

# Historic District Commission

## Staff Report – February 7<sup>th</sup>, 2018

February 7<sup>th</sup> MEETING

### ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Extension Request – Harborcorp Project / Deer Street
- Administrative Approvals:
  - A. **244 State Street** - **Recommend Approval**
  - B. **44 Lafayette Road** - **Recommend Approval**
  - C. **245 Middle Street** - **Recommend Approval**
  - D. **13 Salter Street** - **Recommend Approval**
  - E. **1 Webster Way** - **Recommend Approval**

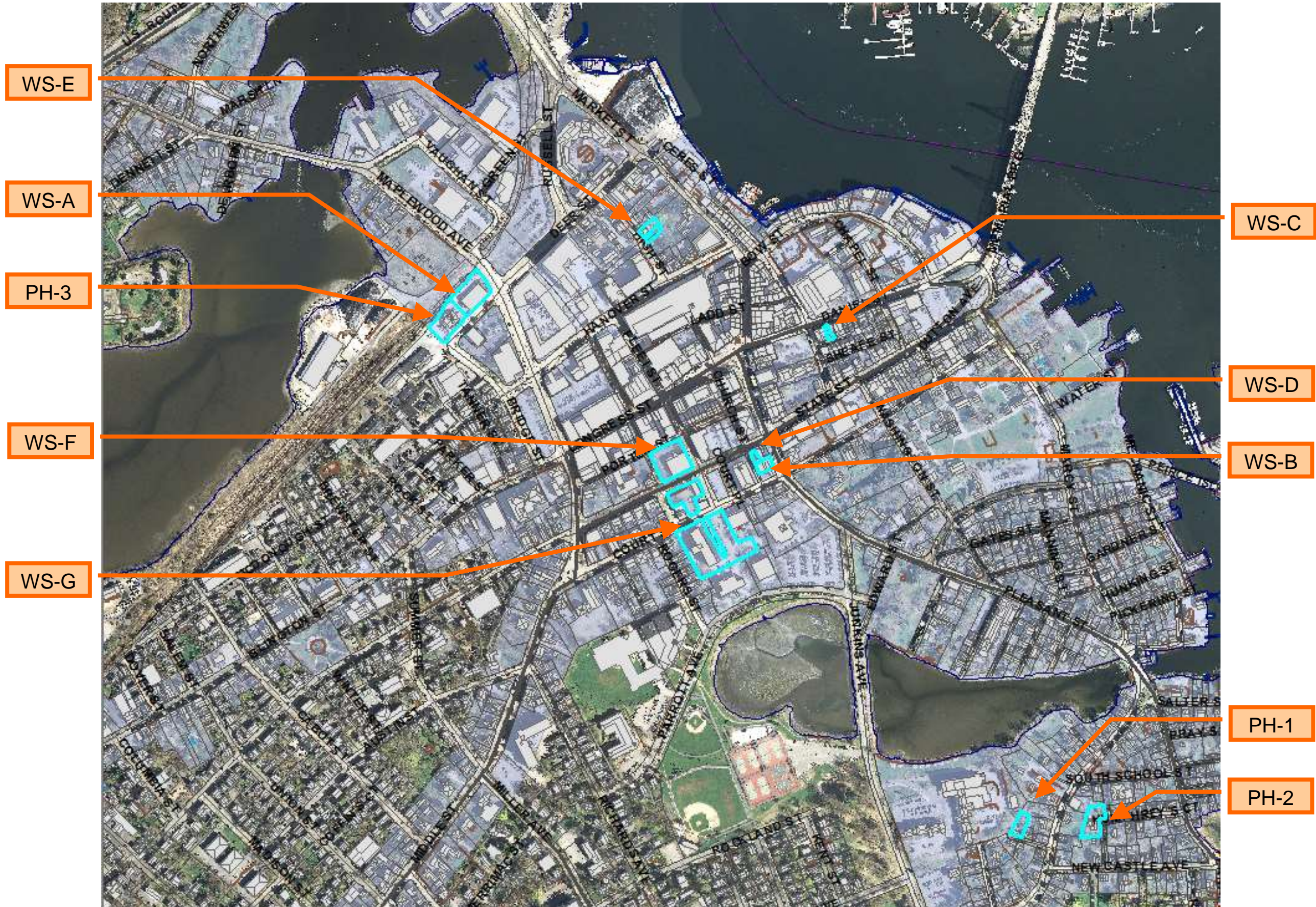
### PUBLIC HEARINGS – NEW BUSINESS:

1. 33 Blossom Street (Minor – windows)
2. 75 Humphrey's Court (Minor – addition)
3. 163 Deer Street (Major – mixed-use building)

### WORK SESSIONS:

- A. 161 Deer Street (Major – Mixed-Use Building)
- B. 84 Pleasant Street (Moderate – demolition of rear addition)
- C. 77 Daniel Street (Moderate – rear addition)
- D. 278 State Street (Major – Renovation and Redevelopment)
- E. 127 & 137 High Street (Moderate – new rear building)
- F. 33 State Street (Moderate – window replacement)
- G. 140-152 Court Street (Major – 5 Story Building)





# HISTORIC DISTRICT COMMISSION

MEETING DATES: February 7<sup>th</sup>  
APPLICATIONS: 15



# Historic District Commission

**Project Address:** 33 BLOSSOM STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION/ PUBLIC HEARING #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRB
- Land Use: Residential – Single Family
- Land Area: 6,099 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Georgian/ Federal
- Historical Significance: Contributing (Main House Only)
- Public View of Proposed Work: View from Blossom Street
- Unique Features:
- Neighborhood Association: South End

**B. Proposed Work:** To replace windows on garage structure.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Significant Demolition

**F. Sensitivity of Context:**

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

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

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The structure is located along Blossom Street in the heart of the South End. It is surrounded with mainly wood-frame 2.5 story historic structures with shallow or no front yard setbacks on relatively small lots.

