

**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.

September 07, 2022

AGENDA (revised on September 02, 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. 60 Penhallow Street (LUHD-523)
2. 41 Dearborn Street (LUHD-517)
3. 82 Congress Street (LUHD-518)
4. 245 Islington Street, Unit #6 (LUHD-519)
5. 258 Maplewood Avenue (LUHD-522)
6. 11 Walden Street (LUHD-502)
7. 232 South Street (LUHD-526)

II. DEMOLITION REVIEW COMMITTEE

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **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 **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (replace rear window, add back storm door and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

C. **POSTPONED TO THE OCTOBER 05, 2022 MEETING-** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on

Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Mill Pond View, LLC, owner**, for property located at **179 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (minor demolition, new construction, restoration and renovation of the accessory structures and annex of the main home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-169)
2. Petition of **Pickering Wharf Condominium Association, owner**, for property located at **33 South Mill Street**, wherein permission is requested to allow new construction to an existing structure (add solar array to roof of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102, Lot 17 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-171)
3. Petition of **Paul S. Neilson, owner**, for property located at **31 Aldrich Road, Unit # 33**, wherein permission is requested to allow new construction to an existing structure (add rear deck, extend existing rear bump out addition, replace (1) window and (1) door, replace (2) screen doors, replace (2) bulkheads, replace existing shed and remove and replace existing composite decking on the front of the structure) as per plans on file with the Planning Department. Said property is shown on Assessor Map 153, Lot 28 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-163)
4. (*Work Session/Public Hearing*) requested by **Customs House, LLC, owner**, for property located at **40 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) and new construction to an existing structure (add new window canopy system and add exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 81 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-22-170)

V. WORK SESSIONS (OLD BUSINESS)

- A. **POSTPONED TO THE NOVEMBER 02, 2022 MEETING-** Work Session requested by **SEVENKPH, LLC, owner**, for property located at **324 Maplewood Avenue**, wherein permission is requested to allow renovations to an existing structure (replace and add windows and doors, new siding and trim details on the single story accessory structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 1 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LUHD-481)

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Lucky Thirteen Properties, LLC, owner**, for property located at **361 Islington Street**, wherein permission is requested to allow new construction to an existing structure (add side and rear additions) and renovations to an existing structure (new

siding, windows and mechanical screening) as per plans on file in the Planning Department. Said property is shown on Assessor Map 144 as Lot 23 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LUHD-521)

VII. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN_7fagfH4dS9Kcmou3nMOsLA

**MINUTES
HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

August 03, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative Rick Blalock; members Margot Doering, Martin Ryan, David Adams, and Dan Brown; Alternate Karen Bouffard

MEMBERS EXCUSED: None.

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. July 06, 2022

Vice-Chair Ruedig abstained from the vote. The July 6 minutes were **approved** as submitted by unanimous vote.

2. July 13, 2022

The July 13 minutes were **approved** as submitted by unanimous vote.

II. ADMINISTRATIVE APPROVALS

Mr. Cracknell said Item 1, 266 Middle Street, was withdrawn. The Commission agreed to pull Items 3, 5, 8, and 10 for separate discussion and vote on the remainder as a group. Therefore, the items were not addressed sequentially.

1. 266 Middle Street (LUHD-495) - REQUEST TO WITHDRAW

The Commission noted the request to withdraw.

2. 404 Islington Street (LUHD-499)

Project architect Christina O'Brien was present and reviewed the request, noting that egress windows were required to meet building code and fire regulations. She said the six new windows would be either casements or awnings and would be similar to existing.

Ms. Doering said the house would have a combination of old windows with storms and modern egress windows and asked if there was a plan for the rest of the windows. Ms. O'Brien said she didn't know. Ms. Doering said she was reluctant to approve it in that case. Vice-Chair Ruedig said she agreed but didn't know of any alternative that could make the new windows look consistent and still be egress windows. After further discussion, most of the Commission said they were fine with the request. Ms. Doering recommended using awnings on the front instead of casements because the eave return on the building was chopped off.

Vice-Chair Ruedig moved to **approve** the item with the **stipulation** that either awning or casement egress windows are acceptable in all locations, seconded by Councilor Blalock. The motion passed unanimously.

3. 11 Walden Street (LUHD-502)

The request was for a condenser. Mr. Cracknell said the conduit would be visible from the street and there was little room for screening. The Commission discussed it and decided that a screen could be requested if the neighbors were okay with it being right on the property line.

City Council Representative Blalock moved to **continue** the item to the August 10 meeting, seconded by Vice-Chair Ruedig. The motion passed unanimously.

4. 53 Rogers Street (LUHD-503)

The request was for a fence in the front yard. Mr. Brown asked if the neighbor approved of the fence taking up five feet of his property. Mr. Cracknell said the neighbor had agreed.

5. 407 The Hill, Unit 6-16 (LUHD-504)

The applicant's representative Michael Slattery was present and reviewed the replacement of the front and rear entries. He said most of the items would be replacements in kind and presented it in detail.

Chairman Wyckoff noted that there was no railing on the steps. Mr. Slattery said the slab's height was 30 inches and didn't need a railing, but if the Building Inspector required it, they would do a wrought-iron one. Mr. Cracknell asked what would be done with the two third-floor windows. Mr. Slattery said they would do nothing for now. He said they planned to replace the wood window with an Andersen one. Chairman Wyckoff recommended the Architect Series. Mr. Cracknell said the granite steps should have a smooth-faced thermal cut on all exposed sides of the steps and landing. Mr. Adams questioned the white cedar roof, and it was further discussed. Mr. Brown asked if an extra foot would be built into the old door. Mr. Slattery said they would just rebuild the door's bottom portion and keep the step. It was acknowledged that the steps, railing, and windows would come back for approval.

Vice-Chair Ruedig moved to **approve** the item, with the following **stipulations**:

1. The railing if necessary, shall return for Administrative Approval.
2. The granite steps shall be smooth faced on all exposed sides.

3. The window replacement shall be the Andersen Architectural Series.

Councilor Blalock seconded. The motion passed unanimously.

6. 490 Islington Street, Unit 2 (LUHD-505)

The request was for a Tessler charging unit. It was pointed out that the cord did not retract but looped like a hose. Councilor Blalock noted that the City was trying to promote the use of electric vehicles and chargers.

7. 15 Middle Street (LUHD-506)

This item was addressed with Item 8 below.

8. 150 Congress Street (LUHD-507)

Mr. Cracknell noted that Items 7 and 8 were separate lots but common ownership. The applicant's representative Brendan McNamara reviewed the changes from the original approval. He explained the condenser array and said it was necessary to service 15 Middle Street. He discussed the windows. Ms. Doering asked if the removal of the church notice board was in the original approval. Mr. McNamara agreed. Ms. Doering said she hated to lose the tangible aspect of the notice board. Mr. McNamara reviewed the rest of the changes. The Commission agreed that everything was positive or needed for construction purposes. It was the consensus that the church notice board should remain.

Stipulation: the notice board shall be retained.

9. 21 Daniel Street (LUHD-508)

The request was to modify a door by adding a transom over it. The Commission discussed whether the windows should be square or rectangular and it was decided that the square windows fit in with the lights in the surrounding windows.

10. 142 State Street (LUHD-510)

The Commission agreed that there wasn't enough information presented and that more detail was needed for the steps, materials, and how the baluster interacted with the railings.

Vice-Chair Ruedig moved to **continue** the item to the August 10 meeting, seconded by Ms. Doering. The motion passed unanimously.

11. 169 Lafayette Road, Unit 1 (LUHD-512)

The request was for a wood fence replacement with a gate. Mr. Adams said he spoke to the owner and was told that the new fence would be built closer to Lafayette Road to make the yard larger and that it would be higher than four feet. He suggested stipulating it.

Stipulation: The proposed fence shall comply with the set back and height requirements of the zoning ordinance for fencing.

Vice-Chair Ruedig moved to **approve** Items 4, 6, 7, 8, 9 and 11, with stipulations on Items 8 and 11. The motion passed unanimously.

III. PUBLIC HEARINGS (OLD BUSINESS)

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

There was no work session.

SPEAKING TO THE PETITION

Attorney Sharon Somers representing the applicant and architect Eric Medeiros were present. Attorney Somers said they received BOA approval for their speaker tower canopy and menu board. Mr. Medeiros reviewed the changes.

Ms. Doering asked if the cladding ran on the outer side of the piers and stopped at the end or wrapped and created a triangle. Mr. Medeiros said they intended for it to wrap and they would finish it with a trim. Vice-Chair Ruedig confirmed that the cement clapboard finish was smooth facing. The Commission commented that the project had come a long way and fit into the neighborhood even though it was a modern building.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Councilor Blalock moved to **grant** the Certificate of Approval for the petition as presented, seconded by Vice-Chair Ruedig.

Councilor Blalock said the project would preserve the integrity of the District and would be consistent with the special and defining characters of surrounding properties.

The motion passed by unanimous vote.

B. Petition of **Sandra L. Smith-Wiese, owner**, for property located at **138 Gates Street**, wherein permission is requested to allow new construction to an existing structure (add 1-

story rear addition with steps and landing) and exterior renovations to an existing structure (replace windows, repair or replace siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-55)

SPEAKING TO THE PETITION

Project architect Anne Whitney was present to speak to the petition. Se reviewed the changes to the doors, windows, skylight, shed addition, and steps.

Mr. Adams asked if the window frames on the front facade would be retained. Ms. Whitney said they would not because of the amount of rot behind the siding. She said the building would probably have to be resided, so she would recreate the trim. Mr. Adams said the façade and driveway sides of the building were traditional pine scarfed jointed clapboard, which was hard to do with cedar. Ms. Whitney said she would speak to the builder. Mr. Adams asked if the two historic windows on the gabled end that weren't centered could be pulled back. Ms. Whitney said it would be difficult because they were trying to get a galley kitchen in that space as well as a study area and more closet space in the upper bedroom. Mr. Adams asked what the foundation material was on the new shed additions. Ms. Whitney said it was currently a combination of brick and stone and that she could do either a stone shelf or thin brick.

Vice-Chair Ruedig said she had no issues with the addition but the proposed three big sliding doors at one end seemed jarring. Vice-Chair Ruedig said she shared Mr. Adams' concern about the clapboards and hoped that any replacement would be narrow width. She said she wanted to see better documentation about for the existing windows and proof that they couldn't be restored.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

The Commission discussed the petition further (video 1:19).

Vide-Chair Ruedig moved to **grant** the Certificate of Approval for the petition, with the following stipulations:

1. The siding and trim shall be replaced in kind with pine or spruce and not cedar and include both scarfed joints.
2. The proposed relocated window shall be set back and installed without impacting the corner bracing in the frame of the house.
3. The foundation for the addition shall be either brick or stone veneer.

Councilor Blalock seconded. Vice-Chair Ruedig said the project would preserve the integrity of the District and have relation to the historic and architectural value of the existing structure.

The motion passed by unanimous vote.

C. (Work Session/Public Hearing) requested by **Thirty Three Richmond Real Estate, LLC , owner**, for property located at **33 Richmond Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace all siding and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 17 and lies with the Mixed Research Office (MRO) and Historic Districts. (LU-22-105)

WORK SESSION

Builder Dewayne Watson representing the applicant was present to speak to the petition. He said the existing window in the front and side were replaced in 1992 and the back windows were replaced in 1972. He said the window trim on the front was rotted and would need to be replaced in kind. He said that some windows only needed to have the trim repainted. The Hardie window representative James (no last name given) was also present.

Vice-Chair Ruedig asked what type of window was proposed for the back and was told they would be replaced with the vinyl Harvey Tribute Series. The Commissioners were shown a sample of the back window. Chairman Wyckoff asked what the projection for the beveled portion of the window would be and was told that it would project out about an inch and that it would be taken down to the rough opening. In response to other questions, the applicant said the glazing size would be the same as existing and the windows would be 6/6 to retain continuity. Vice-Chair Ruedig said vinyl windows were normally not approved in the District and that the screen track would be chunky due to the vinyl and the window's projection. She said she couldn't approve it and suggested that the existing 9/6 windows be continued. Councilor Blalock agreed. Chairman Wyckoff said he had a problem with the Hardie windows on the front and sides. The building's rot was further discussed.

The applicant said the front window would match the existing Marvin installed in the 1990s. The rear window replacements were discussed. Mr. Cracknell said the Woodwright or A Series 9/6 windows were acceptable. They further discussed whether the windows should be Hardie or cedar. Chairman Wyckoff said the wood claps could go over the old sheathing. He said he agreed with Mr. Adams that the wood siding should go around the corner so that the Federal building had three sides with wood claps and the rest Hardie and that the trim should be replaced in kind. Vice-Chair Ruedig verified that if Hardie was used, it would have a smooth finish. Mr. Cracknell reviewed the stipulations.

The reveal on the Hardie Board was discussed. Mr. Cracknell said it should be 3-1/2 inches. Ms. Doering asked if the shed and solid board fence were being worked on. The applicant said they would scrape the paint off the shed and repair the fence in kind, along with the chimneys.

There was no public comment.

It was moved, seconded, and passed unanimously to **close** the work session.

PUBLIC HEARING

The Commission decided to forgo the public hearing and make a motion.

DECISION OF THE COMMISSION

Mr. Adams moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulations:

1. The window sash pattern shall be 9/6 in the annex for any replacement windows, which will be either the Anderson Woodright or the A series Fibrex windows.
2. A full corner board at the demising wall line between the original Federal structure and the ell shall be installed to delineate the replacement wood siding from the Hardie section of the siding that will be used on the ell in the rear behind the Federal style building.
3. The Hardie will have the smooth side out and the exposure of the proposed siding shall match the existing siding.
4. All window trim and corner boards shall be replaced in-kind.
5. Half-screens shall be used.

The motion was seconded by Councilor Blalock.

Mr. Adams said the project would enhance surrounding property values and maintain the historic character of the District.

The motion passed unanimously.

D. REQUEST TO POSTPONE- Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow new construction to an existing structure (add sunroom and deck, expand deck and move stairs and replace windows) and renovations to an existing structure (replace roofing, storm windows, bulkhead and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

DECISION OF THE COMMISSION

The Commission voted to postpone the petition.

E. Petition of **One Market Square, LLC, owner**, for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-12)

SPEAKING TO THE PETITION

Project architect Stacy Kozak was present on behalf of the applicant. She noted that the project did not receive BOA approval for the height variance, so the building height was reduced to a 3-story building with a hip mansard roof. She said the biggest difference was the High Street elevations where the third-floor windows and ground floor were shorter. She reviewed the changes in more detail and passed out material samples to the Commission.

Mr. Adams asked if there were thermal finishes on the granite samples and was told that there were. Ms. Doering asked if some of the items could be seen in proximity. Ms. Kozak said the terra cotta sample with the sable sand color could be shown next to the coral pink granite. In response to further questions, Ms. Kozak said the base was granite on the bottom with a dark pink trim. She said she didn't know if a sealer would be put on the bottom of the granite to protect it from salt because it might trap moisture, but she said they would explore options.

The Commission thought the existing buildings were restored beautifully, but some missed the corner windows. Vice-Chair Ruedig said she thought some of the earlier designs were more interesting and sculptural, especially the corner piece, but the building still worked. Ms. Doering agreed about the corner and suggested that the applicant return with options to 'jazz it up'. Ms. Bouffard said the final version was the best she had seen. Mr. Adams said Ms. Kozak did a great job in scaling the buildings back. Mr. Brown said he was glad the alleyway was opening up and thought it was a nice connection for the City, and he liked the new windows.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Elizabeth Bratter of 159 McDonough Street said she was concerned that the dichromatic light would affect photos that people took of the North Church and that the pergola would block the view. She asked if the finish on the terra cotta tile was high gloss or matte.

No one else spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Vice-Chair Ruedig said there had been several questions about colors, materials, and finishes and he suggested a mockup. Ms. Kozak said she could build a mockup and also put together a larger sample board. She noted that light would come from under the drive-thru and the windows beyond, and the finish on the terra cotta tile was a matte one.

Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulation:

1. A sample board shall be presented.

Vice-Chair Ruedig seconded.

Mr. Ryan said the project would conserve and enhance property values and would have compatibility of innovative technologies with surrounding properties.

The motion passed unanimously.

F. **REQUEST TO POSTPONE TO OCTOBER, 2022-** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

DECISION OF THE COMMISSION

The Commission postponed the petition to the October meeting.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Courtyard Condominium Association, owner**, for property located at **50 Daniel Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 17 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-140)

SPEAKING TO THE PETITION

The applicant's representative Jeff Whitmore was present to speak to the petition. He said he addressed the Commission's prior comments by getting full approval for the new replacement windows that would be Green Mountain Milestone ones. He said the recent photos of the house showed 6/1 windows and asked if that size would be sufficient for the District.

Ms. Doering asked if the condo residents preferred 6/1 windows. Mr. Whitmore said they didn't have a preference. Vice-Chair Ruedig said the 6/6 windows would be more appropriate because that size window was mostly likely the original configuration. Mr. Ryan said a full replacement would require that the trim and vinyl be replaced in kind. After more discussion, the Commission decided on 6/6 windows.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Vice-Chair Ruedig moved to **grant** the Certificate of Approval for the petition, with the following stipulation:

1. The windows shall be 6/6 windows.

Councilor Blalock seconded. Vice-Chair Ruedig said the project preserved the integrity of the District and had compatibility of design with surrounding properties as well as relation to the historic and architectural values of the existing structure.

The motion passed unanimously.

2. Petition of **Lichtenstein & Jacoby Family Revocable Trust, Lichtenstein S. & Jacoby K. Trustees, owners**, for property located at **35 Wibird Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 134 as Lot 38 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-142)

SPEAKING TO THE PETITION

Property owner Karen Jacoby was present to speak to the petition. She said she wanted to replace the existing windows with Anderson Woodwright double hungs with single divided lights. She said the existing windows were in poor condition and the divided lights were falling out.

Vice-Chair Ruedig said she was in favor of getting rid of poor replacement windows. There were no questions or other comments from the Commission.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Mr. Brown moved to **grant** the Certificate of Approval for the petition, with the following stipulation:

1. The windows shall have half screens.

Vice-Chair Ruedig seconded. Mr. Brown said the project would preserve the integrity of the District and have compatibility of design with surrounding properties.

The motion passed unanimously.

3. Petition of **82-86 Congress Street, LLC, owner**, for property located at **82-86 Congress Street**, wherein permission is requested to allow renovations to an existing structure (add window awnings and update storefront facade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 45 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-143)

Vice-Chair Ruedig recused herself from the petition.

SPEAKING TO THE PETITION

Project architects Richard Desjardins and Mark Gianniny were present to speak to the petition. Mr. Desjardins said the new tenant would be Summer Sessions Surf Shop who wanted to renovate the Bullmoose storefront by adding two awnings over the two entrances and extending the storefront along Chestnut Street. He said they would salvage the glass box in the storefront's transom area and that a café component would be added to the Chestnut Street façade. He said both awnings would be retractable and the store would match existing profiles.

Mr. Adams pointed out that there were painted brick columns on each side of the existing first-floor window that was different than the header and the brick in the unpainted side of the building and that a controlled joint was shown to the right hand side of the new storefront window. He asked what would be left. Mr. Gianniny said they would repoint it if necessary but weren't planning on replacing any brick in that area and that they planned to align the pilaster with the window as painted brick so there would be no control joint. Mr. Adams said adding a control joint was an appropriate way to close the thing.

Ms. Doering said the frosted glass read like a different type of modern glass and asked the applicant if they considered stained glass or something more similar to the glass block. Mr. Desjardins said they wanted the frosted glass. Ms. Doering suggested textured glass. She said the awnings wouldn't be retracted often and thought their purpose was to emphasize the entrance instead of providing shade. Mr. Gianniny agreed that it was more of a marketing technique and said several storefronts on Market Street had retractable awnings that were retracted daily. Councilor Blalock said the awnings had arms so it seemed like they would be open permanently, and it was further discussed. Mr. Ryan said he liked the awnings because of their pedestrian quality, and he thought the frosted glass was fine. Mr. Adams said he was concerned that the awnings were just pasted in a long line of decorative patterned glass block. He also recommended another period type of glass instead of the frosted one. The Commission discussed whether the glass component should be pulled so that the applicant could research it more.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Mr. Ryan moved to **grant** the Certificate of Approval for the application, with the following stipulation:

1. The proposal for the frosted glass would return for approval as an administrative approval.

Mr. Adams seconded.

Mr. Ryan said the project would be compatible with the District and consistent with the special and defining characters of the surrounding properties.

The motion passed by a vote of 6-1, with Ms. Doering voting in opposition.

4. Petition of **Michael P. & Arna D. Lewis, owners**, for property located at **41 Salter Street**, wherein permission is requested to allow new construction to an existing structure (construct 2nd floor addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 30 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-146)

SPEAKING TO THE PETITION

Project architect Carla Goodknight and owner Michael Lewis were present to speak to the petition. Ms. Goodknight noted that the original approval was granted in May 2021, but the owners wanted a smaller scope. She said the existing building would be kept the same and a second story would be introduced on the end. She reviewed the windows and materials and said the major change was that the roofline would remain an extension of what it was now instead of becoming a pitch roof.

Councilor Blalock asked if the four windows would be kept on the back elevation and was told that they would. Mr. Ryan said it seemed like a simple request because the applicant was just extending what was also there instead of putting in a new addition. Mr. Brown said he could see why the slanted roof fit in better but thought the flat roof wasn't a big change.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Councilor Blalock moved to **grant** the Certificate of Approval for the petition as presented, seconded by Mr. Adams.

Councilor Blalock said the project would conserve and enhance property values and would be consistent with the special and defining characters of surrounding properties.

The motion passed unanimously.

5. Petition of **Stephanie & Michael Febonio, owners**, for property located at **9 Sheafe Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 13 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-148)

SPEAKING TO THE PETITION

Property owner Michael Febonio said he wanted to replace 15 windows that were in poor condition with Marvin Ultimate all-wood windows with half screens. He said he met with Eversource and that they were happy to move the power.

Vice-Chair Ruedig asked if the Marvin Ultimate windows were aluminum or Fibrex. Mr. Febonio said the front windows would be all wood inside and out and the rear windows would be aluminum clad wood on the interior.

There were no further questions. Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke. Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Vice-Chair Ruedig moved to **grant** the Certificate of Approval for the application as presented, seconded by Councilor Blalock.

Vice-Chair Ruedig said the project preserved the integrity of the District and was consistent with the special and defining characters of surrounding properties.

The motion passed unanimously.

V. ADJOURNMENT

The meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

**MINUTES
HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

August 10, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative Rich Blalock; members Margot Doering, Martin Ryan, David Adams, and Dan Brown; Alternate Karen Bouffard

MEMBERS EXCUSED: None.

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....
I. ADMINISTRATIVE APPROVALS

1. 10 Prospect Street (LUHD-513)

The request was to remove a kitchen window, change the front door, and switch the front entry stair to half-circle granite steps.

2. 131 Congress Street (LUHD-514)

The request was for a condenser on the top of the Worth Building. Mr. Cracknell said it would be difficult to see it from the sidewalk.

3. 213 South Street (LUHD-516)

The request was to add a low fieldstone wall to the property.

4. 130 Gates Street (LUHD-515)

The request was to place a HVAC condenser on the ground behind a 5-ft fence.

Mr. Adams moved to **approve** Items 1 through 4, seconded by Councilor Blalock. The motion **passed** by unanimous vote, 7-0.

5. 142 State Street (Note: this item was added to the agenda).

Mr. Cracknell said the request was to replace the front door, landing, railing, and steps and to use pressure-treated lumber for everything. He noted that the building façade faced

Strawberry Banke, so the applicant was willing to consider different materials. Ms. Doering said she liked the design but not the pressure-treated wood.

The applicant Beth Janilowski of 5 Washington Street was present. She said she wanted to re-open Rich's Market and needed a second egress, and that she had planned to do pressure treating for the frame and composite for the treads and railing and paint everything to match.

Mr. Cracknell recommended that the applicant copy the railing system at 553 Islington Street that had a pre-painted composite railing. Vice-Chair Ruedig said she had no problem with the design but thought it needed a better type of material. The Commission discussed the railing system and whether the door was appropriate for the building. Mr. Cracknell suggested stipulating that the door would be painted to match the wall and the railing system would be a composite one consistent with the specifications for 553 Islington Street. It was further discussed and decided that skirting would be underneath the landing and stairs.

Vice-Chair Ruedig moved to **approve** the item, with the following **stipulations**:

1. A composite railing system consistent with the 533 Islington Street project shall be used.
2. The door, stairs, landing and lattice shall be painted to match the wall.
3. A lattice screen shall be applied under the landing and stairs with vertical 1x4 boards.

Councilor Blalock seconded the motion. The motion **passed** by unanimous vote, 7-0.

II. DEMOLITION REVIEW COMMITTEE

Mr. Cracknell said he and Chairman Wyckoff were on the committee and discovered that the ordinance didn't have any teeth other than having a conservation with interested parties about a resource that would be demolished. He said the previous City Council recommended that the Demolition Committee, Planning Board, and HDC review proposed demolition changes so that they could better understand it. He said he wrote a memo for the Planning Board that he wanted the HDC members to review so they could discuss it at the September meeting.

Vice-Chair Ruedig moved to **postpone** the Demolition Review Committee discussion to the September meeting, seconded by Ms. Doering. The motion **passed** by unanimous vote, 7-0.

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **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)

SPEAKING TO THE PETITION

Former City Attorney Bob Sullivan was present to address the petition on behalf of the newly-elected City Attorney Susan Morrell. He explained that there was a court order to stay all

proceedings associated with the petition and that Attorney Duncan Maccallum, who represented the group of citizens opposed to the project and engaged in litigation had contacted the City's Legal Department that day asking why the public hearing was going forward. He said there was no higher duty than to strictly comply with the court order and that the issue was debated in the Legal and Planning Departments and determined that the issues before the HDC and Planning Board site review overlapped and it was better to stay all proceedings until the Superior Court made its decision. He said they notified the project developer and then the Legal Department received an email from Attorney Michael Ramsdell representing the developer asking the City to reverse its decision. Attorney Sullivan said he had recommended continuing the petition to the September meeting, but Attorney Ramsdell rejected it. Attorney Sullivan said, given the fact that the developer was unwilling to provide more time to solve the issue, the City requested that the HDC move to continue the public hearing indefinitely under the matter could be resolved.

The applicant's representative Eben Tormey spoke and said they did not want an indefinite continuance, having worked diligently for 18 months on the project. The Commission discussed whether the petition should be continued indefinitely or for a month or two and decided continuing it one month. Attorney Sullivan said he would contact Attorney Ramsdell and try to get the issue resolved in a month.

DECISION OF THE COMMISSION

Vice-Chair Ruedig moved to **continue** the application to the September meeting, seconded by Ms. Doering. The motion **passed** by unanimous vote, 7-0.

2. Petition of **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the construction of 3 new freestanding structures (4-5-story mixed-use and office buildings) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-22-145)

SPEAKING TO THE PETITION

The applicant's representative Brooks Slocum SGA was present. He reviewed the petition, noting that there would be three buildings consisting of an office building and two condominium buildings. He discussed different building height options and said they preferred Option 1, which didn't require a height variance from the Board of Adjustment.

Architect Walker Shanklin was also present. In response to Ms. Doering's question, he said the lower cornices, limestone, and granite would have a similar profile across the three buildings. Chairman Wyckoff said the entryway cornice looked like it had a different color. Mr. Slocum said it was a brick cornice and the others were metal. Mr. Slocum discussed the back of the building including materials, windows, balconies, shapes, mechanicals, and the garage screen. In response to Chairman Wyckoff's questions, he said ventilation would be provided for by using a shaft. Mr. Shanklin said instead of dumpsters there would be trash rooms on each floor that would be gathered in the base of the building and then dragged outside. He said the green shown

on the roof represented organic material. Mr. Adams asked about the stone in the public space. Mr. Slocum said it would have to be removed.

Ms. Doering said the cornices were plain and noted that the Commission had struggled with the roof and cornice lines. She remarked that the Athenaeum building in Market Square looked like one big building but had very different parts to it. She recommended that the applicant look at all the moldings downtown and come up with different cornices and that they apply for a variance in height for the center building. Mr. Ryan agreed that the variance should be pursued to give the building some hierarchy in the middle. He said the buildings were terrific in that they were separate buildings but one big complex and had a lot of transparency. He said he had hoped to see mockups and still wasn't convinced about the black glazing that was part of the mural in the back. Mr. Slocum said it was sepia, not black. Mr. Ryan said he still wanted to see a mockup. Councilor Blalock said the buildings were successful and honored Portsmouth and the railroad but made it a bit different. Mr. Adams said he felt that the darkest of the bricks was a mistake and he struggled with how the building fit into Portsmouth, noting that the pillar and glazing structure made it feel awkward. Vice-Chair Ruedig said the design was more like Boston's Back Bay but still thought the buildings were attractive and a good fit because they were a new type of architecture in a historic setting and referenced historic buildings and traditional construction. She said the project was better than anything the Commission had seen before because there were links throughout the site and not a huge wall of a building going through the parcel. She said it was very successful. Ms. Bouffard thanked the applicant for breaking the complex into three buildings and hoped it would be inspiration for other applicants. Mr. Brown said the applicant made a good link that brought a bit of the old Portsmouth into the building. Chairman Wyckoff thanked the applicant for listening to the Commission's comments. He said the infill was appropriate and the materials were excellent.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Elizabeth Bratter of 159 McDonough Street said it seemed like a lot of details weren't addressed. She said she was concerned about the amount of hardscape and light, and she thought the entryway doors were too plain for the building.

No one else spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

Mr. Ryan moved to **grant** the Certificate of Approval, with the following **stipulations**:

1. Option 1 shall be used showing the dual raised platforms for the open space area aligned with Portwalk Place.
 2. If allowed by variance or the Zoning Ordinance, Option 2 for the raised cornice shall be used.
 3. If the garage screen on the rear of the building is changed, the applicant shall return for Administrative Approval.
 4. The applicant shall do a mockup of a portion of the garage screen prior to installation.
 5. The applicant shall do a mockup to show the pattern of the blended bricks prior to installation.
- The motion was seconded by Vice-Chair Ruedig.

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining character of the surrounding properties. Vice-Chair Ruedig said it would conserve and enhance surrounding properties

The motion **passed** by a vote of 6-1, with Mr. Adams voting in opposition.

IV. WORK SESSIONS (OLD BUSINESS)

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

WORK SESSION

Architect Carla Goodknight, Jake Weider, and David Calkins were present to speak to the petition. Ms. Goodknight reviewed the changes that included a more traditional front entry, downsizing the garage doors to 9'x12', and changing all surfaces visible from Pleasant Street to either copper or slate. Chairman Wyckoff verified that the front of the carriage house and the connection would be slate and would transition at the ridge. Ms. Goodknight agreed and said red copper was proposed. She said the front elevation was revised by having smaller doors and a rectangular front entrance, the addition behind the connector had a lowered copper roof porch, and the scale of the arched doors were adjusted. She said the upper window patterns were reworked and the round gable window was replaced with a door similar to the carriage house.

Vice-Chair Ruedig noted that the stone chimneys could be seen from the street and thought they were out of place for the house and property. Ms. Doering said she was also concerned about the choice of fieldstone for the chimneys and foundation because the chimneys would be visible. She said the mansion had fine features including incredible detailed moldings but the back was chunky, and she was concerned about those two different styles in stonework for the back and the front. Vice-Chair Ruedig asked for an example of the stone veneer that the applicant saw in Portsmouth. Ms. Goodknight said there were historic stone buildings, chimneys and arched openings throughout Portsmouth and that she would just look for a better illustration. Mr. Adams said the late Georgian house was not of the time that those other buildings were. He said the outbuildings were out of scale with the mansion and made a mockery of the historic material for the mansion by using additional arched windows, enormous full-story foundation stone, and additions upon additions. He said there was more mass in the back of the house than the mansion house itself and thought the project was going in the wrong direction.

Mr. Ryan said the applicant was doing a fantastic job restoring the house. He said all types of architecture had a front face and a back approach that was free flowing that broke the rules. He said the house used to be a sea captain's house and that sea captains travelled the world and brought back ideas to their own homes that most New Englanders weren't aware of. He said the

applicant had license to do some of those things in the back. He emphasized that it was the back of the house and a very private part of the property. He said he liked the more playful forms. Chairman Wyckoff noted that the Federal Building in 1853 caused a lot of problems when it was being constructed but now people couldn't imagine Portsmouth without it. He said the sight of the chimneys from Pleasant Street wasn't anything to argue about and couldn't believe that the Commissions were worrying about whether there were arched windows in the back. He said people wouldn't and shouldn't be looking at the back. Mr. Brown said he was impressed by what was done with the mansion and thought the owner should do what he wanted in the backyard.

There was no public comment.

DECISION OF THE COMMISSION

The applicant said they would return for a public hearing.

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

WORK SESSION

Architect Carla Goodknight, Jake Weider, and Thomas Allen were present to speak to the petition. Ms. Goodknight reviewed the changes, which included enlarging the windows, adding a metal accent to the truss design over the recessed balconies and on the corner element, adding storefront windows, re-centering some balconies, adding a roof appurtenance for the elevator, updating the canopy, adding glazing to the upper roof appurtenance, and adding banding.

Mr. Adams thought the banding on the pedestal was smart and said he appreciated the openness of the rail over the front entryway and the glazing below it. He said he hadn't cared much for the change in the eyebrows over the columned bays but thought they read well with the metal infill in the back. He said he was concerned that increasing the size of the individual window units and the secondary window made the building compete a bit too much but otherwise thought everything else was great. Vice-Chair Ruedig said she was amazed by how much decoration kept getting thrown on the building and thought it was too busy. She suggested toning down the building's industrial feel and said she didn't care for the metal trussed arches over the bays or the crosses in the windows. She said the previous version was much simpler. Ms. Bouffard said she liked the X pattern because it was simple and was reflected in the balconies and the cross trusses. Ms. Doering said she also preferred the simplicity of the earlier version and could support Sheet 1.6 with simplifications. She said the banding at the top didn't add anything to the building and suggested that the bottom have just one level of banding. She said the open railing at the top of the curved part allowed the appurtenance to look like a big bump and she preferred bringing back the more solid parapet. She didn't think the open lattice work on the arches was successful because of the brick behind them. It was further discussed.

Mr. Ryan said the project was moving in the right direction and thought Sheet 2.1 had the elements he most agreed with. He said he liked the open rail on the corner because he could envision people up there. He said the trusses still bothered him even though they were lighter because they looked oversized and more like bridge trusses. Vice-Chair Ruedig agreed. Councilor Blalock said he saw the benefit of why the penthouse was no longer hidden. He said if the eyebrows were done right, they could make the building stand out more. Mr. Brown said he liked the arches and the approach of Option 1.6. Chairman Wyckoff said he also liked Option 1.6 and preferred the open rail, and he also thought that the building was a little busy.

Public Comment

Elizabeth Bratter of 159 McDonough Street said she liked the trusses over the windows but thought they should come down a bit without the gray. She suggested that the elevator shaft have a cow catcher on the front, that the exes on the balconies look more like railroad tracks, and that the arch over the front door be thinner or glass. She said she didn't liked the top banding.

Chairman Wyckoff closed the public comment session. He asked if the storefronts on Deer Street were at grade level. Ms. Goodknight agreed and it was further discussed.

DECISION OF THE COMMISSION

Mr. Adams moved to **continue** the work session to the September meeting, seconded by Councilor Blalock. The motion **passed** by unanimous vote, 7-0.

C. Work Session requested by **SEVENKPH, LLC, owner**, for property located at **324 Maplewood Avenue**, wherein permission is requested to allow renovations to an existing structure (replace and add windows and doors, new siding and trim details on the single story accessory structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 1 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LUHD-481)

Mr. Cracknell said the applicant wanted to postpone the work session to the November meeting.

DECISION OF THE COMMISSION

Mr. Adams moved to **postpone** the work session to the November meeting, seconded by Councilor Blalock. The motion **passed** by unanimous vote, 7-0.

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Stephen A. & Kathryn L. Singlar, owners**, for property located at **39 Holmes Court**, wherein permission is requested to allow new construction to an existing structure (add shed dormer) and renovations to an existing structure (exterior modifications) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 13 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-498)

WORK SESSION

The applicant's representative Brendan McNamara phoned in via Zoom to review the petition. He said the intention was to restore the structure to its original appearance and add an attic shed dormer, replace the asbestos shingles, use a wood panel system on the bays and porch area, and replace the windows with Green Mountain ones.

Councilor Blalock verified that two windows would be added on the south façade. Mr. Adams said he appreciated that the dormer didn't run all the way to the edges of the roof and he liked the idea of lining up the windows. Chairman Wyckoff said the proposed new siding was good siding. Vice-Chair Ruedig asked if the underneath of the existing siding was explored. Mr. McNamara said it wasn't and it was further discussed. Vice-Chair Ruedig said it was probably clapboards originally but didn't think shingles were inappropriate. Ms. Doering asked if the window placement was driven by architectural symmetry or by what was being done on the interior. Mr. McNamara said it was symmetry. Ms. Doering said the proportion of the wall and the number of windows looked choppy. Mr. McNamara said it called out for three window returns. Ms. Bouffard asked if the chimney would be replaced by a faux chimney in the same spot, and Mr. McNamara agreed. Chairman Wyckoff said the dormer was well designed and he had no problem with the window placement, but he wanted to see what was under the siding. Mr. McNamara said he would find out and include that information when he returned.

There was no public comment.

DECISION OF THE COMMISSION

The applicant said he would return for a work session/public hearing after seeking a setback variance from the Board of Adjustment.

2. Work Session requested by **Lucky Thirteen Properties, LLC, owner**, for property located at **147 Congress Street**, wherein permission is requested to allow new construction to an existing structure (construct a 1-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 4 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-501)

WORK SESSION

Architect Sarah Howard and owner Mike Labrie were present to speak to the petition. Ms. Howard reviewed the packet and said they proposed to build a one-story addition.

Chairman Wyckoff asked if the other storefront was included with the project. Ms. Howard said there would be a new storefront for the new addition, the middle storefront would remain, and the first storefront would be modified. Vice-Chair Ruedig said bringing the curve around the front of the first existing bay would integrate the new shape into the building, and she didn't think the loss of the tiny overgrown greenspace would concern anyone. Mr. Adams asked if the applicant considered moving the door onto the curved area of the proposed wall so that it wasn't

in competition with the other doors that had more space around them. Ms. Howard said they wanted to keep the door on the front due to traffic flow around that corner. Mr. Adams said the new side wall of window units and the existing building were in competition and he didn't see how it would work. Mr. Ryan said the project was appealing as a concept because it made a nasty important corner a place. He suggested more glass as a contrast to the clunky building and thought other glazing and fenestration approaches could be appealing. Councilor Blalock said he liked the entrance but thought the windows could use some work. Ms. Doering said the fenestration was the biggest problem with the design and thought the rhythm of the building behind it and above the brick and windows would have to be reconciled. She said awnings might help prevent some of the solar heating. Chairman Wyckoff agreed with Mr. Ryan's comment about the windows. He suggested changing the style of the new addition to make it look like a unique little structure, like a smoke shop, with a balustrade on top of it to make it interesting. Mr. Adams said another approach would be to wrap the new addition in solid glass.

There was no public comment.

DECISION OF THE COMMISSION

It was moved, seconded, and passed unanimously to **continue** the work session to the September meeting.

VI. ADJOURNMENT

The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

September 07, 2022

1. 60 Penhallow Street (LUHD-523) -Recommended Approval
2. 41 Dearborn Street (LUHD-517) -Recommended Approval
3. 82 Congress Street (LUHD-518) -Recommended Approval
4. 245 Islington Street, Unit #6 (LUHD-519) -Recommended Approval
5. 258 Maplewood Avenue (LUHD-510) -Recommended Approval
6. 11 Walden Street (LUHD-502) -Recommended Approval
7. 232 South Street (LUHD-526) -Recommended Approval

1. 60 Penhallow Street

- Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



09/02/2022

LUHD-523

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 19, 2022

Applicant

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

Primary Location

60 PENHALLOW ST
Portsmouth, NH 03801

Owner:

DAGNY TAGGART LLC
3 PLEASANT ST 4TH FLR 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

minor revisions to previously approved application

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Architect

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

--

Full Name (First and Last)

tracy kozak

Business Name (if applicable)

Arcove Architects

Mailing Address (Street)

3 Congress Street, Suite 1

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.731.5187

Email Address

tracy.kozak@arcove.com

Acknowledgement

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



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



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

Other

60 PENHALLOW STREET AT BRICK MARKET

HDC REVISION 6 - AUGUST 19, 2022

HDC - AUGUST 2022 SHEET LIST	
Sheet Number	Sheet Name
H6.1	COVER
H6.2	FIRST FLOOR PLAN
H6.3	NORTH ELEVATION (DANIEL ST) PROPOSED
H6.4	EAST ELEVATION (PENHALLOW ST) PROPOSED
H6.5	SOUTH ELEVATION (SOUTH ALLEY) PROPOSED
H6.6	WEST ELEVATION (WEST ALLEY) PROPOSED
H6.7	DANIEL STREET GUARDRAIL
H6.8	SITE PHOTOS
H6.9	CUT SHEET AND SITE PHOTO
H6.10	3D VIGNETTE - COURTYARD - PROPOSED



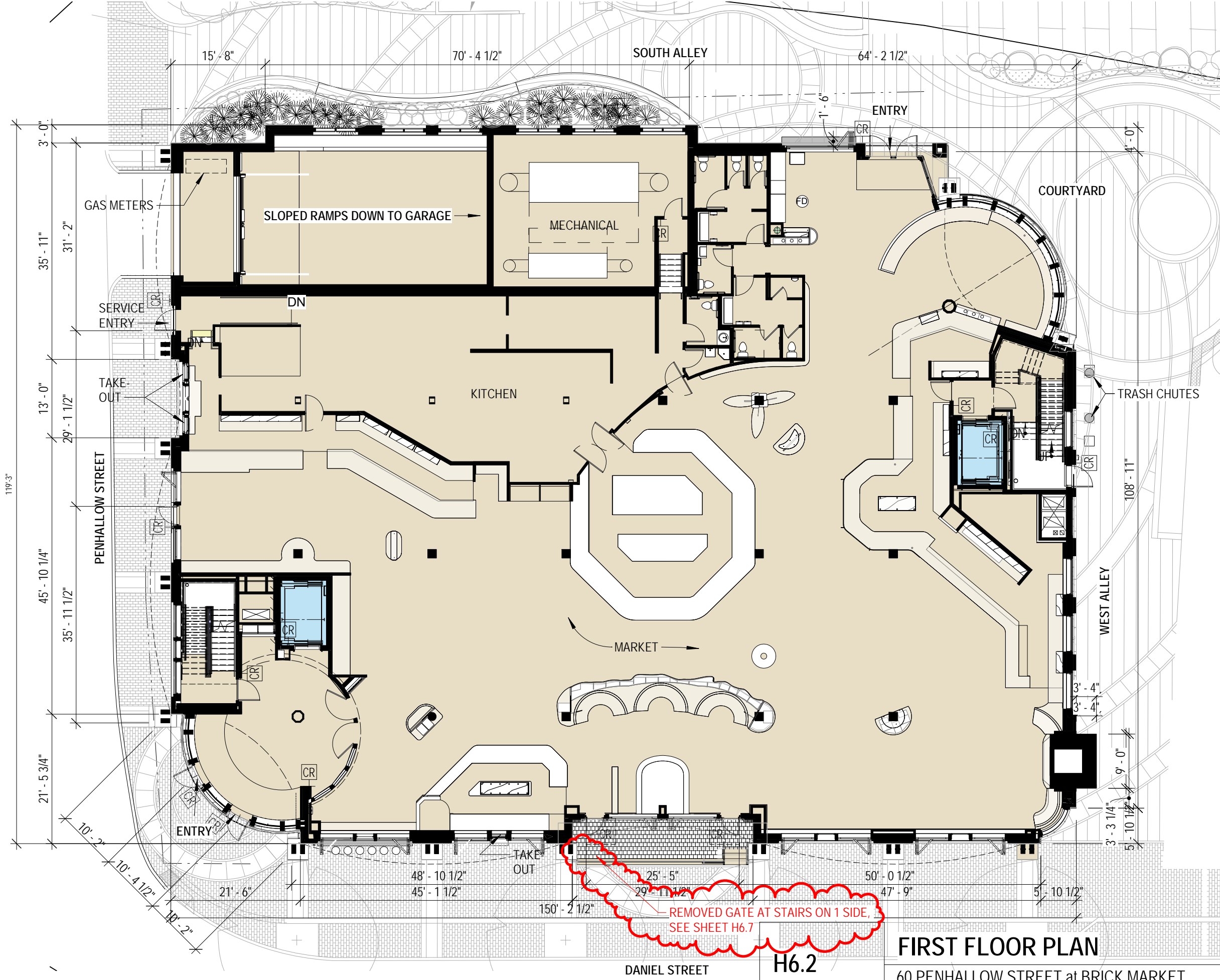
SUMMARY OF REVISIONS

1. At 2nd floor frieze band: at vertical grain wood Accoya trim band, adjust board spacing from 12" to 6"
2. At Daniel Street sidewalk: remove 1 gate
3. At West alley facade 2nd floor windows: replace wood Accoya trim below sills with Prodema siding
4. At West alley facade: Added fireplace exhaust and chimney heat relief for tenant fireplaces
5. At SW vessel checkwalls: change Prodema siding from dark color to medium color. Remove copper and wood trim detail at narrow space between timbers

H6.1

COVER

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 6, 8/19/2022

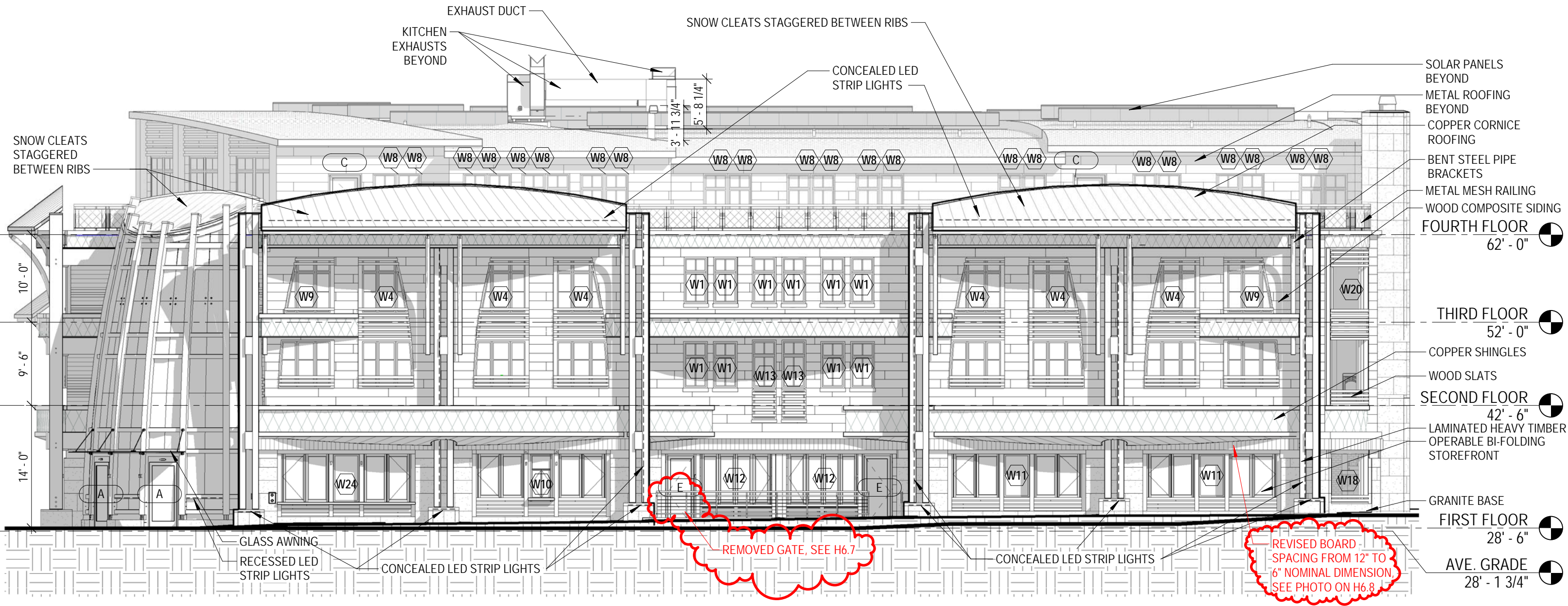


1 FIRST FLOOR OVERALL PLAN
1/16" = 1'-0"

H6.2

FIRST FLOOR PLAN

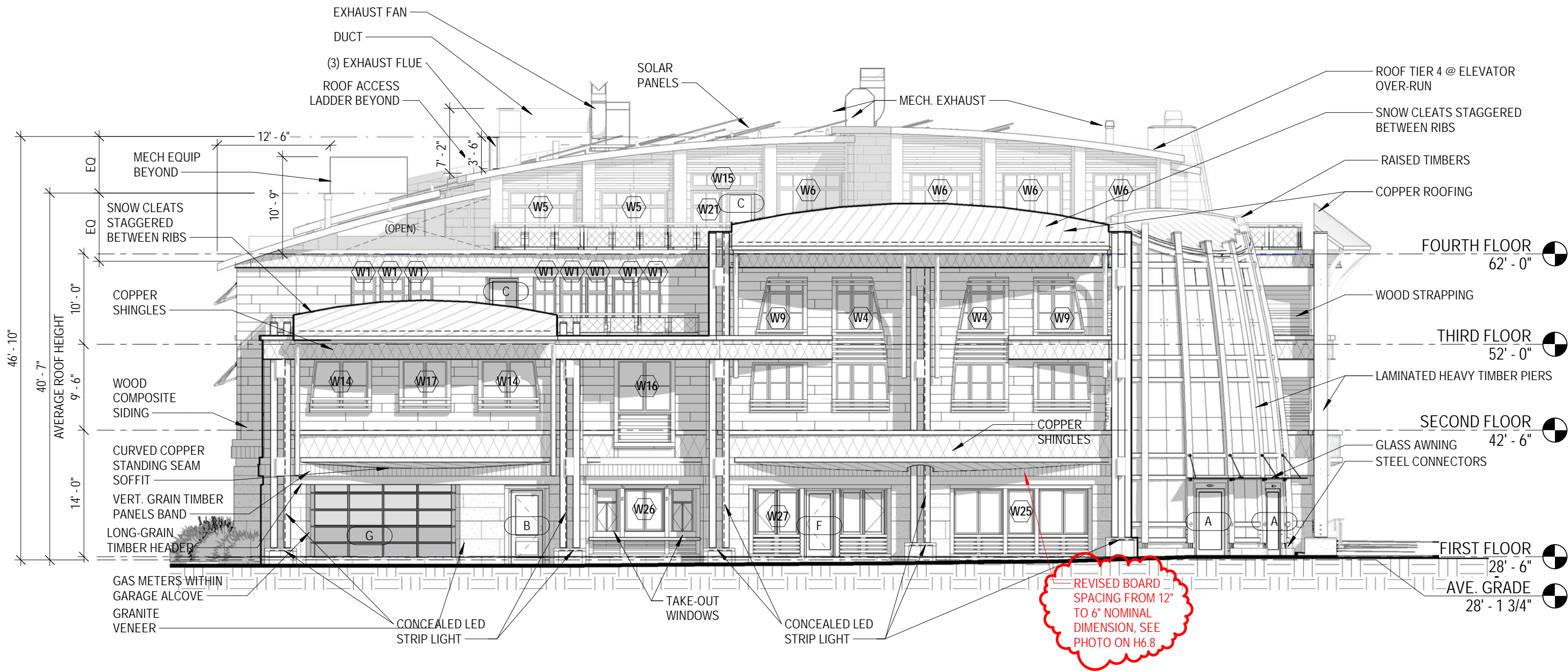
60 PENHALLOW STREET at BRICK MARKET
HDC Revision 6, 8/19/2022



1 NORTH ELEVATION - DANIEL ST
3/32" = 1'-0"

H6.3 NORTH ELEVATION (DANIEL ST) PROPOSED
60 PENHALLOW STREET at BRICK MARKET
HDC Revision 6, 8/19/2022

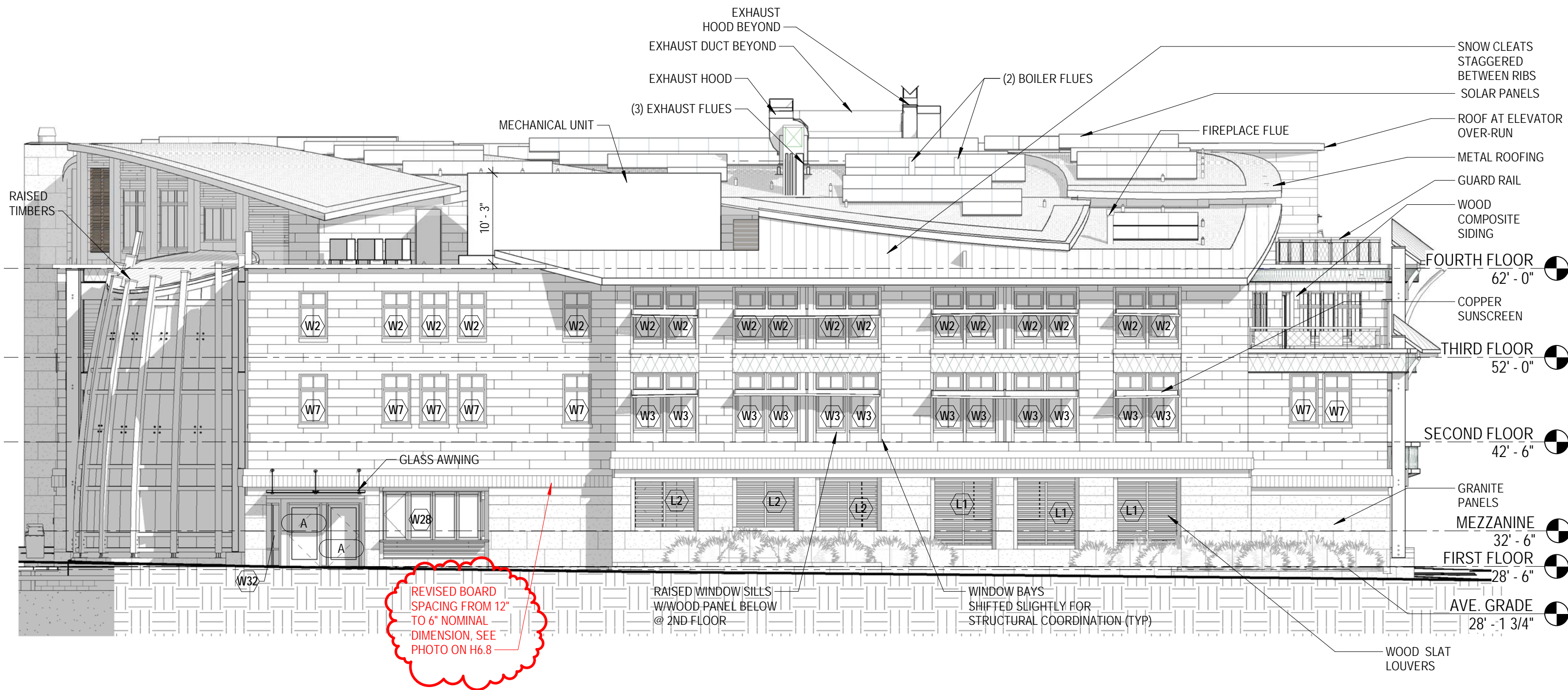




1 EAST ELEVATION - PENHALLOW STREET
 3/32" = 1'-0"

H6.4 **EAST ELEVATION (PENHALLOW ST) PROPOSED**
 60 PENHALLOW STREET at BRICK MARKET
 HDC Revision 6, 8/19/2022



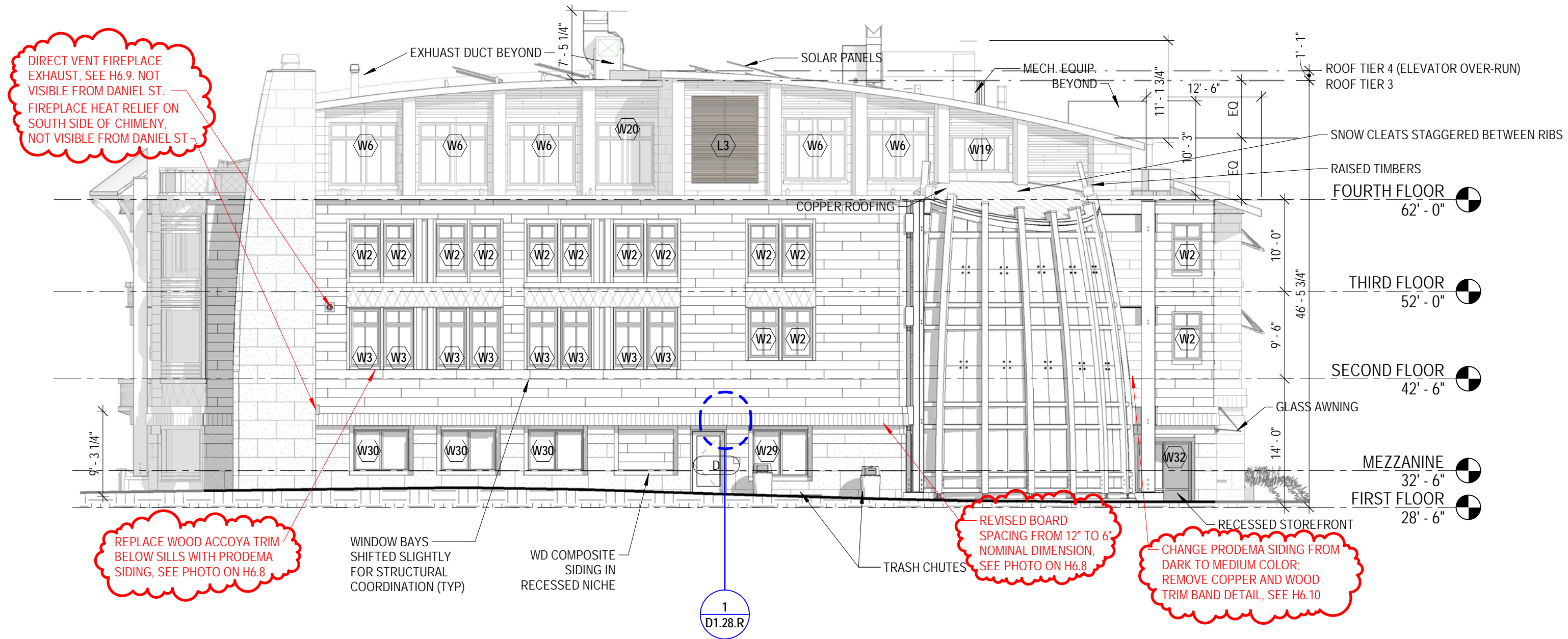


REVISED BOARD SPACING FROM 12" TO 6" NOMINAL DIMENSION, SEE PHOTO ON H6.8

1 SOUTH ELEVATION - ALLEY
 3/32" = 1'-0"

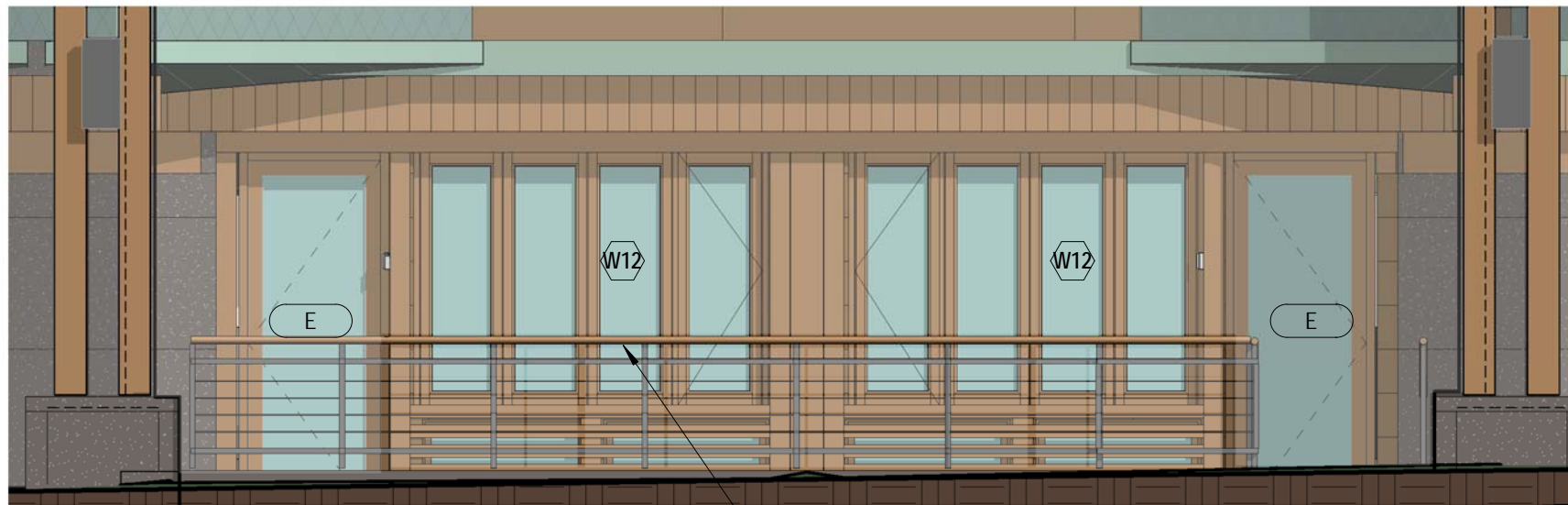
H6.5
SOUTH ELEVATION (SOUTH ALLEY) PROPOSED
 60 PENHALLOW STREET at BRICK MARKET
 HDC Revision 6, 8/19/2022





1 WEST ELEVATION - ALLEY
3/32" = 1'-0"

H6.6 WEST ELEVATION (WEST ALLEY) PROPOSED
60 PENHALLOW STREET at BRICK MARKET
HDC Revision 6, 8/19/2022

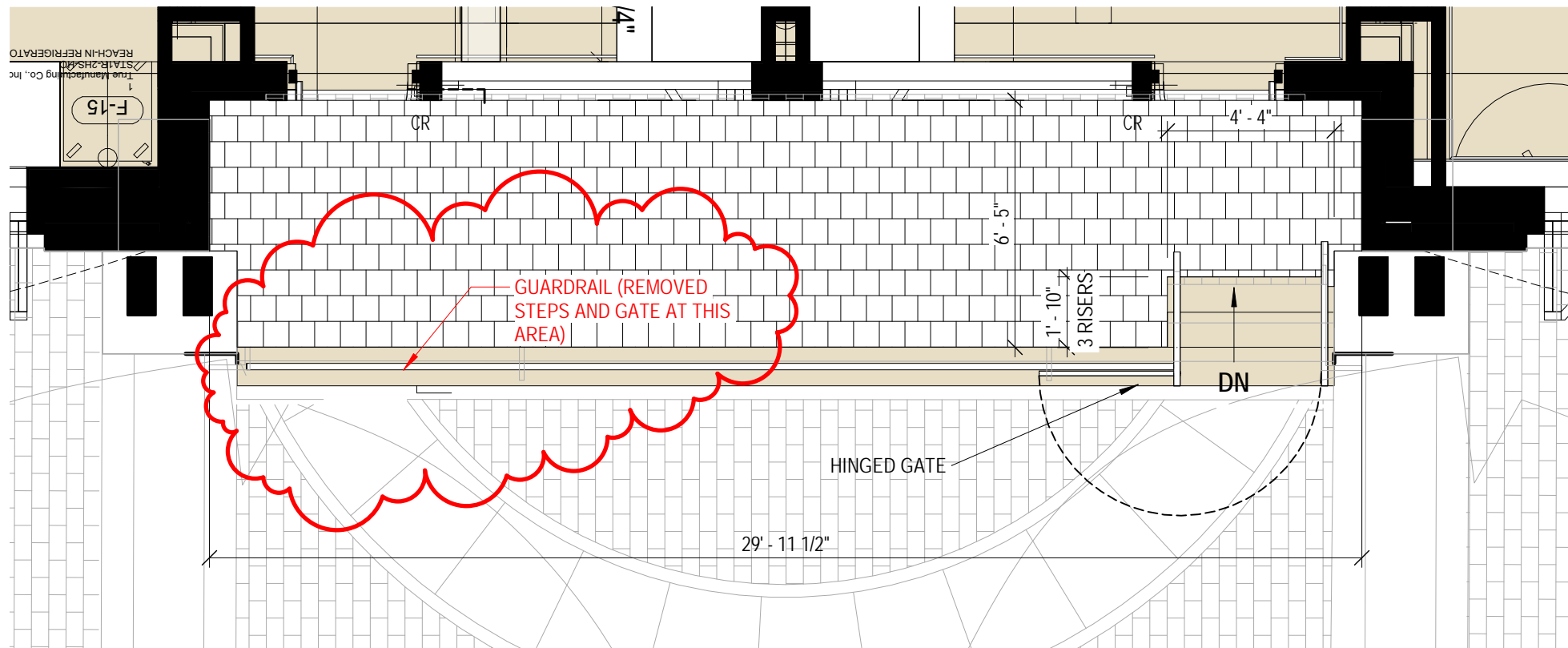


2" ROUND ACOYA WOOD CAP RAIL, ON PTD STEEL & SS CABLE GUARD RAIL.

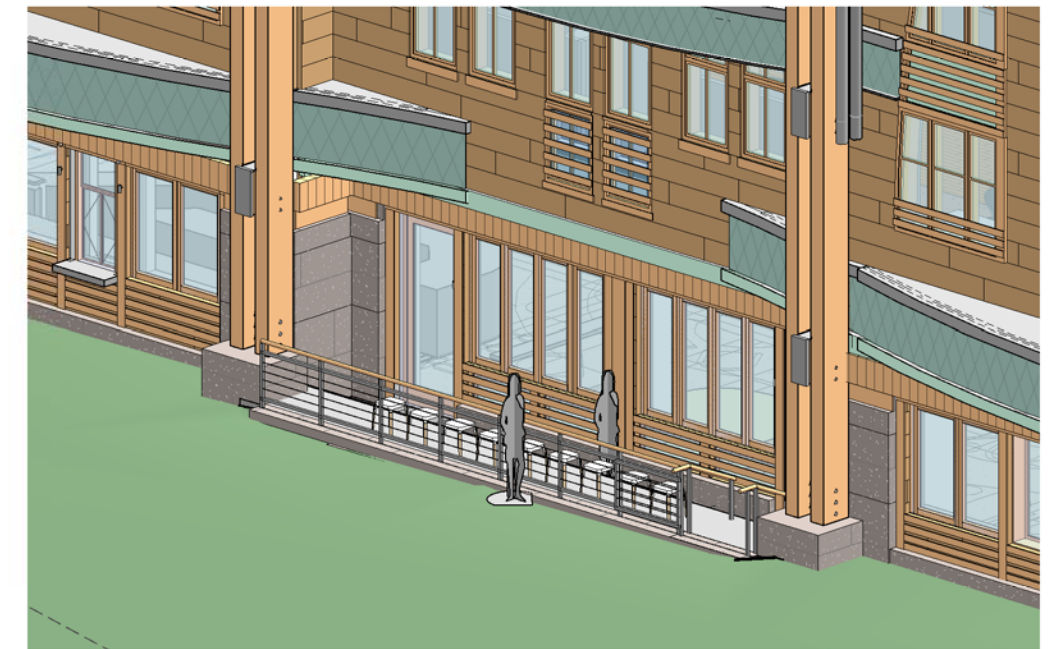
WOOD ACOYA GUARDRAIL CAP REVISED FROM 4" TO 2" DIAMETER, TO MATCH HANDRAIL PROFILE



3 NORTH ELEVATION - DANIEL ST
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



H6.7

DANIEL STREET GUARDRAIL

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 6, 8/19/2022



ARCHITECTS
INTERIORS
PLANNERS



PHOTO OF 6" VERTICAL GRAIN ACCOYA BANDING



PHOTO OF INSTALLED WEST FACADE

H6.8

SITE PHOTOS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 6, 8/19/2022



VIEW FROM DANIEL ST: VENTS NOT VISIBLE

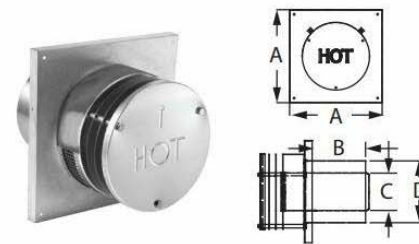
LOCATION OF DIRECT VENT
FIREPLACE EXHAUST



LOCATION OF HEAT RELIEF

PHOTO OF LOCATION OF VENTS

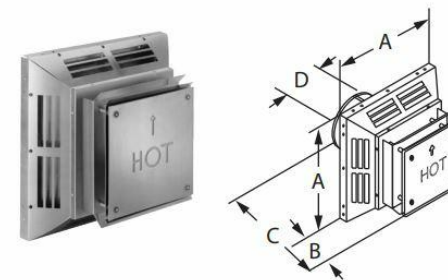
Round Horizontal Termination Cap



Use for through-the-wall termination. Check installation instructions for restrictions on horizontal cap terminations, such as minimum distance from windows and doors. Available in aluminum only. Check with appliance manufacturer for approval.

SIZE	ORDER #	STOCK #	A	B	C	D
4" x 6 5/8"	46DVA-HRCS	810001344	11"	5 3/4"	4"	6 5/8"
5" x 8"	58DVA-HRCS	810001420	11"	5 3/4"	4 15/16"	8 1/8"

Square Horizontal Termination Cap



Use for standard and high-wind through-the-wall termination. Check installation instructions for restrictions on horizontal cap terminations, such as minimum distance from windows and doors. Available in aluminum, stainless steel (S), and copper (C).

SIZE	ORDER #	STOCK #	A	B	C	D
4" x 6 5/8"	46DVA-HC	810001351	13 1/2"	6 7/8"	12 1/2"	6 5/8"
4" x 6 5/8"	46DVA-HC-S	810001352	13 1/2"	6 7/8"	12 1/2"	6 5/8"
4" x 6 5/8"	46DVA-HC-C	810001353	13 1/2"	6 7/8"	12 1/2"	6 5/8"
5" x 8"	58DVA-HC	810001427	16"	6 7/8"	12 1/2"	8 1/8"
5" x 8"	58DVA-HC-S	810001428	16"	6 7/8"	12 1/2"	8 1/8"
5" x 8"	58DVA-HC-C	810001429	16"	6 7/8"	12 1/2"	8 1/8"

2ND FLOOR DIRECT VENT GAS FIREPLACE EXHAUST CUT SHEET AND SIMILAR HEAT RELIEF
CAP: type will depend on final manf

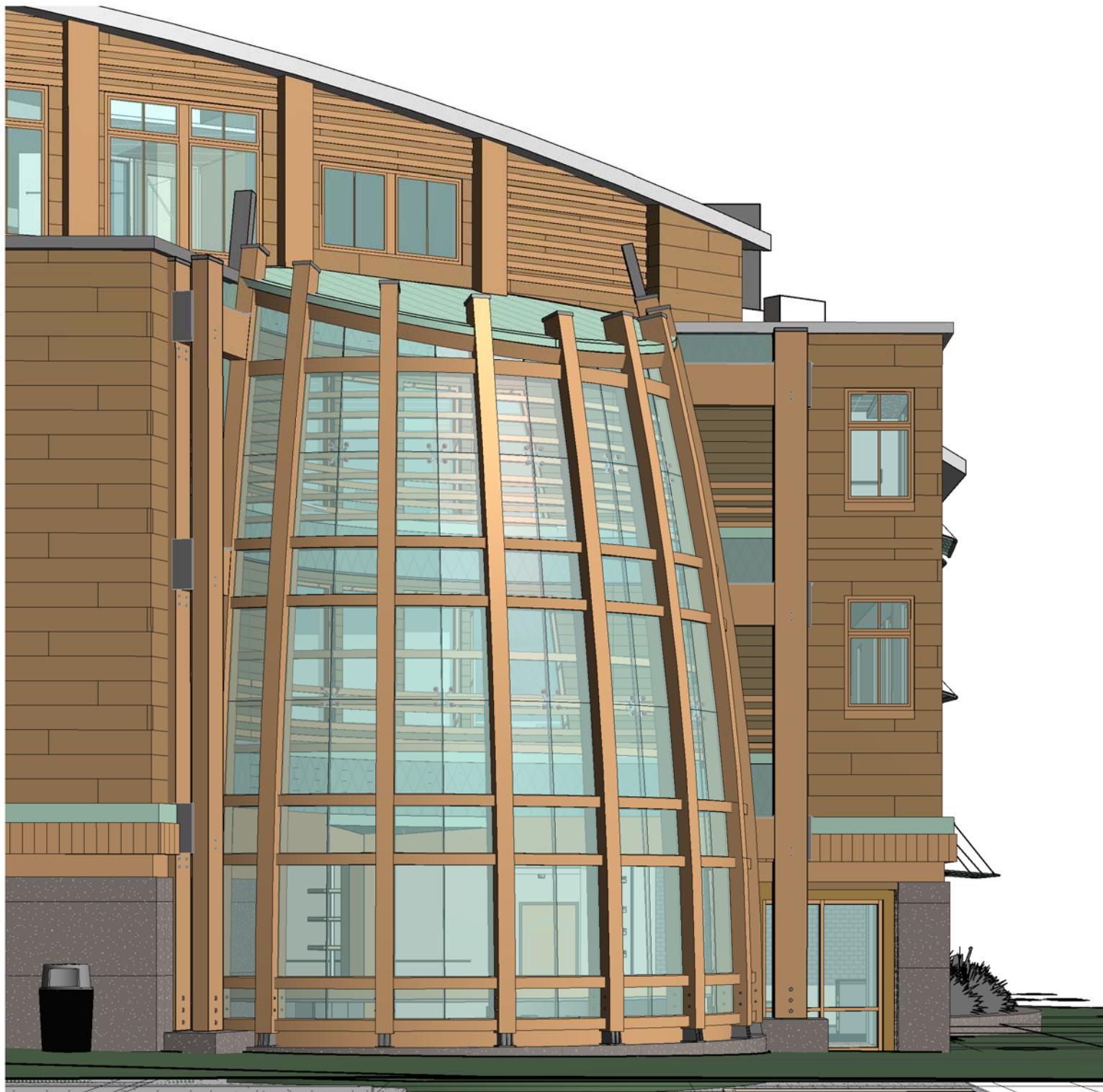
H6.9

CUT SHEET AND SITE PHOTO

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 6, 8/19/2022



ARCHITECTS
INTERIORS
PLANNERS



COURTYARD VIEW 1
PREVIOUS



PROPOSED



H6.10

3D VIGNETTE - COURTYARD - PROPOSED

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 6, 8/19/2022



ARCHITECTS
INTERIORS
PLANNERS

2. 41 Dearborn Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of exterior HVAC equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



09/02/2022

LUHD-517

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 6, 2022

Applicant

James Golden
je.golden94@gmail.com
41 Dearborn St
Portsmouth, NH 03801
(781) 413-4275

Primary Location

41 DEARBORN ST
Portsmouth, NH 03801

Owner:

GOLDEN JAMES E & GOLDEN COURTNEY E
41 DEARBORN 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

Heating & Cooling System Upgrades: We propose to convert the home's primary heating source from oil to natural gas and add central air conditioning. In doing so, we would like to remove and replace the existing external oil storage tank with a Rheem Classic Series RA16 Air Conditioning unit, and we would like to install a new furnace exhaust outlet vent coming out of the basement, close to ground level.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Eric is the HVAC Technician who will be pulling the permit from the city

Full Name (First and Last)

Eric Pelchat

Business Name (if applicable)

Pettigrew Plumbing & HVAC

Mailing Address (Street)

7 Mirona Rd

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

(603) 817-4278

Email Address

epelchat@ppandhvac.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

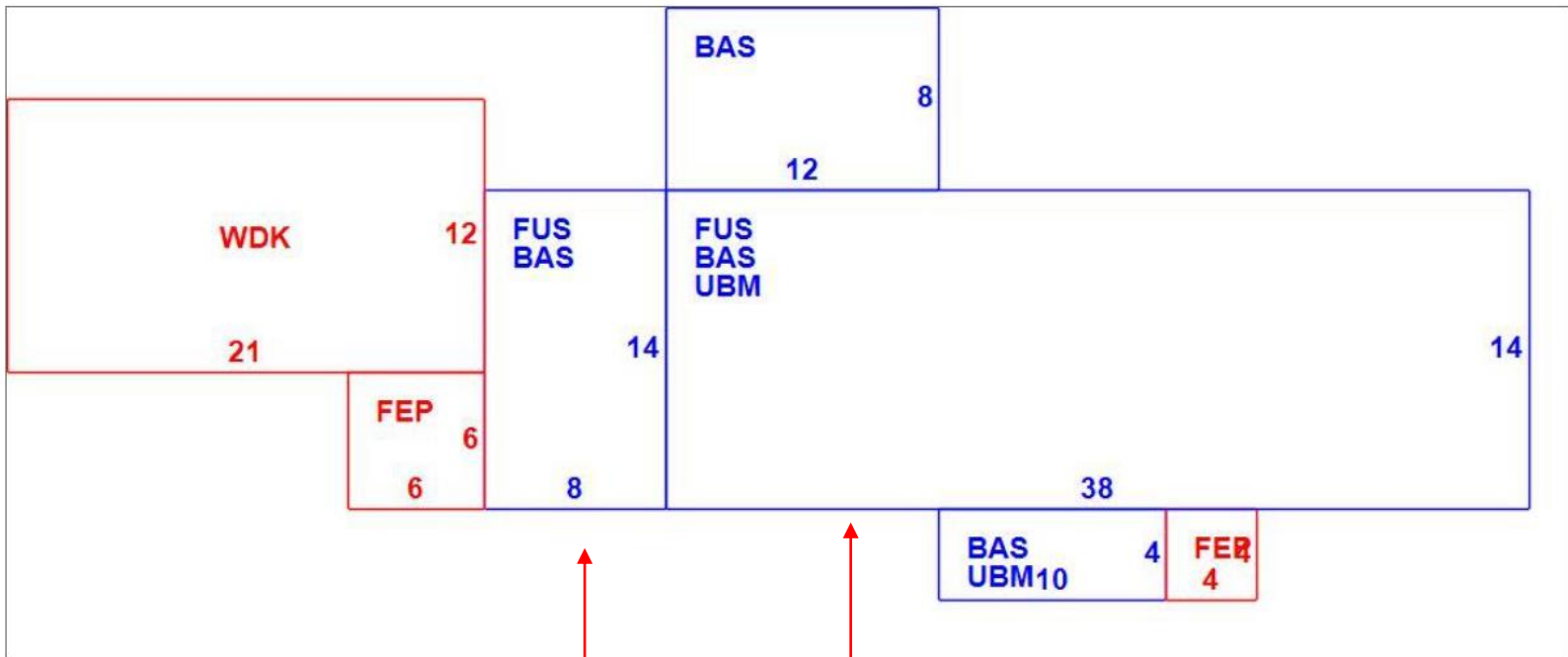


Property Boundaries from Tax Map 140 Lot 2

(Approximate location of work denoted by red dots)



House Layout from City Property Tax Field Card



Replace Existing Oil Tank
with AC Compressor

Proposed Exhaust Vent

Proposed Furnace Exhaust Outlet Vent



Proposed Vent Location (Shown in Blue)



Proposed AC Compressor Location

(Shown as a red box; Existing oil tank to be removed)



Existing View from Rear of House



Existing View from Front of House
(Improvements not Visible)



Existing View from Corner of Dearborn St & Dearborn Ln
(Improvements not Visible)





The new degree of comfort.™

Rheem Classic® Series Air Conditioners



RA16 Series

Efficiencies up to 16 SEER/13 EER
Nominal Sizes 1½ to 5 Ton [5.28 to 17.6 kW]
Cooling Capacities 17.3 to 60.5 kBTU
[5.7 to 17.7 kW]



“Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet Energy Star. Ask your Contractor for details or visit www.energystar.gov.”

- Composite base pan – dampens sound, captures louver panels, eliminates corrosion and reduces number of fasteners needed
- Powder coat paint system – for a long lasting professional finish
- Scroll compressor – uses 70% fewer moving parts for higher efficiency and increased reliability
- Modern cabinet aesthetics – increased curb appeal with visually appealing design
- Curved louver panels – provide ultimate coil protection, enhance cabinet strength, and increased cabinet rigidity
- Optimized fan orifice – optimizes airflow and reduces unit sound
- Rust resistant screws – confirmed through 1500-hour salt spray testing
- PlusOne™ **Expanded Valve Space** – 3"-4"-5" service valve space – provides a minimum working area of 27-square inches for easier access
- PlusOne™ **Triple Service Access** – 15" wide, industry leading corner service access – makes repairs easier and faster. The two fastener removable corner allows optimal access to internal unit components. Individual louver panels come out once fastener is removed, for faster coil cleaning and easier cabinet reassembly
- Diagnostic service window with two-fastener opening – provides access to the high and low pressure.
- External gauge port access – allows easy connection of “low-loss” gauge ports
- Single-row condenser coil – makes unit lighter and allows thorough coil cleaning to maintain “out of the box” performance
- 35% fewer cabinet fasteners and fastener-free base – allow for faster access to internal components and hassle-free panel removal
- Service trays – hold fasteners or caps during service calls
- QR code – provides technical information on demand for faster service calls
- Fan motor harness with extra long wires allows unit top to be removed without disconnecting fan wire.



3. 82 Congress Street

- Recommended Approval

Background: The applicant is seeking approval for the approval of Transom windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



09/02/2022

LUHD-518

Historic District Commission Work Session or Administrative Approval Application

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

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

Primary Location

82 CONGRESS ST
 Portsmouth, NH 03801

Owner:

82-86 CONGRESS LLC
 3 PLEASANT ST 4TH FLR 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**

HISTORIC DISTRICT COMMISSION APPROVAL - AUGUST 3RD, 2022

THE FROSTED GLASS TRANSOMS PROPOSED ON THE CHESTNUT STREET ELEVATION WERE STIPULATED TO BE REEVALUATED WITH SAMPLES BY THE BOARD AT THE AUGUST 2022 HISTORIC DISTRICT COMMISSION MEETING. THE FOLLOWING PACKAGE ILLUSTRATE THREE OPTIONS FOR THE TRANSOMS

TRANSOM GLASS OPTIONS:

- OPTION 1 (OWNER/TENANT PREFERRED OPTION): GLASS TO MATCH EXISTING STOREFRONT PANES - ALLOWS FOR THE MOST LIGHT AND VIEWS IN AND OUT OF THE CAFE
- OPTION 2: FROSTED GLASS - GIVE A SIMILAR COLOR APPEARANCE AS THE EXISTING GLASS BLOCK BUT DIFFERENT, DOES NOT ATTEMPT TO REPLICATE THE BLOCK BUT COMPLIMENTS IT
- OPTION 3: TEXTURED REED GLASS - SIMILAR IN TEXTURE TO THE EXISTING GLASS BLOCK HOWEVER, MIGHT BE CLOSE BUT NOT CLOSE ENOUGH

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)

4 Market Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone**Email Address**

SUMMER SESSIONS INTERIOR FIT-UP

Historic District Commission Administrative Approval - September 2022, Portsmouth, New Hampshire

HISTORIC DISTRICT COMMISSION APPROVAL - AUGUST 3RD, 2022

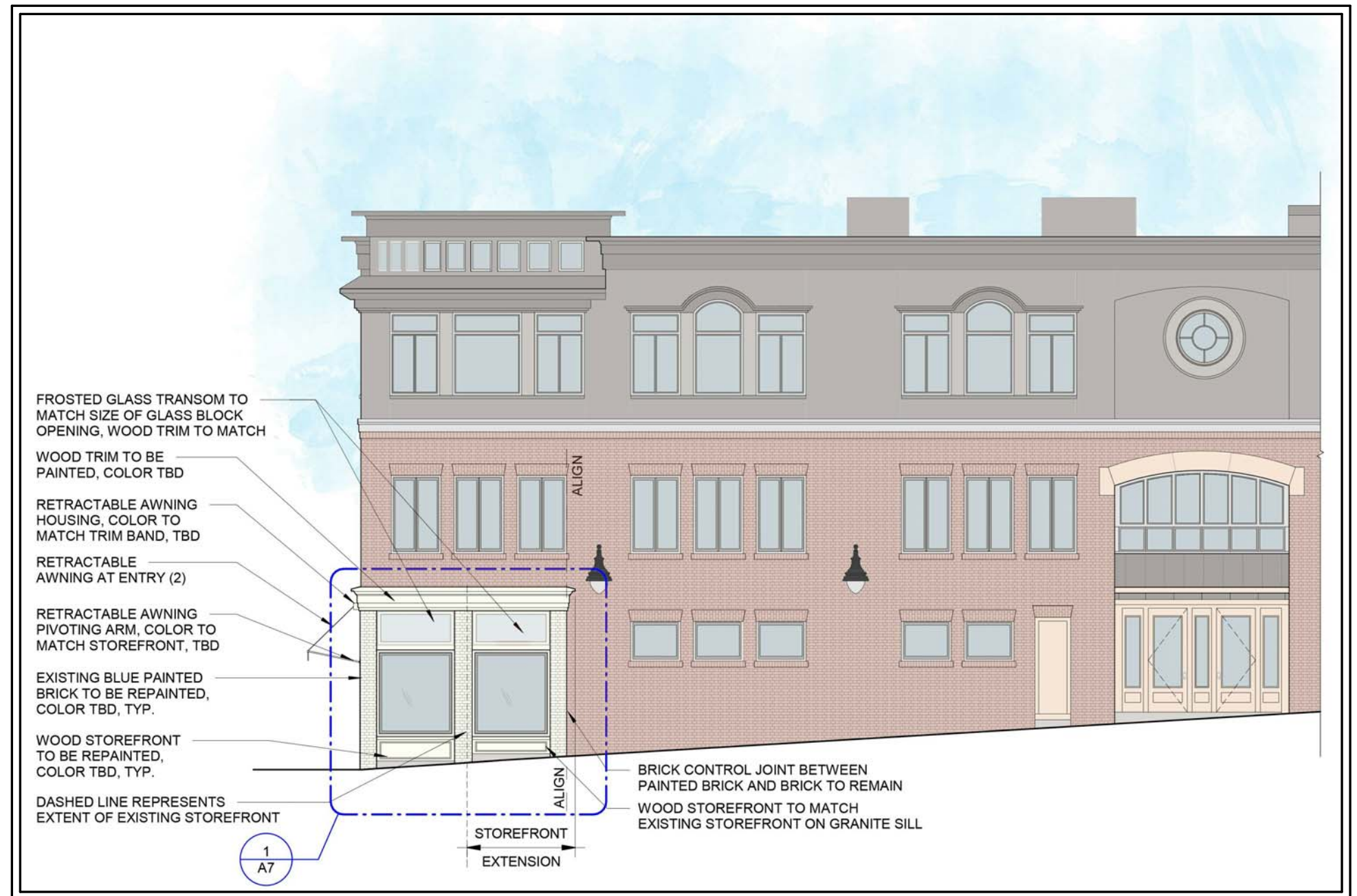
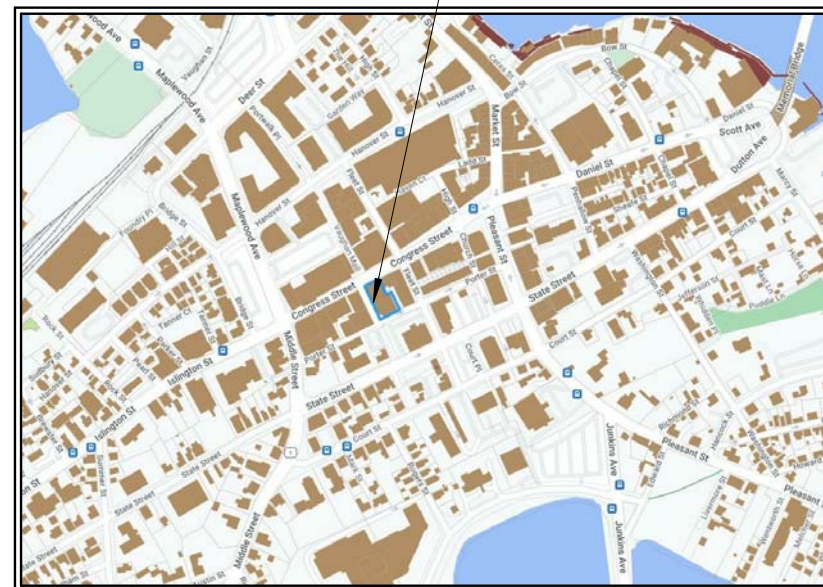
THE FROSTED GLASS TRANSOMS PROPOSED ON THE CHESTNUT STREET ELEVATION WERE STIPULATED TO BE REEVALUATED WITH SAMPLES BY THE BOARD AT THE AUGUST 2022 HISTORIC DISTRICT COMMISSION MEETING. THE FOLLOWING PACKAGE ILLUSTRATE THREE OPTIONS FOR THE TRANSOMS

TRANSOM GLASS OPTIONS:

- OPTION 1 (OWNER/TENANT PREFERRED OPTION): GLASS TO MATCH EXISTING STOREFRONT PANES - ALLOWS FOR THE MOST LIGHT AND VIEWS IN AND OUT OF THE CAFE
- OPTION 2: FROSTED GLASS - GIVE A SIMILAR COLOR APPEARANCE AS THE EXISTING GLASS BLOCK BUT DIFFERENT, DOES NOT ATTEMPT TO REPLICATE THE BLOCK BUT COMPLIMENTS IT
- OPTION 3: TEXTURED REED GLASS - SIMILAR IN TEXTURE TO THE EXISTING GLASS BLOCK HOWEVER, MIGHT BE CLOSE BUT NOT CLOSE ENOUGH

SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	ENLARGED ELEVATION
A2	OPTION 2 FROSTED GLASS - "MANH-001"
A3	OPTION 3 TEXTURED REED GLASS - "MANH-021"

25 CHESTNUT STREET
PORTSMOUTH, NH 03801



PREVIOUSLY PROPOSED CHESTNUT STREET ELEVATION

© 2022 McHenry Architecture

SUMMER SESSIONS

25 CHESTNUT STREET SUITE 100
PORTSMOUTH, NH 03801

COVER
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - SEPTEMBER 2022

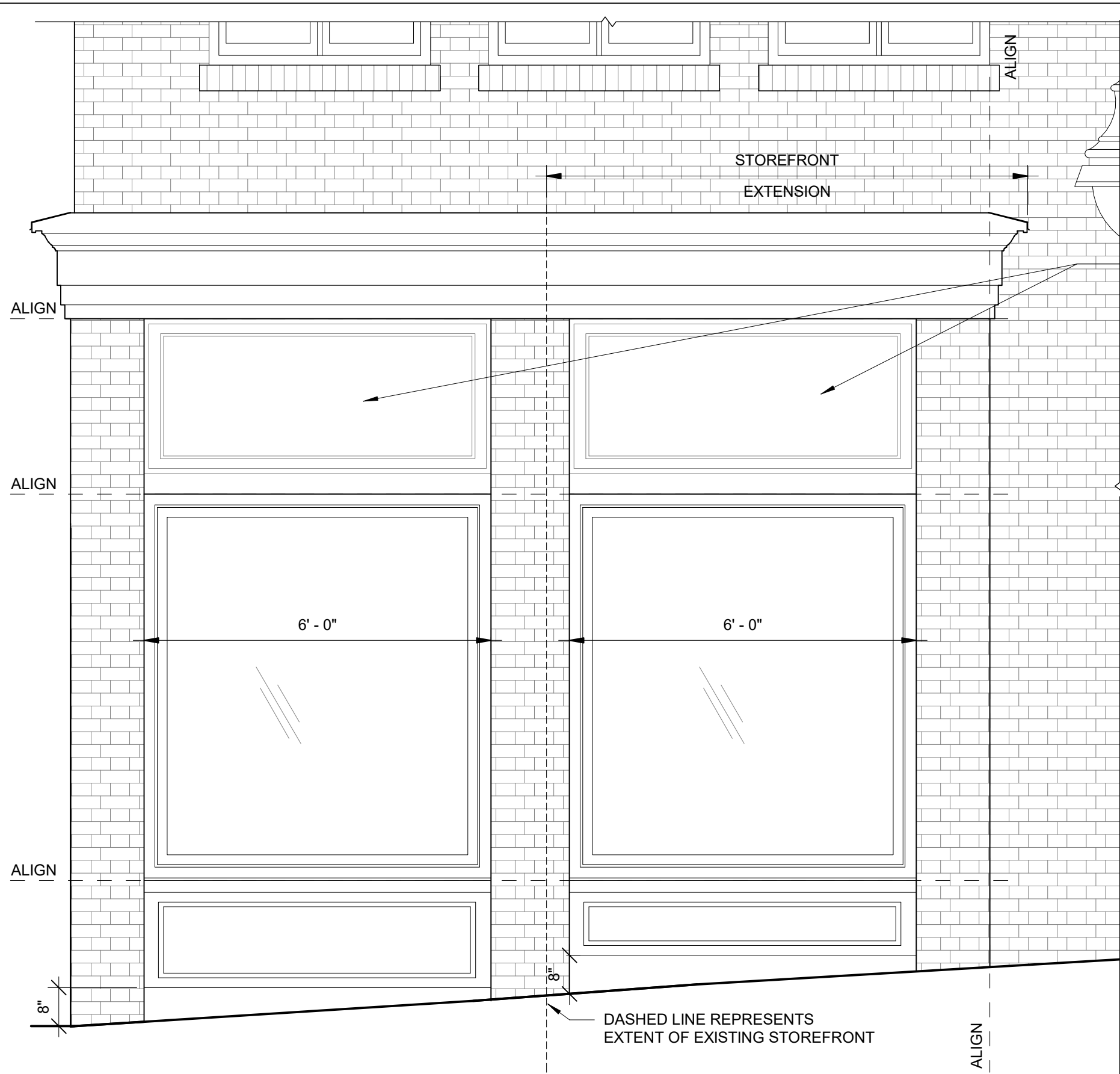
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

C

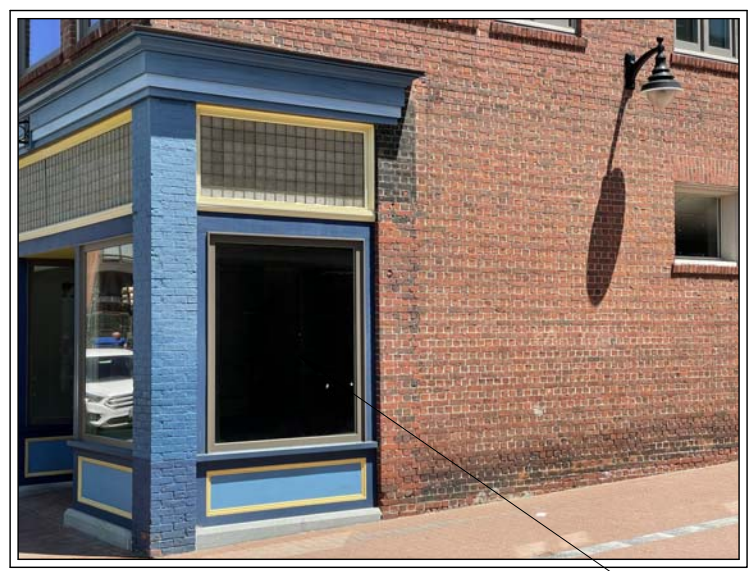
8/11/2022

McHA: RD / MG

NOT TO SCALE



- GLASS TRANSOM TO MATCH SIZE OF GLASS BLOCK OPENING, WOOD TRIM TO MATCH
- OPTION 1 (OWNER/TENANT PREFERRED OPTION): GLASS TO MATCH EXISTING STOREFRONT PANES (IMAGE TO RIGHT)
- OPTION 2: FROSTED GLASS - SHEET A2
- OPTION 3: TEXTURED REED GLASS - SHEET A3



OPTION 1: STOREFRONT GLASS TO MATCH

© 2022 McHenry Architecture

SUMMER SESSIONS
 25 CHESTNUT STREET SUITE 100
 PORTSMOUTH, NH 03801

ENLARGED ELEVATION
 HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
 APPROVAL - SEPTEMBER 2022

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

A1

8/11/2022
 McHA: RD / MG
 Scale: 1/2" = 1'-0"



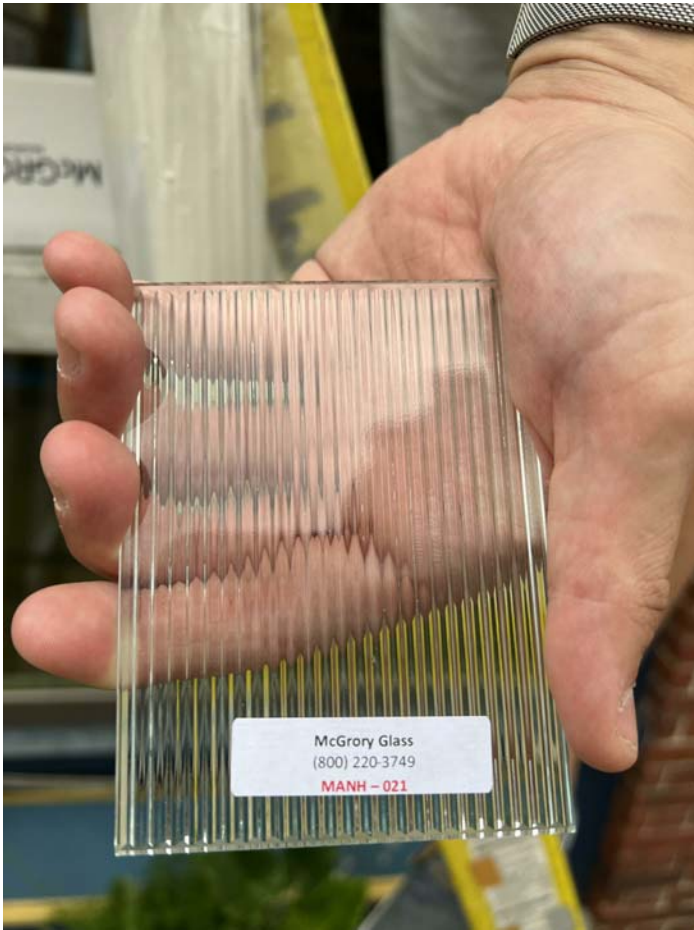
SUMMER SESSIONS
 25 CHESTNUT STREET SUITE 100
 PORTSMOUTH, NH 03801

OPTION 2 FROSTED GLASS - "MANH-001"

McHENRY
 ARCHITECTURE

Project Number:	22042
Date:	8/11/2022
Drawn By:	JD
Checked By:	RD

A2
 Scale



SUMMER SESSIONS
 25 CHESTNUT STREET SUITE 100
 PORTSMOUTH, NH 03801

OPTION 3 TEXTURED REED GLASS - "MANH-021"

McHENRY
 ARCHITECTURE

Project Number:	22042
Date:	8/11/2022
Drawn By:	JD
Checked By:	RD

A3

4. 245 Islington Street, Unit #6 - Recommended Approval

Background: The applicant is seeking approval for the replacement of (2) windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



09/02/2022

LUHD-519

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 16, 2022

Applicant

Jamie Morin
renewalbyandersen@gopermits.org
30 Forbes Rd
Northborough, Ma 01352
860-952-4112

Primary Location

245 ISLINGTON ST Unit 6
Unit 6
Portsmouth, NH 03801

Owner:

MILLER MARK J & MILLER KRISTYN A
245 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

Remove and replace 2 windows. Like for like, no structural changes

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

--

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

--

Full Name (First and Last)

Scott Doughman

Business Name (if applicable)

--

Mailing Address (Street)

105 Buttonball Lane

City/Town

Glastonbury

State

CT

Zip Code

06033

Phone

--

Email Address

renewalbyandersen@gopermits.org

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



dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence, (207)502-0975

Kristyn Miller

245 Islington St
Portsmouth, NH 03801
H: (603)531-1066

Installation Package

245 Islington St
Portsmouth, NH 03801

PRODUCTS: 2 WINDOWS: 2 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0
Updated 7/12/22

BUYER

Kristyn Miller

245 Islington St
Portsmouth, NH 03801
H: (603)531-1066
Year Built:
kristynlakmiller@comcast.net
Est. Duration:

REPRESENTATIVE

Stephen Waitt

(781)910-8820
Stephen.waitt@andersencorp.com

TECH MEASURE

Jesse Lawrence

(207)502-0975
jesse.lawrence@andersencorp.com

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence, (207)502-0975



Order Summary

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
 30 Forbes Road | Northborough, MA 01532
 Phone: (508) 351-2200 | Fax: (508) 986-7072 |
 rbabostonoperationsarchive@gmail.com
 Measure Tech: Jesse Lawrence, (207)502-0975

Kristyn Miller

245 Islington St
 Portsmouth, NH 03801
 H: (603)531-1066

ID#	ROOM	SIZE	DETAILS
-----	------	------	---------

JOB

101	living rm	72"	58"	Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Dark Bronze, Standard Color Extra Lock Screen: Aluminum, Full Screen Grille Style: No Grille Misc: Full Frame Installation (Standard), Replacement of window frame and sash, includes casing from standard options. Primed white interior trim, Additional Unit Notes, Please remove and replace the blinds Construction: Full Frame Window Application (1), Ladder and Plank - setup (1), Drywall cut backs (1), Out of area (1) Material: None
		71"	58-7/8"	

201	bed	70"	34"	Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Dark Bronze, Standard Color Extra Lock Screen: Aluminum, Full Screen Grille Style: No Grille Misc: Full Frame Installation (Standard), Replacement of window frame and sash, includes casing from standard options. Primed white interior trim, Additional Unit Notes, Please remove and replace the blinds Construction: Full Frame Window Application (1), Ladder and Plank - setup (1), 3rd Story install (1), Drywall cut backs (1) Material: None
		71"	34-3/4"	

PRODUCTS: 2 WINDOWS: 2 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0

Updated 7/12/22

JOB NOTES

2 GL FF's nailflange applications. 1 unit is located 3 floor.

REMOVE DRYWALL RETURNS BEFORE INSTALLING NEW UNITS.

