

**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.**

**January 04, 2023**

**AGENDA (revised on December 30, 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. APPROVAL OF MINUTES**

1. December 07, 2022
2. December 14, 2022

**II. ADMINISTRATIVE APPROVALS**

1. 40 Court Street (LUHD-550) – **REQUEST TO POSTPONE**
2. 11 Sheafe Street (LUHD-552) – **REQUEST TO POSTPONE**
3. 55 Gates Street (LUHD-553) – **REQUEST TO POSTPONE**

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

A. **REQUEST TO POSTPONE-** 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)

B. **REQUEST TO POSTPONE-** 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. Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (raise rear stairwell and change siding material) and to temporarily remove existing stone wall and reconstruct after construction as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4) and Historic Districts. (LU-21-183)

D. (Work Session/Public Hearing) requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

E. **REQUEST TO POSTPONE-** Petition of **Brienne Cressy and Cyril Chen, owners**, for property located at **46 Mark Street**, wherein permission is requested to allow the installation of solar panels to the roof of the house as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 52 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-214)

F. Petition of **Braden & Robyn Ferrari, owners**, for property located at **44 Humphreys Court**, wherein permission is requested to allow renovations to an existing structure (replace windows with Green Mountain Windows) the removal of the chimney, and the installation of HVAC equipment as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 45 and lies within General Residence B (GRB) and Historic Districts. (LU-22-223)

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

A. **POSTPONED TO THE FEBRUARY 01, 2023 MEETING-** Work session requested by 95 Daniel Street, LLC, owner, for property located at 95-99 Daniel Street, wherein permission is requested to allow the demolition of the existing structures on both lots and the new construction of (2) new multi-family structures as per plans on file in the Planning Department. Said. Property is shown on Assessor Map 107 as Lots 6-7 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-530)

#### V. 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\\_vgI7YG0jQtea4D9oRbjxxg](https://us06web.zoom.us/webinar/register/WN_vgI7YG0jQtea4D9oRbjxxg)



**MINUTES  
HISTORIC DISTRICT COMMISSION**

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

**6:30 p.m.**

**December 07, 2022**

**MEMBERS PRESENT:** Chairman Jon Wyckoff; Members Margot Doering, Martin Ryan, David Adams, Dan Brown, Karen Bouffard and Alternate Johanna Landis

**MEMBERS EXCUSED:** Vice-Chair Reagan Ruedig, City Council Representative Rich Blalock

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner, Planning Department

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**I. APPROVAL OF MINUTES**

1. November 02, 2022
2. November 09, 2022

*Mr. Brown moved to **approve** the November 2 and 9 minutes as submitted, seconded by Ms. Doering. The motion **passed** by unanimous vote, 7-0.*

**II. ADMINISTRATIVE APPROVALS**

**Note:** The Commission reviewed Item 3, 11 Sheafe Street, first and out of order because Ms. Bouffard recused herself from it.

**1. 591 Middle Street (LUHD-549)**

The request was to replace a wire fence with a wood one.

**Stipulations:**

- 1) The new fence shall be the same style as shown in the presentation; and
- 2) The new fence shall be no taller than four feet within the front yard setback.

**2. 40 Court Street (LUHD-550)**

The request was for a mini split unit at the rear of the property. Mr. Cracknell said a tax map would have confirmed that it was in fact at the rear of the building. Ms. Doering noted that there was no screening. She said she didn't think there were anything different that could be

done as to how the conduit could be run. Mr. Cracknell agreed that there didn't seem to be an easier location.

It was decided to **continue** the item to the December 14 meeting so that the applicant could include a tax map.

**3. 11 Sheafe Street (LUHD-552)**

Ms. Bouffard recused herself from the item. Mr. Cracknell said the request was for a mini split condenser to be placed at the rear of the building facing Custom House Way. He said it wasn't clear whether there would be a conduit going up the building. Ms. Doering said it was also unclear exactly where the condenser. The applicant wasn't present.

Mr. Cracknell recommended **continuing** the item to the December 14 meeting, and the Commission agreed.

**4. 55 Gates Street (LUHD-553)**

Mr. Cracknell said the request was for a mini split condenser and that there would be screening and a 5-ft fence. He said the side yard wall proposed was HardiePlank due to the Building Code fire separation requirements. He noted that the project received approval from the Board of Adjustment for the condenser. The applicant's representative architect Anne Whitney was present and explained that the Building Inspection Department used to enforce anything three feet or less. It was further discussed. She said the current fence would be extended to hide the condenser and the double window would be shifted so that it wouldn't be over the heat pump.

Mr. Adams said he wasn't enthused about HardiePlank being used in the south end and asked if there was a substrate that could achieve the fire rating so that 19<sup>th</sup> Century replicating finishes could be put on top of it and still meet the code. Ms. Whitney agreed but said it would change all the wall depths and so on. Mr. Adams asked about a half-inch. Ms. Whitney said it was a matter of cost; she pointed out that it was the least visible part of the building and that the cementitious Hardie Board was enough by itself to be the outside barrier. Mr. Ryan said the Hardie Board would have to be done because it wasn't flammable. Mr. Cracknell said it needed to be meet code and thought Mr. Adams' point was a good one. Several options were discussed. Mr. Adams said he would prefer a possible work-around solution, and Mr. Brown agreed. The item was pulled for a separate vote.

*Mr. Adams moved to **separate** the mechanical portion of the application and **postpone** the rest including the siding to the December 14 meeting, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 7-0.*

**5. 47 Howard Street (LUHD-554)**

The request was for mechanical equipment to be placed on the house, with a lot of conduit and no screening proposed. Mr. Cracknell suggested that it be continued.

It was decided to **continue** the item to the December 14 meeting.

**6. 7 Hancock Street (LUHD-536)**

The applicant presented a screen design for a condenser to satisfy a stipulation previously requested by the Commission.

**7. 40 Pleasant Street (LU-22-170) - REQUEST TO POSTPONE** (December 14, 2022)

The item was previously requested to be postponed to the December 14 meeting, but Mr. Cracknell said what was left at the site was the exterior's wall lighting. He said the applicant did some photo simulations representing what the lighting would look like and ensured that the lighting was regulated so that the brightness could be adjusted.

*Ms. Doering moved to **approve** Items 1, 6, and 7. Mr. Brown seconded. The motion **passed** by a vote of 5-2, with Mr. Adams voting in opposition and Mr. Ryan abstaining because of Item 3, 11 Sheafe Street.*

Chairman Wyckoff noted that there were several postponements.

Mr. Adams moved to **postpone** Petition A, 43 Holmes Street, and Petition B, 3 Walton Alley, to the January 4 meeting, seconded by Ms. Doering. The motion **passed** unanimously, 7-0.

Ms. Doering moved to **withdraw** Petition C, 33 South Mill Street, seconded by Mr. Adams. The motion **passed** unanimously, 7-0. (Mr. Brown abstained).

Ms. Doering moved to **postpone** Petition D, 93 Pleasant Street, to the December 14 meeting, seconded by Mr. Brown. The motion **passed** unanimously, 7-0.

Ms. Doering moved to **postpone** Work Session (Old Business) A, 95 Daniel Street, to the February 1 meeting. Mr. Brown seconded. The motion **passed** unanimously, 7-0.

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

**A. REQUEST TO POSTPONE-** 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)

*The petition was **postponed** to the January 4 meeting.*

**B. REQUEST TO POSTPONE-** 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)

*The petition was **postponed** to the January 4 meeting.*

C. **REQUEST TO WITHDRAW-** 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)

*The petition was **withdrawn**.*

D. **REQUEST TO POSTPONE-** Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (raise rear stairwell and change siding material) and to temporarily remove existing stone wall and reconstruct after construction as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4) and Historic Districts. (LU-21-183)

*The petition was **postponed** to the December 14 meeting.*

Ms. Bouffard recused herself from Petitions E and F and left the meeting.

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

## **SPEAKING TO THE PETITION**

The applicant Cyrus Noble was present and said Covid delayed the project. He said he wanted to put a master bedroom suite over the garage space and that the dormer on the back would be continued. He said the only change was that a new door would go into the backyard.

Mr. Adams said the house would be a unique one in the south end due to its continuous roofline and the front door and garage doors on the same plane. He said it was awkward as a work-around. Mr. Brown said he thought the applicant did a better job of balancing the house than it was before and that his design had more symmetry. Mr. Ryan said the house was awkward from the beginning but it had been approved before and he felt it would be inappropriate to not allow it to continue forward. He said the applicant shouldn't be punished for supply chain difficulties during Covid. The house's design was further discussed. Ms. Doering suggested a shingled siding on the garage to separate it from the house. Mr. Adams agreed that it would make it look less cobbled. Ms. Doering also thought something could be done in the space in front of the

garage with plantings or stone that would differentiate the garage from the main house without costly expenses. Ms. Landis said the applicant would be double-penalized due to the loss of time and the fact that he bought an awkward house but wanted to make it look better. She said his responsibility should not be to make the house more historically accurate but to make it more aesthetically pleasing and not break the bank doing it. She said the changing in siding would be a good economical way of doing that.

Chairman Wyckoff said it could be stipulated that cedar shakes would be on the garage portion. He opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

Petra Huda of 280 South Street asked if the Commission really thought the design was consistent with the area and the Historic District, especially the dormer that stuck out. She asked if the application had gone before the BOA for a variance, noting that it was a tight squeeze. The applicant responded that it did and that the permits were still valid.

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

### **DECISION OF THE COMMISSION**

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

- 1. There shall be cedar shakes on three walls of the garage, and*
- 2. The dormer will be cedar clapboards as presented.*

Mr. Ryan said the project is consistent with the area because the building is already there and hadn't been consistent with the Historic District to begin with, but it's part of the fabric that's there and it preserves the integrity of the District.

*The motion **passed** by unanimous vote, 7-0.*

F. (Work Session/Public Hearing) requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

### **SPEAKING TO THE PETITION**

The applicant's representatives architect Carla Goodknight and project manager Eben Tormey were present. Ms. Goodknight reviewed the revised design for the mixed-use building, presenting Options A through D. (See recording time stamp 53.25).

Mr. Ryan said he thought Options A and D were very appealing. He said Option A was the signature building with an entrance piece. He said the cornices were expressive and the approach was changed by the way the building stepped up. He said the whole thing came together better than it did before. He said what he found appealing in Option D was how the hinge points where the front piece off Maplewood Avenue met the Raynes Avenue piece were handled. As far as massing, he said what was done with the horizontals and the cornice gave the building a more horizontal feeling. He said he wasn't bothered by the massing before but thought it was improved. He concluded that Option A with a bit of Option D would be good. Ms. Landis said she liked Option B because the building didn't feel boxy and the colors were broken up. She said it was more inviting. Mr. Adams said he was surprised by the sense of post-war Japanese fenestration on the Maplewood Avenue part in Option B; he said something seemed to happen to the upper street corner with the balcony that was fuzzy. He said he liked Options A and D and thought the Maplewood Avenue piece looked less boring. He said the massing was good.

Ms. Doering said she agreed with Mr. Ryan from an aesthetic point of view in terms of preferences. She said she found Option B interesting but didn't think it worked with the rest of the building as well as she would like. She said she wasn't a fan of the busy storefront, which was probably why she found Option D appealing. She said she liked that Option D rounded and softened the entrance coming over Maplewood Avenue. She said the heavy projecting cornices in Option A didn't relate to the rest of the building. She said the mass could be improved if the applicant could find a way to take Option D and eliminate some of the mass on the third floor so that there was more of a step back. She said she wasn't sure if it would get her approval and noted that the public was concerned about the wall that the mass presented on that side of Mill Pond. She said in 40-50 years, the trees would have matured and the building wouldn't stand out like it would today, but it would still be several decades of people having to look at the building. She said the applicant tried to reduce that by stepping back the upper stories but felt that they weren't stepped back enough. Ms. Goodknight said there was a penthouse. Ms. Doering said she was just looking at the aesthetic. She said a concern was brought up earlier about how the Mill Pond view was the back side of the building and it was a lot of garage at the single-story level. She said the trees would cover that view first before they covered the upper stories, but she was still concerned that the view from the pond was the back side of the building and felt bad for the people who would be looking at that. Mr. Tormey said a berm was created between the pathways and there was a substantial amount of vegetation and other screening. It was further discussed.

Chairman Wyckoff said he thought a problem with Options A and C was the symmetry on the front of the 3-1/2 story building that gave it almost an industrial look, especially on Option A. He said Option B upset the symmetry with the Japanese style, so it was good that way. He said Option D was good because of the rounded corners on both sides, noting that one was a corner and the other was the infill or what made the transition from the 3-story to the 4-story. He said he was much more satisfied with the back of the building than he was before and thought there were enough added details, like the balconies. He said the parking garage would be well hidden. Mr. Brown said he liked Option D because the edge coming around the street was rounded and the building was softer than an industrial one. He said he applauded all the changes but noted that it was still across the street from a graveyard and historic homes and Mill Pond. He said he still felt the mass was too large and that the improvements would fit in much better if the location were where the AC hotel was.

Ms. Goodknight then reviewed the revised hotel options. (See recording time stamp 1:25:25).

Mr. Ryan said Option B had 'road warrior' elements that he'd want to see throughout the complex if it was the chosen option. Ms. Goodknight said they brought it down to three stories to give it a better balance and proportion. Chairman Wyckoff asked if the canopy on the front corner had glass. Mr. Tormey said it didn't, that it was more of a pergola and open to the sky. Ms. Doering said elements of Option B were being added to the simplicity of Option D. She said one of the problems she had with Option B was the rectangular base with the cantilever almost a curved element. She said Option D was more successful because of that but thought jazzing up Option B might be good. Mr. Tormey said Option D had a railing on top of it and that it could be brought down and a corner could be wrapped to connect into the balcony. He said that feature could be combined with Option B. Chairman Wyckoff said what was important was that the applicant managed to make that section of the building look like it had less mass. Mr. Ryan said he felt that the language in Option B was more appropriate up against the 3S building because it was more 'urban edge' and looked raw, like the 3S building. He said he couldn't buy into Option B and was shocked that there was interest in it. Mr. Brown agreed said it looked like too much heavy metal. He said he preferred Option D. Ms. Doering said the mass of the building was too big in that location for its architectural style. Mr. Ryan said if it were one story shorter, it would look squatty and inappropriate. It was further discussed.

It was concluded that Mr. Ryan preferred Option A with a bit of Option D. Mr. Brown preferred Option D. Chairman Wyckoff preferred Options B and D. Ms. Doering preferred Option D with alterations. Mr. Adams said he preferred Option D, and Option B if it were simplified.

Chairman Wyckoff opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

Paige Trace of 27 Hancock Street said she preferred either Option B or D. She asked why the hotel had to be five stories in a straight line. She suggested that it could be a bookend to the mixed-use building. She said people might want to stay somewhere a little different than the AC Hotel and that the Japanese style in Option B might attract people to stay there, so it could be flipped or bookended. She said the mass on Mill Pond was still too large but maybe bookending the two buildings might work.

Lisa Hewitt of 726 Middle Road said the Master Plan called for 2-1/2 story buildings along the North Mill Pond and the zoning ordinance allowed for 2-4 stories. She said the developers decided to build a building with five stories because they were leaving open space for the 100-ft wetland buffer, which they couldn't build next to anyway because of its proximity to the water. She said the architect and developer ignored some of the concerns of the HDC members and residents about height and mass and she didn't feel that rounding the corners would take care of that. She asked that the Commission make the applicant follow the Master Plan.

Duncan MacCallum of 538 State Street said the applicant made a few tinkering changes but didn't address the real problem, that the buildings were just too massive, out of place, and



inconsistent with the character of the downtown area and North Mill Pond. He said the mass was too big and that the project should be disapproved.

Petra Huda of 280 South Street said she appreciated that the applicant took the Commission's advice and stepped back the appearance, but she said it stepped back into that upward five stories again. She said the industrial materials in Option D didn't fit the Historic District or historic nature of the area. She said there was still the massing problem and that she agreed with Ms. Doering's comments as well as with Ms. Trace's hotel comments. She said it looked like a big block and that blending it in more and giving it balance would make it more attractive.

Esther Kennedy of 41 Pickering Avenue said the massing was still too big and she didn't know if it could be stepped down. She agreed that people would be looking at the building for a long time until the trees matured. She noted that Portwalk had promised vegetation but hadn't done so. She said vegetation could not be kept up and cover what it should. She said the structure should be made right in the beginning and the vegetation should be an after-the-fact element.

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

## DECISION OF THE COMMISSION

*Ms. Doering moved to **continue** the petition to the January 4 meeting, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 6-0.*

## IV. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE- January 04, 2023 Meeting-** Work session requested by 95 Daniel Street, LLC, owner, for property located at 95-99 Daniel Street, wherein permission is requested to allow the demolition of the existing structures on both lots and the new construction of (2) new multi-family structures as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 6-7 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-530)

*Ms. Doering moved to **postpone** Work Session (Old Business) A, 95 Daniel Street, to the February 1 meeting. Mr. Brown seconded. The motion **passed** unanimously, 7-0.*

At this point in the meeting, Mr. Cracknell reviewed the HDC's general procedures as well as the annual procedure for electing a Chair and Vice-Chair. (See recording time stamp 1:52:30).

## V. ADJOURNMENT

The meeting adjourned at 8:55 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.**

**December 14, 2022**

**MEMBERS PRESENT:** Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; Members Margot Doering, Martin Ryan, David Adams, Dan Brown, Karen Bouffard and Alternate Johanna Landis

**MEMBERS EXCUSED:** City Council Representative Rich Blalock

**ALSO PRESENT:** Nicholas Cracknell, Principal Planner, Planning Department

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**I. ADMINISTRATIVE APPROVALS**

*It was moved, seconded, and passed unanimously to **continue** Items 1, 2, and 3 to the January 4, 2023 meeting.*

**Note:** the rest of the administrative items were not addressed in sequence or approved as a group because Mr. Adams recused himself from Item 9.

**1. 40 Court Street (LUHD-550)**

The item was **continued** to the January 4 meeting.

**2. 11 Sheafe Street (LUHD-552)**

The item was **continued** to the January 4 meeting.

**3. 55 Gates Street (LUHD-553)**

The item was **continued** to the January 4 meeting.

**4. 47 Howard Street (LUHD-554)**

The applicant Justin Ziemetz was present via phone to answer the Commission's previous concerns about the lack of conduit on the back of the building and on the illustration and whether screening was proposed. He said the backyard was fenced in, so the condenser wouldn't be visible. He said a white cap would cover the conduits that went up the back of the house and all the interior units would be served by the condenser. Chairman Wyckoff verified that the lines with the white caps would be painted the clapboard color. Mr. Brown asked how

far the fence was from the condenser. Mr. Ziemetz said it was eight feet and that he had submitted it to the Board of Adjustment for approval.

**5. 7 Hancock Street (LUHD-536)**

Mr. Cracknell said the applicant's HVAC contractor was seeking approval to put the conduit from the condenser into an existing blocked-up chimney. He said the conduit would go up the downspout and would be painted the color of the house.

**Stipulation:** the conduit shall be routed up the downspout from the condenser into the existing chimney and shall be painted the color of the house.

**6. 40 Pleasant Street (LU-22-170)**

Mr. Cracknell said the applicant was seeking approval for the design of the building's accent lighting and included some renderings to illustrate how the lighting will appear. He said they also had the ability to modify the intensity of the lighting. The applicant's representative architect Robert Whiteamire was present. Ms. Doering asked why Mr. Whiteamire felt that the building needed lighting. Mr. Whiteamire said the client requested it and it was a way to give the prominent building more presence at night. Chairman Wyckoff asked if it had a battery. Mr. Whiteamire said it was remotely controlled and explained how it would work. Mr. Cracknell asked if it would involve drilling into the building and how it would be secured. Mr. Whiteamire said the material on the top of the building was stone and the biggest challenge would be at the lower area and to find a logical location within the building. He said the lighting would be on all four sides of the building and there would be multiple columns of light that would look like a narrow shaft between the windows and would highlight the stone. Ms. Doering said it would be the first of its kind in the area and would be dramatic. Chairman Wyckoff said it was a dramatic building. Vice-Chair Ruedig said she was concerned about the holes that would be made into the stone, and it was further discussed. Mr. Ryan asked if the applicant would consider just up lighting it so that the little black pieces of equipment wouldn't be seen. Mr. Whiteamire said the up lighting on the stone shelf would be above another piece of stone trim that stuck out and would cast a shadow. Mr. Cracknell suggested lighting the building just from the bottom, with no down lighting.

**Stipulations:**

- 1) Only up lighting shall be used;
- 2) If necessary, the applicant will agree to modify the intensity of the lighting to ensure compliance with the City's lighting regulations; and
- 3) The location and size of the wall penetration shall be reviewed and administratively approved by the Commission prior to installation.

**7. 161 Deer Street (LUHD-558)**

Mr. Cracknell said the request was to shift the garage door from Maplewood Avenue to Deer Street, where it would be less visible and would look better to the pedestrians. He said the

door would be relocated on the side of the building because the corner on Maplewood Avenue was redesigned. He said there was no driveway easement.

#### **8. 147 Congress Street (LUHD-559)**

Mr. Cracknell said the petition was previously approved but the applicant was seeking approval for five or six items. The applicant's representative architect Sarah Howard was present. She showed a sample of the stained brick they wanted to install. In response to Vice-Chair Ruedig's question, she said the concrete wall color would remain. She said they wanted to replace the existing storefront with a new one. The said the gas meters were moved so the stairs were not required. She said the proposed context rendering was different because spandrels were added to the storefronts, which lightened up the sign band. She said the square canopy was changed to a curved one. She showed night renderings to illustrate the amount of lighting for the exterior and said they proposed a recessed linear light to provide some glow. She said the top of the building would have a wall wash. She briefly reviewed the mechanical venting on the rear of the building and said the louvers would match the siding.

Mr. Adams asked what the pedestrian experience of the wash wall lights would be. Ms. Howard the pedestrians would see the underneath but that the lights would be directed toward the building, so during the day it wouldn't be obvious that they were light fixtures. She said they wouldn't be noticed across the street from Maplewood Avenue. In response to Mr. Ryan's questions, Ms. Howard said the spandrel glass would be gray and smooth and would look black during the day and would match the storefront. She said they tried transparent glass but it didn't look right. It was further discussed.

#### **Stipulations:**

- 1) The intensity of the lighting shall comply with the City's ordinance and be readjusted if necessary to comply; and
- 2) The gooseneck vents shall be relocated to the top of the second story as presented.

*Vice-Chair Ruedig moved to **approve** items 4, 5, 6, 7 and 8 with their respective stipulations. Mr. Ryan seconded. The motion **passed** unanimously, 7-0.*

#### **9. 1 Walton Alley (LUHD-561)**

Mr. Adams recused himself. Mr. Cracknell said the project was previously approved by the Commission but the applicant wanted the following changes to the rear addition: 1) relocate the addition by a few inches; 2) replace a door with a window; 3) adjust the entryway; and 4) replace the attic window with a Green Mountain one. The applicant's representative was present and agreed with Mr. Cracknell's summation.

*Mr. Brown moved to **approve** the item, seconded by Vice-Chair Ruedig. The motion **passed** unanimously, 7-0.*

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

A. Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (raise rear stairwell and change siding material) and to temporarily remove existing stone wall and reconstruct after construction as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4) and Historic Districts. (LU-21-183)

### **SPEAKING TO THE PETITION**

The applicant's representative architect Tracy Kozak was present. She noted that the stone wall removal was withdrawn from the application until a future date. She reviewed some minor changes, which included a removed roof deck, the elevator overrun being 16 inches higher, the composite siding being changed to a non-combustible Hardie one with a fire rating, and the basement windows facing Court Street.

Ms. Doering asked if the rendering was an accurate proportion of the amount of chimney that would be seen from the street. Ms. Kozak said it wasn't. Chairman Wyckoff noted that the decorative railing was shown on the plans. Ms. Kozak said it was proposed on the new addition behind the elevator overrun but they weren't putting a new roof deck there for now, so there was no need for a railing. She said the basement windows wouldn't be lower. She said two bays of windows were removed for a wall and the 6/6 double hungs were now 3/3 to accommodate the grade. She noted that the windows on the property line near the Clipper Tavern did not comply to fire code, so openings weren't allowed there. It was further discussed.

Chairman Wyckoff opened the public hearing.

### **SPEAKING IN FAVOR OF THE PETITION**

No one spoke.

### **SPEAKING IN OPPOSITION TO THE PETITION**

Duncan MacCallum said he opposed the project because it was too big and too massive for the neighborhood.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

Sue Polidura of Middle Street said she hoped the wall would be handled in a different way. She said the approval of the petition was contingent on the archaeological survey. (Vice-Chair Ruedig told her that she would ask for that report).

Paige Trace of 27 Hancock Street said the project was approved subject to the wall not being removed, so she hoped that there would be a public hearing and not an administrative approval when the wall came back with adjustments. She said taking the wall down for two minutes to repair it and then trying to put it back up wouldn't work.

No one else spoke, 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 brick window plugs shall be recessed at least one inch.*

*Mr. Ryan seconded the motion.*

Vice-Chair Ruedig said the changes were minor to the overall design. She said it would have a taller overrun but it would be in the back of the building. She said the project would conserve and enhance property values and would have compatibility of innovative technology.

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

### III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Portwalk HI, LLC, C/O Cathartes Private Investments, owners**, for property located at **195 Hanover Street**, wherein permission is requested to allow the installation of new signage and awnings (The Green Elephant) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 1-2 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-22-203)

#### SPEAKING TO THE PETITION

The sign representative Becca Clifford was present and said they wanted to remove the deteriorating wood slate canopy structures and replace them with canopy awnings with the Green Elephant logo. She said it would also bring uniformity with the nearby tenant awnings.

In response to the Commission's questions, Ms. Clifford said the material was a Sunbrella awning fabric material that would have painted graphics on the two awnings on the corner. She said the color would be brown to match Green Elephant's branding and logo.

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

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

Vice-Chair Ruedig said the building was new and replacing the awnings would be consistent with surrounding buildings. She said the project would conserve and enhance property values and would be consistent with the character of surrounding properties.

*The motion **passed** unanimously, 7-0.*

2. Petition of **Brienne Cressy and Cyril Chen, owners**, for property located at **46 Mark Street**, wherein permission is requested to allow the installation of solar panels to the roof of the house as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 52 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-214)

### **SPEAKING TO THE PETITION**

The owner Cyril Chen was present and said they wanted to install solar panels on the roof of their home. He showed the proposed locations.

Ms. Doering noted that the Staff Report said the house was built in 1860. Mr. Cracknell said it had a major renovation. Vice-Chair Reagan said nothing in the packet showed what the array of panels would look like and that she would like to see a rendering of it before deciding. She said the Commission also didn't want the most visible face of the building to have solar panels. Mr. Chen said Mark Street was far back from Court Street. Mr. Ryan said he couldn't support the panels because they would be prominent and would have an extreme impact on the District as well as on the house itself. He said 90 percent of the roof would be covered in high-tech panels. Mr. Brown asked if the panels were elevated. Mr. Chen said they were 1-1/2 inches elevated. Chairman Wyckoff said he would want the orientation of the panels pointed south or within 15 degrees of south. He said most of the panels were pointing in the wrong direction. It was further discussed. Mr. Adams said there were two unique sides to the house, the south and west sides facing parking lots, and they were a distance away, so he suggested those two sides.

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. Adams moved to **continue** the petition to the January 4 meeting, seconded by Ms. Doering. The motion **passed** unanimously, 7-0.*

3. Petition of **Braden & Robyn Ferrari, owners**, for property located at **44 Humphreys Court**, wherein permission is requested to allow renovations to an existing structure (replace windows with Green Mountain Windows), the removal of the chimney, and the installation of HVAC equipment as per plans on file in the Planning Department. Said property is shown on

Assessor Map 101 as Lot 45 and lies within General Residence B (GRB) and Historic Districts. (LU-22-223)

### **SPEAKING TO THE PETITION**

Contractor Jay Prewitt was present on behalf of the applicants. He said they wanted to replace the original rotting windows with Green Mountain ones and replace the chimney that was in bad shape. He said the condenser would be in a fully fenced yard and would be ten feet from the property line. He said the conduit would come out of the basement and through the porch.

Vice-Chair Ruedig said she could not approve the replacement of original windows unless she had documentation that they weren't able to be restored. Mr. Cracknell said the Commission needed a survey and photos of each window showing the interior and exterior. He said the applicant would rate the age and condition of each window. It was further discussed. Mr. Brown said the chimney was an important feature of the house. Mr. Adams and Vice-Chair Ruedig didn't agree. Mr. Ryan said he was leaning toward saving it, even if it was a faux chimney because it was a prominent feature of the roofline. He asked what was proposed for the windows. The applicant said he would probably do sash replacement windows. It was decided that Chairman Wyckoff, Vice-Chair Ruedig, and Mr. Adams would look at the windows in person.

Chairman Wyckoff opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE COMMISSION**

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

### **DECISION OF THE COMMISSION**

*Vice-Chair moved to **continue** the petition to the January 4 meeting, seconded by Mr. Adams. The motion **passed** unanimously, 7-0.*

4. Petition of **Aaron & Allyson See, owners**, for property located at **295 Maplewood Avenue, Unit #3**, wherein permission is requested to allow renovations to an existing structure (replace the front door and 6 windows of the unit) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 3 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-218)

The applicants/owners Aaron and Allyson See were present. Mr. See said the six front windows needed to be replaced and the front door was leaking and needed replacing. He said they proposed a Therma-Tru door.

Vice-Chair Ruedig asked if the replacement door was a composite. Mr. See said it was a white composite door painted black. He said the windows weren't original and were probably from the 1950s and were very leaky and drafty. Mr. Cracknell asked if they were SDL. Mr. See agreed and said they were on the front of the house. Mr. Adams said all the windows in the front should have a similar look to them, pointing out that there were no storms on one side of the house and



SDLs on the other. He said the doors looked different and would continue to look different. Mrs. See said the next-door neighbors also wanted to replace their windows but couldn't afford it. She noted that the building was two condos and a barbershop. Mr. Cracknell said condos were difficult and that normally there would be a stipulation that all windows on the building match. He said choosing the correct windows now was the most important thing and would make it easier for the other owners to put in the same windows later on. Mr. Ryan said he'd want to see photos to give him a sense of the whole building. He said the pattern of windows looked out of proportion on the third floor. Vice-Chair Ruedig said she didn't like the tract of the Andersen 400 Series window exterior. Mr. Adams suggested getting rid of the 3/3 horizontal muntin.

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 stipulations:*

- 1. The 3/3 windows shall be just on the third floor and the 6/6 windows shall be on the second floor;*
- 2. If the door is replaced, it shall remain wood;*
- 3. Half screens shall be used; and*
- 4. This is a blanket approval for the same windows for the other (5) condo units in the building.*

*Vice-Chair Ruedig seconded the motion.*

Mr. Ryan said the project would have conservation and enhancement of surrounding property values and compatibility of design with surrounding properties.

*The motion **passed** unanimously, 7-0.*

5. (Work Session/Public Hearing) requested by **Strawbery Banke, Inc., owner**, for property located at **66 Washington Street (66 Marcy Street- Puddle Dock Restaurant)**, wherein permission is requested to allow the removal of (the existing canvas framed patio cover, fence, and brick patio) and new construction to an existing structure (new enlarged patio space with covered closeable bar) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 7-1 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-222)

### **SPEAKING TO THE PETITION**

Architects Mark Gianniny and Richard Desjardins and the owner Ryan Lent were present. Mr. Gianniny said they wanted to modify the patio by removing the existing canvas-framed patio



cover, fence, and brick patio. He said they would install a new enlarged patio space with a covered closeable bar. He said the new patio would be stone that would match the materials on the front of the building by the main entrance. He said the patio would be expanded to the left about 12 feet and a standard 3-ft fence would separate the dining area from the museum property and Marcy Street. He said the bar would have a stone top and posts to support the roof as well as folding windows to close the bar, which was a Health Department requirement. He said the enclosure for the mechanical equipment would be screened by a sliding barn-like door.

Mr. Brown asked what it would look like from Marcy Street. Mr. Desjardins said there would be a 3-ft fence and the canvas cover would be removed. He said the only enclosure would be the new bar in the corner. Mr. Brown said he'd like to see a picture. Mr. Lent said he got a letter from Strawberry Banke saying that they liked the fact that the entire screen and cover would be removed to give more visibility into the museum property. Mr. Brown asked if the customers would also like it. Mr. Lent said several people had told him that they'd love to see the Prescott Park gardens. Mr. Ryan said it was a nicely done project and thought it would be in a fantastic spot, although he might not expose as much but make it more secretive by retaining the current fence. Chairman Wyckoff said it was an improvement over the canvas cover.

There was no public comment.

*Mr. Adams **moved** to close the work session, seconded by Vice-Chair Ruedig. The motion **passed** unanimously, 7-0.*

*Mr. Brown **moved** to go into the public hearing by approving what was presented during the work session. Vice-Chair Ruedig seconded. The motion **passed** unanimously, 7-0.*

## **SPEAKING TO THE PETITION**

The Commission did not require the applicant to review what was said during the work session.

## **DECISION OF THE COMMISSION**

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

Mr. Brown said the project would maintain the special character of the Historic District in matching the fences and would conserve and enhance property values. He said it would have compatibility of design with surrounding properties.

*The motion **passed** unanimously, 7-0.*

## **IV. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **David A. Sinclair & Nicole J. Giusto, owners**, for property located at **765 Middle Street**, wherein permission is requested to allow the new construction of a detached garage with living space above as per plans on file in the Planning Department. Said

property is shown on Assessor Map 148 as Lot 37 and lies within the General Residence A (GRA) and Historic District

## **WORK SESSION**

Architect Jennifer Ramsey and owner David Sinclair were present. Ms. Ramsey reviewed the petition, noting that some of it was approved by the Board of Adjustment. She said it was two lots at one point but was involuntarily merged by the City. She said it currently was a 3-family property that included a carriage house and they wanted to build a detached garage with living space above, for a total of four dwelling units on the property.

Mr. Ryan asked what the garage door's material would be. Ms. Ramsey said it would be mahogany. She said she had letters of approval from the abutters. The mahogany product was further discussed. Mr. Adams said the doors over the garage seemed to run up into the gable and that it looked large. Ms. Ramsey said the interior was the kitchen and they were trying to get light in there but still give some character to the front. Mr. Adams asked if smaller doors could accomplish the same thing. Ms. Ramsey said they would consider it. Mr. Adams said it was appropriate to fill it because it provided an excuse for the little dormer roof, but he thought it was hard to rationalize why the doors were there. Mr. Cracknell asked if they were operable. Ms. Ramsey said they could be awning style windows. Vice-Chair Ruedig said the renderings helped to show the distance that the garage was set back and thought it wouldn't be so overwhelming. She asked how the height was compared to the main house. Ms. Ramsey said it was closer, in comparison to the carriage house.

Mr. Adams asked if the big brackets would be laminated wood. Mr. Sinclair said the main house had the same brackets on the dormers on the second floor and that they would match the trim. Ms. Doering said her site walk showed a big backyard that was set back, and she thought the scale was appropriate with the three buildings in relation with one another. She said the only thing that struck her was that the renderings seemed to make the cobblestone area very significant and that she was disappointed to see all that hardscape. Mr. Sinclair said cars had to be able to come in forward and go out forward. Mr. Adams said he walked through the site and discussed an alternative to asphalt with the applicant. He said it would go a long way if there were a way to make it a little friendlier, but it would be expensive. Mr. Cracknell said it was pavers, not asphalt. Ms. Ramsey said the angle made it look more expansive. Mr. Cracknell said there was a real transparent second-floor deck and it seemed worthwhile to look at the side panels for more privacy. Mr. Ryan said it looked like a building with big shoulders and there may be a way to alleviate some of it by taking cues from the main house to do something with the roof, which looked massive. He said he'd get more playful with some of the features and break up the roof. He said the second-story door made it look like there was supposed to be a deck out there that was never built. Chairman Wyckoff thought the second-floor door was too big, but everything else was fine.

## **Public Comment**

Nicole Bodoh of 733 Middle Street said her house was an historic duplex built in 1820, so the applicant wasn't honoring condominiums. She said 765 middle was a historic property. She said

the project did not meet the Commission's criteria of being consistent with the surrounding properties of single-family homes. She said the setting, scale, and mass were inconsistent with the area and it was right up against her house and visible from the street. She said the garage didn't look anything like the others in the neighborhood and was essentially a third home with a garage under it that would be used as a rental property.

Mr. Ryan asked Ms. Ramsey where the petition was in the approval process. Ms. Ramsey said the BOA approved it in September but that it hadn't gone to the Planning Board. Mr. Cracknell then explained the approval process to Ms. Bodoh and said he would confirm the BOA approval.

## **DECISION**

The applicant said they wished to go into a public hearing in January or February.

## **V. ADJOURMENT**

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary



# Historic District Commission

## Staff Report – January 4<sup>th</sup> & 11<sup>th</sup>, 2023

### January 4<sup>th</sup> MEETING

#### PUBLIC HEARINGS – OLD BUSINESS:

- A. 43 Holmes Court (LU-22-72) (demolition & new single family)
- B. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- C. 93 Pleasant St. (LU-21-183) (one story addition)
- D. 1 Raynes Ave. (LU-21-54) (2 infill buildings)
- E. 46 Mark St. (LU-22-214) (solar panels)
- F. 44 Humphrey's Court. (LU-22-223) (chimney & HVAC)

#### WORK SESSIONS – OLD BUSINESS:

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

### January 11<sup>th</sup> MEETING

#### Administrative Approvals:

- |                             |                      |
|-----------------------------|----------------------|
| 1. 40 Court St. (LUHD-550)  | - Recommend Approval |
| 2. 11 Sheafe St. (LUHD-552) | - Recommend Approval |
| 3. 55 Gates St. (LUHD-553)  | - Recommend Approval |

#### PUBLIC HEARINGS – EXTENSION REQUEST:

- 1. 266-278 State St. (LU-19-79) (mixed-use building)

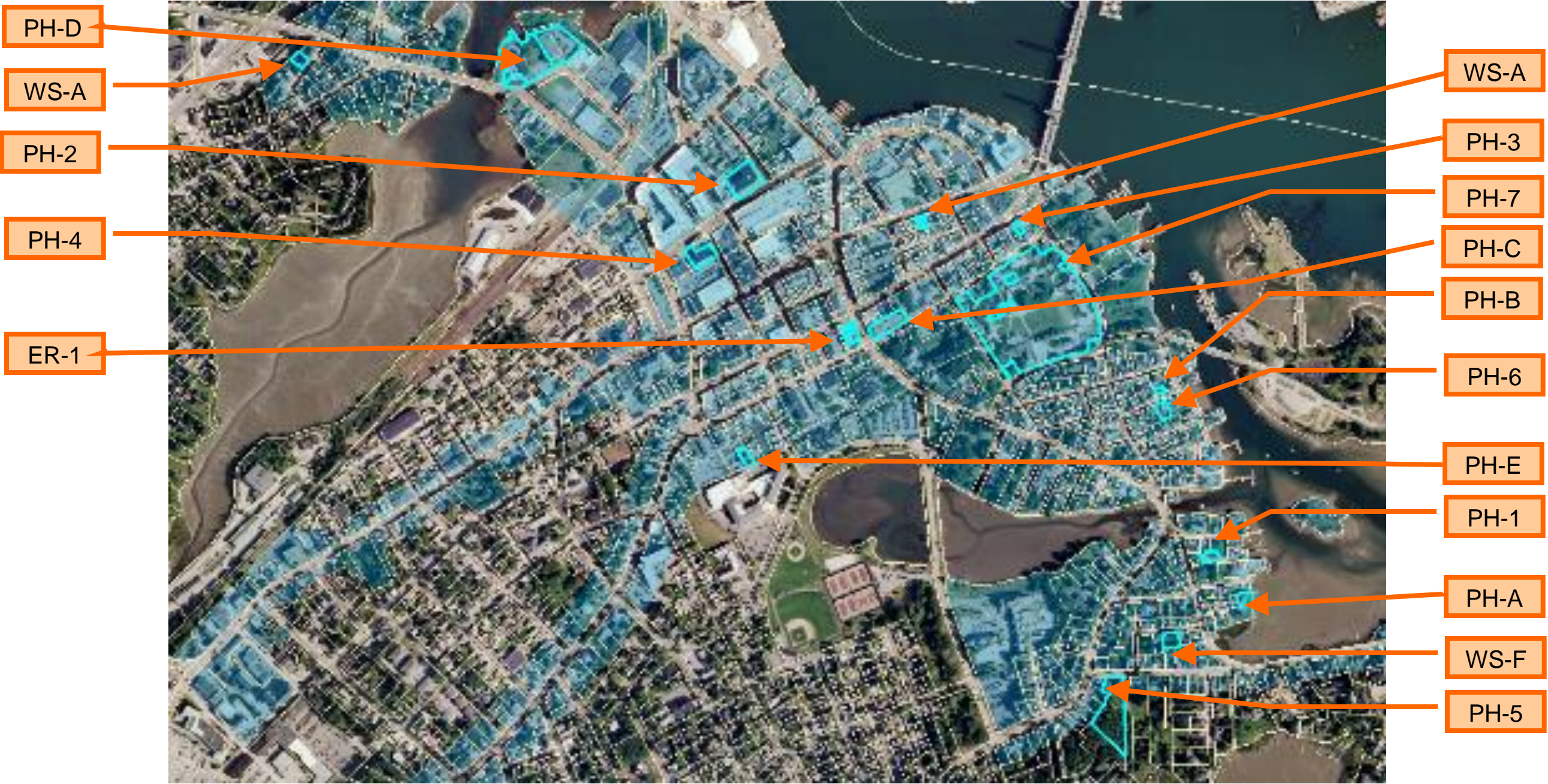
#### PUBLIC HEARINGS – NEW BUSINESS:

- 1. 17 Pray St. (LU-22-245) (windows and door)
- 2. 100 High St. (LU-22-236) (HVAC)
- 3. 46 State St. (LU-22-248) (sills)
- 4. 64 Vaughan St. (LU-20-214) (roof appurtenance)
- 5. 28 New Castle Ave. (LU-22-240) (siding, windows, doors, stairs & deck)
- 6. 44 Gardner St. (LU-22-215) (sunroom and deck)
- 7. 65 Washington St. (LU-22-255) (siding, windows, door & chimney)

#### WORK SESSIONS – NEW BUSINESS:

- A. 37 Prospect Street (LUHD-563) (additions)





LOCATOR MAP

# HISTORIC DISTRICT COMMISSION

MEETING DATE: January 4<sup>th</sup> and 11<sup>th</sup>  
APPLICATIONS: 16



# Historic District Commission

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

## A. Property Information - General:

### Existing Conditions:

- Zoning District: WB
- Land Use: Single-Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
- Building Style: Late Gothic Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Holmes Court
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To replace the existing house with a 2 story traditionally-designed house.