**J. Background & Suggested Action:**

The applicant proposes to:

- Replace the double hung windows with casement windows for egress purposes
- Replace three fixed windows with awning windows.
- **Note that the Applicant is proposing to convert the upper floor of the garage into living space.**

**Design Guideline Reference – Guidelines for Windows and Doors (08)**

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING  
  
NA**

**33 BLOSSOM STREET – WORK SESSION / PUBLIC HEARING #1 (MINOR PROJECT)**

|                                      |   | INFO/ EVALUATION CRITERIA                      | SUBJECT PROPERTY  |                         | NEIGHBORHOOD CONTEXT          |   |
|--------------------------------------|---|--|---|-------------------------|-------------------------------|---|
| STAFF                                | Project Information                       |  | Existing Building   | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average)  |
|                                      | GENERAL BUILDING INFORMATION              |  | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)   |                         |                               |   |
|                                      | 1   | Gross Floor Area (SF)                          | <b>MINOR PROJECT</b><br><b>- REPLACE SECOND FLOOR WINDOWS ON GARAGE BUILDING ONLY -</b> |                         |                               |   |
|                                      | 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                         | APPLICANT'S COMMENTS  | HDC SUGGESTIONS         | APPROPRIATENESS               |   |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT                                   | 8  | Scale (i.e. height, volume, coverage...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 9  | Placement (i.e. setbacks, alignment...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 10   | Massing (i.e. modules, banding, stepbacks...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 11   | Architectural Style (i.e. traditional – modern)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 12   | Roofs   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 13   | Style and Slope   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 14   | Roof Projections (i.e. chimneys, vents, dormers...)                                     |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 15   | Roof Materials  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 16   | Cornice Line  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 17   | Eaves, Gutters and Downspouts   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 18   | Walls   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 19   | Siding / Material   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 20   | Projections (i.e. bays, balconies...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 21   | Doors and Windows   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 22   | Window Openings and Proportions   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 23   | Window Casing/ Trim   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 24   | Window Shutters / Hardware  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 25   | Storm Windows / Screens   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 26   | Doors   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 27   | Porches and Balconies   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 28   | Projections (i.e. porch, portico, canopy...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 29   | Landings/ Steps / Stoop / Railings  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 30   | Lighting (i.e. wall, post...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 31   | Signs (i.e. projecting, wall...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 32   | Mechanicals (i.e. HVAC, generators)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 33   | Decks   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 34   | Garages/ Barns / Sheds (i.e. doors, placement...)                                       |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 35   | Fence / Walls / Screenwalls (i.e. materials, type...)                                   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 36   | Grading (i.e. ground floor height, street edge...)                                      |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 37   | Landscaping (i.e. gardens, planters, street trees...)                                   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 38   | Driveways (i.e. location, material, screening...)                                       |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 39   | Parking (i.e. location, access, visibility...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|                                      |   | 40   | Accessory Buildings (i.e. sheds, greenhouses...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 33 BLOSSOM ST. Case No: 1 Date: 2-7-18**

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



**H. Purpose and Intent:**

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

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

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Comp of innovative technologies with surrounding properties:        | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 75 HUMPHREY'S COURT  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 11,340 SF +/-
- Estimated Age of Structure: c.1955
- Building Style: Colonial Revival
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Humphrey's Court
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To demolish the rear addition, change roof & relocate windows & doors.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

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

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along Humphrey's Court and is surrounded with wood-sided 1.5 to 2.5 story historic structures with shallow setbacks and accessory buildings located in the rear yard.

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

The Applicant is proposing to:

- Demolish the rear addition.
- Replace windows and doors
- Replace the asphalt roof with metal.

Note that the issue as to the appropriateness of the proposed metal roof on the main roof structure of the existing principal building was a concern for some members of the Commission.

**Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10), Windows and Doors (08), Roofing (04) and Site Elements and Streetscapes (09)**

