MEETING OF THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE EILEEN DONDERO FOLEY COUNCIL CHAMBERS

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

6:30 p.m. June 14, 2023

AGENDA

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

I. ADMINISTRATIVE APPROVALS

- 1. 135 Daniel Street, Unit A102
- 2. 18 Walden Street
- 3. 46-64 Maplewood Avenue

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Portsmouth Housing Authority, owner,** for property located at **444 Pleasant Street,** wherein permission is requested to allow exterior renovations to existing structures (replace windows on both structures) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts.

III. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Novocure, Inc., owner,** for property located at **64 Vaughan Street,** wherein permission is requested to allow the construction of a rooftop pavilion on the existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within Character District 5 (CD5), Downtown Overlay and Historic Districts.

IV. HISTORIC DISTRICT SURVEYED PROPERTIES

V. ADJOURMENT

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

https://us06web.zoom.us/webinar/register/WN 94W2Zs2ARDaS1 Ajl5MuGO

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ADMINISTRATIVE APPROVALS

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1.	135 Daniel Street, Unit A102	-TBD
2.	18 Walden Street	-TBD
3.	46-64 Maplewood Avenue	-TBD

1. 135 Daniel Street, Unit A102 - TBD

Background: The applicant is seeking approval for the installation of a vent terminal on the
side of the structure (where other pipes and venting exist).

Staff Comment: TBD

Sti	υd	lati	ons:
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135 Daniel Street pel St 106-60 Daniel St 106-58 Daniel St Scott Ave Daniel St 1 Chapel St Rt1 105-19 Chapel St Dutton Ave 107-25 State Street Sheafe St 105-20 Chapel St Sheafe St sheafe St State Street 1" = 60.90628989589111 ft **Property Information** Print map scale is approximate.

Location Owner

Property ID 0105-0019-A102 135 DANIEL ST #A102 BADAMI FAMILY TRUST



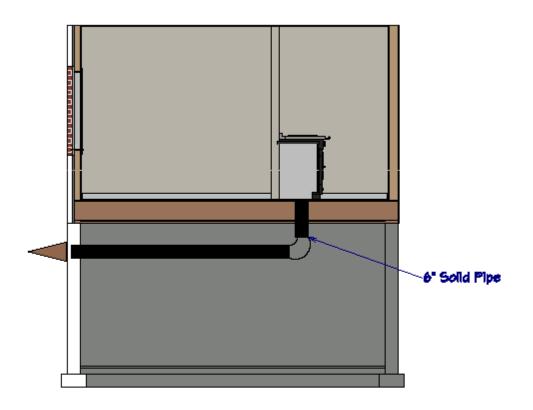
MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2022 Data updated 3/9/2022

Critical layout or measurement activities should not be done using this resource.





2. 18 Walden Street - TBD

<u>Background</u>: The applicant is seeking approval for the installation of a condenser. The Commission requested the applicant return with a screening option.

Staff Comment: TBD

Sti	υd	lati	ons:
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2.	
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Proposal from contractor:

4/11/23, 8:07 PM Proposal



CALL US TODAY (603) 430-9414

Your Proposal Option 1

Scott Day

Address: 18 Walden Street Portsmouth, NH 03801

Phone: (303) 818-2323

Email: scottday1033@gmail.com Consultation Code: ENGVACGRL Date Presented: Mar 8, 2023 Date Accepted: Mar 15, 2023 Presented by: Josh Davis Phone: (603) 430-9414

Email: joshd@eastcoasthvac.com

About Us

We are a family-owned and operated company that was established in 1986. We specialize in the sales, service and installation of residential and light commercial heating and air conditioning systems including Mitsubishi Electric Ductless (https://eastcoasthvac.com/ductless-heating-air-conditioning/). Our technicians are factory trained and certified specialists in the HVAC field and specialists with a variety of furnace and boiler repair experience. We stand behind everything we do with warranties to ensure that you're never left without assistance. Our promise is to provide you with the highest quality service and installation at guaranteed competitive prices with superior post-project service. That's why we are one of the most recognized HVAC companies in the Greater Seacoast area of New Hampshire and Southern Maine. Don't pay more than necessary for your heating and air conditioning needs, call East Coast and Pay Fair.











Fully licensed, insured, and here for you 24/7!! PROPOSAL NOTE

EXCLUDES ELECTRICAL UPGRADE PRICING

Our electrician would need to be involved on the proper set up that will allow you to power this equipment safely. I do not know what the overall final pricing will be, on top of this cost. let me be clear again, i do not think changing the panel to one with more space solves your electrical issues. I think this stems from not having a large enough

service to the home. Adding in another double pole 25amp breaker (this system) will cause even more issues without some sort of change.

4/11/23, 8:07 PM Proposal

Master bedroom: 6,000 btu wall mount

Nursery: 6,000 btu wall mount First Floor: 12,000 btu wall mount

System

Mitsubishi MXZ Ductless 2 Ton

Subtotal: \$14,300.00 See total investment below

EQUIPMENT 1 ITEMS



Category: Outdoor Unit

Name: Mitsubishi Ductless M-Series Multi-Zone (3) Outdoor Heat Pump Unit 24K

BTU

Number:

INCLUDES 4 ITEMS



 ${\it Category:} Mitsubishi\ Wall\ Mounted\ M-Series\ GL\ Models\ (Heat\ Pump)\ /\ Quantity:\ 1$

Name: Mitsubishi Ductless M-Series 12000 Btu Heat Pump Wall Mounted

(Matches MUZ-GL)

Number:



Category: Mitsubishi Wall Mounted M-Series GL Models (Heat Pump) / Quantity: 2

Name: Mitsubishi Ductless M-Series 6000 Btu Heat Pump Wall Mounted (Matches MUZ-GL)

Number:



Category:Services / Quantity: 1

Name: 100% Satisfaction Guarantee

Number:



Category: Services / Quantity: 1

Name: Mitsubishi Elite Diamond Contractor & 12-Year Warranty

Number:

WHAT YOU'LL GET 31 ITEMS

2.5 Day Installation - Your system will take us roughly 2.5 days to complete!

4/11/23, 8:07 PM Proposa

Condenser Mount: We will help you choose the best mounting option for the outdoor unit. The two most commonly used are a foundation wall mount, or a pad and stand set on crushed stone. Either way, our main goal is to make the outdoor installation professional and clean.

Ductless (Small AMP) Power Up Level 1 - Our licensed electricians will run a new and complete line voltage feed from your existing electrical panel, to your new outdoor unit. This includes everything needed, right from the breaker, to an outdoor rated disconnect switch, and into the unit itself. BONUS! We include a surge protector with every installation, to protect your Mitsubishi investment during power spikes or outages. This line item DOES NOT include any upgrades to your existing electrical services, or existing electrical panel(s). Any service upgrades or sub-panels that are including in your pricing, will be included as a separate line item in the installation items. **Please note that ALL Ductless installations in the State of NH require switches at the indoor unit!!**

Ductless Drainage: Your system will produce water in the summer, as it dehumidifies and cools off the home. Each one of your indoor heads comes equipped with the proper drainage, which is generally a combination of plastic corrugated and PVC piping.

Quantity: 3

Ductless Unit Line Set Installation Per 10FT

Quantity: 16

Our Installations always include the required town permitting and inspection fees, so you can rest assured that you are safe and compliant.

System Pressure Testing & Evac Pump Down - We take our AC lines seriously! Your pricing includes an industry standard dry nitrogen pressure-test of the line sets, and an evacuation and pump down process that will leave your lines as clean and dry as physically possible. This sets your system up for success in the long-term, with lines that are tight and free of refrigerant leaks.

White Fortress Enclosure 3.5" (Per 10FT) - To keep the exterior impact to a minimum, we will hide your lines in a decorative enclosure, that can also be painted to match the home. Our installers are always as creative as possible, to keep these lines neat and clean.

