



Portsmouth Advocates
part of the Portsmouth Historical Society
10 Middle Street
Portsmouth, NH 03801

Mr. John Wyckoff, Chair
Historic District Commission
1 Junkins Ave.
Portsmouth, NH 03801

November 6, 2022

Subject: Proposed Demolition of 95-97 & 99 Daniel Street

Dear Chair Wyckoff,

The Portsmouth Advocates serves as the historic preservation advocacy arm of the Portsmouth Historical Society. While we wish we could have representatives at the meeting in person to present our comments, we have a conflicting commitment to honor achievements in preservation at our annual awards ceremony. We are therefore submitting our written comments for consideration during the Work Session.

Both properties proposed for demolition are contributing resources to the National Register of Historic Places (NRHP)-listed Portsmouth Downtown Historic District. Recognized as significant historic fabric by the New Hampshire Division of Historical Resources and the National Park Service, both buildings have a measurable impact on the look, feel, and history of the NRHP Downtown Historic District, and our local Historic District. Property descriptions from the NRHP nomination have been attached for your reference (enclosure (1)).

Building on the summary provided by McHenry Architects, Advocates team of volunteer architectural historians have identified additional information about the buildings:

95-97 Daniel Street

Research on 95 Daniel Street (then 75 Daniel Street) from City Directories reveals that the building likely transitioned from residential to commercial use, at least on the first floor, between 1910 and 1923.¹ The introduction of a shop window may have occurred at this stage, or slightly later, but it was in place by 1937, during its early years as John's Barber Shop. John Russo, Barber is noted in this location in the 1934 City Directory, and a Russell Cheney painting entitled, "John's Barber Shop" from 1936 (enclosure (2)) further documents the building, which remains largely unchanged on the exterior from that time.

99 Daniel Street

We concur that both the original Portsmouth Advocates survey and the NRHP nomination erred when they dated the building at 99 Daniel Street, agreeing that the building likely dates to the first quarter of the 20th century. Stylistically, the building was built on an older ideal, and was originally a gable-end

¹ The 1910 Sanborn Map shows 95 as a dwelling, but the 1923 City Directory indicates that the building was used by Benjamin Blankenberg, Broker. John Russo began his barber shop in that location by 1934. The storefront window was in place by no later than 1937.

vernacular Greek Revival variant that complemented the neighboring Carpenter Gothic 95-97 Daniel Street. A portion of the building can be seen in the same 1936 Russell Cheney painting mentioned above.

Now architecturally distinct in this portion of Portsmouth, these wood-frame buildings were once far more common downtown. A mix of materials, styles, and textures brought—and still brings—a tangible expression of how Portsmouth has changed over time. The demolition of these buildings would be a loss for the City, and is antithetical to the objectives of the Historic District Commission (HDC), defying the purpose, objectives and applicability section of the ordinance. Furthermore, the replacement of authentic historic fabric with faux, quasi-19th century-style brick townhouses sets a disturbing precedent that could have detrimental ripple effects throughout the District.

We implore the HDC to protect these significant buildings and encourage the applicant to seek ways to rehabilitate the existing buildings to meet their programmatic goals.

Sincerely,

Portsmouth Advocates

Enclosures:

1. NRHP Property Descriptions
2. Photograph of 1936 Russell Cheney Painting, “John’s Barber Shop” (private collection)

Portsmouth Downtown Historic District

Rockingham Co., NH

Name of Property

County and State

The mixed-use building at 54 Daniel Street is a three-story, three-by-seven-bay, masonry, Classical Revival-style building with asymmetrical southeast (facade) elevation. The building has a flat-roof with two brick chimneys, brick parapet, and a decorative brick frieze with corbeled brackets capped by a wood cornice. Walls are brick with corbeled cornice pilasters and rest on a granite and brick foundation. The facade has a recessed entrance, blocked, wood-frame, fixed-sash windows, and a flat-roof bay window at the second-story center bay. A sign with the words "J.B. PAHLS" is at the facade parapet. Most windows are two-over-two, double-hung, vinyl replacement sash with segmental surround. *C*