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**NC**

## 75 HUMPHREY'S COURT – PUBLIC HEARING #2 (MODERATE PROJECT)

|   |   | INFO/ EVALUATION CRITERIA                      |  | SUBJECT PROPERTY   |                         | NEIGHBORHOOD CONTEXT          |   |   |  |
|---|---|--|--|--|-------------------------|-------------------------------|---|---|--|
|   |   | Project Information                            |  | Existing Building  | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average)  |   |  |
| <b>STAFF</b>                                | No.                                       |  |  | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)  |                         |                               |   |   |  |
|   |   | <b>GENERAL BUILDING INFORMATION</b>            |  | <h3 style="margin: 0;">MODERATE PROJECT</h3> <p style="margin: 0;">– REPLACE ADDITION AND WINDOWS AND DOORS ONLY –</p> |                         |                               |   |   |  |
|   | 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) |  |  |  |                         |                               |   |   |  |
| <b>HISTORIC DISTRICT COMMISSION MEMBERS</b> | <b>CONTEXT</b>                            | <b>PROJECT REVIEW ELEMENT</b>                  |  | <b>APPLICANT'S COMMENTS</b>  | <b>HDC SUGGESTIONS</b>  | <b>APPROPRIATENESS</b>        |   |   |  |
|   |   | 8  | <b>Scale</b> (i.e. height, volume, coverage...)          |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 9  | <b>Placement</b> (i.e. setbacks, alignment...)           |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 10   | <b>Massing</b> (i.e. modules, banding, stepbacks...)     |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 11   | <b>Architectural Style</b> (i.e. traditional – modern)   |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 12   | <b>Roofs</b>   |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 13   | Style and Slope  |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 14   | Roof Projections (i.e. chimneys, vents, dormers...)      |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   | <b>BUILDING DESIGN &amp; MATERIALS</b>    | 15   | Roof Materials   |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 16   | <b>Cornice Line</b>                                      |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 17   | Eaves, Gutters and Downspouts                            |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 18   | <b>Walls</b>   |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 19   | Siding / Material  |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 20   | Projections (i.e. bays, balconies...)                    |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 21   | <b>Doors and Windows</b>                                 |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 22   | Window Openings and Proportions                          |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 23   | Window Casing/ Trim                                      |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 24   | Window Shutters / Hardware                               |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 25   | Awnings  |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 26   | Doors  |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 27   | <b>Porches and Balconies</b>                             |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 28   | Projections (i.e. porch, portico, canopy...)             |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 29   | Landings/ Steps / Stoop / Railings                       |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 30   | <b>Lighting</b> (i.e. wall, post...)                     |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 31   | <b>Signs</b> (i.e. projecting, wall...)                  |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 32   | <b>Mechanicals</b> (i.e. HVAC, generators)               |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 33   | <b>Decks</b>   |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 34   | <b>Garages/ Barns / Sheds</b> (i.e. doors, placement...) |  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | <b>SITE DESIGN</b>                             | 35   | <b>Fence / Walls</b> (i.e. materials, type...)   |                         |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 36   | <b>Grading</b> (i.e. ground floor height, street edge...)  |                         |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 37   | <b>Landscaping</b> (i.e. gardens, planters, street trees...)   |                         |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 38   | <b>Driveways</b> (i.e. location, material, screening...)   |                         |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 39   | <b>Parking</b> (i.e. location, access, visibility...)  |                         |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 40   | <b>Accessory Buildings</b> (i.e. sheds, greenhouses...)  |                         |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |

# PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 75 HUMPHREYS COURT Case No.: 2 Date: 2-7-18

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



**H. Purpose and Intent:**

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

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

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 163 DEER STREET (LOT 4)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #3

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial Bank
- Land Area: 17,130 SF +/-
- Estimated Age of Structure(s): c.1985
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Deer and Bridge Streets
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End

**B. Proposed Work:** Construct a 4-story mixed-use building.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

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

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)  
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)  
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)  
 Intentional Opposition (i.e. McIntyre Building, 3S Artspace, Coldwell Banker)

**H. Project Type:**

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

**I. Neighborhood Context:**

- The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks. It is also located within a major redevelopment area.

**J. Background & Suggested Action:**

- The Applicant is seeking to:
  1. Demolish the existing building
  2. Construct a new 4-story mixed use building

Note that the design of the upper story and cornice has been modified to address the HDC concerns regarding the massing and material issues.

