mill Pond Coastal Resiliency

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

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA, NCARB  
Principal, CJ Architects



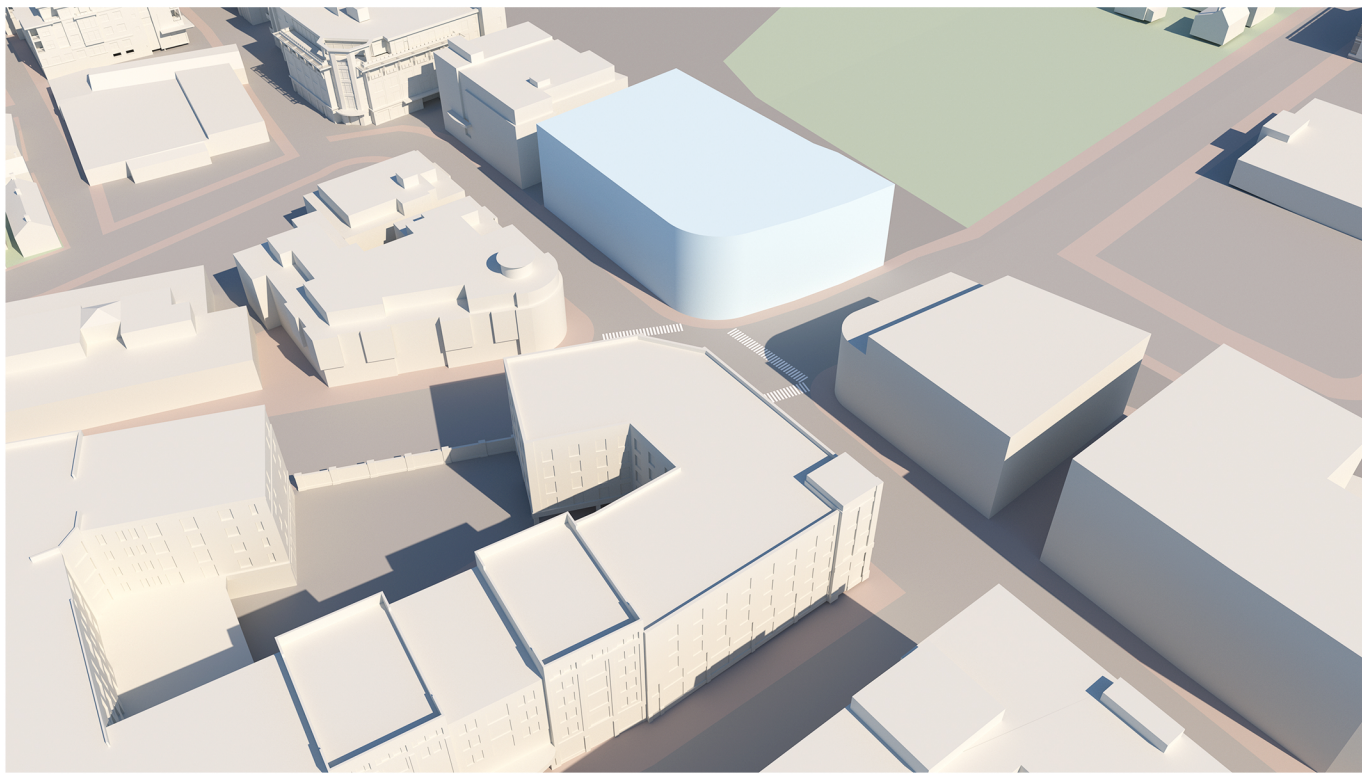
88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

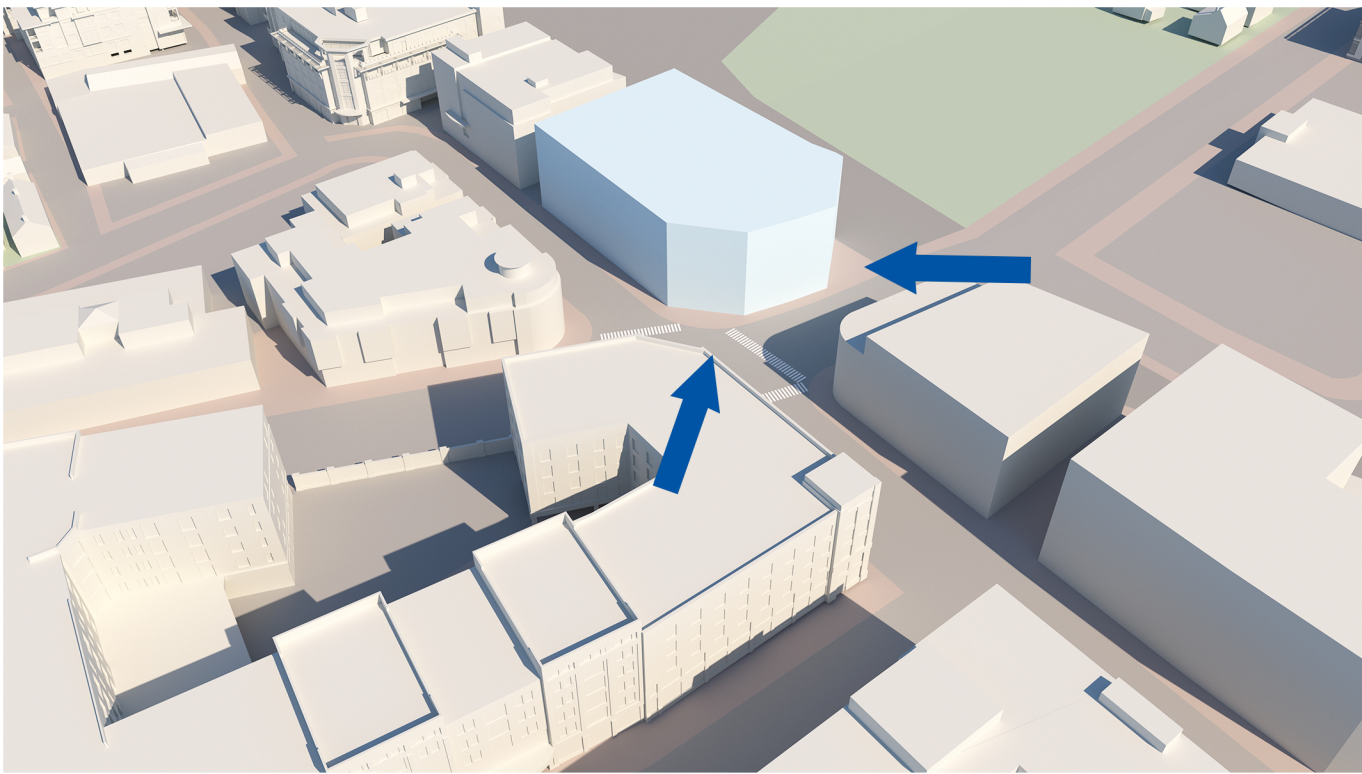
HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



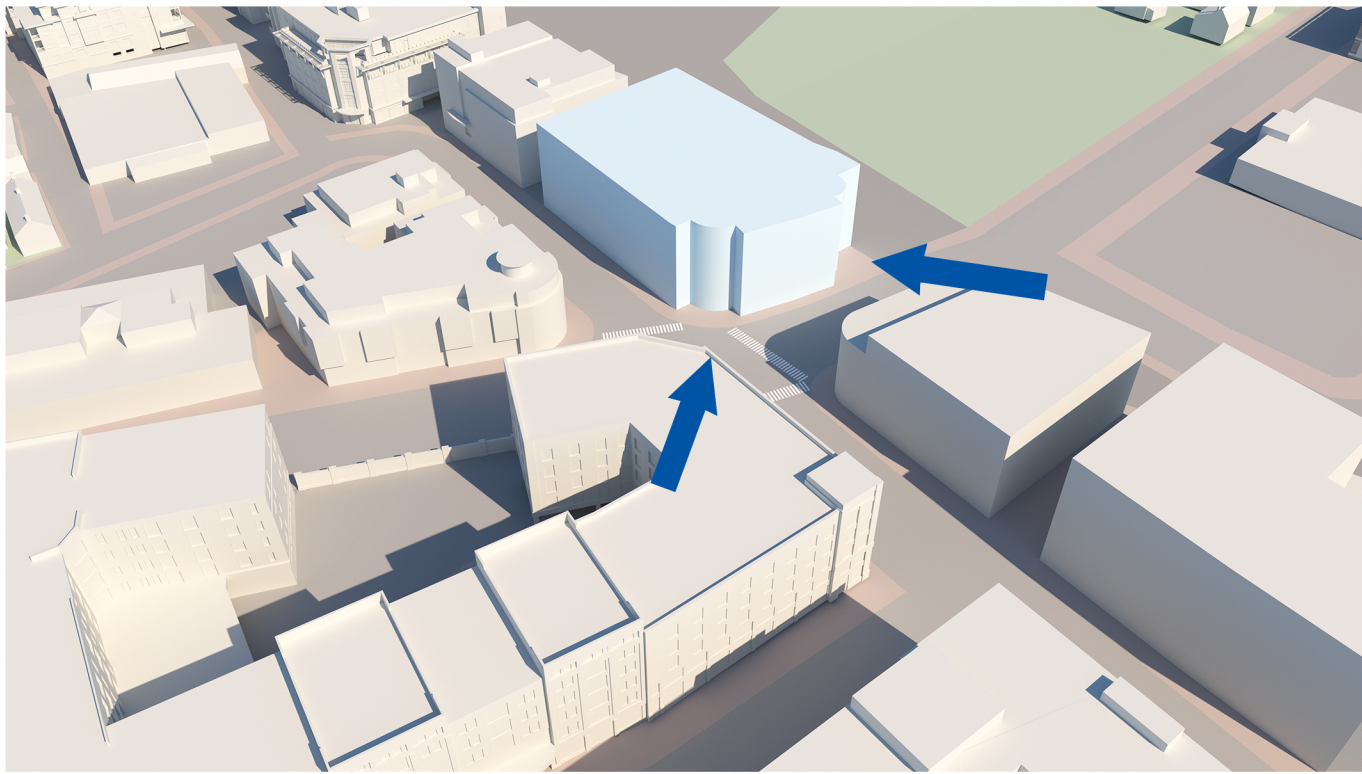




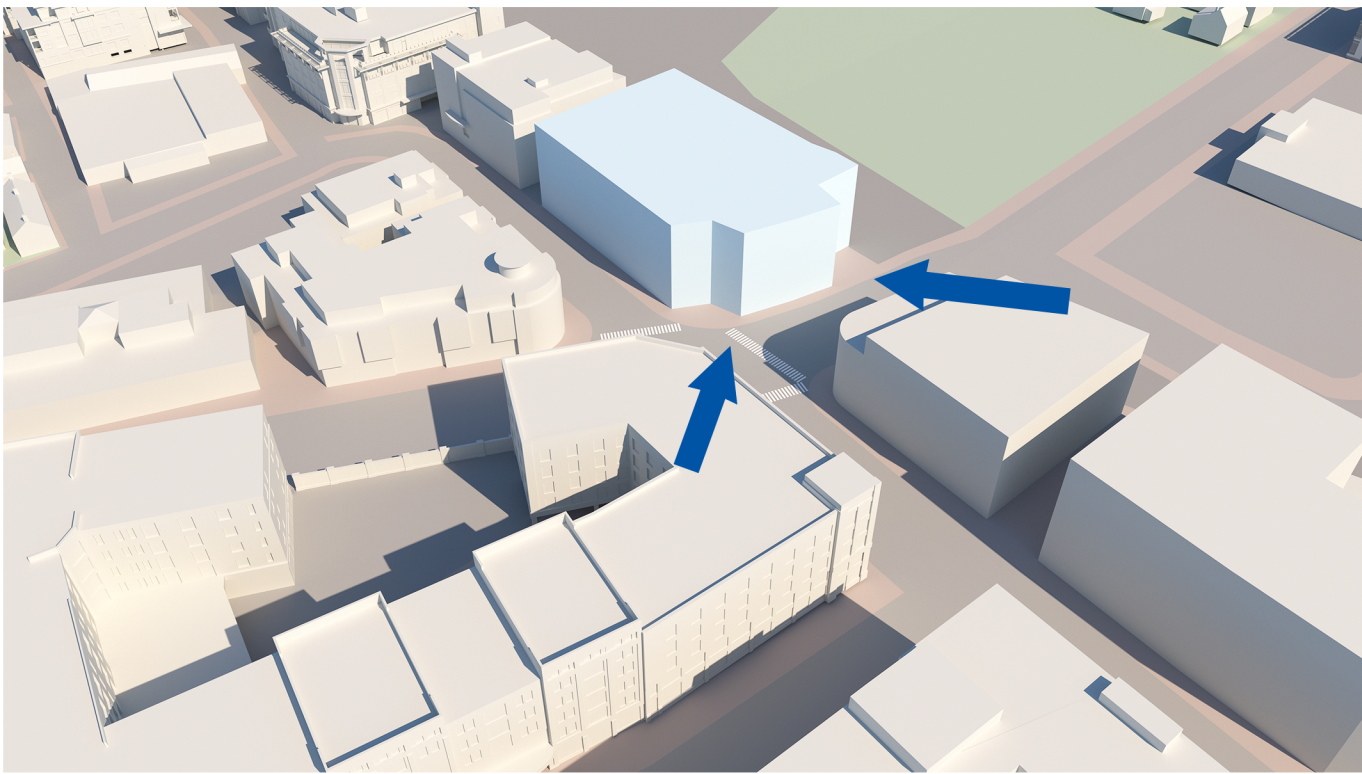
**SITE MASSING - *MAXIMUM HEIGHT AND VOLUME***



