

**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.**

**July 17, 2024**

**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. 621 Islington Street, Units A, B, and C
2. 195 Washington Street
3. 126 State Street, Unit #2

**II. CERTIFICATE OF APPROVAL-EXTENSION REQUESTS**

1. Petition of Port Harbor Land, LLC, owner, for property located at 2 Russell Street and 0 Deer Street (2 Lots), wherein permission is requested to allow a second one-year extension of the Certificate of Approval originally granted on August 10, 2022, to allow the new construction of (3) new freestanding structures (4-5-story mixed-use and office buildings) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

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

- A. Petition of Coventry LLC, owner, for property located at 111 State Street, wherein permission is requested to allow changes to a previously approved design (reconfigure rear gable ends to include a recessed porch and dormer, add new windows, change rear center gable siding, and changes to the front entrance doors) to as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 20 and lies within the Character District 4 (CD4) and Historic Districts.

- B. **REQUEST TO POSTPONE-** Petition of, Maximilian Kolbe Hochschwender, owner, for property located at 44 Rogers Street, wherein permission is requested to allow exterior renovations to an existing structure (remove the existing chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.

- C. **REQUEST TO POSTPONE-** Petition of Emily Niehaus and Bernard T. Roesler, owners, for property located at 44 Gardner Street, wherein permission is requested to allow

exterior renovations to an existing structure (replace all existing windows, siding, window casings and corner boards) and the installation of mechanical equipment (HVAC condenser and venting for the kitchen and bathrooms) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

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

1. **REQUEST TO POSTPONE-** Work Session requested by Kevin Shitan Zeng Revocable Trust of 2017, owner, for property located at 377 Maplewood Avenue, wherein permission is requested to allow the demolition of the rear structure on the lot and the new construction of a detached accessory dwelling unit as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

2. **REQUEST TO POSTPONE-** Work Session requested by Jeffrey Daniel Berlin, owner, for property located at 38 State Street, Unit #4, wherein permission is requested to allow renovations to an existing structure (new roofing, roof deck, and windows) and new construction to an existing structure (construct new penthouse addition to access roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 10-4 and lies within the Character District 4 (CD4) and Historic Districts.

3. Work Session requested by 96 State Street, LLC, owner, for property located at 96 State Street, wherein permission is requested to allow new construction to an existing structure (construct a 2-story addition at the rear corner of the structure facing Atkinson Street and construct a 2-story addition facing State Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 52 and lies within the Character District 4 (CD4) and Historic Districts.

#### **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\\_dgLhyJH\\_QoeS2EVoQkFTQA](https://us06web.zoom.us/webinar/register/WN_dgLhyJH_QoeS2EVoQkFTQA)

# **HDC**

## **ADMINISTRATIVE**

### **APPROVALS**

**July 17, 2024**

- 1. 621 Islington Street, Units A, B, C -Recommended Approval**
- 2. 195 Washington Street -Recommended Approval**
- 3. 126 State Street, Unit #2 -Recommended Approval**

# 1. 621 Islington Street, Units A, B, C-Recommended Approval

**Background:** The applicant is seeking approval for:

Removal of the existing maintenance free entry deck for Units A and B that is structurally compromised. Build a new maintenance free entry deck in the same location for Units A and B. Remove glass storefront door. Install a new 2 panel one lite fiberglass entry door that matches all other existing unit entry doors. Repair vinyl siding. Install new 2 panel 1 lite fiberglass entry door for new entry location for Unit C. Build single rise maintenance free entry landing for Unit C and repair vinyl siding.

**Staff Comment:** Recommend Approval

## Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



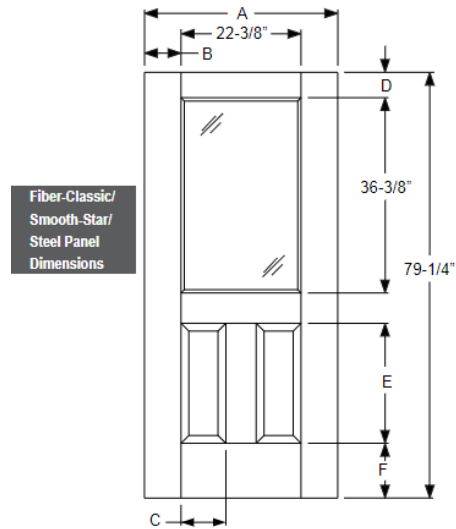
A  
B

IGHT  
MARKETING  
ivy  
E, INC

Glass store-front style door to be replaced with the below style door to match the other entrances on the building:

## Fiber-Classic/Smooth-Star/Steel 6/8 Flush-Glazed

**THERMA TRU®**  
DOORS



### Half Lite 2 Panel Flush-Glazed

Daylight Opening:  
2236 21-1/8" x 35-1/8" (741 sq.in.)

Note:  
For Optional Grille Locations, See Arch 1.

Available in:  
Fiber-Classic Oak  
Smooth-Star

Fiber-Classic Oak				
Width	Glass	A	B	C
2/6	2236	30"	3-13/16"	8-3/8"
2/8	2236	32"	4-13/16"	8-3/8"
3/0	2236	36"	6-13/16"	8-3/8"

Smooth-Star				
Width	Glass	A	B	C
2/6	2236	30"	3-13/16"	9-1/8"
2/8	2236	32"	4-13/16"	9-1/8"
3/0	2236	36"	6-13/16"	9-1/8"

Fiber-Classic Oak			
Height	D	E	F
6/8	4-23/32"	22-3/8"	10-5/32"

Smooth-Star			
Height	D	E	F
6/8	4-1/2"	21-13/16"	9-9/16"



Existing door(s) on the rest of the structure.



The entryway to Units A and B to be rebuilt in the same location. The entry to Unit C to be rebuilt as single level and all siding to be repaired. The glass door for the entrance of units A and B to be replaced.



**2. 195 Washington Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a fence and gate and the installation of HVAC equipment (wall mounted condenser).

**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



Location of the double arched gate.



Location of the smaller arched walkway gate.



Example of the single aluminum arched walkway gate.



The pink lines indicate the locates of the (2) gates:

The larger double arched aluminum gate will be placed at the start of the driveway and will be 4ft. tall at the highest point. Below is a sample shown in white, the proposal would be for a black gate.



**3. 126 State Street, Unit #2 -Recommended Approval**

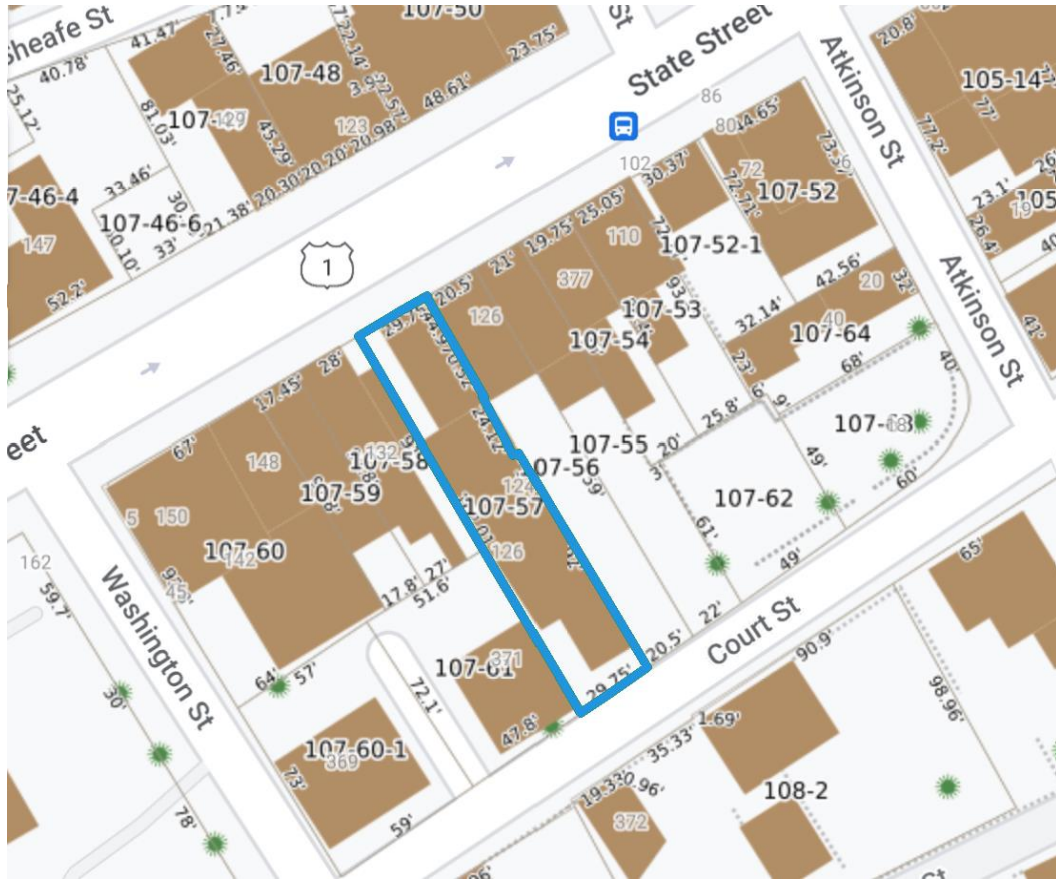
**Background:** The applicant is seeking approval for the installation of HVAC equipment (wall mounted condenser).

**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Permit request to add mini split condenser to 126 State St. to service unit #2.





1

Q Search

Selection

Themes





Google Street View



The condo Declarations specifically allow the installation of air conditioners. I spoke with the President of the Condo Association Board of Directors and he suggested the location presented below for the exterior unit.

**DECLARATION OF CONDOMINIUM  
FOR  
126 STATE STREET, A CONDOMINIUM**

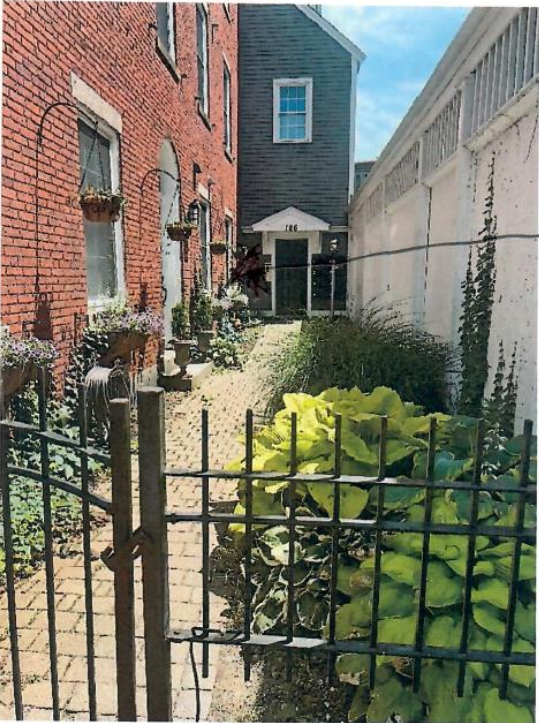
**THIS DECLARATION** is made this 18 day of December, 2003, by Olde Port Development Group LLC, 159 Stratham Heights Road, Stratham, New Hampshire, (hereinafter called the "Declarant"), for the purposes of submitting certain property located at 126 State Street, Portsmouth, New Hampshire 03801, to condominium use and ownership in accordance with the provisions of the New Hampshire Condominium Act, N.H. RSA Chapter 356-B (hereinafter sometimes called the "Act");

**WHEREAS**, the Declarant owns a certain tract of land, with improvements thereon, situated on State Street, Portsmouth, County of Rockingham, New Hampshire, wherein it is in the process of constructing three units in one building which the Declarant intends by this instrument to convert to condominium usage known as "126 State Street, A Condominium" (sometimes hereinafter referred to as "the Condominium"); and,

**2-702**

The Common Area shall not be used in a manner which is inconsistent with the residential or commercial character of the Condominium. No one shall obstruct, commit any waste in or otherwise cause any damage beyond reasonable wear and tear to the Common Area and any one causing such damage shall pay the expense incurred by the Association in repairing the same. Nothing shall be altered, constructed in, or removed from the Common Area without the prior written consent of the Association. Nothing shall prevent a Unit Owner from installing an air-conditioning unit or central air-conditioning system to serve his Unit and such system or Unit shall be Limited Common Area to the Unit which it serves. Placement of an outside condenser or apparatus shall be placed in the reasonable discretion of the Unit Owner but must be shielded with shrubbery if on the ground floor.

Proposed location. The line set would go down from the condenser to and then through the boarded up cellar window at ground level into the basement.



| 70" |

6/27/2024 Photo. View from State Street.



6/27/2024 Photo. Proposed location.



6/27/2024 Photo. The proposed location is on the right side of this photo.





6/27/2024 Photo. Location would be on the brick wall between the window and the clapboard sided wall. The length of the brick wall is about 70" wide in this area. The horizontal measurement from the brick wall to the front door is 35".



The line set would go down from the condenser to and then through the boarded up cellar window at ground level into the basement.



One quote I received was for an LG unit. I will likely go with this quote if the contractor's schedule is not booked far in advance.



LG LMU180HHV 18,000 BTU RED heat pump condenser to be mounted on a wall bracket to the left of the front door.

Electrical Circuit: 240V 30A max breaker

Efficiency Specs: AHRI Reference #10445372, 21.0 SEER2, 13.5 EER2, 9.2 HSPF2

### **Maximum Sound Level**

54 dB

### **Product Height**

32 41/48 Inches

### **Product Width**

37 5/12 Inches

### **Product Depth**

13 Inches

The other quote I received was for a similar Fujitsu model.

### Fu AOU 18k BTU 5F MZ Outdoor Unit

Fujitsu Halcyon 8,000 BTU 5F Mix & Match Multi-Zone Outdoor Unit

*Outdoor unit installed in building front courtyard on wall bracket.*



Wall bracket example. The contractor suggested that the unit be placed on wall brackets to keep it above the snow level in the winter.



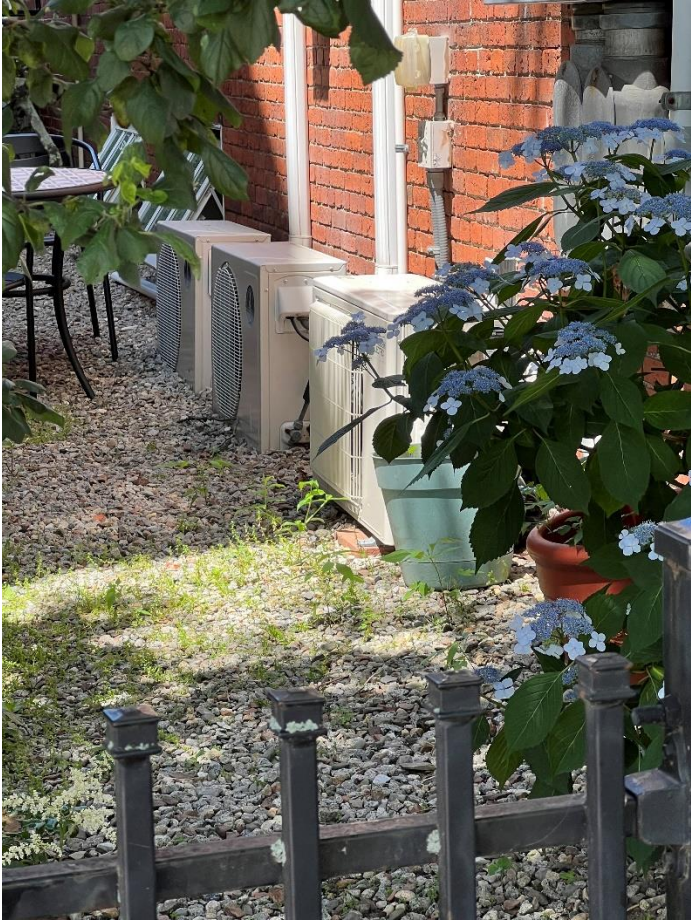
The metal window box planters extend 11" from the building wall and provide some screening for the proposed location.

The unit would be approximately 40-43 feet from the public sidewalk

A visual screen facing the street would be installed if requested. Wooden lattice would be simple. I would be open to other solutions, if required for the permit or requested by the Condo Association.



Here are some similar installations on the sides of the building located at 159 State St.:



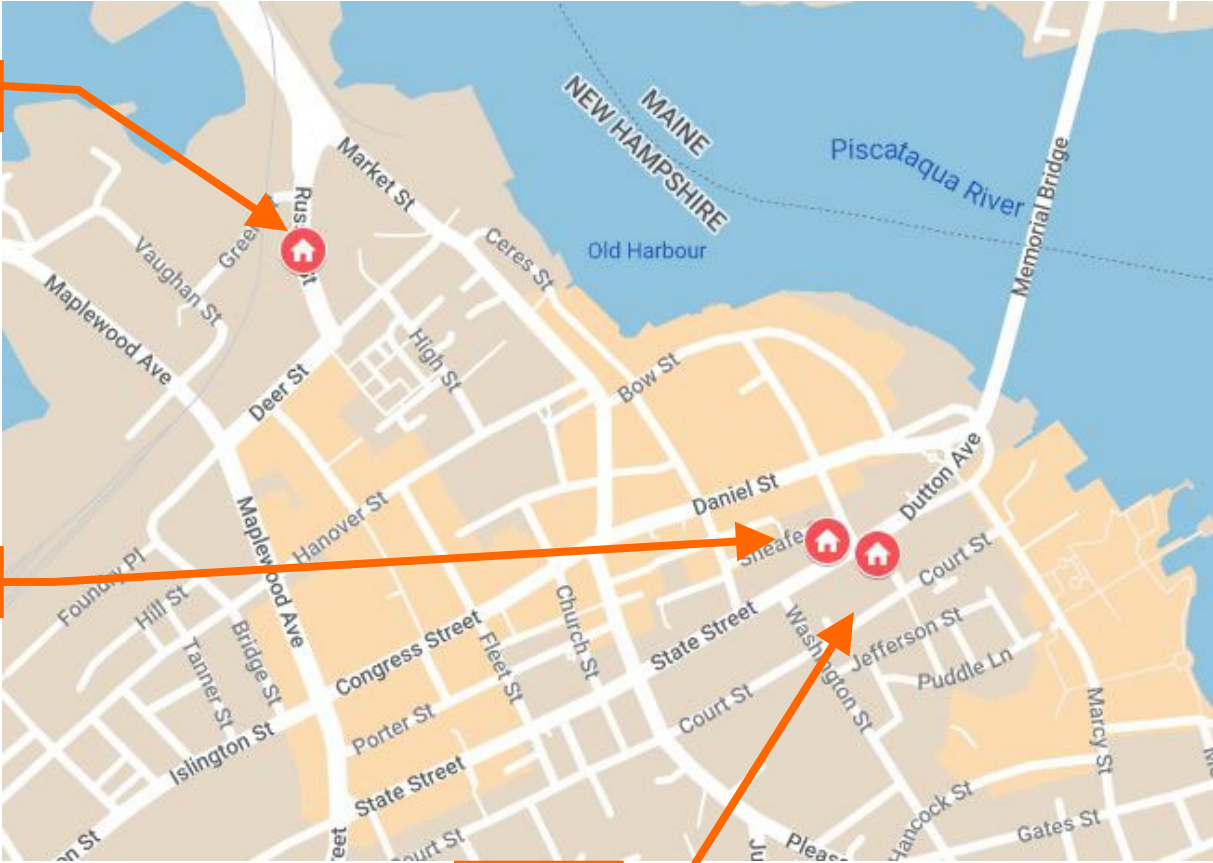
# Historic District Commission Staff Report

Wednesday, July 17, 2024

EXT-1

PH-1

WS-3



**Project Address:** 2 Russell Street

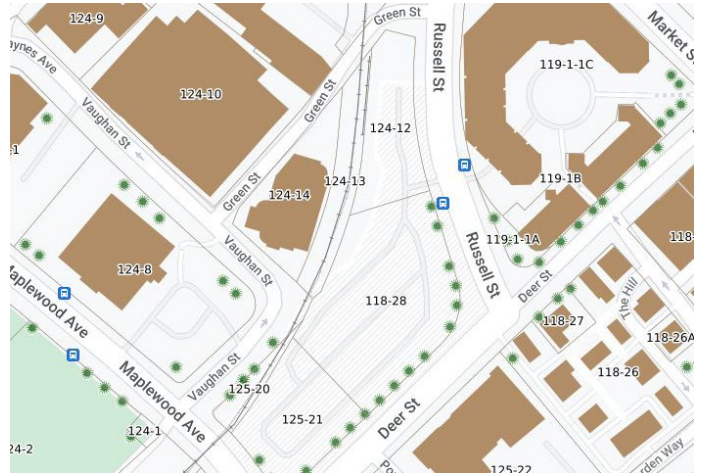
**Permit Requested:** Certificate of Approval Extension

**Application:** Public Hearing 1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD 5, Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 2 Acres +/-
- Estimated Age of Structure: N/A
- Building Style: N/A
- Number of Stories: 4-5
- Historical Significance: N/A
- Public View of Proposed Work: Russell Street, Deer Street, Maplewood Avenue, Portwalk Place
- Unique Features: N/A
- Neighborhood Association: Downtown

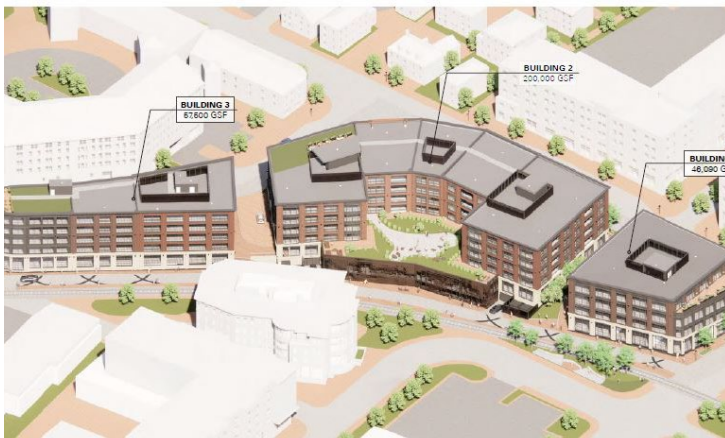


**B. Proposed Work:** Construction of (3) new freestanding structures (4-5 story mixed-use and office buildings).

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

The project proposal includes the following:

- Construction of (3) mixed-use and office buildings.



**HISTORIC  
SURVEY  
RATING  
N/A**



**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
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 and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



JOHN E. LYONS, JR.  
ATTORNEY AT LAW  
E-MAIL: JLYONS@LYONSLAW.NET  
  
ONE NEW HAMPSHIRE AVENUE  
SUITE 235  
PORTSMOUTH, NH 03801  
  
TELEPHONE: 603.431.5144  
FAX: 603.431.5181  
WEBSITE: WWW.LYONSLAW.NET

ANTJE S. BOURDAGES  
PARALEGAL  
E-MAIL: ABOURDAGES@LYONSLAW.NET

June 12, 2024

**SENT VIA US MAIL AND EMAIL:** [rruedig@cityofportsmouth.com](mailto:rruedig@cityofportsmouth.com)  
[igilbo@cityofportsmouth.com](mailto:igilbo@cityofportsmouth.com)

Reagan Ruedig  
Chairman of the Historic District Commission

Izak Gilbo  
Associate Planner

City of Portsmouth  
1 Junkins Avenue, 3<sup>rd</sup> FL  
Portsmouth, NH 03801

RE: Certificate of Approval for Property Located at 2 Russell Street

Dear Reagan and Izak,

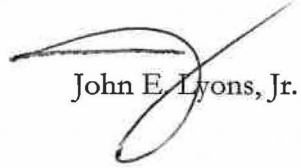
I represent Port Harbor Land, LLC. As set out in the attached August 29, 2022, letter, on August 10, 2022, the HDC granted its Certificate of Approval for Property Located at 2 Russell Street. This initial approval was set to expire within a period of one-year from the date it was granted by the HDC. My client previously requested a one-year extension of this approval which was granted and is now set to expire on August 10, 2024. Pursuant to this letter, my client is formally requesting a second one-year extension which would be valid through August 10, 2025.

My client continues to use its best efforts to diligently and timely move this project forward. Specifically, my client has met the Subdivision requirements established as part of the approval of this project with a deadline of June 15, 2024. To that end, the Lot Line Relocation Plan has been recorded by the City in the Rockingham County Registry of Deeds. Additionally, the three Quitclaim Deeds conveying portions of my client’s property for purposes of redesign of the relevant intersections have also been delivered and will be recorded by the City.

Unfortunately, given the complexity of the development, and the various issues involved, my client must respectfully request an additional one-year extension of the approval to August 10, 2025. I would add that we continue to work cooperatively with the City to move this project forward. As an example, the footprint as to Building 1 has been changed due to requests made by TAC/PB which resulted in a modification in the corner of the building to ensure that it stayed out of the existing sewer easement.

Thank you for your attention to this matter. If you need anything further from me, please let me know.

Very truly yours,



John E. Lyons, Jr.

JEL/dhb

cc: Peter Stith – [pmstith@cityofportsmouth.com](mailto:pmstith@cityofportsmouth.com)  
Peter L. Britz – [pbritz@cityofportsmouth.com](mailto:pbritz@cityofportsmouth.com)  
Vincent J. Hayes – [vjhayes@cityofportsmouth.com](mailto:vjhayes@cityofportsmouth.com)  
Trevor McCourt – [tmccourt@cityofportsmouth.com](mailto:tmccourt@cityofportsmouth.com)  
Ryan Plummer



# **RUSSELL STREET DEVELOPMENT**

HDC WORKSESSION #7 | 08.03.2022



**TWO INTERNATIONAL  
GROUP**

**PORT HARBOR  
LAND, LLC**  
OWNER



**SGA**



**MARKET SQUARE  
ARCHITECTS**



**TIGHE & BOND**



**HALVORSON | TIGHE &  
BOND STUDIO**



**JAROS, BAUM & BOLLES  
CONSULTING ENGINEERS, LLP**



**DESIMONE CONSULTING  
ENGINEERS**



**LIGHTBOX STUDIOS**



# RUSSELL STREET DEVELOPMENT

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## HDC WORKSESSION #7

1. SITE CONTEXT	04 - 12
2. BUILDING DESIGN	13- 18
3. BUILDING 1	19 - 30
4. BUILDING 2	31 - 57
5. BUILDING 3	58 - 76
6. APPENDIX	77 - 90

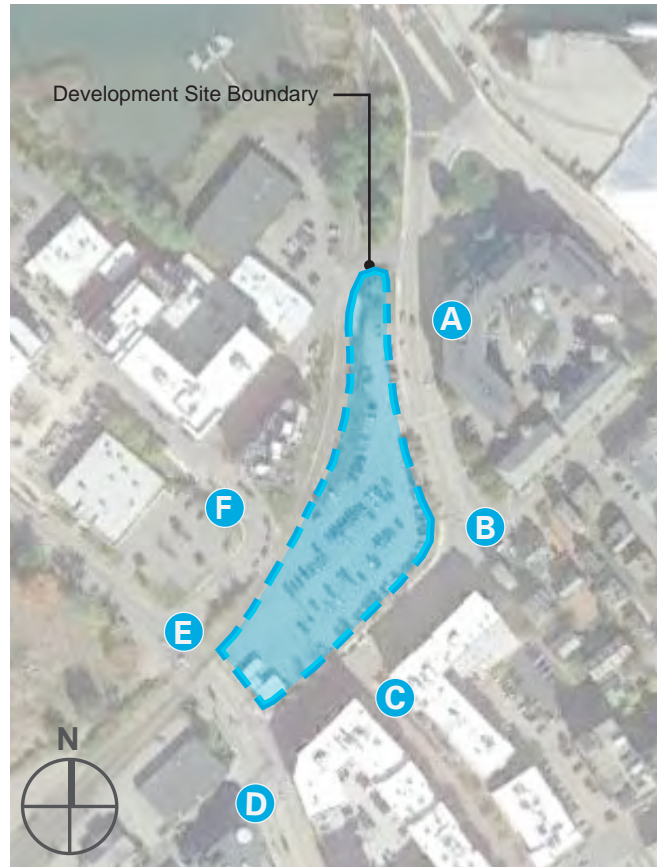
# SITE CONTEXT

# SITE CONTEXT | DOWNTOWN PORTSMOUTH





# SITE CONTEXT | EXISTING SITE PHOTOS



A. DEER STREET AERIAL, LOOKING SOUTH

B. DEER STREET, LOOKING WEST

C. PORTWALK PLACE, LOOKING NORTH

D. DEER STREET, LOOKING EAST

E. MAPLEWOOD AVENUE, LOOKING SOUTH

F. VAUGHAN STREET, LOOKING SOUTH

# SITE CONTEXT | DOWNTOWN PORTSMOUTH



1. CREATE AN ACTIVE GROUND & DEFINE ENTRANCES



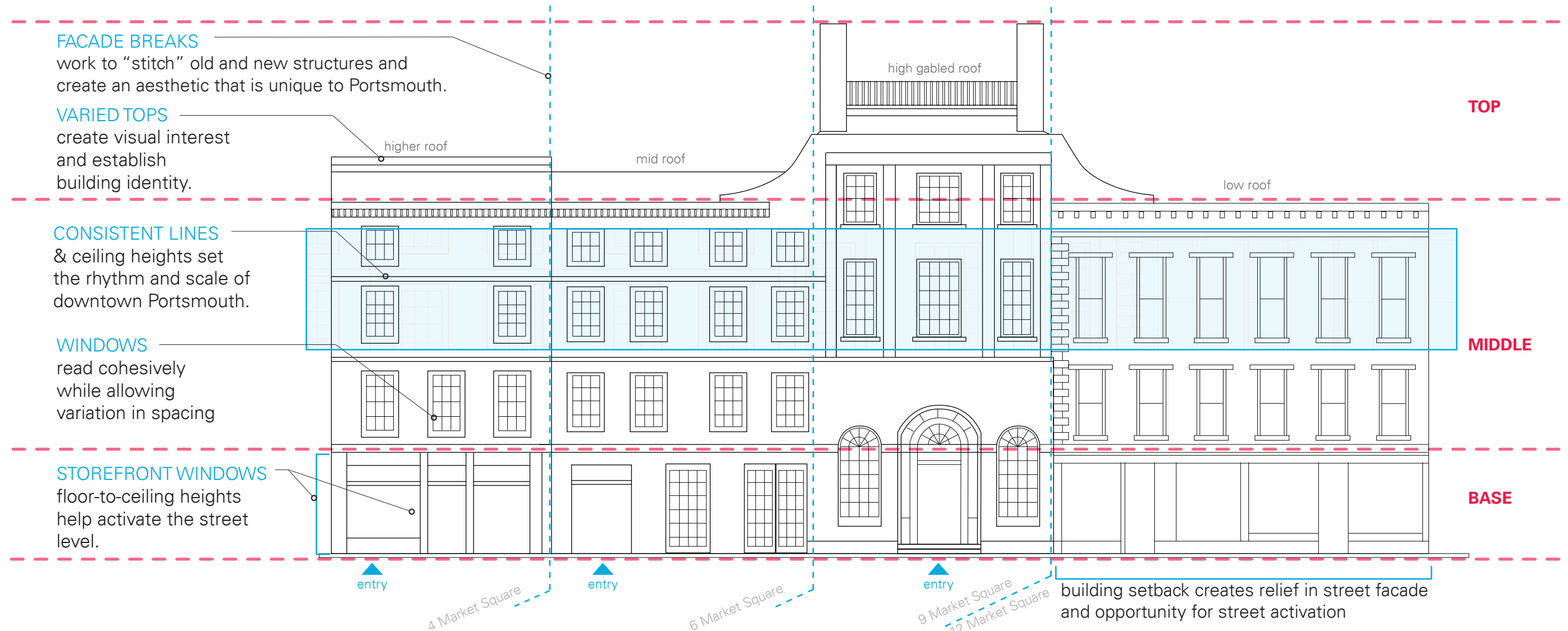
2. MAINTAIN WINDOW LINES



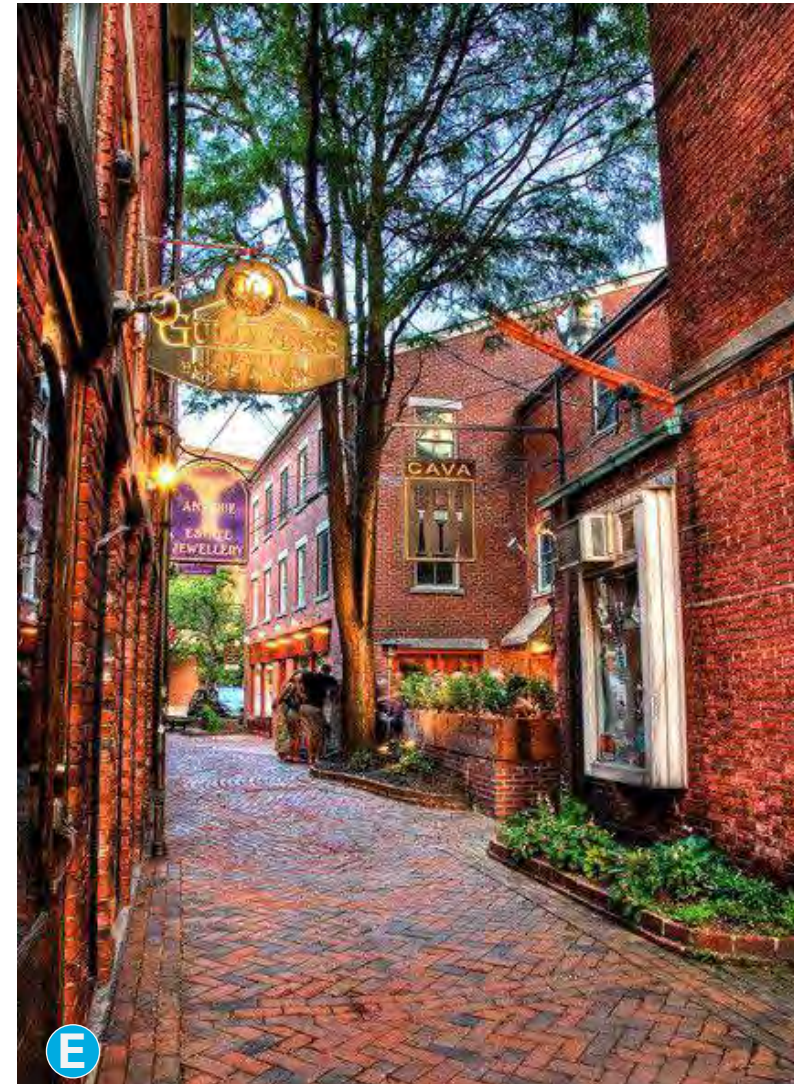
3. PRESERVE FACADE RHYTHM



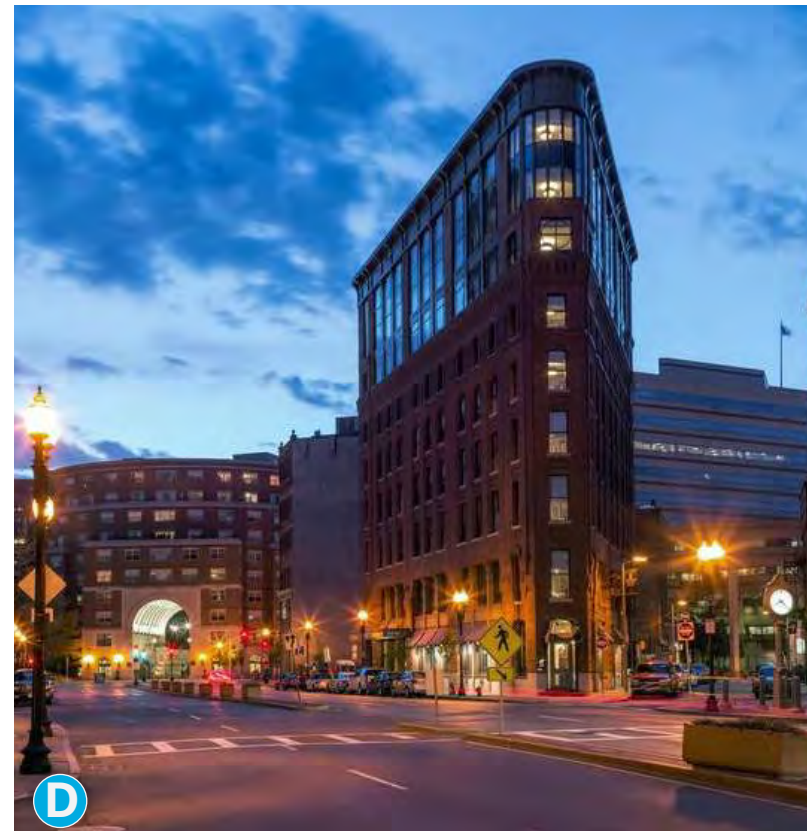
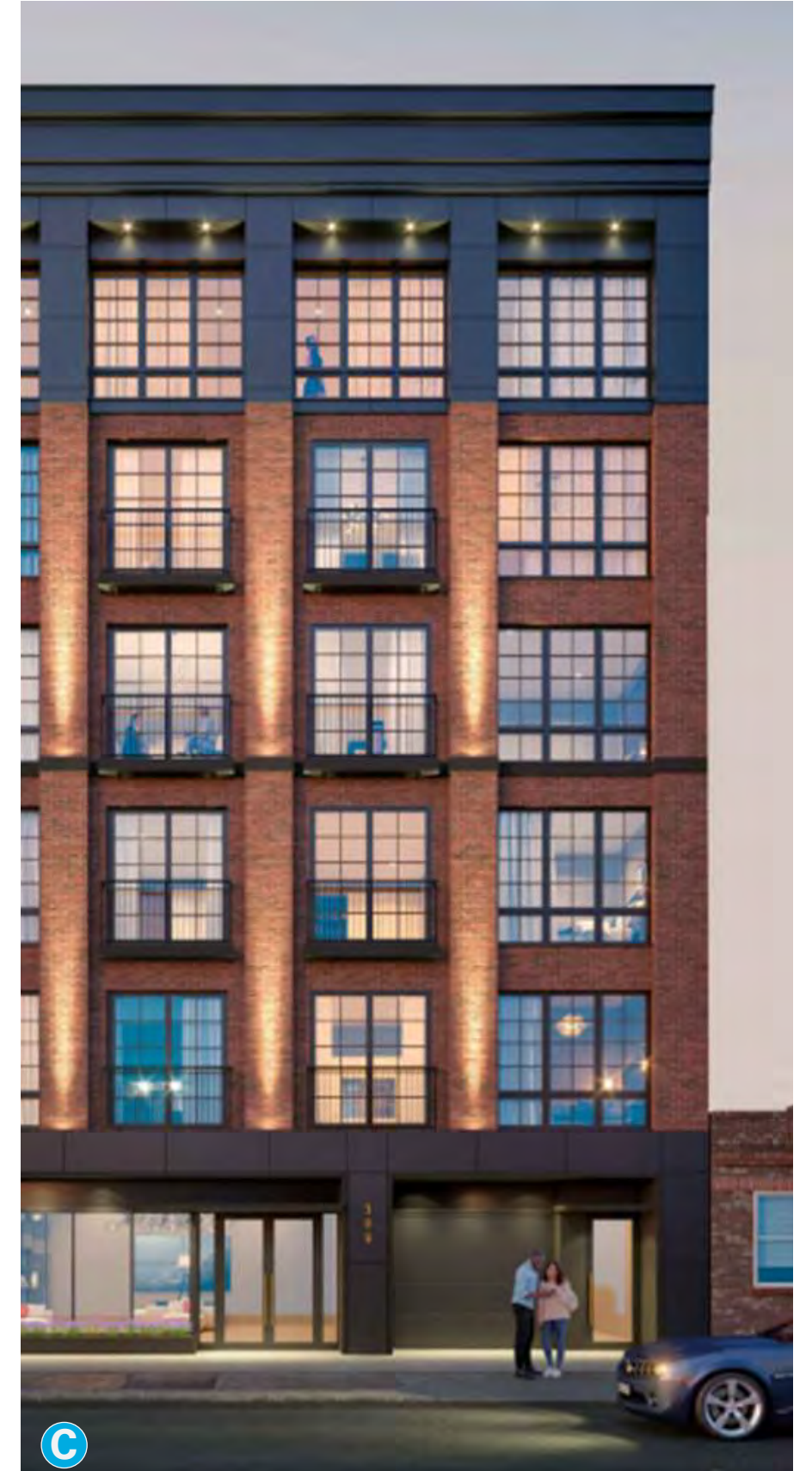
FACADE STUDY AT MARKET SQUARE



