

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

Remote Meeting Via Zoom Conference Call

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

https://zoom.us/webinar/register/WN_zRPqMvotQvGsSumaSF3_nw

You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7216.

Per NH RSA 91-A:2, III (b) the Chair has declared the 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 2021-06, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

May 12, 2021

AGENDA (revised on May 07, 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. April 07, 2021

II. ADMINISTRATIVE APPROVALS

1. 33 Johnson Court
2. 381 Middle Street
3. 44 Gardner Street

III. WORK SESSIONS (OLD BUSINESS)

A. 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.

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Gregory J. Morneault and Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission is requested to allow the construction of a new structure (single family home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.
2. Work Session requested by **Susan Alex Living Trust, Susan Alex Trustee, owner**, for property located at **50 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (construct 2nd floor dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map as Lot and lies within the General Residence B (GRB) and Historic Districts.
3. Work Session requested by **Dagny Taggart, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (renovations of existing building) and new construction to an existing structure (construct 3-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts.
4. Work Session requested by **Neal Pleasant Street Properties, owner**, for property located at **420 Pleasant Street**, wherein permission is requested to allow the removal of the rear entry of the structure and new construction to an existing structure (reconstruct rear addition with roof deck, add 3-story stair enclosure, and new rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence B (GRB) and Historic Districts.
5. Work Session requested by **Strawbery Banke, Inc., owner**, for property located at **0 Washington Street (Strawbery Banke)**, wherein permission is requested to allow renovations to an existing structure (foundation, clapboards, window and door repairs) and new construction to an existing structure (create new front porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 8 and lies within the Mixed Research Office (MRO) and Historic Districts.

V. ADJOURNMENT

**MINUTES
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH**

Remote Meeting Via Zoom Conference Call

Per NH RSA 91-A:2, III (b) the Chair has declared the 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 2021-01, 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.

April 07, 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; Alternate Karen Bouffard

MEMBERS EXCUSED: Alternate Heinz Sauk-Schubert

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

.....
I. APPROVAL OF MINUTES

- 1. March 03, 2021**
- 2. March 10, 2021**

*Vice-Chair Wyckoff moved to **approve** the March 3 minutes as amended and the March 10 minutes as presented. Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** the Section III, Petition A, 33 Jewell Court petition to the June 2, 2021 meeting.*

II. ADMINISTRATIVE APPROVALS

*It was moved, seconded, and passed by unanimous vote, 7-0, to **postpone** Items 11 and 13 to the April 14, 2021 meeting.*

1. 37 South Street

The request was to locate condensers on the rear and sides of the house, with the conduit running up and no screening. The conduit piping and lack of screening were discussed.

It was stipulated that the applicant shall screen the condenser on three sides with a louvered screen that was consistent with the screening proposed for 229 Pleasant Street (LUHD-289).

2. 58 South Street

The request was to replace two double hung windows on the side of the house with Brosco windows consistent with the front of the house.

3. 319 Vaughan Street

The request was to replace the rooftop air handling unit on the 3S Artspace building with a larger unit. Mr. Cracknell said it would be placed more than 100 feet from the front of the building and wouldn't be visible to the public, so it didn't need to be screened.

4. 500 Market Street, Unit #2A

Mr. Cracknell said the applicant submitted a design for the HVAC screening, which was previously stipulated. He said a 3-sided screen was proposed.

5. 229 Pleasant Street, Unit #2

The request was to install a screened condenser unit. The Commission wasn't comfortable with the fact that the conduit would run up the second floor of the Richmond Street façade and said it be on run on the least offensive location. The applicant wasn't present, and the item was **postponed** to the April 14 meeting.

6. 135 Congress Street, Unit #145

Mr. Cracknell said the request was to change the previously-approved lighting to a gas lantern one to make it look more historic, and to remove and replace the CMU with a recessed brick pattern. The applicant Andy Sidford was present and explained that the pattern would be brick to match the side of the building. Mr. Adams asked why the brick panels would be set back one-quarter of an inch instead of $\frac{3}{4}$ " or an inch, and Mr. Sidford said it was to better preserve the windows on the inside and maintain the fire rating. He also said they were rebuilding the openings but still needed the fire-rated wall, which a glass block would not achieve.

It was stipulated that the final gas lantern design shall be submitted to the Planning Department and, if substantially different than the presented image, it shall return for an administrative approval.

7. 74 Congress Street

The request was to place a condenser unit on the top of the building that would not be visible and did not require screening. Mr. Cracknell said he would verify that it would not be in someone else's air space.

8. 22 Daniel Street

The request was to replace the front window on Moe's Sub Shop with one that had a different metal frame to allow an opening to pass food orders to customers on the sidewalk.

9. 38 Chapel Street

The request was to replace six windows on the Daniel Street façade. The applicant Ryan (no last name given) was present and said the windows had half-screens that would match the windows on the front of the building.

It was stipulated that the windows shall match the previously-approved windows and have half-screens.

10. 261 South Street

The request was to install a condenser with a stockade fence surround. The Commission said the fence should have a louvered design instead. Mr. Doering suggested that the existing condenser unit also have the louvered design to match.

It was stipulated that a louvered screen design (as shown in LUHD-289) shall surround the new condenser and, if approved by the owner, the existing condenser can also include the same screen.

11. 16 Porter Street

The item was **postponed** to the April 14 meeting.

12. 166 New Castle Avenue

The request was for a side entry wooden awning. Mr. Adams and Vice-Chair Wyckoff said it looked awkward. The applicant was present and said it was a temporary maintenance solution, and it was further discussed. It was decided that more details were needed, and the item was **continued** to the April 14 meeting.

13. 17 Hunking Street

The item was **postponed** to the April 14 meeting so that the applicant could ensure that her options for a furnace vent met the building code.

14. 99 Marcy Street

The request was for three condensers. City Facilities Manager Joe Almeida was present and said the Players Ring building was an important one, so the units would have conduit run up on the inside of the building and the two ground units be hung instead. He said the screening would be a shutter design. He said the unit on the back was a conventional one and would sit on a pad. The Players Ring Production Manager Margherita Giacobbi was also present and said the two mini split units would ensure that the temperature would be kept at pleasant levels. Vice-Chair Wyckoff said he would support the request as long as the mini split units were screened properly.

Mr. Ryan said the wall-mounted units should have their fasteners driven into the ground and not the brick. The shutter screening design was further discussed. Mr. Almeida said it would be very simple and similar to the Pleasant Street application. The Commission discussed the flexibility for ground or wall mounting conditions and whether the LCHIP grant would require the mounting to be a certain way, and they said they could support either mounting.

It was stipulated that, upon LCHIP approval, the mini splits may be installed either on the wall using stainless steel fasteners or, on the ground using a pad with a louvered screen as presented.

*Mr. Ryan moved to **approve** Administrative Approval Items 1 through 4, 6 through 10, and 14 with their respective stipulations as noted above. Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

(Items 5, 11, and 13 were postponed to the April 14 meeting, and Item 12 was continued to the April 14 meeting).

III. CERTIFICATE OF APPROVAL- RE-HEARINGS (OLD BUSINESS)

A. Petition of **Jewell Court Properties, LLC, owner and Jessica Kaiser, applicant**, for property located at **33 Jewell Court**, wherein permission was 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 District.

DECISION OF THE COMMISSION

The petition was **postponed** to the June 2, 2021 meeting.

IV. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

A. Petition of **Maher Family Revocable Trust of 2018, John R. and Sky W. Co-Trustees, owners**, for property located at **50 Austin Street**, wherein a one-year extension of the Certificate of Approval granted by the Historic District Commission on June 03, 2020, was requested to allow exterior renovations to an existing structure (add an enclosed porch on the rear of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136, Lot 1 and lies within the General Residence C (GRC) and Historic Districts.

Mr. Adams abstained from the vote, and Alternate Ms. Bouffard took a voting seat.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Request for Extension, and Ms. Doering seconded. The motion **passed** by unanimous vote, 7-0.*

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Thomas P. and Kimberley S. Lyng, owners**, for property located at **333 New Castle Avenue**, wherein permission was requested to allow exterior renovations to an existing structure (remove two casement windows and replace with new picture window and two double hung windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 2 and lies within the Single Residence B (SRB) and Historic Districts.

Ms. Ruedig recused herself from the vote, and Alternate Ms. Bouffard took a voting seat.

SPEAKING TO THE PETITION

The applicant Kimberley Lyng was present and said the replacement Andersen window would look like the one in the front of the house. She explained that the new window would have the same height as the front window but would have a smaller width. In response to questions from the Commission, she said the new window would be significantly taller than the existing window and would be one unit. Vice-Chair Wyckoff said he supported the petition because the existing window was a very old Andersen one and the new window would be a nice replacement for the house, which was relatively new itself. Mr. Ryan agreed.

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 Approval for the application as presented, and Mr. Ryan seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District because it would be on the back of a new house and would do no harm, and the proposed design would meet the design of the existing structure. Mr. Ryan said he was a bit disappointed that the Commission was allowing a lot of leeway on that particular petition, noting that no drawings or material descriptions were presented, but that he would still approve it because no harm would be done.

*The motion **passed** by a vote of 5-2, with Ms. Doering and Mr. Adams voting in opposition.*

2. Petition of **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 mechanical equipment (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.

Ms. Ruedig resumed her voting seat and Ms. Bouffard returned to Alternate status.

SPEAKING TO THE PETITION

The applicant Peter Furst said he wanted to place 18 solar panels on the south side of the building and that they would be barely visible from Marcy Street. He said the panels would be located to the roof's slope instead of angled and that their black matte finish would match the current asphalt. He said the power generated by the panels would cover 75 percent of the building's annual power consumption.

Ms. Ruedig said she was impressed by how little of the panels people would actually see from any public way and how much of the house's power usage it would generate. She said the Commission had to be careful about where they allowed solar panels to be in the District but felt that the application didn't have much of an effect due to the slope of the panels. Mr. Ryan said the energy efficiency wasn't in the Commission's purview. Based on the criteria of historic preservation and character, he said the solar panels weren't really compatible but were acceptable because they wouldn't be seen from the public way, but that any future applications for solar panels had to meet a high standard. Vice-Chair Wyckoff said it was a good application and noted that solar panels could go up in a day and come off in a day. Chairman Lombardi said it was an unusual application due to the very low visibility of the house and its roof, but agreed that the Commission had to be very careful with solar panels. City Council Representative Trace said she was always mindful of setting a precedent and that, although the panels might be fine in that particular case because they wouldn't be seen, it got lost in the shuffle sometimes. She said it was the District and she couldn't support it.

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 Approval for the application as presented, and Mr. Adams seconded.*

Ms. Ruedig said the project would conserve surrounding property values and contribute to innovative technologies.

*The motion **passed** by a vote of 6-1, with City Council Representative Trace voting in opposition.*

3. Petition of **Sally E. Elshout and Bruce Addison, owners**, for property located at **17 Pray Street**, wherein permission was requested to allow exterior renovations to an existing structure (replacement windows and new doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 37 and lies within the General residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

Project designer Jennifer Ramsey was present on behalf of the applicant. She said they wanted to install two French doors and replace a shed window with a slightly smaller one on the side elevation, and replace two windows on the back elevation with three smaller ones. She said they would also replace one window in the main home with a set of French doors. She said there were four letters of support from the neighbors.

Ms. Doering said the placement of the three small windows seemed awkward and asked why they would be placed in that location. Ms. Ramsey said it was due to the cabinet and sink layout of the kitchen and the desire to get more light into that space. Mr. Adams noted that the shed was newer construction and asked why it had an old rubble stone foundation. Ms. Ramsey said the house was quite old and that the attached shed wasn't really new, and that the garage was from the Sixties. Mr. Adams asked what would be done with the aluminum siding. Ms. Ramsey said they would patch and match it. The window and door trims were further discussed. Ms. Ruedig said the changes were minimal and all appropriate, and Chairman Lombardi agreed.

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 Approval for the application as presented, and Ms. Ruedig seconded.*

Mr. Adams said the project was in keeping with the period of the structure and not out of character with changes made to kitchen sheds or houses. He said the siding would be fine because it would be in the back of the house.

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

4. Petition of **Timothy R. and Alison E. Malinowski, owners**, for property located at **91 Lafayette Road**, wherein permission was requested to allow the new construction of a detached garage on the property) as per plans on file in the Planning Department. Said property is shown on Assessor Map 151 as Lot 11 and lies within the General Residence (GRA) and Historic Districts.

SPEAKING TO THE PETITION

Tom Emerson was present on behalf of the owners and reviewed the petition. He said the setback from the back property line was 15 feet instead of 20 but that the code allowed accessory buildings to be set back by their height. He said the proposed garage would match the addition in size, scale, and materials.

Mr. Adams asked why the rake on the right-hand side over the door stopped four feet from the end. Mr. Emerson said a short section of sheet wall and an eave and gutter were missing on the front elevation drawing and that the elevations got switched on the drawings. He said the door would be as shown on the elevation facing the house and not the street elevation.

The roof gable was discussed. Mr. Adams thought it was awkward, and Vice-Chair Wyckoff agreed. He said the dormer on the left side was also awkward and should be more subordinate. He said he could not support it the way it was drawn. He noted that the applique had a Swiss/German look and asked if it was on the plane of the siding or under the fascia board. Mr. Emerson said the piece with the rounded board was out at the rake board and the vertical piece was back at the level of the siding. Vice-Chair Wyckoff said he didn't feel that it was appropriate to put it on the garage and that he'd rather see the garage be a plain, secondary utilitarian building. He said the dormer should be dropped down in height, and Ms. Doering agreed. Mr. Ryan said he was okay with it and thought the details could be worked out. He suggested that the slope of the roof above the door change pitch slightly to mark the entrance and thought the decorative element at the peak of the gable added character to the structure. He said his main concern was the building's massing because it seemed very lopsided, and he asked if some of the weight could be placed on the other side of the gable so that it was counterbalanced. Mr. Emerson said he preferred to run the ridge over the top instead of installing a small dormer.

Mr. Emerson noted that the drawings were two-dimensional ones. Ms. Ruedig said the design looked very harsh and that a perspective view would help in understanding the massing better. She added that the garage was big and tall and that seeing it in perspective and context would be helpful to understand its height in relation to the main house. Chairman Lombardi suggested that the applicant return for a work session/public hearing to address the massing concerns.

There was no public comment.

DECISION OF THE COMMISSION

*Mr. Adams moved to **continue** the petition to the May 5, 2021 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0*

Chairman Lombardi stated that the HDC guidelines needed updating as related to solar panels, mini splits, and other things, and that the Certified Local Government State Program should be looked into further. He suggested having a separate meeting to discuss it. It was decided that Mr. Ryan and Ms. Doering would prepare the agenda for an open work session to be held either Wednesday, May 12 or Wednesday, May 19.

VI. ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Joann Breault

HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

May 12, 2021

1. 33 Johnson Court (LUHD-330) - TBD
2. 381 Middle Street (LUHD-336) - TBD
3. 44 Gardner Street (LUHD-337) - TBD

1. 33 Johnson Court

- TBD

Background: The applicant is seeking approval to replace a current kitchen window with a new window of a larger size.

****please note the applicant has been asked to supply a window spec. and cut sheet for this project. The information will be forwarded as received. ****

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

05/07/2021

LUHD-330

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 23, 2021

Applicant

Justin Heald
kimberlee@healdbuilders.com
120 Ham Road
Barrington, NH 03825
603-664-5040

Location

33 JOHNSON CT
Portsmouth, NH 03801

Owner:

MORALES FAMILY 2020 TRUST & MORALES
ALBERT R & KRISTIN M TTEES
33 JOHNSON CT PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We will be completing a kitchen remodel on this property and we plan to change out the kitchen window to a larger unit. We would like to obtain any permissions necessary to complete the work in this historic district home. Work is expected to begin September of this year.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

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

Al and Kristin Morales -- 33 Johnson Court, Portsmouth NH 03801

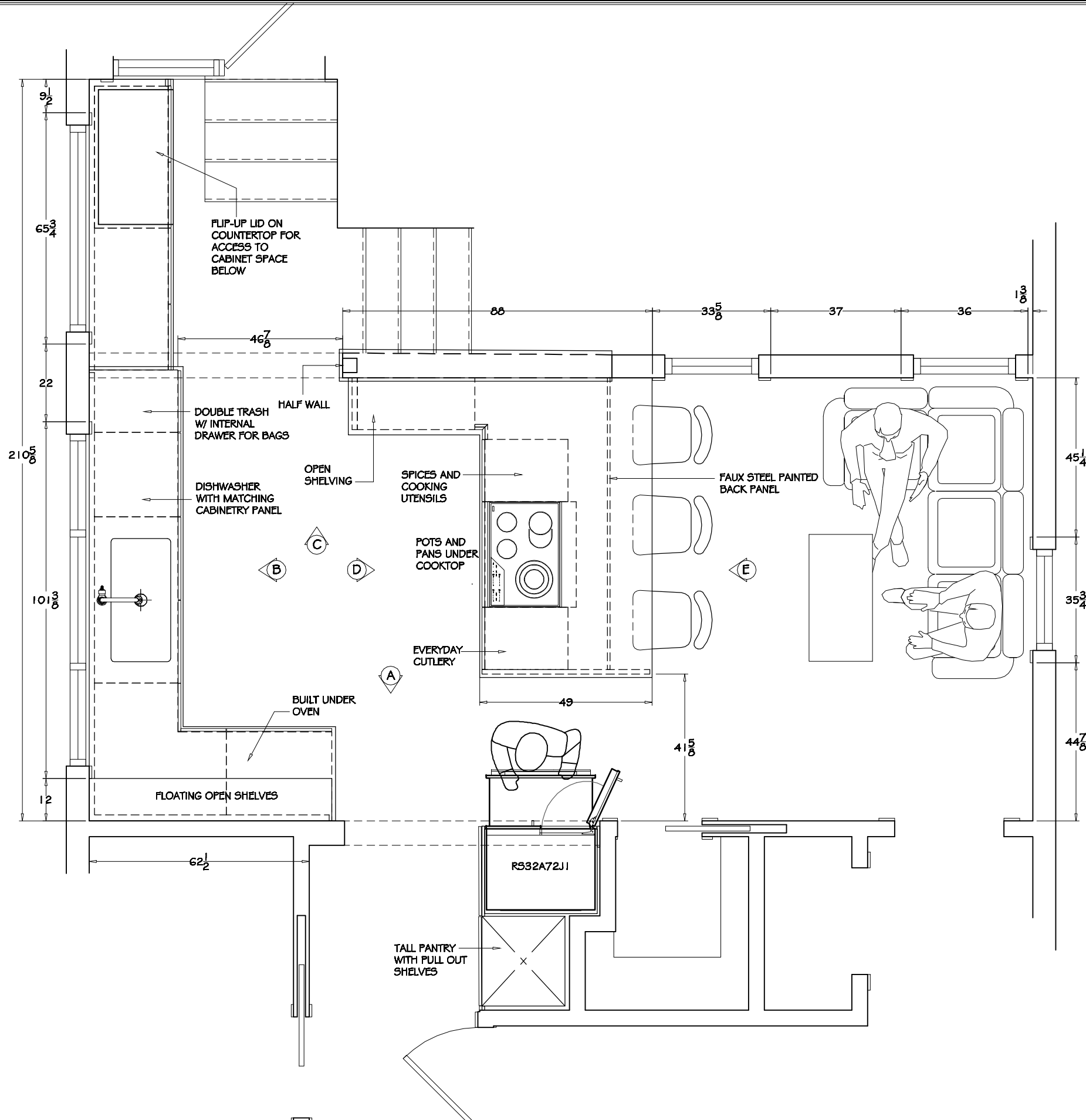
kmillermorales@gmail.com; albert.raul.morales@gmail.com -- 603-867-0721 – Kristin’s cell

Background info about the house

Original portion of house from 1920s. Garage, room above garage (“Rec room”) and bump-outs added ~2000. Gas heat. Forced hot air in main portion of home; radiant in rec room and space next to it (landing at top of garage stairs). Central air in main portion of house. Located in the Portsmouth Historic District. House is within 15 feet or so of the water (South Mill Pond). Basement is easily accessible. We are working with Mari Woods.

Kitchen renovation – principal items

- Peninsula
 - Remove existing
 - Build new attached to the wall adjoining garage stairs
 - New countertop, new cabinets
 - Will have range or cooktop/stove
- Remove door to pantry and replace with a pocket door
- Relocate refrigerator into wall space next to current peninsula
 - Will be integrated, with panels matching cabinets
 - Can fit 36” fridge, or need to stick with 33”?
 - Would like to understand if can easily open up the doorway into the powder room hallway
- Counter/wall with sink:
 - Remove cabinets
 - Add one more window; increase all to the next size up (or can just do a big single window all the way across? Note we’re in historic district)
 - New countertop; new cabinets underneath
 - Wall on left will just have floating shelves
 - Plan to keep existing dishwasher
- Landing
 - Replace banister with new
 - Install built-in storage unit next to stairs up to rec room
- Wall/doors separating landing/stairs from kitchen:
 - Remove sliding doors and open up the wall as much as possible (within reason). We’d like to understand what architectural/engineering limitations exist.
- Floors
 - Replace the pergo floors that are currently in the kitchen, landing, garage stairs and rec room with new wood floors. (note that there is radiant heat in the landing and rec room)
 - Refinish existing wood floors in remainder of the ground floor to match new floors.
 - Floors in living room are sloping/uneven. We’d like to understand what can be done to improve (within reason). Also, thresholds between room are bulky. Can streamline?
- Lighting: pendants over island; replace recessed cans with smaller; replace light over table



ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS

MARIWOODS
KITCHEN • BATH • HOME

DESIGNED FOR:
MORALES KITCHEN
33 JOHNSON COURT
PORTSMOUTH, NH 03801

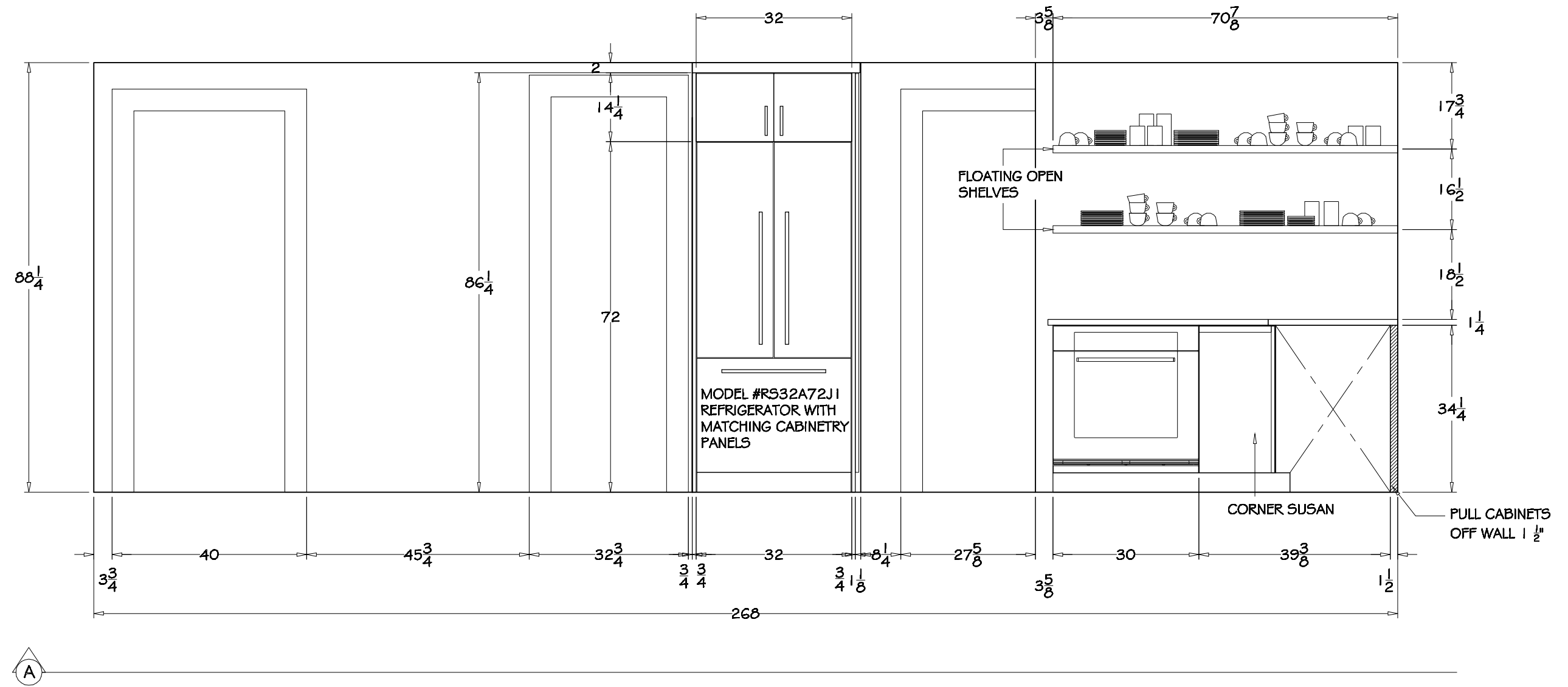
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MARI WOODS
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APPROVED BY:
DATE:

DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS/HER AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF THIS FIRM AND CAN NOT BE USED OR REUSED WITHOUT PERMISSION.

	DATE	BY
DRAWN	09.24.20	MFW
REVISED	11.04.20	MFW

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ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS

MARIWOODS
KITCHEN • BATH • HOME

DESIGNED FOR:
MORALES KITCHEN
33 JOHNSON COURT
PORTSMOUTH, NH 03801

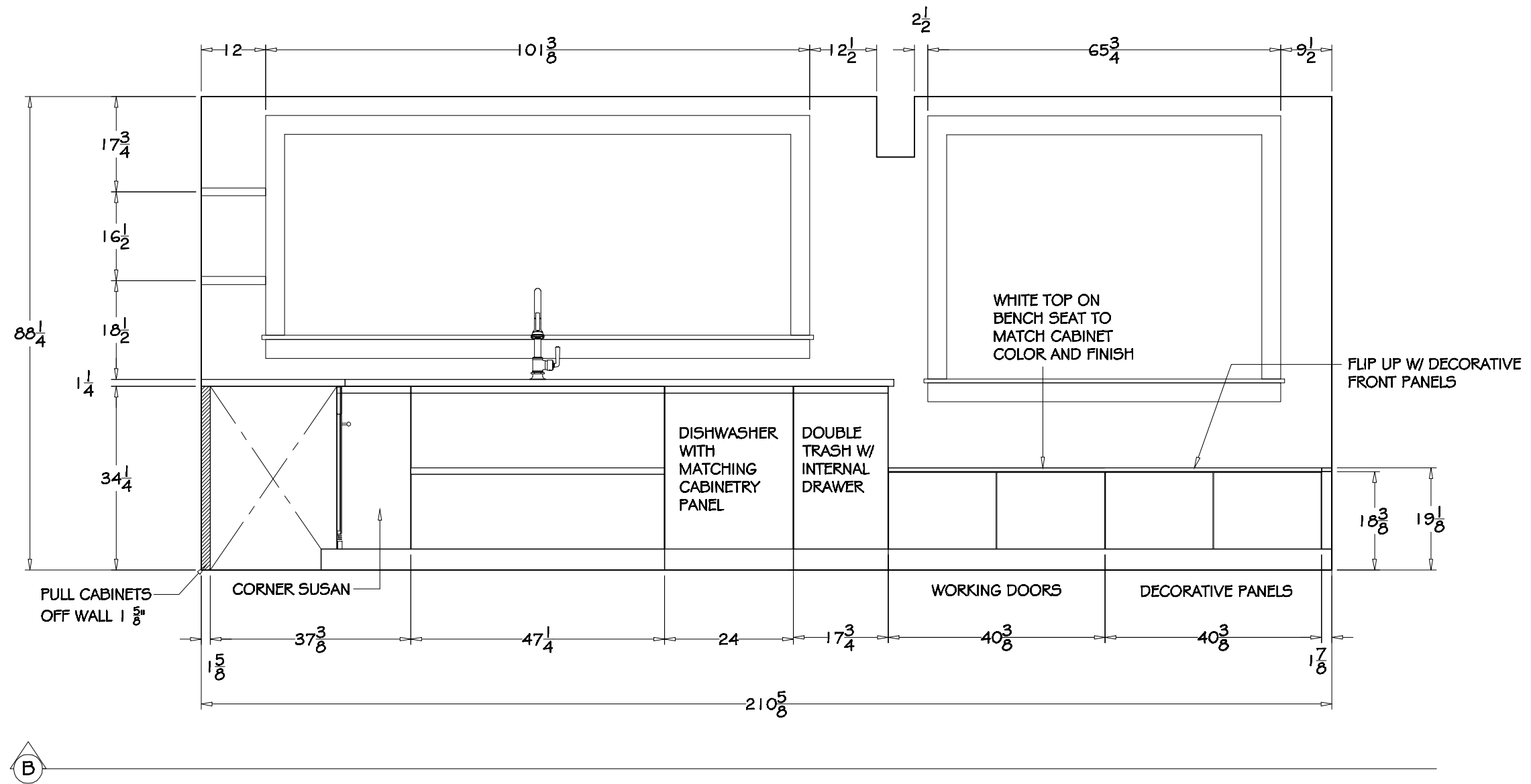
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MARIWOODS
KITCHEN • BATH • HOME

DESIGNED FOR:
MORALES KITCHEN
33 JOHNSON COURT
PORTSMOUTH, NH 03801

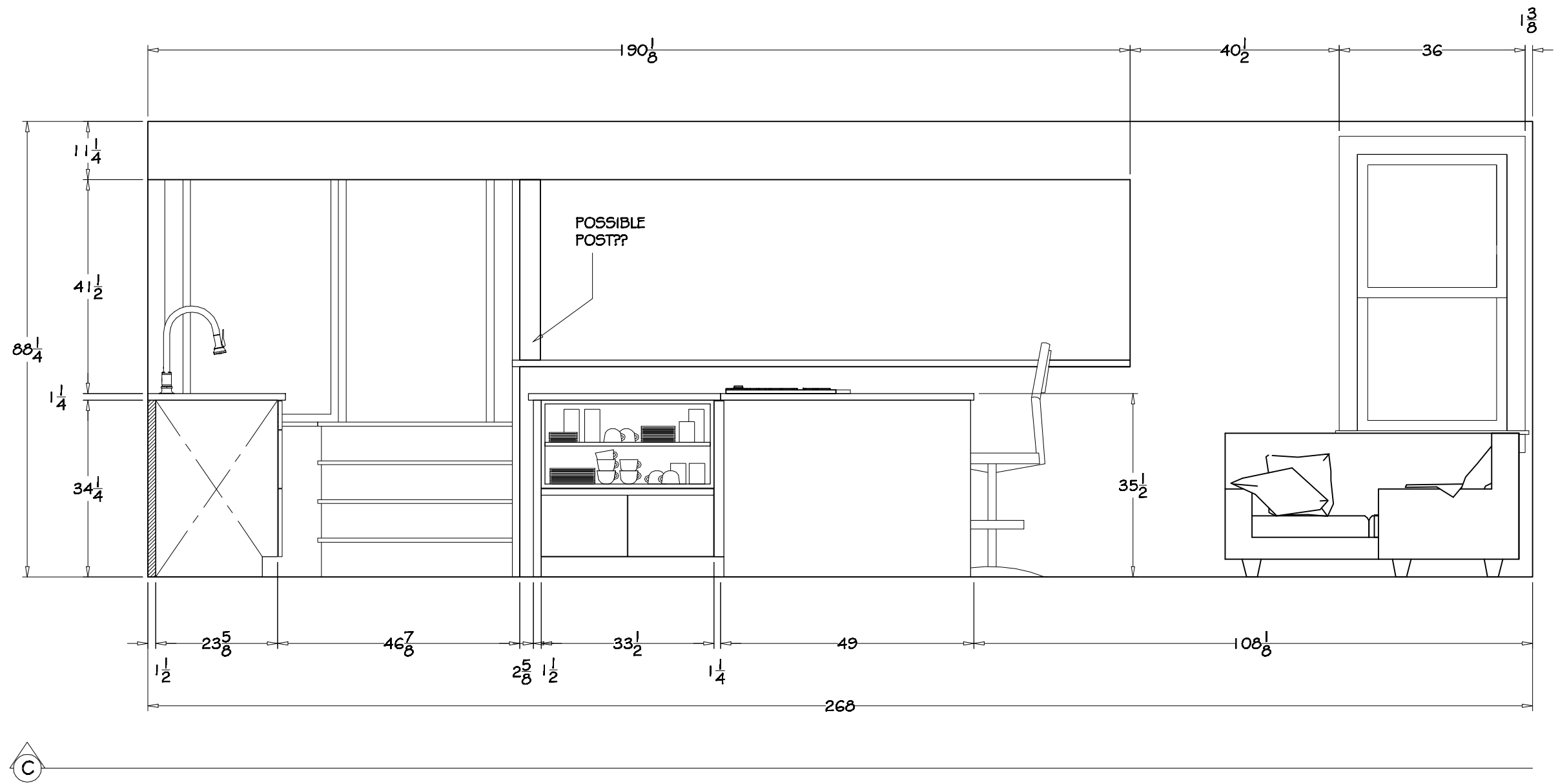
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REVISED	11.04.20	MFW

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MARIWOODS
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DESIGNED FOR:
MORALES KITCHEN
33 JOHNSON COURT
PORTSMOUTH, NH 03801

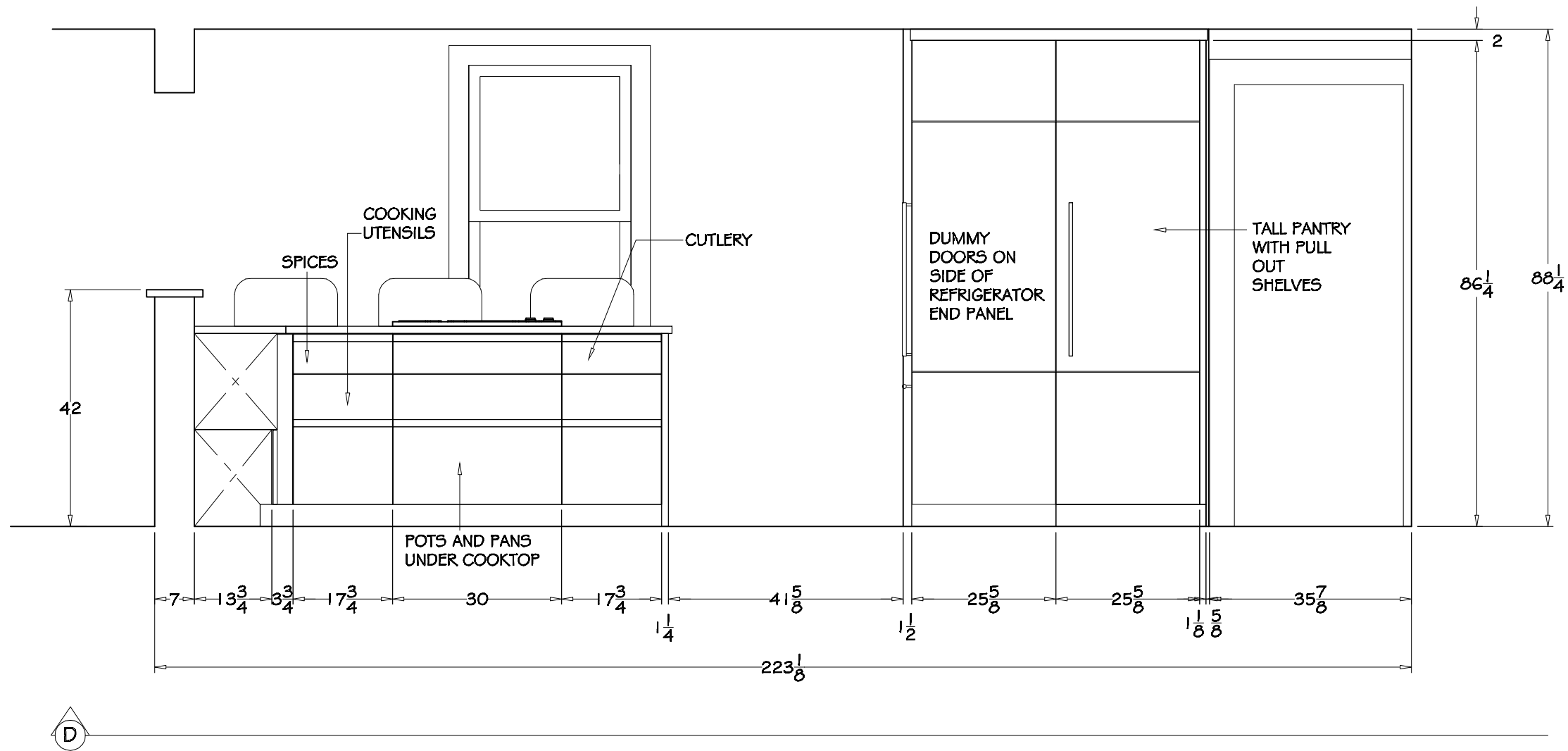
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APPROVED BY:
DATE:

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DRAWN	09.24.20	MFW
REVISED	11.04.20	MFW

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ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS

MARIWOODS
KITCHEN • BATH • HOME

DESIGNED FOR:
MORALES KITCHEN
33 JOHNSON COURT
PORTSMOUTH, NH 03801

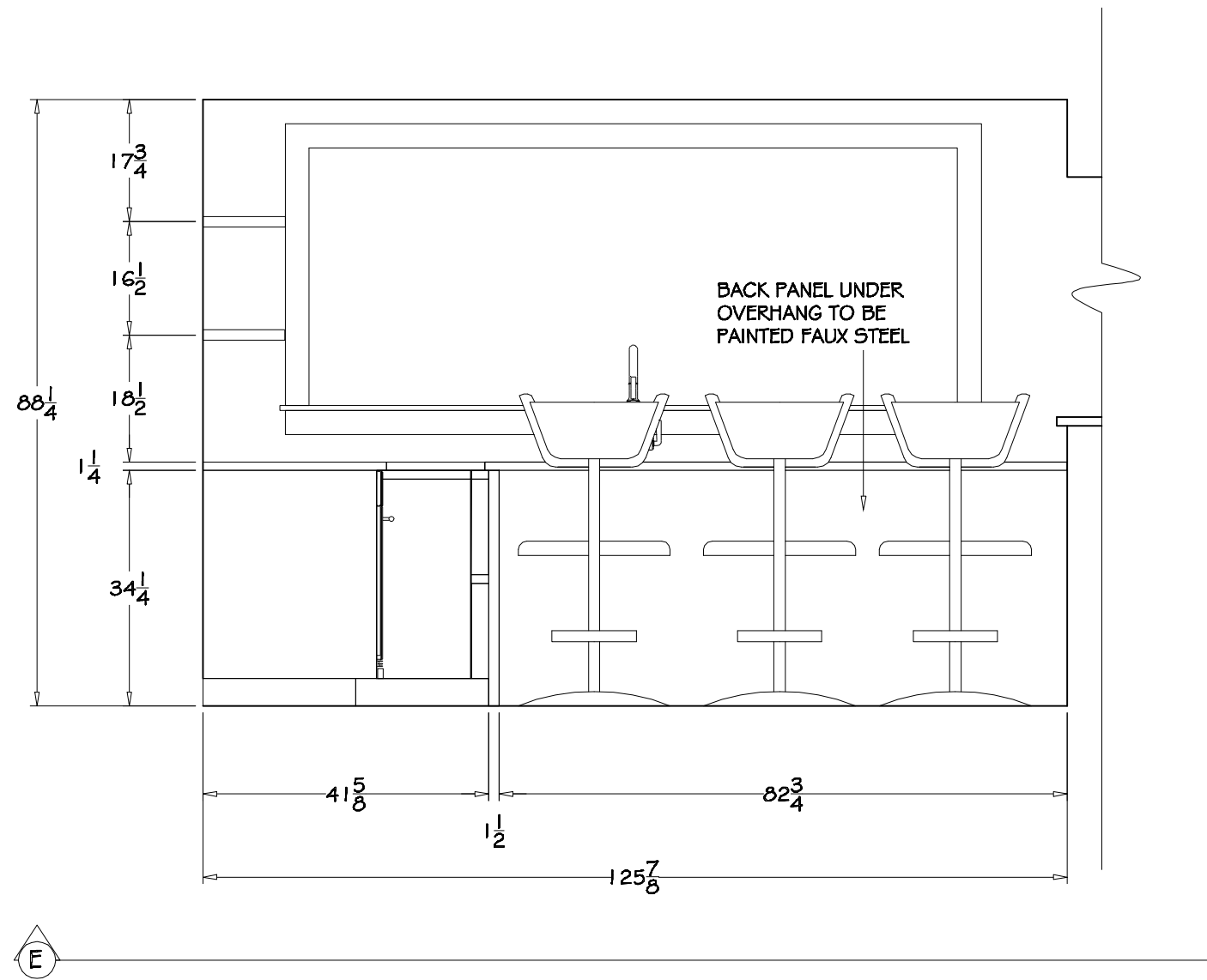
DESIGNED BY:
MARI WOODS
SCALE:
1/2" = 1'-0"

APPROVED BY:
DATE:

DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS/HER AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF THIS FIRM AND CAN NOT BE USED OR REUSED WITHOUT PERMISSION.

	DATE	BY
DRAWN	09.24.20	MFW
REVISED	11.04.20	MFW

PAGE#
6 OF 7



ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS

MARIWOODS
KITCHEN • BATH • HOME

DESIGNED FOR:
MORALES KITCHEN
33 JOHNSON COURT
PORTSMOUTH, NH 03801

DESIGNED BY:
MARI WOODS
SCALE: 1/2" = 1'-0"

APPROVED BY:
DATE:

DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS/HER AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF THIS FIRM AND CAN NOT BE USED OR REUSED WITHOUT PERMISSION.

	DATE	BY
DRAWN	09.24.20	MFW
REVISED	11.04.20	MFW

PAGE#
7 OF 7

2. 381 Middle Street

- TBD

Background: The applicant is seeking approval for the replacement of an existing casement window with 6/6 double hung windows and also to add a new window to the rear of the structure to mimic an existing 4/4 window on the cold pantry.

****please note the applicant has been asked to supply a window spec. and cut sheet for this project. The information will be forwarded as received. ****

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

05/07/2021

LUHD-336

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: May 01, 2021

Applicant

Sally Mulhern
sally@mulhernlaw.com
381 Middle St
Portsmouth, New Hampshire 03801
(603) 498-6709

Location

381 MIDDLE ST
Portsmouth, NH 03801

Owner:

MULHERN REAL ESTATE HOLDINGS LLC
381 MIDDLE ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

We mean to replace a casement window on the side of 381 Middle Street with a recreation of the original six over six pane double hung window which would have been there in 1854. The current casement measures 44"x44". The recreated window will be 83"x 48" to match the original six over six windows preserved on our building. We also intend to add a window at the back of the building which mimics the original narrow four over four pane window found in our cold pantry. This new window will match it's 1850s counterpoint at 60"x27".

Description of Proposed Work (Planning Staff)

--

Acknowledgement

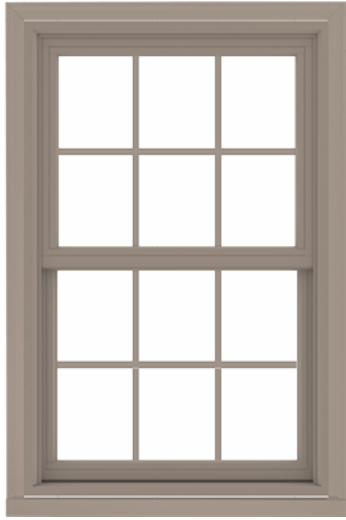
I certify that the information given is true and correct to the best of my knowledge.











3. 44 Gardner Street

- TBD

Background: The applicant is seeking approval for repair work to the front porch, deck, and columns of structure, the applicant would like approval for the use of some PVC material on the lower sections of the porch and columns for longevity.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

05/07/2021

LUHD-337

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** May 05, 2021

Applicant

Jay Lawrie
jay.lawrie13@gmail.com
270 MEADERBORO RD
FARMINGTON, NH 03835-4410
6033124729

Location

44 GARDNER ST
Portsmouth, NH 03801

Owner:

IVES JEFFREY L & IVES DOLORES P
44 GARDNER ST PORTSMOUTH, NH 03801

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Repair front porch: replace rotted deck with painted wood 1"x4" - repair/ replace railing as needed- repair/ replace left corner column - repair replace rotted roof trim- replace any rotted trim- replace any rotted deck framing - Any pieces to be replaced will be a copy of the existing

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**



















Historic District Commission

Staff Report – May 5th & 12th, 2021

May 5th MEETING

Administrative Approvals:

- | | |
|-----------------------------------|----------------------|
| 1. 112 Gates St. (LUHD-316) | - Recommend Approval |
| 2. 10 State St. Unit B (LUHD-317) | - Recommend Approval |
| 3. 175 Market St. (LUHD-319) | - Recommend Approval |
| 4. 379 New Castle Ave. (LUHD-320) | - Recommend Approval |
| 5. 5 Hancock St. (LUHD-321) | - Recommend Approval |
| 6. 150 Congress St. (LUHD-322) | - Recommend Approval |
| 7. 130 Congress St. (LUHD-323) | - Recommend Approval |
| 8. 135 Bow St. (LUHD-326) | - TBD |
| 9. 160 Court St. (LUHD-328) | - TBD |
| 10. 49 Mt. Vernon St. (LUHD-327) | - Recommend Approval |
| 11. 9 Prospect St. #3 (LUHD-310) | - TBD |
| 12. 229 Pleasant St. (LUHD-289) | - TBD |
| 13. 16 Porter St. (LUHD-270) | - TBD |
| 14. 195 State St. (LUHD-329) | - Recommend Approval |
| 15. 239 Northwest St. (LUHD-331) | - Recommend Approval |
| 16. 114 Maplewood Ave. (LUHD-323) | - Recommend Approval |
| 17. 45 Gardner St. (LUHD-333) | - Recommend Approval |
| 18. 67 Bow St. (LUHD-334) | - Recommend Approval |

EXTENSION REQUEST:

1. 125 Bow Street (LU-20-84) (Atrium roof and cladding)

PUBLIC HEARINGS – NEW BUSINESS:

1. 143 Gates St. (LU-21-47) (Shed)
2. 41 Salter St. (LU-21-51) (rear addition)

PUBLIC HEARINGS – OLD BUSINESS:

3. 91 Lafayette Rd. (LU-21-52) (Garage)

WORK SESSIONS – OLD BUSINESS:

- A. 0 Marcy St. (LUHD-242) (Shaw House)
- B. 1–31 Raynes Ave. (LUHD-234) (2, 5 story buildings)
- C. 64 Vaughan St. (LUHD-277) (3 story addition)
- D. 53 Green St. (LUHD-257) (5 story building)

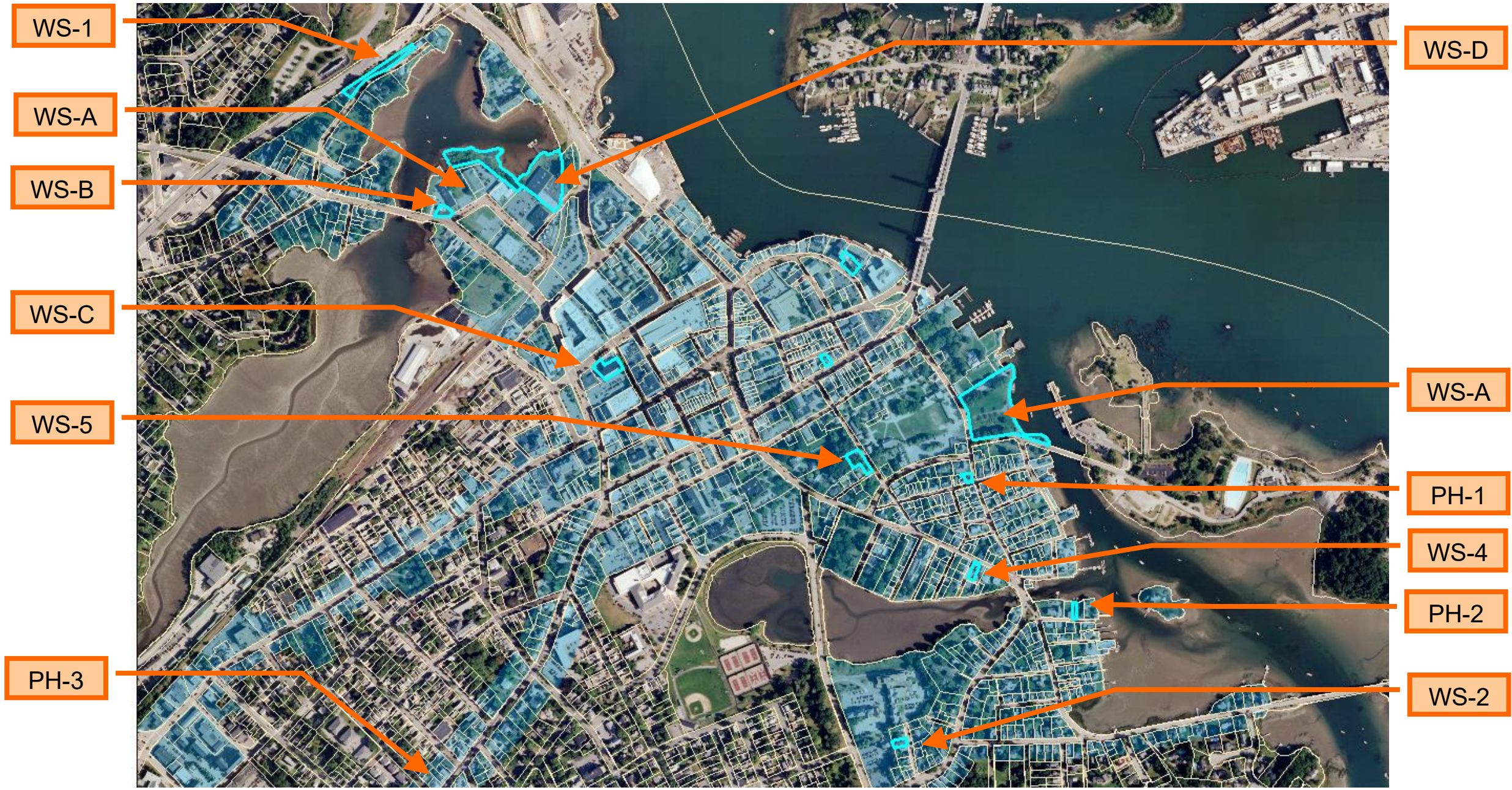
May 12th MEETING

Administrative Approvals:

- | | |
|------------------------------|-----------|
| 1. 100 Gates St. (LUHD-299) | - Pending |
| 2. 266 Middle St. (LUHD-307) | - Pending |
| 3. 33 Johnson Ct. (LUHD-330) | - Pending |

WORK SESSIONS – NEW BUSINESS:

1. 137 Northwest. (LUHD-296) (New house)
2. 50 Mt. Vernon St. (LUHD-318) (Garage dormers)
3. 93 Pleasant. (LUHD-324) (3 story addition)
4. 420 Pleasant St. (LUHD-327) (rear demo & addition)
5. 0 Washington St. (LUHD-306) (restoration)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: May 5th & May 12th, 2021

APPLICATIONS: 34

Historic District Commission

Project Address: 143 GATES ST. (LU-21-47)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Are: 3,050 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Georgian
- Historical Significance: C
- Public View of Proposed Work: View from Marcy Street
- Unique Features: Former Frank Jones Brewery
- Neighborhood Association: South End

B. Proposed Work: To replace the shed.

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 in the heart of the South End. The existing shed is a vinyl product and it not a permanent structure.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

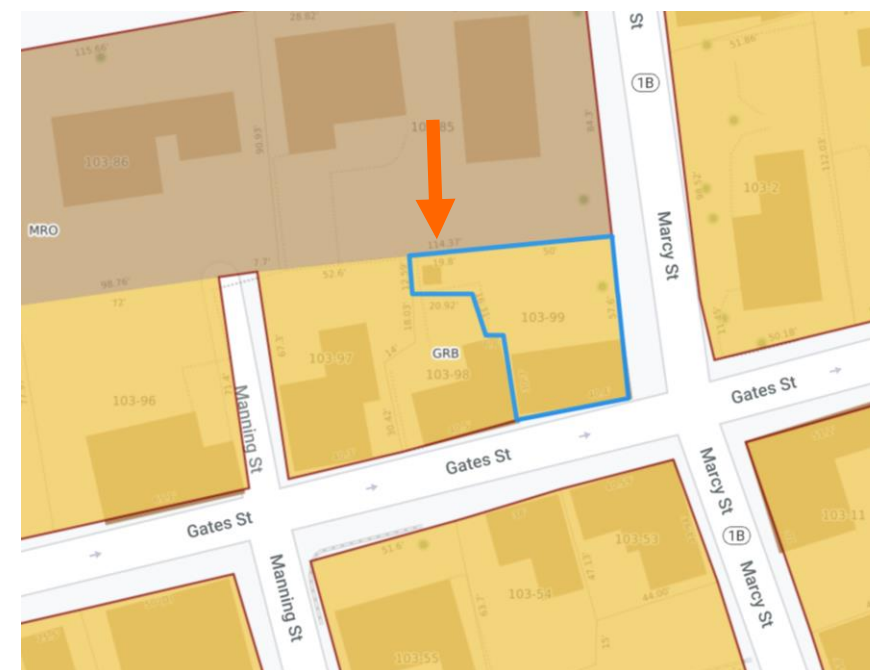
- To replace the existing shed with a similar vinyl-sided shed with more traditional design elements.
- **Note that a variance was recently granted for the replacement shed.**

Design Guideline Reference – Guidelines for Site Elements and Streetscape (09).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING

NA**

143 GATES ST. (LU-21-47) – PUBLIC HEARING #1 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 143 Gates St. Case No.: 1 Date: 5-5-21

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: 41 SALTER STREET (LU-21-51)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single-Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Salter and Mill Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a second floor addition.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished / 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 contributing structure focal located along Slater Street. The property is surrounded with many historically significant structures and most no or very shallow setbacks along the street and narrow side yards.

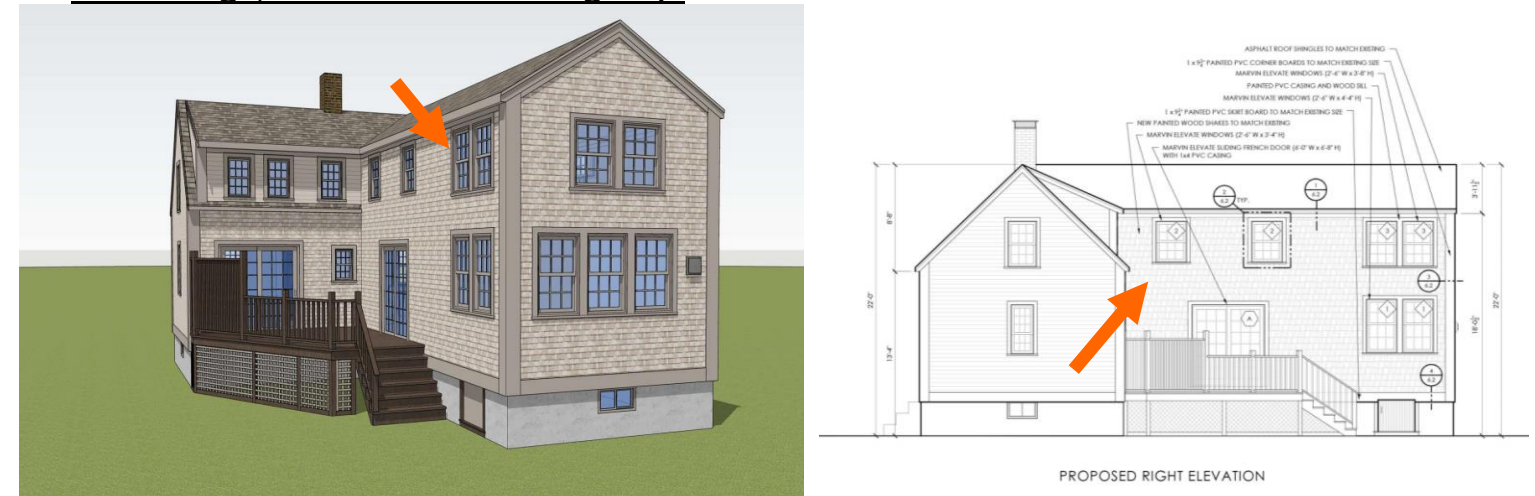
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

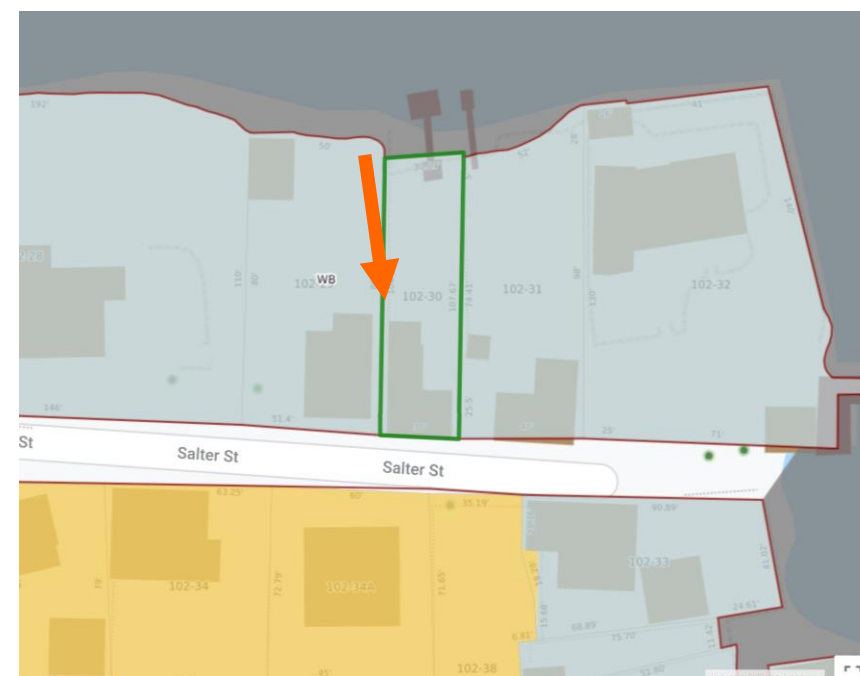
- Construct a 2nd floor addition on the rear ell of the house.

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 (LU-21-51) – PUBLIC HEARING #2 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	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)	<p>MODERATE PROJECT</p> <p>- Add a Second-Floor Addition on Rear Elevation -</p>			
	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)					
		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
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	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		
SITE DESIGN		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 St. Case No.: 2 Date: 5-5-21

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: 91 LAFAYETTE RD. (LU-21-52)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Residential
- Land Area: 11,632 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: Likely Contributing
- Public View of Proposed Work: View from Lafayette Street and Willard Ave.
- Unique Features: NA
- Neighborhood Association: Wibird

B. Proposed Work: To install a two-car garage.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The historic structure is located along Willard Ave. and Lafayette Street. It is surrounded with many wood-frame and sided 2.5-3 story structures that are setback from the sidewalk.

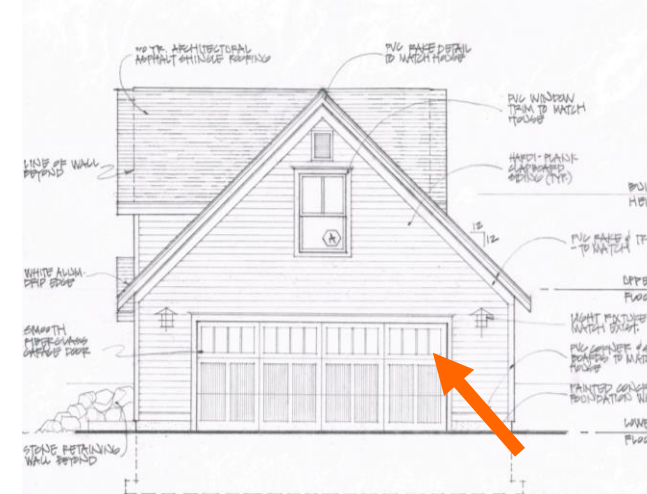
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Construct a 24' x 28' two-bay garage with a storage or usable floor space above.
- The plans have been modified to reflect some of the suggestions from the Commission at the 4-6-21 meeting.

• **Design Guideline Reference: Guidelines for Small Scale New Construction and Additions (10)**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

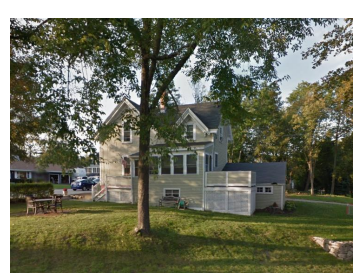
**HISTORIC
SURVEY
RATING**

C

91 LAFAYETTE RD. (LU-21-52) – PUBLIC HEARING #3 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<p>MODERATE PROJECT - Construct a Two-Car Garage -</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: 91 LAFAYETTE RD Case No.: 3 Date: 5-5-21
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 #B

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 June**

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image of Existing Conditions



Zoning Map

HISTORIC SURVEY RATING

C

1 & 31 RAYENES AVE. (LUHD-234) – WORK SESSION #B (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.: B Date: 5-5-21

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 #C

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 three story addition with an attic (versus the former request for a 4th floor with a penthouse level). The revised elevations show a variety of modifications suggested by the Commission.
- **Note that the applicant has included information regarding removal of the loading dock. Given an administrative approval application is required for this element, that item will be placed on the May12th agenda.**

• 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 #C (MAJOR PROJECT)

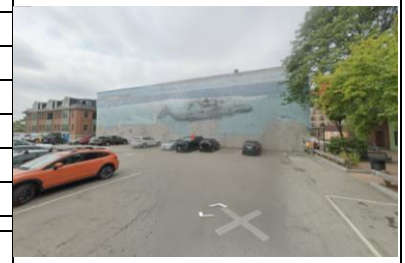
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
STAFF	No	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor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

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 #D**

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. 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.
- The applicant has revised the design options for the style of the building.

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

K. Proposed Design, Street View and Aerial View:



Proposed Design (Option 2) and the proposed Site Plan



Aerial View

**HISTORIC
SURVEY
RATING

NC**

53 GREEN STREET (LUHD-257) – WORK SESSION #D (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</p> <p>– Demolish 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)					
		PROJECT REVIEW ELEMENT	HDC 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 (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: 53 GREEN STREET Case No.:d Date:5-5-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 137 NORTHWEST ST. (LUHD-296)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

Existing Conditions:

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 23,522 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Queen Anne
- Historical Significance: C
- Public View of Proposed Work: View from Northwest Street & the Rte.1 Bypass.
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To construct a new single family house on the lot.

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 lot is located along Northwest Street. It is surrounded with many 1.5-2 story wood-sided historic structures with small rear and side yards with garden areas. The proposed lot is very narrow which limits the potential for landscape screening along the Rte. 1 Bypass.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Construct a new single-family residence on the north eastern portion of the property.
- Note that a variance was granted to support this application.

Design Guideline Reference – Guidelines for New Construction (02-09).

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC SURVEY RATING

-

137 NORTHWEST ST. (LUHD-296) – WORK SESSION #1 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT								
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)							
		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)											
		<p style="text-align: center;">MODERATE PROJECT - Construct a New Single-Family Structure -</p>											
								GENERAL BUILDING INFORMATION					
	1							Gross Floor Area (SF)					
	2							Floor Area Ratio (GFA/ Lot Area)					
	3							Building Height / Street-Width Ratio					
	4							Building Height – Zoning (Feet)					
5	Building Height – Street Wall / Cornice (Feet)												
6	Number of Stories												
7	Building Coverage (% Building on the Lot)												
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	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: 137 Northwest St. Case No.: 1 Date: 5-12-21

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: 50 MT. VERNON ST. (LUHD-277)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 4,360 SF +/-
- Estimated Age of Structure: c.1875
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from Mt. Vernon Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add dormers and living space in the garage attic.

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 Mt. Vernon St. and is located along the street edge. 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:

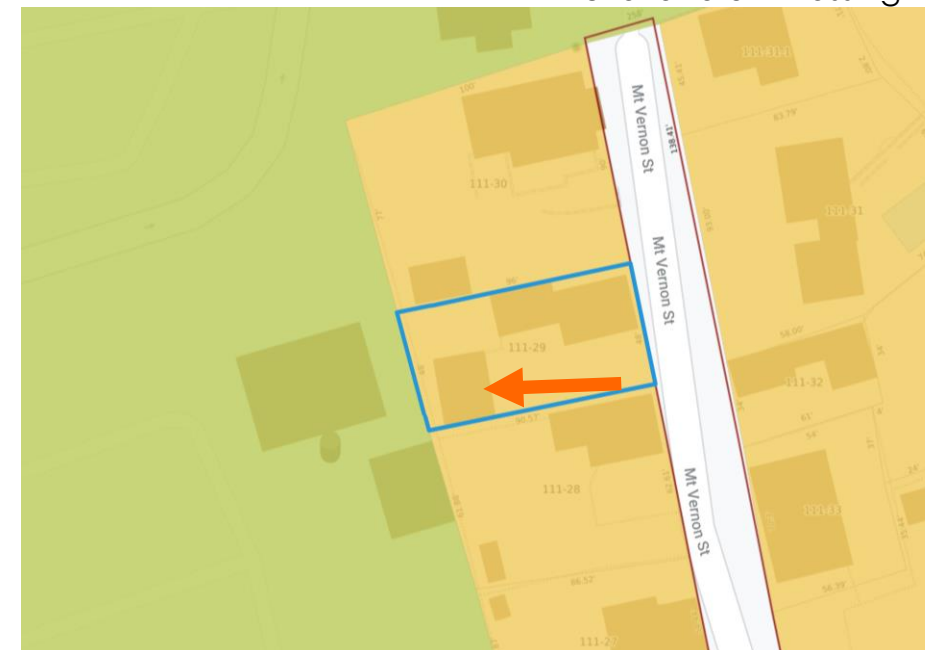
- Add two shed dormers to the existing garage in order to create living space above the ground-floor.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and 3D Massing Model Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

50 MT. VERNON ST. (LUHD-277) – WORK SESSION #2 (MINOR 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)		<p>MINOR PROJECT - Construct dormers in Garage Structure -</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 Casings/ 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	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: 50 Mt. Vernon St. Case No.: 2 Date: 5-12-21

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 Evaluation Form: 93 PLEASANT STREET (LUHD-235)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1818
- Building Style: Federal
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street
- Neighborhood Association: Downtown

B. Proposed Work: To add a 3-story addition with connector building.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished / Constructed

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This historically significant and focal building is located along the intersection of Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the street.

J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

- Add a three-story addition to the parking lot area along Court Street and add a glass connector to the Treadwell House.
- A contemporary building design is proposed.

• **Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)**

K. Aerial Images and Maps:



**HISTORIC
SURVEY
RATING**

F

93 PLEASANT STREET (LUHD-235) – WORK SESSION #3 (MAJOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MAJOR PROJECT - Construct a 3 Story Addition and a Connector Building -			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS		PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	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	
	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 / 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: 93 PLEASANT ST. Case No.: 3 Date: 5-12-21
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: 420 PLEASANT ST. (LUHD-235)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #4

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 4,791 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Historical Significance: C
- Public View of Proposed Work: View from Franklin Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Construct a rear addition with deck, add staircase, & new front porch

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished / 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 Pleasant and Franklin Streets. It is surrounded with many 2 to 3 story wood- and brick-sided structures with shallow front yard setbacks, narrow side yards, and deeper rear yards.

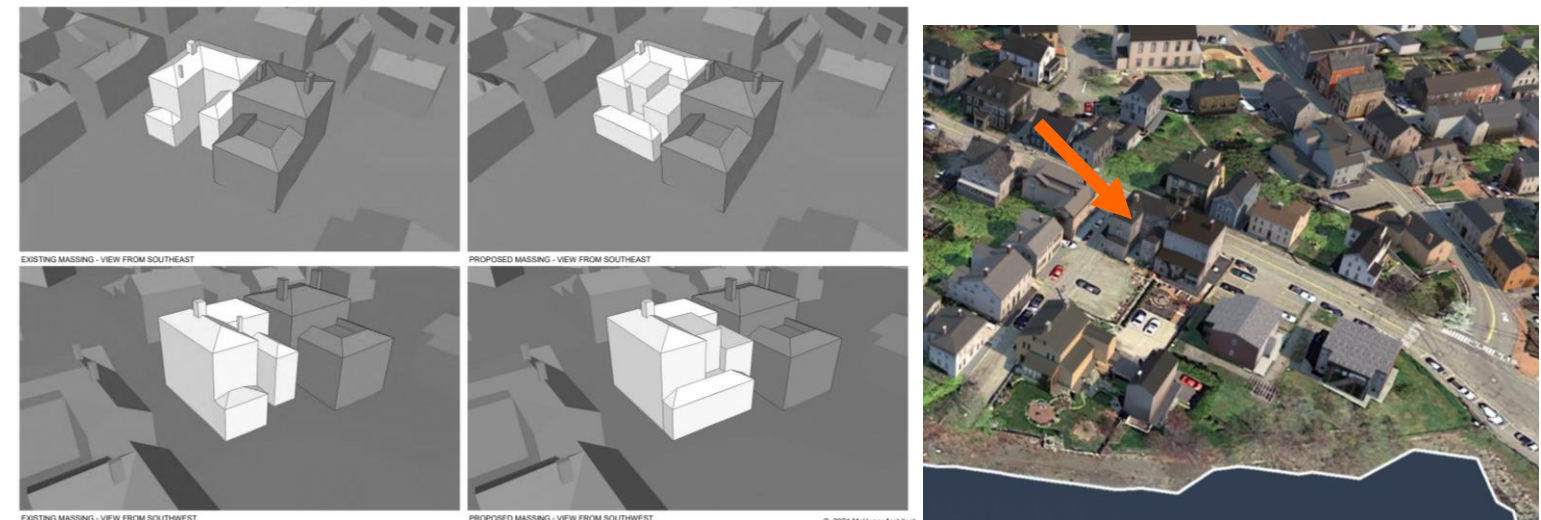
J. Background & Suggested Action:

The applicant is proposing to:

- Renovate the rear elevation by adding a rear addition with a roof deck, a 3-story stair enclosure and a new rear entry porch.

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

K. Aerial Image, Street View and Zoning Map:



Elevations & Streetview Image



Zoning Map

HISTORIC SURVEY RATING

C

420 PLEASANT ST. (LUHD-234) – WORK SESSION #4 (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)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– Replace Chimney & Decks and Stairs –</h4>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS		PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	CONTEXT	8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and Windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	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: 420 Pleasant St. Case No.: 4 Date: 5-12-21

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

Historic District Commission

Project Address: 0 WASHINGTON STREET (LUHD-306)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #5

A. Property Information - General:

Existing Conditions:

- Zoning District: MRO
- Land Use: Museum/ Mixed-Use
- Land Area: 8.24 A +/-
- Estimated Age of Structure: c. 1780
- Building Style: Colonial
- Historical Significance: C
- Public View of Proposed Work: View from Washington Street and Strawberry Banke
- Unique Features: Penhallow House
- Neighborhood Association: South End

B. Proposed Work: Remove bathroom entrances and full exterior restoration.

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 Penhallow House is located along Washington Street within Strawberry Banke. It's surrounded with many wood-sided structures with narrow setbacks and side yards.

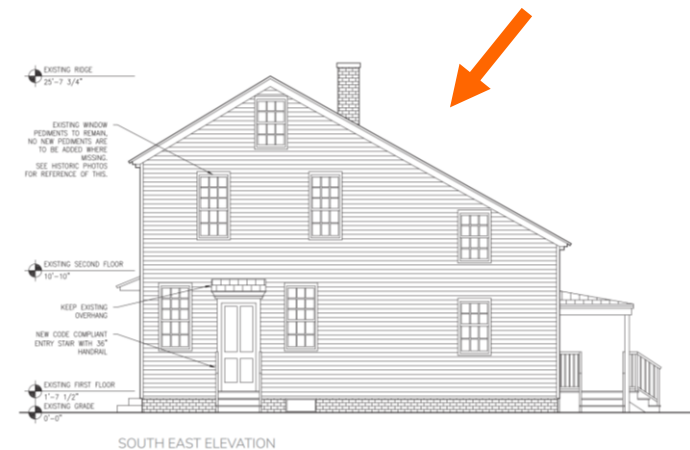
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Remove the bathroom entrances on the rear elevation and completely restore the exterior of the structure.

• **Design Guideline Reference: Guidelines for Roofing (04), Exterior Woodwork (05), and Porches, Steps and Decks (06).**

K. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NA

0 WASHINGTON STREET (LUHD-306) – WORK SESSION #5 (MODERATE)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
1	Gross Floor Area (SF)		MODERATE PROJECT – Removal Bathroom Entrances and Restore the Exterior –				
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						
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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 0 Washington St. Case No.: 5 Date: 5-12-21

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 |

53 Green Street
LUHD-257
Work Session #4



City of Portsmouth, NH

05/07/2021

LUHD-257

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jan 14, 2021

Applicant

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

Location

53 GREEN ST
Portsmouth, NH 03801

Owner:

STONE CREEK REALTY LLC & C/O DOUGLAS
PINCIARO MGR
PO BOX 121 NEW CASTLE, NH 03854

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Demolish existing one-story buildings and construct new three- to five-story mixed-use commercial/residential building.

Description of Proposed Work (Planning Staff)

the demolition of the existing structure and the new construction of a 3-5 story mixed-use building

Project Representatives

Relationship to Project

Architect

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

--



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

RENDERING

HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 **CATHARTES**
EMBARC



1.0



THIS CURVED NAUTICAL FOCAL POINT IS FLANKED WITH A RIBBON OF BALCONIES SET BACK FROM THE MASONRY FLOORS BELOW AND DEFINED BY A LIGHT HORIZONTAL RAIL DETAIL. ADDITIONAL ACCENT CAP BANDING HAS BEEN ADDED TO THE INSET RIBBON. THE OVERHANG AND CAP ON THE RADIAL FORMS HAVE ADDITIONAL EDGE DETAIL AND PANELS FURTHER DEFINE THE BUILDING TEXTURE.



THE WHITE CAP RIBBON WRAPS AROUND THE FRONT TO CARRY THE LIGHTER TOP FLOOR THEME AROUND THE BUILDING.



RESIDENTIAL AND COMMERCIAL BASE FORMS ARE DEFINED BY TWO DISTINCTLY DIFFERENT DESIGN STYLES, TOPPED WITH ENTRANCE CANOPIES



THE CURVED NAUTICAL THEME CONTINUES TO STEP TOWARD NORTH MILL POND AND IS SET BACK FROM THE MASONRY. THE STRONG CAP PROFILE CONTINUES ON TOP OF THE VERTICAL BRICK PIERS THAT REACH THROUGH TWO FLOORS AND FIRMLY ANCHOR THE BUILDING TO THE GROUND. SOLID PANELED CORNERS SUPPORT THE BALCONIES ABOVE.



CORNER BALCONIES STEP BACK TO PROVIDE STRONG SUPPORT ON THE SIDES AND REVEAL A LIGHTER CURVED FACADE.



RECESSED BALCONY RIBBONS EXTEND DOWN TO REST ON A SOLID ARCHED BASE ELEMENT THAT CARRIES THE CURVILINEAR THEME TO THE GROUND. DECORATIVE GRILLWORK PROVIDES A BACKDROP FOR THE LANDSCAPED EARTH BERM AND LOW SEATING WALL.



WHITE PROJECTING BALCONIES PROVIDE VERTICAL RELIEF AND LAND ON A STRONG HORIZONTAL BAND - CAPPING OFF THE FIRST FLOOR. A SUBORDINATE BAND SEPARATES THE TOP FLOOR AND THE FORM IS FINISHED WITH AN ARTICULATED CAP.

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

DESIGN ELEMENTS AND DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

CATHARTES
EMBARC



2.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET BUILDING VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 **CATHARTES**
EMBARC



2.1



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET BUILDING VIEW
LANDSCAPE FADED FOR CLARITY
HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 **CATHARTES**
EMBARC



2.2



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET SITE CONTEXT VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 **CATHARTES**
EMBARC



2.3



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

RUSSELL STREET BUILDING VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 **CATHARTES**
EMBARC



3.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET BUILDING VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 **CATHARTES**
EMBARC



4.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PARK BUILDING VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 **CATHARTES**
EMBARC



5.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PARK BUILDING VIEW
LANDSCAPE FADED FOR CLARITY
HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 **CATHARTES**
EMBARC



5.1



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

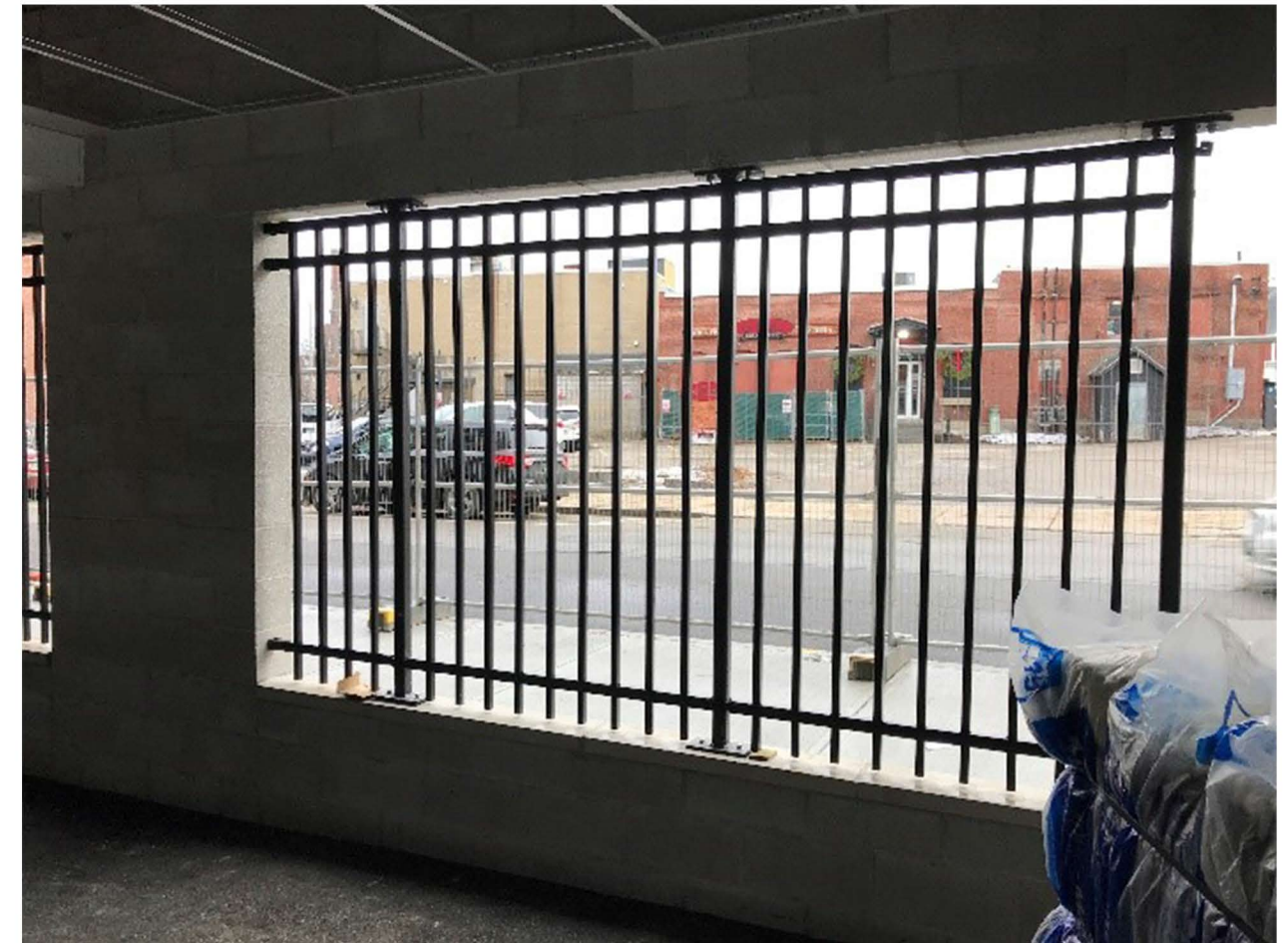
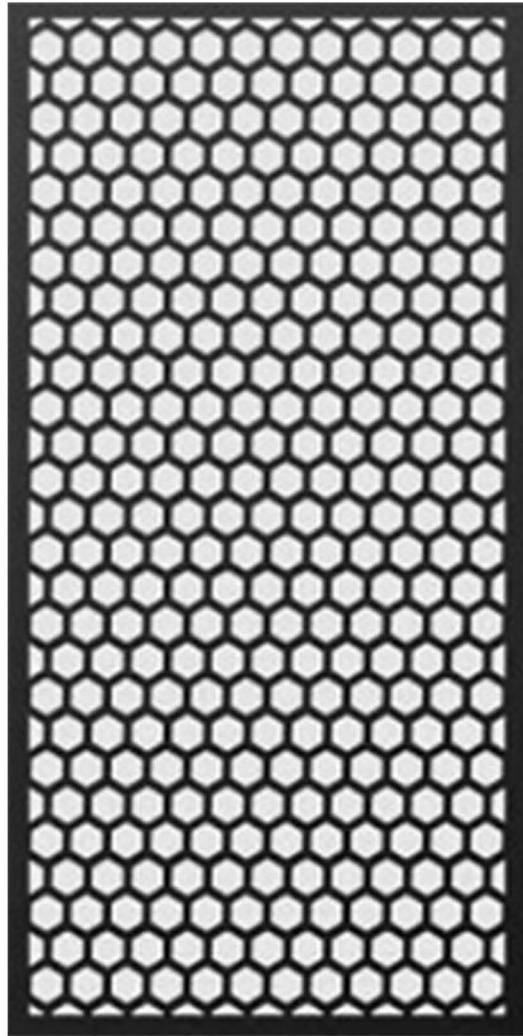
PARK SITE CONTEXT VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 **CATHARTES**
EMBARC



5.2



GARAGE SCREEN - OPTION A (GRILLES)

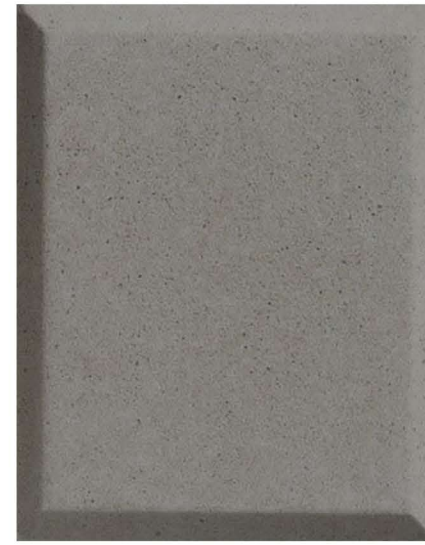
MANUFACTURER: PARASOLEIL
PATTERN/COLOR: AT ARCHED OPENINGS: NUKUBALAVU / BLACK LICORICE
AT BRICK OPENINGS: HIVE / BLACK LICORICE

GARAGE SCREEN - OPTION B (PICKETS)

MANUFACTURER: TBD
COLOR: BLACK POWDER COAT



1



2



BRICK

MANUFACTURER: GLEN-GERY
 COLOR: NAPA VALLEY SMOOTH IRONSPOT
 SPECIAL INSTRUCTIONS: RUNNING BOND

CAST STONE

MANUFACTURER: NORTHERN DESIGN ARCHITECTURAL PRECAST & STONE
 COLOR 1: NATURAL LIMESTONE / LIGHT ETCH
 COLOR 2: SLATE / LIGHT ETCH

RAILINGS

MANUFACTURER: JAKOB ROPE SYSTEMS
 COLOR: VARIES



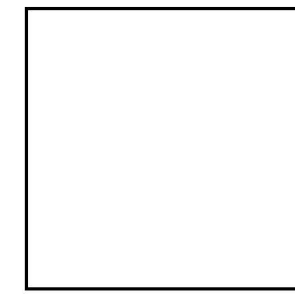
PURE WHITE



SLATE GREY



PEWTER



COTTON



FOG



NICKLE

METAL PANELS - OPTION A

MANUFACTURER: GLEN-GERY
SERIES: COMPOSITE METAL PANEL

FIBER CEMENT PANELS - OPTION B

MANUFACTURER: NICHICHA
SERIES: STOCK ILLUMINATION (SMOOTH)

FOR REFERENCE:

7.0 SITE DATA AND GREENWAY

7.1 AERIAL VIEW OF SITE AND SURROUNDINGS

7.2 SITE AND SURROUNDINGS VIEWS OF PROPERTY AT ENTRANCE

L1 LANDSCAPE PLAN



VIEW FROM MARKET STREET

SITE DATA

ZONING DISTRICT: CHARACTER DISTRICT 5 (CD5)
 DOWNTOWN OVERLAY DISTRICT
 NORTH END INCENTIVE OVERLAY DISTRICT
 HISTORIC DISTRICT
 FLOOD PLAIN DISTRICT

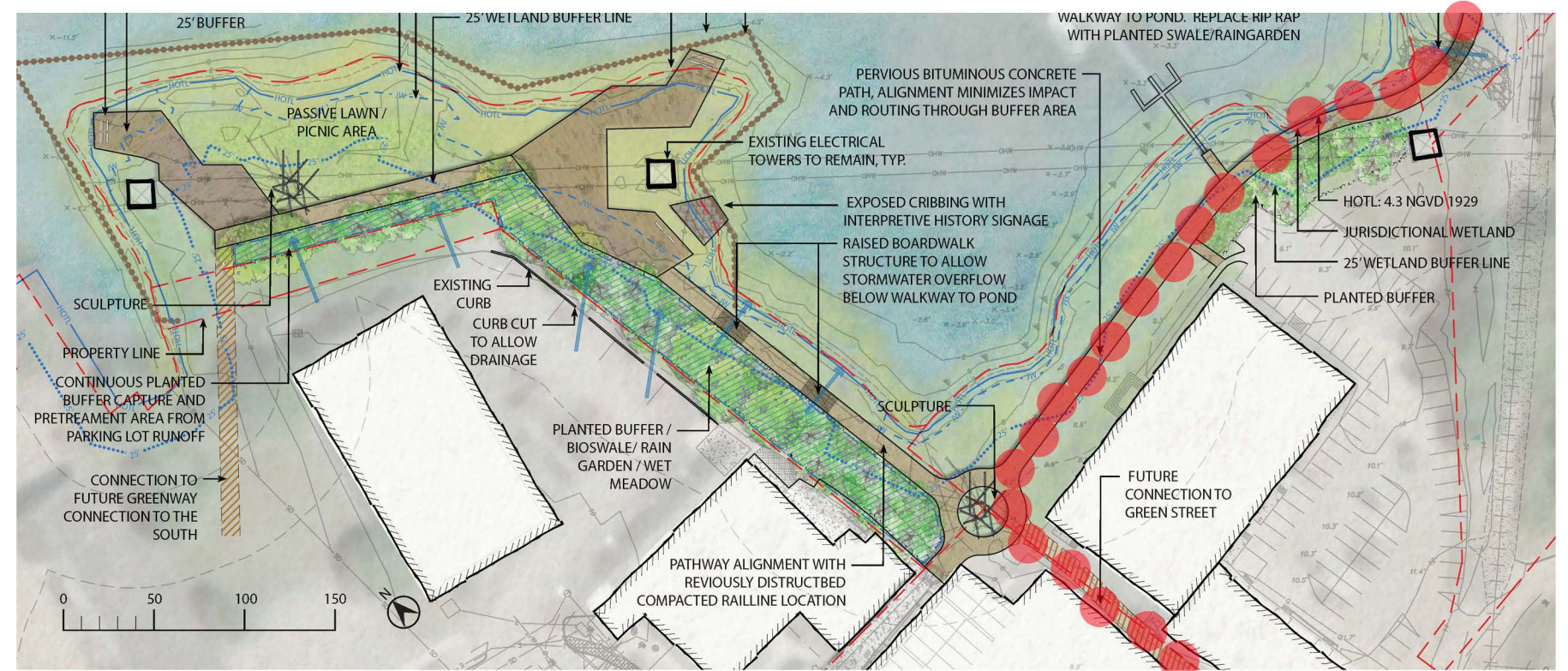
PROPOSED USE: MULTI-FAMILY RESIDENTIAL/COMMERCIAL
 PROPOSED LOT SIZE: +- 1.77 ACRES (+- 77,311 SF)
 19' WIDE SIDEWALK (1)

BUILDING AND LOT OCCUPATION:	REQUIRED	PROPOSED
MAXIMUM BUILDING COVERAGE:	95%	36%
MAXIMUM BUILDING FOOTPRINT:(2)	30,000 SF	27,738 SF
MINIMUM OPEN SPACE:	5%	35%
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	5,500 SF

BUILDING FORM (PRINCIPAL BUILDING):	REQUIRED	PROPOSED
BUILDING HEIGHT:(3)	5 STORIES	5 STORIES
MINIMUM GROUND STORY HEIGHT	60 FT	>60 FT
MINIMUM SECOND STORY HEIGHT:	12 FT	>12 FT
	10 FT	>10 FT

COMMUNITY SPACE:	REQUIRED	PROPOSED
	20%	20%
	15,462 SF	15,494 SF

- (1)- INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12
- (2)- INCREASE ABOVE 20,000 SF ALLOWED PER 10.5A46.10
- (3)- ADDITIONAL 1 STORY UP TO 10FT ALLOWED FOR PROVIDING AT LEAST 20% OF THE SITE TO BE ASSIGNED AS COMMUNITY SPACE



PROPOSED GREENWAY CONNECTON ON SITE

SITE DATA AND GREENWAY

53 GREEN STREET
 PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021



7.0



A.



B.



C.

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS
HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

 CATHARTES
EMBARC

 CJ ARCHITECTS

7.1



A.



B.



C.



D.

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
VIEWS OF PROPERTY AT ENTRANCE
HISTORIC DISTRICT COMMISSION WORK SESSION 4: MAY 5, 2021

CATHARTES
EMBARC



7.2

Landscape Notes

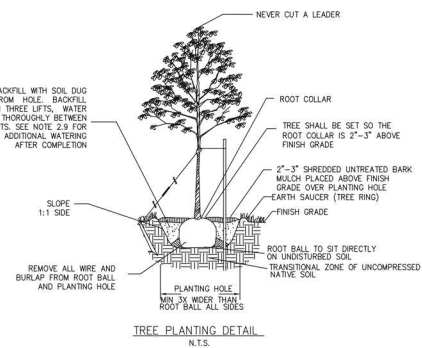
- Design is based on drawings by Tighe & Bond dated 4/19/2021 and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
 - Outside hose attachments spaced a maximum of 150 feet apart, and
 - An underground irrigation system, or
 - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.

PART 1 - GENERAL

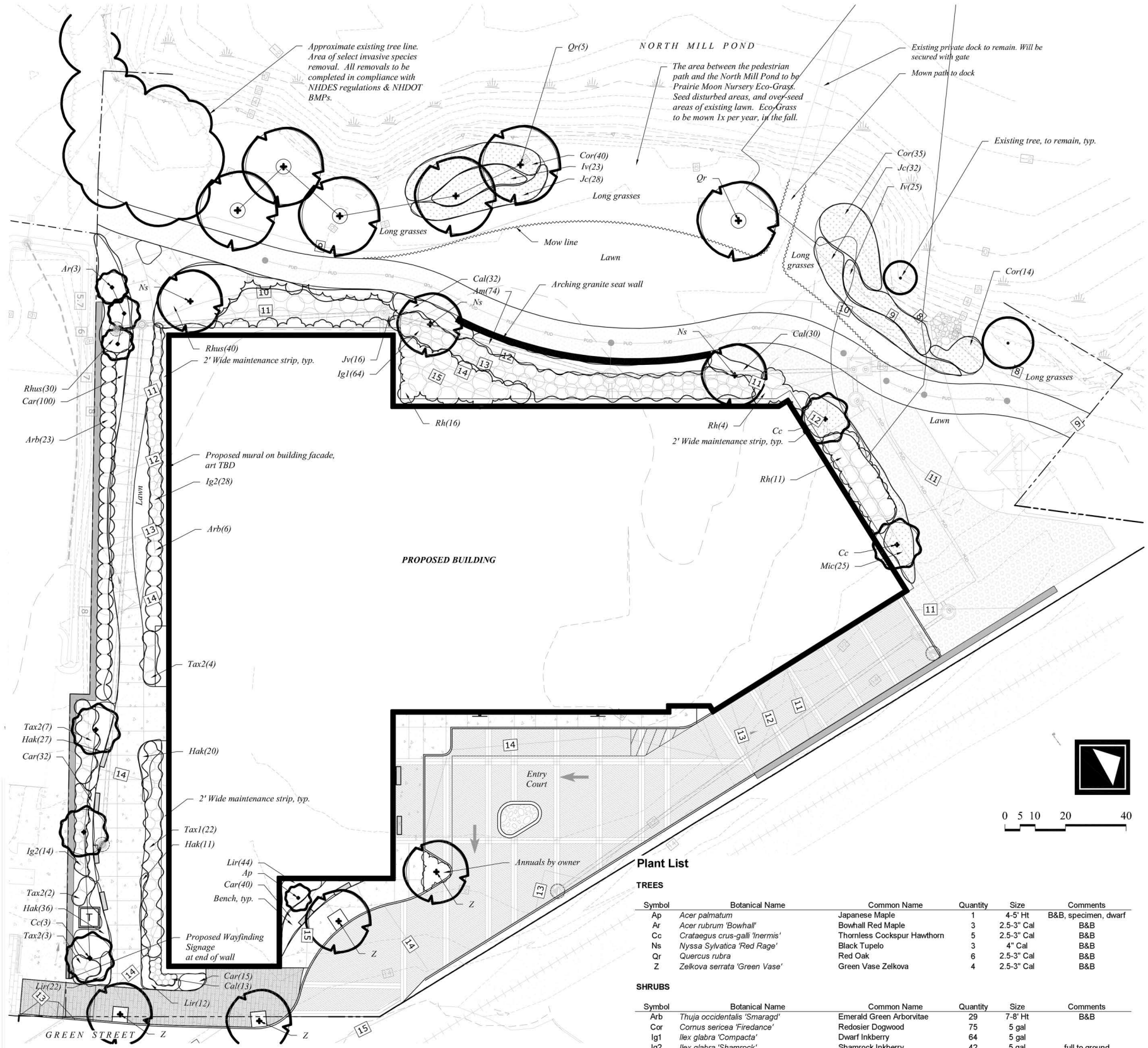
1.1 THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IT IS NOT THE "END ALL" FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

PART 2 - EXECUTION

- ALL PLANTING HOLES SHALL BE DUG BY HAND - NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED, THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINES TO PREVENT SINKING OF THE ROOT BALL.
- ALL WIRE AND BURIAL SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
- THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GRIDLING ROOTS ARE PRESENT.
- THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.
- ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
- ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS - NO EXCEPTIONS.
- AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
- 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
- AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS. BACKFILL MATERIAL AND MULCH LAYER.
- STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUYS MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
- ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/PREJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.



City of Portsmouth Tree Planting Detail



Plant List

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ap	<i>Acer palmatum</i>	Japanese Maple	1	4-5' Ht	B&B, specimen, dwarf
Ar	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	3	2.5-3' Cal	B&B
Cc	<i>Crataegus crus-galli</i> 'Inermis'	Thornless Cockspear Hawthorn	5	2.5-3' Cal	B&B
Ns	<i>Nyssa sylvatica</i> 'Red Rage'	Black Tupelo	3	4" Cal	B&B
Qr	<i>Quercus rubra</i>	Red Oak	6	2.5-3' Cal	B&B
Z	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	4	2.5-3' Cal	B&B

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Arb	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	29	7-8' Ht	
Cor	<i>Cornus sericea</i> 'Firedance'	Redosier Dogwood	75	5 gal	B&B
Ig1	<i>Ilex glabra</i> 'Compacta'	Dwarf Inkberry	64	5 gal	
Ig2	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	42	5 gal	full to ground
Iv	<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry	48	5 gal	
Jc	<i>Juniperus communis</i> 'Blueberry Delight'	Blueberry Delight Juniper	60	3 gal	
Jv	<i>Juniperus virginiana</i> 'Emerald Sentinel'	Emerald Sentinel Red Cedar	16	7-8' Ht	B&B
Mic	<i>Microbiota decussata</i>	Russian Cypress	25	3 gal	
Rh	<i>Rhododendron maximum</i>	Rosebay Rhododendron	31	3-4' Ht	B&B
Rhus	<i>Rhus aromatica</i> 'Grow-Low'	Grow Low Sumac	70	3 gal	
Tax1	<i>Taxus media</i> 'Ever-Low'	Ever-Low Yew	22	3 gal	
Tax2	<i>Taxus media</i> 'Greenwave'	Greenwave Yew	16	5 gal	

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	<i>Amsonia hubrichtii</i>	Blue Star Flower	74	1 gal	
Ca	<i>Carex appalachica</i>	Appalachian Sedge	198	1 gal	
Cal	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	75	1 gal	
Hak	<i>Hakonechloa macra</i>	Japanese Frost Grass	94	1 gal	
Lir	<i>Liriope spicata</i>	Lily Turf	68	1 gal	
Lawn	Pennington Smartseed Tall Fescue Blend				

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place
Norhampton, New Hampshire
Phone: 603.659.5949

Proposed Mixed Use Development
LANDSCAPE PLAN
53 Green Street
Portsmouth, New Hampshire

Drawn By: VM
Checked By: RW
Scale: 1" = 20' - 0"
Date: March 22, 2021
Revisions: April 21, 2021

L-1
Sheet 1 of 2

137 Northwest Street

LUHD-296

Work Session



City of Portsmouth, NH

05/07/2021

LUHD-296

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 28, 2021

Applicant

darrell moreau
darrellamoreau@gmail.com
1b jackson hill street
1b jackson hill street
portsmouth, New Hampshire 03801
6035125116

Location

137 NORTHWEST ST
Portsmouth, NH 03801

Owner:

MORNEAULT GREGORY J & MORNEAULT
AMANDA B
137 NORTHWEST STREET PORTSMOUTH, NH
03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

new home construction on subdivide lot of 137 northwest street

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

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

--

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

January 27, 2021

HAND DELIVERED

Peter Stith, Planner
City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

Re: Gregory & Amanda Morneault, Owner
Darrell Moreau, Applicant
137 Northwest Street
Portsmouth, New Hampshire, 03801
Tax Map 122, Lot 2, Gen. Residence A (GRA) District

Dear Peter:

Attached please find our Memorandum with exhibits in support of an Application for Variances in order to subdivide one lot into and to add a single-family home on the subdivided lot. We have uploaded on the application and documents. We will also deliver the original and eleven (11) copies as required.

We look forward to presenting this the Zoning Board of Adjustment at its February 16, 2021 meeting.

Please let us know if you have any questions or comments.

Very truly yours,



R. Timothy Phoenix
Monica F. Kieser

Encl.

cc: Darrell Moreau
Gregory & Amanda Morneault
Ambit Engineering, Inc.
Artform Architecture, Inc

DANIEL C. HOEFLE	R. PETER TAYLOR	GREGORY D. ROBBINS	DUNCAN A. EDGAR
R. TIMOTHY PHOENIX	JOHN AHLGREN	MONICA F. KIESER	OF COUNSEL:
LAWRENCE B. GORMLEY	KIMBERLY J.H. MEMMESHEIMER	SAMUEL HARKINSON	SAMUEL R. REID
STEPHEN H. ROBERTS	KEVIN M. BAUM	JACOB J.B. MARVELLEY	

MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment (“ZBA”)
FROM: R. Timothy Phoenix, Esquire
Monica F. Kieser, Esq.
DATE: January 27, 2021
RE: Gregory and Amanda Morneault, Owners
Darrell Moreau, Applicant
Property Location: 137 Northwest Street, Portsmouth, NH 03801
Tax Map 122, Lot 2, GRA and Historic Districts

Dear Chair Rheaume and Zoning Board Members:

On behalf of Gregory and Amanda Morneault, owners and Darrell Moreau, applicant (“Moreau” or “Applicant”), we are pleased to submit this memorandum and the attached exhibits in support of variances to subdivide a single lot into two lots, and add a duplex on the newly created lot.

I. Exhibits

1. 1/27/2021 Plan Set – issued by Ambit Engineering, Inc.
 - Subdivision Plan
 - Variance Plan
2. 1/27/2021 Elevations and Floor Plan Set – issued by Artform Architecture, Inc.
 - Front Elevation
 - First Floor Plan
 - Second Floor Plan
 - Foundation Plan
 - Side Elevations
 - Rear Elevation
3. Site Photographs.
4. Tax Map 122 (subject), 123, 141 (area).
5. Minutes, Portsmouth Zoning Board of Adjustment Meeting, November 24, 2020.

II. Property/Project History

137 Northwest St. is 18,134 ft. lot sandwiched between Northwest Street and the Route 1 Bypass. With frontage of approximately 536 feet, and a depth ranging from less than 20 feet to approximately 70 feet, the lot is very long and narrow. The existing home is located at the far west (left) end of the lot, leaving a significant area presently undeveloped except for a City of Portsmouth sewer pump station and access area located at the far easterly (right) end of the lot.

The project intent is to subdivide the single lot into two lots. Lot 1 will hold the existing home. Lot 2 will hold a proposed single-family home. The Lot 2 rear lot line is about 30 feet and down a steep hill from the Bypass. The Project was previously before the ZBA in November

with a plan to construct a duplex on Lot 2. That plan required variances from front/rear yard setbacks, lot depth requirements, and the 7,500 s.f. per dwelling unit requirements to permit the duplex on Lot 2. The revised single family home proposal and building incorporates feedback received from the board and is reasonable development for this property. The existing home and other nearby homes close to boundary lines on small lots also support the reasonableness of the request. It is widely known there is demand for few relatively reasonably priced homes in in Portsmouth. This project will allow Moreau to offer new construction for a family in downtown Portsmouth at a comparatively reasonable price.

As proposed, each lot will meet the 7500 ft. minimum lot size requirement, frontage and side setback requirements. Relief is required for both lots because the depth of Lot 1 will be slightly reduced, and Lot 2 does not meet the front/rear yard and depth requirements.

III. Relief Required

Lot 1

PZO§10.521-Table of Dimensional Standards¹

Lot Depth - 44.7 feet where 51.1 feet exists and 70 feet is required.

Lot 2

PZO§10.521 Table of Dimensional Standards

Front yard – 3.2 feet (closest point) where 15 feet is required.

Rear Yard – 6.9 feet (closest point) 20 feet is required.

Lot Depth- 25.4² feet where 70 feet is required.

IV. Fisher v. Dover Analysis

As stated, the ZBA previously considered and denied the owners' application for variances to permit the slight reduction in the depth of Lot 1 and a duplex structure within the front/rear yard setback on newly created Lot 2, which also required relief from the lot depth requirement and 7,500 s.f. per dwelling unit requirement. Some board members acknowledged the inherent hardship of the lot, but a majority could not support the previously proposed duplex opining that it would alter the essential character of the area and diminish the value of the surrounding property values. The fact that the status of a historically used "turnaround" at one

¹ We question whether Lot 1 variances are required since the noncompliant lot depth is a prior nonconforming condition; however, we request the variances in an abundance of caution at the recommendation of the Planning staff.

² Approximately 35 feet at proposed single-family home.

end of the property was unresolved added to Board Member concerns regarding ample space on the lot for two families.

In Fisher v. City of Dover, 120 N.H. 187, 190 (1980), the Supreme Court held that once an applicant makes a request to the ZBA and is denied, the ZBA may hear a subsequent variance request only upon a finding “a material change of circumstances” or unless it “materially differs in nature and degree from its predecessor.” The court based its decision on concerns that absent a material change in circumstances or the application, there would be no finality to ZBA proceedings, thus threatening “the integrity of the zoning plan.” Id. In cases subsequent to Fisher, however, the court clarified that this restriction does not apply to “a subsequent application explicitly or implicitly invited by the ZBA and modified to address its concerns.” Hill-Grant Living Trust Small v. Kearsarge Lighting Precinct, 159 N.H. 529, 536 (2009) (citing Morgenstern v. Town of Rye, 147 N. H. 558 (2002)).

The instant application meets both the “material difference” and the “explicit or implicit invitation” requirements. The proposed structure is now a single-family home on a 10,634 s.f. lot, so a density variance is no longer required. Accordingly, the size of the home has also been reduced increasing the yard setbacks over the previous proposal. The City and the Applicant have worked together regarding a proposed easement at the east end of the property, which will take up less space than the existing “turnaround” but still permit a maintenance truck to turn around and will allow snow storage. Thus, the new proposal thus clearly meets the “material change” requirement of Fisher.

In addition, the minutes of the November 24, 2020 ZBA meeting (**Exhibit 5**) reflect comments pursuant to which board members implicitly or explicitly invited changes of the sort now presented:

Member Mulligan – “asked whether there was an easement for the vehicle turnaround on the eastern edge of Lot 2...He asked why there were two units proposed instead of one, noting that it did not look like there was a lot of outdoor space for two families to enjoy.” (Minutes p. 2)

Member Hagaman – “asked how big the yard would be on each side...asked if the applicant had discussed working out an easement with the City.” (Minutes p. 2). “Mr. Hagaman said he was leery because the property-size-per-dwelling-unit was misleading if more than half the property was taken up by a turnaround and the Board didn’t know if there would be an easement.” (Minutes p. 3).

Acting-Chair Johnson – “said the property had a hardship due to the dimensional setbacks and its proximity to the bypass but that he was having a harder time with the use....[I]t was hard to justify why two units were needed instead of one.” (Minutes p. 3).

Member McDonell – “disagreed with the Applicant that one should look to the density of the property along Maplewood Avenue. There would be a change in the micro neighborhood that would cause diminution of property values across the street and possibly up and down the street, notwithstanding the fact that it might be good for the City as a whole to have a duplex with more affordable units...He said he didn't think there was a hardship, although there were special conditions that distinguished it from other lots in the area.” (Minutes p. 3).

Clearly, the primary concerns of those board members who voted against the previously proposed duplex related to the density, the yard area per unit, and the unresolved status of an area of the lot historically used by the City and the public as a turnaround. The instant single-family proposal with increased yard setbacks and a clearly delineated easement area clearly complies with the requirement for ZBA consideration of a “subsequent proposal explicitly or implicitly invited by the ZBA and modified to address its concerns.” Hill-Grant, supra.

V. **Variance Requirements**

1. **The variances will not be contrary to the public interest.**
2. **The spirit of the ordinance is observed.**

These two requirements are considered together pursuant Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102 (2007) and its progeny. The test is whether granting a variance “would unduly and to a marked degree conflict with the ordinance such that violates the ordinance’s basic zoning objectives.” *Id.* Mere conflict with the ordinance is not enough. *Id.* The analysis begins with the purposes of the GRA District and the general purposes of the ordinance.

The purpose of the GRA District is “to provide for areas of single-family, two-family and multifamily dwellings with appropriate accessory uses, at moderate to high densities (ranging from approximately 5 to 12 dwelling units per acre), together with appropriate accessory uses and limited services. ” PZO§10.440 Residential District Purposes. This purpose is met by Lot 1 with one dwelling on 7500 ft. equaling 5.8 units per acre and exceeded by a single dwelling on Lot 2 with 10,634 s.f. lot which translates to per unit translates to 4.20 units per acre.

The general purposes of the ordinance pursuant to PZO§10.121 is “to promote the health, safety and the general welfare of Portsmouth and its region in accordance with the city’s Master Plan... by regulating:

1. The use of land, buildings and structures for business, industrial, residential and other purposes – It is widely known that home prices in Portsmouth are quite high. Relatively modestly priced homes are difficult to find, leaving many young people and or moderate income earners to live in other communities. Adding a single home on a lot sandwiched between Northwest Street and the bypass adds to housing stock in downtown Portsmouth.
2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space – The Lot 1 home presently exists. Accordingly, the depth and front and rear setbacks cannot be changed. Frontage, side setbacks, and area are compliant. Nothing can be built on proposed Lot 2 absent front, rear setback and depth variances. The location, size and characteristics of the lot leave it suitable for a single-family home and provides sufficient yard area while still providing the City a place for its vehicles to turn around and an area for snow storage.
3. The design of facilities for vehicular access, circulation, parking and loading – Lot 1 will not change. Lot 2 provides two garaged parking spaces for the single family home and off-street parking. An identified easement area will afford the City continued use of a smaller area for its maintenance trucks to turn around and for snow storage
4. The impact on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding – Lot 1 will not change. The Lot 2 single-family home will have no negative effect on lighting, noise, vibration or flooding. Stormwater will be vetted in the subdivision process before the Planning Board.
5. The preservation and enhancement of the visual environment – Lot 1 will not change. Lot 2 will hold a tastefully designed single-family home.
6. The preservation of historic districts and buildings and structures of historic or architectural interest – Lot 1 will not change. Lot 2 will be subject to Historic District Commission review.
7. The protection of natural resources, including groundwater, surface water, weapons, wildlife habitat and air quality – Lot 1 will not change. Lot 2 is presently vacant and somewhat overgrown. There will be no negative effect upon groundwater or wildlife habitat or air quality. Surface water will be the vetted by the Planning Board.

In considering the public interest and spirit of the ordinance tests for determination of whether granting variances violates basic zoning objectives, the Malachy Glen court further held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality... . Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (emphasis added)

Lot 1 and the house upon it already exist in the locality. The lot depth is only slightly reduced over existing conditions. The home is on a compliant sized lot so will neither alter the essential character of the locality nor threaten the public health, safety or welfare. The single-

family on Lot 2 will be built to code, and will benefit from vetting by the Planning Board. The area includes compliant and numerous non-compliant sized lots many with structures very close to lot lines. (Exhibit 4). It follows that granting the subdivision and variances will neither alter the essential character nor threaten the public health, safety or welfare.

3. Granting the variance will not diminish surrounding property values.

Northwest Street itself has relatively few houses. Those existing are an eclectic mix of various sized lots/houses with various distances from the road. Some have water access, some do not. The larger area includes homes along Maplewood Avenue many of which are on small lots. The width of Lot 2 provides significant separation from neighbors and the proposed single family home incorporates garage and off-street parking. There is but one home directly across the street. Like many old homes in town, it is too close to the street. The nature and location of Northwest Street, this lot, and the tastefully designed home, which will receive HDC review, will not diminish surrounding property values.

4. Denial of the variance result in unnecessary hardship.

a. Special conditions exist which distinguish the property/project from others in the area.

The lot is over 500 feet in length but only 19-70 feet deep, sandwiched between Northwest Street and the Bypass. The length and shallow nature of the lot create special conditions. These conditions support relief from yard setbacks and lot depth which would be required for any structure on the Lot.

b. No fair and substantial relationship exists between the general purposes of the ordinance and its specific application in this instance.

Setbacks and lot depth requirements are intended to provide adequate space between homes, sightlines, and area for stormwater treatment. Lot 1 complies with density requirements and Lot 2 exceeds the 7,500 s.f. per dwelling unit requirement. The Lot 1 setbacks for front and rear are very close to lot lines and will not change. The depth of Lot 2 and the front and rear yard setbacks are entirely a function of the long, narrow shape of the existing lot. The proposed setbacks for Lot 2 are similar to that of Lot 1 and other homes in the area. Given the location abutting the bypass, the substantial width of the lot, there is ample separation of neighbors, space between homes, sightlines and area for stormwater management, which will be vetted by the Planning Board via the subdivision process. Accordingly, there is no justifiable reason to apply the strict requirements of the ordinance.

c. The proposed use is reasonable.

Single-family homes are permitted in the GRA Zone. The front and rear setbacks are similar to those in the neighborhood. Numerous other homes in the general area are on small lots and close to lot lines. As such, this residential use in a residential zone is reasonable.

5. Substantial justice will be done by granting the variance.

If "there is no benefit to the public that would outweigh the hardship to the applicant, this factor is satisfied." Harborside Associates, LP v. Parade Residents Hotel, LLC 162 NH 508(2011). That is, "any loss to the[applicant] not outweighed by again to the general public is an injustice." Malachy Glen, supra at 109.

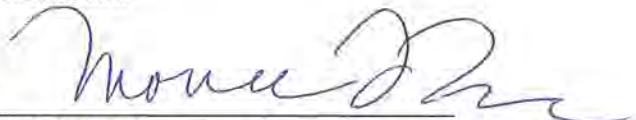
The extreme width of the subject lot with the existing home far to the left, leaves a large expanse of land lying fallow. Given its location immediately abutting the bypass, a duplex, which will permit the owners to sell the lot, and the applicant to build the homes, will provide a family with relatively affordable housing in downtown Portsmouth. Since the immediate area of Northwest Street has relatively few homes, many close to the front and/or rear lot lines, allowing the subdivision and variances to build the permitted single-family home will cause no harm whatsoever to the general public. Denial, however, will prevent the owners from selling a portion of the lot, and will prevent the Applicant from providing, and potential residents from owning brand-new construction at reasonable cost in downtown Portsmouth. Clearly, there is no benefit to the public from denial that outweighs the hardship to the Applicant and the loss to the Applicant far outweighs any gain to the general public.

VI. Conclusion

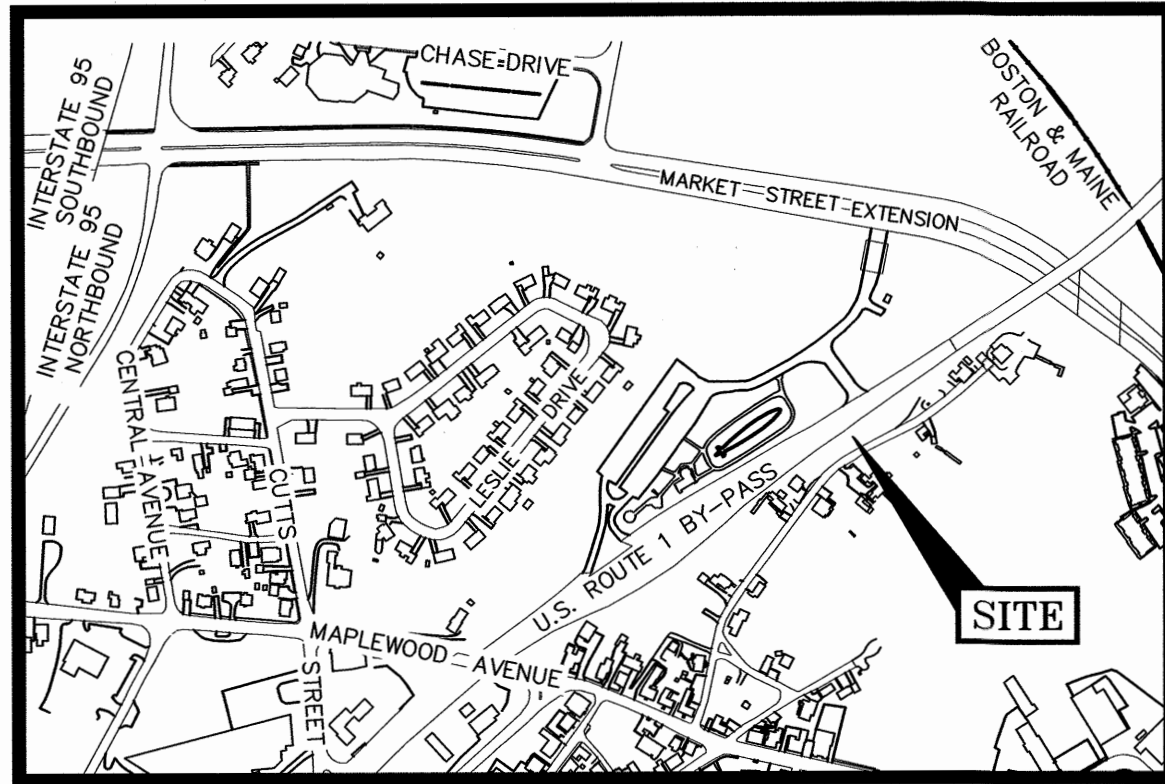
For all the foregoing reasons, the property owners and Applicant respectfully request that the Zoning Board of Adjustment grant all requested relief.

Respectfully submitted

Darrell Moreau

By: 

R. Timothy Phoenix
Monica F. Kieser



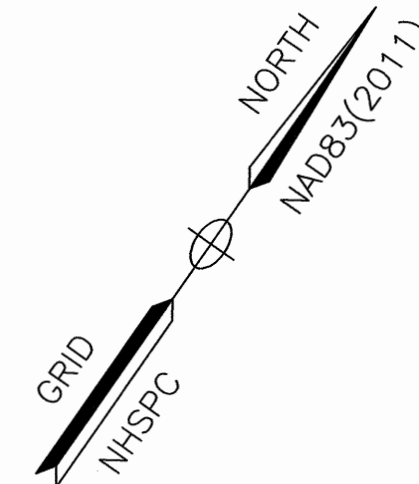
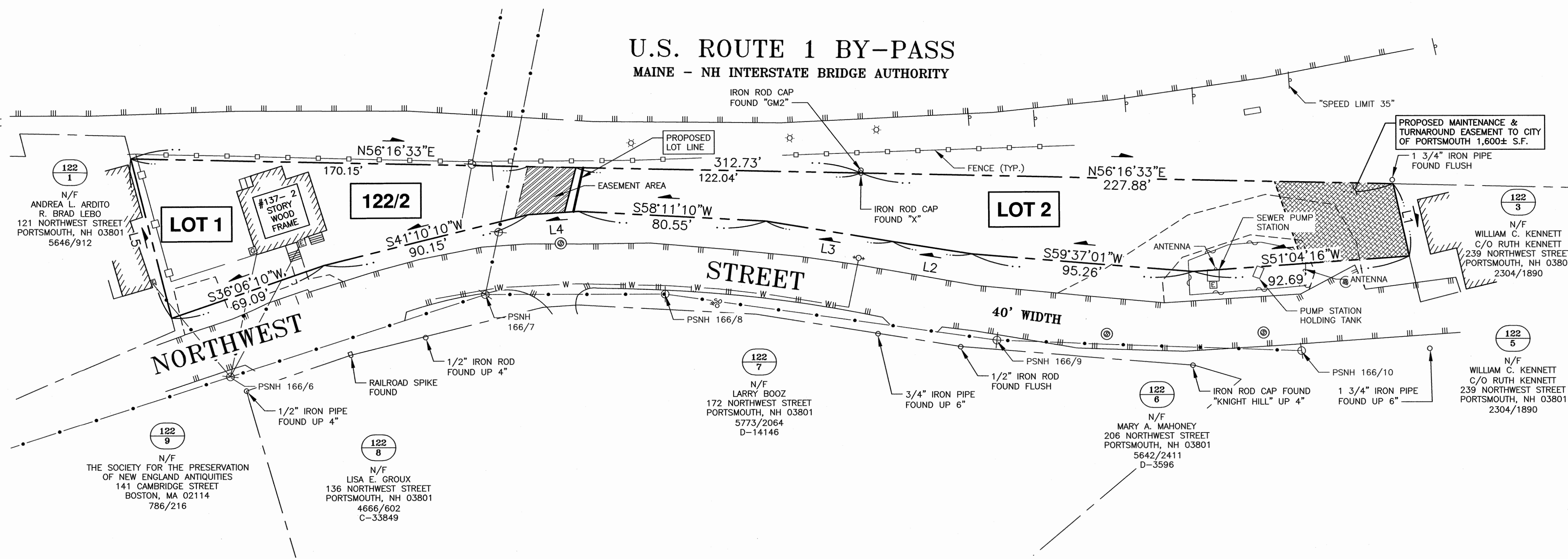
LOCATION MAP SCALE: 1" = 500'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- NHDB NHDOT BOUND FOUND
- TOWN BOUND TOWN BOUND
- TB BOUND WITH DRILL HOLE
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE

PLAN REFERENCES:

- 1) MAINE NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAP - N.H. APPROACH, SCALE: 1" = 50', PREPARED BY HARRINGTON AND CORTELYOU CONSULTING ENGINEERS KANSAS CITY, MO., DATED DECEMBER 1938, SHEET 1 OF 11, NOT RECORDED
- 2) MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAPS N.H. APPROACH, RE-SURVEYED BY: MOULTON ENGINEERING CO. KITTERY, MAINE 1954, SCALE: 1" = 50', SHEET 1 OF 5, NOT RECORDED
- 3) US ROUTE 1 BYPASS & SUBMARINE WAY RIGHT OF WAY LAYOUT PLANS CITY OF PORTSMOUTH JULY 17, 2019, OWNER OF RECORD: STATE OF NEW HAMPSHIRE, STATE PROJECT NO. 13455, SCALE: 1" = 50', PREPARED BY GM2 ASSOCIATES, SHEETS 3 & 4 OF 6, RCRD D-41603
- 4) PLAN OF LAND PORTSMOUTH, N.H. FOR ESTATE OF GRACE L. HOYT, SCALE: 1" = 20' DATED DEC. 1972 REV. MAR. 1973, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-3596
- 5) CONDOMINIUM SITE PLAN FOR GANTRY REALTY TRUST 172 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H. SCALE: 1" = 20', DATED SEPT. 11, 1985 REV OCT. 1, 1985, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SHEET 1 OF 3, RCRD D-14146
- 6) STANDARD PROPERTY SURVEY AND CONDOMINIUM SITE PLAN OF LAND OF LOT 4 TAX MAP U-22 250 NORTHWEST STREET PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM, SCALE: 1" = 10', DATED 9-9-96, PREPARED BY CIVILWORKS DOVER, N.H., RCRD D-24961
- 7) PLAN OF LAND IN THE NAME OF THE SUSAN M. REED REVOCABLE TRUST OF TAX MAP 122 / LOT 8 LOCATED AT #136 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH, SCALE: 1" = 20' DATED MAY 23, 2006, PREPARED BY DAVID W. VINCENT, LLS RCRD C-33849



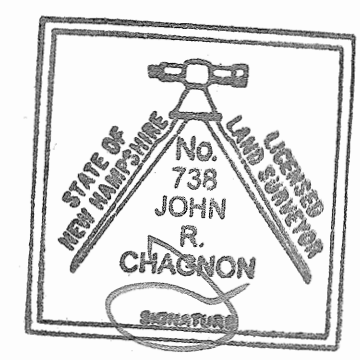
AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel: (603) 430-9282
 Fax: (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
 - 2) OWNERS OF RECORD:
 GREGORY J. MORNEAULT
 AMANDA B. MORNEAULT
 137 NORTHWEST STREET
 PORTSMOUTH, N.H. 03801

 APPLICANT:
 DARRELL MOREAU
 1B JACKSON HILL ROAD
 PORTSMOUTH, NH 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
 - 4) EXISTING LOT AREA:
 18,134 S.F.
 0.4163 ACRES

 PROPOSED LOT AREAS:
 LOT #1 7,500 S.F. 0.1722 ACRES
 LOT #2 10,634 S.F. 0.2441 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ONE LOT INTO TWO LOTS.
 - 6) ZONING DISTRICTS:
 GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
 LOT AREA: 7,500 S.F.
 FRONTAGE: 100'
 DEPTH: 70'
 SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
 MAXIMUM STRUCTURE HEIGHT: 35'
 MAXIMUM BUILDING COVERAGE: 25%
 MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 1 DIMENSIONAL CALCULATIONS:
 LOT AREA: 7,500 S.F.
 FRONTAGE: 179'
 DEPTH: 44.7' AVERAGE
 SETBACKS:
 FRONT: 13.8'
 SIDE: 40.5'
 REAR: 1.8'
 BUILDING COVERAGE: 1,029 S.F. - 14%
 OPEN SPACE: 6,246 S.F. - 83%

EXHIBIT 1

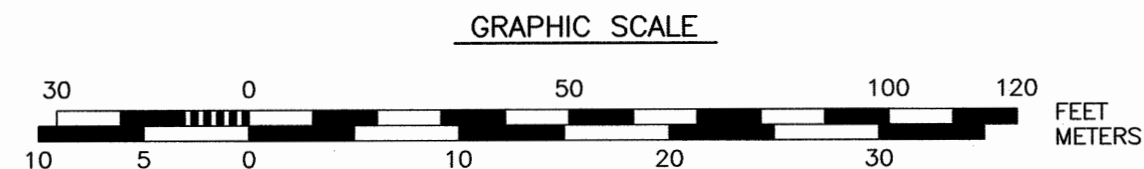


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

John R. Chagnon
 JOHN R. CHAGNON, LLS 738
 DATE: 1-27-21

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



LENGTH TABLE

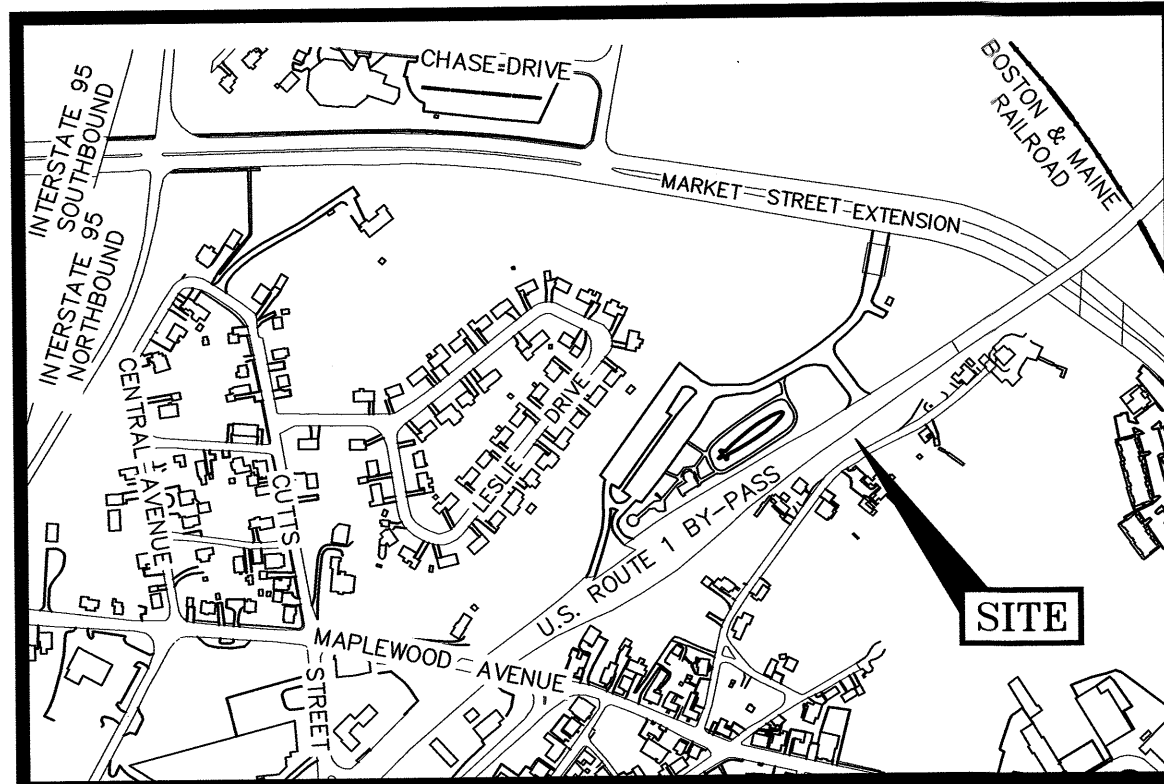
LINE	BEARING	DISTANCE
L1	S 47°28'51" E	31.75'
L2	S 64°01'21" W	34.26'
L3	S 64°19'54" W	54.79'
L4	S 51°20'10" W	21.35'
L5	N 49°16'35" W	70.45'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N 56°16'33" E	20.54'
E2	S 20°36'02" E	19.73'
E3	S 51°20'10" W	15.48'
E4	S 41°10'10" W	5.99'
E5	N 20°36'02" W	22.71'

NO.	DESCRIPTION	DATE
3	REVISE PER COMMENTS	1/27/21
2	ZONING INFO; SETBACKS	10/22/20
1	ADDED ZONING REQUIREMENTS	10/13/20
0	ISSUED FOR COMMENT	9/30/20

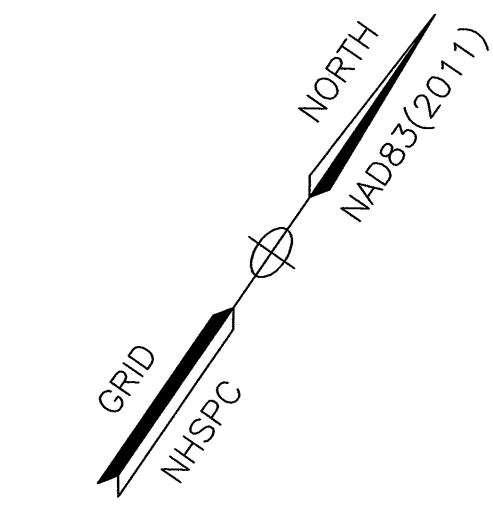
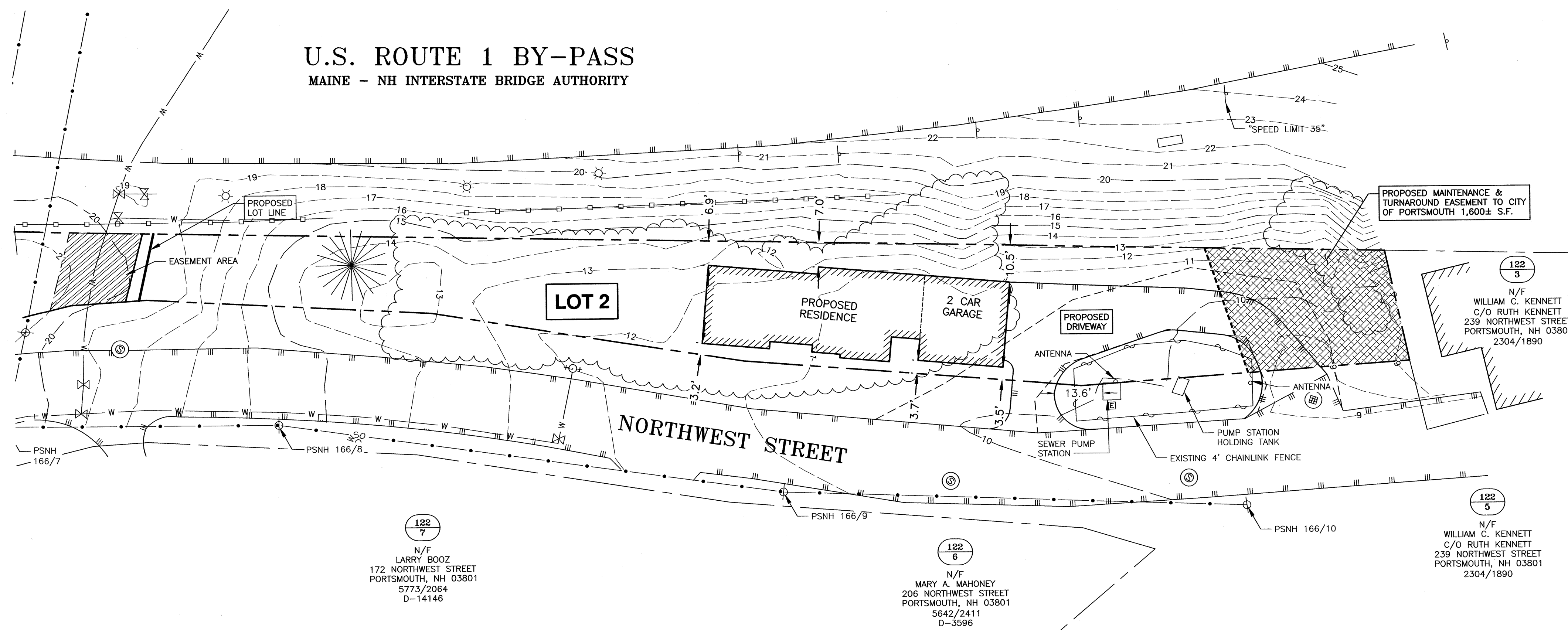
SUBDIVISION PLAN
TAX MAP 122 - LOT 2
 OWNERS:
GREGORY J. MORNEAULT & AMANDA B. MORNEAULT
 137 NORTHWEST STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE



LOCATION MAP SCALE: 1" = 500'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	MAP 11 / LOT 21
BOUNDARY	
---	SETBACK
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
□	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
□	GRANITE BOUND SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC/WIRES
---	CONTOUR
○	SPOT ELEVATION
---	EDGE OF PAVEMENT (EP)
---	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	GAS SHUT OFF
○	WATER SHUT OFF/CURB STOP
○	GATE VALVE
○	HYDRANT
○	METER (GAS, WATER, ELECTRIC)
○	CATCH BASIN
○	TELEPHONE MANHOLE
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	AIR CONDITIONER UNIT
○	SIGNS
AC	ASBESTOS CEMENT PIPE
CI	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
COP	COPPER PIPE
DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VC	VITRIFIED CLAY PIPE
EL	ELEVATION
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB
CCB	CAPE COD BERM
LSA	LANDSCAPED AREA

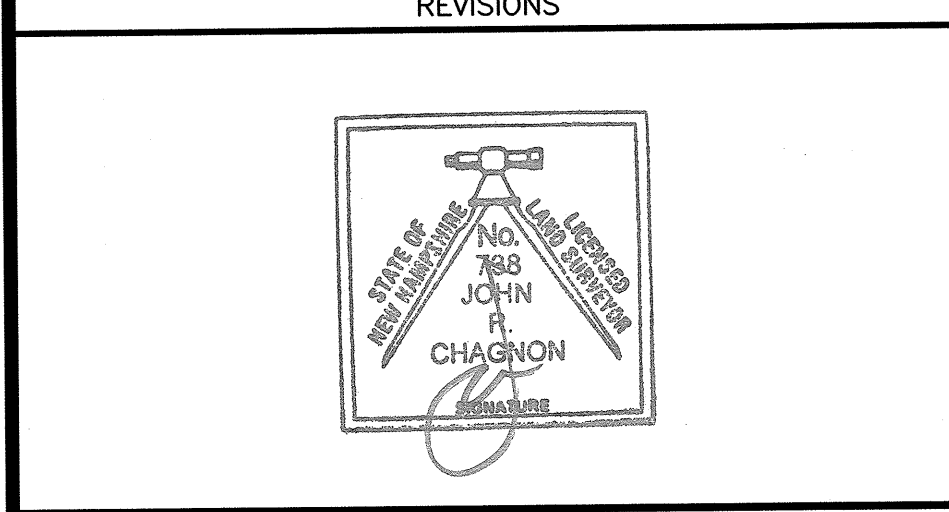


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- NOTES:**
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 18,134 S.F.
 0.4163 ACRES
 PROPOSED LOT AREAS:
 LOT #1 7,500 S.F. 0.1722 ACRES
 LOT #2 10,634 S.F. 0.2441 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE PLACEMENT OF A PROPOSED RESIDENCE ON LOT 2 OF THE PROPOSED SUBDIVISION.
 - 6) ZONING DISTRICTS:
 GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
 LOT AREA: 7,500 S.F.
 FRONTAGE: 100'
 DEPTH: 70'
 SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
 MAXIMUM STRUCTURE HEIGHT: 35'
 MAXIMUM BUILDING COVERAGE: 25%
 MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 2 DIMENSIONAL CALCULATIONS:
 LOT AREA: 10,634 S.F.
 FRONTAGE: 357'
 DEPTH: 25.4 AVERAGE
 SETBACKS:
 FRONT: 3.2'
 SIDE: 105.9'
 REAR: 6.9'
 STRUCTURE HEIGHT: <35'
 BUILDING COVERAGE: 1,920 S.F. (20%)
 OPEN SPACE: 7,328 S.F. (69%)

**PROPOSED HOUSING
 TBD NORTHWEST ST.
 PORTSMOUTH, NH**

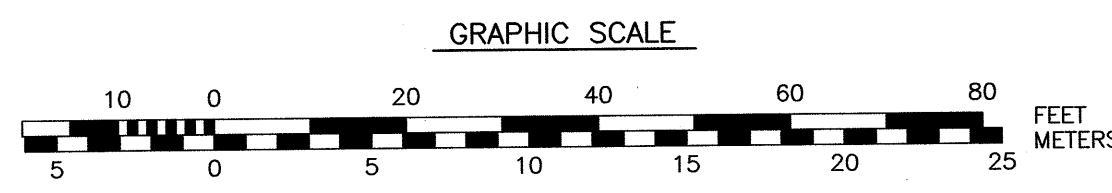
NO.	DESCRIPTION	DATE
1	REVISE PER COMMENTS	1/27/21
0	ISSUED FOR COMMENT	1/21/21



SCALE 1" = 20' JANUARY 2021

VARIANCE PLAN **C1**

APPROVED BY THE PORTSMOUTH ZONING BOARD
 CHAIRMAN _____ DATE _____



1/27/2021

Victoria with Wing

040.127.v6 GR

(1/27/2021)

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603-431-9559



CRS 040.127.v6 GR Victoria with Wing

EXHIBIT 2

1/27/2021

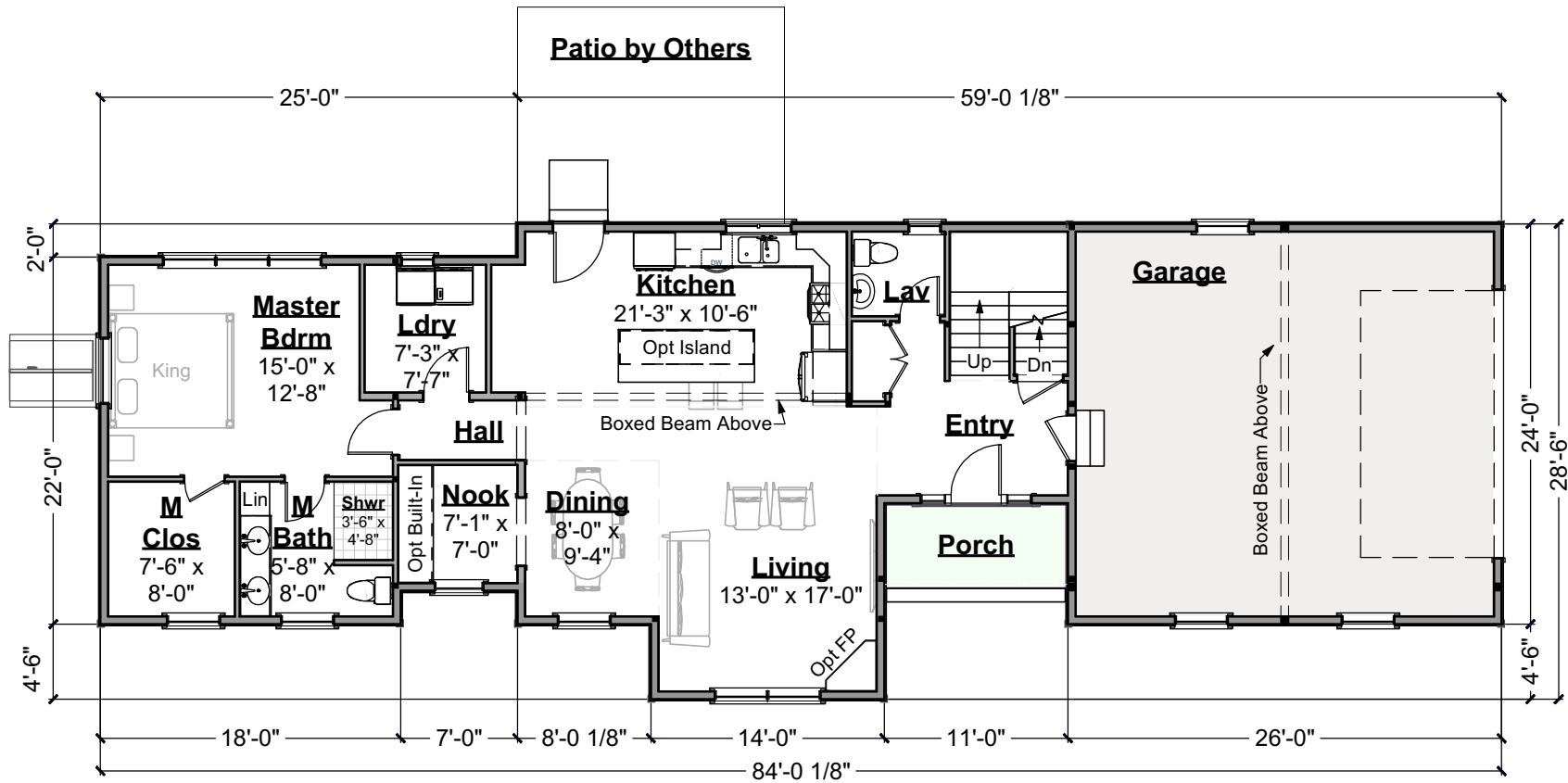
Victoria with Wing

040.127.v6 GR
(1/27/2021)

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603-431-9559



First Floor Plan
Scale: 3/32" = 1'-0"

1/27/2021

Victoria with Wing

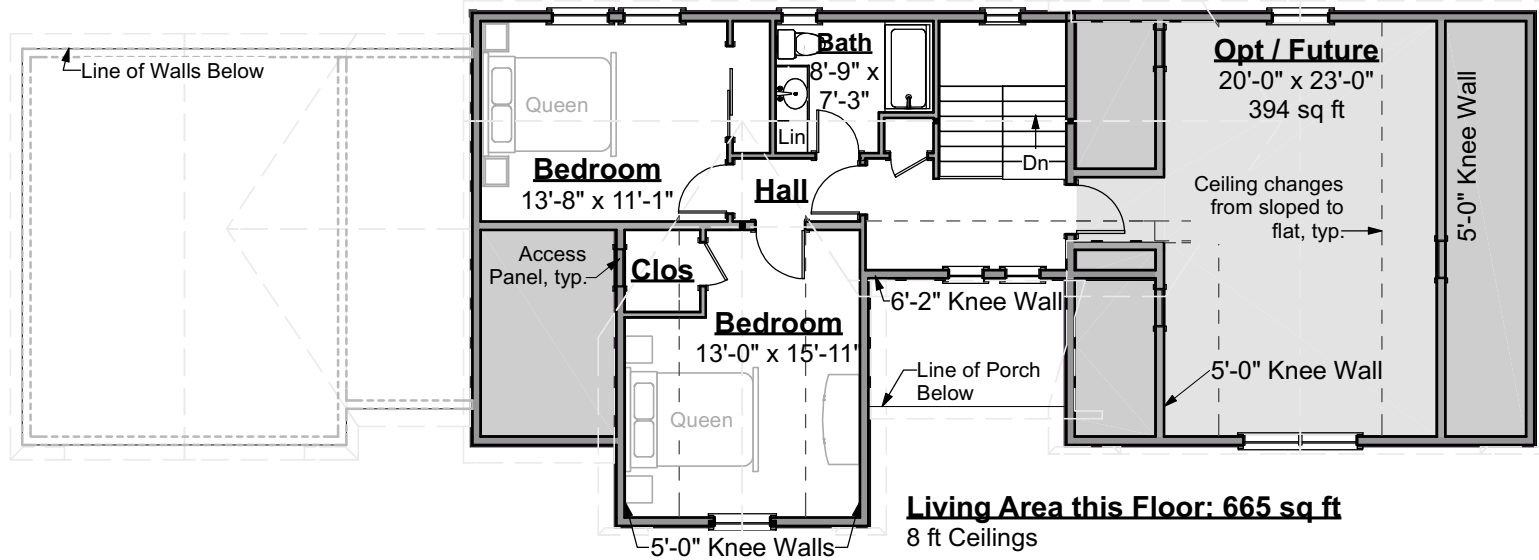
040.127.v6 GR

(1/27/2021)

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Second Floor Plan

Scale: 3/32" = 1'-0"

1/27/2021

Victoria with Wing

040.127.v6 GR

(1/27/2021)

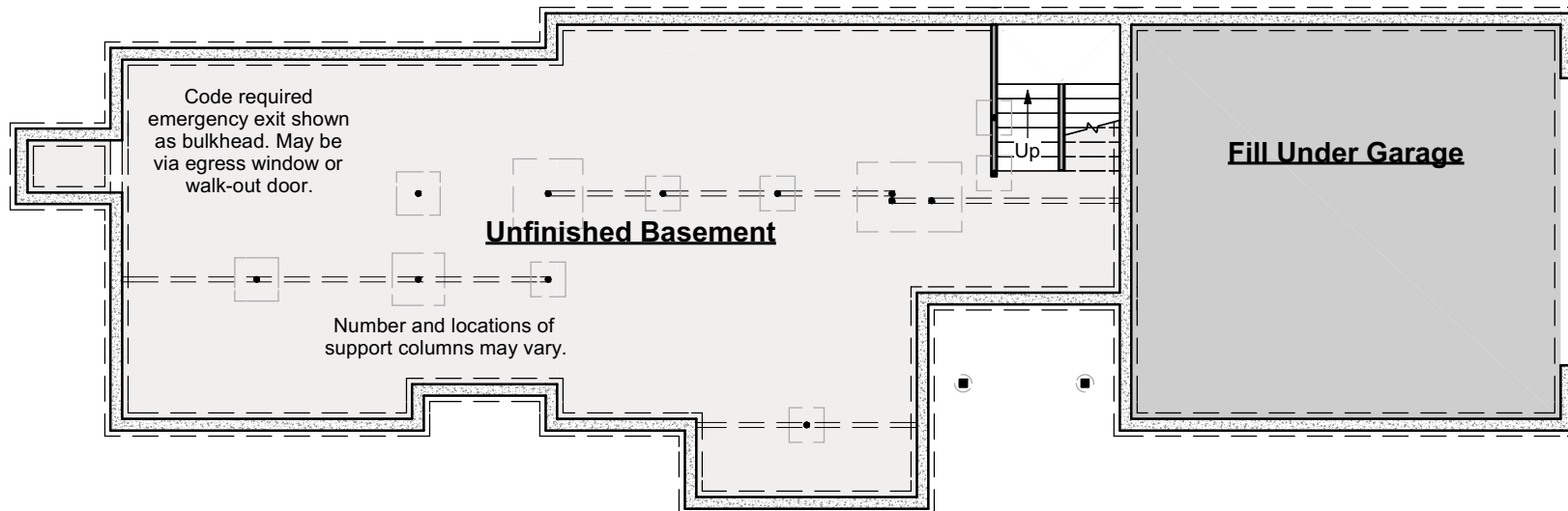
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restrictions.



603-431-9559

IMPORTANT BASEMENT NOTES:

- Unless an area is specifically designed as "no posts", additional posts may be required.
- Unless specifically noted otherwise, basement beams will be framed below the floor joists.
- Basement spaces accommodate utilities, mechanical equipment and the horizontal movement of plumbing pipes, electrical wires and heating ducts. Both as part of any Construction Drawings produced based on this design and as future decisions made by the builder, changes to accommodate these items must be expected.
- Basement window locations are dependent on site conditions and utility locations. Clarify number and location with your builder.



Foundation Plan

Scale: 3/32" = 1'-0"

1/27/2021

Victoria with Wing

040.127.v6 GR

(1/27/2021)

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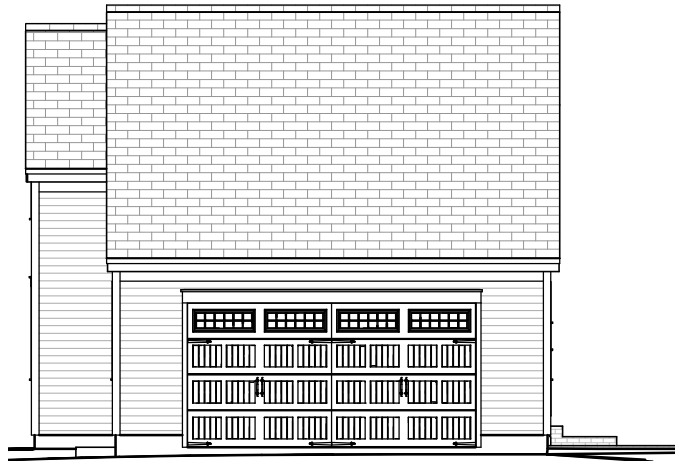
Victoria with Wing

040.127.v6 GR
(1/27/2021)

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603-431-9559



Right Elevation
Scale: 3/32" = 1'-0"



Left Elevation
Scale: 3/32" = 1'-0"

1/27/2021

Victoria with Wing

040.127.v6 GR
(1/27/2021)

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restrictions.



603-431-9559



137 Northwest St



Imagery ©2020 Maine GeoLibrary, Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



Google Maps 137 Northwest St



Google Maps 137 Northwest St



Imagery ©2020 Maine GeoLibrary, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020

100 ft

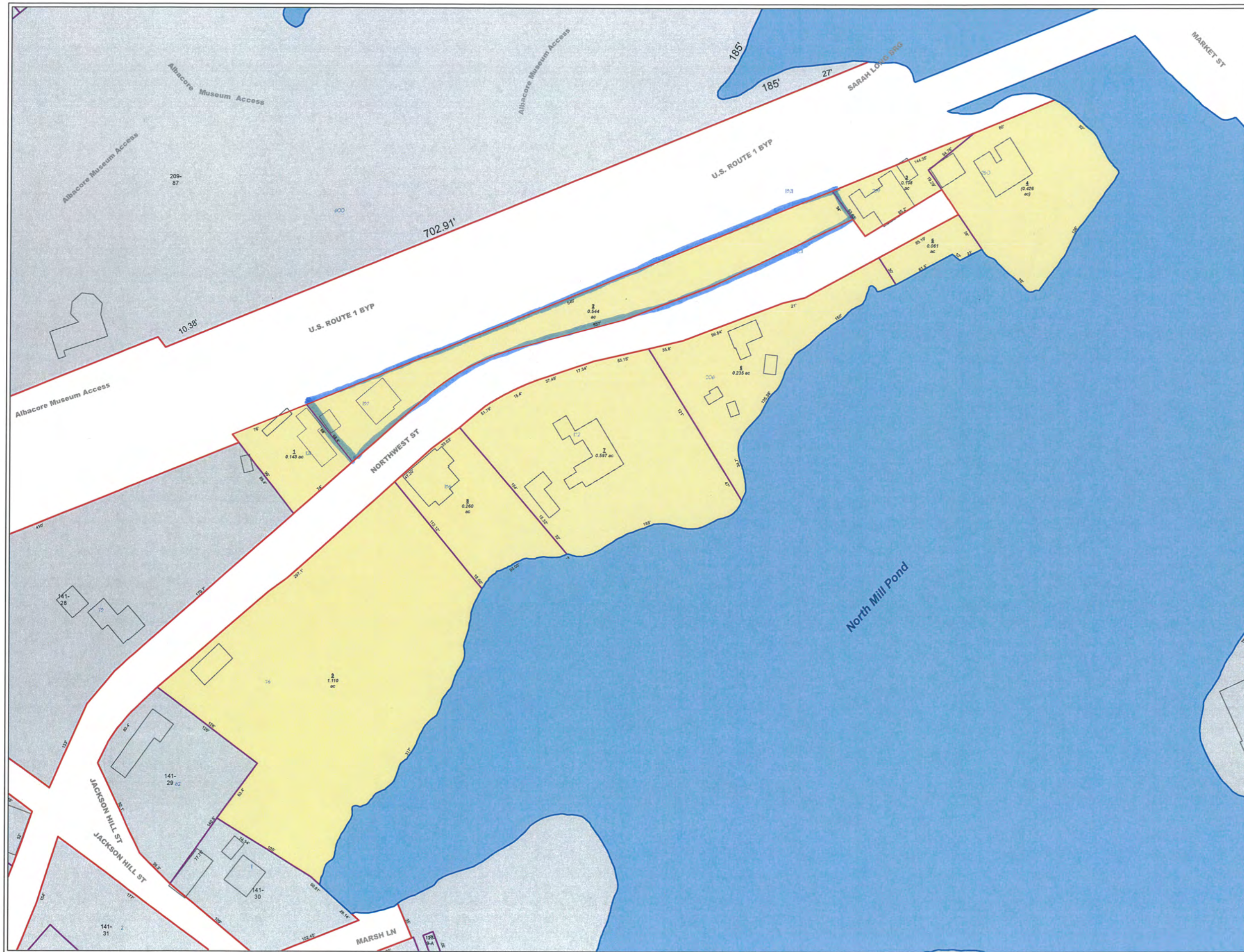
Google Maps 136 Northwest St



Image capture: Sep 2011 © 2020 Google

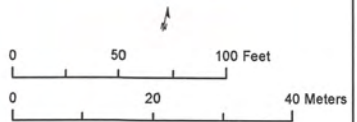




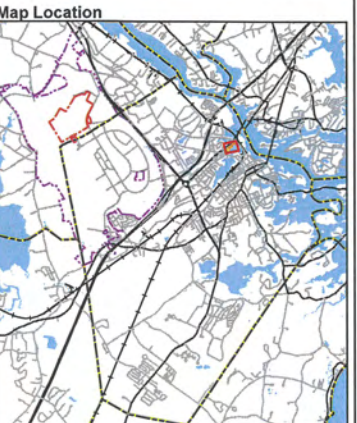


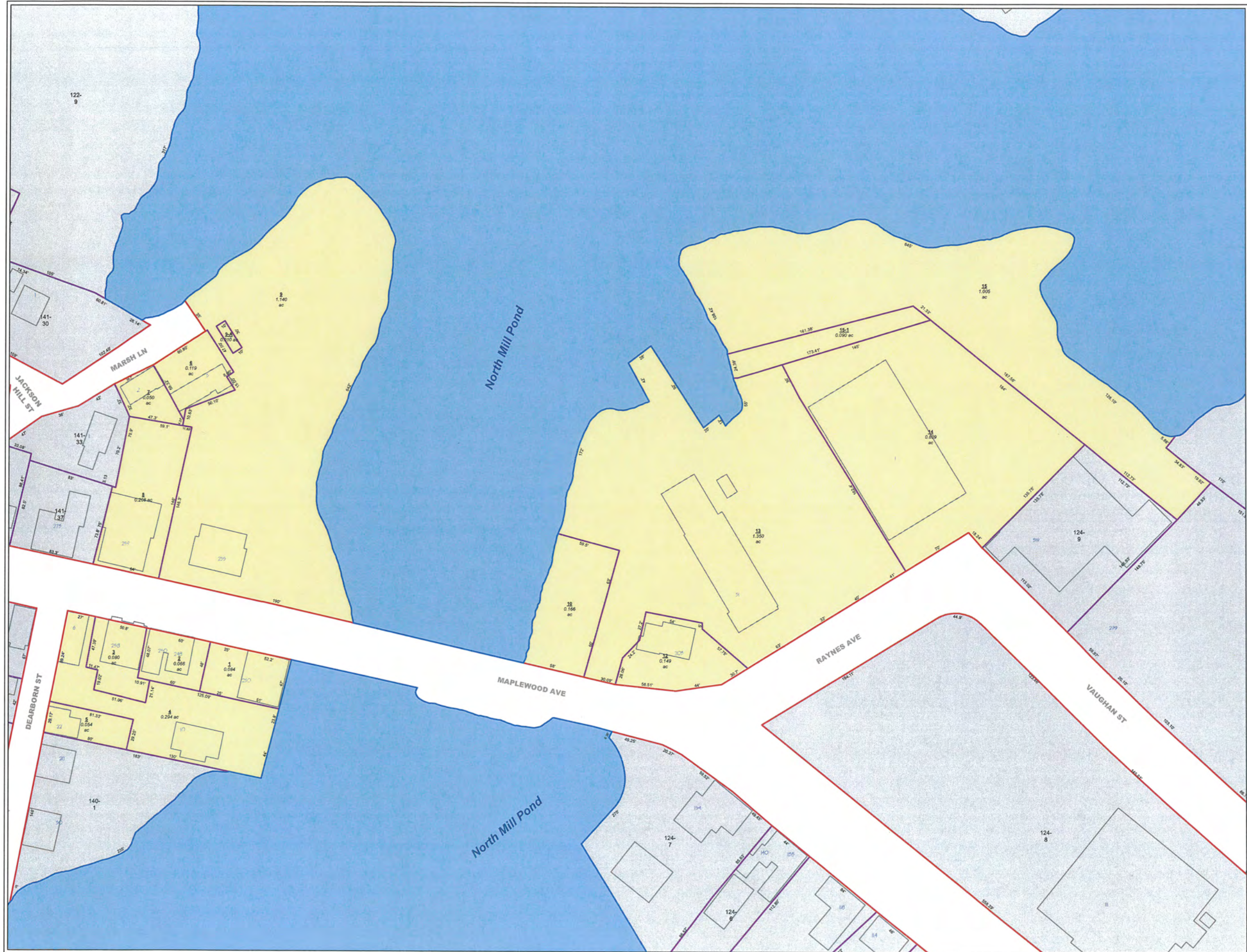
- Partial Legend**
See the cover sheet for the complete legend.
- 7-5A Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - 2nd Address number
 - 233-137 Parcel number from a neighboring map
 - 68' Parcel line dimension
 - SIMS AVE Street name
 - Parcel/Parcel boundary
 - Parcel/ROW boundary
 - Water boundary
 - Structure (1994 data)
 - Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)

EXHIBIT 4

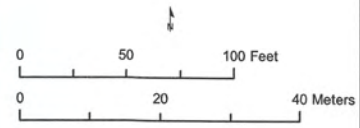


This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

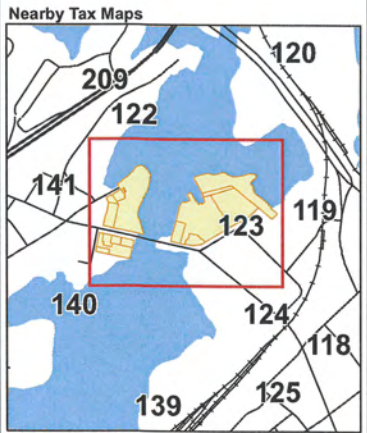




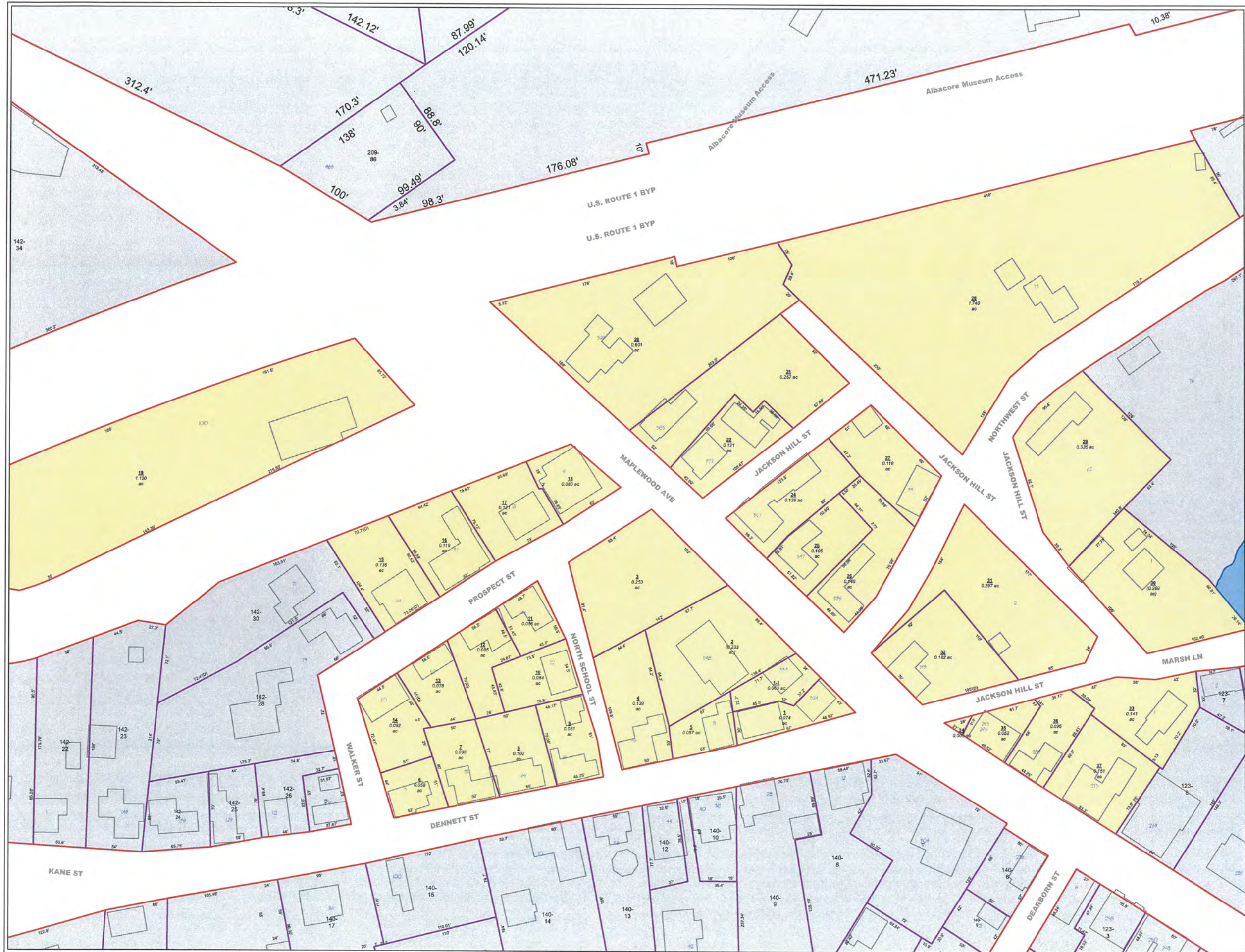
- Partial Legend**
 See the cover sheet for the complete legend.
- 7-5A** Lot or lot-unit number
 - 2.56 ac** Parcel area in acres (ac) or square feet (sf)
 - 23** Address number
 - 233-137** Parcel number from a neighboring map
 - 66'** Parcel line dimension
 - SIMS AVE** Street name
- Parcel/Parcel boundary
 - Parcel/ROW boundary
 - Water boundary
 - Structure (1994 data)
 - Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)



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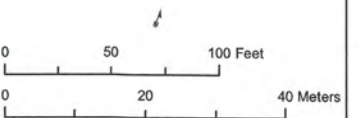


Portsmouth, New Hampshire
 2019
Tax Map 123

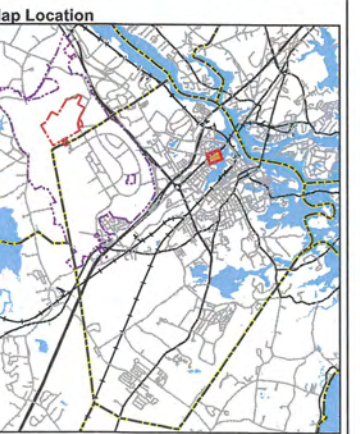


Partial Legend
 See the cover sheet for the complete legend.

- 7-5A** Lot or lot-unit number
- 2.56 ac Parcel area in acres (ac) or square feet (sf)
- 25 Address number
- 233-137 Parcel number from a neighboring map
- 68 Parcel line dimension
- SIMS AVE Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
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Portsmouth, New Hampshire
 2019
Tax Map 141

**BOARD OF ADJUSTMENT MEETING
PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting via Zoom Conference Call

7:00 P.M.

NOVEMBER 24, 2020

MINUTES

MEMBERS PRESENT: Chairman David Rheame, Vice-Chairman Jeremiah Johnson, Jim Lee, Peter McDonell, Christopher Mulligan, Arthur Parrott, Alternate Phyllis Eldridge, Alternate Chase Hagaman

MEMBERS EXCUSED: John Formella

ALSO PRESENT: Peter Stith, Planning Department

I. PUBLIC HEARINGS – NEW BUSINESS

Chairman Rheame recused himself from the following petition, and Vice-Chair Johnson took his place as Acting Chair. Alternates Ms. Eldridge and Mr. Hagaman took voting seats.

A) Petition of **Gregory & Amanda Morneault, Owners**, for property located at **137 Northwest Street** wherein relief was needed from the Zoning Ordinance to subdivide one lot into two lots and construct a new two family dwelling which requires the following: 1) Variances from Section 10.521 to allow: a) a lot depth of 44.7 feet for Lot 1 and 23.4 feet for Lot 2 where 70 feet is required for each; b) a lot area per dwelling unit of 5,317 square feet for proposed Lot 2 where 7,500 square feet per dwelling is required; c) a 2.5 foot front yard for proposed Lot 2 where 15 feet is required; and d) a 4 foot rear yard for proposed Lot 2 where 20 feet is required. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District.

SPEAKING TO THE PETITION

Attorney Tim Phoenix was present on behalf of the applicant. Also present were the owners Gregory and Amanda Morneault, lot purchasers Darrell and Reggie Moreau, project engineer Paul Dobberstein, and City Staff Attorney Trevor McCourt. Attorney Phoenix reviewed the petition and explained why the variances were needed. He said the project was a reasonable use for the land, noting that there were many existing homes on nearby small lots that didn't meet the density requirements or were too close to the lot line, and that allowing a duplex would let two families buy a home at the market rate and let the existing owners recoup the long and narrow lot. He reviewed the criteria and said they would be met. He said the applicant would also go before the Planning Board and the Historic District Commission (HDC).

Mr. Mulligan asked whether there was an easement for the vehicle turnaround on the eastern edge of Lot 2. Attorney McCourt said there was no easement and that the City's Public Works department wanted to keep the turnaround as a full or hammerhead turnaround but was willing to work with the applicant. Mr. Mulligan said the design could be reconfigured once it got to the HDC. He asked why there were two units proposed instead of one, noting that it didn't look like there was a lot of outdoor space for two families to enjoy. Attorney Phoenix said it had to do with the balance of the location and the costs of acquisition and construction. He said the buyers Darrell and Reggie thought two homes would make more sense, given that the location included the bypass and a lot of density. He said each unit could sell for a bit less than a single-family home, which made it more affordable as a starter home.

Mr. Hagaman asked how big the yard would be on each side of the duplex. Mr. Dobberstein said the gravel drive would come close to Unit 2, but there would be some room in the back and that the turnaround might be reconfigured. He said the project would go before the Technical Advisory Committee (TAC) and that the drive may be eliminated. Mr. Hagaman asked if the applicant had discussed working out an easement for the turnaround. Attorney Phoenix said the City seemed to be willing to work with the applicant on an easement.

Acting-Chair Johnson opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

No one was present to speak.

SPEAKING IN OPPOSITION TO THE PETITION

Attorney Joseph Russell said he represented Mary Ann Mahoney of 206 Northwest Street who lived directly across from the proposed structure. He said Ms. Mahoney felt that the project did not meet any of the five criteria. He said the front of the structure would be 27 feet from her front door and that the 2.9-ft setback would align with her driveway, so there would be negative impacts from noise and light, and her health, safety and welfare would be impacted. He said the project would not preserve the essential character of the District because the historic homes on the street ranged from 1664 to 1870, and a duplex with a 4-car garage would not fit. He said she also had concerns about emergency access to her home and about her property's value and thought the only hardship was created by the subdivision.

Katie Petrin of 239 Northwest Street said she and her husband recently bought their house and were concerned that their property's value would be diminished by the project.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Attorney Phoenix said the City wanted to work with the applicant to deal with access issues and allow a greater yard. He said the lot was presently overgrown, which related to the public interest, and that the project would fall in line with the other houses on the street. He said the

project was consistent in terms of density and setbacks in the overall area and that the ages of the surrounding homes were not a factor.

No one else was present to speak, and Acting-Chair Johnson closed the public hearing.

DISCUSSION OF THE BOARD

Mr. Hagaman asked how far the house was from the street. Mr. Stith said it was about twenty feet from the garage to the edge of the pavement. Mr. Hagaman said he was leery because the property-size-per-dwelling unit was misleading if more than half of the property was taken up by a turnaround and the Board didn't know if there would be an easement. Acting-Chair Johnson said the property had a hardship due to the dimensional setbacks and its proximity to the bypass but that he was having a harder time with the use. He said the density variance was backed into by the use and that it was hard to justify why two units were needed instead of one, but he thought there would be a dramatic change to the look of the structure once the HDC was done with its review. Mr. Parrott said there was practically no traffic on Northwest Street and there were topography challenges, both of which were factors that caused him to support the project. He said he had spent time looking at the property and thought the proposed use of the vacant lot was appropriate. Mr. Lee agreed, adding that the property was burdened by the bypass, with all its shining headlights and traffic light, and that the location had a special hardship.

Mr. McDonell said he generally agreed with the points made by Mr. Parrott and Mr. Lee and thought the project might change once the HDC reviewed it, but he didn't think the application met a lot of the criteria. He said the Board had to judge it on whether it would be a change to the character of the neighborhood. He said he disagreed with the applicant that one should look to the density of the property along Maplewood Avenue. He said there would be change in the character of the micro neighborhood that would cause diminution of property values across the street and possibly up and down the street, notwithstanding that it might be good for the City as a whole to have a duplex with more affordable units. He said he didn't think there was a hardship, although there were special conditions that distinguished it from other lots in the area. He said it had to meet the criteria of having no fair and substantial relationship between the purpose of the ordinance and the way its provisions were applied, and he felt that the density and setback requirements in the ordinance were reasonable. He said he did not think that the proposed residential use in a residential area was reasonable in that particular location. He said the petition failed quite a few criteria and that he could not support it.

Mr. Lee disagreed about the diminution of property values in that area. He said that a vacant lot carried no guarantee that it would always be vacant, and he thought that placing a reasonably-priced duplex on it would not diminish property values in the neighborhood. Ms. Eldridge agreed but had trouble believing that the petition would look the same once it was reviewed by the HDC. Acting-Chair Johnson said he had the same concern.

DECISION OF THE BOARD

*Mr. Parrott moved to **grant** the variances for the petition as presented, and Ms. Eldridge seconded.*

Mr. Parrott referred to his earlier comments. He said the ordinance was designed to deal with the odd situation that did not meet the zoning requirements, and he thought the lot complied in spades with that. He said granting the variances would not alter the essential characteristics of the neighborhood because the homes in the neighborhood were old but didn't have much in common, and the structure would look entirely different from them, like any new construction. He said he was having trouble with the public rights in the area because the property was off an embankment to the highway and was seldom used. He said granting the variances would do substantial justice because the applicant had a great deal to gain, whereas the public didn't have much interest in the little-used area. He said he understood that the neighbors were fond of the area but that it was a vacant overgrown lot that would not change the experience of folks in that area. He said the building would be three feet to the property line and not three feet off the street. He said granting the variances would not diminish the values of surrounding properties, noting that the Board hadn't heard expert testimony that they would, other than Mr. Lee's experience as a realtor, and that after the proposed structure was built and the area was landscaped, there would not be a change in the value of surrounding properties. He said the hardship was the physical property itself that was an unusually long and narrow lot and right up against public property, the embankment to the highway, and against a dead-end street, so it was hard to find how it related to other similar properties. He said the use of the vacant lot was appropriate and met the criteria.

Ms. Eldridge concurred and had nothing to add.

Mr. Hagaman said he would not support the motion. He said the City did need additional housing but that he didn't think the property was the right place to squeeze a duplex in. He said the shape of the property was long and narrow, but half of it couldn't have a house and the other half had a public use that wasn't known if it would change or not. He said the duplex would be sandwiched between a road and a berm up against the bypass, and the spirit of the ordinance was to ensure that properties like that were being properly utilized. He said it was the wrong thing to do with the property. Mr. Lee said that building a duplex was a very creative use on a very challenging property and that it would be an asset to the area and the City, so he would support the motion.

*The motion was **denied** by a vote of 4-3, with Mr. Hagaman, Mr. McDonell, Mr. Mulligan, and Acting-Chair Johnson voting against the motion to approve.*

Acting-Chair Johnson asked for another motion.

*Mr. McDonell moved to **deny** the variance requests, and Mr. Hagaman seconded.*

Mr. McDonell said he would incorporate his previous comments. He said the proposed duplex would alter the essential characteristics of the neighborhood because there was nothing else like it in the area, notwithstanding the fact that there was more dense development in a few places down the street and on Maplewood Avenue. He said the project would diminish surrounding property values, especially the value of the home directly across the street, and in general most

of the properties up and down the street. He said there was no hardship because the special conditions did not have a fair relationship between the purpose of the ordinance and its application to the property. He said it was an economically-driven request but that it wasn't enough. He said he didn't think one could get over the hump of the density and setback requirements, and he didn't think the duplex use in that location was a reasonable one. Mr. Hagaman concurred and said he would incorporate his remarks from the previous motion.

*The motion **passed** by a vote of 4-3, with Ms. Eldridge, Mr. Lee, Mr. Parrott voting in opposition to the motion.*

Chairman Rheaume assumed his seat as Chair, Acting-Chair Johnson resumed his seat as Vice-Chair, and Mr. Hagaman returned to alternate status.

B) Petition of **111 Maplewood Avenue, LLC, Owner**, for property located at **145 Maplewood Avenue** wherein relief was needed from the Zoning Ordinance for signage for new building which requires the following: 1) A Variance from Section 10.1251.20 to allow a 57 square foot freestanding sign where 20 square feet is the maximum allowed. 2) A Variance from Section 10.1242 to allow wall signs above the ground floor on all sides of the building. 3) A Variance from Section 10.1242 to allow wall signs above the ground floor on a side of a building not facing a street. 3) A Variance from Section 10.1144.63 to allow illuminated signs above 25 feet from grade. Said property is shown on Assessor Map 124 Lot 8-1 and lies within the Character District 5 (CD5) District.

SPEAKING TO THE PETITION

Attorney Chris Boldt was present on behalf of the applicant. The Chief Operating Officer of the Kane Company Eric Nelson and the project architect Chris Lizotte were also present.

Mr. Lizotte reviewed the petition. He said the building would be a 4-story multi-tenant building and that most of the tenants wanted signage that was associated with their uses. He said the building would also have mounted lights that were previously approved by the HDC. Attorney Boldt noted that the textual signs were less square footage than technically allowed and that the lighted signs were classified by the ordinance as signs and were approved by the HDC. He said they also needed approval from the Board for a freestanding sign. He said the special conditions of the building included its location and having three fronts, with a fourth not being on a street. He reviewed the criteria and said they would be met.

Chairman Rheaume verified all the sign locations with Attorney Boldt to see which ones were below street level, at street level, or above street level. Mr. Hagaman asked whether each sign for a particular tenant faced the street or was a potential entry point for the tenant or the public. Attorney Boldt said the main entrance was off the pedestrian alley, which most people would use. He said there were two potential tenant spaces on the first floor and a lower-level tenant on the Vaughan Street elevation that would each have an outside door. Mr. Hagaman asked why

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

February 10, 2021

HAND DELIVERED

Peter Stith, Planner
City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

Re: Gregory & Amanda Morneault, Owner
Darrell Moreau, Applicant
137 Northwest Street
Portsmouth, New Hampshire, 03801
Tax Map 122, Lot 2, Gen. Residence A (GRA) District

Dear Peter:

Attached please find an original and eleven (11) copies of the following supplemental exhibits for consideration by the Zoning Board of Adjustment.

Exhibit 5 – Approval from the City for Easement
Exhibit 6 – Abutter Letters in Support
Exhibit 7 – 137 Northwest in Context

We will upload a revised submission with these exhibits included and send you a copy by email. We look forward to presenting this the Zoning Board of Adjustment at its February 16, 2021 meeting.

Let me know if you have any questions or comments.

Very truly yours,



R. Timothy Phoenix
Monica F. Kieser

Encl.

cc: Darrell & Reggie Moreau
Ambit Engineering, Inc.
Artform Architecture, Inc

DANIEL C. HOEFLE	R. PETER TAYLOR	GREGORY D. ROBBINS	DUNCAN A. EDGAR
R. TIMOTHY PHOENIX	JOHN AHLGREN	MONICA F. KIESER	OF COUNSEL:
LAWRENCE B. GORMLEY	KIMBERLY J.H. MEMMESHEIMER	SAMUEL HARKINSON	SAMUEL R. REID
STEPHEN H. ROBERTS	KEVIN M. BAUM	JACOB J.B. MARVELLEY	

Monica Kieser

From: Trevor McCourt <tmccourt@cityofportsmouth.com>
Sent: Wednesday, February 10, 2021 12:24 PM
To: Monica Kieser
Cc: Tim Phoenix
Subject: RE: 137 Northwest

Monica,

I heard back from Public Works. The easement area would be acceptable.

Trevor

Trevor P. McCourt, Staff Attorney
City of Portsmouth
1 Junkins Ave, Portsmouth, NH
(603) 610-7234

The information in this message may be legally privileged and confidential. It is intended only for the use of the named individual. If you receive this communication in error, please notify me and delete the communication without making any copy or distributing it.

From: Monica Kieser [mailto:MKieser@hpgrlaw.com]
Sent: Monday, February 8, 2021 2:04 PM
To: Trevor McCourt <tmccourt@cityofportsmouth.com>
Cc: Tim Phoenix <TPhoenix@hpgrlaw.com>
Subject: RE: 137 Northwest

Hi Trevor,

I'm just following up. Can you let me know if you have any feedback about the easement?

Thanks so much,
Monica

From: Trevor McCourt <tmccourt@cityofportsmouth.com>
Sent: Friday, January 29, 2021 1:19 PM
To: Monica Kieser <MKieser@hpgrlaw.com>
Cc: Tim Phoenix <TPhoenix@hpgrlaw.com>
Subject: RE: 137 Northwest

Monica,

Thank you for sending this over. I will touch base with the team over at public works and get back to you.

Trevor

Trevor P. McCourt, Staff Attorney
City of Portsmouth
1 Junkins Ave, Portsmouth, NH
(603) 610-7234

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From: Monica Kieser [<mailto:MKieser@hpgrlaw.com>]
Sent: Friday, January 29, 2021 12:56 PM
To: Trevor McCourt <tmccourt@cityofportsmouth.com>
Cc: Tim Phoenix <TPhoenix@hpgrlaw.com>
Subject: 137 Northwest

Hi Trevor,

I'm working with Tim Phoenix on this project.

I understand you have had some conceptual conversations with our clients Darrell and Reginald Moreau to flesh out the easement area on this property and that there was some agreement around the attached mark-up (the JPG file)

Darrell and Reggie are moving forward and have submitted a revised application for a single-family home on the subdivided lot. Ambit has generated the attached plan set which we submitted this week.

We'd like to be able to submit something from you to the ZBA if this meets your approval. Let me know your thoughts.

Thanks so much,

Monica

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
ATTORNEYS AT LAW

Monica F. Kieser, Esq.
Hoefle, Phoenix, Gormley & Roberts, PLLC
127 Parrott Avenue, P.O. Box 4480
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603.436.0666
603.766.9108 (direct)
603.431.0879 (fax)
mkieser@hpgrlaw.com
<https://hpgrlaw.com/>

[Click Here](#) to send files to me securely via ShareFile.

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Monica Kieser

From: Tim Phoenix
Sent: Tuesday, January 12, 2021 1:43 PM
To: Michelle Whelan; Pollyann Banks
Subject: FW: Letter of support for 137 Northwest street

From: Andrea Ardito <oihmommy@gmail.com>
Sent: Tuesday, January 5, 2021 11:54 AM
To: Tim Phoenix <TPhoenix@hpgrlaw.com>; darrellamoreau@gmail.com; amanda@theharboragency.com
Subject: Letter of support for 137 Northwest street

Dear Zoning Board of Adjustment,

We are writing in support of the proposed housing on the land of 137 Northwest street; property owned by Amanda Morneault and Gregory Morneault, with applicant Darrell Morneau. We live at 121 Northwest street and have resided there for five years. As a designer, I had often told Amanda and Greg that I pictured a lovely modest home on that parcel of land, with high windows letting in light but not the traffic bustle on the By-Pass side and charming open windows to look across the street to the water on our dead-end street. We believe this piece of land would nicely support such a structure and give our wholehearted support for them to develop this property.

Many Thanks,
Andrea Ardito, Brad Lebo

Andrea Ardito
603.502.3654

Monica Kieser

From: Tim Phoenix
Sent: Tuesday, January 12, 2021 1:42 PM
To: Michelle Whelan; Pollyann Banks
Subject: FW: Larry's Letter

From: Darrell Moreau <darrellamoreau@gmail.com>
Sent: Tuesday, January 12, 2021 1:06 PM
To: Tim Phoenix <TPhoenix@hpgrlaw.com>; Reginald Moreau <reginald.moreau@gmail.com>
Subject: Fwd: Larry's Letter

fyi

----- Forwarded message -----

From: **Amanda Morneault** <amanda@theharboragency.com>
Date: Tue, Jan 12, 2021 at 10:39 AM
Subject: Larry's Letter
To: Darrell Moreau <darrellamoreau@gmail.com>

Council Members,

I am writing in support of Darrell Moreau's application to construct a single-family dwelling on Gregory and Amanda Morneault's land at 137 Northwest Street, Lot 2 in Portsmouth. While I do not believe there was room to construct a multi-family dwelling on the lot, as in the prior application, I do believe there is room for a New England style single-family home. Specifically, a two-floor building, parallel to the street and similar to the existing home at 121 Northwest St., would not only fit onto the northeast portion of the lot, it would actually enhance the street. For many years that has been an area overgrown with brush where trash accumulates from the Route 1 bypass. Their construction could yield an attractive, historically correct structure that would fit in nicely with existing property values. Furthermore, if the driveway starts after the existing large pine tree on the lot, and preserves that tree, the construction could yield a sizable lawn with existing landscaping south of there. I have lived at 172 Northwest St for 26 years and have done historical restorations, so I feel that I am speaking with some experience. Please feel free to reach out to me with any further questions or concerns.

Sincerely,
Larry Booz
172 Northwest St
603-969-7540
Booz.Larry@gmail.com

--

Amanda Morneault
The Harbor Agency
603-770-6584

--

Darrell Moreau 603-512-5116

137 Northwest in Context



EXHIBIT 7



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

- Subject Lot
- Front/Rear Setback Nonconformity
- CDL4 L1/L2

1" = 180 ft



CITY OF PORTSMOUTH

Planning Department
 1 Junkins Avenue
 Portsmouth, New Hampshire
 03801
 (603) 610-7216

ZONING BOARD OF ADJUSTMENT

February 22, 2021

Gregory & Amanda Morneault
 137 Northwest Street
 Portsmouth, NH 03801

RE: Board of Adjustment request for property located at 137 Northwest Street (LU 20-222)

Dear Mr. & Mrs. Morneault:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, February 16, 2021**, considered your application for subdivision of one lot into two lots and construct a new single family dwelling which requires the following: 1) Variances from Section 10.521 to allow: a) a lot depth of 44.7 feet for Lot 1 and 25.4 feet for Lot 2 where 70 feet is required for each; b) a 3 foot front yard where 15 feet is required; and c) a 6.5 foot rear yard where 20 feet is required. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to grant your request as advertised and presented.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Peter J. McDonell, Vice Chairman of the Zoning Board of Adjustment

cc: Robert Marsilia, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

R. Timothy Phoenix, Esq.
Darrell Moreau

DAR BUILDERS, LLC

305 Massabesic Street
Manchester, NH 03103

3/29/2021

City of Portsmouth
HDC

Re: Application Completeness Review for #LUHD-296

To Whom it May Concern,

Please find below the list of the exterior products proposed for the home at 127 Northwest Street.

Roofing: Atlas Pinnacle Pristine High Performance Architectural Shingles- Pristine Hearthstone
Drip Edge: 8" Aluminum - White
Facia: Metal 8" with 3" Shadow - White
Siding: CertainTeed Monogram D4 - Flagstone
Corners: 6" Traditional Super Corner for Outside Corners - White
Windows: Harvey Classic with upper sash two lite and lower sash single lite - White Frame and White sashes
Front Door: ThermaTru Smooth Star two lite S4812 with two 12" side lites S2010
Front Door Pediment: Fypon 7" Pilasters and 6" Cross Head Pediment WIN3012
Garage Doors: CHI Carriage House Door with overlay – White
Garage Door Trim – Azek 6" Pilasters 8" Header - White
Window Pediments: Fypon window 6" crosshead WCH
Front Steps and Platform – Granite
Driveway – Asphalt

50 Mt. Vernon Street

LUHD-318

Work Session



City of Portsmouth, NH

05/07/2021

LUHD-318

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 14, 2021

Applicant

Matthew Beebe
matthewdbeebe@comcast.net
81 Lincoln Ave
Portsmouth, NH 03801
603-234-7398

Location

50 MT VERNON ST
Portsmouth, NH 03801

Owner:

ALEX SUSAN LIVING TRUST & ALEX SUSAN
TRUSTEE
50 MT VERNON ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Add living area to second floor of existing garage by expanding roof via shed dormers.

Description of Proposed Work (Planning Staff)

--

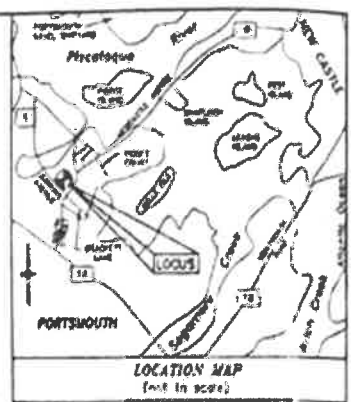
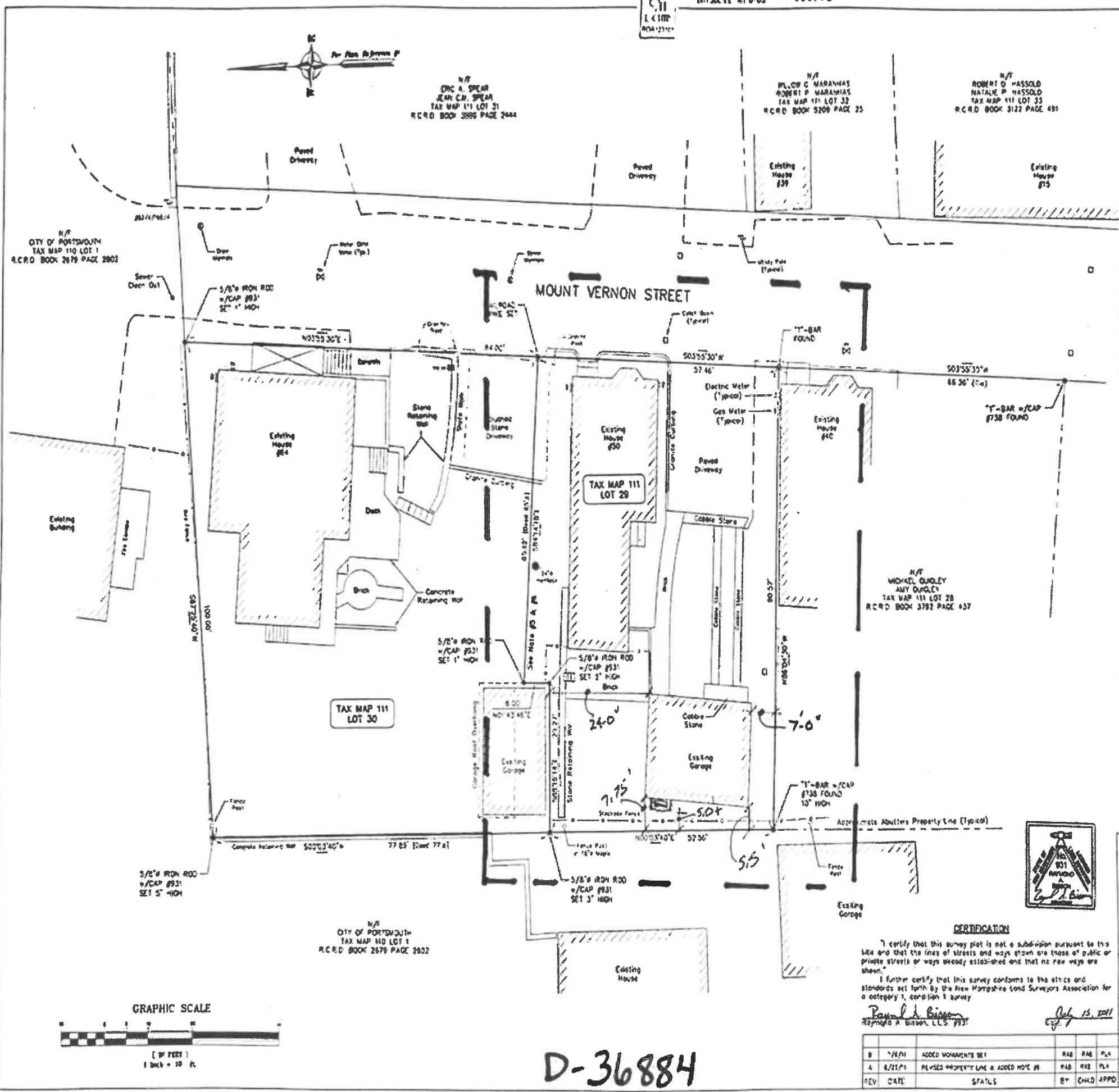
Project Representatives

Relationship to Project

Other

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

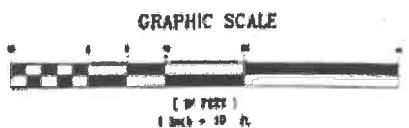
Builder/Designer



- PLAN REFERENCES:**
- "LOT LINE RELOCATION PLAN ELEANOR W. TELLER, REVOCABLE LIVING TRUST & MARION C. AND DONALD F. CLARK, 18 & 40 MOUNT VERNON STREET, PORTSMOUTH, N.H., ROCKINGHAM COUNTY PREPARED BY AUST SURVEY DATED SEPTEMBER 1993, LAST REVISED NOVEMBER 27, 1995 AND RECORDED AT THE R.C.R.D. AS PLAN 0-24425
 - "SURVEY & PERMETER PLAN, A, "ERATIONS & ADDITIONS PORTSMOUTH HOSPITAL, PORTSMOUTH, N.H." PREPARED BY JAMES W. MITCHELL & ASSOCIATES FROM THE FILES OF JOHN W. DUNN, PROVIDED BY ANNE VERRA AND ASSOCIATES
 - "PLAN OF TWO LOTS OF LAND SITUATE IN THE TOWN OF PORTSMOUTH, BELONGING TO THE HEIRS OF THE REV. MR. JOHN EMERSON, DECEASED.

- NOTES:**
- OWNERS OF RECORD
 TAX MAP 111 LOT 29:
 TED W. & SUSAN L. ALEX
 R.C.R.D. BOOK 2938 PAGE 2970
 DATED AUGUST 14, 1992

 TAX MAP 111 LOT 30:
 KRISTIN ALEXANDER
 R.C.R.D. BOOK 3104 PAGE 2428
 DATED APRIL 21, 2010
 - TOTAL PARCEL AREAS
 TAX MAP 111 LOT 29:
 5,250 Square Feet Or 0.12 Acres
 TAX MAP 111 LOT 30:
 7,670 Square Feet Or 0.18 Acres
 - THE BASIS OF BEARING IS PER PLAN REFERENCE #1.
 - MOUNT VERNON RIGHT OF WAY IS 30 FEET IN WIDTH BASED UPON PLAN REFERENCE #3.
 - REFERENCE IS MADE TO A OUTLAW DEED BETWEEN JOHN & HENNA JOHNSON AND LAUREL & LESLIE WALTER DATED SEPTEMBER 12, 1988 AND RECORDED AT THE R.C.R.D. AS BOOK 2630 PAGE 1809. SAID DEED'S PURPOSE WAS TO "ESTABLISH AND CONFIRM THE COMMON BOUNDARY LINE" BETWEEN TAX MAP 111 LOTS 29 & 30 & THAT "THE SAID COMMON BOUNDARY LINE IS SEPARATE SOUTHERLY OF THE GARAGE AND DRIVEWAY STRIATE UPON SAID WALTER LAND (TAX MAP 111 LOT 30)
 - BASED UPON A 1978 AERIAL PHOTO BY COL-EAST, INC (WHICH PHOTO SHOWS THE DRIVEWAY AND GARAGE AROUND THE TRU OF THE AGREEMENT), IT IS THIS SURVEYOR'S OPINION THAT THE PROPERTY LINE WAS INTENDED TO RUN ALONG THE EAVES OF THE GARAGE ALLOWING FOR ACCESS OVER THE DRIVEWAY AND INTO THE GARAGE 6 FEET FROM THE EXTERIOR WALL OF THE GARAGE PREVENTS THE DOORS FROM BEING UTILIZED



CERTIFICATION

I certify that this survey plot is not a subdivision pursuant to the laws and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

I further certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey.

Paul A. Bissell
 Registered Professional Surveyor
 State of New Hampshire, License No. 851

July 15, 2011

STANDARD PROPERTY SURVEY
 FOR PROPERTIES AT
 50 & 64 Mount Vernon Street
 Portsmouth, Rockingham County, New Hampshire

CREATED BY
 Ted W. Alex Kristin Alexander
 Susan L. Alex 64 Mount Vernon Street
 50 Mount Vernon Street Portsmouth, NH 03801
 Portsmouth, NH 03801

EASTERLY SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
 (203) 439-6333 KITTERY, MAINE 03844

Scale: 1" = 40'

REV. DATE STATUS BY CHECK APPROV.

8/21/11 ADDED MOMENTS SET RAB RAB PLA

8/21/11 PLUSES PROPERTY LINE & ADDED HOPE # RAB RAB PLA

8/21/11 11643 & 11645 6/7/11 1 of 1 4/18 2/2/11

8/21/11 11643 & 11645 Property 4/18/11 11643 & 11645 Property 4/18/11

8/21/11 11643 & 11645 Property 4/18/11 11643 & 11645 Property 4/18/11

Tax Map 111 Lots 29 & 30

D-36884

MDB DESIGN/BUILD LLC
 Construction Consulting
 Residential Design
 81 Lincoln Ave. Portsmouth, N.H. 03801
 603-234-7398

CONSULTANTS

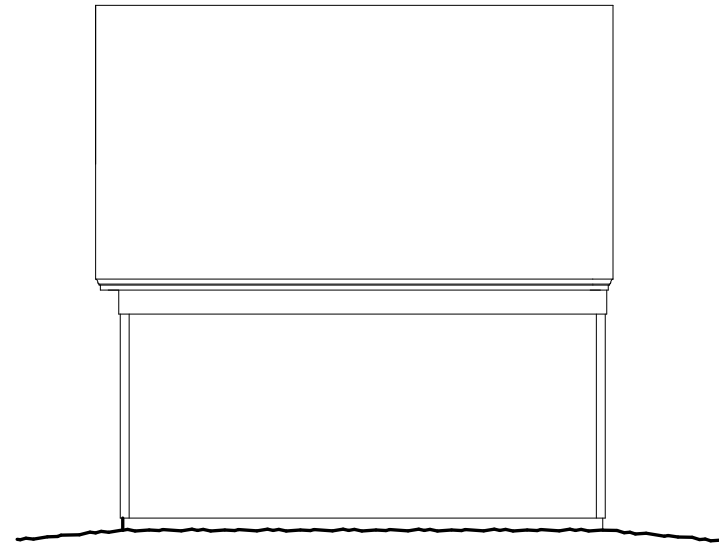
ALEX RESIDENCE
 ADU PROPOSAL
 50 MT. VERNON STREET
 PORTSMOUTH, NH 03801

4/13/21	PRELIM. DRAWINGS
DATE	DESCRIPTION

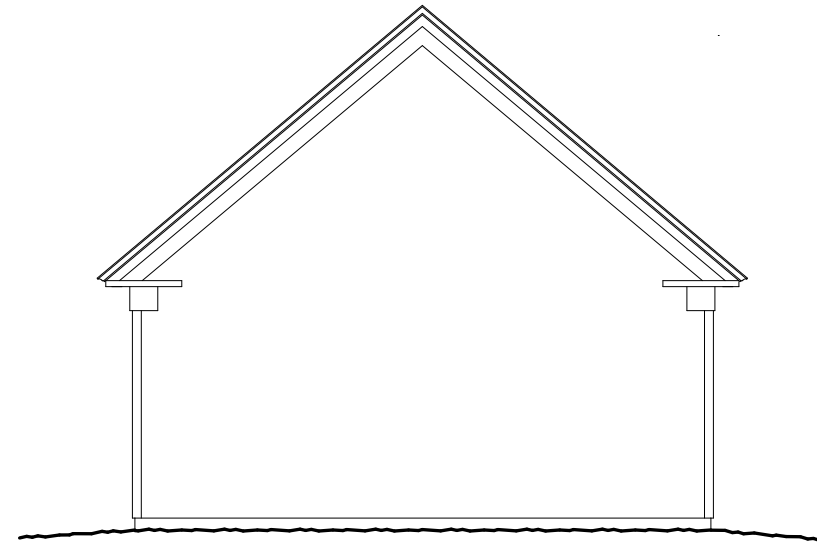
SHEET TITLE

EXISTING
 ELEVATIONS

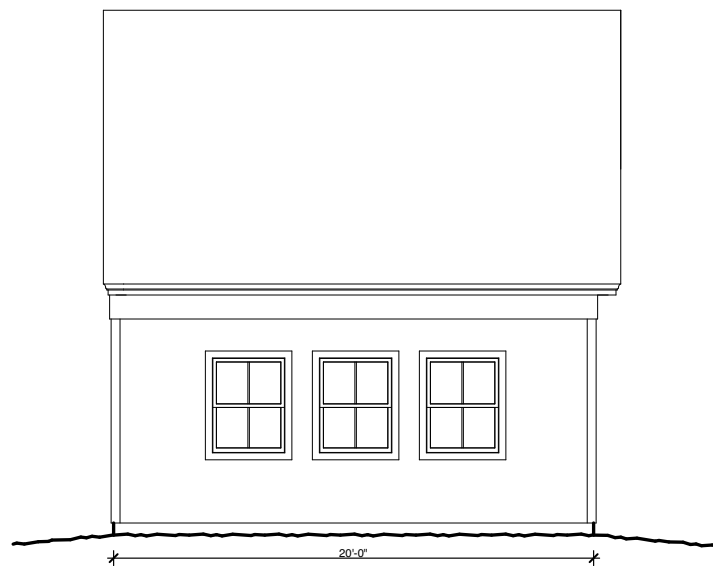
EX1



3 *SIDE ELEVATION* 1/8" = 1'-0"



4 *REAR ELEVATION* 1/8" = 1'-0"



2 *SIDE ELEVATION* 1/8" = 1'-0"



1 *FRONT ELEVATION* 1/8" = 1'-0"

CONSULTANTS

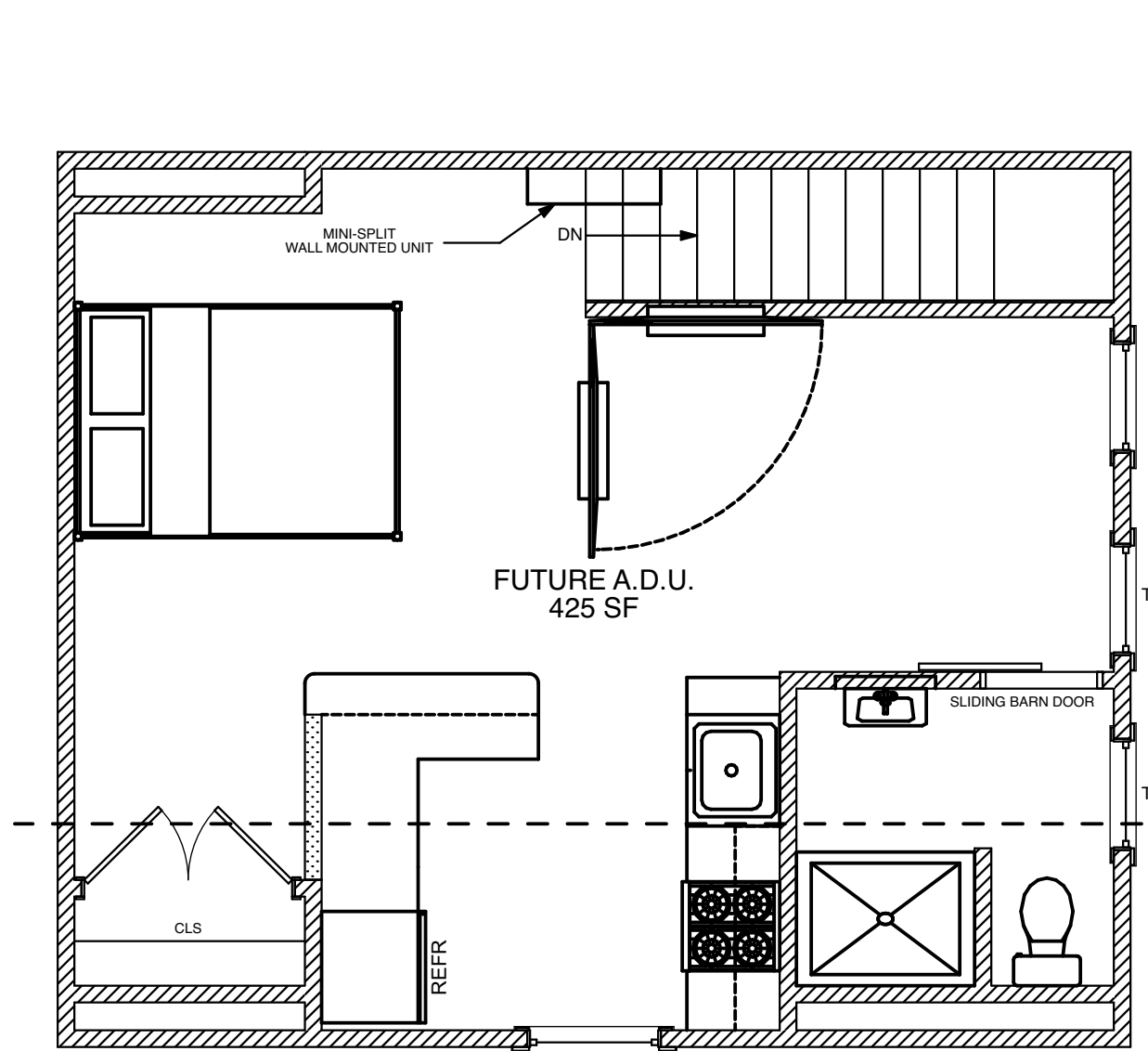
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 50 MT. VERNON STREET
 PORTSMOUTH, NH 03801

4/13/21	PRELIM. DRAWINGS
DATE	DESCRIPTION

SHEET TITLE

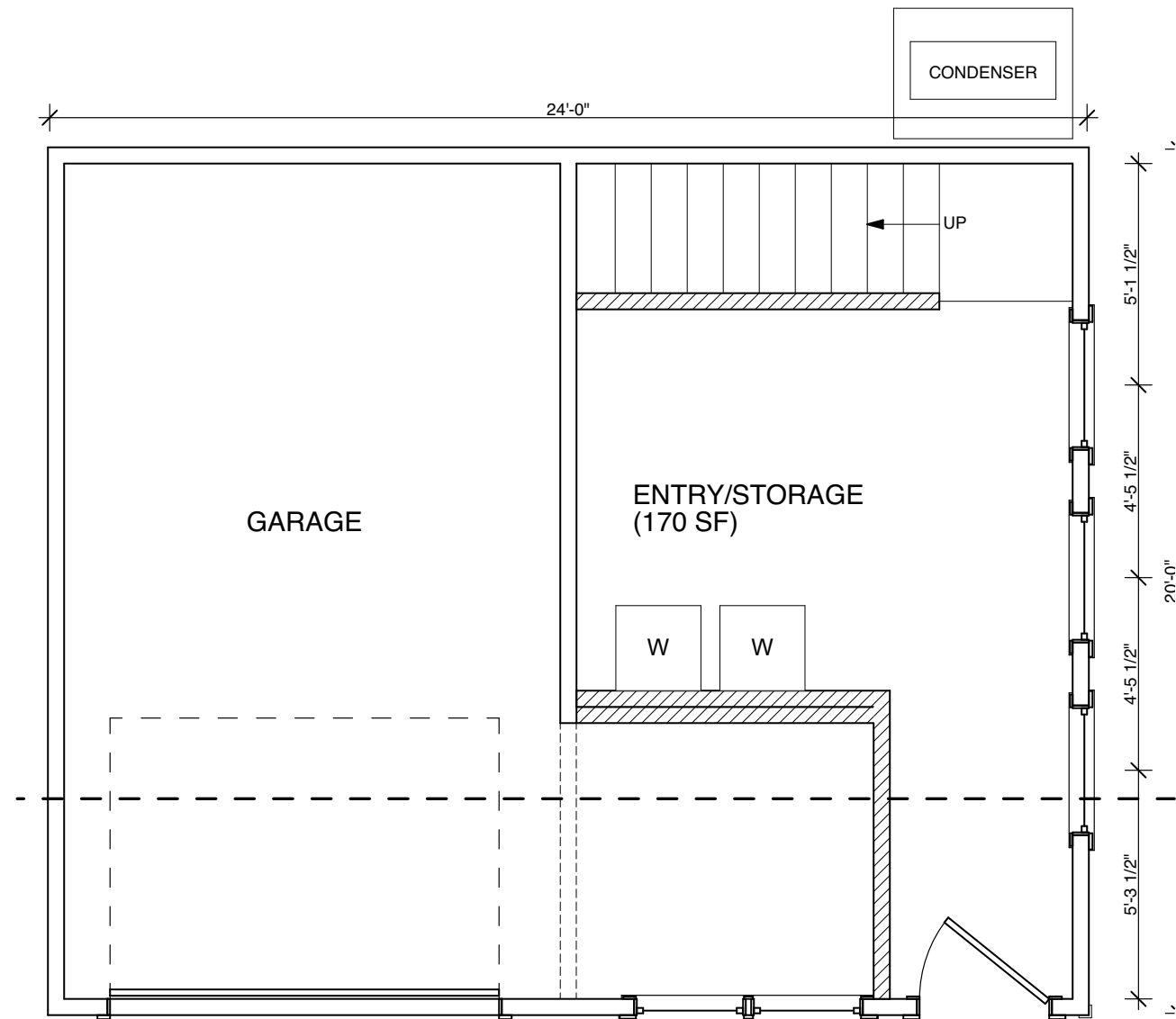
PROPOSED
 FLOOR PLANS

A1



2 SECOND FLOOR PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

CONSULTANTS

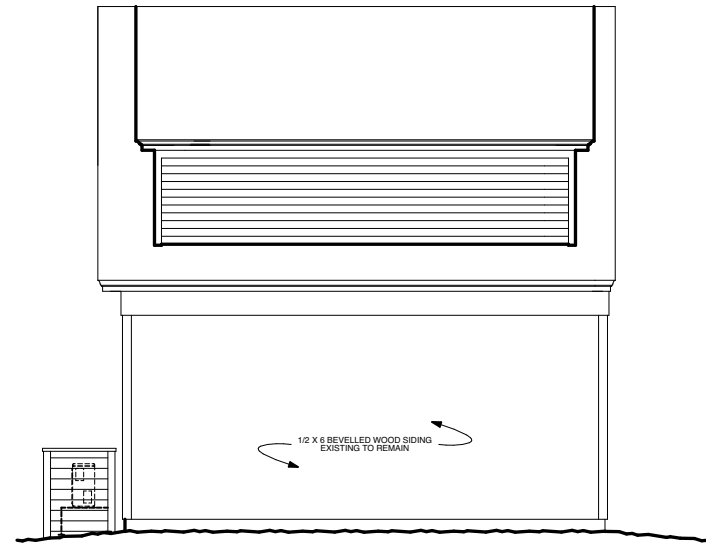
ALEX RESIDENCE
 ADU PROPOSAL
 50 MT. VERNON STREET
 PORTSMOUTH, NH 03801

4/13/21	PRELIM. DRAWINGS
DATE	DESCRIPTION

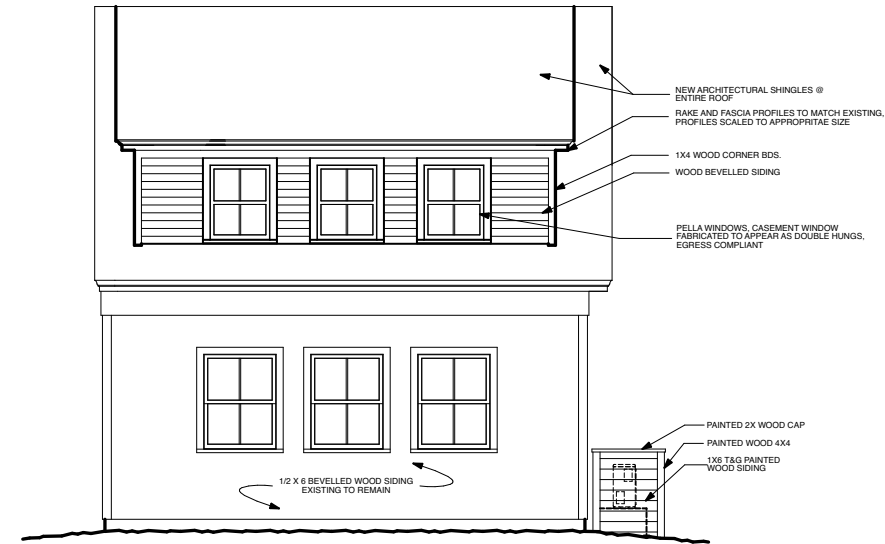
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PROPOSED
 ELEVATIONS

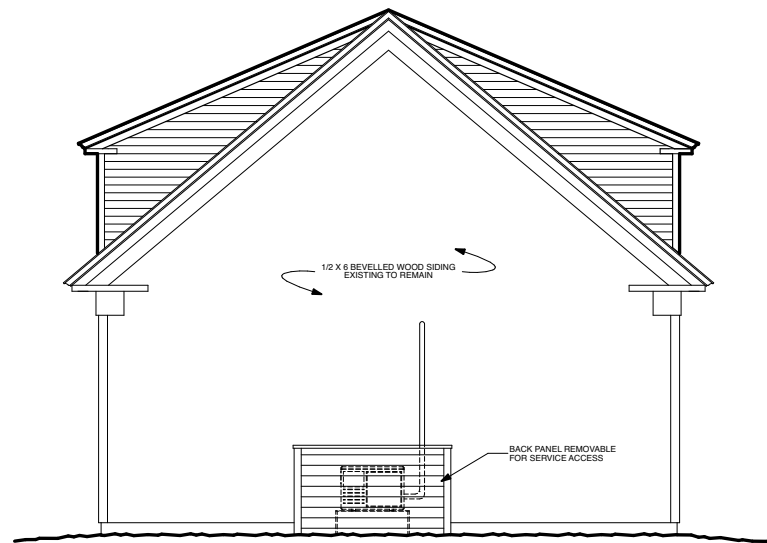
A2



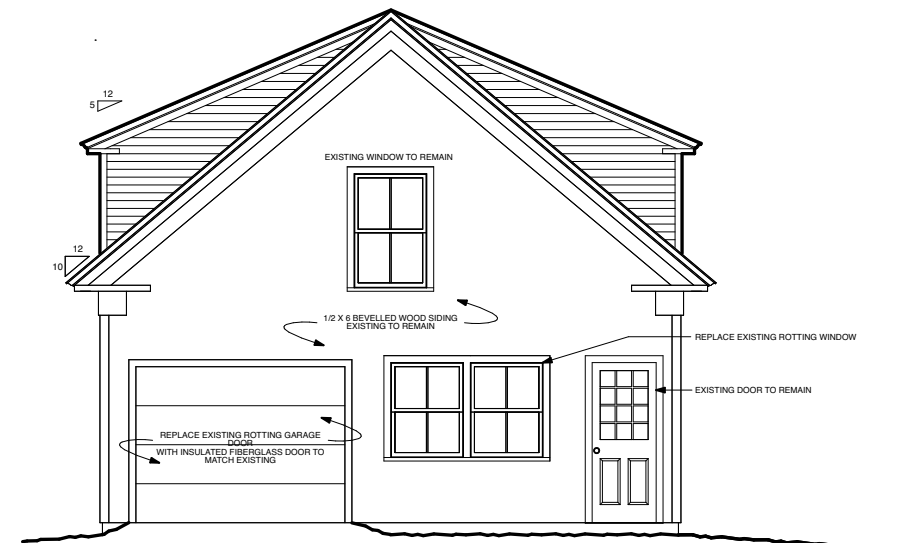
4 NORTH ELEVATION 1/8" = 1'-0"



3 SOUTH ELEVATION 1/8" = 1'-0"



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



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

93 Pleasant Street

LUHD-324

Work Session



City of Portsmouth, NH

05/07/2021

LUHD-324

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 15, 2021

Applicant

Christopher Lizotte
clizotte@proconinc.com
PO Box 4430
Manchester, NH 03108
6035182279

Location

93 PLEASANT ST
Portsmouth, NH 03801

Owner:

DAGNY TAGGART LLC
30 PENHALLOW ST SUITE 300 PORTSMOUTH,
NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Renovation and addition for a housing / office mixed use development.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Architect

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

--

April 23, 2021

Mr. Vince Lombardi, Historic District Commission Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Preliminary Conceptual Consultation
Work Session #1, for 93 Pleasant Street, Housing / Office Mixed Use Development

Dear Mr. Lombardi and Historic District Commission Members:

On behalf of Mark McNabb and Dagny Taggart, LLC we are pleased to submit the attached plan set for Preliminary Conceptual Consultation for the above-mentioned project and request that we be placed on the agenda for your May 5, 2021 Historic District Commission Meeting.

The project includes the re-use of the existing historic Treadwell Jenness Mansion and proposed new construction of a 2 story with a short 3rd story to the rear of the existing building with the associated and required site improvements. The area behind the existing building is currently a surface parking lot. The surface parking will be lowered to below Court Street and be part of the new construction.

The site redevelopment consists of maintaining office space in the basement and first floor of the existing Treadwell Jenness Mansion and creating in the upper floors and in the new construction 61 Micro/Dwelling Units. The plan provides an excellent opportunity to create much needed affordable housing in downtown Portsmouth.

The application conforms to all of the required Density and Development Standards of the CD4 and Downtown Overlay Districts.

This applicant seeks Historic District Commission input as required under Section 10.635.20 of the Zoning Regulations. The following plans are included in our submission:

Cover Sheet – Description and contents (updated to included renderings).

Aerial Photos – Birds eye views of the site.

Civil Drawings:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Standard Boundary Survey Plan – These plans show the existing property boundaries.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows portions of the existing building which will be removed.
- Site Layout Plan C3 – This plan shows the site development in detail.
- Parking Plan C4 – This plan shows the proposed parking level and parking calculations.
- Utility Plan C5 – This plan shows the site utilities in detail.
- Landscape Plan L1 – This plan shows the proposed landscaping in detail.

Architectural Drawings:

- Lower Level – Existing building basement offices and proposed garage level.

- Ground & 1st Floor – Existing building and addition, office and apartments.
- 2nd Floor - Existing building and addition, apartments.
- 3rd Floor - Existing building and addition, apartments.
- Unit A – Typical micro unit.
- South & West Elevations (updated).
- North & East Elevations (updated).
- Street Views – Massing (updated).
- Street Views – Massing (updated).
- North View – Massing (updated).
- Building Section.
- Renderings added (6 views).

We look forward to the Historic District Commission’s review of this submission and feedback on the proposed design.

Sincerely,



Christopher J. Lizotte AIA, NCARB, LEED AP
Senior Associate - Architecture and Engineering

CC: Mark A. McNabb
John Chagnon, Ambit Engineering
Terrence Parker, Terra Firma Landscape Architecture

MIXED USE DEVELOPMENT

93 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION

WORK SESSION #1

Preliminary Conceptual Consultation

04.23.2021



Aerial Photos

Contents

Civil
Cover
Boundary Plan
C1 - Existing Conditions
C2 - Demolition Plan
C3 - Site Layout Plan
C4 - Parking Plan
C5 - Utility Plan
L1 - Landscape Plan

Architectural
Lower Level
Ground & 1st Floor
2nd Floor
3rd Floor
Unit A
South & West Elevations
North & East Elevations
Street Views
Street Views
North View
Building Section
Renderings (6 views)



MIXED USE DEVELOPMENT

93 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PRELIMINARY CONCEPTUAL CONSULTATION PLANS

OWNER:
DAGNY TAGGART LLC
3 PLEASANT STREET
SUITE #400
PORTSMOUTH, NH 03801
TEL. (603) 427-0725

LANDSCAPE ARCHITECT:
TERRA FIRMA LANDSCAPE
ARCHITECTURE
163A COURT STREET
PORTSMOUTH NH 03801
TEL. (603) 430-8388

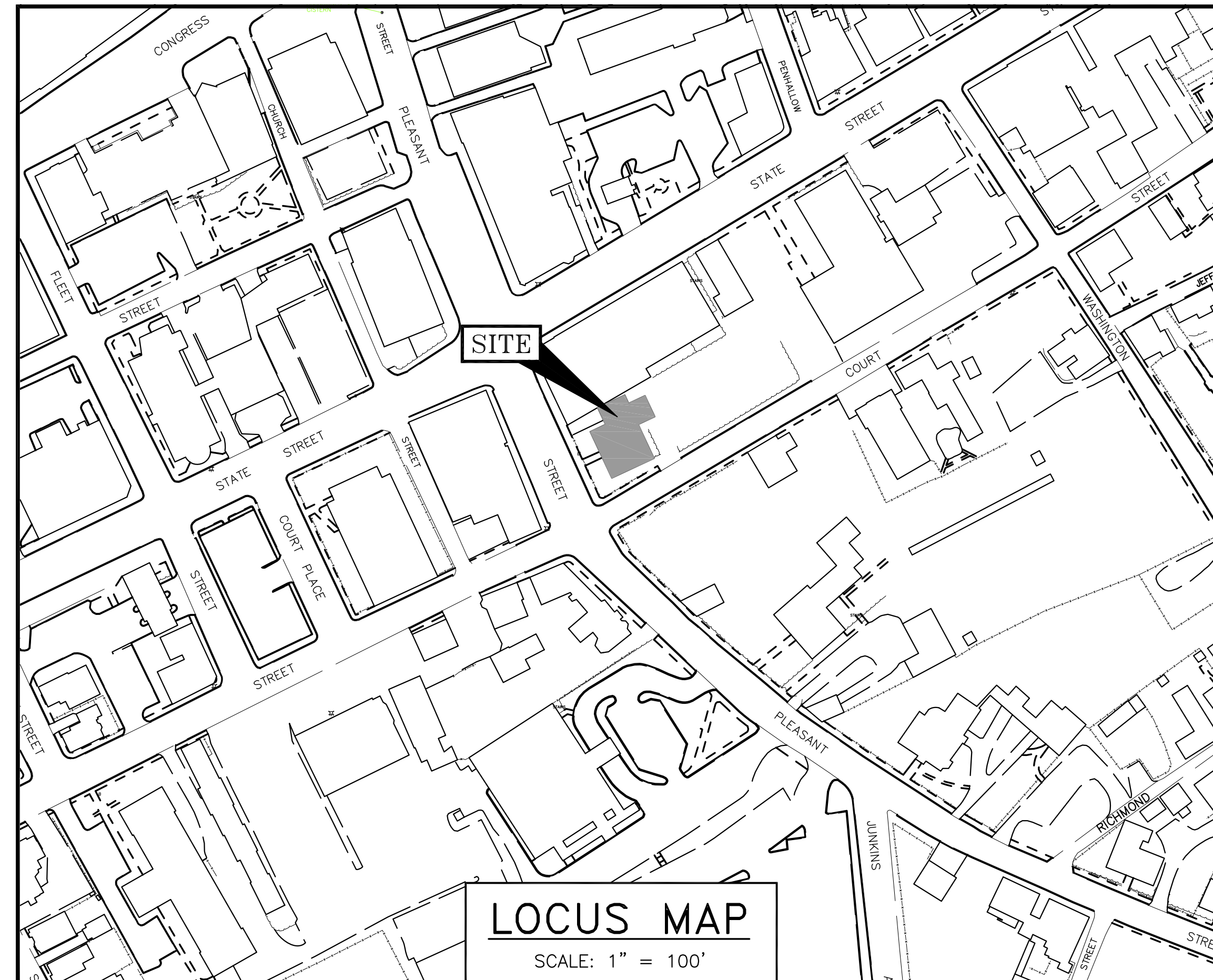
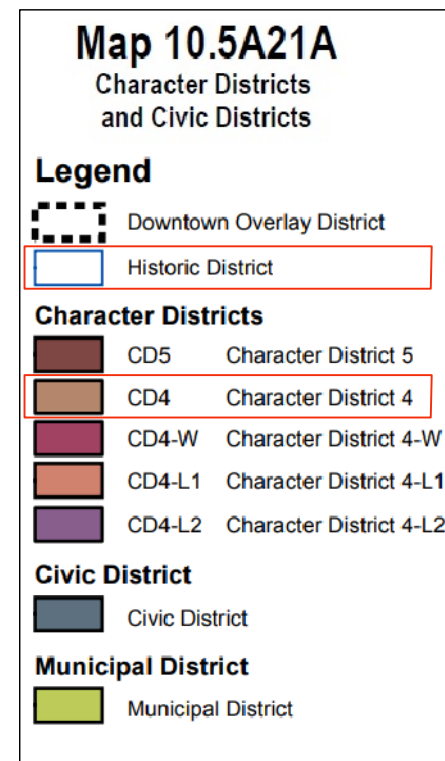
CIVIL ENGINEER:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

GEOTECHNICAL:
GEOTECHNICAL SERVICES INC.
18 COTE AVENUE, UNIT 11
GOFFSTOWN, NH 03045
TEL. (603) 624-2722

ARCHITECT:
PROCON
P.O. BOX 4430
MANCHESTER, NH, 03801
TEL. (603) 518-2279

LAND SURVEYOR:
TF MORAN, INC.
170 COMMERCE WAY
SUITE 102
PORTSMOUTH NH 03801
TEL. (603) 431-2222

PERMIT LIST:
NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED



LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	UD	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
○	○	UTILITY POLE
☀	☀	WALL MOUNTED EXTERIOR LIGHTS
☀	☀	TRANSFORMER ON CONCRETE PAD
☀	☀	ELECTRIC HANDHOLD
☀	☀	SHUT OFFS (WATER/GAS)
☀	☀	GATE VALVE
☀	☀	HYDRANT
☀	☀	CATCH BASIN
☀	☀	SEWER MANHOLE
☀	☀	DRAIN MANHOLE
☀	☀	TELEPHONE MANHOLE
☀	☀	PARKING SPACE COUNT
☀	☀	PARKING METER
☀	☀	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



INDEX OF SHEETS

DWG No.	Description
-	BOUNDARY PLAN
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE LAYOUT PLAN
C4	PARKING PLAN
C5	UTILITY PLAN
L1	LANDSCAPE PLAN
-	FLOOR PLANS & ELEVATIONS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

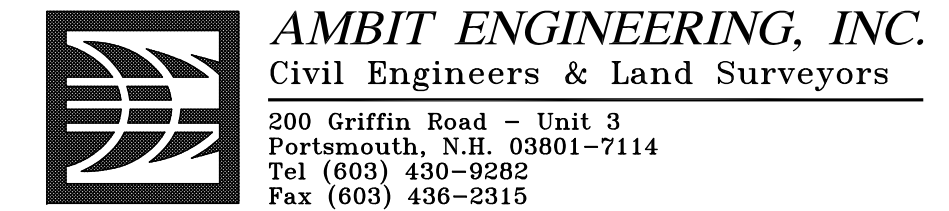
NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

SITE PERMIT PLANS MIXED USE DEVELOPMENT 93 PLEASANT STREET PORTSMOUTH, N.H.



PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

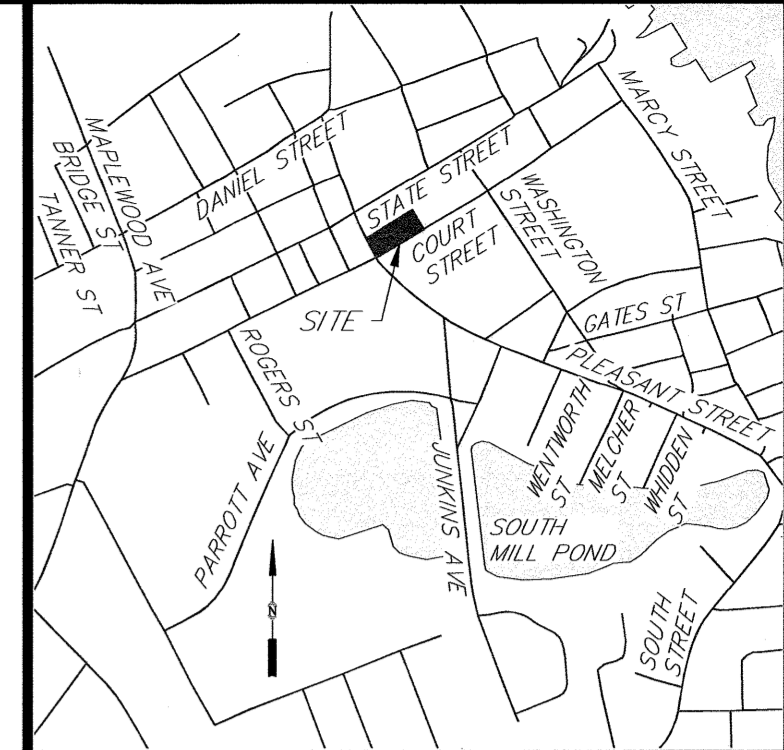
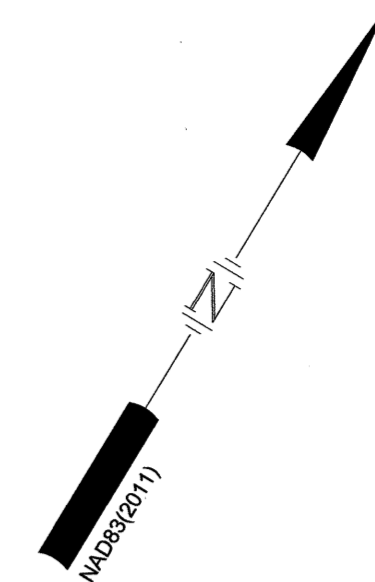
CHAIRMAN _____ DATE _____

PLAN SET SUBMITTAL DATE: 2 APRIL 2021

LEGEND:

- MAP 137 LOT 11** ASSESSORS MAP AND LOT NUMBER
- Z CENTRAL ANGLE
 - A.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - BK PG BOOK / PAGE
 - CHD CHORD
 - CD4 CHARACTER DISTRICT 4
 - CD4-L1 CHARACTER DISTRICT 4 - LIMITED 1
 - EG EDGE OF GRAVEL
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - DHF DRILL HOLE FOUND
 - L LENGTH
 - N/F NOW OR FORMERLY
 - NET NEW ENGLAND TELEPHONE
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - R RADIUS
 - PSNH PUBLIC SERVICE OF NEW HAMPSHIRE
 - S.F. SQUARE FEET
 - RET. RETAINING
 - TYP. TYPICAL
 - VGC VERTICAL GRANITE CURB
 - DRILL HOLE FOUND
 - IRON PIPE/ROD FOUND
 - MAILBOX
 - AIR CONDITIONER
 - UTILITY POLE
 - UTILITY POLE W/LIGHT
 - FLAG POLE
 - DECIDUOUS TREE
 - SIGN
 - CHAINLINK FENCE
 - WROUGHT IRON FENCE
 - BOUNDARY LINE
 - SETBACK LINE
 - CONCRETE
 - PAVEMENT
 - BRICK
 - WOODEN DECK
 - GRANITE BLOCK RETAINING WALL
 - GRAVEL PARKING AREA

LINE	BEARING	DISTANCE
L1	N 60°00'10" E	12.95'
L2	N 61°05'47" E	33.80'

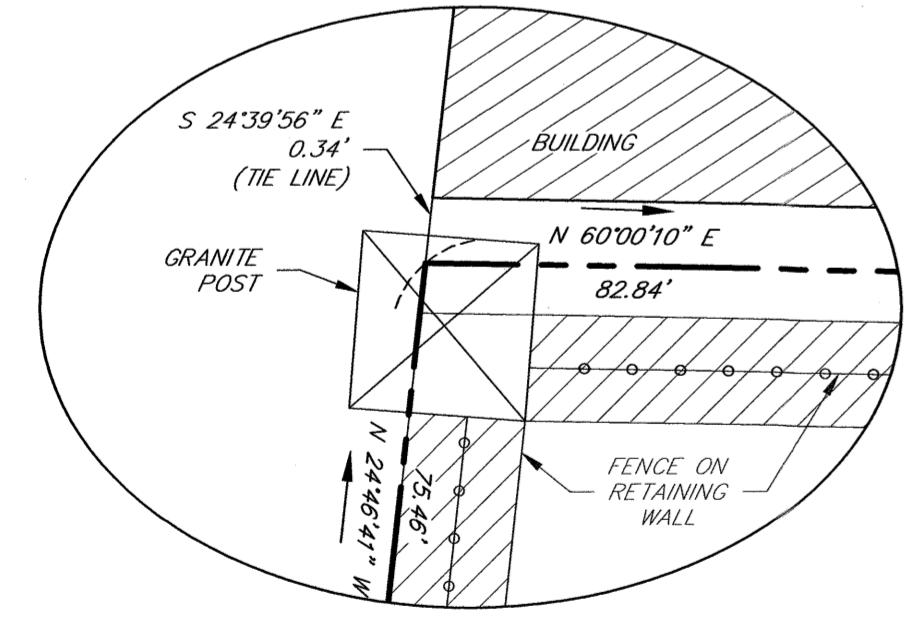
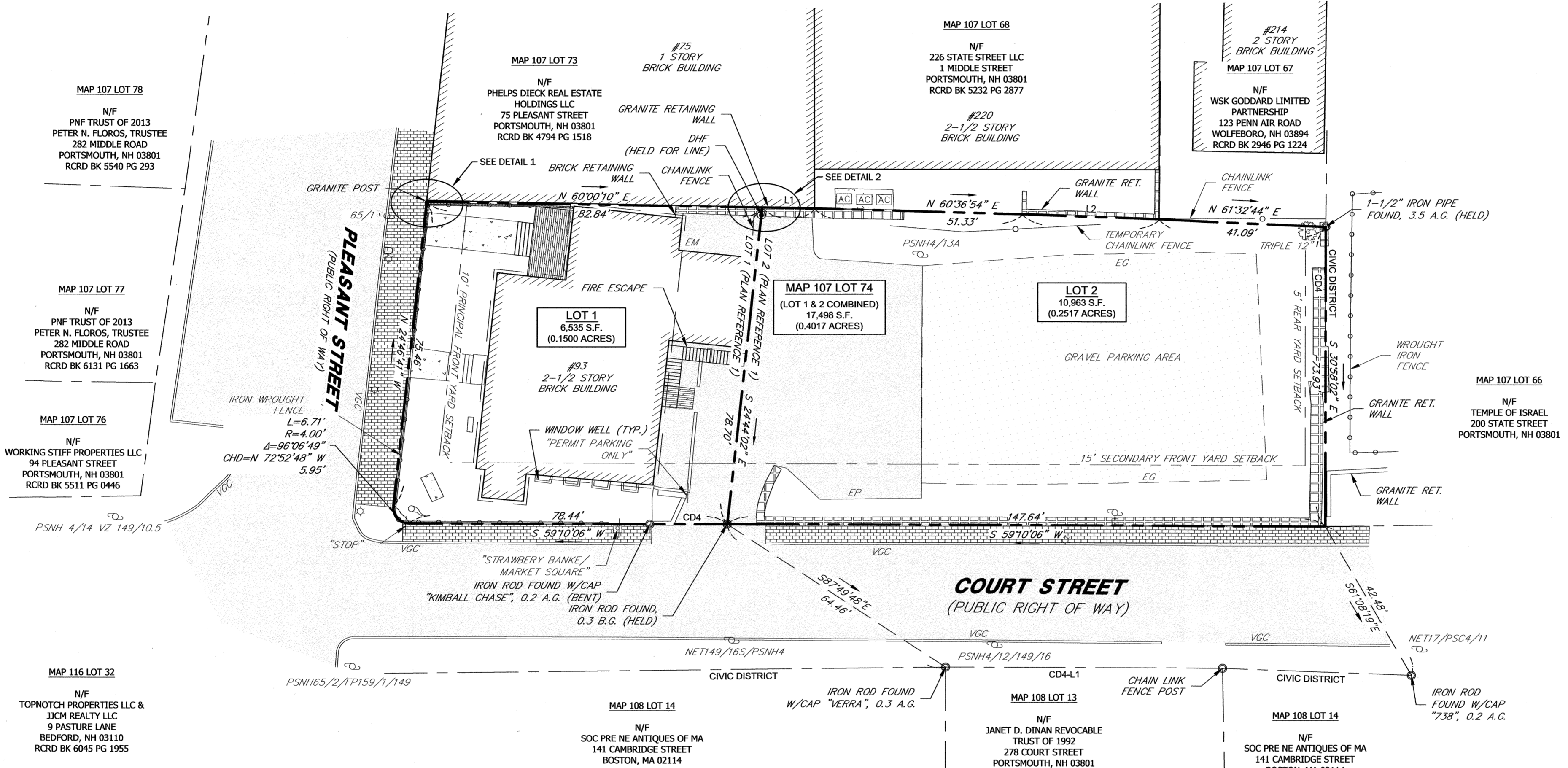


LOCATION PLAN

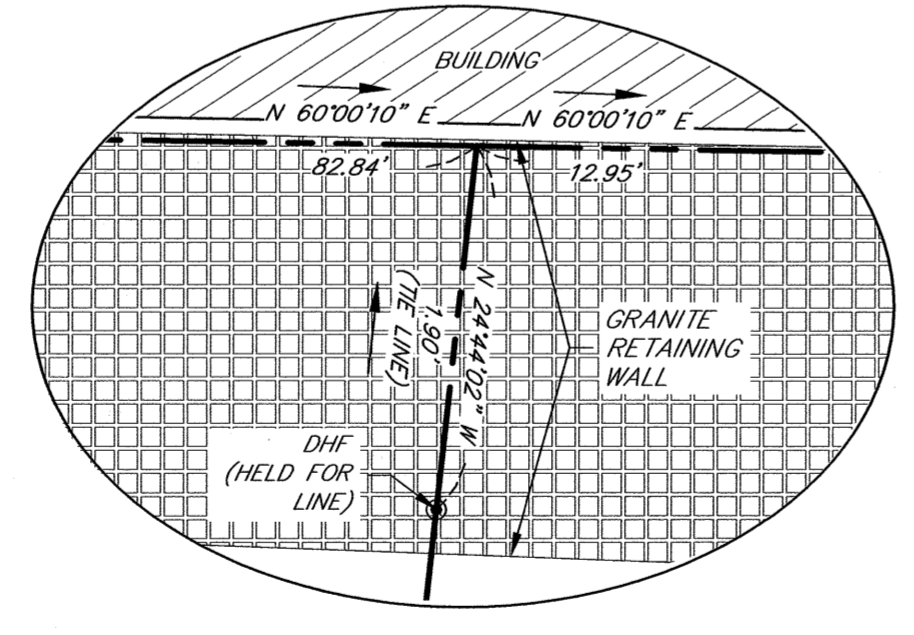
NOTES:

- THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) & THE DOWNTOWN & HISTORIC OVERLAY DISTRICTS.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
- THE PARCEL IS LOCATED IN ZONE 'X' AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, VERSION NUMBER 2.3.2.1, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
- DIMENSIONAL REQUIREMENTS:**

BUILDING PLACEMENT - PRINCIPAL BUILDING:	REQUIRED:
MAXIMUM PRINCIPAL FRONT YARD:	10'
MAXIMUM SECONDARY FRONT YARD:	15'
SIDE YARD:	NR
MINIMUM REAR YARD:	5'
MINIMUM FRONT LOT LINE BUILDOUT:	50%
BUILDING AND LOT OCCUPATION:	
MAXIMUM OPEN SPACE:	90%
MAXIMUM BUILDING FOOTPRINT:	15,000 S.F./30,000 S.F.*
MINIMUM LOT AREA:	NR
MINIMUM LOT AREA PER DWELLING UNIT:	NR
MINIMUM OPEN SPACE:	10%
MAXIMUM GROUND FLOOD GFA PER USE:	15,000 S.F.
BUILDING FORM - PRINCIPAL BUILDING:	
BUILDING HEIGHT:	2 STORIES & SHORT 3RD STORY/35'
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36"
MINIMUM GROUND STORY HEIGHT:	12'
MINIMUM SECOND STORY HEIGHT:	10'
BUILDING PLACEMENT - OUTBUILDING:	
MINIMUM FRONT YARD:	20' BEHIND A FACADE OF A PRINCIPAL BUILDING
MINIMUM SIDE YARD:	0'
MINIMUM REAR YARD:	0'
NR = NO REQUIREMENT PER THE CITY OF PORTSMOUTH ZONING ORDINANCE DATED DECEMBER 21, 2009 AS AMENDED THROUGH JANUARY 11, 2021 ARTICLE 5A FIGURE 10.5A41.10C *SEE SECTION 10.5A43.43	
- OWNER OF RECORD:** MAP 107 LOT 74: DAGNY TAGGART, LLC 30 PENHOLLOW STREET, SUITE 300 PORTSMOUTH, NH 03801 RCRD BK #6162 PG.#0074 (SECOND PARCEL)
- PARCEL AREA:** MAP 107 LOT 74: 17,498 S.F. (0.4017 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND MAJOR SITE FEATURES OF MAP 107 LOT 74.
- FIELD SURVEY COMPLETED BY T.C.E. IN JANUARY 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.



DETAIL 1
1"=1'



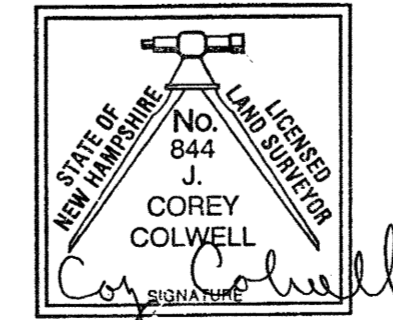
DETAIL 2
1"=1'

PLAN REFERENCES:

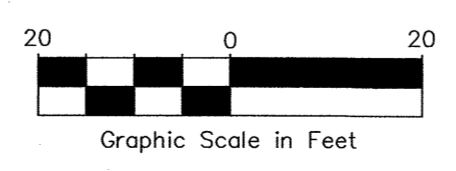
- "SUBDIVISION OF LAND/ 93 PLEASANT ST. PORTSMOUTH, NEW HAMPSHIRE FOR BREWSTER INN PARTNERSHIP" BY KIMBALL CHASE COMPANY, INC. DATED 10-26-1987 WITH REVISION DATE 1-5-1988, RCRD PLAN D-17511.
- "SUBDIVISION OF LAND PORTSMOUTH, N.H. TRADER'S BLOCK TRUST JOSEPH G. SAWTELLE, JR., TR." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED DECEMBER 1977, RCRD PLAN C-7497.
- "SUBDIVISION OF LAND PORTSMOUTH, N.H. TRADER'S BLOCK TRUST JOSEPH G. SAWTELLE, JR., TR." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED MARCH 1977 LAST REVISED APRIL 12, 1977, RCRD PLAN C-6815.
- "BOUNDARY LINE CONFIRMATION BETWEEN T. & M. LAURIE & STRAWBERRY BANK INC. PORTSMOUTH, N.H." BY M.E. JENKINS, DATED APRIL 1989, RCRD PLAN C-19507.
- "PLAN OF LAND 278 COURT STREET PORTSMOUTH, NEW HAMPSHIRE FOR STRAWBERRY BANKE, INC." BY JAMES VERRA AND ASSOCIATES, INC. DATED 10-29-2009, RCRD PLAN D-36475.
- "220-226 STATE STREET CONDOMINIUMS AMENDED SITE PLAN FOR PROPERTY AT 220-226 STATE STREET PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY 226 STATE STREET LLC" BY NORTH EASTERLY SURVEYING, INC. DATED 10-24-2012, RCRD PLACE D-37475.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II AND III AND 672:14: I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JANUARY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR
DATE: 02-24-2021



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 107 LOT 74
STANDARD BOUNDARY SURVEY

93 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
DAGNY TAGGART, LLC

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

FEBRUARY 23, 2021

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47230-21	DR	ID	FB
		CK	JCC	CADFILE

Feb 24, 2021 - 3:37pm
F:\MSC Projects\7230 - Pleasant Street - Portsmouth\7230-20 - Meadbury, Capital - 93 Pleasant St\Carlson_Survey\Drawings\7230-20_SBS.dwg

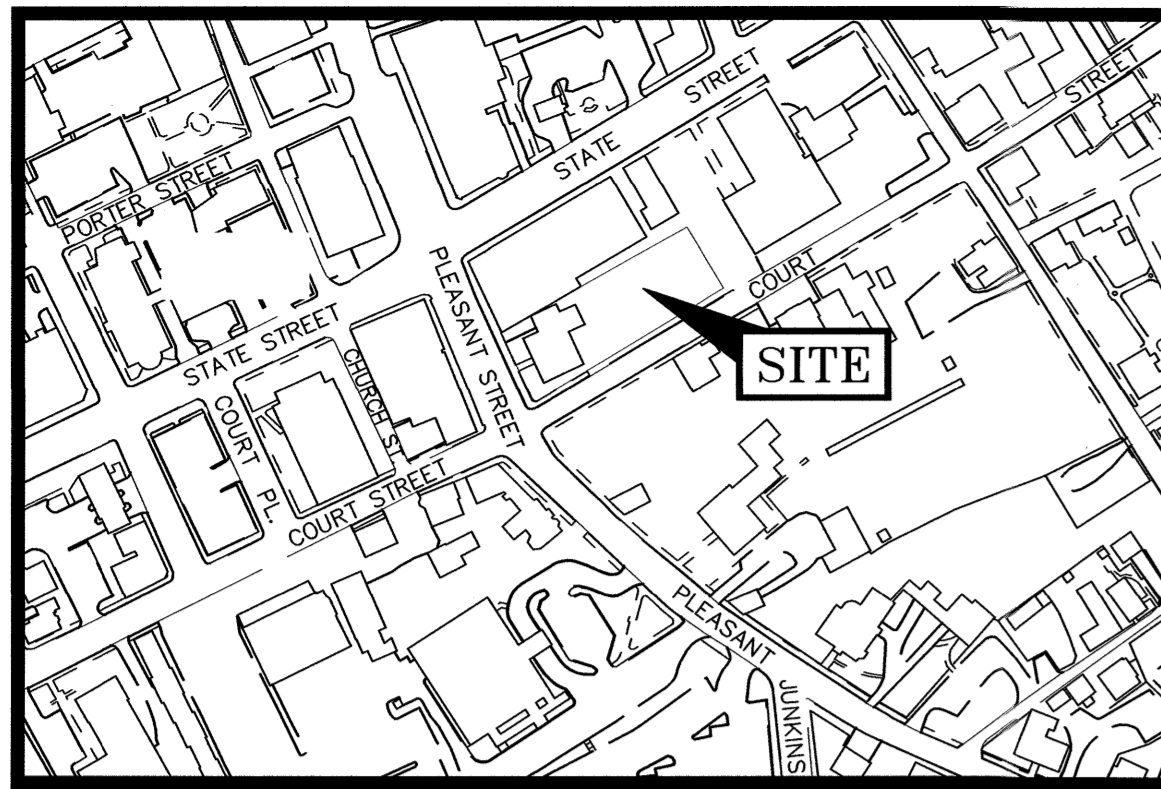
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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



LOCATION MAP SCALE: 1" = 200'

PLAN REFERENCES:

- 1) BOUNDARY SURVEY PLAN BY T.F.MORAN/W.S.C.

SEWER STRUCTURE TABLE

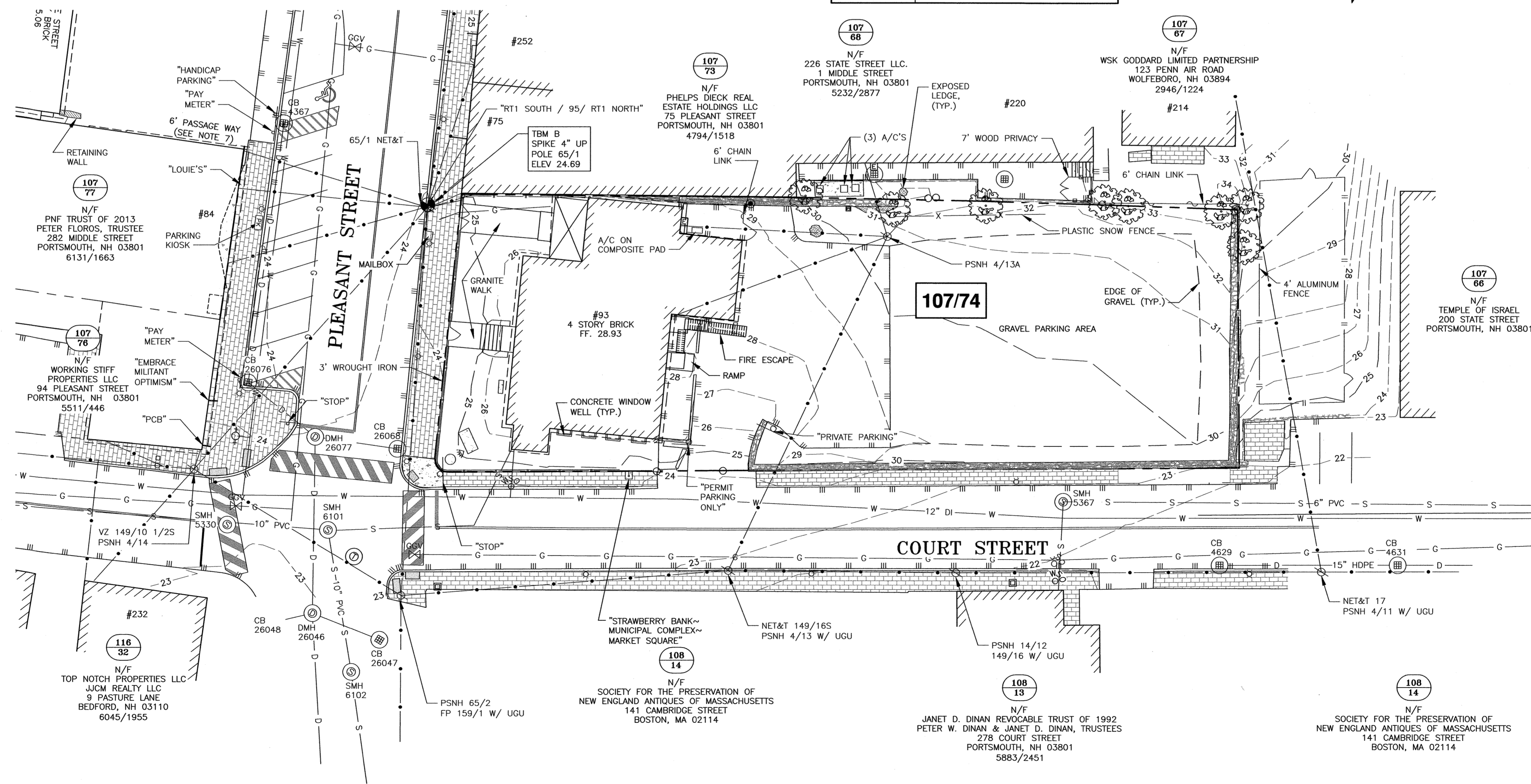
STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
SMH 5367	22.34	15.75	SMH 5368
6" PVC	L = 191', SLOPE = 0.016 ft./ft.		
SMH 5330	23.20	15.85	SMH 6101
8" PVC	L = 29', SLOPE = 0.024 ft./ft.		
SMH 6101	23.35	17.89 (E)	SMH 6102
		15.10 (W)	
		15.05 (OUT)	
8" PVC	L = 41', SLOPE = 0.019 ft./ft.		
SMH 6102	22.78	14.23	SMH 893

DRAINAGE STRUCTURE TABLE

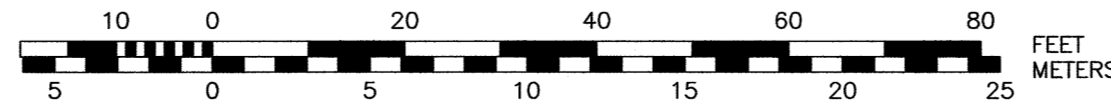
STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
CB 4367	23.98	N/A	CB 26076
8" HDPE	L = 75', SLOPE = 0.013 ft./ft.		
CB 26076	23.77	20.82	DMH 26077
12" HDPE	L = 25', SLOPE = 0.005 ft./ft.		
CB 26068	23.35	N/A	DMH 26077
12" HDPE	L = 24', SLOPE = 0.046 ft./ft.		
CB 26047	22.79	N/A	DMH 26046
8" HDPE	L = 21', SLOPE = 0.010 ft./ft.		
DMH 26077	23.95	20.80 (E)	DMH 26046
		20.72 (W)	
		20.70 (OUT)	
12" HDPE	L = 50', SLOPE = 0.048 ft./ft.		
DMH 26046	22.90	19.70 (N)	DMH 26050
		18.48 (E)	
		18.40 (W)	
		18.30 (OUT)	
12" HDPE	L = 51', SLOPE = 0.016 ft./ft.		
CB 4629	21.19	N/A	CB 4631
15" HDPE	L = 51', SLOPE = 0.016 ft./ft.		
CB 4631	20.85	16.10	CB 4632
15" HDPE	L = 51', SLOPE = 0.016 ft./ft.		

LEGEND

- | EXISTING | DESCRIPTION |
|------------|---------------------------------------|
| 124/21 | MAP 124 / LOT 21 |
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| RCRD | ROCKINGHAM COUNTY REGISTER OF DEEDS |
| --- | BOUNDARY LINE |
| --- | SETBACK LINE |
| RR SPK FND | RAILROAD SPIKE FOUND |
| IR FND | IRON ROD FOUND |
| IP FND | IRON PIPE FOUND |
| DH FND | DRILL HOLE FOUND |
| BND w/ DH | BOUND w/ DRILL HOLE |
| FM | FORCE MAIN |
| S | SEWER LINE |
| G | GAS LINE |
| D | STORM DRAIN |
| W | POTABLE WATER LINE |
| --- | UNDERGROUND ELECTRIC |
| --- | OVERHEAD WIRES |
| 100 | CONTOUR LINE |
| 97x3 | SPOT ELEVATION |
| --- | EDGE OF PAVEMENT |
| --- | WOODS / TREE LINE |
| U | UTILITY POLE (w/ GUY) (w/ LIGHT) |
| L | LIGHT POLE |
| S | SHUTOFF/CURB STOP (WATER, GAS, SEWER) |
| V | GATE VALVE |
| HYD. | HYDRANT |
| CB | CATCH BASIN |
| T | TELEPHONE MANHOLE |
| S | SEWER MANHOLE |
| D | DRAIN MANHOLE |
| FF | FINISHED FLOOR |
| INV. | INVERT |
| TBM | TEMPORARY BENCHMARK |
| TYP. | TYPICAL |



GRAPHIC SCALE



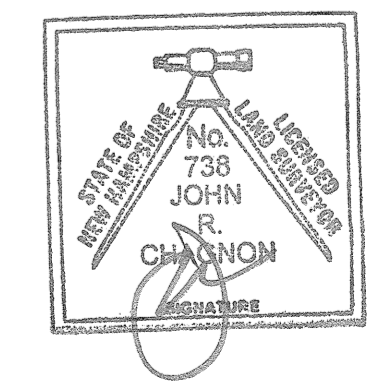
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
- 2) OWNERS OF RECORD:
DAGNY TAGGART LLC
3 PLEASANT STREET SUITE 400
PORTSMOUTH, NH 03801
6162/74
D-17511
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
17,498 S.F.
0.4017 ACRES
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4), THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ZONING ORDINANCE.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS ($\pm 0.2'$).
- 9) SITE BOUNDARY PER PLAN REFERENCE 1.

**MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	4/2/21
0	ISSUED FOR COMMENT	12/17/20



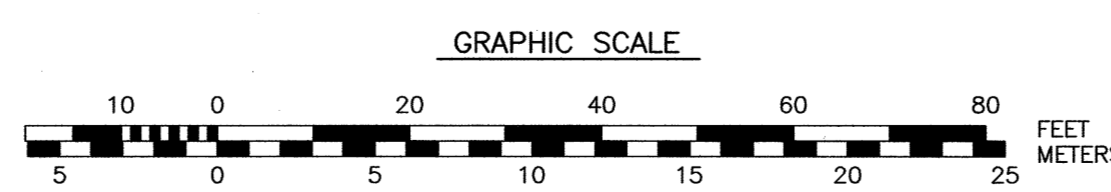
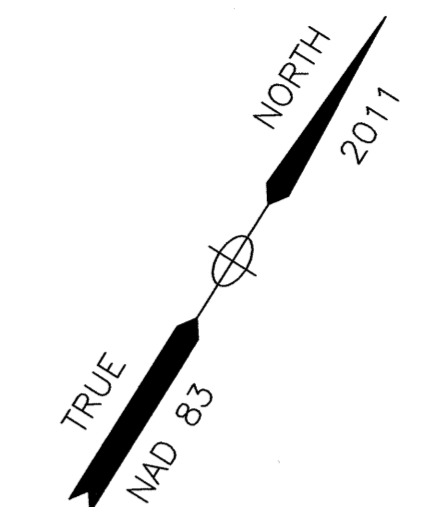
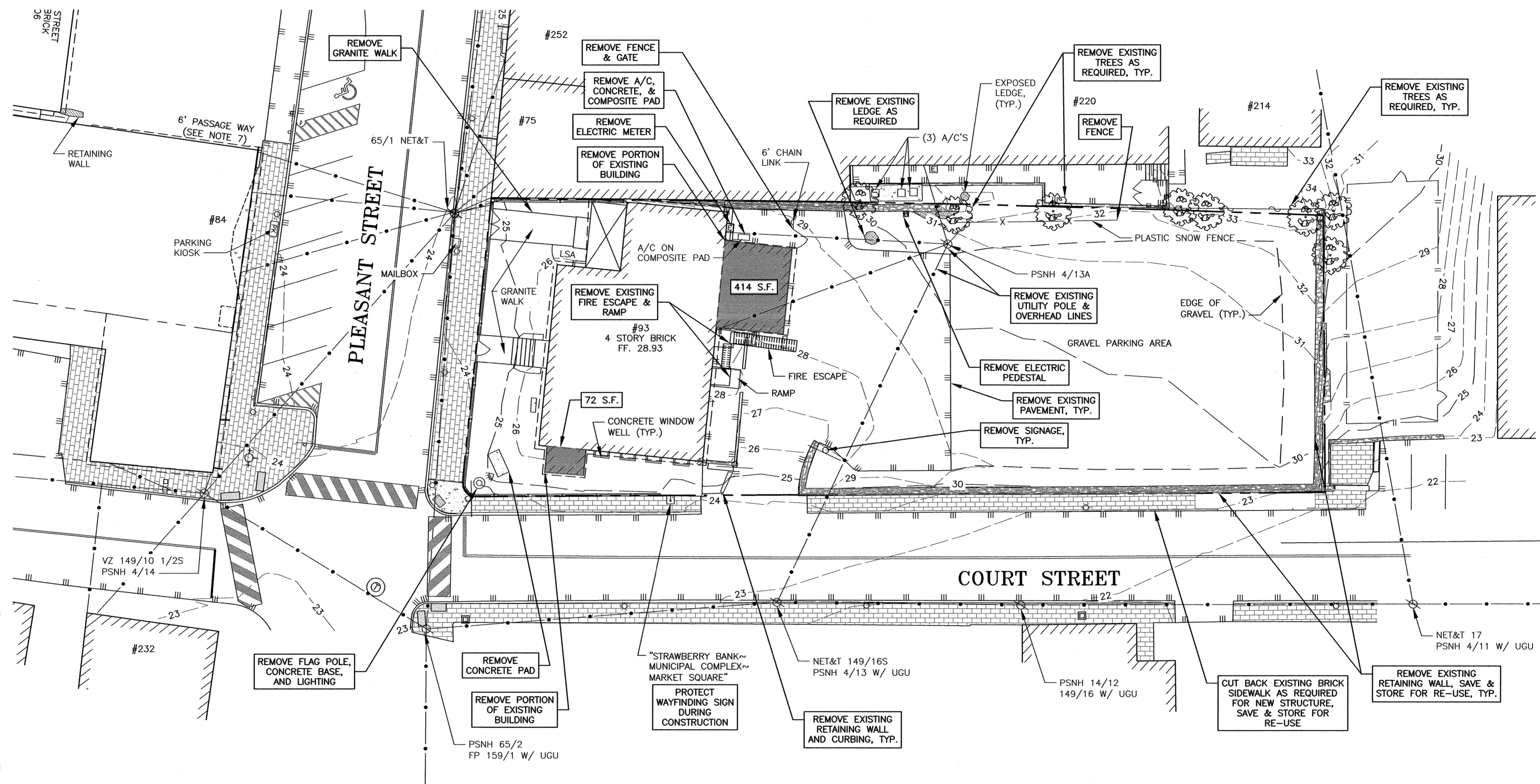
SCALE: 1" = 20' DECEMBER 2020

EXISTING CONDITIONS PLAN

C1

DEMOLITION NOTES

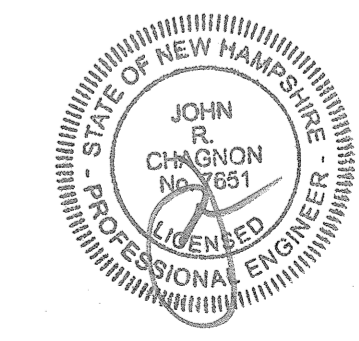
- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

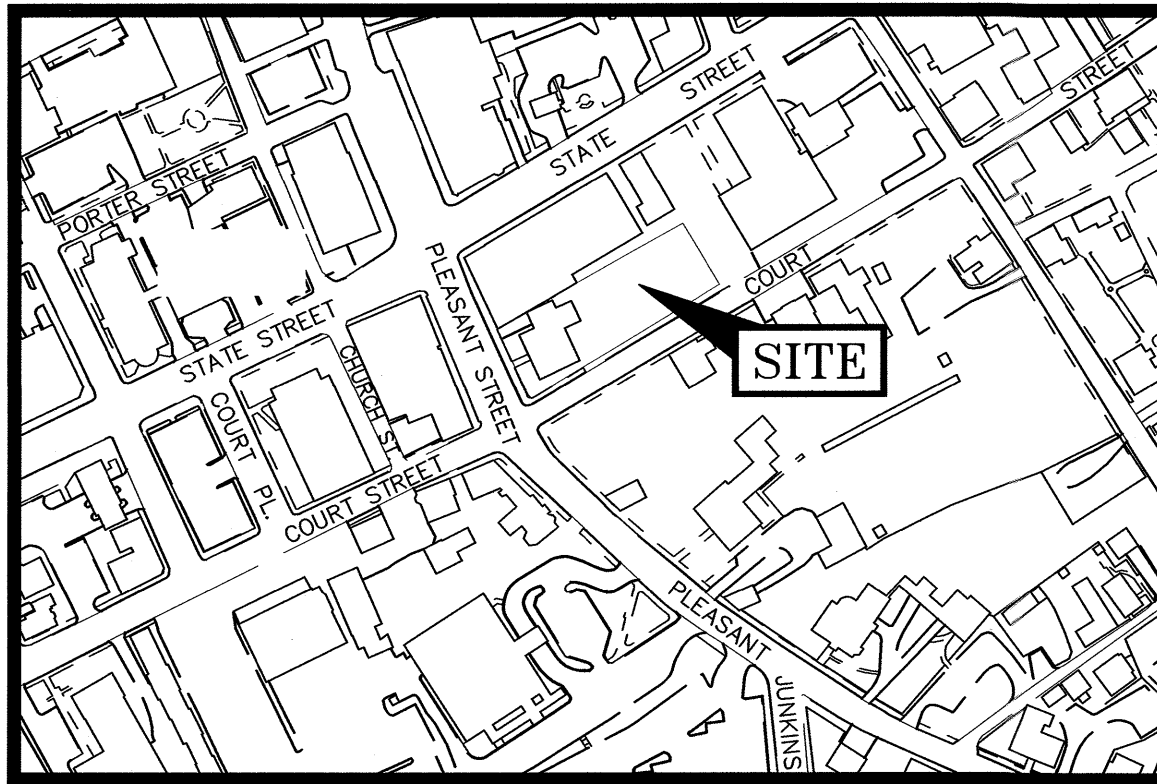
**MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/2/21
REVISIONS		



SCALE: 1" = 20' DECEMBER 2020

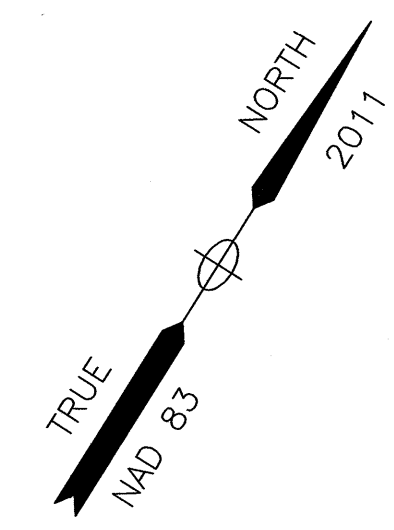
DEMOLITION PLAN **C2**



LOCATION MAP SCALE: 1" = 200'

CONDITIONAL USE PARKING PERMIT

CONDITIONAL USE PERMIT TO PROVIDE 24 PARKING SPACES WHERE 40 ARE REQUIRED (59 MICRO UNITS x 0.5 SPACES PER UNIT) + (2 UNITS x 1.0 SPACES PER UNIT) + (61 x 1 VISITOR SPACE PER 5 UNITS) = 44 SPACES REQUIRED. DOD 4 SPACE REDUCTION YIELDS 40 REQUIRED.

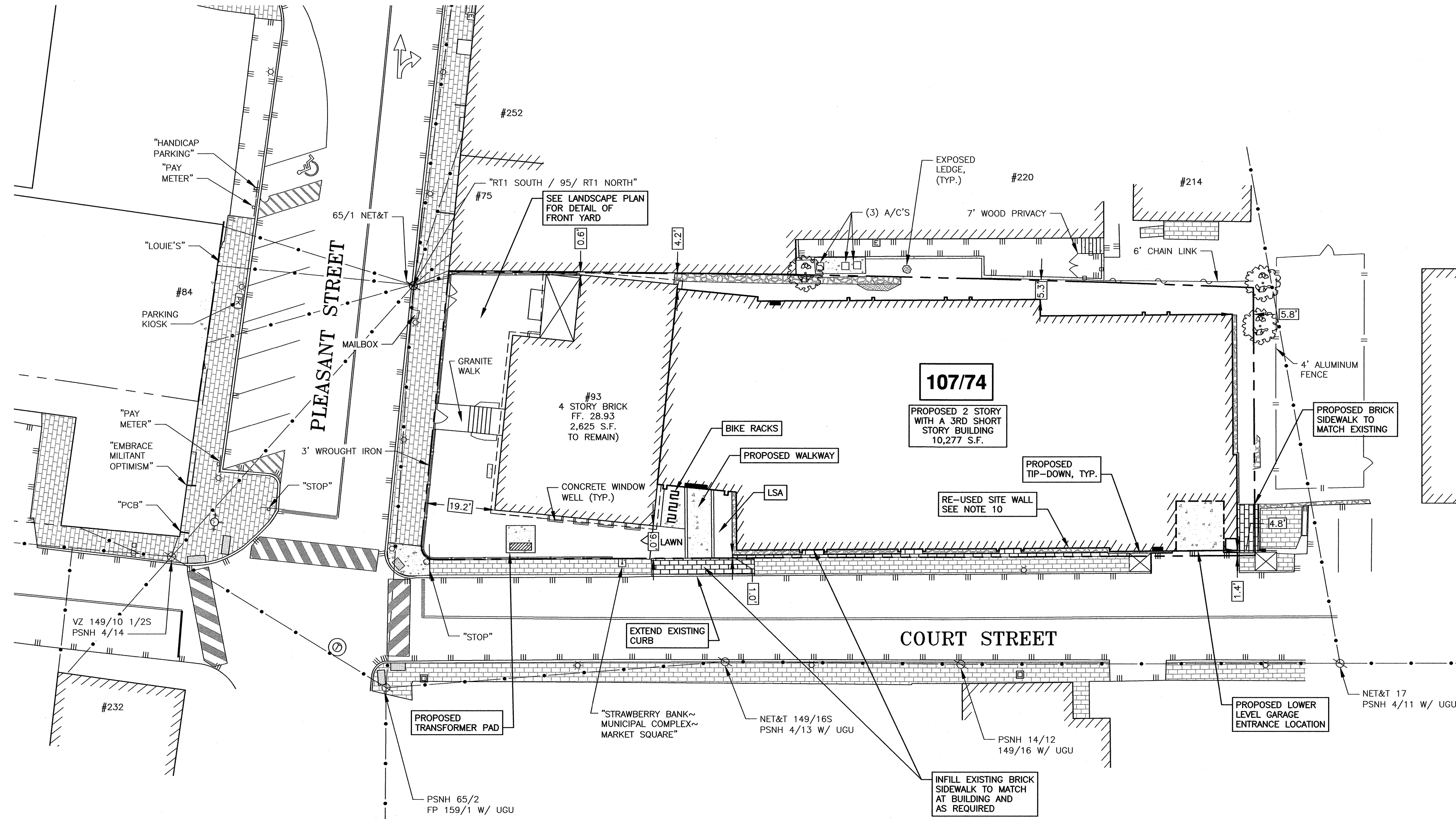


ZONING DEVELOPMENT STANDARD					
CD4: CHARACTER DISTRICT 4					
BUILDING PLACEMENT (PRINCIPLE):					
	REQUIRED	93 PLEASANT STREET EXISTING	PROPOSED	TBD COURT STREET EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10 FEET	19.2'	NC	NA	NA
MAX. SECONDARY FRONT YARD:	15 FEET	9.0'	-	-	1.0'
MIN. SIDE YARD:	NR	0.6'	NC	-	-
MIN. REAR YARD:	5 FEET	158.8'	-	-	4.8'
FRONT LOT LINE BUILDOUT:	50% MIN	85%	85%	-	-
BUILDING TYPES:					
ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL					
PROHIBITED: HOUSE & DUPLEX					
ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY					
PROHIBITED: PORCH & FORECOURT					
BUILDING FORM:					
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	35 FEET	35'-9"	NC	-	35'-0"
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	54"	NC	-	12"
MIN. GROUND STORY HEIGHT:	12 FEET	11'-6"	NC	-	15'-6"
MIN. SECOND STORY HEIGHT:	10 FEET	10'-8"	NC	-	10'-8"
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP	-	NC	-	32%
ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD					
LOT OCCUPATION:					
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200 FEET	65'	-	-	139'-11"
MAX FACADE MOD. LENGTH:	80 FEET	40'	NC	-	-
MIN. ENTRANCE SPACING:	50 FEET	-	-	-	NA
MAX BUILDING COVERAGE:	90%	19%	-	-	74%
MAX BUILDING FOOTPRINT:	15,000 SF	2,625 S.F.	-	-	12,902 S.F.
MIN. LOT AREA:	NR	17,498 S.F.	-	-	NC
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	-	-	-	-
MIN. OPEN SPACE :	10%	14%	-	-	14%

NC = NO CHANGE
NA = NOT APPLICABLE

BUILDING DATA:

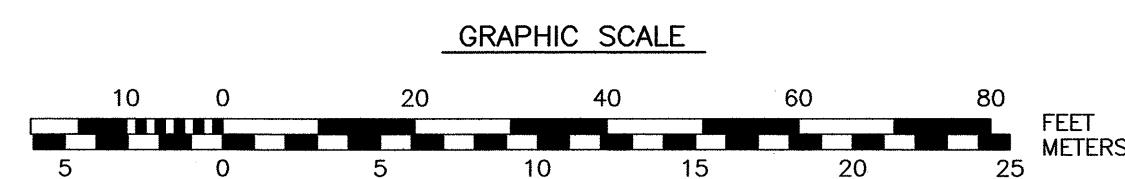
PROPOSED BUILDING:
10,277 S.F. FOOTPRINT
61 RESIDENTIAL UNITS
(61 1-BEDROOM)
OFFICE SPACE
1 LEVEL OF PARKING



PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



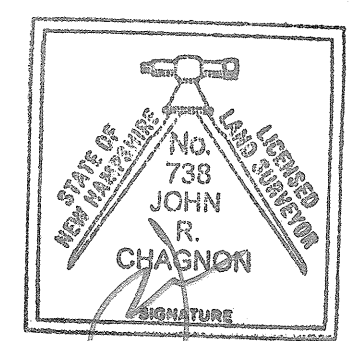
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9292
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
- 2) OWNERS OF RECORD:
DAGNY TAGGART LLC
3 PLEASANT STREET SUITE 400
PORTSMOUTH, NH 03801
6162/74
D-17511
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
17,498 S.F.
0.4017 ACRES
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4), THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ZONING ORDINANCE.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
- 9) SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE AREA. PICK UP SCHEDULE AS NEEDED TO MAINTAIN CAPACITY.
- 10) EXISTING SITE RETAINING WALL WILL BE REMOVED, STORED, AND RE-CONSTRUCTED AS SHOWN.

**MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/2/21
REVISIONS		



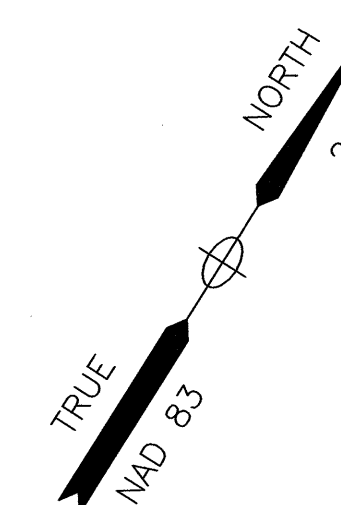
SCALE: 1" = 20' DECEMBER 2020

SITE LAYOUT PLAN

C3

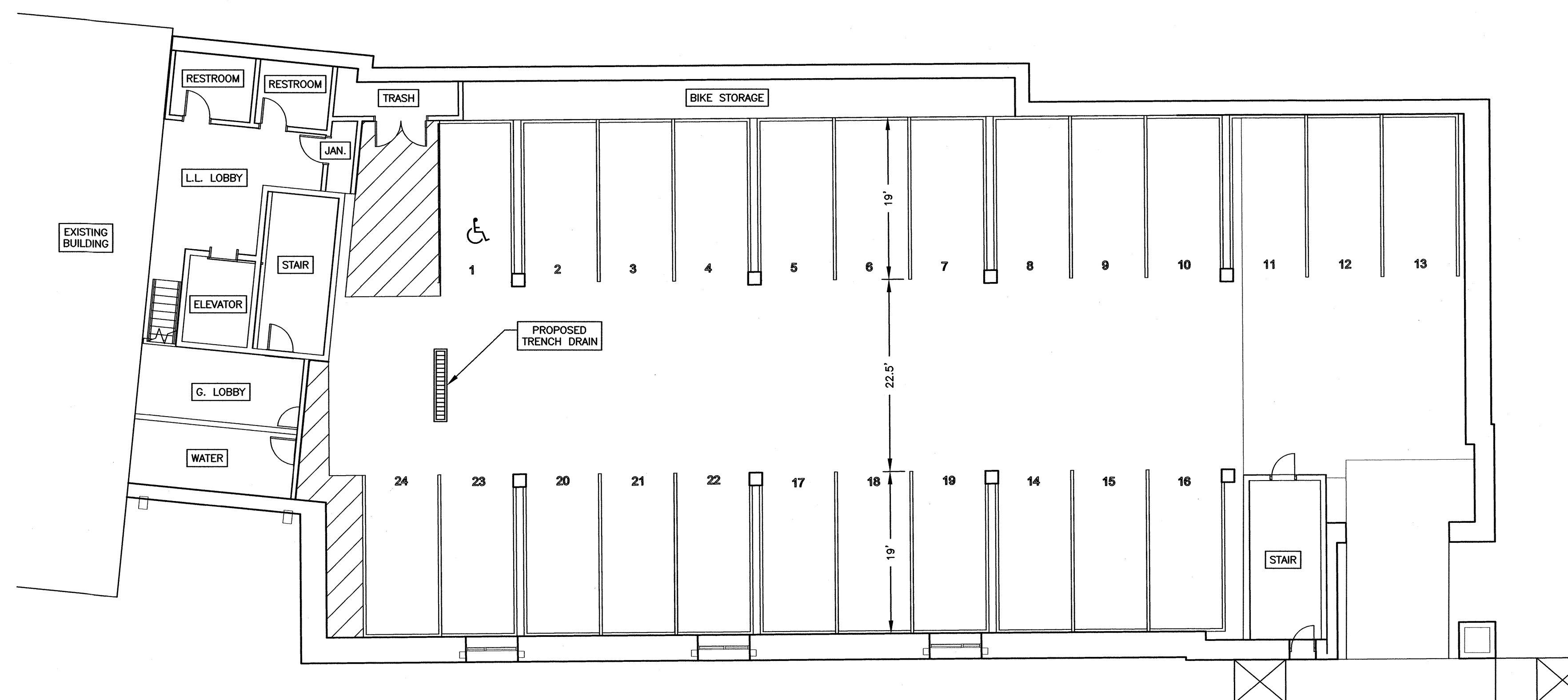


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NOTES:

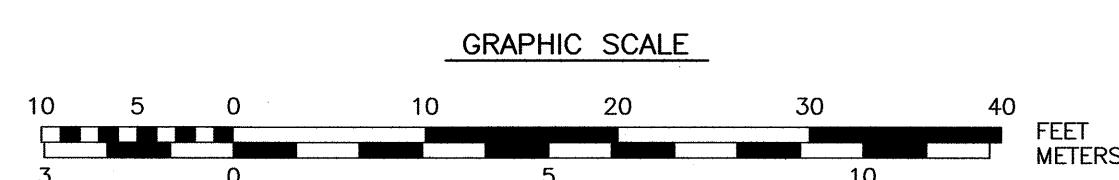
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- 2) OWNERS OF RECORD:
 DAGNY TAGGART LLC
 3 PLEASANT STREET SUITE 400
 PORTSMOUTH, NH 03801
 6162/74
 D-17511
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE PARKING FOR THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.



PORTSMOUTH APPROVAL CONDITIONS NOTE:
 ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

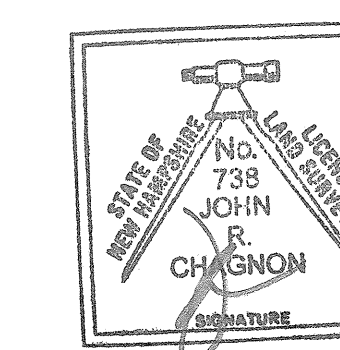


CONDITIONAL USE PARKING PERMIT

CONDITIONAL USE PERMIT TO PROVIDE 24 PARKING SPACES WHERE 40 ARE REQUIRED (59 MICRO UNITS x 0.5 SPACES PER UNIT) + (2 UNITS x 1.0 SPACES PER UNIT) + (61 x 1 VISITOR SPACE PER 5 UNITS) = 44 SPACES REQUIRED. DOD 4 SPACE REDUCTION YIELDS 40 REQUIRED.

**MIXED USE DEVELOPMENT
 93 PLEASANT STREET
 PORTSMOUTH, N.H.**

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REVISIONS		



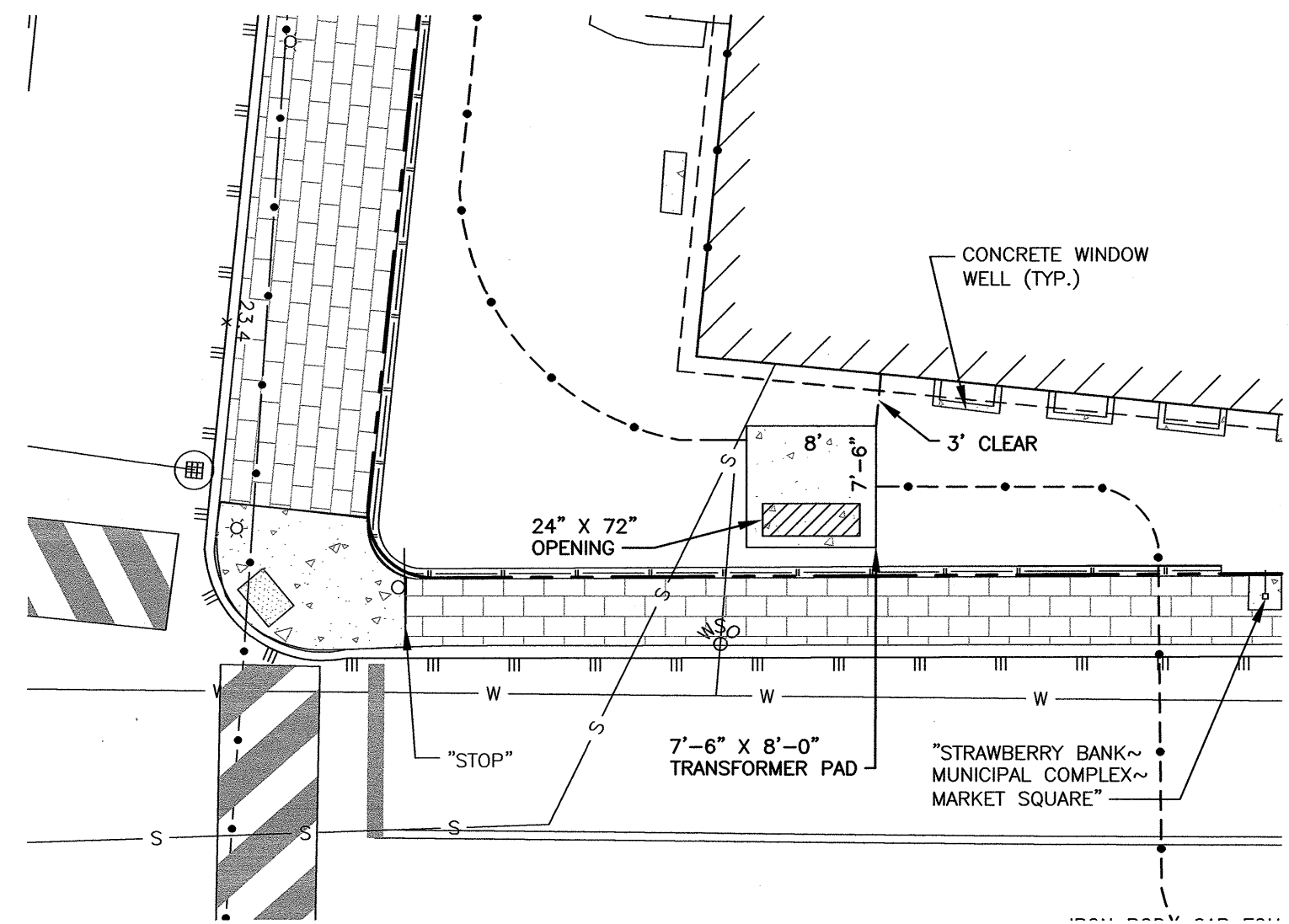
SCALE: 1" = 10' DECEMBER 2020

**PARKING LEVEL
 PLAN**

C4

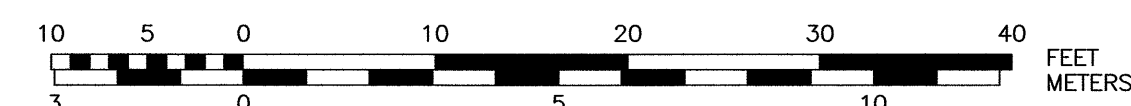
UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJUTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10'-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
- 23) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ADJUTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ADJUTING PROPERTIES WITH UTILITY COMPANY AND AFFECTED ADJUTING.



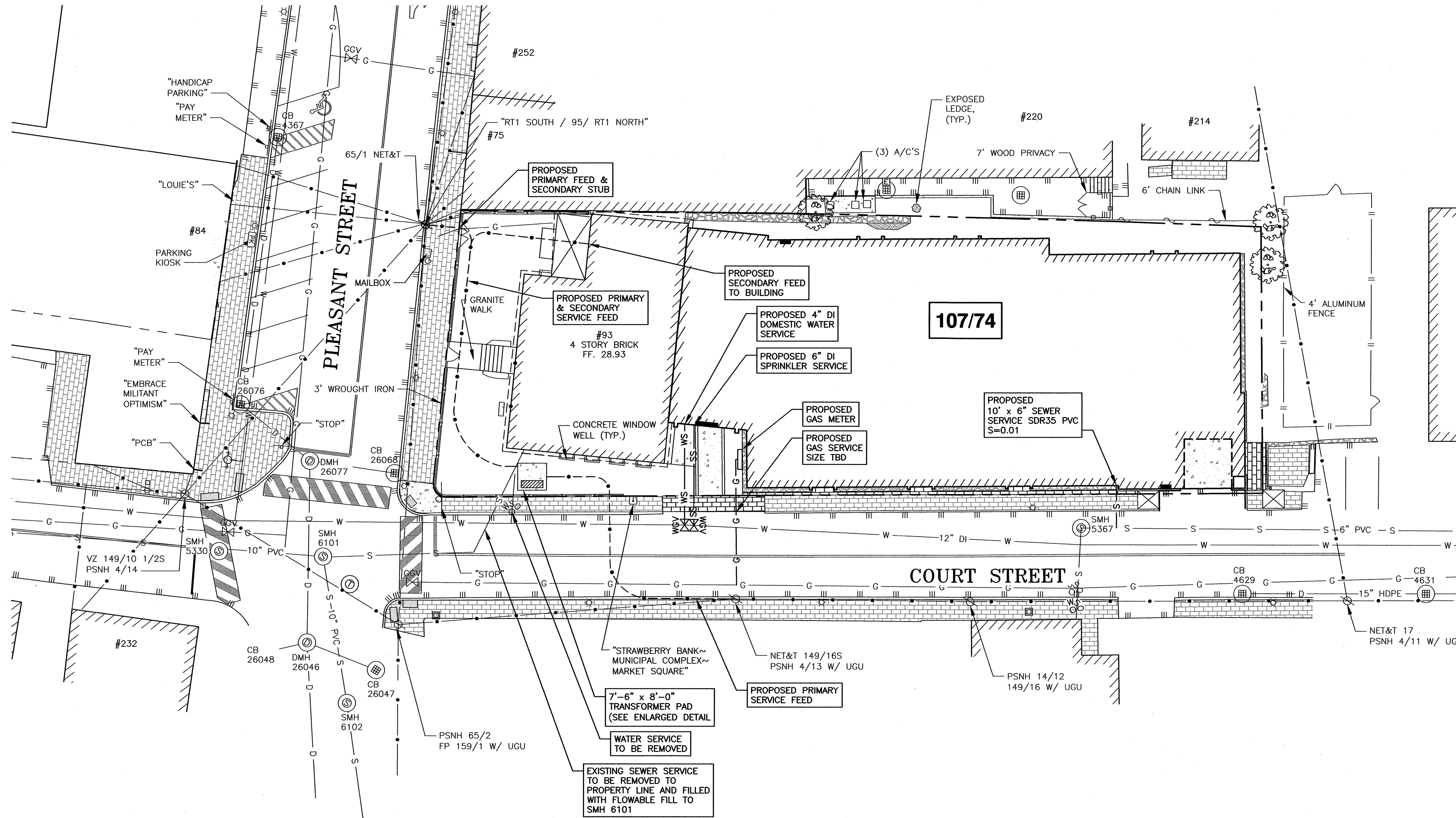
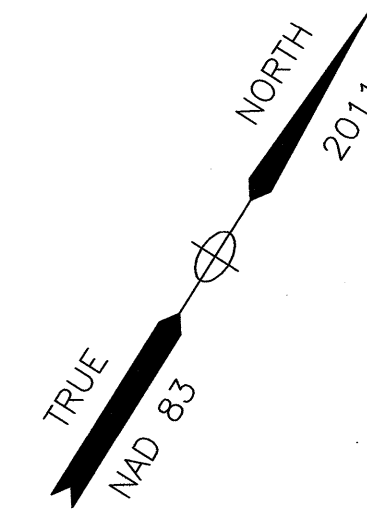
TRANSFORMER DETAIL

GRAPHIC SCALE

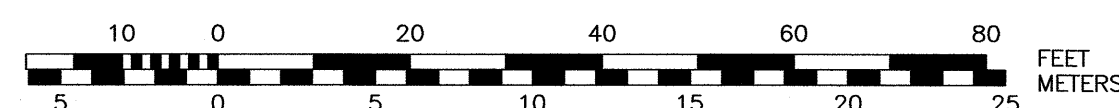


SEWER STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
SMH 5367	22.34	15.75	SMH 5368
6" PVC	L = 191', SLOPE = 0.016 ft./ft.		
SMH 5330	23.20	15.85	SMH 6101
8" PVC	L = 29', SLOPE = 0.024 ft./ft.		
SMH 6101	23.35	17.89 (E)	SMH 6102
		15.10 (W)	
		15.05 (OUT)	
8" PVC	L = 41', SLOPE = 0.019 ft./ft.		
SMH 6102	22.78	14.28	SMH 893
		14.23	

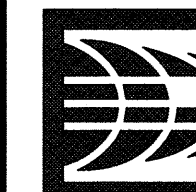


GRAPHIC SCALE



PROPOSED SEWER CONNECTION

STRUCTURE	RIM ELEV.	INV. ELEV. IN	PIPE SIZE & TYPE (FROM/TO)
SMH 5367 (EXISTING)	22.34	15.75	6" PVC (5368)
		15.74	
BUILDING CONNECTION		15.67	INV. OUT @ BLDG.
		15.61	INV. @ WYE (PIPE)



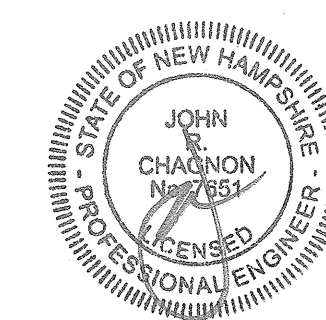
AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
- 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
- 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
- 7) EVERSOURCE WORK ORDER #5127007
- 8) PROPOSED SEWER FLOW:
 OFFICE UNITS:
 2 UNITS X 80 GPD/UNIT = 160 GPD
 RESIDENTIAL:
 61 UNITS X 115 GPD/UNIT = 7,015 GPD
 TOTAL PROPOSED FLOW = 7,175 GPD
- 9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 10) COMMUNICATIONS CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.

**MIXED USE DEVELOPMENT
 93 PLEASANT STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/2/21
REVISIONS		



SCALE: 1" = 20' DECEMBER 2020

UTILITY PLAN

C5



1 CONCEPTUAL LOWER LEVEL
1/8" = 1'-0"



APARTMENT COUNT	
Name	Count

APT-A	9
APT-A2	1
APT-B	5
APT-C	2

Level 1: 17

APT-A	9
APT-A2	1
APT-B	5
APT-C	2
APT-D	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 2: 22

APT-A(M)	9
APT-A2(M)	1
APT-B(M)	5
APT-C(M)	2
APT-D(M)	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 3: 22

Grand total: 61



1 CONCEPTUAL 1ST FLOOR
1/8" = 1'-0"



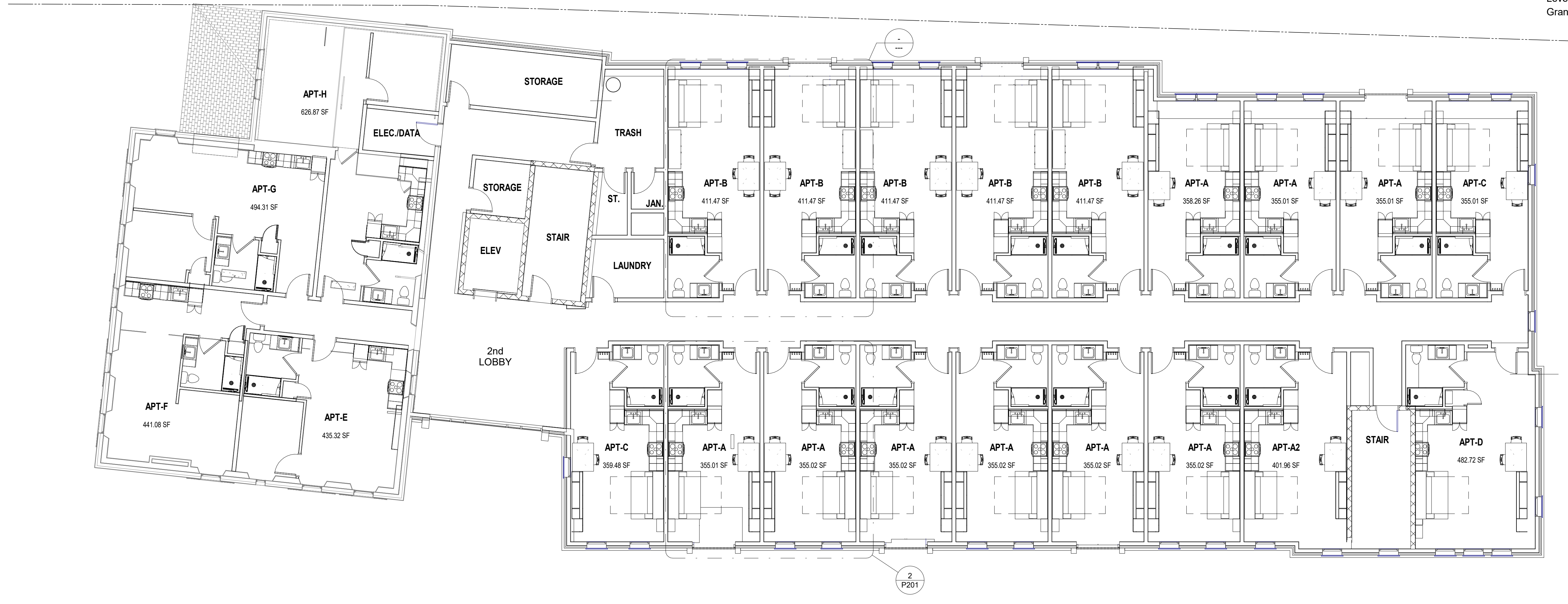
APARTMENT COUNT	
Name	Count

APT-A	9
APT-A2	1
APT-B	5
APT-C	2

Level 1: 17	
APT-A	9
APT-A2	1
APT-B	5
APT-C	2
APT-D	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 2: 22	
APT-A(M)	9
APT-A2(M)	1
APT-B(M)	5
APT-C(M)	2
APT-D(M)	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 3: 22
Grand total: 61



1 CONCEPTUAL 2ND FLOOR
1/8" = 1'-0"



APARTMENT COUNT	
Name	Count

APT-A	9
APT-A2	1
APT-B	5
APT-C	2

Level 1: 17

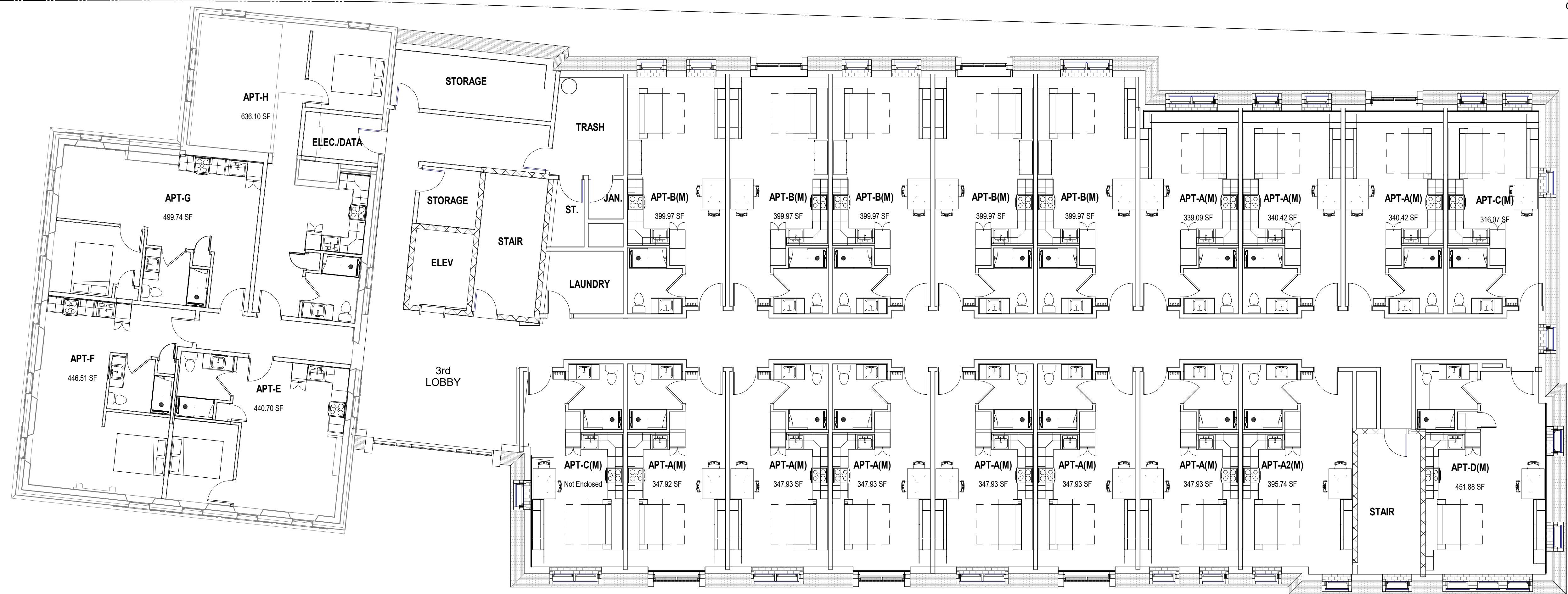
APT-A	9
APT-A2	1
APT-B	5
APT-C	2
APT-D	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 2: 22

APT-A(M)	9
APT-A2(M)	1
APT-B(M)	5
APT-C(M)	2
APT-D(M)	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 3: 22

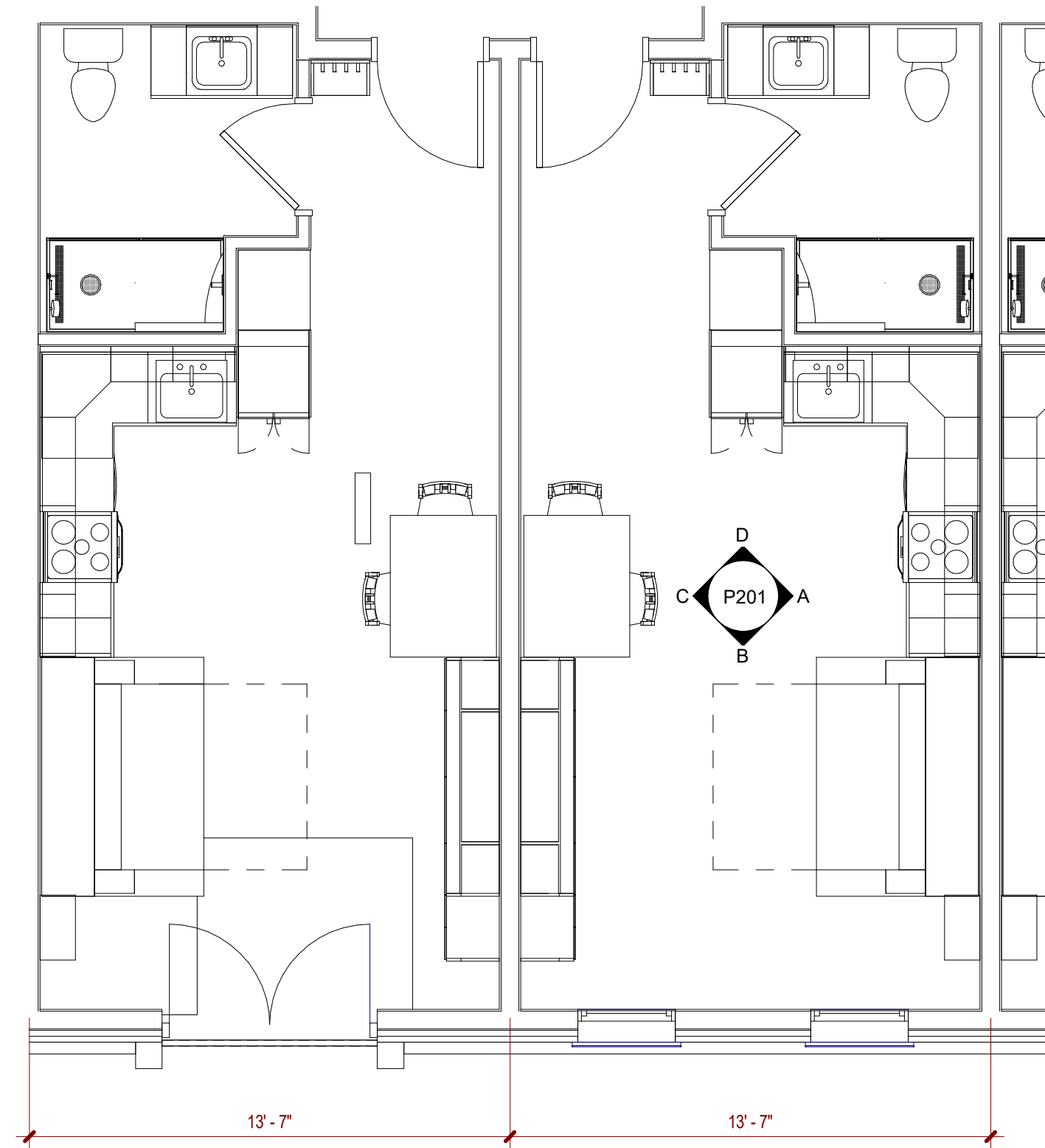
Grand total: 61



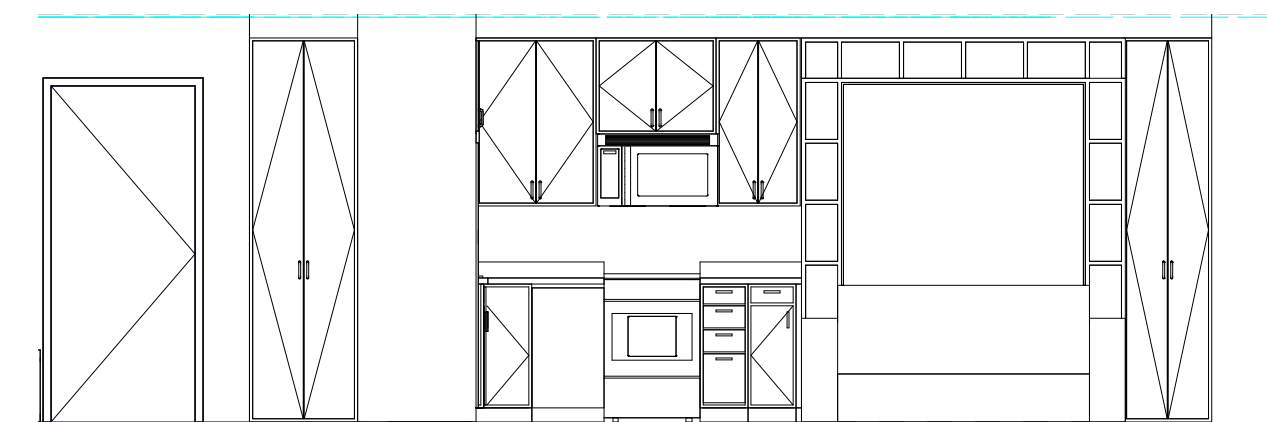
1 CONCEPTUAL 3RD FLOOR
1/8" = 1'-0"



PO BOX 4430
MANCHESTER NH 03108
603.623.8811
PROCONINC.COM



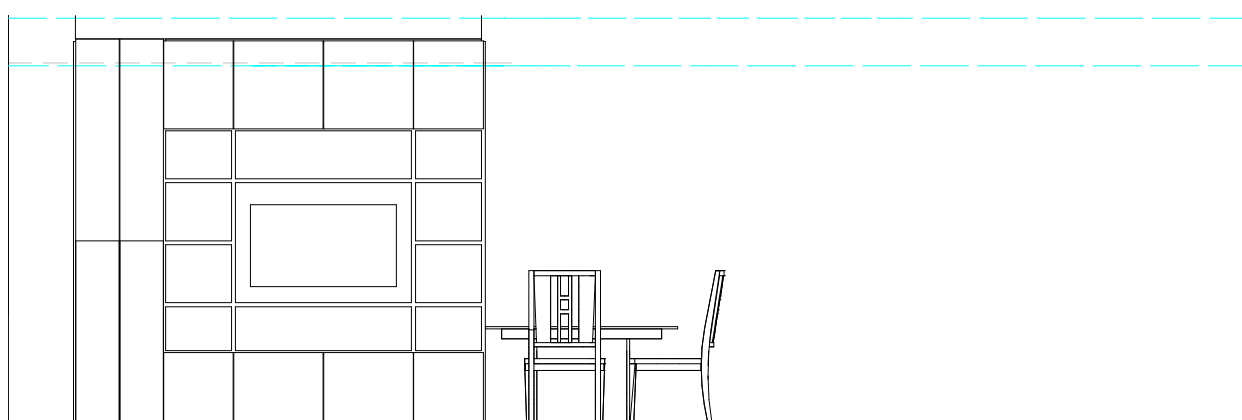
2 PRESENTATION - UNIT A
1/4" = 1'-0"



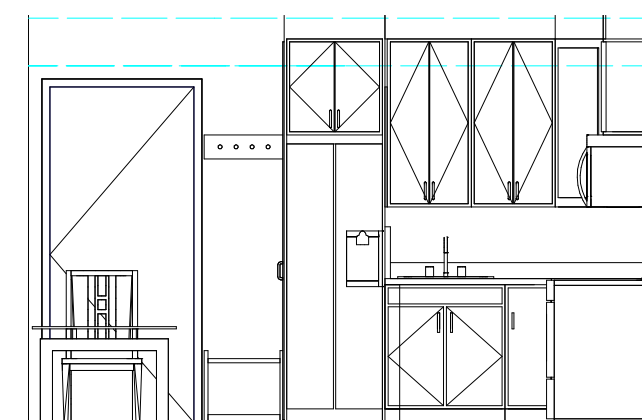
A PRESENTATION - UNIT ELEVATION - A
1/4" = 1'-0"



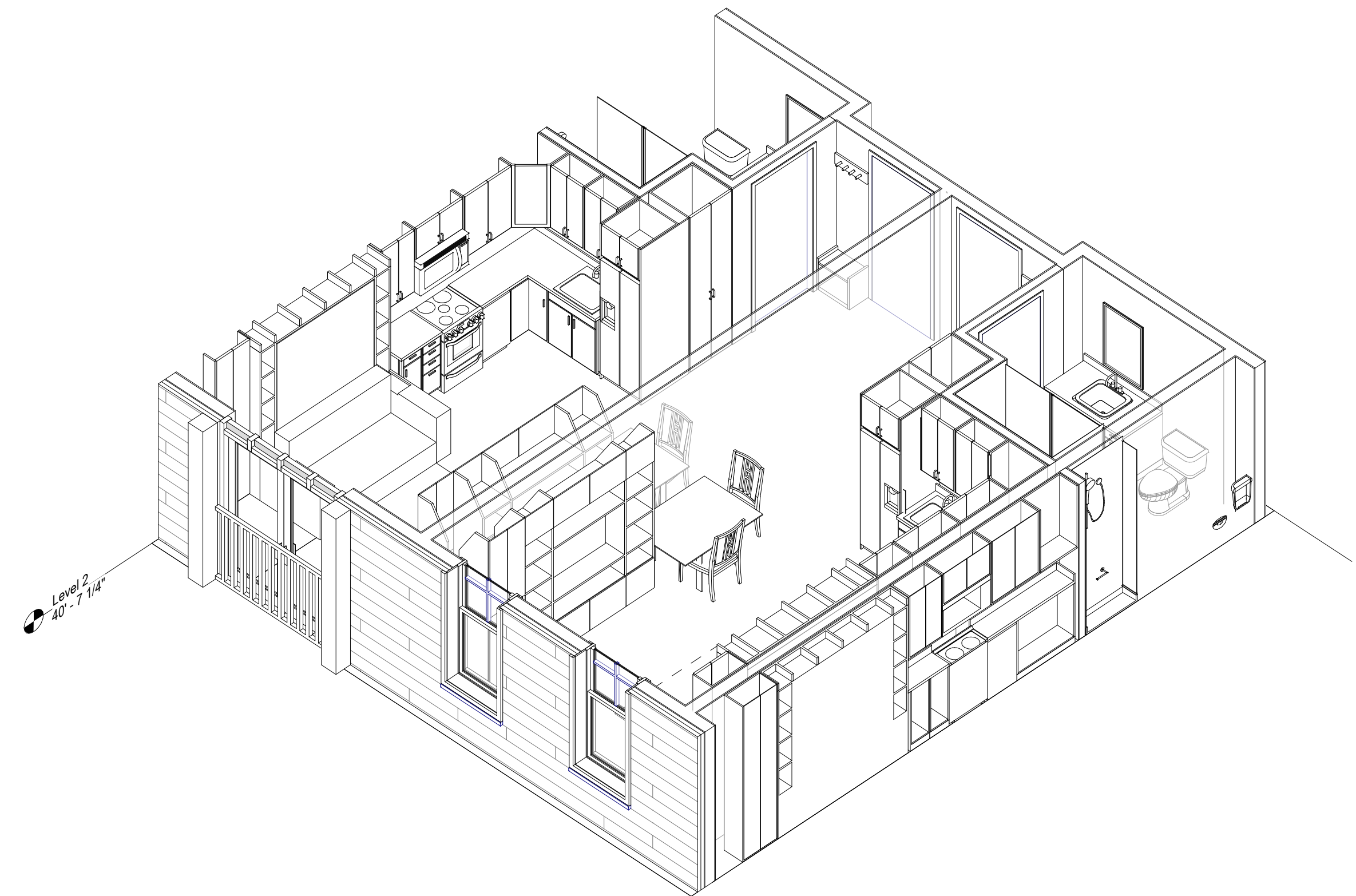
B PRESENTATION - UNIT ELEVATION - B
1/4" = 1'-0"



C PRESENTATION - UNIT ELEVATION - C
1/4" = 1'-0"



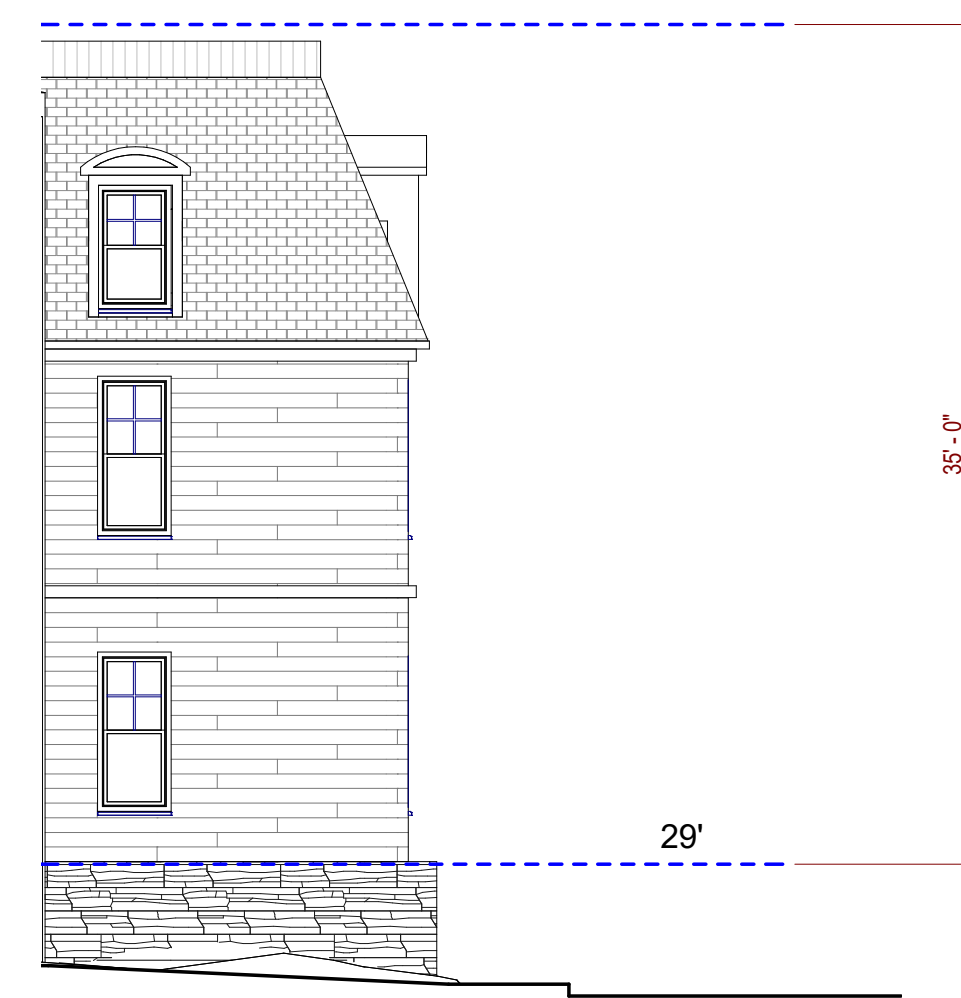
D PRESENTATION - UNIT ELEVATION - D
1/4" = 1'-0"



1 PRESENTATION 3D UNIT (VIEW 1)



4 CONCEPTUAL ELEVATIONS - WEST
1/8" = 1'-0"



3 CONCEPTUAL ELEVATIONS - WEST (NEW)
1/8" = 1'-0"

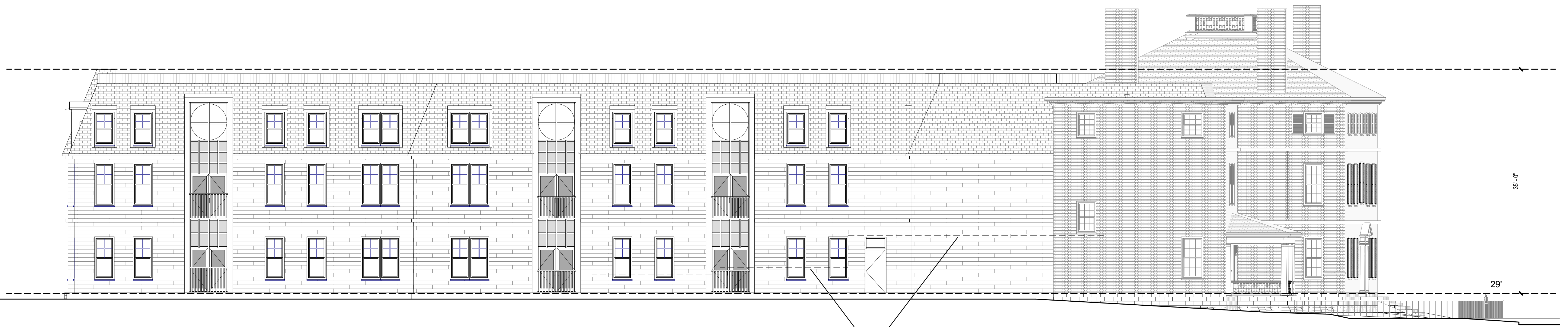


1 CONCEPTUAL ELEVATIONS - SOUTH
1/8" = 1'-0"





2 CONCEPTUAL ELEVATIONS - EAST
1/8" = 1'-0"



Existing stone retaining wall not shown for clarity

1 CONCEPTUAL ELEVATIONS - NORTH
1/8" = 1'-0"



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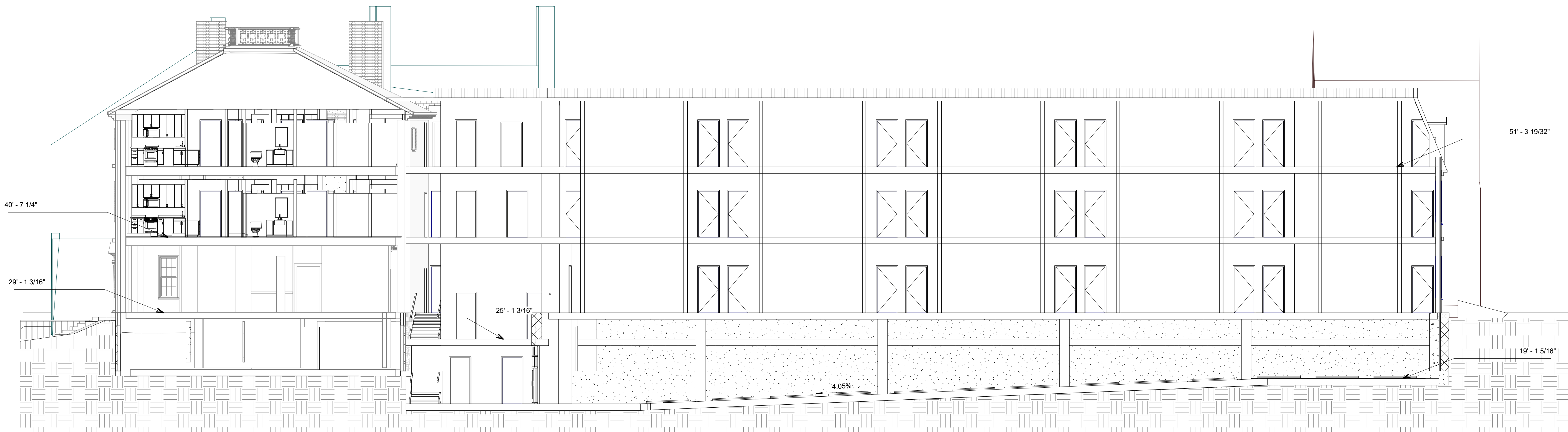


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Existing stone retaining wall not shown for clarity















CONCEPTUAL

93 PLEASANT STREET -PORTSMOUTH, NH

23
APRIL
2021

PROCON
CONNECT • CREATE • CONSTRUCT

420 Pleasant Street

LUHD-327

Work Session



City of Portsmouth, NH

05/07/2021

LUHD-327

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 16, 2021

Applicant

Richard Desjardins
richard@mchenryarchitecture.com
4 Market Street
Portsmouth, NH 03801
603-430-0274

Location

420 PLEASANT ST
Portsmouth, NH 03801

Owner:

NEAL PLEASANT ST PROPERTIES LLC
420 PLEASANT ST APT 5 PORTSMOUTH, NH
03801

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

- CONVERT FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING
- REMOVAL OF EXISTING REAR ENTRY VESTIBULE AND BATHROOM
- REPLACEMENT OF SOUTHEAST ADDITION INCORPORATING A THIRD FLOOR ROOF DECK
- ADDITION OF A THREE STORY CODE COMPLIANT EGRESS STAIR ENCLOSURE AT REAR OF BUILDING
- ADDITION OF REAR ENTRY PORCH

Description of Proposed Work (Planning Staff)

--

Project Representatives

420 PLEASANT STREET - ADDITION AND RENOVATIONS

HISTORIC DISTRICT COMMISSION: WORK SESSION - MAY 2021, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

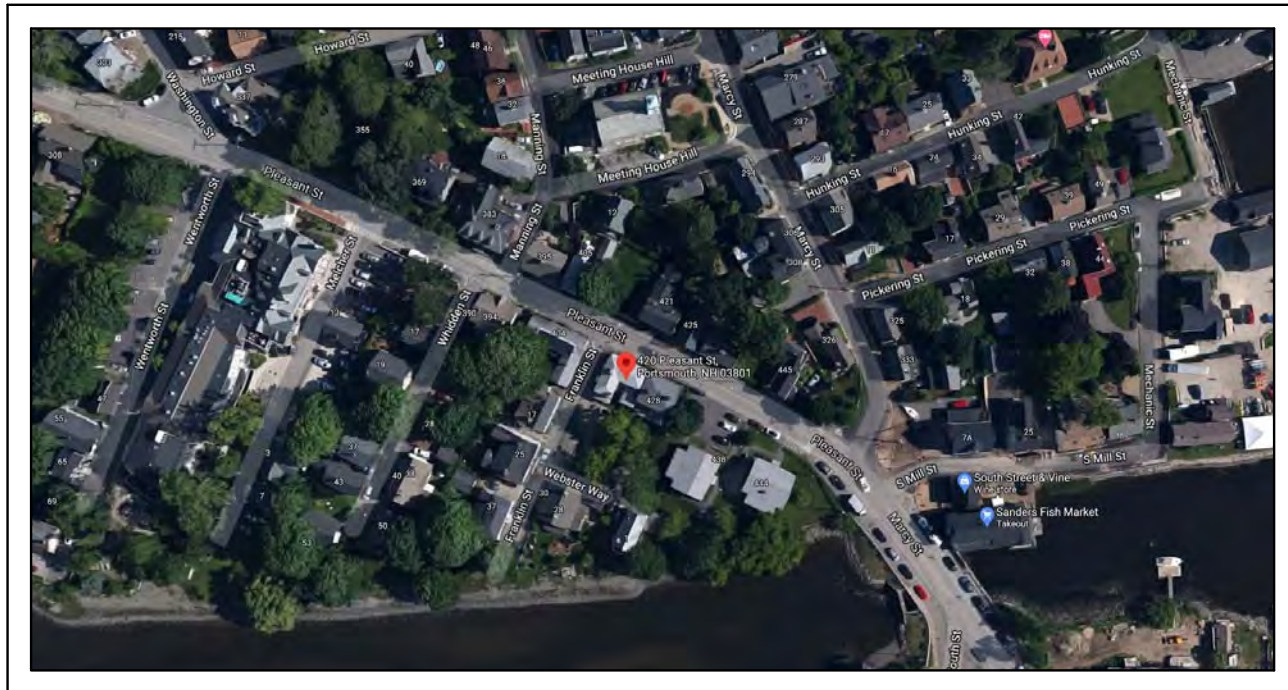
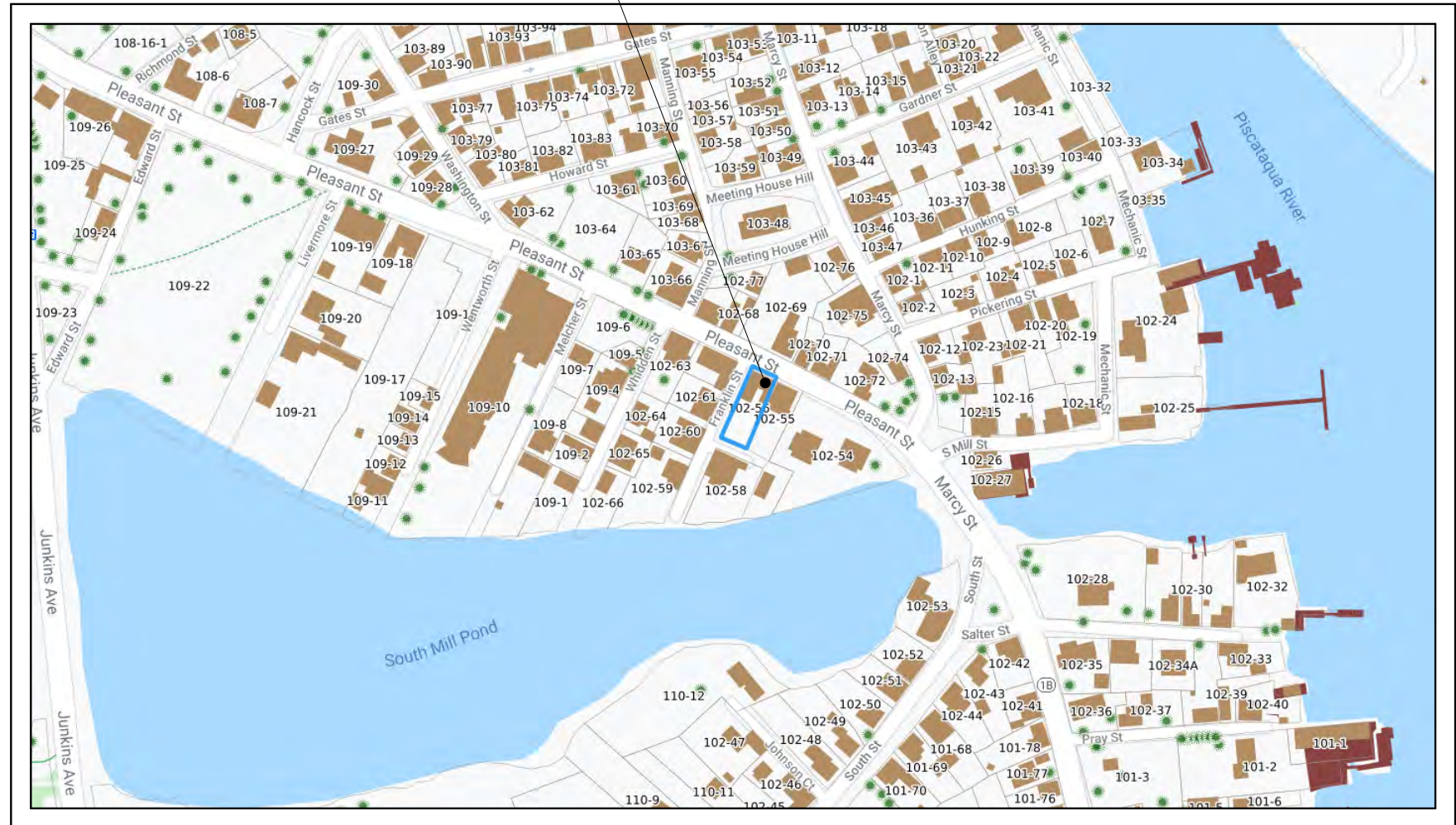
- CONVERT FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING
- REMOVAL OF EXISTING REAR ENTRY VESTIBULE AND BATHROOM
- REPLACEMENT OF SOUTHEAST ADDITION INCORPORATING A THIRD FLOOR ROOF DECK
- ADDITION OF A THREE STORY CODE COMPLIANT EGRESS STAIR ENCLOSURE AT REAR OF BUILDING
- ADDITION OF REAR ENTRY PORCH



SHEET LIST

Sheet Number	Sheet Name
C	COVER
A1	EXISTING PHOTOS
A2	CONTEXT PHOTOS
A3	CONTEXT PHOTOS
A4	MASSING STUDY
A5	MASSING STUDY
A6	EXISTING FLOOR PLANS
A7	PROPOSED FLOOR PLANS
A8	PRELIMINARY FACADE STUDY

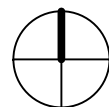
420 PLEASANT STREET PORTSMOUTH, NH 03801



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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801



COVER

HDC WORK SESSION - MAY 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

05/05/2021
McHA: RD / JJ
NOT TO SCALE

Locus



VIEW DOWN FRANKLIN STREET



VIEW FROM 420 PLEASANT STREET PARKING LOT



VIEW OF EXISTING SOUTHEAST ADDITION



ENTRY ON PLEASANT STREET



REAR OF BUILDING FROM FRANKLIN STREET



EXISTING REAR ENTRY

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOS

HDC WORK SESSION - MAY 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A1

05/05/2021
McHA: RD / JJ
NOT TO SCALE
E



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (3)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (1)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (2)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (3)

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOS

HDC WORK SESSION - MAY 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A2

05/05/2021
McHA: RD / JJ
NOT TO SCALE

E



APPROACH FROM FRANKLIN STREET (1)



APPROACH FROM FRANKLIN STREET (2)



APPROACH FROM SANDERS FISH MARKET (PLEASANT STREET)



FRANKLIN STREET



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOS

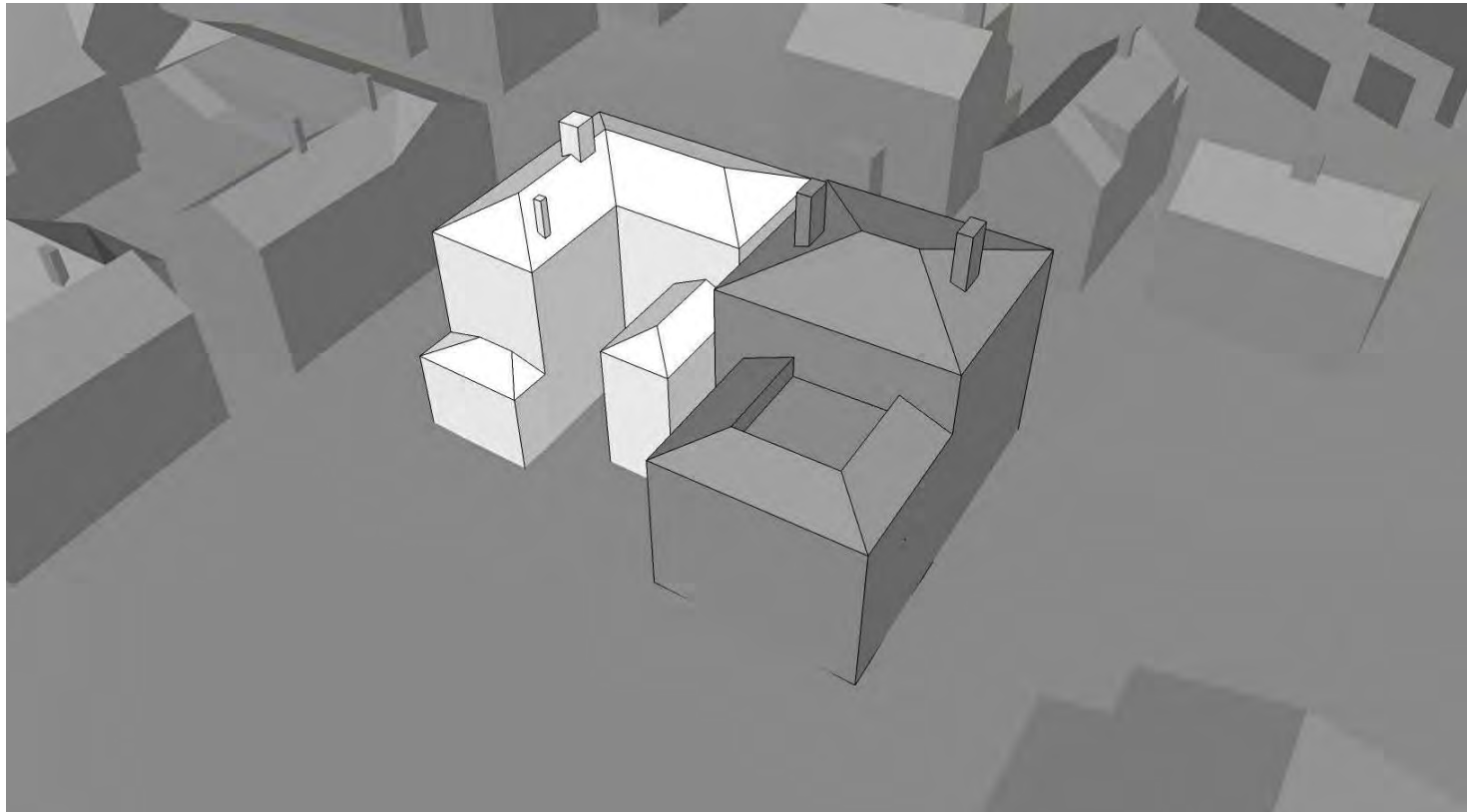
HDC WORK SESSION - MAY 2021

McHENRY ARCHITECTURE

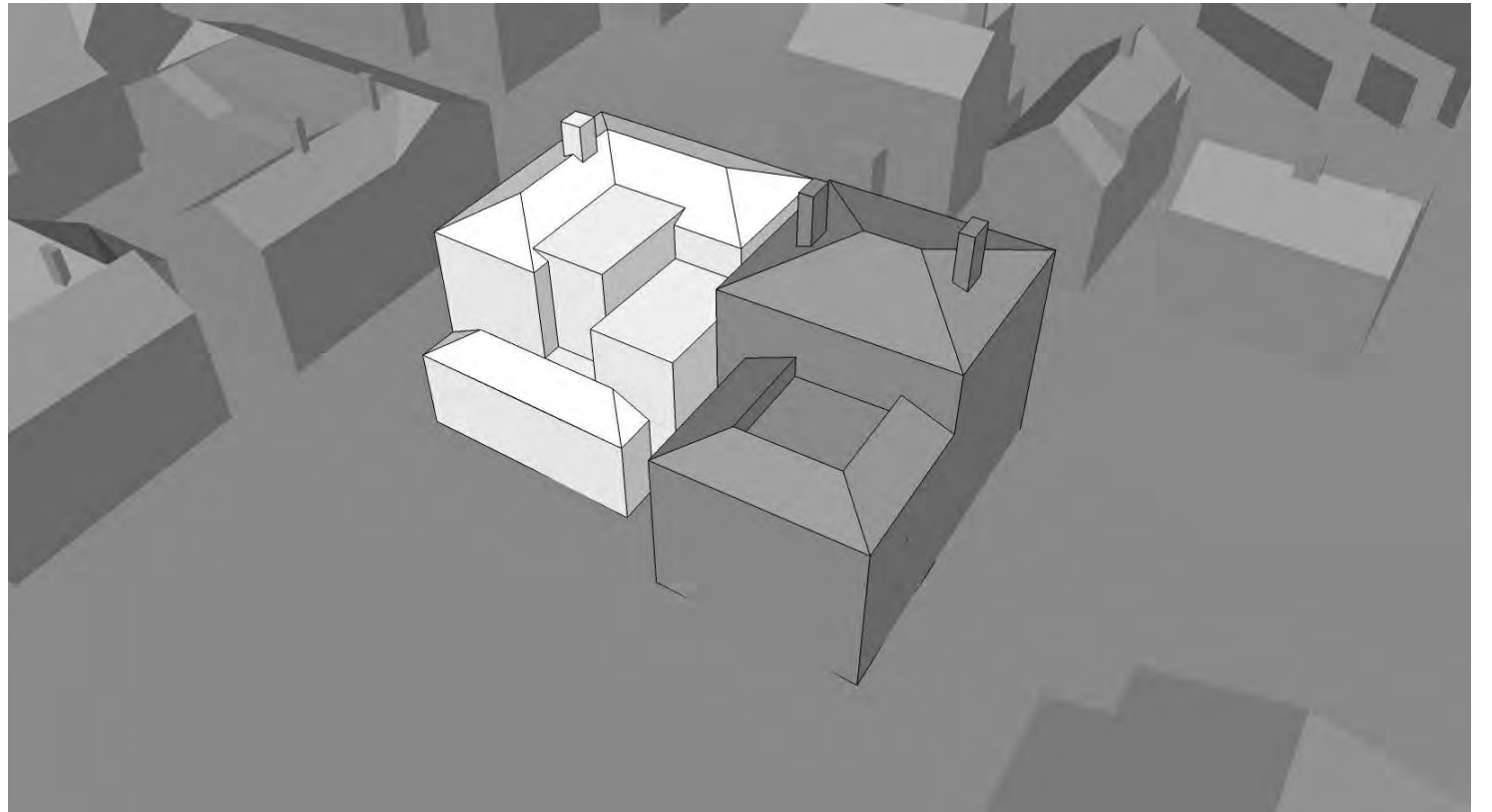
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Portsmouth, New Hampshire

A3

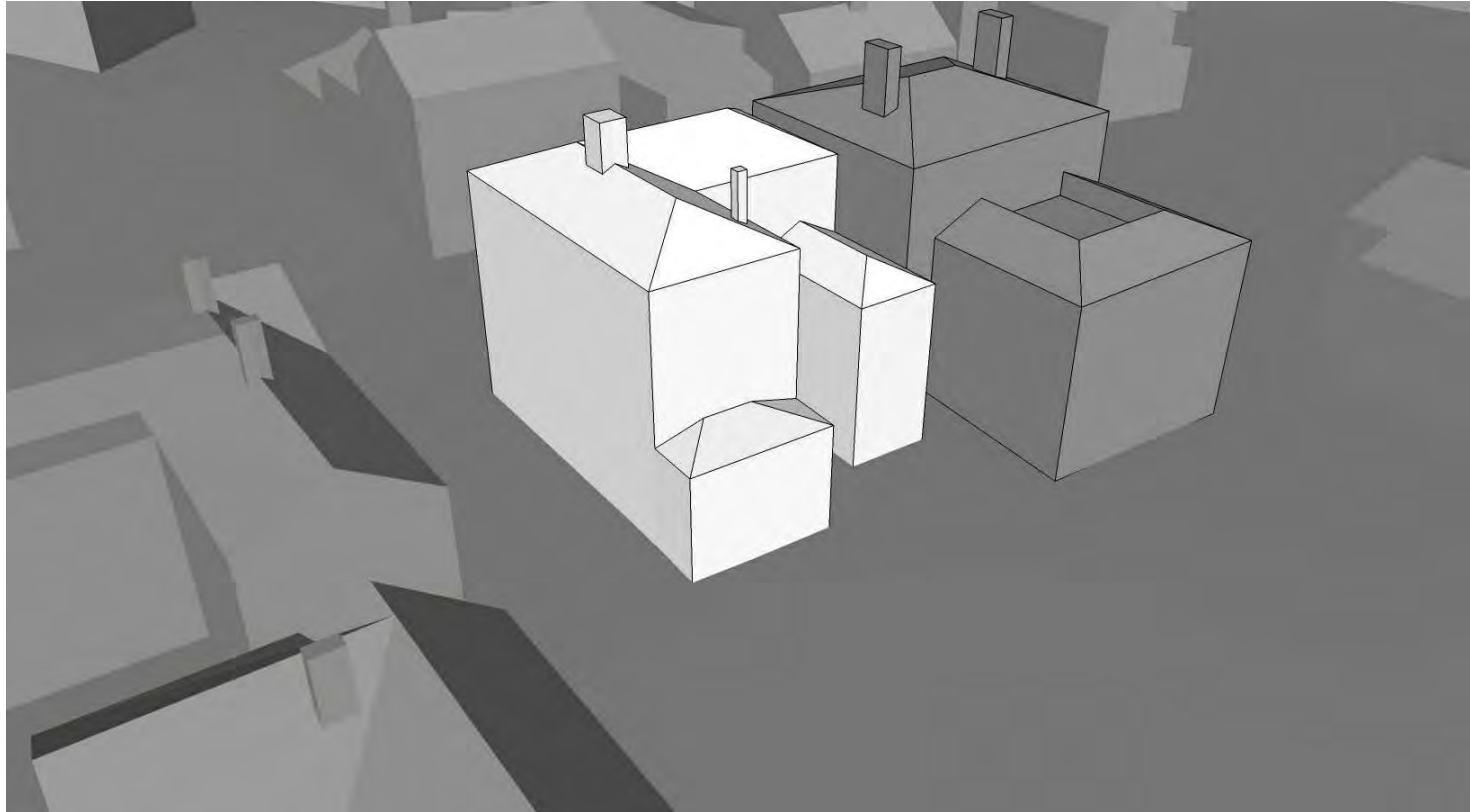
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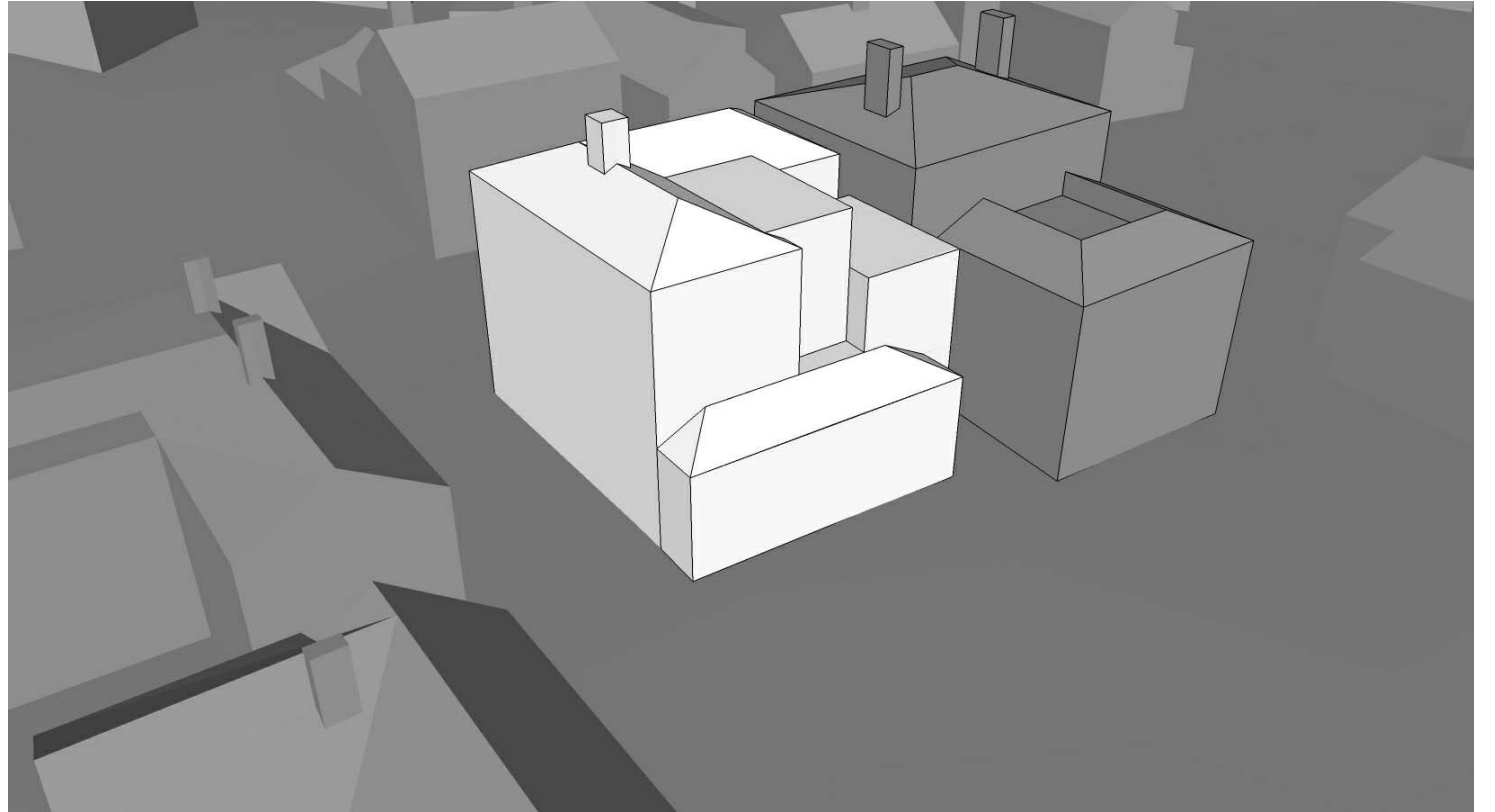
EXISTING MASSING - VIEW FROM SOUTHEAST



PROPOSED MASSING - VIEW FROM SOUTHEAST



EXISTING MASSING - VIEW FROM SOUTHWEST



PROPOSED MASSING - VIEW FROM SOUTHWEST

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

MASSING STUDY

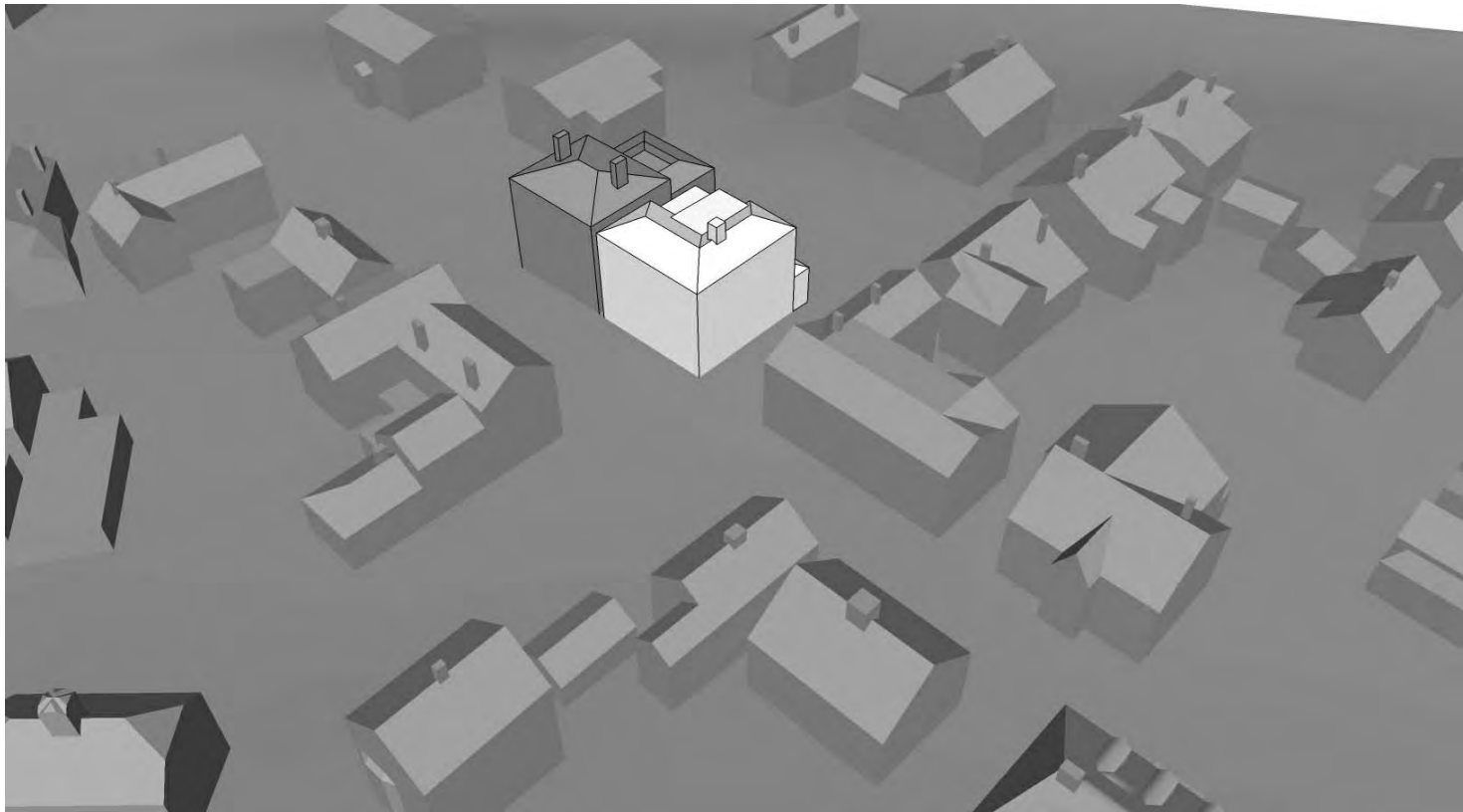
HDC WORK SESSION - MAY 2021

McHENRY ARCHITECTURE

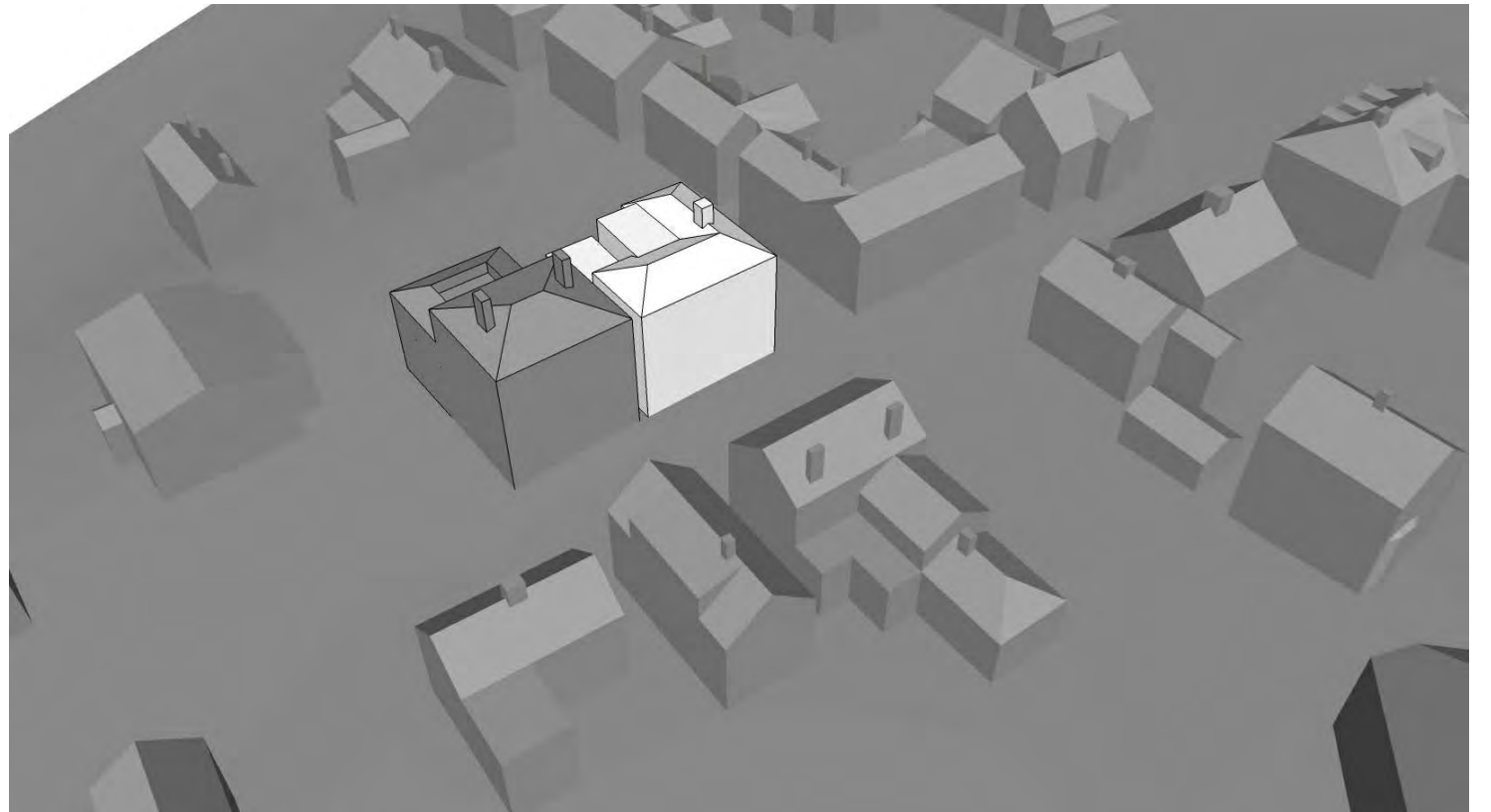
4 Market Street
Portsmouth, New Hampshire

A4

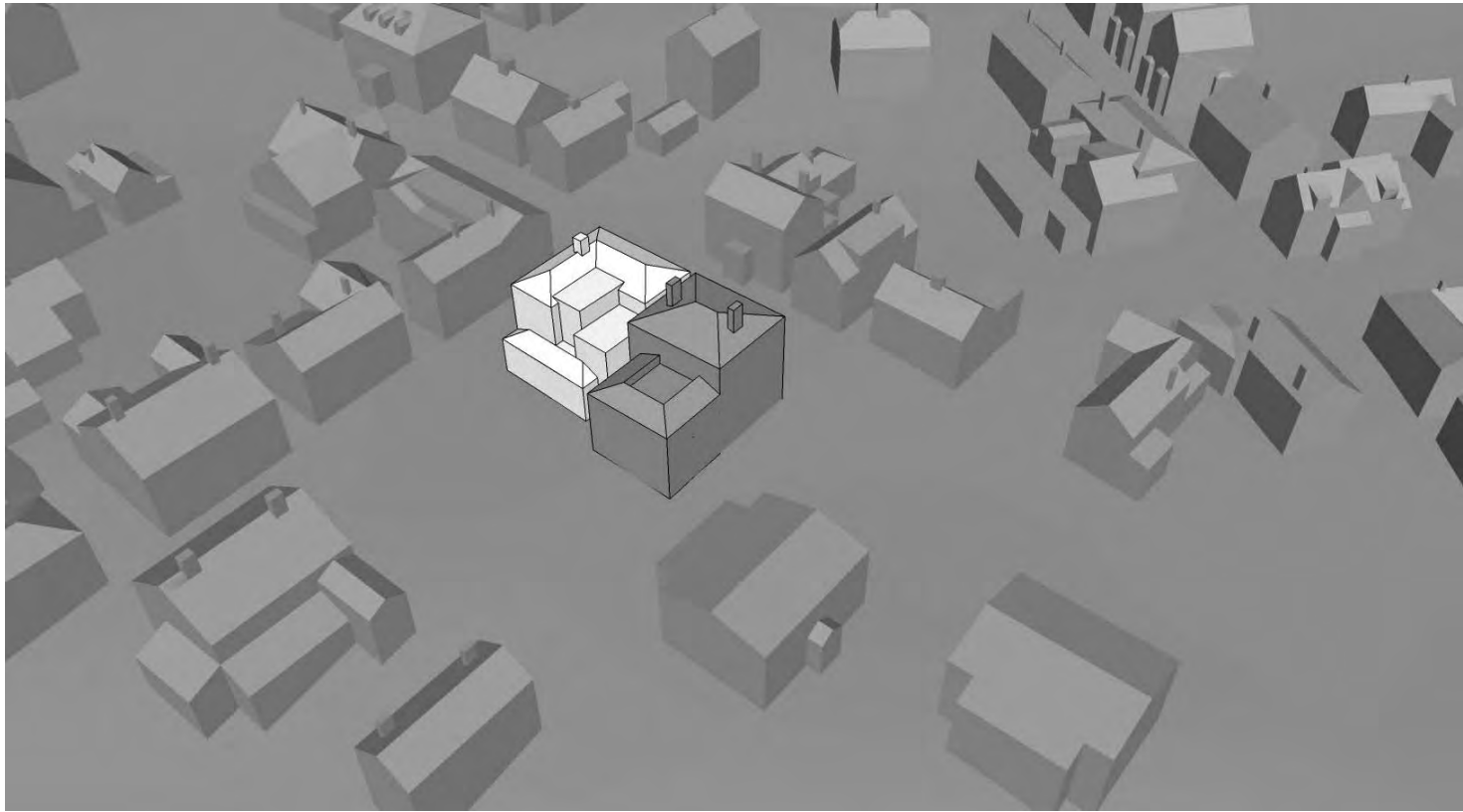
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McHA: RD / JJ
NOT TO SCALE
E/P



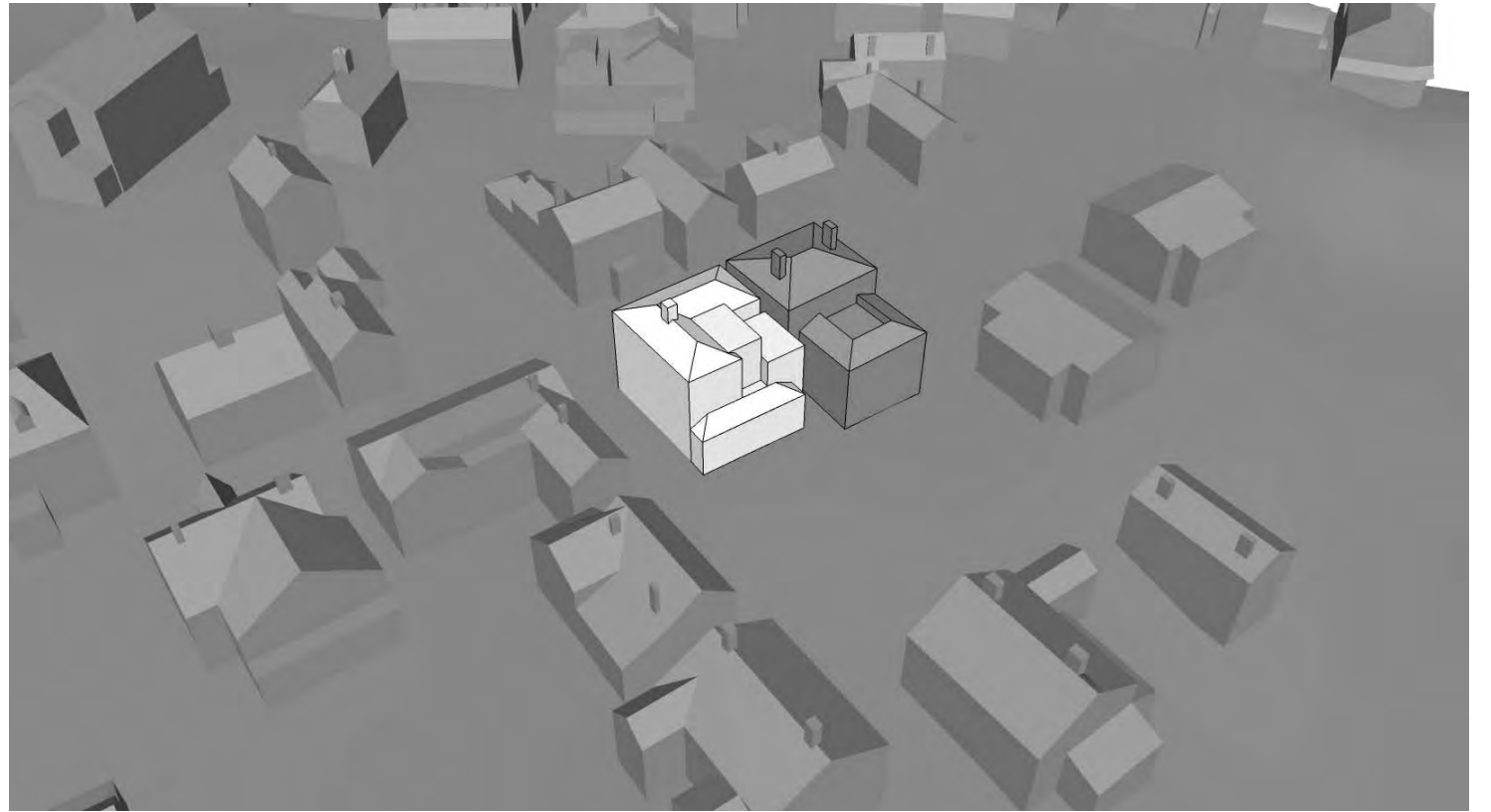
PROPOSED MASSING - VIEW FROM NORTHWEST



PROPOSED MASSING - VIEW FROM NORTHEAST



PROPOSED MASSING - VIEW FROM SOUTHEAST



PROPOSED MASSING - VIEW FROM SOUTHWEST

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

MASSING STUDY

HDC WORK SESSION - MAY 2021

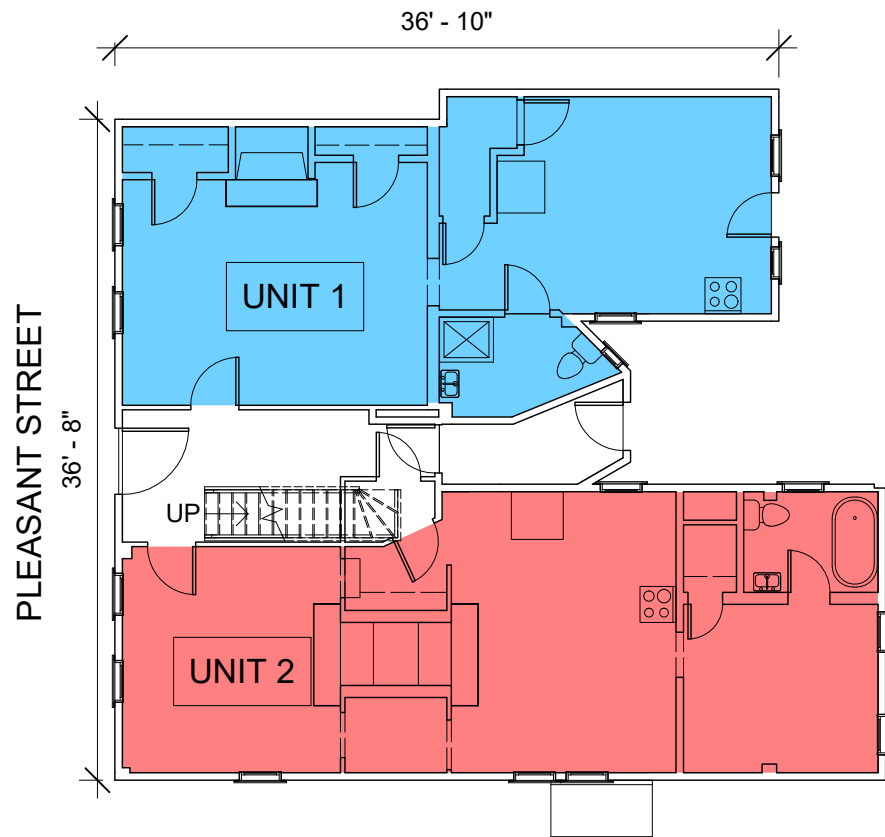
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4 Market Street
Portsmouth, New Hampshire

A5

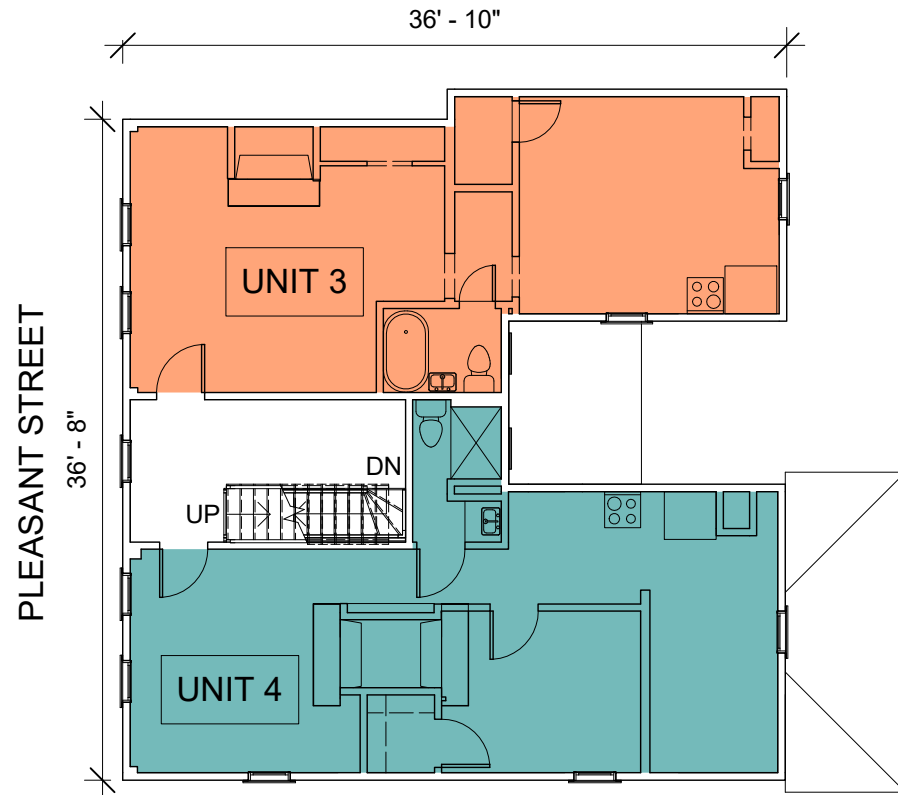
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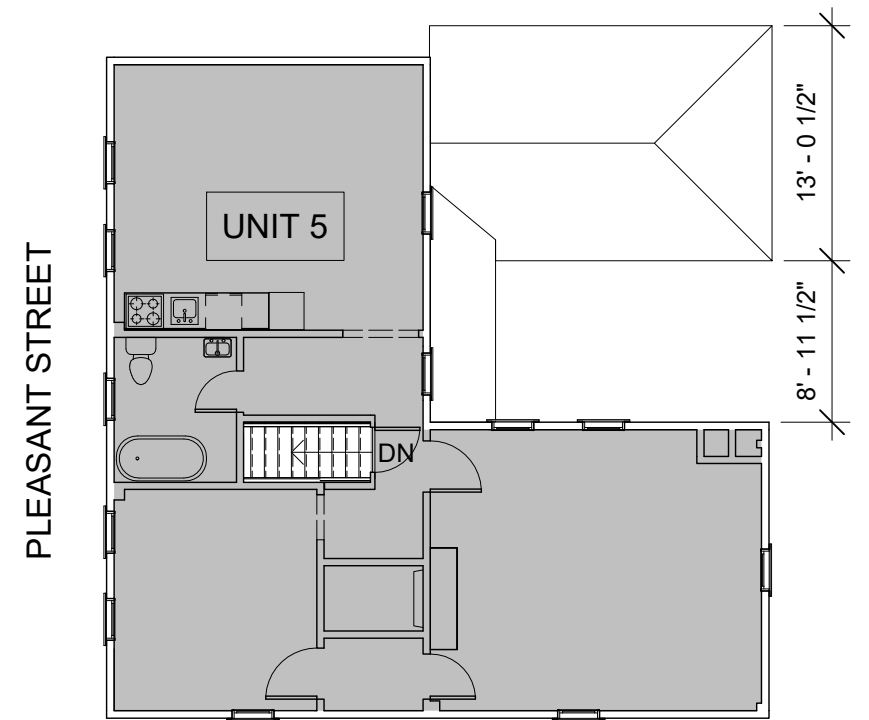
FRANKLIN STREET

1 EXISTING FIRST FLOOR
3/32" = 1'-0"



FRANKLIN STREET

2 EXISTING SECOND FLOOR
3/32" = 1'-0"

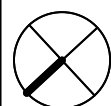


FRANKLIN STREET

3 EXISTING THIRD FLOOR
3/32" = 1'-0"

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420 PLEASANT ST. RENOVATIONS
420 PLEASANT STREET
PORTSMOUTH, NH 03801



EXISTING FLOOR PLANS
HDC WORK SESSION - MAY 2021

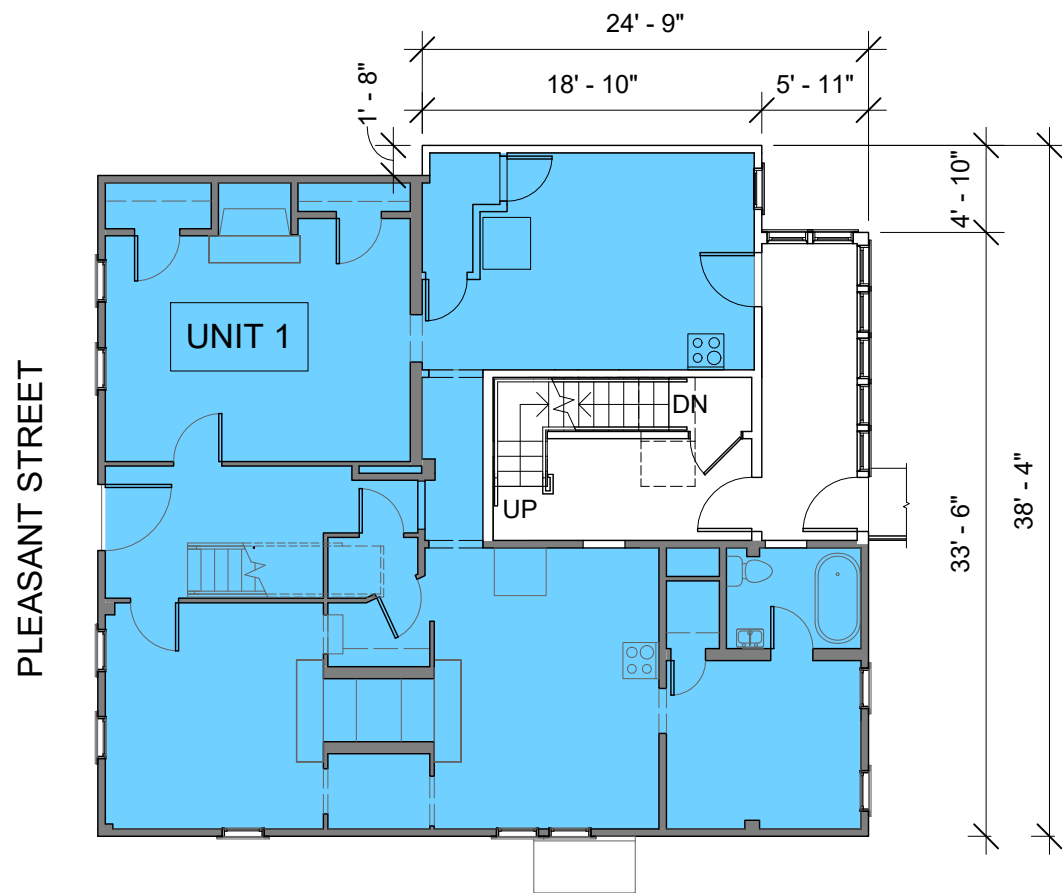
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4 Market Street
Portsmouth, New Hampshire

A6

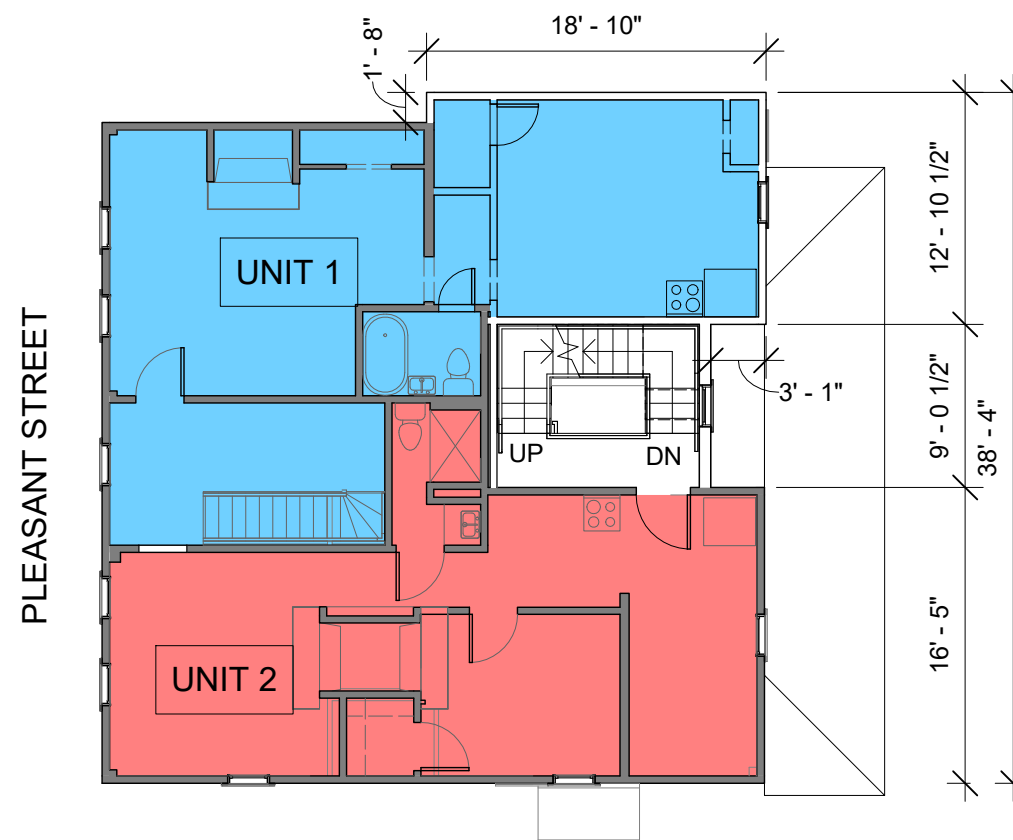
05/05/2021
McHA: RD / JJ
AS INDICATED
E

GRAPHIC KEY

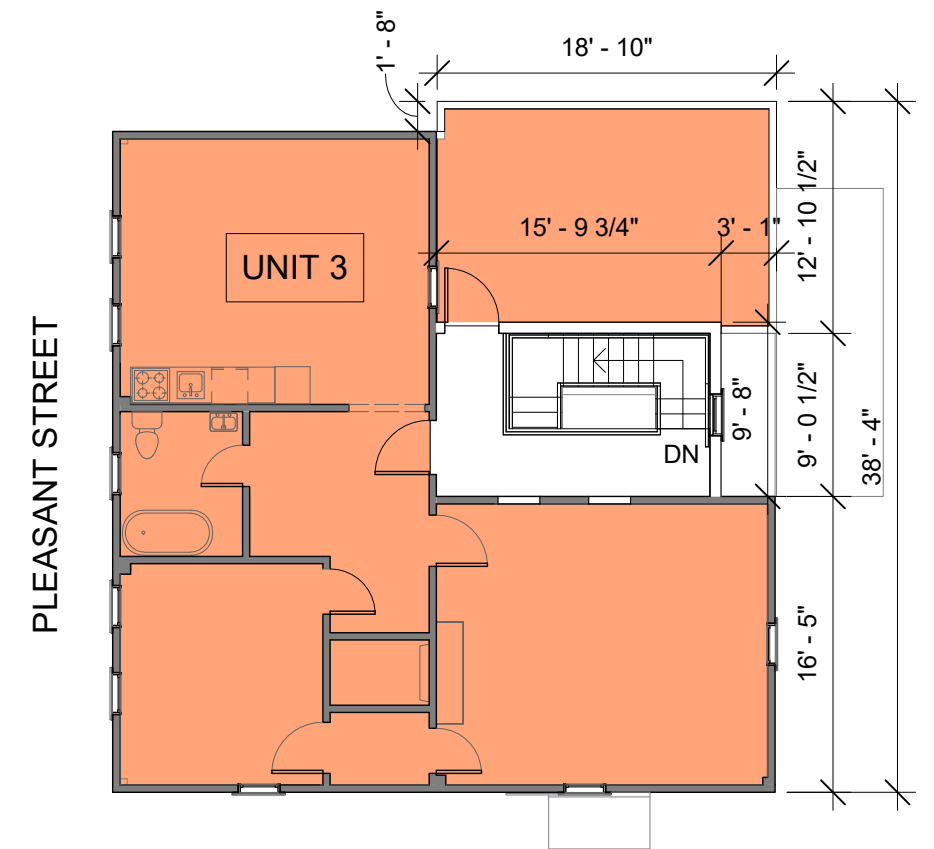
- : EXISTING
- : TO BE REMOVED
- : PROPOSED



FRANKLIN STREET



FRANKLIN STREET



FRANKLIN STREET

1 FIRST FLOOR
3/32" = 1'-0"

2 SECOND FLOOR
3/32" = 1'-0"

3 THIRD FLOOR
3/32" = 1'-0"

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420 PLEASANT ST. RENOVATIONS
420 PLEASANT STREET
PORTSMOUTH, NH 03801



PROPOSED FLOOR PLANS
HDC WORK SESSION - MAY 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A7

05/05/2021
McHA: RD / JJ
AS INDICATED

P

**0 Washington Street (Strawbery
Banke)**

LUHD-306

Work Session



City of Portsmouth, NH

05/07/2021

LUHD-306

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 06, 2021

Applicant

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

Location

0 WASHINGTON ST
Portsmouth, NH 03801

Owner:

STRAWBERRY BANKE INC
PO BOX 300 PORTSMOUTH, NH 03802

Application Type

Please select application type from the drop down menu below

Work Session

Project Information

Brief Description of Proposed Work

Exterior restoration to include foundation repairs, clapboard repairs, window and door restoration, new roof. Bathroom entrances removed to create open porch previously in that location

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

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

--

PENHALLOW HOUSE

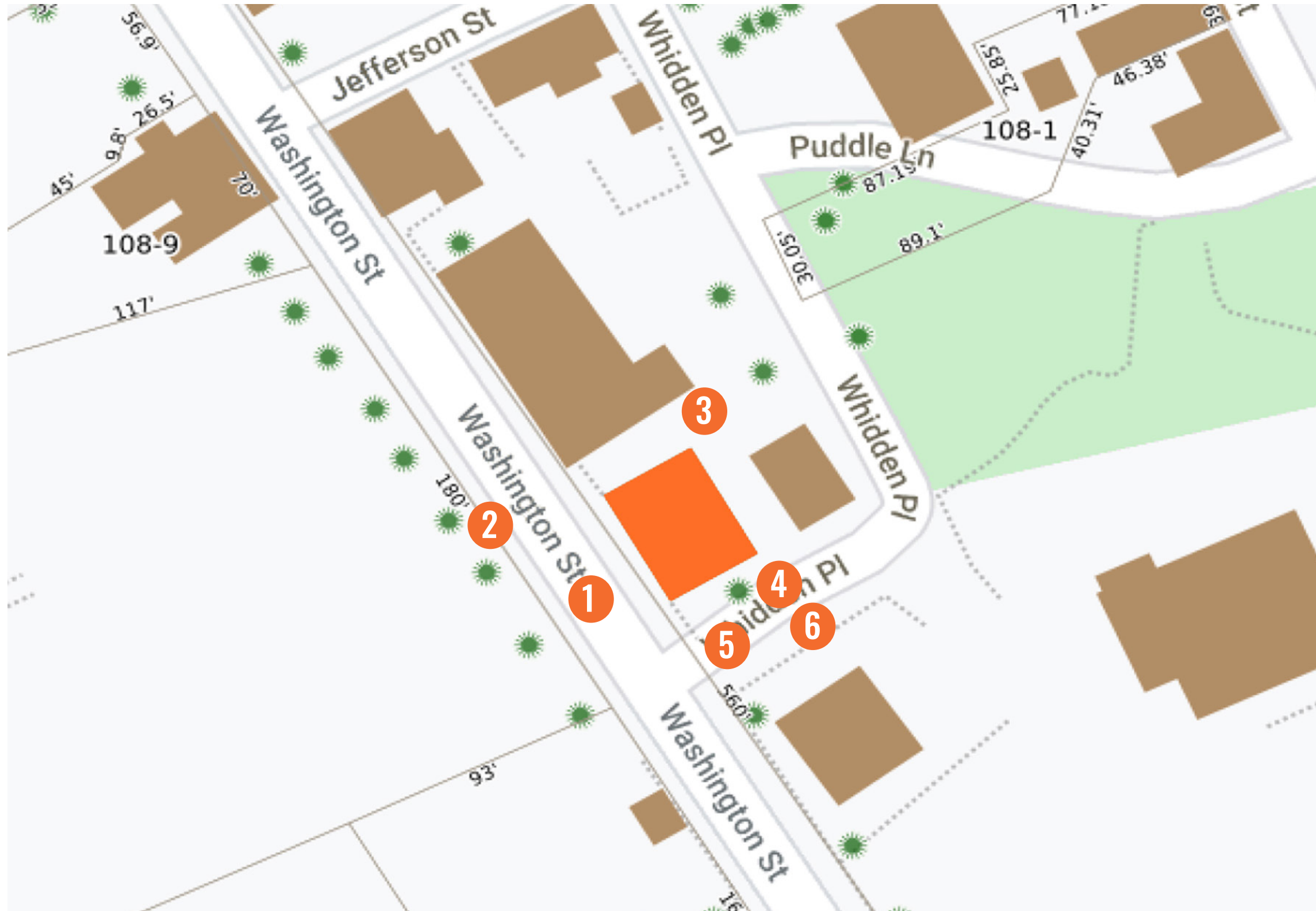
CITY OF PORTSMOUTH
Historic District Commission



PENHALLOW HOUSE, STRAWBERRY BANKE MUSEUM
PORTSMOUTH, NH

EXISTING SITE PLAN

NOT TO SCALE





1 SOUTH WEST FRONT DOORS



2 WEST CORNER



3 NORTH CORNER



4 EAST CORNER



5 SOUTH EAST FACADE



6 BARN AT EAST SIDE (BACK)

HISTORIC PHOTOS

CIRCA. 1933-1939



1 WEST CORNER



2 WEST CORNER (WITH CONTEXT)



3 EAST CORNER



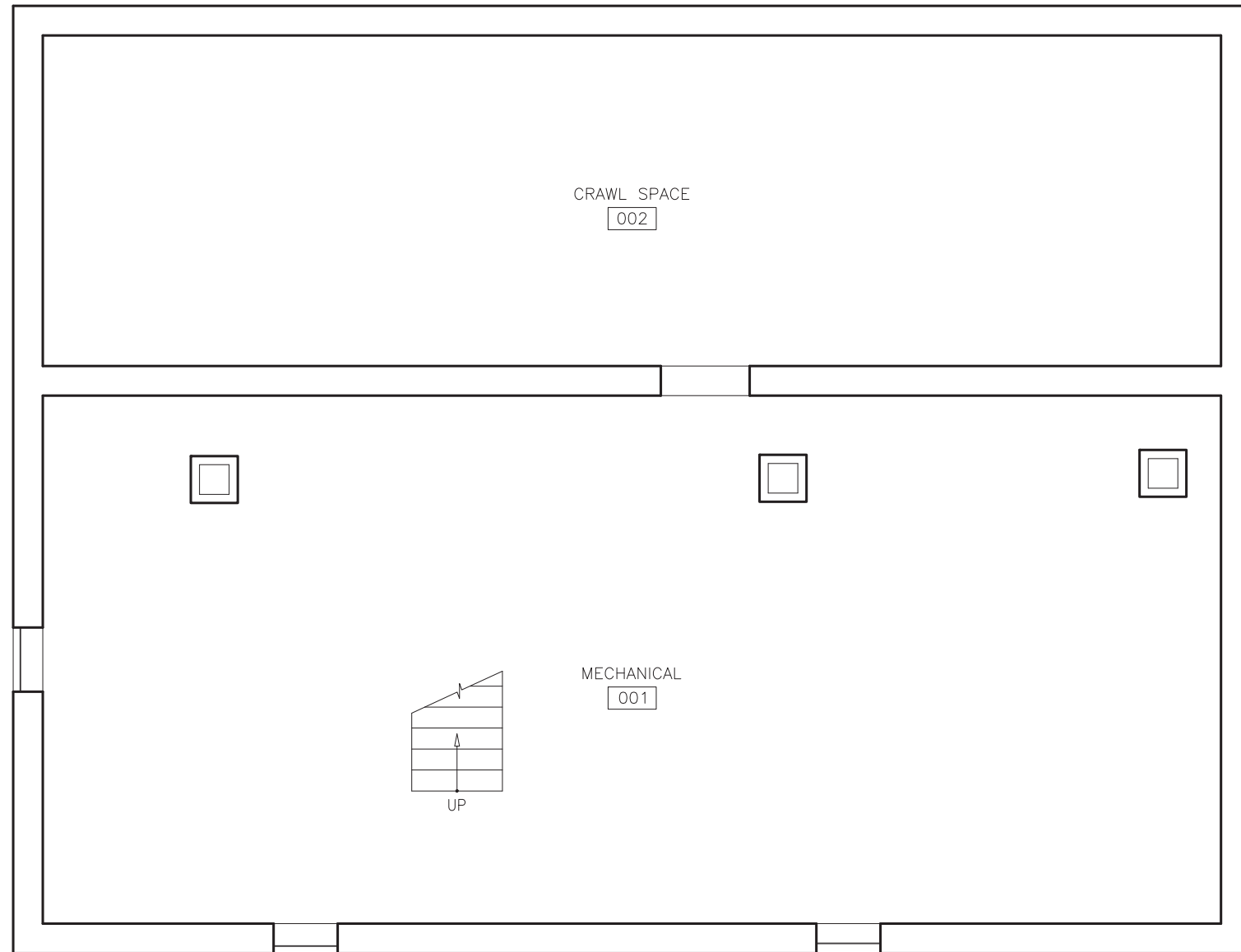
4 SOUTH EAST FACADE



5 SOUTH-EAST PEAK DETAIL

PROPOSED PLANS

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

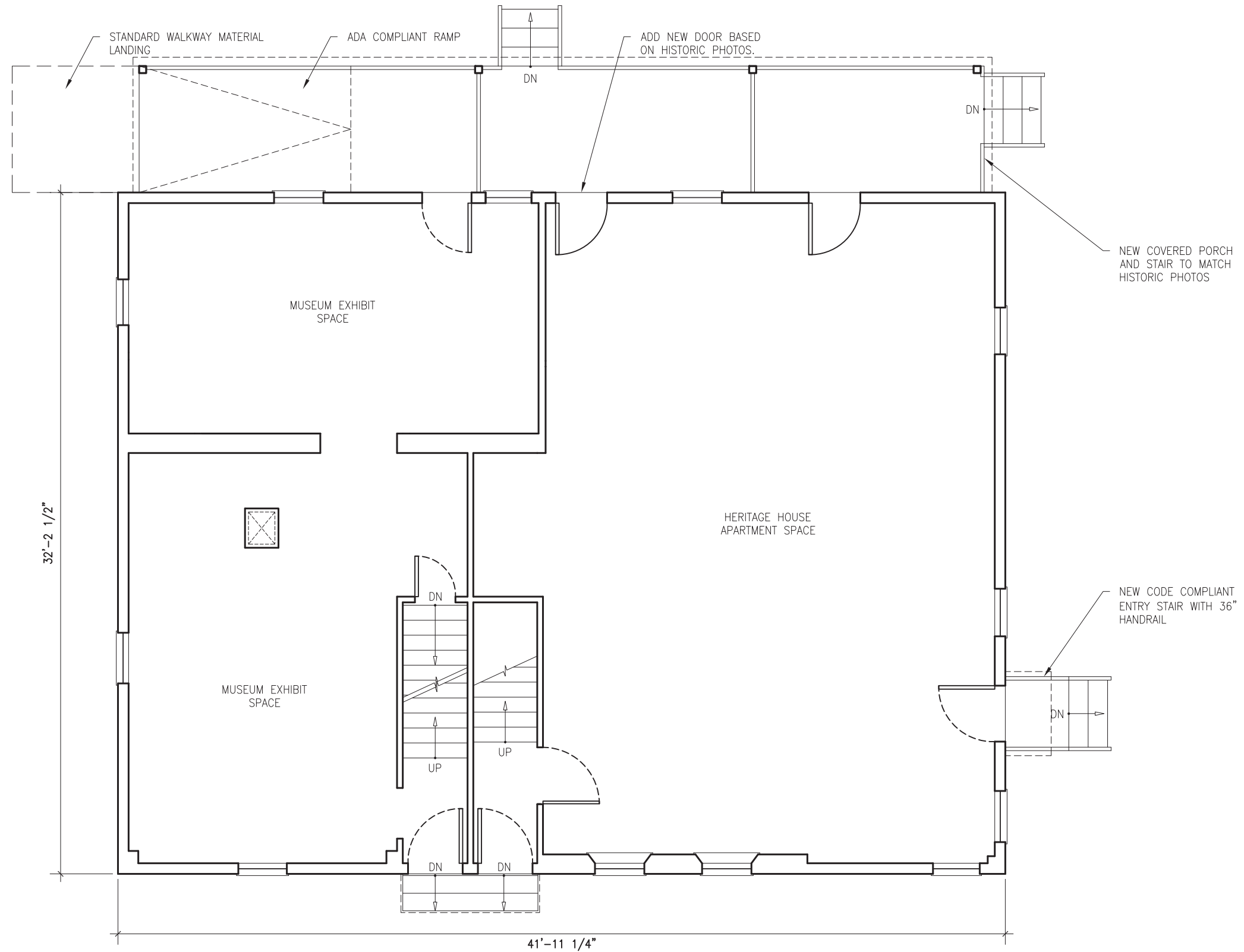


BASEMENT PLAN



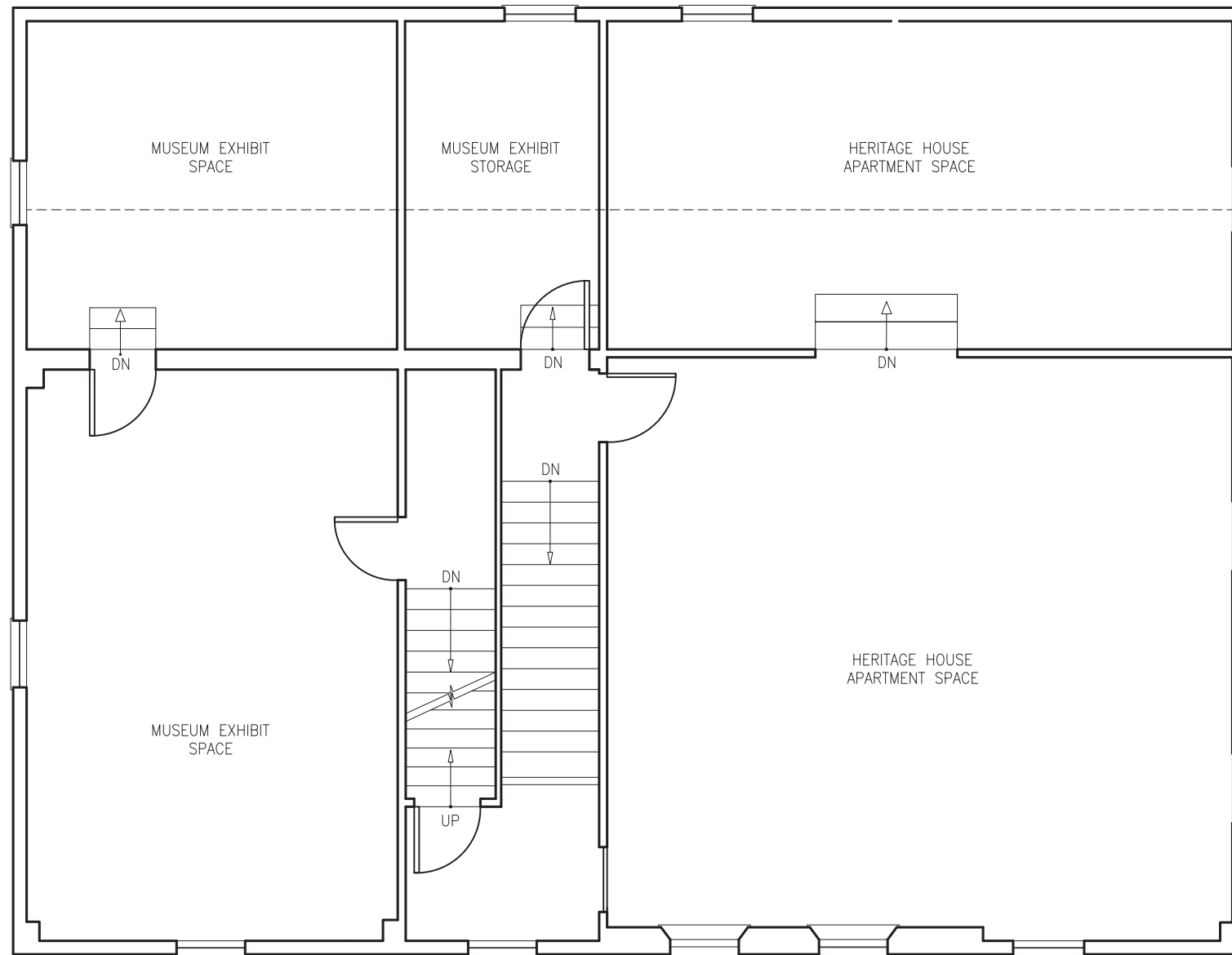
PROPOSED PLANS

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



FIRST FLOOR PLAN



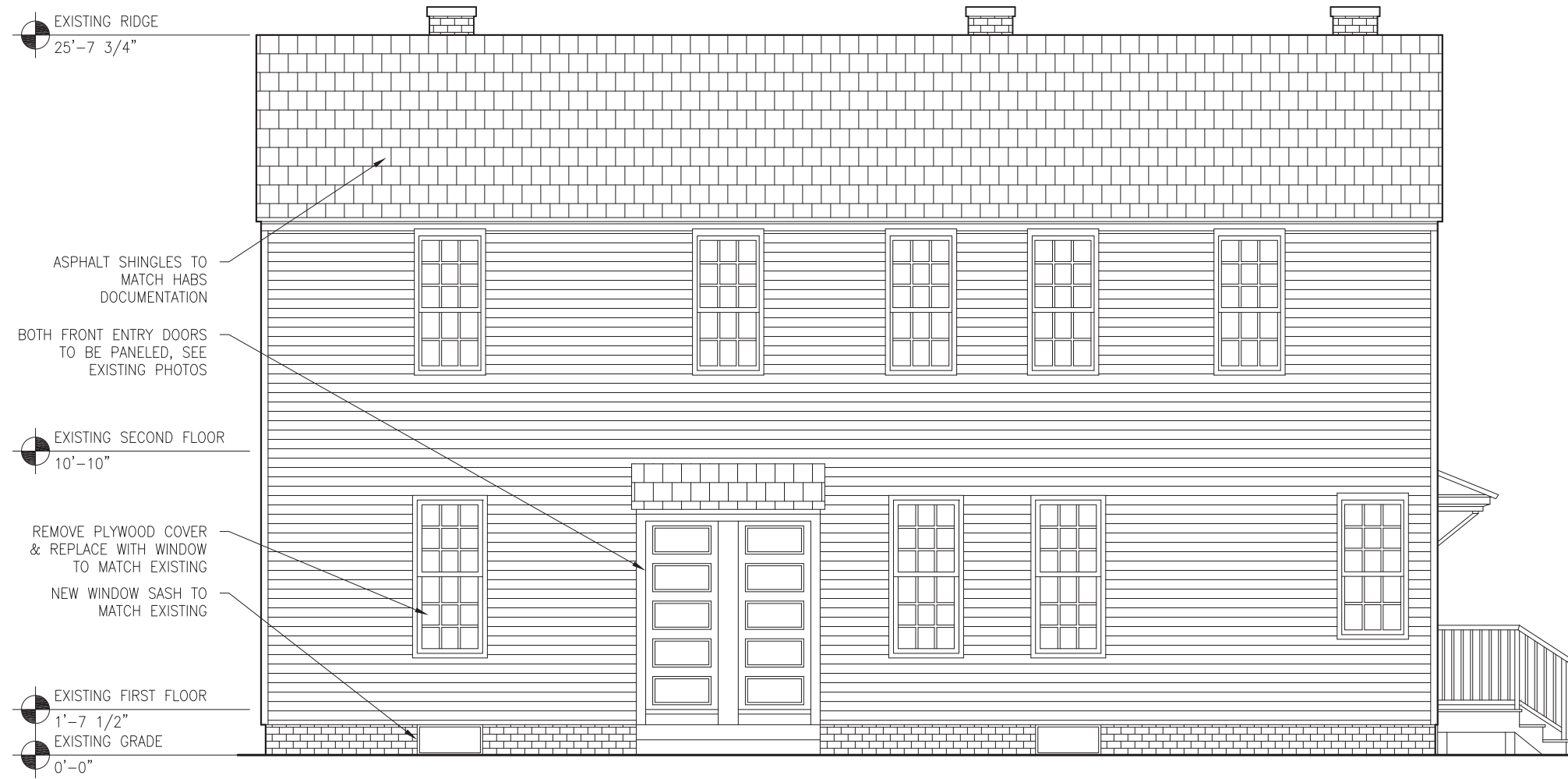


SECOND FLOOR PLAN



PROPOSED ELEVATIONS

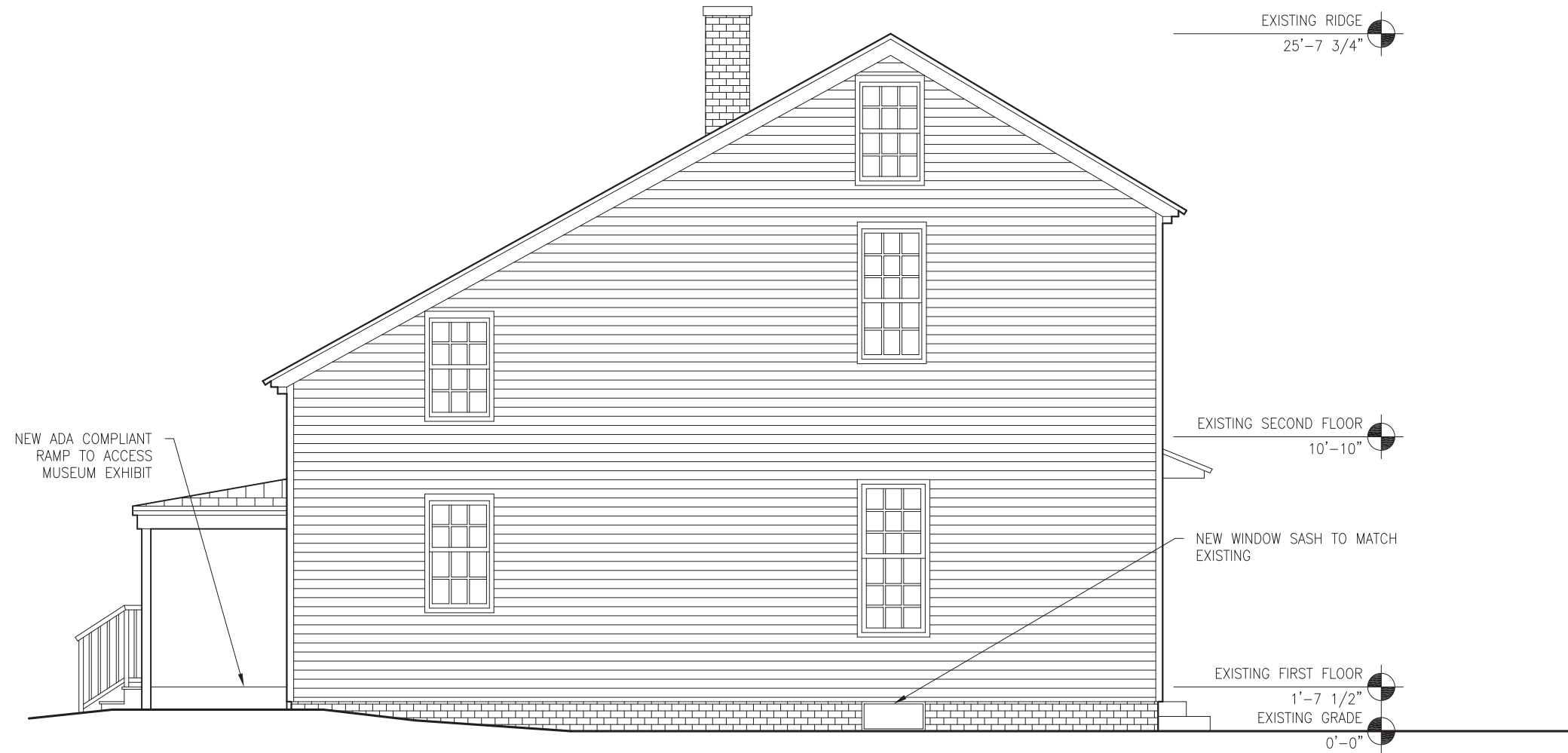
SCALE: 3/16"=1'-0"



SOUTH WEST ELEVATION

PROPOSED ELEVATIONS

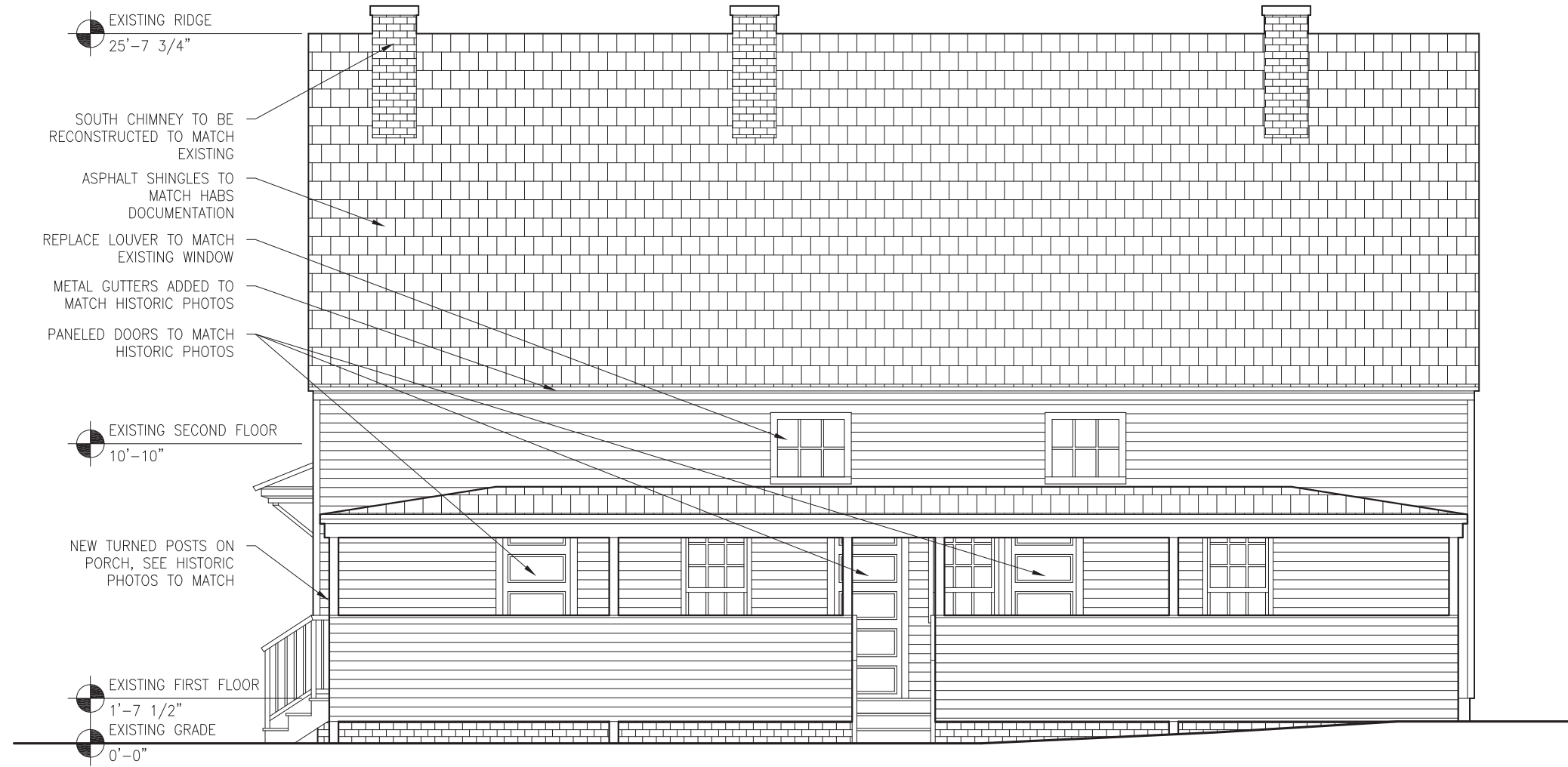
SCALE: 3/16"=1'-0"



NORTH WEST ELEVATION

PROPOSED ELEVATIONS

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



NORTH EAST ELEVATION

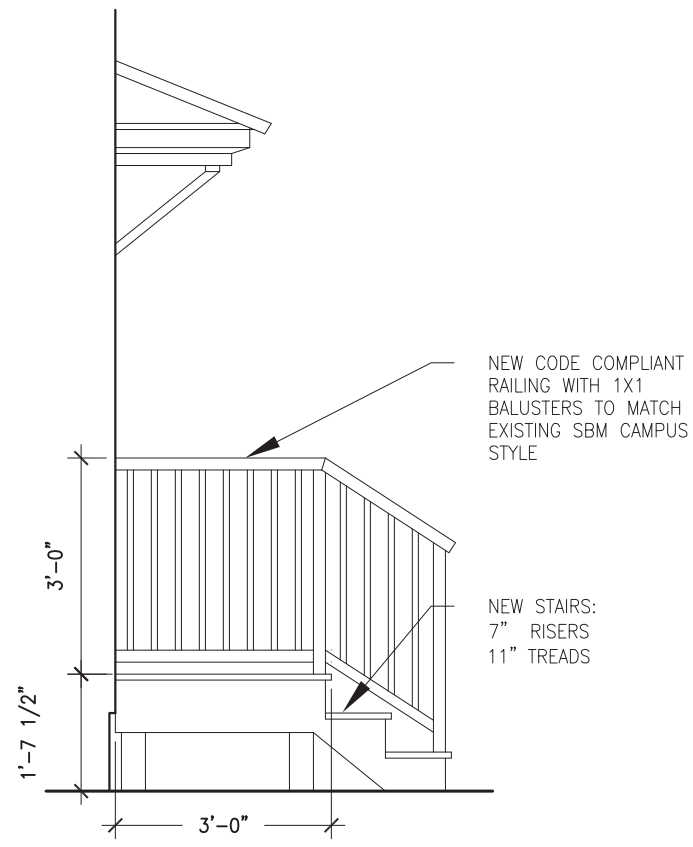
PROPOSED ELEVATIONS

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

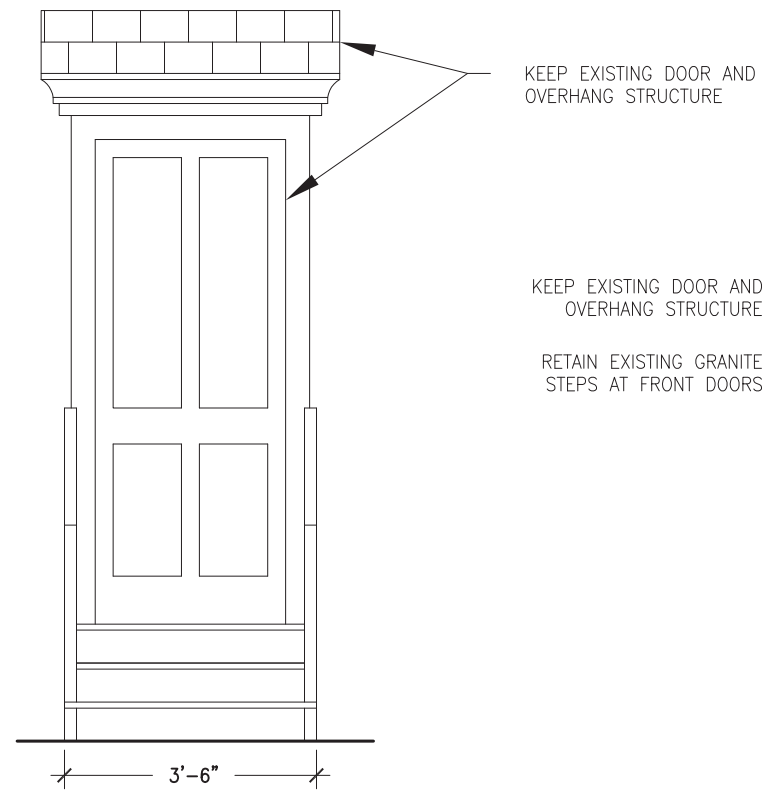


SOUTH EAST ELEVATION

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

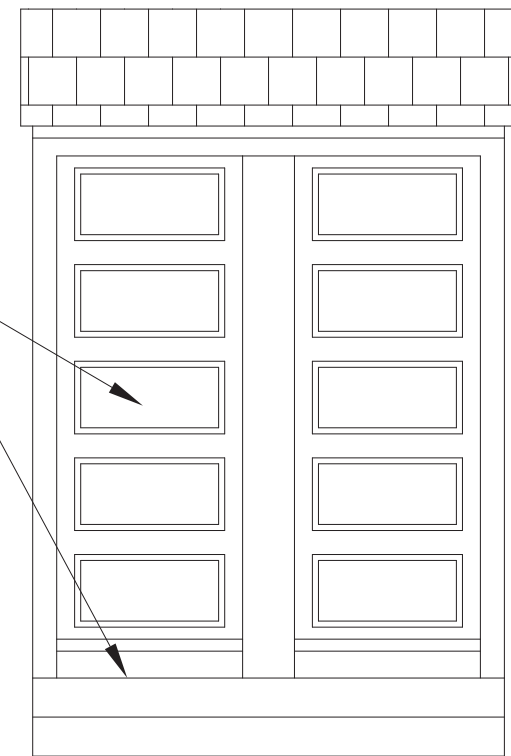


SOUTH EAST STAIR DETAIL



KEEP EXISTING DOOR AND OVERHANG STRUCTURE

RETAIN EXISTING GRANITE STEPS AT FRONT DOORS



FRONT DOOR DETAIL