DUPLICATE INTERIOR TRIM USING PRIMED 1x STOCK. TRIM EXTERIOR WITH PVC 1x6.

Estimated Duration:



Order Summary

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com

Measure Tech: Jesse Lawrence, (207)502-0975

Kristyn Miller

245 Islington St

Portsmouth, NH 03801

H: (603)531-1066

JOB PHOTOS



Image 1



Image 2



Image 3



Image 4



Image 5



101

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence, (207)502-0975

Kristyn Miller

245 Islington St
Portsmouth, NH 03801
H: (603)531-1066

101

living rm
71" W 58-7/8" H
Window, Gliding - Double



Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze **Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** Dark Bronze, Standard Color Extra Lock **Screen:** Aluminum, Full Screen **Grille Style:** No Grille **Misc:** Full Frame Installation (Standard), Replacement of window frame and sash, includes casing from standard options.
Primed white interior trim, Additional Unit Notes, Please remove and replace the blinds **Construction:** Full Frame Window Application (1), Ladder and Plank - setup (1), Drywall cut backs (1), Out of area (1) **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

Full Frame Window Application	1
Ladder and Plank - setup	1
Drywall cut backs	1
Out of area	1

UNIT MATERIALS

UNIT PHOTOS



201

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence, (207)502-0975

Kristyn Miller

245 Islington St
Portsmouth, NH 03801
H: (603)531-1066

201 bed 71" W 34-3/4" H Window, Gliding - Double



Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze **Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** Dark Bronze, Standard Color Extra Lock **Screen:** Aluminum, Full Screen **Grille Style:** No Grille **Misc:** Full Frame Installation (Standard), Replacement of window frame and sash, includes casing from standard options.
Primed white interior trim, Additional Unit Notes, Please remove and replace the blinds **Construction:** Full Frame Window Application (1), Ladder and Plank - setup (1), 3rd Story install (1), Drywall cut backs (1) **Material:** None

UNIT NOTES

Egress 31 x 32 3/4

UNIT CONSTRUCTION

Full Frame Window Application	1
Ladder and Plank - setup	1
3rd Story install	1
Drywall cut backs	1

UNIT MATERIALS

UNIT PHOTOS

Installation Invoice

Kristyn Miller
245 Islington St
Portsmouth , NH 03801
H: (603)531-1066

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
Base Unit Installation Charges, Full Frame & EJ Frame			
Base Unit Installation Charges, Insert Frame & Base Frame			
Install Gliding/Gliding-Stat/Gliding-Fract Window (Base Frame), 120-129.99 UI	1	\$177.00	\$177.00
Install Gliding/Gliding-Stat/Gliding-Fract Window (Base Frame), 100-109.99 UI	1	\$122.00	\$122.00
Base Unit Installation Charges, Patio Doors			
Base Unit Installation Charges, Entry Doors			
Construction Charges			
3rd Story install, 201	1	\$30.00	\$30.00
Ladder and Plank - setup, 101, 201	2	\$50.00	\$100.00
Full Frame Window Application , 101, 201	2	\$168.00	\$336.00
Custom - Drywall cut backs	2	\$75.00	\$150.00
Custom - Out of area	1	\$50.00	\$50.00
		SUBTOTAL	\$ 965.00

Installation Invoice

Kristyn Miller
245 Islington St
Portsmouth , NH 03801
H: (603)531-1066

Additional Items

ADDITIONAL	\$
-------------------	-----------

TOTAL	\$
--------------	-----------

5. 258 Maplewood Avenue - Recommended Approval

Background: The applicant is seeking approval for the replacement of rear porch baulsters.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



09/02/2022

LUHD-522

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 19, 2022

Applicant

Ben Kelley
ben@kelleyfamilyproperties.com
PO Box 1374

Concord, NH 03302
6032311240

Primary Location

258 MAPLEWOOD AVE
Portsmouth, NH 03801

Owner:

21 PERLEY STREET LLC
PO BOX 1374 CONCORD, NH 03302

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Looking to replace ballusters on back porch

Description of Proposed Work (Planning Staff)

--

Acknowledgement

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



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



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

Owner of this property

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

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted



HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

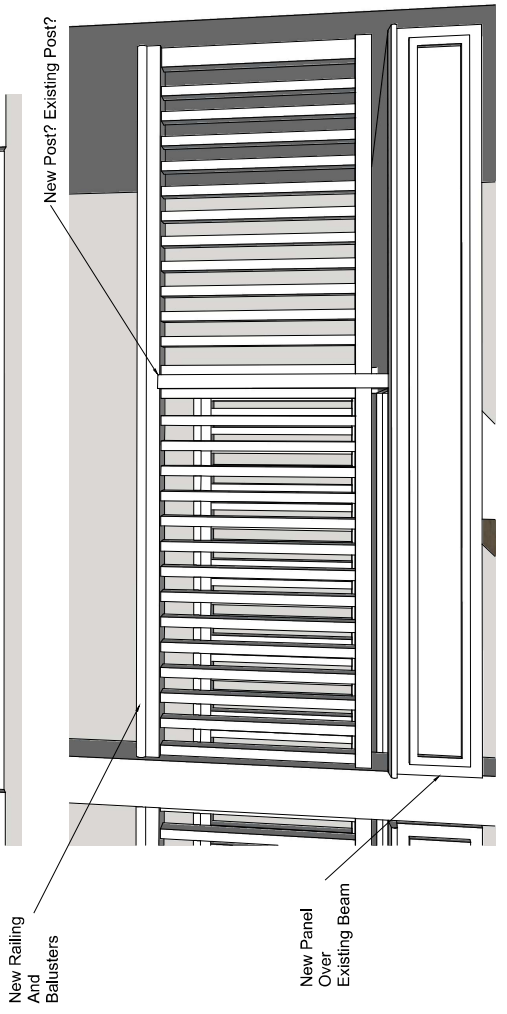
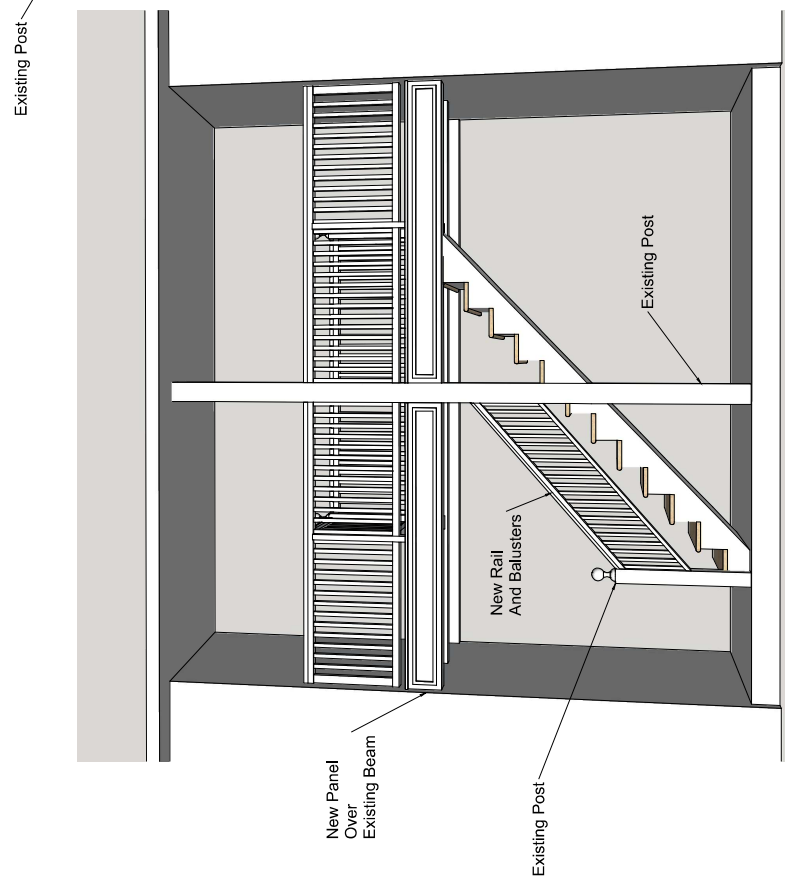
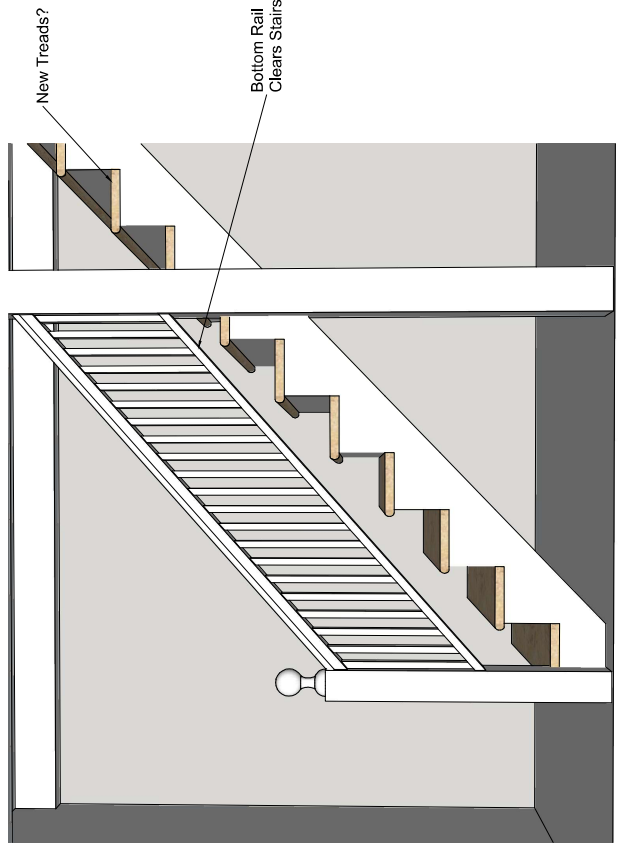
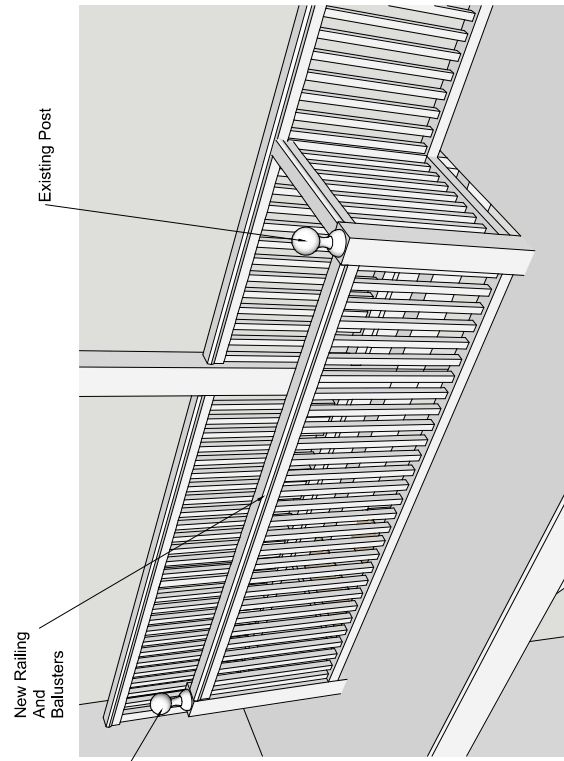
--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

Owner Contact Street Address





6. 11 Walden Street - Recommended Approval

Background: The applicant is seeking approval for the installation of exterior HVAC equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



09/02/2022

LUHD-502

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jul 18, 2022

Applicant

Jay Aucella
jay@aucella.biz
6 Province Rd
Strafford , NH 03884
866-926-6888

Primary Location

11 WALDEN ST
Portsmouth, NH 03801

Owner:

MRAZ JUDITH A REVOCABLE TRUST & MRAZ JUDITH A TRUSTEE
67 BALD HILL RD NEWFIELDS, NH 03856

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Installation of a Mitsubishi heat pump system with one outdoor unit and three indoor units. The outdoor unit to be mounted on the Northern most point of the West side of the structure. One wall ductless split mounted on the West side of the First Floor to condition that space. Two floor units, one in each of the two Bedrooms on the Second Floor. Line hide to enclose all refrigerant lines etc. on the exterior of the home. All line hide to be located on the West and North side of the home only and painted to match the exterior of the home.

Description of Proposed Work (Planning Staff)

the installation of HVAC equipment

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

Owner of this property

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

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Addressee Prefix and Last Name



North wall

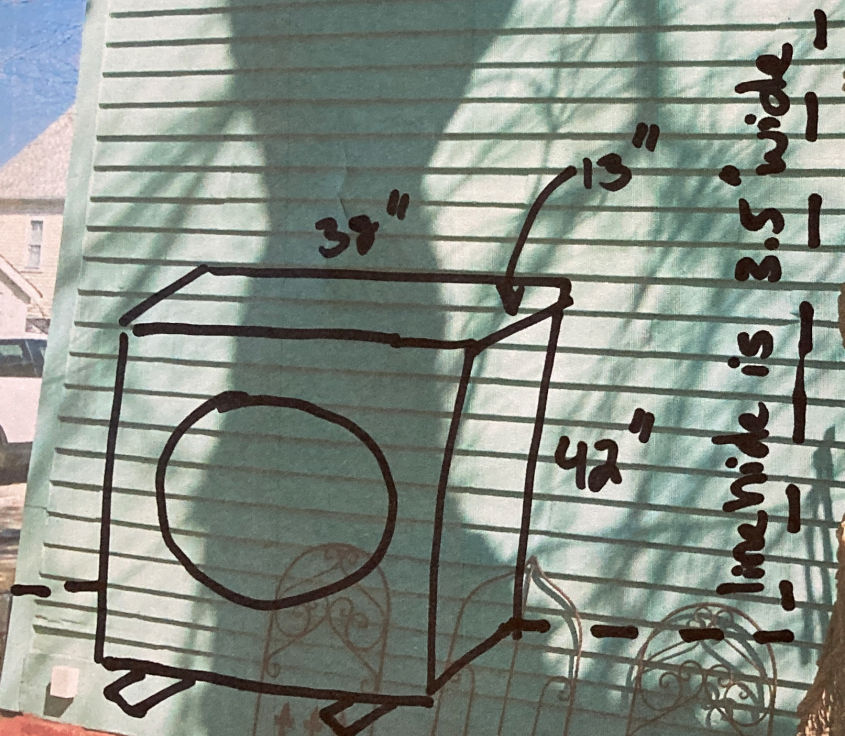
line hrde is 3.5" wide

line hrde is 4.5" wide

outdoor unit

west
wall

Line hide
painted to
match Siding



outdoor unit location

HOLMES COURT

2 STORY WOOD FRAME BUILDING
U-1/18
N/F JEANNINE L. McCOY
499 MARCY STREET
PORTSMOUTH, NH 03801
RCRD BOOK 2995-PAGE 1281

PARCEL I
751 SQ. FT.
0.0172 Ac.

EP
POLE #129/1

WOOD GARAGE

CONCRETE FOUNDATION

U-1/18
N/F CLAIR D'ARLOTTIE
24 HOLMES COURT
PORTSMOUTH, NH 03801
RCRD BOOK 3378-PAGE 548

IRON ROD W/CAP #335

S81°04'03"E

46.82'

U-1/17
N/F MARC & MARTHA DROGIN
11 WALDEN STREET
PORTSMOUTH, NH 03801
RCRD BOOK 3069-PAGE 1023

IRON ROD W/CAP #335 SET

2 STORY WOOD FRAME BUILDING

2 STORY WOOD FRAME BUILDING

OLD FENCE POST

46.16'

N81°27'17"W

WOOD STAIRS

WALDEN STREET

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

PICKET FENCE
S82°32'40"E
47.73'

POLE #77/1

S81°27'17"E

S81°57'07"E
43.20'

RAILROAD SPIKE TO BE SET

BOUNDARY LINES
PER BOUNDARY
LINE AGREEMENT
DATED 9-17-87
RECORDED @ RCRD
BOOK 2704 PAGE 1668

U-1/21
& MARTHA DROGIN
WALDEN STREET
PORTSMOUTH, NH 03801
RCRD BOOK 3069-PAGE 1023

2 STORY WOOD FRAME BUILDING

GATE

U-1/22
JAY N. GINGRICH
3 MARCY STREET
PORTSMOUTH, NH 03801
RCRD BOOK 2639-PAGE 280

N04°43'10"E
58.74'

S81°54'10"E
33.80'

MXZ-3C30NA2
MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 56 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

SPECIFICATIONS: MXZ-3C30NA2

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,400 / 27,400
	Capacity Range	Btu/h	9,500 - 28,400 / 9,500 - 27,400
	Rated Total Input	W	2,680 / 2,860
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,600 / 27,600
	Capacity Range	Btu/h	15,500 - 36,000 / 15,500 - 35,000
	Rated Total Input	W	2,150 / 2,220
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	16,000 / 15,100
	Rated Total Input	W	2,120 / 2,140
Connectable Capacity		Btu/h	12,000 - 36,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	25
	MCA	A	22.1
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor		INVERTER-driven Scroll Hermetic	
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level	Cooling	dB(A)	52
	Heating	dB(A)	56
External Dimensions (H x W x D)		In mm	31-11/32 x 37-13/32 x 13 (796 x 950 x 330)
Net Weight		Lbs / kg	137 (62)
External Finish		Munsell No. 3Y 7.8/11	
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 (12.7)
	Gas (Low Pressure)	In / mm	A: 1/2 (6.35) ; B.C: 3/8 (9.52)
Max. Refrigerant Line Length		Ft / m	230 (70)
Max. Piping Length for Each Indoor Unit		Ft / m	82 (25)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 (15)
	If IDU is Below ODU	Ft / m	49 (15)
Connection Method		Flared/Flared	
Refrigerant		R410A	

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
Cooling | Outdoor: 95° F (35° C) DB / 75° F (24° C) WB

Heating at 47° F | Indoor: 70° F (21° C) DB
Heating at 47° F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

OPERATING RANGE:

	Outdoor
Cooling	14 to 115° F (-10 to 46° C) DB
Heating	5 to 65° F (-15 to 18° C) WB

ENERGY EFFICIENCIES:

Indoor Unit Type	SEER	EER	HSPF	COP @ 47°F	COP @ 17°F
Non-ducted (09+09+12)	19.0	10.6	10.6	3.90	2.77
Ducted and Non-ducted	17.6	10.1	10.1	3.77	2.78
Ducted (09+09+12)	16.2	9.6	9.6	3.64	2.78

NOTES:

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

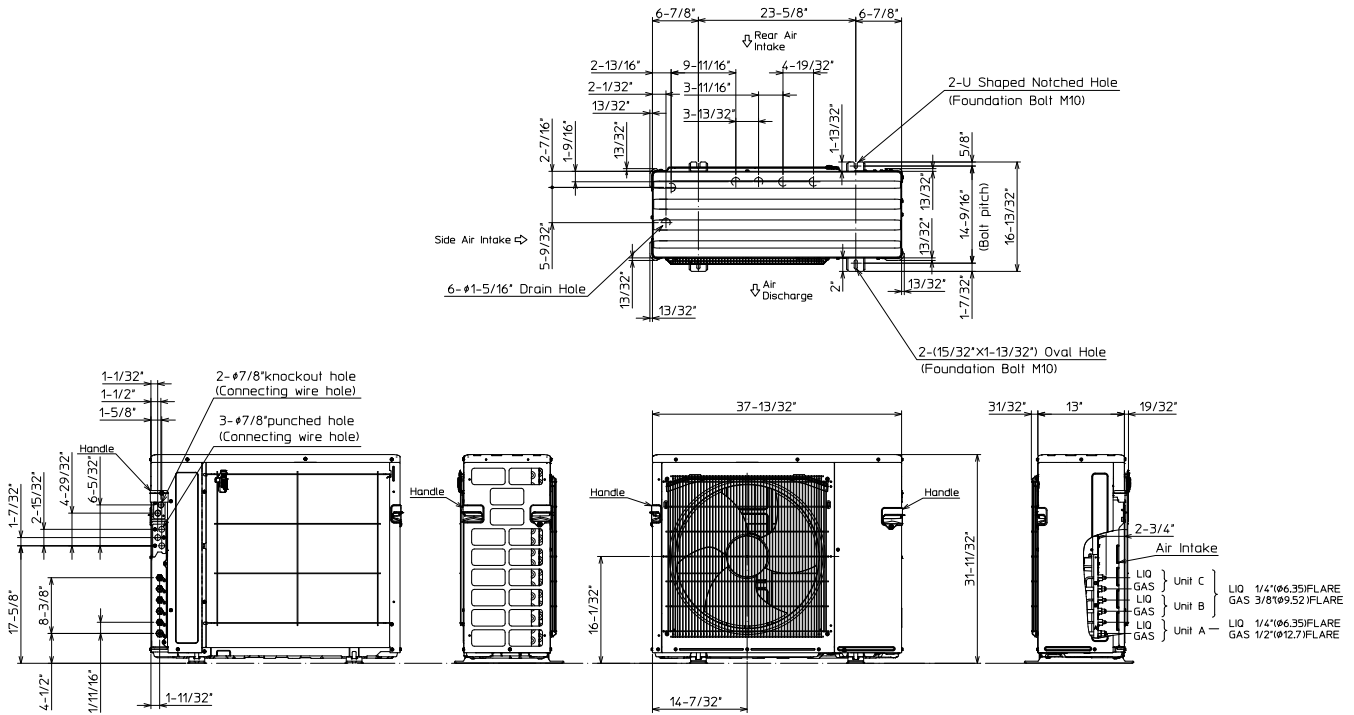
Although the maximum connectable capacity can exceed rated, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

OUTDOOR UNIT ACCESSORIES: MXZ-3C30NA2

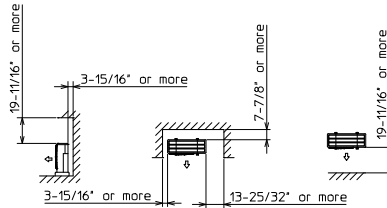
Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Distribution pipe for Branch Box	M-NET Converter	PAC-IF01MNT-E
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A9
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Base Heater	PAC-645BH-E
Port Adapter	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Power Supplies and Auxiliary Components	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
Power Supplies And Auxiliary Components	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket -Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

OUTDOOR UNIT DIMENSIONS: MXZ-3C30NA2

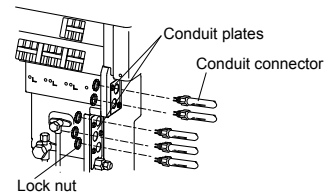
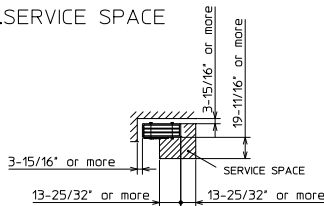
Unit: inch



1.FREE SPACE



2.SERVICE SPACE



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

7. 232 South Street

- Recommended Approval

Background: The applicant is seeking approval for the removal of the shutters as previously approved.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



09/02/2022

LUHD-526

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 29, 2022

Applicant

Matthew Beaulieu
mattbeaulieu13@gmail.com
287A Hanover St
Portsmouth, NH 03801
6034943797

Primary Location

232 SOUTH ST
Portsmouth, NH 03801

Owner:

JJCM REALTY LLC (1/2 INT) & TOPNOTCH PROPERTIES LLC (1/2 INT)
23 WHITTEMORE ST BEDFORD, NH 03110

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

asking for permission to remove shutters from the previously approved plan

Description of Proposed Work (Planning Staff)

--

Acknowledgement

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



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



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

Owner of this property

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

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted



HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

Owner Contact Street Address



MAUGEL
DESTEFANO
REAL ESTATE





MARVIN

STRUCTURAL 1



BLACK LIVES MATTER

254

253



YOUR SPEED

SPEED LIMIT 20



71114



WILD VALENTINE
FLOWERS & COFFEE

BLACK LIVES
MATTER

STOP

ONE WAY
PARKING



YOUR SPEED

SPEED LIMIT 20



71114

Historic District Commission

Staff Report – September 7th, 2022

September 7th MEETING

Administrative Approvals:

- | | |
|------------------------------------|----------------------|
| 1. 60 Penhallow St. (LUHD-523) | - Recommend Approval |
| 2. 41 Dearborn St. (LUHD-517) | - Recommend Approval |
| 3. 82 Congress St. (LUHD-578) | - Recommend Approval |
| 4. 245 Islington St. #6 (LUHD-579) | - Recommend Approval |
| 5. 258 Maplewood Ave. (LUHD-522) | - Recommend Approval |
| 6. 11 Walden St. (LUHD-502) | - Recommend Approval |
| 7. 232 South St. (LUHD-526) | - Recommend Approval |

DISCUSSION – Demolition Review Ordinance

PUBLIC HEARINGS – OLD BUSINESS:

- A. 1 Raynes Ave. (LU-21-54) (2 infill buildings)
- B. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- C. 43 Holmes Court (LU-22-72) (demolition & new single family)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 179 Pleasant St. (LU-22-169) (outbuildings)
- 2. 33 South Mill Pond St. (LU-22-171) (solar)
- 3. 31 Aldrich St. St. (LU-22-163) (rear deck & addition)
- 4. 40 Pleasant St. (LUHD-524) (lighting & door canopies)

WORK SESSIONS – NEW BUSINESS:

- 1. 361 Islington St. (LUHD-521) (side and rear addition)

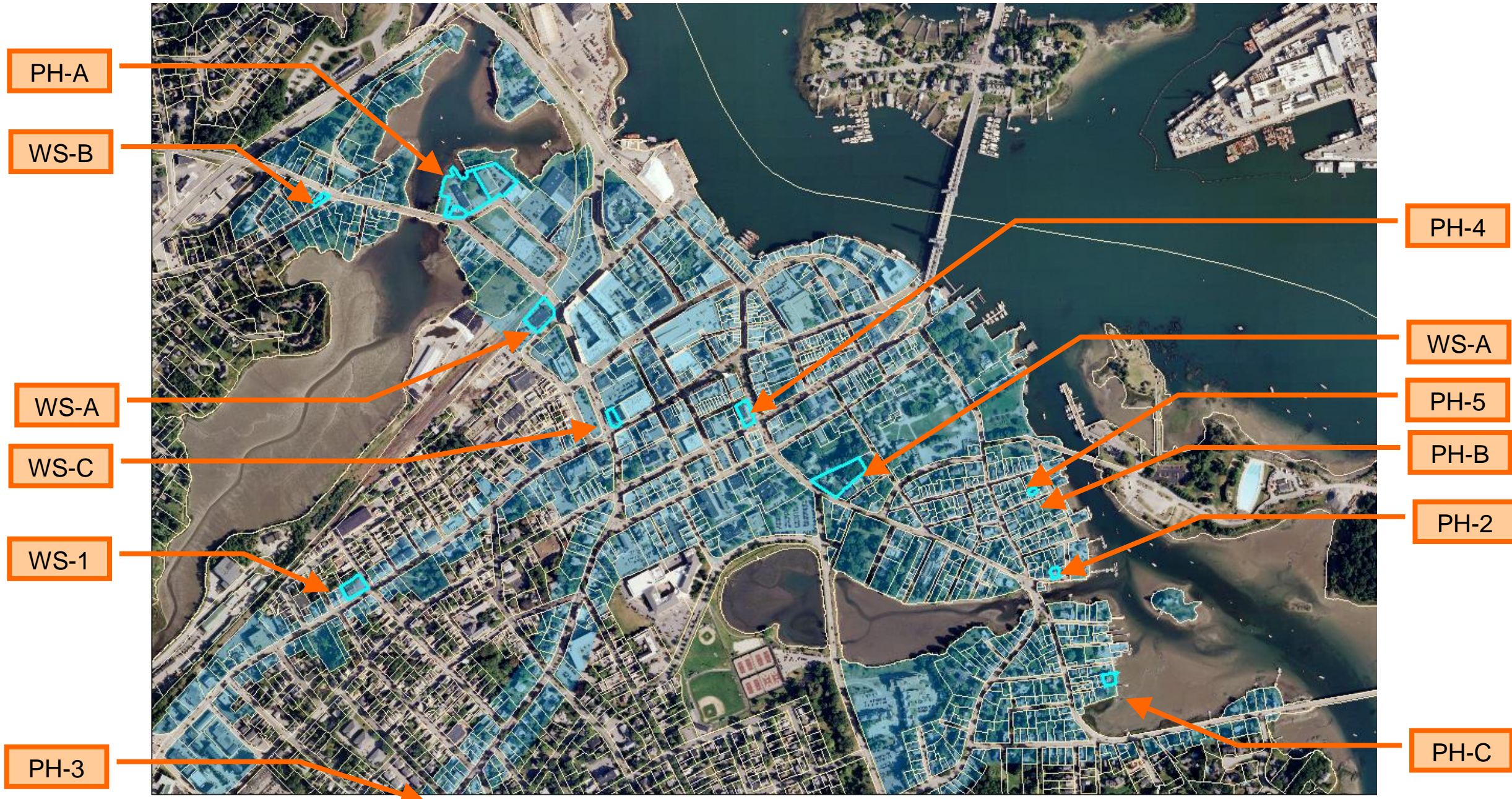
September 14th MEETING

PUBLIC HEARING – NEW BUSINESS:

- 1. 1 Walton Alley St. (LU-22-124) (garage & rear addition)

WORK SESSIONS – OLD BUSINESS:

- A. 161 Deer St. (LUHD-462) (4 story infill building)
- B. 147 Congress St. (LUHD-501) (one story addition)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: September 7th and 14th
APPLICATIONS: 19

Historic District Commission

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

Existing Conditions:

- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s
- Building Style: Contemporary
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To construct a 4 story mixed-use building and 5 story hotel.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building(s) is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- **NOTE THAT WE ARE STILL AWAITING CONFIRMATION FROM THE SUPERIOR COURT JUDGE ON WHETHER THIS APPLICATION CAN PROCEED.**

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 #A (MAJOR PROJECT)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 1 & 31 Raynes Ave. Case No.: A Date: 9-7-22
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 #B

- 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:

- Replace the storm windows and doors.
- Replace bulkhead using pvc materials.
- Add a picture window on the rear wall.
- Add a condenser in the rear yard.

Note that the applicant has coordinated with the Inspection Department and located the HVAC so as to avoid the need for a dimensional variance.

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

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 replace bulkhead & storm windows.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<h2 style="margin: 0;">MODERATE PROJECT</h2> <h3 style="margin: 0;">– Add HVAC, picture window, & replace storm windows –</h3>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	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 Casings/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 3 WALTON ALLEY Case No.: B Date: 9-7-22

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 #C**

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.

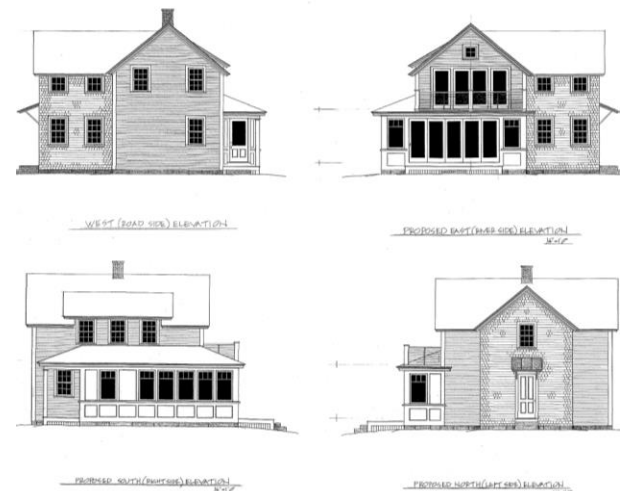
J. Staff Comments and Suggestions for Consideration:

- 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.

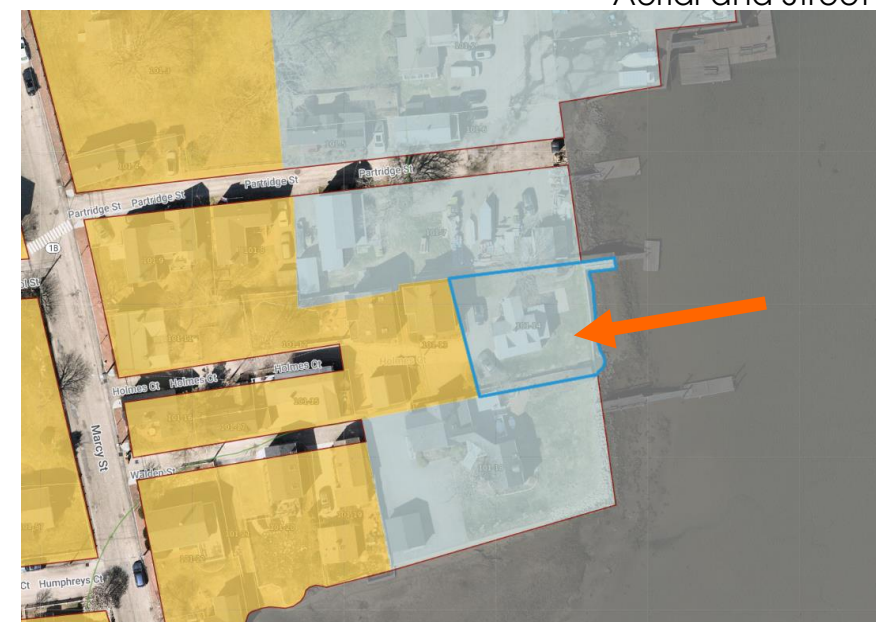
Note that the applicant has requested to postpone this application to the October 5th meeting.

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 #C (MODERATE)

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

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

L. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 179 PLEASANT STREET (LU-22-169)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: MRO
- Land Use: Single-Family
- Land Area: 32,410 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Georgian
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant Street
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End

B. Proposed Work: To renovate the accessory buildings.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- Add a radius connector to the main house and T-Shaped addition that connects to the renovated carriage house.

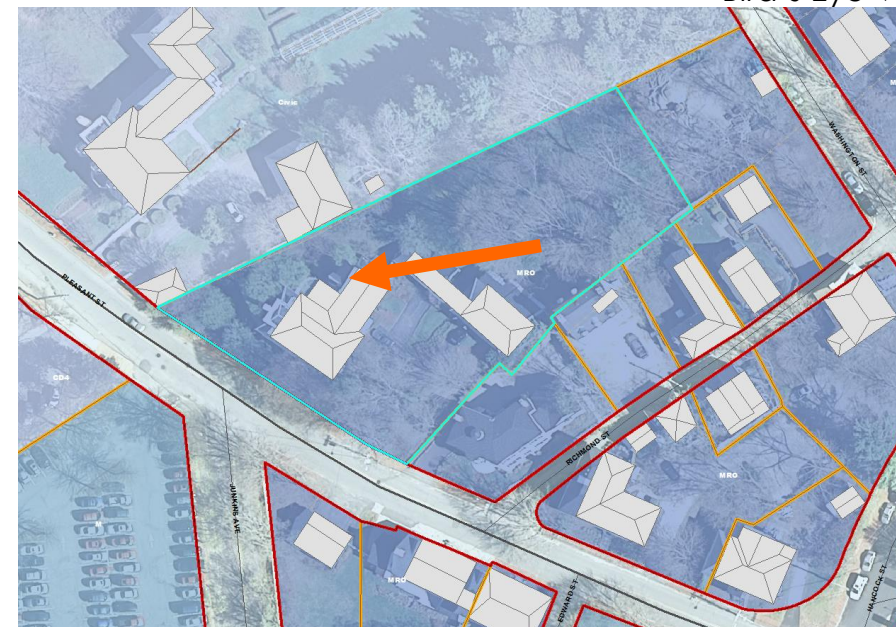
Note that the applicant has revised the rear addition on the carriage house to comply with the side setback requirements.

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:



Bird's Eye View



Zoning Map

**HISTORIC
SURVEY
RATING**

F

179 PLEASANT STREET (LU-22-169) – PUBLIC HEARING #1 (MODERATE)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 179 PLEASANT STREET Case No.: 1 Date: 9-70-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

L. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 33 SOUTH MILL STREET (LU-22-171)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

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 these panels will be very visible from Salter and South Mill Street

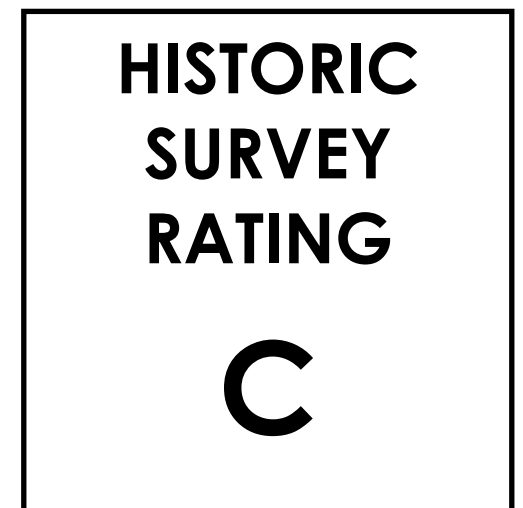
K. Aerial Image, Street View and Zoning Map:



Aerial and Streetview Images



Zoning Map



33 SOUTH MILL STREET (LU-22-171) – PUBLIC HEARING #2 (MODERATE)

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

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: 31 ALDRICH ST. (LU-22-163)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Two-Family
- Land Area: 15,680 SF +/-
- Estimated Age of Structure: c. 1885
- Building Style: Victorian
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Back of House
- Unique Features: NA
- Neighborhood Association: Cass Street

B. Proposed Work: To add a rear deck and addition & replace windows, doors & shed.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

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

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

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The new building is located along Aldrich Street near the intersection with Middle Street. It is surrounded with many contributing historic structures. The building is setback from the street with a shallow front yard and deer rear yard.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Add a rear deck and addition
 - Replace windows and doors on the rear elevation
 - Replace two screen doors
 - Replace 2 bulkheads
 - Replace the existing shed.
 - Replace the composite decking on the front façade.

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

K. Aerial Image, Street View and Zoning Map:



Elevation and Rendering of Proposed New Building



Zoning Map

**HISTORIC
SURVEY
RATING**

C

31 ALDRICH ST. (LU-22-163) – PUBLIC HEARING #3 (MODERATE PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 31 ALDRICH ST. Case No.: 3 Date: 9-7-22

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: 40 PLEASANT ST. (LU-22-170)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 9,520 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Renaissance Revival
- Number of Stories: 3.0
- Historical Significance: Focal
- Public View of Proposed Work: View from Church, State, Porter & Pleasant Streets
- Unique Features: Former Post Office / US District Court House
- Neighborhood Association: Downtown

B. Proposed Work: To replace windows.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory 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 historically significant (focal) 3 story granite-clad building is located at the intersection of State and Pleasant Streets and is surrounded with many contributing and focal historic structures. It is surrounded with many 3-4 story wood- and brick sided historic structures with no front yard setback along the street and narrow side yards.

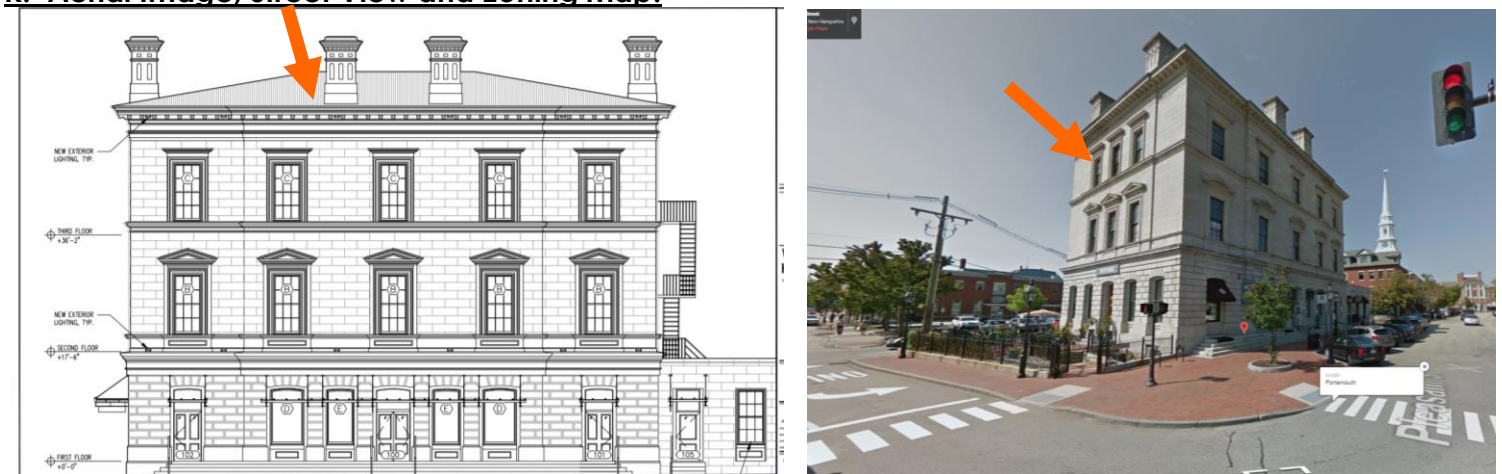
J. Staff Comments and Suggestions for Consideration:

The project includes:

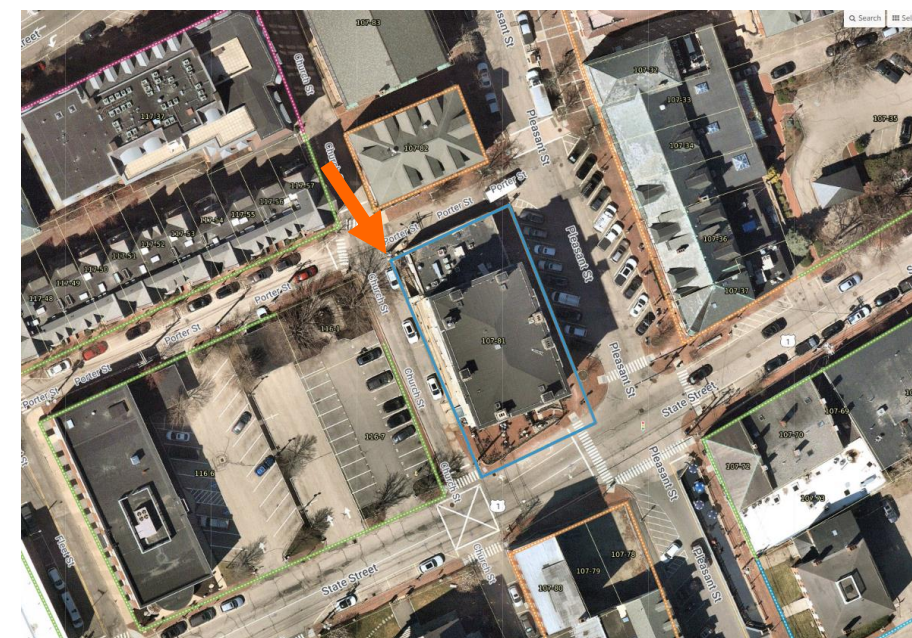
- The replacement of the historic windows.
- Installation of a new canopy system
- Addition of exterior lighting.

• **Design Guideline Reference: Guidelines Windows and Doors (08 and Signs and Awnings (11).**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

40 PLEASANT STREET (LU-22-170) – 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;">– REPLACE WINDOWS, ADD LIGHTING AND AWNINGS –</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
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		
BUILDING DESIGN & MATERIALS	BUILDING DESIGN & MATERIALS	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 40 PLEASANT STREET Case No.: 4 Date: 9-7-22
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: WORK SESSION #1

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.

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 – WORK SESSION #1 (MODERATE)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 361 ISLINGTON STREET Case No: 1 Date: 9-7-22

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

A. Property Information - General:

Existing Conditions:

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

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

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

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

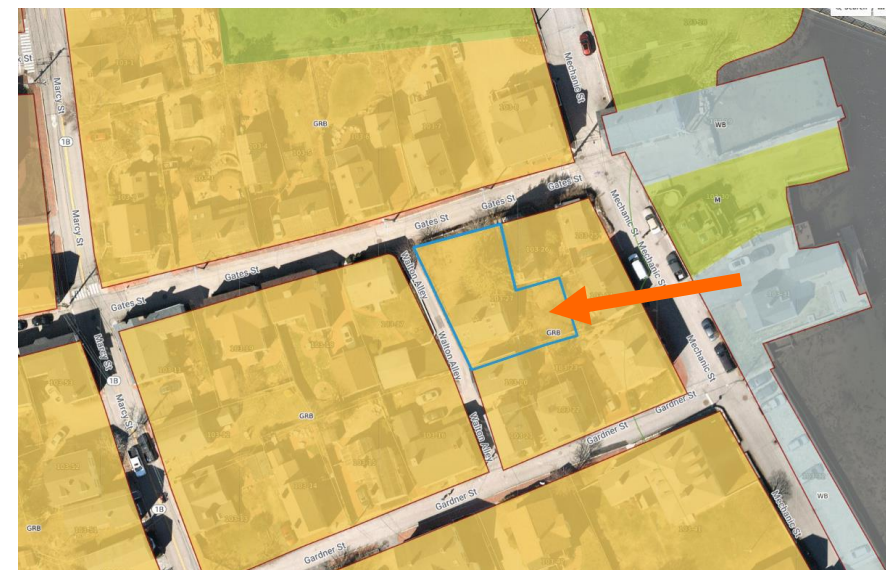
Note that the BOA granted the required variance for the garage at their July meeting.

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

1 WALTON ALLEY (LU-22-124) – PUBLIC HEARING #5 (MODERATE)

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

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

L. Review Criteria / Findings of Fact:

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

Historic District Commission

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

A. Property Information - General:

Existing Conditions:

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

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

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Remove the existing building.
 - Construct a 4 story building with a penthouse on the 5th floor.

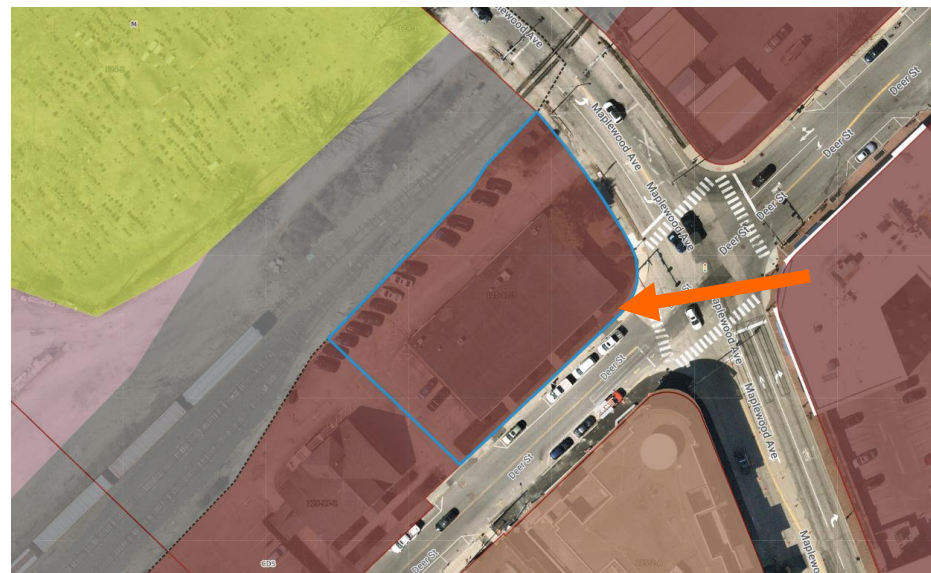
Note that revised plans will be provided at the 9-7-22 meeting.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

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

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
1	Gross Floor Area (SF)	MAJOR PROJECT – NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL –				
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio					
4	Building Height – Zoning (Feet)					
5	Building Height – Street Wall / Cornice (Feet)					
6	Number of Stories					
7	Building Coverage (% Building on the Lot)					

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 161 DEER STREET Case No.: A Date: 9-14-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

L. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 147 CONGRESS ST. (LUHD-501)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 6,908 SF +/-
- Estimated Age of Structure: c.1950
- Building Style: Modern Vernacular
- Number of Stories: 2
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Congress St. and Maplewood Ave.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add a single story side addition along Maplewood Ave.

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 non-contributing structure is located at the intersection of Maplewood Ave. and Congress St. It is located within the Urban Renewal Area. Most buildings have a no front- and side-yard setbacks with shallow rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Adding a new side addition along the Maplewood Ave. façade.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

147 CONGRESS ST. (LUHD-501) – WORK SESSION #B (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)		MODERATE PROJECT – 2-STORY SIDE ADDITION –					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34	Garages (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35	Fence / Walls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 147 CONGRESS ST. Case No.: B Date: 9-14-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

L. Review Criteria / Findings of Fact:

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



09/07/2022

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

RAYNES AVENUE SUMMARY & DESIGN INTENT

We respectfully submit this Application for Approval.

Both the Mixed-Use and Hotel buildings have undergone significant review and study of multiple design options. In order to assist in the review of these significant buildings, we have summarized the status of the building designs and subsequent process leading up to this final application for your consideration:

WORK SESSION 1

Building footprints were laid out on the site as two separate buildings, defined by their use with surface parking. The applicant was strongly urged to remove all structures from the 100 foot buffer to support the primary goal of the Conservation Commission and protect the waterfront of North Mill Pond. The design team remains committed to that directive.

WORK SESSION 2

The Mixed Use massing consists of five stories with a one story mass along Maplewood Ave. The Hotel Building is also five stories.

Architectural styles for both buildings are similar and primarily wood/metal.

WORK SESSION 3

The fifth floor of the Mixed Use building mass is reduced to a penthouse and floors are stepped down toward Maplewood Ave.

Surface parking was reduced significantly and located under the buildings where possible, based on feedback from the Commission. A Puzzle Lift Parking management system was introduced to maximize the parking under the Mixed Use Building.

Inspiration images for Mixed Use Architectural styles are presented and discussed.

WORK SESSION 4

A section of the fifth floor of the Hotel closest to North Mill Pond is removed.

Inspiration images for Hotel Architectural styles are presented and discussed.

WORK SESSION 5

Three building design options for Mixed Use Architectural styles are presented and discussed.

Three building design options for Hotel Architectural styles are presented and discussed.

WORK SESSION 6

The Mixed Use building moves forward with a traditional Architectural Style. Massing is also set back at the fourth floor along the North Mill Pond and the resultant three story volume is wrapped around Maplewood Ave to Raynes Ave. Clapboard siding is added to the fourth floor and penthouse. Massing elements are added to signify entry.

The Hotel building moves forward with a textured brick base detail and lighter fifth floor material. Massing elements are added to signify entry. Hotel vehicular entrance is accentuated.

WORK SESSION 7

Further refinement of Mixed Use and Hotel glazing and Cornice Details are developed. Entry Canopy designs are updated with cables and glass. Hotel vehicular entrance is minimized.

WORK SESSION 8

Development of Mixed Use storefront entries and canopies. Development of Hotel Entrance feature.

WORK SESSION 9

Introduction and development of three primary glass entry canopies. Discussion of vinyl window specification for the Hotel building.

APPLICATION FOR APPROVAL

The final Application for Approval specifies Marvin Fiberglass windows for both the Mixed Use and Hotel buildings, as well as an added cap detail to the entrance element at the Hotel.

Thank you for your consideration.
Sincerely,

Carla Goodknight, AIA, NCARB
Principal, CJ Architects

TABLE OF CONTENTS:

- 1.0 Views of Mixed Use and Hotel Buildings
 - Mixed-Use Updated Design Details
 - Hotel Updated Design Details
- 2.0 Mixed-Use Elevations and Details
- 3.0 Hotel Elevations and Details
- 4.0 Proposed Materials
- 5.0 Reference Pages
 - Site Plans
 - Project Data Reference
 - Parking System
 - 30"x42" (Duplicate) Scale Drawings for Record



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE AERIAL & LOCATION PLAN

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022





MAPLEWOOD AVE CANOPY



RAYNES AVE CANOPY



HOTEL CANOPY



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



GLASS CANOPY DETAILS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022



1.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022



1.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022



1.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE ENTRY VIEW
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022



1.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
FROM MARKET STREET
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022



1.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022



1.6



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

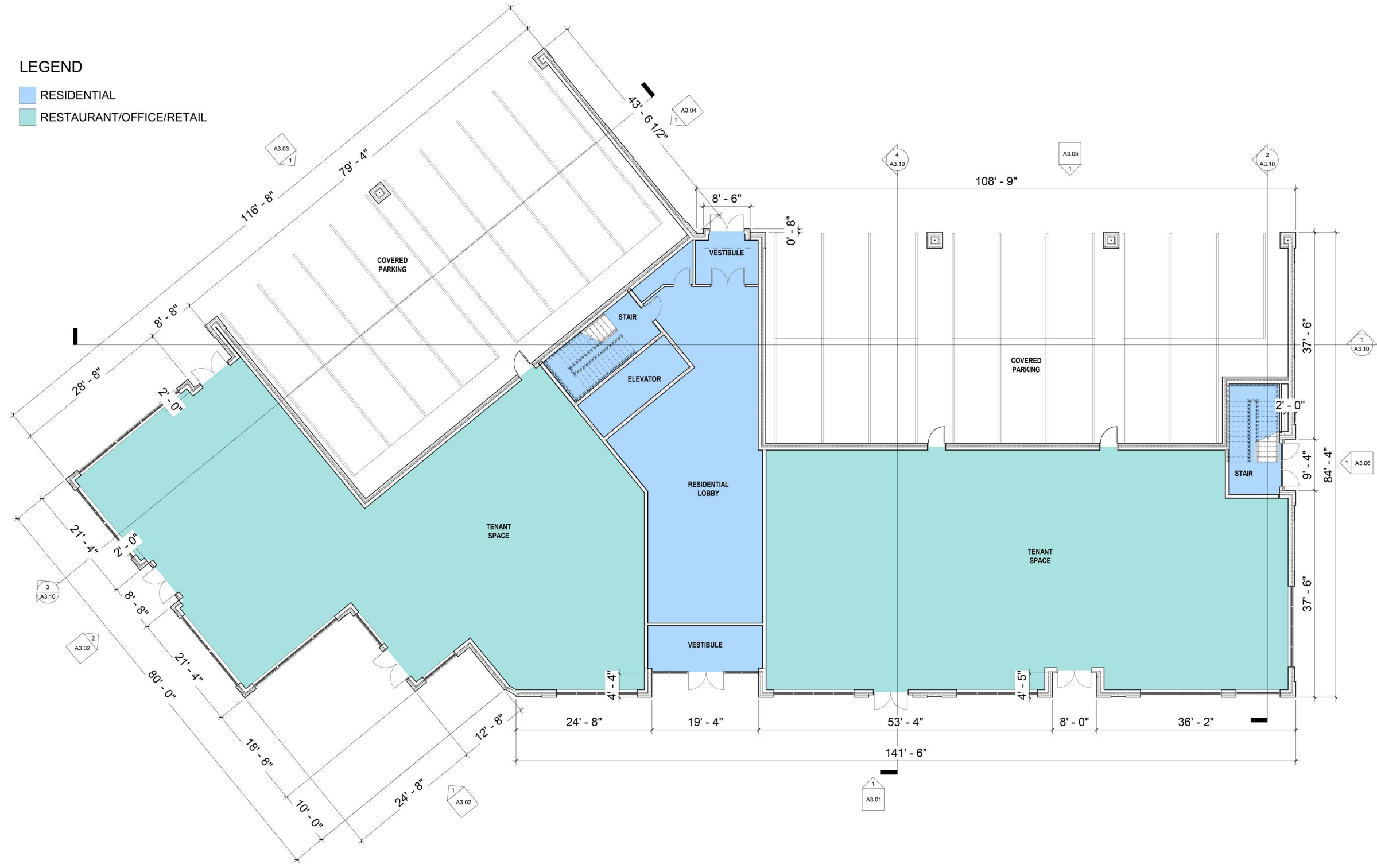
VIEW ACROSS NORTH MILL POND
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022



1.7

LEGEND

- RESIDENTIAL
- RESTAURANT/OFFICE/RETAIL



1 LEVEL 1 - OVERALL
 SCALE: 1/8" = 1'-0" REF SHEET: 1 / A3.01



North Scale

FIRST FLOOR PLAN

RAYNES AVE. Project
 MIXED USE Date 15 JULY 2022 Dwg. No. **A1.01**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 AUGUST 3, 2022

2.0
 NOT TO SCALE

LEGEND
■ RESIDENTIAL



1 LEVEL 2 - OVERALL
 SCALE: 1/8" = 1'-0"
 REF SHEET: 1 / A3.01



SECOND FLOOR PLAN

RAYNES AVE.
 MIXED USE

Project Date 15 JULY 2022 Dwg. No. **A1.02**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 AUGUST 3, 2022

2.1
 NOT TO SCALE

LEGEND
■ RESIDENTIAL



1 LEVEL 3 - OVERALL
 SCALE: 1/8" = 1'-0" REF SHEET: 1 / A3.01



THIRD FLOOR PLAN

RAYNES AVE.
 MIXED USE

Project Date 15 JULY 2022 Dwg. No. **A1.03**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 AUGUST 3, 2022

2.2
 NOT TO SCALE

LEGEND

RESIDENTIAL



1 LEVEL 4 - OVERALL
SCALE: 1/8" = 1'-0"
REF SHEET: 1 / A3.01



FOURTH FLOOR PLAN

RAYNES AVE.
MIXED USE

Project Date 15
JULY
2022

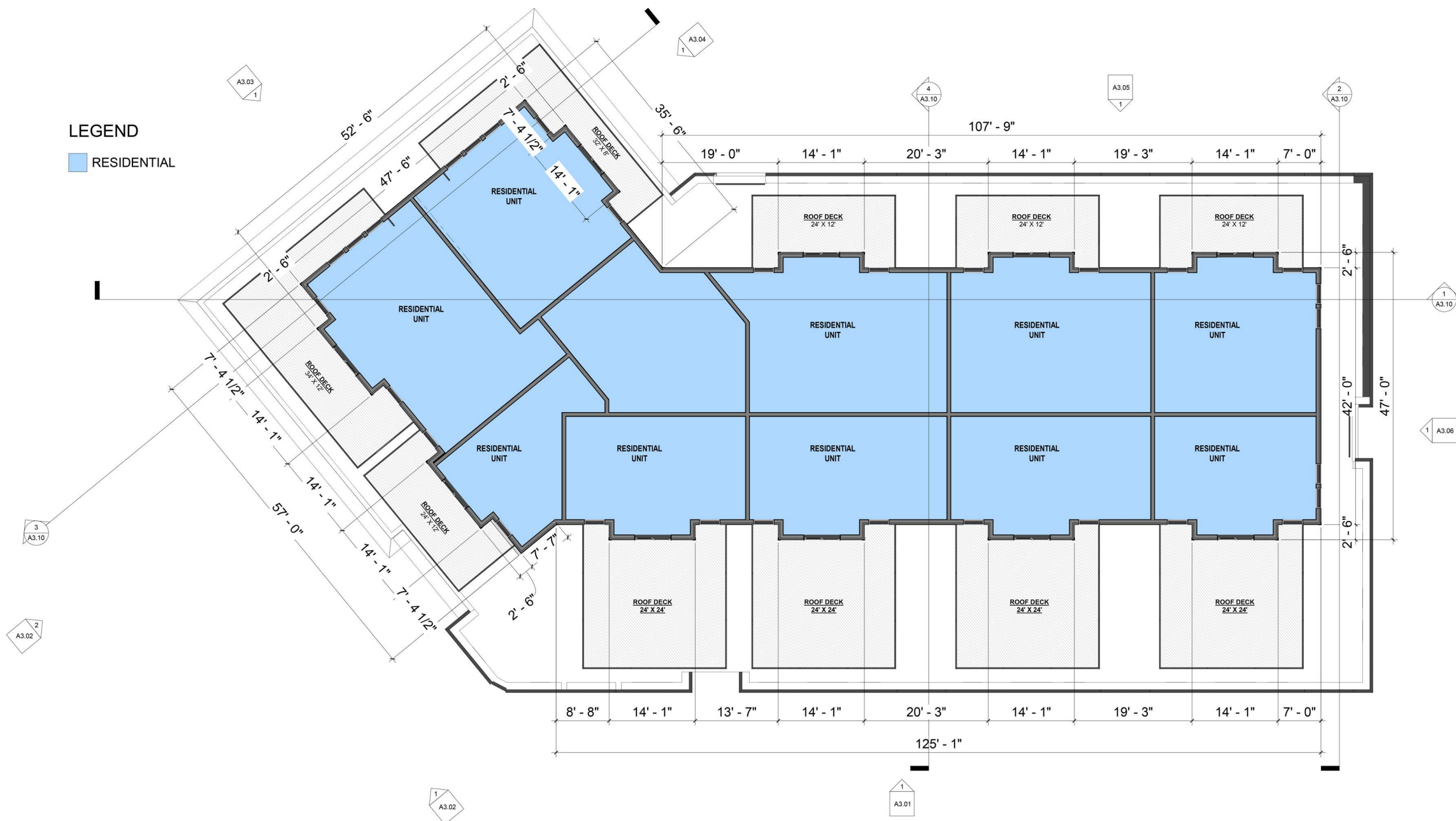
Dwg. No. A1.04

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

2.3
NOT TO SCALE

LEGEND

RESIDENTIAL



1 LEVEL 5 - OVERALL
SCALE: 1/8" = 1'-0" REF SHEET: 1 / A3.01

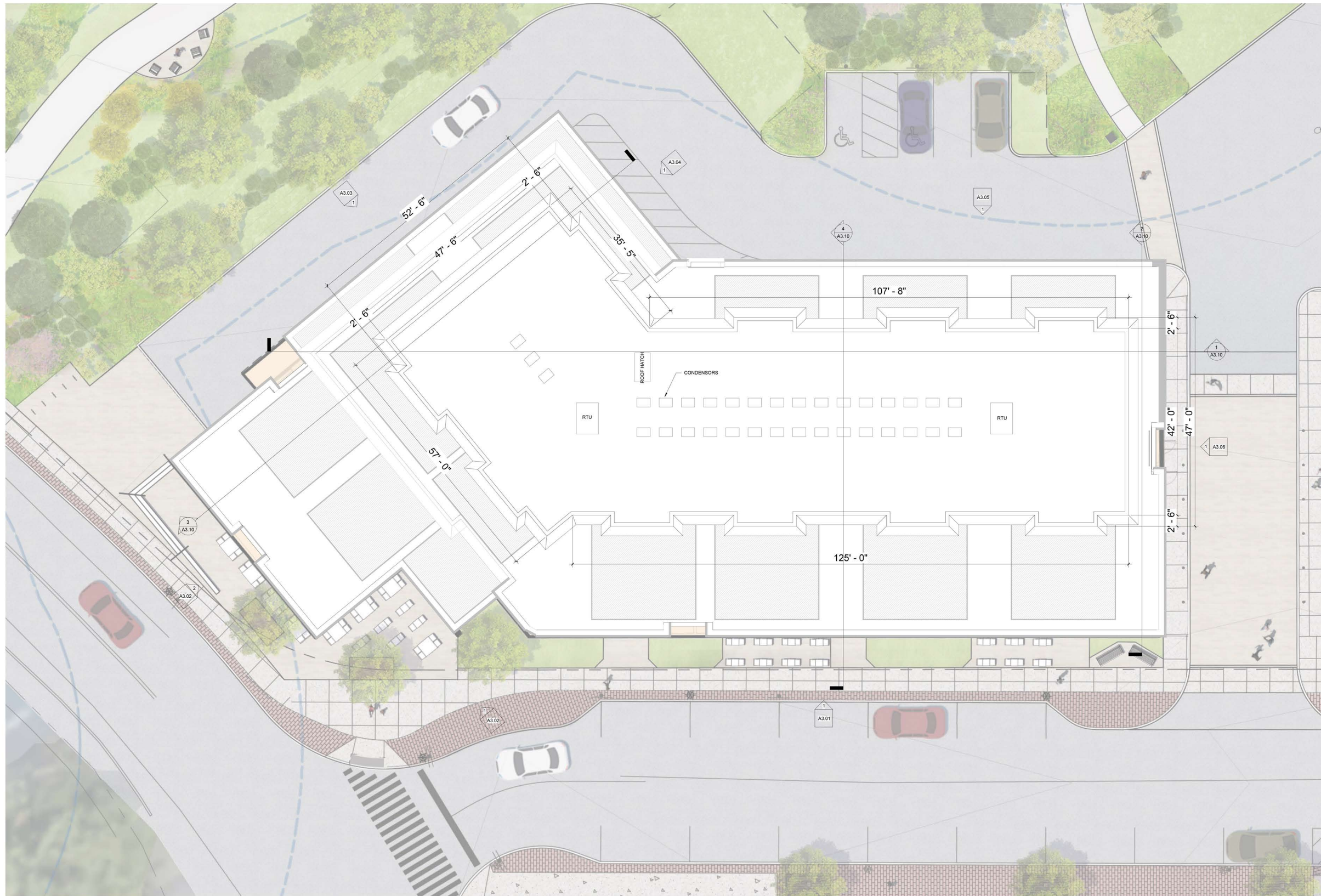


PENTHOUSE FLOOR PLAN

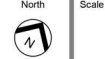
RAYNES AVE. MIXED USE
Project Date 15 JULY 2022 Dwg. No. A1.05

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

2.4
NOT TO SCALE



1 ROOF PLAN
 SCALE: 1/8" = 1'-0" REF SHEET: 11/A3.01



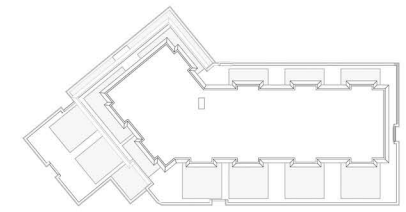
ROOF PLAN

RAYNES AVE.
 MIXED USE

Project	Date 15 JULY 2022	Dwg. No. A1.06
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HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 AUGUST 3, 2022

2.5
 NOT TO SCALE



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - SOUTH EAST
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A1.01



North Scale

ELEVATIONS

RAYNES AVE.
MIXED USE

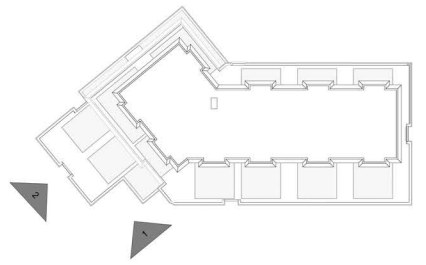
Project Date 15 JULY 2022 Dwg. No. A3.01

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

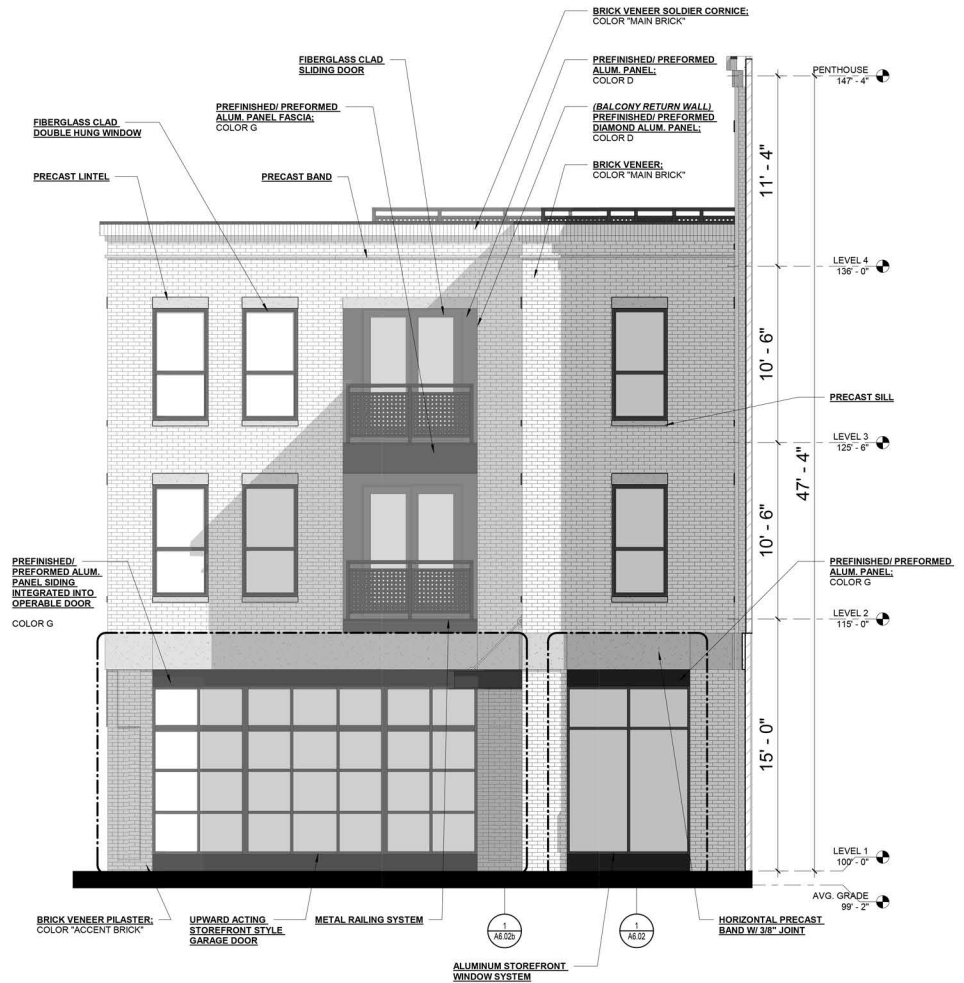
2.6
NOT TO SCALE



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



North Scale

ELEVATIONS

RAYNES AVE.
MIXED USE

Project

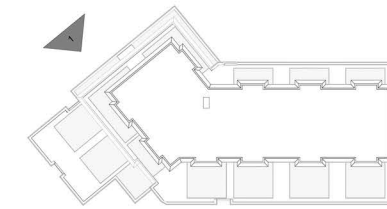
Date 15
JULY
2022

Dwg. No.

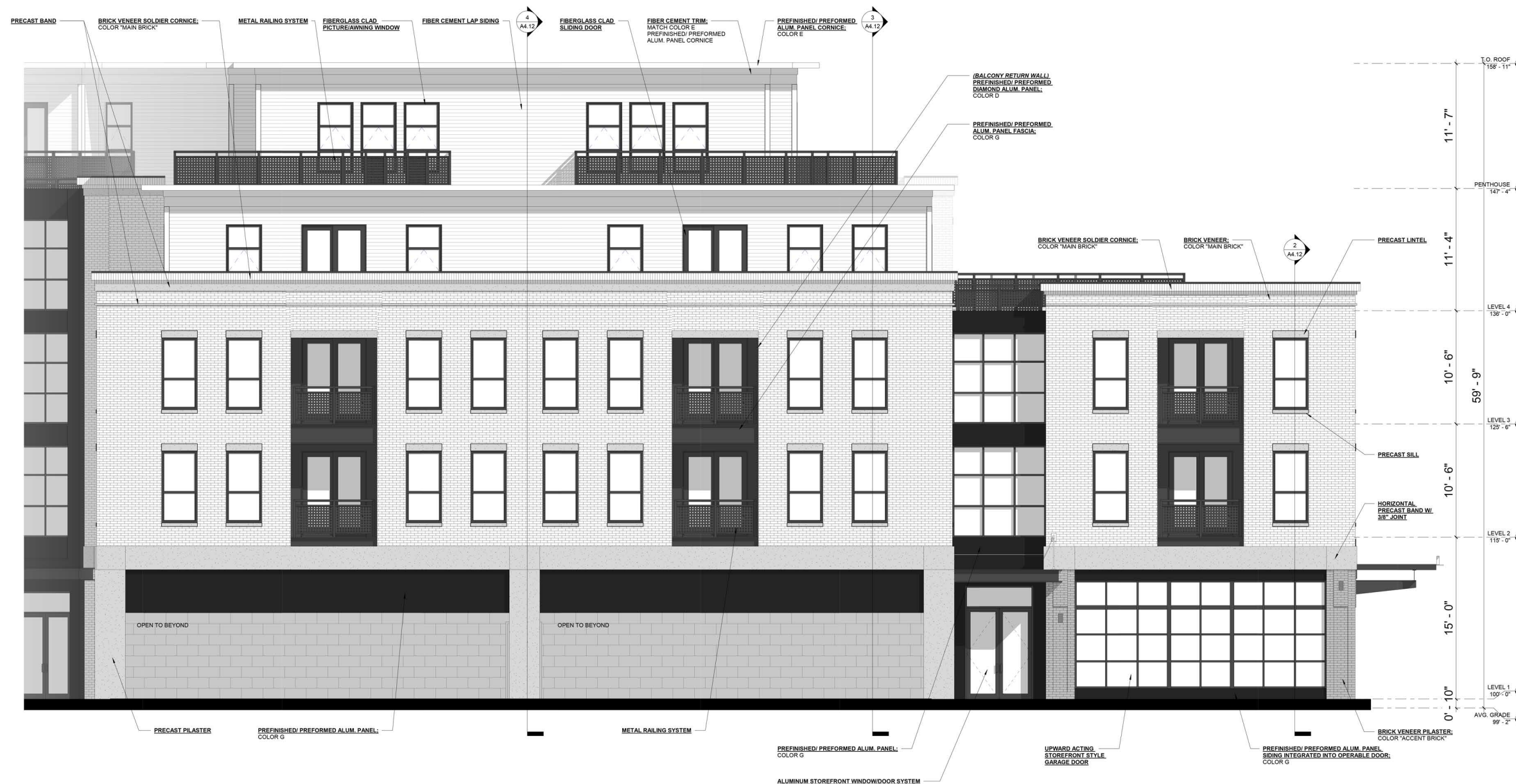
A3.02

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

2.7
NOT TO SCALE



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



North Scale

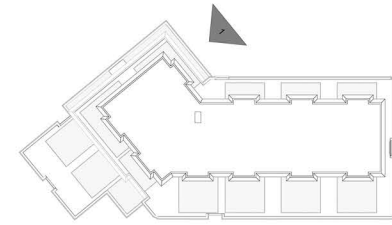
ELEVATIONS

RAYNES AVE.
MIXED USE

Project Date 15 JULY 2022 Dwg. No. A3.03

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

2.8
NOT TO SCALE



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



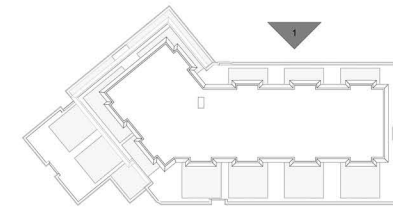
North Scale

ELEVATIONS

RAYNES AVE. MIXED USE
Project Date 15 JULY 2022 Dwg. No. A3.04

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

2.9
NOT TO SCALE



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - NORTH WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



North Scale

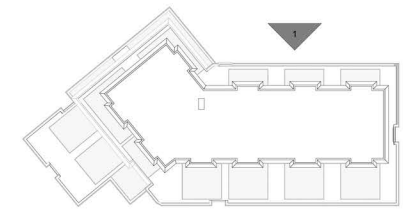
ELEVATIONS

RAYNES AVE.
MIXED USE

Project Date 15 JULY 2022 Dwg. No. A3.05

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

2.10
NOT TO SCALE



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - NORTH EAST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



North Scale

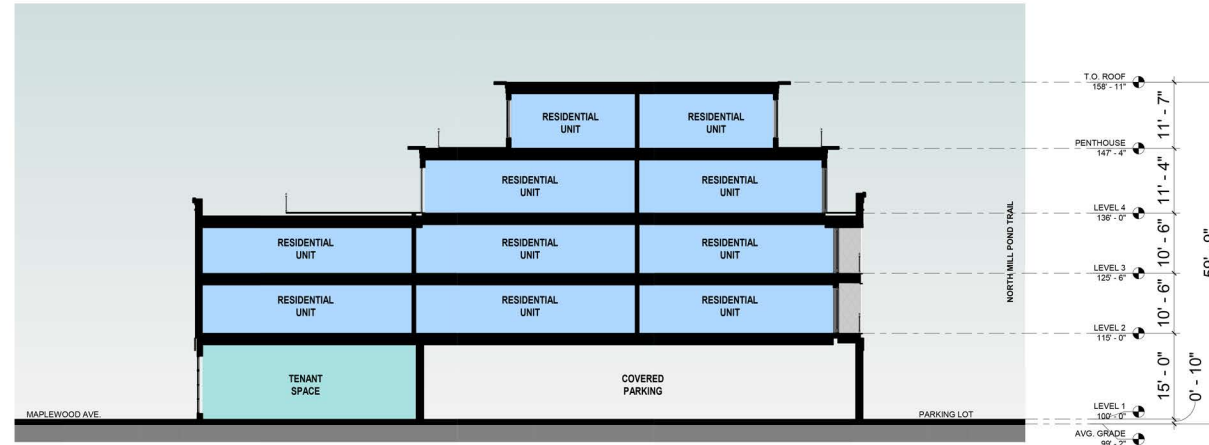
ELEVATIONS

RAYNES AVE. MIXED USE	Project	Date 15 JULY 2022	Dwg. No. A3.06
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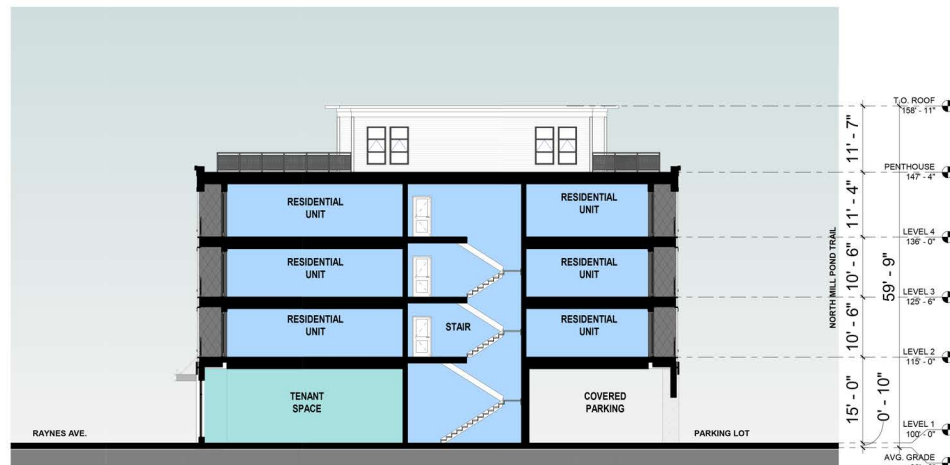
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

2.11
NOT TO SCALE

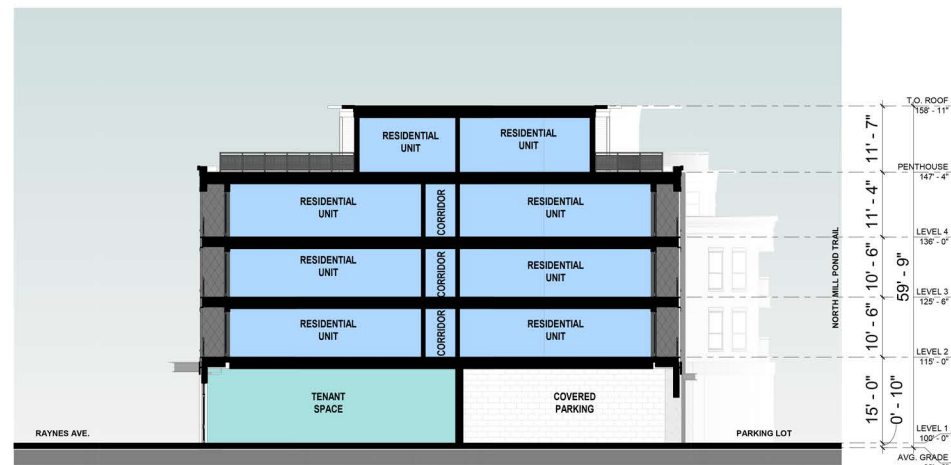
- LEGEND**
- RESIDENTIAL
 - RESTAURANT/OFFICE/RETAIL



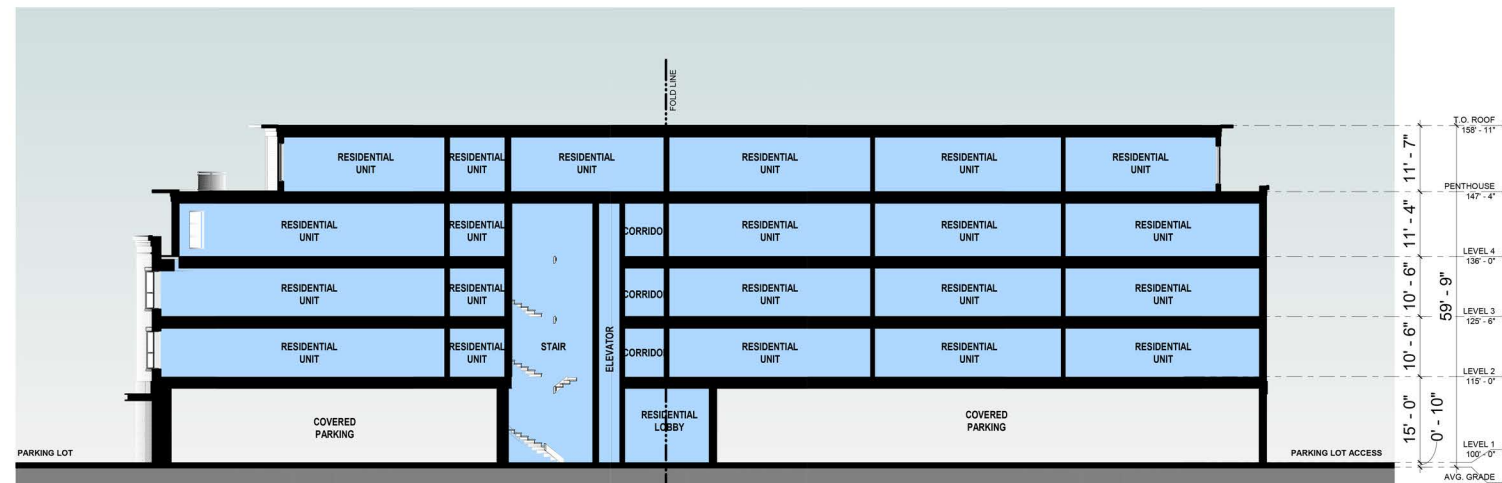
3 BUILDING SECTION - NORTH/SOUTH
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.01



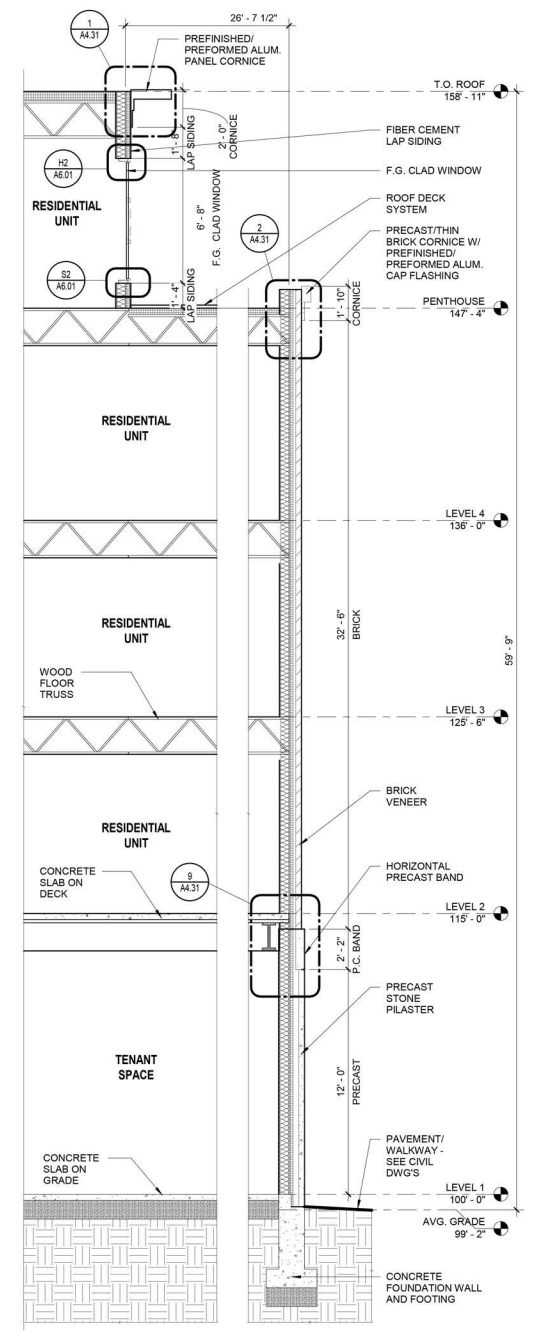
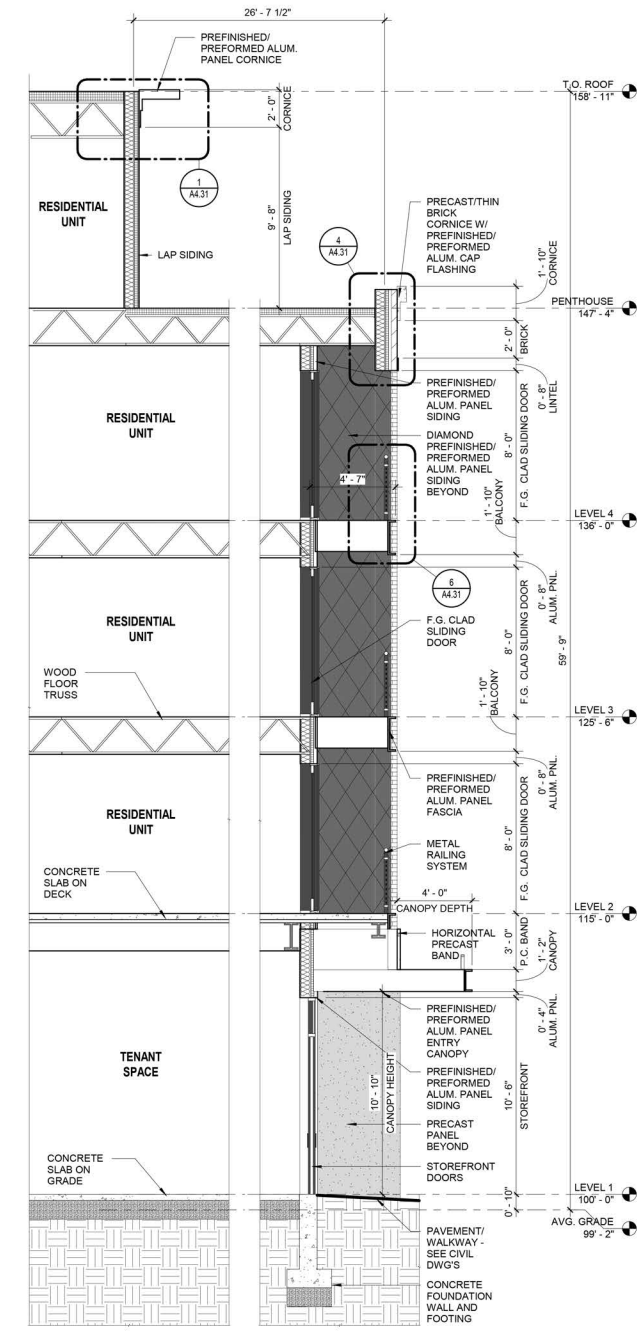
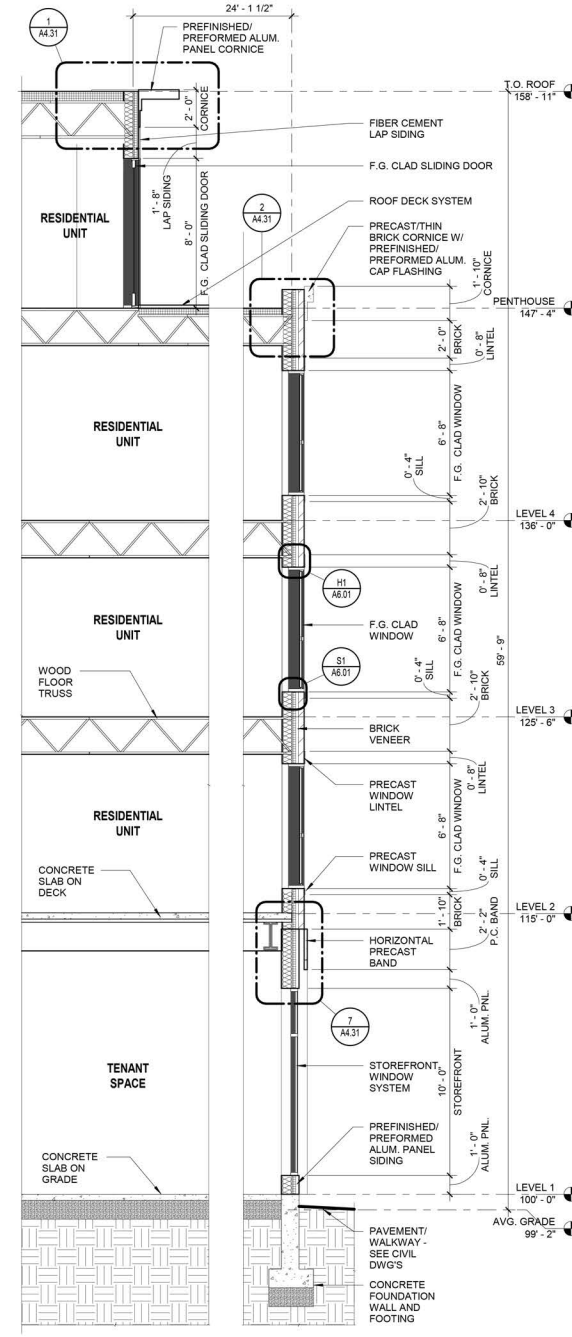
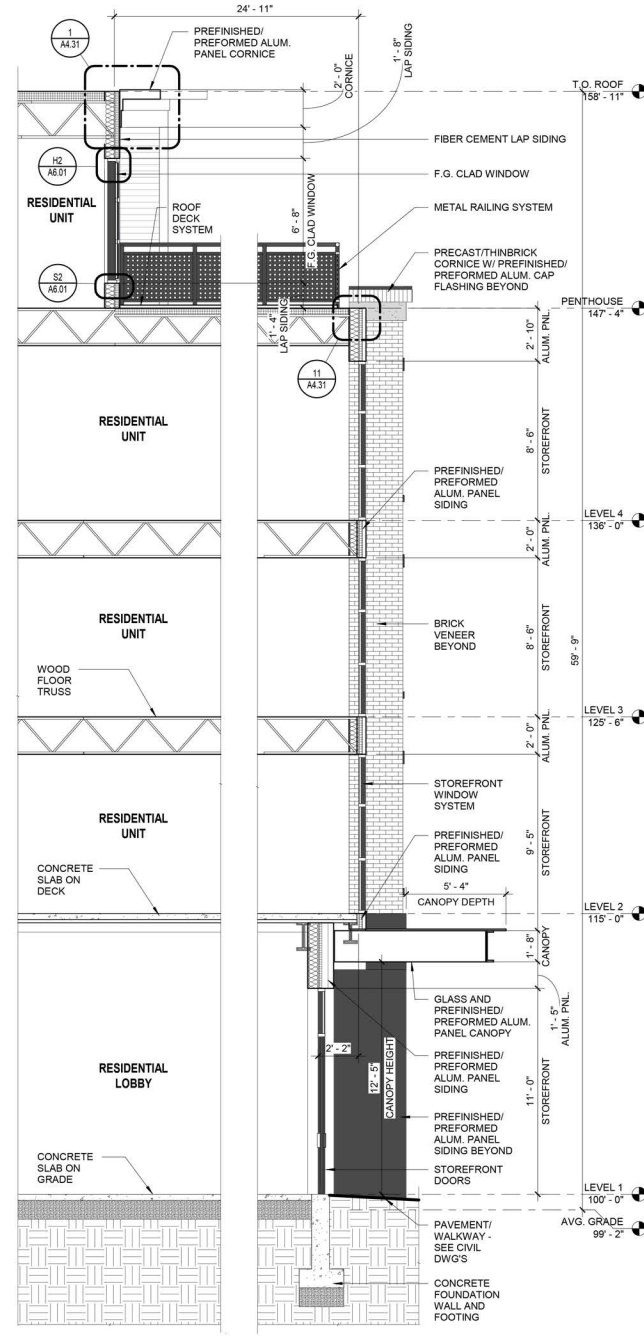
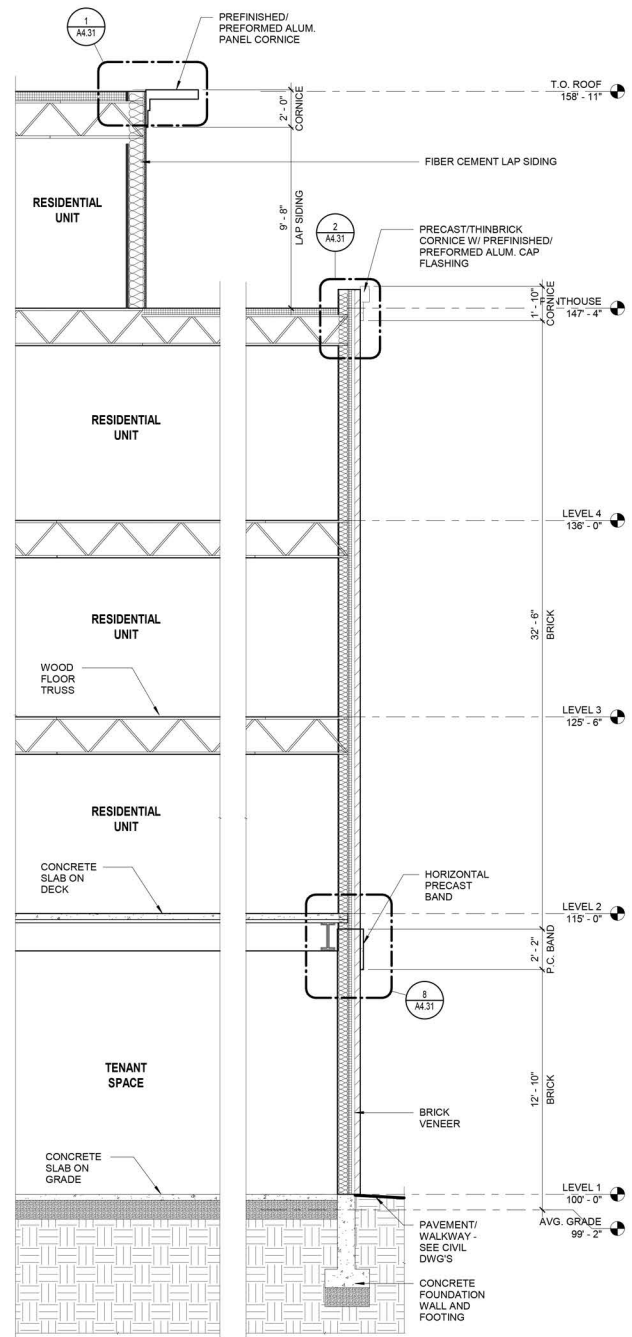
2 BUILDING SECTION - NORTH WEST/ SOUTH EAST A
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.01



4 BUILDING SECTION - NORTH WEST/ SOUTH EAST B
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.01



1 BUILDING SECTION - NORTH EAST/SOUTH WEST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.01



5 WALL SECTION - AT LEVEL 2 PRECAST BAND
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

4 WALL SECTION - 3 STORY STOREFRONT
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

3 WALL SECTION - TYPICAL WINDOWS
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

2 WALL SECTION - BALCONY
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

1 WALL SECTION - AT LEVEL 1 PILASTER
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01



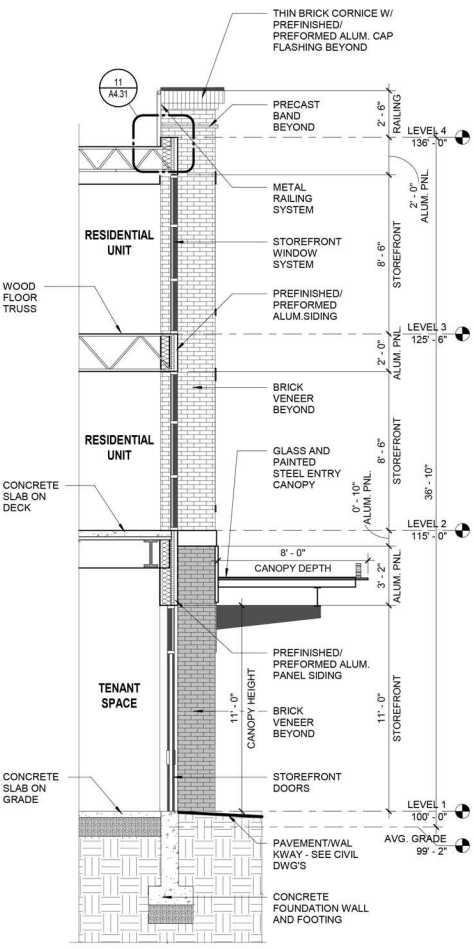
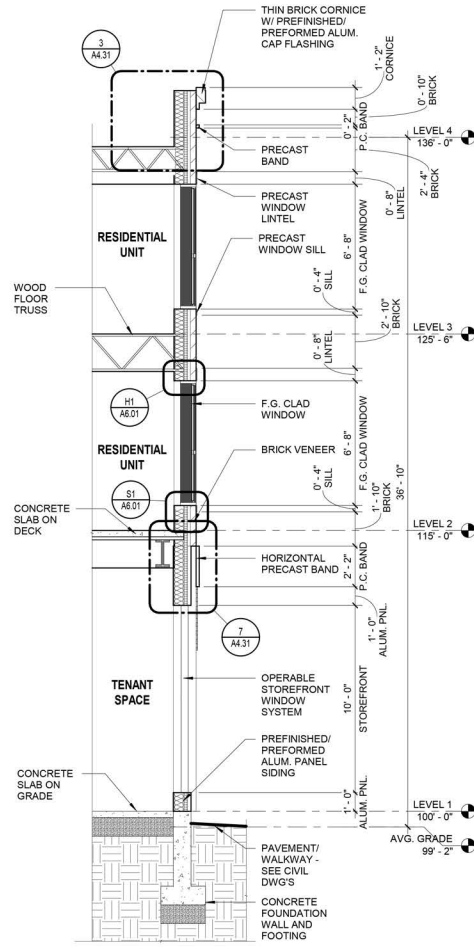
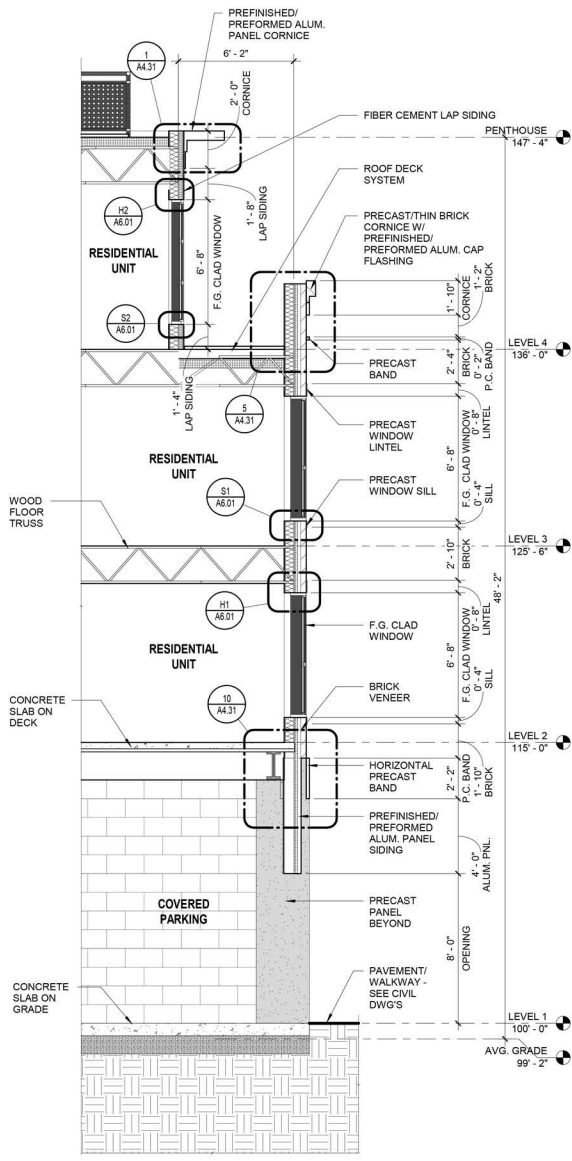
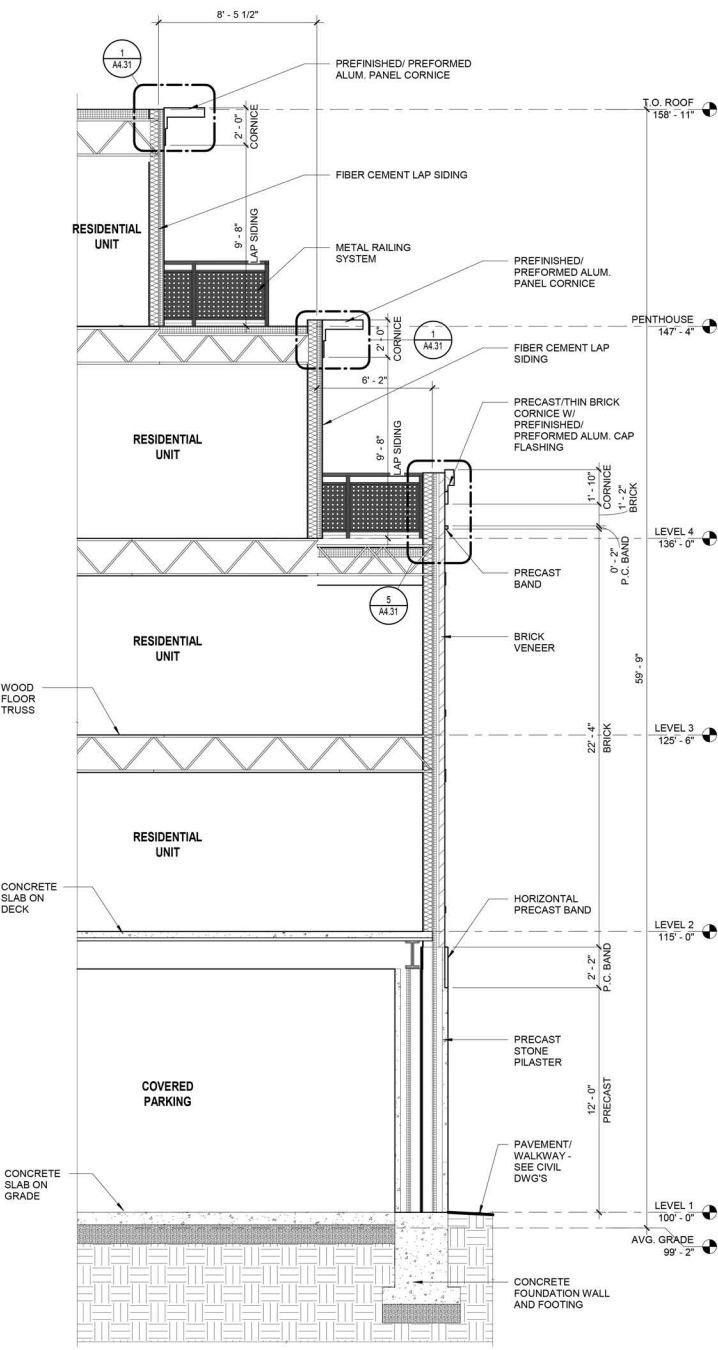
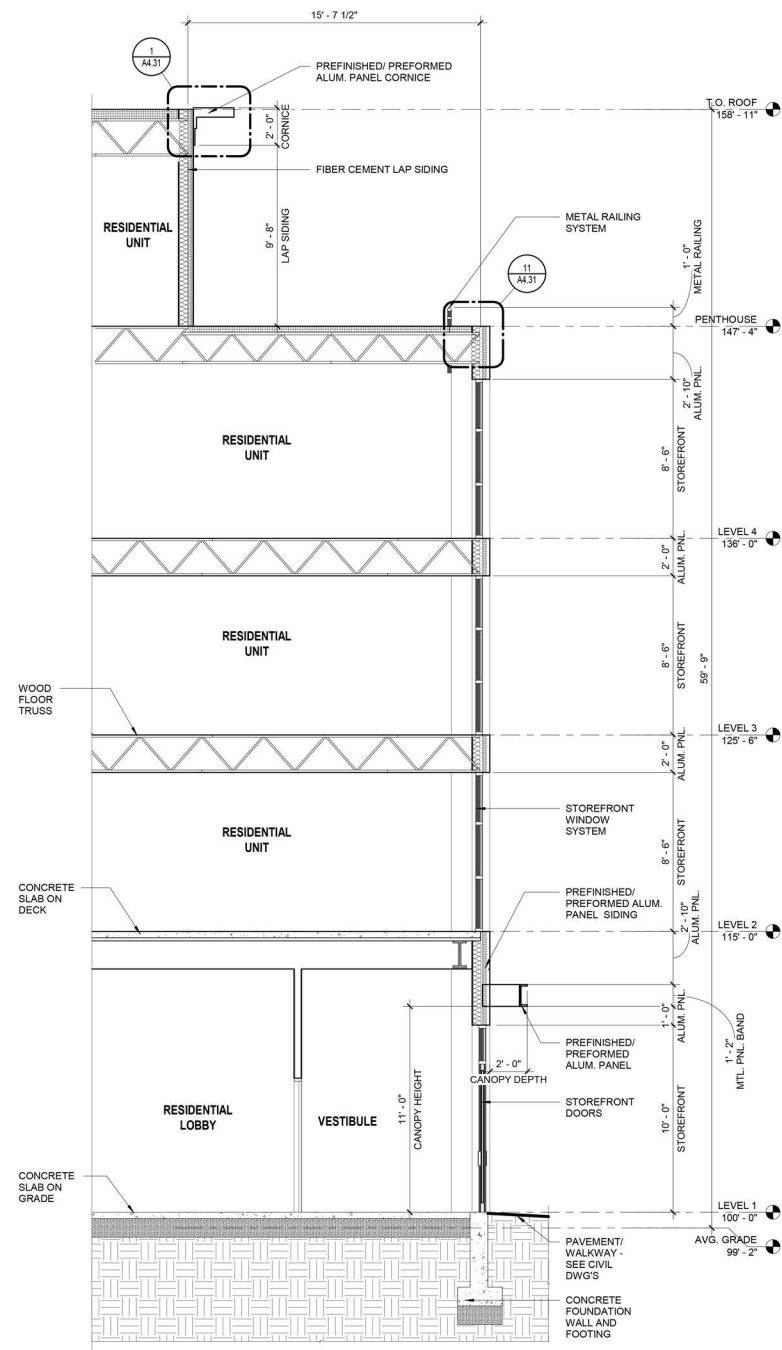
North	Scale
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WALL SECTIONS