**PRIMARY CORNER MASSING - *SETBACK AT 45 DEGREES***

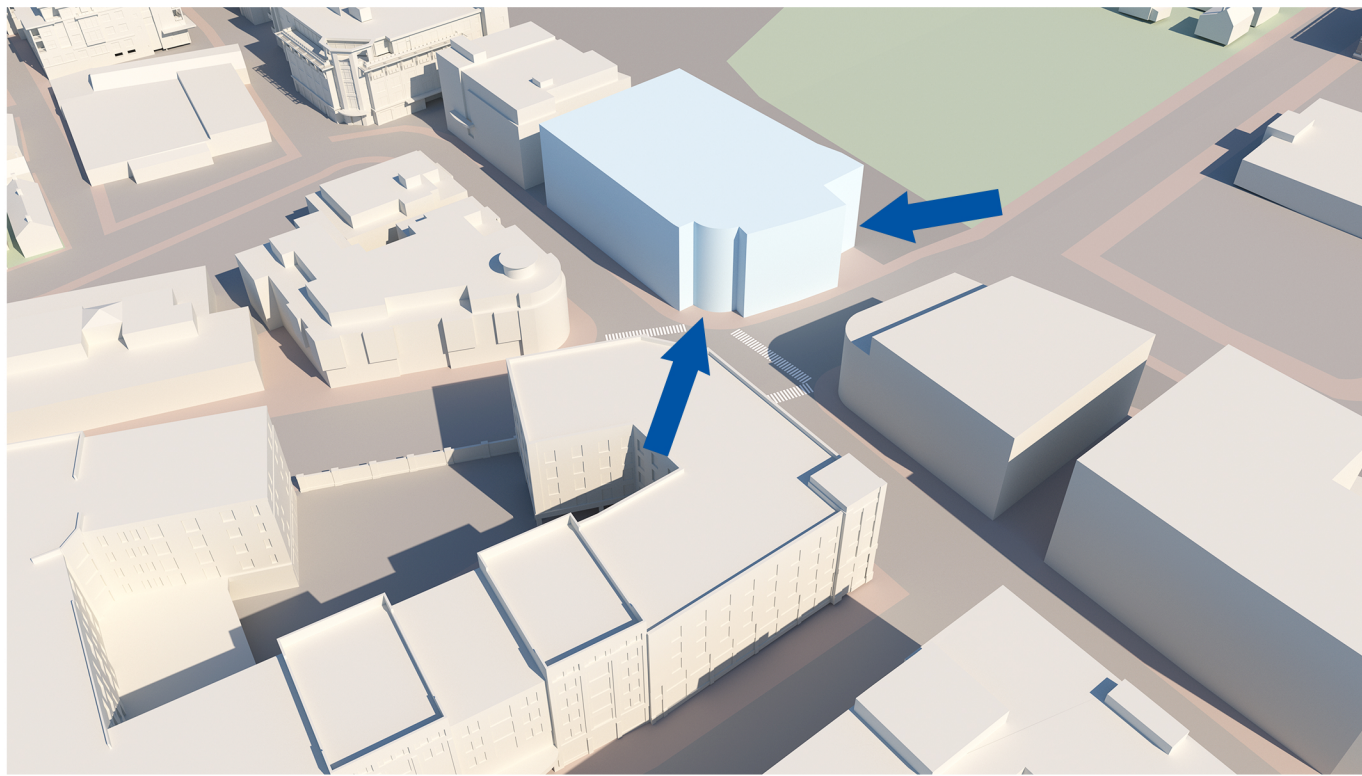


**PRIMARY CORNER MASSING - *ERODED RADIUS FORM***

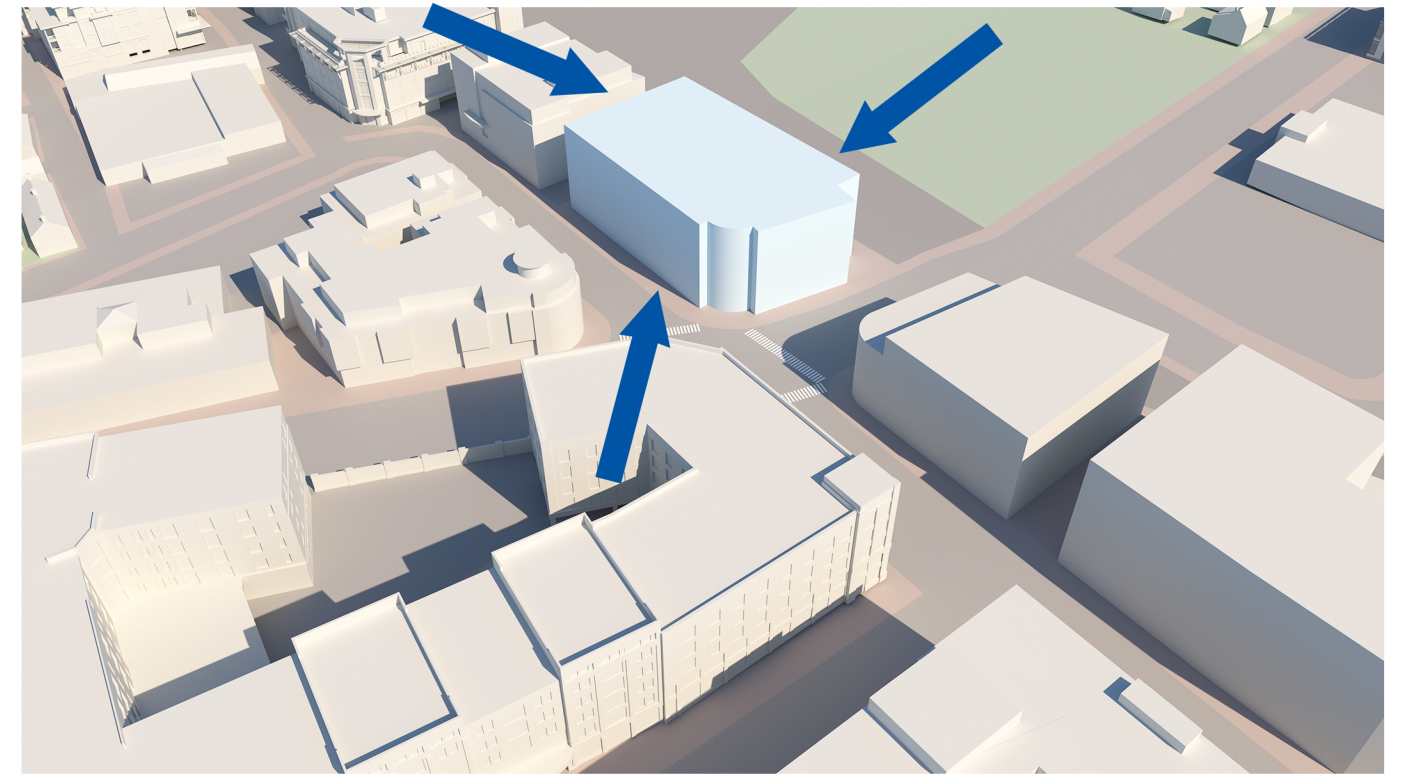


**PRIMARY CORNER MASSING - *NOTCHED CORNER***





**MIXED CORNERS - *ENTRY HIERARCHY***



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

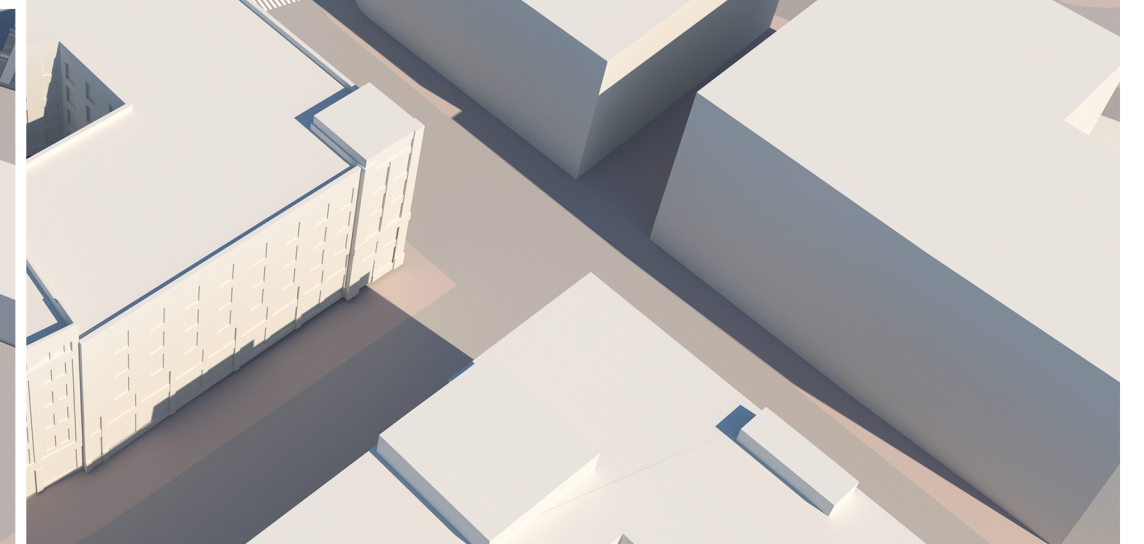
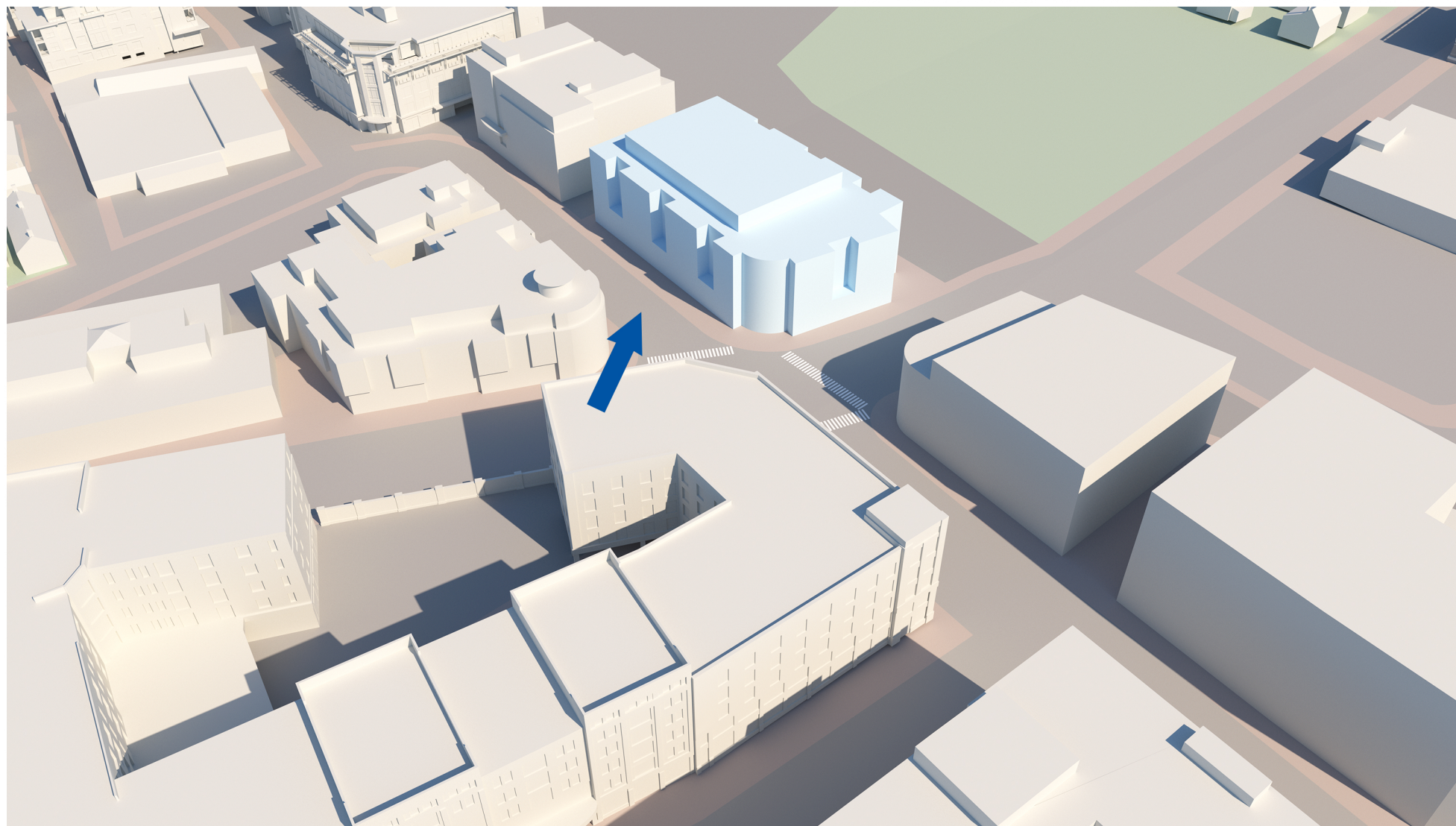
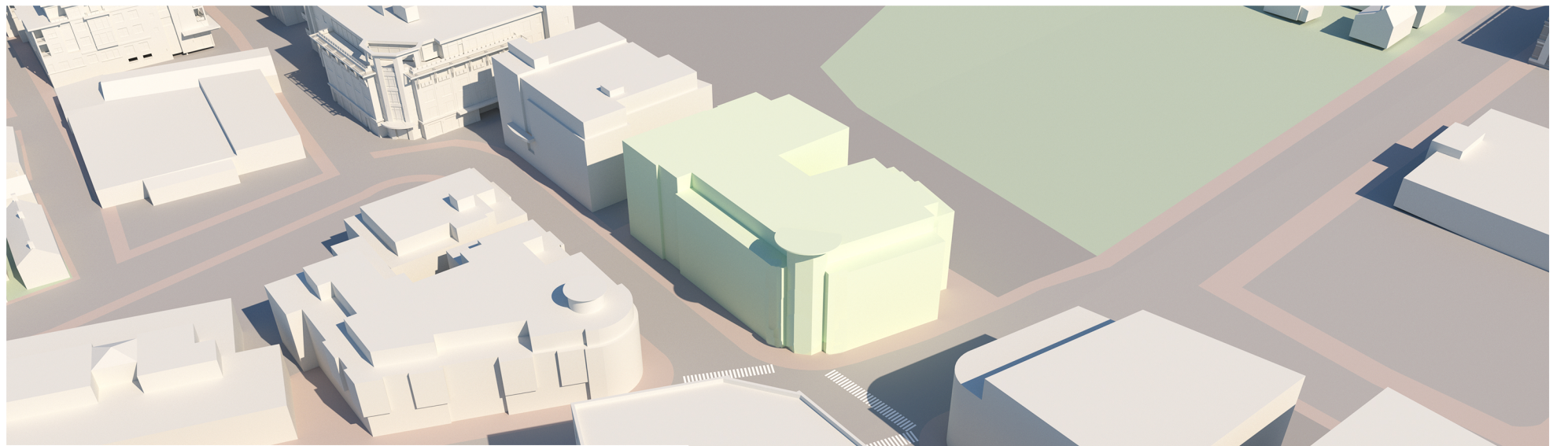


**BUILDING HEIGHT - *PENTHOUSE TOP FLOOR HEIGHT REDUCTION***



**FACADE MODULATION - *PROJECTING BALCONIES***





PREVIOUSLY APPROVED

FACADE MODULATION - *RECESSED BALCONIES*

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

## MASSING STUDY

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022







88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

## MASSING STUDY - AERIAL VIEW

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



2.3





88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

MASSING STUDY - VIEW FROM RUSSELL ST.  
HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



2.4





88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

MASSING STUDY - VIEW FROM VAUGHAN ST.  
HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



2.5



**APPENDIX A:**

ZONING AND VISION PLAN

SITE AND SURROUNDINGS

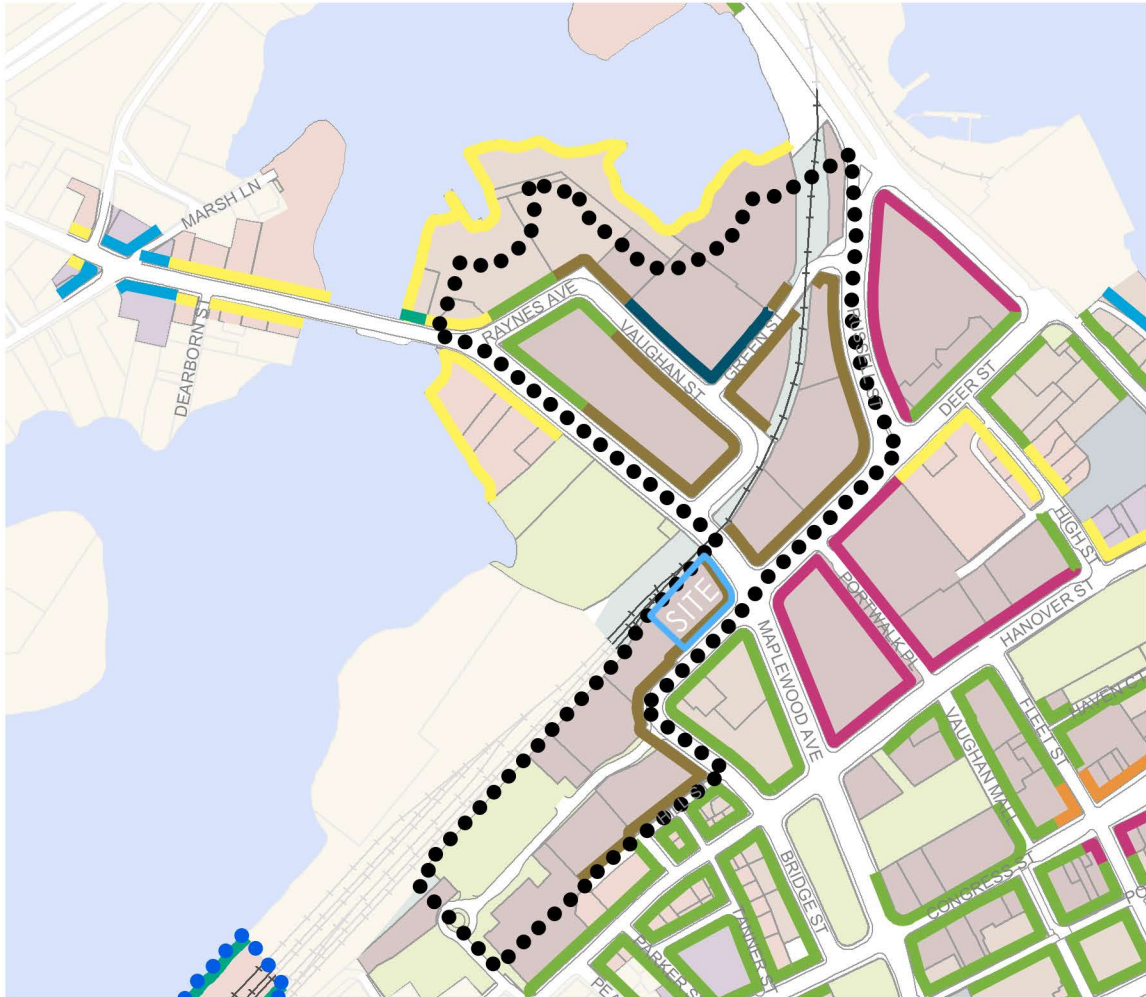
88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



A





BUILDING HEIGHT

\*Penthouse Levels may exceed the building height by 2 feet.

1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.

2. When a lot is assigned to more than one height requirement standard refer to the requirements listed in Section 10.5A21.22.

3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.

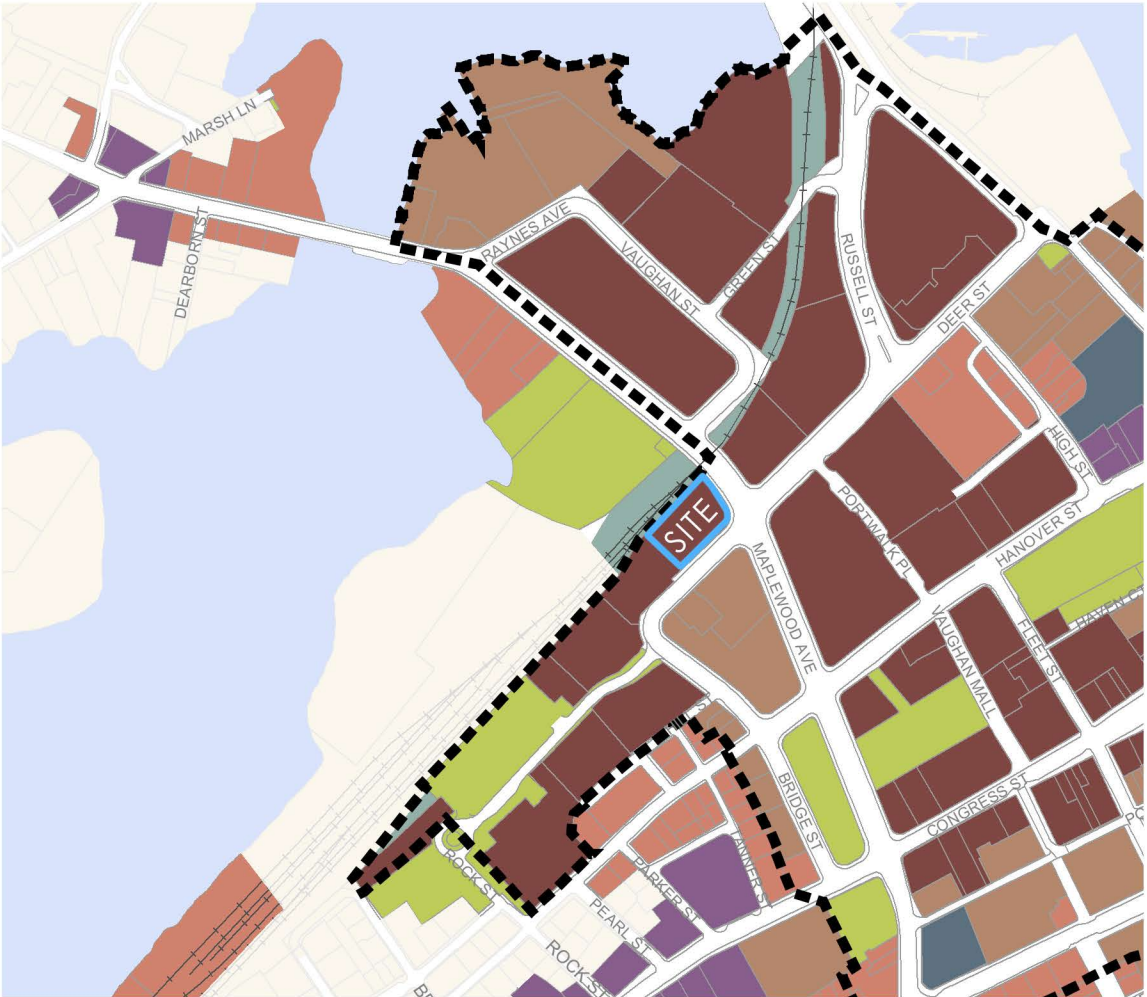
**Incentive Overlay Districts**

Within the Incentive Overlay Districts, certain specified development standards, including height, density and parking, may be modified pursuant to Section 10.5A47.

