

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

6:30 p.m.

December 07, 2022

AGENDA (revised on December 02, 2022)

*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. November 02, 2022
2. November 09, 2022

II. ADMINISTRATIVE APPROVALS

1. 591 Middle Street (LUHD-549)
2. 40 Court Street (LUHD-550)
3. 11 Sheafe Street (LUHD-552)
4. 55 Gates Street (LUHD-553)
5. 47 Howard Street (LUHD-554)
6. 7 Hancock Street (LUHD-536)
7. 40 Pleasant Street (LU-22-170)

III. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

B. **REQUEST TO POSTPONE-** Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (replace rear window, add back storm door and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

C. **REQUEST TO WITHDRAW-** Petition of **Pickering Wharf Condominium Association, owner**, for property located at **33 South Mill Street**, wherein permission is

requested to allow new construction to an existing structure (add solar array to roof of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102, Lot 17 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-171)

D. Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (raise rear stairwell and change siding material) and to temporarily remove existing stone wall and reconstruct after construction as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4) and Historic Districts. (LU-21-183)

E. Petition of **Robin & Cyrus Noble, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts. (LU-19-126)

F. (*Work Session/Public Hearing*) requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 5 story mixed-use building and a 5 story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

IV. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE- January 04, 2023 Meeting-** Work session requested by 95 Daniel Street, LLC, owner, for property located at 95-99 Daniel Street, wherein permission is requested to allow the demolition of the existing structures on both lots and the new construction of (2) new multi-family structures as per plans on file in the Planning Department. Said. Property is shown on Assessor Map 107 as Lots 6-7 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-530)

V. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_QOuh7PgxR_6g-o38Mhxgsw

**MINUTES
HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

November 02, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative Rich Blalock; Members Margot Doering, Martin Ryan, David Adams, Dan Brown, and Karen Bouffard

MEMBERS EXCUSED: Johanna Landis

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. October 05, 2022

*The October 5 minutes were **approved** as submitted.*

II. ADMINISTRATIVE APPROVALS

1. 11 Walden Street (LUHD-502)

Mr. Cracknell said the applicant received approval from the Board of Adjustment but there was still no screening proposal for the condenser. The HVAC contractor was present and said he hadn't known that it needed screening but would return for an administrative approval. The conduit was discussed and it was decided that it would go up the cornerboard and then along the eave line down to the head on the back corner and would be painted to match the siding.

Stipulations:

1. The exposed conduit shall be relocated to the rear cornerboard and along the top friezeboard to the head locations;
2. The conduit shall be painted to match the siding; and
3. A screen shall be added and submitted for administrative approval.

2. 60 Penhallow Street (LUHD-540)

Project architect Tracy Kozak was present and said the changes to the previously-approved project were as follows: add a gutter on the back roof with two downspouts; remove an outdoor countertop on Daniel Street that isn't needed; and remove the wood strapping on the windows on the second and third floors for easier maintenance. She noted that they also

wanted to switch the gutter's gray color to a patina copper to match the roof and make the downspouts a mill-finished copper so that it would blend in better.

3. 45 Market Street (LUHD-538)

Project architect Shannon Alther was present on behalf of the applicant and said they wanted to remove the recessed deck because of structural challenges to the roof and add two skylights on the other side of the roof. He said they also proposed to remove the back staircase that wasn't necessary because there was an existing means of egress but that they would keep the condensers on that second level and screen them.

4. 500 Market Street, Unit 2C (LUHD-539)

The request was to replace the wood gutters with aluminum ones. In response to the Commission's questions, Mr. Cracknell said the gutter would be a K-style gutter, would not disturb the dentil detail, and would be in the same location.

5. 124 State Street (LUHD-542)

The request was to change the existing metal fence to a 5-ft cedar one with granite posts. Mr. Adams said there were two telephone poles where the granite posts would go. Mr. Cracknell said if the granite posts could be put in, it would be well done.

6. 322 Islington Street (LUHD-543)

The request was to replace nine windows on the house and possibly a connector window with Green Mountain windows.

7. 232 Court Street, Unit 2 (LUHD-544)

The request was to remove a chimney and rebuild it. Mr. Adams noted that the applicant already did it but hadn't installed the cap yet. The Commission discussed the fact that the proposed cap was different from the other chimneys but was black and wouldn't be seen.

8. 138 Maplewood Avenue (LUHD-541)

Project architect Anne Whitney was present and said there were a few changes proposed to the previously-approved project: 1) shift the door closer to the corner of the building to make space for an HVAC condenser and heat pump; 2) change the siding; 3) add a door to the garage; and 4) add a 2-ft overhang with brackets to the front door.

9. 348 Maplewood Avenue (LUHD-545)

The request was to replace the roof's wood decking and rail system on the annex of the former Franklin School to the synthetic product Trex. The owner Brian Gibb was present and said the railing would be extended to the edges of the building and would match the fire escape in

color. Mr. Ryan said it would have to be a 42” rail and would become a significant part of the elevation. It was further discussed.

Stipulations:

- 1) The deck shall be located at least 12-18 inches from the roof’s edge; and
- 2) a skirt edge shall be added below the deck without using any diagonal bracing.

*Vice-Chair Ruedig moved to **approve** the administrative approval items with their respective stipulations, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

Chairman Wyckoff read the postponements for Public Hearings – Old Business A, B, C, and D, and Public Hearings – New Business C. Mr. Brown said he was an abutter of one of the petitions and recused himself from the vote for the Public Hearings – Old Business. Mr. Cracknell noted that Petition B, 159 State Street, would not be postponed again because it had been postponed several times.

Mr. Brown recused himself and Karen Bouffard took his place.

*City Council Representative Blalock moved to **postpone** Public Hearings – Old Business Petitions A, C, and D, seconded by Vice-Chair Ruedig. The motion **passed** by unanimous vote, 7-0.*

Mr. Brown resumed his voting seat.

*Vice-Chair Ruedig moved to **deny** the postpone request for Public Hearing – Old Business Petition B, 159 State Street. She said it had been postponed too many times and that the applicant could refile. City Council Representative Blalock seconded. The motion **passed** by unanimous vote, 7-0.*

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Request of **238 Deer Street, LLC, owner**, for property located at **238 Deer Street**, wherein permission is requested to allow the first one-year extension of the Certificate of Approval originally approved on November 03, 2021, for the demolition of the existing structure and the construction of a new 3-4 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-20-238)

Mr. Cracknell said the applicant received approvals from TAC and the Planning Board and put the project up to bid, but the construction costs were higher than expected so the applicant was taking more time to figure out the next step.

DECISION OF THE COMMISSION

*Ms. Doering moved to **approve** the extension request, seconded by Vice-Chair Ruedig. The motion **passed** by unanimous vote, 7-0.*

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Petition of **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested to allow the demolition of the existing home and the new construction of a single-family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-72)

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition.*

B. REQUEST TO POSTPONE- Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant**, for property located at **159 State Street, Unit #3A**, wherein permission is requested to allow the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-68)

*Vice-Chair Ruedig moved to **deny** the postponement request for Public Hearing – Old Business Petition B, 159 State Street. She said it had been postponed too many times and that the applicant could refile. City Council Representative Blalock seconded. The motion **passed** by unanimous vote, 7-0.*

C. REQUEST TO POSTPONE, NOVEMBER 09, 2022- Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (replace rear window, add back storm door and add A/C condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-100)

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition.*

D. REQUEST TO POSTPONE- Petition of **Pickering Wharf Condominium Association, owner**, for property located at **33 South Mill Street**, wherein permission is requested to allow new construction to an existing structure (add solar array to roof of existing building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102, Lot 17 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-171)

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition.*

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Neila, LLC, owner**, for property located at **324 Maplewood Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (new windows,

doors, siding, and other exterior elements) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 1 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-183)

SPEAKING TO THE PETITION

Project designer Brendan McNamara was present on behalf of the applicant and reviewed the petition. He noted that the existing garage would be converted to a single residence.

Vice-Chair Ruedig said she appreciated the arrangement of the façade's windows because it showed the building's previous life as a garage but looked much better. City Council Representative Blalock agreed. Mr. Brown asked if the heat pump would need screening. Mr. McNamara said the unit could be seen from the street and that he would consider screening. Mr. Adams said he had hoped for a more creative design and was puzzled as to why the panels in the upper level couldn't be brought into alignment with the building's windows and doors. Mr. Ryan said he could approve the project because it was a budget building cleanup to make the change in use happen. Ms. Bouffard agreed. Vice-Chair Ruedig noted that the door was mostly glass and wouldn't offer a lot of privacy. Mr. McNamara said it was to get natural light into the building but thought a curtain would be used. Chairman Wyckoff urged that the contractor paint the whole structure one color and not accent the trim.

Chairman Wyckoff opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

Brian Gibb of 348 Maplewood Avenue said he was an abutter and was glad that the garage was being preserved as a single-story building. He said the changes would make it look much better.

Ms. Doering asked what the garage door materials would be. Mr. McNamara said the door would be a custom-made one with a composite material of LP SmartSide siding. Mr. Adams asked about the corner trim. Mr. McNamara said it would be a large cornerboard and similar to HardieBacker cement board. He said the panel material on the roof would be the same and that all outside materials would be composite.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one else spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, seconded by Vice-Chair Ruedig.*

Mr. Ryan said the project would enhance property values and would be consistent with the surrounding properties.

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

2. Petition of **Lucky Thirteen Properties, LLC, owner**, for property located at **361 Islington Street**, wherein permission is requested to allow new construction to an existing structure (add side and rear additions) and renovations to an existing structure (new siding, windows and mechanical screening) as per plans on file in the Planning Department. Said property is shown on Assessor Map 144 as Lot 23 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-195)

SPEAKING TO THE PETITION

Project architect Robert Whiteamire was present on behalf of the applicant, along with Jeff Dwyer of the development team. Mr. Whiteamire reviewed the petition and noted that the gas station look would be retained, the canopy would be kept for outdoor seating, and there would be a fake ceiling height for more of a human scale and string light elements.

Mr. Adams asked if the string lights would be on a grid. Mr. Whiteamire said they would be standard hanging bulbs with connection points in a V-shape pattern. Mr. Adams said the additions shown in the drawings were very blank with no openings, and he asked what the material for the panels was. Mr. Whiteamire said they were painted large cement board panels. In response to further questions from Mr. Adams, Mr. Whiteamire said that the panels were 4'x8' sheets of Hardie board with very little texture except for the edge detailing, and the mechanical screening above the kitchen wall was a corrugated metal screening panel system that would probably have a powder-coat finish to fit it. Ms. Doering noted that the area wouldn't have the wood plank as shown in the example. Mr. Whiteamire said it was more for the front. Ms. Doering said there were neighbors in the back who would have to look at it. Mr. Whiteamire said they would look at the retention wall and fence. Mr. Dwyer said the site design was edited to reflect the retaining of the oak tree in the back and explained that the back driveway would jog and push the entrance and exit back, which would screen a lot of the back to the neighbors. He said there would be a retaining wall back there and the tree would also be a natural barrier.

Chairman Wyckoff said the Commission didn't have details for the corrugated metal and didn't know how the Hardieboard on the kitchen addition would be finished off. Vice-Chair Ruedig asked if the canopy trellis design would be as it was shown in the renderings and Mr. Whiteamire agreed. Mr. Ryan said he preferred the Hardie panels with the factory finish instead of a painted panel. Mr. Whiteamire said the detailing between the panels wasn't as clean because they couldn't be blended with paint. Mr. Ryan suggested finding a product like a trim bead that would create a reveal that would be better than just painting over a generic panel. He said he'd prefer to see better modern detailing. He said he didn't see much change from the previous time the Commission saw the design and would be happier if some of the minutiae was worked out. Vice-Chair Ruedig said some of those details could return for an administrative approval. Ms. Doering said she appreciated that the tree would be saved but that it wouldn't provide much screening during half of the year, so she encouraged the applicant to return with details on how the back paneling would work. She said she was also concerned about the canopy's lighting and how it would affect the neighbors. Chairman Wyckoff said it looked like the material from the canopy was being removed all the way back to where the posts were. Mr. Whiteamire agreed. Mr.

Adams said he assumed that the two Hardie board additions for the kitchen and seating area were flat roofed. Mr. Whiteamire said they were looking at sloping from the building towards the back and that there would be a gutter, drains, and downspouts and a very thin drip edge. Mr. Adams said those details should be in the plan. Mr. Cracknell said the sign also needed to be detailed in the plan and asked what would be done with the Getty part of the canopy. Mr. Whiteamire said the Getty portion would be replaced with a graphic of the restaurant's branding.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **grant** the Certificate of Approval for the petition with the understanding that details for the roofing, composite siding, and signage return for an administrative approval.*

The motion was not seconded. Ms. Doering said she would be more comfortable if the petition were continued. Mr. Dwyer said they had a need for the approval due to the purchase and sale of the property. Mr. Cracknell said the applicant wouldn't be able to get a building permit because too many construction details were missing. He said the applicant could return on the December 2 meeting with those details and TAC's recommendations. It was further discussed.

*Ms. Doering moved to **continue** the petition to the December 2 meeting.* She said the discussed details were needed, including more detail on the canopy.

Mr. Martin said he would vote against the motion because he preferred having the petition approved with stipulations. City Council Blalock agreed and said it was important to work with the applicant and not hold up the sale.

Vice-Chair Ruedig's original motion ruled.

*Vice-Chair Ruedig moved to **grant** the Certificate of Approval for the petition, with the following stipulations:*

- 1. The applicant shall return with details on the composite panels including how they would be finished and attached, the flat roof, the corrugated screenings, the tree and wall issues, and the sign and lighting.*
- 2. The applicant shall return with a reflected ceiling plan for the canopy if necessary; and*
- 3. The applicant shall return with any changes resulting from the TAC work session.*

Mr. Ryan seconded.

Vice-Chair Ruedig said the project would conserve and enhance property values because the property had been in serious need of love for a long time and the project was a great transformation for it. She said the project would also have relation to the historic and architectural values of the existing structure because it embraced the fact that the building used to be a gas station but was being brought back to life

*The motion **passed** by a vote of 6-1, with Mr. Adams voting in opposition.*

3. **REQUEST TO POSTPONE-** Petition of **DAGNY TAGGART, LLC, owner**, for property located at **93 Pleasant Street**, wherein permission is requested to allow changes to a previously approved design (raise rear stairwell and change siding material) and to temporarily remove existing stone wall and reconstruct after construction as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 74 and lies within the Character District 4 (CD4) and Historic Districts. (LU-21-183)

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition.*

Ms. Bouffard recused herself from the following petition and left the meeting.

4. Petition of **Robin & Cyrus Noble, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts. (LU-19-126)

SPEAKING TO THE PETITION

The applicant was not present. Mr. Cracknell said the petition had a one-year extension in 2020 and a two-year extension in 2021 by the new owner. He said nothing had changed in the petition and noted that two residents asked about it before the meeting but did not object to it.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **continue** the petition to the November 9 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

VI. ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

**MINUTES
HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

November 09, 2022

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative Rich Blalock; Members Margot Doering, Martin Ryan, David Adams, Dan Brown, Karen Bouffard, and Alternate Johanna Landis

MEMBERS EXCUSED: None.

ALSO PRESENT: Nicholas Cracknell, Principal Planner, Planning Department

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I. ADMINISTRATIVE APPROVALS

Note: the items were not reviewed in order. Items 3 and 4 were pulled out to review separately. Ms. Bouffard recused herself from Items 3 and 4.

1. 338 Middle Street

The request was to replace the fiberglass door on the side street of the lot with a new fiberglass door.

2. 50 New Castle Avenue

Mr. Cracknell said there were a few minor changes to a previously-approved project that resulted from the Planning Department's compliance check. The applicant Tim Lieto was present and reviewed the changes. He said a few things shown on the drawing were not on the house, including the cornerboard and the porch lattice. He said the brick foundation had not been veneered yet and there was a stone veneer on the back instead of a brick one.

Ms. Doering noted that there were shutters on the front elevations and asked if it had been planned to have them removed. Mr. Lieto agreed. He said the brackets also had not been installed on the overhang. Chairman Wyckoff asked if the clapboards on the driveway side headed down all the way to grade. Mr. Lieto said they didn't and that there was about 2-1/2 feet of exposed foundation. He said the brick was below the window in the back addition and the clapboards were at the level of the window sill, leaving some exposed concrete. It was further discussed. Vice-Chair Ruedig said most of the changes were minor. Ms. Doering asked when the brick veneer would be applied. Mr. Lieto said they preferred not to do the

brick veneer. Ms. Doering said she thought it should be done. City Council Representative Blalock said that side of the house was very visible. Mr. Lieto agreed to do the brick veneer.

Stipulation: the brick veneer will be retained as originally approved.

3. 179 Pleasant Street

Mr. Cracknell said the applicant wanted to use the Spanish black slate tile that was approved for the carriage house and the connector on the annex and the mansion as well. The project architect Carla Goodknight was present and showed a sample of the slate to the Commission.

*Vice-Chair Ruedig moved to **approve** Item 3 as presented, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

4. 111 State Street

Mr. Cracknell said there were nine miscellaneous changes, which included relocating the elevator overrun, extending the porch over the rear entrance, adjusting the roof slope along Chapel Street, raising the gable roof on the new addition by a foot, shifting the location of the windows on State Street, and adding copper gutters and downspouts. Project architect Tracy Kozak was present and clarified that the roof facing Chapel Street had to be sloped to meet the headroom clearance for the egress corridor. She said the roof where the dormers were would be removed and rebuilt with the same pitch but just a foot higher.

Mr. Adams said the corner building was shown differently in the images, in one case brick and then blue. Ms. Kozak said it was painted blue a year ago and would remain that color.

*Ms. Doering moved to **approve** Item 4 as presented, seconded by Vice-Chair Doering. The motion **passed** unanimously, 7-0.*

5. 1 Congress Street

Project architect Tracy Kozak was present on behalf of the applicant. She said there were ten changes requested, many of which related to the fact that the boutique hotel on the ground floor was replaced with retail/commercial uses. She reviewed the changes. She said there was a stipulation at the previous public hearing to provide a materials board with samples, which she reviewed and showed to the Commission.

Mr. Adams noted that the siding for the 2nd and 3rd floors of the new building was terra cotta but was also core siding, and he asked what would happen to the cores at the window section. Ms. Kozak said the cut edges with the holes in it wouldn't be seen. Mr. Adams asked what would hold them to the terra cotta panels. Ms. Kozak said each piece was supported individually. Mr. Ryan asked why there was a sparkly product in the design. Ms. Kozak said it referred to how light changes as one moves through the space.

*Vice-Chair Ruedig moved to **approve** items 1,2 and 5, with the stipulation on Item 2. Mr. Brown seconded. The motion **passed** unanimously, 7-0.*

At this point, Ms. Bouffard left the meeting.

II. PUBLIC HEARINGS (OLD BUSINESS)

A. (Work Session/Public Hearing) requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 5-story mixed-use building and a 5-story hotel as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lie within the Character District 4 (CD4) and Historic Districts. (LU-21-54)

WORK SESSION

Project architect Carla Goodknight and project manager Eben Tormey were present. Ms. Goodknight reviewed the original design for the hotel and mixed-use buildings and presented new options for them as follows:

Option A (mixed-use building) breaks the massing on the corner of Maplewood Avenue and erodes the corners for the balconies by opening up the corner to separate the two structures and reconciling the bi-level masonry between Volumes A and B.

Option B (hotel) has glass features and elements into the entry and had a 24” cornice over the entry. The new vertical glazed wall system is at the hotel entry only, and a wood and metal canopy replaces the glass canopy. The metal band between the 1st and 2nd floors remains and the vertical window pattern is expanded.

Option C (hotel) moves more of the details around the building, has a higher cornice on the entry, and applies the glazed wall system on the entry, corner, and Mill Pond view. A textured brick banding was added between the 1st and 2nd floors and the vertical window patterns were retained. Gray brick was added at the base of the storefront and a gray brick massing was added where the massing steps down. The additional frames around the windows were eliminated.

Option D (hotel) lowers the cornice over the entry. The new vertical glazed wall system continues at all three points, and the textured brick is kept. A horizontal window pattern is carried up through the metal panels under the windows and the horizontal brick banding is also carried, as well as the brick base at the storefront and the gray brick massing along Mill Pond.

The Commission discussed the changes on the mixed-use building. Vice-Chair Ruedig said it wasn't enough of a change for her. Ms. Doering asked why there were no changes to the Mill Pond side, and Ms. Goodknight said they concentrated on the volume separation where the three stories of brick above the storefront were isolated from the two stories above. Mr. Ryan said his biggest concern wasn't the massing but the cornice and entrances and thought it would have

made a difference if they were ‘dolled up’ a bit. He said he liked what he saw, however. Mr. Tormey said they could add more profile to the overhang to provide more depth at the brick. Mr. Adams noted that all the parts of the building had flat roofs. Mr. Ryan said most of the buildings in town had flat roofs and thought it would go a long way if something could be done in the base and cornice. City Council Representative Blalock agreed. Ms. Goodknight said they could use mixed materials and add a cap that wasn’t a masonry. Mr. Adams suggested a balustrade, and it was further discussed. Chairman Wyckoff asked why the rails on the fourth floor couldn’t be seen. Ms. Goodknight said they were set way back.

Ms. Doering said she applauded the change to the corner view on Maplewood Avenue but was still concerned with how it changed the major entrance into the city coming off Route One. She said the building was very large and not very interesting and would be exposed if the trees were removed. Mr. Tormey said the trees were on the city-owned parcel. Vice-Chair Ruedig agreed that the view coming down Maplewood Avenue was a large, expansive building and thought the 3-story section right at the streetfront was plain and boring. She suggested that more effort be placed into that building to make it more interesting and differentiate it from the hulking mass behind it. Mr. Brown suggested that something be done with the corner. Chairman Wyckoff said a bay could be put on the Maplewood Avenue side to add interest without adding height, which would make the front a bit more traditional. It was further discussed. Mr. Adams said the Commission had commented that the building was an abrupt four stories right along the waterfront, with no sense of it rising at that corner. He said on the corner of Maplewood Avenue it was now a 3-story piece and it started as a big one story. He said the idea of ramping up in some manner from the street seemed wrong, but from the waterfront the Commission had always thought that the building would rise. He asked if any of that could help transform the big wall. Ms. Goodknight said breaking it into smaller elements would assign different identities.

Chairman Wyckoff said it was too bad Option A didn’t have another picture of the back. Ms. Goodknight said the balcony was eroded to the left and the corner was pulled to make it more like the front corner, which shortened the façade and added more depth. Chairman Wyckoff said he did see a natural division and asked if a change could be made to one section from another on the Mill Pond side. Ms. Goodknight said they were headed in that direction, and it was discussed. Mr. Adams said he could see the separation between the hotel and the mixed-use building but thought it was lost in terms of the composition and looked like one huge building. Ms. Landis suggested referencing the smooth curve of the water in parts of the building to soften it. City Council Representative Blalock suggested cutting the corner window and placing a deck in that area to step it down more. It was further discussed. Ms. Doering said applying the same aesthetic that what done in Option D for the hotel to the mixed-use building might help by making a different corner to the one that was seen from Maplewood Avenue and making that the signature element of the building. Mr. Brown said he was disappointed that the mixed-use building still looked like a bunch of Lego squares. Chairman Wyckoff said he understood what Ms. Doering meant, noting that the hotel didn’t look as big and the front of it looked more traditional because of the fourth floor, color choices, and large entry.

The Commission discussed the hotel options. Ms. Doering said she preferred Option D. Mr. Brown said Option B had the right idea about carrying the front to the back. Chairman Wyckoff said Option B still had the same brick work. Ms. Goodknight said the difference between

Options C and D was the glazing pattern and the elevated cornice at the entry, otherwise they were the same. Chairman Wyckoff said Option C's front corner windows seemed to have white columns with white trim above the windows. Ms. Goodknight said it picked up the hotel side. City Council Representative said Options C and D had improved and that the massing looked much better because it was broken up. Mr. Ryan said he liked the brick banding better than the metal one and preferred Option C because of the window configurations. He suggested putting a relief between the gray and beige brick on the corner piece to separate them. Chairman Wyckoff concluded that most of the Commissioners seemed to favor Option C.

Ms. Goodknight discussed the canopies. She said there were no changes to the Raynes Avenue entrance canopy and thought the hotel canopy could have wood under it instead of the glaze. Chairman Wyckoff said he liked the wood and didn't think the canopies had to match and thought there should be some variety in the buildings. Ms. Doering said she didn't think the Raynes Avenue canopy with the glass on top had the weight that was needed for the building. She suggested that the mixed-use building have different options except for the white on the top. Mr. Adams said the canopies had no spirit to them and weren't needed. Mr. Brown said he preferred the glass/metal canopy but agreed that they should probably be different. Mr. Ryan said he found the glass more interesting because it was transparent and sculptural. He said the building was so massive that the delicate glass pieces added to its character.

Chairman Wyckoff opened the public comment.

Public Comment

Elizabeth Bratter of 159 McDonough Street said the cement banding on the mixed-use building should be either gray or black or the same color of brick as the other building to connect the buildings. She said she didn't care for the white cement material and suggested horizontal windows on the top floor and vertical ones underneath. She said the white trim on the middle of the hotel should go away but the white trim around the windows was appealing.

Duncan MacCallum of 538 State Street said he opposed the project because it was too massive and out of character with the Historic District. He noted that there hadn't been more public opposition because they thought the project had been stayed by the court. He said the project would dwarf most of the buildings in that area and would be placed in the middle of the wetlands buffer. He said it wasn't even for affordable housing and would be an eyesore.

Paige Trace of 27 Hancock Street said everyone she talked to thought the building was huge. She asked that the Commission pay credence to the stipulations of the Vision Statement, which stated that a building could not be taller than 35 feet. She asked why an extra 20 feet was being added to a building next to the water when that building wasn't even workforce housing.

Esther Kennedy of 41 Pickering Avenue said the building would be right next to a neighborhood. She said the city wouldn't get the benefit of subsidized housing, and she thought the building was too big and not creative. She asked the Commission to take their time to make the building special instead of another Portwalk.

Rick Becksted of 1395 Islington Street asked what happened to the Charettes and the Master Plan. He said he understood that the building was modern but that it was supposed to be only 2-1/2 stories in that area. He said people put a lot of time and money into restoring the 200-year-old buildings on the other side and that those buildings needed to be celebrated. He said the building should be lower and more traditional to the Master Plan.

Petra Huda of 280 South Street said the water views were gone. She said building in the buffer was not acceptable and she urged the Commission to reconsider the project.

Bill Downey (via Zoom, no address given) said the building was too big and dull and did a disservice to the neighborhood and the community.

Douglas Allen of 17 Sheafe Street said the proposed building belonged in Boston because it wasn't unique and was an eyesore.

Abigail Gindele of 229 Clinton Street said a lot of the building's elements came from 1950s architecture and were not historic. She asked the Commissioners if they would want to walk out their front door and look at that building.

No one else spoke, and Chairman Wyckoff closed the public comment session.

DECISION OF THE COMMISSION

Chairman Wyckoff said he didn't see the Commission moving into a public hearing. He said several commissioners felt that the hotel had gotten better but still had problems with the mixed-use building, and he noted the comments from the public concerning massing. He said removing the penthouse or a floor might help.

*Mr. Ryan moved to **continue** the work session/public hearing to the December 7 meeting, seconded by Ms. Doering. The motion **passed** by unanimous vote, 7-0.*

At this point, Ms. Landis left the meeting.

B. Petition of **Robin & Cyrus Noble, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts. (LU-19-126)

The applicant was not present.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **continue** the petition to the December 7 meeting, seconded by City Council Representative Blalock. The motion **passed** unanimously, 7-0.*

III. PUBLIC HEARINGS (NEW BUSINESS)

5. Petition of **553-559 Islington Street LLC, owner**, for property located at **553 Islington Street**, wherein permission is requested to allow changes to a previously approved design (several exterior modifications) as per plans on file in the Planning Department. Said property is shown on Assessor Map 157 as Lot 3 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-20-180)

SPEAKING TO THE PETITION

Project architect Tim Brochu was present on behalf of the applicant. He said the Planning Department identified a few items that didn't conform to the approved HDC drawings, and the Commission had asked the applicant to identify which items could be corrected. He said the items were grouped into different categories: 1) items that the owner would correct; 2) items that were already built and were objected to and needed approval, and 3) items that had been completed. He said full screens were installed on the windows but would be replaced with half screens on the front façade. He said a reveal was cut into the side of the trim piece between the door and the cornerboard. He reviewed the items that the Commission had objected to. He said a chimney was removed. Ms. Doering asked if a faux chimney was considered. Mr. Brochu said they originally presented it as keeping it but found that it wasn't possible. Ms. Doering said the Commission anticipated that a chimney would appear to be there, even if it were faux, and she thought a framing with a brick veneer would be feasible. Vice-Chair Ruedig said it was a small stove chimney and she didn't think it was necessary. Mr. Ryan agreed and said a faux chimney wouldn't match the original remaining chimney anyway. The rest of the Commission agreed.

Mr. Brochu said the trim on the dormer and the window profile were two other issues. He said they completed the trim to match the approved drawings and replaced two double hungs with a single double-paired window. Vice-Chair Ruedig said the trim work looked nicer and that she wasn't worried about the windows because they were on a later addition. Mr. Ryan said the dormer was bad from the start and that he wasn't happy about the new one because it was a prominent piece of the building but that he could live with it. City Council Representative Blalock said he appreciated the detailed trim work.

Mr. Brochu said the rear of the original building had a series of small additions added to it with some reworked rooflines. He said they removed that portion of the roof and replace it with a simple gable. Mr. Adams said it was the back of the house. Ms. Doering said anyone doing this sort of work should know that they shouldn't just change it and come back later because it was almost impossible to undue.

Mr. Brochu said the original design of the rear portico was more of a flat roof but they decided to make a small gable to make the drainage work and they added some pilasters and proposed a revised design for the gable end of the portico. He said they also proposed to add some trim work and extend the rake overhang and the cornice. Mr. Ryan said it was nicely detailed and improved, and City Council Representative Blalock agreed.

Mr. Brochu next reviewed the items that had no objections at the previous meeting. He said the main building's 6/6 vinyl windows that were replaced with 2/2 ones were an improvement. He said they painted the original 9-light side porch door and screen door and they removed the ground-level deck rail because it wasn't necessary. He said they would brick in the boarded-up basement window. He said they moved the window above the portico on the rear of the building farther up and relocated the bulkhead at the rear of the building to the other side to simplify the deck. He said they replaced the door at the rear portico with a 4-light door. On the third floor, they reduced the deck, changed the deck door to a 4-light, and removed the small window next to the door. He said they satisfactorily completed the remaining items, including the wrought-iron fence and the dormer trim. He said the new column on the 3rd-floor side deck would match the one below, and they added banding around it to give it more detail. Chairman Wyckoff said the 2nd-floor columns didn't line up and asked if it could be corrected. Mr. Brochu said they located the columns where they had structural support below.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Paige Trace of 37 Hancock Street said the Commission was gracious by accepting every little change. She pointed out that the Commissioners dedicated their time twice a month and that the applicants showed no respect by saying if they made a mistake they would just go back and fix it. She cautioned any applicant who considered erring first then asking for forgiveness later.

Esther Kennedy of 41 Pickering Avenue said she supported the Commissioners who wanted to ensure that applicants followed protocol and she hoped other applicants would do so.

No one else spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **grant** the Certificate of Approval for the petition as presented, seconded by Ms. Doering.*

Vice-Chair Ruedig said the changes were minor but were out of step with how the Commission normally did things. She said the Commission had ensured that everything maintained and complemented the architectural and historic character of the building and had compatibility of design with surrounding properties.

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

IV. WORK SESSIONS (NEW BUSINESS)

1. Work session requested by 95 Daniel Street, LLC, owner, for property located at 95-99 Daniel Street, wherein permission is requested to allow the demolition of the existing structures on both lots and the new construction of (2) new multi-family structures as per plans on file in

the Planning Department. Said Property is shown on Assessor Map 107 as Lots 6-7 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-530)

Architect Richard Desjardins was present on behalf of the owner, along with the applicant Sean Peters. Architect Mark Gianniny was present via Zoom. Ms. Gianniny reviewed the petition and said they wanted to demolish the two houses to build two Federal townhouses. He noted that 95 Daniel Street was an 1850s Carpenter Gothic building and 99 Daniel Street was an 1850s building that might have been moved to the property in 1920. He reviewed the structural issues and site constraints of the two homes.

Mr. Ryan said it would be the first time since he was on the board that someone proposed removing real historic fabric to develop the lot and that he could not support it. Vice-Chair Ruedig agreed. She said the two buildings were on a challenging lot and were old and had structural deficiencies but still had their character. She said they were a major part of the makeup of the Historic District because they were two of the non-brick structures downtown and that the Carpenter Gothic was rare for that collection of buildings. She said she could not support tearing them down and certainly not support replacing them with a larger brick building that didn't reflect what was there now. She said if the two houses had to be demolished, she would want to see very similar things in size, scale, and form, but it was a big hurdle for her to accept their demolition. Mr. Brown said that section represented great history and he hated to see it disappear into row houses that were modern along a unique street. Ms. Doering said she also could not support taking the buildings down and thought the variety in that block of Daniel Street would be a big shame. Mr. Adams said it was too special a thing. City Council Representative Blalock said there was too much history and that the buildings didn't have to be torn down. Chairman Wyckoff agreed. He said the challenge would be with 99 Daniel Street because structural work would have to be done to it, and he thought better windows would fit in better than the 1950s additions. He said the applicant would have to figure out how to use the buildings. It was further discussed. Ms. Doering noted that there were several examples of small wood buildings in the city that were rescued and rehabilitated, and she pointed out that there was only one other gothic house in the city. Chairman Wyckoff opened the public comment.

Public Comment

Tom Evans said he was an abutter. He referenced the barbershop that used to be at 95 Daniel Street and said the building was not only historic but distinctive. He noted that the other gothic building in town was a different kind of Carpenter Gothic and that 95 Daniel Street had a simplicity and elegance to it. He asked whether everyone had forgotten the North End.

Richard Candee said he was the vice-president of the Portsmouth Historical Society and agreed with the board that the two properties should be put back to use and rehabilitated because they were iconic buildings, especially 95 Daniel Street.

Rick Becksted of 1395 Islington Street said the new owners had taken on buildings that were over a hundred years old and thought they should celebrate them because they were a pair of unique buildings that told the story of Portsmouth.

Karen Bouffard (speaking as a citizen) said it would be shocking for the new owners to buy the properties and then do something dramatic to them. She said the houses should be enhanced.

Duncan MacCallum of 538 State Street said the two buildings were the historic fabric of Portsmouth, especially the one that used to have the barbershop.

Paige Trace of 27 Hancock Street referenced the days when her husband had his hair cut at that barbershop and she said she hoped the new owners could restore the two houses.

Petra Hoda of 280 South Street asked the Commission to save the two houses.

Esther Kennedy of 41 Pickering Avenue thanked the Board for not allowing the demolition.

No one else spoke, and Chairman Wyckoff closed the public comment and the work session.

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **continue** the work session to the January 4, 2023 meeting, seconded by Ms. Doering. The motion **passed** unanimously, 7-0.*

The Commission discussed a few other items. Mr. Cracknell asked whether site walks could be done on an individual basis instead of a group due to the early darkness of Daylight Savings Time and the reluctance to do site walks on a weekend. He said each Commissioner could do a drive-by. He noted that 40 Pleasant Street was on the agenda due to the lights on the building but the applicant said he wasn't ready because he hadn't heard from the distributor and he thought they would not put any lights at the top. Mr. Cracknell said he recommended that they put all three lights on. He said the Commission could do that request as a group because it involved lights. Chairman Wyckoff said the Commission could have done a site walk at 40 Pleasant Street but that the applicant wouldn't have been ready, and he thought that was disturbing. He said the Commission could look at the Marcy Street site individually. It was further discussed and decided that the Commission would do site visits individually for the next six months.

Ms. Doering asked if time could be set aside for the Commission to review some of the bigger infill projects done in the past years and how they were doing, especially in the use of new materials.

Mr. Ryan asked if the Commission could address some of the comments from the public, like the Raynes Avenue project, and it was further discussed.

Mr. Cracknell said he needed a motion from the Commission to support the Certified Local Government (CLG) application that needed to go before the City Council before it went to the State. He reminded the Commission that it helped promote historic preservation in the city and made the Commission eligible for dedicated funding for CLG communities. He said it would open up a lot of opportunities, like doing survey work and attending training sessions.

City Council Representative Blalock moved to support CLG application, seconded by Ms. Doering. The motion passed unanimously, with Mr. Ryan abstaining because he hadn't read it.

V. ADJOURNMENT

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

December 07, 2022

1. 591 Middle Street (LUHD-549) -Recommended Approval
2. 40 Court Street (LUHD-550) -Recommended Approval
3. 11 Sheafe Street (LUHD-552) -Recommended Approval
4. 55 Gates Street (LUHD-553) -Recommended Approval
5. 47 Howard Street (LUHD-554) -Recommended Approval
6. 7 Hancock Street (LUHD-536) -Recommended Approval
7. 40 Pleasant Street (LU-22-170) -TBD

1. 591 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of an existing section of metal/wire fence with a cedar fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



12/01/2022

LUHD-549

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Nov 3, 2022

Applicant

sarah baybutt
sbaybutt@aol.com
10 Berry Brook Lane
Rye, NH 03870
6175493011

Primary Location

591 MIDDLE ST
Portsmouth, NH 03801

Owner:

BAYBUTT SARAH R REVOC TRUST & BAYBUTT SARAH R TRUSTEE
10 BERRY BROOK LN RYE, NH 03870

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Replace fence on north side of property. Fence runs from Middle st to back corner. First 39 foot section of fence is currently a 3 foot tall wire fence, the balance of the fence (115 feet) is currently wood. We want to replace the whole fence with cedar 6 foot tall (with pressure treated posts) Currently the front section sits on the property line, the back portion is 4 feet inside the property line. (And there are fences on the property lines parallel to the current fence which the other neighbors installed) The abutter with the wire fence is happy to have it replaced with wood.

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



I hereby certify that as the applicant for permit, I am

Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted



HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Addressee Prefix and Last Name

MIDDLE ST.

Property Line

59'

DRIVEWAY
32' x 10'

EXISTING HOUSE

24'

29'

Existing wire fence
39 feet

4 feet

128.1'

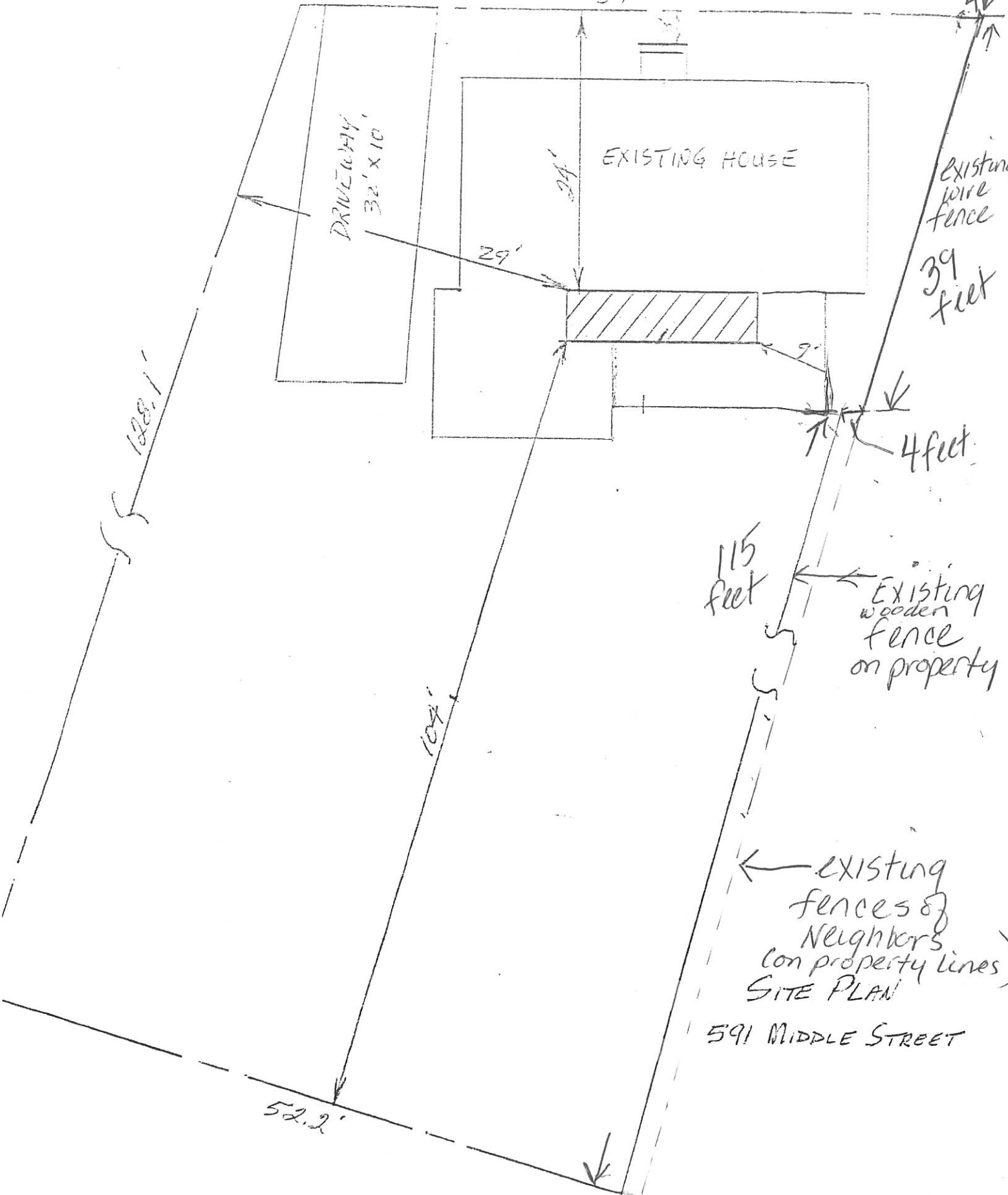
115 feet
Existing wooden fence on property

104'

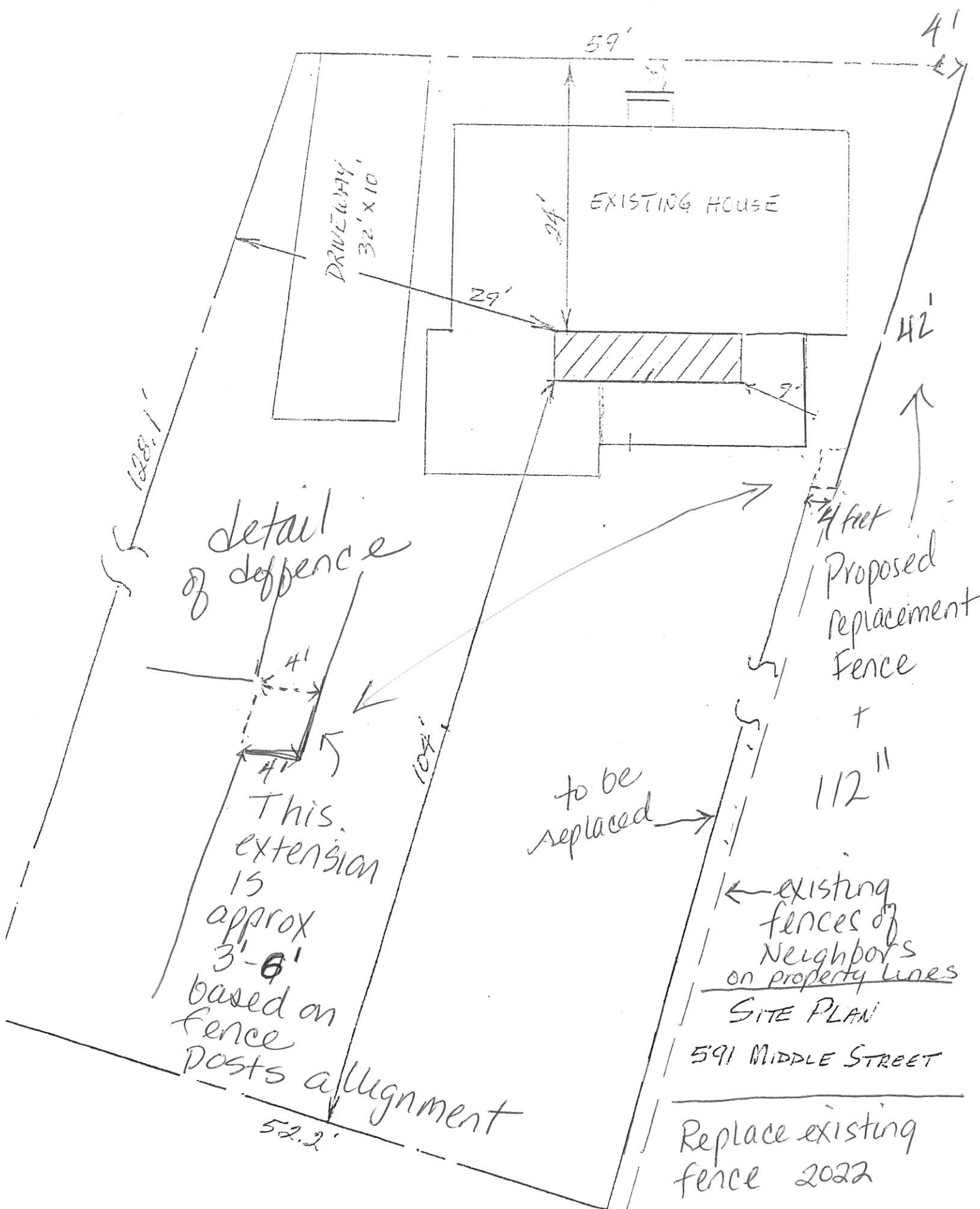
Existing fences of neighbors (on property lines)
SITE PLAN

591 MIDDLE STREET

52.2'



MIDDLE ST.



detail of fence

This extension is approx 3'-6" based on fence posts alignment

4 feet Proposed Replacement Fence + 112"

to be replaced

existing fences of neighbors on property lines

SITE PLAN 591 MIDDLE STREET

Replace existing fence 2022



Existing Wood Fence to stay



Existing wood fence to stay

Existing fence to stay



Existing fence to be replaced



2. 40 Court Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of exterior HVAC equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



12/01/2022

LUHD-550

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Nov 18, 2022

Applicant

Nick Gendron
nick@customclimates.com
88 Priscilla Ln
Auburn , NH 03032
6038609534

Primary Location

40 COURT ST
Portsmouth, NH 03801

Owner:

40 COURT STREET HOLDINGS LLC
29 MAIN ST AMESBURY, MA 01913

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Mini split installation (permit application previously submitted)

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Contractor

Full Name (First and Last)

Nick Gendron

Business Name (if applicable)

Custom Climates HVAC

Mailing Address (Street)

88 Priscilla Ln

City/Town

Auburn

State

NH

Zip Code

03032

Phone

6032621623

Email Address

Nick@customclimates.com

Relationship to Project

Other

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

Custom Climates General Manager

Full Name (First and Last)

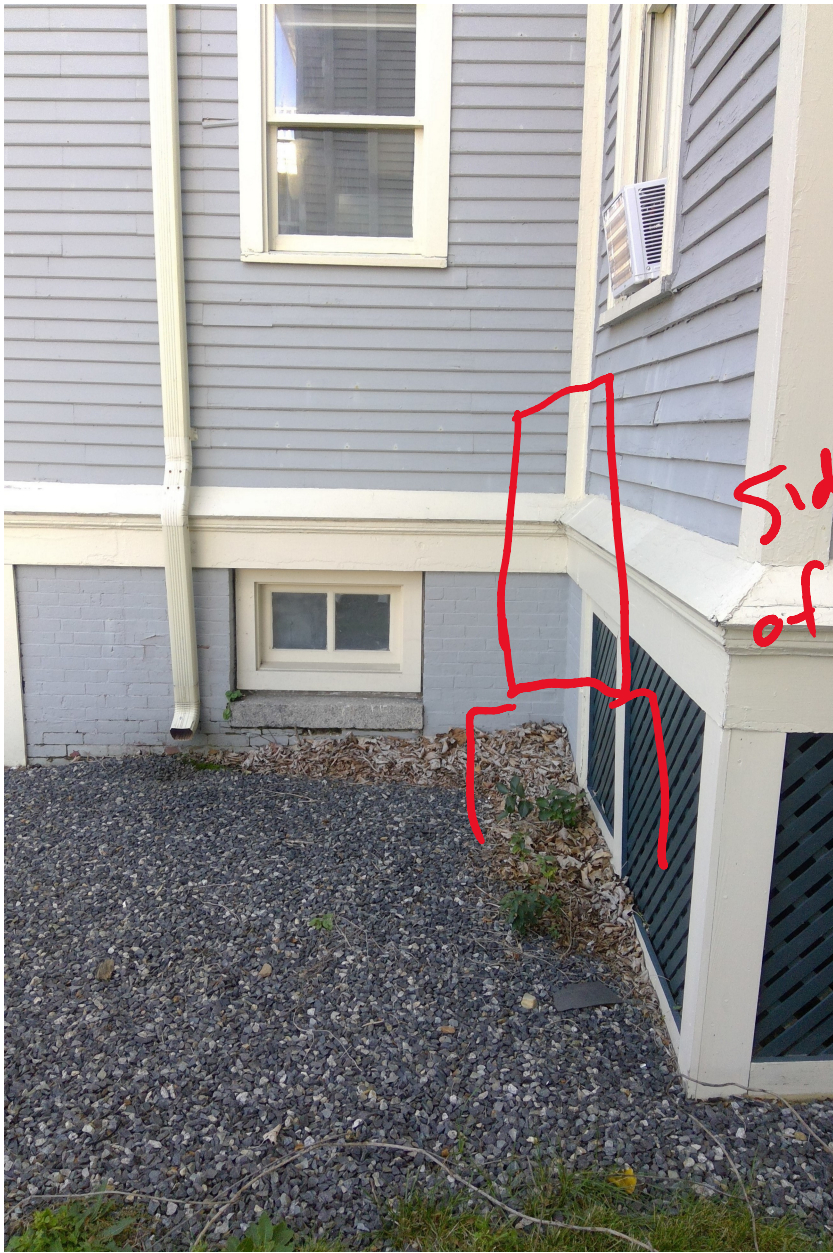
Tracy Abbott

Business Name (if applicable)

Custom Climates



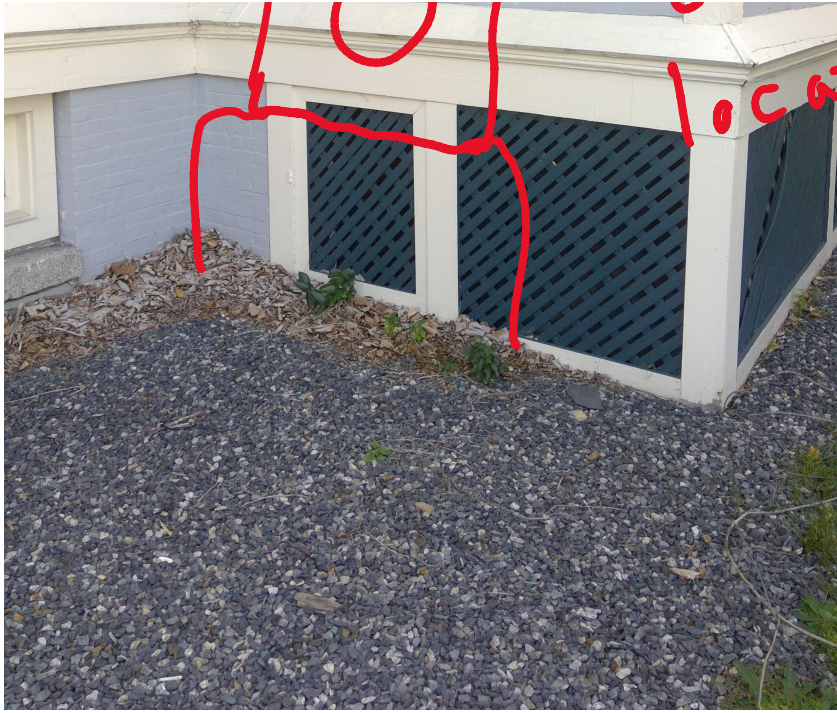
line sets
running down
and under
bump out



Side view
of condenser



Condenser
location



location



line sets
under bump
out. Condenser
on other side

MFZ-KJ09NA & MUFZ-KJ09NAHZ
9,000 BTU/H FLOOR-MOUNTED INDOOR UNIT
9,000 BTU/H HYPER-HEATING OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....MFZ-KJ09NA

Outdoor Unit.....MUFZ-KJ09NAHZ

INDOOR UNIT FEATURES

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
 - Hand-held Remote Controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Unit can be recessed mounted into wall

OUTDOOR UNIT FEATURES

- Built-in base pan heater

SPECIFICATIONS: MFZ-KJ09NA & MUFZ-KJ09NAHZ

Cooling at 95°F ¹	Maximum Capacity	BTU/H	14,000
	Rated Capacity	BTU/H	9,000
	Minimum Capacity	BTU/H	2,300
	Maximum Power Input	W	1,250
	Rated Power Input	W	570
	Moisture Removal	Pints/h	1.4
	Sensible Heat Factor		0.79
Heating at 47°F ²	Maximum Capacity	BTU/H	19,000
	Rated Capacity	BTU/H	11,000
	Minimum Capacity	BTU/H	2,900
	Maximum Power Input	W	2,370
	Rated Power Input	W	750
	Power Factor [208V / 230V]	%	94.0 / 94.0
Heating at 17°F ³	Maximum Capacity	BTU/H	13,400
	Rated Capacity	BTU/H	7,500
	Maximum Power Input	W	1,860
	Rated Power Input	W	810
Heating at 5°F ⁴	Maximum Capacity	BTU/H	11,000
	Maximum Power Input	W	1,600
Heating at -4°F ⁵	Maximum Capacity	BTU/H	9,130
Heating at -13°F ⁷	Maximum Capacity	BTU/H	7,260
Efficiency	SEER		28.2
	EER ¹		15.8
	HSPF [IV]		13.0
	COP at 47°F ²		4.3
	COP at 17°F at Maximum Capacity ³		2.11
	COP at 5°F at Maximum Capacity ⁴		2.01
	ENERGY STAR® Certified		Yes
Electrical	Voltage, Phase, Frequency		208/230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	15
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
	Power Supply		Indoor unit is powered by the outdoor unit
Indoor Unit	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.62
	Fan Motor Type		DC Motor
	Airflow Rate at Cooling, Dry	CFM	138-198-272-360-417
	Airflow Rate at Cooling, Wet	CFM	117-168-231-306-354
	Airflow Rate at Heating, Dry	CFM	138-191-254-328-417
	Sound Pressure Level [Cooling]	dB[A]	21-27-34-41-46
	Sound Pressure Level [Heating]	dB[A]	21-27-34-40-46
	Drain Pipe Size	In. [mm]	5/8 O.D [15]
	Coating on Heat Exchanger		—
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W x D x H: In. [mm]	29-17/32 x 8-15/32 x 23-5/8 [750 x 215 x 600]
	Package Dimensions	W x D x H: In. [mm]	32-2/16 x 10-3/16 x 27-2/16 [816 x 275 x 693]
	Unit Weight	Lbs. [kg]	33 [15.0]
	Package Weight	Lbs. [kg]	41 [18.5]
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp [Maximum / Minimum]*	°F	90 DB, 73 WB / 67 DB, 57 WB
	Heating Intake Air Temp [Maximum / Minimum]	°F	80 DB / 70 DB

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
⁵ Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
⁷ Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

SPECIFICATIONS: MFZ-KJ09NA & MUFZ-KJ09NAHZ

Outdoor Unit	MCA	A	11.0
	MOCP	A	15
	Fan Motor Full Load Amperage	A	0.5
	Fan Motor Output	W	50
	Airflow Rate [Cooling / Heating]	CFM	1074 / 1202
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Sound Pressure Level, Cooling ¹	dB(A)	48
	Sound Pressure Level, Heating ²	dB(A)	50
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB140FQUMT
	Compressor Rated Load Amps	A	8.2
	Compressor Locked Rotor Amps	A	10.3
	Compressor Oil [Type // Charge]	oz.	FV50S // 11.8
	External Finish Color		Munsell 3Y 7.8/1.1
	Base Pan Heater		Built-in
	Unit Dimensions	W x D x H: In. [mm]	31-1/2 x 11-1/4 x 21-5/8 [800 x 285 x 550]
	Package Dimensions	W x D x H: In. [mm]	37 x 14-15/16 x 24-13/16 [940 x 380 x 630]
	Unit Weight	Lbs. [kg]	83 [38]
	Package Weight	Lbs. [kg]	90 [90]
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 14 DB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	11 / 14
	Heating Air Temp [Maximum / Minimum]	°F	75 DB, 65 WB / -13 DB, -14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Maximum Charge Quantity	Lbs, oz	2.0, 10.0
	Initial Charge Quantity	Ft. [m]	25.0 [7.5]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
	Gas Pipe Size O.D. [Flared]	In.[mm]	3/8 [9.52]
Piping	Liquid Pipe Size O.D. [Flared]	In.[mm]	1/4 [6.35]
	Maximum Piping Length	Ft. [m]	65 [20]
	Maximum Height Difference	Ft. [m]	40 [12]
	Maximum Number of Bends		10

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
⁵ Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
⁷ Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

INDOOR UNIT ACCESSORIES: MFZ-KJ09NA

Control Interface	BACnet® and Modbus® Interface	PAC-UKPRC001-CN-1
	CN24 Relay Kit	CN24RELAY-KIT-CM3
	IT Extender	PAC-WHS01IE-E
	kumo station® for kumo cloud®	PAC-WHS01HC-E
	Lockdown bracket for remote controller	RCMKP1CB
	System Control Interface	MAC-334IF-E
	Thermostat Interface	PAC-US444CN-1
	Thermostat Interface	PAC-US445CN-1
	USNAP Adapter	PAC-WHS01UP-E
	Wireless Interface for kumo cloud®	PAC-USWHS002-WF-2
Remote Sensor	Wired Remote Sensor	M21EAA307
	Wireless temperature and humidity sensor for kumo cloud®	PAC-USWHS003-TH-1
Wired Remote Controller	Deluxe Wired MA Remote Controller†	PAR-40MAAU
	Simple MA Remote Controller†	PAC-YT53CRAU-J
	Touch MA Controller†	PAR-CT01MAU-SB
Wireless Remote Controller	kumo touch™ RedLINK™ Wireless Controller	MHK2
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	X86-003
	Blue Diamond Alarm Extension Cable — 6.5 Ft.	C13-192
	Blue Diamond MultiTank — collection tank for use with multiple pumps	C21-014
	Blue Diamond Sensor Extension Cable — 15 Ft.	C13-103
	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	COMBI
	Sauermann Condensate Pump	SI30-230
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - Black	TAZ-MS303
	(30A/600V/UL) [fits 2" X 4" utility box] - White	TAZ-MS303W
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
Filter	Anti-allergy Enzyme Filter	MAC-408FT-E
Floor Mount Air Guide	Floor Mount Air Guide	MAC-760FD-E
Lineset	15' x 1/4" x 15' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-15
	30' x 1/4" x 30' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-30
	50' x 1/4" x 50' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-50
	65' x 1/4" x 65' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-65

NOTES:

†Requires MAC-334IF-E

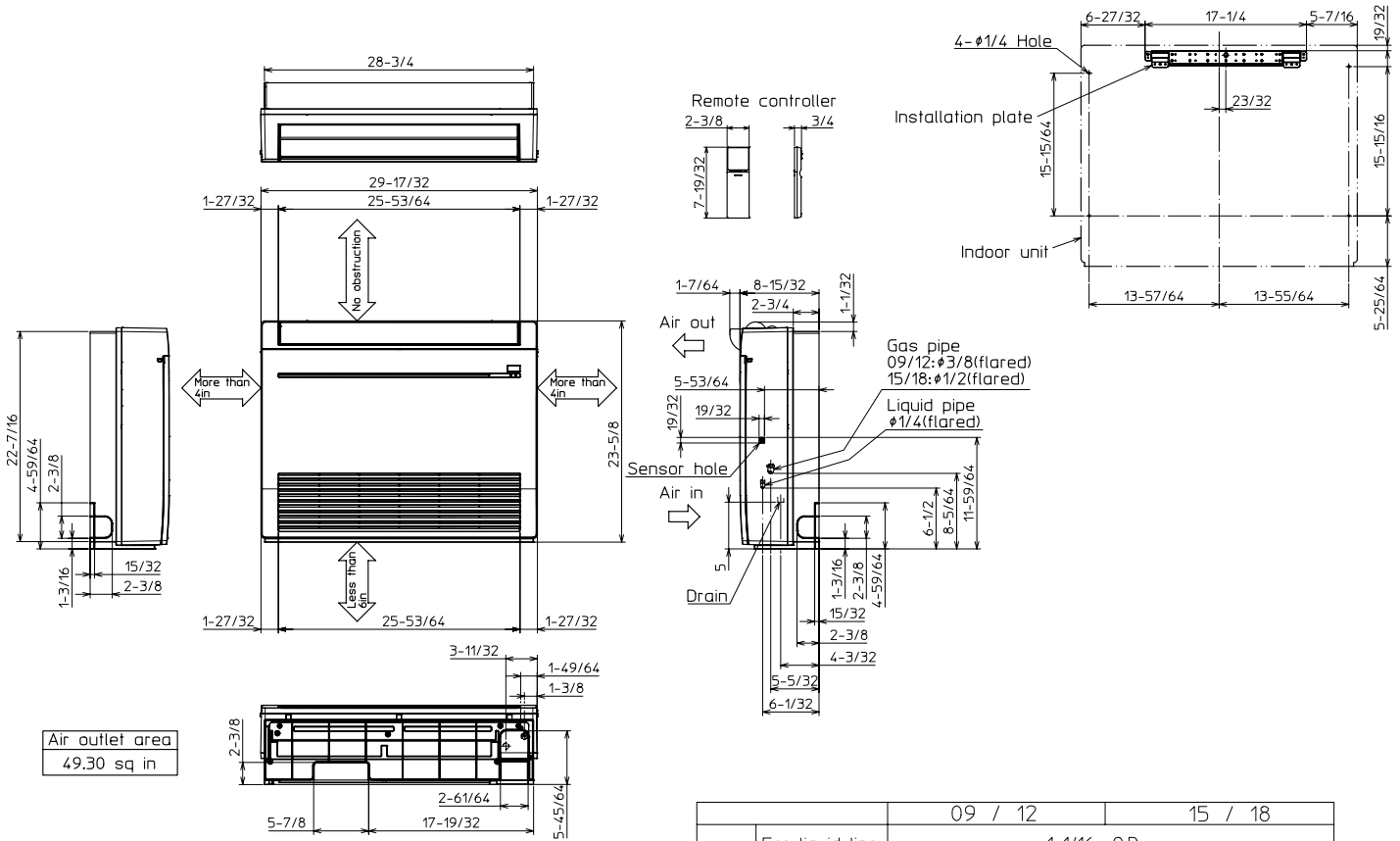
- M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount
Allows indoor units to connect to an MA Controller:
Deluxe MA Remote Controller
Simple MA Controller
Touch MA Controller

OUTDOOR UNIT ACCESSORIES: MUFZ-KJ09NAHZ

Air Outlet Guide	Air Outlet Guide	MAC-881SG
	Air Outlet Guide	MAC-886SG-E
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	USB/UART Conversion Cable (Required for all laptop connection)	M21EC1397
Hail Guards	Hail Guard	HG-A7
	Hail Guard	HG-B4
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

INDOOR UNIT DIMENSIONS: MFZ-KJ09NA

Unit: inch



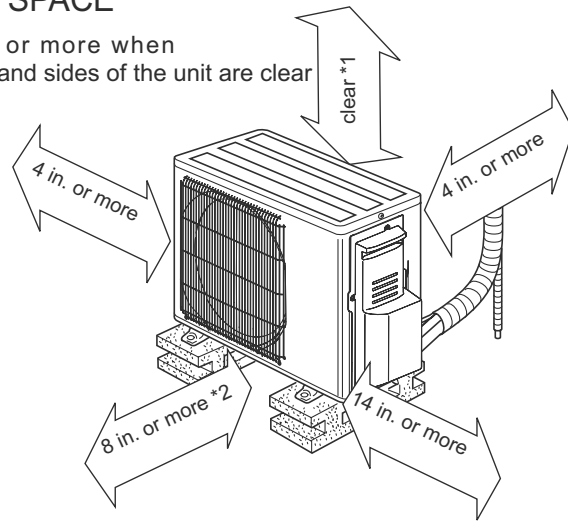
		09 / 12	15 / 18
Pipe cover	For liquid line	1-1/16 O.D	
	For gas line	1-1/16 O.D	1-7/32 O.D
Piping	Liquid line	Flared connection 1/4	
	Gas line	Flared connection 3/8	Flared connection 1/2
Drain hose	Heat insulater 1-9/64 O.D	Connection point 5/8 O.D	Effective length 13-25/32 (case of right backward piping)

OUTDOOR UNIT DIMENSIONS: MUFZ-KJ09NAHZ

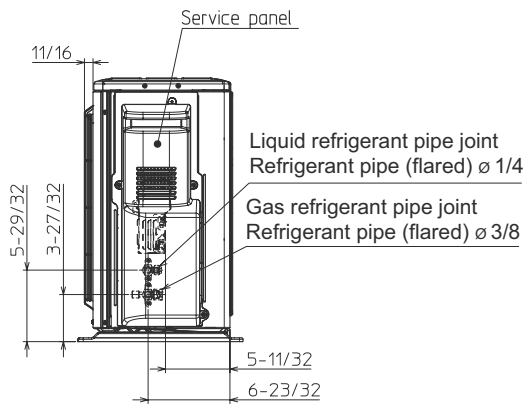
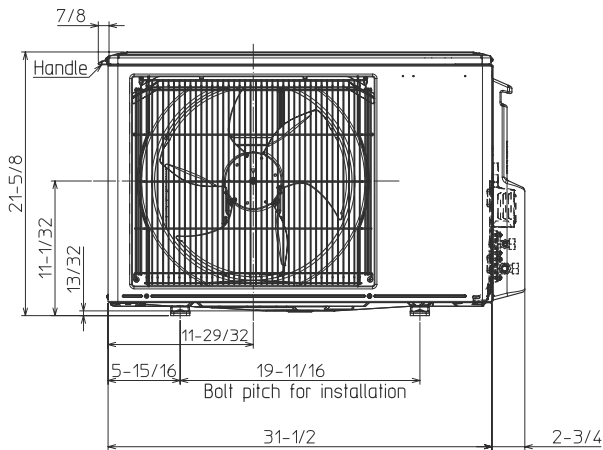
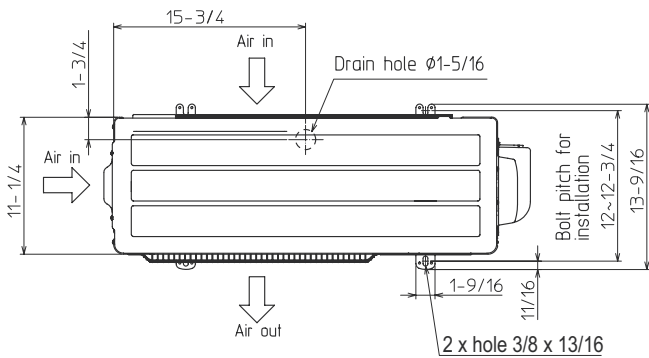
Unit: inch

REQUIRED SPACE

*1 4 in. or more when front and sides of the unit are clear



*2 When any 2 sides of left, right and rear of the unit are clear



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MFZ-KJ09NA & MUFZ-KJ09NAHZ - 202211



3. 11 Sheafe Street

- Recommended Approval

Background: The applicant is seeking approval for replacement roofing, siding (on rear addition), new bulk head and chimney cap.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



12/01/2022

LUHD-552

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Nov 18, 2022

Applicant

Matt Silva
matt@profilehomesnh.com
31 County Farm Rd
Dover, NH 03820
603-765-6648

Primary Location

11 SHEAFE ST
Portsmouth, NH 03801

Owner:

NARKAJ ALEXANDER & GUROWSKY ANNA
11 SHEAFE ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Exterior Siding, HVAC System, roofing

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Project Manager

Full Name (First and Last)

Kinnon Nolan

Business Name (if applicable)

Profile HOmes

Mailing Address (Street)

953 Islington St

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

6037656648

Email Address

kinnon@profilehomesnh.com

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



I hereby certify that as the applicant for permit, I am

Other

Date: 11/16/22

Profile Homes NH
953 Islington St, Unit 22C
Portsmouth, NH 03801
603-433-2464

City of Portsmouth Historical District Commission

RE: 11 Sheafe Street Request for Administrative approval or public hearing

Dear Members of the Historical District Commission,

Please see the attached request for a hearing regarding the above mentioned project.

Our company has been hired by the owners of this structure to updated the interior of the structure including the heating and cooling systems and the areas of the home that have been neglected.

As these photos show the exterior of the home has an addition that was installed with vinyl siding on it that needs replacement and a bulkhead which has begun to rust away. The owners also wish to install new heating and cooling system to the home that requires outdoor heat pumps that will also be under review through the Portsmouth ZBA due to proximity to the property line.

We appreciate the opportunity for discussion related to this property so we may comfortably continue construction and rebuilding.

Thank you,

Kinnon Nolan-Finkel
Profile Homes of NH

Attached is the description for these documents which relative to the exterior improvements which include:

Siding
Roofing
Bulkhead
Heatpumps

Introduction:

The property is located in the CD4 zoning district within downtown.

The proposed improvements to the site consist of re-siding the building and replacing the current roofing. We will also be installing a chimney cap and will be replacing the old rusted-out bulkhead. Additionally, we will be installing new energy-efficient Mitsubishi heat-pumps which will be mounted on the exterior of the building.

SPECIFICATIONS:

Siding: The original wood siding on the addition at the back of the building has not been well maintained and is in need of replacement. We have elected to strip all layers of siding off the building and install a weather air barrier (WRB) against the sheathing. Clapboards will be painted to be a colonial shade of blue.

Trim details will be done in wood to match the existing or original on the structure and from the historical photo's made available.

Roofing: Current roof is old and in need of replacement. We will be installing architectural asphalt shingles.

Bulkhead: Current bulkhead is rusted-out and is in a state of disrepair. Our plan is to replace with a new black bulkhead.

Heat pumps: Our company has a long standing history of energy efficient improvements to historical and new construction buildings. In the method of the energy efficiency improvements to the air sealing and added insulation to the building we are seeking to allow owners of the building the rights to install Mitsubishi heat-pumps which will be installed on the exterior of the building.

Please note all photo's attached for representation and discussion

Thank you,

Kinnon Nolan-Finkel
Profile Homes

BULKHEAD:



ROOFING SHINGLE:



MITSUBISHI HEAT PUMP:



Existing Location:



4. 55 Gates Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment with screening and new rear siding.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



12/01/2022

LUHD-553

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Nov 22, 2022

Applicant

Anne Whitney
archwhit@aol.com
801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387

Primary Location

55 GATES ST
Portsmouth, NH 03801

Owner:

STONE DONALD & RASA REV TST & STONE RASA K & DONALD A TTEES
55 GATES ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Locate 2 Heatpumps with Fence Screening at Rear Elevation & Hardi-Plank Siding at Rear Elevation within 5 feet of property line. This work is part of LU-22-43 & BLDG-22-834.

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



I hereby certify that as the applicant for permit, I am

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Architect

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted



HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

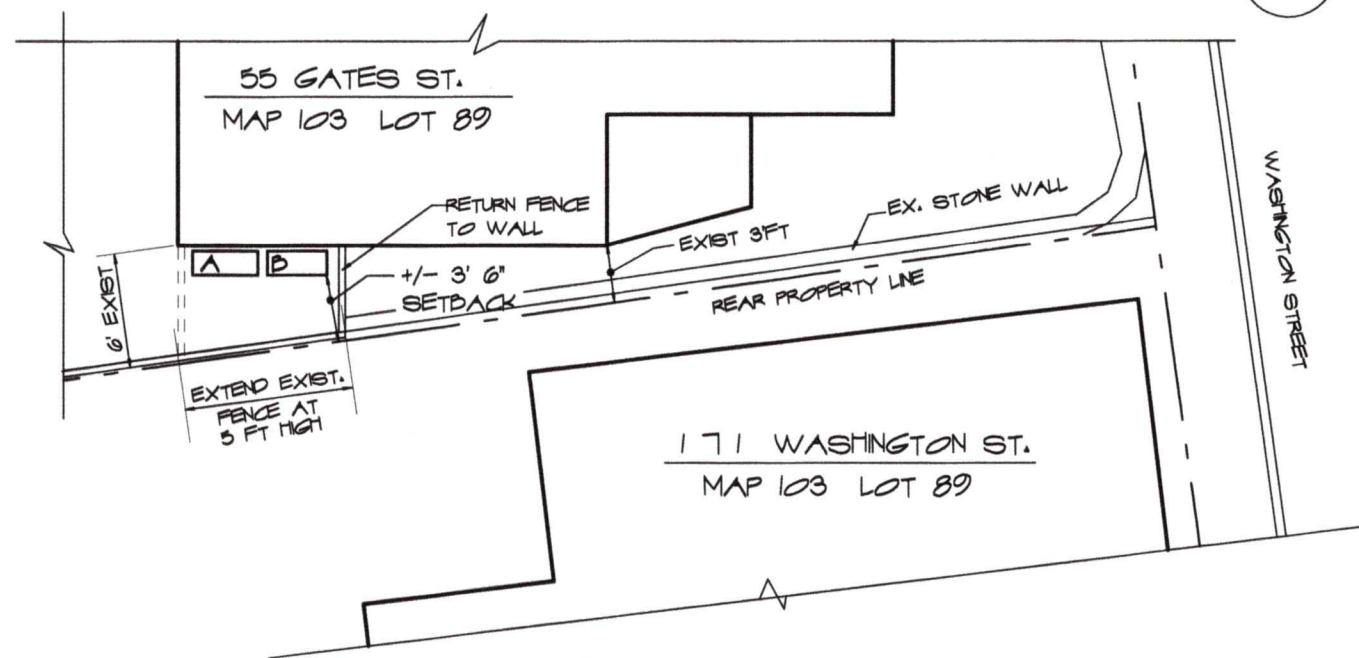
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REAR ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE & REAR ELEVATION

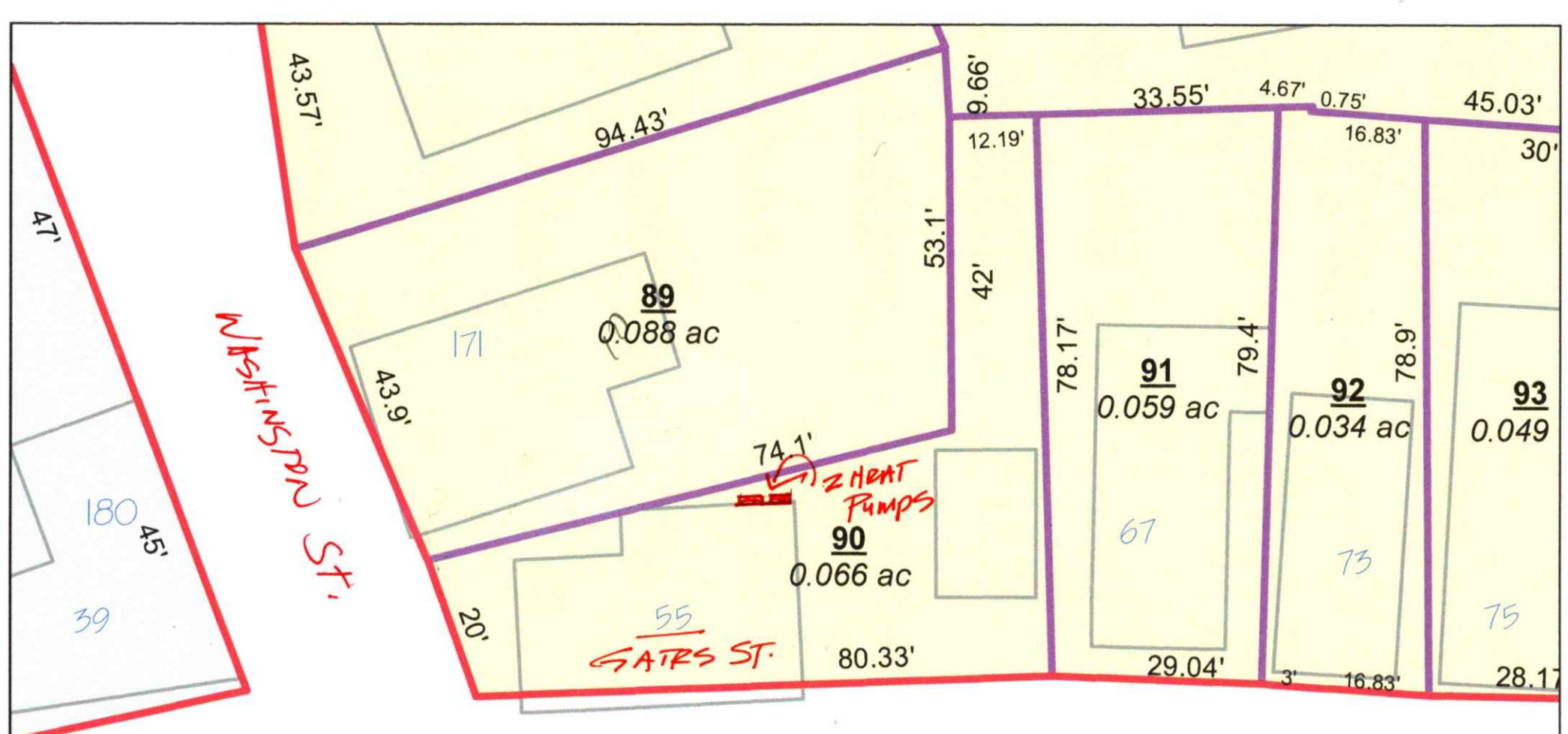


PROPOSED HEAT PUMP LOCATION
SCALE: 1" = 10'-0"
NOTE: LOT PLAN GENERATED FROM TAX MAP AND FIELD MEASUREMENT BY ANNE WHITNEY ARCHITECT

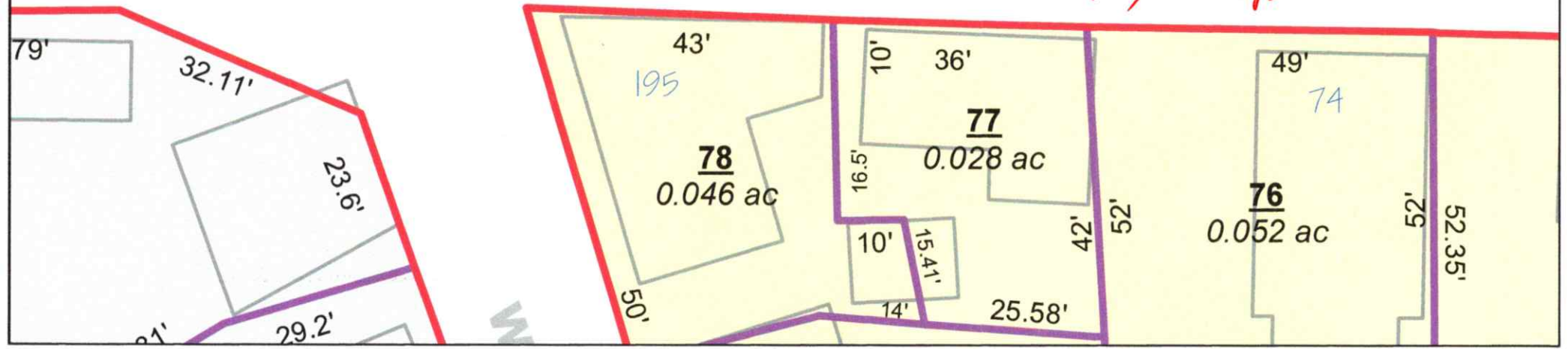


VIEW FROM MANCOCK STREET

MDC ADMIN. HEATPUMPS & HARD-PLANK AT REAR ELE. RENOVATIONS, STONE RESIDENCE 55 GATES STREET	801 Islington St, Suite 32 Portsmouth, NH 03801 603-502-4387 archwhit@aol.com		Project: 2110	Date: 11/22/22
			Revisions:	1 OF 1
ANNE WHITNEY ARCHITECT PORTSMOUTH, NH				



TAX MAP 103



Samsung "Max Heat" FJM Series, 4 Port Condensing Unit

Job Name _____
 Purchaser _____
 Submitted to _____
 Unit Designation _____

Location _____
 Engineer _____
 Reference Approval Construction
 Schedule # _____

Model	US Code	JXH36S4B	
	Model Number	AJ036BXS4CH/AA	
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	34,000 / 39,600
		Heating (Btu/h)	36,000 / 36,600
	Heating Capacity at 5°F OA, 70° Indoor DB (Btu/h)		36,600
	Heating Capacity at -13°F OA, 70° Indoor DB (Btu/h)		25,590
	Minimum Cooling Capacity (Btu/h)		6,500
	Minimum Heating Capacity (Btu/h)		7,500
	SEER (Ducted / Mixed / Non-ducted)		18.0 / 19.0 / 20.0
EER (Ducted / Mixed / Non-ducted)		11.0 / 11.75 / 12.5	
HSPF (Ducted / Mixed / Non-ducted)		9.1 / 9.8 / 10.5	
Power	Voltage	(øV/Hz)	1 / 208-230 / 60
	Nominal Current ¹	Cooling (A)	13.0
		Heating (A)	12.2
	Max. Breaker	Amps	40
Minimum Circuit Ampacity (A)		36.5	
Dimensions	W X H X D	Inches	37 x 47 5/8 x 13
	Weight	lbs.	192.9
Noise Level	Cooling	dB (A)	52
	Heating	dB (A)	55
Operating Temperatures	Cooling		14 ~ 114.8°F (-5 ~ 46.0°C)
	Heating		-13 ~ 75°F (-25 ~ 24.0°C)
Pipe Connections	High Side		1/4" X 4
	Low Side (suction)		3/8" X 2 + 1/2" X 2
	Maximum Individual Line Set Length		82 ft
	Maximum Line Set Length (total)		230 ft
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
Highest to lowest indoor		25 ft	
Included Pipe Adapters		2 - 1/2" X 3/8", 2 - 1/2" X 5/8"	
Condenser Fan	Motor		BLDC With Propeller Fan (2)
	Output	Watts / FLA	125 X 2 / 1.28 X 2
		CFM	
Compressor	Type		Twin BLDC Rotary Inverter
	RLA	Amps	25.6
Heat Exchanger	Type		Aluminum Fin - Copper Tube
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
	Factory Charge		127 oz
	Charged for		164 ft
	Additional Refrigerant		0.22 oz/ft over 164 ft
Accessories	Wall Bracket		<input type="checkbox"/> CKN-250
	Wind Baffle	Front	<input type="checkbox"/> WBF-1M2
		Back	<input type="checkbox"/> WBB-2M-B
Certifications	Safety		ETL (UL 1995)
	AHRI Certification Number	Non-Ducted	207349920
		Ducted	207350085
		Mixed	207350834
ENERGY STAR® Certification		Applies to AHRI non ducted listing	
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		



A

General Information

- The Samsung Max Heat system shall provide high heating capacity at -13°F outside temperature
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire
- The outdoor unit shall have a base pan heater as standard to ensure optimal defrost cycle water drainage
- Auto-restart after power loss
- Available maximum current setting option to reduce operating current.
- System energy consumption can be viewed using Samsung SmartThings mobile app (not revenue grade, for reference only).
- Soft-start to reduce current demand during compressor start
- Optional snow accumulation prevention setting to prevent snow drifting against idle outdoor units
- Auto or manual addressing of indoor units

Construction

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

Heat Exchanger

- The heat exchanger shall be mechanically bonded fin to copper tube

Controls

- Control signal shall be a DDC type signal
- Interconnect control wire between outdoor and indoor units shall be 16AWG X 2
- Controls shall integrate with a BMS system
- The system shall integrate with the Samsung Controls solution

Refrigerant System

- The refrigerant shall be R410A
- The compressor shall be hermetically sealed, inverter controlled, Twin BLDC Rotary
- Refrigerant flow shall be controlled by 4 separate electronic expansion valves at outdoor unit

Indoor Unit Compatibility

Will only operate with Samsung evaporator model numbers:
 AR**TSFABWKNCV (RNS**ABT): 7,000 - 24,000 Btu/h models
 AR**BSFCMWNKNCV (RNS**CMB): 7,000 - 24,000 Btu/h models
 AR**TSFYBWKNCV (RNS**YBT): 7,000 - 24,000 Btu/h models
 AC0**BNNDCH/AA (CNH**NDB): 9,000 - 18,000 Btu/h models
 AC0**BN1DCH/AA (CNH**1DB): 9,000 - 12,000 Btu/h models
 AC0**BNJDCH/AA (CNH**JDB): 9,000 - 18,000 Btu/h models
 AC0**BNLDCH/AA (CNH**LDB): 9,000 - 18,000 Btu/h models
 AC0**BNZDCH/AA (CNH**ZDB): 12,000 - 24,000 Btu/h models
 AJ0**BNHDCH/AA (JNH**HDB): 9,000 - 18,000 Btu/h models

Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR® criteria. Ask your contractor for details or visit www.energystar.gov.

* Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240. Refer to www.AHRIDirectory.org for current reference numbers.

¹ Rated current is based on highest combination ratio of non-ducted indoor units.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.



Samsung "Max Heat" FJM Series, 4 Port Condensing Unit

Job Name _____
 Purchaser _____
 Submitted to _____
 Unit Designation _____

Location _____
 Engineer _____
 Reference Approval Construction
 Schedule # _____

Model	US Code	JXH30S4B	
	Model Number	AJ030BXS4CH/AA	
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	28,400 / 28,400
		Heating (Btu/h)	28,600 / 28,600
	Heating Capacity at 5°F OA, 70° Indoor DB (Btu/h)		28,600
	Heating Capacity at -13°F OA, 70° Indoor DB (Btu/h)		20,000
	Minimum Cooling Capacity (Btu/h)		6,500
	Minimum Heating Capacity (Btu/h)		7,500
	SEER (Ducted / Mixed / Non-ducted)		17.0 / 18.0 / 19.0
	EER (Ducted / Mixed / Non-ducted)		10.5 / 11.5 / 12.5
HSPF (Ducted / Mixed / Non-ducted)		9.8 / 10.4 / 11.0	
Power	Voltage	(øV/Hz)	1 / 208-230 / 60
	Nominal Current ¹	Cooling (A)	10.9
		Heating (A)	10.0
	Max. Breaker	Amps	30
Minimum Circuit Ampacity (A)		26.0	
Dimensions	W X H X D	Inches	37 x 39 5/16 x 13
	Weight	lbs.	173.1
Noise Level	Cooling	dB (A)	54
	Heating	dB (A)	58
Operating Temperatures	Cooling	14 ~ 114.8°F (-10 ~ 46.0°C)	
	Heating	-13 ~ 75°F (-25 ~ 24.0°C)	
Pipe Connections	High Side	1/4" X 4	
	Low Side (suction)	3/8" X 2 + 1/2" X 2	
	Maximum Individual Line Set Length	82 ft	
	Maximum Line Set Length (total)	230 ft	
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
Highest to lowest indoor		25 ft	
Included Pipe Adapters	2 - 1/2" X 3/8"		
Condenser Fan	Motor	BLDC With Propeller Fan (1)	
	Output	Watts / FLA	125 / 1.28
		CFM	2,493
Compressor	Type	Twin BLDC Rotary Inverter	
	RLA	Amps	18.4
Heat Exchanger	Type	Aluminum Fin - Copper Tube	
Refrigerant	Type	R410A	
	Control Method	Electronic Expansion Valve	
	Factory Charge	119.9 oz	
	Charged for	131 ft	
	Additional Refrigerant	0.22 oz/ft over 131 ft	
Accessories	Wall Bracket	<input type="checkbox"/>	CKN-250
	Wind Baffle	Front	<input type="checkbox"/> WBF-2M-B
		Back	<input type="checkbox"/> WBB-11M
Certifications	Safety	ETL (UL 1995)	
	AHRI Certification Number	Non-Ducted	207349919
		Ducted	207350083
		Mixed	207350096
ENERGY STAR® Certification	Applies to AHRI non ducted listing		
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		



B

General Information

- The Samsung Max Heat system shall provide high heating capacity at -13°F outside temperature
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire
- The outdoor unit shall have a base pan heater as standard to ensure optimal defrost cycle water drainage
- Auto-restart after power loss
- Available maximum current setting option to reduce operating current.
- System energy consumption can be viewed using Samsung SmartThings mobile app (not revenue grade, for reference only).
- Soft-start to reduce current demand during compressor start
- Optional snow accumulation prevention setting to prevent snow drifting against idle outdoor units
- Auto or manual addressing of indoor units

Construction

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

Heat Exchanger

- The heat exchanger shall be mechanically bonded fin to copper tube

Controls

- Control signal shall be a DDC type signal
- Interconnect control wire between outdoor and indoor units shall be 16AWG X 2
- Controls shall integrate with a BMS system
- The system shall integrate with the Samsung Controls solution

Refrigerant System

- The refrigerant shall be R410A
- The compressor shall be hermetically sealed, inverter controlled, Twin BLDC Rotary
- Refrigerant flow shall be controlled by 4 separate electronic expansion valves at outdoor unit

Indoor Unit Compatibility

Will only operate with Samsung evaporator model numbers:
 AR**TSFABWKNCV (RNS**ABT): 7,000 - 24,000 Btu/h models
 AR**BSFCMWNKNCV (RNS**CMB): 7,000 - 24,000 Btu/h models
 AR**TSFYBWKNCV (RNS**YBT): 7,000 - 24,000 Btu/h models
 AC0**BNNDCH/AA (CNH**NDB): 9,000 - 18,000 Btu/h models
 AC0**BN1DCH/AA (CNH**1DB): 9,000 - 12,000 Btu/h models
 AC0**BNJDCH/AA (CNH**JDB): 9,000 - 18,000 Btu/h models
 AC0**BNLDCH/AA (CNH**LDB): 9,000 - 18,000 Btu/h models
 AC0**BNZDCH/AA (CNH**ZDB): 12,000 - 18,000 Btu/h models
 AJ0**BNHDCH/AA (JNH**HDB): 9,000 - 18,000 Btu/h models

Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR® criteria. Ask your contractor for details or visit www.energystar.gov.

* Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240. Refer to www.AHRIdirectory.org for current reference numbers.

¹ Rated current is based on highest combination ratio of non-ducted indoor units.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.



5. 47 Howard Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



12/01/2022

LUHD-554

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Nov 23, 2022

Applicant

Justin Zeimetz
zeimetz@gmail.com
47 Howard Street
Portsmouth, NH 03801
8572430179

Primary Location

47 HOWARD ST
Portsmouth, NH 03801

Owner:

GARDENT SARAH M REV TST & GARDENT SARAH M TTEE
47 HOWARD ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

Installation of mini split HVAC system to serve the main house.

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



I hereby certify that as the applicant for permit, I am

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Husband of the individual who holds the trust that the property is legally listed under.

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted



HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

Owner Contact Street Address

BACK OF HOUSE

PROPOSED ROUTING OF EXTERIOR MECHANICAL LINES.

PROPOSED LOCATION OF EXTERIOR MINI SPLIT UNIT.

EXTERIOR MECHANICAL LINES TO BE ENCASED & CONCEALED IN WHITE PVC TRIM



BACK OF HOUSE

**PROPOSED ROUTING OF
EXTERIOR MECHANICAL LINES.**

**EXTERIOR MECHANICAL LINES TO BE
ENCASED & CONCEALED IN WHITE PVC TRIM**





Property Information

Property ID 0109-0019-0000
Location 290 PLEASANT ST
Owner LIVERMORE CONDO MASTERCARD



**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 09/21/2022
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

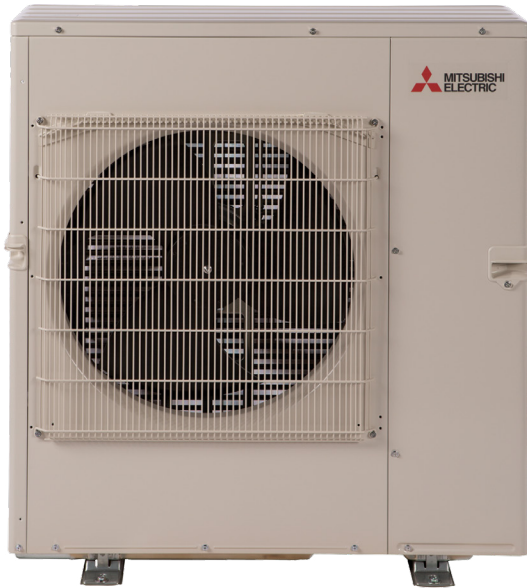
MXZ-5C42NA3 3.5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 56 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

SPECIFICATIONS: MXZ-5C42NA3

Indoor unit connection	Maximum Number of Connected IDU		5
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	51,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	A,B,C,D,E: 1/4 [A,B,C,D,E: 6.35]
	Gas Pipe Size O.D. (Flared)	In.[mm]	A: 1/2; B,C,D,E: 3/8 [A: 12.72; B,C,D,E: 9.52]
	Total Piping Length	Ft. [m]	262 [80]
	Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
Maximum Number of Bends for IDU		80	

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)

¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^A 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance. Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

OUTDOOR UNIT ACCESSORIES: MXZ-5C42NA3

Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A1
M-NET Converter	M-NET Converter	PAC-IF01MNT-E
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Optional Defrost Heater	PAC-645BH-E
Port Adapter	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

6. 7 Hancock Street

- Recommended Approval

Background: The applicant is seeking approval for a screening design to hide HVAC equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



12/01/2022

LUHD-536

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Sep 28, 2022

Applicant

Ann-Marie Waterhouse
aliceandbirdinteriors@gmail.com
10 Rudolph Ave
Kittery, ME 03904
603-781-6329

Primary Location

7 HANCOCK ST
Portsmouth, NH 03801

Owner:

FOSTER PETER & FOSTER JOANNE
7 HANCOCK ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

The homeowner would like to add mini-split units to their home. We intend to run all of the lines inside the structure + locate the air handler on the back patio. This is an obscure location, and will be between the bulkhead and the sunroom. Lines will enter the house directly behind the unit.

Description of Proposed Work (Planning Staff)

for the installation of HVAC equipment

Project Representatives

Relationship to Project

Other

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

Project Manager

Full Name (First and Last)

Ann-Marie Waterhouse

Business Name (if applicable)

Alice + Bird

Mailing Address (Street)

10 Rudolph Ave

City/Town

Kittery

State

ME

Zip Code

03904

Phone

603-781-6329

Email Address

aliceandbirdinteriors@gmail.com

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



I hereby certify that as the applicant for permit, I am



Inspiration for proposed screening.



Proposed design.

7. 40 Pleasant Street

- TBD

Background: The applicant is seeking approval for changes to a previously approved design.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



12/01/2022

LU-22-170

Land Use Application

Status: Active

Date Created: Aug 19, 2022

Applicant

Ben Kelley
ben@kelleyfamilyproperties.com
PO Box 1374

Concord, NH 03302
6032311240

Primary Location

40 PLEASANT ST
Portsmouth, NH 03801

Owner:

ALLISON STREET HOLDINGS LLC % & 69 WARREN STREET LLC %
7 Church Street DEERFIELD, NH 03037

Applicant Information

Please indicate your relationship to this project

A. Property Owner

Alternative Project Address

Alternative Project Address

--

Project Type

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

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

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

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

Request for Extension of Previously Granted Land Use Approval

40 PLEASANT STREET

40 PLEASANT STREET
HISTORIC DISTRICT COMMISSION

ADMINISTRATIVE APPROVAL (for LIGHTING) - 12/14/2022

PREVIOUS SUBMISSIONS:

PUBLIC HEARING - 10/05/2022

PUBLIC HEARING / WORK SESSION - 09/07/2022

SITE LOCATION MAP:



DESIGN INTENT:

- REPLACE EXISTING WINDOWS WITH NEW WINDOWS THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- ~~REMOVE EXISTING CANVAS AWNINGS AND CONSTRUCT NEW STEEL AND GLASS AWNINGS AT PLEASANT, CHURCH, AND STATE STREET ENTRANCES~~ REMOVED FROM SUBMISSION
- REPLACE EXISTING ENTRY DOOR WITH NEW DOOR AND FRAMES THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- REPLACE CURRENT SIGNAGE WITH NEW SIGNAGE THAT BETTER RESPECTS THE BUILDING ARCHITECTURE
- INSTALL NEW EXTERIOR LIGHTING TO ENHANCE THE FACADES AT NIGHT

DRAWING INDEX:

GENERAL

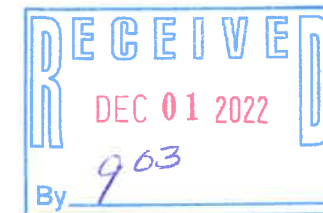
- T0.1 TITLE SHEET
- T1.0 CONTEXT - HISTORIC
- T1.1 CONTEXT - EXISTING

EXISTING DRAWINGS

- AE1.0 EXISTING GROUND PLAN
- AE2.0 EXISTING NORTH ELEVATION
- AE2.1 EXISTING EAST ELEVATION
- AE2.2 EXISTING SOUTH ELEVATION
- AE2.3 EXISTING WEST ELEVATION
- AE7.0 EXISTING WINDOW TYPES / DETAILS
- AE9.0 EXISTING WINDOW IMAGES

ARCHITECTURAL DRAWINGS

- A2.0 PROPOSED NORTH ELEVATION
- A2.1 PROPOSED EAST ELEVATION
- A2.2 PROPOSED SOUTH ELEVATION
- A2.3 PROPOSED WEST ELEVATION
- A5.0 SECTIONS AND DETAILS
- A5.1 SECTIONS AND DETAILS
- A5.2 SECTIONS AND DETAILS
- ~~A5.3 SECTIONS AND DETAILS~~ REMOVED FROM SUBMISSION
- ~~A6.0 PERSPECTIVE IMAGES~~ REMOVED FROM SUBMISSION
- A6.1 LIGHTING PERSPECTIVE IMAGES
- A6.2 LIGHTING PERSPECTIVE IMAGES
- A7.0 WINDOW TYPES
- A7.1 DOOR TYPES
- A7.2 WINDOW DETAIL COMPARISON
- A7.3 LIGHTING DETAILS
- A8.0 WINDOW CUT SHEET
- A8.1 LIGHTING CUT SHEET
- ~~A9.0 CANOPY PLAN/INSPIRATION~~ REMOVED FROM SUBMISSION
- A9.1 LIGHTING INSPIRATION



PROJECT:

KEY:

**WINTER
HOLBEN**

architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTEERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022

DRAWING NAME:
TITLE SHEET

SCALE:
DRAWING NO.:

T0.1

SHEETS FOR LIGHTING SUBMISSION SHOWN
SHADED

© 2022 WINTER HOLBEN DESIGN, LLC

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801



EXISTING NORTH WEST BUILDING CORNER



EXISTING NORTH EAST BUILDING CORNER



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH EAST BUILDING CORNER



EXISTING WEST ELEVATION

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
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207.994.3104

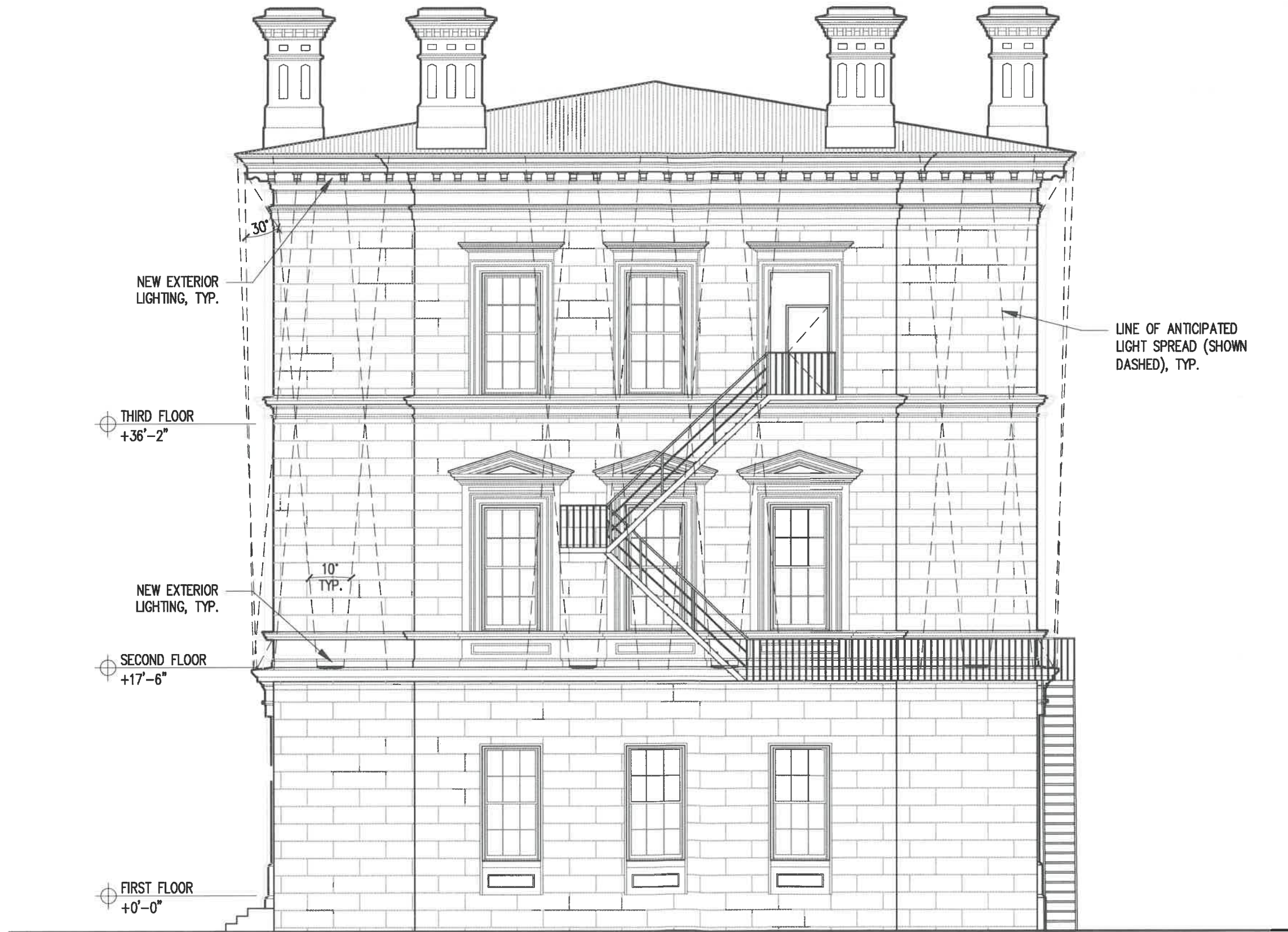
REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
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PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

CONTEXT -
EXISTING

SCALE:
DRAWING NO.:

T1.1



40 PLEASANT STREET
 40 PLEASANT STREET
 PORTSMOUTH, NH 03801

PROJECT:
 KEY:

**WINTER
 HOLBEN**
 architecture + design

7 WALLINGFORD SQ
 UNIT 209-9
 KITTERY, MAINE 03904
 207.994.3104

REVISIONS:

PROJECT NAME:
 40 PLEASANT STREET
 40 PLEASANT ST.
 PORTSMOUTH, NH 03801

PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 9/23/2022

DRAWING NAME:
 PROPOSED NORTH
 ELEVATION

SCALE:
 DRAWING NO.:

A2.0

PROPOSED NORTH ELEV. (PORTER ST.)
 SCALE 1/8"=1'-0"

A2.0 1



40 PLEASANT STREET
 40 PLEASANT STREET
 PORTSMOUTH, NH 03801

PROJECT:
 KEY:

**WINTER
 HOLBEN**
 architecture + design

7 WALLINGFORD SQ
 UNIT 209-9
 KITTERY, MAINE 03904
 207.994.3104

REVISIONS:

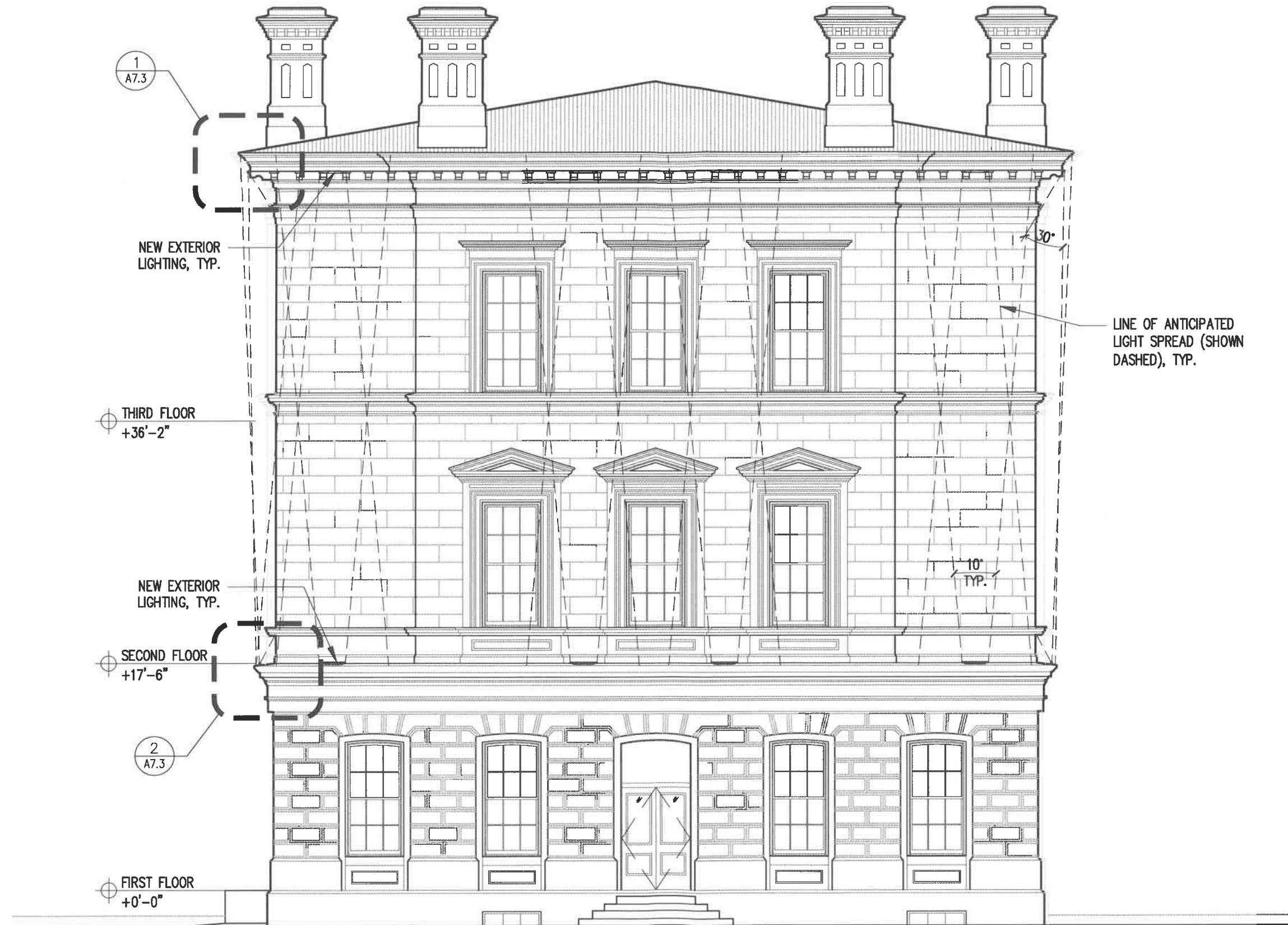
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 PORTSMOUTH, NH 03801
 PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 9/23/2022
 DRAWING NAME:

PROPOSED EAST
 ELEVATION

SCALE:
 DRAWING NO.:

A2.1

PROPOSED EAST ELEV. (PLEASANT ST.)
 SCALE 1/8"=1'-0"



PROPOSED NORTH ELEV. (STATE ST.)
SCALE: 1/8"=1'-0"

A2.2 1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

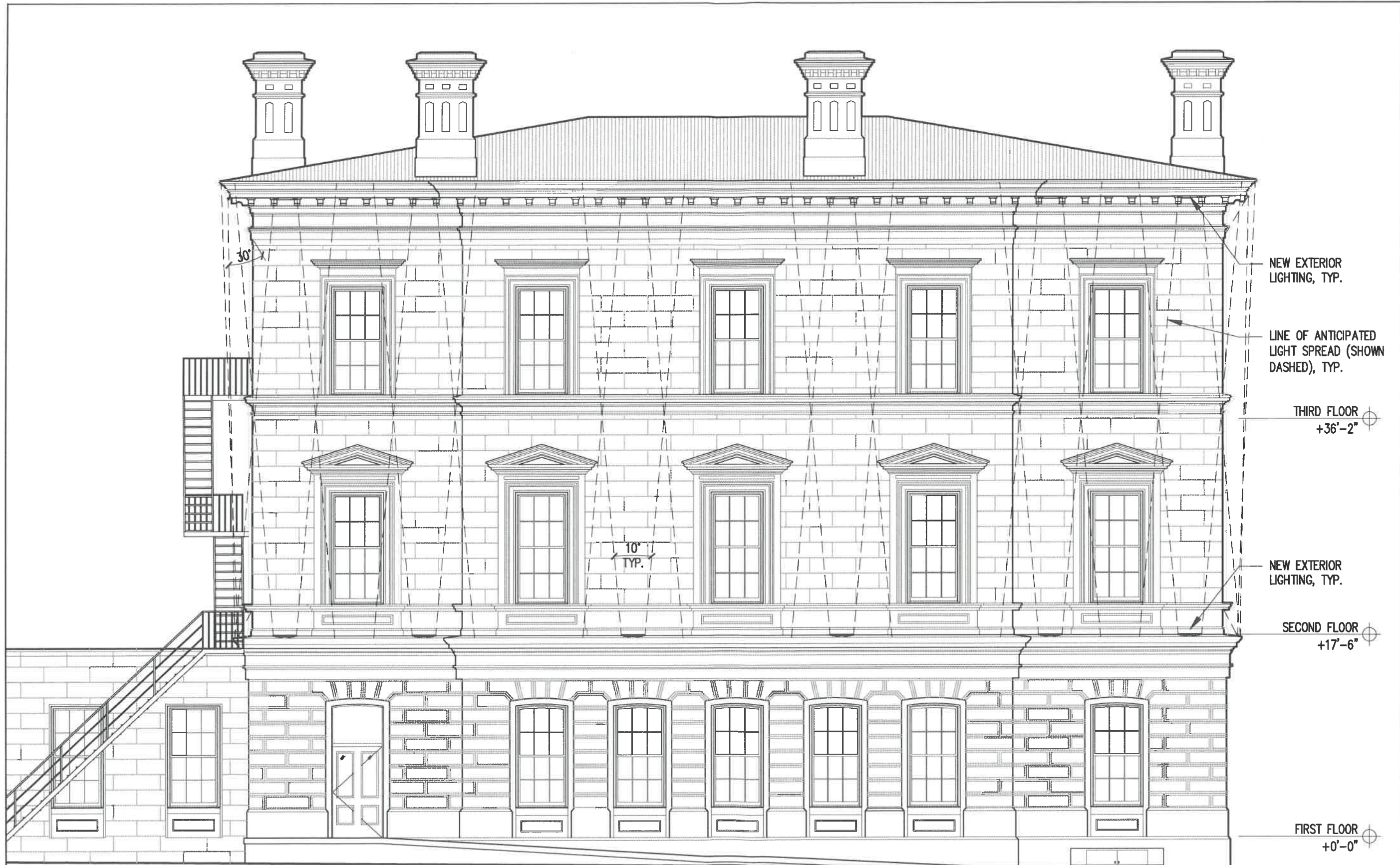
7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:
PROPOSED SOUTH
ELEVATION

SCALE:
DRAWING NO.:

A2.2



40 PLEASANT STREET
 40 PLEASANT STREET
 PORTSMOUTH, NH 03801

PROJECT:
 KEY:

**WINTER
 HOLBEN**
 architecture + design

7 WALLINGFORD SQ
 UNIT 209-9
 KITTERY, MAINE 03904
 207.994.3104

REVISIONS:

PROJECT NAME:
 40 PLEASANT STREET
 40 PLEASANT ST.
 PORTSMOUTH, NH 03801
 PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 9/23/2022

DRAWING NAME:
 PROPOSED WEST
 ELEVATION

SCALE:
 DRAWING NO.:

A2.3

PROPOSED WEST ELEV. (CHURCH ST.)
 SCALE: 1/8"=1'-0"

A2.3 **1**



40 PLEASANT STREET FROM CORNER OF PLEASANT AND STATE - DAY TIME

SCALE: N.T.S.

A6.1

1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022

DRAWING NAME:
LIGHTING
PERSPECTIVE

SCALE:
DRAWING NO.:

A6.1



40 PLEASANT STREET FROM CORNER OF PLEASANT AND STATE - NIGHT TIME

SCALE: N.T.S.

A6.1

1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

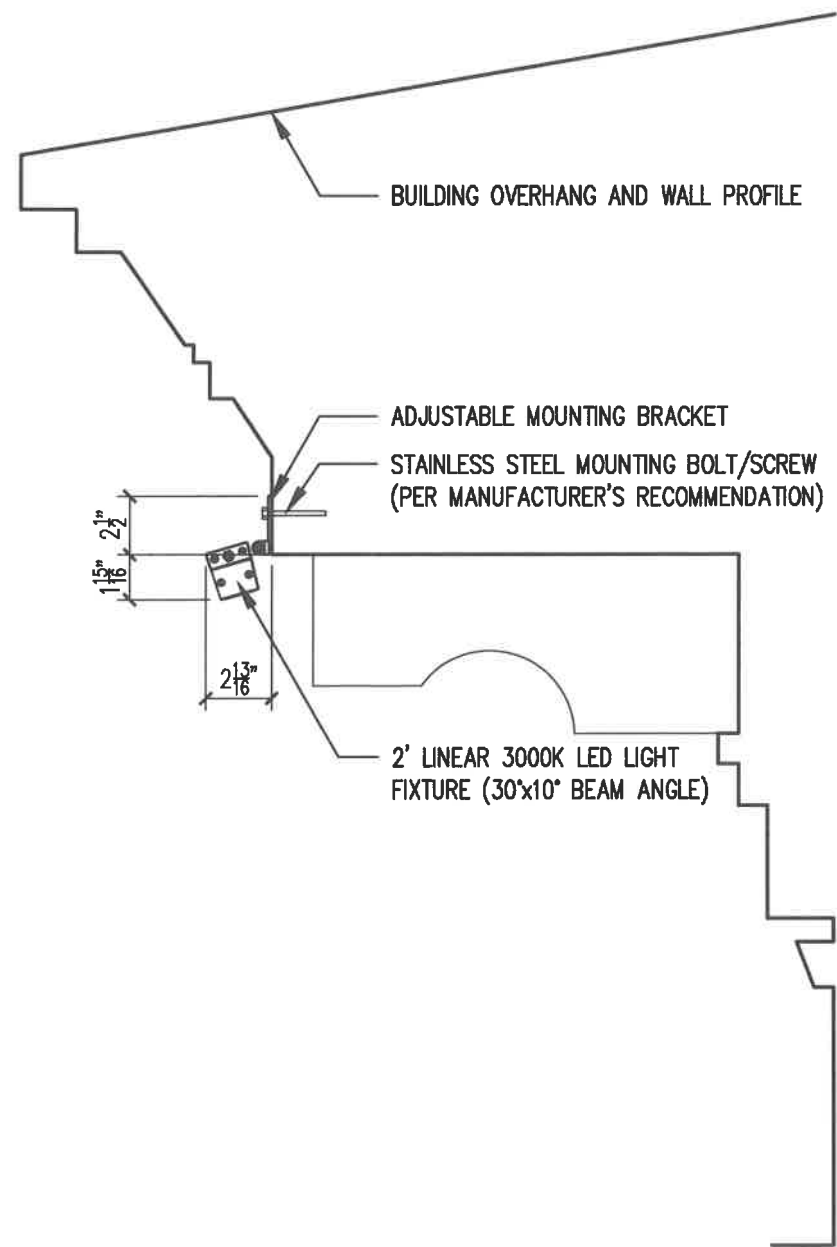
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PORTSMOUTH, NH 03801
PROJECT NO.: 22065
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ISSUE DATE: 9/23/2022
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LIGHTING
PERSPECTIVE

SCALE:
DRAWING NO.:

A6.2

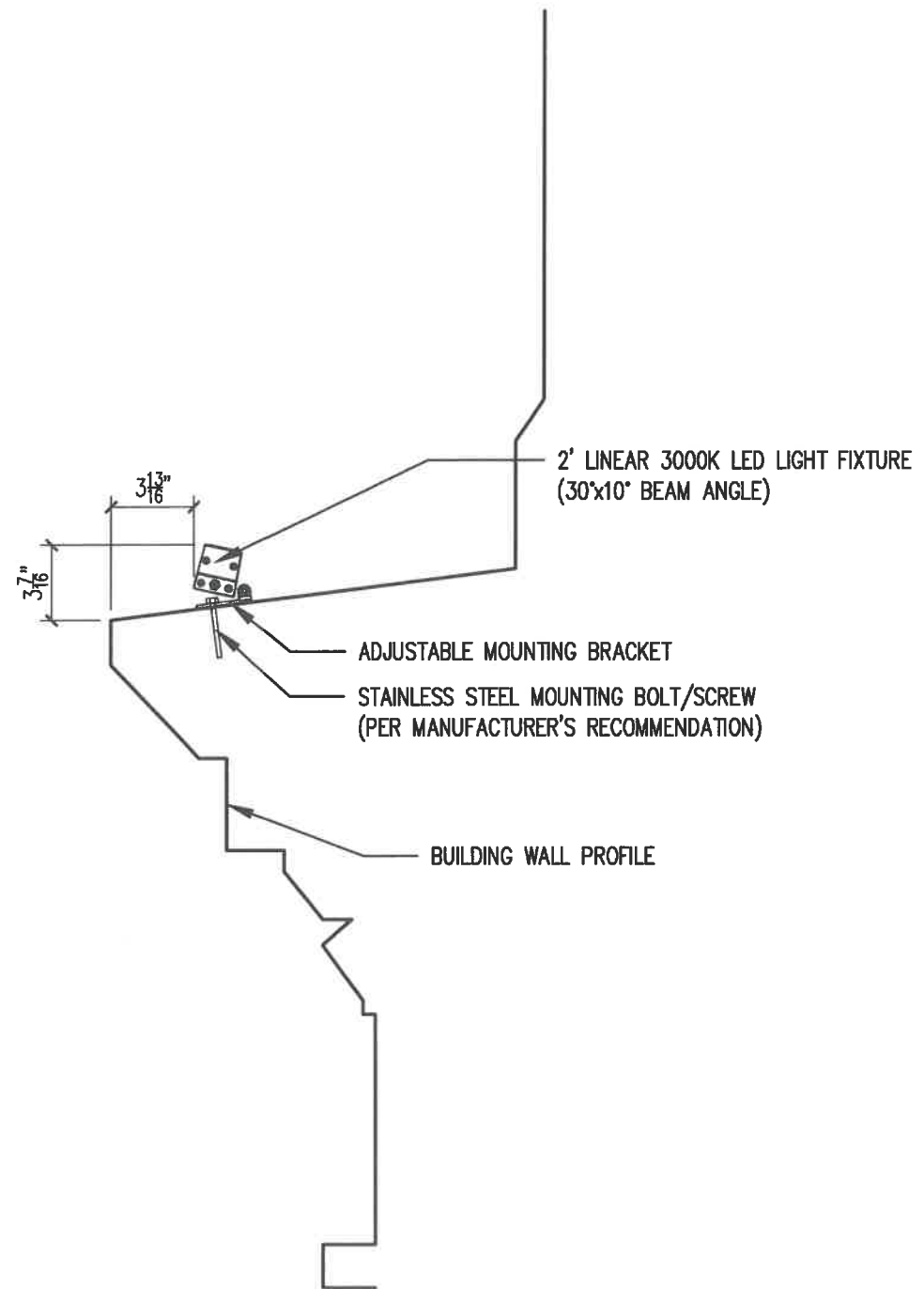


LIGHTING DETAIL AT OVERHANG

SCALE: 1 1/2"=1'-0"

A7.3

1



LIGHTING DETAIL AT WATERTABLE

SCALE: 1 1/2"=1'-0"

A7.3

2

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-B
KITTELY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:
LIGHTING DETAILS

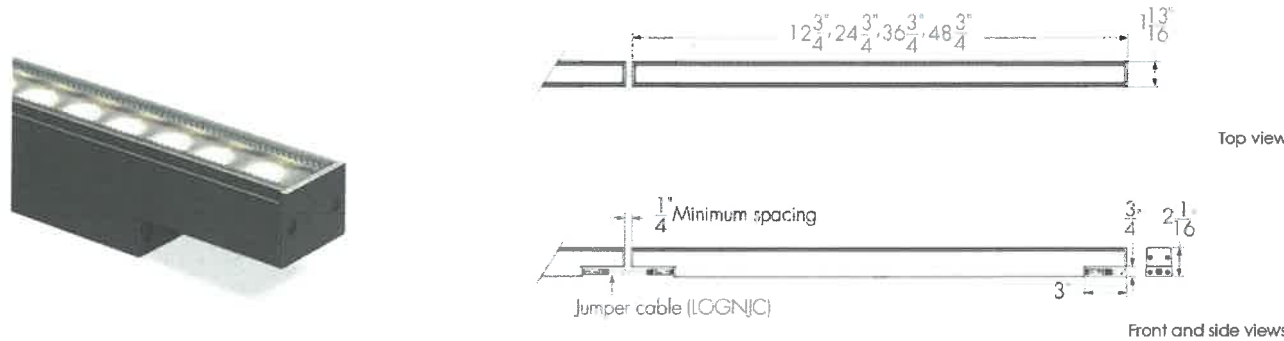
SCALE:
DRAWING NO.:

A7.3

Specification Sheet

lumenfacade nano
LOGN
WHITE AND STATIC COLORS

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____

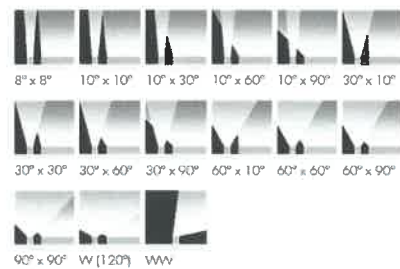


Photometric Summary (7 W/ft)

	Delivered output (lm)	Intensity (peak cd)
8°x8°	2,173	58,720
10°x10°	2,102	45,812
10°x30°	2,038	12,959
10°x60°	2,026	6,911
10°x90°	2,031	3,622
30°x10°	2,043	12,919
30°x30°	2,986	6,894
30°x60°	2,895	4,362
30°x90°	2,917	3,152
60°x10°	2,025	8,019
60°x60°	2,924	2,162
60°x90°	2,905	2,603
90°x90°	2,856	1,766
W (120°)	1,225	602
WW	2,164	10,498

Based on 4000K, CRI 80+, 4ft [1219mm], NO control. Photometric performance is measured in compliance with IESNA LM-79-08.

