

**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_eDASb9rITkayf9ZnS_ov1A

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) 610-7216.

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 2020-16, 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.

August 19, 2020

AGENDA (revised on August 14, 2020)

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

I. ADMINISTRATIVE APPROVALS

1. 135 Congress Street
2. 290 Pleasant Street
3. 56 Middle Street
4. 76 Congress Street
5. 70 Congress Street

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **John S. Guido Jr., owner**, for property located at **35 Howard Street, #35**, wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the August 05, 2020 meeting to the August 19, 2020 meeting.)*

B. Petition of **Sarah J. Minor Revocable Trust 2016**, **Sarah J. Minor Trustee, owner**, for property located at **458 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace all windows on existing home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as lot 76 and lies within the General Residence B (GRB) and Historic Districts. *(This item was continued at the August 05, 2020 meeting to the August 19, 2020 meeting.)*

III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **132 Middle Street LLC** and **134 Middle Street, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts. *(This item was continued at the July 08, 2020 meeting to the August, 2020 meeting.)*

B. 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. *(This item was continued at the July 08, 2020 meeting to the August, 2020 meeting.)*

C. 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 postponed at the July 08, 2020 meeting to the August, 2020 meeting.)*

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Vincent A. Marchese Jr. Revocable Trust and James Marchese, owners**, for property located at **232 South Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace siding, trim, windows, roof and granite steps) and new construction to an existing structure (construct new rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 2 and lies within the Single Residence B (SRB) and Historic Districts.

V. ADJOURNMENT

Historic District Commission

Staff Report – August 5th & 19th, 2020

August 5th MEETING

ADMINISTRATIVE ITEMS:

Administrative Approvals:

1. 421 Pleasant Street (LUHD-167) - Recommend Approval
2. 241 South Street (LUHD-168) - Recommend Approval
3. 36 Richards Ave, (LUHD-170) - Recommend Approval
4. 10 Comm. Alley. (LUHD-171) - Recommend Approval
5. 28 Dearborn St. (LUHD-174) - Recommend Approval
6. 57 Salter Street (LUHD-175) - Recommend Approval
7. 105 Chapel St. (LUHD-176) - Recommend Approval
8. 35 Mark St. (LUHD-177) - Recommend Approval
9. 170 Mechanic St. (LUHD-178) - Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:

- A. 35 Howard St. #35 (LU-20-32) (windows)

PUBLIC HEARINGS – NEW BUSINESS:

1. 19 South Street (LU-20-102) (windows and doors)
2. 458 Marcy Street (LU-20-137) (windows)
3. 34 Highland St. (LUHD-138) (window replacement)
4. 99 Hanover St. (LU-20-146) (storefront)
5. 298 Middle St. (LU-20-145) (rear deck)

WORK SESSIONS – NEW BUSINESS:

1. 41 Market St. (LUHD-173) (façade improvements)
2. 45 Market St. (LUHD-172) (façade improvements)

August 19th MEETING

ADMINISTRATIVE ITEMS:

Administrative Approvals:

WORK SESSIONS – OLD BUSINESS:

- A. 132-134 Middle St. (LHDC-105) (roof and stairs)
- B. 377 Maplewood Ave. (LUHD-145) (new rear building)
- C. 84 Pleasant St. (LUHD-141) (storefront & rear addition)

WORK SESSIONS – NEW BUSINESS:

1. 232 South St. (LUHD-169) (siding, trim, steps and windows)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: August 5th & 19th, 2020
APPLICATIONS: 21

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:

- 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 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:

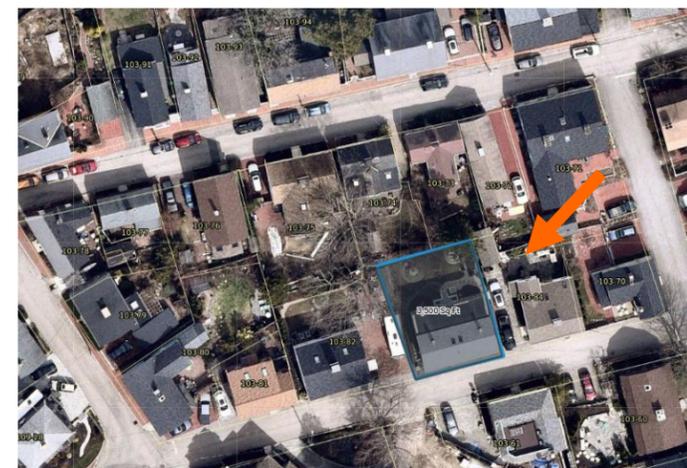
- To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 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. **THIS APPLICATION SHOULD BE WITHDRAWN GIVEN THE DELAY.**

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	
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MINOR PROJECT</h3> <p style="margin: 0;">– Replace 10 Windows –</p>			
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	Scale (i.e. height, volume, coverage...)	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	BUILDING DESIGN & MATERIALS	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	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	
		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		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 35 HOWARD ST. Case No.: A Date: 8-5-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 19 SOUTH STREET (LU-20-27)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 7,767 SF +/-
- Estimated Age of Structure: c.1825
- Building Style: Federal/ Greek Revival
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: View from South and Marcy Streets
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace and add windows and doors.

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 contributing historic structure is located along South Street in the South End and is surrounded with many other wood, 2-2.5 story contributing structures with shallow front yard setbacks on narrow lots.

J. Previous HDC Comments and Suggestions:

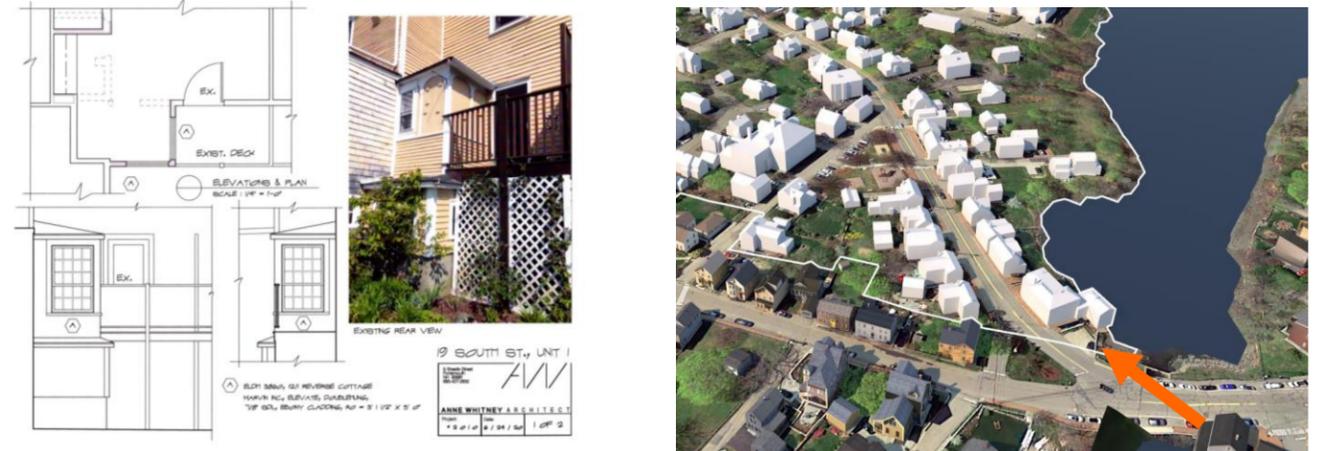
- This particular project was not previously reviewed by the HDC.

K. Staff Comments and Suggestions for Consideration:

- The proposed window is a Marvin Elevate and it's located on the rear elevation.

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

19 SOUTH STREET (LU-20-102) – PUBLIC HEARING #1 (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 -Add windows and Doors on the Rear Elevation-				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
	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	
	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: 19 SOUTH ST Case No.:1 Date:8-5-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 458 MARCY STREET (LU-20-137)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Are: 2,860 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Stick Style
- Historical Significance: NA
- Public View of Proposed Work: View from Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace all 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
- 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 Marcy Street. It is surrounded with many wood 2 -2.5 story structures with shallow or no front yards and small side with larger rear garden areas along the waterfront.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace all the windows in the structure. Note that the Applicant has assessed the windows and determined that they are all replacement windows that are in poor condition. As such, it would be helpful for any commissioners to view the street-facing windows in advance of the meeting to confirm.

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



Aerial Map

**HISTORIC
SURVEY
RATING**

C

458 MARCY STREET (LU-20-137) – 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)	MINOR PROJECT – Replace All Windows –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	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: 458 MARCY ST. Case No.: 2 Date: 8-5-20
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 34 HIGHLAND ST. (LU-20-138)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

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:

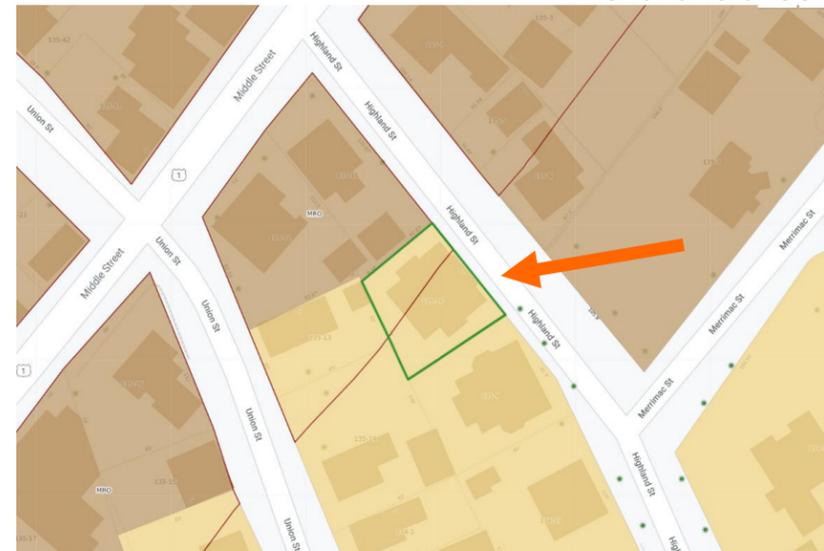
- The applicant is seeking to replace all the existing historic windows in the structure with an Anderson 100 Series window.
- Due to a misunderstanding of the prior feedback from the HDC the applicant's sub-contractor has already replaced many windows on the right side and rear of the structure. The 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 (LU-20-138) – PUBLIC HEARING #3 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF	No.			(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
		GENERAL BUILDING INFORMATION		<h3 style="margin: 0;">MODERATE PROJECT</h3> <p style="margin: 0;">– Replace Windows on Side & Rear of Building & Restore the Front Windows –</p>			
	1	Gross Floor Area (SF)					
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	Scale (i.e. height, volume, coverage...)	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	BUILDING DESIGN & MATERIALS	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	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.: 3 Date: 8-5-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 99 HANOVER ST. (LU-20-146)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 27,856 +/- SF
- Estimated Age of Structure: 2014
- Building Style: Traditional Revival
- Number of Stories: 5
- Historical Significance: NA
- Public View of Proposed Work: View from Hanover ST. and Portwalk Pl.
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To replace the doors and renovate the ground-floor facade.

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 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 Portwalk Place and Hanover Street is surrounded by a wide variety of contributing structures that are primarily large multi-story brick infill buildings associated with the Portwalk project. The larger North End area was cleared during Urban Renewal.

J. Previous HDC Comments and Suggestions:

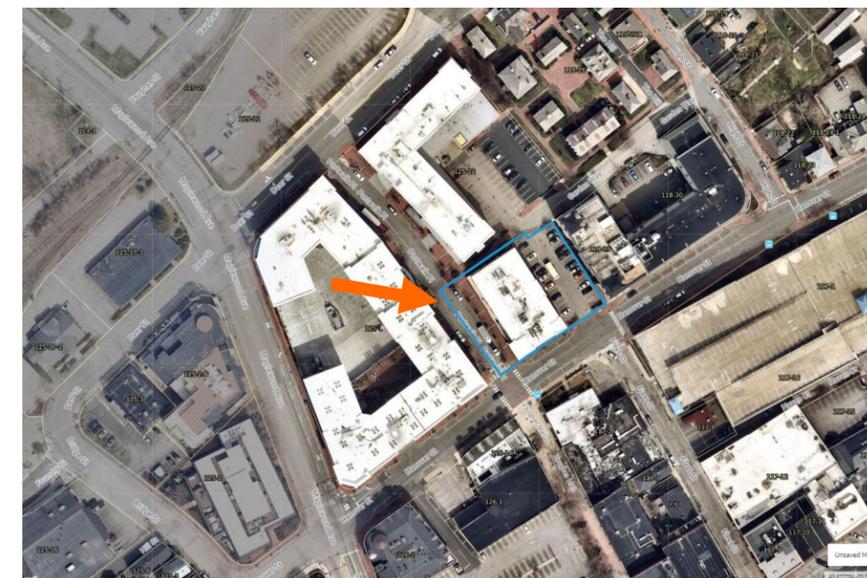
- The HDC has not reviewed this application.

K. Staff Comments and/ or Suggestions for Consideration:

- NA.

Design Guideline Reference – Guidelines for Windows and Doors (08, and Signs and Awnings (11).

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



Zoning Map

**HISTORIC
SURVEY
RATING**

NA

99 HANOVER ST. (LU-20-146) – 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 – Renovate Façade / Storefront –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	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
		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: 99 HANOVER ST. Case No.: 4 Date: 8-5-20
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 298 MIDDLE STREET (LU-20-145)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: MRO
- Land Use: Residential
- Land Area: 8,276 SF +/-
- Estimated Age of Structure: c.1813
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from Middle Street
- Neighborhood Association: Middle Street

B. Proposed Work: Install a rear deck.

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 alternations, additions or expansions)

I. Neighborhood Context:

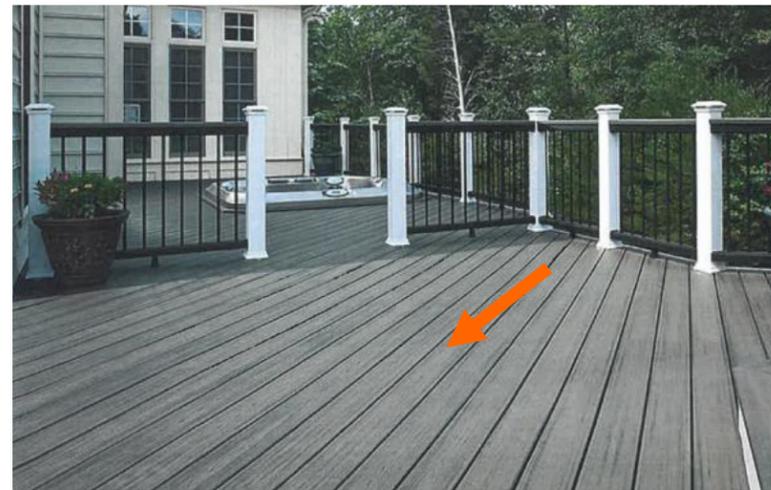
- This 2.5 story contributing wood structure is located along Middle Street and is surrounded with many 2-3 story contributing structures. The neighborhood is a 3 story wood-sided structure with shallow setbacks from the street edge.

J. Staff Comments and Suggestions for Consideration:

- The applicant is proposing to replace a smaller deck with a larger deck in the rear yard of the structure.
- The proposed decking material is Trex composite decking and rail system.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING
C

298 MIDDLE STREET – PUBLIC HEARING #5 (MINOR)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
STAFF	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)	MINOR PROJECT - Install Large Rear Deck -					
	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: 298 MIDDLE STREET Case No.: 5 Date: 8-5-20
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 41 MARKET ST. (LUHD-173)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 1,650 SF +/-
- Estimated Age of Structure: c.1780/1880
- Building Style: High Victorian
- Number of Stories: 4.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from Market Street
- Unique Features: Contributing
- Neighborhood Association: Downtown

B. Proposed Work: To renovate the attic and upper floors.

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 type="checkbox"/> Mid-Block |
| <input checked="" 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):

- 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 Market Street and Commercial Alley. It is surrounded with other wood- and brick-clad, multi-story contributing buildings. Buildings along Market Street have no front yard setback and no side yards and shallow rear yards connected with alleyways to Penhallow Street.

J. HDC & Staff Comments and Suggestions for Consideration:

- This application proposed to add a new vertical copper gutter and downspout system, a new recessed roof deck on the rear elevation, and repairs to the limestone banding and sills as well as replacing the upper level windows and relocating the HVAC condensers to the roof on the rear elevation.

Design Guideline Reference – Guidelines for Masonry & Stucco (07), Porches, Stoops and Decks (6), and Windows and Doors (08).

K. Proposed Design, Street View and Aerial View:

41-43 Market Street
Portsmouth NH

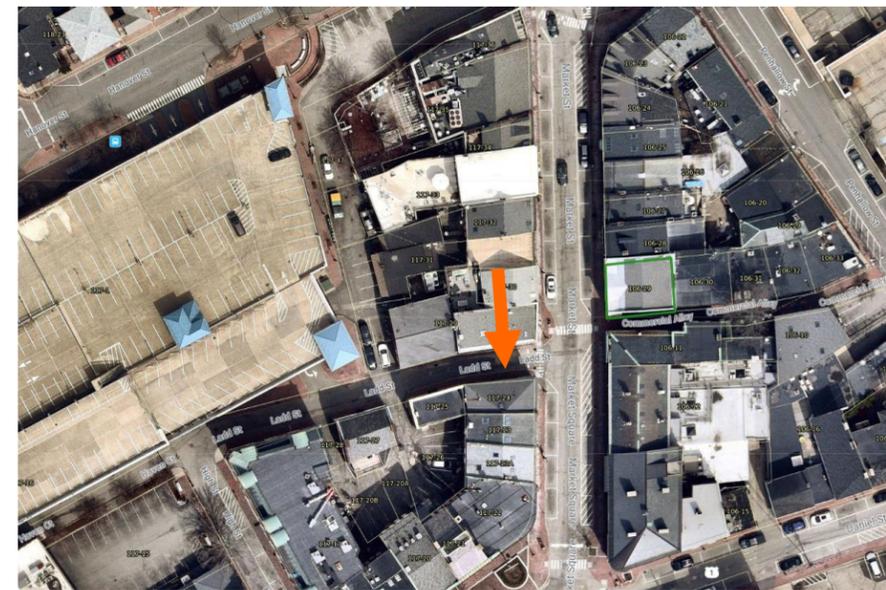


HDC Application Package

- Work Scope:**
1. Add new vertical copper gutter / disengage from westerly buildings
 2. New recessed deck part of attic work (not visible from Market Street)
 3. New LED 2700K lighting at Dentil work at Eave
 4. Fix Limestone Band material (Entire Run)
 5. Fix Limestone Sill materials (All that are suspect)
 6. Clean Brick Facade
 7. Replace all upper level windows with Pella windows (Replace in Kind in existing masonry opening)
 8. 2 New Pella Windows at attic level (match existing)
 9. Relocate new HVAC condensers to roof @ rear of building



Street View Image of Existing Conditions & 3D Massing Model



Aerial View

**HISTORIC
SURVEY
RATING**

C

41 MARKET STREET (LUHD-173) – WORK SESSION #1 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF	No	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– Façade Improvements, Rear Deck and HVAC Condensers –</h4>			
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	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	
	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: 41 MARKET ST. Case No.:1 Date:8-5-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Evaluation Form: 45 MARKET STREET (LUHD-172)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 1,445 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Number of Stories: 4.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To fully renovate the façade and upper floors of the building.

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 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):

- 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 Market Street and is surrounded with many other brick and wood-sided, multi-story contributing structures. All the buildings have little no front yard setback, shallow rear yards and off-street parking is limited.

J. Previous HDC Comments and Suggestions:

- The HDC has not previously reviewed this application.

