

**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.

November 09, 2022

AGENDA (revised on November 04, 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. 338 Middle Street
2. 50 New Castle Avenue
3. 179 Pleasant Street
4. 111 State Street
5. 1 Congress Street

II. PUBLIC HEARINGS (OLD BUSINESS)

A. (Work Session/Public Hearing) 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 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

B. Petition of **Robin & Cyrus Noble, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts. (LU-19-126)

III. PUBLIC HEARINGS (NEW BUSINESS)

5. Petition of **553-559 Islington Street LLC, owner**, for property located at **553 Islington Street**, wherein permission is requested to allow changes to a previously approved design (several exterior modifications) as per plans on file in the Planning Department. Said property is

shown on Assessor Map 157 as Lot 3 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-20-180)

IV. WORK SESSIONS (NEW BUSINESS)

1. Work session requested by 95 Daniel Street, LLC, owner, for property located at 95-99 Daniel Street, wherein permission is requested to allow the demolition of the existing structures on both lots and the new construction of (2) new multi-family structures as per plans on file in the Planning Department. Said. Property is shown on Assessor Map 107 as Lots 6-7 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-530)

V. ADJOURMENT

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

https://us06web.zoom.us/webinar/register/WN_Qs6owG5_TtWxCSSzmJfjNw

HDC

ADMINISTRATIVE APPROVALS

November 09, 2022

1. 338 Middle Street (LUHD-546) -Recommended Approval
2. 50 New Castle Avenue (LUHD-547) -Recommended Approval
3. 179 Pleasant Street (LUHD-548) -Recommended Approval
4. 111 State Street (LU-22-125) -TBD Pending Review
5. 1 Congress Street (LU-22-12) -TBD Pending Review

1. 338 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of a damaged garage door with a different style.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



11/04/2022

LUHD-546

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Oct 31, 2022

Applicant

Bill Mautz
billwmautz@yahoo.com
338 Middle Street
Portsmouth, NH 03801
6039572256

Primary Location

338 MIDDLE ST
Portsmouth, NH 03801

Owner:

MAUTZ C SUE 2008 TRUST & MAUTZ C SUE TRUSTEE
338 MIDDLE ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Replace damaged door for single car garage.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	
Other	
If you selected "Other", please state relationship to project.	
Husband	
Full Name (First and Last)	Business Name (if applicable)
William Mautz	--
Mailing Address (Street)	City/Town
338 Middle Street	Portsmouth
State	Zip Code
NH	03801
Phone	Email Address
6039572256	billwmautz@yahoo.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



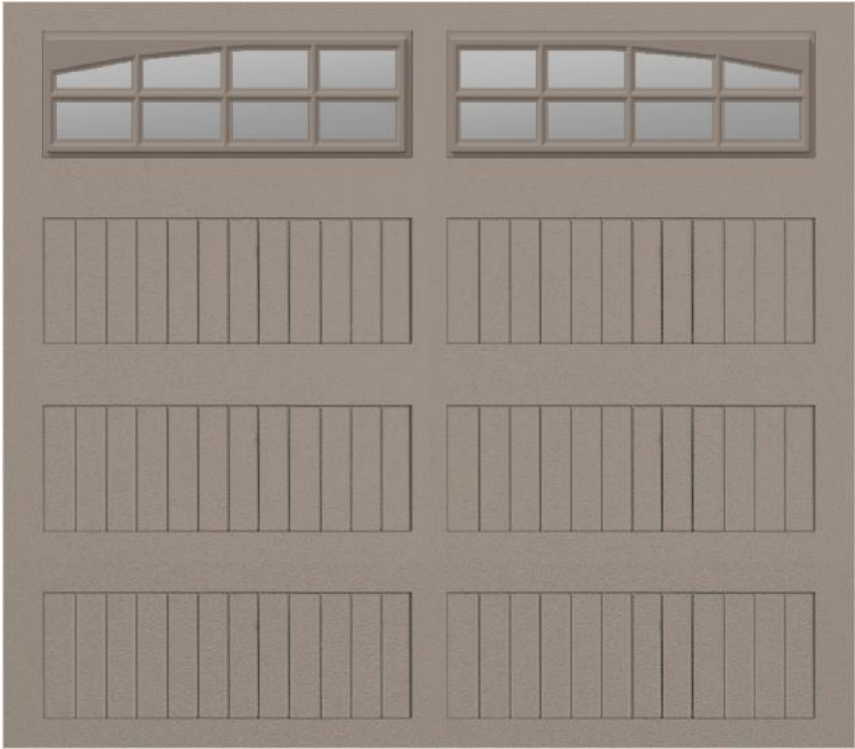
I hereby certify that as the applicant for permit, I am

Other

Existing Garage Door:



Proposed New Garage Door:



2. 50 New Castle Avenue

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



11/04/2022

LUHD-547

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Oct 31, 2022**Applicant**

Amy Dutton
amy@amyduttonhome.com
9 Walker Street
Kittery, Maine 03904
207-337-2020

Primary Location

50 NEW CASTLE AVE
Portsmouth, NH 03801

Owner:

LIETO TIMOTHY M & LIETO ALEXANDRA
50 NEW CASTLE AVE PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

We are seeking Administrative Approval for items that either did not change from existing conditions and the drawings portrayed those areas incorrectly or did change from what was represented on the drawings.

Front Elevation:

- "Corner board omitted between covered side porch and main house". The existing house did not have that corner board, but the drawing did.
- "Side porch columns are heavier". The side porch columns are existing, and not part of the renovation. We did not alter in any way.
- "Brick foundation veneer beneath side porch replaced with lattice". The lattice was existing, and not part of the renovation. We did not alter in any way.

Back Elevation:

- "Brick foundation veneer replaced with stone veneer". This is a change from the drawing.
- "Brackets omitted from overhang". - This is a change from the drawing

Right Side Elevation:

- "Privacy screens omitted". - Traditional baluster height and spacing used instead of privacy balusters as shown in drawing.
- "Clapboarding under rear porch extends further down to beneath window sills". This is a change from the drawing. Needed to align grades as path side foundation elevation wrapped around to patio side.

Left Side Elevation:

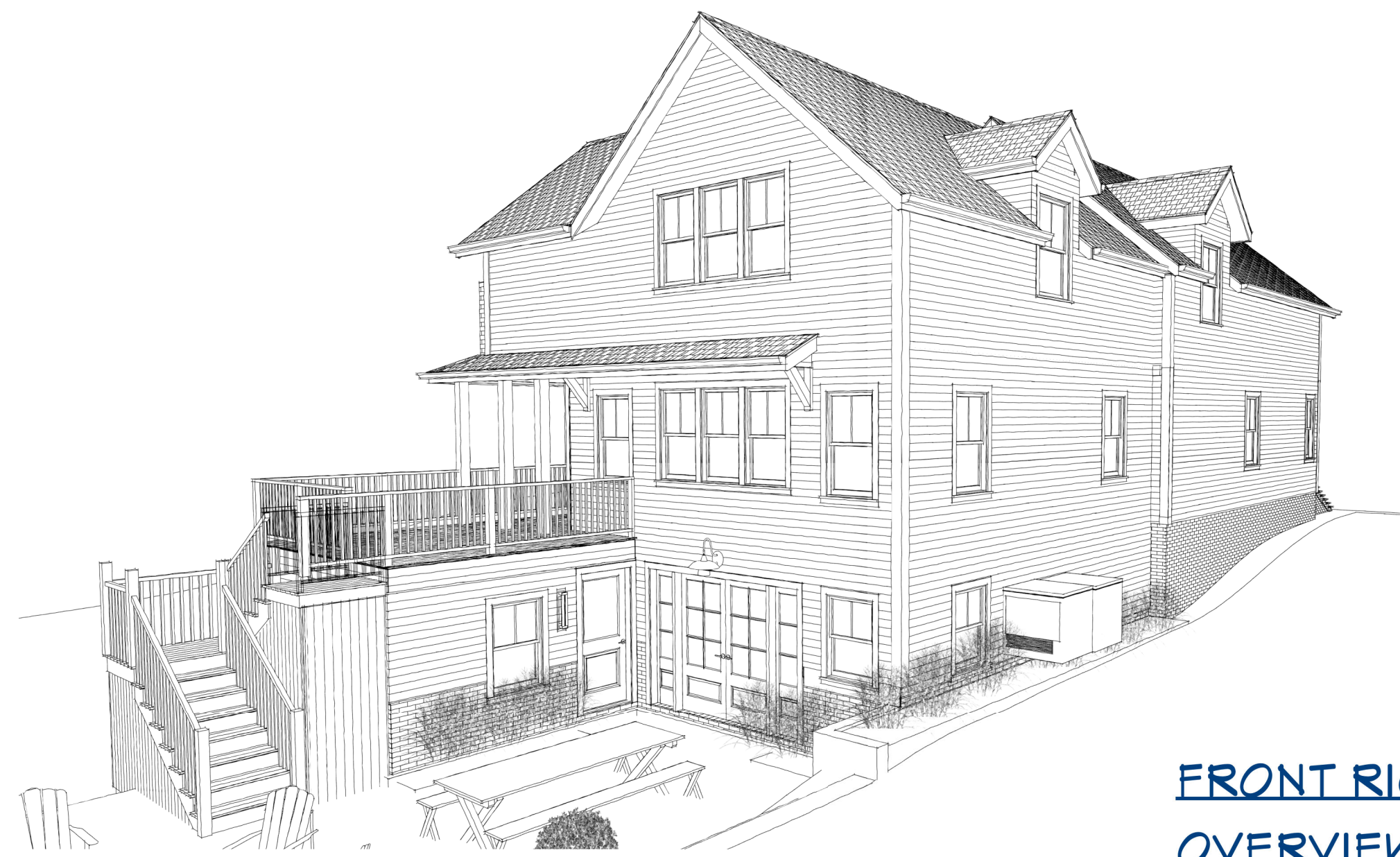
- "Foundation is exposed on rear addition". No brick veneer has been installed. Request to eliminate should budget not allow for the brick veneer.

Description of Proposed Work (Planning Staff)

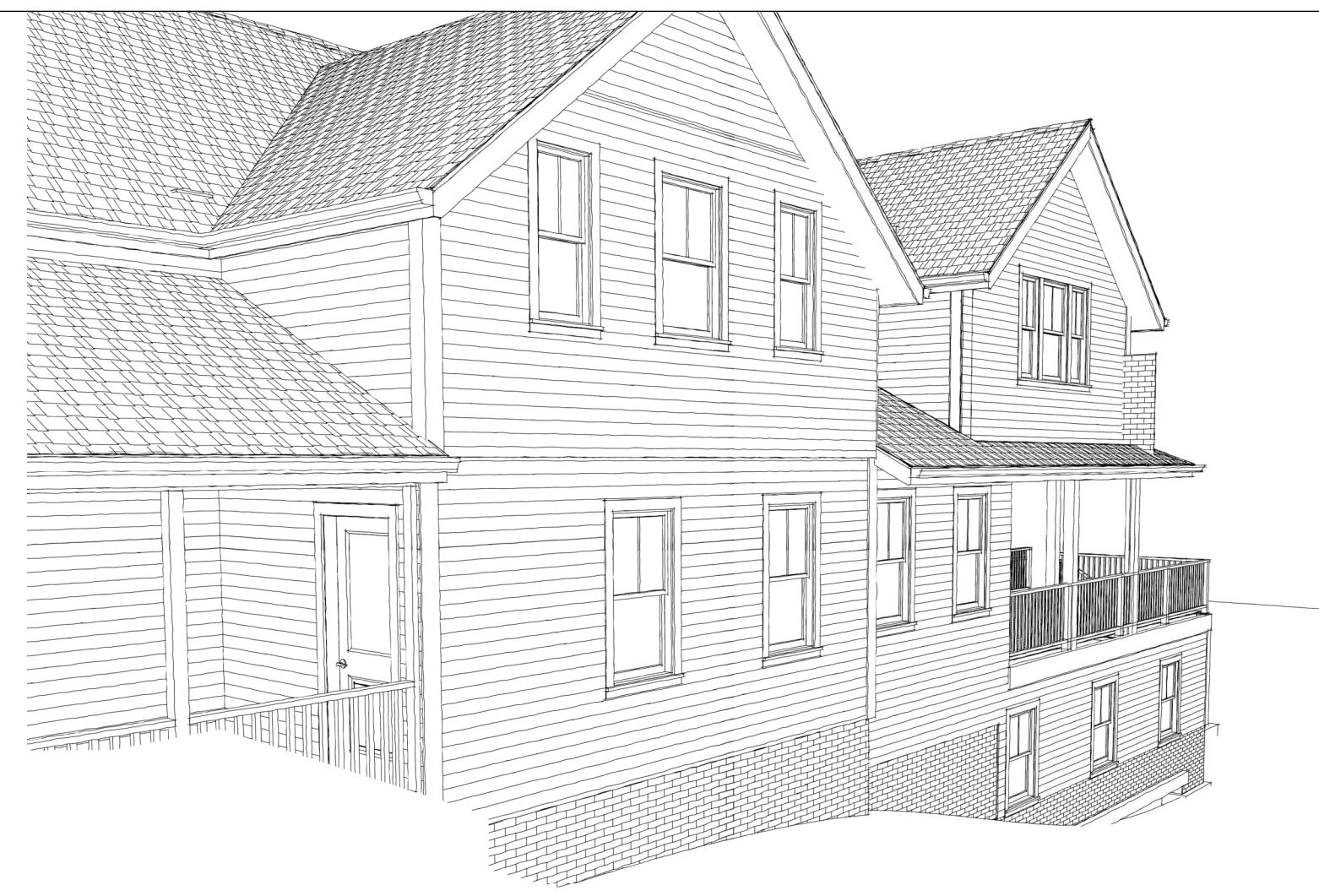
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Project Representatives

Relationship to Project	
Other	
If you selected "Other", please state relationship to project.	
Designer	
Full Name (First and Last)	Business Name (if applicable)
Amy Dutton	Amy Dutton Home
Mailing Address (Street)	City/Town
9 Walker Street	Kittery
State	Zip Code



**FRONT RIGHT
OVERVIEW**



**BACK LEFT
OVERVIEW**

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			

COVER PAGE

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16	ELECTRICAL PLUMBING + ELECTRICAL SCH
17	PLUMBING
18	CABINETRY
20	CABINETRY
21	CABINETRY
	LAUNDRY ROOM



EXISTING HOME

SCALE: NOT TO SCALE



CURRENT HOME

SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

LIVING AREA

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



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" (Ftd: 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.

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:

10/31/2022

SCALE:

SCALED FOR:
24" X 36"

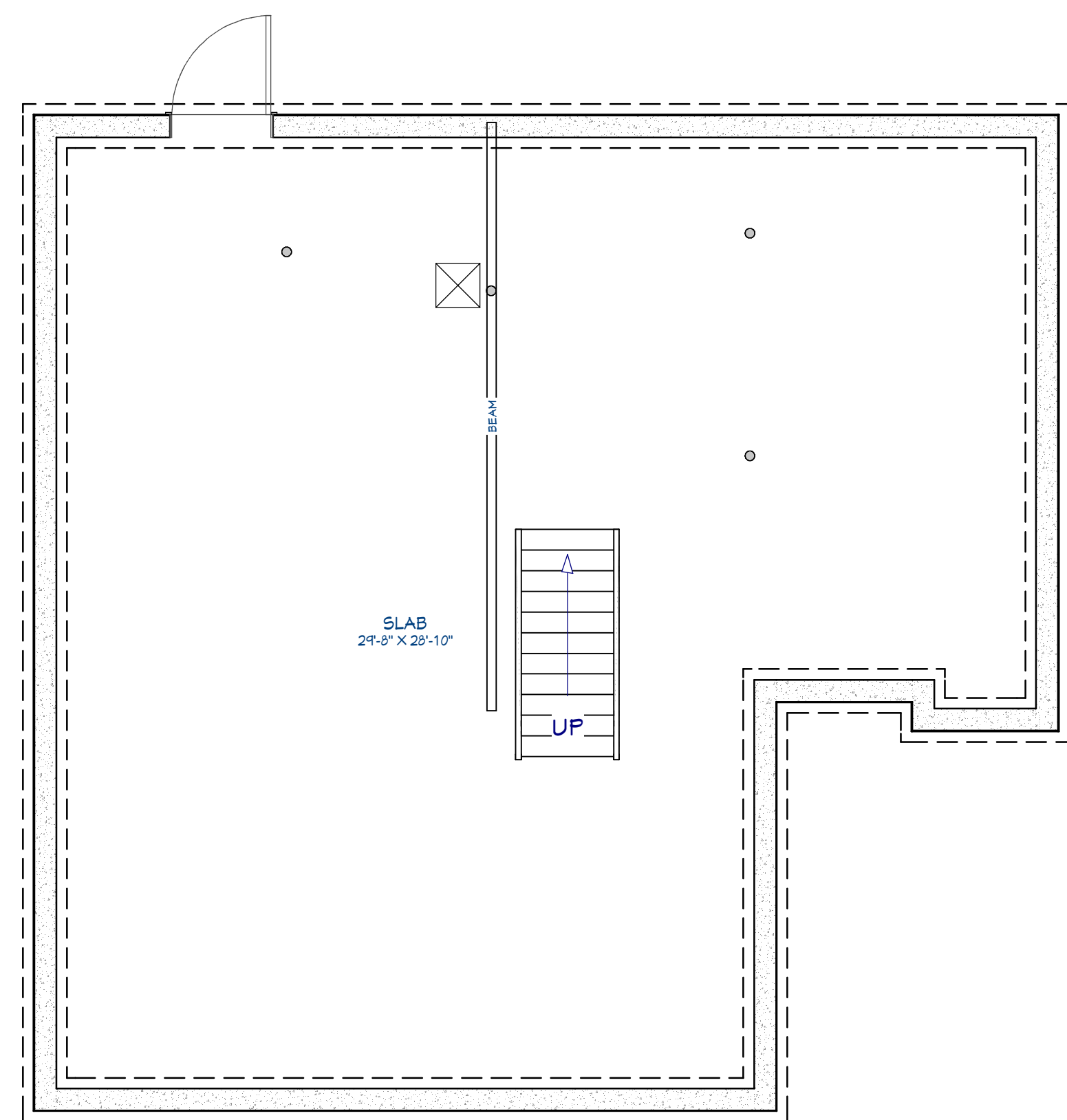
DRAWING SCALE

SHEET:

A1

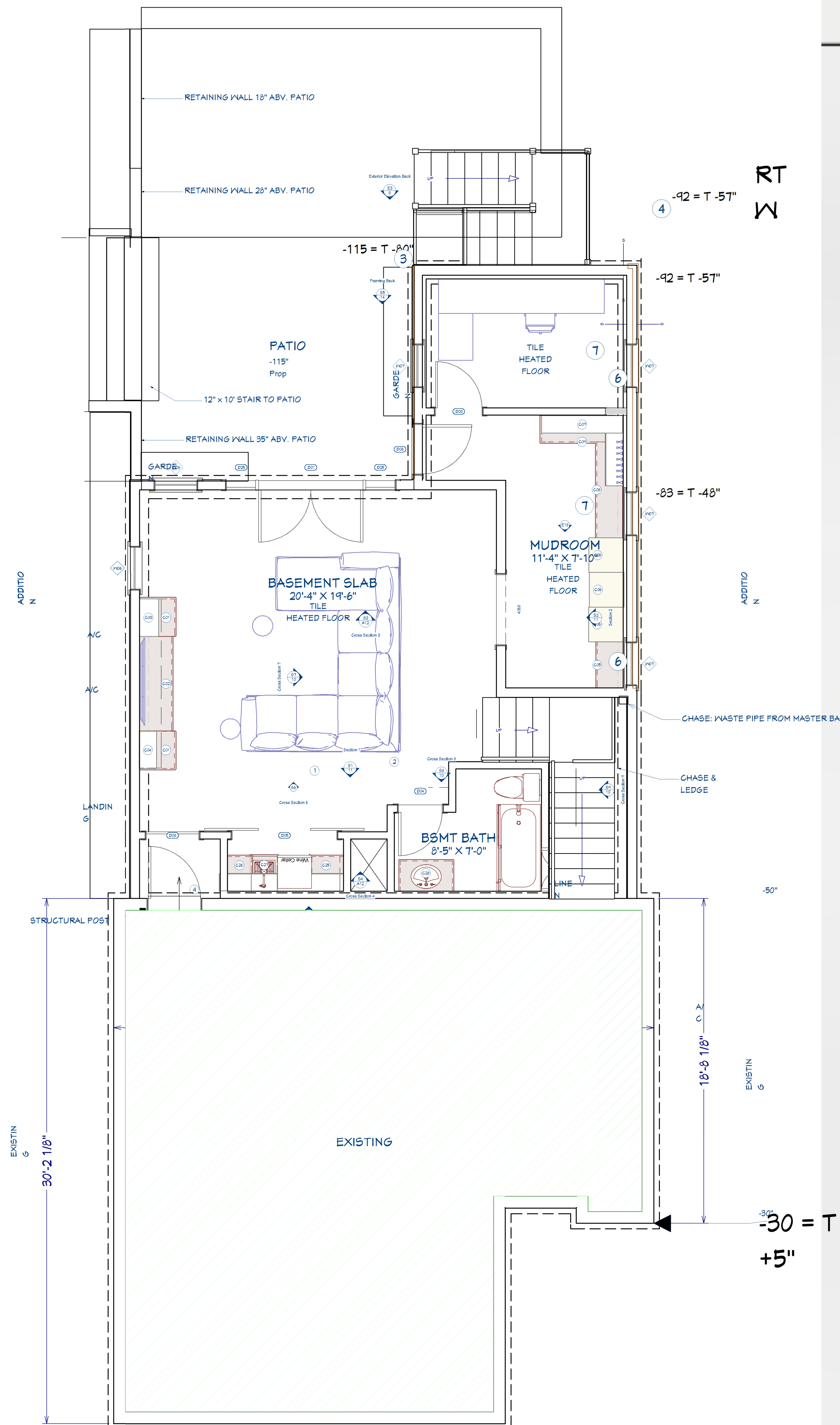
FLOOR 0 NOTE SCHEDULE	
①	TILE FLOOR WITH RADIANT OR ELECTRIC HEAT
②	WHITE HERRINGBONE TILE
③	DOOR ACCESS STO STORAGE
④	EXTEND SLAB FOR AC UNITS AND UNDER STAIRS W/ FOOTINGS.
⑥	RUN 2X4 WALL ON FLAT OVER FOUNDATION WALL
⑦	RUN BASEBOARD W/ GAP FOR EXPANSION OVER HEATED TILE FLOOR

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



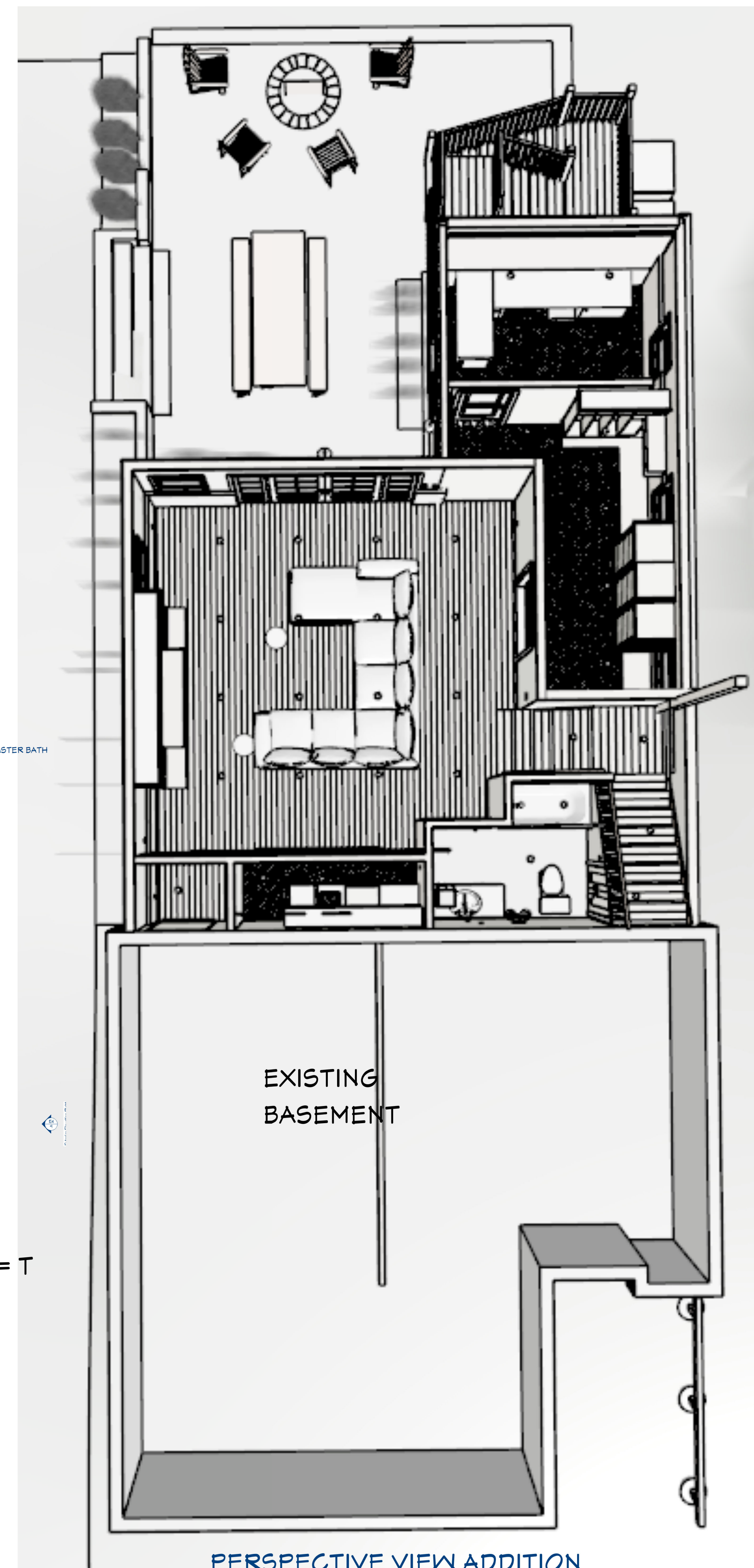
EXISTING FOUNDATION PLAN

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



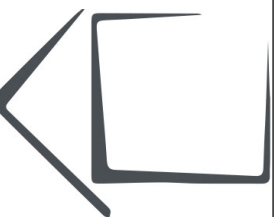
PROPOSED FOUNDATION PLAN

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



PERSPECTIVE VIEW ADDITION

SCALE: NTS



FOUNDATION

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14	FRAMING OVERVIEW
15	DETAILS
16	ELECTRICAL PLUMBING + ELECTRICAL SCH
17	ELECTRICAL PLUMBING + ELECTRICAL SCH
18	PLUMBING
19	CABINETRY
20	CABINETRY
21	CABINETRY
	LAUNDRY ROOM

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


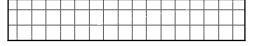




CONTACT:
 AMY DUTTON HOME
 4 WALKER STREET | KITTERY, ME
 amy@amyduttonhome.com
 207.703.0646

DATE:
 10/31/2022

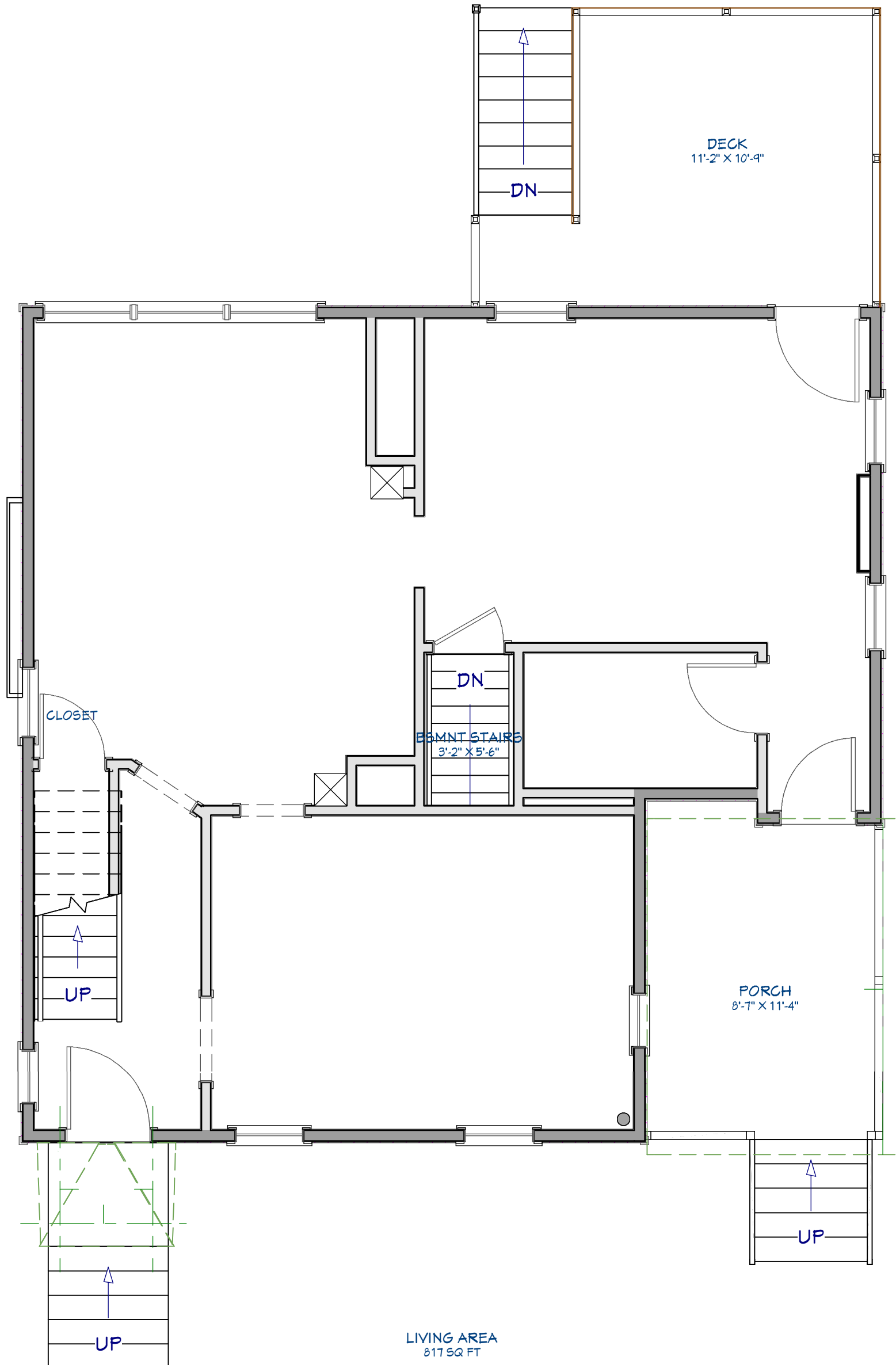
SCALE:
 SCALED FOR:
 24" X 36"
 DRAWING SCALE
 1/4" = 1'-0"

SHEET:
A4

WALL LEGEND

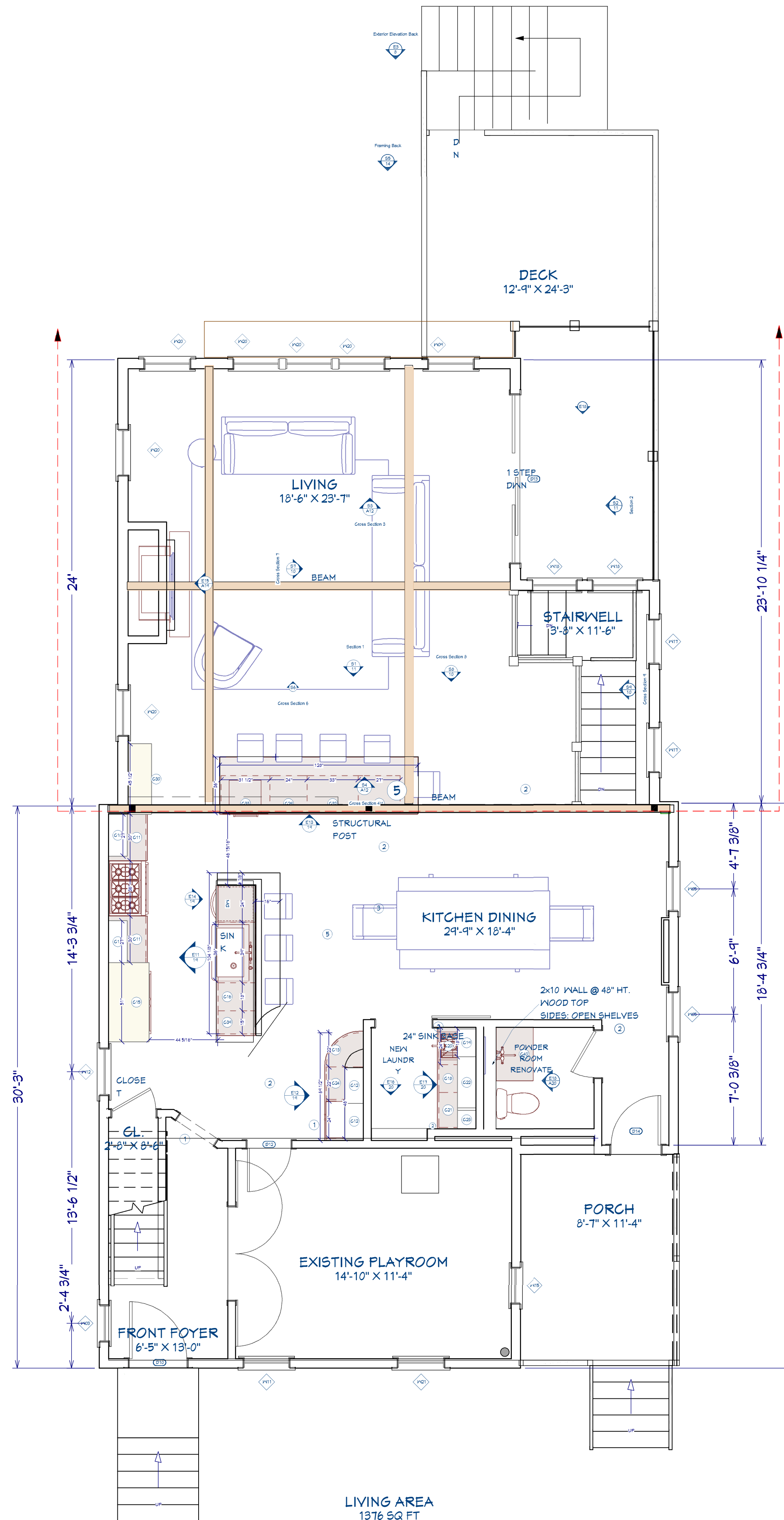
-  = EXTERIOR WALL
-  = INTERIOR 6
-  = INTERIOR 4
-  = DEMO WALL
-  = GLASS TOP TILE BOTTOM PONY WALL
-  = GLASS SHOWER WALL

FIRST FLOOR NOTE SCHEDULE	
①	EXISTING FLOOR TO REMAIN
②	NEW FLOOR - WHITE OAK
③	REMOVE CHIMNEY
⑤	STRUCTURAL POST TO BEAM



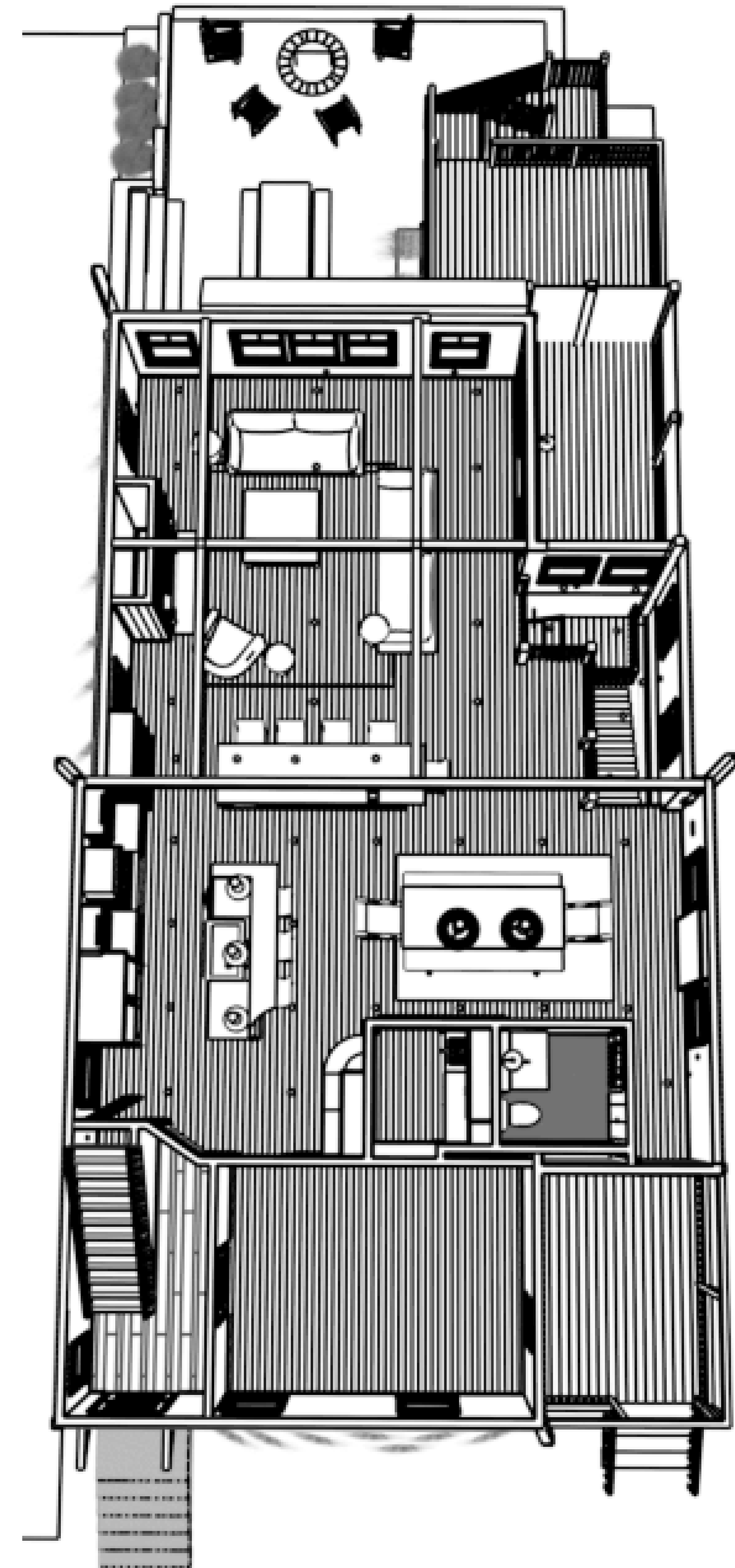
EXISTING FIRST FLOOR PLAN

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



PROPOSED REMODEL- FIRST FLOOR PLAN

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



PERSPECTIVE VIEW

SCALE: NTS



FIRST FLOOR

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18	PLUMBING
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20	CABINETRY
21	CABINETRY
	LAUNDRY ROOM

