

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH**

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_jkIJxSNMRhyid61bPUGRQg

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 2020-10, 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.

July 08, 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. ADMINISTRATIVE APPROVALS

1. 290 Pleasant Street, Unit 3
2. 395 Pleasant Street
3. 57 Salter Street
4. 213 Gates Street, Unit 2
5. 171 Gates Street
6. 458 Marcy Street
7. 28 Dearborn Street
8. 14 Mechanic Street

II. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) requested by **3A Trust, Guy D. & Elizabeth R. Spiers Trustees, owners**, for property located at **241 South Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with new attached garage and porch) as per plans on file in the Planning Department. Said property is shown on

Assessor Map 111 as Lot 36 and lies within the General Residence B (GRB) and Historic Districts.

2. Petition of **Angelina E. Smith & J. Lehne, owners**, for property located at **73 Northwest Street**, wherein permission is requested to allow renovations to an existing structure (replace existing cedar siding with cement fiber board siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 28 and lies within the General Residence A (GRA) and Historic Districts.

3 Petition of **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 connector 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.

III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Vaughan Street Hotel, LLC and Stone Creek realty, LLC, owners**, for properties located at **299 Vaughan Street and 53 Green Street**, wherein permission is requested to allow the partial demolition of an existing structure and the construction of a new free-standing commercial structure (5-story Hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

B. 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 continued at the June 03, 2020 meeting to the July, 2020 meeting.)*

C. Work Session requested by **Jason Lander and Justus C. Burgweger Jr., owners**, for property located at **34 Highland Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as Lot 10 and lies within the General Residence A (GRA) and Historic Districts. *(This item was continued at the June 10, 2020 meeting to the July, 2020 meeting.)*

D. Work Session requested by **K.C. Realty Trust and Keith and Kathleen Malinowski Trustees, owners**, for property located at **84 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (renovate wood structure fronting Pleasant Street and allow the partial demolition and replacement of the Church Street masonry addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 77 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. *(This item was continued at the June 10, 2020 meeting to the July, 2020 meeting.)*

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Kevin Shitan Zeng Revocable Trust of 2017, Kevin Shitan Zeng Trustee, owner**, for property located at **377 Maplewood Avenue**, wherein permission is requested to allow the partial demolition of an existing structure and renovations to an existing structure (new windows, siding, and roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

V. ADJOURNMENT

HDC

ADMINISTRATIVE APPROVALS

July 08, 2020

1. 290 Pleasant Street, Unit 3 (LUHD-161) -Recommended Approval
2. 395 Pleasant Street (LUHD-162) -Recommended Approval
3. 57 Salter Street (LUHD-163) -Recommended Approval
4. 213 Gates Street, Unit 2 (LUHD-164) -Recommended Approval
5. 171 Gates Street (LUHD-165) -Recommended Approval
6. 458 Marcy Street (LUHD-166) -Recommended Approval
7. 28 Dearborn Street (BLDG-20-345) -Recommended Approval
8. 14 Mechanic Street (LU-20-20) -Recommended Approval

1. 290 Pleasant Street, Unit 3 - Recommended Approval

Background: The applicant is seeking approval for the replacement of (4) existing windows. A blanket approval for windows was granted for the Condominium Association in 2006.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application****LUHD-161****Status:** Active**Submitted:** Jun 26, 2020**Applicant**

Todd Ormiston

8027536056

@ ormistonvt@yahoo.com

Location

290 PLEASANT ST

3

Portsmouth, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Project Information**Brief Description of Proposed Work**

We would like to replace 4 existing windows with new, pre-approved windows.

Description of Proposed Work (Planning Staff)

--

Project Representatives**State**

ME

Full Name (First and Last)

Jeff Green

City/Town

Kittery

Phone

6034980469

Business Name (if applicable)

--

Email Address

jhuntergreene@yahoo.com

If you selected "Other", please state relationship to project.

Window installer

Mailing Address (Street)

--

Relationship to Project

Other

Zip Code

03904

Acknowledgement**I certify that the information given is true and correct to the best
of my knowledge.**

true

**By checking this box, I agree that this is equivalent to a
handwritten signature and is binding for all purposes related to
this transaction**

true

**I hereby certify that as the applicant for permit, I am
Owner of this property****If you selected "Other" above, please explain your relationship
to this project. Owner authorization is required.**

--

Clad/Primed Sash pack® Sash Replacement Kit

NORCO
WINDOWS & PATIO DOORS

NORCO® PREMIUM COLLECTION

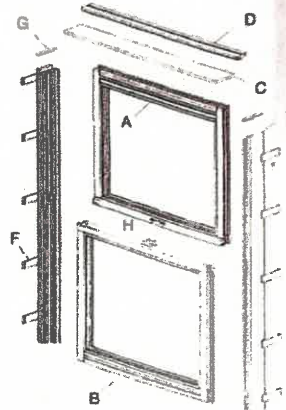
With SASHPACK you replace only the sash and save the time and expense of replacing the frame and trim. Norco's SASHPACK features energy efficient wood tilt double hung sash, dual block and tackle hardware for fingertip sash control, and unique head filler/weatherstripping system.

Each SASHPACK contains:

- A (1) Top Sash with Weatherstrip
- B (1) Bottom Sash with Weatherstrip
- C Pine Head Filler with Weatherstrip Flange
- D Wood Head Parting Stop
- E (1 pair) Vinyl Jambliners with Balance Hardware
- F Metal Jambliner Brackets with Nails
- G (2) Jambliner Head Gaskets
- H Sashlock - Installed (brown standard)
(Two sashlocks required on all 36" glass widths and larger)

Options include:

- * Choice of Primed or aluminum Clad exterior
- * 34 Luxury colors and Custom colors (see page 17-10)
- * Prime or Pre-finished Interior (see page 17-11)
- * White, Sandstone or Bright Brass sashlock
- * Argon gas filled Low E² Insulated
- * Simulated Divided Lites (SDL) in both Clad and Prime
- * Airspace Grilles



Metal-Clad Colors

JELD-WEN offers a range of six cladding colors which feature a baked-on finish, requiring little maintenance. No matter which color you choose, JELD-WEN's warranty guarantees that the finish will not peel, crack, check, fade or change color for a full ten years.

Standard Colors



Colors shown here may not match on clad colors exactly.

JELD-WEN
WINDOWS & DOORS

RELIABILITY for real life™

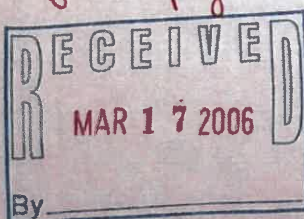
TELETYPE DISTRICT COMMISSION

APPROVED 4/5/06 (Date)

AS ADVERTISED ☒ AS REPRESENTED ☒

Signature [Signature]

Don't approve for this unit owner to see how sash and manufacture



"Chestnut Bronze" actually looks BLACK. (The current color of the old windows.)

Andersen Windows - Printed Quote/Long Form



Ricci Lumber
105 Bartlett St
Portsmouth, NH 03801
(603) 436-7480



QUOTE:	1322	QUOTE DATE:	07/01/2020	PRINT DATE:	07/01/2020
CUSTOMER:	RICCI CUSTOMER	TRADE ID:	193184		
CELL:					
PO#:	MH-ORMISTON	PROMOTION CODE:			
SALESREP:	MATT HORAN				
PROJECT:	MH-ORMISTON				
TERMS:					
PICKUP/DELIVERY:	Delivery				
CREATED BY:	Matt				

Billing Information

CONTACT:
PHONE:
FAX:
ADDRESS:

Shipping Information

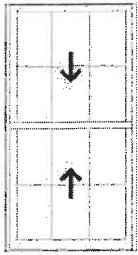
CONTACT:
PHONE:
FAX:
ADDRESS:

COMMENTS:

Line Item #: 0001 Line Item Qty: 4 Initial: _____

Location: _____

RO Size = N/A Unit Size = 2' 8 1/4" W x 5' 0 3/4" H



Viewed from Exterior

E-Series Double-Hung Sash Replacement Kit Equal Sash
Unit Code/Item Size: DHR 2' 8 1/4" x 5' 0 3/4"
Unit Sill Angle: 8 Degrees
Operation/Handing: Active/Active
Glass Stop Profile: Ovolo (Colonial)
Exterior Color: Black 2604
Interior Species: Pine
Interior Color: Primed
Jamb Liner Color: Beige
Glass Type: Upper and Lower: Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, with Black Glass Spacer
Grille Type: Full Divided Light (FDL), Typical Division 3 Wide 2 High Colonial Pattern, Black 2604
Exterior Grille Color/Pine w/Primed Interior Finish, Chamfer Exterior Grille Bar Profile/Ovolo Interior Grille Bar Profile, 7/8" Grille Bar Profile
Hardware:, 1 White Sash Lock(s)

Zone: Northern
U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No

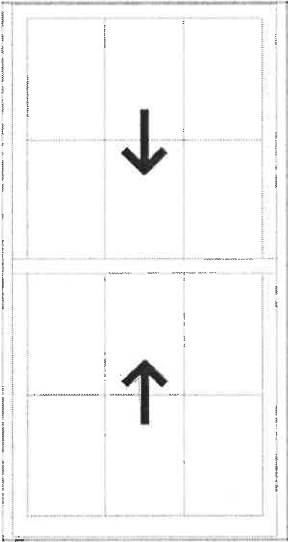
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	DHR 2' 8 1/4" x 5' 0 3/4"	Unit, 8 Degrees, Double-Hung Sash Replacement Kit, Equal Sash, Black 2604, Pine w/Primed Interior, Active/Active, Dual Pane Low-E4 Standard (Annealed) Clear, Argon Fill, Full Divided Light (FDL), 3 Wide 2 High Colonial Pattern, Black 2604 Exterior/Pine w/Primed Interior, Chamfer Exterior Grille Bar/Ovolo Interior Grille Bar, 7/8" Grille Bar, Ovolo (Colonial) Glass Stop, Black Glass / Grille Spacer, No Hardware, 1 Sash Lock(s) White, Beige Jamb Liners	\$ 829.64	\$ 3318.56

\$ 829.64 \$ 3,318.56

Customer: RICCI CUSTOMER	UNIT SPEC REPORT	Project: MH-ORMISTON
Salesperson: MATT HORAN	iQ Version: 20.0	
Trade ID: 193184	Today's Date: 07/01/2020	Quote No: 1322
Promotion Code:	Date Quoted: 07/01/2020	Page: 1 Of 2
Report: Andersen Unit Spec Report		

Disclaimer/Notes

Item 0001			
Unit Size DHR 2' 8 1/4" x 5' 0 3/4"			
Unit Operation	Location	Arm:	N/A
Active/Active			
Dimensions:		Width	Height
Unit:		2' 8 1/4"	5' 0 3/4"
Rough Opening:		n/a	n/a
Max. Clr. Open:		n/a	n/a
Subfloor to Sill Stop:		n/a	
Projection:		n/a	
Operating Specifications:			
Glass Area:		n/a	SQ FEET
Vent Area:		n/a	SQ FEET
Max. Clr. Open:		n/a	SQ FEET
Extension Jambs:			
Zone: Northern			
U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No			
			

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

2. 395 Pleasant Street - Recommended Approval

Background: The applicant is seeking approval for a replacement fence and new retaining wall.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-162

Status: Active

Submitted: Jun 26, 2020

Applicant



ROBERT CLINE

9787616158

@ rcmonsoon@aol.com

Location

395 PLEASANT ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Replace fence (with integral retaining wall) in rear of house that was demolished by a car rolling down the hill on Manning Street with a granite retaining wall with cedar fence on top.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am
Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Location: 395 Pleasant Street, Portsmouth NH (corner of Pleasant and Manning).

Project Description: Replacing a fence damaged in an automobile accident

Property Owners: Robert and Mary Cline

Background: On 5/26/2020 a jeep rolled down the hill on Manning Street (from the direction of the South Meeting House) passed over our neighbor's driveway (Elaine Bouchas of 12 Meeting House Hill Road) and hit our fence on the north side of our property. The fence is between ours and Elaine's property. The fence stopped the jeep but unfortunately the damage caused was considerable (7 of the 8 fence posts were broken) requiring the fence to be replaced rather than repaired.



Below are pictures of the current condition, after we removed a majority of the demolished fence. We've tried to temporarily support the retaining wall from the remnants of the old fence but it is not adequate and we're concerned it needs to be replaced quickly to preclude damaging Elaine's driveway.



The Old Fence:

The fence serves two functions. First, it acts as a retaining wall for the approximately 2 foot difference in elevation between Elaine's driveway and our backyard. Second, it provides some privacy, blocking the headlights of cars driving down Manning Street and the stares of people passing by. The fence is shorter than what is currently permissible (~ 56 inches tall), but we like the height as we don't feel as though we are sitting inside a moat while we're in our back yard...

Here are a couple of pictures detailing what was there.



Proposed Replacement:

We need to accomplish both functions (retaining wall and privacy), but propose using different approach.

Design considerations:

Storm Water: Storm water from Elaine's driveway flows downhill and is diverted (i.e. runs along the backside of the retaining wall) onto Manning Street by the retaining wall. During a heavy rain storm, storm water from Meeting House Hill Road can also flow across Elaine's driveway. In 2019, the city lowered the level of the Meeting House Hill Road and built an asphalt berm in front of Elaine's driveway which improved this situation. We plan to mitigate this issue further by incorporating a trench drain on Elaine's side of the retaining wall. The trench drain will collect the water flowing over Elaine's driveway and carry it to the Manning Street end of the retaining wall, depositing it into the street in the same manner as it does now.

Decay: Given the above we are concerned about the life of the replacement if we were to replace our "existing" fence with one constructed from wood (pressure treated or cedar). To mitigate this, we are looking to using stone as the retaining wall.

Ongoing Maintenance: The old fence tended to trap leaves and other materials, especially on Elaine's side, in the pocket between the retaining wall and fence slats. We'd like to ensure the new solution permits leaves and other materials to be easily removed and cleaned up.

Fence Aesthetics: The existing fence is finished on one side (our side) so the unfinished side is visible to the street across Elaine's driveway. We would like the replacement to be finished on both sides so it looks better for everyone.

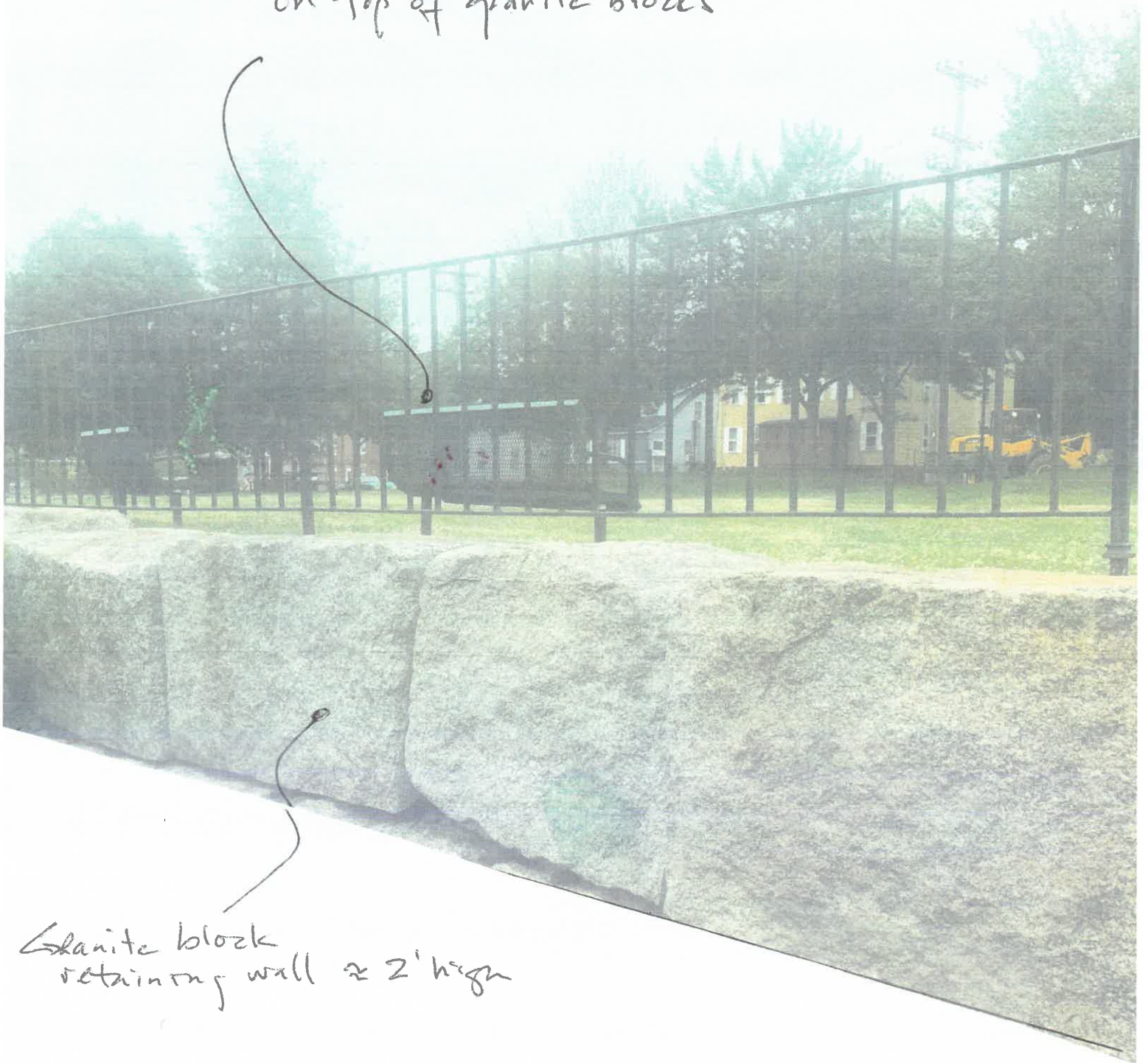
Planned Solution:

Granite Block Retaining Wall: We plan to use large granite blocks (2 foot square x 3 – 5 feet long) as the retaining wall. These will hold back the soil and act as ballast for the fence. The contractor (Salmon Falls Nursery) has implemented similar approaches with positive results. The blocks will be set on a compacted, crushed stone base. The trench drain (as described above) will be installed behind the blocks.

Fence: We plan to build a fence on top of the granite blocks. The fence will be supported by galvanized steel fence posts set into holes drilled into the top of the granite blocks. The fence line and length will be the same as the old fence. The galvanized steel fence posts will be incorporated into wooden fence posts so they will not be visible. The height of the fence panels will be approximately the same height (approximately 56 inches) as the old fence; with the top of the fence posts being slightly (approximately 2 inches) higher. The fence panels will be a tongue and groove style constructed of cedar. Currently, we plan to leave the cedar unfinished. My wife and I will be constructing the fence after Salmon Falls Nursey sets the fence posts into the granite blocks.

Attached are some sketches:

Cedar fence to be built
on top of granite blocks



Granite block
retaining wall \approx 2' high

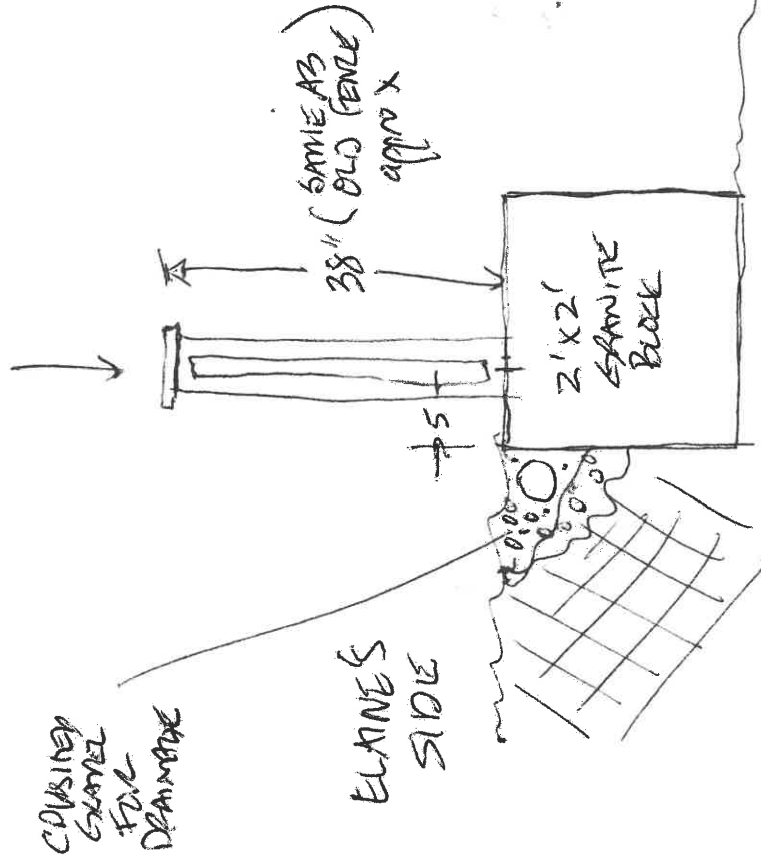
General idea of what the
granite blocks will look
like (fence is not what
we plan).

Notes:

- + Stumps for Liler & 2 old Arborvitae removed
- + 3 existing Arborvitae removed (and stumps)
- + Crushed stone for ~2' on Elaine's side of granite blocks
- + Drain pipe buried in crushed stone leading to the street for drainage

Bob & Mary's + Blocks installed 2020,
SIDE Fence installed Spring
(345 Reentry St) 2021

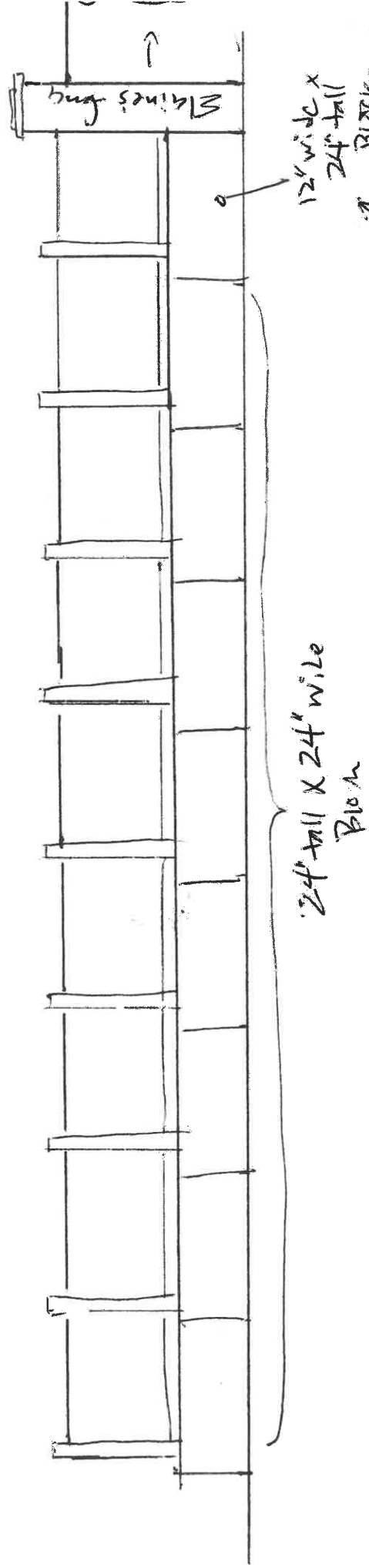
Fence installed on same line as existing fence



DRAWING

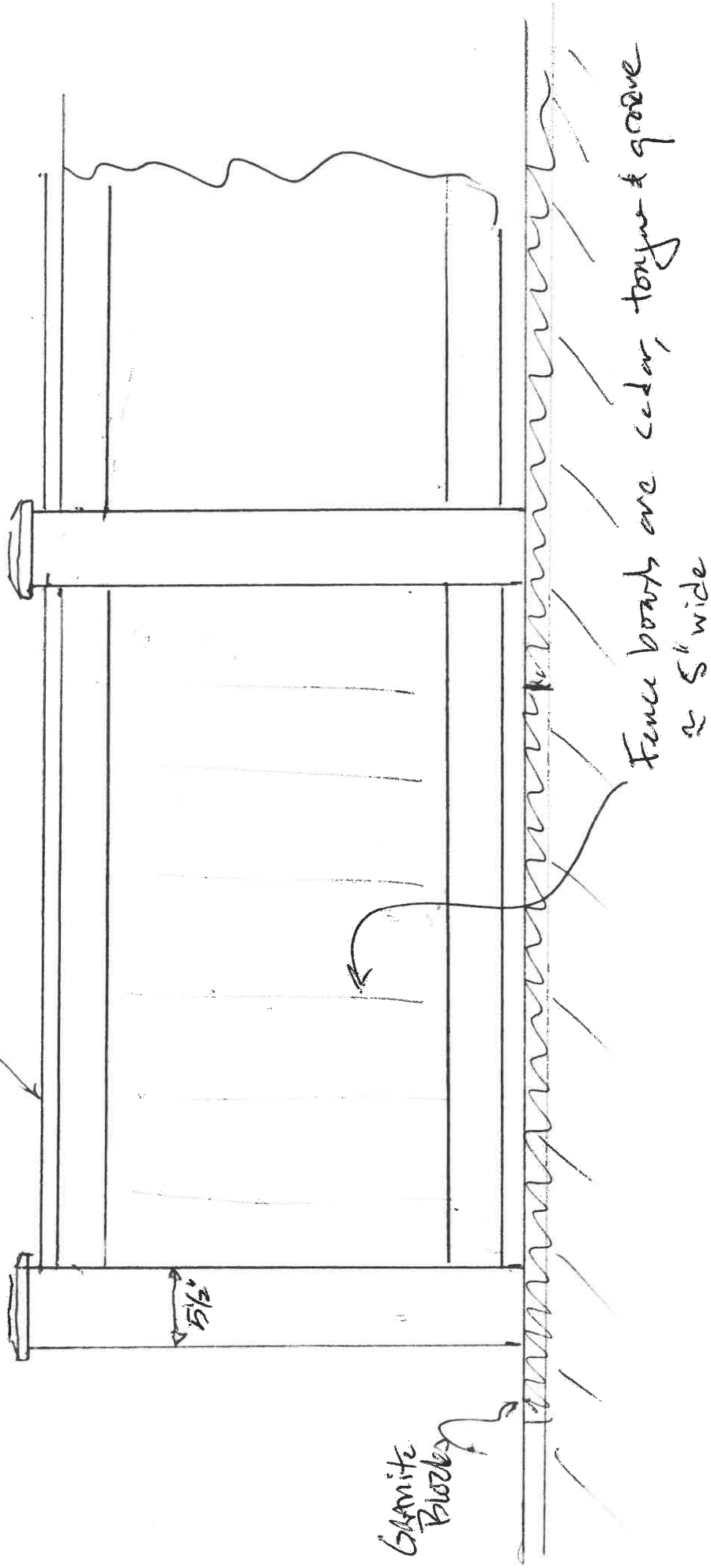
View from Bob & Mary's porch
(395 Pleasant Street)

* Same length & height
as existing fence.
(approximately)



Cedar fence detail

Same height as old fence



Timeline of our project:

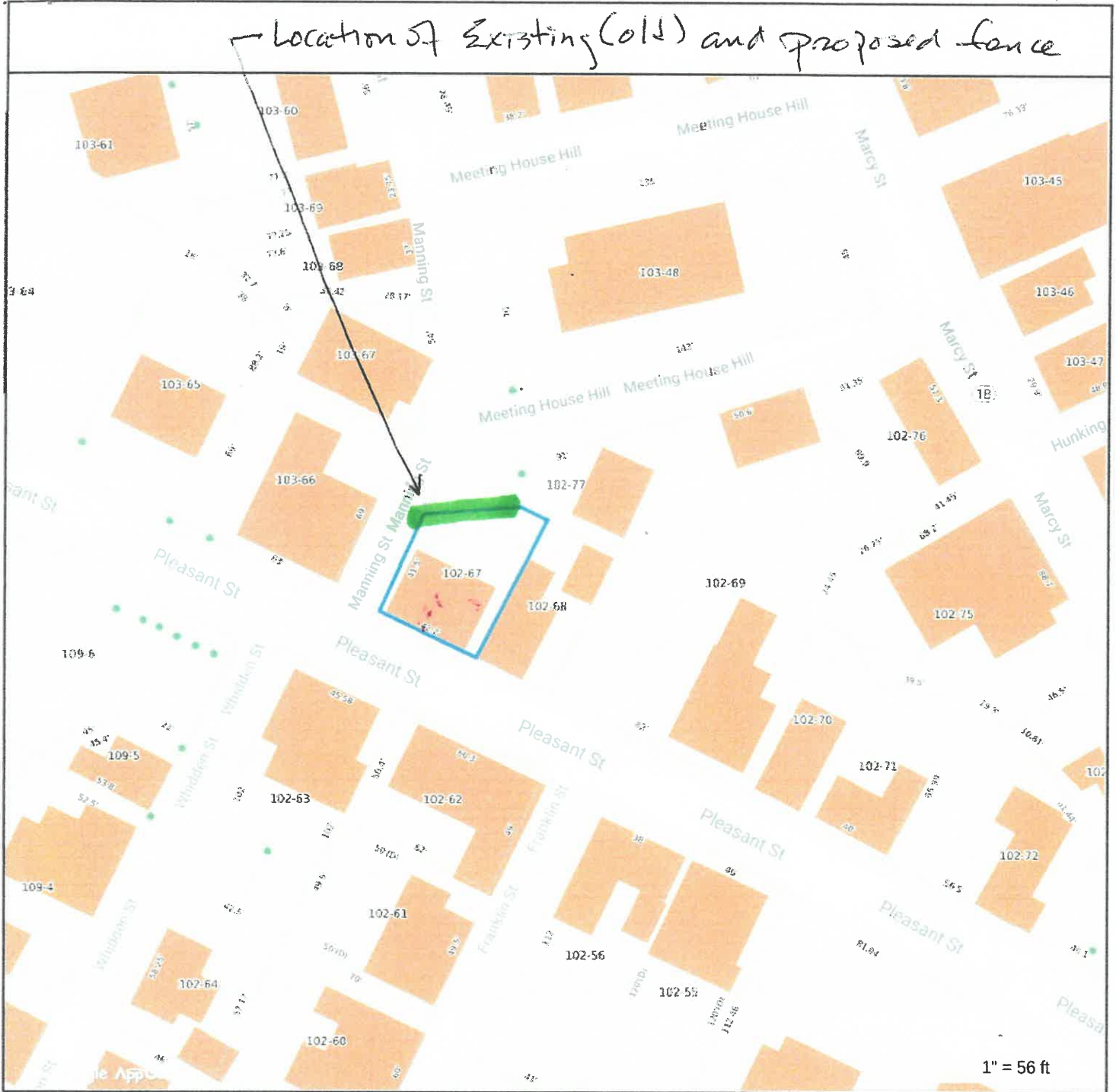
Salmon Falls Nursery has committed to completing the installation of the granite blocks this summer/fall so they are in place for the winter season. This will stabilize the current situation (noted above) so Elaine's driveway does not erode away. It will also provide a more finished appearance than what is there now.

We've asked Salmon Falls Nursery to come back in the spring of 2021 and drill and set the fence posts. This will permit us to see and correct any settling of the granite blocks and enable Mary and I to begin to fabricate the components for the cedar fence. Shortly after the fence posts are installed, Mary and I will install the fence.

Final Thoughts:

We appreciate the expedited review of our project. Of all the approaches we've investigated, we believe this one (large granite blocks) provides the best compromise between durability/life, access to the constrained space to facilitate installation and cost. In walking around the south end, there are several properties that incorporate large granite blocks as retaining walls. We feel what we've proposed is well within what is permissible, will be more durable and better aesthetically than recreating the old fence.

We have reviewed this approach with our neighbor, Elaine Bouchas, and during our meeting she quite pleased with the approach being proposed.



Property Information

Property ID 0102-0067-0000
Location 395 PLEASANT ST
Owner CLINE ROBERT B



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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

Geometry updated 4/1/2019
 Data updated 7/17/2019

3. 57 Salter Street

- Recommended Approval

Background: The applicant is seeking approval for exterior lighting locations, mechanical access panel location, and the omission of a previously approved rear covered entry roof.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-163

Status: Active

Submitted: Jun 28, 2020

Applicant



Jennifer Ramsey

603-766-3760 ext. 1

@ jramsey@sommastudios.com

Location

57 SALTER ST

Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Exterior Lighting Locations, mechanical access panel location and omission of previously approved back covered entry roof

Description of Proposed Work (Planning Staff)

--

Project Representatives

Mailing Address (Street)

57 Salter Street

City/Town

Portsmouth

Zip Code

03801

Relationship to Project

Owner

State

NH

If you selected "Other", please state relationship to project.