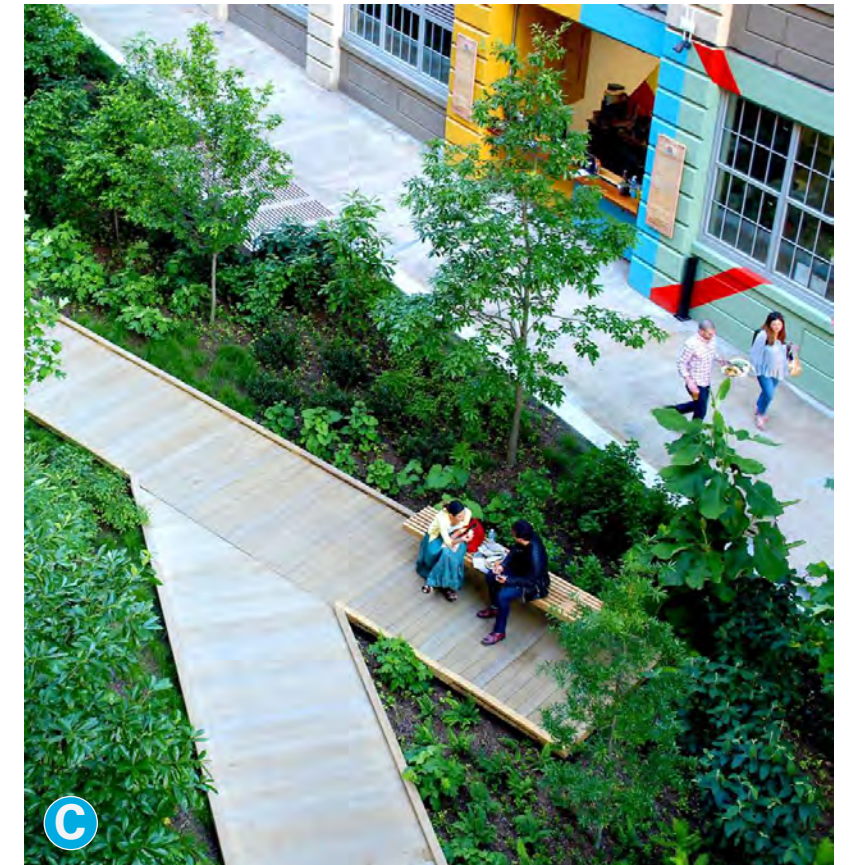
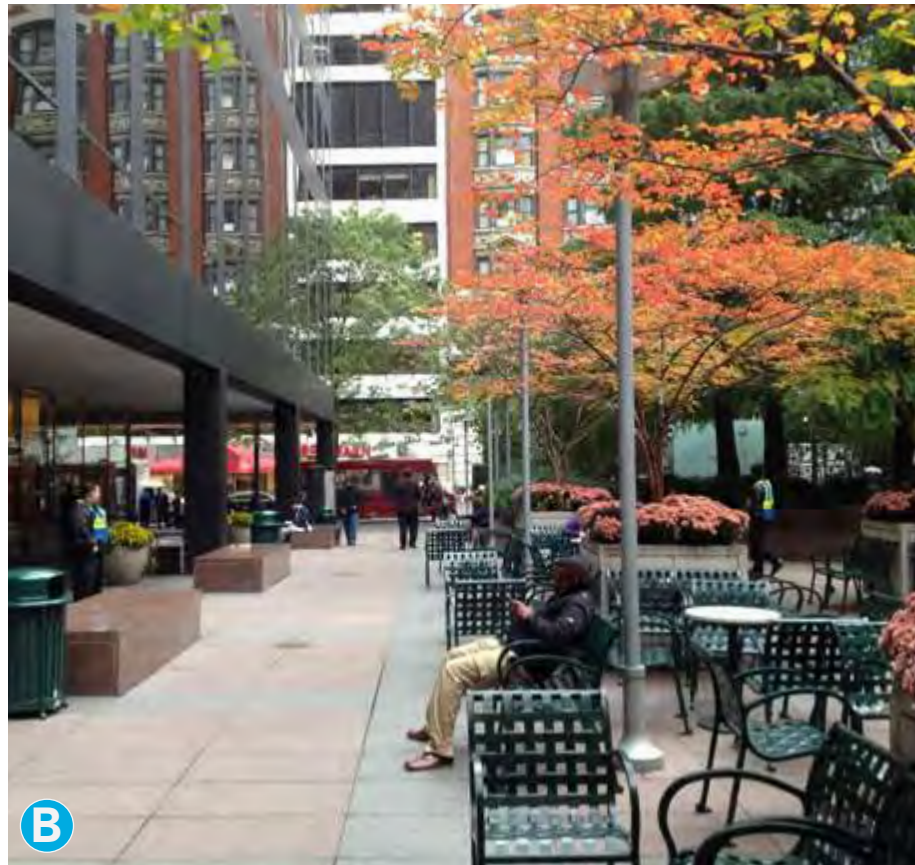
# SITE CONTEXT | LOCAL PORTSMOUTH PRECEDENT STUDIES



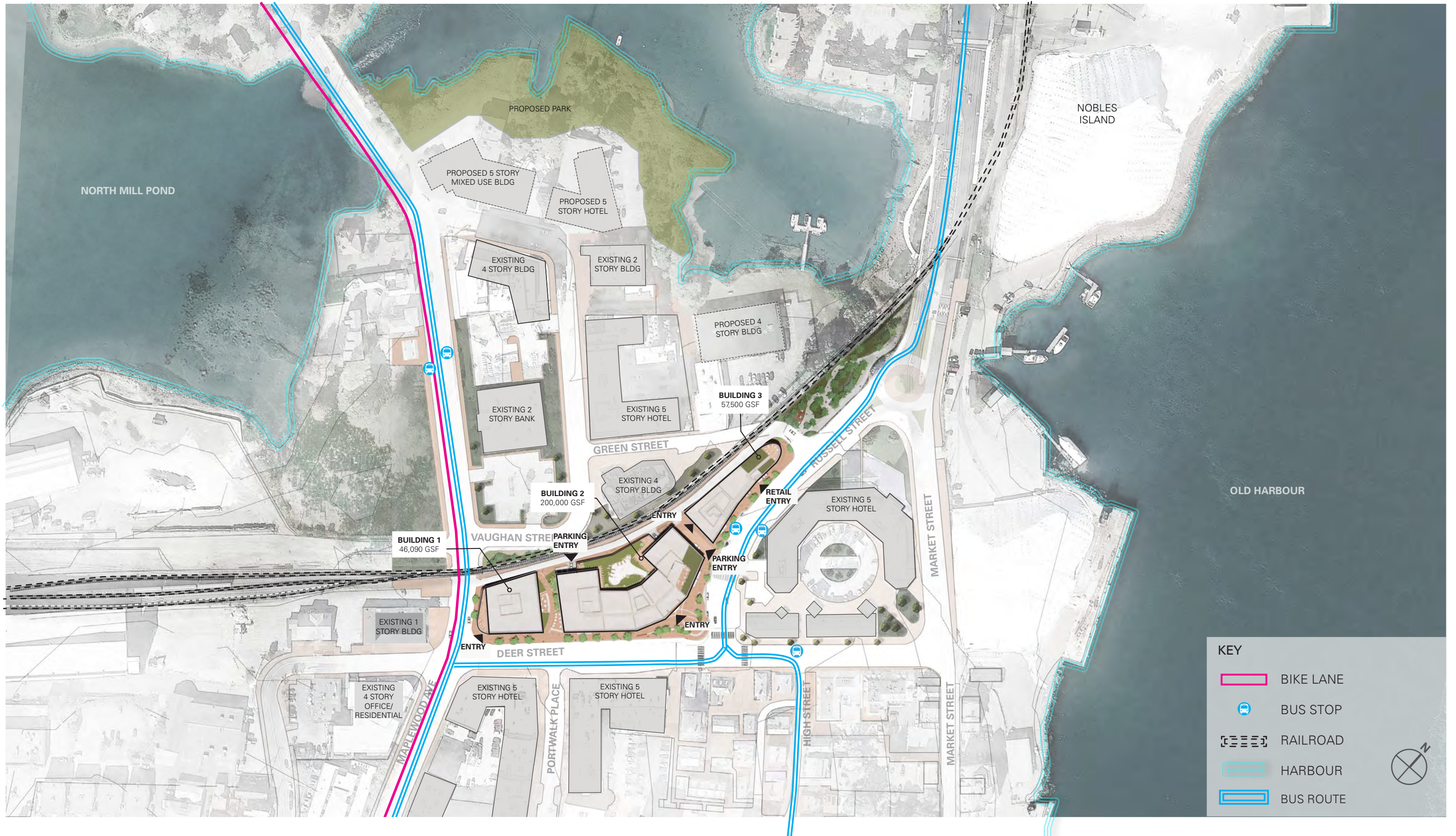
# SITE CONTEXT | BUILDING FACADE PRECEDENT STUDIES



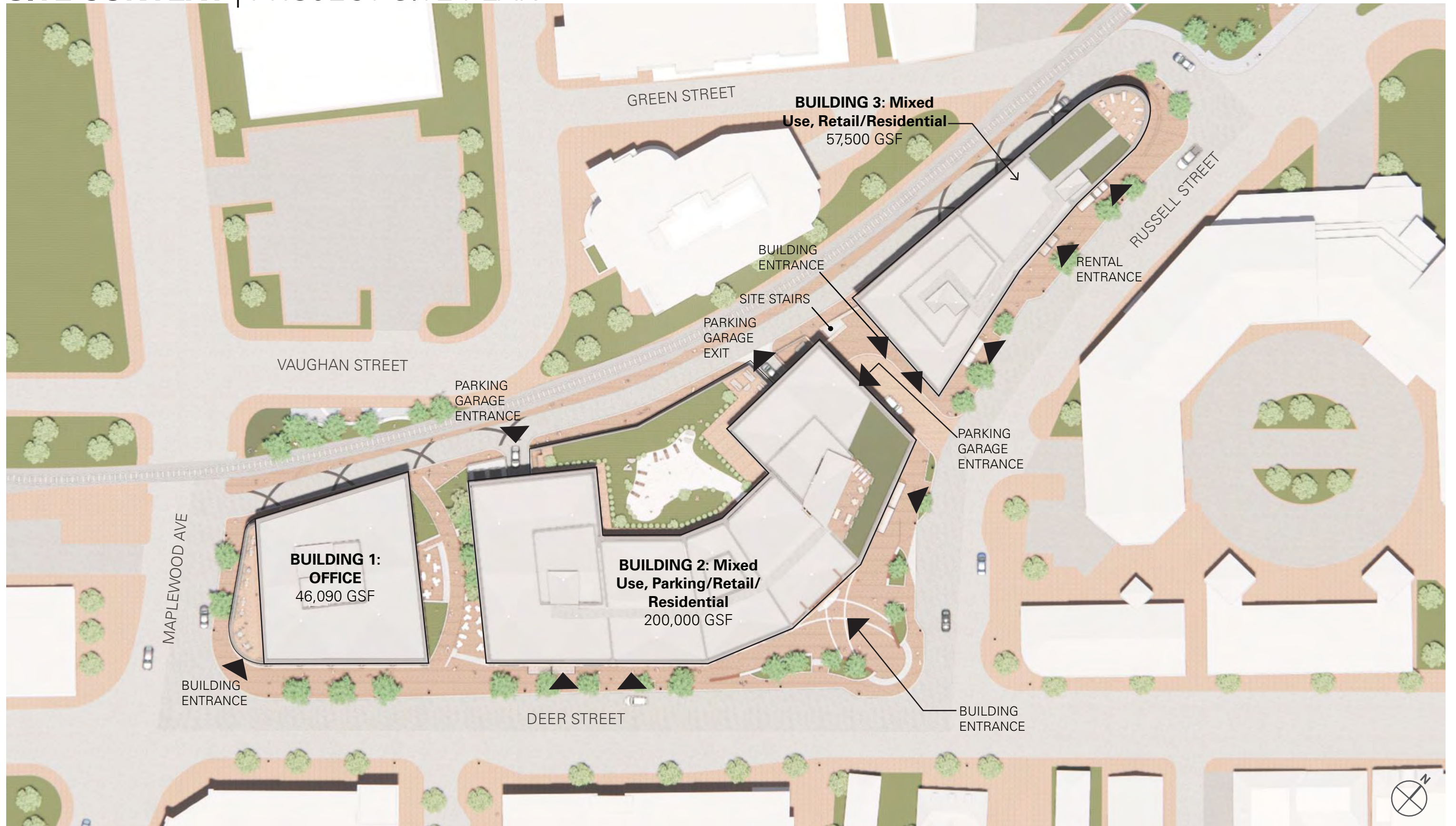
# SITE CONTEXT | PUBLIC REALM PRECEDENT STUDIES



# SITE CONTEXT | EXTENDED CONTEXT SITE PLAN



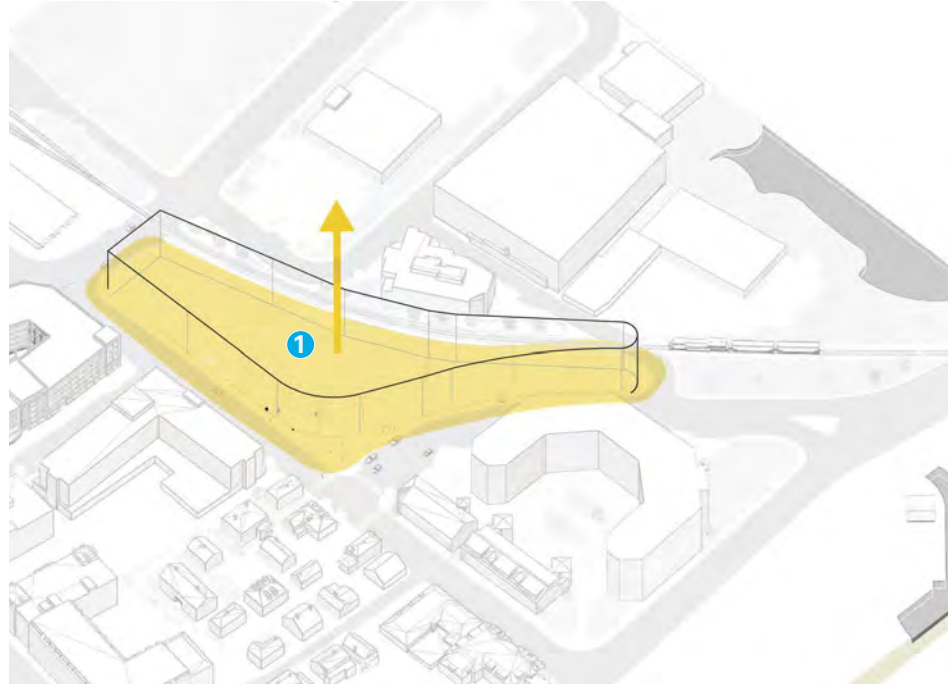
# SITE CONTEXT | PROJECT SITE PLAN



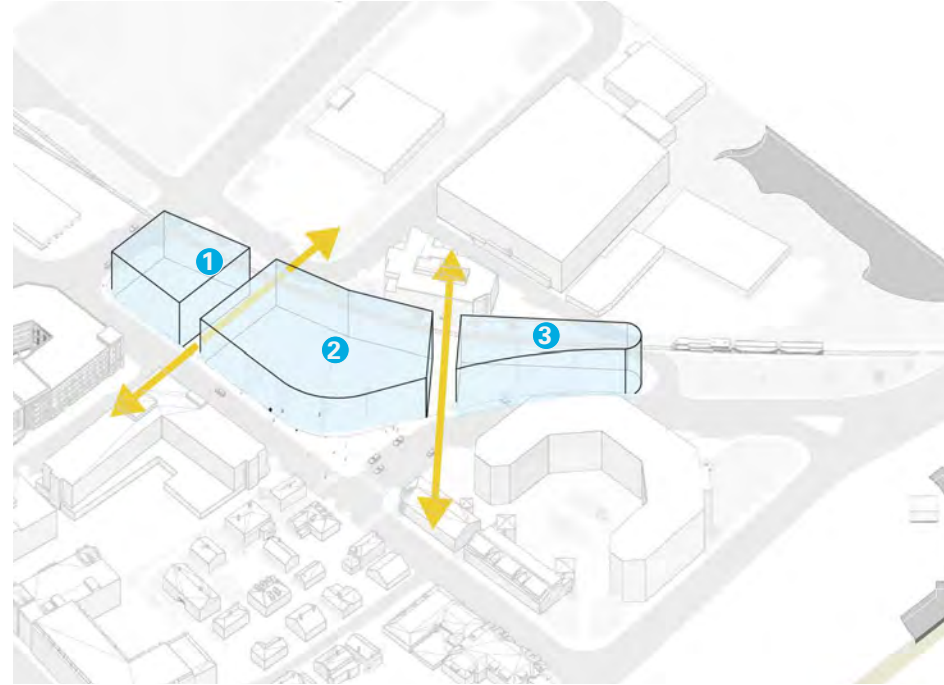
# BUILDING CONCEPT



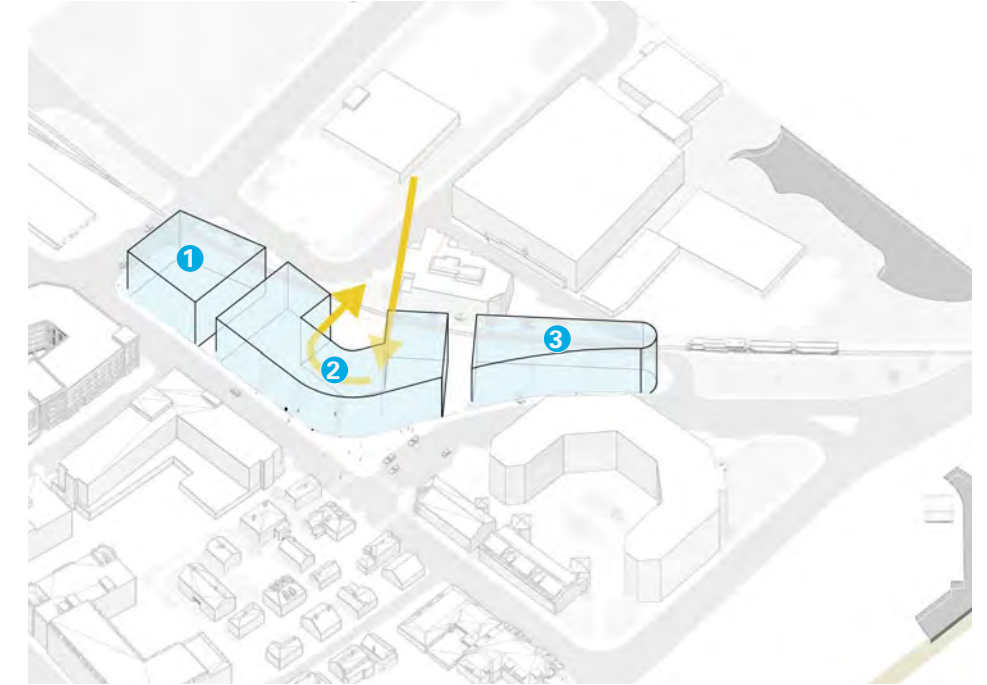
# BUILDING CONCEPT | MASSING DIAGRAMS



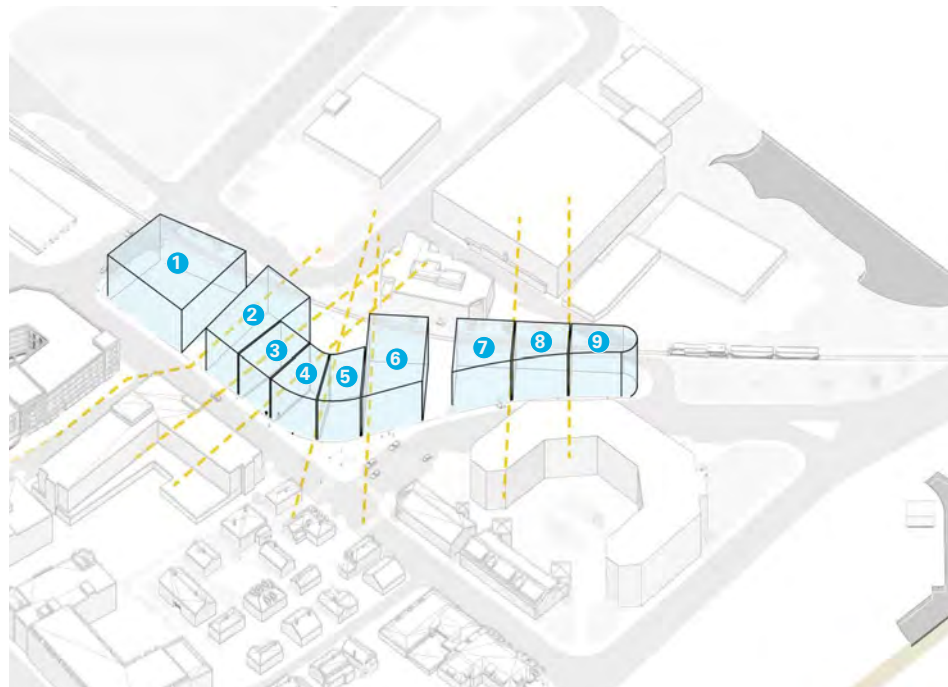
**STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE**  
TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



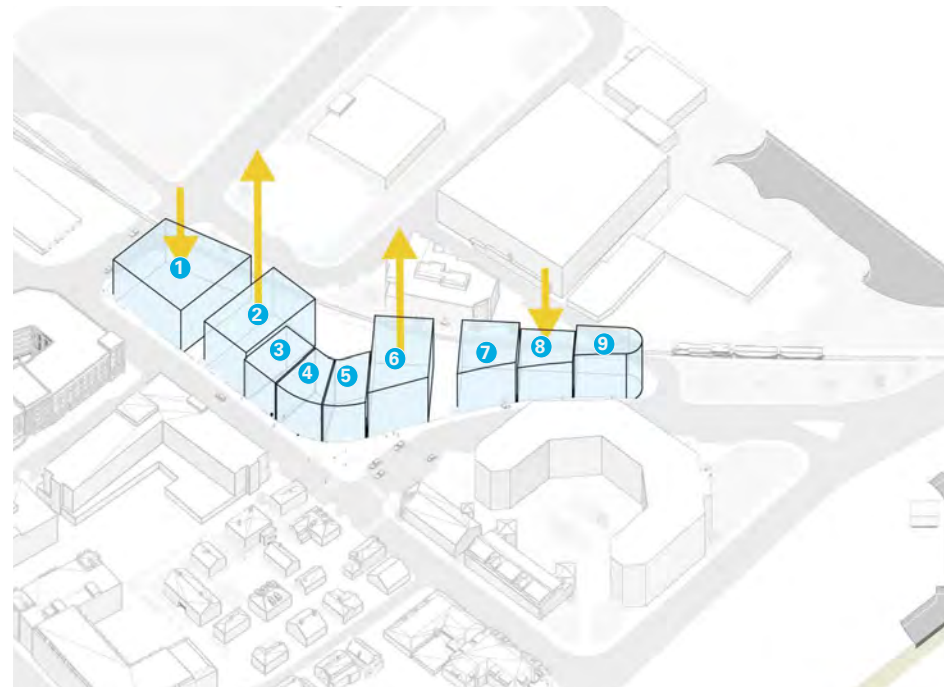
**STEP 2: CREATE VIEW CORRIDORS**  
TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.



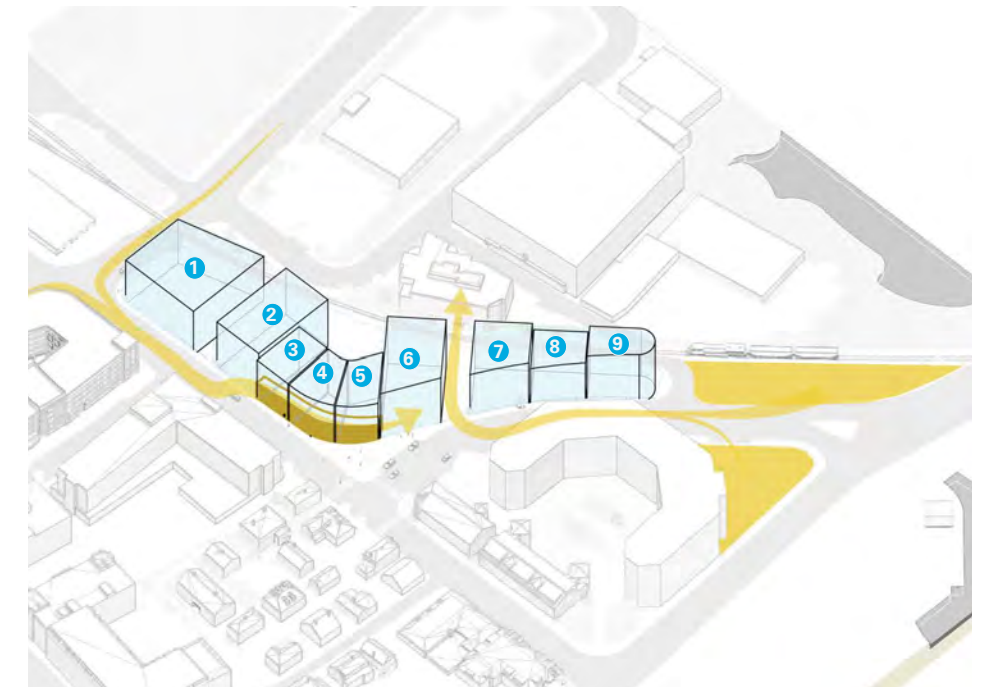
**STEP 3: CARVE AWAY AT THE MASS**  
TO FORM OUTDOOR COURTYARD SPACE.



**STEP 4: BREAK THE MASSES INTO MODULES**  
TO RELATE TO THE SURROUNDING CONTEXT SCALE.



**STEP 5: VARY MODULE HEIGHTS AND SETBACKS**  
TO CREATE VISUAL BREAKS IN THE FACADES.

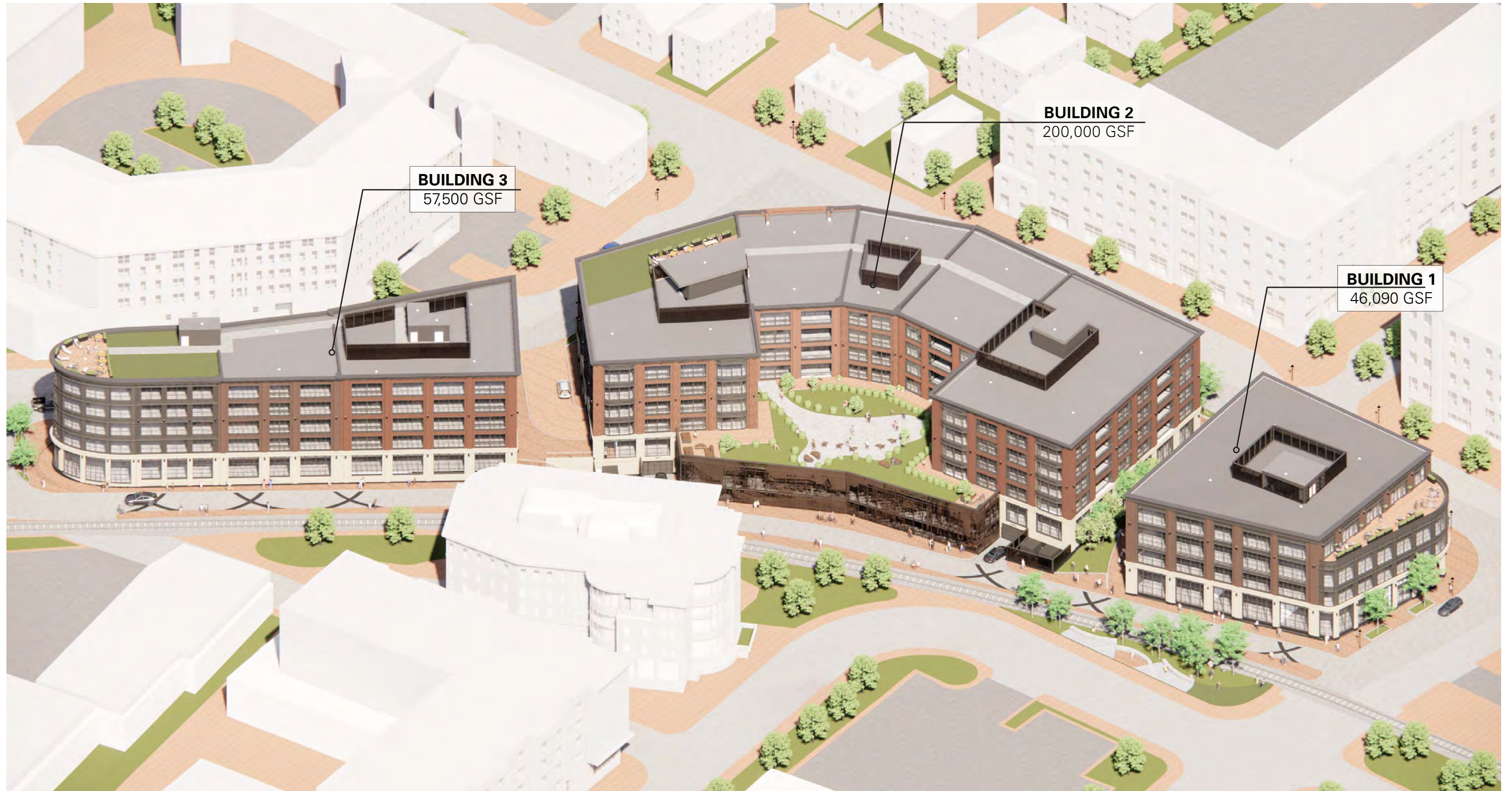


**STEP 6: PULL IN COMMUNITY SPACE**  
TO STRENGTHEN PUBLIC INTERACTION WITH THE SITE

# BUILDING CONCEPT | FRONT AXONOMETRIC

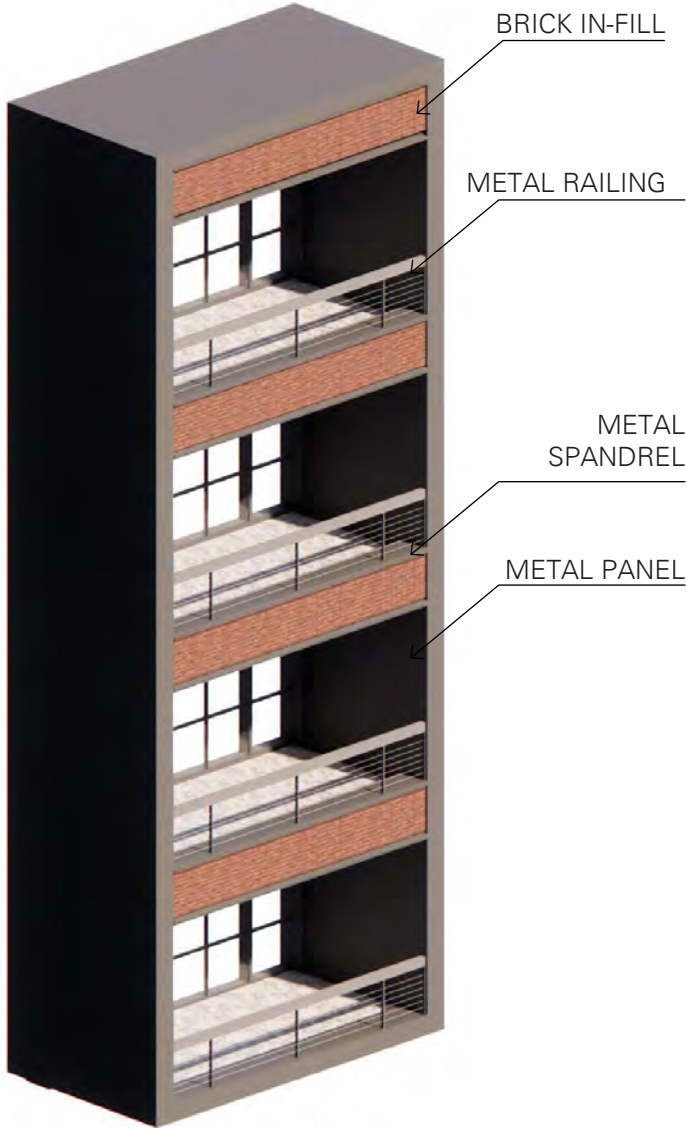


# BUILDING CONCEPT | REAR AXONOMETRIC

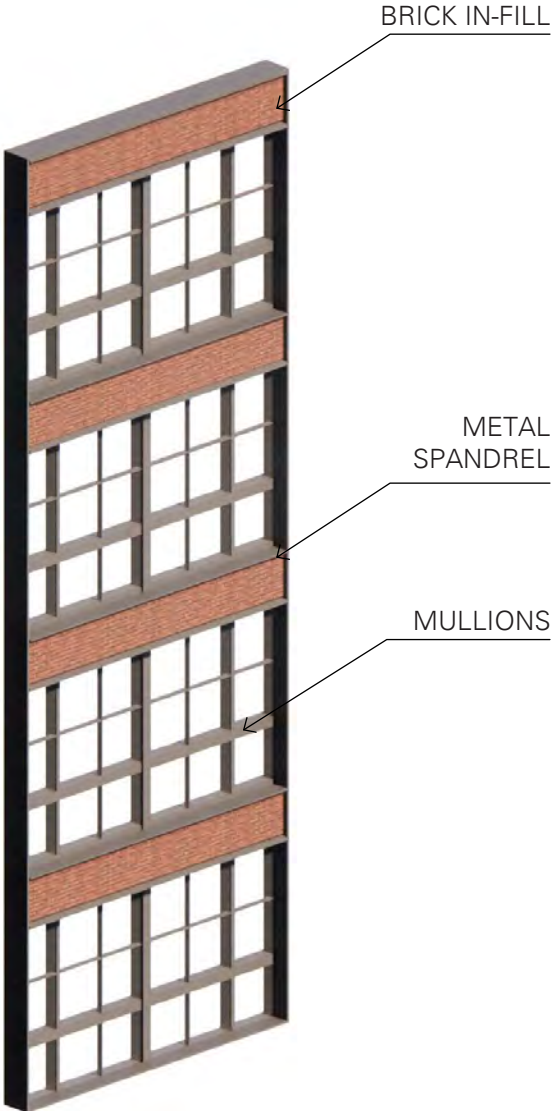


# BUILDING CONCEPT | WINDOW STUDY

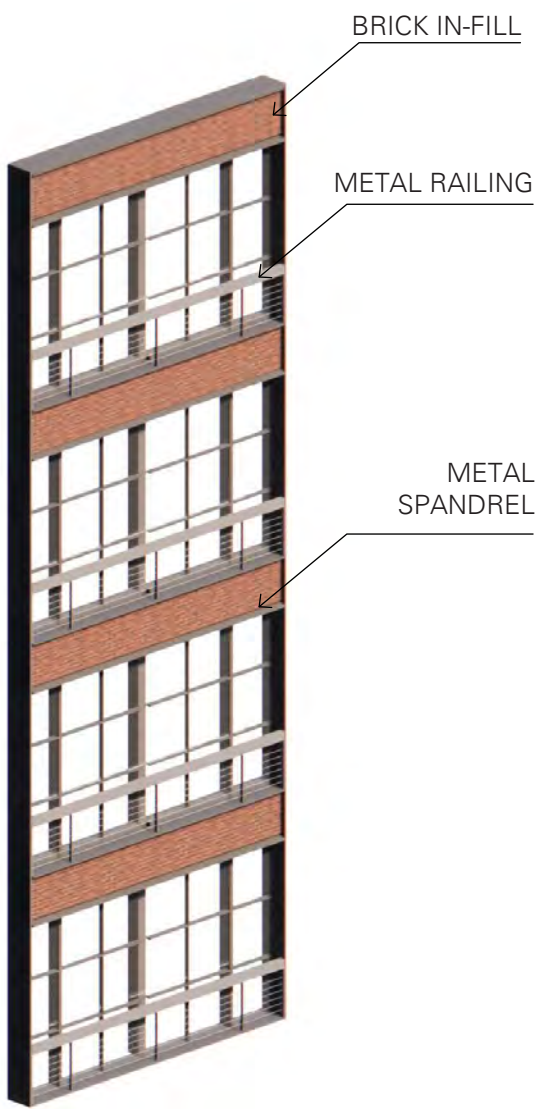
RECESSED BALCONY



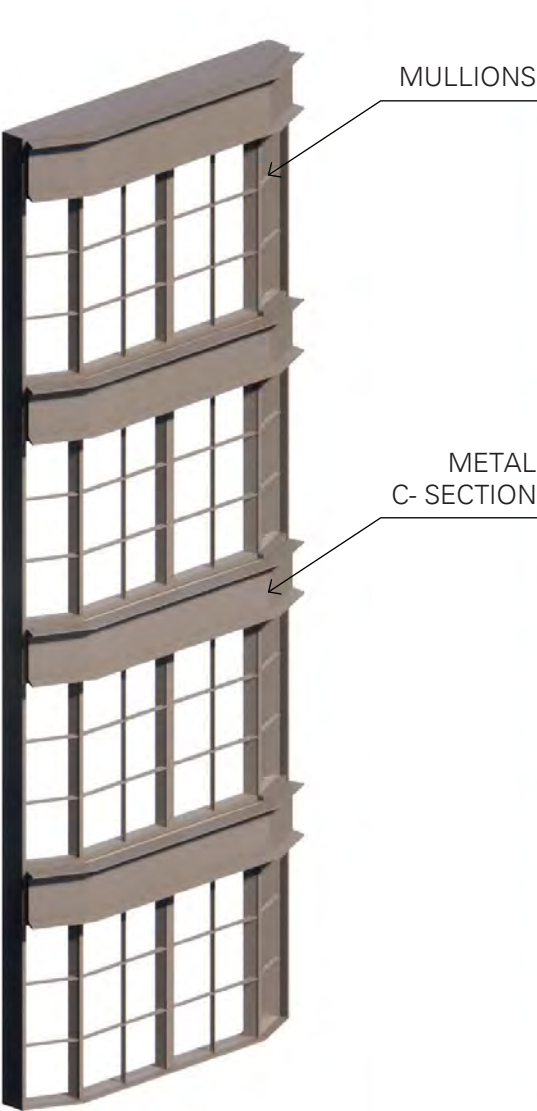
OPERABLE WINDOW



JULIET WINDOW



BAY WINDOW



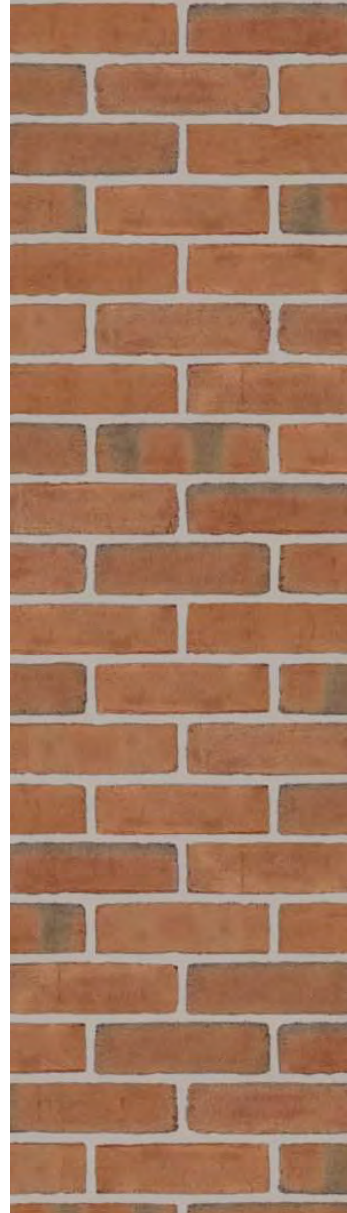
PUNCHED WINDOW



# BUILDING CONCEPT | MATERIAL STUDY

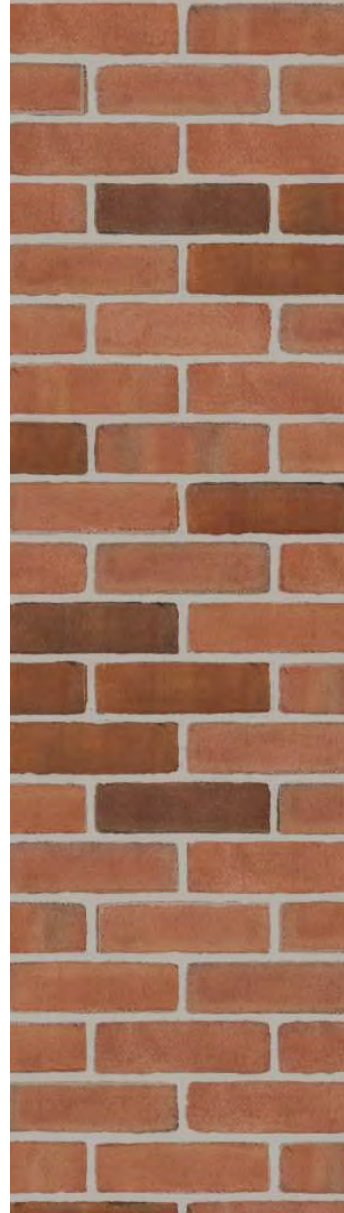
## Brick 1

Full Color



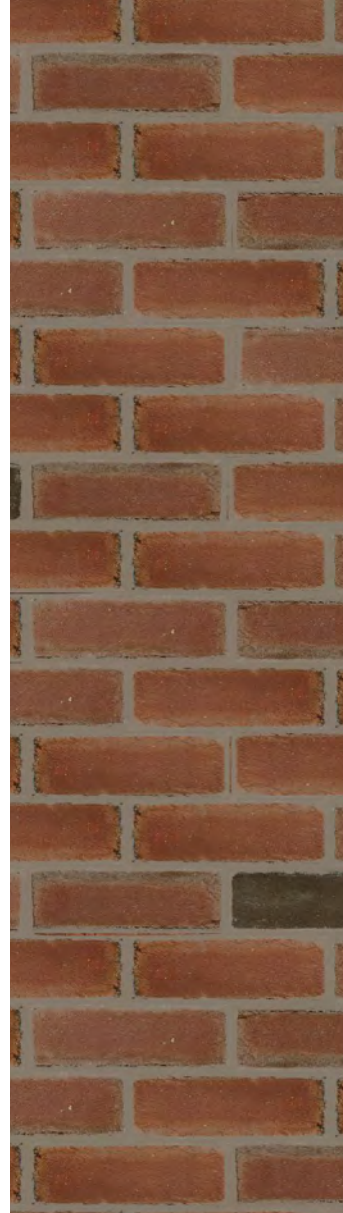
## Brick 2 & 3

Blend



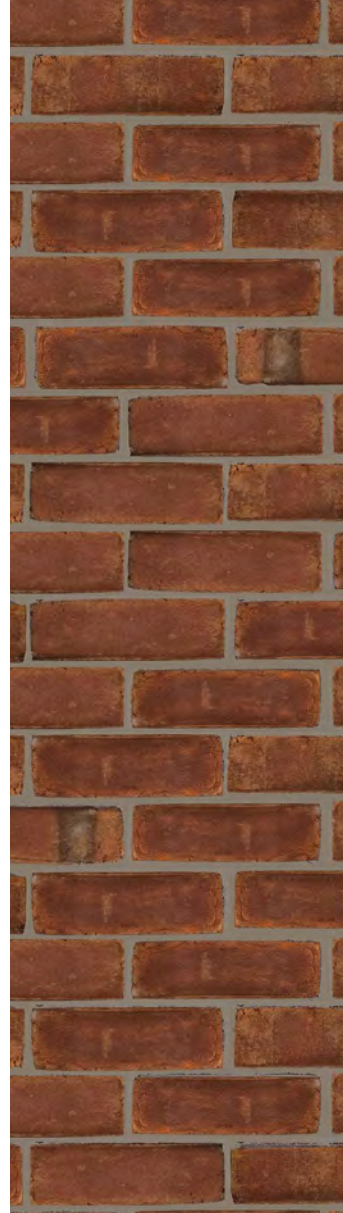
## Brick 2

Full Color



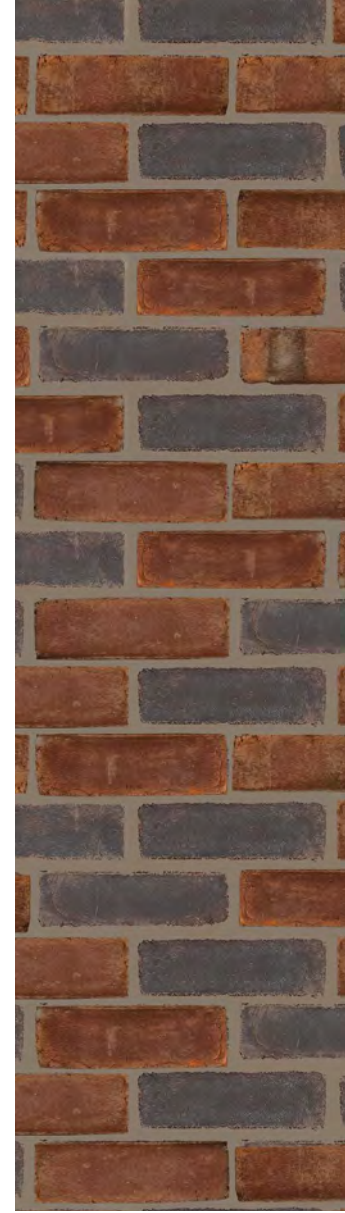
## Brick 3

Full Color



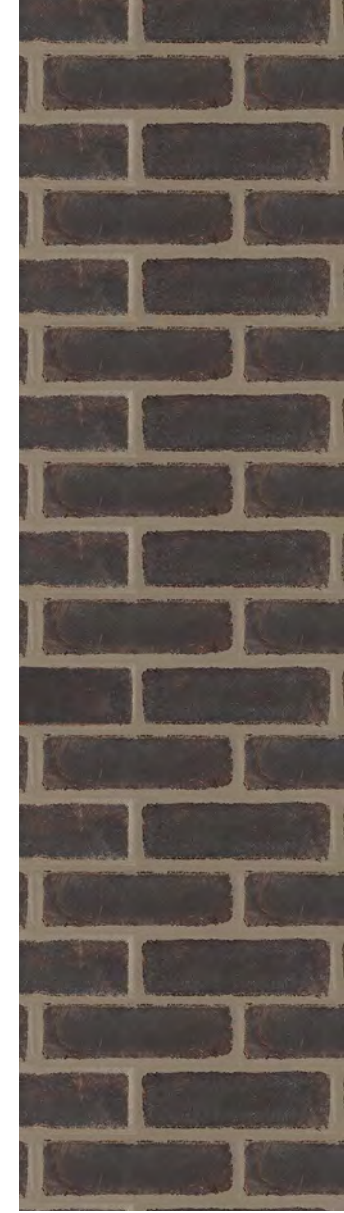
## Brick 3 & 4

Blend



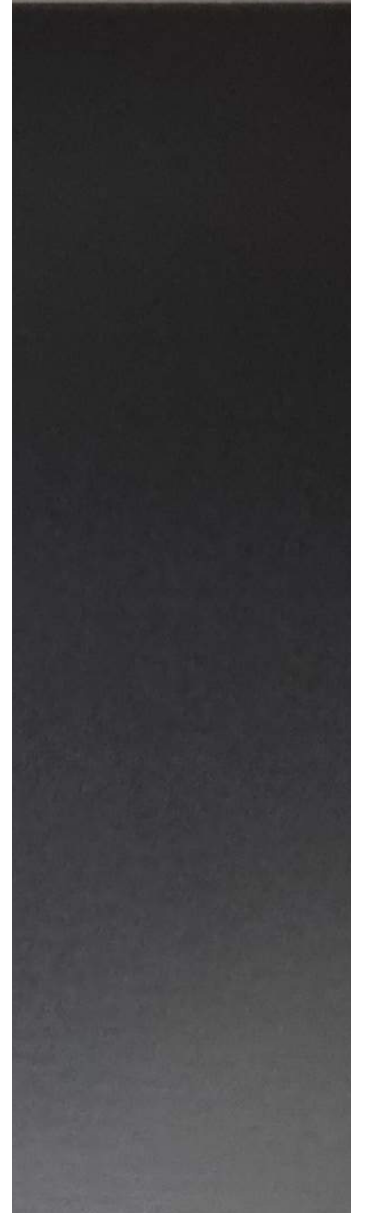
## Brick 4

Full Color



## Metal Channel

Dusty Charcoal



LIGHT

DARK

An aerial photograph of a city neighborhood, likely in St. Paul, Minnesota, showing a dense grid of buildings and streets. A river is visible on the left side, and a bridge spans across it. The text "BUILDING 1" is overlaid in the center of the image.

