

MEETING OF THE HISTORIC DISTRICT COMMISSION

Remote Meeting Via Zoom Conference Call

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

https://zoom.us/webinar/register/WN_rFWsxFoySkWQo-Lss9vRSA

You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7296.

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-5, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

May 13, 2020

AGENDA

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

I. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 13, 2020 meeting.)*

B. Work Session requested by **GBK Portsmouth, LLC, owner**, for property located at **134 South Street**, wherein permission is requested to allow new construction to an existing structure (add roof deck) and renovations to an existing structure (update lower façade, entrances, decks, and exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 13, 2020 meeting.)*

C. Work Session requested by **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission is requested to allow renovations to an existing structure (renovate store-front with new glazing and new canopy system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 13, 2020 meeting.)*

D. Work Session requested by **St. John's Church, owner**, for property located at **105 Chapel Street**, wherein permission is requested to allow new construction to an existing structure (construct new addition for ADA compliant entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 62 and lies within the Civic, Downtown Overlay, and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 13, 2020 meeting.)*

II. ADJOURNMENT

Historic District Commission

Staff Report – May, 2020

May 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 403 Deer St. Unit 13 (LUHD-120) - TBD
2. 3 Pleasant St. (LUHD-138) - TBD
3. 410-420 Islington St. (LUHD-128) - Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

1. 50 Austin St. (LU-20-102) (Porch Addition)
2. 35 Howard St. #35 (LU-20-32) (windows)
3. 56 Dennett St. (LU-20-36) (Rear Addition)
4. 44 Gardner St. (LU-20-107) (Bay Window)

WORK SESSIONS – OLD BUSINESS:

- A. 299 Vaughan St. (LU-19-101) (5-Story Hotel)
- B. 125 Bow St. (LUHD-112) (Roof and Siding)

May 13th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 140 Court Street (LUHD-139) – TBD
2. 73 Daniel St. (LUHD-131) - TBD

WORK SESSIONS – OLD BUSINESS:

- C. 132-134 Middle St. (LUHD-105) (Façade)
- D. 134 South St. (LUHD-108) (Façade & Roof Deck)
- E. 165 Court St. (LUHD-109) (Storefront System)
- F. 105 Chapel St. (LUHD-117) (Connector Addition)

May 20th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

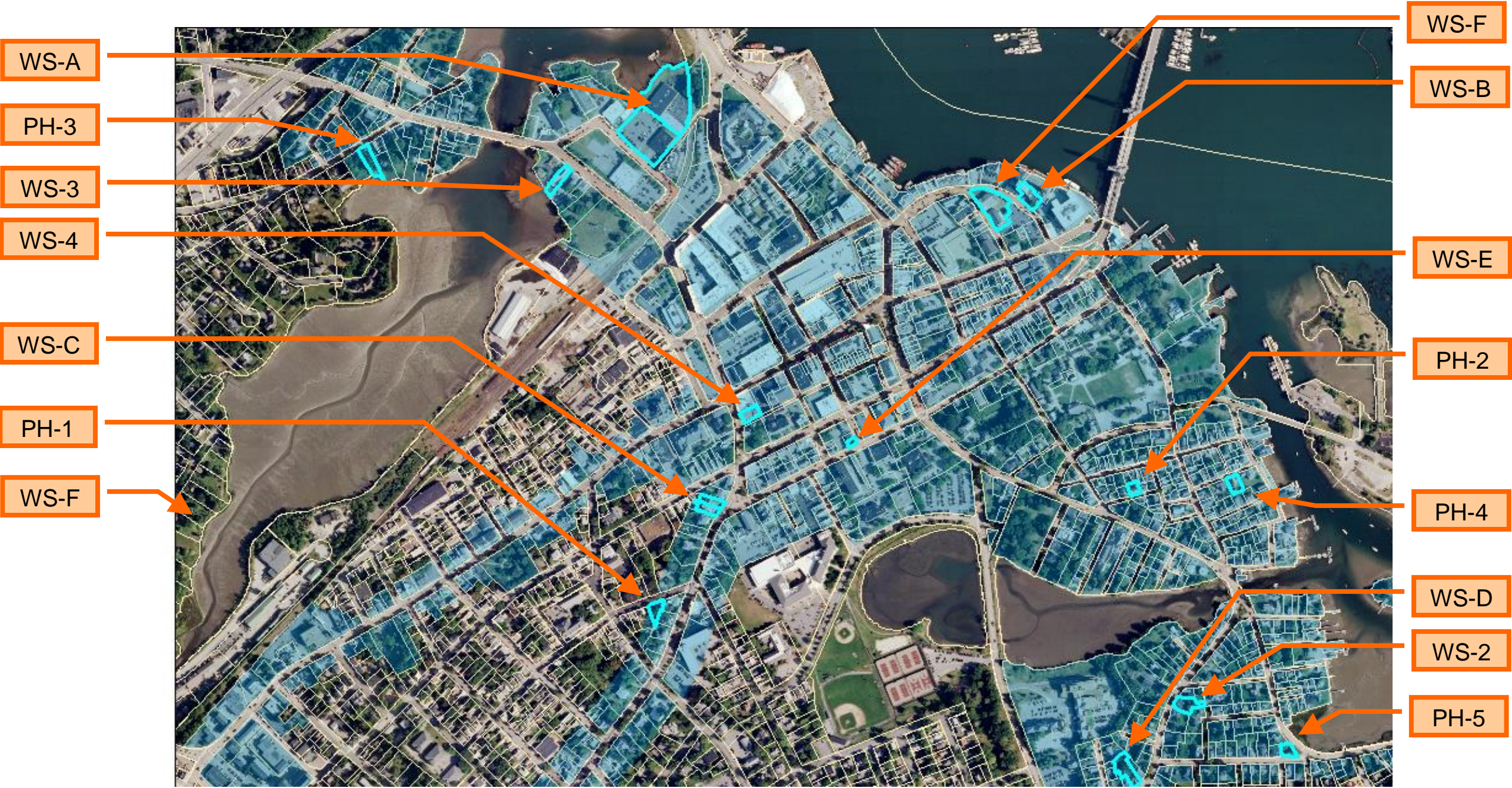
Administrative Approvals:

PUBLIC HEARINGS – NEW BUSINESS:

5. 137 Castle Ave. (LU-20-68) (Patio Roof)

WORK SESSIONS – NEW BUSINESS:

1. 379 New Castle Ave. (LU-20-56) (2nd Story Addition)
2. 241 South St. (LUHD-124) (Garage and Porch)
3. 138 Maplewood Ave. (LU-20-71) (2nd story addition)
4. 15 Middle Street (LUHD-133) (Patio Roof)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: May, 2020
APPLICATIONS: 20

Historic District Commission

Project Evaluation Form: 50 AUSTIN STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1 (LU-20-102)

A. Property Information - General:

Existing Conditions:

- Zoning District: GRC
- Land Use: Single-Family
- Land Area: 6,100 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: Contributing
- Public View of Proposed Work: Limited view from Middle Street.
- Unique Features: NA.
- Neighborhood Association: Goodwin Park

B. Proposed Work: To add an enclosed porch on the rear elevation.

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- ☐ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This contributing historic structure is located along Austin Street and is surrounded with many other 2.5-3 story wood-sided and brick buildings. Most buildings in the surrounding context have small front yard setbacks and shallow rear yards.

J. Previous HDC Comments and Suggestions:

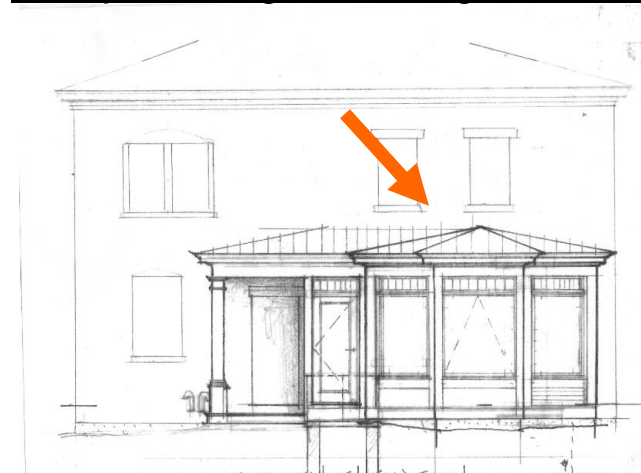
- The HDC has not previously reviewed this application.

K. Staff Comments and Suggestions:

- Due to the meeting delays this project has been posted as a Work Session/ Public Hearing.
- The work proposed by the applicant is located along the rear elevation of the structure. The enclosed porch design has raised wood panels and is proposed to have a standing seam roof and large plate glass windows.

Design Guideline Reference –Guidelines for Roofing (04), Porches, Stoops and Decks (06) & Windows and Doors (08).

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



Proposed Rear Enclosed Porch



Ariel View

**HISTORIC
SURVEY
RATING**

C

50 AUSTIN STREET (LU-20-102) – PUBLIC HEARING #1 (MINOR)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:50 AUSTIN STREET Case No.:1 Date:5-7-20

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

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

☐ Yes ☐ No

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

5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **35 HOWARD STREET (LU-20-32)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #2**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRB
 - Land Use: Two-Family
 - Land Area: 3,500 SF +/-
 - Estimated Age of Structure: c.1858
 - Building Style: Colonial
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Howard Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace 10 existing windows

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This contributing historic structure is located along Howard Street in the South End and is surrounded with many other wood and brick, 2-3 story contributing structures with no front yard setbacks on narrow lots.

J. Previous HDC Comments and Suggestions:

- The HDC has not previously reviewed this application. The condo association will need to approve of the proposed changes.

K. Staff Comments and Suggestions for Consideration:

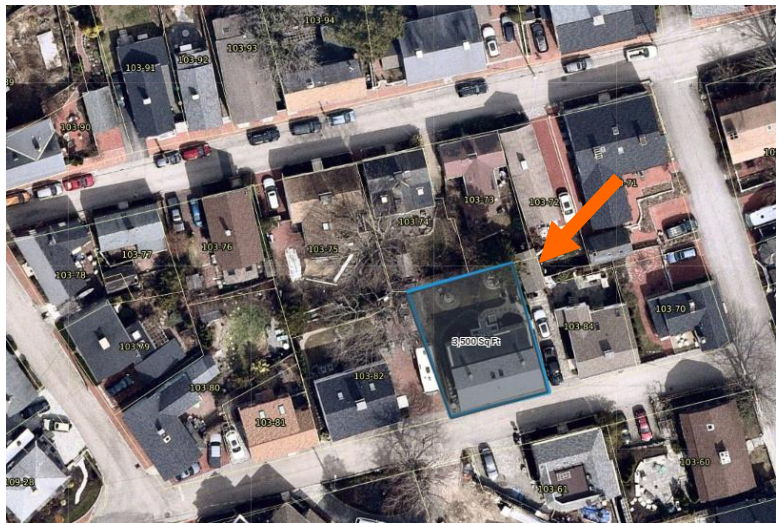
- To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 and will remain that way and 1 is 6/4 and will remain that way. The windows are approximately 110 years old and in fair to poor condition. Photos of all windows to be replaced are attached. Consistent with the Design Guidelines the applicant was directed to also explore window restoration as a preferred alternative.

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

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



Proposed Design and 3D Massing Model Image



Aerial View

**HISTORIC
SURVEY
RATING**

C

35 HOWARD STREET (LU-20-32) – PUBLIC HEARING #2 (MINOR)

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

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

☐ Yes ☐ No
3. Relation to historic and architectural values of the district:

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **56 DENNETT STREET (LU-20-32)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #3**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRA
 - Land Use: Single Family
 - Land Area: 9,150 SF +/-
 - Estimated Age of Structure: c.1730
 - Building Style: Colonial
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: Limited View from Dennett Street
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. Proposed Work: To add a rear addition and replacement windows

- C. Other Permits Required:**
- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

- D. Lot Location:**
- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
- ☐ Intersection / Corner Lot ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal ☐ Accessory ☐ Significant Demolition

- F. Sensitivity of Neighborhood Context:**
- ☐ Highly Sensitive ☒ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

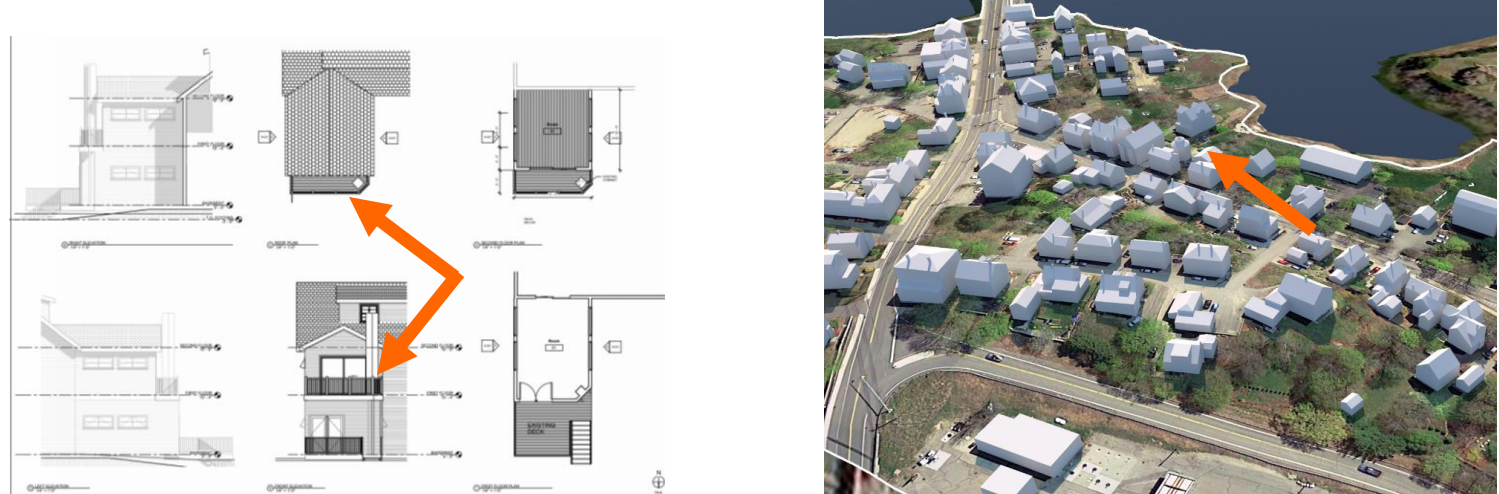
- G. Design Approach (for Major Projects):**
- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

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

- I. Neighborhood Context:**
- This contributing historic structure is located along Dennett Street in the Christian Shore neighborhood and is surrounded with many other wood, 2-2.5 story contributing structures with little to no front yard setbacks on narrow lots.
- J. Previous HDC Comments and Suggestions:**
- The HDC has not previously reviewed this application.
- K. Staff Comments and Suggestions for Consideration:**
- The proposed rear addition is designed to match the existing style and appearance of the existing contemporary rear addition.

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

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



Proposed Design and 3D Massing Model Image



Aerial View

HISTORIC
SURVEY
RATING

C

56 DENNETT STREET (LU-20-36) – PUBLIC HEARING #3 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 56 DENNETT ST Case No.:3 Date:5-7-20

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

☐ Yes ☐ No
3. Relation to historic and contributing values of historic district:

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **44 GARDNER STREET (LUHD-107)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #4**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRB
 - Land Use: Single Family
 - Land Area: 6.267 SF +/-
 - Estimated Age of Structure: c.1895
 - Building Style: Queen Anne
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Gardner St. and Walton Alley
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To add a kitchen bay and porch and sunroom addition

- C. Other Permits Required:**
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

- D. Lot Location:**
- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal
- ☐ Accessory
- ☐ Significant Demolition

- F. Sensitivity of Neighborhood Context:**
- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

- G. Design Approach (for Major Projects):**
- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

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

- I. Neighborhood Context:**
- This contributing historic structure is located along Gardner Street in the South End and is surrounded with many other wood, 2-2.5 story contributing structures with no front yard setbacks on narrow lots.
- J. Previous HDC Comments and Suggestions:**
- The HDC previously reviewed this application and supported the design as presented.
- K. Staff Comments and Suggestions for Consideration:**
- The proposed sunroom and porch is designed to match the existing historic style and appearance.
 - The second floor window appears to be a different dimension and grill pattern than the other 2/1 double-hung windows on the structure.

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

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



Proposed Design and 3D Massing Model Image



Aerial View

**HISTORIC
SURVEY
RATING**

C

44 GARDNER STREET (LUHD-107) – PUBLIC HEARING #4 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 44 GARDNER ST Case No:4 Date:5-7-20

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

☐ Yes ☐ No
3. Relation to historic and architectural values of the district:

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **299 VAUGHAN STREET (LU-19-101)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #A**

A. Property Information - General:
Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 78.843 SF +/-
- Estimated Age of Structure: c.1920/1970
- Building Style: Industrial
- Number of Stories: 2.0
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Market and Green Streets
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To add a new 5-Story Hotel

C. Other Permits Required:

☐ Board of Adjustment

☒ Planning Board

☐ City Council

D. Lot Location:

☐ Terminal Vista

☐ Gateway

☒ Mid-Block

☐ Intersection / Corner Lot

☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☒ Principal

☐ Accessory

☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

☐ Highly Sensitive

☐ Sensitive

☒ Low Sensitivity

☐ “Back-of-House”

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)

☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

☒ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

H. Project Type:

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

☐ Minor Project (i.e. small alterations, additions or expansions)

☐ Moderate Project (i.e. significant additions, alterations or expansions)

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

- I. Neighborhood Context:**
 - This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of clearing. It also appears that the proposed building location is not within historically-filled tidelands. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront on the North Mill Pond.
- J. HDC & Staff Comments and Suggestions for Consideration:**
 - Members suggested alternative designs to better differentiate the proposed hotel from AC Hotel. Members felt the pedestrian passageway needed further refinement in order to be more inviting to the public. Other comments suggested other ground-floor modifications to give the building a more uniform base and a clearly distinguished entrance. Adding windows and transparency to the brick stairwell was also suggested.

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

K. Proposed Design, Street View and Aerial View:



Proposed Design and Street View Image of Existing Conditions



Aerial View

HISTORIC
SURVEY
RATING

NC

299 VAUGHAN STREET (LU-20-102) – WORK SESSION #A (MAJOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 299 VAUGHAN STREET Case No.:A Date:5-7-20

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

125 BOW STREET (LUHD-112)
CERTIFICATE OF APPROVAL
WORK SESSION #B

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4
 - Land Use: Mixed-Use
 - Land Area: 9,489 SF +/-
 - Estimated Age of Structure: c.1890
 - Building Style: Utilitarian Classical
 - Number of Stories: 3
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Bow Street
 - Unique Features: Seacoast Repertory Theater
 - Neighborhood Association: Downtown

B. Proposed Work: To replace the roof & add insulated siding on the exterior walls.

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 alterations, additions or expansions)

I. Neighborhood Context:

- This contributing historic structure is located along Bow Street and is surrounded with many other brick or wood-sided historic buildings between 2.5-5 stories in height. Most buildings have little to no front yard setback and narrow side yards.

J. Previous HDC Comments and Suggestions:

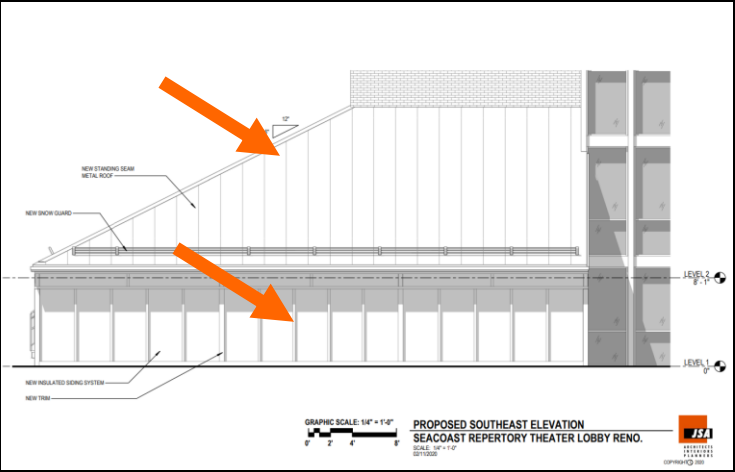
- The HDC previously reviewed this application on 2-12-20 and some members felt the proposed changes were character-defining changes that should be reconsidered to maintain some authenticity of this modern structure. For example, some members felt alternate panels should be explored to enable natural light to still enter the building.

K. Staff Comments and Suggestions for Consideration:

No additional information has been submitted for this work session.

Design Guideline Reference: Guidelines for Roofing (03), Windows and Doors (08) and Commercial Developments and Storefronts (12).

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



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

125 BOWSTREET (LUHD-112) – WORK SESSION #B (MINOR)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– Replace Roof and Add Insulated Siding –</div>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 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:125 BOW STREET Case No.:B Date: 5-7-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdraw4



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

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

☐ Yes ☐ No

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

5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **132-134 MIDDLE STREET (LUHD-105)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #C**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: CD4-L1
 - Land Use: Mixed-Use
 - Land Area: 11,060 SF +/-
 - Estimated Age of Structure: c.1865
 - Building Style: Mansard
 - Number of Stories: 3.0
 - Historical Significance: Focal
 - Public View of Proposed Work: View from Middle Street & Haymarket Square
 - Unique Features: The Parrot House is a Focal building
 - Neighborhood Association: Downtown

B. Proposed Work: To repoint brick, replace the roof & made entryway improvements

- C. Other Permits Required:**
- ☒ Board of Adjustment ☒ Planning Board ☐ City Council

- D. Lot Location:**
- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
- ☐ Intersection / Corner Lot ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal ☐ Accessory ☐ Significant Demolition

- F. Sensitivity of Neighborhood Context:**
- ☒ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

- G. Design Approach (for Major Projects):**
- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

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

- I. Neighborhood Context:**
- This focal historic structure is located along Haymarket Square and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The structure is located upon two lots which are included in this application.

- J. Previous HDC Comments and Suggestions:**
- The HDC has not previously reviewed this application.

- K. Staff Comments and Suggestions for Consideration:**
- The proposed improvements involve removal and replacement of contributing, character-defining and non-contributing materials.
 - The front entryway is proposed to be a pre-case brownstone material which should be made to match the color of the existing brownstone and sample should be requested.
 - The front doors should be considered for restoration given they are original to the structure.
 - Revised elevations will be provided prior to the May 13th meeting.

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

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



Proposed Design and Street View Image of Existing Conditions



Aerial View

HISTORIC
SURVEY
RATING

F

132-134 MIDDLE STREET (LUHD-105) – WORK SESSION #C (MODERATE)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 132-134 MIDDLE ST Case No.:C Date:5-13-20

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **134 SOUTH STREET (LUHD-108)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #D**

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Multi-Family
- Land Area: 7,208 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Colonial Revival
- Number of Stories: 3.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from South and So. School Streets
- Unique Features: Triple Decker
- Neighborhood Association: South End

B. Proposed Work: To add a roof deck & update the façade, entryway and decks

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This contributing historic structure is located along South Street and is surrounded with many other wood-sided historic buildings between 2-2.5 stories in height. The lots have shallow front- and side-yard setbacks.

J. Previous HDC Comments and Suggestions:

- The HDC previously reviewed this application and suggested the applicant consider a more traditional railing system on the street-facing façade with no curve on the balconies and modifications to the stairwell on the roof to minimize its appearance. Other comments included adding darker storm windows and a darker color on the exposed foundation.

K. Staff Comments and Suggestions for Consideration:

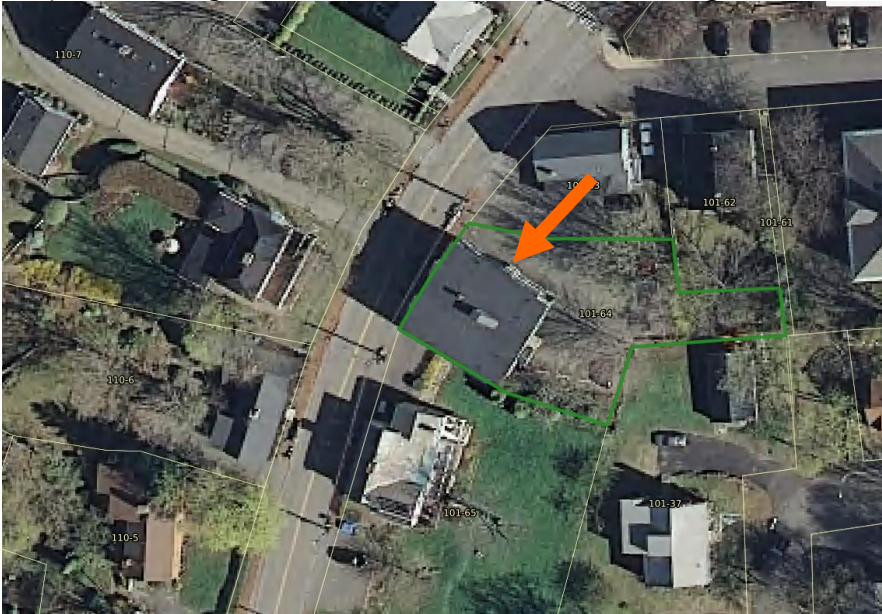
- The proposed improvements employ a highly-differentiated design approach from the original historic Colonial Revival style of the building. Additionally, the enclosed stairwell to the roof is nearly 10 feet above the existing roof line. A variety of color options has been included and the stairwell on the roof is visible from South Street.