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

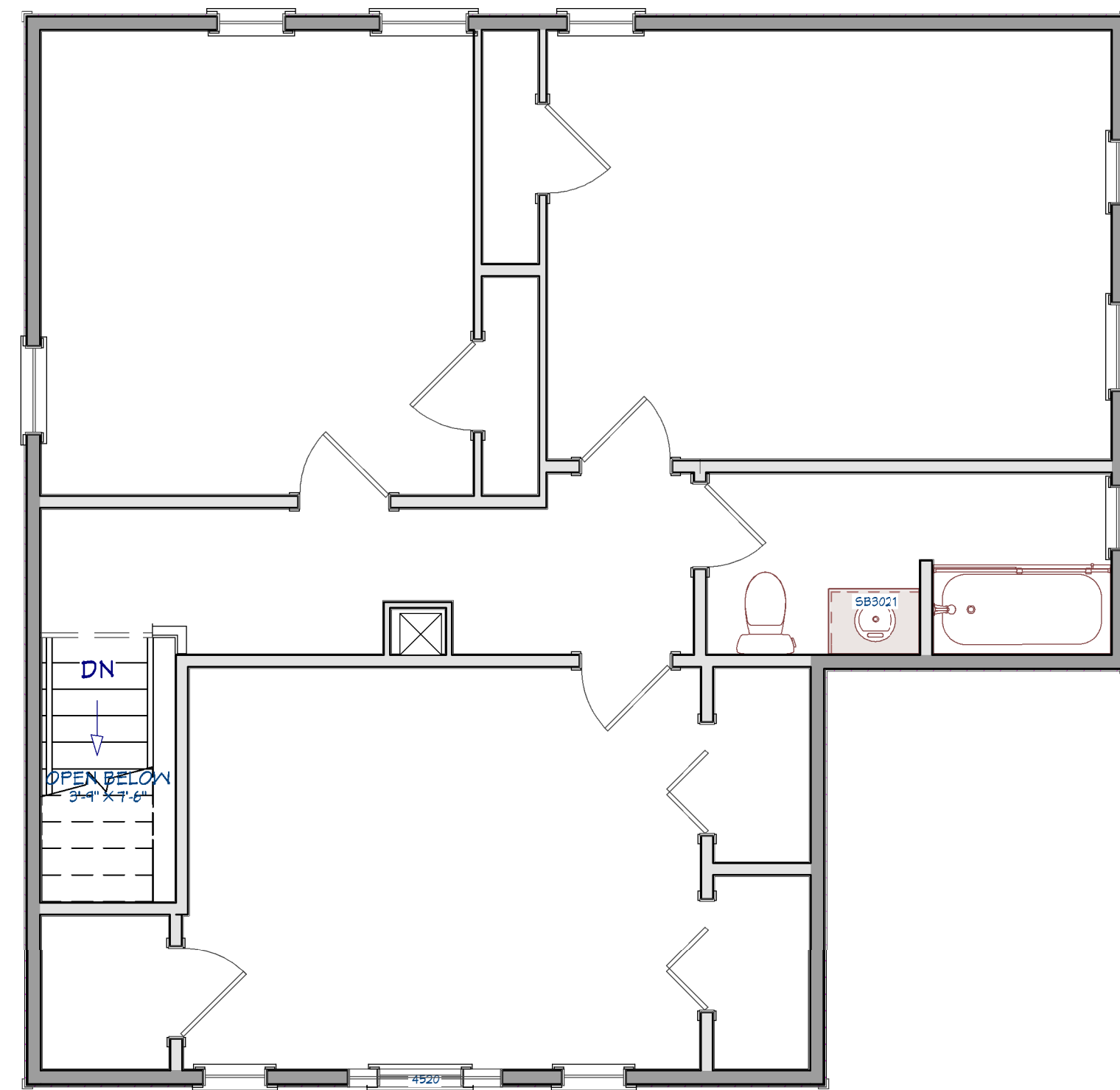
DATE:
 10/31/2022

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

SHEET:
A5
 FIRST FLOOR
 PLAN

WALL LEGEND

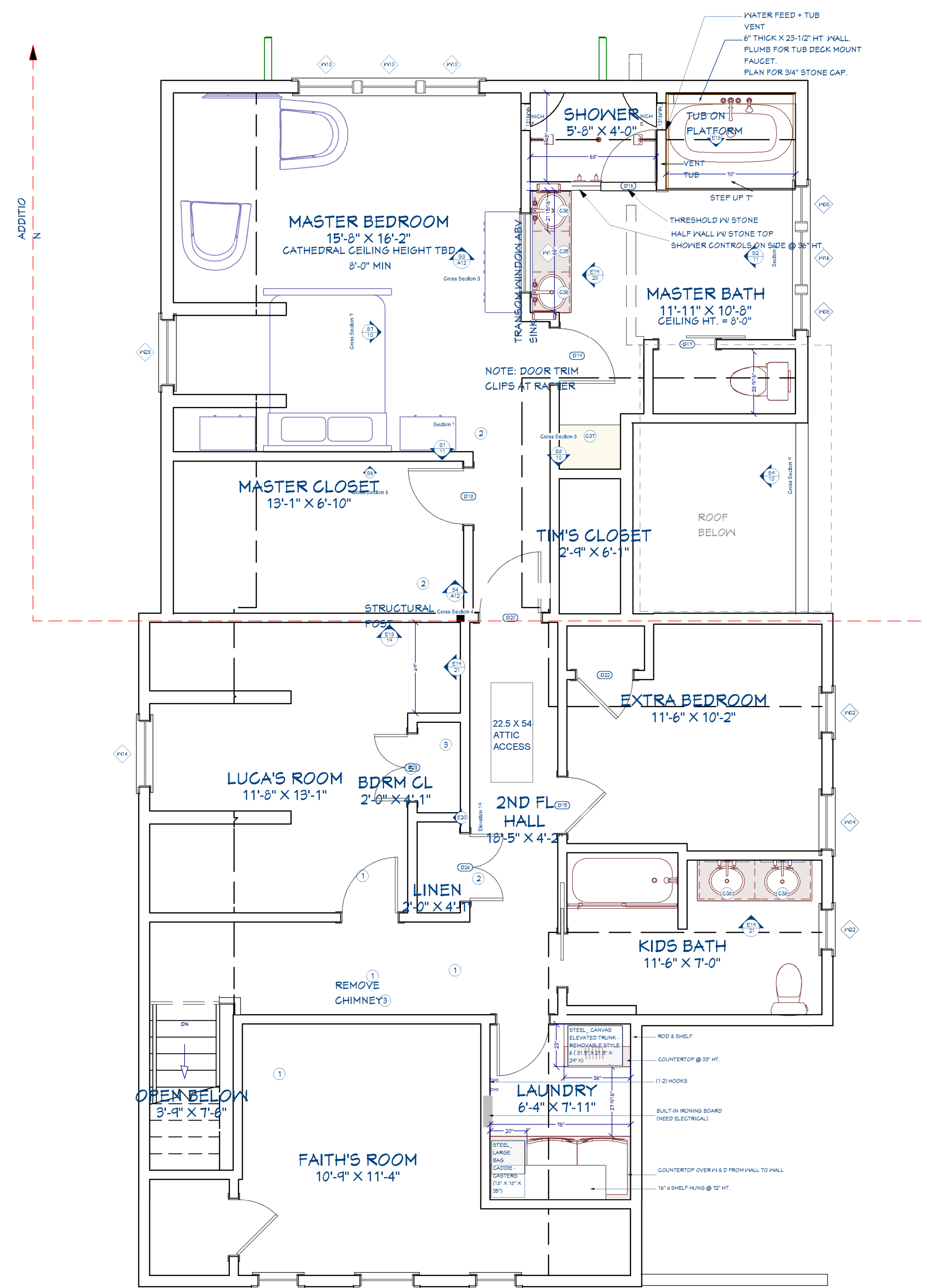
- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL



LIVING AREA
805 SQ FT

EXISTING SECOND FLOOR PLAN

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

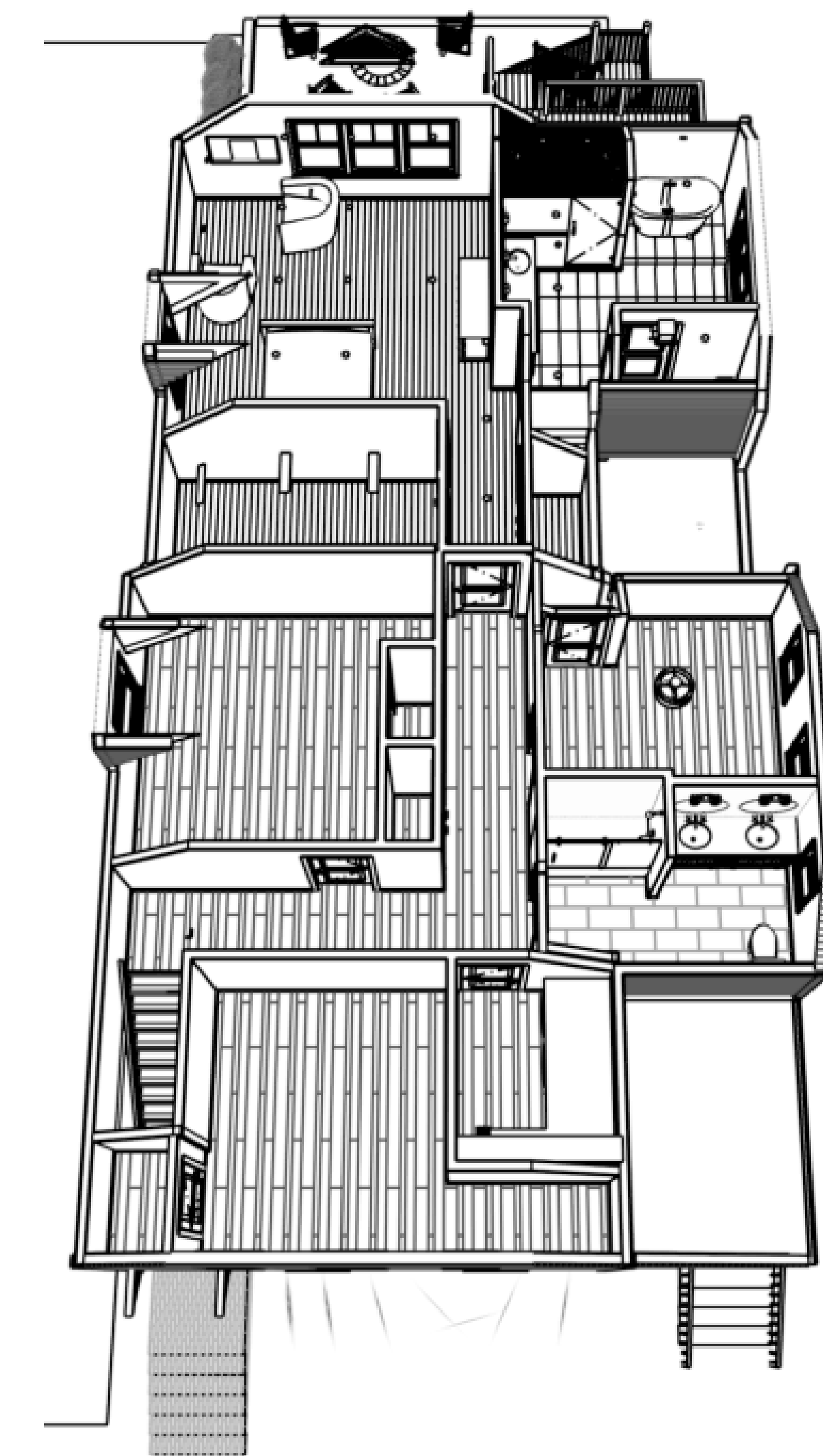


LIVING AREA
1434 SQ FT

PROPOSED SECOND FLOOR PLAN

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

SECOND FLOOR NOTE SCHEDULE	
①	EXISTING FLOOR TO REMAIN
②	NEW FLOOR - WHITE OAK
③	REMOVE CHIMNEY



PERSPECTIVE VIEW

SCALE: NTS



SECOND FLOOR

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17	PLUMBING + ELECTRICAL SCH
18	PLUMBING
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20	CABINETRY
21	CABINETRY
	LAUNDRY ROOM

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

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.705.0646

DATE:
10/31/2022

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

SHEET:
A6
SECOND FLOOR PLAN



FRONT ELEVATION EXISTING

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



EXISTING



CURRENT PROPOSED



FRONT ELEVATION PROPOSED

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

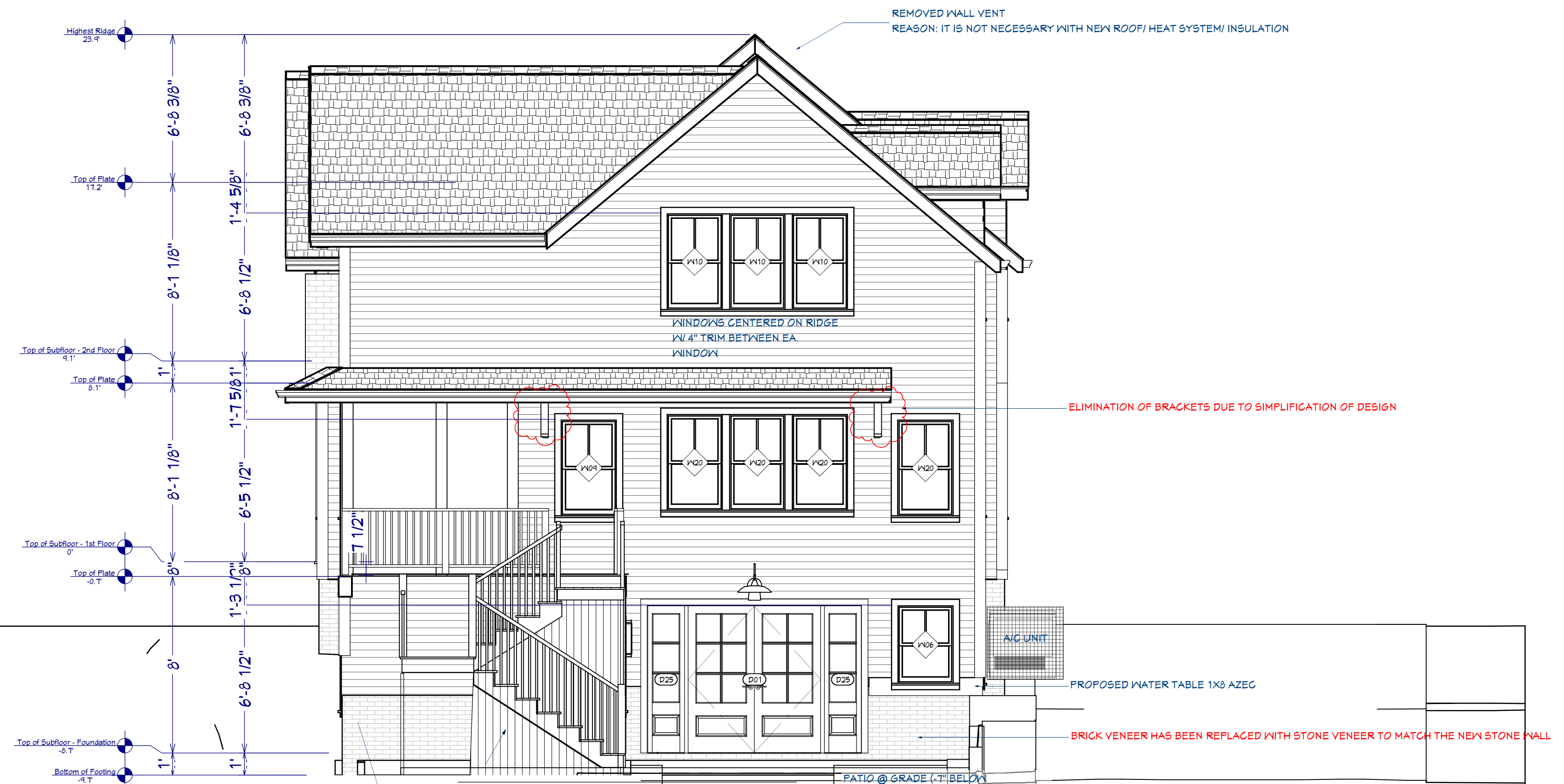


BACK ELEVATION EXISTING

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



CURRENT PROPOSED



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.

**PLEASE NOTE: AT THIS TIME OF YEAR WE WILL NOT BE INSTALLING THE AC CONDENSERS NOR THE COVER. THIS WILL HAPPEN IN SPRING '23



ELEVATIONS

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21	CABINETRY
	LAUNDRY ROOM

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

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

DATE:

10/31/2022

SCALE:

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

SHEET:

A8



CURRENT PROPOSED



RIGHT EXISTING ELEVATION | SIDEVIEW

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



LEFT EXISTING ELEVATION | SIDEVIEW

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



RIGHT PROPOSED ELEVATION | SIDEVIEW

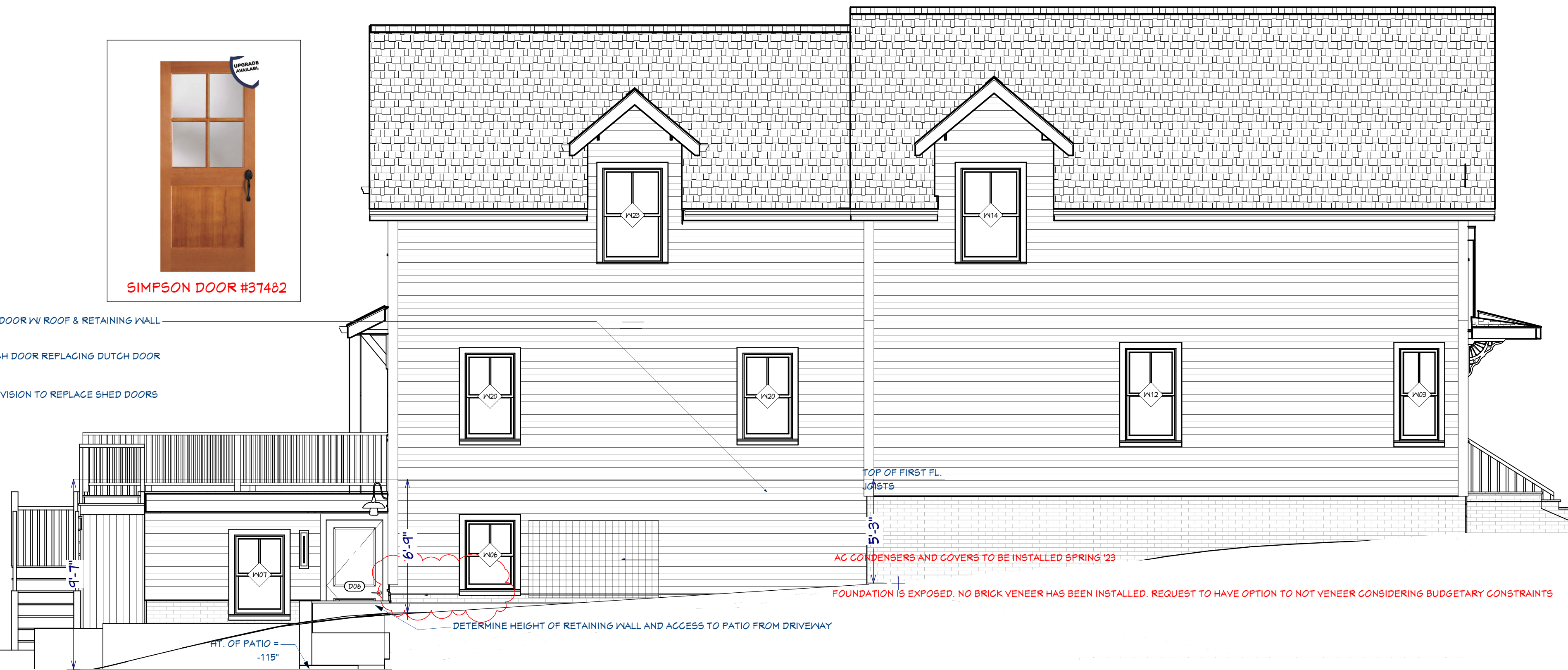
SCALE: 1/4" = 1'-0"



REMOVE PROPOSED DOOR W/ ROOF & RETAINING WALL

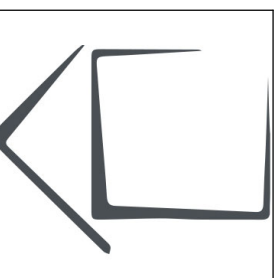
DOOR STYLE TO MATCH APPROVED FRONT PORCH DOOR REPLACING DUTCH DOOR

PROPOSED WINDOW REVISION TO REPLACE SHED DOORS



LEFT PROPOSED ELEVATION | SIDEVIEW

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



ELEVATIONS

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21	CABINETRY
	LAUNDRY ROOM

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

CONTACT:
 ANY DUTTON HOME
 4 WALKER STREET | KITTERY, ME
 amy@anyduttonhome.com
 207.703.0646

DATE:
 10/31/2022

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

SHEET:
 A9

3. 179 Pleasant Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



11/04/2022

LUHD-548

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Nov 2, 2022

Applicant

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

Primary 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

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

This application is for approval to use the same slate roofing sample that was presented and approved during the Carriage house application, on the entire project where slate is specified. No changes are proposed to the approved slate locations.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project Architect	
If you selected "Other", please state relationship to project. --	
Full Name (First and Last) Carla 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





City of Portsmouth
Historic District Commission & Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

November 1, 2022

179 PLEASANT STREET - HDC APPLICATION FOR ADMINISTRATIVE APPROVAL

Dear Chairman Wyckoff,

This application is for approval to use the same slate roofing sample that was presented and approved during the Carriage house application, on the entire project where slate is specified. No changes are proposed to the approved slate locations.

The property located at 179 Pleasant Street currently has two HDC approvals in place.

- The first approval (dated 3/15/22) is for the historic Captain Thomas Thompson Mansion and Annex.
- The second approval (dated 9/15/22) is for the Carriage house and Connecting structures.

The first approval (3/15) contains a stipulation that “the roof shall have natural slate and samples shall be submitted to the commission as an Administrative Approval prior to installation.”

The second approval (9/15) does not contain that stipulation because natural slate roofing samples were submitted and approved during the Carriage house application process.

We request to extend the approved slate material across both approvals.

Please refer to the attached 3/15 & 9/15 approval letters, as well as the 9/15 materials page for additional information.

Thank you for your consideration.
Sincerely,

A handwritten signature in black ink, appearing to read 'Cn', with a long horizontal flourish extending to the right.

Carla Goodknight, AIA
Principal, CJ Architects

Representing owners:
Mill Pond View, LLC.



CITY OF PORTSMOUTH

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

HISTORIC DISTRICT COMMISSION

March 15, 2022

Mill Pond View, LLC
PO BOX 399
Nottingham, NH 03290

RE: Certificate of Approval for Property Located at 179 Pleasant Street (LU-22-19)

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, March 02, 2022**, considered your application for changes to a previously approved design (changes to the sunroom and roof design) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108, Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval with the following stipulations:

1. The roof shall have natural slate and samples shall be submitted to the Commission as an Administrative Approval prior to installation.
2. The Color of the Morin Brick shall match the existing and be submitted and approved prior to installation.
3. There shall be an on-site mockup of the brick work prior to installation.

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,



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



CITY OF PORTSMOUTH

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

HISTORIC DISTRICT COMMISSION

September 15, 2022

Mill Pond View, LLC
PO BOX 399
Nottingham, NH 03290

RE: Certificate of Approval for property located at 179 Pleasant Street (LU-22-169)

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, September 07, 2022**, considered your application for 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, lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval as presented.

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):

-Conservation and enhancement of property values.

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):

-Relation to historic and architectural value of existing structures.

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,



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

APPROVED 9/7/22



SLATE ROOFING

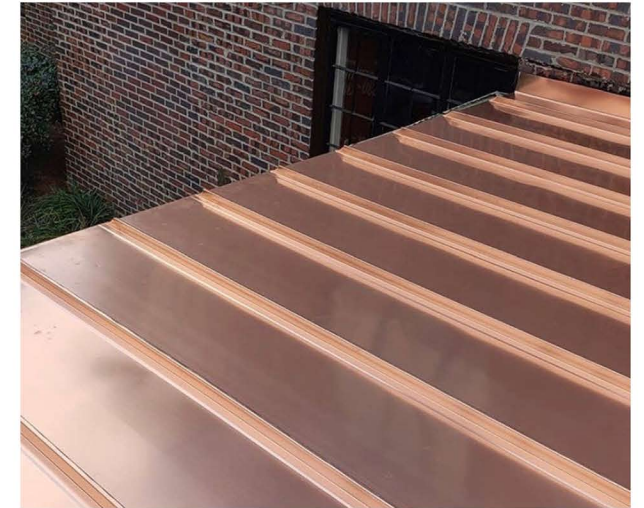
MANUFACTURER: CAMARA SLATE
SIZE: 12x18
COLOR: SPANISH BLACK



PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

FLAT SEAM COPPER ROOF

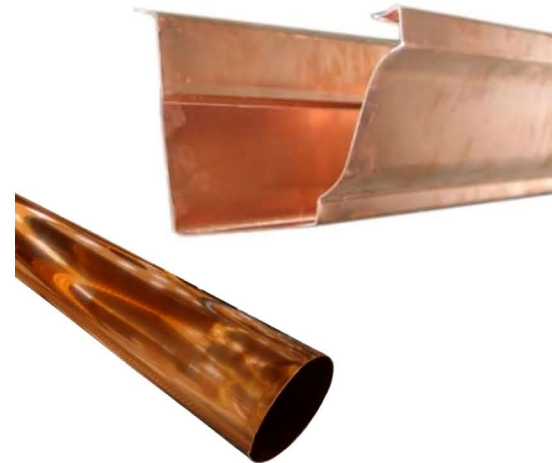
MANUFACTURER: CUSTOM FABRICATED
STYLE: FLAT SEAM
MATERIAL: COPPER



PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

STANDING SEAM COPPER ROOF

MANUFACTURER: CUSTOM FABRICATED
STYLE: STANDING SEAM
MATERIAL: COPPER



PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

GUTTER & DOWNSPOUT

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



STONE VENEER

MANUFACTURER: CUSTOM
STYLE: CUT GRANITE; THERMAL FINISH
COLOR: GRAY

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



5.0

4. 111 State Street

- TBD Pending Review

Background: The applicant is seeking approval for changes to a previously approved design.

Staff Comment: TBD Pending Review

Stipulations:

1. _____
2. _____
3. _____



11/04/2022

LU-22-125

Land Use Application

Status: Active**Date Created:** Jun 1, 2022**Applicant**

Francis X. Bruton
meaghan@brutonlaw.com
601 Central Avenue
Dover, NH 03820
6037494529

Primary Location

111 STATE ST
Portsmouth, NH 03801

Owner:

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

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

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

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



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



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



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



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



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



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



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



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



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



Request for Extension of Previously Granted Land Use Approval

111 STATE STREET ADDITION & RENOVATION

DRAWING LIST

H0.1 COVER
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
A3.5 RENDERING, STATE STREET
A3.6 RENDERING, CHAPEL ST



COVENTRY REALTY, LLC

**HDC PUBLIC HEARING
NOVEMBER, 2022**

MINOR REVISIONS TO PREVIOUSLY APPROVED APPLICATION

Updates per HDC approval stipulations:

- A. The third floor windows at new rear dormers and State Street changed to 6/3 double hung wood windows instead of casements.
- B. The roof canopy over the rear Chapel Street porch door was extended, with post added.
- C. The transom window at State Street door changed to an arch shape instead of flat, this will be spandrel glass due to existing floor framing behind wall.
- D. The folding Nana-windows on State street are moved further away from the door.

Updates per code and coordination requirements:

- E. Remove and rebuild gable roof on rear wood framed structure at one foot higher, with same detailing; to comply with building code for egress ceiling heights and structural coordination.
- F. Elevator over-run moved slightly closer to rear roof ridge line.
- G. Changed vertical siding transition between new upper and lower flat roofs to a sloped shingle transition.
- H. Change porch egress door to 6 panel with one light, for fire rating code requirements.
- I. Addition of copper gutters and downspouts.

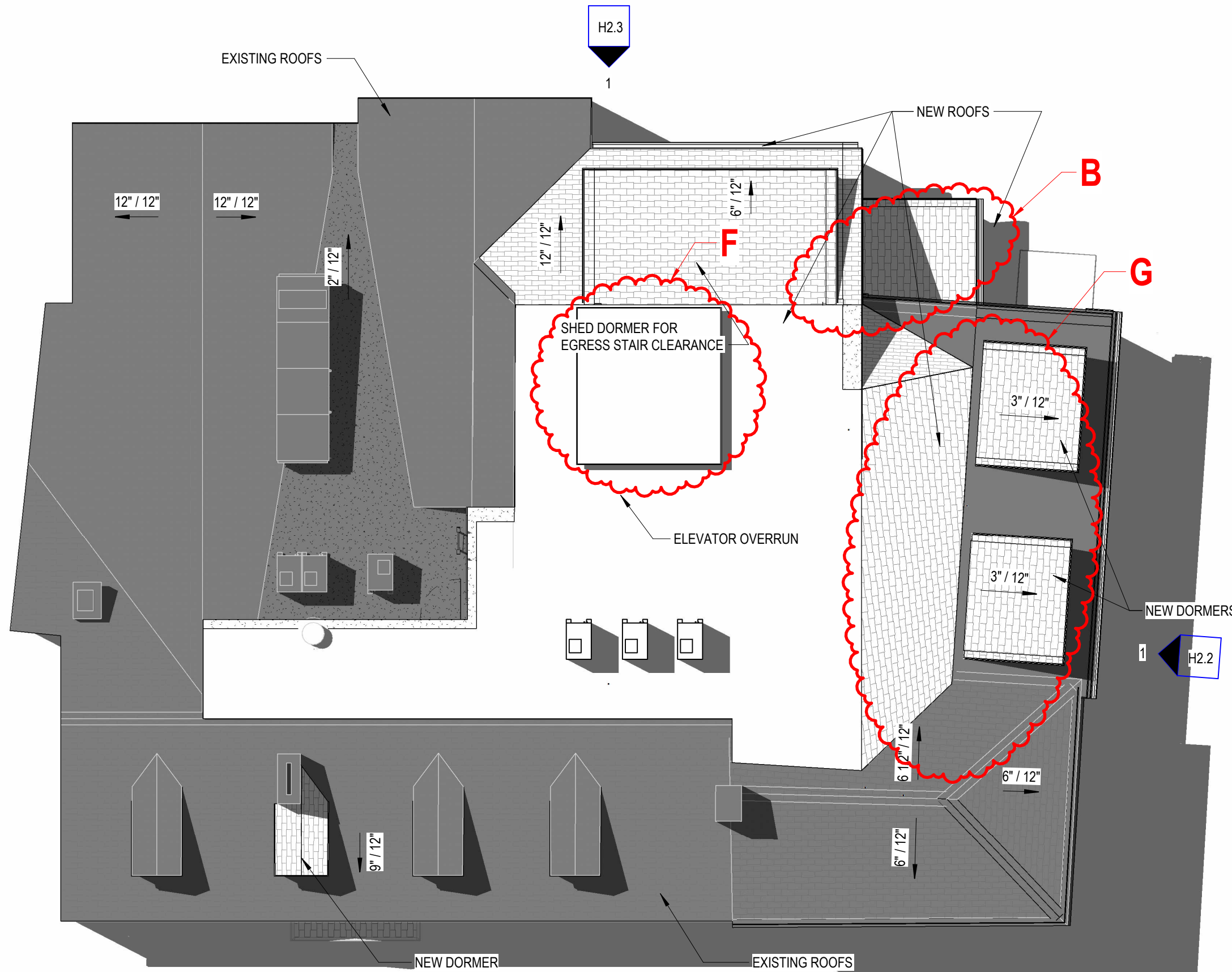
H0.1

COVER

111 STATE STREET

SCALE:
10/14/22



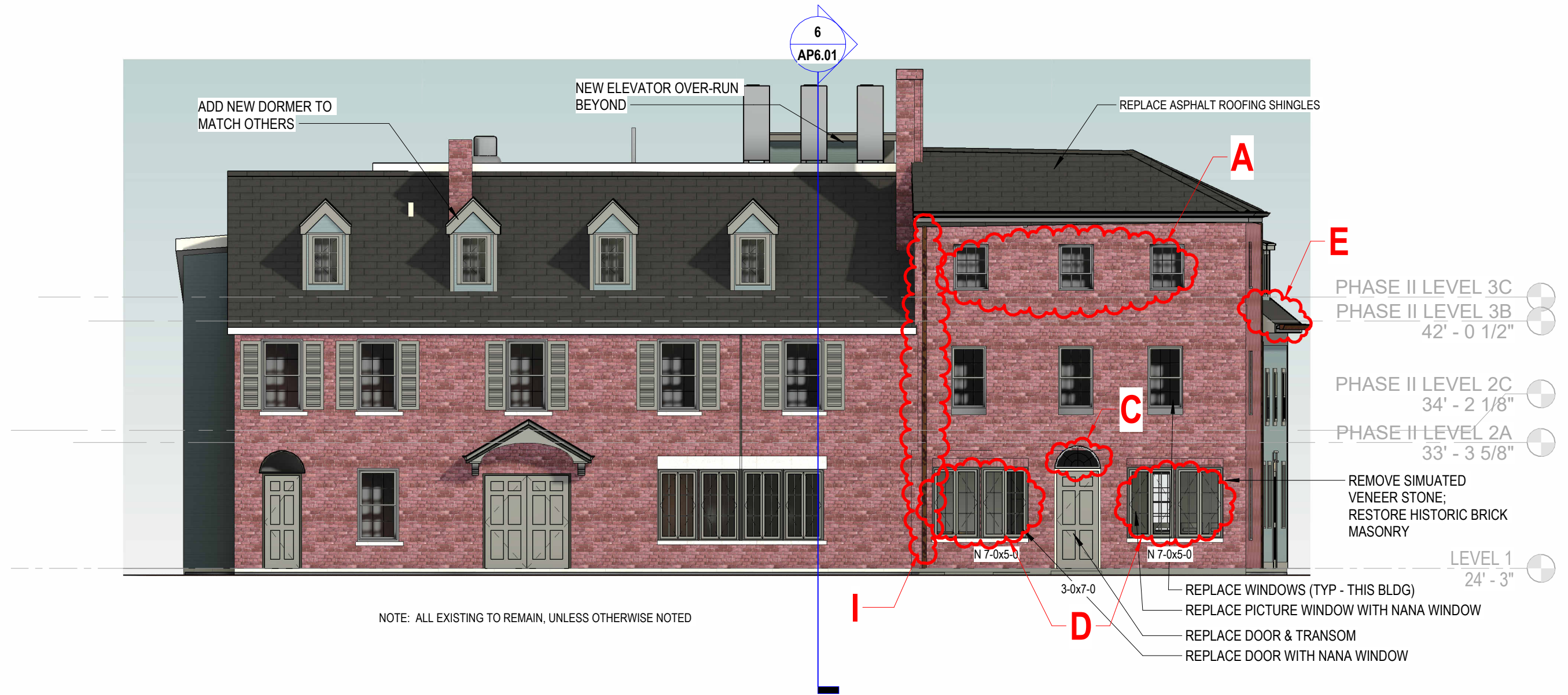


LEGEND

	EXISTING ROOF - SHALLOW SLOPE, MEMBRANE
	EXISTING ROOF - STEEP SLOPED, SHINGLES
	NEW ROOF - FLAT, MEMBRANE
	NEW ROOF - SLOPED, SHINGLES

H1.3B **PROPOSED ROOF PLAN**
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 10/14/22

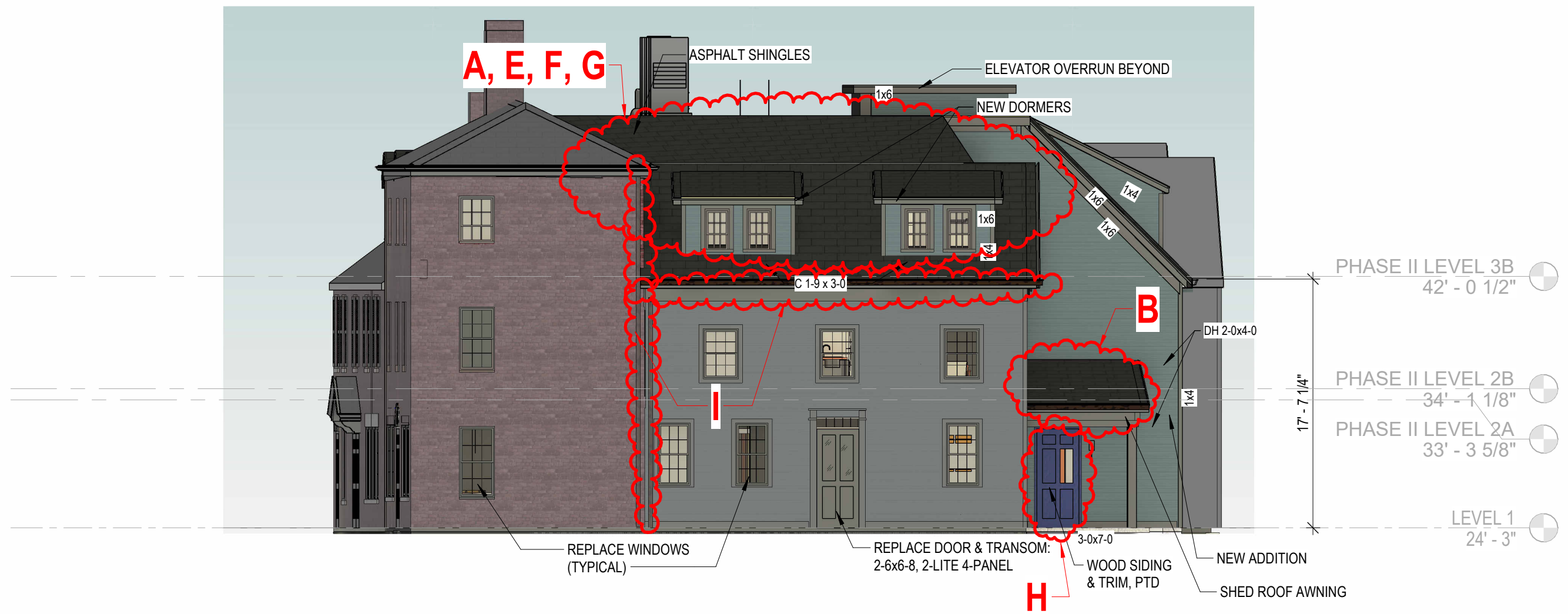




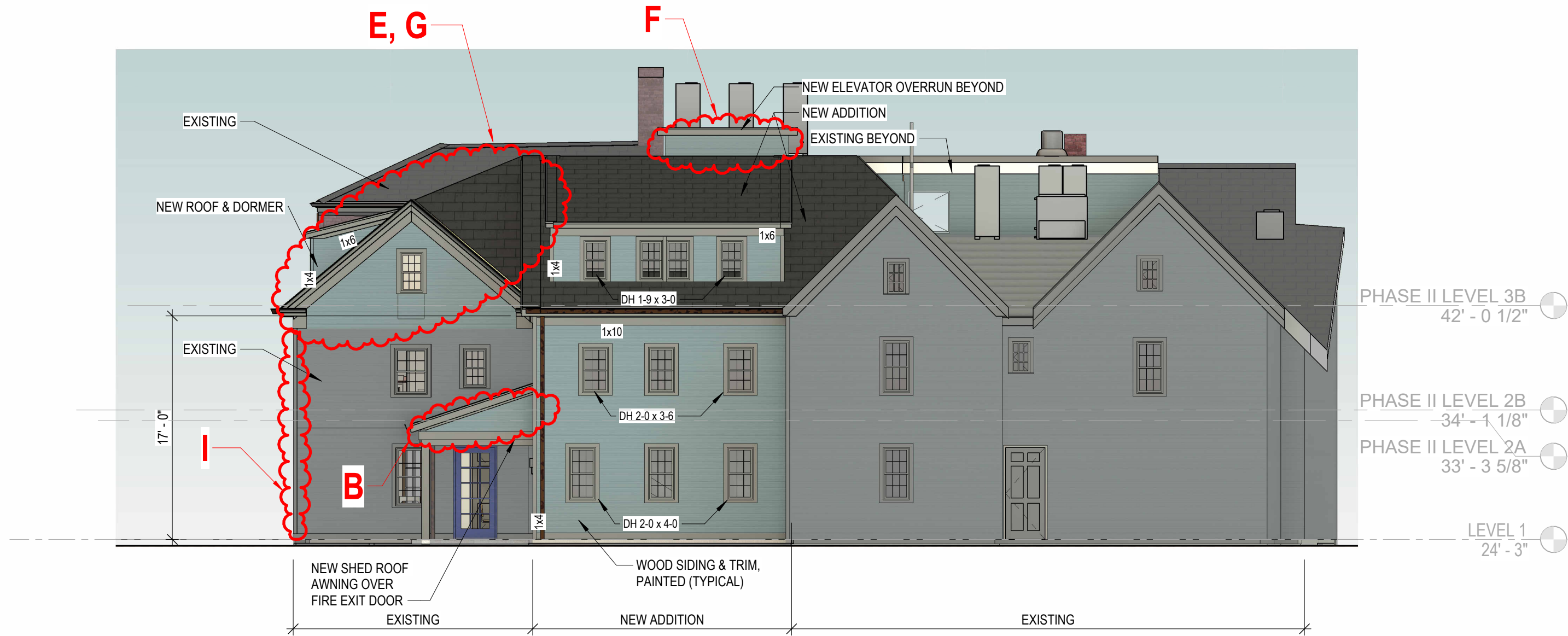
**H2.1 STATE STREET ELEVATION
111 STATE STREET**