• **Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)**

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



Aerial and Street View Image



Zoning Map

**HISTORIC SURVEY RATING**  
  
-

**163 DEER STREET (LOT 4) – PUBLIC HEARING #3 (MAJOR)**

|   |  | INFO/ EVALUATION CRITERIA                      |   | SUBJECT PROPERTY   |                         |  |
|---|--|--|---|--|-------------------------|--|
|   |  | Project Information                            |   | Existing Building  | Proposed Building (+/-) |  |
| <b>STAFF</b>                                | <b>GENERAL BUILDING INFORMATION</b>    |  | <p><b>MAJOR PROJECT</b></p> <p><b>– CONSTRUCT A 4-STORY MIXED-USE BUILDING ONLY –</b></p> |  |                         |  |
|   | 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)      |   |  |                         |  |
| <b>HISTORIC DISTRICT COMMISSION MEMBERS</b> | <b>CONTEXT</b>                         | <b>PROJECT REVIEW ELEMENT</b>                  |   | <b>APPLICANT'S COMMENTS</b>                                  |                         |  |
|   |  | 8  | <b>Scale</b> (i.e. height, volume, coverage...)   |  |                         |  |
|   |  | 9  | <b>Placement</b> (i.e. setbacks, alignment...)  |  |                         |  |
|   |  | 10   | <b>Massing</b> (i.e. modules, banding, stepbacks...)                                      |  |                         |  |
|   |  | 11   | <b>Architectural Style</b> (i.e. traditional – modern)                                    |  |                         |  |
|   |  | 12   | <b>Roofs</b>  |  |                         |  |
|   |  | 13   | Style and Slope   |  |                         |  |
|   |  | 14   | Roof Projections (i.e. chimneys, vents, dormers...)                                       |  |                         |  |
|   | <b>BUILDING DESIGN &amp; MATERIALS</b> | 15   | Roof Materials  |  |                         |  |
|   |  | 16   | <b>Cornice Line</b>   |  |                         |  |
|   |  | 17   | Eaves, Gutters and Downspouts   |  |                         |  |
|   |  | 18   | <b>Walls</b>  |  |                         |  |
|   |  | 19   | Siding / Material   |  |                         |  |
|   |  | 20   | Projections (i.e. bays, balconies...)   |  |                         |  |
|   |  | 21   | <b>Doors and Windows</b>  |  |                         |  |
|   |  | 22   | Window Openings and Proportions   |  |                         |  |
|   |  | 23   | Window Casing/ Trim   |  |                         |  |
|   |  | 24   | Window Shutters / Hardware  |  |                         |  |
|   |  | 25   | Storm Windows / Screens   |  |                         |  |
|   |  | 26   | Doors   |  |                         |  |
|   |  | 27   | <b>Porches and Balconies</b>  |  |                         |  |
|   |  | 28   | Projections (i.e. porch, portico, canopy...)  |  |                         |  |
|   |  | 29   | Landings/ Steps / Stoop / Railings  |  |                         |  |
|   |  | 30   | <b>Lighting</b> (i.e. wall, post...)  |  |                         |  |
|   |  | 31   | <b>Signs</b> (i.e. projecting, wall...)   |  |                         |  |
|   |  | 32   | <b>Mechanicals</b> (i.e. HVAC, generators)  |  |                         |  |
|   |  | 33   | <b>Decks</b>  |  |                         |  |
|   |  | 34   | <b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)                                  |  |                         |  |
|   |  | <b>SITE DESIGN</b>                             | 35  | <b>Fence / Walls / Screenwalls</b> (i.e. materials, type...) |                         |  |
|   |  |  | 36  | <b>Grading</b> (i.e. ground floor height, street edge...)    |                         |  |
|   | 37                                     |  | <b>Landscaping</b> (i.e. gardens, planters, street trees...)                              |  |                         |  |
|   | 38                                     |  | <b>Driveways</b> (i.e. location, material, screening...)                                  |  |                         |  |
|   | 39                                     |  | <b>Parking</b> (i.e. location, access, visibility...)                                     |  |                         |  |
|   | 40                                     |  | <b>Accessory Buildings</b> (i.e. sheds, greenhouses...)                                   |  |                         |  |

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 163 DEER STREET Case No: 3 Date: 2-7-18**

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



**H. Purpose and Intent:**

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

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

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 157 DEER STREET (LOT 5)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial Office
- Land Area: 21,050 SF +/-
- Estimated Age of Structure(s): c.1970
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood Ave. and Deer Street
- Unique Features: Abuts the Pan Am Rail Corridor
- Neighborhood Association: North End

**B. Proposed Work:** Construct a 5-story, mixed-use building.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

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

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The lot is located along Deer and Bridge Street. It is surrounded with mainly brick 1-5 story structures with shallow to no front yard setbacks.

**J. Background & Suggested Action:**

- The Applicant is seeking to continue with the 4-Step Design Process for a Major Project. Having completed the first three phases - the review of the surrounding neighborhood context as well as massing and scale the applicant now needs to finalize the top story of the buildings and the details of the architectural style and finish.
- The HDC should carefully assess the scale of the proposed buildings within the context of the existing and proposed buildings along Deer Street and Maplewood Ave. The applicant has inserted the proposed buildings into the City's 3D Massing Model to provide a more informed visualization of the proposed building placement, footprint, materials, façade treatment, height and roof form(s).
- As requested by the HDC, the applicant is considering a variance application to include a taller tower element on the corner of Maplewood Ave. and Deer Street.

• **Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)**

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

-



**157 DEER STREET (LOT 5) – WORK SESSION #A (MAJOR)**

|                                      |   | INFO/ EVALUATION CRITERIA                      |   | NEIGHBORHOOD CONTEXT |   |                                  |  |
|--------------------------------------|---|--|---|----------------------|---|----------------------------------|--|
| STAFF                                | Project Information                       |  |   |                      | Abutting Structures (Average)   | Surrounding Structures (Average) |  |
|                                      | GENERAL BUILDING INFORMATION              |  |   |                      |   |                                  |  |
|                                      | 1   | Gross Floor Area (SF)                          | <b>MAJOR PROJECT</b><br><b>– CONSTRUCT A 5-STORY MIXED-USE BUILDING –</b> |                      |   |                                  |  |
|                                      | 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                         |   | APPROPRIATENESS      |   |                                  |  |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT                                   | 8  | Scale (i.e. height, volume, coverage...)                                  |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 9  | Placement (i.e. setbacks, alignment...)                                   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 10   | Massing (i.e. modules, banding, stepbacks...)                             |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 11   | Architectural Style (i.e. traditional – modern)                           |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 12   | Roofs   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 13   | Style and Slope   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 14   | Roof Projections (i.e. chimneys, vents, dormers...)                       |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 15   | Roof Materials  |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 16   | Cornice Line  |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 17   | Eaves, Gutters and Downspouts   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 18   | Walls   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 19   | Siding / Material   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 20   | Projections (i.e. bays, balconies...)                                     |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 21   | Doors and Windows   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 22   | Window Openings and Proportions   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 23   | Window Casing/ Trim   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 24   | Window Shutters / Hardware  |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 25   | Storm Windows / Screens   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 26   | Doors   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 27   | Porches and Balconies   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 28   | Projections (i.e. porch, portico, canopy...)                              |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 29   | Landings/ Steps / Stoop / Railings  |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 30   | Lighting (i.e. wall, post...)   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 31   | Signs (i.e. projecting, wall...)  |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 32   | Mechanicals (i.e. HVAC, generators)                                       |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 33   | Decks   |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 34   | Garages/ Barns / Sheds (i.e. doors, placement...)                         |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 35   | Fence / Walls / Screenwalls (i.e. materials, type...)                     |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 36   | Grading (i.e. ground floor height, street edge...)                        |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 37   | Landscaping (i.e. gardens, planters, street trees...)                     |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 38   | Driveways (i.e. location, material, screening...)                         |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 39   | Parking (i.e. location, access, visibility...)                            |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |
|                                      |   | 40   | Accessory Buildings (i.e. sheds, greenhouses...)                          |                      | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |                                  |  |