# BUILDING 1

# BUILDING 1 | VIEW A



# BUILDING 1 | VIEW B





# BUILDING 1 | NIGHT VIEW



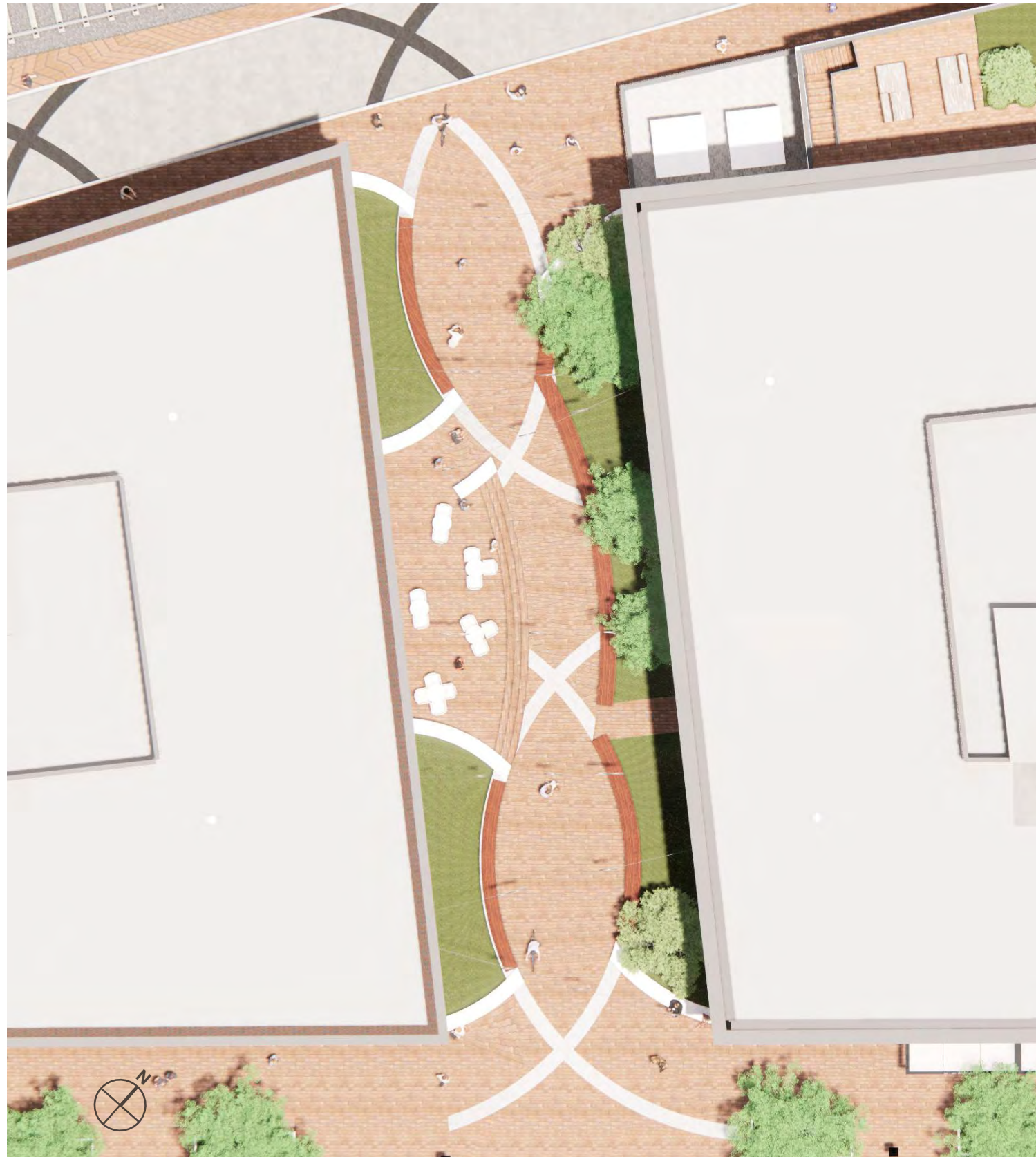
# BUILDING 1 | SUPPLEMENTAL VIEWS



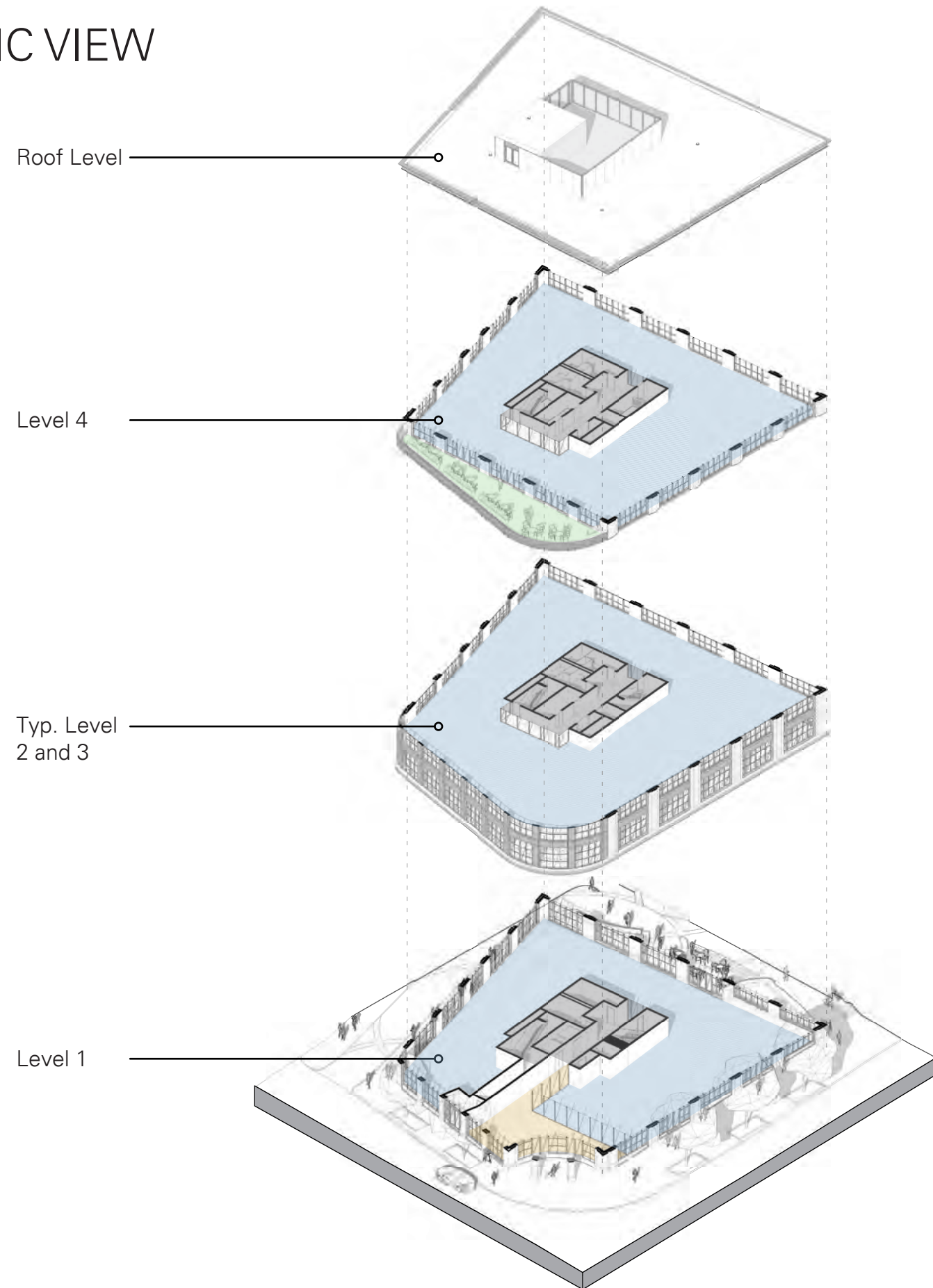
# BUILDING 1 | PUBLIC REALM DESIGN - OPTION 1



# BUILDING 1 | PUBLIC REALM DESIGN - OPTION 2



# BUILDING 1 | AXONOMETRIC VIEW



## LEGEND

- OFFICE SPACE
- ROOF DECK
- BUILDING CORE
- MECHANICAL ROOM
- LOBBY



# BUILDING 1 | ELEVATIONS



B1 EAST ELEVATION



B1 SOUTH ELEVATION

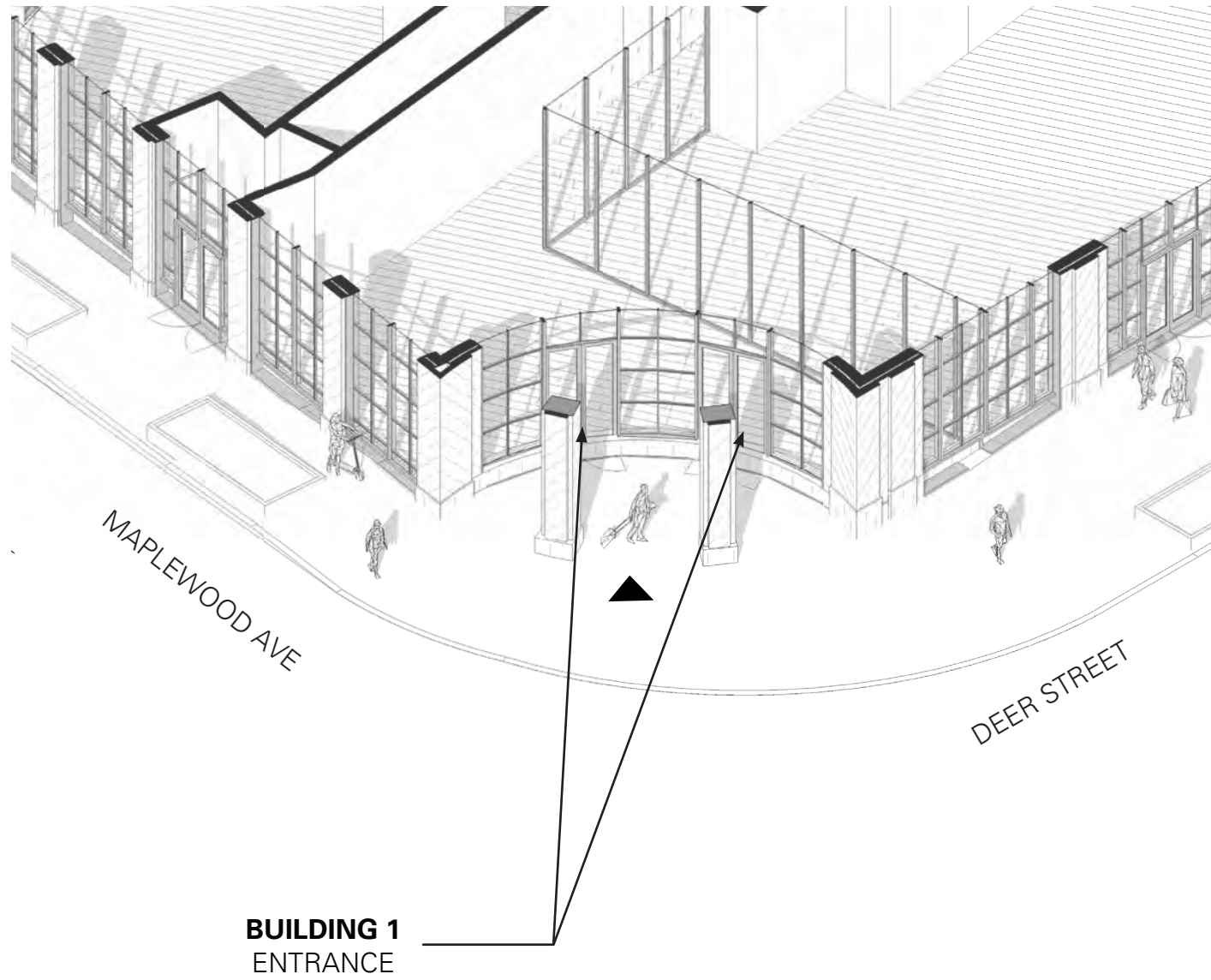


B1 NORTH ELEVATION



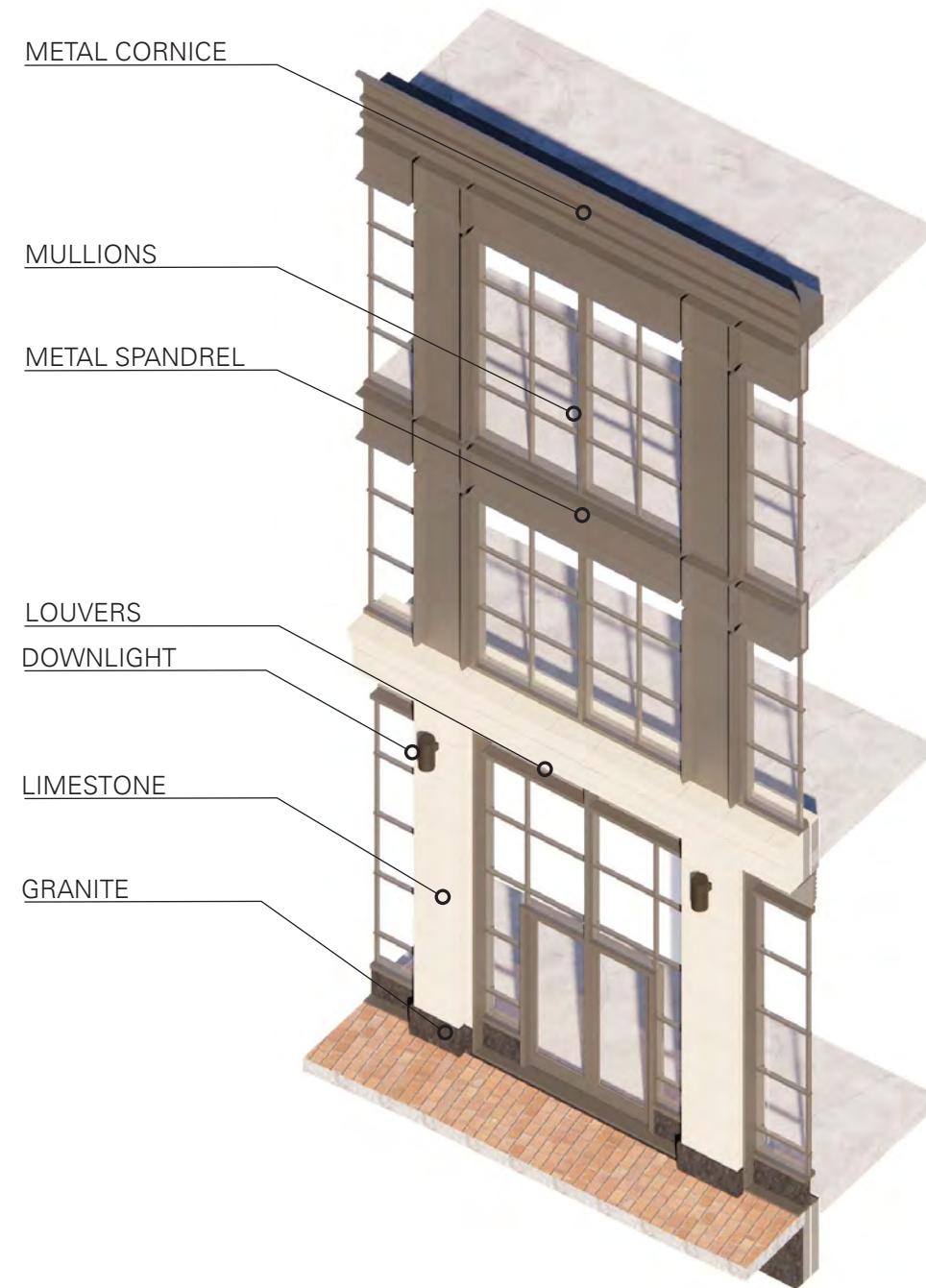
B1 WEST ELEVATION

# BUILDING 1 | ENTRYWAY

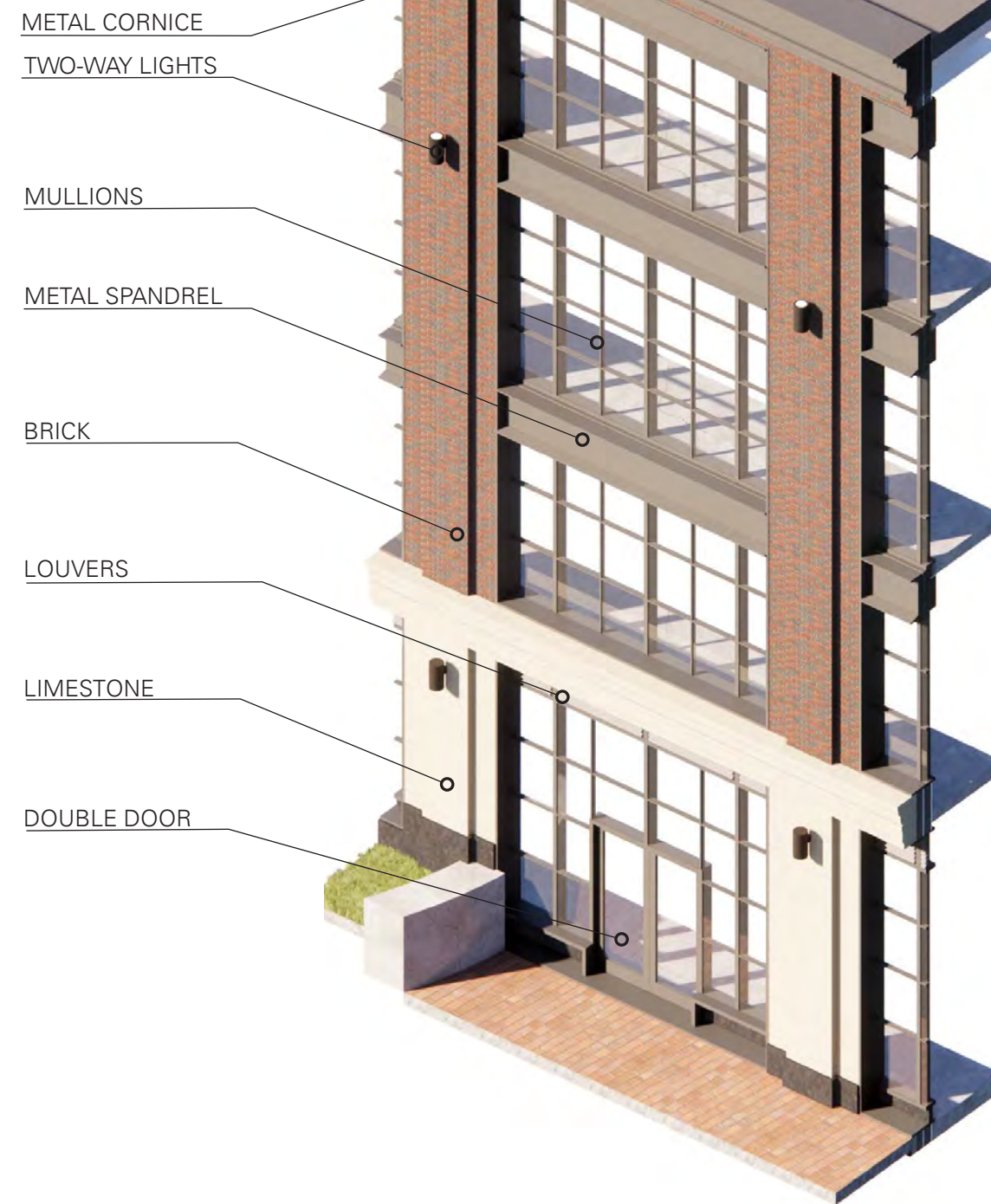


# BUILDING 1 | BAY STUDIES

## BAY 1



## BAY 2





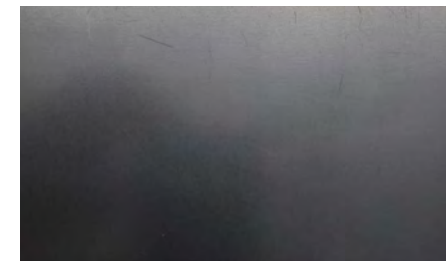
# BUILDING 1 | MATERIAL STUDIES



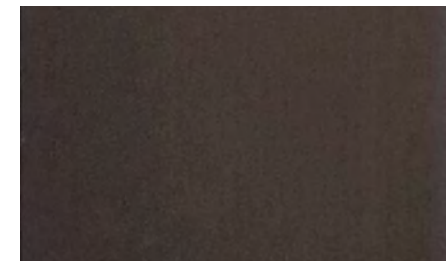
**Brick 3 & 4**  
Modular



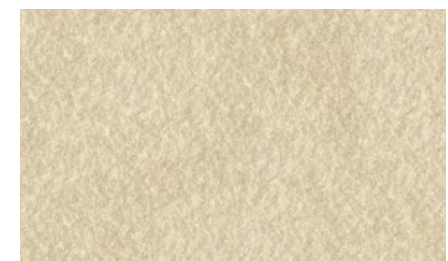
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Storefront Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast



**Granite**  
Caledonia Flamed



# BUILDING 2

# BUILDING 2 | VIEW A | OPTION 1 (AS OF RIGHT)



# BUILDING 2 | VIEW A | OPTION 2 (WITH VARIANCE)



# BUILDING 2 | VIEW B



# BUILDING CONCEPT | MATERIAL

Concept Collage



Concept Collage



# BUILDING 2 | NIGHT VIEW



# BUILDING 2 | SUPPLEMENTAL VIEWS

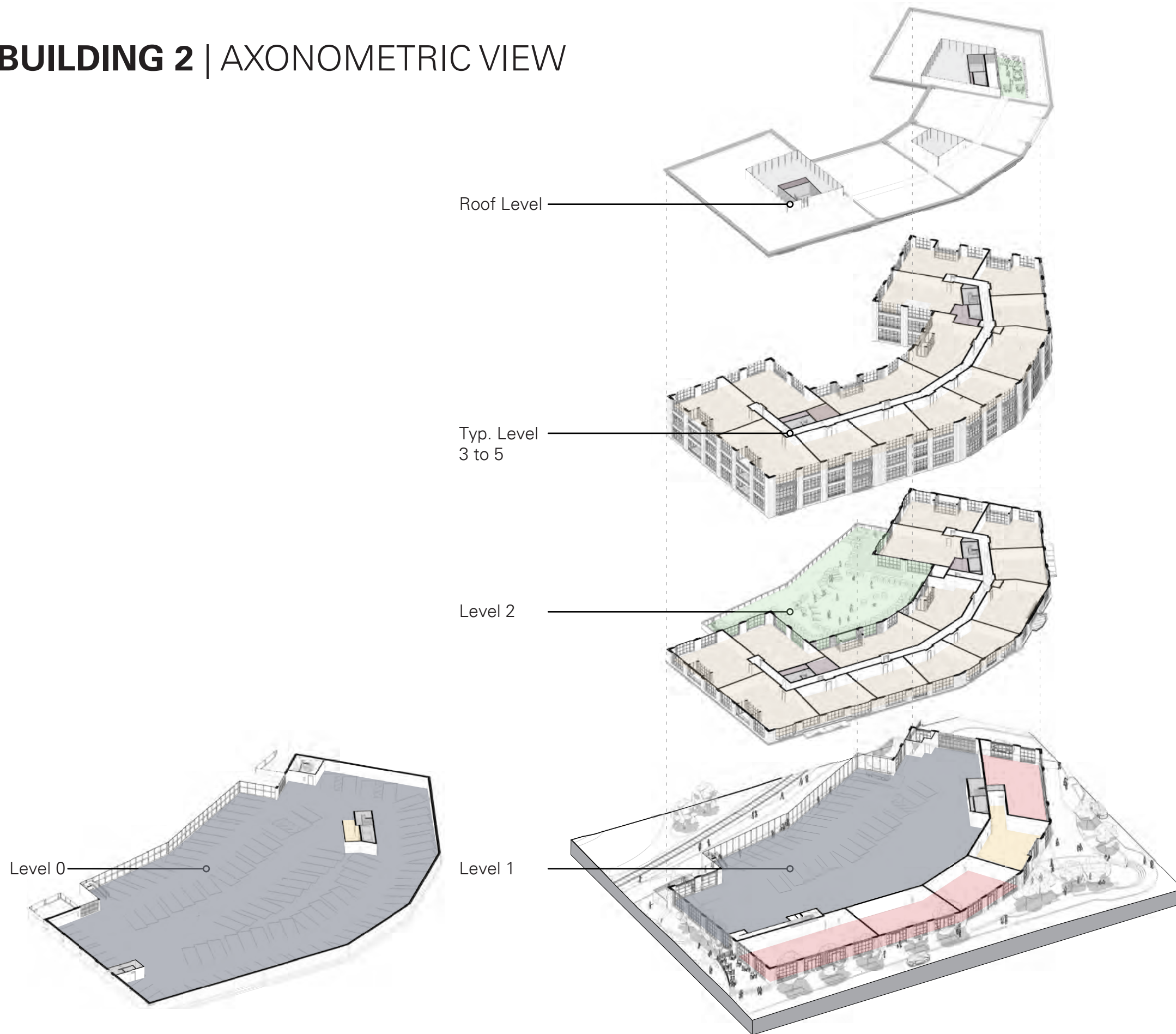




# BUILDING 2 | PUBLIC REALM DESIGN



# BUILDING 2 | AXONOMETRIC VIEW



## LEGEND

- ROOF DECK
- BUILDING CORE
- MECHANICAL SCREEN
- LOBBY
- RETAIL
- RESIDENTIAL
- PARKING
- BACK OF HOUSE



# BUILDING 2 | ELEVATIONS



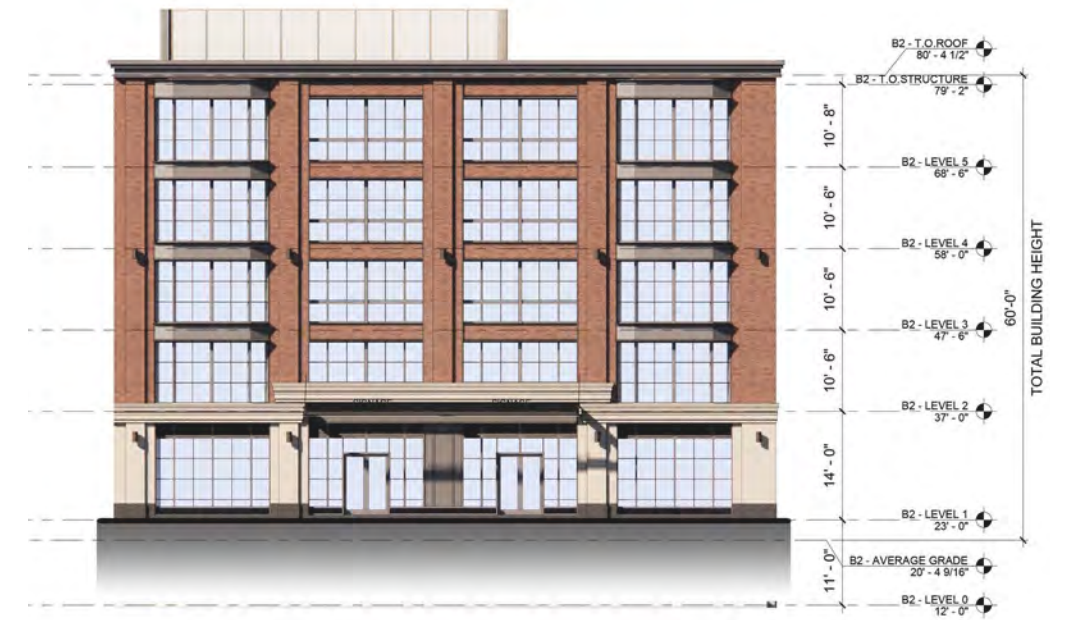
B2 SOUTH ELEVATION



B2 SOUTH EAST ELEVATION 1



B2 SOUTH EAST ELEVATION 2

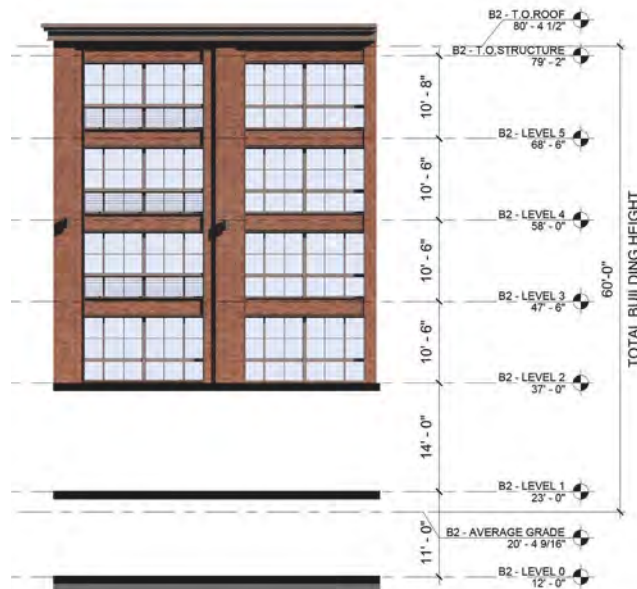


B2 EAST ELEVATION 2

# BUILDING 2 | ELEVATIONS



B2 NORTH ELEVATION



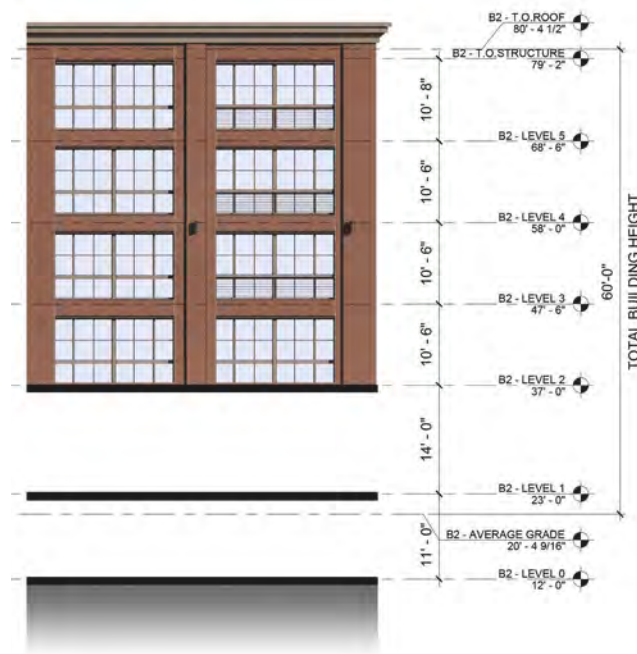
B2 SOUTH ELEVATION 2



B2 WEST ELEVATION 1



B2 WEST ELEVATION 2



B2 NORTH ELEVATION 2



B2 WEST ELEVATION 3

# BUILDING 2 | ELEVATIONS

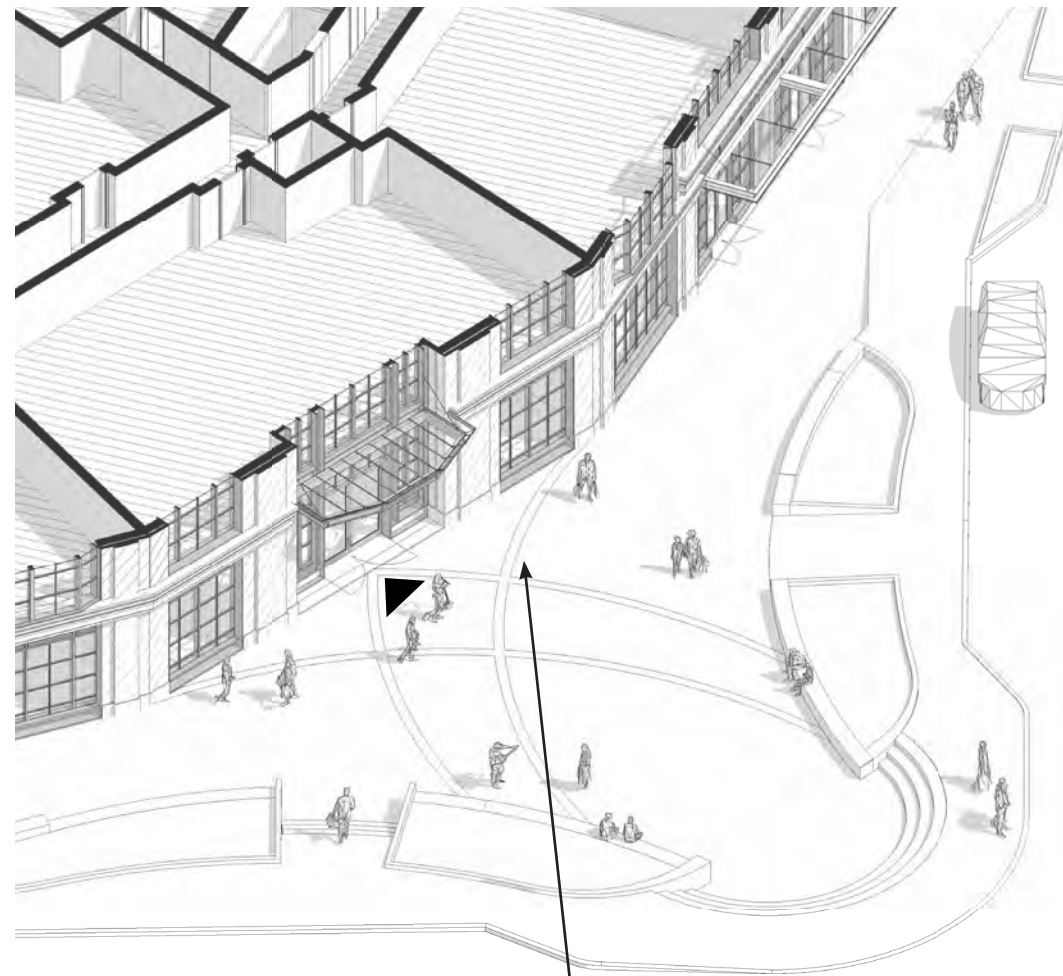


B2 EAST ELEVATION | OPTION 1  
AS OF RIGHT



B2 EAST ELEVATION | OPTION 2  
REQUIRES A CITY VARIANCE

# BUILDING 2 | ENTRYWAY



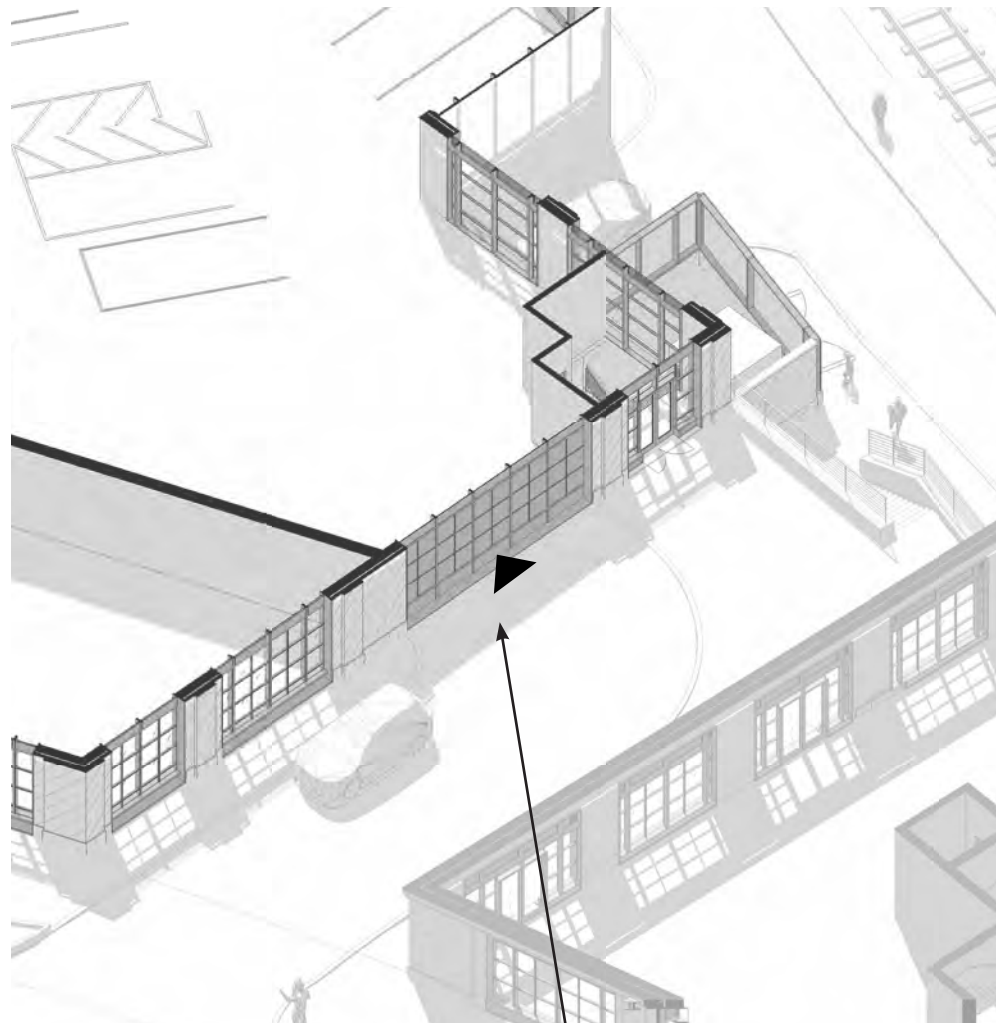
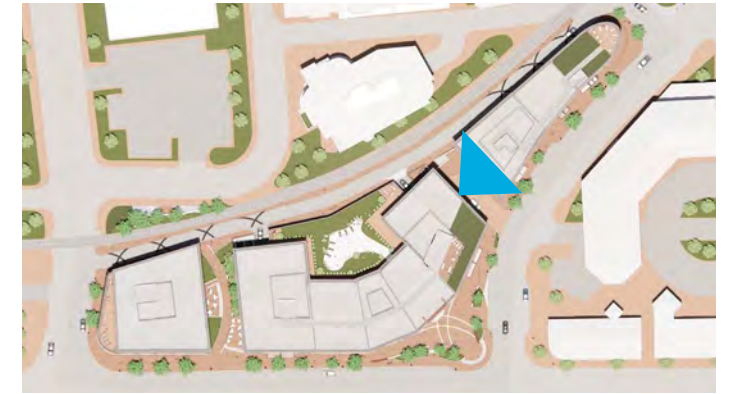
DEER STREET