RAYNES AVE. MIXED USE	Project	Date 15 JULY 2022	Dwg. No. A4.11
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HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

2.13
NOT TO SCALE



5 WALL SECTION - REAR PARKING ENTRY
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.05

4 WALL SECTION - ROOF EDGE/PILASTER AT BUILDING STEP
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.03

3 WALL SECTION - COVERED PARKING
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.03

2 WALL SECTION - UPWARD ACTING DOOR
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.03

1 WALL SECTION - 2 STORY STOREFRONT
SCALE: 1/4" = 1'-0" REF SHEET: 2 / A3.02



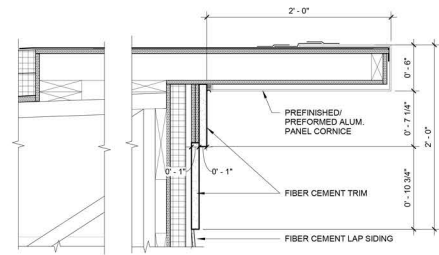
North Scale

WALL SECTIONS

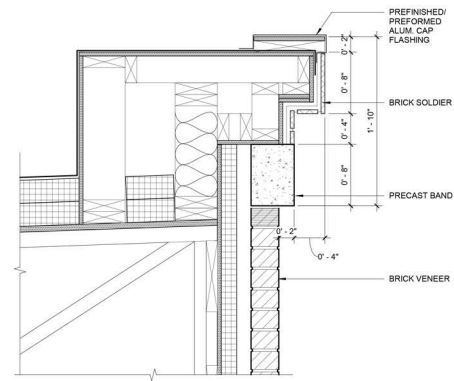
RAYNES AVE. Project Date 15 JULY 2022 Dwg. No. A4.12
MIXED USE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

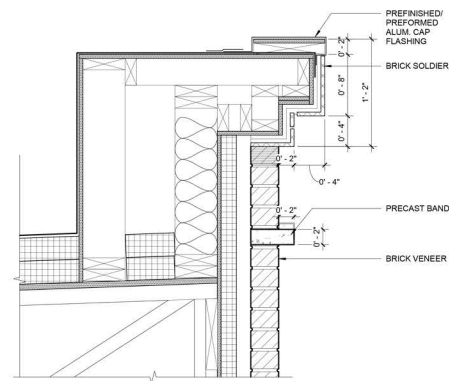
2.14
NOT TO SCALE



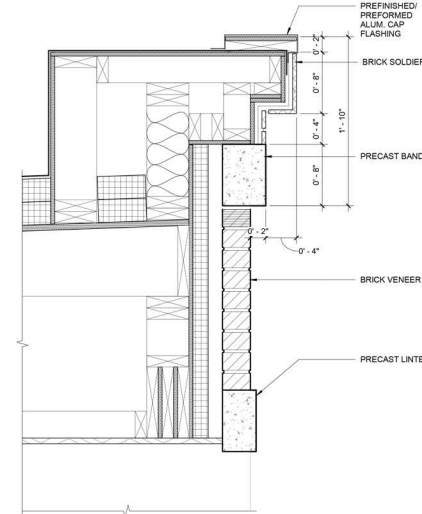
1 PREFORMED METAL CORNICE L4/PENTHOUSE
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



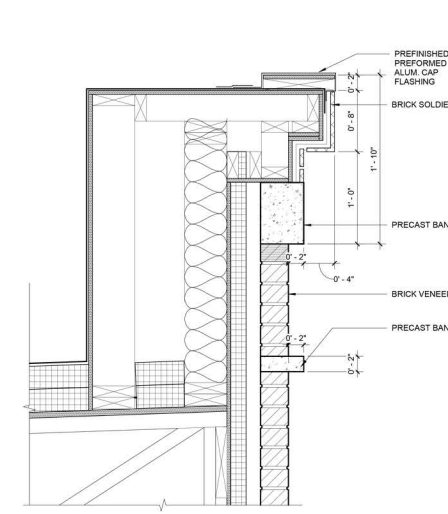
2 BRICK CORNICE W/ STONE FRIEZE (PENTHOUSE)
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



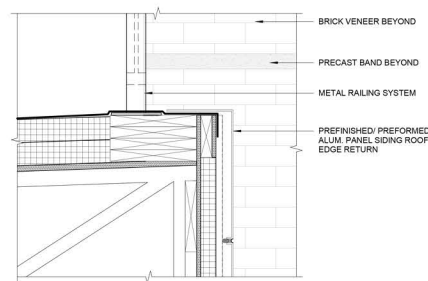
3 BRICK CORNICE W/ STONE ACCENT L4
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12



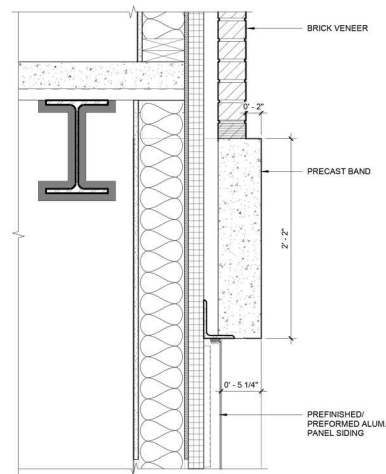
4 LINTEL AT BALCONY
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



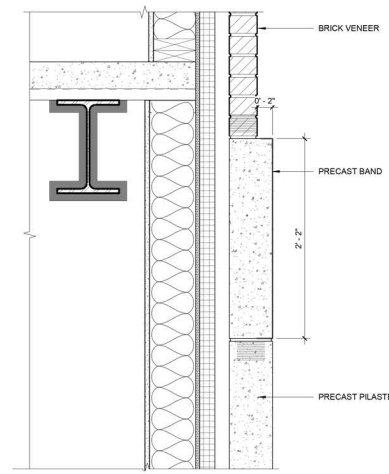
5 BRICK CORNICE W/ STONE FRIEZE AND ACCENT L4
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.12



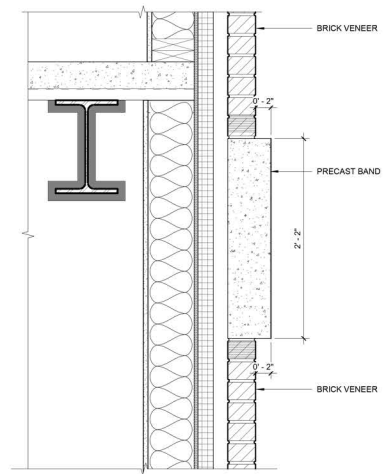
11 ROOF EDGE AT METAL PANEL
SCALE: 1 1/2" = 1'-0" REF SHEET: 4 / A4.11



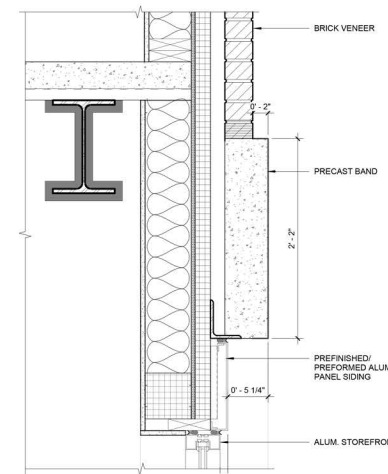
10 BAND AT METAL PANEL
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.12



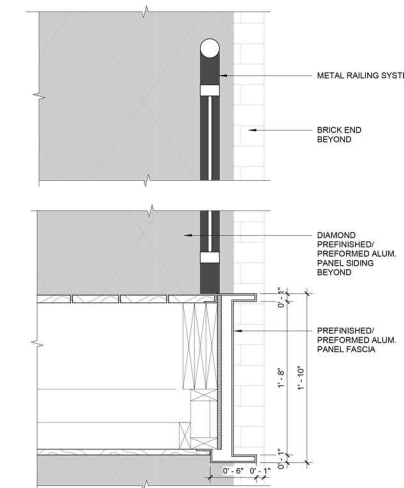
9 BAND AT COVERED PARKING
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



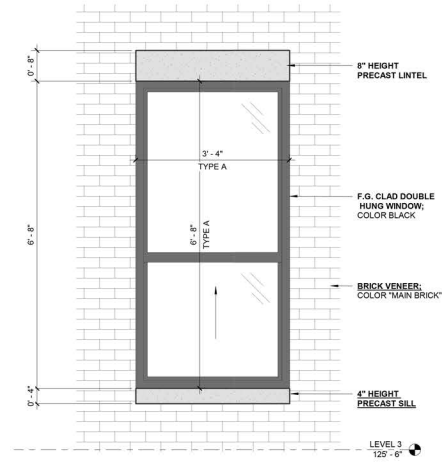
8 LEVEL 1 PRE CAST PILASTER
SCALE: 1 1/2" = 1'-0" REF SHEET: 5 / A4.11



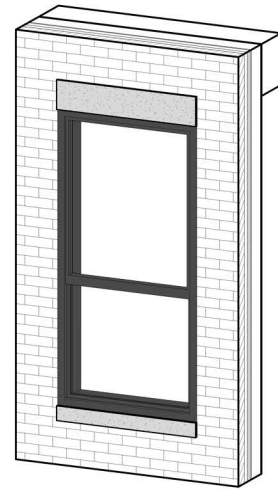
7 L2 PRECAST BAND AT METAL PANEL/STOREFRONT
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11



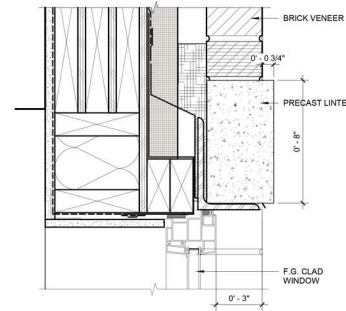
6 BALCONY EDGE
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



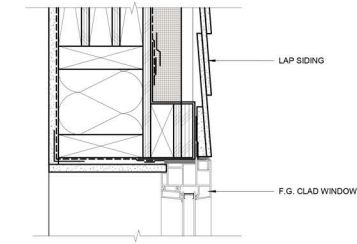
1 TYPICAL DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



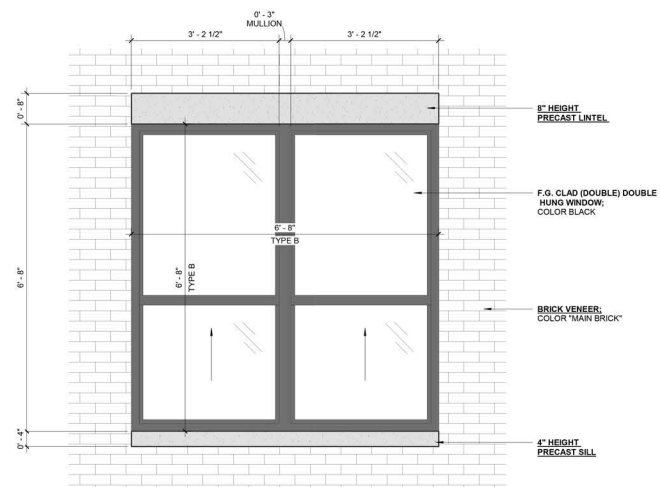
1A TYPICAL DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4 3D
SCALE:



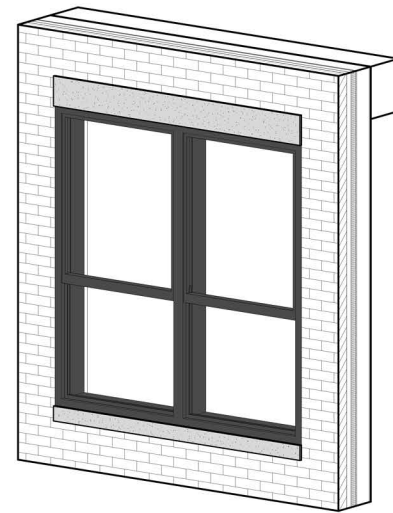
H1 FIBERGLASS CLAD WINDOW HEAD BRICK
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



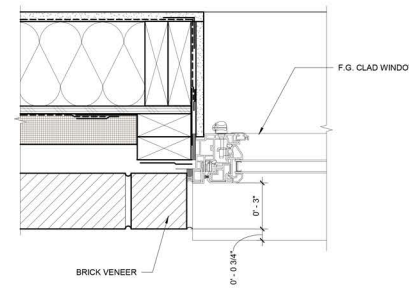
H2 FIBERGLASS CLAD WINDOW HEAD FIBER CEMENT LAP SIDING
SCALE: 3" = 1'-0" REF SHEET: 1 / A4.11



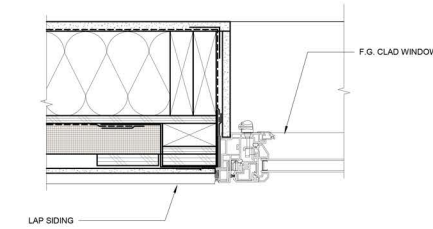
2 TYPICAL DOUBLE DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



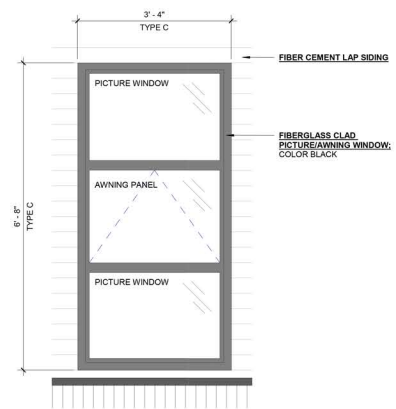
2A TYPICAL DOUBLE DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4 3D
SCALE:



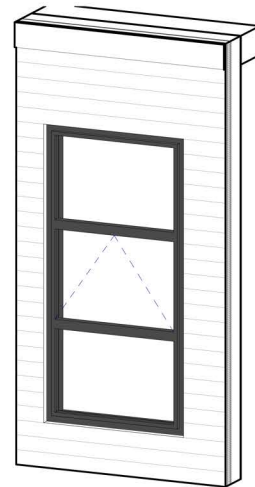
J1 FIBERGLASS CLAD WINDOW JAMB BRICK
SCALE: 3" = 1'-0"



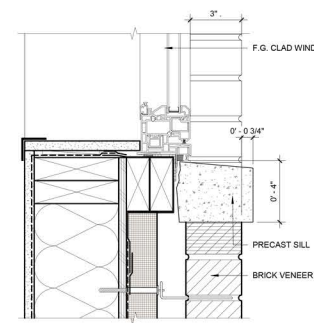
J2 FIBERGLASS CLAD WINDOW JAMB FIBER CEMENT LAP SIDING
SCALE: 3" = 1'-0"



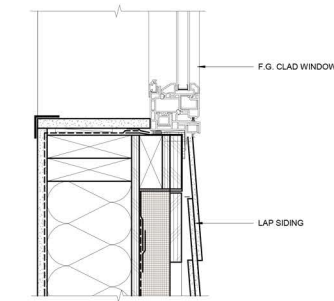
3 AWNING WINDOW IN FIBER CEMENT LAP SIDING LEVELS 4-PENTHOUSE
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.06



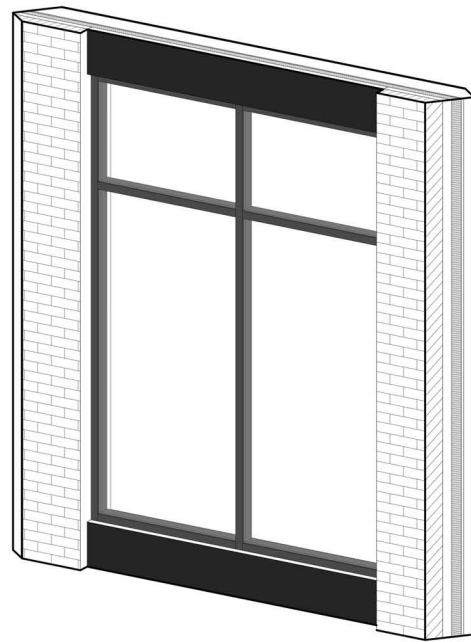
3A AWNING WINDOW IN FIBER CEMENT LAP SIDING LEVELS 4-PENTHOUSE 3D
SCALE:



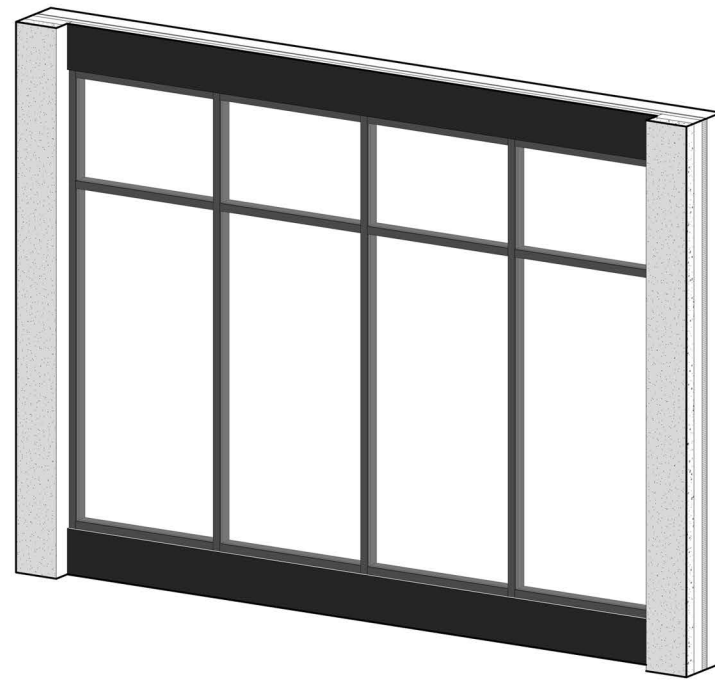
S1 FIBERGLASS CLAD WINDOW SILL BRICK
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



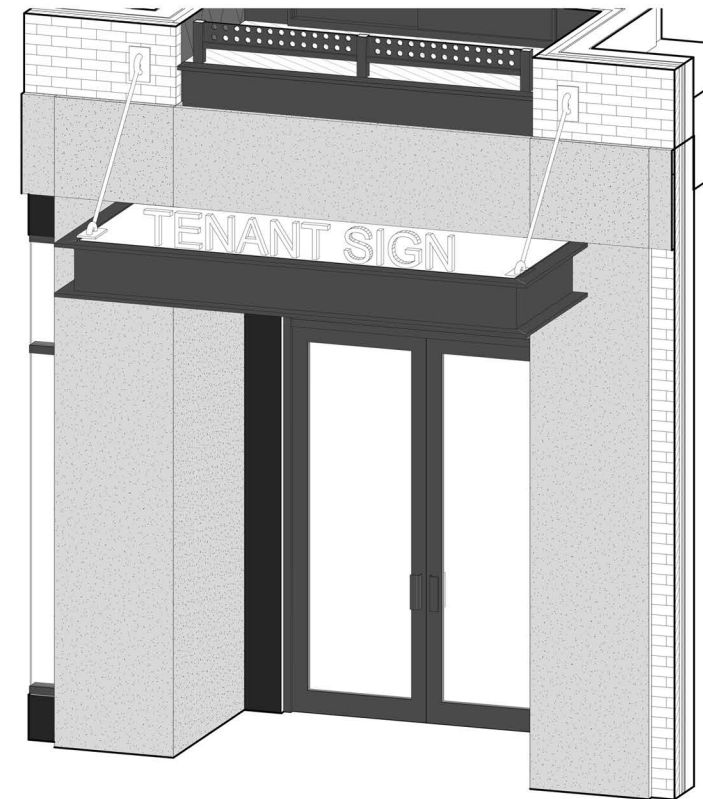
S2 FIBERGLASS CLAD WINDOW SILL FIBER CEMENT LAP SIDING
SCALE: 3" = 1'-0" REF SHEET: 1 / A4.11



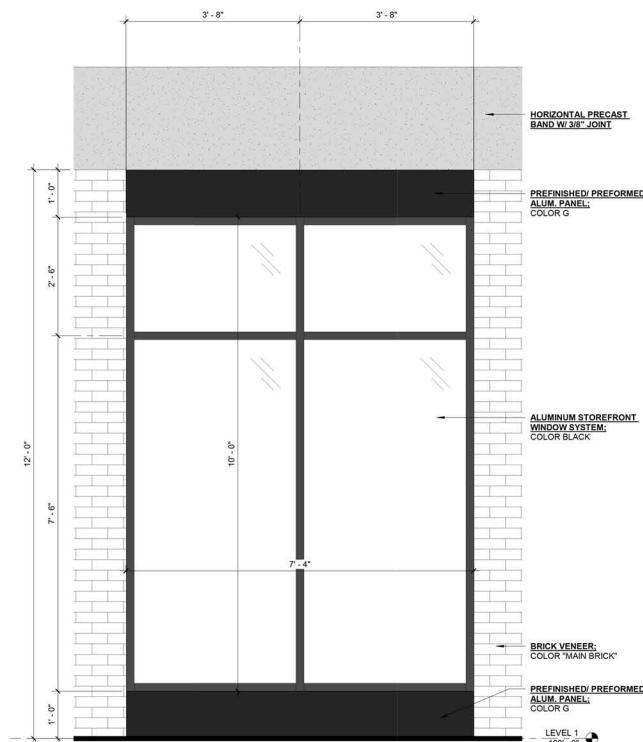
1A STOREFRONT WINDOW IN BRICK/METAL PANEL 3D
SCALE:



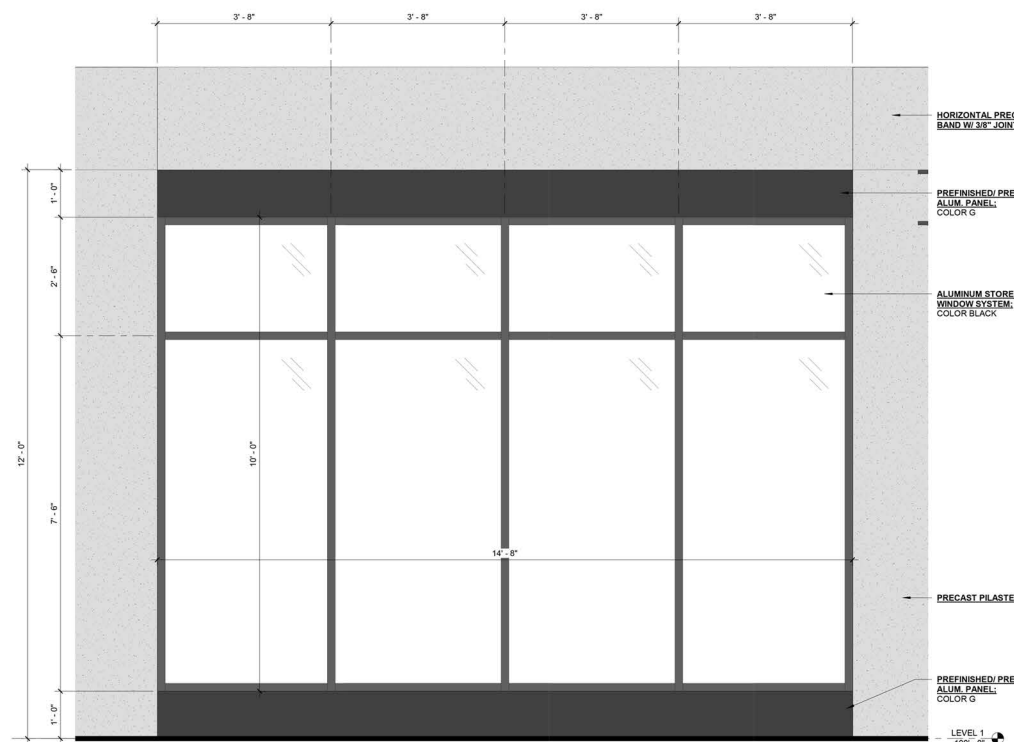
2A STOREFRONT WINDOW IN PRECAST/METAL PANEL 3D
SCALE:



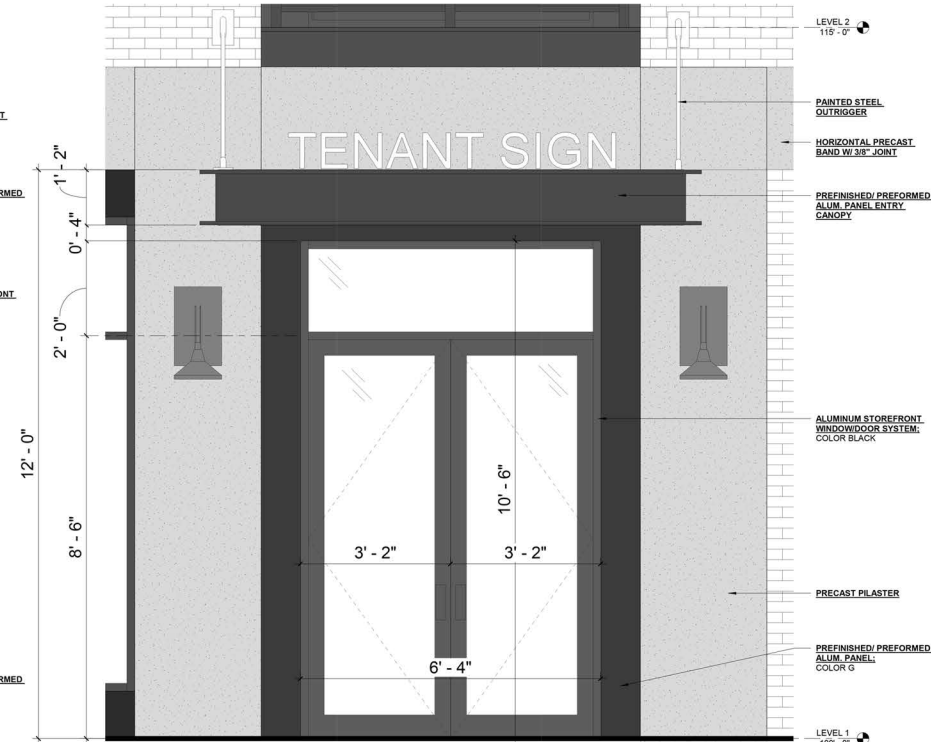
4 STOREFRONT DOOR AT TENANT ENTRY 3D
SCALE:



1 STOREFRONT WINDOW IN BRICK/METAL PANEL
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



2 STOREFRONT WINDOW IN PRECAST/METAL PANEL
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



3 STOREFRONT DOOR AT TENANT ENTRY 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



North Scale

ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.
MIXED USE

Project

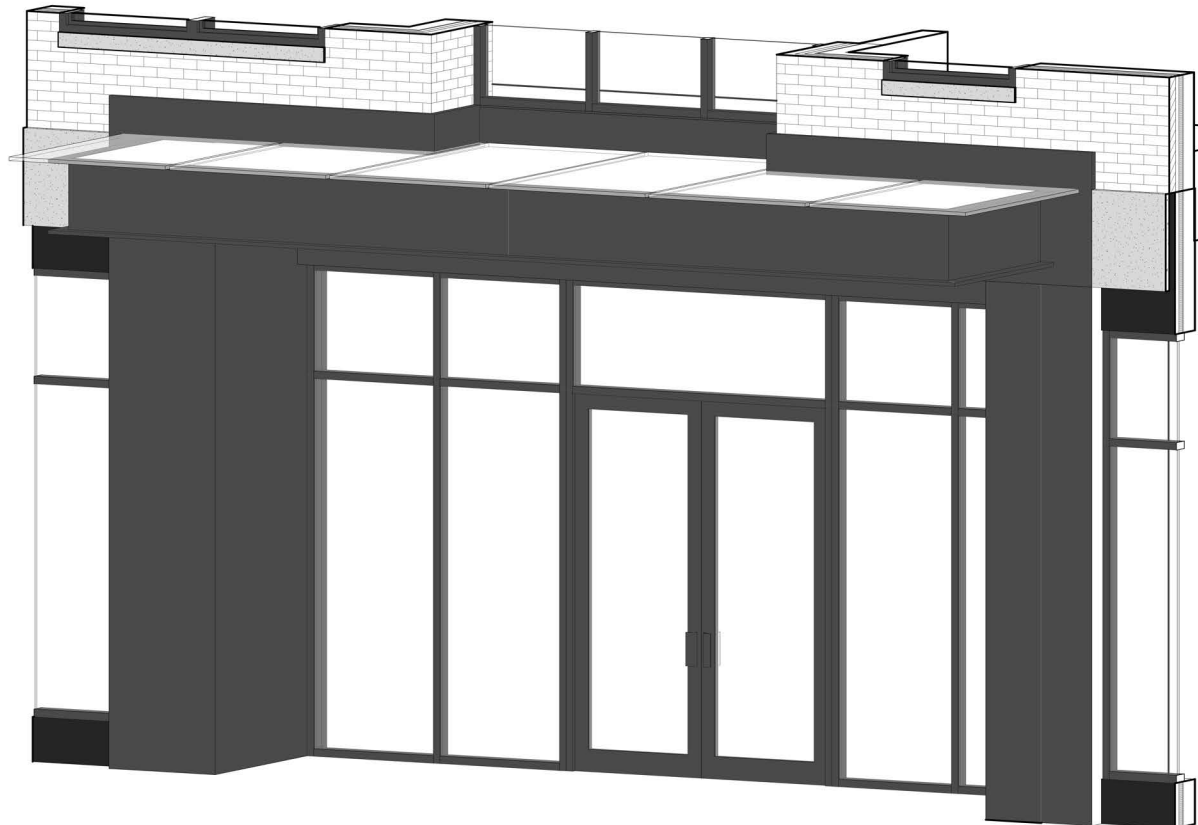
Date 15
JULY
2022

Dwg. No.

A6.02

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
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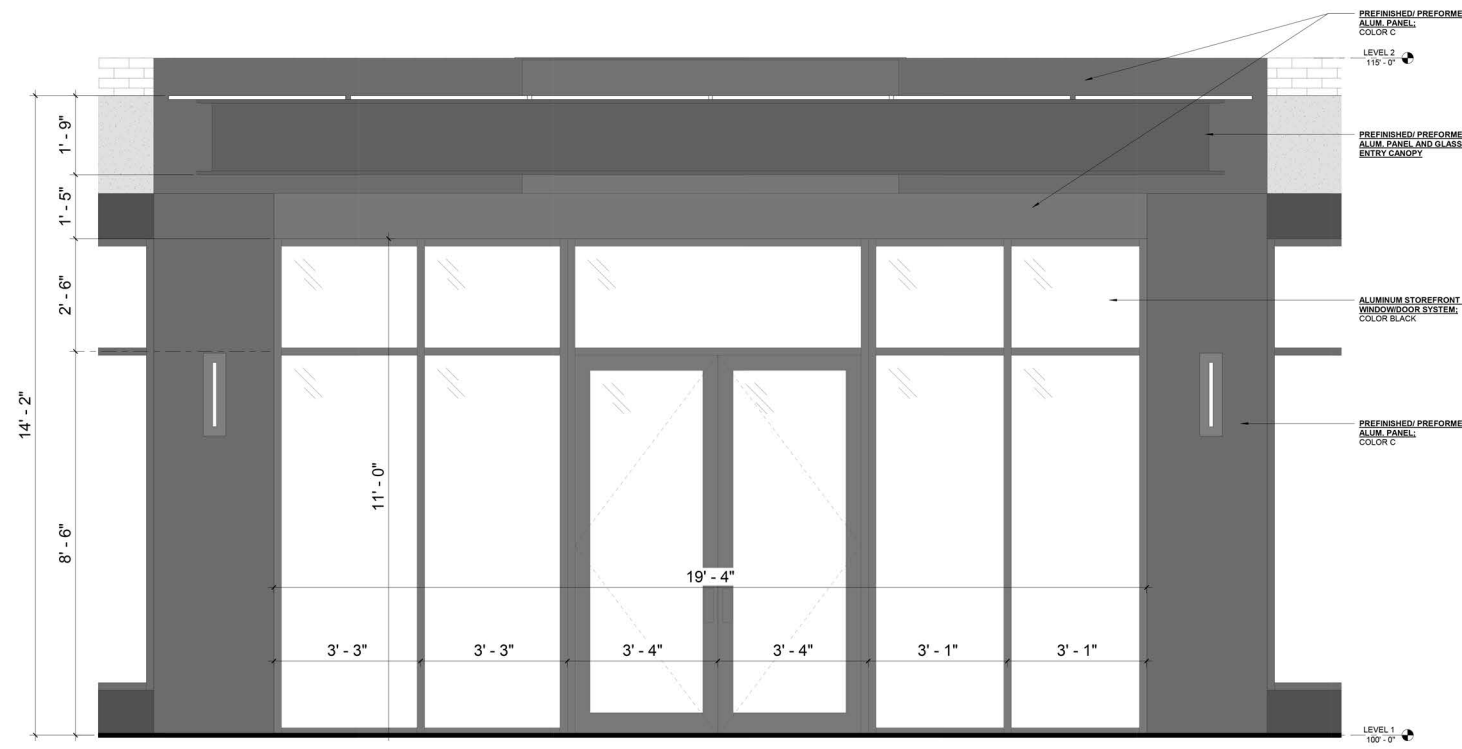
2.17
NOT TO SCALE



1A STOREFRONT WINDOW/DOOR LOBBY ENTRY 3D
SCALE:



2A STOREFRONT DOOR AT TENANT ENTRY 2 3D
SCALE:



1 STOREFRONT WINDOW/DOOR LOBBY ENTRY
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



2 STOREFRONT DOOR AT TENANT ENTRY 2
SCALE: 3/4" = 1'-0" REF SHEET: 2 / A3.02

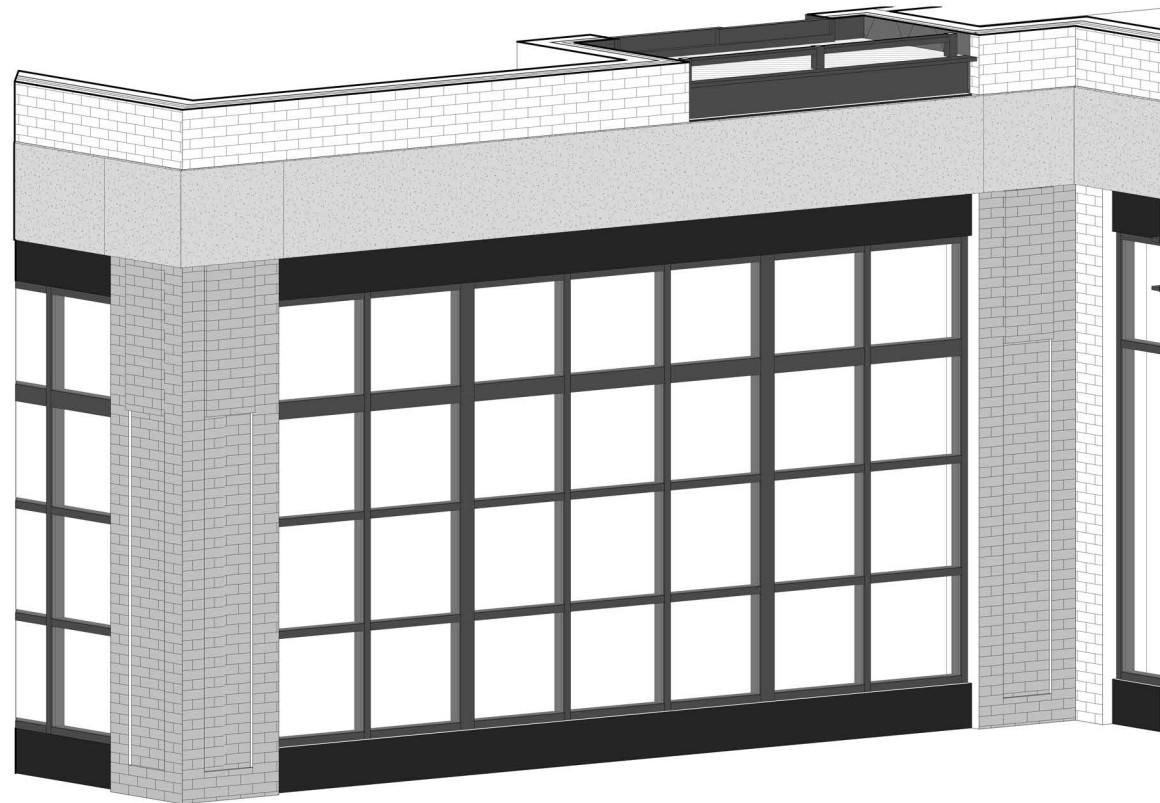


North Scale

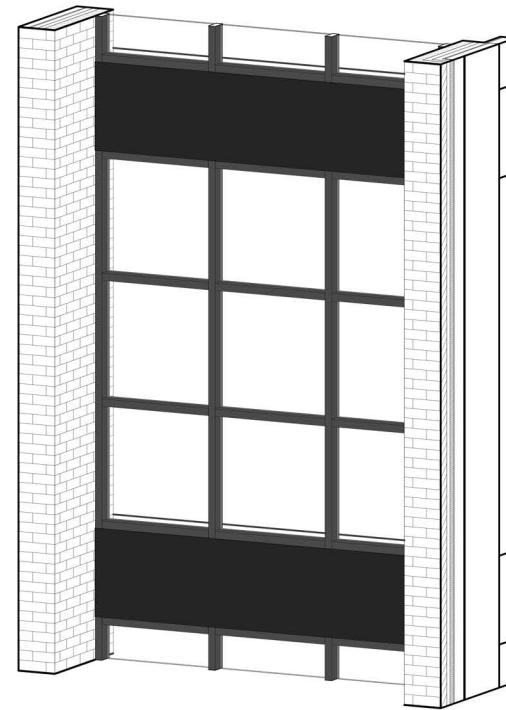
ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.
MIXED USE

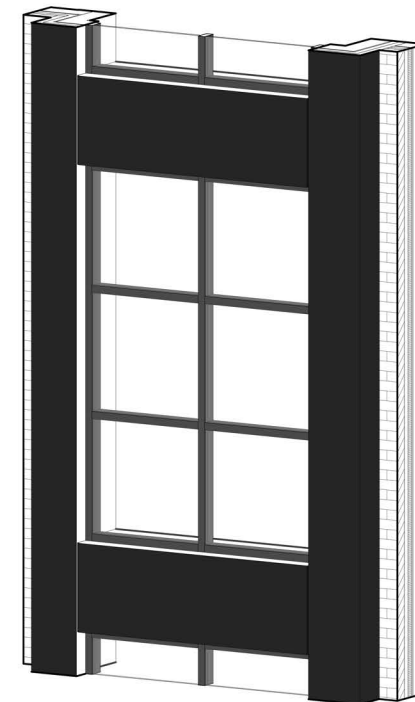
Project Date 15 JULY 2022 Dwg. No. A6.02a



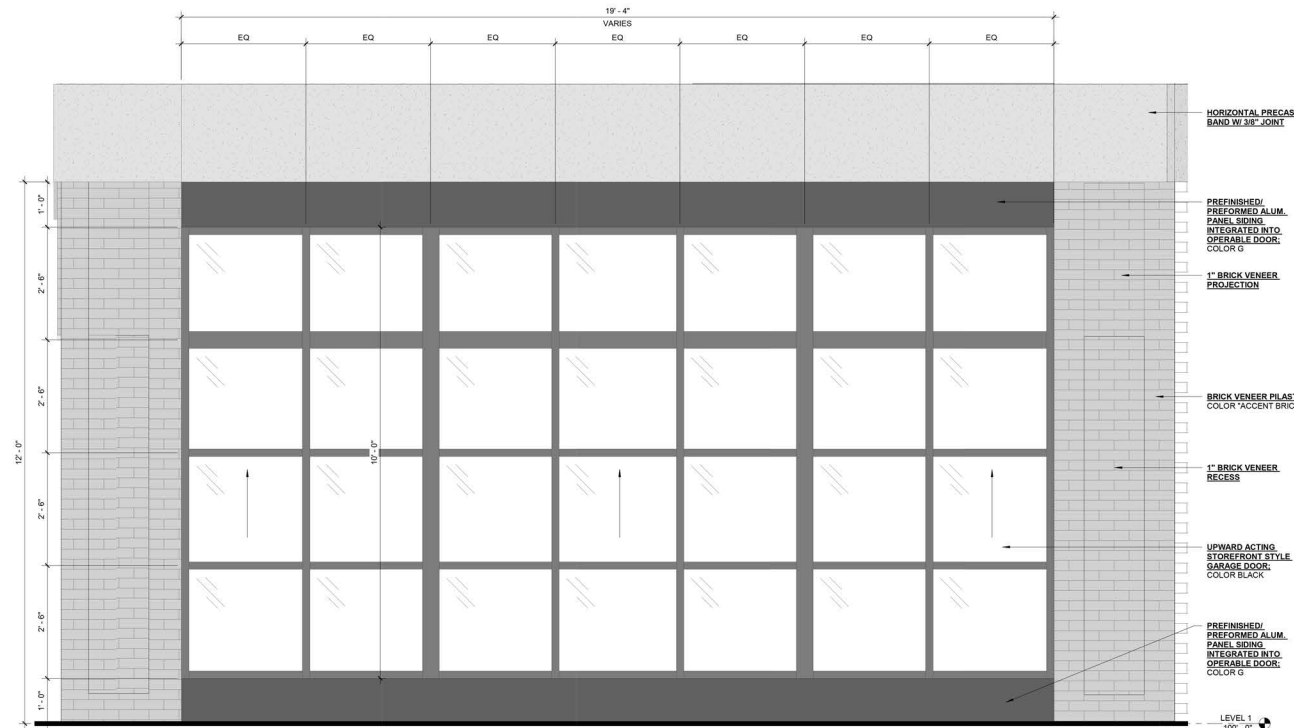
1A UPWARD ACTING STOREFRONT STYLE GARAGE DOOR 3D
SCALE:



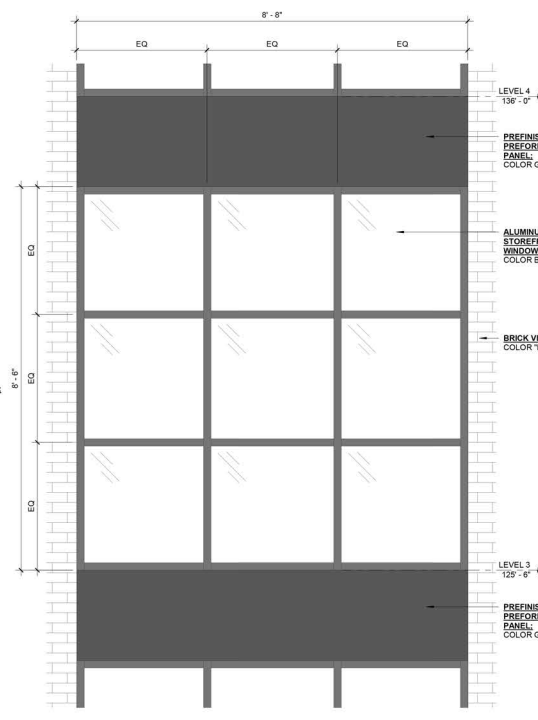
2A STOREFRONT WINDOW A AT LEVELS 2-4 3D
SCALE:



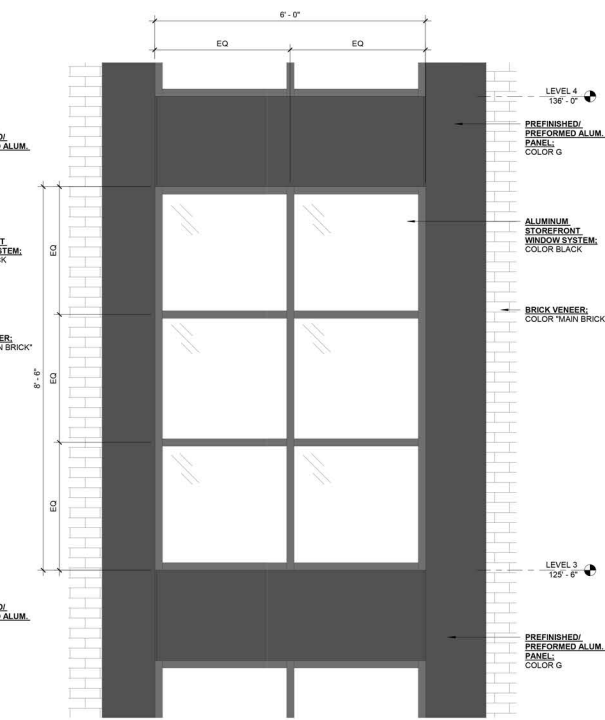
3 STOREFRONT WINDOW B AT LEVELS 2-4 3D
SCALE:



1 UPWARD ACTING STOREFRONT STYLE GARAGE DOOR
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



2 STOREFRONT WINDOW A AT LEVELS 2-4
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



4 STOREFRONT WINDOW B AT LEVELS 2-4
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.05



North	Scale

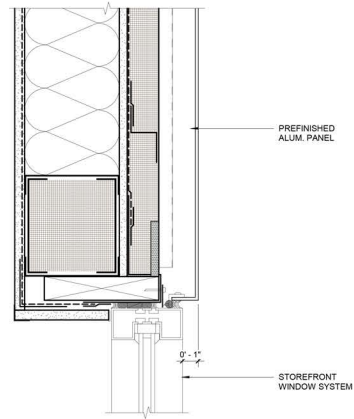
ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.
MIXED USE

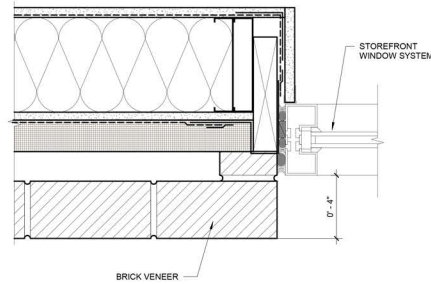
Project	Date	Dwg. No.
	15 JULY 2022	A6.02b

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
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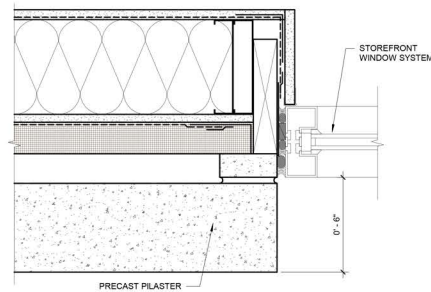
2.19
NOT TO SCALE



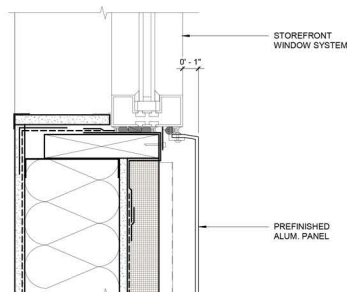
H1 STOREFRONT HEAD METAL PANEL
SCALE: 3" = 1'-0"



J1 STOREFRONT JAMB BRICK
SCALE: 3" = 1'-0"



J2 STOREFRONT JAMB PRECAST PILASTER
SCALE: 3" = 1'-0"



S1 STOREFRONT SILL METAL PANEL
SCALE: 3" = 1'-0"





LEGEND
 HOTEL

1 LEVEL 2 - OVERALL
 SCALE: 1/8" = 1'-0"
 REF SHEET: 1 / A3.01



SECOND FLOOR PLAN

RAYNES AVE. HOTEL	Project	Date 15 JULY 2022	Dwg. No. A1.02
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HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 AUGUST 3, 2022

3.1
 NOT TO SCALE



1 LEVEL 3 - OVERALL
 SCALE: 1/8" = 1'-0"
 REF SHEET: 1 / A3.01



THIRD FLOOR PLAN

RAYNES AVE. HOTEL
 Project Date 15 JULY 2022 Dwg. No. A1.03

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
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3.2
 NOT TO SCALE



LEGEND
 HOTEL

1 LEVEL 4 - OVERALL
 SCALE: 1/8" = 1'-0"
 REF SHEET: 1 / A3.01



FOURTH FLOOR PLAN

RAYNES AVE. HOTEL	Project	Date 15 JULY 2022	Draw. No. A1.04
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HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 AUGUST 3, 2022

3.3

NOT TO SCALE



1 LEVEL 5 - OVERALL
 SCALE: 1/8" = 1'-0"
 REF SHEET: 1 / A3.01



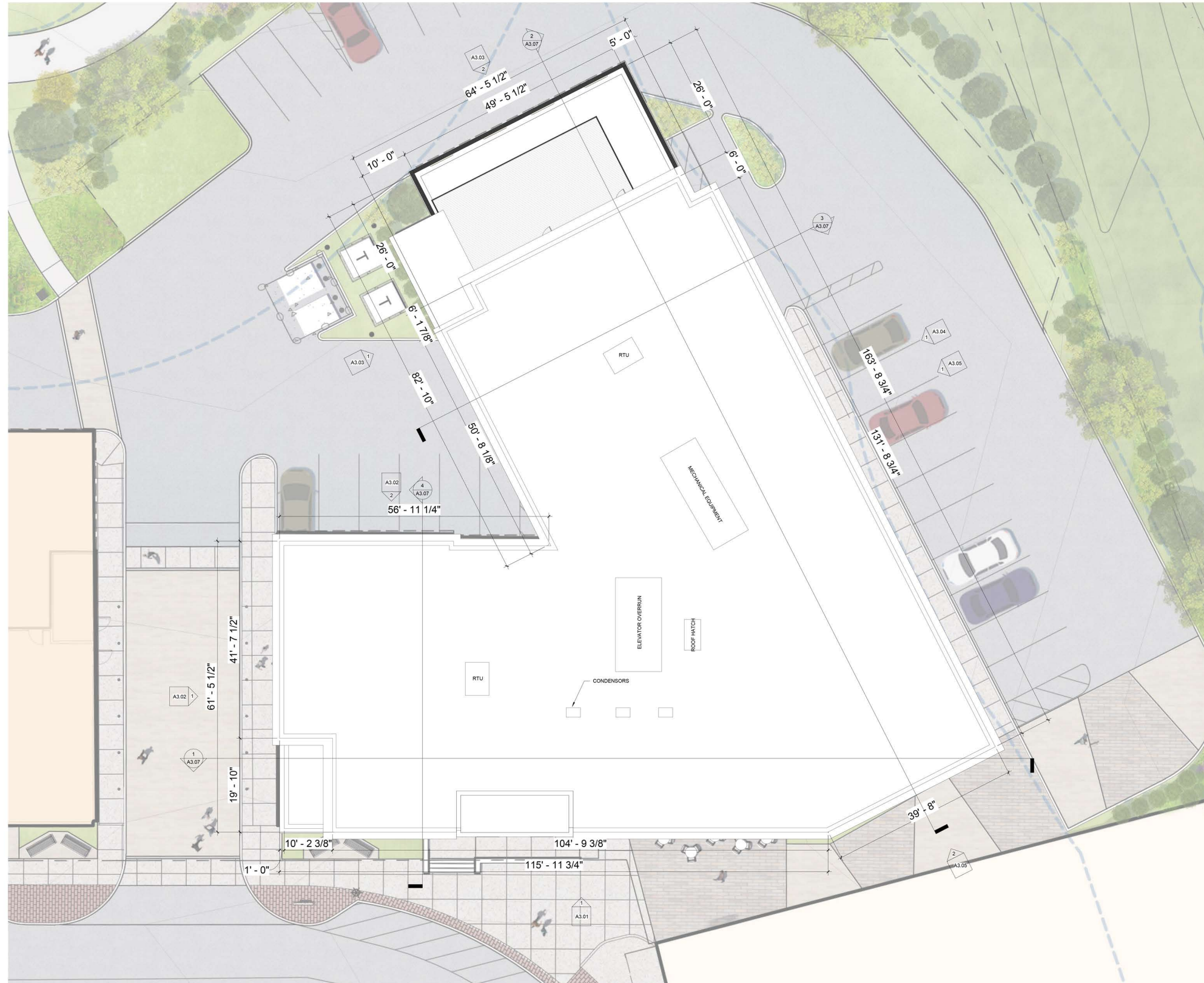
FIFTH FLOOR PLAN

RAYNES AVE.
HOTEL

Project Date 15 JULY 2022
 Dwg. No. A1.05

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 AUGUST 3, 2022

3.4
 NOT TO SCALE



1 ROOF PLAN
 SCALE: 1/8" = 1'-0"
 REF SHEET: 1 / A3.01



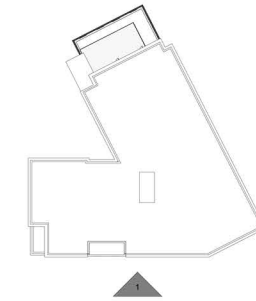
ROOF PLAN

RAYNES AVE.
HOTEL

Project	Date	Dwg. No.
	15 JULY 2022	A1.06

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
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3.5
 NOT TO SCALE



KEYPLAN
1" = 40'-0"



1 SOUTH EAST ELEVATION
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



North Scale

ELEVATIONS

RAYNES AVE.
HOTEL

Project

Date

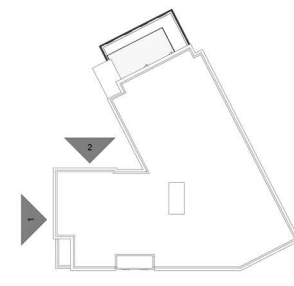
15
JULY
2022

Dwg. No.

A3.01

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
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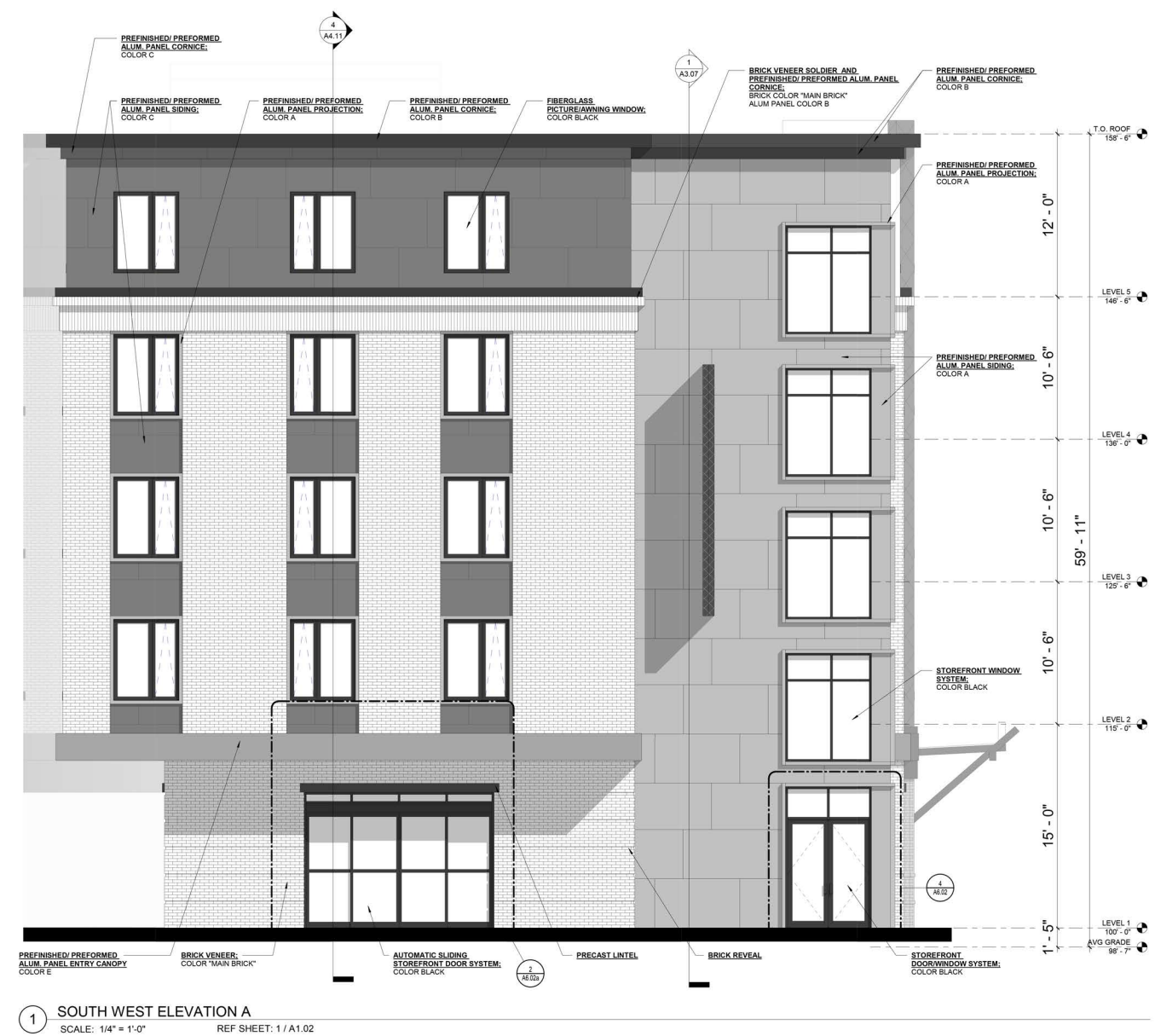
3.6
NOT TO SCALE



KEYPLAN
1" = 40'-0"



2 NORTH WEST ELEVATION A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



1 SOUTH WEST ELEVATION A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



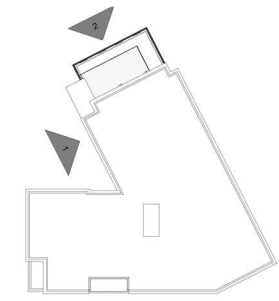
North Scale

ELEVATIONS

RAYNES AVE. HOTEL
Project Date 15 JULY 2022 Dwg. No. A3.02

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

3.7
NOT TO SCALE



KEYPLAN
1" = 40'-0"



2 NORTH WEST ELEVATION B
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02

1 SOUTH WEST ELEVATION B
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



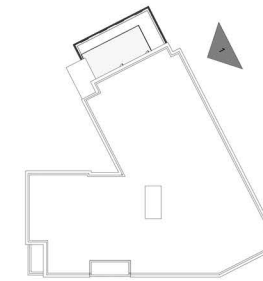
North	Scale
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ELEVATIONS

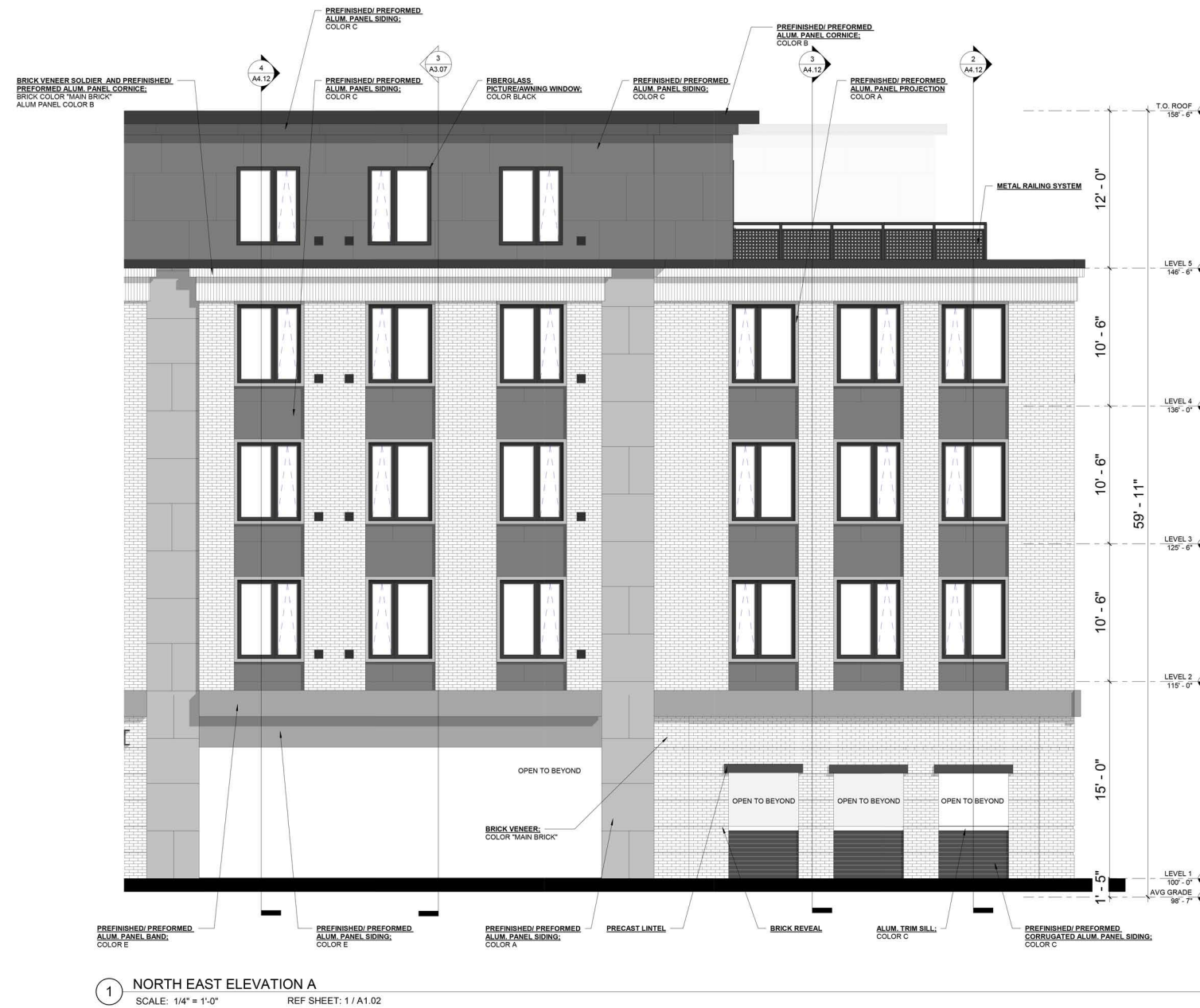
RAYNES AVE. HOTEL	Project	Date 15 JULY 2022	Dwg. No. A3.03
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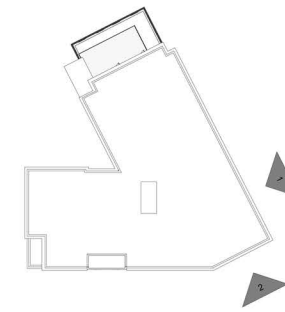
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

3.8
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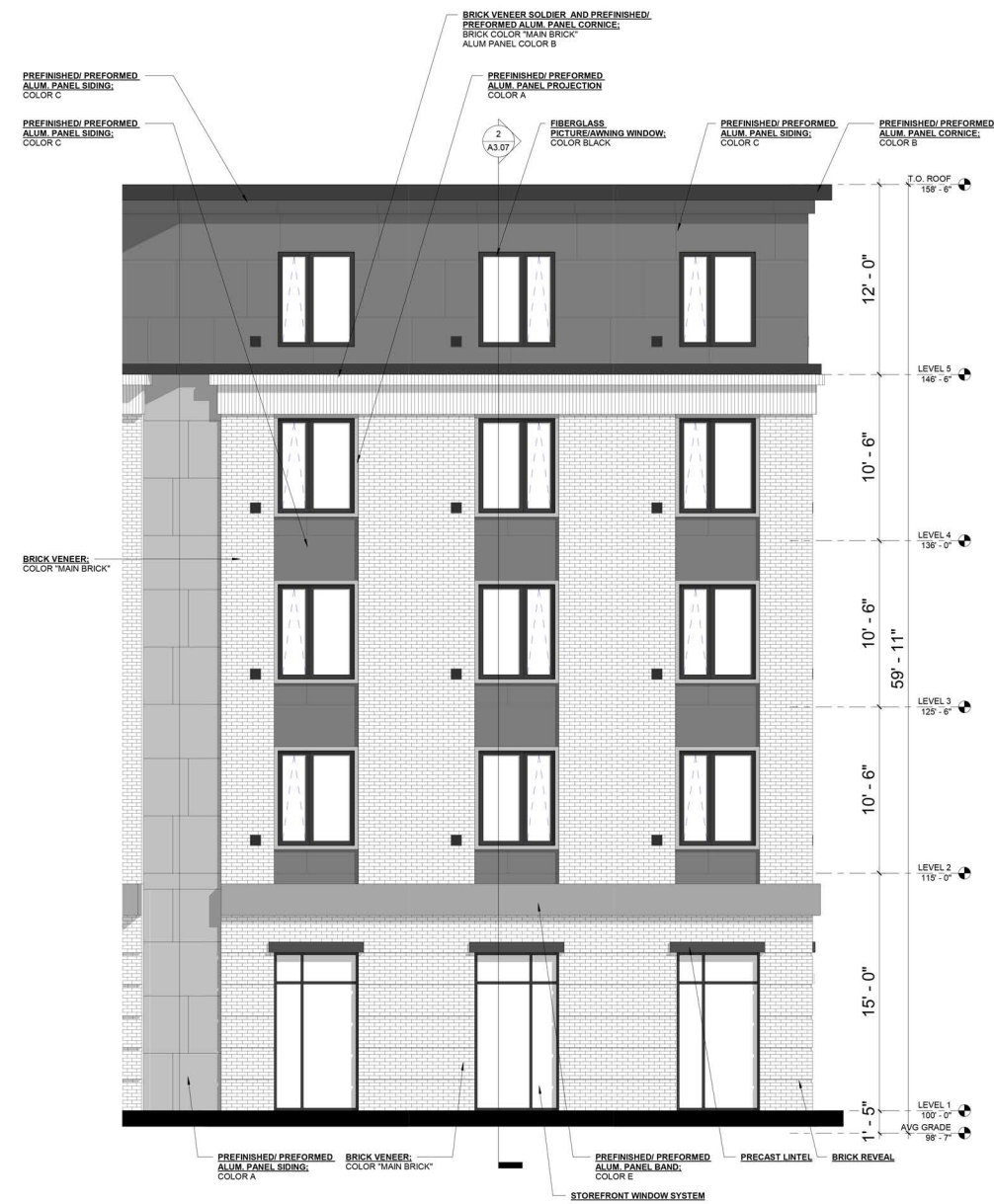


KEYPLAN
1" = 40'-0"





KEYPLAN
1" = 40'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



1 NORTH EAST ELEVATION B
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



North Scale

ELEVATIONS

RAYNES AVE.
HOTEL

Project

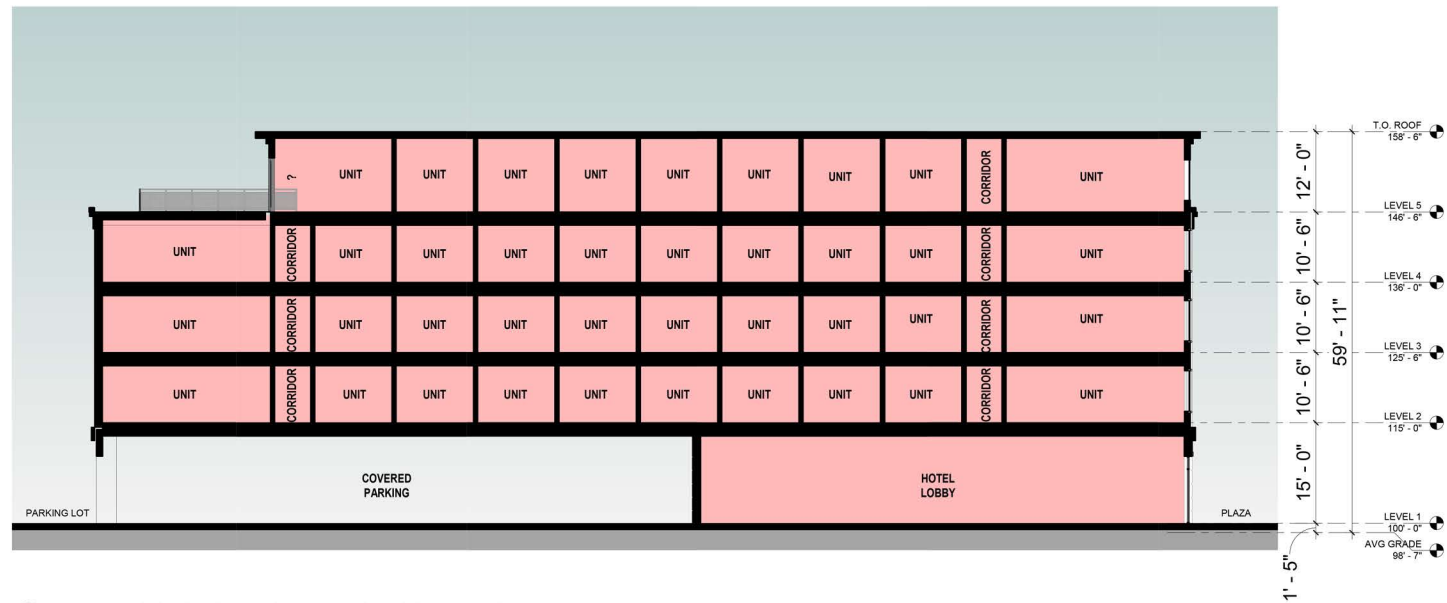
Date 15
JULY
2022

Dwg. No.

A3.05

LEGEND

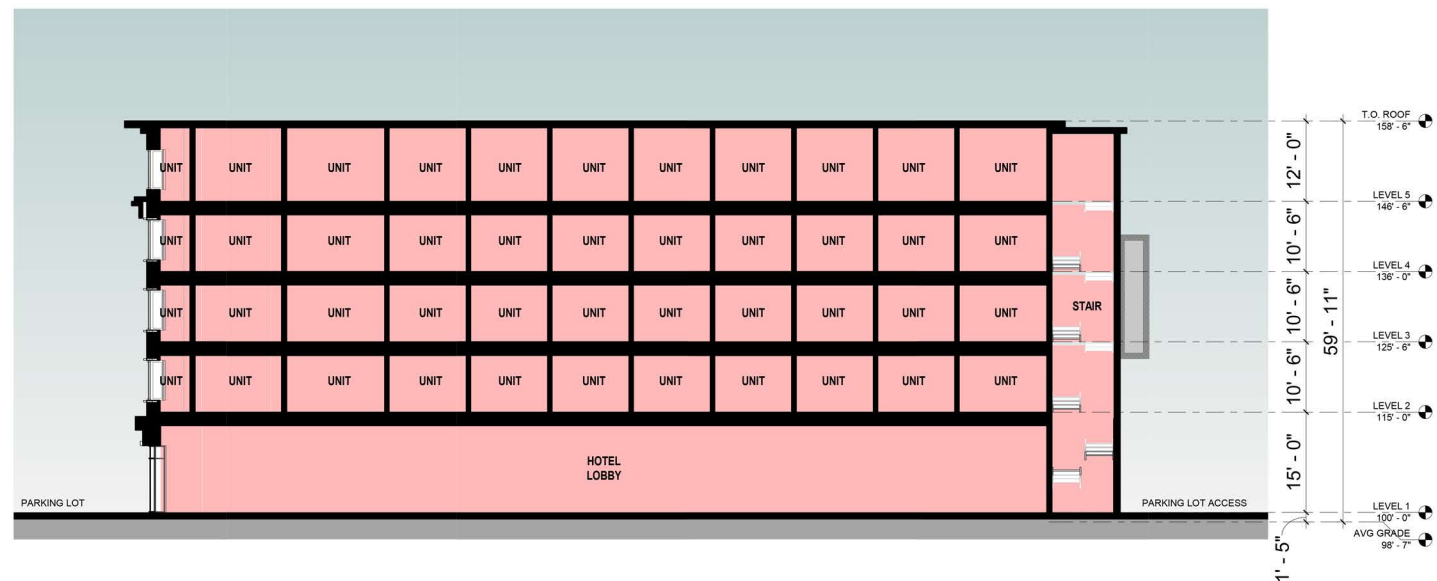
HOTEL



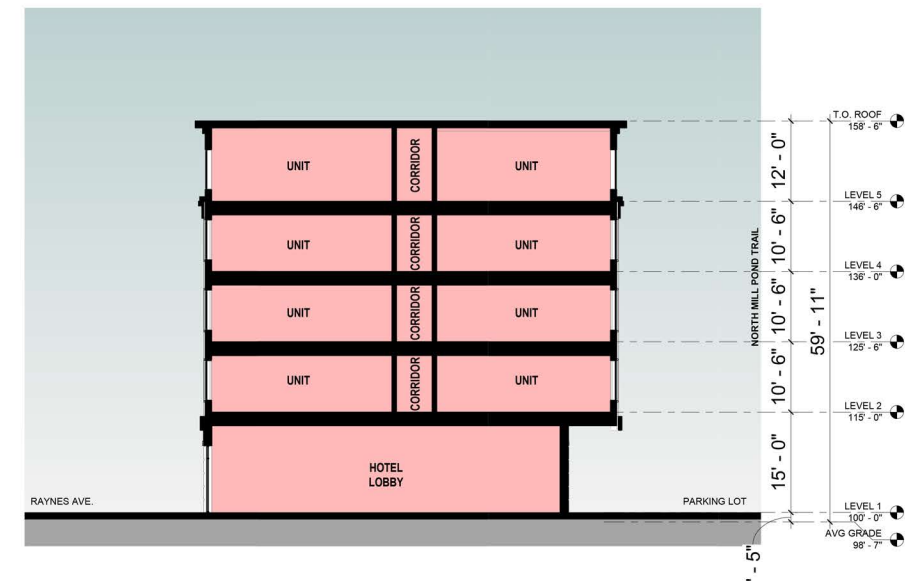
2 BUILDING SECTION - NORTH WEST / SOUTH EAST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



3 BUILDING SECTION - NORTH EAST / SOUTH WEST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



1 BUILDING SECTION - NORTH EAST / SOUTH WEST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



4 BUILDING SECTION - NORTH WEST / SOUTH EAST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02

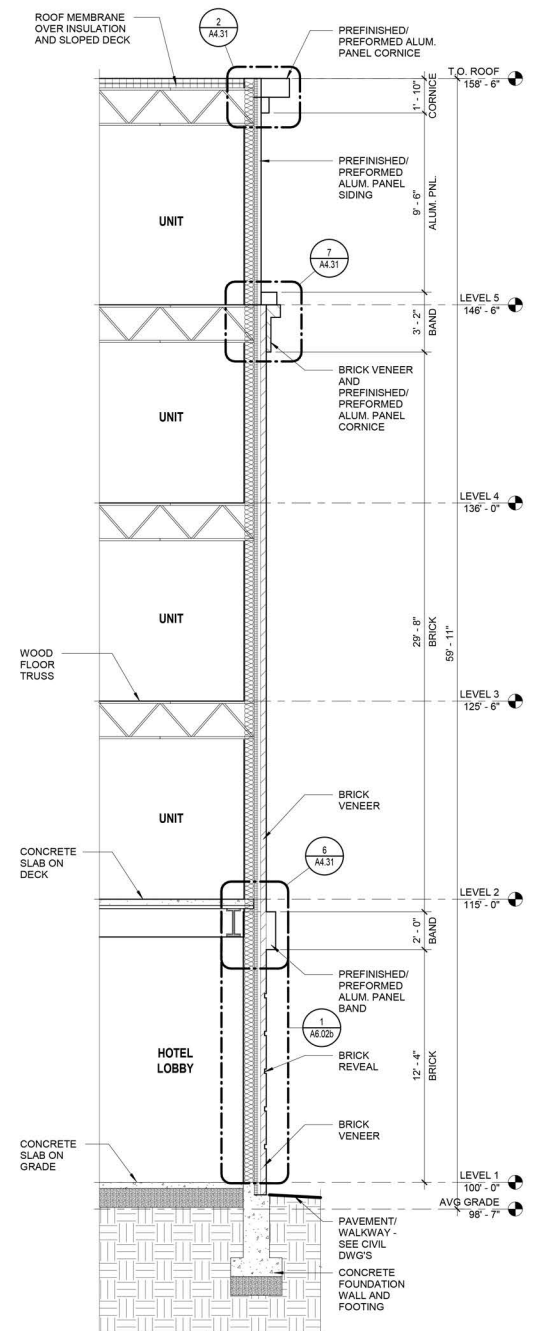
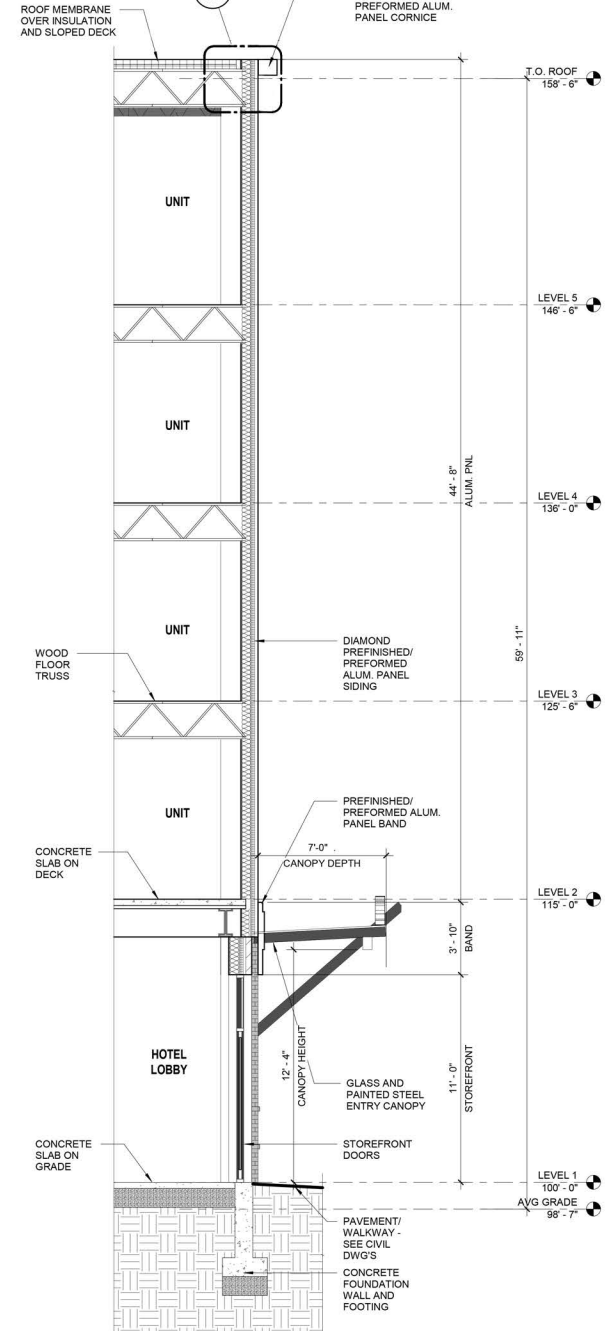
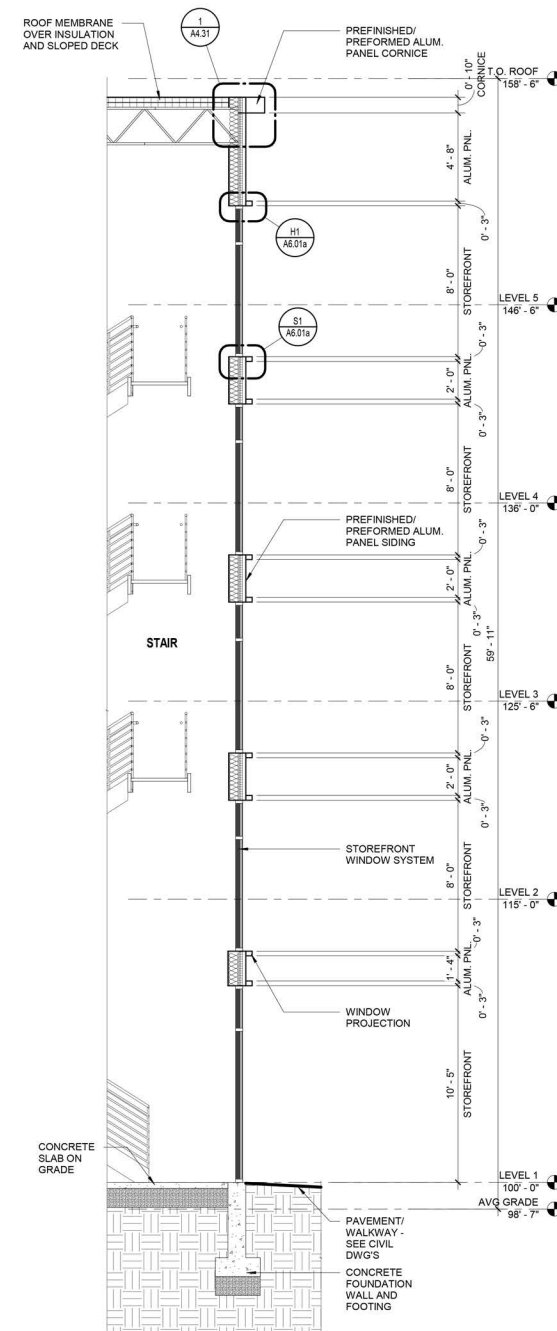
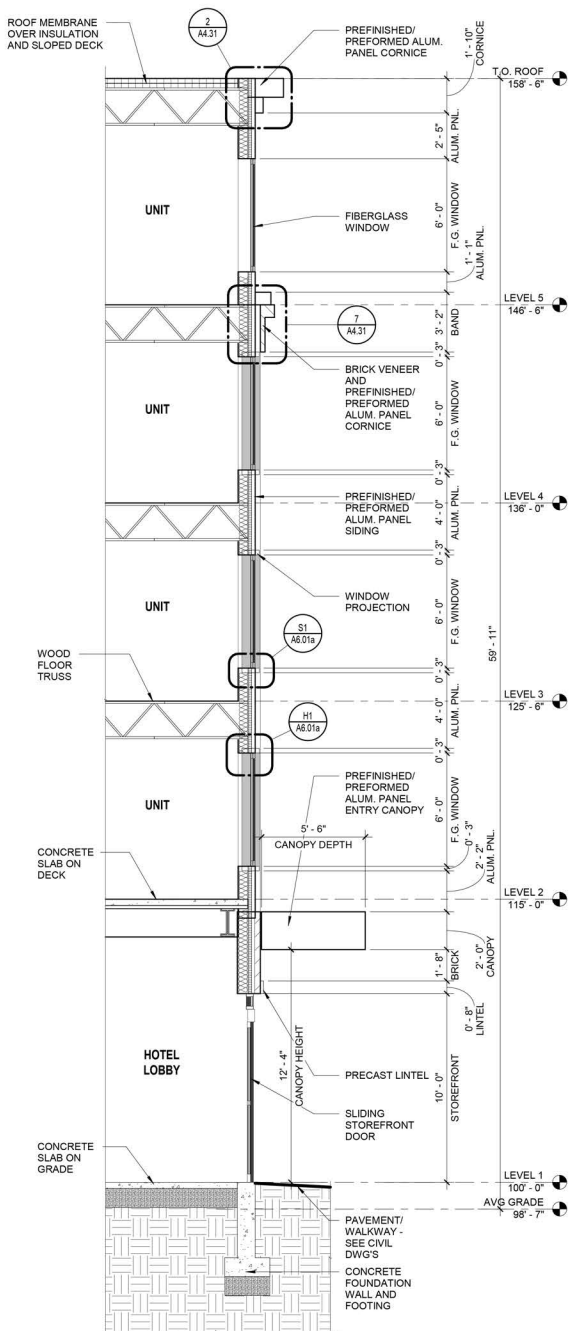
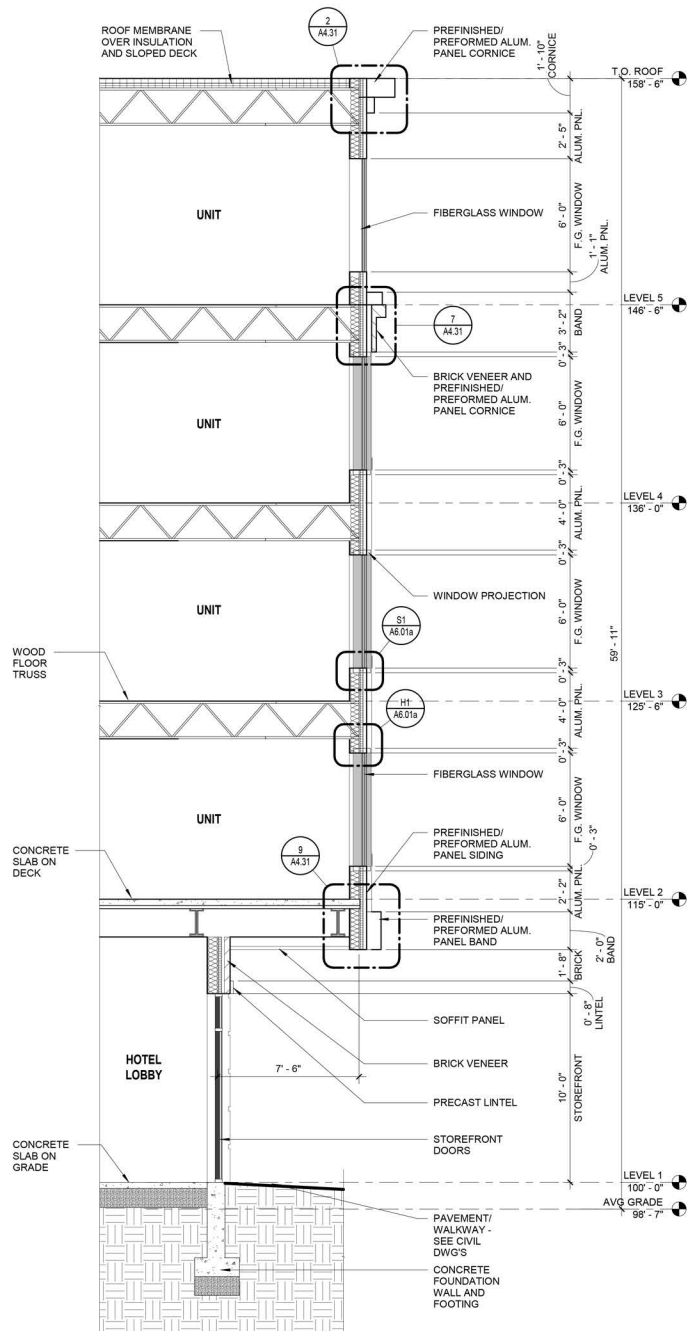


North Scale

BUILDING SECTIONS

RAYNES AVE.
HOTEL

Project Date 15 JULY 2022 Dwg. No. A3.07



5 WALL SECTION - OVERHANG
SCALE: 1/4" = 1'-0"
REF SHEET: 2 / A3.02

4 WALL SECTION - SOUTH WEST ENTRY
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.02

3 WALL SECTION - STAIR
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.01

2 WALL SECTION - RAYNES AVE ENTRY CANOPY
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.01

1 WALL SECTION - TYPICAL
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.01



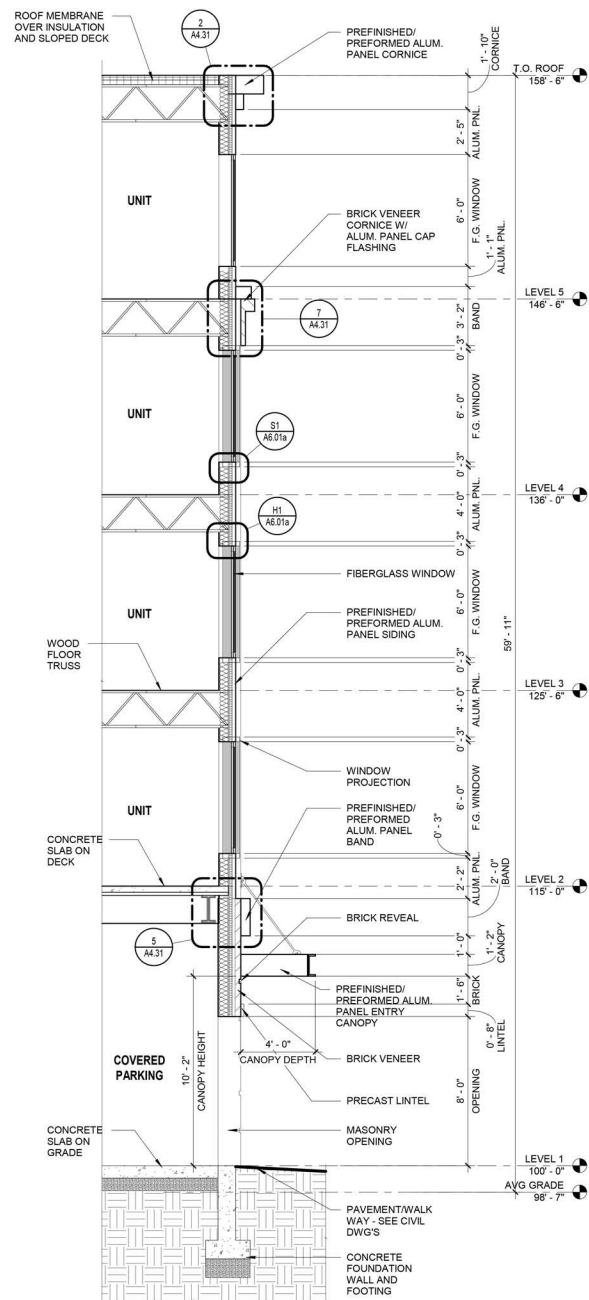
North	Scale
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WALL SECTIONS

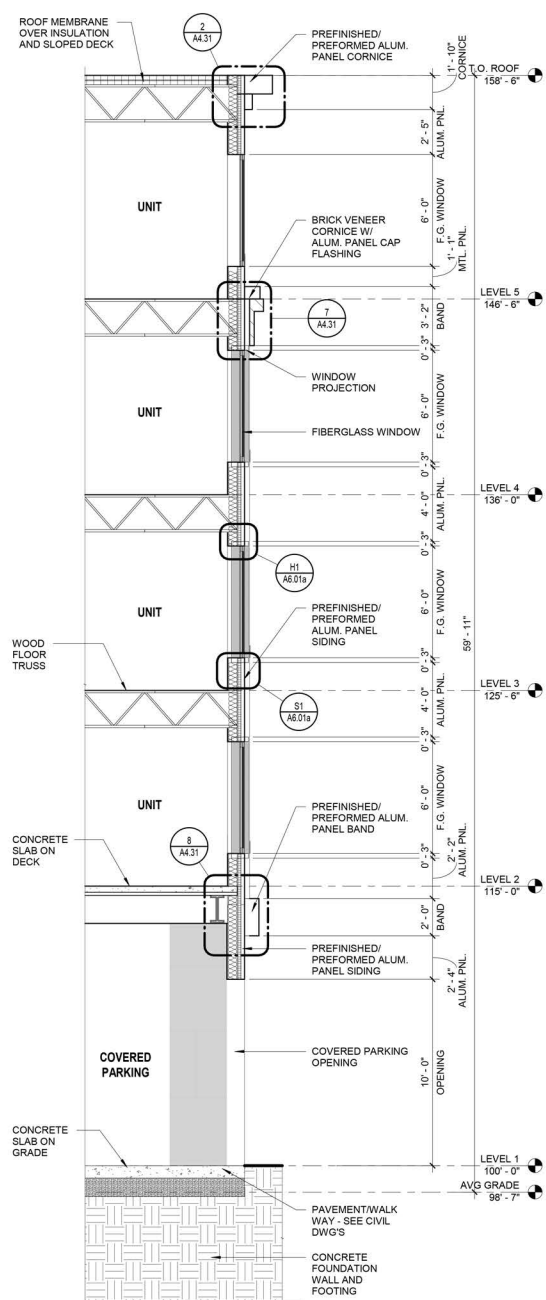
RAYNES AVE. HOTEL	Project	Date 15 JULY 2022	Dwg. No. A4.11
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HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

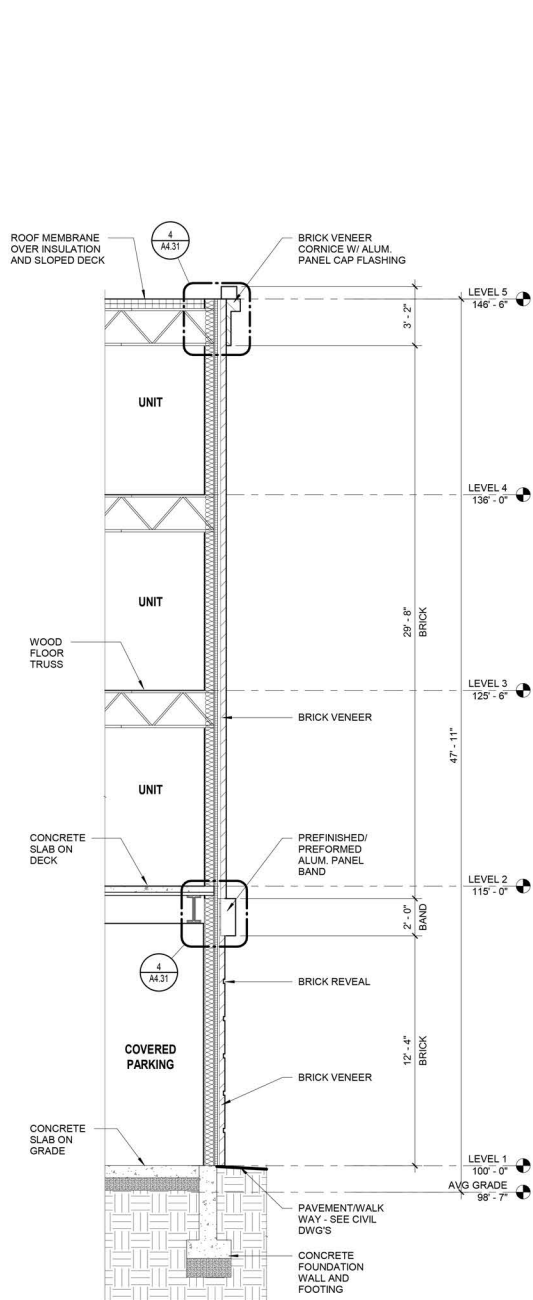
3.12
NOT TO SCALE



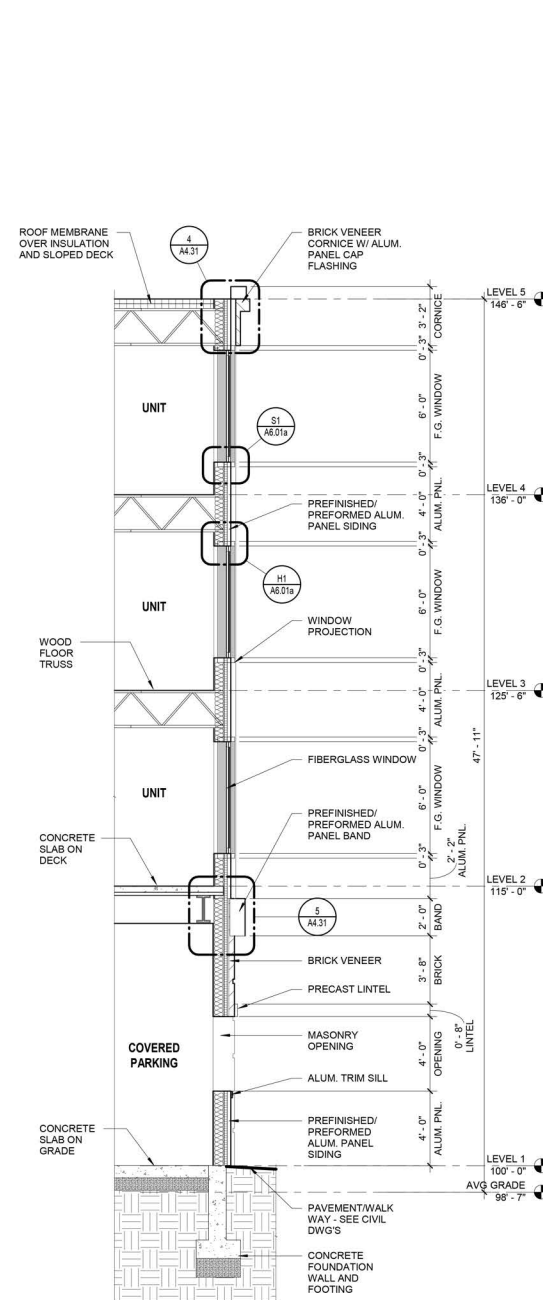
5 WALL SECTION - PARKING OPENING B
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.05