• • • • North End Incentive Overlay District  
Between Maplewood Avenue and Russell Street, the boundary of the North End Incentive Overlay District is established at 100 feet from the mean high water line.

• • • • West End Incentive Overlay District  
The boundary of the West End Incentive Overlay District is established at 200 feet from the rear lot lines of the abutting Aldrich Road lots and/or 100 feet from the rear lot lines of lots that abut the public or private portions of Chevrolet Avenue, whichever is greater.

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



ZONING PLAN

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

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

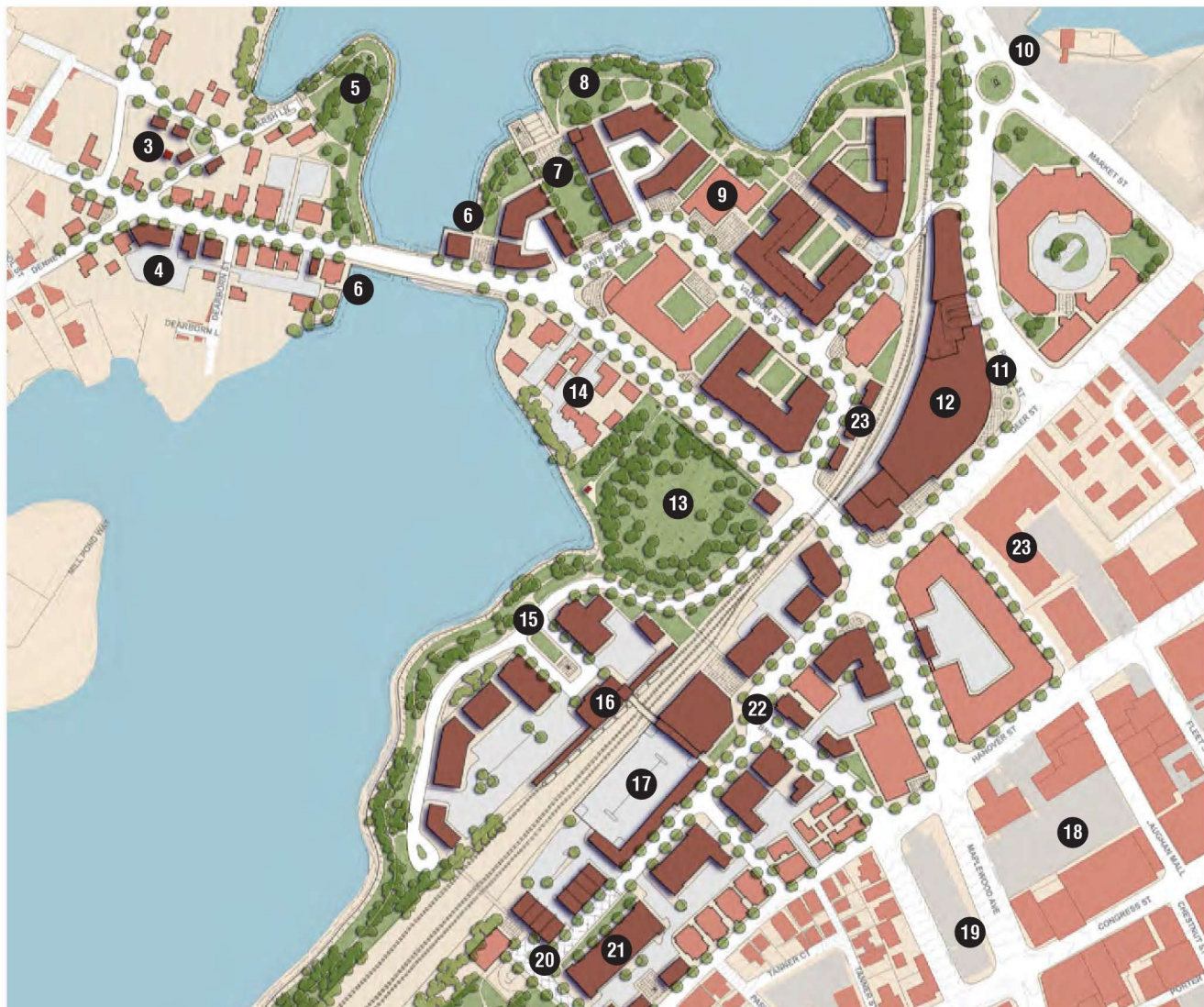
ZONING

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



3.0





**NORTH END VISION PLAN**  
PROPOSED PROJECT SITE

### BUILDING DESIGN

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

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

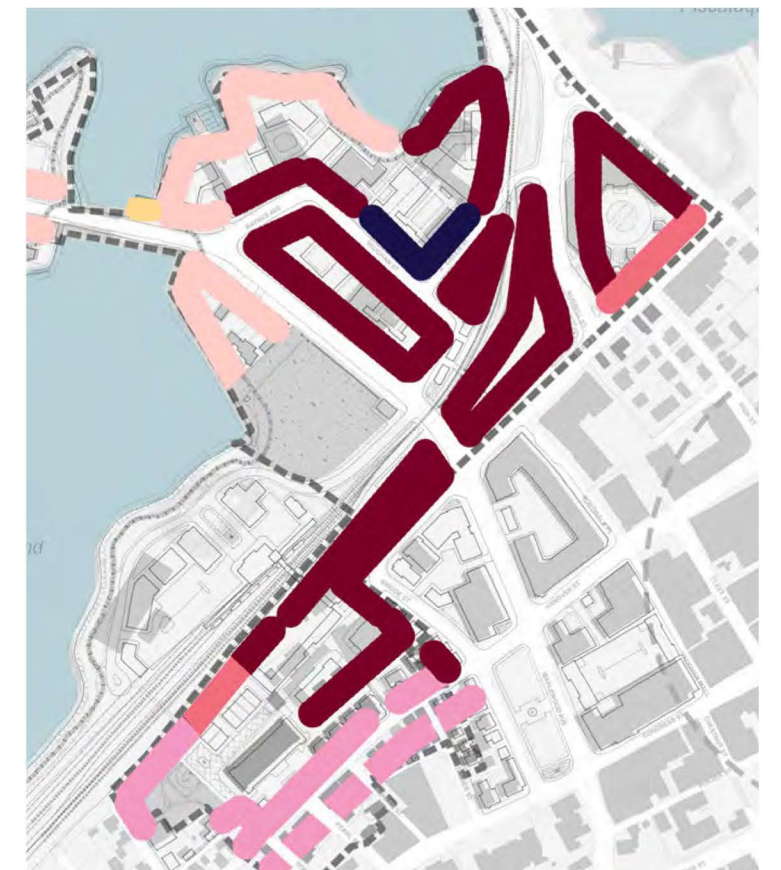
- 14 MAPLEWOOD HISTORIC HOMES
- 15 TRANSIT ORIENTED DEVELOPMENT
- 16 FUTURE PASSENGER RAIL STATION
- 17 FUTURE NORTH END PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 18 FUTURE MAPLEWOOD PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 19 FUTURE MAPLEWOOD AVENUE SQUARE/PARK
- 20 FUTURE ARTISAN/WORKFORCE HOUSING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

### LEGEND

- 6 Stories (70')
- 4-5 Stories (60')
- 3-4 Stories (50')
- 2-3 Stories (45')
- \* 2 Stories (35')
- 1 Story (20')



NORTH END ARCHITECTURAL STYLE



PRELIMINARY BUILDING HEIGHT MAP

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

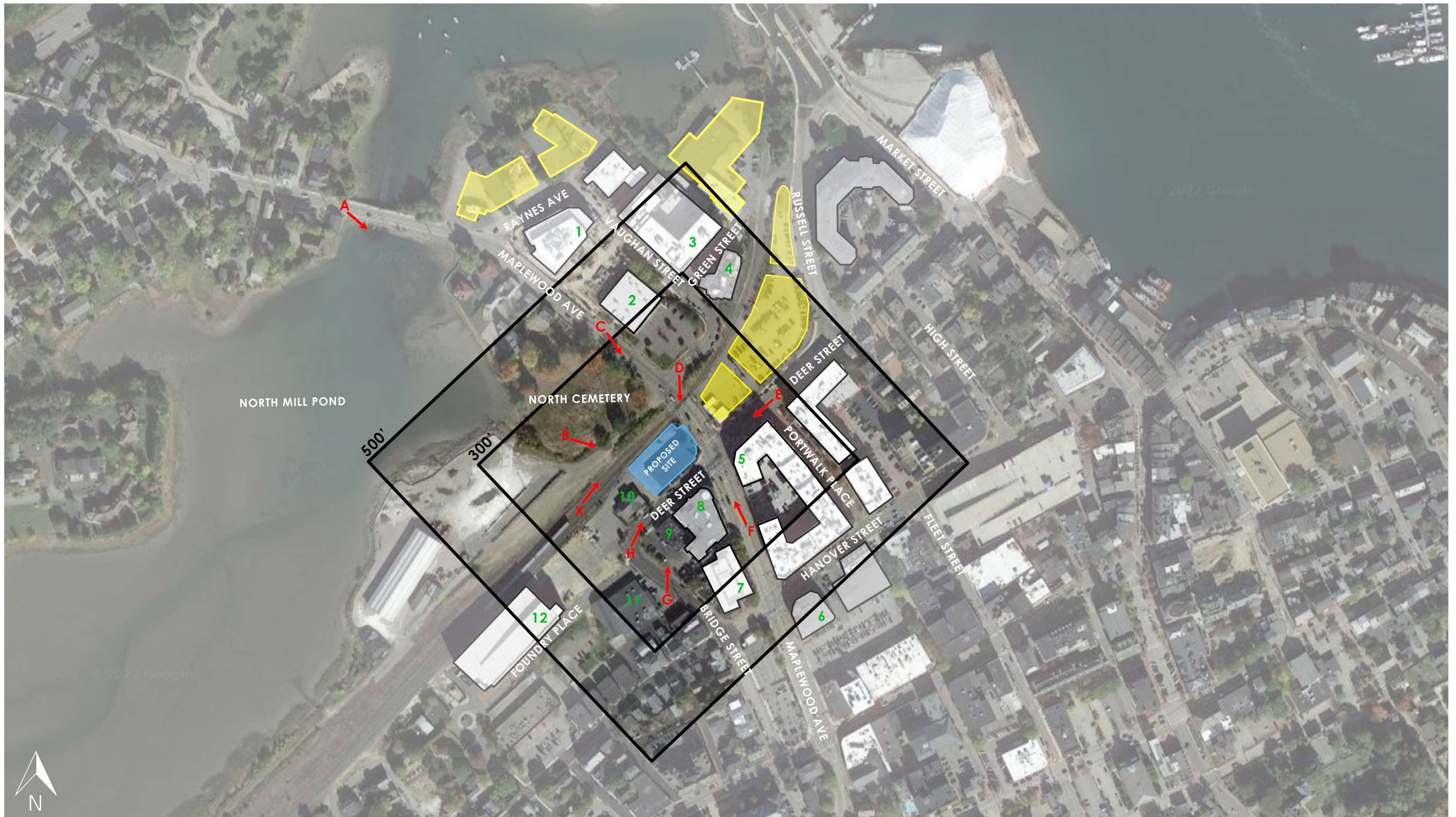
## NORTH END HISTORY AND NORTH END VISION PLAN

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



3.1





88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

300' & 500' SITE SURROUNDINGS

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022

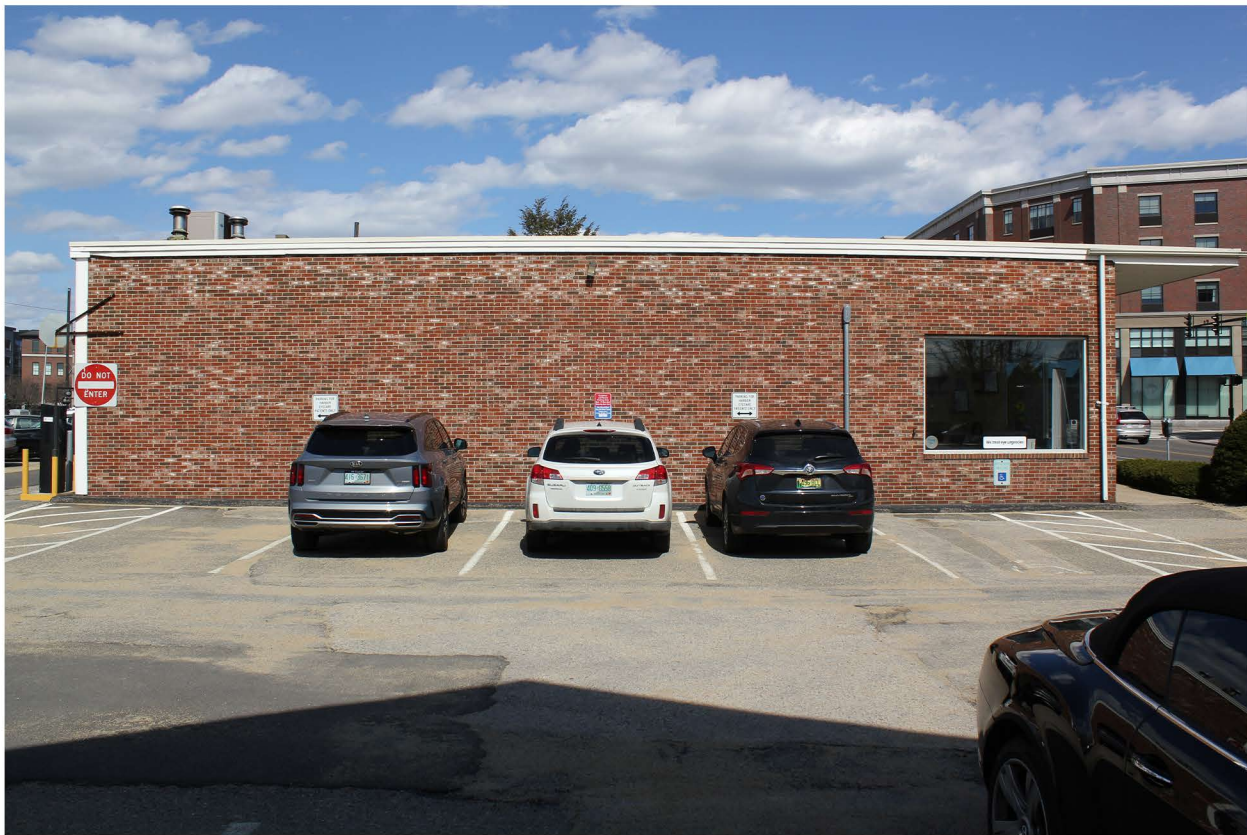


4.0





DEER STREET ELEVATION



ELEVATION FACING LOT 4



ELEVATION FACING RAILROAD TRACKS



MAPLEWOOD AVE ELEVATION

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS  
EXISTING BUILDING

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022







A. VIEW ACROSS NORTH MILL POND TO NORTH CEMETARY



B. VIEW OF THE SITE FROM NORTH CEMETARY



C. VIEW OF THE SITE FROM MAPLEWOOD AVENUE



D. VIEW OF THE SITE FROM VAUGHAN STREET

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

## SITE AND SURROUNDINGS PRIMARY VIEWS OF THE SITE

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022







E. VIEW FROM DEER STREET TO FOUNDRY GARAGE



F. VIEW FROM MAPLEWOOD TOWARD VAUGHAN STREET



G. VIEW OF THE SITE FROM BRIDGE STREET



H. VIEW OF SITE FROM THE CORNER OF BRIDGE STREET



X. VIEW OF RAILROAD TRACKS ABUTTING SITE

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

## SITE AND SURROUNDINGS PRIMARY VIEWS OF THE SITE

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



4.3





1 145 MAPLEWOOD



2 111 MAPLEWOOD



3 299 VAUGHAN STREET



4 233 VAUGHAN STREET



5 PORTWALK



6 25 MAPLEWOOD



7 30 MAPLEWOOD



8 46 MAPLEWOOD



9 238 DEER STREET



10 163 DEER STREET



11 126 BRIDGE STREET



12 FOUNDRY PARKING GARAGE

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

## SITE AND SURROUNDINGS

### PROPERTIES WITHIN 300'-500' OF SITE

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



4.4



# APPENDIX B:

## HISTORIC RESEARCH

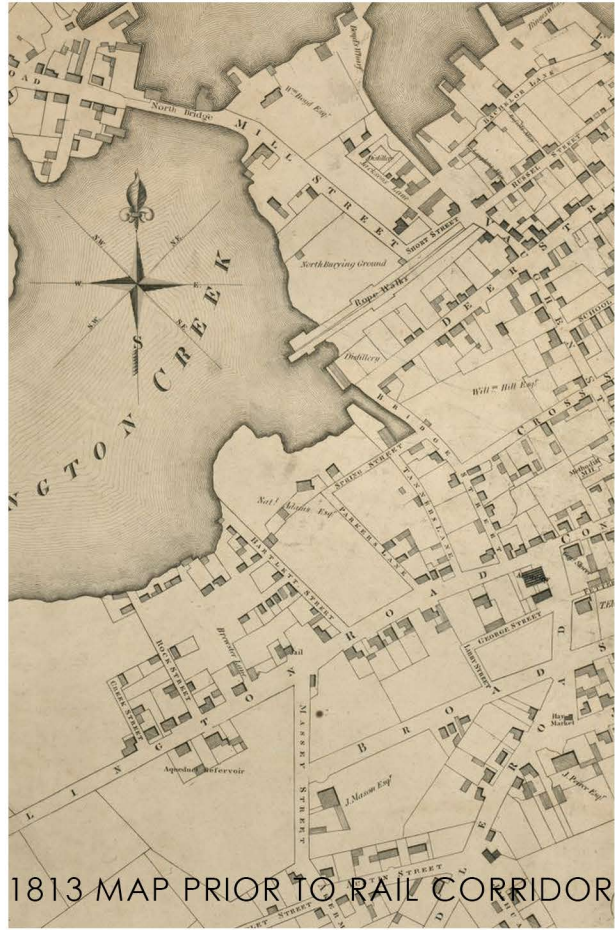
88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