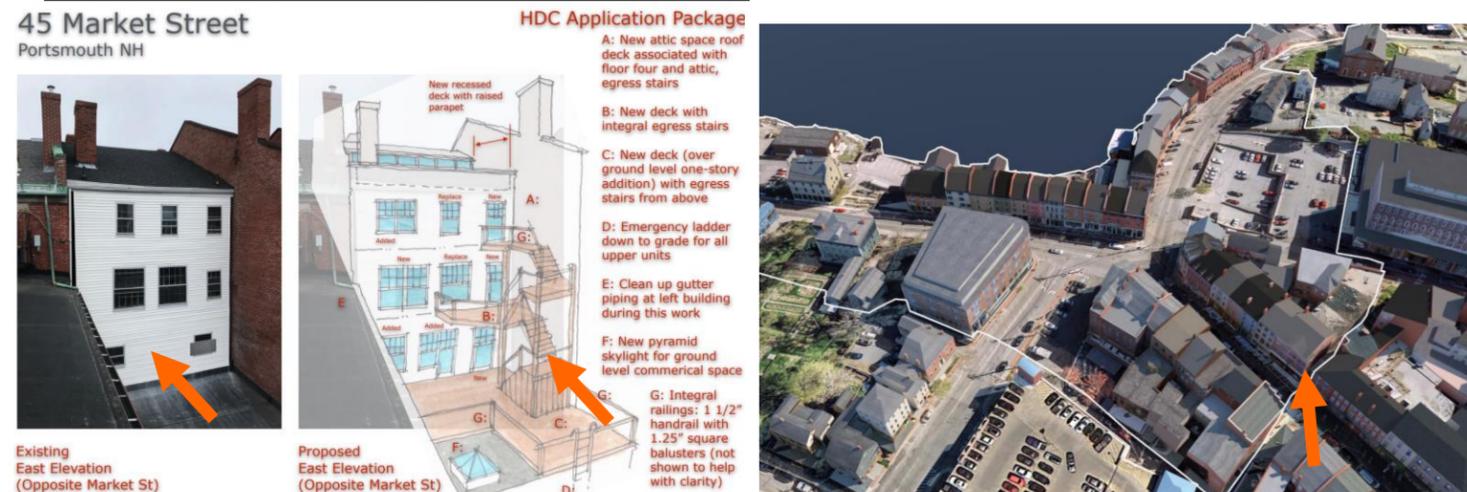
K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the vinyl and wood façade components, install new windows and update the storefront. Copper rain gutters will be added as well as new signs, lighting and a recessed roof deck on the rear elevation.

Design Guideline Reference – Exterior Woodwork (05), Porches, Stoops and Decks (06), & Windows & Doors (08).

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



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

45 MARKET STREET (LUHD-172) – WORK SESSION #2 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
STAFF	No.			(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
		GENERAL BUILDING INFORMATION		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– Façade Improvements and Renovation of the Upper Floors –</h4>				
	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	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		
	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: 45 MARKET STREET Case No.: 2 Date: 8-5-20

Decision: Approved Approved with Stipulations Denied Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

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

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 repaint brick, replace the roof & made entryway improvements

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
- Significant Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

J. Previous HDC Comments and Suggestions:

- The HDC has reviewed this application and requested the applicant either explore reusing existing slate shingles from the rear addition for the front façade or using the faux slate shingles. The asphalt shingles were not supported by a majority of the Commission given the location, prominence and focal status of the building. The Applicant was asked to also clarify the techniques proposed for restoration or replacement of the brownstone quoins and stairs.

K. Staff Comments and Suggestions for Consideration:

- The applicant will submit new drawings by the August 5th meeting so they can be reviewed in advance of the work session scheduled for August 19th.

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 #A (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)	<p>MODERATE PROJECT</p> <p>– Replace Roof & Trim, Repoint Brick and Replace Front Entryway –</p>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	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	
	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.:A Date:8-19-20
Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 377 MAPLEWOOD AVE. (LUHD-145)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

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:

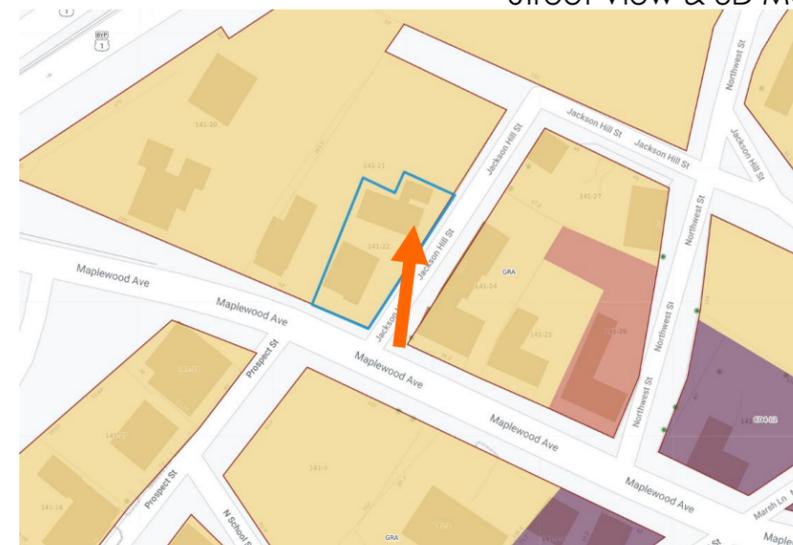
- At the July HDC meeting the application proposed a partial demolition of an existing secondary structure and to renovate the existing structure with new windows, siding and roof.
- Several members of the HDC requested a site visit prior to continuing with the design and review of this application. The Site Visit was held on Monday July 27th and three HDC members attended. We discovered that the buildings are inn very poor condition and open to the weather.
- Although no design-related issues were discussed at the site visit, the applicant's design engineer indicated that he would be considering a replacement building that would not necessarily reuse all of the existing building footprint. We expect new elevations and drawing to be available at the August 5th meeting.

Design Guideline Reference – Guidelines Small Scale New Construction and Additions (10).

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 #B (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
STAFF		GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)		<p>MODERATE PROJECT</p> <p>– Partially Demolish and Renovate a Secondary Building –</p>				
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		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.: B Date: 8-19-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 84 PLEASANT ST. (LUHD-141)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

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 August 5th meeting.

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

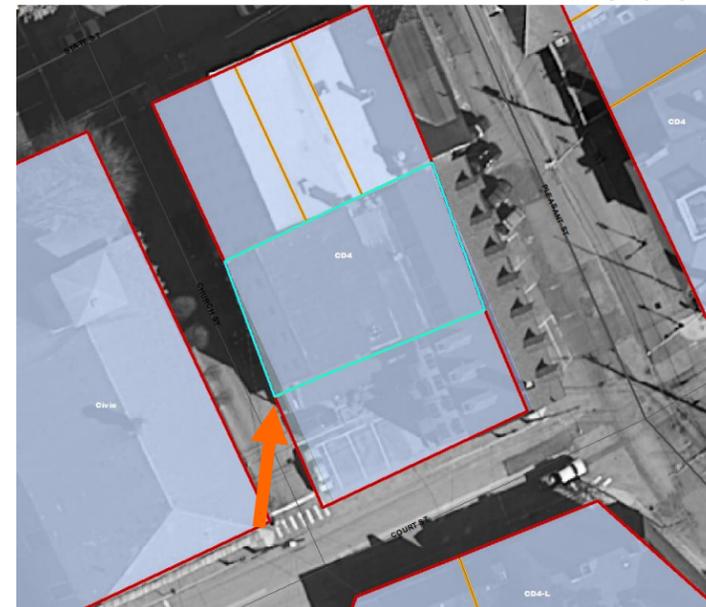
K. Aerial Image, Street View and Zoning Map:



CHURCH STREET ELEVATION



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

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

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
STAFF		GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)		<p>MAJOR PROJECT</p> <p>- Renovate Façade and Add a Four-Story Addition -</p>				
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		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.: C Date: 8-19-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 232 SOUTH STREET (LUHD-169)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

Existing Conditions:

- Zoning District: SRB
- Land Use: Two-Family
- Land Area: 7,890 SF +/-
- Estimated Age of Structure: c.1870
- Building Style: Vernacular
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace siding, trim, windows and steps.

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"/> Demolition |
|---|------------------------------------|-------------------------------------|

F. Sensitivity of 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):

- 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)

J. 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.

K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Renovate the structure with new siding, trim and roof as well as new windows, granite steps and a 340 SF addition to the rear of the structure.

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

K. Aerial Image, Street View and Zoning Map:



Proposed Elevation and Street View Image



Aerial Map

**HISTORIC
SURVEY
RATING**

C

232 SOUTH STREET (LUHD-169) – WORK SESSION #1 (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)	<p>MODERATE PROJECT</p> <p>- Replace Siding, Trim and Stairs and add a New Rear Addition -</p>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	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
		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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 232 SOUTH STREET Case No.: 1 Date: 8-19-20
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

HDC

ADMINISTRATIVE APPROVALS

August 19, 2020

1. 135 Congress Street (LUHD-179) -TBD
2. 290 Pleasant Street (LUHD-181) -Recommended Approval
3. 56 Middle Street (LUHD-182) -Recommended Approval
4. 76 Congress Street (LUHD-183) -Recommended Approval
5. 70 Congress Street (LUHD-184) -Recommended Approval

1. 135 Congress Street - TBD

Background: The applicant is seeking approval for material and design changes from a previously approved design. The changes include:

- Retaining the CMU block on the side wall due to costs associated with fire protection.
- Removing the transom windows on the sidewalls of the stairwell.
- Changing the stairwell roof from standing seam metal to PVC.
- Adding posts to support canopy over walkway.
- Modify the standing seam roof of the addition to tinted glass.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-179

Status: Active

Submitted: Aug 05, 2020

Applicant



Andrew Sidford

9784621657

kgezzer@asidfordarchitects.com

Location

135 CONGRESS ST

145

Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Addition material and design changes based on project development and budget allowances.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Business Name (if applicable) Andrew Sidford Architects	Phone 9784621657
Relationship to Project Architect	Full Name (First and Last) Andrew Sidford
Zip Code 01950	Mailing Address (Street) 44 Merrimac Street
If you selected "Other", please state relationship to project. --	City/Town Newburyport
Email Address asidford@asidfordarchitects.com	State MA

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

Other

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

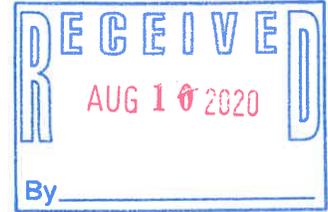
If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Architect

ANDREW  SIDFORD
ARCHITECTS

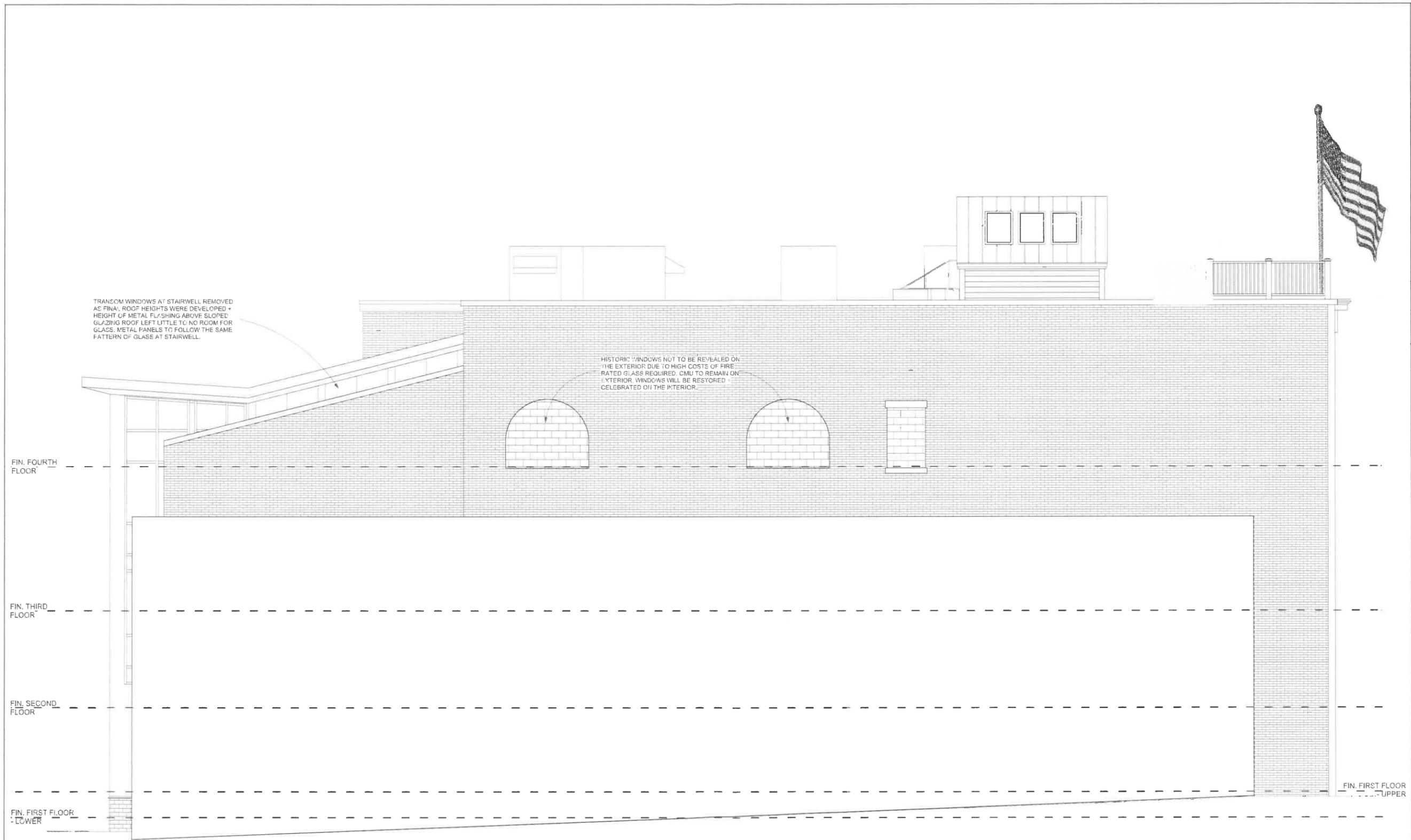
44 Merrimac Street, Newburyport, MA 01950 Tel (978) 462-1657 Fax: (978) 462-8258

Transmittal



TO: City of Portsmouth – Planning Department
FROM: Andrew Sidford Architects
SUBJECT: 135 Congress Street (Former YMCA Building) – Elevation Drawings
DATE: 08.05.2020
CC: File

Enclosed are 2 proposed elevations drawings for HDC administrative approval.
The projected is located at 135 Congress St., Portsmouth, NH Map 126 Lot 5
West/Side Elevation
North/Rear Elevation



TRANSOM WINDOWS AT STAIRWELL REMOVED AS FINAL ROOF HEIGHTS WERE DEVELOPED + HEIGHT OF METAL FLASHING ABOVE SLOPED GLAZING ROOF LEFT LITTLE TO NO ROOM FOR GLASS. METAL PANELS TO FOLLOW THE SAME PATTERN OF GLASS AT STAIRWELL.

HISTORIC WINDOWS NOT TO BE REVEALED ON THE EXTERIOR DUE TO HIGH COSTS OF FIRE RATED GLASS REQUIRED. CMU TO REMAIN ON EXTERIOR. WINDOWS WILL BE RESTORED CELEBRATED ON THE INTERIOR.

ANDREW SIDFORD ARCHITECTS
 44 Merrimac Street Newburyport, MA 01950
 978.462.1637 www.sidfordarchitects.com

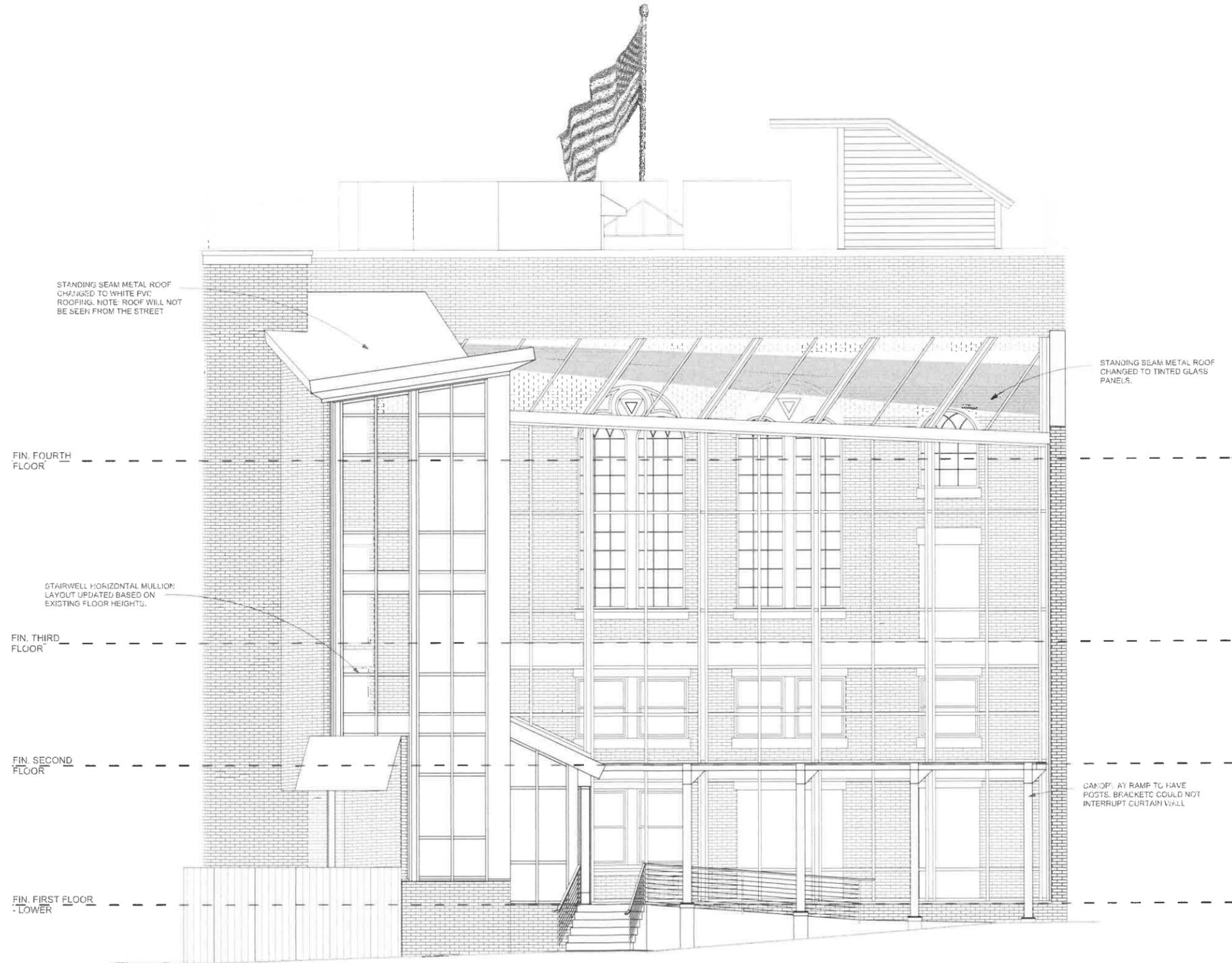


DATE	REVISION	BY
08.04.2020	HPC ADMINISTRATIVE APPROVALS	KG

YMCA BUILDING
 135 CONGRESS STREET
 PORTSMOUTH, NH
 DRAWING TITLE:
 PROPOSED WEST-SIDE ELEVATION

A-202





DATE	REVISION	DATE	REVISION
08.04.2020	HFC ADMINISTRATIVE APPROVALS		
			KG
YMCA BUILDING 135 CONGRESS STREET PORTSMOUTH, NH		DRAWING TITLE: PROPOSED NORTH-REAR ELEVATION	
		DRAWING SCALE: 1/4" = 1'-0"	

2. 290 Pleasant Street

- Recommended Approval

Background: The applicant is seeking approval to replace the skirt roofing with a weather-proof material (rubber), add a white aluminum drip edge, and to repair rotted wood at 294/296 Pleasant Street entryway.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-181

Status: Active

Submitted: Aug 10, 2020

Applicant

 sam ucich
 1 603 548 3841
 samucich@gmail.com

Location

290 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

Repair skirt roofing and replace with weather-proof in-kind material. Repair rotted wood at entry way of 294/296 pleasant.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Email Address	State
--	NH
Relationship to Project	Phone
Owner	1 603 548 3841
Mailing Address (Street)	Zip Code
296 Pleasant Street	03801
Business Name (if applicable)	Full Name (First and Last)
--	sam ucich
City/Town	If you selected "Other", please state relationship to project.
Portsmouth	--
Relationship to Project	Phone
Developer	1 603 817 6633
Business Name (if applicable)	City/Town
Leighton Roofing	Strafford
Mailing Address (Street)	Full Name (First and Last)
1245 1st Crown Point	Guy Leighton
Zip Code	State
03884	NH

290/294/296 Pleasant Street restoration project

July 10, 2020

Repair/Replace skirt roofing:

1. Strip off all layers of asphalt singles to entire skirt of the house.
2. Check and install new plywood boards if rotted.
3. Install new high-density fiber board on plywood. Fiber board is used properly adhere with rubber membrane.
4. Install new .060 rubber membrane, to high-density fiber board, over entire skirt of the house.
5. Install new 6" cover tape.
6. Install new 3" drip edge along the perimeter of roof. Color white.
7. Haul away all old roofing debris and magnetic clean up.