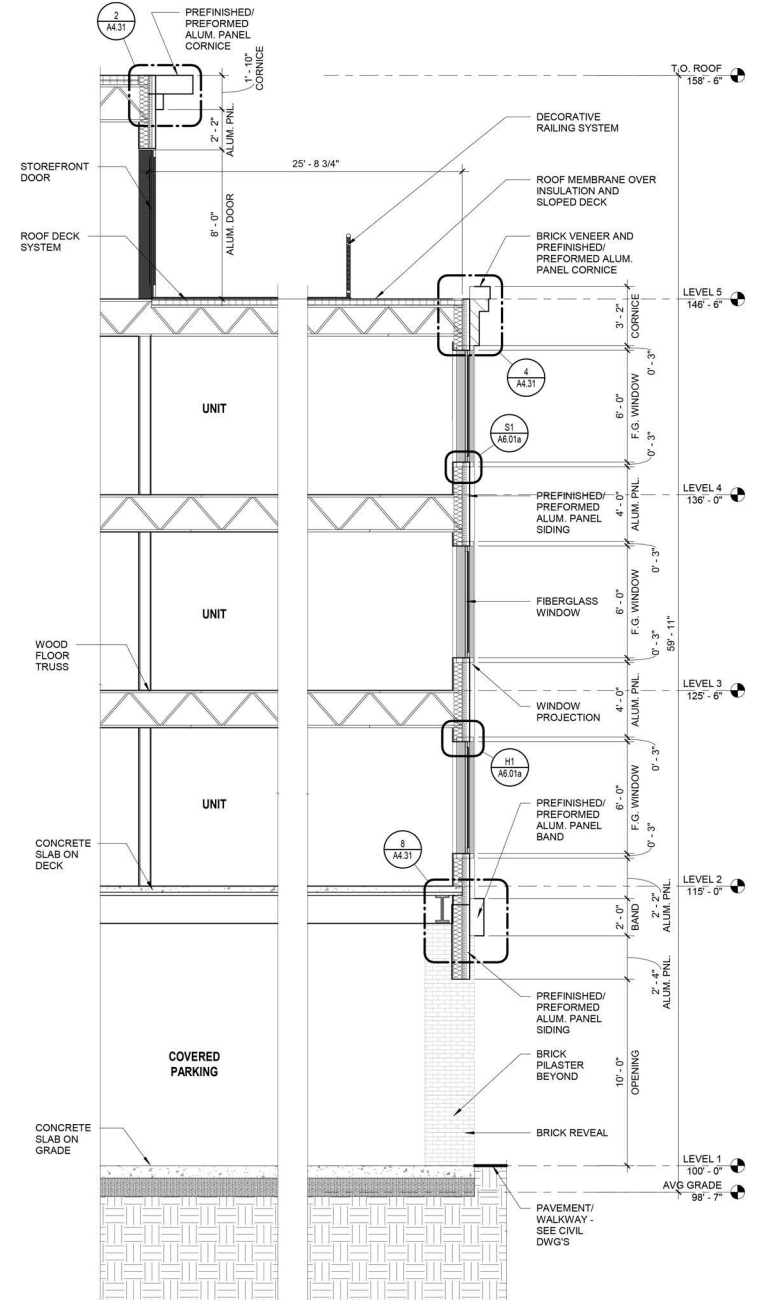
4 WALL SECTION - PARKING OPENING A
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.04



3 WALL SECTION - PILASTER
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.04



2 WALL SECTION - PARKING WINDOW OPENING A
SCALE: 1/4" = 1'-0"
REF SHEET: 1 / A3.04



1 WALL SECTION - ROOF DECK
SCALE: 1/4" = 1'-0"
REF SHEET: 2 / A3.03

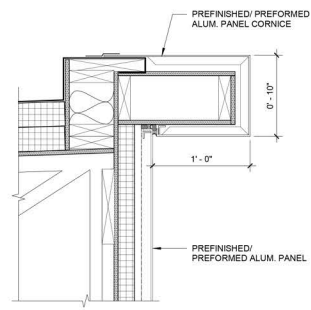


North Scale

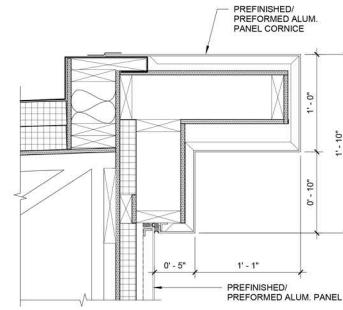
WALL SECTIONS

RAYNES AVE.
HOTEL

Project Date 15 JULY 2022 Dwg. No. A4.12

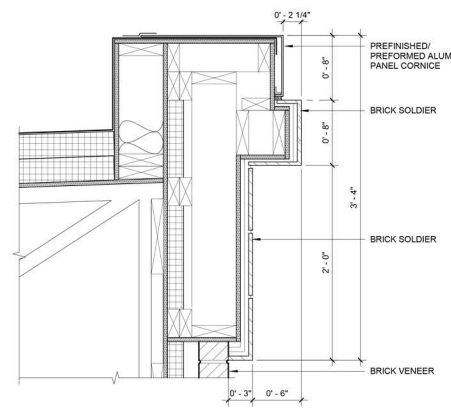


1 PREFORMED METAL CORNICE AT STAIR ROOF
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11

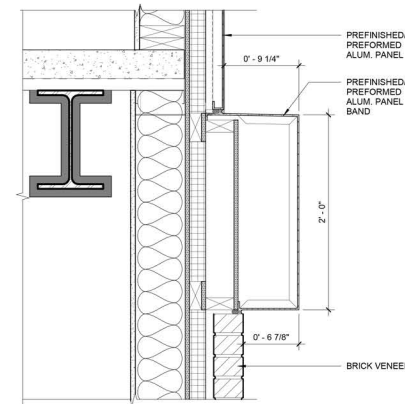


2 PREFORMED METAL CORNICE AT ROOF
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11

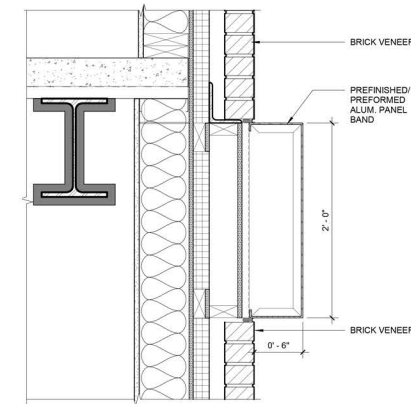
3 NOT USED



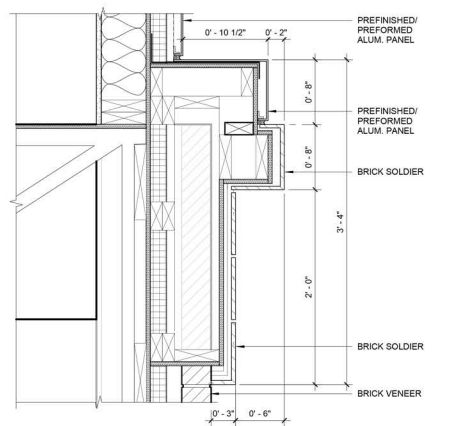
4 BRICK CORNICE AT L5
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



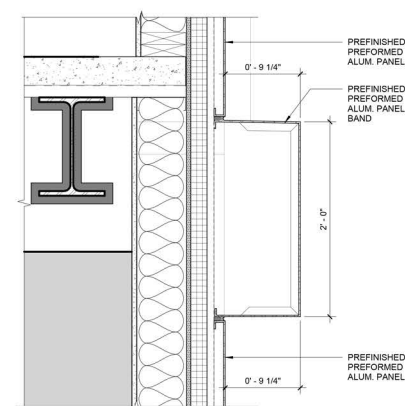
5 PREFORMED METAL BAND AT L2 (BRICK/METAL PANEL)
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12



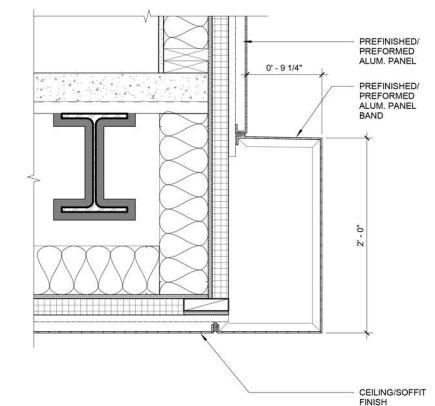
6 PREFORMED METAL BAND AT L2
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



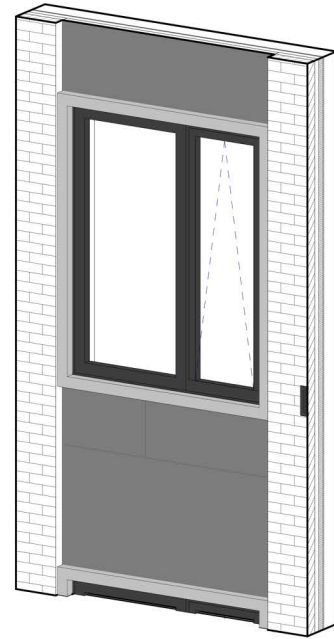
7 BRICK BAND AT L5
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



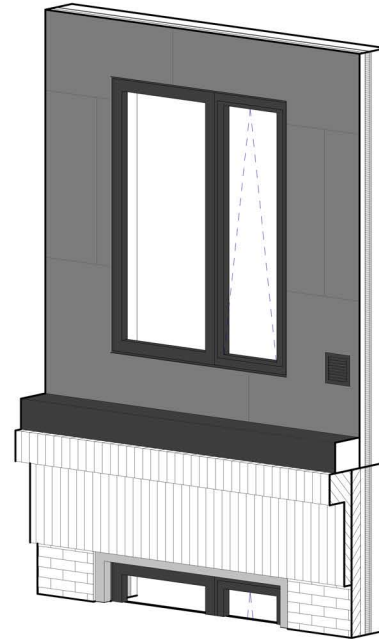
8 PREFORMED METAL BAND AT L2 (MTL. PNL./MTL. PNL.)
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



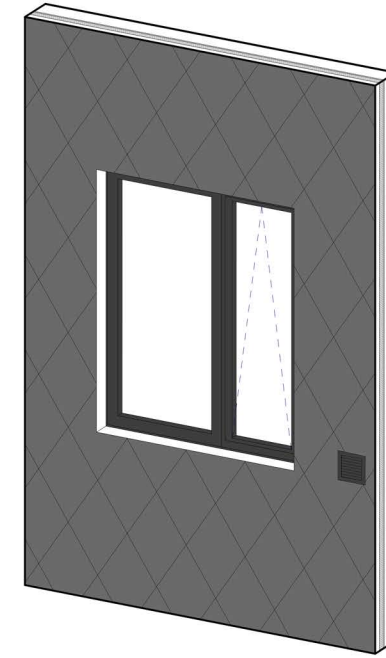
9 PREFORMED METAL BAND AT L2 OVERHANG
SCALE: 1 1/2" = 1'-0" REF SHEET: 5 / A4.11



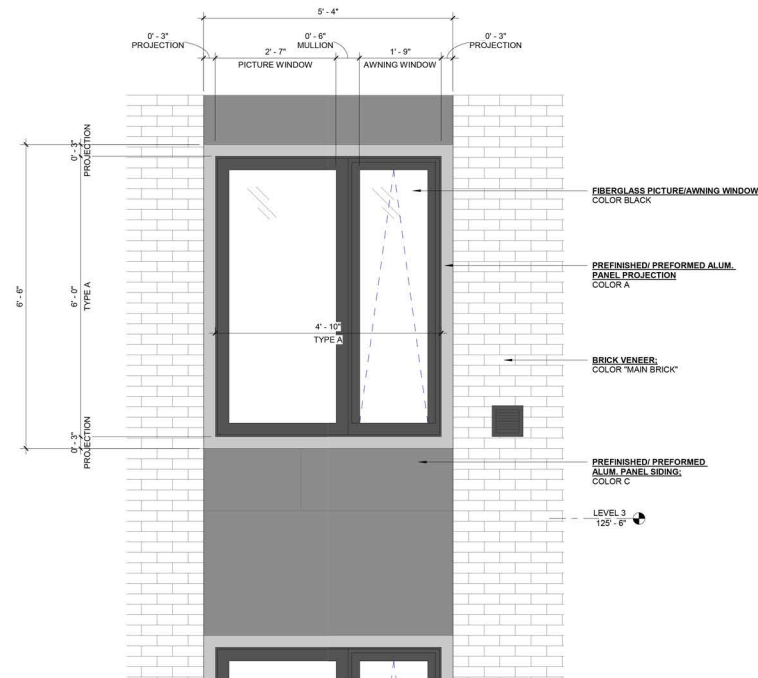
1A ENLARGED FIBERGLASS WINDOW IN METAL PANEL/BRICK VENEER LEVEL 2-4 3D
SCALE:



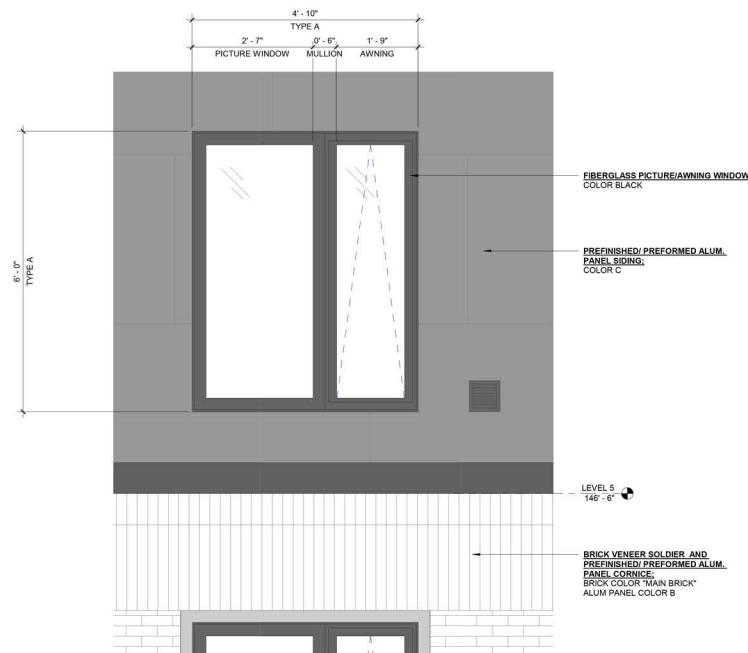
2A ENLARGED FIBERGLASS WINDOW IN METAL PANEL LEVEL 5 3D
SCALE:



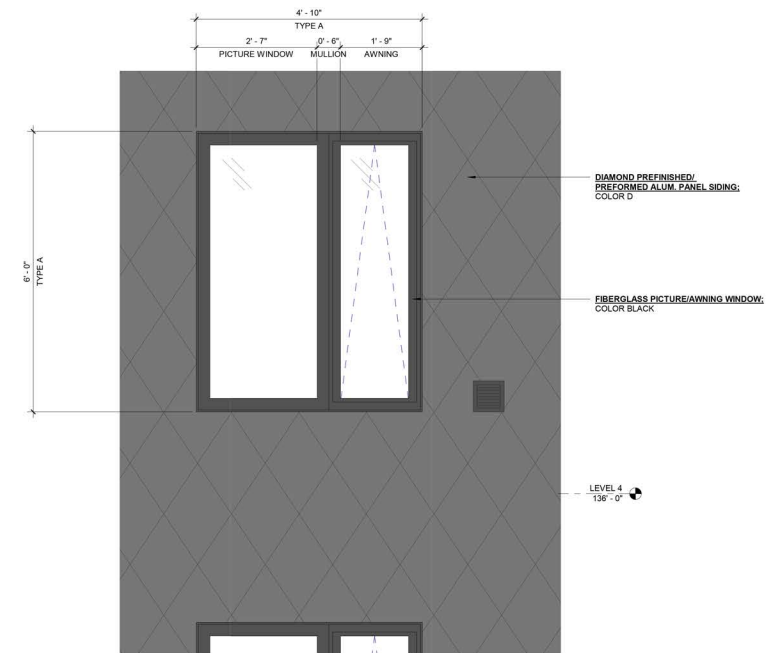
3A ENLARGED FIBERGLASS WINDOW IN DIAMOND ALUM. PANEL LEVEL 2-5 3D
SCALE:



1 ENLARGED FIBERGLASS WINDOW IN METAL PANEL/BRICK VENEER LEVEL 2-4
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



2 ENLARGED FIBERGLASS WINDOW IN METAL PANEL LEVEL 5
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



3 ENLARGED FIBERGLASS WINDOW IN DIAMOND ALUM. PANEL LEVEL 2-5
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



North

Scale

FIBERGLASS WINDOW ELEVATIONS AT METAL PANEL

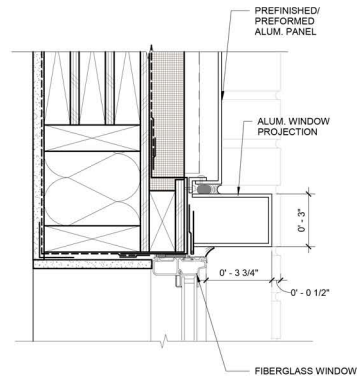
RAYNES AVE.
HOTEL

Project

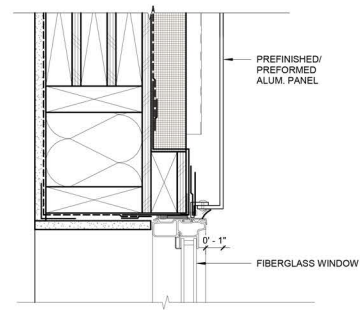
Date 15
JULY
2022

Dwg. No.

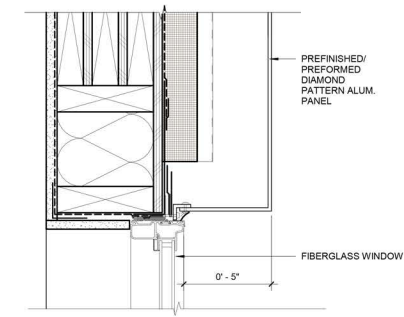
A6.01



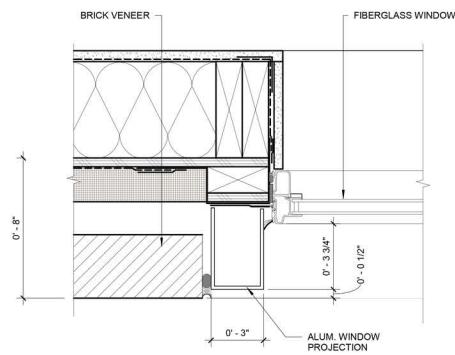
H1 FIBERGLASS WINDOW HEAD W/ PROJECTION
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



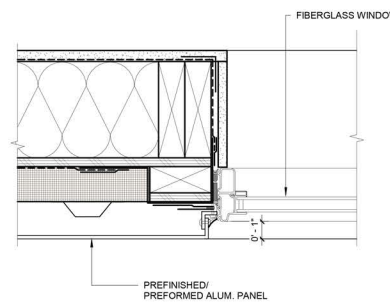
H2 FIBERGLASS WINDOW HEAD METAL PANEL TYP.
SCALE: 3" = 1'-0"



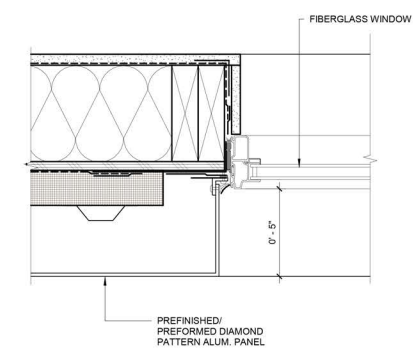
H3 FIBERGLASS WINDOW HEAD DIAMOND METAL PANEL
SCALE: 3" = 1'-0"



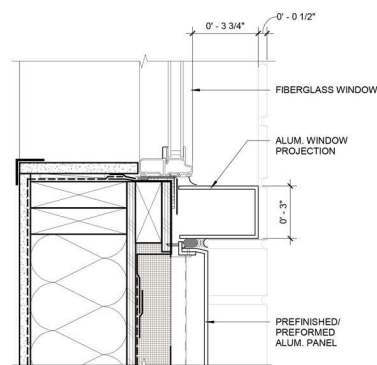
J1 FIBERGLASS WINDOW JAMB W/ PROJECTION
SCALE: 3" = 1'-0"



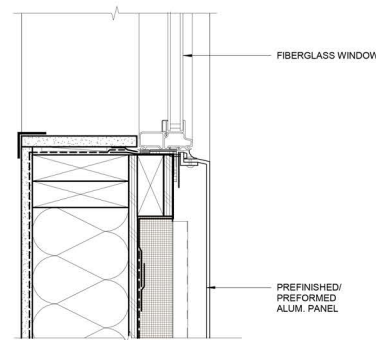
J2 FIBERGLASS WINDOW JAMB METAL PANEL TYP.
SCALE: 3" = 1'-0"



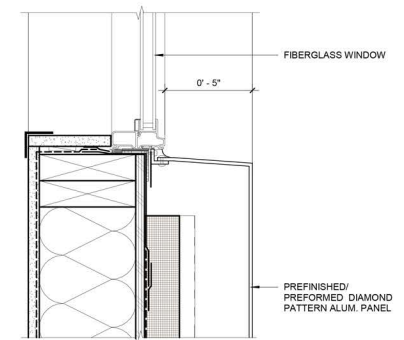
J3 FIBERGLASS WINDOW JAMB DIAMOND METAL PANEL
SCALE: 3" = 1'-0"



S1 FIBERGLASS WINDOW SILL W/ PROJECTION
SCALE: 3" = 1'-0" REF SHEET: 3 / A4.11



S2 FIBERGLASS WINDOW SILL METAL PANEL TYP.
SCALE: 3" = 1'-0"



S3 FIBERGLASS WINDOW SILL DIAMOND METAL PANEL
SCALE: 3" = 1'-0"



North Scale

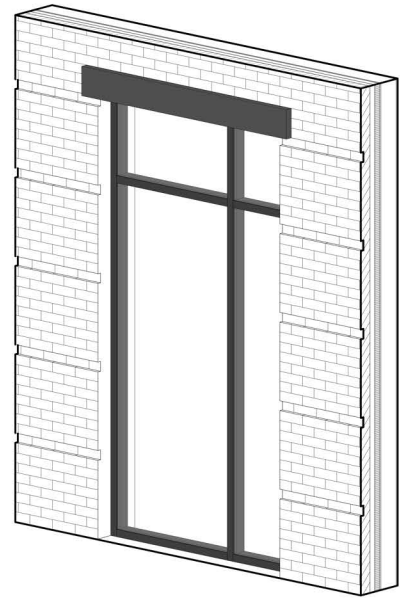
FIBERGLASS WINDOW DETAILS

RAYNES AVE.
HOTEL

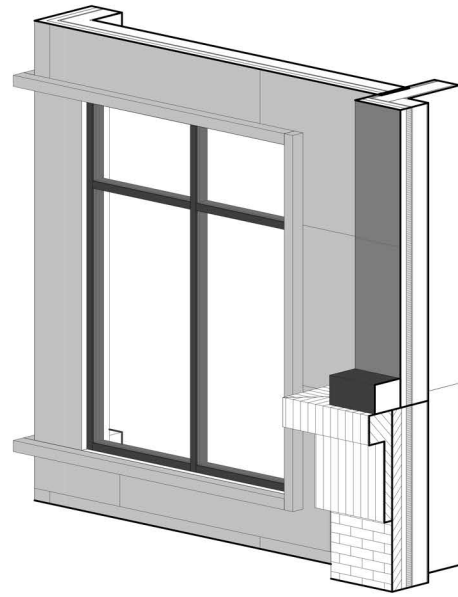
Project Date 15
JULY
2022 Dwg. No. **A6.01a**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022

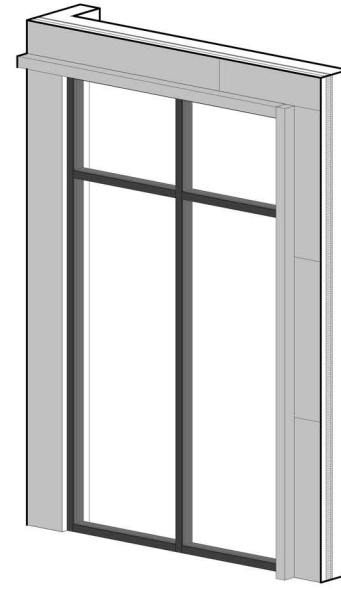
3.16
NOT TO SCALE



1A ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER
LEVEL 1 3D
SCALE:



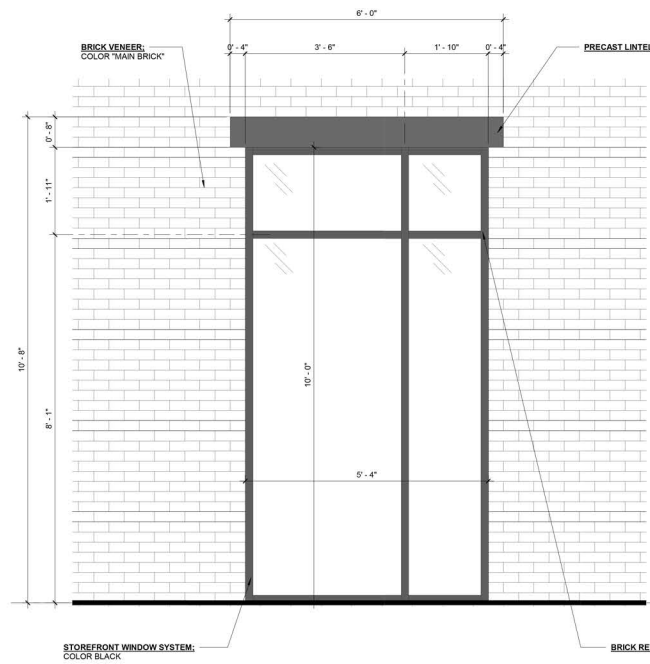
2A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR
LEVEL 2-5 3D
SCALE:



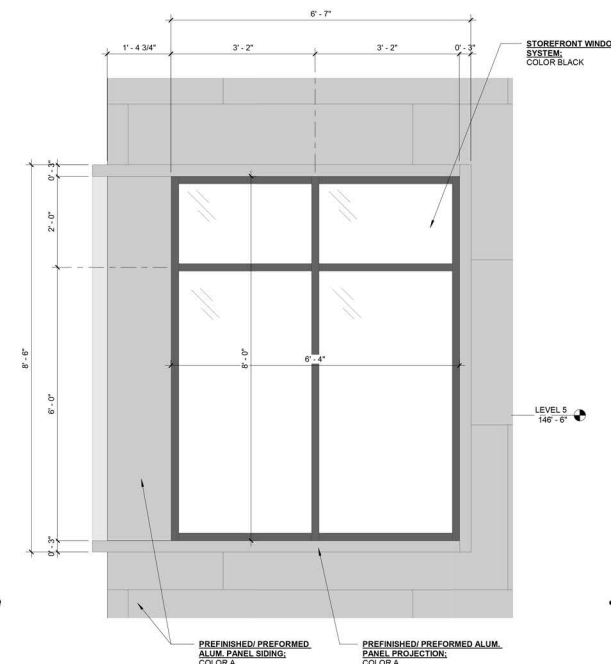
3A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR
LEVEL 1 3D
SCALE:



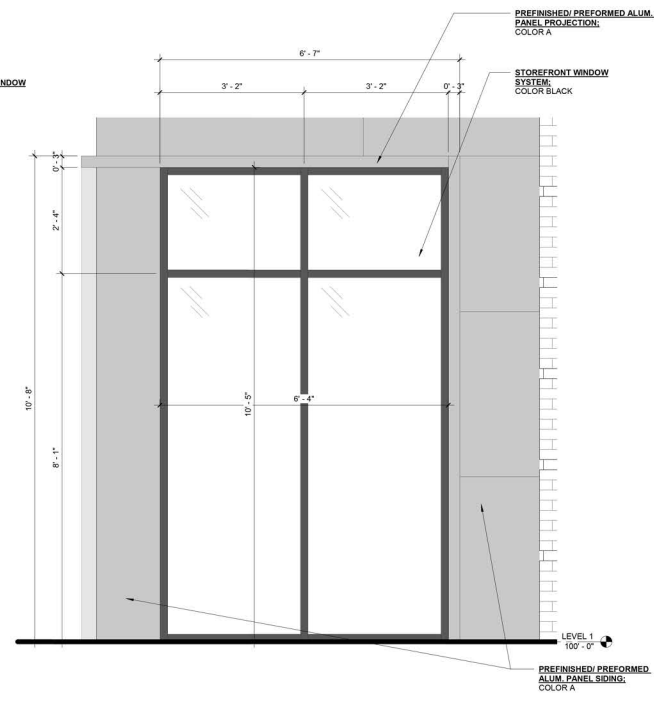
4A ENLARGED STOREFRONT WINDOW/DOOR IN METAL PANEL AT
STAIR LEVEL 1 3D
SCALE:



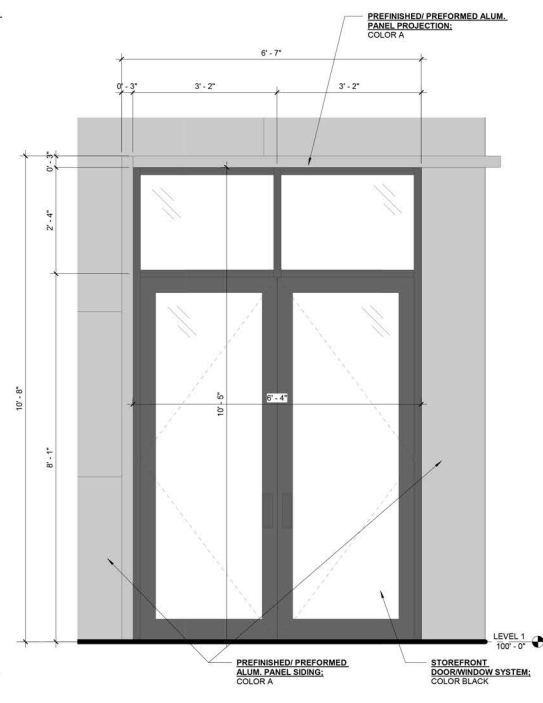
1 ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER
LEVEL 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



2 ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR
LEVEL 2-5
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



3 ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR
LEVEL 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



4 ENLARGED STOREFRONT WINDOW/DOOR IN METAL PANEL AT
STAIR LEVEL 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



North Scale

ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.
HOTEL

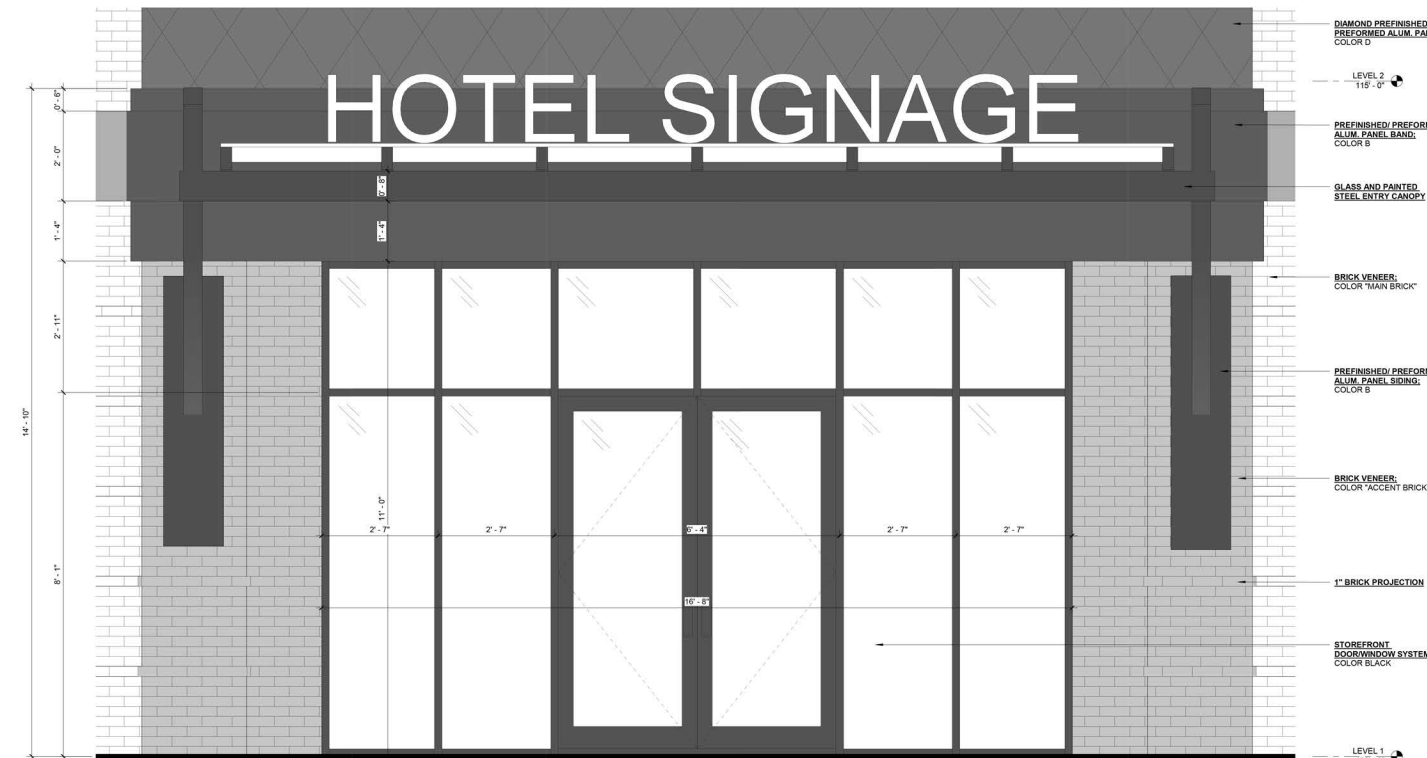
Project Date 15 JULY 2022 Dwg. No. A6.02



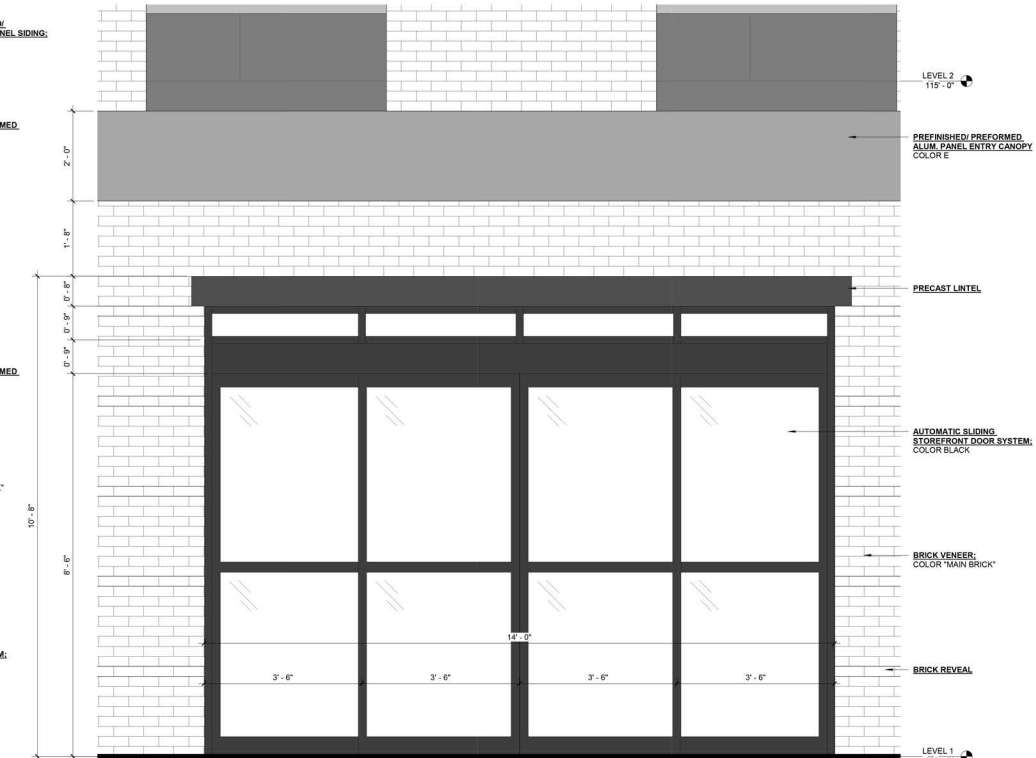
1 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 1 3D
SCALE:



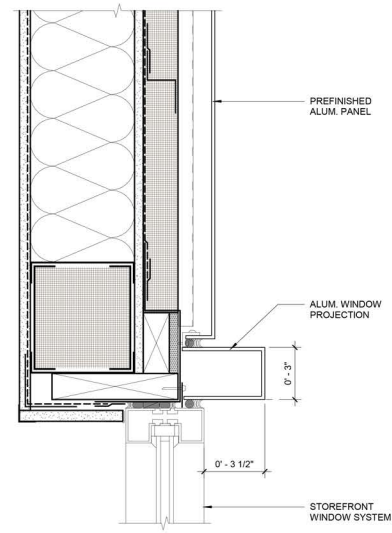
4 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 2 3D
SCALE:



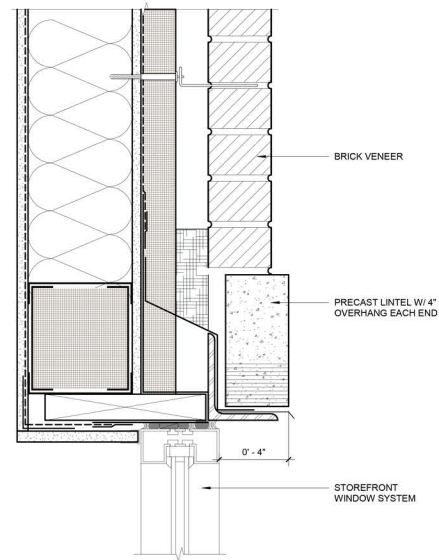
3 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



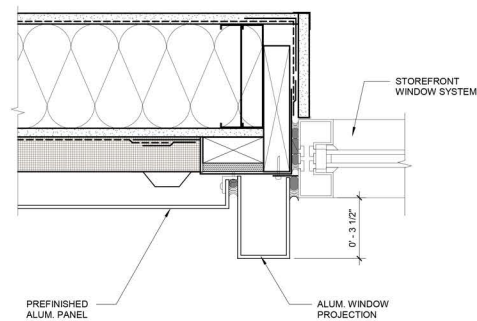
2 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 2
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



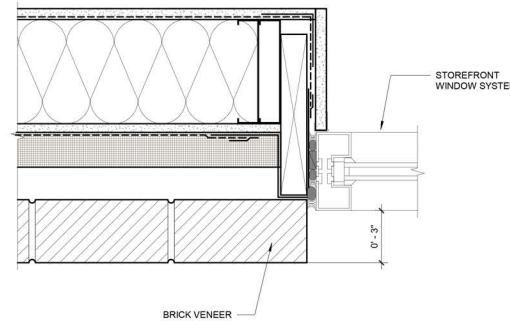
H1 STOREFRONT HEAD METAL PANEL
SCALE: 3" = 1'-0"



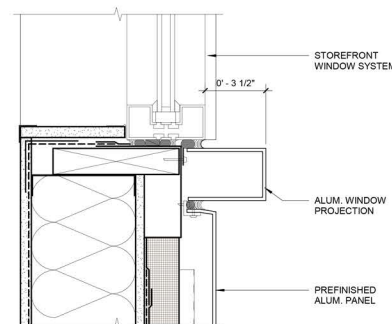
H2 STOREFRONT HEAD BRICK
SCALE: 3" = 1'-0"



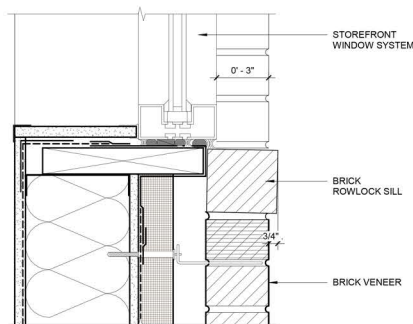
J1 STOREFRONT JAMB METAL PANEL
SCALE: 3" = 1'-0"



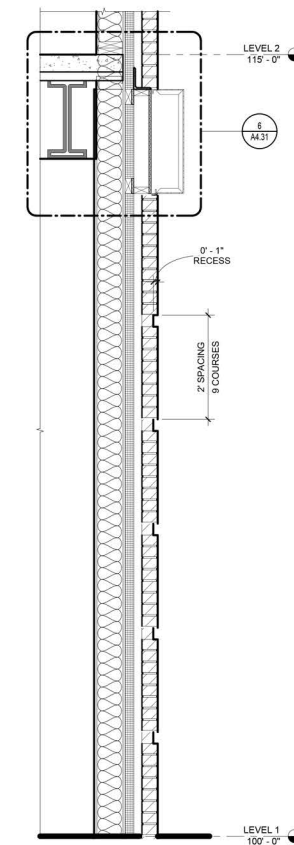
J2 STOREFRONT JAMB BRICK
SCALE: 3" = 1'-0"



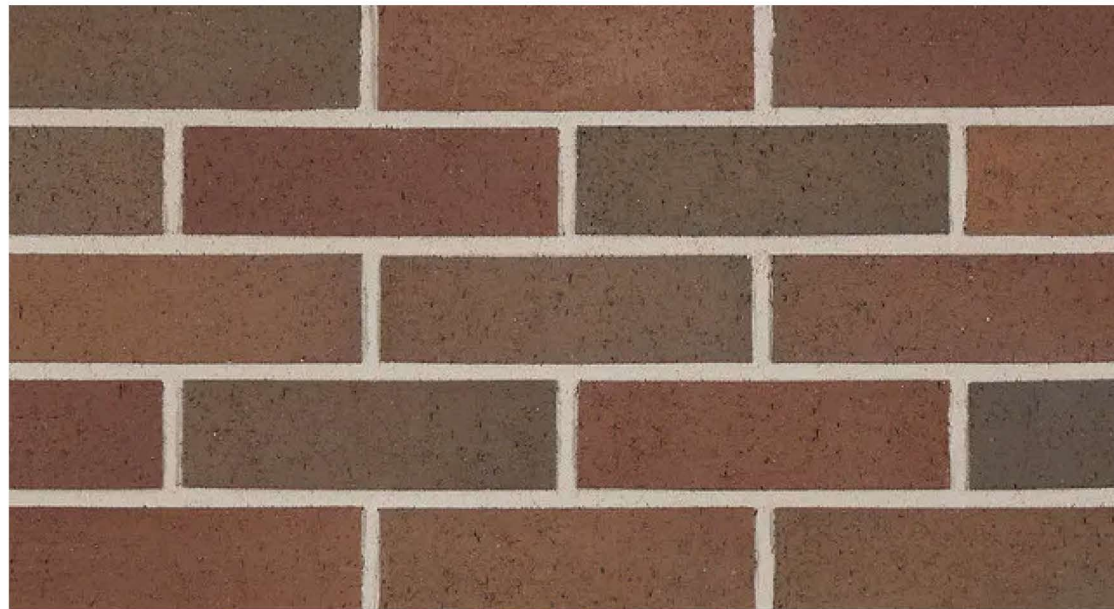
S1 STOREFRONT SILL METAL PANEL
SCALE: 3" = 1'-0"



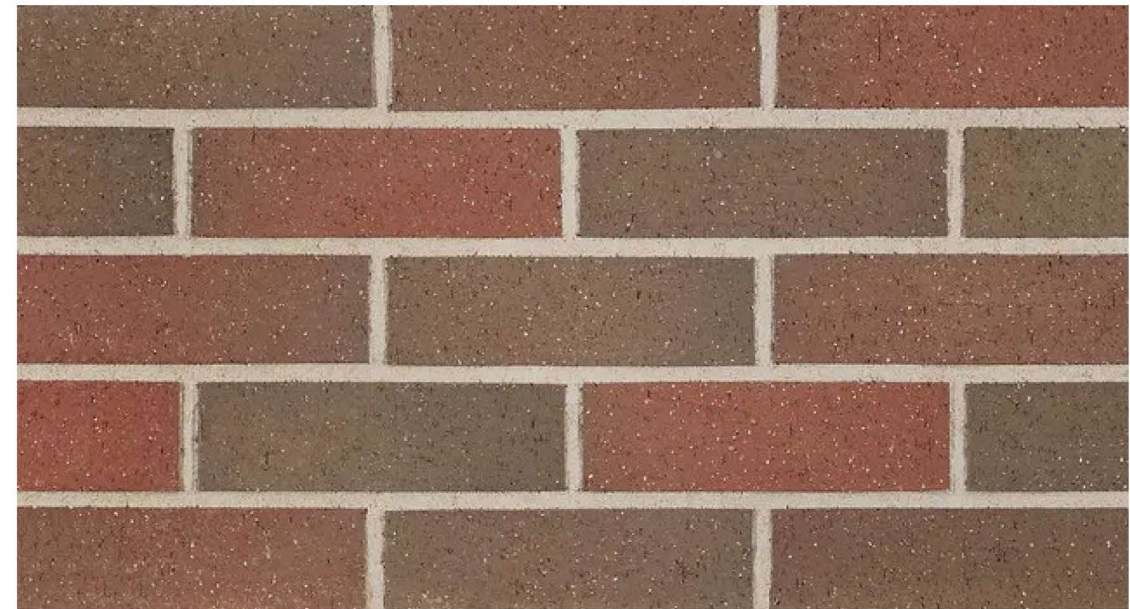
S2 STOREFRONT SILL BRICK
SCALE: 3" = 1'-0"



1 BRICK REVEAL DETAIL
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A4.11



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



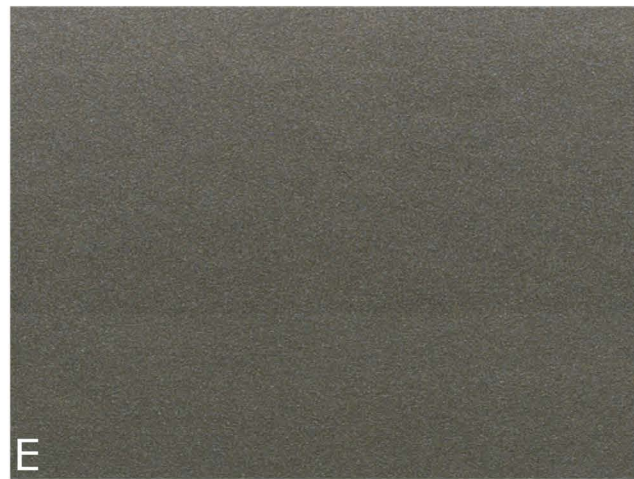
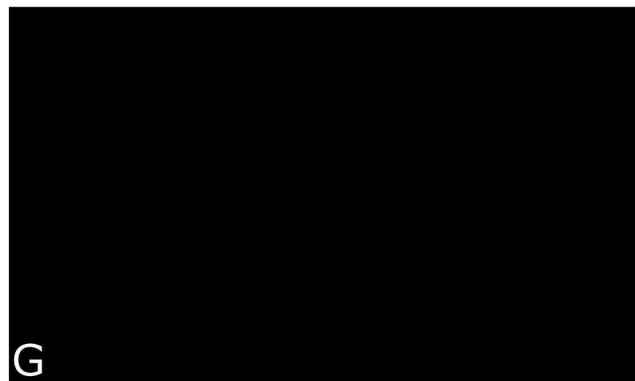
MIXED-USE MAIN BRICK
MANUFACTURER: BELDEN
COLOR: ADMIRAL FULL RANGE VELOUR
MORTAR: NATURAL PORTLAND CEMENT
SPECIAL INSTRUCTIONS: RUNNING BOND



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



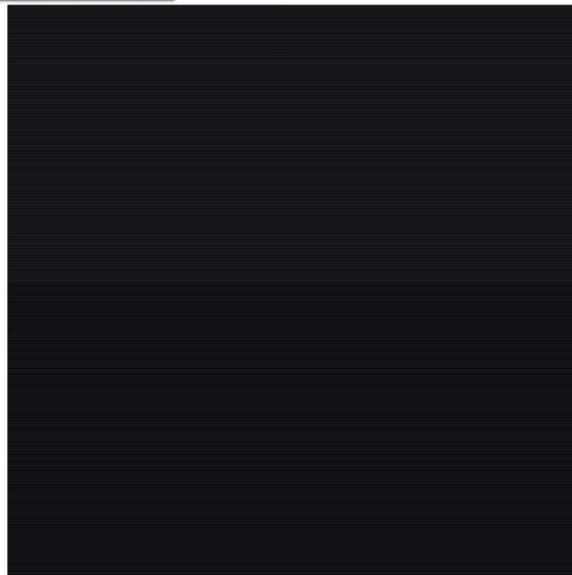
MIXED-USE ACCENT BRICK
MANUFACTURER: ENDICOTT
COLOR: MANGANESE IRONSPOT - SMOOTH
MORTAR: SGS 94X IRON BLACK
SPECIAL INSTRUCTIONS: RUNNING BOND



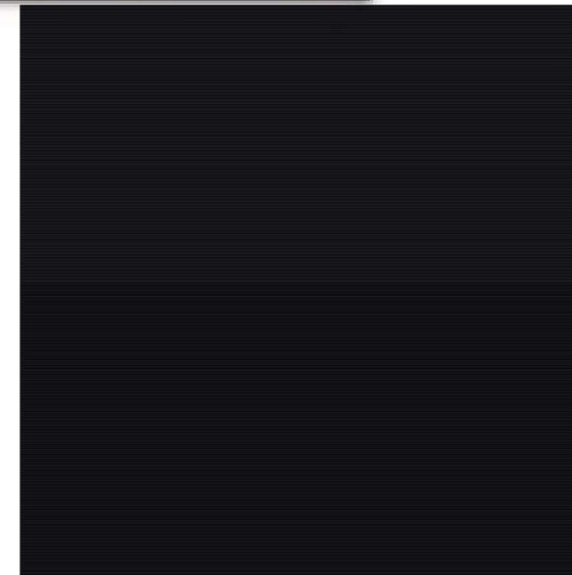
PREFORMED ALUMINUM PANEL
 MANUFACTURER: VITRABOND
 COLOR: A = FAUX ZINC LIGHT
 D = GRAPHITE GREY ZINC
 G = BLACK

B = FAUX ZINC DARK
 E = DARK GREY METTALIC

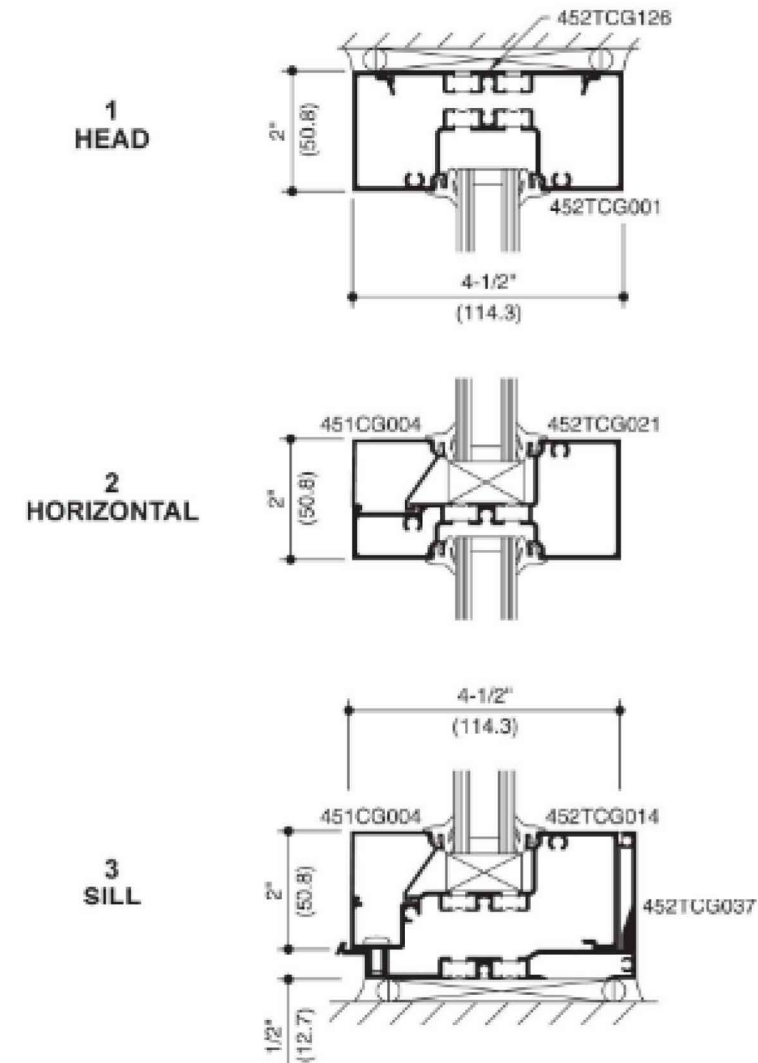
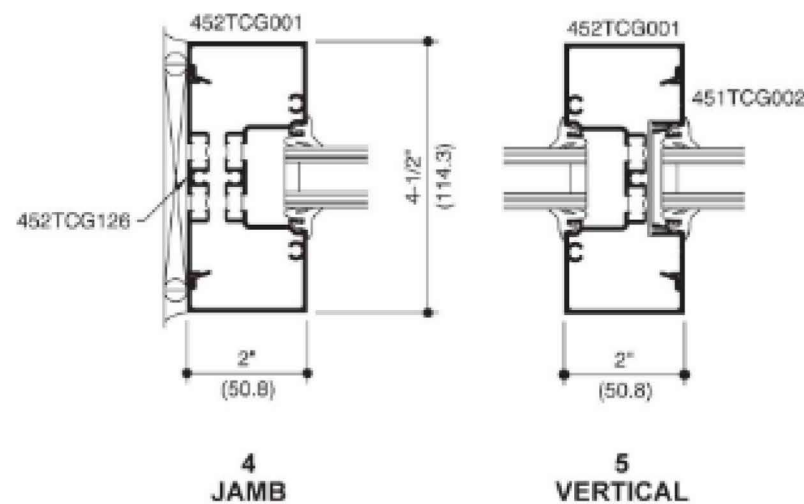
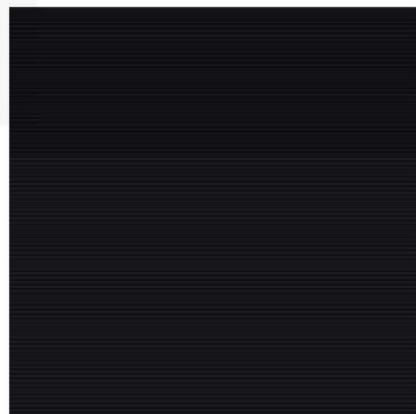
C = FAUX ZINC CHARCOAL
 F = CADET GREY



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

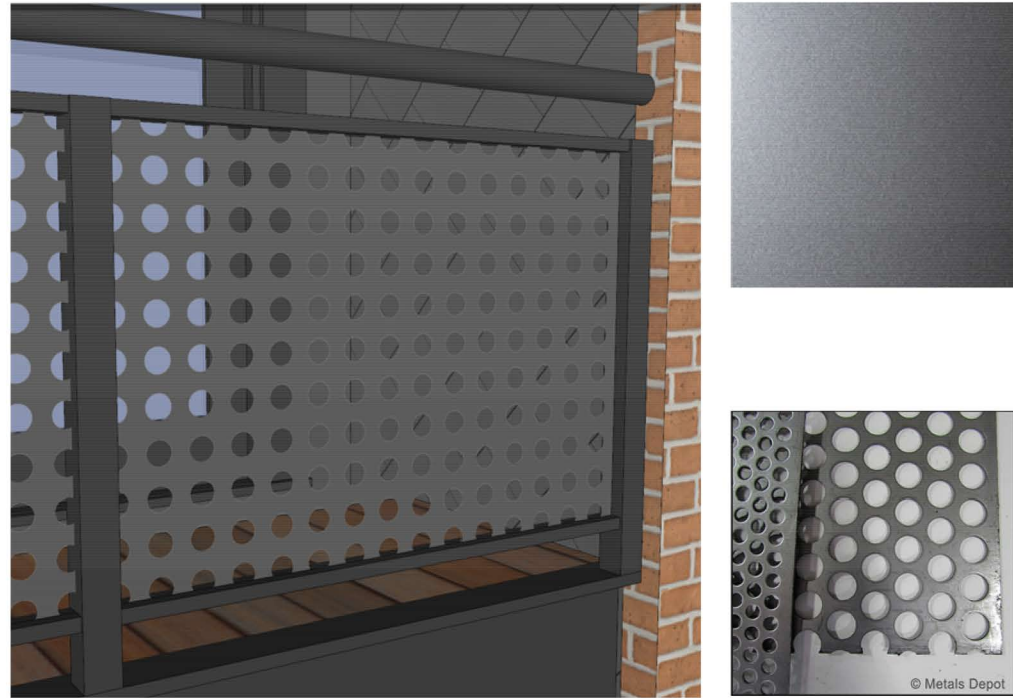
ALUMINUM STOREFRONT
 MANUFACTURER: KAWNEER
 SERIES: TRIFAB 451 UT
 COLOR: BLACK

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 AUGUST 3, 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



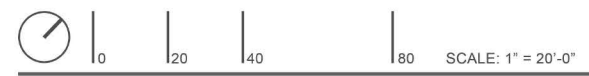
MIXED-USE ENTRY LIGHT
 MANUFACTURER: MODERN FORMS
 MODEL: SUSPENSE
 COLOR: BLACK

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

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

APPENDIX:

- SITE PLANS
- PROJECT DATA
- PUZZLE PARKING SYSTEM
- 30"x42" (DUPLICATE) SCALE DRAWINGS FOR RECORD



RAYNES AVE - PORTSMOUTH, NH
11/15/2021

SITE LANDSCAPE PLAN



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

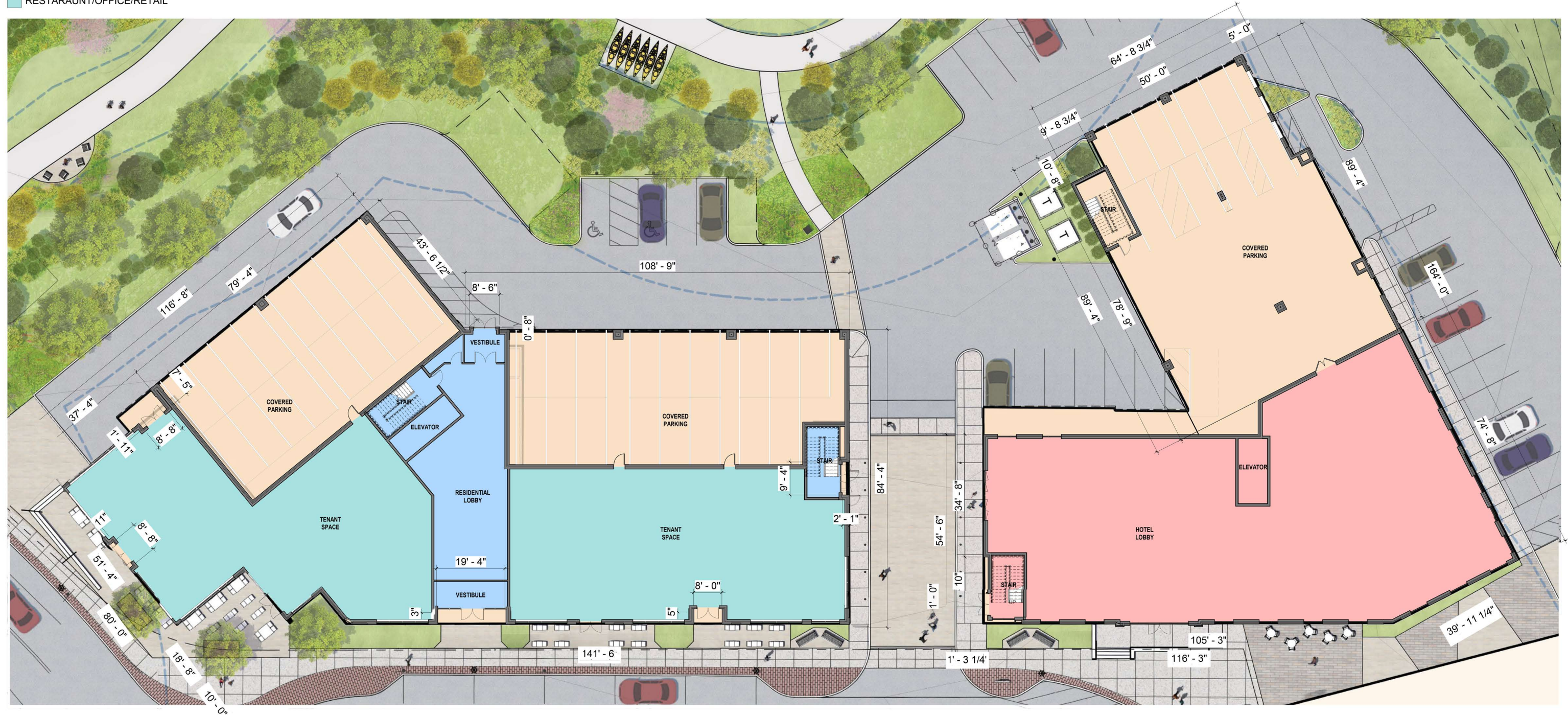
**SITE LANDSCAPE PLAN
REFERENCE**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022



LEGEND

- HOTEL
- RESIDENTIAL
- RESTAURANT/OFFICE/RETAIL



1 LEVEL 1 - OVERALL
 SCALE: 3/32" = 1'-0" REF SHEET: 1 / A3.01



FIRST FLOOR PLAN AND SITE

RAYNES AVE.
HOTEL
 Project Date 27 JUNE 2022 Dwg. No. A1.01

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

FIRST FLOOR PLAN AND SITE
 HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 AUGUST 3, 2022



5.2



RAYNES AVENUE

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

BUILDING TOTALS:

RESIDENTIAL: 68,000 - 32 UNITS
HOTEL: 66,000 - 124 UNITS

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

PROPOSED USE: MULTI FAMILY DWELLING
HOTEL
RETAIL/RESTAURANT

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

DEVELOPMENT STANDARDS

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

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

BUILDING AND LOT OCCUPATION:

	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	141 FT	116 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF ⁽²⁾	17,850 SF	14,622 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR		
MINIMUM OPEN SPACE:	10%	35.4%	
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	7,720 SF	8,911 SF

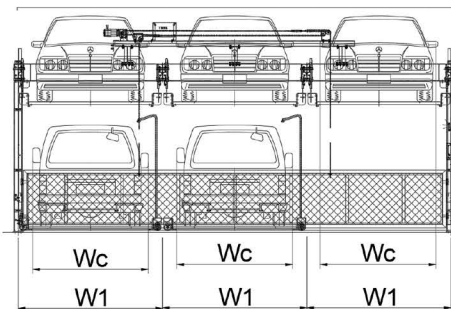
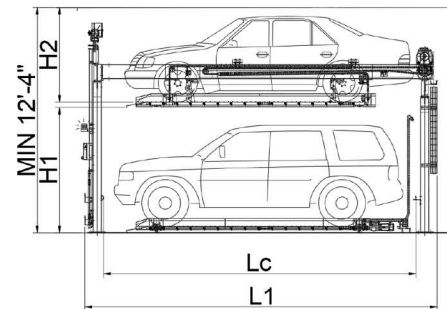
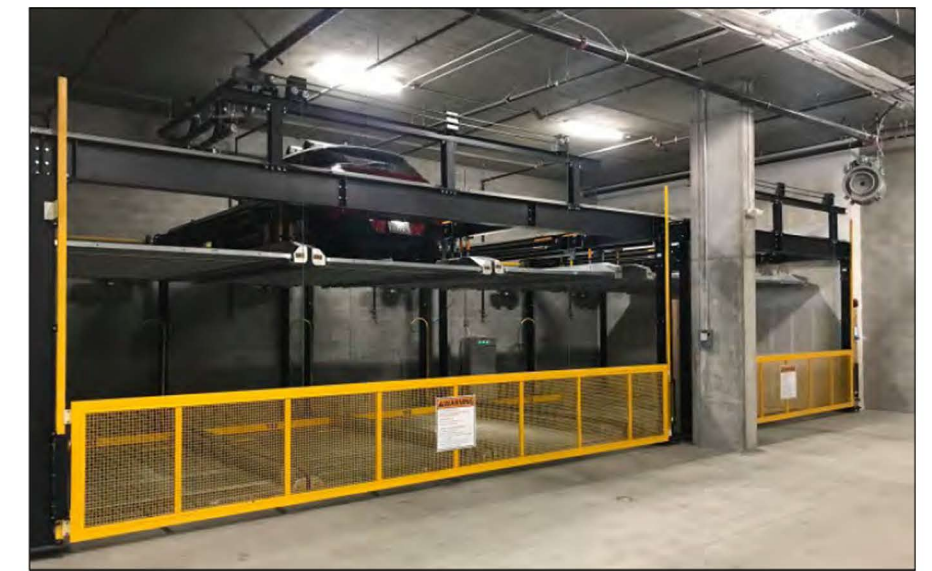
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

BUILDING FORM (PRINCIPAL BUILDING):

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



PROPOSED VIEW



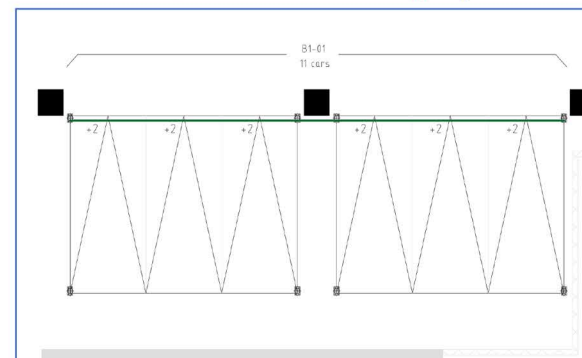
(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

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

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

TWO-LEVEL PUZZLE (+2)



(A) Design Plan View



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

CIYTLIFT - PUZZLE PARKING SYSTEM
REFERENCE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
AUGUST 3, 2022





09/02/2022

LU-22-100

Land Use Application

Status: Active**Date Created:** Apr 27, 2022**Applicant**

Lisa Messina
 hallconsultinggroup1@gmail.com
 3 Walton Aly
 Portsmouth, NH, MA 03801
 978-204-5653

Primary Location

3 WALTON ALY
 Portsmouth, NH 03801

Owner:

SEACOAST MANAGEMENT CONSULTING LLC (Lisa Messina-Haghighat
 & Ross Haghighat)
 330 BILLERICA RD CHELMSFORD, MA 01824

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

A. Property Owner

Alternative Project Address**Alternative Project Address**

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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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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)



Anderson
Picture
Window
400 Series
Colonial Style
Individual Skylights
Energy Star rated

Distance to L Property ↓
← 20 feet AC

Distance to R-Property
→ 11 feet

↓ Back Line
16 feet.





SOLD BY:
 Johnson Lumber Company Inc.
 Salisbury
 133 Main St
 Salisbury, MA 01952-1306
 Fax: 978-462-0338

SOLD TO:

CREATED DATE
7/12/2022

LATEST UPDATE
7/12/2022

OWNER
JOEL
TOMASZEWSKI

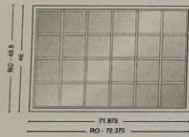
Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
SEACOAST PROP	SEACOAST PROP	2598294		

ORDER NOTES:

DELIVERY NOTES:

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed	None Assigned		
RO Size = 72 3/8" x 48 1/2"		Unit Size = 71 7/8" x 48"			



P6040, Unit, 400 Series Picture Window-CW, Installation Flange, Sandtone Exterior Frame, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 SmartSun Standard Series Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 6 Wide, 4 High, Colonial Pattern, Sandtone, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR	Comments:
A1	0.27	0.21	YES	

SUB-TOTAL:	
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	
TOTAL:	

CUSTOMER SIGNATURE _____

DATE _____

Quote #: 2598294

Print Date: 7/12/2022 6:49:20 PM UTC

All Images Viewed from Exterior

Page 1 of 2



SALES FACT SHEET

RA13 SERIES

Efficiencies up to 15 SEER/13 EER

Nominal Sizes 1.5 to 5 Ton

[5.28 to 17.6 kW]

Cooling Capacities 17.3 to 60.5 kBTU

[5.7 to 17.7 kW]



GENERAL TERMS OF LIMITED WARRANTY*

Rheem will furnish a replacement for any part of this product which fails in normal use and service within the applicable period stated, in accordance with the terms of the limited warranty.

Conditional Parts
(Registration Required)Ten (10) Years

*For complete details of the Limited and Conditional Warranties, including applicable terms and conditions, contact your local contractor or the Manufacturer for a copy of the product warranty certificate.

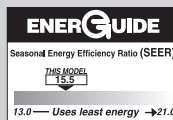
Rheem *Classic*® Series Air Conditioners

Features:

- Composite base pan – dampens sound, captures louver panels, eliminates corrosion and reduces number of fasteners needed
- Powder coat paint system – for a long lasting professional finish
- Scroll compressor – uses 70% fewer moving parts for higher efficiency and increased reliability
- Modern cabinet aesthetics – increased curb appeal with visually appealing design
- Curved louver panels – provide ultimate coil protection, enhance cabinet strength, and increased cabinet rigidity
- Optimized fan orifice – optimizes airflow and reduces unit sound
- Rust resistant screws – confirmed through 1500-hour salt spray testing
- PlusOne™ **Expanded Valve Space** – 3"-4"-5" service valve space – provides a minimum working area of 27-square inches for easier access
- PlusOne™ **Triple Service Access** – 15" wide, industry leading corner service access – makes repairs easier and faster. The two fastener removable corner allows optimal access to internal unit components. Individual louver panels come out once fastener is removed, for faster coil cleaning and easier cabinet reassembly
- Diagnostic service window with two-fastener opening – provides access to the high and low pressure.
- External gauge port access – allows easy connection of "low-loss" gauge ports
- Single-row condenser coil – makes unit lighter and allows thorough coil cleaning to maintain "out of the box" performance
- 35% fewer cabinet fasteners and fastener-free base – allow for faster access to internal components and hassle-free panel removal
- Service trays – hold fasteners or caps during service calls
- QR code – provides technical information on demand for faster service calls
- Fan motor harness with extra long wires allows unit top to be removed without disconnecting fan wire.

Model RA13	Nominal Cooling Capacity	Voltage	Phase	Operating			Service Valve - Liquid	Service Valve - Suction	Shipping Lbs. [kg]	Price
				Width "W" Inches [mm]	Length "L" Inches [mm]	Height "H" Inches [mm]				
18	18,000	208/230	1	29.75 [755]	29.75 [755]	27 [685]	3/8"	3/4"	127 [57.6]	
24	24,000	208/230	1	29.75 [755]	29.75 [755]	25 [635]	3/8"	3/4"	142 [64.4]	
30	30,000	208/230	1	29.75 [755]	29.75 [755]	25 [635]	3/8"	3/4"	163 [73.9]	
36	36,000	208/230	1	29.75 [755]	29.75 [755]	27 [685]	3/8"	3/4"	164 [74.4]	
		208/230 460	3 3							
42	42,000	208/230	1	29.75 [755]	29.75 [755]	31 [787]	3/8"	7/8"	195 [88.4]	
		208/230 460	3 3							
48	48,000	208/230	1	33.75 [857]	33.75 [857]	27 [685]	3/8"	7/8"	202 [91.6]	
		208/230 460	3 3							
60	60,000	208/230	1	35.75 [908]	35.75 [908]	31 [787]	3/8"	7/8"	235 [107.1]	
		208/230 460	3 3							

[] Designates Metric Conversions





SALES FACT SHEET

ACCESSORIES

Description	Part No.	Price
Low Ambient Control (RXAD-A08)	RXAD-A08	
Crankcase Heater for 1.5 - 3 ton Models	44-17402-44	
Crankcase Heater for 3.5 - 5 ton Models	44-17402-45	
Low Pressure Control	RXAC-A07	
High Pressure Control	RXAB-A07	
Compressor Sound Cover 1.5 - 3 ton Models	68-23427-26	
Compressor Sound Cover 3.5 - 5 ton Models	68-23427-25	
Compressor Hard Start Kit	SK-A1	
Compressor Time Delay	RXMD-B01	
Liquid Line Solenoid Valve (24 VAC, 50/60 Hz)	200RD2T3TVLC	
Liquid Line Solenoid Coil (24 VAC, 50/60 Hz)	61-AMG24V	
Liquid Line Solenoid Valve (120/240 VAC, 50/60 Hz)	200RD2T3TVLC	
Liquid Line Solenoid Coil (120/240 VAC, 50/60 Hz)	61-AMG120/240V	
Top Cap w/Label	91-101123-21	

Total Price \$



09/02/2022

LU-22-169

Land Use Application

Status: Active**Date Created:** Aug 19, 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

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

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

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Request for Extension of Previously Granted Land Use Approval

LETTER OF AGENDA

We respectfully submit this Application for Approval.

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

We have included the following items for your consideration:

CJ Architects – Proposed Design

- 1.0 Existing Elevations Scope of Work
- 2.0 Proposed Details
- 3.0 Historic Stone Precedents & Stone Chimney Visibility
- 4.0 Proposed Renderings
- 5.0 Proposed Materials
- 6.0 Proposed Elevations and Plans

Appendix-

1. Historic Precedents
2. Existing Conditions Documentation of the Three Primary Structures
3. Pedestrian Views of Site
4. Property Timeline
5. Historic Consultants
6. Gorham Structural Engineering – Existing Structural Report
7. David Calkins GC & GM – Existing Conditions Evaluation

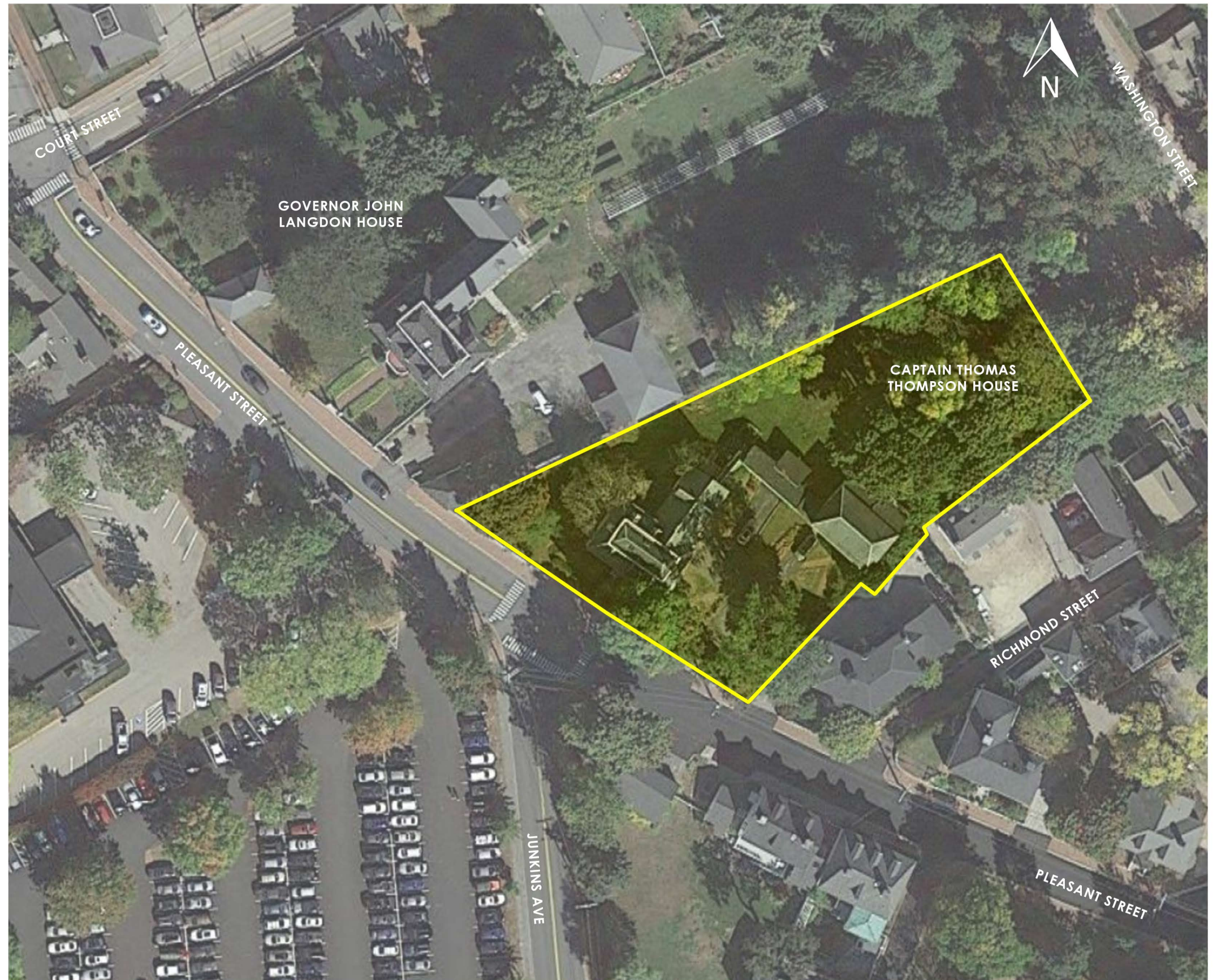
The current HDC Approval was granted to the prior owner and amended to include a revised scope for the Mansion and Annex.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects

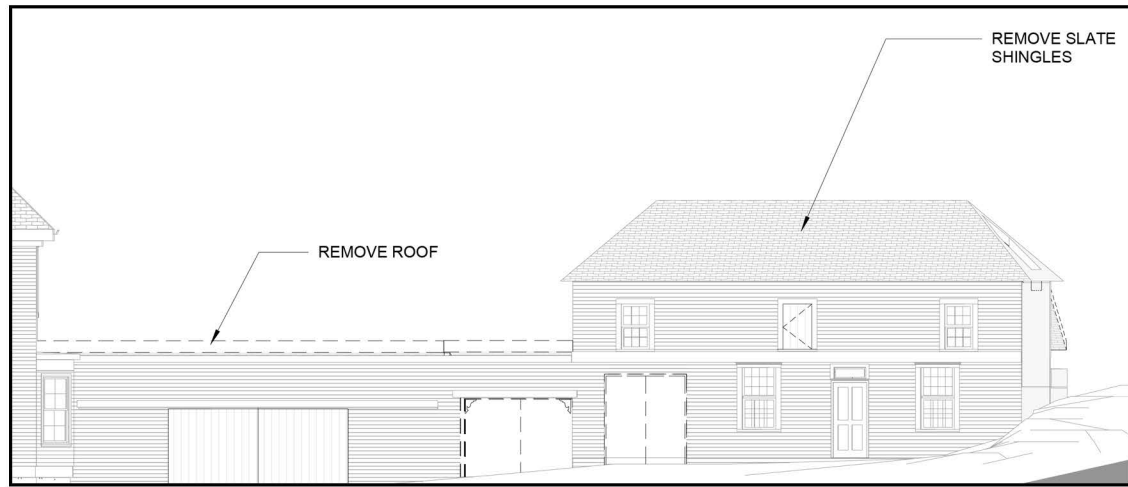
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE



AERIAL VIEW

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022





PREVIOUSLY APPROVED FRONT ELEVATION (FOR REFERENCE)



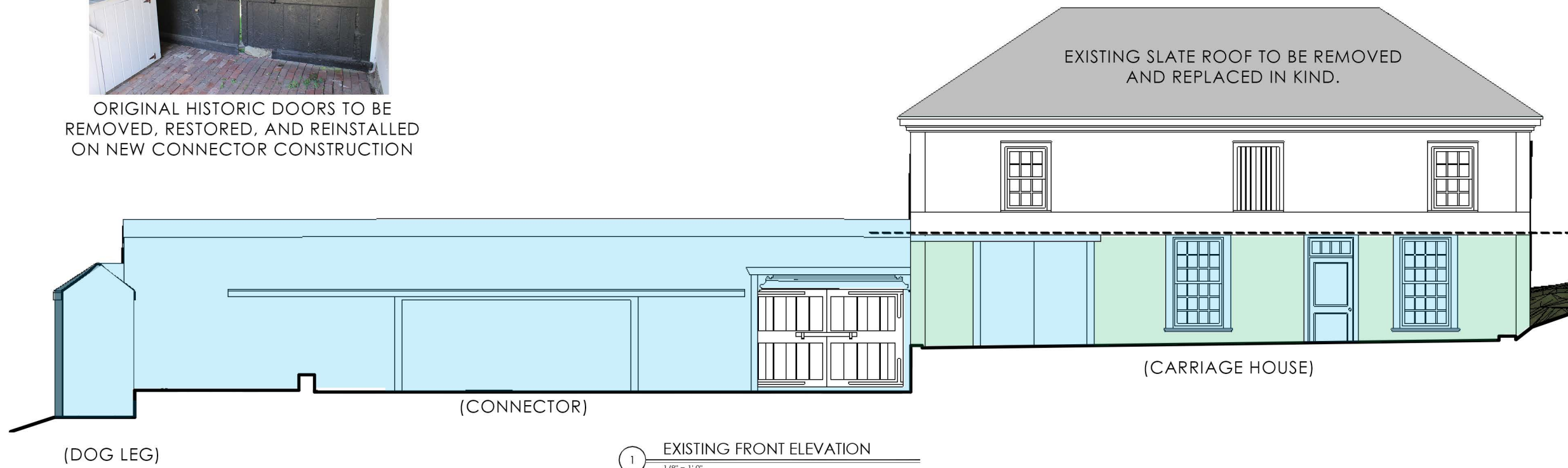
VIEW OF EXISTING FRONT ELEVATION



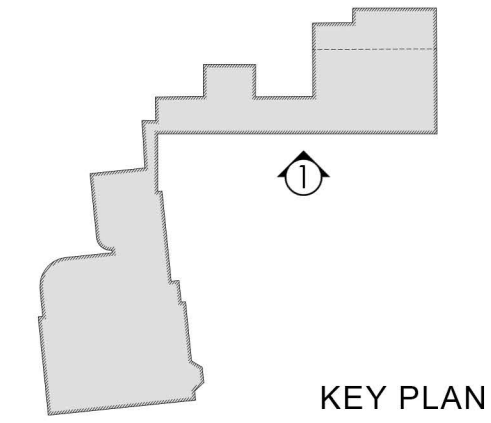
- KEY:
- TO BE REMOVED, RESTORED, & RE-INSTALLED
 - TO BE REPLACED IN KIND
 - TO BE DEMOLISHED



ORIGINAL HISTORIC DOORS TO BE REMOVED, RESTORED, AND REINSTALLED ON NEW CONNECTOR CONSTRUCTION



1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

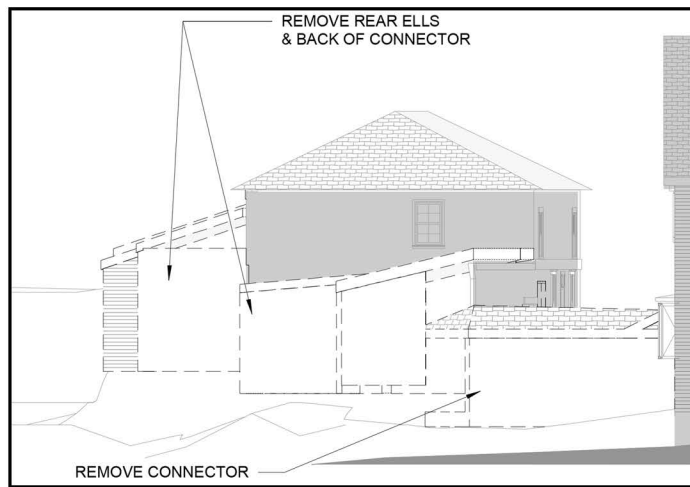
SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION

FRONT ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



1.0



PREVIOUSLY APPROVED SIDE ELEVATION
(FOR REFERENCE)

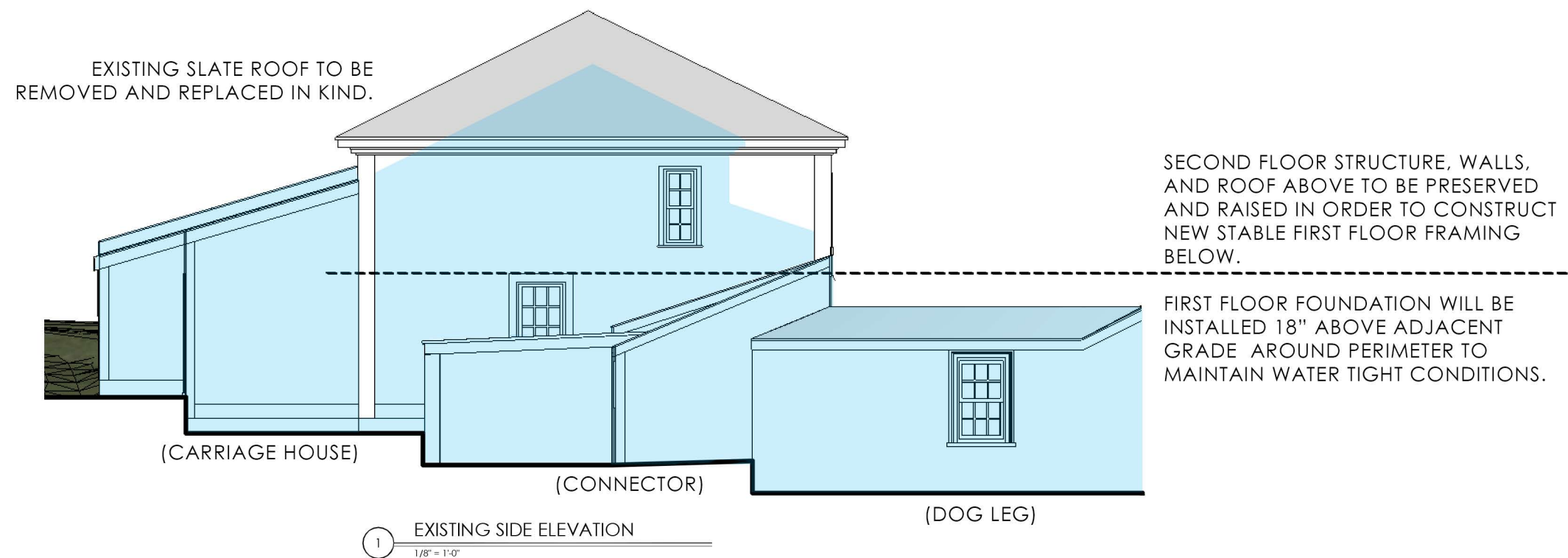


VIEW OF EXISTING SIDE ELEVATION

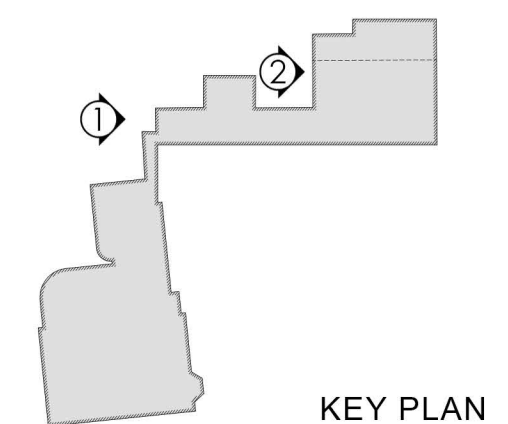


KEY:

- TO BE REMOVED, RESTORED, & RE-INSTALLED
- TO BE REPLACED IN KIND
- TO BE DEMOLISHED



1 EXISTING SIDE ELEVATION
1/8" = 1'-0"



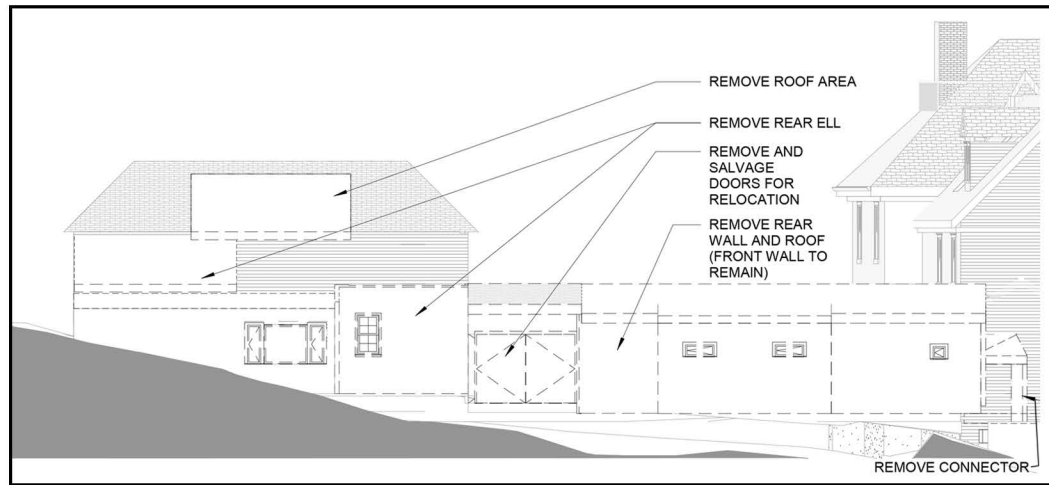
KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION
SIDE ELEVATION
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



1.1



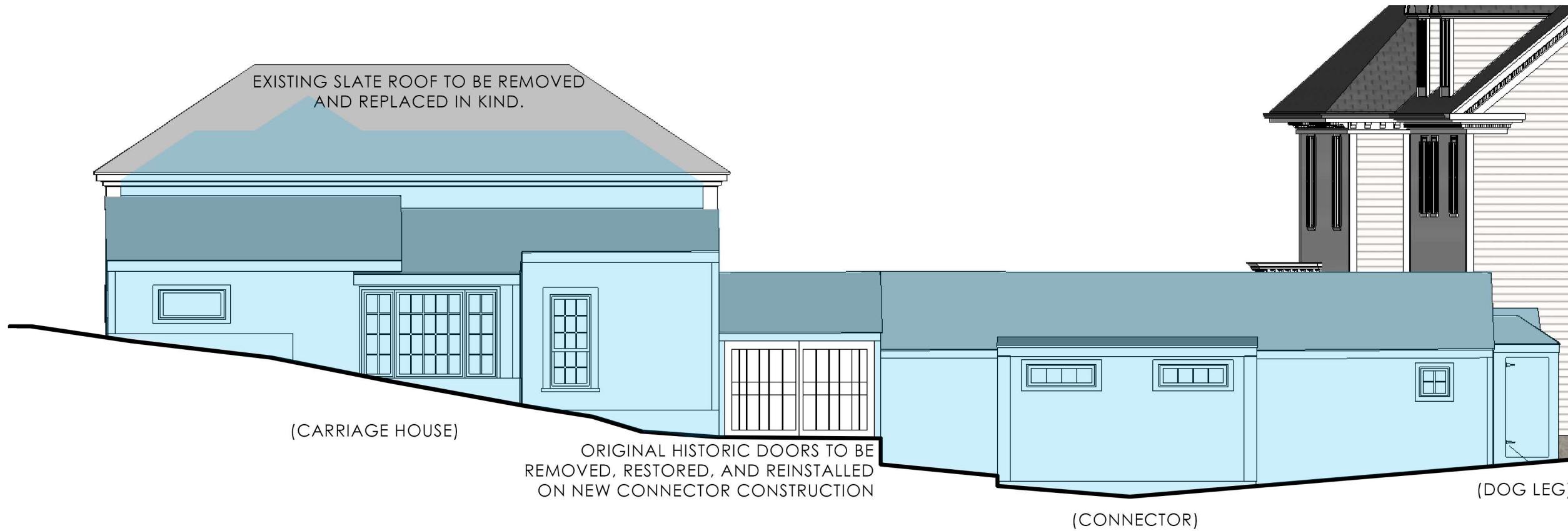
PREVIOUSLY APPROVED REAR ELEVATION (FOR REFERENCE)



VIEW OF EXISTING REAR ELEVATION



- KEY:
- TO BE REMOVED, RESTORED, & RE-INSTALLED
 - TO BE REPLACED IN KIND
 - TO BE DEMOLISHED



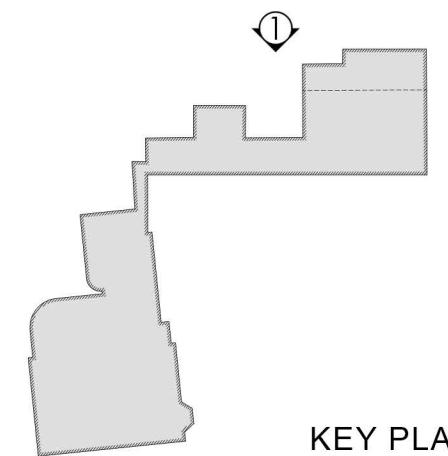
(CARRIAGE HOUSE)

ORIGINAL HISTORIC DOORS TO BE REMOVED, RESTORED, AND REINSTALLED ON NEW CONNECTOR CONSTRUCTION

(CONNECTOR)

(DOG LEG)

1 EXISTING REAR ELEVATION
1/8" = 1'-0"



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

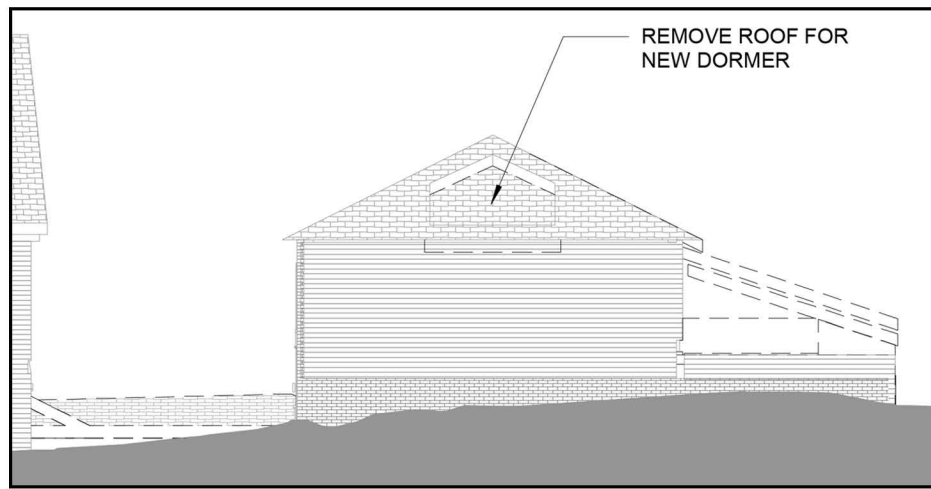
SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION

REAR ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



1.2



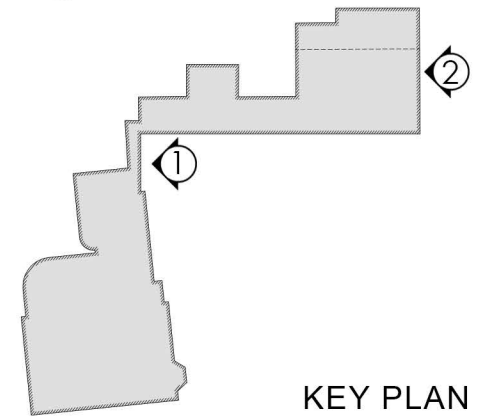
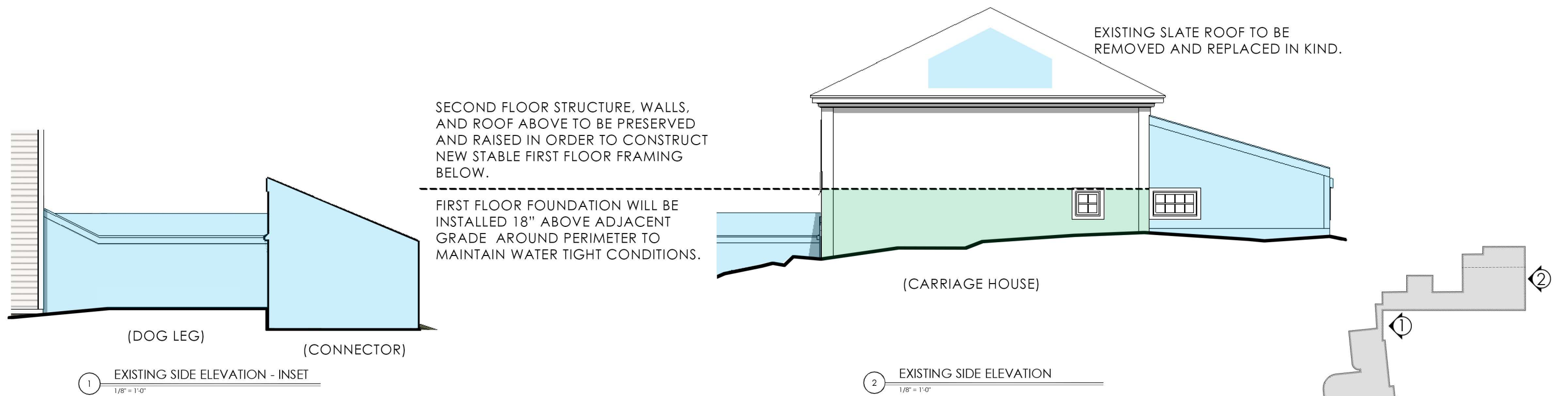
PREVIOUSLY APPROVED SIDE ELEVATION (FOR REFERENCE)



VIEW OF EXISTING SIDE ELEVATION

KEY:

- TO BE REMOVED, RESTORED, & RE-INSTALLED
- TO BE REPLACED IN KIND
- TO BE DEMOLISHED



179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

SELECTIVE DEMOLITION, PRESERVATION, AND RESTORATION
SIDE ELEVATION
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



1.3

KEY

- CARRIAGE - WINDOW CASING
- CARRIAGE - CORNER BOARD & EAVE
- CARRIAGE - TRIM BOARD
- CARRIAGE - SKIRTBOARD
- ANNEX - WINDOW CASING
- ANNEX - ENTRY DOOR TRIM
- ANNEX - SKIRTBOARD
- SECOND FLOOR SHADED AREA OF THE CARRIAGE HOUSE AND ROOF TO BE RAISED AND PRESERVED



1 PROPOSED SIDE ELEVATION - INSET
1/16" = 1'-0"



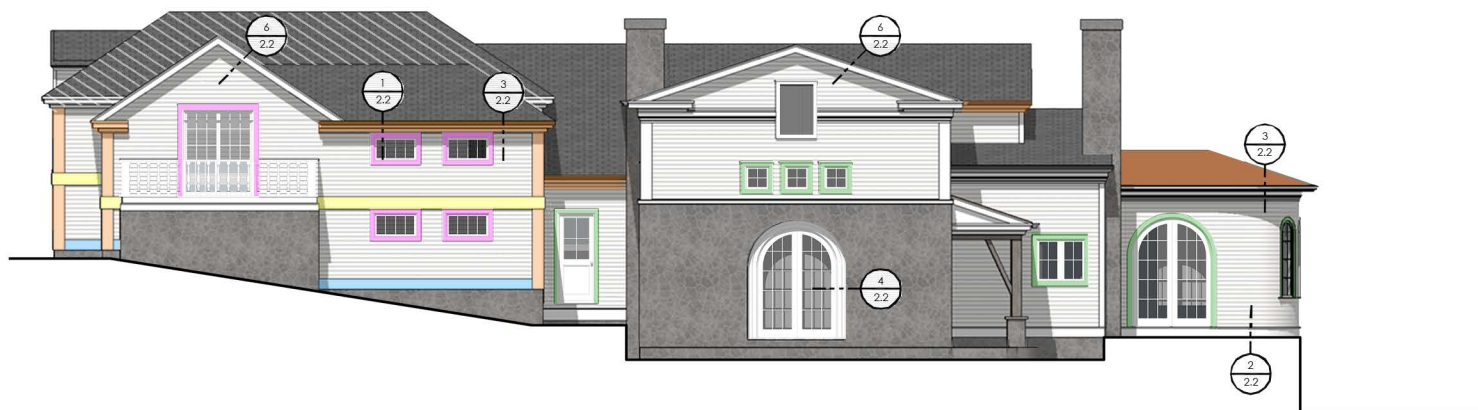
2 PROPOSED SIDE ELEVATION - INSET
1/16" = 1'-0"



3 PROPOSED SIDE ELEVATION
1/16" = 1'-0"



4 PROPOSED SIDE ELEVATION - INSET
1/16" = 1'-0"



5 PROPOSED REAR ELEVATION
1/16" = 1'-0"



6 PROPOSED SIDE ELEVATION
1/16" = 1'-0"

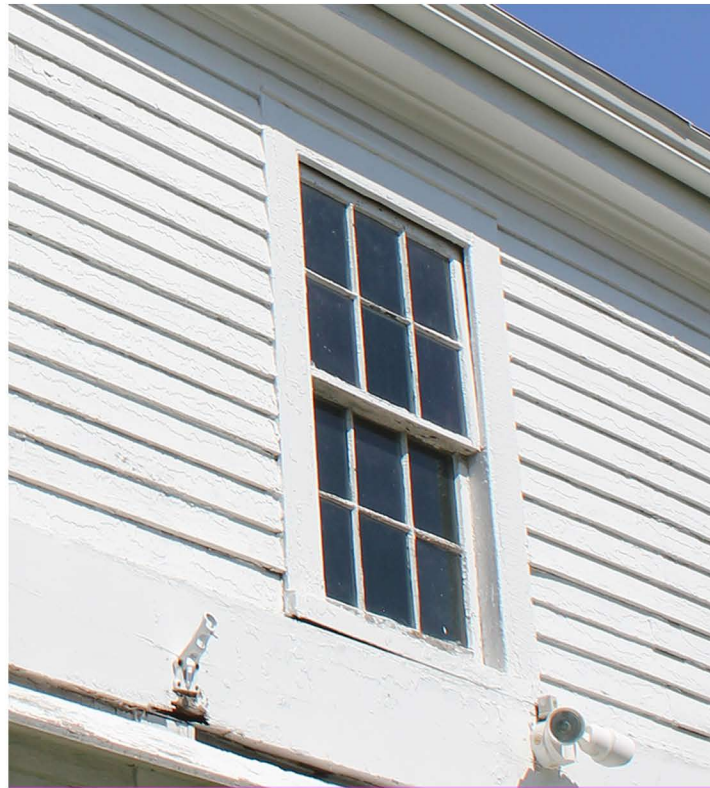
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED DETAIL KEYS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



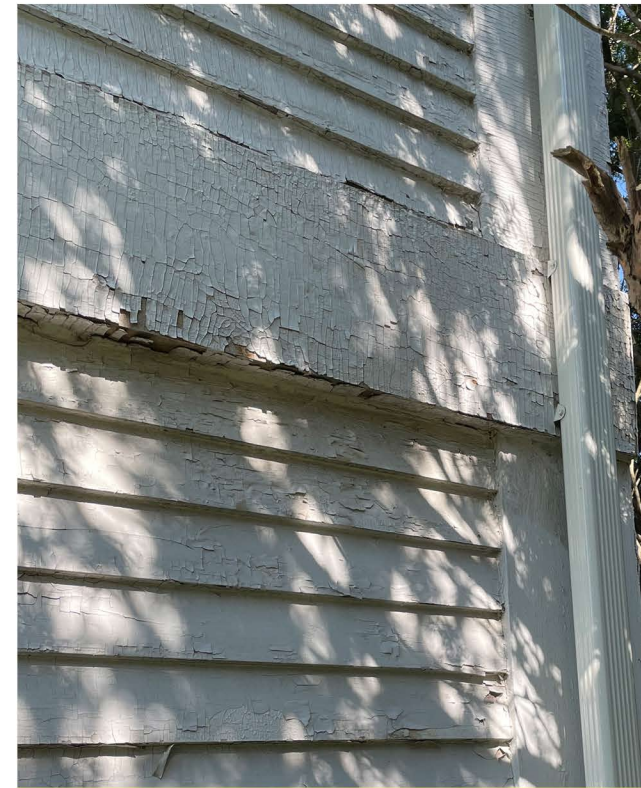
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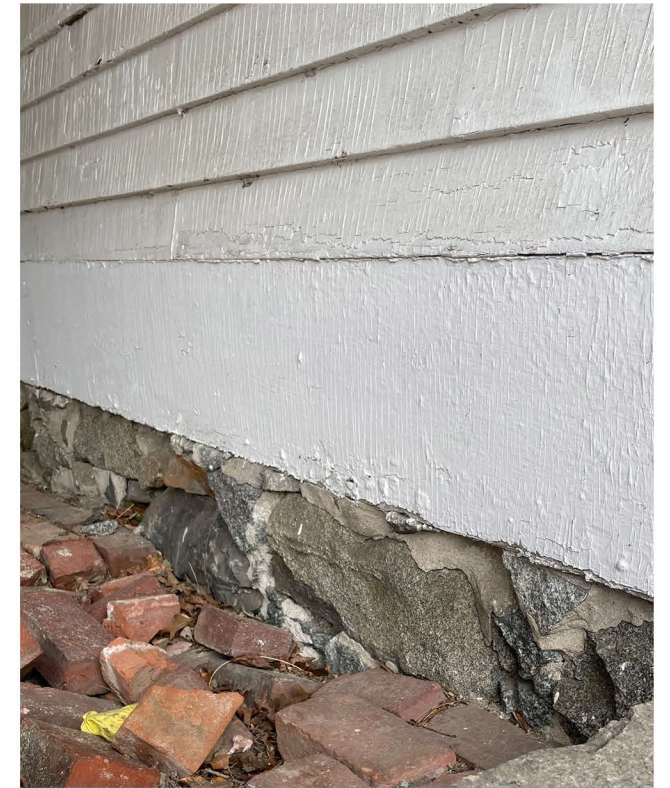
CARRIAGE HOUSE - WINDOW CASING



CARRIAGE HOUSE - CORNER BOARD & EAVE



CARRIAGE HOUSE - TRIM BOARD



CARRIAGE HOUSE - SKIRTBOARD

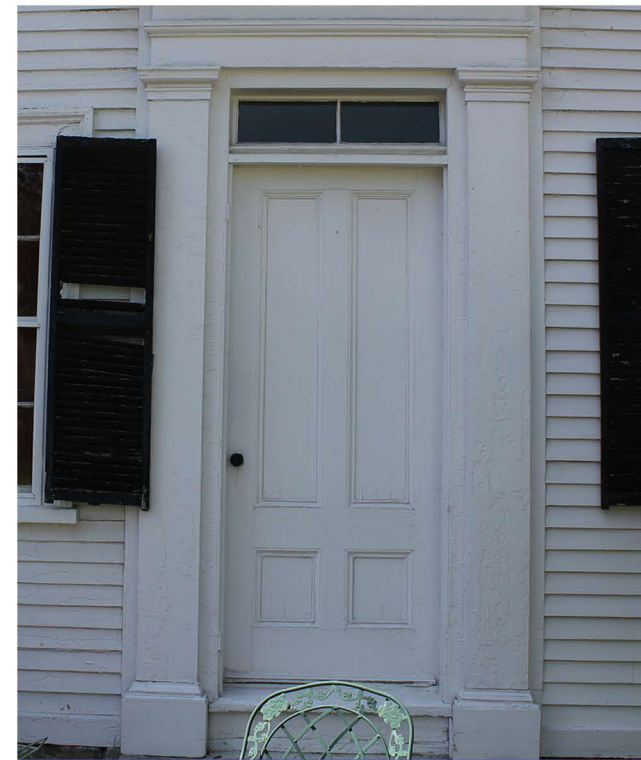


ANNEX - WINDOW CASING



ANNEX - WINDOW TRIM

ANNEX - WINDOW SILL



ANNEX - ENTRY DOOR TRIM



ANNEX - SKIRTBOARD

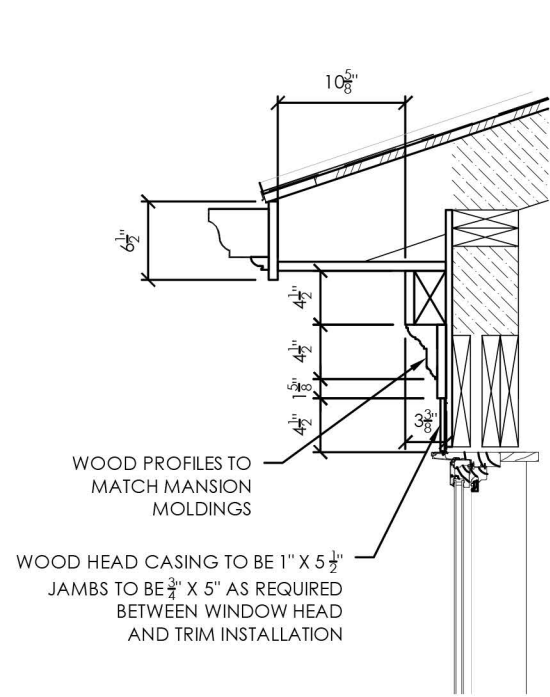
179 PLEASANT STREET
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PROPOSED DETAILS

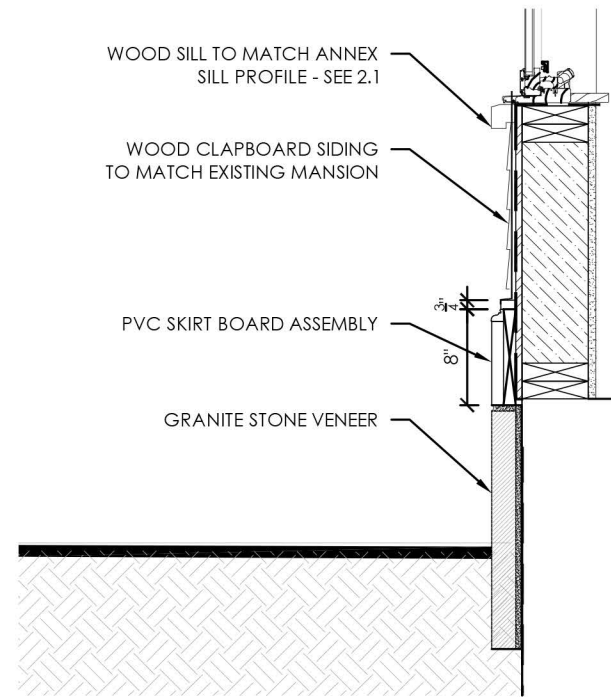
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



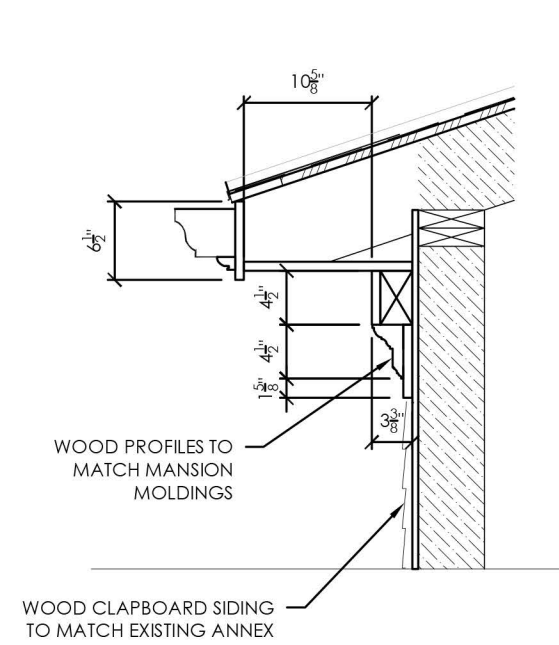
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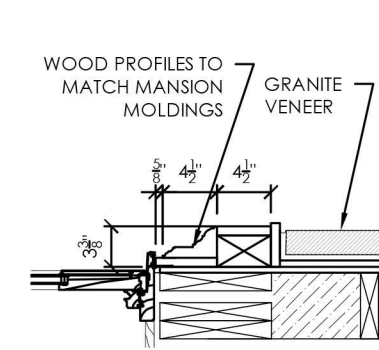
1 EAVE DETAIL AT WINDOW HEAD
3/4" = 1'-0"



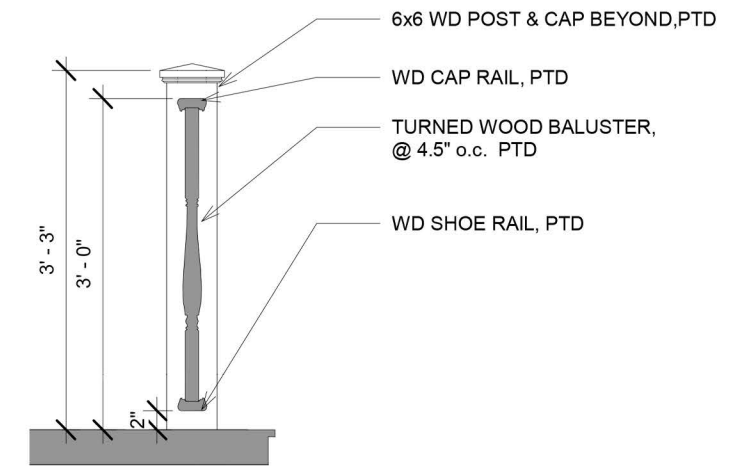
2 SKIRT BOARD
3/4" = 1'-0"



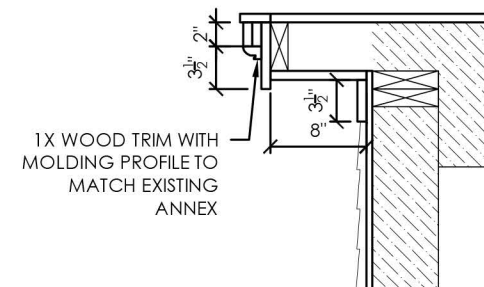
3 EAVE DETAIL
3/4" = 1'-0"



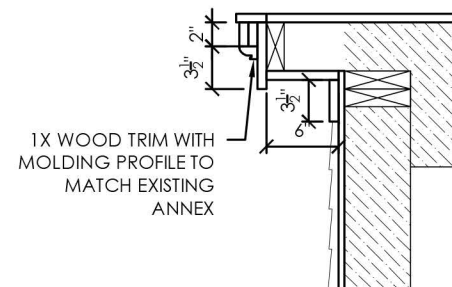
4 CASING
3/4" = 1'-0"



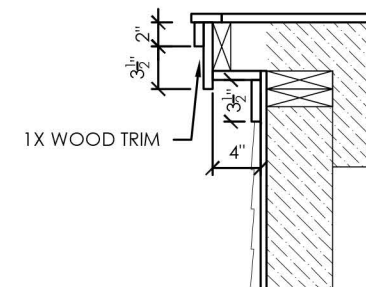
5 RAILING DETAIL
N.T.S.