62 Thomas J. McIntyre Federal Building and Post Office, 1967 (276)

The Thomas J. McIntyre Federal Building and Post Office at 62 Daniel Street is a four-story, four-by-four-bay, masonry, New Formalist-style building with an asymmetrical southeast (facade) elevation. The building has a tar-and-gravel-clad flat-roof with a deep concrete overhang supported by concrete brackets. Walls are brick and rest on a concrete foundation. The facade has a recessed first story with a groin-vaulted ceiling supported by paneled, concrete columns and segmental arches with paired off-center fully glazed, steel-framed entrance doors. One story wings at the southwest and northeast sides have secondary entrances and house additional office space and a post office. Most windows are full-height, multi-light, fixed, steel sash and upper stories have recessed window openings with wide concrete surrounds. *C*

77 Mixed-Use Building, ca. 1820 (277)

The mixed-use building at 77 Daniel Street is a three-story, three-by-one-bay, rectangular, masonry, Federal-style building with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad, side-gable roof with denticulated cornice. Walls are brick and rest on a granite foundation. The facade has a recessed wood-paneled entrance door with rectangular transom at the southwest side and a sixteen-light, fixed, wood sash window with granite lintels all surmounted by a metal cornice. Most windows are six-over-six or three-over-three, double-hung, wood sash with granite lintels. *C*

79 Mixed-Use Building, ca. 1820 (278)

The mixed-use building at 79 Daniel Street is a three-story, three-by-one-bay, rectangular, masonry, Federal-style building with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad, side-gable roof with denticulated cornice and brick chimney at the ridge. Walls are brick with brownstone quoins and rest on a concrete and brick foundation. The facade has a recessed fully glazed, metal-framed entrance door flanked by single-light display windows and a secondary entrance at the southwest end all surmounted by a wood cornice. Most windows are six-over-six or three-over-three, double-hung, wood sash with splayed granite lintels and keystones. *C*

85-87 Mixed-Use Building, ca. 1860 (279)

The mixed-use building at 85-87 Daniel Street is a two-and-one-half-story, three-by-two-bay rectangular, wood-frame, Italianate-style building with symmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad, front-gable roof with deeply overhanging eaves, wide cornice, and gable returns. Walls are clapboard and rest on a brick foundation. The facade has double partially glazed, wood-paneled doors with fluted pilasters surmounted by a flat-roof supported by scrolled brackets flanked by flat-roof bay windows at the first and second-stories. Most windows are two-over-two, double-hung, wood replacement sash with wide lintels. *C*

95-97 Mixed-Use Building, ca. 1860 (280)

Portsmouth Downtown Historic District

Rockingham Co., NH

Name of Property

County and State

The mixed-use building at 95-97 Daniel Street is a two-story, one-bay, rectangular, wood-frame, Greek Revival-style building with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad, side-gable roof with overhanging eaves, wide cornice, and gable returns. Walls are asbestos and clapboard with channeled corner boards. The facade has a partially glazed, wood-paneled entrance at its southwest side with single-light display windows at the northeast side all surmounted by a wide cornice. The northeast elevation has a one-story, flat-roof ell with overhanging eaves, wide cornice, and channeled corner boards and a wood-paneled entrance at its northwest elevation. The southeast side of the northeast elevation has a two-story, gable-roof ell with overhanging eaves, wide cornice, gable returns, channeled corner boards, and brick chimney at its rear slope. A pointed-arch, Gothic Revival-style window is at the facade second-story center bay. Most windows are one-over-one, double-hung, vinyl replacement sash. *C*

99 Mixed-Use Building, early 19th century (281)

The mixed-use building at 99 Daniel Street is a two-story, three-by-four-bay, irregularly shaped, wood-frame, Federal-style building with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad, front-gable roof with overhanging eaves, wide cornice, and gable returns. Walls are clapboard with wide corner boards and rest on a brick foundation. The facade has a partially glazed, wood-paneled entrance door with blocked rectangular sidelights at the southwest side. The facade has a two-story, gable-roof ell with one-story, hip-roof porch at the junction with the main block. Most windows are six-over-six, double-hung, wood sash with simple surround. *C*