Current Roof pics:





Images of appearance of rubber membrane roof:



Tag Photo

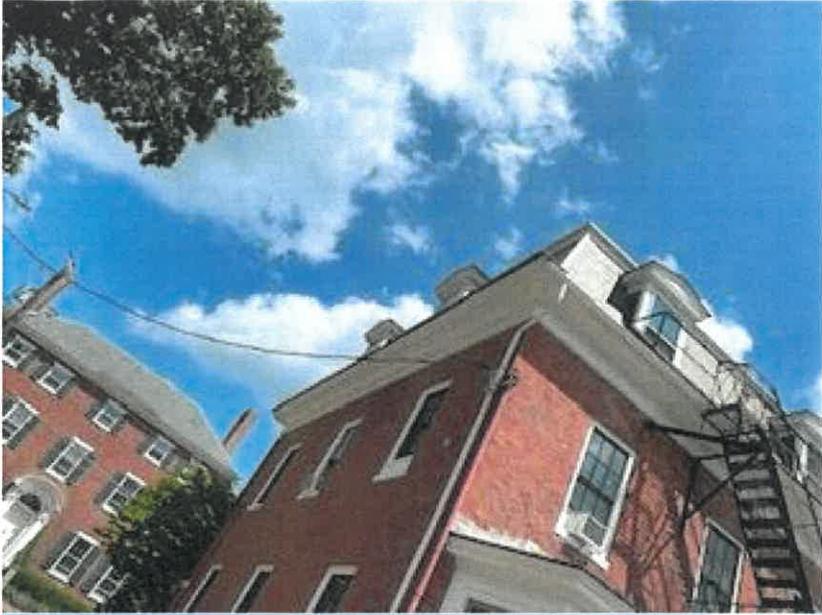
Options

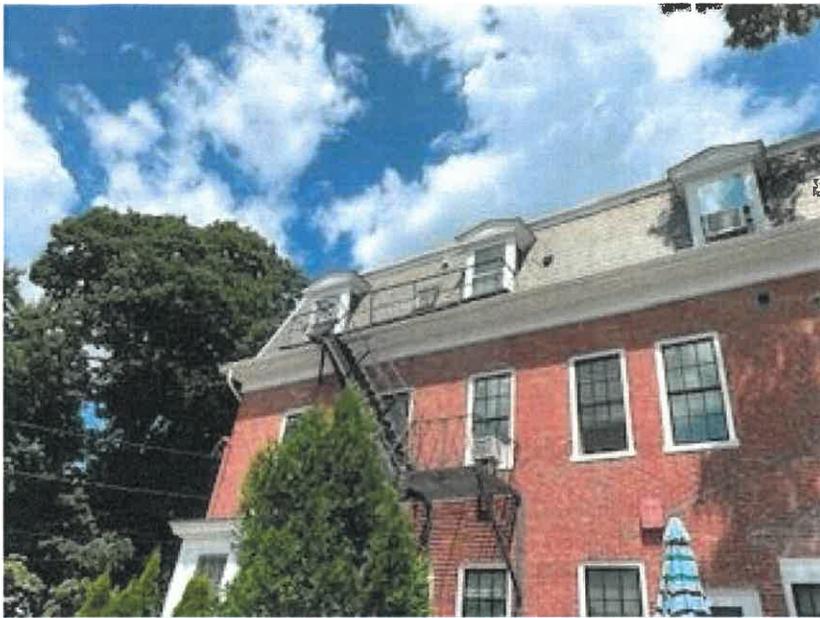
Send in Messenger



Pics of building today:







Repair/Replace front entry way 296 and 294 Pleasant Street:

1. Fix rotted wood on front of the entry way by replacing with white pvc stock. Match existing design.

Pics of current entry way.



3. 56 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (change back porch stairs to run alongside the structure toward the parking lot and to extend the previously approved fencing on Middle Street to State Street with the same gate as approved on Middle Street.)

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-182

Status: Active

Submitted: Aug 11, 2020

Applicant



Jason Theodore (for 56 Middle St LLC)

603-661-6823

@ barbaratheodore@comcast.net

Location

56 MIDDLE 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

1. Back door porch stairs were approved as straight on out toward Middle St, the space between steps as approved balked make it challenging to access balked for carrying anything down stairs, we'd like to turn stairs to run along house toward back parking area allows for balked access, pics attached.
2. The fence was approved for Middle St w a gate at front walkway. i would like to use that same fence to run from Middle St inside the Sycamore Tree to run across yard on State St where two cars will park to separate parking from garden areas, this will also allow a secure fence area for pet, the gate to access walkways from parking will be same gate as the approved front walkway. Diagram showing where fence and gate will be is highlighted on landscape plan, pictures of actual fence and gate attached.

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

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.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

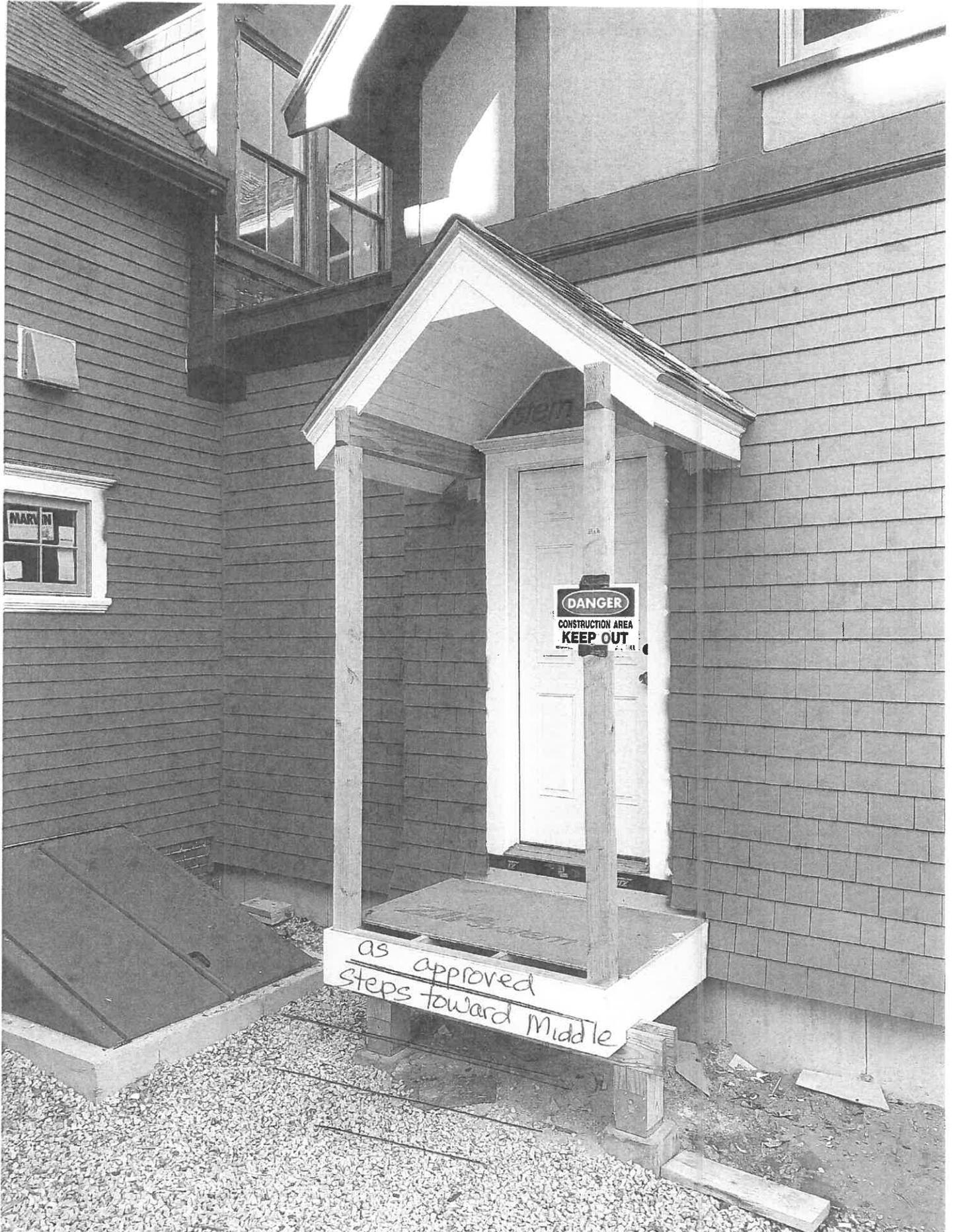


DANGER
CONSTRUCTION AREA
KEEP OUT

Change requested

Steps →





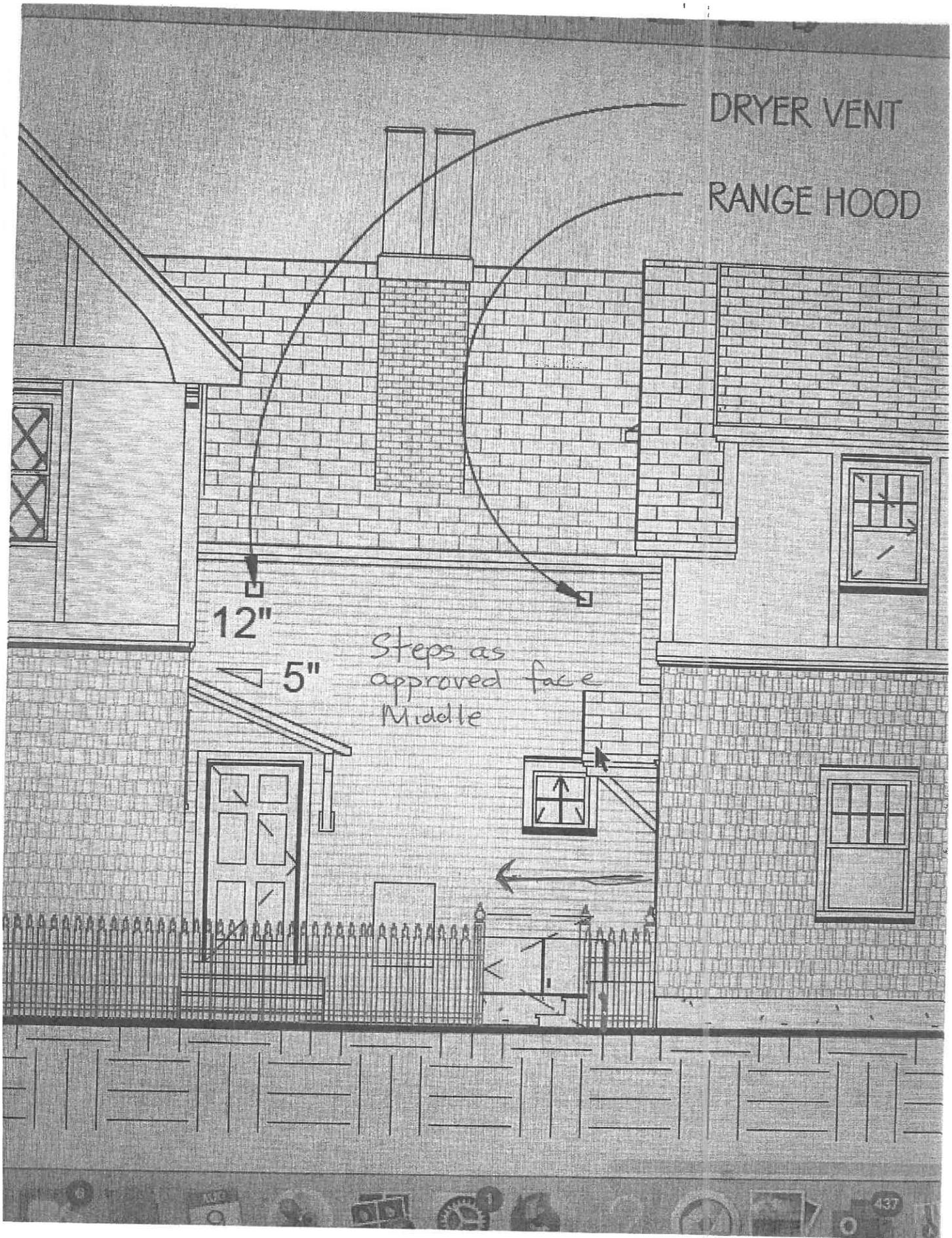
DRYER VENT

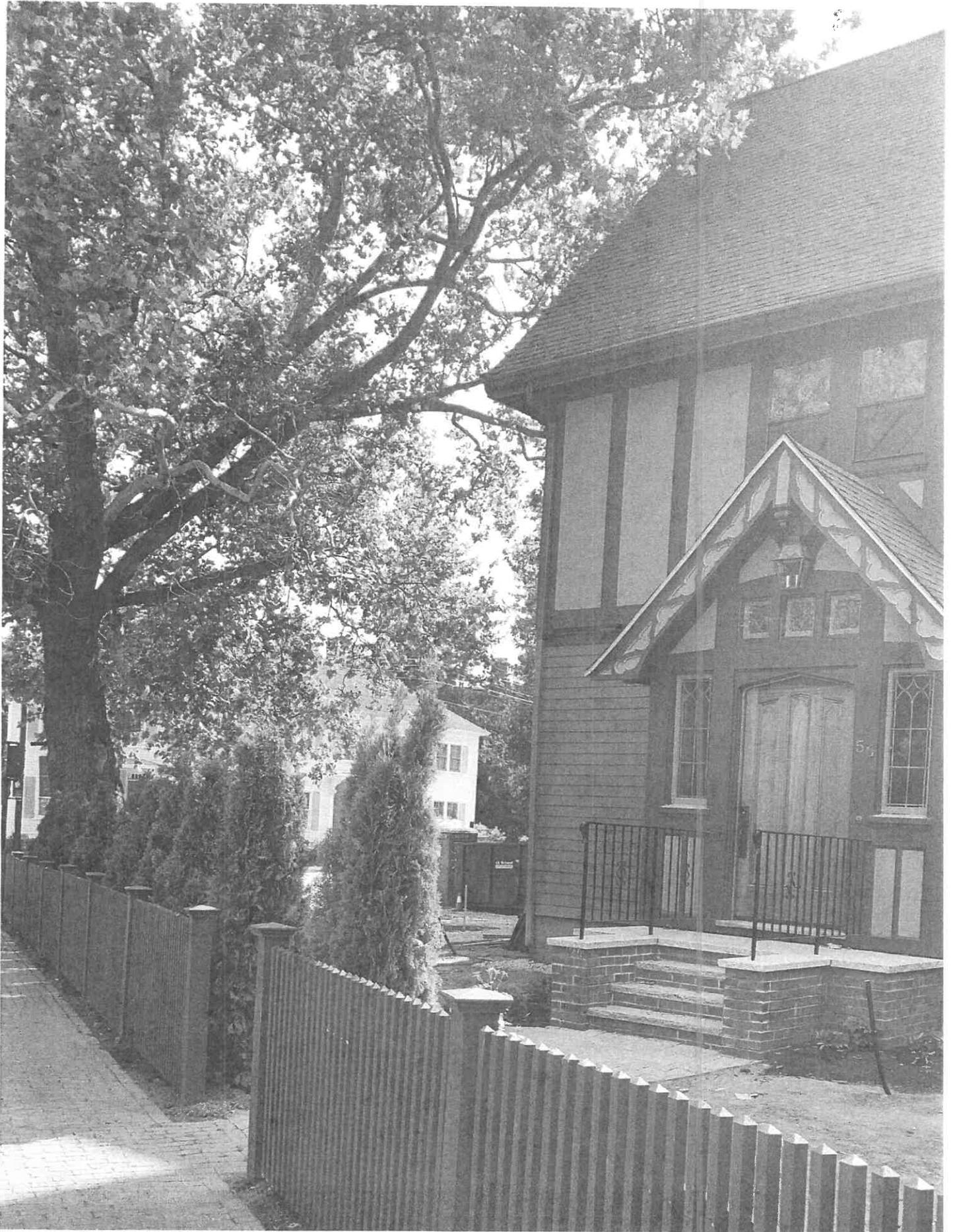
RANGE HOOD

12"

5"

Steps as approved face Middle





Approved Middle St. Fence



Newgate style
will be french
doors



- PLAN REFERENCES:**
1. PLAT OF LOT 1058 MIDDLE STREET, PORTSMOUTH, NH, 17TH APRIL 1984 BY JOHN W. BROWN, FILE NO. 2445 / PLAN NO. 9284
 2. RECONSTRUCTION OF LAND FOR THE CITY OF PORTSMOUTH ON ELKINGTON ST. COUNTY OF ROCKINGHAM, PORTSMOUTH, NH, 1ST 2ND AUG. 1973, RECORDED 1/17/79 BY ALKEDRA ASSOCIATES CONSULTING ENGINEERS, P. 807P
 3. CONDOMINIUM SITE PLAN FOR 56 MIDDLE STREET, PORTSMOUTH, NH, REF. NO. 2730-2386, 1ST 2ND BY DAVID W. SCHMIDT, 3/12/97, D-1618P
 4. CONDOMINIUM SITE PLAN FOR 125 FOREMAN, TAX MAP 130 LOT 14 PROPERTY OF J.B. HESLOD 207 STATE STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH, 1ST 2ND FEBRUARY 21, 2006, BY M.C. CYRIL ENGINEERS & LAND SURVEYORS, D-3525P

PROPOSED VARIANCES

USE VARIANCE:
 ART. 5A, SECTION 105A.11 & FIGURE 10.5A.1.10A AND SECTION 10.5A.1.10 & FIGURE 10.5A.1.10
 TO ALLOW FOR THE CONVERSION OF AN EXISTING STRUCTURE TO A RESIDENTIAL PURVEY WHERE THE PROPOSED VARIANCES DELETED IN THE DOWNTOWN OVERLAY ZONING

PREVIOUSLY GRANTED VARIANCES: (12/18/2018)

USE VARIANCE:
 VARIANCE FROM 10.5A.2 AND 10.5A.3
 1) TO ALLOW RESIDENTIAL USE OF THE SECOND FLOOR WHERE BULKING IN THE DOWNTOWN OVERLAY DISTRICT, PROVIDED THAT THE GROUND FLOOR REMAINS CAPABLE OF NONRESIDENTIAL USE.

