

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

Remote Meeting Via Zoom Conference Call

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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 2020-24, 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.

March 03, 2021

AGENDA (revised on February 26, 2021)

*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. APPROVAL OF MINUTES

1. February 03, 2021
2. February 10, 2021

II. ADMINISTRATIVE APPROVALS

1. 81 Washington Street
2. 18 Pickering Street
3. 49 Hunking Street
4. 65 Lafayette Road
5. 105 Daniel Street

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Cherie A. Holmes and Yvonne P. Goldsberry, owners**, for property located at **45 Richmond Street**, wherein permission is requested to allow the demolition of the existing

garage and rear 1-story addition on the existing home, new construction to an existing structure (construct 2-story rear addition, 1-story side addition, and dormer addition), and the construction of a new detached garage and screen-house as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 18 and lies within the Mixed Research Office (MRO) and Historic Districts.

2. Petition of **Blue Pointe Condominium Association, owner and Stefanie Burra, applicant**, for property located at **46 Dennett Street, Unit #2**, wherein permission is requested to allow new construction to an existing structure (install gate at the end of an existing walkway, materials to match existing fence) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 12-2 and lies within the General Residence B (GRB) and Historic Districts.

IV. CERTIFICATE OF APPROVAL- RE-HEARINGS

1. Petition of **Jewell Court Properties, LLC, owner and Jessica Kaiser, applicant**, for property located at **33 Jewell Court**, wherein permission is requested for a re-hearing to allow renovations to an existing structure (replace existing slate roof with an asphalt shingle roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map as Lot and lies within the Character District 4-W (CD4-W) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said properties shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts. *(This item was postponed at the February 10, 2021 meeting to the March 03, 2021 meeting).*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Ronald Furst Revocable Trust, Ronald & Taylor Diane Furst Trustees, owners and Peter Furst, applicant**, for property located at **238 Marcy Street**, wherein permission is requested to allow the installation of solar panels on the south side of the structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 52 and lies within the General Residence B (GRB) and Historic Districts.

2. Work Session requested by **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow new construction to an existing structure (add a 4th floor, revitalize storefronts, and create entry points to the Worth Lot) and additional site improvements as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

3. Work Session requested by **Michael Peter Lewis and Arna Dimambro Lewis, owners**, for property located at **41 Salter Street**, wherein permission is requested to allow new construction to an existing structure (construct new 2nd floor addition over the existing first floor foot print) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 30 and lies within the Waterfront Business (WB) and Historic Districts.

VII. ADJOURNEMENT

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6:30 p.m.

March 10, 2021

AGENDA

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

I. ADMINISTRATIVE APPROVALS

1. 124 State Street
2. 65 Bow Street

II. PUBLIC HEARINGS (NEW BUSINESS)

1. *(Work Session/Public Hearing)* requested by **Nobles Island Condominium Association, owner and Michael Street, applicant**, for property located at **500 Market Street**, wherein permission is requested to allow new construction to an existing structure (replace brick dumpster enclosures) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

III. WORK SESSIONS (OLD BUSINESS)

- A. Work Session requested by **Anne Moodey, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (expand front deck and rebuild (1) chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 23 and lies within the Single Residence B (SRB) and Historic Districts. *(This item was postponed at the February 10, 2021 meeting to the March 10, 2021 meeting).*
- B. Work Session requested by **Mary H. and Ronald R. Pressman, owners**, for property located at **449 Court Street**, wherein permission is requested to allow renovations to an existing structure (add 4th floor addition and roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. *This item was continued at the February 10, 2021 meeting to the March 10, 2021 meeting).*
- C. Work Session requested by **Nobles Island Condominium Association, owner, and Michael Street, applicant**, for property located at **500 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace brick dumpster corral) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. *(This item was continued at the February 10, 2021 meeting to the March 10, 2021 meeting).*
- D. Work Session requested by **Stone Creek Realty, LLC, owner**, for property located at **53 Green Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a 3-5 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD5) and Historic Districts. *This item was continued at the February 10, 2021 meeting to the March 10, 2021 meeting).*
- E. Work Session requested by **Ross D. Ellenhorn and Rebecca J. Wolfe, owners**, for property located at **279 Marcy Street, Unit #3**, wherein permission is requested to allow new construction to an existing structure (construct recessed deck on 3rd floor) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 45-3 and lies within the General Residence B (GRB) and Historic Districts. *This item was continued at the February 10, 2021 meeting to the March 10, 2021 meeting).*

IV. ADJOURNEMENT

**MINUTES
HISTORIC DISTRICT COMMISSION
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6:30 p.m.

February 03, 2021

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; Members Reagan Ruedig, Margot Doering, Martin Ryan, and David Adams; City Council Representative Paige Trace; Alternates Heinz Sauk-Schubert and Karen Bouffard

MEMBERS EXCUSED: None

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. January 06, 2021

*It was moved, seconded, and passed by unanimous vote (7-0) to **approve** the minutes as presented.*

II. ADMINISTRATIVE APPROVALS

The Commission briefly discussed ways in which the Administrative Approval review process could be streamlined.

Mr. Cracknell stated that Item 11, 76 South School Street, would be postponed to the February 10 meeting because the Commission had not received the applicant's replacement fence designs.

The Commission pulled Administrative Approval Item 2, 45 Gardner Street, for separate discussion and addressed it first.

1. 55 Congress Street

The request was to replace a glass front door with one that was half glass and half steel.

2. 45 Gardner Street

Mr. Adams recused himself.

Mr. Cracknell said the request was for a heat pump and condenser under the stairs. He said the applicant would need a variance, so there would be a stipulation subject to Board of Adjustment approving the chosen location. He said the minisplit system would be screened by the landing and lattice around it. City Council Representative Trace asked if the heat pump would be visible to the neighbor on the opposite side. Mr. Cracknell said he wasn't sure if there was a fence there, so he suggested stipulating that the heat pump be screened from view if there was no fence.

*Vice-Chair Wyckoff moved to **approve** the item with the following stipulations:*

- *That the BOA grant a variance for the heat pump's location; and*
- *That the heat pump behind the landing will be screened with a lattice panel if there is no fence located along the rear property line.*

*Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

3. 381 Middle Street

The request was to replace a fixed two-casement window on the back of the house with an SDL casement window that would match the other 6/6 windows.

4. 366 Islington Street

The request was to replace a 3rd floor vinyl window with an Andersen 2/2 window.

5. 11 Meeting House Hill Road

Mr. Cracknell said the applicant wanted to add a heat pump to two existing condensers to deal with mechanical issues and that the heat pump would be screened by the existing gate. He said the applicant also wanted permission not to install a previously-approved third window for the side of the barn because there were structural issues. It was verified that the fence would screen the heat pump from sight in the backyard.

6. 105 Chapel Street

The request was for an after-the-fact approval for replacing a door on a 1950s back addition with a 6-panel door that was in kind.

7. 37 South Street

Mr. Cracknell said the applicant wanted to replace a gate and a fence and that the new fence would be similar and have added panels.

8. 138 Maplewood Avenue

The request was to remove two awning windows, change a triple casement window to a single awning, remove the triple casing window, and add heat pumps and enclosure with a screen on the north elevation.

9. 379 New Castle Avenue

Mr. Cracknell said there were changes to the previously-approved design and that the applicant wanted to add a bulkhead, put a 2-inch stone veneer on the foundation, and add a side entry to extend the hip roof. He said the new chimney sizes would be 30 inches by 48 inches.

10. 33 Holmes Court

Mr. Cracknell said the applicant wanted to replace brick steps with granite ones of the same width and with a smooth thermal finish on the top sides and face of the steps to match the character-defining elements of the South End.

11. 76 South School Street

The item was postponed to the February 10 meeting so that the applicant could present a different fence design.

12. 75 Salter Street

Mr. Cracknell said the applicant provided a few options for a new vent and had chosen Option 2. Ms. Ruedig asked if the vent could be painted. Mr. Cracknell suggested stipulating it. He said the applicant also wanted approval for the after-the-fact number of window panes that were far fewer than originally approved.

Stipulation: that the vent be painted to match the siding.

13. 82 Court Street

Mr. Cracknell said the rubber roof on the applicant's back addition blew off in a storm and that the applicant wanted to install a metal roof to replace it. Mr. Cracknell asked if the roof pattern was appropriate or if a flatter metal seam standing roof would be preferable. Vice-Chair Wyckoff said he was willing to accept the metal roof because it wouldn't be seen from the ground. Mr.

Adams said the metal roof was as inappropriate as the rubber one had been, and Mr. Ryan agreed. Ms. Ruedig said the roof would be visible to the people on the deck next door. Ms. Doering noted that the applicant had not indicated which color he wanted out of the several choices presented. Alternative roofs were further discussed.

*The applicant was not present, and the Commission **postponed** the item to the February 10 meeting.*

14. 437 Marcy Street

The request was to modify a fence by removing a section near a neighbor's property and replacing it with a fence that was closer to the applicant's property.

15. 58 Manning Street

The request was to add a condenser and a door and steps on the back porch. Mr. Cracknell said the door would match the others and that the condenser would be screened with planting material. Ms. Doering asked if the door's surround would be the same. Mr. Cracknell said it would not and that it looked like a storm door. Ms. Doering said that wood steps would be more appropriate than granite in the back, and Ms. Ruedig agreed. The screen door was further discussed, and Ms. Trace asked that the applicant return for approval for the inner door.

***Stipulation:** The applicant will return for an administrative approval for 1) details of the permanent door behind the storm door, and 2) wooden steps shall be used on the rear entry instead of granite.*

*Ms. Ruedig moved to **approve** Administrative Approval Items 1, 3 through 10, 12, 14, and 15, including stipulations on Items 12 and 15. (Item 2 was a stand-alone approval).*

*Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

III. REQUEST FOR RE-HEARING

1. Petition of **Jewell Court Properties, LLC, owner, and Jessica Kaiser, Applicant**, for property located at **33 Jewell Court**, wherein permission was requested to allow renovations to an existing structure (replace slate roofing with slate asphalt shingle) as per plans on file in the Planning Department. Said property is shown on Assessor Map 155 as Lot 5-S1 and lies within the Character District 4-W (CD4-W) and Historic Districts.

Chairman Lombardi stated that he had a letter from the applicant's representative Attorney Bosen about procedural and substantiated issues, and he said one of the procedural issues was the applicant's assertion that there wasn't a proper substantiation of the vote. Chairman Lombardi pointed out that it was not a vote to deny but was a vote to approve, and it was not approved, so there was no discussion or a finding of fact. He said the applicant also claimed that the surrounding buildings were a primary factor in determining whether a modification was appropriate. Chairman Lombardi said he did not think that was a primary factor.

Vice-Chair Wyckoff said Attorney Bosen mentioned Criteria Number One, the specific and defining character of surrounding properties including architectural details, design, height, scale, and so on, and that the criteria mentioned facades and openings as well, so he thought the Commission had to grant a rehearing. The other Commissioners said they had no problem granting the request for rehearing and hoped more relevant information would be presented and that the applicant's arguments would address the criteria and not issues that weren't in the Commission's purview.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the request for rehearing, and Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Timothy and Beth Finelli, owners**, for property located at **297 South Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace 33 total windows) as per plans on file in the planning department. Said property is shown on Assessor Map 111 as Lot 23 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

The owner/applicant Tim Finelli said he wanted to replace the 33 existing windows with Marvin windows, including half screens. He said the existing windows were BROSCO true-divided light windows from the 1960s or 1970s but that the replacement windows were not true divided lights. Ms. Ruedig asked what color the new windows were and if they would be painted. The applicant said the new windows were ebony colored and paintable but that he didn't plan to paint them.

Chairman Lombardi opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Compliance for the petition as presented, and Mr. Ryan seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and maintain its special character by fostering Portsmouth's heritage in using the right muntin style, and that it would be consistent with the special and defining character of surrounding properties, including architectural details.

*The motion **passed** by unanimous vote, 7-0.*

2. Petition of **OAL Properties, LLC, owner, and David Takis, applicant**, for property located at **103 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (install Nano doors to outside seating area) as per plans on file in the planning department. Said property is shown on Assessor Map 126 as Lot 6-106 and lies within the Character District 5 (CD5) and Historic Districts.

SPEAKING TO THE PETITION

The applicant David Takis said he wanted to remove two windows on the Vaughan Mall property and add 6-ft stackable sliding doors so that the customers would have fresh air during the pandemic. He said it would also provide access for the door closest to Congress Street. He noted that the submitted image of NANO doors was incorrect and should have been removed. Mr. Cracknell verified that the new doors would be like the NANO system. In response to Vice-Chair Wyckoff's questions, the applicant said the rough opening in the middle would remain, that the two window would be turned into doors, and that the window openings would be the same width, six feet. Mr. Ryan said it was a terrific project and that connecting to the plaza would be an improvement.

Ms. Doering asked if the applicant could return with the proper drawings and specifications for an Administrative Approval. Ms. Ruedig and Mr. Ryan agreed. Mr. Adams said he would move to postpone the petition to the February 10 meeting due to the incorrect information submitted. Vice-Chair Wyckoff said it was an incomplete proposal for a downtown building and that the Commission needed to know more details, including whether there would be any molding and what the edge on the cements blocks would be. Chairman Lombardi said the petition should be continued to the February 10 meeting.

DECISION OF THE COMMISSION

*Mr. Adams moved to **continue** the petition to the February 10 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

3. Petition of **Ray and Elizabeth Andrews, owners, and Branden Goff, applicant**, for property located at **124 Congress Street, Unit #3**, wherein permission was requested to allow exterior renovations to an existing structure (replace faux brick with wood panel, replace windows, front door, and awning) as per plans on file in the planning department. Said property is shown on Assessor Map 126 as Lot 9-3 and lies within the Character District 5 (CD5) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Branden Goff said he wanted to replace the existing door with a stained mahogany-finished door, remove the awning, and replace the windows with similar ones, only with bronze frames.

In response to Ms. Doering's questions, Mr. Goff said the shiny aluminum framing around the edge of the windows was just a rendering and that the framing would be a bronze color to match the wood. He said the sign was not part of the approval and that the ceiling above the door

entrance was plank mahogany. He said that he wanted to keep the original headers, even though they were bigger than the neighboring ones to the left and right, because he liked the big panels.

Mr. Adams asked if the panels would be decorated with molding. The applicant said the rest of it would be solid wood and that the material for the soffit was mahogany plank. Mr. Adams said the rendering of the opening showed that the style of the planking windows was shared with the styles of the panels over the door, and he asked whether there would really be four sticks for the windows, four for the door, and so on. Mr. Goff said the rendering was wrong and that the panel had its own verticals on either side.

Mr. Ryan asked if the wood would have knots. Mr. Goff said it would not because it would be mahogany and would be stained a classic medium red mahogany color with a satin finish. Mr. Ryan said he could support it but didn't think it would age well. It was further discussed. Vice-Chair Wyckoff said mahogany would have to be re-varnished no matter what and that he was in support of the project. Mr. Goff asked the Commission if they preferred a painted finish or just a stain. Ms. Ruedig said that a painted finish or stain would both have maintenance issues and that it was up to the applicant. Mr. Adams said that most people didn't do a natural finish on a mahogany door because of the level of maintenance but thought a mahogany door would be handsome. Chairman Lombardi recommended that the awning be kept, noting that it would help block the sun and that awnings on downtown buildings were very common. Mr. Sauk-Schubert said there was an inconsistency with the panel at the bottom of the entry door because the drawing showed two panels but the rendering showed only one. Mr. Goff said the drawing was more accurate because they couldn't get the single panel door in mahogany.

Chairman Lombardi opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Adams moved to **grant** the Certificate of Compliance for the petition as presented, with the following stipulation:*

- *That any detailed changes to the final connection under the awning be submitted to Mr. Cracknell for future review by the Commission.*

Ms. Ruedig seconded.

Vice-Chair Wyckoff said the project would be consistent with the special and defining character of surrounding properties, including the architectural details, and that it would preserve the integrity of the District.

*The motion **passed** by unanimous vote, 7-0.*

4. Petition of **Mary B. Allen Revocable Trust, Mary A. Allen Trustee, owner,**

for property located at **59 Deer Street, Unit #518**, wherein permission was requested to allow exterior renovation to an existing structure (replace 8 total windows) as per plans on file in the planning department. Said property is shown on Assessor Map 119 as Lot 1B-7B and lies within the Character District 5 (CD5) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Terry Allen stated that the existing windows were failing due to their ancient design and that they had aluminum frames and were not thermal-dynamic effective. He said the replacement windows would be in kind but would be wood framed with aluminum exterior cladding, would have the same appearance, and wouldn't be seen from the street. He said four windows were on the Deer Street side and four were on the court side facing the Sheraton and that they would all have half screens.

In response to Ms. Doering's questions, the applicant said the existing windows were 1/1 windows and had fake grids, which the new ones would not have. Vice-Chair Wyckoff said he had no problem with the windows because they were almost commercial in quality and it was a 1980s building, but he emphasized that those types of windows were not approved in historic buildings because they had a blocky quality and no real window sill.

Chairman Lombardi opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, and Ms. Ruedig seconded.*

Mr. Ryan said the project fit within the Historic District and would be consistent with the special and defining character of the surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

The Commission discussed whether their criteria should be modified to include approval for solar panels due to existing environmental issues and whether the topic should be presented to the City Council.

V. ADJOURNMENT

The meeting was adjourned at 10:34 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

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February 10, 2021

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; Members Reagan Ruedig, Margot Doering, Martin Ryan, and David Adams; City Council Representative Paige Trace; Alternates Heinz Sauk-Schubert and Karen Bouffard

MEMBERS EXCUSED: None

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....
Chairman Lombardi said there were two petitions that had requests to postpone.

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** Work Session IV.A for the City of Portsmouth to the May 5 meeting, and Work Session IV.C for Raynes and Maplewood Avenues LLC to the March 3 meeting.*

I. ADMINISTRATIVE APPROVALS

1. 58 South Street

Mr. Cracknell said the applicant wanted to replace the rear bay window with two double windows; add a bathroom window on the second floor; replace two double hung windows with two Marvin windows on the first floor; and replace a kitchen hood vent. Mr. Cracknell said all the work would be done on the side and rear and nothing would be seen from the front.

Ms. Ruedig asked that window screens be stipulated and that the vent be painted to match the siding. She asked if the windows on the side were old windows. Mr. Cracknell said he didn't know, and he recommended that the two side, double-hung window replacements be postponed to the March meeting pending a more accurate description of their age and condition.

It was stipulated that:

- 1) *Half screens shall be on the windows;*
- 2) *The vent shall be painted to match the color of the siding; and*
- 3) *The two side double-hung windows shall be resubmitted as another administrative approval with more detail on their age and condition.*

2. 76 South School Street (continued from the February 03, 2021 meeting).

Mr. Cracknell said the applicant requested that the fence lowered to six feet. He said there were four types of existing fencing in different designs and conditions and that the applicant wanted to standardize them all with a new cedar fence that would be no taller than four feet in the front yard and six feet everywhere else.

3. 16 Porter Street

Mr. Cracknell said the applicant had a request for radon extraction piping and wanted to use a copper downspout to get radon from the basement to the unit's roof so that he didn't have to strap another set of pipes on the building. He said the owner also wanted blanket approval to do the same on the other units. The Commission asked how the piping would terminate at the top. The applicant Michael Street was present and showed how the housing for the radon pipe next to the downspout would look. He explained that there would be a separate housing with a copper look that would run up the building and stick up above the gutter. He said the top of the pipe would blend in with the shingles.

Mr. Cracknell said it was a big change from what was presented and that the Commission needed to understand what it would look like. Vice-Chair Wyckoff asked how it would exit the building. Mr. Street said it would exit through the concrete wall section. Vice-Chair Wyckoff said he could only approve it if another copper downspout went all the way to the height. Mr. Street said the existing downspouts were tarnished copper and that someone stole the bottom section, so he wanted to replace them so that they all looked like shiny copper. Mr. Ryan said it was a private alleyway, so a higher standard of copper downspout wasn't necessary and would look odd. He suggested a painted Schedule 40 of 2-1/2 instead. City Council Representative Trace noted that the pipe would stick straight up in the middle of nowhere. Mr. Cracknell asked if the gas could be directly vented into the alleyway instead of going up to the roof. Mr. Street said the radon had to exit a pipe above the living space windows. In response to further questions, he said the basement spaces beneath the eleven condominiums were separate and had drywall between them. He said he would ask his contractor if there was a way to channel a pipe across each unit internally so that everyone could tap into the pipe.

Ms. Ruedig said it was a serious health issue that had to be addressed quickly and that the condo association could figure out the best way to pipe the radon out. Mr. Cracknell noted that the applicant wanted blanket approval for all eleven units. Mr. Ryan said if one pipe was connected within one of the units, the air would have to be drawn from a rooftop vent because there couldn't be just one vent in the basement pushing all the units. He said there should be a master plan with a rooftop venting unit drawing from all the units. Ms. Doering suggested postponing the request to the March meeting to give the contractor, condo association, and owners a chance to solve the issue. Vice-Chair Wyckoff agreed and said the applicant should hire a firm that had experience with larger commercial buildings.

The item was pulled so that the Commission could vote on it separately.

*It was moved, seconded, and passed unanimously to **continue** the item to the March 3 meeting.*

4. 46 Maplewood Avenue

Mr. Cracknell showed a photo of the proposed corner awning and said it was five feet deep and had a glazing panel above it

5. 56 Dennett Street

The request was to install a compressor on the right side of the house. Mr. Cracknell said it had a few fences around it but that no screening was proposed. It was noted that there were pipes going up the side of the building and looping over the drip edge. The applicant was present and said the pipes would be tucked into the corner behind the house pending approval of the compressor and that he would place decorative screening around it. After further discussion, the applicant said he would screen it with a picket fence that would match the one in the front and that the conduit would be painted to match the house. There were questions about whether a picket fence as a screen would be suitable and it was decided that Mr. Cracknell would review it further.

It was stipulated that:

- 1) The conduit shall be relocated behind the front main house as presented and shall be painted to match the siding color; and*
- 2) The picket fence shall be replaced and the heat pump shall be screened with a fence or other screen pending final review with Mr. Cracknell.*

6. 82 Court Street (continued from the February 03, 2021 meeting).

Mr. Cracknell said the Commission previously asked the applicant to consider a flat standing seam roof for the addition instead of the proposed metal roof. He said the applicant had agreed and also wanted to replace the rubber roof on the main building with a standing seam roof. He said they wanted a bronze copper color or a light gray and that the roof on the main building wouldn't been seen because it was very shallow. The Commission said it was a much better roof and that either color was fine. Ms. Ruedig asked why the applicant didn't want a more traditional asphalt roof for the historic main house. Mr. Cracknell said it was a very shallow pitch, so asphalt may not work unless it was rolled.

It was stipulated that:

- 1) *A dark gray or bronze color shall be used; and*
- 2) *The SS 16-inch panel profile would be used as shown.*

*Vice-Chair Wyckoff moved to **approve** Administrative Approval Items 1, 2, 4, 5 and 6 with stipulations as noted above. It was seconded and **passed** by unanimous vote, 7-0.*

II. CERTIFICATE OF APPROVAL – EXTENSION

1. Petition of **Frank G. Heitker Revocable Trust Agreement, Frank G. Heitker Trustee, owner**, for property located at **37 Sheafe Street**, wherein a second 1-year extension of the Certificate of Approval granted by the Historic District Commission on January 02, 2019 was requested to allow new construction to an existing structure (construct second story addition over the existing kitchen at the rear of the structure and enlarge the existing mudroom) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 19 and lies within the Character District 4 (CD 4) and Historic Districts.

The owner Frank Heitker was present and said he was requesting a second extension because of busy construction in 2019 and the pandemic in 2020. He said he had a new contractor and that construction would begin in September. He noted that the construction plan had not changed.

There was no public comment.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the request for extension, and Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **OAL Properties, LLC, owner, and David Takis, applicant**, for property located at **103 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (install Nano doors to outside seating area) as per plans on file in the planning department. Said property is shown on Assessor Map 126 as Lot 6-106 and lies within the Character District 5 (CD5) and Historic Districts. *(This item was continued at the February 03, 2021 meeting).*

SPEAKING TO THE PETITION

The applicant David Takis was present and said he wanted to replace the windows on his restaurant with paneled Nano doors for fresh air and access. He said black metal fencing would protect egress and would match the patio metal fencing

In response to the Commission's questions, Mr. Takis said the fencing would be up against the outside of the rough opening like a Juliet balcony. He said there were no options to match the

windows above that had a lighter trim because the doors were only available in black. He said the doors opened out to Vaughan Mall into a public right-of-way but that they had a City permit that they used for their regular patio season.

Chairman Lombardi opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Compliance for the petition as presented, and Mr. Ryan seconded.*

Ms. Ruedig said it would promote the education, pleasure, and welfare of the District to the city residents and would be compatible with the design of surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **City of Portsmouth, owner**, for property located at **Marcy Street (Prescott Park)** wherein permission is requested to allow exterior construction to an existing structure (elevate, remove additions, and re-locate the Shaw warehouse on-site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 5 and lies within the Municipal (M) and Historic Districts. *(This item was postponed at the January 06, 2021 meeting).*

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote, 7-0, to **postpone** the work session to the May 5 meeting.*

B. Work Session requested by **Anne Moodey, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (expand front deck and rebuild (1) chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 23 and lies within the Single Residence B (SRB) and Historic Districts. *(This item was postponed at the January 06, 2021 meeting).*

WORK SESSION

The applicant Anne Moodey and her architect Michelle Shields were present. They presented two options for the front deck, which included a wooden frame faced with stone with granite first and second landings, and either wood or wrought iron railings. Vice-Chair Wyckoff said he had never seen that. Ms. Doering said she preferred the white wood railing instead of the wrought

iron. Ms. Ruedig said she was concerned that the wood framing would rot away due to the lack of ventilation. She thought it would be easier to pour concrete and then face it in stone. Ms. Moodey agreed that a granite base made more sense than a wood frame. Ms. Ruedig suggested that the stone facing match the stone retaining wall. Mr. Ryan said he was okay with either version but thought the fieldstone approach didn't look appropriate.

The faux chimney was discussed. Ms. Moodey said her engineers confirmed that reinforcing the chimney on the inside and joining it to the roofline would allow them to build a box to withstand heavy wind. Mr. Ryan said that the amount of reinforcing and structural work just to have something artificial would be better spent keeping the real chimney. He suggested building a back addition to get more space instead so that the authenticity of the chimney could be kept. He said he didn't think he could support removing the chimney. Ms. Moodey said inside space was a problem due to the chimney's size and that she didn't want to expand the house's footprint and take up what little outdoor space there was. Vice-Chair Wyckoff said he would support the faux chimney as long as it was guaranteed to be exactly the same as the other chimney. He said the stairs should either be all wood with a wood railing, or a set of stone stairs going up into a stone landing with a black iron railing but that he preferred all wood. Ms. Doering said she would also have a hard time supporting the removal of the chimney. Ms. Ruedig said the Commission had approved faux chimneys in the past but that each application was considered individually. She said she would be okay with it if the applicant could have a mason show the Commission what the chimney would look like and that it would not look fake. Chairman Lombardi said the Commission's first charge was preservation and that he was less inclined to allow faux chimneys, especially on such a perfect house. He said the mix of wood and granite for the steps seemed strange and that he preferred either wood or granite. Mr. Adams said he had no confidence that the character-defining chimney could be replaced appropriately, so he couldn't support a faux chimney. Ms. Bouffard agreed.

Ms. Ruedig said it would be a difficult task to approve a faux chimney for that particular applicant, even though they had approved a lot in the past year, and she suggested that the Commission plan a separate discussion to talk about faux chimneys. Mr. Ryan said the faux chimneys that were previously approved were not instrumental to the exterior of the house but were for woodstoves and so on. City Council Representative Trace said it was an historic home and that the two chimneys were integral to the design elements of the home, from a historic preservation standpoint, so she could not support removing a chimney. She said the front steps should be either wood with a wooden railing or granite with a granite railing. Mr. Sauk-Schubert said he would want to know what the original footprint was and when the addition was put on to justify why anyone would build two chimneys on one side of the house.

There was no public comment. Chairman Lombardi suggested continuing the work session to the March meeting to give the applicant time to consider an alternative to removing the chimney.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **continue** the work session to the March 3 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by a vote of 6-1, with Mr. Sauk-Schubert voting in opposition.*

C. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts. *(This item was postponed at the January 06, 2021 meeting).*

DECISION OF THE COMMISSION

It was moved, seconded, and passed by unanimous vote, 7-0, to postpone the work session to the March 3 meeting.

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Mary H. and Ronald R. Pressman, owners**, for property located at **449 Court Street**, wherein permission is requested to allow renovations to an existing structure (add 4th floor addition and roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

WORK SESSION

Architect Jennifer Ramsey was present on behalf of the applicant. She said the owners wanted to get 4th floor living space and an outdoor deck area. She said the roof would be reworked to get a small addition along the back of the building against the firewall. She said the materials would match all the details of the home on the lower floor.

Mr. Adams said the building was busy but that the front view of the building in the shadow of the existing firewall made it seem natural. He said he appreciated maintaining the symmetry and center lines and the cornice line of the additional building and that he could support the project. Mr. Ryan asked about the house's background. Ms. Ramsey said it was built in 2008 and was recently renovated for interior updates and maintenance. Mr. Sauk-Schubert said he agreed with Mr. Adams' comments and thought the addition improved the elevation. Mr. Ryan said he liked what he saw, knowing that the house was a reproduction and could have liberties taken with it. He said that setting the addition back into the roof was unique and looked great, and that he could see the bays extending upward too. Ms. Ruedig said it did look busy on first sight but that it was a new building and wasn't very visible or showy, due to its angle.

City Council Representative asked if the deck would affect the privacy of the abutters or the sunlight of the buildings on the back side of State Street. Ms. Ramsey said the building in front was shorter so it would not be impacted and that no one's views or light would be affected. Vice-Chair Wyckoff said he agreed with all the comments and thought it was a good design. Chairman Lombardi agreed. Mr. Cracknell said the 4-story building might need a variance to meet the height requirements of the District.

Public Comment

Jerry and Eloise Karabelas of 461 Court Street said they were abutters and had issues with whether the design related to the character of the neighborhood and the street or not. They thought that adding a fourth story to a neo-Federal building in the District was not feasible. They said the deck would overhang their property and affect their sunlight and privacy.

Ms. Ramsey said she could meet with the abutters and discuss it.

No one else was present to speak, and Chairman Lombardi closed the public comment session.

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **continue** the work session to the March 3 meeting.*

2. Work Session requested by **Nobles Island Condominium Association, owner, and Michael Street, applicant**, for property located at **500 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace brick dumpster corral) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

WORK SESSION

Property manager Michael Street said he wanted to install a composite wood enclosure to replace the brick dumpster corral. He said it would be vertical and would match the siding.

Vice-Chair Wyckoff said he was fine with the design. Ms. Ruedig asked that the applicant bring back some drawings and a plan to show how big the enclosure would be for final approval. She said it would be a good idea to make the enclosure bigger so that the dumpsters were side by side. Mr. Cracknell said a site plan and elevation diagram were needed to show what the screen would look like. Ms. Doering said the structure was ugly and that she didn't see that it was big enough to cover two dumpsters. Mr. Ryan agreed and said he would need to see drawings and elevations. City Council Representative Trace said the design looked like it was from the 1970s or 80s. Mr. Adams said he didn't know whether glorifying a dumpster corral needed to be done but thought the idea of shabbier fencing seemed wrong. He asked if it could be made more suitable and perhaps have corners on it to give it more substance.

There was no public comment.

DECISION OF THE COMMISSION

*Mr. Adams moved to **continue** the work session to the March 3 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

3. Work Session requested by **Stone Creek Realty, LLC, owner**, for property located at **53 Green Street**, wherein permission is requested to allow the demolition of the existing structure

and the new construction of a 3-5 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD5) and Historic Districts.

WORK SESSION

Architect Carla Goodnight was present to speak to the petition on behalf of the applicant, and the applicants Jeff Johnston and Rob Simmons were also present. Mr. Simmons briefly reviewed the site. Ms. Goodnight said the parcel played a significant role in the community space vision. She reviewed the building's massing and context.

Ms. Doering noted that the railroad vegetative buffer might not exist in the future. She said she found the comparison between the North End Vision Plan and the applicant's building interesting because the vision building drew one back in from the Mill Pond but the applicant had changed it so that there was some flanking that didn't draw one back, and there was a solid wall effect from the North Mill Pond view. She said she was concerned that the spine of the building moved through the center of the property instead of going along the edge of Green Street. She said a considerable change was made in the view from Market Street. Ms. Goodnight said the intention was to erode some of the solid wall shown on the vision plan.

Mr. Ryan said it was a lot to take it. He thought the Green Street side was a good approach but was concerned about the building sitting on a platform of parking. He said those areas could be done better yet still have a pedestrian feeling to them. He said the massing was fine and that he wanted to see more of what would be broken done on the back of the building slightly reflected on the front of the building. He said the flat decks would look better with some articulation. He said he liked the wood structure on the main portion and suggested doing something similar on the other two buildings so that they weren't so flat. He said he liked the arches. He said the arches looked Middle Eastern and unique and thought it would be nice to have architectural elements from the ground level to the deck level so that there was a connection. He said it was an opportunity to make some space back there and that he liked what it did to the side of the building. He said the balconies didn't bother him. He said he approved the massing but would like it to look less flat. In response to Mr. Adams' question, Mr. Johnston said the commercial space on Green Street would provide for public space on the first floor, and he showed how it would be accessed. Mr. Adams said it didn't look like a lot and whether there was another way to approach it so that people could feel that they belonged there. He also suggested a grand staircase going up to the flat arch platform. He said most of the balconies seemed to wrap around the corners of the building and that he was used to buildings having real corners and not open spaces on the corners. He said the building might be lacking structure.

Ms. Ruedig said it was a good massing start but was concerned about the Green Street frontage because it wrapped the corner and paralleled the railroad line a bit, and she thought more of that needed to be seen. She said the opening wasn't much better than the paved parking lot and that it looked like the hotel, with its huge paved entryway and lots of space to drive around, and parking underneath. She said it wasn't welcoming to pedestrians or residents and looked like strip mall construction to her. She suggested having more of the building wrap the corner to get a better face of the building and a better pedestrian view. She said the huge expanse of paving

wasn't very attractive or pedestrian friendly and suggested putting a sidewalk there and stepping the building down so that it wasn't such a stark 5-story wall. City Council Representative Trace agreed. She said the building was a gateway one to the City and people would see five stories of massing, with the exception of where the building stepped down. She said it was like a long cavern of five stories on one side and five stories on the other and thought stepping down the two stories on the end of the building near the AC Hotel to match the other end of the building might go a long way. She said the side of the building seen from North Mill Pond looked like it was one story too high. She said the massing could be less abrupt.

Vice-Chair Wyckoff said he liked the two flanking 3-story structures with the arches in between on the back of the building. He agreed the Green Street side would pose a problem with its paved courtyard and exposed cars underneath the building, and thought that a building with 60 units or so should have more of a formalized entrance. Referring to the alley that was created between the building and the AC Hotel, he said it would be better to step the building back a bit on the upper stories. He said getting rid of 16 feet on the front of the one-story building was very important so that it would allow a real sidewalk. Chairman Lombardi said he agreed with a lot of the comments. He said he liked the arched view from the water but thought the parking area was terrible and needed to be further developed and more pedestrian friendly. He said there could be more commercial space and that the pathway could be wider and less enclosed. He said the massing was a sea of flat and that he would like to see it change a bit.

City Council Representative Trace said the parking could be made circular and have a green feature to soften the mass. Mr. Ryan said he didn't mind the alleyway because he felt that it wasn't really an alleyway. He said he didn't mind the height and thought the wall effect was needed to support what could be a beautiful pedestrian area within the City, so he didn't want to see it stepped back. He suggested bringing the arches back in front of the building to be more appealing. Mr. Sauk-Schubert said he didn't see much difference between the building and the AC Hotel. He said that all options should be open at this stage of review, but that he didn't see any presented options that might have been pursued before arriving at the presented massing form. He said he didn't find the building outstanding and thought the only pleasing aspect was on the northern side with the arches. Ms. Bouffard agreed and she said wasn't excited about the building because it looked like any of the other buildings in that area.