105 Mixed-Use Building, ca. 1820 (282)

The mixed-use building at 105 Daniel Street is a three-story, three-by-four-bay, rectangular, masonry, Federal-style building with symmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad, hipped roof with brick denticulated cornice and brick chimney at the ridge. Walls are brick and rest on a granite and brick foundation. The facade has paired recessed partially glazed, wood-paneled entrance doors flanked by sixteen-light, fixed, wood-sash windows all surmounted by a metal cornice. Most windows are six-over-six or three-over-three, double-hung, wood sash with simple surround. *C*

111-113 Mixed-Use Building, ca. 1820 (283)

The mixed-use building at 111-113 Daniel Street is a two-story, four-by-three-bay, rectangular, wood-frame, Federal-style building with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad, side-gable roof with wood cornice. Walls are vinyl and rest on a brick foundation. The facade has a recessed entrance. The southwest elevation has a one-story, one-bay, flat-roof ell. Secondary entrances are in the northeast end and southwest ell. Most window are one-over-one, double-hung, vinyl replacement sash. *C*

123 Rowhouse, ca. 1820 (284)

The residential building at 123 Daniel Street is a three-story, three-by-two-bay, rectangular, masonry, Federal-style rowhouse with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad, side-gable roof with a brick parapet at the northwest side, firewall at the southwest side, denticulated brick cornice, and a brick chimney at the ridge. Walls are brick and rest on a granite foundation. The northeast side of the facade has a wood-paneled entrance door with fanlight. The southwest elevation has a one-story, one-bay, brick garage with overhead rolling door. Most windows are six-over-six, double-hung, vinyl replacement sash. *C*

Portsmouth Downtown Historic District

Rockingham Co., NH

Name of Property

County and State

Map ID	Resource Name	Address	Est. Date	Contributing/ Non-Contributing	Existing Status	Type
272	Mixed-Use Building	30 - 34 Daniel Street	early 19th c	C		Building
273	Mixed-Use Building	36 - 38 Daniel Street	early 19th c	C		Building
274	Mixed-Use Building	50 - 52 Daniel Street	early 19th c	C		Building
275	Mixed-Use Building	54 Daniel Street	early 20th c	C		Building
276	Thomas J. Mcintyre Federal Building and Post Office	62 Daniel Street	1967	C		Building
277	Mixed-Use Building	77 Daniel Street	ca. 1820	C		Building
278	Mixed-Use Building	79 Daniel Street	ca. 1820	C		Building
279	Mixed-Use Building	85 - 87 Daniel Street	ca. 1860	C		Building
280	Mixed-Use Building	95 - 97 Daniel Street	ca. 1860	C		Building
281	Mixed-Use Building	99 Daniel Street	early 19th c	C		Building
282	Mixed-Use Building	105 Daniel Street	ca. 1820	C		Building
283	Mixed-Use Building	111 - 113 Daniel Street	ca. 1820	C		Building
284	Rowhouse	123 Daniel Street	ca. 1820	C		Building
285	Residence	125 - 127 Daniel Street	ca. 1820	C		Building
286	Garage	125 - 127 Daniel Street	ca. 1960	C		Building
287	Portsmouth High School	126 Daniel Street	1858	C		Building
288	Residence	129 Daniel Street	ca. 1820	C		Building
289	Army & Navy Association Building	143 Daniel Street	1916	C		Building
290	Macphedris-Warner House	150 Daniel Street	ca. 1715	C	NHL	Building
291	Residence	164 Daniel Street	1882	C		Building
292	Outbuilding	164 Daniel Street	late 20th c	NC		Building
293	Utility Building	2 Deer Street	ca. 2000	NC		Building
294	Commercial Building	22 - 28 Deer Street	ca. 2000	NC		Building
295	Henry Sherburne House	62 Deer Street	1766-1770	C	NRIND	Building
296	Double House	15 - 17 Dover Street	ca. 1860	C		Building



Figure 1: 95-97 Daniel Street as depicted by Russell Cheney in "John's Barber Shop" c. 1936 (Private Collection)

The painting was exhibited in March 1937 and was likely painted in 1936. Note the view of 99 Daniel Street to the left.