DIMENSIONAL VARIANCE:
 VARIANCE FROM 10.5A.1.10A
 1) TO ALLOW REAR YARD OF 7.7 FT WHERE A 10 FT IS REQUIRED

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 800 North Road - Suite 2
 Portsmouth, NH 03801-7114
 Tel: (603) 433-8300
 Fax: (603) 434-0318

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH NH ASSESSOR'S MAP 126 AS LOT 19
 - 2) OWNER OF RECORD: 19 MIDDLE STREET, LLC PO BOX 8638 PORTSMOUTH NH 03802 BK 2343 PG 229
 - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 310104202C, EFFECTIVE MAY 17, 2015
 - 4) EXISTING LOT AREA: 10,128 S.F. 0.2325 ACRES
 - 5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L1 AND THE DOWNTOWN OVERLAY DISTRICT
 - 6) THE PLAN 0219 OF THIS PLAN IS TO SHOW A PROPOSED ADDITION TO THE EXISTING STRUCTURE. CONVERSION OF THE SUBJECTIVE TO A DUPLEX AND THE VARIANCES REQUIRED, A PORTION OF THE EXISTING STRUCTURE WILL BE DEMOLISHED
 - 7) PLANS BASED ON ARCHITECTURAL DESIGN BY JOHN BUTLER OF THE ARCHITECT DATE: 8/21/2018 WITH MODIFICATIONS TO THE SITE DESIGN PORTION.
 - 8) DRAINAGE ASSUMED
 - 9) SUBJECT PROPERTY IS DEEMED BY EASEMENT RIGHTS FOR ACCESS, EGRESS, PARKING AND USE/ENJOYMENT OVER TAX MAP 126 LOTS 16 & 17, SIDE ROAD 2389/830 & 2582/2386
 - 10) PARKING STIPES SHOWN IS BASED ON DIMENSIONS FROM "SCHEMATIC SITE PLAN, CRITTEIN, HARRINGTON, UPHAM, RITZEL, SCOTT & SHAWKIN, PA. STATE & MIDDLE STREETS, 1ST 2ND JUNE 1990"

ZONING DEVELOPMENT STANDARD
 ED4-L1: CHARACTER DISTRICT-LIMITED 1 IN DOWNTOWN OVERLAY DISTRICT (DOD)

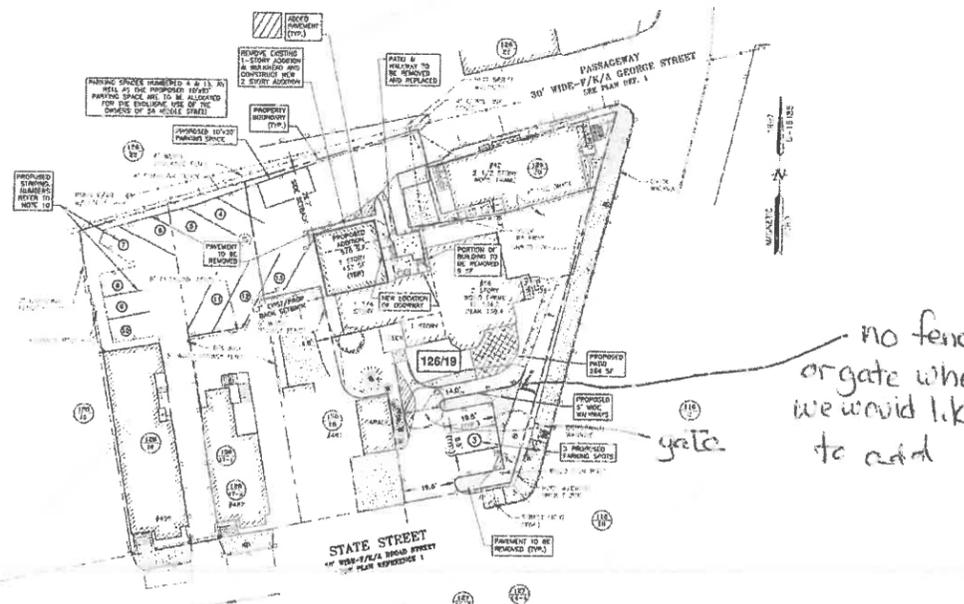
BUILDING PLACEMENT (PRINCIPAL)	PROPOSED	EXISTING	REQUIREMENTS
MAX. HEIGHT (FIRST FLOOR)	15 FEET	14.2 FEET	14.2 FEET
MAX. 2 ND FLOOR	5'-0" FEET	5.7 FEET	5.7 FEET
MAX. HEIGHT	5 FEET	18 FEET	18 FEET
FRONT LOT LINE SETBACK	0'-0" FEET	0' FEET	4' FEET

MAX. SHEDDING HEIGHT	PROPOSED	EXISTING	REQUIREMENTS
MAX. SHEDDING HEIGHT	8 FEET	10 FEET	10 FEET
MAX. HEIGHT FOR 2 ND FLOOR	3'6" FEET	N/A	N/A
MAX. HEIGHT FOR 3 RD FLOOR	1' FEET	10.5 FEET	10.5 FEET

LOT OCCUPATION	PROPOSED	EXISTING	REQUIREMENTS
MAX. BUILDING WIDTH	60 FEET	17 FEET	32 FEET
MAX. FRONT YARD SETBACK	0' FEET	0' FEET	5' FEET
MAX. SETBACK (REAR)	0' FEET	22'5" FEET	25' FEET
MAX. SETBACK (SIDE)	3'6" FEET	3'6" FEET	3'6" FEET
MAX. LOT AREA	3,360 S.F.	3,360 S.F.	3,360 S.F.
MAX. LOT AREA (RESIDENTIAL)	1,008 S.F.	1,008 S.F.	1,008 S.F.
MAX. GROUND COVERED	30%	30%	30%

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
CONCRETE & ASPHALT	2,232	2,493
DECK, ENTRY & SIDEWALK	174	180
PAVEMENT	1,542	1,824
CONCRETE PAVES & WALK	342	153
WALKWAY	137	594
PAVING	1,111	111
LAND	0	243
TOTAL	5,528	5,634
LOT AREA	10,128	10,128
% LOT COVERED	54.6%	55.6%
% GROUND SPACE	33.4%	41.8%



APPROVED BY THE PORTSMOUTH ZONING BOARD



As approved - Shows no fence by parking

SITE DEVELOPMENT 56 MIDDLE STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	ADD PARKING IN FRONT	7/4/19
2	ADDED OFF-SITE/FRONT SIDEWALK	7/8/19
1	REVISED FOR APPROVAL	4/23/19
0	REVISED FOR CONSENT	4/23/19

SCALE: 1"=20' APRIL 2019
VARIANCE APPLICATION PLAN C1

4. 76 Congress Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of railings along the roof top in the back alley of the building surrounding HVAC equipment (per code requirements).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-183

Status: Active

Submitted: Aug 12, 2020

Applicant



Doug Greene

6033121707

portcitydesignco@gmail.com

Location

76 CONGRESS 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

Safety railings at the rooftop in back alley around hvac equipment as per code - no public visibility

Description of Proposed Work (Planning Staff)

--

Project Representatives

Email Address	Mailing Address (Street)
--	--
Full Name (First and Last)	Relationship to Project
Brent	Other
Business Name (if applicable)	Zip Code
Hazelbaker	--
If you selected "Other", please state relationship to project.	State
project manager	--
City/Town	Phone
--	914-565-7053

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.

architect





5. 70 Congress Street

- Recommended Approval

Background: The applicant is seeking approval to remove the existing Congress Street side chimney to the roofline, install new flashing and rebuild the chimney with antique bricks and install a stone cap.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-184

Status: Active

Submitted: Aug 12, 2020

Project: 70 Congress Street - Rebuild Chimney

Applicant



Philippe Favet

603-205-2104 ext. _____

philfavet@yahoo.com

Location

70 CONGRESS 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

Take chimney down (the one on Congress st side) to lower roof line,install new lead flashing at both roof ,rebuild chimney using the antique bricks,install stone cap to seal off unused flues.

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

Other

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.

General Contractor /Agent

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

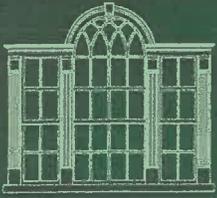
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INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Addressee Prefix and Last Name

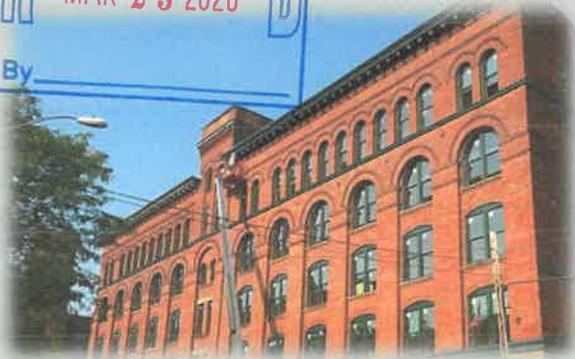
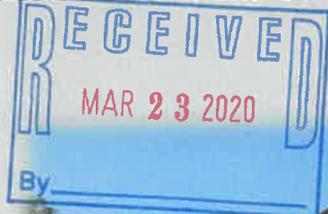




GREEN MOUNTAIN
WINDOW & DOOR
COMPANY

News

HISTORIC REMODEL, HISTORIC REGISTRY & LANDMARK PROPERTY WINDOW REPLACEMENT

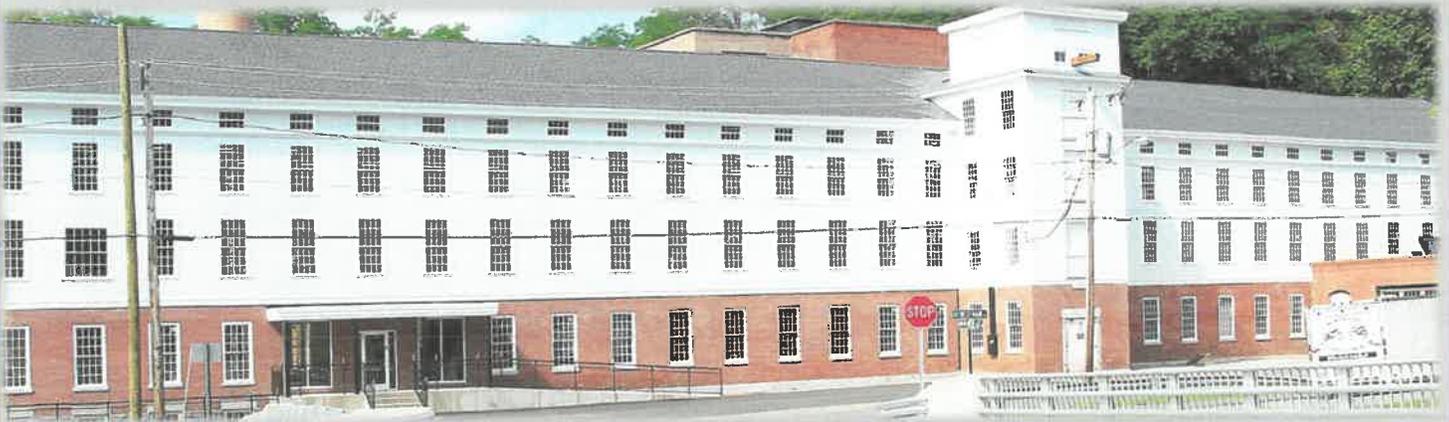


GREEN MOUNTAIN WINDOW SPECIALIZES IN WINDOW REPLACEMENT SOLUTIONS FOR THE NORTHEAST'S HISTORIC BUILDINGS. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NEW ENGLAND'S SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.



FOUR DIFFERENT REPLACEMENT SYSTEMS:

- FULL FRAME WINDOW
- INSERT "BOX" WINDOW
- SASH & TRACK BALANCE KIT
- SASH & CONCEALED BALANCE KIT



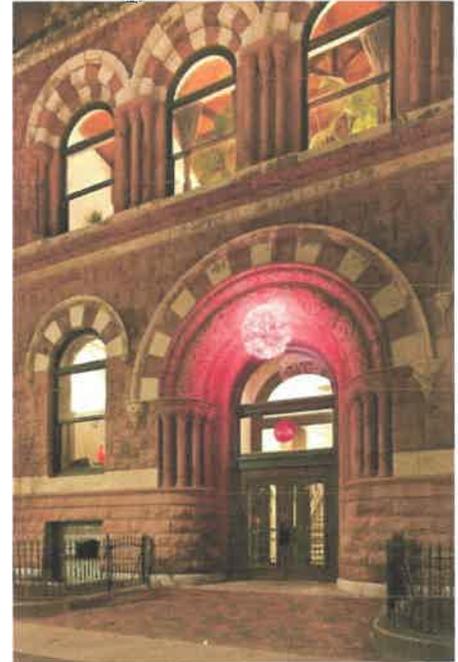
We offer four different systems to replicate historic window details:



1. Complete full frame window applications: With minor modifications to our standard window we can match the sash, frame and daylight opening sightlines of existing historic windows. Often with this approach the existing historic exterior window trim can be reused on our window; or we can mill new trim to match existing. With the window to the left we only needed to modify our sill and bottom sash rail to match the original historic windows. If the historic window frames are not in a re-usable condition this may be the only replacement option.

2. Sash and concealed balance applications:

With this system we make new energy efficient sash that mimic the sightlines of the original sash. We install a cartridge block and tackle balance in the side edge of the sash that remains completely hidden. We also supply a concealed weather-strip system that encapsulates the sliding sash. The appearance will be virtually identical to the original window however the existing window frames need to be in good condition and relatively square for proper performance. This system was used in the historic library shown to the right.



3. Sash and jamb liner track applications:

With this system we make new energy efficient sash that mimic the sightlines of the original sash. And we supply a vinyl jamb liner / sash balance system that gets applied to the existing window frame. Typically the daylight openings and sash sightlines will match the original windows but the vinyl track applied to the old frame may stand out as a modern addition. The existing window frames need to be in good condition and relatively square for proper performance. Arch tops and angled tops are available as used in the Portland Maine apartment complex on the left.



4. Insert or "box" window applications: With this approach we manufacture a complete window with a 3 3/8" deep frame to fit inside of the existing window frame. While we can match the look of a historic window with this system some of the original daylight opening will be lost due to the frame. However, with our insert window you will lose less daylight than with any other manufacturers unit. One benefit of this approach is that if the existing window frame is out of square the operation and performance of the new window is not affected. This system was used in a Realtors office in Virginia shown on the right.



Existing windows



Existing
Windows



Existing window



Existing
windows

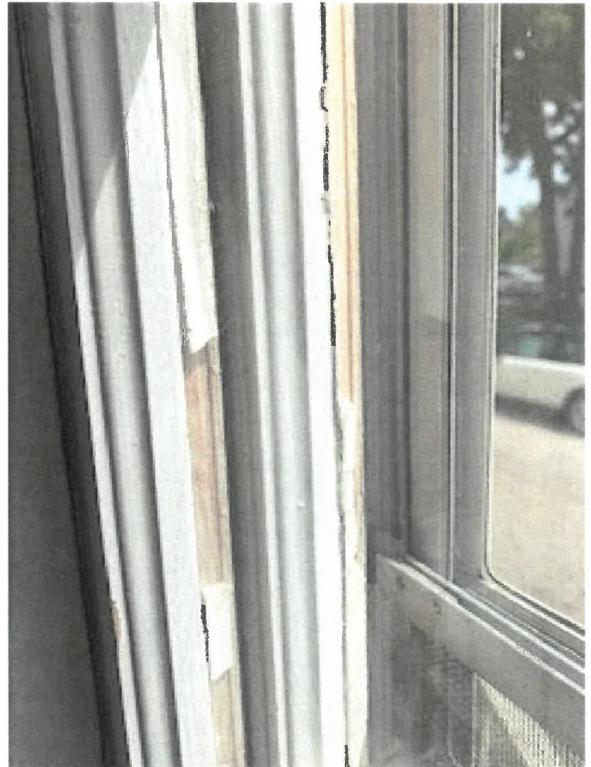


Existing window

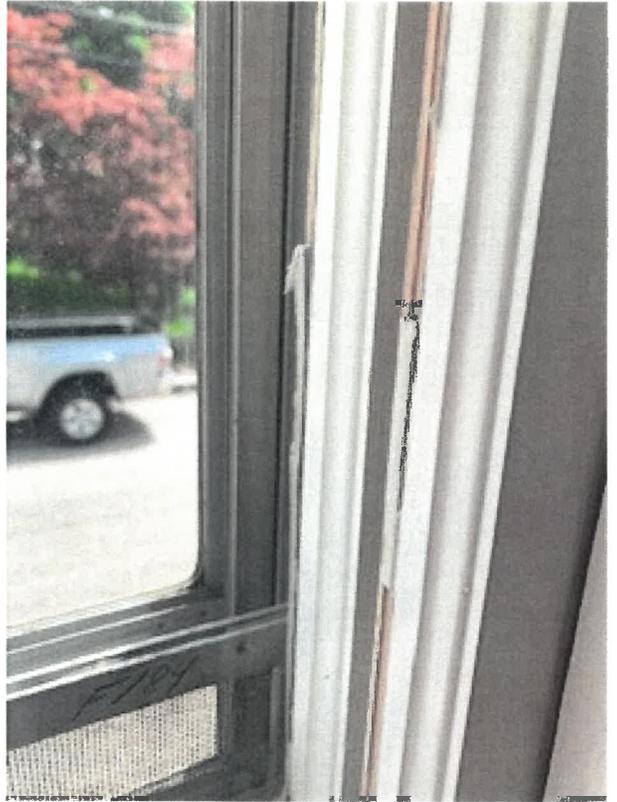


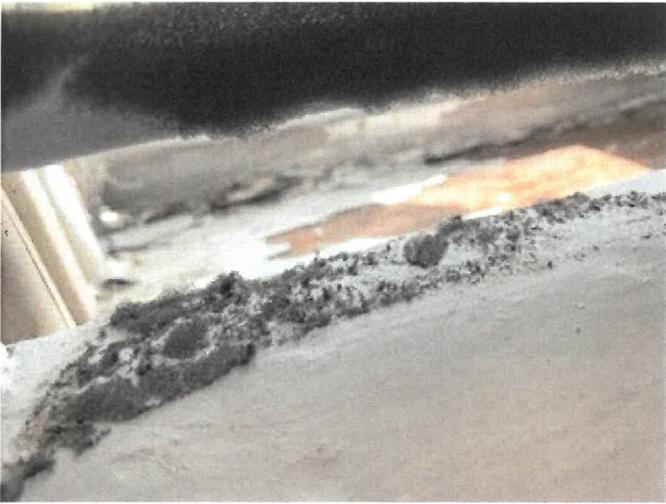
















Andersen Windows - Abbreviated Quote Report

Project Name: SARAH MINER



Quote #: 1617

Print Date: 07/10/2020

Quote Date: 07/10/2020

iQ Version: 20.0

Dealer:

Customer: RICCI LUMBER

Billing

Address:

Phone:

Fax:

Contact:

Trade ID: 096378

Promotion Code:

Sales Rep: Administrator - DO NOT REMOVE

Created By:

Item	Qty	Location	Unit Price	Ext. Price
0001	1		\$ 834.75	\$ 834.75

close pine int

400 Series
Unit, Woodwright Insert Equal Sash, Black/Clear Pine, Gray/Gray Liner, AA Handing, High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 2W1H, 3/4", Black/Pine, Permanently Applied, Chamfer/Chamfer (Each Sash), 1 Sash Lock, Traditional, Black
Half Insect Screen, Black

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

Viewed from Exterior

0002	1		\$ 879.75	\$ 879.75
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pre-fin int

400 Series
Unit, Woodwright Insert Equal Sash, Black/Pre-finished White, Gray/White Liner, AA Handing, High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 2W1H, 3/4", Black/Prefinished White, Permanently Applied, Chamfer/Chamfer (Each Sash), 1 Sash Lock, Traditional, Black
Half Insect Screen, Black

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

Viewed from Exterior

FEATURES

Frame

A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low-maintenance and never needs painting.

B For exceptionally long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior.

C Natural wood stops are available in pine, oak, maple and prefinished White. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstripping systems help provide a barrier against wind, rain and dust. The combination of spring tension vinyl, rigid vinyl and flexible bulb weatherstripping is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with White exterior color, exterior jamb liner is White. For all other units, the exterior jamb liner is gray.

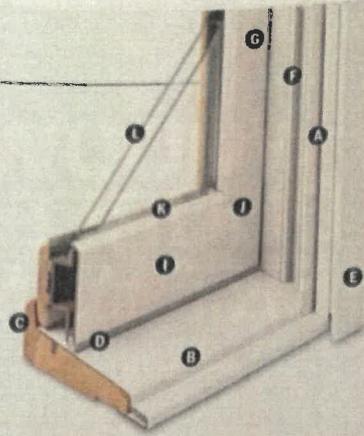
Sash

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or prefinished White.



I Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex® material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

Glass

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSunHeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 10 for more details.

Hardware



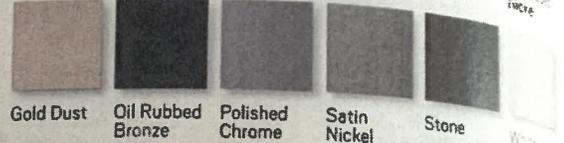
New standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

EXTERIOR



Naturally occurring variations in grain, color and texture of wood make every window one-of-a-kind. All wood interiors are unfinished unless prefinished. Available in select units.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change over time.

DOUBLE-HUNG HARDWARE

STANDARD
Lock & Keeper



Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Polished Chrome | Satin Nickel | Stone

OPTIONAL DOUBLE-HUNG LIFT HARDWARE

CONTEMPORARY

Bar Lift



Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

ESTATE®

Hand Lift



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

TRADITIONAL

Hand Lift



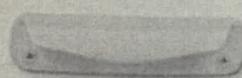
Finger Lifts



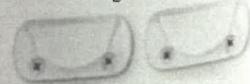
Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze
Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel

CLASSIC SERIES™

Hand Lift



Finger Lifts



Stone | White

* Visit andersenwindows.com/warranty for details.

** Hardware sold separately.

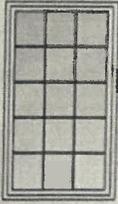
Dimensions in parentheses are in millimeters.

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

GRILLE OPTIONS

With Andersen, you'll find grille patterns, widths and configurations to fit any architectural style or the taste of any homeowner. If you're replacing windows and doors, we can match virtually any existing grille. We'll even work with you and your customers to create custom patterns.

Note: Some grille patterns not available in all configurations and products.