--

Email Address

--

Business Name (if applicable)

--

Phone

--

Full Name (First and Last)

Ned and Margot Thompson

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am

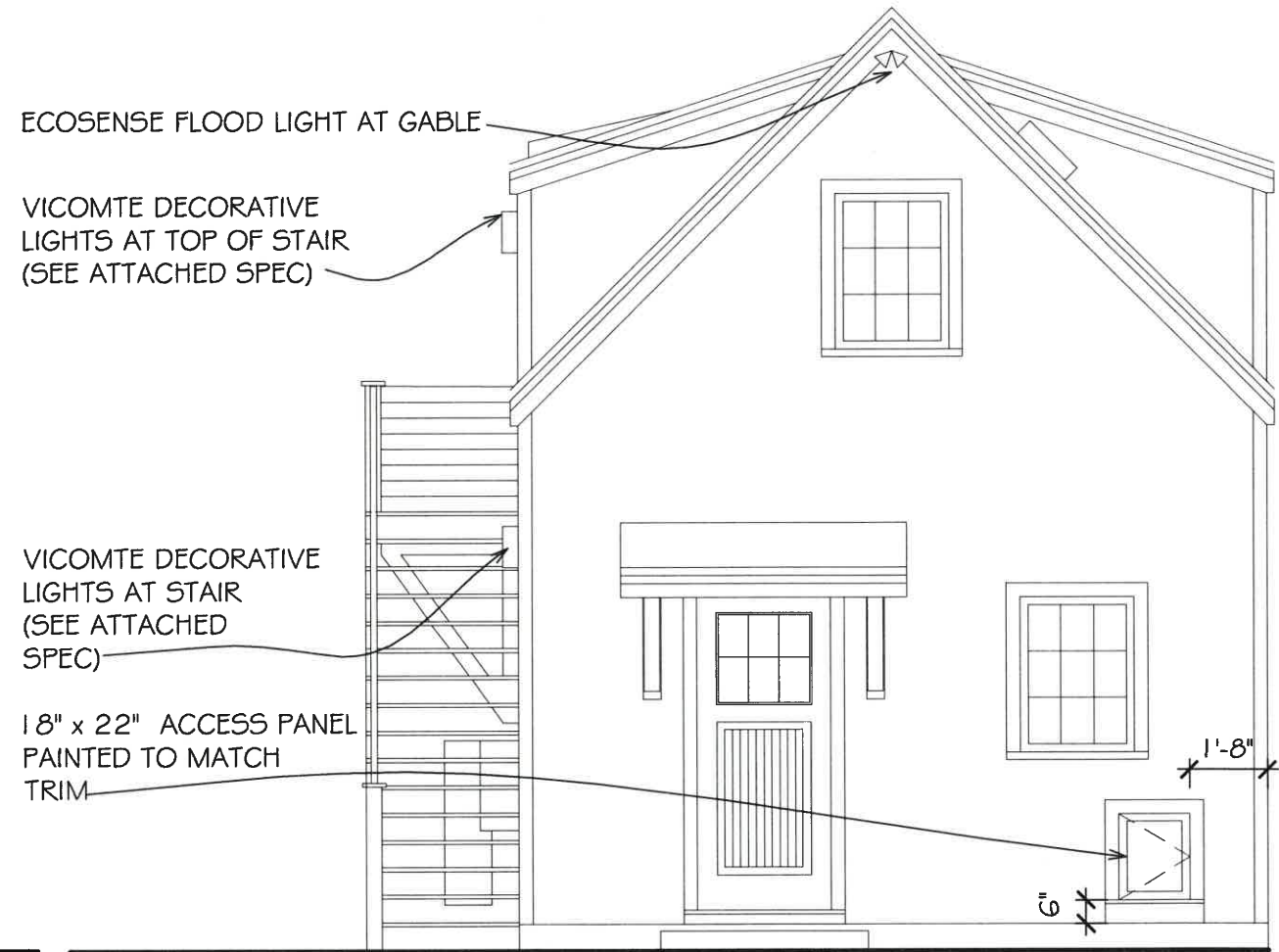
Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--



PREVIOUSLY APPROVED WEST ELEVATION

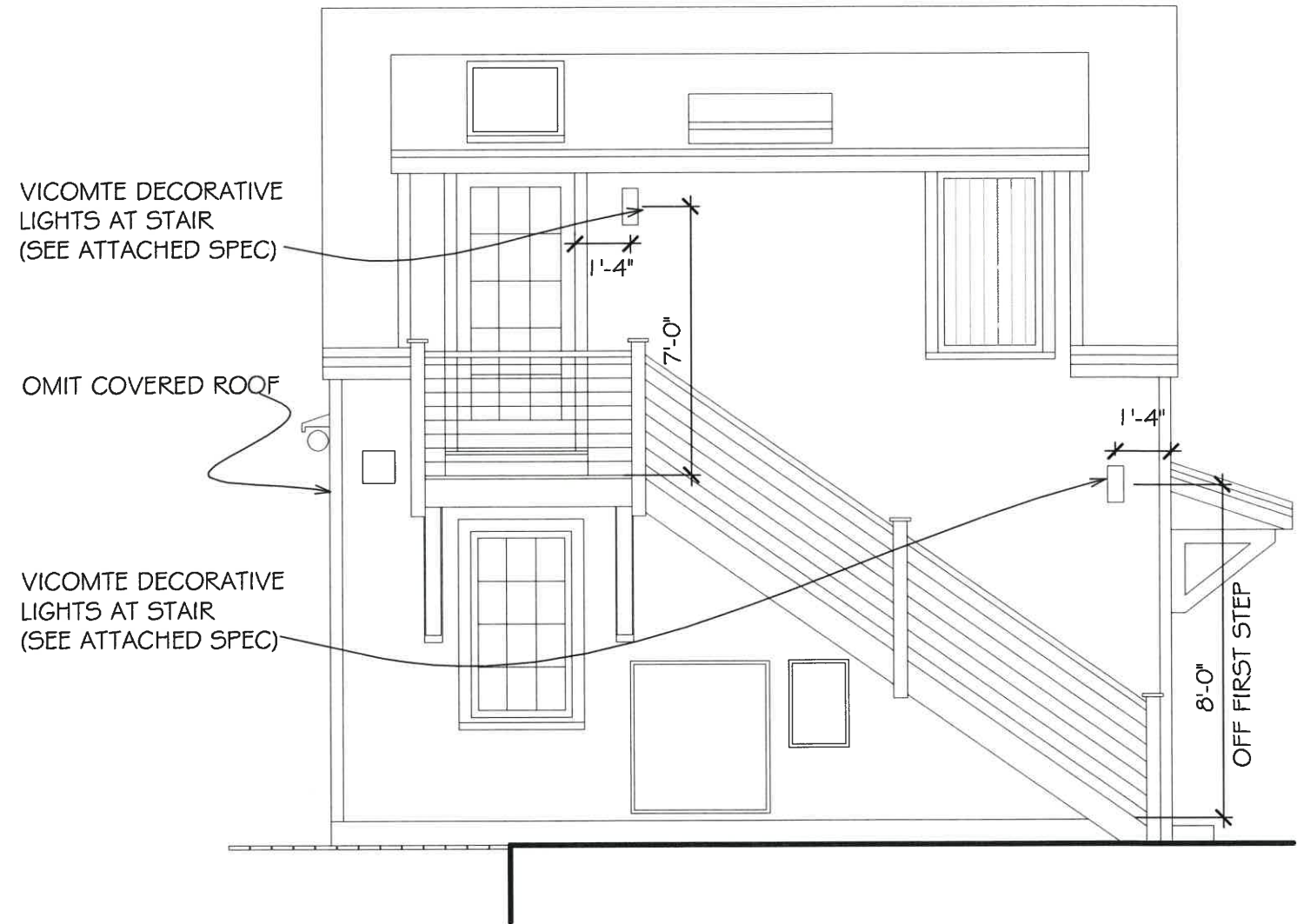


AMENDMENT TO APPROVED WEST ELEVATION





PREVIOUSLY APPROVED NORTH ELEVATION

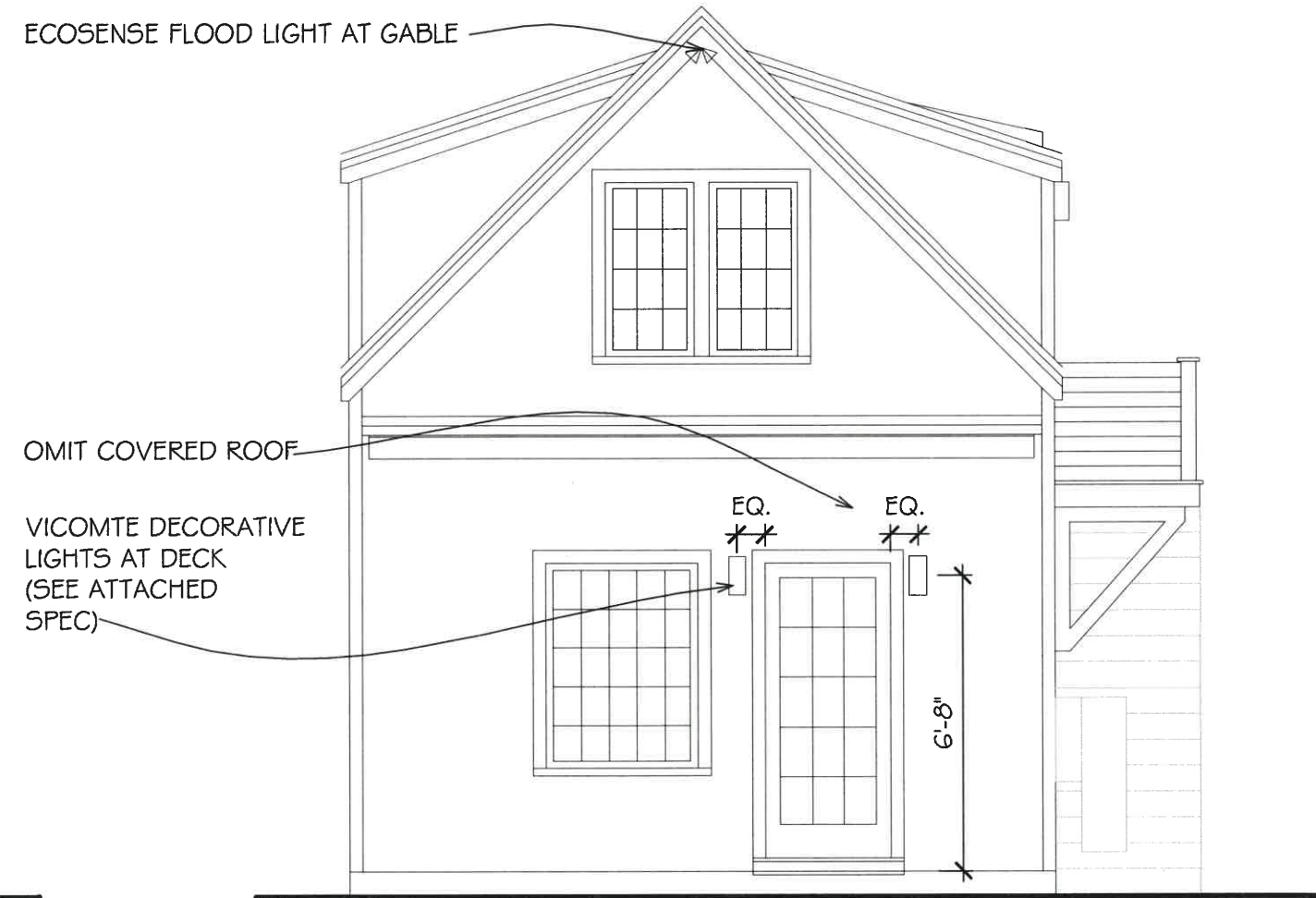


AMENDMENT TO APPROVED NORTH ELEVATION



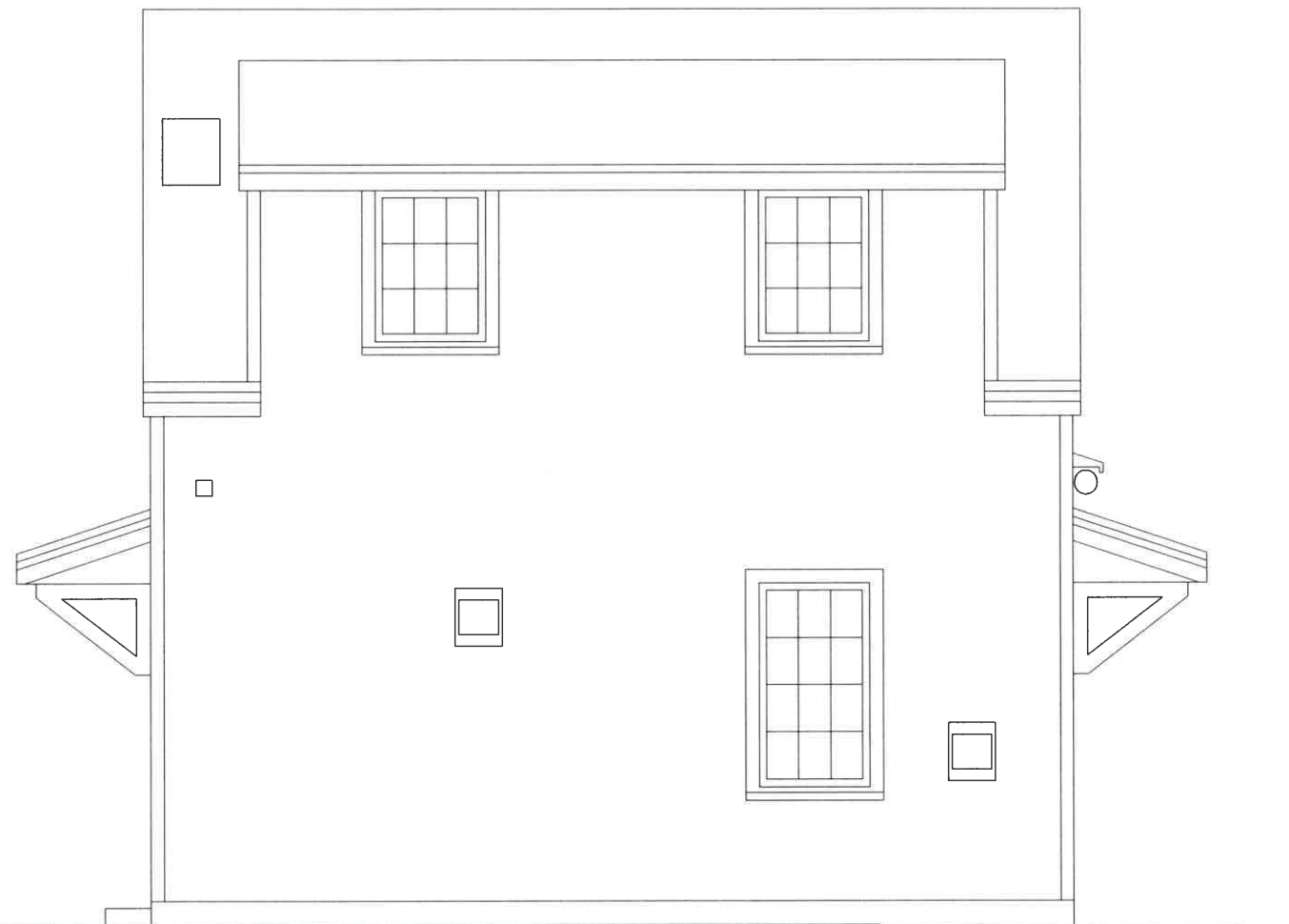


PREVIOUSLY APPROVED EAST ELEVATION

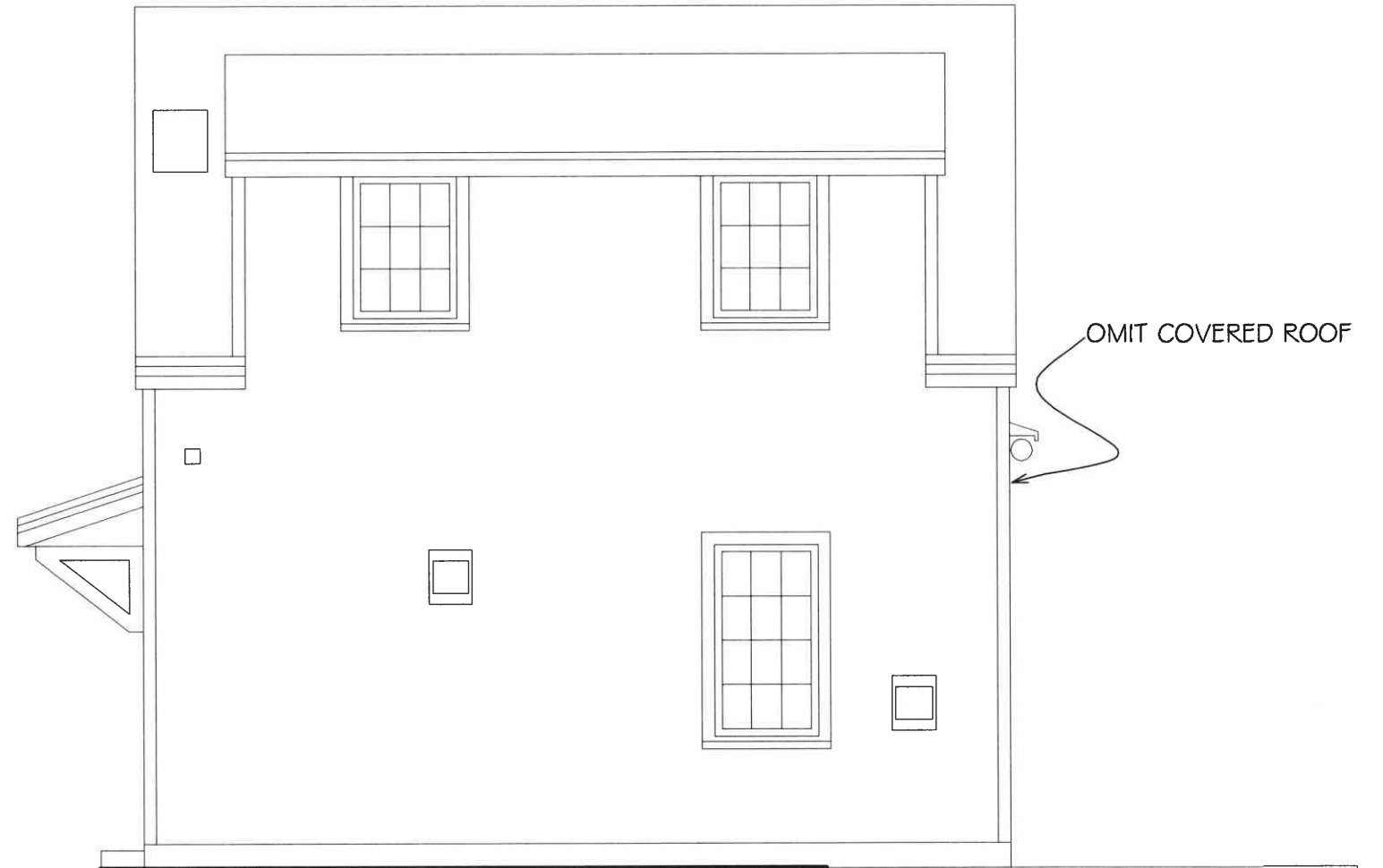


AMENDMENT TO APPROVED EAST ELEVATION





PREVIOUSLY APPROVED SOUTH ELEVATION



AMENDMENT TO APPROVED SOUTH ELEVATION



Example of Access Panel

(Paint to match trim, not black)

Photos



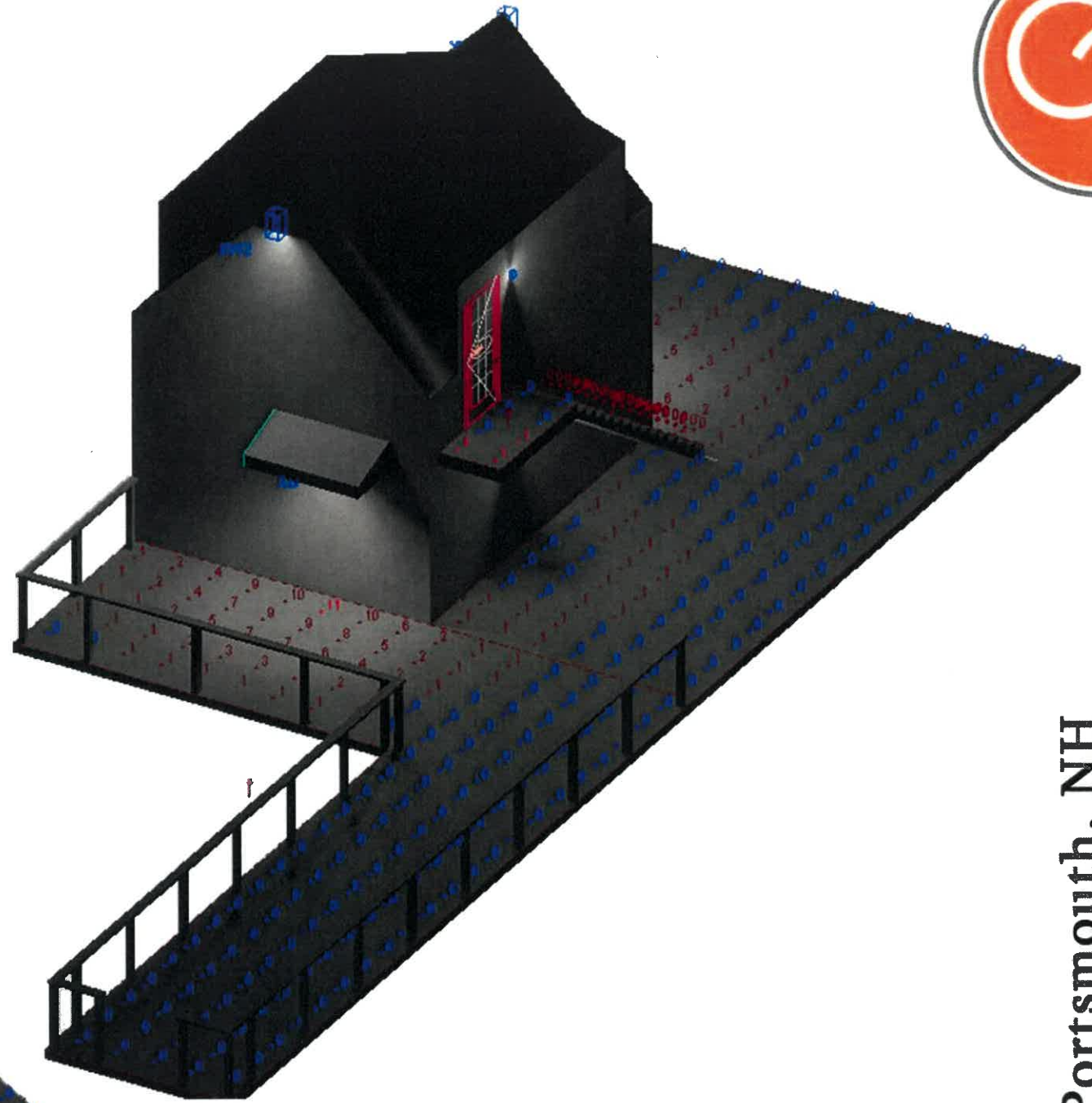
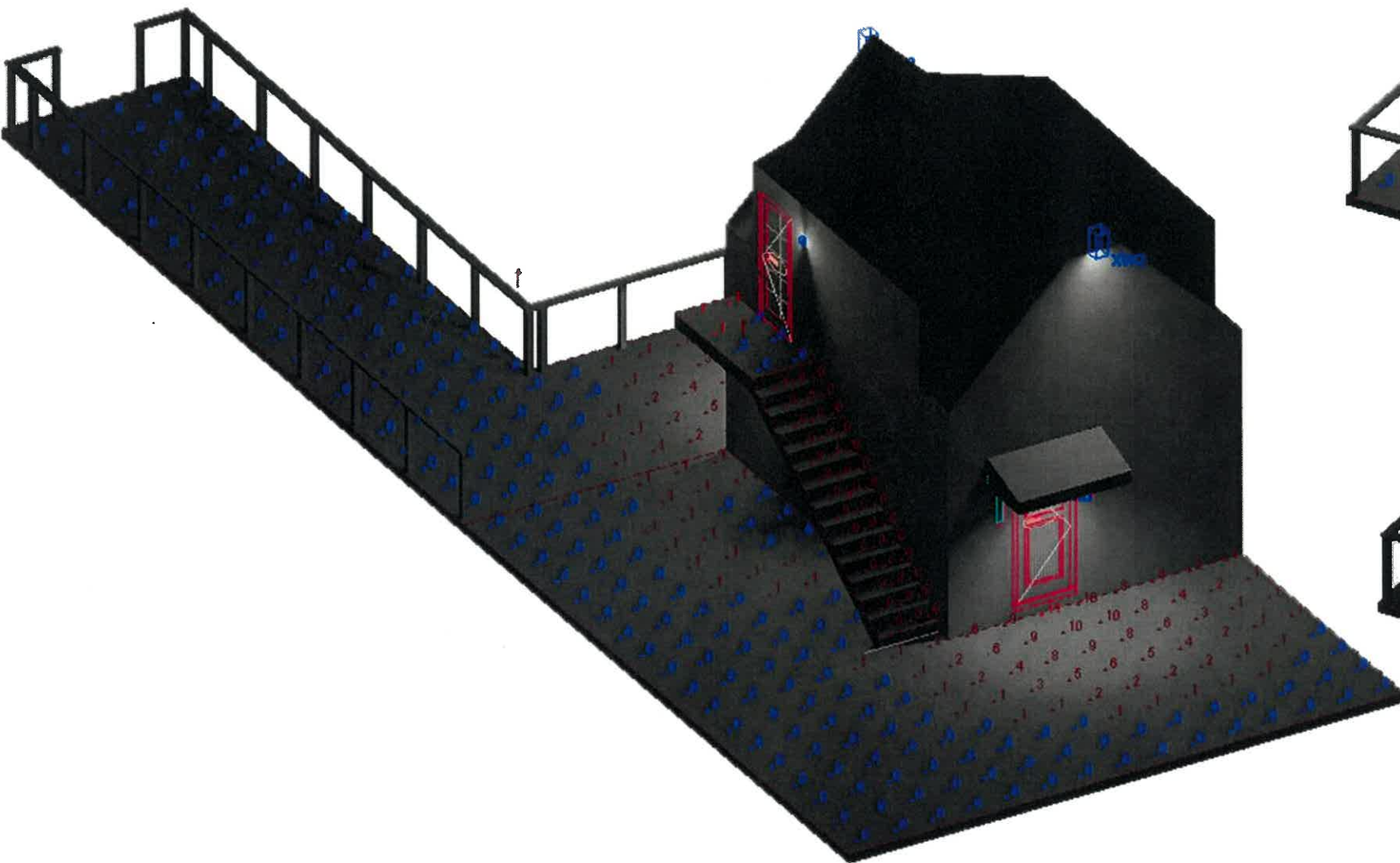
57 Salter Street, Portsmouth, NH
SOMMA Studios/ 603.766.3760

HDC/AA 7. 2020



HDC/AA 7. 2020

57 Salter Street, Portsmouth, NH
SOMMA Studios/ 603.766.3760



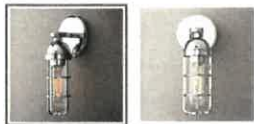
From Driveway

From Water

Exterior Light Studies



Shown in Polished Chrome.



VICOMTE SCONCE

\$495 REGULAR

\$371 MEMBER

FINISH

Choose Finish

AVAILABILITY

Stocked items: **3-7 days**Special order items: **Delivery times vary**[Check your zip/postal code.](#)[VIEW IN STOCK ITEMS +](#)

LIGHTING METAL SWATCH - 1"W X 5"L

\$30 REGULAR

\$22 MEMBER

Finish options vary by collection.

Swatches are shipped at no charge. For free expedited shipping to arrive within 2-3 business days, all swatches must be placed in a separate order from product orders.

[See all product details.](#)

VICOMTE SCONCE

\$495 REGULAR

\$371 MEMBER

Jonathan Browning elevates the classic industrial safety cage, applying his signature design sensibility to Vicomte's openwork composition. Retaining its pure modernist form, Browning refines the aesthetic with thin vertical bars and precisely angled corners, creating an harmonious interplay between positive and negative space.

HIDE DETAILS -

- Crafted of solid brass
- Rated for one 40W max. E26-base bulb
- Bulb included
- If brighter light is preferred, consider an LED bulb with a higher lumen output. [View our assortment.](#)
- Dimmer switch compatible
- 110-120V manufactured to US standards for US and Canadian markets. Requires outlet adaptor and voltage converter for use internationally.
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- ADA compliant (not more than 4"D when installed)
- Hardwire; professional installation required
- Wipe with a soft dry cloth; avoid the use of all cleaners and abrasives, as they will damage the finish

SHOW DIMENSIONS +

FINISH OPTIONS

Polished
ChromeLacquered
Burnished
Brass

Bronze

PRICE

QTY

0

ADD TO CART

RETURNS

Learn more about our [Return Policy](#).

DATE	PROJECT	FIRM	TYPE
------	---------	------	------

RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F080 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 1170 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TWIST.

FEATURES :

- POWERFUL CBCP
- EXTREMELY COMPACT
- POWERFUL OUTPUT UP TO 1170 LUMENS
- MACRO™ LOCK - 180° TILT AND 360° PAN
- 12 UNIQUE BEAM ANGLES
- MULTIVOLT (110V-277V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED



FIXTURE MODEL	FIXTURE CONFIG.	POWER/LUMEN OUTPUT*	CCT/COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080								
F080	1R - Single Round	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber *2200K and 2500K not available in 40°, 60°, 70° and 90°	8 - 80 9 - 90+ X - For RD, GR, BL, AM *90 CRI not available in 2500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom* *Provide RAL #	X - No Accessory RH - Half Snoot RF - Full Snoot Will ship as X if not specified	A - 19" Flying Leads - Internal Cable IC; Bottom Exit; 1/2" NPT ; UL/CE Listed B* - 10' External Cable Side Exit; Surface Mount ; UL Listed C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT ; UL Listed D* - 10' External Cable Side Exit; Surface Mount ; CE Listed E* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT; CE Listed *Will ship as A if not specified

EXAMPLE: F080-1R-LO-22-8-05-S-X-A

*SEE PHOTOMETARY CHART FOR LUMEN DATA

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT		EFFICACY		CBCP	
			5°	40°	5°	40°	5°	40°
	4	Low Output	309	429	76	107	21,991	705
	7.5	Medium Output	531	761	71	101	37,824	1,251
	11.5	High Output	744	1,120	65	99	53,048	1,874

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX COLOR CONSISTENCY

80+, 90+
3-STEP MACADAM ELLIPSE

LUMEN DEPRECIATION

WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
LOW	>60,500*	>60,500*	>60,500*	>60,500*
	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**
MEDIUM	>60,500*	>60,500*	>60,500*	>60,500*
	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**
HIGH	>60,500*	>36,300*	>60,500*	>33,200*
	>(181,000)**		>(69,800)**	

* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/raise for the most updated information

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

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855.6.ECOSEN

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RISE™, SLIM COVE™, FREEDOM TO CREATE™, MACRO™, FLIP-TO-FLAT™ ARE TRADEMARKS OF ECOSENSE LIGHTING INC.

ECOSENSELIGHTING.COM

1/4

DATE	PROJECT	FIRM	TYPE
ELECTRICAL	WATTAGE POWER FACTOR THD OPERATING VOLTAGE DRIVER STARTUP TEMPERATURE OPERATING TEMPERATURE STORAGE TEMPERATURE	LOW OUTPUT = 4W; MEDIUM OUTPUT = 7.5W; HIGH OUTPUT = 11.5W >0.9 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO) <0.2 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO) MULTIVOLT: 110-277VAC, 50/60 Hz INTEGRAL TO FIXTURE; DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40°F TO 122°F (-40°C TO 50°C) -40°F TO 122°F (-40°C TO 50°C) -40°F TO 176°F (-40°C TO 80°C)	
CONTROL	DIMMING	110-277VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE	
PHYSICAL	DIMENSIONS HOUSING/LENS WEIGHT ENVIRONMENT MOUNTING OPTIONS WIRING TOOLS WIND LOAD (EPA) CORROSION RESISTANT	W 3.15" x H 7.6" x L 2.49" ; (80mm x 194.1mm x 63.25mm) EXTRUDED ALUMINUM; UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS 2.0LBS ; (0.9KG) OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 MEETS 3G ANSI C136.31 VIBRATION STANDARD FOR BRIDGE APPLICATIONS A - FLYING LEADS - INTERNAL CABLE IC; BOTTOM EXIT; 1/2" NPT ; UL/ CE RATED B - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; UL LISTED SURFACE MOUNT PLATE INCLUDED C - EXTERNAL CABLE BOTTOM EXIT; 1/2" NPT ; UL LISTED SURFACE MOUNT PLATE INCLUDED D - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED E - EXTERNAL CABLE BOTTOM EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED LENGTH OF FLYING LEADS 19" (482.6mm) LENGTH OF EXTERNAL CABLE 10' (3.05m) 2.5mm HEX KEY AND PHILLIPS #0 SCREWDRIVER FOR INTERCHANGEABLE LENS + SNOOTS 4mm HEX KEY FOR AIMING 5mm HEX KEY FOR MAIN TILT ARM EFFECTIVE PROJECTED AREA 0.14ft² RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCIDYL ISOCYANURATE (TGIC) POWDER COATINGS SPECIFICALLY DESIGNED FOR NATATORIUMS AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO MARINE GRADE CORROSION RESISTANCE STANDARD IN UL1598A, ASTM B117 SALT FOG TEST FOR 200 HOURS.	

FIXTURE RATING & CERTIFICATIONS
CE, UL CERTIFIED
RoHS COMPLIANT, IK10


IK10

LIMITED WARRANTY 5 YEARS**0-10V CONTROL OPTIONS**

100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated LDCM-PL-120-277-010V-GR

All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES**Snoots**
 Round Half Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-RH-(K,Z,S,W,C)
 Round Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-RF-(K,Z,S,W,C)
Interchangeable Lens
 5 Degree F080-LENS-05
 10 Degree F080-LENS-10
 15 Degree F080-LENS-15
 20 Degree F080-LENS-20
 40 Degree F080-LENS-40
 60 Degree F080-LENS-60
 70 Degree F080-LENS-70
 90 Degree F080-LENS-90
 15x60 or 60x15 Degree F080-LENS-E1E3
 30x60 or 60x30 Degree F080-LENS-E2E4
 Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 70, 90, 15X60 or 60X15, 30X60 or 60X30) F080-LENS-FULLSET

 NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/raise for the most updated information.

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ECOSENSELIGHTING.COM**2/4**

DATE	PROJECT	FIRM	TYPE
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Honeycomb Louver

Honeycomb Louver F080..... F080-LV-HComb

Canopy Plate (Not for use with wire Option B - External Cable Side Exit)

RISE Canopy Plate (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) RISE-CANOPY-04-(K,Z,S,W,C)

Color Filters

Red F080-FILTER-RED

Blue F080-FILTER-BLUE

Green F080-FILTER-GREEN

Amber F080-FILTER-AMBER

F080 Wall Mount Arm (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)

Wall Mount Arm, 6 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-WMA-06-(K,Z,S,W,C)

Wall Mount Arm, 12 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-WMA-12-(K,Z,S,W,C)

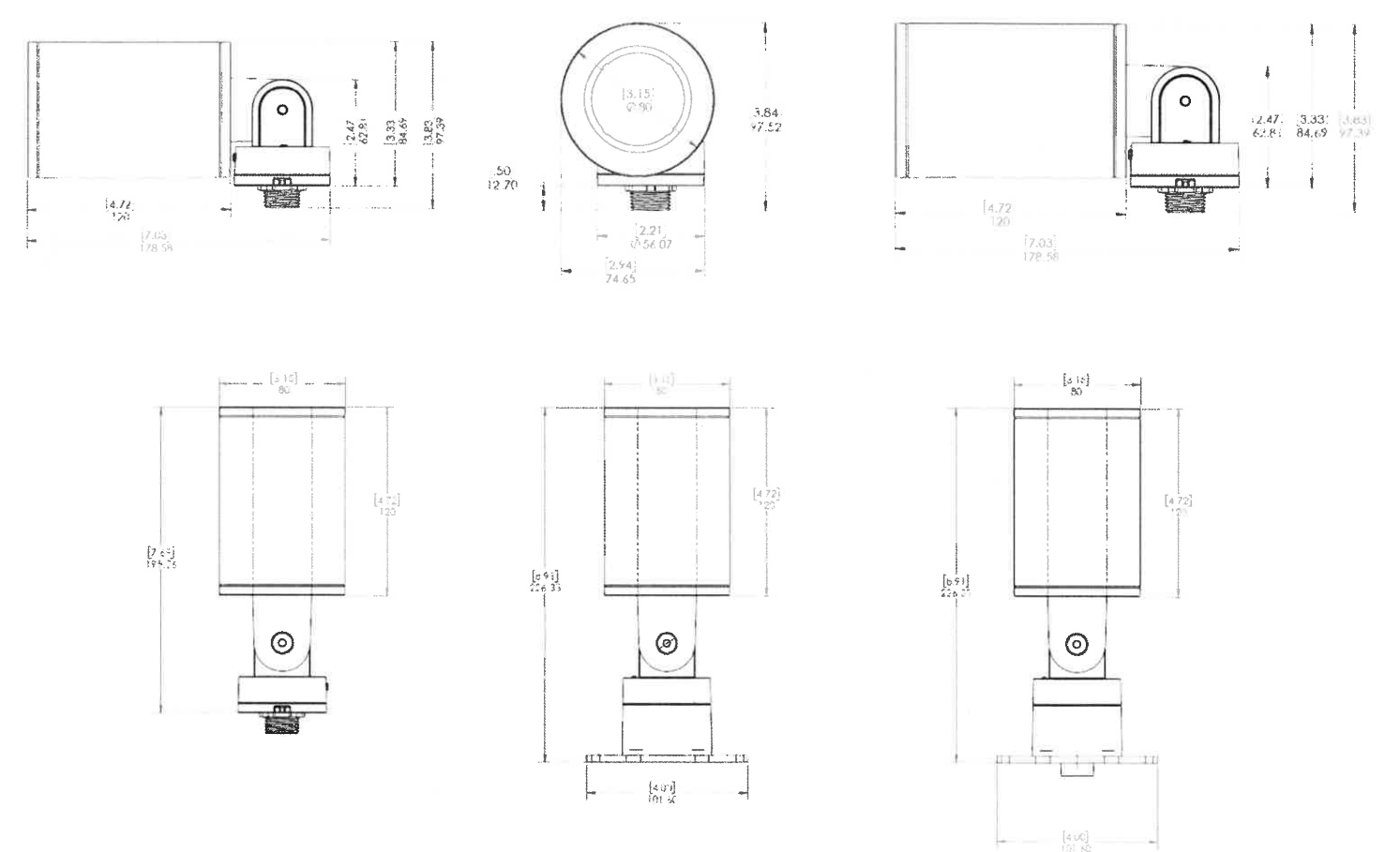
Wall Mount Arm, 18 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-WMA-18-(K,Z,S,W,C)

Wall Mount Arm, 24 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-WMA-24-(K,Z,S,W,C)

Ground Stake (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)

Landscape Stake, 12in (for use with F080 Single Head only, not for use with multi-fixture units) F080-LS-1S-STK-12

DIMENSIONS



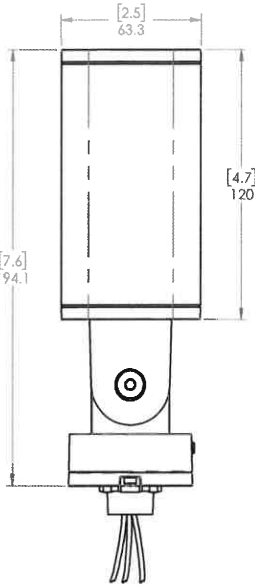
NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/raise for the most updated information.