SCALE: 1/8" = 1'-0"
10/14/22





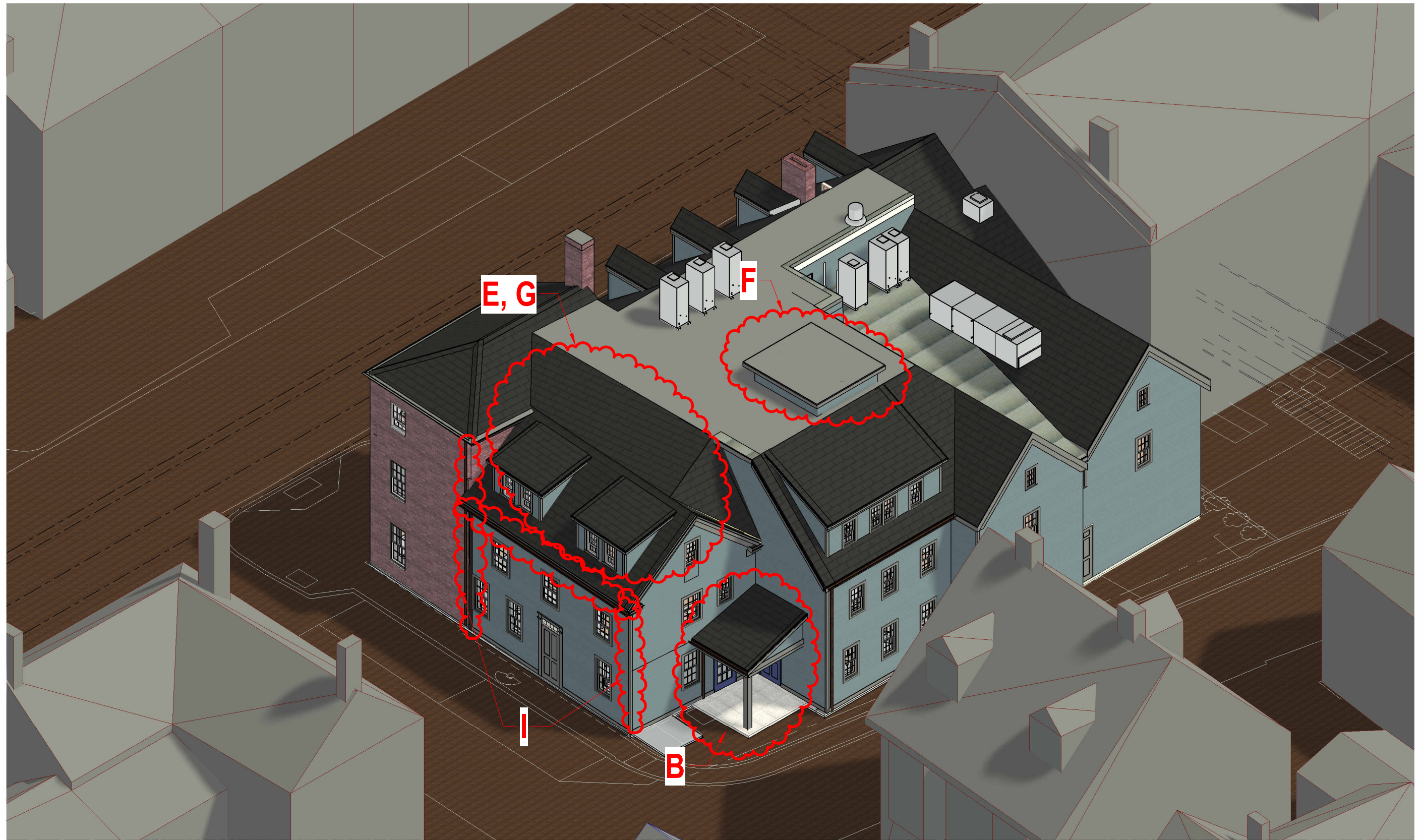
H2.2 CHAPEL STREET ELEVATION
111 STATE STREET
SCALE: 1/8" = 1'-0"
10/14/22



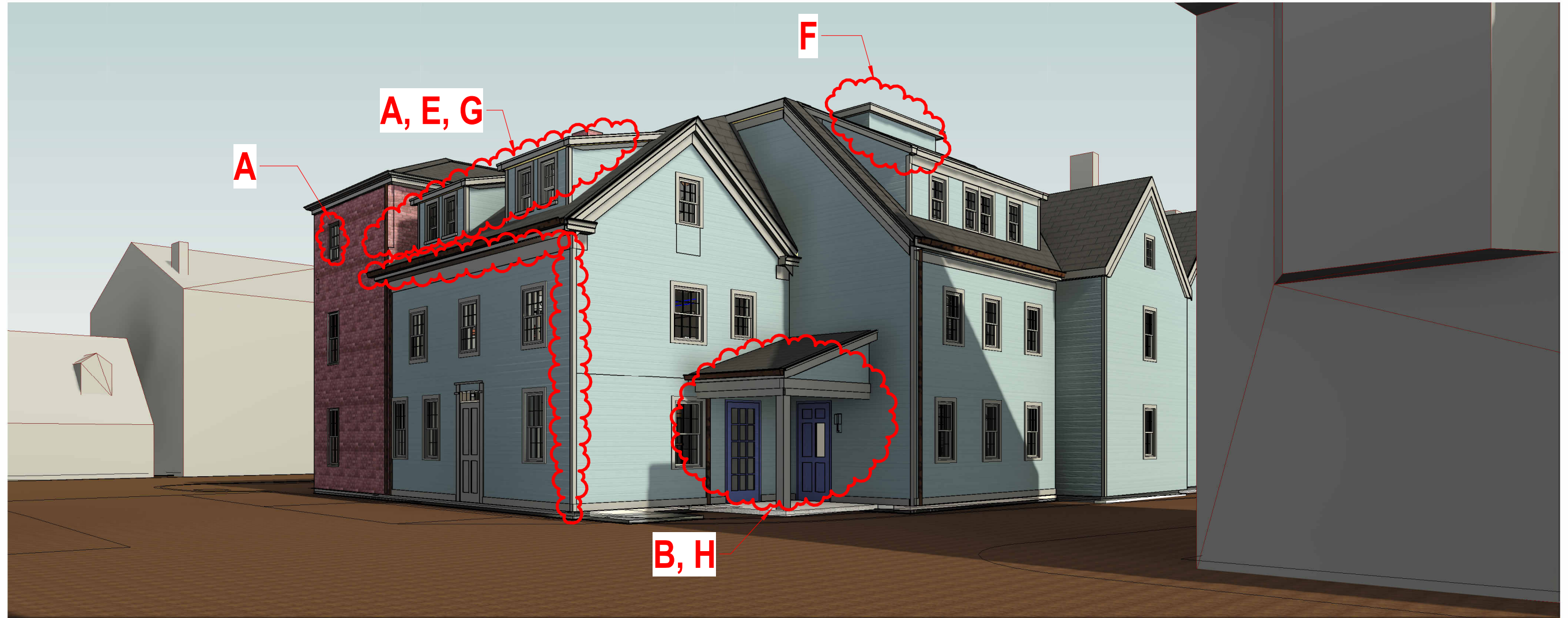
**H2.3 SHEAFE STREET ELEVATION
111 STATE STREET**

SCALE: 1/8" = 1'-0"
10/14/22





H3.1 **AXONOMETRIC**
111 STATE STREET
SCALE:
10/14/22



H3.2 VIGNETTE - CHAPEL STREET
111 STATE STREET

SCALE:
10/14/22



H3.3 VIGNETTE - STATE STREET
111 STATE STREET

SCALE:
10/14/22



H3.4 VIGNETTE - SHEAFE STREET
111 STATE STREET

SCALE:
10/14/22



A3.5 RENDERING - STATE STREET
111 STATE STREET

SCALE:
10/14/22



A3.6 **RENDERING - CHAPEL STREET**
111 STATE STREET

SCALE:
10/14/22

5. 1 Congress Street

- TBD Pending Review

Background: The applicant is seeking approval for the replacement of an existing metal fence with a wooden fence.

Staff Comment: TBD Pending Review

Stipulations:

1. _____
2. _____
3. _____



11/04/2022

LU-22-12

Land Use Application

Status: Active**Date Created:** Jan 26, 2022**Applicant**

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

Primary Location

1 CONGRESS ST
 Portsmouth, NH 03801

Owner:

One Market Square, LLC
 3 Pleasant Street Portsmouth, NH 03801

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

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

3 Congress St

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



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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

DRAWING INDEX - REVISED SHEETS

H5.01 COVER
H5.13 ROOF PLAN
H5.14 FIRST FLOOR PLAN

H5.17 ROOF AREAS CALCULATIONS

H5.20 ROOF HEIGHT DETAIL - HAVEN CT
H5.21 ELEVATION - CONGRESS STREET
H5.22 ELEVATION - HIGH STREET
H5.23 ELEVATION - HAVEN COURT
H5.24 ELEVATION - REAR (WEST) ALLEY

H5.31 AXONOMETRIC
H5.33 VINGNETTE - HIGH ST FROM CONGRESS ST
H5.34 VINGNETTE - HIGH ST FROM STARBUCKS
H5.35 VINGNETTE - HAVEN CT FROM LADD ST
H5.36 VINGNETTE - HIGH ST AT LADD ST & HAVEN CT
H5.37 VINGNETTE - HAVEN COURT AT NEWBERRY'S

H5.55 MATERIALS - STOREFRONT & LIGHTING SCONCE

MINOR REVISIONS TO PREVIOUSLY APPROVED APPLICATION

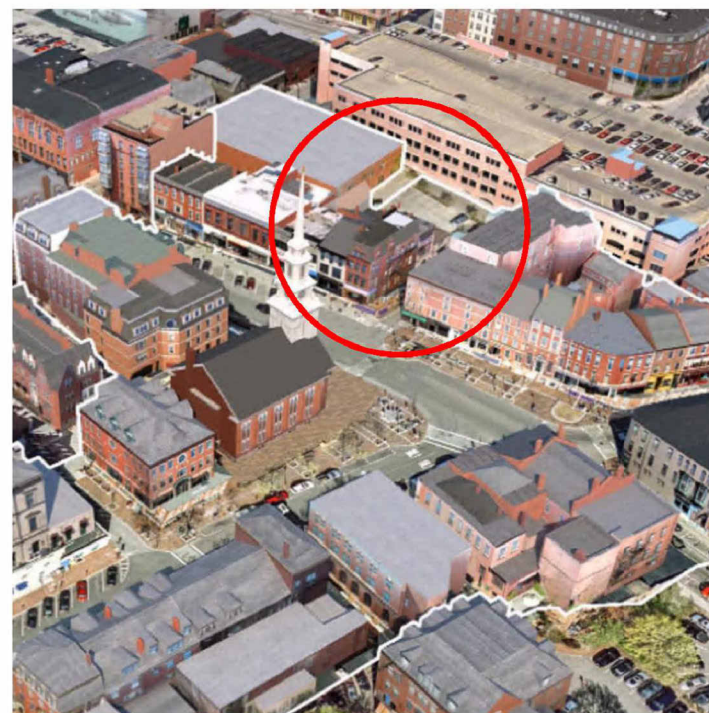
UPDATES ASSOCIATED WITH CHANGE OF BUILDING USE FROM HOTEL & RESTAURANT, TO MIXED-USE: APARTMENTS, OFFICE, & RETAIL:

- A. FILLED IN DRIVE-THROUGH UNDERPASS ON HIGH STREET WITH RETAIL STOREFRONT. CHANGE FOLDING LIFTING STOREFRONTS ON HAVEN COURT TO FIXED STOREFRONTS.
- B. BUILDING HEIGHT INCREASE BY 11 INCHES, TO ALIGN UPPER FLOORS WITH EXISTING ATTACHED BUILDING FOR HANDICAPPED ACCESSIBILITY
- C. RELOCATED ELEVATOR OVER-RUN AND STAIR ACCESS TO ROOF
- D. ADJUST SETBACK ROOF EDGE BEHIND ROOF DECK ON HIGH STREET (STRAIGHTENED AND MOVED FORWARD)
- E. OMIT 3 WINDOWS ON HAVEN COURT AT EGRESS STAIR (FOR TRASH CHUTE BEHIND WALL).
- F. SOLAR ARRAY AND MECHANICAL ROOFTOP EQUIPMENT SHOWN
- G. ADDED WALL SCONCE LIGHT FIXTURES TO PIERS BETWEEN STOREFRONTS
- H. ADJUST LOCATIONS OF DOORS, WINDOWS ON REAR WEST ALLEY FACADE TO COORDINATE WITH REVISED PROGRAM.
- I. REDUCE WIDTH AND ALIGN DOOR AND WINDOWS AT WALL BEHIND REAR RECESSED ROOF DECK (AT SOUTH WALL BEHIND CONGRESS STREET BUILDINGS).
- J. CHANGE TWO SINGLE DOORS AT MAIN ENTRANCE ON HIGH STREET TO ONE SINGLE DOOR



ONE CONGRESS STREET RENOVATION & ADDITION

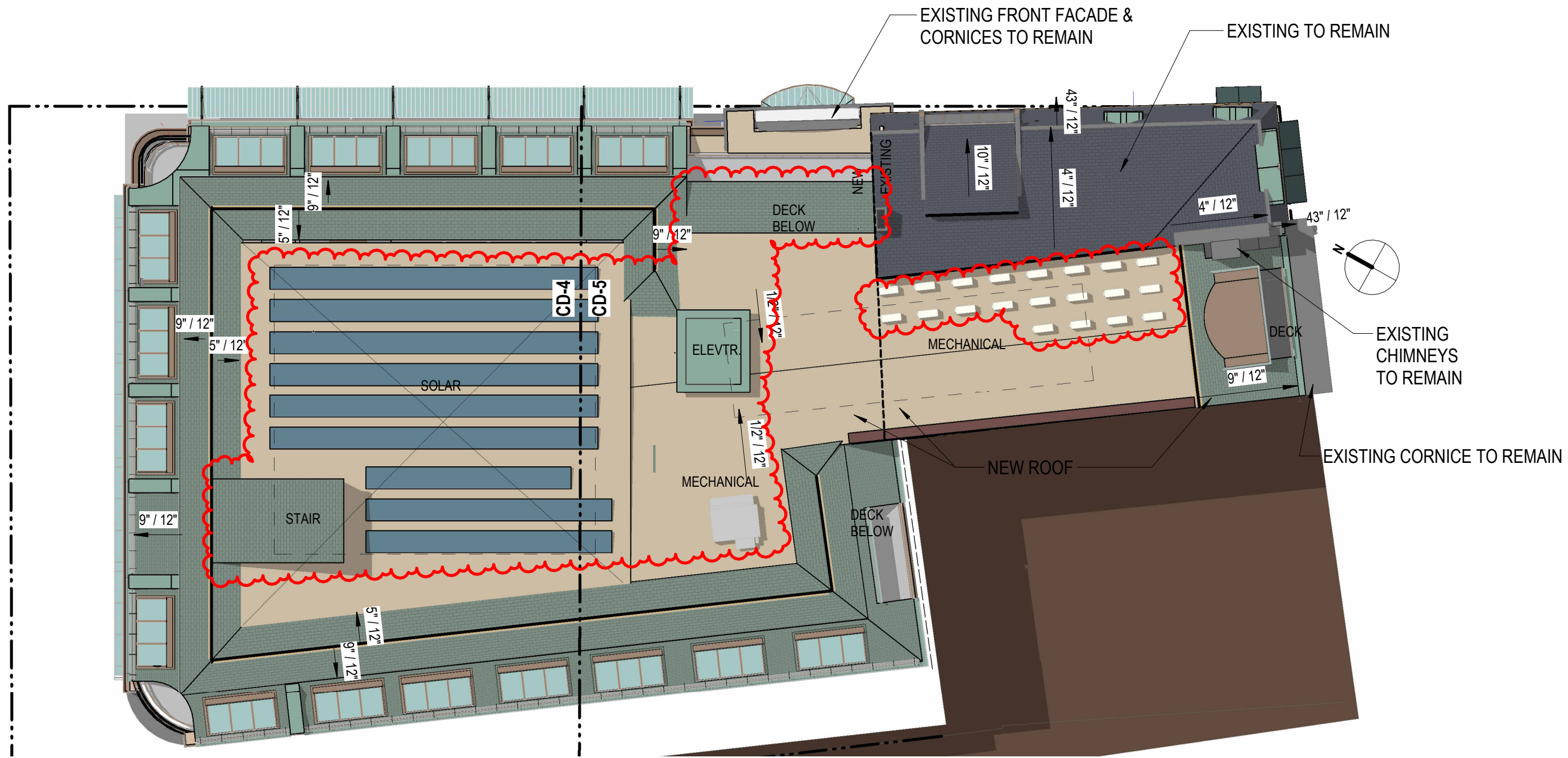
ONE MARKET SQUARE, LLC



HISTORIC DISTRICT COMMISSION - PUBLIC HEARING November, 2022

H5.01 COVER
1 CONGRESS STREET
SCALE:
10/14/2022



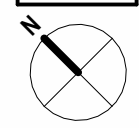


H5.13

ROOF PLAN
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
10/14/2022

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



BUILDING ABOVE

5
H5.14

9'-6 1/2"

73'-4"

9'-7"

ENTRY

RETAIL

RETAIL

RETAIL

RETAIL

VEHICLE ELEVATOR
100

UP

DN

DN

UP

DN

73'-7 3/8"

8'-0"

108'-9"

10'-1 1/2"

42'-9 1/2"

LINE OF BRICK BUILDING ABOVE

LINE OF BRICK BUILDING ABOVE

PROPERTY LINE HIGHLIGHTED

PROPERTY LINE HIGHLIGHTED

DEFECTABLE WARNING STRIP

SEALING
ARCH (TBD)
DISCONTINUOUS
MURALS (TBD)
CATENARY LIGHT CABLES (TYP)
RAVING

30
40 FT

#19
H5.14
N

FIRST FLOOR PLAN 1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
10/14/2022

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

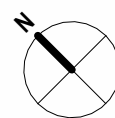




LEGEND

- STEEP ROOF AREA
- MECHANICAL AREA
- DECK BELOW OR ELEVATOR OVER-RUN

HIP TOP MANSARD ROOF	
1 Congress Street	
10/13/2022	
SLOPED ROOF AREAS	
STEEP ROOF AREA A	4,590
STEEP ROOF AREA B	1,603
Total	6,193
MECHANICAL AREAS	
MECHANICAL AREA A	2,793
MECHANICAL AREA B	2,586
Total	5,379
TOTAL ROOF AREA	11,572
Slope roof % of total	53.52%
Flat roof % of total	46.48%



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

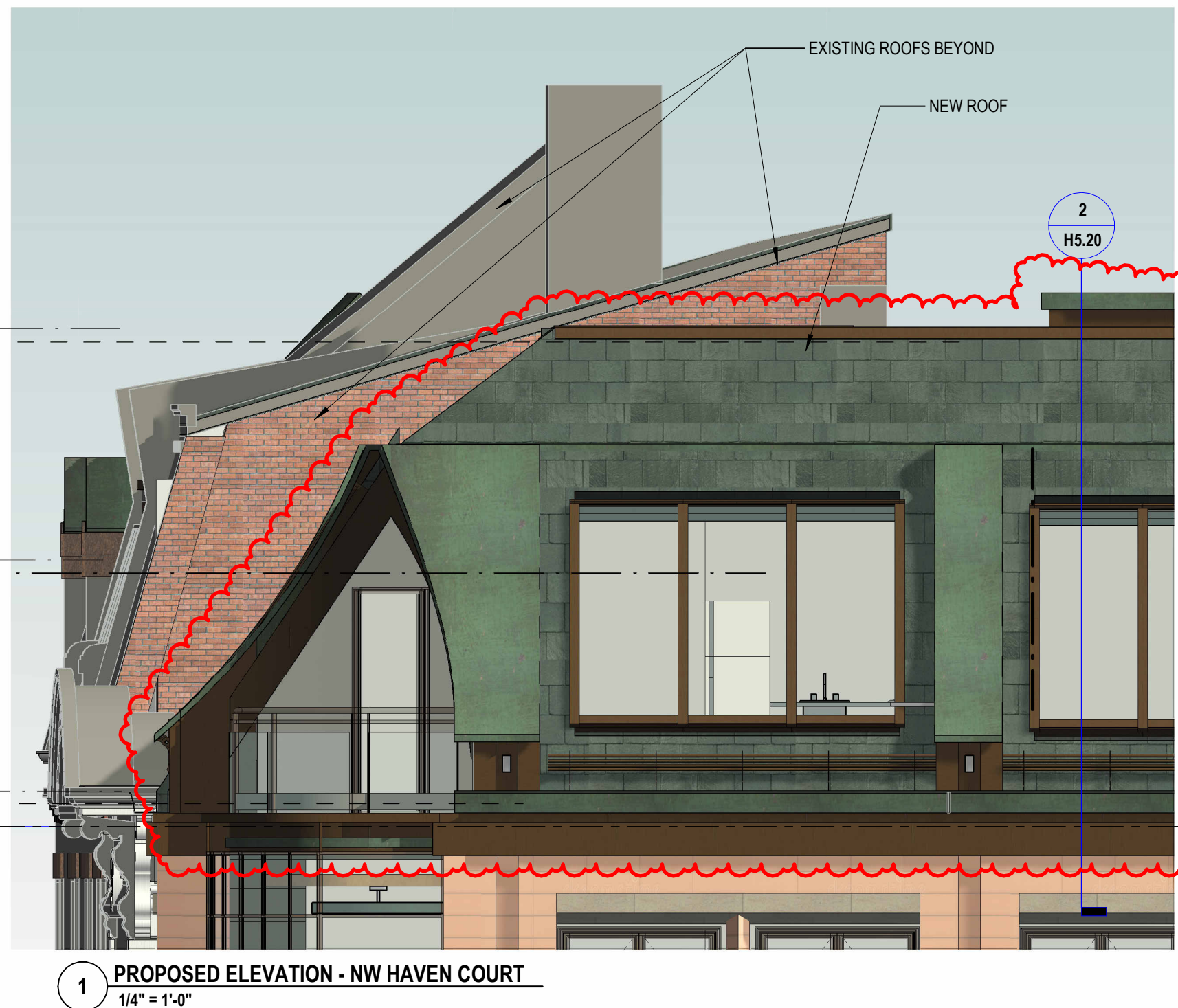
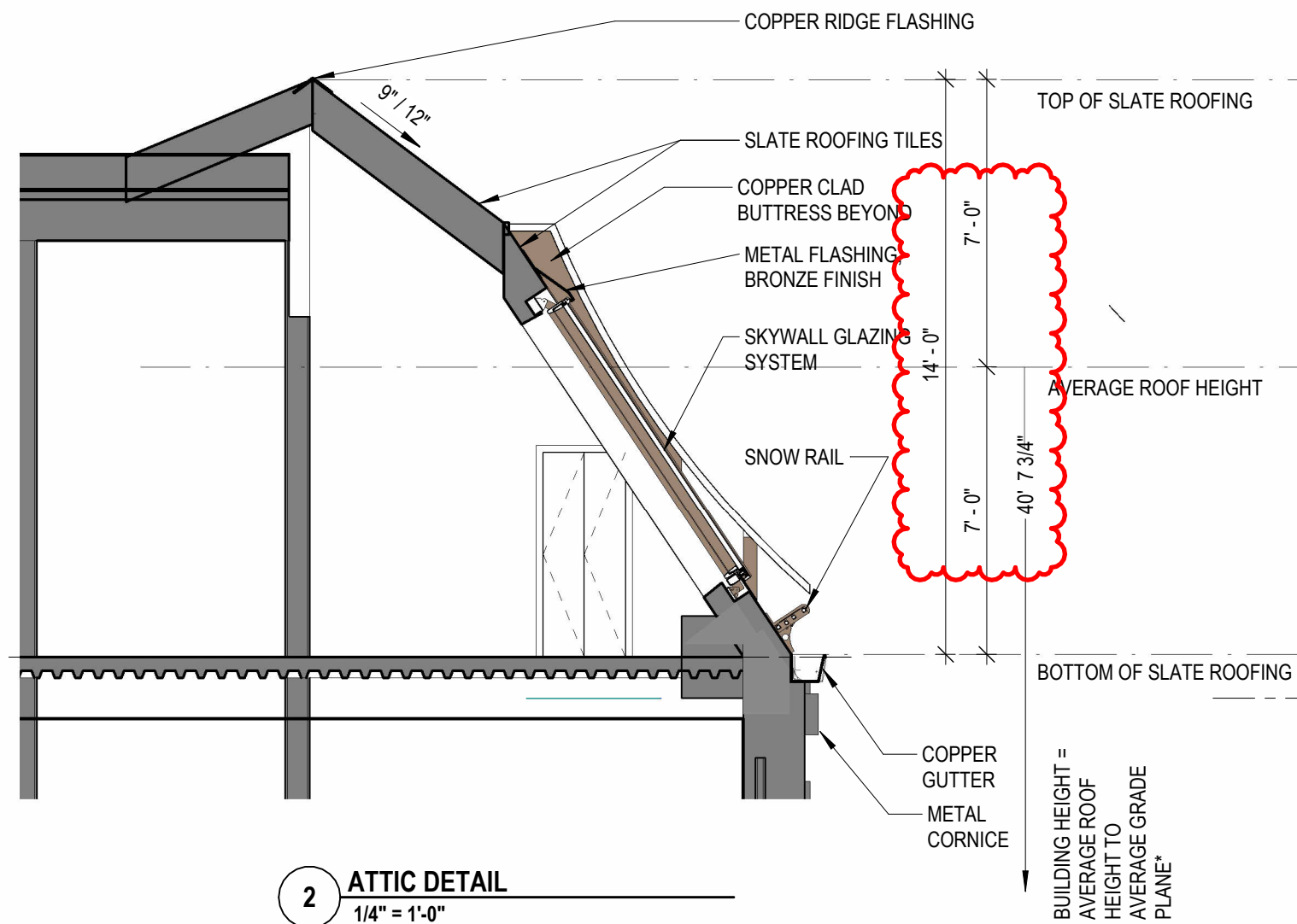


H5.17 ROOF AREA CALCULATIONS
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
10/14/2022



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H5.20 ROOF HEIGHT DETAIL - HAVEN CT
1 CONGRESS STREET

SCALE: 1/4" = 1'-0"
 10/14/2022

* FOR AVERAGE GRADE PLANE OF TOTAL BUILDING SEE SHEET H5.16

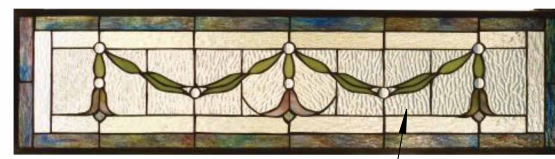




1 PROPOSED ELEVATION - CONGRESS STREET
 3/32" = 1'-0"



- 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



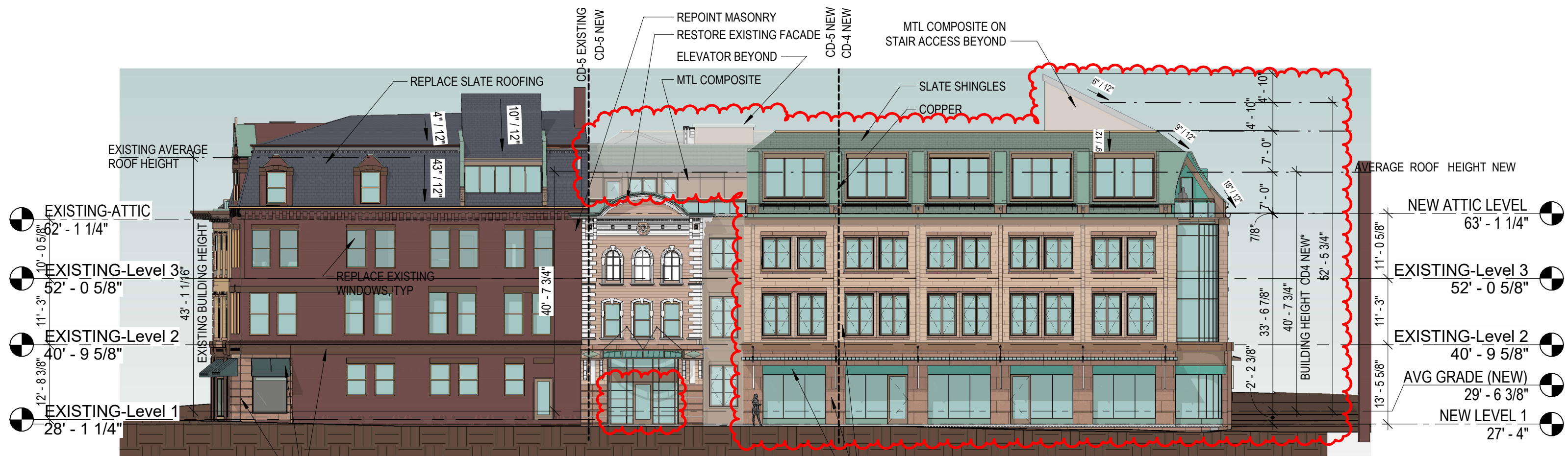
2 PROPOSED ELEVATION - CONGRESS STREET
 1/8" = 1'-0"

H5.21 ELEVATION - CONGRESS STREET
1 CONGRESS STREET

SCALE: As indicated
 10/14/2022



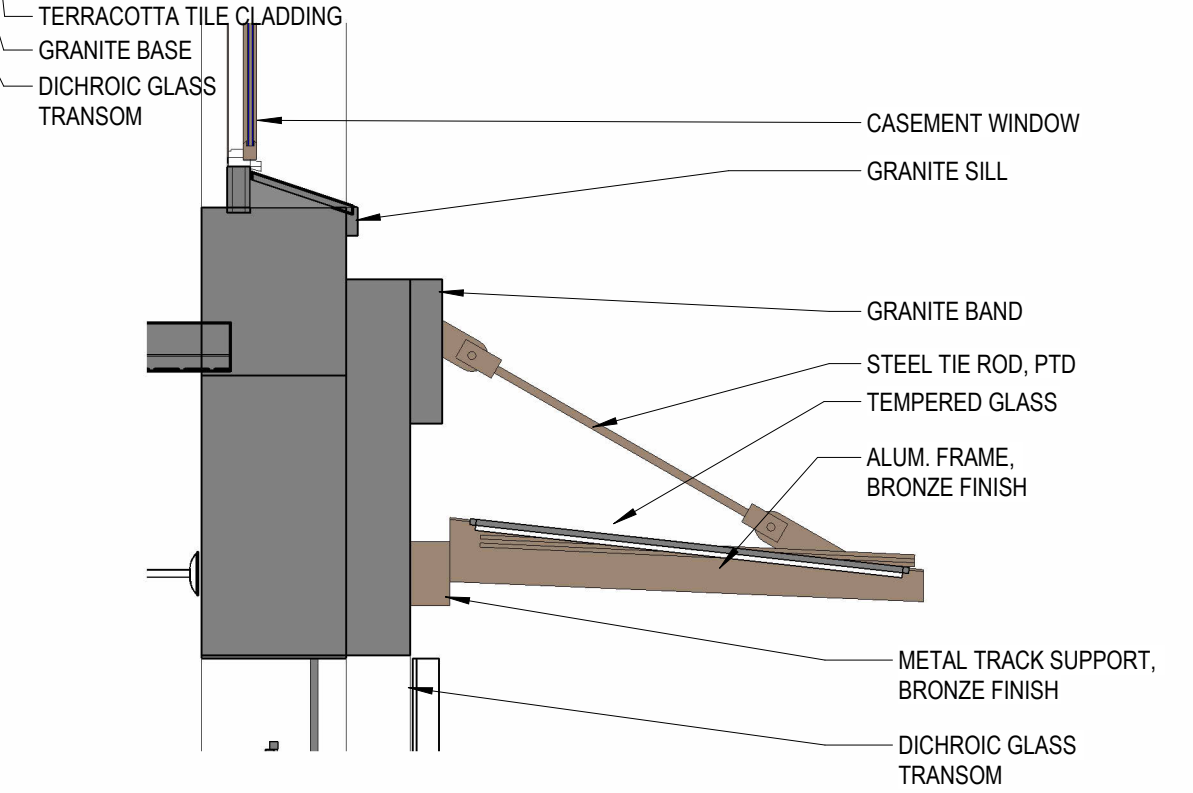
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1 PROPOSED ELEVATION - NE - HIGH STREET
 1/16" = 1'-0"



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



3 HDC AWNING DETAIL
 1/2" = 1'-0"

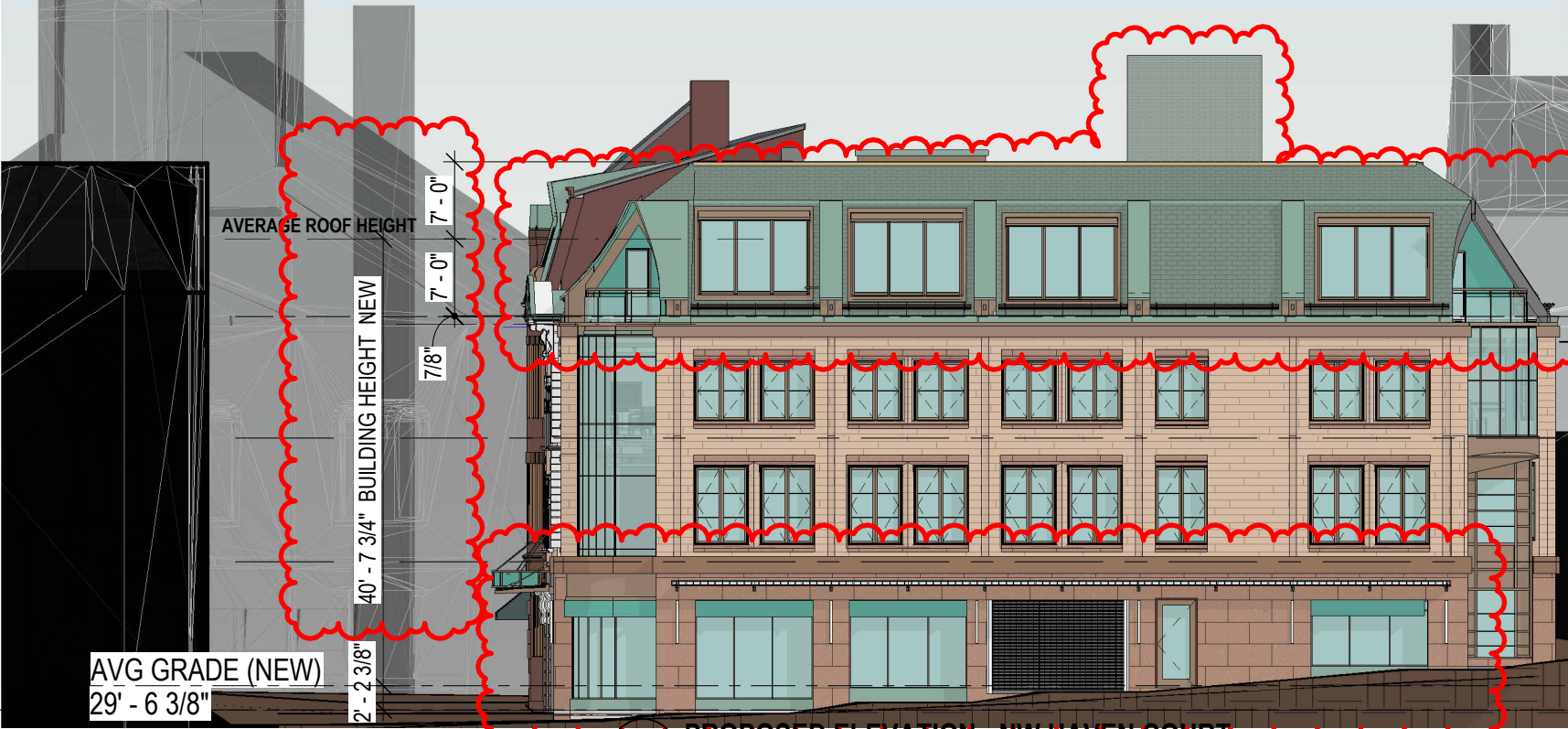
H5.22 ELEVATION - HIGH STREET
1 CONGRESS STREET

SCALE: As indicated
 10/14/2022





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



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

- NEW ATTIC LEVEL 63' - 1 1/4"
- EXISTING-Level 3 52' - 0 5/8"
- EXISTING-Level 2 40' - 9 5/8"
- AVG GRADE (NEW) 29' - 6 3/8"
- NEW LEVEL 1 27' - 4"

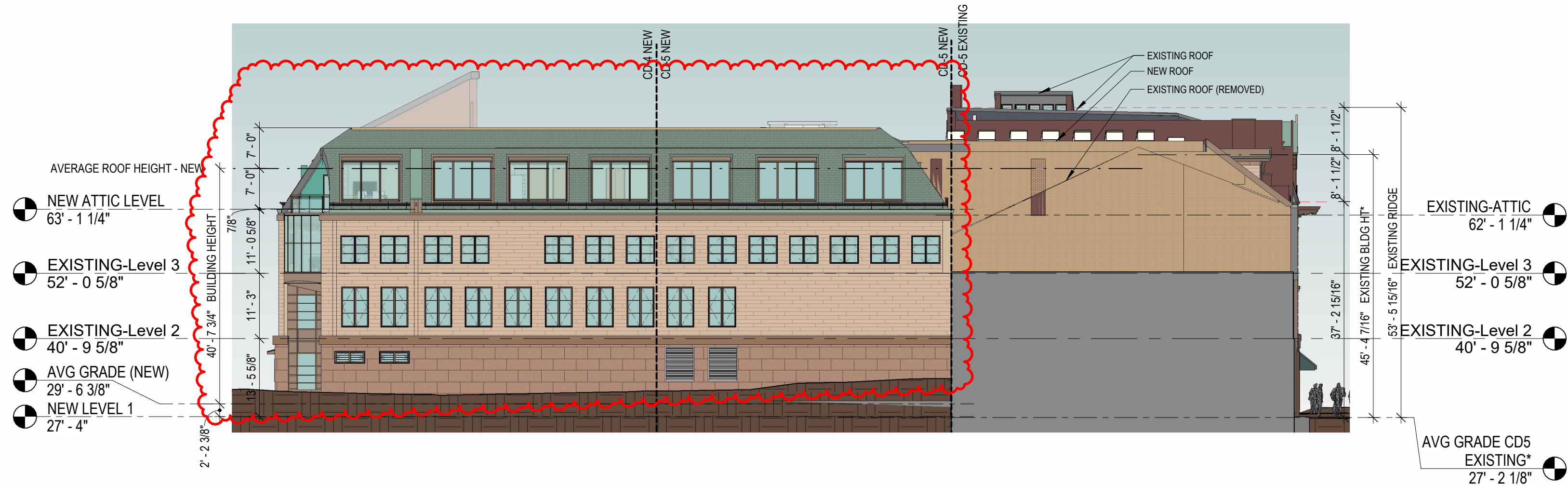
ELEVATIONS - HAVEN COURT
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
 10/14/2022