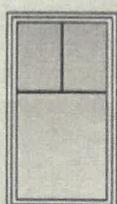
Colonial



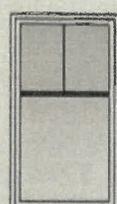
Prairie



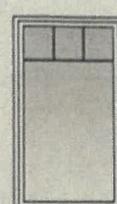
Diamond



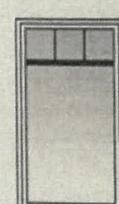
Tall Fractional



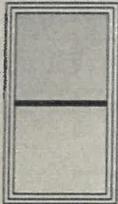
Tall Fractional
with 2 1/4" rail



Short Fractional

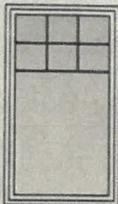


Short Fractional
with 2 1/4" rail

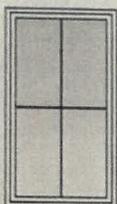


Simulated
Double-Hung

Our 2 1/4-inch-wide grille can make a casement window look like a double-hung.

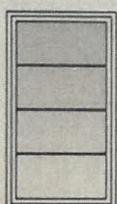


Specified Equal
Light* Fractional

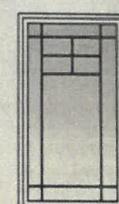
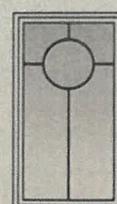
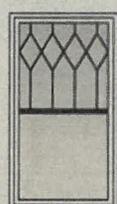


2 x 2

Specified
Equal Light*



1 x 4



Custom Patterns

Contact your Andersen supplier for your custom needs.

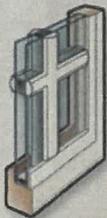
OPTIONS & ACCESSORIES

To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

GRILLE CONFIGURATIONS

Full Divided Light

For an authentic look, Full Divided Light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.



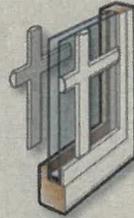
Permanent Exterior
Permanent Interior
with Spacer

Simulated Divided Light

Simulated Divided Light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.



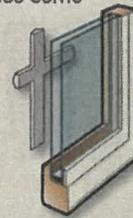
Permanent Exterior
Permanent Interior



Permanent Exterior
Removable Interior

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or 3/4" profile.

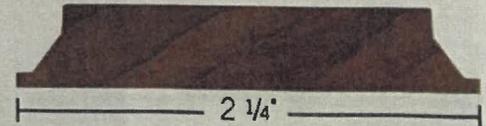
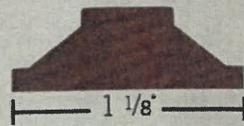
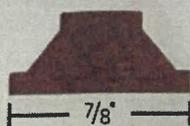
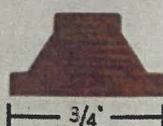


Removable
Interior Grille



Finelight™ Grilles-
Between-the-Glass

Grille Widths (actual size shown)

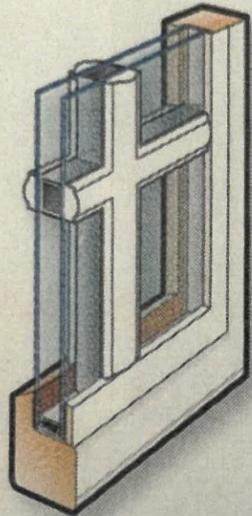


*Specify number of same-size rectangles across or down.

GRILLE CONFIGURATIONS

Full Divided Light

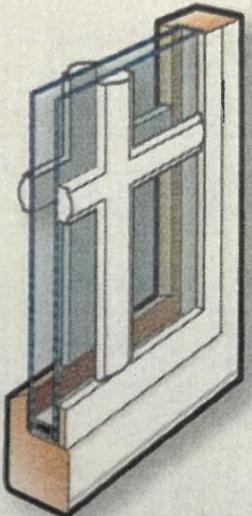
For an authentic look, Full Divided Light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.



Permanent Exterior
Permanent Interior
with Spacer

Simulated Divided Light

Simulated Divided Light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.

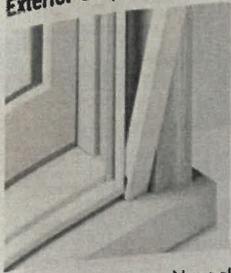


Permanent Exterior
Permanent Interior

Grille Widths
(actual size shown)



Exterior Stop Cover



An exterior stop cover provides a clean transition from new window to the existing window casing.

Sill Angles

Three sill angles are available — 0°, 8° and 14° — to closely match the existing sill in window replacement applications. See page 83 for more details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

For more information about glass, patterned glass, grilles and TruScene® insect screen see pages 10-16.

For more information about product performance, installation accessories and warranty see pages 269-291 or visit

andersenwindows.com

Sill Angle Finder App

Our *Sill Angle Finder App* lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download app for iPhone from the App StoreSM or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

Included Installation Materials



Flat, self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. Measurement guide and worksheet at andersenwindows.com/measure.

Sash Options*



Cottage Style



Reverse Cottage Style

ACCESSORIES Sold Separately

Frame

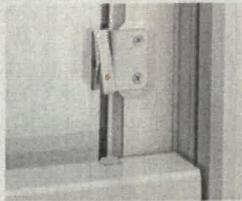
Wood Interior Stop



Optional interior stop with matching chamfer is available.

Sash

Window Opening Control Device Kit



A Window Opening Control Device Kit is available, which limits sash travel to less than 4" (102) when the window is first opened. Available in Stone and White.

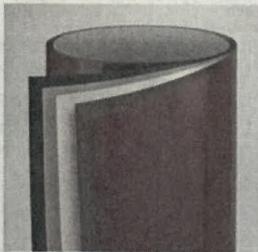
Security Sensors

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 30 for details.

Installation

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .019-gauge aluminum, Andersen coil stock is available in 24" (610) x 50' (15,240) rolls. Color-matched stainless steel trim nails 1 1/4" (32) long are also available and can be ordered in 1 lb. or 454 gram boxes.

Insect Screens

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screen

Exclusive Andersen® TruScene® insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

Conventional Insect Screen

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

Grilles

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 84.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with White, Canvas, Sandtone, Forest Green, Dark Bronze or Black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-base or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstripping.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* Shown on 400 Series Tilt-Wash double-hung full-frame windows. Dimensions in parentheses are in millimeters.

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132-134 Middle St HDC Submission July 2020 Worksession



Table of Contents

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HDC.2	HDC 3/11/20 Worksession Comments
HDC.3	HDC 6/3/20 Worksession Comments
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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.

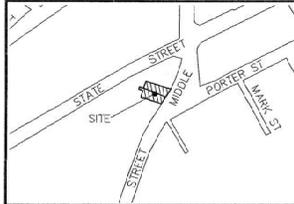
COMMISSION'S COMMENTS FROM 6/3/2020 WORK SESSION:

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.

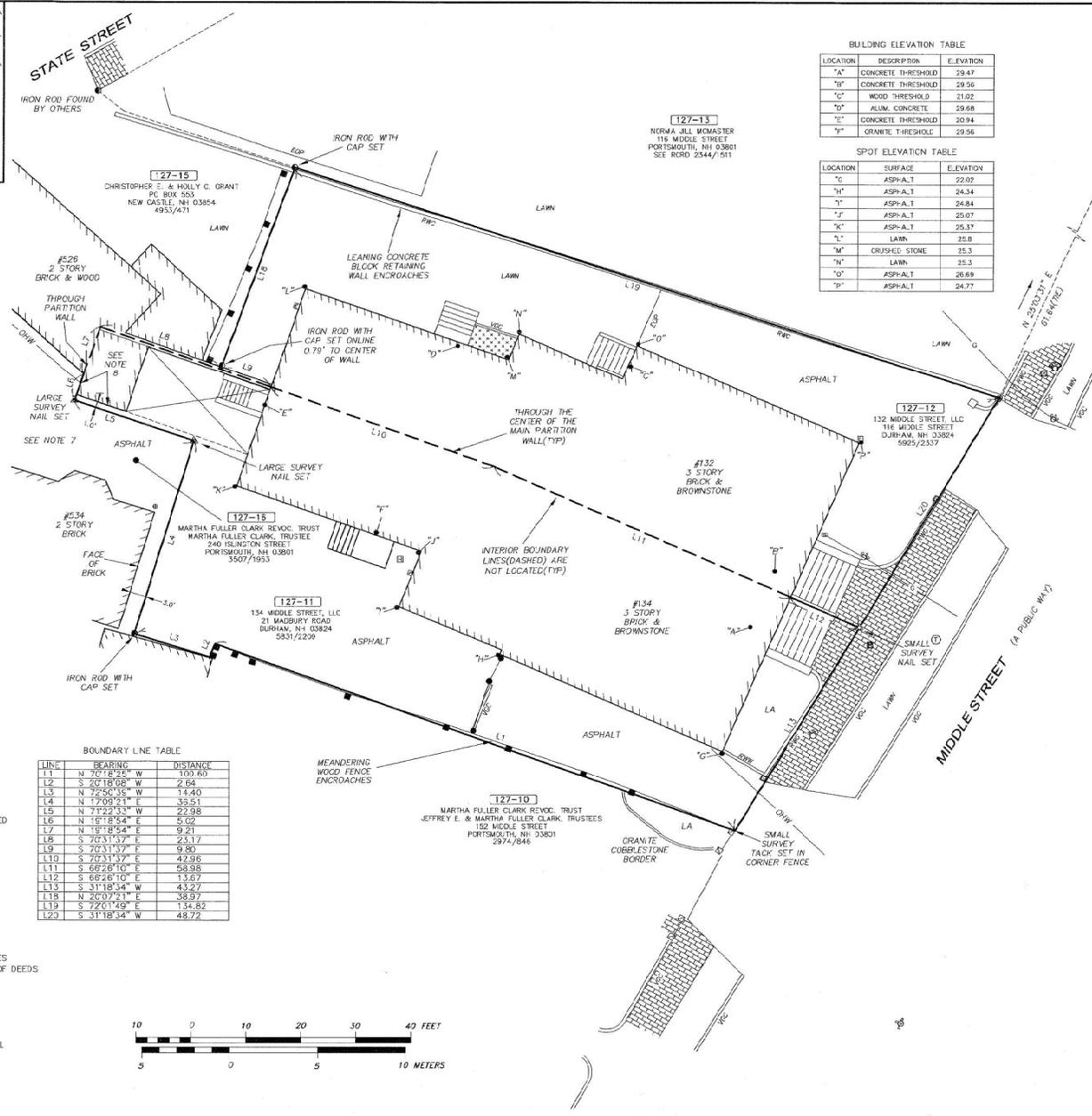
ELECTRICAL

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



BUILDING ELEVATION TABLE

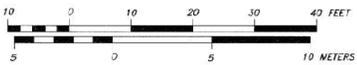
LOCATION	DESCRIPTION	ELEVATION
"A"	CONCRETE THRESHOLD	29.47
"B"	CONCRETE THRESHOLD	29.56
"C"	WOOD THRESHOLD	21.02
"D"	ALUM. CONCRETE	29.68
"E"	CONCRETE THRESHOLD	29.84
"F"	GRANITE THRESHOLD	29.56

SPOT ELEVATION TABLE

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

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L11	N 70°18'25" W	100.60
L12	S 20°18'08" W	2.64
L13	N 72°56'36" W	14.40
L14	N 7°09'21" E	35.51
L15	N 71°22'53" W	22.98
L16	N 16°18'54" E	5.02
L17	N 16°18'54" E	9.21
L18	S 20°11'37" E	23.17
L19	S 20°11'37" E	9.80
L20	S 20°11'37" E	42.96
L21	S 68°28'10" E	58.98
L22	S 68°28'10" E	13.67
L23	S 11°18'54" W	43.57
L24	N 20°07'21" E	38.97
L25	S 22°01'49" E	134.82
L26	S 31°18'54" W	48.72



- NOTES:**
- OWNER 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
 - OWNER OF RECORD.....134 MIDDLE STREET, LLC.
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824
DEED REFERENCE.....5831/2209
TAX SHEET / LOT.....127-11
PARCEL AREA.....5.902 S.F., 0.14 ACRES
 - ZONED.....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.G. CATON 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, MAP NUMBER 130702002E. EFFECTIVE DATE: MAY 17, 2000 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 01676-1.
 - GRANITE FOUNDATION HELD IN THIS AREA. SEE RCRD PLAN 01676-1.

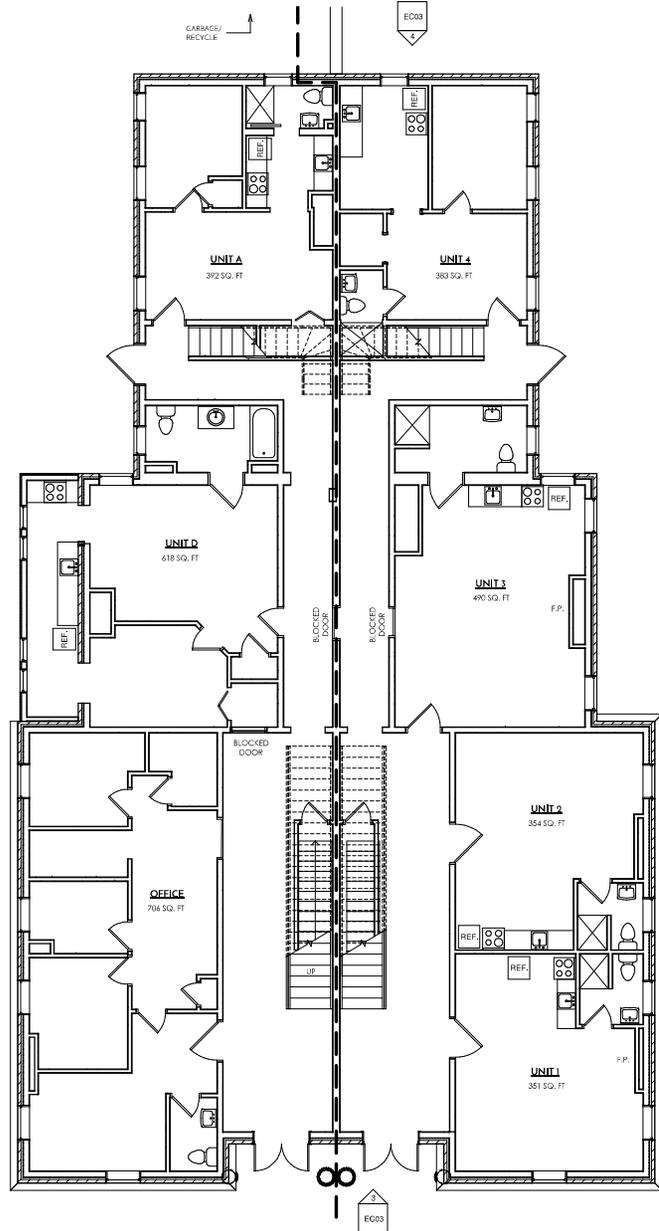
- REFERENCE PLANS:**
- PLAN OF LOT FOR H. SUSSMAN HEIRS, PORTSMOUTH, ROCKINGHAM COUNTY, NH, DATED JUNE 1, 1942, UPDATED TO 11-23-42, RCRD PLAN #01253.
 - PLAN OF LOT 534 STATE STREET, PORTSMOUTH, NH, DATED MAY 1952, RCRD BK #1247, PG 374
 - CONDOMINIUM SITE PLAN, MAP 127-LOT 14, HAYMARKET CONDOMINIUM FOR THROUGH REALTY MANAGEMENT, INC. 480 STATE STREET, PORTSMOUTH, N.H. DATED MARCH 2004, RCRD PLAN #0-31724
 - EXISTING CONDITIONS PLAN, 116 MIDDLE STREET, PORTSMOUTH, NH, OWNED BY N. JILL MCMASTER DATED 3/15/19 BY NORTHEASTERLY SURVEYING, INC. NOT RECORDED.

PURSUANT TO RSA 676:18,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.

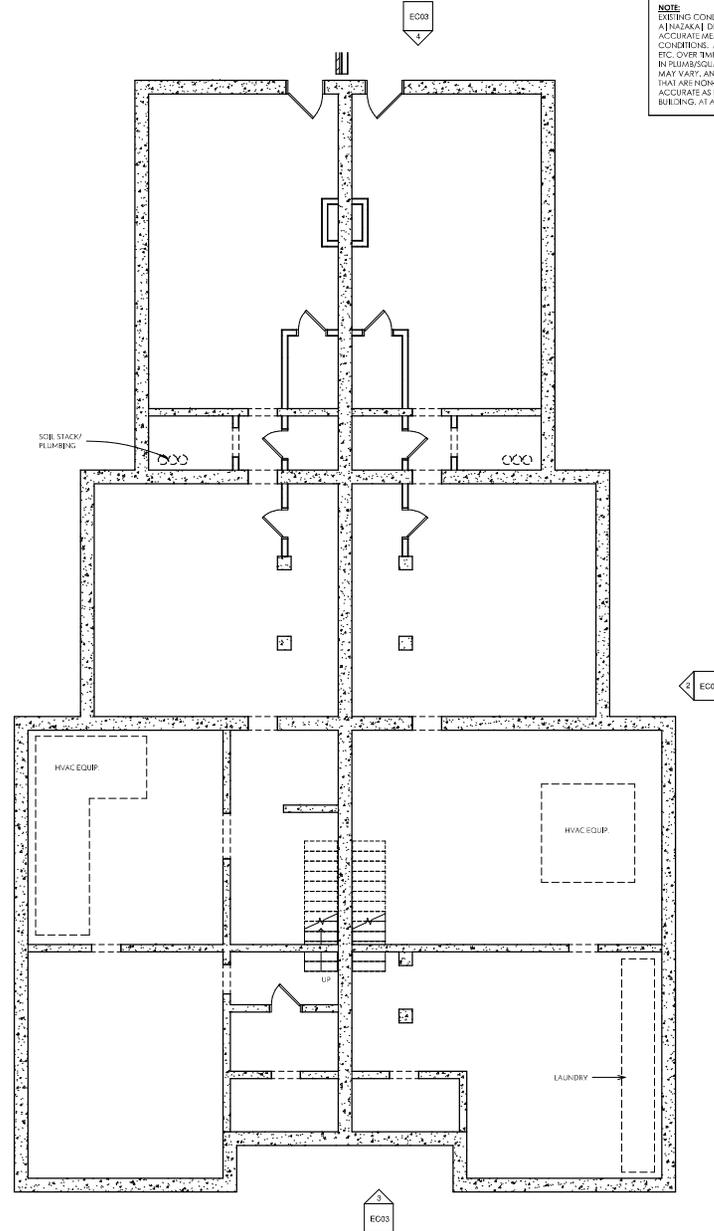
James Verra
JAMES VERRA 5-31-2019 DATE



REV. NO	DATE	DESCRIPTION	APPROV
PLAT OF LAND 132 & 134 MIDDLE STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 127-12 & 127-11 for: 132 MIDDLE STREET, LLC. & 134 MIDDLE STREET, LLC.			
JAMES VERRA AND ASSOCIATES, INC. 101 SHATTUCK WAY NEWINGTON, N.H., 03801-7976 603-436-5667		DATE: 5-31-2019 JOB NO: 23804 SCALE: 1" = 10' HDC. 4	SHEET: 1 of 1
<small>PROJECT NO. 23804 DRAWN BY DATE BY COPYRIGHT © 2019 BY JAMES VERRA AND ASSOCIATES, INC.</small>			



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



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

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

ALL BRAC, DESIGNS, AND HAVE REPRESENTED ON AN ANAKA DESIGN. THEY ARE CHARTED AND DOCUMENTS SHALL NOT BE USED BY ANY PERSONS WITHOUT THE WRITTEN CONSENT OF ANAKA DESIGN, INC.

ANAKA DESIGN
11700 BROADWAY SUITE 100
PORTSMOUTH NH 03874

EXISTING CONDITIONS
132-134 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:
 EXISTING CONDITIONS DRAWINGS DONE BY ANAZAKA I 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 LOCATED WALLS. WALL THICKNESSES MAY VARY AND EXTERIOR WALL THICKNESSES THAT ARE NON-FINISHABLE ARE ESTIMATED AS ACCURATE AS POSSIBLE. ANY FUTURE WORK WITHIN BUILDING, AT A MINIMUM SHOULD BE FIELD VERIFIED.