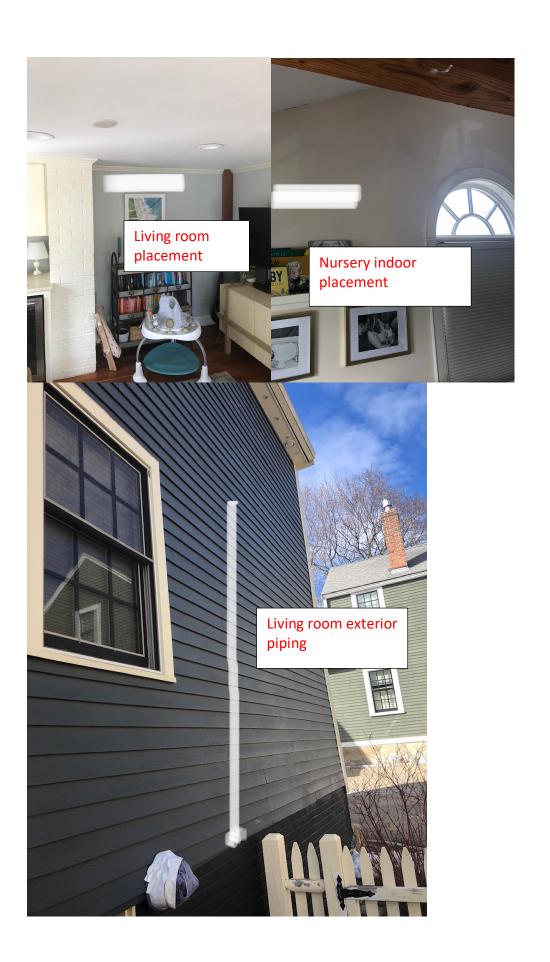
Quantity: 7

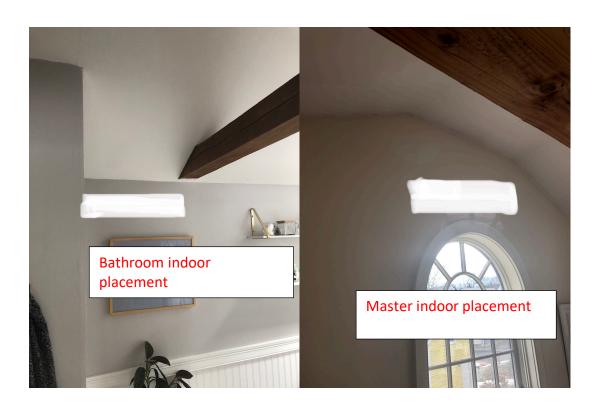
Nursery line set run to be as close to the side to hide as much as possible, can be painted to match.





^{*}Bathroom unit will not be installed. Contactor drew this to show what it would look like.







18 WALDEN ST Location

ROBINSON ELISABETH S K REVOCABLE TRUST Owner



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Geometry updated 09/21/2022 Data updated 3/9/2022

activities should not be done using this resource.

3. 46-64 Maplewood Avenue - TBD

Background: The applicant is seeking approval for the installation of multiple HV/	AC
condensers with screening.	

Staff Comment: TBD

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1. HVAC Screening (similar to proposed style).



Staff Report – June 7th, 2023

June 7th MEETING

Administrative Approvals:

- 1. 333 New Castle Ave. (LUHD-610) Recommended Approval
- 2. 795 Middle Street St. (LUHD-613) Recommended Approval
- 3. 49 Sheafe St. (LUHD-612)
- 4. 394 Pleasant St. (LUHD-614)
- 5. 18 Walden St. (LU-23-52)
- 6. 177 State St. (LUHD-616)
- 7. 135 Daniel St. (LUHD-619)
- 8. 172 South St. (LUHD-620)
- 9. 11 Market St. (LUHD-621)
- 11. 50 Daniel St. (LUHD-617)
- 12. 60 Penhallow St. (LUHD-618)

- TBD
- Recommended Approval
- 10. 28 New Castle Ave. St. (LUHD-622)- Recommended Approval
 - Recommended Approval
 - Recommended Approval

EXTENSION REQUESTS - NEW BUSINESS:

1.404 Islington St. (LU-22-74) (door and ADA Ramp)

WORK SESSIONS – OLD BUSINESS:

A. 37 Prospect Street (LUHD-563) (barn addition & connector)

PUBLIC HEARINGS – OLD BUSINESS:

A. 129 State St. (LU-22-78) (parapet wall)

PUBLIC HEARINGS – NEW BUSINESS:

- 444 Pleasant St. (LU-23-64) (replace windows)
- 2. 132-134 Middle St. (LU-23-70) (trim, roof & other repairs)
- 39 Dearborn St. (LU-23-5) (connector and addition)

WORK SESSIONS - NEW BUSINESS:

232 South St. (LUHD-615) (add 1-car garage)

June 14th MEETING

WORK SESSIONS – NEW BUSINESS:

64 Vaughan St. (LUHD-618) (roof pavilion)



LOCATOR MAP

MEETING DATE: June 7th and 14th HISTORIC DISTRICT

APPLICATIONS: 13

Project Address: 37 PROSPECT ST. (LUHD-563) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #A Meeting Type:**

- Existing Conditions:Zoning District: GRA
- Land Use: Single Family
- Land Area: <u>5,230 SF +/-</u>
- 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: <u>Christian Shore</u>						
B. Proposed Work: To construct and	addition, connector	and repurpose the barn.				
C. Other Permits Required:						
\square 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/ Demo	olished / Constructed	<u>:</u>				
✓ Principal	Accessory	Demolition				
F. Sensitivity of Context:						
\square Highly Sensitive $oxedsymbol{oxtime}$ Sensitive \square Low Sensitivity \square "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:						
$\ \square$ 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)

Neighborhood Context:

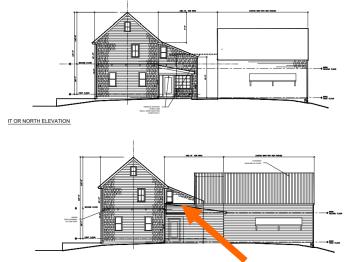
• The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

- The applicant is proposing to:
 - Add a 2-story rear addition with a connector and repurpose the barn.
 - Note, the applicant has requested to postpone this item to the July meeting.
- 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



HISTORIC SURVEY RATING

Page 4 of 16 37 PROSPECT STREET (LUHD-563) - WORK SESSION #A (MODERATE PROJECT) INFO/ EVALUATION CRITERIA SUBJECT PROPERTY **NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures FORM** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF **DISTRICT COMMISSION** Gross Floor Area (SF) 1 Floor Area Ratio (GFA/ Lot Area) 2 MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn - Barn Conversion, Connector and Addition -Approved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** Scale (i.e. height, volume, coverage...) 8

☐ Appropriate ☐ Inappropriate 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Massing (i.e. modules, banding, stepbacks...) 10 □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **COMMISSION MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 4 **Roof Materials** □ Appropriate □ Inappropriate **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts □ Appropriate □ Inappropriate Ш 18 Walls □ Appropriate □ Inappropriate Number and Material 19 □ Appropriate □ Inappropriate ERTY Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate Doors and windows □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate Window Shutters / Hardware 24 ☐ Appropriate ☐ Inappropriate **_** Storm Windows / Screens 25 □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate Porches and Balconies 27 □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks ☐ Appropriate ☐ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate 37 Landscaping (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate

HISTORIC

PORTSMOUTH

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PROPERTY:37

Postponed

Continued

H. Purpose and

r	<u>1</u>	е	ľ	1	<u>t:</u>

- 1. Preserve the integrity of the District:
- ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ 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:

□ Appropriate □ Inappropriate

Review Criteria / Findings of Fact:

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

3. Conservation and enhancement of property values:

Accessory Buildings (i.e. sheds, greenhouses...)

☐ Yes ☐ No

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

☐ Yes ☐ No

Project Address: 129 STATE ST. (LU-22-78) **CERTIFICATE OF APPROVAL Permit Requested: PUBLIC HEARING #A Meeting Type:**

A. Property Information - General	Α.	Propert	Information	- General:
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Existing Conditions:

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c1815
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: NA
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: <u>Downtown</u>

<u>B.</u>	Proposed Work:	<u>Io install a masonry parape</u>	<u>t wall.</u>

C.	Other	Permits	Req	uired:

<u> </u>	Omer remis kegenea.		
	\square Board of Adjustment	☐ Planning Board	☐ City Council
<u>D.</u>	Lot Location:		
	\square Terminal Vista	Gateway	☑ Mid-Block
	\square Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive $lacktriangle$ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
<u>_</u>	Dosign Approach (for Major Project	·e1·	

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:

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)

Consent Agenda (i.e. very small alterations, additions or expansions)

Neighborhood Context:

• The building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear yards.

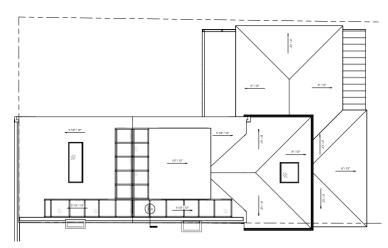
J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Add a masonry parapet wall between 129 and 123 State Street.
 - Change the window pattern and wall design from the previously-approved design.