### C. Other Permits Required:

- ☒ Board of Adjustment    ☐ Planning Board    ☐ City Council

### D. Lot Location:

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

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

- ☒ Principal    ☐ Accessory    ☐ Significant Demolition

### F. Sensitivity of Context:

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

### G. Design Approach (for Major Projects):

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

### H. Project Type:

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

## I. Neighborhood Context:

- This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.

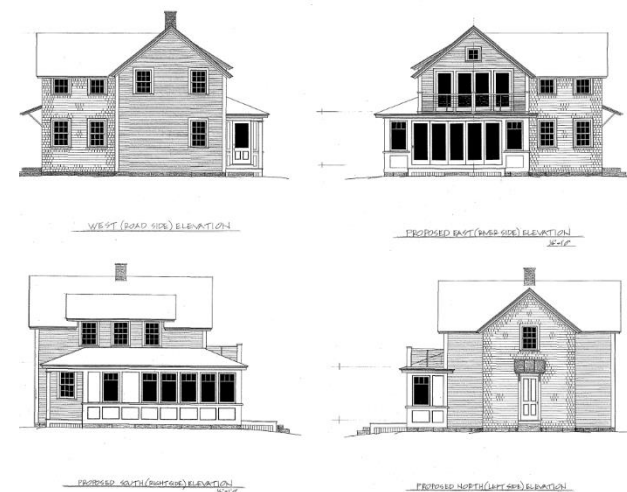
## J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

**Note that the applicant has requested to postpone this application to the February 1st meeting as they are scheduled for a variance application at the BOA for December.**

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

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

43 HOLMES COURT (LU-22-72) – PUBLIC HEARING #A (MODERATE)

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

PROPERTY EVALUATION FORM  
PORTSMOUTH HISTORIC DISTRICT COMMISSION  
PROPERTY: 43 HOLMES COURT Case No.: A Date: 1-4-23  
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied  
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No



# Historic District Commission

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

- 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 ground-mounted HVAC.

**C. Other Permits Required:**

- ☐ Board of Adjustment    ☐ Planning Board    ☐ City Council

**D. Lot Location:**

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

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

- ☒ Principal    ☐ Accessory    ☐ Demolition

**F. Sensitivity of Context:**

- ☒ Highly Sensitive    ☐ Sensitive    ☐ Low Sensitivity    ☐ “Back-of-House”

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

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

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

- The Application is proposing to:
- Add a condenser in the rear yard.

**NOTE THE APPLICANT MAY BE REQUESTING A CONTINUANCE DUE TO INSUFFICEINT INFORMATION BEING SUBMITTED FOR THE CONDENSOR LOCATION AND SCREENING.**

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

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



Rear Elevation and Streetscape View



Zoning Map

HISTORIC  
SURVEY  
RATING

C



3 WALTON ALLEY (LU-22-100) – PUBLIC HEARING #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)	MINOR PROJECT – Add HVAC to Rear Yard –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

2PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 3 WALTON ALLEY Case No.: B Date: 1-4-23

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

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

**A. Property Information - General:**

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

**B. Proposed Work:** To remove and reconstruct the historic wall along Court Street.

**C. Other Permits Required:**

- ☐ Board of Adjustment      ☒ Planning Board      ☐ City Council

**D. Lot Location:**

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

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

- ☒ Principal      ☐ Accessory      ☐ Demolition

**F. Sensitivity of Context:**

- ☒ Highly Sensitive      ☐ Sensitive      ☐ Low Sensitivity      ☐ “Back-of-House”

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

- I. **Neighborhood Context:**
- This historically significant and focal building is located along the intersection of Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the street.
- J. **Background, Comments & Suggested Actions:**
- The Applicant is seeking to:
- Removal and reconstruction of the existing granite wall. Preliminary concern from the HDC for the quality of the reconstruction versus structural shoring during constriction.

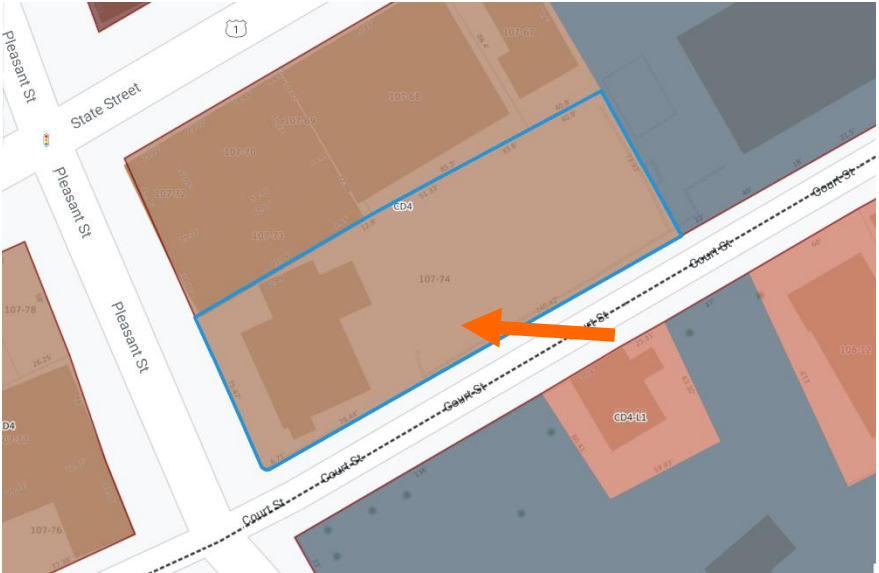
**NOTE, AS REQUESTED, THE APPLICANT HAS SUBMITTED A DETAILED WORK PLAN TO REMOVE AND, AFTER CONSTRUCTION OF THE PROPOSED ADDITION, RECONSTRUCT THE EXISTING HISTORIC WALL ALONG COURT STREET.**

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

**K. Aerial Images and Maps:**



Renderings of the Proposed Addition and Connector Buildings



Zoning Map

HISTORIC  
SURVEY  
RATING

F



93 PLEASANT STREET (LU-21-183) – PUBLIC HEARING #C (MODERATE)


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

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 93 PLEASANT ST. Case No.: D Date: 12-4-23**

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



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No

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

3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No

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

6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No
- I. Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No

2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

1 & 31 RAYNES AVE. (LUHD-234)  
CERTIFICATE OF APPROVAL  
PUBLIC HEARING #D

- 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.

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 #D (MAJOR PROJECT)

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

PROPERTY EVALUATION FORM  
PORTSMOUTH HISTORIC DISTRICT COMMISSION  
PROPERTY: 1 & 31 Raynes Ave. Case No.: D Date: 1-4-23  
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied  
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

46 MARK ST. (LU-22-214)

CERTIFICATE OF APPROVAL

PUBLIC HEARING #E

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4-L1
  - Land Use: Single-Family
  - Land Area: 5,663 SF +/-
  - Estimated Age of Structure: c.1860
  - Building Style: Colonial
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Mark Street
  - Unique Features: NA
  - Neighborhood Association: Downtown

B. Proposed Work: To install 51 solar panels.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

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

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

- ☐ Principal
- ☒ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located at the end of Mark Street and is surrounded with many contributing structures. The neighborhood is predominantly 2 – 2 ½ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

J. Background, Comments & Suggested Action:

- The applicant proposes to install 51 solar panels on the roof.

Note the Commission suggested the applicant consult with the solar contractor to determine whether all side of the roof require panels. It was encouraged that only the southern facing roof surfaces be used.

Design Guideline Reference – Guidelines for Roofing (4).

K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

HISTORIC  
SURVEY  
RATING

C



46 MARK STREET (LU-22-214) – PUBLIC HEARING #E (MODERATE PROJECT)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div>MODERATE PROJECT</div> <div>- INSTALL 51 SOLAR PANELS ONLY -</div>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Storm Windows / Screens / Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		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 Screening/ Enclosures (i.e. sheds, dumpsters...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 46 Mark Street Case No.: 2 Date: 1-4-23

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

**Project Address:** 44 HUMPHREY’S CT. (LU-22-223)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #F

**A. Property Information - General:**

- Existing Conditions:**
- Zoning District: GRB
  - Land Use: Single Family
  - Land Area: 8,276 SF +/-
  - Estimated Age of Structure: c.1908
  - Building Style: Queen Anne
  - Number of Stories: 2.5
  - Historical Significance: C
  - Public View of Proposed Work: View from Humphrey's Court
  - Unique Features: NA
  - Neighborhood Association: NA

**B. Proposed Work:** To remove chimney and add condenser.

**C. Other Permits Required:**

- ☐ Board of Adjustment      ☐ Planning Board      ☐ City Council

**D. Lot Location:**

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

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

- ☒ Principal      ☐ Accessory      ☒ Demolition

**F. Sensitivity of Context:**

- ☐ Highly Sensitive      ☒ Sensitive      ☐ Low Sensitivity      ☐ “Back-of-House”

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along Humphrey’s Court. The property is surrounded with many historically significant structures. The structures in this neighborhood have shallow front yard setbacks along the street and narrow side yards and deeper rear yards.

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

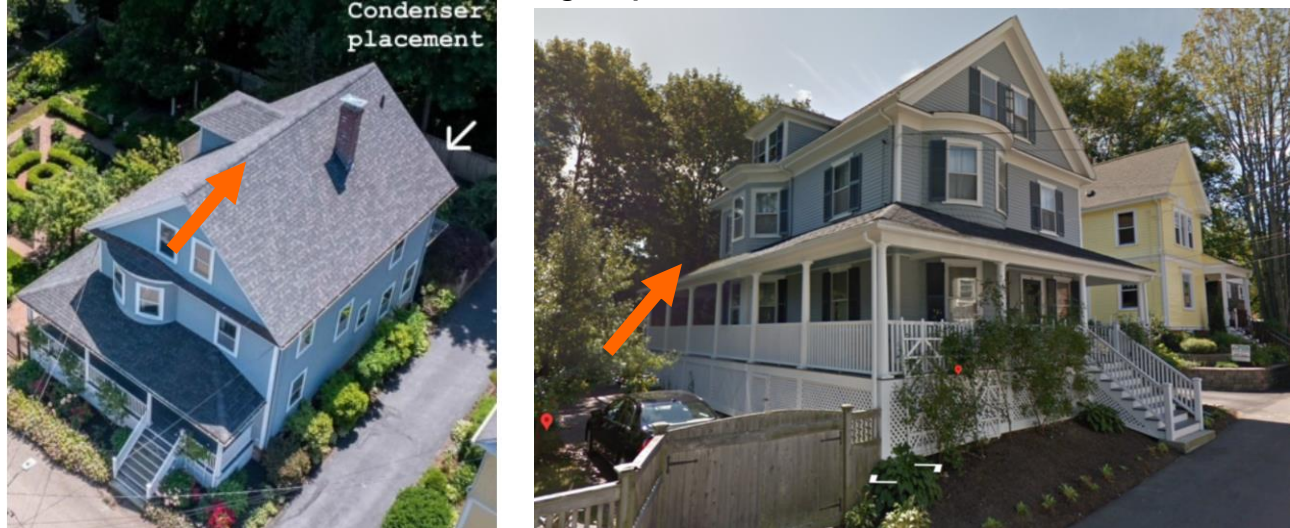
The Applicant is proposing to:

- Remove a chimney
- Add a condenser to the rear yard.

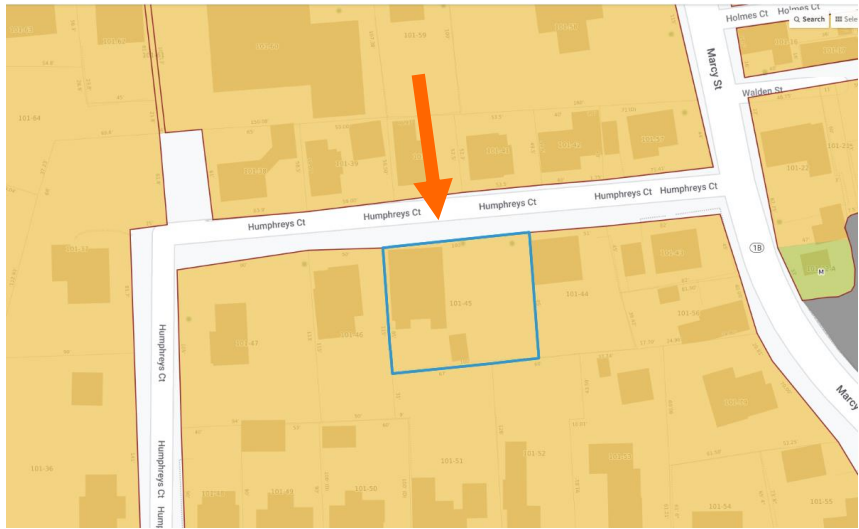
Note that all windows will now be restored.

**Design Guideline Reference – Guidelines for Windows and Doors (08), Guidelines for Roofing (05) and Guidelines for Site Elements and Streetscapes (09).**

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



Street View Image & Proposed Elevation



Zoning Map

HISTORIC  
SURVEY  
RATING

C



44 HUMPREY’S COURT (LU-22-223) – PUBLIC HEARING #F (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:44 HUMPREYS CT. Case No.:F Date:1-4-23

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



Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

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

**A. Property Information - General:**

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

**B. Proposed Work:** To renovate the two existing structures (versus demolition).

**C. Other Permits Required:**

- ☐ Board of Adjustment    ☐ Planning Board    ☐ City Council

**D. Lot Location:**

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

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

- ☒ Principal    ☐ Accessory    ☒ Demolition

**F. Sensitivity of Context:**

- ☐ Highly Sensitive    ☐ Sensitive    ☒ Low Sensitivity    ☐ “Back-of-House”

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**K. Neighborhood Context:**

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

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

The Applicant is proposing to:

- Redesign the project to renovate and/ or alter the two existing historic structures.

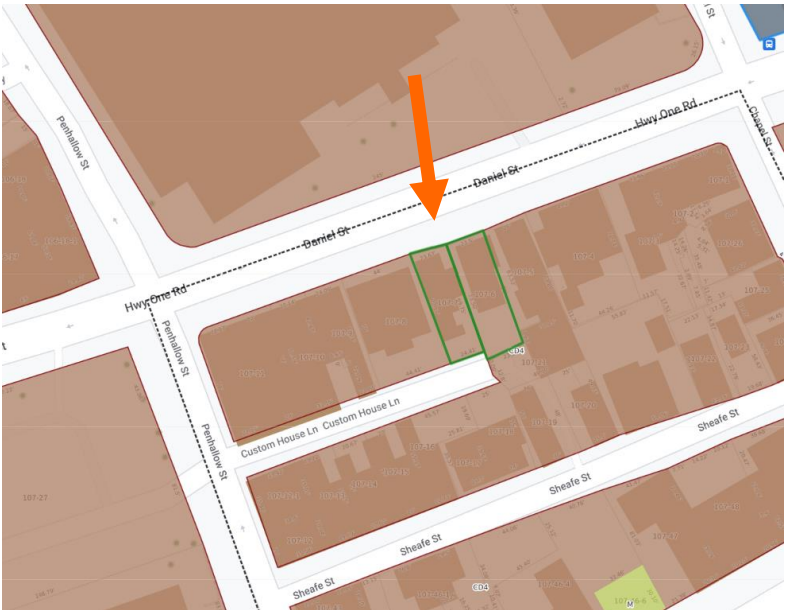
**NOTE, THE APPLICANT IS REQUESTING A CONTINUANCE TO FEBRUARY 1<sup>ST</sup> IN ORDER TO REDESIGN THE PROJECT AS DIRECTED BY THE HDC AT THE NOVEMBER MEETING.**

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

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



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**



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

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 95 DANIEL ST. Case No: A Date: 1214-23

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



Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

**Project Address:** 266-278 STATE & 84 PLEASANT ST.  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** EXTENSION REQUEST #1

**A. Property Information - General:**

- Existing Conditions:**
- Zoning District: CD4
  - Land Use: Mixed-Use
  - Land Area: 4,642 SF +/-
  - Estimated Age of Structure: c.1900
  - Building Style: Commercial
  - Number of Stories: 4-5
  - Historical Significance: Contributing and New Construction
  - Public View of Proposed Work: View from Pleasant, State and Church Streets
  - Unique Features: NA
  - Neighborhood Association: Downtown

**B. Proposed Work:** To restore the Times Building and add a 5 story building and addition.

**C. Other Permits Required:**

- ☒ Board of Adjustment      ☒ Planning Board      ☐ City Council

**D. Lot Location:**

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

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

- ☒ Principal      ☐ Accessory      ☐ Demolition

**F. Sensitivity of Context:**

- ☒ Highly Sensitive      ☐ Sensitive      ☐ Low Sensitivity      ☐ “Back-of-House”

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

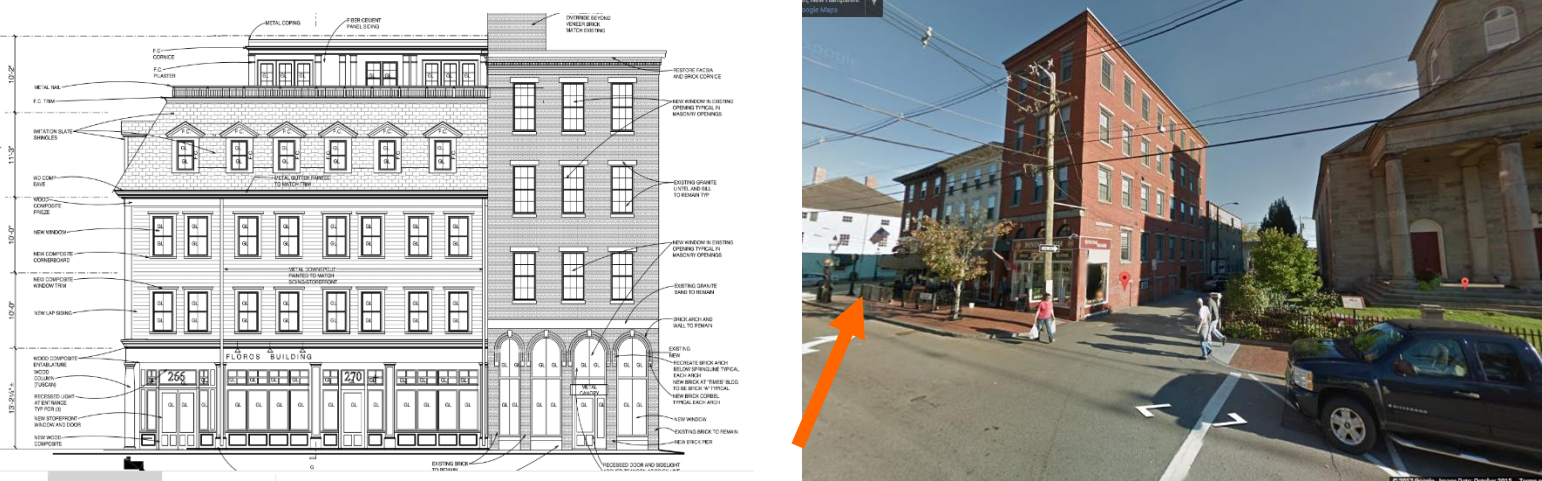
- 84 Pleasant Street, the Time Building, and the abutting vacant lots (due to the fire) are located along State, Pleasant and Church Streets. The property is surrounded with many brick and wood-sided historic buildings ranging from 2 to 4 stories in height. Most buildings have no setback along the front, side, or rear yards.

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

- The Applicant is proposing to:
- Restore the exterior street-facing walls of the Times Building including the traditional storefront. Note that the proposed design includes removal of the granite steps along the State Street façade.
  - Add a 4-story (plus a penthouse level) mixed-use infill building. Note that the BOA approved the variance to allow the added height for the penthouse.
  - The project was expanded to include 84 Pleasant Street in order to replace the rear addition along Church Street to support a ground-floor garage entrance to a below-grade parking level under all four buildings and upper floors for additional residential units.

**Design Guideline Reference – See complete Design Guidelines.**

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



Proposed State Street Elevation and Street View Image



Zoning Map

HISTORIC  
SURVEY  
RATING

C



266-278 STATE STREET & 84 PLEASANT ST. (LU-19-79) – EXTENSION REQUEST #1 (MAJOR PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 266-278 STATE STREET Case No.: 1 Date: 1-11-23

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

# Historic District Commission

Project Evaluation Form: **17 PRAY STREET (LU-22-245)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **PUBLIC HEARING #1**

**A. Property Information - General:**

- Existing Conditions:**
- Zoning District: General Residential District B (GRB)
  - Land Use: Single-Family
  - Land Area: 4,791 SF +/-
  - Estimated Age of Structure: c.1800
  - Building Style: Federal
  - Historical Significance: Contributing
  - Public View of Proposed Work: Limited View from Pray St.
  - Unique Features: NA
  - Neighborhood Association: South End

**B. Proposed Work:** To replace windows and doors.

**C. Other Permits Required:**

- ☐ Board of Adjustment    ☐ Planning Board    ☐ City Council

**D. Lot Location:**

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

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

- ☒ Principal    ☐ Accessory    ☐ Demolition

**F. Sensitivity of Context:**

- ☐ Highly Sensitive    ☐ Sensitive    ☒ Low Sensitivity    ☐ “Back-of-House”

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along Pray Street. It is surrounded with many wood-frame 2 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

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

- The Applicant is seeking to:
- Replace several windows and doors.
- Note that the proposed replacement windows and doors will be uploaded and provided to the HDC in the 1-11-23 meeting packet.**

- **Design Guideline Reference: *Guidelines for Windows and Doors (89)***

**K. Aerial Images and Maps:**



Elevations and 3D Massing Model Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

17 PRAY STREET (LU-22-245) – PUBLIC HEARING #1 (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)	<div>MINOR PROJECT</div> <div>– Replace Windows and Doors –</div>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Storm Windows / Screens / Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35 Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36 Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	37 Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38 Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 17 PRAY ST. Case No.: 1 Date: 1-11-23

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

☐ Yes ☐ No

4. Maintain the special character of the District:

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

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

☐ Yes ☐ No

J. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No



# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

100 HIGH STREET (LU-22-236)  
CERTIFICATE OF APPROVAL  
PUBLIC HEARING #2

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD5
  - Land Use: Mixed-Use
  - Land Area: 27,878 SF +/-
  - Estimated Age of Structure: c.2006
  - Building Style: Federal
  - Number of Stories: 5.0
  - Historical Significance: NA
  - Public View of Proposed Work: Limited to No View from Sidewalk
  - Unique Features: NA
  - Neighborhood Association: North End

B. Proposed Work: To install roof-mounted telecommunications equipment.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

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

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☐ Sensitive
- ☒ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This structure is located along the intersection of High Street and Hanover Street. The property is surrounded with many new and historically significant structures. The structures in this surrounding neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

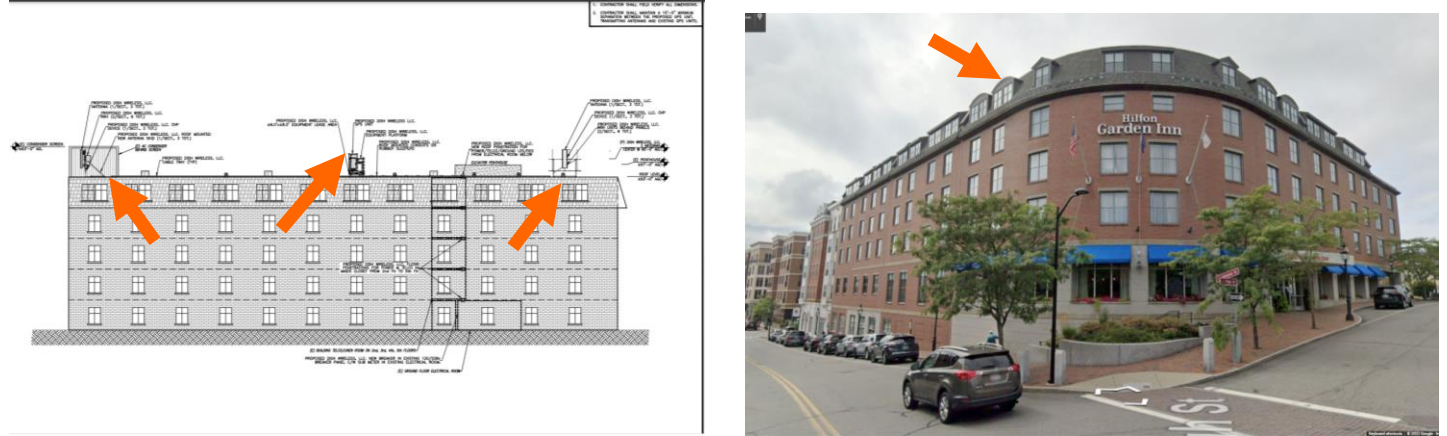
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Add roof-top antennas and associated telecom equipment.

Design Guideline Reference – Guidelines for Roofing (04).

J. Aerial Image, Street View and Zoning Map:



Elevation & Streetview Image



Zoning Map

HISTORIC  
SURVEY  
RATING  
  
NA

100 HIGH STREET (LU-22-236) – PUBLIC HEARING #2 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:100 HIGH STREET Case No:2 Date:1-11-23

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



Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

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

☐ Yes ☐ No

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

5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No



# Historic District Commission

**Project Address:** 46 STATE ST. (LU-22-248)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #3

**A. Property Information - General:**

- Existing Conditions:**
- Zoning District: CD4
  - Land Use: Mixed-Use
  - Land Area: 4,240 SF +/-
  - Estimated Age of Structure: c.1815
  - Building Style: Federal
  - Number of Stories: 3
  - Historical Significance: C
  - Public View of Proposed Work: View from State St.
  - Unique Features: NA
  - Neighborhood Association: Downtown

**B. Proposed Work:** To replace window sills with granite.

**C. Other Permits Required:**

- ☐ Board of Adjustment    ☐ Planning Board    ☐ City Council

**D. Lot Location:**

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

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

- ☒ Principal    ☐ Accessory    ☐ Demolition

**F. Sensitivity of Context:**

- ☐ Highly Sensitive    ☐ Sensitive    ☒ Low Sensitivity    ☐ “Back-of-House”

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- This structure is located along State St. The property are surrounded with many historically significant structures. The structures in this neighborhood have no setbacks along the street and common walls with no side yards and shallow rear yards.

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

- The Applicant is proposing to:
- The replace the brick sills with granite.

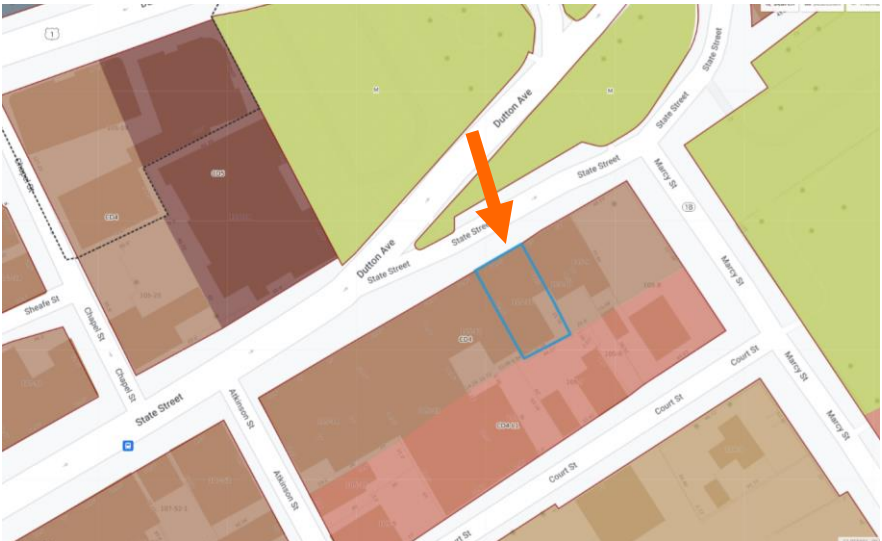
**Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Windows and Doors (08).**

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

Examples from State Street



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

46 STATE STREET (LU-22-248) – PUBLIC HEARING #3 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:46 STATE STREET Case No:3 Date:1-11-23

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



Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

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

☐ Yes ☐ No

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

5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No



# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

**64 VAUGHAN MALL (LU-20-214)**  
**CERTIFICATE OF APPROVAL**  
**PUBLIC HEARING #4**

- Existing Conditions:
- Zoning District: CD5
  - Land Use: Commercial
  - Land Area: 15,242 SF +/-
  - Estimated Age of Structure: c.1900
  - Building Style: Vernacular Commercial
  - Historical Significance: C
  - Public View of Proposed Work: View from the Vaughan Mall and Hanover St.
  - Unique Features: NA
  - Neighborhood Association: Downtown

**B. Proposed Work:** To add a roof appurtenance and deck.

**C. Other Permits Required:**

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

**D. Lot Location:**

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

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

**F. Sensitivity of Context:**

- ☐ Highly Sensitive
- ☐ Sensitive
- ☒ Low Sensitivity
- ☐ “Back-of-House”

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The building is currently being renovated to support a commercial office use.

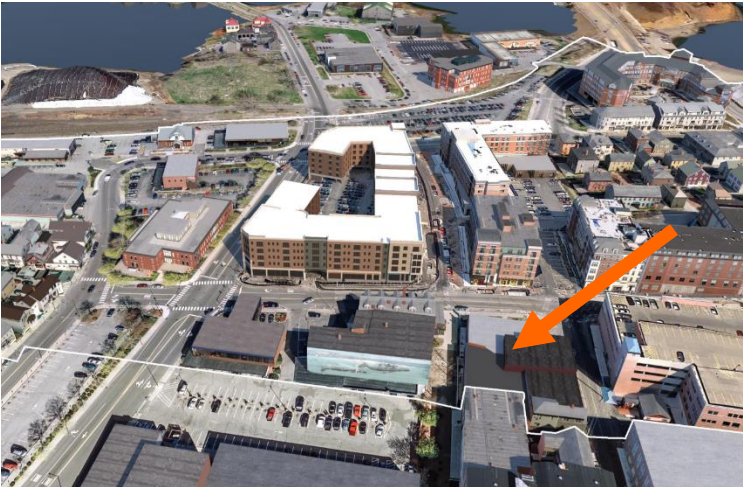
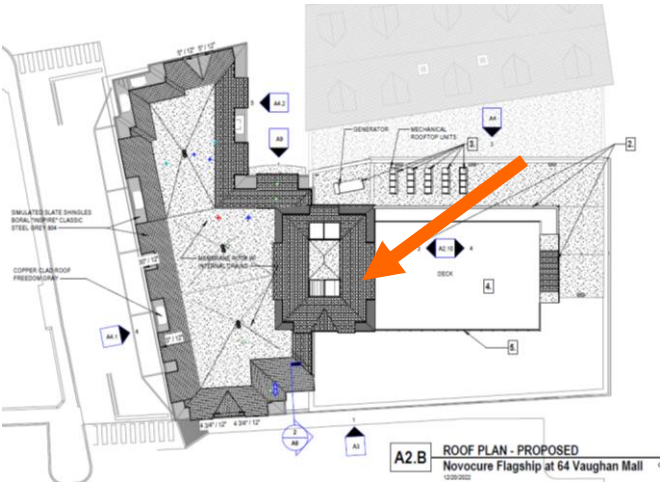
**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

- The applicant is requesting to add a roof deck and elevator and stair overrides as rooftop appurtenances.

• **Design Guideline Reference – Guidelines for Roofing (04), Windows and Doors (08).**

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



Aerial and Street View Image



Zoning Map

HISTORIC  
SURVEY  
RATING

C

64 VAUGHAN MALL (LU-21-214) – PUBLIC HEARING #4 (MINOR 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)	MINOR PROJECT – ADD ROOF APPURTENANCES AND DECK –					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		Lighting (i.e. street, building...)			<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: 64 VAUGHAN MALL Case No.: 4 Date: 1-11-23

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No



# Historic District Commission

**Project Address:** 28 NEW CASTLE AVE. (LU-22-240)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #5

**A. Property Information - General:**

- Existing Conditions:**
- Zoning District: SRB
  - Land Use: Single-Family
  - Land Area: 50,530 SF +/-
  - Estimated Age of Structure: c. 1910
  - Building Style: Bungalow
  - Number of Stories: 2.5
  - Historical Significance: C
  - Public View of Proposed Work: View from New Castle Ave.
  - Unique Features: NA
  - Neighborhood Association: South End

**B. Proposed Work:** To made renovations to the 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 / Constructed:**

- ☒ Principal    ☐ Accessory    ☐ Demolition

**F. Sensitivity of Context:**

- ☐ Highly Sensitive    ☒ Sensitive    ☐ Low Sensitivity    ☐ “Back-of-House”

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- This property located along New Castle Ave. near South Street. The property is surrounded with many historically significant structures. The structures in this neighborhood have relatively shallow setbacks along the street and deeper side and rear yards.

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

The Applicant is proposing to:

- Renovate the 1910 Main House and add a second floor on the 1970 addition.
- The renovation includes new siding, windows, doors porch stairs and rear deck.

**Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06), & Windows and Doors (08).**

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



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC  
SURVEY  
RATING  
  
C**



28 NEW CASTLE AVE. (LU-22-240) – PUBLIC HEARING #5 (MODERATE)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 28 NEW CASTLE AVE.. Case No:5 Date:1-11-23

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



Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

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

☐ Yes ☐ No

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

5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Evaluation Form: **44 GARDNER STREET (LU-22-215)**  
Permit Requested: **CERTIFICATE OF APPROVAL**  
Meeting Type: **PUBLIC HEARING #6**

- A. Property Information - General:**  
**Existing Conditions:**
- Zoning District: GRB
  - Land Use: Single Family
  - Land Area: 6,267 SF +/-
  - Estimated Age of Structure: c.1895
  - Building Style: Queen Anne
  - Number of Stories: 2.5
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Gardner St. and Walton Alley
  - Unique Features: NA
  - Neighborhood Association: South End

**B. Proposed Work:** To add mudroom addition with steps and landing

- 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 Neighborhood 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, AC Hotel)

- 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 contributing historic structure is located along Gardner Street in the South End and is surrounded with many other wood, 2-2.5 story contributing structures with no front yard setbacks on narrow lots.
- J. Previous HDC Comments and Suggestions:**
- The HDC previously reviewed other related work on this structure and supported the design as presented.
- K. Staff Comments and Suggestions for Consideration:**
- Note that this project received a variance for this work from the BOA but that variance has expired so this was also refiled with the BOA.

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

**L. Proposed Design, 3d Massing View and Aerial View:**



Proposed Design and 3D Massing Model Image



Aerial View

**HISTORIC  
SURVEY  
RATING**

**C**



44 GARDNER STREET (LU-22-215) – PUBLIC HEARING #6 (MINOR)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 44 GARDNER ST Case No.:6 Date:1-11-23

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ With Drawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

65 WASHINGTON ST. (LU-22-255)  
CERTIFICATE OF APPROVAL  
PUBLIC HEARING #7

- Existing Conditions:
- Zoning District: MRO
  - Land Use: Single Family
  - Land Area: 23,522 SF +/-
  - Estimated Age of Structure: c.1695
  - Building Style: Colonial
  - Historical Significance: C
  - Public View of Proposed Work: View from Marcy Street and Strawberry Banke
  - Unique Features: NA
  - Neighborhood Association: South End

B. **Proposed Work:** To replace siding, windows, rear door and chimney.

C. **Other Permits Required:**

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. **Lot Location:**

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

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

- ☒ 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 lot is located along Marcy Street in Strawberry Banke Street. It is surrounded with many wood-sided historic structures with small rear and side yards with large garden areas.

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

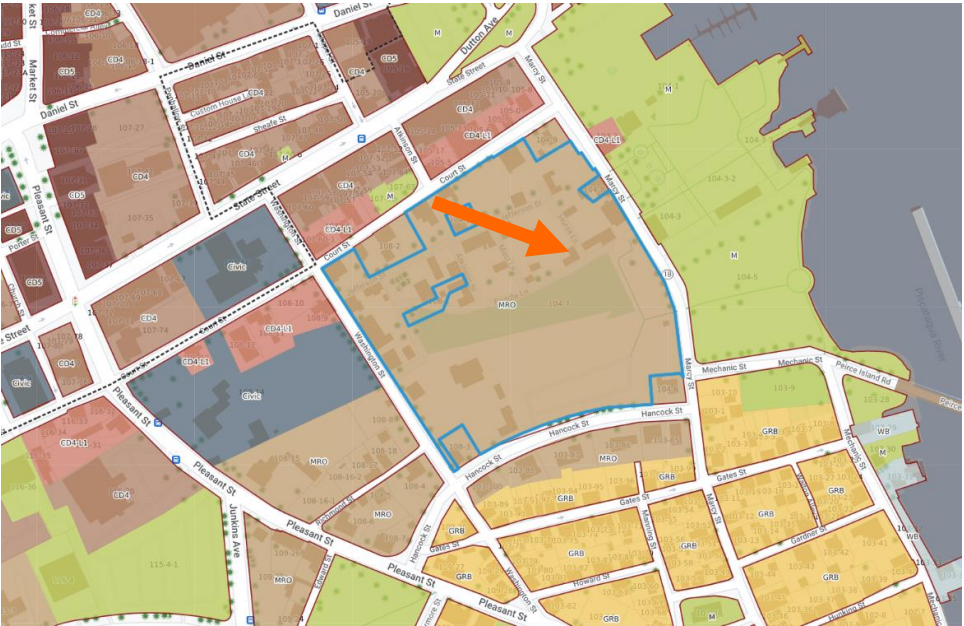
- The Application is proposing to:
- Replace the siding, windows, rear door and chimney.

Design Guideline Reference – *Guidelines for Masonry and Stucco (07), & Windows and Doors (08)*

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



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC  
SURVEY  
RATING

C



65 WASHINGTON ST. (LU-22-255) – PUBLIC HEARING #7 (MODERATE)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MODERATE PROJECT – Extensive Renovations to the c.1695 Sherburne House -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 65 WASHINGTON ST.. Case No.7 Date: 1-11-23

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

# Historic District Commission

Project Address:  
Permit Requested:  
Meeting Type:

37 PROSPECT ST. (LUHD-563)  
CERTIFICATE OF APPROVAL  
WORK SESSION #A

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRA
  - Land Use: Single Family
  - Land Area: 5,230 SF +/-
  - Estimated Age of Structure: c.1790
  - Building Style: Colonial
  - Number of Stories: 2
  - Historical Significance: Contributing
  - Public View of Proposed Work: View from Prospect Street
  - Unique Features: NA
  - Neighborhood Association: Christian Shore

B. Proposed Work: To construct a 1<sup>st</sup> and 2<sup>nd</sup> floor addition.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

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

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

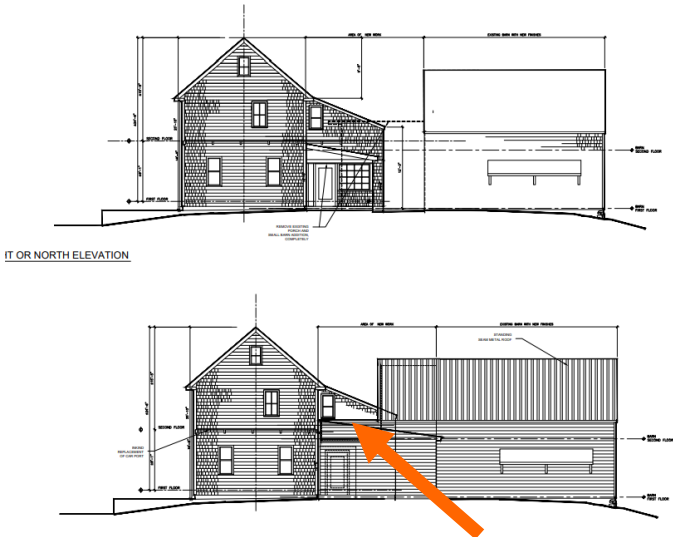
- The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

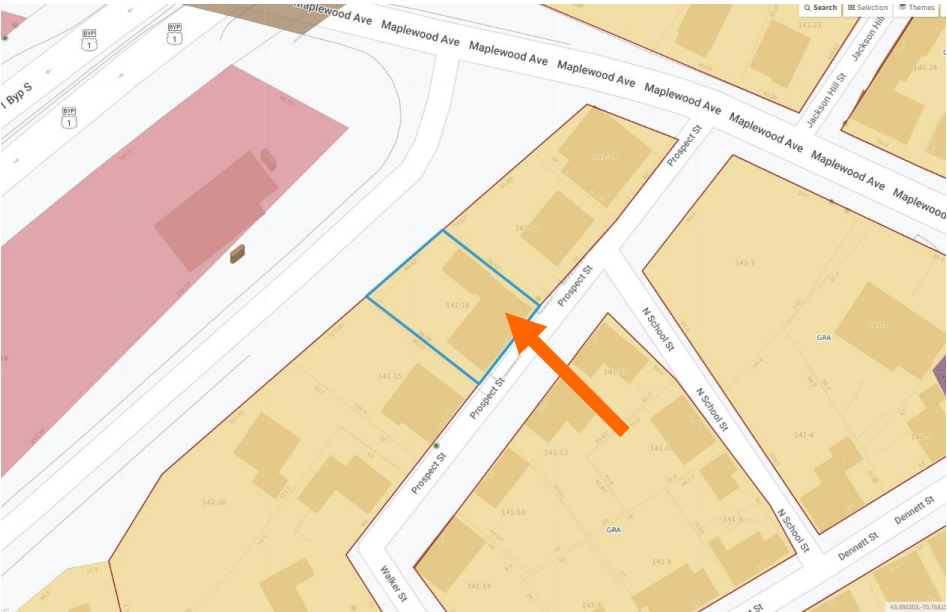
- The applicant is proposing to:
  - Add a 2 story rear addition with a roof deck.