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ANAZAKA I DESIGN
 13788 ROUTE 101, SUITE 100, PORTSMOUTH, NH 03801
 TEL: 603.883.1111 FAX: 603.883.1112

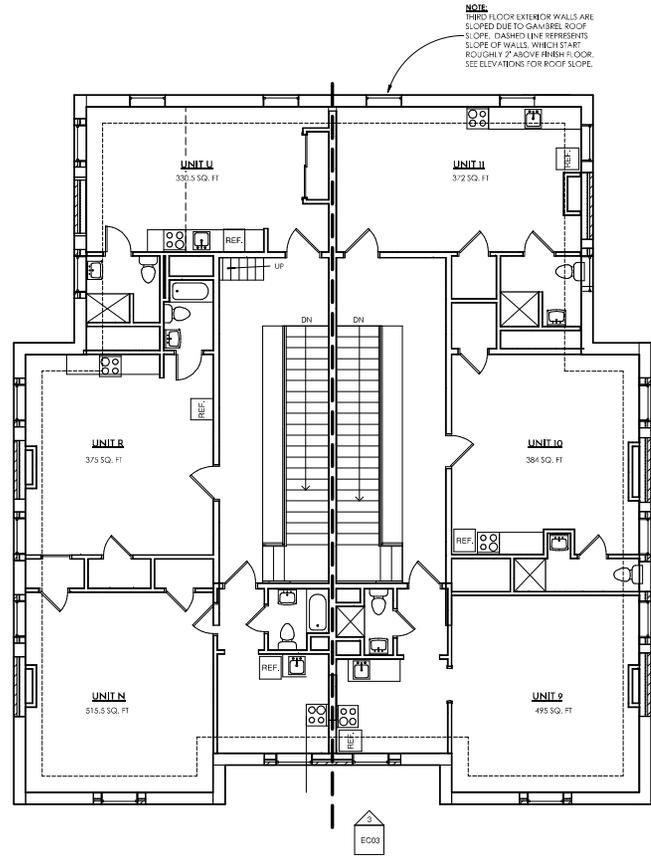
EXISTING CONDITIONS
 132-134 MIDDLE STREET, PORTSMOUTH, NH
 134 MIDDLE STREET LLC

EXISTING PLANS

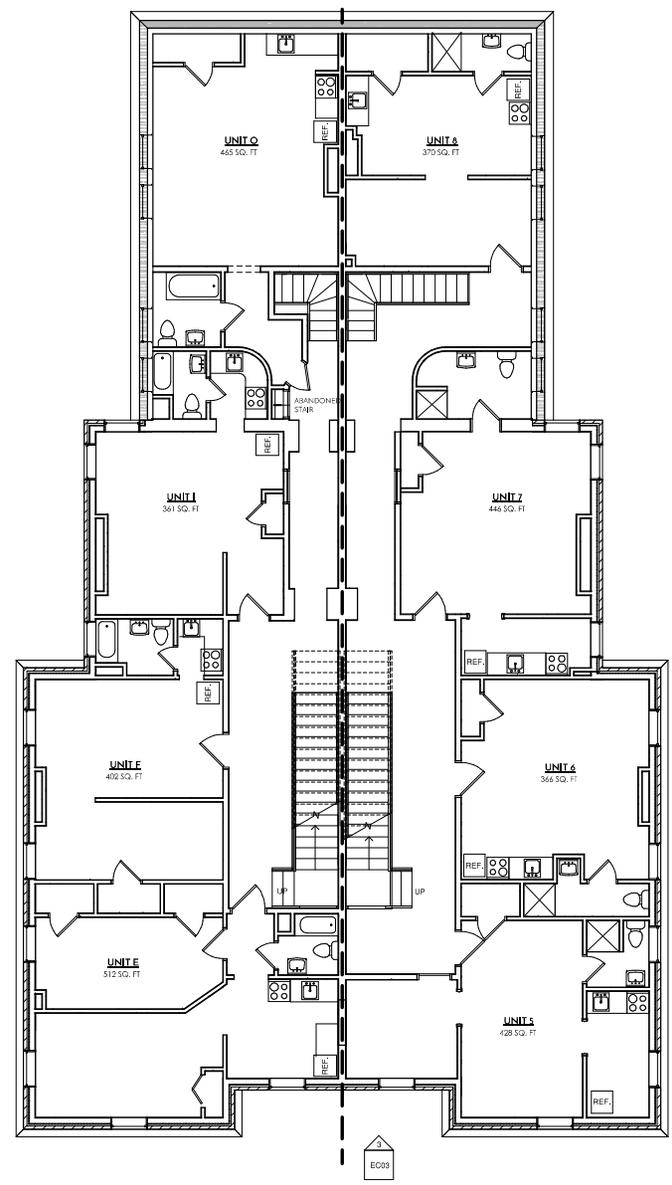
Revisions	
No.	Date

August, 2018

HDC . 6



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



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

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

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ANAKA DESIGN
 1178 BROAD STREET, PORTSMOUTH, NH 03875
 WWW.ANAKADDESIGN.COM

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

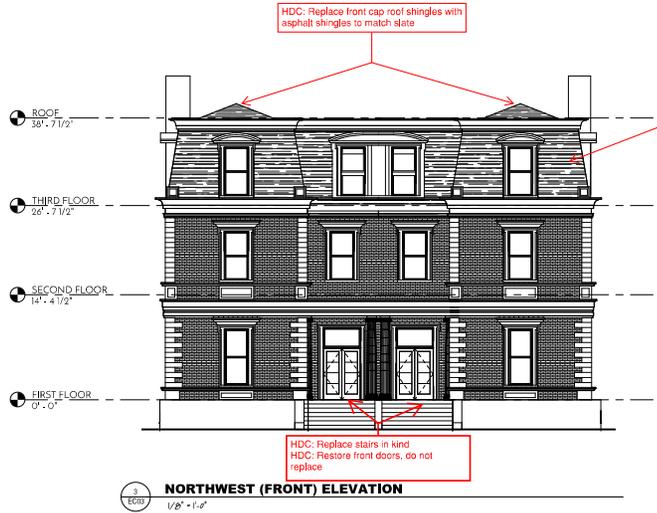
EXTERIOR ELEVATIONS

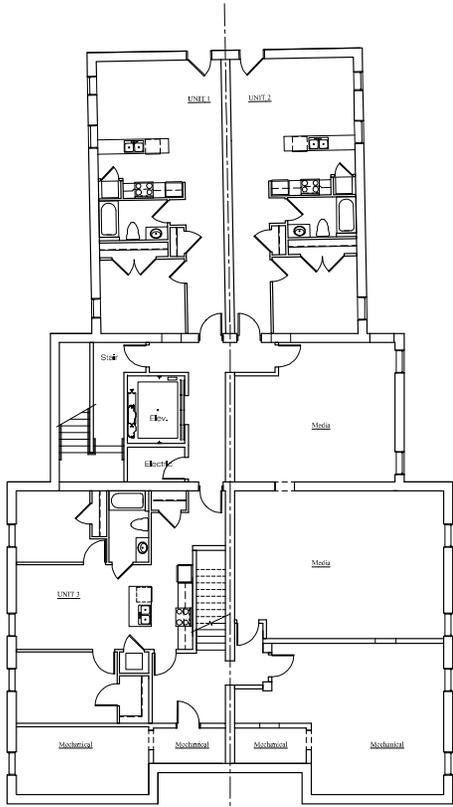
Revisions

No.	Date

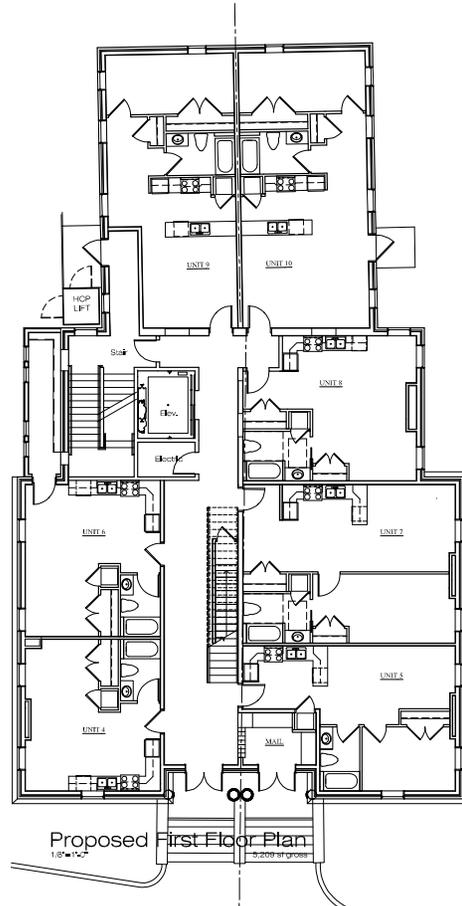
August 2018

HDC . 7

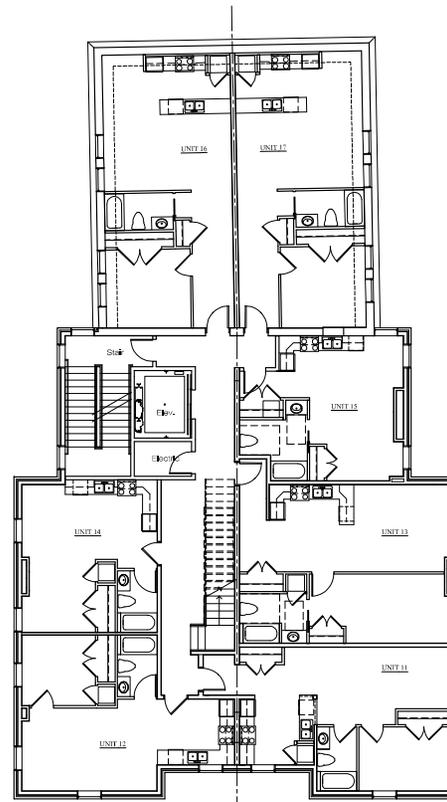




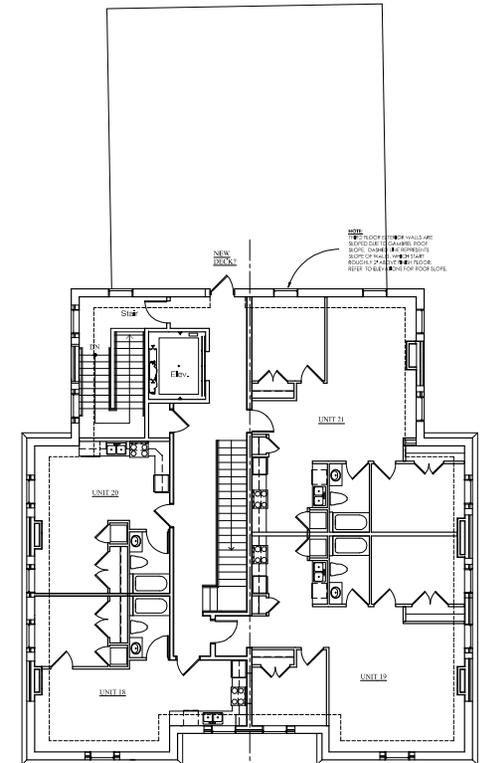
Proposed Basement Floor Plan
1/8" = 1'-0" 5,077 sq gross



Proposed First Floor Plan
1/8" = 1'-0" 3,209 sq gross



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



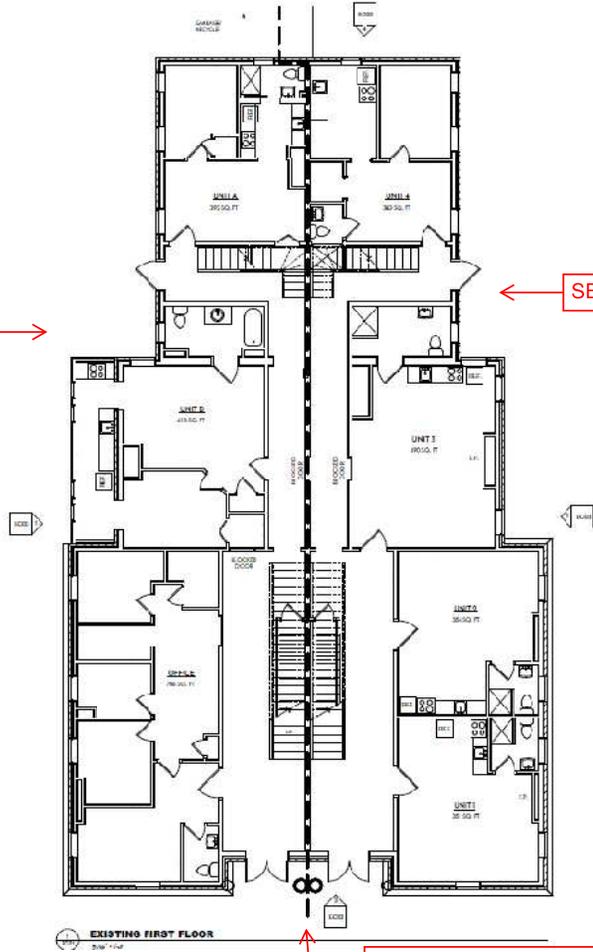
Proposed Third Floor Plan
1/8" = 1'-0" 3,612 sq gross

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

Progress Print

PHOTO LEGEND

SEE PHOTO "B"



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.

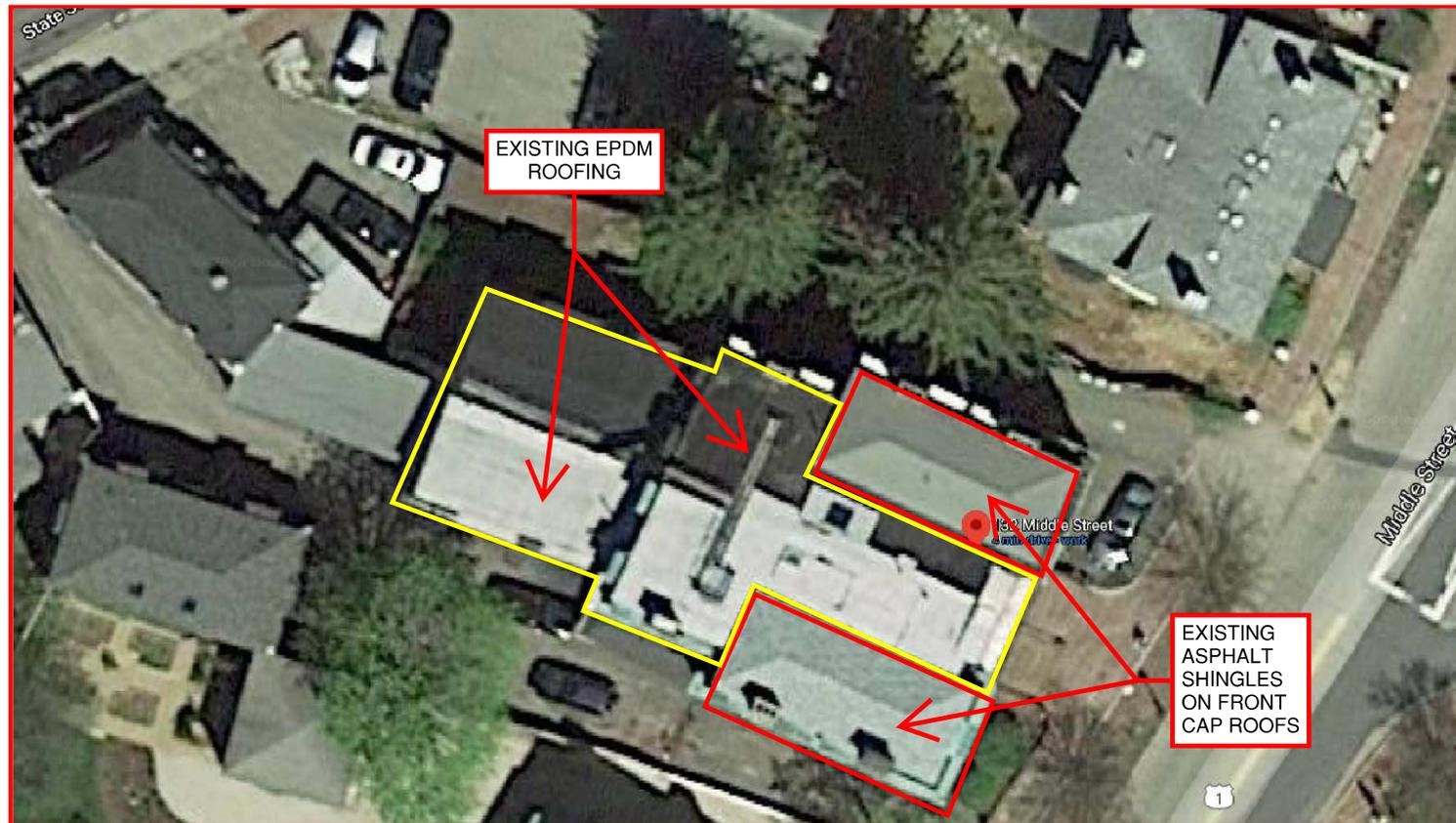
UPDATE 3/11/20:

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:

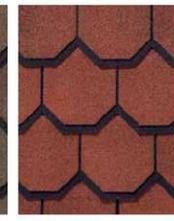
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

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



CARRIAGE HOUSE® COLOR PALETTE



Colonial Slate

Gatehouse Slate

Stonegate Gray

Black Pearl

Brownstone

Georgian Brick

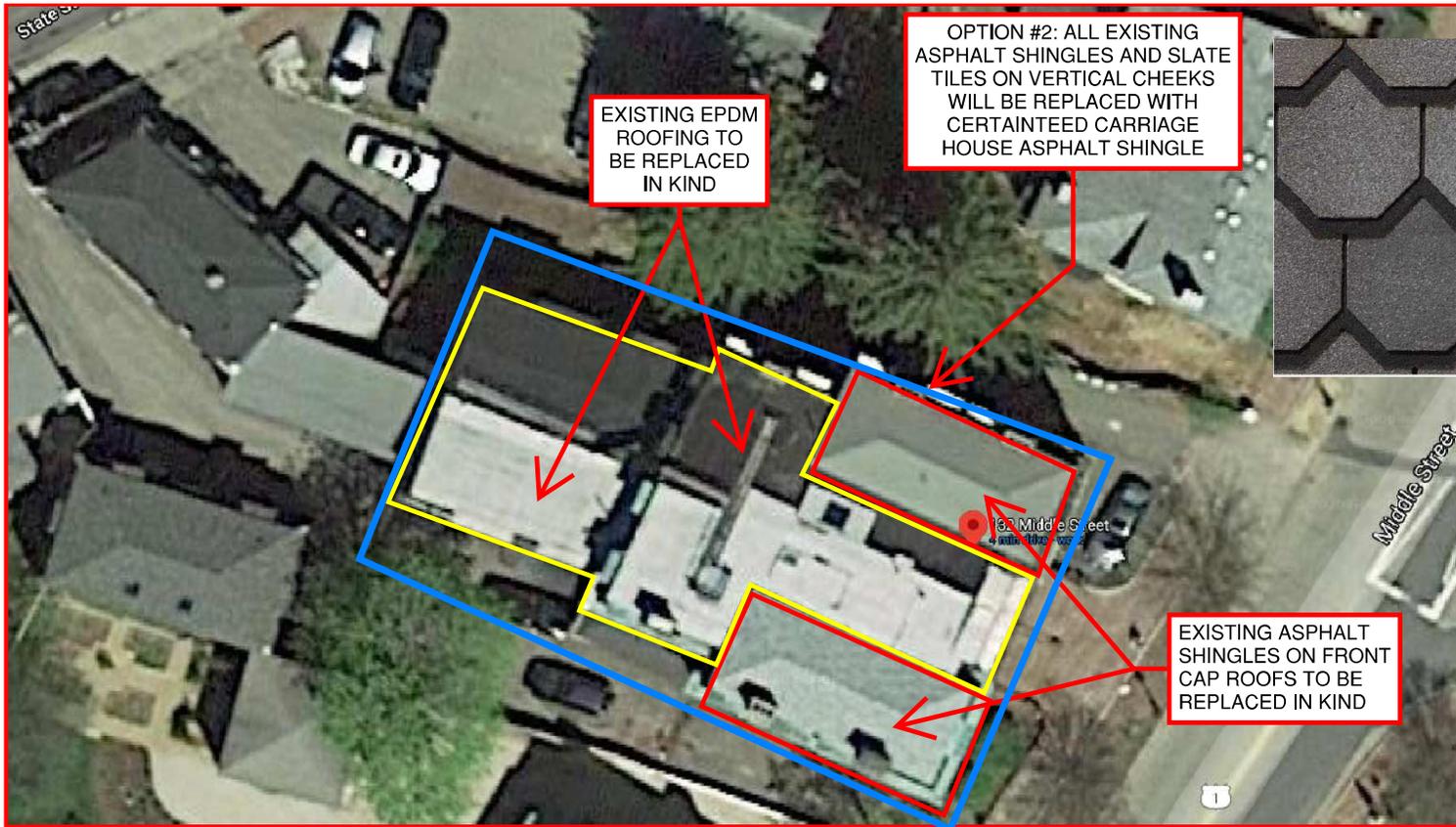
Sherwood Forest

Victorian Blue

PROPOSED ROOFING MATERIALS

PROPOSED OPTION:

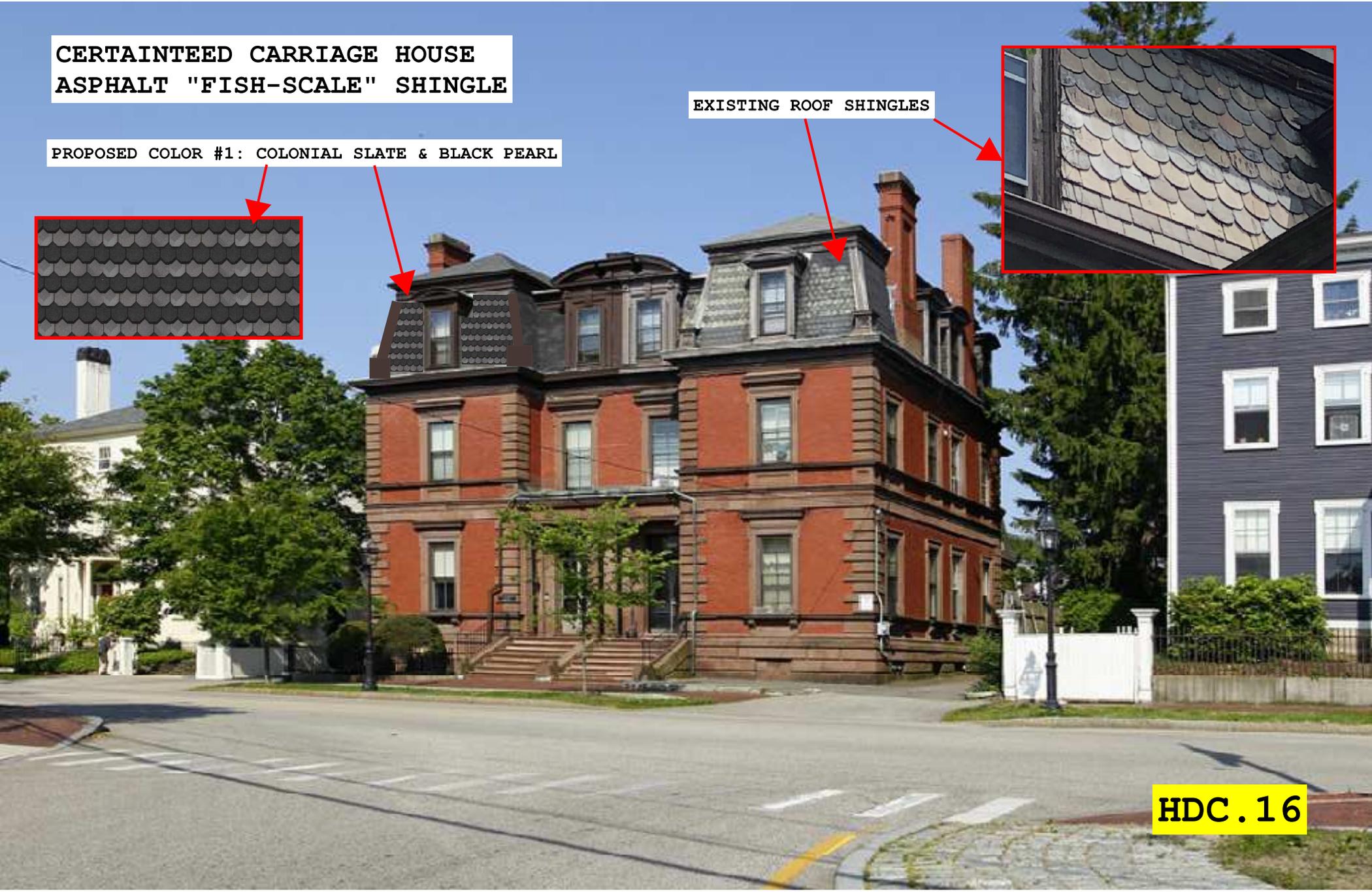
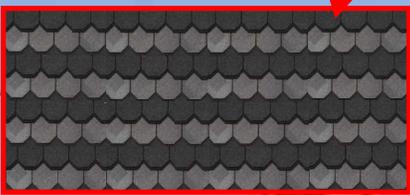
- 1) ALL EPDM RUBBER ROOFING TO BE REPLACED IN-KIND
- 2) ALL ASPHALT SHINGLES ON FRONT CAP ROOFS TO BE REPLACED IN-KIND
- 3) ALL SHINGLES/SLATE ON VERTICAL CHEEKS TO BE REMOVED AND REPLACE WITH CERTAINTEED CARRIAGE HOUSE FISH SCALE ASPHALT SHINGLE



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

PROPOSED COLOR #1: COLONIAL SLATE & BLACK PEARL

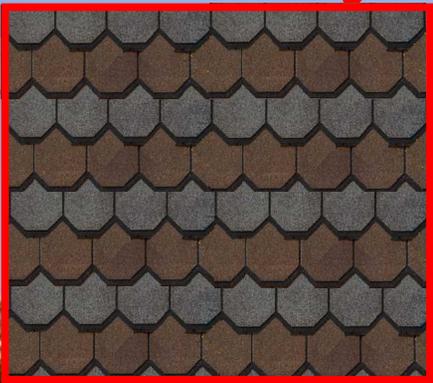
EXISTING ROOF SHINGLES



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

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

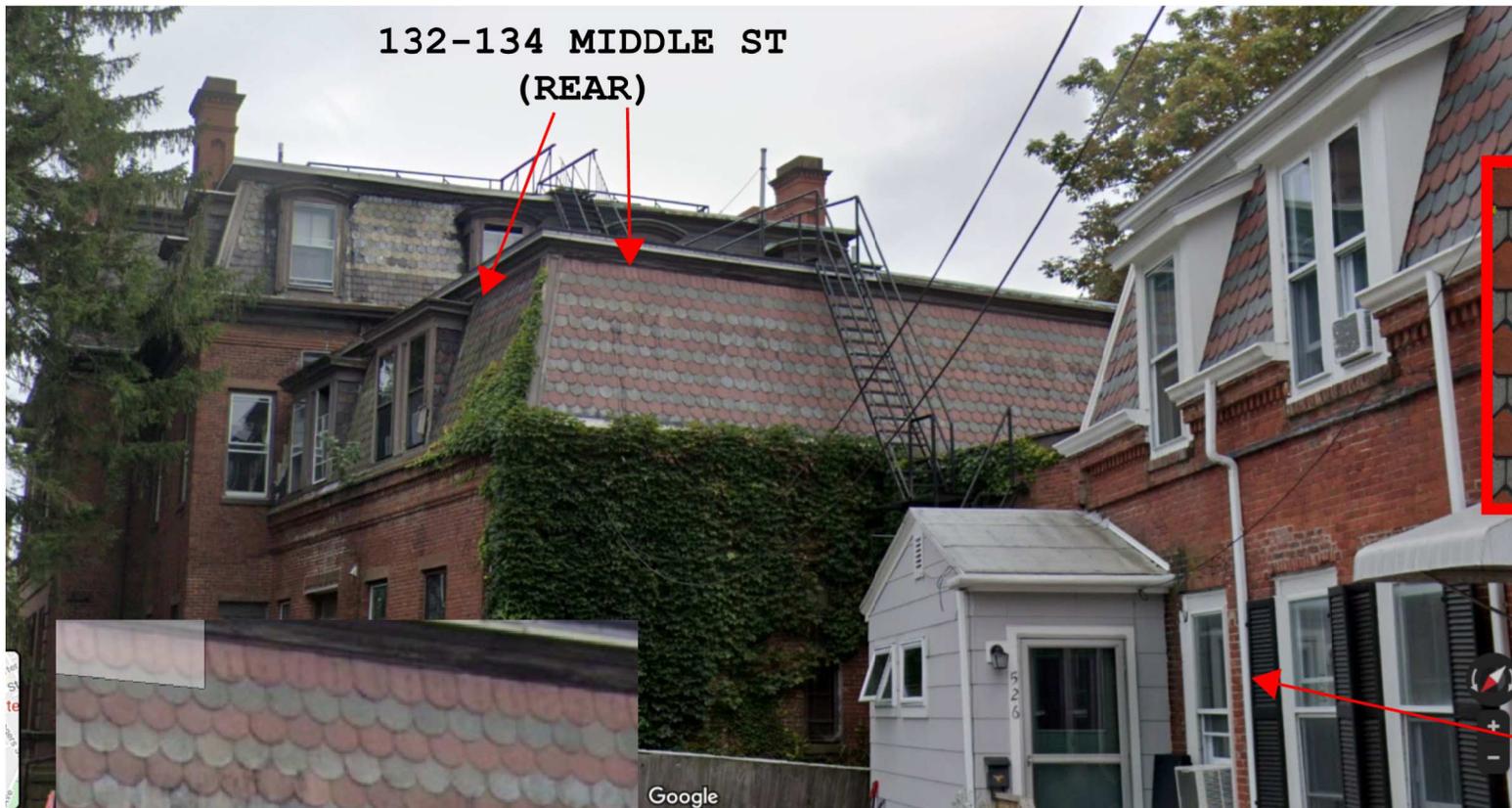
PROPOSED COLOR OPTION #2: COLONIAL SLATE & BROWNSTONE



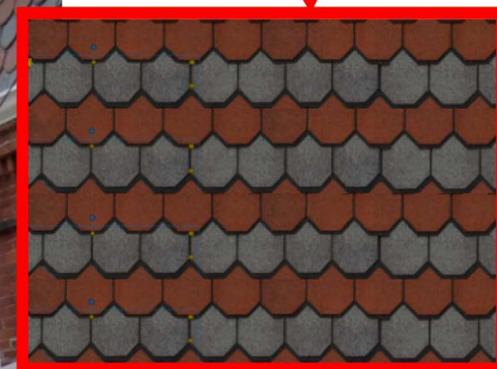
HDC . 17

**CERTAINEED 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.

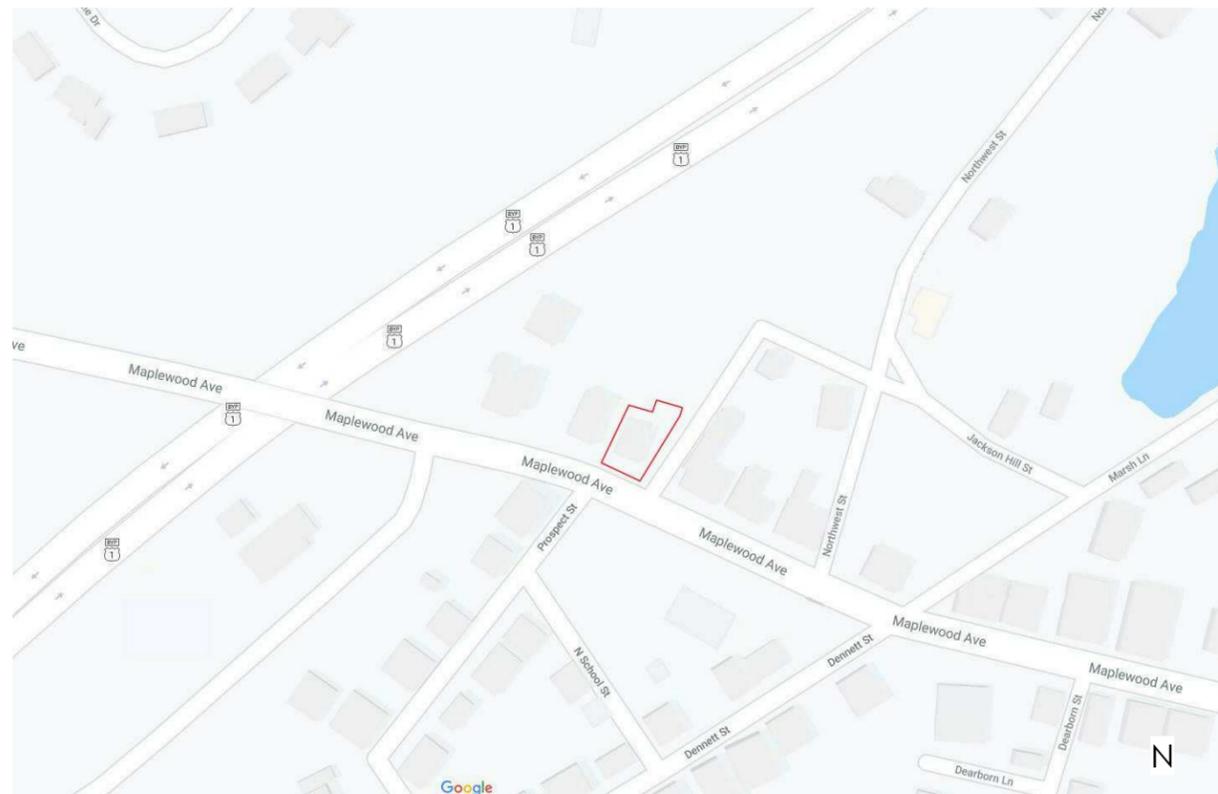
[Learn more](#)



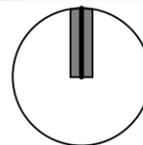
VIEW FROM NEIGHBOR'S DRIVEWAY



VIEW FROM JACKSON HILL STREET



LOCUS MAP



VIEW OF STREET FACING ELEVATION

377 MAPLEWOOD AVE.

**PORTSMOUTH, NH
03801**

CONTEXT PHOTOS/ LOCUS PLAN

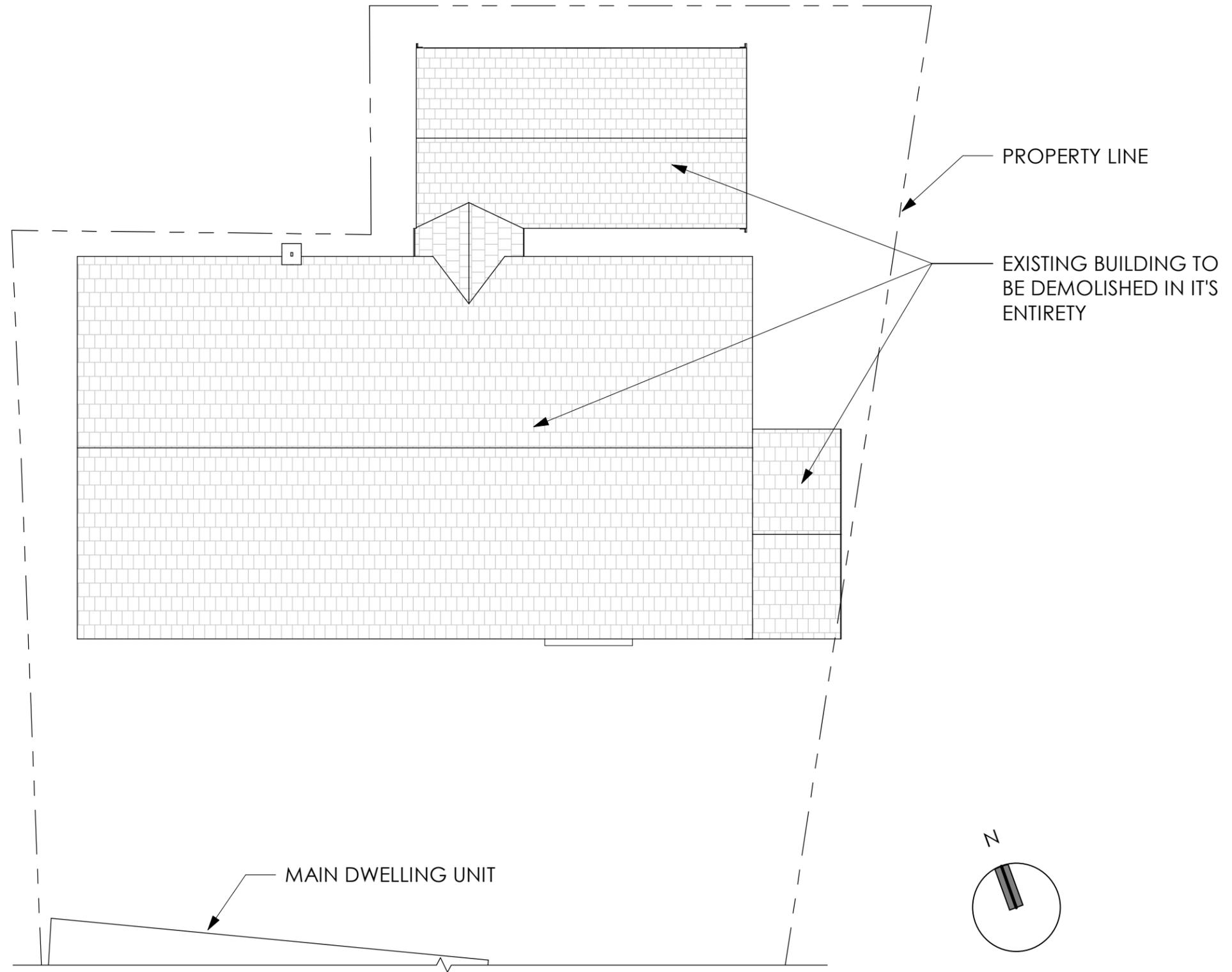
WORK SESSION

SHEET 1 OF 6

AUGUST 19, 2020

202013

D|M|A
**DESTEFANO
 MAUGEL**
 ARCHITECTS



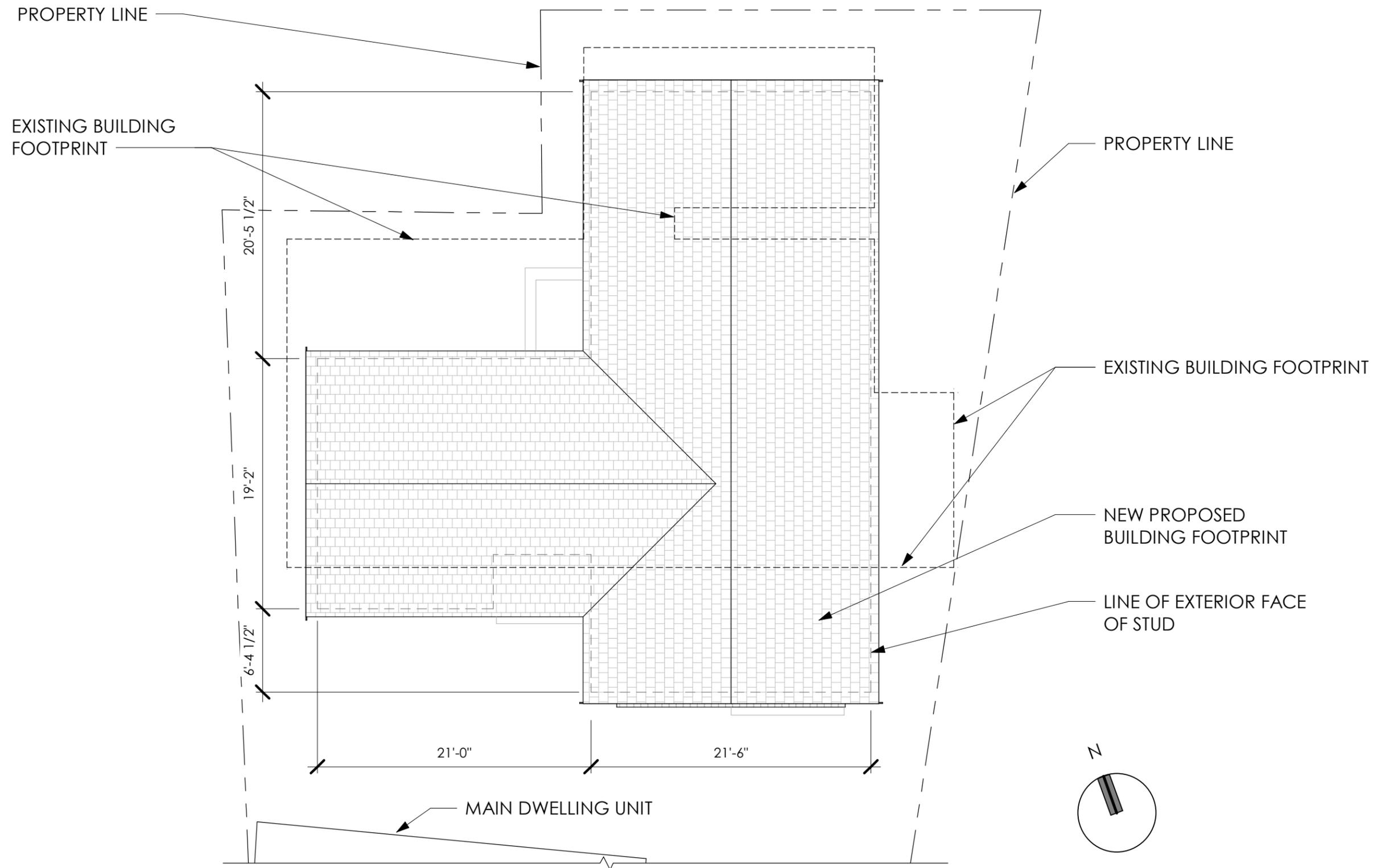
377 MAPLEWOOD AVE.
 PORTSMOUTH, NH
 03801