Design Guideline Reference – Guidelines for Roofing (04), Masonry & Stucco (07) & Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

129 STATE ST. (LU-22-78) - PUBLIC HEARING #A (MINOR PROJECT)

INFO/ EVALUATION CRITERIA	JUD.	JECT PROPERTY		NEIGHBORHOOD CONTEXT	
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
GENERAL BUILDING INFORMATION	(ESTIA	MATED FROM THE TAX MAPS & ASSE	ESSOR'S INFO)		
Gross Floor Area (SF)					~ ×
Ploor Area Ratio (GFA/ Lot Area)		AA	ODEDATE DD	O IECT	
Building Height / Street-Width (ROW) Ratio		//\	ODERAIE PR	OJECI	FO MISSIO
Building Height – Zoning (Feet)			Dawara at Mail o	Sharpan Window Doolan	T S
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	APPLI(CANT'S COMMENTS	HDC SUGGEST		⊣ ∩ ∺
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				☐ Appropriate ☐ Inappropriate	
1 Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
2 Roofs				☐ Appropriate ☐ Inappropriate	J.
3 Style and Slope				□ Appropriate □ Inappropriate	
Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	ں ہے ∪
5 Roof Materials				□ Appropriate □ Inappropriate	
6 Cornice Line				□ Appropriate □ Inappropriate	
7 Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
8 Walls				□ Appropriate □ Inappropriate	∃Ш ≅
9 Number and Material				□ Appropriate □ Inappropriate	J
Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	_ <u>_</u>
1 Doors and windows				□ Appropriate □ Inappropriate	
2 Window Openings and Proportions				□ Appropriate □ Inappropriate	~ ∂
3 Window Casing/ Trim				□ Appropriate □ Inappropriate	ДШŽ
4 Window Shutters / Hardware				□ Appropriate □ Inappropriate	
5 Storm Windows / Screens				□ Appropriate □ Inappropriate	OPTS
6 Doors				□ Appropriate □ Inappropriate	O 5
7 Porches and Balconies				□ Appropriate □ Inappropriate	
8 Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
9 Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	
O Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
2 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	Volt W
3 Decks				□ Appropriate □ Inappropriate	
4 Garages / Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate	
5 Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate	
Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
7 Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	
8 Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate	16 E
9 Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
O Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	The same of the sa
	Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Storm Windows / Screens Doors Proches and Balconies Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Decks Garages / Barns / Sheds (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)	Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLI Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Style and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Cornice Line Feaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Casing/ Trim Window Shutters / Hardware Storm Windows / Screens Doors Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. ground floor height, street edge) Landscaping (i.e. gardens, planters, street trees)	Building Height / Street-Wildth (ROW) Ratio Building Height - Zoning (Feet) Building Height - Zoning (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS Scale (i.e. height, volume, coverage) Placement (i.e. setbocks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Roofs Roof Rojections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walls Number and Material Projections (i.e. bays, balconies) Doors and windows Window Openings and Proportions Window Openings and Proportions Window Casing/ Tim Windows / Screens Doors Projections (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Pence / Walls / Screenwalls (i.e. materials, type) Garages / Barns / Sheds (i.e. doors, placement) Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. gorudn floor height, street edge) Landscaping (i.e. gordens, planters, street trees)	Building Height - Zoring (Feet) Building Height - Zoring (Feet) Building Height - Zoring (Feet) Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (Fe Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGEST Building Coverage, I Scale (File, Height, Volume, coverage,)	Building Height - Zering (Foot) Building Height - Zering (Foot)

A. Property Information - General:

Project Evaluation Form: 444 PLEASANT ST. (LU-23-64)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

Existing Conditions:		
• Zoning District: GRB		
Land Use: <u>Multi- Family</u>Land Area: <u>19,600 SF +/-</u>		
 Estimated Age of Structure: c. 	1960	
 Building Style: <u>Utilitarian</u> 		
Number of Stories: 2 Number of Stories: 2	م مانيا م	
 Historical Significance: Non-Co Public View of Proposed Work 	<u>ONINDUIING</u> · View from Pleasar	nt and Marcy Street
 Unique Features: NA 	. <u>*10** 11011111104541</u>	That is wisited and a second
 Neighborhood Association: <u>Sc</u> 	outh End	
B. Proposed Work: To replace the ex	<u>isting windows</u>	
C. Other Permits Required:		
☐ Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	☐ Accessory	☐ Significant Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensiti	ve \square Low Sensitivity	☐ "Back-of-House"
G. Design Approach (for Major Projects	<u>s):</u>	
☑ Literal Replication (i.e. 6-16 (Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
\square Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small alt	erations, additions or	expansions)
☐ Moderate Project (i.e. sign	nificant additions, alte	rations or expansions)
\square Major Project (i.e. very larg	ge alterations, additic	ns or expansions)

I. Neighborhood Context:

• This non-contributing structure is located at the intersection of Marcy and Pleasant Streets. The structure is owned by the Portsmouth Housing Authority and is surrounded with many wood-sided, 2.5 -3 story contributing historic structures.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - 1. Replace the windows.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

INFO/ EVALUATION CRITERIA	SUBJECT PRO	PERTY		NEIGHBORH	OOD CONTEXT
Project Information	Existing Building B	Proposed suilding (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATED FROM 1	THE TAX MAPS & ASS	SESSOR'S INFO)		
1 Gross Floor Area (SF)					
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			MINOR PRO	JECT	
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	HDC COMMEN	IS	HDC SUGGE	STIONS	APPROPRIATENESS
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					☐ Appropriate ☐ Inappropriate
					□ Appropriate □ Inappropriate
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					☐ Appropriate ☐ Inappropriate
					☐ Appropriate ☐ Inappropriate
25 Awnings					□ Appropriate □ Inappropriate
26 Doors					□ Appropriate □ Inappropriate
Porches and Balconies					☐ Appropriate ☐ Inappropriate
J 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					☐ Appropriate ☐ Inappropriate
29 Landings/Steps/Stoop/Railings					□ Appropriate □ Inappropriate
3 3 (122 27)					□ Appropriate □ Inappropriate
U (1) U ()					□ Appropriate □ Inappropriate
Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate
33 Decks					□ Appropriate □ Inappropriate
					☐ Appropriate ☐ Inappropriate
					□ Appropriate □ Inappropriate
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Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate
	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Street Wall / Cornice (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages (i.e. doors, placement) 35 Fence / Walls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street frees) 38 Driveways (i.e. location, material, screening)	GENERAL BUILDING INFORMATION GESTIMATED FROM 1 Gross Floor Area (SF) Ploor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio Mumber of Stories Building Height - Street Wall / Cornice (Feet) Number of Stories PROJECT REVIEW ELEMENT Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT Building (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern) Roofs Siyle and Slope Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Eaves, Gutters and Downspouts Walk Walk Window Apenings and Proportions Window Openings and Proportions Window Openings and Proportions Window Openings and Proportions Window Shutters / Hardware Mindow Shutters / Hardware Mindow Shutters / Hardware Mindow Shutters / Hardware Mindow Casing/ Trim Window Shutters / Hardware Mindow Gesting/ Trim Jensel (i.e. porch, portico, canopy) Landings/ Steps / Stoop / Railings Lighting (i.e. wall, post) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projecting, wall) Signs (i.e. projections, tipe) Architectural Style (i.e. materials, type) Grading (i.e. ground floor height, street rees) Proking (i.e. ground floor height, street rees) Praking (i.e. location, materials, street frees) Praking (i.e. location, materials, street frees) Praking (i.e. location, materials, street frees) Praking (i.e. location, materials, street frees)	Building Building (+/-) GENERAL BUILDING INFORMATION GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height - Zoning (Feet) 5 Building Height - Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage,) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (ii.e. traditional - modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Material 16 Cornice Line 17 Eaves, Guiters and Downspouts 18 Walle 19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Openings and Proportions 24 Window Openings (i.e. porch, portico, canopy) 25 Awnings 26 Doors 27 Profections (i.e. porch, portico, canopy) 29 Projections (i.e. porch, portico, canopy) 20 Projections (i.e. porch, portico, canopy) 21 Landings/Steps / Stoop / Railings 22 Mindow Gesing (i.e. projecting, wall) 23 Mechanicals (i.e. HVAC, generators) 24 Garages (i.e. doors, placement) 25 Fence / Walls (i.e. materials, trype) 26 Grading (i.e. gardens, placement) 27 Porkeways (i.e. location, materials, street irees) 28 Projecting, i.e. gardens, planters, street irees) 29 Proteways (i.e. location, materials, street irees) 30 Driveways (i.e. location, materials, street irees) 31 Signs (i.e. gardens, planters, street irees) 32 Proteways (i.e. location, materials, streening) 33 Priveways (i.e. location, materials, streening) 34 Privenys (i.e. location, materials, streening) 35 Privenys (i.e. location, materials, streening) 36 Privenys (i.e. location, materials, streening) 37 Privenys (i.e. location, materials, streening) 38 Privenys (i.e. location, materials, streening) 39 Privenys (i.e. location, materials, streening)	Building Building (+/-) (Average)	GENERAL BUILDING INFORMATION GENERAL BUILDING ROTOL (SEA) Building Resignt - Street Wolf in Rottol Building Height - Street Wolf in Rottol Building Height - Street Wolf in Rottol Building Height - Street Wolf in Rottol Building General Building on the Lot! 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Project Evaluation Form: **132-134 MIDDLE STREET (LU-23-70) CERTIFICATE OF APPROVAL** Permit Requested: Meeting Type: DIIDIIC HEADING #2