DATE	PROJECT	FIRM	TYPE
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WIRING GUIDE

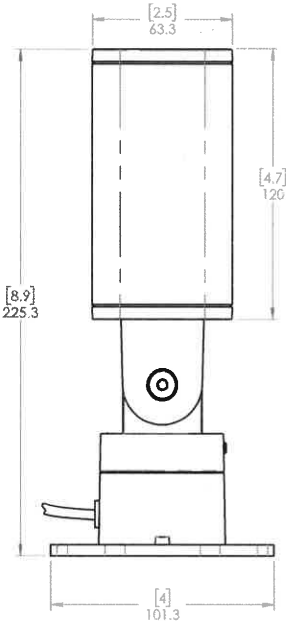
RISE is and exterior rated (IP66) fixture that is available in three different wiring options:

Flying Leads - Internal Cable
(UL Listed or CE Listed)



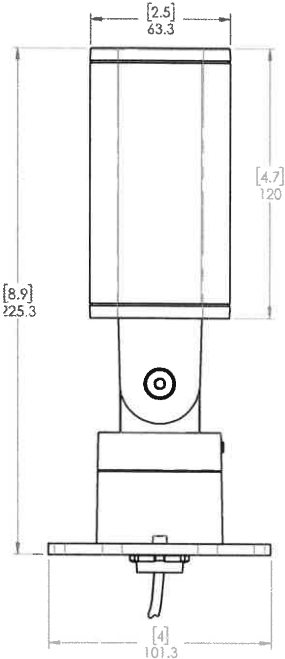
- For use with standard junction boxes
- 1/2" NPT Taper, Cable Length is 19"
- Compatible with EcoSense Canopy junction Box Cover
- 18 AWG Stranded Copper Cable - 3 Conductors

External Cable Side Exit
(UL Listed or CE Listed)



- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the side of the base
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05m)

External Cable Bottom Exit
(UL Listed or CE Listed)



- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the bottom for use with various accessories such as Wall Mount Arm and Ground Stake
- 1/2" NPT taper for mounting
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05m)

NOTE: Information on this Spec Sheet is subject to change. please visit ecosenselighting.com/rise for the most updated information

4. 213 Gates Street, Unit 2 - Recommended Approval

Background: The applicant is seeking approval for the installation of (2) retractable awnings for two units.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-164

Status: Active

Submitted: Jun 29, 2020

Applicant



Michael Conaboy
603 957 1559
Mjconaboy@me.com

Location

213 GATES ST
2
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We would like to install two retractable awnings for the two condo units on the upper decks.

Description of Proposed Work (Planning Staff)

--

Project Representatives

If you selected "Other", please state relationship to project.

Significant other to Michael Conaboy owner of #2

Business Name (if applicable)

--

Mailing Address (Street)

213 Gates St. #2

Relationship to Project

Other

Phone

603 957 7070

Email Address

Elhm41@gmail.com

State

NH

City/Town

Portsmouth

Full Name (First and Last)

Emi Lee Hefner

Zip Code

03801

Full Name (First and Last)

Dan Desrochers

State

Nh

If you selected "Other", please state relationship to project.

Owner of Condo #3. One of the upper decks to receive a retractable awning.

Phone

603 866 6699

Zip Code

03801

City/Town

Portsmouth

Mailing Address (Street)

213 Gates St #3

CONCORD AWNING & CANVAS

concordawning.com

1 Tallwood Drive, Bow, NH 03304-3302 telephone: 603.224.6880 email: info@concordawning.com fax: 603.224.8908

PROPOSAL FOR:	1 Motorized Sunflexx Retractable Awning		
DATE:	June 26, 2020		
CUSTOMER:	Mike and Emi Conaboy		
	213 Gates Street #2		
	Portsmouth, NH 03801	PHONE:	603.957.7070
		EMAIL:	MJConaboy@me.com

FABRIC:	Tempotest – Sage Tweed T407/16-47		
FRAMES:	Motorized Eastern Sunflexx; Color - Ivory		
INSTALLATION:	Included	TOTAL PRICE:	\$ 4,000
GRAPHICS:	None	50% DEPOSIT:	\$ 2,000
APPROXIMATE LEAD TIME:	4 weeks	DUE AT INSTALLATION:	\$ 2,000

DESCRIPTION & SPECIFICATIONS FOR THE WORK:

Install one motorized Eastern Sunflexx retractable awning with dimensions of 114" wide x 8' projection, trimmed with an 8" straight valance. An aluminum hood will cover awning to protect fabric from elements and make awning look esthetically better on wall. Awning will be mounted on ledger board installed by Concord Awning and painted Classic White (Sherwin Williams).

Somfy manual override motor will be located on right side and plug into existing outlet. Somfy Telis 1 remote will be used to control awning.

Somfy brand products come with a 5-year manufacturer's warranty. Sunflexx® frame has a lifetime limited warranty against manufacturer's defects and 15-year warranty against arms breaking or twisting under normal use.

Tempotest acrylic fabric comes with a 10-year manufacturer's warranty. All stitching is done with PTFE thread which is guaranteed to outlast fabric.

NOTE: A Pricing is good for 30 days; lead time is adjusted on weekly basis starting in March through June.

APPROVED by Concord Awning & Canvas:

Peter Sandberg

Peter Sandberg, Vice President/Owner

Additional Terms: A deposit of 50% of the above Price shall be made with the return of this Proposal, signed by Customer. The balance of the Price shall be due at the time of installation and may be made by check or cash. For any check returned, or any failure to pay when due, interest shall commence on the unpaid portion at the rate of twelve (12%) percent annually, commencing from the date of installation. In the event that collection becomes necessary, Customer shall be liable for reasonable legal fees incurred. Customer shall be responsible for obtaining all necessary permits and approvals, public or private, for the Work. Upon the acceptance and return of this Proposal with the Deposit it shall become a binding contract, to which the above Work and Terms are incorporated.

Accepted by Customer this _____ day of _____, 20____.

day

month

Signature

Print Name

CONCORD AWNING & CANVAS

concordawning.com

1 Tallwood Drive, Bow, NH 03304-3302 telephone: 603.224.6880 email: info@concordawning.com fax: 603.224.8908

PROPOSAL FOR:	1 Motorized Sunflexx Retractable Awning		
DATE:	June 26, 2020		
CUSTOMER:	Dan Desrochers		
	213 Gates Street		
	Portsmouth, NH 03801	PHONE:	603.866.6699
		EMAIL:	desrochsox@comcast.net

FABRIC:	Tempotest – Sage Tweed T407/16-47		
FRAMES:	Motorized Eastern Sunflexx; Color - Ivory		
INSTALLATION:	Included	TOTAL PRICE:	\$ 4,000
GRAPHICS:	None	50% DEPOSIT:	\$ 2,000
APPROXIMATE LEAD TIME:	4 weeks	DUE AT INSTALLATION:	\$ 2,000

DESCRIPTION & SPECIFICATIONS FOR THE WORK:

Install one motorized Eastern Sunflexx retractable awning with dimensions of 114" wide x 8' projection, trimmed with an 8" straight valance. An aluminum hood will cover awning to protect fabric from elements and make awning look esthetically better on wall. Awning will be mounted on ledger board installed by Concord Awning and painted Classic White (Sherwin Williams).

Somfy manual override motor will be located on left side and plug into existing outlet. Somfy Telis 1 remote will be used to control awning.

Somfy brand products come with a 5-year manufacturer's warranty. Sunflexx® frame has a lifetime limited warranty against manufacturer's defects and 15-year warranty against arms breaking or twisting under normal use.

Tempotest acrylic fabric comes with a 10-year manufacturer's warranty. All stitching is done with PTFE thread which is guaranteed to outlast fabric.

NOTE: A Pricing is good for 30 days; lead time is adjusted on weekly basis starting in March through June.

APPROVED by Concord Awning & Canvas:

Peter Sandberg

Peter Sandberg, Vice President/Owner

Additional Terms: A deposit of 50% of the above Price shall be made with the return of this Proposal, signed by Customer. The balance of the Price shall be due at the time of installation and may be made by check or cash. For any check returned, or any failure to pay when due, interest shall commence on the unpaid portion at the rate of twelve (12%) percent annually, commencing from the date of installation. In the event that collection becomes necessary, Customer shall be liable for reasonable legal fees incurred. Customer shall be responsible for obtaining all necessary permits and approvals, public or private, for the Work. Upon the acceptance and return of this Proposal with the Deposit it shall become a binding contract, to which the above Work and Terms are incorporated.

Accepted by Customer this _____ day of _____, 20____.

day

month

Signature

Print Name







5. 171 Gates Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of an air condition condenser.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-165

Status: Active

Submitted: Jun 30, 2020

Applicant



Dana Joy

603-755-4900

joyshvac@msn.com

Location

171 GATES ST

Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Installation to replace failed air conditioning condenser with new in kind condenser

Description of Proposed Work (Planning Staff)

--

Project Representatives

If you selected "Other", please state relationship to project.

Contractor

State

NH

Business Name (if applicable)

Joy's HVAC Services Inc

Relationship to Project

Other

Phone

603-755-4900

City/Town

Rochester

Zip Code

03867

Full Name (First and Last)

Dana Joy

Mailing Address (Street)

188 Farmington Road

Email Address

joyshvac@msn.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Contractor





*103-3 Underpass relocated
12" from Fence, which
is property line.*



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 4/1/2019
Data updated 7/17/2019



Air

General Data/Electrical Data
RA16 Series

Physical Data

PHYSICAL DATA

Model No.	RA1618	RA1624	RA1630	RA1636	RA1636	RA1642	RA1648	RA1660
Nominal Tonnage	1.5	2.0	2.5	3.0	3.0	3.5	4.0	5.0
Valve Connections								
Liquid Line O.D. – in.	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8
Suction Line O.D. – in.	3/4	3/4	3/4	3/4	3/4	7/8	7/8	7/8
Refrigerant (R410A) furnished oz. ¹	82	87	113	108	108	150	174	201
Compressor Type	Scroll							
Outdoor Coil								
Net face area – Outer Coil	12.1	14.8	16.2	18.8	17.29	24.2	28.3	32.3
Net face area – Inner Coil	—	—	—	—	—	—	—	—
Tube diameter – in.	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8
Number of rows	1	1	1	1	1	1	1	1
Fins per inch	22	22	22	22	22	22	22	22
Outdoor Fan								
Diameter – in.	20	24	26	26	24	26	26	26
Number of blades	3	2	3	3	3	3	3	3
Motor hp	1/8	1/6	1/5	1/3	1/6	1/3	1/3	1/3
CFM	2405	2850	3915	4340	3300	4450	4660	4775
RPM	1095	851	710	819	825	829	828	795
watts	155	147	102	131	167	193	198	239
Shipping weight – lbs.	147	149	159	177	199	212	232	247
Operating weight – lbs.	140	142	152	170	192	205	225	240
Electrical Data								
Line Voltage Data (Volts-Phase-Hz)	208/230-1-60	208/230-1-60	208/230-1-60	208/230-1-60	208/230-1-60	208/230-1-60	208/230-1-60	208/230-1-60
Maximum overcurrent protection (amps) ²	20	20	30	35	35	40	40	50
Minimum circuit ampacity ³	12	14	18	23	23	25	25	34
Compressor								
Rated load amps	9	10.3	12.8	15.4	15.4	16.7	17	23.7
Locked rotor amps	47.5	61.6	67.3	83.9	83.9	109	123.9	152.5
Condenser Fan Motor								
Full load amps	0.7	0.6	2.8	3.5	1.5	3.5	3.5	3.5
Locked rotor amps	1.3	1.5	2.3	—	.8	—	2.3	—
Line Voltage Data (Volts-Phase-Hz)	—	—	—	208/230-3-60	208/230-3-60	208/230-3-60	208/230-3-60	208/230-3-60
Maximum overcurrent protection (amps) ²	—	—	—	25	20	25	30	35
Minimum circuit ampacity ³	—	—	—	17	14	18	21	24
Compressor								
Rated load amps	—	—	—	10.4	10.4	11.2	13.6	15.9
Locked rotor amps	—	—	—	73	73	88	83.1	110
Condenser Fan Motor								
Full load amps	—	—	—	3.5	.8	3.5	3.5	3.5
Locked rotor amps	—	—	—	—	1.5	—	2.3	—

¹Refrigerant charge sufficient for 15 ft. length of refrigerant lines. For longer line set requirements see the installation instructions for information about set length and additional refrigerant charge required.

²HACR type circuit breaker or fuse.

³Refer to National Electrical Code manual to determine wire, fuse and disconnect size requirements.





Air

Accessories/Weighted Sound Power/Thermostats
RA16 Series

Accessories

Model No.	RA1618	RA1624	RA1630	RA1636	RA1642	RA1648	RA1660
Compressor crankcase heater*	44-17402-44	44-17402-44	44-17402-44	44-17402-44	44-17402-45	44-17402-45	44-17402-45
Low ambient control	RXAD-A08	RXAD-A08	RXAD-A08	RXAD-A08	RXAD-A08	RXAD-A08	RXAD-A08
Freeze Stat	50313	50313	50313	50313	50313	50313	50313
Compressor sound cover	68-23427-26	68-23427-26	68-23427-26	68-23427-26	68-23427-25	68-23427-25	68-23427-25
Compressor hard start kit	SK-A1	SK-A1	SK-A1	SK-A1	SK-A1	SK-A1	SK-A1
Low pressure control	RXAC-A07	RXAC-A07	RXAC-A07	RXAC-A07	RXAC-A07	RXAC-A07	RXAC-A07
High pressure control	RXAB-A07	RXAB-A07	RXAB-A07	RXAB-A07	RXAB-A07	RXAB-A07	RXAB-A07
Liquid Line Solenoid (24 VAC, 50/60 Hz)	Solenoid Valve	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC
	Solenoid Coil	61-AMG24V	61-AMG24V	61-AMG24V	61-AMG24V	61-AMG24V	61-AMG24V
Liquid Line Solenoid (120/240 VAC, 50/60 Hz)	Solenoid Valve	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC
	Solenoid Coil	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V
Classic Top Cap w/Label	91-101123-21	91-101123-21	91-101123-21	91-101123-21	91-101123-21	91-101123-21	91-101123-21

*Crankcase Heater recommended with Low Ambient Kit.

Weighted Sound Power Level (dBA)

Unit Size - Voltage, Series	Standard Rating (dBA)	TYPICAL OCTAVE BAND SPECTRUM (dBA without tone adjustment)						
		125	250	500	1000	2000	4000	8000
RA1618	76.6	53.4	60	65.7	66.3	64.2	58.8	52.6
RA1624	75.5	49.9	58.4	61.4	64.1	61.6	57.3	50.8
RA1630	74.3	48.4	57.4	62.6	64.5	61.5	56.5	51.5
RA1636	76.4	54.5	62.7	67.1	66.5	62.7	58.5	54.3
RA1636	75	56.1	58.7	63.1	66.1	62.3	59	55.7
RA1642	70.7	47.5	51	60.2	60.7	59.7	53.6	50.4
RA1648	74.3	51.2	56.1	64.5	65.6	60.7	56.6	52.6
RA1660	74.6	50.1	55.1	65.6	64.8	63.2	57.4	56.4

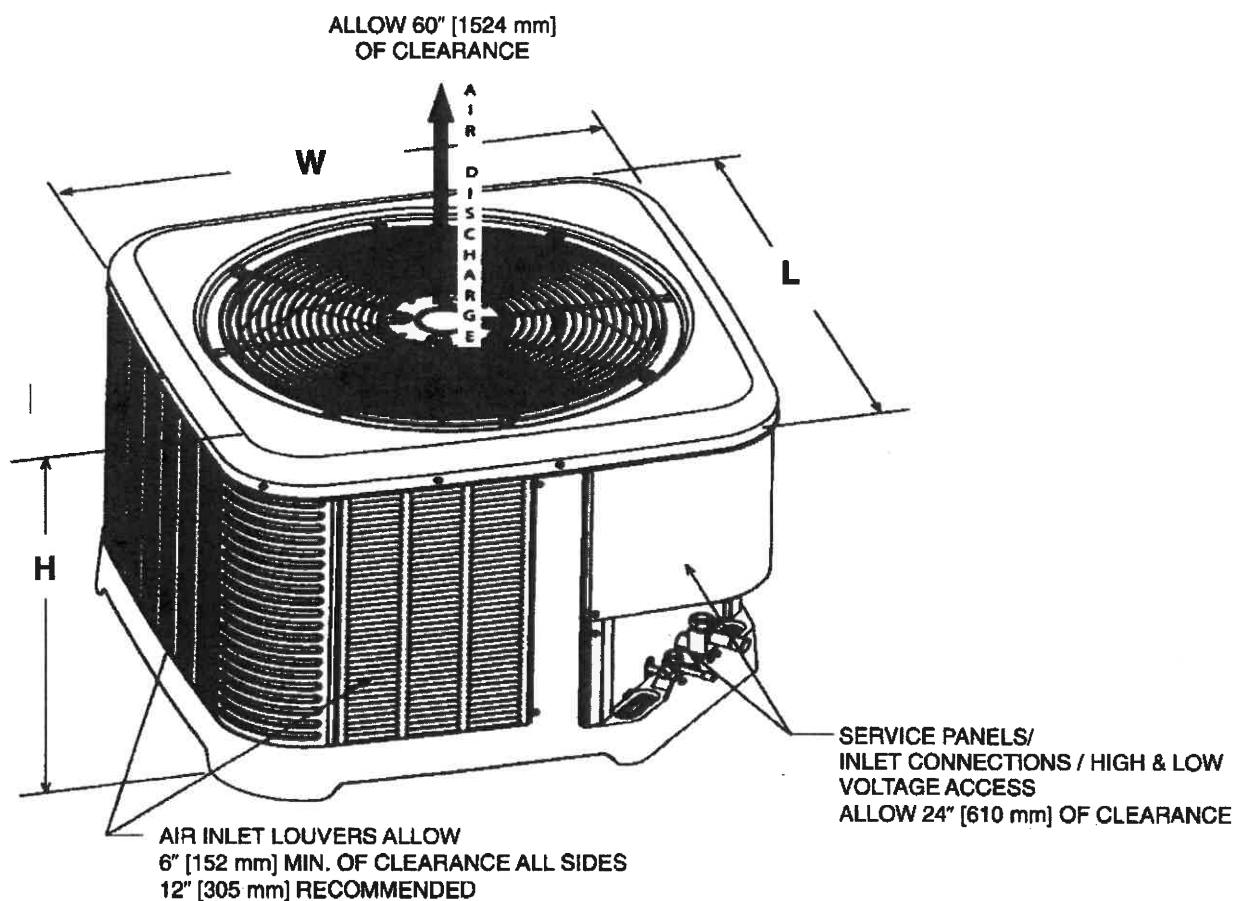
NOTE: Tested in accordance with AHRI Standard 270-08 (not listed in AHRI)



INTEGRATED HOME COMFORT

Unit Dimensions

MODEL NO.	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm
RA1618	27	685	29.75	755	29.75	755	27.375	695	32.25	819	32.25	819
RA1624	27	685	33.75	857	33.75	857	27.375	695	36.25	921	36.25	921
RA1630	27	685	35.75	908	35.75	908	27.375	695	38.25	972	38.25	972
RA1636	31	787	35.75	908	35.75	908	31.375	797	38.25	972	38.25	972
RA1636	31	787	33.75	857	33.75	857	31.375	797	36.25	921	36.25	921
RA1642	39	990	35.75	908	35.75	908	39.375	1000	38.25	972	38.25	972
RA1648	45	1143	35.75	908	35.75	908	45.375	1153	38.25	972	38.25	972
RA1660	51	1295	35.75	908	35.75	908	51.375	1305	38.25	972	38.25	972



[] Designates Metric Conversions

ST-A1226-02-00



6. 458 Marcy Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of a rear deck with a composite material.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-166

Status: Active

Submitted: Jun 30, 2020

Project: BLDG-20-294

Applicant



Sarah Minor

603-828-6945 ext. 0

sminor56@aol.com

Location

458 MARCY ST

Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Please refer to permit #20-294 - I am requesting admin approval for replacement of rear deck as shown in drawings at a slightly different angle then exists now.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Zip Code

03801

Business Name (if applicable)

B and H contractors

Full Name (First and Last)

Ben Lang

Relationship to Project

Other

If you selected "Other", please state relationship to project.

Contractor

Mailing Address (Street)

843 A middle st

Phone

6038330073

City/Town

Portsmouth

Email Address

BHpropertyservices603@gmail.com

State

NH

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

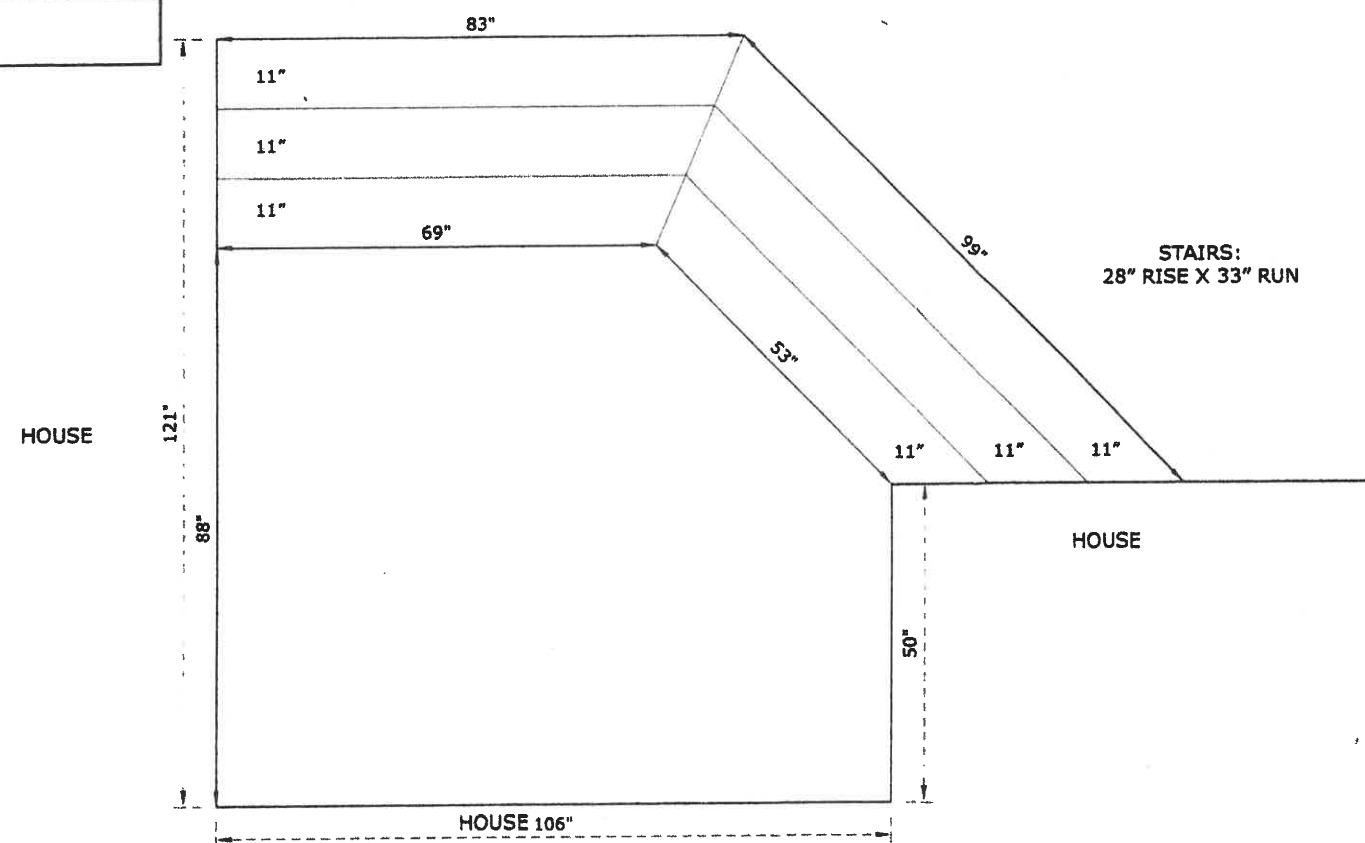
true

I hereby certify that as the applicant for permit, I am

Existing Deck:

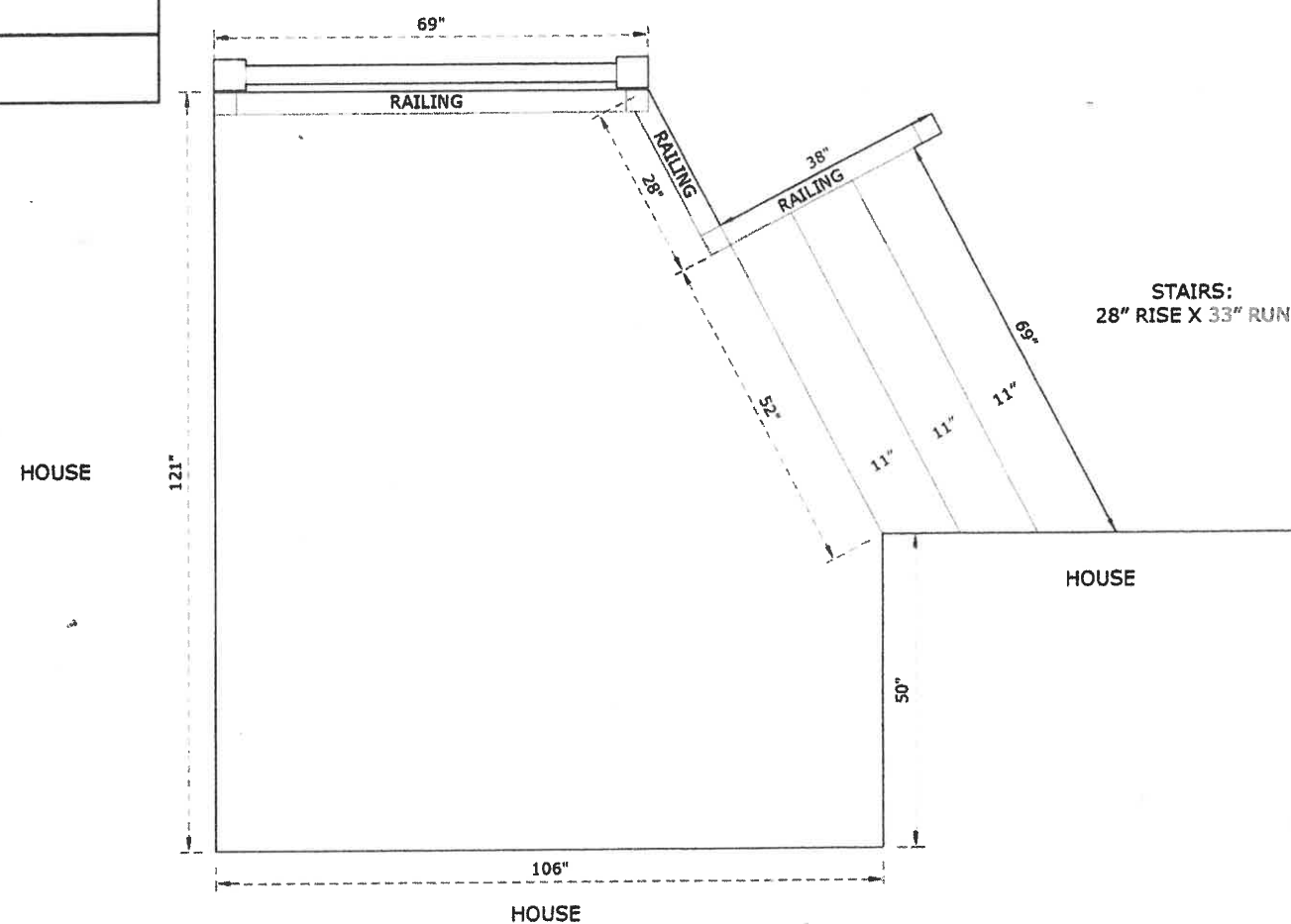


TITLE:
DATE:



Existing Deck

TITLE:
DATE:



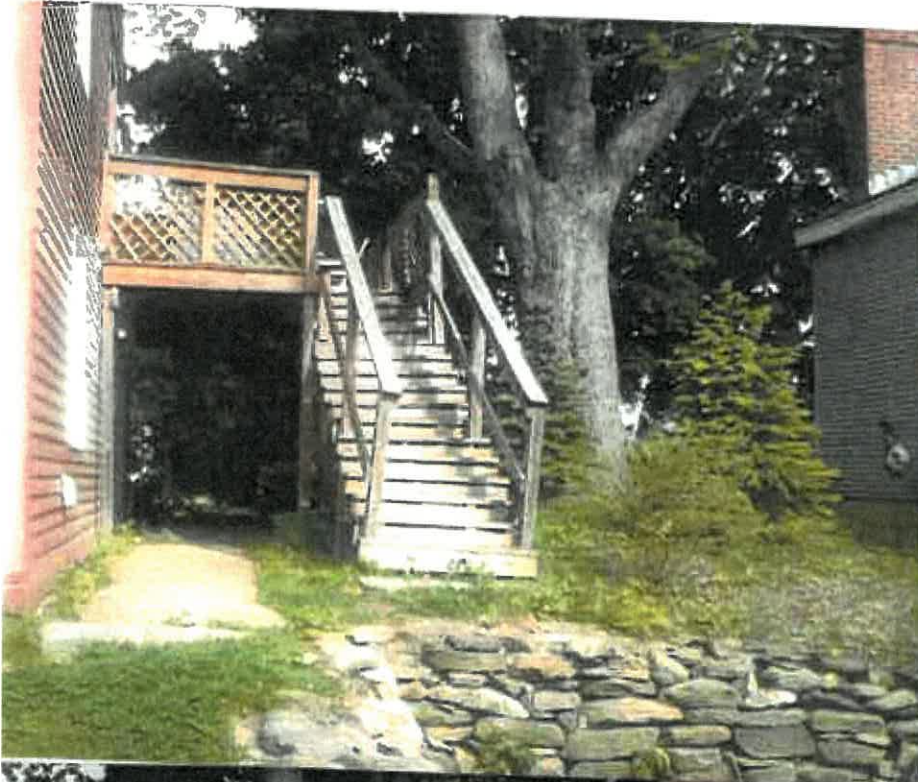
7. 28 Dearborn Street (BLDG-20-345) -Recommended Approval

Background: The applicant is seeking approval for the replacement of a side deck with a different design that is code compliant.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