- **Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC  
SURVEY  
RATING  
  
C



37 PROSPECT STREET (LUHD-563) – WORK SESSION #A (MODERATE PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 37 PROSPECT ST. Case No.: A Date: 1-11-23

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No





## LU-21-183

### Land Use Application

**Status:** Active

**Date Created:** Sep 17, 2021

#### Applicant

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

#### Primary Location

93 PLEASANT ST  
Portsmouth, NH 03801

#### Owner:

DAGNY TAGGART LLC  
3 PLEASANT ST 4TH FLR PORTSMOUTH, NH 03801

#### Applicant Information

**Please indicate your relationship to this project**

B. Property Owner's Representative

#### Alternative Project Address

**Alternative Project Address**

--

#### Project Type

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



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



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



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



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



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



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



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



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



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



**Request for Extension of Previously Granted Land Use Approval**



93 Pleasant Street, Treadwell House

## Stone Wall Masonry – Temporary removal and reconstruction

December 16, 2022

### Old Stone Wall, History & Work Plan

#### History

Historic accounts mention a stone wall on this site, predating the existing Jenness-Treadwell house. The original structure on the site was built circa 1696 for Thomas Packer Senior<sup>1</sup>. "Many remember the appearance before the fire of 1813 of the spot on which is now Ex-Mayor Jenness's residence. In front, on Pleasant street, was a stone wall higher than the present iron fence, and on that wall an open fence. There were many stone steps to pass over before the front door was reached. The house was of two stories, of a dark color, and the whole of the premises had more the appearance of a castle than of a common dwelling. ... Mrs. Packer was fond of making extensions to her domicile, and therefore, it is said, when her husband was absent from home on any long journey, he would find some addition to the house on his return. The house was thus so enlarged that it became desirable for a public house."<sup>2</sup> An early survey by Greenleaf indicates open area at the back which may have been bounded by this same wall, other maps indicate a pound. As early as 1634 town pounds were constructed of wood to keep roaming animals, primarily pigs, away from farms. By 1781, stone replaced wood. Town commissioned pounds became common in the following years and a common size for these structures was 30 feet square and were 6 feet tall with walls 4' thick at the bottom to 2' at the top giving them that standard 1/4 batter. They were built to be "horse high, bull strong, and hog tight." The size and grandeur depended on the wealth of the community and were often the best built stone walls in the area but by the late 1800's, most town pounds were obsolete and in disrepair. The current stone wall that runs along Court St has approximately the same mass as a standard pound that would be 30 square, 6' tall, 4' thick at the bottom, 2' thick at the top. The long stones that are in the existing wall may have been used as cornerstones or through stones of the original wall that once purportedly acted as a town pound and shelter from raids.

#### Current Condition

Repairs and back excavation to the wall ten years ago were for purposes of straightening its "leaning out over the sidewalk" condition. This work revealed a dressed face at the back of the wall, indicating that when originally constructed it was free standing. Subsequent backfill over centuries has placed lateral forces on this wall for which it was not designed to withstand. Periodically and gradually it leans out over the sidewalk, creating unsafe pedestrian conditions requiring continual repairs to replumb the wall. Many such repairs over the years are clearly evident. These repairs include mortar, stone shims, and mismatched larger stones which are not original to the historic wall. The current condition of the wall includes the original stones in good condition, plus many failing recent mortar joint repairs, added stone shims, and mismatched newer replacement stones.

#### Work Plan

Our request is to protect the stone wall from potential construction damage and to mitigate the need for future invasive repairs, by temporarily removing and safely storing it during construction, and then rebuilding it with the original stored materials after site excavation, utility and foundation work is complete. This workplan will protect the wall from damage which could occur from collapse during construction due to excavation of bedrock found behind and under the wall. This bedrock is contiguous to the bedrock upon which this wall partially sits. Temporarily and safely removing the stones will protect them from damage that would occur if the wall was left in place. Protecting in-place with shoring was pursued but found unfeasible. Because the wall is a dry-laid, multi-wythe three-foot-thick wall it would require through-rods 24" on center, which would damage some of the stones and would be ineffective for utility excavation below the wall. Restoring its original historic aesthetic with the original, undamaged, well-coursed and dry-laid stones is paramount. By protecting the wall in this way, we have the opportunity to not only repair previous repairs, but to properly restore this historic wall more closely to its original state and prevent damage from future repairs.

---

<sup>1</sup> Dennis Robinson, "What to know about the History of Portsmouth's 93 Pleasant Street", Portsmouth Herald, April 25, 2021

<sup>2</sup> Brewster's Rambles, pp 318



## Existing Conditions - Front wall, Court Street



1.



2.





3.



4.





5.



6.





7.



8.





9.



10.





11.



12.





13.



14.





15.

16.



17.



## Existing Conditions - Side(East) Wall



18.

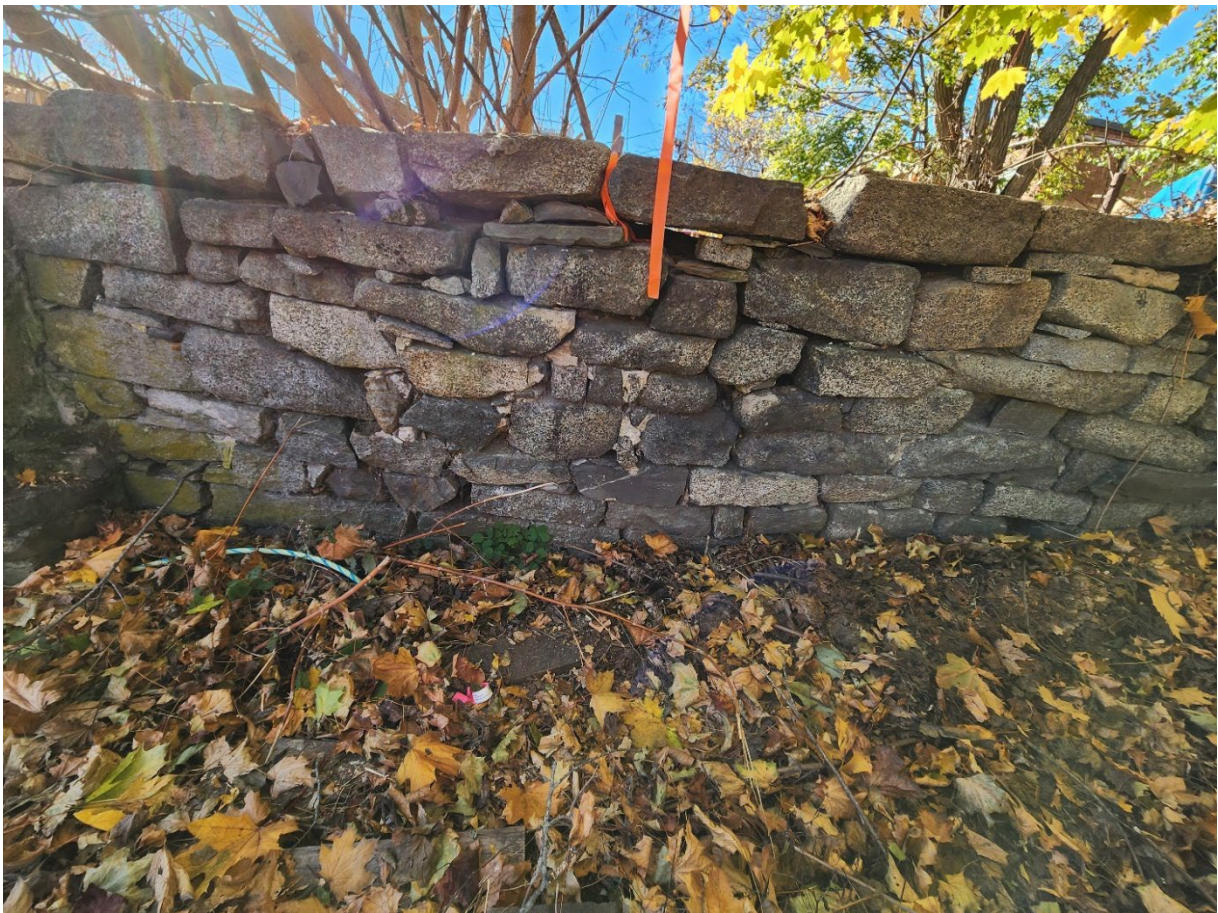


19.





20.



21.





22.

**Existing Conditions - Rear (north) wall**



23.



# SEVERINO

TRUCKING CO. INC.

*P.O. Box 202*

*Phone: 603-483-2133*

*www.severinotrucking.com*

*Candia, NH 03034*

*Fax: 603-483-2998*

Ms. Lynn Kramer  
Executive Vice President  
McNabb Group  
3 Pleasant Street, Suite 400  
Portsmouth, NH

December 13, 2022

**Re: 93 Pleasant Street  
Mortar Rubble Wall Reconstruction**

Ms. Kramer,

Based on our site meeting Thursday September 22<sup>nd</sup> we offer the following process and procedure. The wall will be removed and reconstructed in like or better condition, maintaining and enhancing the historic value and appearance.

**Removal:**

1. Close sidewalk with MUTCD signage and add crosswalks at appropriate locations.
2. Remove sidewalk and place portable concrete barrier.
3. Document face of wall appearance with pictures and elevations.
4. Excavate wall on back side.
5. Remove each stone, clean and palletize.
6. Discard mortar and stones that were incorporated in previous wall repair.
7. Transport to staging area.

**Reconstruction:**

1. Excavate and pour new reinforced 1' x 5' concrete footing at 4' deep for frost protection.
2. Transport pallets as wall construction begins.
3. Increase depth and width of wall with additional stones and concrete below grade and on backside to create 1:4 batter.
4. Place and mortar salvaged stones on backside to give "laid-dry" appearance.
5. Incorporate new stones having same characteristics as original era to replace previous repair material.
6. Place 4" aggregate underdrain with stone and fabric.
7. Backfill with granular backfill material.

Please see attached picture of bridge in Peterborough, NH reconstructed with similar method this past year.

Thank you,

Bernard F. Lee  
Chief Estimator

CC: Ryan Duntley

**EXCAVATING CONTRACTOR**



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**EXCAVATING CONTRACTOR**

**SITE DEVELOPMENT**

**ROAD CONSTRUCTION**

**SAND AND GRAVEL**



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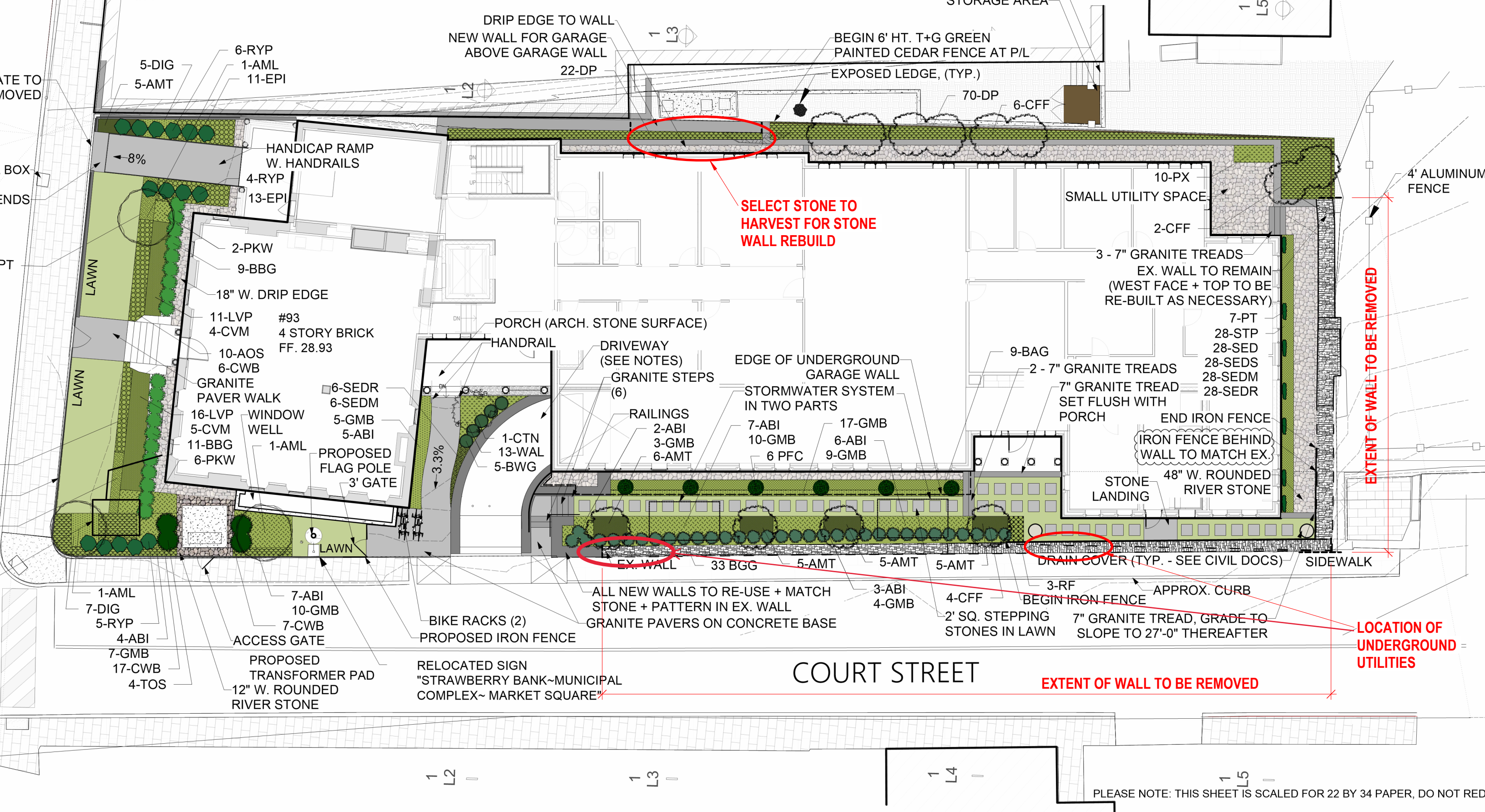
**EXCAVATING CONTRACTOR**

SITE DEVELOPMENT

ROAD CONSTRUCTION

SAND AND GRAVEL





P1.0A

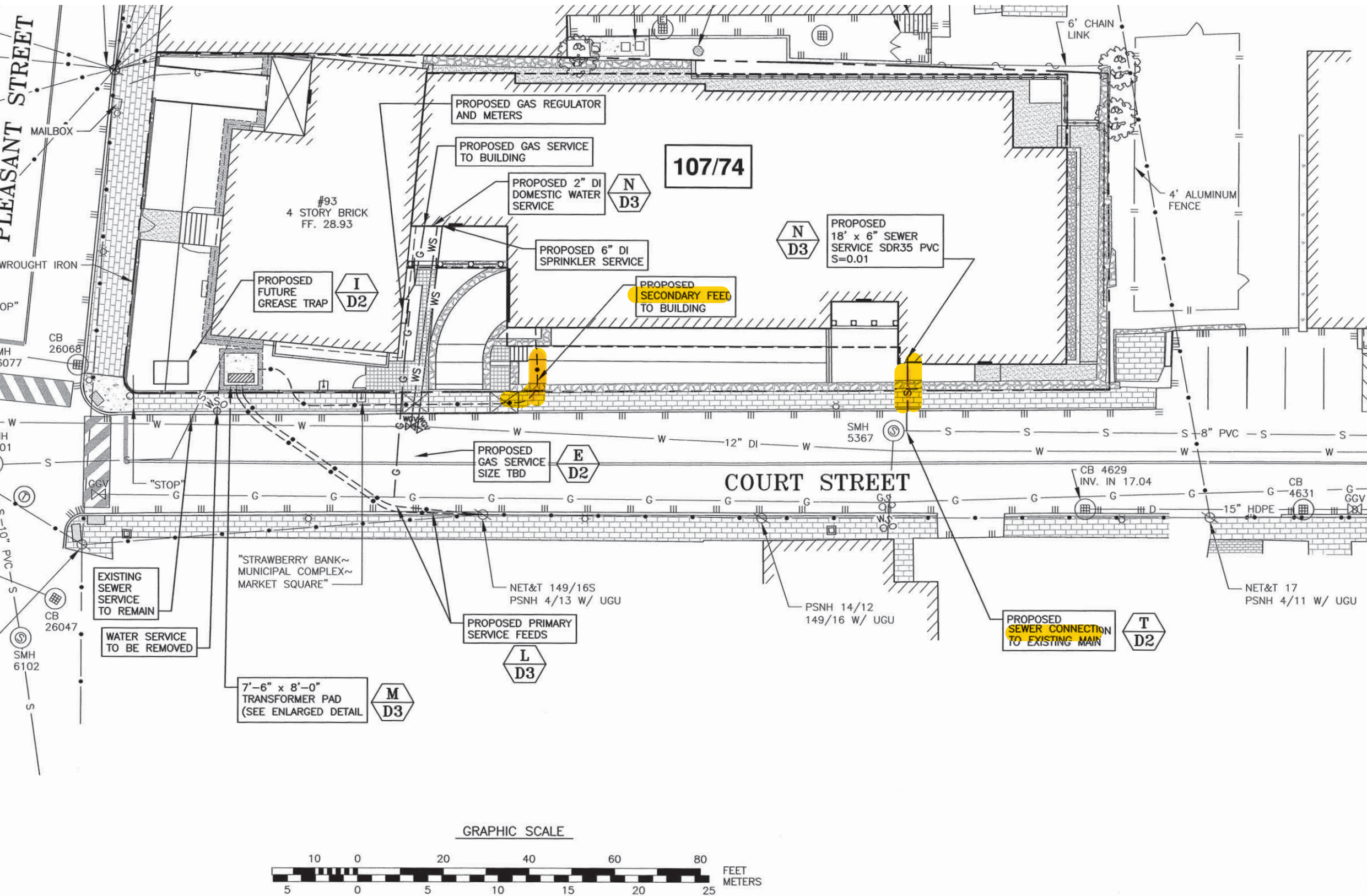
LANDSCAPE SITE PLAN  
93 PLEASANT STREET

HDC REVISION 3  
12.16.2022



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INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

10) COMMUNICATIONS CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.

11) THE EXISTING WATER MAIN IN COURT STREET IS SHALLOW. INSTALL NEW UTILITIES WITH CAUTION. ELECTRICAL SERVICE WILL BE PLACED UNDER THE WATER MAIN. FIRE SERVICE SHALL BE INSTALLED WITH 5' OF COVER AND INSULATION IMMEDIATELY AFTER TAPPING THE MAIN. NOTIFY CITY WHEN WORK IS TO TAKE PLACE.

## COMMERCIAL DEVELOPMENT 93 PLEASANT STREET PORTSMOUTH, N.H.

7	UTILITY CONNECTIONS	6/30/22
6	BUILDING, GREASE TRAP	6/3/22
5	REVISED LAYOUT	11/1/21
4	NOTE 11	10/20/21
3	SUBMIT FOR TAC	9/20/21
2	REVISED BUILDING/EXTERIOR LAYOUT	9/7/21
NO.	DESCRIPTION	DATE

### REVISIONS



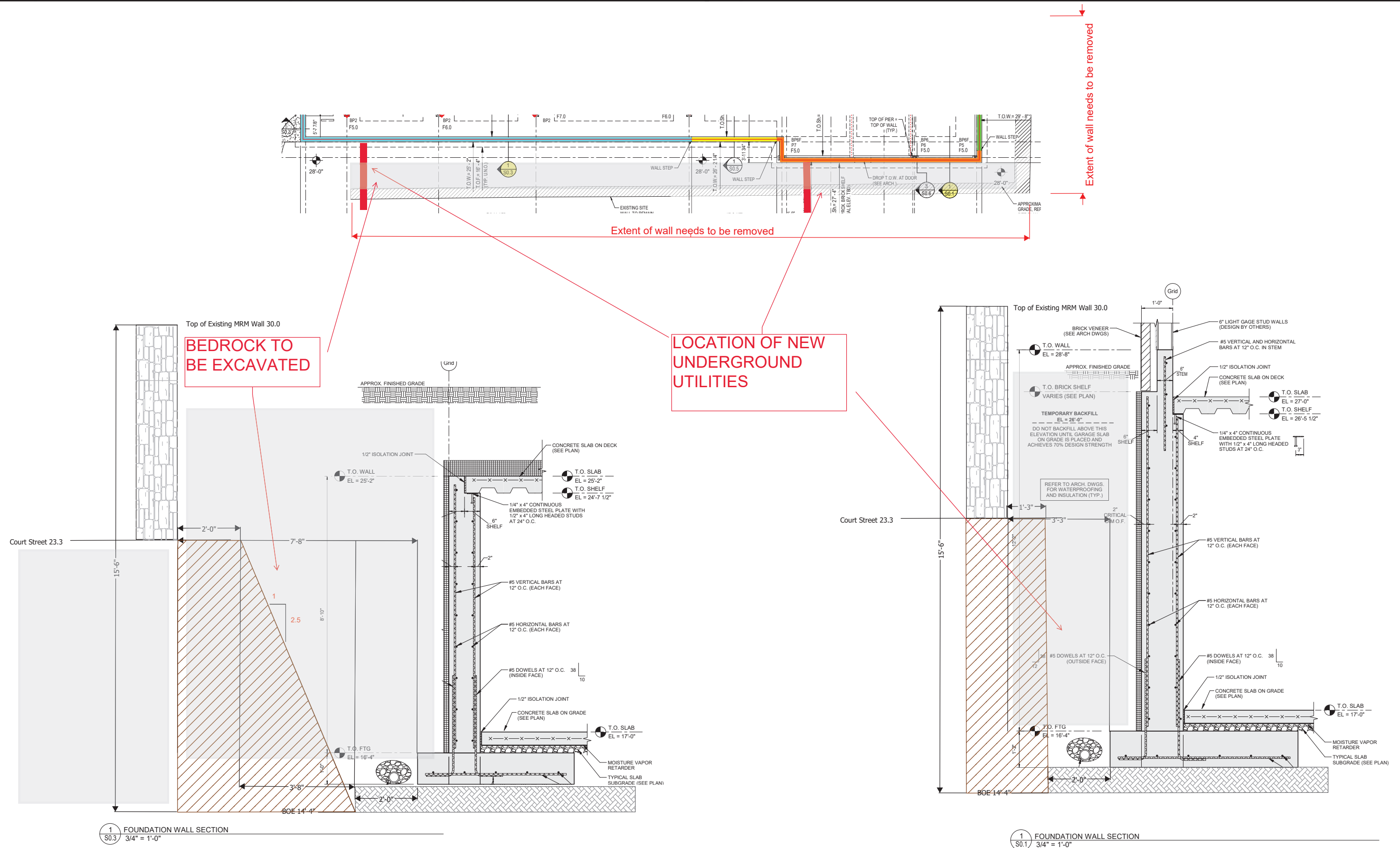
SCALE: 1" = 20'

DECEMBER 2020

UTILITY  
PLAN

C5





# Foundation sections vs. Existing wall conditions

## 93 Pleasant Street - Portsmouth, NH

**SEVERINO**  
TRUCKING CO. INC.

EXCAVATION CONTRACTOR

P.O. Box 202  
512 Raymond Road  
Candia, NH 03034

Office: 603-483-2133  
Fax: 603-483-2998  
www.severinotrucking.com

**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**

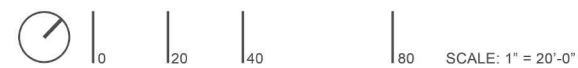


**Sign:** Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



**Request for Extension of Previously Granted Land Use Approval**





RAYNES AVE - PORTSMOUTH, NH  
11/15/2021

SITE LANDSCAPE PLAN

**Tighe&Bond**

RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

### SITE LANDSCAPE PLAN REFERENCE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



0.1





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



1.0A





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



1.0B





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



1.1A





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



1.1B





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



1.2A





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



1.2B





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



1.3A





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



1.3B





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

NIGHT RENDERING

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



2.0





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



2.1





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



2.2





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
FROM MARKET STREET  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



2.3





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



2.4





RAYNES AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND  
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023



2.5

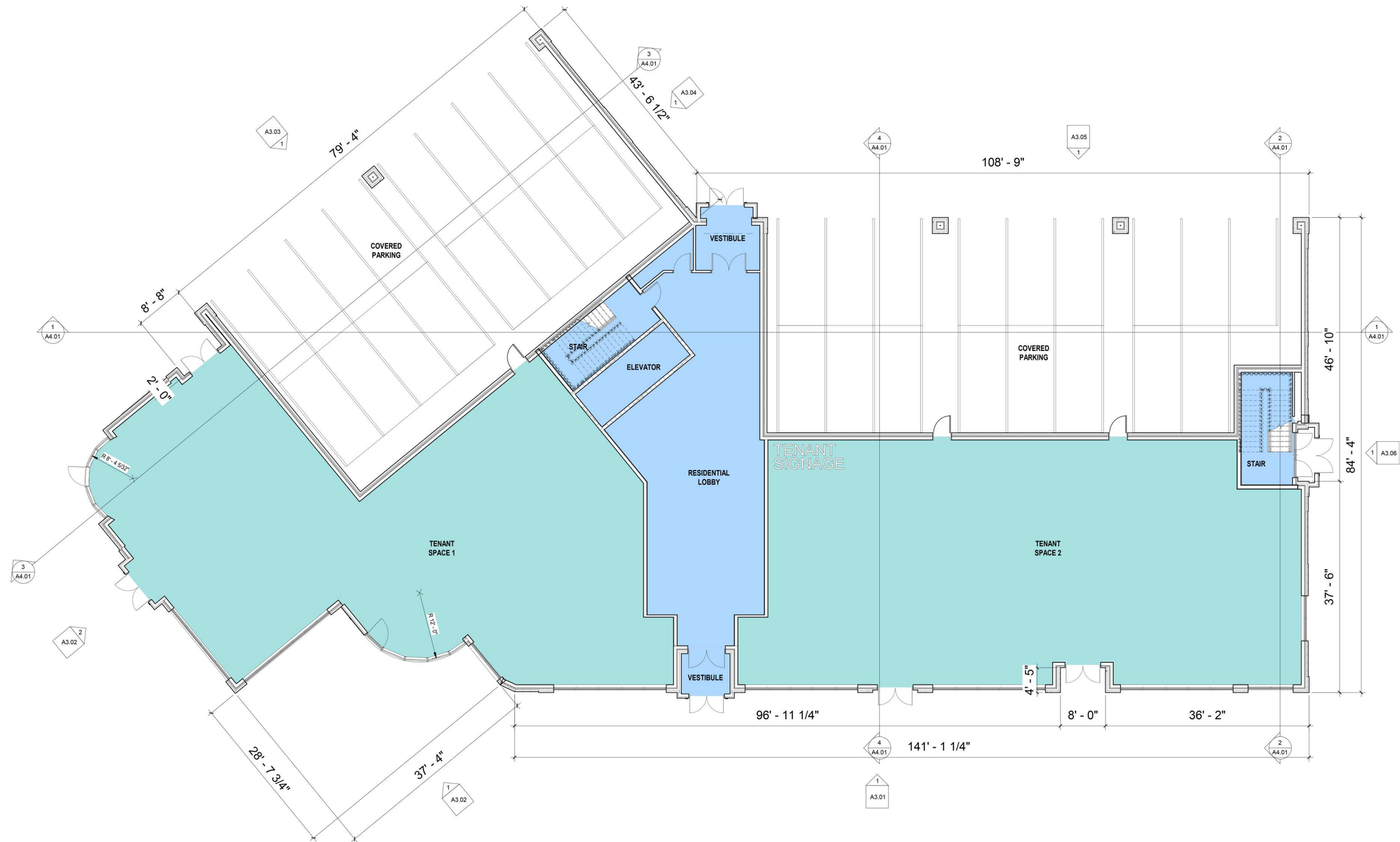


- LEGEND
- HOTEL
  - RESIDENTIAL
  - RESTAURANT/OFFICE/RETAIL



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





OVERALL FIRST FLOOR PLAN  
1/8" = 1'-0"

LEGEND

- RESIDENTIAL
- RESTAURANT/OFFICE/RETAIL





OVERALL SECOND FLOOR PLAN

1/8" = 1'-0"

### LEGEND

RESIDENTIAL





OVERALL THIRD FLOOR PLAN

1/8" = 1'-0"

LEGEND

RESIDENTIAL



Scale

THIRD FLOOR PLAN

RAYNES AVE.  
MIXED USE

Project

Dwg. No.  
**A1.03**





OVERALL FOURTH FLOOR PLAN

1/8" = 1'-0"

LEGEND

RESIDENTIAL



Scale

FOURTH FLOOR PLAN

RAYNES AVE.  
MIXED USE

Project

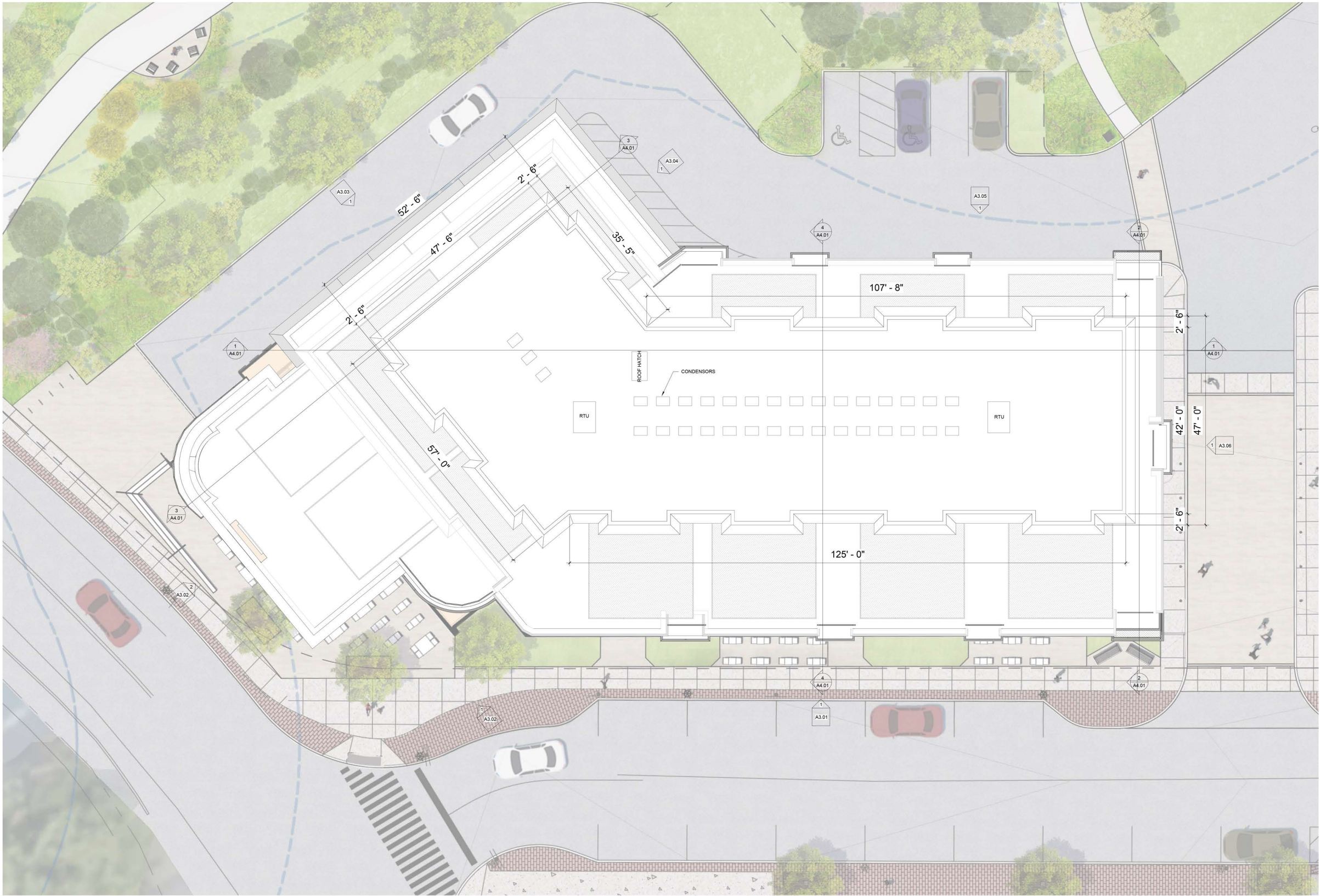
Dwg. No.

A1.04









ROOF PLAN  
1/8" = 1'-0"



ROOF PLAN

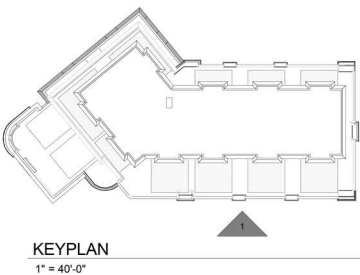
RAYNES AVE.  
MIXED USE

Dwg. No.  
**A1.06**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023

**3.6**  
NOT TO SCALE





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



North	Scale
-------	-------

ELEVATIONS

RAYNES AVE.  
MIXED USE

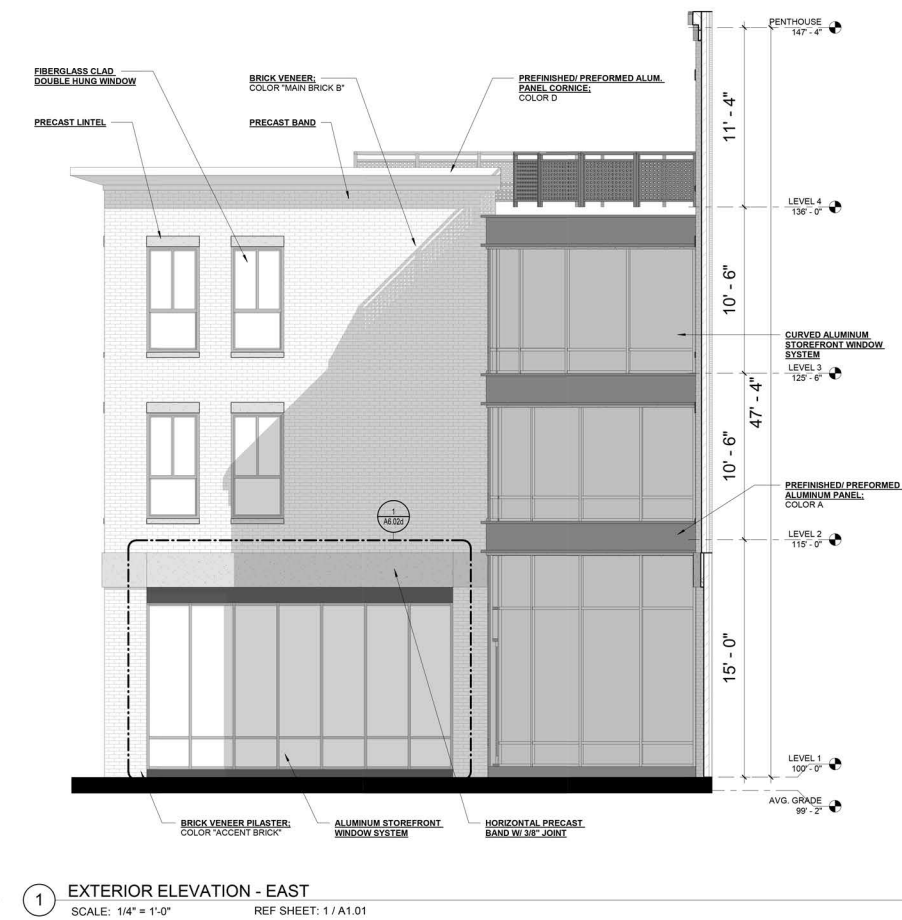
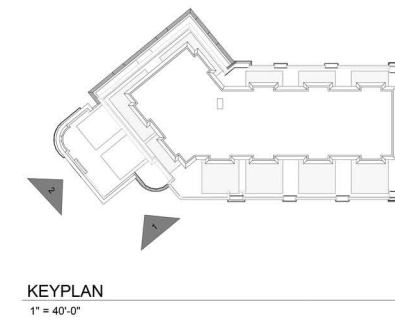
Project

Dwg. No.  
**A3.01**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023

3.7  
NOT TO SCALE





North

Scale

## ELEVATIONS

RAYNES AVE.  
MIXED USE

Project

wg. No.