Ms. Doering said the Maplewood Avenue project presented different shaped cubes on different locations on their lot, which she had found useful in terms of seeing how a building could fit on a site. She said the Vision Plan was an alternative shape that she could compare it to and that the Commission was missing the opportunity to see what the potential was. She said there was really no front of the building and asked if the front was supposed to be the Green Street façade or the Mill Pond or if the building needed two inviting entrance sides to it. Ms. Goodnight said they had that limited stretch of frontage on Green Street that supported the path to the park, the commercial frontage, and the vehicular entrance. She said those three functions were stacked in a limited stretch due to the property's shape and that she would look into it further.

Chairman Lombardi said he would welcome some creative thought in the massing, something very different than what was presented. Vice-Chair Wyckoff said a lot of the problem with massing was created ten years ago when people said the height of buildings should not be over

four stories, so all the new buildings were the same height and had flat roofs because to maximize space. City Council Representative Trace said it was a mixed-use building and suggested putting in more commercial space or putting something on the back facing the pond. Mr. Ryan said a lot of good stuff was happening to the building and that he saw something to build upon. He said it wasn't a showstopper and shouldn't be. Mr. Sauk-Schubert said that three-quarters of the energy spent on the building should have gone into exploring alternatives and thought it was sad that the Commission was confronted with a fait accompli.

There was no public comment.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **continue** the work session to the March 3 meeting, and Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

At this point, Ms. Ruedig left the meeting. Mr. Adams and Ms. Bouffard recused themselves from the work session, and Alternate Sauk-Schubert took a voting seat.

4. Work Session requested by **Ross D. Ellenhorn and Rebecca J. Wolfe, owners**, for property located at **279 Marcy Street, Unit #3**, wherein permission is requested to allow new construction to an existing structure (construct recessed deck on 3rd floor) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 45-3 and lies within the General Residence B (GRB) and Historic Districts.

WORK SESSION

The applicant Jeff Green was present. He said he submitted some rudimentary drawings and measurements because he just wanted to know if the Commission would approve the location. Chairman Lombardi said there was too little information to make a decision and also suggested that the applicant talk to his neighbor about the project, noting that the Commission received a letter from that neighbor. Ms. Doering said she would have a hard time supporting a recessed roof in that building and in that location because it wasn't appropriate. Vice-Chair Wyckoff said the front of the building was very mixed up, with the placement of the windows and so on. He thought it had been a store many years ago and wasn't a historic structure, but he wanted to see more detailed plans. Mr. Ryan asked if there was a dormer in the adjacent house that would look into the space. Mr. Green said there was no dormer and that the deck couldn't really be seen from the abutter or from the street. Mr. Sauk-Schubert said he needed more information.

Public Comment

Kate Cook of 17 Hunking Street said the back of her lot abutted the applicant's building and that the applicant currently had three decks on the back of his building that overlooked her yard. She asked what the proposed deck would look like and if it would have views of her yard and patio space, especially along the railing. She said the ash trees on her property were bare from autumn through spring and didn't afford much privacy.

Mr. Green said there would not be a railing on the edge of the deck and that the deck would come up to the existing roofline. City Council Representative Trace asked why another deck was needed in that case. Mr. Green said the resident had no deck for their unit and no outside space. Ms. Trace asked what would happen to the stormwater due to the recessed deck. Mr. Green said they would have to make an ADT bathtub under the deck and drain it out, and a downspout would go down that side of the building. Ms. Trace asked why it wasn't included in the drawing.

No one else was present to speak, and Chairman Lombardi closed the public comment session.

Chairman Lombardi said more detailed drawings should be presented and suggested continuing the work session. He said the other condo owners should also approve the project. Mr. Green said he had spoken to them and that they had no objections. The Commission discussed whether the project should be pursued, seeing that it was challenging.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **continue** the work session to the March 3 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by a vote of 4-2, with City Council Representative Trace and Ms. Doering voting in opposition.*

VI. ADJOURNMENT

The meeting was adjourned at 10:34 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

March 03, 2021

1. 81 Washington Street (LUHD-273) - Recommended Approval
2. 18 Pickering Street (LUHD-275) - Recommended Approval
3. 49 Hunking Street (LUHD-279) - Recommended Approval
4. 65 Lafayette Road (LUHD-282) - Recommended Approval

1. 81 Washington Street

- Recommended Approval

Background: The applicant is seeking approval for the addition of entry stairs to an existing side door entrance.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/26/2021

LUHD-273

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 04, 2021

Applicant

Rodney Rowland
rrowland@sbmuseum.org
17 Hancock Street
Portsmouth, NH 03801
603-422-7525

Location

81 WASHINGTON ST
Portsmouth, NH

Owner:

STRAWBERRY BANKE INC & DANIEL WEBSTER
HOUSE
PO BOX 300, null, PORTSMOUTH, NH 03802

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

add entry stairs to side door

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

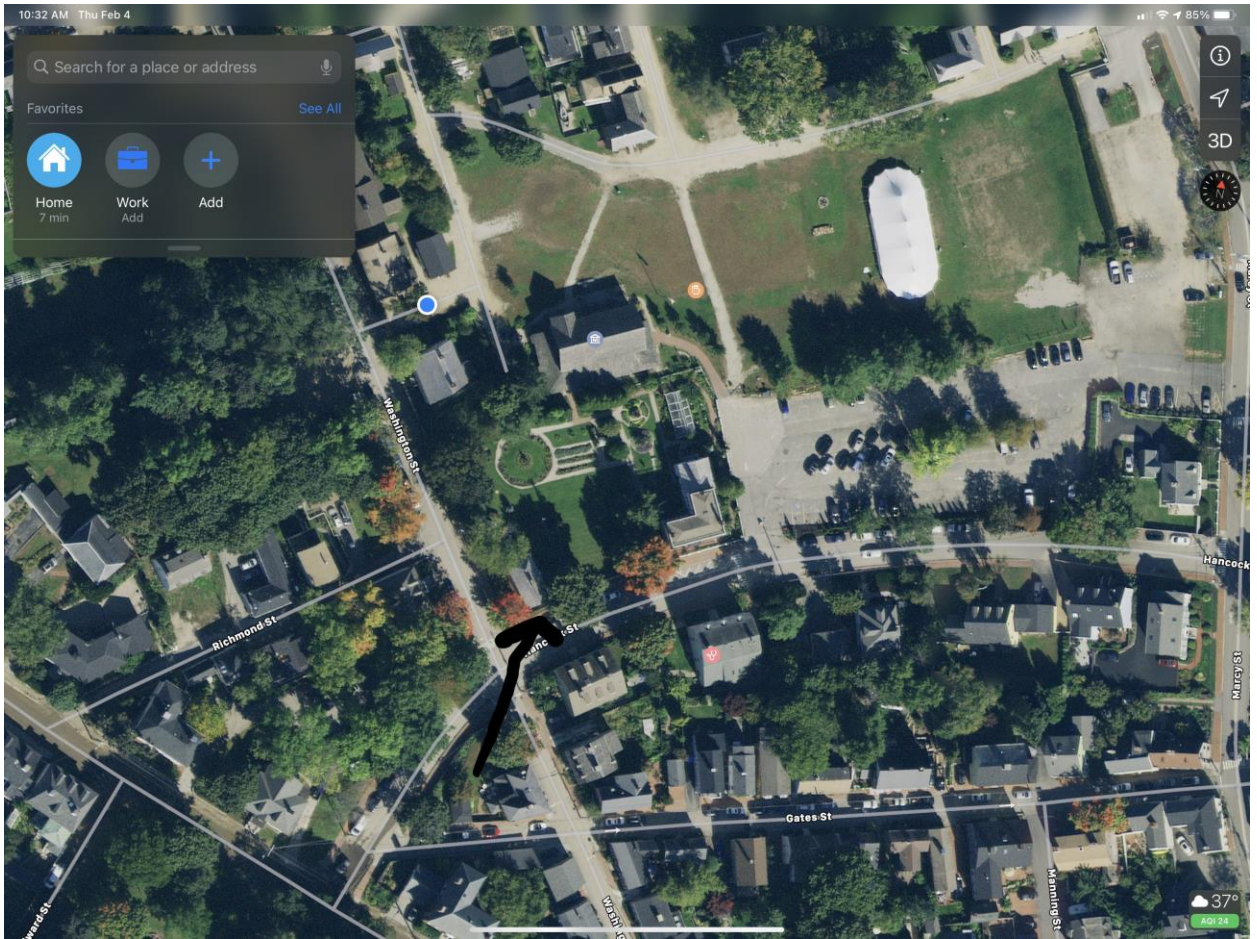
Other

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

Director of Facilities

Existing Conditions:







Entry Dimensions =
8' L x 3' W x 18" H
All wood
components
To match style below

2. 18 Pickering Street - Recommended Approval

Background: The applicant is seeking approval for the addition of (2) windows to the left elevation and the replacement of an existing bay window.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/26/2021

LUHD-275

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 12, 2021

Applicant

Anne Whitney
archwhit@aol.com
9 Sheafe St
Portsmouth, NH 03801
603-427-2832

Location

18 PICKERING ST
Portsmouth, NH

Owner:

ELLMER KRISTY R & CARWELL MATTHEW L
18 PICKERING ST, null, PORTSMOUTH, NH
03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Add 2 windows on the Left Side Elevation & Replace Rear Kitchen Bay. This work is a change within BLDG-20-177 and part of the Kitchen Renovation.

Description of Proposed Work (Planning Staff)

--

Acknowledgement

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



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





VIEW OF LEFT ELEVATION



VIEW OF REAR ELEVATION AT NEW BAY

WINDOW SCHEDULE

SYM.	UNIT	LITES	RO	REMARKS	QUAN.
WINDOWS					
A	UDHG2 2218	2/2	1' 9" X 2' 3 5/8"	MARVIN INC., SIGNATURE. Clad Doublehung 7/8" SDL w/ Low E Glazing, Cladding - "Stone White" Hardware to be chosen by Owner.	2
B	UDHG2 30° BAY 16-28-16 / 18	2/2 1 2/2	+/- 6' 3" X 3' 8"	DITTO, 30 DEG BAY	1

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

AWA

Project: 1911 DATE: 2/11/21

Revisions:

WINDOWS CHANGES
FOR KITCHEN RENOVATION
RENOVATIONS, CARWELL / ELLMER RESIDENCE
18 PICKERING STREET PORTSMOUTH, NH

ANNE WHITNEY ARCHITECT

3. 49 Hunking Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of (3) sections of fencing around the property. The first being a decorative and privacy board fence along Hunking Street. The second, a vertical board privacy fence abutting 33 Hunking Street. Lastly, the third, is a capped picket fence to match the rear neighbor's fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/26/2021

LUHD-279

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 14, 2021

Applicant

Stephen Foster
sfoster@orbispub.com
1924 47th Street, NW
Washington, DC 20007
2023020202

Location

49 HUNKING ST
Portsmouth, NH

Owner:

TOBIAS LEAR HOUSE HISTORIC INN LLC
1924 47TH STREET NW, null, WASHINGTON, DC
20007

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Fencing

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

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

--

Request for Historic District Commission Administrative Approval for Fencing

Stephen Foster, Manager/Owner
Tobias Lear House Historic Inn, LLC
49 Hunking Street, Portsmouth NH 03801

February 14, 2021

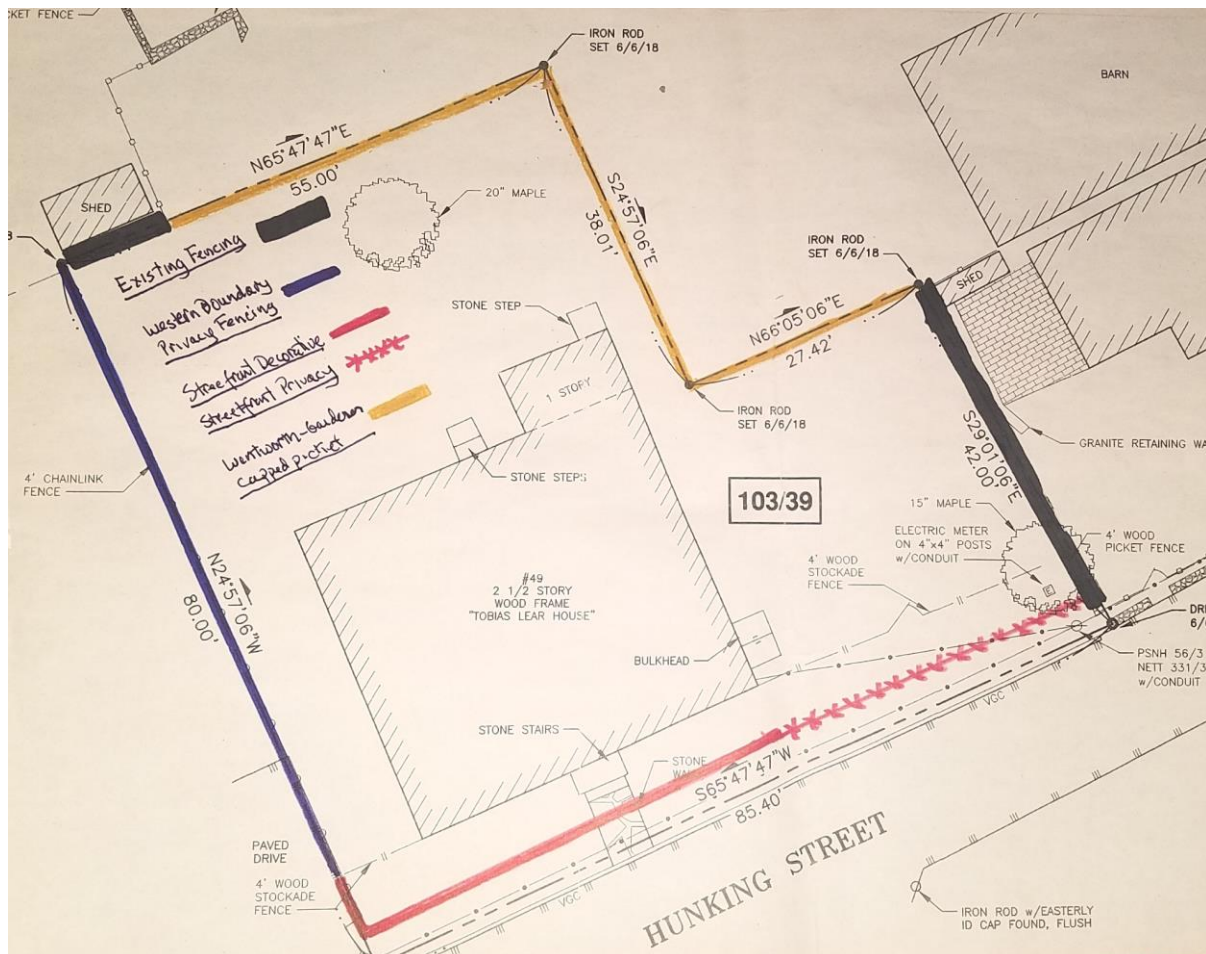
Introduction

This is a request to approve fencing for the Tobias Lear House at 49 Hunking Street. There are three sections of proposed fencing. These are:

- (1) historically resonant decorative and privacy board fencing along the front of the property facing Hunking Street (marked in red in the plan below);
- (2) vertical-board privacy fencing along the western property line abutting 33 Hunking Street (blue in the sketch below); and
- (3) capped picket fencing replicating the neighbor's fencing along the northern (rear) property line with the Wentworth-Gardner House (ochre in the sketch below).

Existing neighbor fencing in the plan is shown in black.

Tobias Lear House, Schematic Plan of Existing and Proposed Fencing



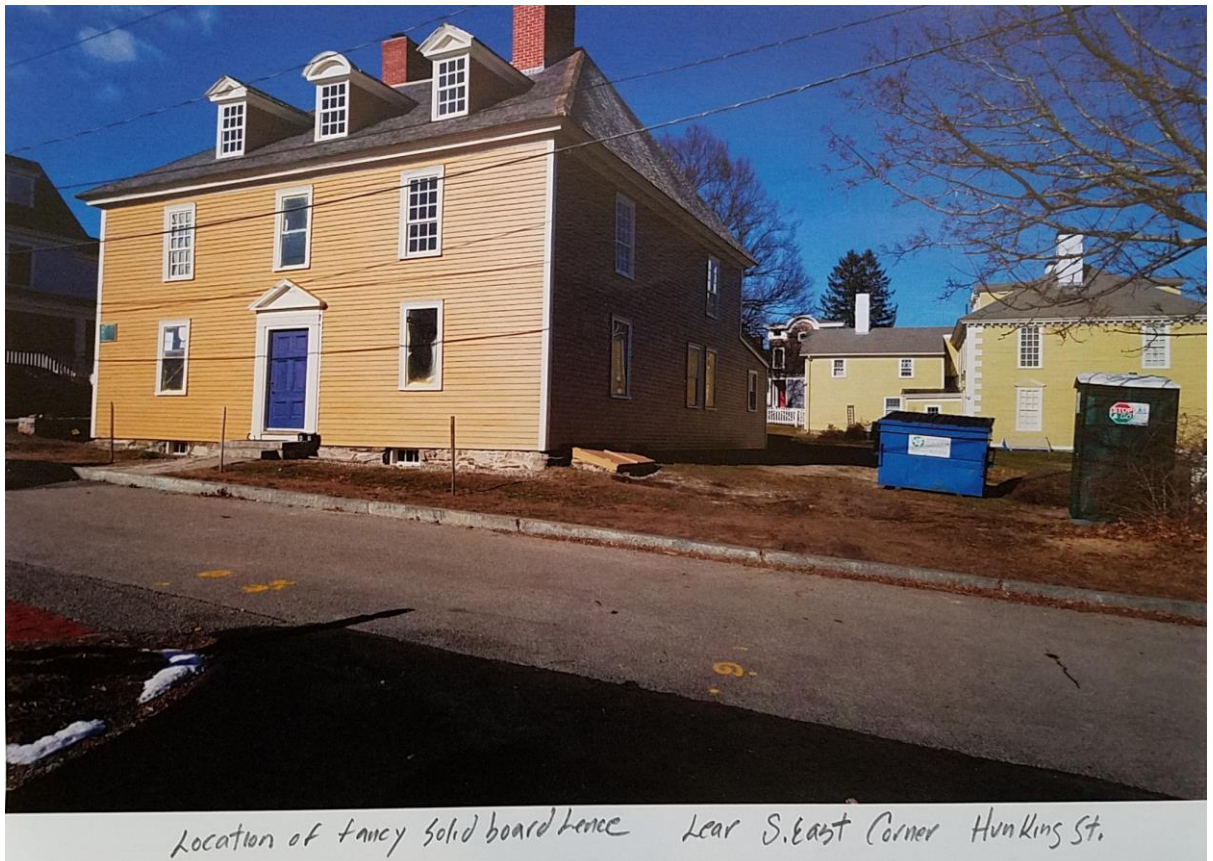
1. Street Front Fencing

The property has 85 feet of frontage along Hunking Street, with a drop in elevation, west to east of about 18 inches. The proposed fencing divides the street front roughly equally into two types of fencing, the one a decorative fence beginning at the western boundary and continuing along the front façade of the house, the other a vertical-board privacy fence. Both fences will be set back three feet from the Hunking Street curb, with plantings planned for the space between the fence and the curb

Existing Conditions, Hunking Street Front (view 1)



Existing Conditions, Hunking Street front (view 2)



The proposed street front fencing seeks to strike an appropriate historical chord for the mid-18th century Tobias Lear House. The use of two distinct fence types follows a pattern well documented among prominent Portsmouth houses of the 18th and early 19th centuries. This pattern calls for formal, often elaborate, decorative fencing co-extensive with the front façade of the house, and vertical-board privacy fencing along the remainder of the street front. The street front fencing at the Rundlett-May house, pictured below, is just one of many existing examples that reflect this historic precedent. (See, Howells, “The Architectural Heritage of the Piscataqua,” p. 179 fig. 238, Jeremiah Mason House, 1808; p. 174, fig. 229, William Haven House, ca. 1800; Size-Leighton House, p. 174, fig. 228; Austin-Lyman House, p. 159, fig. 199; Moffatt-Ladd House, p. 33, fig. 35; Rev. Samuel Langdon House, p. 121, fig. 143.)

Rundlett-May House Street front Fencing



Owner's Sketch, Proposed Street Front Fencing



Street Front Fencing: Decorative Portion. The decorative part of the proposed front-façade fencing is simpler than that seen on grand houses such as Rundlett-May. This is consistent with the character of the Tobias Lear House, which could perhaps be described as grand in size but otherwise straightforward. Accordingly, the proposed fencing, which has 12" square posts, a capped rail over simple pickets, and no elaborate finials, seeks to strike a restrained but dignified note. The one decorative embellishment is the initial curve to the cap where it

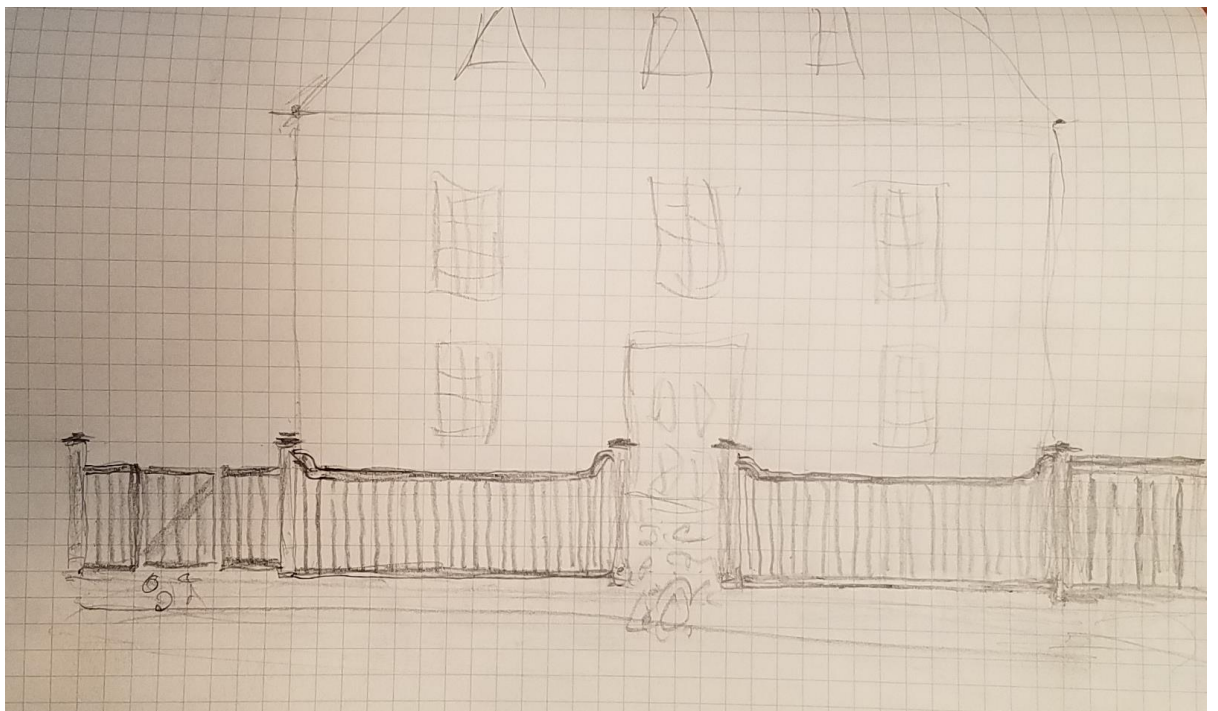
joins the four main posts, a cue taken from the Colonial Revival fence of the Lady Pepperell house in Kittery (pictured below).

Lady Peperell Fence, Decorative Rail Detail

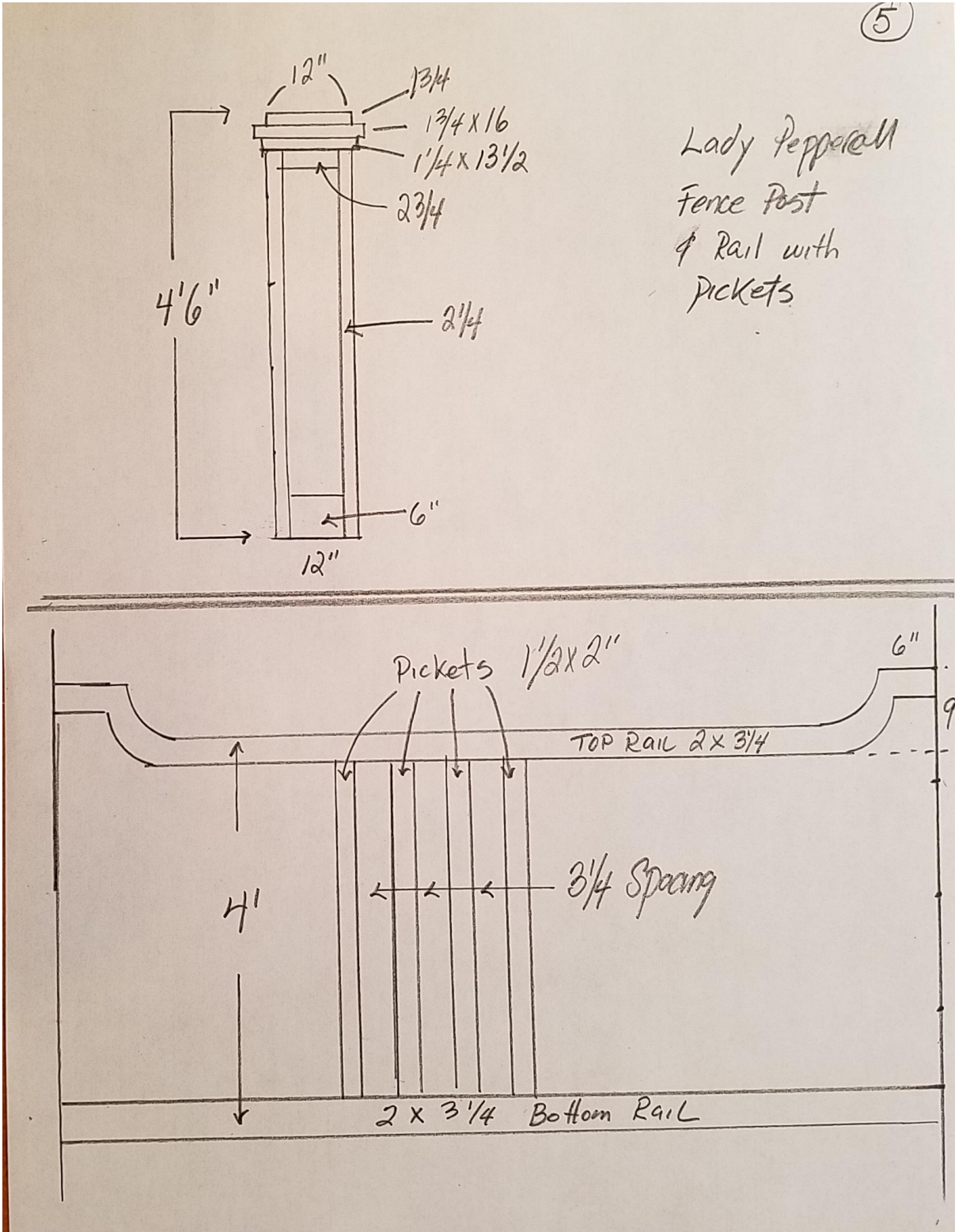


Fence post tops start at 4'6" at the western, upstreet end and reach 5'6" at the terminus, maintaining a level top and capped rail along this 42-foot section. The fence will be set back three feet from the Hunking Street curb. A sketch of this portion of the fence and a detailed builder's drawing follow.

Owner's Sketch, Street Front Fencing, Decorative Section



Builder's Detail, Street Front Fencing, Decorative Portion



Appropriate plantings will screen utility and HVAC mechanicals, otherwise visible from the street, in the passage between the house and the western boundary fencing.

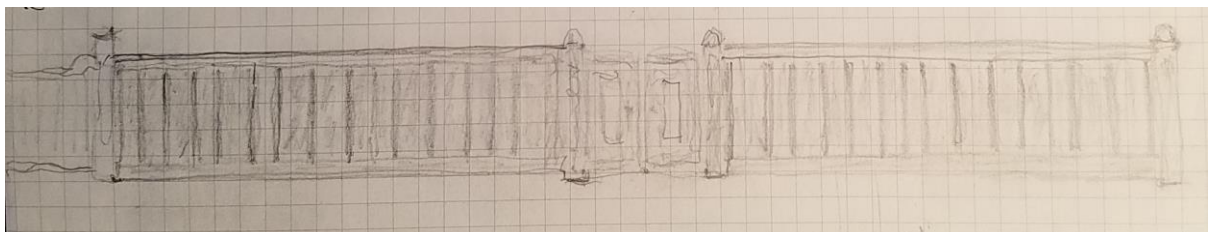
Street Front Fencing, Privacy Portion. The vertical-board privacy fence portion along the remaining street front is modeled after the privacy fence at the Walsh House, a ca. 1796 Strawberry Banke property on Washington Street (pictured below). The Walsh fence is a modest embellishment of a simple vertical-board fence; it has random width planks set behind 4" vertical boards with top and bottom rails and a cap profile of some size and detail.

Walsh House

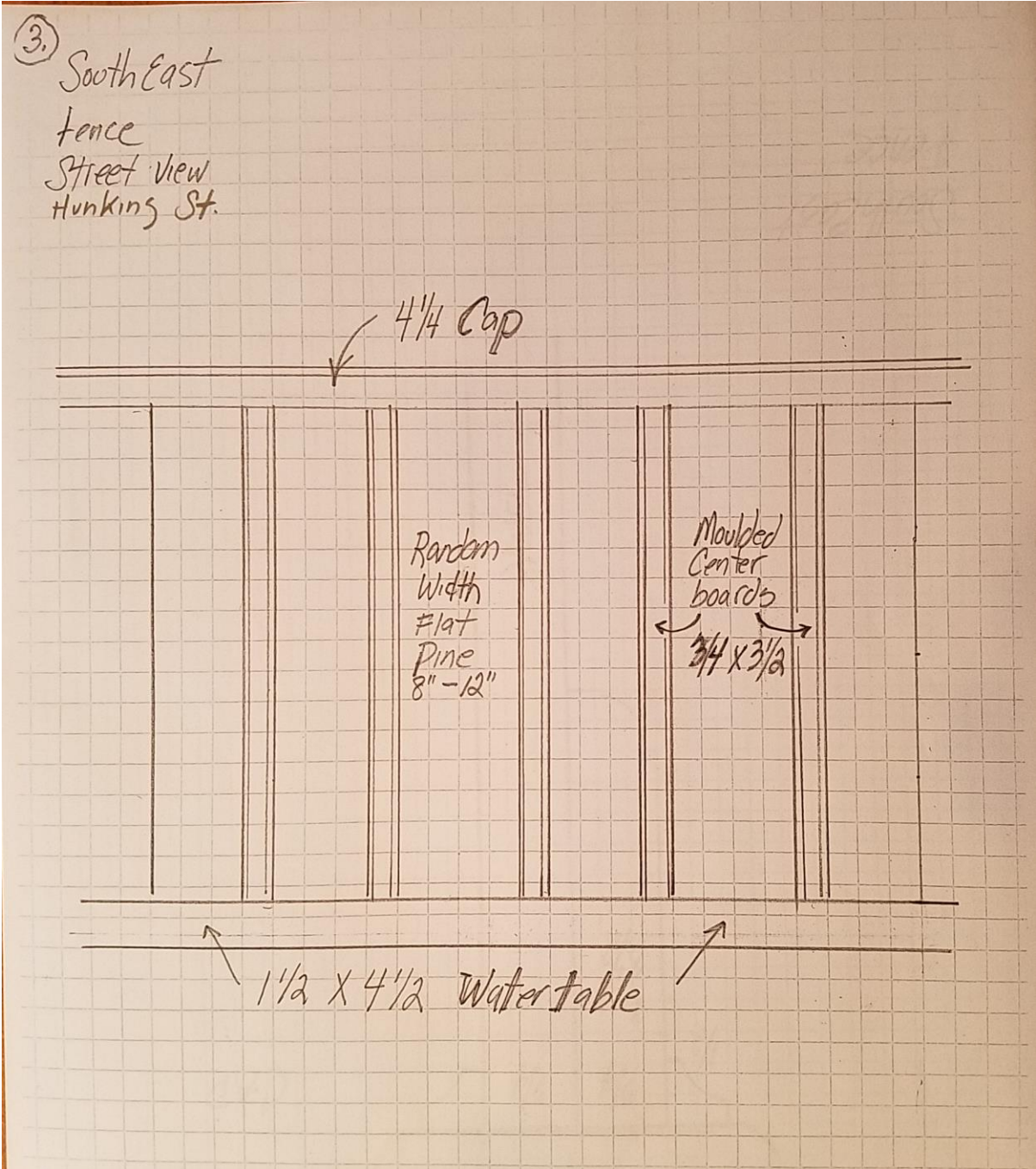


At the Tobias Lear House, the height of this fence will be 5'6" at the western, upstreet end and 6'0" at its terminus, maintaining a level top over its entire 40-foot plus length. In addition to being historically appropriate, privacy is in order here as behind the fence will be a garden and patio area. An owner's sketch and two builder's drawings follow.

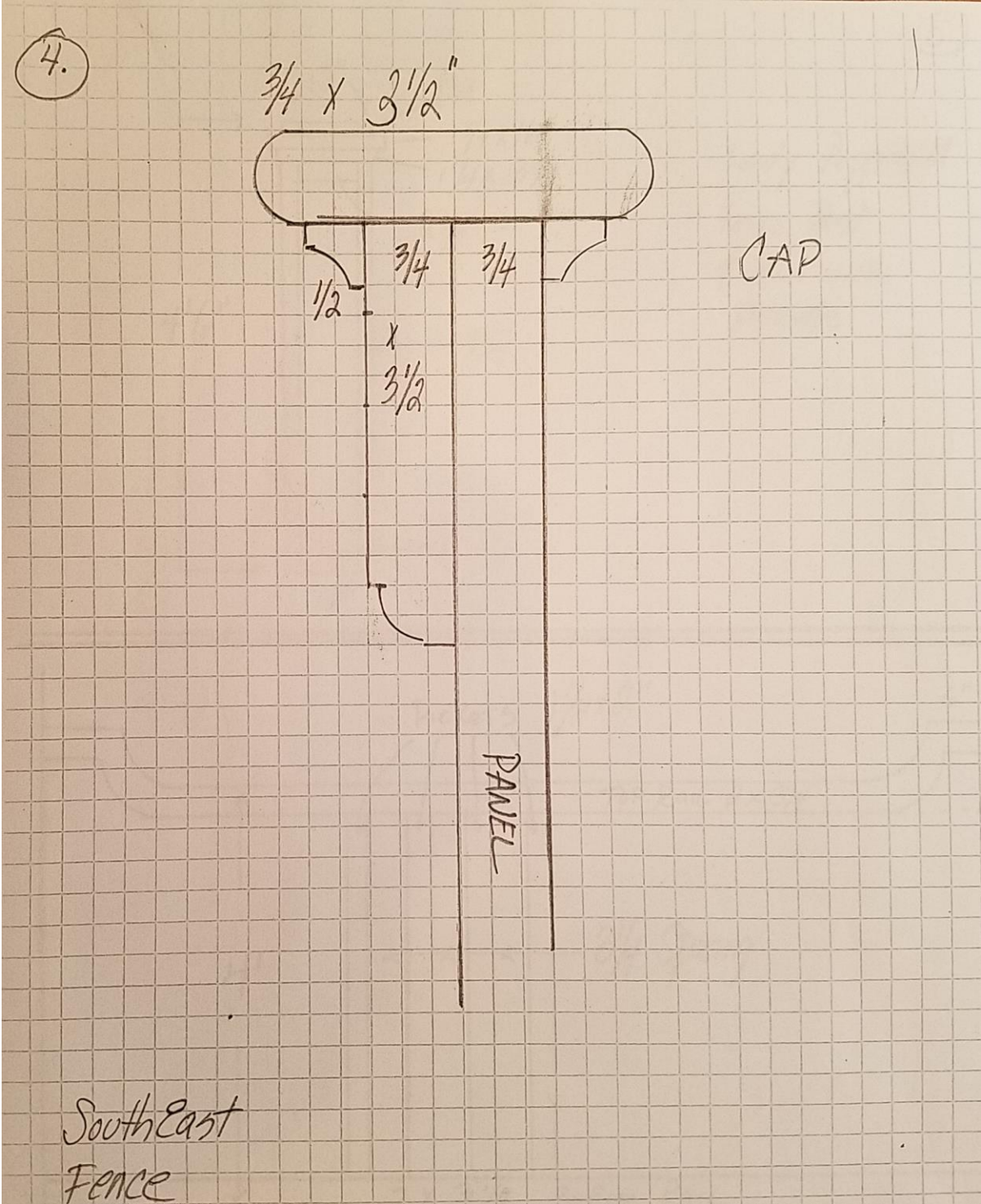
Owner's Sketch, Street front, Privacy Fence Section,



Builder's Detail, Street Front, Privacy Fence Section



Builder's Detail, Cap, Privacy Fence, Street Front



2. Fencing Along the Western Property Line Abutting 33 Hunking Street, Neighbor to the West.

A chain link fence was removed along the western property line in the summer of 2020 to allow for the construction of an approved low stone wall, approximately 45 feet in length. HDC subsequently approved an additional 16 +/- feet of low stone wall running to the rear (north) property line, scheduled to be built in the Spring of 2021.