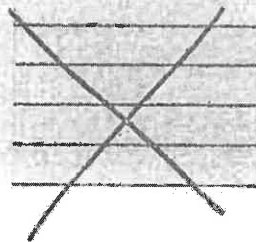


Pro Deck Design™

Plan View

16

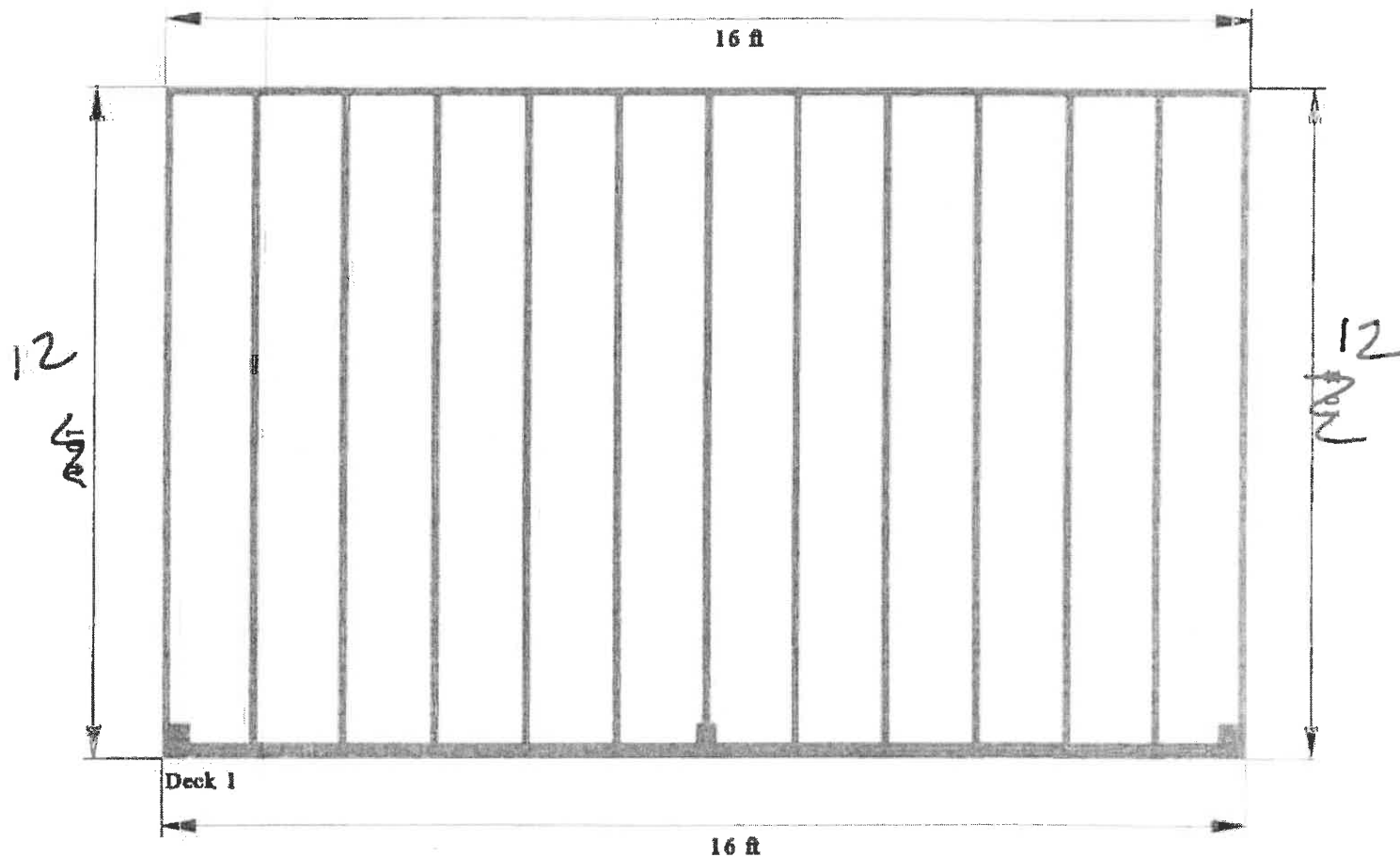
12



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Dimension View

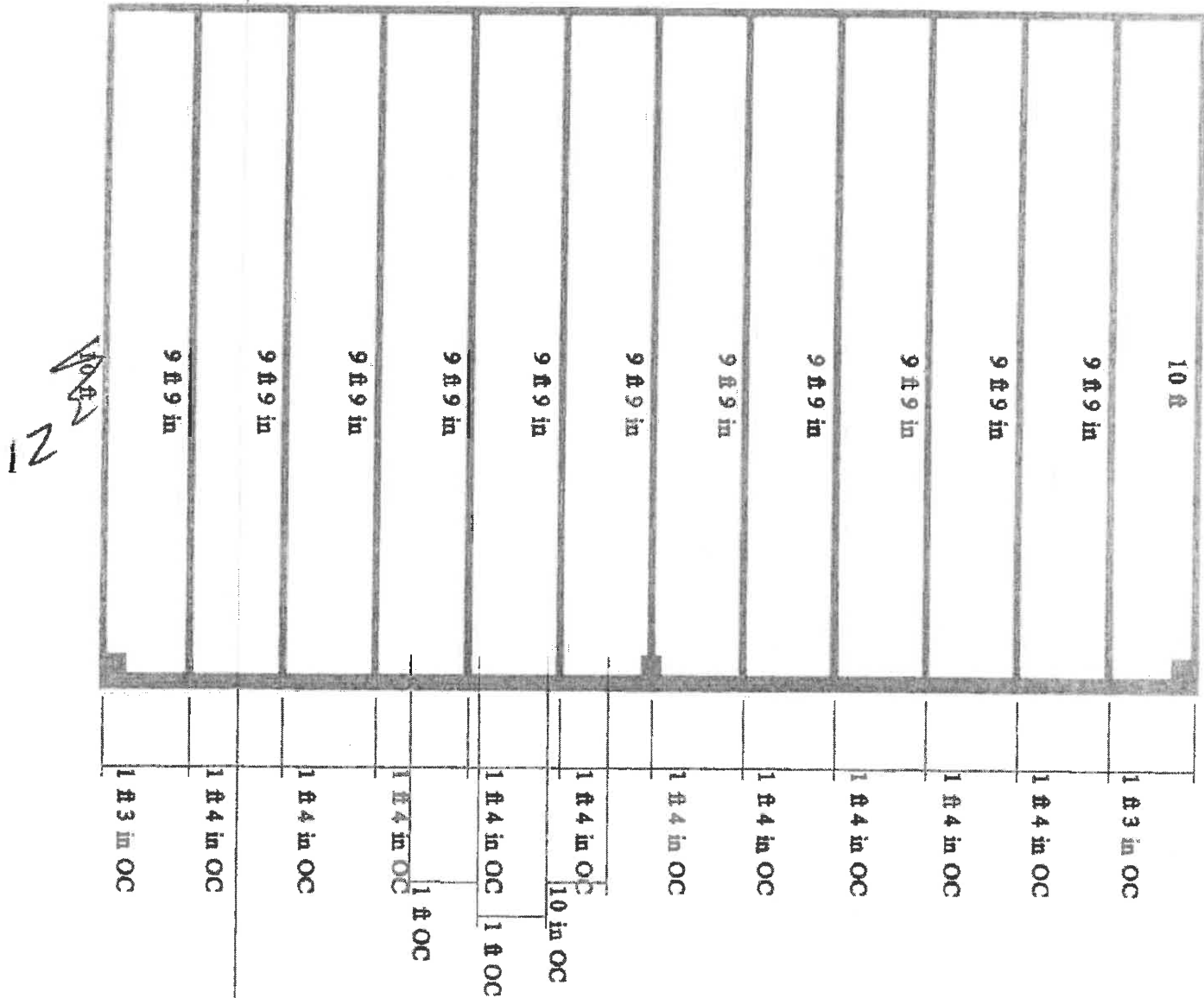


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Pro Deck Design™

Joist Layout View



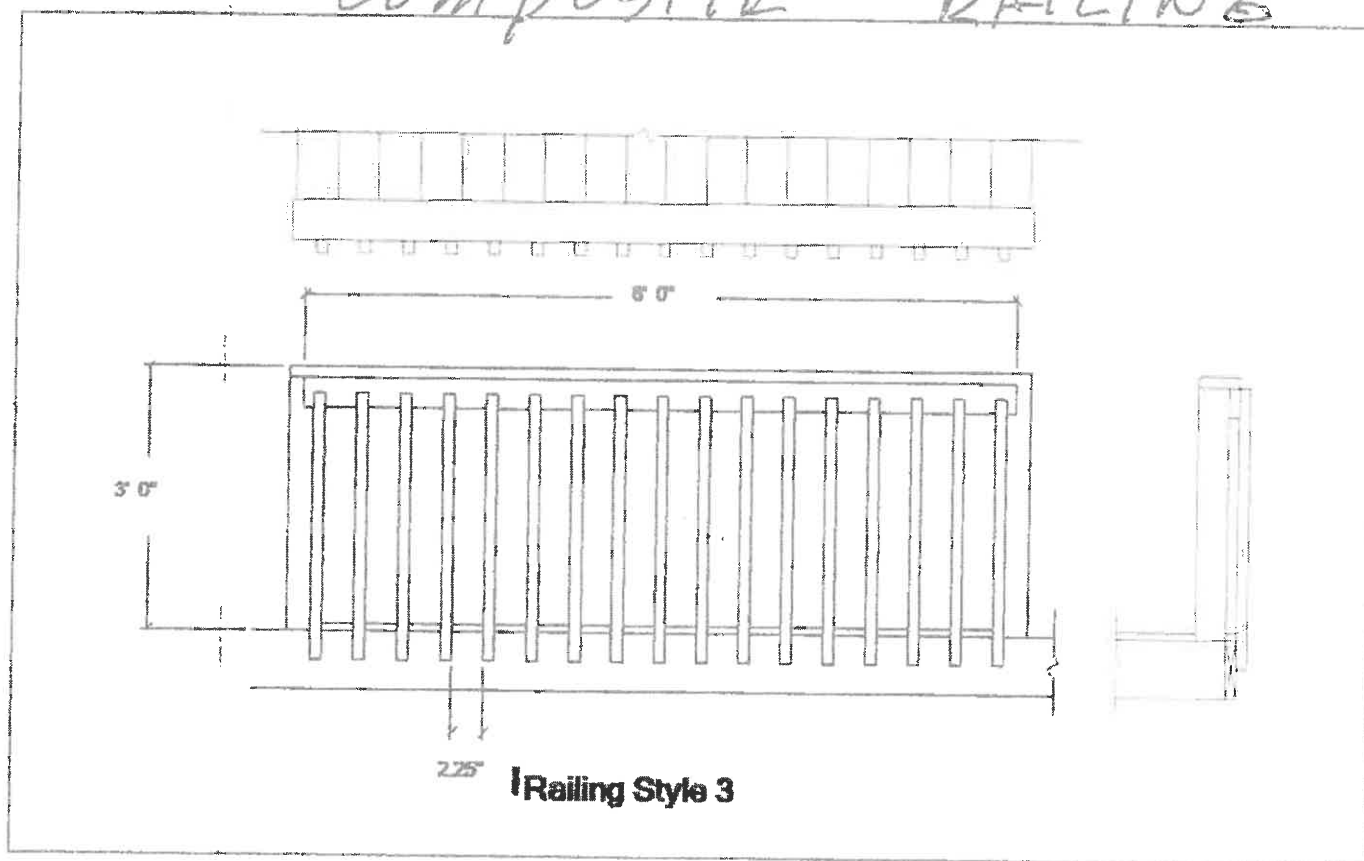
Notes:

All joist and strinzer spacing dimensions are measured in OC.

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Railing Details View

COMPOSITE RAILINGS

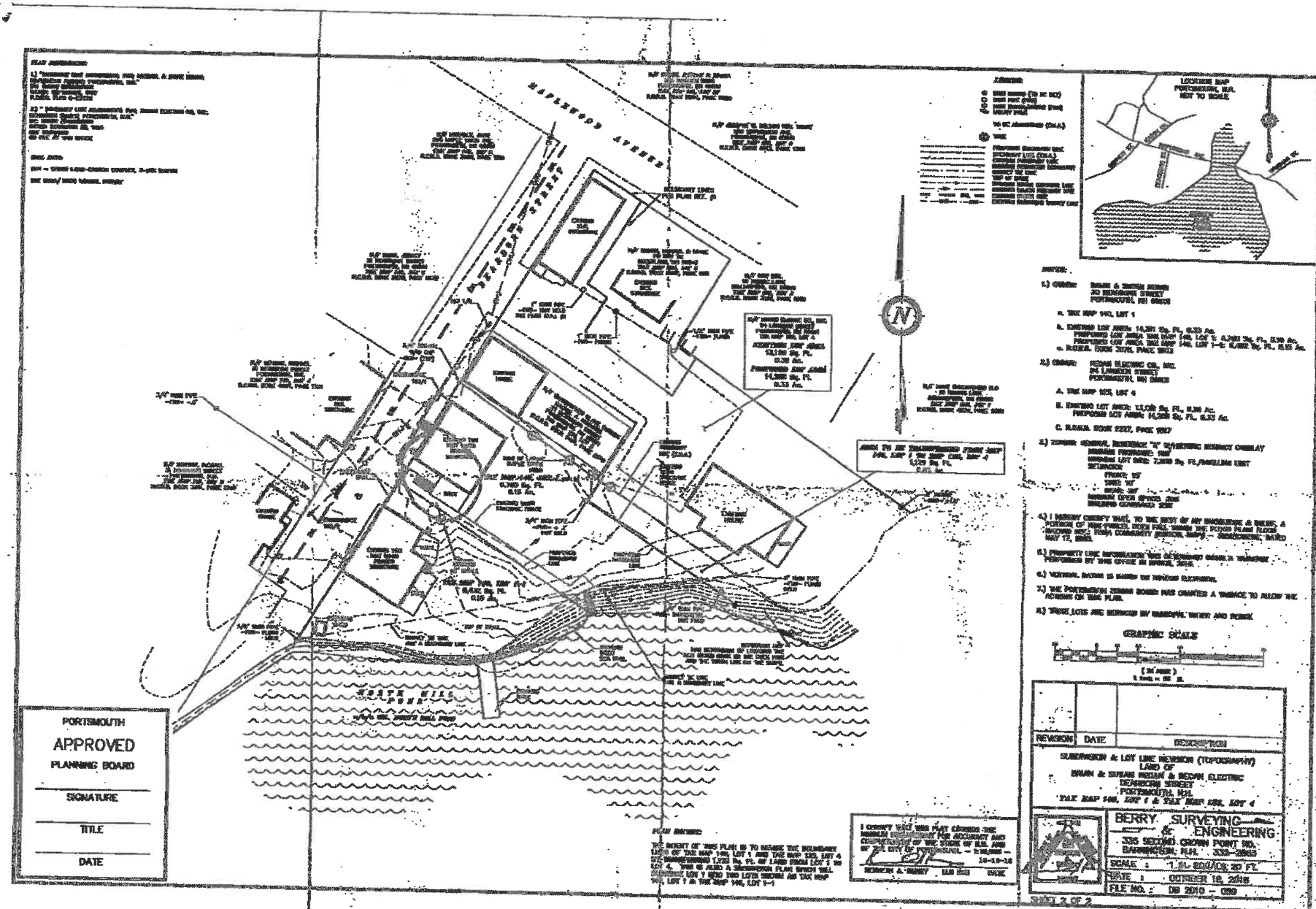


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Page 7 of 19

Doc ID 555e1807-8833-4790-87c8-4113e85f0cb





8. 14 Mechanic Street (LU-20-20)

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the approved Marvin window with a Green Mountain Window.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



DeStefano Mangel Architects
22 Ladd Street
Portsmouth, NH 03801
P.603.431.8701

destefanomangel.com

June 24, 2020

Nick Cracknel, Principal Planner
City of Portsmouth, Planning Department
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

RE: 14 Mechanic Street, LUHD-145

Dear Mr. Cracknel –

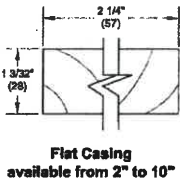
Per our recent email conversation, we would like to request to change window manufacturers at 14 Mechanic Street. We received inaccurate information from Marvin windows when we presented to the HDC and have recently discovered that they cannot provide us with an authentic divide light (ADL) with 5/8" divides as presented to the Board. Marvin informed us that they cannot provide these dimensions because of the insulated glass that is required to maintain our R-Value per the 2015 International Energy Conservation Code (IECC). They can provide us with an ADL with 1-11/16" divides which will change the look of the windows.

Our desire is to provide the exact same window that was approved by the HDC. As a result, we would like to procure the windows for this house from Green Mountain Window. The windows that they are able to provide us are identical in quality and design to what was approved by the HDC. Theirs are simulated divided lights (SDL) with 5/8" divides. On the historic home they will be made of mahogany and on the shed in the back yard they will be made of pine. We understand that Green Mountain Window is recommended and have been used throughout the Historic District. With these windows we are able to utilize the insulated glass and maintain our R-Value per the 2015 IECC.

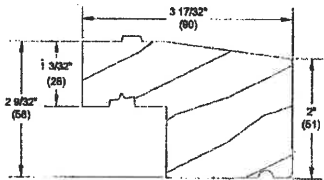
I am including attached the specifications for both windows so that you may make a final determination. Please do not hesitate to contact me with questions or concerns. We appreciate your assistance with this matter and thank the Board for their consideration.

Humbly yours –

Joseph De Serrano
Project Architect



Flat Casing
available from 2" to 10"



MDH2828 - 2" Simulated Thick Subsill



MDH2828 - Subsill

Wood Options



Mahogany

For projects that call for the natural or historic beauty of wood exteriors, we offer a selection of high-quality exterior wood options, including Pine, Vertical Grain Douglas Fir, Mahogany and Primed Pine.

Selected: Mahogany



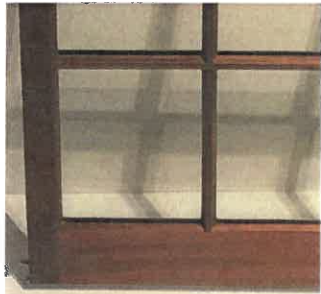
3 1/2" FLAT CASING

SILL FOR ALL RENOVATION SIDE WINDOWS

SILL FOR ALL ADDITION SIDE WINDOWS

WOOD TYPE

Simulated Divided Light (SDL)



Insulated glass glazed between muntin bars with an unnoticeable spacer, painted black – the way windows have been made since the beginning but with Green Mountain's updated design to increase energy efficiency.

DIVIDE LITES (5/8" STICKING)



Standard Sizes and Shipping Weights
Floor Access Doors - With Drainage Channel Frame

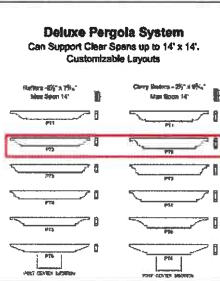
	SIZE (width x length)		ALUMINUM		STEEL	
			Model#	Weight	Model#	Weight
	Inches	mm		lbs.		kg.
Reinforced for a 300 lb/m ² (1464 kg/m ²) Live Load	24 X 24	610 X 610	J-1AL	65	J-1	170
	30 X 30	762 X 762	J-2AL	96	J-2	291
	36 X 36	914 X 914	J-3AL	127	J-3	389
	42 X 42	1067 X 1067	J-4AL	158	J-4	482
	48 X 48	1219 X 1219	J-5AL	189	J-5	580
	54 X 54	1372 X 1372	J-6AL	220	J-6	680
	60 X 60	1524 X 1524	J-7AL	251	J-7	780
	66 X 66	1676 X 1676	J-8AL	282	J-8	880
	72 X 72	1829 X 1829	J-9AL	313	J-9	980
	78 X 78	1981 X 1981	J-10AL	344	J-10	1080
	84 X 84	2134 X 2134	J-11AL	375	J-11	1180
	90 X 90	2286 X 2286	J-12AL	406	J-12	1280
	96 X 96	2438 X 2438	J-13AL	437	J-13	1380
	102 X 102	2591 X 2591	J-14AL	468	J-14	1480
	108 X 108	2743 X 2743	J-15AL	499	J-15	1580
Reinforced for an AASHTO H 20 Wheel Load	24 X 24	610 X 610	J-1ALH20	110	J-1H20	290
	30 X 30	762 X 762	J-2ALH20	124	J-2H20	350
	36 X 36	914 X 914	J-3ALH20	138	J-3H20	410
	42 X 42	1067 X 1067	J-4ALH20	152	J-4H20	470
	48 X 48	1219 X 1219	J-5ALH20	166	J-5H20	530
	54 X 54	1372 X 1372	J-6ALH20	180	J-6H20	590
	60 X 60	1524 X 1524	J-7ALH20	194	J-7H20	650
	66 X 66	1676 X 1676	J-8ALH20	208	J-8H20	710
	72 X 72	1829 X 1829	J-9ALH20	222	J-9H20	770
	78 X 78	1981 X 1981	J-10ALH20	236	J-10H20	830
	84 X 84	2134 X 2134	J-11ALH20	250	J-11H20	890
	90 X 90	2286 X 2286	J-12ALH20	264	J-12H20	950
	96 X 96	2438 X 2438	J-13ALH20	278	J-13H20	1010
	102 X 102	2591 X 2591	J-14ALH20	292	J-14H20	1070
	108 X 108	2743 X 2743	J-15ALH20	306	J-15H20	1130

Models with "D" in the model # indicate double leaf configuration



In addition to the standard sizes shown above, BILCO can custom fabricate products to meet your special size requirements. Contact The BILCO Company or your local sales representative.

1/1/1918



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10/12/18

COPELAND RESIDENCE

14 MECHANIC STREET
PORTSMOUTH, NH

GREEN MOUNTAIN WINDOW SPECIFICATION

PROPOSED TO HDC

SHEET 9 OF 10

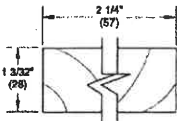
JULY 1, 2020

201911



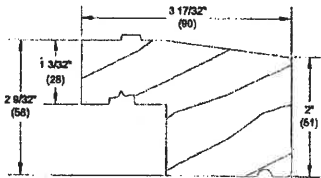
© 2020

PROPOSED WINDOW



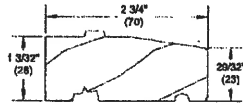
Flat Casing
available from 2" to 10"

3 1/2" FLAT CASING



W8063 - 2" Simulated Thick Subsill

SILL FOR ALL RENOVATION SIDE WINDOWS



WZ134 - Subsill

SILL FOR ALL ADDITION SIDE WINDOWS

Wood Options



Mahogany

For projects that call for the natural or historic beauty of wood exteriors, we offer a selection of high-quality exterior wood options, including Pine, Vertical Grain Douglas Fir, Mahogany and Primed Pine.

Selected: Mahogany



WOOD TYPE

Authentic Divided Lite (ADL)



DIVIDE LITES (5/8" STICKING)

Separate pieces of glass are glazed between muntin bars - the way windows have been made since the beginning but with Marvin's updated design to increase energy efficiency.



Standard Sizes and Shipping Weights
Floor Access Doors - With Drainage Channel Frame

	SIZE		ALUMINUM				STEEL			
	(width x length)		Model#	Weight			Model#	Weight		
	Inches	mm		lbs.	kg.			lbs.	kg.	
Reinforced for a 300 lbm* (1404 kg/m²) Live Load	24 X 24	610 X 610	J-1AL	65	29		J-1	179	81	
	30 X 30	762 X 762	J-2AL	86	40		J-2	231	105	
	36 X 36	914 X 914	J-3AL	97	44		J-3	274	124	
	36 X 36	914 X 914	J-4AL	108	49		J-4	300	136	
	42 X 42	1067 X 1067	J-5AL	135	61		J-5	422	192	
	30 X 48	762 X 1219	J-6AL	115	52		J-6	317	144	
	36 X 48	914 X 1219	J-7AL	127	58		J-7	369	178	
	30 X 60	762 X 1524	J-8AL	152	69		J-8	375	169	
	36 X 60	914 X 1524	J-9AL	160	73		J-9	482	219	
	36 X 72	914 X 1829	J-10AL	188	85		J-10	498	226	
	48 X 30	1219 X 762	JD-1AL	145	66		JD-1	385	168	
	48 X 48	1219 X 1219	JD-2AL	173	78		JD-2	468	208	
	48 X 72	1219 X 1829	JD-3AL	234	106		JD-3	652	299	
	60 X 60	1524 X 1524	JD-4AL	241	109		JD-4	683	301	
Reinforced for an AASHTO H-20 Wheel Load	24 X 24	610 X 610	J-1ALH20	110	50		J-1H20	250	113	
	30 X 30	762 X 762	J-2ALH20	124	56		J-2H20	350	159	
	36 X 30	914 X 762	J-3ALH20	165	75		J-3H20	425	193	
	36 X 36	914 X 914	J-4ALH20	174	79		J-4H20	490	222	
	42 X 42	1067 X 1067	J-5ALH20	235	107		J-5H20	635	288	
	48 X 30	1219 X 762	JD-1ALH20	201	91		JD-1H20	532	241	
	48 X 48	1219 X 1219	JD-2ALH20	293	133		JD-2H20	815	370	
	48 X 72	1219 X 1829	JD-3ALH20	485	220		JD-3H20	1255	569	
	60 X 60	1524 X 1524	JD-4ALH20	500	227		JD-4H20	1190	535	

Models with "D" in the model # indicate double leaf configuration



In addition to the standard sizes shown above, BILCO can custom fabricate products to meet your special size requirements. Contact The BILCO Company or your local sales representative.

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10/12/18

PERGOLA

COPELAND RESIDENCE

14 MECHANIC STREET
PORTSMOUTH, NH

BULKHEAD

MARVIN WINDOW SPECIFICATION

PREVIOUSLY APPROVED BY HDC

SHEET 9 OF 10

MARCH 4, 2020

201911

D|M|A
DESTEFANO
MAUGEL
ARCHITECTS

© 2020

APPROVED WINDOW

Historic District Commission

Staff Report – July 1st & 8th, 2020

July 1st MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 55 Congress Street (LUHD-151) - TBD
2. 30 Maplewood Ave. (LUHD-152) - Recommend Approval
3. 17 South St. (LUHD-153) - TBD
4. 56 Middle St. (LUHD-155) - TBD
5. 58 State St. (LUHD-156) - Recommend Approval
6. 28 Chestnut St. (LUHD-157) - Recommend Approval
7. 135 Congress St. (LUHD-158) - Recommend Approval
8. 25 Maplewood Ave (LUHD-115) - TBD

PUBLIC HEARINGS – OLD BUSINESS:

- A. 35 Howard St. #35 (LU-20-32) (windows)
- B. 44 Gardner St. (LU-20-27) (Sunroom & Bay Window)

PUBLIC HEARINGS – NEW BUSINESS:

1. 379 New Castle Ave. (LU-20-56) (2nd Story Addition)
2. 138 Maplewood Ave. (LU-20-71) (2nd Floor Addition)
3. 150 Congress St. (LU-20-65) (Trash Enclosure)
4. 15 Middle St. (LU-20-97) (Siding, Windows & Dormers)

July 8th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 28 Dearborn Street (LUHD-144) – Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

5. 241 South St. (LU-20-96) (Garage & Porch)
6. 73 Northwest St. (LU-20-103) (Siding)
7. 105 Chapel St. (LU-20-111) (Connector Building)

WORK SESSIONS – OLD BUSINESS:

- A. 299 Vaughan St. (LUHD-98) (5 Story Hotel)
- B. 132-134 Middle St. (LHDC-105) (Roof and Stairs)
- C. 34 Highland St. (LUHD-142) (Window Replacement)
- D. 84 Pleasant St. (LUHD-141) (Storefront & Rear Addition)

WORK SESSIONS – NEW BUSINESS:

1. 377 Maplewood Ave. (LUHD-145) (Reno Rear Building)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: July 1st & 8th, 2020

APPLICATIONS: 23

Historic District Commission

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

- 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:**
- | | | |
|---|---|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Planning Board | <input type="checkbox"/> City Council |
| <input checked="" type="checkbox"/> Condo Association | <input checked="" type="checkbox"/> Abutting Property Owner | |

- D. Lot Location:**
- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista | <input type="checkbox"/> Gateway | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot | |

- E. Existing Building to be Altered/ Demolished:**
- | | | |
|---|------------------------------------|---|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Significant Demolition |
|---|------------------------------------|---|

- F. Sensitivity of Neighborhood Context:**
- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Highly Sensitive | <input checked="" type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> “Back-of-House” |
|---|---|--|--|

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

- H. Project Type:**
- | |
|---|
| <input type="checkbox"/> Consent Agenda (i.e. very small alterations, additions or expansions) |
| <input checked="" type="checkbox"/> Minor Project (i.e. small alterations, additions or expansions) |
| <input type="checkbox"/> Moderate Project (i.e. significant additions, alterations or expansions) |
| <input type="checkbox"/> Major Project (i.e. very large alterations, additions or expansions) |

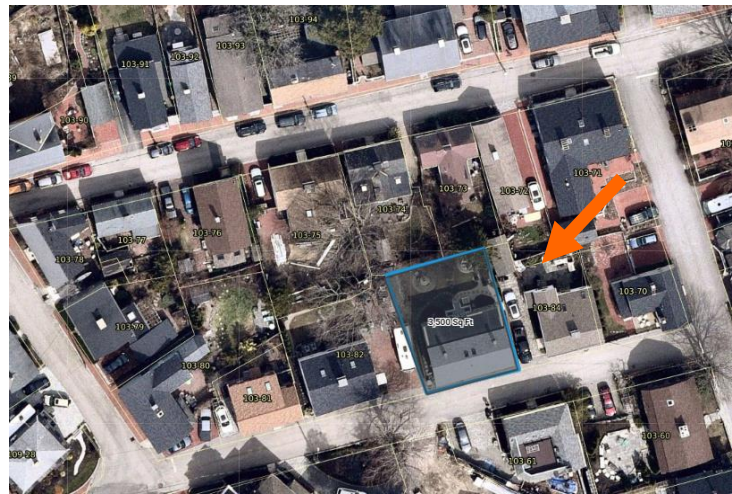
- I. Neighborhood Context:**
- This contributing historic structure is located along Howard Street in the South End and is surrounded with many other wood and brick, 2-3 story contributing structures with no front yard setbacks on narrow lots.
- J. Previous HDC Comments and Suggestions:**
- The HDC has not previously reviewed this application.
- K. Application Scope of Work, 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. According to the applicant, the windows are approximately 110 years old and in fair to poor condition. Consistent with the Design Guidelines the applicant was directed to also explore window restoration as a preferred alternative.
 - Note that the condo association will need to approve of the proposed changes so the applicant is working on obtaining that approval. As a result the Applicant has request to postpone this application to the July meeting.

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 #A (MINOR)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: 35 HOWARD ST. Case No.:A Date:7-1-20</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"/> With Drawn</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>MINOR PROJECT</div> <div>– Replace 10 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			

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: **44 GARDNER STREET (LU-20-27)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #B**

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:

- | | | |
|--|--|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Planning Board | <input type="checkbox"/> City Council |
| <input type="checkbox"/> Condo Association | <input type="checkbox"/> Abutting Property Owner | |

D. Lot Location:

- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista | <input type="checkbox"/> Gateway | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot | |

E. Existing Building to be Altered/ Demolished:

- | | | |
|---|------------------------------------|---|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Significant Demolition |
|---|------------------------------------|---|

F. Sensitivity of Neighborhood Context:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Highly Sensitive | <input checked="" type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> “Back-of-House” |
|---|---|--|--|

G. Design Approach (for Major Projects):

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

H. Project Type:

- | |
|---|
| <input type="checkbox"/> Consent Agenda (i.e. very small alterations, additions or expansions) |
| <input checked="" type="checkbox"/> Minor Project (i.e. small alterations, additions or expansions) |
| <input type="checkbox"/> Moderate Project (i.e. significant additions, alterations or expansions) |
| <input type="checkbox"/> 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. The Applicant received a variance from the BOA on April 21st for the coverage requirement.

K. Staff Comments and Suggestions for Consideration:

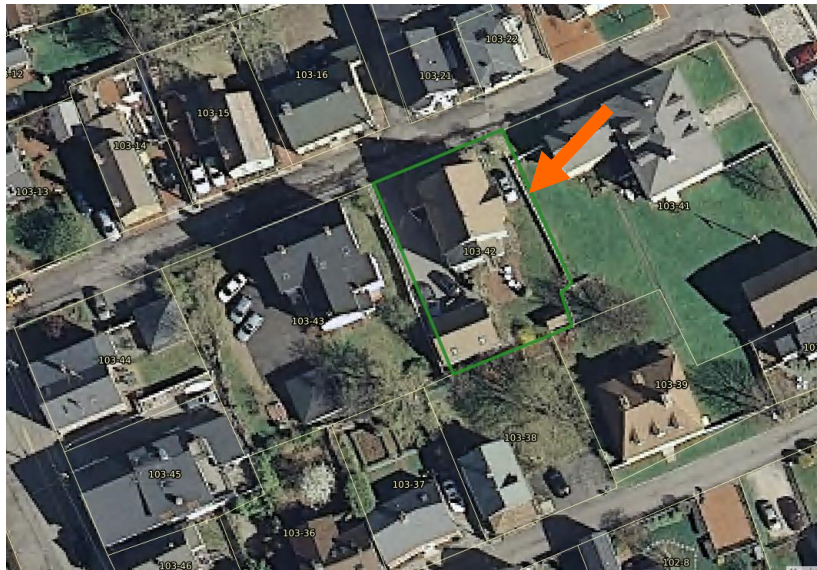
- The proposed sunroom and porch is designed to match the existing historic style and appearance.
- The second floor window appears to be a different dimension and grill pattern than the other 2/1 double-hung windows on the structure.

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 (LU-20-27) – PUBLIC HEARING #B (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:B Date:7-1-20

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:

379 NEW CASTLE AVE. (LU-20-56)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #1

- Existing Conditions:
- Zoning District: SRB
 - Land Use: Single Family
 - Land Are: 8,712 SF +/-
 - 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 construct a 2nd story addition and rebuild chimneys.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

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)

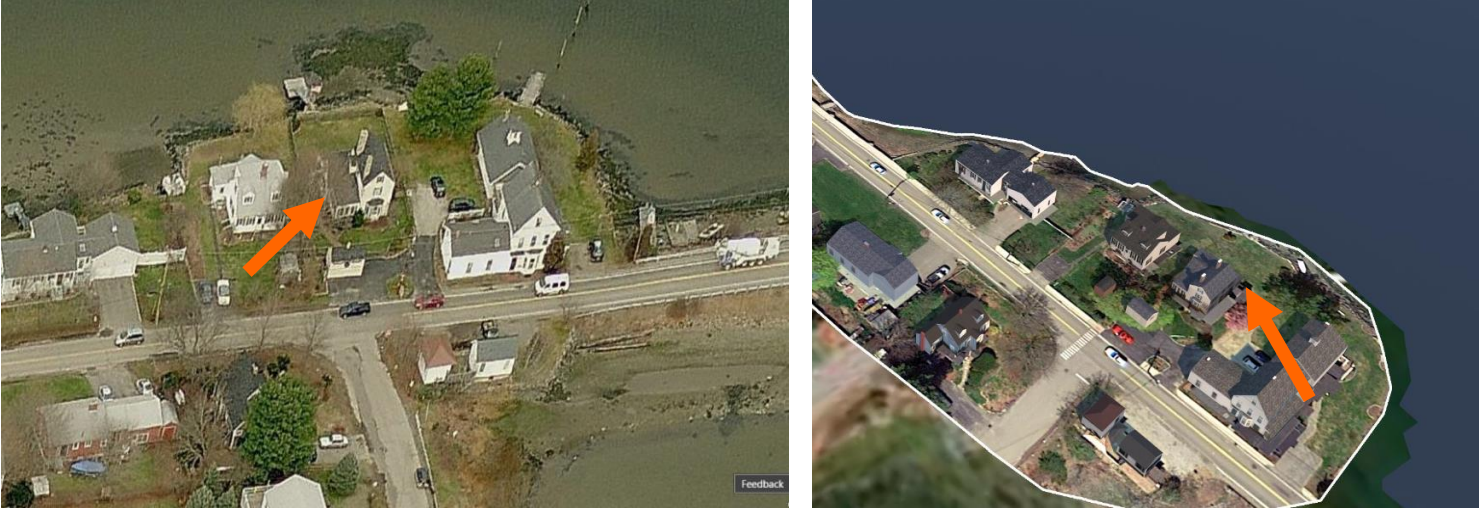
H. Project Type:

- ☐ 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 structure is located behind a recently constructed garage along New Castle Ave. It is surrounded with many wood 2 -2.5 story structures with moderate front yards and small side or rear garden areas along the waterfront.
- J. Staff Comments and/ or Suggestions for Consideration:
- The Application is proposing to make extensive renovations to the structure including the following:
- Remove 1 Story additions at north side, repair or replace foundations, rebuild as 1 and 2 Story with 2nd floor deck, as shown on plans.
 - Remove 1 1/2 story structure on west side, repair or replace foundation, rebuild as 2-story including a 12 sf addition as shown on plans.
 - Remove and rebuild the east porch with a 6' exist & proposed setback where 10' is required.
 - Add a second floor to the existing south side Angled Bay.
 - Exterior Renovations include; new windows and doors, new siding and trim, replace stone chimneys with brick chimneys and new roof.
 - Interior Renovations include; new kitchen, 3 new bathrooms, new heating and electrical systems and general upgrade of interior finishes.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

379 NEW CASTLE AVE. (LU-20-56) – PUBLIC HEARING #1 (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)	<div>MINOR PROJECT</div> <div>– Construct a 2nd Story Addition and Rebuild Chimneys –</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	
		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: 379 NEW CASTLE AVE. Case No.: 1 Date: 7-1-20

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 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:

138 MAPLEWOOD AVE. (LU-20-71)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #2

- 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: Garage constructed in 1997
 - 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

☐ Condo Association

☐ Planning Board

☐ Abutting Property Owner

☐ City Council

- D. **Lot Location:**

☐ Terminal Vista

☐ Intersection / Corner Lot

☐ Gateway

☐ Rear Lot

☒ Mid-Block

- 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 alterations, additions or expansions)

- I. **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.
- J. **Previous HDC Comments and Suggestions:**
 - The HDC previously reviewed this application in May and suggested that arched doors be considered on the garage as well as expressed some concerns over the massing of the structure with a large dormer located on the north side of the building.
- K. **Staff Comments and/ or Suggestions for Consideration:**
 - Given the proximity to the property line the applicant should ensure that the fire separation requirements are meet with respect to all openings and the proposed siding.

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

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



Proposed Building Design and 3D Massing Model Images



Zoning Map

HISTORIC
SURVEY
RATING

C

138 MAPLEWOOD AVE. (LU-20-71) – PUBLIC HEARING #2 (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.:2 Date: 7-1-20

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: 150 CONGRESS STREET (LU-20-65)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 9,583 SF +/-
- Estimated Age of Structure: c.1920
- Building Style: NA
- Number of Stories: 2.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from Porter Street
- Unique Features: Non-Contributing Addition
- Neighborhood Association: Downtown

B. Proposed Work: To partially demolish an addition for a new trash enclosure.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☒ Abutting Property Owner

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 addition is located along Porter Street and is surrounded with other wood- and brick-clad contributing buildings. Buildings along Porter Street have no front yard setback and are associated with service-related functions of the buildings on both sides.