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

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



Proposed Design and Street View Image of Existing Conditions



Aerial View

**HISTORIC
SURVEY
RATING**

C

134 SOUTH STREET (LUHD-108) – WORK SESSION #D (MINOR)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 134 SOUTH ST Case No.:D Date:5-13-20

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 165 COURT STREET (LUHD-109)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #E

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 1,807 SF +/-
- Estimated Age of Structure: c.1953
- Building Style: Modern
- Number of Stories: 2.0
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Fleet and Court Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To modify the storefront system.

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This non-contributing historic structure is located along the intersection of Fleet and Court Streets and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The building in this neighborhood have little to no front yard setback and shallow side yard setbacks.

J. Previous HDC Comments and Suggestions:

- The HDC previously reviewed this application and several members expressed a preference for the glass (tinted) canopy with more architectural detailing on the tiebacks for the canopy and leaving the exposed brick foundation unpainted.

K. Staff Comments and Suggestions for Consideration:

- The proposed improvements include adding new storefront windows and a new canopy along the sidewalk.

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

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



Proposed Design and 3D Massing Model Image of Existing Conditions



Aerial View


**HISTORIC
SURVEY
RATING

NC**

165 COURT STREET (LUHD-109) – WORK SESSION #E (MINOR)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 165 COURT ST Case No.:E Date:5-13-20
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ With Drawn



H. Purpose and Intent:
1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No

4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

105 CHAPEL STREET (LUHD-117)
CERTIFICATE OF APPROVAL
WORK SESSION #F

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4
 - Land Use: Civic
 - Land Area: 18,900 SF +/-
 - Estimated Age of Structure: c.1807
 - Building Style: Federal
 - Number of Stories: 2+
 - Historical Significance: F
 - Public View of Proposed Work: View from Chapel Street
 - Unique Features: Connector to Saint John's (a focal building)
 - Neighborhood Association: Downtown

B. Proposed Work: To add a connector building for ADA compliance.

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 church and rectory are located along Chapel and Bow Streets and are surrounded with many contributing and focal structures. The neighborhood is predominantly multi-story, wood and brick structures with small lots and shallow setbacks from the sidewalk. The church owns a large parking lot previously occupied by tightly-spaced buildings.

J. Previous HDC Comments and Suggestions:

- The HDC has not previously reviewed this application.

K. Staff Comments and Suggestions for Consideration:

- The applicant proposes to construct a single-story addition or connector building between the rectory and church. The purpose of the connector is to provide covered pedestrian access to the buildings that is also ADA compliant.

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

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



Proposed Design and 3D Massing Model Image of Existing Conditions



Aerial View

HISTORIC
SURVEY
RATING

F

105 CHAPEL STREET (LUHD – 117) – WORK SESSION #F (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div>MODERATE PROJECT</div> <div>- CONSTRUCT A CONNECTOR BUILDING FOR ADA COMPLIANCE -</div>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 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/ Stairs / Steps			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37 Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38 Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:105 CHAPEL STREET Case No.: F Date: 5-13-20

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



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

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

☐ Yes ☐ No

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

5. Complement and enhance the architectural and historic character:

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

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

137 NEW CASTLE AVE.

CERTIFICATE OF APPROVAL

PUBLIC HEARING #5 (LUHD-126)

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRB
 - Land Use: Single Family
 - Land Area: 5,510 SF +/-
 - Estimated Age of Structure: c.1850
 - Building Style: Greek Revival
 - Number of Stories: 3
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Marcy Street & New Castle Ave.
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To install a new roof over the existing rear patio.

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along the intersection of New Castle Ave and March Street. It is surrounded by many 2-2.5 story historic structures with no front yard setbacks, shallow side yards and gardens, patios and walkways within the rear yard.

J. Previous HDC Comments and Suggestions:

- The HDC previously reviewed this application and suggested a smaller column diameter and that it should be relocated closer to the edge.

K. Staff Comments and/ or Suggestions for Consideration:

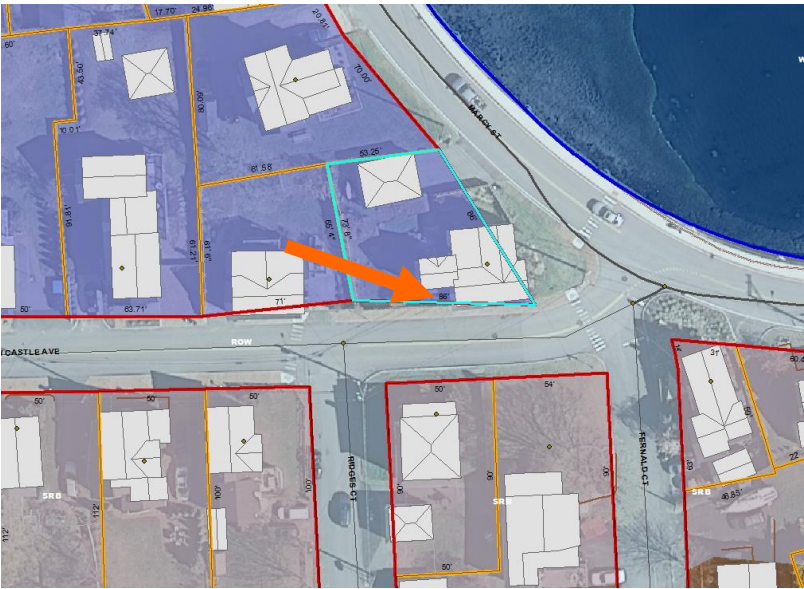
- The applicant is proposing to:
- Install a roof covering over the existing rear patio.

Design Guideline Reference: Guidelines for Porches, Stoops and Decks (06)

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



Proposed Design and 3D Massing Model Image of Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

C

137 NEW CASTLE AVE. (LUHD-126) – WORK SESSION #5 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:137 NEW CASTLE AVE. Case No.:5 Date: 5-20-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdraw4



H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

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

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

379 NEW CASTLE AVE.

CERTIFICATE OF APPROVAL

WORK SESSION #1

- Existing Conditions:
- Zoning District: SRB
 - Land Use: Single Family
 - Land Are: 0.2A +/-
 - Estimated Age of Structure: NA
 - Building Style: NA
 - Historical Significance: NA
 - Public View of Proposed Work: View from New Castle Ave.
 - Unique Features: NA
 - Neighborhood Association: Little Harbor Neighborhood

B. **Proposed Work:** To replace the porch and add a two-story addition to the front, side, a rear elevations.

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 New Castle Ave. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

J. **Previous HDC Comments and Suggestions:**

- The HDC has not previously reviewed this application.

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

The Application is proposing to add:

- A two-story addition to the front, side and rear elevations
- Replace the porch
- Reconstruct the chimneys from brick versus stone.
- Replace windows and doors, siding and trim.

Design Guideline Reference – Guidelines for Small Scale New Construction & Additions (10), Masonry and Stucco (07), Windows and Doors (08) and Site Elements & Streetscapes (09).

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




Proposed Design and 3D Massing Model Image of Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

C

379 NEW CASTLE AVE. – WORK SESSION #1 (MODERATE)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: 379 NEW CASTLE AVE. Case No.: 1 Date: 5-20-20</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF	No.	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<div>MODERATE PROJECT</div> <div>– ADD TWO-STORY ADDITIONS TO REAR, SIDE AND FRONT & REPLACE PORCH –</div>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		19	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		

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

241 SOUTH STREET
CERTIFICATE OF APPROVAL
WORK SESSION #2

- Existing Conditions:
- Zoning District: GRB
 - Land Use: Single- Family
 - Land Area: 12,903 SF +/-
 - Estimated Age of Structure: c.1790
 - Building Style: Georgian
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from South Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To add a porch and garage.

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 South Street. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

J. Previous HDC Comments and Suggestions:

- The HDC has not previously reviewed this application.

K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

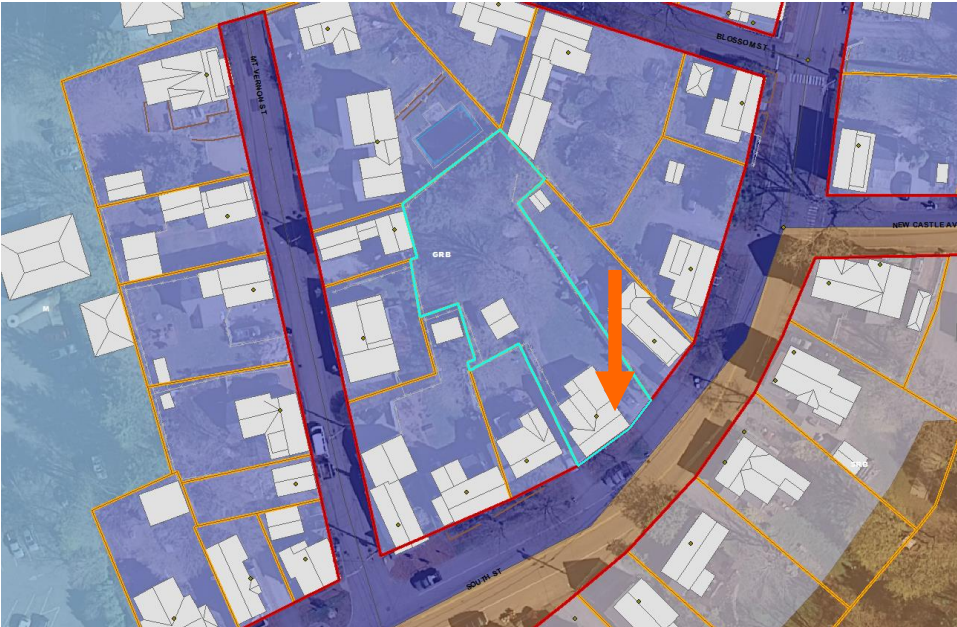
- Add a porch and single-car garage.

Design Guideline Reference – Guidelines for Small Scale New Construction & Additions (10), Exterior Woodwork (05), Porches, Stoops and Decks (06), and Windows and Doors (08).

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




Proposed Design and 3D Massing Model Image of Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

C

241 SOUTH STREET – WORK SESSION #2 (MINOR)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:241 SOUTH STREET Case No.:2 Date: 5-20-20</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– ADD A PORCH AND GARAGE –</div>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate					
	BUILDING DESIGN & MATERIALS	12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		SITE DESIGN	33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			34	Garages/ Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			35	Fence / Walls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			37	Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	38		Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate					
40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate					

H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

138 MAPLEWOOD AVE.
CERTIFICATE OF APPROVAL
WORK SESSION #3

- A. **Property Information - General:**
 - Zoning District: CD4-L1
 - Land Use: Multi-Family
 - Land Area: 8,233 +/- SF
 - Estimated Age of Structure: c.1800
 - Building Style: Federal
 - Number of Stories: 1
 - Historical Significance: Contributing
 - Public View of Proposed Work: Partial view from Maplewood Ave.
 - Unique Features: Former carriage house
 - Neighborhood Association: North End
- B. **Proposed Work:** Add a second floor to the existing garage for a new dwelling unit.

C. **Other Permits Required:**

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

D. **Lot Location:**

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

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

- ☐ Principal
- ☒ Accessory
- ☐ Demolition

F. **Sensitivity of Context:**

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

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

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

H. **Project Type:**

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

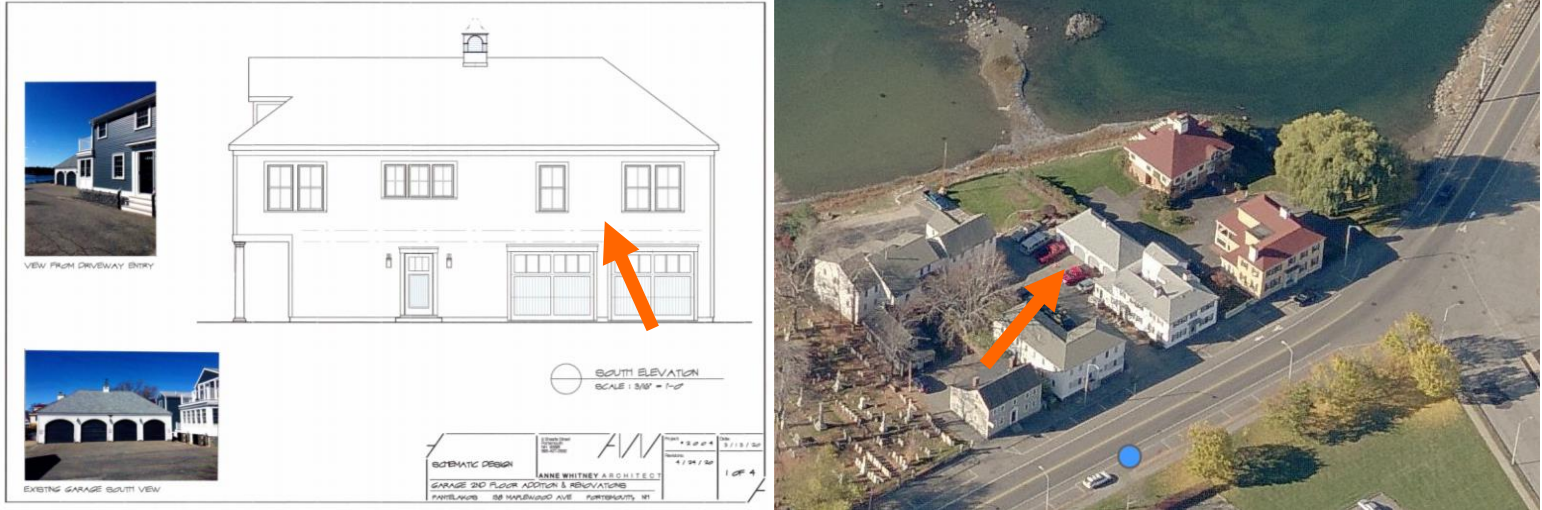
- J. **Neighborhood Context:**
 - This single-story accessory structure is located along the North Mill Pond and is surrounded on the northern side of Maplewood Ave. by a wide variety of contributing structures that are primarily large multi- family wood houses situated on small lots with shallow setbacks from the street edge. Many other structures in the neighborhood are newer buildings that have been developed after the site was cleared during Urban Renewal.
- K. **Previous HDC Comments and Suggestions:**
 - The HDC has not previously reviewed this application.
- L. **Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

 - Add a second floor to the existing garage.

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

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



Proposed Building Design and Street View Images



Zoning Map

HISTORIC
SURVEY
RATING

C

138 MAPLEWOOD AVE. – WORK SESSION #3 (MODERATE)


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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:138 MAPLEWOOD AVE Case No.:3 Date: 5-20-20

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



H. Purpose and Intent:

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

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

☐ Yes ☐ No
☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 15 MIDDLE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #4

A. Property Information - General:
Existing Conditions:

- Zoning District: CD4
- Land Use: Inn
- Land Area: 6,100 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Middle and Porter Street
- Unique Features: Former Church
- Neighborhood Association: Downtown

B. Proposed Work: To install non-combustible siding and other minor modifications.

C. Other Permits Required:

☐ Board of Adjustment

☐ Planning Board

☐ City Council

D. Lot Location:

☐ Terminal Vista

☐ Gateway

☐ Mid-Block

☒ Intersection / Corner Lot

☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☒ Principal

☐ Accessory

☐ Significant Demolition

F. Sensitivity of Context:

☒ Highly Sensitive

☐ Sensitive

☐ Low Sensitivity

☐ “Back-of-House”

I. Neighborhood Context:

- This contributing historic structure is located along Porter and Middle Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have little to no front yard setback and off-street parking is limited.

J. Previous HDC Comments and Suggestions:

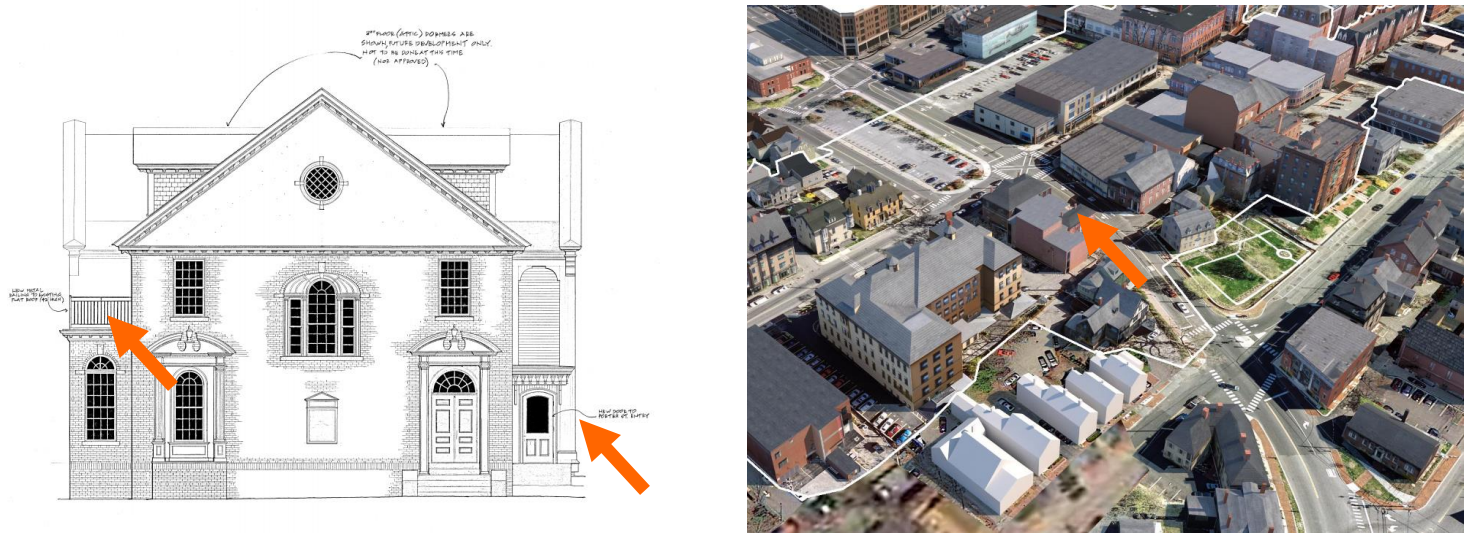
- The HDC has not previously reviewed this particular application. The dormers and other changes were previously revised within a work session.

K. Staff Comments and/ or Suggestions for Consideration:
The Application is proposing to:

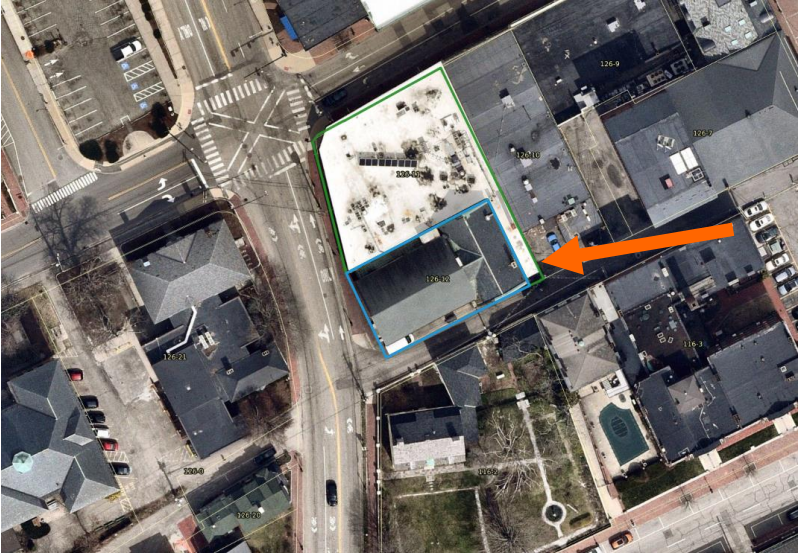
- Install non-combustible siding for fire separation.
- Shorten CMU building to provide dumpster storage.
- Note – the dormers shown on the elevations are NOT proposed under this application.

Design Guideline Reference – Small Scale New Construction & Additions (10), Exterior Woodwork (05), Stucco & Masonry (07) & Windows & Doors (08).

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



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

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)

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

H. Purpose and Intent:

1. Preserve the integrity of the District:

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

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

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

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

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

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

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

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

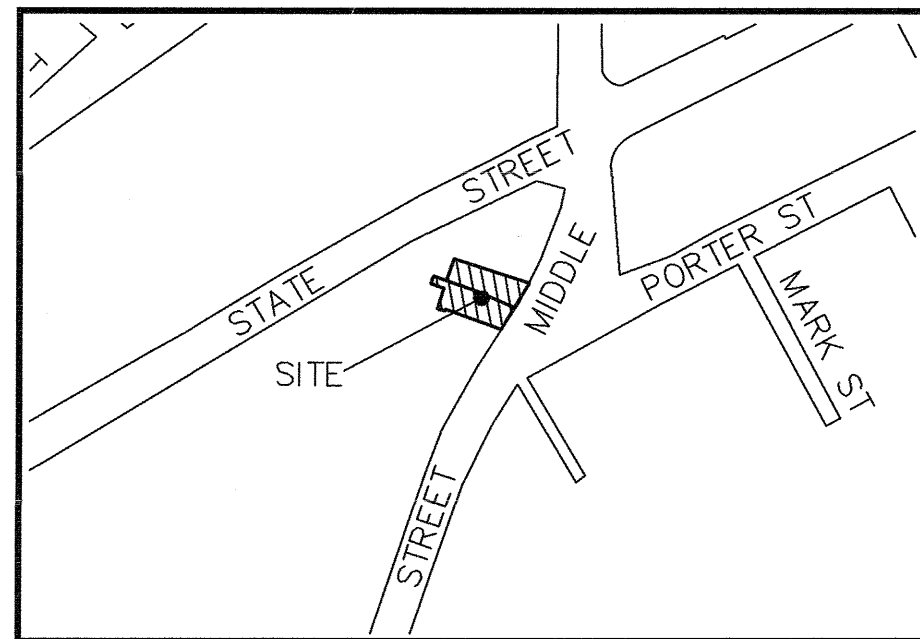
☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

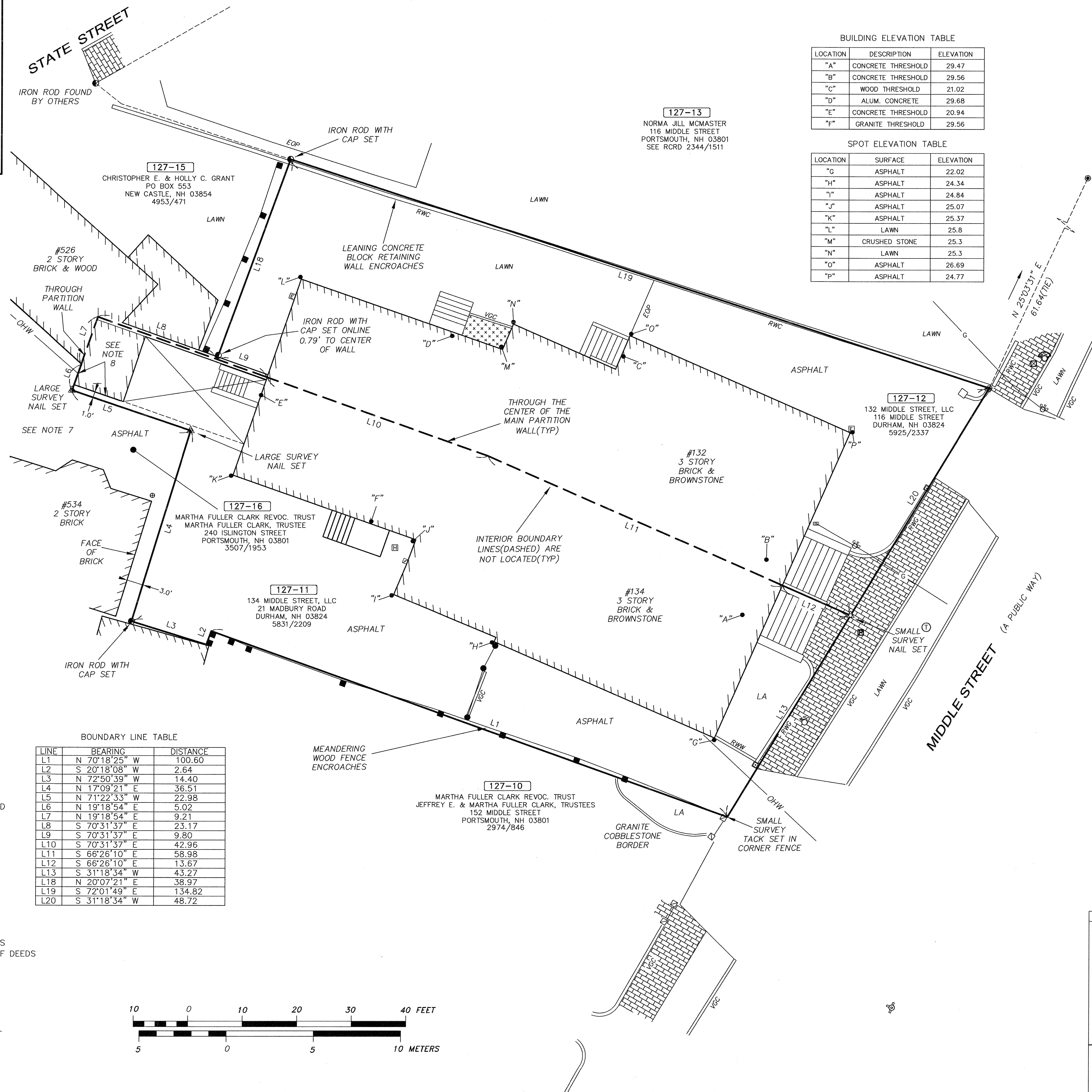
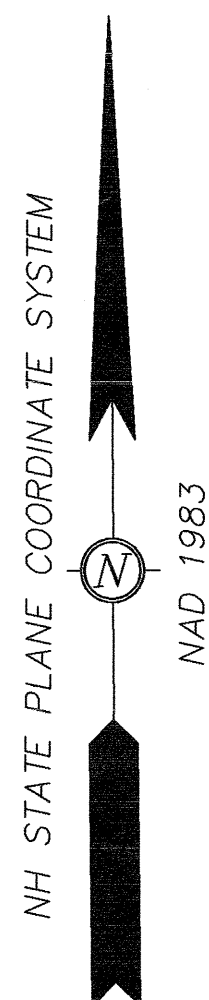
☐ Yes ☐ No

132-134 Middle St HDC Submission
February 14, 2020





LOCUS
(N.T.S.)



