

Izak Gilbo

From: Tracy A. Gora
Sent: Friday, March 19, 2021 8:18 AM
To: Izak Gilbo
Subject: FW: Proposed Project at 53 Green Street

Hi Izak, see below, it looks like public comment for HDC. Thanks, Tracy

-----Original Message-----

From: Valerie A. French
Sent: Thursday, March 18, 2021 4:16 PM
To: Tracy A. Gora <tagora@cityofportsmouth.com>
Subject: FW: Proposed Project at 53 Green Street

Hi Tracy,

This came in on the City website, can you forward this to the HDC members?

-----Original Message-----

From: John Sifonis via FormMail.com [mailto:fp1_fm192@formmail.com]
Sent: Thursday, March 18, 2021 4:15 PM
To: Valerie A. French
Subject: Proposed Project at 53 Green Street

Below is the result of your feedback form. It was submitted by John Sifonis (jsifonis@tx.rr.com) on Thursday, March 18, 2021 at 15:14:52

address: 233 Vaughan Street

comments: Attention members of the Historic District Commissioners:

We are very excited to be new homeowners at 233 Vaughan Street and are looking forward to relocating to the city in May. We were very attracted to the quality of the city and the surrounding environs and are interested in supporting the great work and planning that has directed growth to date.

In an article on March 16th in the Portland Herald, we were interested to read about the proposed 5-story mixed-use building planned at 53 Green Street, in close proximity to North Mill Pond and footsteps away from our Vaughn property. I agree with City Councilor Paige Trace's remarks as well as Karen Bouffard, Dave Adams and Vance Lombard of the Historic District Commission regarding the design and mass of the building. I believe it may be appropriate to take a step back and work with Jeff Johnson in a collaborative manner to address the concerns voiced by the Commission. We are hopeful that a reconsidered design might present a structure with less massing and more representative of the beauty and history of the city.

Engage: Submit

REMOTE_ADDR: 73.241.205.139

7 Portwalk Place, Unit 1209
Portsmouth, NH. 03801

March 21, 2021

City of Portsmouth New Hampshire
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, New Hampshire 03801

RE: 64 Vaughan Mall Restoration and Revitalization; Abutter's support of the Project as Designed and Forecasted

Dear Mr. Vince Lombardi, Chairman, Portsmouth Historic Commission. and Members of the Board:

Our Historic and Beloved City is fortunate to have the expertise of the Hampshire Development Corp. led by its Principle, Mr. Steven Wilson, at the helm of the restoration and revitalization of the 64 Vaughan Mall structure. His vision, and that of his Project Manager, Mr. Shayne Forsley, thoughtfully consider the Historic aspects of the buildings internal and external facades while reconciling the need to bring this building into the 21st Century and up to Code.

The Structure is in decay and has been for decades. The removal of toxic asbestos observed throughout the building was paramount. This aspect was immediately remedied by Mr. Wilson's team.

I am an abutter to this project, The Provident Condominium building, # 303, 25 Maplewood Avenue. While the build out of this condo is taking place, I reside at 7 Portwalk Place.

The Provident Condo, #303, faces North paralleling the South side of the 64 Vaughan Mall structure. The South facing facade is comprised of deteriorating painted brick, and infilled and painted over windows. The lower level of the wall is graffiti laden. On the West end of this facade is a concrete based platform covered with what looks to be black tar paper. This was the loading dock for the former Cabot House furniture store. It is in poor condition and appears to have been added as an afterthought. It is totally disproportionate to the main building size and scope. Unsightly trash receptacles from the adjacent La Carreta restaurant are also visible, with disposed items not always contained, but scattered about the area.

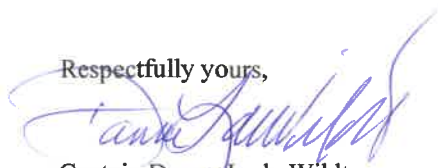
Mr. Wilson's architectural restoration and revitalization plan will remedy these discrepancies.

Included in his design plan is a Pocket Park on the Hanover Street side of the building filled with luscious greenery. Trees and flowers are forecasted for this space, and tasteful park benches as well for City residents and visitors to take pause. Downtown Portsmouth is nearly void of greenery secondary to overbuilding and poor decision-making on the part of past City Council's, Commissions and Boards. In the uncertain time we find ourselves living in, having a Pocket Park filled with beautiful trees and flowers downtown will lift the American spirit. The Hampshire Development Corp. team will give us this respite.

Earlier I mentioned bringing the 64 Vaughan Mall structure into the 21st Century while paying homage to its history. The adding of Penthouse levels to the original structure is not without precedent. The height of the additions will be in alignment with other structures within the Vaughan Mall area. They will be tastefully designed and constructed to fit the landscape.