J. HDC & Staff Comments and Suggestions for Consideration:

- This project has been reviewed by the HDC as part of the 15 Middle Street renovation plans for the former Salvation Army building at 15 Middle Street.
- The application include a partial demolition of the CMU-block building along the street frontage in order to support a proposed dumpster enclosure that will service both 150 Congress and 15 Middle Street.

Design Guideline Reference – Guidelines for Masonry & Stucco (07) and Site Elements and Streetscapes (09).

K. Proposed Design, Street View and Aerial View:



Street View Image of Existing Conditions & 3D Massing Model



Aerial View

**HISTORIC
SURVEY
RATING

NC**

150 CONGRESS STREET (LU-20-65) – 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)	MINOR PROJECT – Partial Demolition and New Dumpster Enclosure –			
	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: 150 CONGRESS ST. Case No.:3 Date:7-1-20

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: 15 MIDDLE STREET (LU-20-97)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #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, window and dormers.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☒ Abutting Property Owner

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This 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 previously reviewed this application in May and suggested that the dormers be added back into the design even if the floor area of the attic remains uninhabitable until such time as Site Plan Approval is granted by the Planning Board.

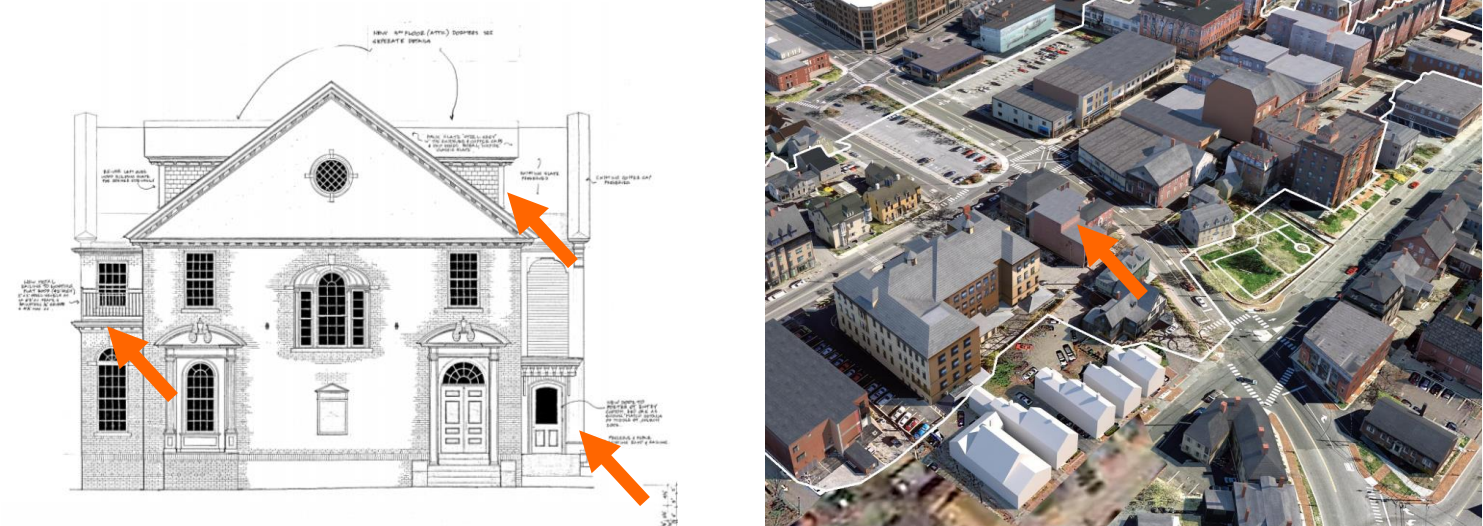
K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

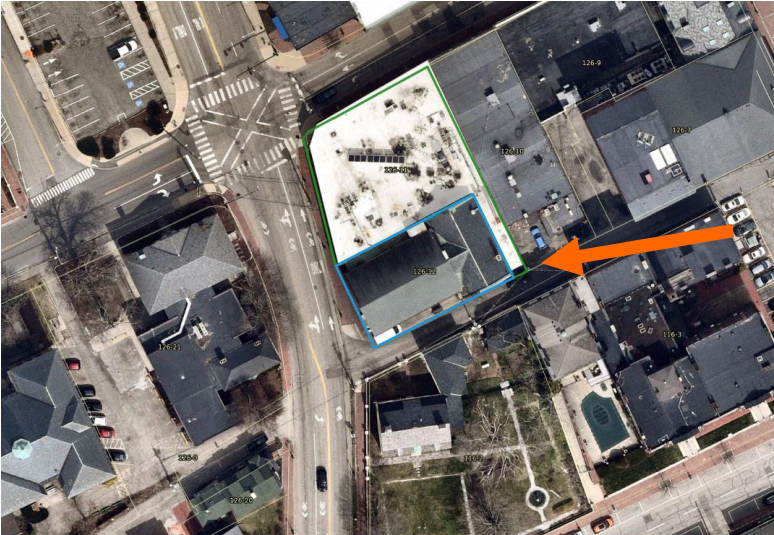
- Install non-combustible siding for fire separation.
- Shorten CMU building to provide dumpster storage.
- A detail has been added for the dormers.
- A stipulation should be included in the decision to confirm that HDC approval does not constitute approval for any change of use in the attic level.

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

15 MIDDLE STREET (LU-20-97) – 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)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MINOR PROJECT – Install Siding, Railing and Dormers –				
	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: 15 MIDDLE STREET Case No.: 4 Date: 7-1-20
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 architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address: 241 SOUTH STREET (LU-20-96)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

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 replace porch with garage, living space and new porch.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

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:

- The building is located along South Street. It is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- In support of the suggestion of the HDC the applicant is proposing a solid wood garage door with vertical panels and a transom lite above the door.
- It appears that the siding is now proposed to be wood to match the house (versus hardi-plank).
- All man-doors are proposed to be fiberglass (perhaps field-painted).
- Anderson 100 Series windows are proposed for the addition.

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

K. Aerial Image, Street View and Zoning Map:




Proposed Elevation and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

241 SOUTH STREET – PUBLIC HEARING #5 (LU-20-96)									
		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.:5 Date: 7-8-20</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>– Repair Siding and Trim and add a New Garage and 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				
	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate					
	BUILDING DESIGN & MATERIALS	12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		34	Garages/ Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			37	Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			38	Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	39		Parking (i.e. location, access, visibility...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	40		Accessory Buildings (i.e. sheds, greenhouses...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				

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:

73 NORTHWEST STREET (LU-20-103)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #6

Existing Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 1.74 A +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Historical Significance: Contributing
- Public View of Proposed Work: View from Northwest Street
- Unique Features: Abuts Rt. 1 Bypass & Jackson House
- Neighborhood Association: Christian Shore

B. Proposed Work: To replace wood siding with composite siding.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

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:

- The building is located along Northwest Street. It is surrounded with many 1.5 to 2.5 wood –frame and sided structures with shallow setbacks and large side or rear garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

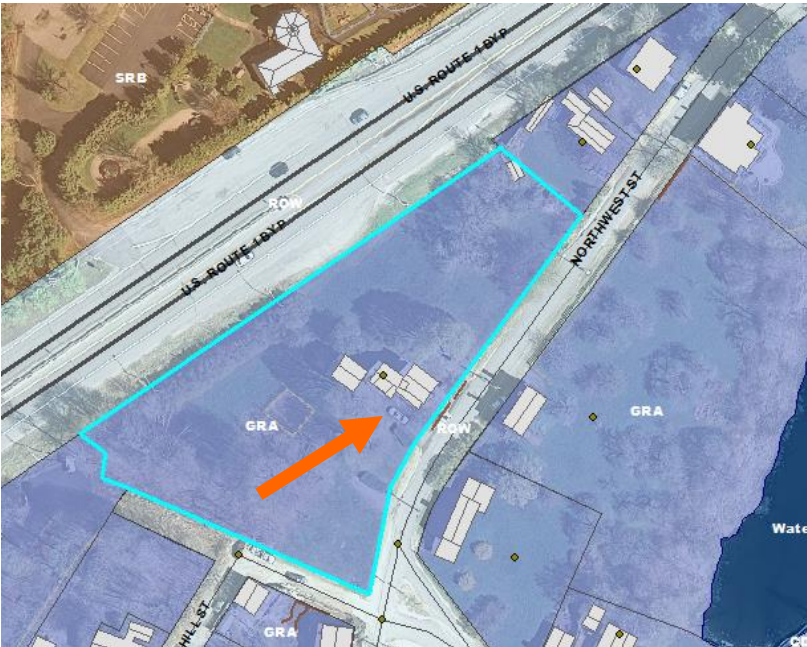
- The applicant proposes to replace the wood siding with composite siding.
- A stipulation should be included that requires the smooth side to be exposed to the weather.

Design Guideline Reference – Guidelines for Exterior Maintenance (03) and Exterior Woodwork (05).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

73 NORTHWEST STREET (LU-20-103) – PUBLIC HEARING #6 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT – Replace Wood Siding with Cement-Fiber Siding –			
	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: 73 NORTHWEST STREET Case No.: 6 Date: 7-8-20

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 architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address: 105 CHAPEL STREET (LU-20-111)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #7

- A. Property Information - General:**
Existing Conditions:
- Zoning District: Civic
 - 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:**
- | | | |
|--|--|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Planning Board | <input type="checkbox"/> City Council |
| <input type="checkbox"/> Condo Association | <input type="checkbox"/> Abutting Property Owner | |

- D. Lot Location:**
- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista | <input type="checkbox"/> Gateway | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot | |

- E. Existing Building to be Altered/ Demolished / Constructed:**
- | | | |
|---|------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Demolition |
|---|------------------------------------|-------------------------------------|

- F. Sensitivity of Context:**
- | | | | |
|--|------------------------------------|--|--|
| <input checked="" type="checkbox"/> Highly Sensitive | <input type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> “Back-of-House” |
|--|------------------------------------|--|--|

- G. Design Approach (for Major Projects):**
- | |
|---|
| <input checked="" type="checkbox"/> Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) |
| <input type="checkbox"/> Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) |
| <input type="checkbox"/> Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) |
| <input type="checkbox"/> Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker) |

- H. Project Type:**
- | |
|--|
| <input type="checkbox"/> Consent Agenda (i.e. very small alterations, additions or expansions) |
| <input type="checkbox"/> Minor Project (i.e. small alterations, additions or expansions) |
| <input checked="" type="checkbox"/> Moderate Project (i.e. significant additions, alterations or expansions) |
| <input type="checkbox"/> Major Project (i.e. very large alterations, 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 previously reviewed this application at the June meeting and requested addition details as to how the buildings will be connected or terminated and whether a 90 degree orientation would prove easier for constructability.
- 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 (LU-20-111) – PUBLIC HEARING #7 (MODERATE PROJECT)											
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:105 CHAPEL STREET Case No.: 7 Date: 7-8-20</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Continued <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Postponed <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn</div> <div></div>			
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				

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: **299 VAUGHAN STREET (LUHD-98)**
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:

- | | | |
|--|---|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> City Council |
| <input type="checkbox"/> Condo Association | <input checked="" type="checkbox"/> Abutting Property Owner | |

D. Lot Location:

- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista | <input type="checkbox"/> Gateway | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot | |

E. Existing Building to be Altered/ Demolished:

- | | | |
|---|------------------------------------|---|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Significant Demolition |
|---|------------------------------------|---|

F. Sensitivity of Neighborhood Context:

- | | | | |
|---|------------------------------------|---|--|
| <input type="checkbox"/> Highly Sensitive | <input type="checkbox"/> Sensitive | <input checked="" type="checkbox"/> Low Sensitivity | <input type="checkbox"/> “Back-of-House” |
|---|------------------------------------|---|--|

G. Design Approach (for Major Projects):

- | |
|---|
| <input type="checkbox"/> Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) |
| <input type="checkbox"/> Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) |
| <input type="checkbox"/> Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) |
| <input checked="" type="checkbox"/> Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, AC Hotel) |

H. Project Type:

- | |
|--|
| <input type="checkbox"/> Consent Agenda (i.e. very small alterations, additions or expansions) |
| <input type="checkbox"/> Minor Project (i.e. small alterations, additions or expansions) |
| <input type="checkbox"/> Moderate Project (i.e. significant additions, alterations or expansions) |
| <input checked="" type="checkbox"/> 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:

- This application has requested to be withdrawn from review so other than accepting the request, no further action is required at this time.

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 (LUHD-98) – 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)
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div>REQUEST TO WITHDRAW</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: 299 VAUGHAN STREET Case No.:A Date:7-8-20

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 architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

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

- 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:**
- | | | |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> City Council |
| <input type="checkbox"/> Condo Association | <input checked="" type="checkbox"/> Abutting Property Owner | |

- D. Lot Location:**
- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista | <input type="checkbox"/> Gateway | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot | |

- E. Existing Building to be Altered/ Demolished:**
- | | | |
|---|------------------------------------|---|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Significant Demolition |
|---|------------------------------------|---|

- F. Sensitivity of Neighborhood Context:**
- | | | | |
|--|------------------------------------|--|--|
| <input checked="" type="checkbox"/> Highly Sensitive | <input type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> “Back-of-House” |
|--|------------------------------------|--|--|

- G. Design Approach (for Major Projects):**
- | |
|---|
| <input checked="" type="checkbox"/> Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street) |
| <input type="checkbox"/> Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street) |
| <input type="checkbox"/> Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street) |
| <input type="checkbox"/> Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, AC Hotel) |

- H. Project Type:**
- | |
|--|
| <input type="checkbox"/> Consent Agenda (i.e. very small alterations, additions or expansions) |
| <input type="checkbox"/> Minor Project (i.e. small alterations, additions or expansions) |
| <input checked="" type="checkbox"/> Moderate Project (i.e. significant additions, alterations or expansions) |
| <input type="checkbox"/> Major Project (i.e. very large alterations, additions or expansions) |

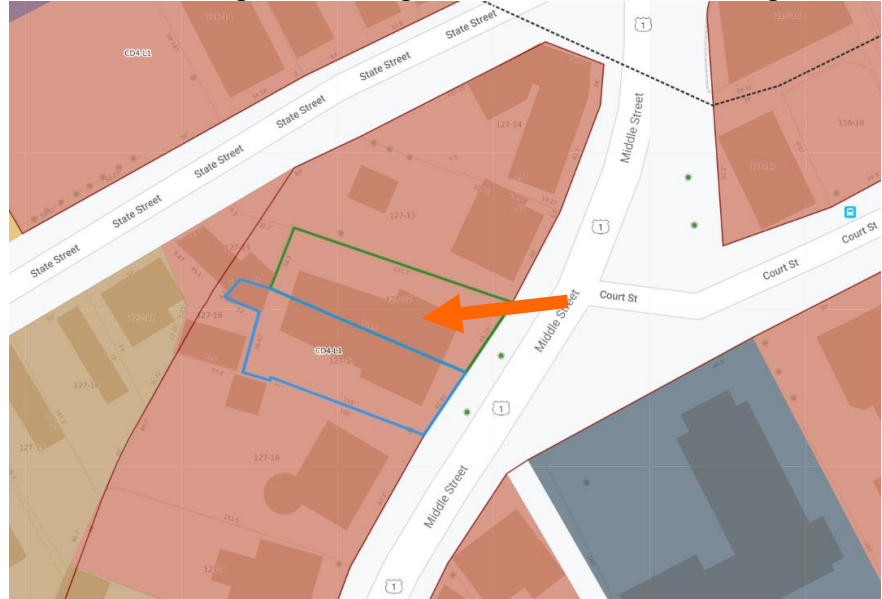
- I. Neighborhood Context:**
- This focal historic structure is located along historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that he structure is located on two separate lots.
- J. Previous HDC Comments and Suggestions:**
- The HDC has reviewed this application and requested additional information on shingle material, plans for electrical service connections and details on the stair and cheek-wall replacement.
- 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 poured-in-place and dyed concrete material. I would continue to suggest that a pre-cast concrete material be explored in order to provide a more uniform, authentic and durable product.
 - Similarly, the suggested roof shingles should be carefully examined prior to final selection.

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:



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



Zoning Map


HISTORIC
SURVEY
RATING

F

132-134 MIDDLE STREET (LUHD-105) – WORK SESSION #B (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 & Trim, 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.:B Date:7-8-20
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 architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **34 HIGHLAND ST. (LUHD-142)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #C**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRA
 - Land Use: 4-Unit Multi-Family
 - Land Area: 5,230 SF +/-
 - Estimated Age of Structure: c.1890
 - Number of Stories: 2.5
 - Historical Significance: C
 - Public View of Proposed Work: Full view of Highland Street
 - Unique Features: Building Bifurcated by Historic district
 - Neighborhood Association: Lincoln/ Broad Street

B. Proposed Work: To replace side and rear windows & restore front windows.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Significant Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This structure is located along Highland Street at the edge of the Historic District. It is surrounded with many other wood sided, 2.5 story contributing structures. The front yards are shallow with wider side and rear yards.

J. Staff Comments and Suggestions for Consideration:

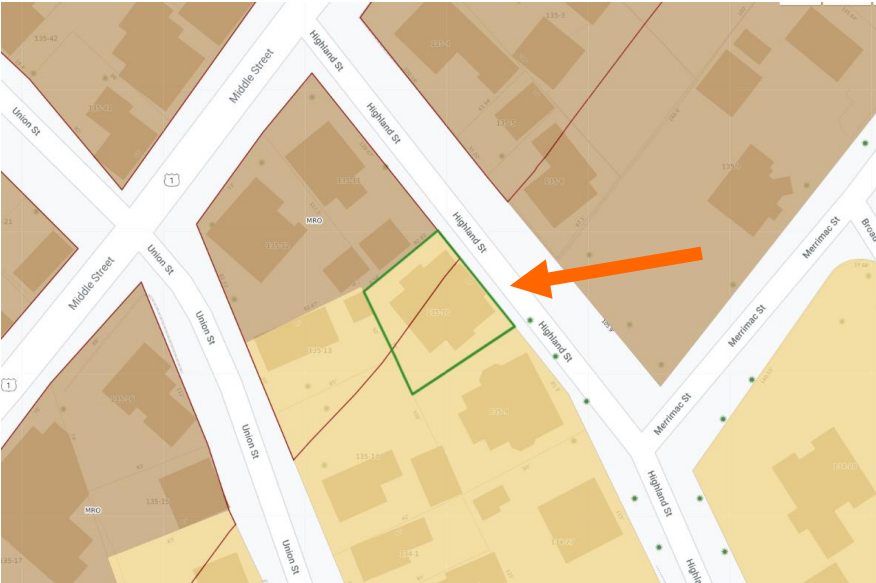
- The applicant is seeking to replace all the existing historic windows in the structure with an Anderson 100 Series window.
- Due to a misunderstanding of the prior feedback from the HDC the applicant's sub-contractor has already replaced many windows on the right side and rear of the structure. The sub-contractor proceeded with the window replacement despite not having obtained a building permit for the work. As a response, the city directed the owner to cease work on the project and obtain HDC approval for the existing and remaining replacement windows. Also note that a single window was replaced on the front facade and the owner is seeking to either repair the removed window or replace it with a matching true-divided lite wood window from the right-hand side of the house. Based on the recent site visit the applicant is now considering the same approach for the front two basement windows.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

34 HIGHLAND STREET (LUHD-142) – 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)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>MODERATE PROJECT</div> <div>– Replace Windows on Side and Rear of Building –</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: 34 HIGHLAND STREET Case No.: C Date: 7-8-20

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

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:

84 PLEASANT ST. (LUHD-141)
CERTIFICATE OF APPROVAL
WORK SESSION #D

A. Property Information - General:

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

B. Proposed Work: Renovate 84 Pleasant St. and replace the rear addition.

C. Other Permits Required:

- ☒ Board of Adjustment
- ☐ Condo Association
- ☒ Planning Board
- ☒ Abutting Property Owner(s)
- ☐ City Council

D. Lot Location:

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

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

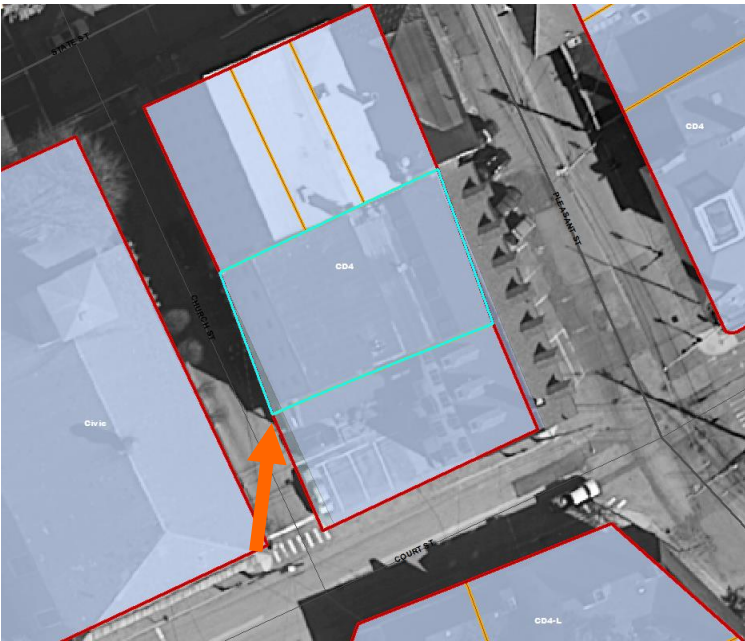
- The building is located along Church and Pleasant Streets. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks and little to no open space. Note that the proposed buildings will be fully integrated into the recently-approved building for 278 State Street (the so-called Times Building).

J. Background & Suggested Action:

- The application is proposing to renovate the façade of the historic building along Pleasant Street and remove and replace the non-contributing CMU block addition on the rear with a 4 story addition that is recessed from the front roof line. If feasible, the ground-floor along Church Street provides access to the underground parking area via a car elevator and subsurface turn-table system.
- Please note that this application includes four individual properties on State and Pleasant Street and the portion being removed along Church Street is likely a non-contributing addition to the Pleasant Street building.
- Revised Elevation and site plans will be made available at the July 1st meeting.

Design Guideline Reference – Guidelines for Commercial Development & Storefronts (12).

K. Aerial Image, Street View and Zoning Map:



Zoning Map

HISTORIC
SURVEY
RATING

C

84 PLEASANT STREET (LUHD-141) – WORK SESSION #D (MAJOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MAJOR PROJECT – Renovate Façade and Add a Four-Story Addition –			
	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			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:84 PLEASANT STREET Case No.:D Date: 7-8-20

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 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:

377 MAPLEWOOD AVE. (LUHD-145)
CERTIFICATE OF APPROVAL
WORK SESSION #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRA
 - Land Use: Single-Family
 - Land Area: 5,227 SF +/-
 - Estimated Age of Structure: c.1941
 - Building Style: Cape
 - Historical Significance: NA
 - Public View of Proposed Work: View from Maplewood Ave.
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. Proposed Work: Work include partial demolition and renovation to secondary building.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

D. Lot Location:

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

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along Maplewood Ave. It is surrounded with 2 to 2.5 story wood- and masonry-sided structures with shallow front yard setbacks narrow side yards.

J. Background & Suggested Action:

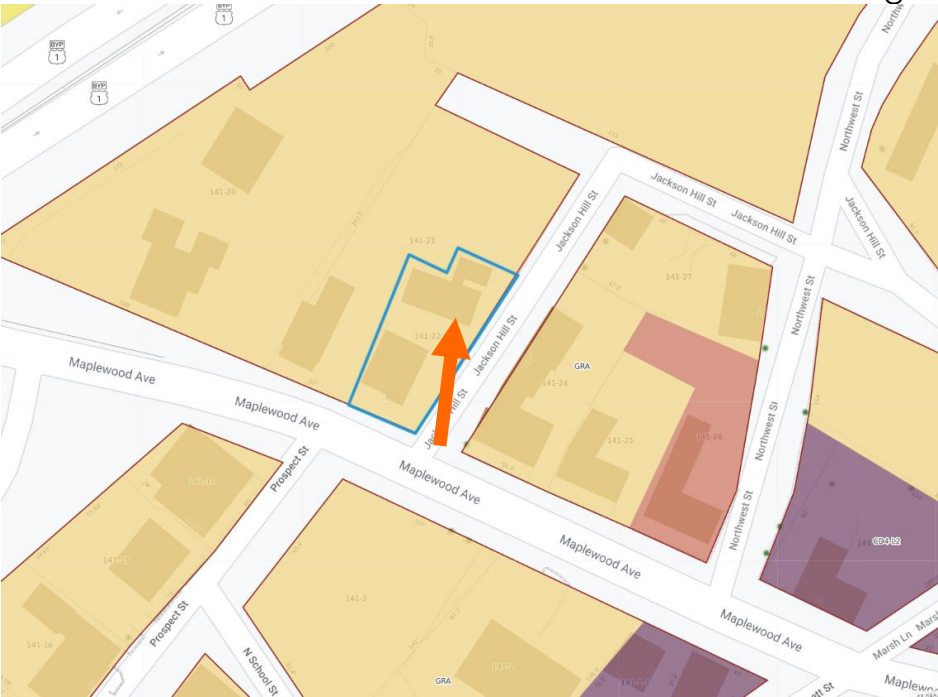
- The application is proposing to allow the partial demolition of an existing secondary structure and to renovate the existing structure with new windows, siding and roof.
- Please note that a detailed site plan has been requested in order to determine zoning compliance.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05) and Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:



Street View & 3D Massing Model Image



Zoning Map

HISTORIC
SURVEY
RATING

C

377 MAPLEWOOD AVE. (LUHD-145) – WORK SESSION #1 (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>– Partially Demolish and Renovate a Secondary Building –</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	
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		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	36 Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37 Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38 Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 377 MAPLEWOOD AVE. Case No.: 1 Date: 7-8-20

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 architectural value of existing structure:

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

☐ Yes ☐ No

Front Elevation



Existing

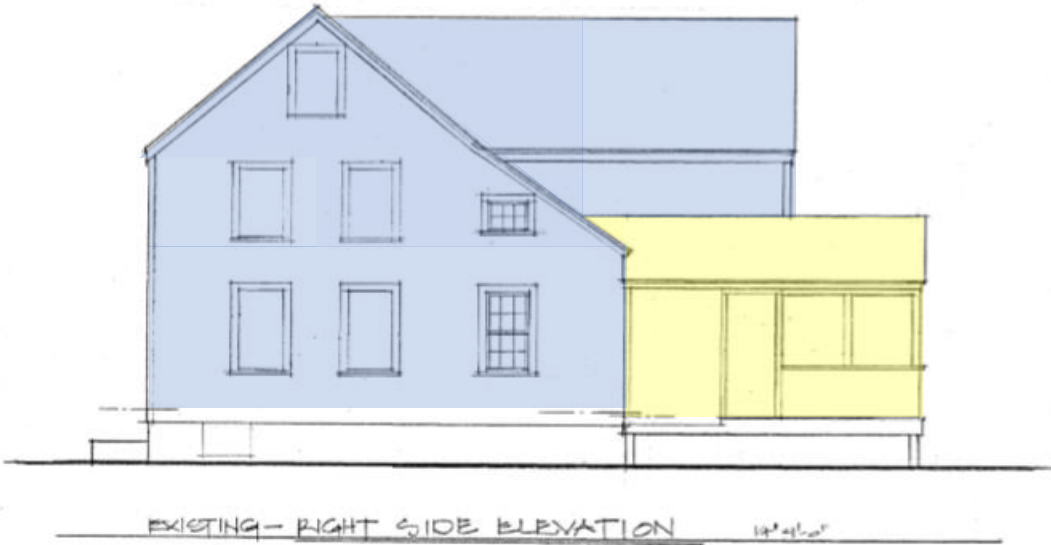


Proposed

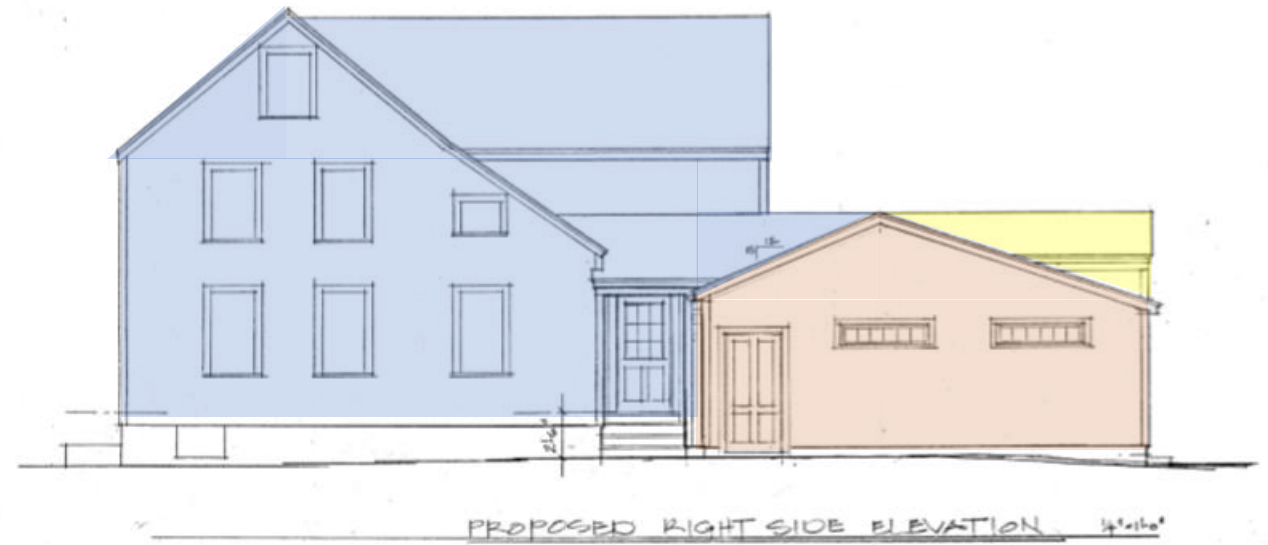
All proposed clapboard and roof shingle will match existing

Remove internal porch and screened-in porch.
Add garage, porch, and livable space

Right Side Elevation



Existing



Proposed

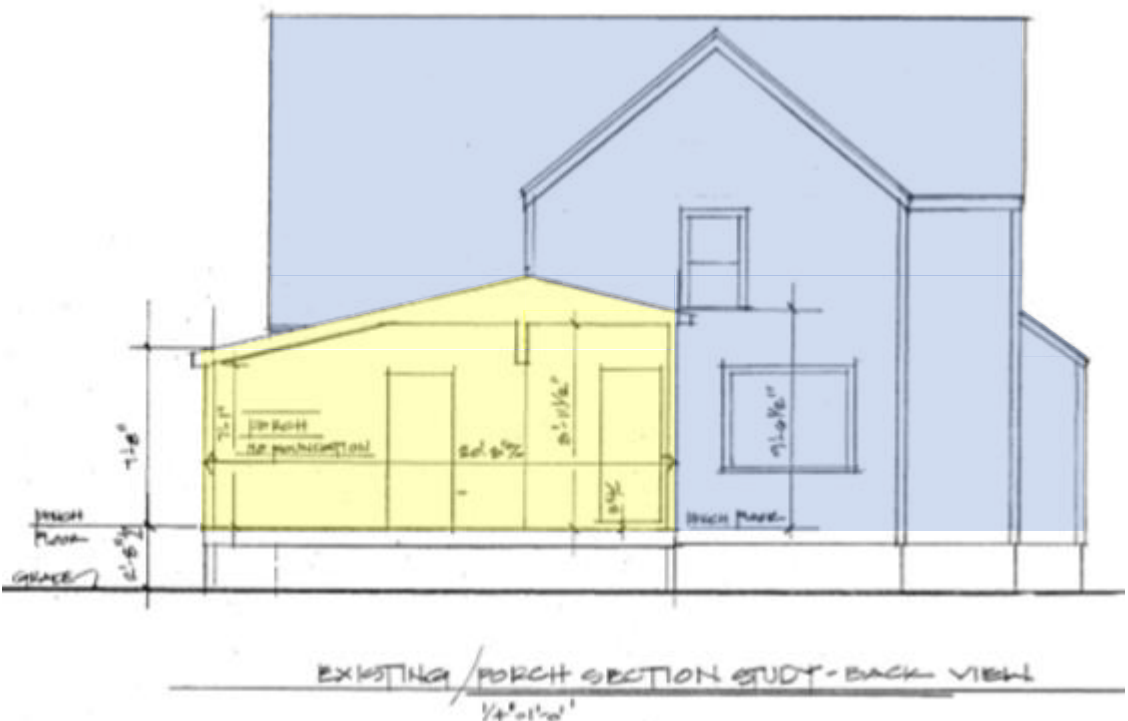
All proposed clapboard and roof shingle will match existing
Side of garage will be barely visible from the sidewalk due
to fence along property line.