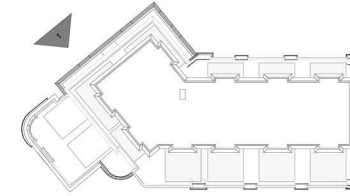
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HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023

3.8

NOT TO SCALE



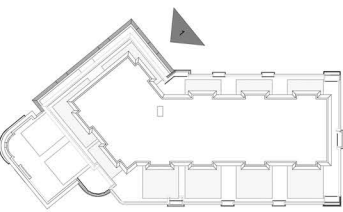


KEYPLAN  
1" = 40'-0"



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





KEYPLAN  
1" = 40'-0"



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



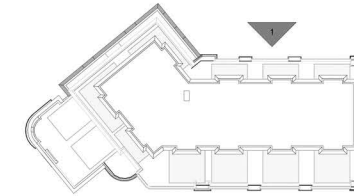
North  
Scale

ELEVATIONS

RAYNES AVE.  
MIXED USE

Dwg. No.  
**A3.04**



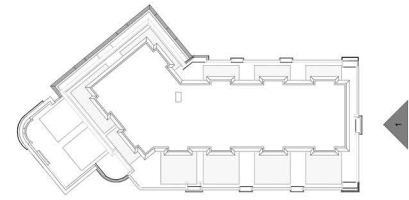


KEYPLAN  
1" = 40'-0"



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



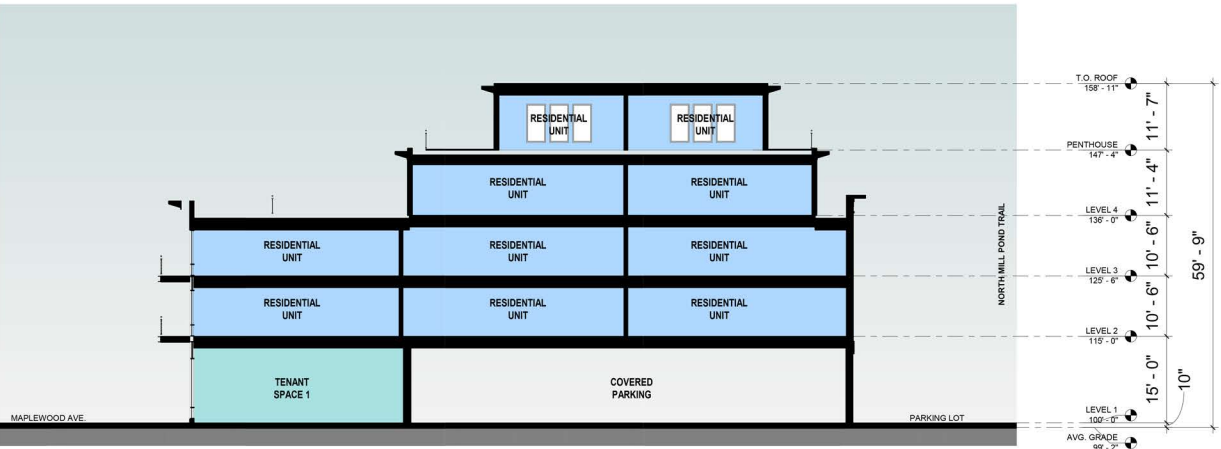


KEYPLAN  
1" = 40'-0"

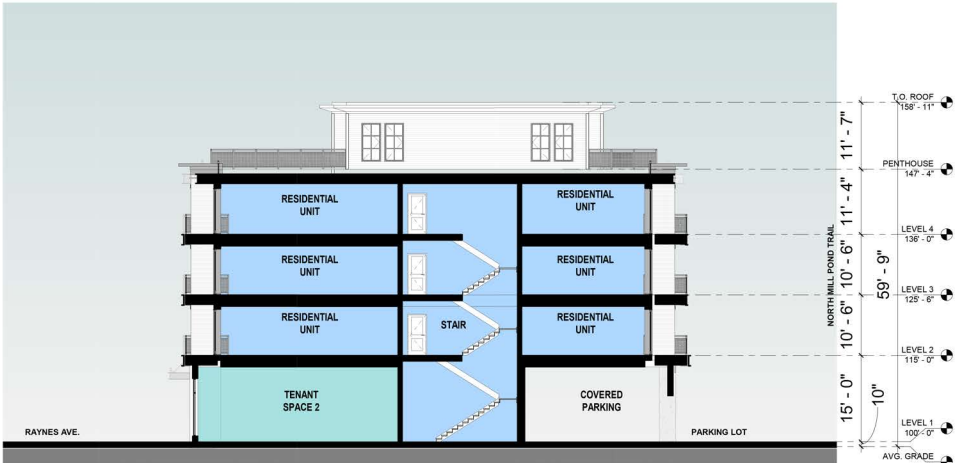




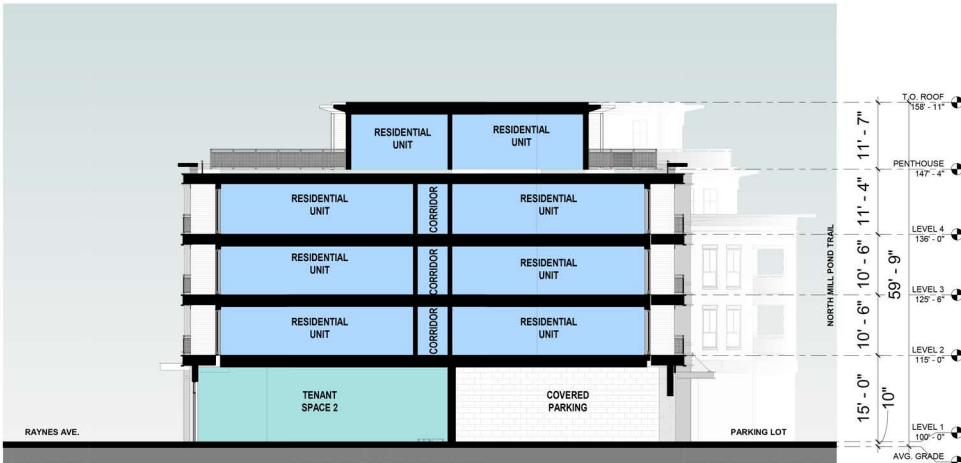
- LEGEND
- RESIDENTIAL
  - RESTAURANT/OFFICE/RETAIL



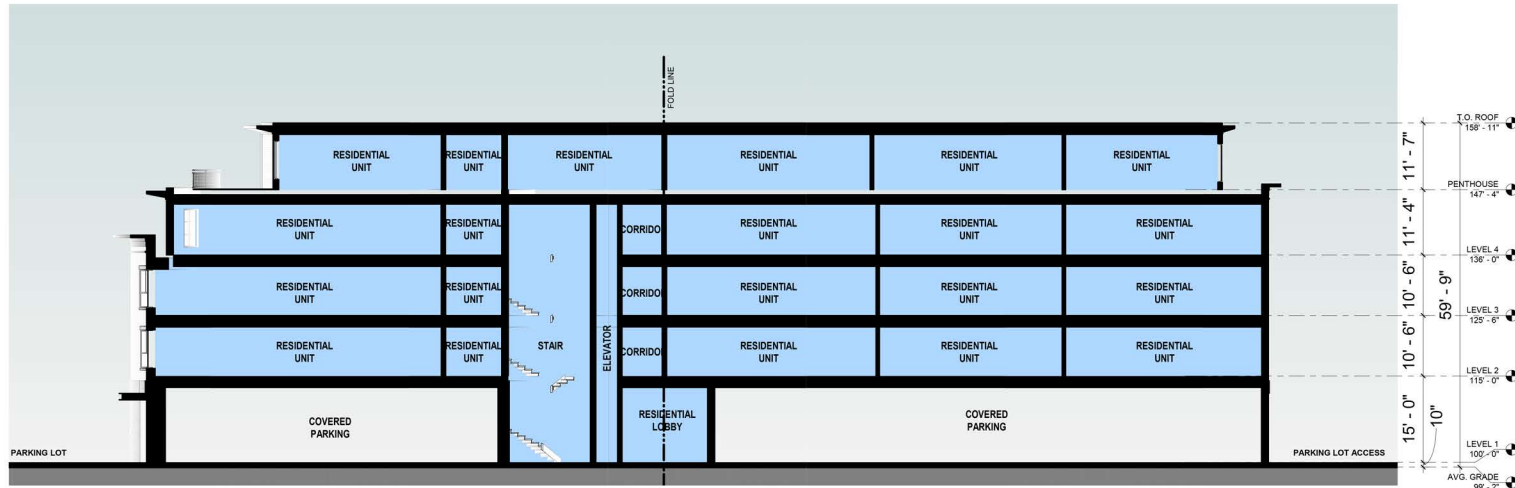
3 BUILDING SECTION - NORTH/SOUTH  
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.01



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



North Scale

## BUILDING SECTIONS

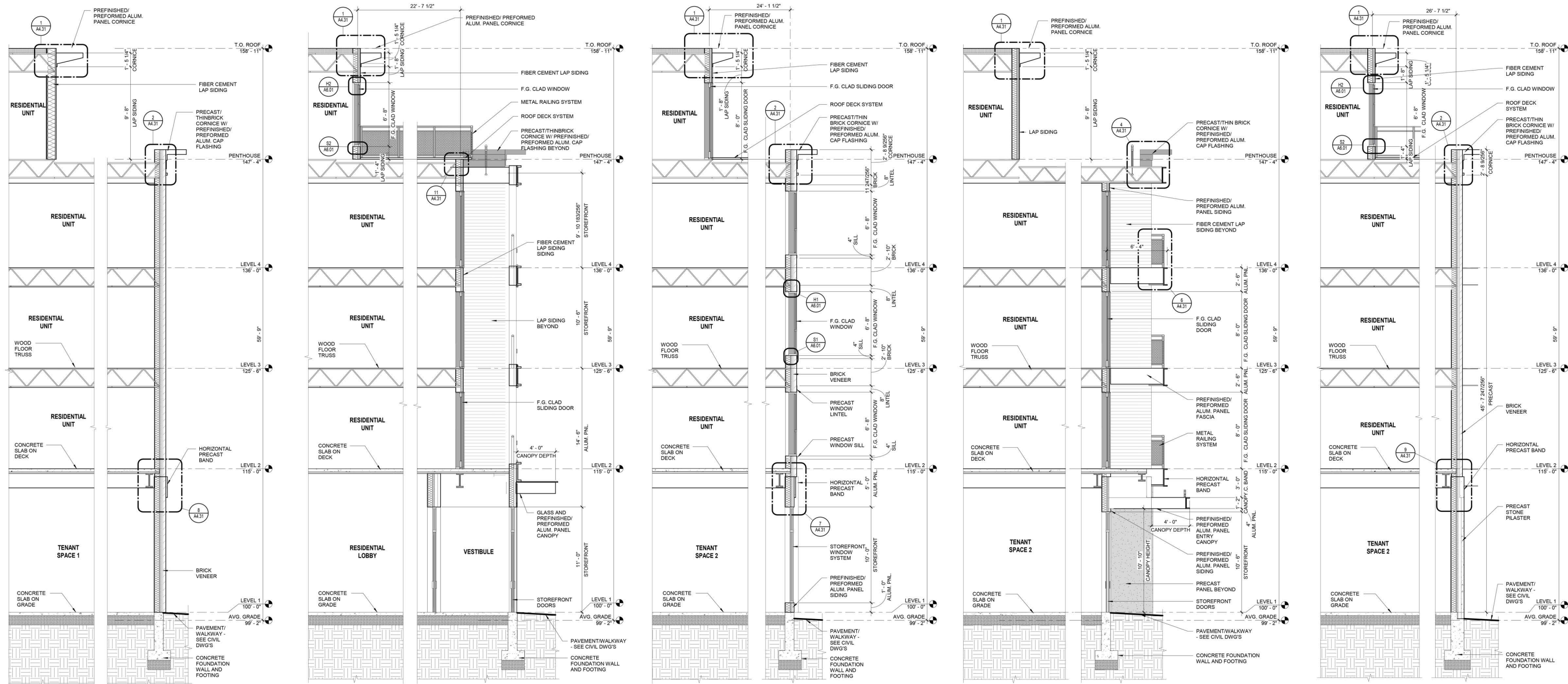
RAYNES AVE.  
MIXED USE

Project

Dwg. No.

A3.10





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

4 WALL SECTION - RESIDENTIAL ENTRANCE  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02

3 WALL SECTION - TYPICAL WINDOWS  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02

2 WALL SECTION - BALCONY  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02

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



North Scale

## WALL SECTIONS

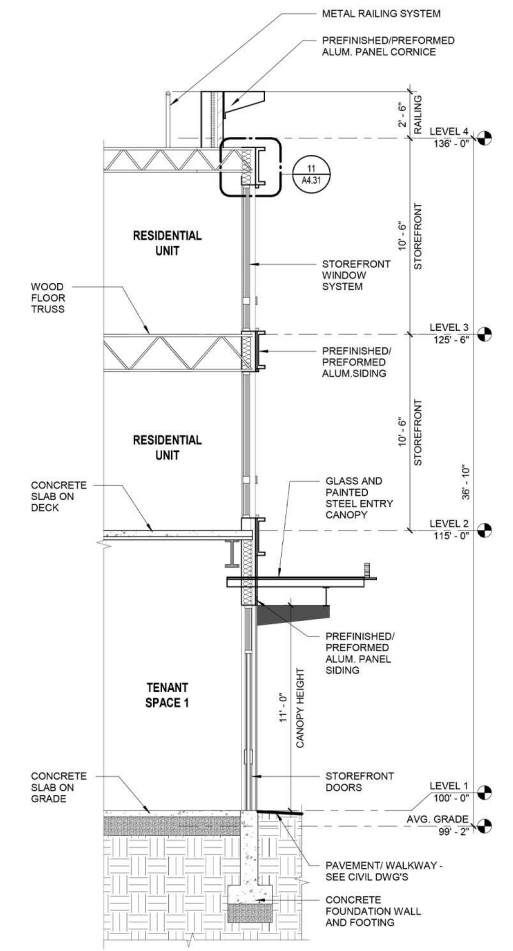
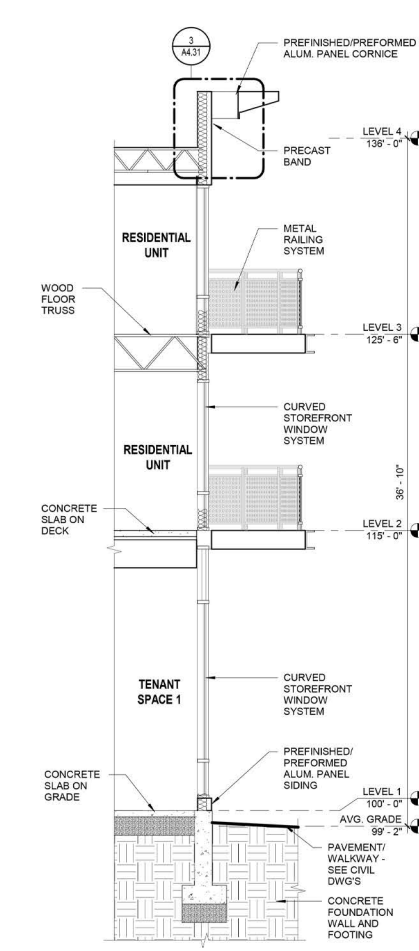
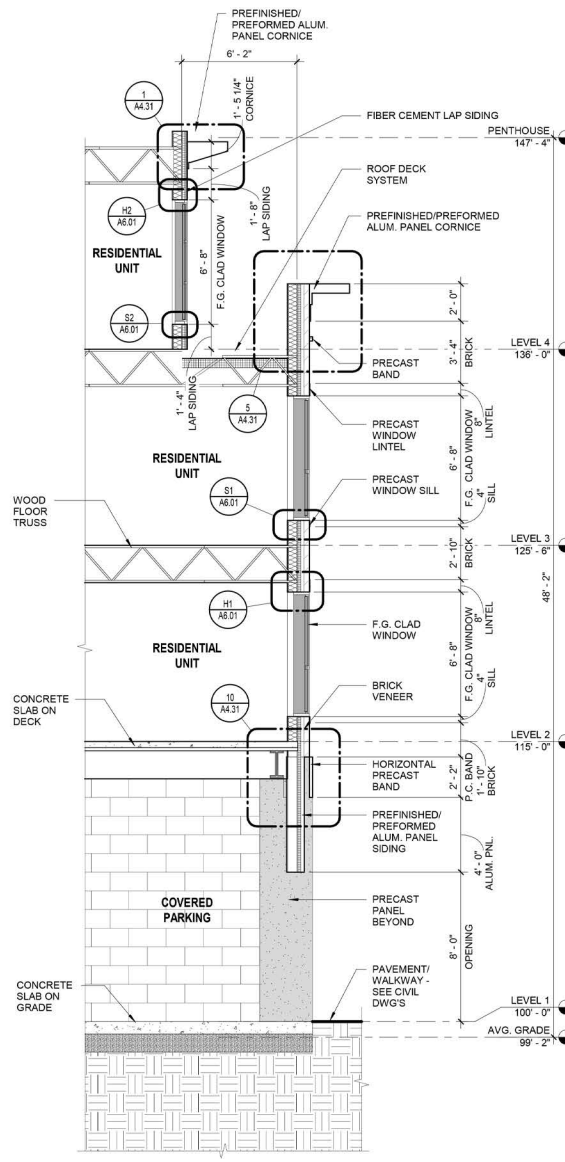
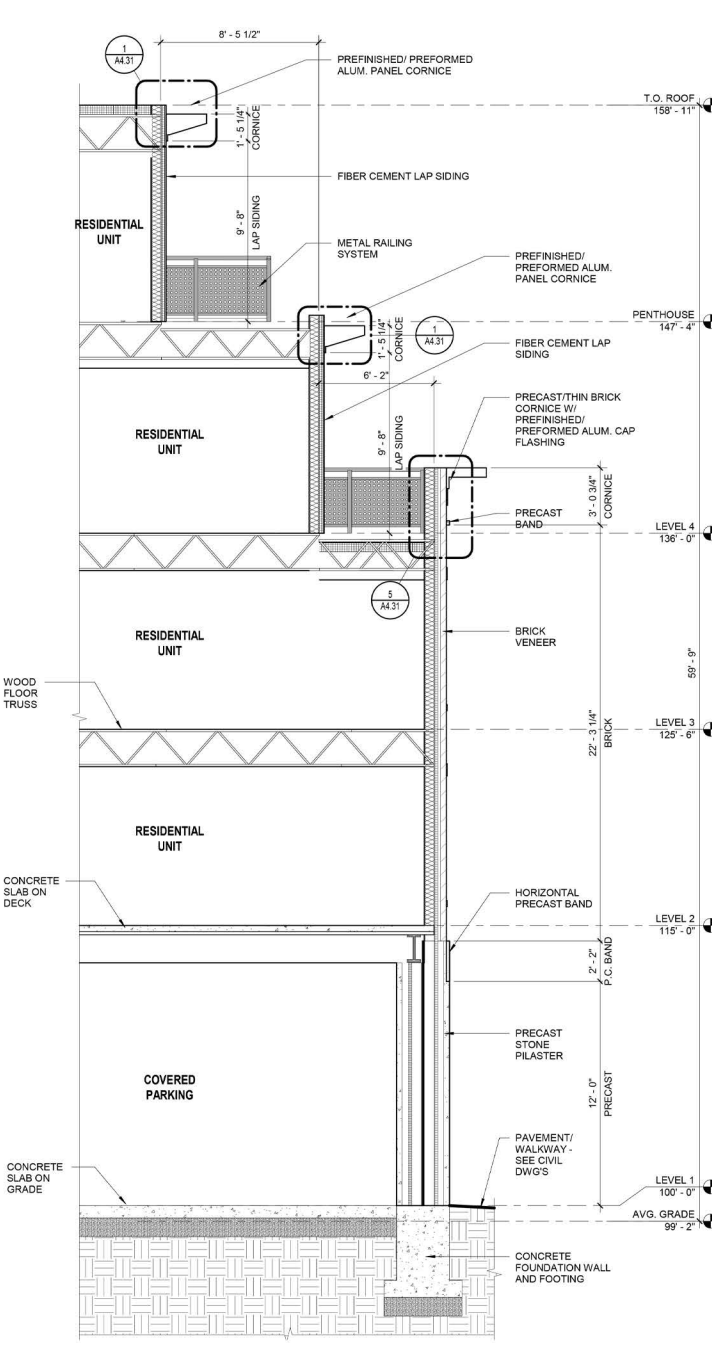
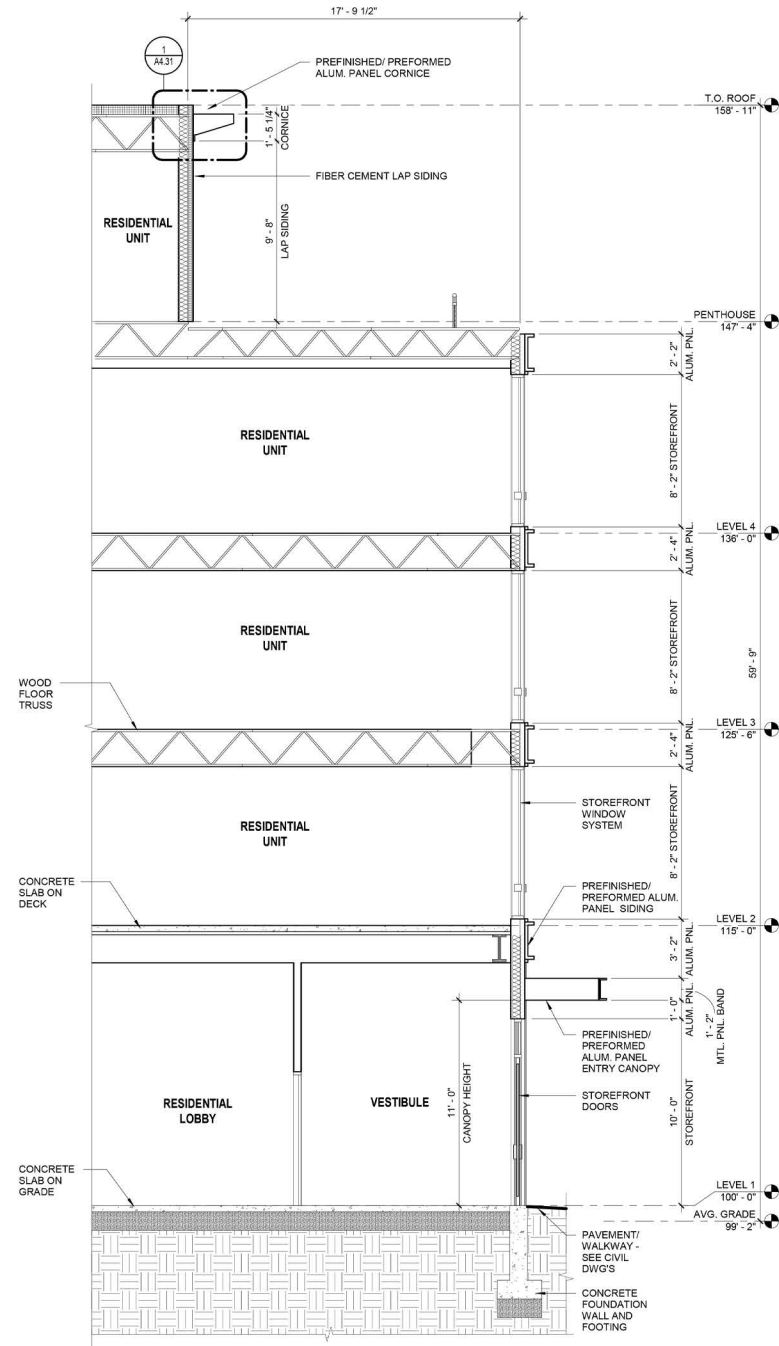
RAYNES AVE.  
MIXED USE

Project

Dwg. No.

A4.11





5 WALL SECTION - REAR PARKING ENTRY  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02

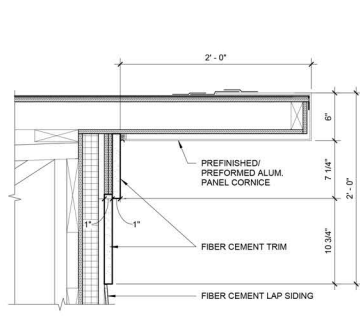
4 WALL SECTION - ROOF EDGE/PILASTER AT BUILDING STEP  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02

3 WALL SECTION - COVERED PARKING  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02

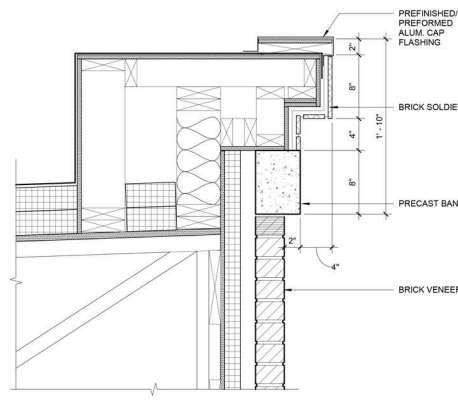
2 WALL SECTION - CURVED STOREFRONT  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02

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

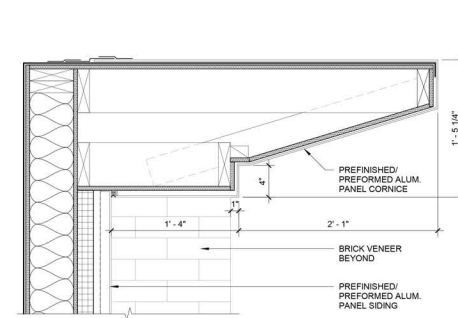




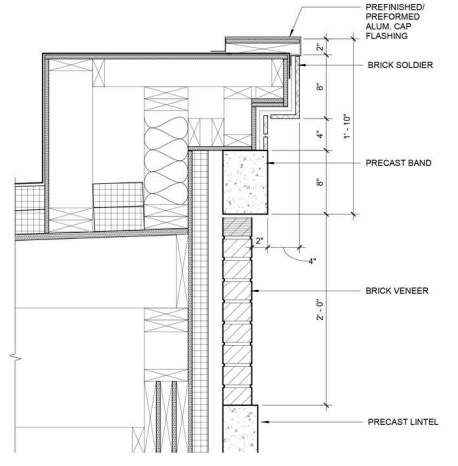
1 PREFORMED METAL CORNICE L4/PENTHOUSE  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



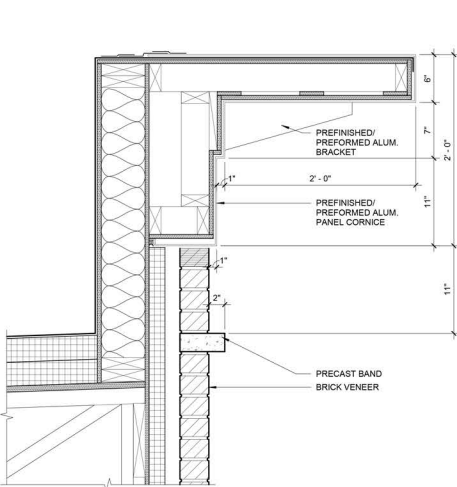
2 BRICK CORNICE W/ STONE FRIEZE (PENTHOUSE)  
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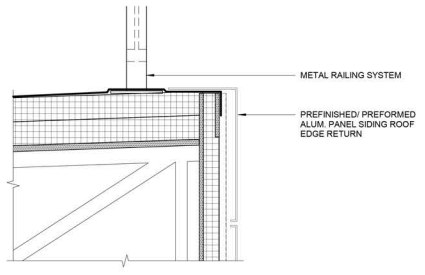
3 ALUMINUM CORNICE @ CURVED STOREFRONT  
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12



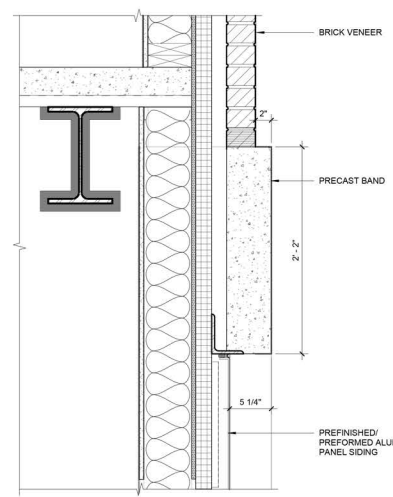
4 LINTEL AT BALCONY  
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



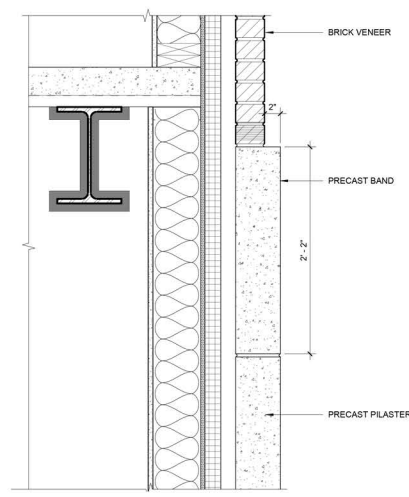
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SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.12



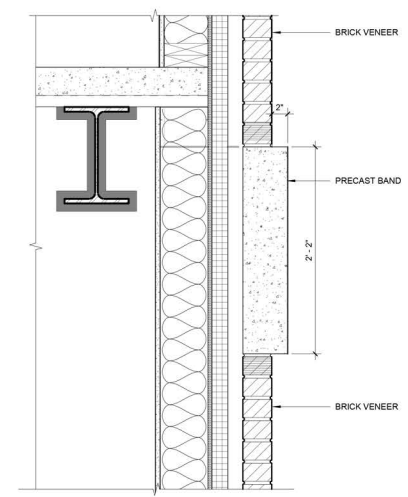
11 ROOF EDGE AT METAL PANEL  
SCALE: 1 1/2" = 1'-0" REF SHEET: 4 / A4.11



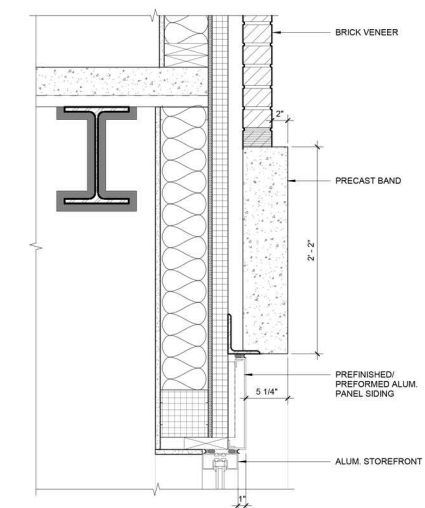
10 BAND AT METAL PANEL  
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.12



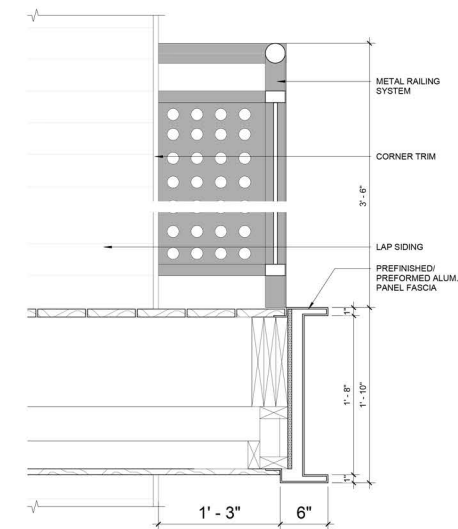
9 BAND AT COVERED PARKING  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



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

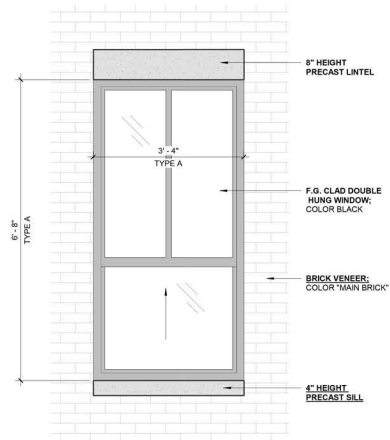


7 L2 PRECAST BAND AT METAL PANEL/STOREFRONT  
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11

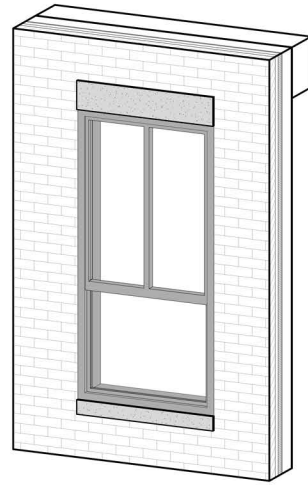


6 BALCONY EDGE  
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11

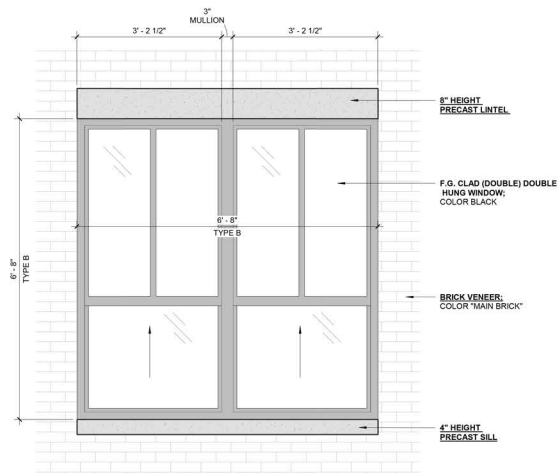




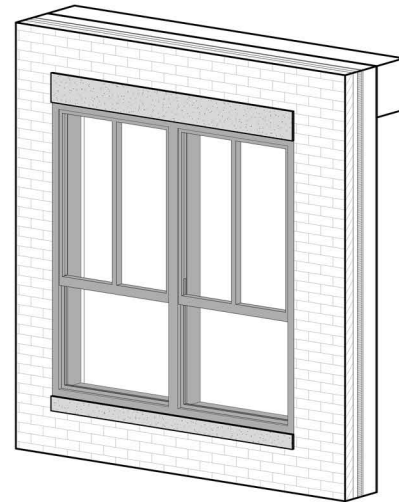
1 TYPICAL DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4  
SCALE: 3/4" = 1'-0"  
REF SHEET: 1 / A3.01



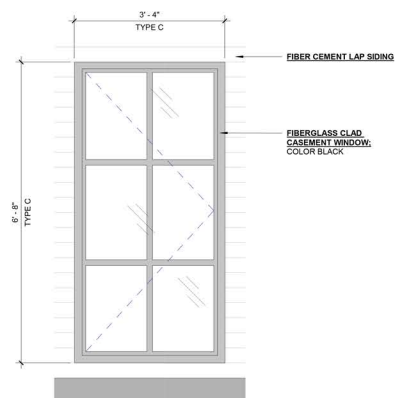
1A TYPICAL DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4 3D



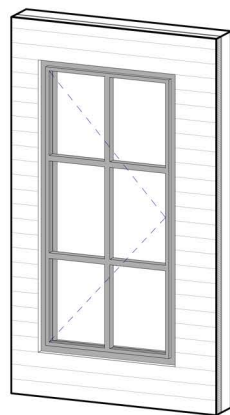
2 TYPICAL DOUBLE DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4  
SCALE: 3/4" = 1'-0"  
REF SHEET: 1 / A3.01



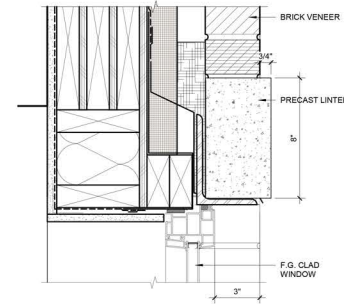
2A TYPICAL DOUBLE DOUBLE HUNG WINDOW IN BRICK LEVELS 2-4 3D



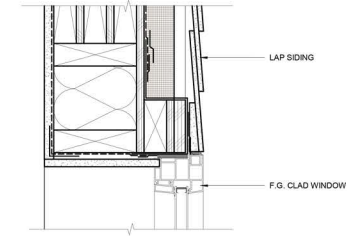
3 CASEMENT WINDOW IN FIBER CEMENT LAP SIDING LEVELS 4-PENTHOUSE  
SCALE: 3/4" = 1'-0"  
REF SHEET: 1 / A3.06



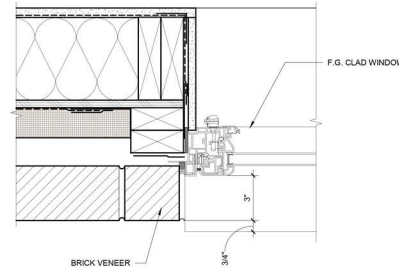
3A CASEMENT WINDOW IN FIBER CEMENT LAP SIDING LEVELS 4-PENTHOUSE 3D



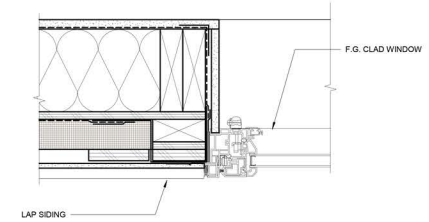
H1 FIBERGLASS CLAD WINDOW HEAD BRICK  
SCALE: 3" = 1'-0"  
REF SHEET: 3 / A4.11



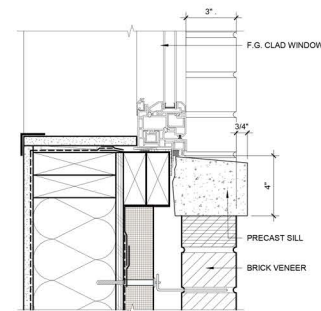
H2 FIBERGLASS CLAD WINDOW HEAD FIBER CEMENT LAP SIDING  
SCALE: 3" = 1'-0"  
REF SHEET: 1 / A4.11



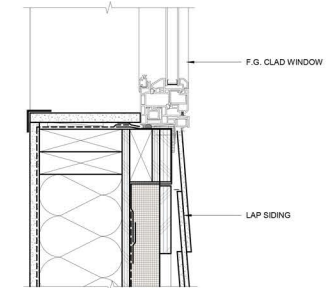
J1 FIBERGLASS CLAD WINDOW JAMB BRICK  
SCALE: 3" = 1'-0"