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 157 DEER STREET Case No: A Date: 2-7-18**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 84 PLEASANT STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #B

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,016 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: NA
- Historical Significance: Contributing
- Public View of Proposed Work: View from Church Street
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** Demolition of the rear section of the building along Church Street.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

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

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along Pleasant Street next to the former State Street Saloon Building. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks or side yards.

**J. Background & Suggested Action:**

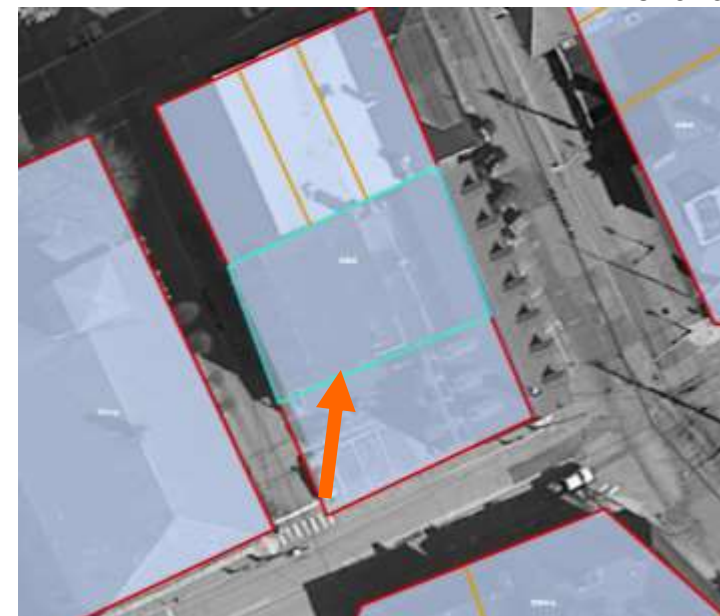
- The application is proposing to replace the rear CMU addition with a new volume. Note that the BOA recently approved the variance required to remove and replace the residential dwelling units without off-street, on-site parking.
- At the 12-13-17 meeting the HDC recommended alternative room designs and consideration for how the addition would relate to the other half of the Pleasant Street building and any future addition at that location.
- **NOTE THAT REVISED PLANS WILL BE PROVIDED IN ADVANCE OF THE MEETING**

• **Design Guideline Reference: Guidelines for Commercial Development & Storefronts (12)**

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**



**84 PLEASANT STREET – WORK SESSION #B (MAJOR PROJECT)**

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

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 84 PLEASANT STREET Case No.: B Date: 2-7-18**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 77 DANIEL STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #C

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 1,807 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Historical Significance: Contributing
- Public View of Proposed Work: View from Daniel Street
- Unique Features: The Press Room
- Neighborhood Association: Downtown

**B. Proposed Work:** To replace and expand the rear addition.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

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

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

**H. Project Type:**

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

**J. Neighborhood Context:**

- This historically significant building is located along Daniel Street near the corner of Daniel and Penhallow Streets. It is surrounded with many 2.5 – 3 story brick structures with no setbacks to the street and small pocket garden areas and walkways between the buildings.

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

The Application is proposing to:

- Renovate the existing two-story rear addition and expand the roof to include a recessed/stepped-back third floor penthouse-type addition.
- Note that the proposed massing of the addition has been revised to address massing and scale issues as well as neighborhood concerns.
- The proposed architectural style and finish has also been modified to be more traditional/contextual to the surrounding buildings.