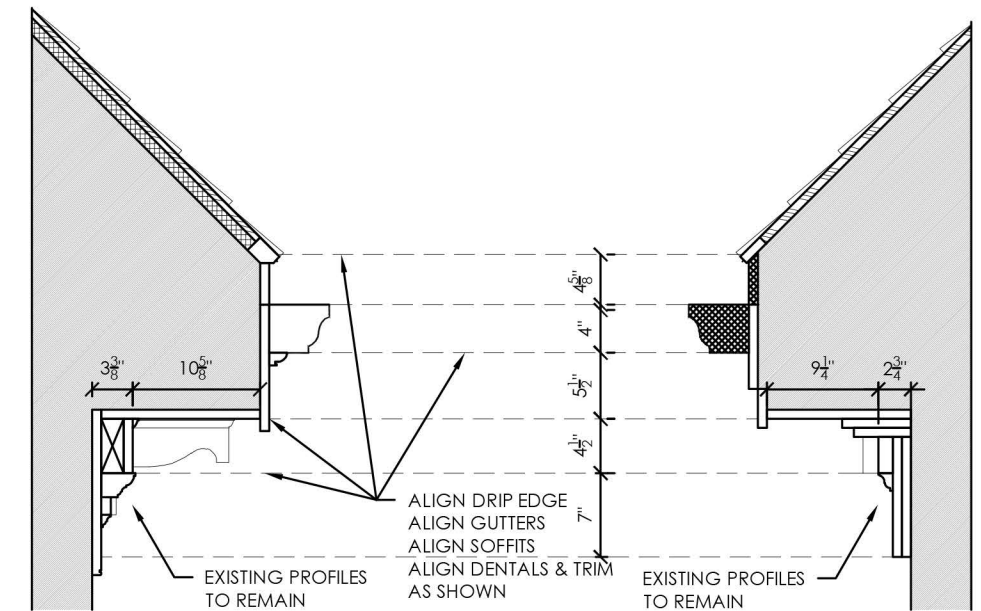
6 RAKE
3/4" = 1'-0"



7 RAKE
3/4" = 1'-0"

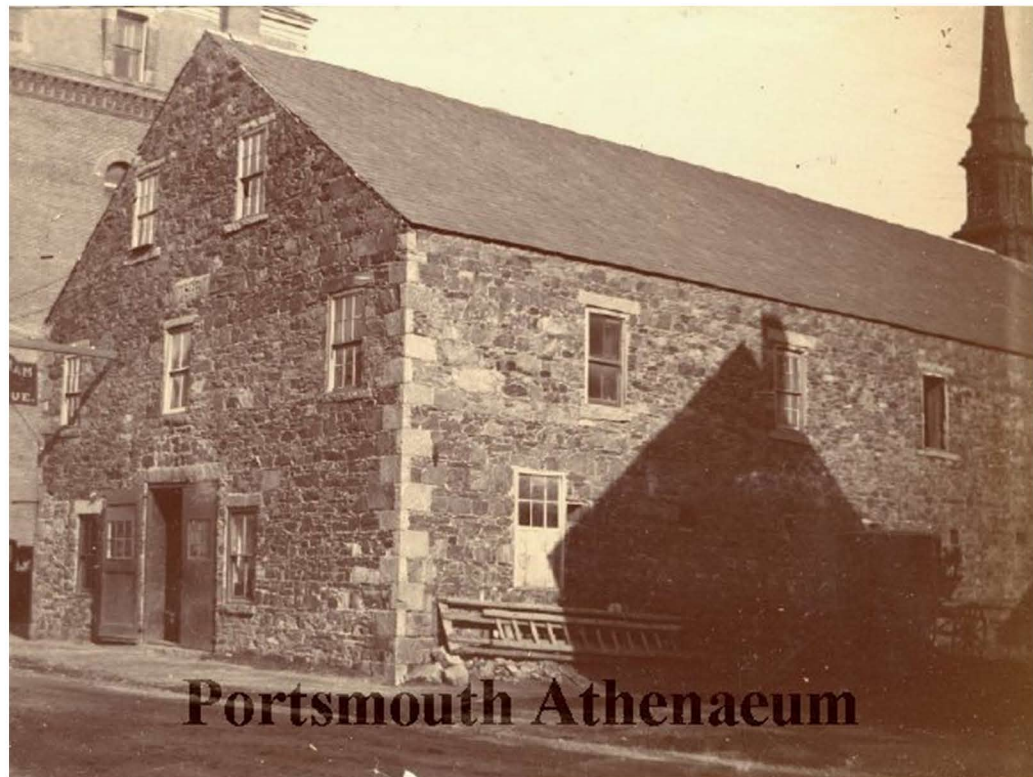


8 RAKE
3/4" = 1'-0"



MANSION EAVE CARRIAGE HOUSE EAVE: SEE 2.1 PHOTO FOR DETAIL ANNEX EAVE

9 EAVE REFERENCE
3/4" = 1'-0"



1. STONE STABLE (1836) - FLEET STREET, PORTSMOUTH NH



2. COTTAGES (1900's) - STAR ISLAND, RYE NH



PROPOSED STONE VENEER

THE SOIL CONDITIONS AT 179 PLEASANT STREET ARE ROCKY AND CONTAIN LEDGE OUTCROPPINGS.

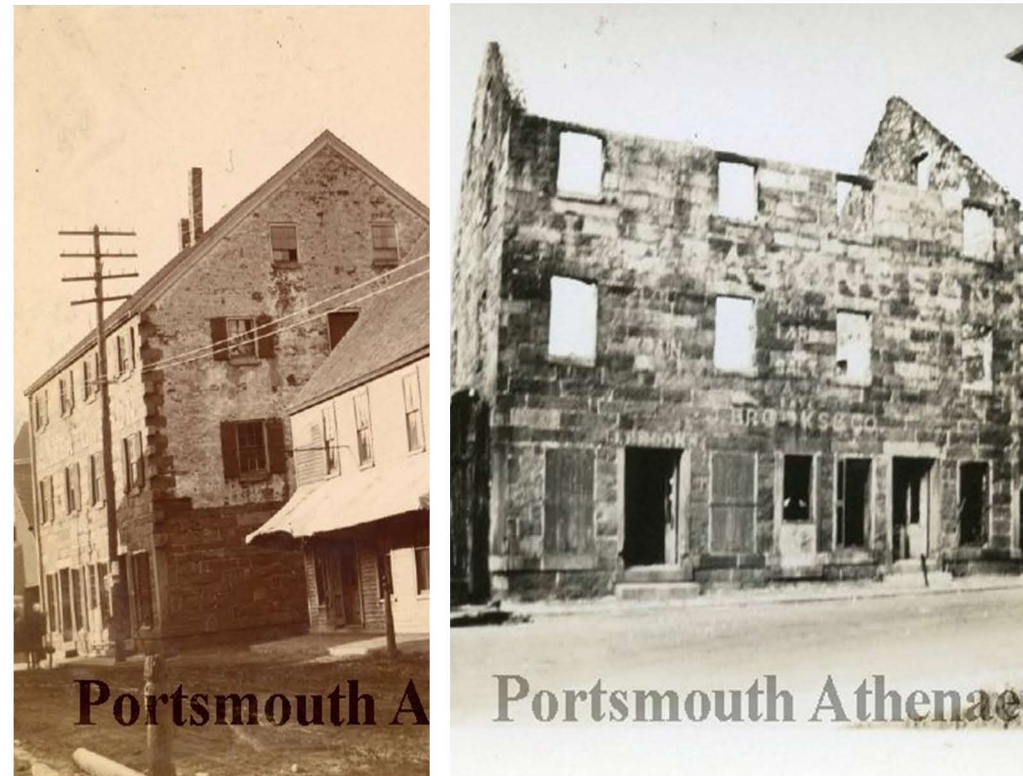
PHOTO 5 BELOW DEPICTS THE STONE LIKELY FOUND DURING EXCAVATION FOR THE CONSTRUCTION OF THE CAPTAINS MANSION AT 179 PLEASANT STREET. PHOTO 6 SHOWS THE STONE FOUNDATION, CONSTRUCTED WITH SIMILAR STONE, UNCOVERED AT THE INTERSECTION OF THE ANNEX AND MANSION FOUNDATIONS.

THE PROPOSED STONE VENEER FOR USE ON THE NEW CONSTRUCTION HAS BEEN SELECTED TO MATCH THIS EXISTING STONE AS MUCH AS POSSIBLE.

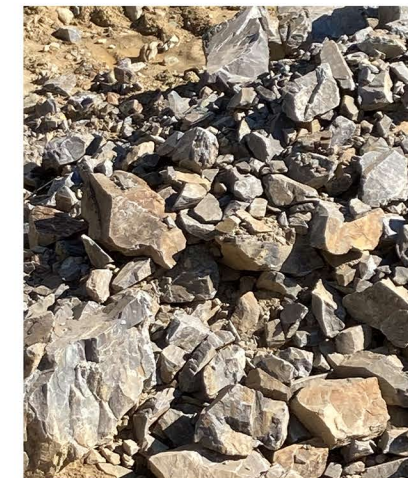
THE STONE FOUND AT THIS LOCATION IS AKIN TO VARIOUS BUILDINGS USING STONE CONSTRUCTION IN THE SURROUNDING AREA. ALL OF WHICH WERE CONSTRUCTED DURING COMPARABLE HISTORICAL ERAS. SEE HISTORICAL REFERENCES TO THE LEFT COMPARED TO UNCOVERED STONE FROM 179 PLEASANT STREET EXCAVATION EFFORTS BELOW.



3. JABEZ FITCH HOUSE (1725) - 406 HIGH STREET, PORTSMOUTH NH



4. STONE STORE (1800's) - MARKET STREET, PORTSMOUTH NH



5. TYPICAL STONE UNCOVERED DURING EXCAVATION



6. EXISTING FOUNDATION AT MANSION

CHIMNEY #1 VISIBILITY FROM PLEASANT STREET SHOWN BELOW

CHIMNEY #2 NOT VISIBLE FROM PLEASANT STREET



1. CHIMNEY IS OBSCURED BY MANSION



2. CHIMNEY APPEARS BRIEFLY BETWEEN MANSION AND CONNECTOR



3. CHIMNEY IS PARTIALLY OBSCURED BY CONNECTOR



4. CHIMNEY IS MORE OBSCURED AND EVENTUALLY HIDDEN COMPLETELY

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

VISIBILITY OF STONE CHIMNEY FROM PLEASANT STREET

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179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM PLEASANT STREET

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4.0



179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW OF BACKYARD

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



4.1



179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW OF CARRIAGE HOUSE FROM BACKYARD

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022





SLATE ROOFING

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

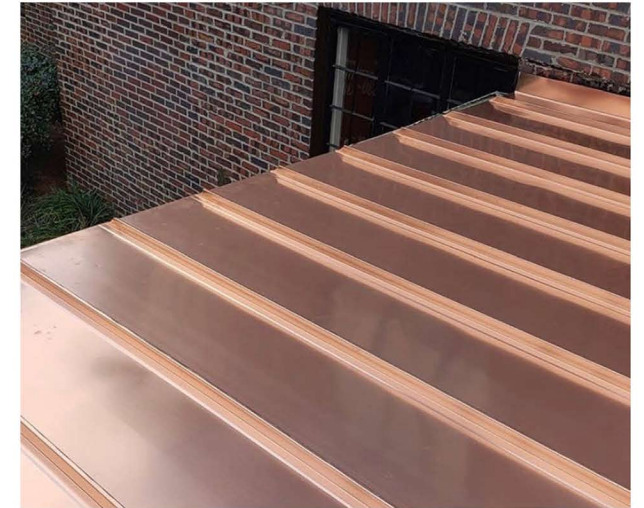
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE



PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

FLAT SEAM COPPER ROOF

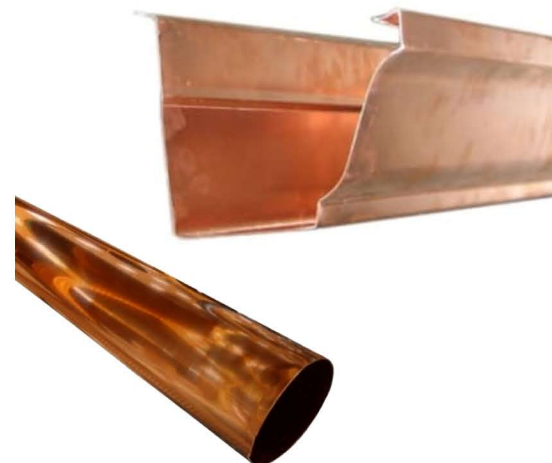
MANUFACTURER: CUSTOM FABRICATED
STYLE: FLAT SEAM
MATERIAL: COPPER



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

PROPOSED MATERIALS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022

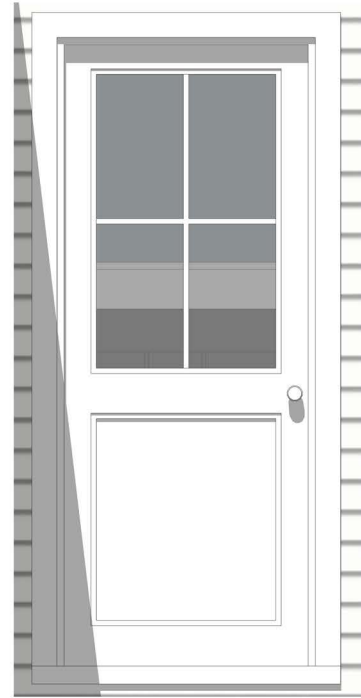
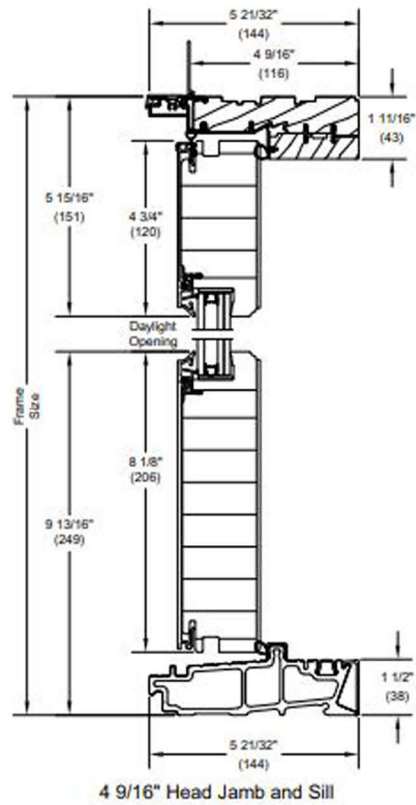


5.0



SLIDER

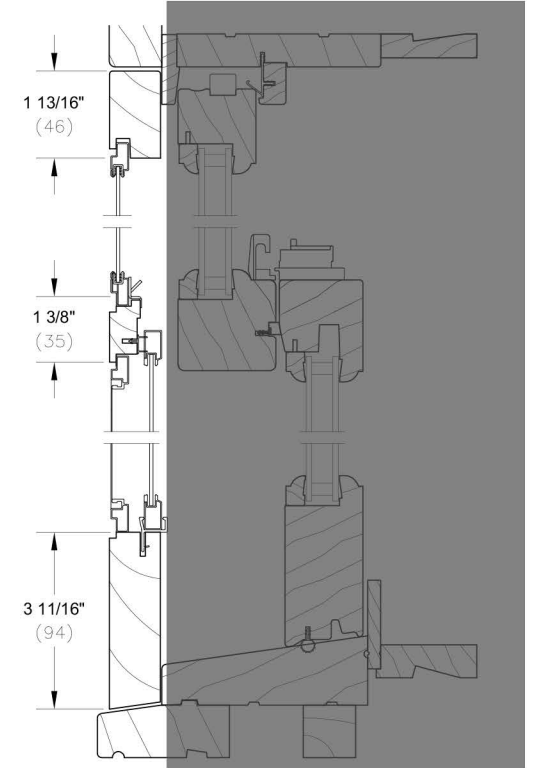
MANUFACTURER: MARVIN
STYLE: ULTIMATE
MATERIAL: CLAD



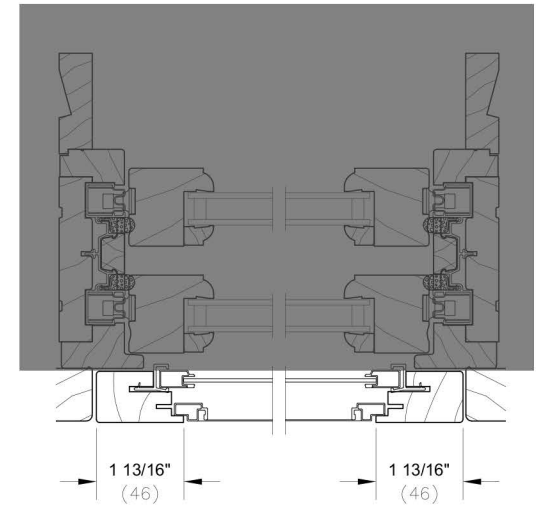
DOOR

PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

MANUFACTURER: MARVIN
STYLE: CLAD ULTIMATE



Head Jamb and Sill



Jambs

PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

STORM WINDOWS

MANUFACTURER: MARVIN
STYLE: WOOD



OVERHEAD GARAGE DOOR

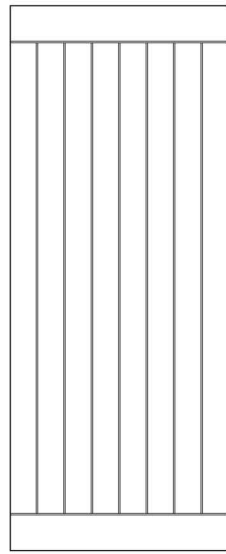
MANUFACTURER: CLOPAY
STYLE: CUSTOM
MATERIAL: CEDAR

PROPOSED MATERIALS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022

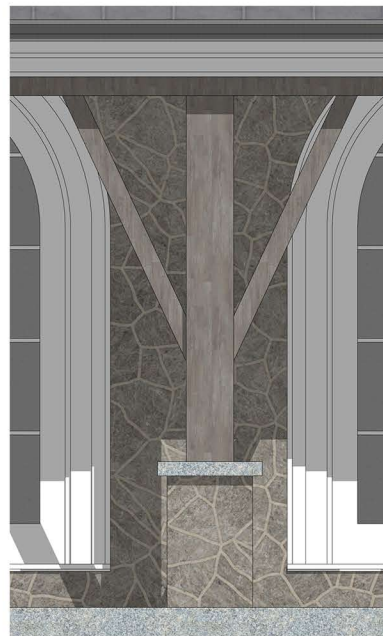
179 PLEASANT STREET
 PORTSMOUTH, NEW HAMPSHIRE





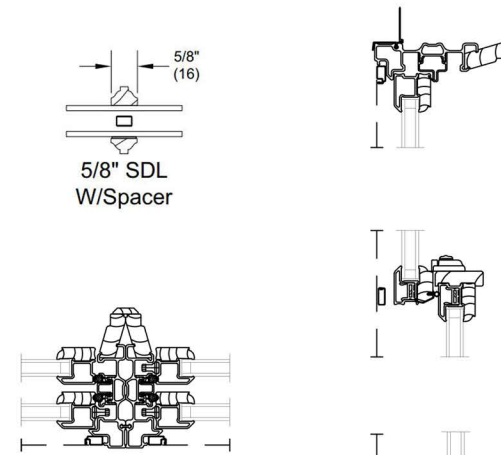
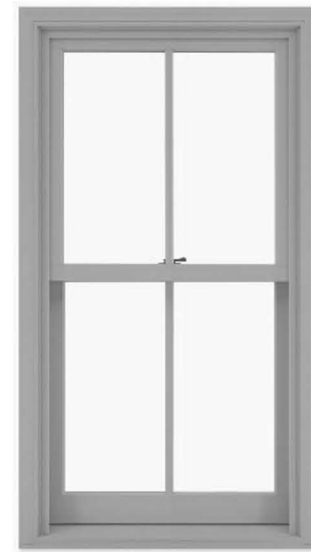
GARAGE DOOR

MANUFACTURER: UPSTATE DOOR
STYLE: CUSTOM V-GROOVES PATTERN
MATERIAL: CEDAR



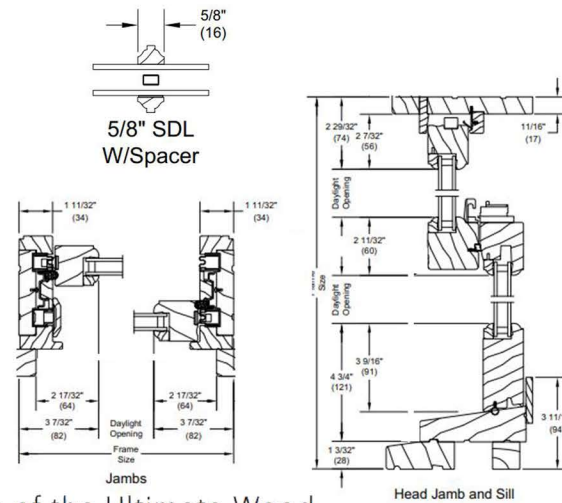
TIMBER POSTS

STYLE: 10x10 POSTS WITH 6x6 BRACKETS & 6x6 BEAM ABOVE
MATERIAL: WHITE OAK



DOUBLE HUNG WINDOWS

MANUFACTURER: MARVIN
STYLE: CLAD ULTIMATE



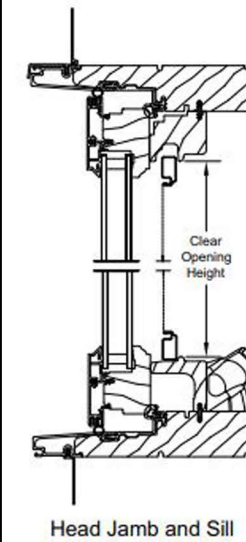
Features of the Ultimate Wood Double Hung Window

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements

PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

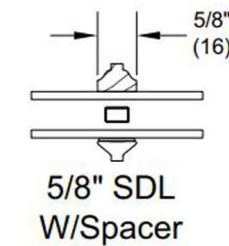
DOUBLE HUNG WINDOWS

MANUFACTURER: MARVIN
STYLE: WOOD ULTIMATE



Features of the Clad Ultimate Casement and Awning Window

- Available in heights up to 8.5 feet or widths up to 3.5 feet
- Industry-leading range of size options
- Multi-point locking system ensures a tight seal and security from top to bottom



PREVIOUSLY APPROVED ON MAIN HOUSE 3/2/22

CASEMENT WINDOWS

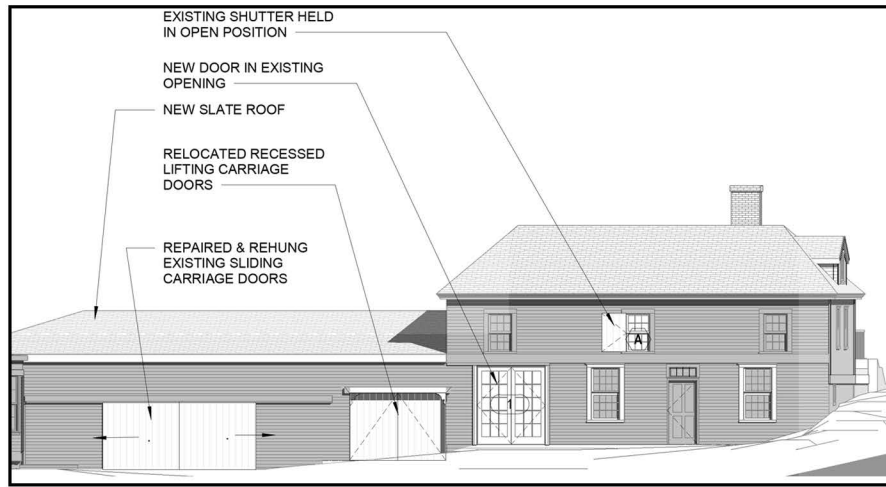
MANUFACTURER: MARVIN
STYLE: CLAD ULTIMATE

179 PLEASANT STREET
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022

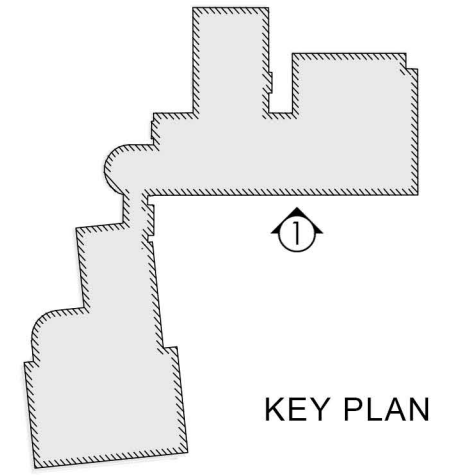




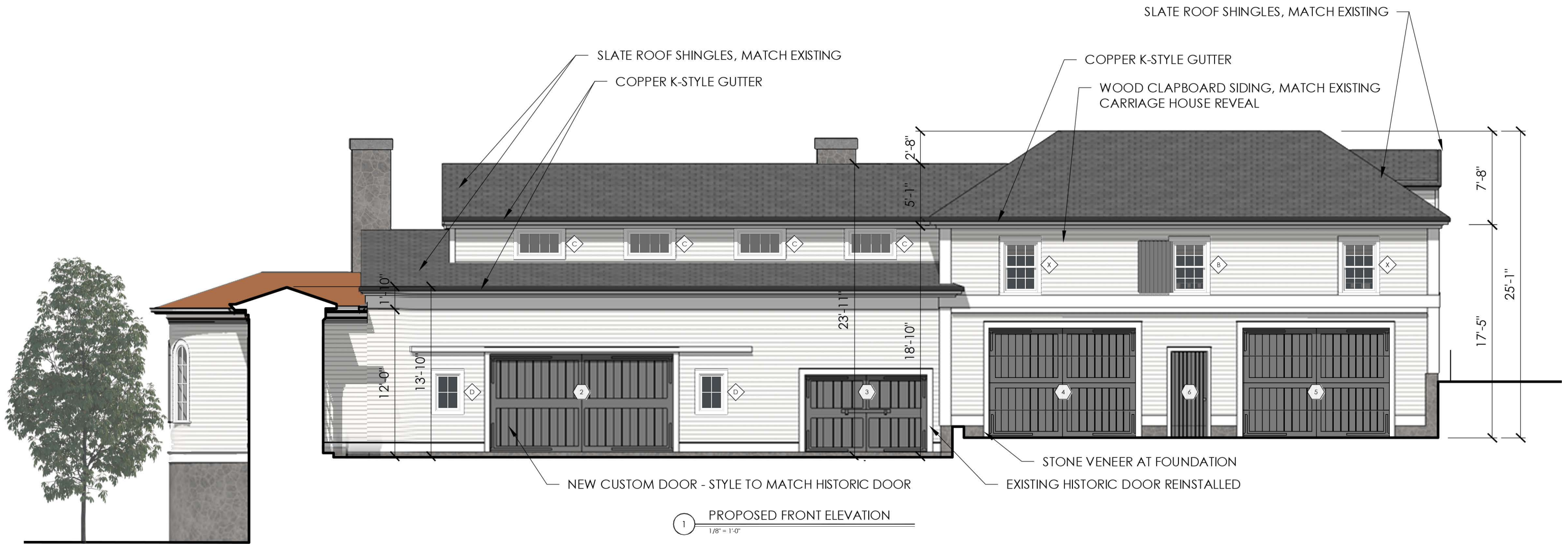
PREVIOUSLY APPROVED FRONT ELEVATION (FOR REFERENCE)



VIEW OF EXISTING FRONT ELEVATION



KEY PLAN



1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

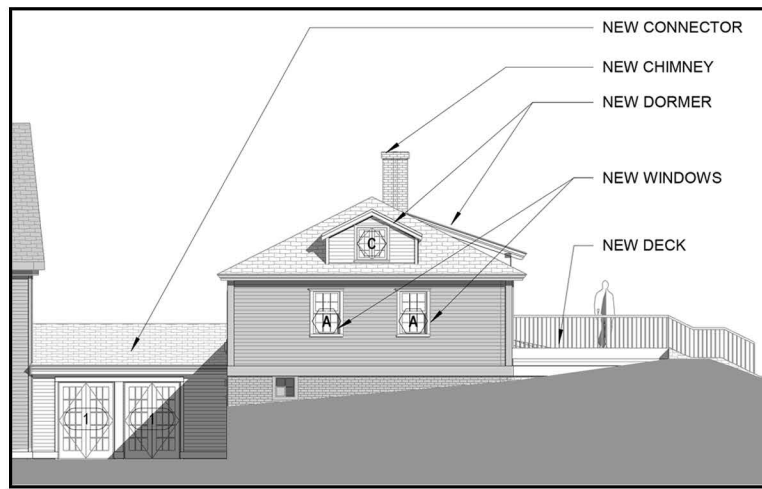
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FRONT ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



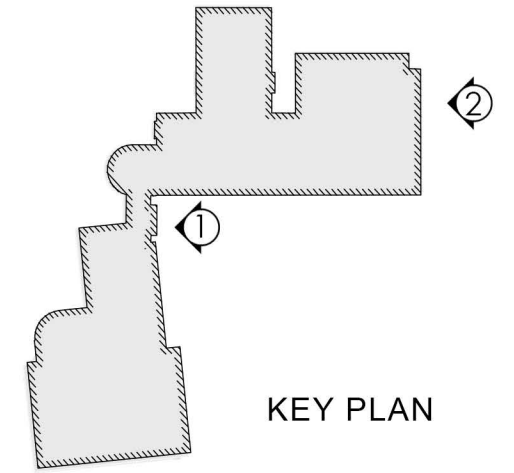
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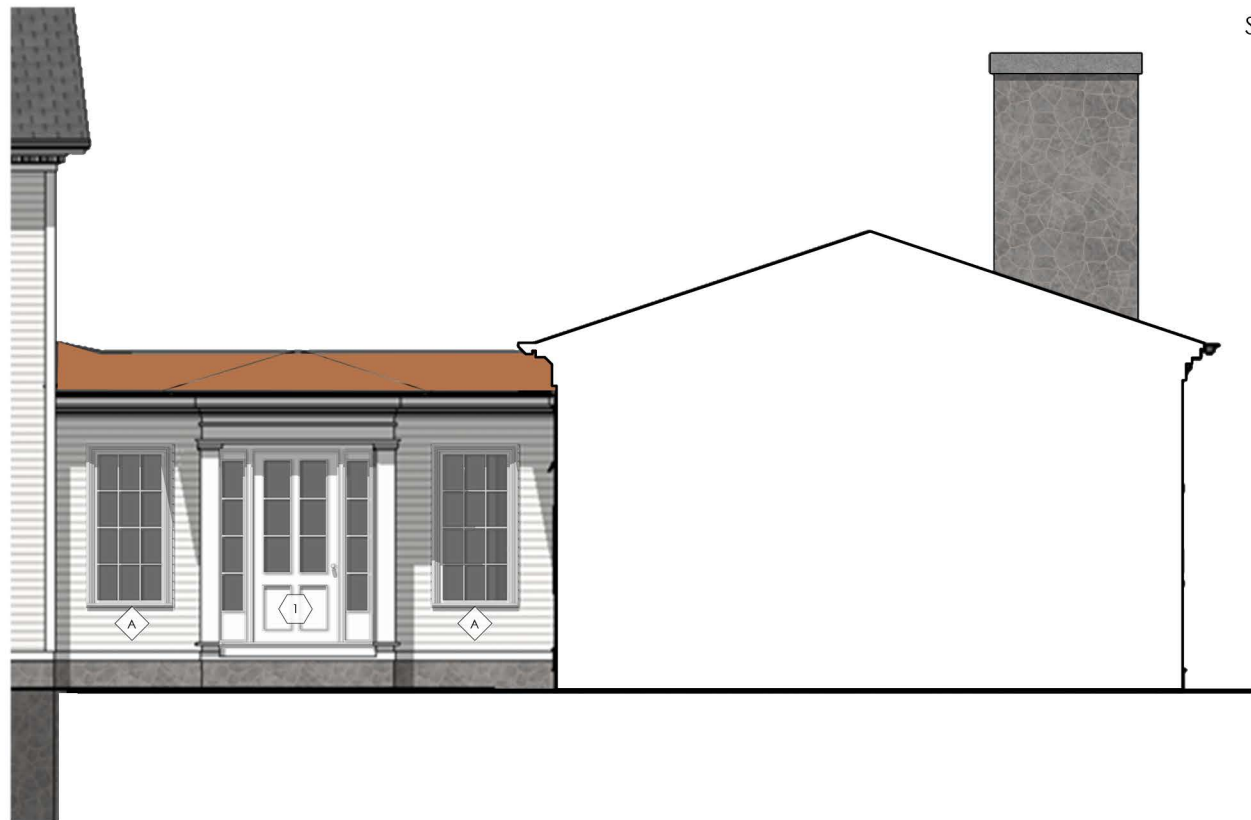
PREVIOUSLY APPROVED SIDE ELEVATION
(FOR REFERENCE)



VIEW OF EXISTING SIDE ELEVATION



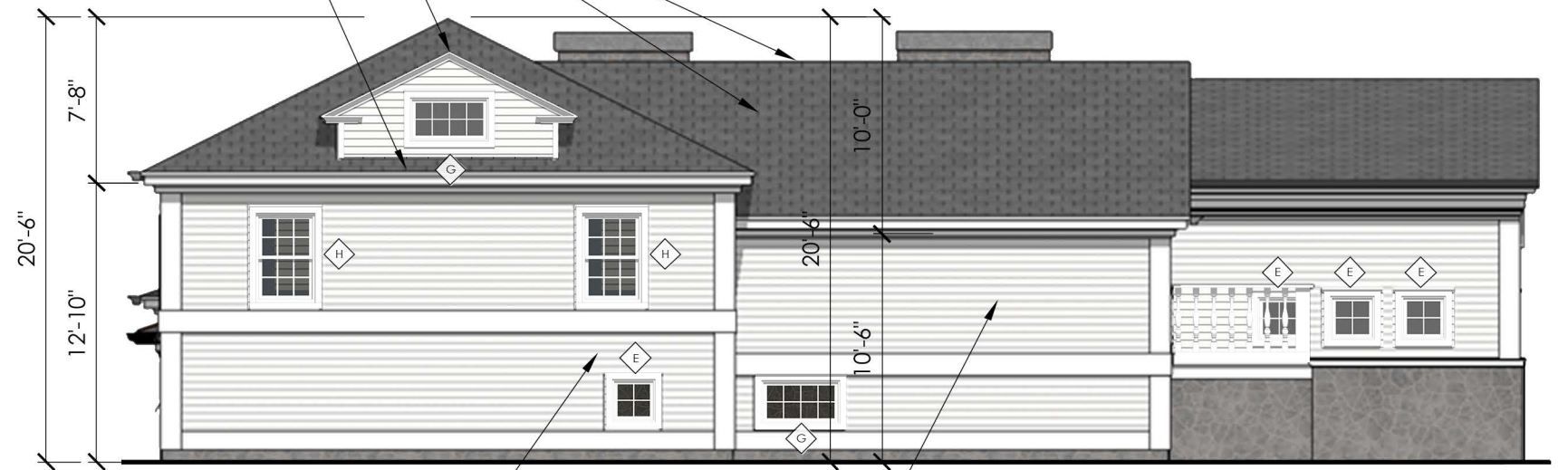
KEY PLAN



1 PROPOSED SIDE ELEVATION - INSET
1/8" = 1'-0"

SLATE ROOF SHINGLES, MATCH EXISTING

COPPER K-STYLE GUTTER



WOOD CLAPBOARD SIDING, MATCH EXISTING
CARRIAGE HOUSE REVEAL

WOOD CLAPBOARD SIDING, MATCH EXISTING
CARRIAGE HOUSE REVEAL

2 PROPOSED SIDE ELEVATION
1/8" = 1'-0"

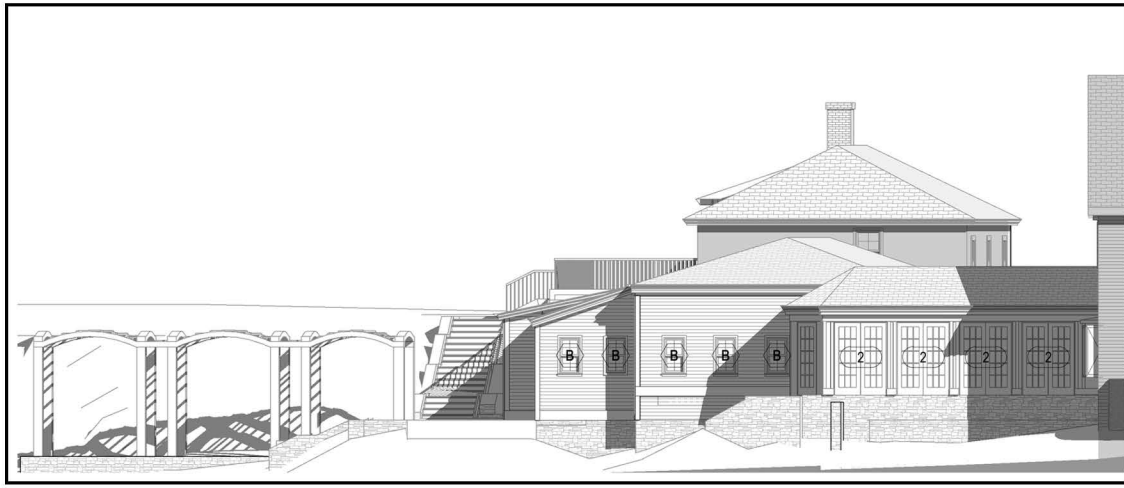
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SIDE ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



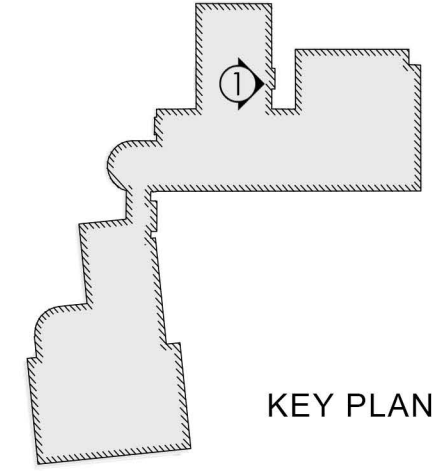
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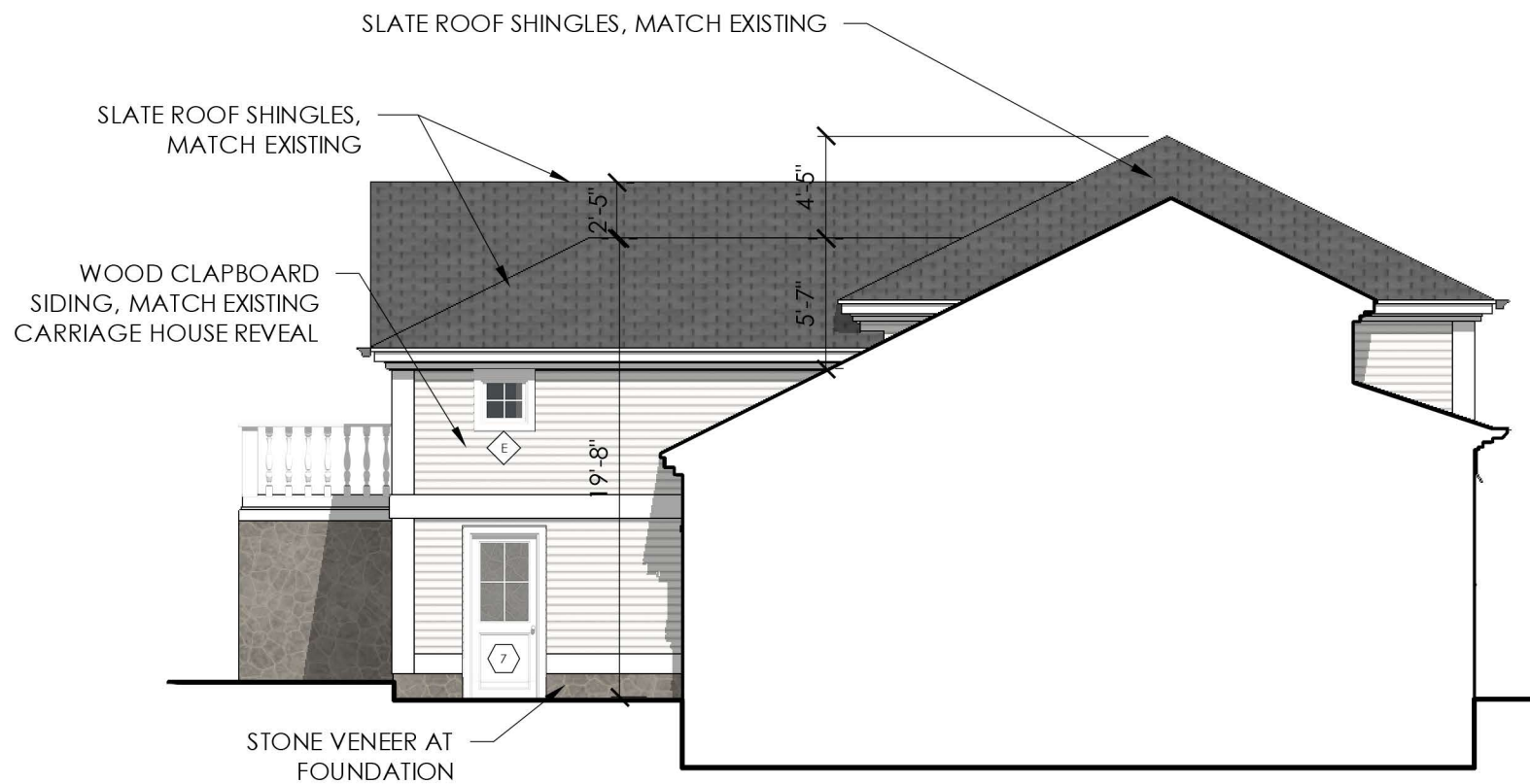
PREVIOUSLY APPROVED SIDE ELEVATION (FOR REFERENCE)



VIEW OF EXISTING SIDE ELEVATION



KEY PLAN



1 EXISTING SIDE ELEVATION - INSET
1/8" = 1'-0"

MARVIN ULTIMATE WINDOWS

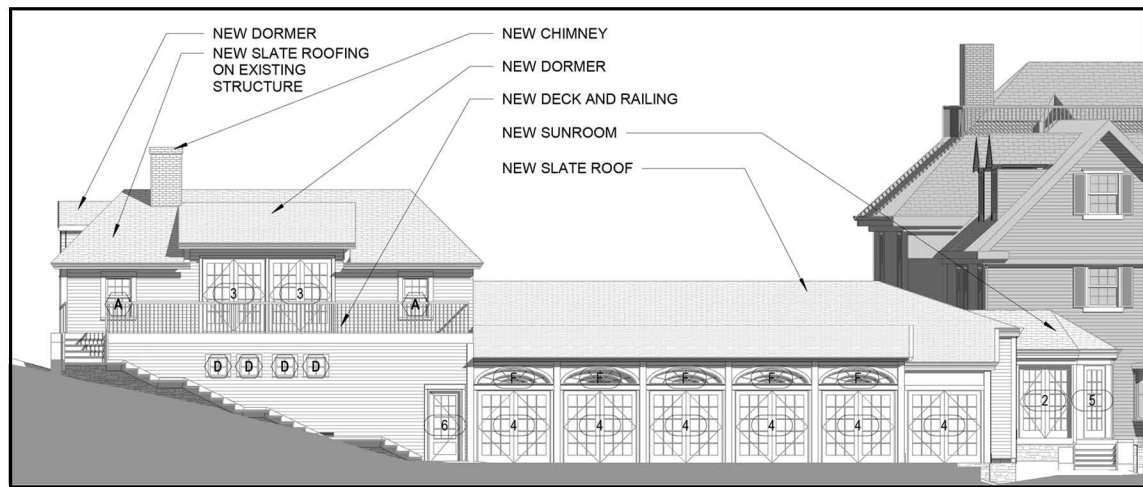
- | | |
|--|---|
| <ul style="list-style-type: none"> A CLAD CASEMENT: 3'-1" x 6'-5 5/8" (UCA3678) B WOOD DOUBLE HUNG: 2'-8 3/8" x 4'-1 1/2" (UWDH2620) WITH STORM WINDOWS C CLAD AWNING: 3'-5" x 1'-11 5/8" (UAWNPO4024) D CLAD CASEMENT: 2'-1" x 2'-11 5/8" (UCAPO2436) E CLAD AWNING: 2'-1" x 1'-11 5/8" (AWNPO2424) F CLAD SINGLE HUNG CUSTOM ROUNDTOP: 2'-0" x 6'-5" G CLAD AWNING: 3'-5" x 1'-11 5/8" (UAWNPO4024) H CLAD DOUBLE HUNG: 2'-8 3/8" x 4'-1 1/2" (UDH2620) X WINDOWS TO BE RESTORED AND REINSTALLED WITH STORM WINDOWS | <ul style="list-style-type: none"> 1 3'-8" x 8'-0" CUSTOM CEDAR (ENTRY) 2 15'-0" x 8'-0" CUSTOM CEDAR (SLIDING BARN DOOR) 3 DOOR TO BE RESTORED (HISTORIC BARN DOOR) 4 12'-0" x 9'-0" CUSTOM CEDAR (CLOPAY GARAGE DOOR) 5 12'-0" x 9'-0" CUSTOM CEDAR (CLOPAY GARAGE DOOR) 6 3'-0" x 6'-8" CUSTOM CEDAR (UPSTATE DOOR) 7 3'-0" x 6'-8" MARVIN ULTIMATE CUSTOM CLAD 8 6'-0" x 6'-8" MARVIN ULTIMATE SLIDER 9 3'-0" x 6'-8" MARVIN ULTIMATE CUSTOM CLAD 10 6'-0" x 9'-0" MARVIN CUSTOM CLAD 11 6'-0" x 9'-0" MARVIN CUSTOM CLAD 12 6'-0" x 9'-0" MARVIN CUSTOM CLAD 13 6'-0" x 9'-0" MARVIN CUSTOM CLAD 14 6'-0" x 9'-0" MARVIN CUSTOM CLAD 15 3'-0" x 6'-8" MARVIN ULTIMATE CUSTOM CLAD |
|--|---|

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SIDE ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022

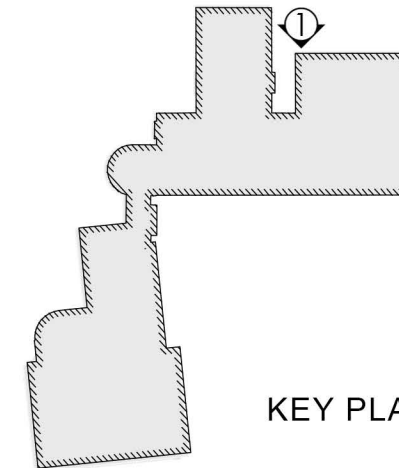




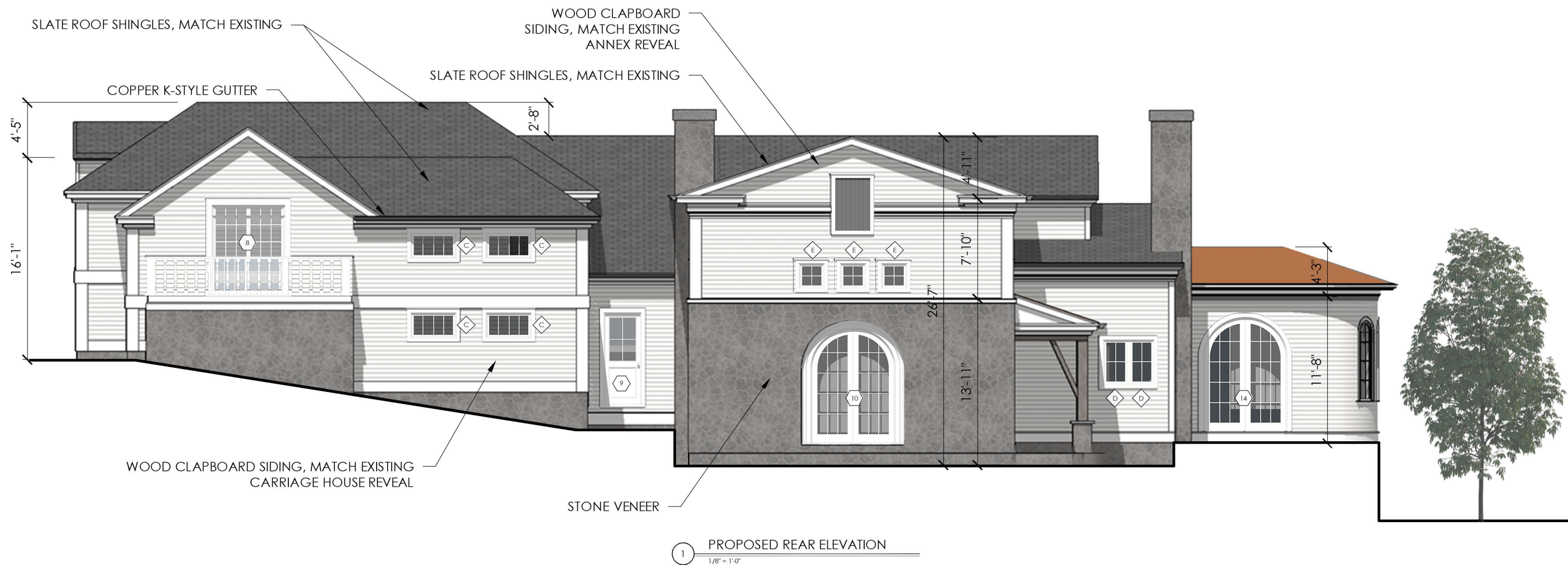
PREVIOUSLY APPROVED REAR ELEVATION (FOR REFERENCE)



VIEW OF EXISTING REAR ELEVATION



KEY PLAN



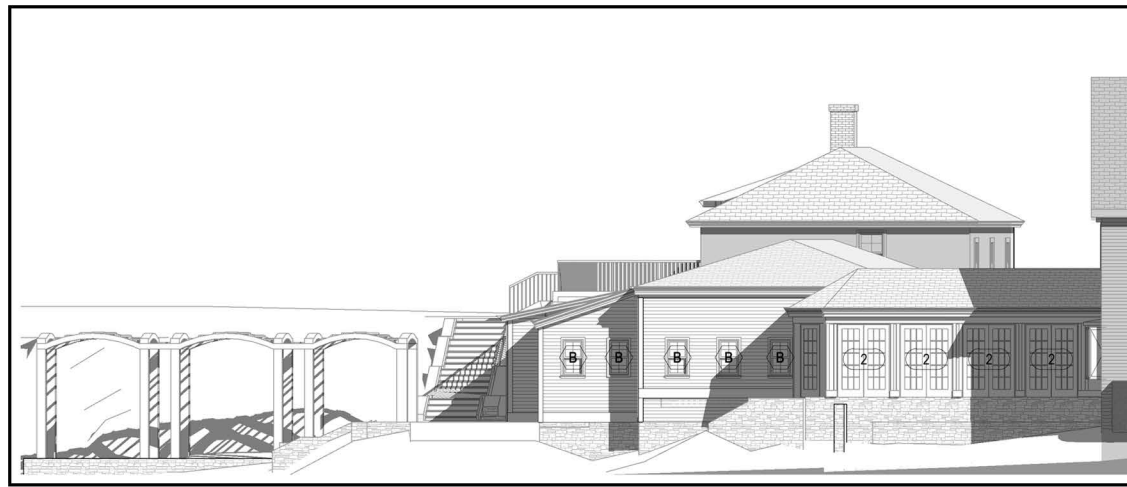
1 PROPOSED REAR ELEVATION
1/8" = 1'-0"

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED REAR ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022

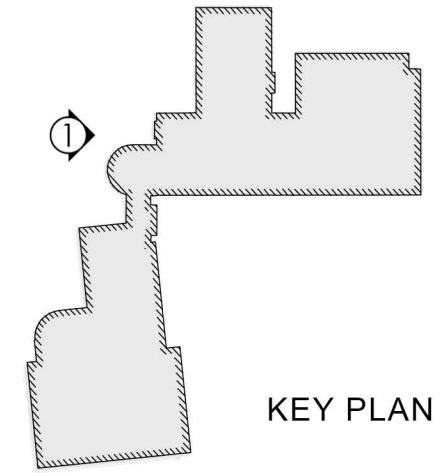




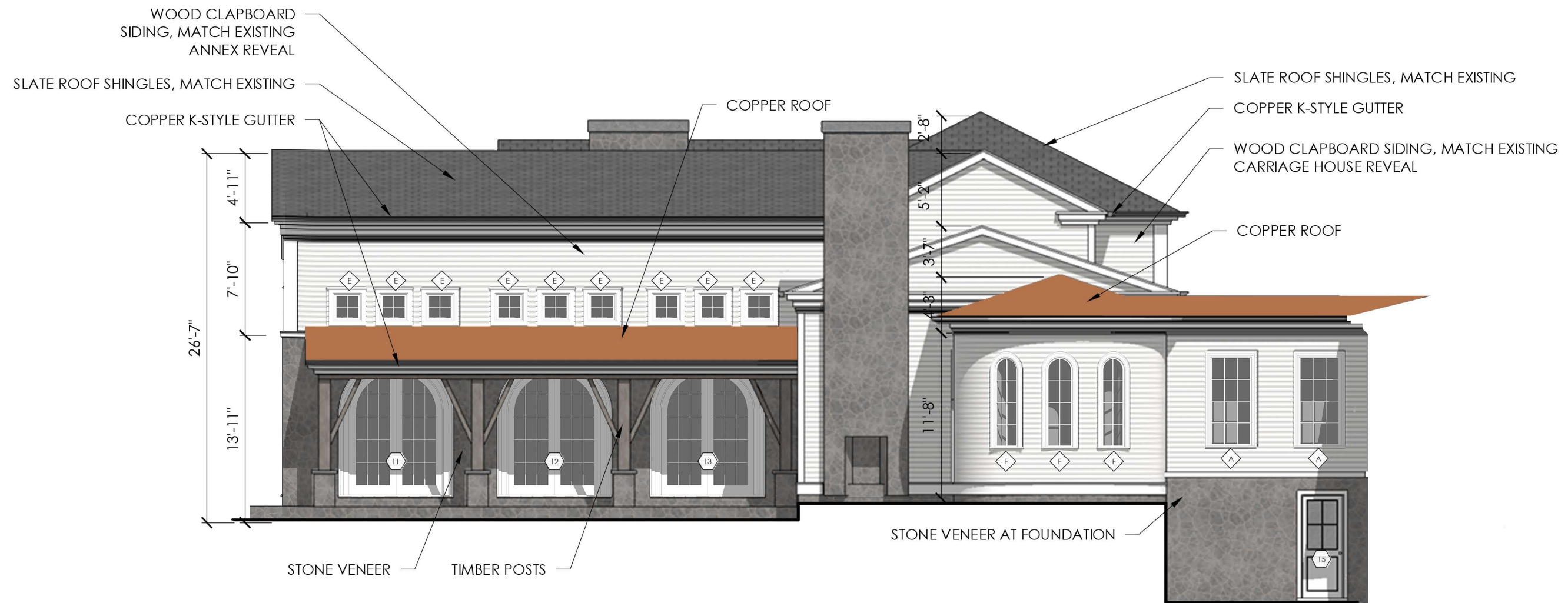
PREVIOUSLY APPROVED SIDE ELEVATION (FOR REFERENCE)



VIEW OF EXISTING SIDE ELEVATION



KEY PLAN



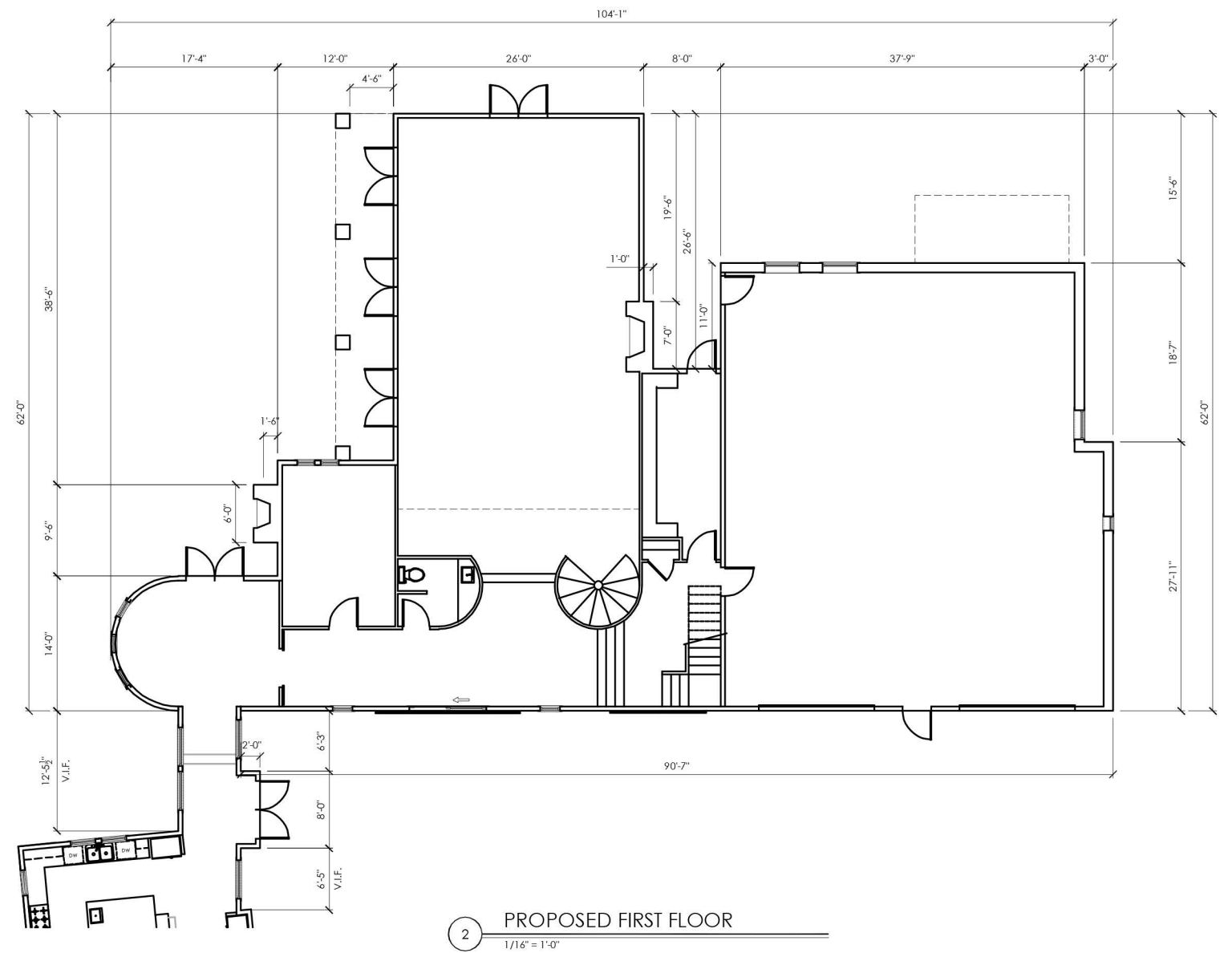
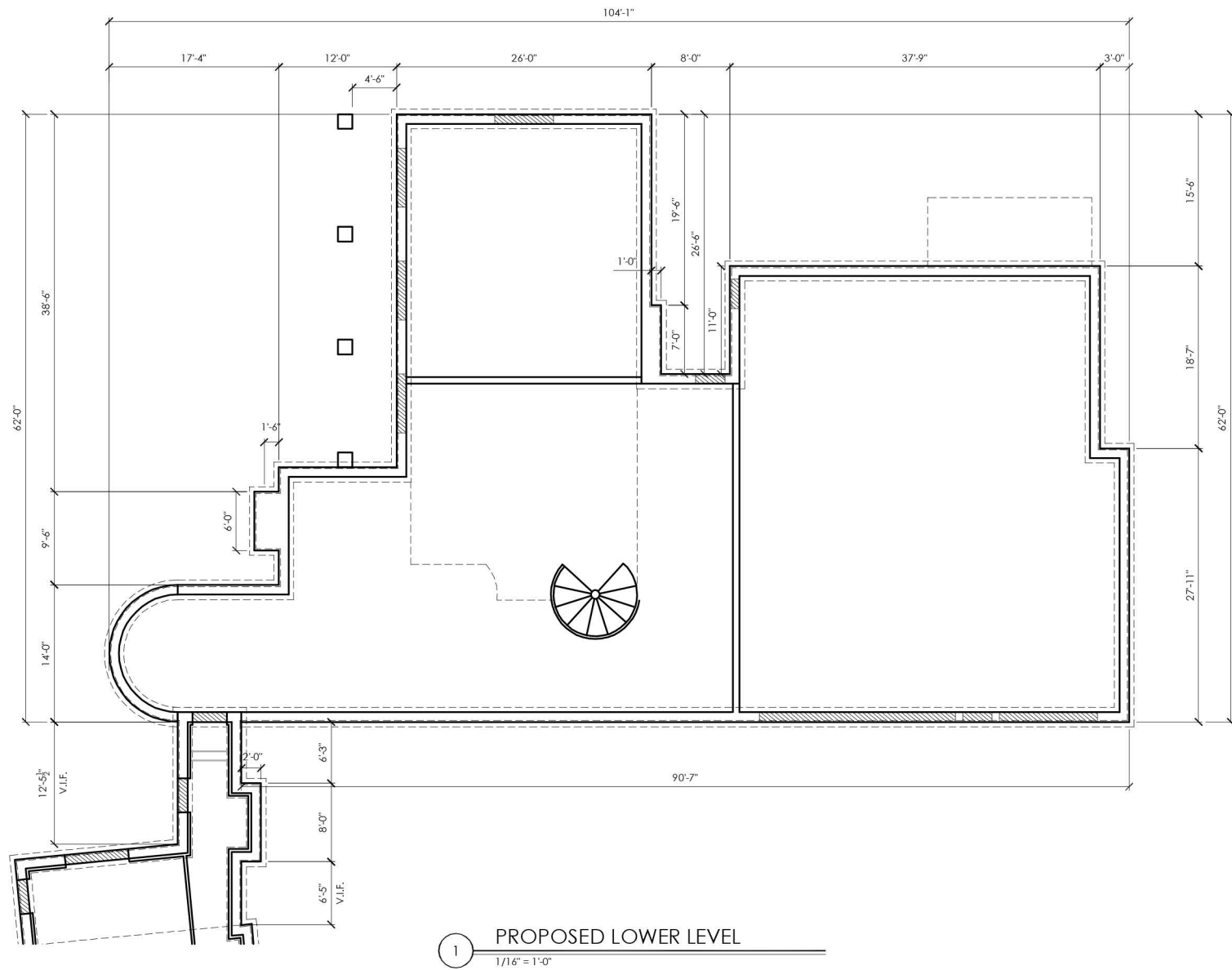
1 PROPOSED SIDE ELEVATION
1/8" = 1'-0"

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SIDE ELEVATION

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



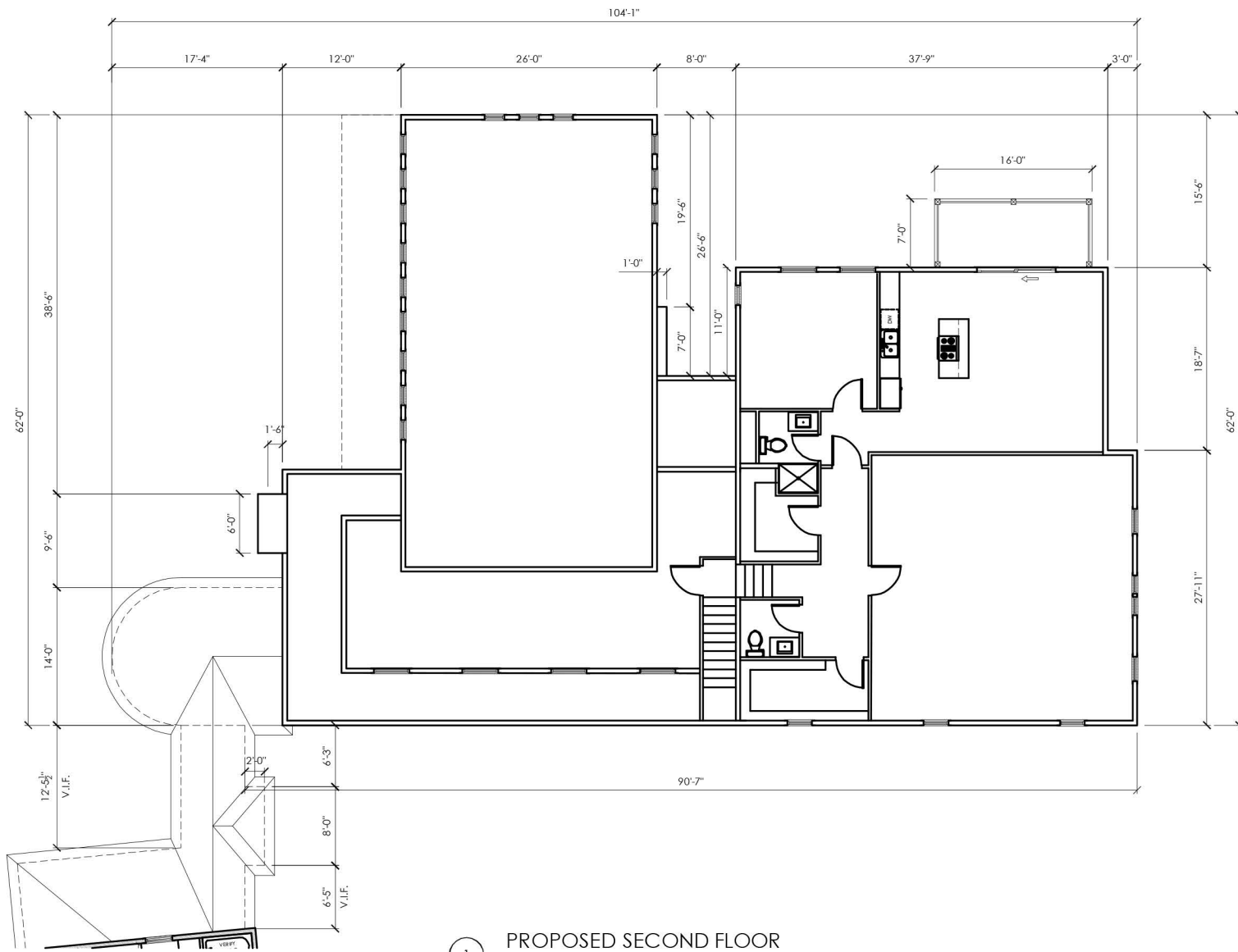


179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

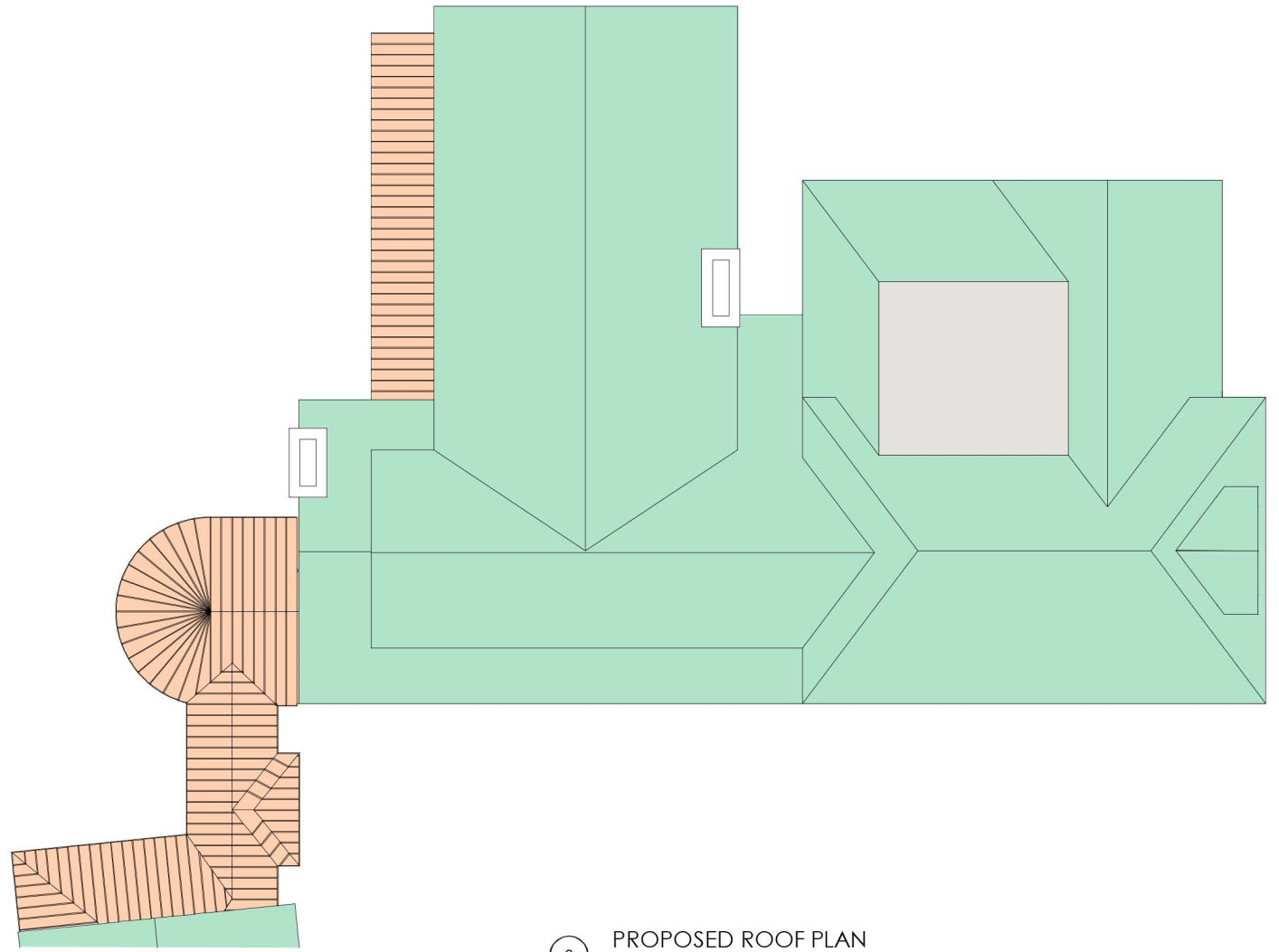
PROPOSED PLANS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022





1 PROPOSED SECOND FLOOR
1/16" = 1'-0"



2 PROPOSED ROOF PLAN
1/16" = 1'-0"

- KEY:
- SLATE
 - COPPER
 - RUBBER MEMBRANE

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED PLANS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



6.6

APPENDIX:

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

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



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



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



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



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

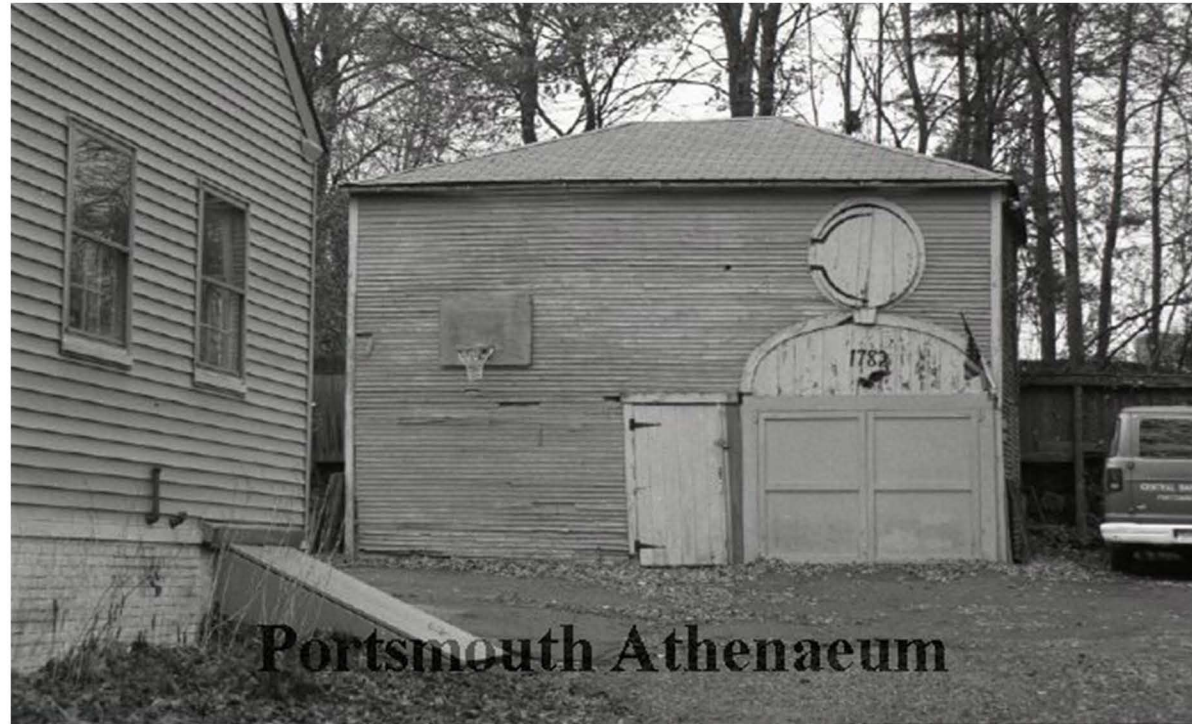
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC PRECEDENTS - CARRIAGE HOUSES

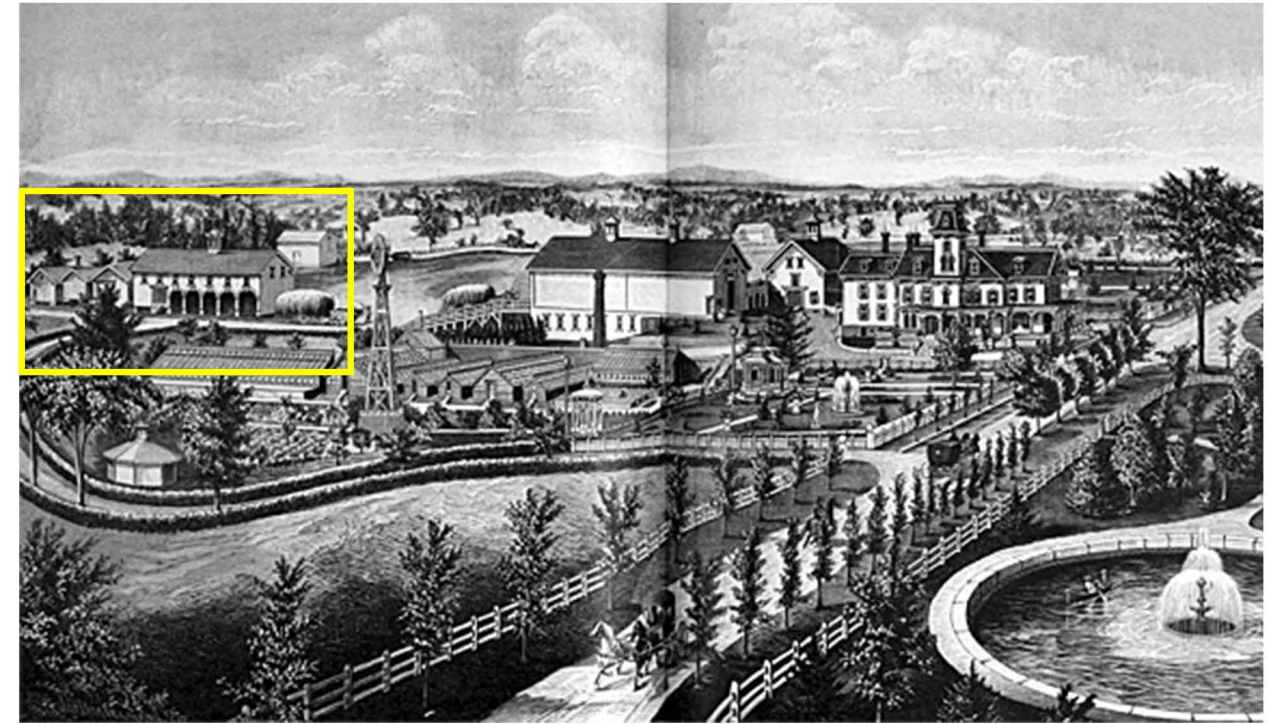
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



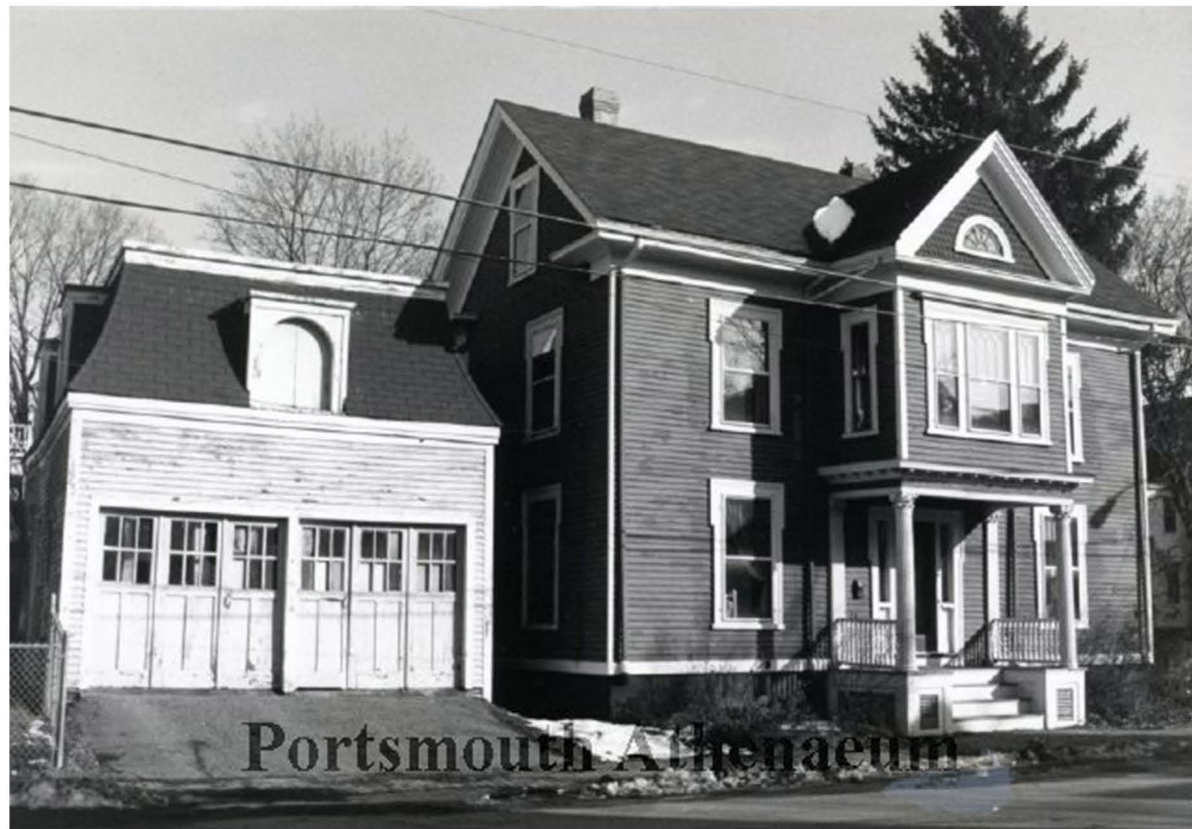
7.0



1. 27 AUSTIN STREET, PORTSMOUTH NH



2. FRANK JONES MAPLEWOOD FARM, PORTSMOUTH NH



3. 217 CABOT STREET, PORTSMOUTH NH



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

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC PRECEDENTS - CARRIAGE HOUSES

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022





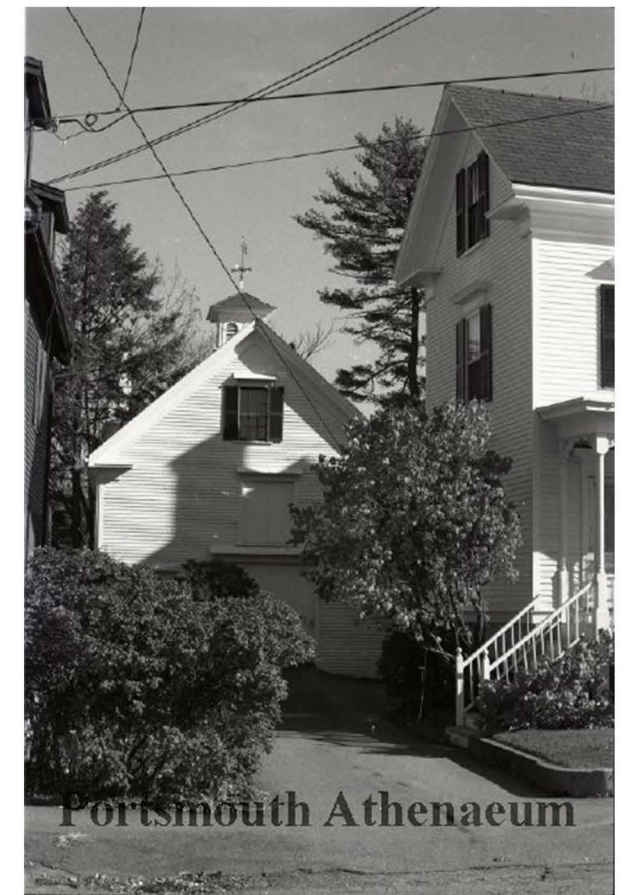
1. MOFFAT-LADD HOUSE (1763)
154 MARKET STREET, PORTSMOUTH NH



2. 686 MIDDLE STREET, PORTSMOUTH NH



3. 83 MERRIMACK STREET, PORTSMOUTH NH



3. 404 MIDDLE STREET, PORTSMOUTH NH

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC PRECEDENTS - CARRIAGE HOUSES

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022





A.



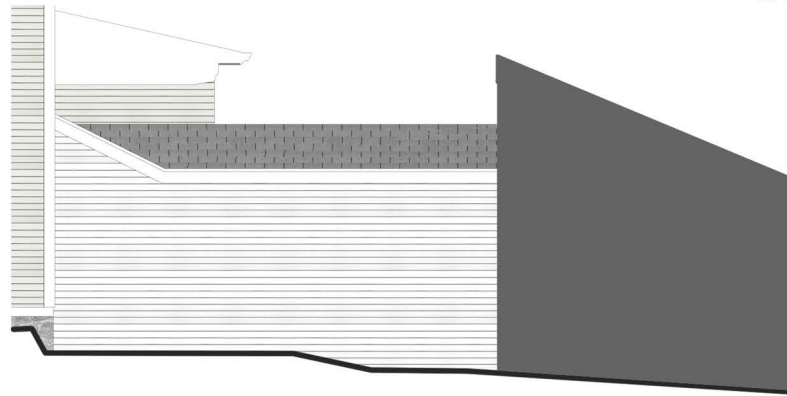
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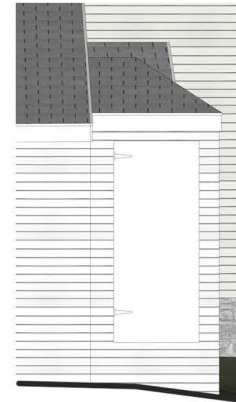
C.



D.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



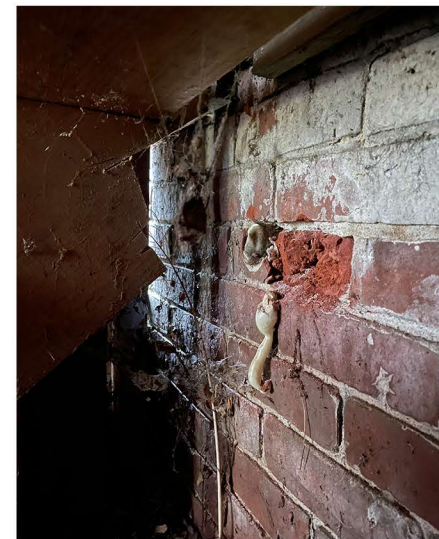
INTERIOR STUDS / PLYWOOD



PRESSURE TREATED SILL REPAIR



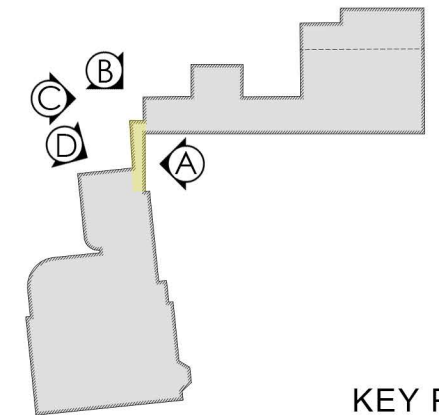
BRICK FOUNDATION



BRICK FOUNDATION



FOUNDATION SLAB



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

DOG LEG CONNECTOR - EXISTING CONDITIONS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022





TYPICAL SIDING NAIL



TYPICAL SIDING ROT



TYPICAL SIDING BUTT JOINT



CORNER BOARD NOTCHED AGAINST ANNEX SIDING



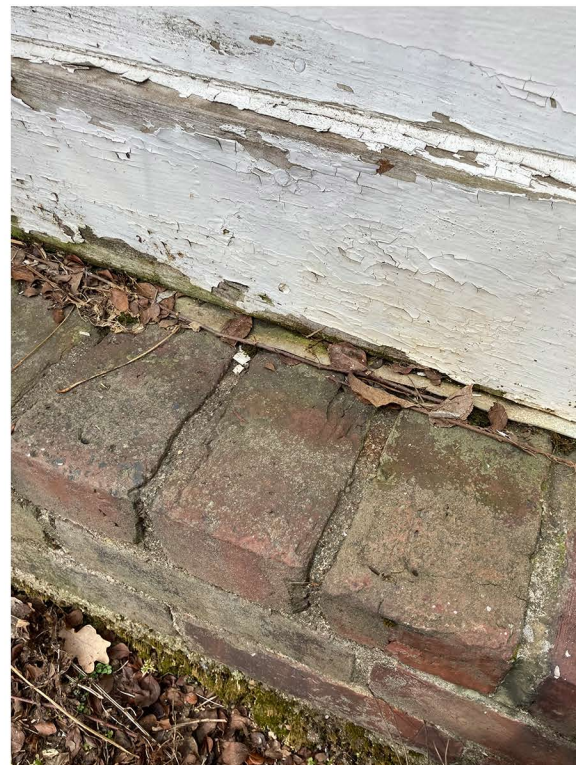
INTERSECTION WITH CONNECTOR AT ROOF



FOUNDATION SHELF AND ROT FROM STANDING WATER



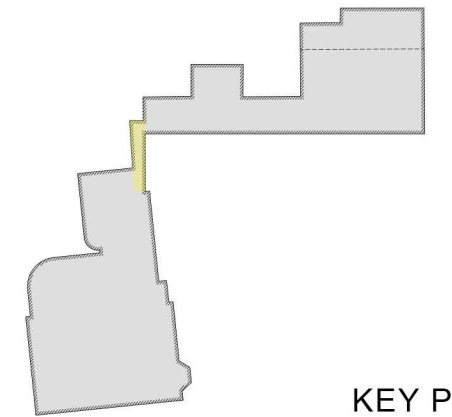
INTERSECTION WITH CONNECTOR AT FOUNDATION



INSUFFICIENT FLASHING



STONE RUBBLE FOUNDATION



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

DOG LEG CONNECTOR - EXISTING EXTERIOR DETAILS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022





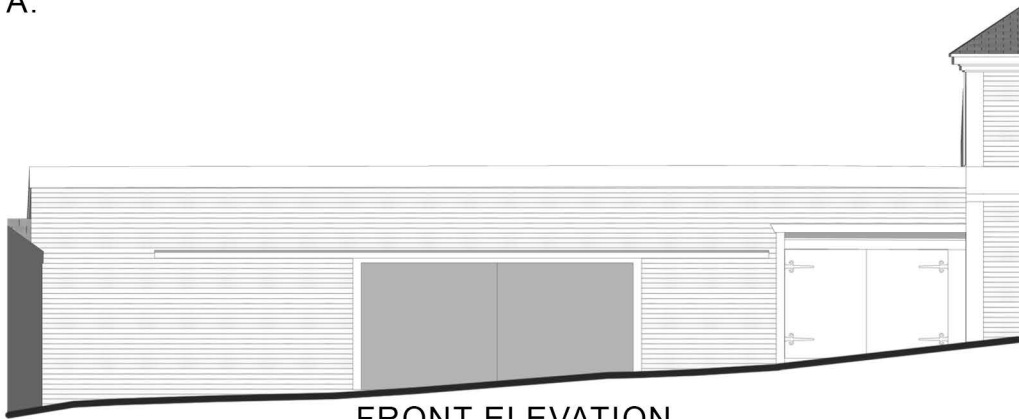
A.