Livable space

Porch

Garage

Back Elevation



Existing



Proposed

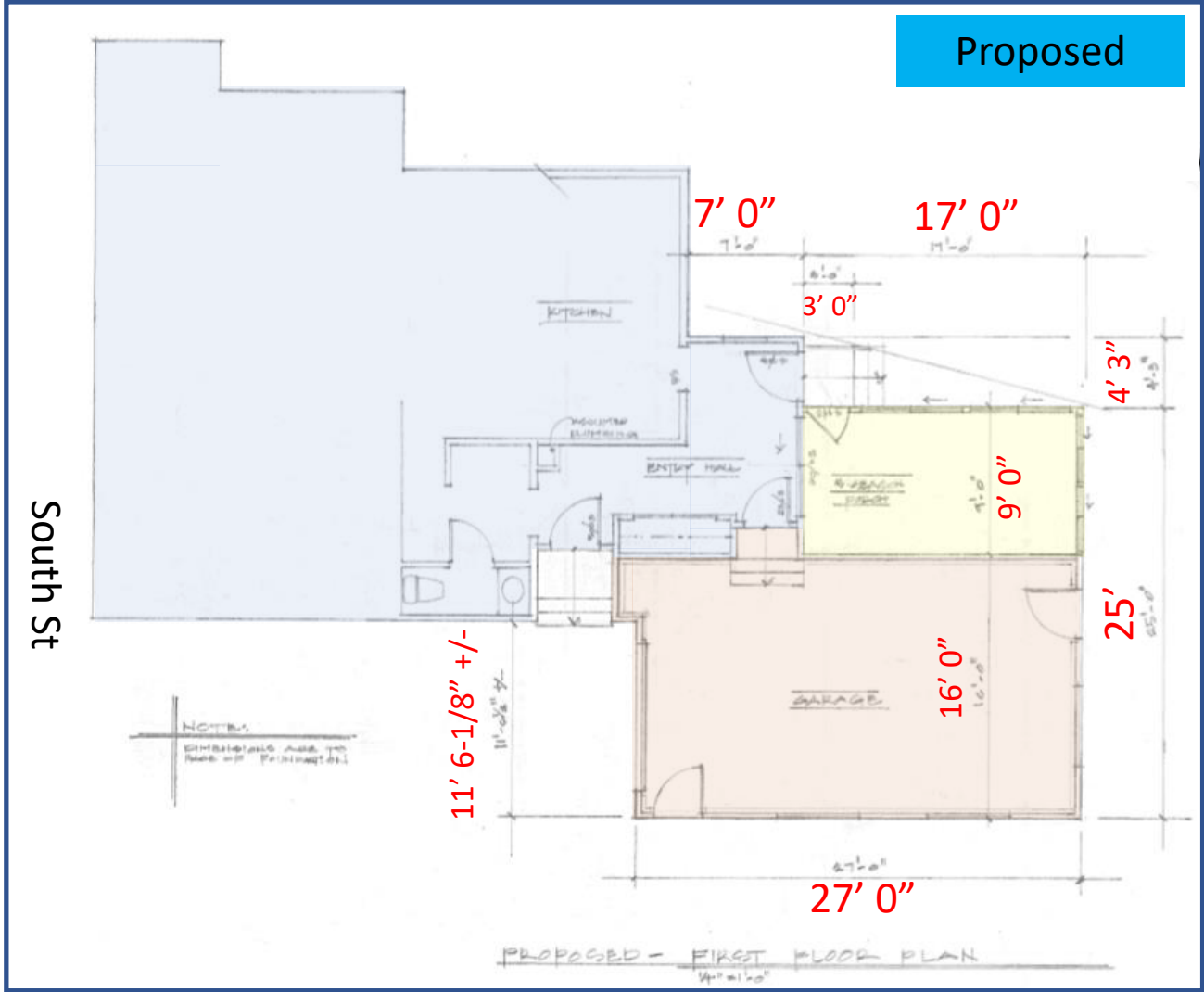
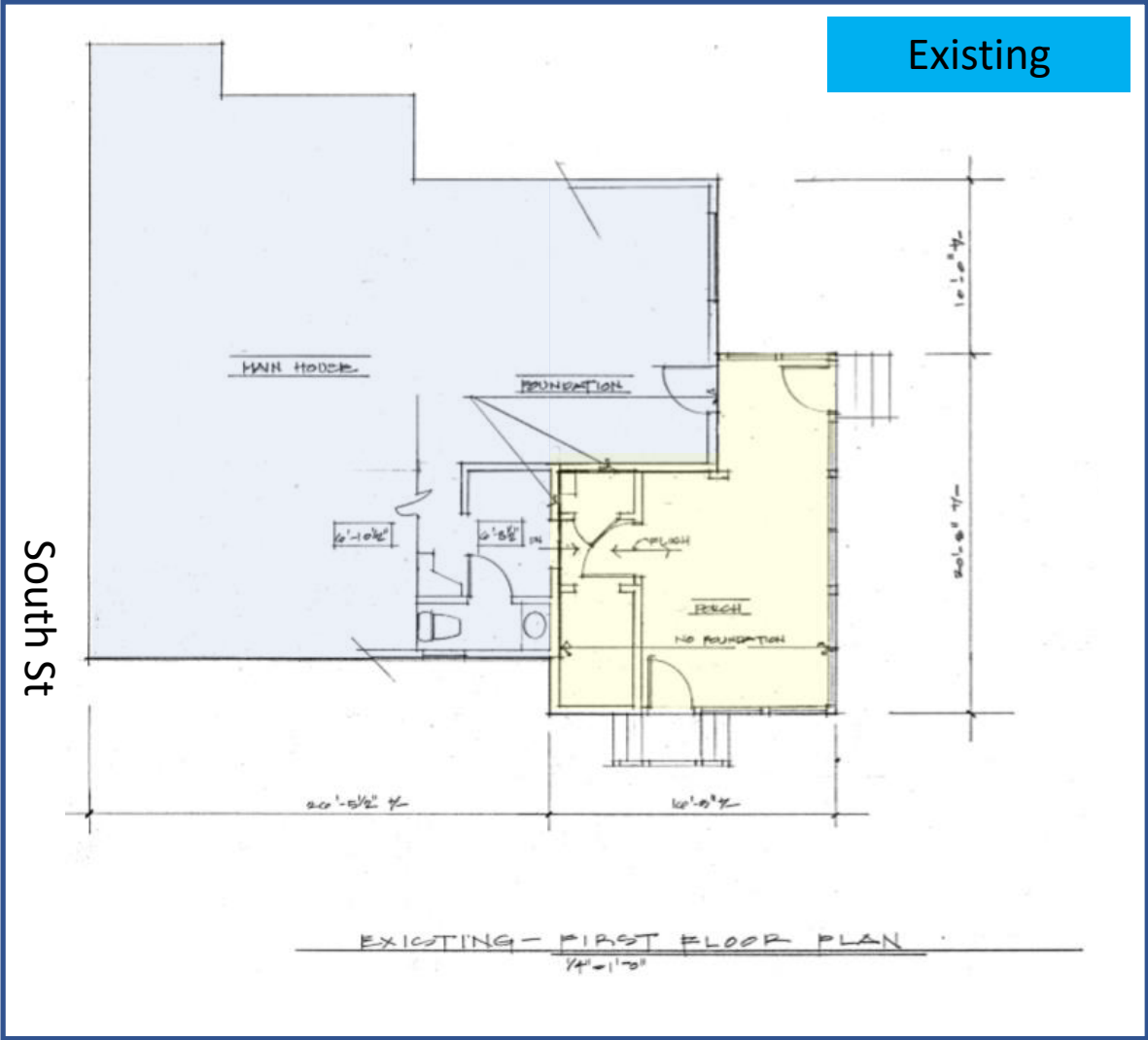
All proposed clapboard and roof shingle will match existing

Livable space

Porch

Garage

First Floor Plan

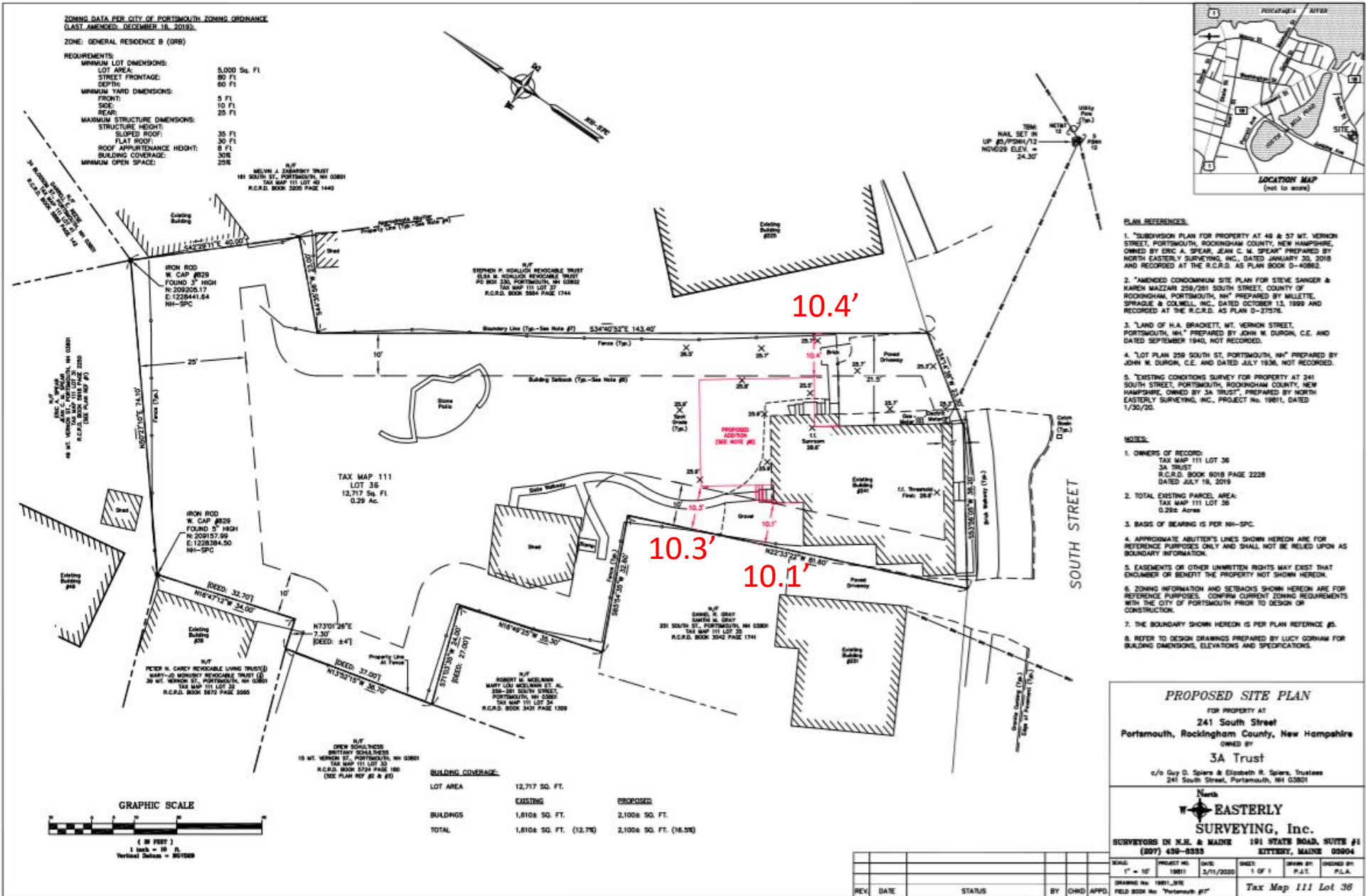


Livable space

Porch

Garage

Proposal is within the 10-foot setbacks.



Garage Door

C.H.I. Overhead Garage Doors (Fremont Glass & Door)

Size Width: 9' 0" X Height: 8' 0"

Products Carriage Collection Overlay Carriage House

Thermal Requirements / Construction

R-18.03 heavy duty wood tongue/groove face boards with wood trim boards on Steel Base Door Polystyrene Insulation - 1-7/8" Thick

Cedar Wood

C.H.I. | DOORVISIONS



Product Summary

Model 5731

Size

Width: 9' 0" X Height: 8' 0"

Products

Carriage Collection : Overlay Carriage House

Style

Wood Overlay

Design

31

Thermal Requirements / Construction

R-18.03 / 2-3/4" Heavy Duty Wood Tongue/Groove Face Boards With Wood Trim Boards On Steel Base Door Polyurethane Insulation - 1-7/8" Thick

Color

Wood : Cedar

Windows

Position : SINGLE ROW

Window Inserts : Stockton

Glass

Plain

Exterior Hardware

Omit Decorative Handles And Hinges

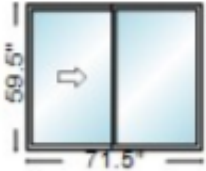
Optional Upgrades

No Upgrades

Gliding windows for proposed porch, including tint as in example photo. Will be seen only in back yard.

Mathews Bros Windows

LINE #	DESCRIPTION	QTY	NET PRICE	EXTD. PRICE
100-1		1	\$359.25	\$359.25
	Walcott New Construction Horizontal Single Slider HS7260, Left Venting, White, Insul Low-E & Argon, 31.93 X 54.5 Clear Opening, 12.08 SQFT, Dual Lock, No Window Opening Control Device, White Screen Applied w/Nailing Flange, w/J Channel Cover, No Exterior Casing Unit 1: UFactor: 0.27, SHG: 0.3, VLT: 0.55, CR: 62 Energy Star Qualified (Northern)			
	Opening: 72" X 60"			
	O.S.M.: 71.5" X 59.5"			
			Tag: None Assigned	



Windows for garage

Andersen Windows
Series 100



0001	1	100REC6016 (F)	\$	405.50	\$	405.50
------	---	----------------	----	--------	----	--------

RO Size = 6' 0" W x 1' 6" H Unit Size = 5' 11 1/2" W x 1' 5 1/2" H

100 Series
Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 6W1H, White/White, 3/4"

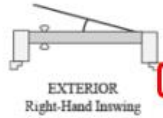
U-Factor: 0.29, SHGC: 0.29

Viewed from Exterior

Doors



Rear Entry Door into Kitchen

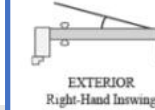


- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** 3/4 Lite
- **Glass Type:** Clear
- **Glazing Type:** Flush Glazed
- **Glass Style:** SDL
- **Insulation:** Low E

Item:	0005: Ext 32" x 80" S2000-LE RHI 6 9/16" FrameSaver	Location:	Quantity: 1
	Smooth Star 32"x80" Single Door		745.05



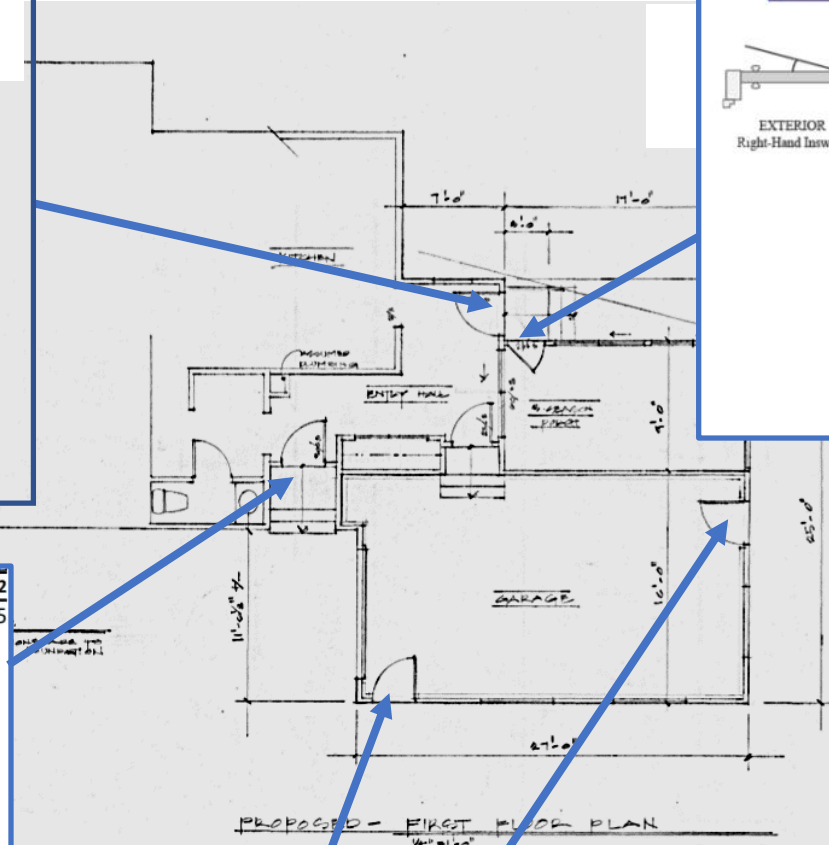
Porch to exterior



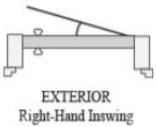
Configuration Options [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 32"
- **Slab Height:** 80"
- **Product Style:** Full Lite
- **Glass Type:** Clear
- **Glazing Type:** Flush Glazed
- **Glass Style:** Clear
- **Insulation:** Low E

- **Sill Finish:** Mil
- **Multi-Point Locking:** No
- **Bore:** Double
- **Strike Jamb Profile:** No



Side Entry to House



Configuration Options [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** 1/2 Lite



The two existing metal Guardian doors to the screened-in porch will be reused in the garage.

Attachment #5



Siding replacement over driveway porch:

Remove all old siding and dispose of at transfer station.

Use Tyvek as a waterproof/vapor barrier over the existing sheathing and behind the new siding

• tyvek (2 rolls) \$140.00

•estimated Siding:

16x24 384sqft

8x8 64sqft

Total 448 sqft

Cement siding to match existing asbestos siding

Home Depot \$109.00 per bundle

33 sq ft per bundle

14 bundles- 18 bundles

18 bundles \$1962.00

Nails \$100.00

Estimated labor

\$1825

Estimated labor and material for this project:

Siding \$1962.00

Tyvek \$140.00

Nails \$100

Labor \$1825

Total: \$4027

1 \$966.00 \$966.00



WeatherSide™

FIBER-CEMENT SIDING

**Pre-primed
& ready for
painting!**

Great For New Residential Applications And Tough And Durable Enough For Commercial Construction...

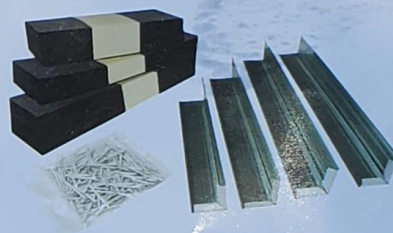
- **Proven Technology...** WeatherSide™ Fiber-Cement Siding is fire-proof, durable, and resistant to freeze-thaw conditions
- **Fast Installation...** Unlike some other fiber-cement siding products, WeatherSide™ Fiber-Cement Siding does not require caulking at every joint
- **Classic Look...** Distinctive beauty unavailable in other siding products
- **Pre-Primed...** Comes with a flat white primed surface, ready for painting
- **Peace Of Mind...** Backed by a 25-year Ltd. warranty*

*See WeatherSide™ Limited Warranty for complete coverage and restrictions.



Matching Accessories Available...

WeatherSide™ Fiber-Cement Siding accessories offer faster, easier, more accurate installation and include:



- Siding Nails
- Pre-Primed Individual Corners (9", 12", 14", and Emphasis™)
- Backer Strips (9", 12", and 14")

SHINGLE SELECTOR

Purity™ Shingle

Textured surface with Straight, Wavy, or Thatched edge.



Straight/Wavy Thatched

Size:	12" x 24"	12" x 24"
Exposure:	11"	10 1/2"
Thickness:	11/64"	11/64"
Pcs./Bundle:	18	19
Bundles/Sq.:	3	3
Sqs./Pallet:	20	20
Lbs./Sq.:	168	186

Emphasis™ Shingle

Extra-thick wood grain surface with Thatched edge.



14 5/8" x 25 5/32"

Size:	14 5/8" x 25 5/32"
Exposure:	13"
Thickness:	9/32"
Pcs./Bundle:	11
Bundles/Sq.:	4
Sqs./Pallet:	10
Lbs./Sq.:	268

Profile Shingle

Striated surface with Straight edge.



Profile 9 Profile 12 Profile 14

Size:	9" x 32"	12" x 24"	14 5/8" x 32"
Exposure:	8"	11"	13 5/8"
Thickness:	11/64"	11/64"	11/64"
Pcs./Bundle:	19	18	11
Bundles/Sq.:	3	3	3
Sqs./Pallet:	15	20	15
Lbs./Sq.:	177	165	171

Note: We recommend that any removal and disposal of asbestos-containing products be done by a professionally trained asbestos-removal contractor.



Quality You Can Trust... From
North America's Largest Roofing Manufacturer!™

FIBER-CEMENT SIDING



St. John's

EPISCOPAL CHURCH

Issued: February 24, 2020

Revised: June 22, 2020

Prepared by: W. Michael Campbell

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

Floor Plan

This architectural floor plan illustrates a building level with various rooms, corridors, and outdoor spaces. The plan includes the following labeled areas and features:

- PEWS:** Three long rows of pews are shown on the left side of the plan, with arrows indicating their orientation.
- LOWER LEVEL CONNECTOR 001:** A central corridor area.
- HALL STORAGE 100:** A storage area near the top right.
- OFFICE 103:** A room located below the hall storage.
- 2 STOP LULA LIFT 102:** A lift area adjacent to the office.
- STAIR 101:** A staircase area near the lift.
- VESTIBULE 101:** An entrance area below the stairs.
- 2 STOP ACCESSIBLE LIFT 003:** A lift area in the center of the plan.
- UPPER LEVEL CONNECTOR 002:** A corridor area below the accessible lift.
- PLANTER:** Two planter areas are shown, one near the upper level connector and another near the sidewalk.
- MAIN VESTIBULE 100:** A large entrance area on the bottom left.
- SOUTH VESTIBULE 101:** An entrance area on the bottom center.
- SEE SITE PLAN:** A label pointing to a sidewalk area on the bottom right.

The plan also includes numerous dimensions (e.g., 21'-4", 19'-4", 18'-2", 10'-7", 9'-2", 14'-3") and elevation markers (e.g., $\oplus +0'-0"$, $\oplus +2'-6"$) to specify the layout and levels of the building.



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Exterior Perspective 1



St John's Episcopal Church
Portsmouth, New Hampshire

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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
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Exterior Perspective 3



St John's Episcopal Church
Portsmouth, New Hampshire

W. Michael Campbell
369 West Farms Road
Farmingdale, NJ 07727
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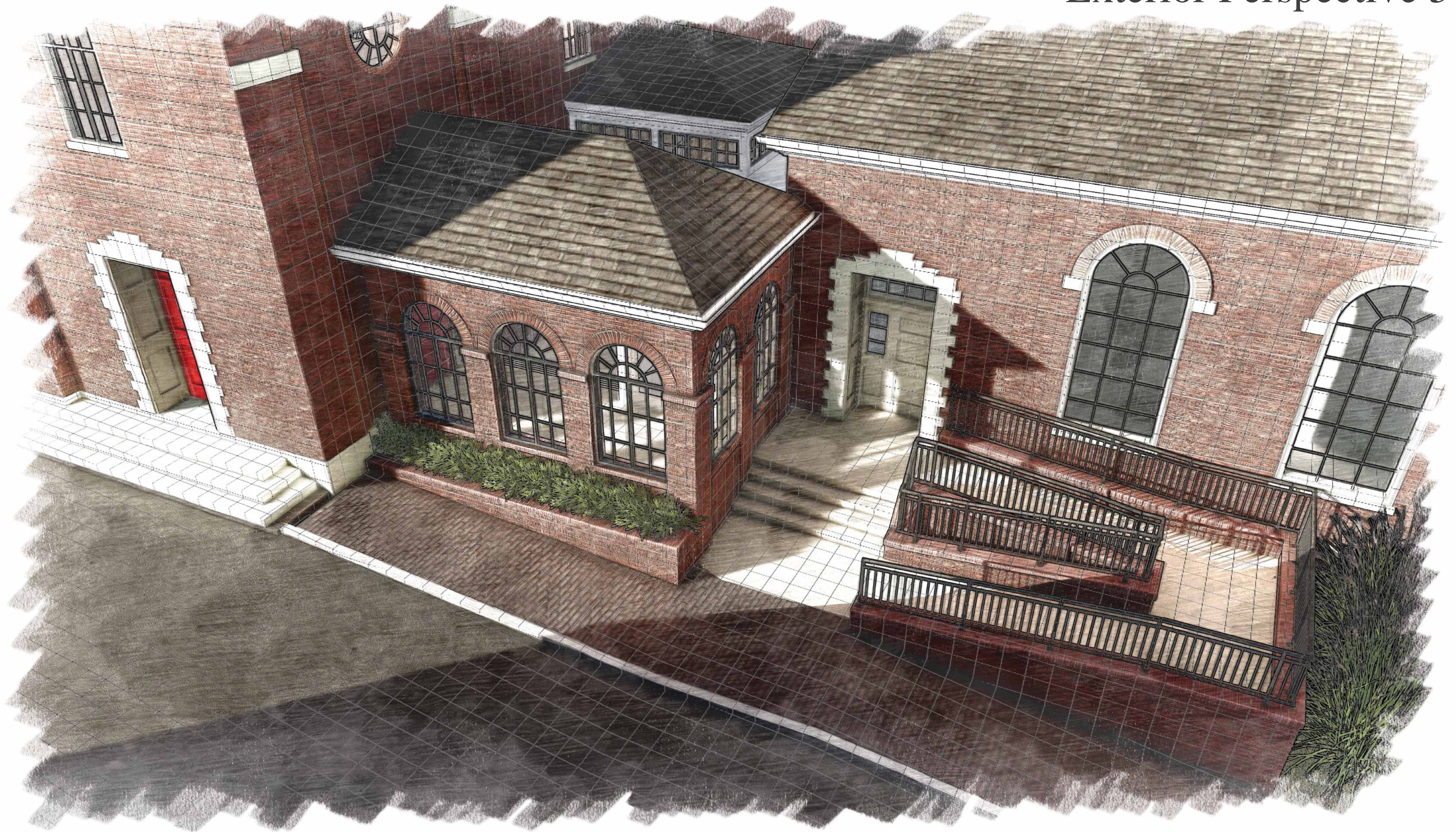
Exterior Perspective 4



St John's Episcopal Church
Portsmouth, New Hampshire

W. Michael Campbell
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Farmingdale, NJ 07727
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Exterior Perspective 5



St John's Episcopal Church
Portsmouth, New Hampshire

W. Michael Campbell
369 West Farms Road
Farmingdale, NJ 07727
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Exterior Perspective 6



St John's Episcopal Church
Portsmouth, New Hampshire

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CORNICE TO MATCH
EXISTING



Exterior Perspective 7



St John's Episcopal Church
Portsmouth, New Hampshire

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Exterior Perspective 8



St John's Episcopal Church
Portsmouth, New Hampshire

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Exterior Perspective 9



St John's Episcopal Church
Portsmouth, New Hampshire

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369 West Farms Road
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City of Portsmouth
Historic District Commission & Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

June 11, 2020

REQUEST TO WITHDRAW – MOXY HOTEL HISTORIC DISTRICT APPLICATION

We respectfully submit this letter to withdraw the Historic District Commission application for the Moxy Hotel property located at 299 Vaughan Street.

Due to recent events regarding Covid-19, the project will not move forward at this time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cn', followed by a long horizontal line.

Carla Goodknight, AIA
Principal, CJ Architects

Representing owner:
Stone Creek Realty, LLC (owners)
Vaughan Street Hotel, LLC (owners)
XXS Hotels, LLC (applicant)

132-134 Middle St HDC Submission

July 2020 Worksession



Table of Contents

HDC.1	Cover sheet
HDC.2	HDC 3/11/20 Worksession Comments
HDC.3	HDC 6/3/20 Worksession Comments
HDC.4	Plot Plan
HDC.5	Existing Floor Plans
HDC.6	Existing Floor Plans
HDC.7	Existing Elevations w/ Comments
HDC.8	Proposed Floor Plans
HDC.9	Exterior Right Side Entry (Photo A)
HDC.10	Exterior Left Side Entry (Photo B)
HDC.11	Front Stairs & Entrance (Photo C)
HDC.12	Existing Roof Materials - Plan
HDC.13	Existing Roof Materials - Elevation
HDC.14	Proposed Roof Materials - Product Info
HDC.15	Proposed Roof Materials - Plan
HDC.16	Roof Color Option #1
HDC.17	Roof Color Option #2
HDC.18	Roof Color Option #3
HDC.19	Windows

COMMISSION'S COMMENTS FROM 3/11/2020 WORK SESSION:

SEE PAGE HDC.7 FOR ELEVATIONS WITH HDC COMMENTS

ROOF

1. Commission prefers the faux slate shingle option on front and asphalt shingle on rear portion of building.
2. Commission is open to an asphalt shingle with a fish scale pattern.
3. Commission requested a polychrome color pattern be used.
4. Commission recommends that the corner boards on the #132 gambrel roof be rebuilt. Corner boards should be installed on the #134 Gambrel roof to match the #132 side. The recommendation includes ornamental wood boxes and dormer corner boards on both gambrels.

RIGHT SIDE ENTRY (PHOTO A)

5. A suggestion was made to make this area a "wood panel" or "window area" given the complexities associated with trying to re-build it and re-point and or match similar bricks.
6. If doing a brick in-fill, suggestion was to have it inset by about 1" and not to "weave" it in.

LEFT SIDE ENTRY (PHOTO B)

7. No suggestions here, other than to do as planned, which is to create a timber frame staircase/platform with matching trim and black handrails and extend the roof or replace it with timber posts
8. Commission wants doors to be restored rather than replaced, as they are a "character-defining" element of the building.
9. Paint the doors black.
10. Replace newer railing sections with something of the same time period (similar to what is shown in the photographs adjacent to the sidewalk).
11. Commission adamantly opposed granite steps and prefers the use of a Brownstone like newer material similar to what has been used in Boston re-build and repair Brownstone staircases.
12. A suggestion was made to consider using a "pre-cast" Brownstone step.
13. Exterior brownstone repairs could be made using a color-matched Portland cement/sand mix.
14. A suggestion was made to find pictures of the building after it was built to see what the original features of the front steps and entryway were and to rebuild/restore them (i.e. at bottom of front entry "cheeks", questions arose as to whether there were originally any decorative brownstone sculptures.

BRICK RE-POINTING

15. Use a non-white to blend in with aged grout.

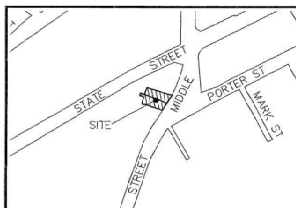
COMMISSION'S COMMENTS FROM 6/3/2020 WORK SESSION:

ROOF

1. Commission is in favor of Certaineed Carriage House asphalt "fish scale" shingles but would like to see a photo marked up with actual product with proposed polychrome pattern.

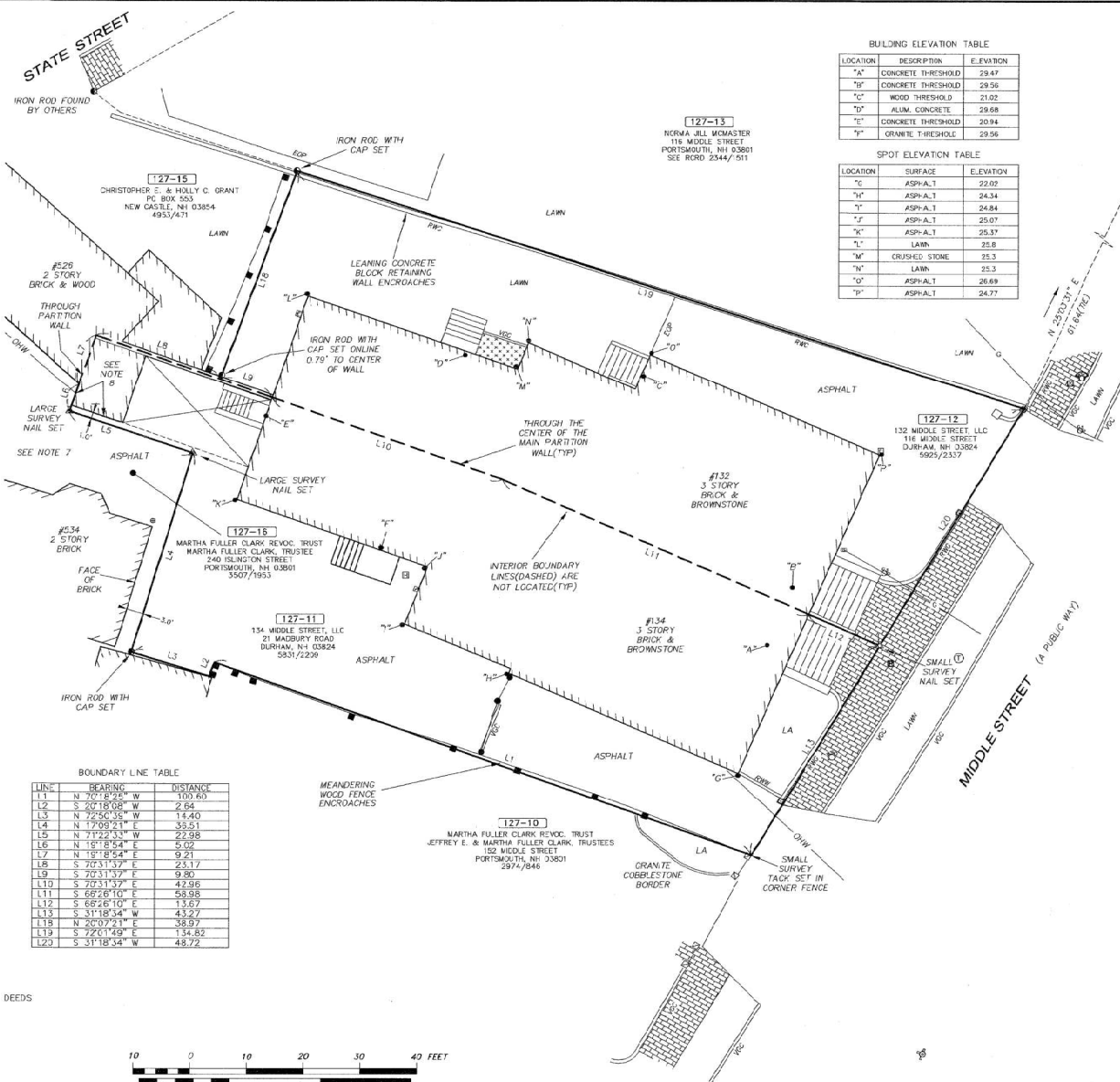
ELECTRICAL

1. Commission is opposed to the proposed electrical service shown on the front of the building. An offline meeting will take place with applicant, commission member, Eversource rep, and City. Applicant to coordinate.

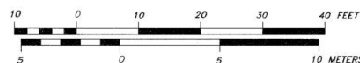


LOCUS
(N.T.S.)

NH STATE PLANE COORDINATE SYSTEM
NAD 1983



LINE	BEARING	DISTANCE
L1	N 70°18'55" W	100.60
L2	S 20°18'08" W	2.64
L3	N 72°50'35" W	14.40
L4	N 79°09'21" E	35.51
L5	N 71°22'53" W	22.98
L6	N 16°18'54" E	5.02
L7	N 16°18'54" E	9.21
L8	S 70°11'37" E	23.17
L9	S 70°11'37" E	9.80
L10	S 70°11'37" E	42.96
L11	S 68°28'10" E	26.98
L12	S 68°28'10" E	13.67
L13	S 31°18'54" W	43.27
L14	N 20°07'21" E	38.97
L15	S 72°01'49" E	134.82
L16	S 31°18'54" W	48.72



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	30.14
"F"	GRANITE THRESHOLD	29.56

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:

- CWNER OF RECORD.....132 MIDDLE STREET, LLC.
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824
DEED REFERENCE.....5831/2209
TAX SHEET / LOT.....127-12
PARCEL AREA.....5.499 S.F., 0.13 ACRES
- CWNER 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.....DD-4-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 (E.C. 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 1998. 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, MAY NUMBER 130700000. EFFECTIVE DATE: MAY 17, 2009 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 PLAN 01876-1.
- 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 010253.
- PLAN OF LOT 534 STATE STREET, PORTSMOUTH, NH DATED MAY 1952, RCRD BK #1247, PG. 374
- CONDOMINIUM SITE PLAN, MAP 127-107, 14, HAYMARKET CONDOMINIUM FOR TROCH REALTY MANAGEMENT, INC., 480 STATE STREET, PORTSMOUTH, N.H. DATED MARCH 2004, RCRD PLAN #0-31794
- EXISTING CONDITIONS PLAN, 116 MIDDLE STREET, PORTSMOUTH, NH, OWNED BY N. JILL MCMASTER DATED 3/15/19 BY NORTHEASTERN SURVEYING, INC. NOT RECORDED.

PURSUANT TO RSA 676:18,II 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



REV. NO.	DATE	DESCRIPTION	APPROVED
<p align="center">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.</p>			
JAMES VERRA AND ASSOCIATES, INC. 101 SHATTUCK WAY NEWINGTON, N.H. 03801-7976 603-436-5567		DATE: 5-31-2019 JOB NO: 23894 SCALE: 1" = 10' HDC. 4	SHEET: 1 of 1
PROJECT NO. 2019-001 DRAWN BY: JAMES VERRA CHECKED BY: JAMES VERRA COPYRIGHT © 2019 BY JAMES VERRA AND ASSOCIATES, INC.			



