



AHARONIAN
& ASSOCIATES, INC.
A r c h i t e c t s

July 22, 2022

City of Portsmouth
Historic District Commission
1 Junkins Ave, 3rd Floor
Portsmouth NH, 03801

RE: Dunkin Remodel
531 Islington St
Portsmouth, NH 03801

To Whom it May Concern,

The intent of the proposed Dunkin remodel at 531 Islington Street in Portsmouth is to enhance the exterior appearance of the existing building to better relate to the adjacent Historic District, based on the City's HDC Guidelines. This letter is meant to outline the general scope of work as it pertains to the exterior of the existing building.

The existing masonry, flat roof structure shall remain in its entirety. All existing storefront is to remain, and any damaged or aged glazing is to be replaced. The existing EIFS finish on the lower half of the building shall be removed and replaced with new James Hardie smooth clapboard siding and trim, in an effort to add texture and improve the scale of the building. Aged Pewter has been selected as the color for this siding, which will better relate to the adjacent streetscape. Clapboard siding has been selected to enhance the building's relationship to the adjacent historic district buildings.

The existing metal fascia panels shall be replaced with new fiber cement clapboard siding, in a natural wood tone finish. At the top of the parapet, a new fiber cement board cornice is being constructed, inspired by typical wood cornice detailing, to reflect the character of the new siding.

The existing mid-height accent bands are to remain & receive a fresh coat of paint. A new fabric awning shall be provided above the drive-thru window, to replace the existing awning which is in need of repair. A wood fence has been proposed to screen utilities along the east facade. At the walk-in cooler box, screening to match the adjacent building finishes is proposed.

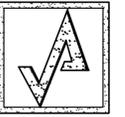
The existing building overhang and colonnade shall remain. In an effort to tie this detail into the overall theme of the building and surrounding character of the neighborhood, the top of the columns are being decorated, and the lower third of the columns are being connected by a new fence detail, similar to the adjacent wall finishes.

There are two existing building signs, each shall receive a new sign face. The existing directional sign fixed to the side of the building shall remain and receive a new face. Lighting shall not be adjusted, except that in need of replacement.

Please call with any questions you may have or if there is any additional information you may need.

Thank You,
Aharonian & Associates, Inc. - Architects

Erik Medeiros



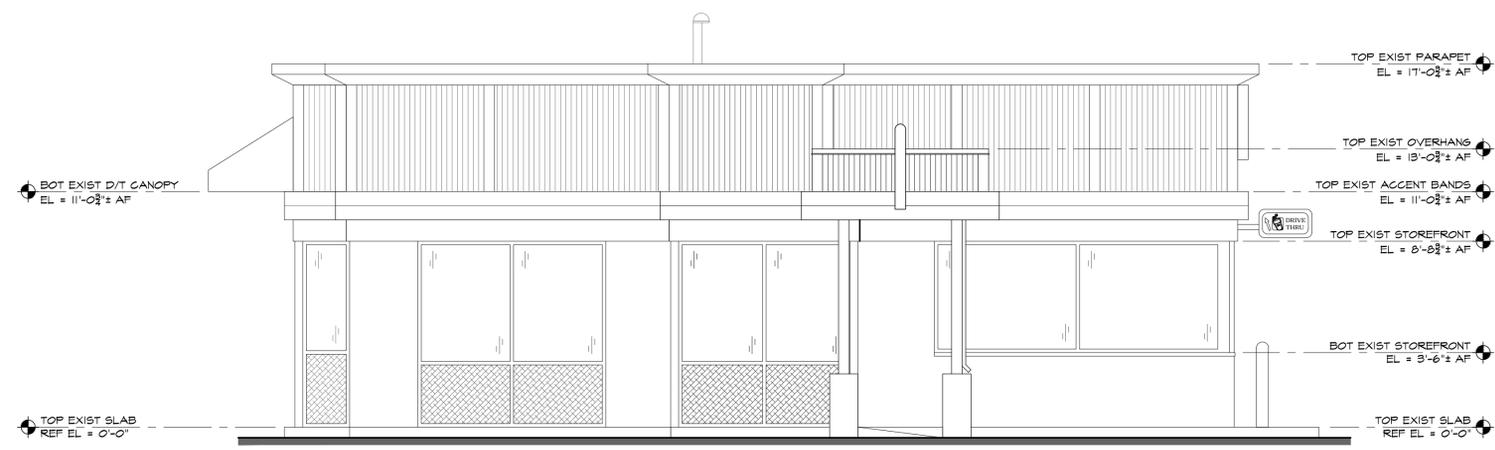
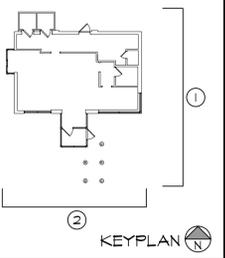
AHARONIAN
& ASSOCIATES INC.
ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
0 2 9 1 7