BUILDING ELEVATION TABLE		
LOCATION	DESCRIPTION	ELEVATION
"A"	CONCRETE THRESHOLD	29.47
"B"	CONCRETE THRESHOLD	29.56
"C"	WOOD THRESHOLD	21.02
"D"	ALUM. CONCRETE	29.68
"E"	CONCRETE THRESHOLD	20.94
"F"	GRANITE THRESHOLD	29.56

SPOT ELEVATION TABLE		
LOCATION	SURFACE	ELEVATION
"G"	ASPHALT	22.02
"H"	ASPHALT	24.34
"I"	ASPHALT	24.84
"J"	ASPHALT	25.07
"K"	ASPHALT	25.37
"L"	LAWN	25.8
"M"	CRUSHED STONE	25.3
"N"	LAWN	25.3
"O"	ASPHALT	26.69
"P"	ASPHALT	24.77

NOTES:

- OWNER OF RECORD.....132 MIDDLE STREET, LLC.
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824
DEED REFERENCE.....5925/2337
TAX SHEET / LOT.....127-12
PARCEL AREA.....5,499 S.F., 0.13 ACRES

OWNER OF RECORD.....134 MIDDLE STREET, LLC.
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824
DEED REFERENCE.....5831/2209
TAX SHEET / LOT.....127-11
PARCEL AREA.....5,902 S.F., 0.14 ACRES
- ZONED:.....CD4-L1 & HISTORIC DISTRICT
SEE CITY OF PORTSMOUTH ZONING ORDINANCE.
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ALBA".
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- "TOGETHER WITH A RIGHT OF WAY FOR ALL PURPOSES OVER, THROUGH, UPON AND ACROSS LAND OWNED NOW OR FORMERLY OF JOHN C. ROSS, JR., ET UX TO AND FROM STATE STREET AND THE WITHIN DESCRIBED PREMISES TO BE USED IN COMMON BY THE OWNERS OF THE CONVEYED PREMISES AND OWNERS OF THE PROPERTY OWNED NOW OR FORMERLY OF THE SAID JOHN C. ROSS, JR." SEE RCRD 5831/2209
- GRANITE FOUNDATION HELD IN THIS AREA. SEE RCRD PLAN 01876-1.

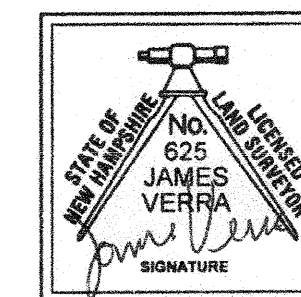
REFERENCE PLANS:

- PLAN OF LOT FOR H. SUSSMAN HEIRS, PORTSMOUTH, ROCKINGHAM COUNTY, NH DATED JUNE 1, 1942, UPDATED TO 11-23-42. RCRD PLAN #01253.
- PLAN OF LOT 534 STATE STREET, PORTSMOUTH, NH DATED MAY 1952, RCRD BK #1247, PG 374
- CONDOMINIUM SITE PLAN, MAP 127-LOT 14, HAYMARKET CONDOMINIUM FOR TYROCH REALTY MANAGEMENT, INC. 480 STATE STREET, PORTSMOUTH, N.H. DATED MARCH 2004, RCRD PLAN #D-31794
- EXISTING CONDITIONS PLAN, 116 MIDDLE STREET, PORTSMOUTH, NH, OWNED BY N. JILL MCMASTER DATED 3/15/19 BY NORTHEASTERLY SURVEYING, INC. NOT RECORDED.

PURSUANT TO RSA 676:18,III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

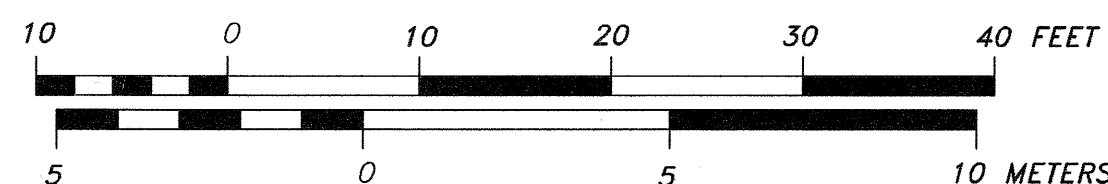
James Verra
JAMES VERRA
5-31-2019
DATE



LEGEND:

- DRILL HOLE FOUND, UNLESS NOTED
- IRON ROD (AS NOTED)
- △ SURVEY NAIL (AS NOTED)
- METAL FENCE
- WOOD FENCE
- LARGE WOOD FENCE POSTS
- CEMENT CONCRETE PAD
- UTILITY POLE
- ⋈ UTILITY POLE W/TRANSFORMER
- GUY
- OHW— OVERHEAD WIRES
- OHE— OVERHEAD ELECTRIC
- OHC— OVERHEAD COMMUNICATION WIRES
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 127-11 TAX SHEET / LOT NO.
- EOP EDGE OF PAVEMENT
- LA LANDSCAPED AREA
- RWW WOOD RETAINING WALL
- VGC VERTICAL FACED GRANITE CURB
- RWC GRANITE RETAINING WALL
- RWC CONCRETE BLOCK RETAINING WALL
- ⊠ LIGHT POLE CONNECTION BOX
- ⊠ CRUSHED STONE
- ⊠ GAS SHUT OFF
- ⊠ ELECTRIC METER
- ⊠ BOLLARD
- ⊠ HYDRANT

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°18'25" W	100.60
L2	S 20°18'08" W	2.64
L3	N 72°50'39" W	14.40
L4	N 17°09'21" E	36.51
L5	N 71°22'33" W	22.98
L6	N 19°18'54" E	5.02
L7	N 19°18'54" E	9.21
L8	S 70°31'37" E	23.17
L9	S 70°31'37" E	9.80
L10	S 70°31'37" E	42.96
L11	S 66°26'10" E	58.98
L12	S 66°26'10" E	13.67
L13	S 31°18'34" W	43.27
L18	N 20°07'21" E	38.97
L19	S 72°01'49" E	134.82
L20	S 31°18'34" W	48.72



REV. NO.	DATE	DESCRIPTION	APPR'D
PLAT OF LAND 132 & 134 MIDDLE STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 127-12 & 127-11 for: 132 MIDDLE STREET, LLC. & 134 MIDDLE STREET, LLC.			
JAMES VERRA and ASSOCIATES, INC. 101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557			DATE: 5-31-2019 JOB NO: 23804 SCALE: 1" = 10' DWG NAME: 23804 PLAN NO: 23804 SHEET: 1 of 1
GTD PROJECT MGR COPYRIGHT ©2019 by JAMES VERRA and ASSOCIATES, INC.		GTD DRAWN BY	

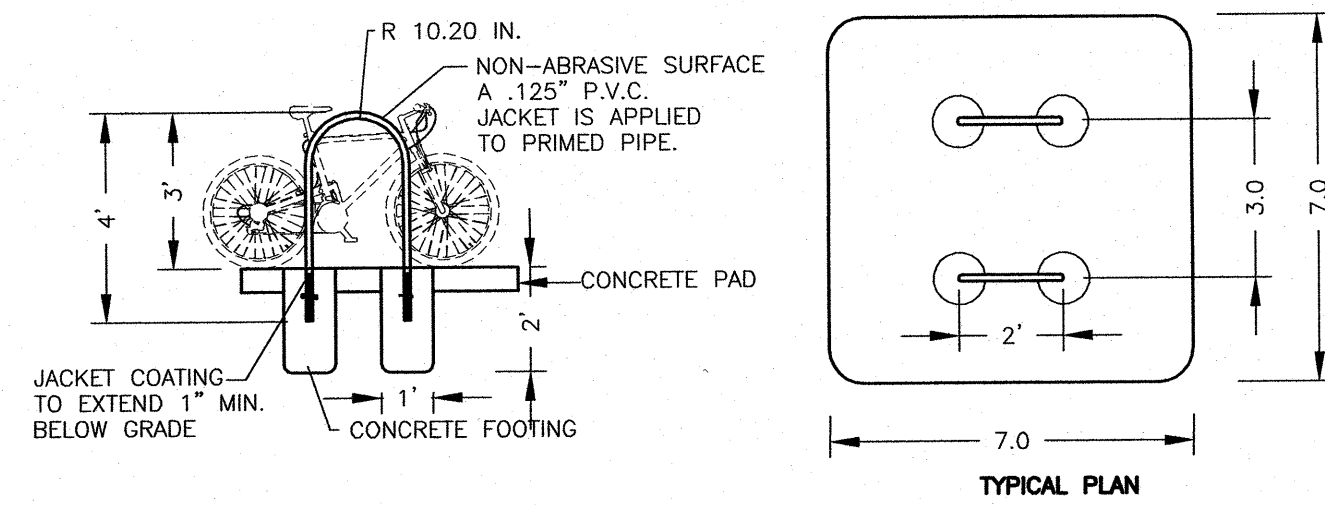
J:\JOB33\UN 3100's\3150's\3155\2020 Easement - Site Remodelling Plans & Specs\Site\3155 Site 2020.dwg, C2 C.L.P.

Residential Parking Space Calculation			
Apartment Categories By Sq. Ft.	Parking Spaces Required	#Units	Parking Spaces Required
<500	0.5	5	3
500 to 750	1	13	13
Over 750	1.3	3	4
Visitor Parking = 21/5 =			4
Totals		21	24

Parking Spaces

UNIT AREAS	
UNIT #	SQUARE FOOTAGE
1	742
2	742
3	825
4	441
5	529
6	550
7	681
8	497
9	665
10	741
11	637
12	564
13	701
14	426
15	497
16	741
17	741
18	563
19	940
20	424
21	890

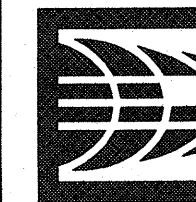
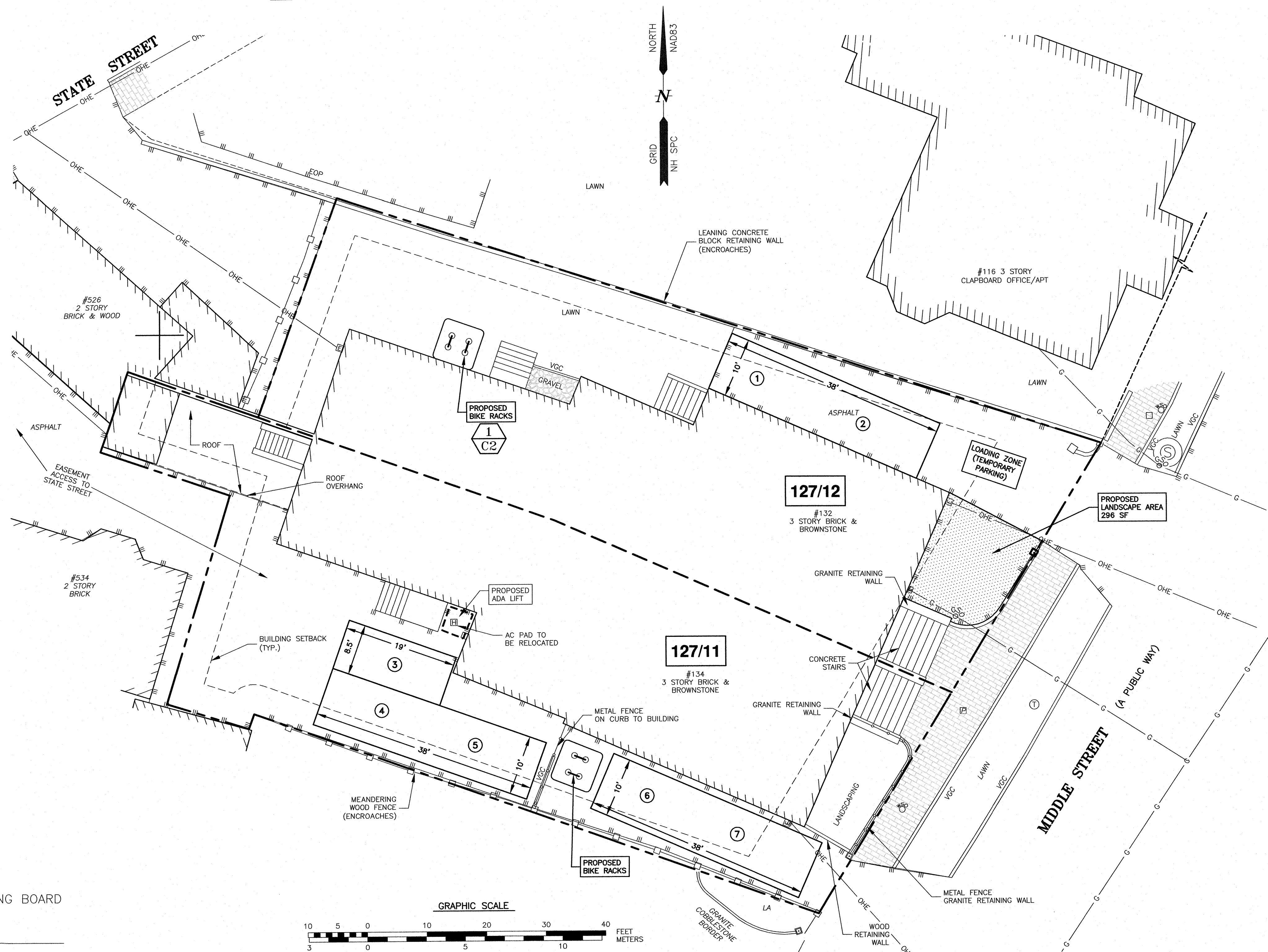
BEDROOM COUNT	
EXISTING	BEDS
ONE BEDROOM	7
STUDIO	13
TOTAL	20
PROPOSED	
TWO BEDROOM (3)	6
ONE BEDROOM	12
STUDIO	6
TOTAL	24



1 BICYCLE RACK
C2 NTS

PARKING LEGEND:

PARKING SPACE ②



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

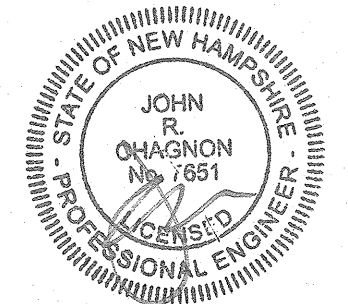
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 127 AS LOTS 11 & 12.
- 2) THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE CONDITIONS FOR THE CONDITIONAL USE PERMIT ON MAP 127 LOTS 11 & 12.
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 - LIMITED (CD4-L1) AND THE HISTORIC DISTRICT.
- 4) EXISTING/PROPOSED USE:

LOT 11:
EXISTING: 9 RESIDENTIAL & 1 COMMERCIAL UNIT
PROPOSED: 10 RESIDENTIAL UNITS
LOT AREA: 5,902 S.F.

LOT 12:
EXISTING: 11 RESIDENTIAL
PROPOSED: 11 RESIDENTIAL UNITS
LOT AREA: 5,499 S.F.
- 5) NO CHANGE IN THE BUILDING COVERAGE OR OPEN SPACE IS PROPOSED, EXCEPT AS NOTED.

**PROPOSED RENOVATIONS
132 & 134
MIDDLE STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	BEDROOM COUNT, PARKING PAINT	2/12/20
1	ISSUED FOR APPROVAL	1/29/20
0	ISSUED FOR COMMENT	1/28/20



SCALE: 1"=10' JANUARY 2020

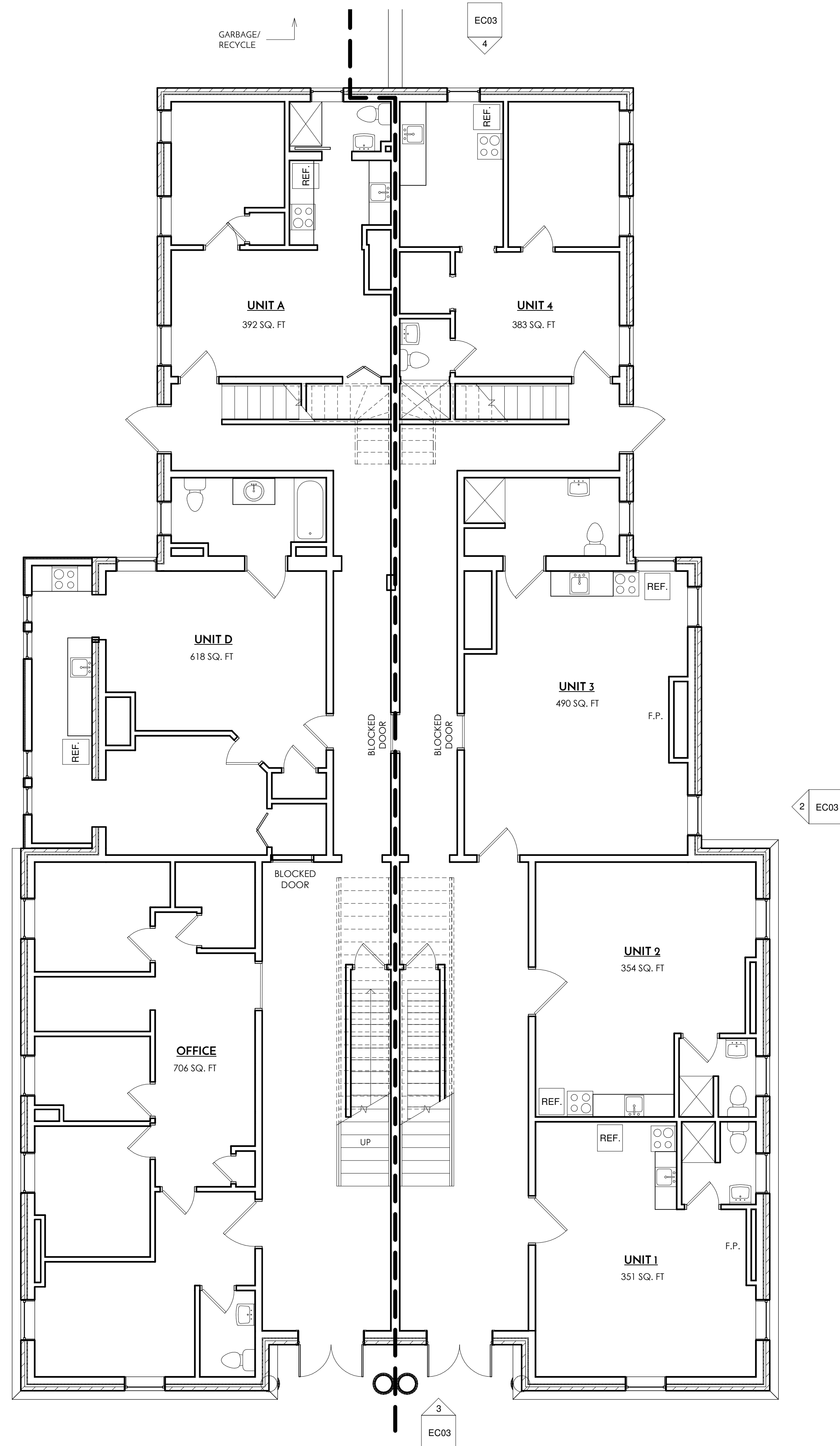
CONDITIONAL USE
PERMIT PLAN

C2

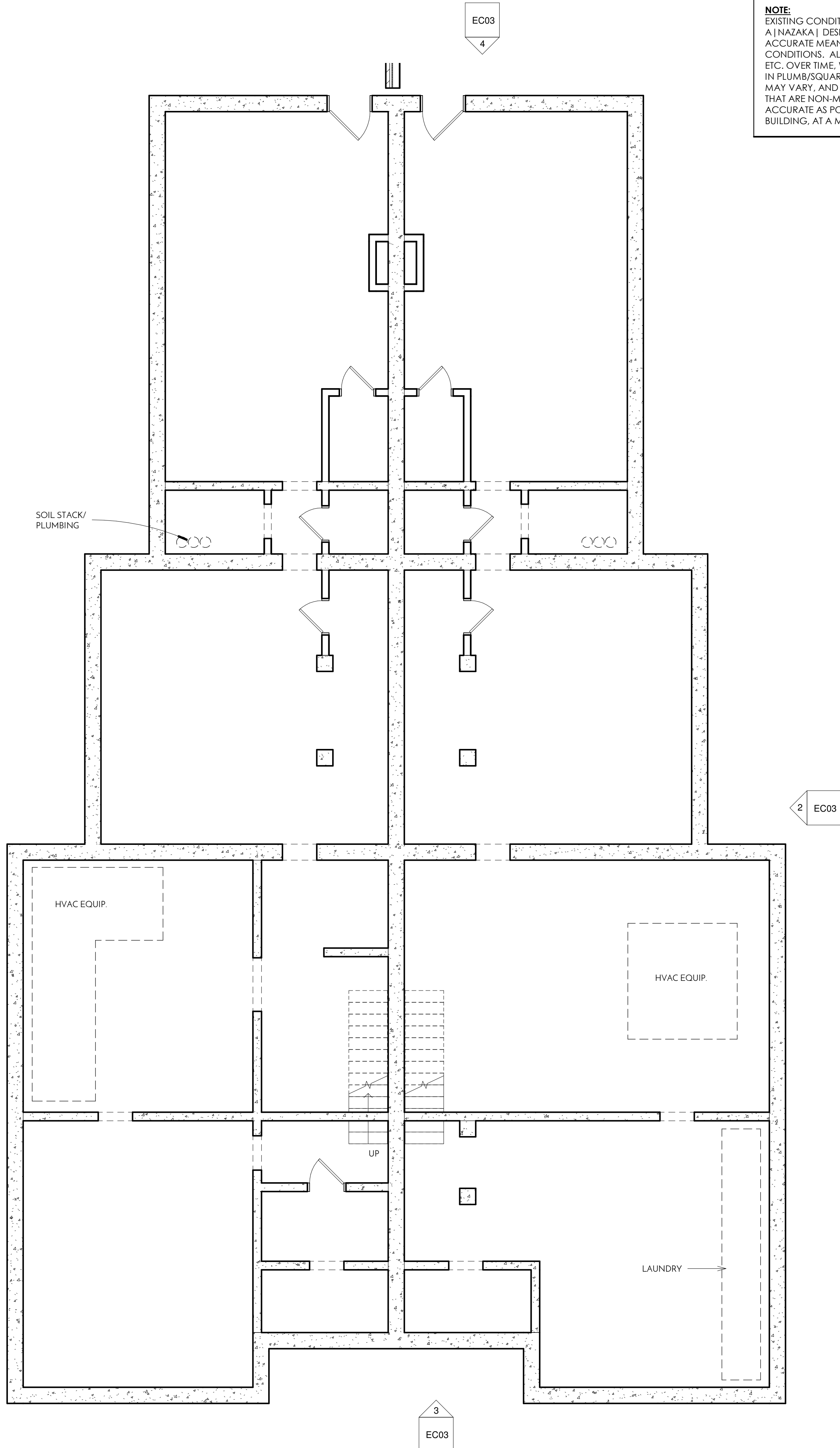
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



1
EC01
EXISTING FIRST FLOOR
3/16" = 1'-0"



4
EC01
EXISTING BASEMENT
3/16" = 1'-0"

NOTE:
EXISTING CONDITIONS DRAWINGS DONE BY
A/NAZAKA | DESIGN BY MEASURING BY AS
ACCURATE MEANS NECESSARY TO DOCUMENT
CONDITIONS. ALL BUILDINGS MOVE, AGE, SHIFT,
ETC. OVER TIME, WHICH MAY CAUSE INACCURACIES
IN PLUMB/SQUARED WALLS. WALL THICKNESSES
MAY VARY, AND EXTERIOR WALL THICKNESSES
THAT ARE NON-MEASURABLE ARE ESTIMATED AS
ACCURATE AS POSSIBLE. ANY FUTURE WORK WITHIN
BUILDING, AT A MINIMUM SHOULD BE FIELD VERIFIED.