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A|NAZAKA|DESIGN

EXISTING CONDITIONS
332- 134 MIDDLE STREET, PORTSMOUTH NH
134 MIDDLE STREET LLC

EXISTING PLANS

Revisions	
No.	Date

August, 2018

HDC . 5

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

NOTE:
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ACCURATE AS POSSIBLE. ANY FUTURE WORK WITHIN
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ANAZAKA I DESIGN
11708 RIVER ROAD, SUITE 100, PORTSMOUTH, NH 03801
TEL: 603.883.1170 FAX: 603.883.1171
WWW.ANAZAKAIDESIGN.COM

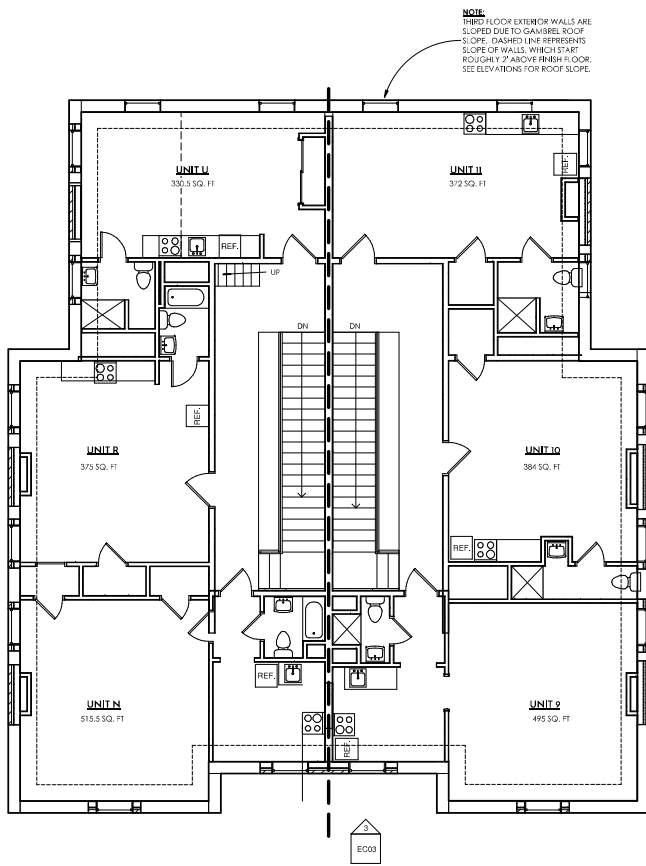
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132- 134 MIDDLE STREET, PORTSMOUTH NH
134 MIDDLE STREET LLC

EXISTING PLANS

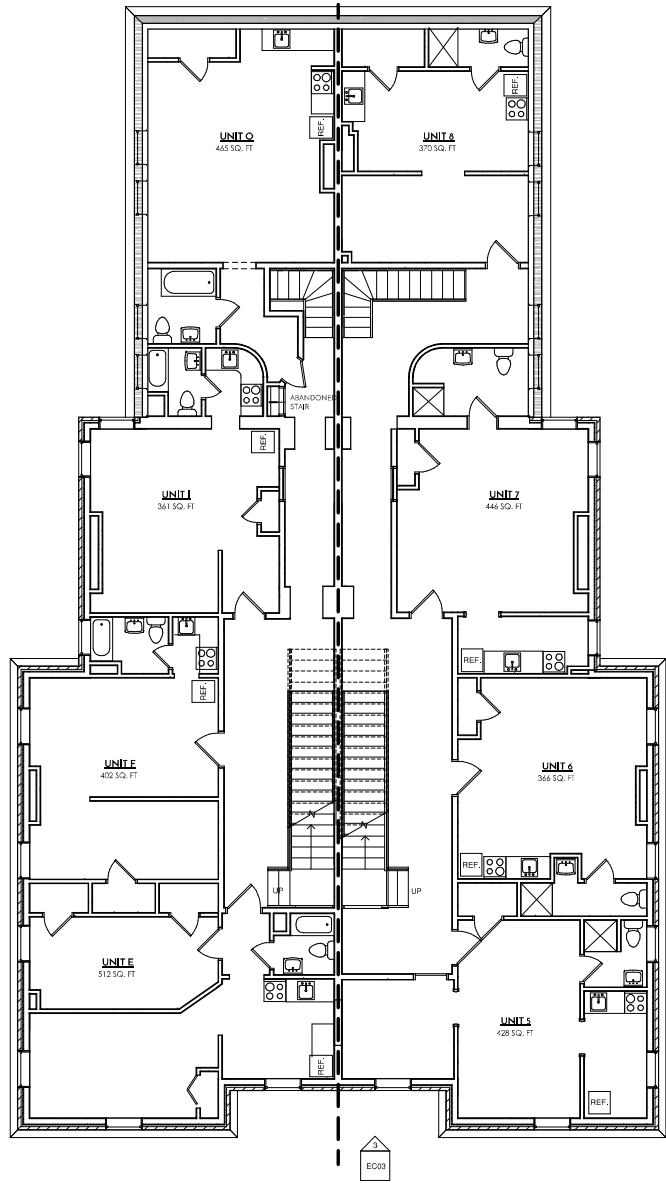
Revisions	
No.	Date

August 2018

HDC . 6



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



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

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ALL EXISTING CONDITIONS DRAWINGS DONE BY ANAKAKA DESIGN BY MEASURING BY AS ACCURATE MEANS NECESSARY TO DOCUMENT CONDITIONS. ALL BUILDINGS MOVE, AGE, SHIFT, ETC. OVER TIME WHICH MAY CAUSE INACCURACIES IN PLUMBING, 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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134 MIDDLE STREET LLC

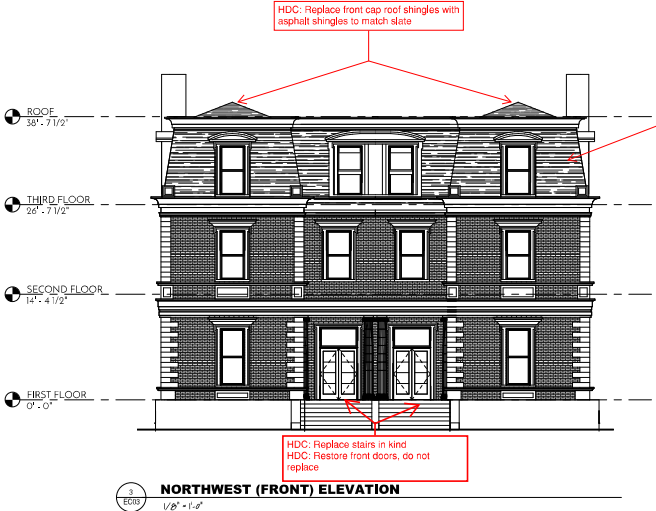
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134 MIDDLE STREET LLC

EXTERIOR ELEVATIONS

Revisions	
No.	Date

August 2018

HDC . 7



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



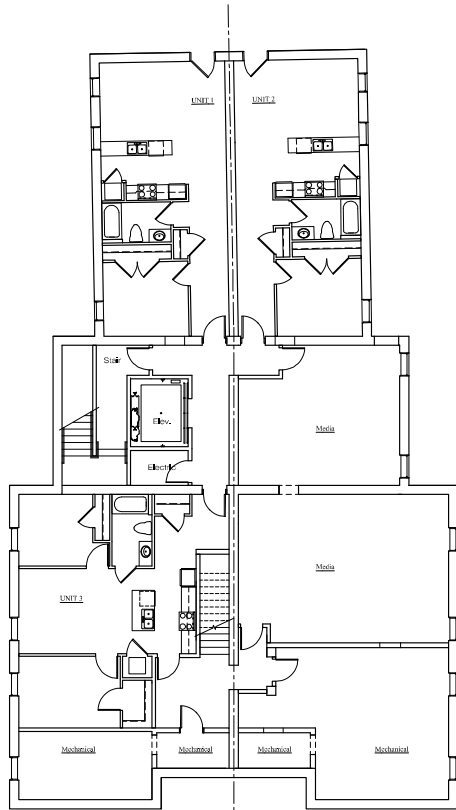
1 NORTHEAST ELEVATION
1/8" = 1'-0"



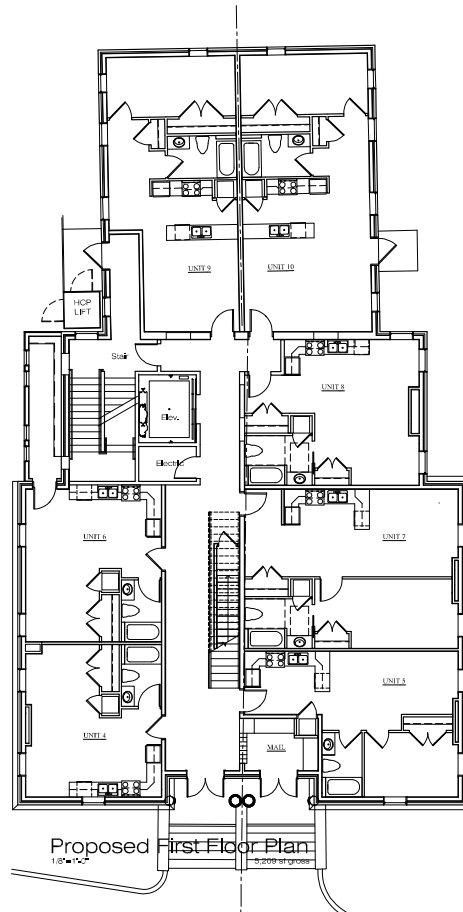
4 SOUTHEAST ELEVATION
1/8" = 1'-0"



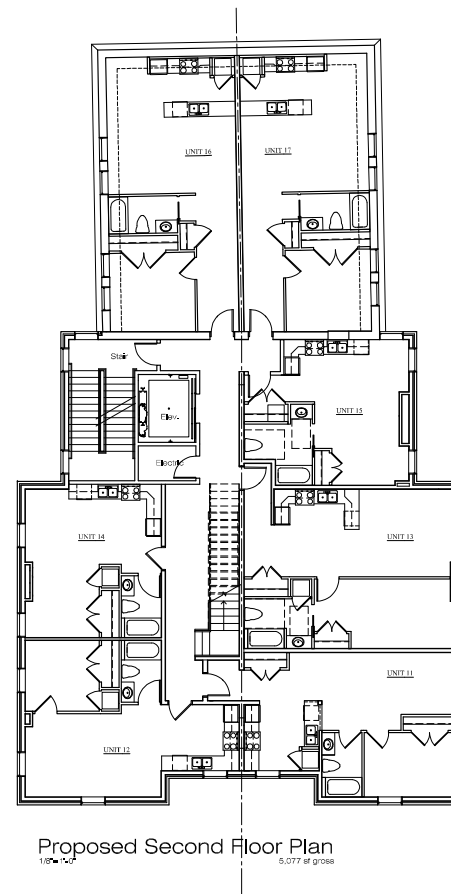
2 SOUTHWEST ELEVATION
1/8" = 1'-0"



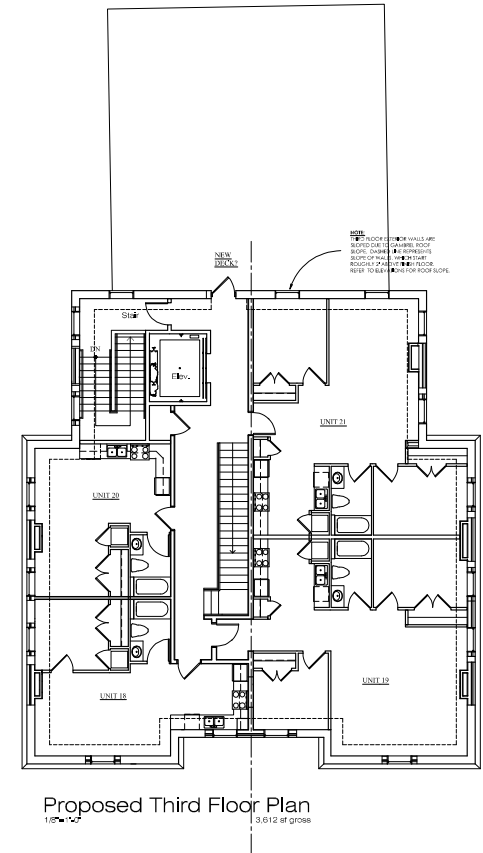
Proposed Basement Floor Plan
1/8" = 1'-0" 5,077 sq gross



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



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



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

132 - 134 Middle Street
Portsmouth, New Hampshire
January 29, 2020

Progress Print



THA ARCHITECTS, LLC

ARCHITECTURE • PLANNING • CONSULTING • INTERIOR DESIGN

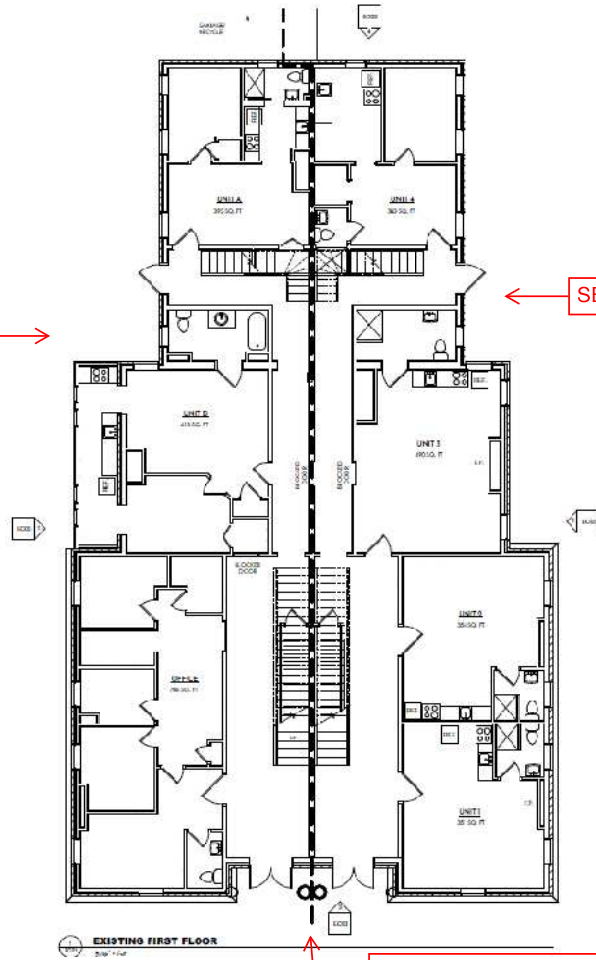
89 WILLOWBROOK AVENUE • STRATHAM, NH 03086
Tel: (603) 770-2491 • Fax: (603) 770-2492 • WWW.THA-ARCHITECTS.COM

HDC. 8

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PHOTO LEGEND

SEE PHOTO "B"



SEE PHOTO "C"

MIDDLE STREET

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.

UPDATE 3/11/20:

2. IF INFILLED WITH BRICK OR PANELING, IT WILL BE SET BACK 1" FROM THE EXISTING EXTERIOR WALL TO ACCENTUATE THE ORIGINAL DOOR LOCATION.

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 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. FORM & PLACE OR PRECAST METHOD WILL BE UTILIZED.

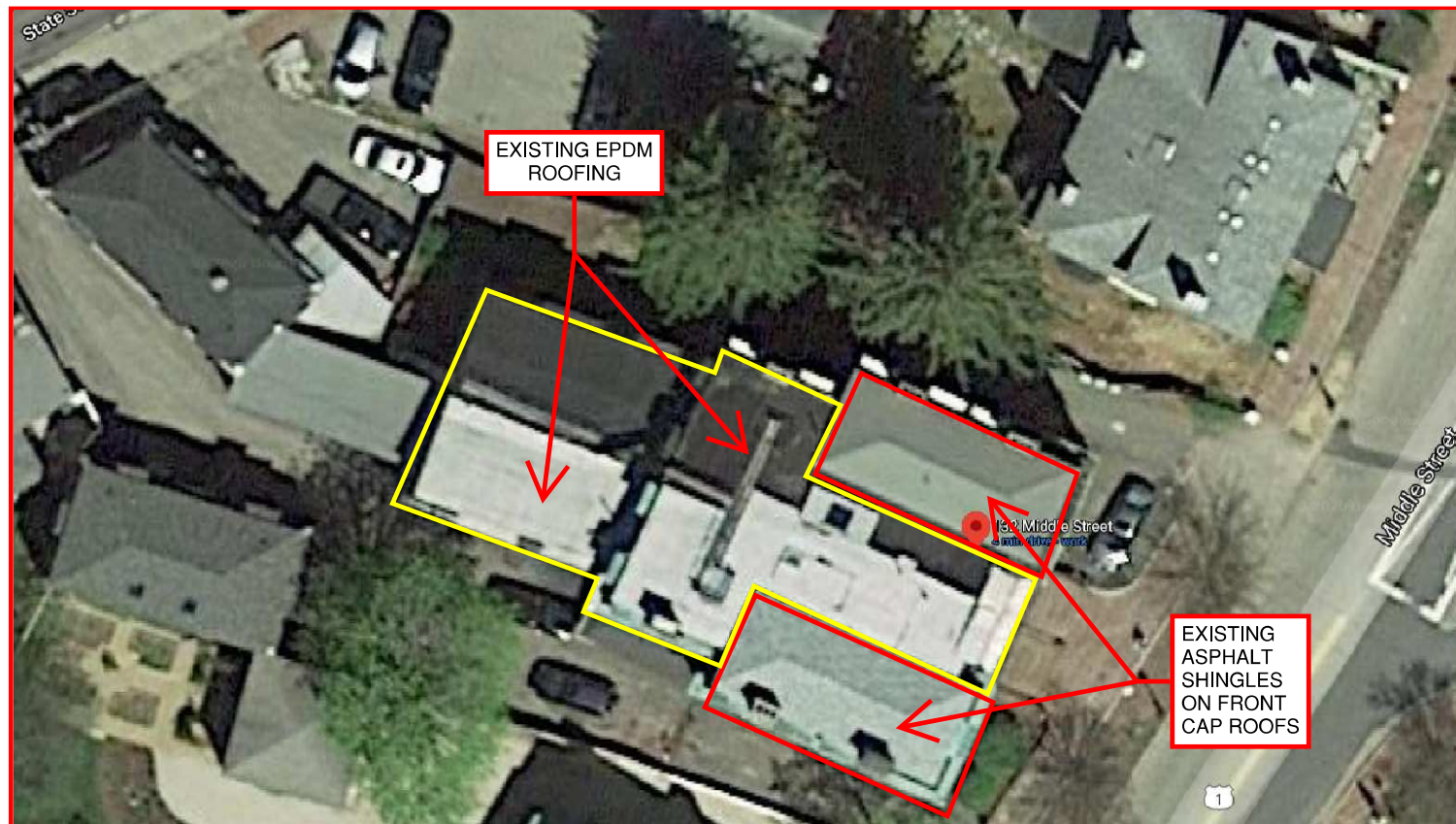
UPDATE 3/11/20:

4. STORM DOORS AND FRONT DOORS WILL BE REMOVED. THE FRONT DOORS WILL BE RESTORED AND REINSTALLED.

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

ARCHITECTURAL "SLATE" ASPHALT ROOF SHINGLE CERTAINTEED CARRIAGE HOUSE

CARRIAGE HOUSE®

- Hand-crafted scalloped cut that mimics natural slate
- Dynamic color options
- StreakFighter® protection against algae
- Superior resistance to fire and high winds

CARRIAGE HOUSE®

- Class A fire resistance
- Algae resistant
- 110 MPH wind warranty, upgrade to 130 MPH available
- Lifetime-limited warranty

SPECIFICATIONS

- Two full-size, fiberglass-based shingles
- Unique chamfered cut for scalloped appearance
- Four-layer coverage when applied

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

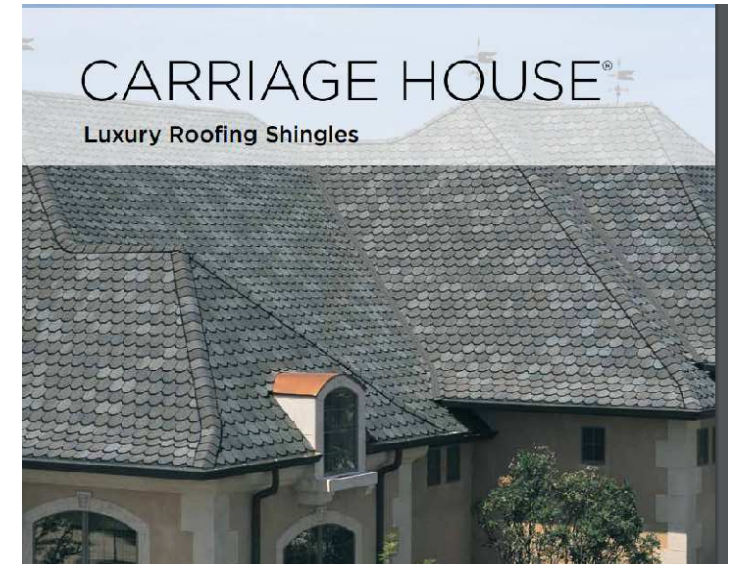
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537



CARRIAGE HOUSE® COLOR PALETTE



Colonial Slate



Gatehouse Slate



Stonegate Gray



Black Pearl



Brownstone



Georgian Brick



Shenwood Forest

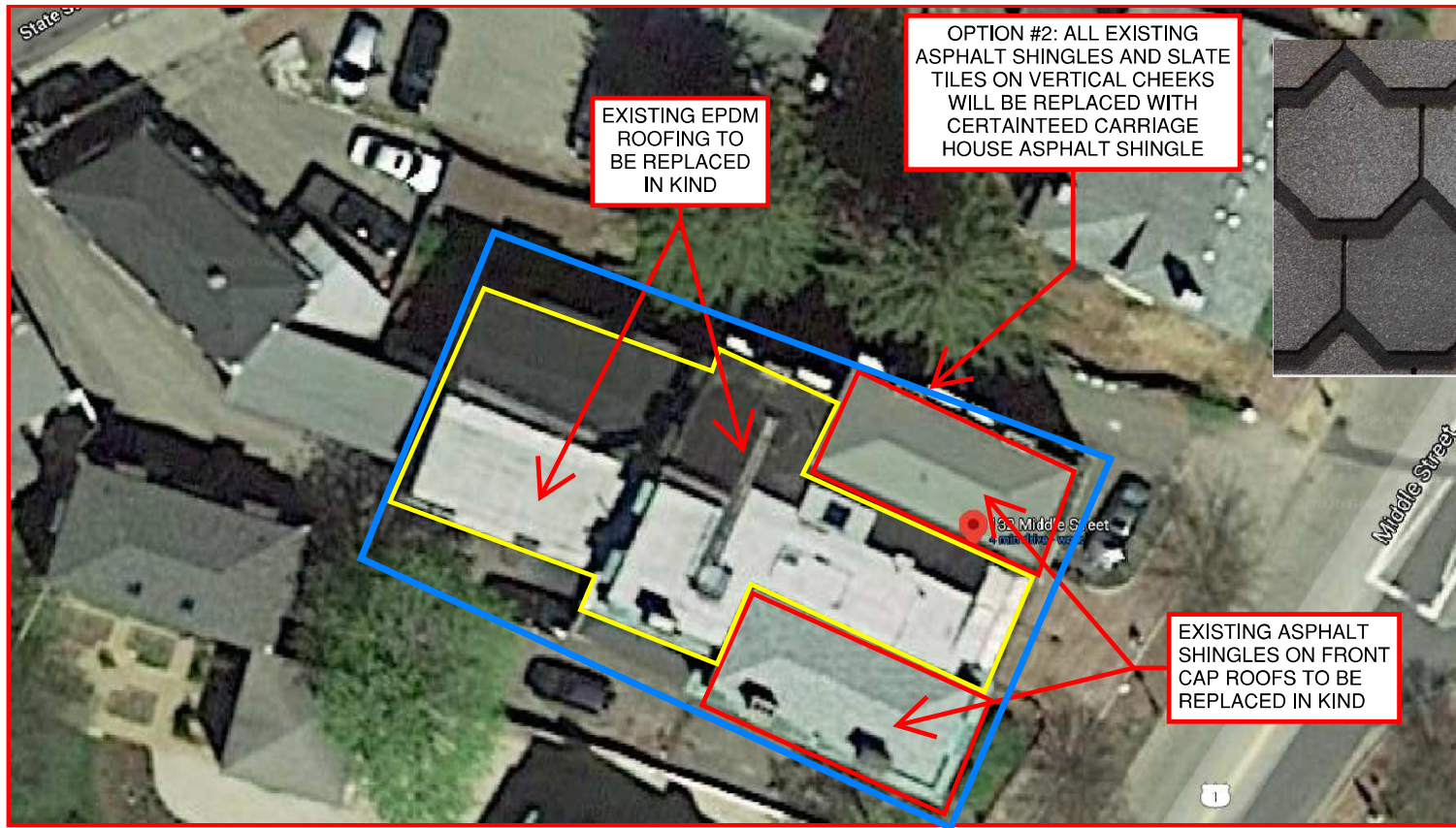


Victorian Blue

PROPOSED ROOFING MATERIALS

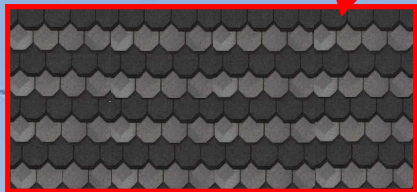
PROPOSED OPTION:

- 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 CERTAINTED CARRIAGE HOUSE FISH SCALE ASPHALT SHINGLE

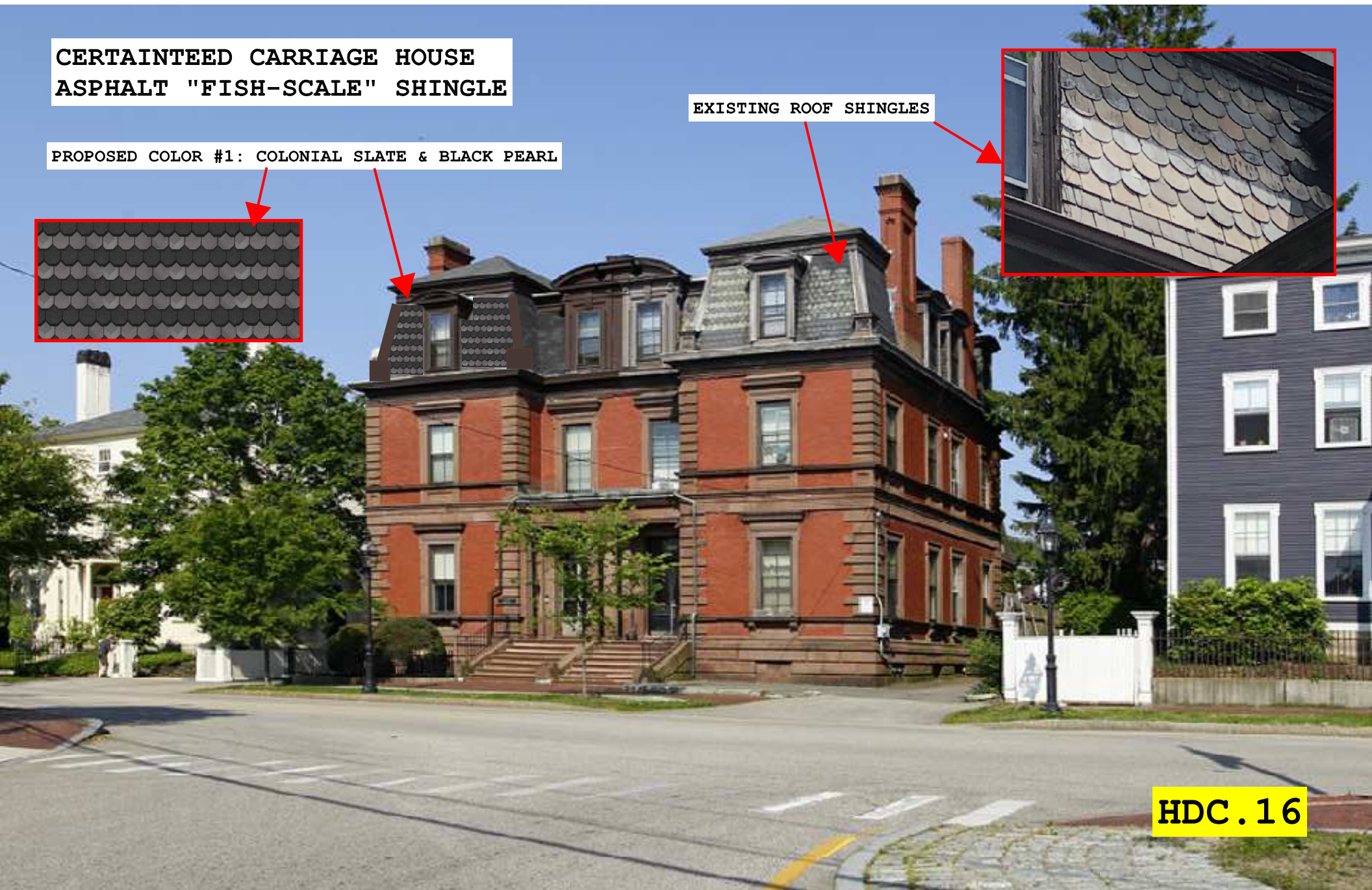


**CERTAINTED CARRIAGE HOUSE
ASPHALT "FISH-SCALE" SHINGLE**

PROPOSED COLOR #1: COLONIAL SLATE & BLACK PEARL



EXISTING ROOF SHINGLES

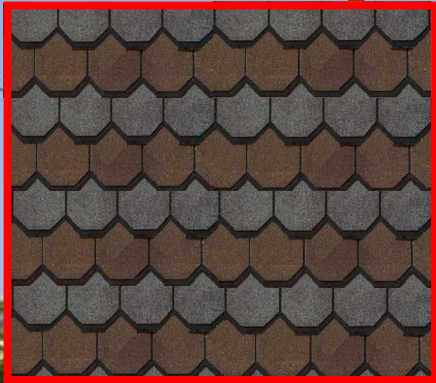


HDC . 16

**CERTAINTED CARRIAGE HOUSE
ASPHALT "FISH-SCALE" SHINGLE**

**EXISTING SLATE ROOF TILES
(MAIN BUILDING COLOR PATTERN)**

PROPOSED COLOR OPTION #2: COLONIAL SLATE & BROWNSTONE

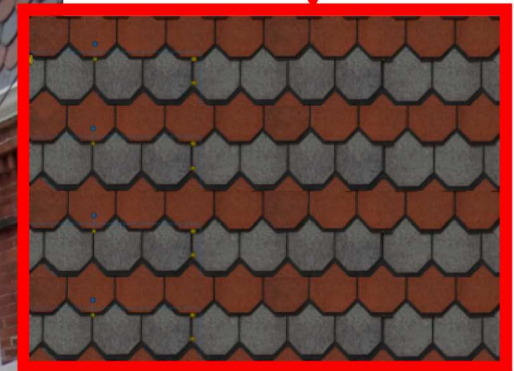


HDC . 17

**CERTAINTEED CARRIAGE HOUSE
ASPHALT "FISH-SCALE" SHINGLE**

PROPOSED COLOR OPTION #3: COLONIAL SLATE & GEORGIAN BRICK

132-134 MIDDLE ST
(REAR)



526 STATE ST



EXISTING SLATE TILE ON REAR SECTION OF 132-134
MIDDLE AND ADJACENT BUILDING

HDC.18

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](#)



Replacement Anderson window currently on the front of the building to be replaced with an original window from the right side of the building

Broken basement window sashes to be replaced with in tack basement windows from the sides of the home



Anderson Replacement
window on front



Right side windows to be replaced with Anderson 100 Series and move original window to the front of home to replace the existing Anderson 100 Series window



Replace original
side basement
windows with
Anderson 100
Series and move (2)
intact basement
windows to the front
of the building



Start of current Anderson 100 Series windows on the left side of the building to remain. Complete removal and replacement of original windows with the Anderson 100 Series windows around the remainder of the rear and right side of the building to the same point.



100 SERIES Windows



A BETTER CHOICE

Whether you're replacing, remodeling or building new, Andersen® 100 Series products offer many advantages over vinyl at a good value. They're made of our innovative Fibrex® composite material that's 2X stronger than vinyl, environmentally smart, energy efficient and offers superior strength and performance making them a better choice for your home.



- Fibrex material construction provides long-lasting performance
- Weatherstrip is designed to be an energy-efficient barrier against wind, water and dust
- Virtually seamless corners offer a cleaner, more contemporary look
- Premium matte finish never needs painting and won't fade, flake, blister or peel*
- 100 Series products have a 12X thicker finish than that of painted vinyl windows**

resulting in superior scratch resistance

PRODUCT TYPES

- Casement windows
- Awning windows
- Single-hung windows
- Gliding windows
- Picture windows
- Transom windows
- Specialty Windows



*Visit andersenwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.

PRODUCT OPTIONS

GLASS OPTIONS

- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E Sun glass
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology

Tempered glass, sound reducing glass and patterned glass is available. Contact your Andersen supplier for availability.



FRAME OPTIONS

1 3/8" flange setback, 1" flange setback with stucco key or replacement configurations with or without an accessory kerf available.

EXTERIOR COLORS



INTERIOR COLORS



*Products with Sandtone, dark bronze, and black interiors have matching exteriors.

HARDWARE OPTIONS**

SINGLE-HUNG & GLIDING

Standard



Lock

Optional Lift/Pull

Lock automatically engages when window is closed. Hardware color matches the window's interior. Shown in white.

Optional Slim Line Metal Hardware



Lock

Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

CASEMENT & AWNING

Standard Folding



Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Bold name denotes finish shown.

ACCESSORIES

- **Wireless Open/Closed Sensor**
Indicates if windows are open or closed† for peace of mind and feature a sleek, compact design for a clean appearance.
- **Grilles**
Variety of grille options available including Finelight™ grilles-between-the-glass for convenient cleaning and full divided light grilles for an authentic look.
- **Insect Screens**
Optional TruScene® insect screens for windows provide 50% more clarity than our conventional insect screens, letting in more air and sunlight.



For more information, visit andersenwindows.com/100series

**Hardware is sold separately, except standard hardware.

†When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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VIEW FROM PLEASANT AND STATE STREETS



VIEW FROM PLEASANT STREET



VIEW FROM STATE AND CHURCH STREETS



VIEW FROM COURT STREET

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

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_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

APPROVALS

HDC
WORK SESSION
05.11.20

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PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH
03801

TITLE

EXTERIOR CONCEPTS

DRAWN BY:

CHECKED BY:

DATE: 5/14/2020

SCALE: AS NOTED

DRAWING NO.