B





1813 MAP PRIOR TO RAIL CORRIDOR



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

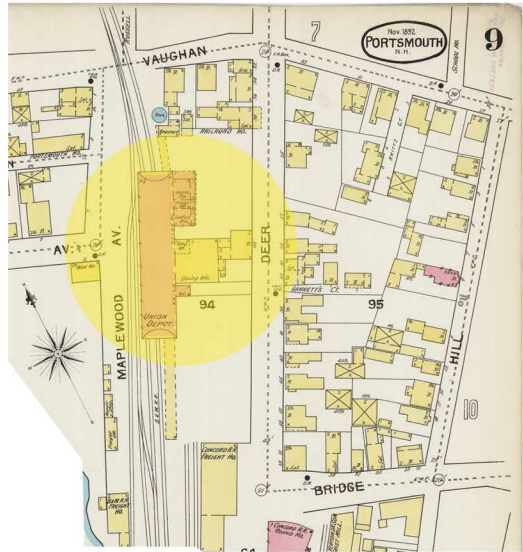
88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

# HISTORIC RAIL CORRIDOR AND RELATED STRUCTURES

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



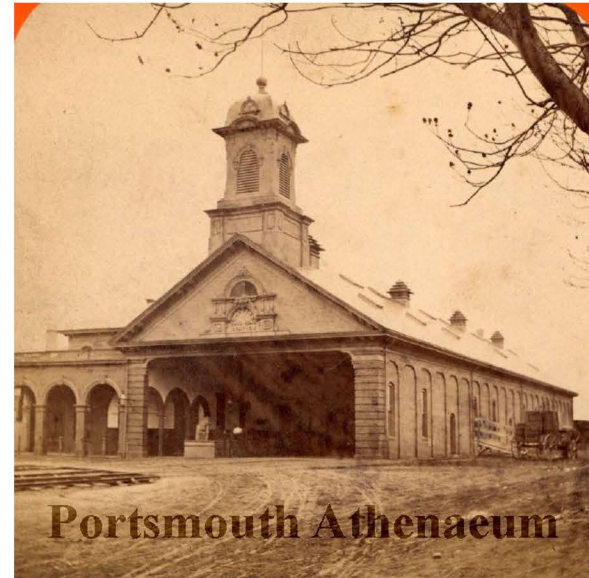




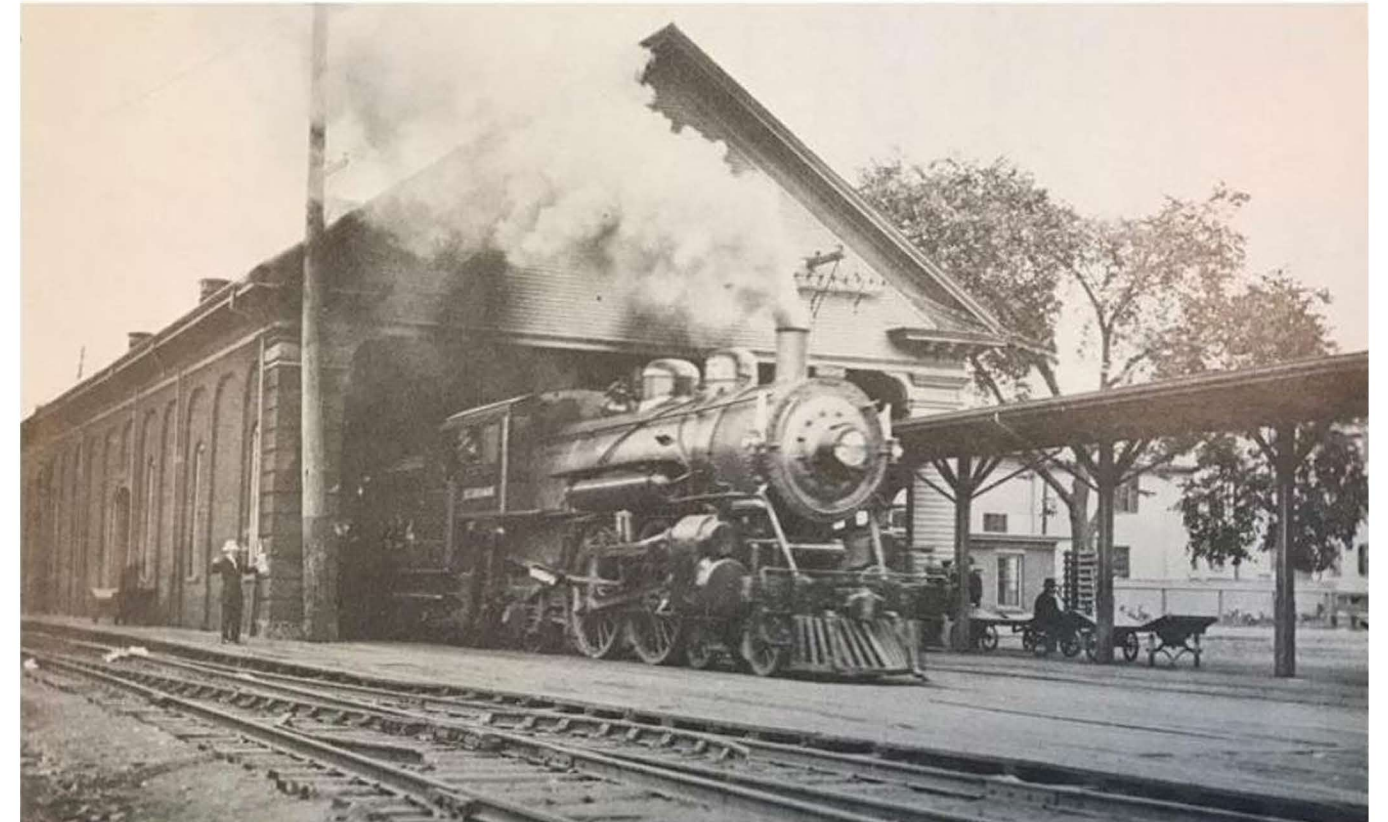
#1 TRAIN STATION



Portsmouth Athenaeum



Portsmouth Athenaeum



Boston & Maine Station, Portsmouth, N. H.