NOTE:
ALL UNIT AREA SQUARE FOOTAGES MEASURED AT
CENTER LINE OF COMMON/DEMISING WALLS, AND
INSIDE FINISH FACE OF EXTERIOR WALLS

ALL IDEAS, DESIGNS, AND PLANS REPRESENTED ON
THIS PROJECT DOCUMENT ARE OWNED BY
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WITHOUT THE WRITTEN CONSENT OF A/NAZAKA | DESIGN.
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417.288.8744 WWW.A/NAZAKA | DESIGN.COM
P:\A/NAZAKA | DESIGN\Projects\134 Middle Street\134 Middle Street.dwg
Sheet\134 Middle Street ELEVATIONS 2018.rvt
8/18/2018 1:28:45 PM

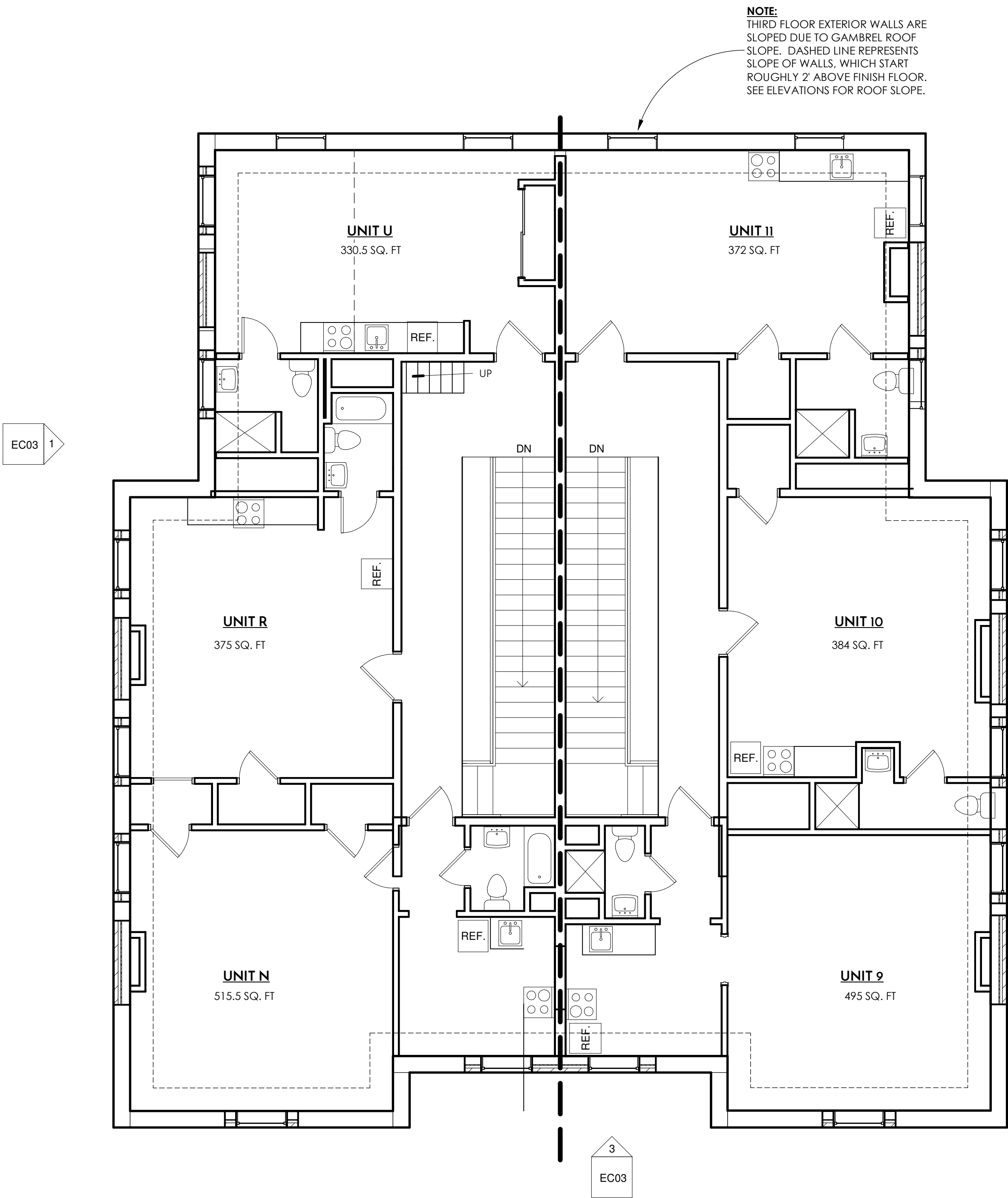
A/NAZAKA | DESIGN
417.288.8744 WWW.A/NAZAKA | DESIGN.COM

EXISTING CONDITIONS
132- 134 MIDDLE STREET, PORTSMOUTH NH
134 MIDDLE STREET LLC

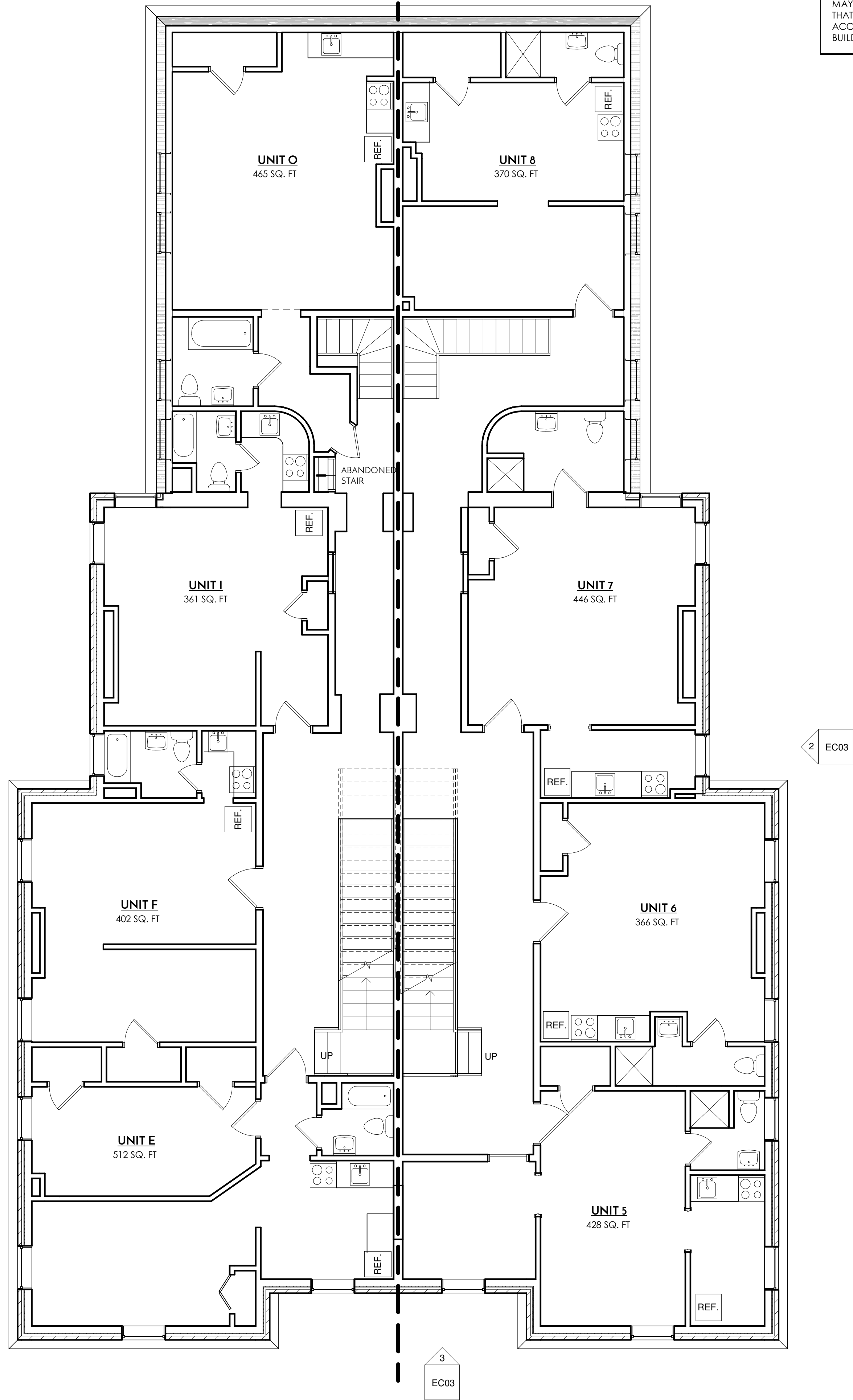
EXISTING PLANS

Revisions	
No.	Date

August, 2018
EC01



2
EC02
EXISTING THIRD FLOOR
3/16" = 1'-0"



1
EC02
EXISTING SECOND FLOOR
3/16" = 1'-0"

NOTE:
EXISTING CONDITIONS DRAWINGS DONE BY A|NAZAKA| DESIGN BY MEASURING BY AS ACCURATE MEANS NECESSARY TO DOCUMENT CONDITIONS. ALL BUILDINGS MOVE, AGE, SHIFT, ETC. OVER TIME, WHICH MAY CAUSE INACCURACIES IN PLUMB/SQUARED WALLS. WALL THICKNESSES MAY VARY, AND EXTERIOR WALL THICKNESSES THAT ARE NON-MEASURABLE ARE ESTIMATED AS ACCURATE AS POSSIBLE. ANY FUTURE WORK WITHIN BUILDING, AT A MINIMUM SHOULD BE FIELD VERIFIED.

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P:\A|NAZAKA| Design\Projects\134 Middle Street\134 Middle Street ELEVATIONS 2018.rvt
8/18/2018 1:25:44 PM

A|NAZAKA|DESIGN
417.288.8746 WWW.ANAZAKA-DESIGN.COM

EXISTING CONDITIONS
132- 134 MIDDLE STREET, PORTSMOUTH NH
134 MIDDLE STREET LLC

EXISTING PLANS

Revisions	
No.	Date

August, 2018
EC02

NOTE:
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3
EC03
NORTHWEST (FRONT) ELEVATION
1/8" = 1'-0"



1
EC03
NORTHEAST ELEVATION
1/8" = 1'-0"



4
EC03
SOUTHEAST ELEVATION
1/8" = 1'-0"



2
EC03
SOUTHWEST ELEVATION
1/8" = 1'-0"

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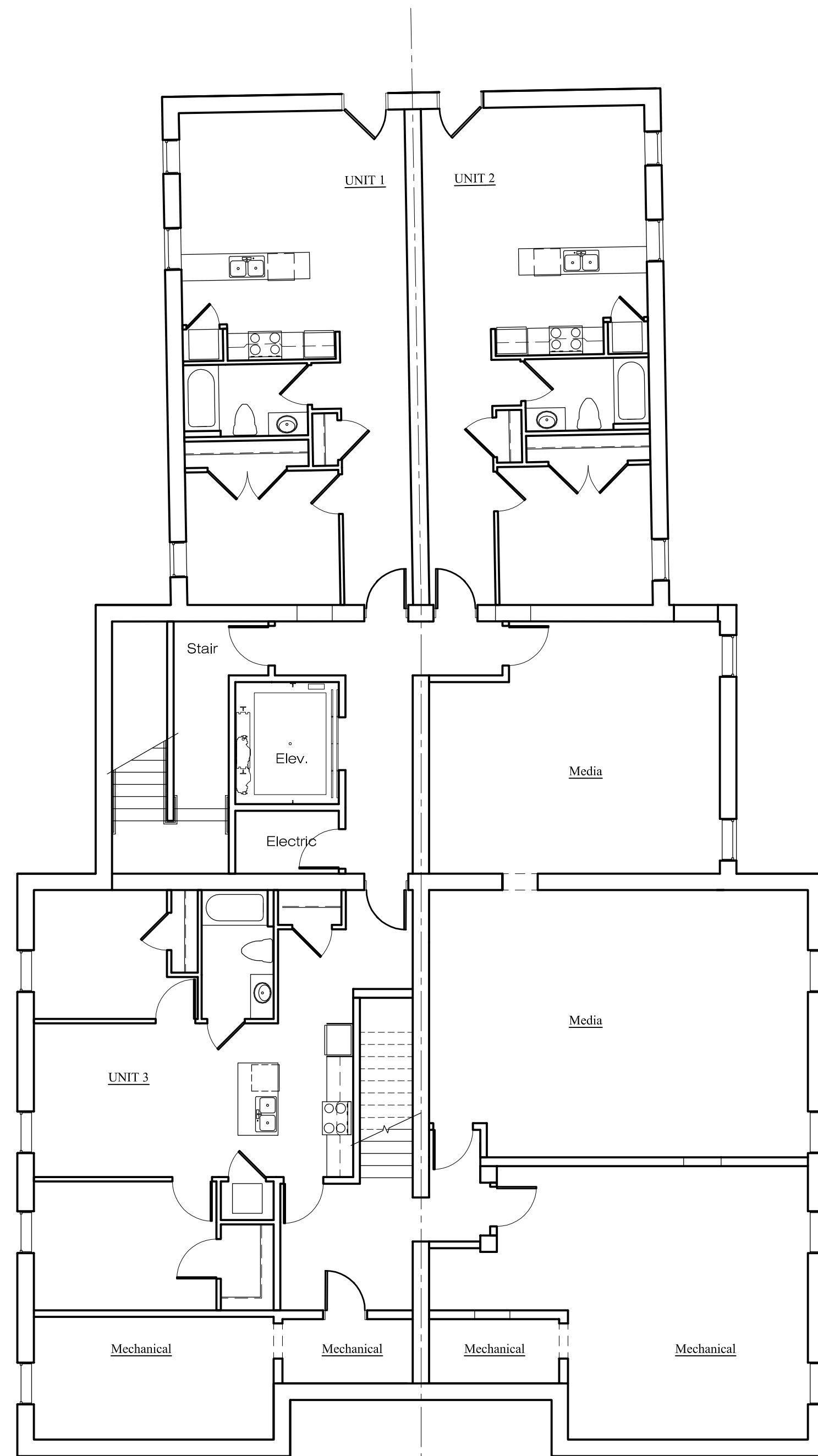
A|NAZAKA| DESIGN
417.288.9446 WWW.ANAZAKA-DESIGN.COM

EXISTING CONDITIONS
132- 134 MIDDLE STREET, PORTSMOUTH NH
134 MIDDLE STREET LLC

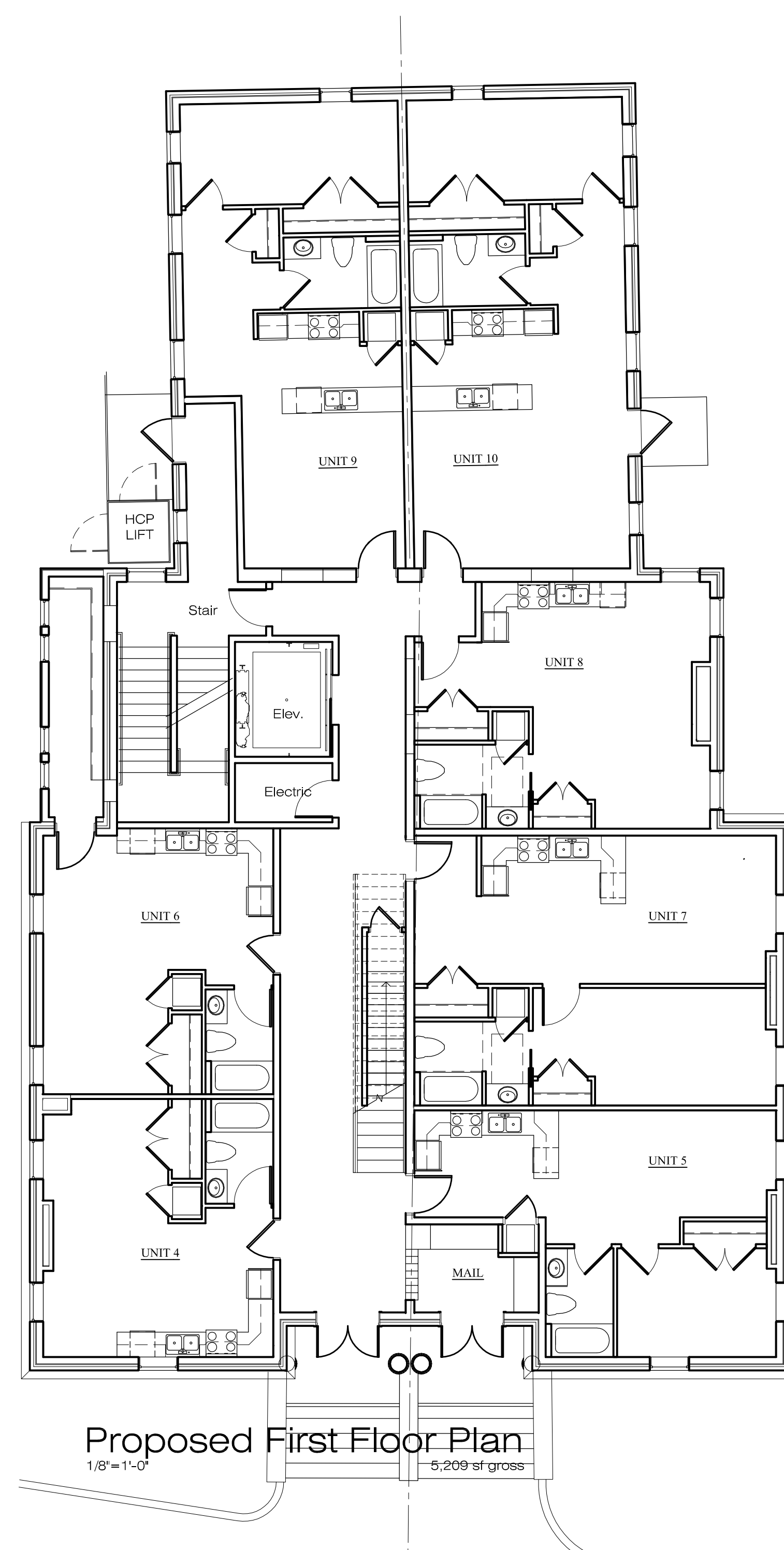
EXTERIOR ELEVATIONS

Revisions	
No.	Date

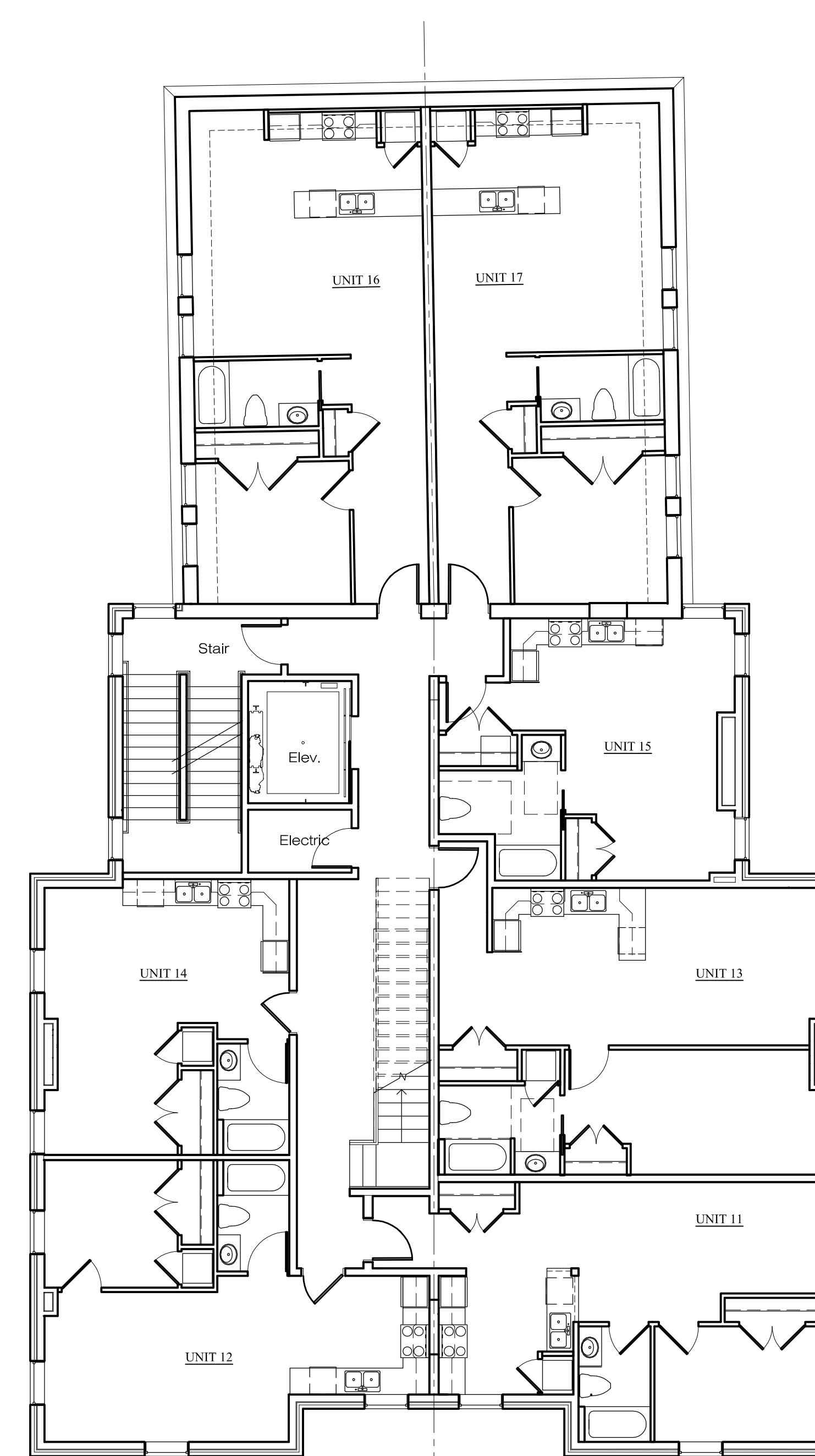
August, 2018
EC03



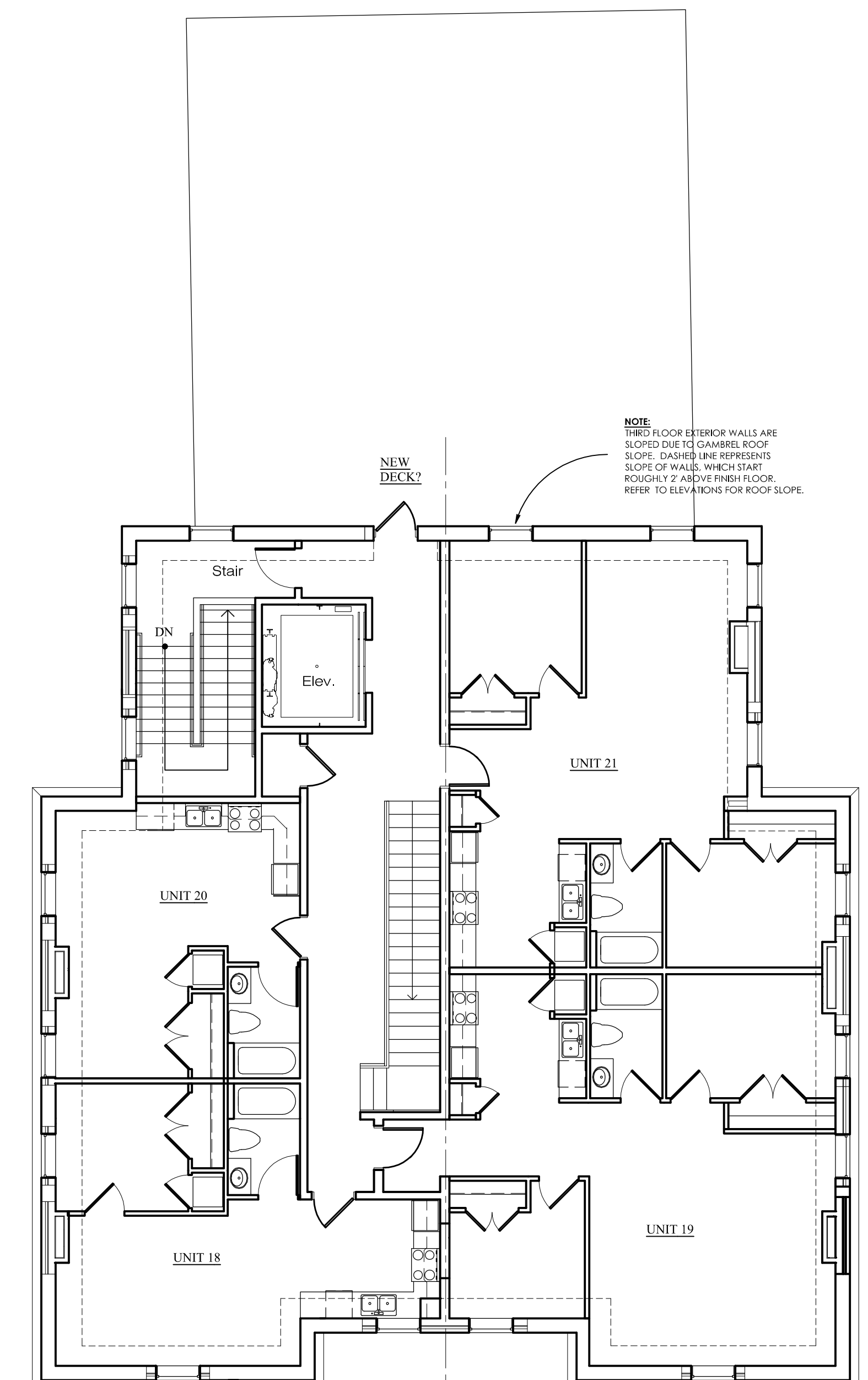
Proposed Basement Floor Plan
1/8"=1'-0" 5,077 sf gross