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

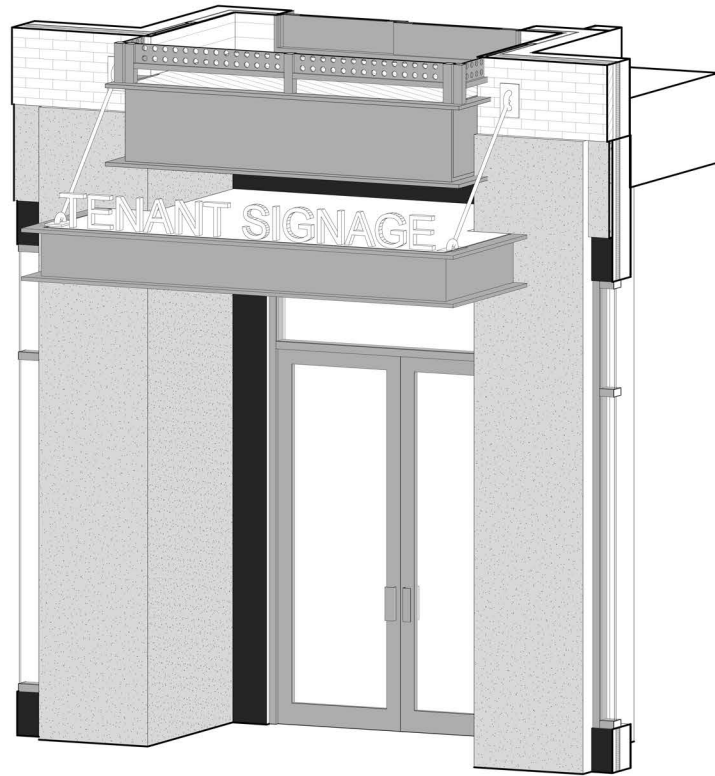


S1 FIBERGLASS CLAD WINDOW SILL BRICK  
SCALE: 3" = 1'-0"  
REF SHEET: 3 / A4.11

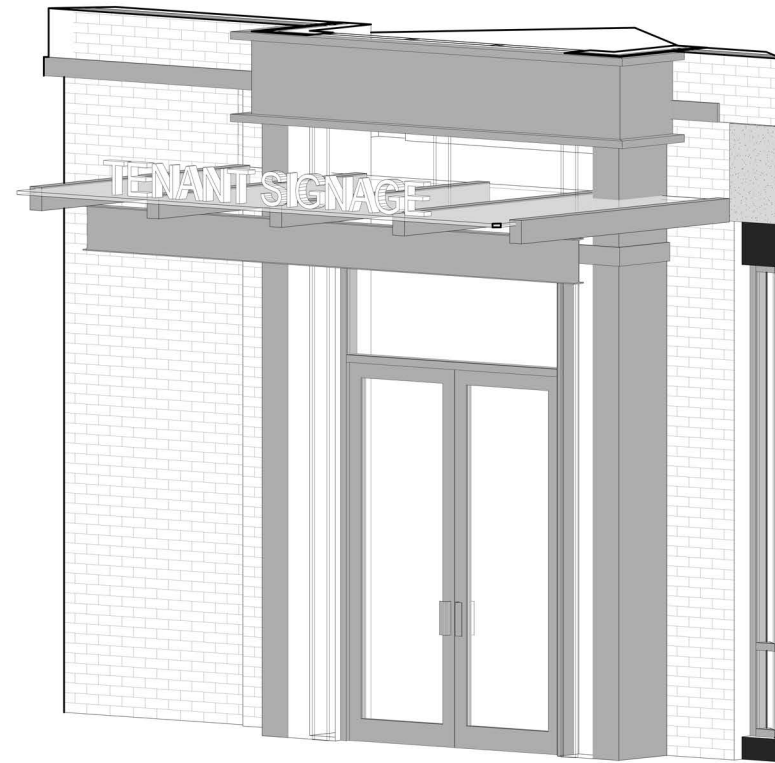


S2 FIBERGLASS CLAD WINDOW SILL FIBER CEMENT LAP SIDING  
SCALE: 3" = 1'-0"  
REF SHEET: 1 / A4.11

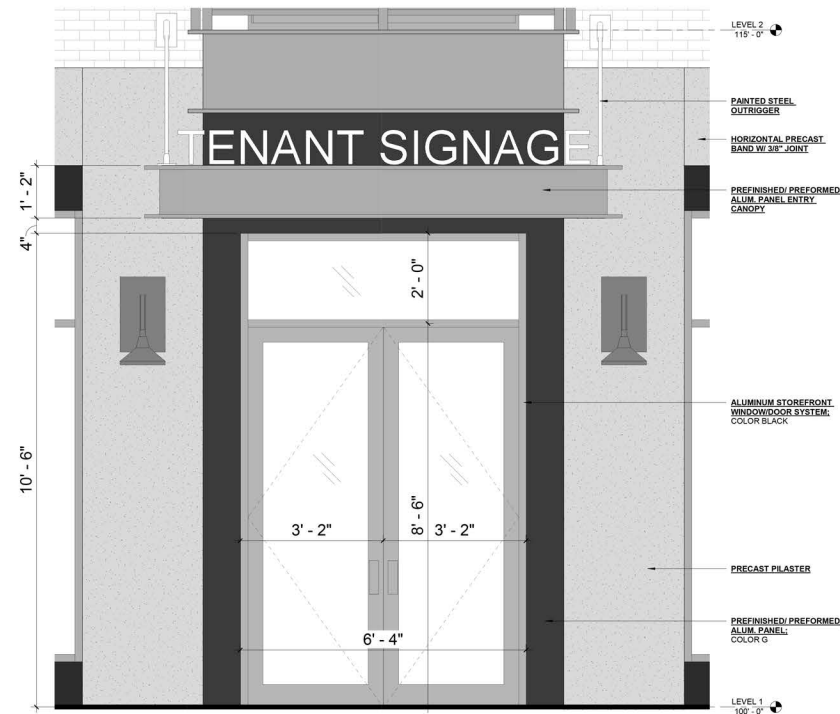




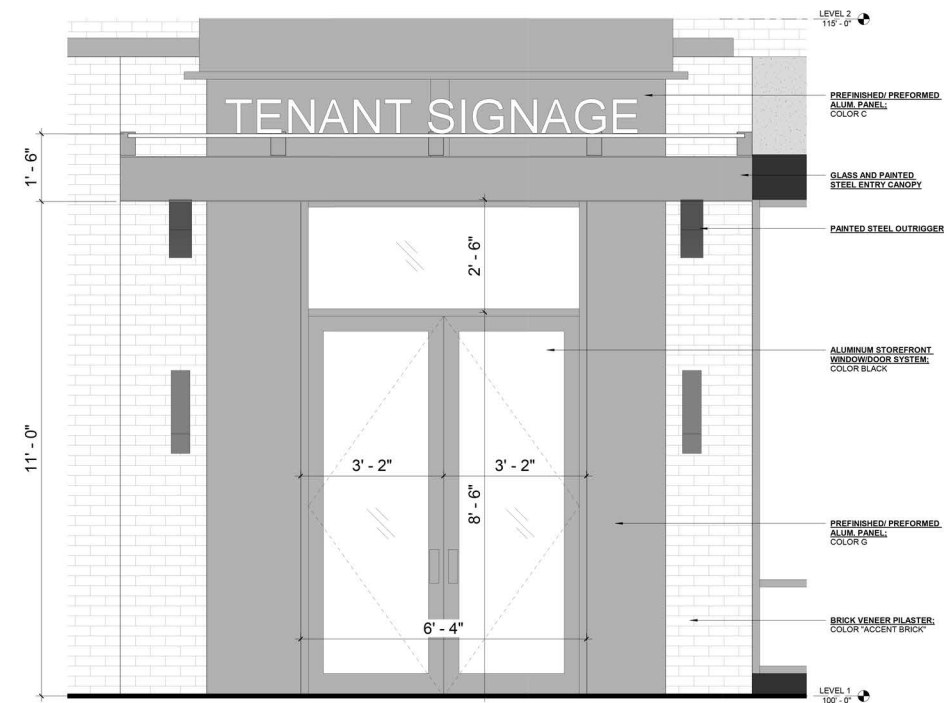
2A TENANT 2 MAIN ENTRANCE PERSPECTIVE



1A TENANT 1 MAIN ENTRANCE PERSPECTIVE

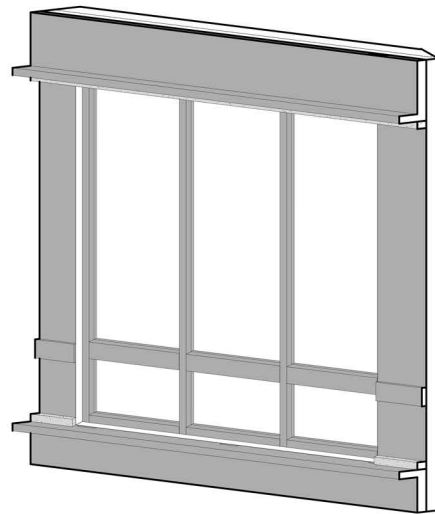


2 TENANT 2 MAIN ENTRANCE ELEVATION  
SCALE: 3/4" = 1'-0"

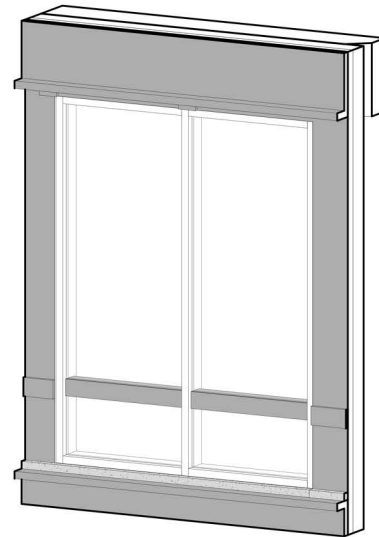


1 TENANT 1 MAIN ENTRANCE ELEVATION  
SCALE: 3/4" = 1'-0"

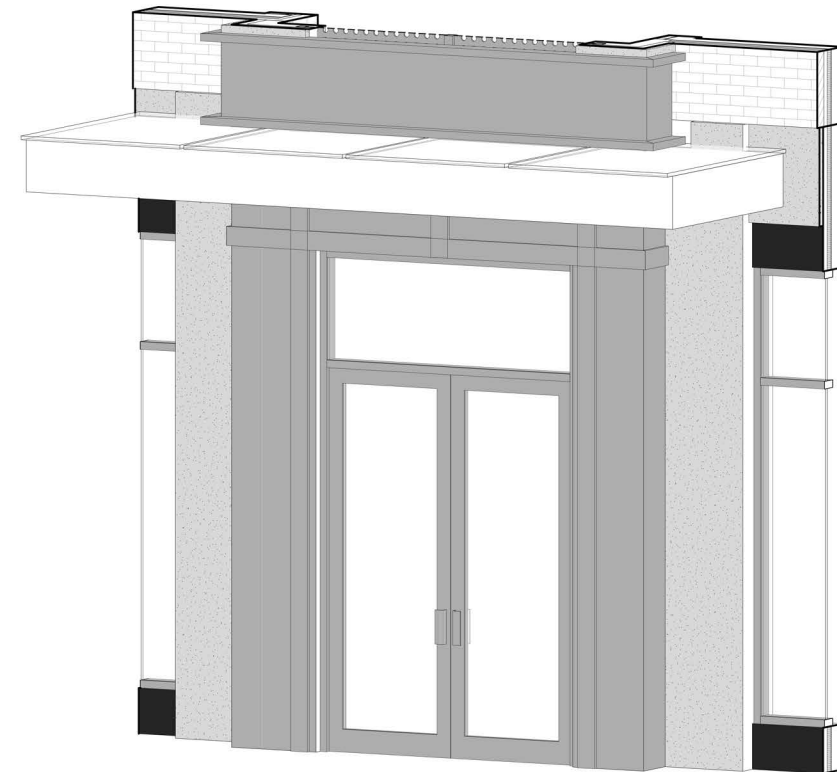




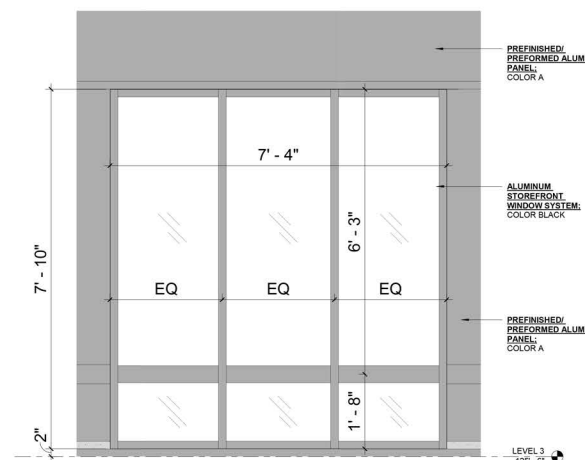
3A STOREFRONT WINDOW PERSPECTIVE



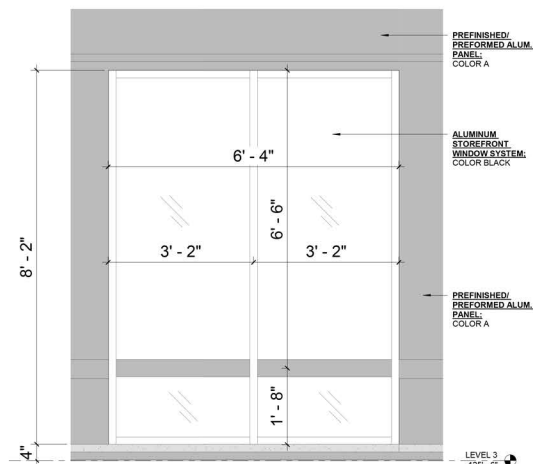
2A STOREFRONT WINDOW PERSPECTIVE



1A RESIDENTIAL ENTRY PERSPECTIVE



3 STOREFRONT WINDOW ELEVATION  
SCALE: 3/4" = 1'-0"

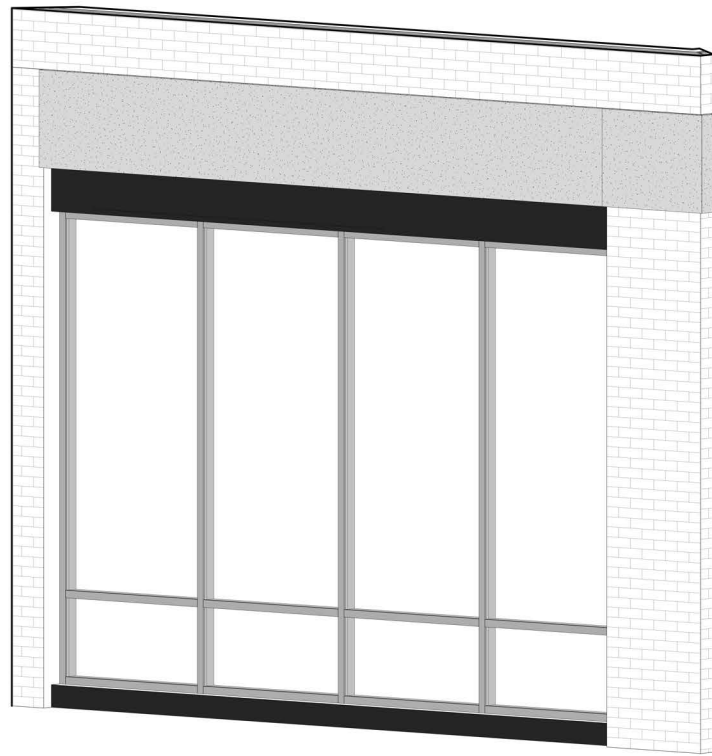


2 STOREFRONT WINDOW ELEVATION  
SCALE: 3/4" = 1'-0"

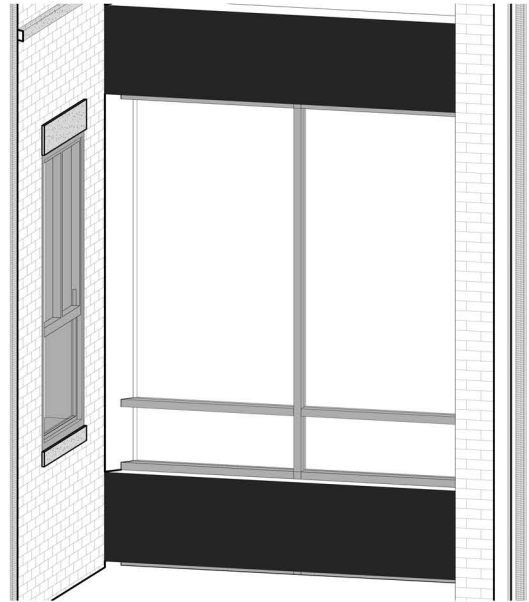


1 RESIDENTIAL ENTRY ELEVATION  
SCALE: 3/4" = 1'-0"

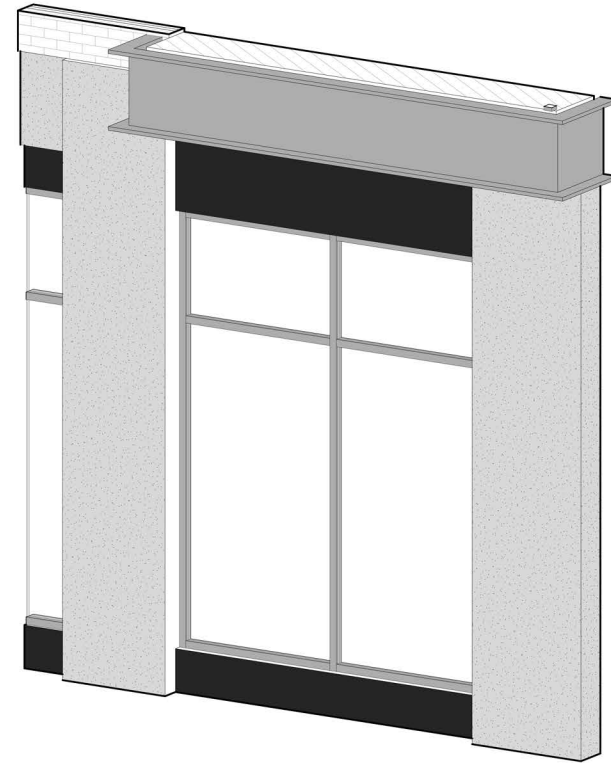




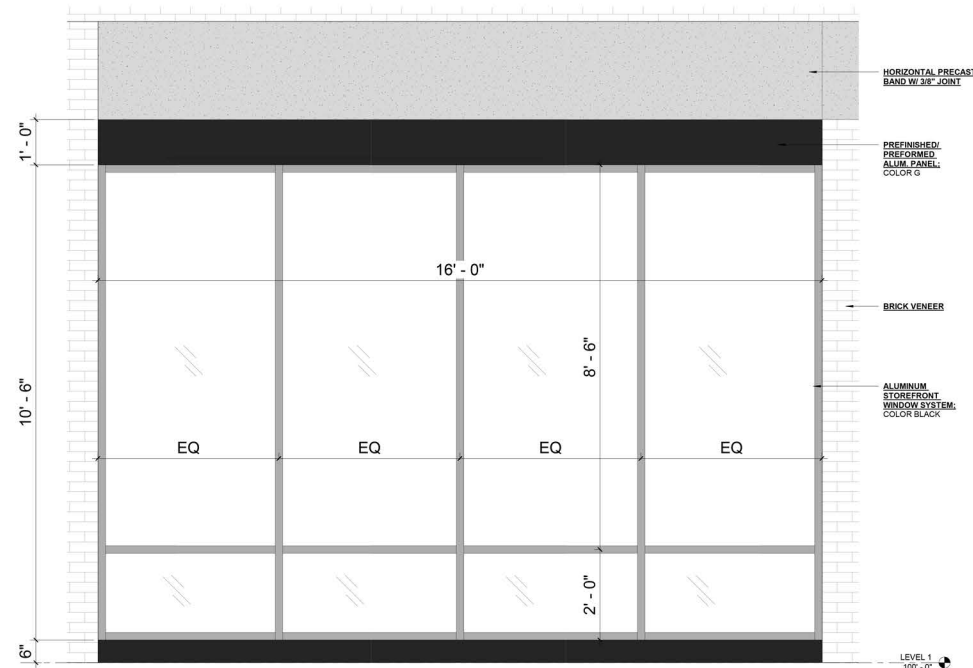
3A STOREFRONT WINDOW PERSPECTIVE



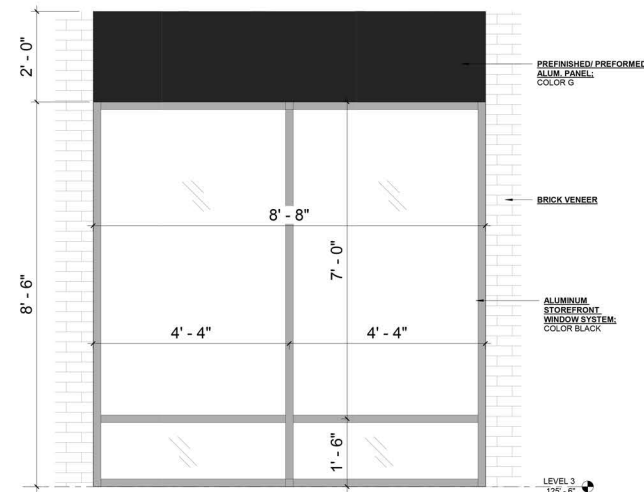
2A STOREFRONT WINDOW PERSPECTIVE



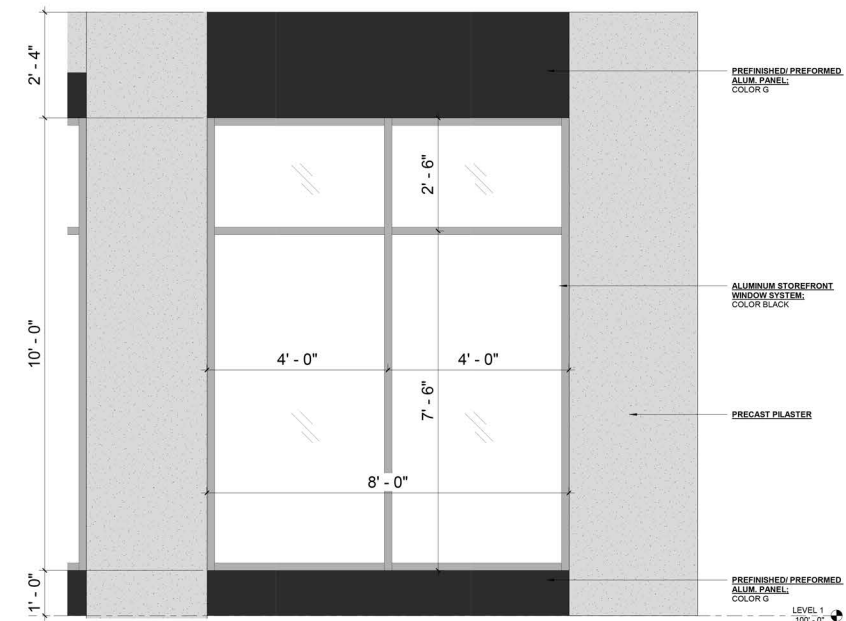
1A STOREFRONT WINDOW PERSPECTIVE



3 STOREFRONT WINDOW ELEVATION  
SCALE: 3/4" = 1'-0"

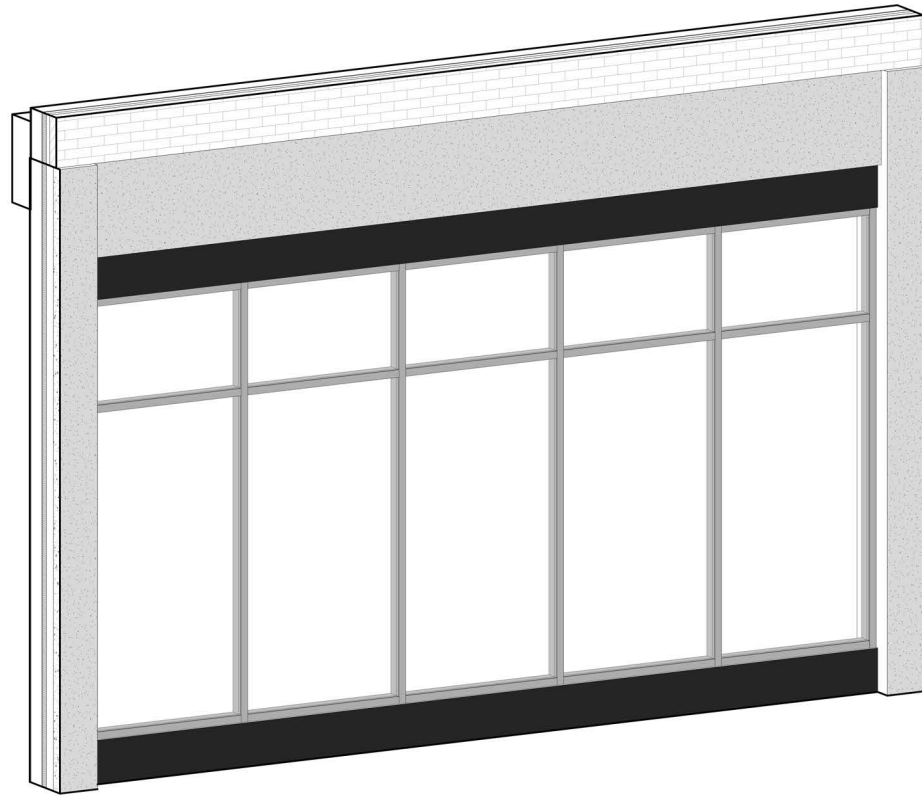


2 STOREFRONT WINDOW ELEVATION  
SCALE: 3/4" = 1'-0"

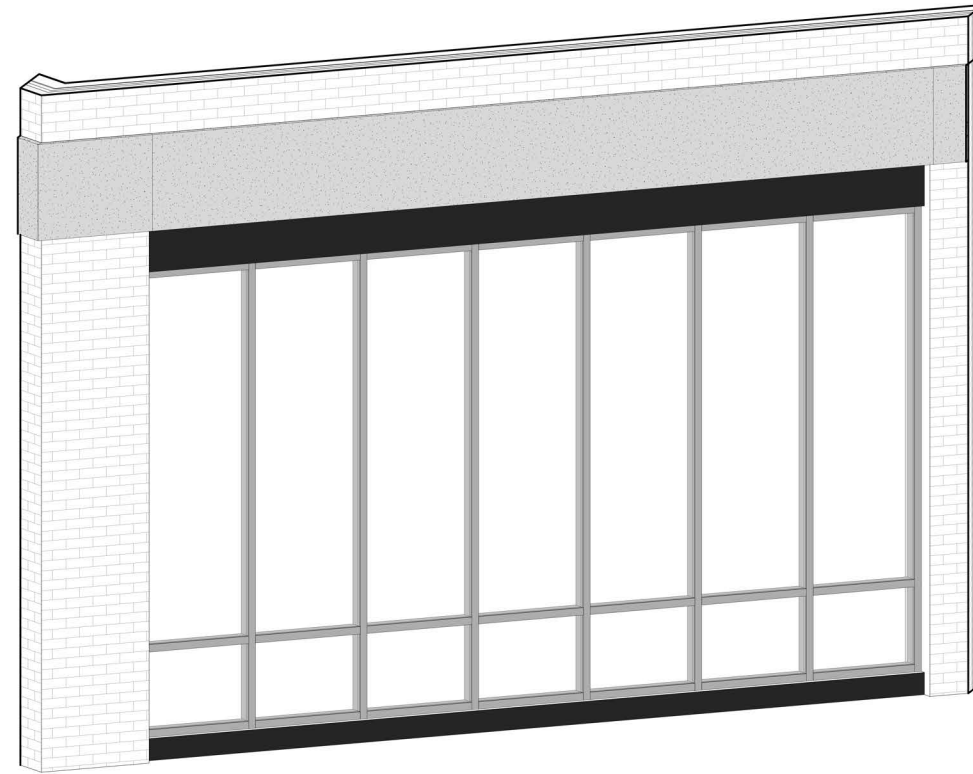


1 STOREFRONT WINDOW ELEVATION  
SCALE: 3/4" = 1'-0"

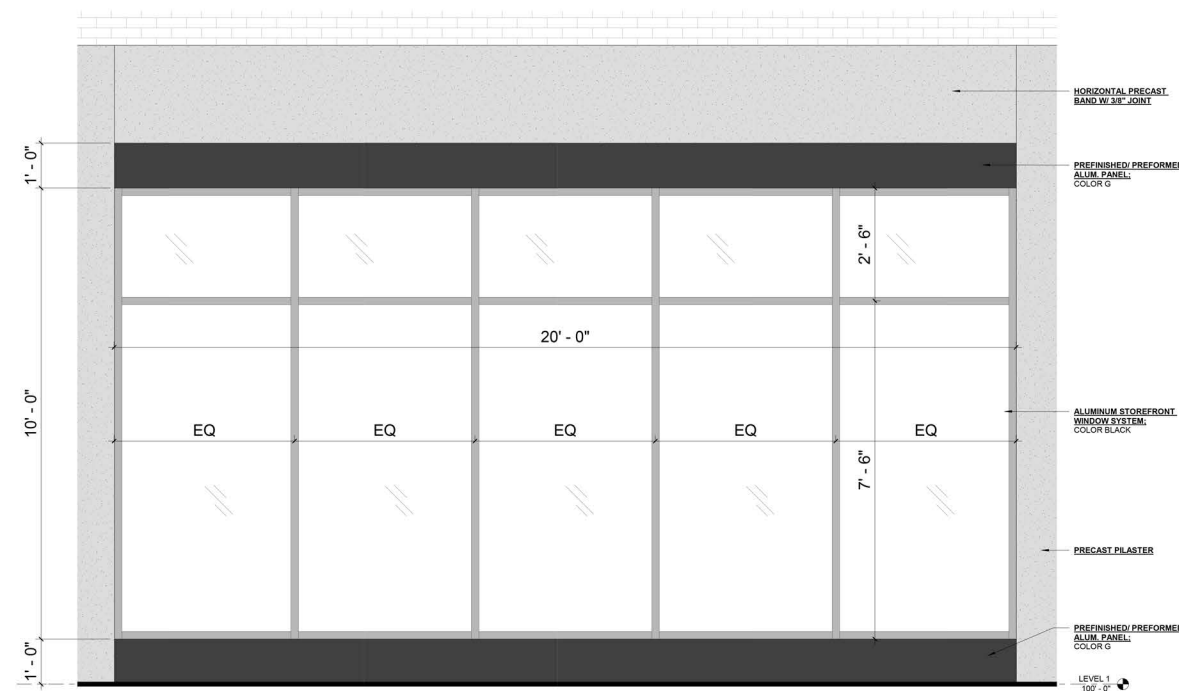




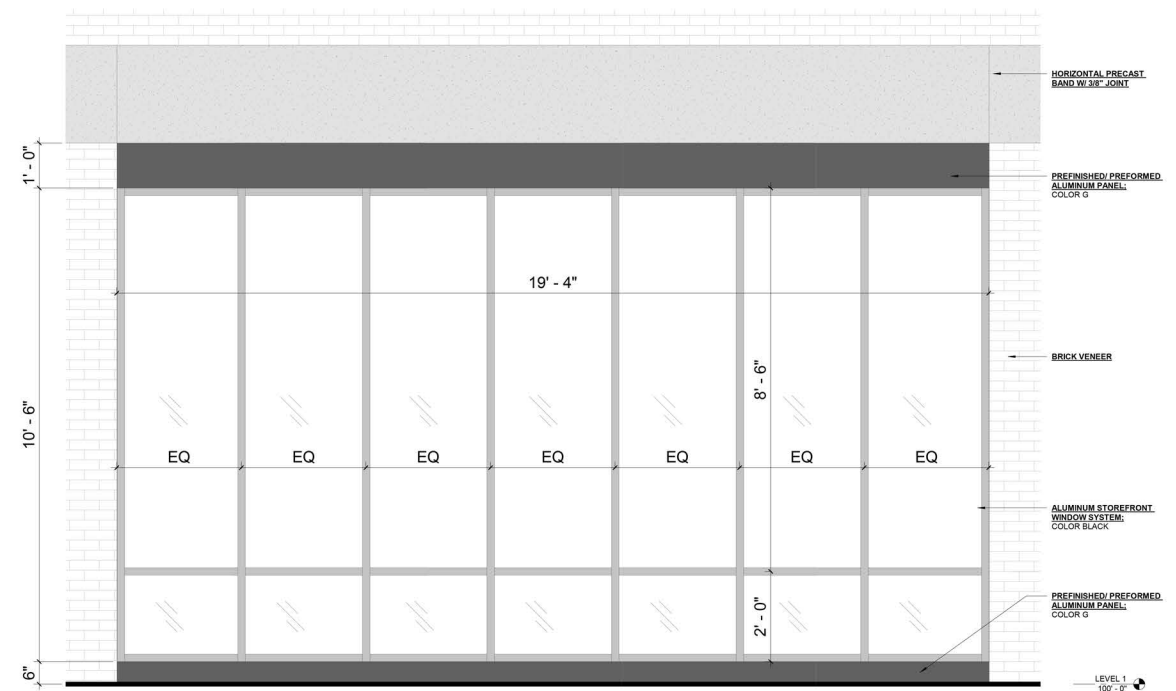
2A STOREFRONT WINDOW PERSPECTIVE



1A STOREFRONT WINDOW PERSPECTIVE



2 STOREFRONT WINDOW ELEVATION  
SCALE: 3/4" = 1'-0"

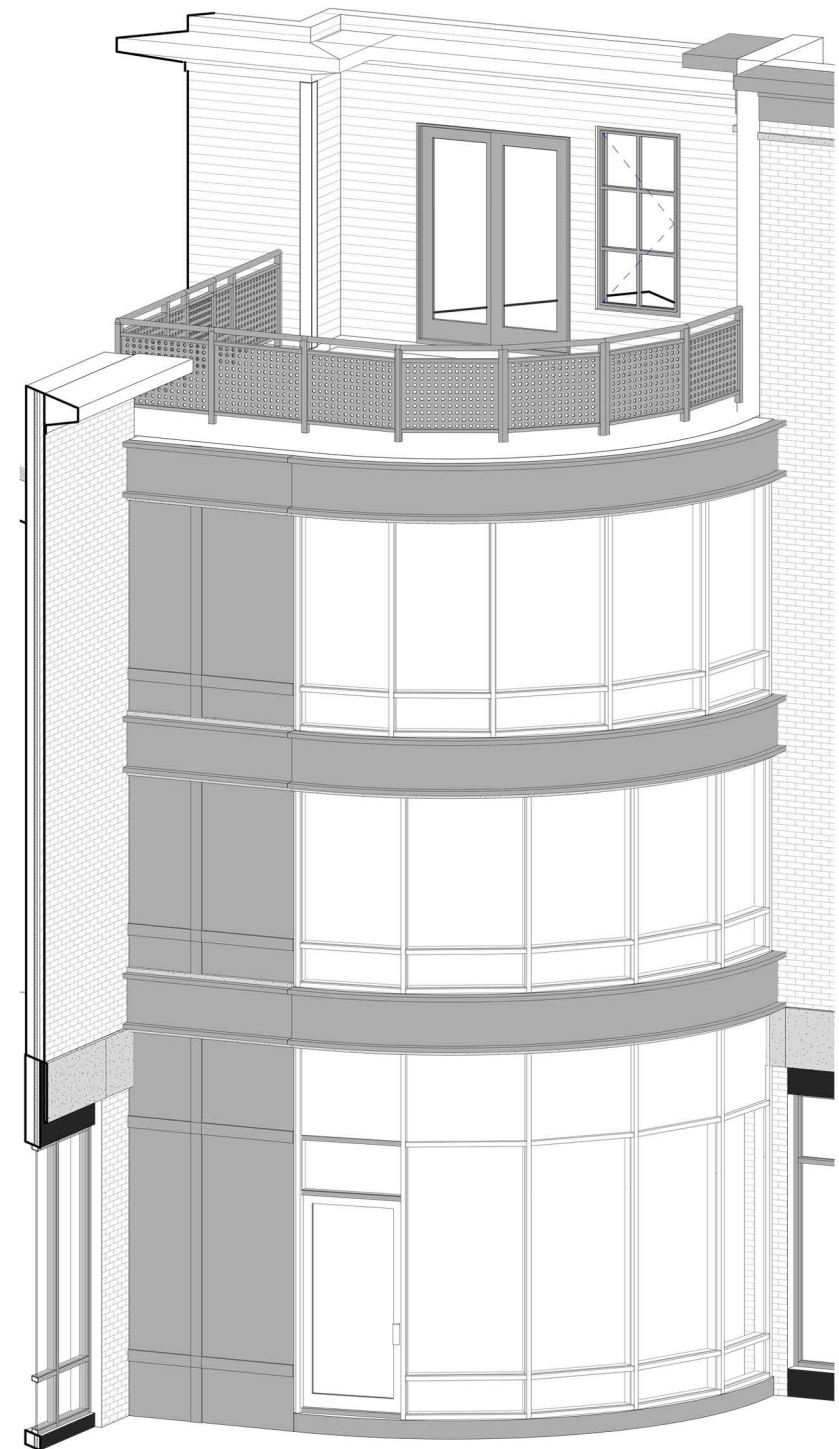


1 STOREFRONT WINDOW ELEVATION  
SCALE: 3/4" = 1'-0"



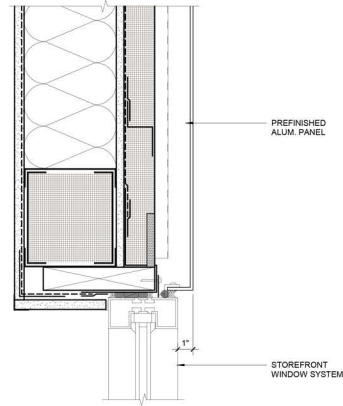


2 CURVED OUTSIDE CORNER STOREFRONT PERSPECTIVE

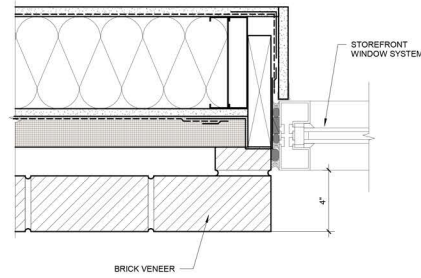


1 CURVED INSIDE CORNER STOREFRONT PERSPECTIVE

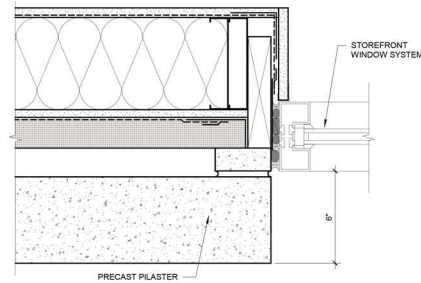




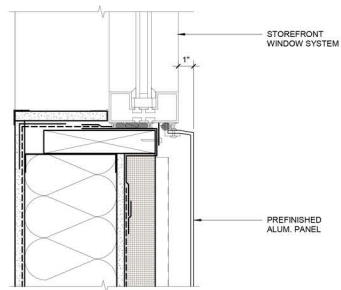
**H1** STOREFRONT HEAD METAL PANEL  
SCALE: 3" = 1'-0"



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

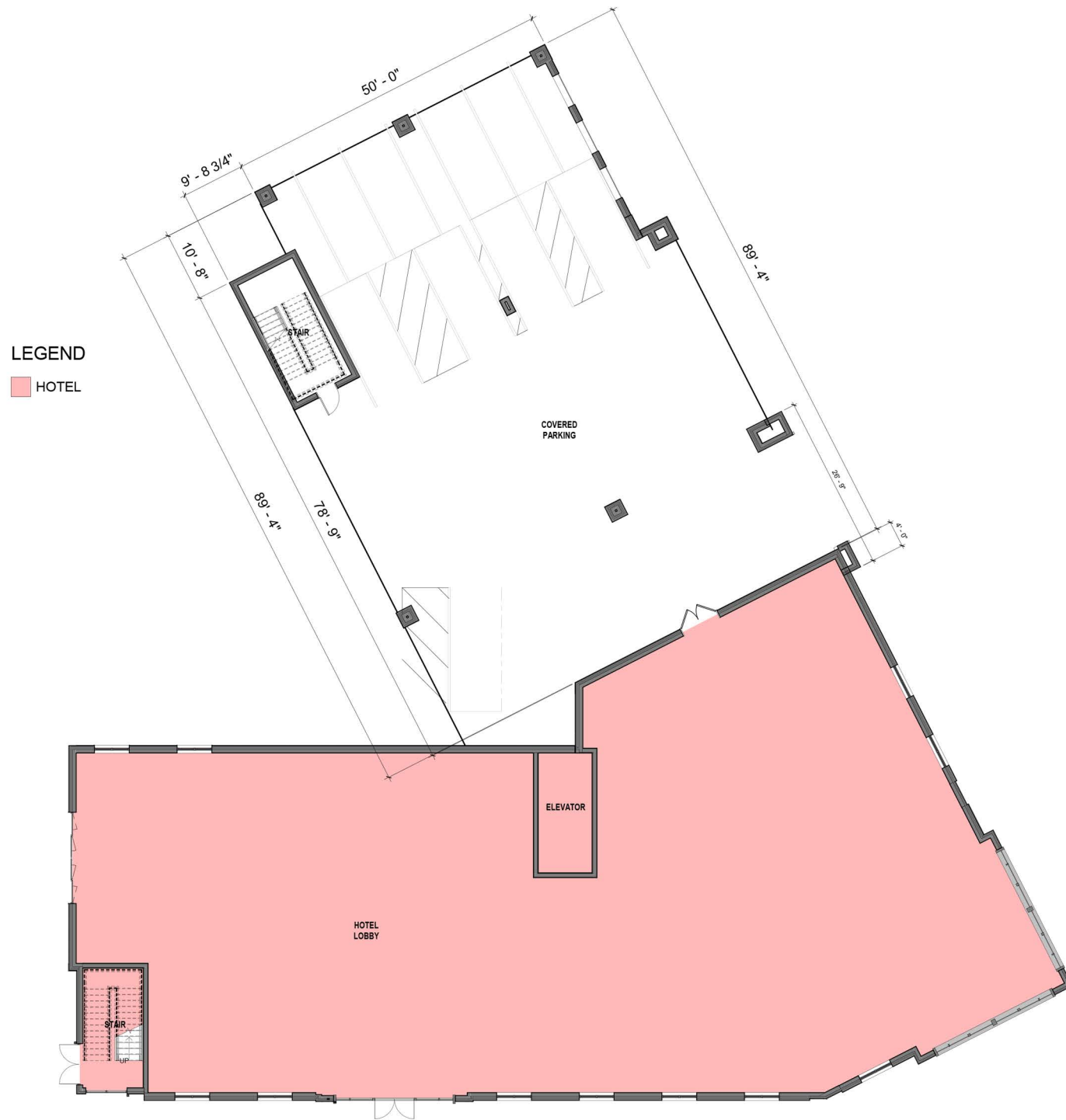


**J2** STOREFRONT JAMB PRECAST PILASTER  
SCALE: 3" = 1'-0"



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





1 OVERALL FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"





1 OVERALL SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"







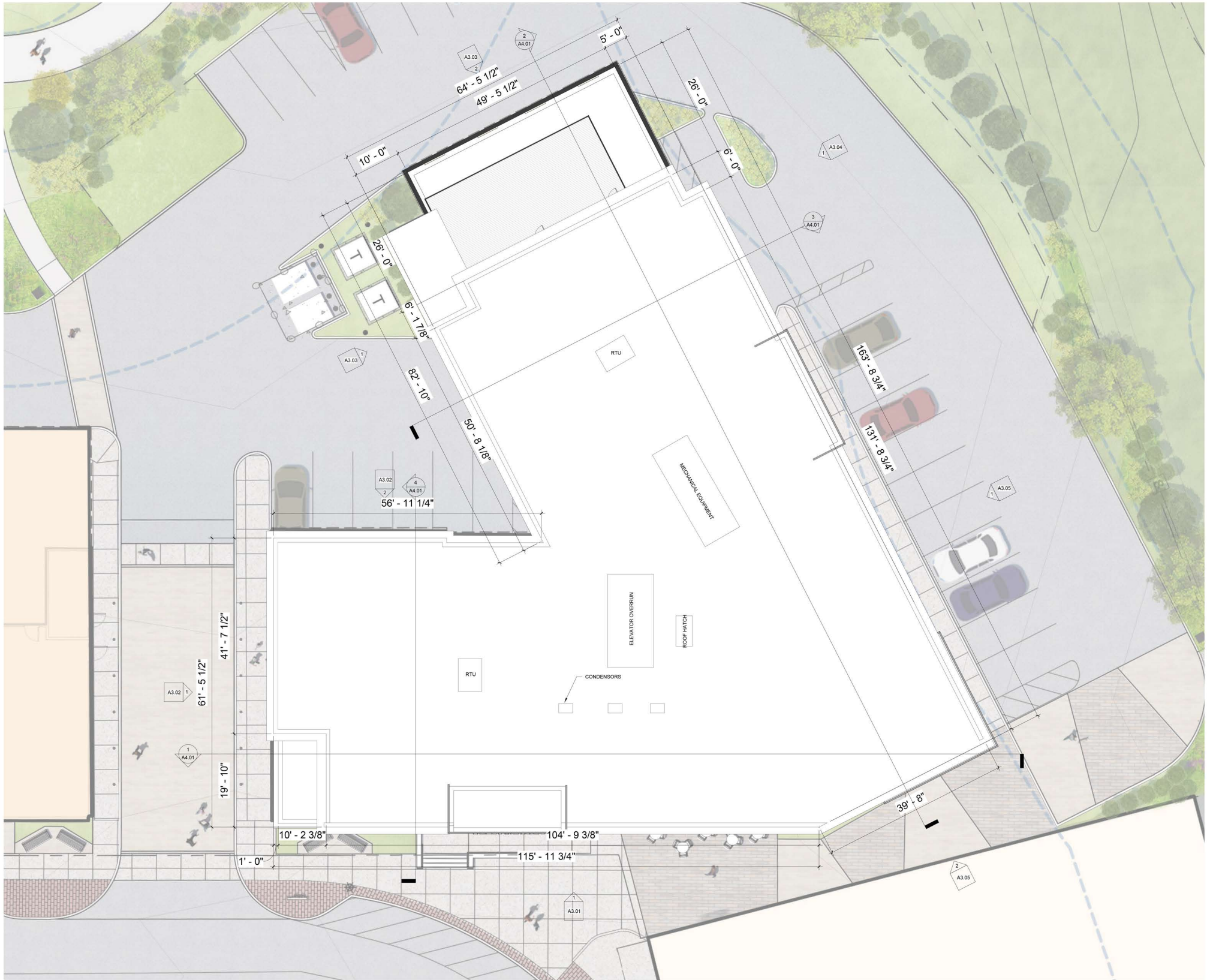






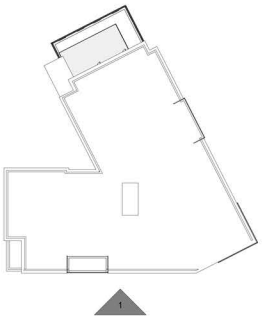
1 OVERALL FIFTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"





1 OVERALL ROOF PLAN  
SCALE: 1/8" = 1'-0"





KEYPLAN  
1" = 40'-0"



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

North

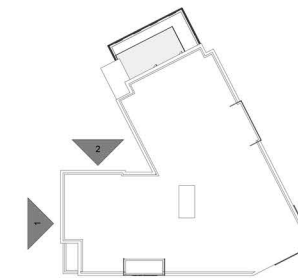
Scale

ELEVATIONS

RAYNES AVE.  
HOTEL

Dwg. No.  
**A3.01**





North

Scale

## ELEVATIONS

RAYNES AVE.  
HOTEL

Project

Dwg. No.