H5.23

* FOR AVERAGE GRADE PLANE OF TOTAL BUILDING SEE SHEET H5.16

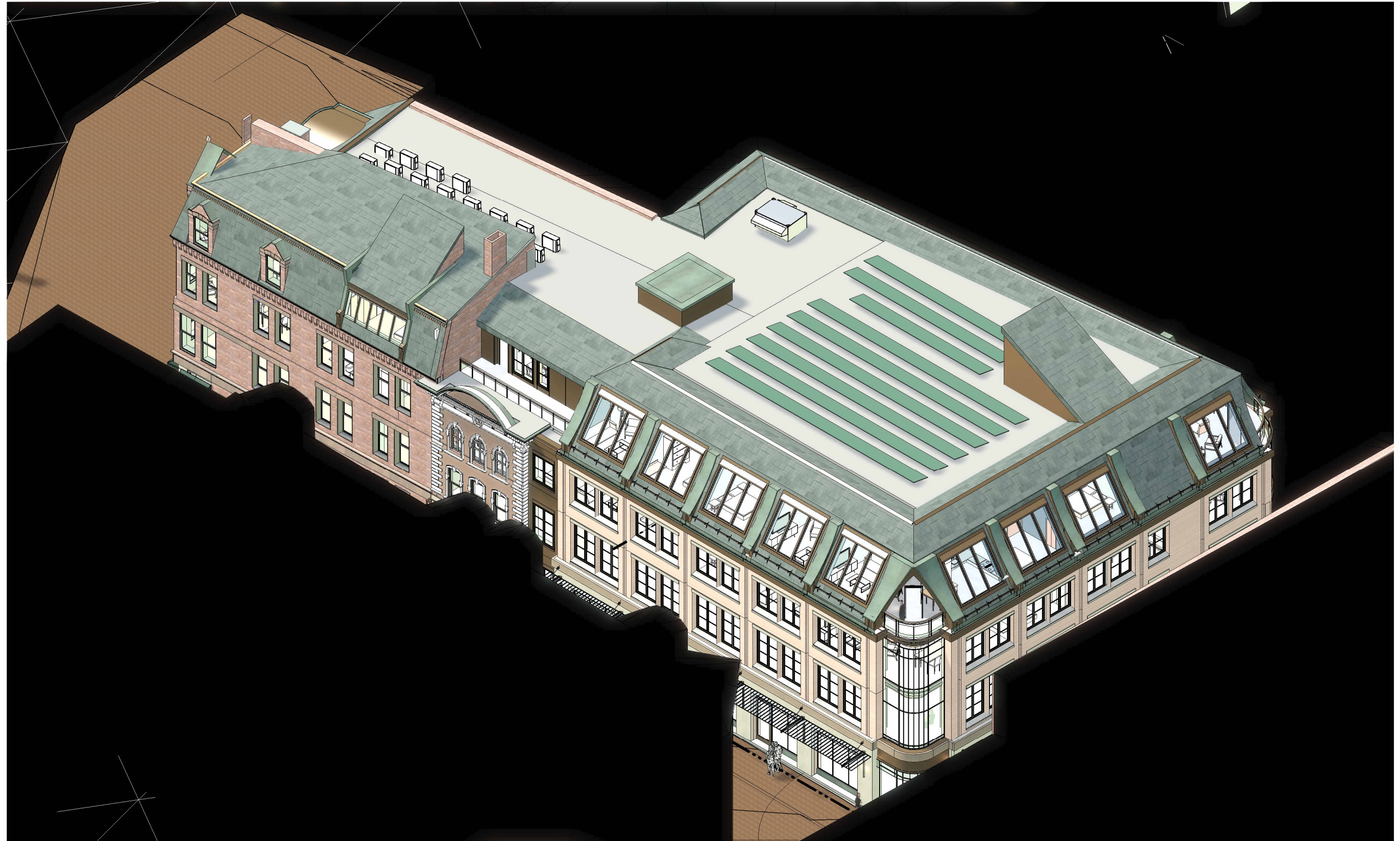




H5.24 SW ELEVATION - REAR ALLEY
1 CONGRESS STREET

SCALE: 1/16" = 1'-0"
10/14/2022





**H5.31 BIRDSEYE AXONOMETRIC
1 CONGRESS STREET**

SCALE:
10/14/2022



**H5.33 VIGNETTES - HIGH FROM CONGRESS
1 CONGRESS STREET**

SCALE:
10/14/2022



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H5.34 **HIGH STREET FROM STARBUCKS**
1 CONGRESS STREET

SCALE:
10/14/2022





**H5.35. VIGNETTE - HAVEN CT FROM LADD ST
1 CONGRESS STREET**

SCALE:
10/14/2022



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H5.36 VIGNETTE - HIGH AT LADD & HAVEN
1 CONGRESS STREET
SCALE:
10/14/2022
TANGRAM 3DS



H5.37 VIGNETTE - HAVEN CT AT NEWBERRY
1 CONGRESS STREET

SCALE:
10/14/2022



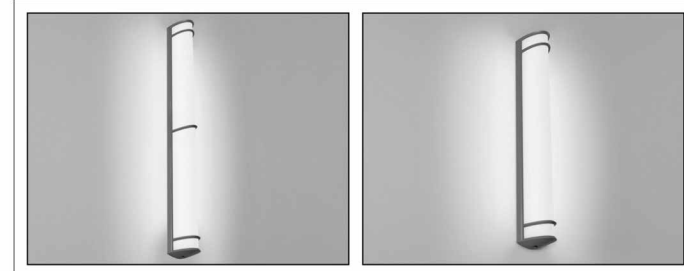
RAVEN™
OW1340/OW1342/OW1344/OW1346/OW1348
Outdoor models with Accent Bars

Rev. 2022/09/25



VisaLighting.com/products/Raven

Type: _____ Project: _____ Location: _____

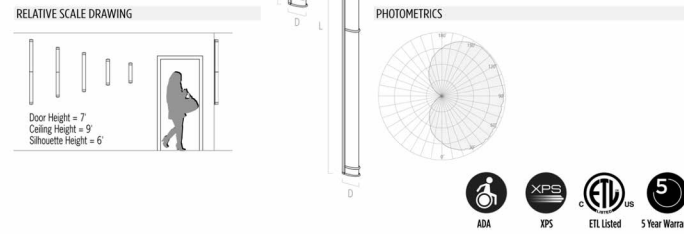


DIMENSIONS¹
L = Length D = Depth W = Width WT = Weight

	OW1348	OW1340	OW1342	OW1344	OW1346
L	18-1/2" (470 mm)	24-3/4" (629 mm)	36-1/2" (927 mm)	48-5/8" (1229 mm)	60-1/8" (1527 mm)
D	4" (102 mm)				
W	3-3/8" (86 mm)				

FEATURES

- Integral driver
- Vertical or horizontal mounting
- Mounts to 2 X 4 electrical junction box (by others) with provided hardware. Requires auxiliary mounting fasteners (provided). Orient junction box to match fixture's linear dimension (horizontal or vertical)
- Tamper resistant fasteners
- High impact extruded aluminum backplate/side rails, die-cast end caps and trim bars; gasketed and sealed construction
- Extruded clear prismatic performance lens and extruded white acrylic diffuser
- High impact extruded white acrylic, FI rated; UV stable; UL-94 HB Flame Class rated
- No VOC powder coat finish
- ETL listed for wet location mounting 4' above grade



800-788-VISA VisaLighting.com Page 1

RAVEN (cont.)
OW1340/OW1342/OW1344/OW1346/OW1348
Outdoor models with Accent Bars



FINISHES
Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request. For more information about our finishes visit visalighting.com/finishes

Powder Coat Paint Finishes (Standard)

AGGY Agate Grey	ALGN Alpine Green	BJBG Baja Beige	BMAT Bronze Matt	BRNZ Bronze	BSIL Blade Silver	CVBL Cove Blue
DEOR Deoro Gold	GLWT Glacier White	GSIL Graphite Silver	HRGR Harbor Grey	JTBK Jet Black	OCBL Ocean Blue	SHGR Shoreline Grey
SBGN Sagebrush Green	SLGR Slate Grey	SSTP Sierra Taupe	TRCN Terracotta Canyon	TRWT Traffic White	VBLK Velvet Black	VNRD Vineyard Red

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Design + Performance
Versatility with Unmatched
Fabrication Flexibility



Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS
Trifab® VersaGlaze® Framing Systems offer front-, center-, back- or multi-plane glass

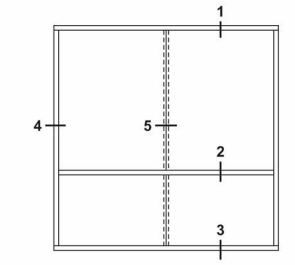
STOREFRONT

BLACK	BOYSENBERRY	HARTFORD GREEN
SANDSTONE	CLASSIC BRONZE	MILITARY BLUE
BONE WHITE	COLONIAL WHITE	ANTIQUE BRONZE
DOVE GRAY	DARK IVY	CHARCOAL
REDWOOD	SEA WOLF	MEDIUM BRONZE

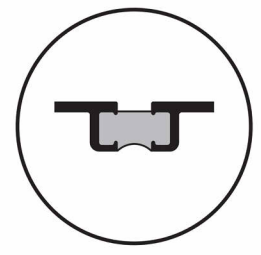
glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be

Additional information and CAD details are available at www.kawneer.com



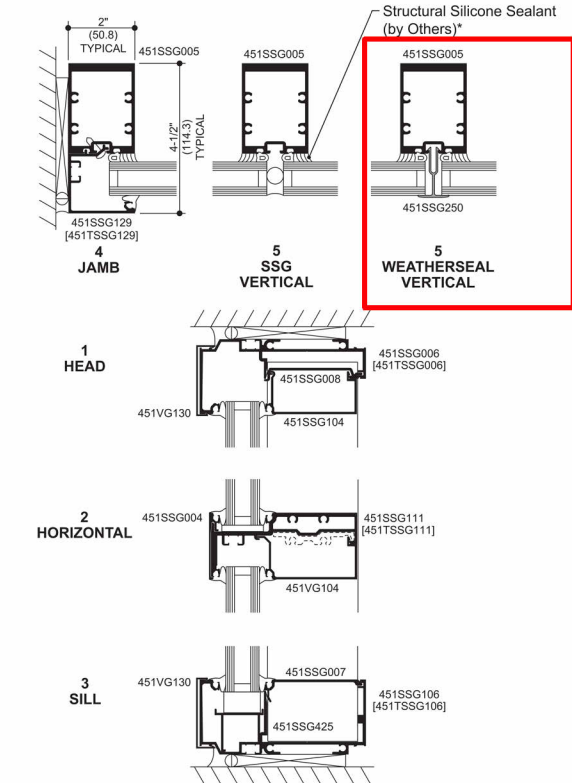
ELEVATION IS NUMBER KEYED TO DETAILS



NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

STICK (INSIDE GLAZED)
TWO COLOR OPTION

SSG RECEPTOR



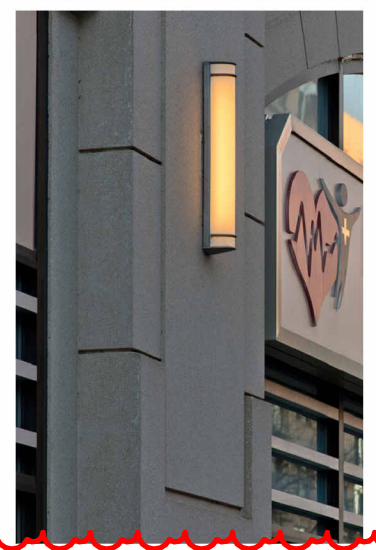
* INSTALLER NOTE: Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.



ADMC040EN

kawneer.com

WALL SCONCE
LIGHT FIXTURES



H5.55 MATERIALS STOREFRONT & SCONCE
1 CONGRESS STREET

SCALE:
10/14/2022



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Historic District Commission

Staff Report – November 2nd, 2022

November 2nd MEETING

Administrative Approvals:

- 1. 11 Walden St. (LUHD-502) - TBD
- 2. 60 Penhallow St. (LUHD-540) - Recommend Approval
- 3. 45 Market St. (LUHD-538) - Recommend Approval
- 4. 500 Market St. (LUHD-539) - Recommend Approval
- 5. 124 State St. (LUHD-542) - Recommend Approval
- 6. 322 Islington St. (LUHD-543) - Recommend Approval
- 7. 232 Court St. Unit 2 (LUHD-544) - Recommend Approval
- 8. 348 Maplewood Ave. (LUHD-545) - Recommend Approval
- 9. 138 Maplewood Ave. (LUHD-541) - Recommend Approval

Extension Requests:

- 1. 238 Deer St. (LU-20-238) (1st Request)

PUBLIC HEARINGS – OLD BUSINESS:

- A. 43 Holmes Court (LU-22-72) (demolition & new single family)
- B. 159 State St. (LU-22-68) (HVAC)
- C. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- D. 33 South Mill Pond St. (LU-22-171) (solar panels)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 324 Maplewood Ave. (LU-22-183) (adaptive reuse)
- 2. 361 Islington St. (LU-22-195) (side and rear addition)
- 3. 93 Pleasant St. (LU-21-183) (one story addition)
- 4. 15 Mt. Vernon St. (LU-19-126) (extend roofline over garage)

November 9th MEETING

DISCUSSION – Certified Local Government

PUBLIC HEARINGS – OLD BUSINESS:

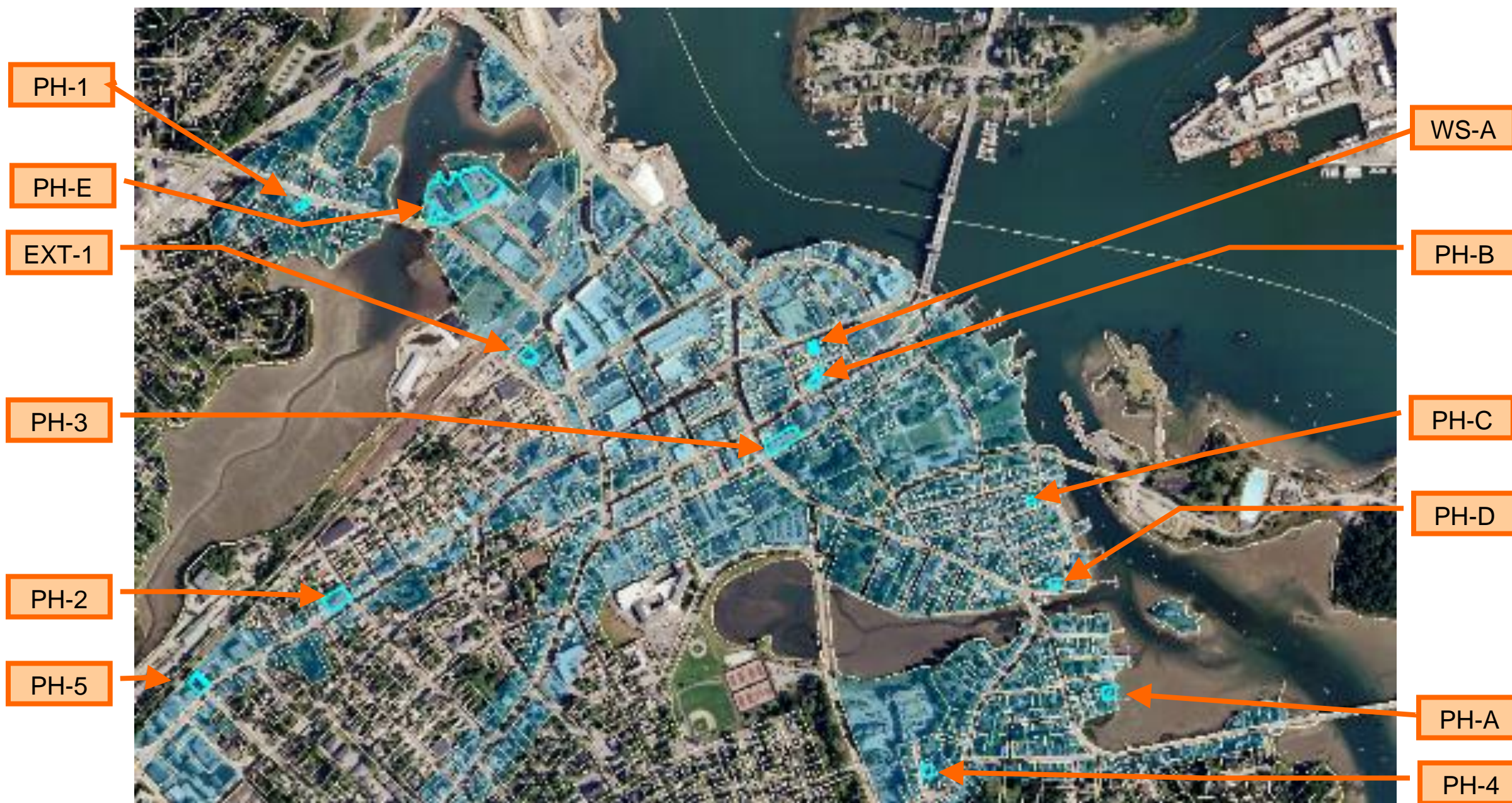
- A. 1 Raynes Ave. (LU-21-54) (2 infill buildings)

PUBLIC HEARINGS – NEW BUSINESS:

- 5. 553-9 Islington St. (LU-20-180) (modifications)

WORK SESSIONS – NEW BUSINESS:

- 1. 95 Daniel St. (LUHD-530) (demolition & reconstruction)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: November 2nd and 9th
APPLICATIONS: 21

Historic District Commission

Project Address: 238 DEER ST. (LU-20-238)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: EXTENSION REQUEST #1

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 6,108 SF +/-
- Estimated Age of Structure: c.1960
- Building Style: Commercial
- Historical Significance: NA
- Public View of Proposed Work: View from Deer and Bridge Streets.
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To replace two windows with a different design.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

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

I. Neighborhood Context:

- The building is located along Deer Street in the heart of the North End. It is surrounded with many new multi-story buildings.

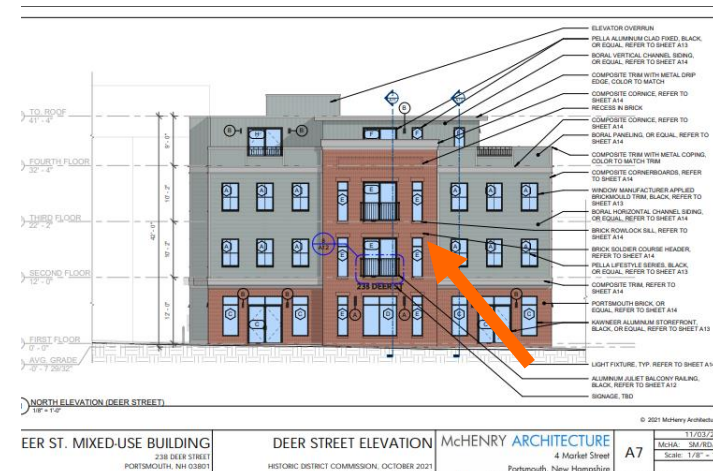
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the existing building with a 3 story mixed-use structure with a penthouse level on the roof. Note that the BOA approved the required variances for the penthouse level.
- **The applicant is requesting the first one-year extension so no public hearing is required.**

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

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC SURVEY RATING

NC

238 DEER ST. (LU-20-238) – EXTENSION REQUEST #1

		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)	<p>MODERATE PROJECT – Construct a 3.5-Story Building Only –</p>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	CONTEXT	8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		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	

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 238 DEER ST. Case No.: 11-2-22
Date: 11-2-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 43 HOLMES COURT (LU-22-72)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

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.

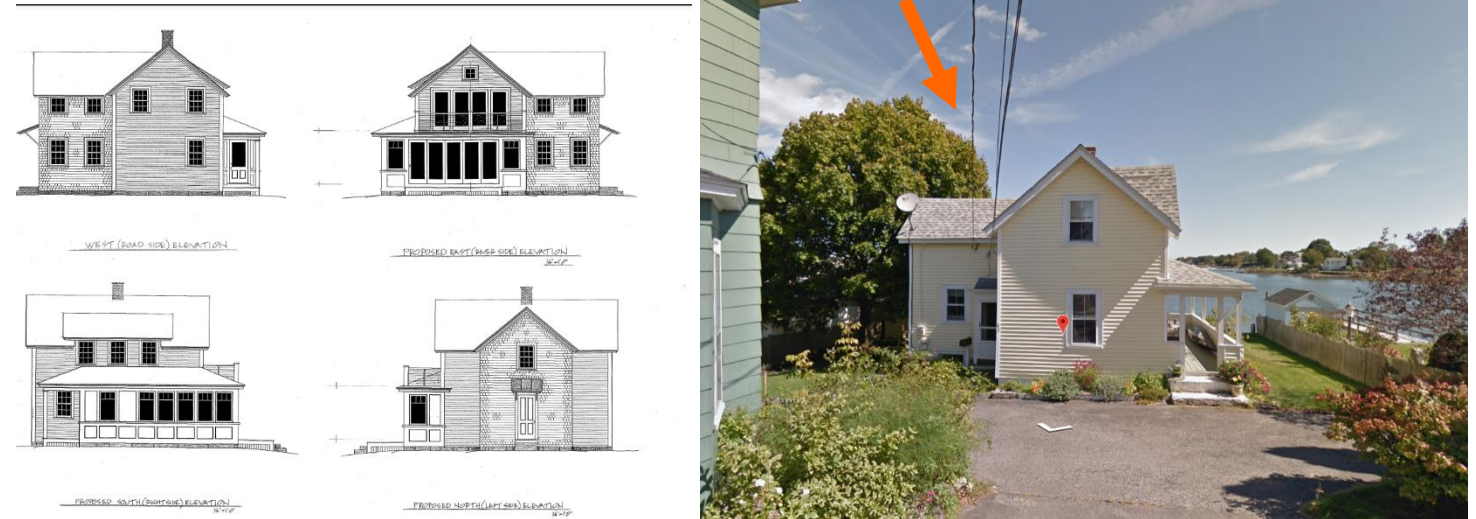
J. Staff Comments and Suggestions for Consideration:

- 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 applicant has requested to postpone this application to the December 7th 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 (LU-22-72) – PUBLIC HEARING #A (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)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE –</h4>			
		2	Floor Area Ratio (GFA/ Lot Area)				
		3	Building Height / Street-Width Ratio				
		4	Building Height – Zoning (Feet)				
		5	Building Height – Street Wall / Cornice (Feet)				
		6	Number of Stories				
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 43 HOLMES COURT Case No.: A Date: 11-2-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 159 STATE ST. (LU-22-68)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #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 2nd floor of the exterior wall of the structure. Conduit will also be applied to the wall.
- **This application has been continued for over 6 months so it is recommended that no further continuances be permitted without re-noticing the project.**

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)

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

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 3 WALTON ALLEY (LU-22-100)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #C

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 1,680 SF +/-
- Estimated Age of Structure: c.1750-1800
- Building Style: Georgian/ Federal
- Historical Significance: C
- Public View of Proposed Work: Limited view from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a picture window and new condenser in the rear yard.

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:

- This 2 story historic structure is located along Walton Alley. It is surrounded with many 2 1/2 -3 story wood-sided structures with shallow front and side yards. This property also has a shallow rear yard with two of the abutting structures located near the lot lines.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a new picture window on the rear elevation.
- Add a HVAC condenser in the rear yard

NOTE THE PROPOSED MECHANICAL CONDENSOR HAS STILL NOT BEEN DETAILED ON THE PLAN, THUS, I WOULD RECOMMEND WE CONTINUE THIS ITEM TO THE NOVEMBER 9TH MEETING.

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

K. Aerial Image, Street View and Zoning Map:



Rear Elevation and Streetscape View



Zoning Map

**HISTORIC
SURVEY
RATING**

C

3 WALTON ALLEY (LU-22-100) – PUBLIC HEARING #C (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div style="text-align: center;"> <h2 style="margin: 0;">MODERATE PROJECT</h2> <p style="margin: 0;">– Add HVAC, picture window, & replace storm windows –</p> </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)				
		PROJECT REVIEW ELEMENT				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 3 WALTON ALLEY Case No.: D Date: 10-5-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 33 SOUTH MILL STREET (LU-22-171)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #D

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 3,495 SF +/-
- Estimated Age of Structure: c. 1860
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Mill and Salter Streets
- Unique Features: Significant alterations
- Neighborhood Association: South End Residents

B. Proposed Work: To replace rear window and door with French doors.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects only):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

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

I. Neighborhood Context:

- The building is located along South Mill Street. It is surrounded with many wood-sided 2.5 story historic structures with shallow to no front yard setbacks with gardens and lawns within the side and rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
- Replace the rear window and door with a set of French doors..

NOTE THAT THE APPLICANT IS EXPLORING OTHER LOCATIONS FOR INSTALLATION OF THE SOLAR PANELS AND IS REQUESTING MORE TIME TO EVALUATE THE FEASIBILITY OF THESE ALTERNATIVES.

K. Aerial Image, Street View and Zoning Map:



Aerial and Streetview Images



Zoning Map

HISTORIC SURVEY RATING

C

33 SOUTH MILL STREET (LU-22-171) – PUBLIC HEARING #D (MODERATE)

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

**MODERATE PROJECT
– INSTALL SOLAR PANELS ONLY –**

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 33 SOUTH MILL STREET Case No.: D Date: 11-2-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 324 MAPLEWOOD AVE. (LU-22-183)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Mixed-Use
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1948
- Building Style: Commercial
- Number of Stories: 1.0
- Historical Significance: NC
- Public View of Proposed Work: View from Dennett Street and Maplewood Ave.
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To renovate the existing building for a single family use.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

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

L. Neighborhood Context:

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

M. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

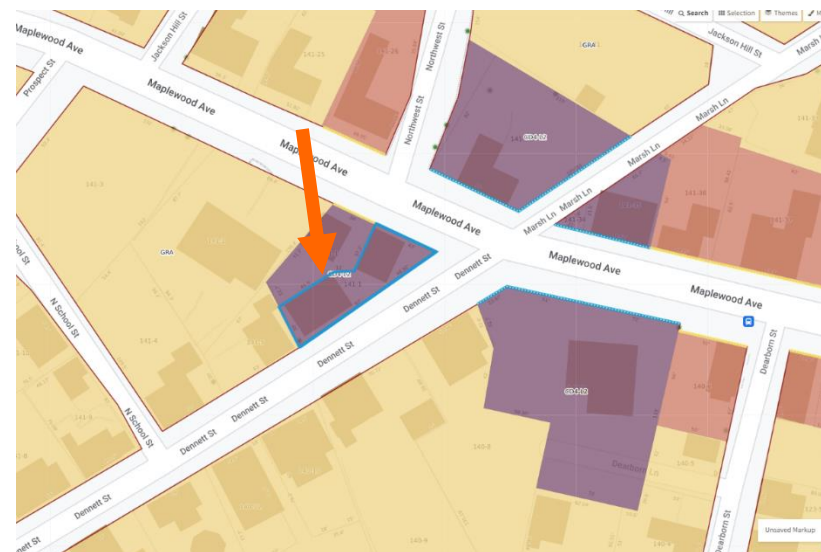
- Clad the exterior walls with clapboards
- Add windows and doors.
- Convert the accessory structure for a residential use.

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

J. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

HISTORIC SURVEY RATING

C

324 MAPLEWOOD AVE. (LU-22-183) – PUBLIC HEARING #1 (MINOR)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<h3 style="margin: 0;">MINOR PROJECT</h3> <h4 style="margin: 0;">- EXTERIOR CLADDING, WINDOWS AND DOORS -</h4>			
	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: 324 MAPLEWOOD AVE Case No: 1 Date: 11-2-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 361 ISLINGTON STREET (LUHD-521)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Vacant / Commercial
- Land Area: 15,174 SF +/-
- Estimated Age of Structure: 1965
- Building Style: Commercial / Modern
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Islington and Cabot Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: Add side & rear additions and make site improvements.

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 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 significant alternations, additions or expansions)

I. Neighborhood Context:

- The structure is located along Islington Street. It is surrounded with mainly wood 2.5 - 3 story historic structures with shallow or no front yard setbacks on relatively small lots

J. Background & Suggested Action:

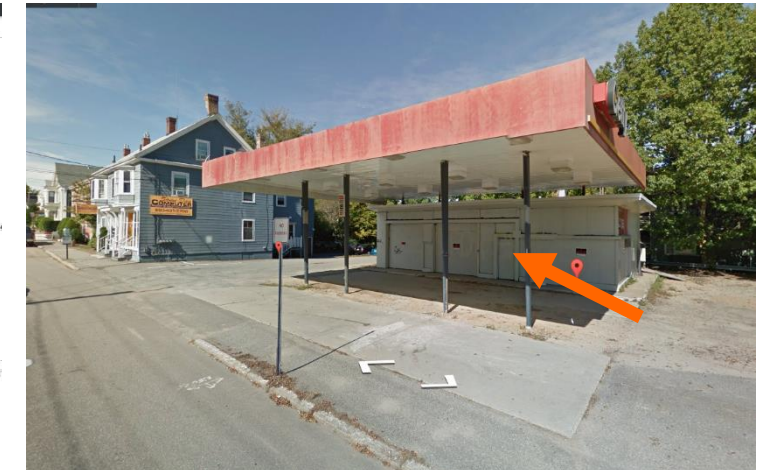
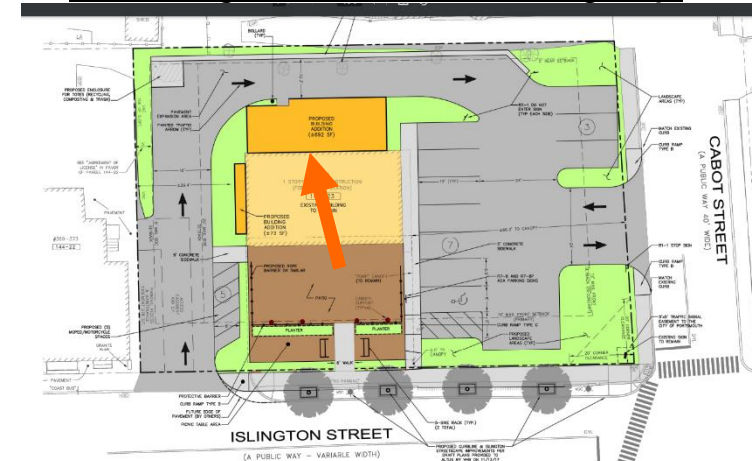
The applicant proposed to:

- Convert the former gas station to a full-service restaurant;
- Add a small addition to the west and rear side of the building;
- Modify the existing canopy to create an outdoor seating area; and
- Add fencing and landscaping along the edge of the property.
- A large shade tree is also included for removal along the rear driveway.

NOTE THAT THIS PROJECT RECEIVED DIMENSIONAL VARIANCES FROM THE BOA AT THEIR OCTOBER MEETING.

Design Guideline Reference – Masonry & Stucco (07), Windows and Doors (08), Site Elements & Streetscapes (09), Small Scale New Construction & Additions, and Signs and Awnings (11)

K. Aerial Image, Street View and Zoning Map:



Proposed Site Plan and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

361 ISLINGTON STREET (LUHD-521) – PUBLIC HEARING #2 (MODERATE)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 361 ISLINGTON STREET Case No: 2 Date: 11-2-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 93 PLEASANT STREET (LU-21-183)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

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 remove and restore historic wall.

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:

- Modify the stairwell and elevator overrun and siding material
- Remove the existing historic wall and replace it in-kind once construction of the new structure is complete.

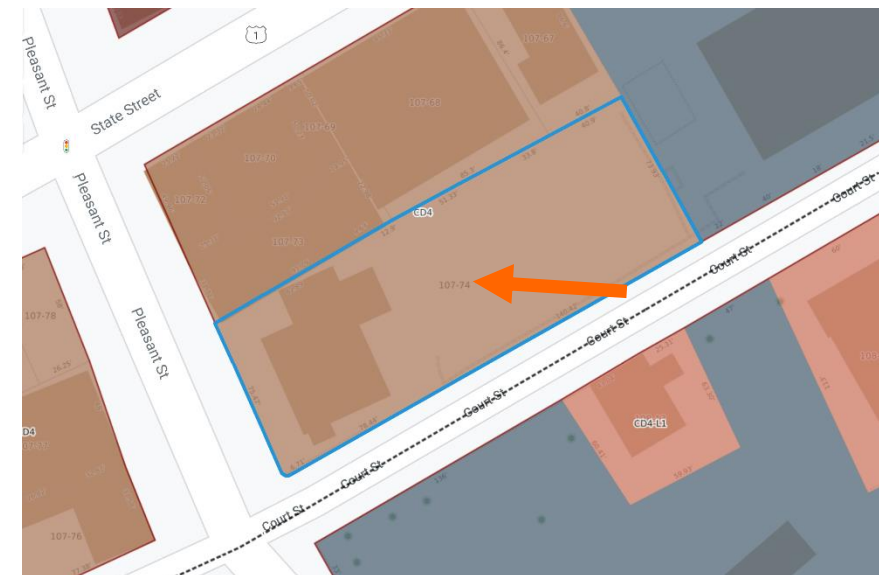
NOTE THAT GIVEN THE LEVEL OF HISTORICAL SIGNIFICANCE AND PUBLIC CONCERN FOR THE EXISTING WALL ALONG COURT STREET, THIS WAS POSTED AND ADVERTISED AS A PUBLIC HEARING.

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

K. 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 #3 (MINOR)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
STAFF	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MINOR PROJECT – REMOVE HISTORIC WALL & MODIFY APPURTENANCES & SIDING MATERIAL –				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	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.: 3 Date: 11-2-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 15 MOUNT VERNON ST. (LU-19-126)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: 3,920SF +/-
- Estimated Age of Structure: c.1790 (relocated to the site)
- Building Style: Cape
- Historical Significance: Contributing Structure
- Public View of Proposed Work: View from Mt. Vernon Street.
- Unique Features: Relocated from another lot in the 1950s
- Neighborhood Association: South End

B. Proposed Work: Ext. Request to add a dormer and second story over the garage.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished / 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:

- The building is located along Mount Vernon Street. It is surrounded with many wood-frame 1.5 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

J. Background, Comments & Suggested Actions:

- The Applicant is seeking to:
 - i. Increase the height of the existing garage.
 - ii. Andersen 400 Series Windows are proposed
 - iii. A large shed dormer is proposed in the attic of the garage on the rear elevation.
 - iv. The garage door will be replaced

NOTE THAT THIS APPLICATION HAS ALREADY HAD TWO EXTENSION REQUESTED GRANTED, THUS, A NEW PUBLIC HEARING WAS REQUIRED BUT THE PROJECT DESIGN HAS NOT CHANGED.

• **Design Guideline Reference: Guidelines for Roofing (04) and Windows & Doors (08)**

K. Aerial Images and Maps:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

15 MOUNT VERNON STREET – PUBLIC HEARING #4 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
STAFF		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– ADD A SECOND STORY OVER GARAGE & ADD REAR DORMER ONLY –</h4>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
		PROJECT REVIEW ELEMENT					HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	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 / 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	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: 15 MOUNT VERNON Case No.: 4 Date: 11-2-22

Decision: Approved Approved with Stipulations Denied Continued Postponed Withdrawn



H. Purpose and Intent:

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

J. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 1 & 31 RAYNES AVE. (LUHD-234)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #E

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 WE ARE EXPECTING REVISED PLAN TO BE SUBMITTED AND DISTRIBUTED BY NOVEMBER 2ND. SUCH PLANS SHOULD ADDRESS THE STATED CONCERNS REGARDING THE DETAILS FOR THIS BUILDING AND SITE DESIGN.**

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

K. Aerial Image, Street View and Zoning Map:



Mixed-Use and Hotel Building Renderings



Zoning Map

HISTORIC SURVEY RATING

C

1 & 31 RAYNES AVE. (LU-21-54) – PUBLIC HEARING #E (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	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		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.: E Date: 11-9-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

- 1. Consistent with special and defining character of surrounding properties: Yes No
- 2. Compatibility of design with surrounding properties: Yes No
- 3. Relation to historic and architectural value of existing structure: Yes No
- 4. Compatibility of innovative technologies with surrounding properties: Yes No

Historic District Commission

Project Address: 553-559 ISLINGTON ST. (LU22-180)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Multi-Family
- Land Area: 8,712 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from Islington and Cass Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: To install a new 2 ½ story rear addition.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished/ 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 building is located Islington Street and is surrounded with many contributing structures as well as more recent commercial intrusions into the district. The neighborhood is predominantly 2 – 2 ½ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

J. Background, Comments & Suggested Action:

- The applicant was requested to redesign the dormer, rear entryway and some other elements that were changed during construction.

NOTE THAT THIS APPLICATION WAS PARTIALLY APPROVED AT THE OCTOBER MEETING BUT THE COMMISSION REQUESTED SOME OF THE DESIGN CHANGES TO EITHER REVERT TO THE PREVIOUSLY-APPROVED DESIGN OR BE PRESENTED AS MODIFICATIONS UNDER A PUBLIC HEARING.

Design Guideline Reference – Guidelines Small Scale New Construction and Additions (10).

K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

553-559 ISLINGTON STREET (LU-22-180) – PUBLIC HEARING #5 (MODERATE PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
STAFF	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT - MODIFICATIONS TO A 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)					
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS					HDC SUGGESTIONS
CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	19	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		
	SITE DESIGN	30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
32		Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
33		Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
34		Garages/ Barns/ Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
35		Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
36		Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
37		Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
40		Screening/ Enclosures (i.e. sheds, dumpsters...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 553-559 Islington St. Case No.: 5 Date: 11-9-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 95 DANIEL ST. (LUHD-530)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 1,682 SF +/-
- Estimated Age of Structure: c.1850 (95) & c.1960 (99)
- Building Style: Gothic Revival
- Number of Stories: 2.0
- Historical Significance: C
- Public View of Proposed Work: View from Daniel St.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To demolish and replace the existing structures.

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:

- These buildings are located along Daniel St. The properties are surrounded with many historically significant structures. The structures in this neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Demolish the two existing historic structures;
- Replace the structures with a two-unit townhouse building
- Two building design options are provided for discussion and feedback.

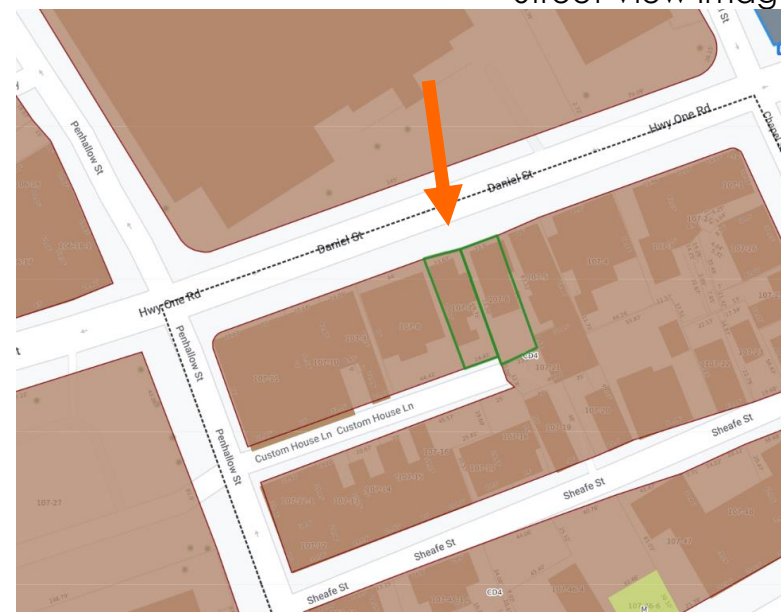
NOTE THAT DEMOLITION OF THE TWO EXISTING HISTORIC STRUCTURES IS INTEGRAL TO APPROVAL OF THE PROPOSED PROJECT DESIGN. THUS, A SITE WALK WILL BE HELD ON NOVEMBER 2ND TO REVIEW THE EXISTING STRUCTURES.

Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

HISTORIC SURVEY RATING

C

95 DANIEL ST. (LUHD-530) – WORK SESSION #1 (MODERATE)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 95 DANIEL ST. Case No: 1 Date: 11-9-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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



11/04/2022

LU-21-54

Land Use Application

Status: Active**Date Created:** Mar 22, 2021**Applicant**

Neil Hansen
 nahansen@tighebond.com
 177 Corporate Drive
 Portsmouth, NH 03801
 6034338818

Primary Location

1 RAYNES AVE
 Portsmouth, NH 03801

Owner:

ONE RAYNES AVE LLC
 1359 HOOKSETT RD HOOKSETT, NH 03106

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

F. Applicant's Representative Filing on behalf of C., D. or E. above

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



ORIGINAL MIXED USE DESIGN SUBMITTED ON
8/3/2022

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.2



ORIGINAL HOTEL DESIGN
SUBMITTED ON 8/3/2022

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE
HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.4



ORIGINAL DESIGN FROM 8/3/22

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.5



ORIGINAL DESIGN FROM 8/3/22

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.6



OPTION A - MIXED USE

- OPEN METAL BALCONIES AT BUILDING HEIGHT TRANSITION CORNER
- OPEN METAL BALCONIES AT MAIN BUILDING OUTSIDE CORNERS

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



A



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.1A



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.2A



HOTEL DESIGN OPTION B

- 24" CORNICE OVER ENTRY
- NEW VERTICAL GLAZED WALL SYSTEM AT HOTEL ENTRY ONLY
- WOOD & METAL CANOPY
- METAL BAND BETWEEN FIRST AND SECOND FLOOR
- VERTICAL WINDOW PATTERNS

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



B



OPTION B - HOTEL
 - 24" CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT HOTEL ENTRY ONLY
 - WOOD & METAL CANOPY
 - METAL BAND BETWEEN FIRST AND SECOND FLOOR
 - VERTICAL WINDOW PATTERNS

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW
 HISTORIC DISTRICT COMMISSION WORK SESSION:
 NOVEMBER 2, 2022



1.3B



OPTION B - HOTEL
 - 24" CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT HOTEL ENTRY ONLY
 - WOOD & METAL CANOPY
 - METAL BAND BETWEEN FIRST AND SECOND FLOOR
 - VERTICAL WINDOW PATTERNS

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE
 HISTORIC DISTRICT COMMISSION WORK SESSION:
 NOVEMBER 2, 2022



1.4B



OPTION B - HOTEL
- NO CHANGES

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.5B



HOTEL DESIGN OPTION C

- 48" CORNICE OVER ENTRY
- NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
- WOOD & METAL CANOPY
- TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
- VERTICAL WINDOW PATTERNS
- GRAY BRICK BASE AT STOREFRONT
- GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



C



- OPTION C - HOTEL**
- 48" CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - WOOD & METAL CANOPY
 - TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
 - VERTICAL WINDOW PATTERNS
 - GRAY BRICK BASE AT STOREFRONT
 - GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.3C



OPTION C - HOTEL

- 48" CORNICE OVER ENTRY
- NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
- WOOD & METAL CANOPY
- TEXTURED BRICK BRICK BAND BETWEEN FIRST AND SECOND FLOOR
- VERTICAL WINDOW PATTERNS
- GRAY BRICK BASE AT STOREFRONT
- GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE
HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.4C



- OPTION C - HOTEL**
- 48" CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - WOOD & METAL CANOPY
 - TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
 - VERTICAL WINDOW PATTERNS
 - GRAY BRICK BASE AT STOREFRONT
 - GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.5C



HOTEL DESIGN OPTION D

- 24" I-BEAM CORNICE OVER ENTRY
- NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
- GLASS CANOPY
- TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
- HORIZONTAL WINDOW PATTERNS
- GRAY BRICK BASE AT STOREFRONT
- GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



D



- OPTION D - HOTEL**
- 24" I-BEAM CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - GLASS CANOPY
 - TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
 - HORIZONTAL WINDOW PATTERNS
 - GRAY BRICK BASE AT STOREFRONT
 - GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.3D



- OPTION D - HOTEL**
- 24" I-BEAM CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - GLASS CANOPY
 - TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
 - HORIZONTAL WINDOW PATTERNS
 - GRAY BRICK BASE AT STOREFRONT
 - GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE
HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.4D



- OPTION D - HOTEL**
- 24" I-BEAM CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - GLASS CANOPY
 - TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
 - HORIZONTAL WINDOW PATTERNS
 - GRAY BRICK BASE AT STOREFRONT
 - GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.5D



- OPTION D - HOTEL**
- 24" I-BEAM CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - GLASS CANOPY
 - TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
 - HORIZONTAL WINDOW PATTERNS
 - GRAY BRICK BASE AT STOREFRONT
 - GRAY BRICK MASSING ON NORTH MILL POND

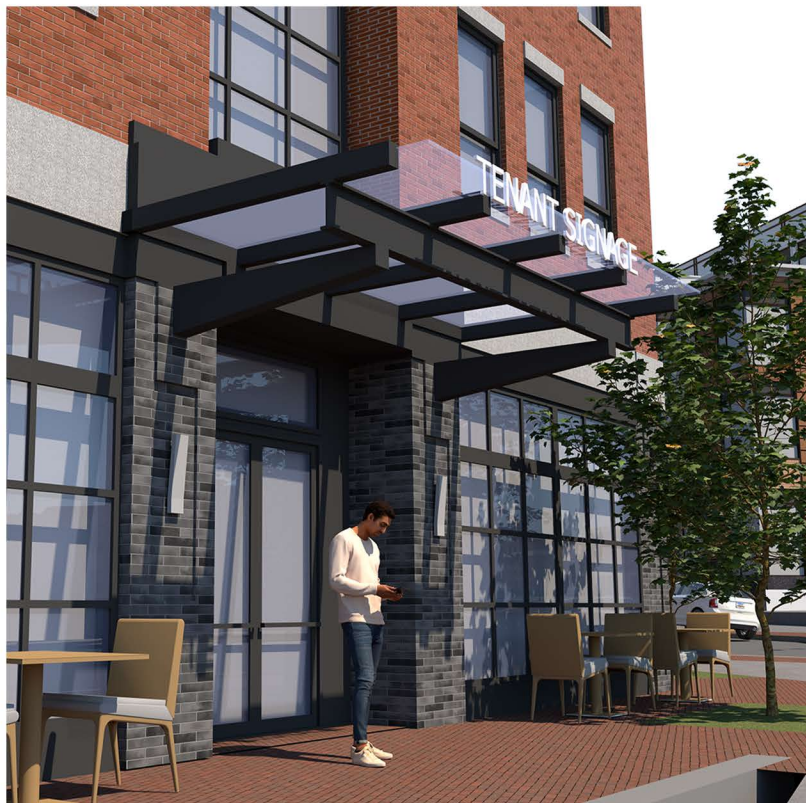
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.6D



MAPLEWOOD AVE CANOPY



RAYNES AVE CANOPY



HOTEL CANOPY

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

GLASS CANOPY DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022





MAPLEWOOD AVE CANOPY



RAYNES AVE CANOPY - NO CHANGES



HOTEL CANOPY

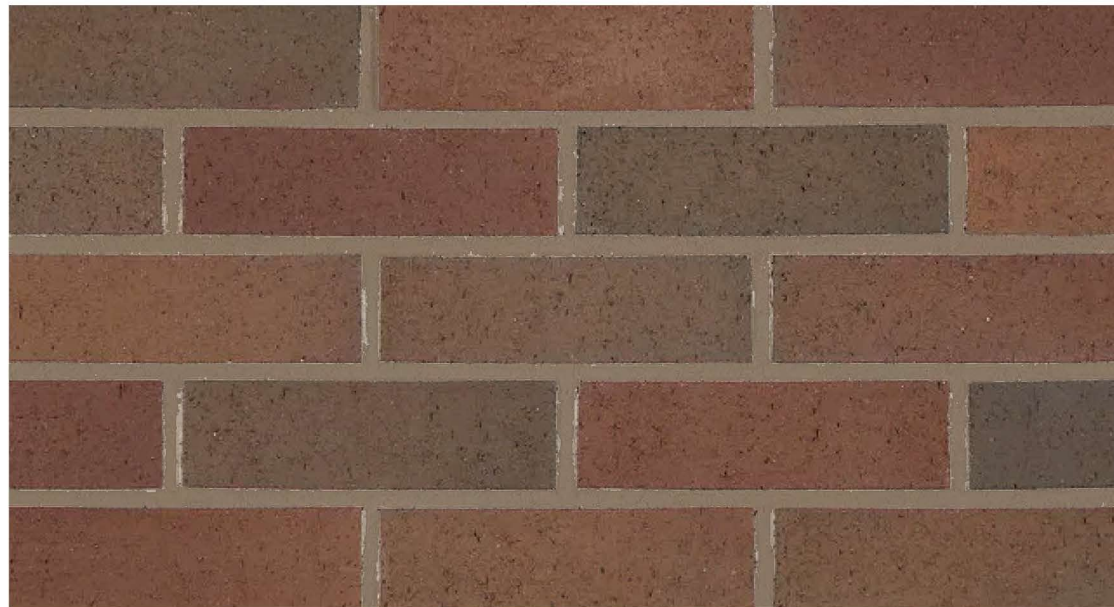
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

WOOD AND METAL CANOPY DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.71



HOTEL MAIN BRICK
MANUFACTURER: BELDEN
COLOR: CLARET FULL RANGE VELOUR
MORTAR: SGS 85X DARK CHOCOLATE
SPECIAL INSTRUCTIONS: RUNNING BOND



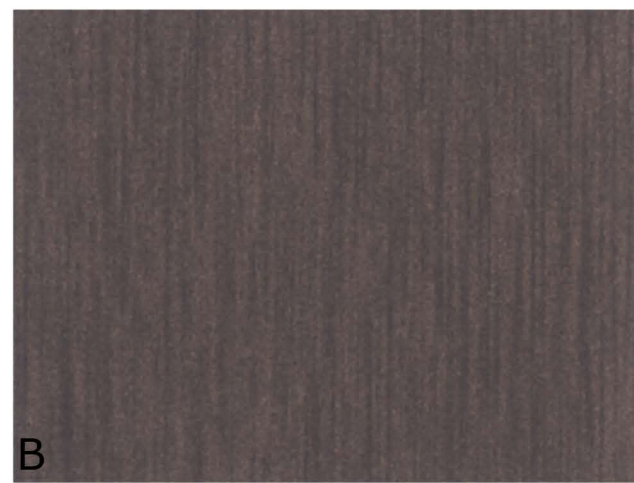
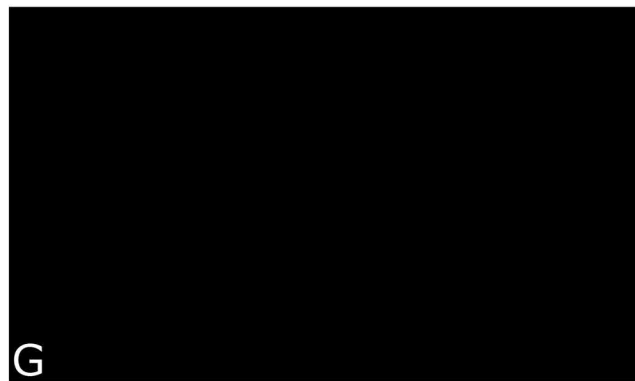
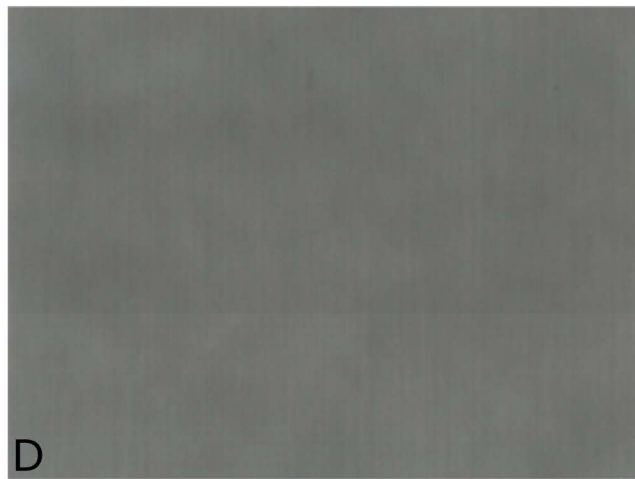
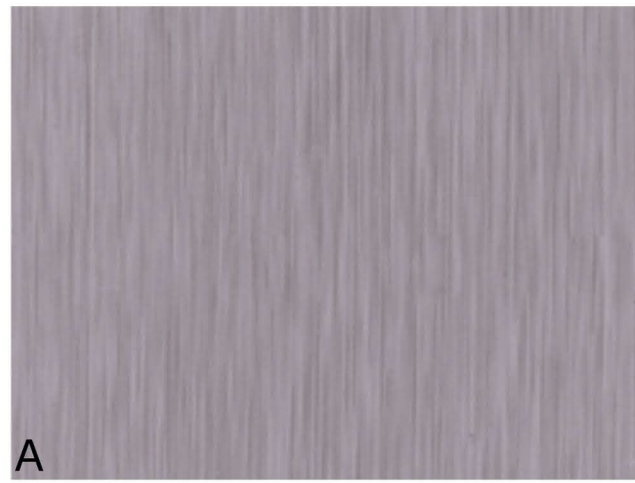
MIXED-USE MAIN BRICK
MANUFACTURER: BELDEN
COLOR: ADMIRAL FULL RANGE VELOUR
MORTAR: NATURAL PORTLAND CEMENT
SPECIAL INSTRUCTIONS: RUNNING BOND



HOTEL ACCENT BRICK
MANUFACTURER: ENDICOTT
COLOR: MANGANESE IRONSPOT - SMOOTH
MORTAR: SGS 94X IRON BLACK
SPECIAL INSTRUCTIONS: RUNNING BOND



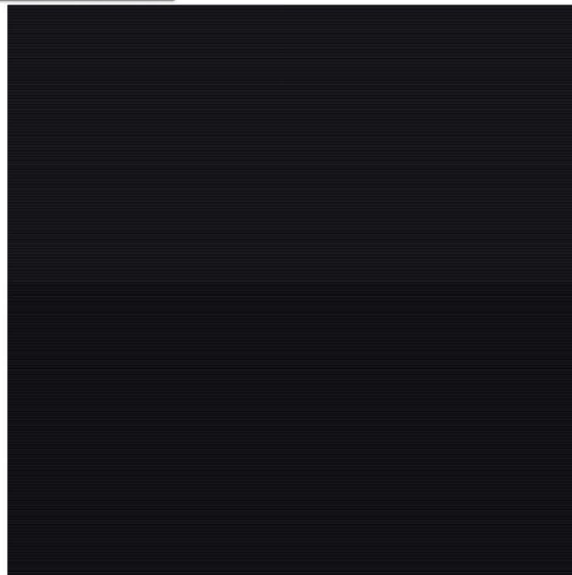
MIXED-USE ACCENT BRICK
MANUFACTURER: ENDICOTT
COLOR: MANGANESE IRONSPOT - SMOOTH
MORTAR: SGS 94X IRON BLACK
SPECIAL INSTRUCTIONS: RUNNING BOND



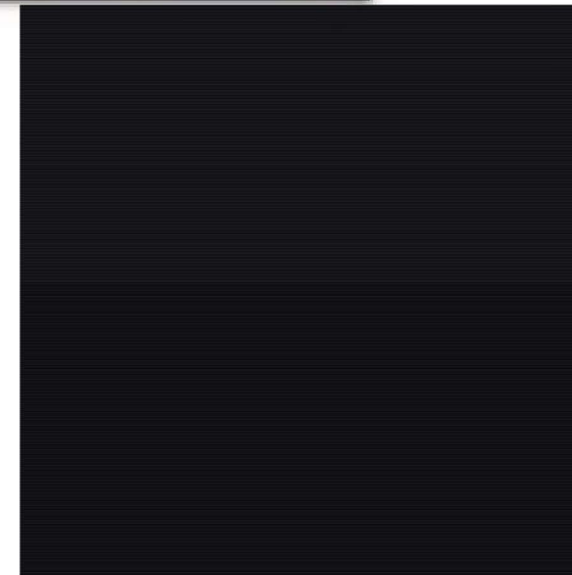
PREFORMED ALUMINUM PANEL
 MANUFACTURER: VITRABOND
 COLOR: A = FAUX ZINC LIGHT
 D = GRAPHITE GREY ZINC
 G = BLACK

B = FAUX ZINC DARK
 E = DARK GREY METTALIC

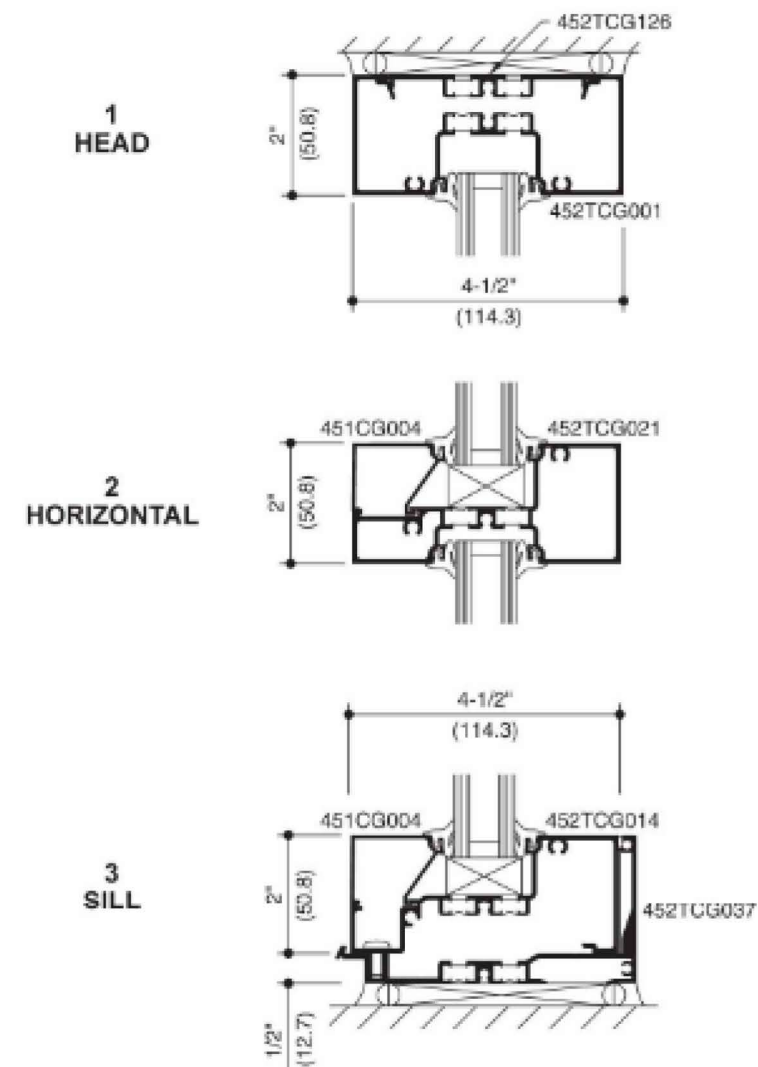
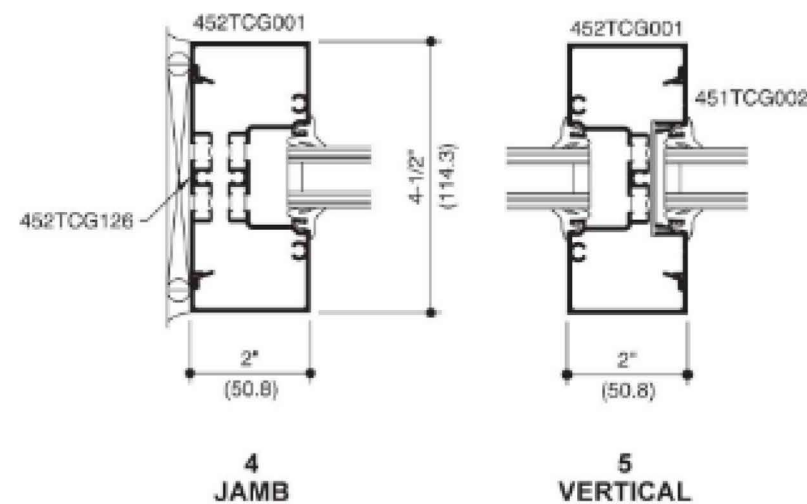
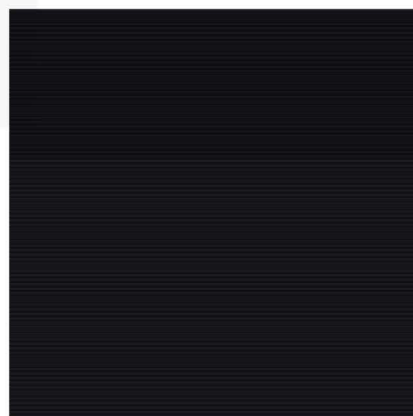
C = FAUX ZINC CHARCOAL
 F = CADET GREY



MIXED-USE
DOUBLE-HUNG WINDOWS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY



MIXED-USE
PATIO DOORS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY



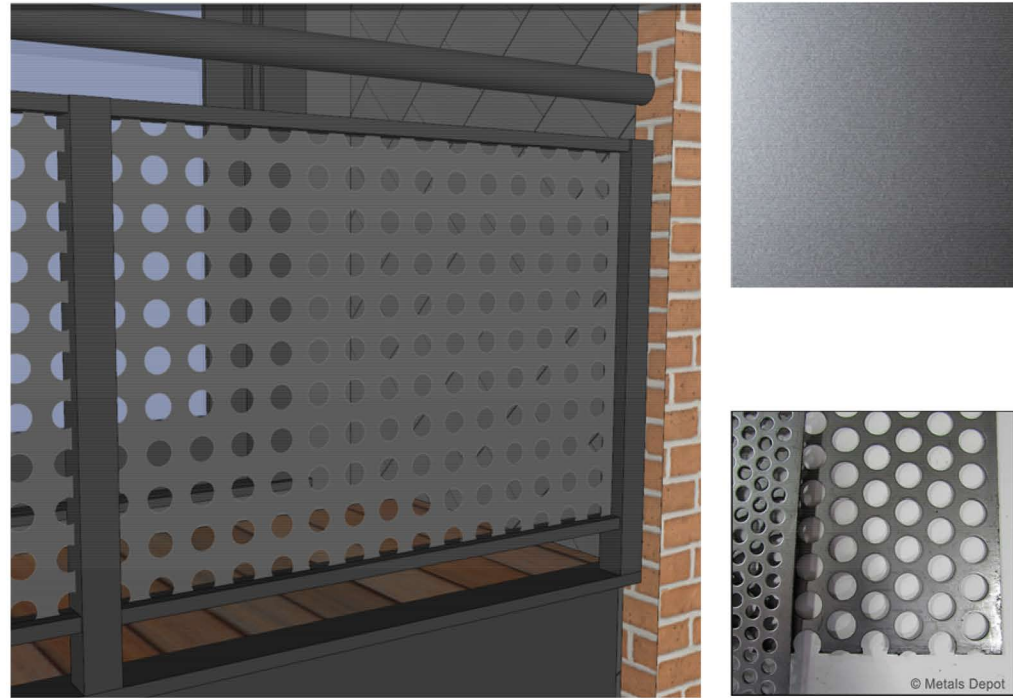
HOTEL FIBERGLASS WINDOW
 MANUFACTURER: MARVIN - ESSENTIALS
 SERIES: ESSENTIAL PICTURE
 & AWNING WINDOWS
 COLOR: BLACK

ALUMINUM STOREFRONT
 MANUFACTURER: KAWNEER
 SERIES: TRIFAB 451 UT
 COLOR: BLACK

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS
 HISTORIC DISTRICT COMMISSION WORK SESSION:
 NOVEMBER 2, 2022





MIXED-USE BALCONY RAILING
 MANUFACTURER: METALS DEPOT
 STYLE: 1" HOLE - PS111
 COLOR: KYNAR - PEWTER SILVER



CAST STONE
 MANUFACTURER: NORTHERN DESIGN ARCHITECTURAL
 FINISH: LIGHT ETCH
 COLOR: SLATE



LAP SIDING
 MANUFACTURER: JAMES HARDIE
 STYLE: PLANK SIDING - LAP
 FINISH: SMOOTH
 COLOR: PEARL GREY



MIXED-USE ENTRY LIGHT
 MANUFACTURER: MODERN FORMS
 MODEL: SUSPENSE
 COLOR: BLACK

MIXED-USE ENTRY LIGHT
 MANUFACTURER: MODERN FORMS
 MODEL: MIDNIGHT
 COLOR: BLACK

MIXED-USE ENTRY LIGHT
 MANUFACTURER: MODERN FORMS
 MODEL: BLADE
 COLOR: BLACK



11/04/2022

LU-19-126

Land Use Application

Status: Active**Date Created:** Jun 14, 2019**Applicant**

cyrus noble
 cyrusnoble@gmail.com
 15 Mt Vernon
 portsmouth, New Hampshire 03801
 2077762196

Primary Location

15 MT VERNON ST
 Portsmouth, NH 03801

Owner:

SCHULTHESS DREW & SCHULTHESS BRITTANY
 15 MOUNT VERNON ST PORTSMOUTH, NH 03801

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

--

Alternative Project Address**Alternative Project Address**

--

Project Type

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

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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

EXISTING ELEVATIONS



FRONT ELEVATION



BACK ELEVATION

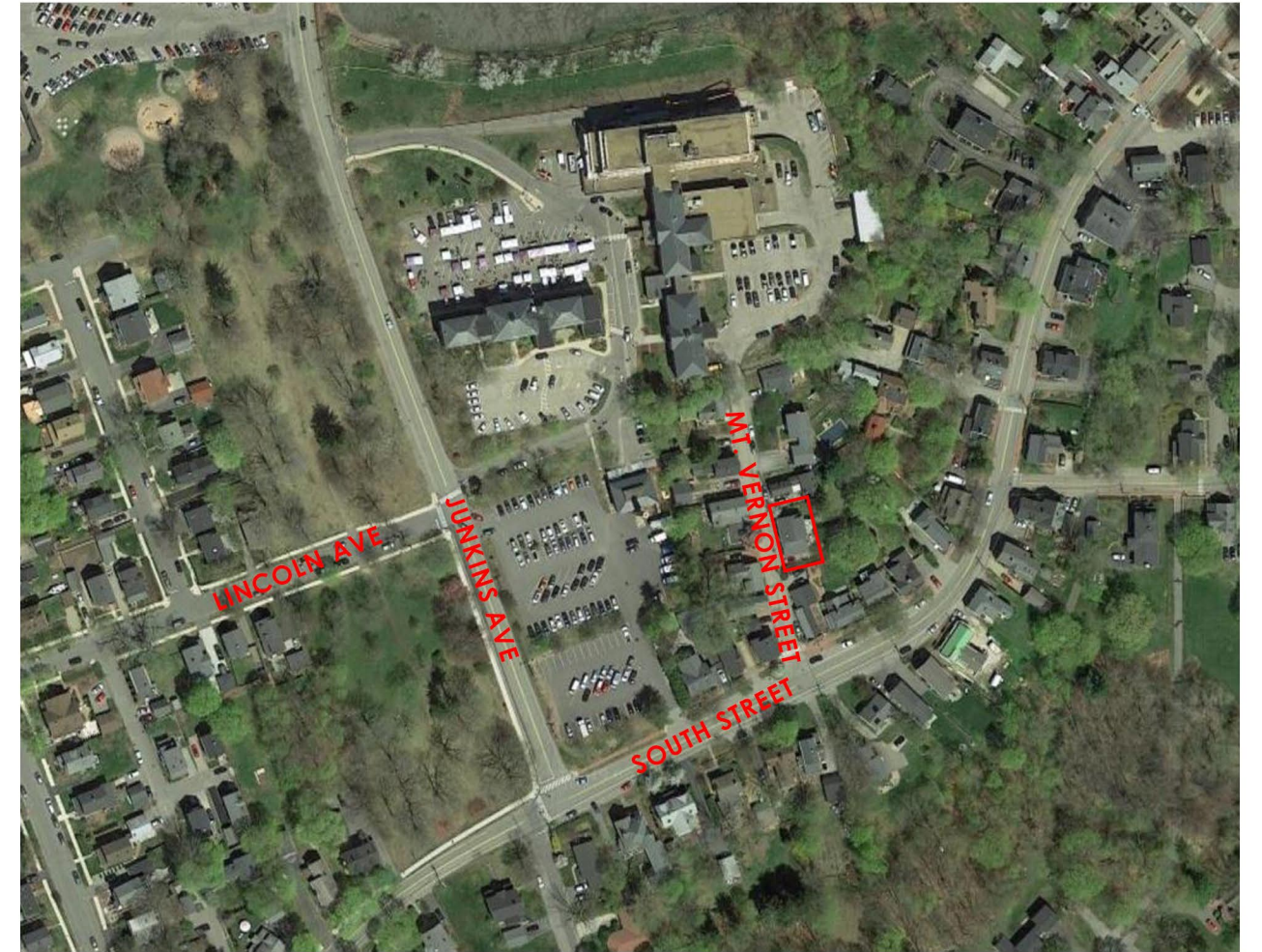


LEFT ELEVATION



RIGHT ELEVATION

AERIAL VIEW



15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW AND EXISTING ELEVATIONS
HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019



233 VAUGHAN ST, SUITE 101
PORTSMOUTH, NH 03801
(603) 431-2808
www.cjarchitects.net

1.0



VIEW FROM SITE TOWARDS CITY HALL



VIEW FROM SITE TOWARDS SOUTH STREET

SITE MAP



VIEW FROM CITY HALL TOWARDS SITE



VIEW FROM SOUTH STREET TOWARDS SITE

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

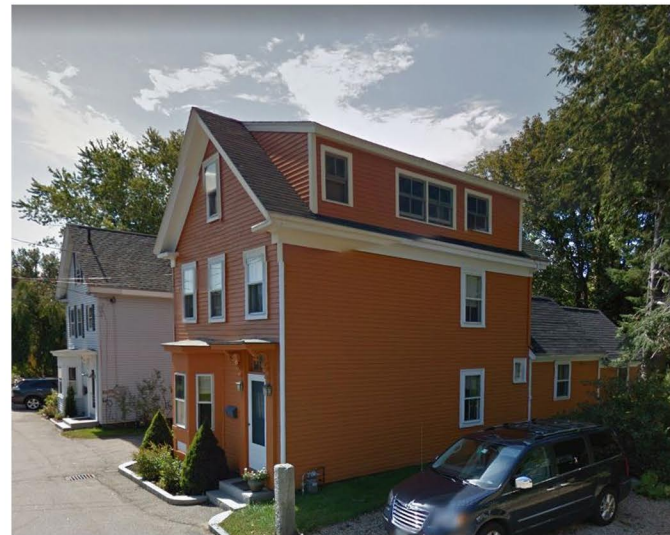
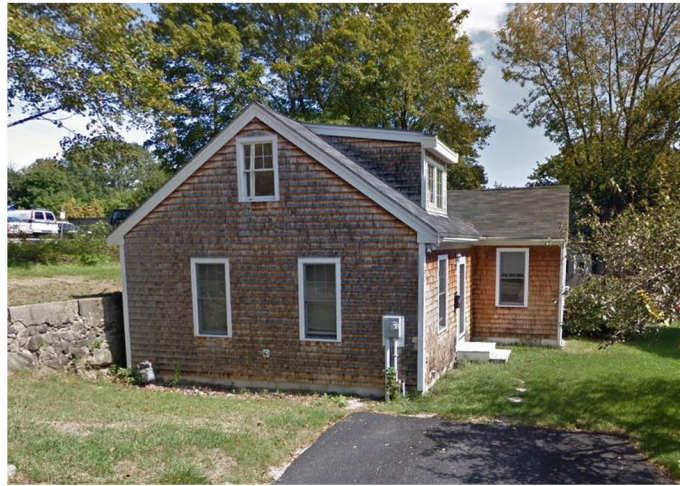
STREET VIEWS

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019



233 VAUGHAN ST, SUITE 101
PORTSMOUTH, NH 03801
(603) 431-2808
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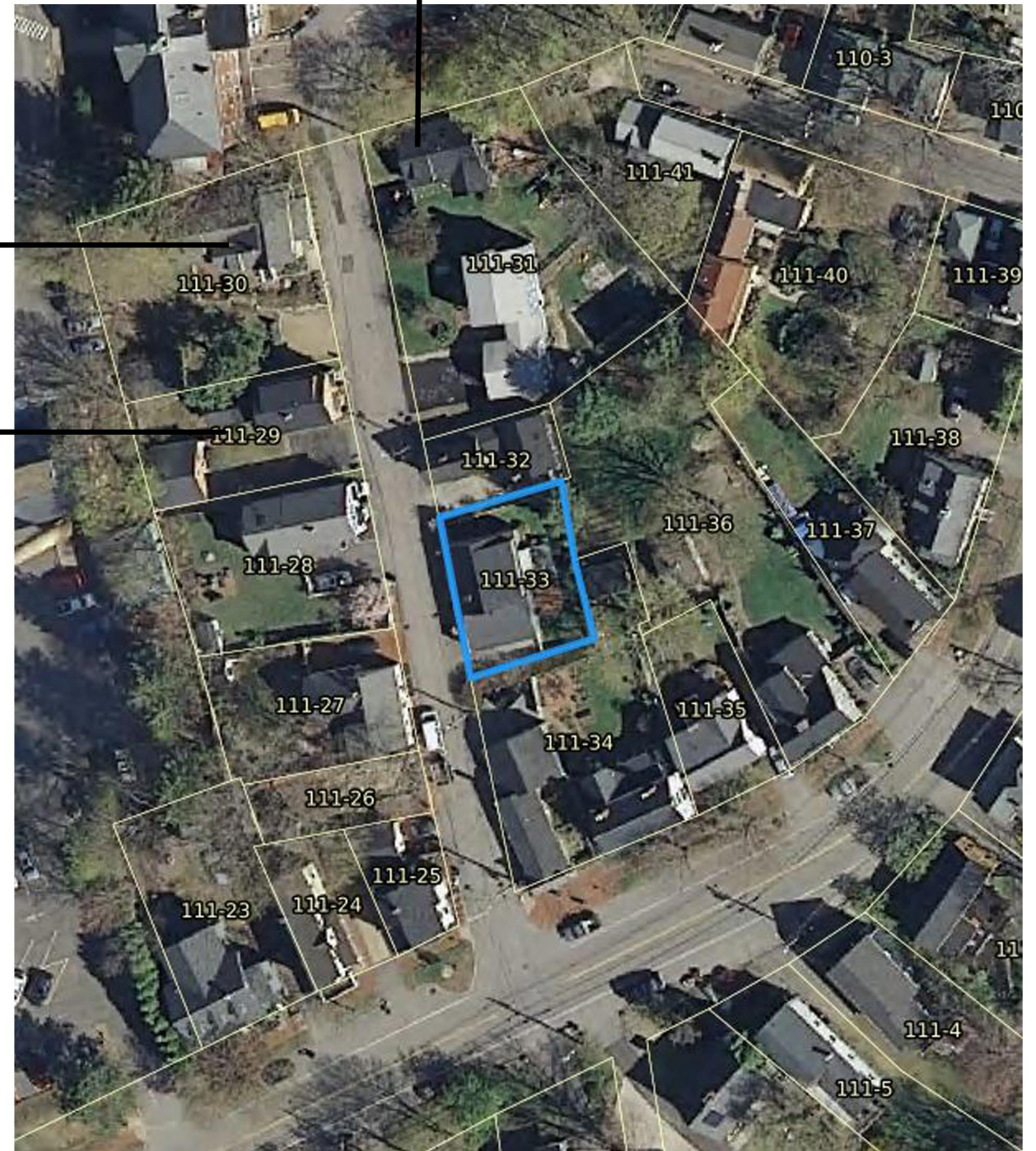
2.0