BUILDING 2  
ENTRANCE



BUILDING 2  
ENTRANCE

# BUILDING 2 | PARKING ENTRY 1

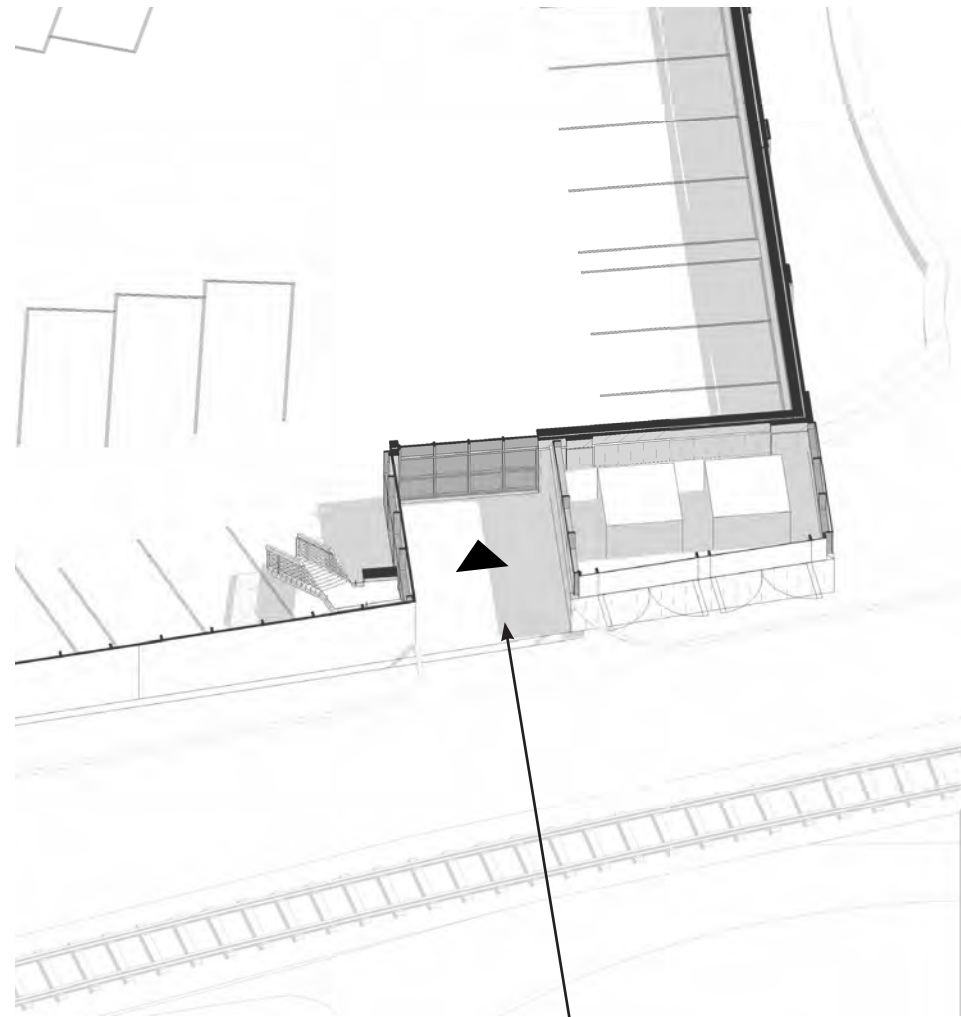


**BUILDING 2**  
LEVEL 1 PARKING  
ENTRANCE



**BUILDING 2**  
LEVEL 1 PARKING  
ENTRANCE

# BUILDING 2 | PARKING ENTRANCE



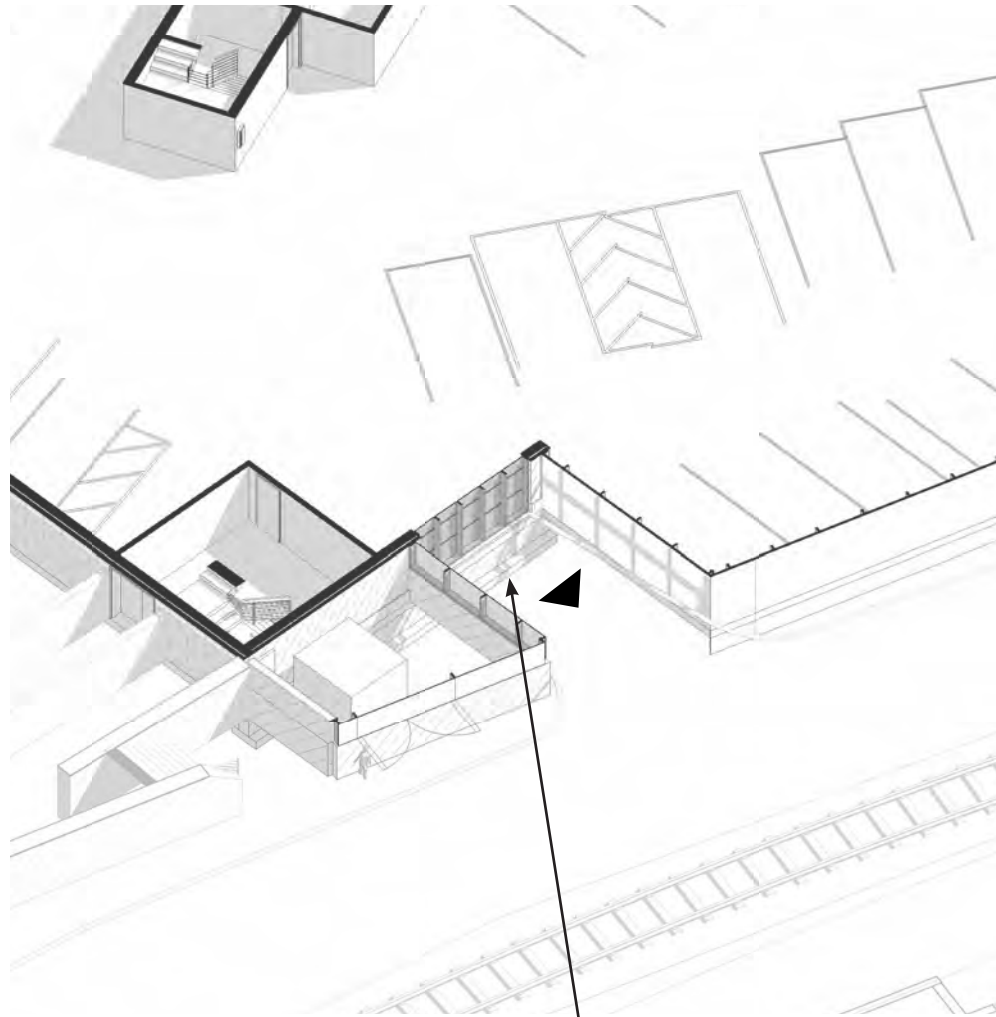
**BUILDING 2**  
LEVEL 0 PARKING  
ENTRANCE



**BUILDING 2**  
LEVEL 0 PARKING  
ENTRANCE



# BUILDING 2 | PARKING EXIT

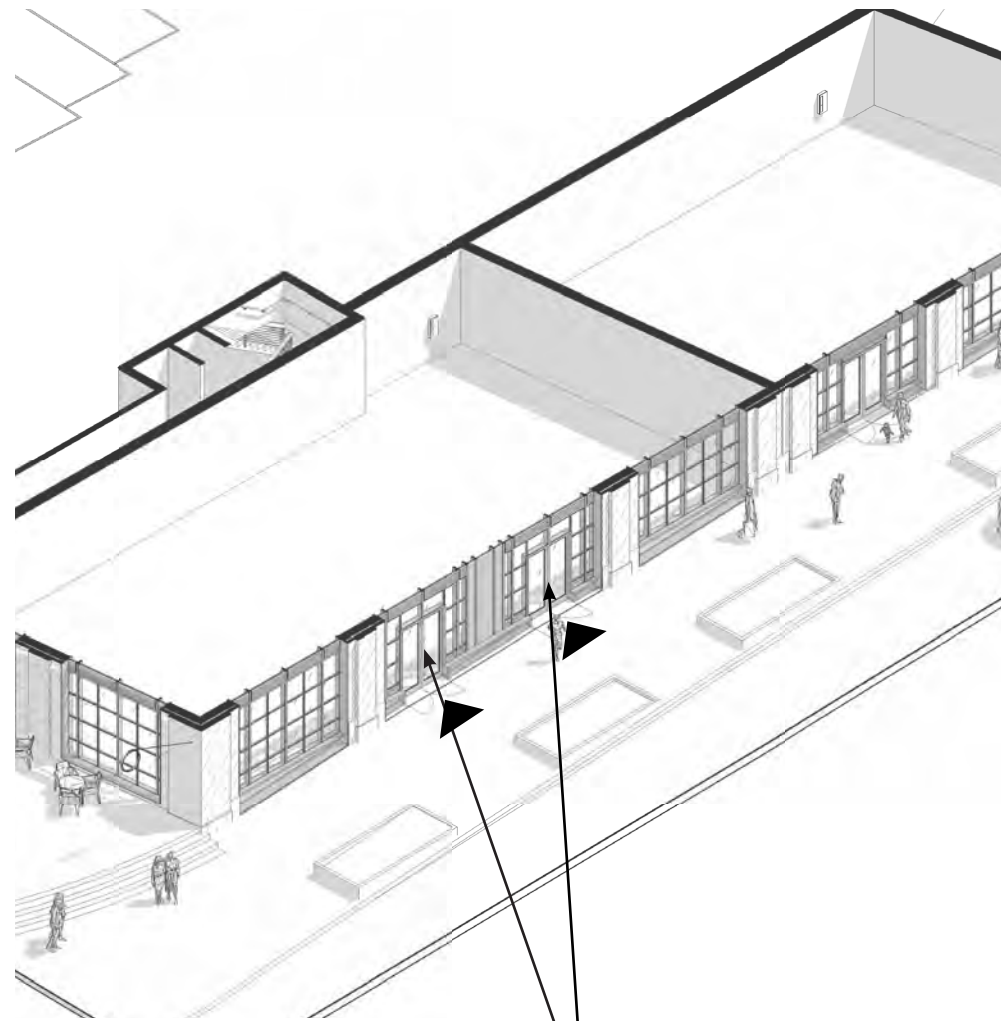


**BUILDING 2**  
LEVEL 0 PARKING  
EXIT



**BUILDING 2**  
LEVEL 0 PARKING  
EXIT

# BUILDING 2 | RETAIL ENTRY

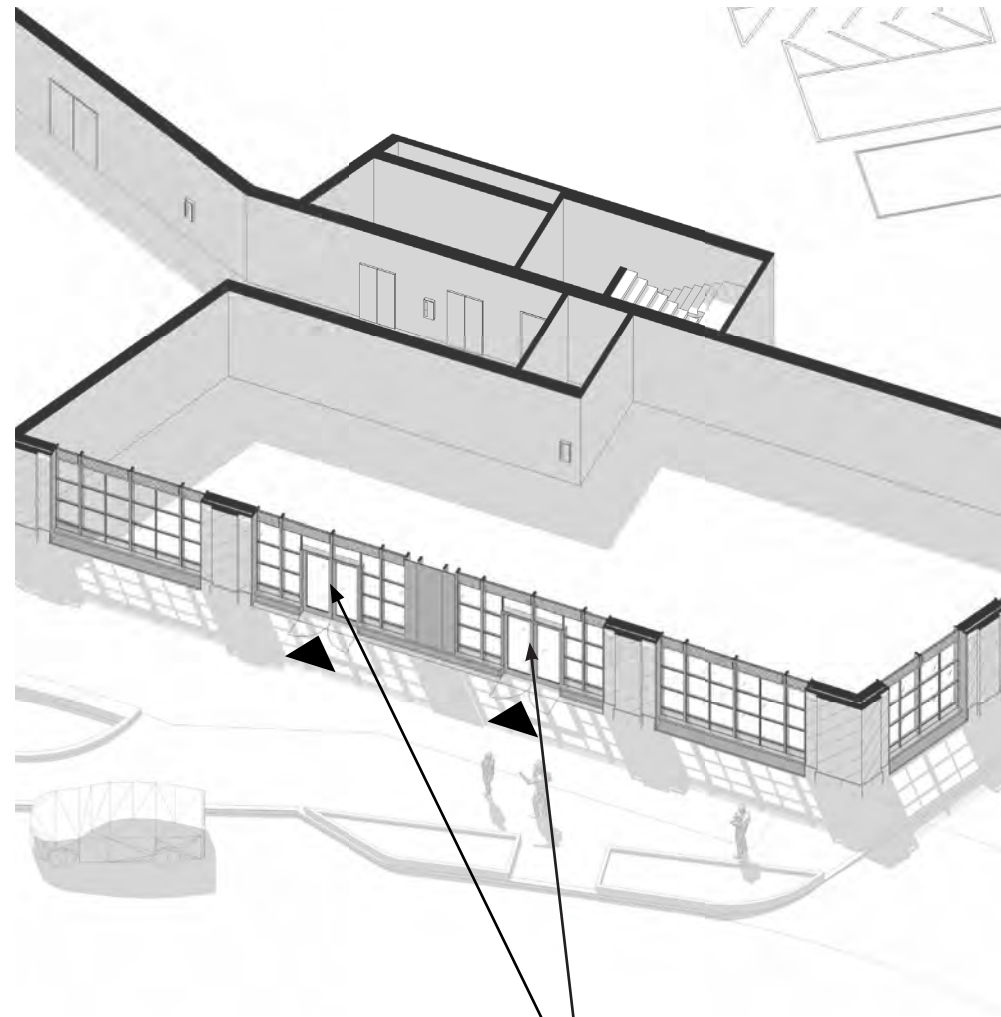


**BUILDING 2**  
RETAIL ENTRANCE



**BUILDING 2**  
RETAIL ENTRANCE

# BUILDING 2 | RETAIL ENTRY 2



**BUILDING 2**  
LEVEL 1 RETAIL  
ENTRANCE



**BUILDING 2**  
LEVEL 1 RETAIL  
ENTRANCE

# BUILDING 2 | ROOF DECK



# BUILDING 2 | BAY STUDIES

## BAY 1 - PUNCHED

METAL CORNICE

METAL SPANDREL

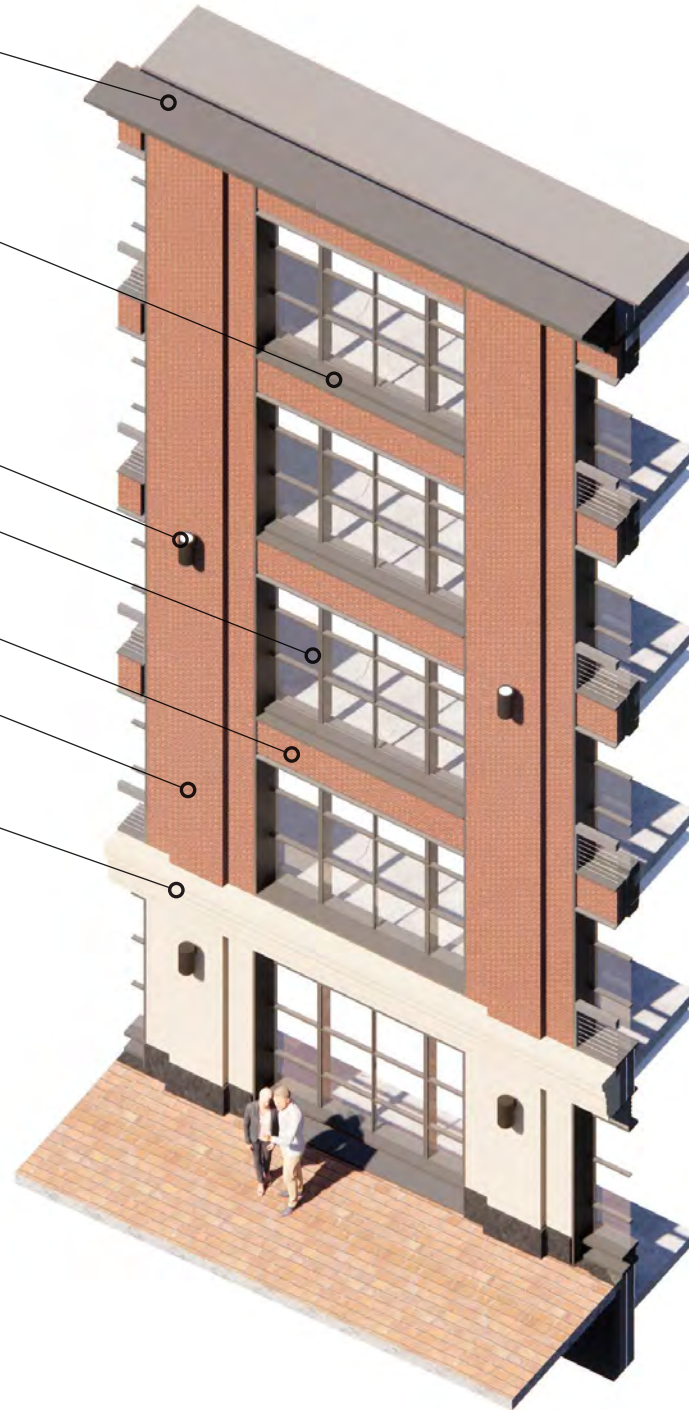
TWO-WAY LIGHTS

MULLIONS

BRICK IN-FILL

BRICK

LIMESTONE



## BAY 2 - OPERABLE WINDOWS

METAL CORNICE

TWO-WAY LIGHTS

MULLIONS

METAL SPANDREL

BRICK

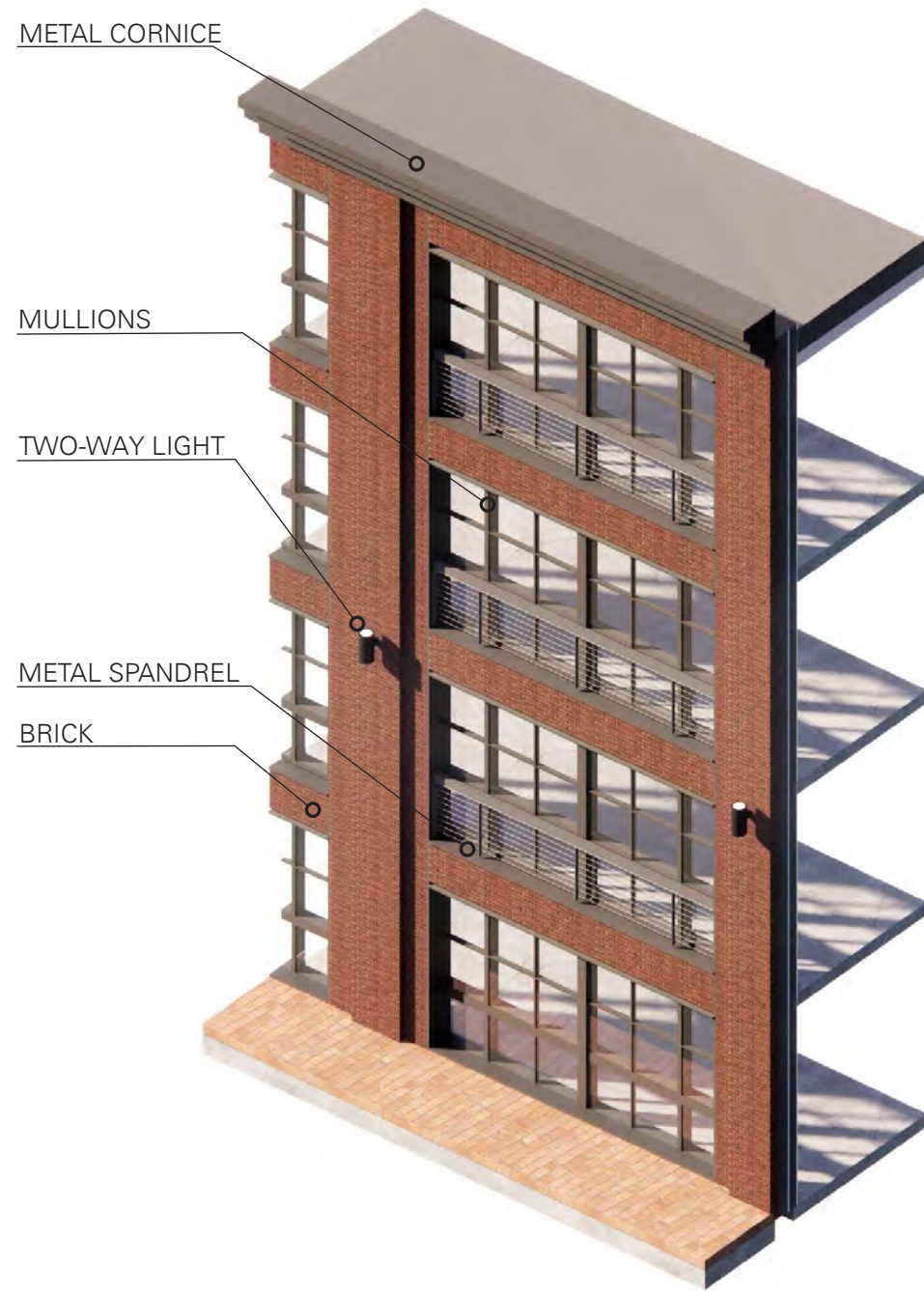
LIMESTONE

DOUBLE DOOR

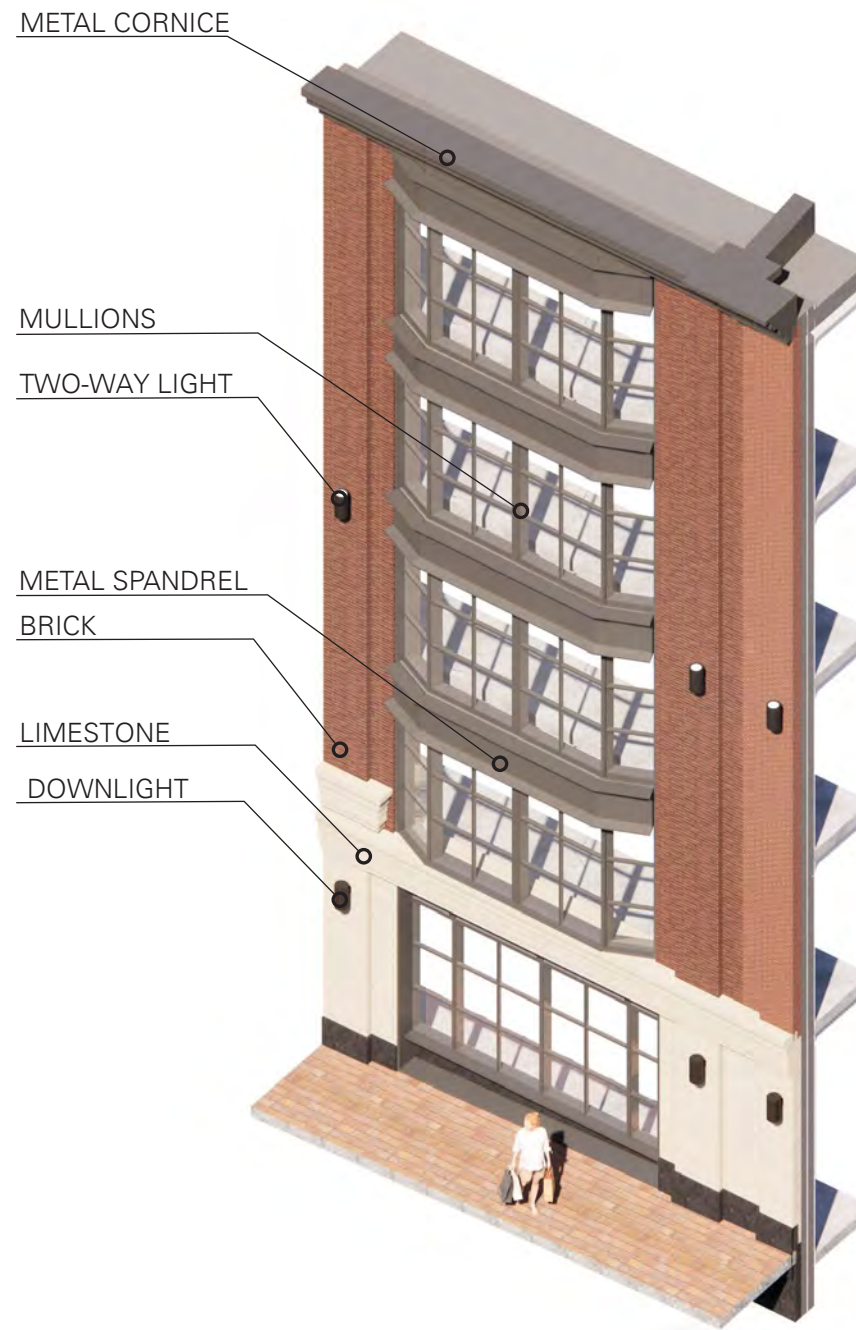


# BUILDING 2 | BAY STUDIES

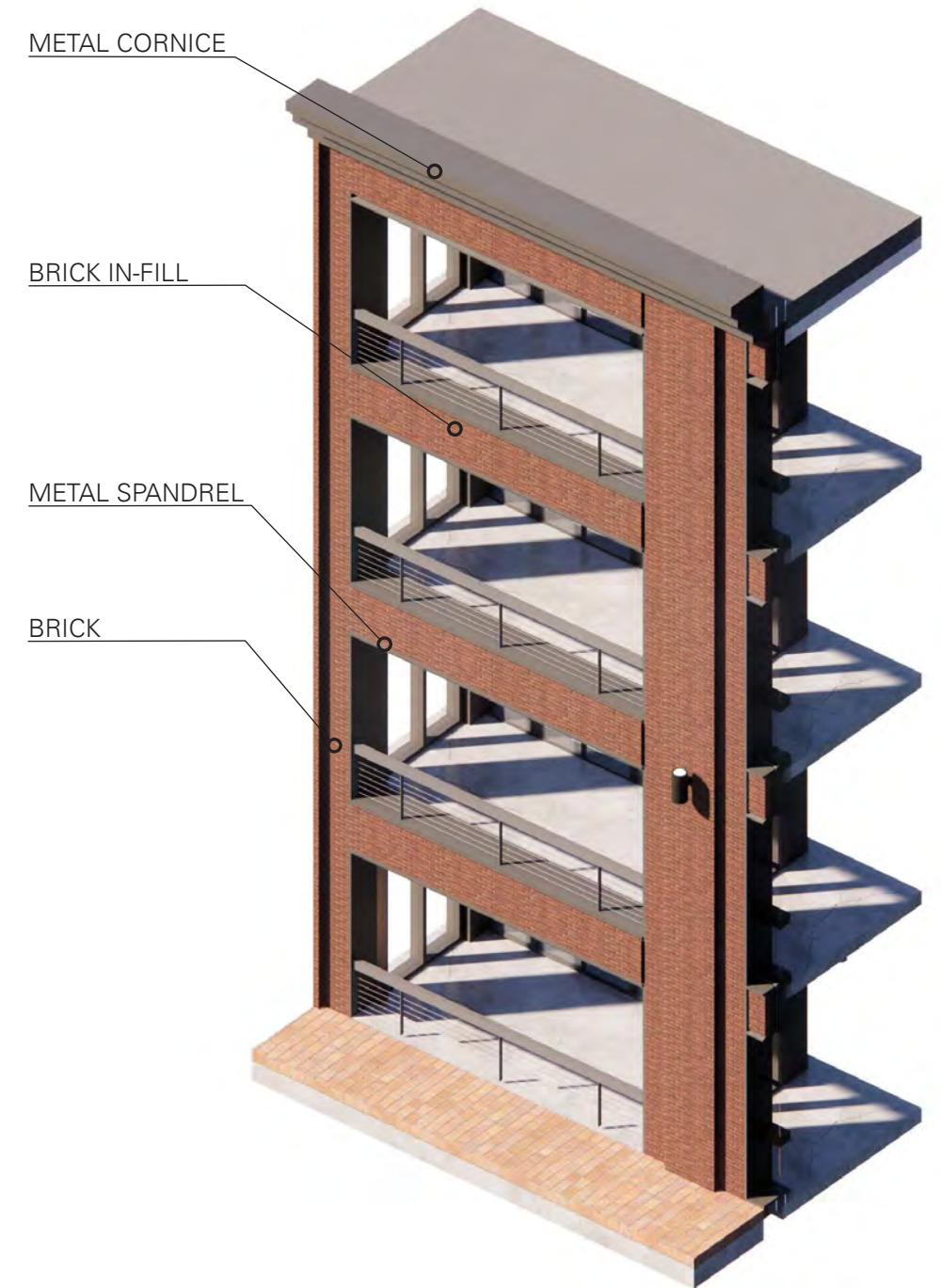
## BAY 3 - JULIET WINDOW



## BAY 4 - BAY WINDOW



## BAY 5 - RECESSED BALCONY

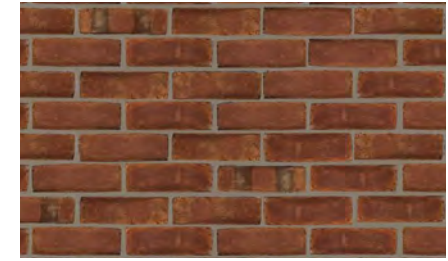


# BUILDING 2 | MATERIAL STUDIES

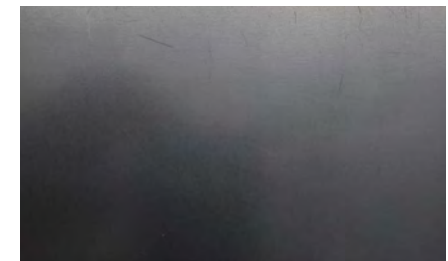
## BUILDING 2 - A



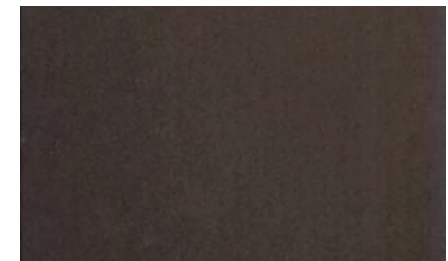
**Brick 2**  
Modular



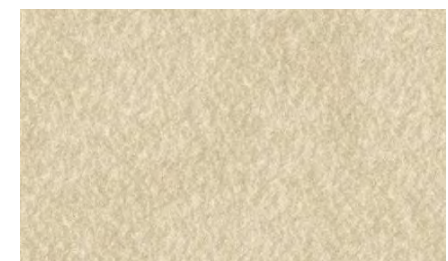
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast



**Granite**  
Caledonia Flamed

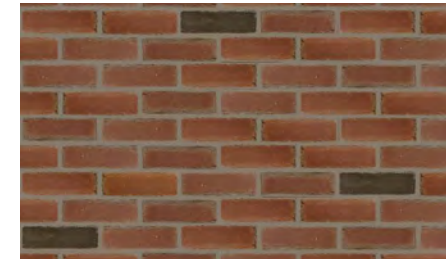


# BUILDING 2 | MATERIAL STUDIES

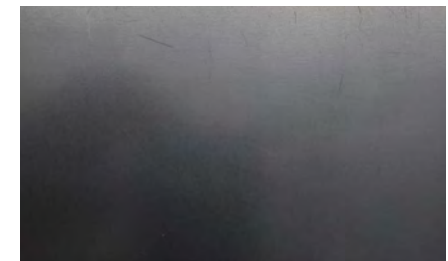
## BUILDING 2 - B



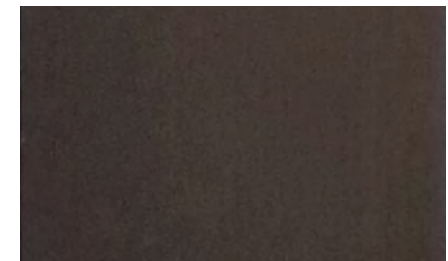
**Brick 2**  
Modular



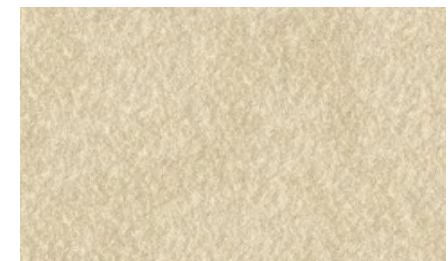
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast



**Granite**  
Caledonia Flamed



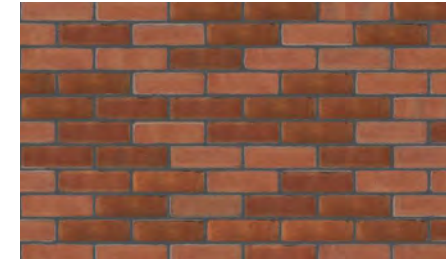


# BUILDING 2 | MATERIAL STUDIES

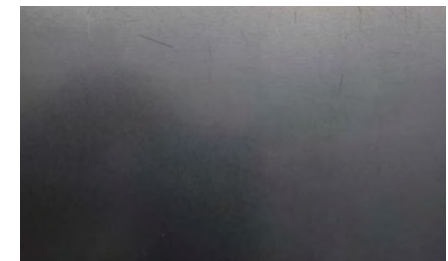
## BUILDING 2 - C



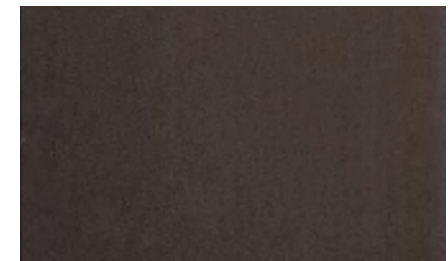
**Brick 1 & 2**  
Modular



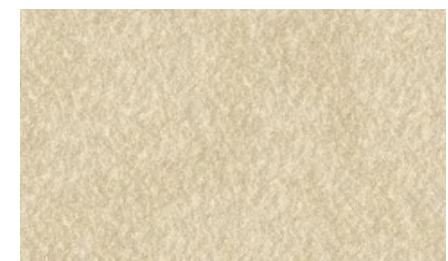
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



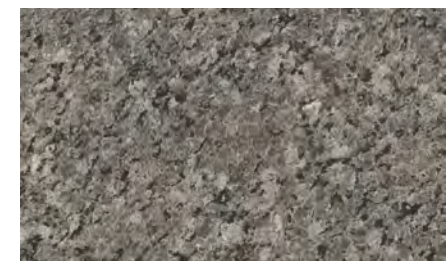
**Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast

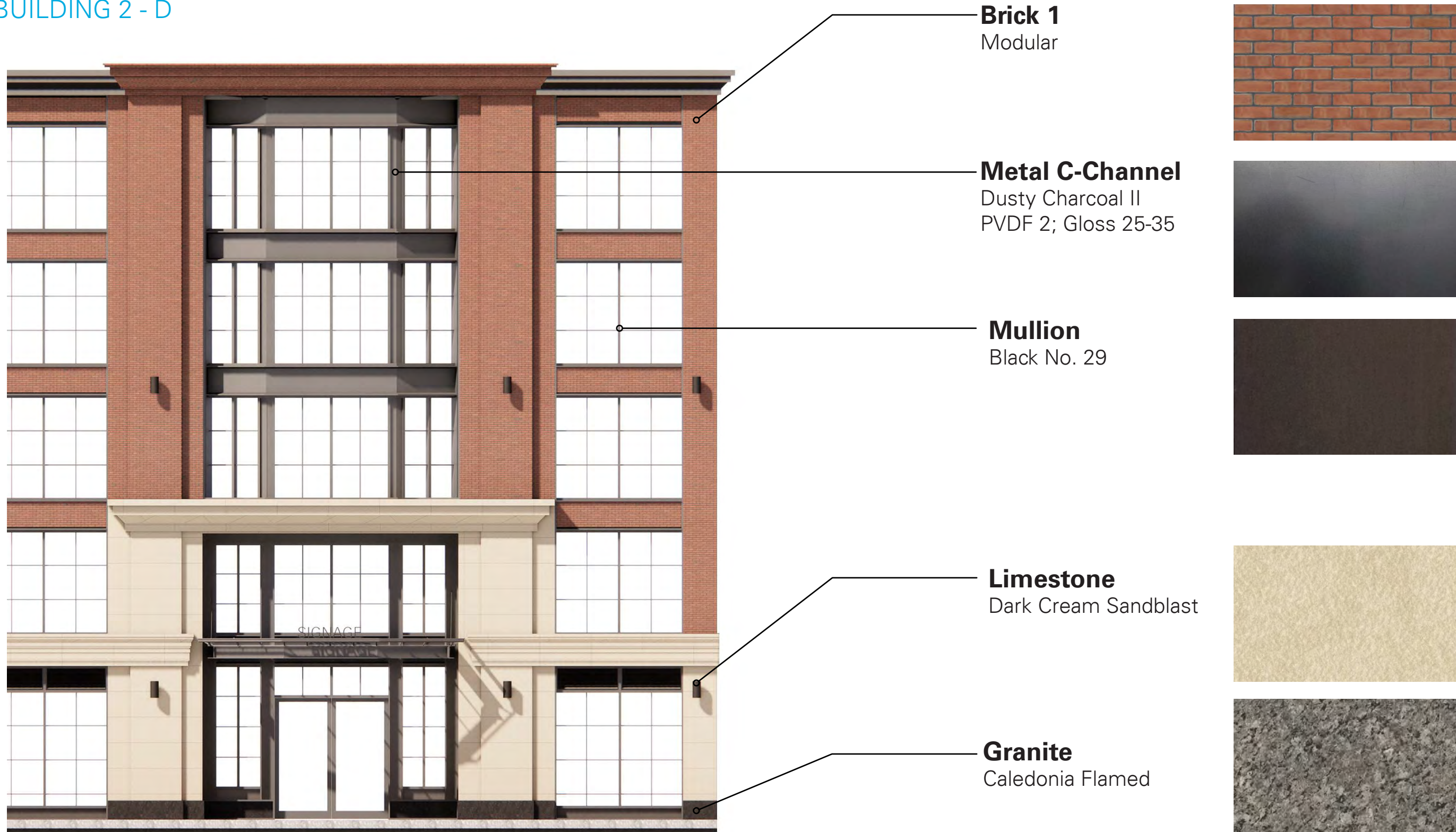


**Granite**  
Caledonia Flamed



# BUILDING 2 | MATERIAL STUDIES

## BUILDING 2 - D

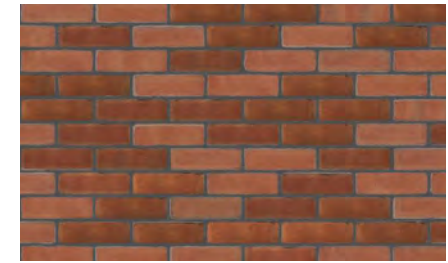


# BUILDING 2 | MATERIAL STUDIES

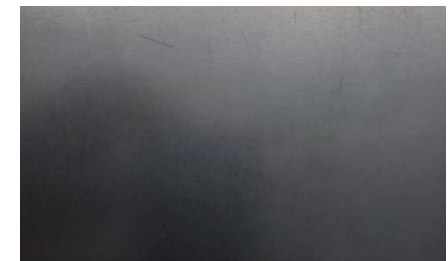
## BUILDING 2 - E



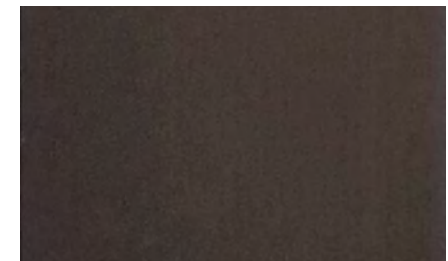
**Brick 1 & 2**  
Modular



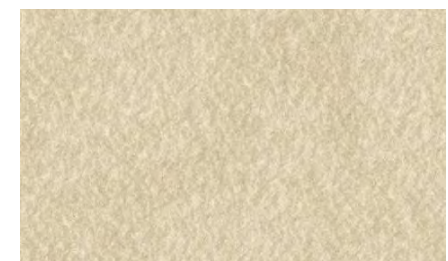
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast



**Granite**  
Caledonia Flamed



# BUILDING 2 | MATERIAL STUDIES

PERFORATED METAL SCREEN | ASHVILLE AIRPORT- PARKING GARAGE





**BUILDING 3**

# BUILDING 3 | VIEW A



# BUILDING 3 | VIEW B



# BUILDING 3 | NIGHT VIEW





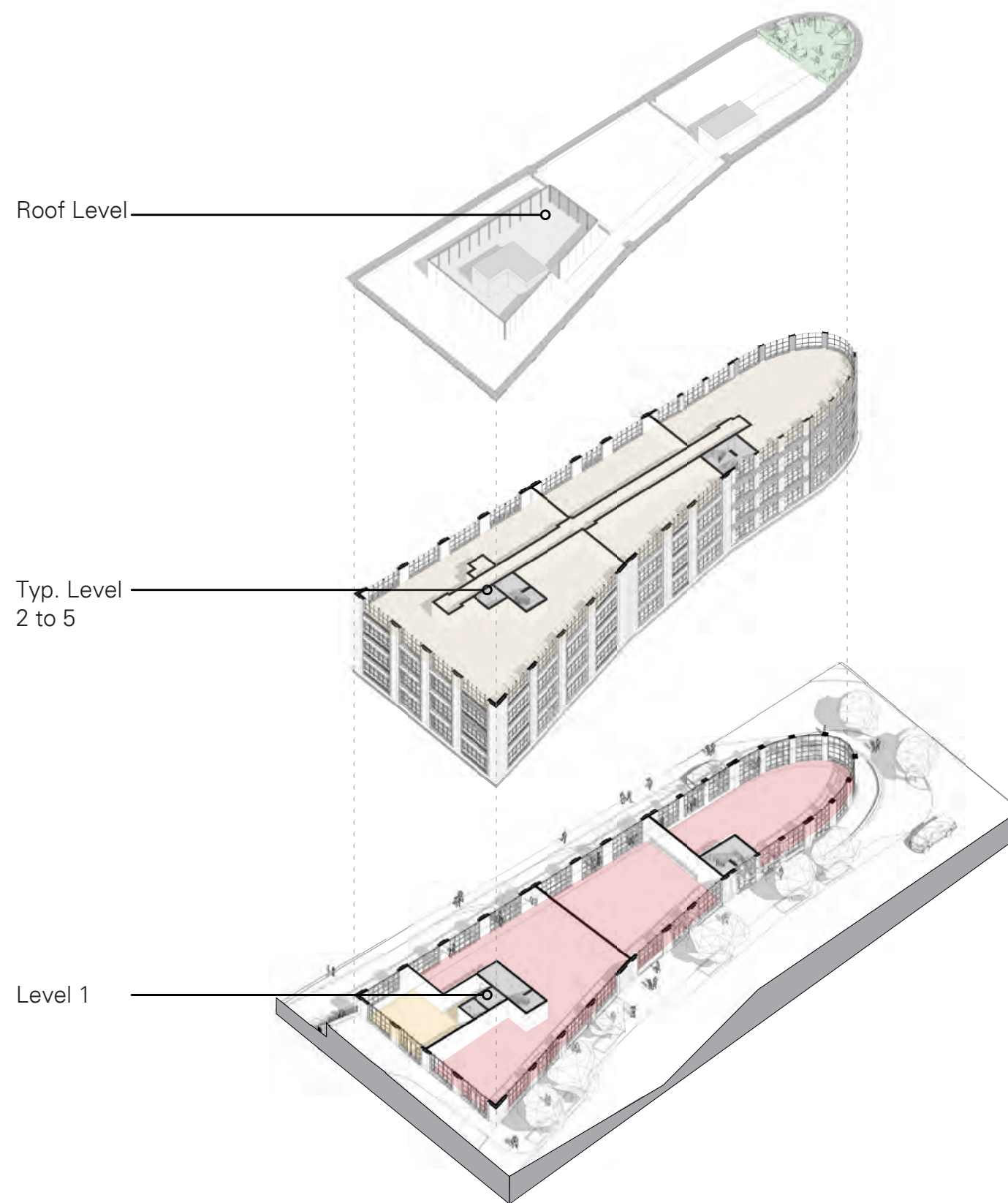
# BUILDING 3 | SUPPLEMENTAL VIEWS



# BUILDING 3 | PUBLIC REALM



# BUILDING 3 | AXONOMETRIC VIEW



## LEGEND

- ROOF DECK
- BUILDING CORE
- MECHANICAL SCREEN
- LOBBY
- RETAIL
- RESIDENTIAL
- BACK OF HOUSE

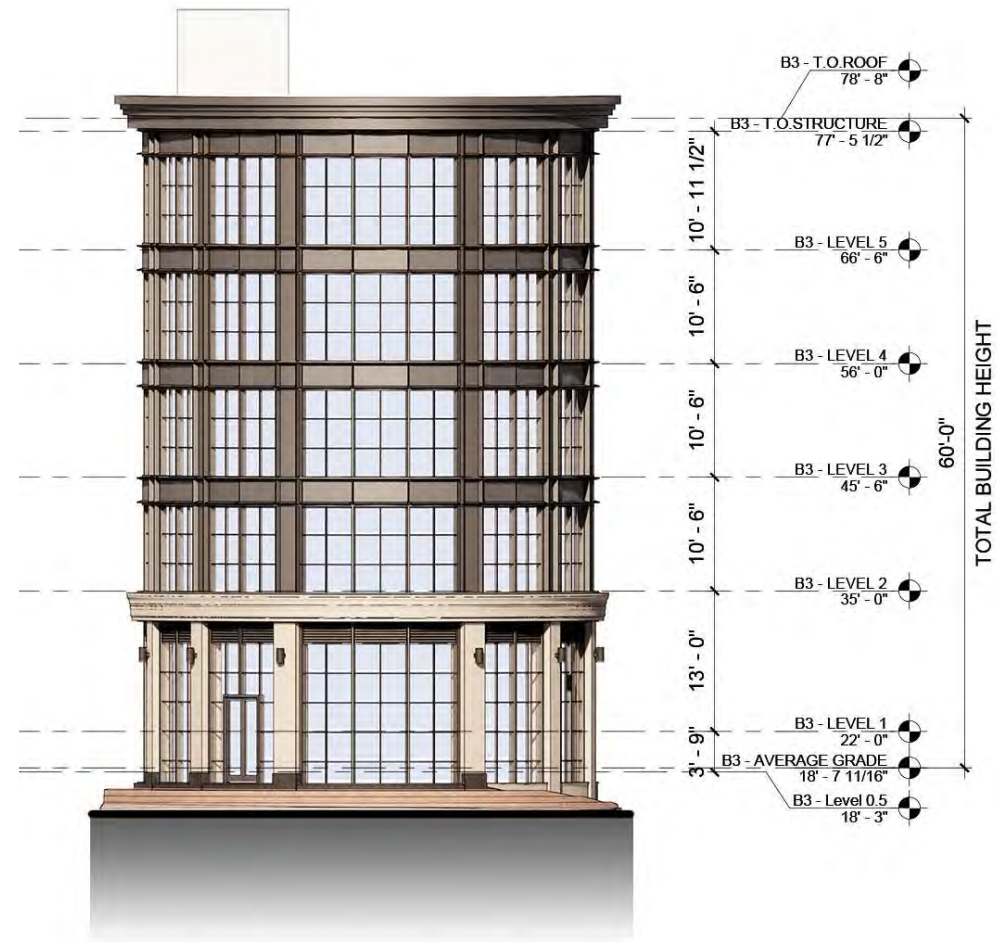


# BUILDING 3 | ELEVATIONS



B3 EAST ELEVATION

# BUILDING 3 | ELEVATIONS



B3 NORTH ELEVATION



B3 SOUTH ELEVATION

# BUILDING 3 | ELEVATIONS

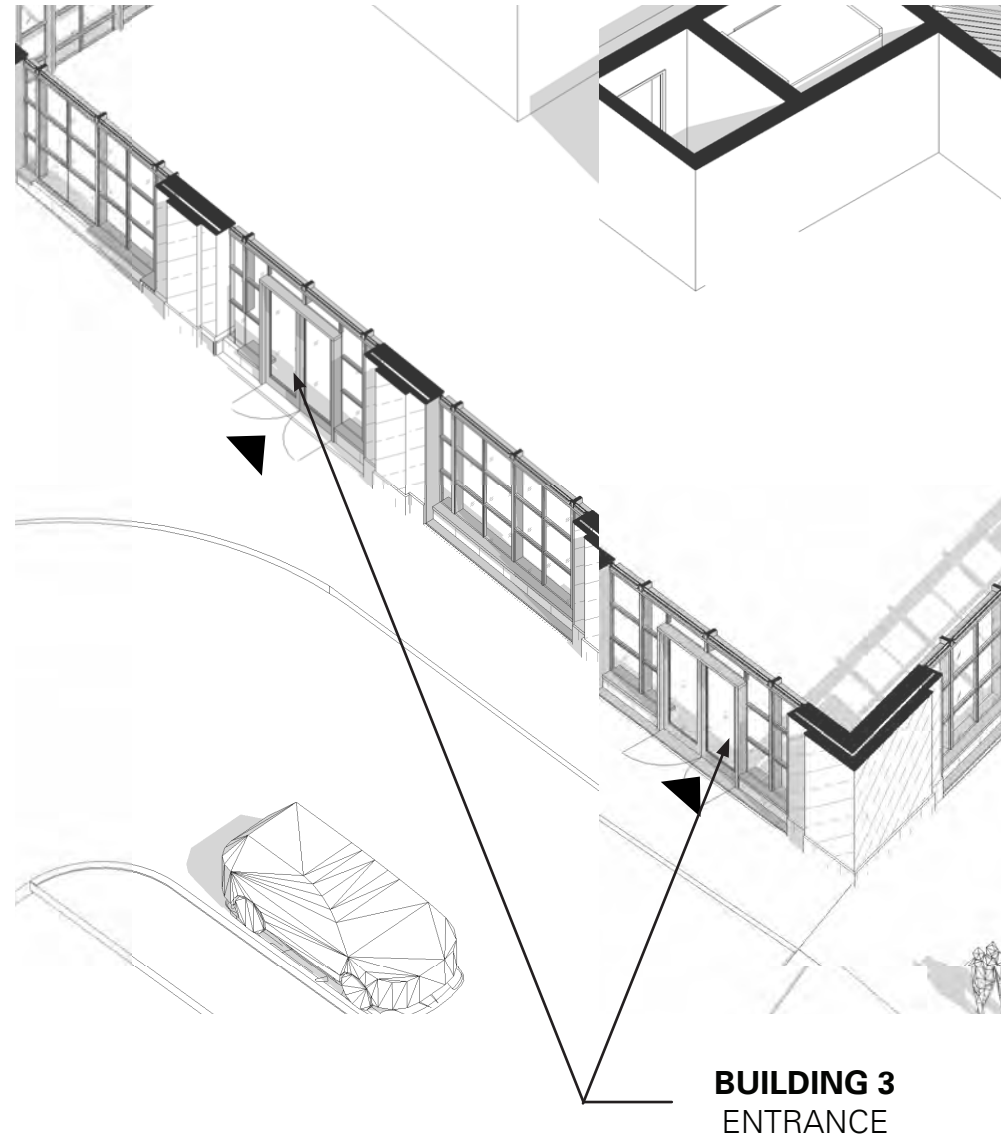


B3 WEST ELEVATION

# BUILDING 3 | ROOF DECK

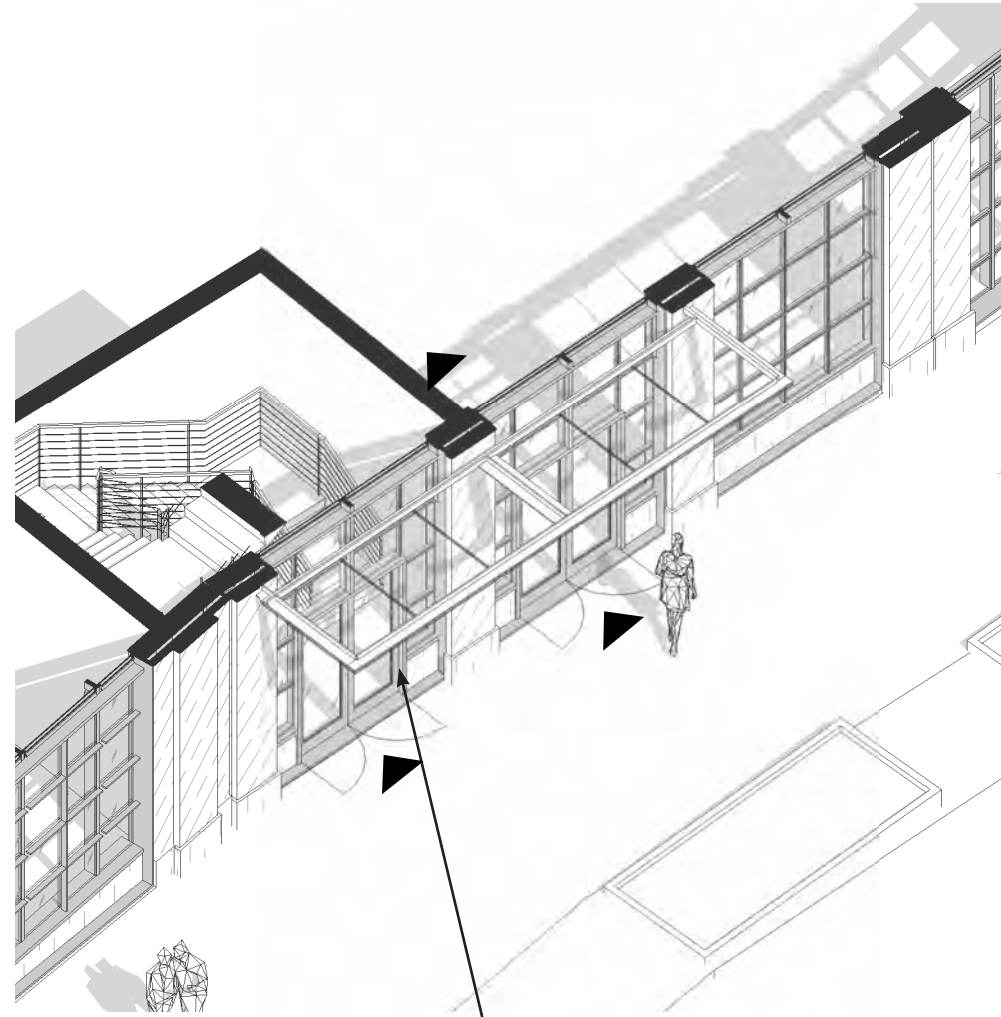


# BUILDING 3 | ENTRYWAY 1





# BUILDING 3 | ENTRYWAY 2

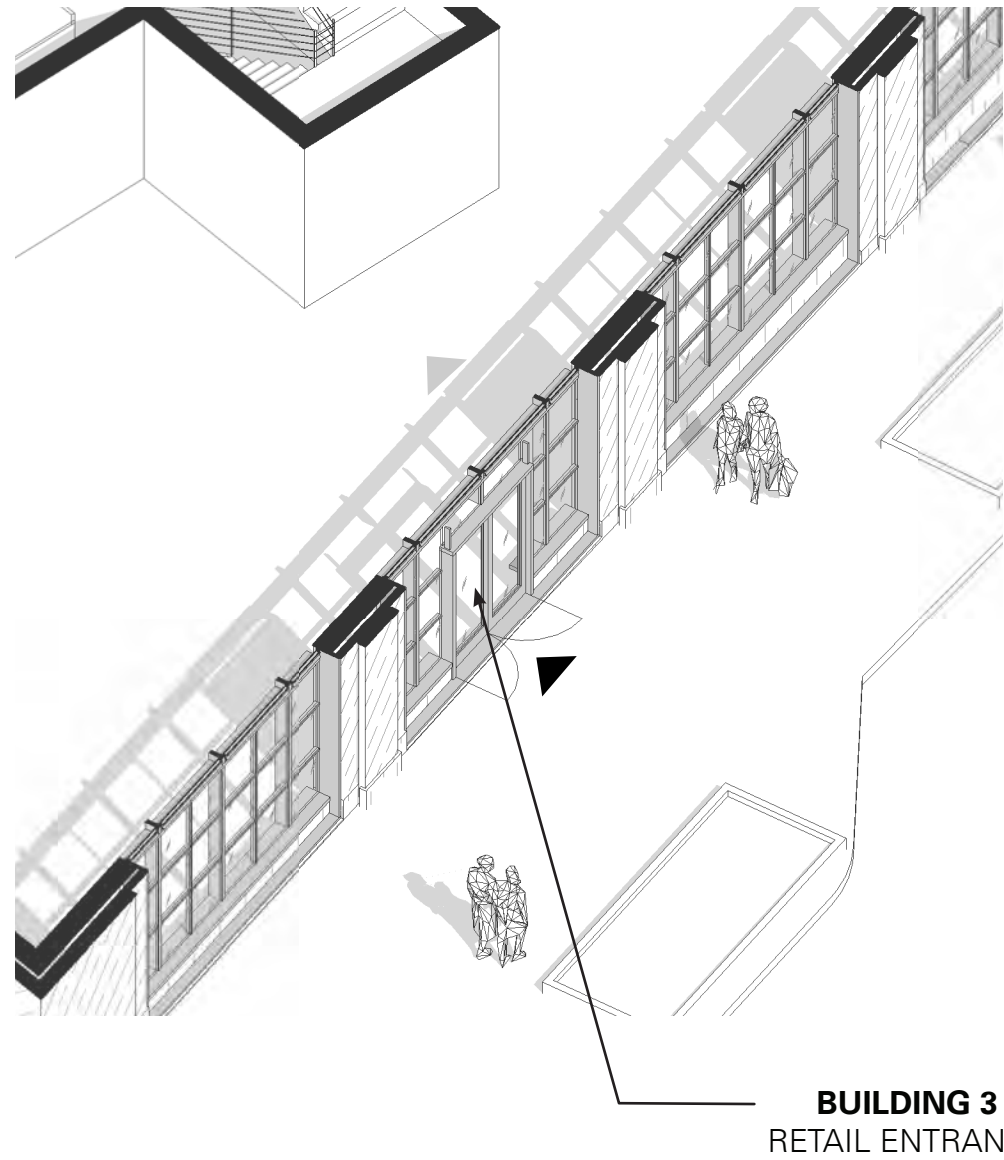


**BUILDING 3**  
RETAIL ENTRANCE



**BUILDING 3**  
RETAIL ENTRANCE

# BUILDING 3 | ENTRYWAY 3



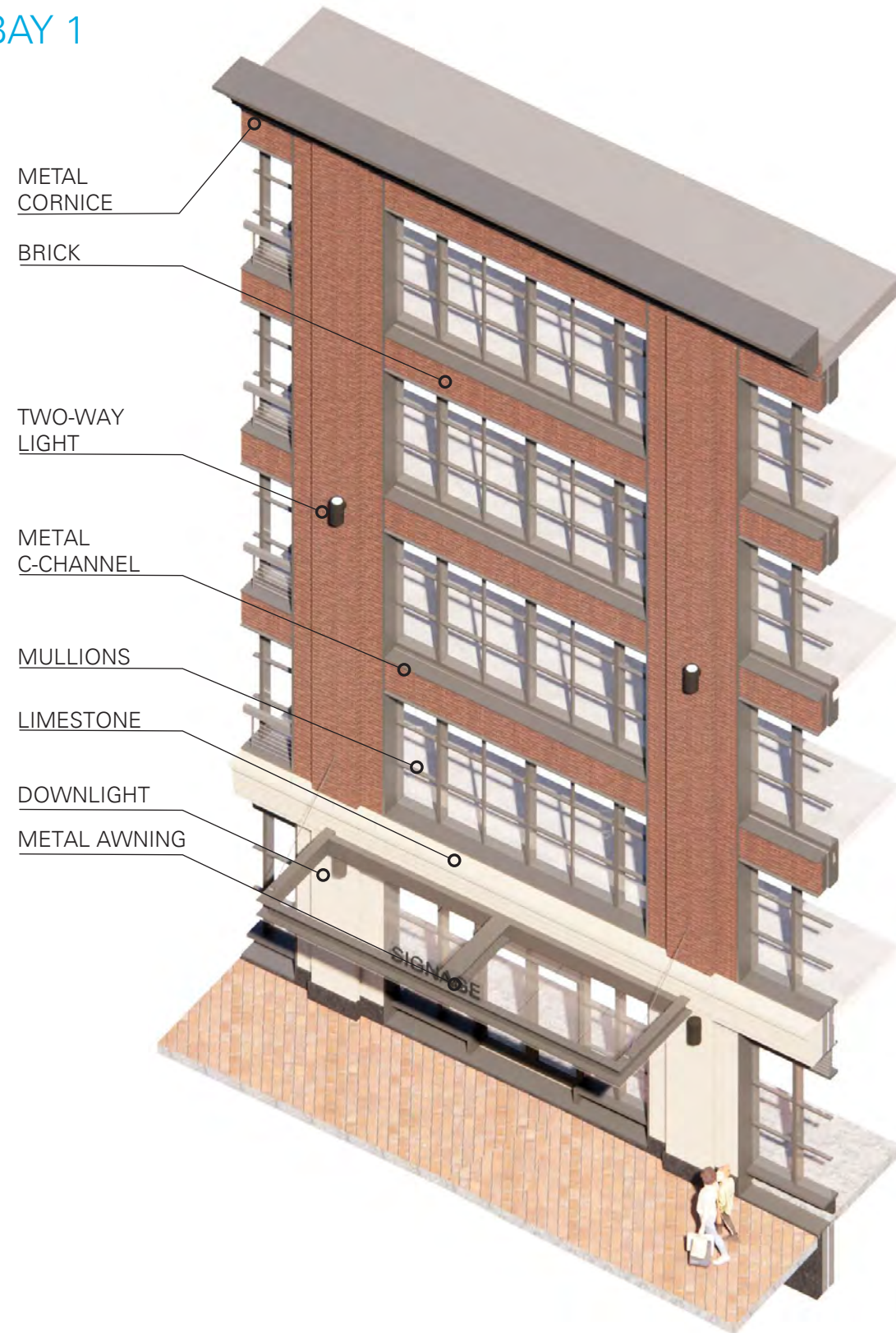
**BUILDING 3**  
RETAIL ENTRANCE



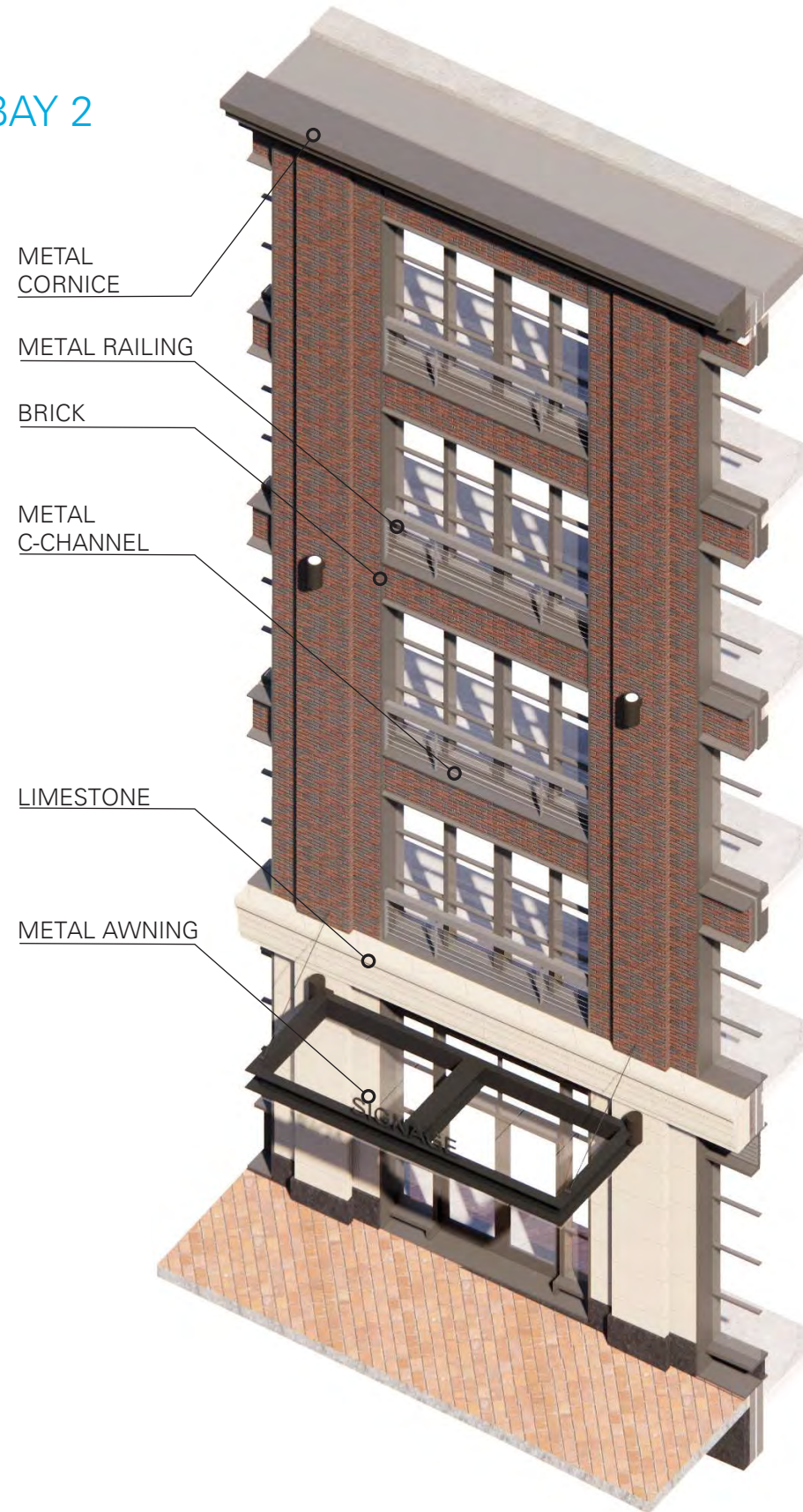
**BUILDING 3**  
RETAIL ENTRANCE

# BUILDING 3 | BAY STUDIES

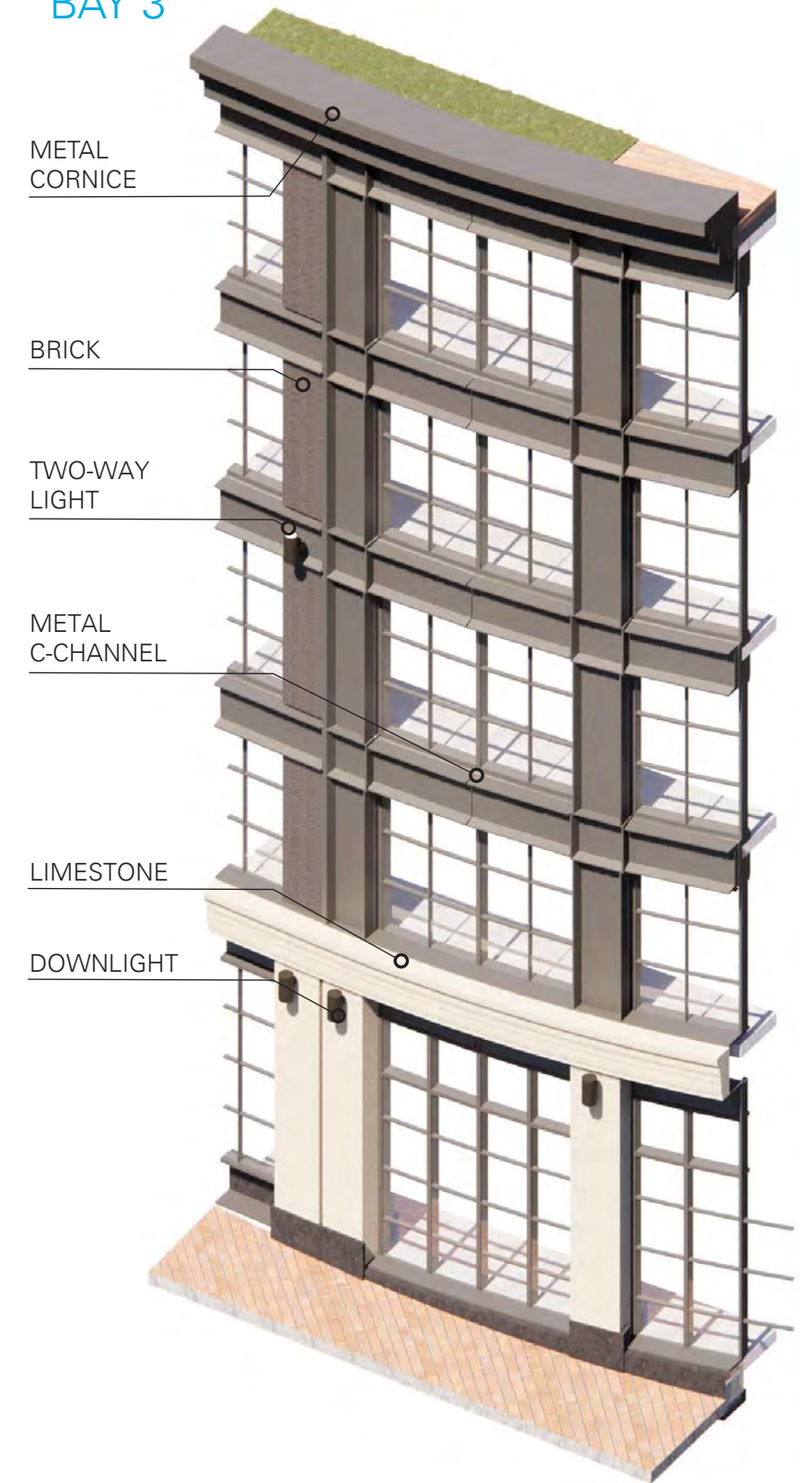
BAY 1



BAY 2



BAY 3

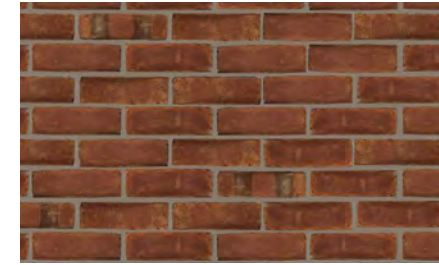


# BUILDING 3 | MATERIAL STUDIES

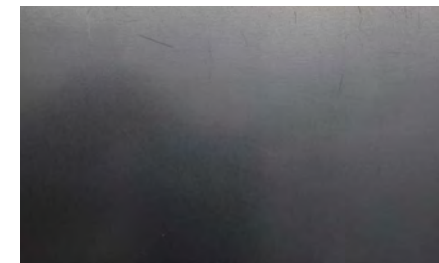
## BUILDING 3 - A



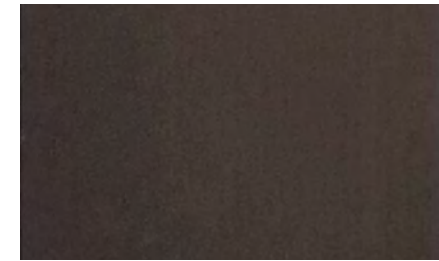
**Brick 3**  
Modular



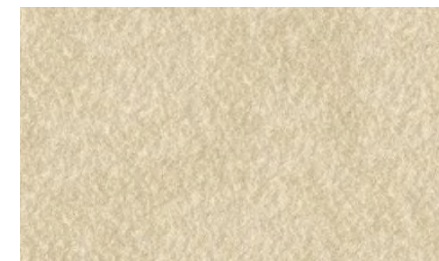
**Metal C-Channel**  
Alucobond Plus  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



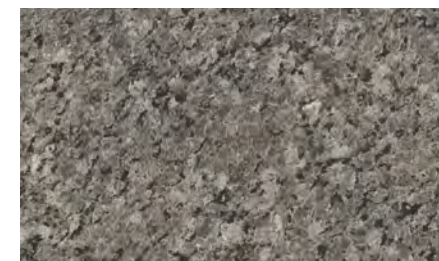
**Mullion**  
Kawneer  
Black No. 29



**Limestone**  
Gridworx  
Dark Cream Sandblast

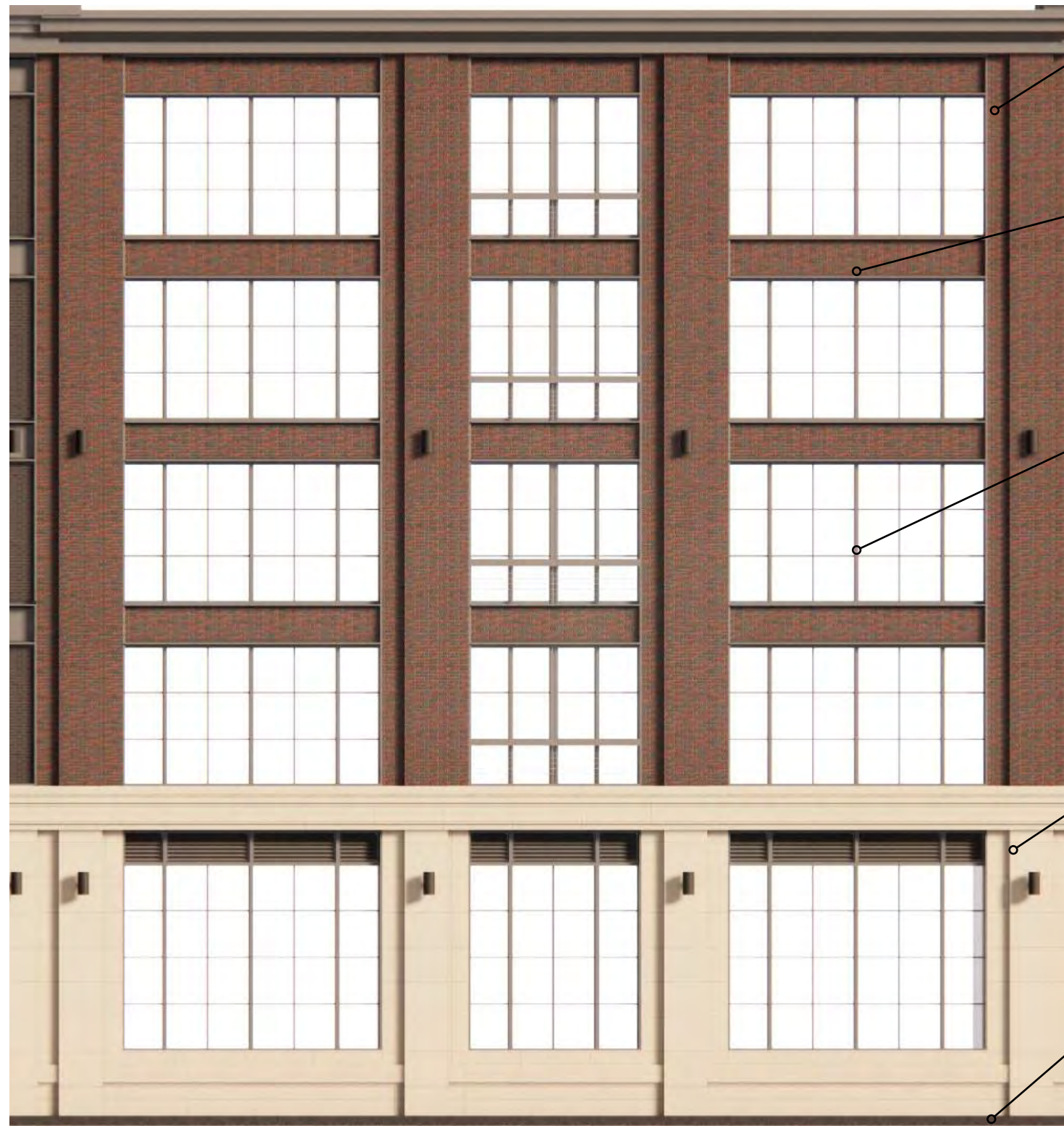


**Granite**  
Polycor  
Caledonia Flamed



# BUILDING 3 | MATERIAL STUDIES

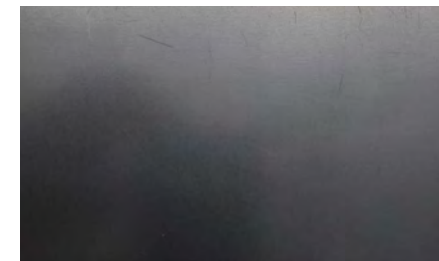
## BUILDING 3 - B



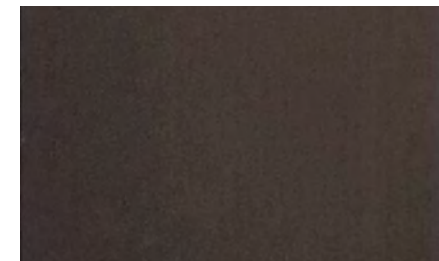
**Brick 3 & 4**  
Modular



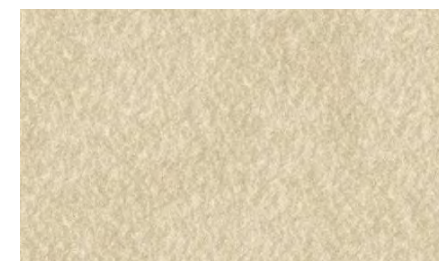
**Metal C-Channel**  
Alucobond Plus  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Storefront Mullion**  
Kawneer  
Black No. 29



**Limestone**  
Gridworx  
Dark Cream Sandblast



**Granite**  
Polycor  
Caledonia Flamed



# BUILDING 3 | MATERIAL STUDIES

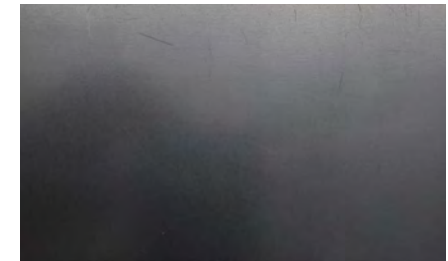
## BUILDING 3 - C



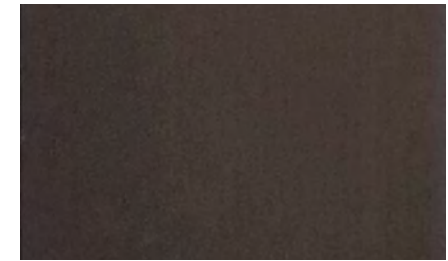
**Brick 4**  
Modular



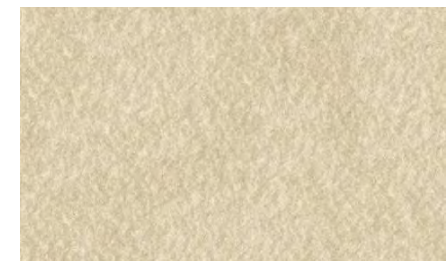
**Metal C-Channel**  
Alucobond Plus  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Storefront Mullion**  
Kawneer  
Black No. 29



**Limestone**  
Gridworx  
Dark Cream Sandblast



**Granite**  
Polycor  
Caledonia Flamed



# STOREFRONT SIGNAGE



# APPENDIX



# BUILDING 1 | ELEVATIONS



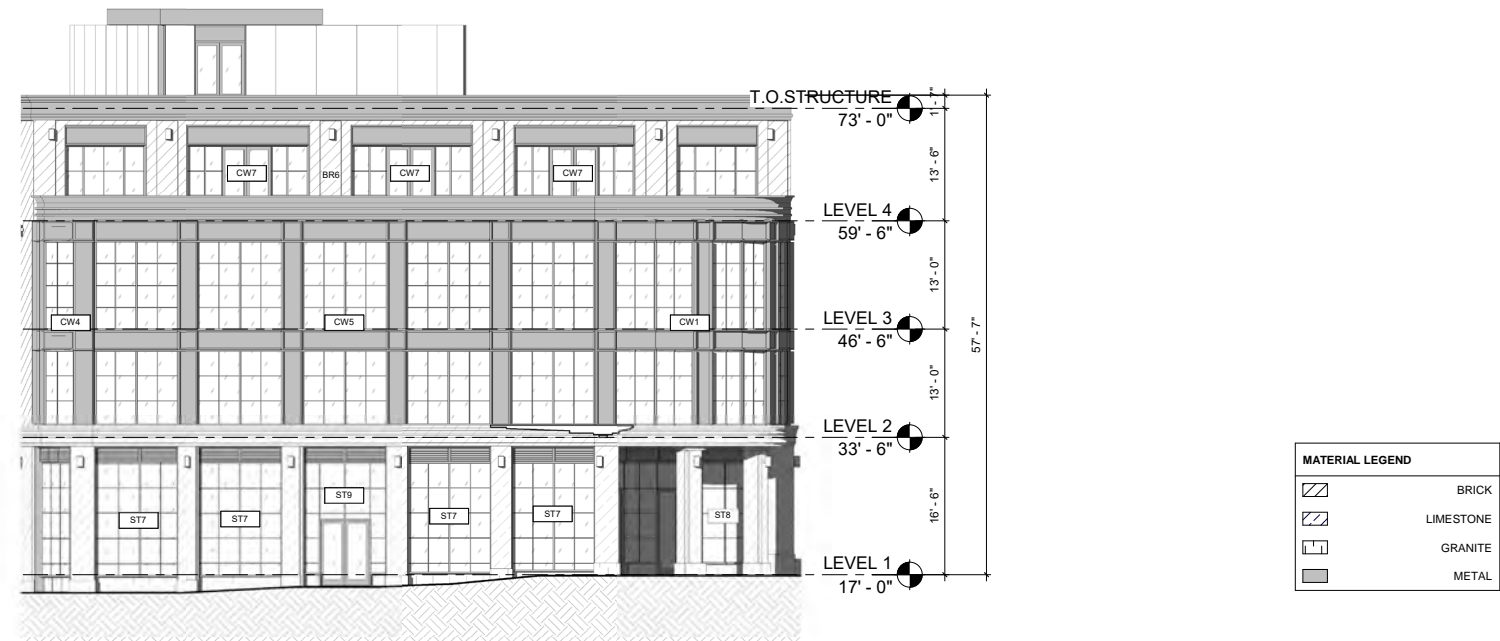
1 B1 - West Elevation  
1/8" = 1'-0"