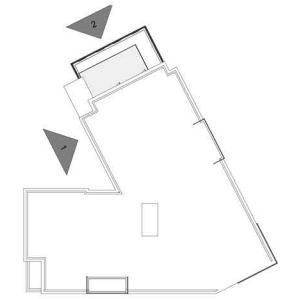
**A3.02**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
JANUARY 4, 2023

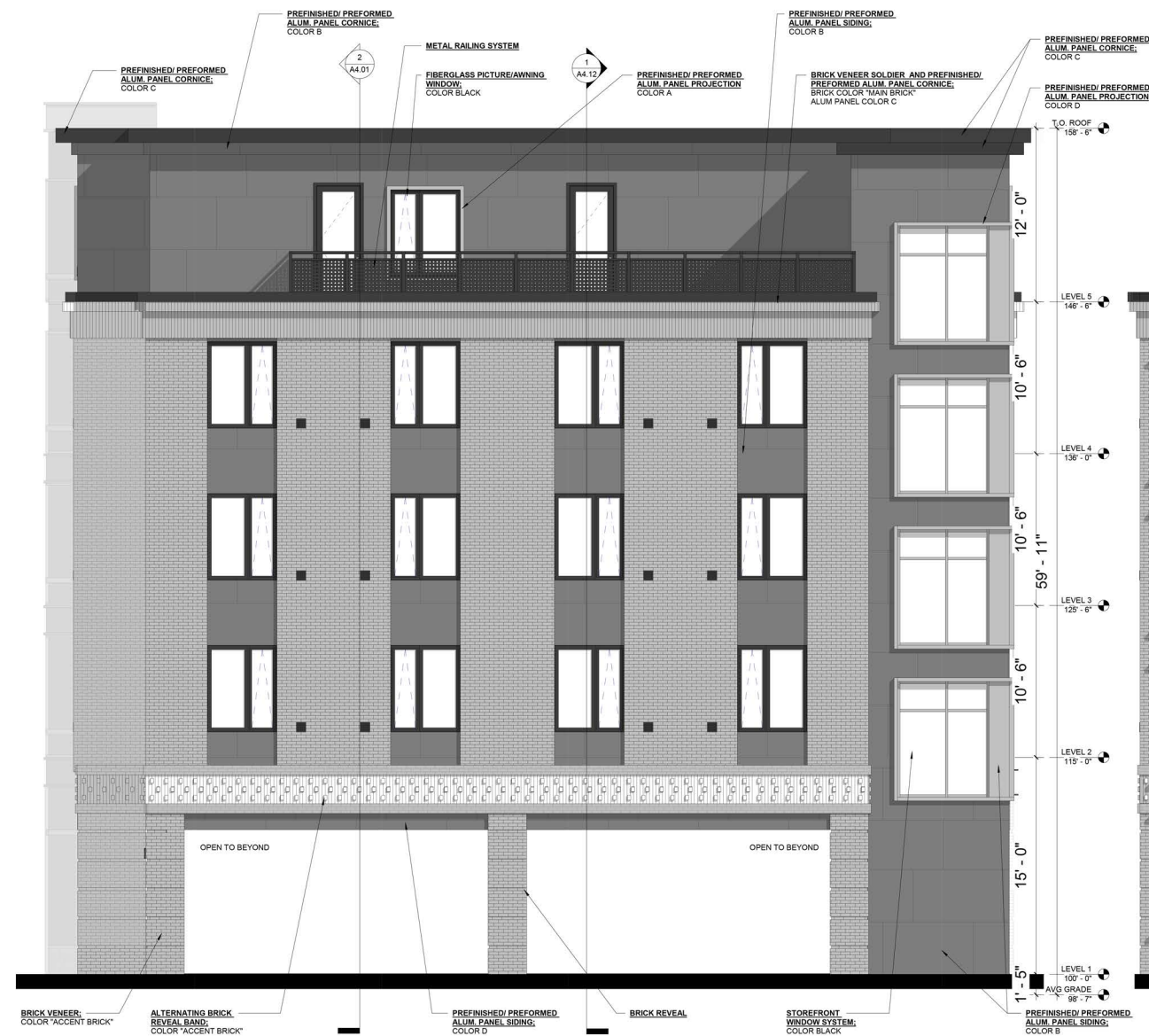
4.7

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

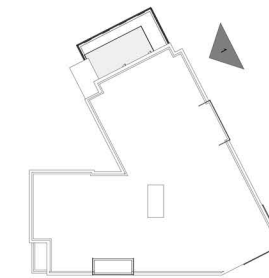
## ELEVATIONS

RAYNES AVE.  
HOTEL

Project

Dwg. No.  
**A3.03**



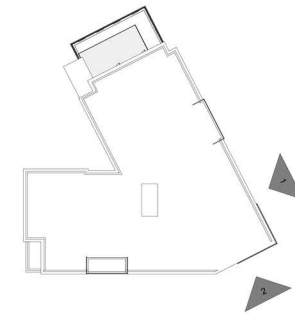


KEYPLAN  
1" = 40'-0"

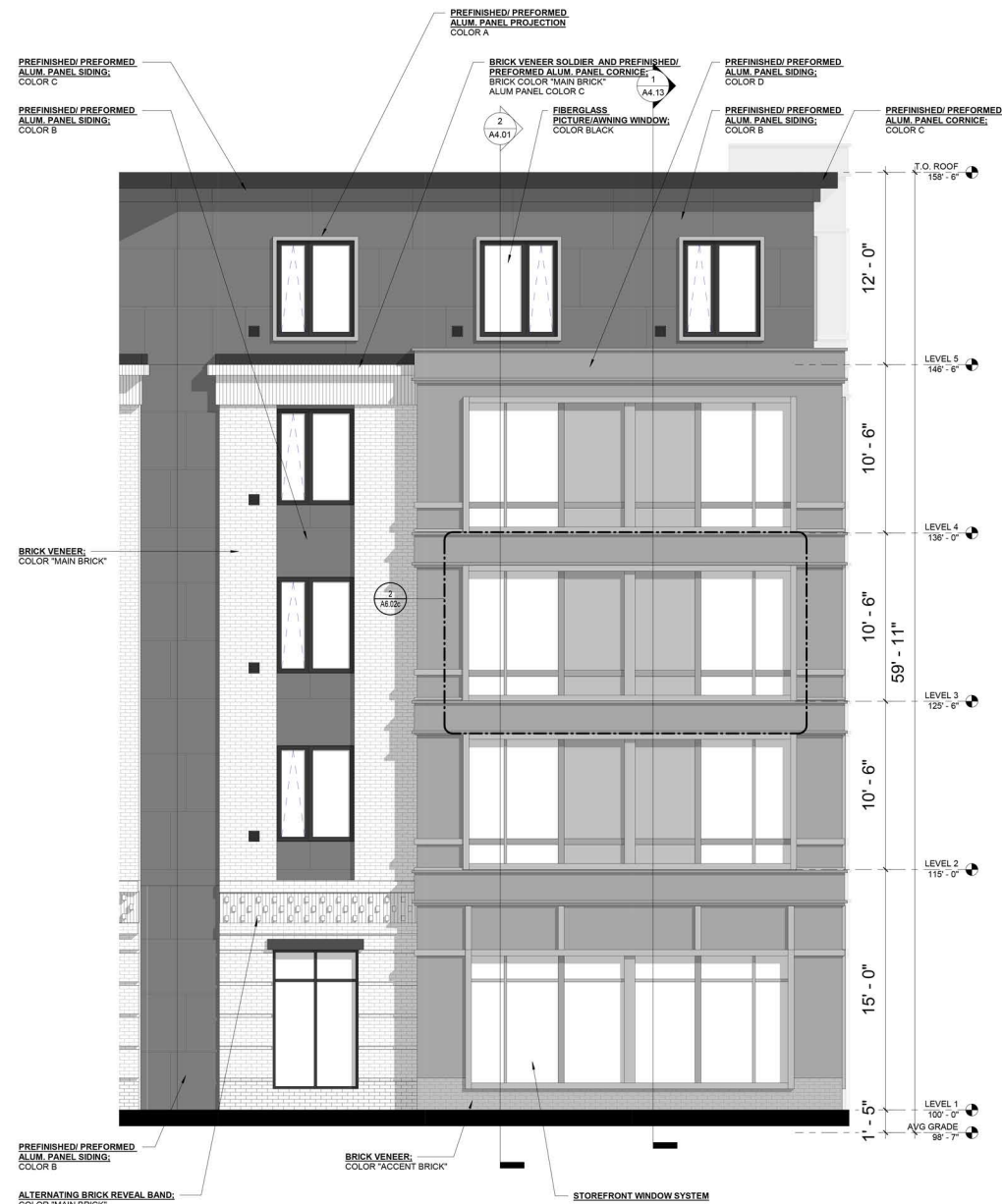


1 NORTH EAST ELEVATION A  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02





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

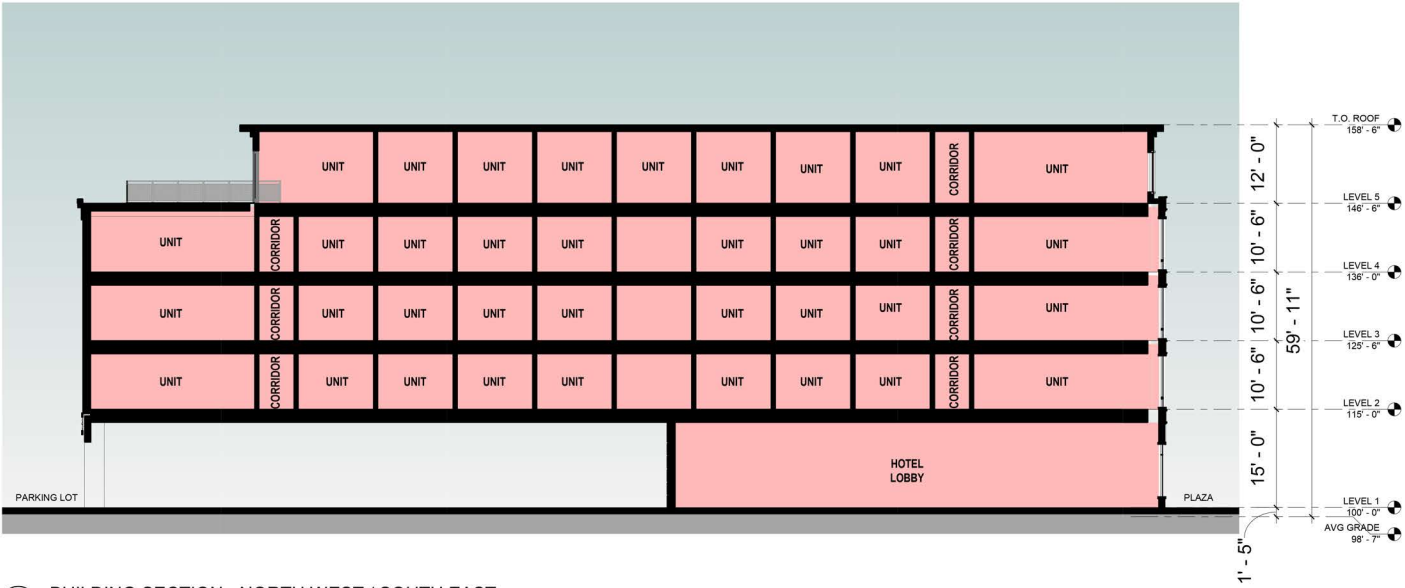
Project

Dwg. No.  
**A3.05**

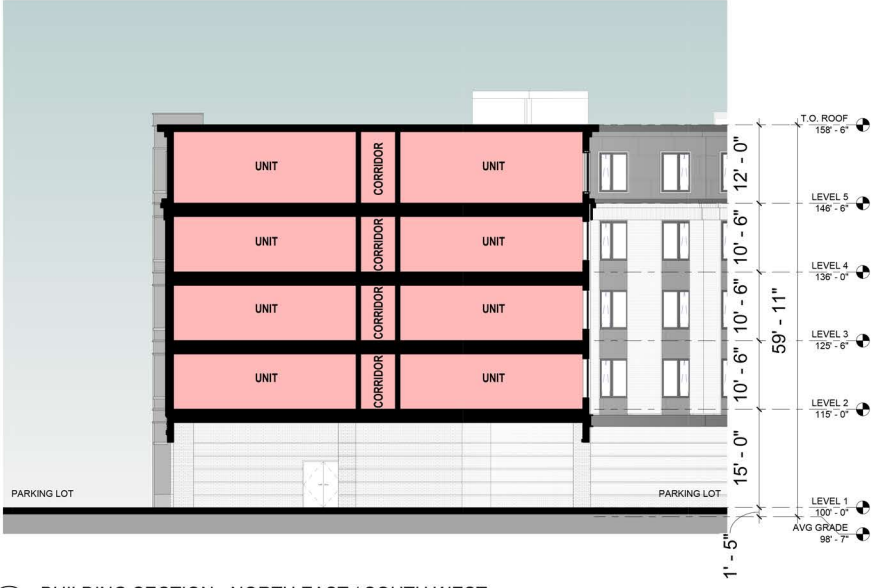


LEGEND

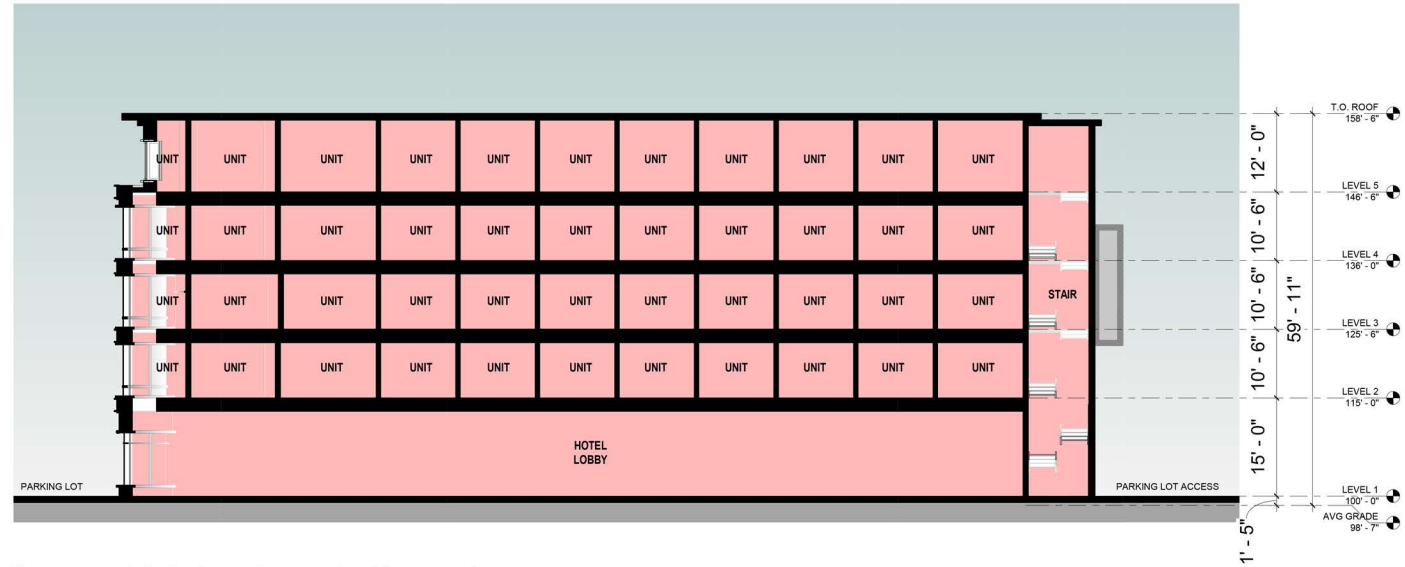
HOTEL



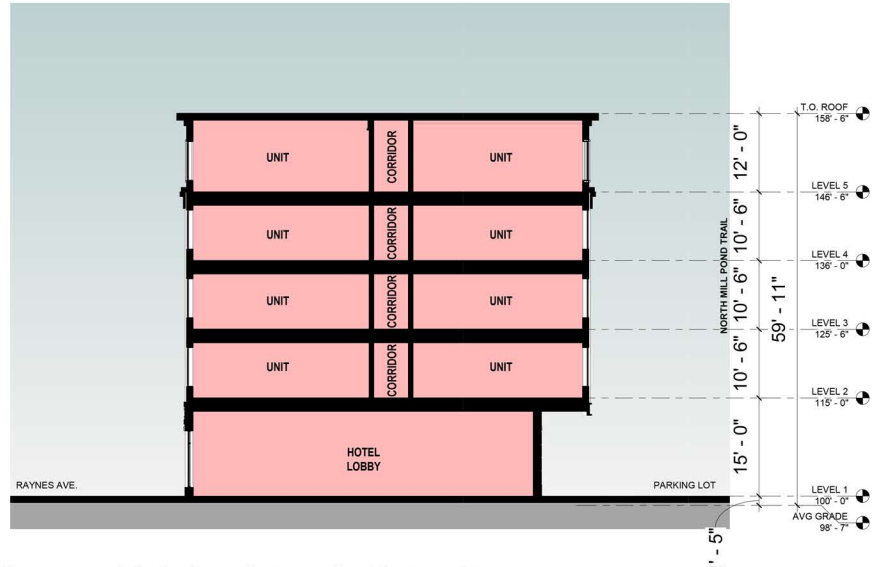
2 BUILDING SECTION - NORTH WEST / SOUTH EAST  
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



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



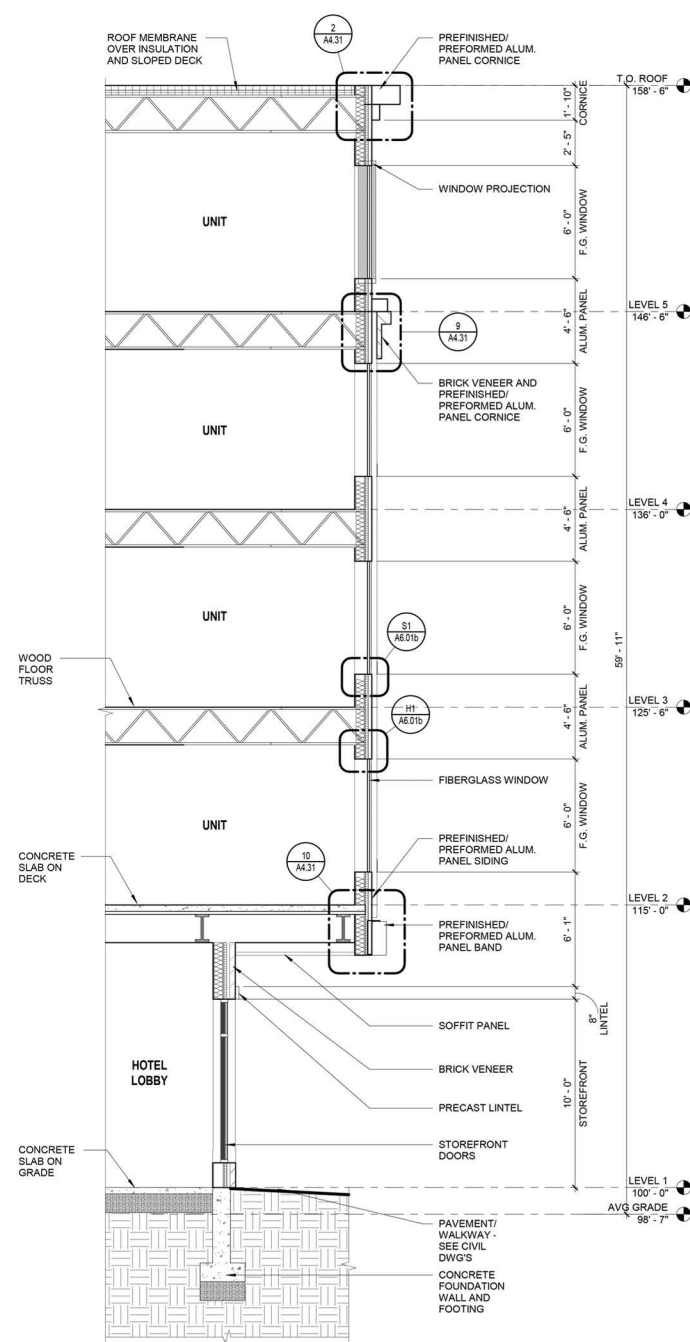
BUILDING SECTIONS

RAYNES AVE.  
HOTEL

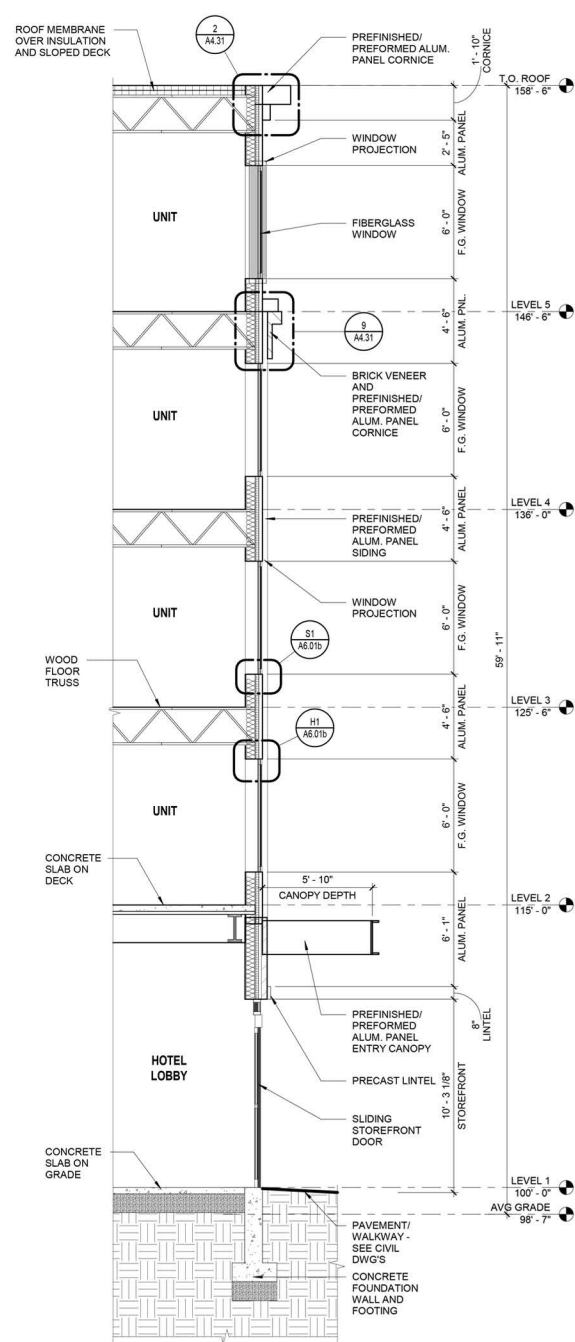
Project

Dwg. No.  
**A4.01**

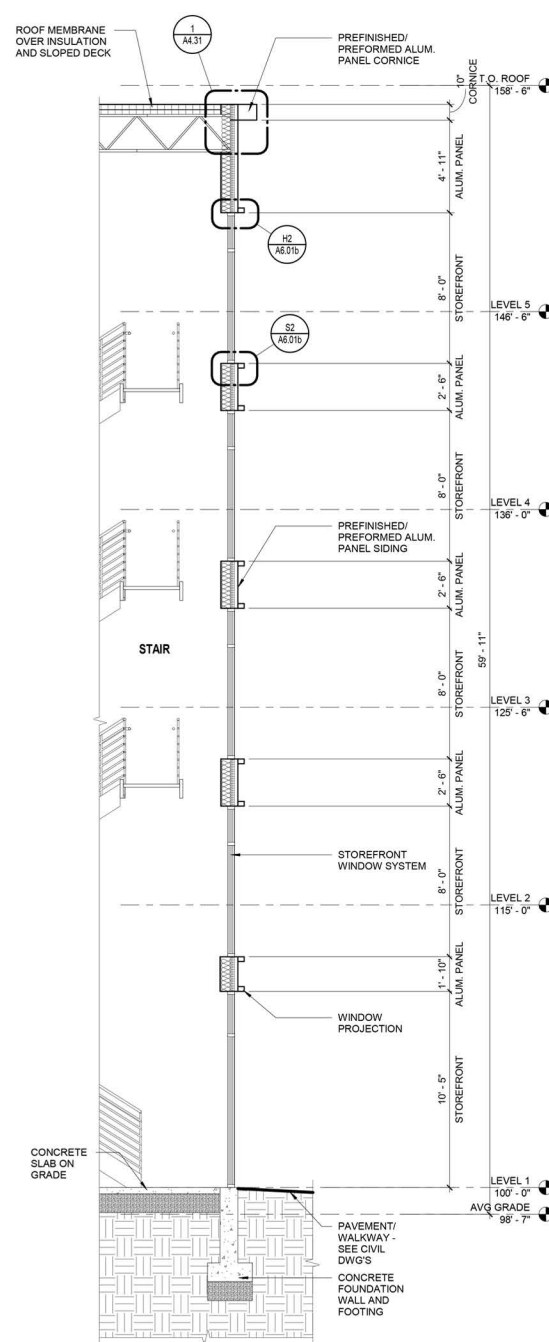




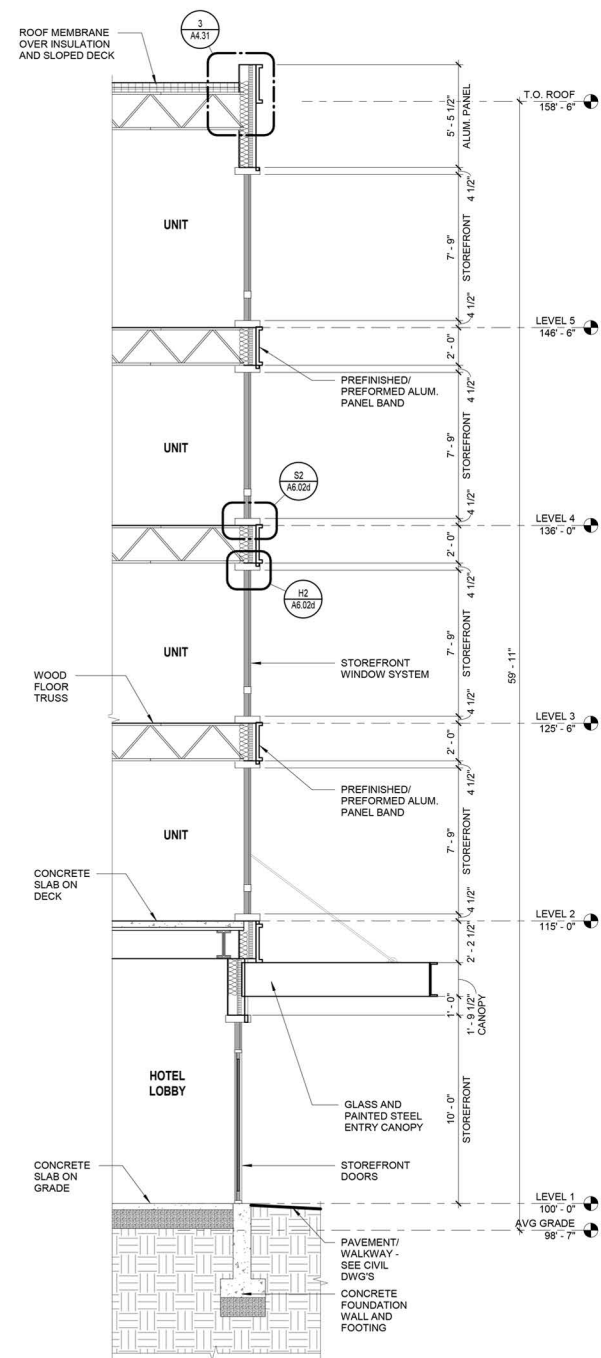
5 WALL SECTION - OVERHANG  
SCALE: 1/4" = 1'-0" REF SHEET: 2 / A3.02



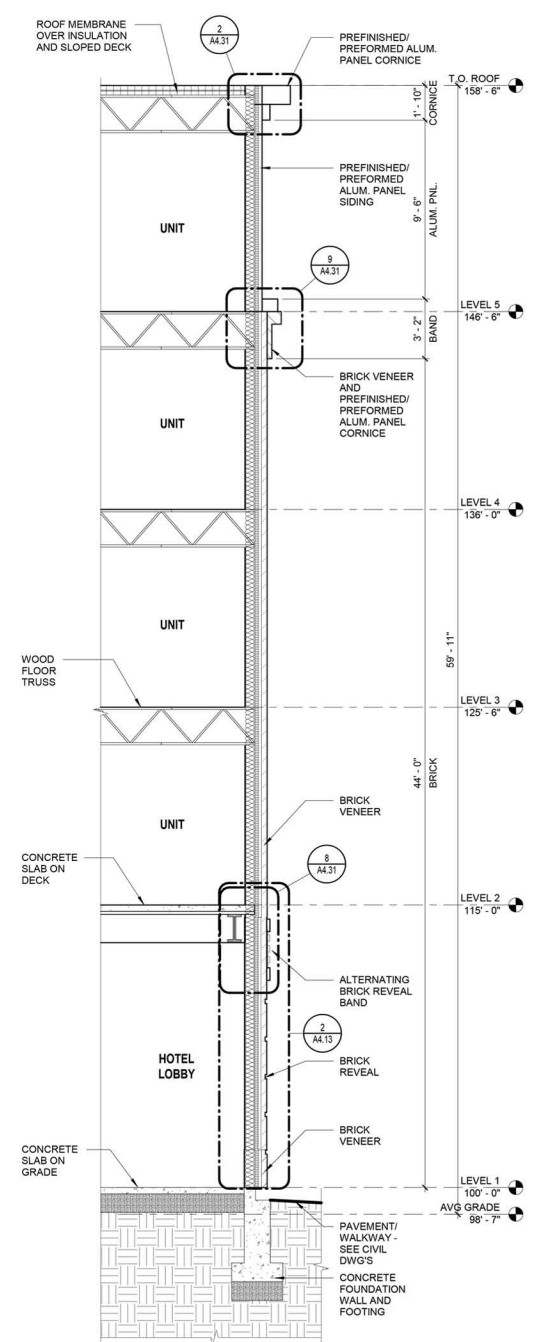
4 WALL SECTION - SOUTH WEST ENTRY  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.02



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



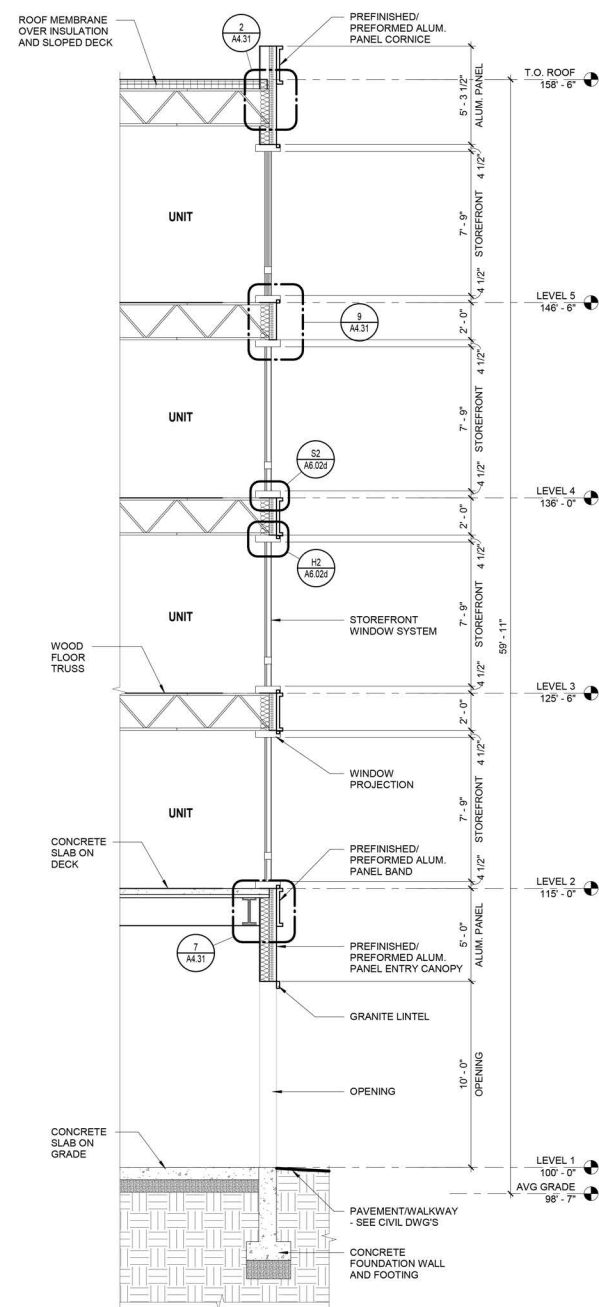
North Scale

## WALL SECTIONS

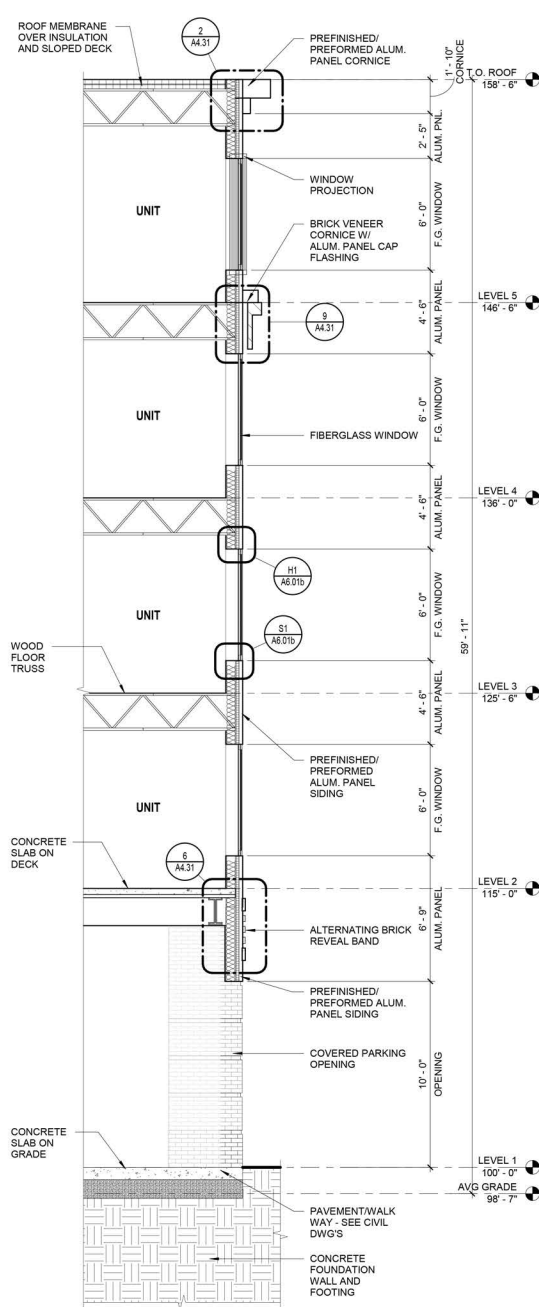
RAYNES AVE.  
HOTEL

Dwg. No.  
**A4.11**

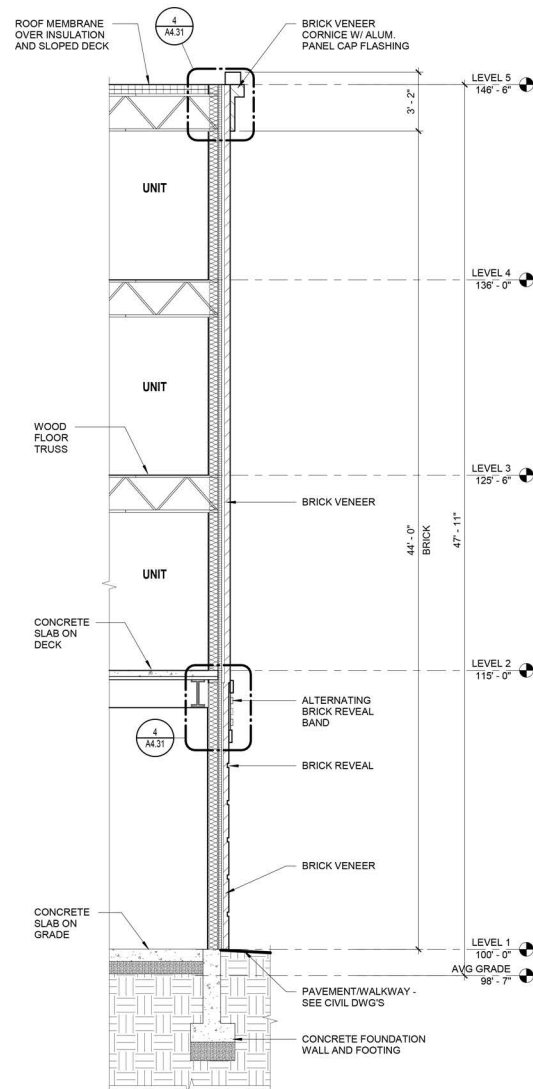




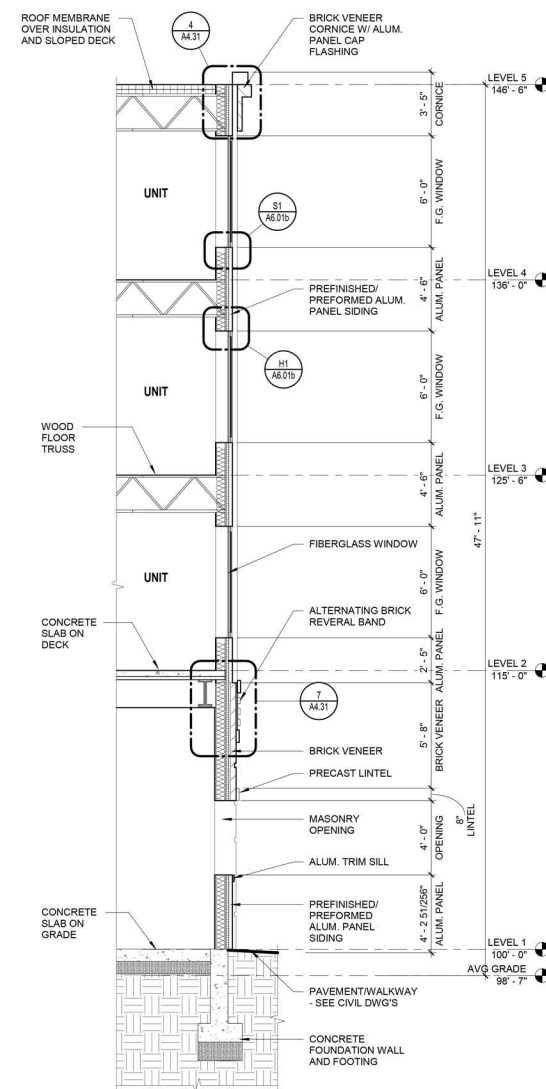
5 WALL SECTION - PARKING OPENING B  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.05



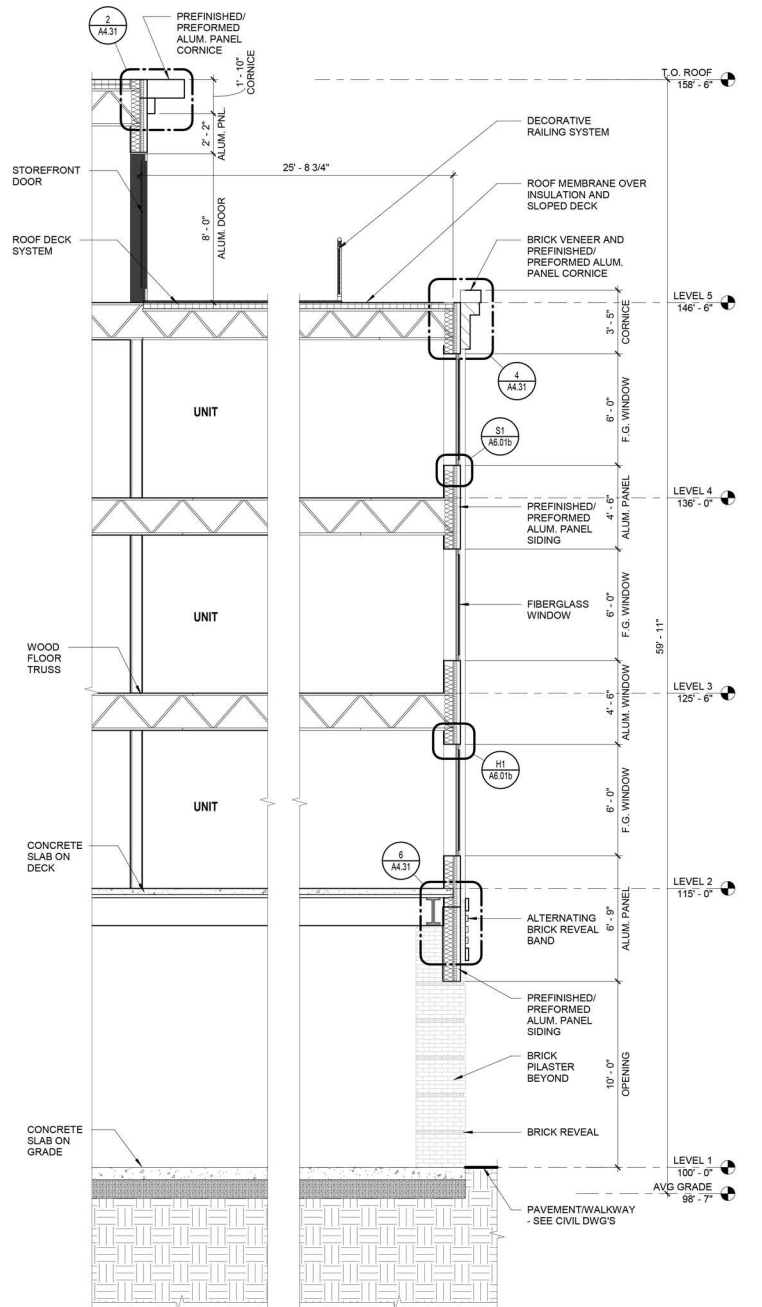
4 WALL SECTION - PARKING OPENING A  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.04