Proposed First Floor Plan
1/8"=1'-0" 5,209 sf gross



Proposed Second Floor Plan
1/8"=1'-0" 5,077 sf gross



Proposed Third Floor Plan
1/8"=1'-0" 3,612 sf gross

132 - 134 Middle Street
Portsmouth, New Hampshire

January 29, 2020

Progress Print



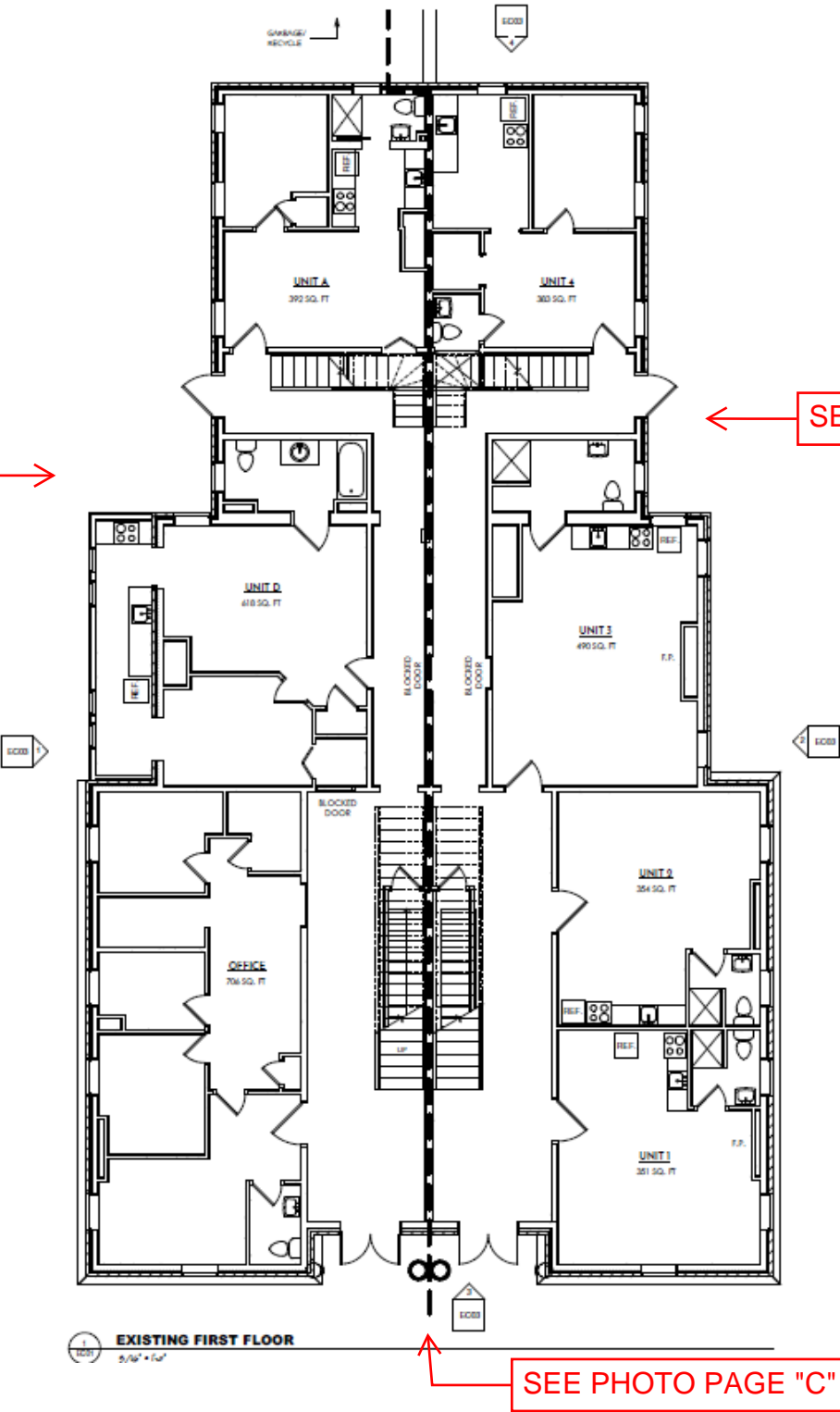
THA ARCHITECTS, LLC
ARCHITECTURE ■ PLANNING ■ CONSULTING ■ INTERIOR DESIGN

89 WILLOWBROOK AVENUE ■ STRATHAM, NH 03885
Tel: (603) 770-2491 ■ Fax: ■ WWW.THAARC.COM

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PHOTO LEGEND

SEE PHOTO PAGE "B"



MIDDLE STREET

SEE PHOTO PAGE "C"

SEE PHOTO "A"

PHOTO A



NOTE:
1. IT IS NOT YET KNOWN IF THIS ENTRY WILL BE DELETED. IF REMOVED, WILL BE INFILLED WITH BRICK SIMILAR TO ADJACENT

PHOTO PAGE "B"

NORTHEAST ELEVATION



- NOTES:
- 1. DEMO EXISTING STAIRCASE & REPLACE WITH CODE COMPLIANT TIMBER FRAMED STAIRCASE AND LANDING. COLOR TO MATCH EXISTING WOOD TRIM. COLOR MATCHED LATTUCE OR VERTICAL BOARDS WITH AIR GAPS WILL BE INSTALLED BELOW DECK.
 - 2. ROOF TO BE EXTENDED OR REPLACED (TO MATCH EXISTING) TO EXTEND TO CORNER OF BUILDING AND PROVIDE COVER FOR HCP LIFT. ROOF POSTS TO BE REPLACED WITH TIMBER POSTS TO MATCH EXISTING WOOD TRIM COLOR.
 - 3. NEW RAILING TO BE A CODE COMPLIANT BLACK COMPOSITE RAILING SYSTEM WITH SQUARE BALLUSTERS.

ROOF WILL BE EXTENDED TO SIDE OF BUILDING TO PROVIDE COVERAGE ABOVE LIFT

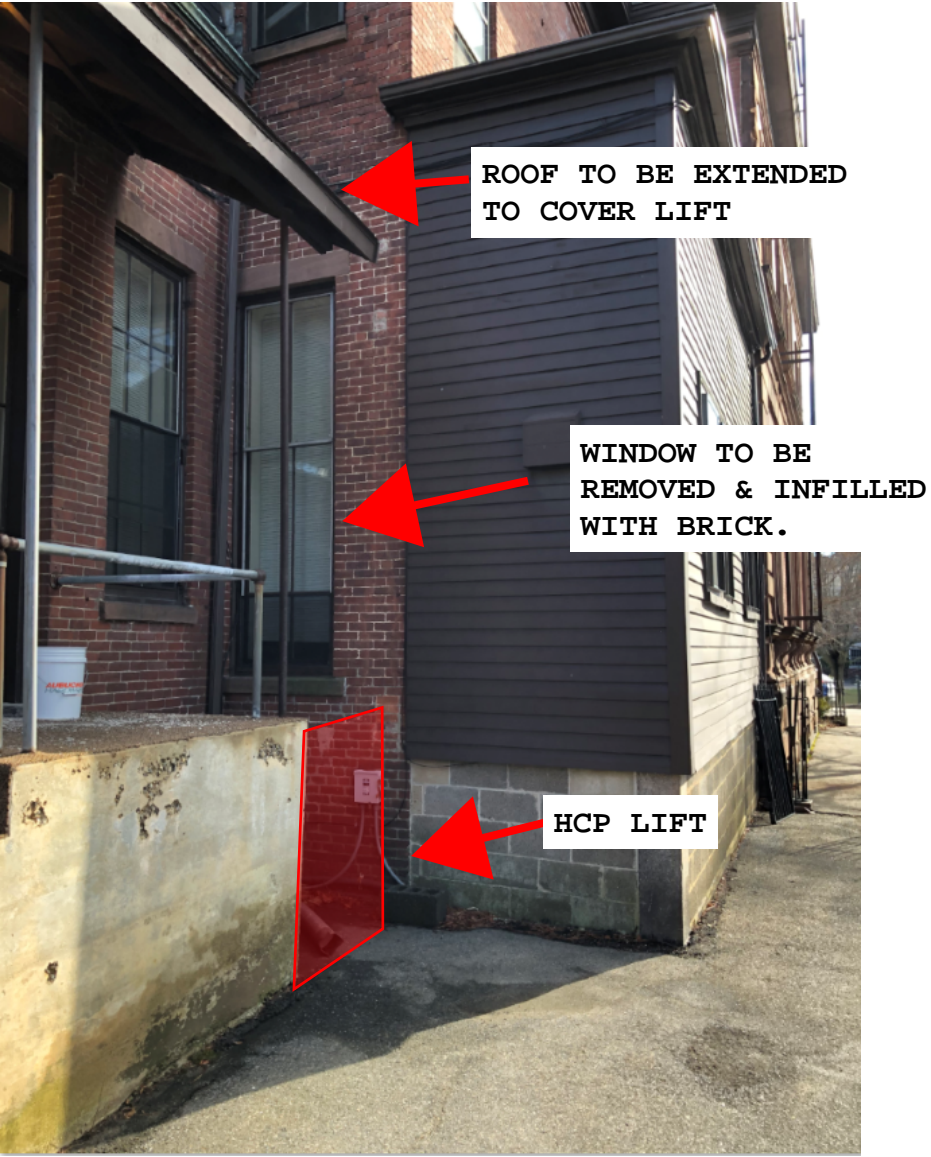


PHOTO PAGE "C"

NORTHWEST FRONT ELEVATION



NOTES:


1. THE RESTORED ENTRYWAY WILL INCLUDE THE ORIGINAL CHEEKS (BOTH SIDES & MIDDLE)
2. THE EXISTING RAILINGS WILL BE REMOVED/REINSTALLED OR REPLACED IN-KIND.
3. THE STAIRS WILL BE REPLACED WITH CONCRETE MATERIAL SIMILAR IN TEXTURE, COLOR, AND FORM TO EXISTING.
4. STORM DOORS AND FRONT DOORS WILL BE REMOVED AND NEW WOOD SINGLE LITE FRONT DOORS WILL BE INSTALLED WITH SIMILAR PROPORTIONS TO FIT EXISTING OPENING.

HISTORICAL PHOTO



COMPOSITE "FAUX SLATE" ROOF SHINGLE - BORAL INSPIRE - MIST GREY (OPTION #1)

Home » Products » Composite » Classic Slate



Q

INSPIRE

ROOFING PRODUCTS

BORAL

Classic Slate - Mist Grey

SKU: 41FUE5235

Inspire Classic Slates' textured surfaces and decked edges are modeled from authentic natural slates, imparting a controlled uniformity that epitomizes natural slate roofing. Classic Slate delivers the appearance of a natural slate roof while offering lightweight, low-cost, durability and cutting edge, environmentally conscious material technology that goes into every slate.

ORDER SAMPLE


Colors

Features


Availability

Downloads


Colors




Ash Grey




Brandywine




Brick Red



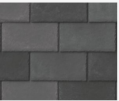
Brunswick




Charcoal Black




Chestnut Brown




Coschman



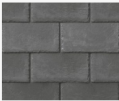
Concord




Evergreen



Granite



Graphite



Grey-Black Blend

ARCHITECTURAL "SLATE" ASPHALT ROOF SHINGLE - CERTAINTEED GRAND MANOR - STONEGATE GRAY (OPTION #2)

CertainTeed

PRODUCTS

DESIGN & INSPIRATION


RESPONSIBLE BUILDING

LEARNING

PRO CENTER

Q

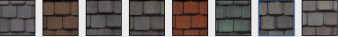
HOME / RESIDENTIAL ROOFING / PRODUCTS / GRAND MANOR®



GRAND MANOR®

COLORVIEW

GET AN ESTIMATE



OVERVIEW

TECHNICAL INFO

INSTALLATION

WARRANTY

FIND A PRO

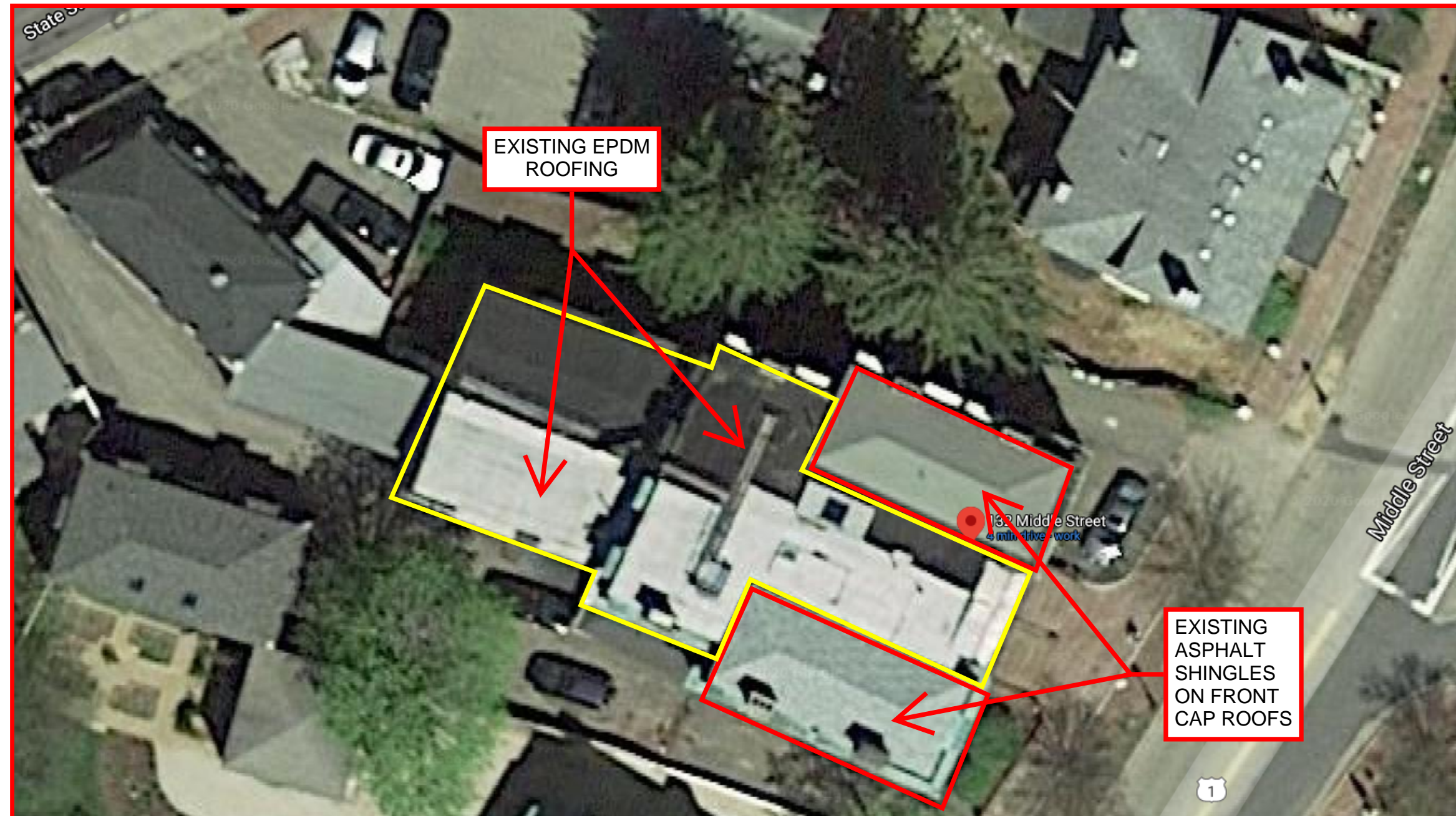
An aerial view of a roof installation. The roof is covered with dark grey, textured asphalt shingles. In the foreground, a large bag of CertainTeed Grand Manor Stonegate Gray shingles is visible, partially open. The bag has the brand name 'CertainTeed' and 'GRAND MANOR' printed on it. The roof is surrounded by trees with autumn foliage.

A close-up view of a roof installation. A brick chimney with a white cap is visible on the left. A dormer window with white trim is visible on the right. The roof is covered with dark grey, textured asphalt shingles. The background shows a clear blue sky.

EXISTING ROOFING MATERIALS

THERE ARE SEVERAL EXISTING ROOFS:

- 1) #132 HAS EPDM ROOFING ON THE TOP FLAT SECTION
- 2) #132 HAS SLATE ROOFING TILES ON THE VERTICAL CHEEKS (3RD FLOOR LEVEL)
- 3) #132 HAS ASPHALT SHINGLES ON TOP CAP ROOFS IN FRONT
- 4) #134 HAS EPDM ROOFING ON THE TOP FLAT SECTION
- 5) #134 HAS ASPHALT SHINGLES ON BOTH THE FRONT CAP ROOFS AND THE VERTICAL CHEEKS



EXISTING ROOFING MATERIALS



EXISTING ASPHALT SHINGLES ON #134 VERTICAL CHEEKS



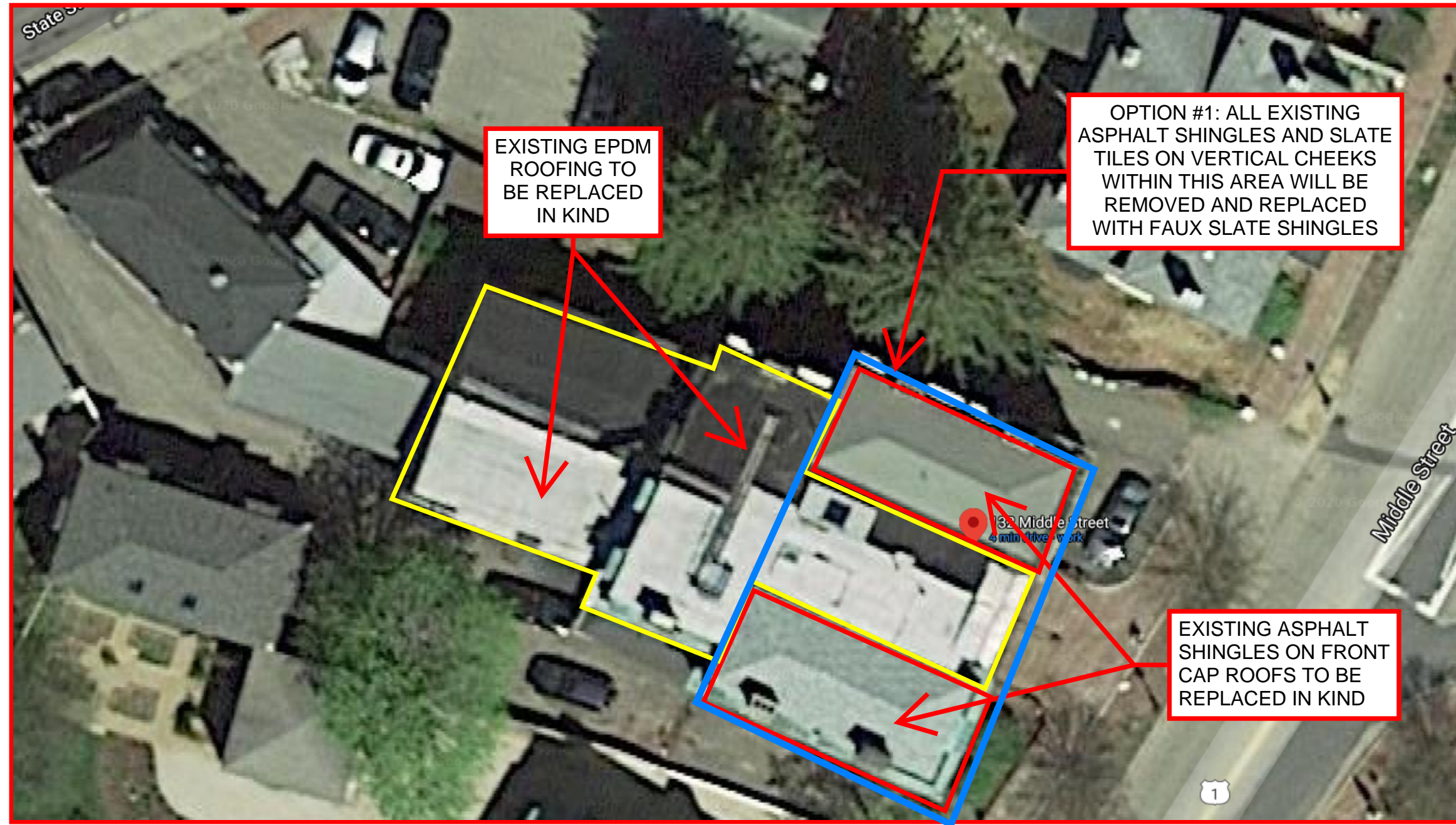
EXISTING ASPHALT SHINGLES ON FRONT CAP ROOFS

EXISTING SLATE TILES ON #132 VERTICAL CHEEKS

PROPOSED ROOFING MATERIALS

PROPOSED OPTION #1:

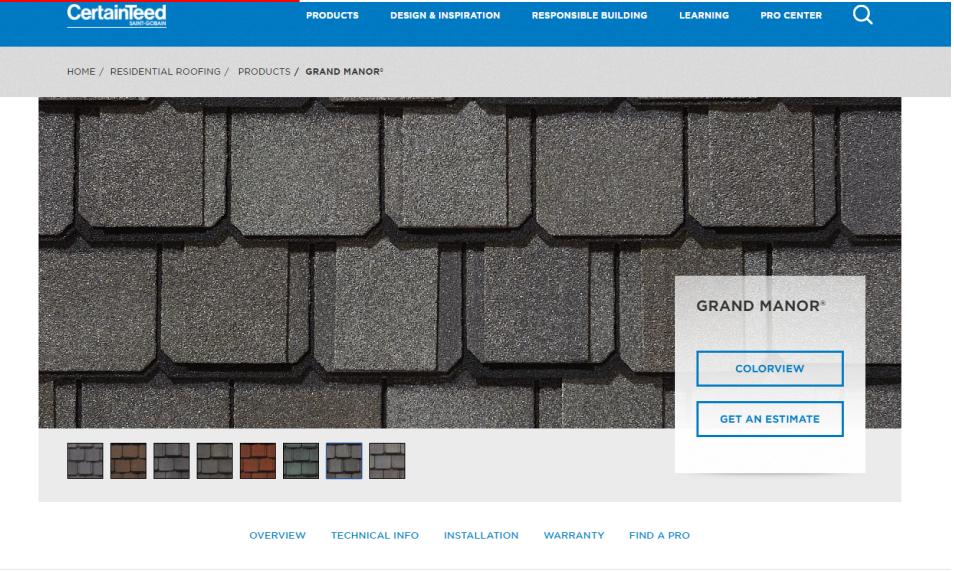
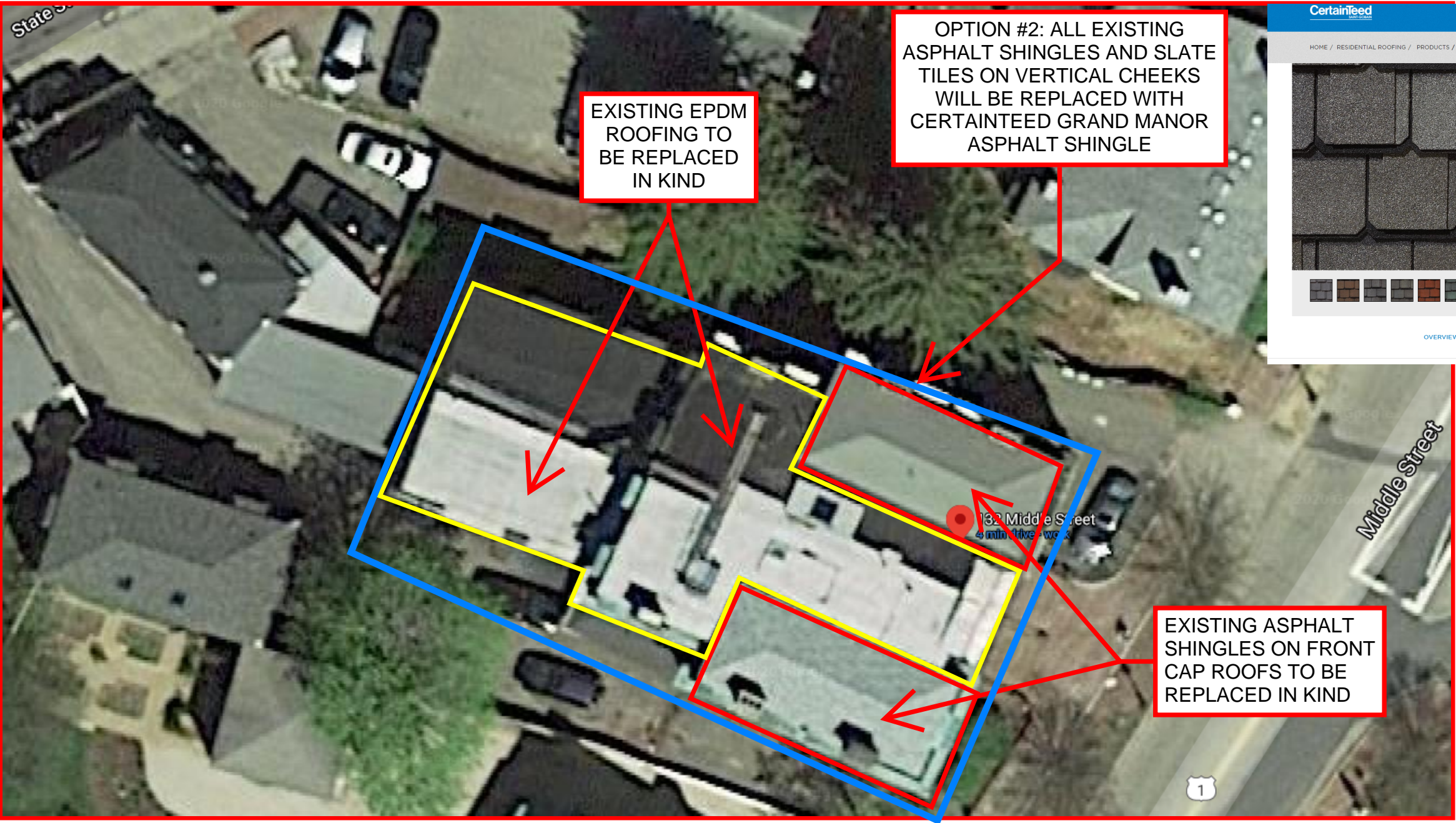
- 1) ALL EPDM RUBBER ROOFING TO BE REPLACED IN-KIND
- 2) ALL ASPHALT SHINGLES ON FRONT CAP ROOFS TO BE REPLACED IN-KIND
- 3) ALL SHINGLES/SLATE ON CHEEK WALLS ON FRONT, MAIN BUILDING TO BE REMOVED AND REPLACED WITH BORAL INSPIRE FAUX SLATE (SEE BLUE BOX BELORE)
- 4) ALL SHINGLES/SLATE ON VERTICAL CHEEKS IN THE REAR SECTIONS WITH ARCHITECTURAL ASPHALT SHINGLE TO MATCH FAUX SLATE COLOR



PROPOSED ROOFING MATERIALS

PROPOSED OPTION #2:

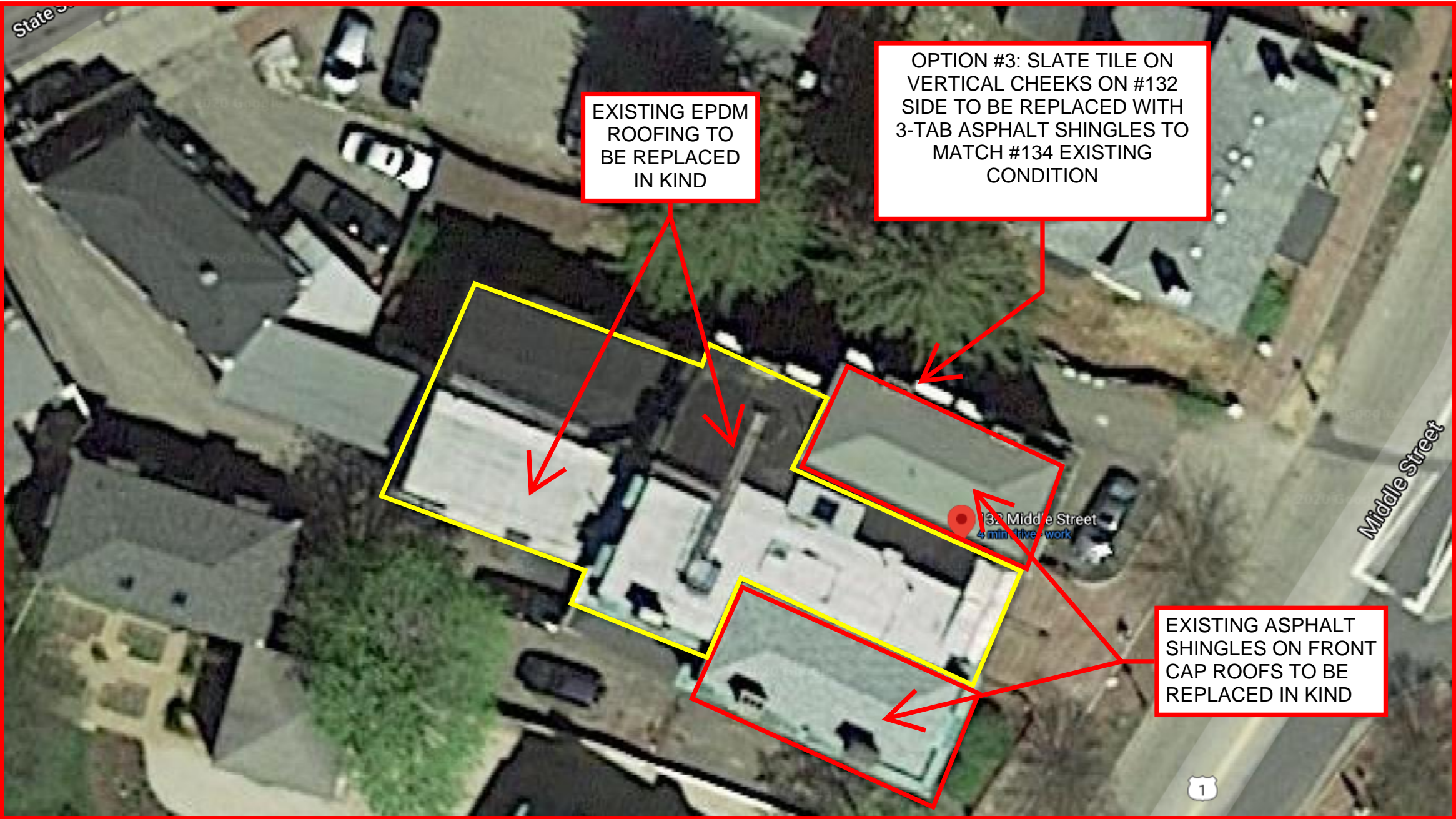
- 1) ALL EPDM RUBBER ROOFING TO BE REPLACED IN-KIND
- 2) ALL ASPHALT SHINGLES ON FRONT CAP ROOFS TO BE REPLACED IN-KIND
- 3) ALL SHINGLES/SLATE ON VERTICAL CHEEKS TO BE REMOVED AND REPLACE WITH CERTAINTEED GRAND MANOR ASPHALT SHINGLE



PROPOSED ROOFING MATERIALS

PROPOSED OPTION #3:

- 1) ALL EPDM RUBBER ROOFING TO BE REPLACED IN-KIND
- 2) ALL ASPHALT SHINGLES ON FRONT CAP ROOFS TO BE REPLACED IN-KIND
- 3) REPLACE ALL SLATE ON #132 SIDE WITH BLACK 3 TAB ASPHALT SHINGLES TO MATCH #134 SIDE



WINDOWS :

WINDOW REPLACEMENT IS NOT ANTICIPATED. IF NEEDED, REPLACEMENT WINDOWS WILL BE MARVIN ELEVATE CLAD DOUBLE HUNG WINDOW WITH 2 OVER 2 LITES
COLOR TO MATCH EXISTING



Marvin Elevate™

These homeowners wanted to pair the charm of a classic New England farmhouse with modern craftsmanship and energy efficiency.

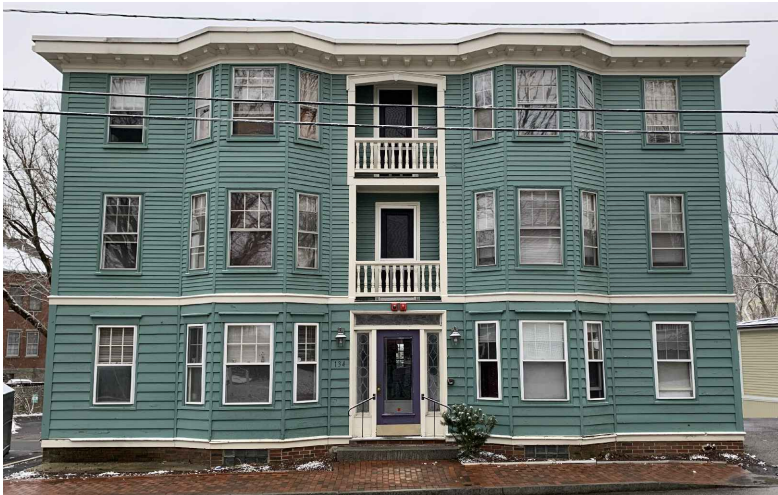
[Learn more](#)

HISTORIC DISTRICT COMMISSION WORK SESSION/ PUBLIC HEARING - APRIL 2020

134 SOUTH STREET IS AN EXISTING THREE-DECKER COLONIAL REVIVAL APARTMENT BUILDING IN PORTSMOUTH NEW HAMPSHIRE. BUILT IN APPROX 1900 WITH A CENTRAL ENTRANCE WITH INSET BALCONIES ABOVE. THE FIRST STORY IS DIFFERENTIATED FROM THOSE ABOVE WITH WIDE OVERLAPPING BOARDS AND ARCHITRAVE WINDOW HEADS.

THE DESIGN INTENT OF THE PROPOSED ALTERATIONS INTENDS TO:

- IMPROVE THE STREET APPEAL AND LONGEVITY OF THE BUILDING WITH COMPOSITE CHANNEL SIDING ON THE LOWER THIRD OF THE EXTERIOR.
- KEEP THE INTEGRITY OF THE WINDOWS, REPAIR AND PAINT, AND REPLACE STORM WINDOWS.
- CREATE IMPROVED ROOFTOP DECK ACCESS AND RAILING.
- REPLACE BASEMENT LEVEL ACCESS STRUCTURE AND GLASS BLOCK WINDOWS TO IMPROVE OVERALL EXTERIOR APPEARANCE.
- REPLACE EXTERIOR LIGHT FIXTURES.



BUILDING LOCATION

134 SOUTH STREET
134 South St.
Portsmouth, NH

Historic District Commission Work Session/ Public Hearing- April 2020

COVER

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20012

DRAWING NO.
1



134 SOUTH STREET
134 South St.
Portsmouth, NH

EXISTING PHOTOS

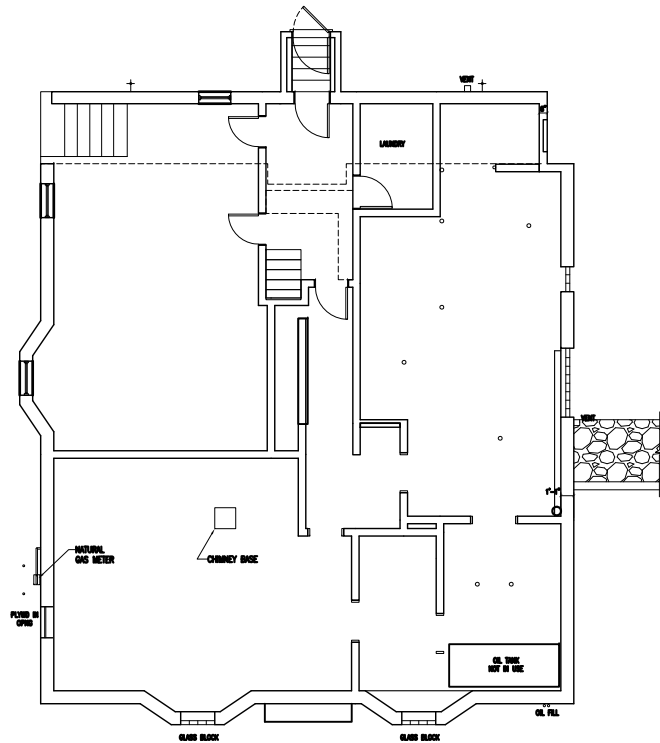
Historic District Commission Work Session/ Public Hearing- April 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

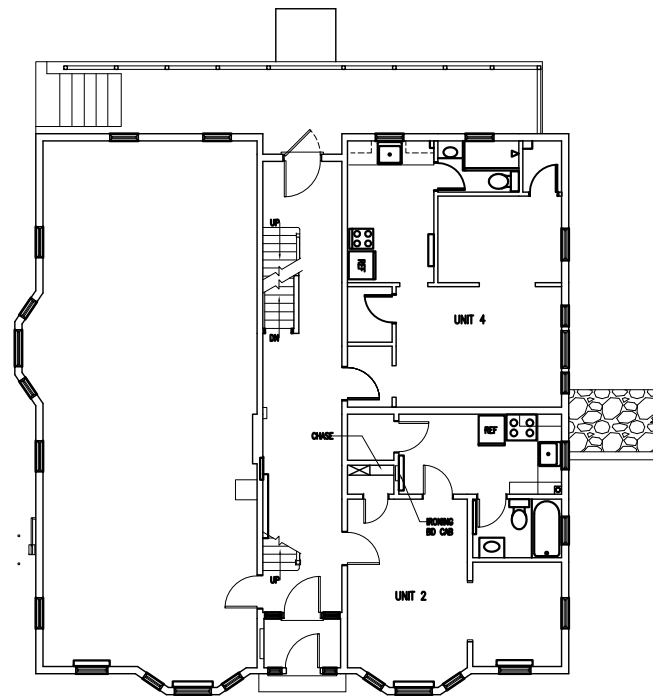
**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20012

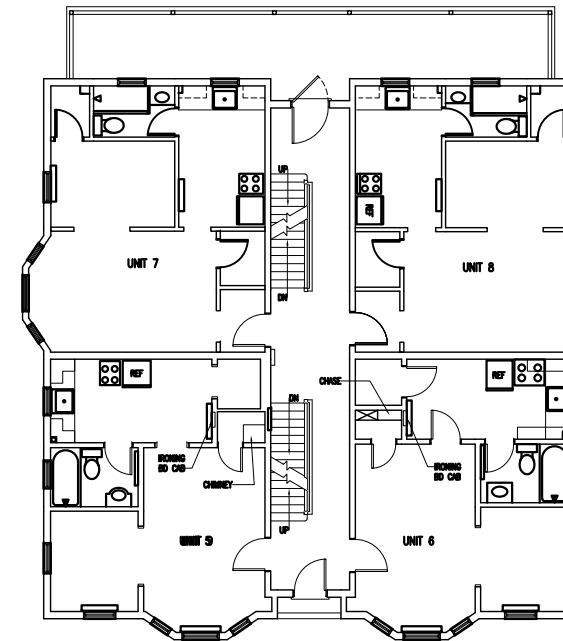
DRAWING NO.
2



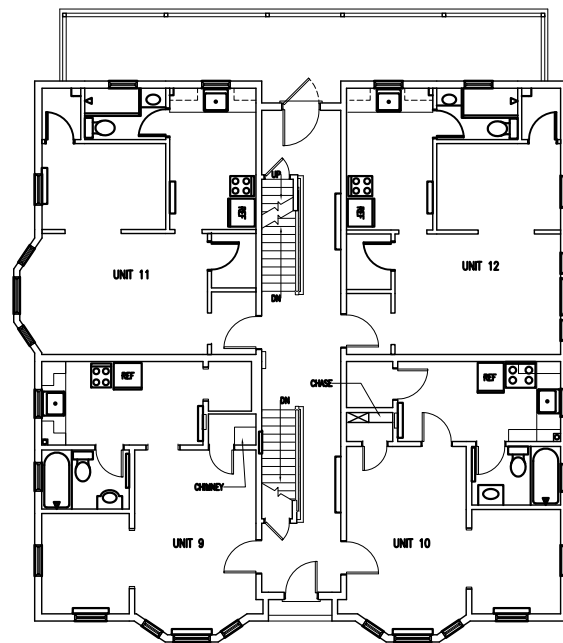
BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



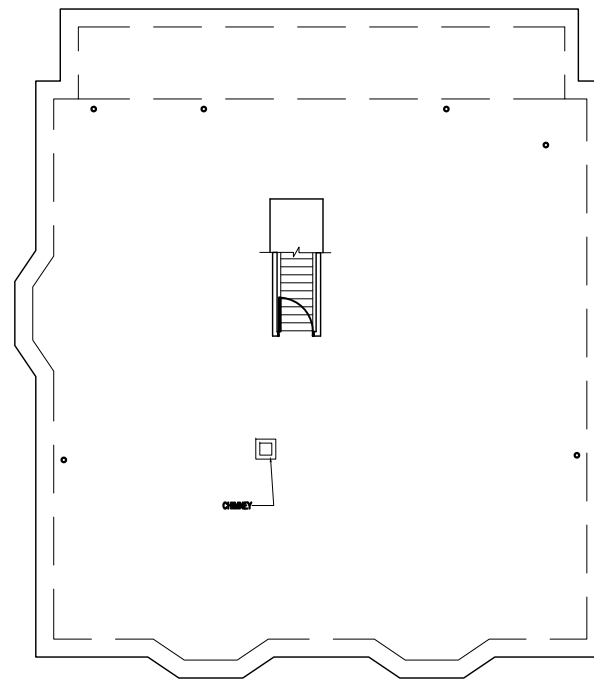
FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



ROOF PLAN
SCALE: 1/16" = 1'-0"

134 SOUTH STREET

134 South St.
Portsmouth, NH

EXISTING PLANS

Historic District Commission Work Session/ Public Hearing- April 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

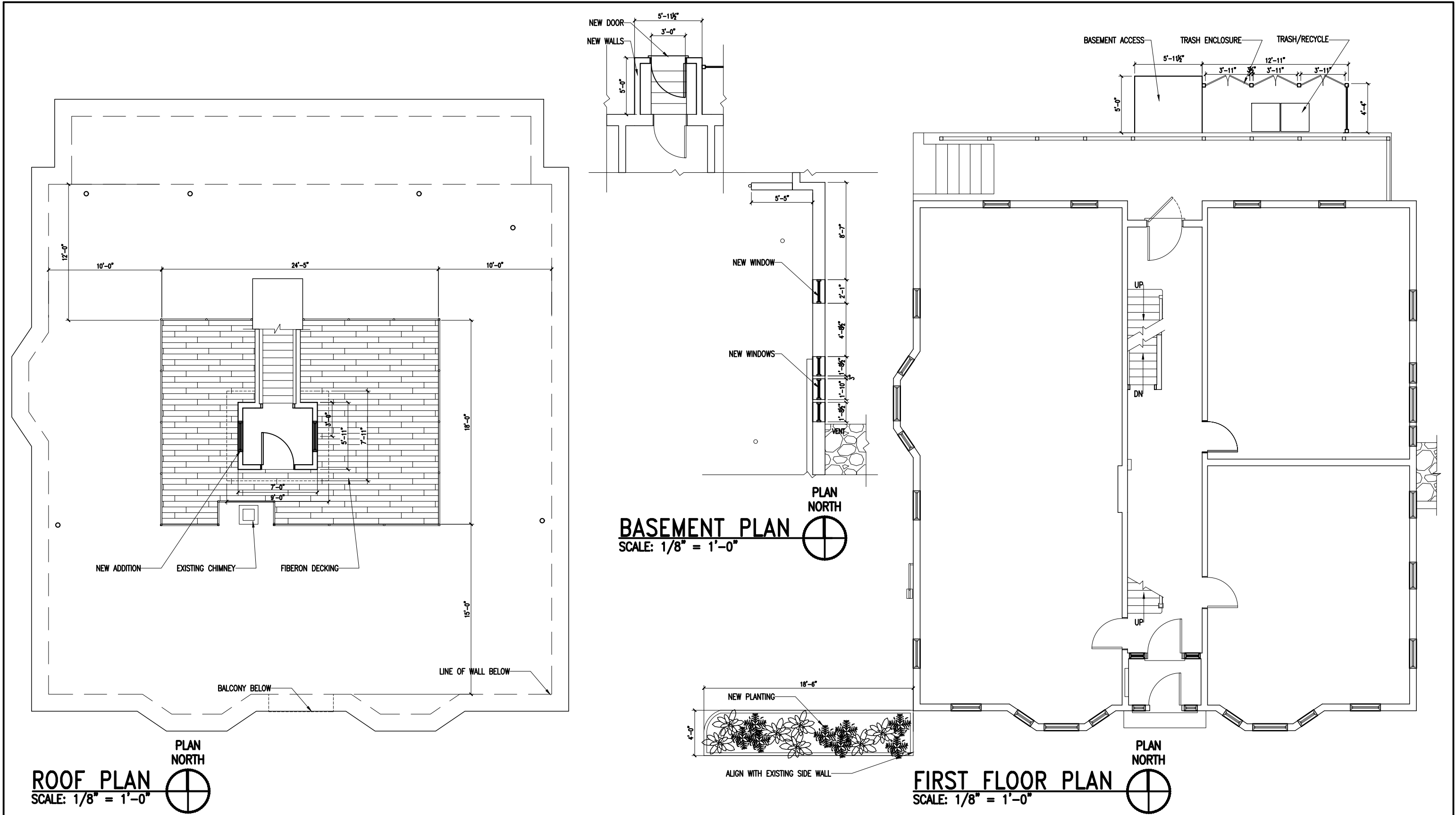
**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: 1/16"=1'-0"