eemig type.	FUBLIC HEAK	ING #Z
 A. Property Information - General: Existing Conditions: Zoning District: CD4-L1 Land Use: Mixed-Use Land Area: 11.060 SF +/- Estimated Age of Structure: c. Building Style: Mansard Number of Stories: 3.0 Historical Significance: Focal Public View of Proposed Work Unique Features: The Parrot H Neighborhood Association: D B. Proposed Work: To repoint brick, r 	:: <u>View from Middle</u> louse is a Focal build lowntown	ding
	<u> </u>	iado em y may improvemento.
C. Other Permits Required: Board of Adjustment Condo Association	☐ Planning Board ☐ Abutting Property	•
D. Lot Location:		
Terminal Vista	Gateway	✓ Mid-Block
\square Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	☐ Significant Demolition
F. Sensitivity of Neighborhood Context:		
$lackimis$ Highly Sensitive \Box Sensitive	tive \square Low Sensitivity	"Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildii	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouses	, 100 Market Street)
☐ Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, AC Hotel)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
\square Minor Project (i.e. small alte	erations, additions or e	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• This focal historic structure is located along historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that the structure is located on two separate lots.

J. Proposed Work:

- The applicant proposes t:
 - Repoint the bricks;
 - Replace deteriorated roofing material;
 - Replace the front steps and railings;
 - Repair the entrance doors;
 - Repair windows and storms; and
 - Replace downspouts and gutters.

Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

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





HISTORIC

SURVEY

RATING

Street View Image of Existing Conditions & 3-D Massing Model



Zoning Map

132-134 MIDDLE STREET (LU-23-70) - PUBLIC HEARING #2 (MODERATE) **SUBJECT PROPERTY** INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT Existing Abutting Structures Project Information Proposed Surrounding Structures** -23 **FORM** Building Building (+/-) (Average) (Average) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** <u>Date: 6-7</u> COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/Lot Area) 2 Building Height / Street-Width Ratio 3 MODERATE PROJECT With1rawn Building Height – Zoning (Feet) Stipulations Building Height - Street Wall / Cornice (Feet) No.:2 - Replace Roof & Trim, Repoint Brick and Replace Front Entryway -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT HDC SUGGESTIONS HDC COMMENTS APPROPRIATENESS** 8 Scale (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Approved with Cas 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 132-134 MIDDL **Roof Materials** 15 □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate 17 Eaves, Gutters and Downspouts ш □ Appropriate □ Inappropriate COMMISSION 18 Walls □ Appropriate □ Inappropriate Continued Siding / Material 19 **ERTY** ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions 22 □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate OPP 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **PROPERTY** 25 **Awnings** DING. □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 2 27 **Porches and Balconies** □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate **HISTORIC Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate 31 Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages (i.e. doors, placement...) 34 □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 Grading (i.e. ground floor height, street edge... □ Appropriate □ Inappropriate 37 Landscaping (i.e. gardens, planters, street trees... □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) ☐ Appropriate ☐ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) □ Appropriate □ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: □ Yes □ No 4. Maintain the special character of the District: □ Yes □ No 5. Complement and enhance the architectural and historic character: 2. Assessment of the Historical Significance: □ Yes □ No □ Yes □ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

□ Yes □ No

2. Compatibility of design with surrounding properties:

Project Address: 39 DEARBORN LANE (LUHD-568) **Permit Requested: CERTIFICATE OF APPROVAL**

Meeting Type: PUBLIC HEARING #3

|--|

Existing Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 11,600 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: NA
- Historical Significance: <u>NA</u>
 Public View of Proposed Work: <u>View from Dearborn Street</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

В.	Proposed Work:	To replace the roc	f structure and	l adding a co	nnector & addition.
	-	-		-	

			_
C. Other Pe	<u>ermits Required:</u>		
	Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Loca	ation:		
	Terminal Vista	☐ Gateway	☐ Mid-Block
	Intersection / Corner Lot	☑ RearLot	
E. Existing	Building to be Altered/ Demo	lished:	
[☑ Principal	Accessory	Demolition
F. Sensitivit	ty of Context:		
	☐ Highly Sensitive 🗹 Sensiti	ve \square Low Sensitivity	"Back-of-House"
G. Design	Approach (for Major Projects	<u>):</u>	
	Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)
	Invention within a Style (i.e.,	Porter Street Townhouses	s, 100 Market Street)
	Abstract Reference (i.e. Port	walk, 51 Islington, 55 Con	gress Street)
	☐ Intentional Opposition (i.e. №	AcIntyre Building, Citizen':	s Bank, Coldwell Banker)
H. Project	Type:		
	Consent Agenda (i.e. very s	small alterations, add	ditions or expansions)
	☐ Minor Project (i.e. small alte	rations, additions or e	expansions)
[✓ Moderate Project (i.e. sign		•

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

I. Neighborhood Context:

• The building is located along Dearborn Lane off of Dearborn Street. It is surrounded with many wood-frame 2.5 story structures with little to no setbacks from the sidewalk.

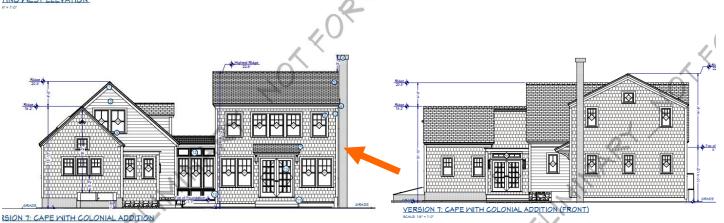
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a new roof structure;
- Add an addition for a family room; and
- Expending a section of the kitchen.
- Note that the applicant has modified the proposed design to attach the proposed connector to the existing accessory structure. The applicant also received a new variance approval from the BOA for the revised project.

Design Guideline Reference – Guidelines for Roofing (04), 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

		39	DEARBORN	LANE – PUBLIC H	HEARING #3 (MODERA	ATE PROJECT)				
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIC	GHBORHOOD CONTEXT				
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	N 6-7-23			
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	ASSESSOR'S INFO)					
STAFF	1	Gross Floor Area (SF)	(=0::::::				. ∑ ∻			
ĕ	2	Floor Area Ratio (GFA/ Lot Area)					MISSIO Date: <u>(</u>			
S	3	Building Height / Street-Width Ratio		MODERATE PROJECT						
	4	Building Height – Zoning (Feet)								
	<u>5</u>	Building Height – Street Wall / Cornice (Feet) Number of Stories	- ADD A CO	ONNECTOR, ADI	DITION AND MODIFIC	ATION TO EXISTING STRUCTURE -				
-	7	Building Coverage (% Building on the Lot)					Z × × × × × × × × × × × × × × × × × × ×			
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGGESTION	S APPROPRIATENESS	$ \begin{array}{c} $			
b	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	ë H			
ONTEXT	9	Placement (i.e. setbacks, alignment)	-			□ Appropriate □ Inappropriate	g S			
Ö	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate				
Ö	11	rchitectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate ☐	DIS			
2	12	Style and Slope Appropriate Inappropri		□ Appropriate □ Inappropriate						
	13			□ Appropriate □ Inappropriate						
<u> </u>	14	Roof Projections (i.e. chimneys, vents, dormers)					ST			
	15	Roof Materials Cornice Line				□ Appropriate □ Inappropriate	EVA HISTORIC BORN STI			
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	IST OR			
COMMISSION DESIGN & MATERIALS	18	Walls		□ Appropriate □ Inappropriate						
	19	Siding / Material	☐ Appropriate ☐ Inappropria ☐ Appropriate ☐ Inappropriate				~ ~			
	20	Projections (i.e. bays, balconies)		□ Appropriate □ Inappropri □ Appropriate □ Inappropri						
×	21	Doors and Windows				☐ Appropriate ☐ Inappropriate	OUTH DEAF			
% Z	22	Window Openings and Proportions				☐ Appropriate ☐ Inappropriate	5 2			
<u> </u>	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	RTSM (TY:39			
DESIG	24	Window Shutters / Hardware				☐ Appropriate ☐ Inappropriate	· \			
<u>၂</u>	25	Awnings				☐ Appropriate ☐ Inappropriate	N N			
LDING	26	Doors				☐ Appropriate ☐ Inappropriate	S E			
	27	Porches and Balconies				☐ Appropriate ☐ Inappropriate	. <u> </u>			
	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate □	PRO			
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	△			
	30 31	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate				
	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐				
5	33	Decks				□ Appropriate □ Inappropriate				
•	34	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate				
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	A To			
5	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate				
DESIG	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate				
ш	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate				
SI		Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	74.75			
		Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate				
<u>H.</u> F		e and Intent:	- · · -	NI= 4 - 2 - 2	otaliata da la caracterio de la compositorio della compositorio della compositori della compositorio della compositorio della compositorio della c	- Diskisk	- V			
,		serve the integrity of the District:	□ Yes □		aintain the special character of the		☐ Yes ☐			
,		essment of the Historical Significance:	☐ Yes ☐		emplement and enhance the arch		☐ Yes ☐			
	o. Co	nservation and enhancement of property val	ues:	ino 6. Pro	omore the education, pleasure an	d welfare of the District to the city residents and visitors:				
<u>I. R</u>		Criteria / Findings of Fact:								
		nsistent with special and defining character o								
2	2. Cor	mpatibility of design with surrounding propertie	es:	☐ Yes ☐ No 4. Co	empatibility of innovative technolo	gies with surrounding properties:				