88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

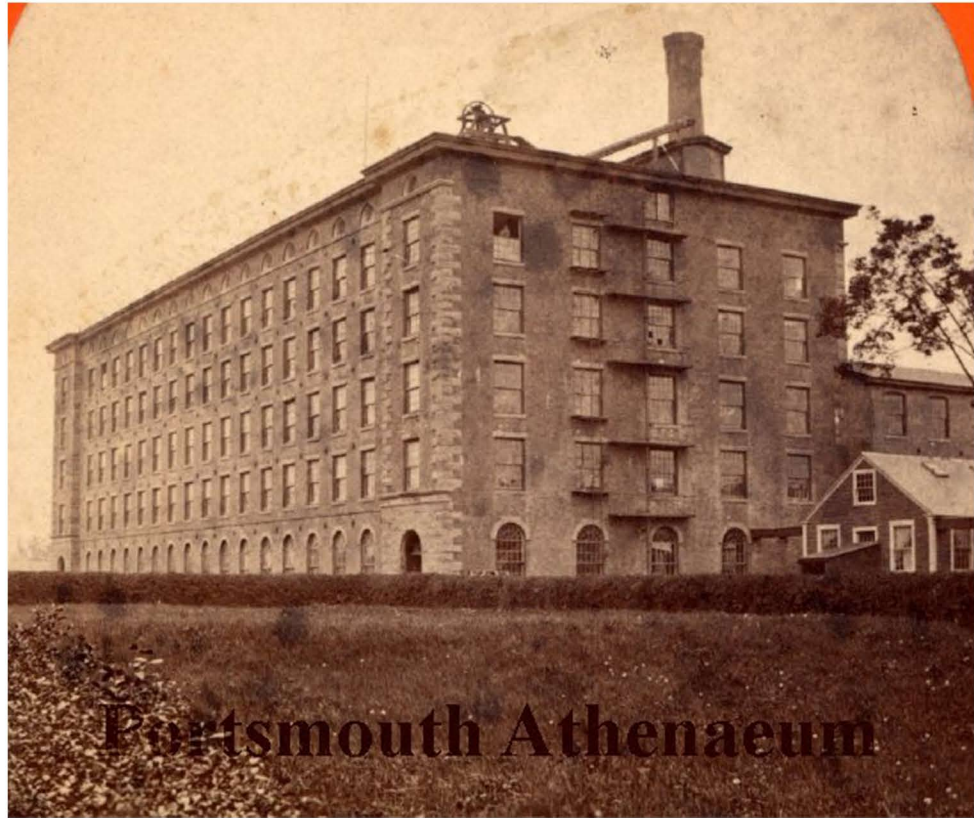
## RELATED STRUCTURES

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022

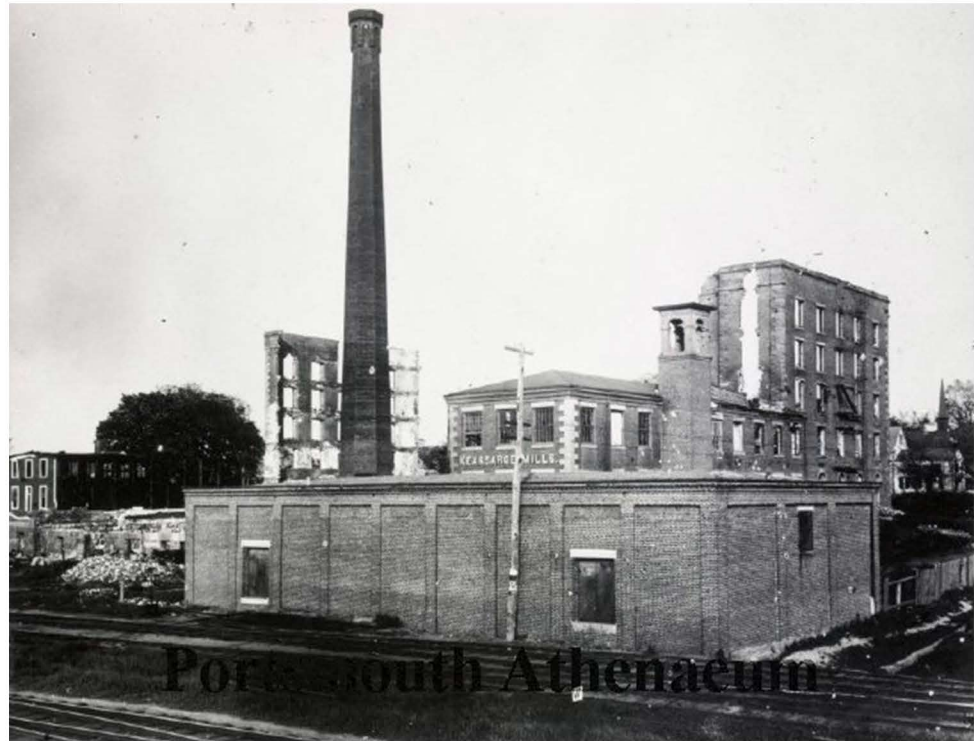


5.1





**#2 KEARSARGE MILL**



88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE



**#3 ROUNDHOUSE**



## RELATED STRUCTURES

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



5.2

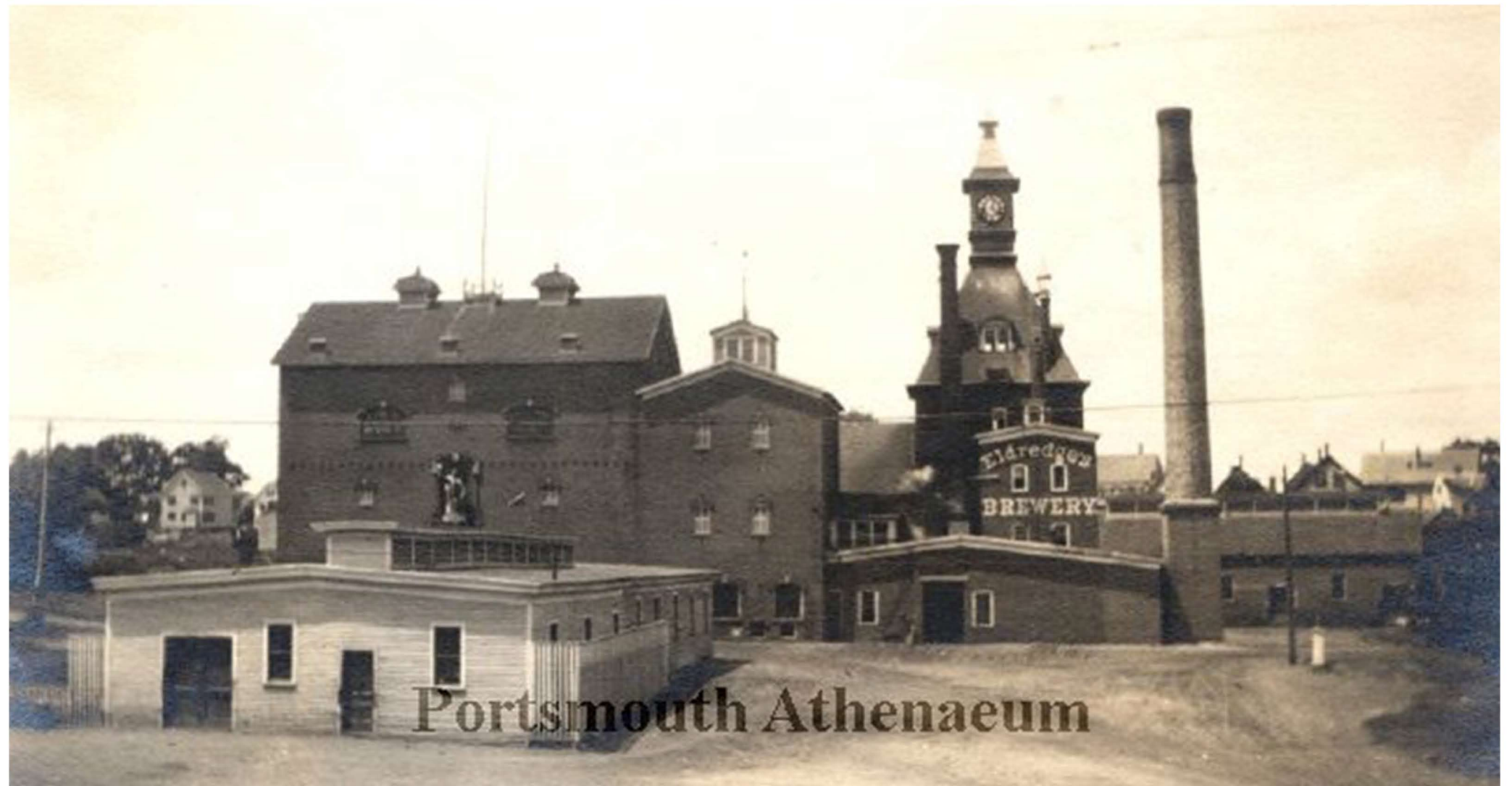




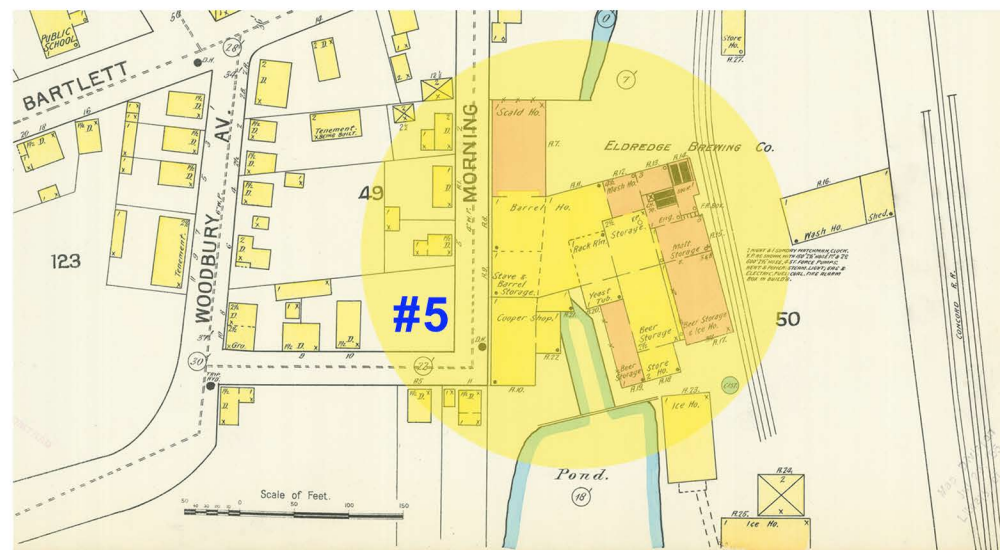
**#4 FRANK JONES BREWERY**



88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE



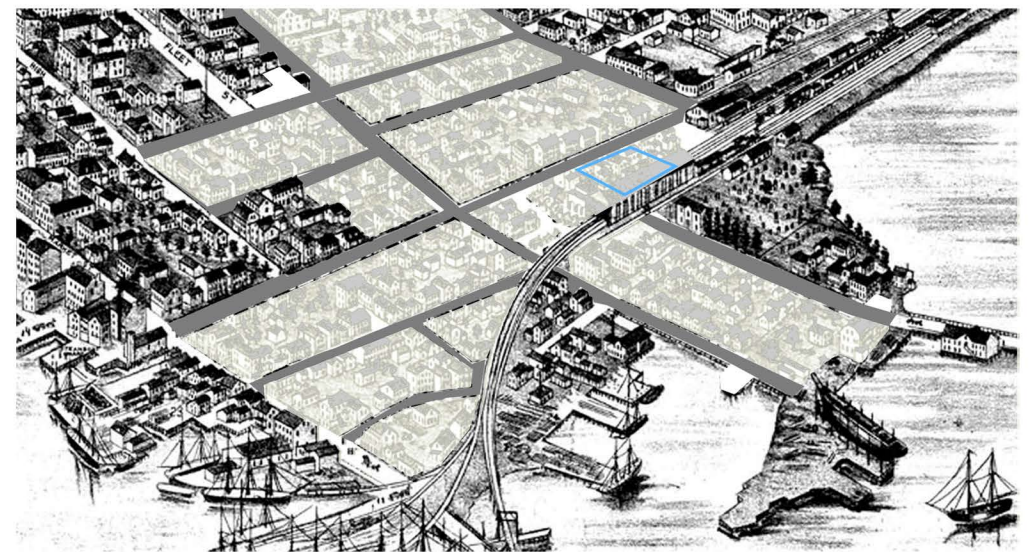
**#5 ELDREDGE BREWERY**



## RELATED STRUCTURES

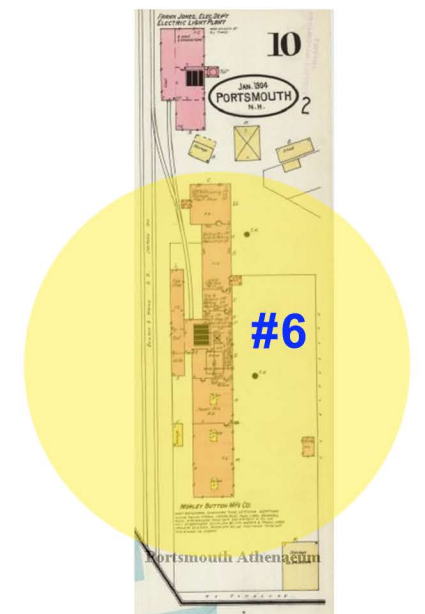
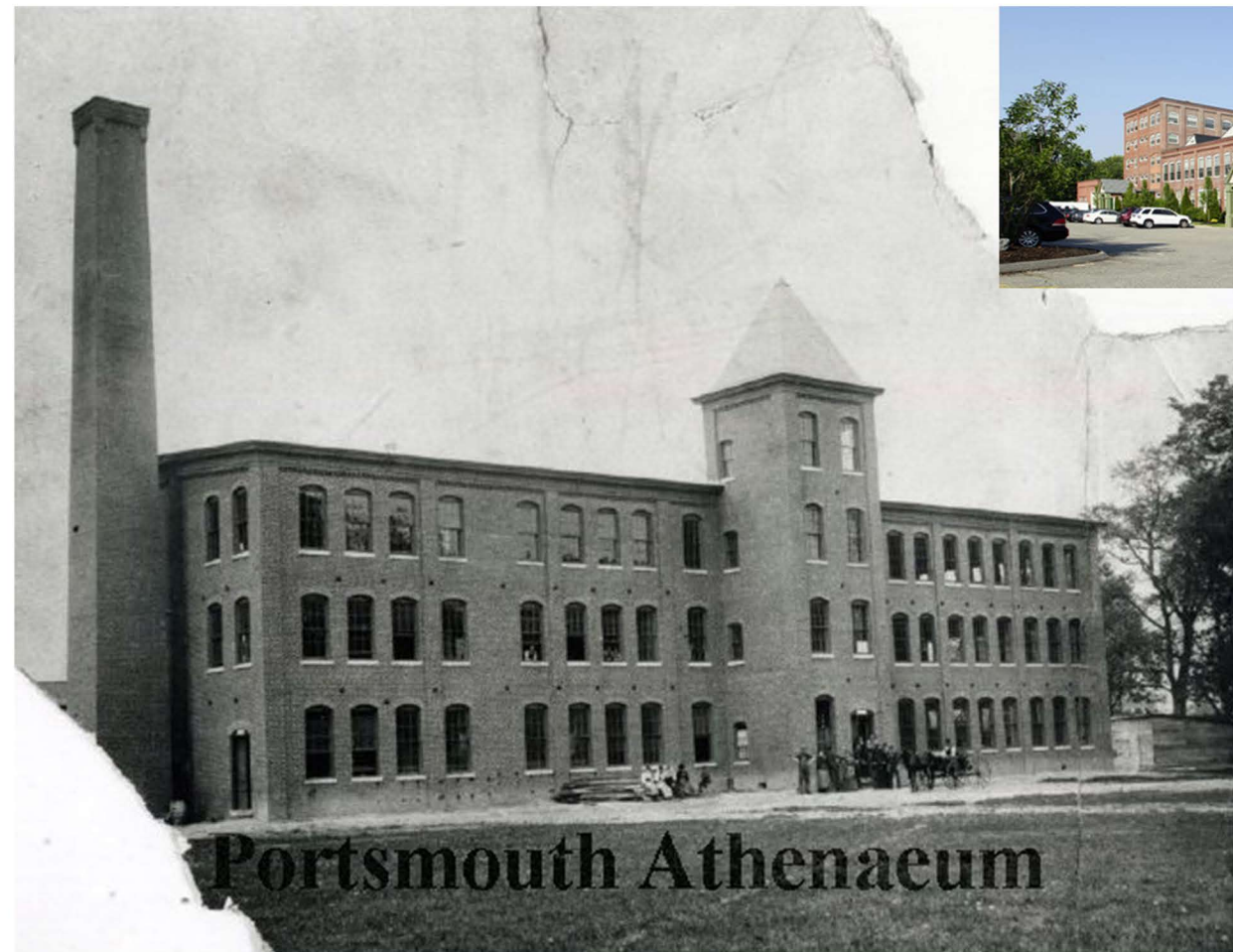
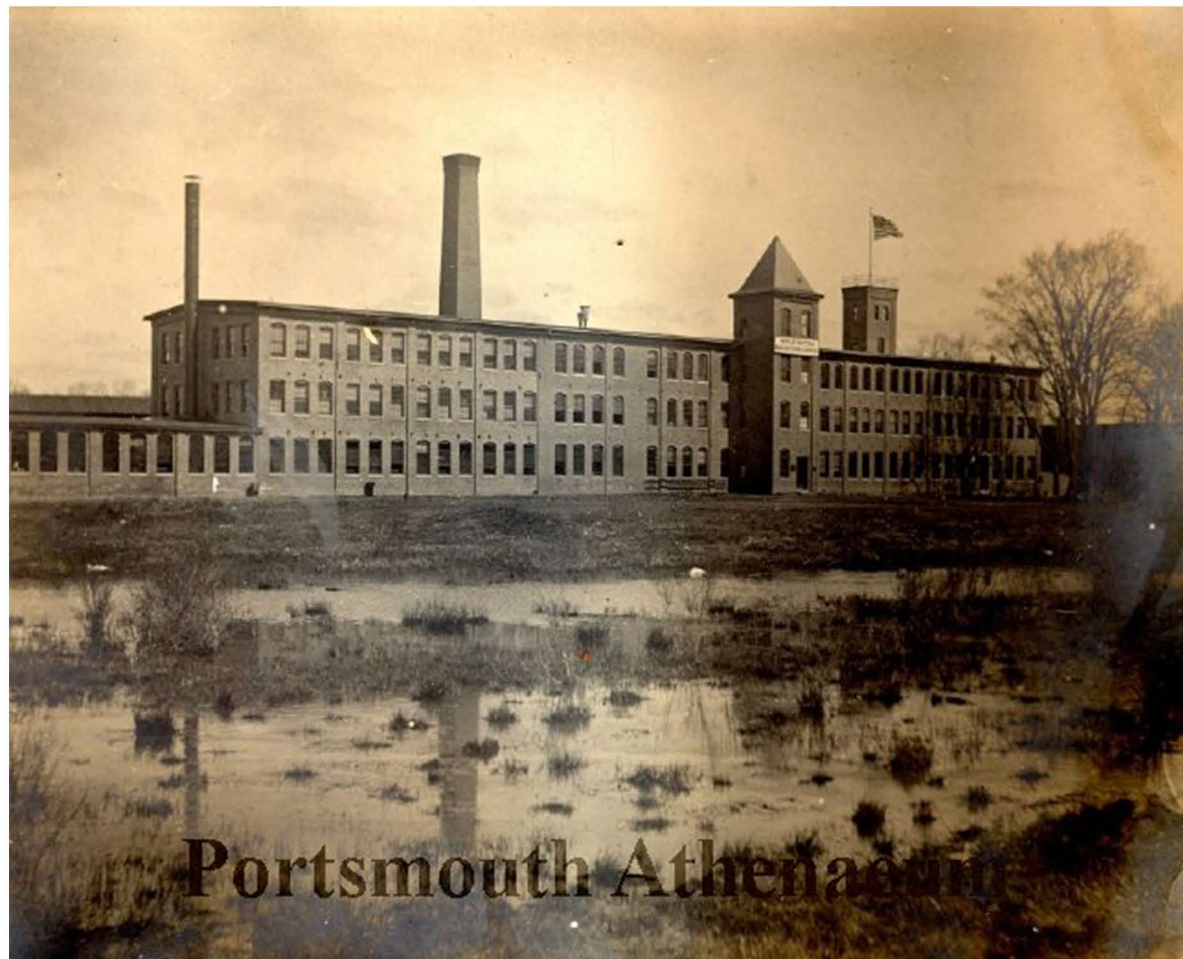
HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022





EXTENT OF URBAN RENEWAL IN THE 1960'S  
PROPOSED PROJECT SITE

## #6 BUTTON FACTORY



88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

## RELATED STRUCTURES

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



5.4



# **APPENDIX C:**

## **BUILDING ELEVATIONS AND COASTAL RESILIENCY OF NORTH MILL POND**

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:  
JUNE 1, 2022



C



# Building Elevations Based on Coastal Resiliency North Mill Pond

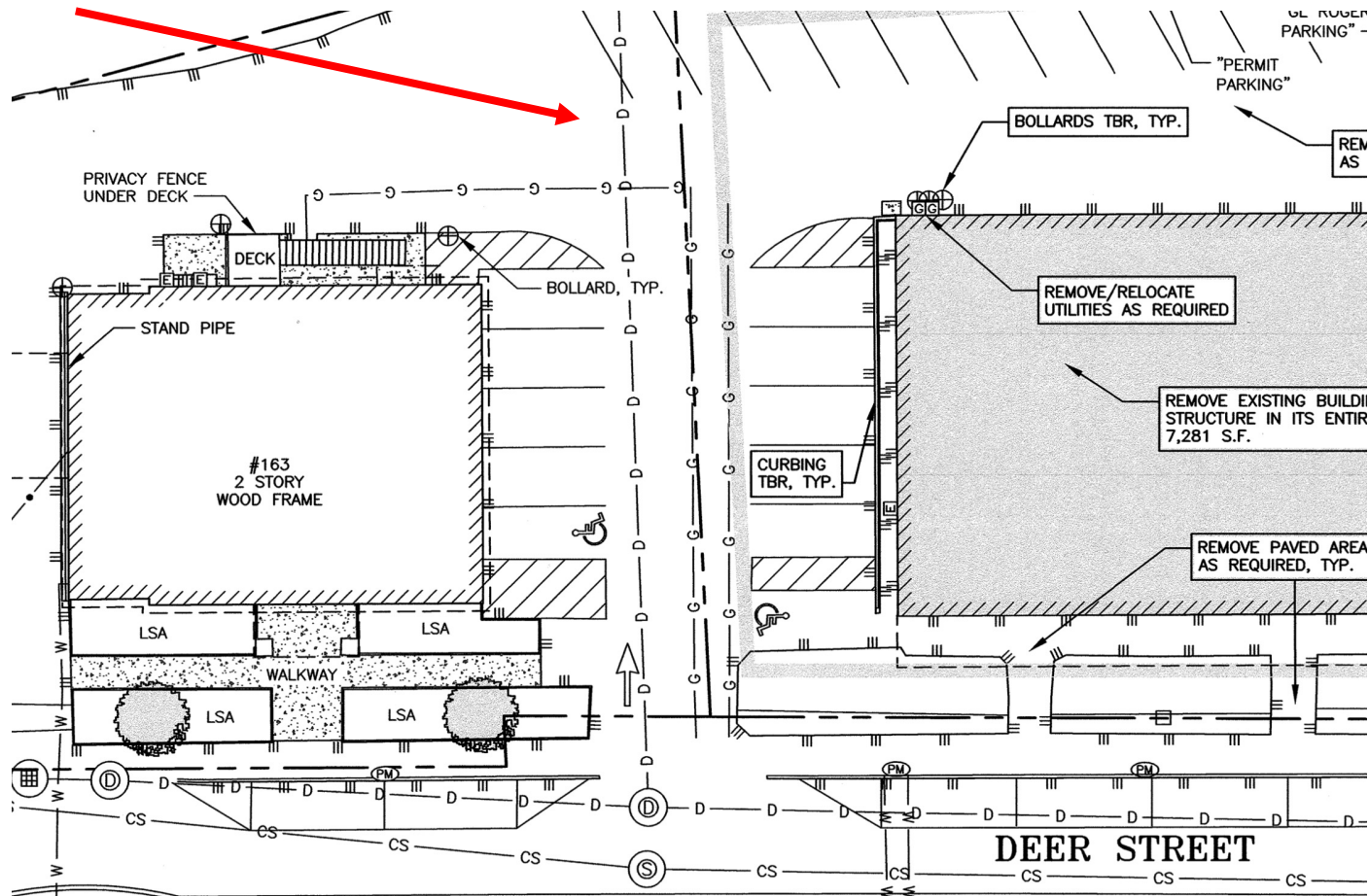
PB Meeting May 19, 2022

Site: 161 Deer Street, Portsmouth NH 03801  
(88 Maplewood Design Review)



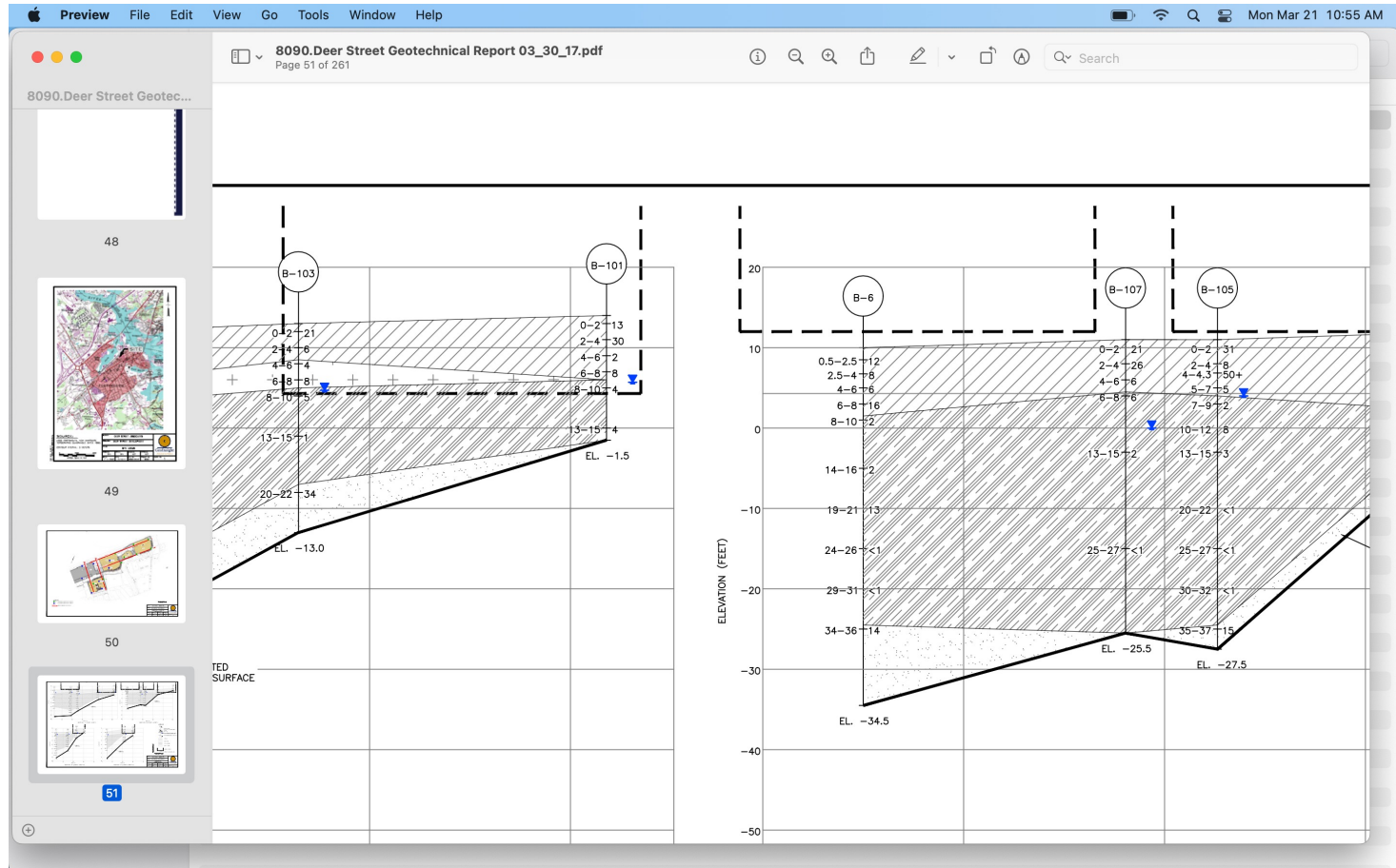
# 163 Deer Street Drainage Easement

## Stormwater Drain





Groundwater already at ~6'