1 B1 - East Elevation  
1/8" = 1'-0"



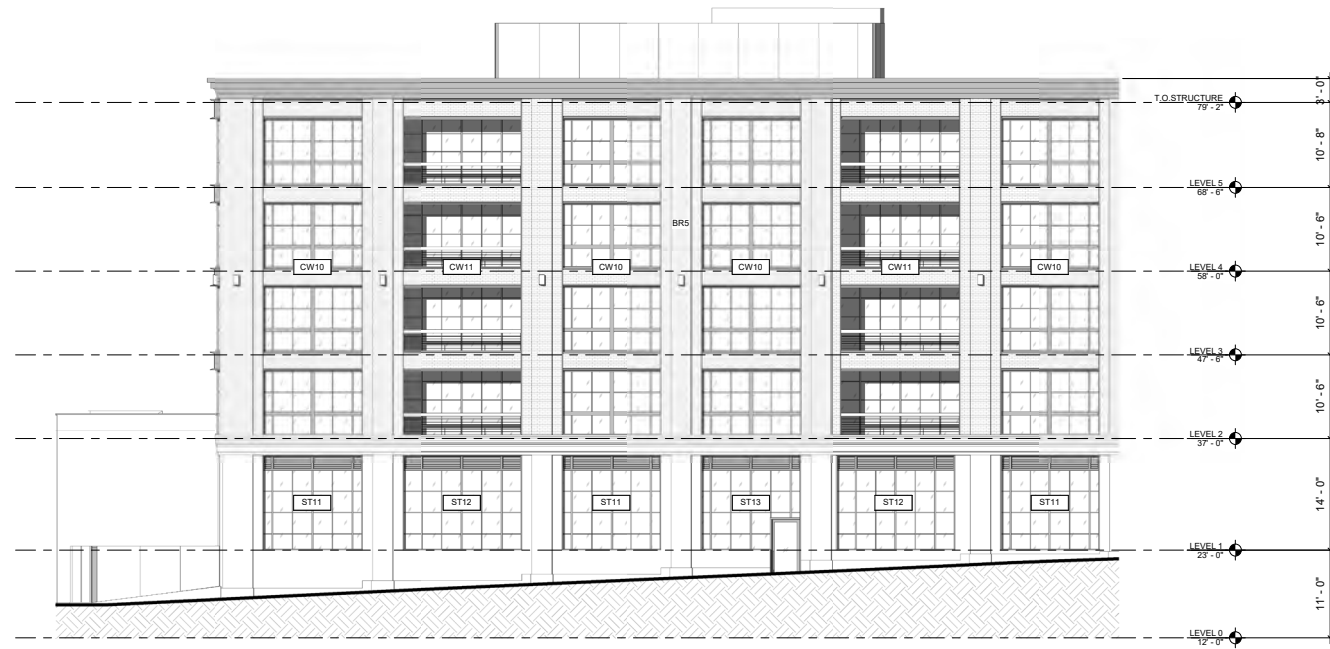
2 B1 - North Elevation  
1/8" = 1'-0"



2 B1 - South Elevation  
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL

# BUILDING 2 | ELEVATIONS



1 B2 - South Elevation  
1/8" = 1'-0"



1 B2 - West Elevation 1  
1/8" = 1'-0"

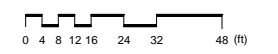


2 B2 - South-East Elevation 2  
1/8" = 1'-0"

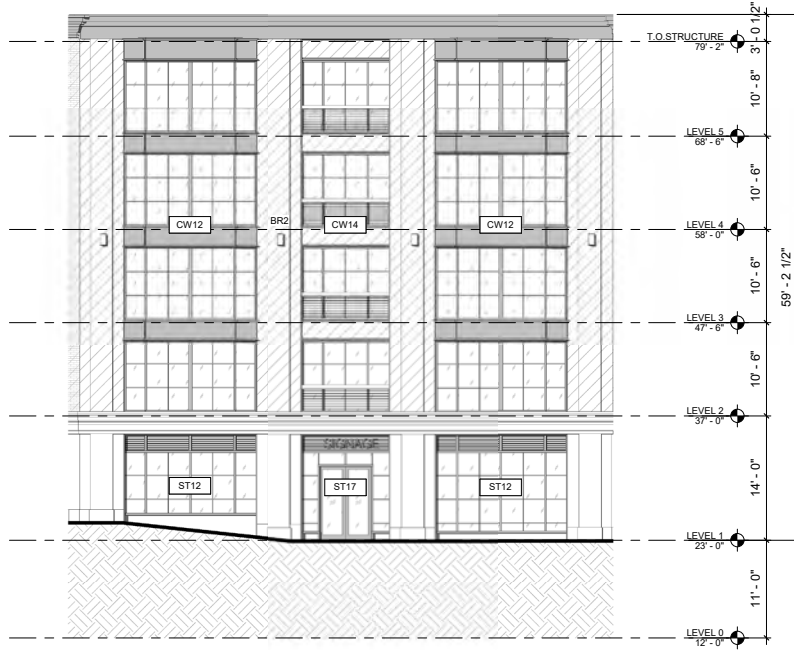


2 B2 - North-West Elevation 2  
1/8" = 1'-0"

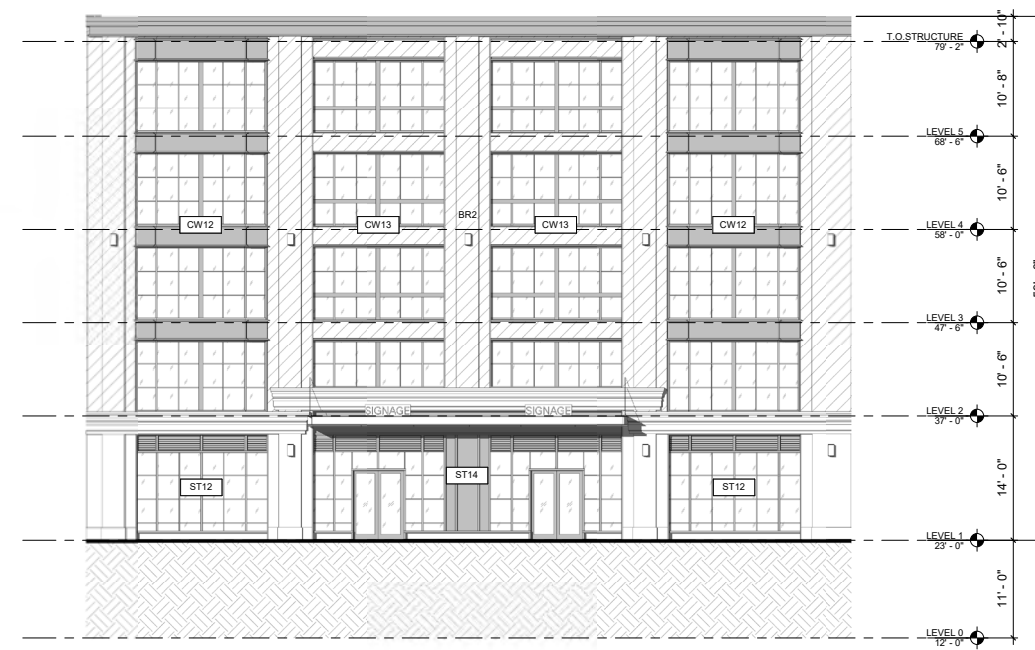
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



# BUILDING 2 | ELEVATIONS



1 B2 - South-East Elevation 1  
1/8" = 1'-0"



3 B2 - East Elevation 2  
1/8" = 1'-0"

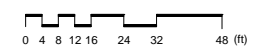


2 B2 - East Elevation 2  
1/8" = 1'-0"

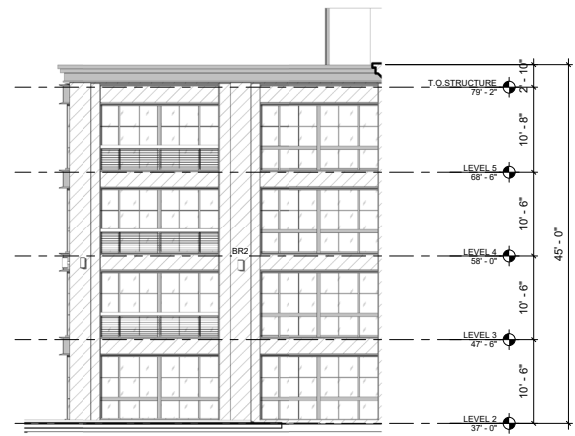


4 B2 - North Elevation  
1/8" = 1'-0"

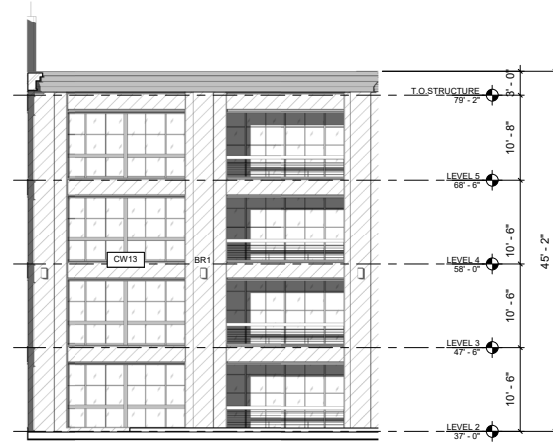
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



# BUILDING 2 | ELEVATIONS



1 B2 - South Elevation 2  
1/8" = 1'-0"



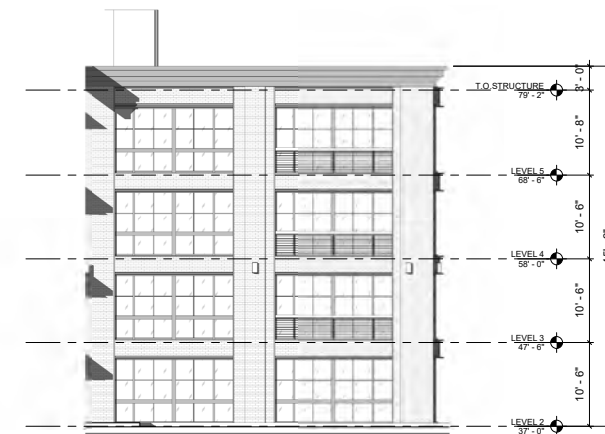
2 B2 - West Elevation 2  
1/8" = 1'-0"



3 B2 - South West Elevation 1  
1/8" = 1'-0"

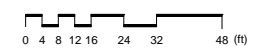


4 B2 - South West Elevation 2  
1/8" = 1'-0"



5 B2 - North Elevation 2  
1/8" = 1'-0"

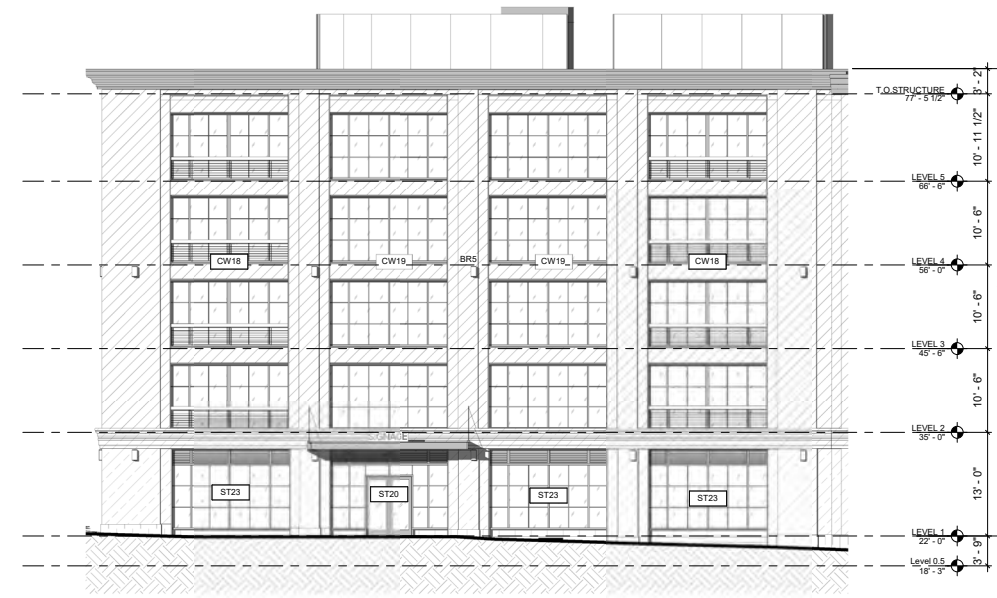
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



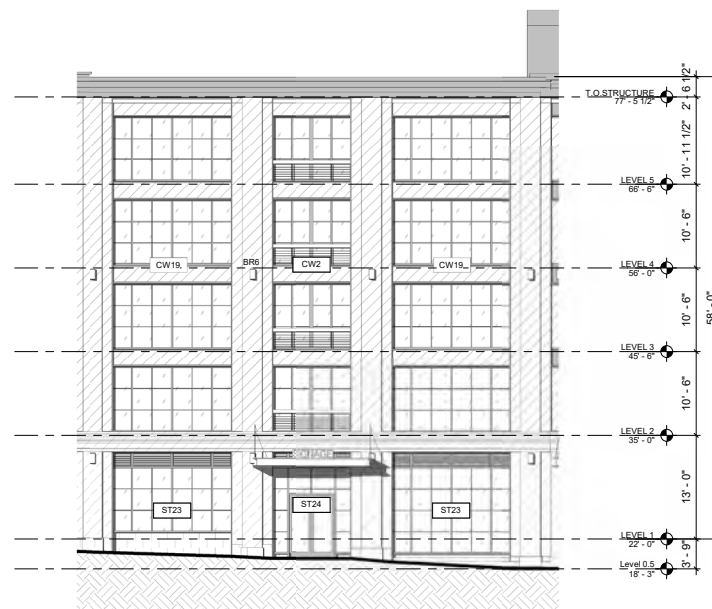
# BUILDING 3 | ELEVATIONS



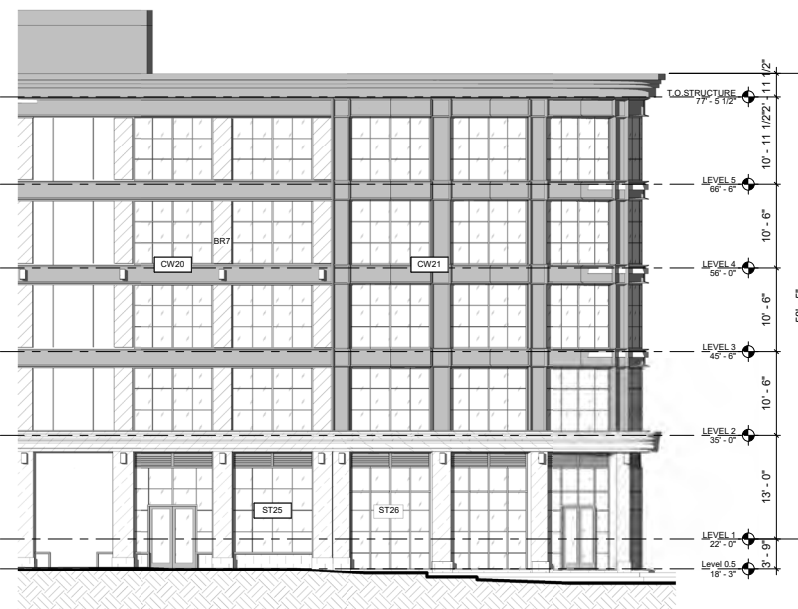
1 B3 - South Elevation  
1/8" = 1'-0"



2 B3 - East Elevation 1  
1/8" = 1'-0"

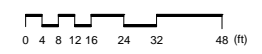


3 B3 - East Elevation 2  
1/8" = 1'-0"

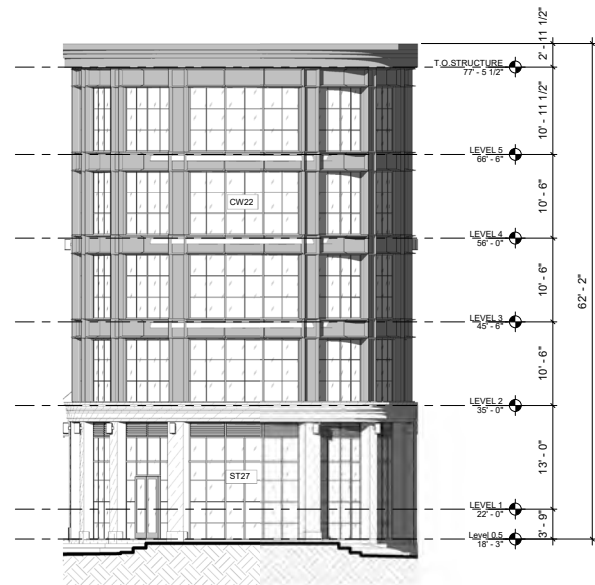


4 B3 - East Elevation 3  
1/8" = 1'-0"

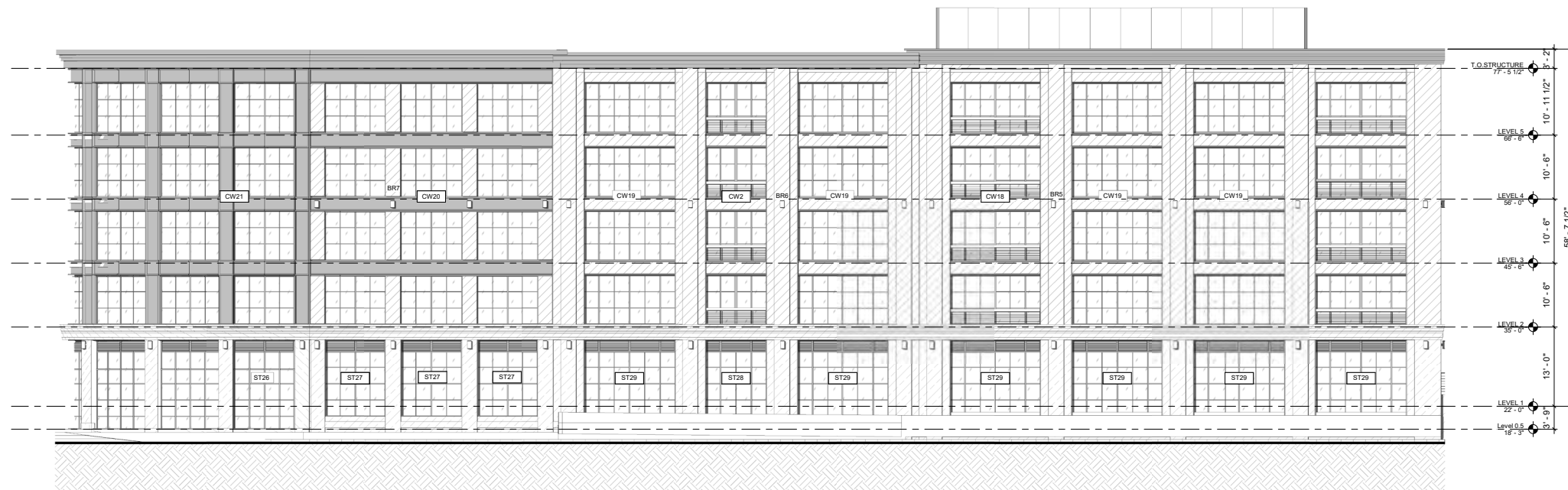
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



# BUILDING 3 | ELEVATIONS

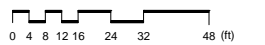


1 B3 - North Elevation  
1/8" = 1'-0"







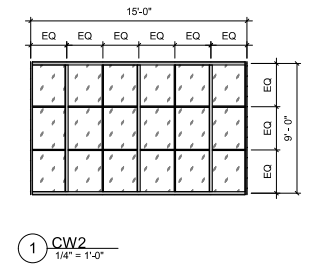
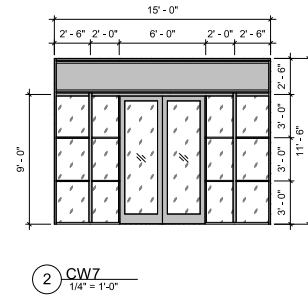
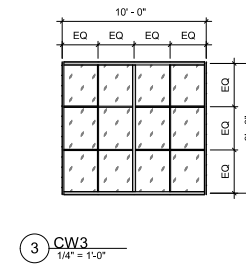
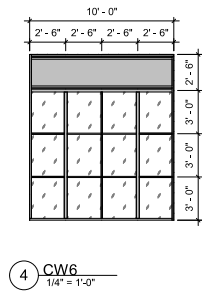
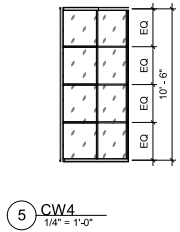
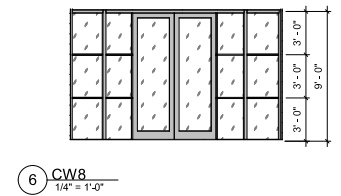
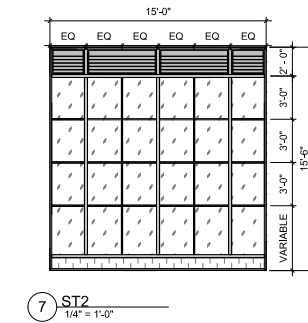
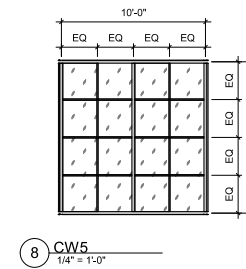
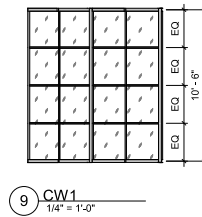
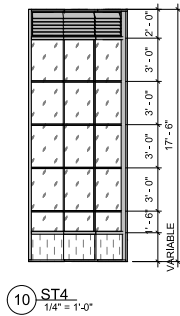
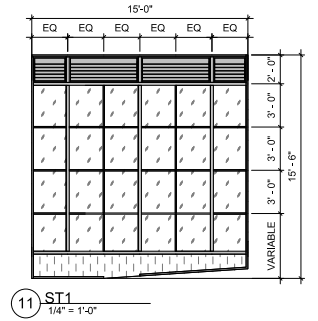
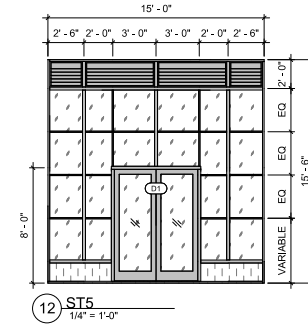
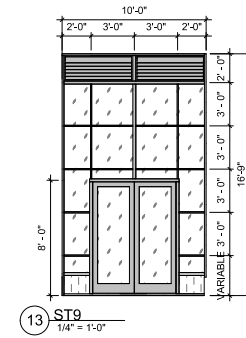
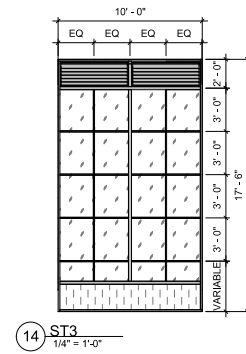
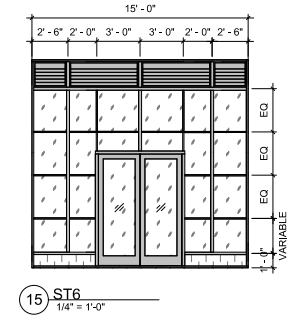
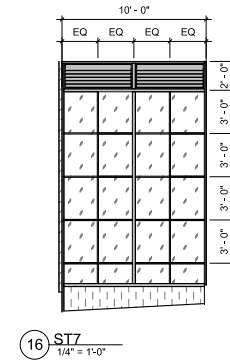
2 B3 - West Elevation  
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



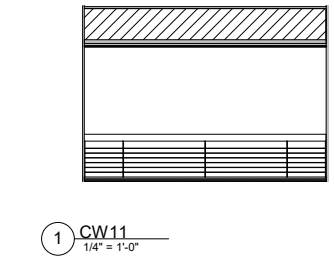
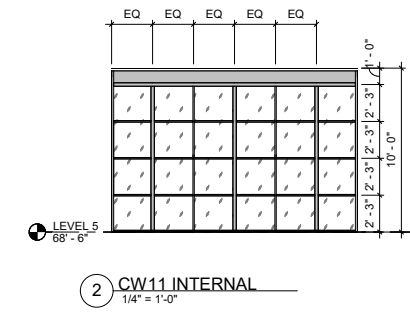
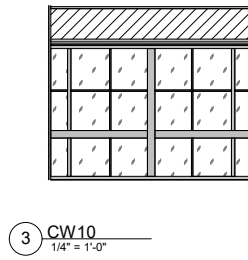
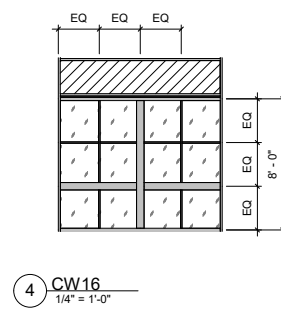
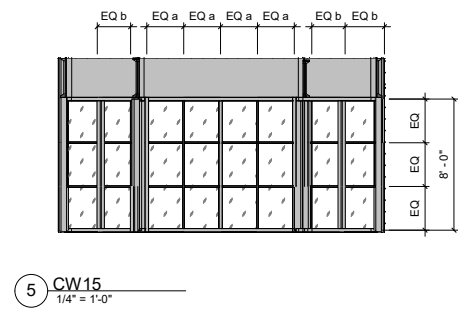
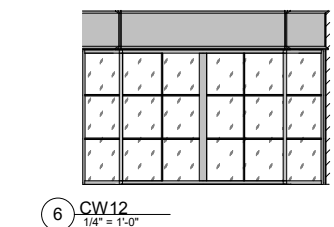
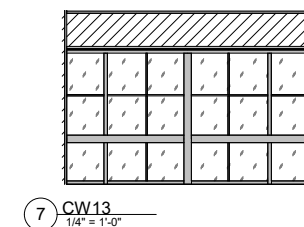
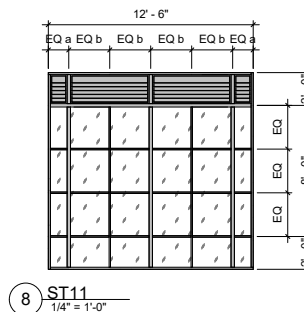
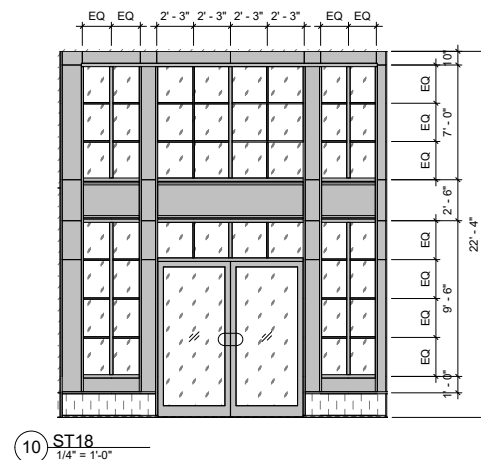
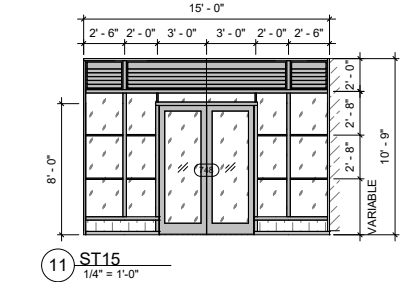
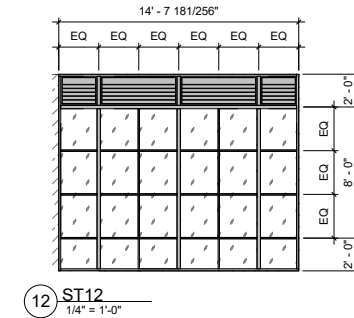
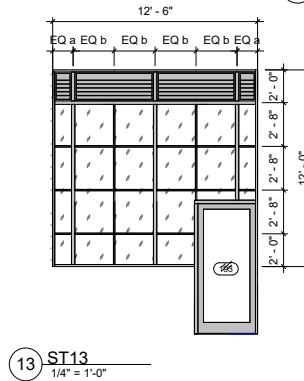
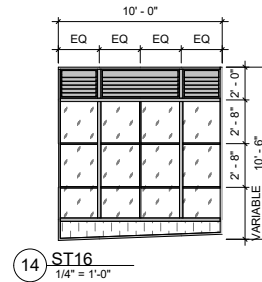
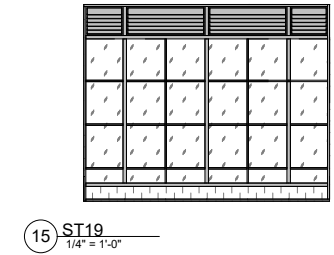
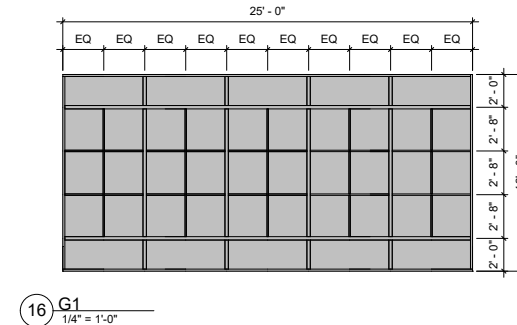
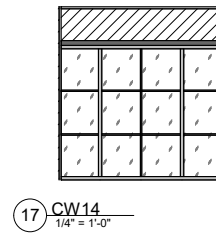
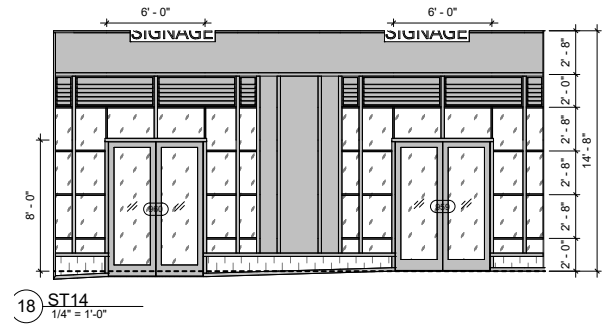
# BUILDING 1 | DOOR AND WINDOW SCHEDULE

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



# BUILDING 2 | DOOR AND WINDOW SCHEDULE

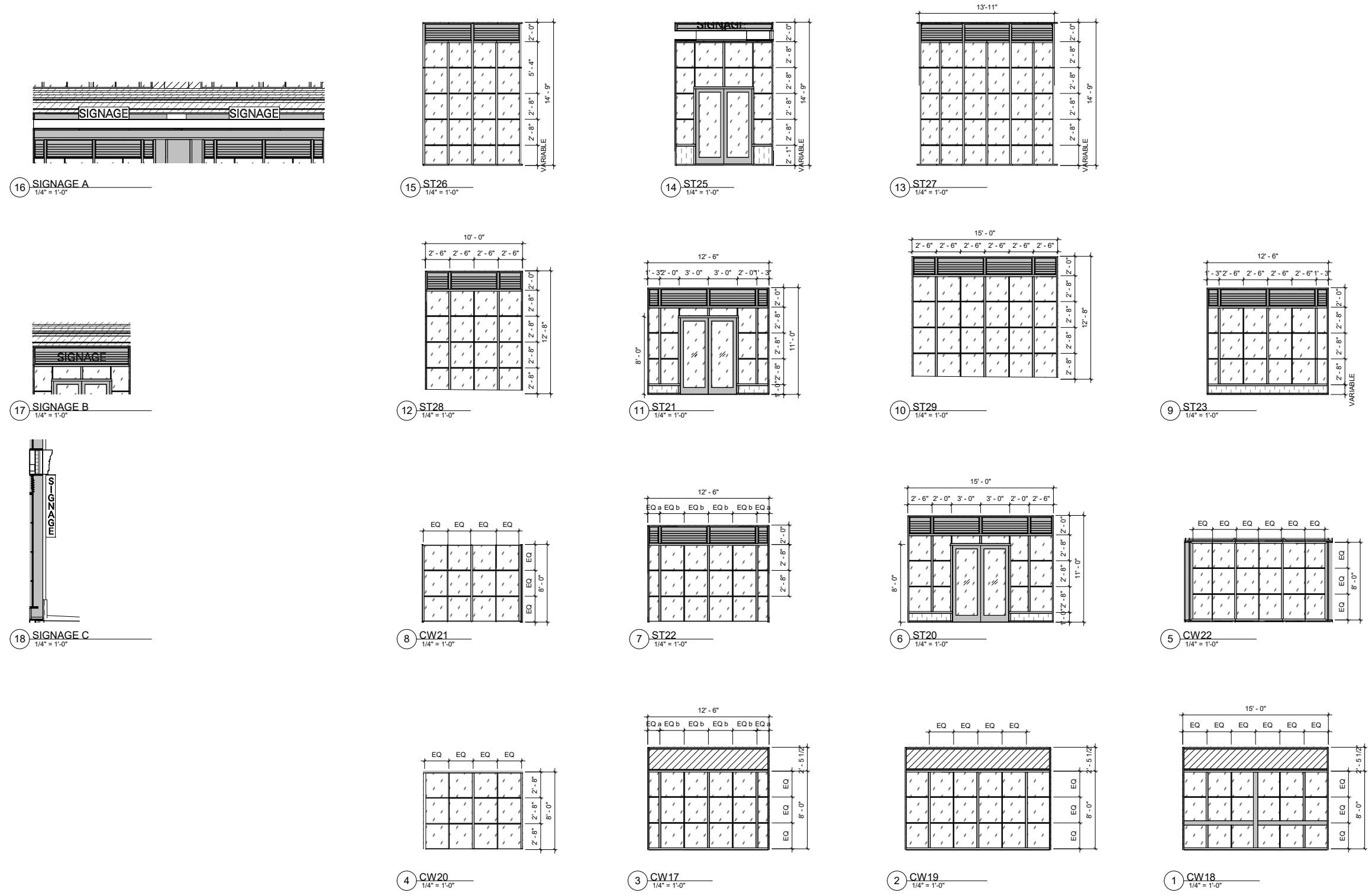
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



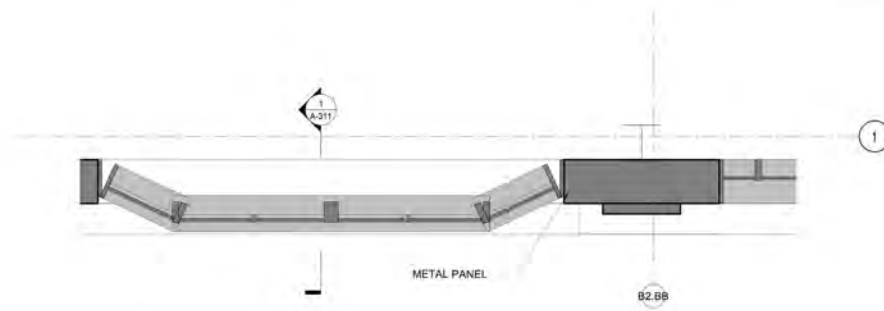


# BUILDING 3 | DOOR AND WINDOW SCHEDULE

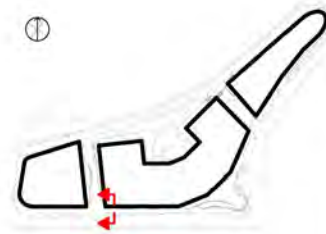
MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



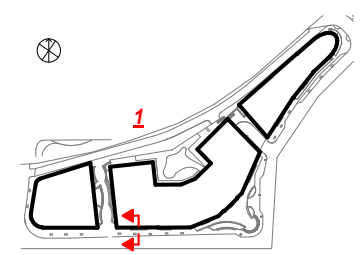
# BUILDING | TYPICAL DETAILS



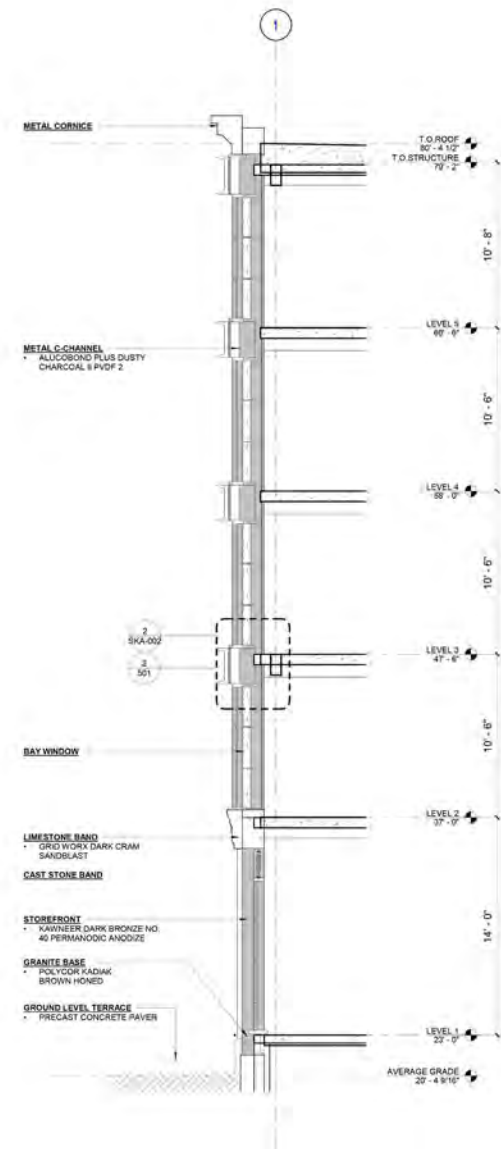
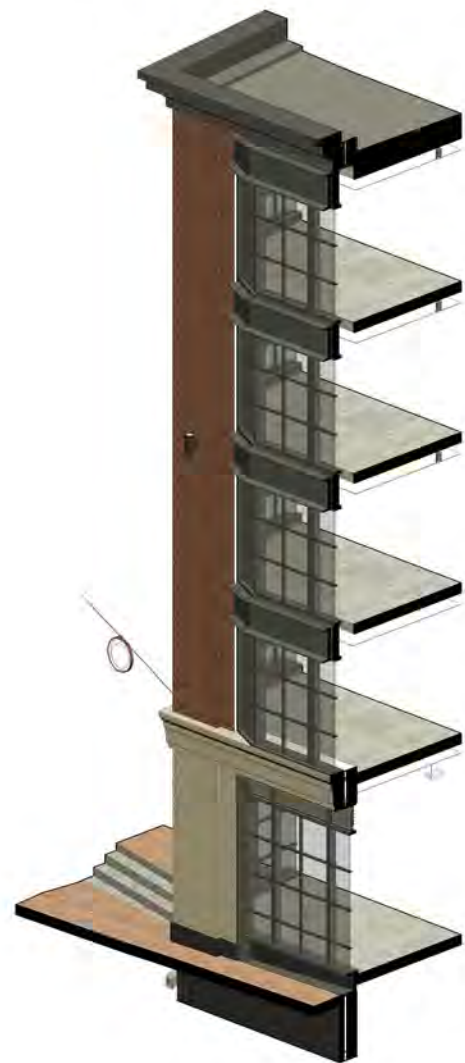
3 TYPICAL BAY WINDOW PLAN  
1/2" = 1'-0"