57 MOUNT VERNON STREET

64 MOUNT VERNON STREET

50 MOUNT VERNON STREET



15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

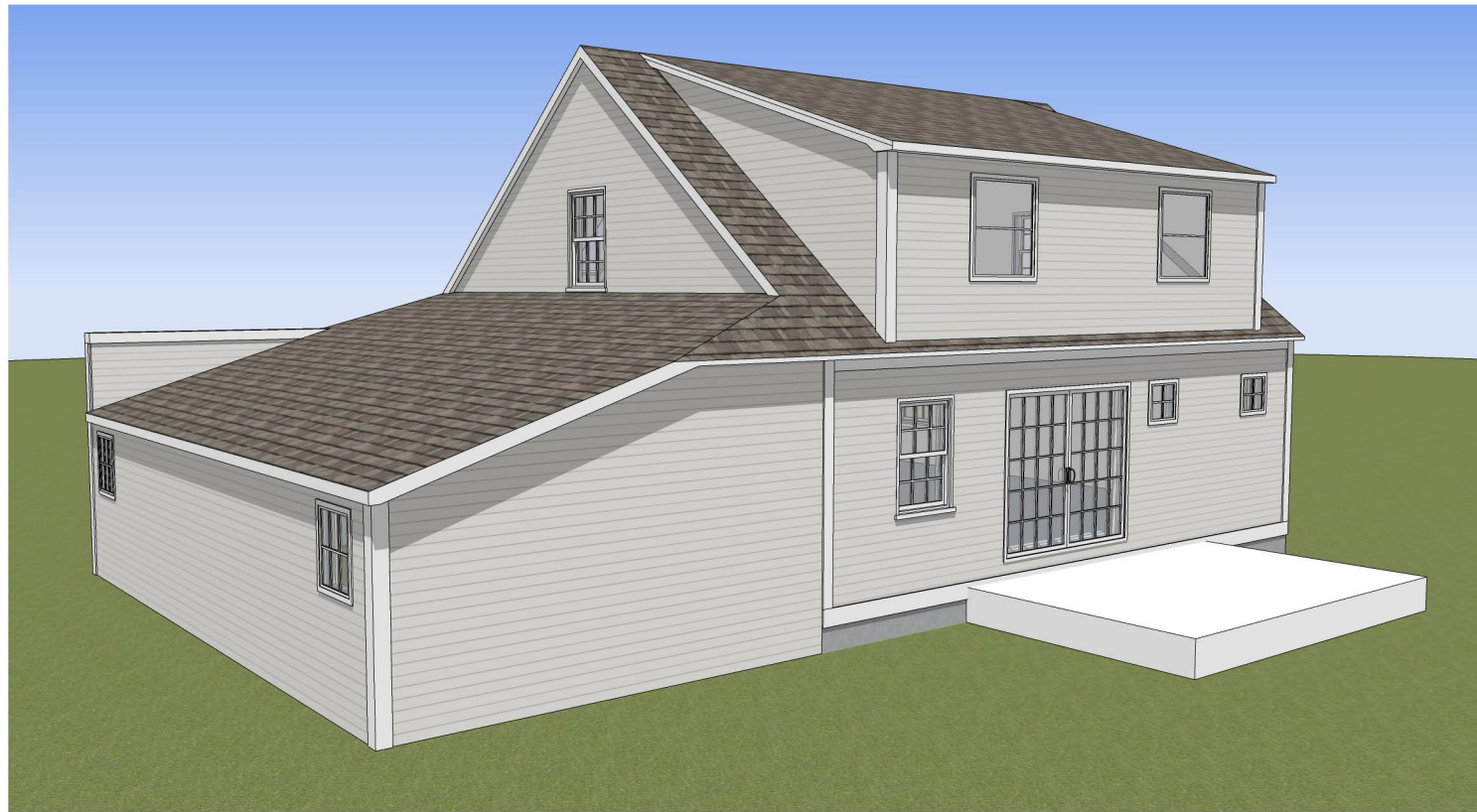
NEIGHBORING BUILDINGS WITH DORMERS

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019

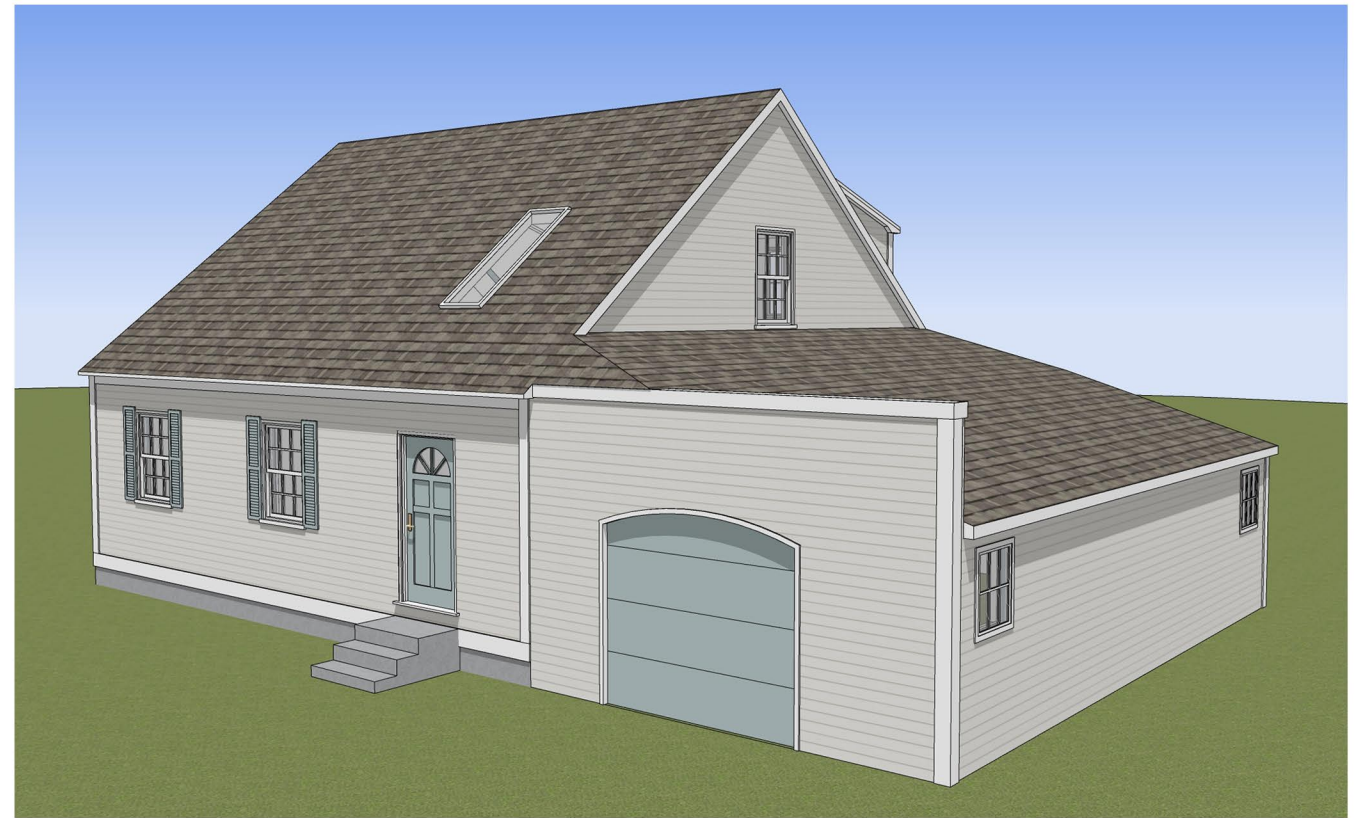


233 VAUGHAN ST, SUITE 101
PORTSMOUTH, NH 03801
(603) 431-2808
www.cjarchitects.net

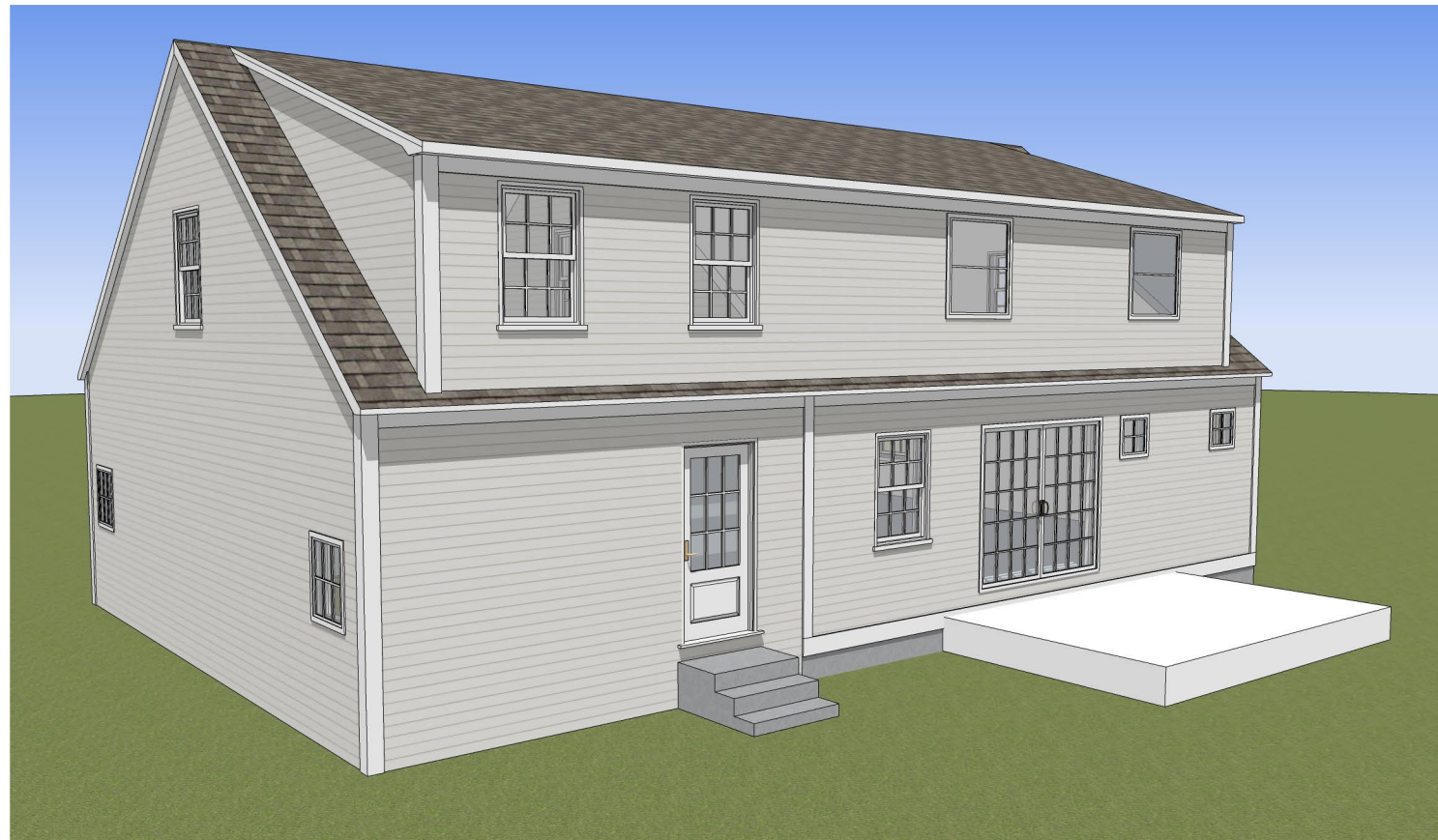
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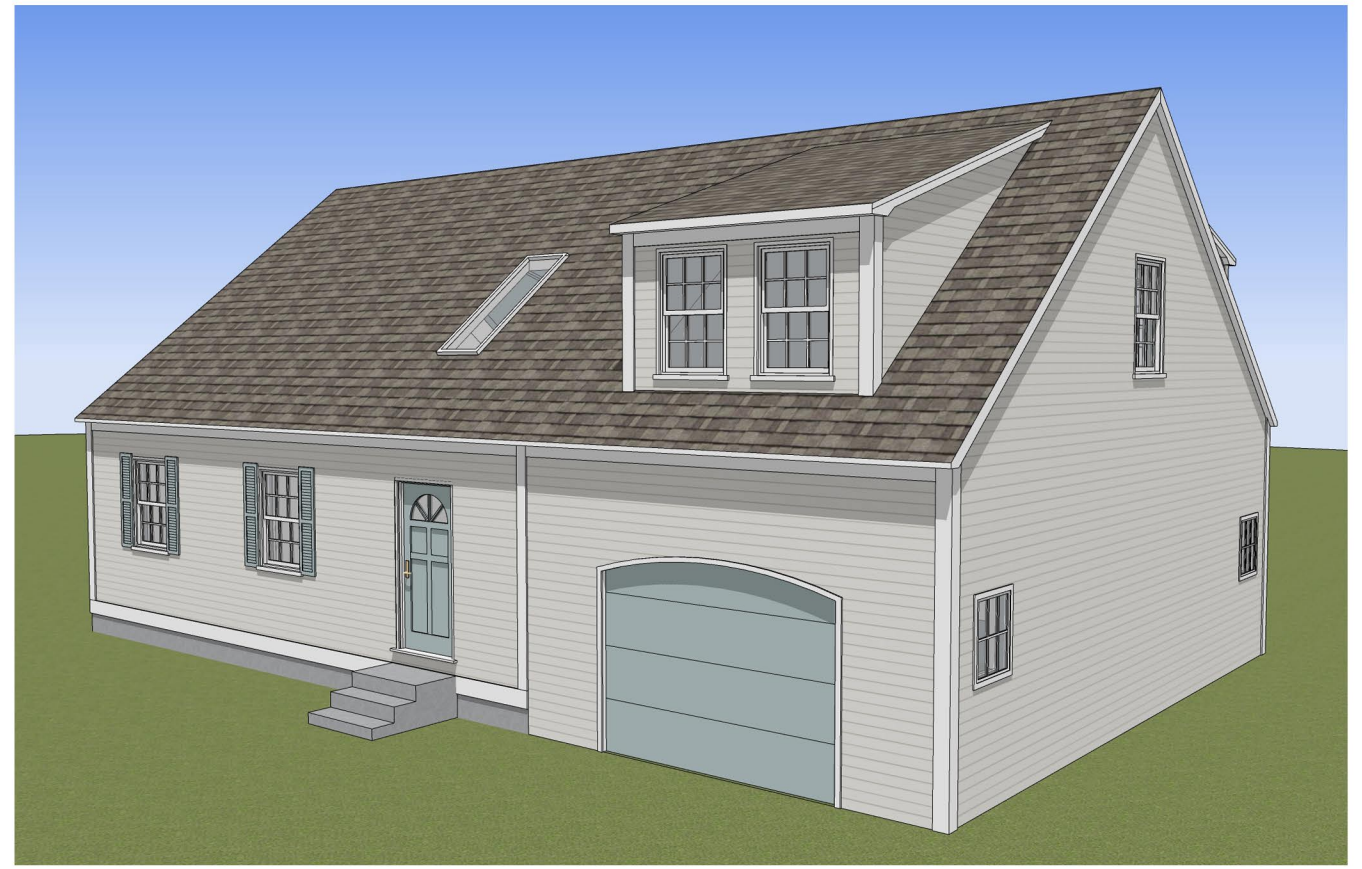
EXISTING REAR VIEW



EXISTING FRONT VIEW



PROPOSED REAR VIEW



PROPOSED FRONT VIEW

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED VIEWS

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019



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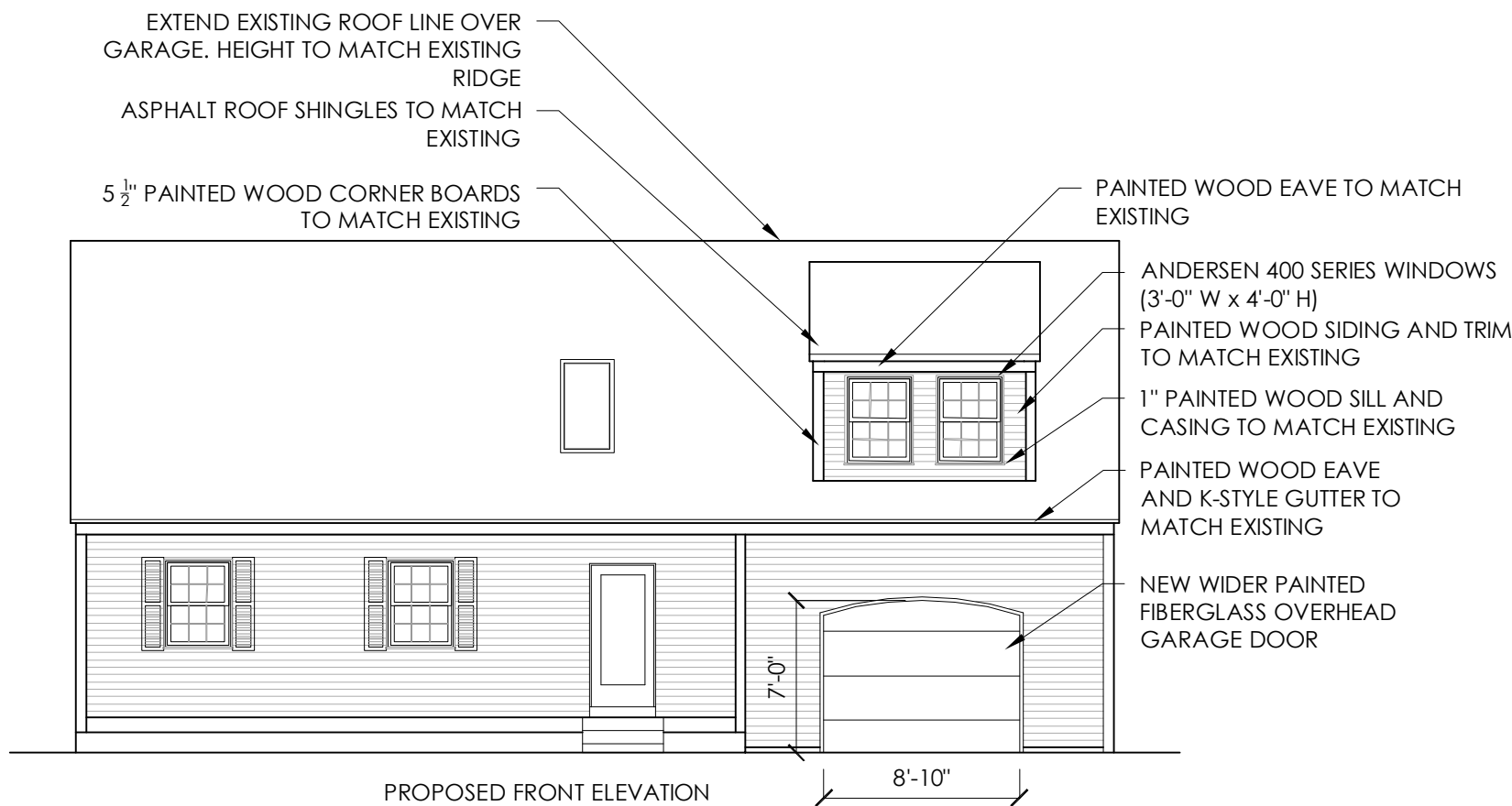
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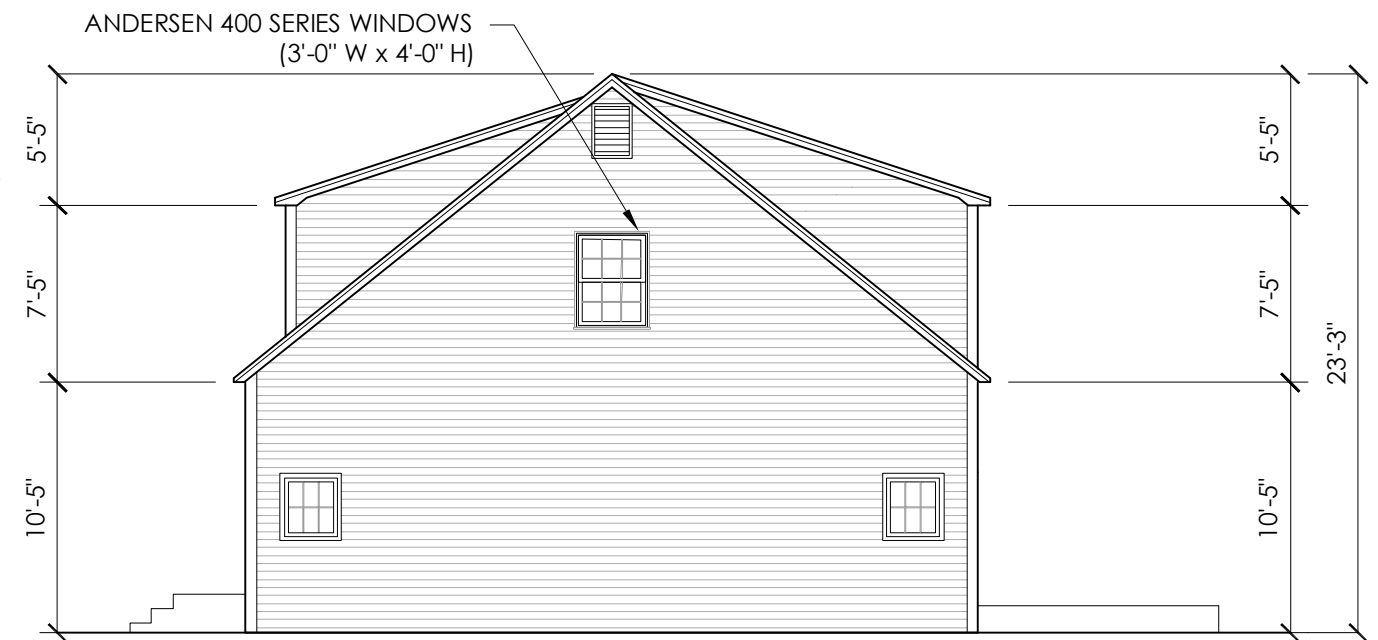
EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION

15 MOUNT VERON STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING AND PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"

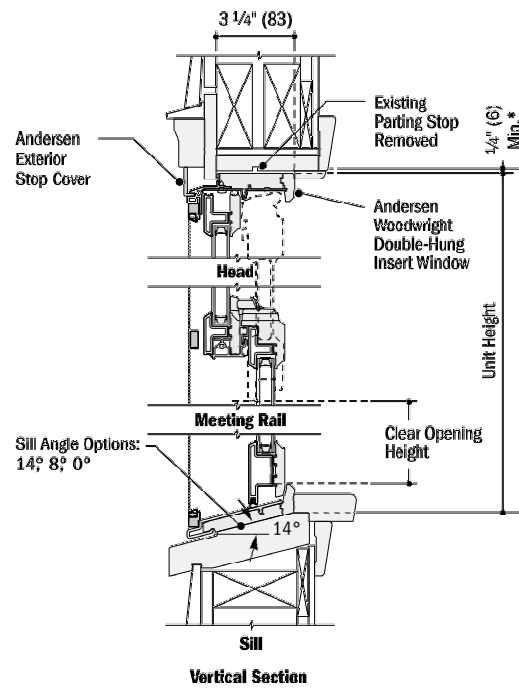
HISTORIC DISTRICT COMMISSION WORK SESSION: JULY 10, 2019



CJ ARCHITECTS

233 VAUGHAN ST, SUITE 101
PORTSMOUTH, NH 03801
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5.0



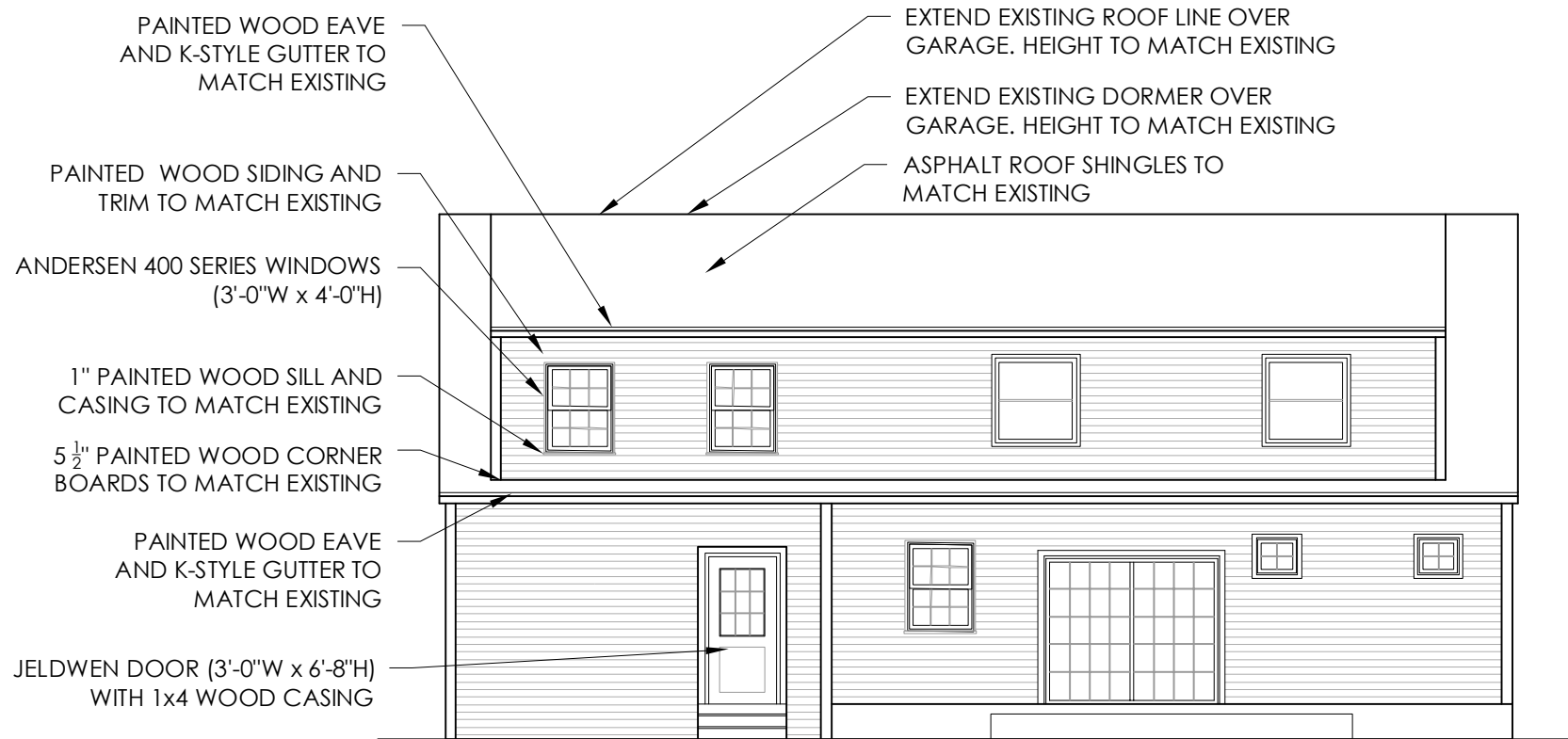
ANDERSEN 400 SERIES WINDOW



EXISTING BACK ELEVATION



EXISTING LEFT ELEVATION



PROPOSED BACK ELEVATION



PROPOSED LEFT ELEVATION

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING AND PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"
HISTORIC DISTRICT COMMISSION WORK SESSION: JULY 10, 2019



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5.1



11/04/2022

LUHD-531

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Sep 16, 2022**Applicant**

Timothy Brochu
 tim@adraarchitecture.com
 6 School St.
 Kittery, ME 03904
 207-613-7036

Primary Location

553 ISLINGTON ST
 Portsmouth, NH 03801

Owner:

553-559 ISLINGTON STREET LLC
 553 ISLINGTON ST PORTSMOUTH, NH 03801

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

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

The project scope includes comprehensive interior alterations of the existing 6-unit apartment building and a small 2-1/2 story addition at the rear of the building, previously approved under LU-20-180 & LUHD-240. Construction is substantially complete. HDC Administrative Approval is requested to resolve items listed in the Land Use Compliance Report dated 8/10/22.

Description of Proposed Work (Planning Staff)

for several changes in design to a previously approved plan

Project Representatives**Relationship to Project**

Architect

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

--

Full Name (First and Last)

Timothy Brochu

Business Name (if applicable)

Adra Architecture LLC

Mailing Address (Street)

6 School St

City/Town

Kittery

State

ME

Zip Code

03904

Phone

207-613-7036

Email Address

tim@adraarchitecture.com

Relationship to Project

Owner

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

--

Full Name (First and Last)**Business Name (if applicable)**

Historic District Commission Administrative Approval Application

October 24, 2022

Nick Cracknell, Principal Planner
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for HDC Administrative Approval for 553-559 Islington Street, Tax Map 157 / Lot 3

Dear Mr. Cracknell,

On behalf of 553 – 559 Islington Street, LLC we hereby submit the attached and enclosed documents for discussion at the November 2 Historic District Commission Hearing, as a continuation of the review of these items from the October 5 HDC meeting.

The project scope includes comprehensive interior alterations of the existing 6-unit apartment building and a small 2-1/2 story addition at the rear of the building, previously approved under LU-20-180 & LUHD-240. Construction is substantially complete.

HDC Administrative Approval is requested to resolve items listed in the Land Use Compliance Report dated 8/10/22.

Historic District Commission Administrative Approval Application

Here is a summary of these items and our responses with photos.

OWNER TO CORRECT:

- 18. Full screens installed. Please Note: Full screens are also noted on side and rear elevations. [OWNER TO REPLACE STREET-FACING SCREENS WITH HALF-SCREENS](#)
- 22. On side addition, door trim and corner board are one piece: [OWNER TO REWORK TRIM TO APPEAR AS A SEPARATE DOOR TRIM AND CORNER BOARD](#)

APPROVAL REQUESTED - OBJECTIONS NOTED IN 10/5 HDC HEARING:

- 14. (1x) chimney removed. [APPROVAL OF CHIMNEY REMOVAL IS REQUESTED.](#)
- 16. (2x) Dormer windows changed to 2/1 light and reduced in size. [OWNER HAS ADDED 3RD FLOOR DORMER TRIM \(SEE ITEM 15 BELOW\). APPROVAL OF INSTALLED WINDOW IS REQUESTED.](#)
- 24. Side addition saltbox roof changed to gable roof. [APPROVAL OF GABLE ROOF IS REQUESTED.](#)
- 25. Portico design altered (e.g. omission of pilasters, changed to gable roof, column details altered). [THE OWNER HAS ADDED PILASTERS AND ASTRAGAL TRIM BANDING AT COLUMNS. APPROVAL OF A PROPOSED DESIGN FOR A GABLE ROOF WITH ADDITIONAL TRIM DETAILING IS REQUESTED \(DRAWINGS ATTACHED\).](#)

APPROVAL REQUESTED - NO OBJECTIONS NOTED IN 10/5 HDC HEARING:

- 17. (5x) windows on main structure changed to 2/2 light. [HDC PREFERRED REPLACEMENT OF THESE WINDOWS.](#)
- 20. Ground level deck door changed to 9 light. [THIS IS THE EXISTING DOOR THAT WAS NOT REPLACED.](#)
- 21. Ground level deck railings omitted. [RAILINGS ADDED ON DRAWINGS WERE NOT NEEDED.](#)
- 23. Installation of basement window. [INSPECTOR REQUESTED BRICKING IN BOARDED-UP WINDOW OPENING AT GRADE.](#)
- 26. Window above portico moved further up. [REAR WINDOW RAISED TO ACCOUNT FOR DIFFERENT FLOOR HEIGHTS IN ADDITION.](#)
- 27. Deck omitted. [REAR EGRESS STAIR LANDING AT 559-1 SIDE UNIT WAS SIMPLIFIED AFTER BULKHEAD WAS RELOCATED.](#)
- 28. Portico door changed to 9 light. [INCORRECT, THIS IS A 4 LIGHT DOOR AT THE REAR PORTICO.](#)
- 30. Deck reduced in size. [WIDTH OF NEW 3RD FLOOR SIDE DECK WAS REDUCED TO AVOID CONFLICTS WITH EAVE RETURNS AND TO BETTER ALIGN WITH STRUCTURAL SUPPORT BELOW.](#)
- 31. Deck door changed to 4 light. [DOOR AT 3RD FLOOR SIDE DECK.](#)
- 32. Small window next to deck door omitted. [REMOVAL OF THIS WINDOW NEXT TO THE DOOR AT THE 3RD FLOOR SIDE DECK IMPROVES THE HISTORIC APPEARANCE.](#)

ITEM COMPLETED:

- 13. Refurbish and reinstall existing iron wrought fence. [COMPLETED.](#)
- 15. Extended dormer eaves and new wood trim omitted. [OWNER HAS ADDED 3RD FLOOR DORMER TRIM PER DRAWINGS.](#)
- 19. Second floor deck column does not match or align with column below. [OWNER HAS ADDED AN ASTRAGAL TRIM BAND AROUND COLUMNS BELOW THE CROWN](#)
- 29. Applicant to provide evidence Andersen 400 series windows were installed. [OWNER HAS PROVIDED THIS INFORMATION.](#)

Historic District Commission Administrative Approval Application

8/10	18. Full screens installed. Please Note: Full screens are also noted on side and rear elevations.	Owner to Correct
9/14	These are all new windows. Type of screens was not indicated on submitted drawings, and no direction was given by HDC regarding screens.	
10/5	HDC: Questioned whether half-screens had been discussed during approvals. Noted a preference for half-screens on street-facing windows.	
10/24	Owner to replace screens on street-facing windows (southeast / front elevation) with half-screens.	

Historic District Commission Administrative Approval Application

8/10	22. On side addition, door trim and corner board are one piece:	Owner to Correct
9/14	The door trim piece is overlaid on top of the corner board piece. Extending the trim to the corner is a cleaner detail than stopping the door trim where it intersects the corner board.	
10/5	HDC: Noted a preference for a separate corner board and door trim. Discussed cutting a reveal into the trim board as one possible solution.	
10/24	Owner to rework trim to appear as a separate door trim and corner board.	

	
<p>Design drawing</p>	<p>Completed trim with reveal cut</p>
	
<p>Completed trim with reveal cut. Corner board trim to be added above.</p>	<p>Completed trim</p>

Historic District Commission Administrative Approval Application

8/10	14. (1x) chimney removed.	Approval Requested - Objections noted
9/14	This chimney had been removed and capped a few inches above the ridge of the roof prior to the Owner's purchase of the building. During demolition of interior finishes, the brick was found to be in poor condition and there was a large hole in the chimney (see photo). Due to safety concerns the remaining chimney was removed down to the basement.	
10/5	HDC: Concerns were noted about removal of the capped chimney, but there seemed to be a consensus to accept removal.	



Original chimney, capped at ridge



Hole in chimney, brick in poor condition



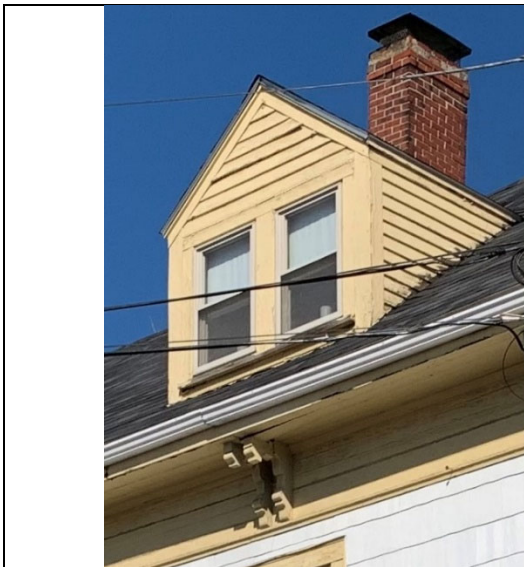
Chimney removed



Chimney removed

Historic District Commission Administrative Approval Application

8/10	16. (2x) Dormer windows changed to 2/1 light and reduced in size.	Approval Requested - Objections noted
9/14	Approved drawings showed these white vinyl windows as existing to remain, however the Owner decided to replace them with windows similar to other new windows in this project. New windows are the same size as the original windows.	
10/5	HDC: Concerns were noted about the new window pair appearing more modern than the existing separate double-hung windows.	
10/24	Owner requests approval of new window as installed, with additional trim work as noted in item 15 below.	



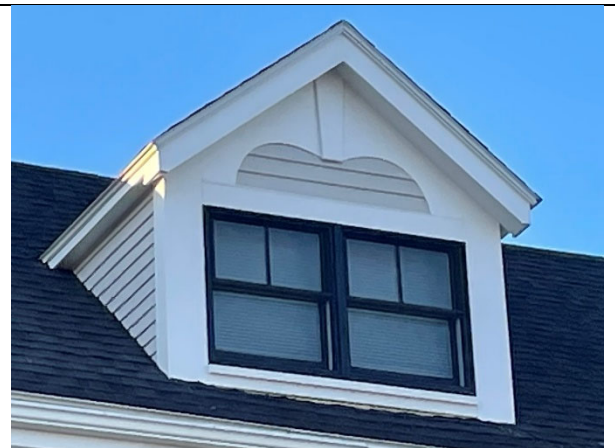
Original dormer – Double-hung windows separated by trim



Photo during demolition – No stud between windows



Completed dormer with added trim



Completed dormer with added trim

Historic District Commission Administrative Approval Application

8/10	24. Side addition saltbox roof changed to gable roof.	Approval Requested - Objections noted
9/14	The existing low-slope roofs in this back corner had been cobbled together through several small additions and were performing poorly. The Owner decided to remove and reframe this roof as a gable for better drainage and to look more consistent with other gables on the larger building.	
10/5	HDC: Some concerns noted about loss of history of these small additions.	



Rear of original side addition



Original low-slope roofs



Original low-slope roofs (looking down from above)



New roof with gable end

Historic District Commission Administrative Approval Application

8/10	25. Portico design altered (e.g. omission of pilasters, changed to gable roof, column details altered).	Approval Requested - Objections noted
9/14	This design was revised to be consistent with the gables on the main addition and the reworked gable on the side addition.	
10/5	HDC: Noted concerns about the rear portico looking too modern and not referencing the style of the building.	
10/24	Additional trim is proposed to improve the appearance of the rear portico, by adding pilasters at the exterior wall, a cornice across the front of the gable, and replacing clapboards with paneling. Approval of the revised design is requested.	



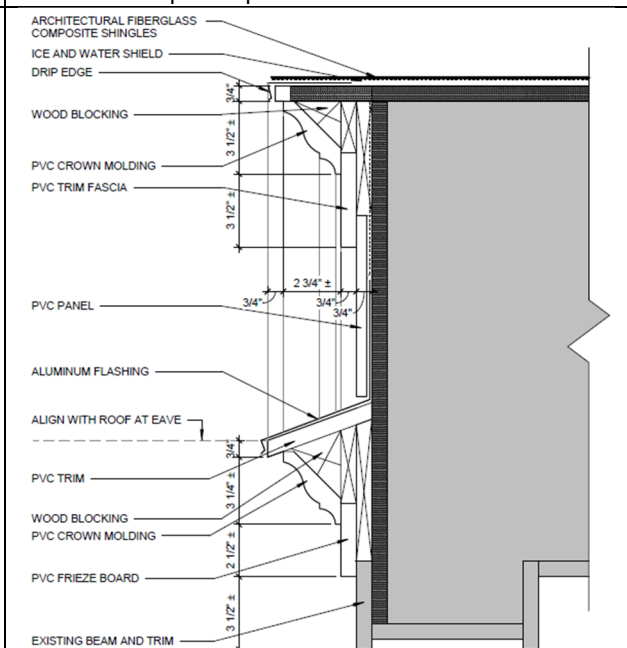
Completed Portico



Completed portico – Pilasters added



Proposed gable trim



Proposed gable trim

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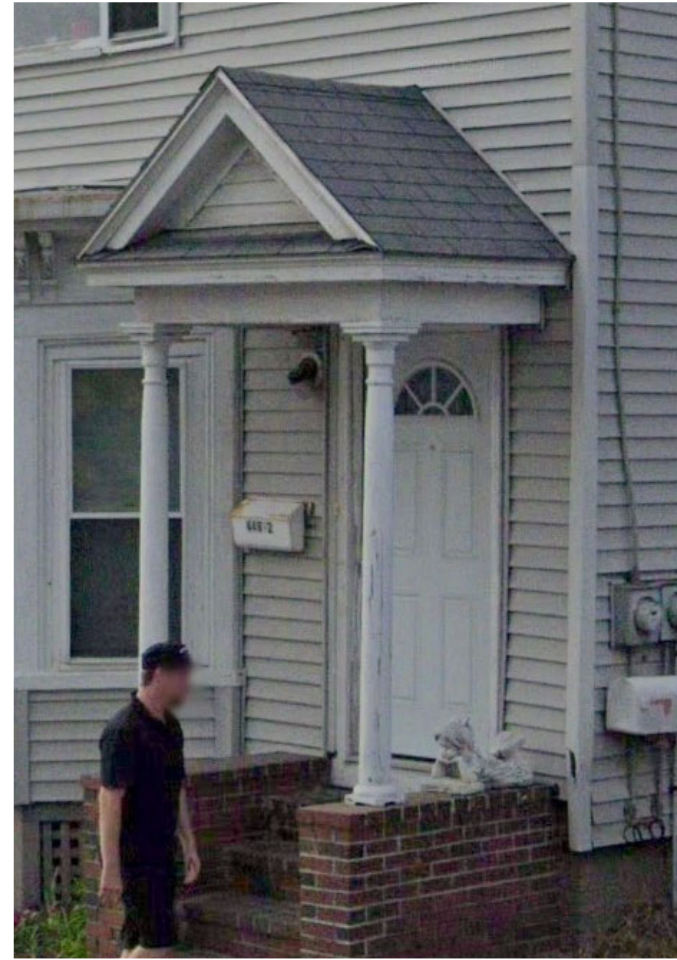
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275 ISLINGTON STREET



815 MIDDLE STREET



449 ISLINGTON STREET



TYPICAL PORTICO FEATURES:

- CROWN MOLDING
- RAKING CORNICE
- CORNICE / EAVE RETURN

STREET VIEW IMAGES FROM GOOGLE MAPS

adra ARCHITECTURE LLC
90 Government Street | Kittery Maine 03904
207-613-7036 | www.adraarchitecture.com



553-559 Islington Street, LLC

**553-559
ISLINGTON STREET
REDEVELOPMENT**

553 Islington Street
Portsmouth, NH 03801

DATE ISSUED: 10/19/22
 DATE REVISED:
 DRAWN BY: Tim Brochu
 SCALE: 12" = 1'-0"

**HDC ADMINISTRATIVE
APPROVAL**

**PHOTOS - TYPICAL PORTICO
FEATURES**

SKA-1

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SKA-1 ISSUED: 10/19/22 PHOTOS - TYPICAL PORTICO FEATURES SKA-1

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Revit Rear Portico.rvt

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SKA-2



CURRENT PORTICO



PROPOSED PORTICO TRIM

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553-559 Islington Street, LLC

**553-559
ISLINGTON STREET
REDEVELOPMENT**

553 Islington Street
Portsmouth, NH 03801

DATE ISSUED: 10/19/22
DATE REVISED:
DRAWN BY: Tim Brochu
SCALE: As indicated

**HDC ADMINISTRATIVE
APPROVAL**

**EXTERIOR ELEVATION - REAR
PORTICO**

SKA-2

SKA-2

ISSUED: 10/19/22

EXTERIOR ELEVATION - REAR PORTICO

SKA-2

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Revit Rear Portico.rvt

SKA-3

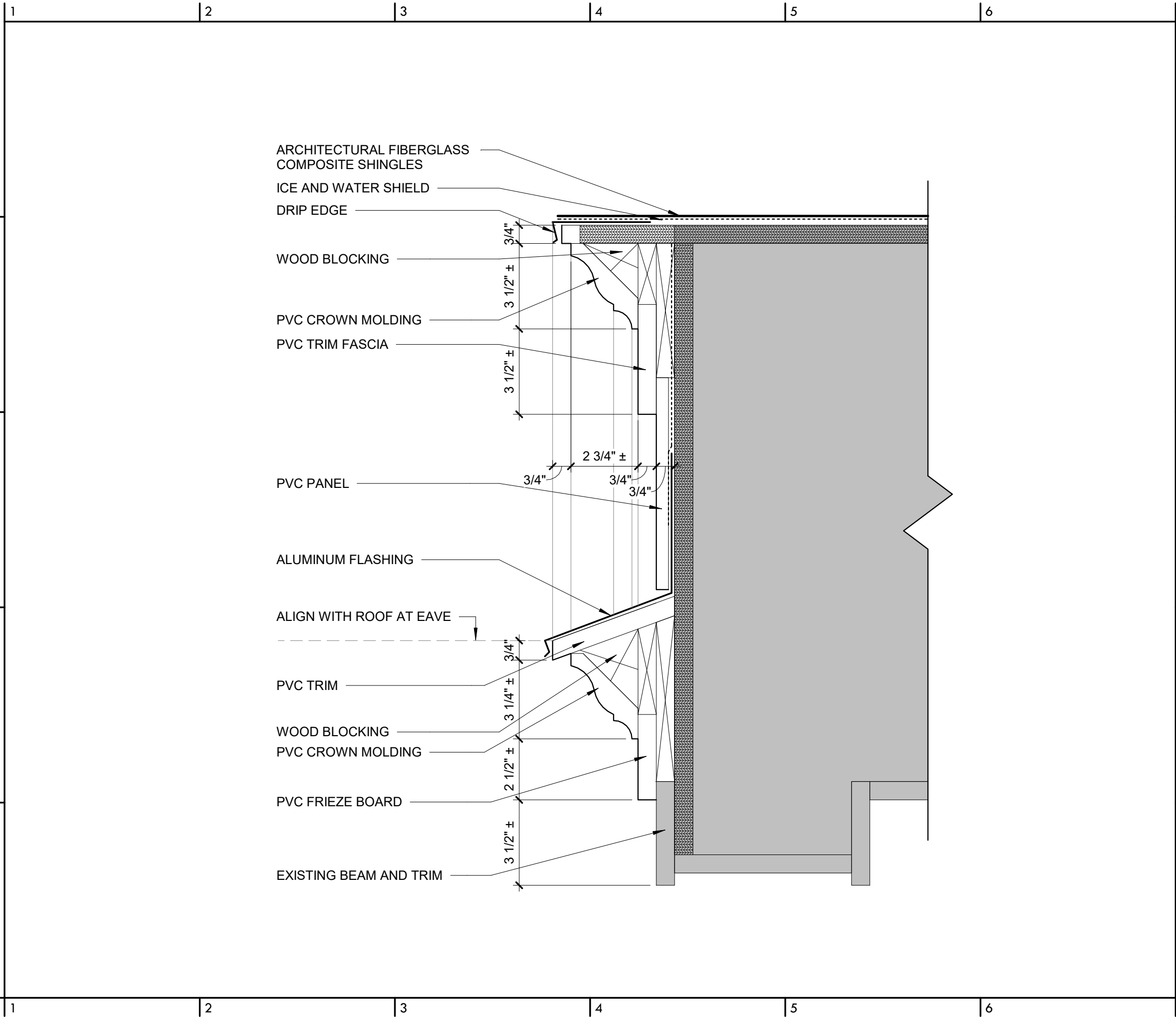
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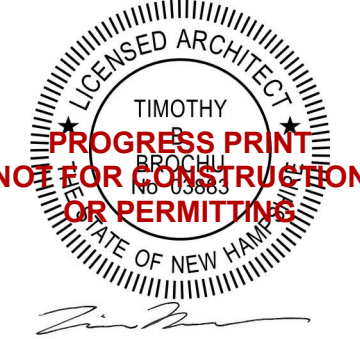
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SKA-3
E



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553-559 Islington Street, LLC

553-559 ISLINGTON STREET REDEVELOPMENT

553 Islington Street
Portsmouth, NH 03801

DATE ISSUED: 10/19/22
DATE REVISED:
DRAWN BY: Tim Brochu
SCALE: As indicated

HDC ADMINISTRATIVE
APPROVAL

SECTION DETAIL - REAR
PORTICO TRIM

SKA-3

SKA-3

ISSUED: 10/19/22

SECTION DETAIL - REAR PORTICO TRIM

SKA-3

Historic District Commission Administrative Approval Application

8/10	17. (5x) windows on main structure changed to 2/2 light.	Approval Requested - No objections
9/14	Approved drawings showed these white vinyl 6/6 windows as existing to remain, however the Owner decided to replace them with windows similar to other new windows in this project. In earlier HDC hearings, the Commission had expressed a desire for these windows to be replaced to be similar to the other approved 2/2 windows, but the Owner was not ready to commit to this investment at that time. 2/2 windows are believed to be consistent with the original building, based on some older 2/2 windows that were still in place at the back of the building.	
10/5	HDC: No objections noted to new 2/2 light windows, this was seen as an improvement.	