# Low Tide, North Mill Pond





# Avg. High Tide, North Mill Pond





# High tide, North Mill Pond

May 17, 12:24 AM (pipe submerged)





# High Tide Maplewood, North Mill Pond May 17, 12:24 AM (~5' - 5.5' elevation?)





# Portsmouth Tide Chart May 2022

US HARBORS

































Portsmouth, NH - May 2022

[www.USHarbors.com](http://www.USHarbors.com)

	Date	High				Low				☀		☾
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Sun	12:24	8.8	12:56	8.0	6:38	-0.3	6:44	0.6	5:31	7:44	●
2	Mon	1:01	8.7	1:36	7.8	7:17	-0.3	7:21	0.8	5:29	7:45	●
3	Tue	1:36	8.6	2:15	7.6	7:55	-0.1	7:58	1.1	5:28	7:47	●
4	Wed	2:13	8.3	2:55	7.3	8:34	0.2	8:36	1.3	5:27	7:48	●
5	Thu	2:51	8.1	3:38	7.1	9:14	0.4	9:18	1.6	5:25	7:49	●
6	Fri	3:34	7.8	4:25	6.9	9:59	0.7	10:04	1.8	5:24	7:50	●
7	Sat	4:22	7.6	5:15	6.7	10:47	0.9	10:55	1.9	5:23	7:51	●
8	Sun	5:14	7.4	6:07	6.7	11:37	1.1	11:49	1.9	5:22	7:52	●
9	Mon	6:09	7.3	6:59	6.9			12:29	1.1	5:20	7:54	●
10	Tue	7:05	7.3	7:51	7.2	12:46	1.8	1:22	1.0	5:19	7:55	●
11	Wed	8:03	7.5	8:40	7.6	1:45	1.5	2:13	0.8	5:18	7:56	●
12	Thu	8:57	7.7	9:25	8.1	2:41	1.1	3:02	0.6	5:17	7:57	○
13	Fri	9:48	8.0	10:09	8.7	3:32	0.5	3:48	0.3	5:16	7:58	○
14	Sat	10:37	8.2	10:52	9.2	4:20	-0.1	4:33	0.1	5:14	7:59	○
15	Sun	11:26	8.4	11:37	9.6	5:08	-0.7	5:18	-0.1	5:13	8:00	○
16	Mon			12:16	8.6	5:56	-1.1	6:06	-0.2	5:12	8:01	○
17	Tue	12:24	9.8	1:07	8.6	6:46	-1.3	6:55	-0.1	5:11	8:02	○
18	Wed	1:13	9.9	1:59	8.5	7:37	-1.3	7:46	0.0	5:10	8:04	○
19	Thu	2:05	9.8	2:54	8.3	8:30	-1.2	8:41	0.2	5:09	8:05	○
20	Fri	3:01	9.5	3:53	8.1	9:27	-0.9	9:40	0.5	5:08	8:06	○
21	Sat	4:02	9.1	4:57	7.9	10:28	-0.5	10:45	0.7	5:08	8:07	○
22	Sun	5:07	8.7	6:01	7.9	11:31	-0.2	11:53	0.9	5:07	8:08	●
23	Mon	6:15	8.4	7:04	7.9			12:34	0.1	5:06	8:09	●
24	Tue	7:22	8.1	8:05	8.1	1:03	0.9	1:37	0.3	5:05	8:10	●
25	Wed	8:27	7.9	9:01	8.3	2:11	0.8	2:36	0.4	5:04	8:11	●
26	Thu	9:27	7.8	9:51	8.5	3:12	0.5	3:29	0.5	5:04	8:12	●
27	Fri	10:20	7.8	10:36	8.6	4:06	0.2	4:16	0.6	5:03	8:12	●
28	Sat	11:09	7.7	11:18	8.7	4:54	0.1	4:59	0.8	5:02	8:13	●
29	Sun	11:54	7.7	11:57	8.6	5:38	0.0	5:40	0.9	5:02	8:14	●
30	Mon			12:36	7.6	6:19	-0.1	6:18	1.1	5:01	8:15	●
31	Tue	12:35	8.6	1:16	7.5	6:57	0.0	6:56	1.2	5:00	8:16	●



## Portsmouth, NH - Jun 2022

Date		High				Low						
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Wed	1:12	8.5	1:55	7.3	7:34	0.1	7:33	1.4	5:00	8:17	
2	Thu	1:49	8.3	2:33	7.2	8:12	0.3	8:11	1.5	4:59	8:18	
3	Fri	2:27	8.2	3:13	7.1	8:50	0.4	8:51	1.6	4:59	8:18	
4	Sat	3:07	8.0	3:56	7.0	9:31	0.6	9:35	1.7	4:59	8:19	
5	Sun	3:51	7.8	4:40	7.0	10:14	0.7	10:22	1.7	4:58	8:20	
6	Mon	4:38	7.7	5:26	7.1	10:58	0.7	11:13	1.7	4:58	8:21	
7	Tue	5:28	7.6	6:12	7.3	11:44	0.8			4:58	8:21	
8	Wed	6:20	7.5	7:00	7.6	12:06	1.5	12:32	0.8	4:57	8:22	
9	Thu	7:16	7.5	7:49	8.0	1:01	1.2	1:22	0.7	4:57	8:22	
10	Fri	8:14	7.6	8:39	8.5	1:59	0.8	2:14	0.6	4:57	8:23	
11	Sat	9:11	7.8	9:29	9.0	2:55	0.3	3:06	0.4	4:57	8:24	
12	Sun	10:06	8.0	10:19	9.5	3:50	-0.3	3:58	0.2	4:57	8:24	
13	Mon	11:00	8.2	11:10	9.8	4:42	-0.8	4:49	0.1	4:57	8:25	
14	Tue	11:55	8.3			5:35	-1.1	5:42	-0.1	4:57	8:25	
15	Wed	12:03	10.0	12:50	8.4	6:29	-1.3	6:36	-0.1	4:57	8:26	
16	Thu	12:57	10.1	1:45	8.5	7:23	-1.4	7:32	0.0	4:57	8:26	
17	Fri	1:53	9.9	2:41	8.4	8:18	-1.2	8:28	0.1	4:57	8:26	
18	Sat	2:50	9.6	3:39	8.3	9:14	-1.0	9:28	0.3	4:57	8:27	
19	Sun	3:50	9.2	4:39	8.3	10:12	-0.7	10:32	0.5	4:57	8:27	
20	Mon	4:52	8.8	5:39	8.3	11:10	-0.3	11:37	0.6	4:57	8:27	
21	Tue	5:55	8.3	6:37	8.3			12:08	0.1	4:57	8:27	
22	Wed	6:58	7.9	7:34	8.3	12:42	0.7	1:05	0.4	4:58	8:28	
23	Thu	8:01	7.6	8:29	8.3	1:46	0.7	2:02	0.7	4:58	8:28	
24	Fri	9:01	7.4	9:20	8.4	2:48	0.6	2:57	1.0	4:58	8:28	
25	Sat	9:56	7.3	10:07	8.4	3:43	0.4	3:47	1.1	4:58	8:28	
26	Sun	10:46	7.3	10:51	8.4	4:32	0.3	4:32	1.2	4:59	8:28	
27	Mon	11:32	7.3	11:33	8.4	5:16	0.3	5:14	1.3	4:59	8:28	
28	Tue			12:15	7.3	5:58	0.2	5:54	1.3	5:00	8:28	
29	Wed	12:13	8.4	12:55	7.3	6:37	0.2	6:33	1.3	5:00	8:28	
30	Thu	12:51	8.4	1:33	7.2	7:14	0.2	7:10	1.4	5:01	8:28	

# Portsmouth Tide Chart June 2022



# Garage 8' FFE proposed

- Whereas existing groundwater is reported at 6' (during unknown tidal conditions, Geosight report)
- Whereas [King] High Tides are nearly 6' now
- Whereas FEMA base flood elevation is 8' (revised 2021) and sea levels are expected to rise
- Whereas the Storm Drain directly connects water levels in North Mill Pond to Deer Street (15' from foundation)
  - Said Pipe is substantially full and under pressure during high tide events – DPW preference is no pumping
  - Site proximity to North Mill Pond (~300') would recirculate flow if dewatered regularly
- Applicant has proposed 8' Garage FFE w/ 15' Entry FFE
- Applicant has also proposed First floor @18' FFE to allow for ADA Van height clearance 8'2" in garage



# FEMA Flood Map (8' BFE)



- PIN
- Approximate location based on user input and does not represent an authoritative property location
  - Selected FloodMap Boundary
  - Digital Data Available
  - No Digital Data Available

- SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE)  
Zone A, V, A99
  - With BFE or Depth
  - Regulatory Floodway Zone AE, AO, AH, VE, AR
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
- OTHER FEATURES





City of Portsmouth, NH

06/03/2022

**LUHD-465**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Apr 19, 2022**Applicant**

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

**Location**

43 HOLMES CT  
Portsmouth, NH 03801

**Owner:**

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

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

Work Session

**Alternative Project Address**

--

**Project Information****Brief Description of Proposed Work**

Demolish existing and Build similar new version

**Description of Proposed Work (Planning Staff)**

the demolition of the existing home and the new construction of a single family home of similar design

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

Other

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

Residential Designer representing the owner

**INTERNAL USE ONLY -- Letter of Decision Information****Owner Addressee Full Name and Title**

--

**Owner Addressee Prefix and Last Name**

Owner

**Owner Organization / Business Name**

43 Holmes Court, LLC

**Owner Contact Street Address**

30 Walden Street

**Owner Address City**

Portsmouth

**Owner Address State**

NH

**Owner Address Zip**

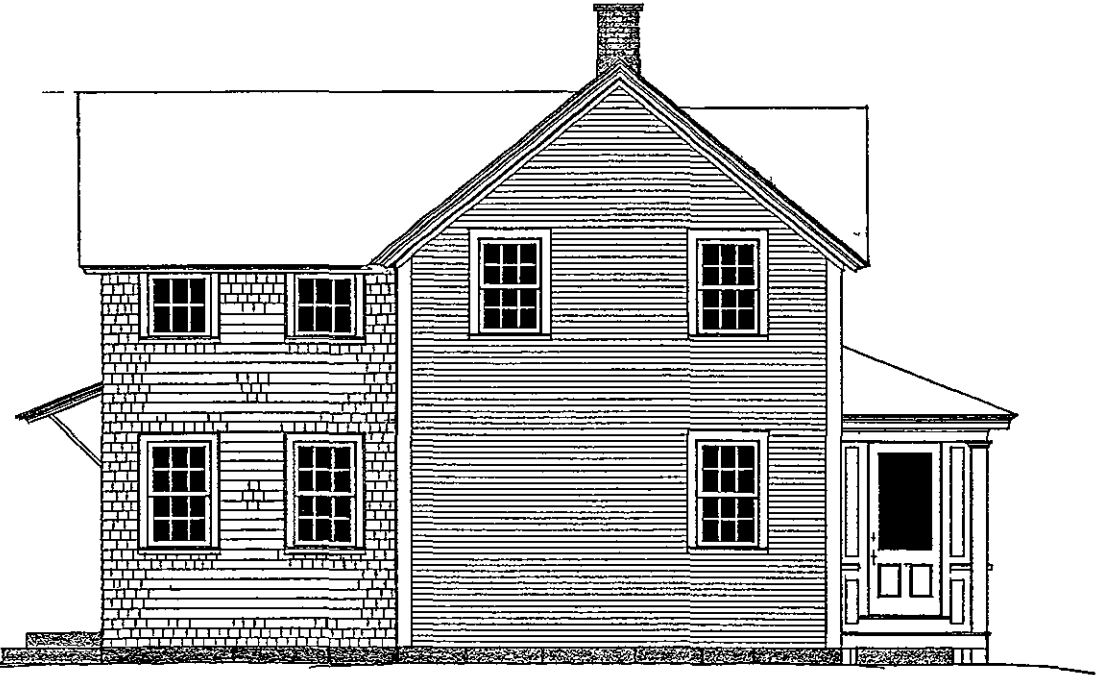
03801

**RE: (memo field)**

Work Session for Property Located at 43 Holmes Court (LUHD-465)

**Meeting Date****Assessor Map and Lot**

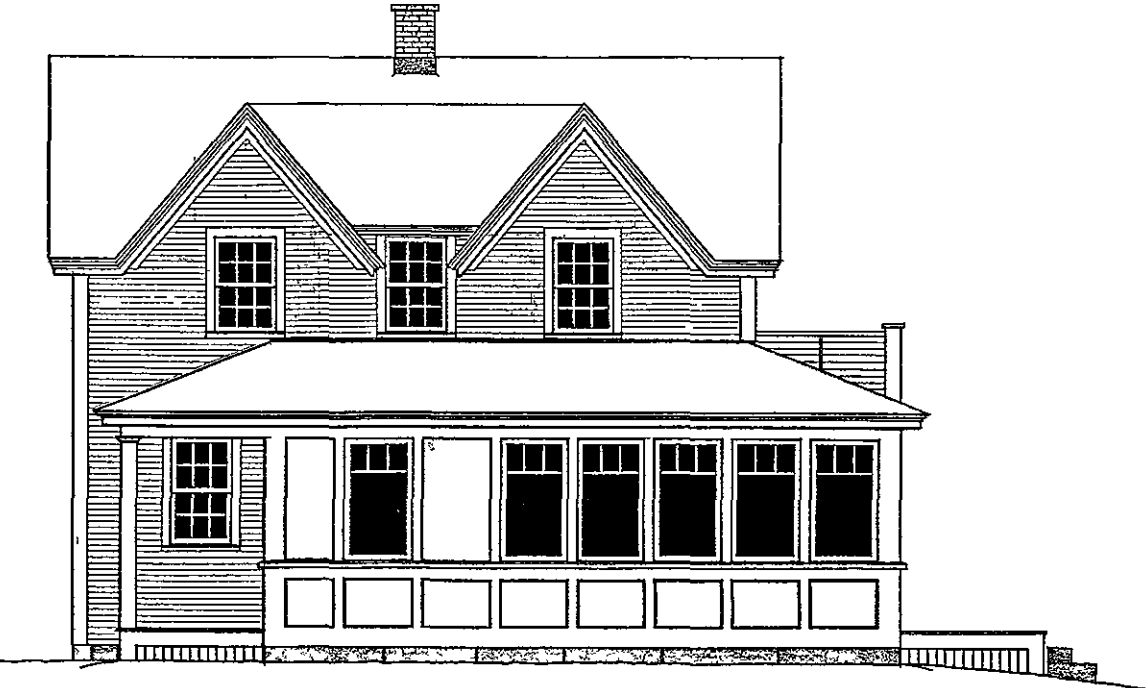




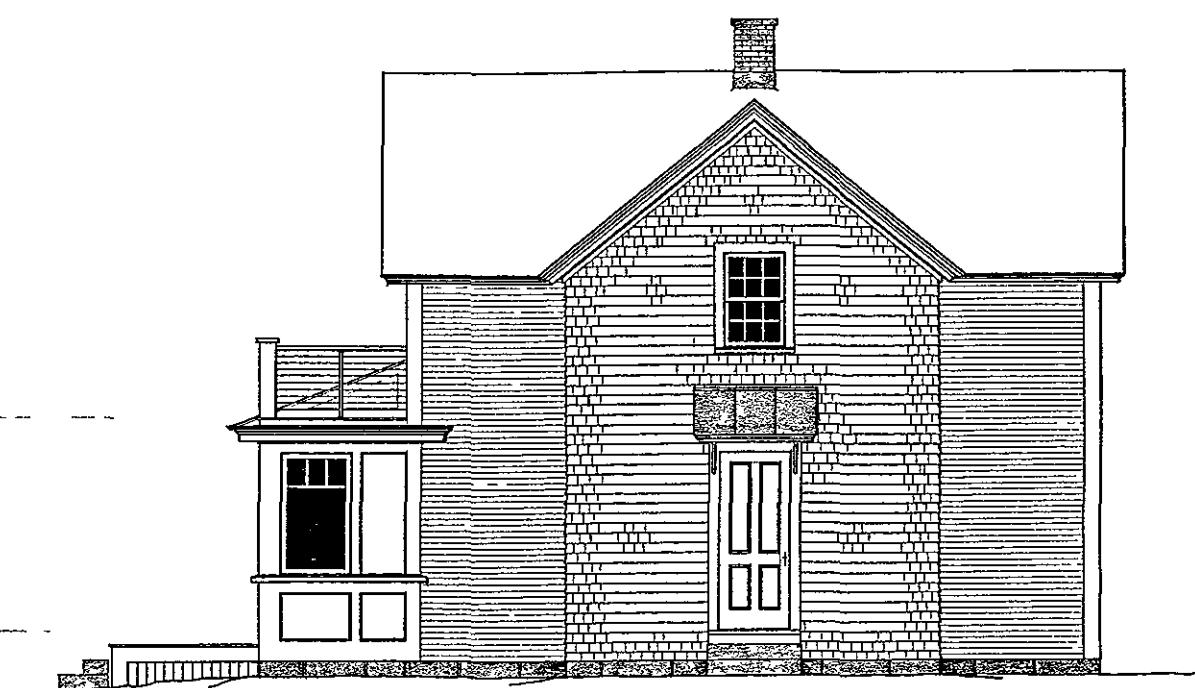
WEST (ROAD SIDE) ELEVATION



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



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



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

TITLE: PROPOSED ELEVATIONS  
SCALE: 1/8" = 1'0" (FOR 11x17)  
DATE: 5.12.2022  
REVISIONS:

PROPOSED NEW STRUCTURE  
AT 43 HOLMES COURT  
PORTSMOUTH, NH





06/03/2022

**LUHD-478**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** May 13, 2022**Applicant**

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

**Location**

111 STATE ST  
Portsmouth, NH 03801

**Owner:**

COVENTRY REALTY LLC  
3 PLEASANT ST 4TH FLR PORTSMOUTH, NH 03801

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

Work Session

**Alternative Project Address**

107 State St

**Project Information****Brief Description of Proposed Work**

Addition &amp; Renovation

**Description of Proposed Work (Planning Staff)**

--

**Project Representatives****Relationship to Project**

Architect

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

--

**Full Name (First and Last)**

tracy kozak

**Business Name (if applicable)**

Arcove Architects

**Mailing Address (Street)**

3 Congress St, Ste 1

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

603.731.5187

**Email Address**

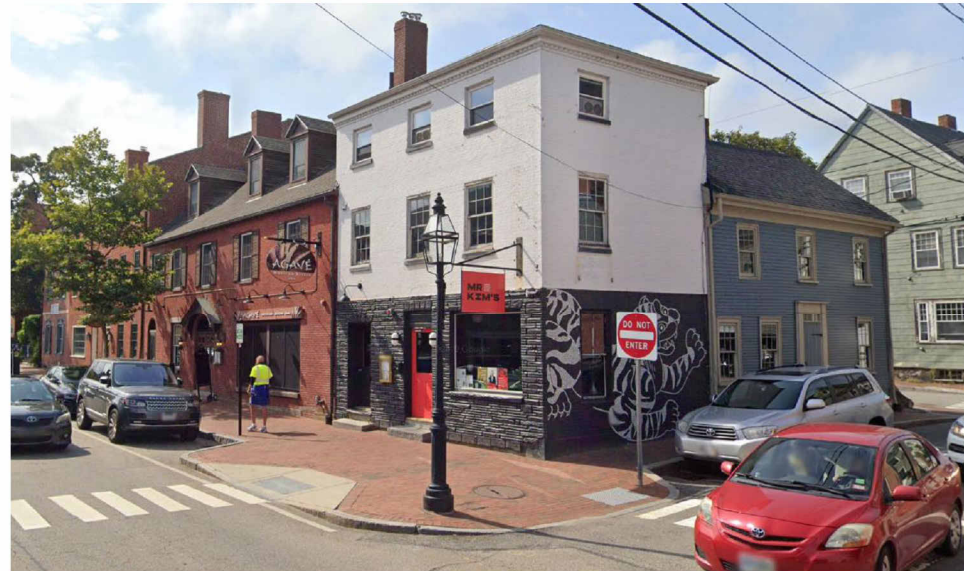
tracy.kozak@arcove.com

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

Other



# 111 STATE STREET ADDITION & RENOVATION



## DRAWING LIST

H0.1 COVER  
H0.2 LOCUS MAP & SUMMARY  
H0.3 CONTEXT  
H0.4 EXISTING CONDITIONS  
H1.1 EXISTING SITE SURVEY  
H1.2A EXISTING/DEMO FIRST FLOOR PLAN  
H1.2B PROPOSED FIRST FLOOR PLAN  
H1.3A EXISTING/DEMO ROOF PLAN  
H1.3B PROPOSED ROOF PLAN  
H2.1 STATE STREET ELEVATION  
H2.2 CHAPEL STREET ELEVATION  
H2.3 SHEAFE STREET ELEVATION  
H3.1 AXONOMETRIC  
H3.2 VIGNETTE, CHAPEL STREET  
H3.3 VIGNETTE, STATE STREET  
H3.4 VIGNETTE, SHEAFE STREET

COVENTRY REALTY, LLC

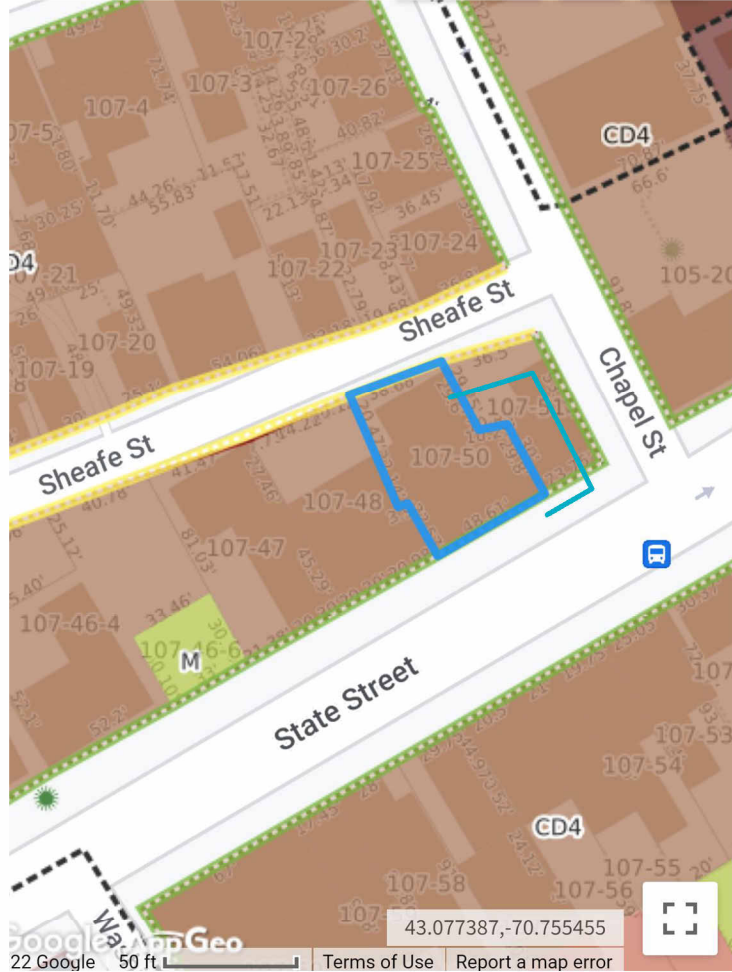
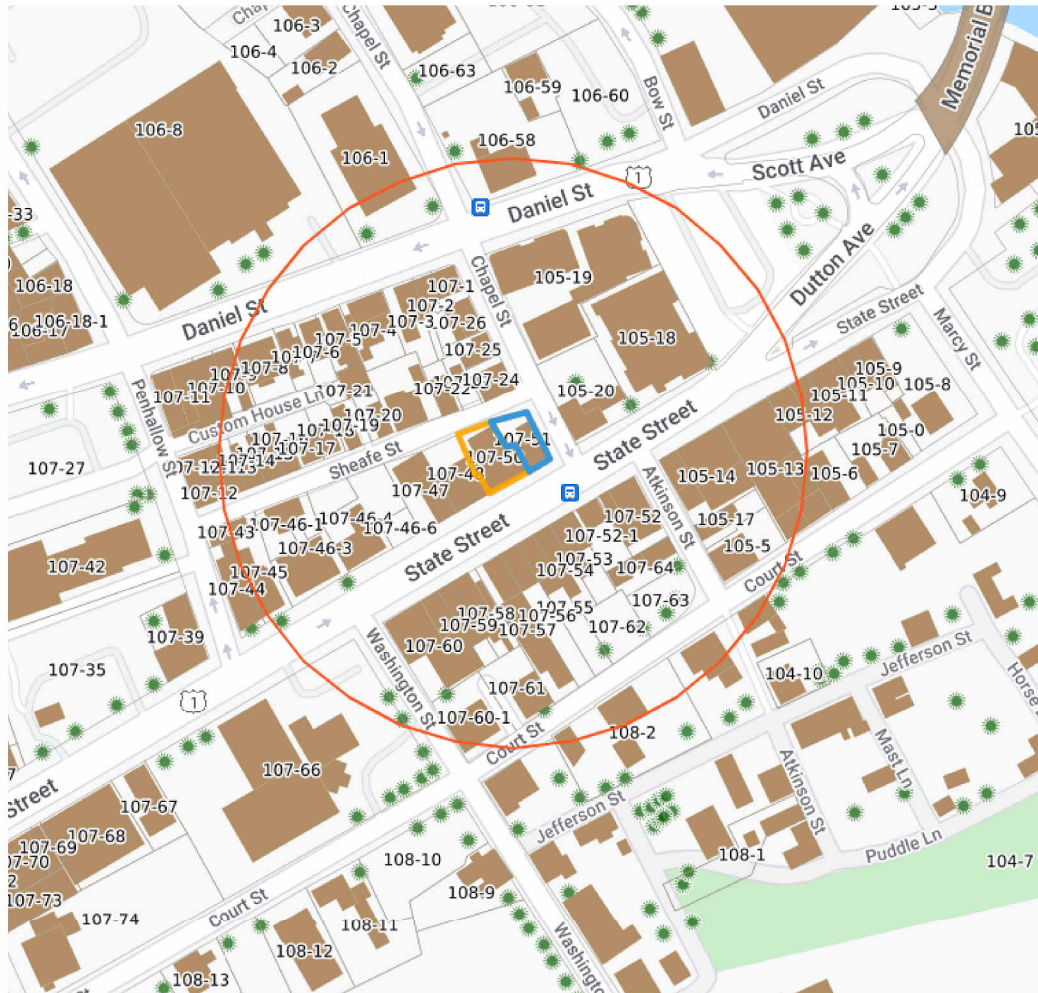
HDC WORK SESSION No. 1  
MAY 13, 2022

H0.1

COVER  
111 STATE STREET

SCALE:  
5/13/22





**Overlay Districts**  

OLOD Osprey Landing Overlay District

Downtown Overlay District

Historic District

Attribution  
City of Portsmouth

Height requirement area

Transparency

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

\*Penthouse Levels may exceed the building height by 2 feet.

**PROJECT SUMMARY**

NOTE: LOTS 107 AND 111 STATE STREET HAVE BEEN RECENTLY MERGED INTO ONE PARCEL - LOT 111 STATE STREET.

PROPOSED REAR ADDITION IS FOR LIFE SAFETY EGRESS STAIR & ELEVATOR, AS REQUIRED FOR OCCUPANCY OF UPPER FLOORS AND BASEMENT BY PORTSMOUTH INSPECTIONS DEPARTMENT. REMOVE REAR PRESURE TREATED WOOD DECKS AND STAIR AND REAR DORMER; REPLACE WITH NEW 2 STORY ADDITION INFILL, WITH CODE COMPLIANT EGRESS STAIR AND ELEVATOR.

REMOVE MODERN SIMULATED STONE VENEER AT FIRST FLOOR, FRONT OF CORNER BUILDING, RESTORE ORIGINAL BRICK FACADE.

REPLACE TWO DOORS AND ONE WINDOW AT FIRST FLOOR FRONT FACADE, TO MATCH ADJACENT NANAWALL STOREFRONT AT 111 STATE (SOL).

ADD 1 DORMER AT 111 STATE TO MATCH THE EXISTING OTHER 3 DORMERS.

REPLACE EXISTING WINDOWS AND 1 DOOR ON CORNER BUILDING.

**ZONING SUMMARY**

CHARACTER DISTRICT CD-4  
DOWNTOWN OVERLAY DISTRICT  
HEIGHT -

STATE STREET: 2-3 STORIES, 40'  
SHEAFE STREET: 2 STORIES, 35'

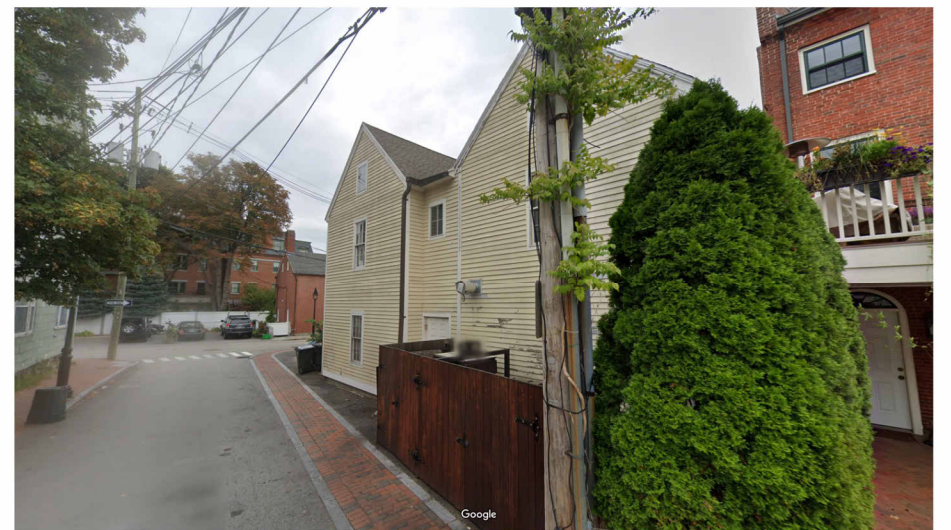
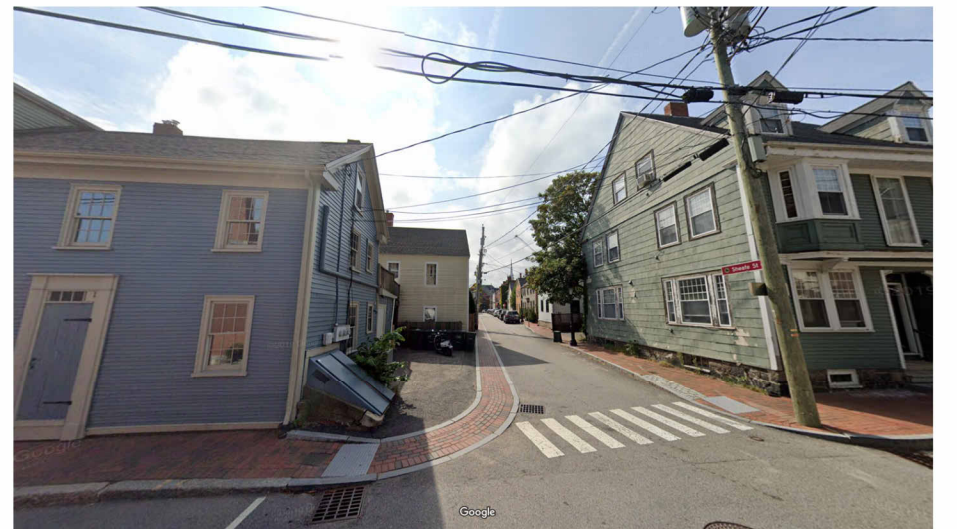
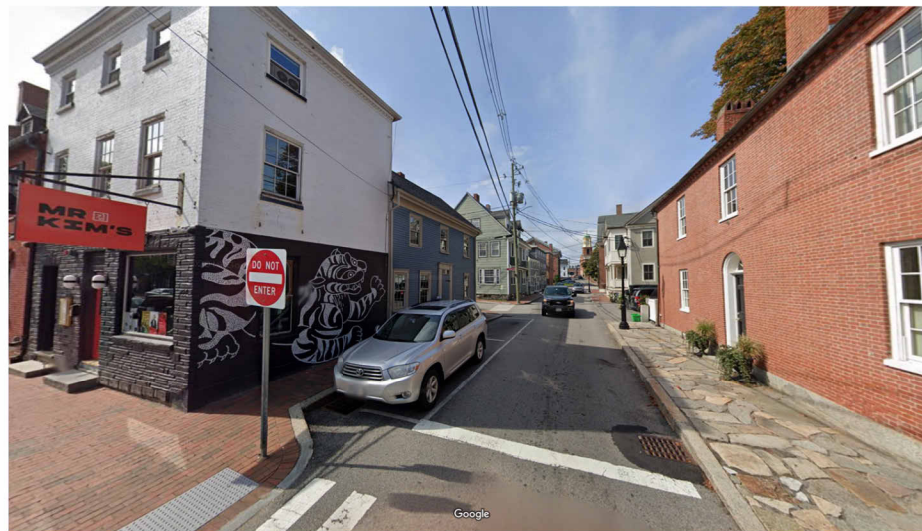
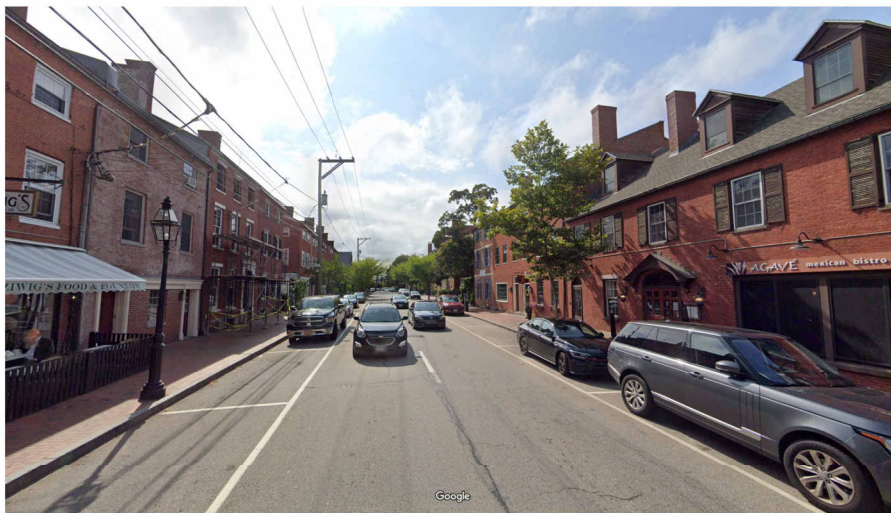
CURRENT USE: UPPER FLOOR OFFICE, RESTAURANT BELOW  
PROPOSED USE: RESIDENTIAL AT UPPER FLOORS, RESTAURANT BELOW