EXISTING SITE PLAN
 1/8" = 1'-0"

WORK SESSION
 SHEET **2** OF 6
 AUGUST 19, 2020

202013

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 DESTEFANO
 MAUGEL
 ARCHITECTS



PROPOSED RENOVATIONS FOR
377 MAPLEWOOD AVE.
 PORTSMOUTH, NH
 03801

PROPOSED SITE PLAN

1/8" = 1'-0"

WORK SESSION

SHEET **3** OF 6

AUGUST 19, 2020

202013



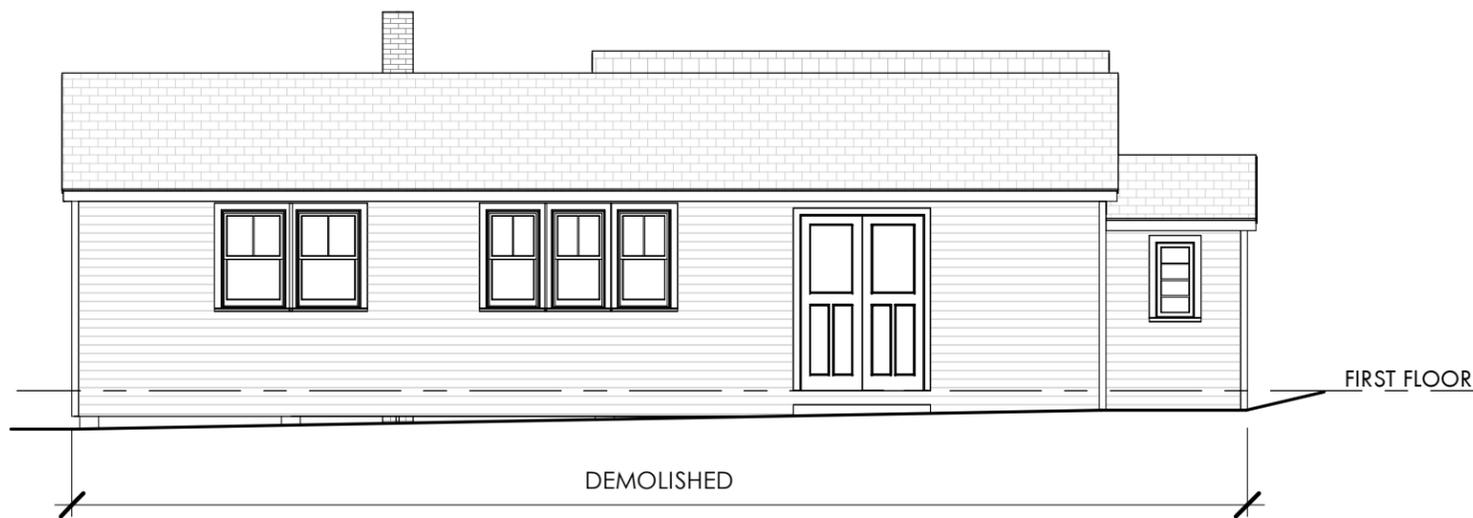
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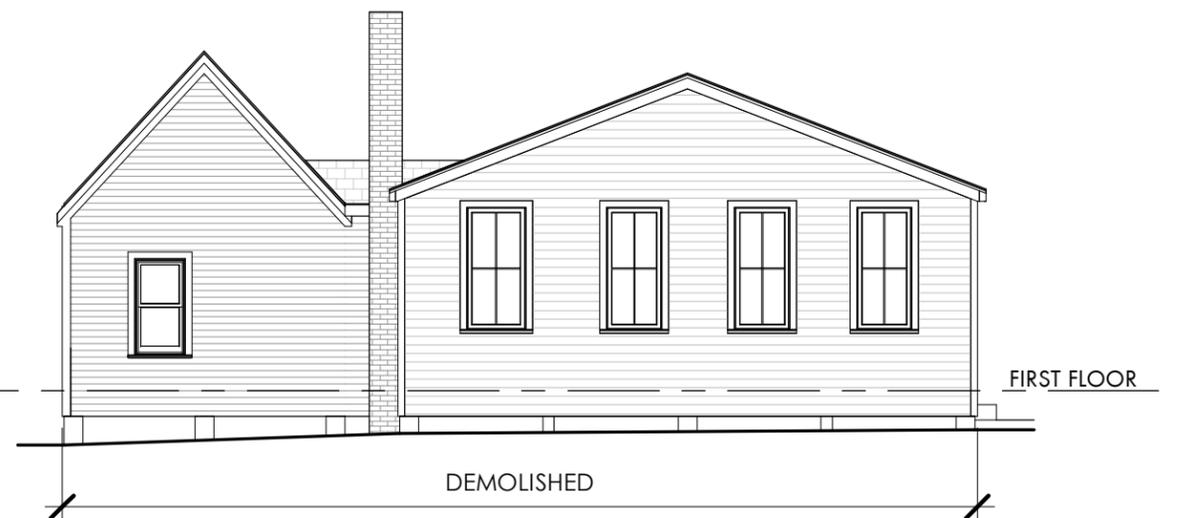
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

377 MAPLEWOOD AVE.

PORTSMOUTH, NH

03801

EXISTING ELEVATIONS

1/8" = 1'-0"

WORK SESSION

SHEET **4** OF 6

AUGUST 19, 2020

202013



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WEST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

377 MAPLEWOOD AVE.

PORTSMOUTH, NH
03801

PROPOSED ELEVATIONS

1/8" = 1'-0"

WORK SESSION

SHEET 5 OF 6

AUGUST 19, 2020

202013



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377 MAPLEWOOD AVE.
PORTSMOUTH, NH
03801

CONTEXT VIEW FROM STREET

WORK SESSION

SHEET 6 OF 6

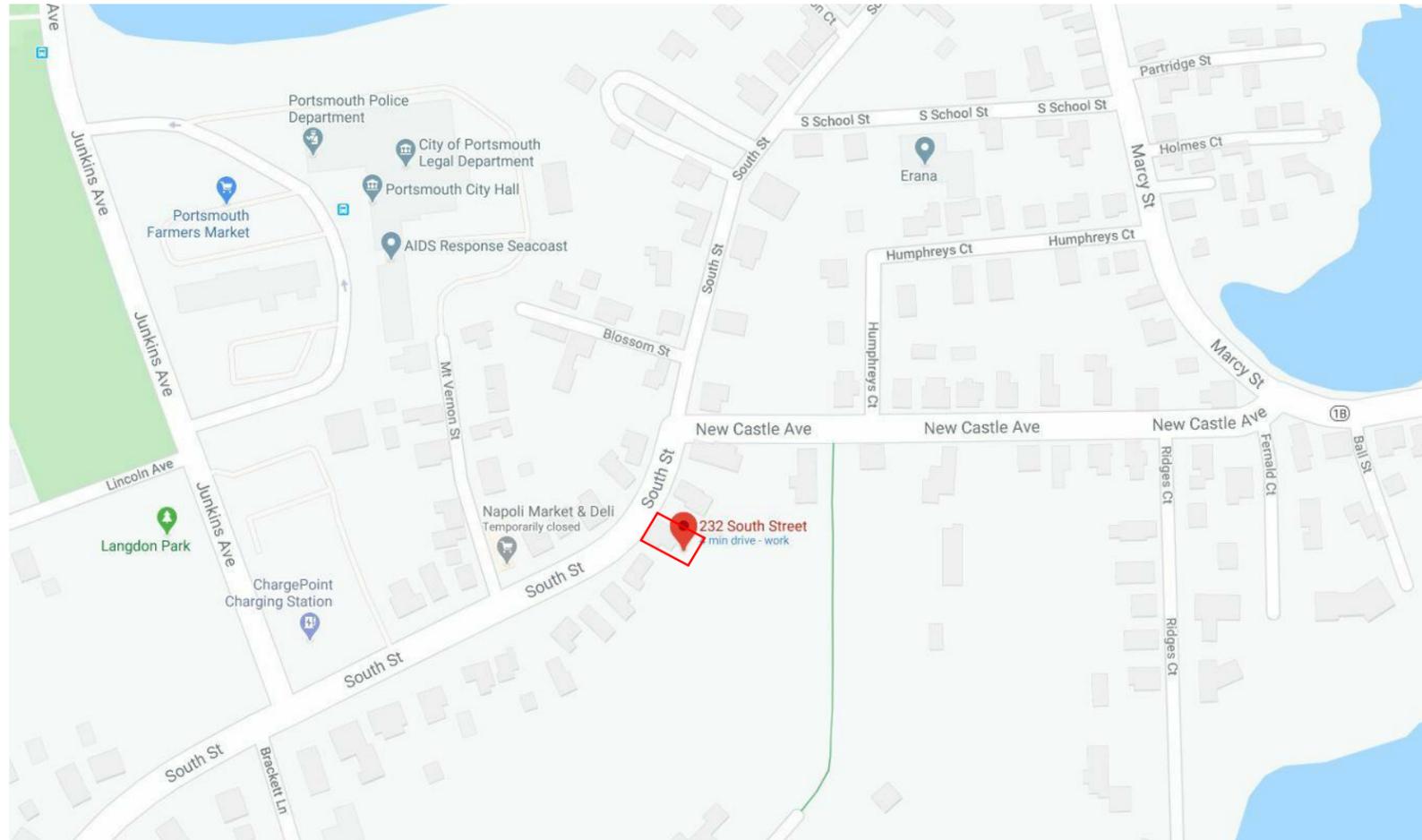
AUGUST 19, 2020

202013



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PORSTMOUTH HISTORIC DISTRICT COMMISSION WORK SESSION FOR IMPROVEMENTS 232 SOUTH STREET, PORTSMOUTH, NH



LOCUS MAP



EXISTING VIEW FROM SOUTH STREET



PROPOSED VIEW FROM SOUTH STREET

SCOPE:

RENOVATION TO THE EXISTING 1,181 S.F. FOOTPRINT: NEW SIDING, NEW TRIM, NEW ROOF, NEW WINDOWS, NEW GRANITE STEPS. 340 S.F. ADDITION TO REAR OF EXISTING BUILDING.

232 SOUTH STREET
PORTSMOUTH, NH

COVER SHEET

SHEET **1** OF 8
AUGUST 19, 2020





VIEW FROM SOUTH STREET



VIEW FROM BACKYARD



PARTIAL VIEW FROM NORTH ELEVATION



PARTIAL VIEW OF NORTH ELEVATION



PARTIAL VIEW OF NORTH ELEVATION



PARTIAL VIEW OF SOUTH ELEVATION



PARTIAL VIEW OF SOUTH ELEVATION

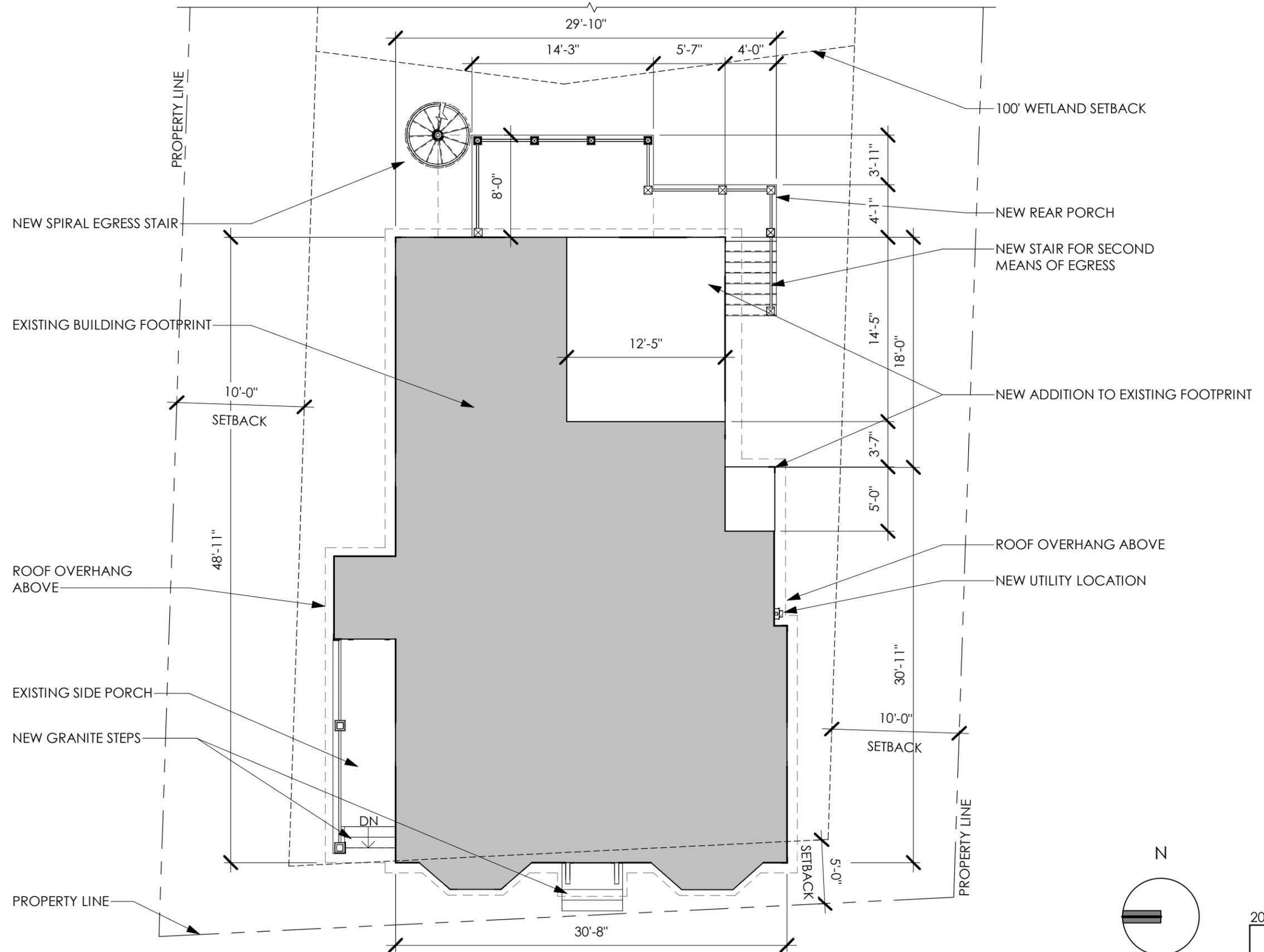
232 SOUTH STREET
PORTSMOUTH, NH

EXISTING PHOTOS

SHEET **2** OF 8
AUGUST 19, 2020

202020
D|M|A
DESTEFANO
MAUGEL
ARCHITECTS

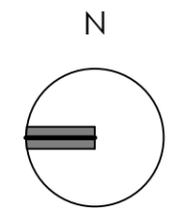
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232 SOUTH STREET
PORTSMOUTH, NH

EXISTING/PROPOSED PLAN
1/8" = 1'-0"

SHEET **3** OF 8
AUGUST 19, 2020



202020

D|M|A
DESTEFANO
MAUGEL
ARCHITECTS

© 2020



EXISTING WEST ELEVATION 2
 1/8" = 1'-0"



EXISTING NORTH ELEVATION 1
 1/8" = 1'-0"

232 SOUTH STREET
 PORTSMOUTH, NH

EXISTING ELEVATIONS
 1/8" = 1'-0"

SHEET 4 OF 8
 AUGUST 19, 2020

202020

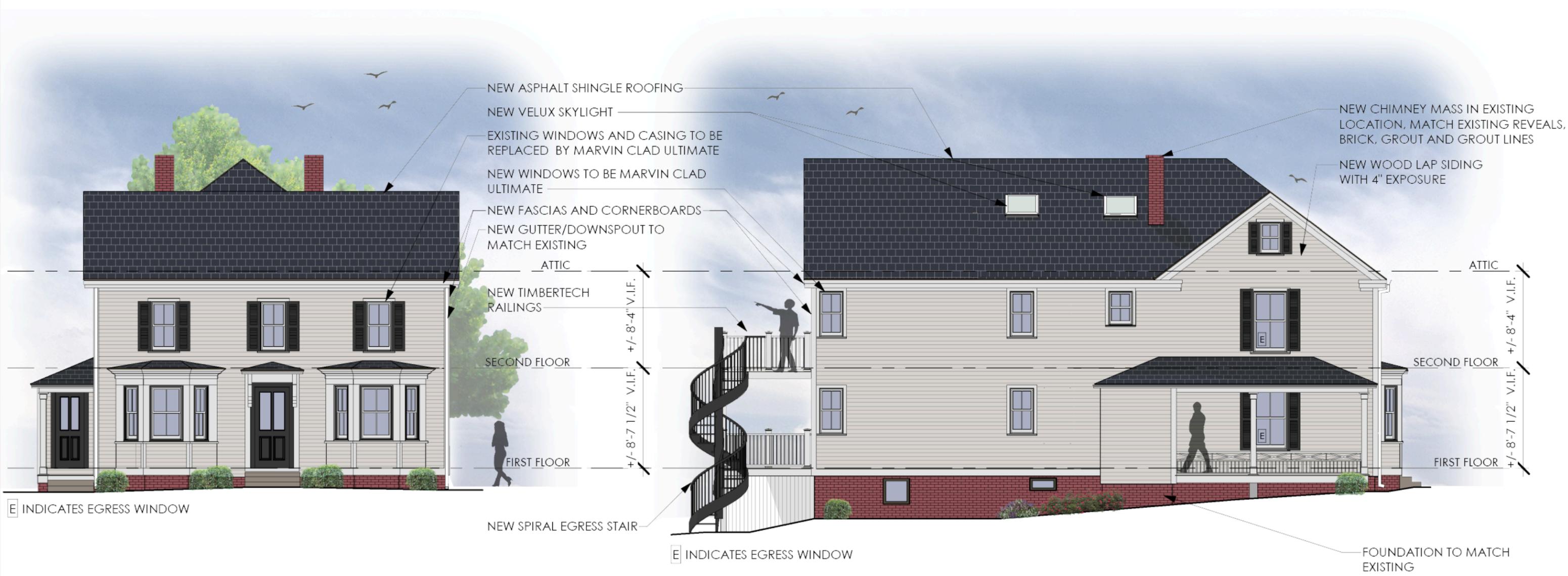
D|M|A
 DESTEFANO
 MAUGEL
 ARCHITECTS



EXISTING SOUTH ELEVATION (2)
 1/8" = 1'-0"



EXISTING EAST ELEVATION (1)
 1/8" = 1'-0"



PROPOSED WEST ELEVATION 2
 1/8" = 1'-0"

PROPOSED NORTH ELEVATION 1
 1/8" = 1'-0"

232 SOUTH STREET
 PORTSMOUTH, NH

PROPOSED ELEVATIONS
 1/8" = 1'-0"

SHEET **6** OF 8
 AUGUST 19, 2020

202020

D|M|A

DESTEFANO
 MAUGEL
 ARCHITECTS

© 2020



E INDICATES EGRESS WINDOW

NEW UTILITY LOCATION (TO BE COORDINATED)

NEW FALSE WINDOW, SHUTTERS AND CASING TO MATCH EXISTING

PROPOSED SOUTH ELEVATION 2
1/8" = 1'-0"

PROPOSED EAST ELEVATION 1
1/8" = 1'-0"

232 SOUTH STREET
PORTSMOUTH, NH

PROPOSED ELEVATIONS
1/8" = 1'-0"

SHEET 7 OF 8
AUGUST 19, 2020

202020

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PROPOSED FRONT PERSPECTIVE

2



PROPOSED REAR PERSPECTIVE

1

232 SOUTH STREET
PORTSMOUTH, NH

PROPOSED PERSPECTIVES

SHEET **8** OF 8
AUGUST 19, 2020

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