As an abutter to this project, I look forward to the 64 Vaughan Mall restoration project coming to fruition as designed. I am confident that the Historic Commission will conclude the same. Before your decision is finalized on the granting of the variances for the Pocket Park and the Penthouse condominiums, I trust you will tour this building with Mr. Wilson and Mr. Forsley.

Respectfully yours,



Captain Donna/L. de Wildt
BSN; RN; FN; MPA/NSA; IBC.
VietNam
Desert Shield/Desert Storm Veteran



March 8, 2021

238 Deer St LLC
12 Ocean Boulevard
Seabrook, NH, 03874

City of Portsmouth, NH
Juliet Walker (Planning Director), Planning Dept.
Jillian Harris (Planner 1), Tactical Advisory Committee
Nicholas Cracknell (Principal Planner), Historic District Commission
1 Junkins Ave.
Portsmouth, NH 03801

Mr. Couillard/Mr. Sokorelis and City of Portsmouth Planning Dept./HDC/TAC,

I am writing to advise all recipients of the position of the Association on the proposed development by 238 Deer St Associates as an abutting property. The Association requests that the contents of this letter be read into the record for each of the addressees at the next meeting of each in which the 238 Deer St. project is discussed and be considered in deliberations regarding the approval of a construction approach and method.

The 30 Maplewood HOA states the following for the record:

1. **The 30 Maplewood HOA Board supports re-development of the property at 238 Deer St.** The Board in general supports a re-development effort of the 238 Deer St. property insofar as it represents an improvement to the site and may provide more affordable housing options in the area.
2. **The 30 Maplewood HOA will provide no access from the 30 Maplewood HOA Limited Common Area (LCA).** The Board of the Association has deep concerns regarding the 238 Deer St. project that the Board feels are best addressed as project planning and review is in progress. Specifically, the owners of the 238 Deer St. property will not be provided access to their property from the parking area Limited Common Area (LCA) of the 30 Maplewood HOA before, during, or after construction. Further, the 30 Maplewood HOA Board requests that any planning or approvals from the City specifically contemplate and comply with this restriction as the process and plans of the 238 Deer St. LLC to develop that property are reviewed.

Please contact the undersigned with any questions or concerns regarding this matter.

Regards,

Charles S. Dye
President, 30 Maplewood HOA
30MaplewoodHOA@comcast.net

Copy to:
File

CSD/jrh

RE: 53 Green St

April 13, 2021

April 14, 2021 Meeting

Dear Chairperson Lombardi and Members of the Historic District Committee,

Although the 53 Green St design plans show a vast expansion of green rolling up to the edge of North Mill Pond this level of artistic license should be clarified. Drive over to Great Rhythm Brewing at the back of Ricci Lumber on Bartlett St. Stand with your back against the building near the outdoor seating area and face the North Mill Pond, that building is 50' from the North Mill Pond. The other artistic clarification needed is all those plants seen on the various decks are NOT part of the landscape plan. The owners of the property may choose to put plants on the larger decks. The smaller decks will be privately owned, wet towels and bathing suits are more likely what may be seen on them. I was unable to find the proposed lengths and widths of this building in detail; this would be helpful to truly envision it, especially in light of how close it is to the water's edge.

Please take a minute to look at design plan 2.0 (pg 10) it shows the existing building facing the North Mill Pond. Notice the building is a brick rectangle with beautiful arched windows. Go back two pages (pg 8) to review design plan 1.7. This design plan at least provides the building some character to reflect the water line which it stands next to. Last meeting part of the focus was *what this project will look like from Nobel's Island, Northwest and Market St Ex.*

Looking at design plan 1.7 (pg 8) pulling in the two ends which stick out like prison guard towers, even 25' would help. All the upper level floors (white areas) could be a slightly darker color so visually they don't draw your eye to them, *which gives the prison tower feel*. A Committee member had suggested green at the last meeting. All the upper windows (white areas) could be arched similar to the original building (plan 2.0 pg 10) and these would visually tie the lower garage arches to the upper ends and middle giving it a less massive look. Finally since it is in a historic area the "orange" should be brick-not cheap looking cinderblocks. These are million dollar condos their look should reflect that.

Landscaping is key to historic buildings. The entire area around the first floor parking is landscaped *as required by zoning*. Remembering this building is only sitting 50' from the water's edge, the entire shoreline should be restored. Looking at page 10 (2.0), notice all the trees where now the connection to the path will be, a few bushes along the edge and notice the degrading shoreline. The public greenway will make this area more susceptible to more foot traffic and restoration of both the shoreline and the 25' and 50' buffer will help to restore it to the grand piece of property it once was. The entire grassy knoll should be filled with clusters of native bushes and shrubs, as was likely there before the previous building was built.

Respectfully,

Elizabeth Bratter
159 McDonough St
Portsmouth Property Owner