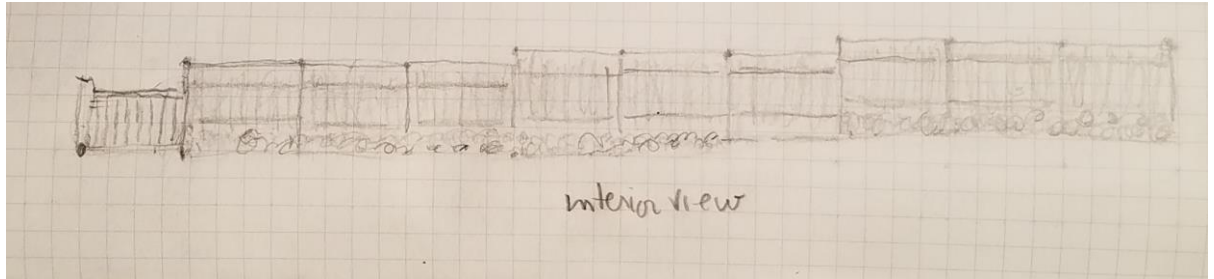
Existing Conditions, Western Boundary Line



This fence will be made up of ten 8-foot sections. The first 8-foot section, the one closest to Hunking Street (left, in the owner's sketch below), follows the form of the formal

decorative picket fence along the front of the house described in fencing section 1 above. It serves as a transition to the street front fence. It is also lower in height (4'6" post, 4' capped rail) than the adjacent section of the vertical-board fence (about 5'3" above grade). The lower height and pickets give the neighbors better visibility for entering and exiting their parking area, which is directly adjacent to this section of proposed fencing.

Owner's Sketch: Schematic View, Elevations, Western Boundary Privacy Fencing



The remaining nine 8-foot sections of this fence are vertical-board privacy fencing sitting atop the low stone wall (but for the one 8-foot section mid-fence where there will be no stone wall). As seen in the sketch above, these nine sections are divided into three groups of three sections each, with ascending absolute heights for each group. The top of the fence of the second group of three sections is 9 inches higher than the first, and the third group is another 9 inches higher than the second. These increasing absolute heights reflect the gentle rise of the grade along this property line toward the rear. But, the actual fence height, as measured from the grade level on the neighboring property and including any elevation provided by the low stone wall, is lowest at the rear. Thus, the fence heights of each of these three sections will be, on average, 4'6", 5' 0", and 4'0," respectively. (The corresponding heights of the wood fencing from the top of the stone wall will be 3'9," 4'6," and 4'0".) This fencing plan allows the neighbors continuing easterly views to the back channel of the Piscataqua from their porch and from various points in their yard and garden.

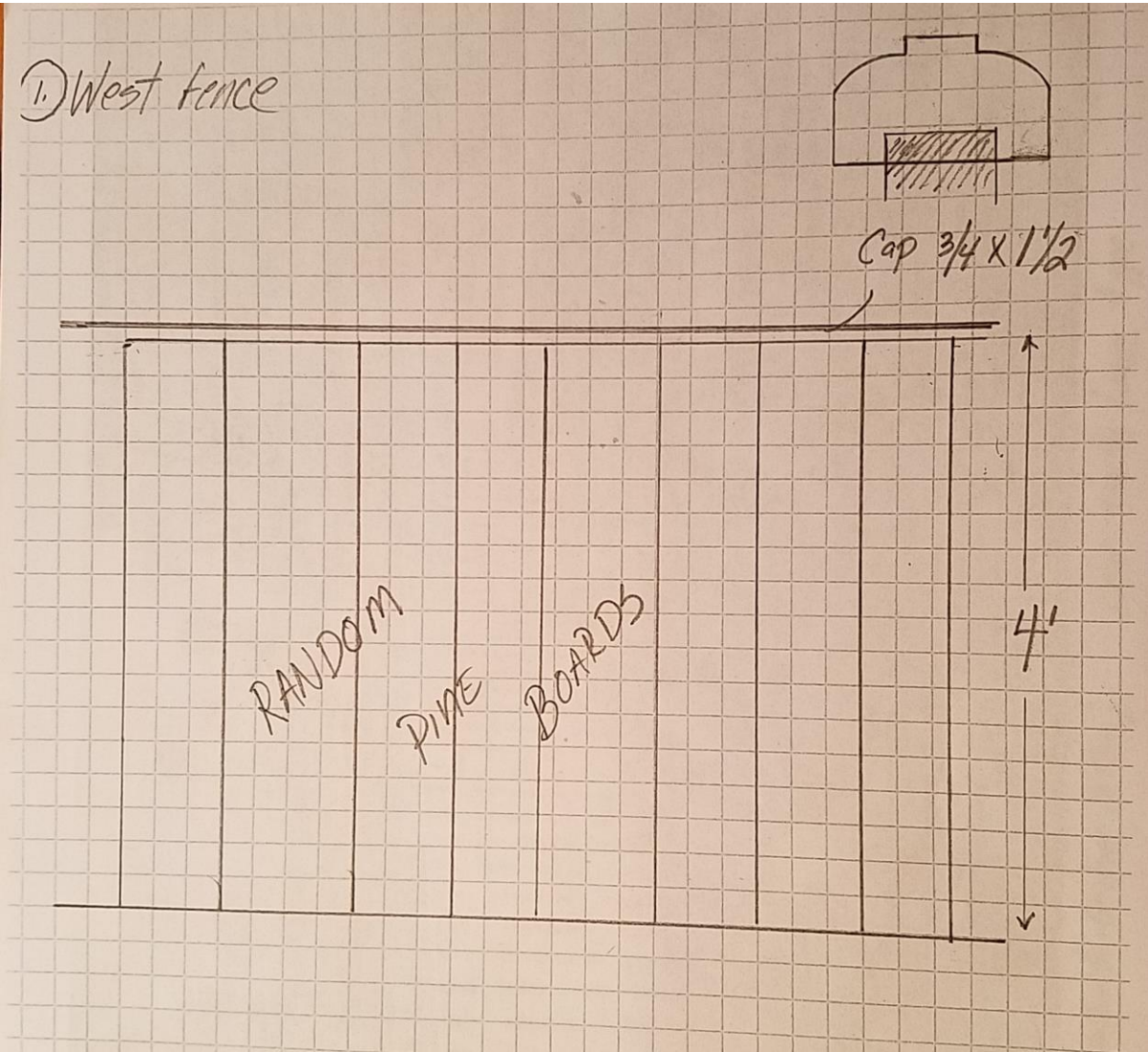
The photo below is an example of the proposed fencing (interior view) and the following builder's drawing shows an exterior view with detail for the fence cap.

Builder's Example, Proposed Vertical Board Fencing, Western Boundary



Example of Solid board fence Lear West fence (S. Banke location)

Builder's Detail, Proposed Vertical Board Privacy Fencing, Western Boundary (exterior view).



3. Northern Boundary with the Wentworth Gardner House.

The 125' property line between the Tobias Lear House and the Wentworth Gardner House makes up the rear (northern) boundary of the property and is currently unfenced.

Existing Conditions, Northern Boundary with Wentworth-Gardner House.

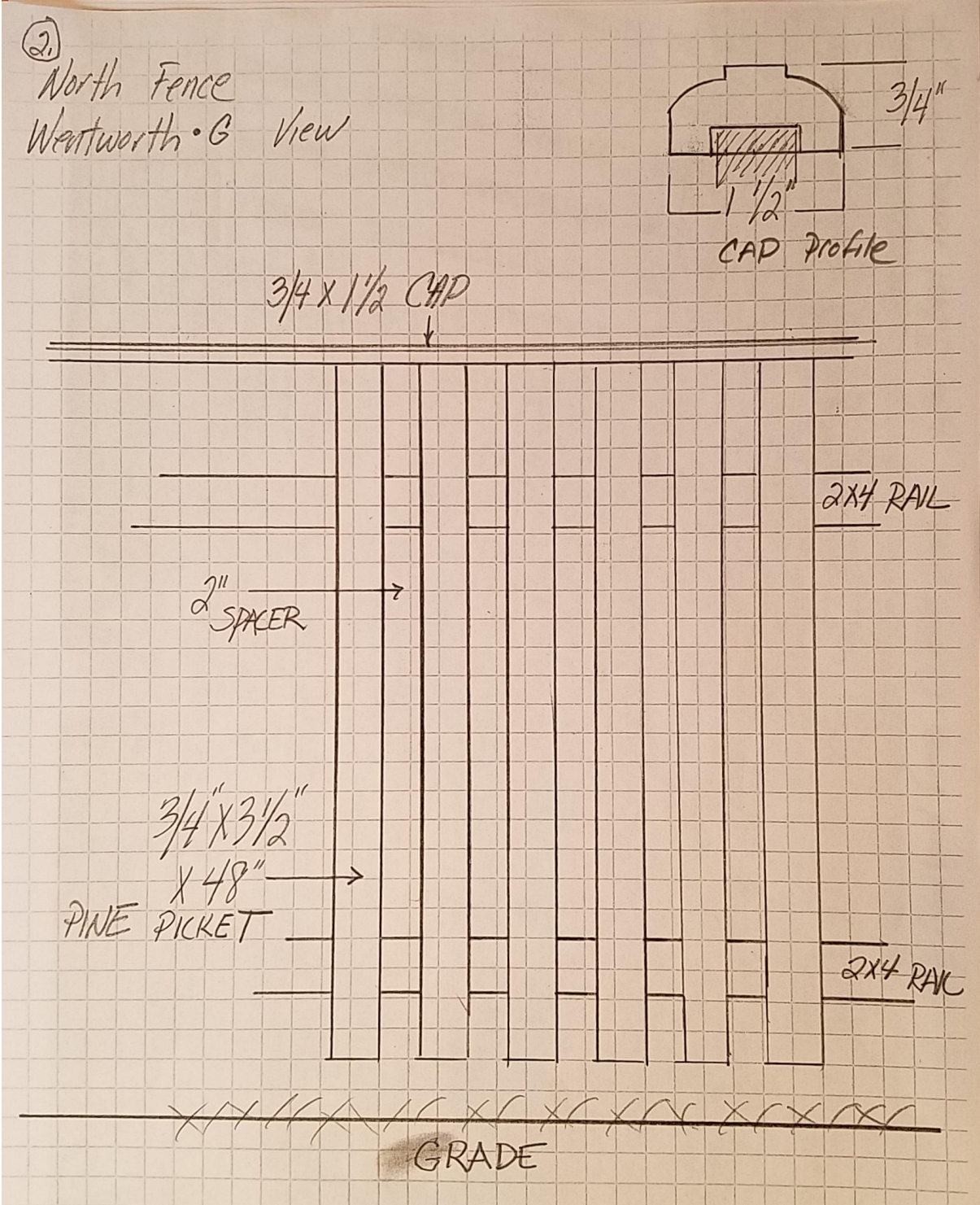


The proposed fence for this boundary line is a replication of the existing Wentworth Gardner fence, pictured below, facing Mechanic Street. A detailed builder's drawing follows.

Wentworth-Gardner House Existing Fencing (view from Mechanic Street)



Builder's Detail, Replication of Wentworth-Gardner Fence



End of submission.

4. 65 Lafayette Road

- Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (soffit design change).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/26/2021

LUHD-282

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 23, 2021

Applicant

Joseph Caldarola
joe@smithfieldconstruction.com
PO Box 370
Portsmouth, NH 03802
603-674-5204

Location

65 LAFAYETTE RD
Portsmouth, NH

Owner:

joseph Caldarola
PO Box 370 , null, Portsmouth, NH 03802

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Revise Soffit Detail. The approval included Azek slotted panel in the 24" width to work with the 2' overhang. They have stopped making the product in 24" width and the 12" slotted in unavailable at this time. Proposed is 2 pc 1x12 Azek with an aluminum strip vent between them, as would typically be done with wood trim.

Description of Proposed Work (Planning Staff)

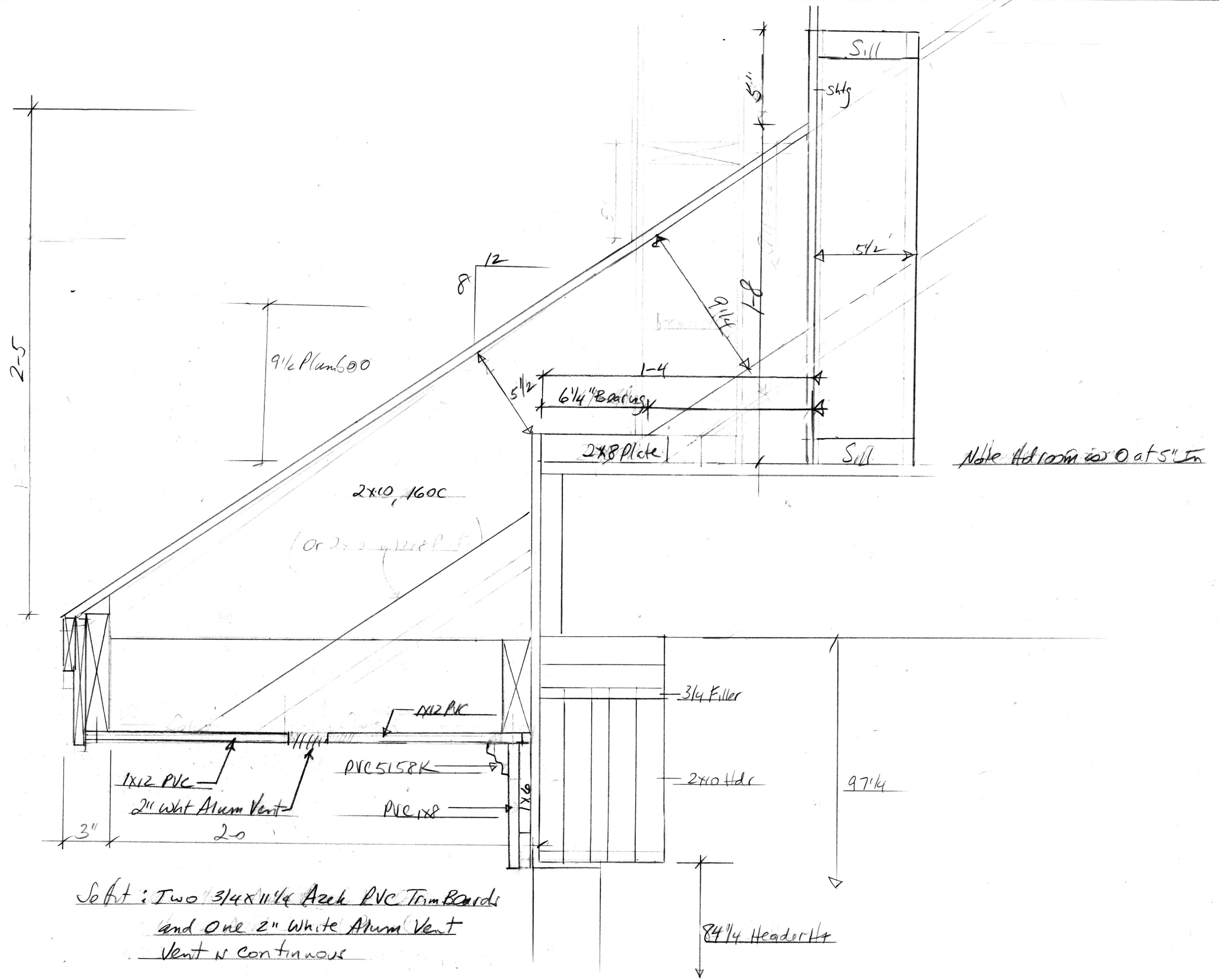
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Project Representatives

Relationship to Project

Owner

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



So ft : Two 3/4 x 1 1/4 Azek PVC Trim Boards
and One 2" White Alum Vent
Vent is continuous

Revised 2/22/21

Revised 11/15/20

Sheet 19

65 Lafayette Rd		
SCALE 3/16" = 1"	APPROVED BY:	DRAWN BY
DATE: 10/20/20		REVISED
Jim Mcfeld		DRAWING NUMBER
Overhang Trim Detail		19



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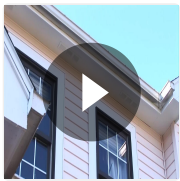
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Internet #308306219 Model #SV202WH



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Feedback

Hover Image to Zoom

2.3 in. x 96 in. Rectangular White Weather Resistant Aluminum Soffit Vent (Sold in a carton of 50 only)



by **Air Vent** > (Brand Rating: 4.2/5) ⓘ

★★★★★ (2) > Write A Review Questions & Answers (3)



A BEAUTIFUL, EASILY INSTALLED SYSTEM TO SAVE TIME AND MONEY

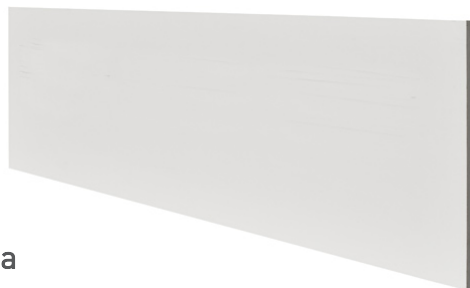
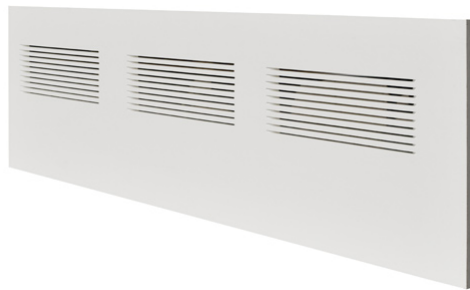
Made from moisture-resistant PVC to provide low-maintenance performance and designed to deliver enduring beauty, the Soffit System from AZEK Exteriors includes soffits (vented and non-vented), notched fascia and frieze boards. Each part easily fits together for simplified installation without specialized labor. All elements of the system are available in smooth Traditional finish.

Vented and Non-Vented Soffit:

Made from durable, moisture-resistant, long-lasting PVC, AZEK® Exteriors Soffits are available in several sizes and complemented by grooved fascia and frieze boards. This system offers easy installation with pieces that fit together effortlessly, creating a clean, beautiful and uniform finish.

The Vented Soffit comes with an industry leading 10 square inches of net free air flow per square foot, allowing circulation through the home's roof system to prevent moisture damage. Screening the vents is optional; vents are slant cut to prevent nesting insect infiltration.

Non-vented soffit is also available in specific sizes to perfectly fit the system avoiding the need to precisely cut PVC sheet. The solid soffit sizes can be used on their own to provide a clean, uniform finish or the two versions can be used together interchangeably.



Fascia

The notched fascia board connects easily to either soffit profile to add architectural style while framing and protecting the roof edges.



Frieze Boards

Get smooth and simple borders with both soffits and siding. The frieze board fits perfectly with soffit edges through the grooved edge on top. Tuck siding into the integrated j-channel on the bottom.





Share:



Sizing

SIZING

SOFFIT

ACTUAL	VENTED 18'	SOLID 18'
1/2" x 12"	•	•
1/2" x 16"	•	•

NOTCHED FASCIA

NOMINAL	ACTUAL	SOLID 18'
4/4 x 8"	3/4" x 7 1/4"	•

FRIEZE BOARD

NOMINAL	ACTUAL	SOLID 18'
5/4 x 6"	1" x 5 1/2"	•

FREQUENTLY ASKED QUESTIONS

Do I need to paint AZEK® Trim?

No. AZEK® Trim products do not require paint for protection, but may be painted to achieve a custom color or to cover nail holes that have been filled. If you choose to paint, use 100% acrylic latex paint with an LRV of 55 or higher.

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Does AZEK® Trim come in colors?

No, AZEK® Trim products are manufactured in a matte white finish only, but can be painted to achieve a custom color. Please refer to the painting section in our Trim Installation Guidelines.

[LEARN MORE](#)

What can I use to clean AZEK® Trim?

Depending on degree of cleaning needed, power wash or hose loose dirt off of the trim board. If using a power washer, be sure to test the pressure setting and nozzle first to ensure that the surface of the trim will not be damaged. Other cleaning methods include using a soft cloth and a mixture of mild detergent.

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Similar Style- that shows the continuous vent.



Historic District Commission

Staff Report – March 3rd and 10th, 2021

March 3rd MEETING

Administrative Approvals:

- 1. 81 Washington St. (LUHD-273) - Recommend Approval
- 2. 18 Pickering St. (LUHD-275) - Recommend Approval
- 3. 49 Hunking St. (LUHD-279) - Recommend Approval
- 4. 65 Lafayette St. (LUHD-282) - Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 45 Richmond Street (LU-21-249) (Rear addition & dormers)
- 2. 46 Dennett St. (LU-21-25) (Fence Gate)

REQUEST FOR REHEARING:

- 1. 33 Jewell Court (LU-21-234) (Roof Replacement)

WORK SESSIONS – OLD BUSINESS:

- A. 1–31 Raynes Ave. (LUHD-234) (2, 5 story Buildings)

WORK SESSIONS – NEW BUSINESS:

- 1. 238 Marcy St. (LUHD-274) (Solar panels)
- 2. 64 Vaughan Mall (LUHD-277) (Penthouse addition)
- 3. 41 Salter St. (LUHD-278) (2nd Floor addition)

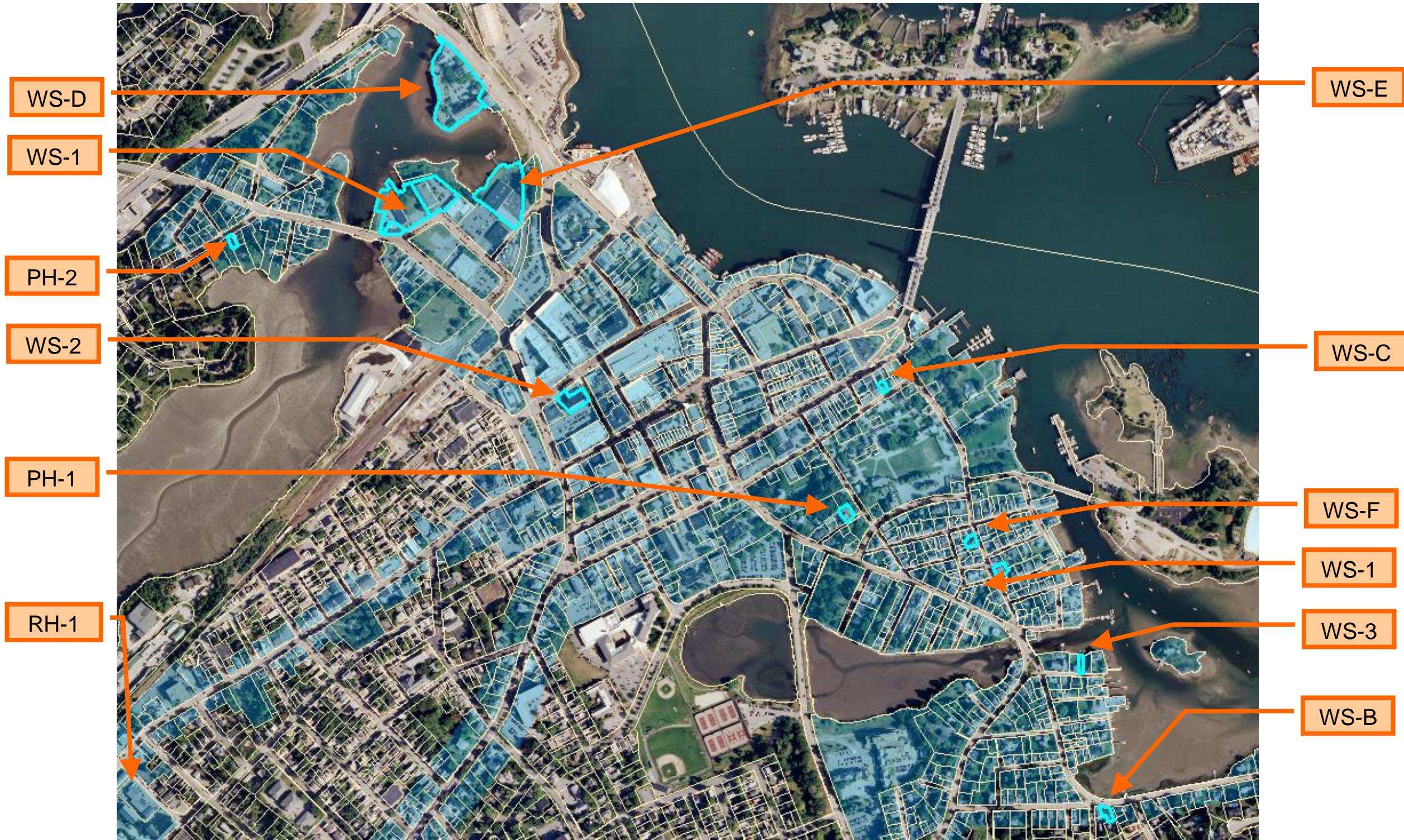
March 10th MEETING

Administrative Approvals:

- 1. 53-67 Bow St. (LUHD-281) - Recommend Approval
- 2. 105 Daniel St. (LUHD-283) - Recommend Approval
- 3. ...

WORK SESSIONS – OLD BUSINESS:

- B. 180 New Castle Ave. (LUHD-233) (Stairs & Chimney)
- C. 449 Court St. (LUHD-235) (Stairs & Chimney)
- D. 500 Market St. (LUHD-236) (Trash Enclosure)
- E. 53 Green St. (LUHD-257) (5 Story Mixed-Use Building)
- F. 279 Marcy St. (LUHD-259) (Recessed Deck)



LOCATER MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: March 3rd & 10th, 2021

APPLICATIONS: 19

Historic District Commission

Project Address: 45 RICHMOND ST. (LU-20-249)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

Existing Conditions:

- Zoning District: MRO
- Land Use: Single Family
- Land Area: 5,660 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Vernacular
- Historical Significance: C
- Public View of Proposed Work: View from Richmond and Washington Streets.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace rear addition and garage and add an attic dormer.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located near the intersection of Richmond and Washington Streets in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with small rear yards and garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish and replace the existing single-story rear addition and garage with a 2 story addition and new garage with an attached greenhouse;
- Relocate a faux chimney, and
- Add a new front landing and steps.

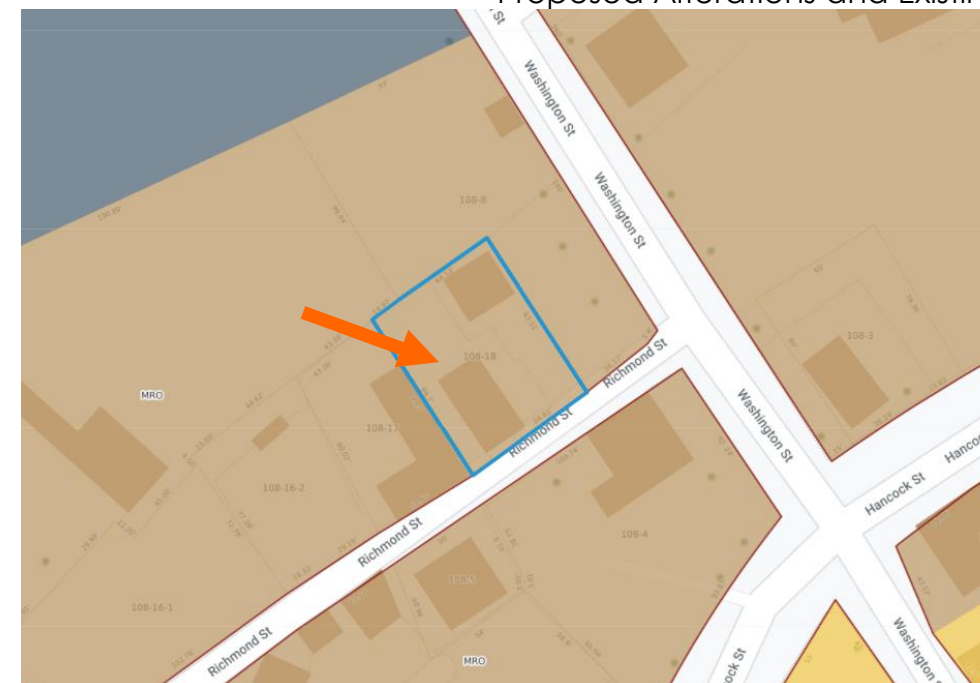
Note that applicant has modified the spacing on the windows.

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

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC SURVEY RATING

C

45 RICHMOND ST. (LU-20-249) – PUBLIC HEARING #1 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT				
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
		GENERAL BUILDING INFORMATION				(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<p>MODERATE PROJECT</p> <p>- Construct Two Story Rear Addition, Garage and Attic Dormer -</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			
	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: 45 RICHMOND ST. Case No.: 1 Date: 3-3-21

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: 46 DENNETT STREET (LU-21-25)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District A (GRA)
- Land Use: Single-Family
- Land Area: 2,825 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Colonial
- Historical Significance: Contributing Structure
- Public View of Proposed Work: Limited View from Dennett Street.
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To install a new gate to connect the house to the fence.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

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

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along Dennett Street. It is surrounded with many wood-frame 2 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

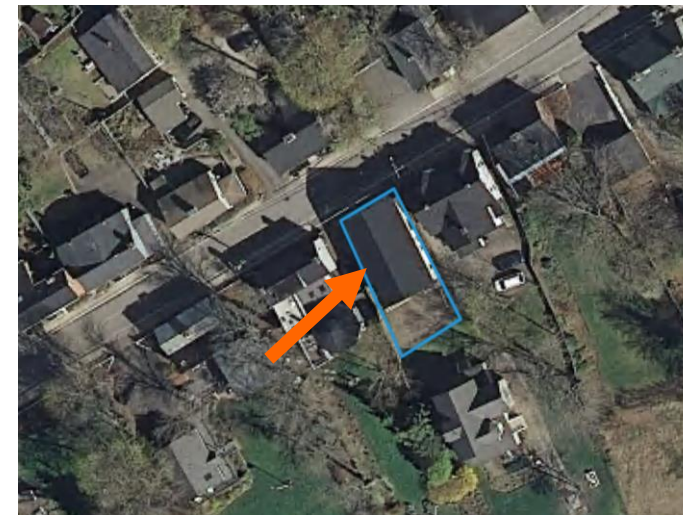
J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

- Add a gate between the house and existing fence.
- The gate is proposed to match the wooden fence design.
- **Please note that we have requested additional information to confirm the gate design is consistent with the existing fence. Once submitted we will forward to the Commission.**

• **Design Guideline Reference: Guidelines for Site Elements and Streetscapes (09)**

K. Aerial Images and Maps:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

46 DENNETT STREET (LU-21-25) – PUBLIC HEARING #2 (MINOR)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 46 DENNETT ST. Case No.: 2 Date: 3-3-21
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: 33 JEWELL COURT (LU-20-191)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: RE- HEARING #1

Existing Conditions:

- Zoning District: CD4-W
- Land Use: Commercial
- Land Are: 34,791 SF +/-
- Estimated Age of Structure: c.1830
- Building Style: NA
- Historical Significance: C
- Public View of Proposed Work: View from Islington and S. Albany Streets
- Unique Features: Former Frank Jones Brewery
- Neighborhood Association: West End

B. Proposed Work: To replace slate shingles with asphalt.

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 within the former Frank Jones Brewery Complex in the heart of the West End. The existing building was constructed c. 1830.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

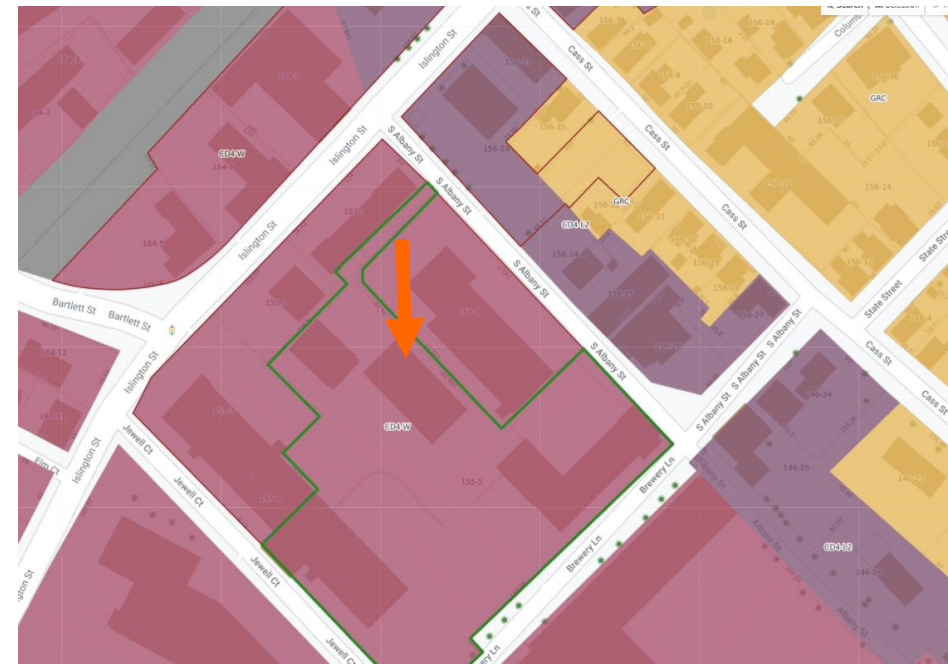
- To replace the existing slate roof (c.1830) with asphalt shingles.
- **Note that the applicant is seeking estimates from contractors for repairing the existing roof and replacing the slate with composite slate shingles. As such, she has requested a continuance to the April 7th meeting.**

Design Guideline Reference – Guidelines for Roofing (04).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

33 JEWELL COURT (LU-20-191) – RE-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 - Replace Slate Shingles with Asphalt Shingles -				
	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		
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		
BUILDING DESIGN & MATERIALS	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		
	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: 33 Jewell Court Case No.: 1 Date: 3-4-21

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: 1 & 31 RAYNES AVE. (LUHD-234)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

Existing Conditions:

- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s
- Building Style: Contemporary
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To construct a 4-5 story mixed-use building(s).

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

a. The building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- **Note that the applicant has requested a continuance of this application until April.**

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

1 & 31 RAYNES AVE. (LUHD-234) – WORK SESSION #A (MAJOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<p>MAJOR PROJECT – Construct two 5 Story Mixed-Use Buildings –</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	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: 1 & 31 Raynes Ave. Case No.: A Date: 3-4-21
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: 238 MARCY ST. (LUHD-274)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 3,860 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Late 19C Vernacular
- Historical Significance: C
- Public View of Proposed Work: View from Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To install solar panels.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along Marcy Street and is set back for the street edge. It may have previously been a barn structure. It is surrounded with many 2-3 story historic structures with little to no front yard setbacks and small lots.