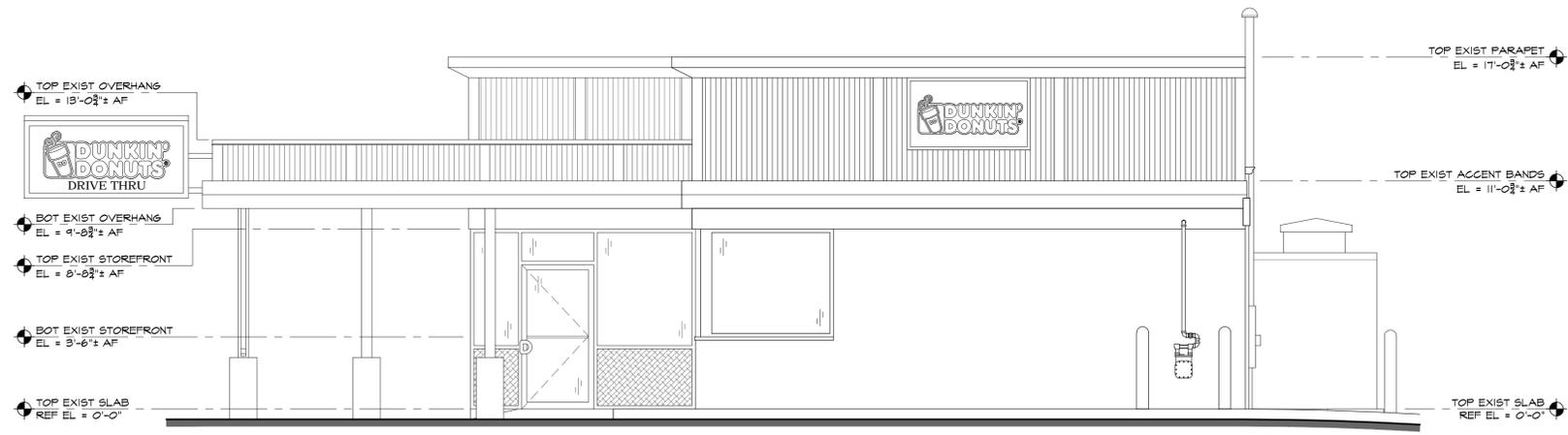
T 401-232-5010
F 401-232-5080
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2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS		
NUMBER	REMARKS	DATE

FOR REVIEW

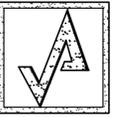
PROJECT TITLE
DUNKIN' BRANDS
[eatdrinkthink]
PC# 307396

531 ISLINGTON STREET
PORTSMOUTH,
NH 03801
Rockingham County

DRAWING TITLE
EXISTING EXTERIOR ELEVATIONS

DATE MAY 11, 2021	PROJ NO 21057
DRAWN BY ZRA	CHECKED BY JAA

DRAWING NUMBER
X3.1



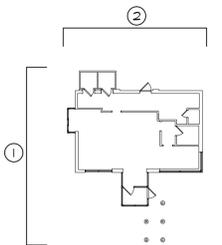
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KEYPLAN

REVISIONS

△ NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE

DUNKIN' BRANDS™
[eatdrinkthink]
PC# 307396

**531 ISLINGTON STREET
PORTSMOUTH,
NH 03801
Rockingham County**

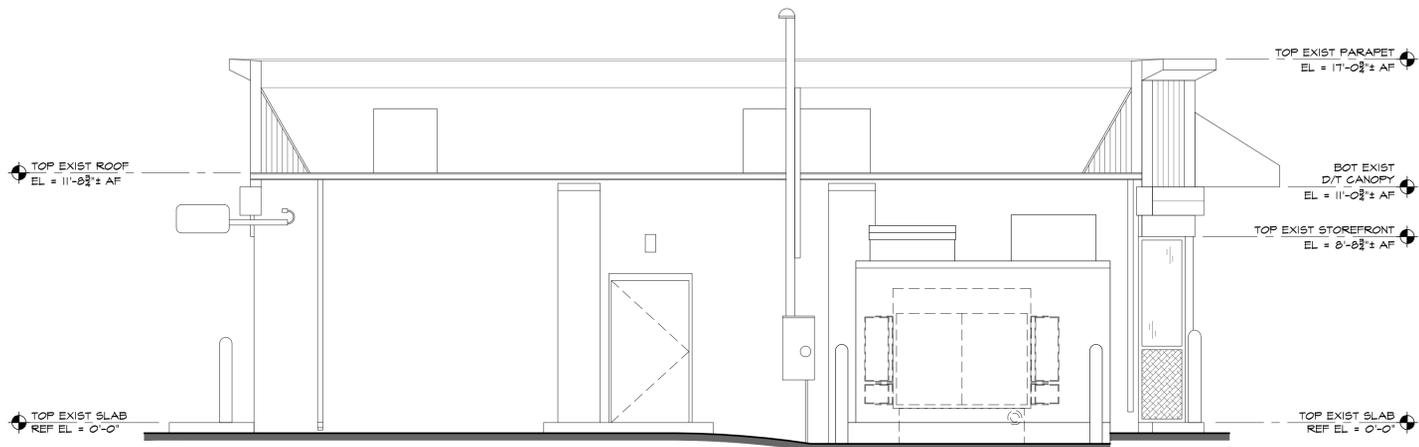
DRAWING TITLE

**EXISTING EXTERIOR
ELEVATIONS**

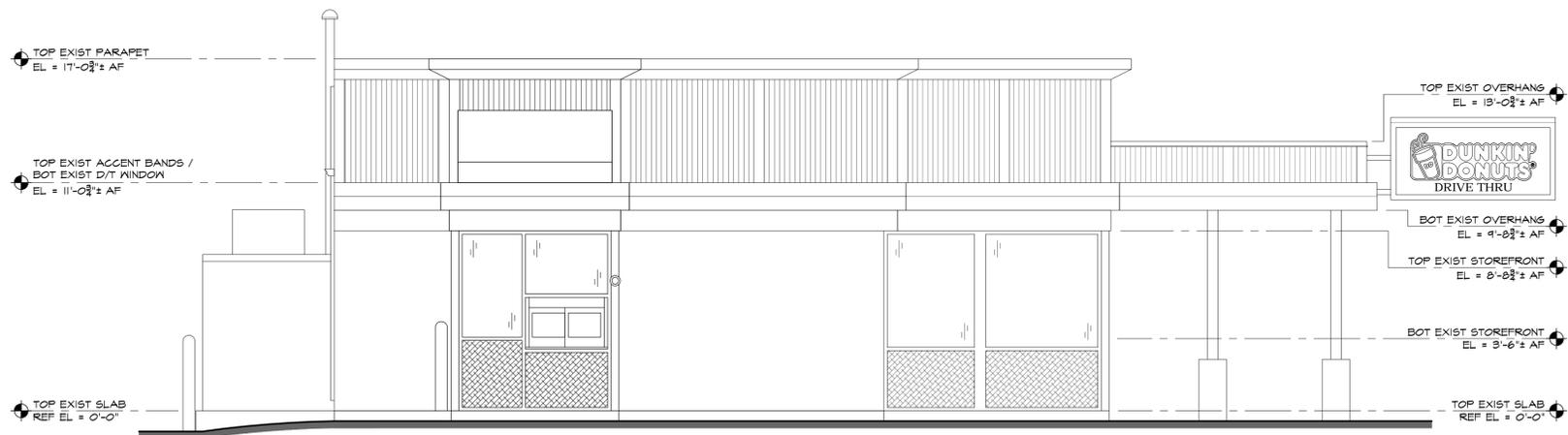
DATE MAY 11, 2021	PROJ NO 21057
DRAWN BY ZRA	CHECKED BY JAA

DRAWING NUMBER

X3.2



2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



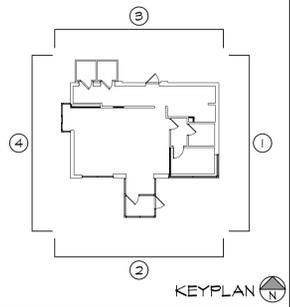
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REVISIONS		
NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE

DUNKIN'

PC# 307396

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

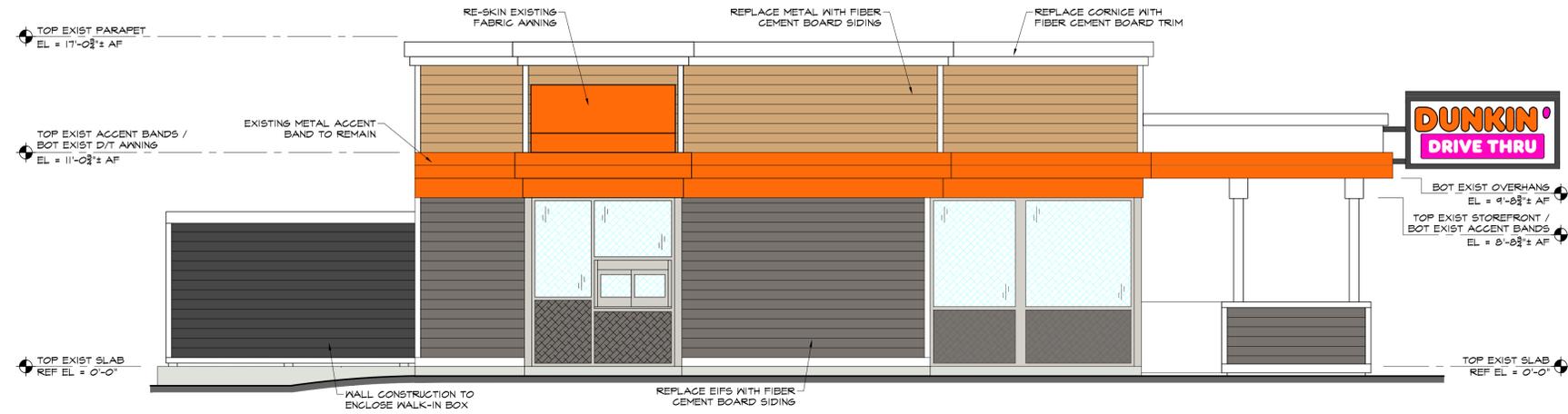
PROPOSED
EXTERIOR
ELEVATIONS

DATE: JULY 22, 2022 PROJ NO: 21057

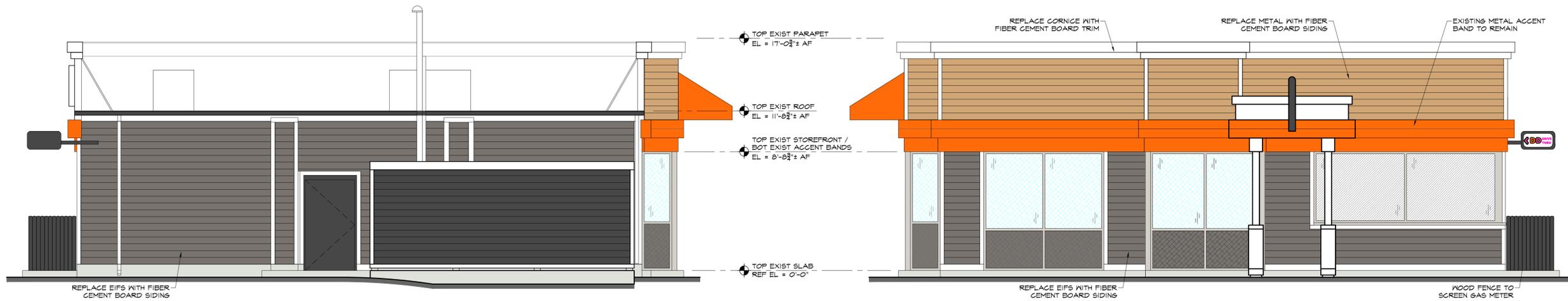
DRAWN BY: ECM CHECKED BY: -

DRAWING NUMBER

A3.1



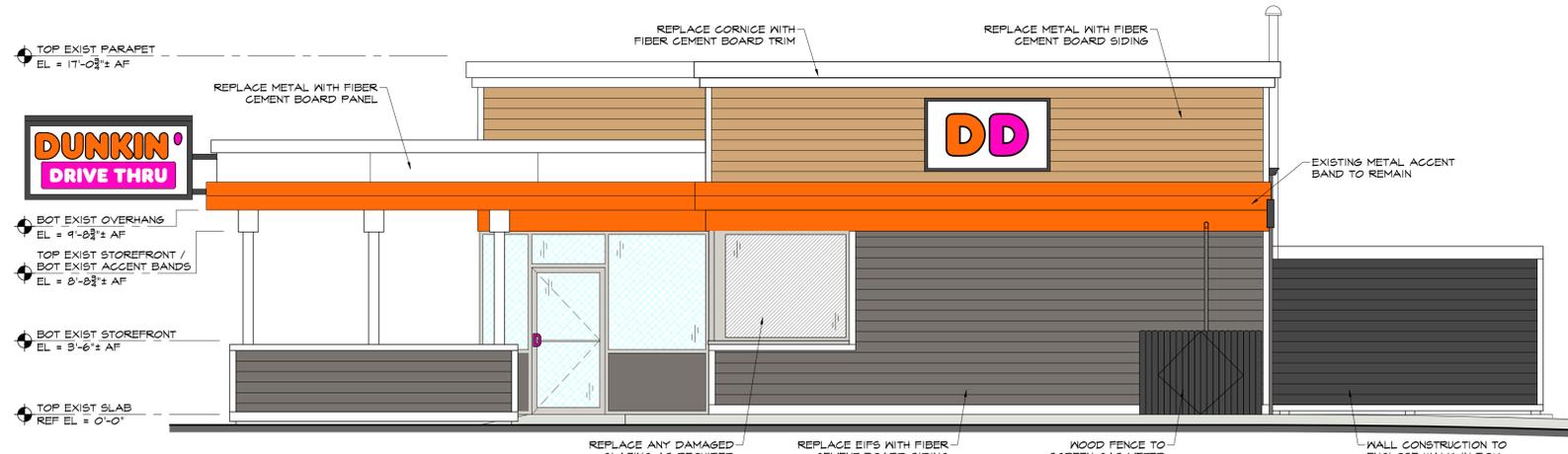
4 WEST ELEVATION
A.I.1 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
A.I.1 SCALE: 1/4" = 1'-0"

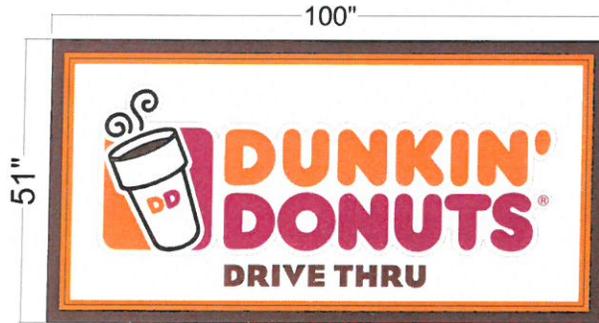
2 SOUTH ELEVATION
A.I.1 SCALE: 1/4" = 1'-0"

COLOR LEGEND	
	-01 'SAUNTLET GRAY'
	-02 'CHARCOAL'
	-03 'WOOD'
	-04 'OFF WHITE'
	-12 'DUNKIN' PINK'
	-18 'DUNKIN' ORANGE'

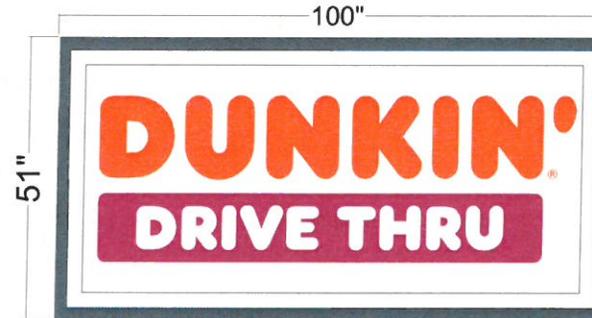


1 EAST ELEVATION
A.I.1 SCALE: 1/4" = 1'-0"

Existing Projecting Sign (35.4 sq ft)



Proposed Projecting Sign (35.4 sq ft)