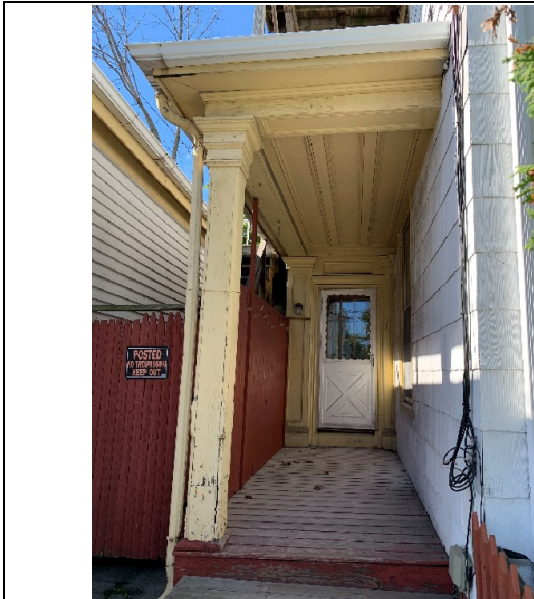
Historic District Commission Administrative Approval Application

8/10	20. Ground level deck door changed to 9 light.	Approval Requested - No objections
9/14	This was the existing door that was not replaced. It was painted to match other doors.	
10/5	HDC: No objections noted to existing door.	



Historic District Commission Administrative Approval Application

8/10	21. Ground level deck railings omitted.	Approval Requested - No objections
9/14	Railings had been proposed on the design drawings, however the original building did not have railings and this deck is only 17" +/- above grade, which does not require a guardrail by code.	
10/5	HDC: No objections noted.	



Original deck with no railing



Completed deck – 17" +/- above grade

Historic District Commission Administrative Approval Application

8/10	23. Installation of basement window.	Approval Requested - No objections
9/14	This window opening had been boarded up prior to the Owner's purchase of the building. It was bricked in as directed by the building inspector.	
10/5	HDC: No objections noted.	



Original Basement window opening boarded up



Basement window opening bricked in

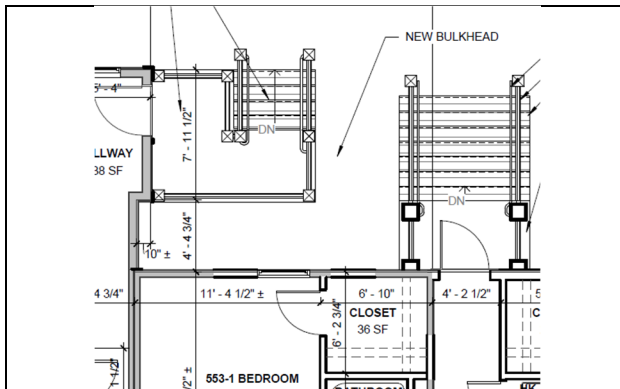
Historic District Commission Administrative Approval Application

8/10	26. Window above portico moved further up.	Approval Requested - No objections
9/14	The Second Floor is at different heights in the addition and adjacent existing building. This window was raised to make sill heights more consistent at different floor levels.	
10/5	HDC: No objections noted.	

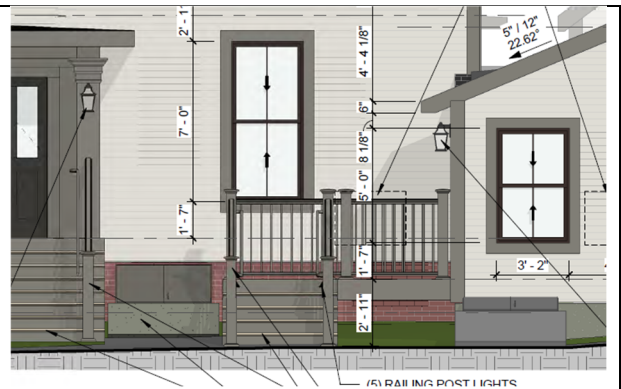
	
<p>Addition windows higher than existing window due to different floor levels</p>	

Historic District Commission Administrative Approval Application

8/10	27. Deck omitted.	Approval Requested - No objections
9/14	The original design for the stair and landing at the rear of the side addition was configured to provide egress without blocking the bulkhead. During construction we determined that the other side of the portico was a better location for the bulkhead (2/12/21 Amended Site Plan Approval). This allowed this stair and landing to be simplified, and provides better privacy and security for the bedroom in the adjacent unit.	
10/5	HDC: No objections noted.	



Design drawing – Landing from side addition to avoid bulkhead



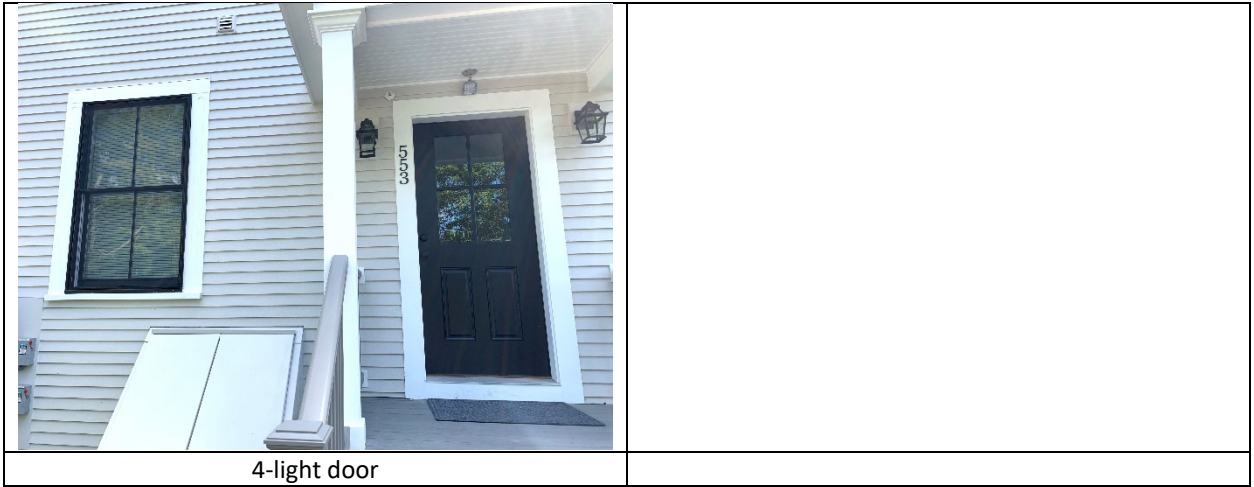
Design drawing – Landing from side addition to avoid bulkhead



Bulkhead relocated, stair landing simplified

Historic District Commission Administrative Approval Application

8/10	28. Portico door changed to 9 light.	Approval Requested - No objections
9/14	This is incorrect, this portico door is a 4-light (see photo). This is consistent with the appearance of the 2/2 windows.	
10/5	HDC: No objections noted.	



Historic District Commission Administrative Approval Application

8/10	30. Deck reduced in size.	Approval Requested - No objections
9/14	The size of the new deck was reduced to the size of the original deck to avoid conflicts with eave returns and to better align with structural support below.	
10/5	HDC: No objections noted.	

8/10	31. Deck door changed to 4 light.	Approval Requested - No objections
9/14	The 4-light door is consistent with the appearance of the 2/2 windows.	
10/5	HDC: No objections noted.	

8/10	32. Small window next to deck door omitted.	Approval Requested - No objections
9/14	This was a poorly placed small white vinyl window next to the original door that was show as existing to remain on the design drawings, but which the Owner chose to remove. Removal of this window is more consistent with the historical appearance of this building.	
10/5	HDC: No objections noted.	



4-light door at Third Floor Deck



Original window

Historic District Commission Administrative Approval Application

8/10	13. Refurbish and reinstall existing iron wrought fence.	Item Completed
9/14	Completed.	



Wrought iron fence repaired



Wrought iron fence repaired

Historic District Commission Administrative Approval Application

8/10	15. Extended dormer eaves and new wood trim omitted.	Item Completed
9/14	The third floor front dormer is not believed to be original to the building or historically significant. The existing trim was found to be in good condition so it was kept in place rather than reworking it.	
10/5	HDC: Concerns were noted about the dormer looking more modern than the rest of the building without the trim details as designed.	
10/24	The Owner has added trim as shown on the design drawings.	



Historic District Commission Administrative Approval Application

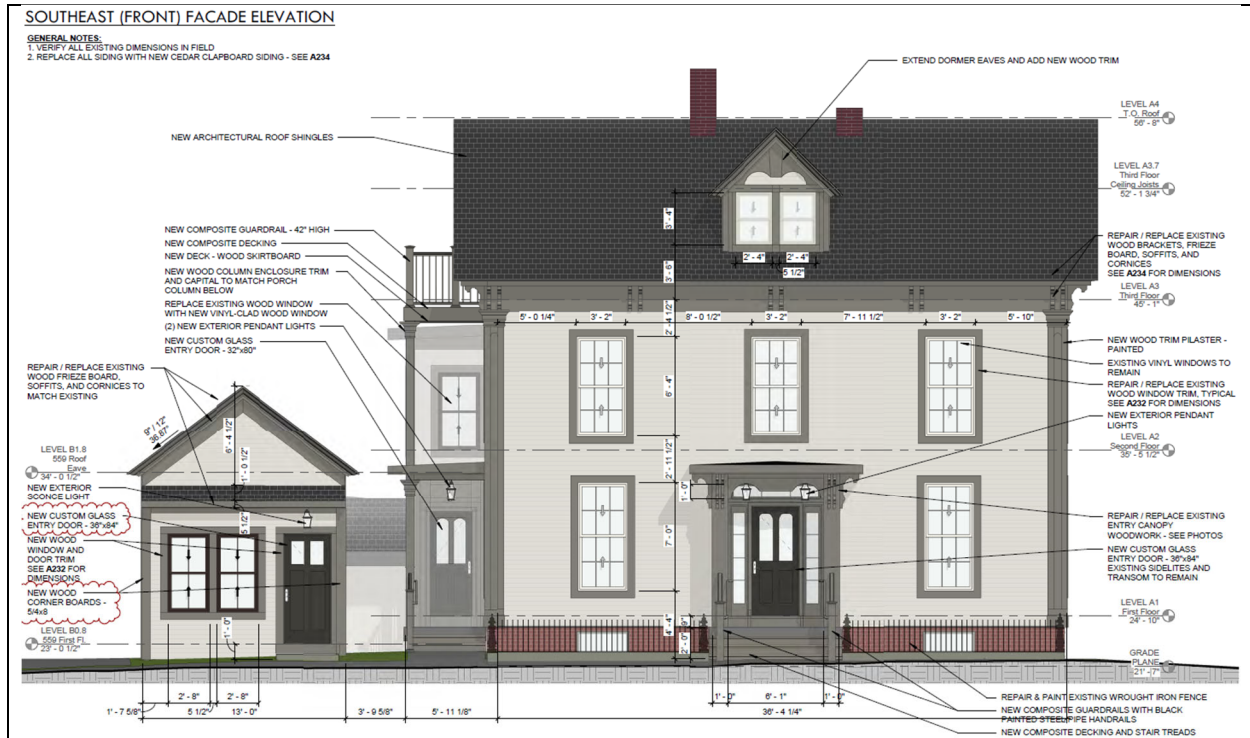
8/10	19. Second floor deck column does not match or align with column below.	Item Completed
9/14	The size of the new deck was reduced to the size of the original deck to avoid conflicts with eave returns and to better align with structural support below. With the smaller deck and columns set back, it is less important to match the column below. The column is thinner and has a less ornate capital trim, consistent with new columns at the rear portico.	
10/5	HDC: No objections noted to size of deck. Discussed adding an astragal trim piece around the columns below the crown molding.	
10/24	The Owner has added an astragal trim piece around the columns.	



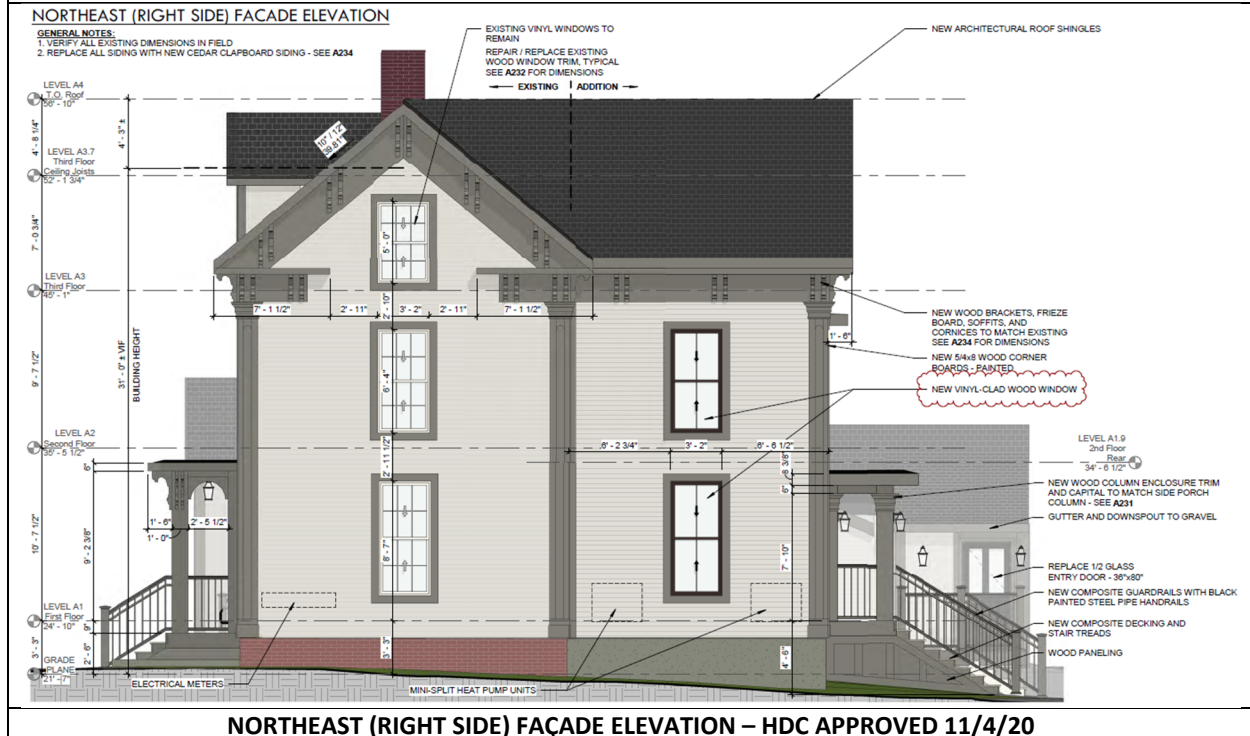
8/10	29. Applicant to provide evidence Andersen 400 series windows were installed.	Item Completed
10/24	The Owner has provided this information separately.	

Historic District Commission Administrative Approval Application

HDC APPROVED DESIGN DRAWINGS FOR REFERENCE:

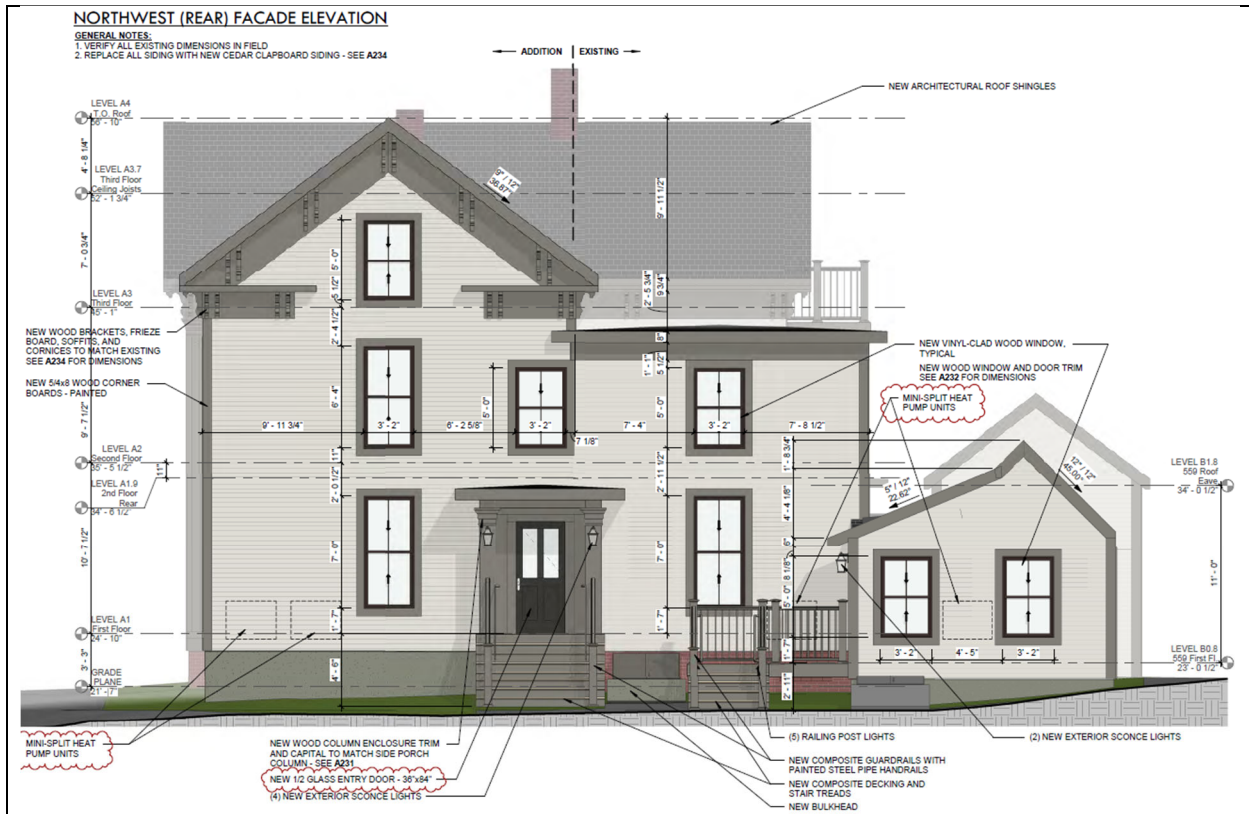


SOUTHEAST (FRONT) FAÇADE ELEVATION – HDC APPROVED 12/9/20

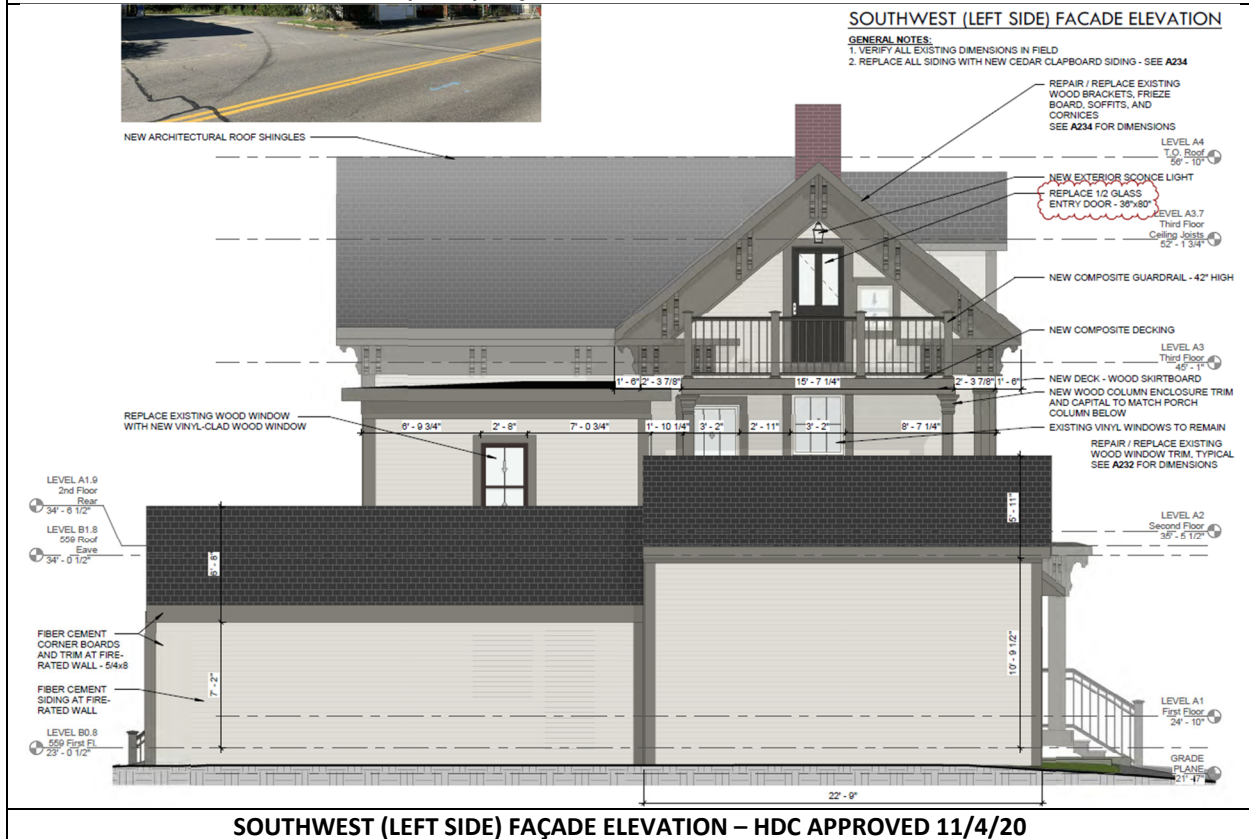


NORTHEAST (RIGHT SIDE) FAÇADE ELEVATION – HDC APPROVED 11/4/20

Historic District Commission Administrative Approval Application



NORTHWEST (REAR) FAÇADE ELEVATION – HDC APPROVED 11/4/20



SOUTHWEST (LEFT SIDE) FAÇADE ELEVATION – HDC APPROVED 11/4/20

Historic District Commission Administrative Approval Application

We look forward to the Historic District Commission's review of this submission. If there are any questions or comments please feel free to reach out to me.

Sincerely,



Tim Brochu, Principal and Manager
Adra Architecture LLC
NH Licensed Architect
tim@adraarchitecture.com





11/04/2022

LUHD-530

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Sep 15, 2022**Applicant**

Richard Desjardins
 richard@mchenryarchitecture.com
 4 Market Street
 Portsmouth, NH 03801
 603-430-0274

Primary Location

95 DANIEL ST
 Portsmouth, NH 03801

Owner:

95 DANIEL STREET LLC
 277 LOCUST ST SUITE A DOVER , NH 03820

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

Work Session

Alternative Project Address

95-99 Daniel Street

Project Information**Brief Description of Proposed Work**

- CONTEXTUAL AND HISTORICAL STUDY OF 95-99 DANIEL STREET
- REMOVAL OF THE EXISTING STRUCTURE AT 95 DANIEL STREET
- REMOVAL OF THE EXISTING STRUCTURE AT 99 DANIEL STREET
- NEW CONSTRUCTION OF TWO FEDERALIST TOWNHOMES ON THE CONJOINED LOT, JOINED AT THE DEMISING PROPERTY LINE. THESE TOWNHOMES WILL CONTEXTUALLY RELATE TO THE IMMEDIATE AREA SURROUNDING THE PROPERTIES IN STYLE, SCALE, AND MASS.

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)

Richard Desjardins

Business Name (if applicable)

McHenry Architecture

Mailing Address (Street)

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City/Town

Portsmouth

State

NH

Zip Code

03801

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6034300274

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richard@mchenryarchitecture.com

Relationship to Project

Architect

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

--

95-99 DANIEL STREET

HISTORIC DISTRICT COMMISSION WORK SESSION - OCTOBER 2022, PORTSMOUTH, NEW HAMPSHIRE

BUILDING HISTORY - 95 DANIEL STREET:

- CARPENTER GOTHIC BUILDING ORIGINALLY BUILT IN APPROXIMATELY 1850. PURCHASED BY JOHN RUSSO IN 1965 WHERE HE OPENED JOHN'S BARBER SHOP SHORTLY AFTER, IT IS ASSUMED THAT AROUND THIS TIME IS WHEN THE BARBER SHOP STOREFRONT WAS ADDED TO THE BUILDING. PRIOR TO THE TRANSFORMATION TO A MIXED USE BUILDING IT USED TO BE A SINGLE FAMILY HOME.

BUILDING HISTORY - 99 DANIEL STREET:

- THERE IS CONFUSION ON THE YEAR THIS STRUCTURE WAS BUILT, ASSESSOR CARDS AND THE PORTSMOUTH ADVOCATES NOTE THIS BUILDING WAS BUILT IN 1850. BASED ON ANALYSIS OF HISTORICAL PHOTOGRAPHS AND SANBORN MAPS IT IS MORE LIKELY IT WAS BUILT BETWEEN 1910 AND 1920. BASED ON SANBORN MAP ANALYSIS THIS LOT WAS A PART OF 105 DANIEL STREET (COLBY'S RESTAURANT BUILDING) UNTILL THE LATE 1900'S WHEN THE LARGE LOT WAS SUBDIVIDED. WHEN THIS LOT WAS SUBDIVIDED A PORTION OF 99 DANIEL STREET WAS STILL LOCATED ON THE PROPERTY OF 105 DANIEL STREET. SINCE IT'S CONSTRUCTION THIS BUILDING HAS SERVED AS A 2 UNIT APARTMENT BUILDING WITH A STOREFRONT OUT OF THE FIRST FLOOR UNIT.

GENERAL PROJECT DESCRIPTION:

- CONTEXTUAL AND HISTORICAL STUDY OF 95-99 DANIEL STREET
- REMOVAL OF THE EXISTING STRUCTURE AT 95 DANIEL STREET
- REMOVAL OF THE EXISTING STRUCTURE AT 99 DANIEL STREET
- NEW CONSTRUCTION OF TWO FEDERALIST TOWNHOMES ON THE CONJOINED LOT, JOINED AT THE DEMISING PROPERTY LINE. THESE TOWNHOMES WILL CONTEXTUALLY RELATE TO THE IMMEDIATE AREA SURROUNDING THE PROPERTIES IN STYLE, SCALE, AND MASS.



95-99 DANIEL STREET PORTSMOUTH, NH 03801 EXISTING PERSPECTIVES 95(LEFT)-99(RIGHT) DANIEL STREET (ABOVE)

SHEET LIST	
Sheet Number	Sheet Name
C	COVER
C1	EXISTING CONDITIONS SURVEY
A1	EXISTING BUILDING PHOTOGRAPHS
A2	SANBORN MAP PROGRESSION
A3	SCHEMATIC DESIGN OPTION 1
A4	SCHEMATIC DESIGN OPTION 1
A5	SCHEMATIC DESIGN OPTION 2
A6	SCHEMATIC DESIGN OPTION 2
A7	CONTEXTUAL EAVE HEIGHT STUDY
A8	CONTEXTUAL IMAGES
A9	CONTEXTUAL IMAGES
A10	CONTEXTUAL IMAGES
A11	EXISTING DANIEL STREET SECTION
A12	PROPOSED MASSING SITE SECTION
APPENDIX 01	STRUCTURAL REPORT

DIMENSIONAL CRITERIA				
CHARACTER DISTRICT 4 (CD4), HISTORIC DISTRICT (HDC)				
	REQUIRED	EXISTING 95	EXISTING 99	PROPOSED 95-99
BUILDING FOOTPRINT		854 SF	842 SF	1,995 SF
LOT AREA		1,680 SF	1,692 SF	3,372 SF
BUILDING PLACEMENT - PRINCIPAL BUILDING				
FRONT YARD (MAX PRIMARY)	10' - 0"	2'-0" +/-	3'-0" +/-	3' - 0"
SIDE YARD SETBACK	N/R	0' - 0" +/-	0'-0" +/-	3' - 0"
REAR YARD SETBACK	5' - 0" MIN	16' - 0" +/-	20' - 0" +/-	12' - 8"
BUILDING AND LOT OCCUPATION				
BUILDING COVERAGE	90% MAX	50%	49%	59%
OPEN SPACE	10% MIN	16% +/- (275SF)	11% +/- (200SF)	19% +/- (652SF)
BUILDING FORM - PRINCIPAL BUILDING				
BUILDING HEIGHT	40' - 0" MAX	19' - 2" +/-	25' 6" +/-	33' - 4"
BUILDING STORIES	2 - 3 STORES	2	2	3
GROUND FLOOR ELEVATION	3' - 0" MAX	0' - 0" +/-	2' - 6" +/-	2' - 0"
GROUND STORY HEIGHT	12' - 0" MIN	10' -0" +/-	10' -0" +/-	12' - 0"
SECOND STORY HEIGHT	10' - 0" MIN	9' -0" +/-	9' -0" +/-	10' - 0"
ROOF TYPE		GABLE	GABLE	GABLE
ROOF PITCH - MAIN ROOF	6:12 - 12:12			6:12

NOTE: ALL PROPOSED NUMBERS REFLECT OPTION 1



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95-99 DANIEL STREET

PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION - WORK SESSION
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McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

09/15/2022

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PERSPECTIVE FROM DANIEL STREET

99 DANIEL STREET
95 DANIEL STREET



SPACE BETWEEN 99
AND 95 DANIEL
STREET (LEFT)

SPACE BETWEEN 99
AND 105 DANIEL
STREET (RIGHT)



PERSPECTIVE FROM CUSTOM HOUSE LANE

95 DANIEL STREET
99 DANIEL STREET



REAR ADDITIONS OF 95
DANIEL STREET (LEFT)

SPACE BETWEEN 95
AND 85 DANIEL
STREET (RIGHT)



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95-99 DANIEL STREET

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EXISTING BUILDING PHOTOGRAPHS

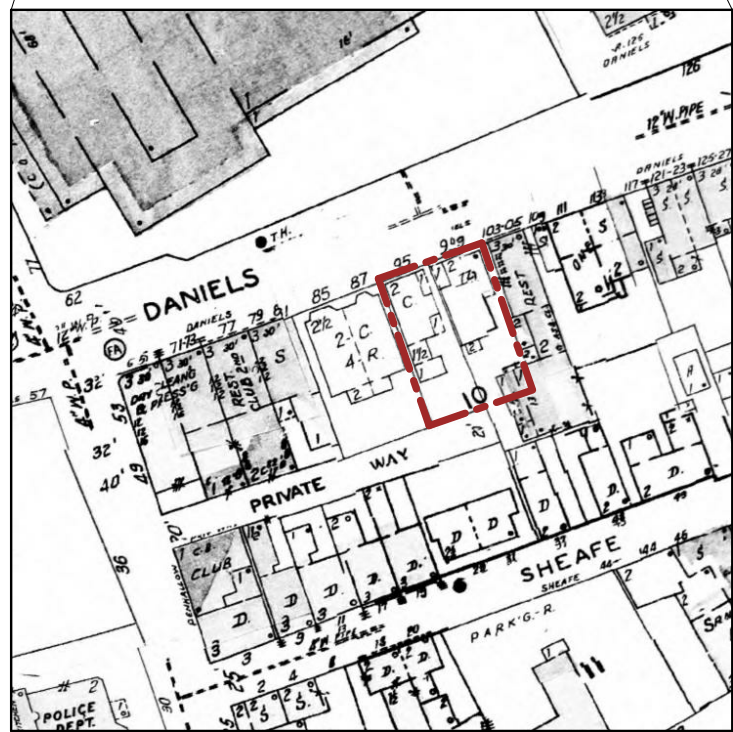
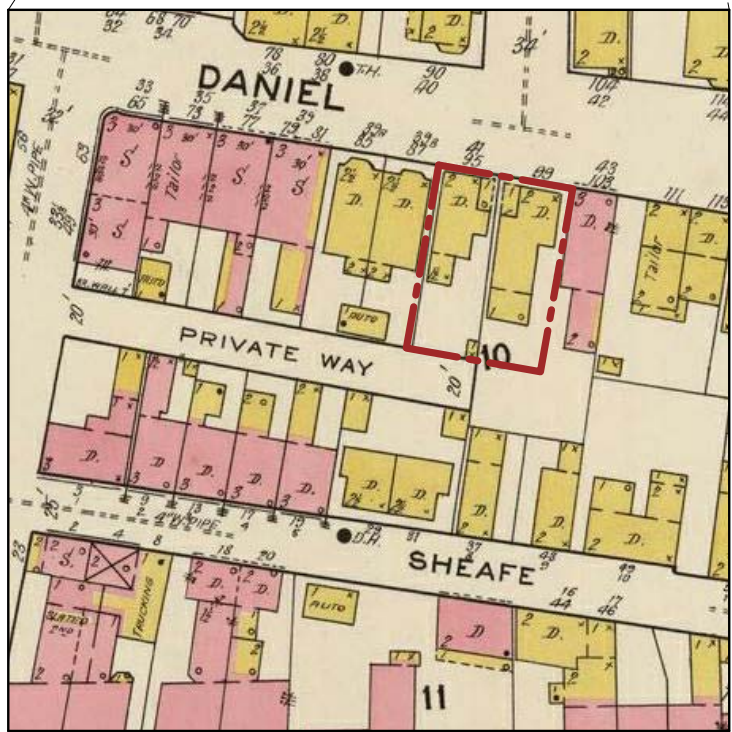
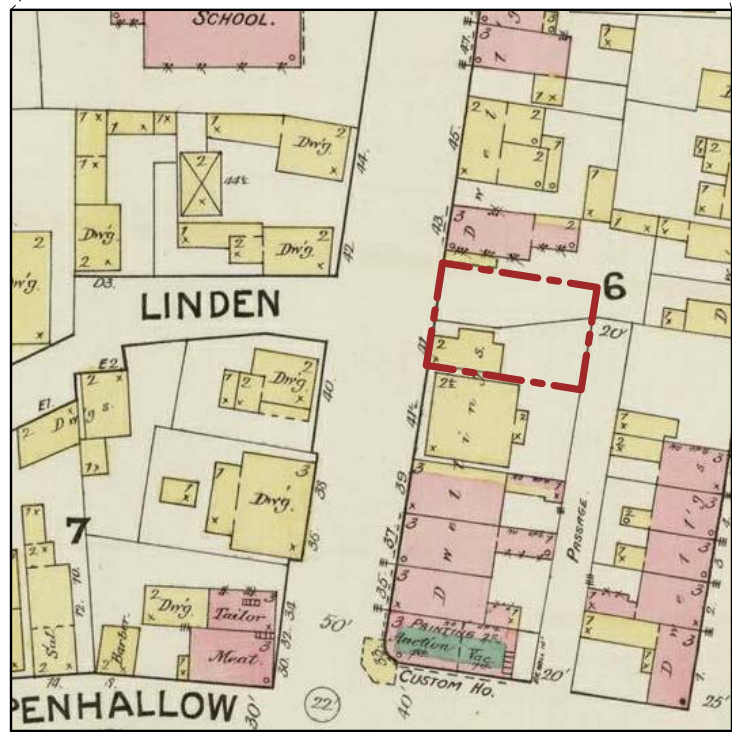
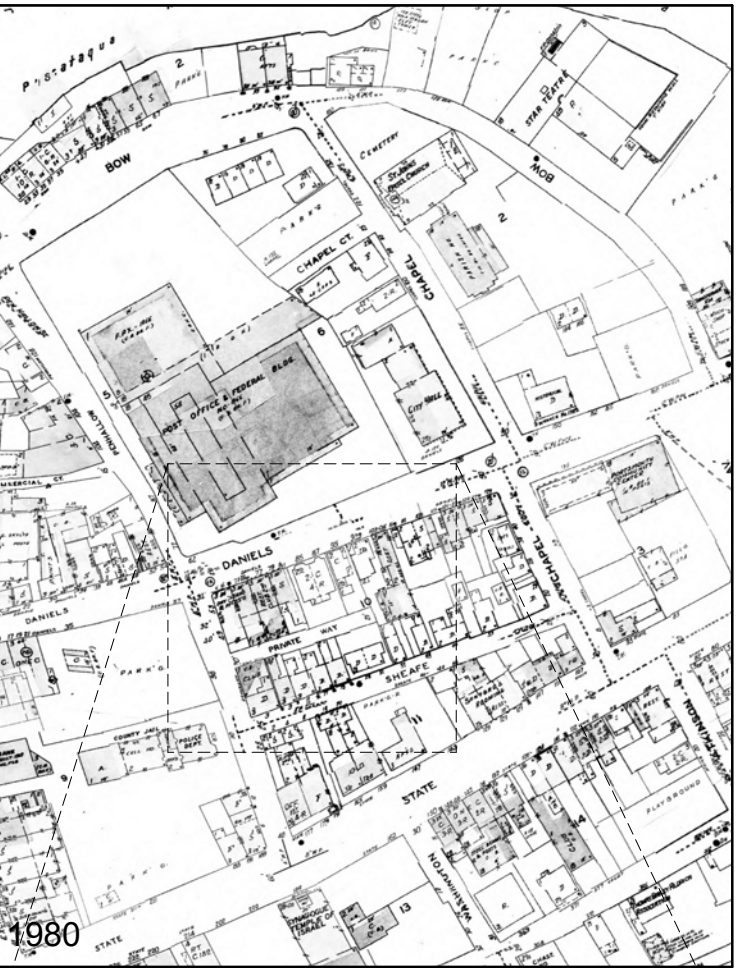
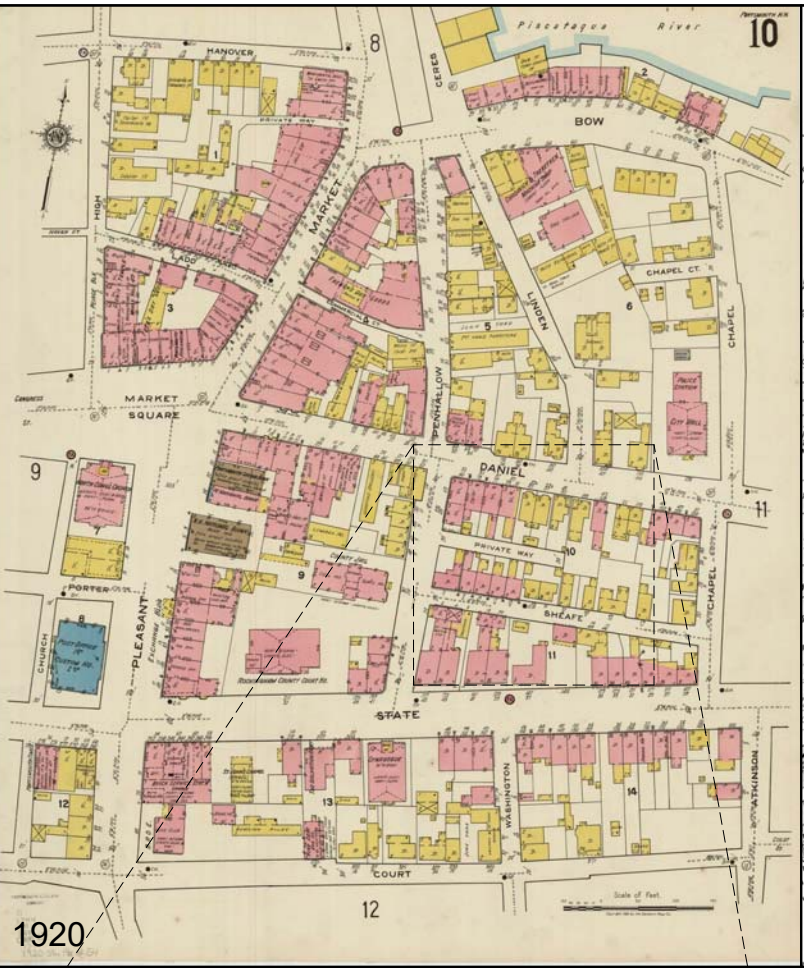
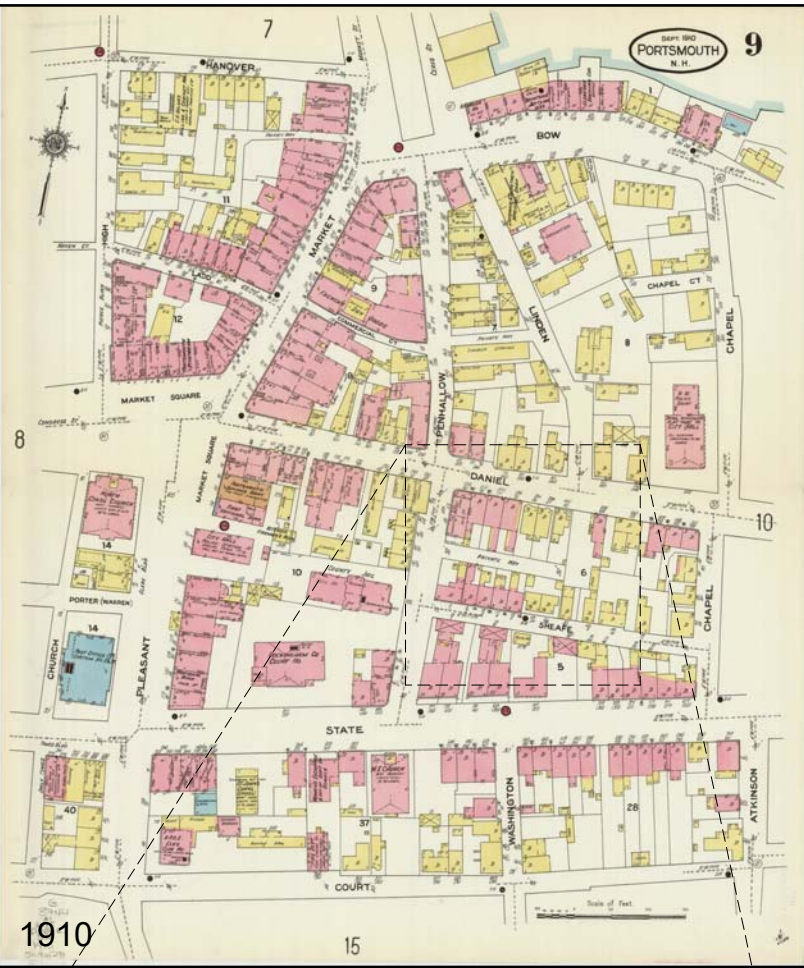
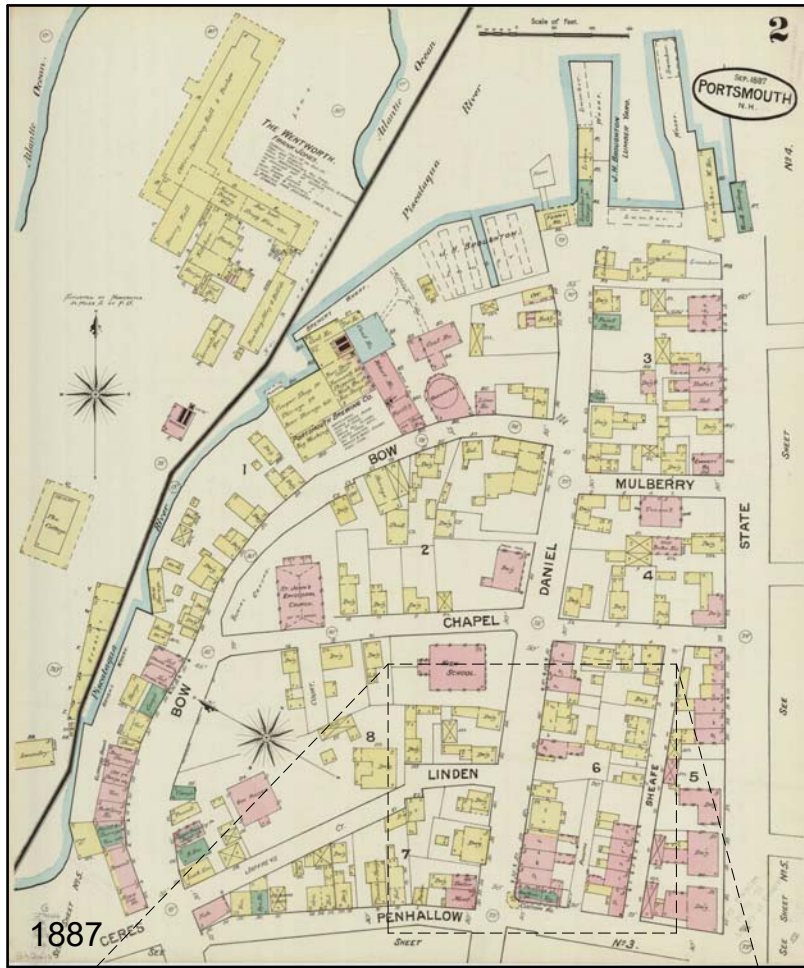
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NOTE: THE CURRENT 95-99 DANIEL STREET PROPERTY IS OUTLINED IN RED