B.



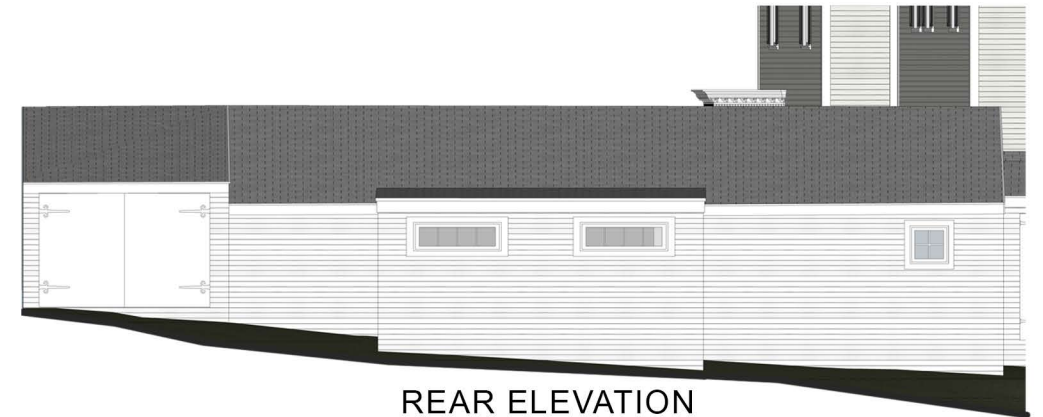
C.



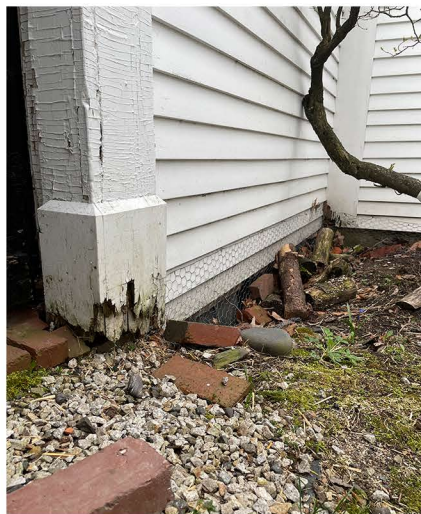
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



POST BASE ROT



SIDING ROT



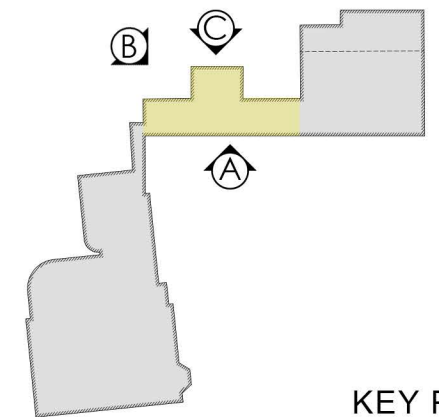
CORNER BOARD ROT



SIDING / CORNER BOARD ROT



SIDING ROT



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CONNECTOR - EXTERIOR EXISTING CONDITIONS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022





NEW SIDING



NEW BARN DOOR TRIM COVER



BARN DOOR MORTISE AND TENON



NEW BARN DOOR FRAMING



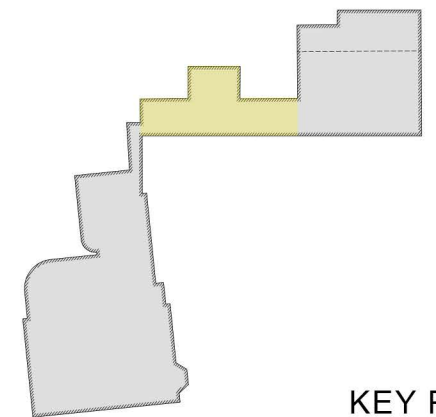
SIDING ROT AND INSUFFICIENT FLASHING



POSSIBLE HISTORIC CORBEL



POSSIBLE HISTORIC DOOR WITH HISTORIC HINGES



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CONNECTOR - EXISTING EXTERIOR DETAILS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



7.6



ORIGINAL HINGE (1) ON SMALL DOOR OF CONNECTOR



COMPROMISED STRUCTURE AT BASE



REPAIRS AT COMPROMISED STRUCTURE AT BASE



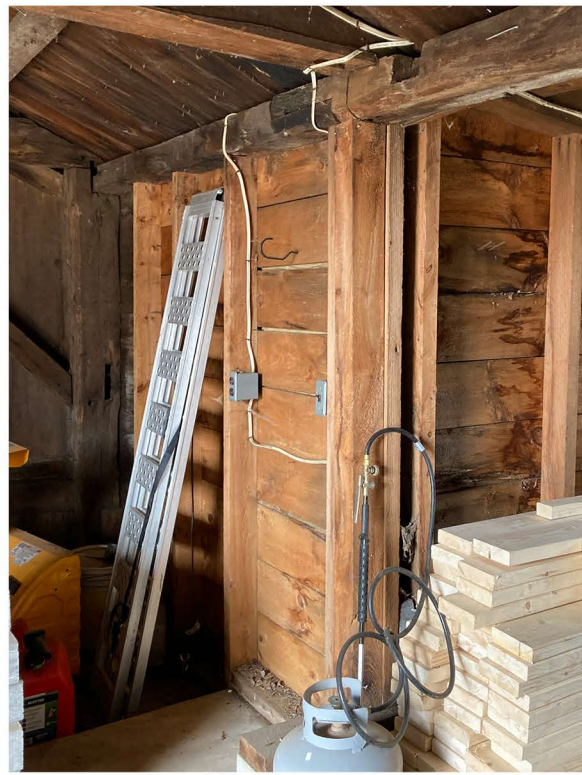
TYPICAL FLOOR FRAMING MADE UP OF REPURPOSED BEAMS



TYPICAL FLOOR FRAMING MADE UP OF REPURPOSED BEAMS



NEW FRAMING AT 1979 CARPORT



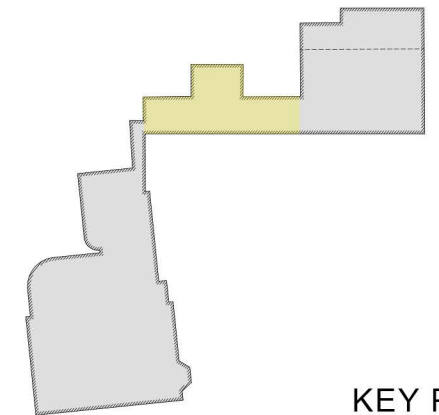
NEW FRAMING AT REAR WALL



TYPICAL FRAMING AT FRONT WALL



TYPICAL HALF LAP POST ROT REPAIR SEEN THROUGHOUT CONNECTOR



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CONNECTOR - EXISTING INTERIOR DETAILS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



7.7



A.



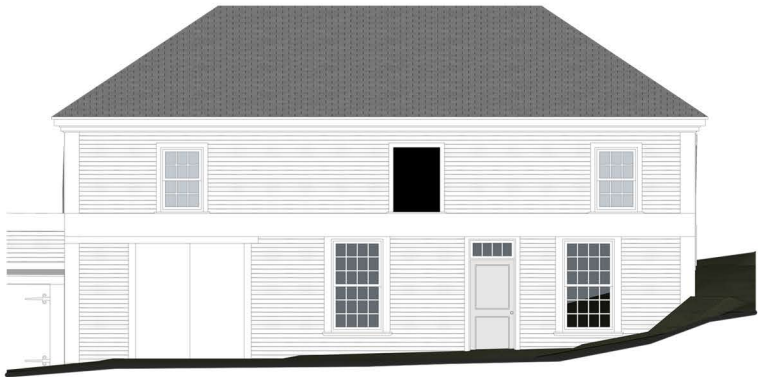
B.



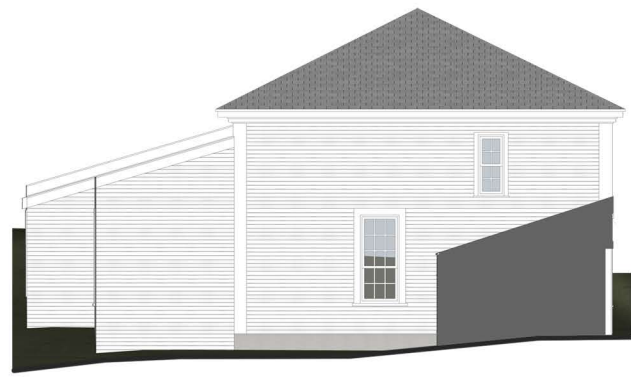
C.



D.



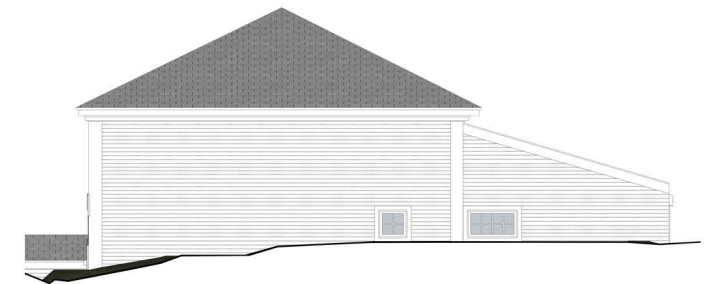
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SLATE, ASPHALT AND, METAL ROOFING



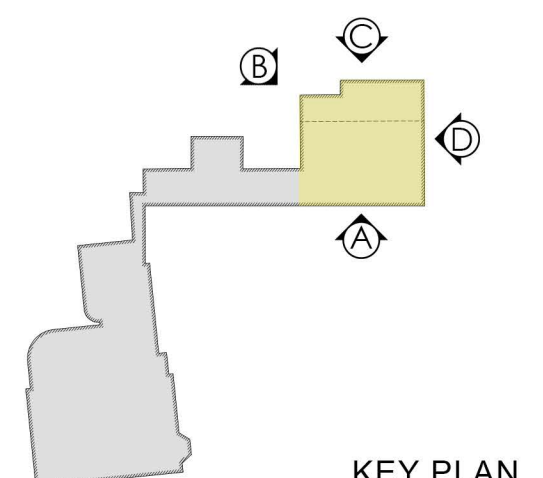
SILL ROT



WINDOW ROT



WINDOW SILL NEAR/ON GRADE



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CARRIAGE HOUSE - EXTERIOR EXISTING CONDITIONS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



7.8



CRUMBLING FOUNDATION LACKING POSITIVE DRAINAGE



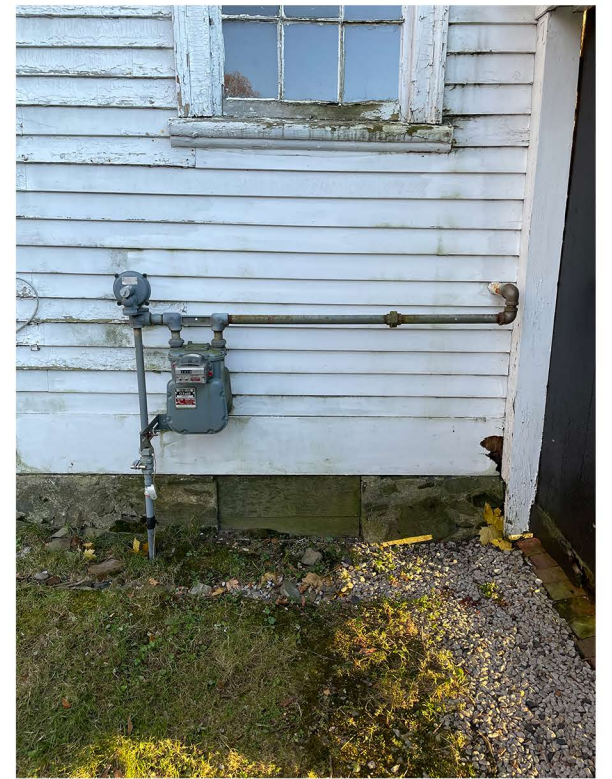
ROT FROM STANDING WATER



NEW WINDOW REPAIR



STONE RUBBLE FOUNDATION AND NEW SIDING REPAIR



NEW SIDING REPAIR



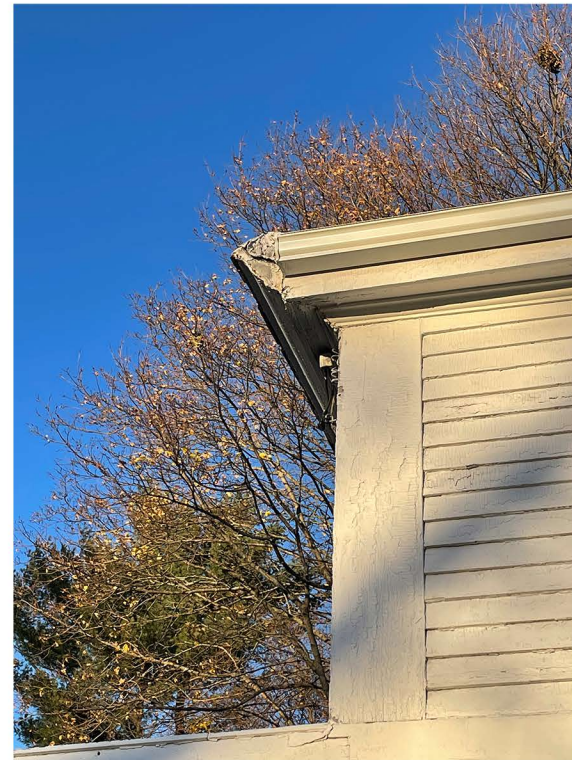
TYPICAL SIDING ROT



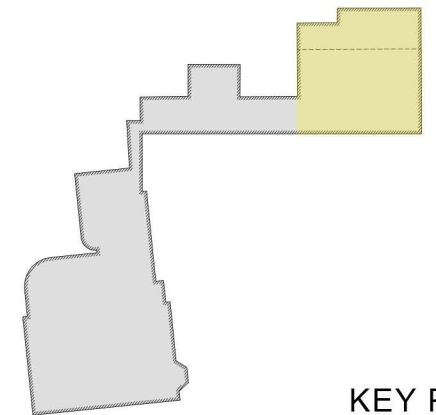
INSUFFICIENT ROOF FLASHING



TYPICAL SIDING ROT AND FOUNDATION DAMAGE



MODIFICATION OF ORIGINAL CORNICE TO INCLUDE GUTTER



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CARRIAGE HOUSE - EXISTING EXTERIOR DETAILS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022





TYPICAL BEAMS IN DIRECT CONTACT WITH GROUND



TYPICAL BEAMS IN DIRECT CONTACT WITH GROUND



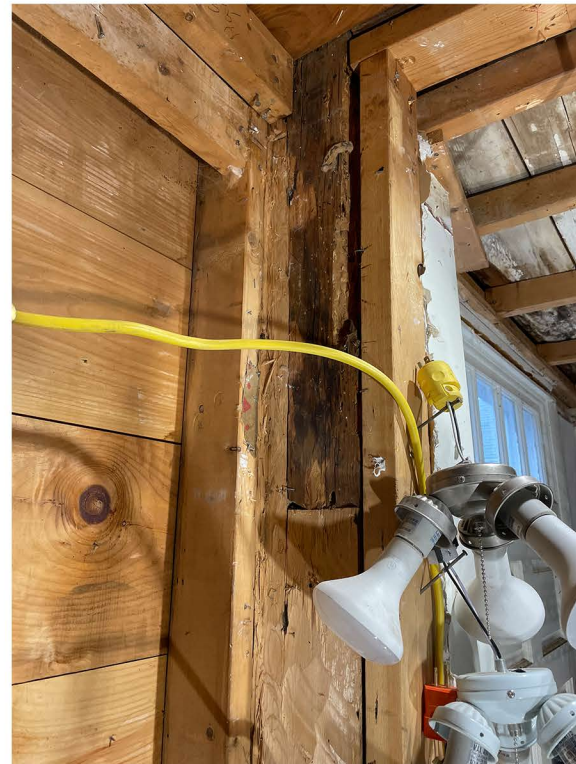
TYPICAL NEW FRAMING



TYPICAL HISTORIC FRAMING



EXISTING WINDOW LOCATED AT REAR OF ORIGINAL CARRIAGE HOUSE BLOCK



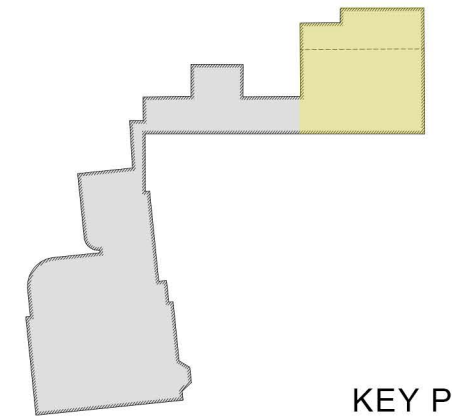
TYPICAL NEW FRAMING COMBINED WITH OLDER MODIFIED FRAMING



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



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



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CARRIAGE HOUSE - EXISTING INTERIOR DETAILS

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



7.10

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



A. VIEW OF BACKYARD FROM PLEASANT STREET



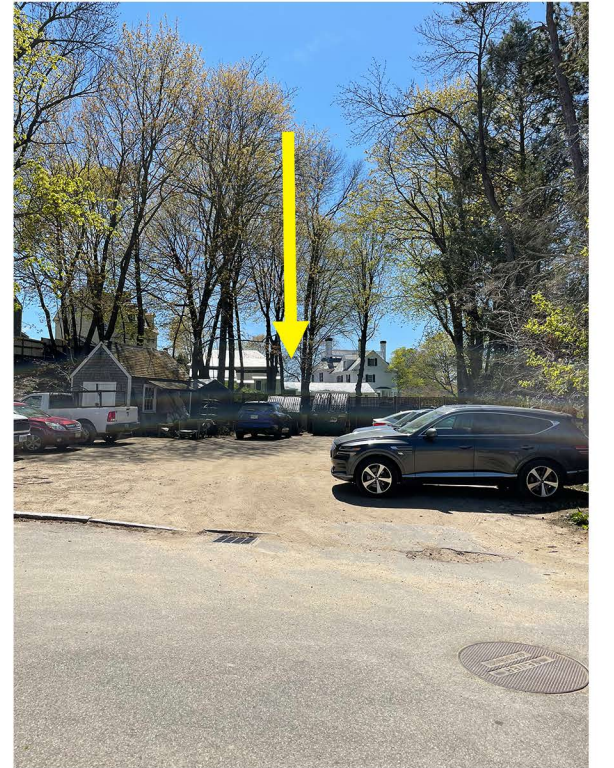
B. VIEW OF BACKYARD FROM LANGDON'S DRIVEWAY



C. VIEW OF BACKYARD FROM COURT STREET



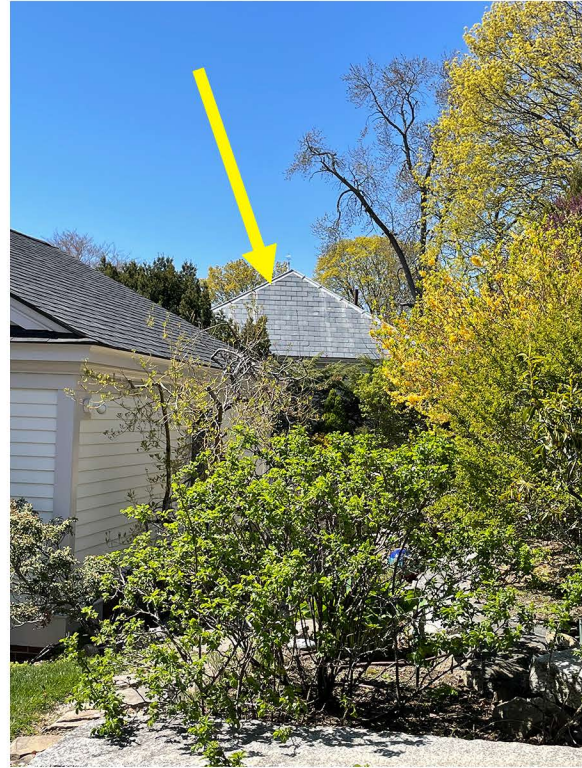
D. VIEW OF BACKYARD FROM LANGDON'S BACKYARD



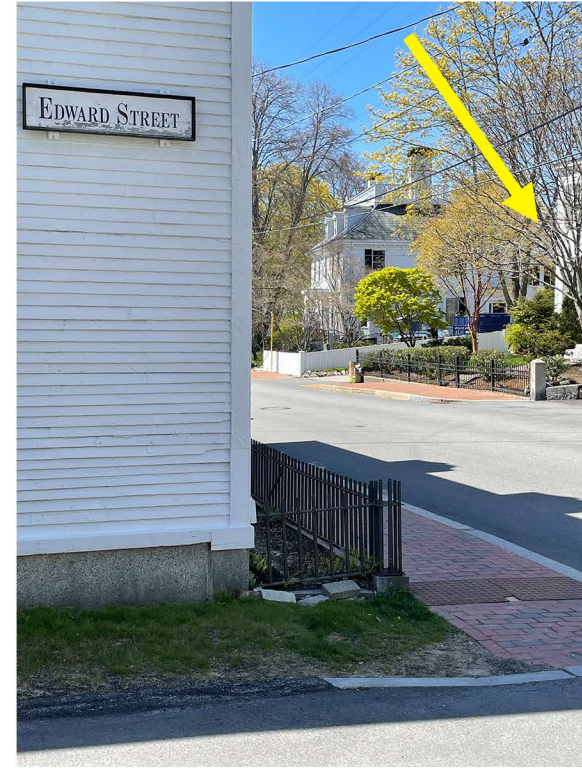
E. VIEW OF BACKYARD FROM WASHINGTON ST.



F. VIEW OF BACKYARD FROM RICHMOND ST.



G. VIEW OF BACKYARD FROM RICHMOND ST.



H. VIEW OF BACKYARD FROM EDWARD ST.



KEY PLAN

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PEDESTRIAN VIEWS OF BACKYARD

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 7, 2022



7.11

PROPERTY TIMELINE: Sources: Portsmouth Athenaeum - Portsmouth Permitting Archives

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

HISTORIAN CONSULTANTS

John Schnitzler - Attended 2021-12-21 Walkthrough
Master Carpenter - Strawberry Banke

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

Tom Hardiman - Assistance in Historic Research
Keeper – Portsmouth Athenaeum

Steven Mallory - Attended 2022-01-10 Walkthrough
Preservation Historian

Bruce Blanchard - Attended 2022-01-12 Langdon & Thompson House Walkthroughs
Preservation Manager for the Piscataqua Area - Historic New England

Melissa Kershaw - Attended 2022-01-12 Langdon & Thompson House Walkthroughs
Regional Site Administrator, Northern New England - Historic New England

Dylan Peacock - Attended 2022-01-12 Langdon & Thompson House Walkthroughs
Senior Preservation Services Manager - Historic New England

Tim Barry – Attended 2022-02-08 Walkthrough
Historic Painter

13 April, 2022

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

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

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

1.0 Connector

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

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

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

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



1-Connector north elevation



2-Connector south elevation



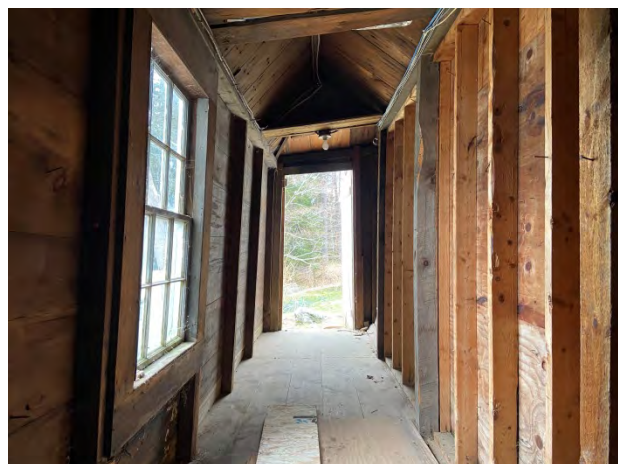
3-Connector brick cladding on south side



4-Connector inside face of brick cladding



5-Connector foundation on north side



6-Connector interior looking east

2.0 Barn

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



7-Barn southwest elevation



8-Barn north elevation



9-Siding extending below grade



10-Stone foundation along back of barn



11-Inside looking north



12-Inside looking south



13-5x5 timber supported on screw jack



14-Connector roof sheathing and purlins



15-Barn decay damage



16-Barn decay damage

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

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

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

Barn Structural Analysis Summary

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

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

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

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

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

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

3.0 Carriage House

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



17-Carriage house east elevation



18-Carriage house northeast elevation

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

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

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



19-Brick foundation and front wall framing



20-Brick foundation and side wall framing

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



21-Cut bottom chord on line 7.5



22-Modified roof framing at line 7.5



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



24-Vertical split at corner post

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

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

Carriage House Structural Analysis Summary

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

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

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

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

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

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

Carriage House Structural Analysis Summary - Continued

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

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

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

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

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

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

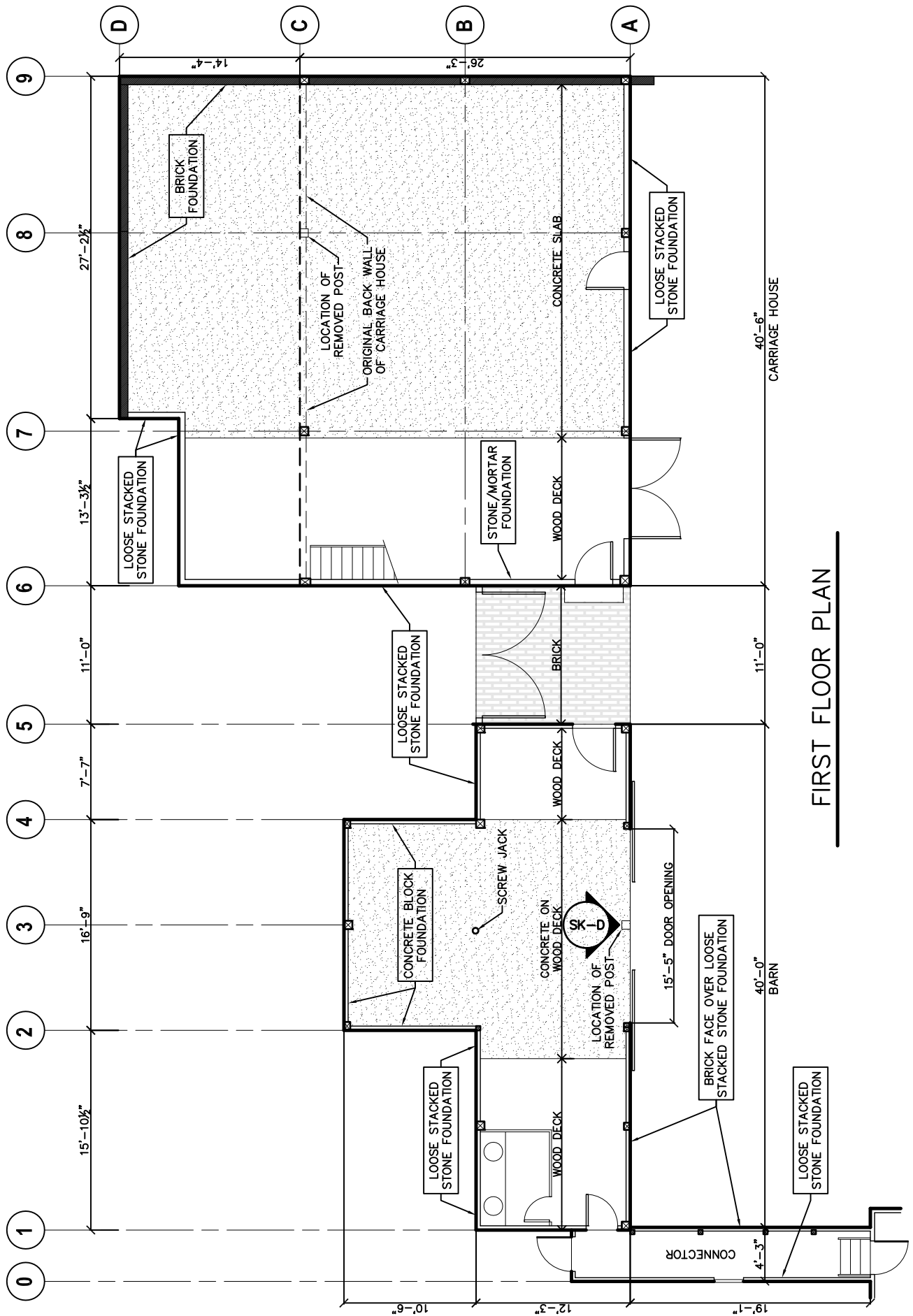
In conclusion; any effort to renovate this existing building structure, for any type of occupancy, would be a difficult and expensive undertaking. In my opinion, every original structural member, including roof sheathing and all member connections, would need to be reinforced, repaired or replaced.

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

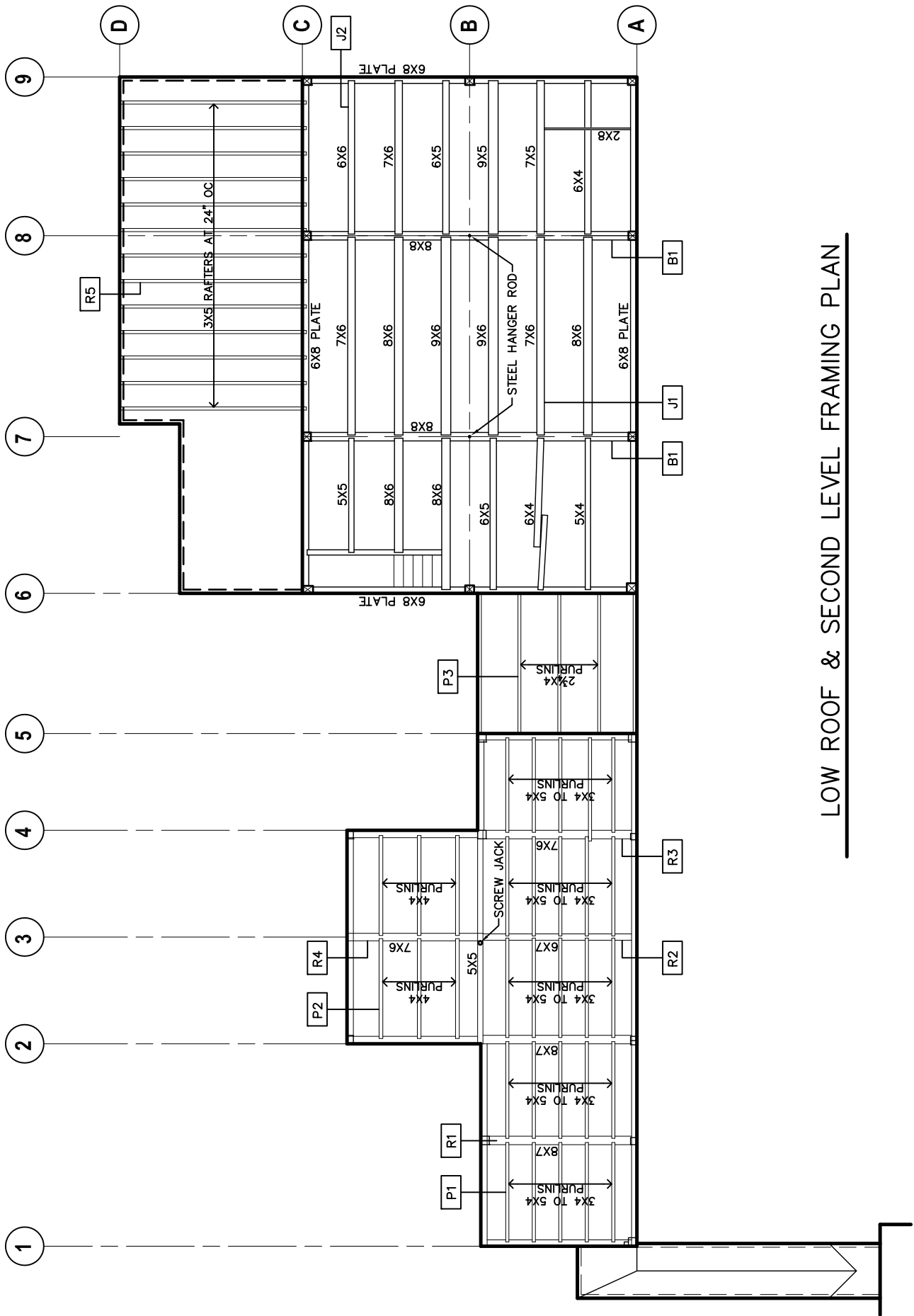
Respectfully submitted,
Martin Gorham, PE, LEED-AP, SECB

A handwritten signature in black ink, which appears to read 'Martin Gorham', is positioned above a circular professional seal. The seal is black and white and contains the text: 'STATE OF NEW HAMPSHIRE' around the top inner edge, 'MARTIN GORHAM' in the center, 'No. 12896' below the name, and 'LICENSED PROFESSIONAL ENGINEER' around the bottom inner edge.

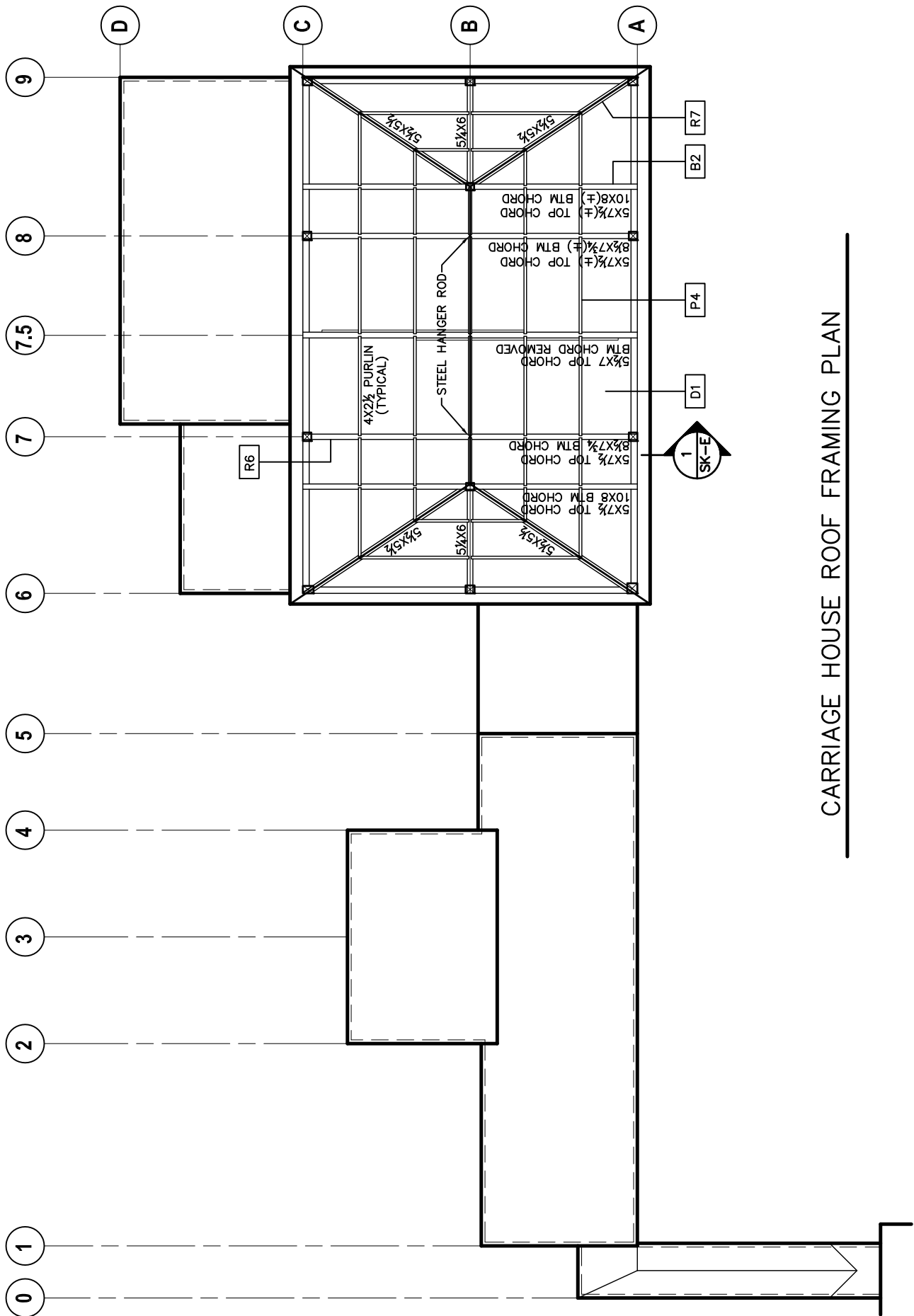
Attachments: SK-A, B, C, D & E



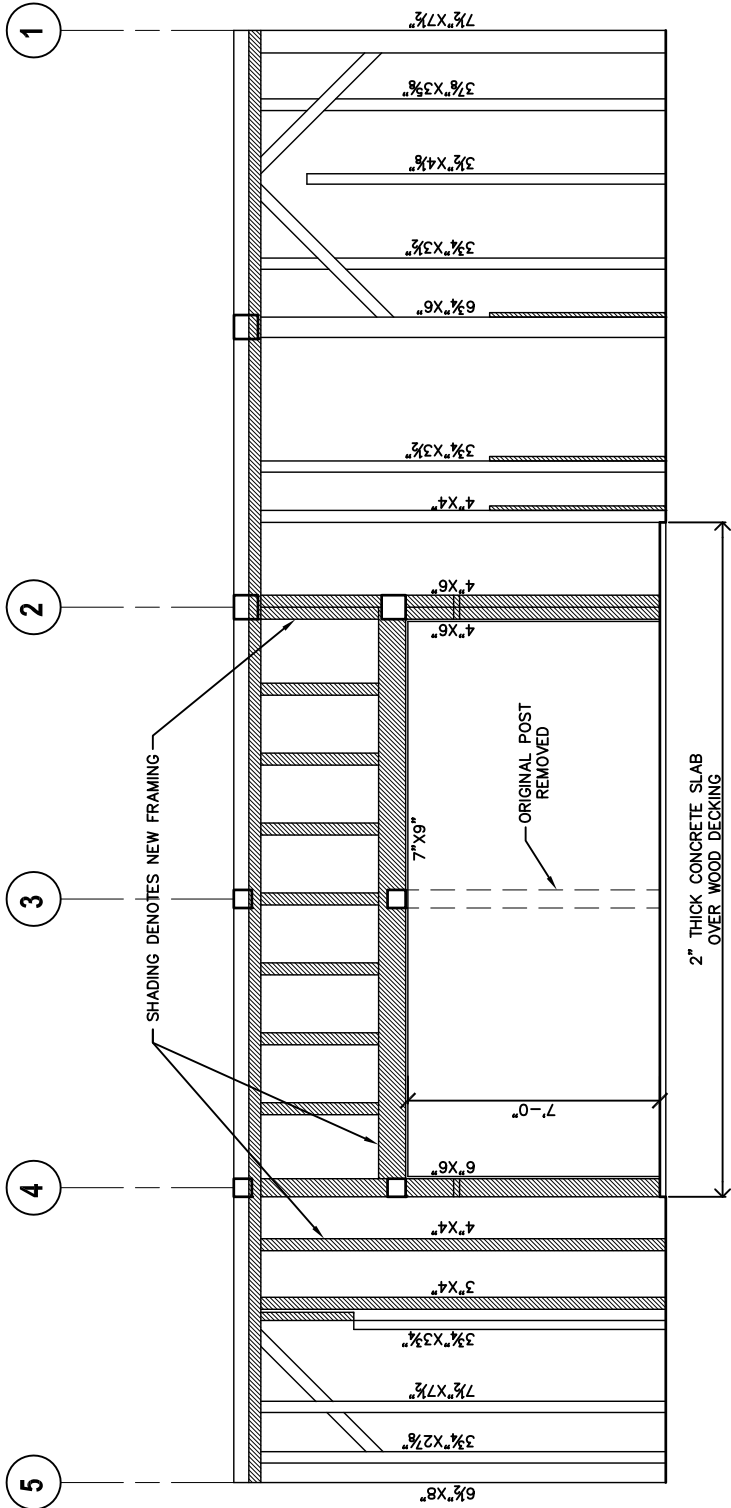
FIRST FLOOR PLAN



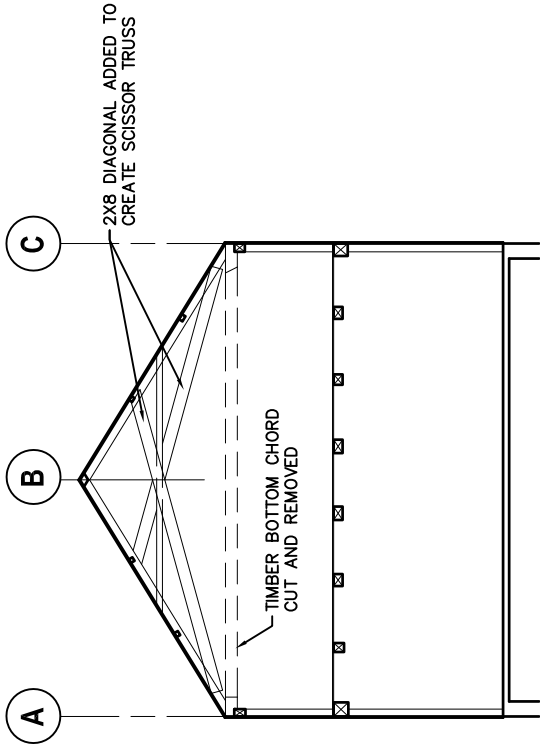
LOW ROOF & SECOND LEVEL FRAMING PLAN



CARRIAGE HOUSE ROOF FRAMING PLAN

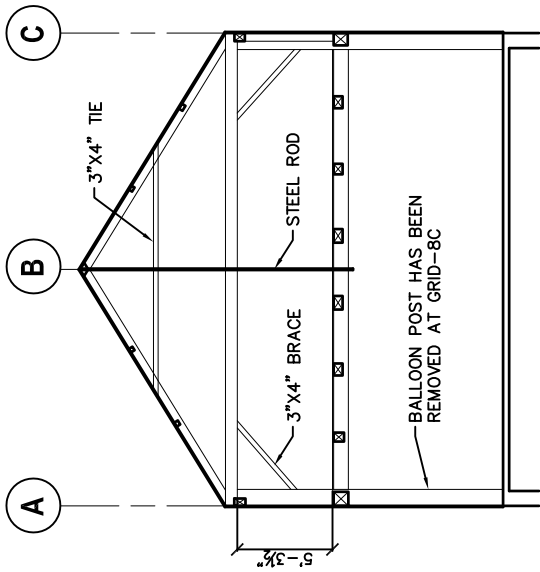


BARN FRONT WALL FRAMING ELEVATION – INSIDE VIEW



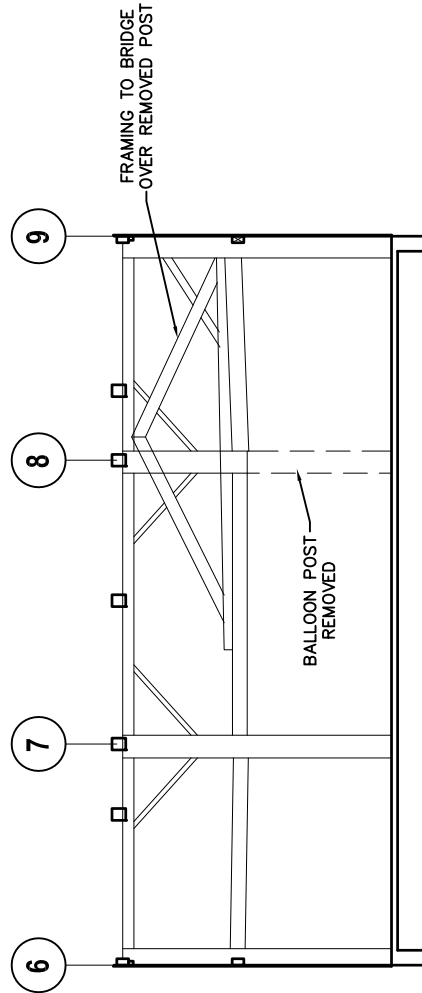
SECTION AT GRID 7.5

2
SK-E



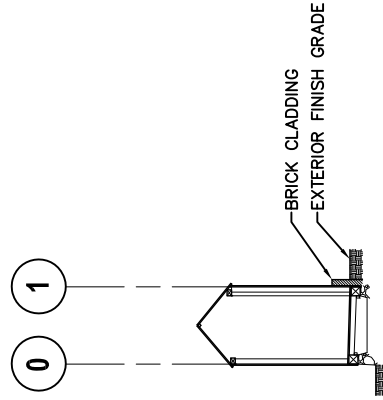
SECTION AT GRID 7 & 8

1
SK-E



SECTION AT GRID C

3
SK-E



SECTION AT CONNECTOR

4
SK-E

Carriage House & Connector Buildings

Evaluation of Construction & Building Origin



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

Dog Leg Connector:



Dog Leg Connector:

(Est Early 1900's)

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

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

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

Barn/Connector:



Barn/Connector:

(Est 1890 – Early 1900's)

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

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

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

Carriage House:



Carriage House:

(Est 1784)

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

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

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

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



Conclusion:

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

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

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



09/02/2022

LU-22-171

Land Use Application

Status: Active**Date Created:** Aug 22, 2022**Applicant**

Admin Desk
 admin@sunergysolutions.us
 75 Gilcreast Rd. Suite 210
 Londonderry, NH 03053
 603-552-9926

Primary Location

33 SOUTH MILL ST
 Portsmouth, NH 03801

Owner:

Kevin Beane
 33 South Mill St. 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)

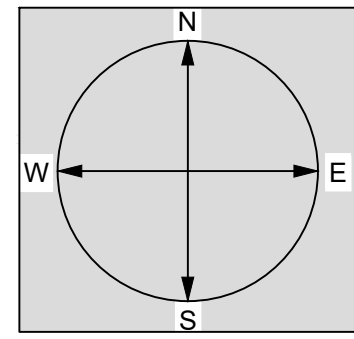
Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

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



MAIN DISTRIBUTION PANEL LOCATED IN CLOSET IN BASEMENT.

EXISTING UTILITY METER

**EXTERIOR UTILITY DISCONNECT #1
24/7 ACCESSIBLE AND LOCKABLE**



CLIENT INFORMATION

Kevin Beane
33 South Mill St
Portsmouth NH 03801

PROJECT NAME:

Beane, Kevin

PROJECT LOCATION:

33 South Mill St
Portsmouth NH 03801

SYSTEM SIZE (MODULE QTY):

6.4 kW DC

PHOTOVOLTAIC MODULE AND MANUFACTURER

(16) Q CELL 400W

INVERTER MANUF. & MODEL

(16) Enphase IQ8+ Microinverters

<i>AC VOLTAGE</i>	<i>AC CURRENT</i>
240 VAC	19.36 A
<i>ARRAY AZIMUTH</i>	<i>ARRAY TILT</i>
varies	varies



75 Gilcrest Road
Suite 210
Londonderry NH 03053
(603) 387-9996
nicole@sunergysolutions.us

DRAWING NUMBER:
PV - 1.0

DRAWING TITLE:
SITE OVERVIEW

<i>DRAWN BY:</i>	<i>APPROVED BY:</i>
A DeFreitas	A DeFreitas
<i>SHEET SIZE:</i>	<i>SCALE:</i>
D	NTS
<i>DATE:</i>	<i>REV:</i>
6/7/22	1

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2	CONSTRUCTION SET	AKD
1	PERMIT SET	AKD
0	FEASIBILITY OVERHEAD	AKD
<i>REV:</i>	<i>DATE</i>	<i>DESCRIPTION</i>
		<i>APP'D:</i>



CLIENT INFORMATION
Kevin Beane
 33 South Mill St
 Portsmouth NH 03801

PROJECT NAME:
Beane, Kevin

PROJECT LOCATION:
 33 South Mill St
 Portsmouth NH 03801

SYSTEM SIZE (MODULE QTY):
6.4 kW DC

PHOTOVOLTAIC MODULE AND MANUFACTURER
 (16) Q CELL 400W

INVERTER MANUF. & MODEL
 (16) Enphase IQ8+ Microinverters

<i>AC VOLTAGE</i> 240 VAC	<i>AC CURRENT</i> 19.36 A
------------------------------	------------------------------

<i>ARRAY AZIMUTH</i> varies	<i>ARRAY TILT</i> varies
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75 Gilcrest Road
 Suite 210
 Londonderry NH 03053
 (603) 387-9996
 nicole@sunergysolutions.us

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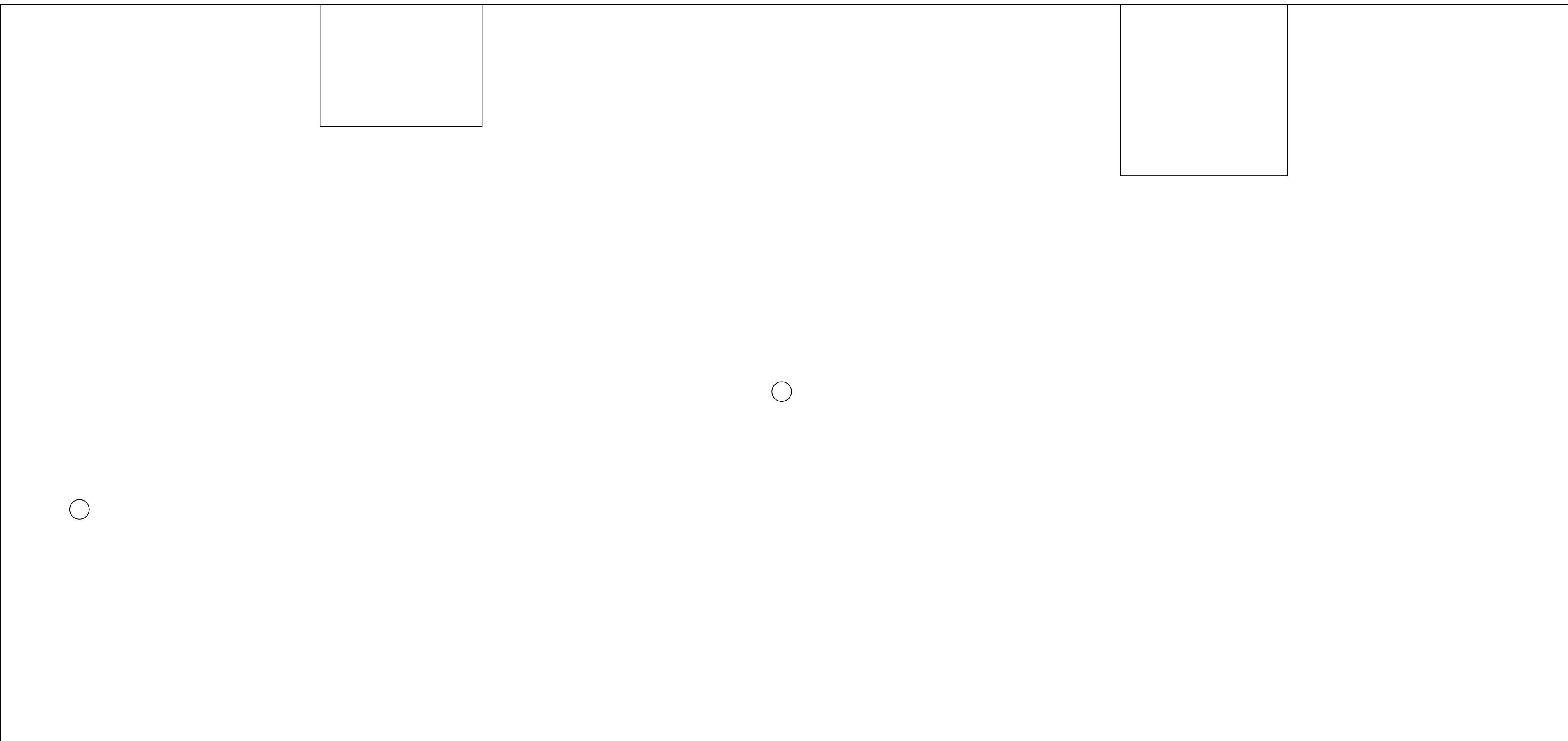
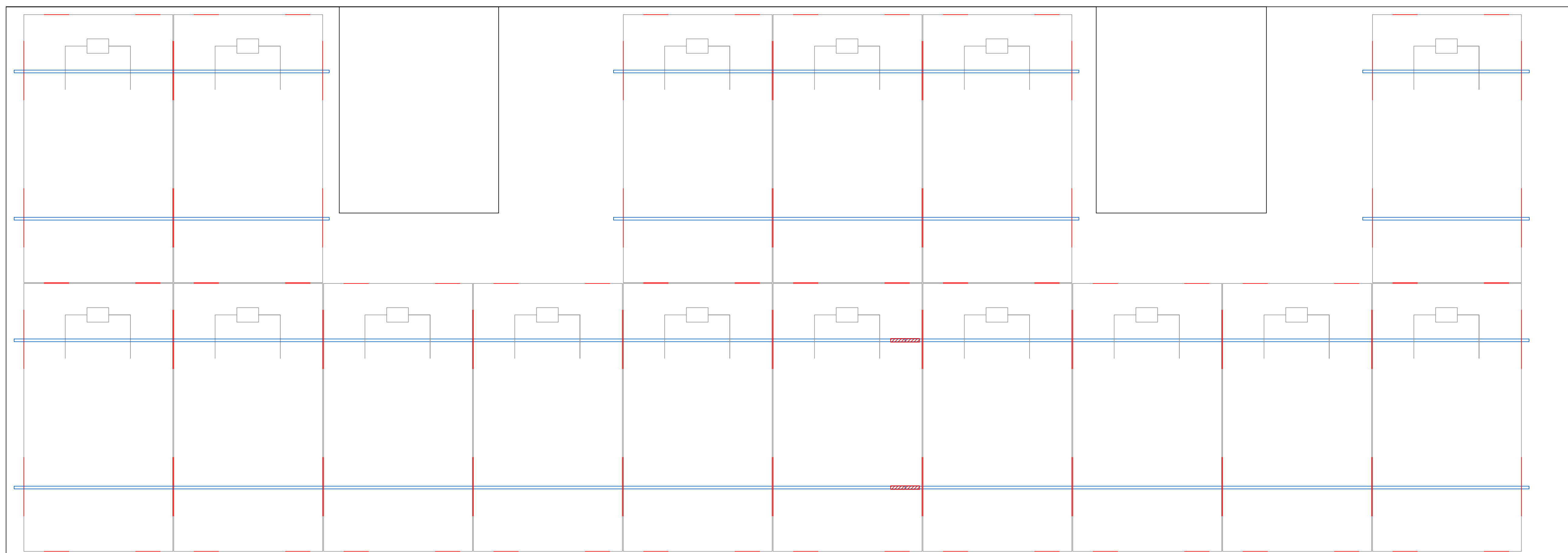
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<i>DRAWN BY:</i> A DeFreitas	<i>APPROVED BY:</i> A DeFreitas
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		<i>APP'D</i>





CLIENT INFORMATION
Kevin Beane
 33 South Mill St
 Portsmouth NH 03801

PROJECT NAME:
Beane, Kevin

PROJECT LOCATION:
 33 South Mill St
 Portsmouth NH 03801

SYSTEM SIZE (MODULE QTY):
6.4 kW DC

PHOTOVOLTAIC MODULE AND MANUFACTURER

(16) Q CELL 400W

INVERTER MANUF. & MODEL

(16) Enphase IQ8+ Microinverters

<i>AC VOLTAGE</i>	<i>AC CURRENT</i>
240 VAC	19.36 A

<i>ARRAY AZIMUTH</i>	<i>ARRAY TILT</i>
varies	varies



75 Gilcrest Road
 Suite 210
 Londonderry NH 03053
 (603) 387-9996
 nicole@sunergysolutions.us

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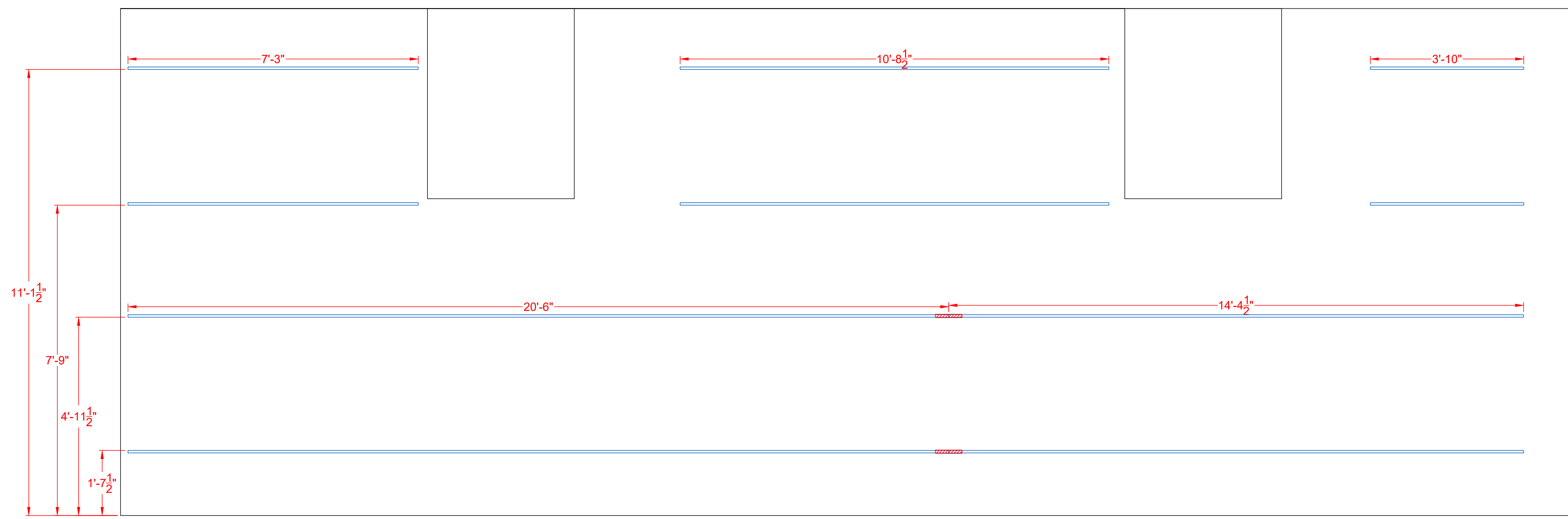
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A DeFreitas	A DeFreitas

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0		FEASIBILITY OVERHEAD	AKD





CLIENT INFORMATION

Kevin Beane
 33 South Mill St
 Portsmouth NH 03801

PROJECT NAME:

Beane, Kevin

PROJECT LOCATION:

33 South Mill St
 Portsmouth NH 03801

SYSTEM SIZE (MODULE QTY):

6.4 kW DC

PHOTOVOLTAIC MODULE AND MANUFACTURER

(16) Q CELL 400W

INVERTER MANUF. & MODEL

(16) Enphase IQ8+ Microinverters

AC VOLTAGE

240 VAC

AC CURRENT

19.36 A

ARRAY AZIMUTH

varies

ARRAY TILT

varies



75 Gilcrest Road
 Suite 210
 Londonderry NH 03053
 (603) 387-9996
 nicole@sunergysolutions.us

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ARRAY WIRING

DRAWN BY:

A DeFreitas

APPROVED BY:

A DeFreitas

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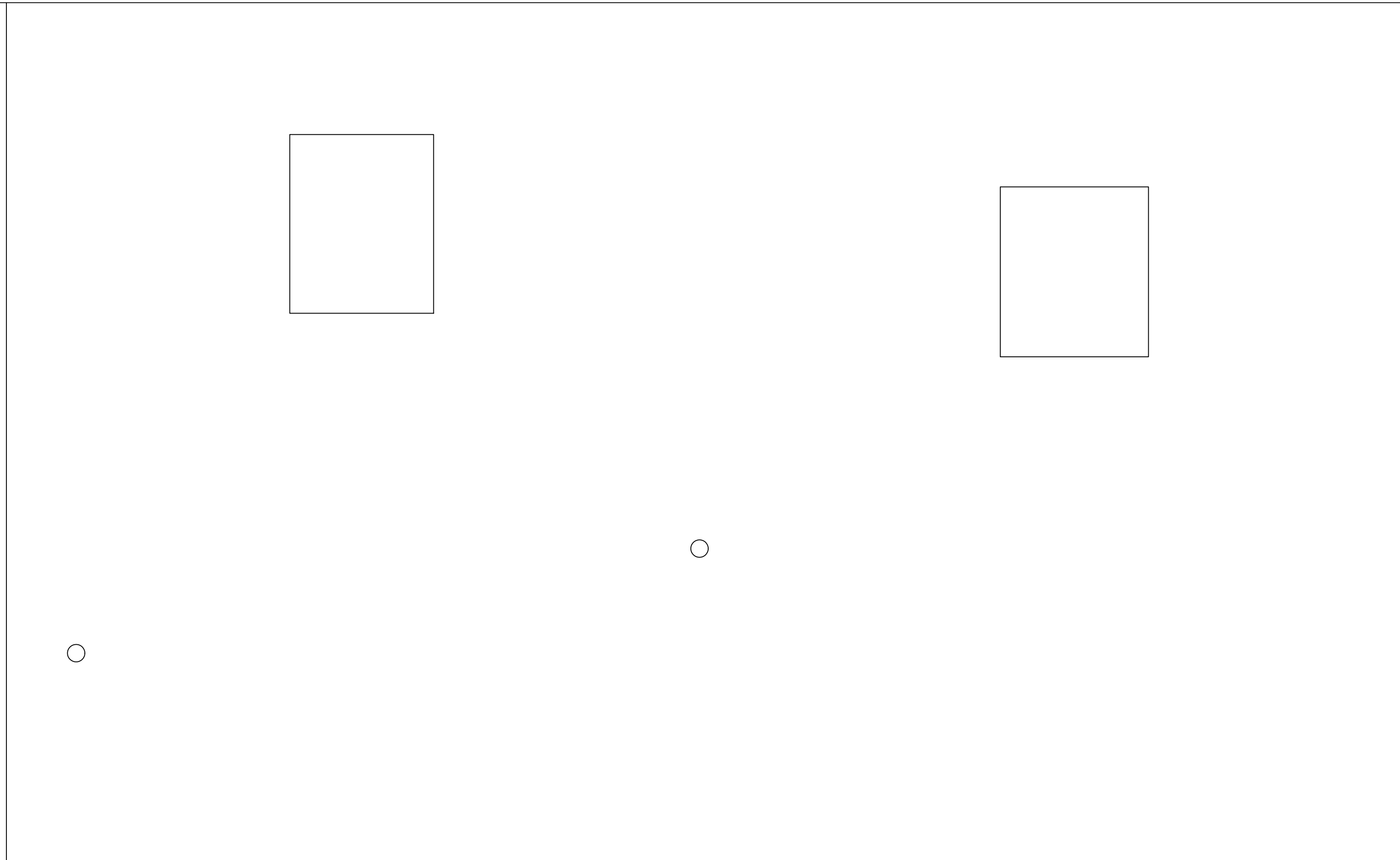
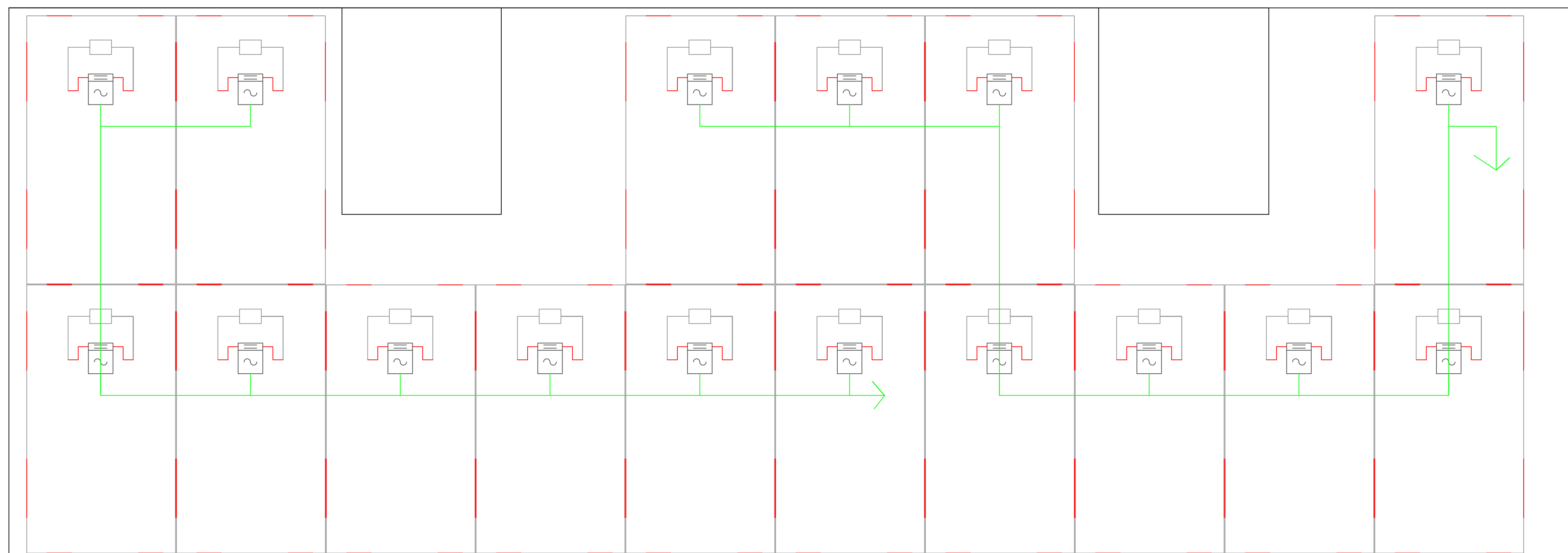
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0		FEASIBILITY OVERHEAD	AKD
REV	DATE	DESCRIPTION	APP'D



CLIENT INFORMATION

Kevin Beane
33 South Mill St
Portsmouth NH 03801

PROJECT NAME:

Beane, Kevin

PROJECT LOCATION:

33 South Mill St
Portsmouth NH 03801

SYSTEM SIZE (MODULE QTY):

6.4 kW DC

PHOTOVOLTAIC MODULE AND MANUFACTURER

(16) Q CELL 400W

INVERTER MANUF. & MODEL

(16) Enphase IQ8+ Microinverters

AC VOLTAGE

240 VAC

AC CURRENT

19.36 A

ARRAY AZIMUTH

varies

ARRAY TILT

varies



75 Gilcrest Road
Suite 210
Londonderry NH 03053
(603) 387-9996
nicole@sunergysolutions.us

DRAWING NUMBER:

PV -1.4

DRAWING TITLE:

SINGLE LINE DIAGRAM

DRAWN BY:

A DeFreitas

APPROVED BY:

A DeFreitas

SHEET SIZE:

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SCALE:

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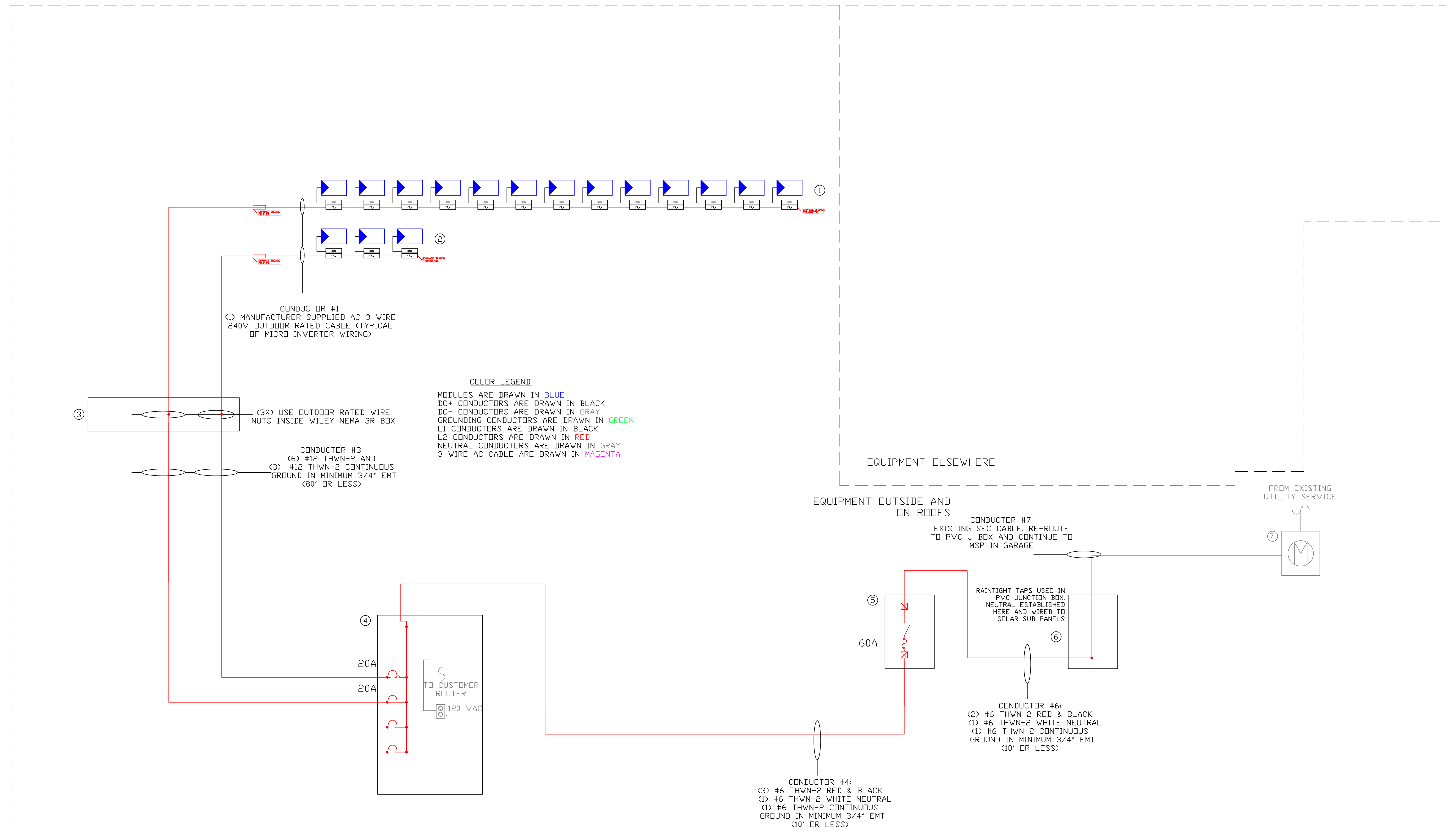
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2		CONSTRUCTION SET	AKD
1	6/7/22	PERMIT SET	AKD
0		FEASIBILITY OVERHEAD	AKD



CONDUCTOR #1:
(1) MANUFACTURER SUPPLIED AC 3 WIRE
240V OUTDOOR RATED CABLE (TYPICAL
OF MICRO INVERTER WIRING)

COLOR LEGEND
MODULES ARE DRAWN IN **BLUE**
DC+ CONDUCTORS ARE DRAWN IN **BLACK**
DC- CONDUCTORS ARE DRAWN IN **GRAY**
GROUNDING CONDUCTORS ARE DRAWN IN **GREEN**
L1 CONDUCTORS ARE DRAWN IN **BLACK**
L2 CONDUCTORS ARE DRAWN IN **RED**
NEUTRAL CONDUCTORS ARE DRAWN IN **GRAY**
3 WIRE AC CABLE ARE DRAWN IN **MAGENTA**

(3) USE OUTDOOR RATED WIRE
NUTS INSIDE WILEY NEMA 3R BOX

CONDUCTOR #3:
(6) #12 THWN-2 AND
(3) #12 THWN-2 CONTINUOUS
GROUND IN MINIMUM 3/4" EMT
(80' OR LESS)

EQUIPMENT OUTSIDE AND ON ROOFS

EQUIPMENT ELSEWHERE

CONDUCTOR #7:
EXISTING SEC. CABLE, RE-ROUTE
TO PVC J. BOX AND CONTINUE TO
MSP IN GARAGE

RAINTIGHT TAPS USED IN
PVC JUNCTION BOX.
NEUTRAL ESTABLISHED
HERE AND WIRED TO
SOLAR SUB PANELS

CONDUCTOR #6:
(2) #6 THWN-2 RED & BLACK
(1) #6 THWN-2 WHITE NEUTRAL
(1) #6 THWN-2 CONTINUOUS
GROUND IN MINIMUM 3/4" EMT
(10' OR LESS)

CONDUCTOR #4:
(3) #6 THWN-2 RED & BLACK
(1) #6 THWN-2 WHITE NEUTRAL
(1) #6 THWN-2 CONTINUOUS
GROUND IN MINIMUM 3/4" EMT
(10' OR LESS)

<p>MODULE SPECIFICATIONS: Q CELL 400W Pmp: 400W Vmp: 33.94 Vdc Voc: 40.66 Vdc Imp: 10.02A Isc: 10.52A Isc X 1.25: 10.52A X 1.25 = 13.15A Isc X 1.56: 10.52A X 1.56 = 16.44A</p>	<p>IQ8+ MICRO INVERTER SPECIFICATIONS: MAX AC OUTPUT POWER: 290W MAX AC OUTPUT CURRENT: 1.21A OPERATING VOLTAGE: 240 VAC, SINGLE PHASE</p>
	<p>BRANCH CIRCUIT (1) SPECIFICATIONS: Pmp: 4400W Vmax: 240 VAC Imp: 15.95A Imp X 1.25: 15.95A X 1.25 = 19.94A</p>
	<p>BRANCH CIRCUIT (2) SPECIFICATIONS: Pmp: 1200W Vmax: 240 VAC Imp: 4.35 Imp X 1.25: 4.35A X 1.25 = 5.44A</p>

- EQUIPMENT:
- (X1) BRANCH CIRCUIT OF (13) Q CELL 400W SOLAR ELECTRIC MODULES
 - (X1) BRANCH CIRCUIT OF (3) Q CELL 400W SOLAR ELECTRIC MODULES
 - (16) ENPHASE IQ8+ MICRO INVERTERS RAIL MOUNTED BENEATH EACH MODULE, 2 WIRE 240VAC, 290W
 - 12X12X4 ROOF MOUNTED JUNCTION BOX NEMA 3R
 - AC COMBINER BOX, 100 AMPS, NEMA 3R, MODEL # TBD
 - EXTERNAL FUSED UTILITY DISCONNECT, 60A, 3P, 600 VAC, NEMA 3R, 60 AMP FUSES.
 - 12X12X8 PVC JUNCTION BOX NEMA 3R FOR TAPS / INTERCONNECTION
 - EXISTING UTILITY METER



CLIENT INFORMATION

Kevin Beane
33 South Mill St
Portsmouth NH 03801

PROJECT NAME:

Beane, Kevin

PROJECT LOCATION:

33 South Mill St
Portsmouth NH 03801

SYSTEM SIZE (MODULE QTY):

6.4 kW DC

PHOTOVOLTAIC MODULE AND MANUFACTURER

(16) Q CELL 400W

INVERTER MANUF. & MODEL

(16) Enphase IQ8+ Microinverters

AC VOLTAGE	AC CURRENT
240 VAC	19.36 A

ARRAY AZIMUTH	ARRAY TILT
varies	varies



75 Gilcrest Road
Suite 210
Londerry NH 03053
(603) 387-9996
nicole@sunergysolutions.us

DRAWING NUMBER:
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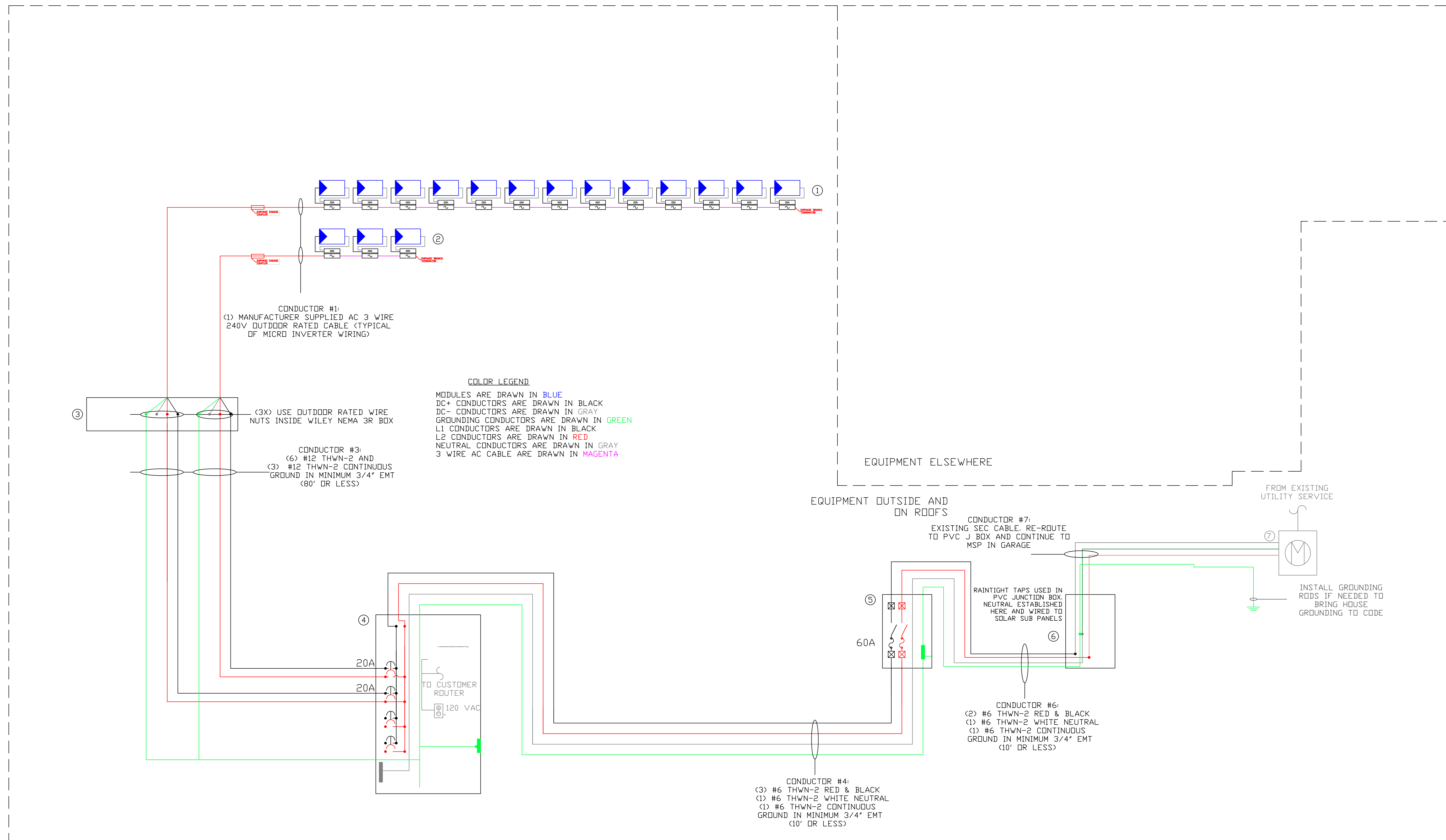
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DRAWN BY:	APPROVED BY:
A DeFreitas	A DeFreitas

SHEET SIZE:	SCALE:
D	NTS

DATE:	REV:
6/7/22	1

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REV	DATE	DESCRIPTION	APP'D



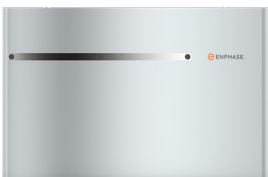
<p>MODULE SPECIFICATIONS: Q CELL 400W Pmp: 400W Vmp: 33.94 Vdc Voc: 40.66 Vdc Imp: 10.02A Isc: 10.52A Isc X 1.25: 10.52A X 1.25 = 13.15A Isc X 1.56: 10.52A X 1.56 = 16.44A</p>	<p>IQ8+ MICRO INVERTER SPECIFICATIONS: MAX AC OUTPUT POWER: 290W MAX AC OUTPUT CURRENT: 1.21A OPERATING VOLTAGE: 240 VAC, SINGLE PHASE</p>
	<p>BRANCH CIRCUIT (1) SPECIFICATIONS: Pmp: 4400W Vmax: 240 VAC Imp: 15.95A Imp X 1.25: 15.95A X 1.25 = 19.94A</p>
	<p>BRANCH CIRCUIT (2) SPECIFICATIONS: Pmp: 1200W Vmax: 240 VAC Imp: 4.35 Imp X 1.25: 4.35A X 1.25 = 5.44A</p>

- EQUIPMENT:
- (X1) BRANCH CIRCUIT OF (13) Q CELL 400W SOLAR ELECTRIC MODULES
 - (X1) BRANCH CIRCUIT OF (3) Q CELL 400W SOLAR ELECTRIC MODULES
 - (16) ENPHASE IQ8+ MICRO INVERTERS RAIL MOUNTED BENEATH EACH MODULE, 2 WIRE 240VAC, 290W
 - 12X12X4 ROOF MOUNTED JUNCTION BOX NEMA 3R
 - AC COMBINER BOX, 100 AMPS, NEMA 3R. MODEL # TBD
 - EXTERNAL FUSED UTILITY DISCONNECT, 60A, 3P, 600 VAC, NEMA 3R, 60 AMP FUSES.
 - 12X12X8 PVC JUNCTION BOX NEMA 3R FOR TAPS / INTERCONNECTION
 - EXISTING UTILITY METER



IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry’s first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer’s instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

* Only when installed with IQ System Controller 2, meets UL 1741.

** IQ8 and IQ8Plus supports split phase, 240V installations only.

IQ8 and IQ8+ Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings ¹	W	235 – 350	235 – 440
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell, 66-cell/132 half-cell and 72-cell/144 half-cell
MPPT voltage range	V	27 – 37	29 – 45
Operating range	V	25 – 48	25 – 58
Min/max start voltage	V	30 / 48	30 / 58
Max input DC voltage	V	50	60
Max DC current ² [module Isc]	A		15
Overvoltage class DC port			II
DC port backfeed current	mA		0
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max continuous output power	VA	240	290
Nominal (L-L) voltage/range ³	V	240 / 211 – 264	
Max continuous output current	A	1.0	1.21
Nominal frequency	Hz	60	
Extended frequency range	Hz	50 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max units per 20 A (L-L) branch circuit ⁴		16	13
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.5	97.6
CEC weighted efficiency	%	97	97
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (HxWxD)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications		CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.	

(1) No enforced DC/AC ratio. See the compatibility calculator at <https://link.enphase.com/module-compatibility>

(2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

IQ8SP-DS-0002-01-EN-US-2022-03-17

powered by

Q.ANTUM DUO Z

Q.PEAK DUO BLK ML-G10+ 385-410

ENDURING HIGH
PERFORMANCE



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 21.1%.



THE MOST THOROUGH TESTING PROGRAMME IN THE INDUSTRY

Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminium alloy frame, certified for high snow (5400Pa) and wind loads (4000Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty¹.

¹ See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



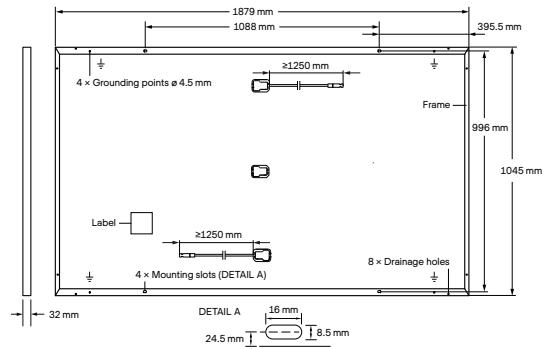
Rooftop arrays on
residential buildings

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	1879 mm × 1045 mm × 32 mm (including frame)
Weight	22.0 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 1250 mm, (-) ≥ 1250 mm
Connector	Stäubli MC4; IP68

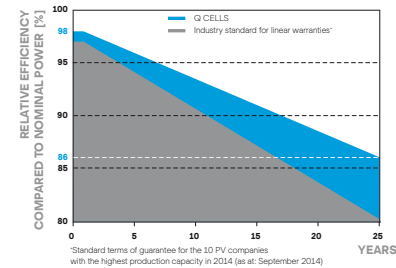


ELECTRICAL CHARACTERISTICS

POWER CLASS			385	390	395	400	405	410
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)								
Minimum	Power at MPP ¹	P_{MPP} [W]	385	390	395	400	405	410
	Short Circuit Current ¹	I_{SC} [A]	11.04	11.07	11.10	11.14	11.17	11.20
	Open Circuit Voltage ¹	V_{OC} [V]	45.19	45.23	45.27	45.30	45.34	45.37
	Current at MPP	I_{MPP} [A]	10.59	10.65	10.71	10.77	10.83	10.89
	Voltage at MPP	V_{MPP} [V]	36.36	36.62	36.88	37.13	37.39	37.64
	Efficiency ¹	η [%]	≥ 19.6	≥ 19.9	≥ 20.1	≥ 20.4	≥ 20.6	20.9
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²								
Minimum	Power at MPP	P_{MPP} [W]	288.8	292.6	296.3	300.1	303.8	307.6
	Short Circuit Current	I_{SC} [A]	8.90	8.92	8.95	8.97	9.00	9.03
	Open Circuit Voltage	V_{OC} [V]	42.62	42.65	42.69	42.72	42.76	42.79
	Current at MPP	I_{MPP} [A]	8.35	8.41	8.46	8.51	8.57	8.62
	Voltage at MPP	V_{MPP} [V]	34.59	34.81	35.03	35.25	35.46	35.68

¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} ; $V_{OC} \pm 5\%$ at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3 • 2800 W/m², NMOT, spectrum AM 1.5

Q CELLS PERFORMANCE WARRANTY

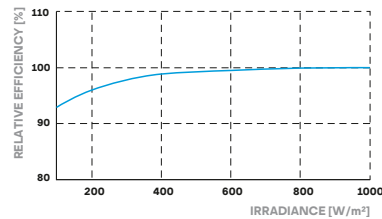


At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

¹Standard terms of guarantee for the 10 PV companies with the highest production capacity in 2014 (as at September 2014)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°C]	43 ± 3

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage	V_{SYS} [V]	1000	PV module classification	Class II
Maximum Reverse Current	I_R [A]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull	[Pa]	3600 / 2660	Permitted Module Temperature on Continuous Duty	-40°C - +85°C
Max. Test Load, Push / Pull	[Pa]	5400 / 4000		

QUALIFICATIONS AND CERTIFICATES

Quality Controlled PV - TÜV Rheinland;
IEC 61215:2016; IEC 61730:2016.
This data sheet complies with DIN EN 50380.
QCPV Certification ongoing.
Certification holder:
Hanwha Q CELLS GmbH



PACKAGING INFORMATION

Horizontal packaging	1940 mm	1100 mm	1220 mm	751 kg	28 pallets	24 pallets	32 modules
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Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Made in Korea

Hanwha Q CELLS Australia Pty Ltd

Suite 1, Level 1, 15 Blue Street, North Sydney, NSW 2060, Australia | TEL +61 (0)2 9016 3033 | FAX +61 (0)2 9016 3032 | EMAIL q-cells-australia@q-cells.com | WEB www.q-cells.com/au



Engineered in Germany



LU-22-163

Land Use Application

Status: Active

Date Created: Aug 12, 2022

Applicant

David Molin
benmolin@ymail.com
456 Brixham Rd.
Eliot, ME 03903
603 231 2727

Primary Location

31 ALDRICH RD Unit 33
Unit 33
Portsmouth, NH 03801

Owner:

NEILSON PAUL S
PO BOX 382 NEW CASTLE, NH 03854

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)





Notes:

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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND D.B.MOLIN & CO. DRAWINGS AND SPECIFICATIONS.

A			
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR APPROVAL			

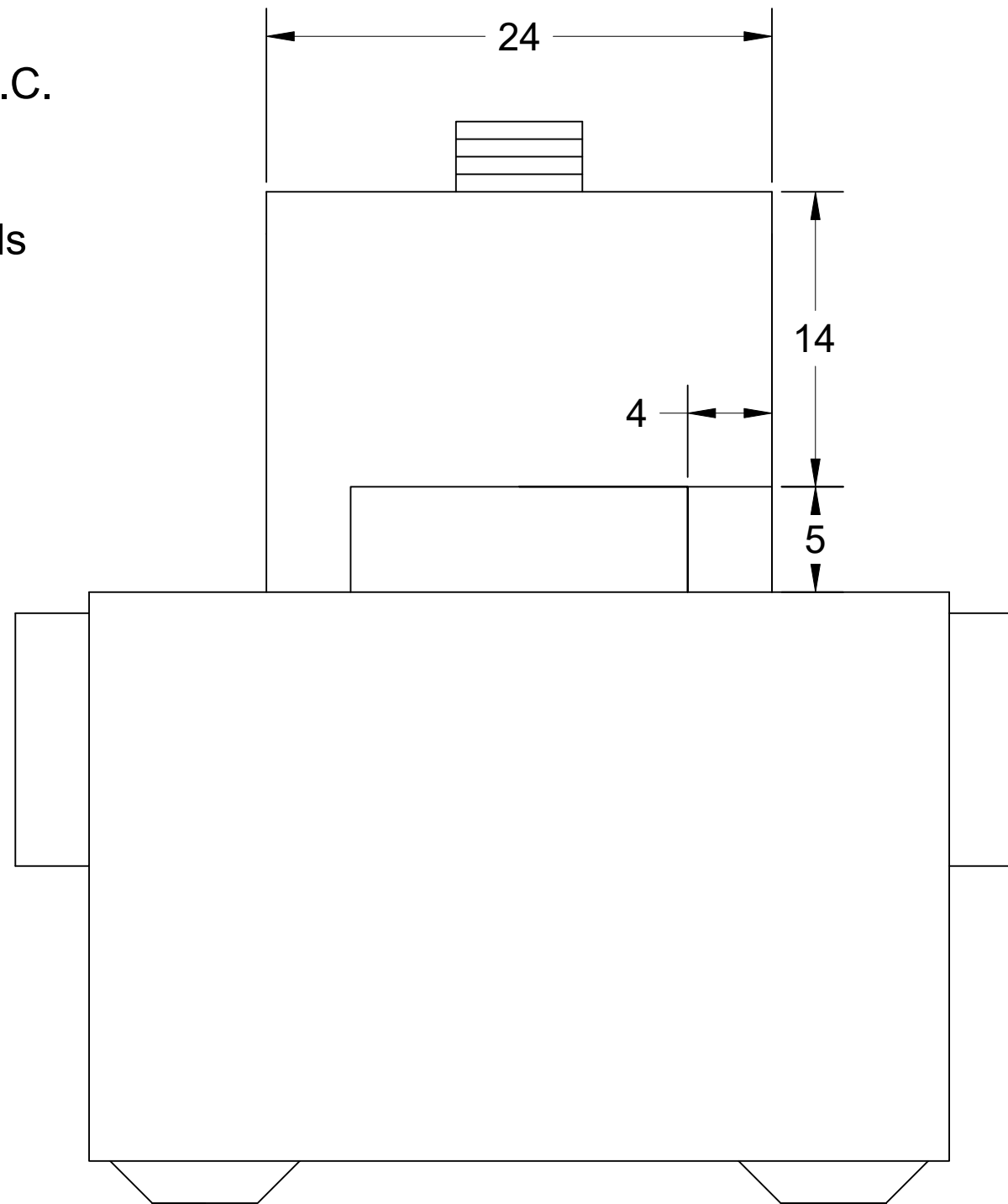


CLIENT: Nielson

ARCHITECT: D.B.Molin & Co.
456 Brixham Rd
Eliot, ME
603.231.2727

SITE:			
TITLE: As-Built East Elevation			
SCALE AT A3: N.A.	DATE: 7.21.22	DRAWN: Molin	CHECKED:
PROJECT NO:	DRAWING NO:	REVISION:	a

Frame Plan
 Diamond Pier footings 8' O.C.
 2 X 10 PT triple girder
 2 X 10 PT 16" O.C.
 Composite decking and rails
 PVC trim



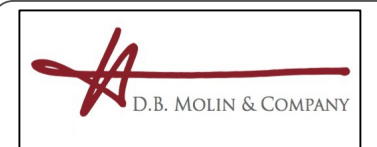
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Proposed Building Plan View

Showing deck and breezeway extension

A			
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR APPROVAL			



CLIENT: Nielson
 ARCHITECT: D.B.Molin & Co.
 456 Brixham Rd
 Eliot, ME
 603.231.2727

SITE:			
TITLE: Proposed Plan View			
SCALE AT A3: N.A.	DATE: 8.11.22	DRAWN: Molin	CHECKED:
PROJECT NO:	DRAWING NO:	REVISION:	a



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A			
REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FOR APPROVAL	



CLIENT:	Nielson
ARCHITECT:	D.B.Molin & Co. 456 Brixham Rd Eliot, ME 603.231.2727

SITE:			
TITLE: As-Built North Elevation			
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
N.A.	7.20.22	Molin	
PROJECT NO:	DRAWING NO:	REVISION:	
			a

STYLE CHECKOUT

SIZE **Base Model**

SIDING **Style:** Victorian Cottage

COLORS **Size:** 10' x 20'

LAYOUT **Shingle:** Standard

EXTRAS **Shingle Color:** Black

CHECKOUT **Siding:** Cedar Tongue And Groove

Siding Color: Cedar

Shutter Color: Black

Extra Options

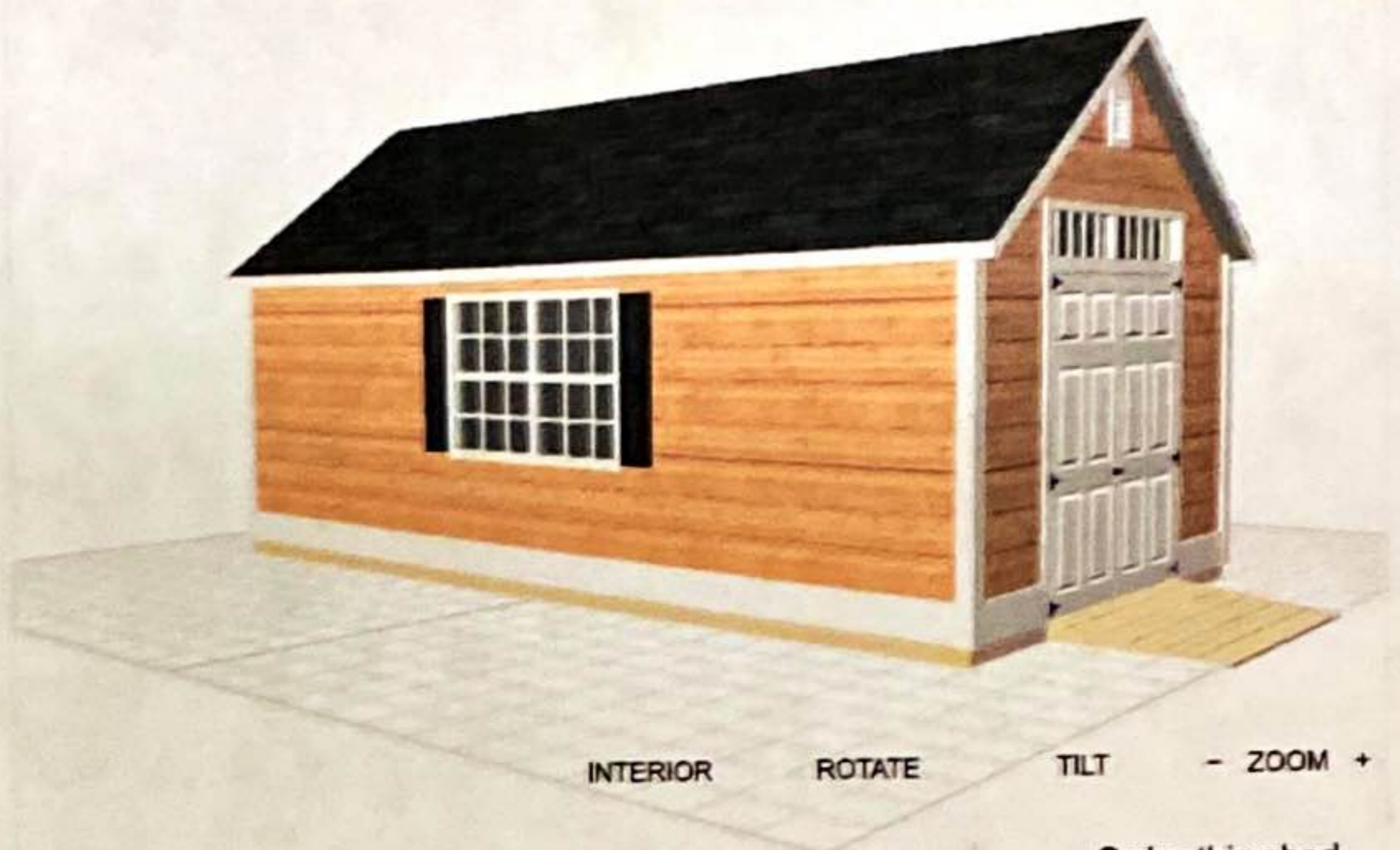
Shutters, Double Door Ramp, Bottom Trim, Large Windows, Cottage Vents, Interior Light, PT Plywood Floor

TOTAL \$15,289.00

ORDER NOW

◀ BACK NEXT

Current Selection
10' x 20', Victorian Cottage,
Cedar Tongue And Groove, Layout 7



Please Note:
Due to the pandemic, we are currently experiencing increased demand and longer than usual lead times. We appreciate your patience & understanding while we fulfill your order. Thank you

Order this shed
\$15,289.00
Checkout

CONNECT WITH US

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Like 21K Follow

CONTACT US

888-85-SHEDS Email Us Fax: 603-882- 3 Tracy Lane

☆☆☆☆☆ Write a review

1 Questions \ 1 Answers

AZEK PVC Porch Boards By TimberTech



AZEK PVC Porch Boards by TimberTech - Oyster



material that resists water damage, stains, fading, and scratching.

AZEK PVC Porch Boards install with a simple tongue-and-groove system. That creates a smooth, seamless walking surface that feels solid underfoot and keeps your porch surface fastener-free.

Six bold color options come with a range of natural-looking wood textures, from a textured brushing to an eye-catching cathedral wood grain. AZEK PVC Porch Boards by TimberTech come in 10-foot, 12-foot, and 16-foot lengths and two different widths to create the unique porch design of your choice.

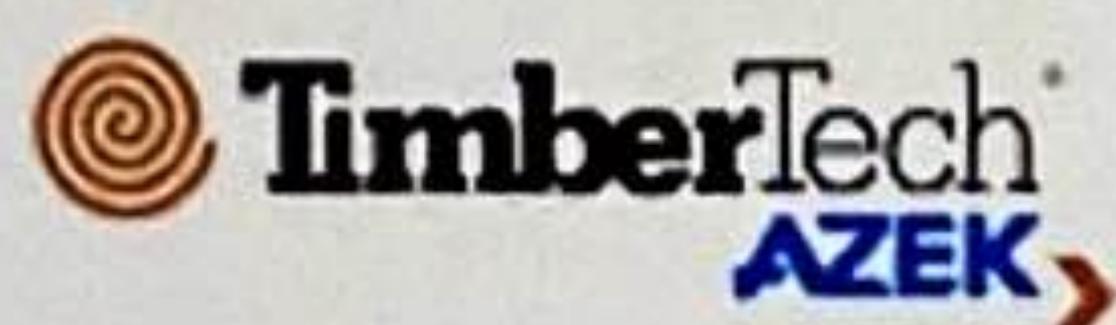
AZEK Porch colors match the striking tones of [TimberTech's AZEK PVC deck boards](#) to create a perfect style match for all your outdoor living spaces.

TimberTech AZEK Porch Boards should be installed under a covered porch or overhang. Water will not drain through the tongue-and-groove boards.

SPECIFICATIONS

DecksDirect #: 44377

Brand:



Documentation:

[AZEK Porch Board Installation Guide](#)

[AZEK Porch Board Care and Cleaning Guide](#)

[AZEK Porch Board Code Report](#)

[AZEK Porch Board Fire Rating Report](#)

Finishes

Coastline, Dark Hickory, Mahogany, Oyster, Slate Gray and Weathered Teak

Collection

Porch

Material Type

PVC

Pack Size

(1) Board

Board Type

Interlocking Tongue and Groove
Must be installed under overhang. Water will not drain.