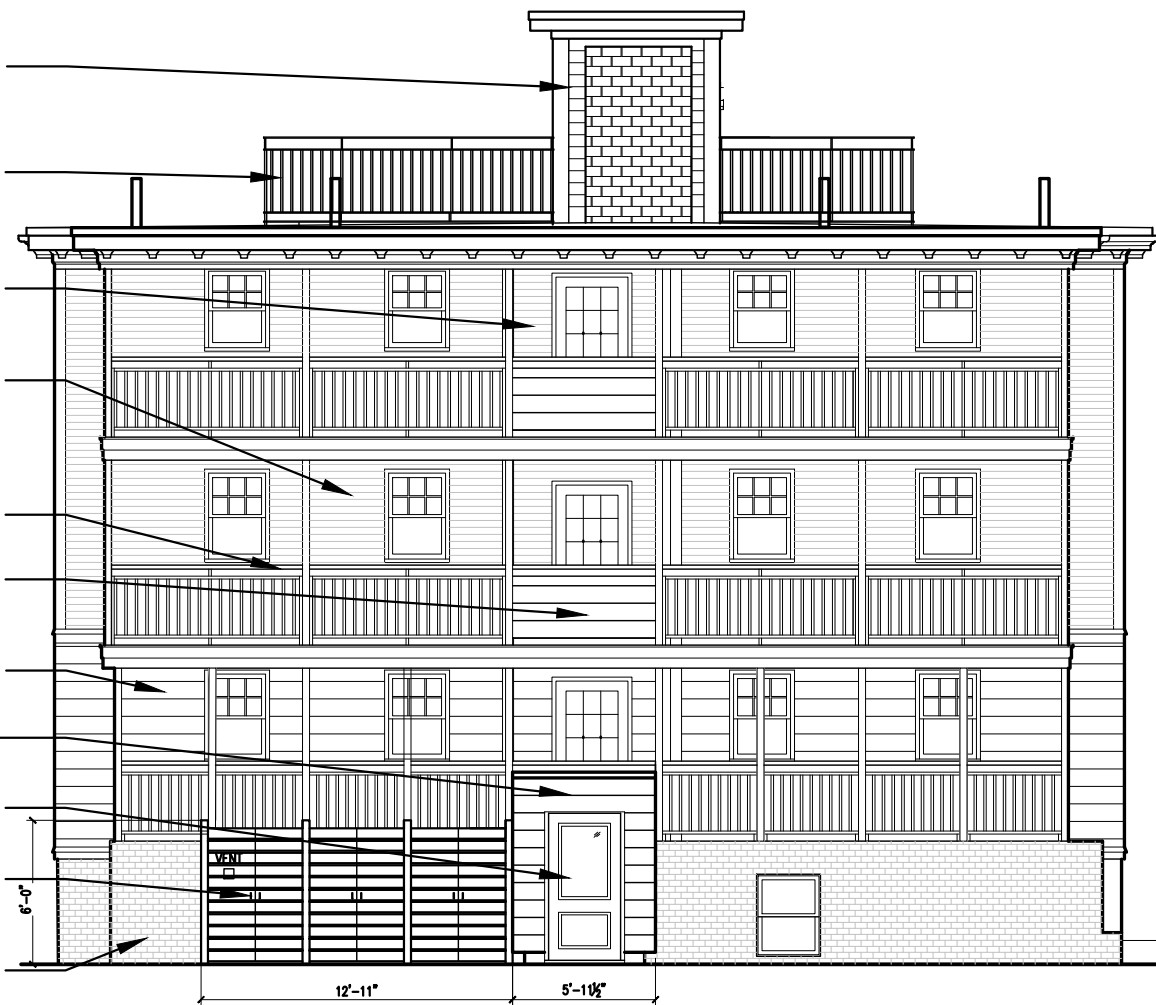
PROJECT NO: 20012

DRAWING NO.

3



T.O. STAIR ENTRY
 ELEV=34'-6 3/4"
 ADDITION W/ BORAL
 SHIPLAP SIDING &
 TRIM
 METAL RAILING &
 GUARDRAIL
 T.O. ROOF
 ELEV=(25'-6 3/4")
 FIBERON CLADDING
 EXISTING SIDING TO
 REMAIN
 THIRD FLOOR
 ELEV=(16'-10")
 METAL GUARD
 BORAL CHANNEL SIDING
 SECOND FLOOR
 ELEV=(8'-2") BORAL CHANNEL SIDING
 BASEMENT ACCESS W/
 BORAL CHANNEL SIDING
 FIRST FLOOR
 ELEV=(0'-0")
 1/2 LITE PANEL DOOR
 TRASH ENCLOSURE W/
 HORIZONTAL SLATS
 EXISTING BRICK-PAINT
 BASEMENT
 ELEV=(-7'-11 1/4")



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

134 SOUTH STREET
 134 South St.
 Portsmouth, NH

EXTERIOR ELEVATIONS

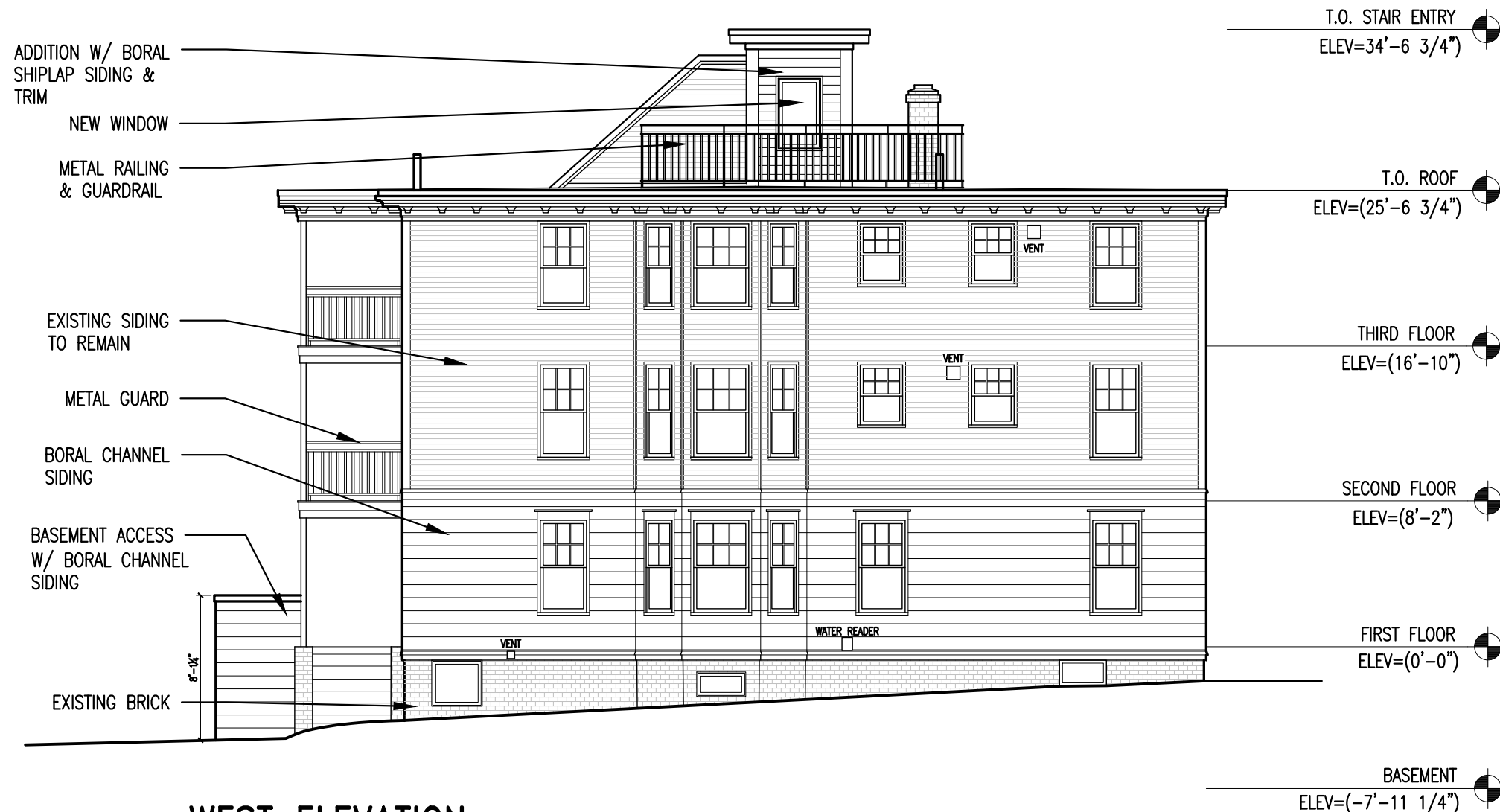
Historic District Commission Work Session/ Public Hearing- April 2020

7 WALLINGFORD SQUARE
 UNIT 2099
 KITTERY, ME 03904
 207.994.3104

**WINTER
 HOLBEN**
 architecture + design

06APRIL2020
 WINTER HOLBEN: BH/JH
 SCALE: NTS
 PROJECT NO: 20012

DRAWING NO.
5



WEST ELEVATION
SCALE: 1/8" = 1'-0"

134 SOUTH STREET
134 South St.
Portsmouth, NH

EXTERIOR ELEVATIONS

Historic District Commission Work Session/ Public Hearing- April 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20012

DRAWING NO.
6

T.O. STAIR ENTRY
ELEV=34'-6 3/4"

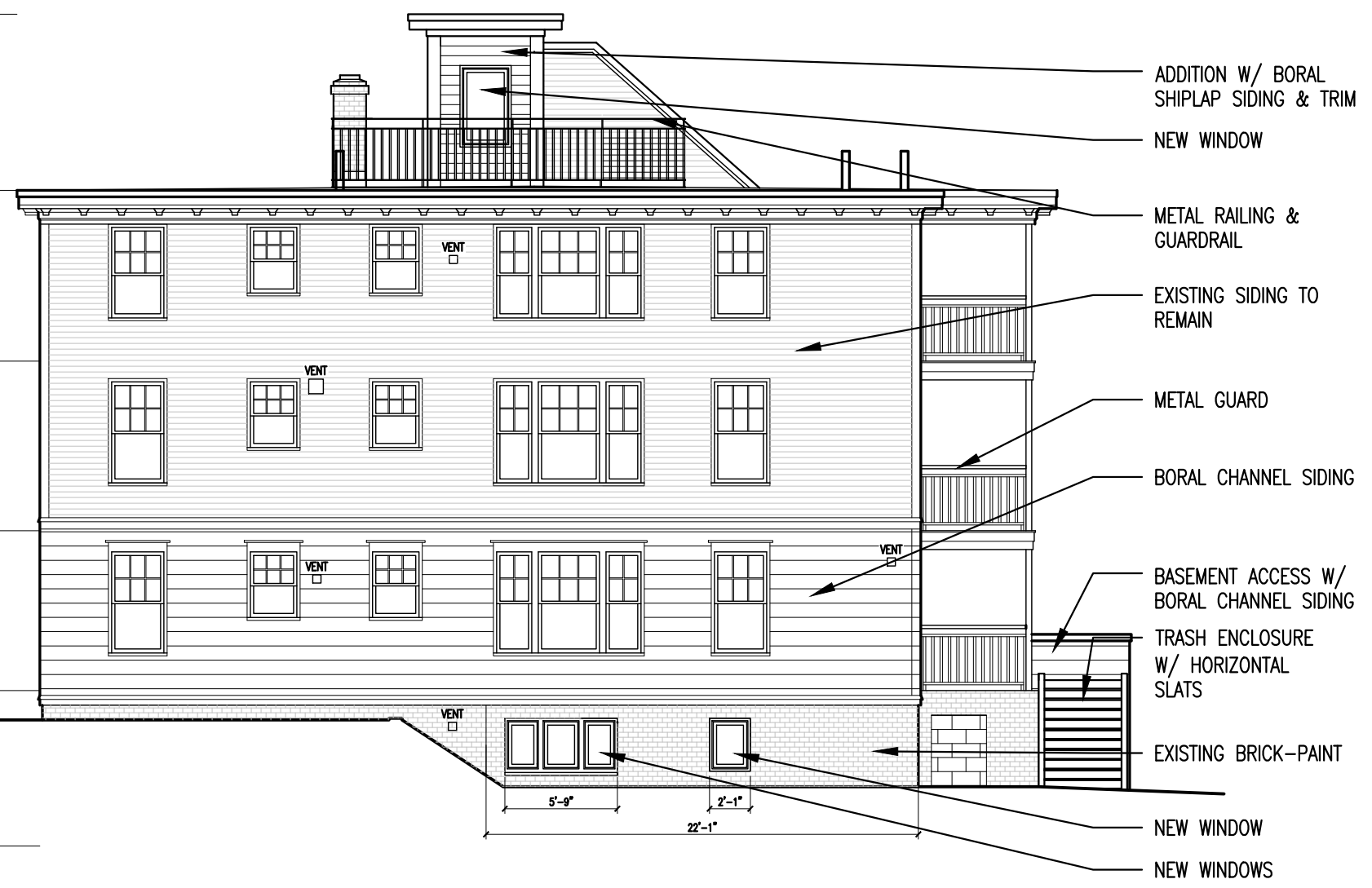
T.O. ROOF
ELEV=(25'-6 3/4")

THIRD FLOOR
ELEV=(16'-10")

SECOND FLOOR
ELEV=(8'-2")

FIRST FLOOR
ELEV=(0'-0")

BASEMENT
ELEV=(-7'-11 1/4")



EAST ELEVATION

SCALE: 1/8" = 1'-0"



CAPTURE OUTDOOR WALL SCENCE
BY NORWELL LIGHTING
4 3/4" W x 11" H x 8" D



- Features of the Elevate Awning Window
- Available in heights up to 4 feet or widths up to 4 feet
 - Narrow frame replacement option is available to fit seamlessly into existing window openings
 - Dual-point locking system ensures a tight seal and security from top to bottom
 - Available with IZ3 coastal/hurricane certification
 - CE certified

BASEMENT AWNING WINDOW- MARVIN WINDOWS

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	0.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.969"	0.531"
1 x 10	0.6875"	9.25"	8.719"	0.969"	0.531"

TruExterior
Siding & Trim

CHANNEL SIDING ON LOWER HALF OF BUILDING

CHANNEL SIDING



SHIPLAP BORAL SIDING AT ROOFTOP ADDITION



FIBERON COMPOSITE CONCORDIA CLADDING/DECKING



134 SOUTH STREET
134 South St.
Portsmouth, NH

ELEVATION AND PROPOSED MATERIALS

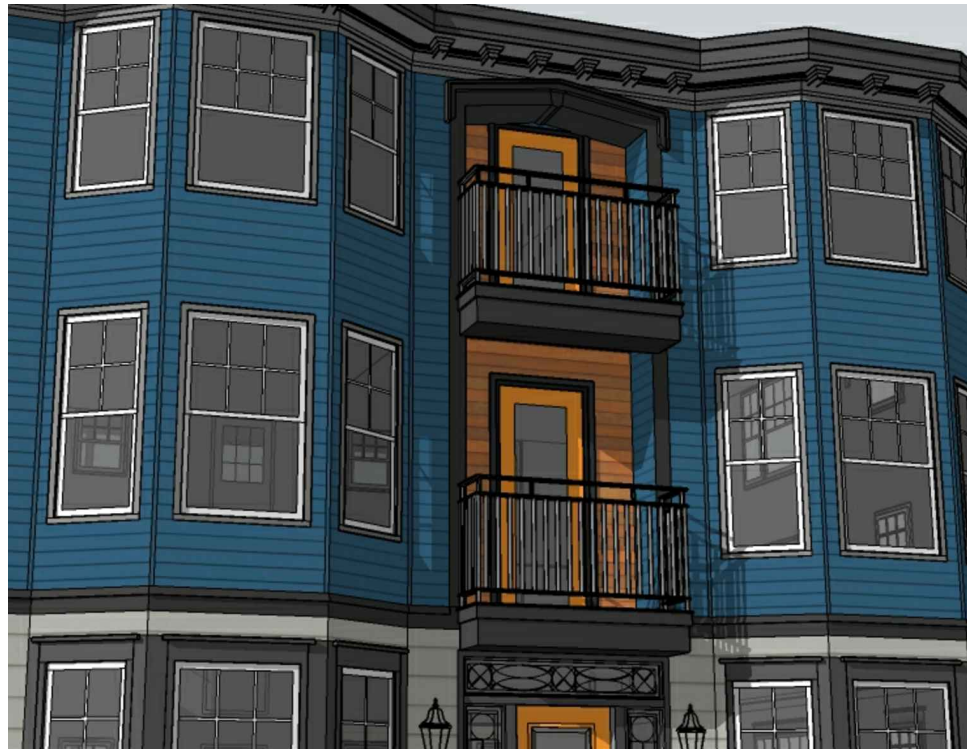
Historic District Commission Work Session/ Public Hearing- April 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

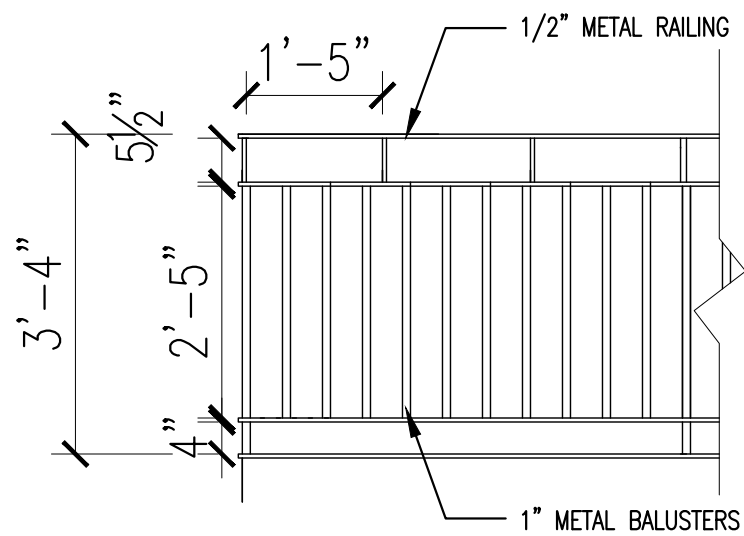
**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: 1/8"-1'-0"
PROJECT NO: 20012

DRAWING NO.
7

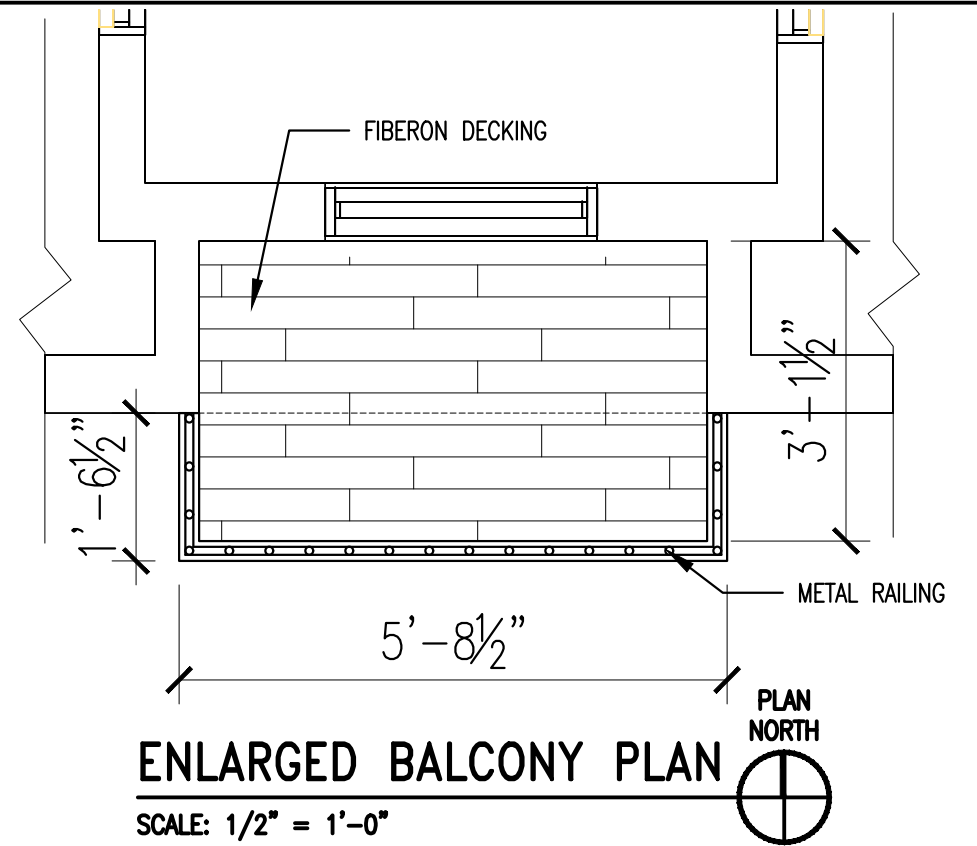


BALCONY RAILING



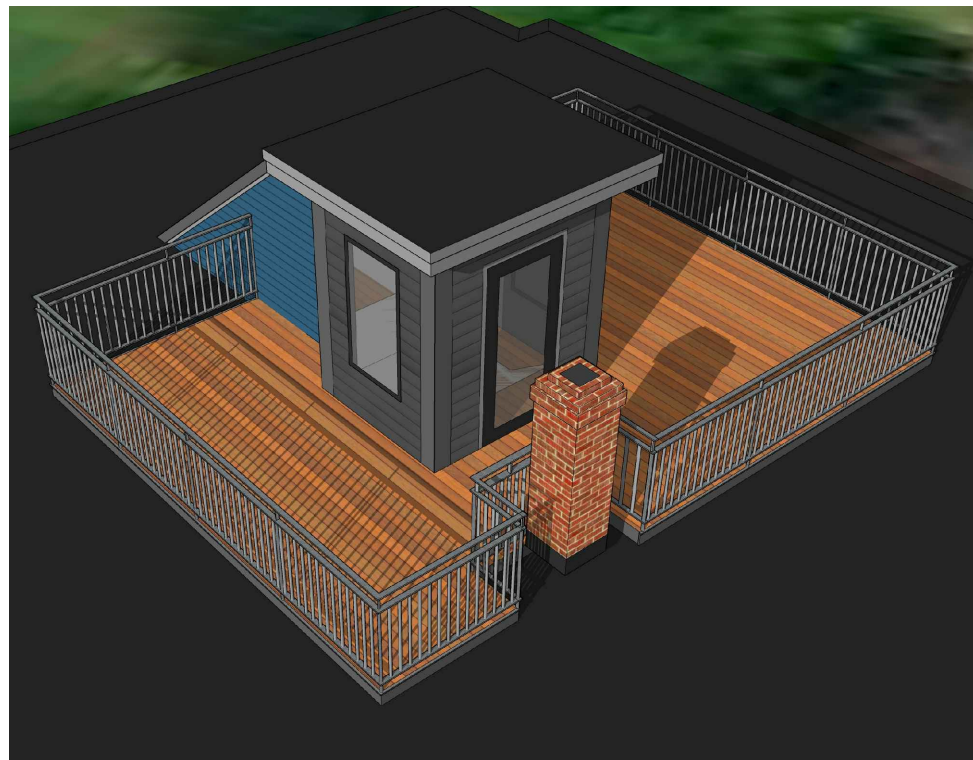
RAILING DETAIL

SCALE: 1/2" = 1'-0"

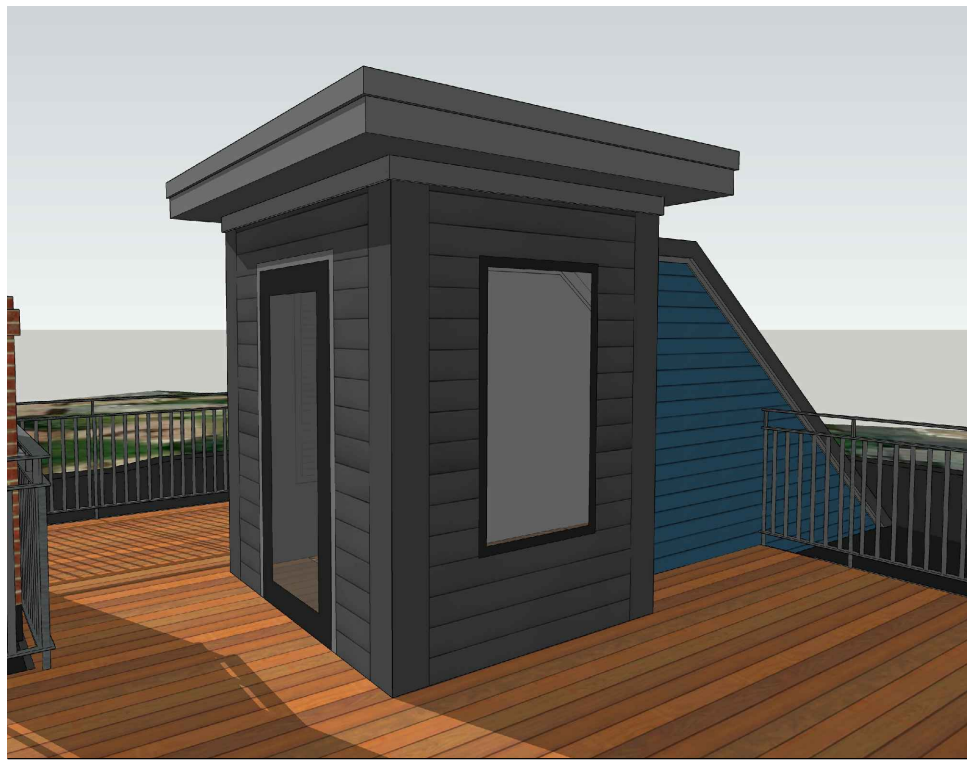


ENLARGED BALCONY PLAN

SCALE: 1/2" = 1'-0"



ROOF TOP DECK



ROOF TOP STRUCTURE ADDITION

134 SOUTH STREET

134 South St.
Portsmouth, NH

DETAIL VIEWS

Historic District Commission Work Session/ Public Hearing- April 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: 1/2"-1"-0"
PROJECT NO: 20012

DRAWING NO.