PB1

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RESTORATION AND EXPANSION OF 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH	
PNF TRUST OF 2013 282 MIDDLE STREET PORTSMOUTH, NH 03801	

TITLE	
EXTERIOR ELEVATIONS	

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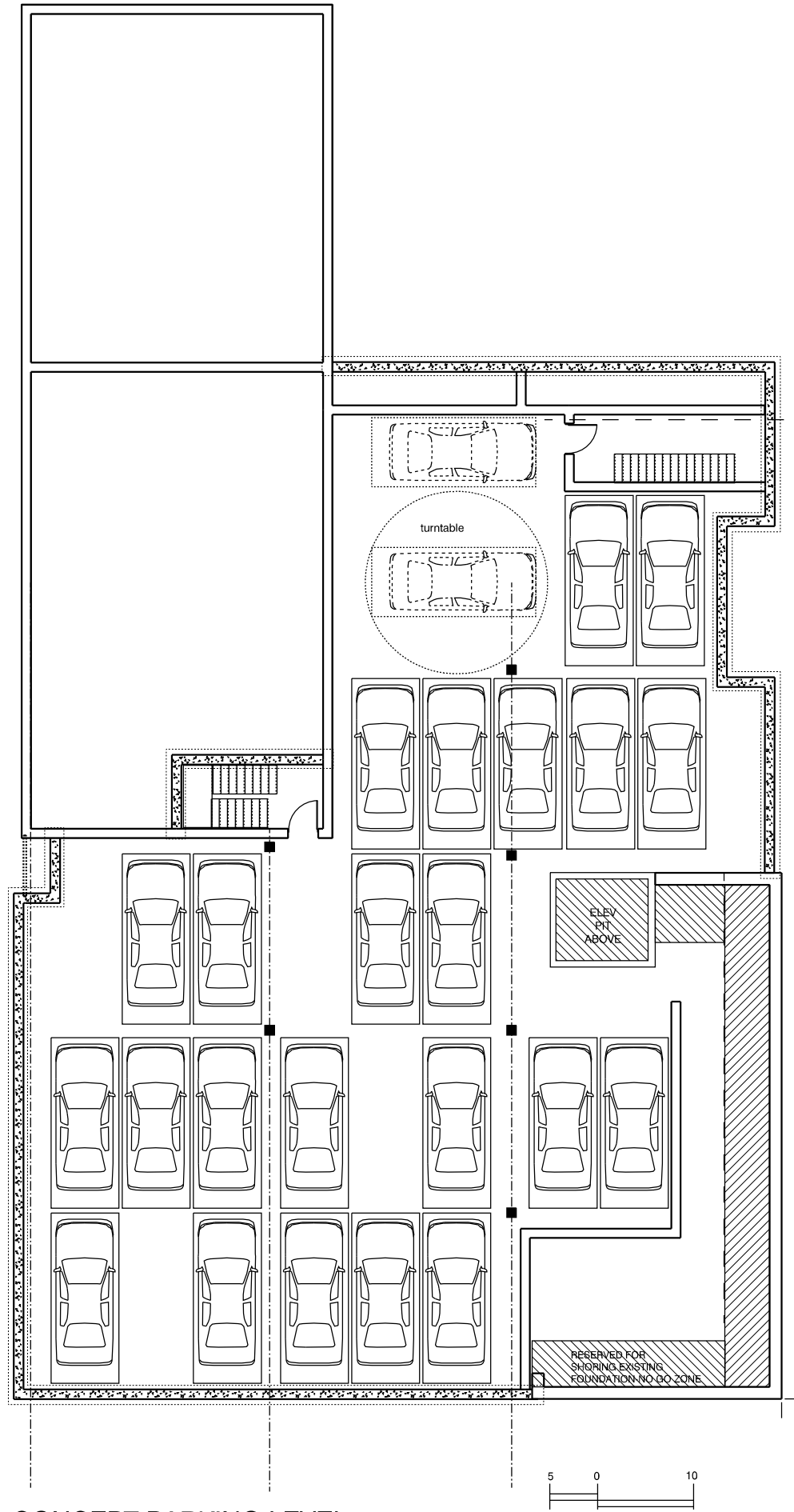


PLEASANT STREET ELEVATION
SCALE: 1/8" = 1'-0"

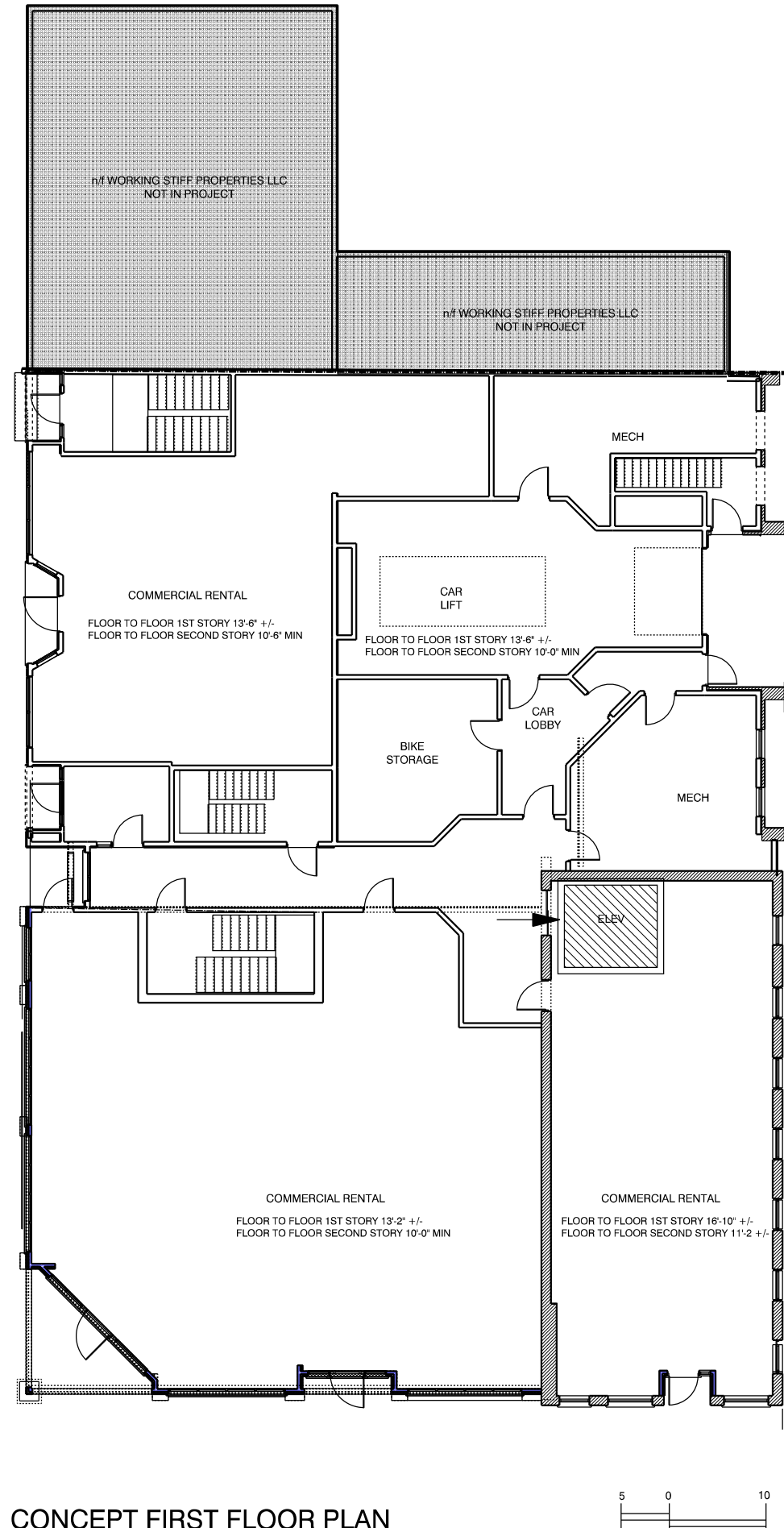


STATE STREET ELEVATION
SCALE: 1/8" = 1'-0"

CHURCH STREET ELEVATION
SCALE: 1/8" = 1'-0"



CONCEPT PARKING LEVEL
SCALE: 1/8" = 1'-0"



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

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03801

TITLE

CONCEPT PLANS PARKING AND FIRST

DRAWN BY:

CHECKED BY:

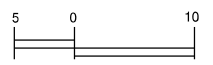
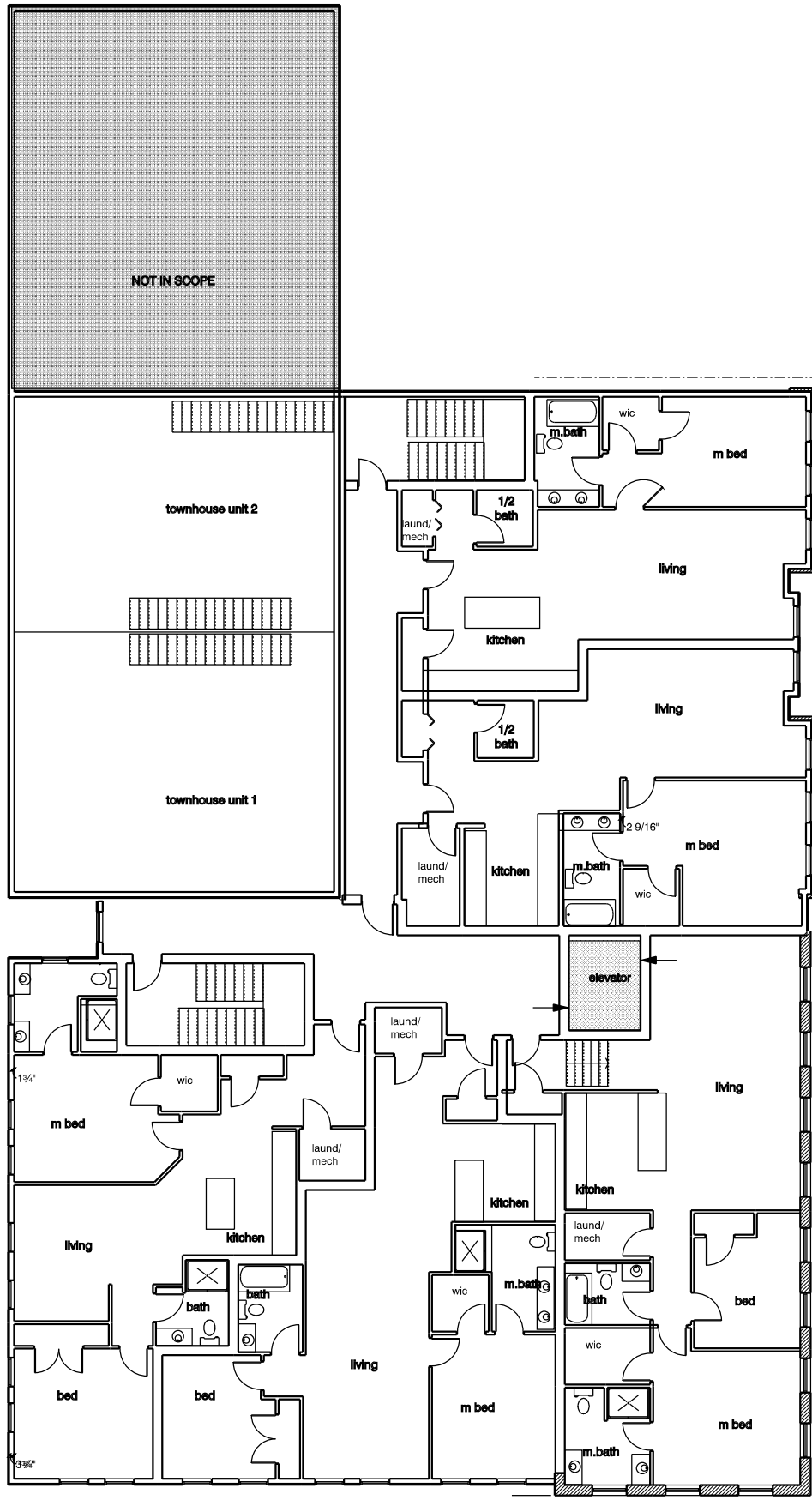
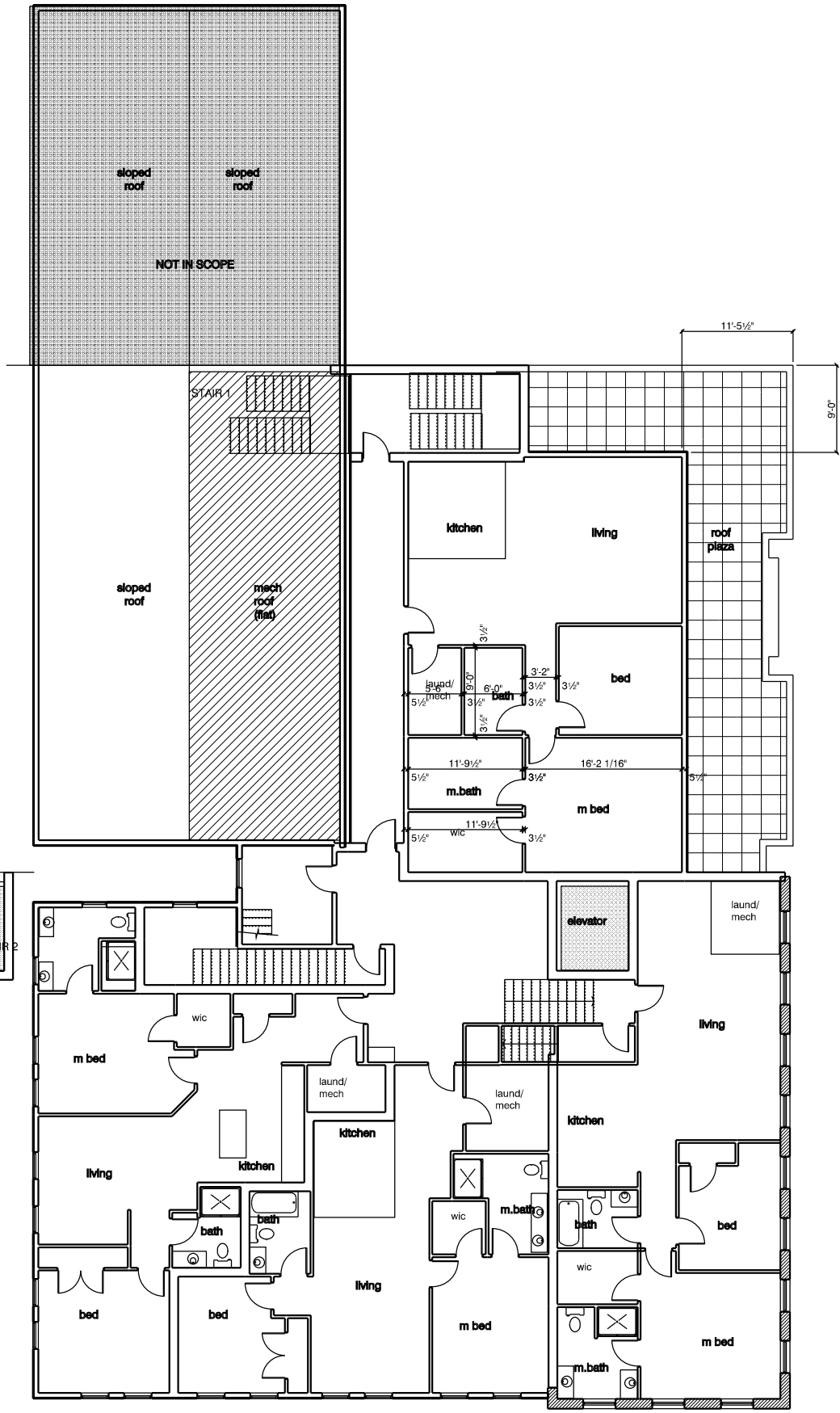
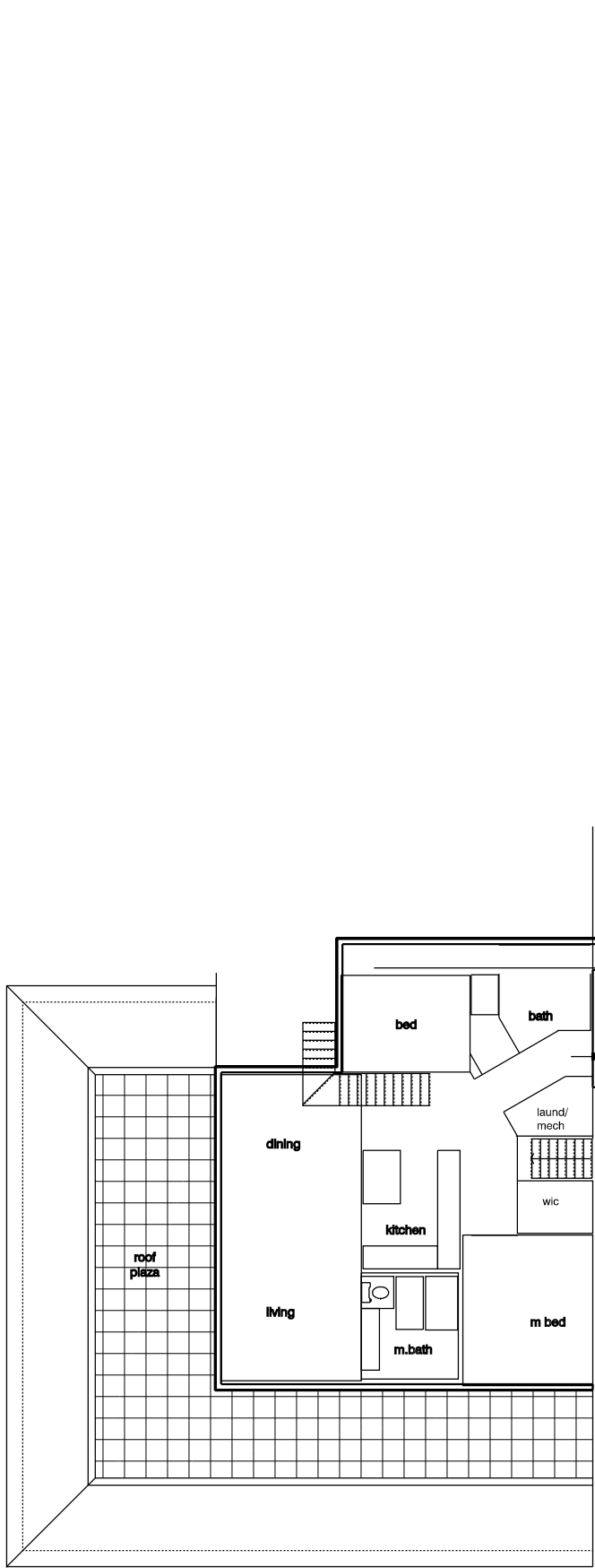
DATE: 5/14/2020

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PB3

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PENTHOUSE PLAN

FLOOR 4 PLAN

TYPICAL FLOOR 2-3 PLAN
CONCEPT PLANS
SCALE: 1/8" = 1'-0"

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PORTSMOUTH, NH
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TITLE

CONCEPT PLANS 2-5

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PLEASANT STREET
SCALE: 3/16" = 1'-0"

CHURCH STREET
SCALE: 3/16" = 1'-0"

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TITLE

PB5. ELEVATIONS

DRAWN BY:

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DATE: 5/14/2020

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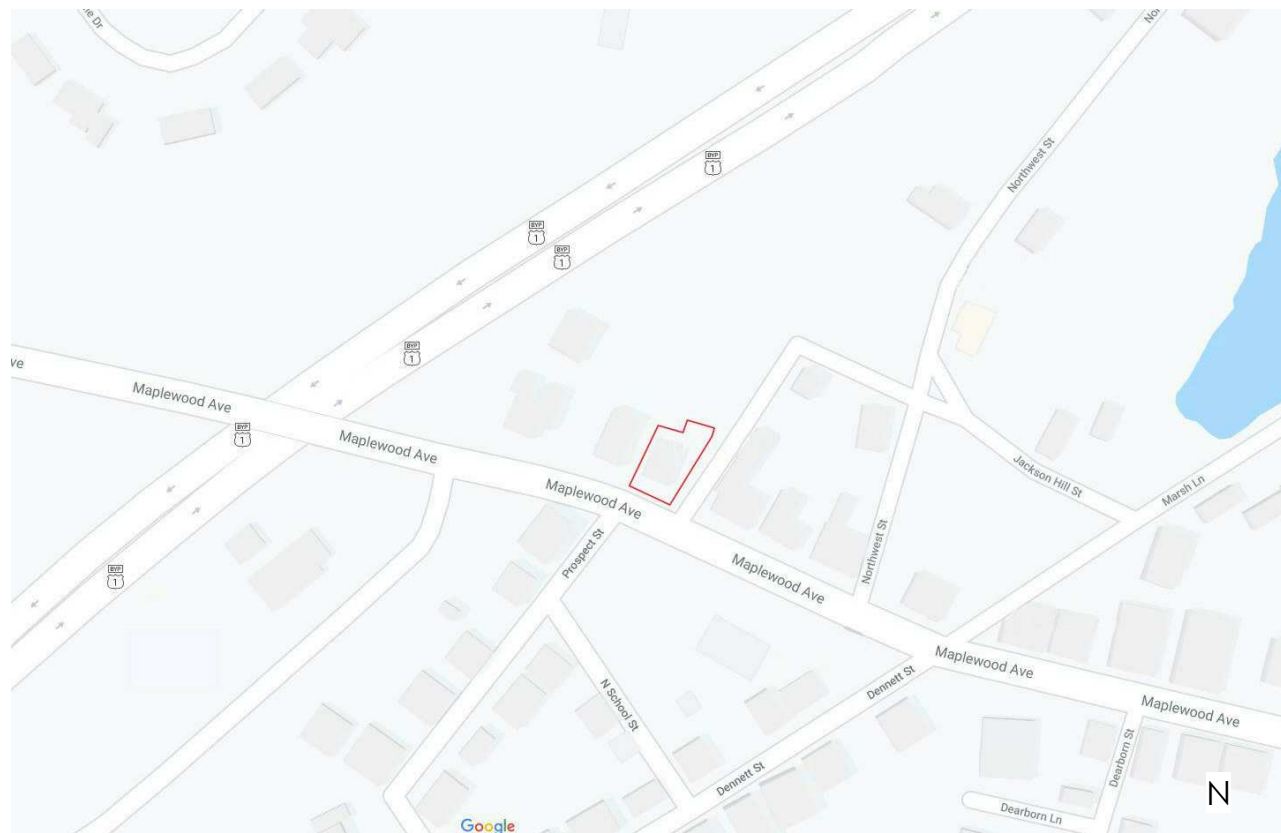
PB5.5



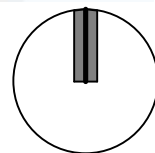
VIEW FROM NEIGHBOR'S DRIVEWAY



VIEW FROM JACKSON HILL STREET



LOCUS MAP



CONTEXT PHOTOS/ LOCUS PLAN



VIEW OF STREET FACING ELEVATION

PROPOSED RENOVATIONS FOR
377 MAPLEWOOD AVE.
 PORTSMOUTH, NH
 03801

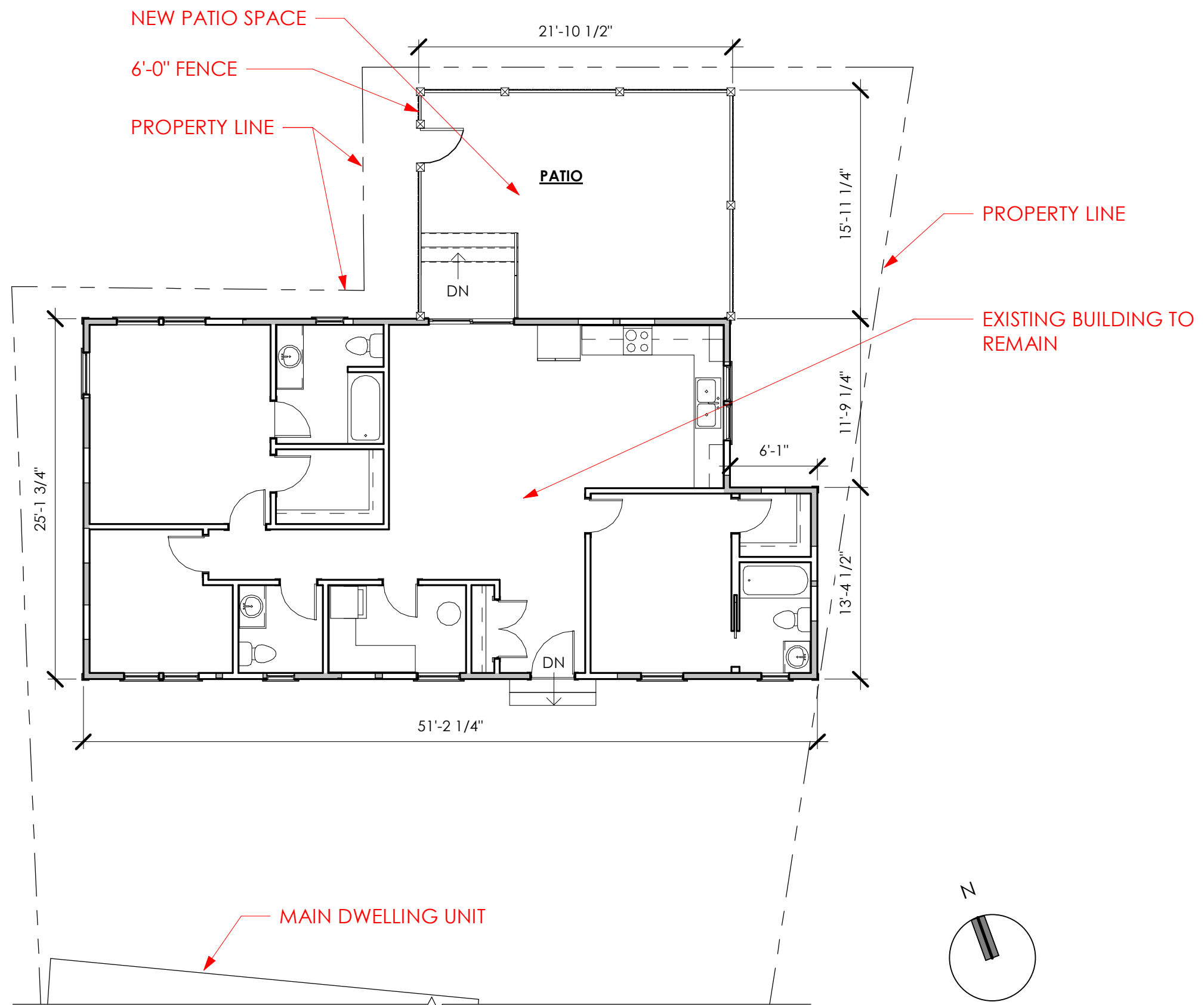
WORK SESSION

SHEET **1** OF 5

JUNE 3, 2020

202013

D|M|A
 DESTEFANO
 MAUGEL
 ARCHITECTS



PROPOSED RENOVATIONS FOR
377 MAPLEWOOD AVE.

PORTSMOUTH, NH
 03801

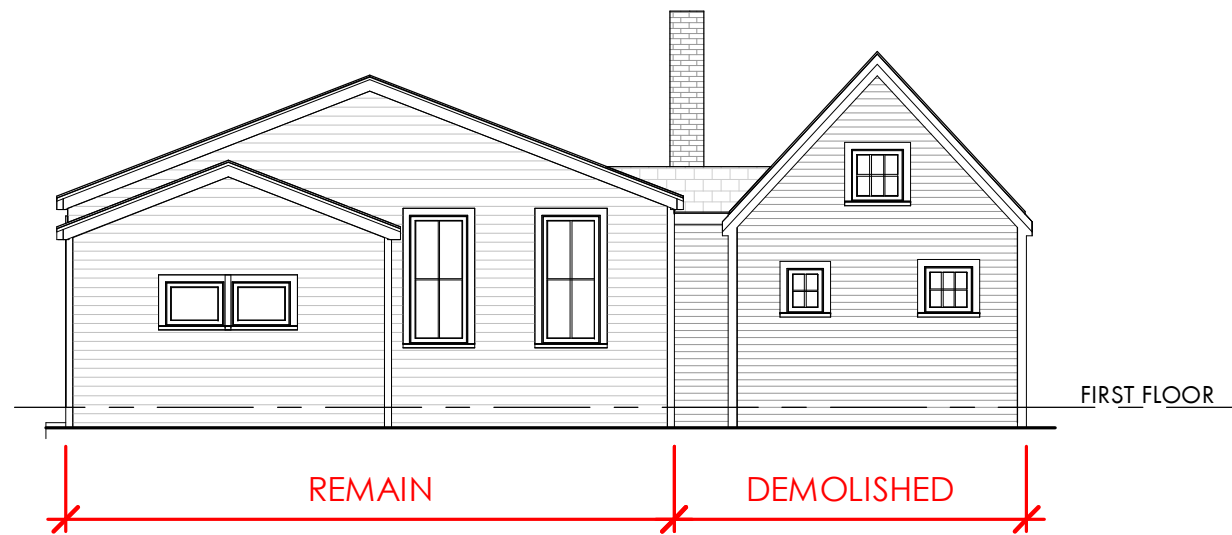
PROPOSED SITE PLAN

1/8" = 1'-0"

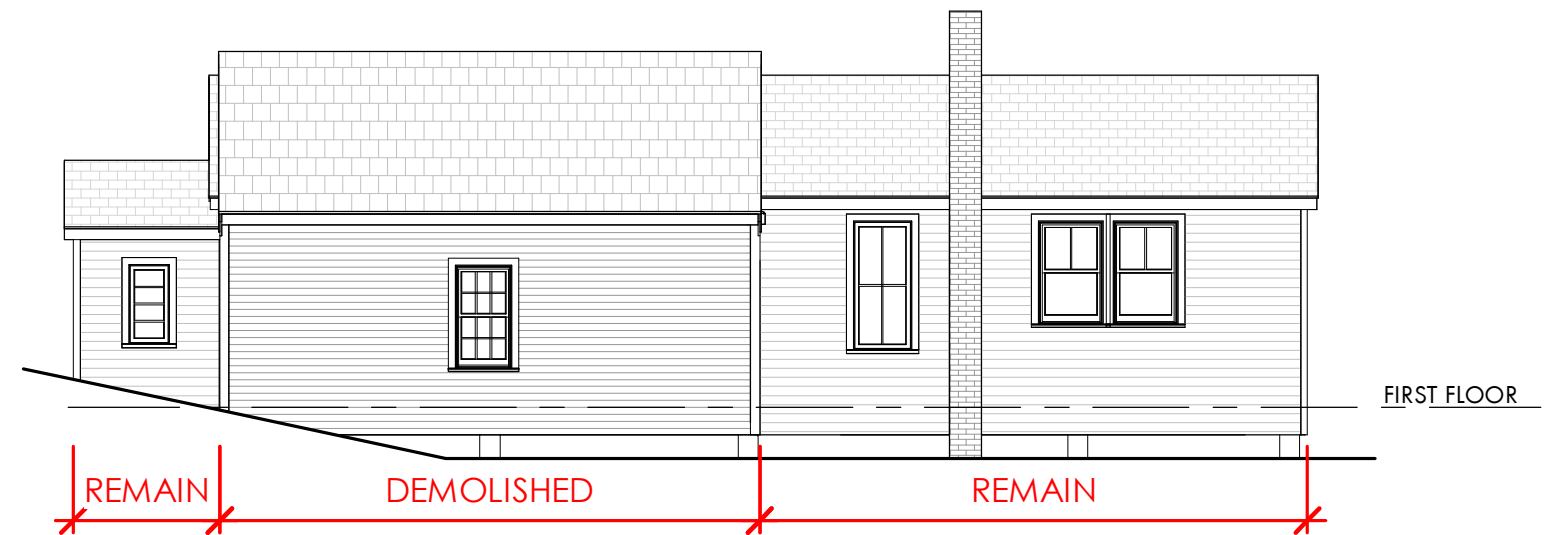
WORK SESSION

SHEET **2** OF 5

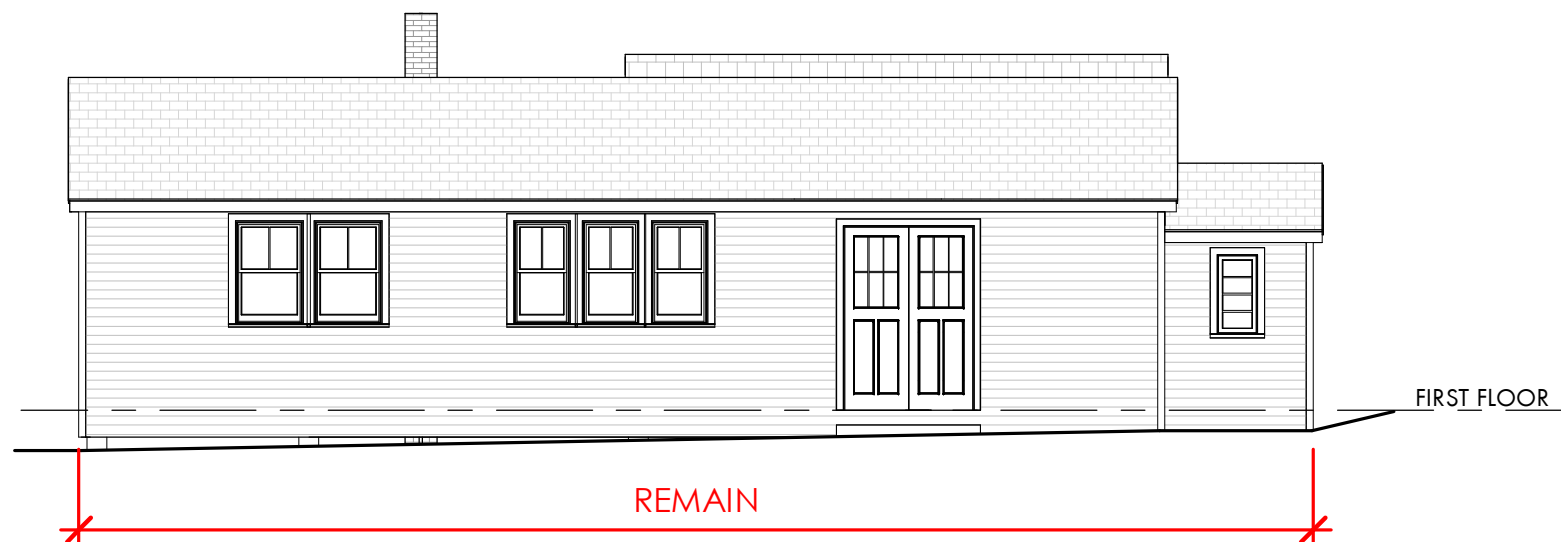
JUNE 3, 2020



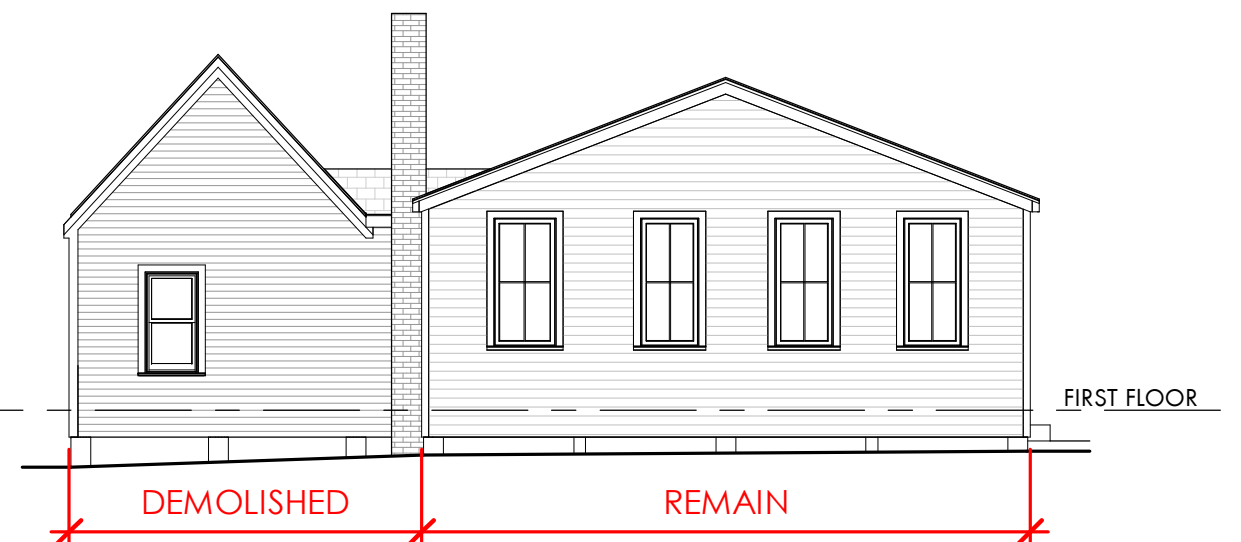
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

PROPOSED RENOVATIONS FOR
377 MAPLEWOOD AVE.

PORTSMOUTH, NH
03801

EXISTING ELEVATIONS

1/8" = 1'-0"

WORK SESSION

SHEET **3** OF 5

JUNE 3, 2020

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WEST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

PROPOSED RENOVATIONS FOR
377 MAPLEWOOD AVE.
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 03801

PROPOSED ELEVATIONS

1/8" = 1'-0"

WORK SESSION

SHEET **4** OF 5

JUNE 3, 2020

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 MAUGEL
 ARCHITECTS

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PROPOSED RENOVATIONS FOR
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CONTEXT VIEW FROM STREET

WORK SESSION
SHEET **5** OF 5
JUNE 3, 2020

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