Lengths Available

10 ft, 12 ft or 16 ft

Widths Available

3-1/8 in and 5-1/2 in

**Actual Dimensions
(width x thickness x length)**

3-1/8 in: 3-1/8 in x 1 in x 10 ft, 12 ft or 16 ft
5-1/2 in: 5-1/2 in x 1 in x 12 ft or 16 ft

DECKFAST® Trim Head Deck Screws By Starborn

Recommended Fasteners

AZEK Recommendations

- Minimum #7 x 2 in 305 stainless steel trim head screw with #17 drill point
- When using a pneumatic flooring nailer, AZEK suggests using barbed/serrated 2 in stainless steel cleat "T" nails or "L" cleats.
- For salt water coastal applications, use 316 stainless steel fasteners.

Warranty

View TimberTech Warranty Information
Purchaser must register their product to ensure warranty coverage.

COMPLETE YOUR PROJECT



TimberTech AZEK Trim PVC Fascia Board



HEADCOTE® Stainless Steel Deck Screws by Starborn



Natchez Aluminum Column Post Kit by AFCO

Customer Quote

Quote: 3681143

Date: 09/02/22

Page: 1

BEN MOLIN
PORTSMOUTH PROJECT

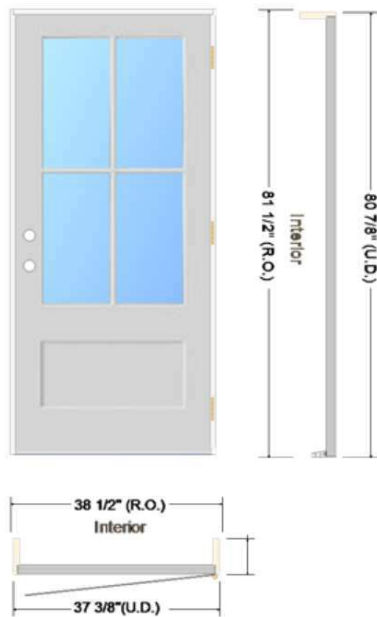
ELDREDGE LBR&HDWE-YORK-BPD

699 US RTE 1

YORK ME 03909
(207)363-2004

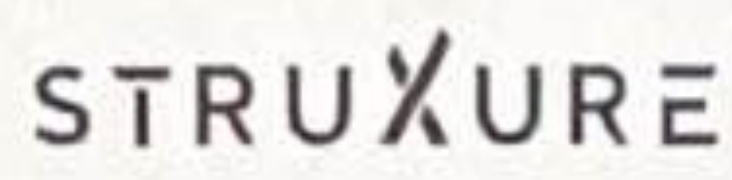
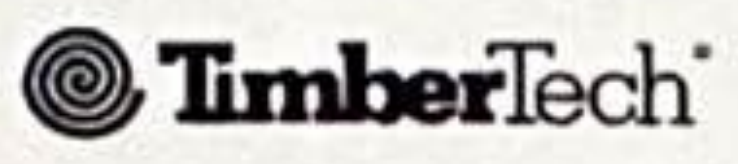
Reference:

Quantity	UOM	Item/Description	Price/UOM	Amount
1.0000	EA	EXT SU EXTERIOR DOOR UNIT WOOD DOOR, SGL, LH, OS, 3-0, 6-8 HGT, F 37504U-W LE, SGL & 218 DBLT BORE & SEC, PREP JAMB FOR DBLT, 3 NRP ZINC RADIUS, 6-9/16, COMPOSITE PRIMED FRAME, BRONZE COMPRESSION WS, OUTSWING ALUM MILL SILL, 2" OS SILL ADAPTER, NO CASING, NO HORNS	1,581.93/EA	1,581.93

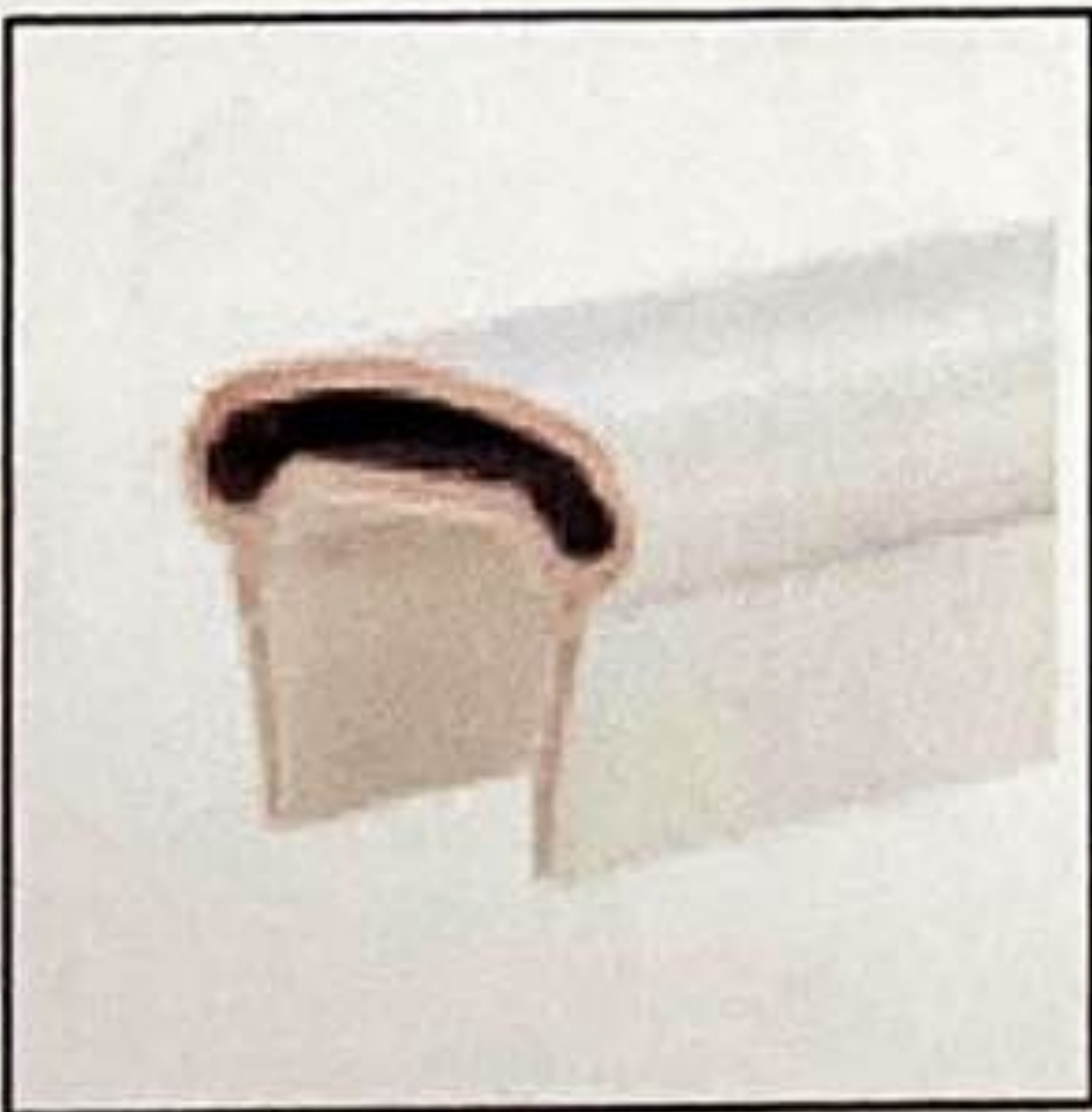
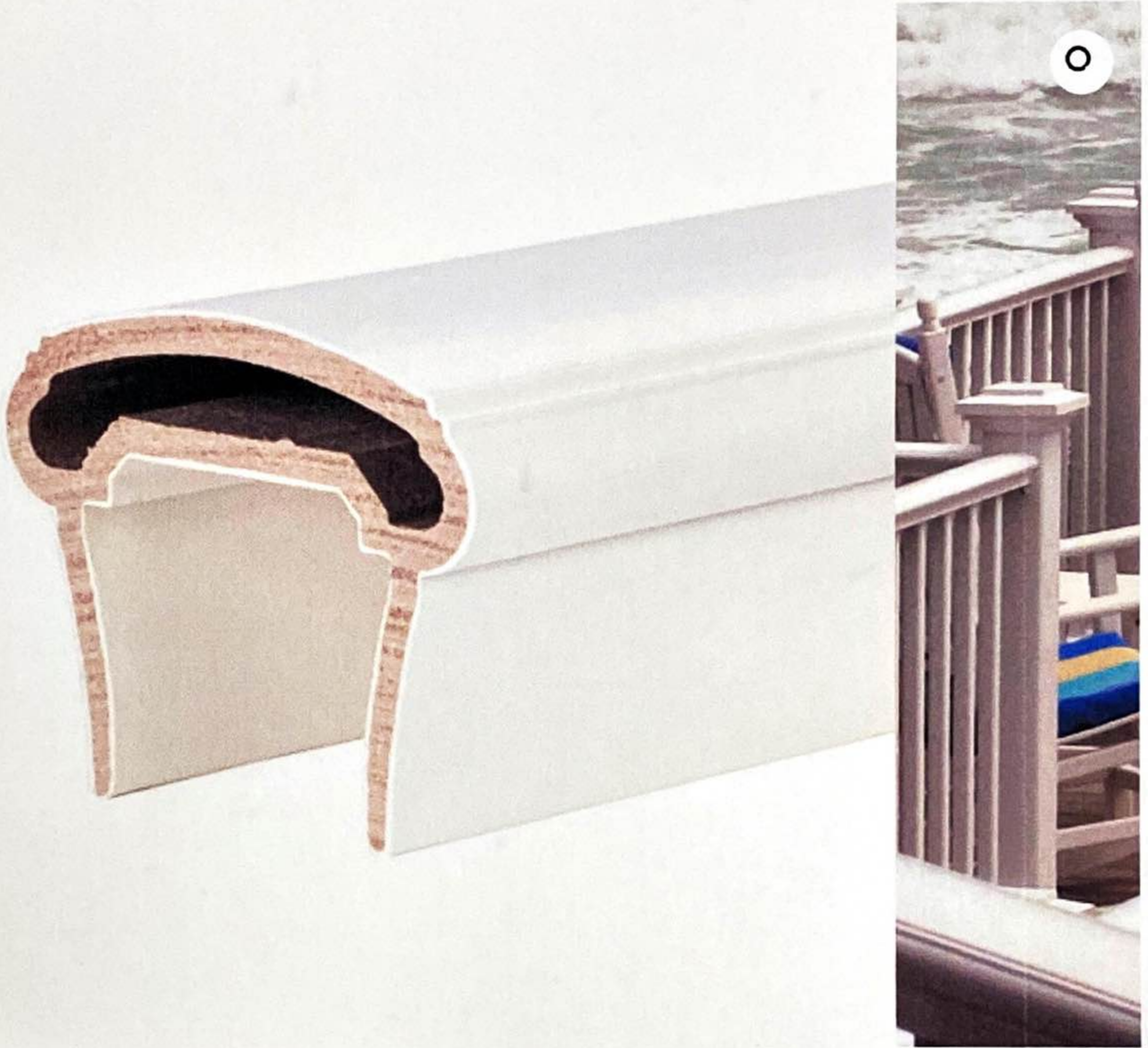


Door w/WaterBarrier & SDL

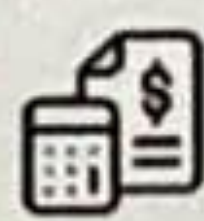
Total	1,581.93
Tax 5.5000%	87.01
Grand Total	1,668.94



Home > Products > Railing > Classic Composite Series



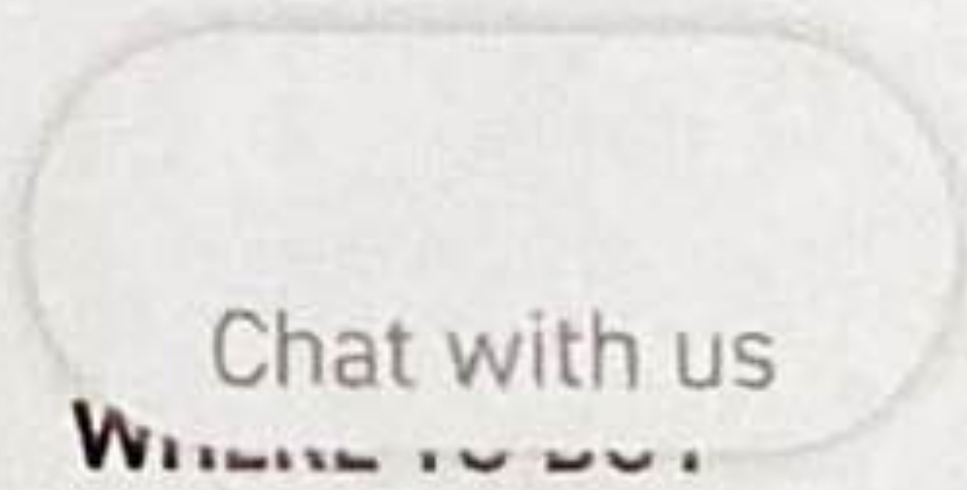
FREE SAMPLES



COST CALCULATOR



GET A QUOTE



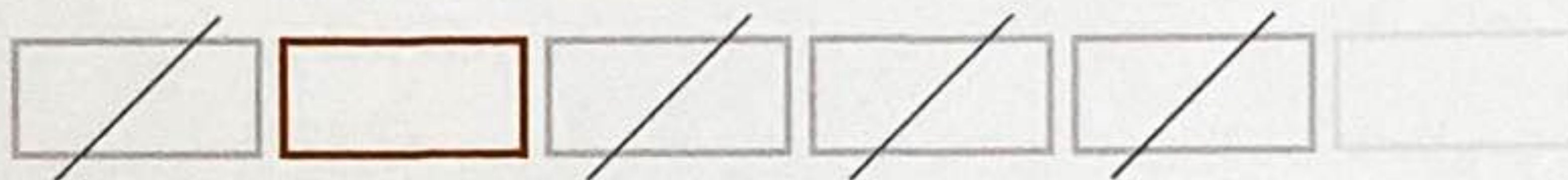
★★★★☆ 3.8 (16) Write a review

The Classic Composite Series is a simple system with endless design options to complement your home. Choose from five top rails and multiple infill options for a customized look to suit your style. You can't go wrong with this long-lasting, beautiful railing.

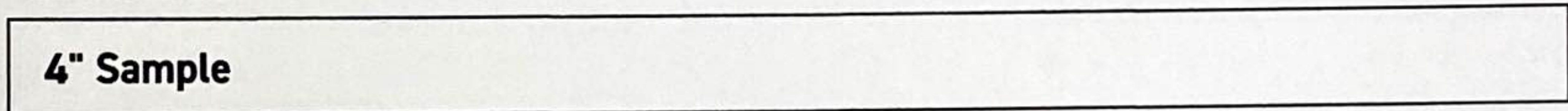
TOP RAIL SHAPE Trademark Rail™



COLOR Matte White



SAMPLE SIZE



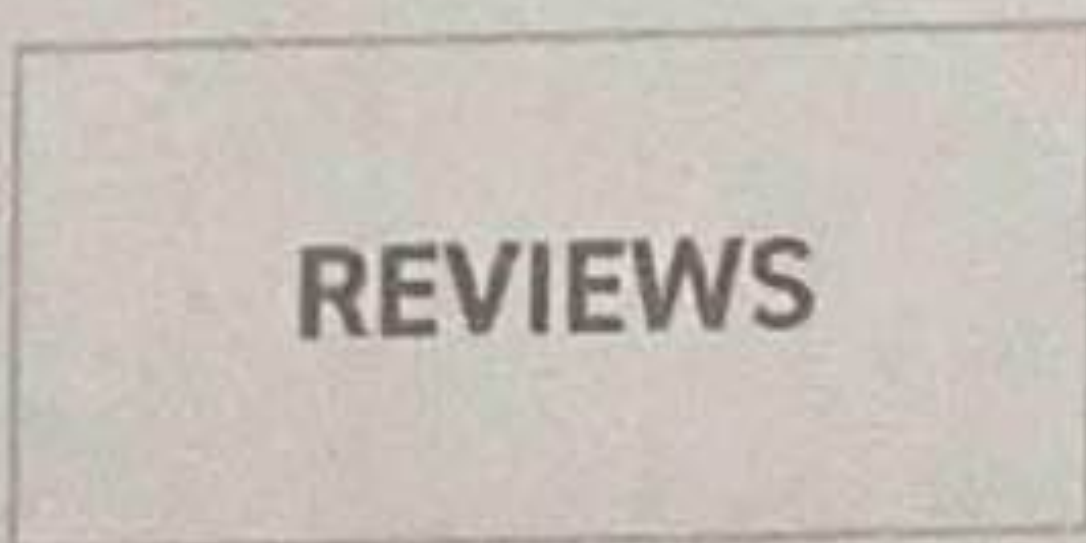
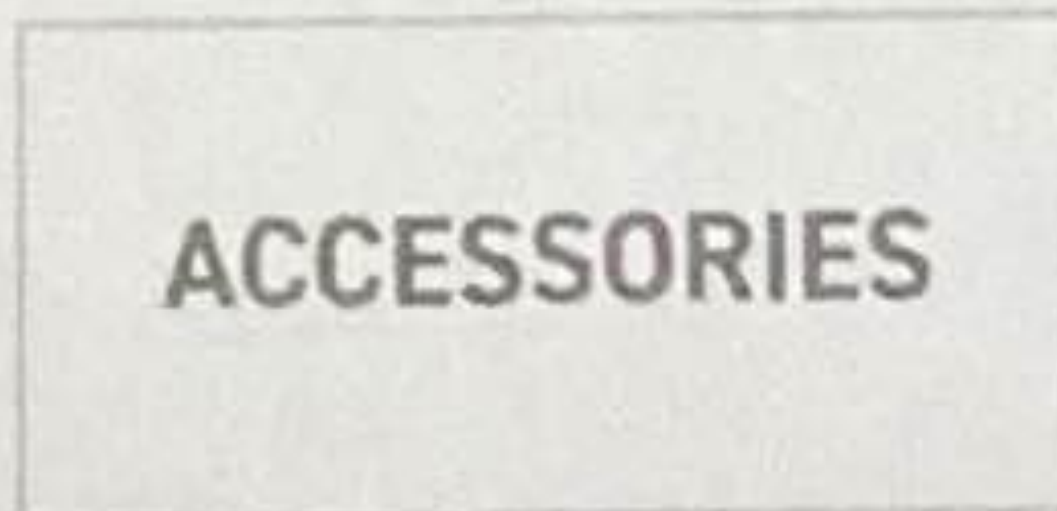
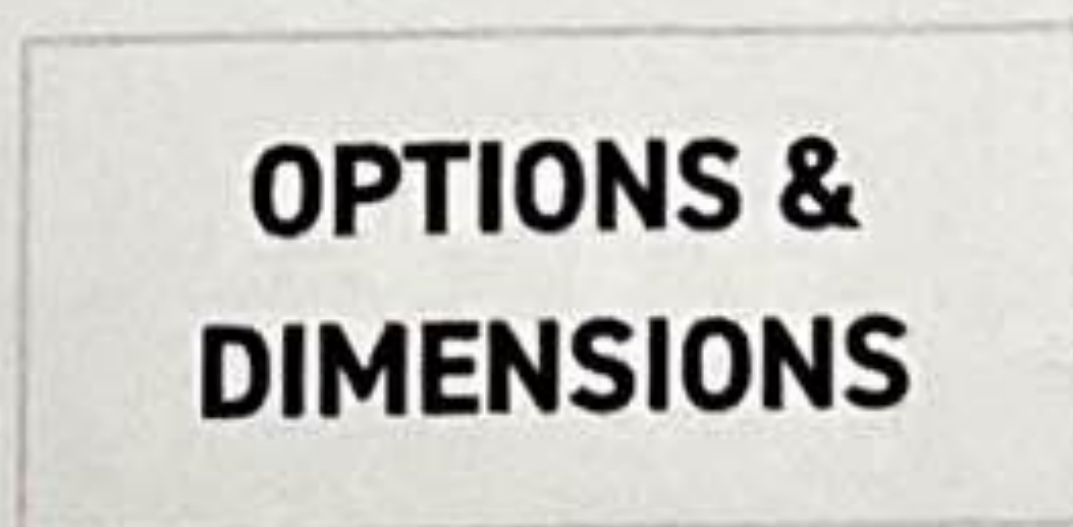
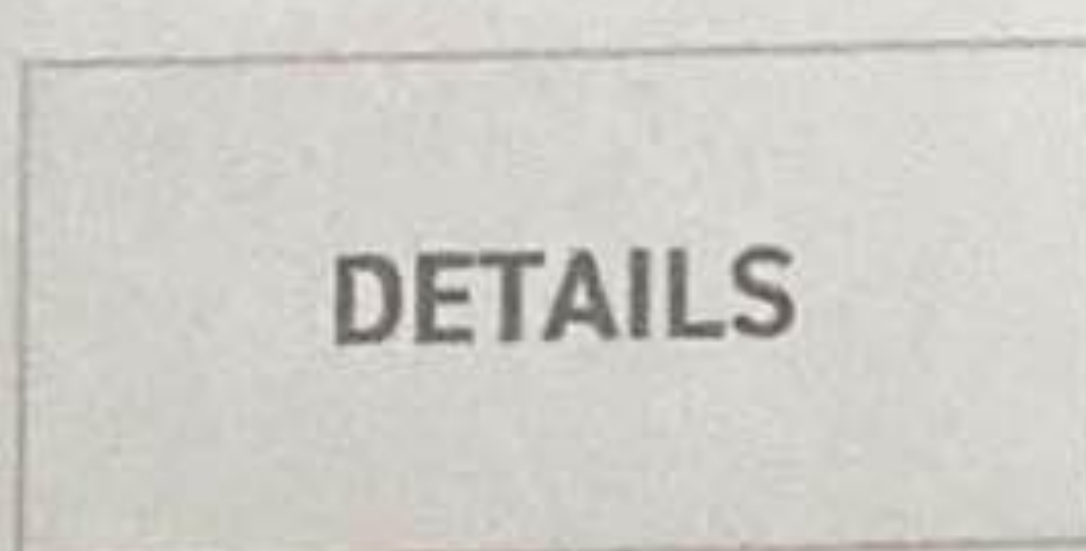
\$0.00



ADD TO CART

SHARE THIS COLOR

SHARE THIS PAGE

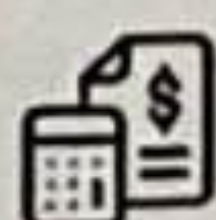


Universal Rail Packs

Includes: Top & Bottom Support Rails, Bottom Rail, Endblocks, and Hardware (Top Rail sold separately)



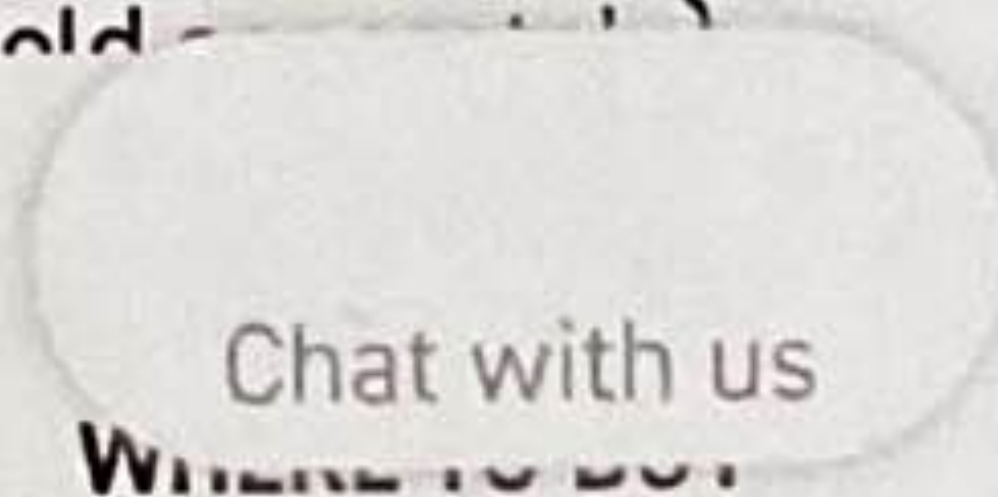
FREE SAMPLES



COST CALCULATOR



GET A QUOTE



Standard Pack (for use with composite balusters)

Custom Pack (for use with infills other than composite balusters)

- Section Size Options: 6', 8', and 10' sections
- Colors: White, Matte White, Black, Matte Espresso

Universal Rail Kits

Includes: Top & Bottom Support Rails, Bottom Rail, Footblocks, Hardware and Composite Balusters (Top Rail sold separately)

- Section Size Options: 6' and 8' sections
- Colors: White, Matte White, Matte Espresso

Top Rail Options

Premier Rail

- Actual dimensions: 3.5" x 2.6"
- Lengths available: 6', 8' and 10'
- Available in White, Matte White, Black, Matte Espresso

Radiance Rail

- Actual dimensions: 2.9" x 2.9"
- Lengths available: 6', 8' and 10'
- Available in White, Matte White, Black, Matte Espresso

Trademark Rail

- Actual dimensions: 3.5" x 2.6"
- Lengths available: 6', 8' and 10'
- Available in White, Matte White

Drink Rail (Universal Rail needed for use with deck board)

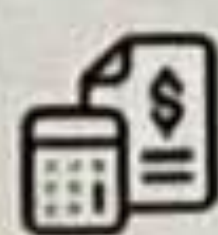
- Actual dimensions: See dimensions for a Standard Width or Wide Width deck board (full profile ONLY)
- Universal Rail Lengths available: 6', 8' and 10'
- Compatible with all Classic Composite Series Railing Infills except for glass

Contemporary Rail

- Available in Classic Black and Traditional Walnut ONLY. Please note that these colors are different from the Classic Composite colors and will not be an exact match.
- Actual dimensions: 6.4" x 1"
- Lengths available: 16'



FREE SAMPLES



COST CALCULATOR



GET A QUOTE

Chat with us

WHERE TO BUY

- Composite balusters: Square (Available in White, Matte White, Black, Matte Espresso)
- Aluminum balusters: Square and Round (black only)*
- CableRail*
- Glass Channel Kit (glass sold separately)*

*Custom rail pack required

Post Sleeves, Post Caps, and Post Skirt Options:

- All available in White, Matte White, Black, Matte Espresso

4" x 4" Post Options

Post Sleeves

- Actual dimensions: 4" x 4"
- Lengths available: 39" and 96"

Post Caps

- Standard Post Cap Dimensions: 5.6" x 5.6" x 1.2"
- Island Post Cap

Post Skirt

- Actual Dimensions: 5.62" x 5.62" x 1.1"

5" x 5" Post Options

Post Sleeves

- Actual dimensions: 5.5" x 5.5"
- Lengths Available: 42", 96" and 144"

Post Caps

- Standard Post Cap Dimensions: 7.1" x 7.1" x 2.5"

Post Skirt*

*Special Order - Please allow for extended lead times

5.5" x 5.5" Post Options

Post Sleeves

- Actual dimensions: 5.5" x 5.5"
- Lengths Available: 39", 54" and 144"

Post Caps

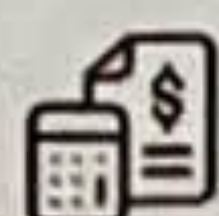
- Pyramid Post Cap Dimensions: 7.1" x 7.1" x 2.5"
- Island Post Cap Dimensions: 8.3" x 8.3" x 1.6"

Post Skirt

- Actual Dimensions: 8" x 8" x 1.7"



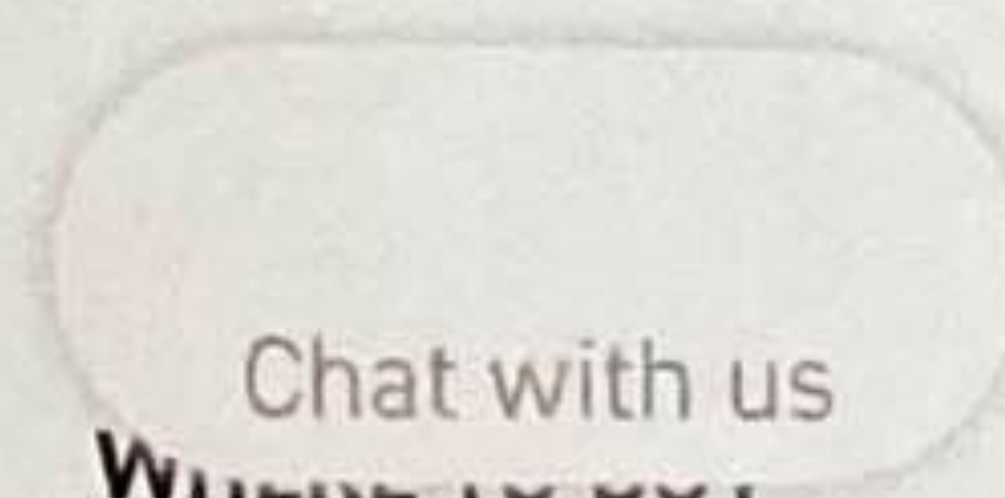
FREE SAMPLES



COST CALCULATOR



GET A QUOTE



Classic Composite Series Railing System

See how the components come together

Step 1: Select Top Rail



Premier Railing®



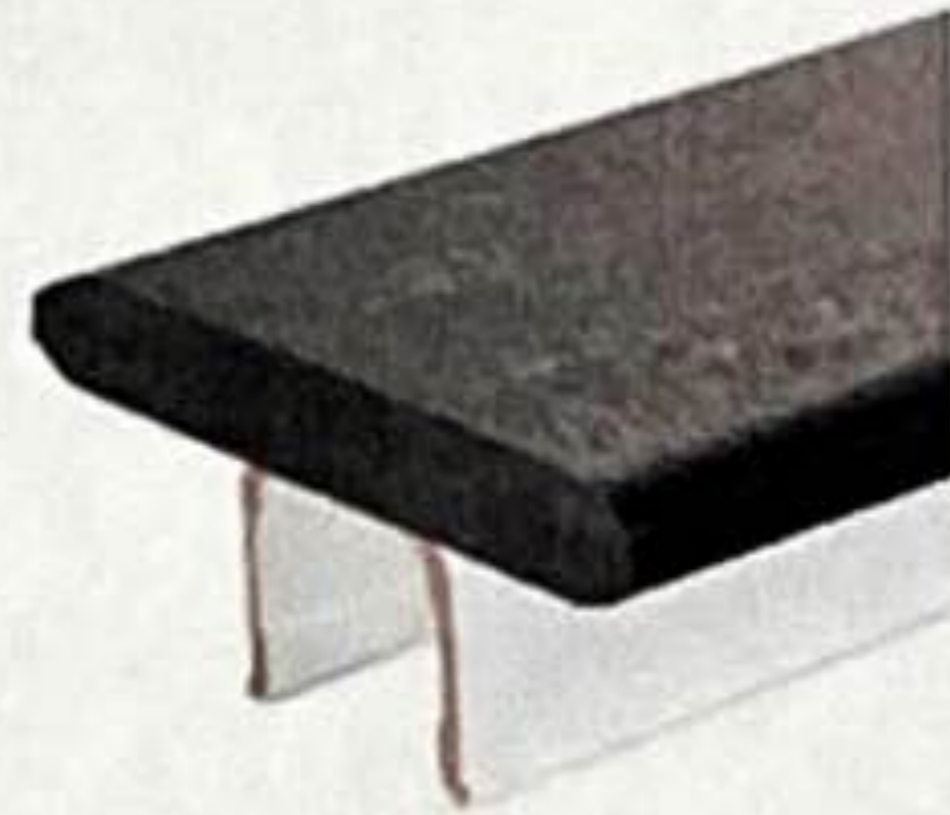
RadianceRail®



Trademark Rail™



Drink Rail



Contemporary Rail
Only available in Classic Black
and Traditional Walnut

Color Options



WHITE



BLACK



MATTE
WHITE

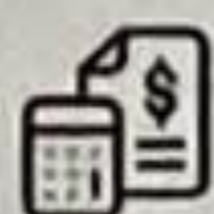


MATTE
ESPRESSO

Step 2: Select Infill



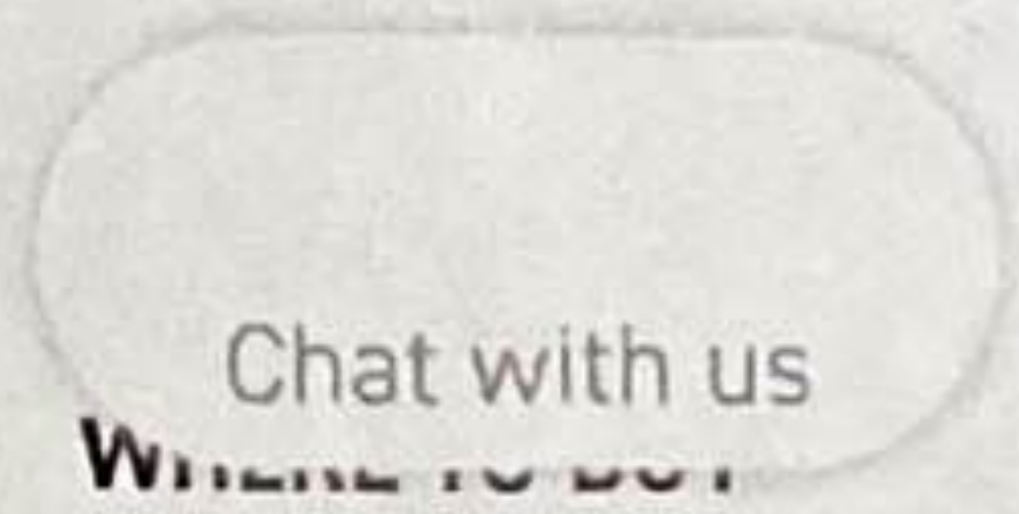
FREE SAMPLES



COST CALCULATOR



GET A QUOTE



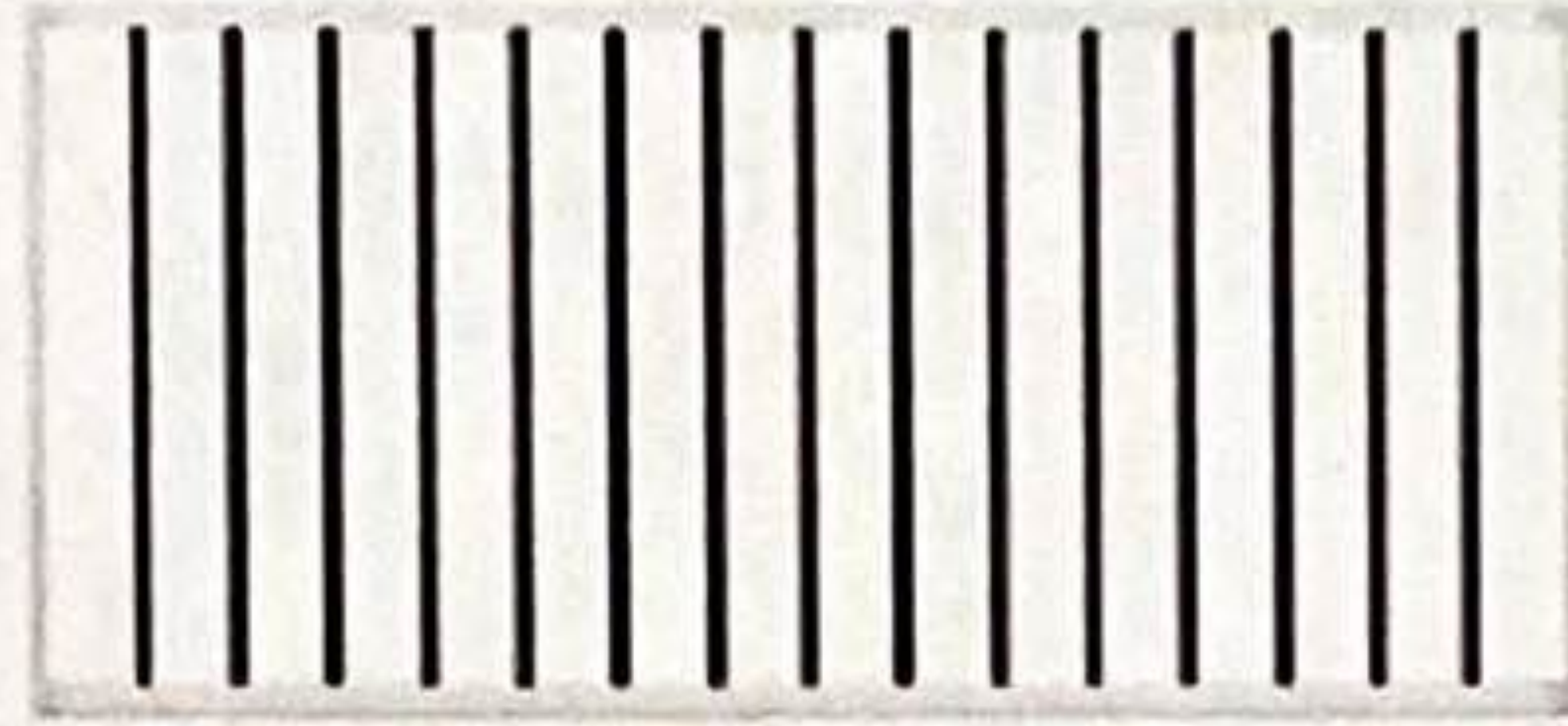
Chat with us
WHERE TO BUY



Composite Balusters



Cablerail



Aluminum Round or Square Balusters (Black Only)



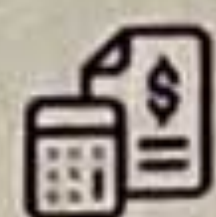
Glass Channel Kit (Glass not included)

Step 3: Select Post Sleeves and Caps

What Defines The Classic Composite Series?



FREE SAMPLES



COST CALCULATOR



GET A QUOTE





ELDREDGE HOME GALLERY
 699 US RTE 1
 YORK, ME. 03909
 Tel: 207-351-1043
 Fax:
 Email: rfifield@eldredgelumber.com

Proud Supplier of:

 MATHIEWS BROTHERS
 AMERICA'S OLDEST WINDOW MANUFACTURER

Customer
 QUOTATION

BILL TO:

SHIP TO:

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
612367	None		8/1/2022 3:54:36 PM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Rob Fifield		MOLIN, BEN	2 WDWS

LINE #	QTY	SUB-LINES
--------	-----	-----------

100

1

2



LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
100-1		1	\$925.07	\$604.07	\$604.07

Walcott New Construction Double Hung
 33.5 X 63.25 Unit Size, White, Insul Low-E & Argon
 Tempered, DLO Width Equal, 2/2 Lite SDL, 7/8", White
 Simulated Divided Lite w/ Spacer Bar, 28.625 X 24.625
 Clear Opening, 4.895 SQFT, White Dual Lock, No Window
 Opening Control Device, White Standard Tilt Latch, Insert
 White Full Screen Shipped Loose
 w/Nailing Flange, w/J Channel, No Exterior Casing
 Unit 1: UFactor: 0.3, SHG: 0.27, VLT: 0.49, CR: 56



Mathews Brothers' Windows specified with Tempered Glass cannot be canceled or modified once an order is placed. There will be no grace period provided for Windows specified with Tempered Glass as they will enter into a production schedule immediately. Please review the specifications for this Window with Tempered Glass carefully to ensure they are correct prior to ordering.

Opening: 34" X 63.75"
 O.S.M.: 33.5" X 63.25"

Tag: None Assigned

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
612367	None		8/1/2022 3:54:36 PM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Rob Fifield		MOLIN, BEN	2 WDWS

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
100-2	Screen1	1	\$0.00	\$0.00	\$0.00

Insert Full Screen Shipped Loose

Opening: 0" X 0"
O.S.M.:

Tag: None Assigned

LINE #	QTY	SUB-LINES
200	1	2



LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
200-1		1	\$1,376.07	\$898.57	\$898.57

Walcott New Construction Double Hung
33.5 X 63.25 Unit Size, White, Insul Low-E & Argon /
Obscure Tempered, DLO Width Equal, 2/2 Lite SDL, 7/8",
White Simulated Divided Lite w/ Spacer Bar, 28.625 X
24.625 Clear Opening, 4.895 SQFT, White Dual Lock, No
Window Opening Control Device, White Standard Tilt
Latch, Insert White Full Screen Shipped Loose
w/Nailing Flange, w/J Channel, No Exterior Casing
Unit 1: UFactor: NR, SHG: NR, VLT: NR, CR: NR



Mathews Brothers' Windows specified with Tempered Glass
cannot be canceled or modified once an order is placed.
There will be no grace period provided for Windows
specified with Tempered Glass as they will enter into a
production schedule immediately. Please review the
specifications for this Window with Tempered Glass
carefully to ensure they are correct prior to ordering.

Opening: 34" X 63.75"
O.S.M.: 33.5" X 63.25"

Tag: None Assigned

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
200-2	Screen1	1	\$0.00	\$0.00	\$0.00

Insert Full Screen Shipped Loose

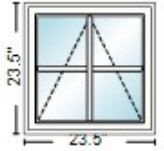
Opening: 0" X 0"
O.S.M.:

Tag: None Assigned

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
612367	None		8/1/2022 3:54:36 PM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Rob Fifield		MOLIN, BEN	2 WDWS

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
300-1		1	\$545.08	\$355.94	\$355.94

Walcott New Construction Awning
 AW2424, Operating, White, Insul Low-E & Argon, 4 Lite
 SDL, 7/8", White Simulated Divided Lite w/ Spacer Bar,
 White Handle & Lock, White Screen Applied
 w/Nailing Flange, w/J Channel, No Exterior Casing
 Unit 1: UFactor: 0.27, SHG: 0.25, VLT: 0.46, CR: 59
 Energy Star Qualified (Northern)



Opening: 24" X 24"
 O.S.M.: 23.5" X 23.5"

Tag: None Assigned

All Prices are net. Please review all quantities, specifications, and information for accuracy. Special orders can not be returned for credit. Signature implies acceptance of these specifications. Your order will not be processed without authorized signature.

SUB-TOTAL:	\$1,858.58
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$102.22
TOTAL:	\$1,960.80

Thank you for all of your efforts!

CUSTOMER SIGNATURE _____ DATE _____

We appreciate the opportunity to provide you with this quote!



09/02/2022

LU-22-170

Land Use Application

Status: Active

Date Created: Aug 19, 2022

Applicant

Ben Kelley
ben@kelleyfamilyproperties.com
PO Box 1374

Concord, NH 03302
6032311240

Primary Location

40 PLEASANT ST
Portsmouth, NH 03801

Owner:

ALLISON STREET HOLDINGS LLC % & 69 WARREN STREET LLC %
7 Church Street DEERFIELD, NH 03037

Applicant Information

Please indicate your relationship to this project

A. Property Owner

Alternative Project Address

Alternative Project Address

--

Project Type

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

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

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

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

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

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

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

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

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

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

Request for Extension of Previously Granted Land Use Approval

40 PLEASANT STREET

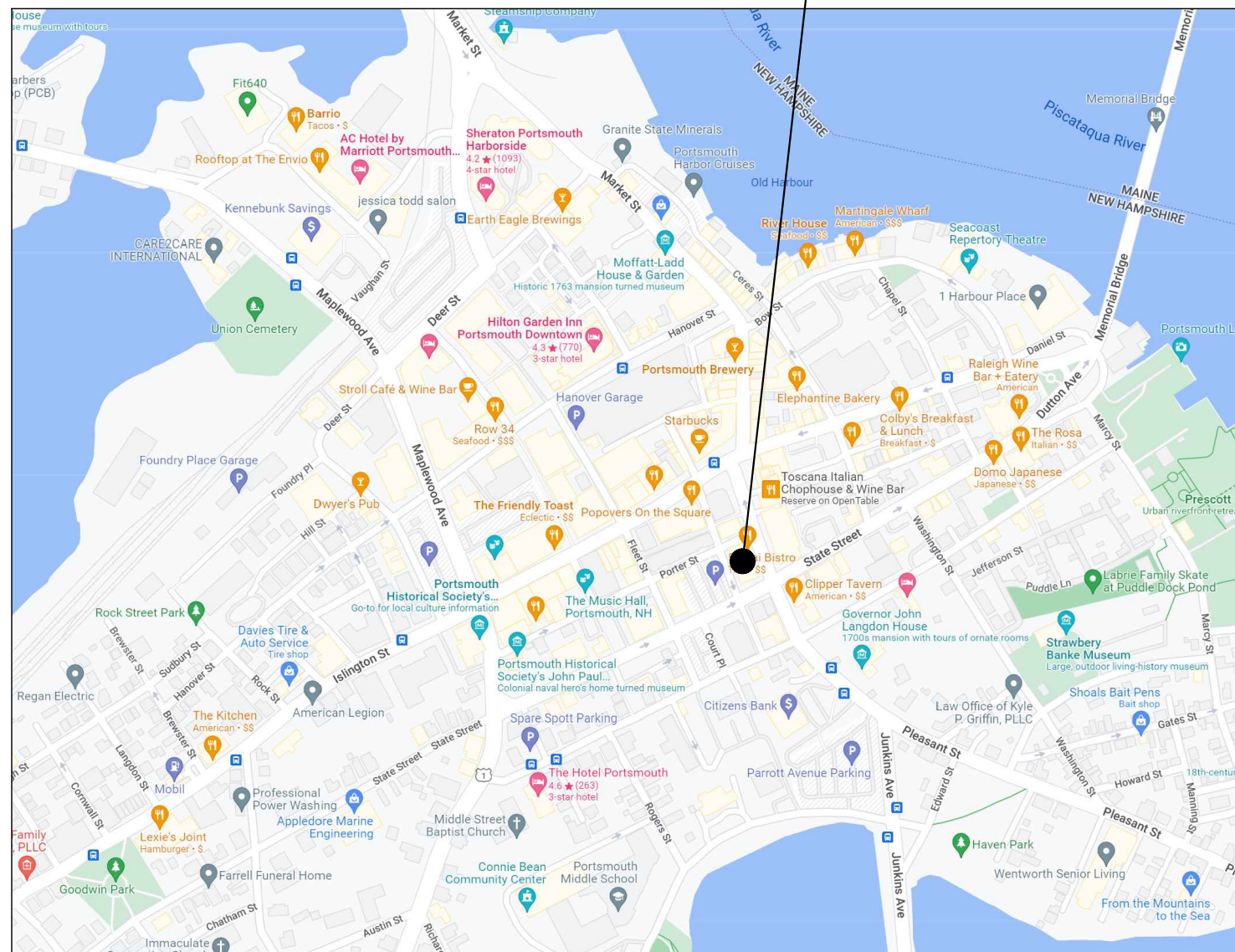
40 PLEASANT STREET
HISTORIC DISTRICT COMMISSION
PUBLIC HEARING - 08/19/2022

DESIGN INTENT:

- REPLACE EXISTING WINDOWS WITH NEW WINDOWS THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- REMOVE EXISTING CANVAS AWNINGS AND CONSTRUCT NEW STEEL AND GLASS AWNINGS AT PLEASANT, CHURCH, AND STATE STREET ENTRANCES
- REPLACE EXISTING ENTRY DOOR WITH NEW DOOR AND FRAMES THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- REPLACE CURRENT SIGNAGE WITH NEW SIGNAGE THAT BETTER RESPECTS THE BUILDING ARCHITECTURE
- INSTALL NEW EXTERIOR LIGHTING TO ENHANCE THE FACADES AT NIGHT

SITE LOCATION MAP:

BUILDING LOCATION



DRAWING INDEX:

GENERAL

- T0.1 TITLE SHEET
- T1.0 CONTEXT – HISTORIC
- T1.1 CONTEXT – EXISTING

EXISTING DRAWINGS

- AE1.0 EXISTING GROUND PLAN
- AE2.0 EXISTING NORTH ELEVATION
- AE2.1 EXISTING EAST ELEVATION
- AE2.2 EXISTING SOUTH ELEVATION
- AE2.3 EXISTING WEST ELEVATION

ARCHITECTURAL DRAWINGS

- A2.0 PROPOSED NORTH ELEVATION
- A2.1 PROPOSED EAST ELEVATION
- A2.2 PROPOSED SOUTH ELEVATION
- A2.3 PROPOSED WEST ELEVATION
- A5.0 SECTIONS AND DETAILS
- A5.1 SECTIONS AND DETAILS
- A5.2 SECTIONS AND DETAILS
- A5.3 SECTIONS AND DETAILS
- A6.0 PERSPECTIVE IMAGES
- A7.0 WINDOW TYPES
- A7.1 DOOR TYPES
- A8.0 WINDOW CUT SHEET
- A8.1 LIGHTING CUT SHEET
- A9.0 CANOPY PLAN/INSPIRATION
- A9.1 LIGHTING INSPIRATION

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:

KEY:

**WINTER
HOLBEN**

architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTEERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:

40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW

APPROVED BY: BH

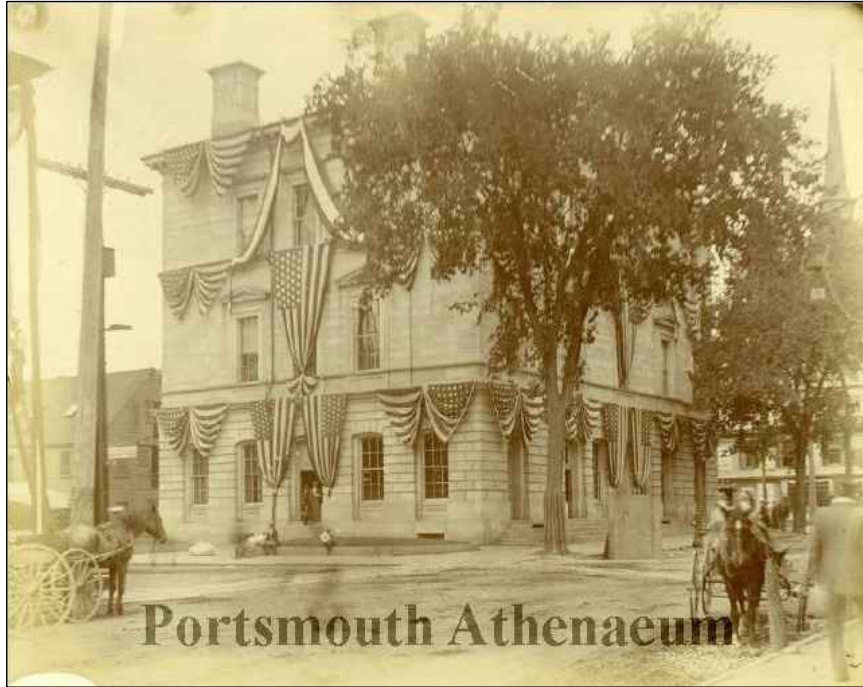
ISSUE DATE: 7/21/2022

DRAWING NAME:
TITLE SHEET

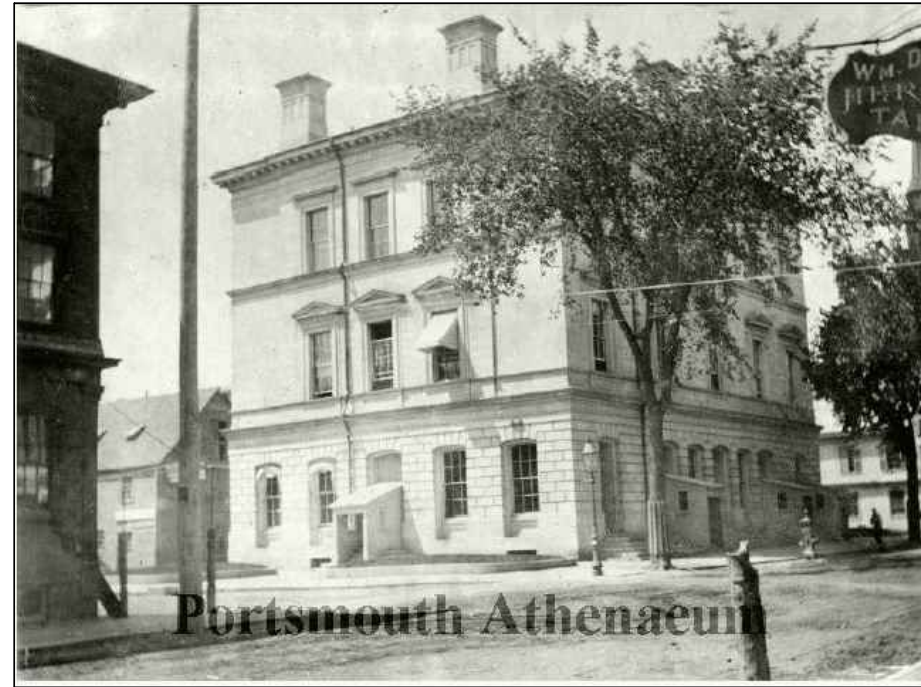
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DRAWING NO.:

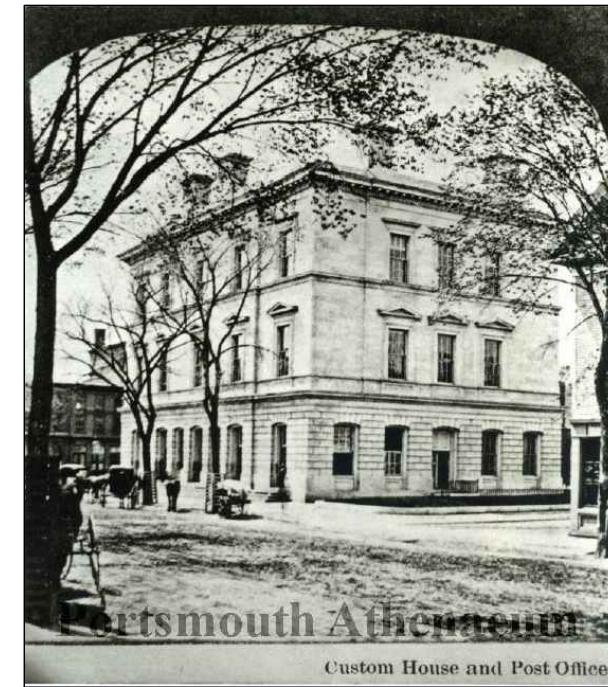
T0.1



HISTORIC SOUTH EAST BUILDING CORNER



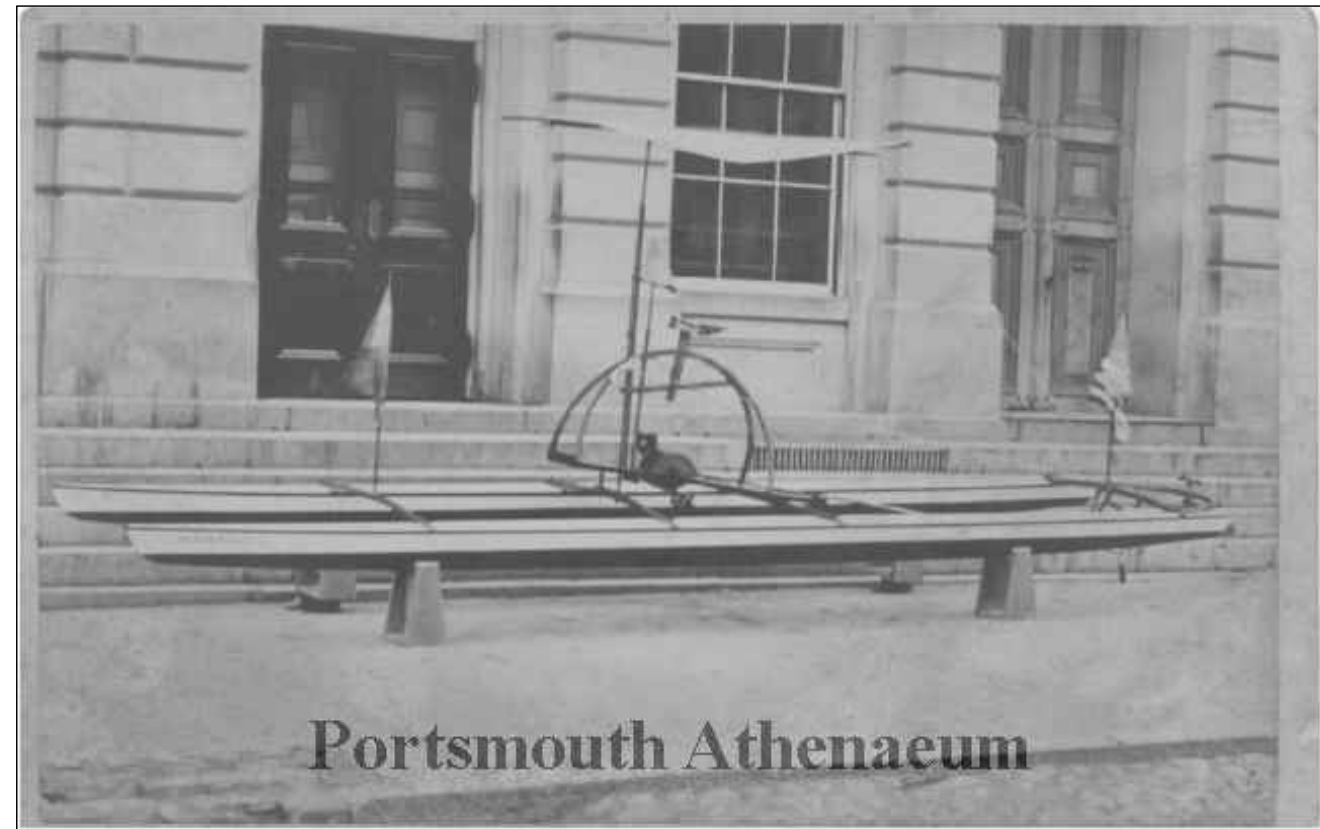
HISTORIC SOUTH EAST BUILDING CORNER



HISTORIC NORTH EAST BUILDING CORNER



HISTORIC EAST ELEVATION



HISTORIC EAST ENTRY

40 PLEASANT STREET
 40 PLEASANT STREET
 PORTSMOUTH, NH 03801

PROJECT:

KEY:

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architecture + design

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 UNIT 209-9
 KITTERY, MAINE 03904
 207.994.3104

REVISIONS:

PROJECT NAME:
 40 PLEASANT STREET
 40 PLEASANT ST.
 PORTSMOUTH, NH 03801

PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 7/21/2022

DRAWING NAME:
 CONTEXT -
 HISTORIC

SCALE:

DRAWING NO.:

T1.0



EXISTING NORTH WEST BUILDING CORNER



EXISTING NORTH EAST BUILDING CORNER



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH EAST BUILDING CORNER



EXISTING WEST ELEVATION

40 PLEASANT STREET
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PORTSMOUTH, NH 03801

PROJECT:

KEY:

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KITTERY, MAINE 03904
207.994.3104

REVISIONS:

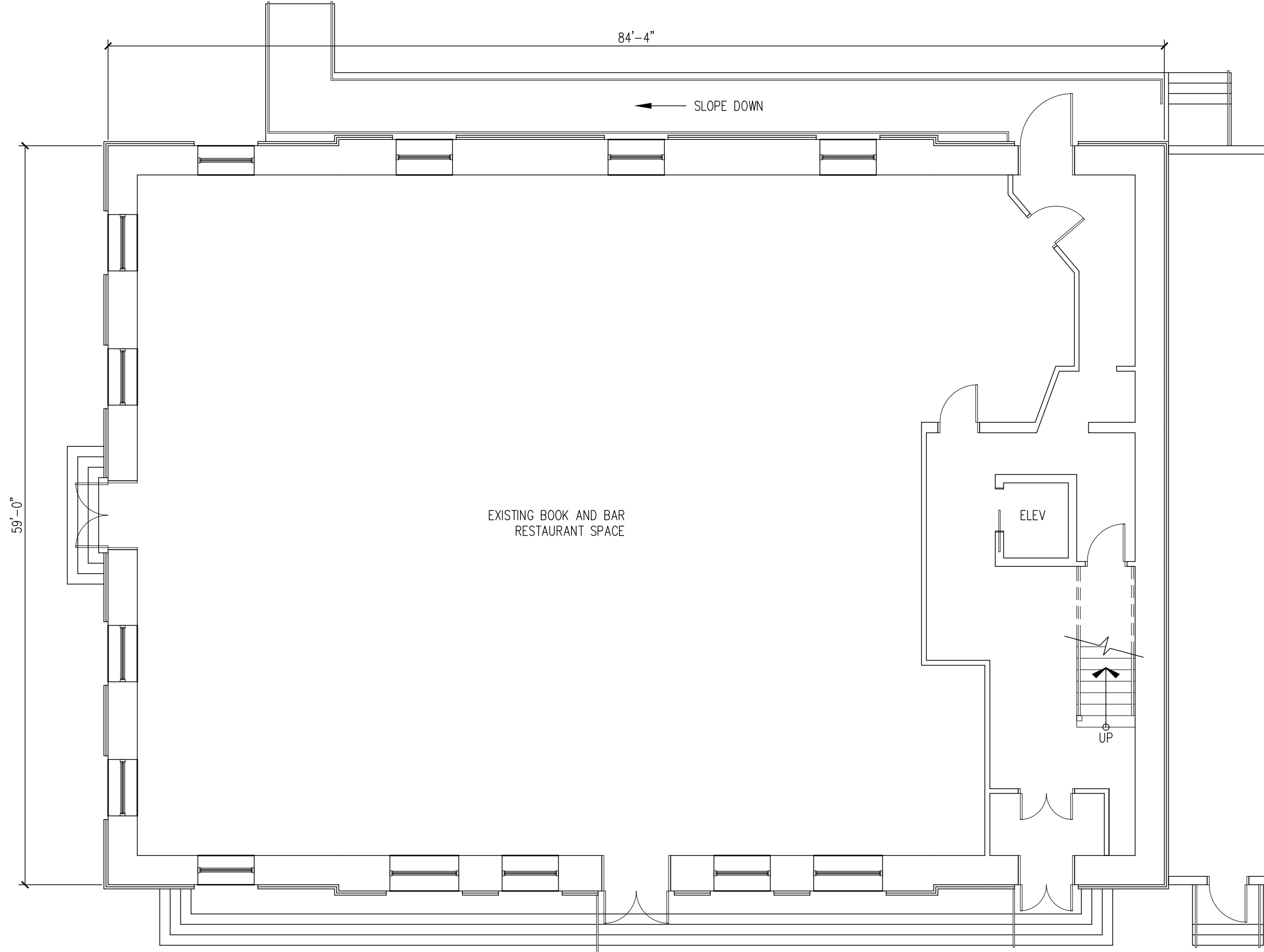
PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
CONTEXT -
EXISTING

SCALE:

DRAWING NO.:

T1.1



EXISTING GROUND PLAN
SCALE: 1/8"=1'-0"

AE1.0 1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
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architecture + design

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UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

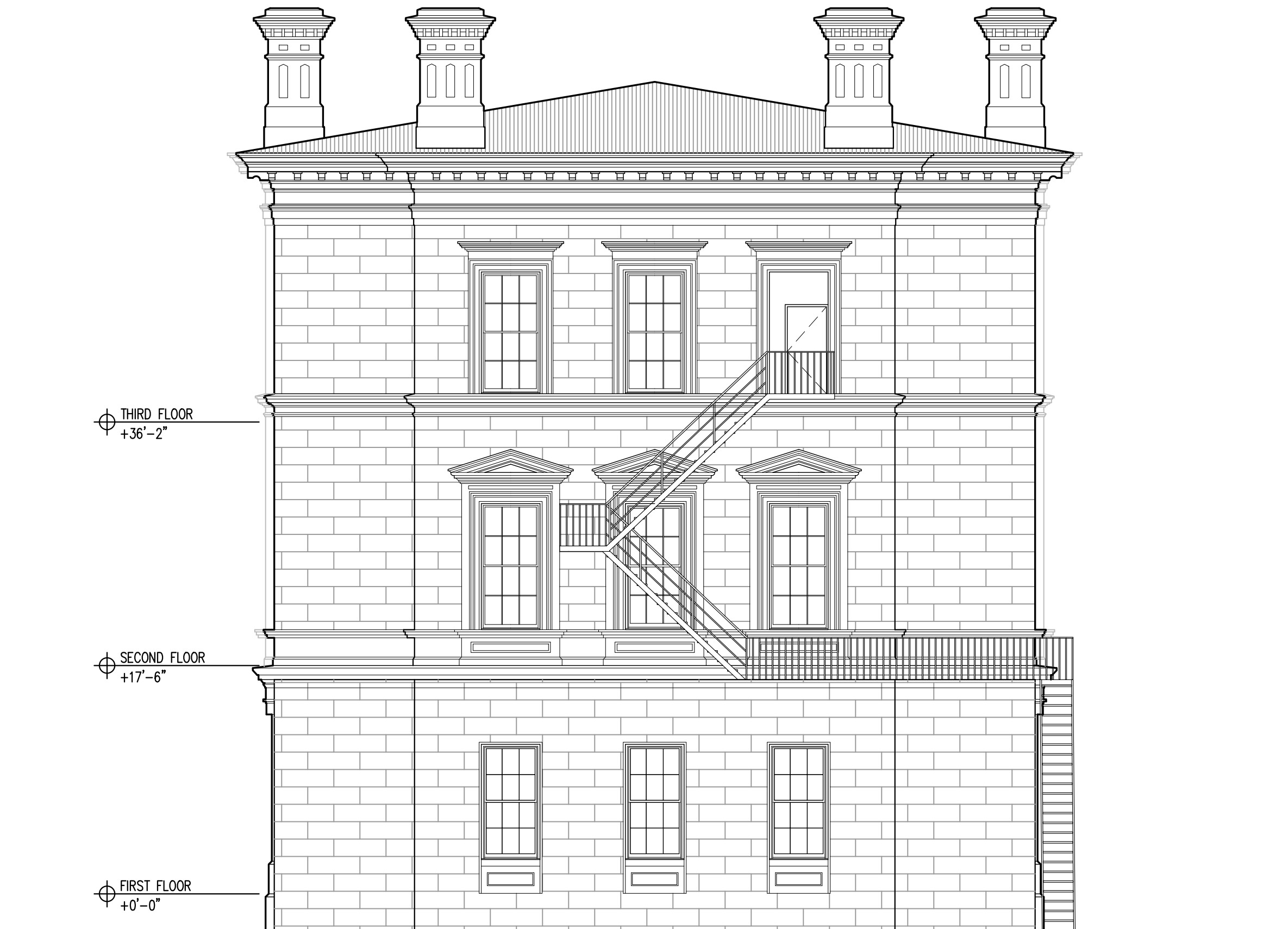
PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
EXISTING GROUND
PLAN

SCALE:
DRAWING NO.:

AE1.0



THIRD FLOOR
+36'-2"

SECOND FLOOR
+17'-6"

FIRST FLOOR
+0'-0"

EXISTING NORTH ELEV. (PORTER ST.)
SCALE: 1/8"=1'-0"

AE2.0 1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

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UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022
DRAWING NAME:
EXISTING NORTH
ELEVATION

SCALE:
DRAWING NO.:

AE2.0



⊕ THIRD FLOOR
+36'-2"

⊕ SECOND FLOOR
+17'-6"

⊕ FIRST FLOOR
+0'-0"

EXISTING EAST ELEV. (PLEASANT ST.)
SCALE: 1/8"=1'-0"

AE2.1 1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

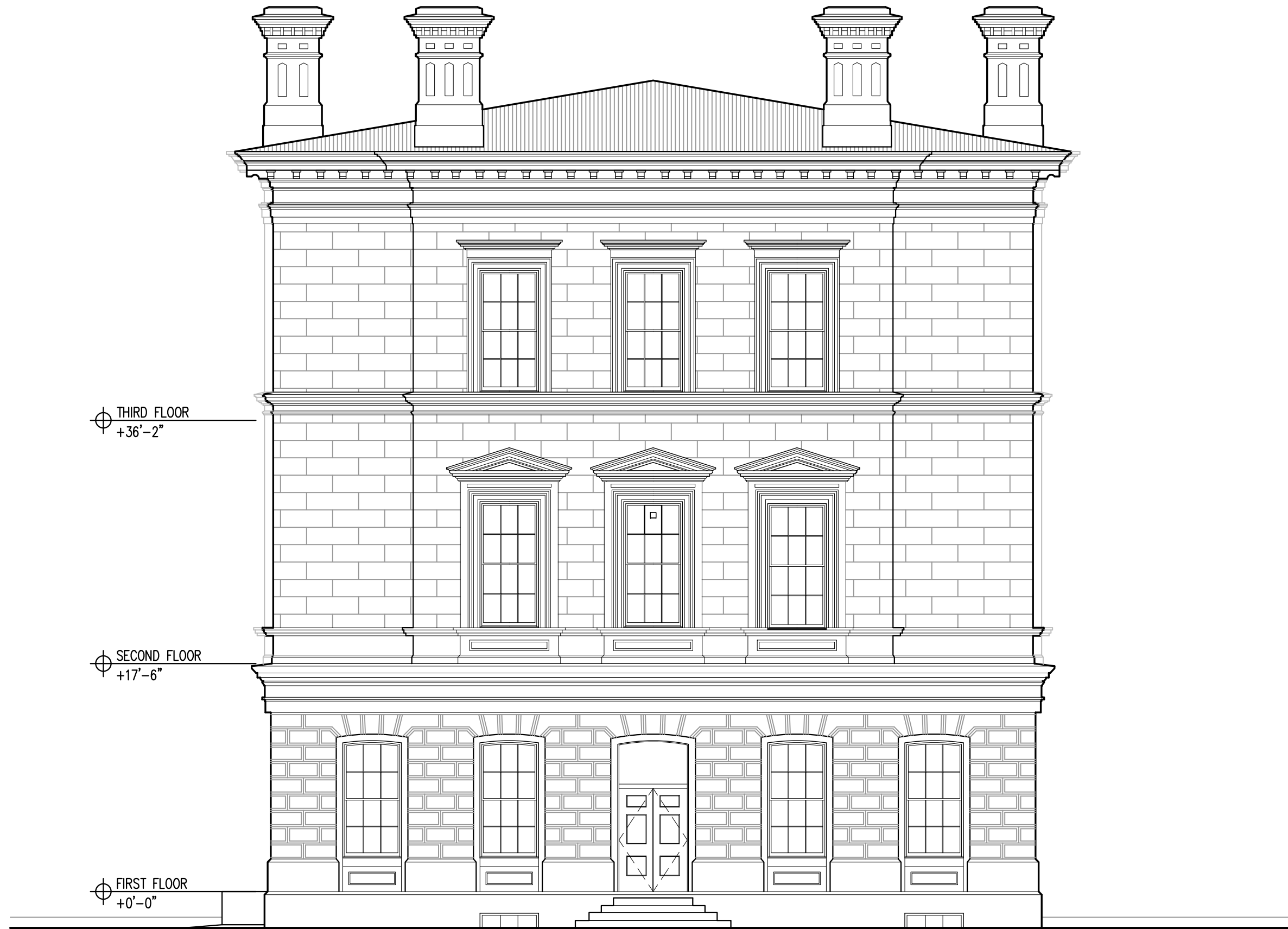
7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022
DRAWING NAME:
EXISTING EAST
ELEVATION

SCALE:
DRAWING NO.:

AE2.1



⊕ THIRD FLOOR
+36'-2"

⊕ SECOND FLOOR
+17'-6"

⊕ FIRST FLOOR
+0'-0"

EXISTING SOUTH ELEV. (STATE ST.)
SCALE: 1/8"=1'-0"

AE2.2 1

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PROJECT:
KEY:

**WINTER
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architecture + design

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KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
EXISTING SOUTH
ELEVATION

SCALE:
DRAWING NO.:

AE2.2



THIRD FLOOR
+36'-2" ⊕

SECOND FLOOR
+17'-6" ⊕

FIRST FLOOR
+0'-0" ⊕

EXISTING WEST ELEV. (CHURCH ST.)
SCALE: 1/8"=1'-0"

AE2.3 1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

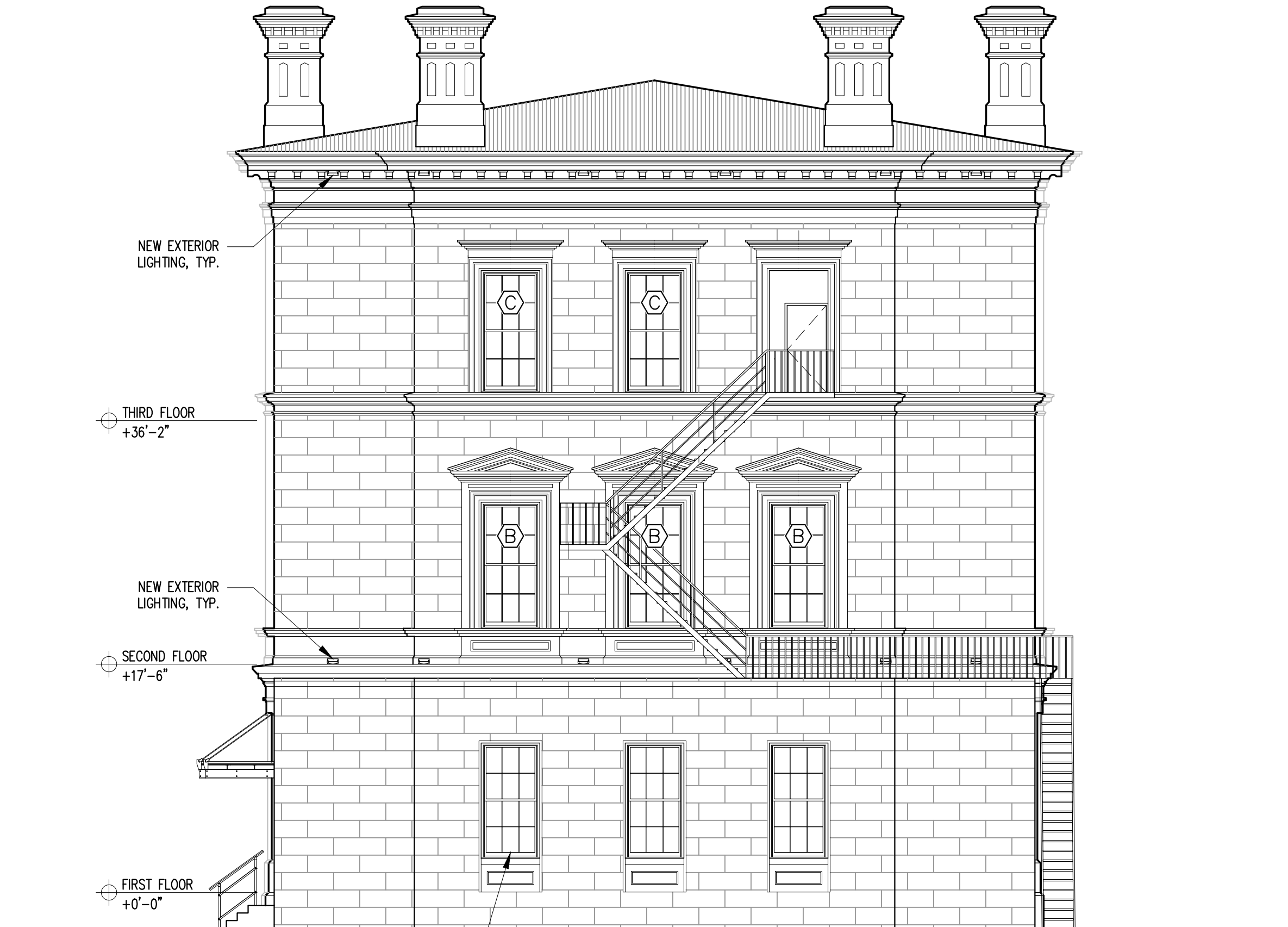
PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
EXISTING WEST
ELEVATION

SCALE:
DRAWING NO.:

AE2.3



NEW EXTERIOR LIGHTING, TYP.

THIRD FLOOR
+36'-2"

NEW EXTERIOR LIGHTING, TYP.

SECOND FLOOR
+17'-6"

FIRST FLOOR
+0'-0"

PAINT AND REPAIR EXISTING WINDOWS,
TYPICAL FOR 5 THAI WINDOWS

PROPOSED NORTH ELEV. (PORTER ST.)

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

A2.0 1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
PROPOSED NORTH
ELEVATION

SCALE:
DRAWING NO.:

A2.0

40 PLEASANT STREET
 40 PLEASANT STREET
 PORTSMOUTH, NH 03801

PROJECT:
 KEY:

**WINTER
 HOLBEN**
 architecture + design

7 WALLINGFORD SQ
 UNIT 209-9
 KITTERY, MAINE 03904
 207.994.3104

REVISIONS:

PROJECT NAME:
 40 PLEASANT STREET
 40 PLEASANT ST.
 PORTSMOUTH, NH 03801
 PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 7/21/2022
 DRAWING NAME:
 PROPOSED EAST
 ELEVATION

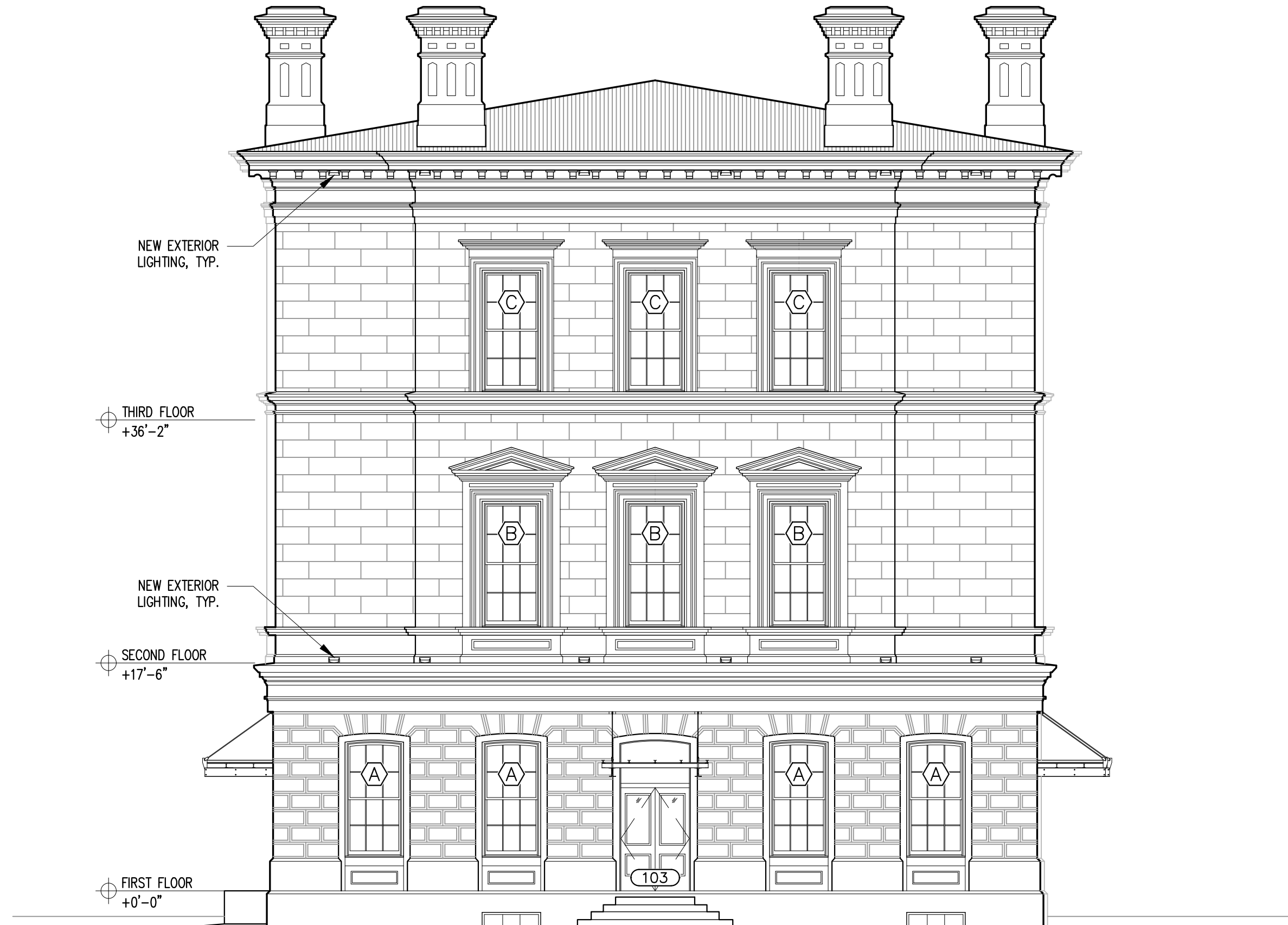
SCALE:
 DRAWING NO.:

A2.1



PROPOSED EAST ELEV. (PLEASANT ST.)
 SCALE: 1/8"=1'-0" A2.1 1

PAINT AND REPAIR EXISTING WINDOWS,
 TYPICAL FOR 5 THAI WINDOWS



NEW EXTERIOR LIGHTING, TYP.

THIRD FLOOR
+36'-2"

NEW EXTERIOR LIGHTING, TYP.

SECOND FLOOR
+17'-6"

FIRST FLOOR
+0'-0"

PROPOSED NORTH ELEV. (STATE ST.)
SCALE: 1/8"=1'-0"

1
A2.2

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
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REVISIONS:

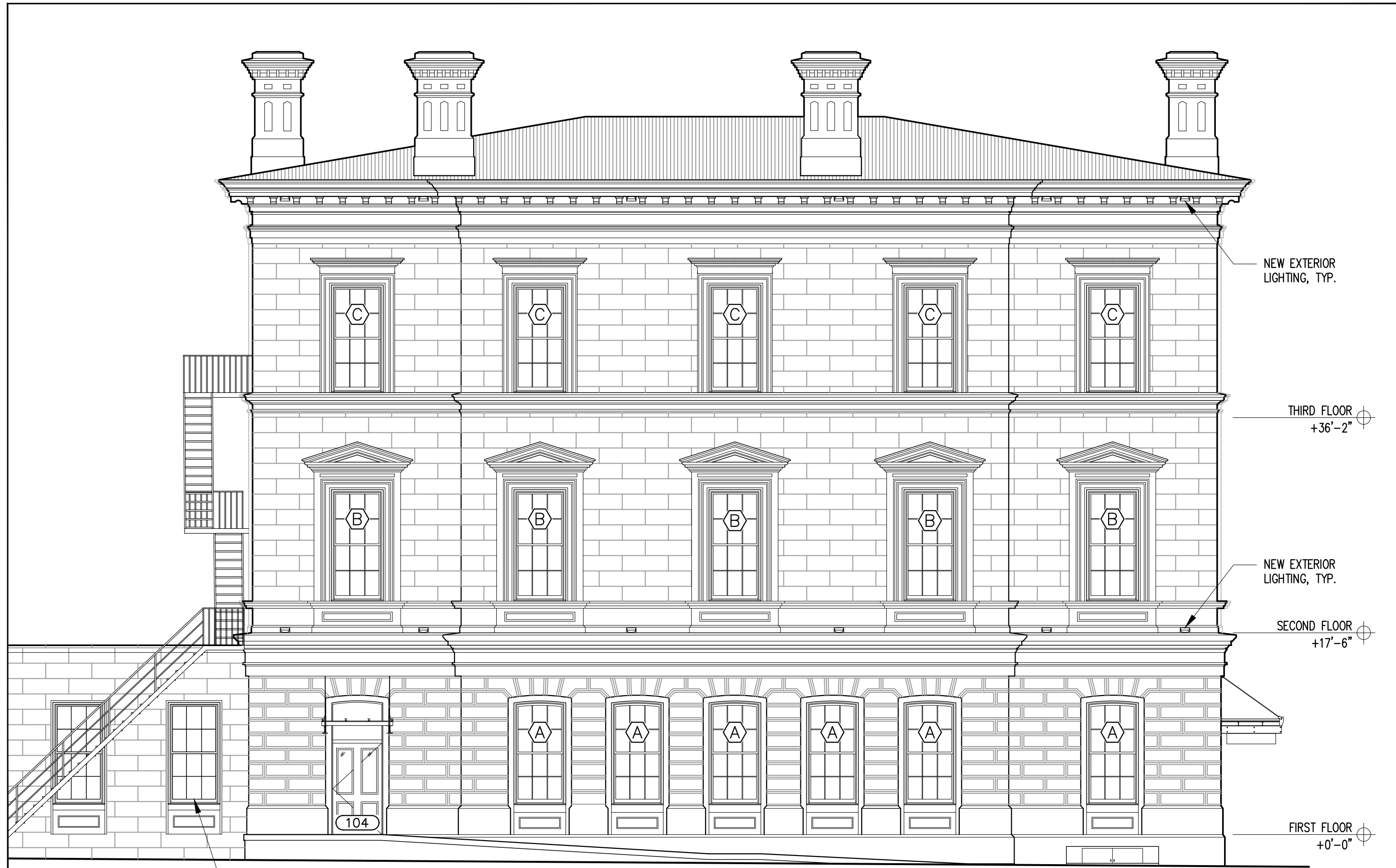
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40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
PROPOSED SOUTH
ELEVATION

SCALE:
DRAWING NO.:

A2.2



PAINT AND REPAIR EXISTING WINDOWS,
TYPICAL FOR 5 THAI WINDOWS

PROPOSED WEST ELEV. (CHURCH ST.)
SCALE: 1/8"=1'-0"

A2.3 1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
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207.994.3104

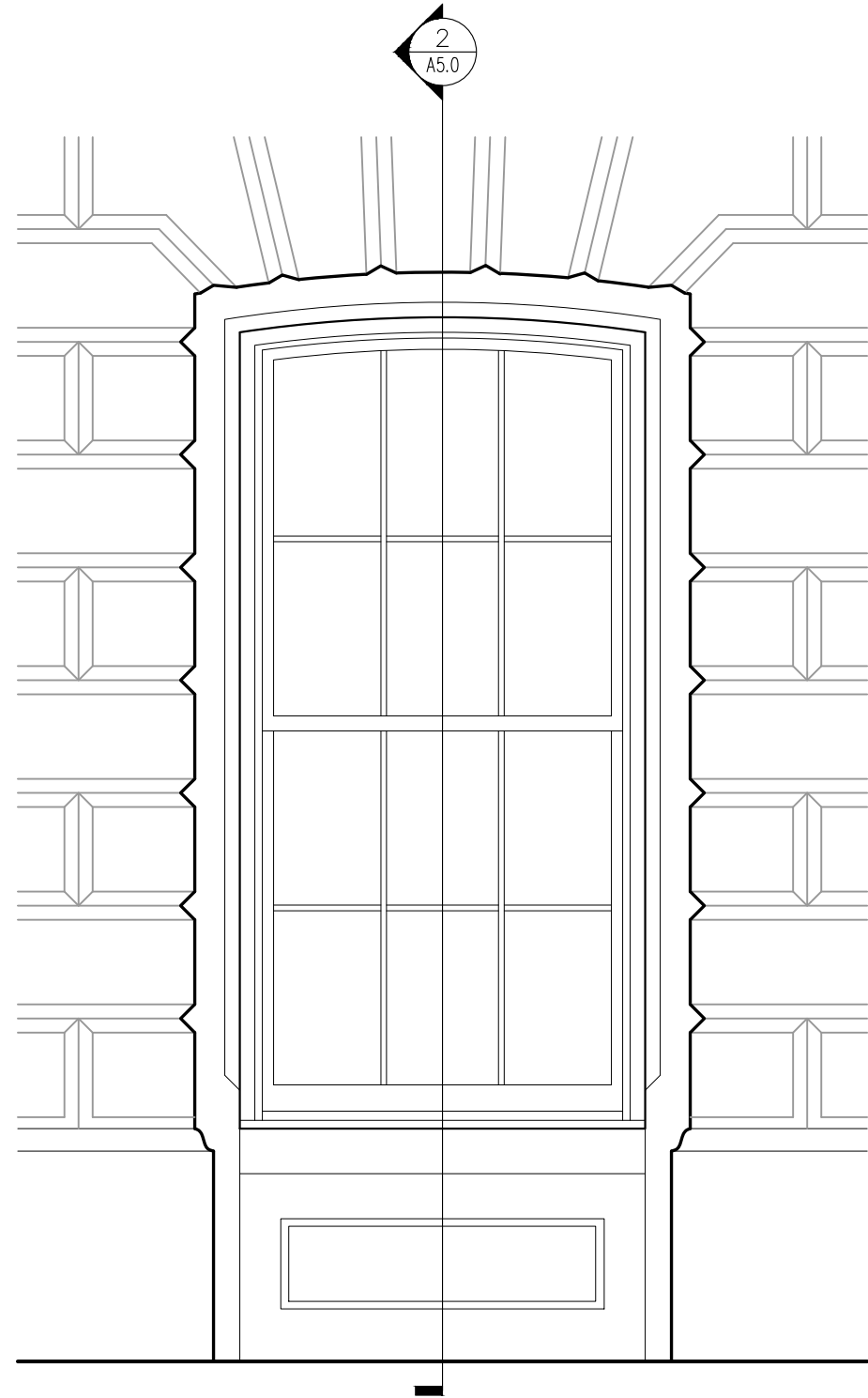
REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022
DRAWING NAME:

PROPOSED WEST
ELEVATION

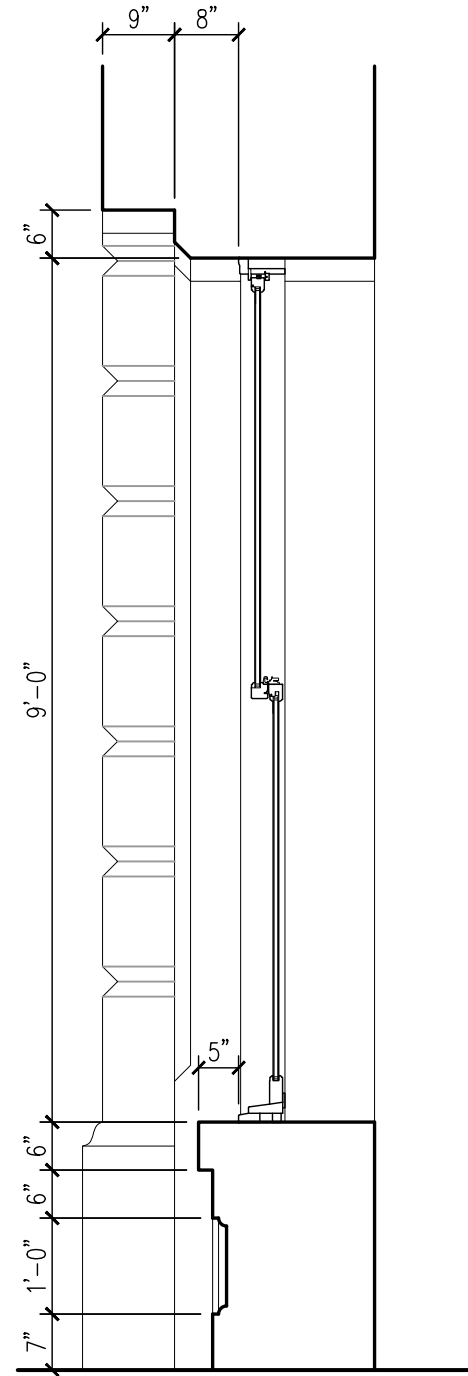
SCALE:
DRAWING NO.:

A2.3



TYPICAL FIRST FLOOR WINDOW ELEV.
SCALE: 1/2"=1'-0"

A5.0 1



TYPICAL FIRST FLOOR PROFILE
SCALE: 1/2"=1'-0"

A5.0 2

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

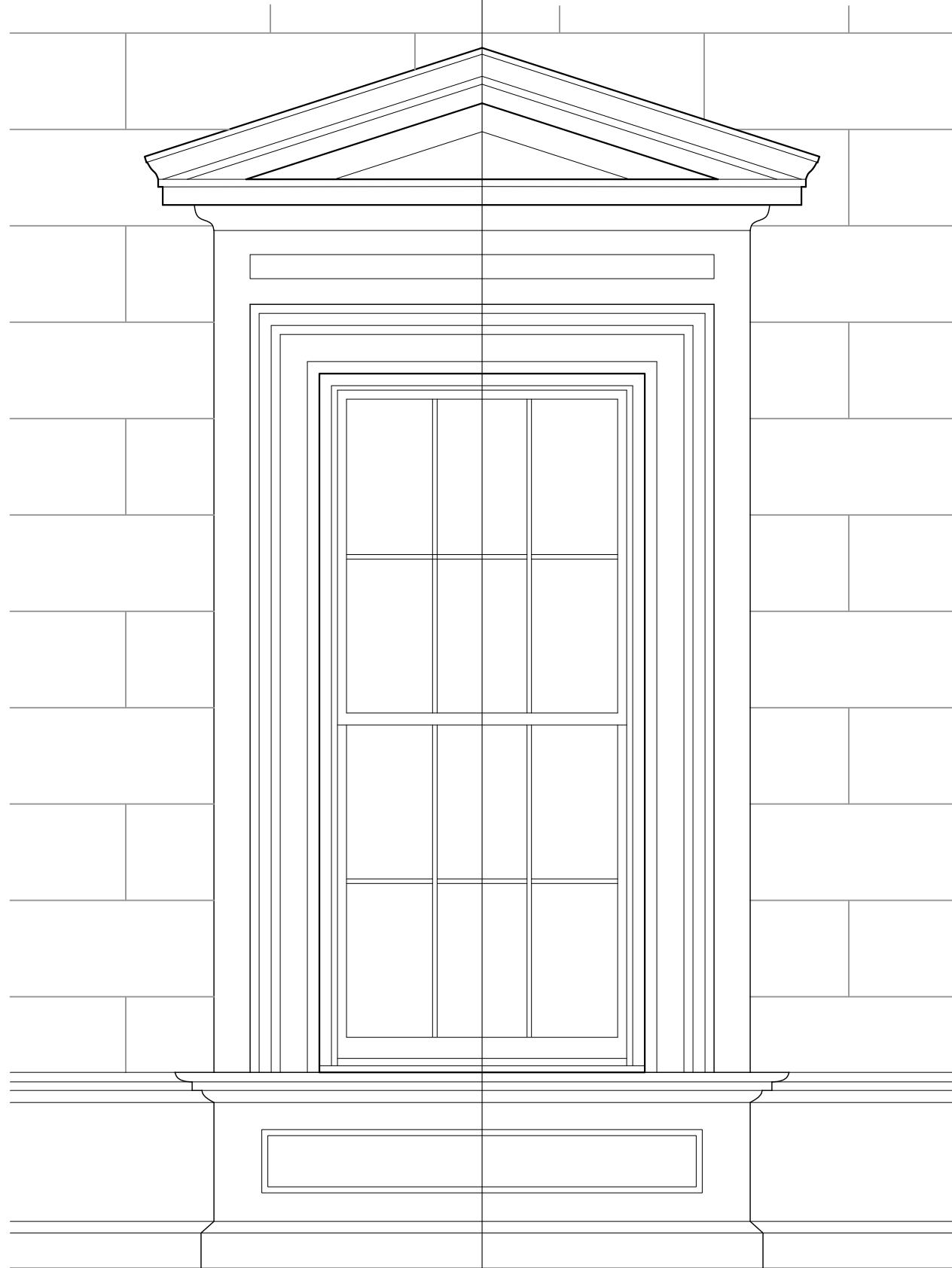
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
FIRST FLOOR
WINDOW DETAIL

SCALE:
DRAWING NO.:

A5.0

2
A5.1

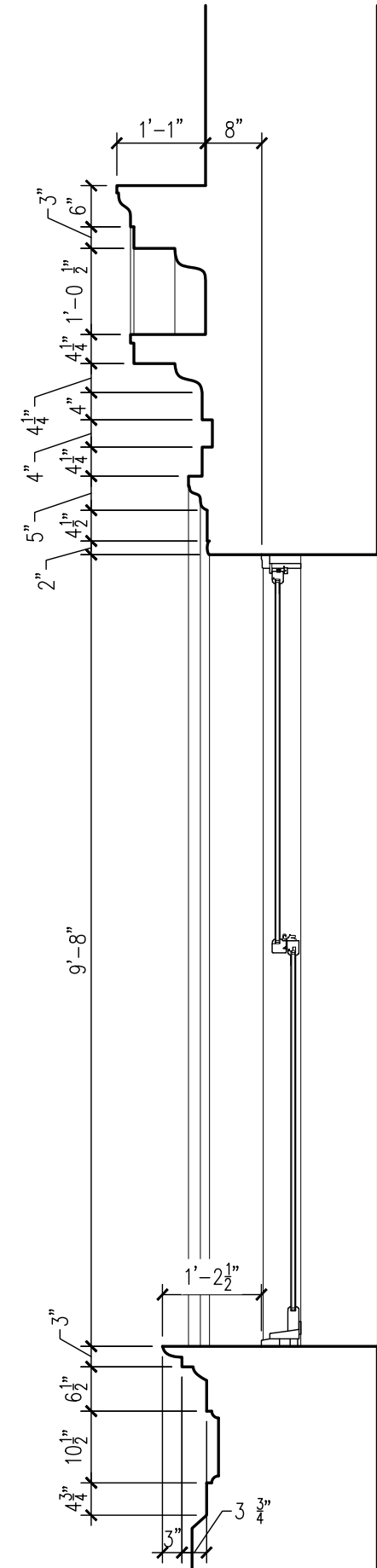


TYPICAL SECOND FLOOR WINDOW ELEV.

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

1

A5.1



TYPICAL SECOND FLOOR PROFILE

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

2

A5.1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

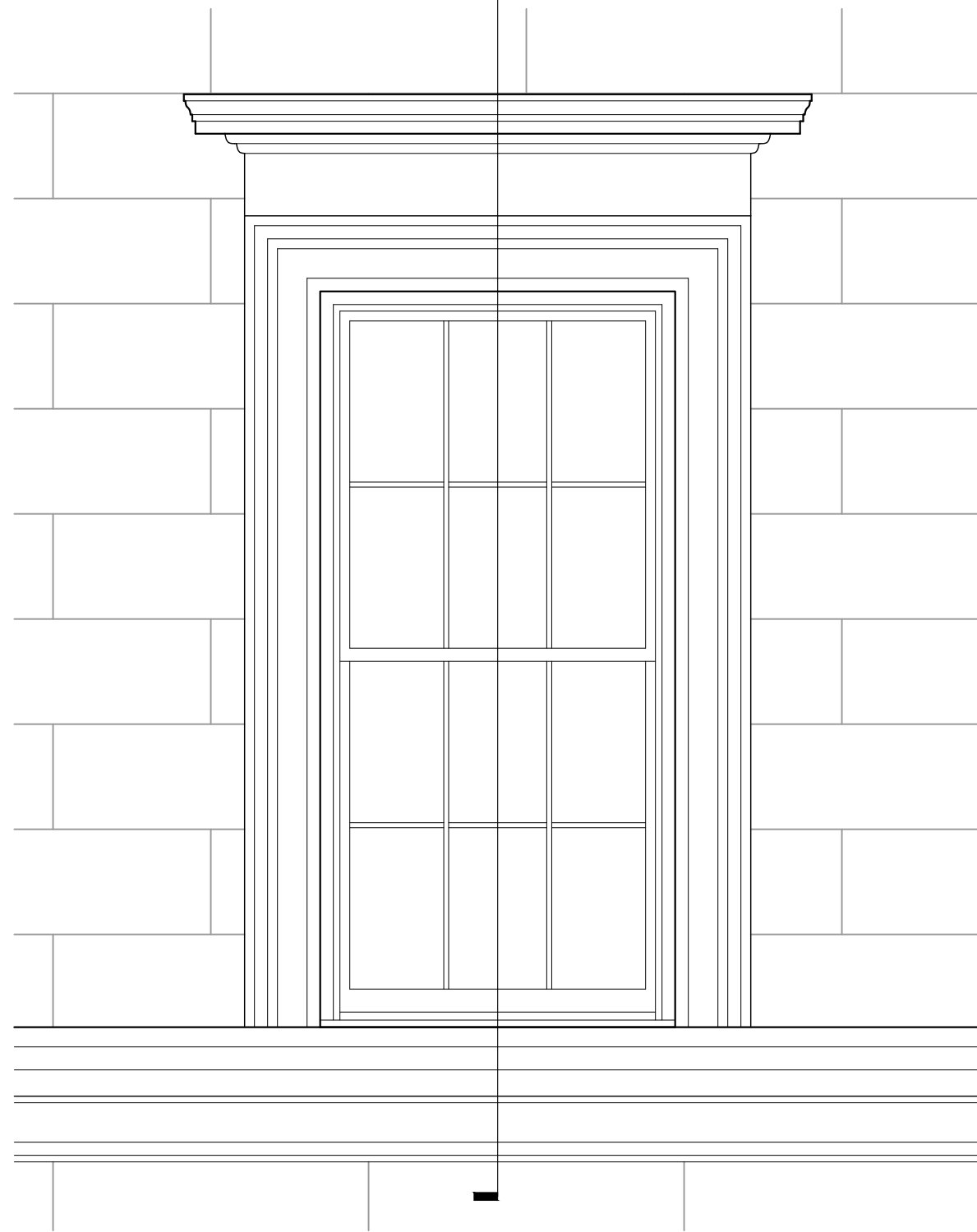
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DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
SECOND FLOOR
WINDOW DETAIL

SCALE:
DRAWING NO.:

A5.1

2
A5.2

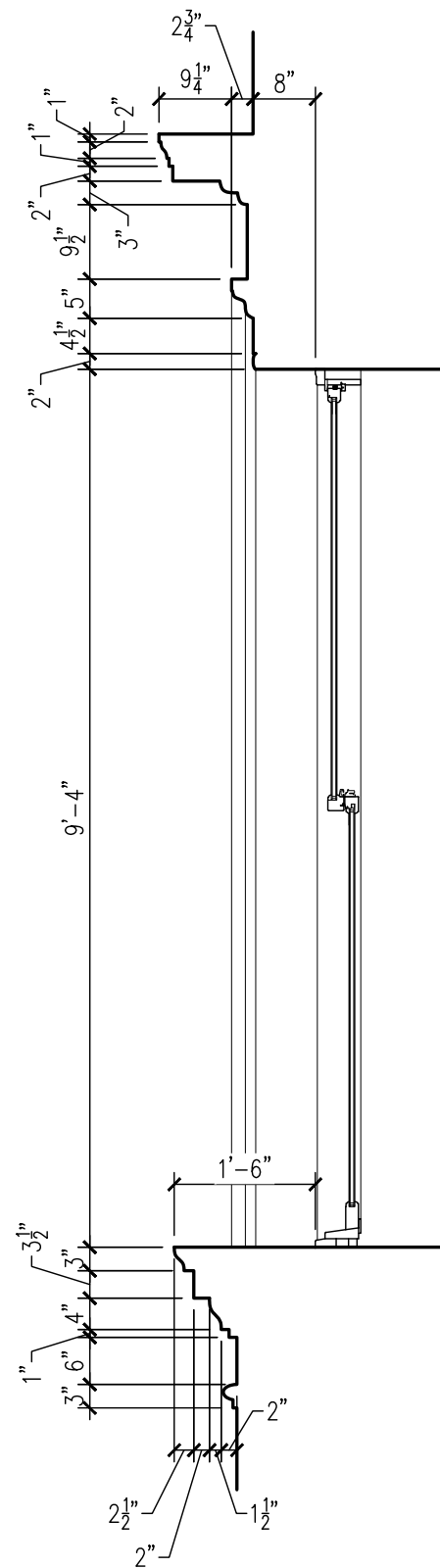


TYPICAL THIRD FLOOR WINDOW ELEV.