J. Staff Comments and/ or Suggestions for Consideration:

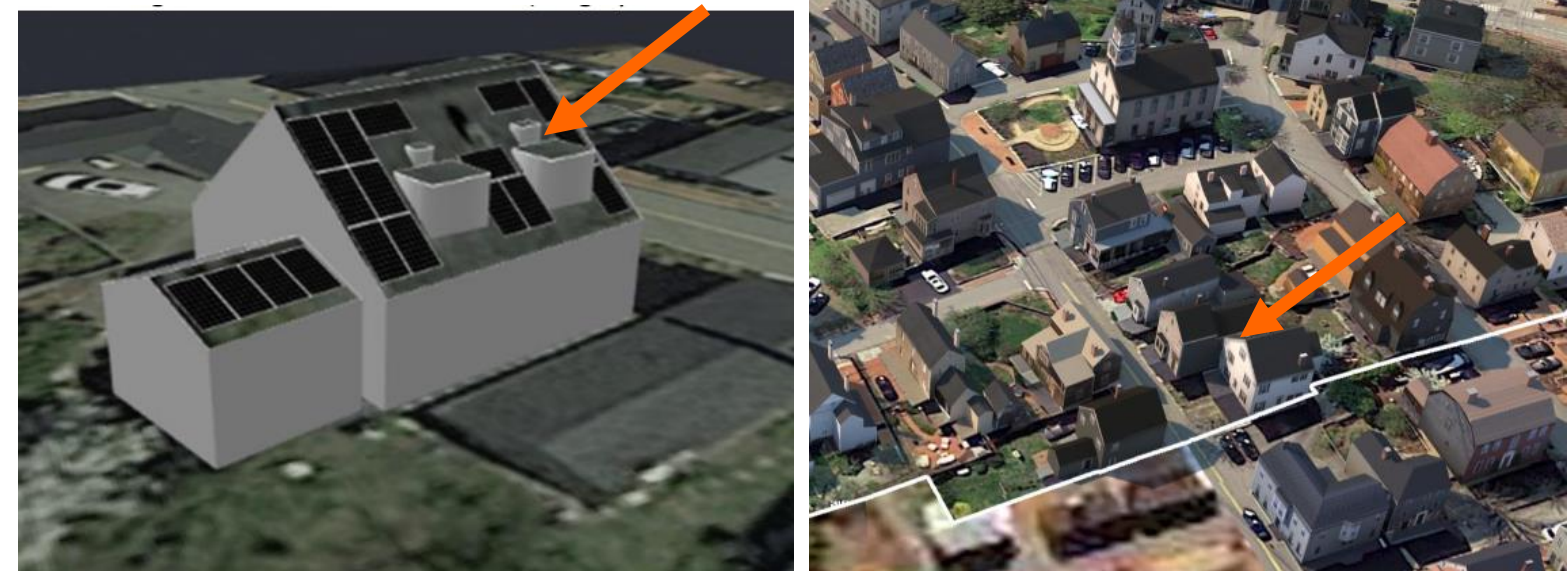
The Application is proposing to:

- Install 18 solar panels on the south-facing roof surface.

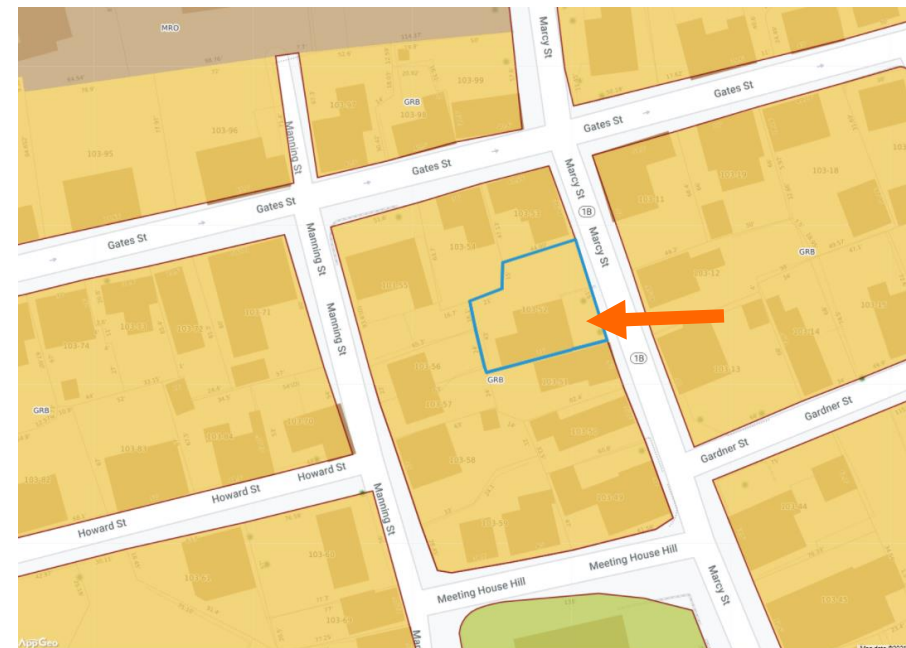
Note that the panels area low profile design, dark in color, and with minimum reflective glare. That said, they will be partially visible along Marcy Street.

• Design Guideline Reference – Guidelines for Roofing (04).

K. Aerial Image, Street View and Zoning Map:



Aerial and 3D Massing Model Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

238 MARCY STREET (LUHD-274) – WORK SESSION #1 (MODERATE PROJECT)

		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)	MODERATE PROJECT - Install 18 Solar Panels -			
	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
		40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 238 MARCY STREET Case No.: 1 Date: 3-4-21

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: 64 VAUGHAN MALL (LUHD-277)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: C
- Public View of Proposed Work: View from the Vaughan Mall and Hanover St.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To make façade improvements to the storefront and add a penthouse.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- a. The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The property also has an 8 space surface parking lot off of Hanover Street.

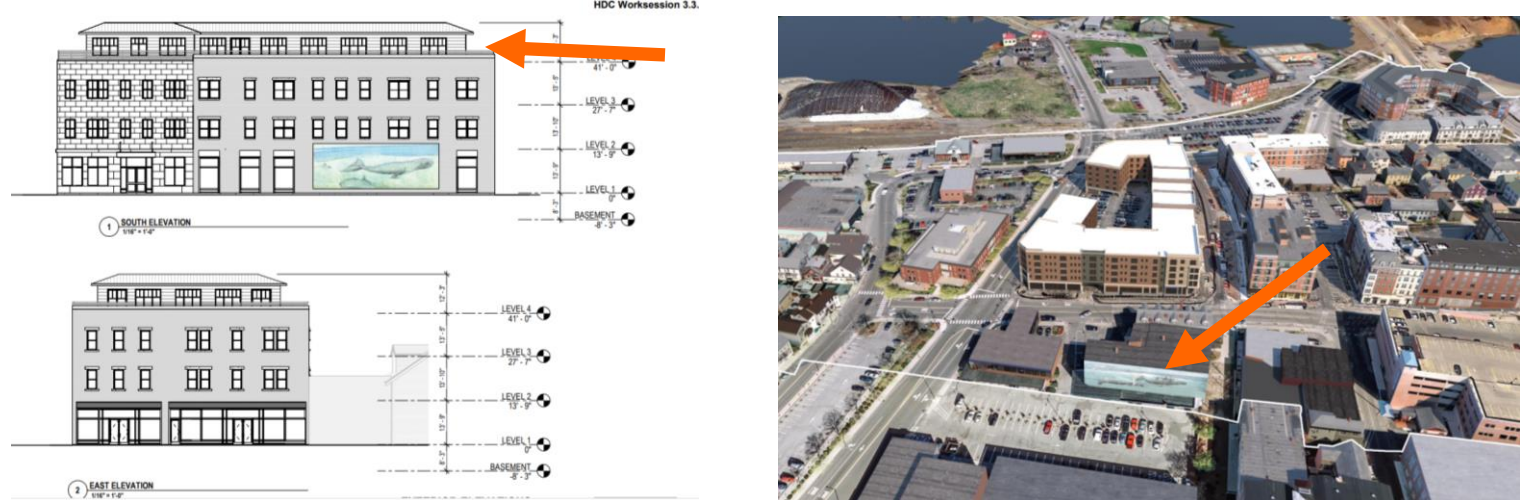
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

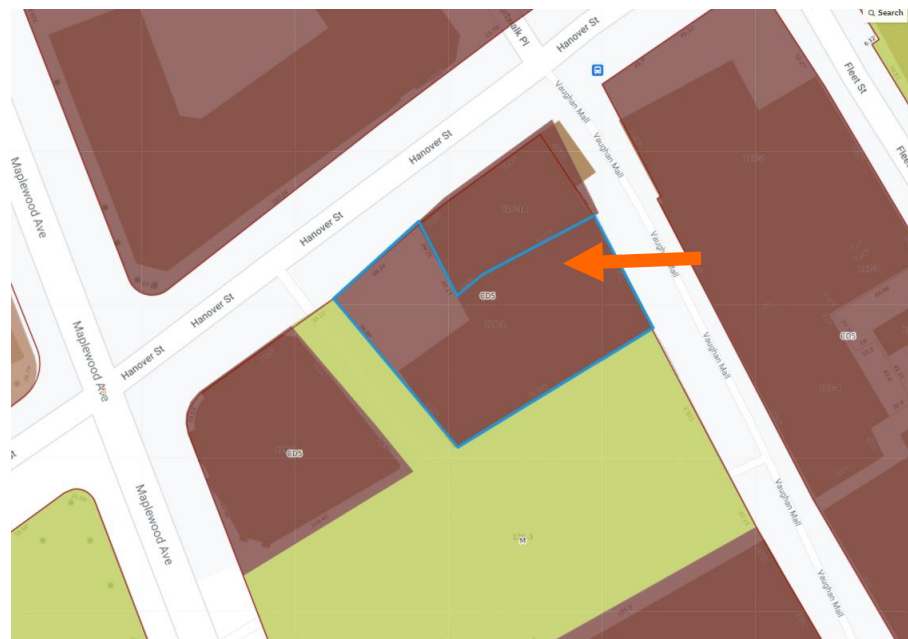
- Modify the front storefront and facade.
- Install window, door and storefront openings along the Worth Lot.
- Add a 4th floor with a penthouse level.

• **Design Guideline Reference – Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

64 VAUGHAN MALL (LUHD-277) – WORK SESSION #2 (MAJOR PROJECT)

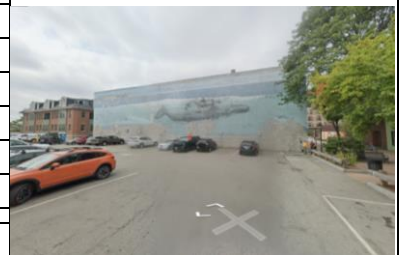
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
STAFF	No	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<div style="border: 2px solid black; padding: 10px;"> <h3 style="margin: 0;">MAJOR PROJECT</h3> <p style="margin: 0;">- Add a 4th Floor penthouse, modify the storefront & add new openings -</p> </div>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS		HDC SUGGESTIONS		APPROPRIATENESS	
	8	Scale (i.e. height, volume, coverage...)					<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	Placement (i.e. setbacks, alignment...)					<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10	Massing (i.e. modules, banding, stepbacks...)					<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	Architectural Style (i.e. traditional – modern)					<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	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	Accessories (i.e. signs, benches, etc...)					<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: 64 VAUGHAN MALL Case No.: 2 Date: 3-4-21

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 | |
| 3. 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: 41 SALTER STREET (LUHD-278)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #3

A. Property Information - General:

Existing Conditions:

- Zoning District: Waterfront Business (WB)
- Land Use: Single Family
- Land Area: 2,970 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: Limited public view
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a 2nd floor addition on rear elevation.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished / 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:

- This historically-significant and contributing building is located along Salter Street. The property is surrounded with many historically significant structures and most have shallow setbacks along the street and narrow side yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

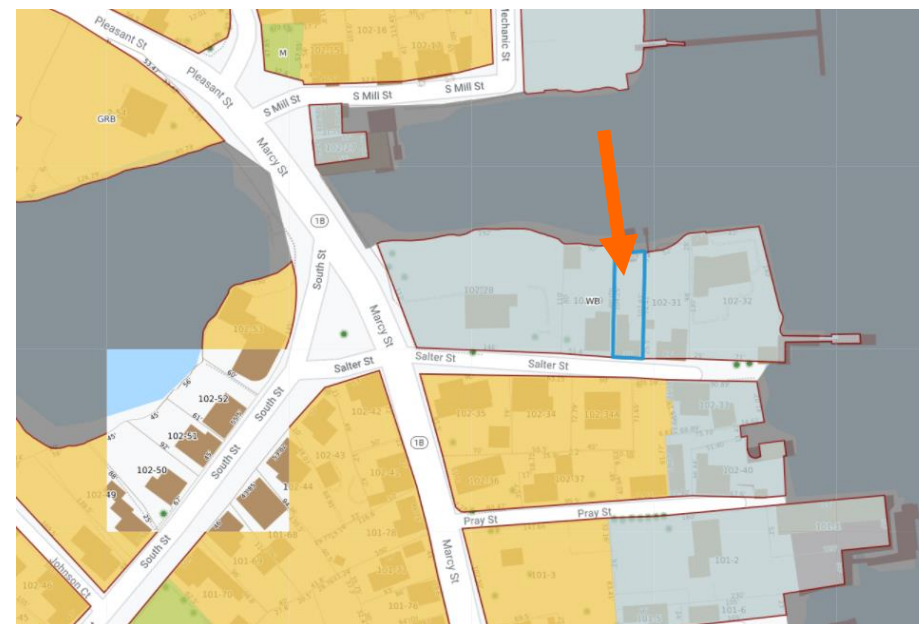
- Add a 2nd floor addition on the rear of the structure.
- Dormers are proposed within the addition.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

41 SALTER STREET (LUHD-278) – WORK SESSION #3 (MINOR)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT - Add 2nd Floor Addition -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
		8	Scale (i.e. height, volume, coverage...)			<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	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 41 SALTER STREET Case No.: 3 Date: 3-4-21
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: 180 NEW CASTLE AVE. (LUHD-233)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: SRB
- Land Use: Single-Family
- Land Area: 9,583 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from New Castle Ave. & Humphrey Ct.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Construct a rear addition with deck and replace siding, windows & roof.

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 the intersection of New Castle Ave. and Ball Street. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

J. Background & Suggested Action:

The applicant is proposing to:

- Replace the deck and stairs along New Castle Ave.
- Replace the existing chimney with a faux brick veneer chimney.
- **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Porches, Stoops and Decks (06).

K. Aerial Image, Street View and Zoning Map:



Elevations & Streetview Image



Zoning Map

HISTORIC SURVEY RATING

C

180 NEW CASTLE AVE. (LUHD-233) – 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>– Replace Chimney and Decks and Stairs –</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: 180 New Castle Ave Case No.: B Date: 3-10-21

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: 449 COURT STREET (LUHD-235)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Multi-Family
- Land Area: 2,613 SF +/-
- Estimated Age of Structure: c. 1996
- Building Style: Traditional
- Historical Significance: NA
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Add a 4th Floor Addition and roof deck along Court Street.

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 alternations, additions or expansions)

I. Neighborhood Context:

- The buildings are located along lower Court Street. It's surrounded with many wood- and brick-sided structures with no setbacks and shallow sideyards. This structure also abuts Strawberry Banke.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Change the roof design by adding a 4th floor addition and roof deck.
- The addition is generally proposed to be located along the northern property line abutting a taller structure with a common wall containing no openings.
- **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

• **Design Guideline Reference: Guidelines for Roofing (04), Exterior Woodwork (05), Porches, Steps and Decks (06) and Small Scale New Construction and Additions (10).**

K. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NA

449 COURT STREET (LUHD-235) – WORK SESSION #C (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION					
	1	Gross Floor Area (SF)	MINOR PROJECT - Add 4th Floor Addition and Roof 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)						
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
BUILDING DESIGN & MATERIALS	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		
	SITE DESIGN	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: 442 COURT STREET Case No.: C Date: 3-10-21

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: 500 MARKET STREET (LUHD-236)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #D

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 102,680 SF +/-
- Estimated Age of Structure: c. 1982
- Building Style: Classical Revival
- Historical Significance: C
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Nobles Island

B. Proposed Work: Replace trash enclosure.

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal
- Accessory
- Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The buildings are located along Market Street along the North Mill Pond. It's surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the brick dumpster enclosure with wooden fencing.
- **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

• Design Guideline Reference: Guidelines for Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

500 MARKET STREET (LUHD-236) – WORK SESSION #D (MINOR)

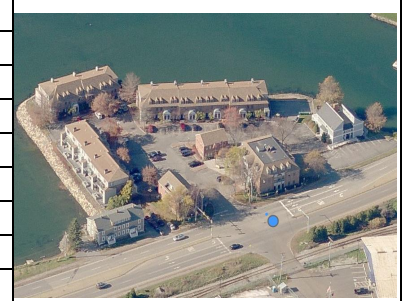
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION					
	1	Gross Floor Area (SF)	MINOR PROJECT – Replace Trash Enclosure –				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
BUILDING DESIGN & MATERIALS	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		
	SITE DESIGN	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: 500 MARKET STREET Case No: 2 Date: 2-10-21

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: **53 GREEN STREET (LUHD-257)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #E**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 78,843 SF +/-
- Estimated Age of Structure: c.1920/1970
- Building Style: Industrial
- Number of Stories: 2.0
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Market and Green Streets
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To add a new 5-Story Mixed-Use Apartment Building

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of clearing. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront. Such improvements are still be implemented by the developer.

J. Staff Comments and Suggestions for Consideration:

- The proposed massing and scale is significant for the size of the site but it is generally consistent with the abutting AC Hotel and the underlying zoning requirements in the CD4 Character District.
- The proposed building is 3-5 Stories in height which requires community space to be provided in exchange for the added height.
- The existing buildings will be demolished as part of the project.
- **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Proposed Design, Street View and Aerial View:



Proposed Design and Street View Image of Existing Conditions



Aerial View

**HISTORIC
SURVEY
RATING**

NC

53 GREEN STREET (LUHD-257) – WORK SESSION #E (MAJOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)	<p>MAJOR PROJECT – Remove Structures & Construct a 5-Story, Mixed-Use 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	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		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: 53 GREEN STREET Case No.: E Date: 3-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Draw



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: 279 MARCY ST. (LUHD-259)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #F

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 5,660 SF +/-
- Estimated Age of Structure: c.1875
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from Marcy St. & Meeting House Hill Rd.
- Unique Features: Non-Contributing
- Neighborhood Association: South End

B. Proposed Work: To add a recessed roof dormer.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- a. The building is located near the Meeting House along Marcy Street in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with no front yard setback and small rear yards and garden areas.

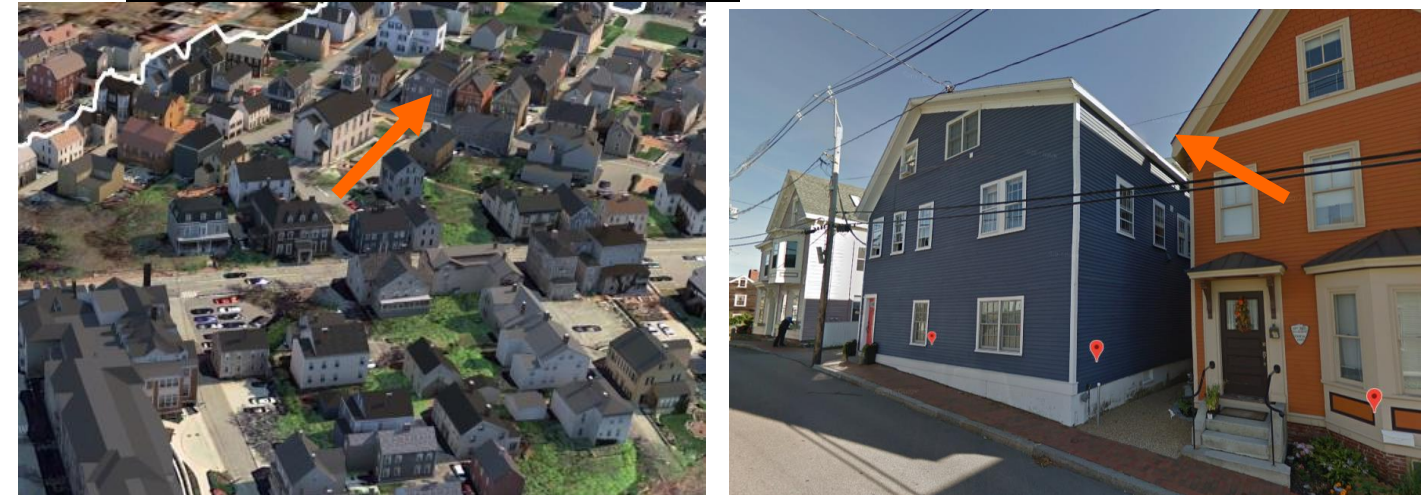
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a recessed roof deck within the southern roof structure.
- **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

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

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

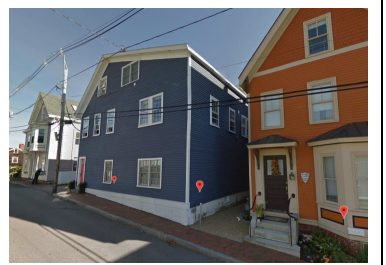
**HISTORIC
SURVEY
RATING**

NC

279 MARCY ST. (LUHD-259) – WORK SESSION #F (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>MINOR PROJECT</p> <p>- Construct a Recessed Roof Dormer and Deck -</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	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
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		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
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	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN	35	Fence / Walls (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: 279 MARCY ST. Case No.: F Date: 3-10-21
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 |

45 Richmond Street

LU-20-249

Public Hearing



City of Portsmouth, NH

02/26/2021

LU-20-249

Land Use Application

Status: Active

Date Created: Dec 22, 2020

Applicant

Anne Whitney
archwhit@aol.com
9 Sheafe St
Portsmouth, NH 03801
603-427-2832

Location

45 RICHMOND ST
Portsmouth, NH

Owner:

HOLMES CHERIE A & GOLDSBERRY YVONNE P
1087 COUNTY RD, null, WALPOLE, NH 03608

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

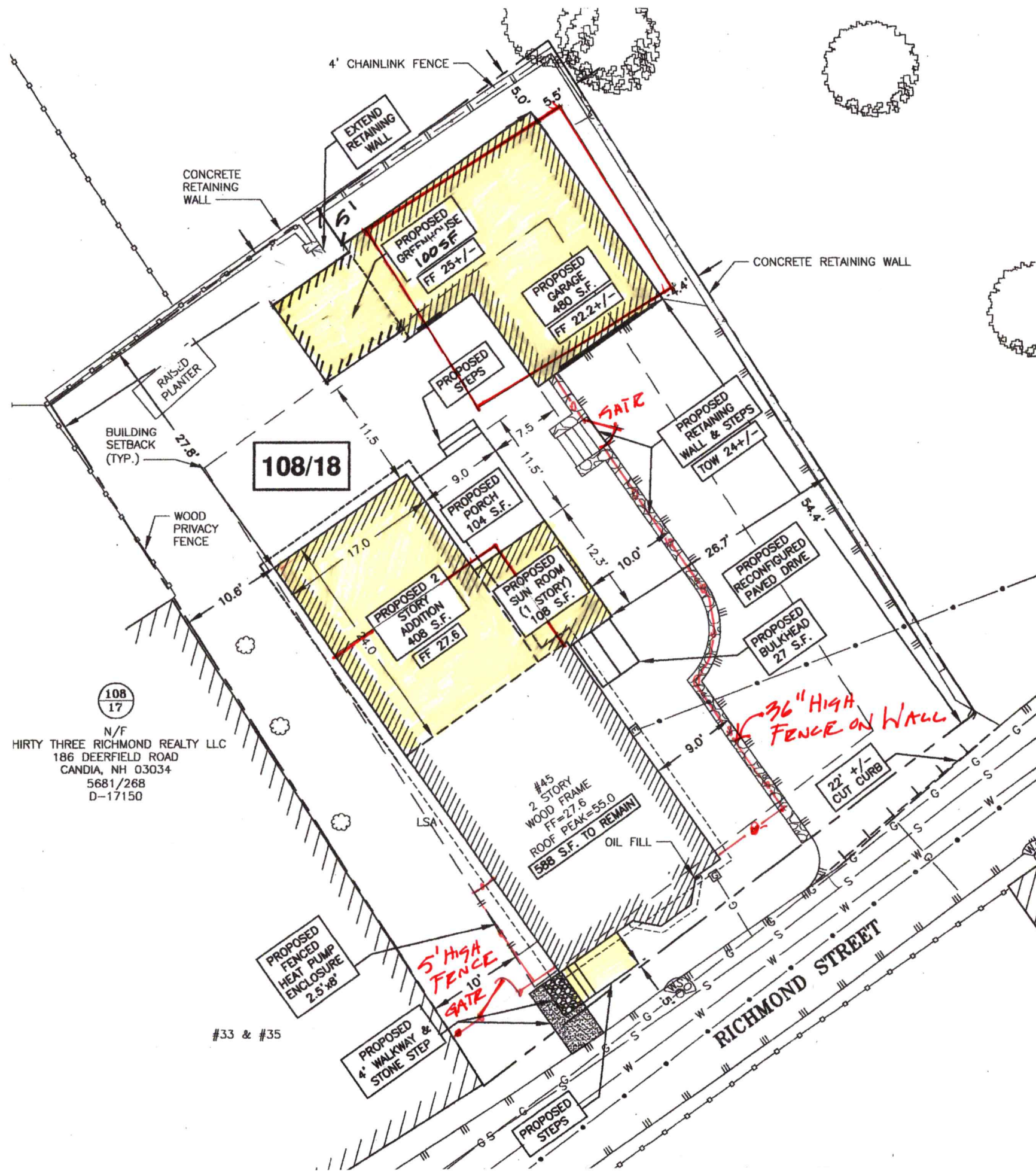
Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it



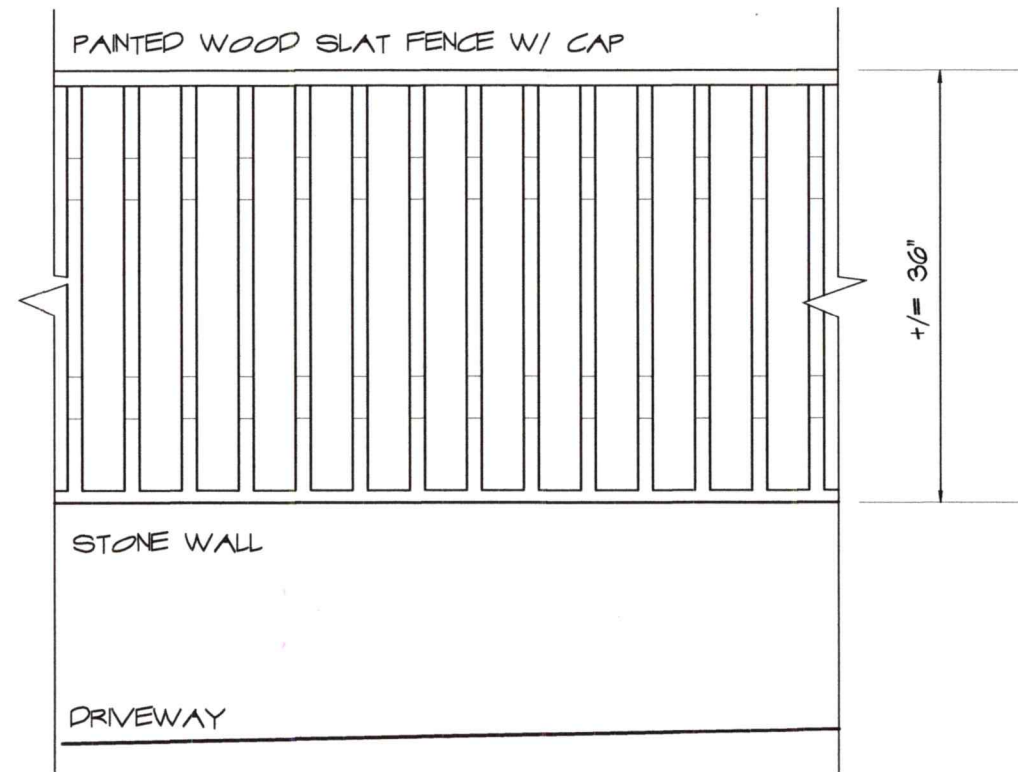
New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above



Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure



SIMILAR WOOD SLAT FENCE



SCHEMATIC LOT PLAN
NOT TO SCALE

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832



ANNE WHITNEY ARCHITECT

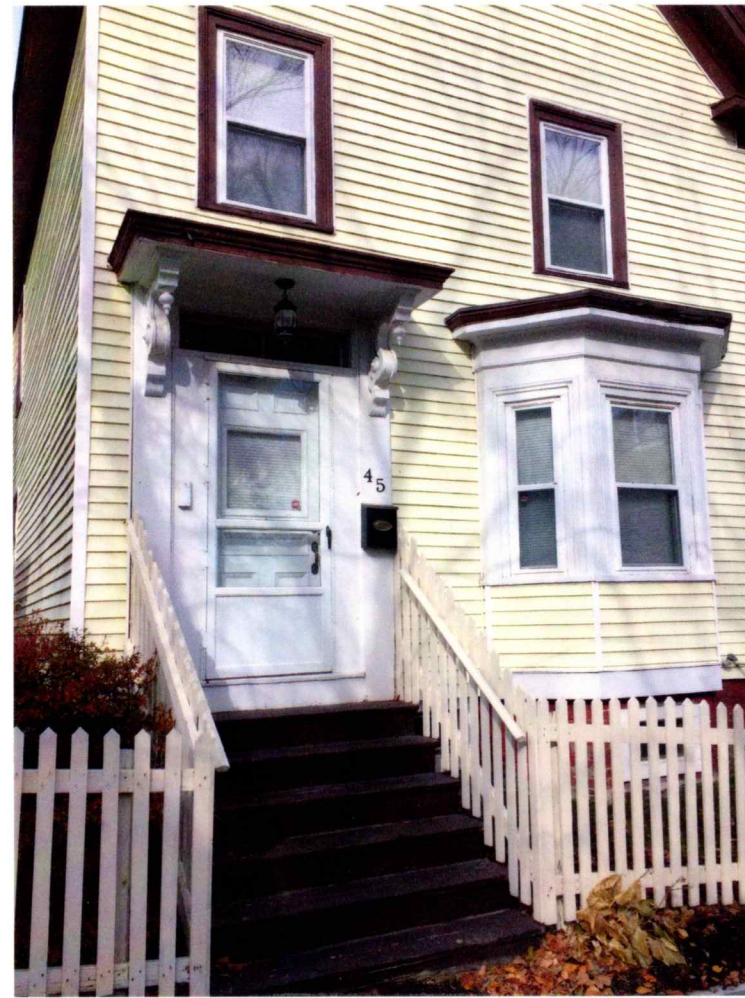
Project:	Date:	1 OF 8
• 2008	2/10/21	



EXIST GARAGE FRONT ELEVATION



VIEW FROM MANCOCK STREET



VEWS OF EXIST FRONT ELEVATION



RELOCATED FAUX CHIMNEY
DORMER ADDITION

REPAIR OR REPLACE EXISTING ROOF EVE & RAKE DETAILS

ADDITION

SEE GARAGE ELEVATIONS

CUSTOM DOUBLE FRONT DOORS
24" X 84"
1/2 LITE & PAINTED WOOD
RESTORE DOOR SURROUND

EXIST. BAY & ENTRY ROOFS

NEW LANDING & STEPS

VERTICAL BOARD SKIRTING (TYP)

REPAIR OR REPLACE EXISTING BAY PANELS

NEW BULKHEAD

FRONT ELEVATION
SCALE : 3/16" = 1'-0"

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

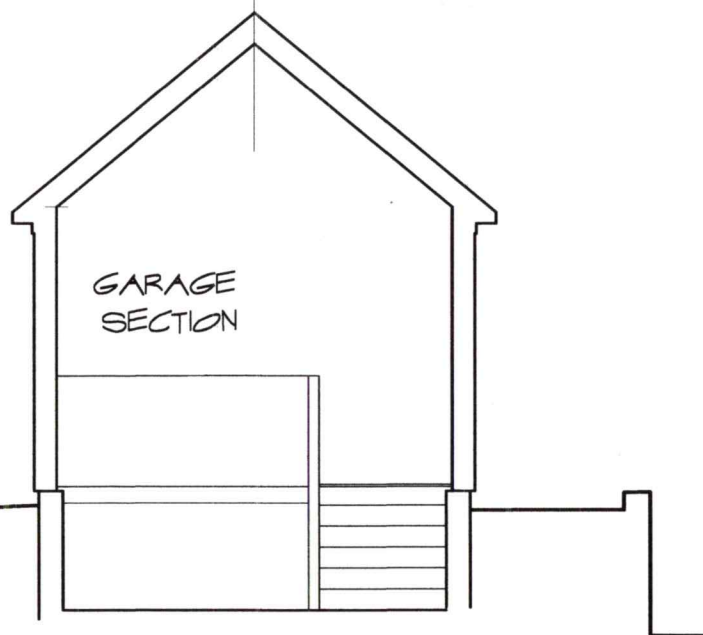


ANNE WHITNEY ARCHITECT

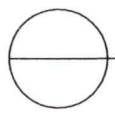
Project:	Date:	2 OF 8
• 2008	2/10/21	




EXISTING ADDITIONS TO BE REMOVED



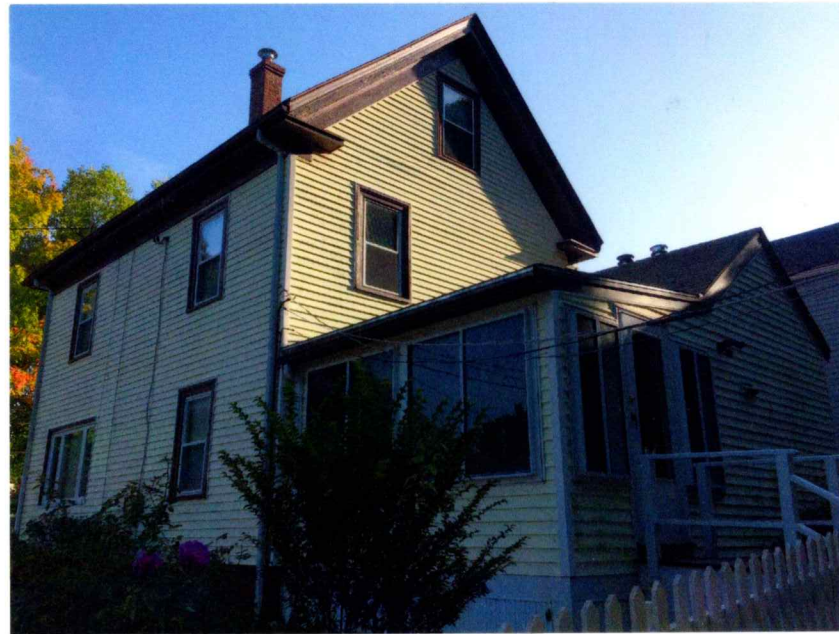
VEWS OF EXIST EAST ELEVATION


 EAST, RIGHTSIDE ELEVATION
 SCALE: 3/16" = 1'-0"

9 Sheafe Street Portsmouth NH 03801 603-427-2832		
ANNE WHITNEY ARCHITECT		
Project:	Date:	
# 2008	2/10/21	3 OF 8



EXIST REAR ELEVATION



VIEW FROM REAR YARD



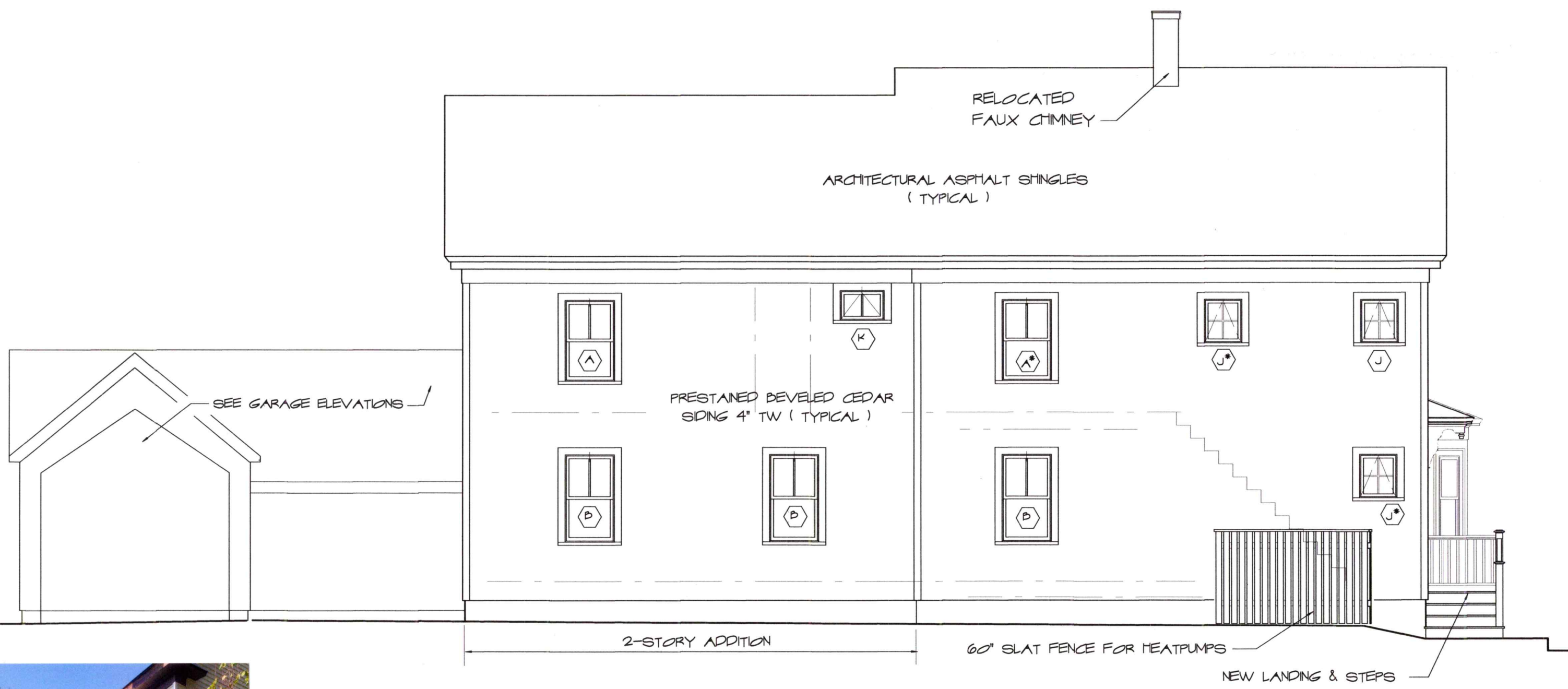
REAR ELEVATION
SCALE: 3/16" = 1'-0"

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

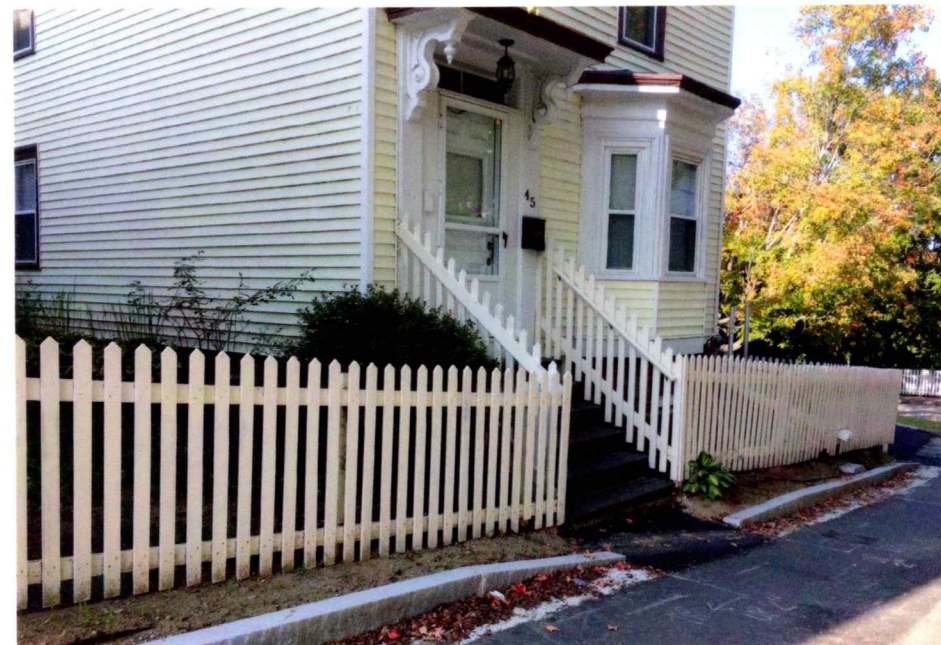
AW

ANNE WHITNEY ARCHITECT

Project:	Date:	4 OF 8
2008	2/10/21	



○ WEST, LEFTSIDE ELEVATION
SCALE : 3/16" = 1'-0"



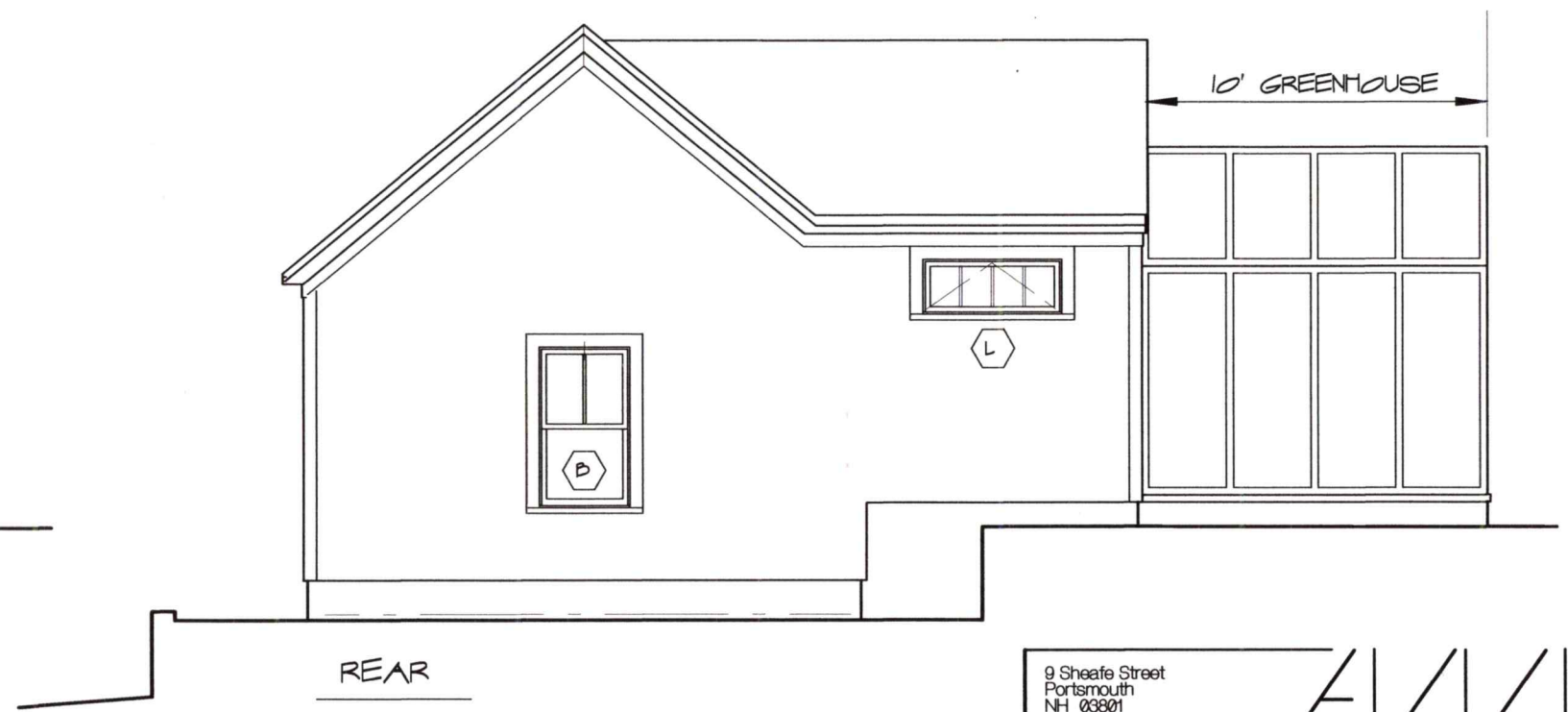
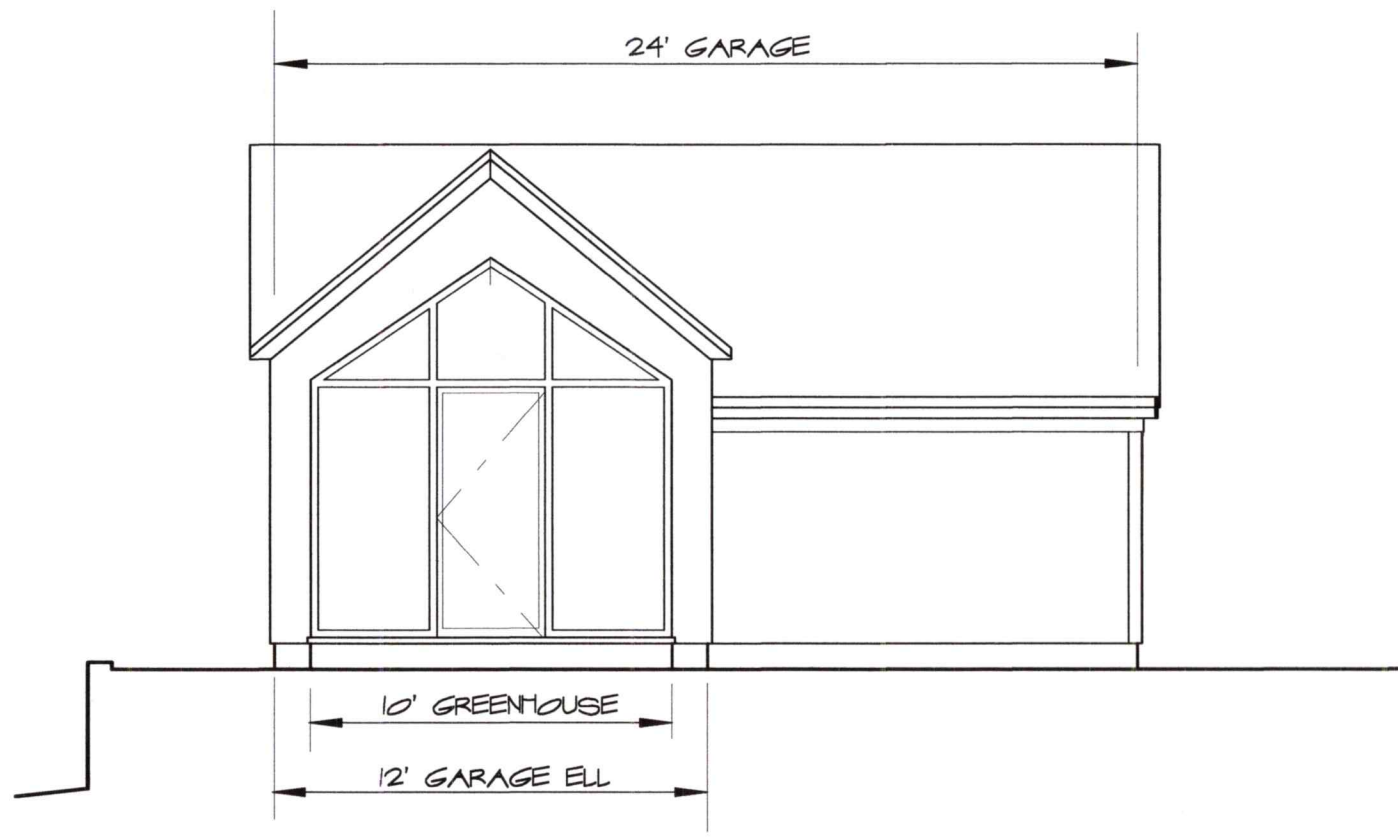
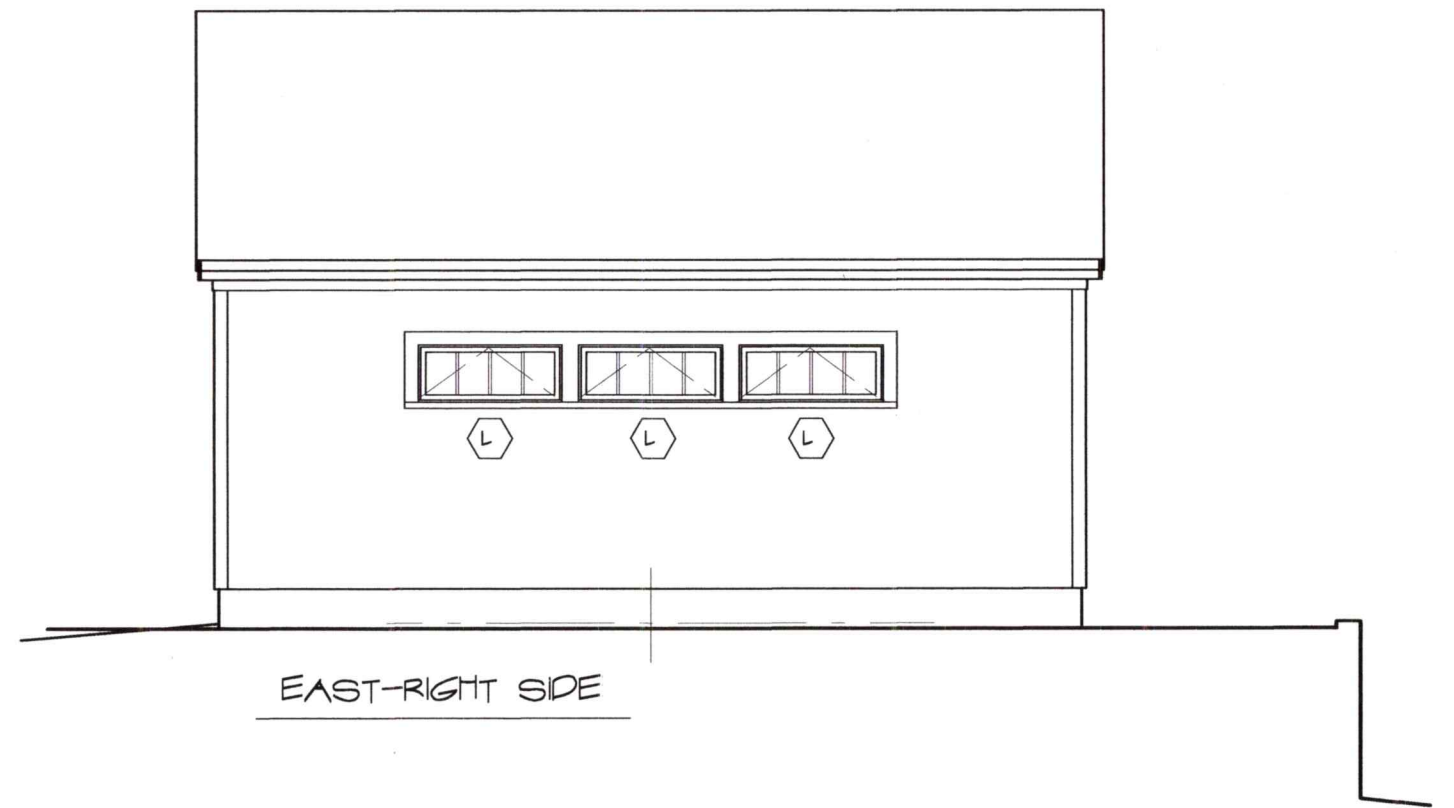
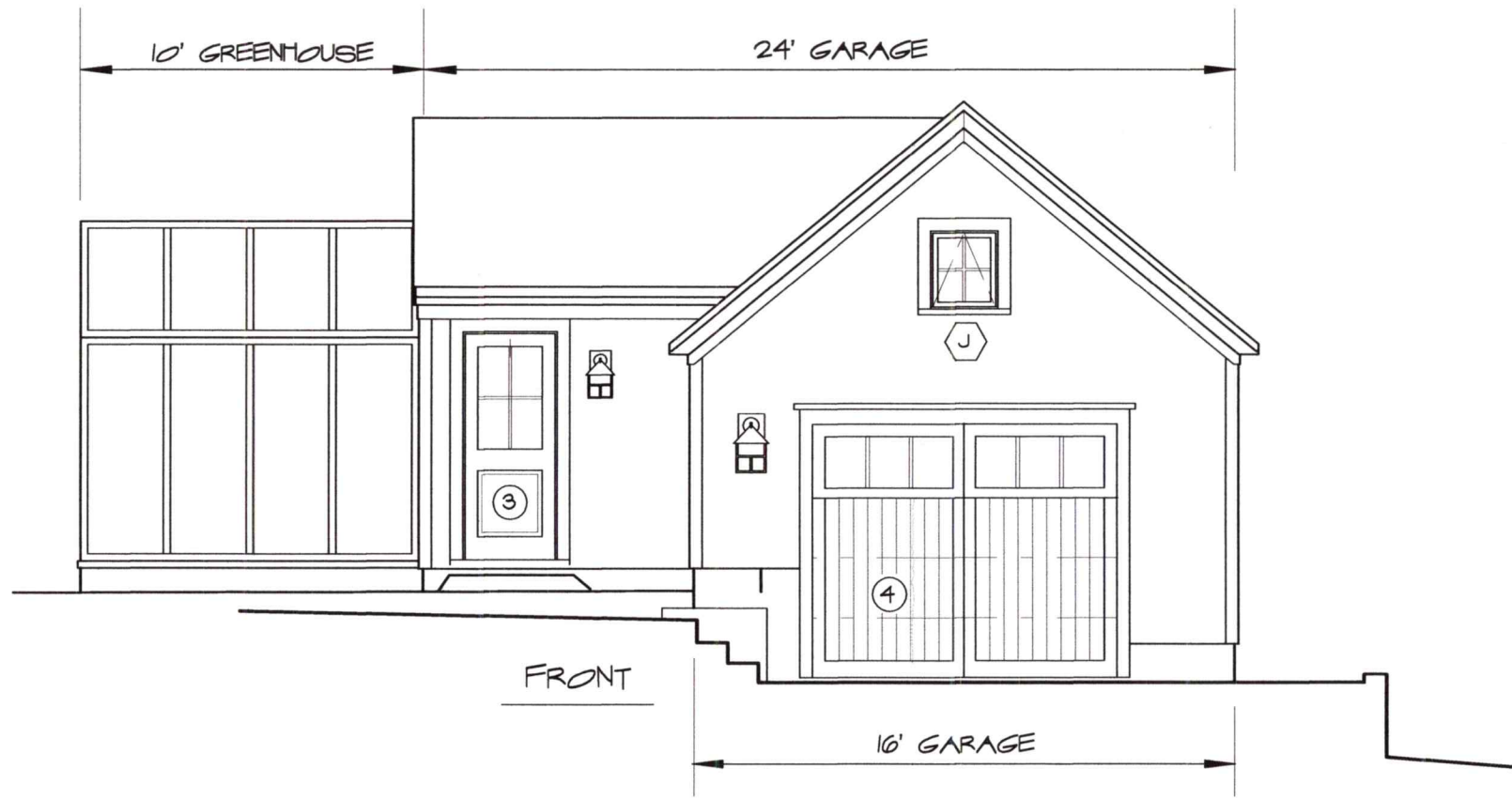
VIEWS OF EXIST WEST ELEVATION

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

AW

ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2008	2/10/21	5 OF 8




GARAGE & GREENHOUSE ELEVATIONS
 SCALE : 3/16" = 1'-0"

9 Sheafe Street
 Portsmouth
 NH 03801
 603-427-2632



ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2008	2/10/21	6 OF 8

WINDOW

SCHEDULE

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
A	ELDH 3252	2/1	2' 8 1/2" X 4' 4 1/4"	MARVIN, "ELEVATE", WOOD-ULTREX DOUBLEHUNG 7/8" SDL, Low E Glazing, Color - Stone White, hardware to be chosen by OWNER.	10
A*	Tempered				1 temp
B	ELDH 3256	2/1	2' 8 1/2" X 4' 8 1/4"	DITTO	10
C	ELDH 2256	1/1	1' 10 1/2" X 4' 8 1/4"	DITTO	2
D	ELCA 3252 Egress	2/1 match ELDH	2' 8 1/2" X 4' 4 1/4"	MARVIN, "ELEVATE", WOOD-ULTREX CASEMENT SDL'S to match Double hung 2/1, Low E Glazing, Color - Stone White, hardware to be chosen by OWNER.	1 L
E	ELCA 2952 Egress	2/1 match ELDH	2' 5" X 4' 4 1/4"	DITTO	1 L 1 R
F	ELCA 2555 2 wide	1/1	4' 1" X 4' 7 5/8"	DITTO, 2 wide & meeting rail SDL to match Double Hung	2
G	ELCA 3343 Egress	4	2' 9" X 3' 7 5/8"	MARVIN, "ELEVATE", WOOD-ULTREX CASEMENT 7/8" SDL, Low E Glazing, Color - Stone White, hardware to be chosen by OWNER.	2 L 2 R
H	ELCA 3759	1	3' 1" X 4' 11 5/8"	DITTO	2 L 1 R 1 Fix
I	ELAWN 3339	4	2' 9" X 3' 3 5/8"	MARVIN, "ELEVATE", WOOD-ULTREX AWNING 7/8" SDL, Low E Glazing, Color - Stone White, hardware to be chosen by OWNER.	2
J	ELAWN 2527	4	2' 1" X 2' 3 5/8"	DITTO	3
J*				DITTO, Tempered	2
K	ELAWN 2919	2	2' 5" X 1' 7 5/8"	DITTO, Tempered	1
L	ELAWN 4919	4	4' 1" X 1' 7 5/8"	DITTO	2

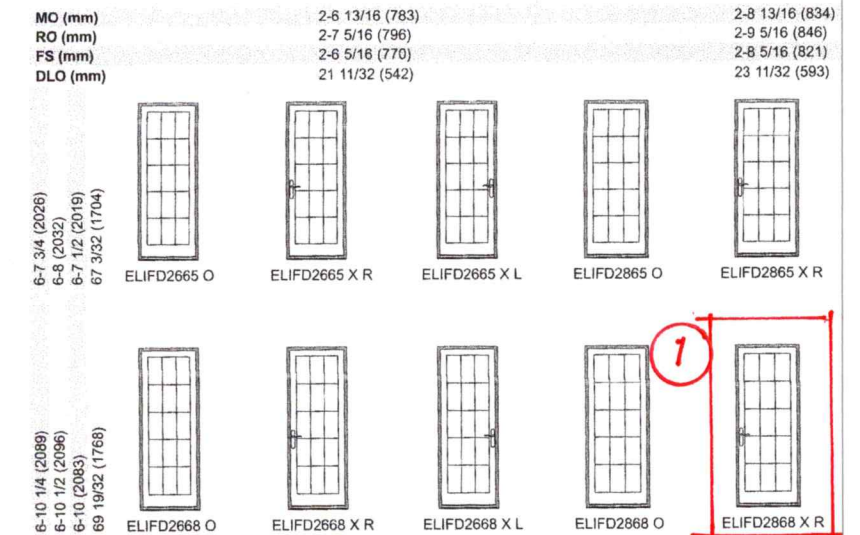
EXTERIOR DOOR SCHEDULE

SYM.	SIZE W X H	HARDWARE	TYPE
1	11FD 2868 XR RO = 2' 9 5/16" x 6' 10 1/2"	lockset by manuf.	MARVIN, "ELEVATE", WOOD-ULTREX INSWING FRENCH DOOR W/ Low E Glazing, Color - Stone White, Hardware to be chosen by OWNER.
2	2, 24" x +/-84" Double Front door	lockset by owner	Custom Wood Doors painted with 1/2 lite
3	4 Lite 3' 0" x 6' 8" mod# S6021	lockset by owner	TERMA-TRU, Smooth Star model # S6021 with 4 lite SDL, Low-E Glass.
4	9' 0" x 7' 6"	lockset by manuf.	GENERAL DOOR CORP., Cambridge Series Insulated Wood Composite OH Door, 2 Panel V-Groove, 6 Lite, as shown on Elevation.

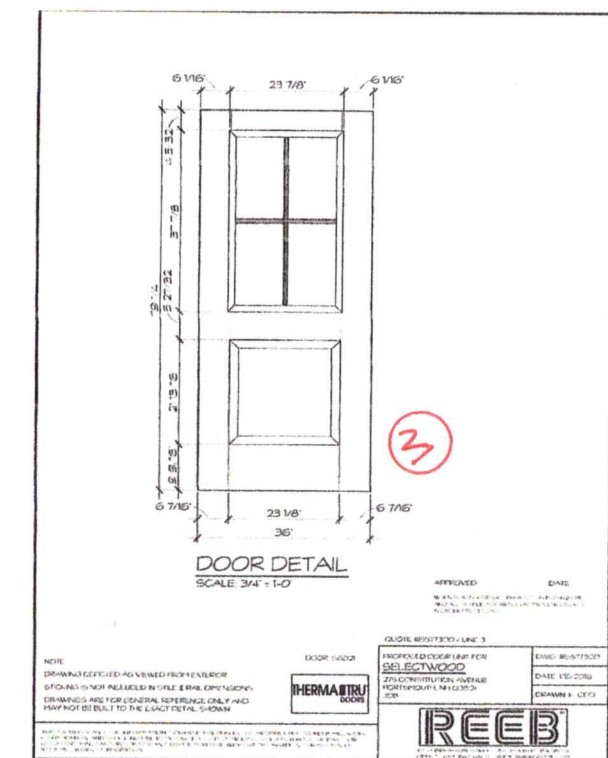
WINDOW & EXTERIOR DOOR NOTED:

- SUBMIT FINAL WINDOW / EXTERIOR DOOR ORDER TO ARCHITECT FOR REVIEW BEFORE ORDERING
- BUILDER TO VERIFY ROUGH OPENINGS BEFORE FRAMING.

INSWING FRENCH DOOR

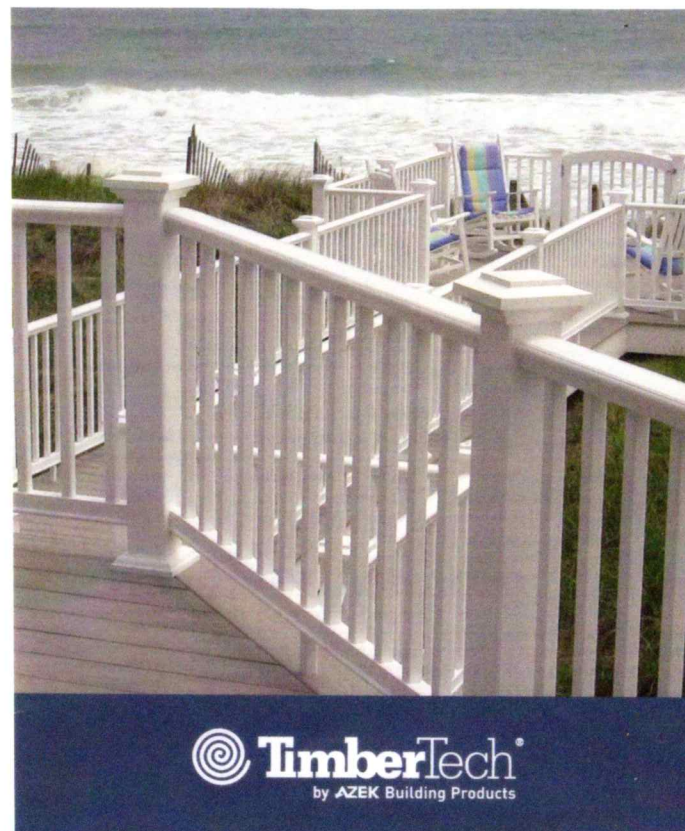


PORCH DOOR



DOOR FROM GARAGE

"TIMBERTECH" PORCH & STAIR RAILS
 CLASSIC COMPOSITE SERIES
 - 4" SQUARE POSTS WITH "ISLAND" CAP & SKIRT
 - 3.5"W "PREMIER" RAIL & SUBRAL
 - 1.25" BALLISTERS, 4" MAX OPENING



9 Sheafe Street
 Portsmouth
 NH 03801
 603-427-2832



ANNE WHITNEY ARCHITECT

Project:	Date:	7 OF 8
* 2008	2/10/21	

MARVIN ELEVATE™ COLLECTION
DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (782)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FB (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)
3-0 (914)	(S.O. 1-8 x 2-10)	(S.O. 2-0 x 2-10)	(S.O. 2-4 x 2-10)	(S.O. 2-6 x 2-10)	(S.O. 2-8 x 2-10)
3-0 1/4 (921)	ELDH2236	ELDH2636	ELDH3036	ELDH3236	ELDH3436
3-4 (1016)	(S.O. 1-8 x 3-2)	(S.O. 2-0 x 3-2)	(S.O. 2-4 x 3-2)	(S.O. 2-6 x 3-2)	(S.O. 2-8 x 3-2)
3-4 1/4 (1022)	ELDH2240	ELDH2640	ELDH3040	ELDH3240	ELDH3440
3-8 (1178)	(S.O. 1-8 x 3-6)	(S.O. 2-0 x 3-6)	(S.O. 2-4 x 3-6)	(S.O. 2-6 x 3-6)	(S.O. 2-8 x 3-6)
3-8 1/4 (1124)	ELDH2244	ELDH2644	ELDH3044	ELDH3244	ELDH3444
4-0 (1219)	(S.O. 1-8 x 3-10)	(S.O. 2-0 x 3-10)	(S.O. 2-4 x 3-10)	(S.O. 2-6 x 3-10)	(S.O. 2-8 x 3-10)
4-0 1/4 (1226)	ELDH2248	ELDH2648	ELDH3048	ELDH3248	ELDH3448
4-4 (1321)	(S.O. 1-8 x 4-2)	(S.O. 2-0 x 4-2)	(S.O. 2-4 x 4-2)	(S.O. 2-6 x 4-2)	(S.O. 2-8 x 4-2)
4-4 1/4 (1327)	ELDH2252	ELDH2652	ELDH3052	ELDH3252	ELDH3452
4-8 (1422)	(S.O. 1-8 x 4-6)	(S.O. 2-0 x 4-6)	(S.O. 2-4 x 4-6)	(S.O. 2-6 x 4-6)	(S.O. 2-8 x 4-6)
4-8 1/4 (1429)	ELDH2256	ELDH2656	ELDH3056	ELDH3256	ELDH3456
5-0 (1524)	(S.O. 1-8 x 4-10)	(S.O. 2-0 x 4-10)	(S.O. 2-4 x 4-10)	(S.O. 2-6 x 4-10)	(S.O. 2-8 x 4-10)
5-0 1/4 (1530)	ELDH2260	ELDH2660	ELDH3060	ELDH3260	ELDH3460
5-4 (1626)	(S.O. 1-8 x 5-2)	(S.O. 2-0 x 5-2)	(S.O. 2-4 x 5-2)	(S.O. 2-6 x 5-2)	(S.O. 2-8 x 5-2)
5-4 1/4 (1632)	ELDH2264	ELDH2664	ELDH3064	ELDH3264	ELDH3464
5-8 (1727)	(S.O. 1-8 x 5-6)	(S.O. 2-0 x 5-6)	(S.O. 2-4 x 5-6)	(S.O. 2-6 x 5-6)	(S.O. 2-8 x 5-6)
5-8 1/4 (1734)	ELDH2268	ELDH2668	ELDH3068	ELDH3268 E	ELDH3468 E
6-0 (1829)	(S.O. 1-8 x 5-10)	(S.O. 2-0 x 5-10)	(S.O. 2-4 x 5-10)	(S.O. 2-6 x 5-10)	(S.O. 2-8 x 5-10)
6-0 1/4 (1835)	ELDH2272	ELDH2672	ELDH3072	ELDH3272 E	ELDH3472 E
6-4 (1930)	(S.O. 1-8 x 6-2)	(S.O. 2-0 x 6-2)	(S.O. 2-4 x 6-2)	(S.O. 2-6 x 6-2)	(S.O. 2-8 x 6-2)
6-4 1/4 (1937)	ELDH2276	ELDH2676	ELDH3076 E	ELDH3276 E	ELDH3476 E

MARVIN ELEVATE™ COLLECTION
CASEMENT

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
FB (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)
2-7 3/8 (797)	ELCA1731	ELCA2131	ELCA2531	ELCA2931	ELCA3331	ELCA3731
2-11 5/8 (895)	ELCA1735	ELCA2135	ELCA2535	ELCA2935	ELCA3335	ELCA3735 E*
3-3 3/8 (1000)	ELCA1739	ELCA2139	ELCA2539	ELCA2939	ELCA3339	ELCA3739 E*
3-7 1/2 (1105)	ELCA1743	ELCA2143	ELCA2543	ELCA2943 E	ELCA3343 E	ELCA3743 E
3-11 3/8 (1203)	ELCA1747	ELCA2147	ELCA2547	ELCA2947 E	ELCA3347 E	ELCA3747 E
4-7 3/8 (1406)	ELCA1755	ELCA2155	ELCA2555	ELCA2955 E	ELCA3355 E	ELCA3755 E
4-11 5/8 (1504)	ELCA1759	ELCA2159	ELCA2559	ELCA2959 E	ELCA3359 E	ELCA3759 E

AWNING

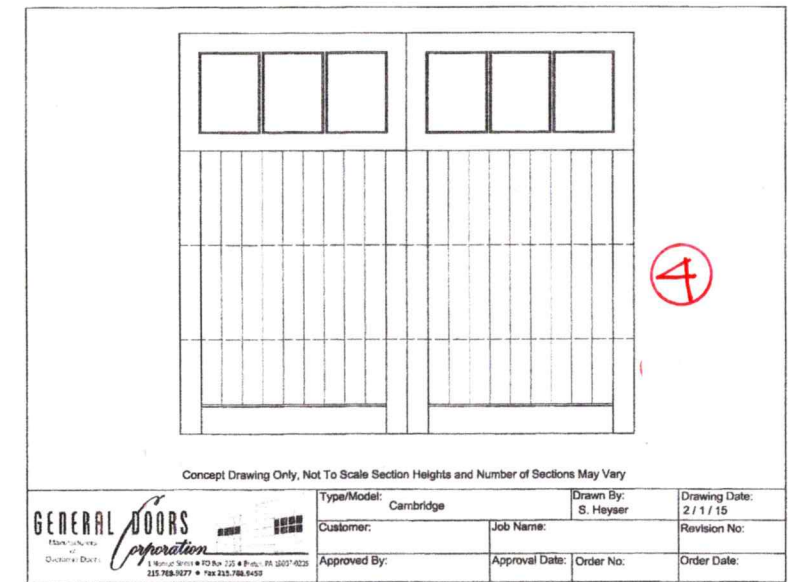
MO (mm)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)	3-4 1/2 (1029)	4-0 1/2 (1232)
RO (mm)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)	3-5 (1041)	4-1 (1245)
FB (mm)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)	3-4 (1016)	4-0 (1219)
DLO (mm)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)	2-10 25/32 (884)	3-8 25/32 (1087)
1-7 3/8 (492)	ELAWN2519	ELAWN2919	ELAWN3319	ELAWN3719	ELAWN4119	ELAWN4919
1-11 3/8 (594)	ELAWN2523	ELAWN2923	ELAWN3323	ELAWN3723	ELAWN4123	ELAWN4923
2-3 3/8 (696)	ELAWN2527	ELAWN2927	ELAWN3327	ELAWN3727	ELAWN4127	ELAWN4927

Arcadia Sierra Greenhouse
Double-Pane Glass

10' Wide 10' Long
7' - 2" Side Wall 10' - 5" Peak



PHOTO SHOWN SIMILAR "SIERRA"



GARAGE OVERHEAD DOOR

9 Sheafe Street Portsmouth NH 03801 603-427-2832		AW	
ANNE WHITNEY ARCHITECT			
Project:	Date:		
# 2008	2/10/21	8 OF 8	

46 Dennett Street, Unit 2

LU-21-24

Public Hearing



City of Portsmouth, NH

02/26/2021

LU-21-25

Land Use Application

Status: Active

Date Created: Feb 02, 2021

Applicant

Stefanie Burra
stefanie.burra@gmail.com
46 Dennett St
Portsmouth, New Hampshire 03801
8452223848

Location

46 DENNETT ST
Unit 2
Portsmouth, NH

Owner:

BURRA STEFANIE A
46 Dennett St, , Portsmouth, NH 03801

Applicant Information

Please indicate your relationship to this project

A. Property Owner

Alternative Project Address

Alternative Project Address

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

Estimate #	Date
13813	1/21/2021

125 FENCE INC.

1205 Calef Highway
Barrington, NH 03825
603-868-3025
E-Mail: 125@ttlc.net

Customer

Stefanie Burra 46 Dennett Street Portsmouth, NH 03801	Terms	P.O. No.
	50% Down Bal upon completion	

Description	Cost	Qty	Total
<p>125 Fence proposes to furnish and install the following 4' high Stepped Cohasset style PVC fencing between the neighbors existing wood fencing and the front right corner of the house. The gate will latch to the neighbors existing post.</p> <p>Material: 1) 4' x 2' +/- Stepped Cohasset Panel 1) 4' x 55" +/- Stepped Cohasset Walk Gate 1) 5-H Hinges 1) 3-L Latch 2) 5x5x7' Posts (ends) 2) 5x5 Flat Caps 1) 5x5x6' Aluminum I-Beam (added structural support for gate/gate hinge post) Concrete</p>	1,272.00		1,272.00
<p>125 Fence proposes to furnish and install 4' high Stepped Northern White Cedar Ballast fencing in place of the above PVC fencing. This fence will have the natural wood finish and does not come primed or painted.</p> <p>Materials: 1) 4' x 2' +/- Stepped Cedar Ballast Panel 1) 4' x 55" +/- Stepped Cedar Ballast Walk Gate 1) T-Hinges 1) Slide Bolt Latch 2) 5x5x8' Pressure Treated Posts 2) 5x5 Colonial Flat Caps Concrete</p>	1,050.00	0	0.00

Customer Signature	Date:	Total	
--------------------	-------	--------------	--

Estimate #	Date
13813	1/21/2021

125 FENCE INC.

1205 Calef Highway
 Barrington, NH 03825
 603-868-3025
 E-Mail: 125@ttlc.net

Customer

Stefanie Burra 46 Dennett Street Portsmouth, NH 03801	Terms	P.O. No.
	50% Down Bal upon completion	

Description	Cost	Qty	Total
<p>125 FENCE IS A WOMAN OWNED SMALL BUSINESS</p> <p>ALL PRICING IS GOOD FOR 30 DAYS FROM THE DATE ON THE CONTRACT UNLESS OTHERWISE SPECIFIED</p> <p>Payment Terms: 50% Deposit with balance due upon completion. Payment made with credit cards will incur a 3% fee</p> <p>125 Maintenance & Fence Inc. does not assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located than it is recommended the customer have the property surveyed. Any permits shall be the responsibility of the customer. Additional work not covered in this contract that was requested by the customer will be added. Any rock drilling, cement work, or pinning of posts will incur additional charges. Any canceled project will incur a 20% restocking fee if materials have been fabricated or ordered. All wood materials and custom orders are non-refundable. Any and all legal expenses that may occur because of non-payment will be added to customers balance. 125 Fence will assume responsibility for having public utilities located and marked. However, 125 Fence assumes no responsibility for unmarked privately owned lines or any other known/unknown buried lines or objects not covered by DigSafe. The customer will assume all liability for any damage caused by directing 125 Fence to dig in the immediate vicinity of know/unknown utilities.</p> <p>Sales Tax</p>	6.25%		0.00

Customer Signature	Date:	Total	\$1,272.00
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33 Jewell Court

LU-20-191

Re-Hearing- Request to Postpone

Izak Gilbo

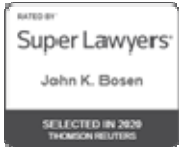
From: John Bosen <jbosen@BosenandAssociates.com>
Sent: Thursday, February 25, 2021 11:00 AM
To: Nicholas J. Cracknell
Cc: Izak Gilbo
Subject: 33 Jewell Court

Hi Nick,

Jessica Kaiser would like to continue the HDC meeting currently scheduled for March 3rd. I think a 30 day continuance is warranted as she wants to explore whether the existing roof can be repaired. Thank you.

John

John K. Bosen, Esquire



266 Middle Street
Portsmouth, NH 03801
603.427.5500
603.427.5510 (f)

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**1 Raynes Ave, 31 Raynes Ave, and
203 Maplewood Ave**

LUHD-234

Work Session- Request to Postpone

Izak Gilbo

From: Nicholas J. Cracknell
Sent: Thursday, February 18, 2021 5:04 PM
To: Eben Tormey
Cc: Izak Gilbo
Subject: RE: Raynes Ave HDC

Ok. I'll let Izak know.

Thanks,

Nick

From: Eben Tormey [mailto:etormey@xsshoteles.com]
Sent: Thursday, February 18, 2021 3:17 PM
To: Nicholas J. Cracknell <njcracknell@cityofportsmouth.com>
Subject: RE: Raynes Ave HDC

Nick,

Received your voicemail regarding the next work session. We would like to request to continue/postpone again to the April meeting.

Thanks

Eben

From: Eben Tormey
Sent: Thursday, January 28, 2021 9:36 PM
To: 'Nicholas J. Cracknell' <njcracknell@cityofportsmouth.com>
Subject: RE: Raynes Ave HDC

Nick,

Good evening. We would like to request to postpone the continued work session again to the March meeting. See attached. I will upload to Viewpoint as well.

Thank you.

Eben

From: Eben Tormey
Sent: Friday, December 18, 2020 11:19 AM
To: 'Nicholas J. Cracknell' <njcracknell@cityofportsmouth.com>
Subject: RE: Raynes Ave HDC

Nick,

Attached is the formal postponement request for the continued work session for Raynes Ave which I have uploaded to Viewpoint.

Would 12:30 on Wednesday 12/23 work for you for a meeting?

Thanks

Eben

From: Eben Tormey
Sent: Friday, December 18, 2020 10:27 AM
To: Nicholas J. Cracknell <njcracknell@cityofportsmouth.com>
Subject: RE: Raynes Ave HDC

Thanks Nick. I will upload a formal continuance request to Viewpoint this morning.

I would welcome the opportunity to meet with you next week to discuss the feedback we received from the Commission and approach to design modifications. Assume this would be a virtual Teams/Zoom meeting? What are some times that would work for you on Tuesday or Wednesday?

Thanks

Eben

From: Nicholas J. Cracknell <njcracknell@cityofportsmouth.com>
Sent: Thursday, December 17, 2020 11:24 PM
To: Eben Tormey <etormey@xsshotels.com>
Subject: Re: Raynes Ave HDC

Hi Eben,

Yes you should formally request a continuance until February. In the meantime, we should probably meet to discuss the feedback you received and how you might modify the design to get this approved. Let me know if you want to do that as I should have some time next week.

Thanks,

Nick

*Nicholas J. Cracknell, AICP
Principal Planner
Planning Department
City Hall*

1 Junkins Ave
Portsmouth, NH 03801
www.cityofportsmouth.com/planportsmouth

From: Eben Tormey <etormey@xsshotels.com>
Sent: Thursday, December 17, 2020 3:34 PM
To: Nicholas J. Cracknell
Subject: Raynes Ave HDC

Nick,

Just left you a voicemail. Not sure if you are in the office or working from home on this snowy December day. I wanted to touch base with you on the next steps for the Raynes Ave project with HDC. I know the Commission voted to continue our work session to the January meeting but with the comments and feedback we received we didn't have the time to make substantial progress on the design in time for tomorrow's submission deadline and we think it would be best to come back for our second work session at the February meeting. Do we need to formally request that?

Thanks

Eben



Eben Tormey
Project Manager
603.518.2132
etormey@xsshotels.com
www.xsshotels.com



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238 Marcy Street

LUHD-274

Work Session



City of Portsmouth, NH

02/26/2021

LUHD-274

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 10, 2021

Applicant

Peter Furst
peterthefurst@gmail.com
238 Marcy Street
None
Portsmouth, NH 03801
2076080369

Location

238 MARCY ST
Portsmouth, NH

Owner:

FURST RONALD REVOCABLE TRUST & FURST
RONALD & TAYLOR DIANE TRUSTEES
10 SCOTLAND BRIDGE RD, null, YORK, ME
03909

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Installation of solar panels on the south side of building

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Son of Owner and building occupant

238 Marcy Street
HDC Work Session Application
March 2021

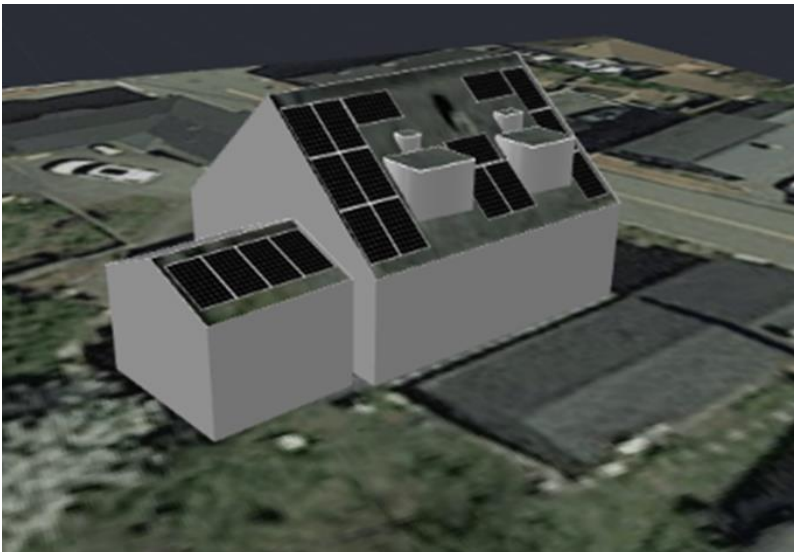
This application is to install 18 60-cell solar panels on the south roof of 238 Marcy Street. This project will generate 6.6 kilowatts, roughly 75% of the building's current annual electrical power. The proposed solar panels are REC Alpha Black Series 370s, which are constructed from non-glossy materials with a full-black matte finish and hidden wiring preferred by designers where glossy panels are considered inappropriate.

Contextual Map from Portsmouth 3D Map
Building Site Highlighted in Yellow



Proposed Layout Design

West building extension not drawn to size (roughly 15 feet lower in height)



Similar Uses in the South End Neighborhood

There are currently relatively few buildings in Portsmouth's historic district with solar panels installed. Within 600 feet of 238 Marcy Street, there is one building with solar panels located at 44 Pickering Street facing South Mill Street. The proposed project would use solar panels of a similar design as those at 44 Pickering Street, including a black matte finish.

44 Pickering Street



View of 238 Marcy South Roof from Various Locations

The solar panel installation would not be visible from street views along Marcy and Gates Street and partially visible from the street along Manning Street and Meeting House Hill. From the South Meeting House, the view of the installation is partially obstructed at street level due to the presence of other buildings. The 2nd floor of the South Meeting House is currently used as a film studio and the view of the proposed solar installation would be blocked by heavy curtains within the Meeting House used to keep light from entering the studio space. The solar installation would be fully visible from the Meeting House clock tower which is inaccessible to the general public.

West view from Marcy Street
Solar installation not visible from street



North view from 2nd floor of Meeting House
Solar installation partially visible but blocked from interior view due to presence of heavy curtains



North View from clock tower of Meeting House
Solar installation visible but view is inaccessible



Northeast street view from corner of Manning St & Meeting House Hill
Solar installation partially visible



South view from Gates Street

Solar installation not visible

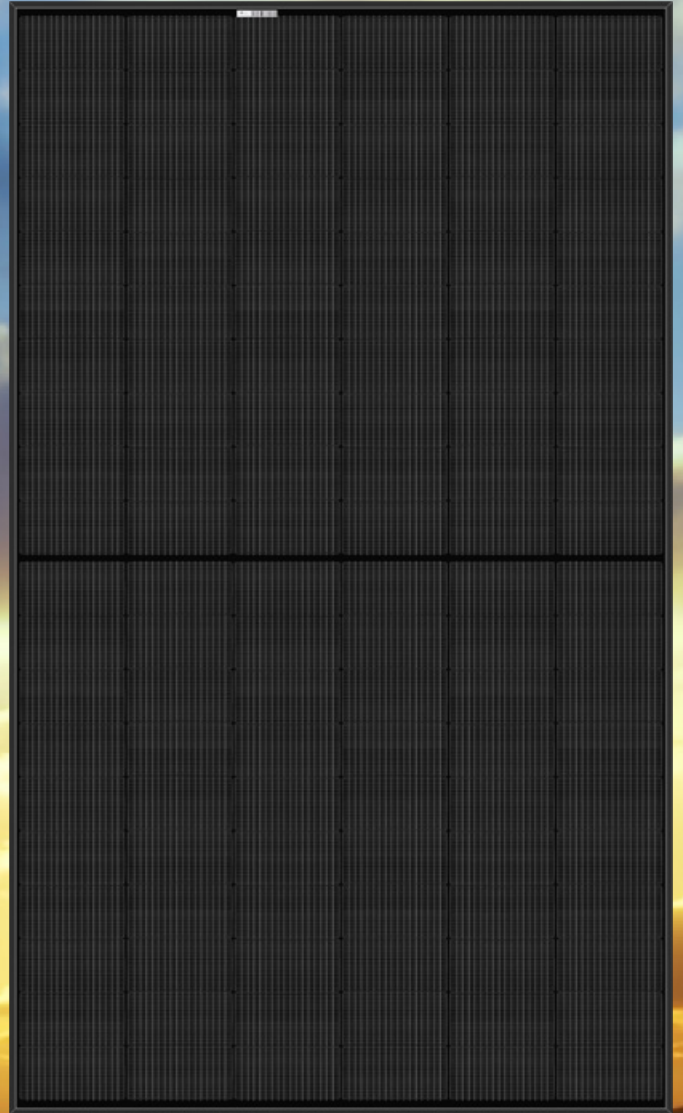


East street view from Manning St

Solar installation not visible



SOLAR'S MOST TRUSTED



REC ALPHA BLACK SERIES

375
WP
POWER



ELIGIBLE



EXPERIENCE



PERFORMANCE

The REC Alpha Black Series is a revolutionary hybrid solar panel which unites the leading cell technologies to create a powerful and reliable 60-cell panel:

- High power density maximizes energy generation from limited spaces - up to 19.9 W/ft²
- The most advanced cell structure for high efficiency performance
- Over 20% more power than conventional panels
- More savings from your roof



Heterojunction cells

- Combine the best of crystalline and thin-film technologies
- Highly efficient bifacial cell architecture for high performance

N-type technology = more power

- No LID protects panel from initial power loss
- You get the power you pay for

Unique Advanced Cell Connections

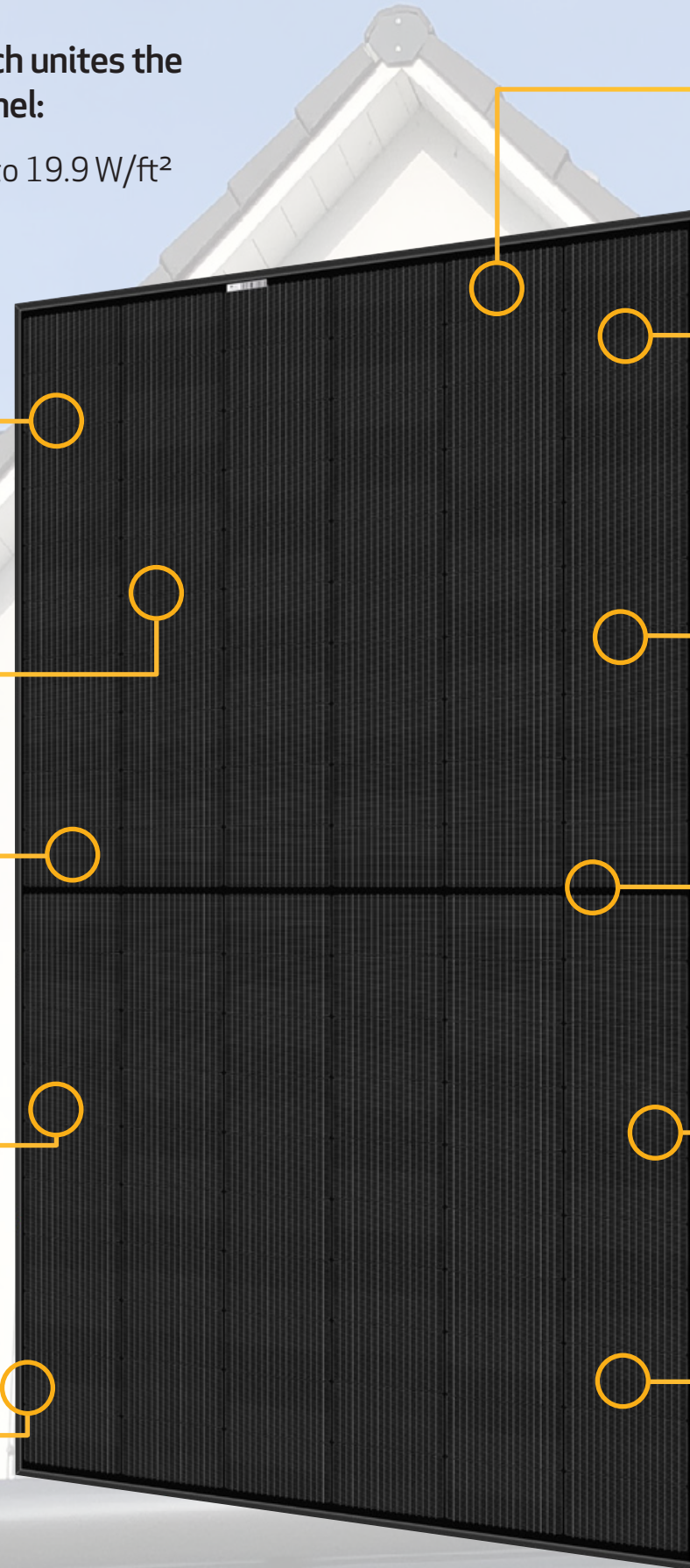
- Eliminates invasive soldering for better build quality
- Reduces thermal stress on the cells for long-term durability
- Great aesthetics

Higher light transmission

- Special anti-reflective glass increases light transmission for higher power
- Inherently bifacial cells can produce energy from both sides of the panel

Guaranteed better durability

- Super-strong frame withstands up to 146 lbs/sq ft
- Better protection against harsh weather
- Improves cell life for long-lasting high power



Stunning appearance

- Full-black design for a seamless appearance on your roof
- Practically-invisible connections for the best choice for your home

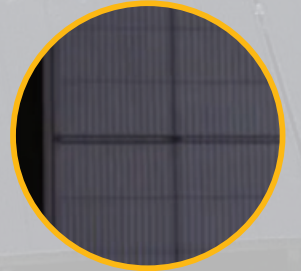


High power density of 19.9 W/ft²

- High power density on a 60-cell panel
- Pack in more power in limited or restricted spaces
- Generate more clean energy

Higher efficiency at the hottest times

- Leading temperature coefficient for more production when the sun shines strongest
- Better performance in hot climates



REC's iconic Twin Design

- Reduces internal resistance for more power and reliability
- Improved output when shaded

Environmentally-friendly

- Energy-efficient manufacturing processes minimize carbon footprint
- Colossal 81% reduced lead content, only 0.02% by weight



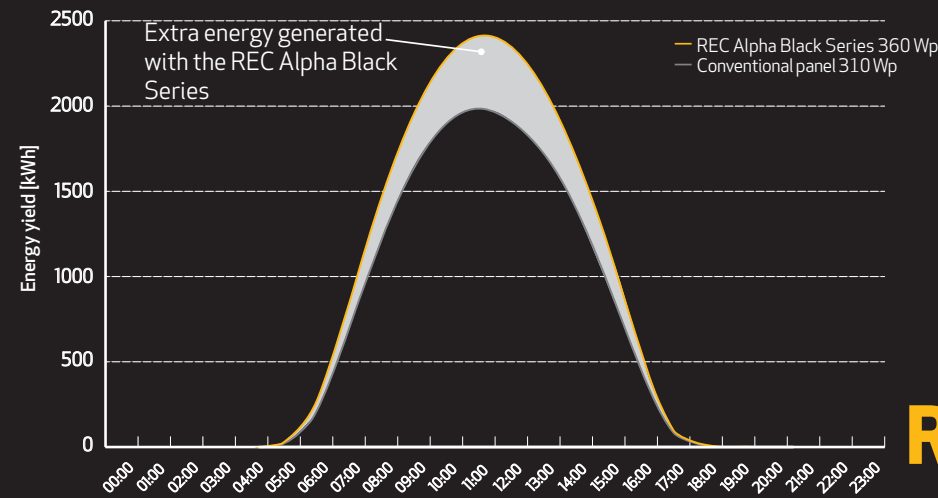
Exceptional quality

- Made in REC's state of the art, energy efficient facility in Singapore
- Highly automated production improves efficiency and reliability
- Consistently one of the lowest warranty claims rate in solar

GREATER YIELDS FROM DAWN TO DUSK

The REC Alpha Black Series packs in more energy than ever before. With no LID, a leading temperature coefficient and its high power density, it is ideal for increasing energy yields and making the most of available rooftop space.

Average Daily Energy Production Comparison Over One Year

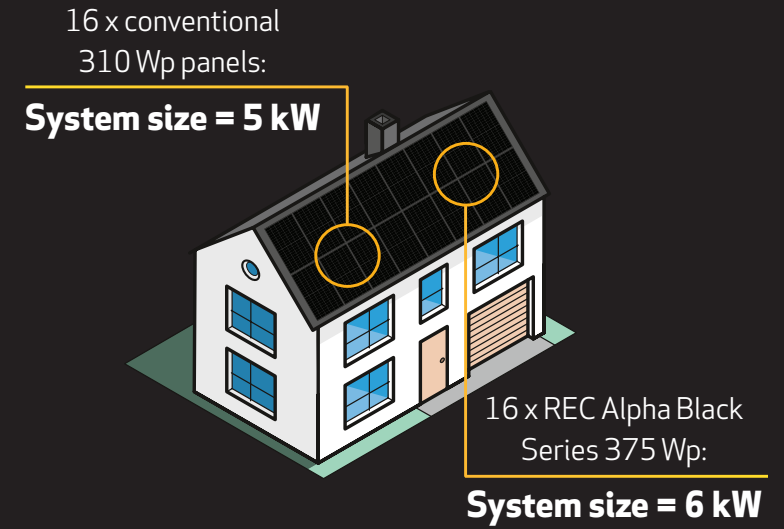


Calculations based on simulation results for full calendar year, based on an 8 kW system in Palm Springs, CA, USA. Peak REC Alpha Black Series energy yield difference at midday: +21%, with an overall greater annual yield of 1.7%. Performance may vary dependent on location.

+20% MORE WITH THE REC ALPHA BLACK!

MAXIMIZE SYSTEM POWER FOR MAXIMUM SAVINGS

Optimum use of rooftop space is key to a good solar installation. The REC Alpha Black Series allows you to pack in as much power generation as possible, generating more energy and more savings on your bills.



The comparison is clear: even in a regular residential installation, the REC Alpha Black Series gives you 1 kW more power than conventional panels for more energy and more savings.

15% MORE WARRANTED POWER AFTER 25 YEARS

REC's consistently low claims rate justifies outstanding warranty terms. Our warranty offering reflects this leadership and supports our premium product quality.



Exclusively offered by REC Certified Solar Professionals, the REC ProTrust Warranty gives enhanced product and labor coverage*, ensuring peace of mind and a lifetime of high power generation:

- 25 years performance warranty
- 25 years product warranty
- Up to 25 year labor warranty*

MAKE MAJOR REDUCTIONS TO YOUR CO₂ FOOTPRINT

A 6 kW REC Alpha Black Series installation generates over 7,200 kWh of clean energy per year, cutting the CO₂ emissions of a home by 4.7 tons per year*, equivalent to:

84 trees planted and grown over 10 years

CO₂ sequestered by **6 acres** of forest per year

1.8 tons of waste recycled instead of entering landfill

12,500 miles in a family car

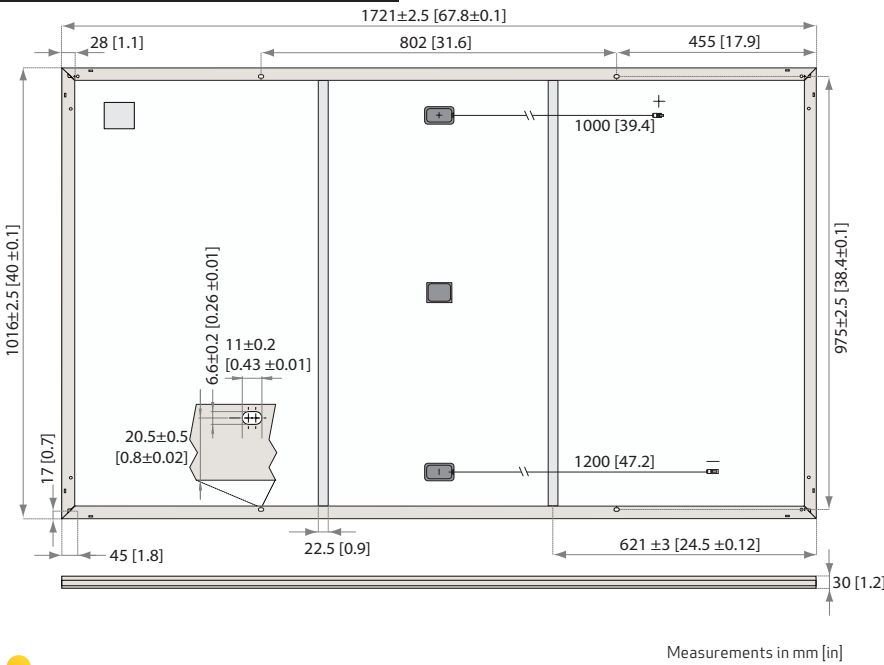
Charging a phone **650,000** times

2.5 tons of coal burnt for power



*Conditions apply. See www.recgroup.com/protrust for more details

*Values may vary dependent on location



Measurements in mm [in]

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 1703, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 1703	Fire Type Class 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
AS4040.2 NCC 2016	Cyclic Wind Load
ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941	



WARRANTY

	Standard		REC ProTrust
	No	Yes	Yes
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

See warranty documents for details. Conditions apply.

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Design load (+): snow	4666 Pa (97.5 lbs/sq ft)*
Maximum test load (+):	7000 Pa (146 lbs/sq ft)*
Design load (-): wind	2666 Pa (55.6 lbs/sq ft)*
Maximum test load (-):	4000 Pa (83.5 lbs/sq ft)*
Max series fuse rating:	25 A
Max reverse current:	25 A

* Calculated using a safety factor of 1.5
* See installation manual for mounting instructions

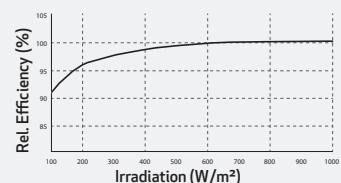
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P _{MAX} :	-0.26 %/°C
Temperature coefficient of V _{OC} :	-0.24 %/°C
Temperature coefficient of I _{SC} :	0.04 %/°C

* The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



GENERAL DATA

Cell type:	120 half-cut bifacial cells with REC heterojunction cell technology 6 strings of 20 cells in series	Connectors:	Stäubli MC4PV-KBT4/KST4, 12AWG (4mm ²) in accordance with IEC 62852 IP68 only when connected
Glass:	0.13 in (3.2 mm) solar glass with anti-reflection surface treatment	Cable:	12AWG (4mm ²) PV wire, 39+47 in (1+1.2m) in accordance with EN 50618
Backsheet:	Highly resistant polymeric construction	Dimensions:	678x40x1.2 in (1721x1016x30mm)
Frame:	Anodized aluminum	Weight:	43 lbs (19.5 kg)
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790	Origin:	Made in Singapore

ELECTRICAL DATA

Product Code*: RECxxxAA Black

	355	360	365	370	375
Power Output - P _{MAX} (Wp)	355	360	365	370	375
Watt Class Sorting - (W)	-0/+5	-0/+5	-0/+5	-0/+5	-0/+5
Nominal Power Voltage - V _{MPP} (V)	36.4	36.7	37.1	37.4	37.8
Nominal Power Current - I _{MPP} (A)	9.77	9.82	9.85	9.90	9.94
Open Circuit Voltage - V _{OC} (V)	43.6	43.9	44.0	44.1	44.2
Short Circuit Current - I _{SC} (A)	10.47	10.49	10.52	10.55	10.58
Power Density (W/sq ft)	18.9	19.1	19.4	19.7	19.9
Panel Efficiency (%)	20.3	20.6	20.9	21.2	21.4
Power Output - P _{MAX} (Wp)	271	274	278	282	286
Nominal Power Voltage - V _{MPP} (V)	34.3	34.6	35.0	35.2	35.6
Nominal Power Current - I _{MPP} (A)	7.89	7.93	7.96	8.00	8.03
Open Circuit Voltage - V _{OC} (V)	41.1	41.4	41.5	41.6	41.6
Short Circuit Current - I _{SC} (A)	8.46	8.47	8.50	8.52	8.55

Values at standard test conditions (STC: air mass AM 1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). * Where xxx indicates the nominal power class (P_{MAX}) at STC above. Bifaciality coefficient of up to P_{MAX} ~ 4%.

REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power in order to facilitate global energy transitions. Committed to quality and innovation, REC offers photovoltaic modules with leading high quality, backed by an exceptional low warranty claims rate of less than 100ppm. Founded in Norway in 1996, REC employs 2,000 people and has an annual solar panel capacity of 1.8 GW. With over 10 GW installed worldwide, REC is empowering more than 16 million people with clean solar energy. REC Group is a Bluestar Elkem company with headquarters in Norway, operational headquarters in Singapore, and regional bases in North America, Europe, and Asia-Pacific.



64 Vaughan Street

LUHD-277

Work Session



City of Portsmouth, NH

02/26/2021

LUHD-277

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 12, 2021**Applicant**

Shayne Forsley
shayne.forsley@hdcgc.net
41 Industrial Dr STE 20
Exeter, NH 03833
603-997-2519

Location

64 VAUGHAN ST
Portsmouth, NH

Owner:

64 VAUGHAN MALL LLC
41 INDUSTRIAL DR UNIT 20, null, EXETER, NH
03833

Application Type

Please select application type from the drop down menu below

Work Session

Project Information**Brief Description of Proposed Work**

Redevelopment and restoration of the existing structure for mixed use, providing an attractive project to better serve the community and its occupants. Revitalization of the property includes ground floor commercial space, vehicular parking and storage in the basement, addition of sidewalks, entries and storefronts along the Worth Parking Lot to complete the pedestrian connection from Hanover Street, Maplewood Ave., the Worth Parking Lot and the Vaughan Mall. Proposed vertical expansion of the existing historic structure with a creation of significant green space in the form of a pocket park abutting Hanover Street and the public alleyway, and areas annexed to Vaughan Mall.

Description of Proposed Work (Planning Staff)

--

Project Representatives

**ATTN: Historic District
Commission**

RE: Work Session March 3, 2021

**64 Vaughan Mall Restoration
Portsmouth, NH 03801**

**Steve Wilson
Hampshire Development Corp.
41 Industrial Drive #20
Exeter, NH 03833**

**CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519**

64 Vaughan Mall

The property at 64 Vaughan Mall was acquired in September of 2020 from the Cabot House Group by the development team that successfully executed the re-development of the Connie Bean Center at 135-143 Daniel St. and The Provident Condominium at 25 Maplewood Ave. in Portsmouth. Principle Steven Wilson and Hampshire Development Corp. have operated since 1984 and have been involved in the successful construction and renovation of dozens of historic urban properties in the southeastern NH and northeastern Massachusetts regions. Our principal goal for the property at 64 Vaughan Mall will be to bring the site and existing structure up to current codes while restoring the main building to its original architecture.

Built in the late 19th century as a 3 story brick and heavy timber structure with a flat roof and full basement (36' x 75'), the building was originally owned and occupied by the Margeson Bros Furniture Co.. Early in the 20th century, the building was more than doubled in size 36' x 140' toward what is now the Worth Parking Lot with an addition constructed of essentially the same materials and form. A single story "modern" block addition with a shed roof was added mid century toward the rear facing Hanover St. and was utilized as a loading dock for shipping and receiving for Cabot Furniture. Notably, in 1993 Artist Robert Wyland received the owners permission to allow a mural of his design to be painted by a group of regional amateur artists on the side of the building facing the Worth lot . This mural quickly became a landmark of sorts referred to as the Whaling Wall. However through inappropriate preparation and application of paints, the mural has significantly deteriorated the facade of the building.

The only public access to the building is via the 75' of frontage on the Vaughan Mall leaving long expanses of blank walls along the Worth Parking Lot (145'), the rear alley (135') and the Hanover St. frontage (80') with no entry or other focal points. This provides no pedestrian interface with the building on three sides. In fact, circumnavigating the building on foot requires walking in active vehicle traffic lanes for an extended distance with no connectivity to the building or the Vaughan Mall from Maplewood Ave., Hanover St. or the rest of downtown to the West, South and Easterly directions.

The current condition of the building is widely substandard. The building in its existing condition presents many challenges to the developer, designers, and contractors associated with any renovation and

rehabilitation. The building is largely void of modern utility and mechanical systems with existing water, sewer, drainage, HVAC and fire protection all failing to meet modern standards or capacities.

The structure itself has not received any significant upgrades or improvements in over 70 years. The roof has failed in areas allowing moisture penetration and now threatens the integrity of the structure. Additionally most of the original windows have been infilled and the brick facade has been painted on four sides with a product that has trapped moisture, causing extensive spalling of the masonry. The inside of the existing structure, although retaining some very worthwhile architectural features and wide open space with high ceilings etc., is laden with asbestos and other environmental contaminants which must be removed and remediated. Finally the shape and size of the structure present a very monolithic and unappealing facade that does not enhance its surroundings, promote its history or engage the pedestrian at the street level.

In light of the building and site conditions we are uniquely qualified to rehabilitate and remediate the structure, and with the cooperation of the City, we will be able to convert this property to an attractive mixed use project that will make a significant contribution to the vibrancy of the Vaughan Mall and its strategic location in downtown Portsmouth. Our proposal will truly complement and enhance the City's architectural and historic character and contribute to its sense of place.

Currently underway, our first step is to remediate the hazardous waste conditions and perform select demolition of the interior. We are conducting tests to analyze the feasibility and best methods for removing the coatings and restore the historic facades. Our structural engineers have provided detailed analysis and preliminary plans for rehabilitation of the structure to current standards while maintaining its historic character. Our specific plan for the property is illustrated by the accompanying plans and would be to provide vehicle parking and storage in the existing basement accessed from Hanover St.. The ground floor would be developed as a commercial use as required by current zoning and with the addition of a sidewalk, entries and storefronts along the Worth Parking Lot will serve to activate the Vaughan Mall area.

The revitalization and adaptive reuse of this building will require a minor reconfiguration of parking spaces, installation of curbing, brick sidewalks and landscaping in and adjacent to the Worth Lot. It will thus require the support and approval of the City. The results and impacts as illustrated by the attached site plan and elevations will be profoundly positive for the Worth Lot and Vaughan Mall. No net loss of

parking, improvements in ADA compliance for pedestrians and handicap parking, creation of significant green space annexed to the Vaughan Mall and completion of the pedestrian connection from Hanover St., Maplewood Ave., Worth Lot to the Vaughan Mall and their adjacent businesses are some of the highlights of our plan. It will balance the pedestrian and vehicular experience for this active area with no functional downside to either. Additionally we propose to reactivate the existing infilled windows with new windows and doors being added to the previously blank wall (along the Worth Lot side of the building) with an emphasis on maintaining the historic value in form and function on all sides of the building.

Our plans illustrate a limited vertical expansion of the building that would go a long way to correct the monolithic box like form of the building and add a third dimension to the building and a softening of its form. This will require a variance from the 40' existing elevation otherwise allowed in this zoning district. Although application of the existing zoning would allow a zero lot line expansion of approximately 8-10K square feet of new building volume at the existing parking area along Hanover St we are proposing to vertically expand the historic structure. Such a change would afford us the opportunity to forgo the conversion of the surface parking lot along Hanover St. and instead, design and build a new pocket park in its place.

To further address the disproportionate massing of the existing buildings, we have transitioned the rear facade of the building to a different style in order to differentiate the two buildings adding texture and interest to the continuous wall plane. Importantly, a significant portion of the rear building facade was constructed of poured concrete and was covered by an attached building having no relationship to the architecture of the main building.

In closing we are extremely excited to begin the process of working with the City to design and redevelop this significant property to better serve the community and its future occupants. To that end we are looking forward to listening to your input and ideas as we continue to refine the building and site designs.

Warm Regards
Steven Wilson

64 VAUGHAN MALL BUILDING RESTORATION

64 Vaughan Mall,
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 1

ISSUED FOR PLANNING BOARD CONSULTATION

Owner:
64 Vaughan Mall LLC

Applicant:
Hampshire
Development Corp.
41 Industrial Drive
Exeter, NH 03833
(603) 778-9999

Civil Engineer:



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

Surveyor:

James Verra

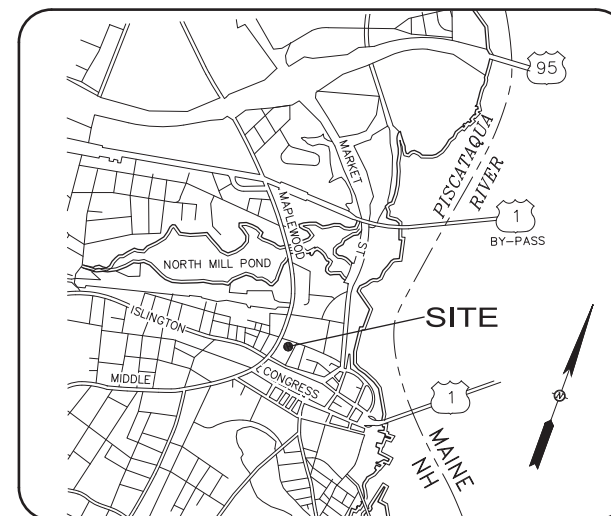
& Associates Inc.

LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876

Tel 603-436-3557

Plan Issue Date:
November 2, 2020



LOCUS MAP
Not to Scale

Table of Contents	Sheet No.
Aerial Photograph	1
Margeson Bros. Furniture Photograph	2
64 Vaughan Mall Photograph	3
64 Vaughan Mall Perspective Photographs	3A
Existing Conditions	4
Form Based Zoning - Site Plan	5
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Proposed Site Plan	6
Exterior Elevation 1 of 2 - Proposed	6A
Exterior Elevation 2 of 2 - Proposed	6B
Architectural Perspective - Proposed	6C
Conceptual Rendering 1 of 3	7
Conceptual Rendering 2 of 3	8
Conceptual Rendering 3 of 3	9



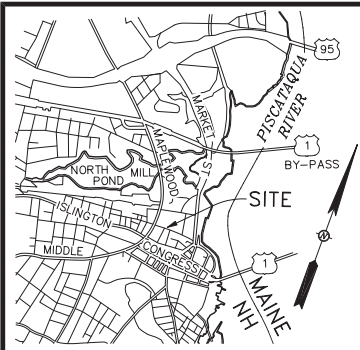
Aerial Photograph of 64 Vaughan Mall Property



Margeson Bros. Furniture Store; Photograph circa ~1910-1920







TEMPORARY BENCHMARK TABLE

TBM#	DESCRIPTION	ELEV.
1	SURVEY NAIL SET IN TOP OF GRANITE CURBING	12.81
2	BOLT W/ "X" CUT - HYDRANT TOP FLANGE	13.58
3	SURVEY NAIL SET IN TOP OF TRANSFORMER PAD	17.71
4	TOP RIGHT OUTSIDE CORNER OF CONCRETE STEP	15.62

DRAIN TABLE

CB# 1 RIM EL= 17.62 CB# 2 RIM EL= 13.77 (1) INV OUT 12"RCP= 10.12	DMH# 1 RIM EL= 13.75 (1) 12"RCP (PLUGGED) (2) INV IN 12"RCP= 9.76 (3) INV IN 18"RCP= 8.75 (4) 12"RCP (PLUGGED) (5) INV OUT 12"RCP= 8.77
CB# 3 RIM EL= 11.98 (1) INV OUT 12"HDPE= 7.74	DMH# 2 RIM EL= 9.68 (1) INV IN 6"PVC= 7.10 (2) INV OUT 12"RCP= 6.99
CB# 4 RIM EL= 9.57 (1) INV OUT 12"PVC= 7.32± W/ TRAP ON OUTLET	DMH# 5195 RIM EL= 12.56 (1) INV IN 12"HDPE= 6.81 (2) INV IN 12"HDPE= 6.11 (3) INV OUT (2) 12"RCP= 5.92
CB# 3763 RIM EL= 14.71 (1) INV OUT 12"RCP= 12.03	DMH# 5197 RIM EL= 10.14 (1) INV IN 12"RCP= 6.79 (2) INV IN 12"RCP= 6.83 (3) CL FLOW 36"RCP= 5.26
CB# 3764 RIM EL= 15.05 WATER LEVEL= 11.10	DMH# 5198 RIM EL= 12.50 (1) INV IN (2) 12"PVC= 5.95 (2) INV IN 10"RCP= 7.60 (3) CL FLOW 12"RCP= 5.85
CB# 3765 RIM EL= 15.35 PLUGGED 13.5±	DMH# 5202 RIM EL= 15.14 (1) INV IN 12"RCP= 11.47 (2) INV IN 12"RCP= 11.51 (3) INV IN 18"RCP= 9.96 (4) INV IN 12"RCP= 11.60 (5) INV OUT 18"RCP= 9.91
CB# 25851 RIM EL= 16.26 (1) INV IN 12"HDPE= 12.08 (2) INV OUT 12"HDPE= 12.01	DMH# 5203 RIM EL= 17.38 (1) INV IN 12"DI= 13.82 (2) INV IN 15"CI= 11.30 (3) INV IN 12"CI= 11.83 (4) INV OUT 15"CI= 11.32
CB# 25852 RIM EL= 16.81 (1) INV IN 10"HDPE= 12.29 (2) INV OUT 12"HDPE= 12.26	DMH# 25178 RIM EL= 12.66 (1) INV IN 12"HDPE= 7.48 (2) 12"HDPE W/ TRAP
CB# 25853 RIM EL= 17.12 (1) INV OUT 10"HDPE= 12.78	

SEWER TABLE

SMH# 1 RIM EL= 11.80 (1) INV OUT 4"PVC FM= 7.47	SMH# 1567 RIM EL= 12.96 (1) PLUGGED (2) INV IN 12"RCP= 5.19 (3) INACTIVE (4) INV OUT 12"RCP= 4.71
SMH# 2 RIM EL= 11.53 (COULD NOT OPEN)	SMH# 1568 RIM EL= 12.86 (1) INV IN 8"PVC= 4.88 (2) INV IN 12"RCP= 4.68 (3) INV IN 24"RCP= 5.05 (4) INV OUT 12"RCP= 6.83 (23" CSU PER DPW)
SMH# 1570 RIM EL= 10.16 (2) INV IN 15"RCP= 3.74	SMH# 2306 RIM EL= 13.84 (1) INV IN 10"RCP= 6.86 (2) INV IN 24"RCP= 8.88 (3) INV IN 6"PVC= 11.24 (4) INV OUT 24"RCP= 6.83 (23" CSU PER DPW)
	SMH# 2307 RIM EL= 15.50 CL FLOW= 10.66 (OVAL RCP 15"W X 18"H) (23" CSU PER DPW)

LEGEND:

110-5	TAX SHEET - LOT NUMBER
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RCSC	ROCKINGHAM COUNTY SUPERIOR COURT
VGC	VERTICAL FACED GRANITE CURB
RWBL	MODULAR BLOCK RETAINING WALL
PK	PARK METER KIOSK
○	BOLLARD
○	SIGN
○	HANDICAP SPACE
○	LIGHT POLE
○	UTILITY POLE WITH ARM & LIGHT
○	ELECTRICAL MANHOLE
○	ELECTRICAL CONDUIT
○	ELECTRIC METER
○	GAS SHUT OFF
○	GAS VALVE
○	WATER GATE VALVE
○	WATER SHUT OFF VALVE
○	HYDRANT
○	FIRE CONNECTION
○	CATCH BASIN
○	DRAIN MANHOLE
○	ROOF DOWNSPOUT
○	SEWER MANHOLE
○	DECIDUOUS TREE
○	CONIFEROUS SHRUB
○	DECIDUOUS SHRUB
- W	WATER LINE
- S	SEWER LINE
- D	DRAIN LINE
- G	GAS LINE
- UG	UNDERGROUND ELECTRIC
- UG	UNDERGROUND COMMUNICATIONS
■	CEMENT CONCRETE
■	BRICK PAVERS
■	RETAINING WALL
■	LANDSCAPED AREA
○	SPOT GRADE
○	SEE SIGNAGE TABLE
○	SEE BUILDING ELEVATION TABLE
○	EXISTING TRAFFIC FLOW SYMBOL

ABUTTERS LIST

MAP-LOT	OWNER OF RECORD	DEED REF.
117-2	JAMER REALTY, INC. 80 HANOVER ST, PORTSMOUTH, NH 03801	3093/1283
117-4	SJW LTD C/O GENE FISK & ASSOCIATES, LLC 4 GREENLEAF WOODS DR, SUITE 102 PORTSMOUTH, NH 03801	2574/495
125-1	PARADE OFFICE, LLC C/O GATHARTS PRIVATE INVESTMENTS 31 MILK STREET, SUITE 501, BOSTON, MA 02109	N/A
126-1A	NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC C/O JOHN J. DUSSI 4 WOODY LN, WEST NEWBURY, MA 01985	4814/563
126-2	25 MAPLEWOOD AVENUE, LLC 41 INDUSTRIAL DR, EXETER, NH 03833	6068/2230
126-3	CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801	4701/534

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°33'05" E	20.00
L2	N 49°44'19" E	19.83
L3	N 61°31'47" E	1.00
L4	S 49°44'19" W	20.06

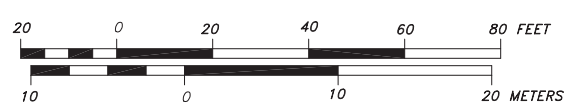
NOTES:

- OWNER OF RECORD..... BENDETSON-PORTSMOUTH REALTY TRUST C/O CABOT HOUSE, INC., 10 INDUSTRIAL WAY, AMESBURY, MA 01913
ADDRESS.....
DEED REFERENCE..... 2402/1201
TAX SHEET / LOT..... 126-1
- THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC. 3/2014, 4/2017 & 12/2019. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS. HORIZONTAL DATUM: NAD 1983 (1986 ADJUSTMENT) PRIMARY BM: NHDOT 379-0150 (PORTSMOUTH TRAFFIC CIRCLE) VERTICAL DATUM: NAVD 1988 PRIMARY BM: CITY CONTROL POINT "ALBA"
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- SEE ROCKINGHAM COUNTY SUPERIOR COURT NOTICE OF DECISION DATED 3/18/2015, RCRD BOOK 5626, PAGE 1529. ALSO SEE STIPULATION DATED 1/30/2015, RCRD BOOK 5626, PAGE 1531.
- THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0259E, EFFECTIVE DATE MAY 17, 2005, BY FEMA.

REFERENCE PLANS:

- PLAT OF LAND, 64 VAUGHAN MALL, PORTSMOUTH, N.H., FOR BENDETSON-PORTSMOUTH REALTY TRUST, REVISED TO 9/17/2018, RCRD PLAN D-41080.
- CONDOMINIUM SITE PLAN, THE PROVIDENT CONDOMINIUM, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., FOR 25 MAPLEWOOD AVENUE, LLC., DATED 12/20/2019, RCRD PLAN D-41922.
- EXISTING CONDITIONS PLAN, PROPOSED SITE DEVELOPMENT PLANS, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., BY JAMES VERRA AND ASSOCIATES, INC., DATED 4/18/2017, NOT RECORDED.

PRELIMINARY
SUBJECT TO CHANGE



SIGNAGE TABLE

KEY DESCRIPTION

A	HANDICAP PARKING
B	3 HOUR PARKING/PAY AT KIOSK
C	RESERVED PARKING 7AM-7PM
D	PAID PARKING 24/7
E	STOP

BUILDING ELEVATION TABLE

KEY DESCRIPTION ELEV.

A	FF CONCRETE AT ENTRANCE	15.17
B	FF CONCRETE AT LOADING DOCK	15.12
C	FF CONCRETE AT LOADING DOCK	15.09
D	CONCRETE THRESHOLD AT ENTRY	12.56
E	CONCRETE THRESHOLD AT ENTRY	12.13
F	CONCRETE THRESHOLD AT ENTRY	18.91
G	ALUMINUM THRESHOLD AT ENTRY	15.14
H	TOP OF CONCRETE LANDING	15.62
I	ALUMINUM THRESHOLD AT ENTRY	16.55
J	TOP OF CONCRETE LANDING	15.69
K	INVERT OUT 6"PVC CULVERT	12.56
L	TOP OF CONCRETE BASEMENT	6.95
M	TOP OF CONCRETE BASEMENT FLOOR	6.64
N	TOP OF CONCRETE BASEMENT FLOOR	6.42
O	TOP OF CONCRETE BASEMENT FLOOR	7.17
P	TOP OF CONCRETE BASEMENT FLOOR	6.92
Q	TOP OF CONCRETE BASEMENT FLOOR	6.67
R	TOP OF CONCRETE BASEMENT FLOOR	7.07
S	TOP OF CONCRETE BASEMENT FLOOR	6.77
T	TOP OF CONCRETE BASEMENT FLOOR	6.26

SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801- 7876
603-436-3557
JOB NO: 23524-A
PLAN NO: 23524-A

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING REVIEW

ISSUE DATE:
PRELIMINARY

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	ENGINEERING REVIEW	JV	2/3/20

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23524-A.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER:
BENDETSON-PORTSMOUTH REALTY TRUST
C/O CABOT HOUSE, INC.
10 INDUSTRIAL WAY
AMESBURY, MA 01913
ASSESSOR'S PARCEL 126-1

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
64 VAUGHAN MALL
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 126-1

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
Sheet 4

P5042

APPROVED BY THE PORTSMOUTH PLANNING BOARD

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

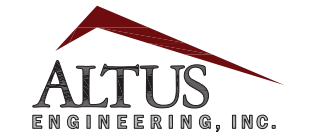
CHAIRMAN _____ DATE _____

DATE _____

NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE A ±2,720 S.F. FOOTPRINT EXPANSION, UNDERGROUND PARKING GARAGE, RETAIL SPACE AND 12 RESIDENTIAL UNITS.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
- ZONE: CD5 (CHARACTER 5)
M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT
OVERLAY: DOWNTOWN OVERLAY DISTRICT
HISTORIC OVERLAY DISTRICT
FACADE: STOREFRONT
- DIMENSIONAL REQUIREMENTS:**

	EXISTING	PROPOSED
FRONT YARD:	5' (VAUGHAN MALL) ±4.3'	SAME
SECONDARY FRONT YARD:	5' (HANOVER ST.) ±58.1'	0'
SIDE YARD:	NR	0'
REAR YARD:	5' (ALLEY) ±0.15'	SAME
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%
MAX. BUILDING BLOCK:	225'	SAME
MAX. FACADE MODULATION:	100'	SAME
MAX. ENTRANCE SPACING:	50'	SAME
MAX. BUILDING COVERAGE:	95%	±70.0%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	±10,008 S.F.
MIN. LOT AREA:	NR	14,097 S.F.
MIN. LOT AREA/DWELLING:	NR	0 S.F.
MIN. OPEN SPACE:	5%	0%
MAX. GND. FLR. GFA/USE:	15,000 S.F.	>15,000 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	SAME
PENTHOUSE HEIGHT:	MAX. HEIGHT +2'	SAME
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'	SAME
MIN. GND. FLR. STORY HT.:	12'	SAME
MIN. 2ND STORY HEIGHT:	10'	SAME
MIN. FACADE GLAZING:	70% (SHOPFRONT)	SAME
ROOF TYPE:	FLAT, GABLE, HIP, GAMBREL, MANSARD	SAME
ROOF PITCH:	6:12 TO 12:12 (GABLE) 3:12 (HIP) 6:12 TO 30:12 (MANSARD/GAMBREL)	SAME
- PARKING REQUIREMENTS:**
 - DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F.
 - 12 UNITS x 1.3 = 15.6 SPACES REQUIRED
 - VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS)
 - 12 UNITS / 5 = 2.4 SPACES REQUIRED
 - NON-RESIDENTIAL USE: NR
 - DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT
 - TOTAL PARKING REQUIRED: 14 SPACES
 - TOTAL PARKING PROVIDED: 20 SPACES (UNDERGROUND)
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS UNDER 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
- STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: PB CONSULTATION

ISSUE DATE: DECEMBER 30, 2020

NO.	DESCRIPTION	BY	DATE
0	PB CONSULTATION	EBS	12/30/20

DRAWN BY: EBS

APPROVED BY: EDW

DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:

64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 03833

APPLICANT:
HAMPSHIRE DEVELOPMENT CORP.

41 INDUSTRIAL DRIVE
EXETER, NH 03833

PROJECT:
64 VAUGHAN MALL BUILDING RESTORATION
TAX MAP 126, LOT 1
64 VAUGHAN MALL
PORTSMOUTH, NH 03801

TITLE:

SITE PLAN

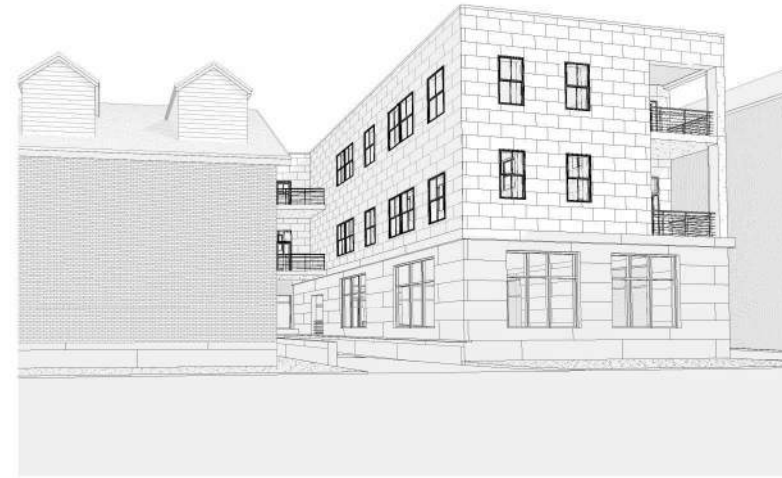
SHEET NUMBER:

Form Based Zoning - Site Plan

Sheet 5



1 VIEW 01



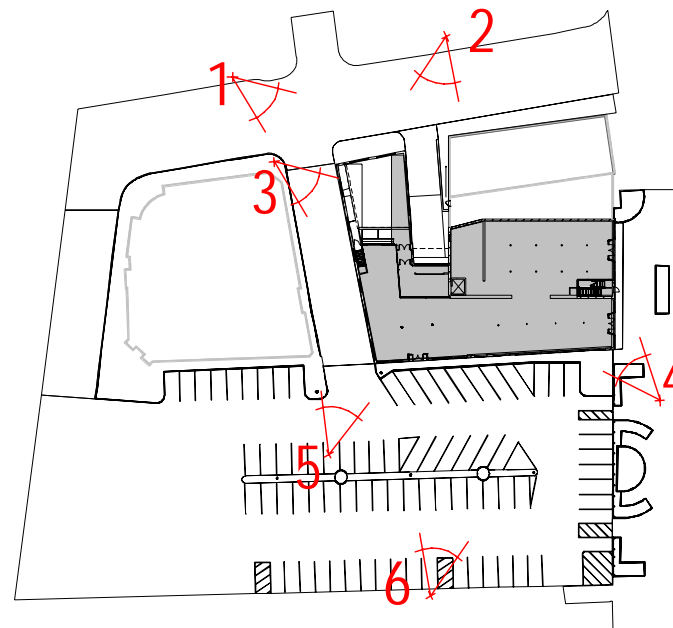
2 VIEW 02



3 VIEW 03



5 VIEW 05



01 LEVEL 1 - PERSPECTIVE PLAN
1" = 50'-0"



4 VIEW 04



6 VIEW 06

PERSPECTIVE VIEWS - THREE STORY

64 Vaughan Street

1" = 50'-0"
02-12-2021

Form Based Zoning - Architectural Perspective

Sheet 5A

APPROVED BY THE PORTSMOUTH PLANNING BOARD

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

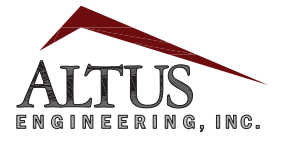
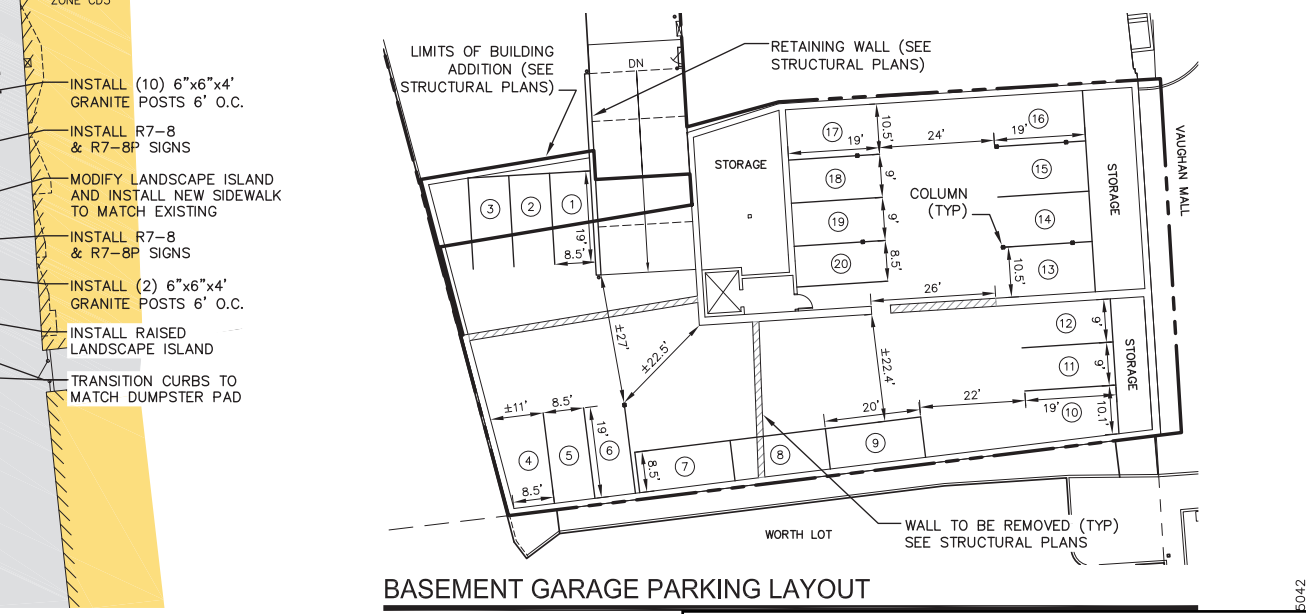
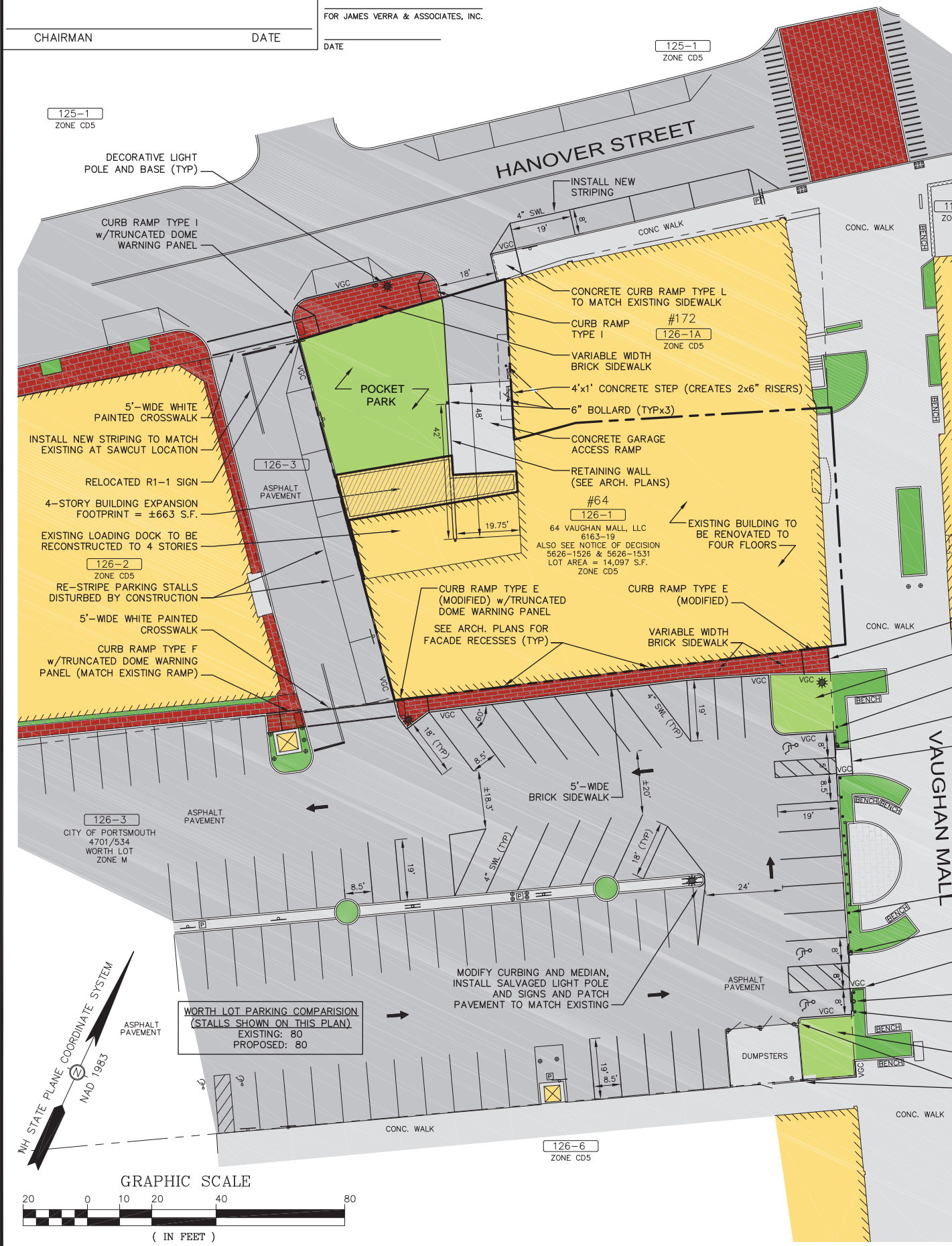
CHAIRMAN _____ DATE _____

DATE _____

NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE A ±663 S.F. FOOTPRINT EXPANSION, A FOURTH FLOOR, UNDERGROUND PARKING GARAGE, RETAIL SPACE, 12 RESIDENTIAL UNITS, GREEN SPACE AND A SIDEWALK, MODIFIED PARKING SPACES AND GREEN SPACE ON THE ABUTTING WORTH LOT.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
- ZONE: CD5 (CHARACTER 5)
M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT
OVERLAY: DOWNTOWN OVERLAY DISTRICT
HISTORIC OVERLAY DISTRICT
FACADE: STOREFRONT
- DIMENSIONAL REQUIREMENTS:**

	EXISTING	PROPOSED
FRONT YARD:	5' (VAUGHAN MALL) ±4.3'	SAME
SECONDARY FRONT YARD:	5' (HANOVER ST.) ±58.1'	±50.2'
SIDE YARD:	NR	SAME
REAR YARD:	5' (ALLEY)	±0.15'
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%
MAX. BUILDING BLOCK:	225'	SAME
MAX. FACADE MODULATION:	100'	SAME
MAX. ENTRANCE SPACING:	50'	±70.0%
MAX. BUILDING COVERAGE:	95%	±75.7%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	±10,008 S.F.
MIN. LOT AREA:	NR	14,097 S.F.
MIN. LOT AREA/DWELLING:	NR	SAME
MIN. OPEN SPACE:	5%	±13.9%
MAX. GND. FLR. GFA/USE:	15,000 S.F.	0 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	>15,000 S.F.
PENTHOUSE HEIGHT:	MAX. HEIGHT +2'	SAME
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'	±40'
MIN. GND. FLR. STORY HT.:	12'	±53.75'
MIN. 2ND STORY HEIGHT:	10'	
MIN. FACADE GLAZING:	70% (SHOPFRONT)	
ROOF TYPE:	FLAT, GABLE, HIP, GAMBREL, MANSARD	
ROOF PITCH:	6:12 TO 12:12 (GABLE)	
	3:12 (HIP)	
	6:12 TO 30:12 (MANSARD/GAMBREL)	
- PARKING REQUIREMENTS:**
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 - VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS)
 - 12 UNITS / 5 = 2.4 SPACES REQUIRED
 - NON-RESIDENTIAL USE: NR
 - DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT
 - TOTAL PARKING REQUIRED: 14 SPACES
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- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
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- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS W/ THE CITY COUNCIL.
- RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
- ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
- STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: PB CONSULTATION

ISSUE DATE: DECEMBER 30, 2020

NO.	DESCRIPTION	BY	DATE
0	CLIENT REVIEW	EBS	05/21/20
1	TAC WORK SESSION	EBS	07/07/20
2	TAC	EBS	10/19/20
3	PB CONSULTATION	EBS	12/30/20

DRAWN BY: EBS

APPROVED BY: EDW

DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:

64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 0383

APPLICANT:
HAMPSHIRE DEVELOPMENT CORP.

41 INDUSTRIAL DRIVE
EXETER, NH 03833

PROJECT:
64 VAUGHAN MALL BUILDING RESTORATION

TAX MAP 126, LOT 1
64 VAUGHAN MALL
PORTSMOUTH, NH 03801

TITLE:

SITE PLAN

SHEET NUMBER:

Sheet 6

Proposed Site Plan



1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS

64 Vaughan Mall

SCALE: 1/16" = 1'-0"
02/22/2021

Proposed

Sheet 6A



ARCHITECTS
INTERIORS
PLANNERS

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3 NORTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS
64 Vaughan Mall
SCALE: 1/16" = 1'-0"
02/22/2021

Proposed

Sheet 6B





1 VIEW.01



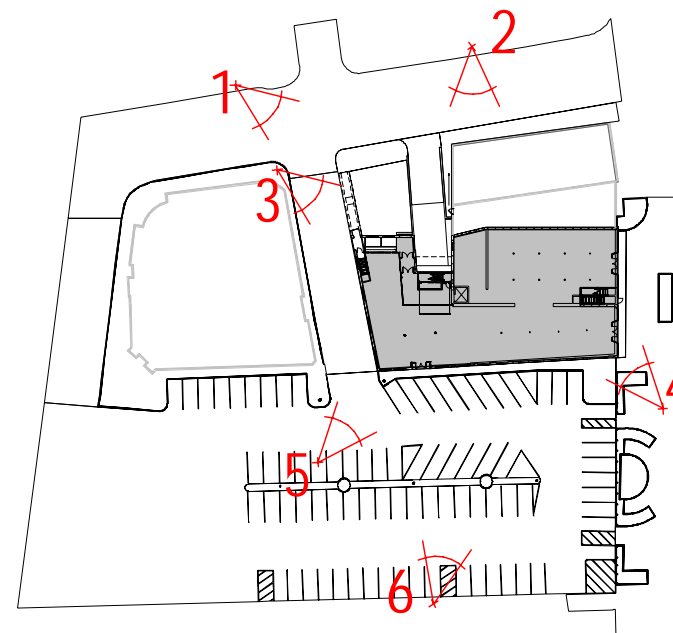
2 VIEW.02



3 VIEW.03



5 VIEW.05



01 LEVEL 1 - PERSPECTIVE PLAN
1" = 50'-0"



4 VIEW.04



6 VIEW.06

PERSPECTIVE VIEWS

64 Vaughan Mall

1" = 50'-0"

02-20-2021

Architectural Perspective - Proposed

Sheet 6C



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INTERIORS
PLANNERS

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CONCEPTUAL IMAGE - View from Hanover Street
64 Vaughan Street

SCALE:
02/12/2021

Sheet 7



ARCHITECTS
INTERIORS
PLANNERS

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CONCEPTUAL IMAGE - View from Worth Lot
64 Vaughan Street

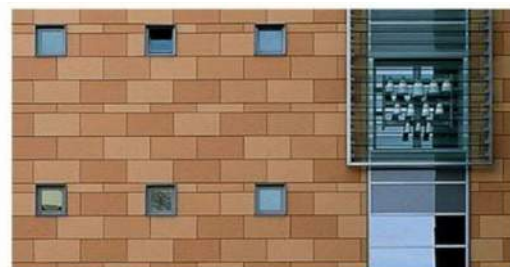
SCALE:
02/12/2021

Sheet 8



ARCHITECTS
INTERIORS
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CONCEPTUAL IMAGE - View from Vaughn Mall
64 Vaughan Street

SCALE:
02/12/2021

Sheet 9



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INTERIORS
PLANNERS

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41 Salter Street

LUHD-278

Work Session



City of Portsmouth, NH

02/26/2021

LUHD-278

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 12, 2021**Applicant**

Carla Goodknight
admin@cjarchitects.net
233 Vaughan Street
Suite 101
Portsmouth, NH 03801
6034312808

Location

41 SALTER ST
Portsmouth, NH

Owner:

LEWIS MICHAEL PETER & LEWIS ARNA
DIMAMBRO
41 SALTER ST, null, PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information**Brief Description of Proposed Work**

Construct new second floor addition (approx. 13'-0" x 9'-6") over existing first floor footprint.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Architect

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

--

EXISTING ELEVATIONS



FRONT ELEVATION



BACK ELEVATION



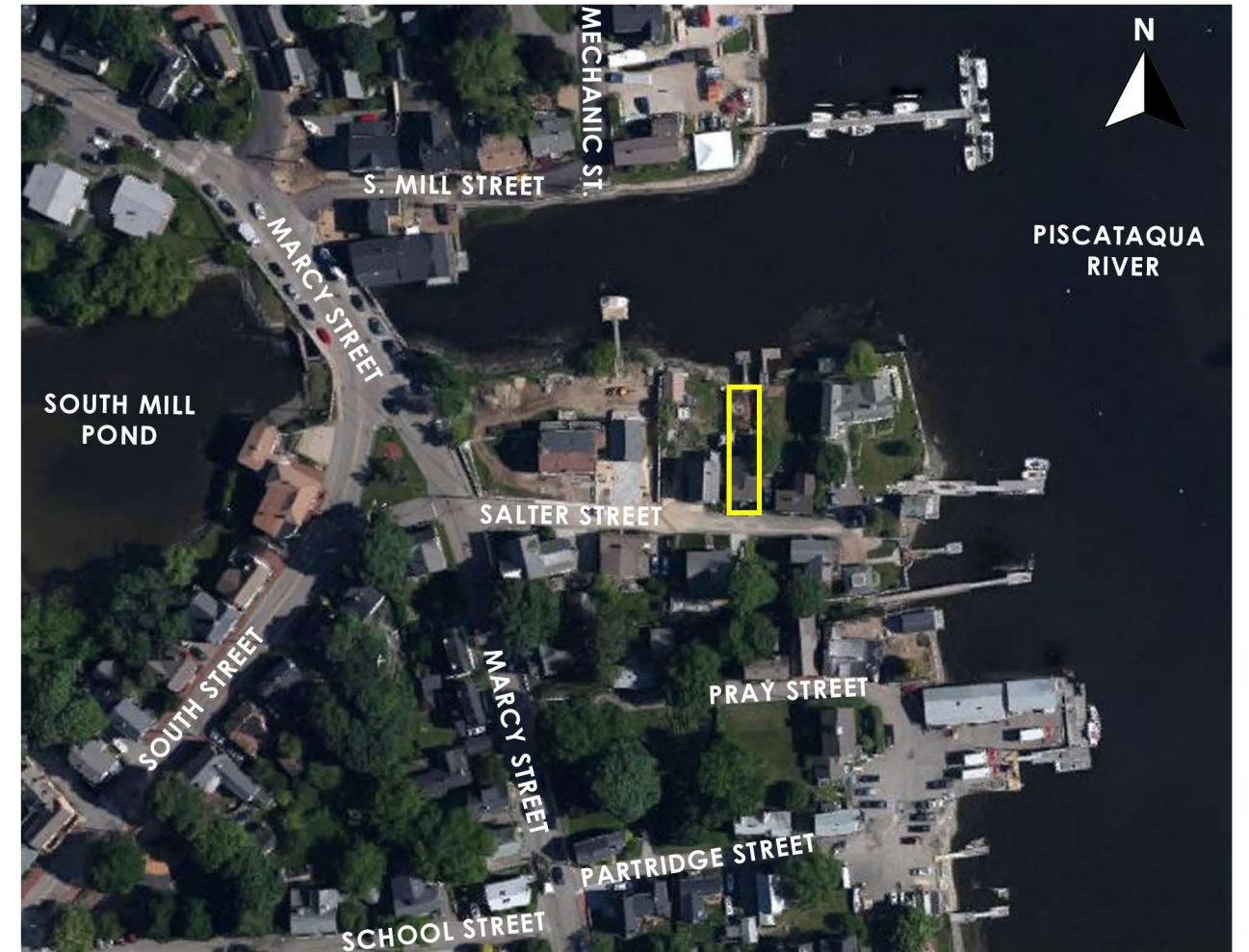
LEFT ELEVATION



RIGHT ELEVATIONS



AERIAL VIEW



41 SALTER STREET

PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS

HISTORIC DISTRICT COMMISSION WORK SESSION: MARCH 3, 2021



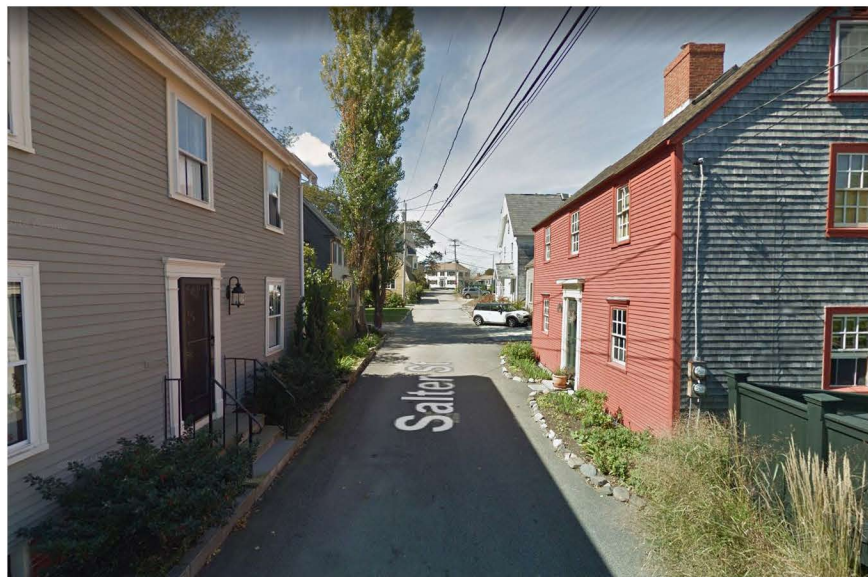
1.0



A. VIEW FROM SITE LOOKING EAST



B. VIEW FROM SITE LOOKING WEST

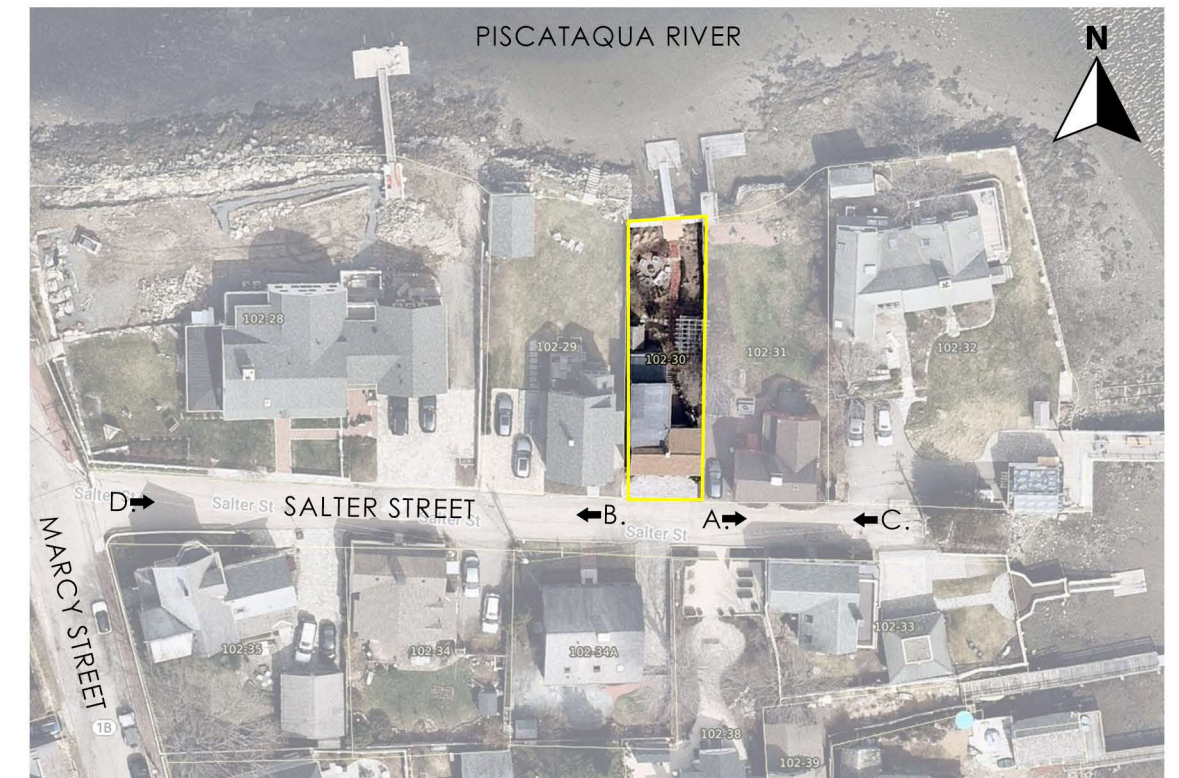


VIEW FROM EAST OF SALTER STREET



VIEW FROM WEST OF SALTER STREET

SITE MAP



41 SALTER STREET

PORTSMOUTH, NEW HAMPSHIRE

STREET VIEWS

HISTORIC DISTRICT COMMISSION WORK SESSION: MARCH 3, 2021



2.0



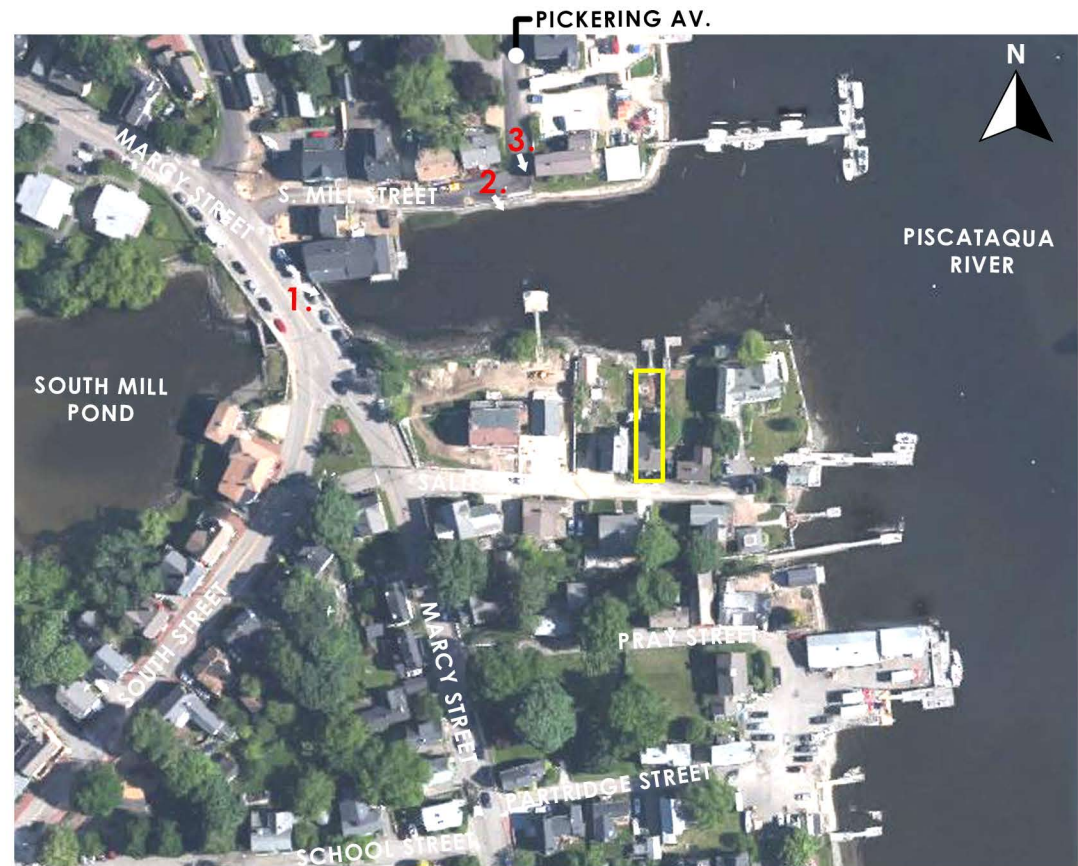
1. VIEW FROM MARCY STREET



2. VIEW FROM SOUTH MILL STREET



3. VIEW FROM PICKERING AVENUE

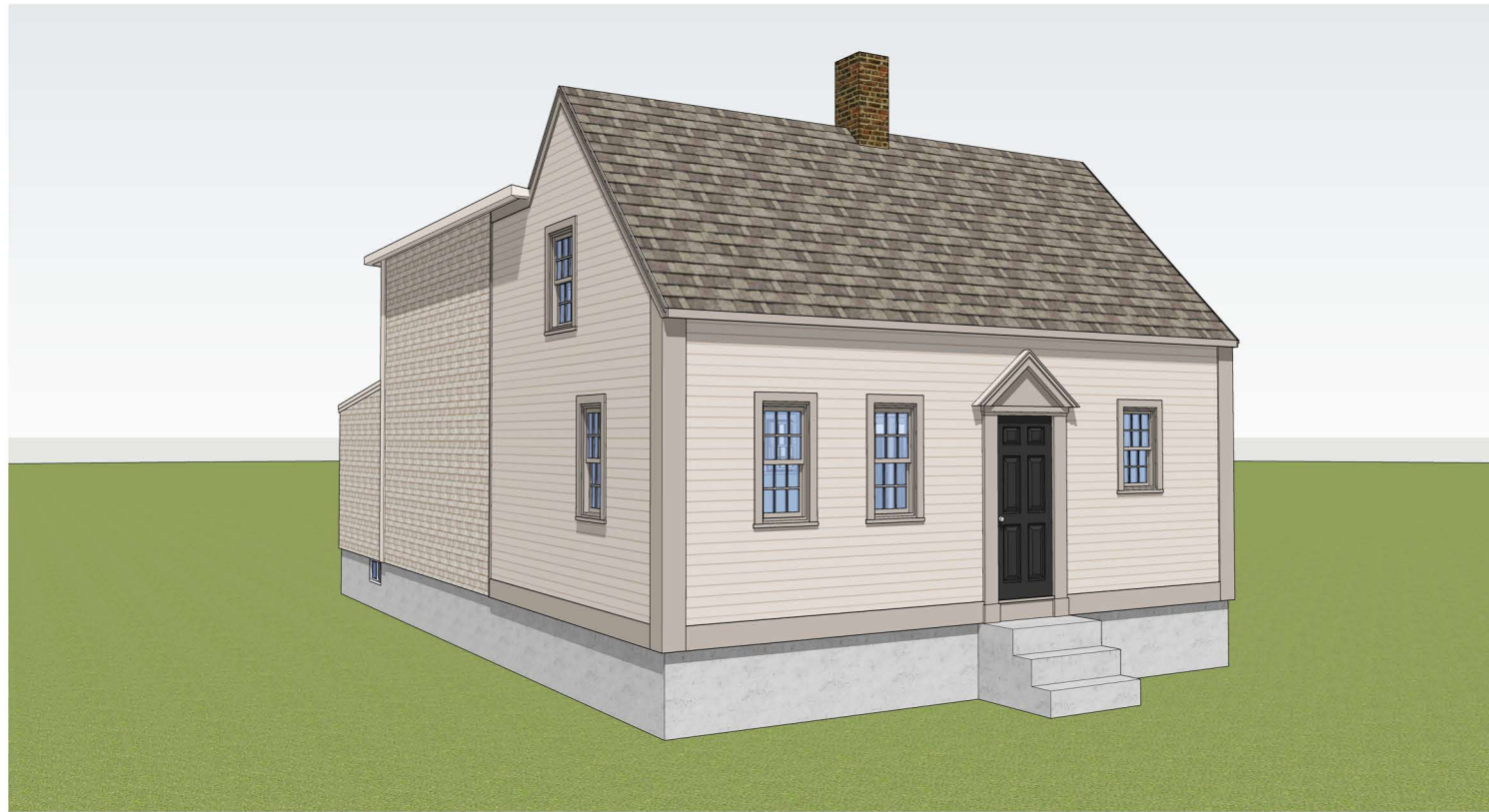


41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

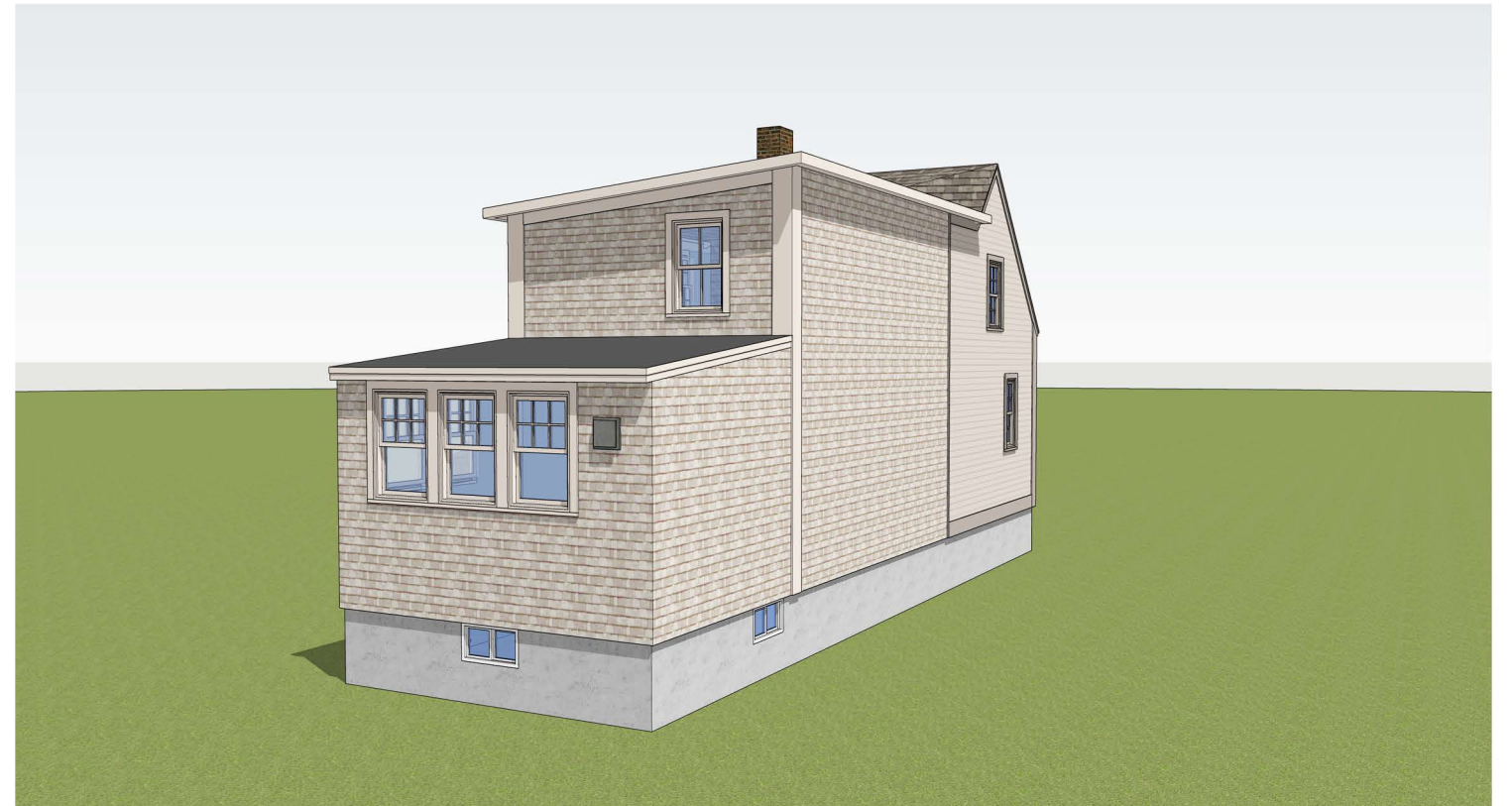
VIEWS FROM ACROSS PISCATAQUA RIVER

HISTORIC DISTRICT COMMISSION WORK SESSION: MARCH 3, 2021

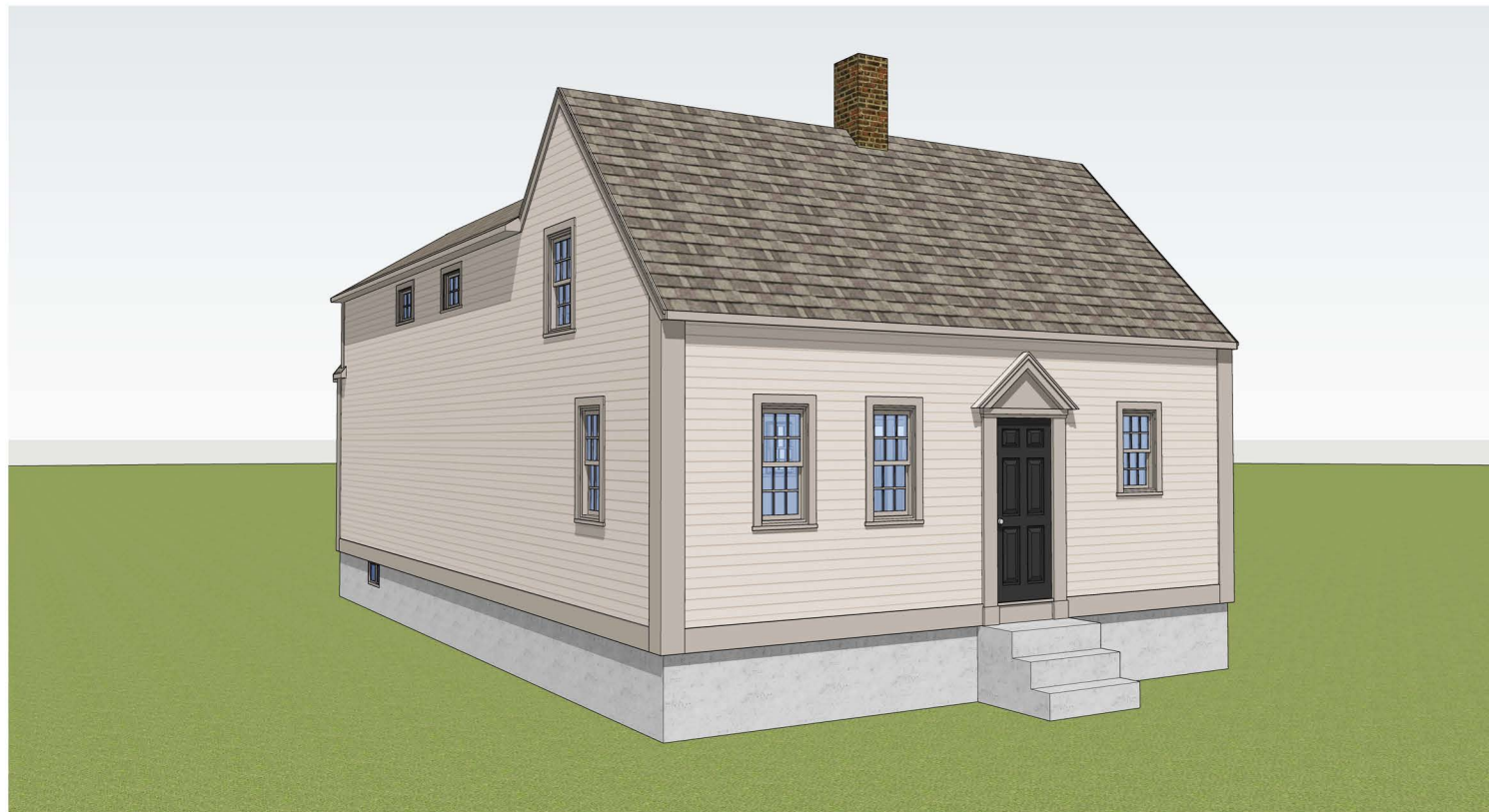




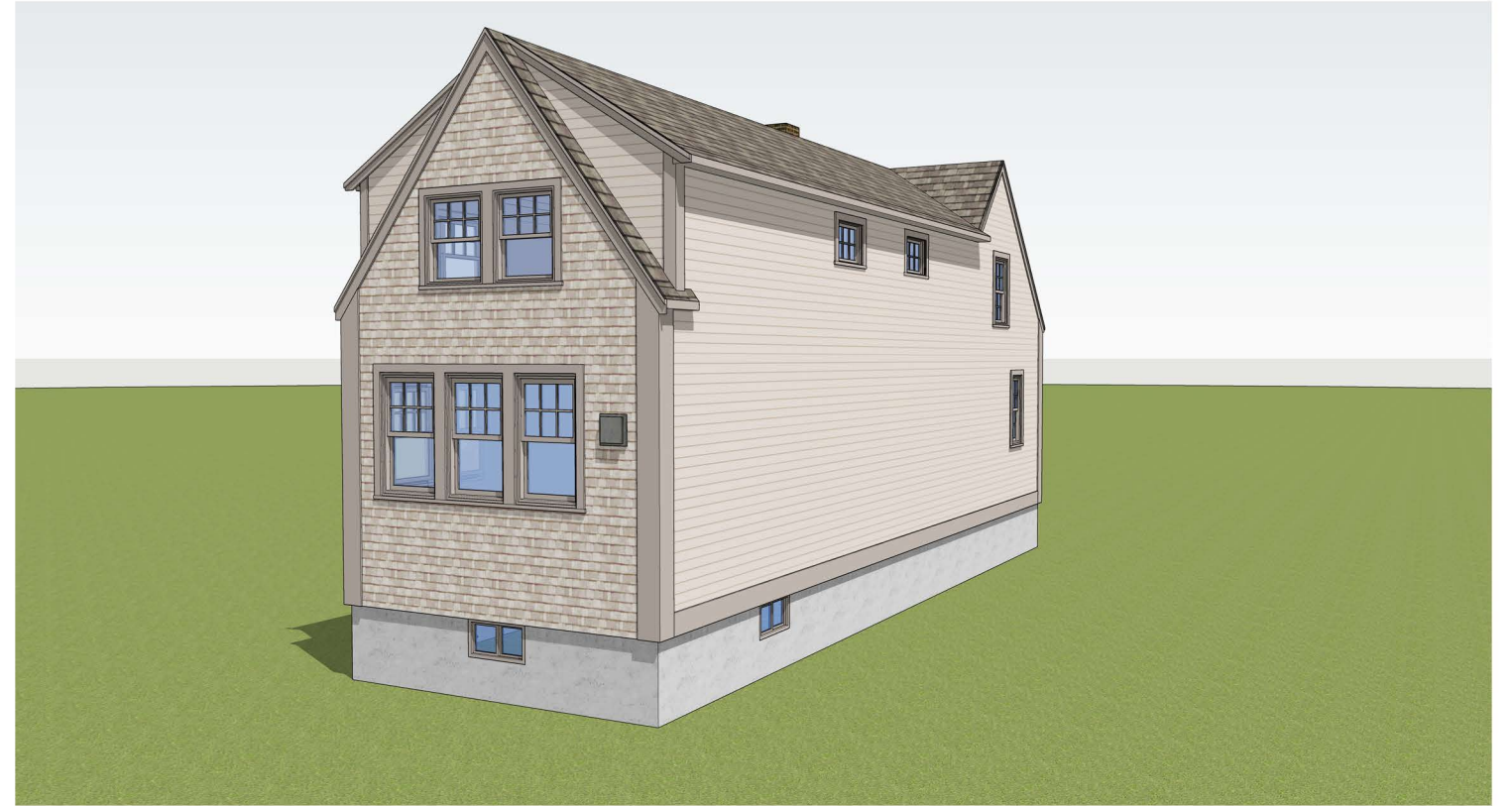
EXISTING FRONT VIEW



EXISTING REAR VIEW



PROPOSED FRONT VIEW



PROPOSED REAR VIEW

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED VIEWS

HISTORIC DISTRICT COMMISSION WORK SESSION: MARCH 3, 2021



4.0



EXISTING SIDE VIEW



EXISTING REAR VIEW



PROPOSED SIDE VIEW



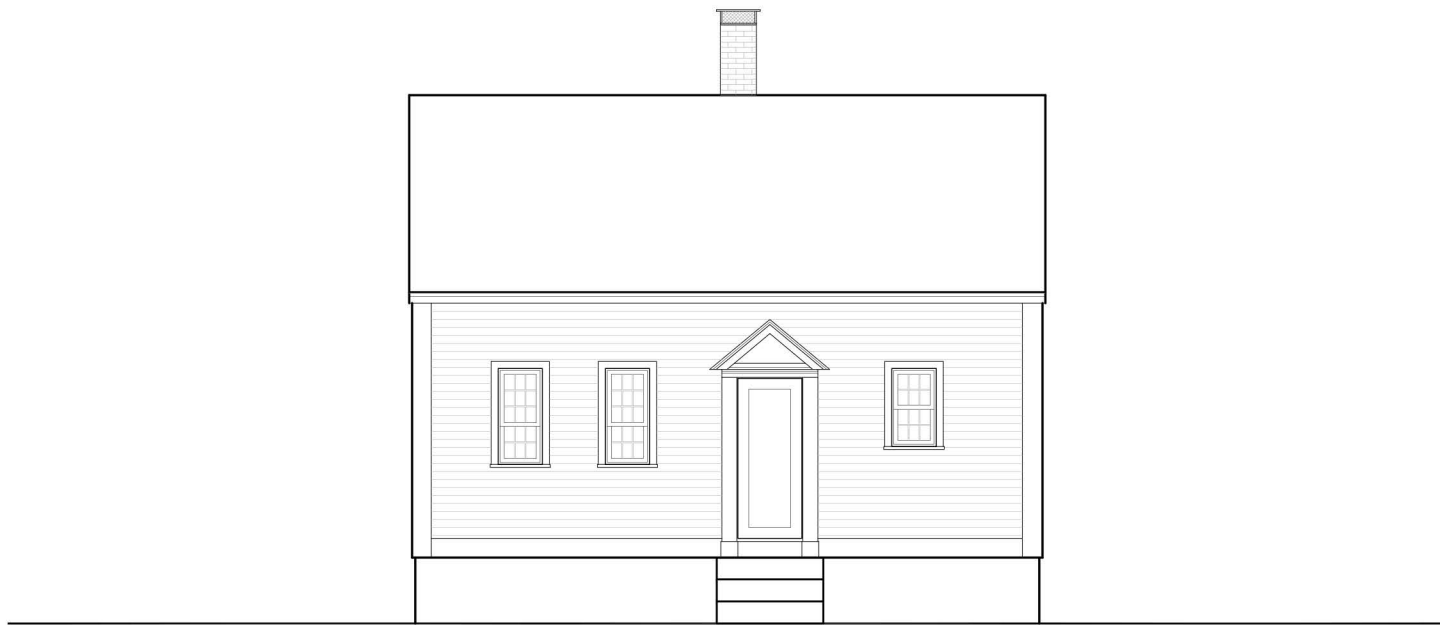
PROPOSED REAR VIEW

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED VIEWS

HISTORIC DISTRICT COMMISSION WORK SESSION: MARCH 3, 2021

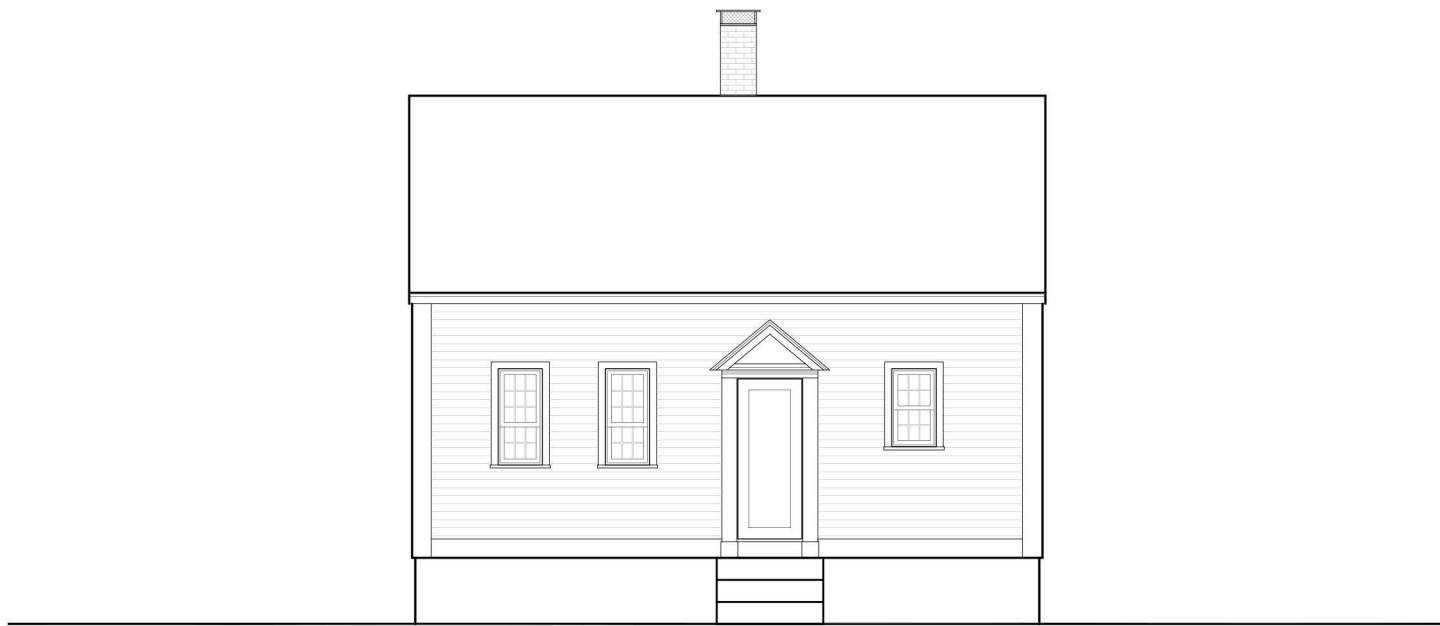




EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

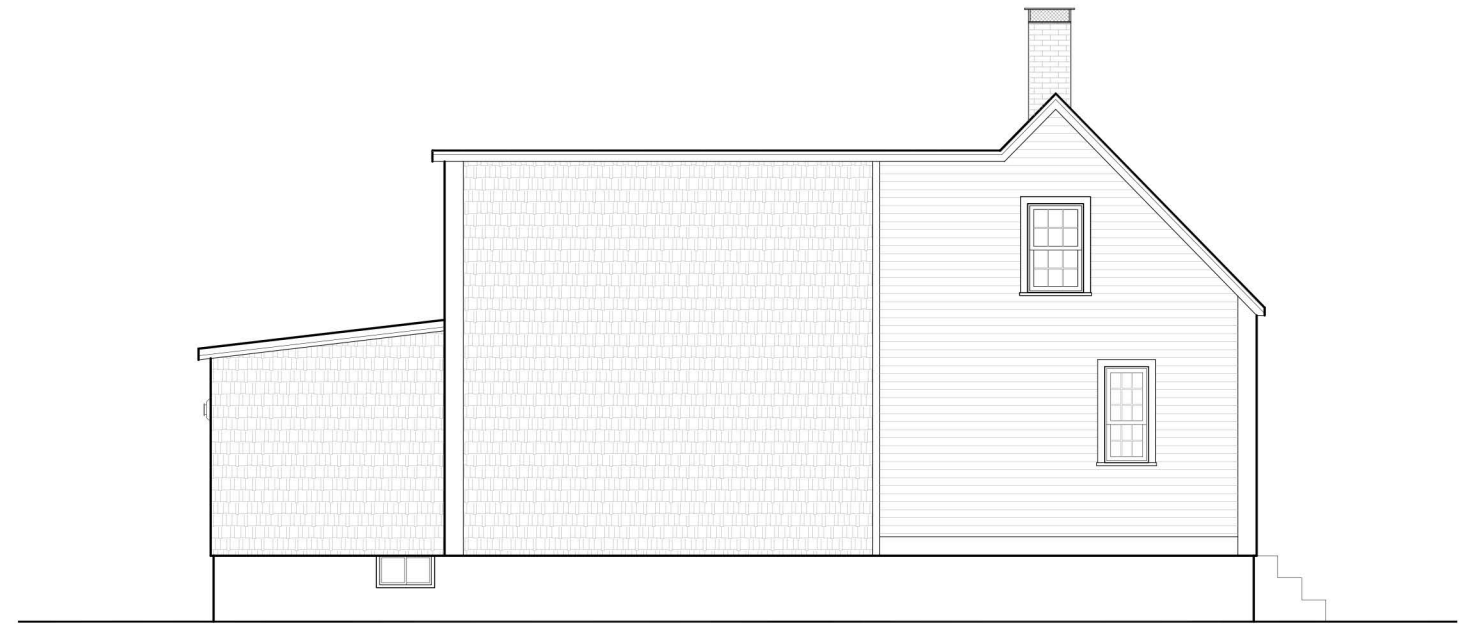
EXISTING & PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"
HISTORIC DISTRICT COMMISSION WORK SESSION: MARCH 3, 2021



5.0



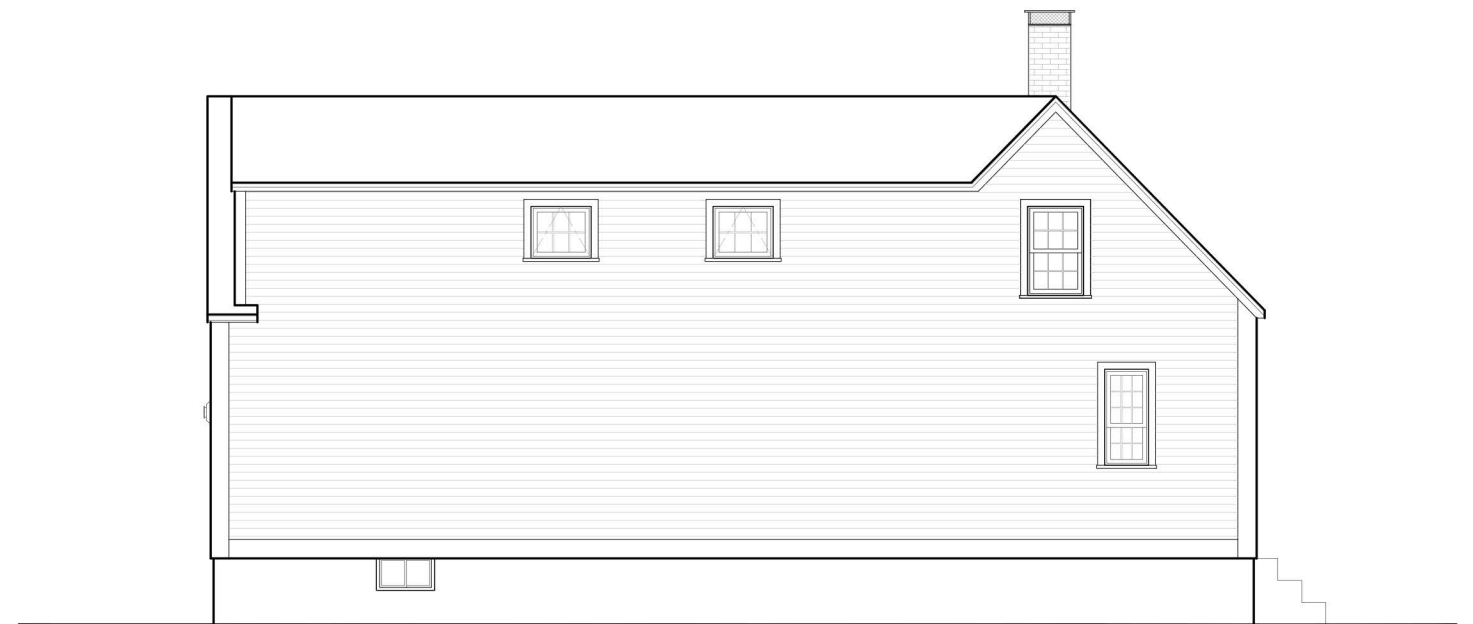
EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"
HISTORIC DISTRICT COMMISSION WORK SESSION: MARCH 3, 2021