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95-99 DANIEL STREET

PORTSMOUTH, NH 03801

SANBORN MAP PROGRESSION

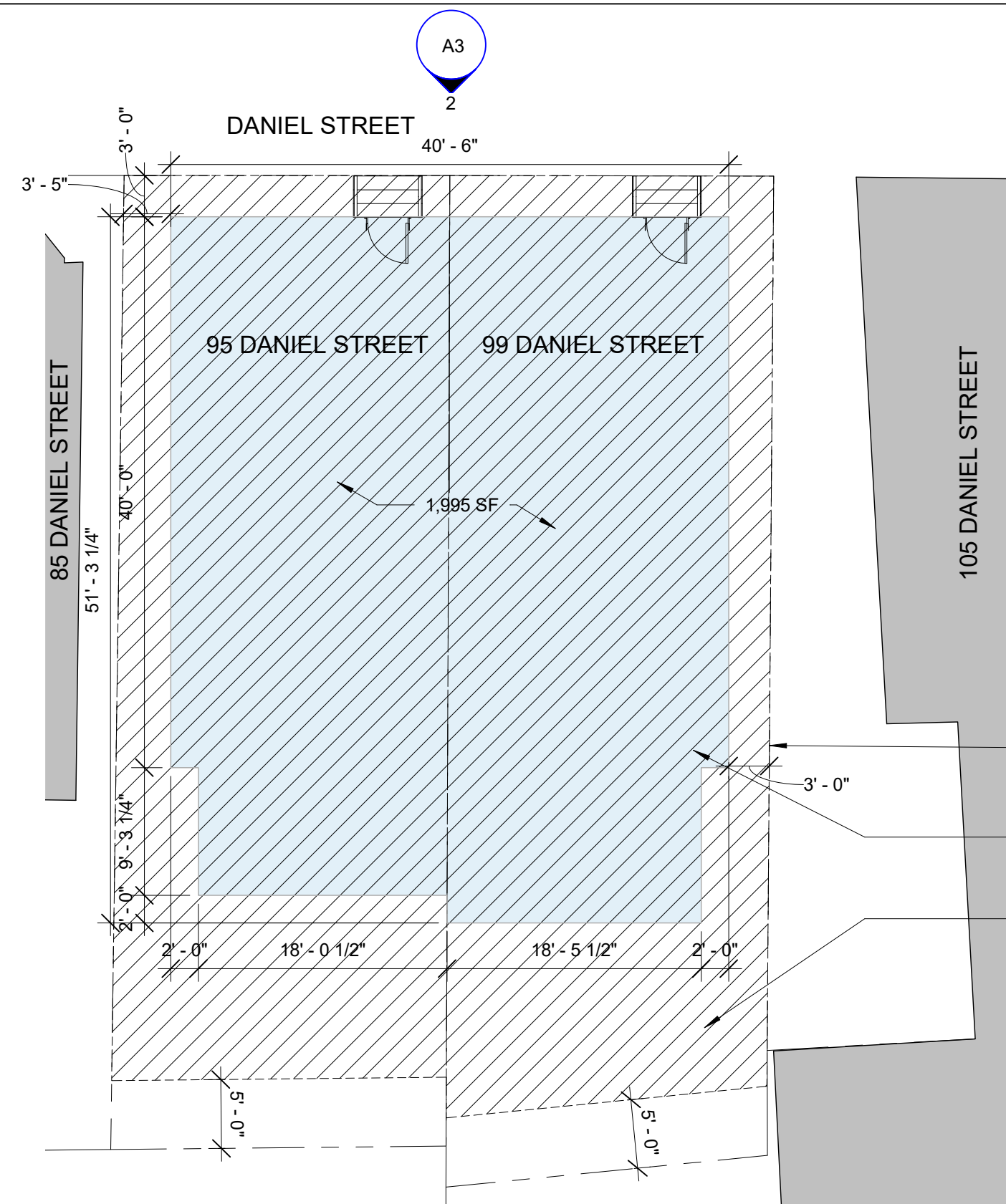
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1 OPTION 1 - SITE PLAN
1" = 10'-0"



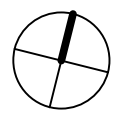
2 NORTH ELEVATION (DANIEL STREET) - OPTION 1
1" = 10'-0"



PERSPECTIVE FROM DANIEL STREET - OPTION 1

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SCHEMATIC DESIGN OPTION 1
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Portsmouth, New Hampshire

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AS INDICATED



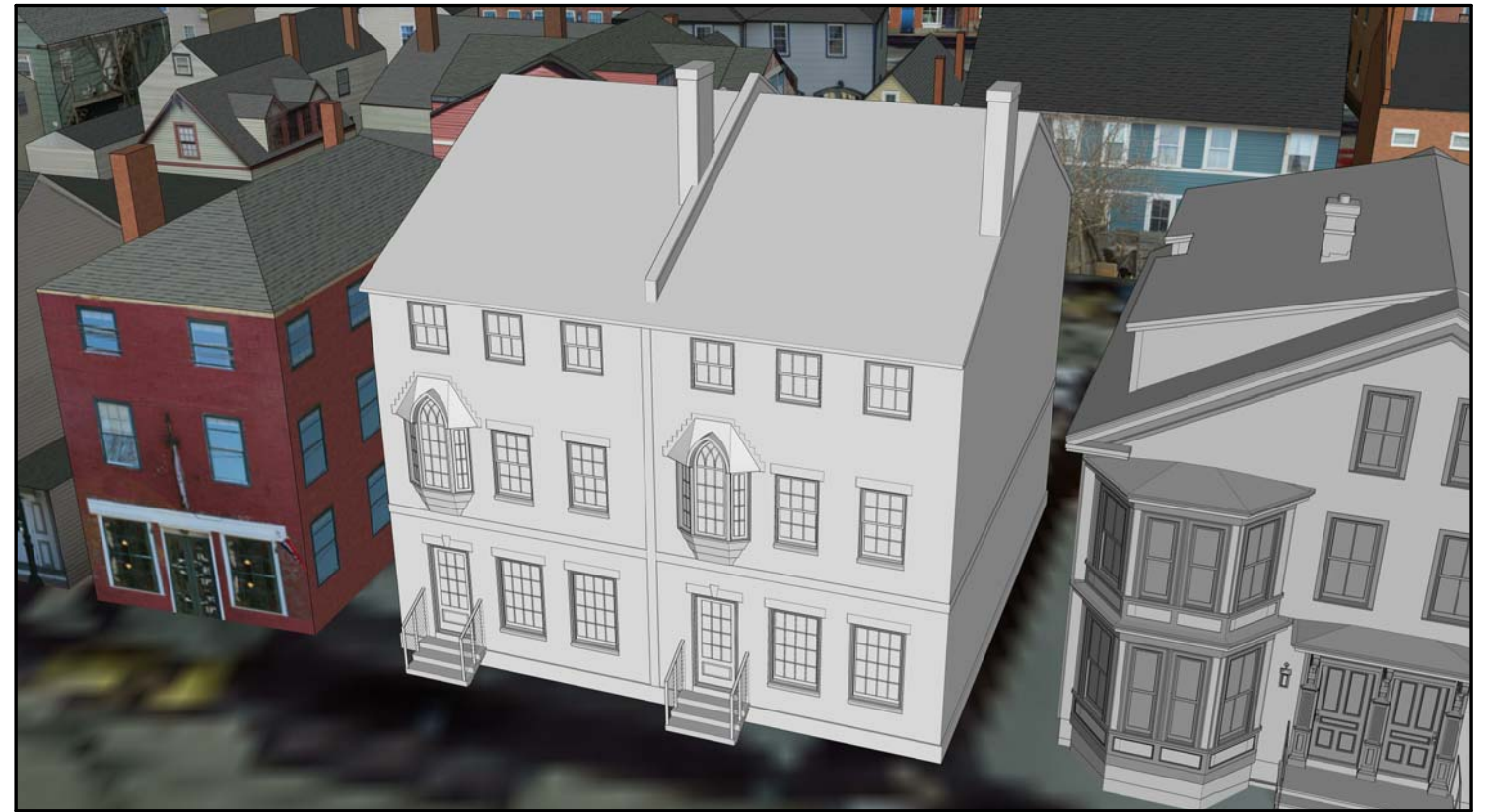
PERSPECTIVE 01 FROM DANIEL STREET



PERSPECTIVE 02 FROM CORNER OF DANIEL STREET AND PENHALLOW STREET



PERSPECTIVE 03 AERIAL FROM SHEAFE STREET



PERSPECTIVE 04 AERIAL FROM DANIEL STREET

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95-99 DANIEL STREET

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SCHEMATIC DESIGN OPTION 1

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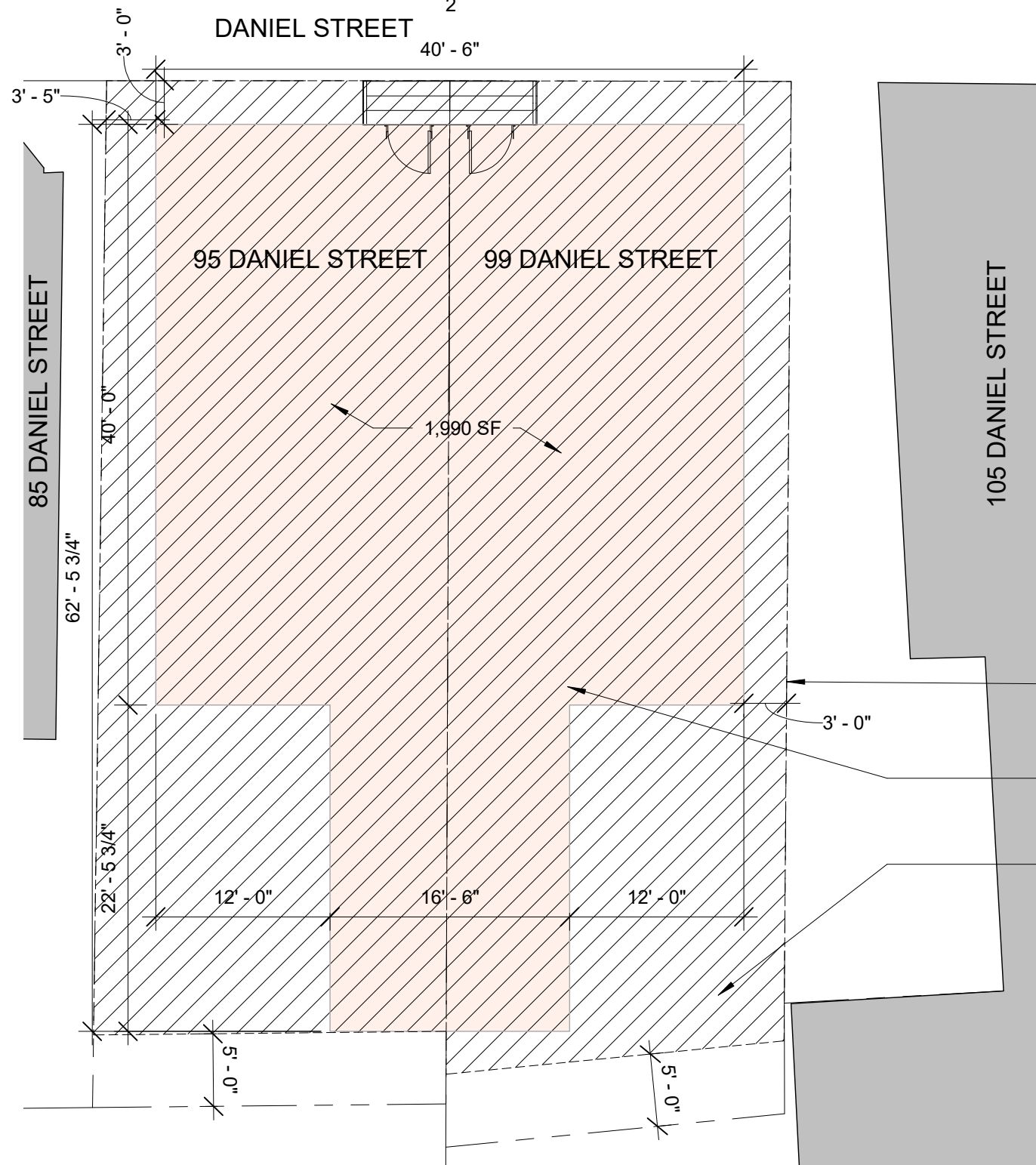
McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

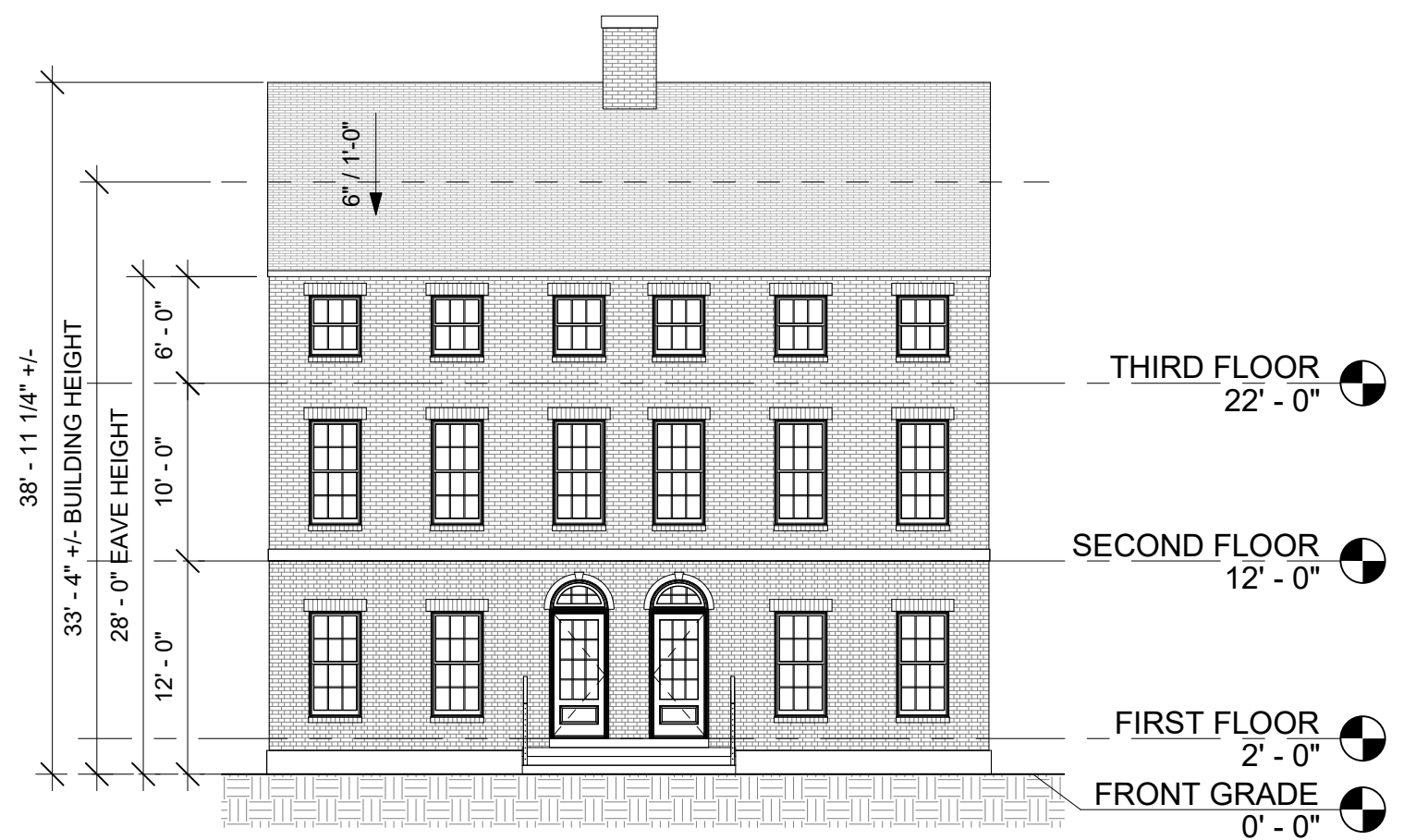
A4

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A5
2



1 OPTION 2 - SITE PLAN
1" = 10'-0"



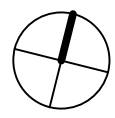
2 NORTH ELEVATION (DANIEL STREET) - OPTION 2
1" = 10'-0"



PERSPECTIVE FROM DANIEL STREET - OPTION 2

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SCHEMATIC DESIGN OPTION 2
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PERSPECTIVE 01 FROM DANIEL STREET



PERSPECTIVE 02 FROM CORNER OF DANIEL STREET AND PENHALLOW STREET



PERSPECTIVE 03 AERIAL FROM SHEAFE STREET



PERSPECTIVE 04 AERIAL FROM DANIEL STREET

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SCHEMATIC DESIGN OPTION 2

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PORTSMOUTH, NH 03801



LIST OF BUILDING EAVE HEIGHTS:

LIST OF BUILDING EAVE HEIGHTS:	BUILDING STYLE"
1.) 14 MARKET SQUARE: 32' - 6"	FEDERAL
2.) 21 DANIEL STREET : 40' - 2"	19 TH CENTURY MERCANTILE
3.) 73 - 77 DANIEL STREET: 29' - 5"	FEDERAL
4.) 79 DANIEL STREET : 30' - 11"	FEDERAL
5.) 95 DANIEL STREET: 15' - 2"	GOthic REVIVAL
6.) 99 DANIEL STREET: 20' - 3"	EARLY 20 TH CENTURY
7.) 105 DANIEL STREET: 25' - 0"	FEDERAL
8.) 123 - 129 DANIEL STREET: 26' - 8"	FEDERAL
9.) 135 - 137 DANIEL STREET: 29' - 2"	19 TH CENTURY MANSARD
10.) 111 STATE STREET: 26' - 1"	FEDERAL
11.) 121 - 129 STATE STREET: 28' - 0"	FEDERAL
12.) 147 STATE STREET: 29' - 5"	19 TH CENTURY ITALIANATE
13.) 159 STATE STREET: 33' - 0"	19 TH CENTURY ITALIANATE
14.) 175 - 177 STATE STREET: 34' - 1"	19 TH CENTURY ITALIANATE
15.) 195 - 191 STATE STREET: 26' - 6"	FEDERAL
16.) 1 MARKET STREET: 36' - 10"	19 TH CENTURY MERCANTILE
17.) 50 DANIEL STREET: 28' - 4"	UNKNOWN
18.) 85 DANIEL STREET: 22' - 0"	19 TH CENTURY ITALIANATE
19.) 143 DANIEL STREET: 34' - 3"	21 TH CENTURY MERCANTILE
20.) 110 STATE STREET: 28' - 4"	FEDERAL
21.) 142 STATE STREET: 27' - 10"	FEDERAL
22.) 3 SHEAFE STREET: 26' - 8"	FEDERAL
23.) 17 SHEAFE STREET: 24' - 4"	FEDERAL
24.) 113 DANIEL STREET: 22' - 1"	UNKNOWN
25.) 60 PENHALLOW STREET: 33' - 6"	21 TH CENTURY MERCANTILE

COLOR KEY:

GREEN: BUILDING EAVE IS LESS THAN OR EQUAL TO 29'-0"
BLUE: BUILDING EAVE IS GREATER THAN 29'-0"

STYLE KEY:

F: FEDERAL
19MR: 19TH CENTURY MERCANTILE
GR: GOthic REVIVAL
20C: EARLY 20TH CENTURY
19M: 19TH CENTURY MANSARD
19I: 19TH CENTURY ITALIANATE
U: 19TH CENTURY ITALIANATE
21M: 21TH CENTURY MERCANTILE

NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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CONTEXTUAL EAVE HEIGHT STUDY
HISTORIC DISTRICT COMMISSION - WORK SESSION
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McHENRY ARCHITECTURE
4 Market Street
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McHA: RD / MG
NOT TO SCALE



1.) 14 MARKET SQUARE: 32' - 6" (F)



2.) 21 DANIEL STREET : 40' - 2" (19MR)



3.) 73 - 77 DANIEL STREET: 29' - 5" (F)



4.) 79 DANIEL STREET : 30' - 11" (F)



5.) 95 DANIEL STREET: 15' - 2" (GR)



6.) 99 DANIEL STREET: 20' - 3" (20C)



7.) 105 DANIEL STREET: 25' - 0" (F)



8.) 123 - 129 DANIEL STREET: 26' - 8" (F)



9.) 135 - 137 DANIEL STREET: 29' - 2" (19M)



10.) 111 STATE STREET: 26' - 1" (F)

NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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95-99 DANIEL STREET

PORTSMOUTH, NH 03801

CONTEXTUAL IMAGES

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McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

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McHA: RD / MG
NOT TO SCALE



11.) 121 - 129 STATE STREET: 28' - 0" (f)



12.) 147 STATE STREET: 29' - 5" (19I)



13.) 159 STATE STREET: 33' - 0" (19I)



14.) 175 - 177 STATE STREET: 34' - 1" (19I)



15.) 195 - 191 STATE STREET: 26' - 6" (F)



16.) 1 MARKET STREET: 36' - 10" (19MR)



17.) 50 DANIEL STREET: 28' - 4" (U)



18.) 85 DANIEL STREET: 22' - 0" (19I)



19.) 143 DANIEL STREET: 34' - 3" (21M)



20.) 110 STATE STREET: 28' - 4" (F)

NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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CONTEXTUAL IMAGES

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4 Market Street
Portsmouth, New Hampshire

A9

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McHA: RD / MG
NOT TO SCALE



21.) 142 STATE STREET: 27' - 10" (F)



22.) 3 SHEAFE STREET: 26' - 8" (F)



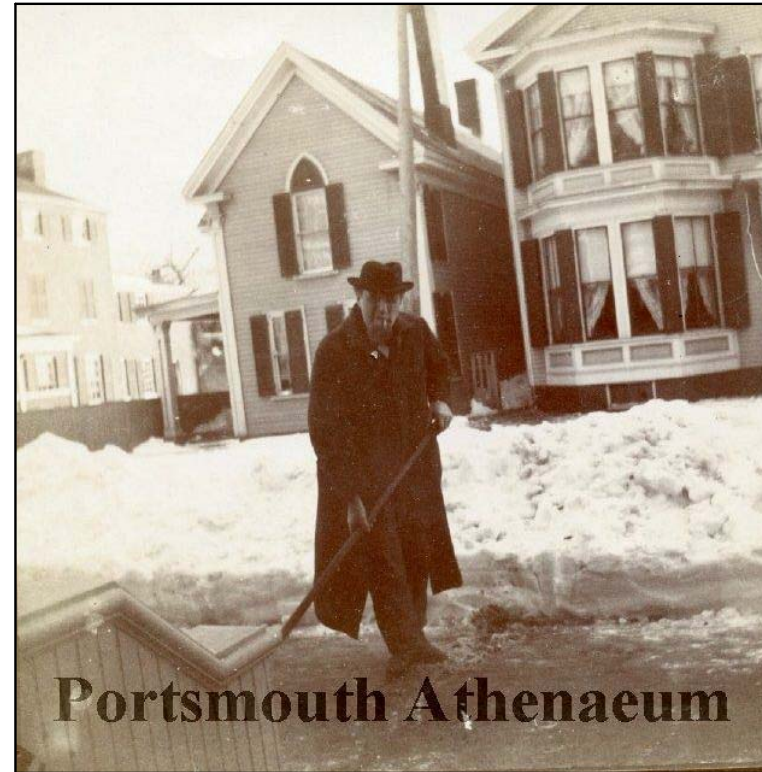
23.) 17 SHEAFE STREET: 24' - 4" (F)



24.) 113 DANIEL STREET: 22' - 1" (U)



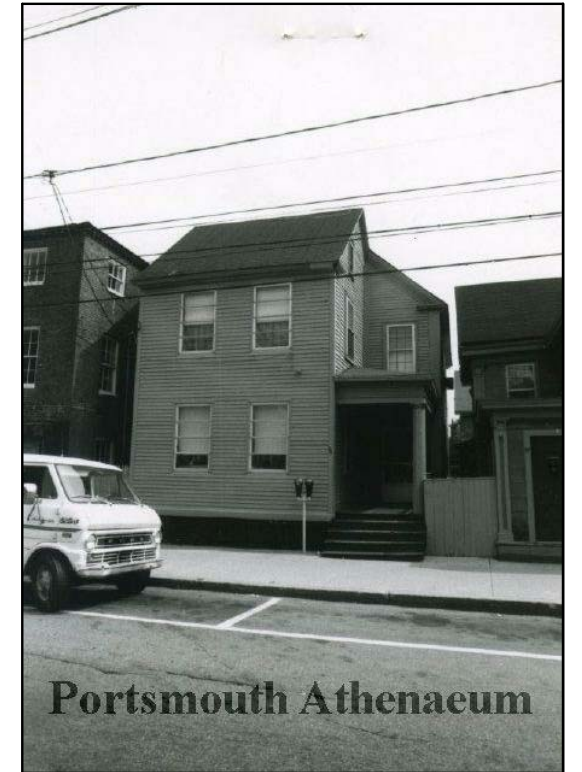
25.) 60 PENHALLOW STREET: 33' - 6" (21M)



95 DANIEL STREET - 1890



95 DANIEL STREET - 1982



99 DANIEL STREET - 1982

NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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95-99 DANIEL STREET

PORTSMOUTH, NH 03801

CONTEXTUAL IMAGES

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

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OVERALL DANIEL STREET SITE SECTION (ABOVE)

ENLARGED BLOCK SITE SECTION (BELOW)



NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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95-99 DANIEL STREET

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EXISTING DANIEL STREET SECTION

HISTORIC DISTRICT COMMISSION - WORK SESSION
 OCTOBER 2022

McHENRY ARCHITECTURE

4 Market Street
 Portsmouth, New Hampshire

A11

09/15/2022

McHA: RD / MG

NOT TO SCALE



OVERALL DANIEL STREET SITE SECTION (ABOVE)

ENLARGED BLOCK SITE SECTION (BELOW)



NOTE: ALL DIMENSIONS ON SHEET DEPICT BUILDING EAVE HEIGHT FROM AN ASSUMED AVERAGE GRADE TO UNDERSIDE OF EAVE, ALL DIMENSIONS ARE +/-

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PROPOSED MASSING SITE SECTION

HISTORIC DISTRICT COMMISSION - WORK SESSION
 OCTOBER 2022

McHENRY ARCHITECTURE

4 Market Street
 Portsmouth, New Hampshire

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12 September, 2022

Structural Condition Assessment
95-99 Daniel Street
Portsmouth, New Hampshire

Gorham Structural Engineering, PLLC is a consultant to the property owner and has been retained to provide a basic structural condition assessment of the buildings at 95 and 99 Daniel Street. The following is a summary of the findings from the conditions assessment.



95-99 Daniel Street Front Elevation



95-99 Daniel Street Back Elevation

95 Daniel Street

General Description

95 Daniel Street is a two story wood framed gable roofed structure. The original building is approximately 14'-6" x 34'-6", with a 14'-6" x 7'-0" extension on the east side. A 6'-0" x 11'-6" enclosed entry porch is located at the north-east corner. This east side extension encloses the entry hall and stair to the second floor. There are two less significant additions on the back that measure 10'-0" x 9'-6" and 14'-0" x 6'-6".

Exterior

The building's foundation, siding, windows, roofing and chimney are all in need of maintenance. The enclosed porch floor and supporting foundation are in poor condition with inadequate support at grade and will need to be repaired or replaced.



1-North-East corner



2-North-West corner



3-South-West corner



4-South-East corner



5-Grade along west side



6-Grade along east side

The exterior finish grades along the front and sides of the building are close to, or above, the top of the masonry foundation. This high grade creates a situation where the wood framing is vulnerable to water damage and decay. See images 5 and 6. This condition should be addressed by lowering the exterior grade or raising the elevation of the building foundation to provide appropriate separation between grade and wood materials.

The 14'-6" x 7'-0" hall and stair extension on the east side is sloping or settling downward from the main structure. The area below the extension is not accessible and it is assumed that this area is supported on a stone masonry foundation. This sloping/settling may be due to an inadequate foundation, wood sill decay, or a combination of both. This area needs to be investigated and a plan developed to correct the situation.

Basement / Foundation

The original building is supported on a foundation constructed of rough granite stone bedded in mortar. The east wall is topped with brick masonry. The foundations below the back additions are cast-in-place concrete and brick masonry. The floor of the basement area is an uneven surface of exposed soil or concrete. There is obvious evidence that water seeps into the basement area. See images 7, 8, 9 and 10. There are partitions in the basement area that cover the inside face of some foundation wall areas. These partitions should be removed to allow for a visual investigation and evaluation.

The visible areas of the original stone foundation appear to be in serviceable condition, with the walls plumb and no obvious signs of bulging or leaning. The front foundation wall is capped with large pieces of granite block, which appear to be in good condition. The stone foundation should be repaired where needed and repointed. Along the east side wall, the stone foundation is topped with about 6 courses of brick masonry. This brick masonry is in poor condition and should be rebuilt; however, most of the existing brick may be cleaned and reused. The concrete and brick foundations below the back additions appear to be in good condition. The basement floor slab, spread footings, and interior supports for posts must be improved.



7-Basement looking north



8-Basement looking south



9-View along east side wall



10-Concrete and brick foundation

First Floor Framing

The first floor framing is a haphazard layout of joists, carrying beams and posts. The front room floor is out of level by approximately 1" over 14-feet; the porch floor is very uneven; the hall floor is out of level by approximately 2" over 6-feet; the kitchen floor is out of level by approximately 3". Although significant floor framing decay was not observed, I expect that there is some significant decay in some of the sills, and very likely in areas that are not accessible.

A majority of the floor joists are newer milled 2x6 spaced at 16" on center. An analysis of the joists, assuming an adequate center carrying beam, indicates an allowable live load capacity suitable for residential occupancy. The joists are supported at the foundation using either a cross-lap joint into a timber sill, or softwood shims between the joist and foundation wall. The center carrying beams are very poorly supported on wood posts or screws jacks. See images 11 and 12.

The structural support for all of the first floor joists, carrying beams, and posts will need to be improved. The live load rating for the floor may need to be improved if the occupancy use is something other than residential.



11-First floor framing



12-Joist supported on shim

Second Floor Framing

The actual structure of the second floor framing was not accessible. The floors measured as much as 3" out of level. Second floor exterior walls measured as much as 2" out of plumb. At some point, it would be prudent to confirm that the existing joists are adequately connected to the supporting wall framing.

Roof Framing

The main roof is framed with rough sawn wood rafters, measuring approximately 3"x4", spaced at 12" to 40" on center. See images 13 and 14.



13-Roof framing



14-Roof framing

The roof above the stair hall is framed with rough sawn wood rafters, measuring approximately 3"x3" spaced about 32" on center. A portion of this roof is framed over the original main roof, and original wood roof shingles are present within the attic space. See images 15 and 16.



15-Roof framing



16-Roof framing

A detailed analysis and load rating of the roof structure is beyond the scope of this report. Going forward, if the thermal resistance of the roof insulation is improved, or a significant renovation is undertaken, the roof should be evaluated, and reinforced if necessary.

Conclusion

In my opinion, the 95 Daniel Street building does have some significant structural deficiencies that should be addressed. The foundation and first floor framing, including perimeter sills, need to be improved. The foundations and floor framing for the entry porch will most likely need to be replaced. The foundations and condition of the wood sill at the east side hall and stair should be investigated and conditions assessed. The second floor framing, including connections to the supporting wall framing, should to be evaluated. The roof framing should be evaluated and may need to be reinforced.

99 Daniel Street

General Description

99 Daniel Street is a two story wood framed gable roofed structure. The front portion measures approximately 19'-6" x 16'-0", with a 7'-0" x 13'6" side entry porch. The rear portion measures approximately 17'-0" x 28'-6". There is a bulkhead basement entrance, with a shed roof, on the east side. At the back of the building there are wood framed stairs and landings to access the first and second floors.



17-North-East corner



18-North-West corner



19-Back elevation



20-South-East corner

Exterior

The building's foundation, siding, windows and chimney are all in need of maintenance. The north-west entry porch floor and supporting foundation are in poor condition and in need of repair or replacement. At the back of the building, the exterior stairs, landings, handrails, and guardrails need to be improved or rebuilt to bring them into conformance with structural and life-safety code requirements. See images 19 and 20.

Basement / Foundation

The building is supported on a foundation constructed of cast-in-place concrete topped with brick masonry. The basement has a level concrete floor. There is obvious evidence that water seeps into the basement area. See images 21, 22, 23 and 24.



21-East side brick foundation wall



22-South-East corner brick foundation



23-Basement looking north



24-Basement looking south

The concrete foundation walls appear to be in good condition. The brick masonry is in poor condition and it is recommended that all of the brick masonry be rebuilt. Details must be provided to prevent water infiltration.

First Floor Framing

The first floor framing is in a significant state of decay. The joists, beams and supporting columns are structurally inadequate and in such poor condition that the building should not be occupied. The entire first floor framing system and supporting columns must be replaced. See images 26, 27 and 28.



25-Bulkhead



26-Decayed floor joist



27-Decayed floor joist



28-Failed column and wood post

Second Floor Framing

The actual structure of the second floor framing was not accessible. The floors measured as much as 2" out of level. At some point, it would be prudent to confirm that the existing joists are adequately connected to the supporting wall framing.

Roof Framing

The roof is framed with rough sawn wood rafters, measuring approximately 3"x7" and 4"x7", spaced at 36" to 42" on center. See images 29 and 30.

A detailed analysis and load rating of the roof structure is beyond the scope of this report. Going forward, if the thermal resistance of the roof insulation is improved, or a significant renovation is undertaken, the roof should be evaluated, and reinforced if necessary.



29-Roof framing



30-Rafter and attic floor joists at eave

Conclusion

In my opinion, the 99 Daniel Street building has significant structural deficiencies that must be addressed. The brick portion of the foundation and the entire first floor framing system must be replaced. The entry porch floor and foundations must be replaced. At the back of the building the entry stairs, landings, handrails, and guardrails must be improved to comply with applicable code requirements. The second floor framing, including connections to the supporting wall framing, should to be evaluated. The roof framing should be evaluated and may need to be reinforced.

Closure

Thank you for contacting Gorham Structural Engineering, PLLC to provide this review. As the project develops, we are available to provide additional engineering if needed.

Please contact me if you have any questions or if it would be helpful for me to expand on some of the issues mentioned in this report.

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