**Design Guideline Reference – Guidelines for Masonry & Stucco (07), Windows and Doors (08) and Small Scale New Construction & Additions (10).**

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**



## 77 DANIEL STREET – WORK SESSION #C (MODERATE)

|   |  | INFO/ EVALUATION CRITERIA                      | SUBJECT PROPERTY   |  | NEIGHBORHOOD CONTEXT          |   |   |   |
|---|--|--|--|--|-------------------------------|---|---|---|
|   |  | Project Information                            | Existing Building  | Proposed Building (+/-)                                      | Abutting Structures (Average) | Surrounding Structures (Average)  |   |   |
| <b>STAFF</b>                                | No.                                    | <b>GENERAL BUILDING INFORMATION</b>            | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)  |  |                               |   |   |   |
|   | 1                                      | Gross Floor Area (SF)                          | <h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– RECONSTRUCT AND EXPAND THE REAR ADDITION ONLY –</h4> |  |                               |   |   |   |
|   | 2                                      | Floor Area Ratio (GFA/ Lot Area)               |  |  |                               |   |   |   |
|   | 3                                      | Building Height / Street-Width Ratio           |  |  |                               |   |   |   |
|   | 4                                      | Building Height – Zoning (Feet)                |  |  |                               |   |   |   |
|   | 5                                      | Building Height – Street Wall / Cornice (Feet) |  |  |                               |   |   |   |
|   | 6                                      | Number of Stories                              |  |  |                               |   |   |   |
|   | 7                                      | Building Coverage (% Building on the Lot)      |  |  |                               |   |   |   |
| <b>HISTORIC DISTRICT COMMISSION MEMBERS</b> | <b>CONTEXT</b>                         | 8  | <b>Scale</b> (i.e. height, volume, coverage...)  |  |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |   |
|   |  | 9  | <b>Placement</b> (i.e. setbacks, alignment...)   |  |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |   |
|   |  | 10   | <b>Massing</b> (i.e. modules, banding, stepbacks...)   |  |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |   |
|   |  | 11   | <b>Architectural Style</b> (i.e. traditional – modern)   |  |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |   |
|   | <b>BUILDING DESIGN &amp; MATERIALS</b> | 12   | <b>Roofs</b>   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 13   | Style and Slope  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 14   | Roof Projections (i.e. chimneys, vents, dormers...)  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 15   | Roof Materials   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 16   | <b>Cornice Line</b>  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 17   | Eaves, Gutters and Downspouts  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 18   | <b>Walls</b>   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 19   | Siding / Material  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 20   | Projections (i.e. bays, balconies...)  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 21   | <b>Doors and Windows</b>   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 22   | Window Openings and Proportions  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 23   | Window Casing/ Trim  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 24   | Window Shutters / Hardware   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 25   | Awnings  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 26   | Doors  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 27   | <b>Porches and Balconies</b>   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 28   | Projections (i.e. porch, portico, canopy...)   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 29   | Landings/ Steps / Stoop / Railings   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 30   | <b>Lighting</b> (i.e. wall, post...)   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 31   | <b>Signs</b> (i.e. projecting, wall...)  |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 32   | <b>Mechanicals</b> (i.e. HVAC, generators)   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 33   | <b>Decks</b>   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | 34   | <b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)   |  |                               |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |
|   |  | <b>SITE DESIGN</b>                             | 35   | <b>Fence / Walls</b> (i.e. materials, type...)               |                               |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |  |  | 36   | <b>Grading</b> (i.e. ground floor height, street edge...)    |                               |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |  |  | 37   | <b>Landscaping</b> (i.e. gardens, planters, street trees...) |                               |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |  |  | 38   | <b>Driveways</b> (i.e. location, material, screening...)     |                               |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |  |  | 39   | <b>Parking</b> (i.e. location, access, visibility...)        |                               |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |  |  | 40   | <b>Accessory Buildings</b> (i.e. sheds, greenhouses...)      |                               |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 77 DANIEL STREET Case No.: C Date: 2-7-18

Decision:  Approved  Approved with Stipulations  Denied  Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |



# Historic District Commission

**Project Address:** 278 STATE STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #D

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 1,742 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Pleasant, State and Church Streets
- Unique Features: Scale and Massing
- Neighborhood Association: Downtown

**B. Proposed Work:** To consider and discuss rehabilitation and new construction options.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

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

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along State Street. The property is (was) surrounded with many brick and wood--sided historic buildings ranging from 3 to 4 stories in height. There are no setbacks along the front- or sideyard.

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

The Applicant is proposing to:

- Consideration for potential restoration/ rehabilitation of the existing fire-damaged building at 278 State Street and general discussion of design issues pertaining to life-safety code requirements and the integration of the abutting lot and associated new building(s) into the entire site.
- At the 12-13-17 meeting the HDC supported the design of a 4 story building abutting the Times Building provided the roofline respected the 5<sup>th</sup> floor of the Times Building and the abutting building at 84 Pleasant Street.
- The applicant is likely going to withdraw or request a continuance for this application in order to address the issues associated with the BOA decision.

**Design Guideline Reference – Guidelines for Masonry & Stucco (07), Windows and Doors (08), and commercial Developments and Storefronts (12).**

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



Aerial and Street View Image



Zoning Map

**HISTORIC SURVEY RATING**  
  
**C**



**278 STATE STREET – WORK SESSION #D (MAJOR PROJECT)**

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

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 278 STATE STREET Case No.: D Date: 2-7-18**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H Purpose and Intent:**

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

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

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 127-137 HIGH STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #E

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Multifamily
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1820 & c.1860
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from High Street
- Unique Features: Abuts "The Hill"
- Neighborhood Association: Downtown

**B. Proposed Work:** To add a new building on the rear and make misc. renovations.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

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

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along State Street. It is surrounded with many brick 3 story historic structures with no front yard setbacks with gardens and lawns within the rear yards.