H0.2

LOCUS MAP & SUMMARY  
111 STATE STREET

SCALE:  
5/13/22





H0.3

## CONTEXT 111 STATE STREET

SCALE:  
5/13/22



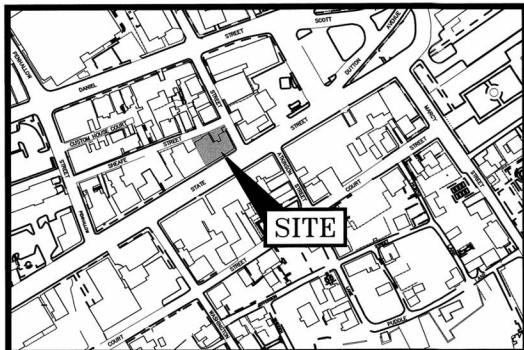


**H0.4**

# **EXISTING CONDITIONS** **111 STATE STREET**

SCALE:  
 5/13/22





LOCATION MAP  
SCALE: 1" = 200'

- LEGEND:**
- N/F NOW OR FORMERLY
  - RP RECORD OF PROBATE
  - RCRD ROCKINGHAM COUNTY
  - RR SPK RAILROAD SPIKE
  - IR FND IRON ROD FOUND
  - IP FND IRON PIPE FOUND
  - IR SET IRON ROD SET
  - DH FND DRILL HOLE FOUND
  - DH SET DRILL HOLE SET
  - RR SPK SET RAILROAD SPIKE SET
  - NH/HB NHDOT BOUND FOUND
  - TB TOWN BOUND
  - BND BOUND WITH DRILL HOLE
  - ST BND STONE BOUND WITH DRILL HOLE

**PLAN REFERENCES:**

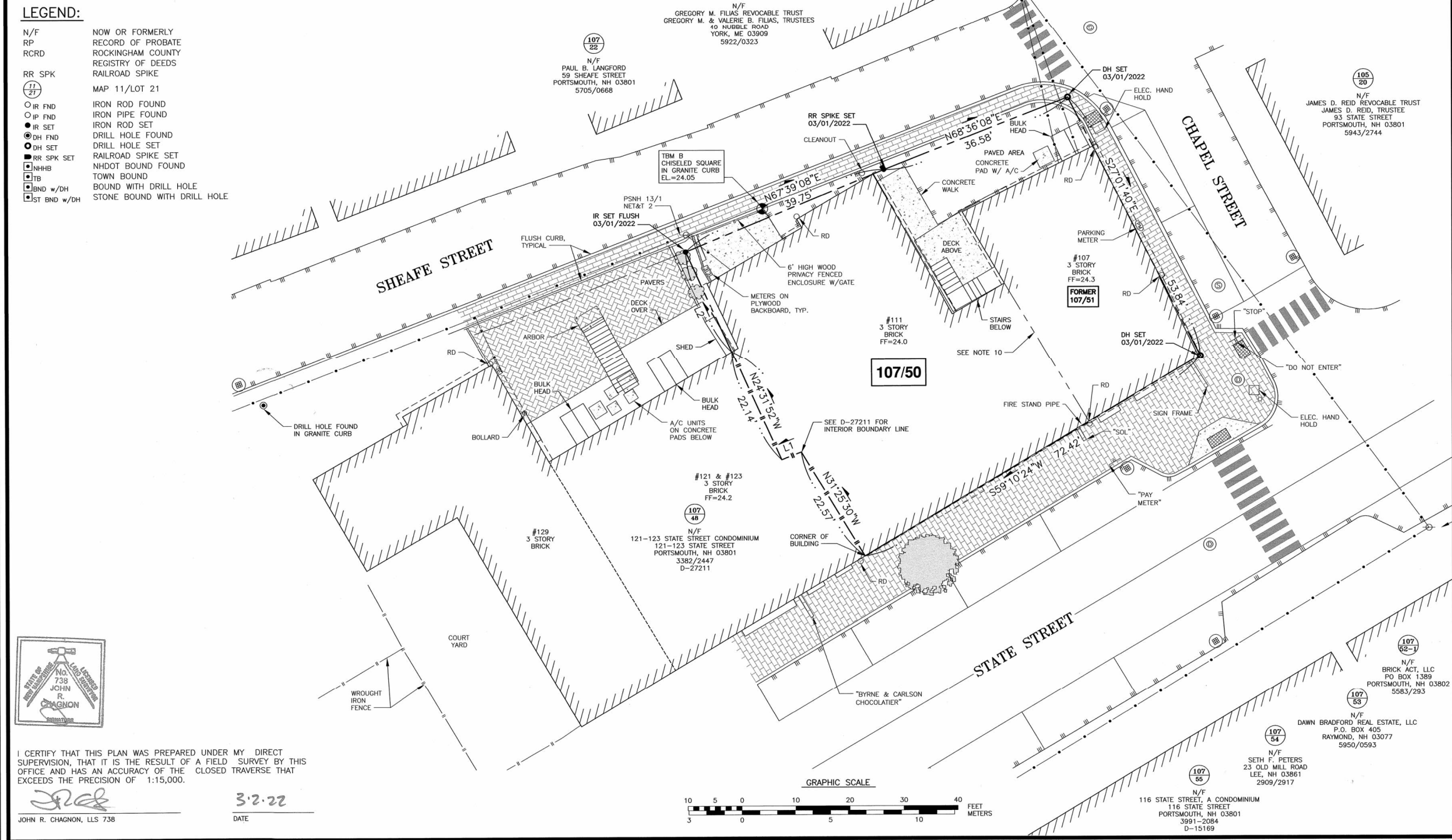
1) LOT LINE REVISION AND SUBDIVISION OF LAND PORTSMOUTH, NH FOR HAZEL L. BUNNELL. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. SCALE: 1"=10', DATED OCTOBER 1978. R.C.R.D. C-8396.

2) LOT LINE REVISION NO'S. 129 & 131 DANIEL STREET, NO'S. 28, 38, & 40 CHAPEL STREET PORTSMOUTH, NH. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. SCALE: 1"=8', DATED JAN. 1984. R.C.R.D. C-12210.

3) CONDOMINIUM SITE PLAN, 121 & 123 STATE STREET PORTSMOUTH, NEW HAMPSHIRE FOR HOUSE DIVIDED, INC. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. SCALE: 1"=10', DATED 4/2/98. R.C.R.D. D-27211.

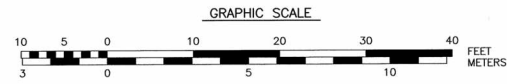
**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	S68°46'50"W	3.90'
L2	N24°31'52"W	20.47'



I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

*John R. Chagnon*  
JOHN R. CHAGNON, LLS 738  
DATE 3-2-22



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

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 107 AS LOT 50.
  - 2) OWNER OF RECORD:  
COVENTRY REALTY, LLC  
3 PLEASANT STREET, SUITE 400  
PORTSMOUTH, NH 03801  
5229/2271  
6362/2635
  - 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4).
  - 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
  - 5) FORMER LOT AREAS: MAP 107 LOT 50 MAP 107 LOT 51  
1,764 S.F. 2,766 S.F.  
0.0405 ACRES 0.0635 ACRES  
NEW COMBINED LOT AREA (MAP 107 LOT 50):  
4,530 S.F.  
0.1040 ACRES
  - 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021.
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON TAX MAP 107 LOT 50 IN PORTSMOUTH, NH.
  - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
  - 9) FORMER PORTSMOUTH ASSESSOR'S MAP 107 LOT 50 IS SUBJECT TO LAND USE RESTRICTIONS. SEE DECLARATION OF LAND USE RESTRICTIONS AT RCRD 3626/600.
  - 10) ASSESSOR'S MAP 107 LOTS 50 AND 51 HAVE BEEN VOLUNTARILY MERGED. SEE RCRD 6381/1530. MERGED PARCEL RETAINS MAP 107 LOT 50 DESIGNATION.

NO.	DESCRIPTION	DATE
1	ADD MONUMENTS SET	3/2/22
0	ISSUED FOR COMMENT	2/17/22

**STANDARD BOUNDARY SURVEY  
TAX MAP 107  
LOT 50**

OWNER OF RECORD:  
**COVENTRY REALTY, LLC**

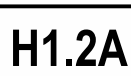
PROPERTY LOCATED AT:  
107-111 STATE STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE: 1" = 10' FEBRUARY 2022  
FB 365 PG 40 3415

**H1.1 EXISTING SITE SURVEY  
111 STATE STREET**  
SCALE:  
5/13/22







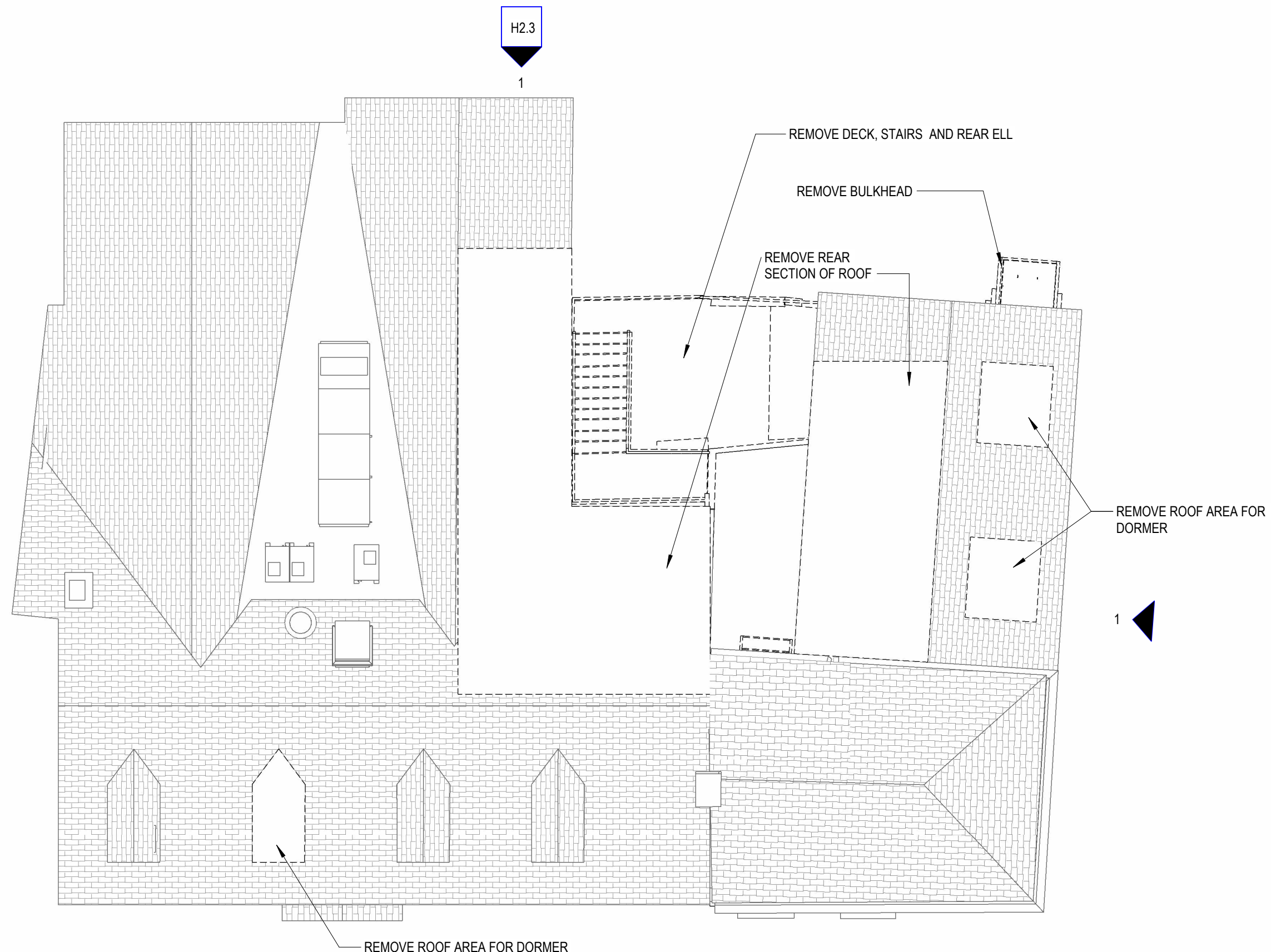
SCALE: 1/8" = 1'-0"  
5/13/22











H2.3

1

REMOVE DECK, STAIRS AND REAR ELL

REMOVE BULKHEAD

REMOVE REAR  
SECTION OF ROOF

REMOVE ROOF AREA FOR  
DORMER

1

REMOVE ROOF AREA FOR DORMER

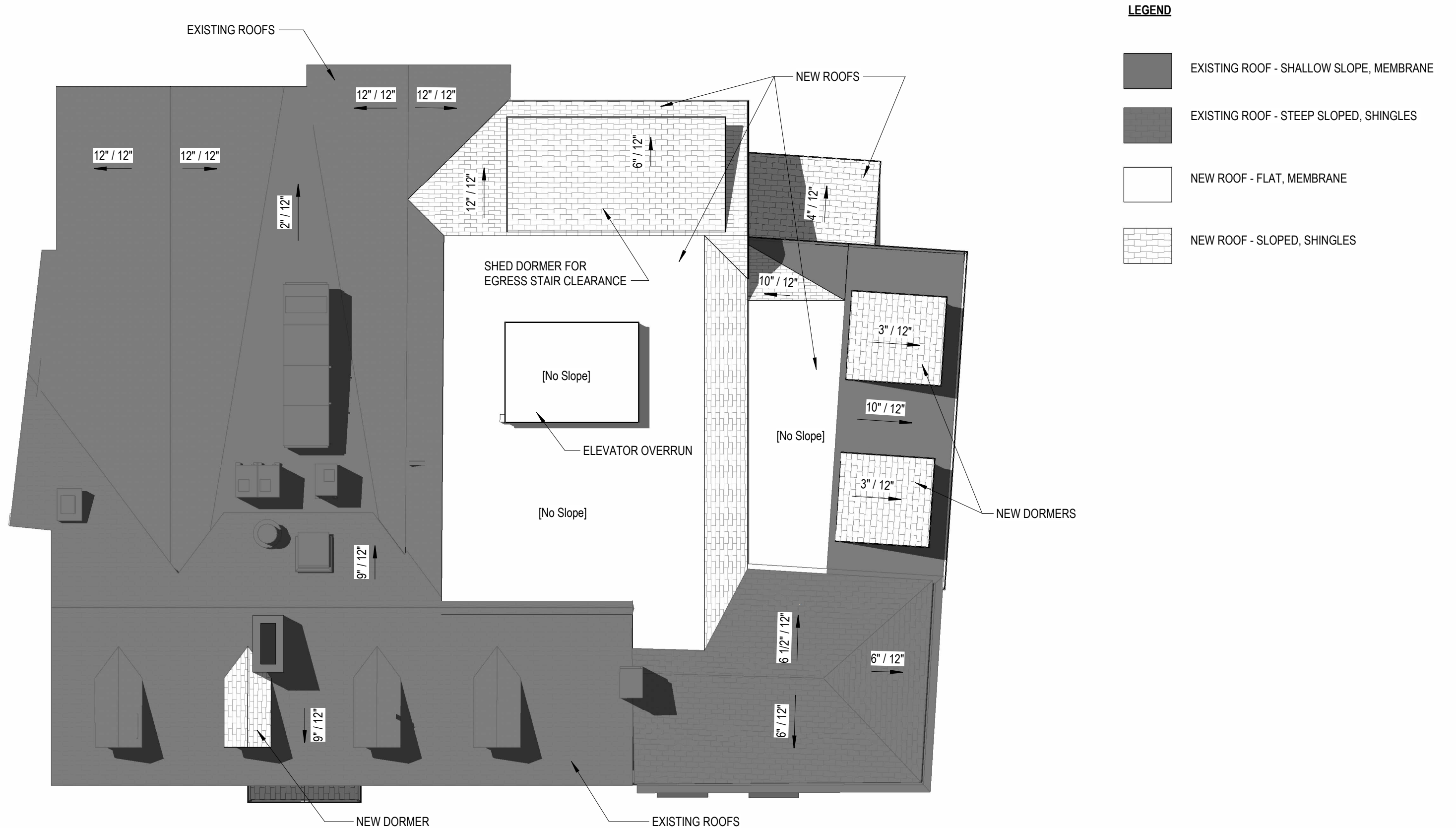
1

H2.1

**H1.3A** **EXISTING/DEMO ROOF PLAN**  
**111 STATE STREET**

SCALE: 1/8" = 1'-0"  
5/13/22





**H1.3B** **PROPOSED ROOF PLAN**  
**111 STATE STREET**  
 SCALE: 1/8" = 1'-0"  
 5/13/22





**H2.1** **STATE STREET ELEVATION**  
**111 STATE STREET**  
SCALE: 1/8" = 1'-0"  
5/13/22





**H2.2** **CHAPEL STREET ELEVATION**  
**111 STATE STREET**  
 SCALE: 1/8" = 1'-0"  
 5/13/22





**H2.3** **SHEAFE STREET ELEVATION**  
**111 STATE STREET**  
 SCALE: 1/8" = 1'-0"  
 5/13/22





H3.1

**AXONOMETRIC  
111 STATE STREET**

SCALE:  
5/13/22



**ARCOVE**  
ARCHITECTS

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**H3.2** **VIGNETTE - CHAPEL STREET**  
**111 STATE STREET**  
SCALE:  
5/13/22





**H3.3** **VIGNETTE - STATE STREET**  
**111 STATE STREET**  
SCALE:  
5/13/22





H3.4

VIGNETTE - SHEAFE STREET  
111 STATE STREET

SCALE:  
5/13/22



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