Project Address: 232 SOUTH STREET (LUHD-615) **Permit Requested: CERTIFICATE OF APPROVAL WORK SESSION #1 Meeting Type:**

Existing Conditions:

- Zoning District: SRB
- Land Use: Two-Family
- Land Area: 7,890 SF +/-

- Estimated Age of Structure: <u>c.1870</u>
 Building Style: <u>Vernacular</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>View from South Street</u>
- Unique Features: NA
- Neighborhood Association: South End

<u> 8. Proposed Work:</u> <u>To add a one-car garage to the sideyard</u>

C. Other Permits Required:	
\square Board of Adjustmen	\square Planning Board \square City Council
☐ Condo Association	☐ Abutting Property Owner
D. Lot Location:	
\Box Terminal Vista	\square Gateway $lacksquare$ Mid-Block
☐ Intersection / Corn	er Lot 🗌 Rear Lot
E. Existing Building to be Altered	/ Demolished:
Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
☐ Highly Sensitive ☑	1 Sensitive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major	<u>Projects):</u>
\Box Literal Replication (i	.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
\square Invention within a $\$$	tyle (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference	e (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposit	ion (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. s	mall 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 South Street. It is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.

J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Application is proposing to:

- Add a single-car garage to the side yard and add cobblestones or textured pavers on the driveway.
- Note that this project will require a variance from the BOA for the sideyard seetback.

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

K. Aerial Image, Street View and Zoning Map:





Proposed Elevation and Street View Image



Aerial Map

HISTORIC SURVEY RATING

			23	32 SOUTH STI	REET (LUHD-615)	- WORK SESSION	#1 (MODER	ATE)		
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OD CONTEXT		
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	 	
	_	N ₀	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS &	ASSESSOR'S INFO)			RM IN IN IN IN IN IN IN IN	
또		1	Gross Floor Area (SF)	, -						
STA		2	Floor Area Ratio (GFA/ Lot Area)						Sion	
S		3	Building Height / Street-Width Ratio							
		4	Building Height – Zoning (Feet)			MODERATE P	KOJLCI			
		5	Building Height – Street Wall / Cornice (Feet)			- Add a Single-C	ar Garage -	•		
		6	Number of Stories Building Coverage (% Building on the Lot)			Add a onigic C	our ourage			
		/	PROJECT REVIEW ELEMENT	A DDLLC A	NIT'S COAAAENITS	LIDC SUCC	ECTIONIC	A DDD ODDI A TENESS	ONMIS COMMIS D.:1 Date pulations Withdrawn	
		_		APPLICA	NT'S COMMENTS	HDC SUGG	E211ON2	APPROPRIATENESS	COMMINATIONS Stipulations Withdraw	
	ONIEX	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate		
	┋├─	y 10			☐ Appropriate ☐ Inappropriate	R R C S E S E S E S E S E S E S E S E S E S				
8	3	10			□ Appropriate □ Inappropriate					
S	-	10	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate		
OMMISSION MEMBERS GN & MATERIALS		12 13	Roofs Style and Slope					☐ Appropriate ☐ Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	ALU/ RIC DISTI REET Ca Approved A	
	-	15	Roof Materials					□ Appropriate □ Inappropriate	STRI STRI Po	
		16	Cornice Line				□ Appropriate □ Inappropriate	EVA HISTORIC UTH STR		
		17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	ТШЬ ₹	
	<u> </u>	18	Walls	☐ Appropriate ☐ Inappropria ☐ Appropriate ☐ Inappropriate ☐ I					ן בי ו א בי ו	
	1 −	19	Siding / Material						OOU Ved	
2	= =	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate		
∑	> —	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	RTY OUTH H 32 SOU Approved ontinued	
\S	ž ź	22	Window Openings and Proportions					□ Appropriate □ Inappropriate		
O		23	Window Casing/ Trim					□ Appropriate □ Inappropriate		
	3 3	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	∣ 🖵 🎖 🗮 🗀 🗆	
\Box	<u>s</u> :	25	Awnings					□ Appropriate □ Inappropriate	OPE ORTSM PERTY:	
2		26	Doors					□ Appropriate □ Inappropriate		
DISTRICT	5 _ 2	27	Porches and Balconies					□ Appropriate □ Inappropriate		
	2	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	_ _ _ _	
U	-	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	_ 	
쿋	-	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	_	
2 ∣		31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate		
HISTORIC		32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate		
エ	-	33	Decks Cavages/ Payre / Shade (i.e. deeps placement)					□ Appropriate □ Inappropriate		
-		34 35	Garages/ Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate		
	— פ	36	Grading (i.e. ground floor height, street edge)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 		
		37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate		
	⊔ '	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate		
			Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate		
		40	e and Intent:							
<u>п</u>		_	serve the integrity of the District:	□ Yes □	No. 4 M	aintain the special characte	ar of the District		□ Yes □ No	
			essment of the Historical Significance:			omplement and enhance th		historic character:	□ Yes □ No	
			assimetri of the histolical significance. Anservation and enhancement of property valu			•		ne District to the city residents and visite		
ı			Criteria / Findinas of Fact:		0.11	omore me education, pieds	SOIC GITA WEITAIC OF IT	TO DISTRICT TO THE CITY TESTUETHS WHA VISH	O13. 1 1 1 C3 1 1 NO	
<u>1.</u>		1. Consistent with special and defining character of surrounding properties: 🗆 Yes 🗆 No 💍 3. Relation to historic and architectural value of existing structure: 👚 🗎 Yes 🗀 No								
			npatibility of design with surrounding propertie			ompatibility of innovative te				

64 VAUGHAN MALL (LUHD-618) Project Address: CERTIFICATE OF APPROVAL Permit Requested: WORK SESSION #1 Meeting Type:

- Zoning District: CD5
- Land Use: <u>Commercial</u> Land Area: <u>15,242 SF +/-</u>

- Estimated Age of Structure: <u>c.1900</u>
 Building Style: <u>Vernacular Commercial</u>
 Historical Significance: <u>C</u>
 Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: NA
- Neighborhood Association: Downtown

<u>в. </u>	<u>Pro</u>	<u>posed</u>	Work:	10	aaa	a	<u>root</u>	TOP	<u> pc</u>
		-						-	-

B. Proposed Work: To add a rooftop	<u>pavilion.</u>	
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/ Demo	olished:	
☑ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive \square Sensiti	ive 🗹 Low Sensitivity	"Back-of-House
G. Design Approach (for Major Project	<u>s):</u>	
Literal Replication (i.e. 6-16 C	ongress, Jardinière Building	g, 10 Pleasant Street)
lacksquare Invention within a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Con	gress Street)
$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
Consent Agenda (i.e. verv	small alterations add	ditions 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)

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.