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

The applicant is proposing the following:

- Replace the rear addition on 137 High Street with a larger addition that includes a two-car garage;
- Restore the historic structure at 127 High Street; and
- Add a new single family structure on the combined lot with no change in overall density.
- **The Applicant has requested a continuance to complete the land use review process and determine whether variances or other zoning relief is required for the proposed project.**

• **Design Guideline Reference: Guidelines for Small Scale New Construction & Additions (10) and Site Elements and Streetscapes (09)**

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**



| <b>127-137 HIGH STREET – WORK SESSION #E (MODERATE)</b> |                                     |  |   |                         |                               |   |
|---|-------------------------------------|--|---|-------------------------|-------------------------------|---|
| <b>STAFF</b>  | <b>INFO/ EVALUATION CRITERIA</b>    |  | <b>SUBJECT PROPERTY</b>   |                         | <b>NEIGHBORHOOD CONTEXT</b>   |   |
|   | Project Information                 |  | Existing Building   | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average)  |
|   | <b>GENERAL BUILDING INFORMATION</b> |  | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)   |                         |                               |   |
|   | 1                                   | Gross Floor Area (SF)                          | <b>MODERATE PROJECT</b><br><b>- ADD A NEW STRUCTURE AND RENOVATE EXISTING STRUCTURES ONLY -</b> |                         |                               |   |
|   | 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)      |   |                         |                               |   |
| <b>HISTORIC DISTRICT COMMISSION MEMBERS</b>             | <b>PROJECT REVIEW ELEMENT</b>       |  | <b>APPLICANT'S COMMENTS</b>   | <b>HDC SUGGESTIONS</b>  | <b>APPROPRIATENESS</b>        |   |
|   | CONTEXT                             | 8  | <b>Scale</b> (i.e. height, volume, coverage...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 9  | <b>Placement</b> (i.e. setbacks, alignment...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 10   | <b>Massing</b> (i.e. modules, banding, stepbacks...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 11   | <b>Architectural Style</b> (i.e. traditional – modern)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   | BUILDING DESIGN & MATERIALS         | 12   | <b>Roofs</b>  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 13   | Style and Slope   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 14   | Roof Projections (i.e. chimneys, vents, dormers...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 15   | Roof Materials  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 16   | <b>Cornice Line</b>   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 17   | Eaves, Gutters and Downspouts   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 18   | <b>Walls</b>  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 19   | Siding / Material   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 20   | Projections (i.e. bays, balconies...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 21   | <b>Doors and Windows</b>  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 22   | Window Openings and Proportions   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 23   | Window Casing/ Trim   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 24   | Window Shutters / Hardware  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 25   | Awnings   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 26   | Doors   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 27   | <b>Porches and Balconies</b>  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 28   | Projections (i.e. porch, portico, canopy...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 29   | Landings/ Steps / Stoop / Railings  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 30   | <b>Lighting</b> (i.e. wall, post...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 31   | <b>Signs</b> (i.e. projecting, wall...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 32   | <b>Mechanicals</b> (i.e. HVAC, generators)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 33   | <b>Decks</b>  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 34   | <b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   | SITE DESIGN                         | 35   | <b>Fence / Walls</b> (i.e. materials, type...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 36   | <b>Grading</b> (i.e. ground floor height, street edge...)                                       |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 37   | <b>Landscaping</b> (i.e. gardens, planters, street trees...)                                    |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 38   | <b>Driveways</b> (i.e. location, material, screening...)  |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 39   | <b>Parking</b> (i.e. location, access, visibility...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
|   |                                     | 40   | <b>Accessory Buildings</b> (i.e. sheds, greenhouses...)   |                         |                               | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 127-137 HIGH STREET Case No.: E Date: 2-7-18

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



**H. Purpose and Intent:**

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

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

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 333 STATE STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #F

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 24,393 SF +/-
- Estimated Age of Structure: 1957
- Building Style: Colonial Revival
- Historical Significance: Intrusive
- Public View of Proposed Work: View from State and Fleet Streets
- Unique Features: good example of mid-century Colonial Revival design
- Neighborhood Association: Downtown

**B. Proposed Work:** Replace windows.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

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

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The lot is located along Court, State and Fleet Streets. It is surrounded with mainly brick 1.5-3 story structures with shallow to no front yard setbacks. Note that this lot was created by merging three previous lots with structures in the 1970s.

**J. Background & Suggested Action:**

- The applicant is proposing to:
- Remove and Replace the windows (which appear to be original)
- **Note that the HDC requested the applicant provide detailed survey information on the condition of each window seeking to be replaced.**
- **The applicant has changed architects and now proposes to restore windows and undertake a bi-glass conversion to many others on both buildings. Given the likely costs associated with this approach it may make sense to differentiate the windows within the 1957 building from the 1975 building. In the younger building, it may make sense to permit replacement windows that match the existing windows but be SDL.**