8



134 SOUTH STREET
134 South St.
Portsmouth, NH

PROPOSED VIEWS

Historic District Commission Work Session/ Public Hearing- April 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20012

DRAWING NO.
9



134 SOUTH STREET
134 South St.
Portsmouth, NH

PROPOSED COLOR OPTIONS

Historic District Commission Work Session/ Public Hearing- April 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20012

DRAWING NO.
10

HISTORIC DISTRICT COMMISSION WORK SESSION/ PUBLIC HEARING - APRIL 2020

163 COURT STREET IS AN EXISTING TWO-STORY BUILDING IN PORTSMOUTH NEW HAMPSHIRE. BUILT IN THE MID-1900'S WITH A DEFINING CORNER ENTRANCE AND CONTINUOUS WRAP-AROUND CANOPY ABOVE. THE FIRST STORY IS DIFFERENTIATED FROM THE FLOOR ABOVE WITH A GLAZED STOREFRONT FACADE.

- THE DESIGN INTENT OF THE PROPOSED ALTERATIONS INTENDS TO:
- IMPROVE THE STREET APPEAL AND LONGEVITY OF THE BUILDING WITH NEW STOREFRONT GLAZING.
 - IMPROVE CANOPY WHILE FIXING ISSUES CAUSED BY EXISTING CANOPY.
 - ACCENTUATE BUILDING DESIGN WITH NEW CANOPY THAT PROVIDES SHELTER FOR SIDEWALK AND ENTRANCES.



BUILDING LOCATION



163 COURT ST
163 COURT ST
PORTSMOUTH, NH

HISTORIC DISTRICT COMMISSION, WORK SESSION/ PUBLIC HEARING- APRIL 2020

COVER

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

7APR2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20013

DRAWING NO.
1



163 COURT ST
163 COURT ST
PORTSMOUTH, NH

EXISTING PHOTOS

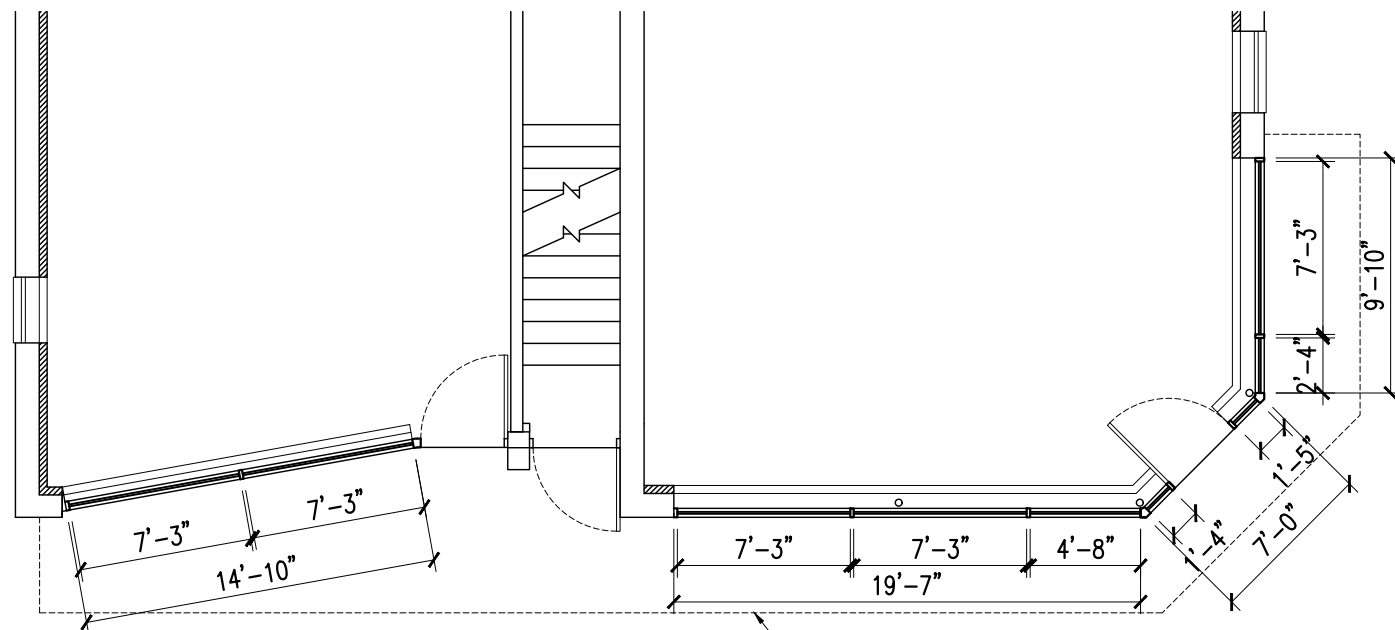
HISTORIC DISTRICT COMMISSION, WORK SESSION/ PUBLIC HEARING- APRIL 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

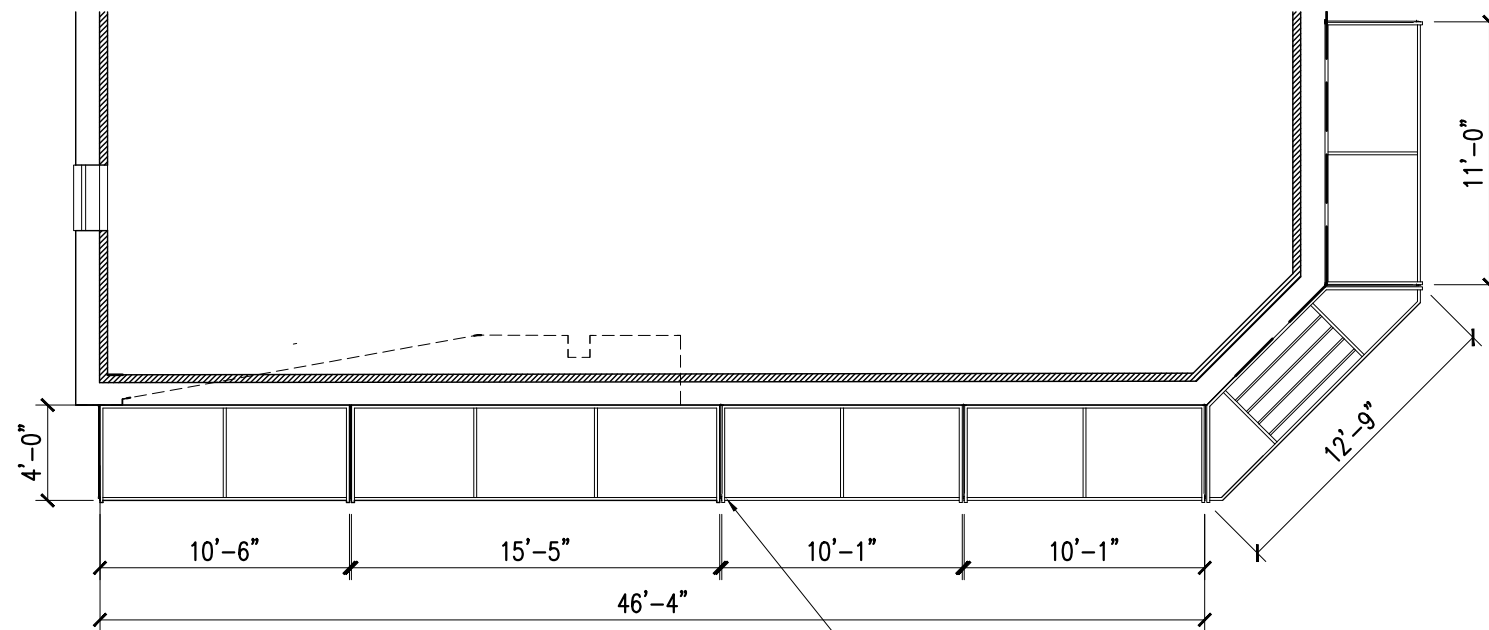
**WINTER
HOLBEN**
architecture + design

7APR2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20013

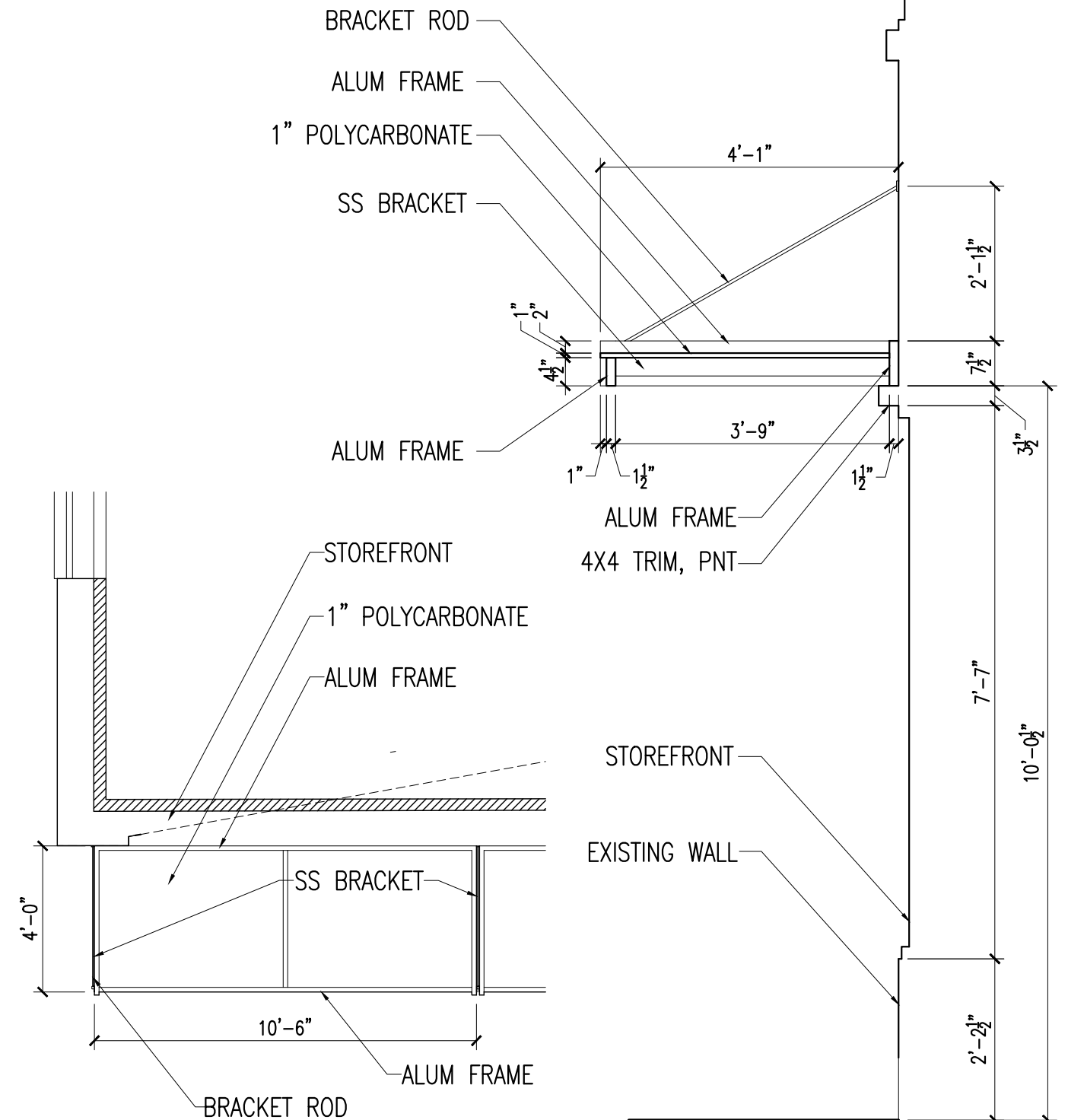
DRAWING NO.
2



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



CANOPY PLAN
 SCALE: 1/8" = 1'-0"
 PLAN NORTH



ENLARGED CANOPY PLAN
 SCALE: 1/4" = 1'-0"

CANOPY SECTION
 SCALE: 1/2" = 1'-0"

163 COURT ST
 163 COURT ST
 PORTSMOUTH, NH

FLOOR PLAN & SECTION

HISTORIC DISTRICT COMMISSION, WORK SESSION/ PUBLIC HEARING- APRIL 2020

7 WALLINGFORD SQUARE
 UNIT 2099
 KITTERY, ME 03904
 207.994.3104

**WINTER
 HOLBEN**
 architecture + design

7APR2020
 WINTER HOLBEN: BH/JH
 SCALE: 1/8" = 1'-0"
 PROJECT NO: 20013

DRAWING NO.
3



163 COURT ST
163 COURT ST
PORTSMOUTH, NH

PRECEDENT IMAGES

HISTORIC DISTRICT COMMISSION, WORK SESSION/ PUBLIC HEARING- APRIL 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

7APR2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20013

DRAWING NO.

4



SOUTHEAST AERIAL



COURT STREET VIEW EAST



COURT STREET VIEW WEST



ENTRY VIEW

163 COURT ST
163 COURT ST
PORTSMOUTH, NH

PROPOSED VIEWS

HISTORIC DISTRICT COMMISSION, WORK SESSION/ PUBLIC HEARING- APRIL 2020

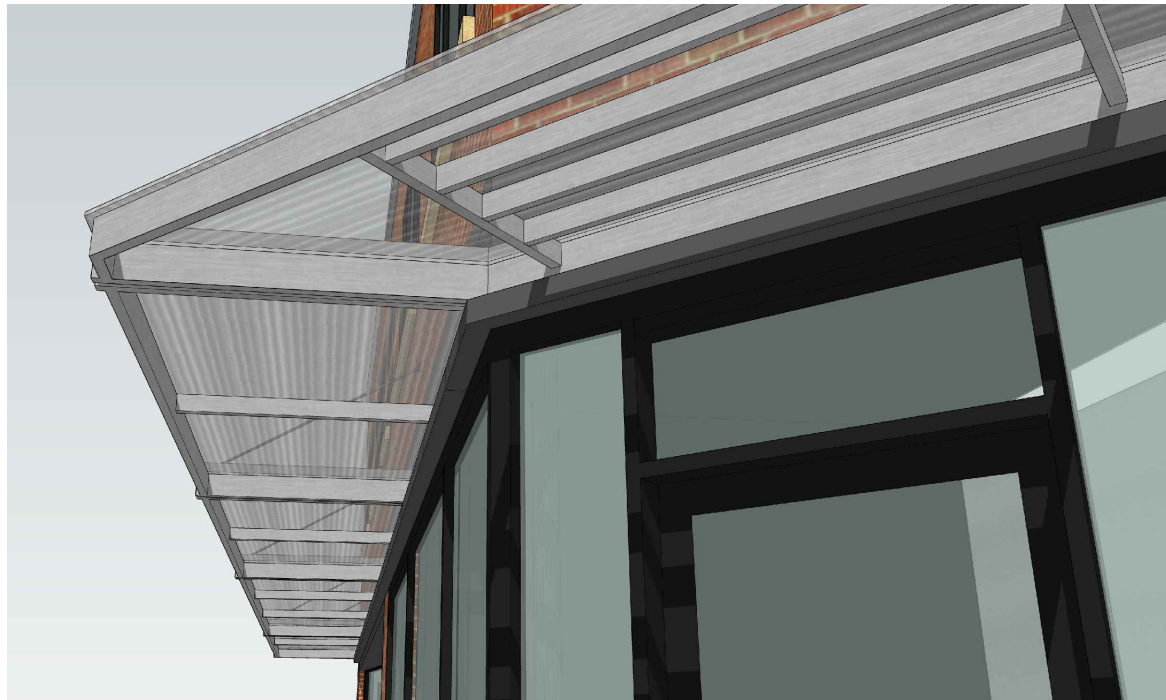
7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

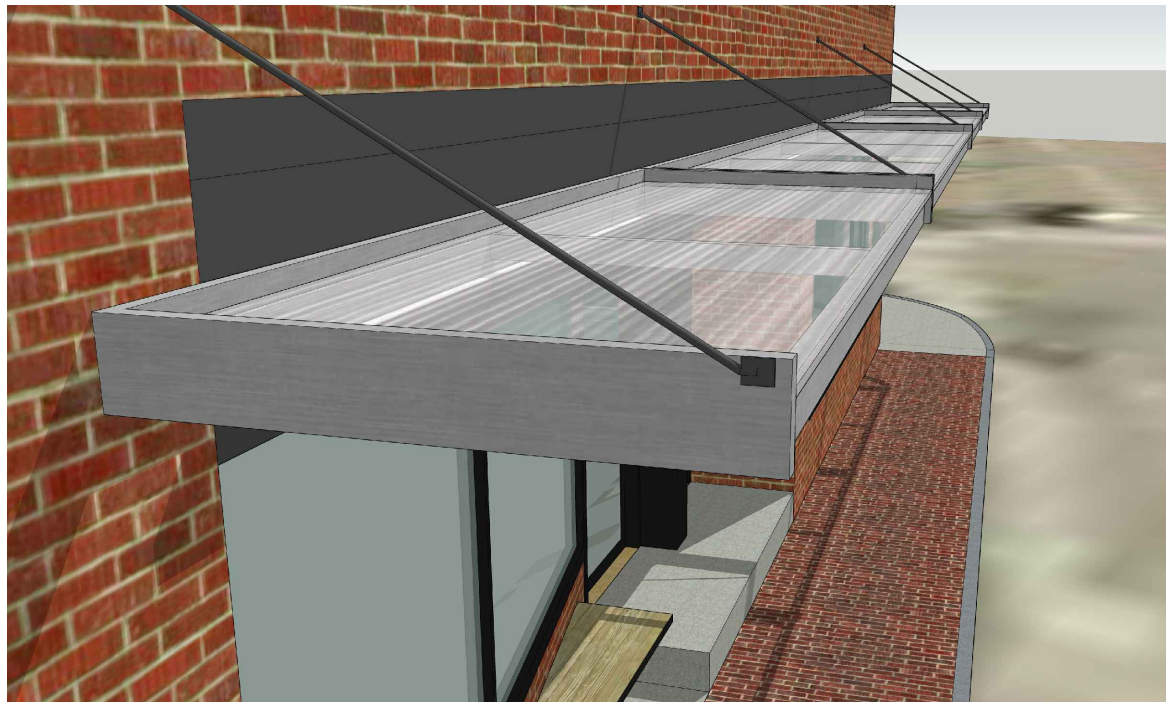
7APR2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20013

DRAWING NO.

5



CANOPY DETAIL



CANOPY PROFILE

ENCORE STOREFRONT FRAMING SYSTEM

ECONOMY
EnCORE™ is a QuickSeal™ dry-glazed self-sealing framing system and is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when “pinched” by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

EnCORE™ Framing System also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly within the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Kawneer flagship Trifab™ Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, Kawneer entrances, windows, curtain walls and slope glazing are compatible with the EnCORE™ Framing System.

PERFORMANCE
A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The cover then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a “w” block and prevents shifting of glass due to climate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, the EnCORE™ Framing System has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

The EnCORE™ Framing System also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. Unique to Kawneer, these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project’s center of glass (COG) U-factor.

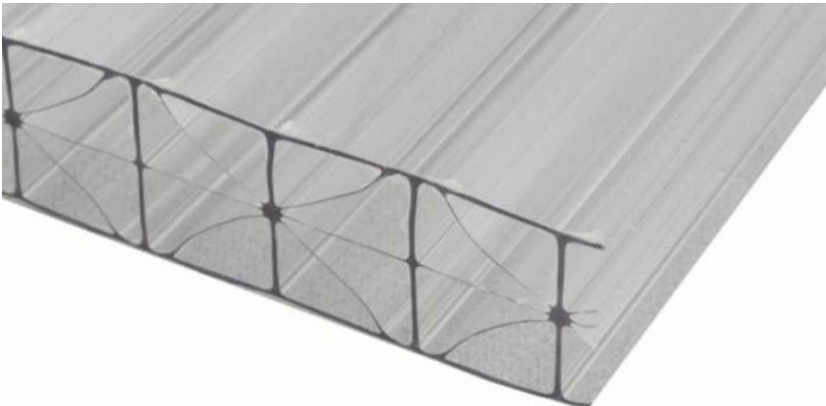
AESTHETICS
For additional freedom of expression, the EnCORE™ Framing System offers front or center glazing options. An SSG option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.

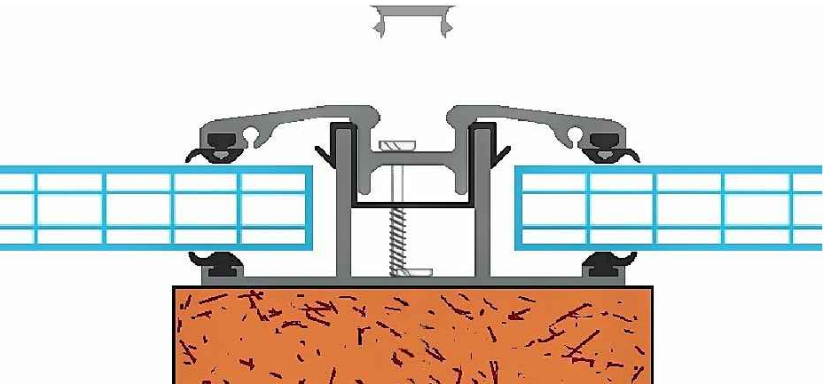
1-3/4" MINIMAL SIGHTLINE



16mm CLEAR POLICARBONATE– IMPERMEABLE TO WATER AND UV PROTECTED



ALUMINUM H STRUCTURE (POLI-LOK)



163 COURT ST
163 COURT ST
PORTSMOUTH, NH

DETAIL VIEWS & MATERIALS

HISTORIC DISTRICT COMMISSION, WORK SESSION/ PUBLIC HEARING- APRIL 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

7APR2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20013

DRAWING NO.
6



St. John's

EPISCOPAL CHURCH

Issued: February 24, 2020

Prepared by: W. Michael Campbell

W. Michael Campbell
369 West Farms Road
Farmingdale, NJ 07727
www.religiousarchitecture.com



W. Michael Campbell
369 West Farms Road
Farmingdale, NJ 07727
www.religiousarchitecture.com

Exterior Perspective 1



St John's Episcopal Church
Portsmouth, New Hampshire

W. Michael Campbell
369 West Farms Road
Farmingdale, NJ 07727
www.religiousarchitecture.com

Exterior Perspective 2



St John's Episcopal Church
Portsmouth, New Hampshire

W. Michael Campbell
369 West Farms Road
Farmingdale, NJ 07727
www.religiousarchitecture.com

Exterior Perspective 3



St John's Episcopal Church
Portsmouth, New Hampshire

W. Michael Campbell
369 West Farms Road
Farmingdale, NJ 07727
www.religiousarchitecture.com

Exterior Perspective 4



St John's Episcopal Church
Portsmouth, New Hampshire

W. Michael Campbell
369 West Farms Road
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Exterior Perspective 5



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Exterior Perspective 6



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Exterior Perspective 7



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Exterior Perspective 8



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Exterior Perspective 9



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Interior Perspective 1



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Interior Perspective 2



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Interior Perspective 3



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