J. <u>Staff Comments and/ or Suggestions for Consideration:</u>

The Application is proposing to:

- Add a rooftop pavilion between the two previously approved rooftop appurtenances.
- Note that the rooftop pavilion requires a dimensional variance for height so the applicant is seeking guidance on which option they should present to the BOA.
- Design Guideline Reference Guidelines for Roofing (04) and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:





Option 2



Option 1

HISTORIC

SURVEY

RATING

		64 VA	UGHAN MALL (LUHD-618) -	WORK SESSION #1 (MAJO	R PROJECT)				
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBO	RHOOD CONTEXT				
		Project Information	Existing Proposed Building Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	14-23 enied			
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS &	ASSESSOR'S INFO)		4 Panie			
出	1	Gross Floor Area (SF)	·			FOR AISSION ate: 6-1			
STA	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio	MAJOR PROJECT						
	4	4 Boliding Neight Zonling (1901)							
	5	Building Height – Street Wall / Cornice (Feet)	- Add a Rooftop Pavilion -						
	6	Number of Stories		- Add a Roonop i avillon					
	7	Building Coverage (% Building on the Lot)				7 0 : 3			
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	OD I COMMINATE TO			
	<u>≒</u> -8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate				
	불 <u></u>	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate	RIC:			
S	<u> </u>	3 (□ Appropriate □ Inappropriate	₹ % ≥			
MEMBERS	<u> </u>	1 Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate	ALUA RIC DISTRI MALL Cas			
8	12				□ Appropriate □ Inappropriate				
≥	1;	, ,			□ Appropriate □ Inappropriate	ALL RIC DI MALL Approve			
⊌│	14				□ Appropriate □ Inappropriate	APR APR			
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COMMISSION	1				□ Appropriate □ Inappropriate	> 0 z □			
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DISTRICT	<u>ე</u>	·			□ Appropriate □ Inappropriate				
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<u>ی</u> ا	30	3 3 (**** * / *****/			□ Appropriate □ Inappropriate				
HISTORIC	3	9 (1) 0: 7			☐ Appropriate ☐ Inappropriate				
	3:	2 Mechanicals (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate				
	3	4 Garages/ Barns / Sheds (i.e. doors, placement)			□ Appropriate □ Inappropriate	Mary Comments			
	3.	· · · · · · · · · · · · · · · · · · ·			☐ Appropriate ☐ Inappropriate				
	3	Grading (i.e. ground floor height, street edge)			☐ Appropriate ☐ Inappropriate	TO THE REAL PROPERTY OF THE PARTY OF THE PAR			
	四 3	7 Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate				
	3	B Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate				
	1				: ::::				
<u>H</u>		oose and Intent:							
		Preserve the integrity of the District:		laintain the special character of the Distric		□ Yes □ No □ Yes □ No			
	3.	Conservation and enhancement of property value	es: \square Yes \square No 6. Pr	romote the education, pleasure and welfo	ire of the District to the city residents and visitor	rs: 🗆 Yes 🗆 No			
<u>I.</u>		ew Criteria / Findings of Fact:							
		Consistent with special and defining character of							
	2. (Compatibility of design with surrounding properties	s: \square Yes \square No 4. C	ompatibility of innovative technologies wit	h surrounding properties: 🗆 Yes 🗆 No				

444 Pleasant Street



Property Information

Property ID 0102-0054-0000 Location 444 PLEASANT ST

Owner PORTSMOUTH HOUSING AUTHORITY



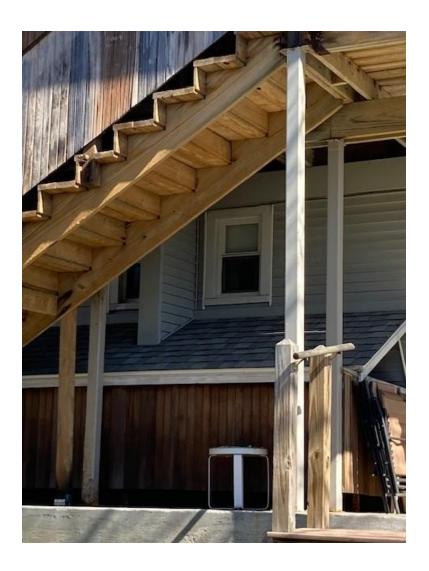
MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2022 Data updated 3/9/2022 Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

















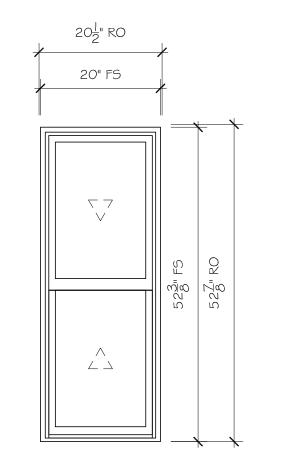








PLEASANT STREET - TYPICAL HIGH RISE - (2) UNITS

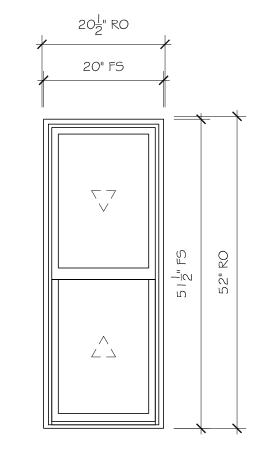


TYPE F-A (VINYL)

SPECIFICATIONS

Qty: 8 Mark Unit: Type F-A (vinyl) Product Line: Essential Unit Description: Double Hung Rough Opening: 20 1/2" X 52 7/8 Masonry Opening: 20 1/2" X 52 5/8"

- Exterior Finish: Stone White Interior Finish: Stone White Unit Type: Double Hung
- Call Number: None Glass Information: IG, Low E2 w/Argon, Stainless Divider Type: None
- Hardware Type: Sash Lock Screen Type: Aluminum Screen
- Hardware Color: White Screen Surround Color: Stone White Screen Mesh Type: Bright View Mesh
- Jamb Depth: 2" Base Frame Interior Trim: None
- Exterior Casing: Casing Type: None Subsill: None



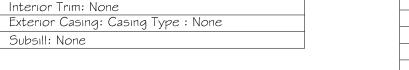
TYPE F-A (BRICK) SCALE: 3/4" = 1'-C

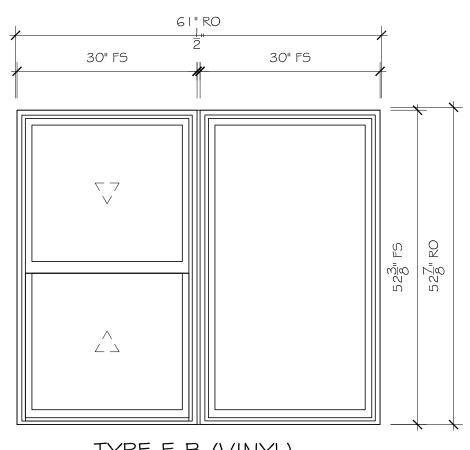
SPECIFICATIONS Qty: 8 Mark Unit: Type F-A (brick) Product Line: Essential Unit Description: Double Hung

Rough Opening: 20 1/2" X 52' Masonry Opening: 20 1/2" X 5 1 3/4" Exterior Finish: Stone White Species: None Interior Finish: Stone White

Unit Type: Double Hung

- Call Number: None Glass Information: IG, Low E2 w/Argon, Stainless Divider Type: None Hardware Type: Sash Lock
- Screen Type: Aluminum Screen Hardware Color: White Screen Surround Color: Stone White Screen Mesh Type: Bright View Mesh
- [A2] None Jamb Depth: 2" Base Frame Screen Surround Color: [AI] Stone White, [A2] None Screen Mesh Type: [AI] Bright View Mesh, [A2] None Interior Trim: None
 Exterior Casing: Casing Type: None Jamb Depth: 2" Base Frame





TYPE F-B (VINYL)

Qty: 4

Mark Unit: Type F-B (vinyl)

Unit Description: Essential Assembly

Rough Opening: 61" X 52 7/8"

Masonry Opening: 61" X 52 5/8"

Exterior Finish: Stone White

Interior Finish: Stone White

Unit Type: [AI] Double Hung,

Hardware Type: [AI] Sash Lock,

Exterior Casing: Casing Type: None

Hardware Color: [A1] White,

[A2] Double Hung Picture

Glass Information: IG, Low E2 w/Argon, Stainless

[A2] None

Screen Type: [A1] Aluminum Screen, [A2] None

Product Line: Essential

Species: None

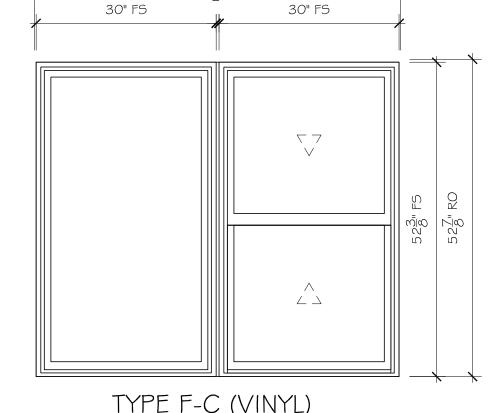
Call Number: None

Divider Type: None

Interior Trim: None

Subsill: None

SPECIFICATIONS



SPECIFICATIONS

TYPE F-C (VINYL) SCALE: 3/4" = 1'-0"

Qty: 4

Mark Unit: Type F-C (vinyl)

Unit Description: Essential Assembly

Unit Type: [AI] Double Hung Picture,

Glass Information: IG, Low E2 w/Argon, Stainless

Screen Type: [A1] None, [A2] Aluminum Screen

Screen Surround Color: [A1] None, [A2] Stone White Screen Mesh Type: [A1] None, [A2] Bright View Mesh

Rough Opening: 61" X 52 7/8"