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

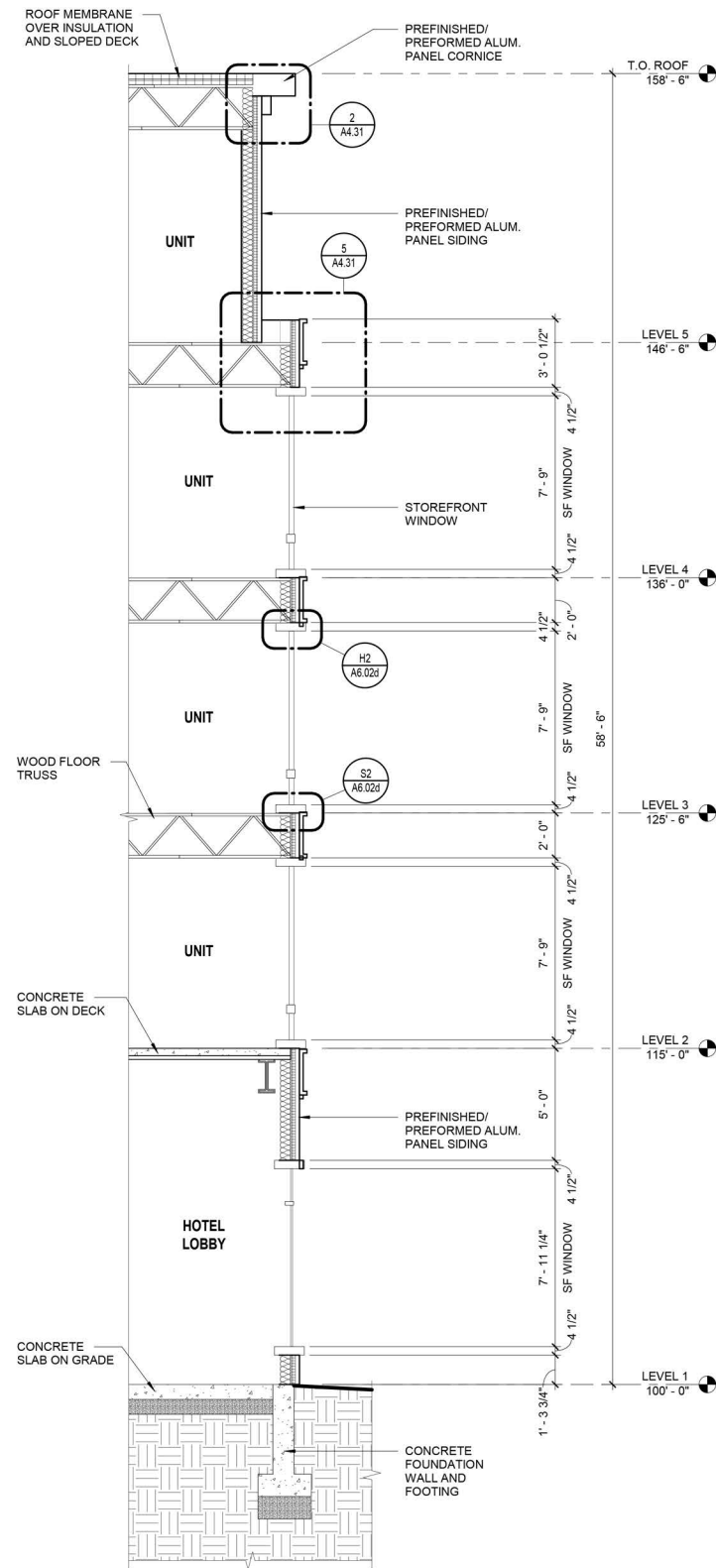


2 WALL SECTION - PARKING WINDOW OPENING A  
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.04

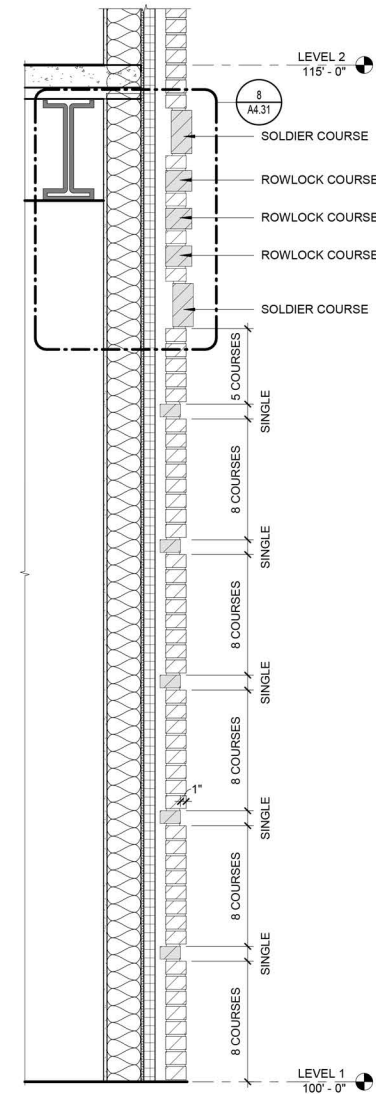


1 WALL SECTION - ROOF DECK  
SCALE: 1/4" = 1'-0" REF SHEET: 2 / A3.03



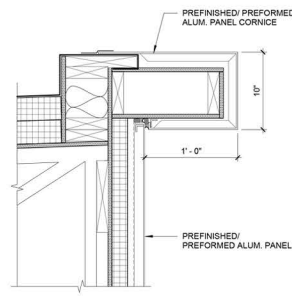


1 WALL SECTION - CORNER BUMP-OUT  
SCALE: 1/4" = 1'-0" REF SHEET: 2 / A3.05

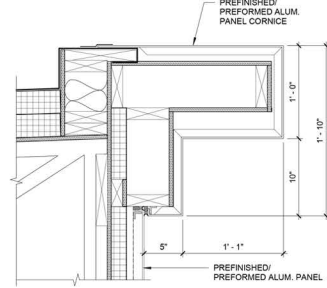


2 BRICK REVEAL DETAIL  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A4.11

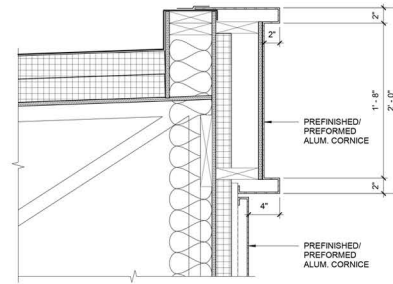




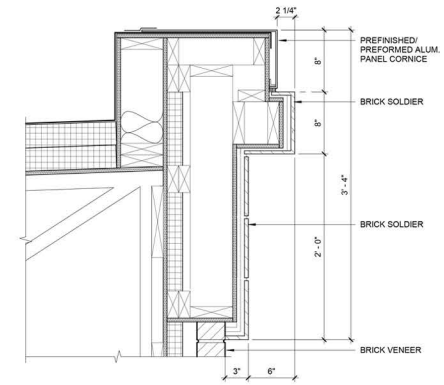
1 PREFORMED METAL CORNICE AT STAIR ROOF  
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11



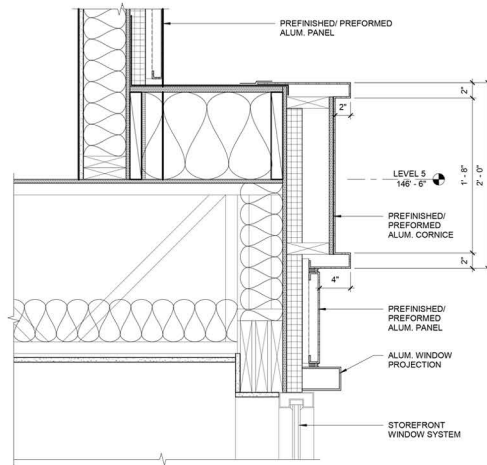
2 PREFORMED METAL CORNICE AT ROOF  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



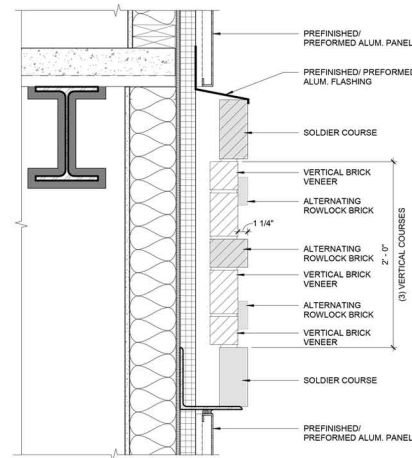
3 PREFORMED METAL CORNICE AT ENTRY ROOF  
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



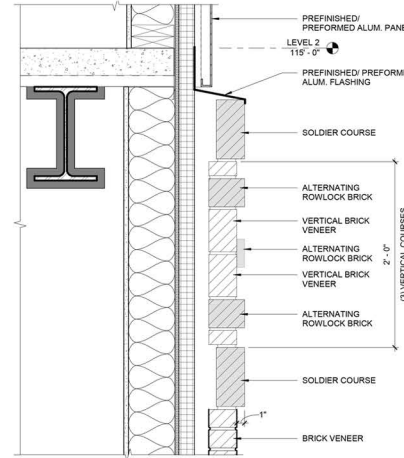
4 BRICK CORNICE AT L5  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



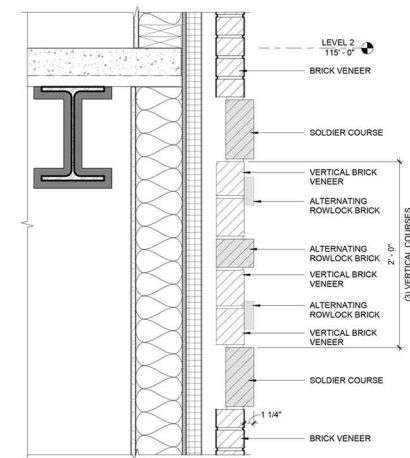
5 PREFORMED METAL CORNICE AT BUMP-OUT  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.13



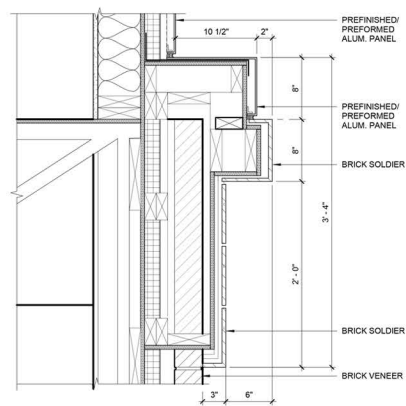
6 BRICK BAND DETAIL AT METAL PANEL/ METAL PANEL  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



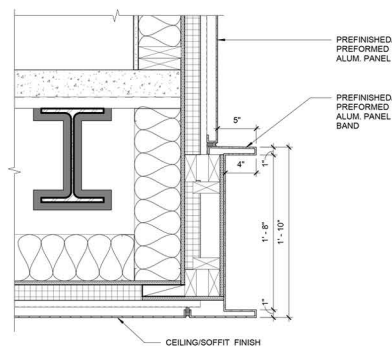
7 BRICK BAND DETAIL AT METAL PANEL/ BRICK  
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12



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

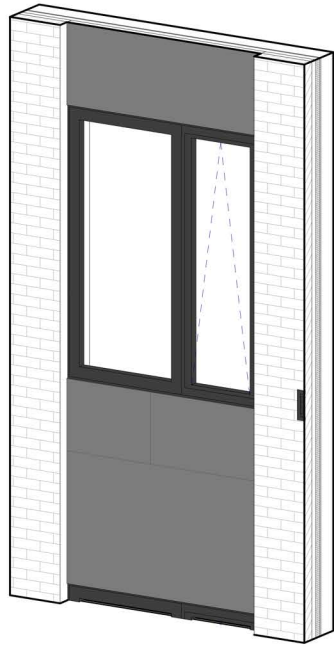


9 BRICK BAND AT L5  
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11

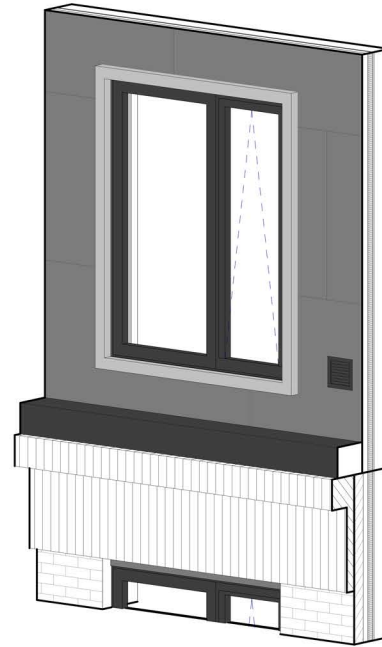


10 PREFORMED METAL BAND AT L2 OVERHANG  
SCALE: 1 1/2" = 1'-0" REF SHEET: 5 / A4.11

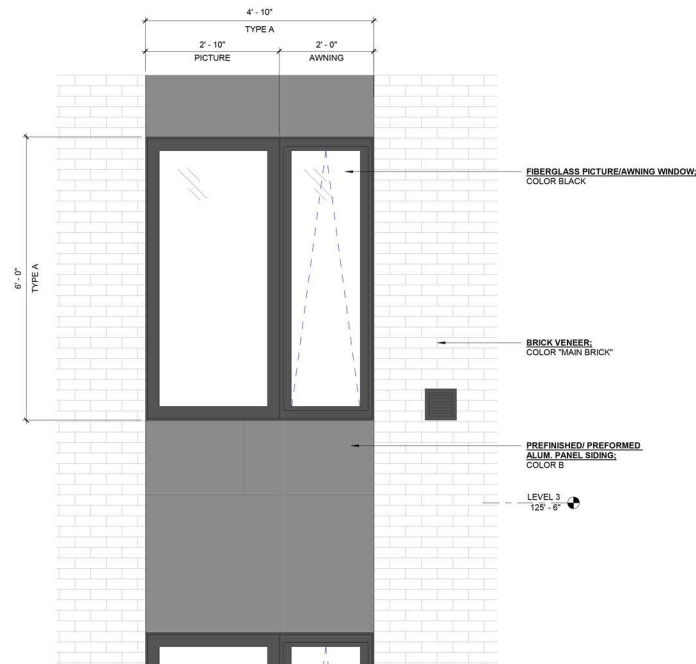




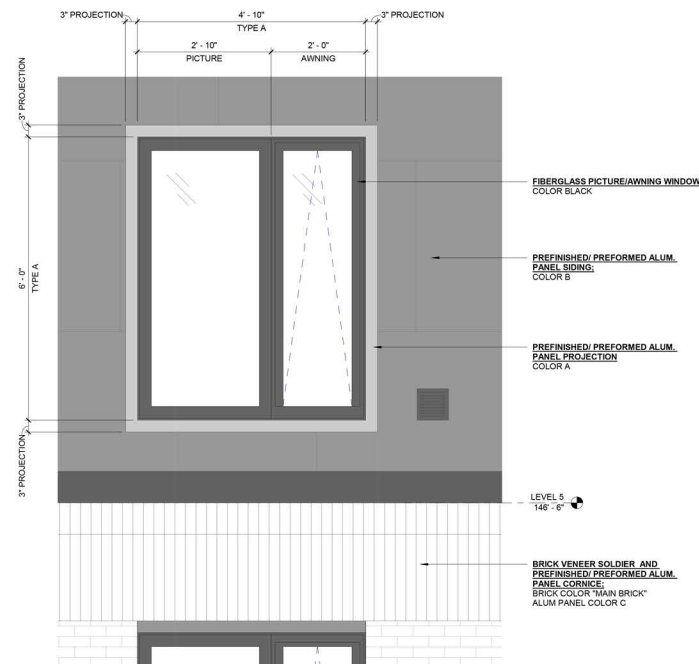
1A ENLARGED FIBERGLASS WINDOW IN METAL PANEL/BRICK VENEER LEVEL 2-4 3D



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

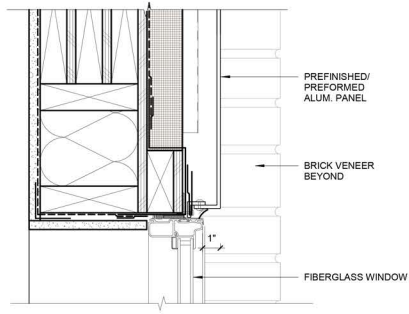


1 ENLARGED FIBERGLASS WINDOW IN METAL PANEL/BRICK VENEER LEVEL 2-4  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01

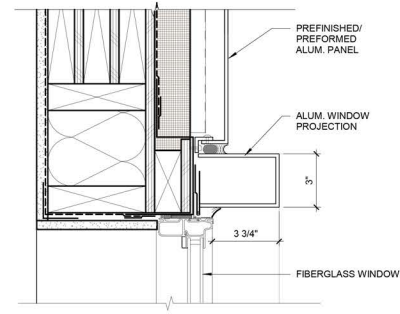


2 ENLARGED FIBERGLASS WINDOW IN METAL PANEL LEVEL 5  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01

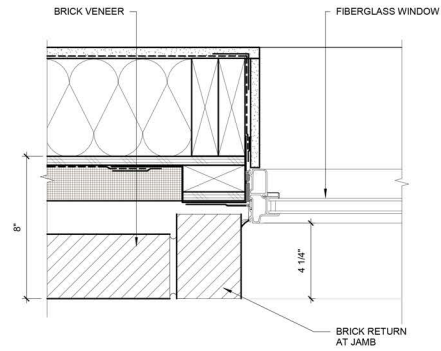




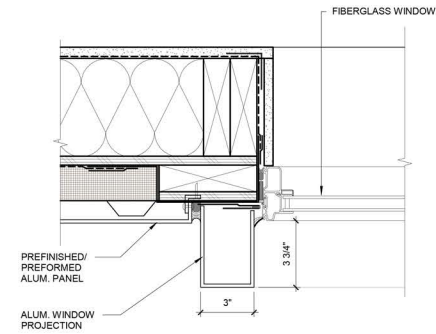
**H1** FIBERGLASS WINDOW HEAD AT BRICK  
SCALE: 3" = 1'-0"



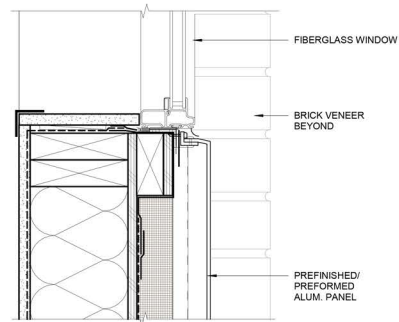
**H2** FIBERGLASS WINDOW HEAD W/ PROJECTION  
SCALE: 3" = 1'-0"



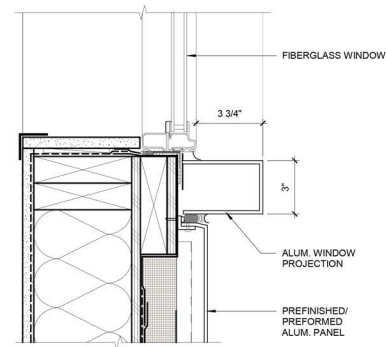
**J1** FIBERGLASS WINDOW JAMB AT BRICK  
SCALE: 3" = 1'-0"



**J2** FIBERGLASS WINDOW JAMB W/ PROJECTION  
SCALE: 3" = 1'-0"

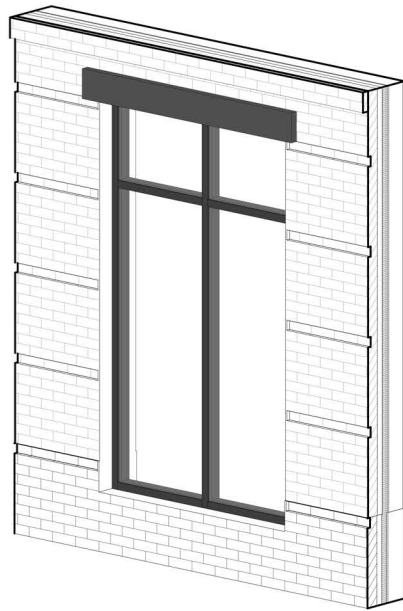


**S1** FIBERGLASS WINDOW SILL AT BRICK  
SCALE: 3" = 1'-0"

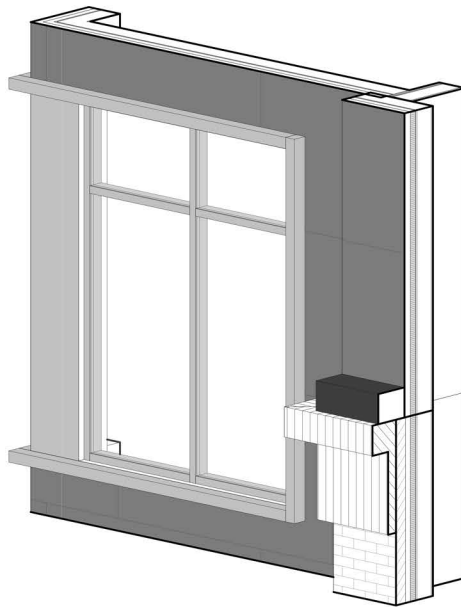


**S2** FIBERGLASS WINDOW SILL W/ PROJECTION  
SCALE: 3" = 1'-0"

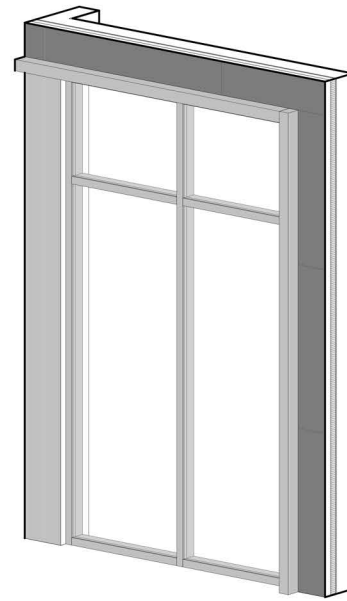




1A ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER LEVEL 1 3D



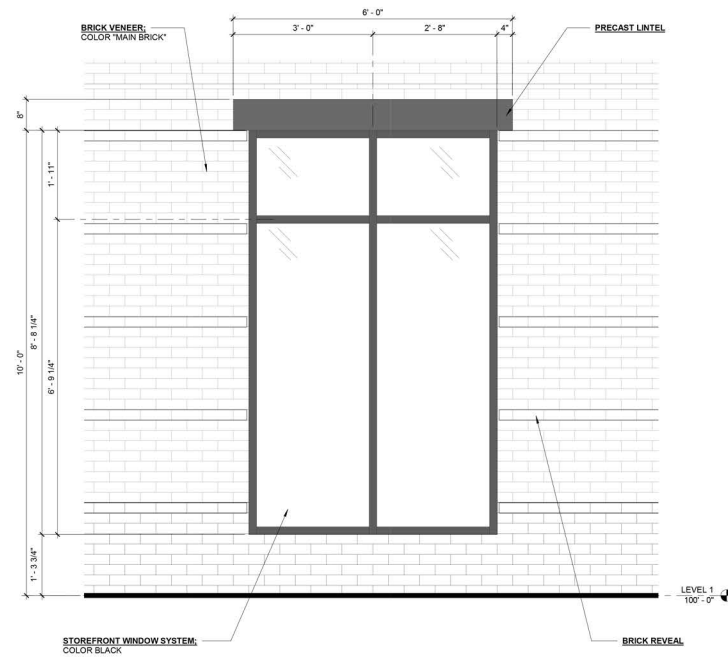
2A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR LEVEL 2-5 3D



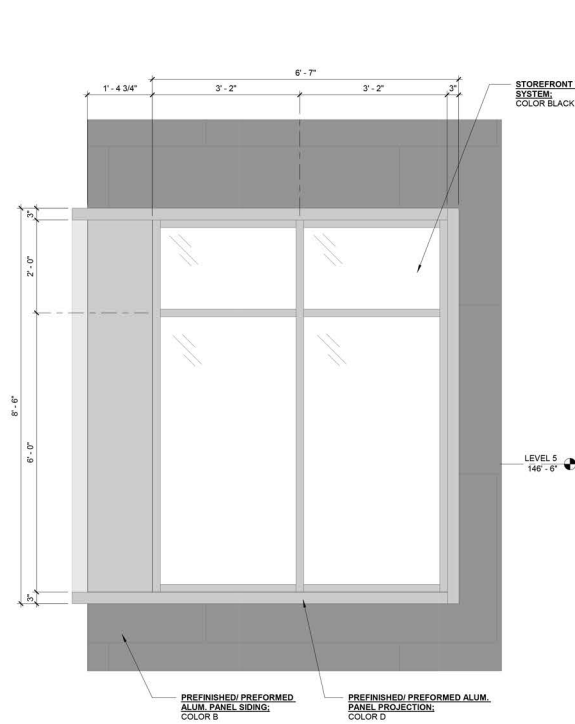
3A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR LEVEL 1 3D



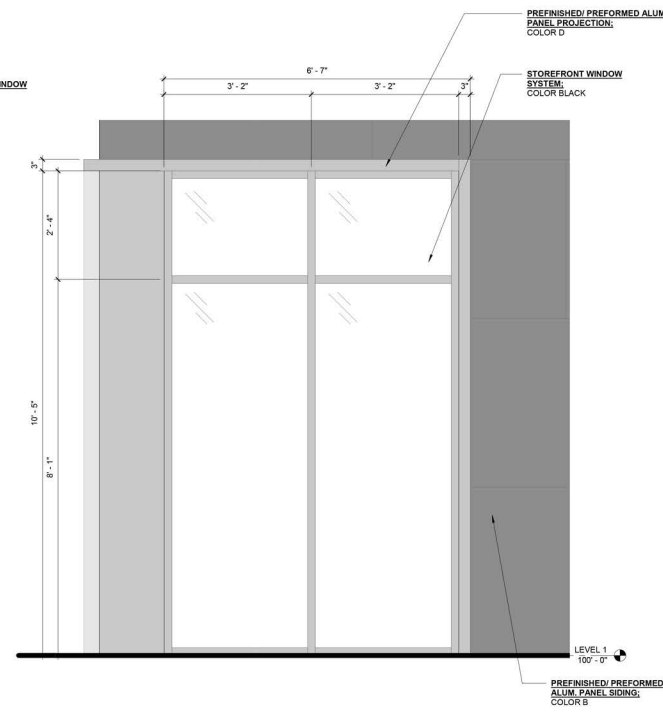
4A ENLARGED STOREFRONT WINDOW/DOOR IN METAL PANEL AT STAIR LEVEL 1 3D



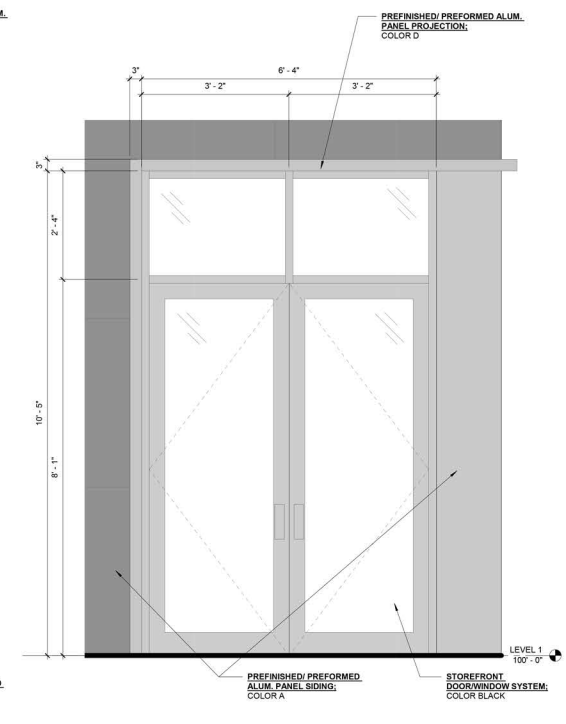
1 ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER LEVEL 1  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



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

Dwg. No.  
**A6.02a**





1 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 1 3D



4 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 2 3D

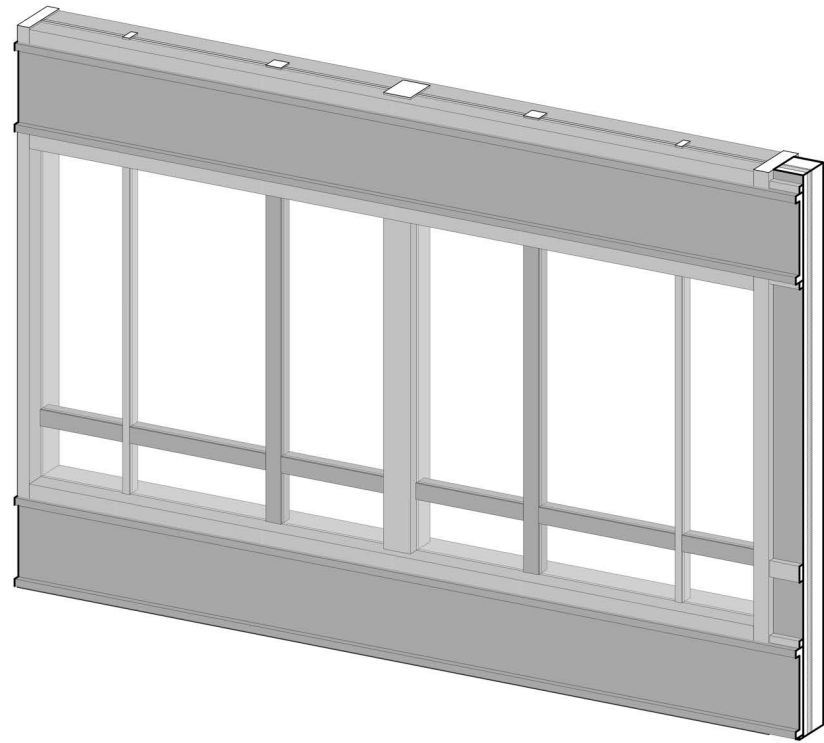


3 ENLARGED STOREFRONT WINDOW AT HOTEL ENTRY 1  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01

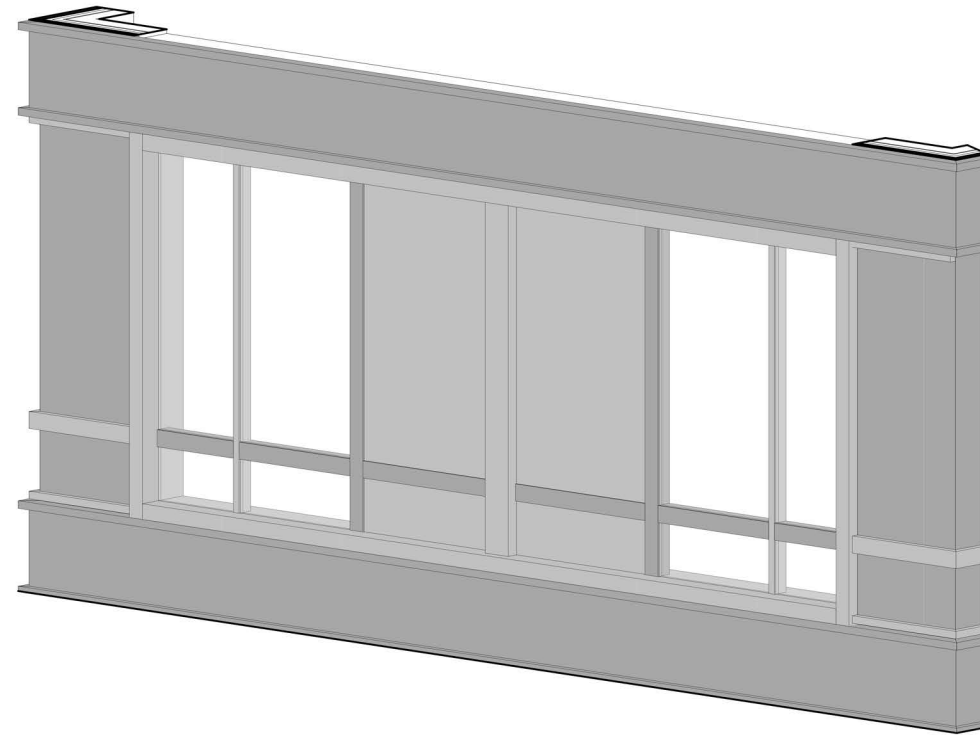


2 ENLARGED WINDOW ELEVATION AT HOTEL ENTRY 2  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02

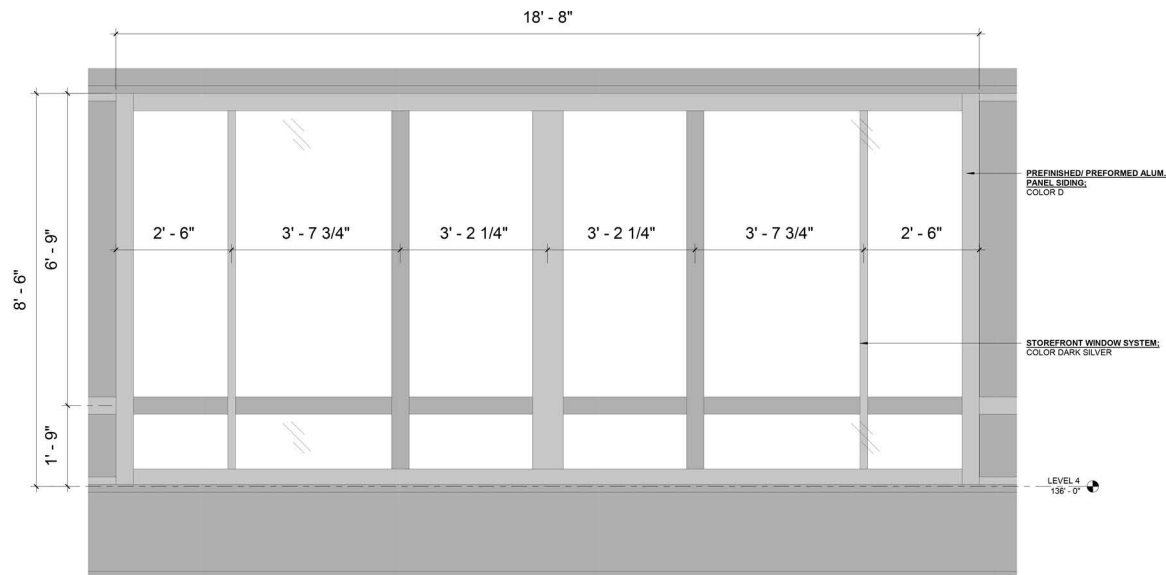




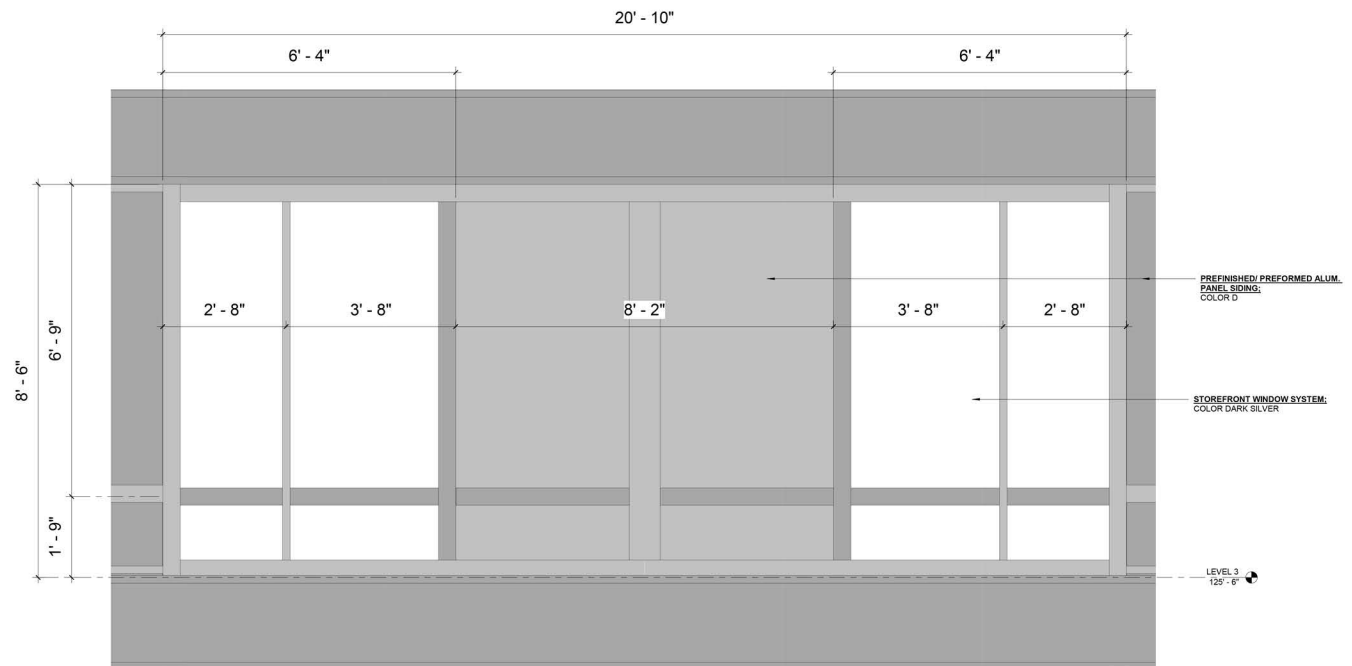
1A ENLARGED STOREFRONT ELEVATION AT ENTRY LEVEL 2-5 3D



2A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT FRONT LEVEL 1-4 3D

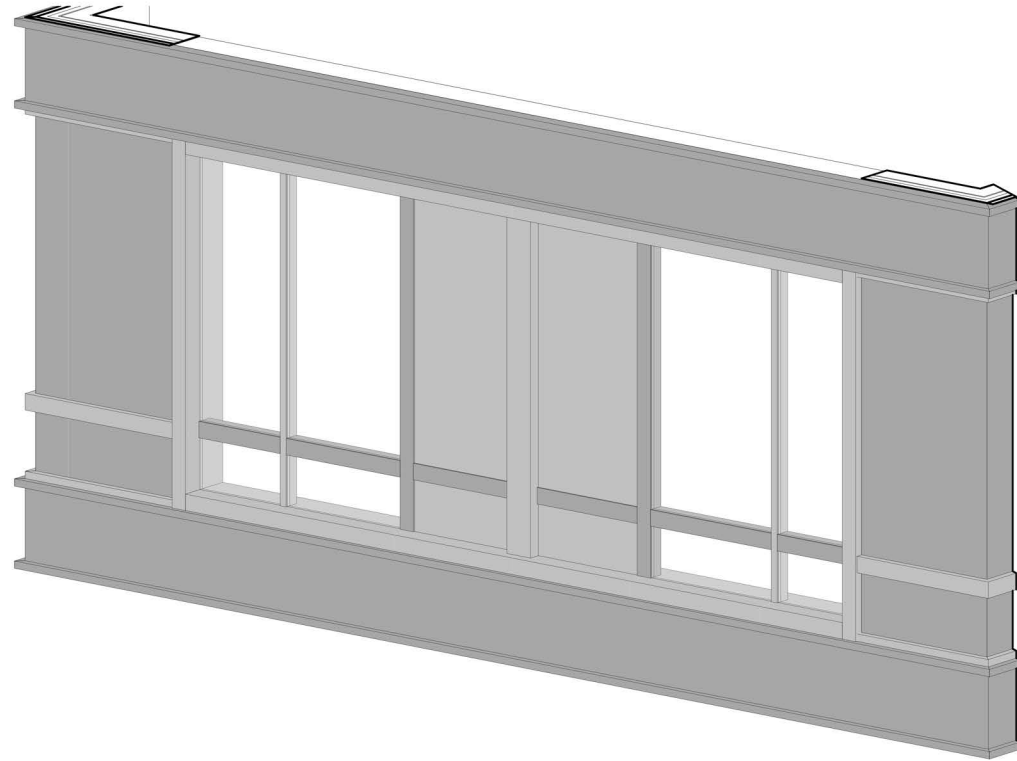


1 ENLARGED STOREFRONT WINDOW AT ENTRY LEVEL 2-5  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01

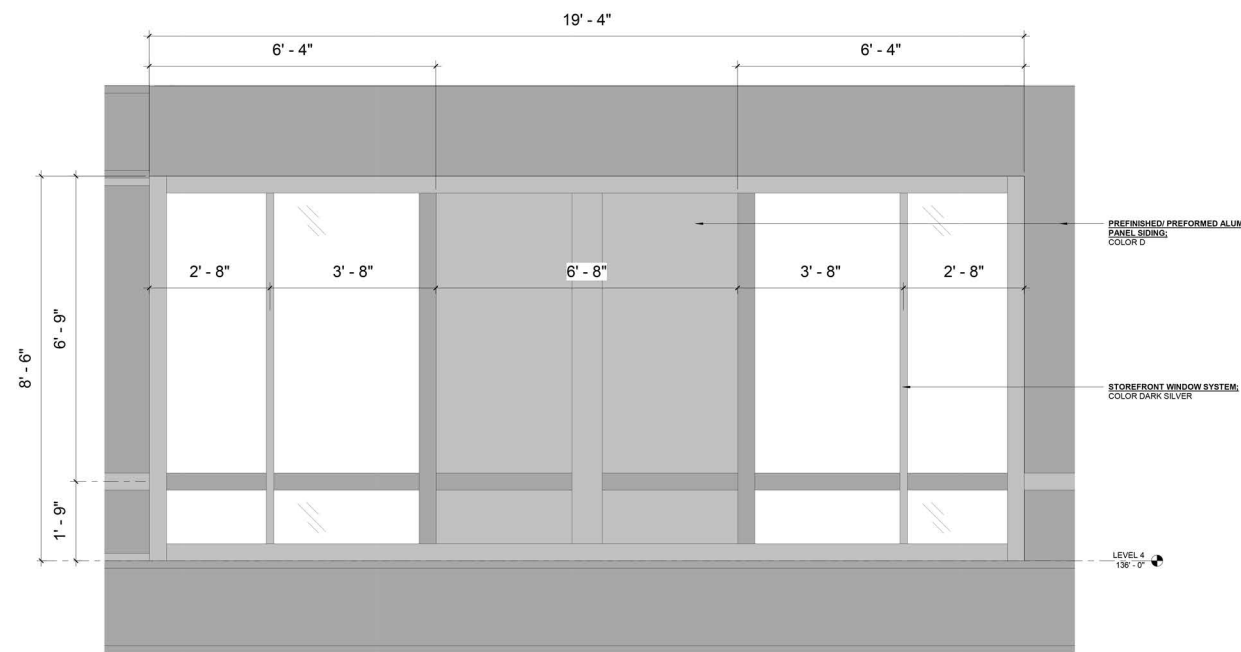


2 ENLARGED STOREFRONT WINDOW IN METAL PANEL AT FRONT LEVEL 1-4  
SCALE: 3/4" = 1'-0" REF SHEET: 2 / A3.05

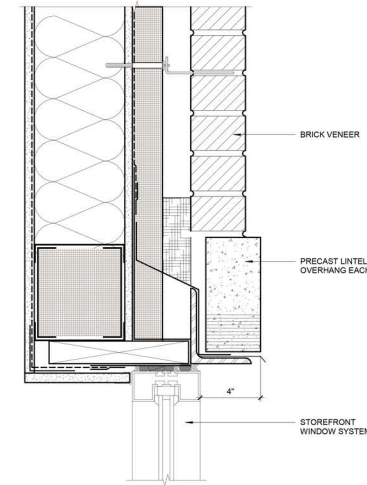




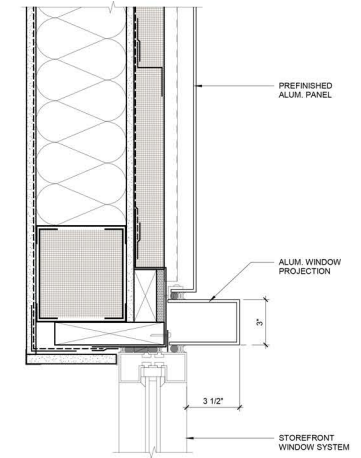
1A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT SIDE  
LEVEL 2-5 3D