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

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**I**



### 333 STATE STREET – WORK SESSION #F (MODERATE)

|   |   | INFO/ EVALUATION CRITERIA                      |  | SUBJECT PROPERTY   |                         | NEIGHBORHOOD CONTEXT  |   |   |  |
|---|---|--|--|--|-------------------------|---|---|---|--|
|   |   | Project Information                            |  | Existing Building  | Proposed Building (+/-) | Abutting Structures (Average)   | Surrounding Structures (Average)  |   |  |
| <b>STAFF</b>                                | <b>GENERAL BUILDING INFORMATION</b>                     |  | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)  |  |                         |   |   |   |  |
|   | 1   | Gross Floor Area (SF)                          | <h2 style="margin: 0;">MODERATE PROJECT</h2> <h3 style="margin: 0;">– RESTORE OR CONVERT WINDOWS ON BOTH STRUCTURES –</h3> |  |                         |   |   |   |  |
|   | 2   | Floor Area Ratio (GFA/ Lot Area)               |  |  |                         |   |   |   |  |
|   | 3   | Building Height / Street-Width Ratio           |  |  |                         |   |   |   |  |
|   | 4   | Building Height – Zoning (Feet)                |  |  |                         |   |   |   |  |
|   | 5   | Building Height – Street Wall / Cornice (Feet) |  |  |                         |   |   |   |  |
|   | 6   | Number of Stories                              |  |  |                         |   |   |   |  |
|   | 7   | Building Coverage (% Building on the Lot)      |  |  |                         |   |   |   |  |
| <b>HISTORIC DISTRICT COMMISSION MEMBERS</b> | <b>CONTEXT</b>  | <b>PROJECT REVIEW ELEMENT</b>                  |  | <b>APPLICANT'S COMMENTS</b>                                  |                         | <b>HDC SUGGESTIONS</b>  |   | <b>APPROPRIATENESS</b>  |  |
|   |   | 8  | <b>Scale</b> (i.e. height, volume, coverage...)  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 9  | <b>Placement</b> (i.e. setbacks, alignment...)   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 10   | <b>Massing</b> (i.e. modules, banding, stepbacks...)   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 11   | <b>Architectural Style</b> (i.e. traditional – modern)   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 12   | <b>Roofs</b>   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 13   | Style and Slope  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 14   | Roof Projections (i.e. chimneys, vents, dormers...)  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   | <b>BUILDING DESIGN &amp; MATERIALS</b>                  | 15   | Roof Materials   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 16   | <b>Cornice Line</b>  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 17   | Eaves, Gutters and Downspouts  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 18   | <b>Walls</b>   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 19   | Siding / Material  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 20   | Projections (i.e. bays, balconies...)  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 21   | <b>Doors and Windows</b>   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 22   | Window Openings and Proportions  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 23   | Window Casing/ Trim  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 24   | Window Shutters / Hardware   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 25   | Storm Windows / Screens  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 26   | Doors  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 27   | <b>Porches and Balconies</b>   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 28   | Projections (i.e. porch, portico, canopy...)   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 29   | Landings/ Steps / Stoop / Railings   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 30   | <b>Lighting</b> (i.e. wall, post...)   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 31   | <b>Signs</b> (i.e. projecting, wall...)  |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | 32   | <b>Mechanicals</b> (i.e. HVAC, generators)   |  |                         |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |  |
|   |   | <b>SITE DESIGN</b>                             | 33   | <b>Decks</b>   |                         |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 34   | <b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)     |                         |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 35   | <b>Fence / Walls / Screenwalls</b> (i.e. materials, type...) |                         |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 36   | <b>Grading</b> (i.e. ground floor height, street edge...)    |                         |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 37   | <b>Landscaping</b> (i.e. gardens, planters, street trees...) |                         |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
|   |   |  | 38   | <b>Driveways</b> (i.e. location, material, screening...)     |                         |   |   | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |  |
| 39  | <b>Parking</b> (i.e. location, access, visibility...)   |  |  |  |                         | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |   |  |
| 40  | <b>Accessory Buildings</b> (i.e. sheds, greenhouses...) |  |  |  |                         | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |   |   |  |

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 333 STATE STREET Case No: F Date: 2-7-18**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |



# Historic District Commission

**Project Address:** 140-152 COURT STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #G

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Public Housing / Commercial / Parking Lot
- Land Area: 68,850 SF +/-
- Estimated Age of Structure: c.1795 / 1960 / 1970
- Building Style: Federal/ Modern/ Modern
- Number of Stories: 2.5 / 6 / 5
- Historical Significance: Contributing / Non-Contributing / Intrusive
- Public View of Proposed Work: View from Court Streets
- Unique Features: Public Housing Complex
- Neighborhood Association: Downtown

**B. Proposed Work:** To demolish the addition & replace with a mixed-use 5 story building

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

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

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The property is located along Court Street. It is surrounded with many 2.5 - 6 story historic and non-historic structures with shallow front yard setbacks and small landscaped side yards.

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

This application proposes to:

- Replace the 1960s rear addition to 140 Court Street to construct a new affordable housing structure with parking and possible mixed-use elements.
- Preserve the historic Gideon Beck House (c.1795) and demolish the later additions.
- Provide underground parking.

**Note that it will be important to get the proposed building into the City's 3D massing model.**

**Design Guideline Reference – Guidelines for all Sections (01-12).**

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING  
  
C/NC /I**

**140-152 COURT STREET – WORK SESSION #G (MAJOR)**

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

**PROPERTY EVALUATION FORM**

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 140-152 COURT STREET Case No.: G Date: 2-7-18

Decision:  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

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

- |   |   |
|---|---|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |