

RE: 2 Russell St
Meeting: HDC 08/10/22
Packet Pages: 132-223

Dear Members of the Historic District Commission,

August 9, 2022

It's time to get out the pencils and cross the T's and dot the I's. Generally speaking these buildings seem enormous but the zoning is what it is. Because of their size the level of light being presented could come down by more than 50% and still be a lot more than is needed. The interior window lights alone will provide enough reflection to truly see the lines of the building. Think of some of the tankers which dock at the pier at night due to the tides, they have less lights than what is proposed for this building and can be seen for miles!

When deciding on which public design is used please pick the one that has the least amount of hardscape and the most amount of green space. These buildings will exude heat the only relief will be under trees and near green areas.

Looking at pages 165, 169 and 175 the white "top" over the center door to Building 2 seems like it could use a little more flare.

It would be nice if the Concept Collage presented on page 167 of the screening, be pictures of the houses and people of the North End which were removed as part of Urban Renewal, some of those families still live in Portsmouth.

There are two areas of green shown on the roofs of Building 3 and Building 2 with seating areas. It would be helpful if the rest of the areas were true green roofs for run off absorption to protect the North Mill Pond, provide cooling and heating for the floors below and provide less heat intensity while people try to enjoy sitting out there on a hot summer day.

The "curbed" tree boxes as found on Congress Street and page 194 B are very dangerous and are often tripped over and stepped into. The uncurbed green areas shown on page 195 B could be safer and more enjoyable. The entire sidewalk along Deer Street could have a long row of various native flowering shrubs (roses, hydrangeas, rhododendrons, etc) to keep people from crossing there willy nilly with an occasional small native tree (apple, red bud, lilac, etc) instead of sidewalk. If native trees and shrubs are used they will only need to be watered until they are established, most native shrubs can handle hot summer days. Please be aware that condo owners often need a place to walk their dogs. It might be helpful to use white clover instead of grass in the green areas.

The retail glass entries match the window quite well. It could be helpful to have them have a little more metal work or something so they can be more distinguished and create a little character on the ground level (page 154, 164, 192).

Respectfully,

Elizabeth Bratter
159 McDonough St
Property Owner

RE: 161 Deer St
Meeting: HDC 08/10/22
Packet Pages: 280- 312

Dear Members of the Historic District Commission

August 9, 2022

Many of the presented changes are a lot more reminiscent of the old train station. The arch trusses are great (1.4 page 286). The way they sit separate from the balconies at the top of the inlay with the brick behind them really makes them pop. The second choice with the gray metal behind them and sitting on top of the balconies seems to take away from their effect. The railings for the balconies could be 2 metal rails with square wooden cross beams similar to the tracks with railroad ties. The granite banding at the base definitely brings interest! The white cornice seems to take away from the trusses, a darker color or nothing might work differently.

The penthouse seems to be very close to the front of the building. At the top of the building, the large gray thing(1.4 page 286), above the upper railing, could be shaped in one of two ways. It could take on the “nose” of a train or the cow catcher. Or the nose could be created as part of the windows going down the front of the building, by using a sequence of round windows with a round light in the center.



The arches with the balconies placed within them are very clever perhaps some arches could be added to the front of the building doors and/or windows.

The doors to the retail spaces and the front door appear to drop below (1.5, page 287) grade or do the doors just have a shape that gives that appearance?

The doorway roof to the center section seems like it could use a little something, something..perhaps a rounded lacier metal marquise style roof or a rounded glass with dark metal top with train wheel holding it up on both sides.



All the metal X's seem a little overwhelming but in time may be okay. It seems the missing item is wood on this building, it could be used on the sides or roofs of the balconies. *Where is the proposed graphic mica shiny siding going to be used?*

Thank you for your consideration of these ideas. This is a work in progress and seems to be moving down the track.

Sincerely,

Elizabeth Bratter, 159 McDonough St, Property Owner

RE: 1& 31 Rayens, 203 Maplewood

Meeting: HDC 08/10/22

Packet Pages: 70- 131

Dear Members of the Historic District Commission,

August 9, 2022

It seems the renderings are being presented from a little further back, then they were in July. The change in view does not change the fact that at the last three meetings members of this board have repeatedly asked the entrances and the canopies be bolder, more detailed and some signature features be added.

The only noticeable changes are a green rooftop cornice was added to the hotel and it seems the color of the brick is a little less pink. The large store windows on Plan 1.3 have shadows on them which make them appear to be recessed from the building but looking more closely they are still flush to the outside walls. This idea may be worth trying to provide some interest to the flat wall of glass and brick.

Upon reviewing and comparing July and August the entrances look a lot like something one might see when going to the local movie theater, lots of flat glass, especially the hotel entrance. These are HUGE buildings, perhaps some wood, metal work or bricks with some three dimensional designs could be added next to the entrance doors. **Existing:**

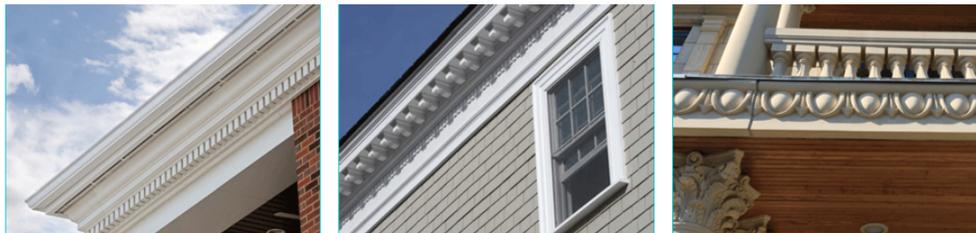


Possibilities:



The brick cornice on the hotel seems to have a little more design elements than the flat cornice on the building with the gray strip. Could the cornice be rounded a little or a row of flat bricks on the top, the gray lines and then a thin row of bricks to create a finished look. Why isn't the Maplewood St cornice not as high as and detailed as the North Mill Pond and Raynes Ave side? How about fiberglass, polyurethane or synthetic stone crown molding for the cornice?

Possibilities:



As has been stated at the last three meetings these very large buildings need something to make them pop. Maybe the windows need 6 pane grids or a little more trim around them. The top of the hotel could use something across the top, slightly thinner green panels or continue the diamond pattern.

Respectfully,

Elizabeth Bratter, 159 McDonough St, Property Owner