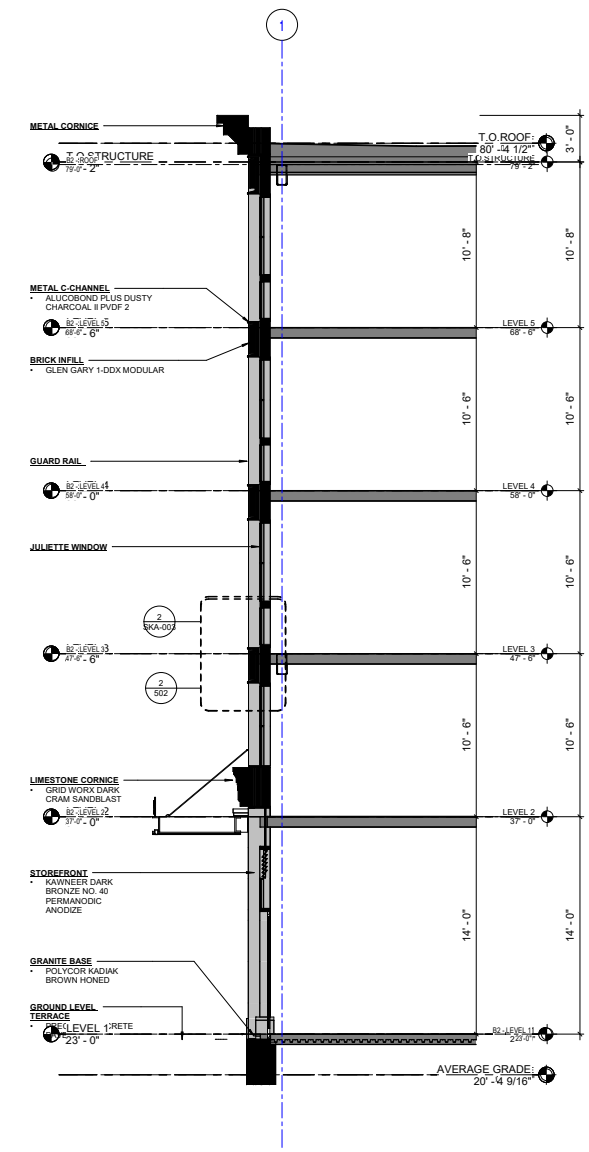
KEY PLAN



KEY PLAN

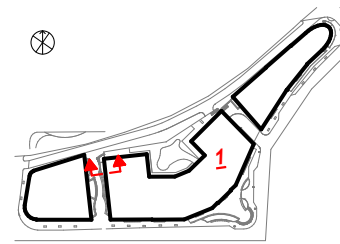


1 TYPICAL BAY WINDOW SECTION  
1/4" = 1'-0"

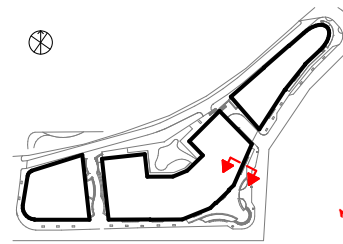


1 JULIETTE BALCONY SECTION  
1/4" = 1'-0"

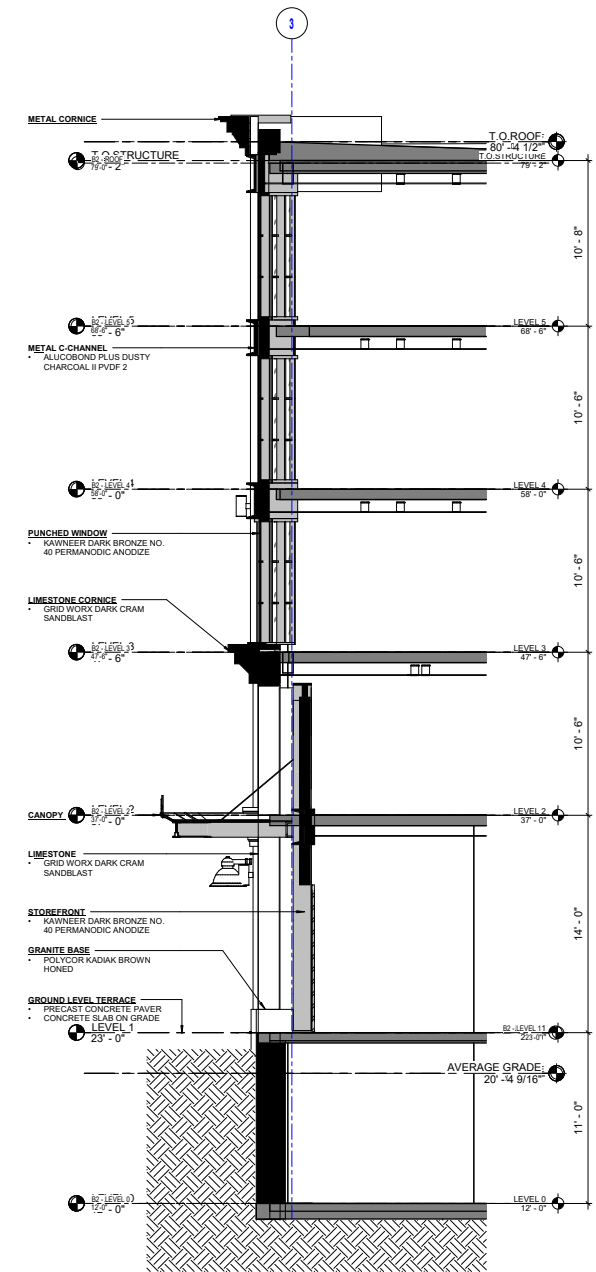
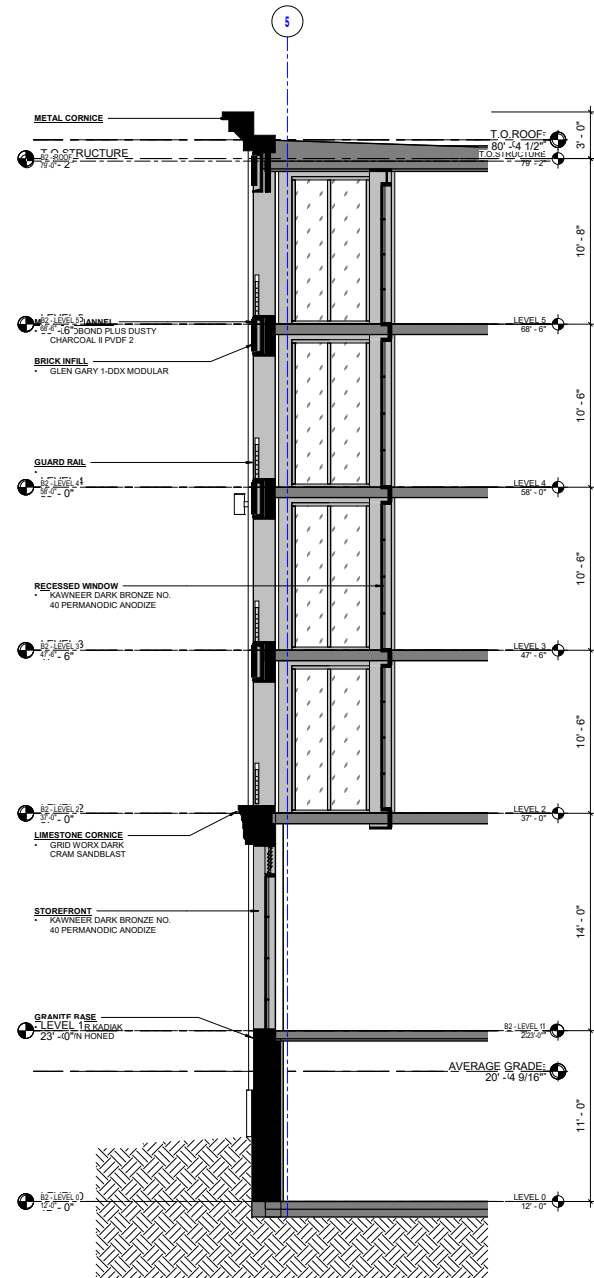
# BUILDING | TYPICAL DETAILS



KEY PLAN



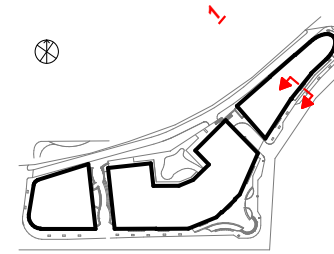
KEY PLAN



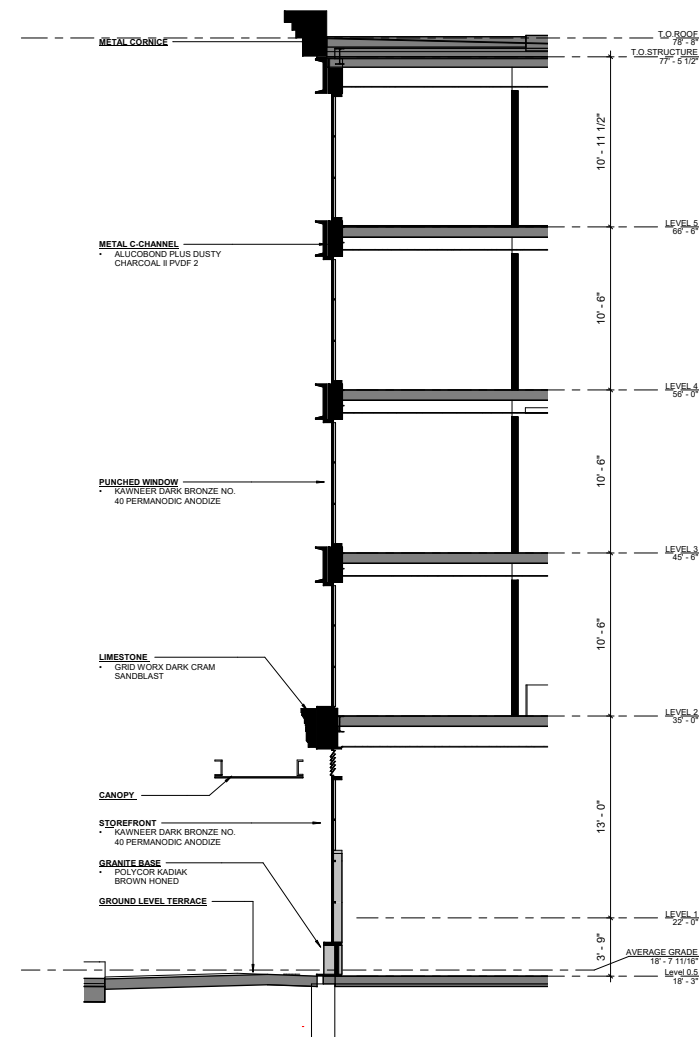
1 RECESSED BALCONY SECTION  
1/4" = 1'-0"

1 WALL SECTION AT ENTRYWAY  
1/4" = 1'-0"

# BUILDING | TYPICAL DETAILS

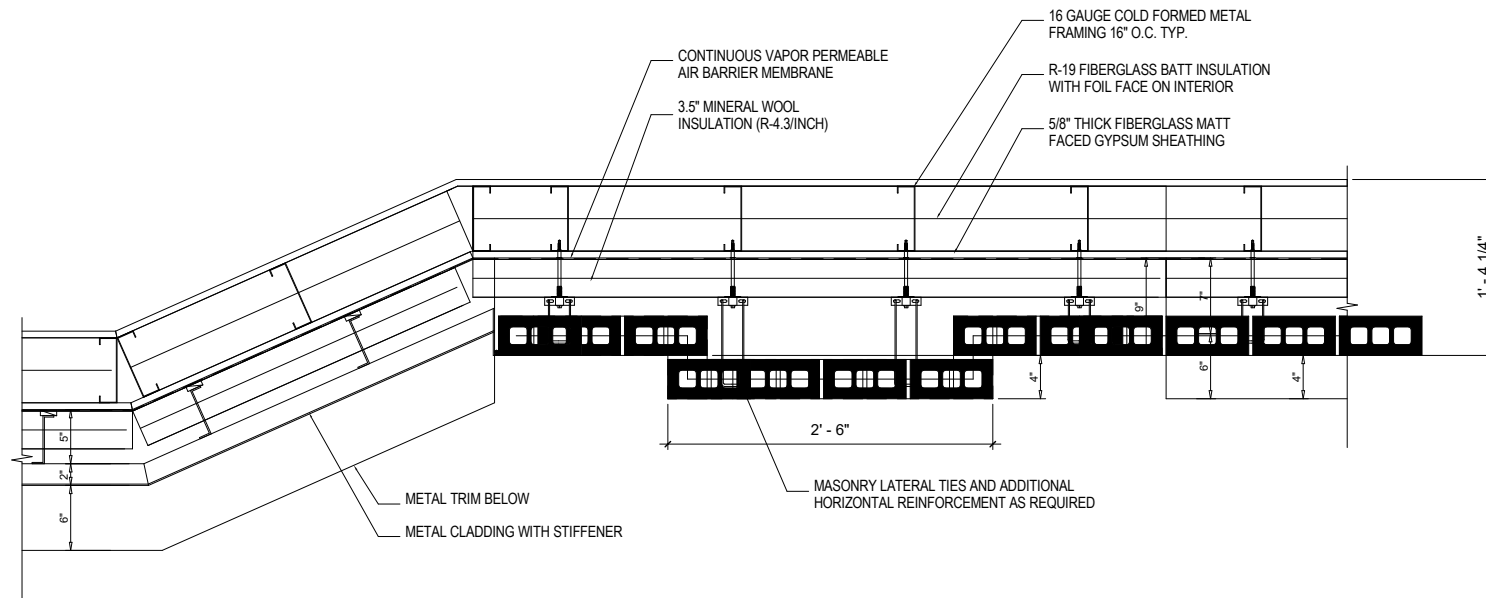


KEY PLAN

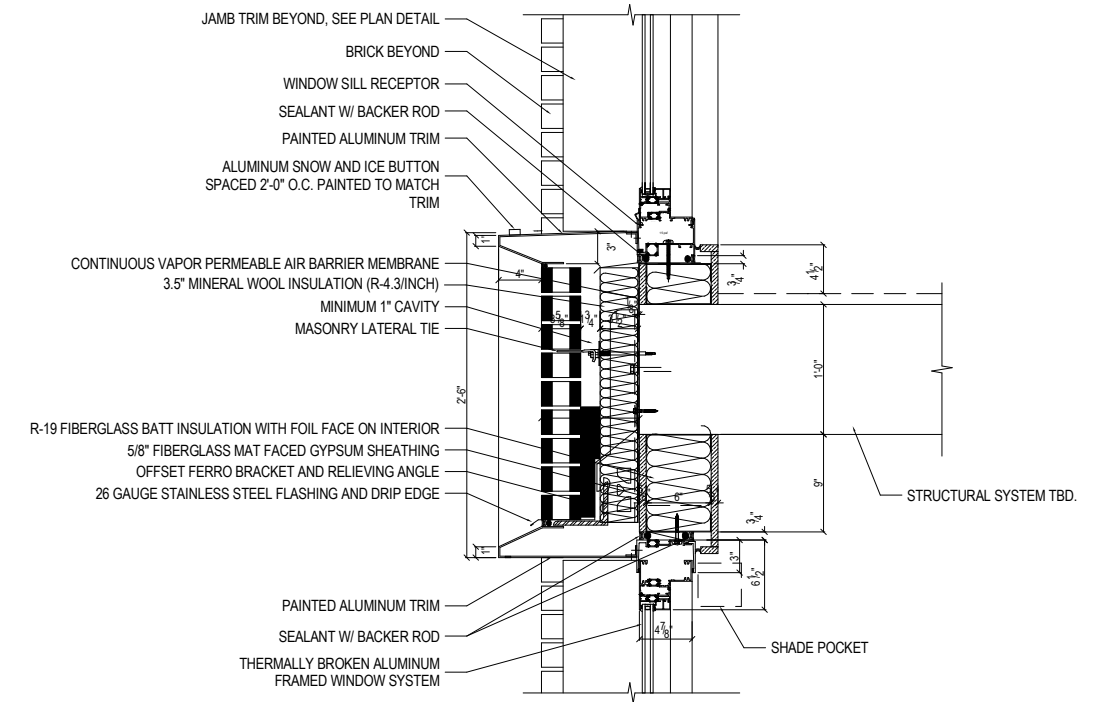


1 WALL SECTION @ BUILDING 3  
1/4" = 1'-0"

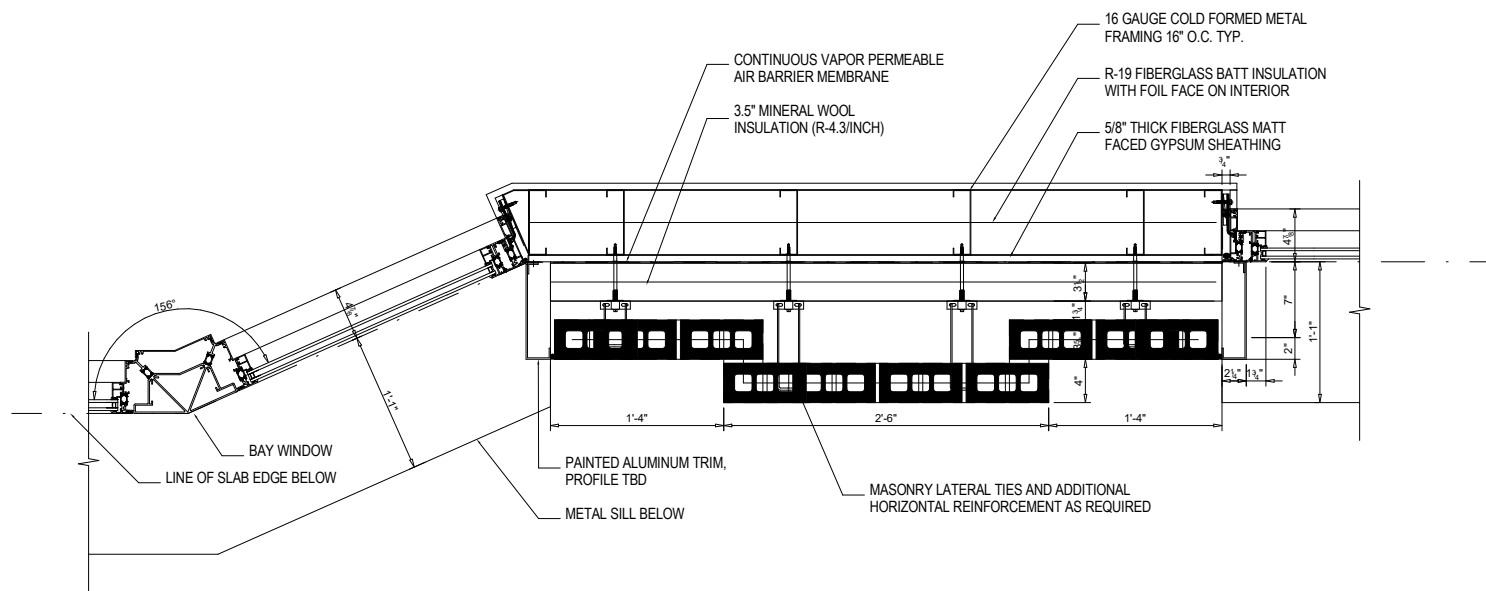
# BUILDING | TYPICAL DETAILS



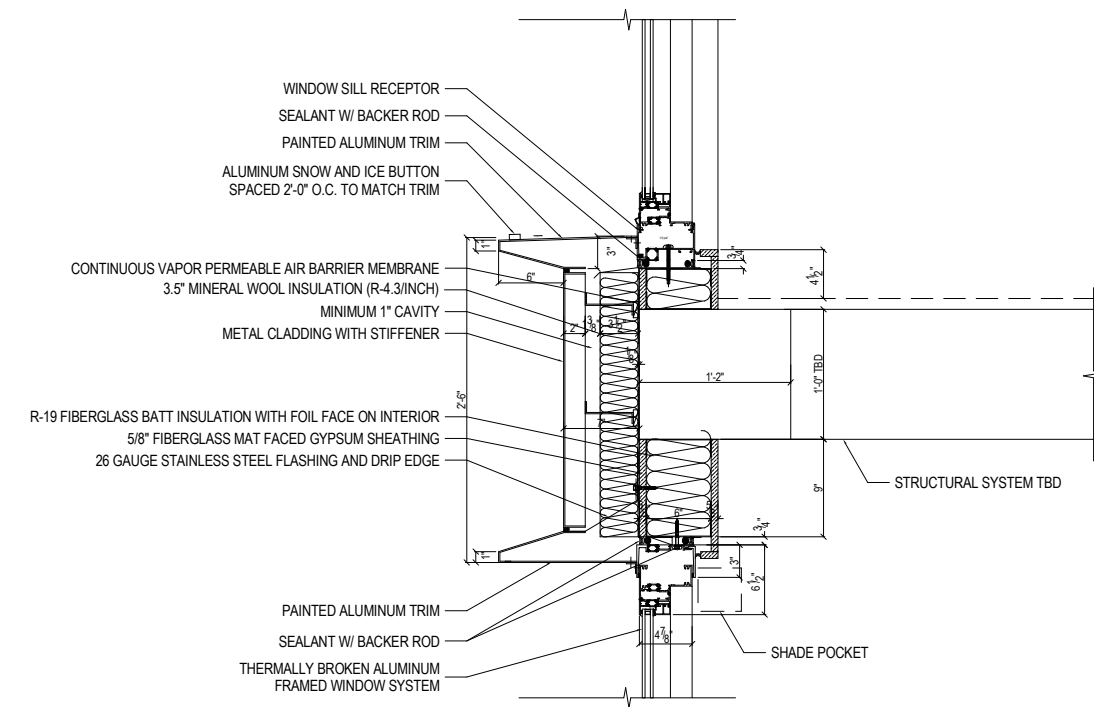
Typical Plan Detail II



Typical Window Section Detail (Brick)



Typical Plan Detail I



Typical Bay Window Section Detail (Metal Panel)

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ARCHITECTURE | PLANNING  
INTERIOR DESIGN | VDC  
BRANDED ENVIRONMENTS

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**BOSTON**  
200 HIGH ST, FLOOR 2  
BOSTON, MA 02110

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**NEW YORK**  
54 W 21ST ST, FLOOR 12  
NEW YORK, NY 10010

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SGA-ARCH.COM  
857.300.2610

# THANK YOU

**Project Address:** 111 State Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD 4
- Land Use: Mixed-Use
- Land Area: 2,875 SF +/-
- Estimated Age of Structure: c.1825
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: State Street and Sheafe Street
- Unique Features: N/A
- Neighborhood Association: Downtown

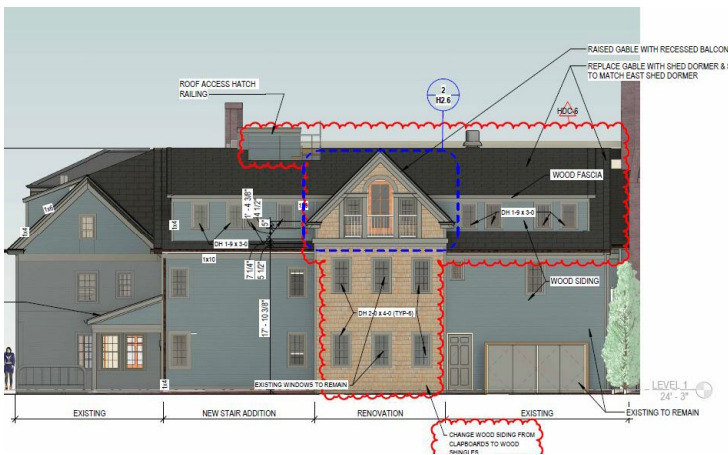


**B. Proposed Work:** Reconfigure rear gable ends to include a recessed porch and dormer, add new windows, change rear center gable siding, modifications to the front entrance doors.

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

The project proposal includes the following:

- Reconstruction of the Sheafe Street facing façade.
- Reconfigure rear gable ends and add a new dormer.
- New windows, siding, and entrance modifications.
- This project has been before the Commission for several Public Hearings and Administrative Approvals for various changes and modifications.



**D. Purpose and Intent:**

7. Preserve the integrity of the District
8. Assessment of the Historical Significance
9. Conservation and enhancement of property values
10. Maintain the special character of the District
11. Complement and enhance the architectural and historic character
12. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

5. Consistent with special and defining character of surrounding properties
6. Compatibility of design with surrounding properties
7. Relation to historic and architectural value of existing structures
8. Compatibility of innovative technologies with surrounding properties



# 111 STATE STREET ADDITION & RENOVATION



**COVENTRY REALTY, LLC**

**HDC- Revision 6B  
PUBLIC HEARING  
JULY 2024**

## **REVISIONS TO PREVIOUSLY APPROVED APPLICATION**

1. RAISE CENTER REAR GABLE, ADD RECESSED PORCH
2. CHANGE REAR WEST GABLE TO SHED DORMER.
3. EXTEND FLAT ROOF BEHIND GABLES
4. ADD FOUR WINDOWS TO EXISTING REAR CENTER GABLE
6. GUARDRAIL @ SHEAFE ST ROOF CHANGED
7. FRONT ENTRY DOOR CHANGED FROM DOUBLE TO SINGLE WITH SOLID PANELED SIDELITES

## **DRAWING LIST**

- H0.1 COVER
- H0.2 EXISTING CONDITION
- H0.3 3D AXONOMETRIC NORTHEAST
- H1.3 ROOF PLAN
- H2.1 STATE STREET ELEVATION
- H2.4 SHEAFE STREET ELEVATION
- H2.5 CHAPEL STREET ELEVATION
- H2.6 GABLE DETAIL
- H3.0 VIGNETTE - SHEAFE ST EAST
- H3.1 VIGNETTE - SHEAFE ST MIDDLE
- H3.2 VIGNETTE SHEAFE ST WEST
- H4.1 MATERIALS

HDC-6

H0.1

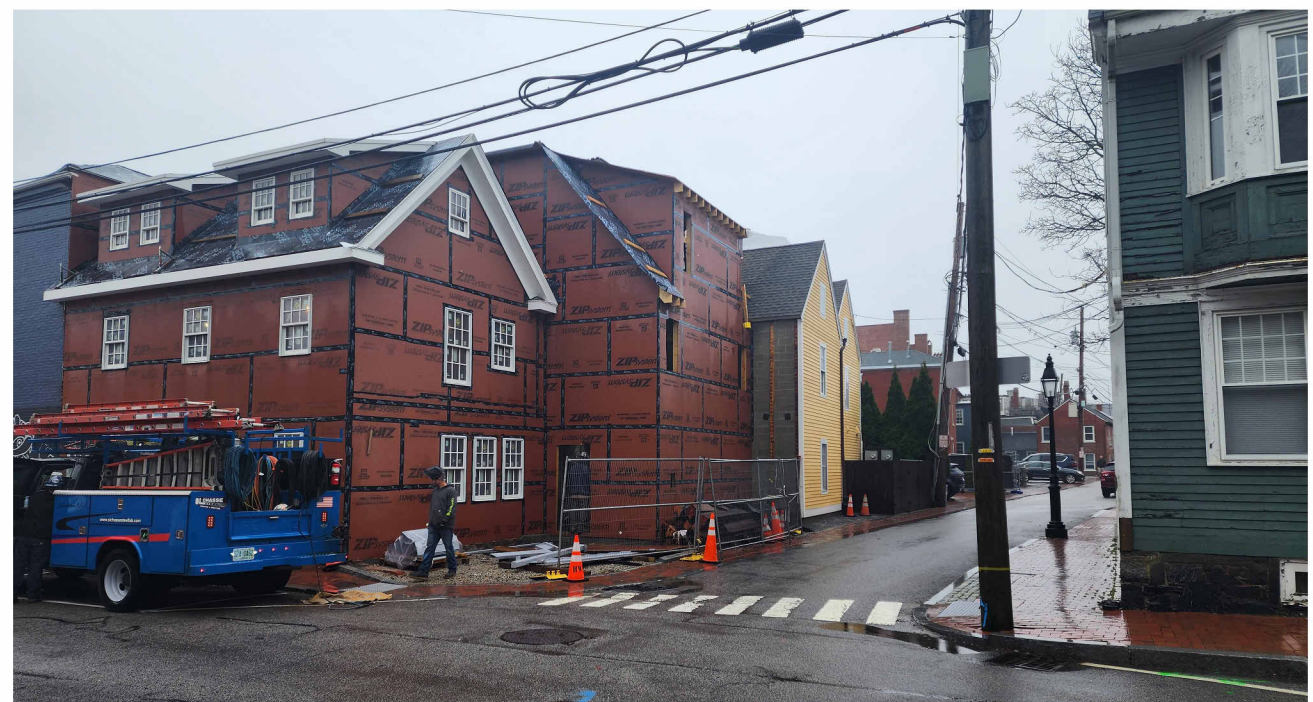
**COVER**

**121 STATE STREET**

SCALE:  
06/19/2024



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**H0.2** EXISTING CONDITIONS  
121 STATE STREET  
SCALE:  
06/19/2024



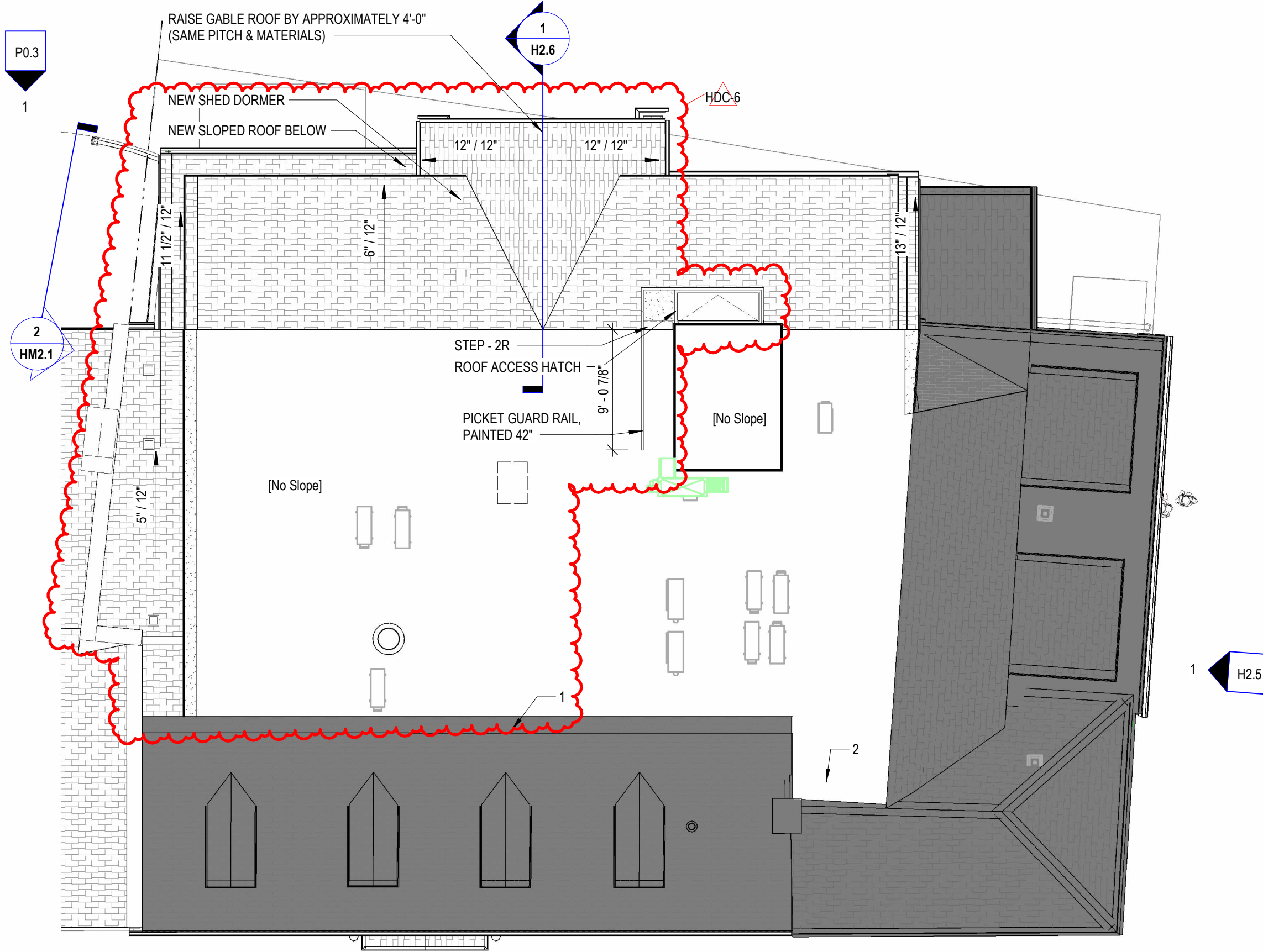
- RAILING FOR ROOF ACCESS HATCH
- EXTEND FLAT ROOF
- CHANGE GABLE TO SHED
- RAISE GABLE WITH RECESSED PORCH

2 AXONOMETRIC, NE PREVIOUSLY APPROVED  
1/4" = 1'-0"





1 AXONOMETRIC, NE PROPOSED

**H0.3** 3D AXONOMETRIC NORTHEAST  
121 STATE STREET

SCALE: 1/4" = 1'-0"  
06/19/2024



**LEGEND**

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

1  
HR2.1

**H1.3** **ROOF PLAN**  
**121 STATE STREET**  
SCALE: 1/8" = 1'-0"  
06/19/2024





HDC-5

LEVEL 1  
24' - 3"

HDC-6 (CHANGE EXISTING DOUBLE DOOR TO SINGLE DOOR WITH SOLID SIDELITES)

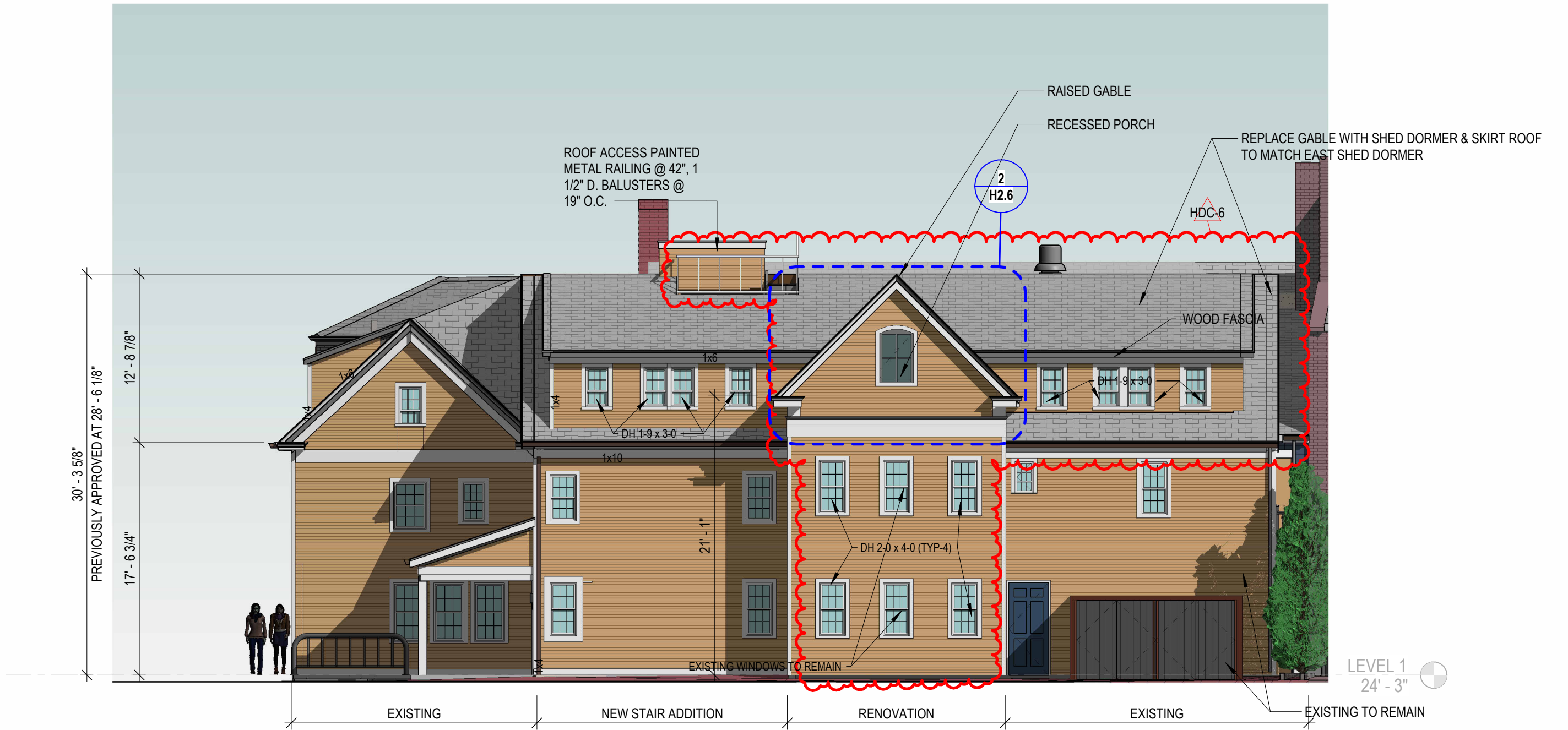


EXISTING

**H2.1 STATE STREET ELEVATION  
121 STATE STREET**

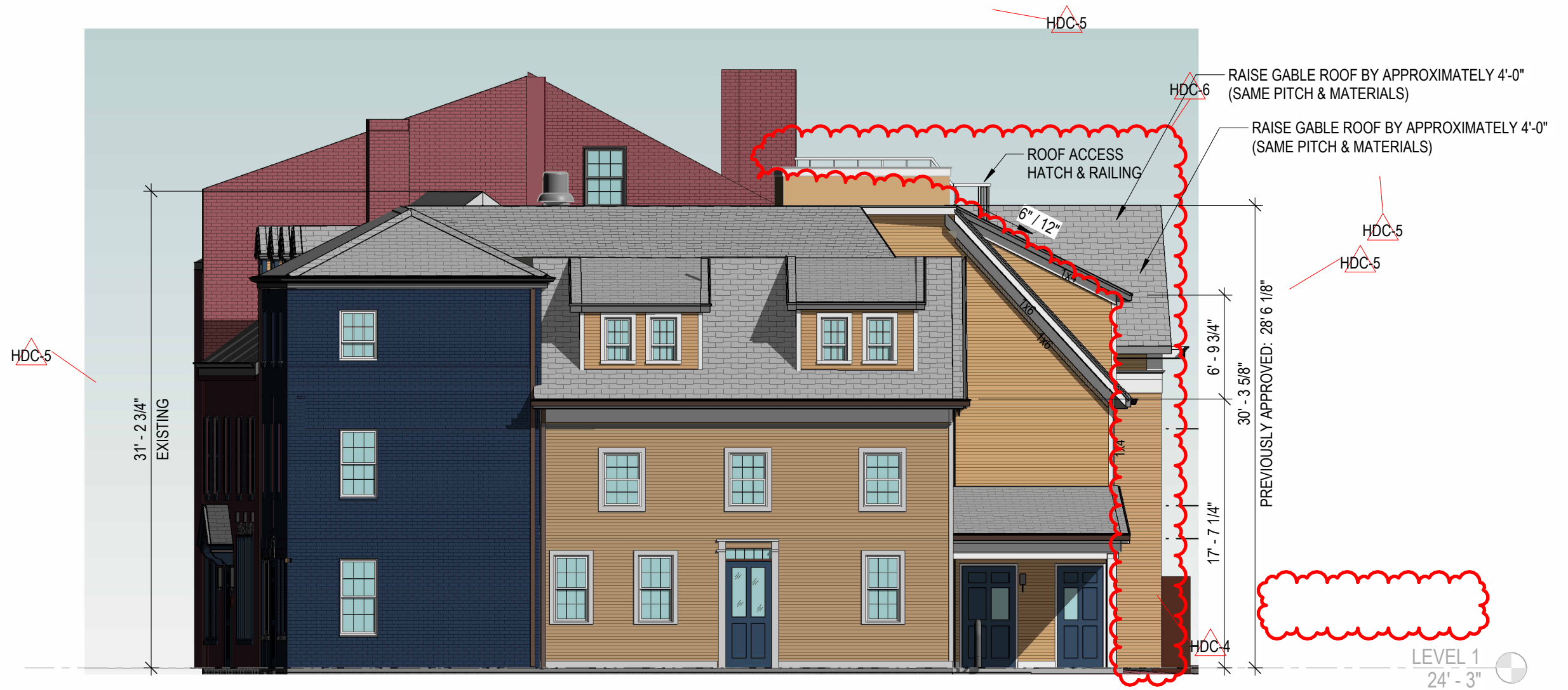
SCALE: 1/8" = 1'-0"  
06/19/2024





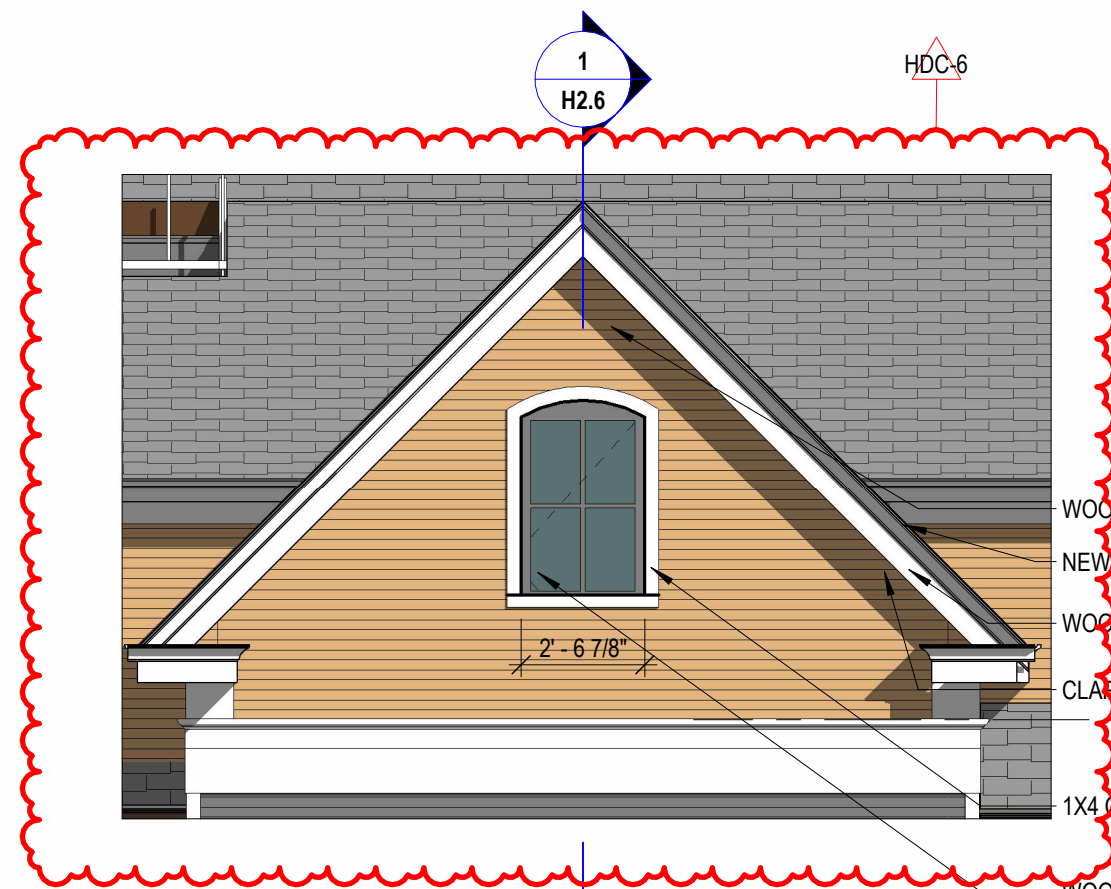
**H2.4 SHEAFE STREET ELEVATION  
121 STATE STREET**

SCALE: 1/8" = 1'-0"  
06/19/2024

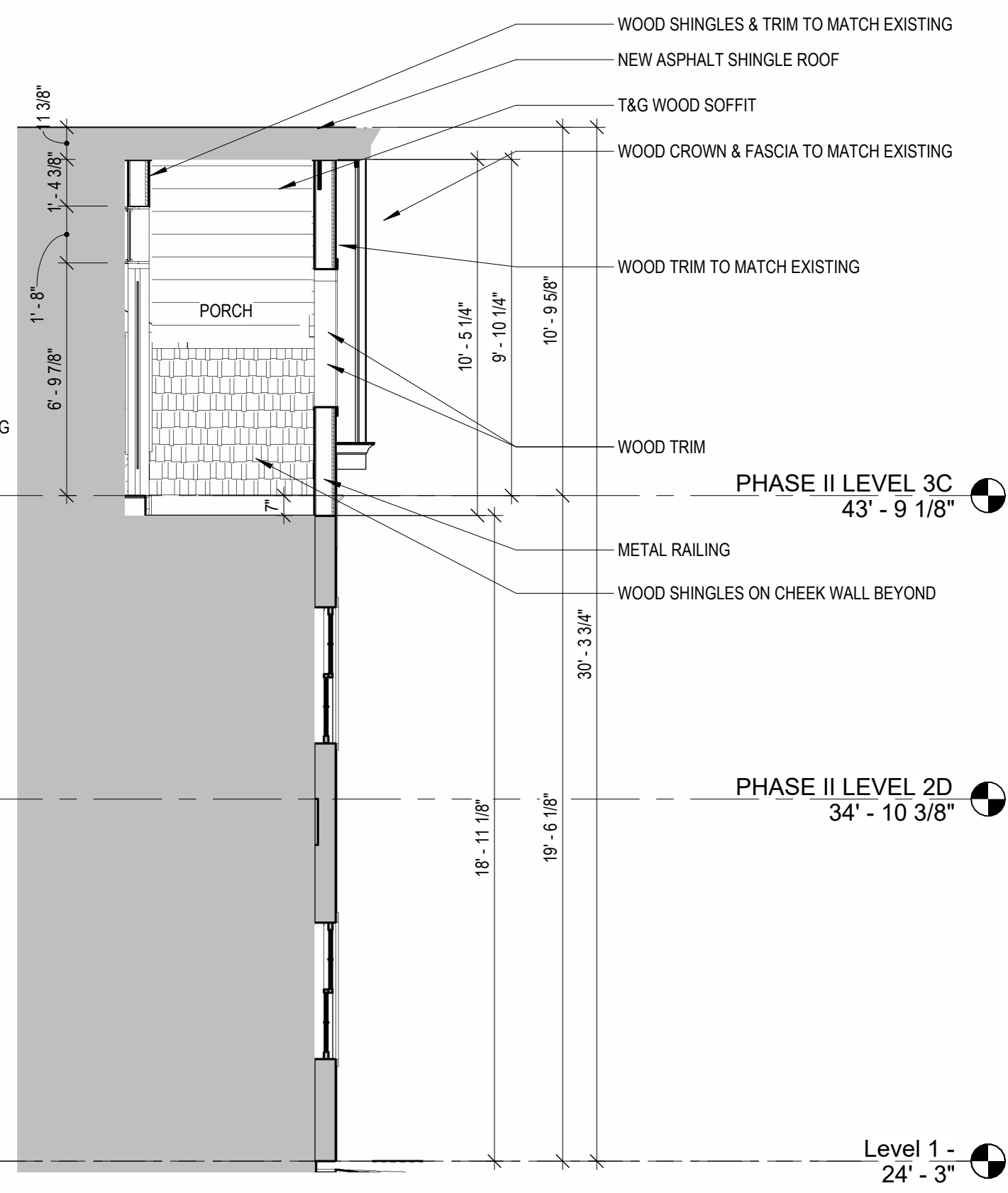


**H2.5** CHAPEL STREET ELEVATION  
121 STATE STREET

SCALE: 1/8" = 1'-0"  
06/19/2024



WOOD SHINGLES & TRIM TO MATCH EXISTING  
 NEW ASPHALT SHINGLE ROOF  
 WOOD CROWN & FASCIA TOP MATCH EXISTING  
 CLAPBOARD TO MATCH EXISTING  
 1X4 CASING  
 WOOD & GLASS DOOR BEYOND, 3'0"X6'8"



PHASE II LEVEL 3C  
 43' - 9 1/8"

PHASE II LEVEL 2D  
 34' - 10 3/8"

Level 1 -  
 24' - 3"

**H2.6** ROOF HEIGHT DETAIL - SHEAFE STREET  
 121 STATE STREET

SCALE: 1/4" = 1'-0"  
 06/19/2024

ASI-4







**H3.0** **VIGNETTE - SHEAFE ST EAST**  
**121 STATE STREET**

SCALE:  
06/19/2024



H3.1

VIGNETTE - SHEAFE ST MIDDLE  
121 STATE STREET

SCALE:  
06/19/2024



**H3.2** VIGNETTE - SHEAFE ST WEST  
121 STATE STREET

SCALE:  
06/19/2024

**Project Address:** 96 State Street

**Permit Requested:** Work Session

**Application:** Work Session 3

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 5,400 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown



**B. Proposed Work:** Construct (2) 2-story additions; one addition is proposed facing State Street, the other is proposed facing Atkinson Street.