Masonry Opening: 61" X 52 5/8'

Exterior Finish: Stone White

Interior Finish: Stone White

Hardware Type: [AI] None,

[A2] Sash Lock

Hardware Color: [AI] None,

Jamb Depth: 2" Base Frame

Exterior Casing: Casing Type: None

[A2] White

Interior Trim: None

Subsill: None

[A2] Double Hung

Product Line: Essential

Species: None

Call Number: None

Divider Type: None

20" FS 20" FS

TYPE F-D (VINYL) SCALE: 3/4" = 1'-0"

SPECIFICATIONS Qty: 2 Mark Unit: Type F-D (vinyl) Product Line: Essential Unit Description: Essential Assembly Rough Opening: 41" X 52 7/8" Masonry Opening: 41" X 52 5/8" Exterior Finish: Stone White Species: None

- Interior Finish: Stone White Unit Type: Double Hung Call Number: None Glass Information: IG, Low E2 w/Argon, Stainless
- Divider Type: None Hardware Type: Sash Lock Screen Type: Aluminum Screen
- Hardware Color: White Screen Surround Color: Stone White Screen Mesh Type: Bright View Mesh
- Jamb Depth: 2" Base Frame Interior Trim: None
 Exterior Casing: Casing Type: None Subsill: None

TYPE F-E (VINYL)

40" FS

SPECIFICATIONS Qty: 4 Mark Unit: Type F-E (vinyl) Product Line: Essential

20" FS

- Unit Description: Essential Assembly Rough Opening: 61" X 52 7/8" Masonry Opening: 61" X 52 5/8" Exterior Finish: Stone White Species: None
- Interior Finish: Stone White Unit Type: [AI] Double Hung, [A2] Double Hung Picture

Hardware Type: [AI] Sash Lock,

- Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
- [A2] None
 Screen Type: [A1] Aluminum Screen, [A2] None Hardware Color: [A1] White,
- [A2] None Screen Surround Color: [AI] Stone White, [A2] None Screen Mesh Type: [AI] Bright View Mesh, [A2] None
- Jamb Depth: 2" Base Frame Interior Trim: None Exterior Casing: Casing Type: None Subsill: None

TYPE F-F (VINYL)

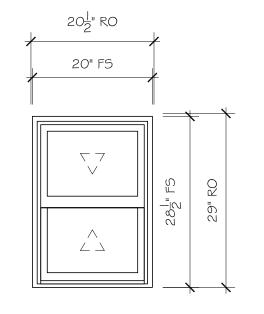
61" RO

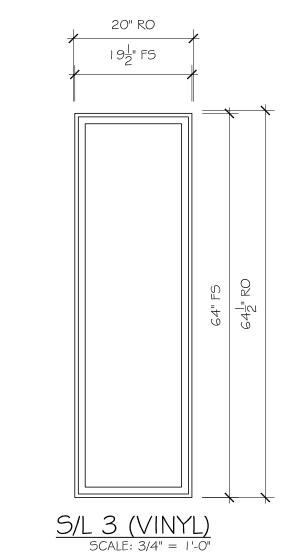
20" FS

40" FS

SPECIFICATIONS Qty: 4 Mark Unit: Type F-F (vinyl) Product Line: Essential Unit Description: Essential Assembly

- Rough Opening: 61" X 52 7/8" Masonry Opening: 61" X 52 5/8' Exterior Finish: Stone White Species: None
- Interior Finish: Stone White Unit Type: [AI] Double Hung Picture,
 [A2] Double Hung
- Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless Divider Type: None Hardware Type: [AI] None,
- [A2] Sash Lock
 Screen Type: [A1] None, [A2] Aluminum Screen Hardware Color: [AI] None, [A2] White
- Screen Surround Color: [A1] None, [A2] Stone White Screen Mesh Type: [A1] None, [A2] Bright View Mesh Jamb Depth: 2" Base Frame
- Interior Trim: None Exterior Casing: Casing Type: None Subsill: None





TYPE F-G (VINYL)

SPECIFICATIONS

- Mark Unit: Type F-G (vinyl) Product Line: Essential Unit Description: Double Hung
- Rough Opening: 20 1/2" X 29" Masonry Opening: 20 1/2" X 28 3/4' Exterior Finish: Stone White
- Species: None Interior Finish: Stone White Unit Type: Double Hung Call Number: None
- Glass Information: IG, Low E2 w/Argon, Stainless Divider Type: None Hardware Type: Sash Lock
- Screen Type: Aluminum Screen Hardware Color: White Screen Surround Color: Stone White Screen Mesh Type: Bright View Mesh
- Interior Trim: None Exterior Casing: Casing Type: None Subsill: None

Jamb Depth: 2" Base Frame

SPECIFICATIONS

of Lon Tor Trions
Qty: 4
Mark Unit: S/L 3 (vinyl)
Product Line: Essential
Unit Description: Direct Glaze Rectangle
Rough Opening: 20" X 64 1/2"
Masonry Opening: 20" X 64 1/4"
Exterior Finish: Stone White
Species: None
Interior Finish: Stone White
Unit Type: Direct Glaze Rectangle
Call Number: None

Glass Information: IG, Tempered Low E2 w/Argon, Stainless Divider Type: None Hardware Type: None Screen Type: None Hardware Color: None Screen Surround Color: None

Screen Mesh Type: None

Interior Trim: None

Subsill: None

Jamb Depth: 2" Base Frame

Exterior Casing: Casing Type: None

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Novocure Inc. 195 Commerce Way Portsmouth, NH 03801 May 26, 2023

City of Portsmouth 1 Junkins Ave Portsmouth, NH 03801

Attn: Historic District Commission

Re: 64 Vaughan Mall

To whom it may concern,

I am writing to request a working session with the Historic District Commission to discuss adding a roof pavilion at 64 Vaughan Mall. Included with this request are two renderings for your review.

Sincerely,

Dean Smith

Associate Director, North American Facilities

Novocure Inc.