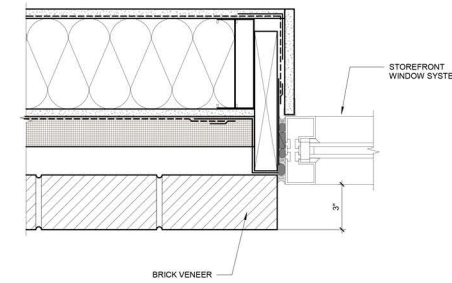
1 ENLARGED STOREFRONT WINDOW IN METAL PANEL AT SIDE  
LEVEL 2-5  
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.05



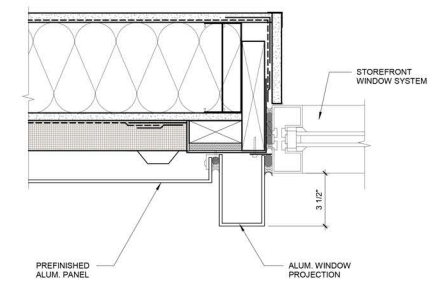
H1 STOREFRONT HEAD AT BRICK  
SCALE: 3" = 1'-0"



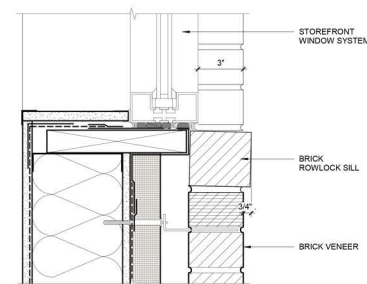
H2 STOREFRONT HEAD W/ PROJECTION  
SCALE: 3" = 1'-0"



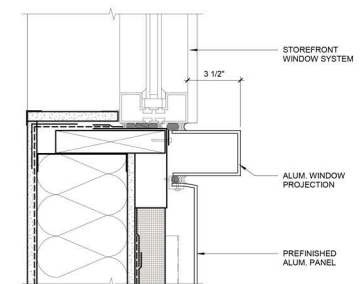
J1 STOREFRONT JAMB AT BRICK  
SCALE: 3" = 1'-0"



J2 STOREFRONT JAMB W/ PROJECTION  
SCALE: 3" = 1'-0"

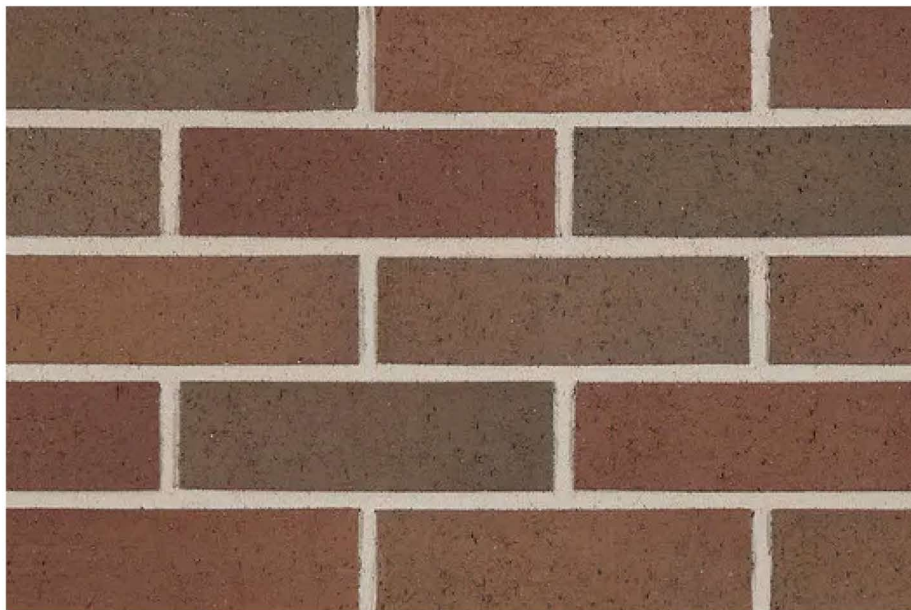


S1 STOREFRONT SILL AT BRICK  
SCALE: 3" = 1'-0"

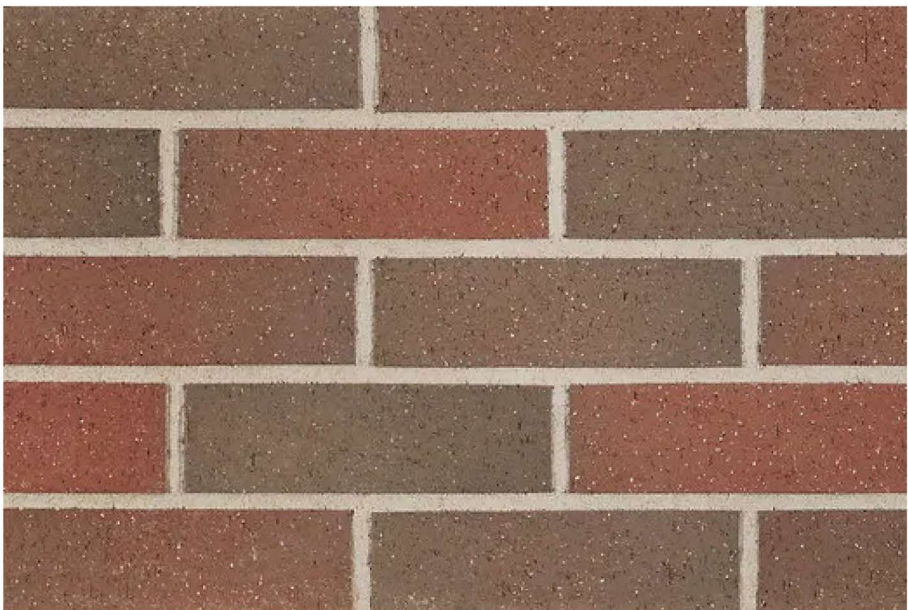


S2 STOREFRONT SILL W/ PROJECTION  
SCALE: 3" = 1'-0"

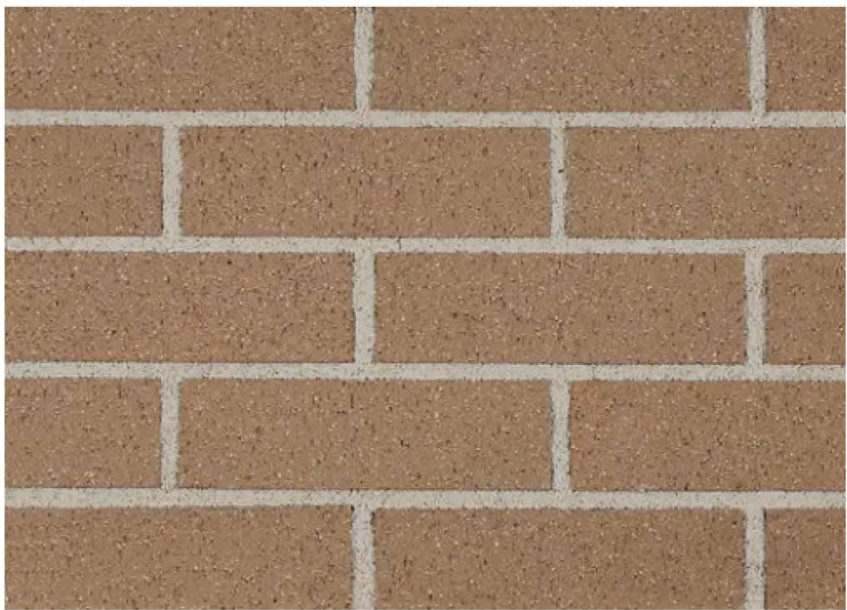




HOTEL MAIN BRICK  
 MANUFACTURER: BELDEN  
 COLOR: CLARET FULL RANGE VELOUR  
 MORTAR: SGS 85X DARK CHOCOLATE  
 SPECIAL INSTRUCTIONS: RUNNING BOND



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



MIXED USE MAIN BRICK B  
 MANUFACTURER: BELDEN  
 COLOR: TUMBLEWEED VELOUR  
 MORTAR: SGS 10X LT BUFF  
 SPECIAL INSTRUCTIONS: RUNNING BOND

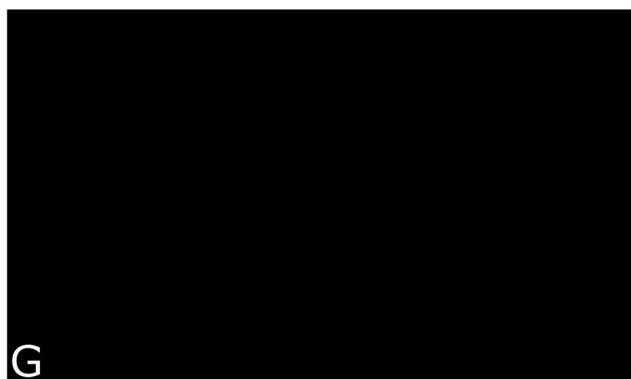
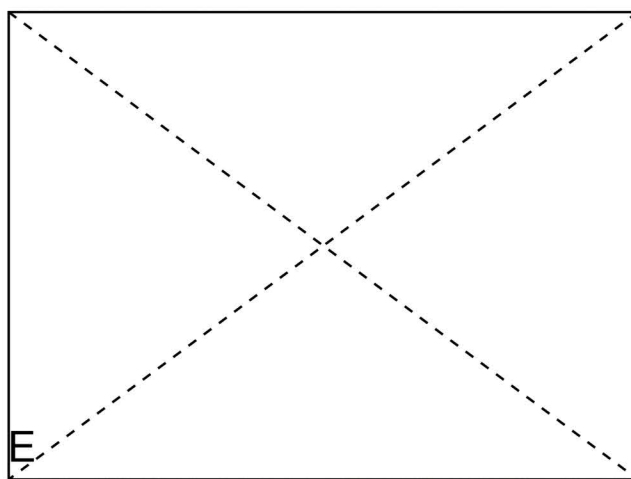
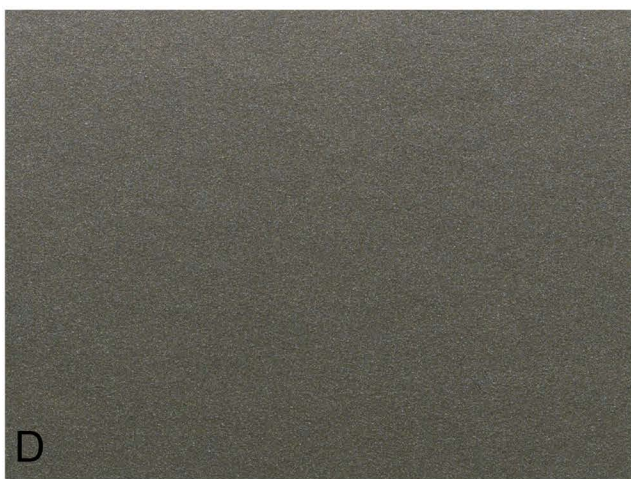
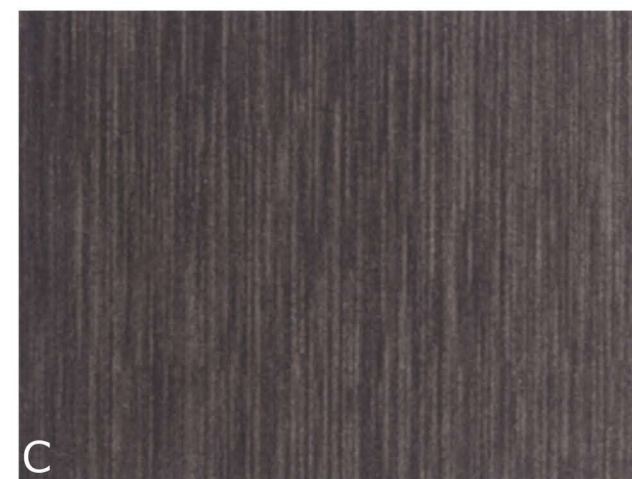
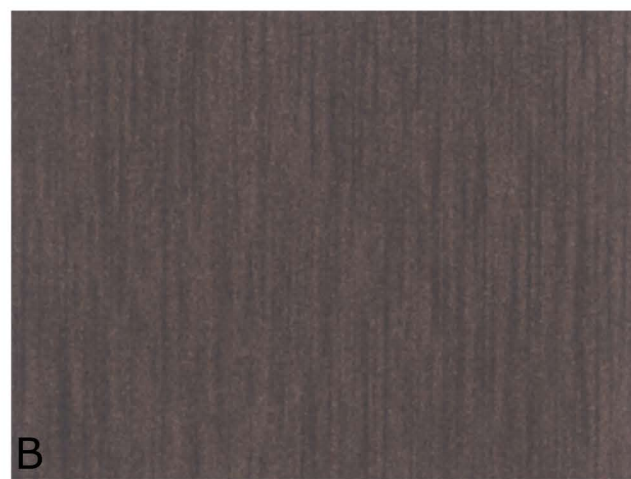


ACCENT BRICK  
 MANUFACTURER: ENDICOTT  
 COLOR: MANGANESE IRONSPOT - SMOOTH  
 MORTAR: SGS 94X IRON BLACK  
 SPECIAL INSTRUCTIONS: RUNNING BOND



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



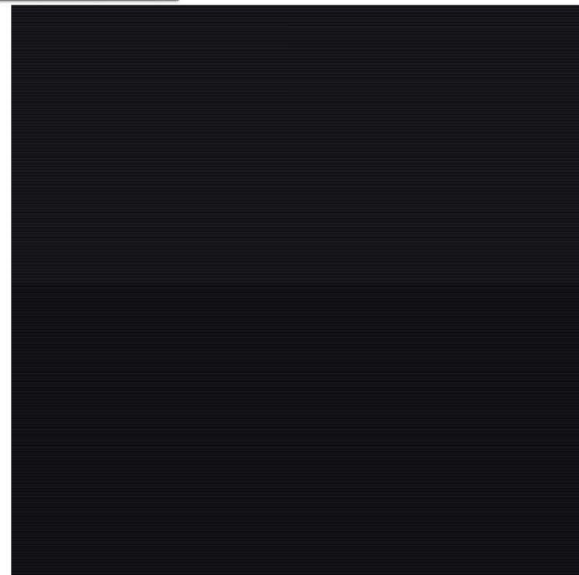


PREFORMED ALUMINUM PANEL  
 MANUFACTURER: VITRABOND  
 COLOR: A = FAUX ZINC LIGHT  
 D = DARK GREY METTALIC  
 G = BLACK

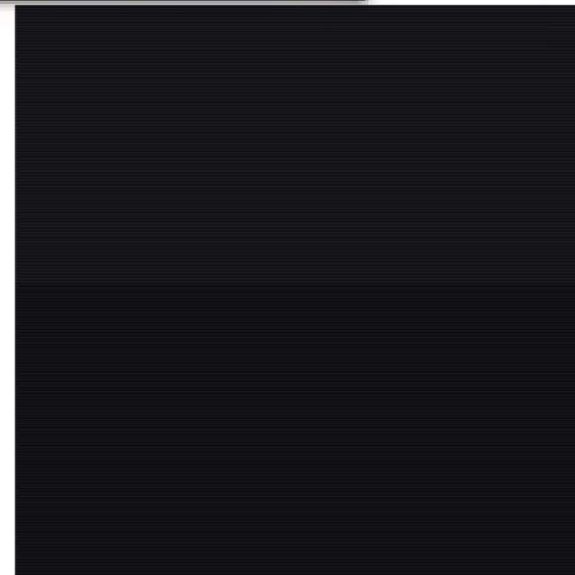
B = FAUX ZINC DARK  
 E= NOT USED

C = FAUX ZINC CHARCOAL  
 F = CADET GREY



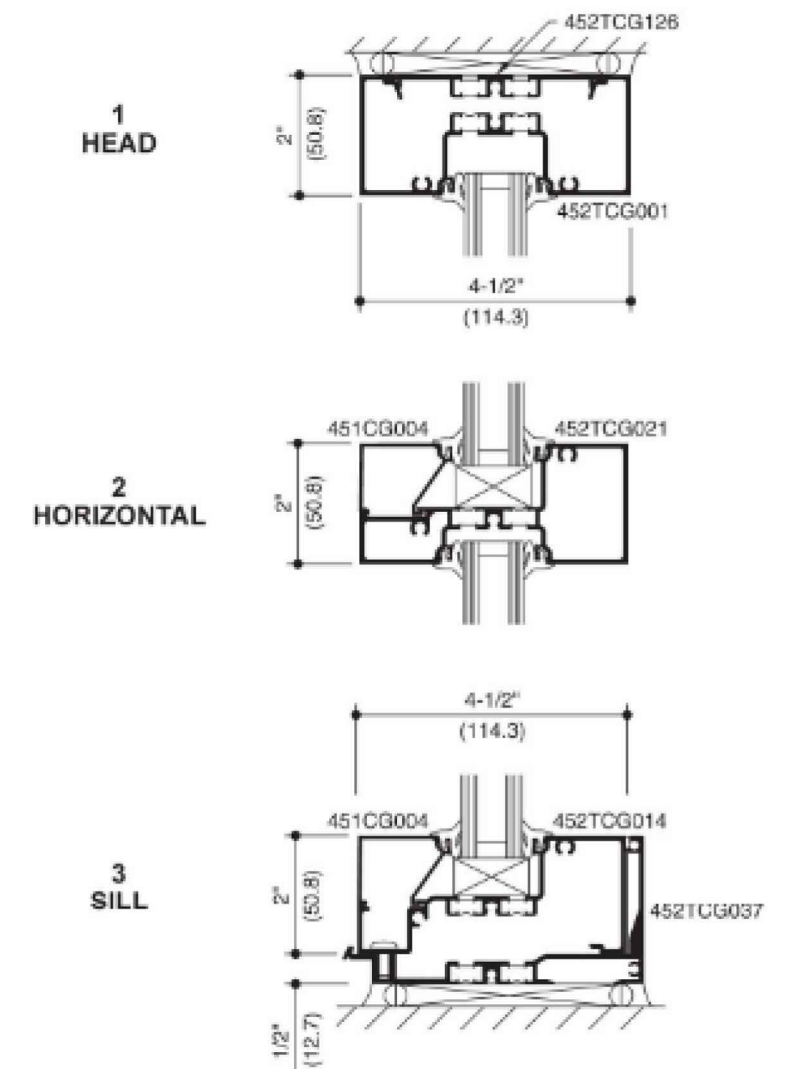
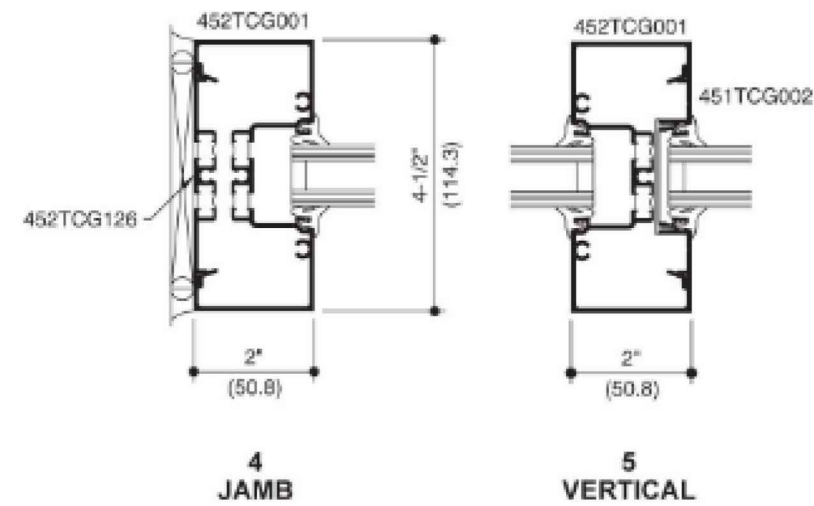
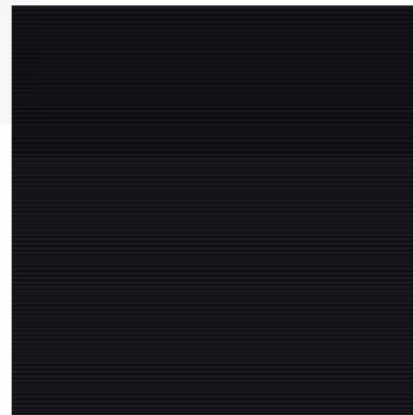


MIXED-USE  
DOUBLE-HUNG WINDOWS  
MANUFACTURER: MARVIN  
SERIES: ESSENTIAL  
COLOR: EBONY



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

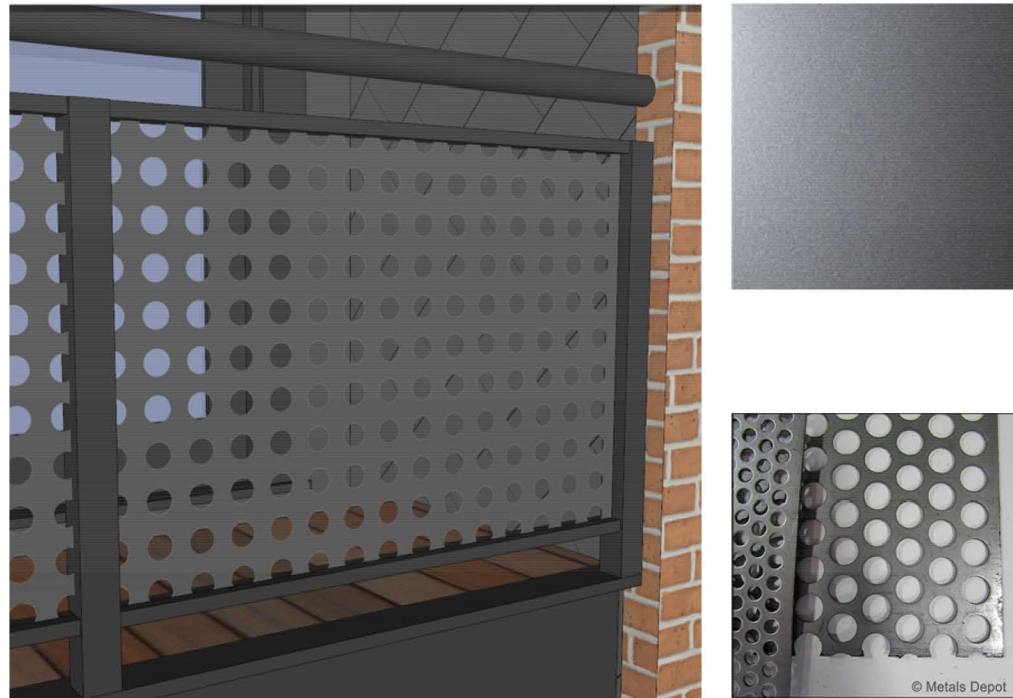
PROPOSED MATERIALS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:  
 JANUARY 4, 2023



5.3





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



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



LAP SIDING  
 MANUFACTURER: JAMES HARDIE  
 STYLE: PLANK SIDING - LAP  
 FINISH: SMOOTH  
 COLOR: SEE ABOVE





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:**

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





**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 <sup>(1)</sup>	7.4 FT
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A
SIDE YARD:	NR	NR	NR
MINIMUM REAR YARD:	5 FT	N/A	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	50%	78.4%	78.4%

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

BUILDING AND LOT OCCUPATION:			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	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 <sup>(2)</sup>	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

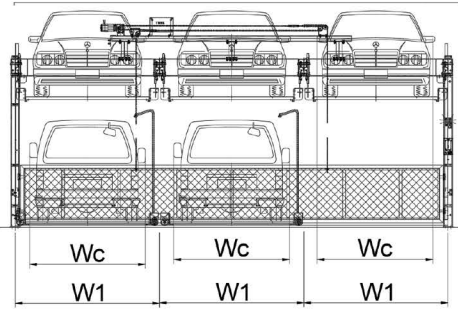
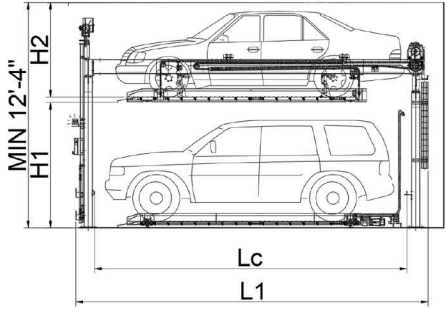
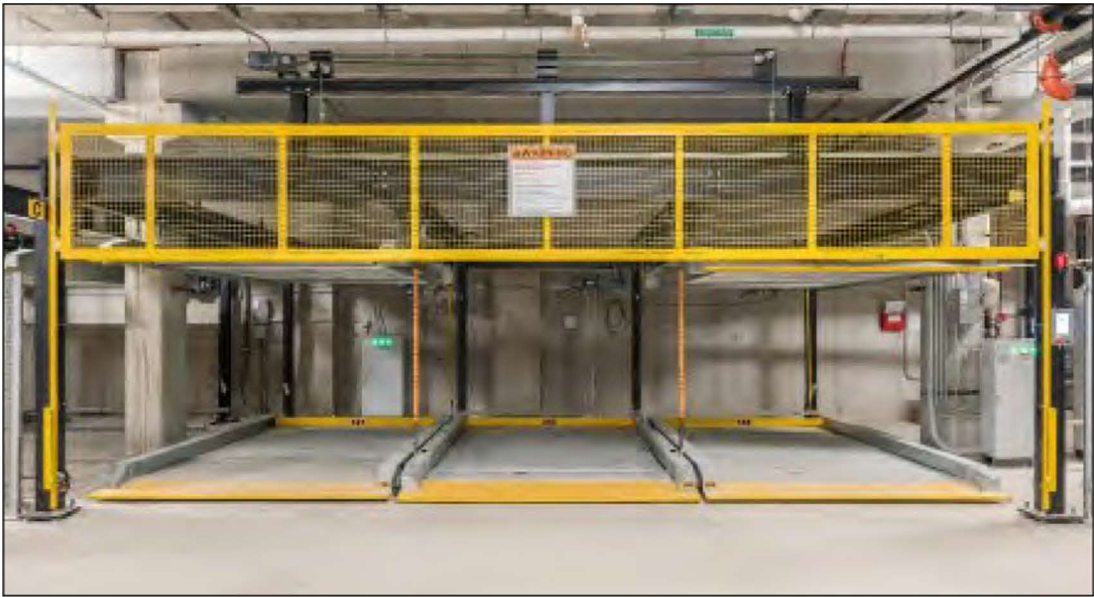
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

BUILDING FORM (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY <sup>(3)</sup> 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



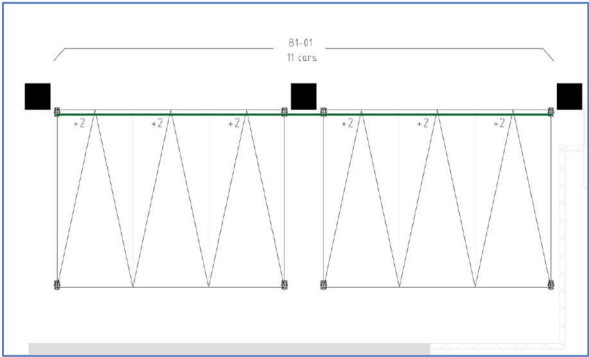
(B) Elevation Section View

Figure 6. 2-Level Puzzle (Typical)

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

Equipment 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:  
JANUARY 4, 2023





**LU-22-223**

## Land Use Application

**Status:** Active**Date Created:** Nov 17, 2022**Applicant**

Jay Prewitt  
jayprewitt@comcast.net  
26 Drake Lane  
Eliot, Maine 03903  
603-498-6690

**Primary Location**

44 HUMPHREYS CT  
Portsmouth, NH 03801

**Owner:**

FERRARI BRADEN A & ROBYN  
199 LINCOLN AVE APT 2 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**



The owners, Braden & Robyn Ferrari, at 44 Humphrey's Court, Portsmouth are requesting three separate items in this application.

- 1) The owners would like to replace all of the windows with green mountain windows. The new windows would be replaced to match the size of the existing windows, which is a 2/1 format. The current windows are old, single pane, storm windows with lead paint. The owner's major concern is lead paint around their young children (see pictures).
- 2) The owners desire to remove the chimney. The chimney is old, in bad shape, and not in working order. There are no fireplaces in the house and the chimney is only there to exhaust the oil furnace which is being eliminated (see pictures).
- 3) The owners would like to add a condenser at the back of the house in the fenced in yard (see location).







GREEN MOUNTAIN  
WINDOW & DOOR  
COMPANY

# News

## HISTORIC REMODEL, HISTORIC REGISTRY & LANDMARK PROPERTY WINDOW REPLACEMENT

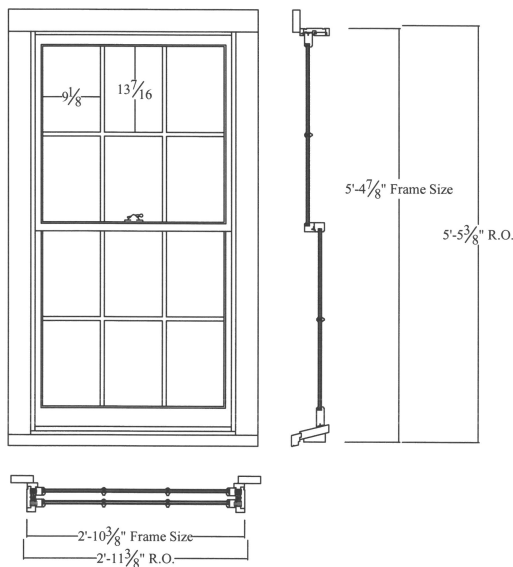


GREEN MOUNTAIN WINDOW SPECIALIZES IN WINDOW REPLACEMENT SOLUTIONS FOR THE NORTHEAST'S HISTORIC BUILDINGS. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NEW ENGLAND'S SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.



### FOUR DIFFERENT REPLACEMENT SYSTEMS:

- FULL FRAME WINDOW
- INSERT "BOX" WINDOW
- SASH & TRACK BALANCE KIT
- SASH & CONCEALED BALANCE KIT



Specifications For: 30x28 Milestone Double Hung, Frame Size = 2' 11 1/4" x 5' 4 7/8"

Glass: 1/8" Low E Exterior Lite, 1/4" Airspace Filled with Argon, 1/8" Clear Interior Lite

Sash: Solid Pine sash. Mortice, tenon and pinned corners. Primed Exterior, Primed Interior. Standad Stiles & Rails.

Frame: Primed Exterior, Primed Interior, 4 9/16" Jamb, 5/4x4 No F.J. Cedar Casing, Mahogany Sill wth Mahogany Historic Sill Nose.

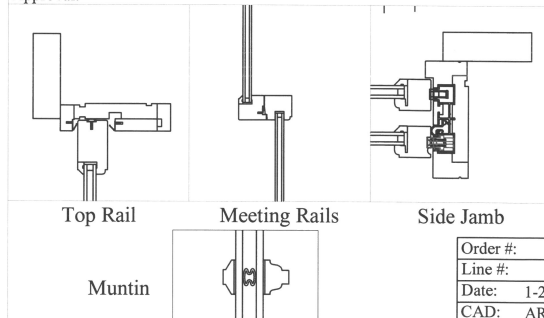
Divided Lights: 5/8" Simulated Divided Lite with Gray Spacer, 6/6

Hardware: One Oil Rubbed Bronze Sash Lock, No Sash Lifts.

Screen: None

Quantity: T.B.D.

Approval:



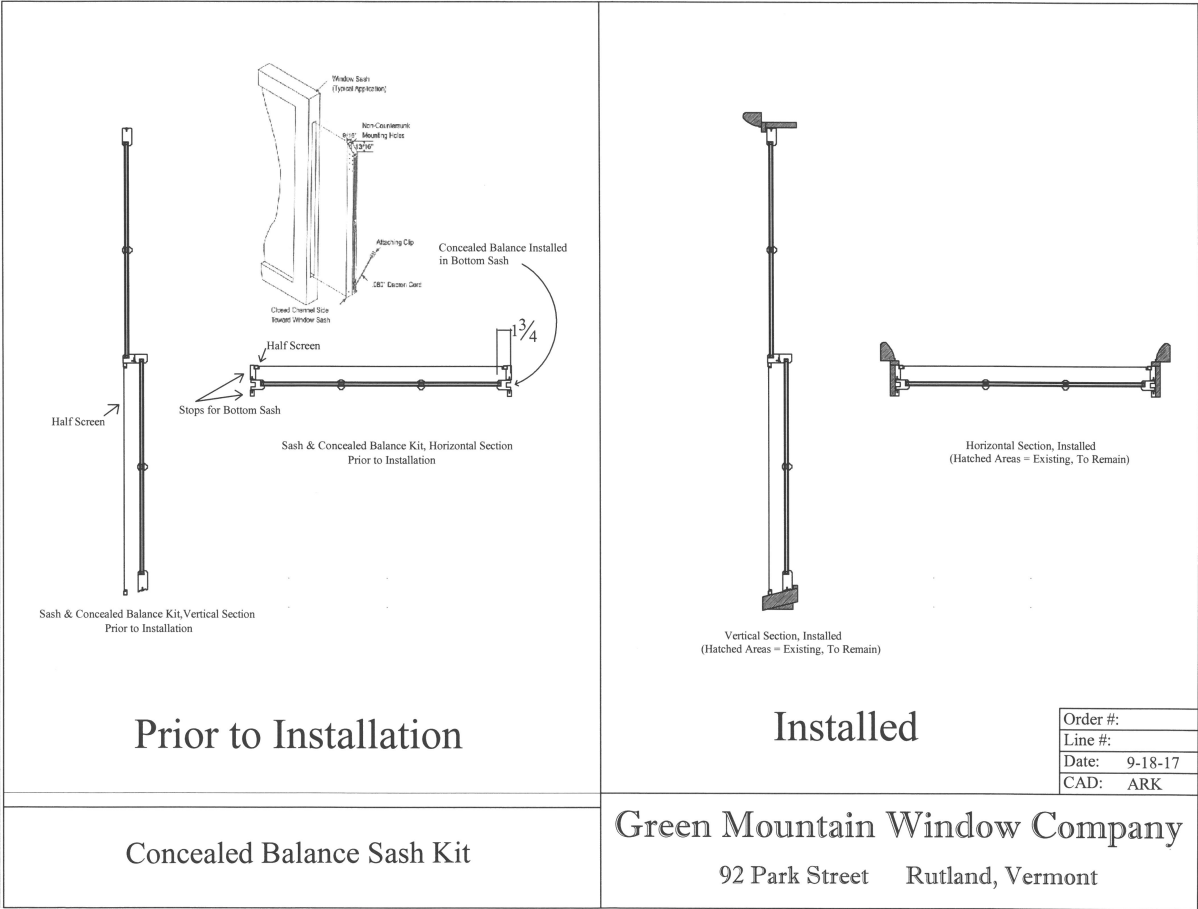
Order #:  
Line #:  
Date: 1-21-13  
CAD: ARK

Example Drawing: 30 x 28 SDL Milestone

Green Mountain Window Company

92 Park Street Rutland, Vermont









Condenser  
placement





CONTRACTOR \_\_\_\_\_ ORDER NO. \_\_\_\_\_

ENGINEER \_\_\_\_\_ UNIT MODEL NO. \_\_\_\_\_

SUBMITTED FOR      ☐ APPROVAL      ☐ RECORD      COIL MODEL NO. \_\_\_\_\_

DATE \_\_\_\_\_ AIR HANDLER MODEL NO. \_\_\_\_\_

UNIT DATA

COOLING PERFORMANCE

EFFICIENCY ..... SEER

TOTAL CAPACITY\*..... MBH [kW]

SENSIBLE CAPACITY\*..... MBH [kW]

OUTDOOR DESIGN TEMP. .... °F [°C] DB

TEMP OF AIR ENTERING  
EVAPORATOR COIL ..... °F [°C] DB

..... °F [°C] WB

POWER INPUT REQUIREMENT ..... kW  
(\*uses blower motor heat)

HEATING PERFORMANCE

EFFICIENCY ..... HSPF

TOTAL CAPACITY\*..... MBH [kW]

OUTDOOR DESIGN TEMP. .... °F [°C] DB

TEMP OF AIR ENTERING  
EVAPORATOR COIL ..... °F [°C] DB

SUPPLY AIR BLOWER PERFORMANCE

TOTAL AIR SUPPLY ..... CFM [L/s]

TOTAL RESISTANCE EXTERNAL  
TO UNIT..... IWG

BLOWER SPEED..... RPM

POWER OUTPUT REQUIREMENT .... BHP

MOTOR RATING ..... HP [W]

POWER INPUT REQUIREMENT ..... kW

ELECTRICAL DATA

POWER SUPPLY..... Hz

TOTAL UNIT AMPACITY..... AMPS

MINIMUM WIRE SIZE ..... AWG

MAXIMUM OVERCURRENT DEVICE  
FUSES/HACR BREAKER ..... AMPS

CLEARANCES

ACCESS SIDE 24" [609.6 mm]

AIR INLETS 12" [304.8 mm]

ABOVE UNIT 60" [1524 mm]

FEATURES FOR RA14 SERIES AIR CONDITIONER UNITS

- New 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.

ACCESSORIES/OPTIONS

Compressor Crankcase Heater ..... ☐

Low Ambient Control (Model No. RXAD-A08) ..... ☐

Compressor Sound Cover ..... ☐

Compressor Hard Start Kit..... ☐

Classic Top Cap w/label (91-101123-21) ..... ☐



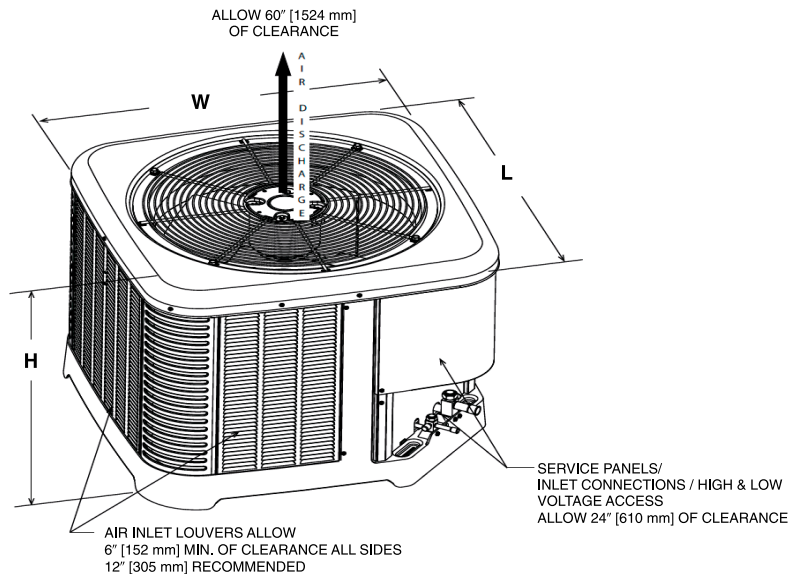
ISO 9001:2008  
Certificate Number: 1004



ENERGUIDE  
Seasonal Energy Efficiency Ratio (SEER)  
13.2 — Uses least energy — 13.2

AHRI CERTIFIED  
AHRI Standard 700-500  
13.2 SEER — 4.0 EER — 10.0 HSPF

14 18, 24, 30,  
42, 48, 60



ST-A1226-02-00