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

The project proposal includes the following:

- Construct (2) 2-story additions.

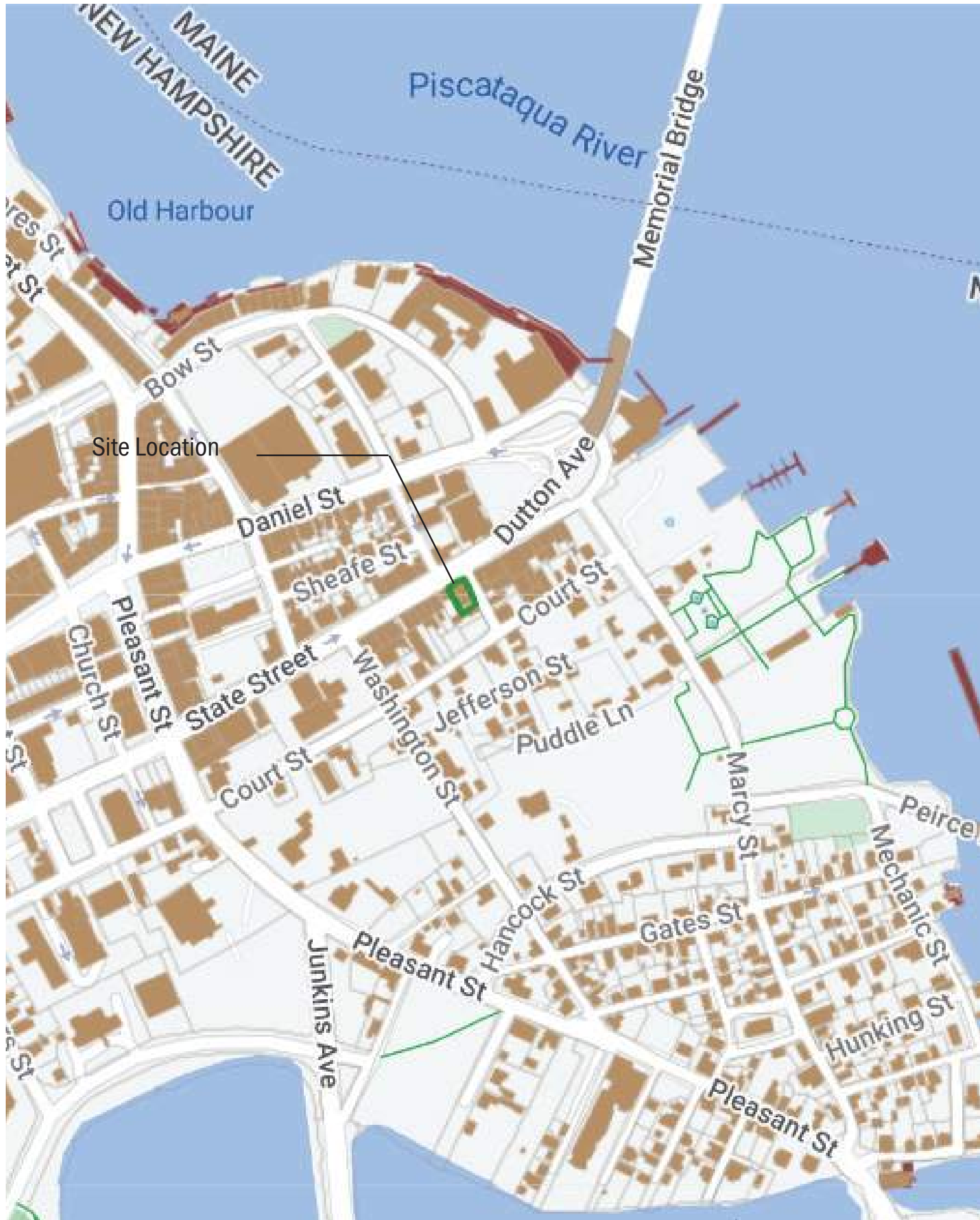


**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
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 and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

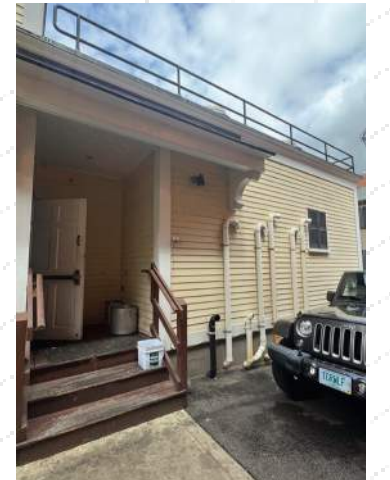


# 96 STATE STREET PORTSMOUTH, NH Context, Precedent + Concept Review

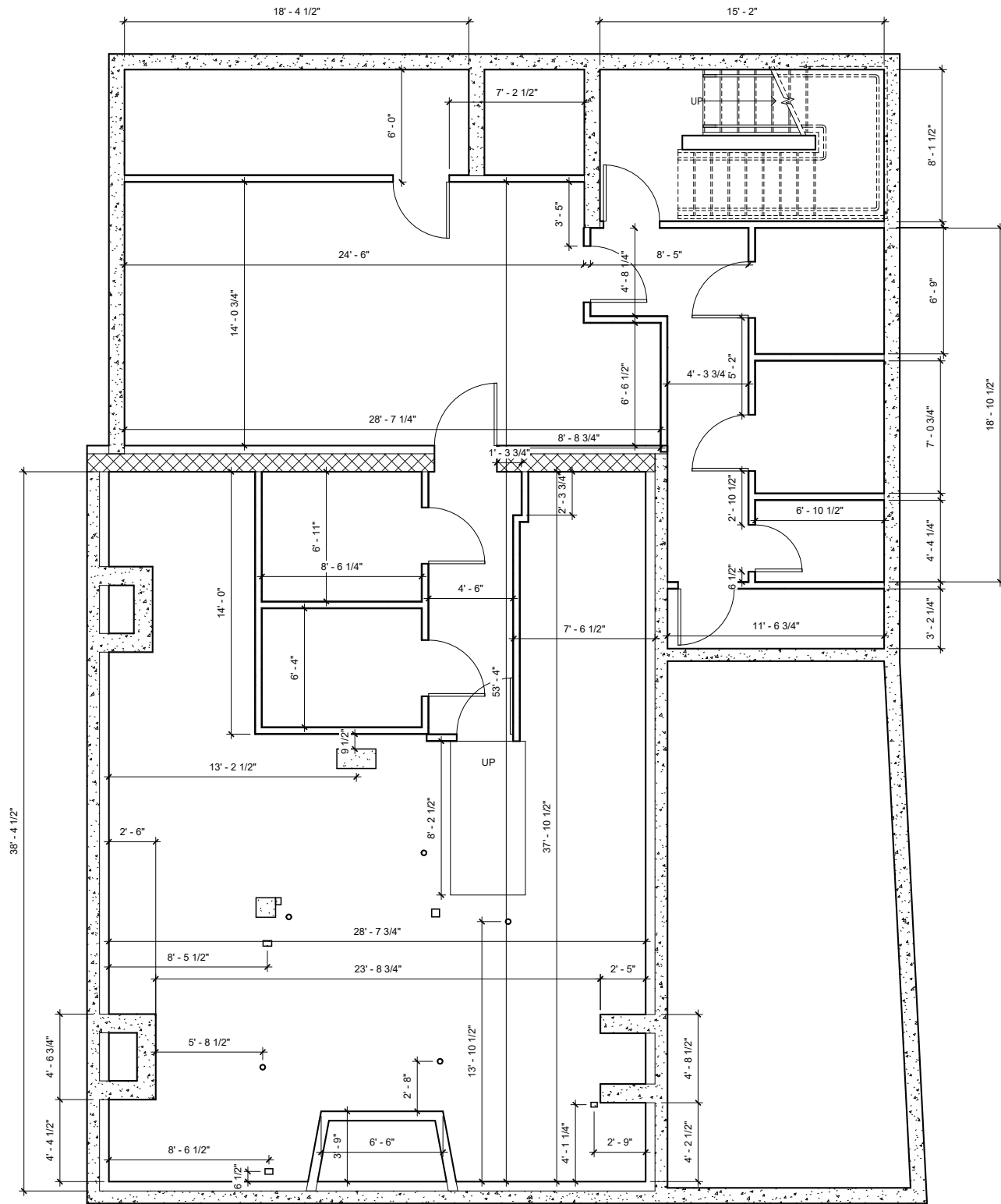
July 17TH 2024

**WINTER HOLBEN**

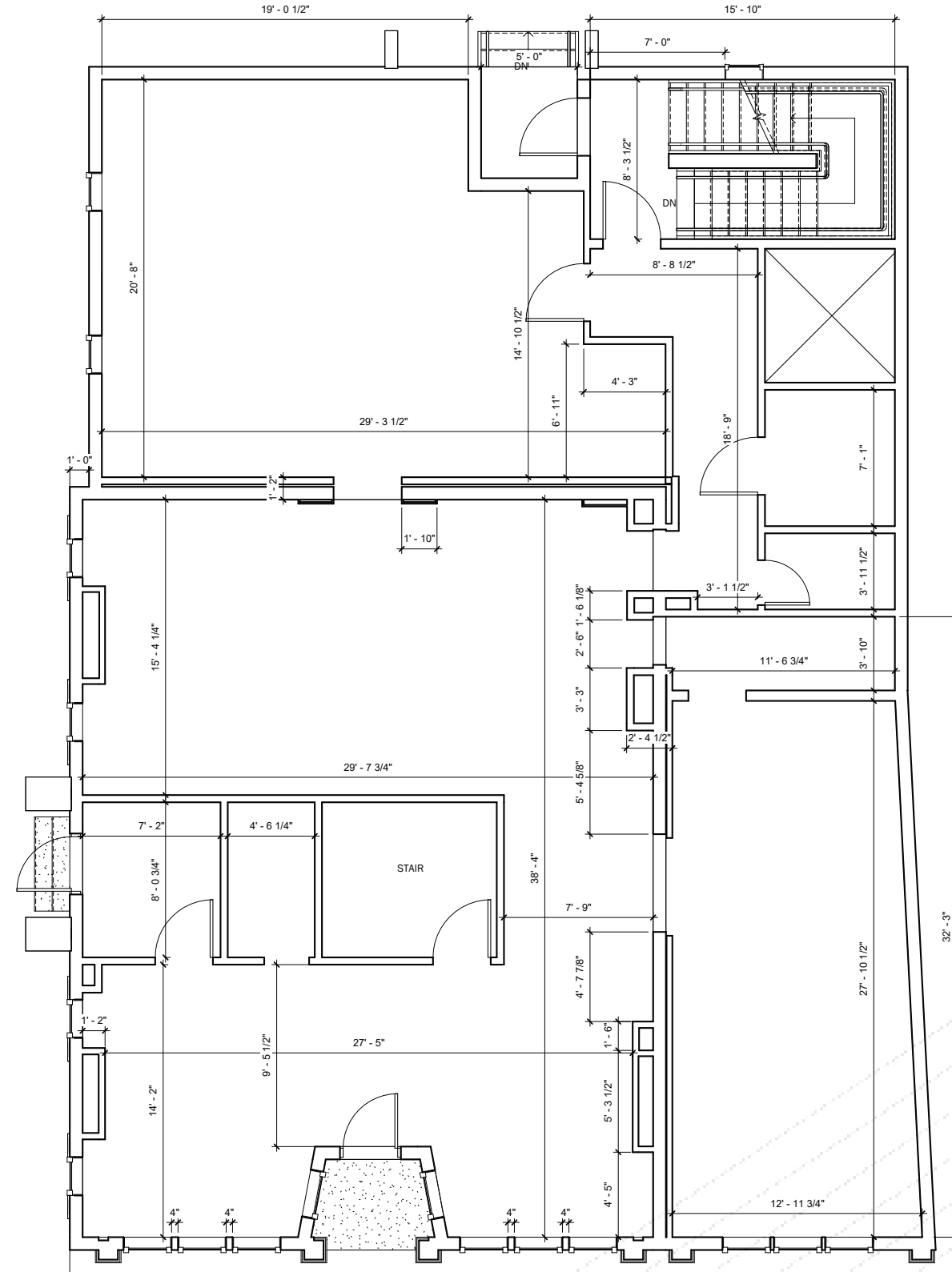
# SITE CONTEXT



# EXISTING PLANS



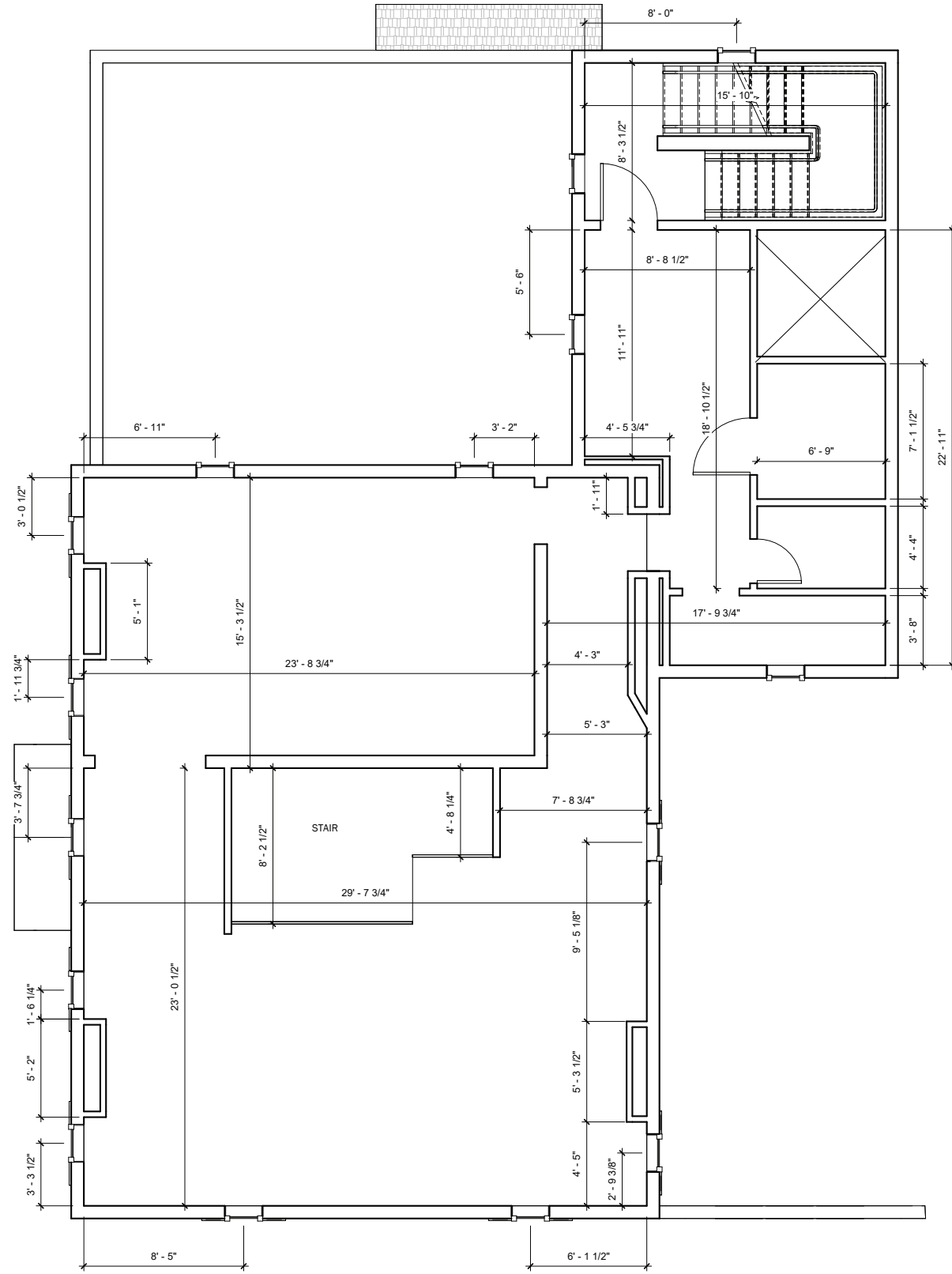
Basement Plan | Scale: 1"=1/8"



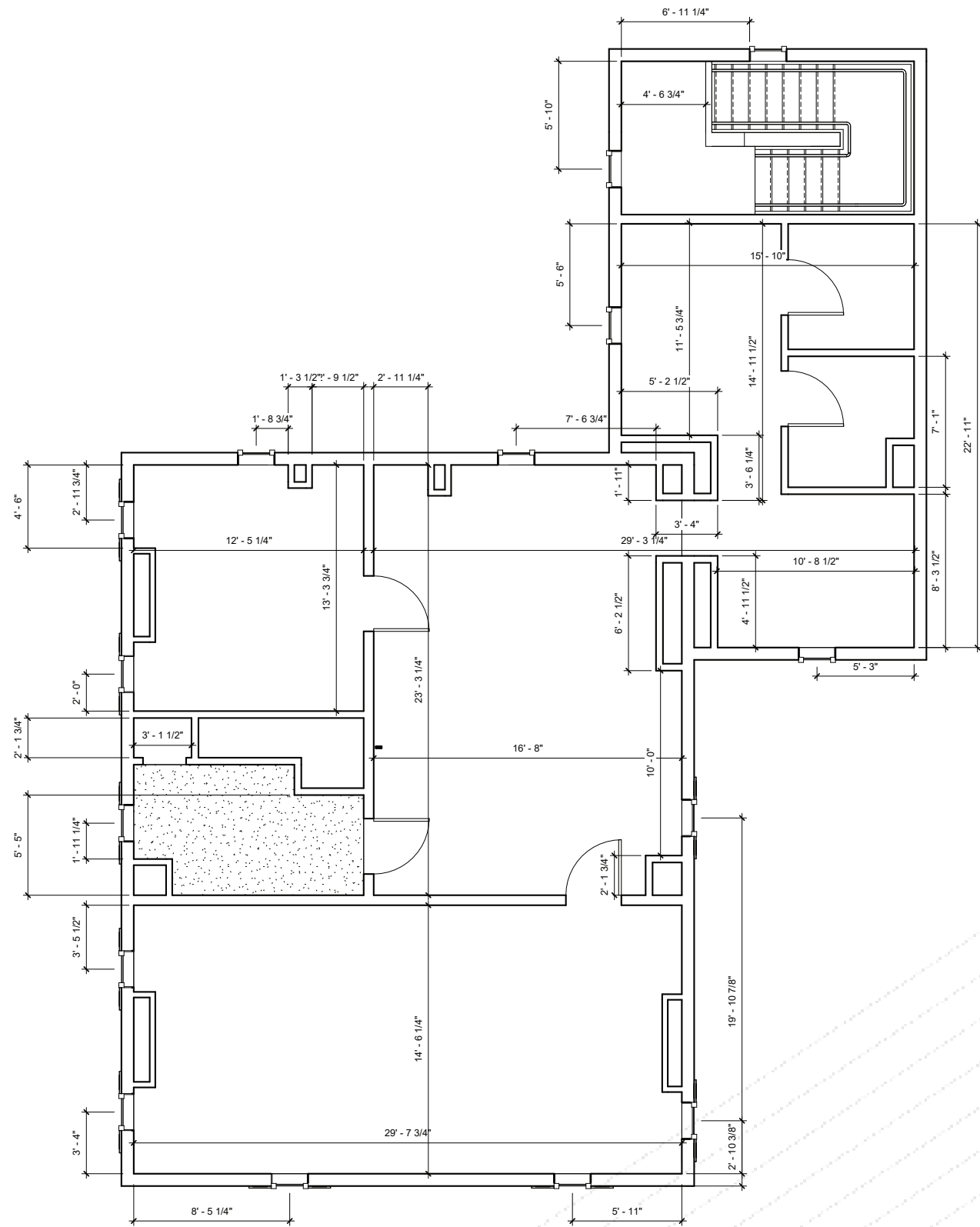
First Floor Plan | Scale: 1"=1/8"



# EXISTING PLANS



Second Floor Plan | Scale: 1"=1/8"



Third Floor Plan | Scale: 1"=1/8"

# EXISTING ELEVATION



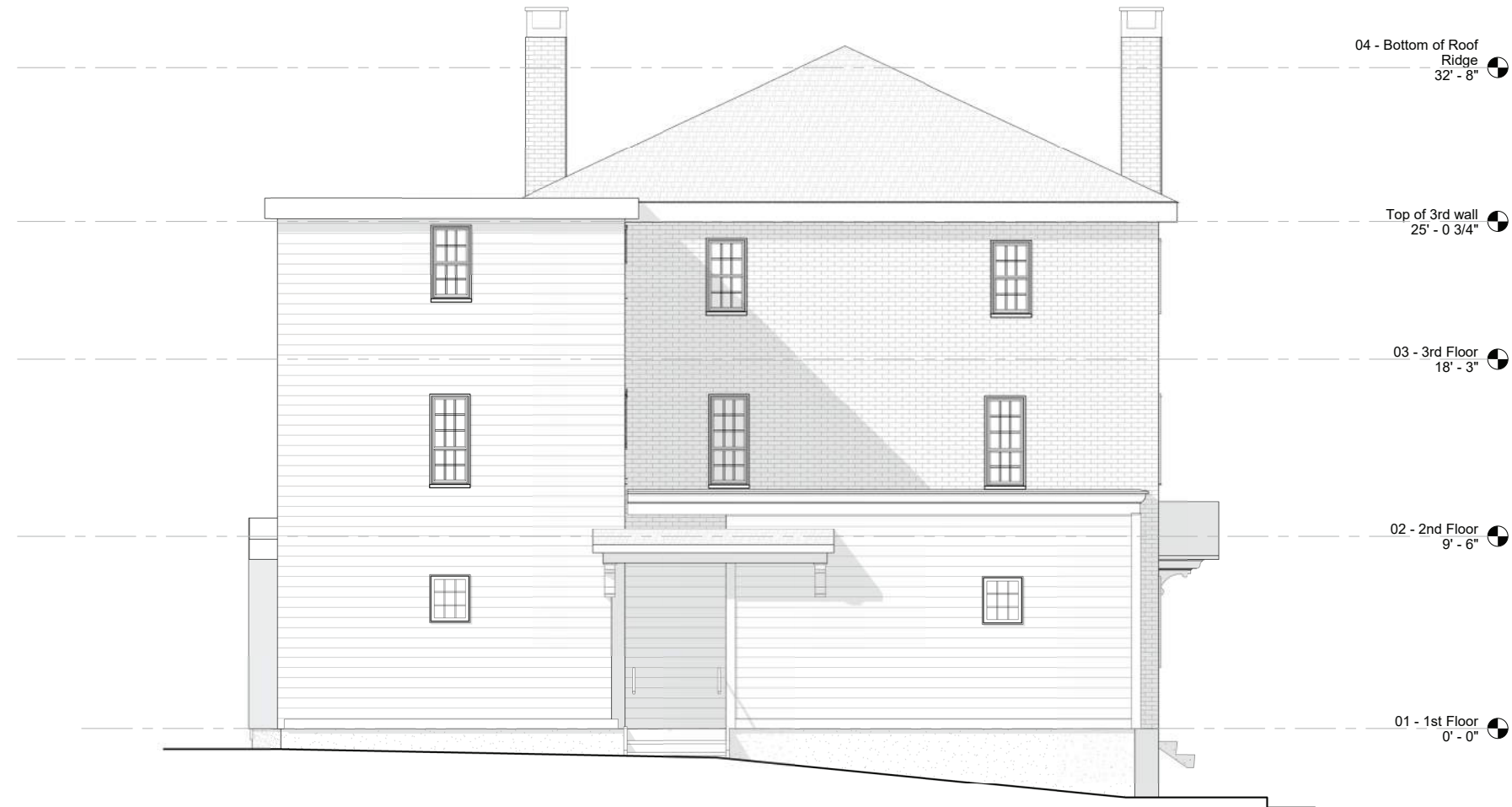
Existing Elevation - North | Scale: 1"=1/8"

# EXISTING ELEVATION



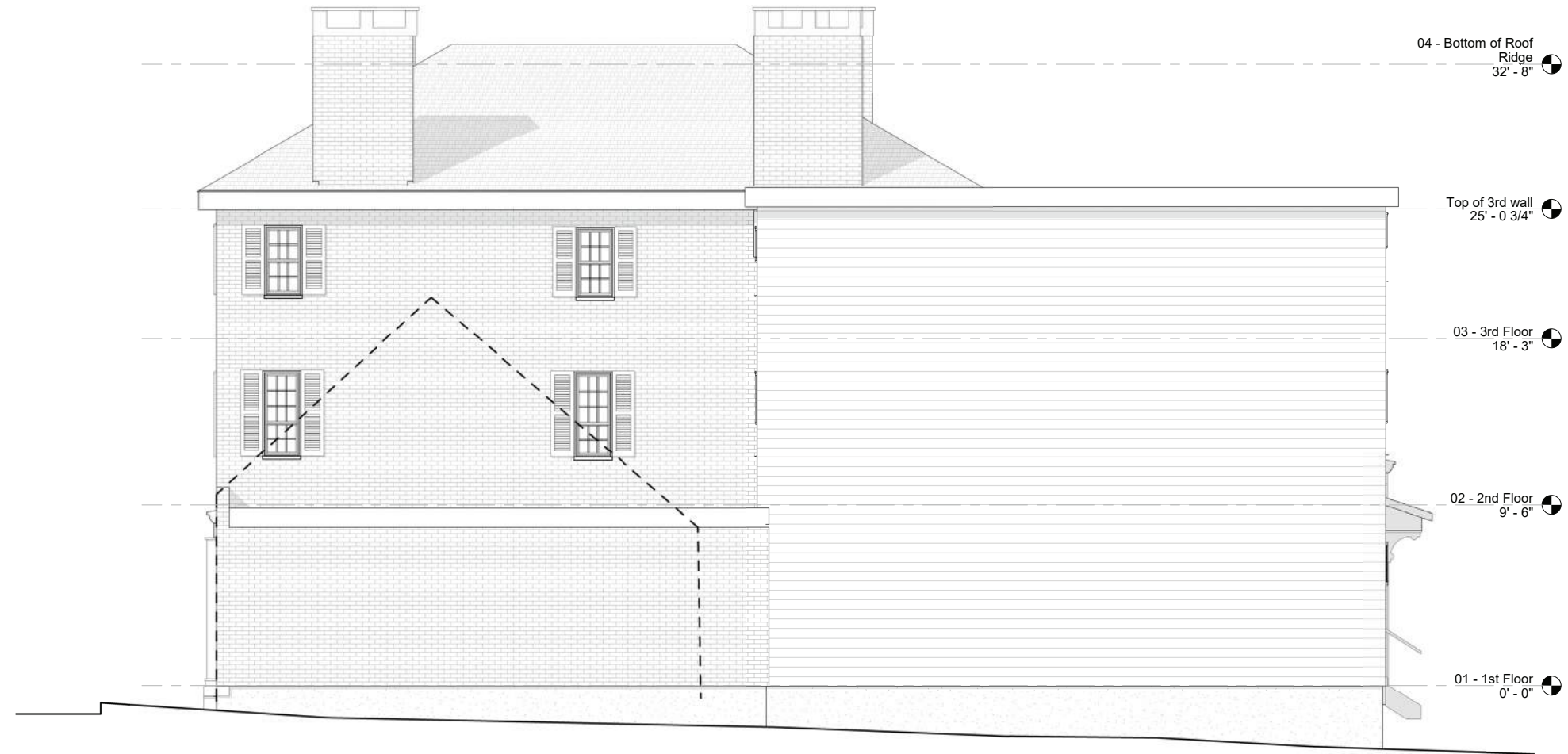
Existing Elevation - East | Scale: 1"=1/8"

# EXISTING ELEVATION



Existing Elevation - South | Scale: 1"=1/8"

# EXISTING ELEVATION



Existing Elevation - West | Scale: 1"=1/8"

# DESIGN PRECEDENT



Existing raised panel facade



Raised panel with canopy space



Raised panel with wood clad above



Raised panel with clad and brick



Raised panel wood clad panel above



Raised panel with shed above



Raised panel facade - Symmetry



Raised panel facade abutting masonry

# MATERIALS



Grey Shingle -To match adjacent building



Yellow Lapped Siding



EPDM Rubber membrane roof

# CONCEPT 1 ELEVATION



Concept 1 Elevation - North | Scale: 1"=1/8"



# CONCEPT 1 ELEVATION



Concept 1 Elevation - East | Scale: 1"=1/8"

# CONCEPT 1



Aerial



View from Corner of State and Atkinson



View from State Street



View from Atkinson Street

# CONCEPT 2 ELEVATION



Concept 2 Elevation - North | Scale: 1"=1/8"

# CONCEPT 2 ELEVATION



Concept 2 Elevation - East | Scale: 1"=1/8"

# CONCEPT 2



Aerial



View from Corner of State and Atkinson

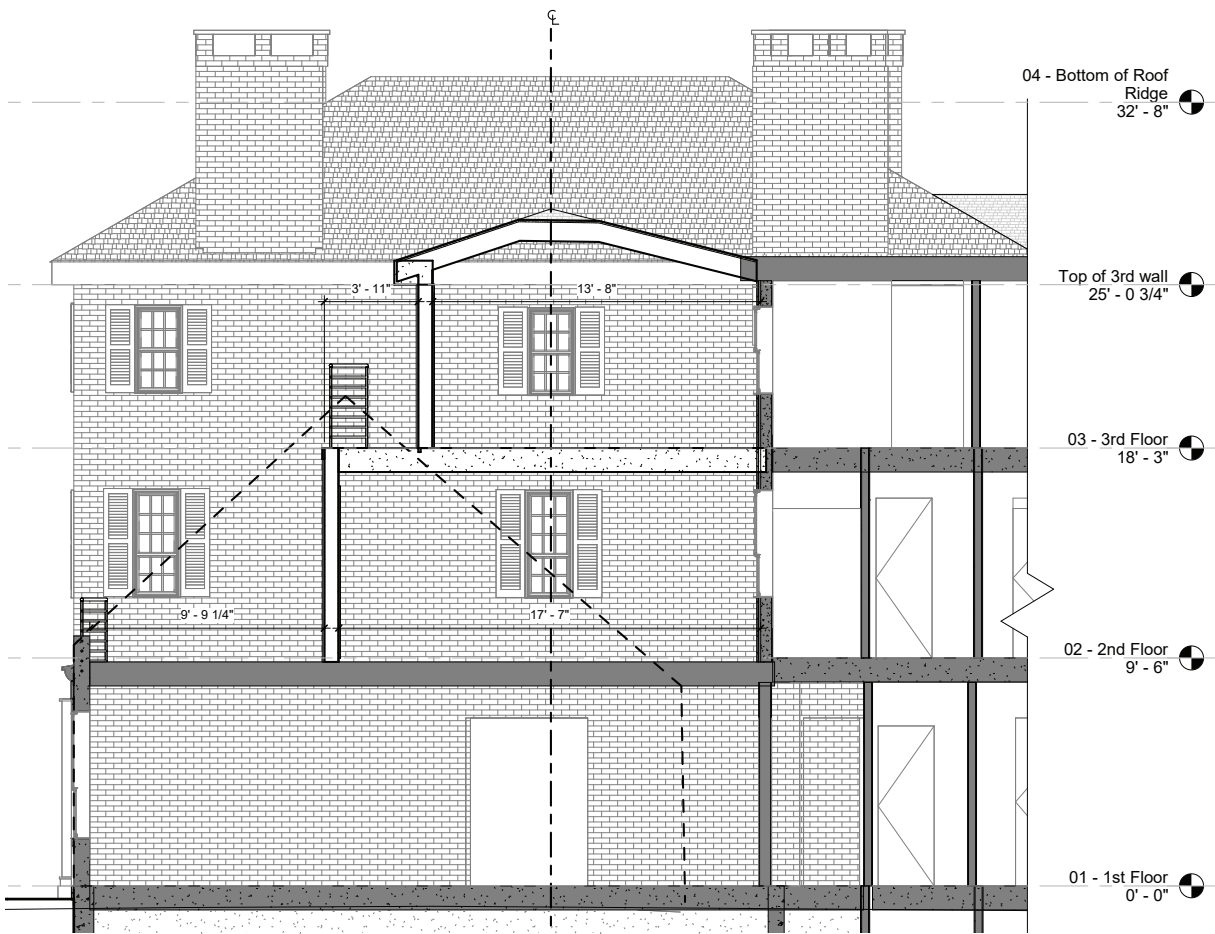


View from State Street

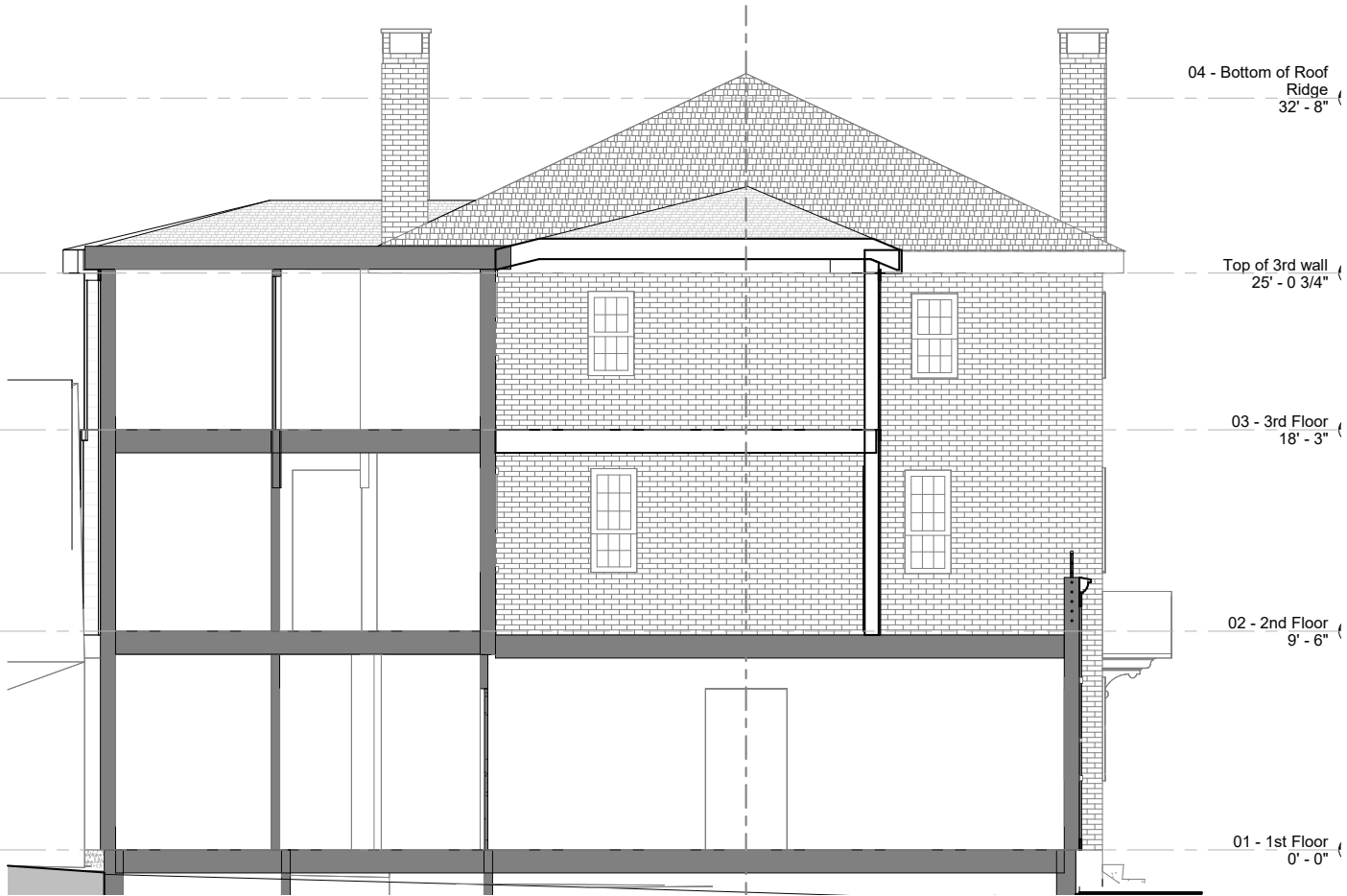


View from Atkinson Street

# SECTION



Proposed Section - West | Scale: 1"=1/8"



Proposed Section - North | Scale: 1"=1/8"