64 Vaughan Mall Owner



Flagship Pavilion Proposal Approved Roof Appurtenance

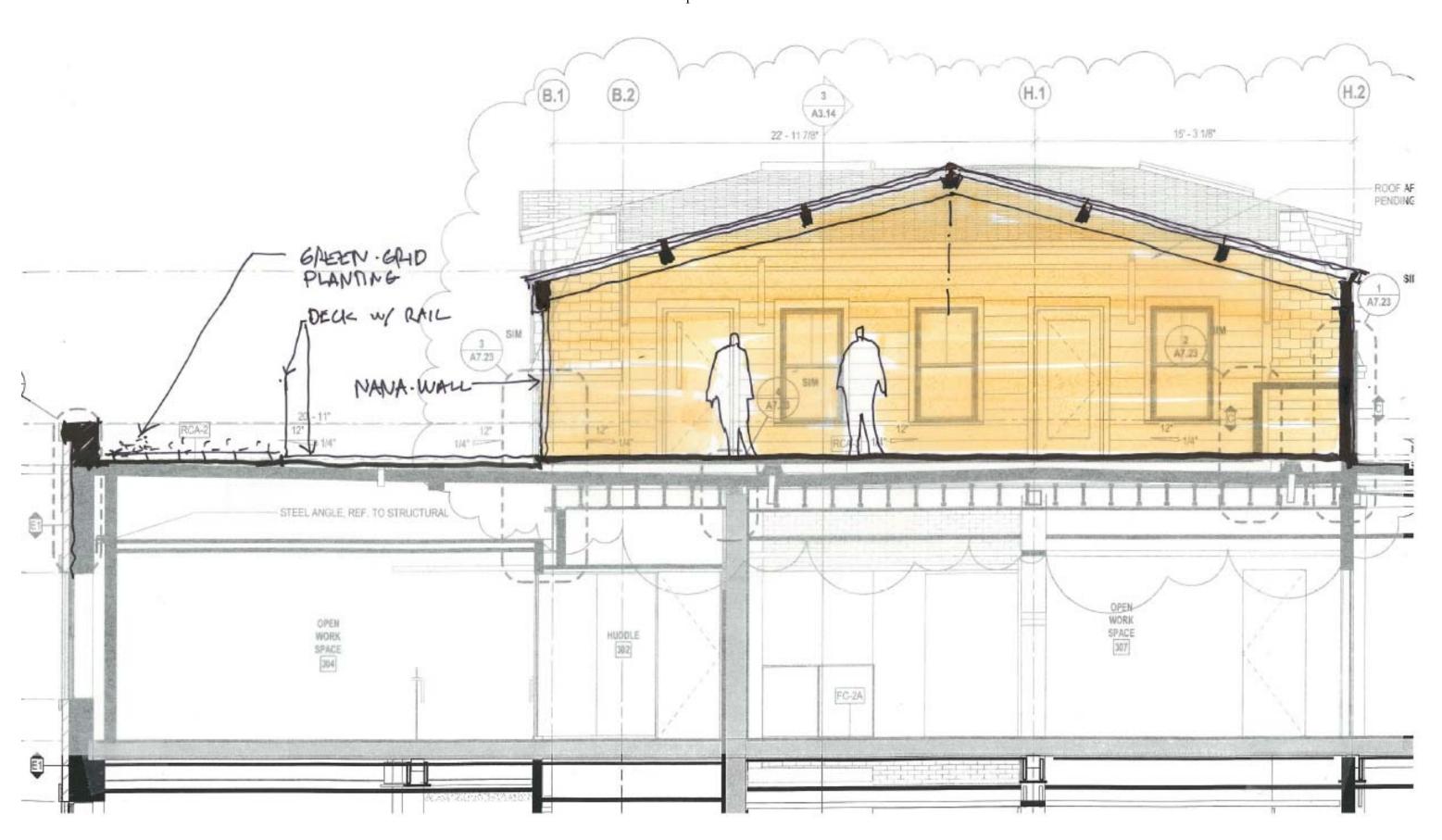






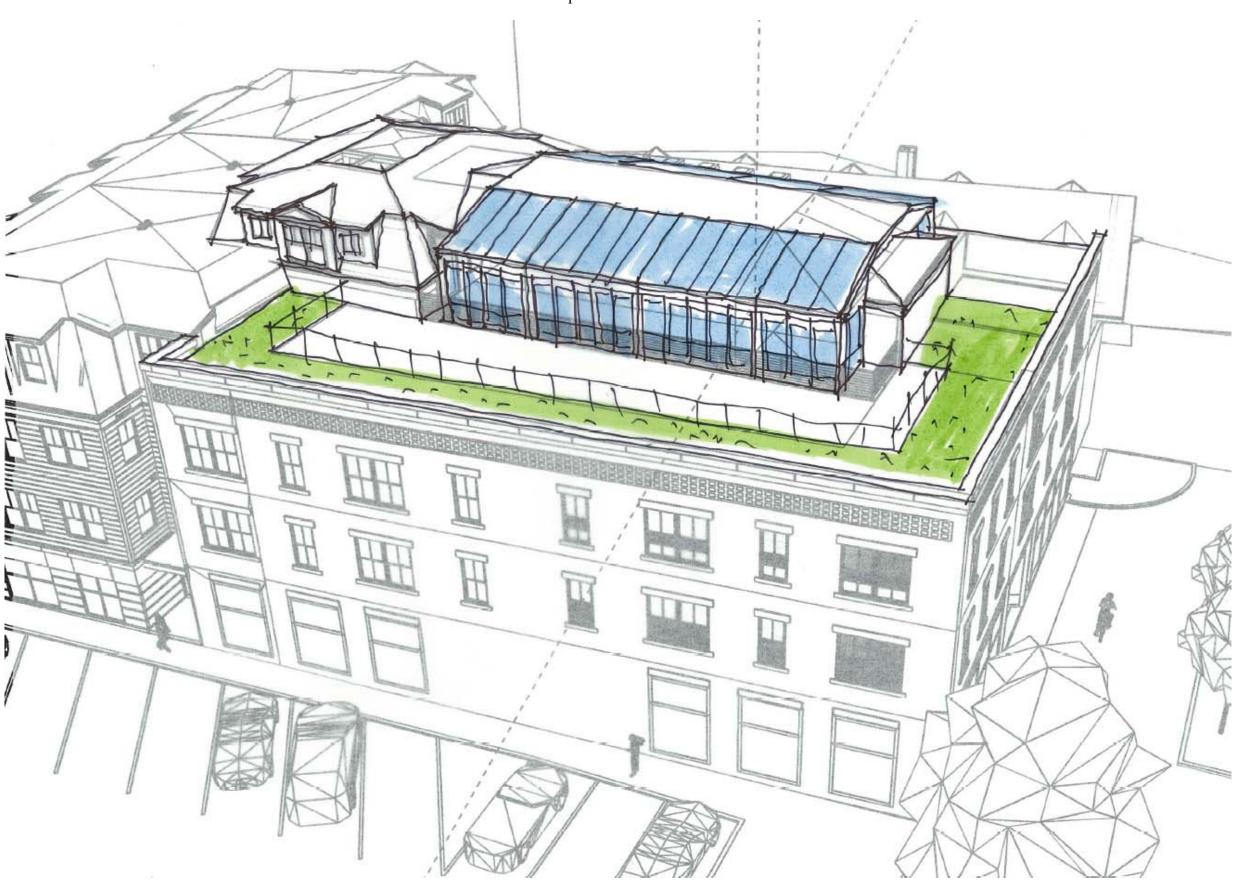


Flagship Pavilion Proposal Proposed Pavilion – A



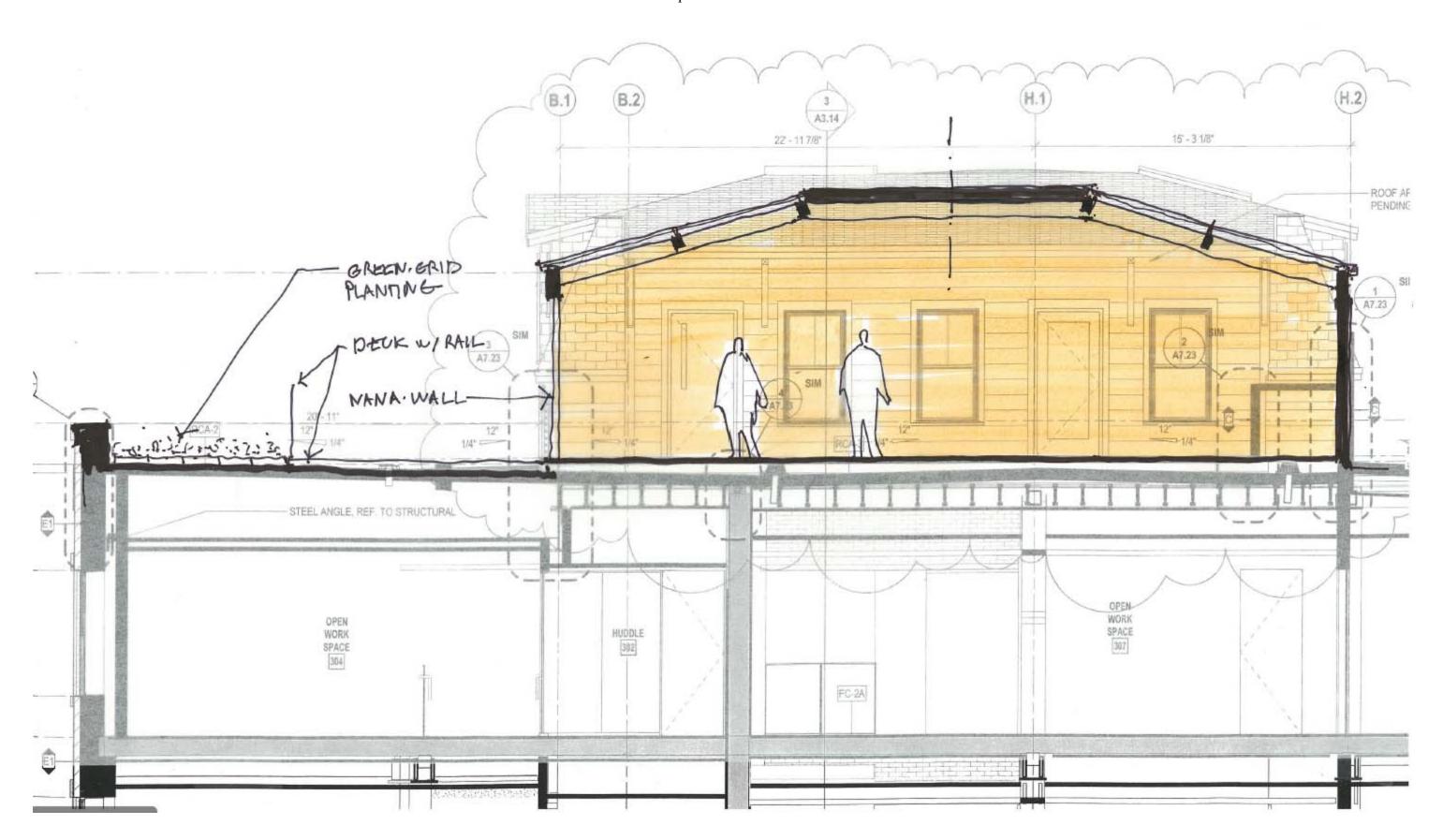


Flagship Pavilion Proposal Proposed Pavilion – B





Flagship Pavilion Proposal Proposed Pavilion – B





Flagship Pavilion Proposal Foot Print