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

A5.2

1



TYPICAL THIRD FLOOR PROFILE

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

A5.2

2

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

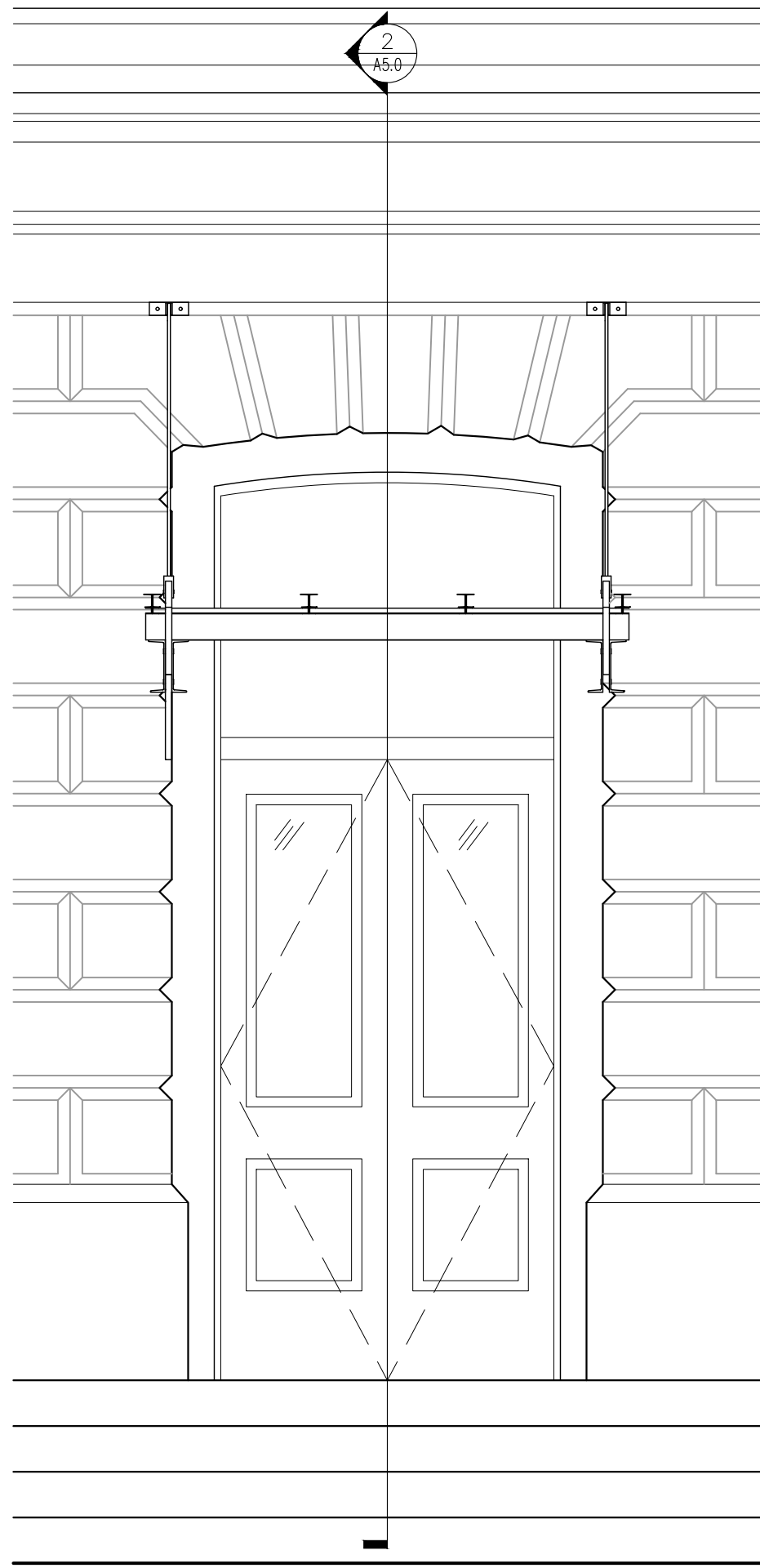
PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
THIRD FLOOR
WINDOW DETAIL

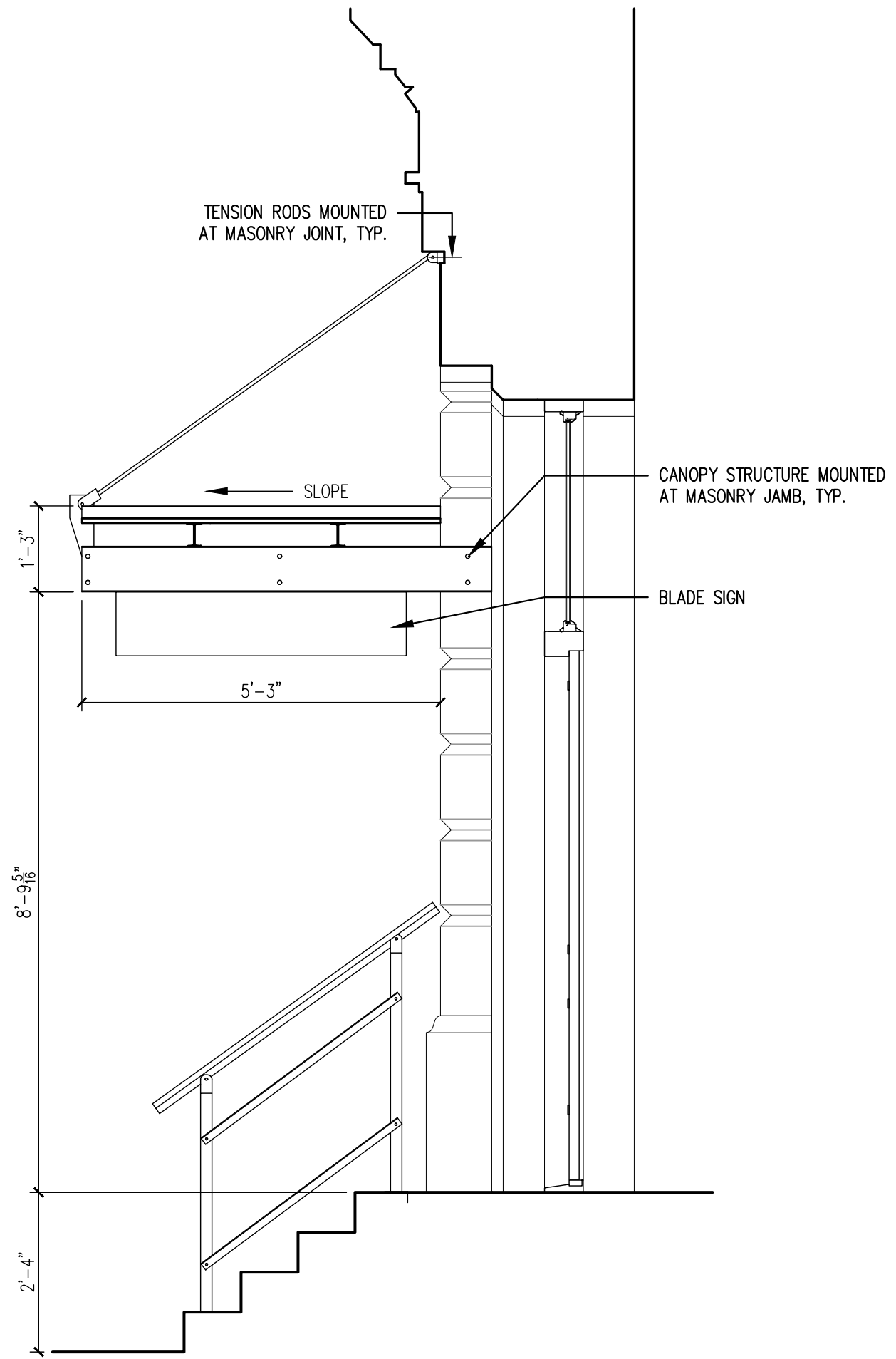
SCALE:
DRAWING NO.:

A5.2



TYPICAL CANOPY ELEV.
SCALE: 1/2"=1'-0"

A5.3 1



TYPICAL CANOPY PROFILE
SCALE: 1/2"=1'-0"

A5.3 2

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
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UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
FIRST FLOOR
CANOPY DETAIL

SCALE:
DRAWING NO.:

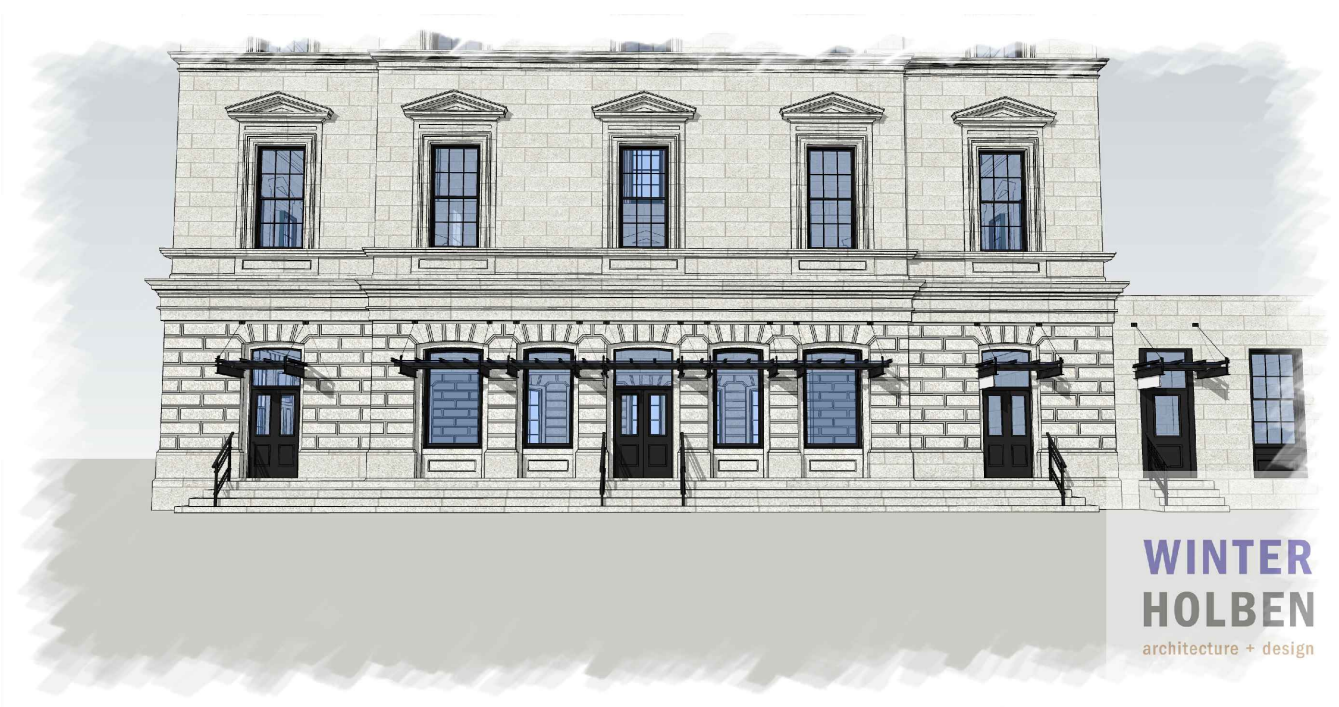
A5.3



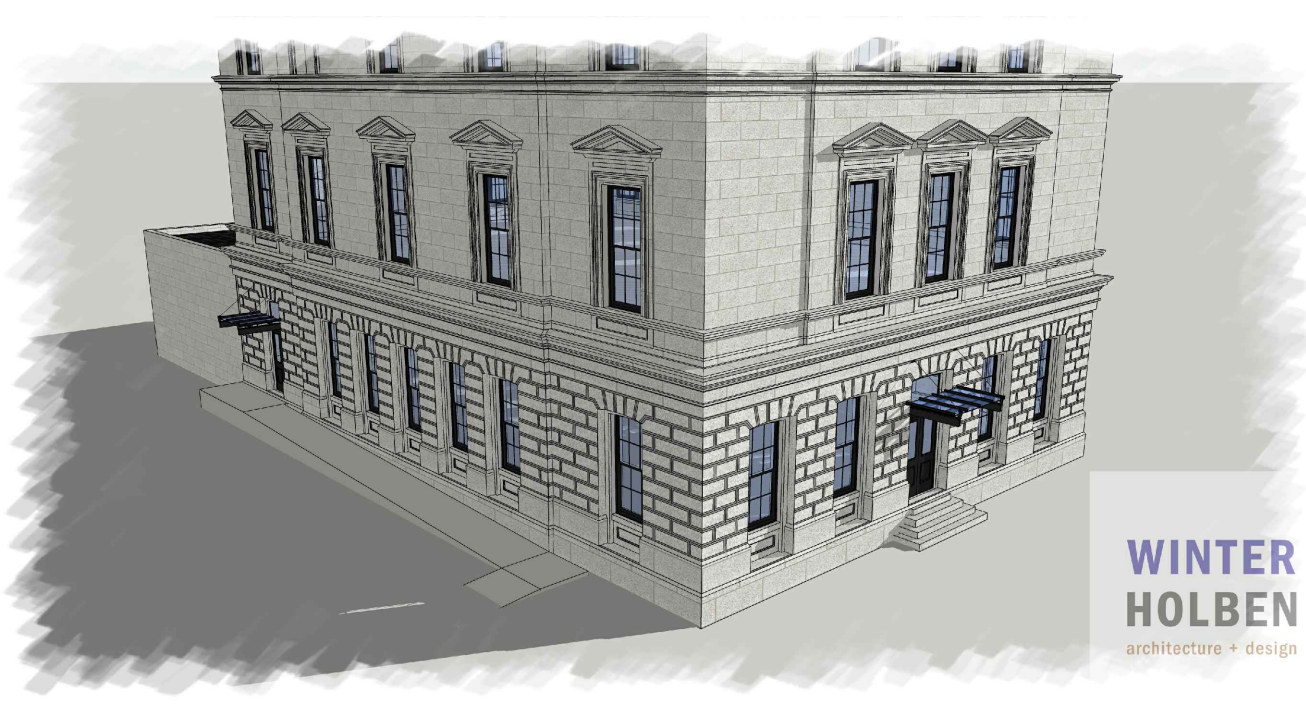
CANOPY CLOSEUP



SOUTHEAST AERIAL



PLEASANT STREET ELEVATION



SOUTHWEST AERIAL

40 PLEASANT STREET
 40 PLEASANT STREET
 PORTSMOUTH, NH 03801

PROJECT:
 KEY:

**WINTER
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 207.994.3104

REVISIONS:

PROJECT NAME:
 40 PLEASANT STREET
 40 PLEASANT ST.
 PORTSMOUTH, NH 03801
 PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 7/21/2022
 DRAWING NAME:

PERSPECTIVE
 IMAGES

SCALE:
 DRAWING NO.:

A6.0

**WINTER
 HOLBEN**
 architecture + design

**WINTER
 HOLBEN**
 architecture + design

PROJECT:
 KEY:

**WINTER
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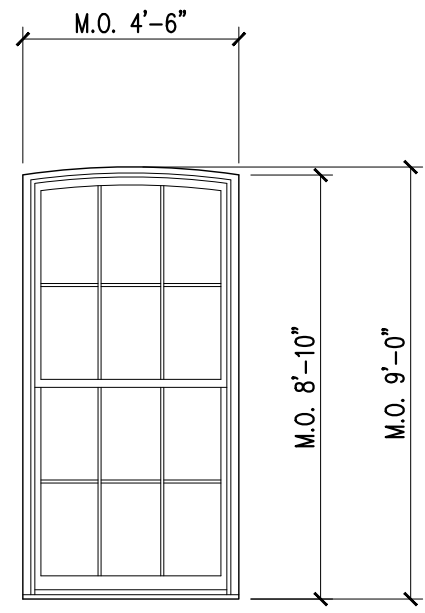
REVISIONS:

PROJECT NAME:
 40 PLEASANT STREET
 40 PLEASANT ST.
 PORTSMOUTH, NH 03801
 PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 7/21/2022
 DRAWING NAME:

WINDOW TYPES

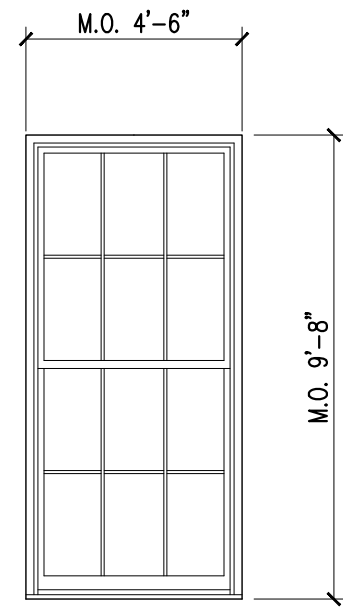
SCALE:
 DRAWING NO.:

A7.0



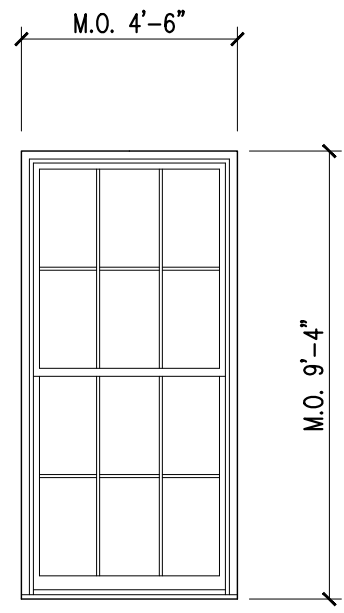
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PELLA RESERVE TRADITIONAL
 SINGLE HUNG
 ALUMINUM CLAD WOOD



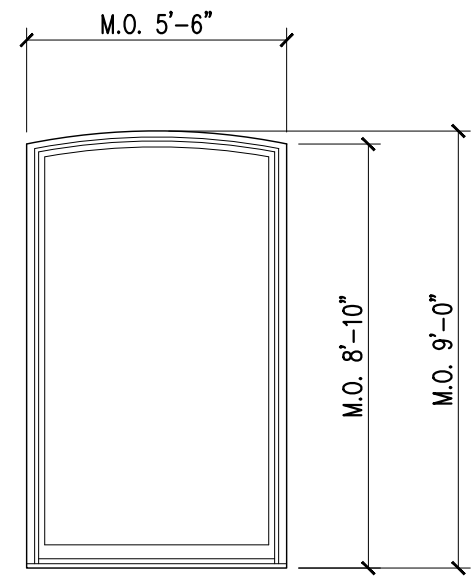
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PELLA RESERVE TRADITIONAL
 SINGLE HUNG
 ALUMINUM CLAD WOOD



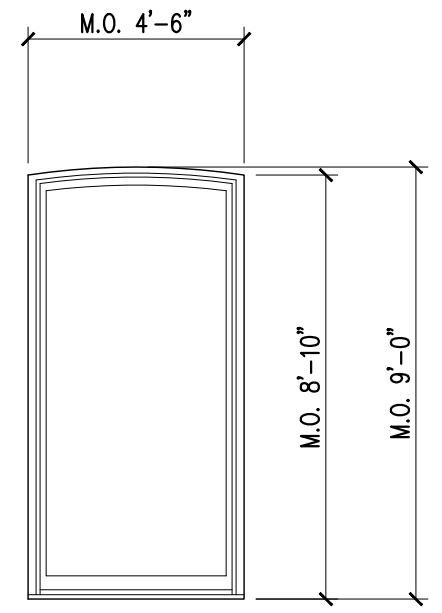
C

PELLA RESERVE TRADITIONAL
 SINGLE HUNG
 ALUMINUM CLAD WOOD



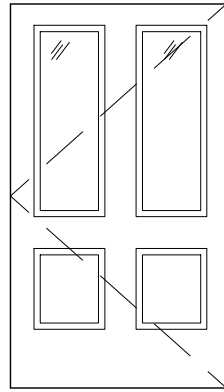
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PELLA RESERVE TRADITIONAL
 FIXED STOREFRONT
 ALUMINUM CLAD WOOD



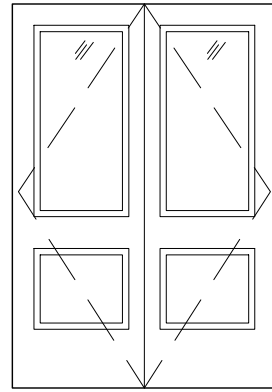
E

PELLA RESERVE TRADITIONAL
 FIXED STOREFRONT
 ALUMINUM CLAD WOOD



TYPE A

EXTERIOR WOOD



TYPE B

EXTERIOR WOOD
HINGED DOUBLE

NOTES:

CONTRACTOR TO VERIFY DOOR OPERATIONS WITH PLANS PRIOR TO ORDERING.

CONTRACTOR SHALL VERIFY SIZES, MODEL #'S, REQUIRED ROUGH OPENINGS, ETC. PRIOR TO PLACING THE DOOR ORDER.

DOOR SCHEDULE

NO.	ROOM NAME	DOOR		SIZE	FRAME MATERIAL	HRDWR	NOTES
		TYPE	MATERIAL				
100	FIRST FLOOR - MAIN ENTRY	B	WD/GLS	5'-6" X 8'-0"	WD	1	
101	FIRST FLOOR - RESIDENTIAL ENTRY	A	WD/GLS	4'-6" X 8'-0"	WD	1	
102	FIRST FLOOR - FIRE STAIR	A	WD/GLS	4'-6" X 8'-0"	WD	1	
103	FIRST FLOOR - BOOK & BAR	B	WD/GLS	5'-6" X 8'-0"	WD	1	
104	FIRST FLOOR - RAMP ENTRY	A	WD	4'-6" X 8'-0"	WD	1	
105	FIRST FLOOR - THAI BISTRO	A	WD/GLS	3'-0" X 7'-0"	WD	1	

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

A7.1 1

40 PLEASANT STREET
 40 PLEASANT STREET
 PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
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ISSUE DATE: 7/21/2022

DRAWING NAME:
DOOR TYPES

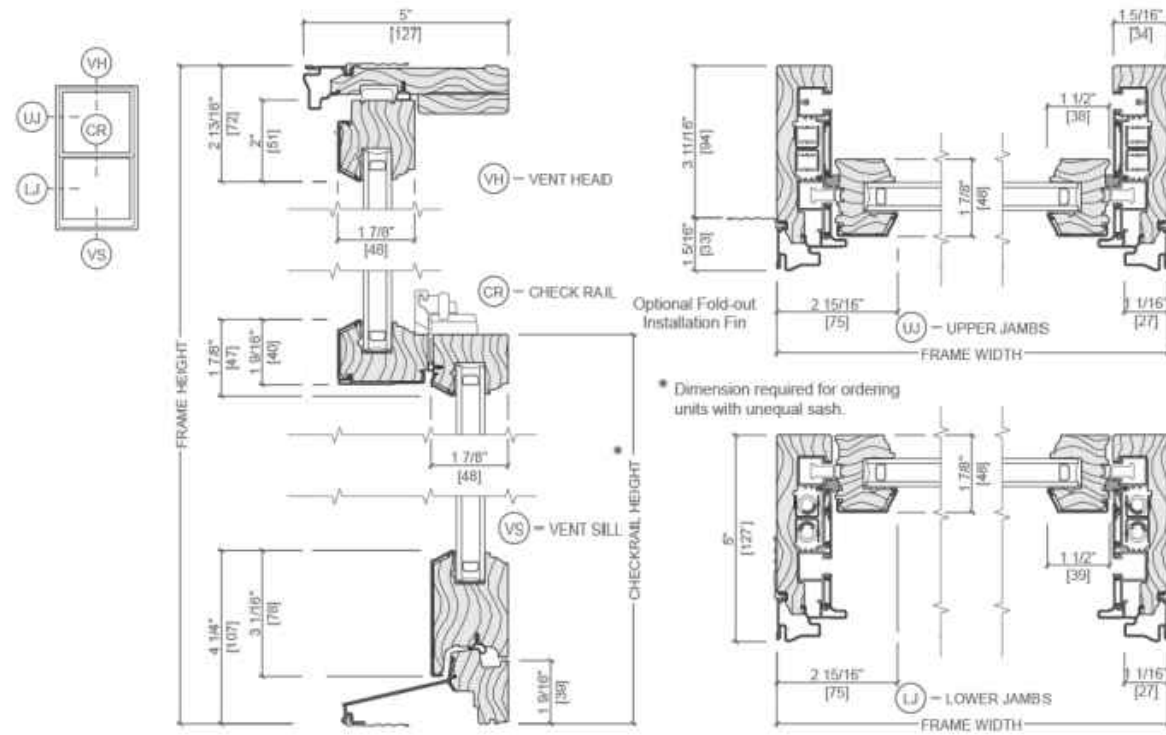
SCALE:
DRAWING NO.:

A7.1



Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



HISTORIC ELEMENTS

Exquisitely designed, traditional Pella Reserve windows deliver unparalleled historical detailing and have even been reviewed and approved on a case-by-case basis by the National Park Service for use on projects with historic tax credits. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.

- Putty Profile
- Through-Stile Construction
- Integral Light Technology
- Authentic Hardware



40 PLEASANT STREET
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 PORTSMOUTH, NH 03801

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REVISIONS:

PROJECT NAME:
 40 PLEASANT STREET
 40 PLEASANT ST.
 PORTSMOUTH, NH 03801

PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 7/21/2022

DRAWING NAME:
 WINDOW CUT SHEET

SCALE:

DRAWING NO.:

A8.0

Specification Sheet

lumenbeam

Large
LBL

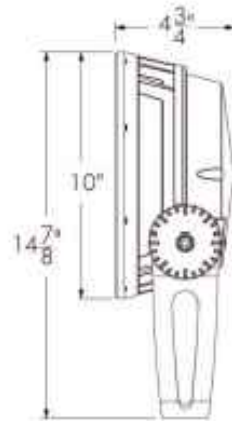
DYNAMIC WHITE

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Front view



Side view

Photometric Summary

Symmetric

	Delivered output (lm)	Intensity (peak cd)
VN (6°)	2,841	148,030
NS (10°)	3,041	107,839
NF (20°)	3,005	28,185
M (30°)	2,754	12,450
FL (40°)	2,587	6,385
WFL (60°)	2,151	2,233

Asymmetric

NAS	3,161	48,684 (@2.5°)
WW	2,616	11,627 (@5°)

Based on DWH full output, DMX/RDM configuration. Photometric performance is measured in compliance with IESNA LM-79-08.

Optics



VN 6° NS 10° NF 20° M 30°



FL 40° WFL 60° NAS WW

Colors and Color Temperatures



Controls

DIM/DTW DMX/RDM1 DMX/RDM
lumen talk DALI8

Description

The Lumenbeam Large Dynamic White is an IP66-rated luminaire for lighting landscapes, trees, columns, monuments, and architectural details with a special feature that enables the selection of any color temperature from 2200K to 3000K or from 2700K to 6500K. This dynamic feature gives designers and their clients the freedom to alter the ambiance of a space in response to the time of day or the way a space is used. A number of other options are on offer: optics for flood or accent lighting, as well as accessories, spread lenses, and controls. The luminaire also has an anti-corrosion option for use in harsh, chemical, or coastal environments.

Features

Color and Color Temperature	Dynamic warm white (2200K to 3000K), Dynamic white (2700K to 6500K)
Optics (nominal distribution)	VN (6°), NS (10°), NF (20°), M (30°), FL (40°), WFL (60°), NAS (Narrow Asymmetric), WW (Asymmetric Wallwash)
Optical Option	Linear spread lens horizontal distribution, Linear spread lens vertical distribution
Options	Short Yoke, 3G ANSI C136.31-2010 Vibration Rating for bridge applications, Corrosion-resistant coating for hostile environments
Cable Color	Black, White
Power Consumption	50 W
Warranty	5-year limited warranty
Performance	
Maximum Delivered Output	3161 lm (DWH full output, NAS, DMX/RDM)
Maximum Delivered Intensity	148,030 cd at nadir (DWH full output, VN 6°, DMX/RDM)
Illuminance at Distance	Minimum 1 fc at 385 ft (DWH full output, VN 6°, DMX/RDM)
Lumen Maintenance	L70 120,000 hrs (Ta 25 °C)

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:

KEY:

**WINTER
HOLBEN**

architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:

40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065

DRAWN BY: GL/RW

APPROVED BY: BH

ISSUE DATE: 7/21/2022

DRAWING NAME:

LIGHTING CUT
SHEET

SCALE:

DRAWING NO.:

A8.1

lumenpulse™

1220 Marie-Victoria Blvd., Longueuil, QC, J4G 2H9, CA
info@lumenpulse.com www.lumenpulse.com

1 United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 F 514.937.6289
www.lumenpulse.com/products/2480

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EM - 821

1 / 14



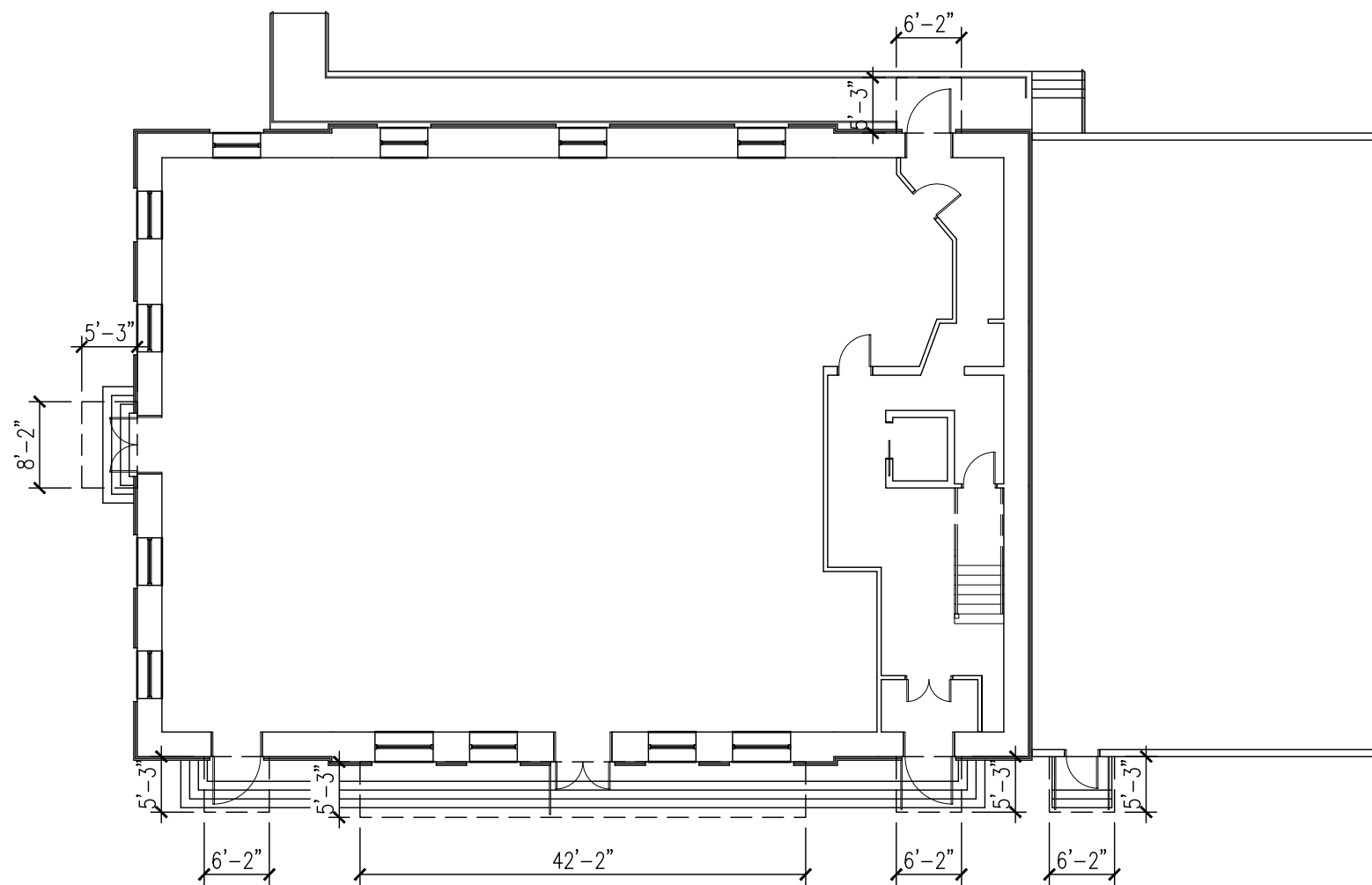
CANOPY PRECEDENT 1



CANOPY PRECEDENT 2



CANOPY PRECEDENT 3



PROPOSED CANOPY PLAN
SCALE: 1/16"=1'-0"

1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

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40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 7/21/2022

DRAWING NAME:
CANOPY PLAN
AND
INSPIRATION
IMAGES

SCALE:

DRAWING NO.:

A9.0



LIGHTING PRECEDENT 1



LIGHTING PRECEDENT 2



LIGHTING PRECEDENT 3



LIGHTING PRECEDENT 4

40 PLEASANT STREET
 40 PLEASANT STREET
 PORTSMOUTH, NH 03801

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 207.994.3104

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PROJECT NAME:
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 40 PLEASANT ST.
 PORTSMOUTH, NH 03801
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 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 7/21/2022

DRAWING NAME:
 LIGHTING
 INSPIRATION
 IMAGES

SCALE:

DRAWING NO.:

A9.1



09/02/2022

LUHD-521

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Aug 18, 2022

Applicant

Sean Creeley
sean.creeley@gmail.com
337 Richards Ave
Portsmouth, New Hampshire 03801
6035470509

Primary Location

361 ISLINGTON ST
Portsmouth, NH 03801

Owner:

IT'S GOOD TO BE KNEADED, LLC
337 Richards Ave Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Renovation with an addition.

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)

Robert Whiteamire

Business Name (if applicable)

WINTER HOLBEN Architecture + Design

Mailing Address (Street)

7 Wallingford Square Unit 209-9

City/Town

Kittery

State

ME

Zip Code

03904

Phone

207.994.3104

Email Address

robert@winterholben.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



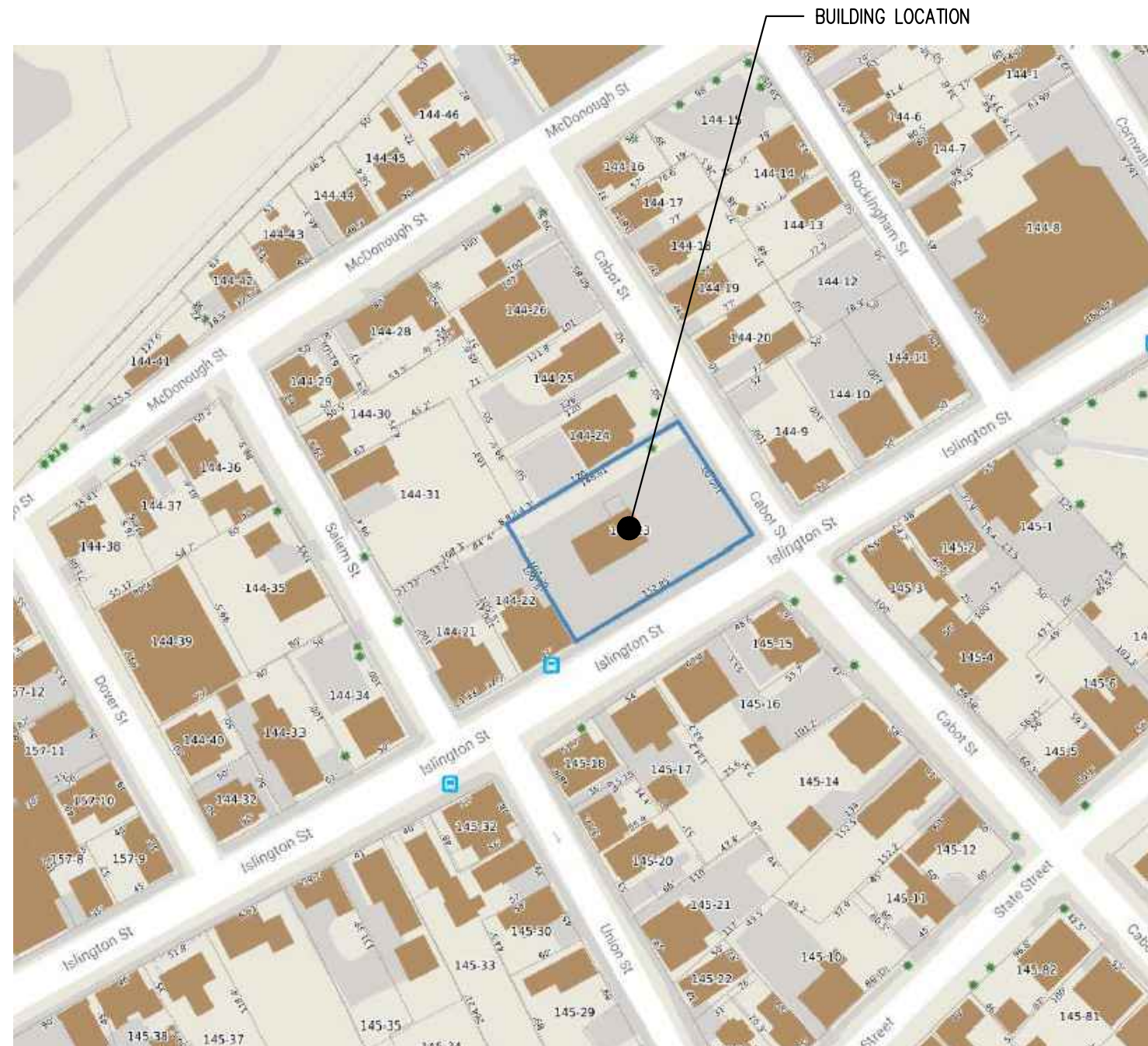
I hereby certify that as the applicant for permit, I am

Owner of this property

THE GETTY

361 ISLINGTON STREET
HISTORIC DISTRICT COMMISSION
PUBLIC HEARING - 09/07/2022

SITE LOCATION MAP:



DESIGN INTENT:

- TRANSFORM THE FORMER GAS STATION / FORMER OUTDOOR FOOD TRUCK COURT INTO A FULL SERVICE RESTAURANT WITH INDOOR AND OUTDOOR SEATING.
- ADD TO THE VITALITY OF ISLINGTON STREET WITH THE ADDITION OF A PUBLIC GATHERING SPACE.
- CONSTRUCT A SMALL ADDITION TO THE WEST OF THE EXISTING STRUCTURE TO REPLACE A LARGE GLAZED GARAGE DOOR TO CREATE A BUFFER TO THE NEIGHBORING PROPERTY.
- CONSTRUCT AN ADDITION TO THE NORTH OF THE EXISTING STRUCTURE TO PROVIDE SPACE FOR KITCHEN, COOLING EQUIPMENT, AND NEW RESTROOMS FOR THE RESTAURANT.
- ALTER THE EXISTING CANOPY TO CREATE OUTDOOR SEATING AREAS THAT ARE BOTH FULLY COVERED AND PARTIALLY COVERED.
- LANDSCAPING AND PLANTERS WILL BE CONSTRUCTED TO CREATE A BUFFER BETWEEN THE SEATING AND STREETScape AREAS.
- EXISTING WINDOWS AND DOORS WILL BE REPAIRED AND/OR REPLACED. NEW WOOD AND METAL CLADDING WILL BE INSTALLED OVER PORTIONS OF THE EXISTING CONCRETE BLOCK. OTHER AREAS OF CONCRETE BLOCK SHALL BE PAINTED.
- A FENCE WILL BE PROVIDED ALONG THE NORTH RETAINING WALL AS A BUFFER BETWEEN THE PARKING AND THE NEIGHBORING PROPERTY.

DRAWING INDEX:

GENERAL

- T0.1 TITLE SHEET
- T1.0 EXISTING SITE PHOTOS

EXISTING DRAWINGS

- AE1.0 EXISTING SITE PLAN
- AE1.1 EXISTING FLOOR PLAN
- AE2.0 EXISTING ELEVATIONS
- AE2.1 EXISTING ELEVATIONS

ARCHITECTURAL DRAWINGS

- A1.0 PROPOSED SITE PLAN
- A1.1 PROPOSED FLOOR PLAN
- A2.0 PROPOSED ELEVATIONS
- A2.1 PROPOSED ELEVATIONS
- A5.0 SECTIONS AND DETAILS
- A7.0 DOOR AND WINDOW TYPES
- A8.0 PERSPECTIVE IMAGES
- A8.1 BEFORE/AFTER IMAGES
- A9.0 MATERIAL INSPIRATION
- A9.1 PRODUCT DATA

THE GETTY
361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:

KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:

THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22063
DRAWN BY: BH, RW
APPROVED BY: BH
ISSUE DATE: 2022/08/19

DRAWING NAME:

Cover

SCALE:

DRAWING NO.:

T0.1



EXISTING EAST ELEVATION



EXISTING NORTH EAST BUILDING CORNER



EXISTING NORTH WEST BUILDING CORNER



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION

THE GETTY
 361 ISLINGTON STREET
 PORTSMOUTH, NEW HAMPSHIRE 03801

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 THE GETTY
 361 ISLINGTON ST.
 PORTSMOUTH, NH 03801

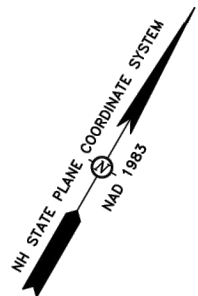
PROJECT NO.: 22063
 DRAWN BY: BH, RW
 APPROVED BY: BH
 ISSUE DATE: 2022/08/19

DRAWING NAME:
 EXISTING PHOTOS

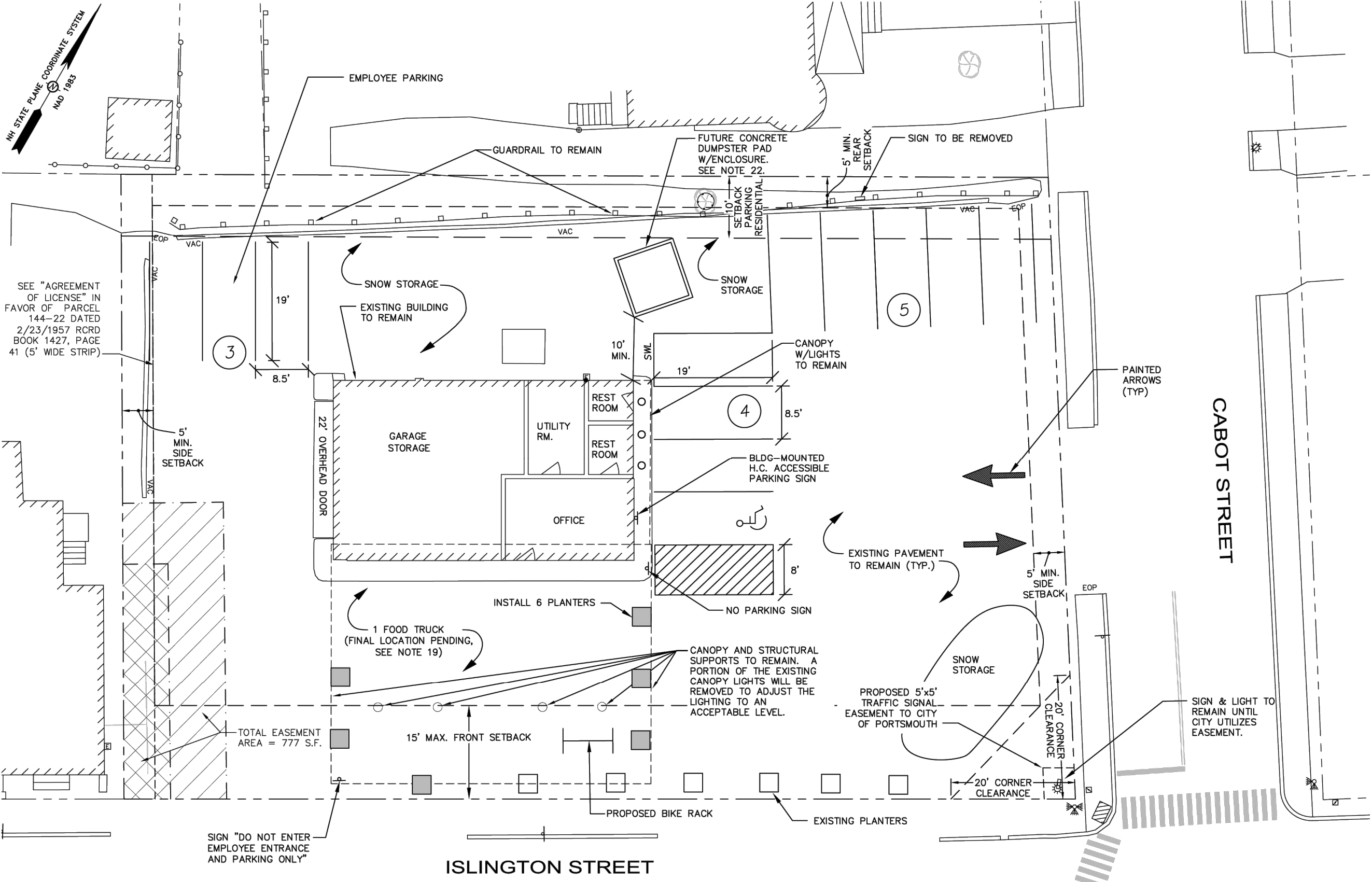
SCALE:

DRAWING NO.:

T1.0



SEE "AGREEMENT OF LICENSE" IN FAVOR OF PARCEL 144-22 DATED 2/23/1957 RCRD BOOK 1427, PAGE 41 (5' WIDE STRIP)



SIGN "DO NOT ENTER EMPLOYEE ENTRANCE AND PARKING ONLY"

ISLINGTON STREET

CABOT STREET

EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

AE1.0 1



THE GETTY
361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:
KEY:

WINTER HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
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207.994.3104

REVISIONS:

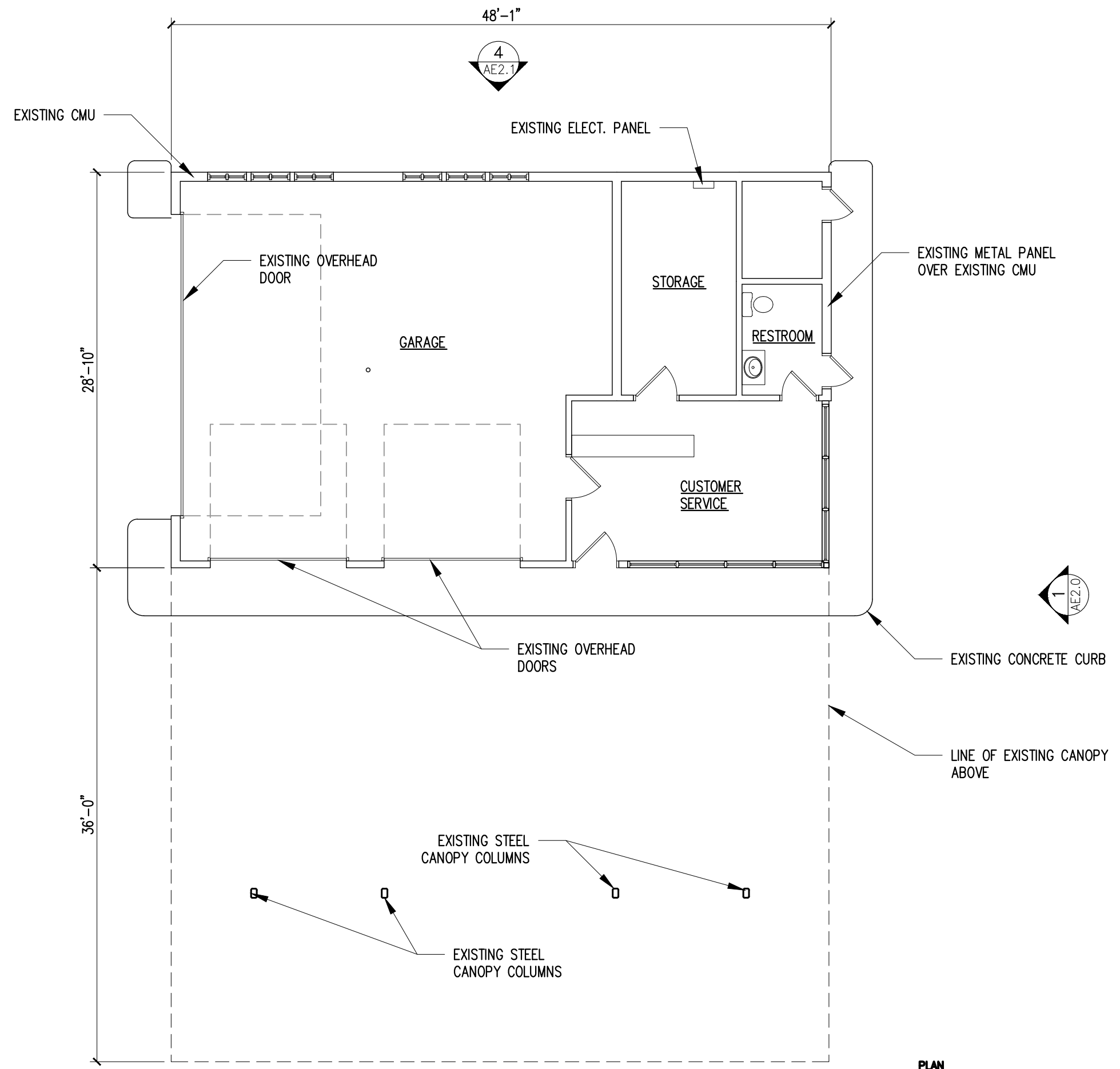
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DRAWN BY: BH, RW
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DRAWING NAME:
EXISTING SITE PLAN

SCALE:
DRAWING NO.:

AE1.0



THE GETTY
 361 ISLINGTON STREET
 PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:
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**WINTER
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 361 ISLINGTON ST.
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 DRAWN BY: BH, RW
 APPROVED BY: BH
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DRAWING NAME:
 EXISTING FLOOR PLAN

SCALE:
 DRAWING NO.:

AE1.1

EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"

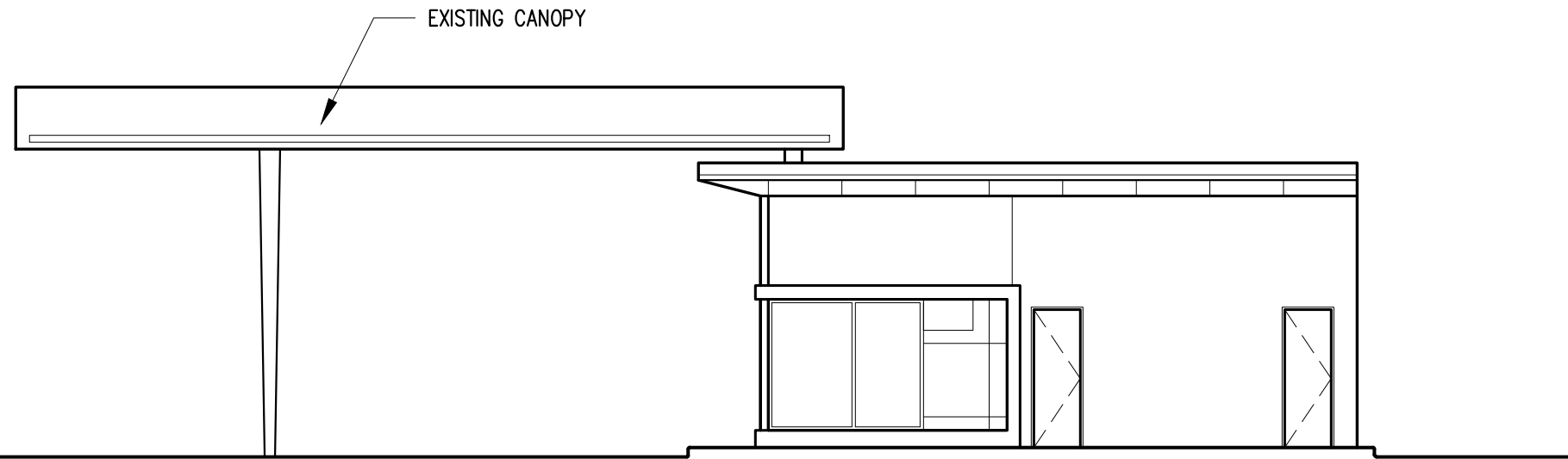


⊕ TOP OF CANOPY
ELEV = +17'-5"

⊕ TOP OF ROOF
ELEV = +13'-9"

⊕ FIRST FLOOR
ELEV = +0'-0"

⊕ GRADE
ELEV = (-0'-5 1/2")



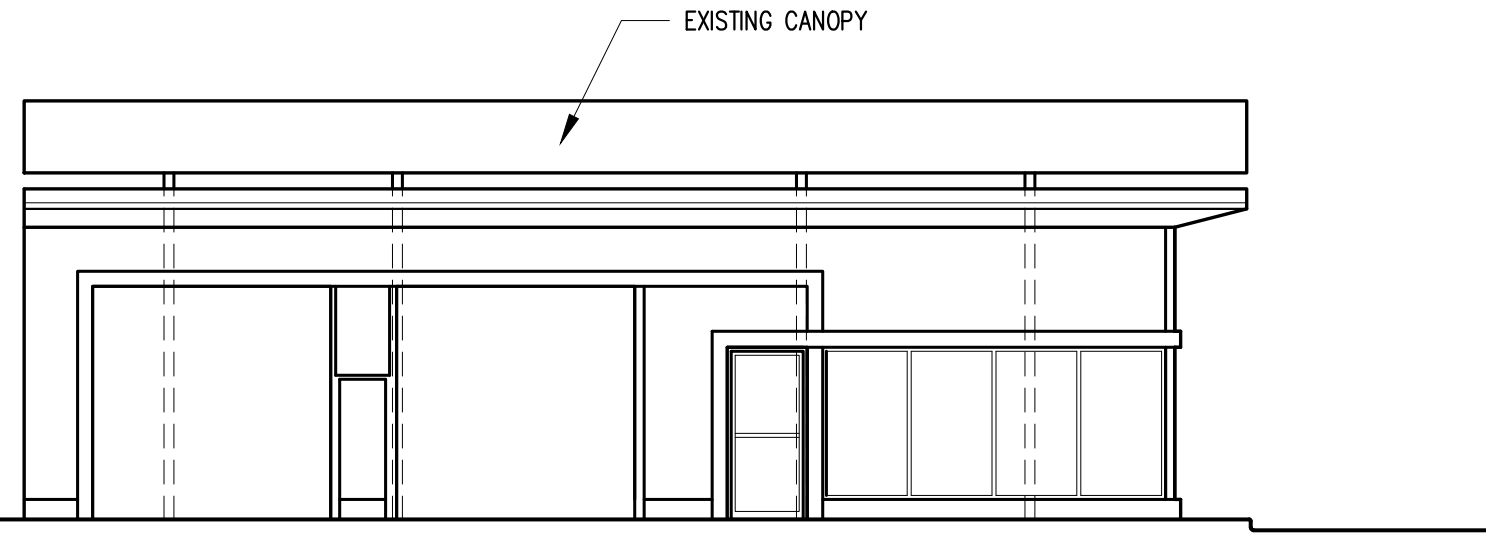
EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0" AE2.0 1

⊕ TOP OF CANOPY
ELEV = +17'-5"

⊕ TOP OF ROOF
ELEV = +13'-9"

⊕ FIRST FLOOR
ELEV = +0'-0"

⊕ GRADE
ELEV = (-0'-5 1/2")



EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0" AE2.0 2

THE GETTY
361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22063
DRAWN BY: BH, RW
APPROVED BY: BH
ISSUE DATE: 2022/08/19

DRAWING NAME:
**EXISTING
ELEVATIONS**

SCALE:
DRAWING NO.:

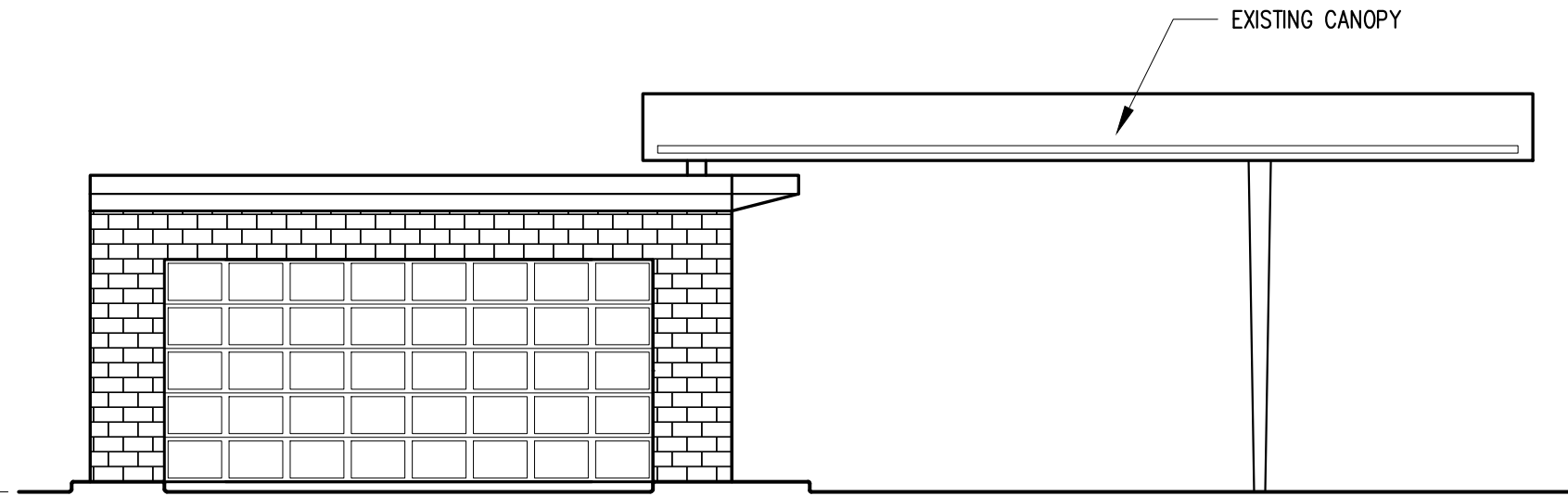
AE2.0

⊕ TOP OF CANOPY
ELEV = +17'-5"

⊕ TOP OF ROOF
ELEV = +13'-9"

⊕ FIRST FLOOR
ELEV = +0'-0"

⊕ GRADE
ELEV = (-0'-5 1/2")



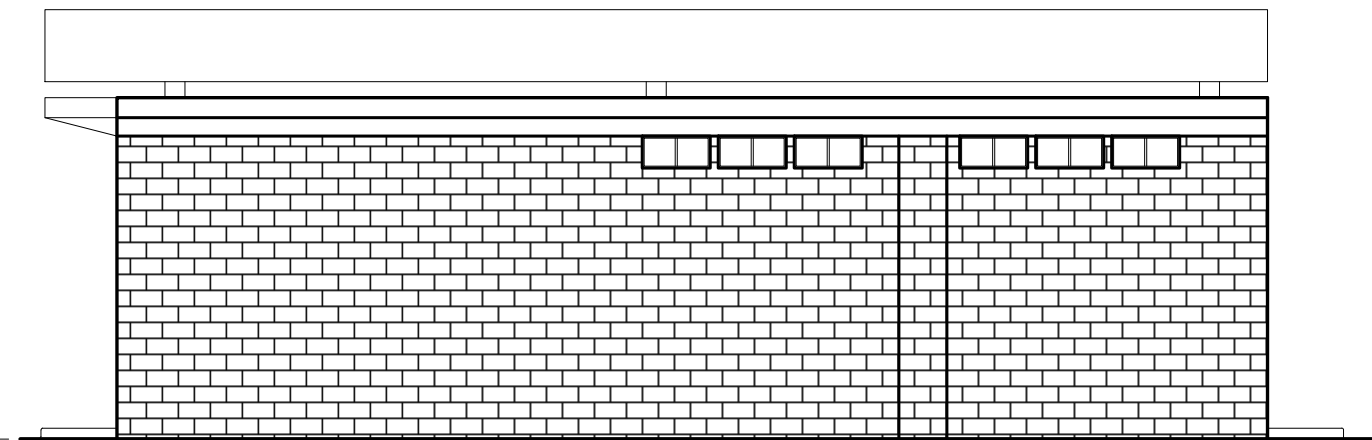
EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0" AE2.0 3

⊕ TOP OF CANOPY
ELEV = +17'-5"

⊕ TOP OF ROOF
ELEV = +13'-9"

⊕ FIRST FLOOR
ELEV = +0'-0"

⊕ GRADE
ELEV = (-0'-5 1/2")



EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0" AE2.0 4

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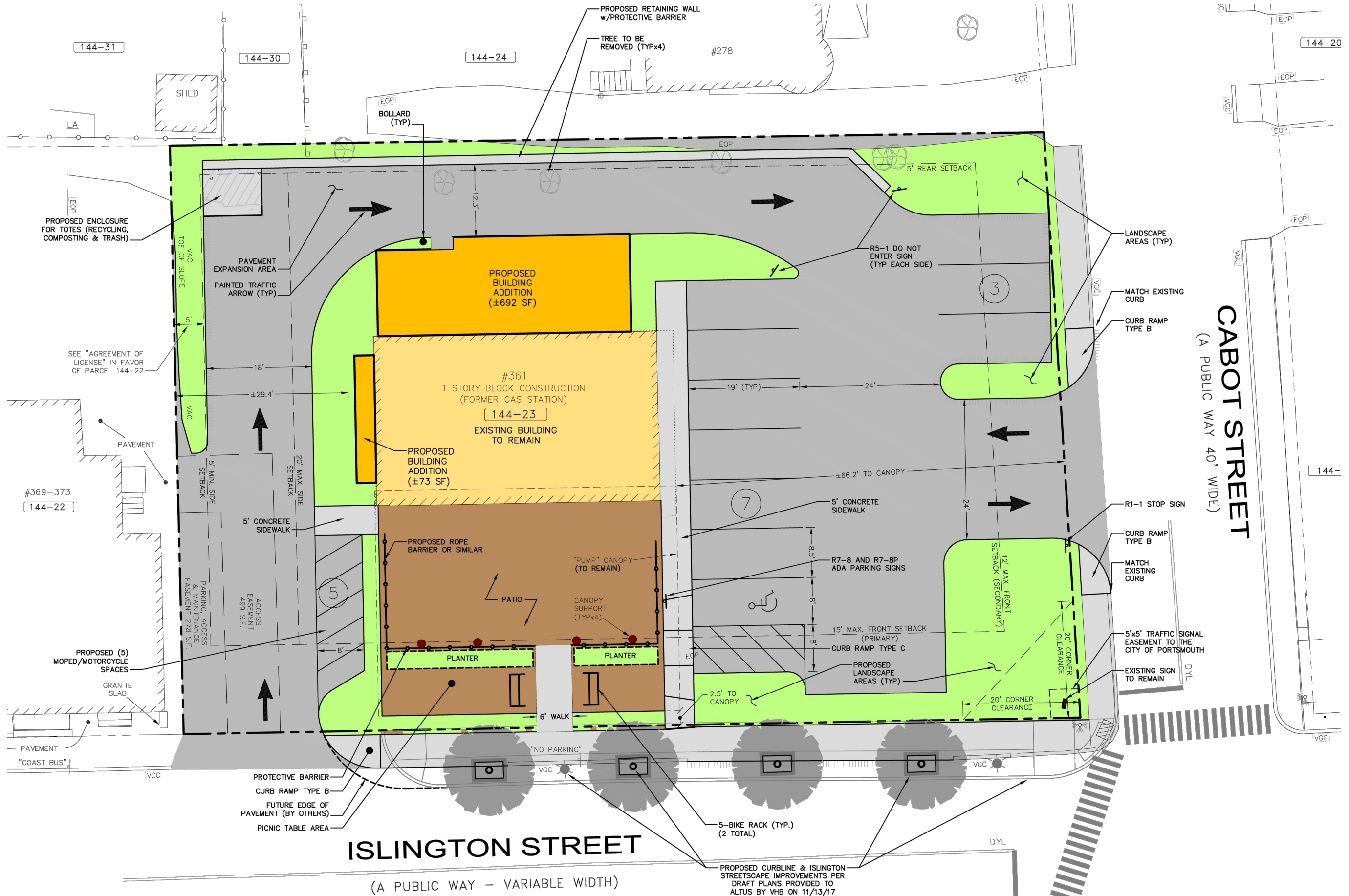
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EXISTING
ELEVATIONS

SCALE:
DRAWING NO.:

AE2.1



ISLINGTON STREET

(A PUBLIC WAY - VARIABLE WIDTH)

PROPOSED SITE PLAN

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

A1.0

THE GETTY
 361 ISLINGTON STREET
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 architecture + design

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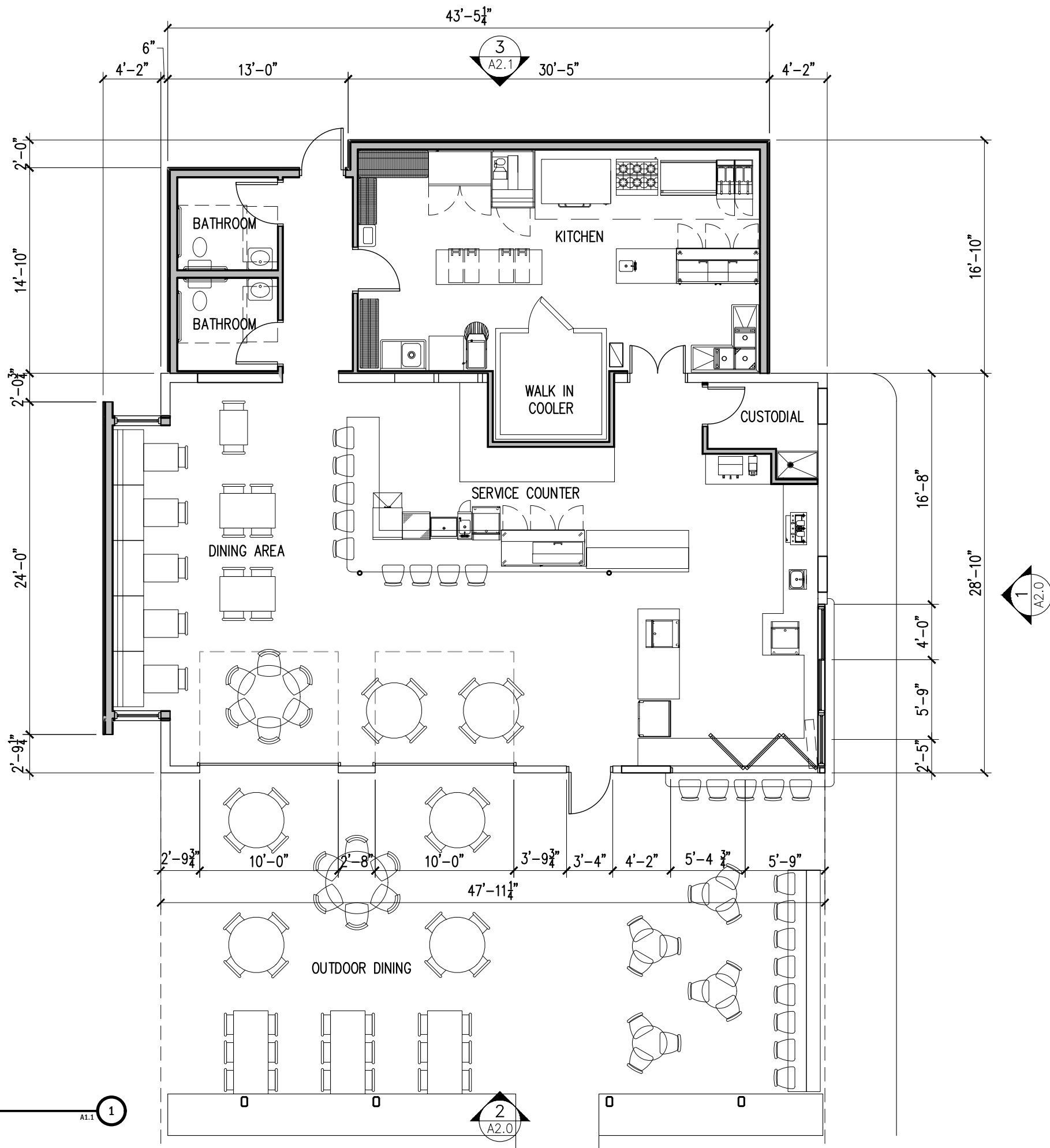
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DRAWING NAME:
PROPOSED SITE PLAN

SCALE:
 DRAWING NO.:

A1.0



PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

A1.1 1

PLAN KEY NOTES:	
1	LINE OF EXISTING CANOPY ABOVE
2	FOLDING WINDOW TO EXTERIOR SEATING

THE GETTY
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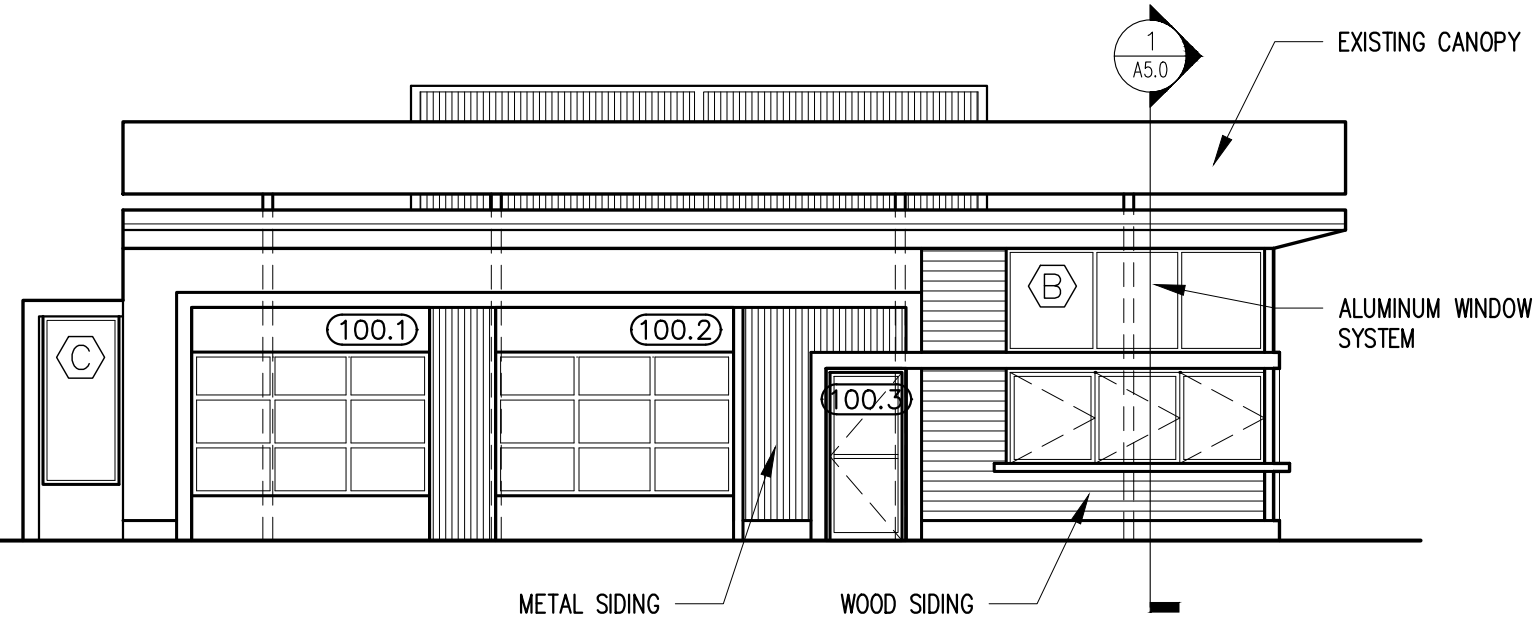
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DRAWING NAME: PROPOSED FLOOR PLAN

SCALE:
DRAWING NO.:

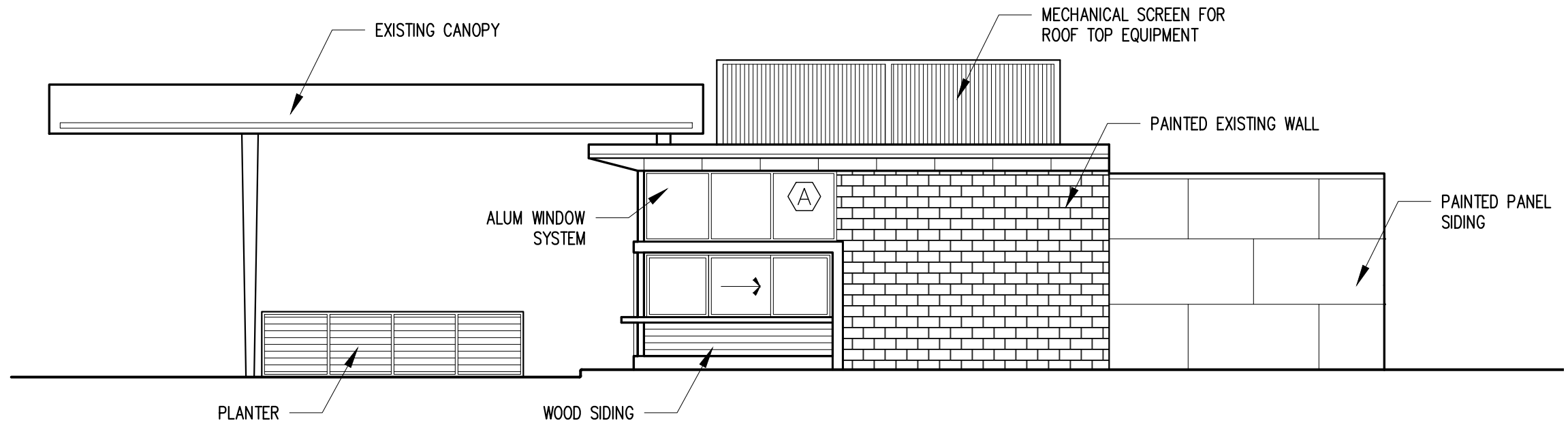
A1.1

- ⊕ TOP OF SCREENING
ELEV = +18'-11"
- ⊕ TOP OF CANOPY
ELEV = +17'-5"
- ⊕ TOP OF ROOF
ELEV = +13'-9"
- ⊕ TOP OF ADDITION ROOF
ELEV = +12'-0"
- ⊕ FIRST FLOOR
ELEV = +0'-0"
- ⊕ GRADE
ELEV = (-0'-5 1/2")



PROPOSED SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0" A2.0 1

- ⊕ TOP OF SCREENING
ELEV = +18'-11"
- ⊕ TOP OF CANOPY
ELEV = +17'-5"
- ⊕ TOP OF ROOF
ELEV = +13'-9"
- ⊕ TOP OF ADDITION ROOF
ELEV = +12'-0"
- ⊕ FIRST FLOOR
ELEV = +0'-0"
- ⊕ GRADE
ELEV = (-0'-5 1/2")



PROPOSED NORTHEAST ELEVATION
SCALE: 1/8"=1'-0" A2.0 2

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KITTEERY, MAINE 03904
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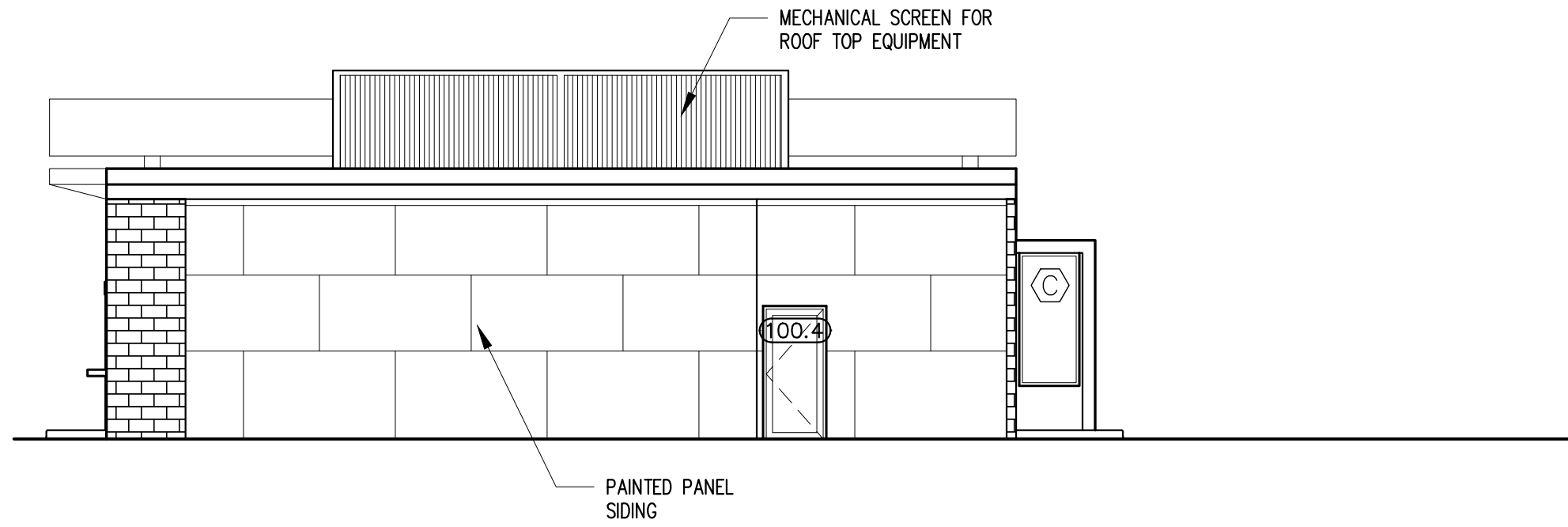
PROJECT NAME:
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PROJECT NO.: 22063
DRAWN BY: BH, RW
APPROVED BY: BH
ISSUE DATE: 2022/08/19
DRAWING NAME:
PROPOSED ELEVATIONS

SCALE:
DRAWING NO.:

A2.0

- ⊕ TOP OF SCREENING
ELEV = +18'-11"
- ⊕ TOP OF CANOPY
ELEV = +17'-5"
- ⊕ TOP OF ROOF
ELEV = +13'-9"
- ⊕ TOP OF ADDITION ROOF
ELEV = +12'-0"

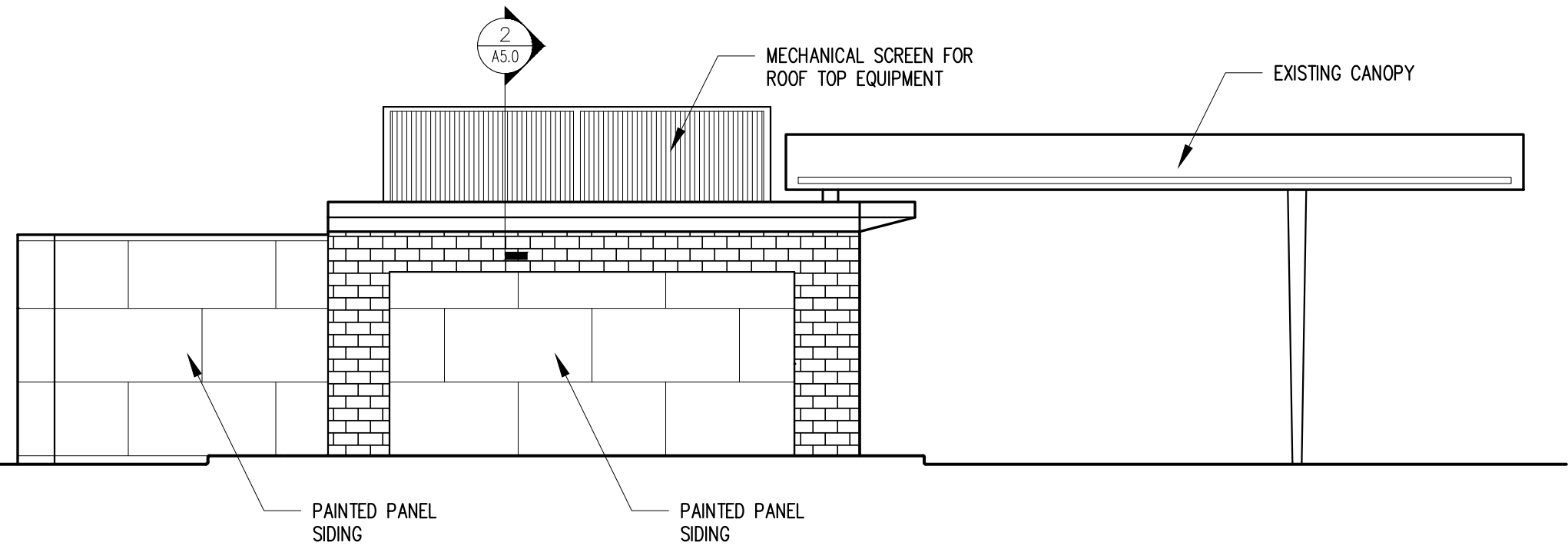
- ⊕ FIRST FLOOR
ELEV = +0'-0"
- ⊕ GRADE
ELEV = (-0'-5 1/2")



PROPOSED NORTHWEST ELEVATION
SCALE: 1/8"=1'-0" A2.1 3

- ⊕ TOP OF SCREENING
ELEV = +18'-11"
- ⊕ TOP OF CANOPY
ELEV = +17'-5"
- ⊕ TOP OF ROOF
ELEV = +13'-9"
- ⊕ TOP OF ADDITION ROOF
ELEV = +12'-0"

- ⊕ FIRST FLOOR
ELEV = +0'-0"
- ⊕ GRADE
ELEV = (-0'-5 1/2")



PROPOSED SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0" A2.1 4

THE GETTY
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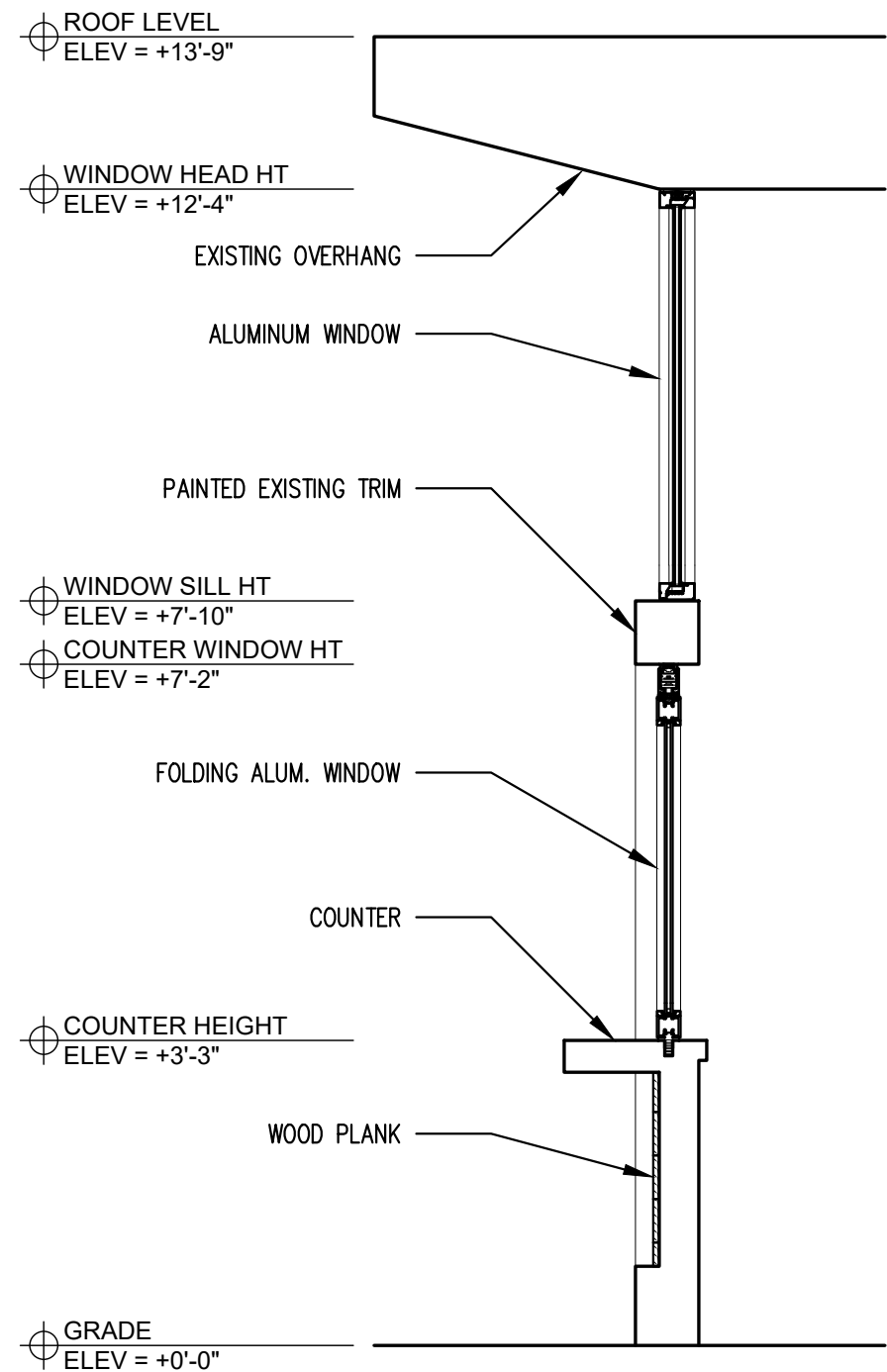
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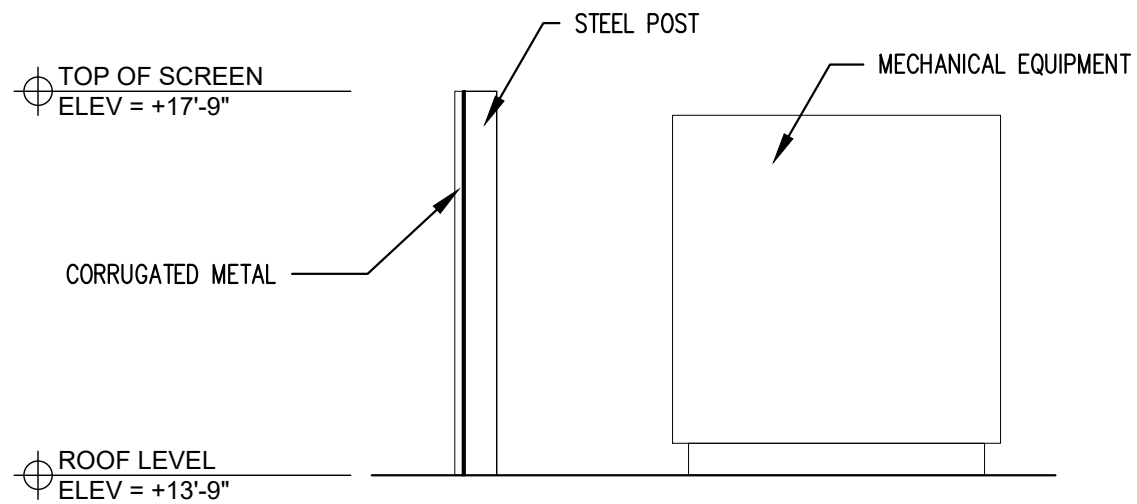
DRAWING NAME:
PROPOSED ELEVATIONS

SCALE:
DRAWING NO.:

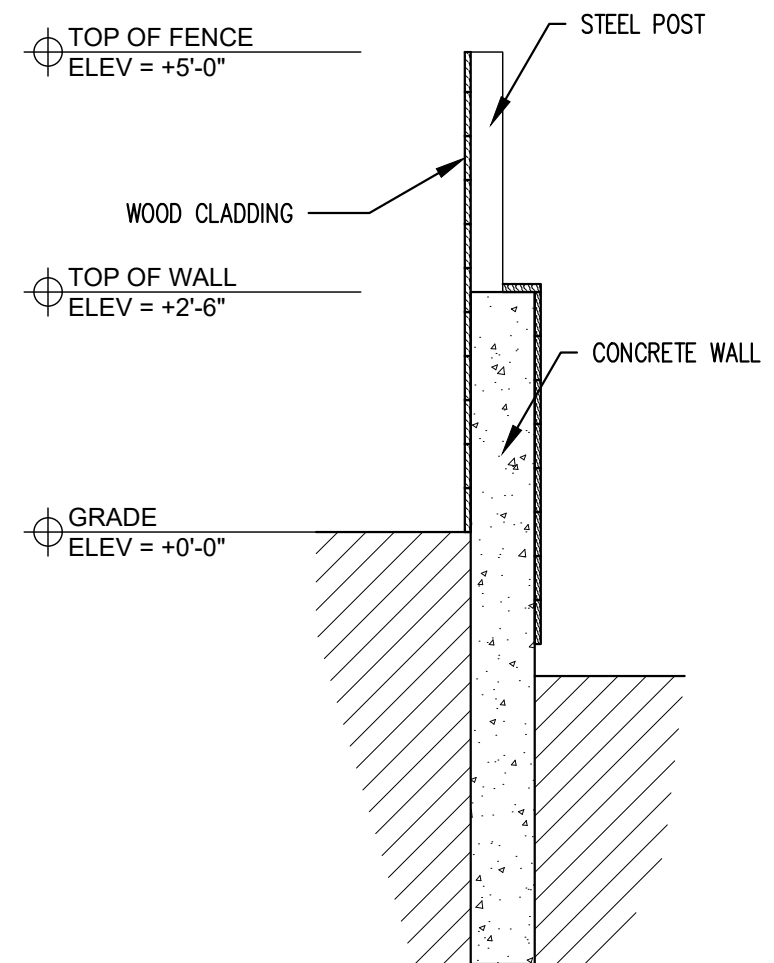
A2.1



WALL SECTION 1
SCALE: 1/2"=1'-0" A5.0



ROOF SCREEN DETAIL 2
SCALE: 1/2"=1'-0" A5.0



FENCE DETAIL 3
SCALE: 1/2"=1'-0" A5.0

THE GETTY
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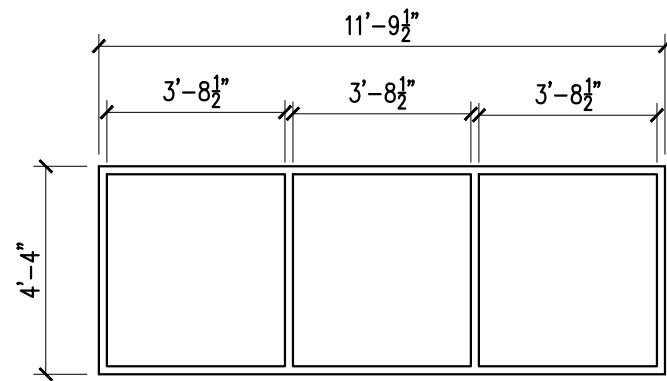
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DRAWING NAME:

SECTIONS AND DETAILS

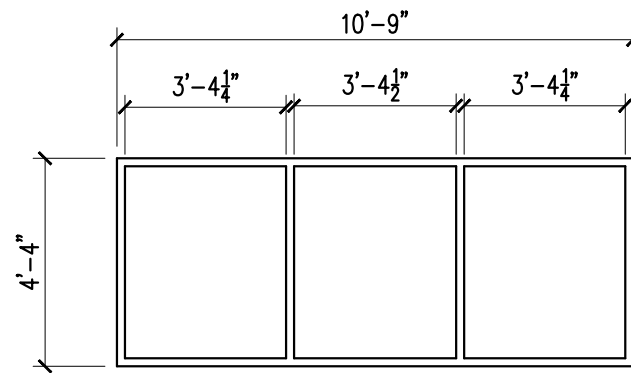
SCALE:
DRAWING NO.:

A5.0



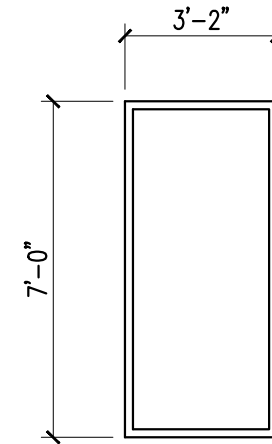
A

ALUMINUM FRAME FIXED WINDOW UNIT



B

ALUMINUM FRAME FIXED WINDOW UNIT



C

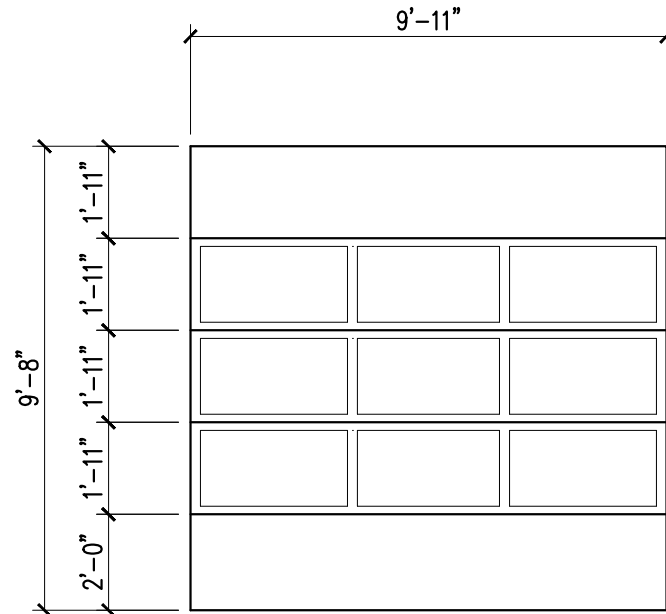
ALUMINUM FRAME FIXED WINDOW UNIT

WINDOW TYPES

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

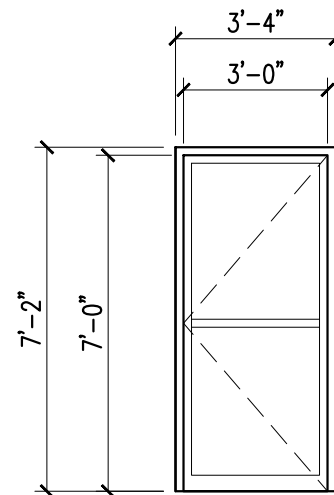
1

A7.0



100.1
100.2

ALUMINUM SECTIONAL OVERHEAD DOOR WITH LITES



100.3
100.4

FULL LITE ALUMINUM DOOR

DOOR TYPES

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

2

A7.0

THE GETTY
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DRAWN BY: BH, RW

APPROVED BY: BH

ISSUE DATE: 2022/08/19

DRAWING NAME:

DOOR AND WINDOW TYPES

SCALE:

DRAWING NO.:

A7.0



PROPOSED SOUTH EAST PERSPECTIVE



PROPOSED AERIAL PERSPECTIVE



PROPOSED EAST PERSPECTIVE



PROPOSED NORTH EAST PERSPECTIVE

THE GETTY
 361 ISLINGTON STREET
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 architecture + design

7 WALLINGFORD SQ
 UNIT 209-9
 KITTERY, MAINE 03904
 207.994.3104

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 PORTSMOUTH, NH 03801
 PROJECT NO.: 22063
 DRAWN BY: BH, RW
 APPROVED BY: BH
 ISSUE DATE: 2022/08/19
 DRAWING NAME:

PERSPECTIVE
 IMAGES

SCALE:
 DRAWING NO.:

A8.0

BEFORE (EXISTING):



EXISTING VIEW FROM SOUTH EAST



EXISTING VIEW FROM SOUTH WEST



EXISTING VIEW FROM EAST

AFTER (PROPOSED):



PROPOSED VIEW FROM SOUTH EAST



PROPOSED VIEW FROM SOUTH WEST



PROPOSED VIEW FROM EAST

THE GETTY
361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:

KEY:

WINTER
HOLBEN

architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

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PROJECT NAME:

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DRAWN BY: BH, RW

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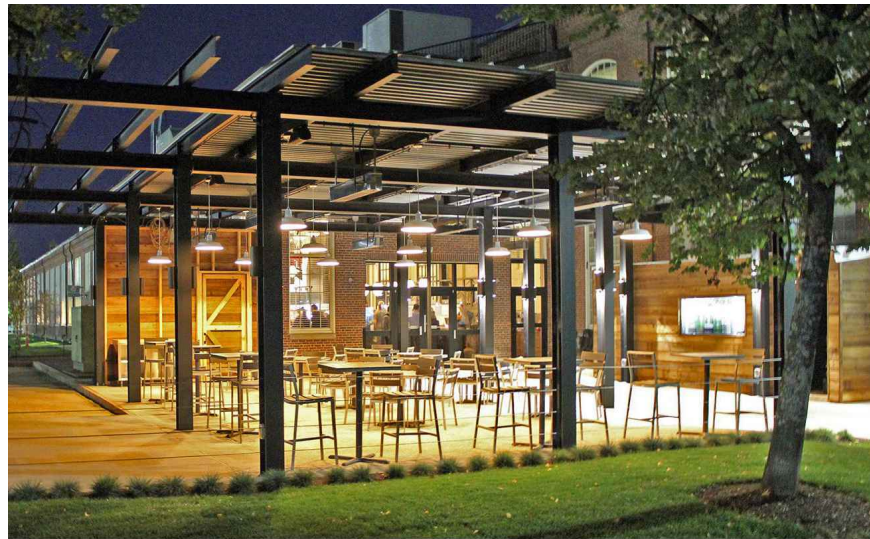
DRAWING NAME:

BEFORE AND AFTER
IMAGES

SCALE:

DRAWING NO.:

A8.1



DINING CANOPY - OPEN TRELLIS



DINING CANOPY - OPEN TRELLIS



INDOOR / OUTDOOR DINING EXPERIENCE



DINING CANOPY - OPEN TRELLIS



INDOOR / OUTDOOR DINING EXPERIENCE



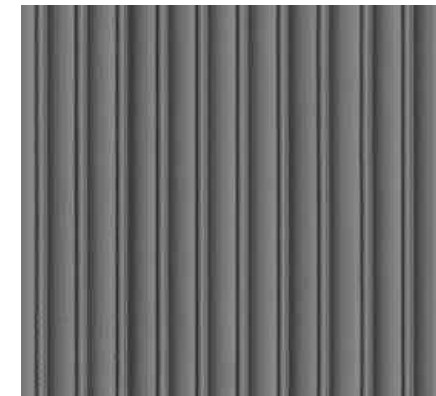
PLANTER



WOOD PLANK



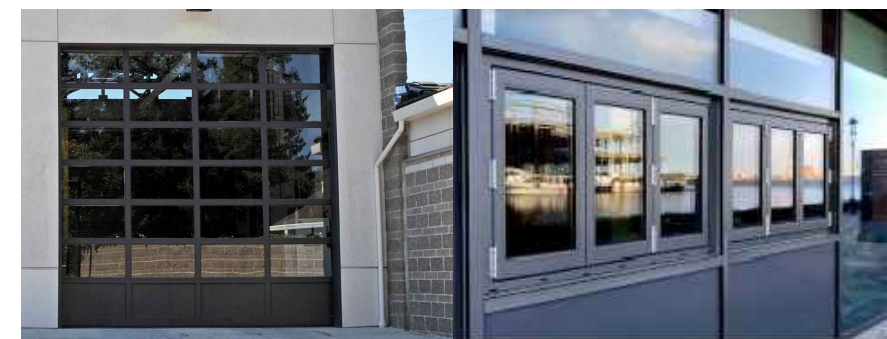
ROOF SCREEN



CORRUGATED METAL



PATIO LIGHTING



GLAZED OVERHEAD DOOR

FOLDING COUNTER WINDOW

THE GETTY

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PORTSMOUTH, NEW HAMPSHIRE 03801

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APPROVED BY: BH

ISSUE DATE: 2022/08/19

DRAWING NAME:

MATERIAL
INSPIRATION CUT
SHEETS

SCALE:

DRAWING NO.:

A9.0