Keep existing cabinet
update logo on faces
paint cabinet dark gray



654 County Road
Acton, ME 04001
207-477-2956

Existing vs Proposed
Signage
Front Projecting Wall Sign

Location: 531 Islington St
Portsmouth, NH
Layout by: MS
Layout: front sign
Date: 4/26/22

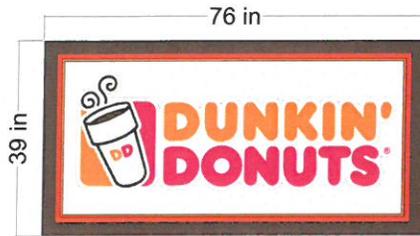
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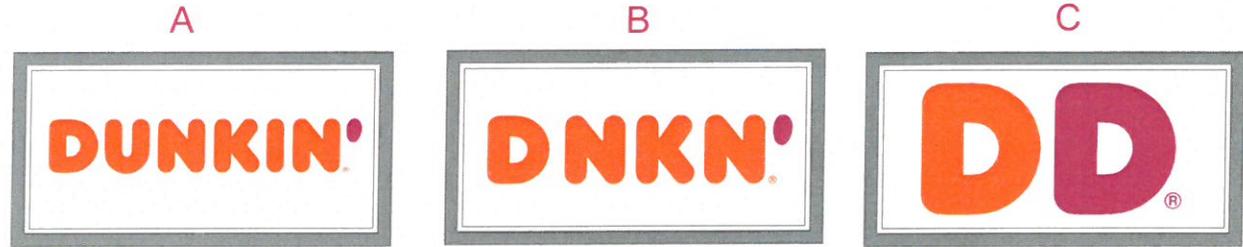
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If an electric sign, compliance with the National Electric Code, Underwriters Laboratory, and/or local codes will be adhered to, including proper grounding and bonding of the sign.

Existing Wall Sign (20.6 sq ft)



Proposed Wall Sign Options



Keep existing cabinet
update logo on faces
paint cabinet dark gray



654 County Road
Acton, ME 04001
207-477-2956

Existing vs Proposed
Signage
East Elevation
REFACE

Location: 531 Islington St
Portsmouth, NH

Layout by: MS
Layout: DD sign
Date: 5/5/22

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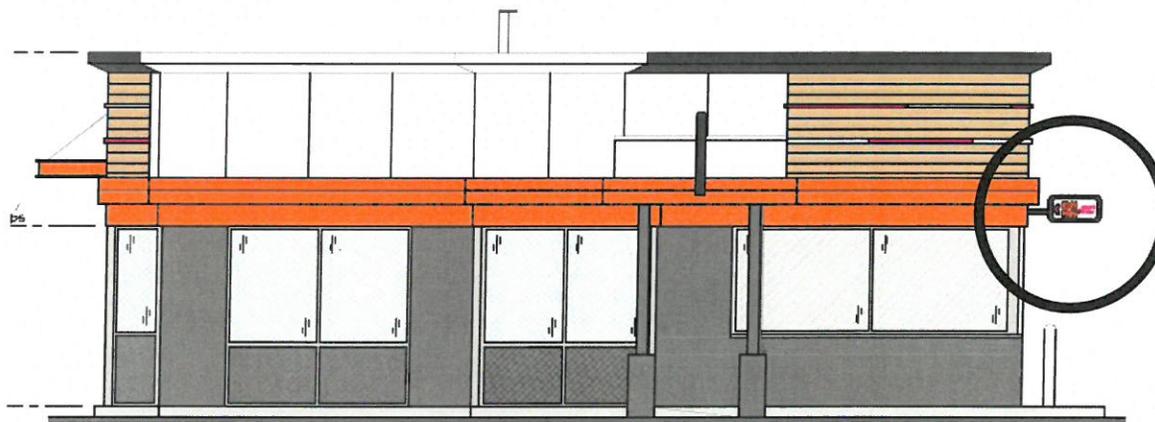
Existing Projecting Sign (4.5 sq ft)



Proposed Projecting Sign (4.5 sq ft)



Keep existing cabinet
update logo on faces
paint cabinet dark gray



654 County Road
Acton, ME 04001
207-477-2956

Existing vs Proposed
small projecting
"directional" sign

Location: 531 Islington St
Portsmouth, NH

Layout by: MS
Layout: small sign
Date: 4/26/22

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Existing Photos

















Material Precedence Photos