Meeting: HDC 11/09/22
RE: 1& 31 Raynes 103 Maplewood
Packet Pages: 82 to 113

Dear Members of the Historic District Commission,

11/06/22

This development team has obviously pulled out all the stops to finally present a creative structure incorporating old Portsmouth charm with some modern aspects. The size of the structures so close to the North Mill Pond is still disconcerting. However, it is the people who enacted the high density, high heights and loophole ordinances who have allowed this to happen. It is heartbreaking.

I would like to complement the development team on these new changes. It is greatly appreciated that each new design plan listed what changes were made! The only difference which was a little disconcerting was that the window backgrounds started with white and then ended up clear. *The clear is more realistic view, perhaps the Planning Department could consider making those required for plans.*

It would be nice if the bands along on the Mixed Use building could be changed to match those presented in "option D" on the hotel, a modified brick, bric-a-brac style. The white/light gray cement look, just draws one's eye to them. Another suggestion would be to try and change the thin gray vertical lines on the entrance facades to black to match the door awnings. It may or may not create an appealing visual presentation and could make the building visually seem smaller, it may not. The change to black on the awnings and the area above them on the hotel makes them pop, that could be nice on the Mixed use building as well. The gray/green just blends right in.

The horizontal vs vertical windows are interesting, compare Plan 1.5 C to 1.5 D (pg 100/104) The upper story windows could be the horizontal style and the rest could be the original vertical. The horizontal on the top seems to create a visually shorter height to this massive building. The lower window vertical creates a more elegant and compact appearance; again keeping the building "looking" less massive. *Will the horizontal windows meet egress codes?*

The gray brick base really ties the hotel together with the slightly raised windows, The entrance cornices, per the new ordinances, really make a statement. Looking at page 103 (plan 1.4D), notice the Mixed Use building behind it with its white/light gray band. Notice the bric-a-bra on the Hotel. As suggested earlier, continuing the bric-a-brac brick band along the Mixed Use building could tie the two buildings together yet each keeping its style and could add a little interest to the Mixed Use building.

The corners on the Hotel which were left with some of the original white/light gray could be less shocking were the downward band changed to either the gray/black presented, the wall brick or a black brick. The white window trim on those corner windows against the dark green nicely ties to the white on the Mixed Use upper floors, especially on the back side both buildings (1D, pg 105) and breaks up the dark green pleasantly. The white trim might be nice on the proposed new corner of balconies on the Mixed Use building (1.1A, pg 91). Looking at this North Mill Pond view of both buildings one can see how the white/light gray cement looking band really takes away from the Mixed Use building, even using the gray brick found on the hotel or the bric-a-brac might be a little less raw.

Please do NOT move this forward until all the agreed upon details have been shown for one last time. Although this development has been to HDC about 10 times it has finally presented changes worth discussing and adding to these structures.

Respectfully,
Elizabeth Bratter
159 McDonough St
Property Owner

11-9-22

Historic District Commission
Portsmouth, NH

Dear Members,

I am writing to express my opposition to the 1/31 Raynes Avenue / 203 Maplewood Avenue design project.

There are many reasons why I feel this is a very inappropriate design project, but I will just name a couple here.

Firstly, the size, height, and massing are way too large and overpowering for the historic buildings in the area. I believe new projects should respect the context of what we are trying to protect and preserve around them. I do not feel the size, height, massing, or materials' use of this project does that in any manner. The massive, "Big Box" effects of the proposal will not enhance the **historic** character of this North End area, but I fear will instead compound and amplify the character of such structures as the parking garage, etc.

Secondly, although the North End shoreline is not a building obviously, it still is very integral to the historic character and feel of the area. This project proposal will block off our views and sever the relationship between our shoreline and the rest of the historic North End.

Please do not approve this proposal.

Sincerely,

Julia Gindele
229 Clinton Street