Optics



Description

The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in, 24 in, 36 in or 48 in sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. Now with 3G vibration-rating options, this little fixture can really go anywhere.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Optics	8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 30° x 30°, 30° x 60°, 30° x 90°, 60° x 10°, 60° x 60°, 60° x 90°, 90° x 90°, Wide 120°, Asymmetric Wallwash
Options	Corrosion-resistant coating for hostile environments, 3G ANSI C136.31-2010 Vibration Rating for bridge applications
Power Consumption	2 W/ft, 4 W/ft, 7 W/ft
Warranty	5-year limited warranty
Performance	
Maximum Delivered Output	884 lm (2 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 1,767 lm (4 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 2,986 lm (7 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control)
Maximum Delivered Intensity	20,676 cd at nadir (2 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 41,352 cd at nadir (4 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 58,720 cd at nadir (7 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control)

Specification Sheet

lumenfacade nano
LOGN
WHITE AND STATIC COLORS

Colors and Color Temperatures



Controls

ON/OFF UCTL

Ratings

IP66 IK08

Certifications



Illuminance at Distance Minimum 1 fc at 144 ft [2 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control], Minimum 1 fc at 203 ft [4 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control], Minimum 1 fc at 242 ft [7 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control]

Color Consistency 3 SDCM (2 SDCM for 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 60° x 10°, W and WW optics)

Color Rendering CRI 80+, CRI 90+ (27K and 30K color temperatures only)

Lumen Maintenance L70 >90,000 hrs

Physical

Housing Material Low copper content extruded aluminum

Lens Material Clear tempered glass

Hardware Material Stainless steel

End Cap Material Machined aluminum

Gasket Material Silicone

Surface Finish Electrostatically applied polyester powder coat

Weight 1.4 lbs [12 in], 2.9 lbs [24 in], 4.4 lbs [36 in], 6 lbs [48 in]

Electrical and control

Voltage 48 VDC

Resolution (DMX/RDM) Per fixture, 8-bit or 16-bit

Control On/Off control, Universal control (compatible with 0-10V, DALI or DMX/RDM systems)

Environmental

Storage Temperature -40 °F to 185 °F [device must reach start-up temperature value before operating]

Start-up Temperature -13 °F to 122 °F

Operating Temperature -40 °F to 122 °F

Ingress Protection Rating IP66

Impact Resistance Rating IK08 (IK09 for 48 in fixtures)

Application Wind Speed Luminaires were designed based on AASHTO 2013 standard to ensure highest quality and safety. Installation should be validated by a local project engineer to ensure the luminaires are suitable for the wind speed and exposure of the specific application

Accessories (order separately)

Cables Lumenfacade Nano Jumper Cable (LOGNJC), Trunk Power Cable (IKPWR), Trunk Data Cable (IKDMX), Lumenfacade Nano Jumper Cable Joiner (LOGNJC-JOINER)

Control Boxes Low-Voltage Control Box (LCBX), Low-Voltage Splitter Box (LSBX)

Remote Power Supply Large Power Supply (LGPSU)

Optical Accessories Lumenfacade Nano Radial Louver (LOGNRD), Lumenfacade Nano Visor (LOGNVS)

lumenpulse™

1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2H9, CA info@lumenpulse.com www.lumenpulse.com T United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 F 514.937.6289 www.lumenpulse.com/products/2543

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40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

WINTER HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

LIGHTING CUT SHEET

SCALE:
DRAWING NO.:

A8.1

lumenpulse™

1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2H9, CA info@lumenpulse.com www.lumenpulse.com T United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 F 514.937.6289 www.lumenpulse.com/products/2543

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LIGHTING PRECEDENT 1



LIGHTING PRECEDENT 2



LIGHTING PRECEDENT 3



LIGHTING PRECEDENT 4

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022

DRAWING NAME:
LIGHTING
INSPIRATION
IMAGES

SCALE:
DRAWING NO.:

A9.1

Historic District Commission

Staff Report – December 7th & 14th, 2022

December 7th MEETING

Administrative Approvals:

- | | |
|------------------------------|----------------------|
| 1. 591 Middle St. (LUHD-549) | - Recommend Approval |
| 2. 40 Court St. (LUHD-550) | - Recommend Approval |
| 3. 11 Sheafe St. (LUHD-552) | - Recommend Approval |
| 4. 55 Gates St. (LUHD-553) | - Recommend Approval |
| 5. 47 Howard St. (LUHD-554) | - Recommend Approval |

PUBLIC HEARINGS – OLD BUSINESS:

- A. 43 Holmes Court (LU-22-72) (demolition & new single family)
- B. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- C. 33 South Mill Pond St. (LU-22-171) (solar panels)
- D. 93 Pleasant St. (LU-21-183) (one story addition)
- E. 15 Mt. Vernon St. (LU-19-126) (extend roofline over garage)
- F. 1 Raynes Ave. (LU-21-54) (2 infill buildings)

WORK SESSIONS – OLD BUSINESS:

- 1. 95 Daniel St. (LUHD-530) (demolition & reconstruction)

December 14th MEETING

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 195 Hanover St. (LU-22-203) (awnings)
- 2. 46 Mark St. (LU-22-214) (Solar panels)
- 3. 44 Humphrey's Court. (LU-22-223) (windows & chimney)
- 4. 295 Maplewood Ave.. (LU-22-218) (door and windows)
- 5. 66 Marcy St. (LU-22-222) (patio enclosure)

WORK SESSIONS – NEW BUSINESS:

- 1. 765 Middle Street (LUHD-551) (demolition & reconstruction)



LOCATOR MAP

Historic District Commission

Project Evaluation Form: 43 HOLMES COURT (LU-22-72)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single-Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
- Building Style: Late Gothic Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Holmes Court
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace the existing house with a 2 story traditionally-designed house.

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 Significant 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 historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.

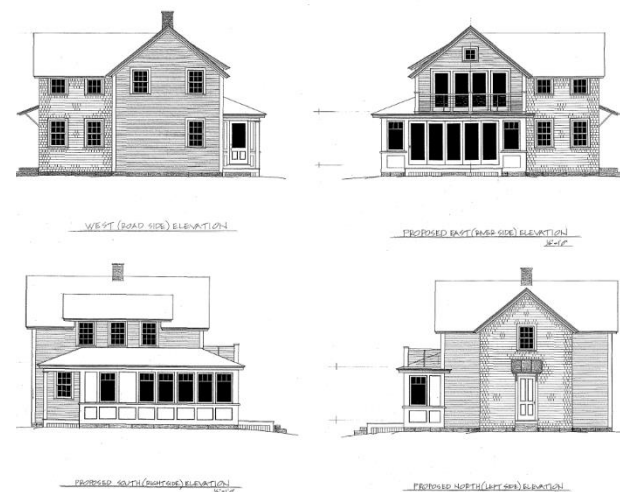
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

Note that the applicant has requested to postpone this application to the January 4th meeting as they are scheduled for a variance application at the Boa for December.

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

43 HOLMES COURT (LU-22-72) – PUBLIC HEARING #A (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)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE –</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	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	Fence / Walls (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: 43 HOLMES COURT Case No.: A Date: 12-7-22

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 |
| Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 3 WALTON ALLEY (LU-22-100)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #B

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 1,680 SF +/-
- Estimated Age of Structure: c.1750-1800
- Building Style: Georgian/ Federal
- Historical Significance: C
- Public View of Proposed Work: Limited view from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a picture window and replace bulkhead & storm windows.

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:

- This 2 story historic structure is located along Walton Alley. It is surrounded with many 2 1/2 -3 story wood-sided structures with shallow front and side yards. This property also has a shallow rear yard with two of the abutting structures located near the lot lines.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the storm windows and doors.
- Replace bulkhead using pvc materials.
- Add a picture window on the rear wall.
- Add a condenser in the rear yard.

NOTE THE APPLICANT MAY BE REQUESTING A CONTINUANCE DUE TO INSUFFICIENT INFORMATION BEING SUBMITTED FOR THE CONDENSOR LOCATION AND SCREENING.

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

K. Aerial Image, Street View and Zoning Map:



Rear Elevation and Streetscape View



Zoning Map

**HISTORIC
SURVEY
RATING**

C

3 WALTON ALLEY (LU-22-100) – PUBLIC HEARING #B (MINOR)

		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)	<h2 style="margin: 0;">MODERATE PROJECT</h2> <p style="margin: 0;">– Add HVAC, picture window, & replace storm windows –</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		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 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	

2 PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 3 WALTON ALLEY Case No.: D Date: 12-7-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

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

I. Review Criteria / Findings of Fact:

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

Historic District Commission

Project Address: 33 SOUTH MILL STREET (LU-22-171)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #C

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 3,495 SF +/-
- Estimated Age of Structure: c. 1860
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Mill and Salter Streets
- Unique Features: Significant alterations
- Neighborhood Association: South End Residents

B. Proposed Work: To replace rear window and door with French doors.

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 only):

- 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 South Mill Street. It is surrounded with many wood-sided 2.5 story historic structures with shallow to no front yard setbacks with gardens and lawns within the side and rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
- Replace the rear window and door with a set of French doors..

NOTE THAT THE APPLICANT HAS REQUESTED THIS APPLICATION BE WITHDRAWN AT THIS TIME

K. Aerial Image, Street View and Zoning Map:



Aerial and Streetview Images



Zoning Map

**HISTORIC
SURVEY
RATING**

C

33 SOUTH MILL STREET (LU-22-171) – PUBLIC HEARING #C (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		No.	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)	<h1 style="margin: 0;">MODERATE PROJECT</h1> <h2 style="margin: 0;">– INSTALL SOLAR PANELS ONLY –</h2>						
	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		
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and Windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34	Garages/ Barns / Sheds (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
40			Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 33 SOUTH MILL STREET Case No.: C Date: 12-7-22

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 Evaluation Form: 93 PLEASANT STREET (LU-21-183)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #D

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 remove and reconstruct the historic wall along Court Street.

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 a connector to the Treadwell House.
- Removal and reconstruction of the existing granite wall. Preliminary concern from the HDC for the quality of the reconstruction versus structural shoring during construction.

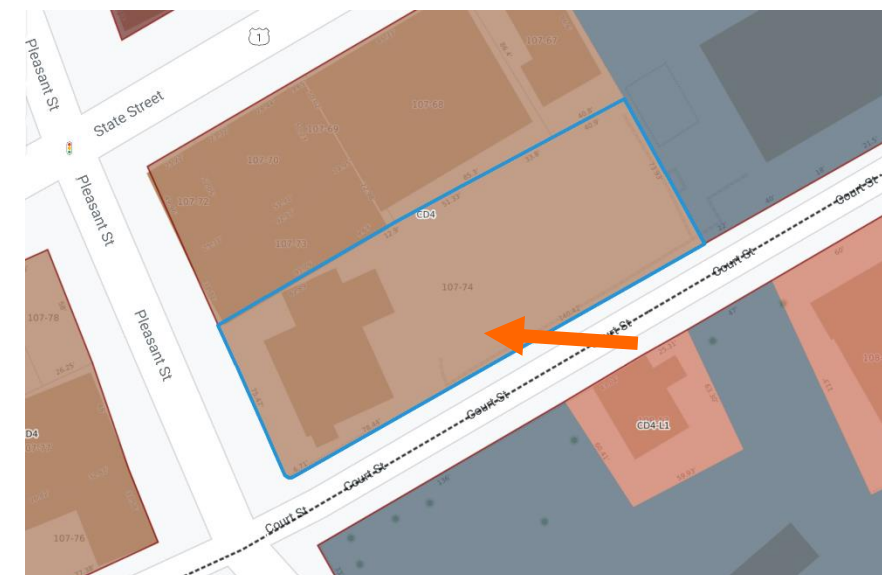
NOTE, AS REQUESTED, THE APPLICANT HAS SUBMITTED A DETAILED WORK PLAN TO REMOVE AND, AFTER CONSTRUCTION OF THE PROPOSED ADDITION, RECONSTRUCT THE EXISTING HISTORIC WALL ALONG COURT STREET.

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

K. Aerial Images and Maps:



Renderings of the Proposed Addition and Connector Buildings



Zoning Map

HISTORIC SURVEY RATING
F

93 PLEASANT STREET (LU-21-183) – PUBLIC HEARING #D (MAJOR)

		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;">MAJOR PROJECT</h3> <h4 style="margin: 0;">– REMOVE AND RESTORE HISTORIC WALL & MODIFY SIDING MATERIAL –</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	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	
	BUILDING DESIGN & MATERIALS	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	
		SITE DESIGN	33 Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34 Garages (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35 Fence / Walls / Screenwalls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37 Landscaping (i.e. gardens, planters, street trees...)					<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38 Driveways (i.e. location, material, screening...)					<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39 Parking (i.e. location, access, visibility...)					<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 93 PLEASANT ST. Case No.: D Date: 12-7-22

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: 15 MOUNT VERNON ST. (LU-19-126)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #E

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: 3,920SF +/-
- Estimated Age of Structure: c.1790 (relocated to the site)
- Building Style: Cape
- Historical Significance: Contributing Structure
- Public View of Proposed Work: View from Mt. Vernon Street.
- Unique Features: Relocated from another lot in the 1950s
- Neighborhood Association: South End

B. Proposed Work: Ext. Request to add a dormer and second story over the 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 / 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 Mount Vernon Street. It is surrounded with many wood-frame 1.5 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

J. Background, Comments & Suggested Actions:

- The Applicant is seeking to:
 - i. Increase the height of the existing garage.
 - ii. Andersen 400 Series Windows are proposed
 - iii. A large shed dormer is proposed in the attic of the garage on the rear elevation.
 - iv. The garage door will be replaced

Note that this project was approved in 2019 and it received two extensions that have expired. Thus, a new public hearing is required. The design is unchanged from 2019.

• **Design Guideline Reference: Guidelines for Roofing (04) and Windows & Doors (08)**

K. Aerial Images and Maps:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

15 MOUNT VERNON STREET – PUBLIC HEARING #E (MODERATE)

		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;">– ADD A SECOND STORY OVER GARAGE & ADD REAR DORMER ONLY –</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	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		
		BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19		Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	20		Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	21		Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	22		Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	23		Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	24		Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	25		Storm Windows / Screens / Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	26		Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	27		Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	28		Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	29		Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	30		Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	31		Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	32		Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	SITE DESIGN		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

2 PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 15 MOUNT VERNON Case No.: E Date: 12-7-22

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 | |

J. 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: PUBLIC HEARING #F

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 story mixed-use building and 5 story hotel.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building(s) 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 and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.

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

K. Aerial Image, Street View and Zoning Map:



Mixed-Use and Hotel Building Renderings



Zoning Map

HISTORIC SURVEY RATING

C

1 & 31 RAYNES AVE. (LU-21-54) – PUBLIC HEARING #F (MAJOR PROJECT)

		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 4 STORY MIXED-USE BUILDING AND 5 STORY HOTEL -				
	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	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.: F Date: 12-7-22
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: 95 DANIEL ST. (LUHD-530)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 1,682 SF +/-
- Estimated Age of Structure: c.1850 (95) & c.1960 (99)
- Building Style: Gothic Revival
- Number of Stories: 2.0
- Historical Significance: C
- Public View of Proposed Work: View from Daniel St.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To renovate the two existing structures (versus demolition).

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:

- These buildings are located along Daniel St. The properties are surrounded with many historically significant structures. The structures in this neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Redesign the project to renovate and/ or alter the two existing historic structures.

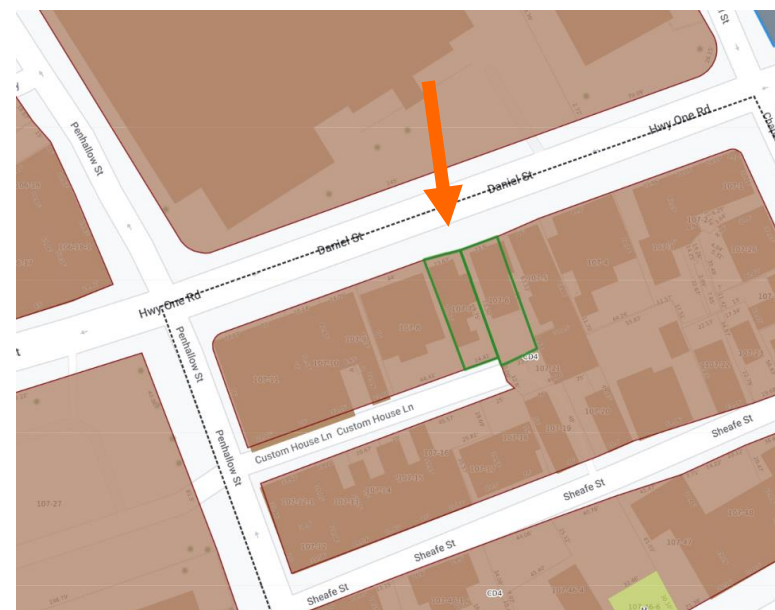
NOTE, THE APPLICANT IS REQUESTING A CONTINUANCE TO JANUARY 11TH IN ORDER TO REDESIGN THE PROJECT AS DIRECTED BY THE HDC AT THE NOVEMBER MEETING.

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

I. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC
SURVEY
RATING**

C

95 DANIEL ST. (LUHD-530) – WORK SESSION #A (MODERATE)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT - RENOVATION OF THE TWO EXISTING STRUCTURES -				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	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	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
		SITE DESIGN		31	Signs (i.e. projecting, wall...)		
			32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 95 DANIEL ST. Case No: A Date: 12-7-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



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: 195 HANOVER STREET (LU-22-203)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Mixed-Use / Commercial
- Land Area: 84,174 SF +/-
- Estimated Age of Structure: 2013
- Building Style: New Commercial
- Historical Significance: NA
- Public View of Proposed Work: View from Deer St. and Portwalk Place
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: Replace existing awnings.

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 Significant 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 significant alternations, additions or expansions)

I. Neighborhood Context:

- The structure is located along the intersection of Deer Street and Portwalk Place Street. It is surrounded with many multi-story commercial infill buildings within the North End.

J. Background & Suggested Action:

The applicant proposed to:

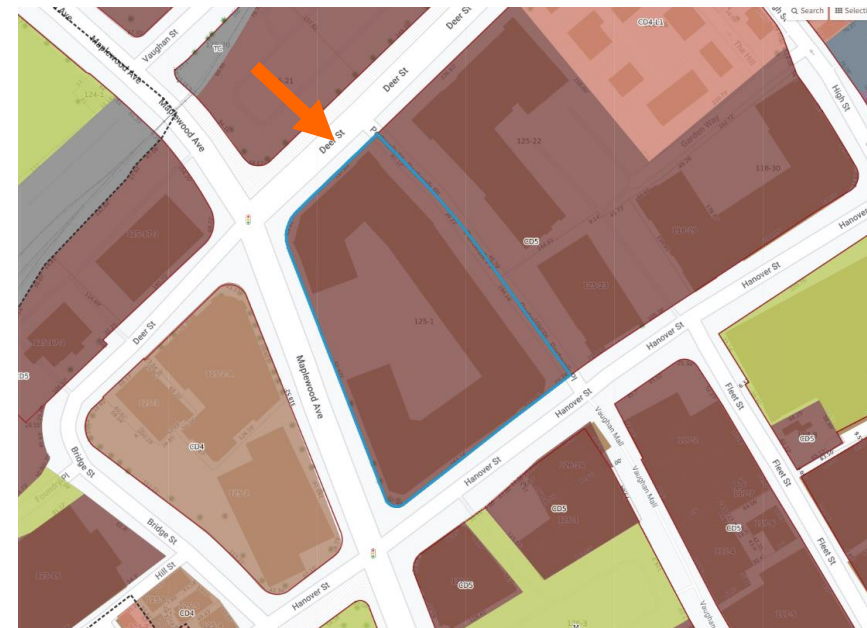
- Install 5 new awnings with the name of the establishment on each awning.

Design Guideline Reference – Small Scale New Construction & Additions, and Signs and Awnings (11)

K. Aerial Image, Street View and Zoning Map:



Proposed Site Plan and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NA

195 HANOVER STREET (LU-22-203) – PUBLIC HEARING #2 (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 AWNINGS ONLY –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
BUILDING DESIGN & MATERIALS	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	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	
	40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 195 HANOVER STREET Case No: 2 Date: 12-14-22

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: 46 MARK ST. (LU-22-214)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Single-Family
- Land Area: 5,663 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Colonial
- Historical Significance: Contributing
- Public View of Proposed Work: View from Mark Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To install 51 solar panels.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished/ 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 alternations, additions or expansions)

I. Neighborhood Context:

- The building is located at the end of Mark Street and is surrounded with many contributing structures. The neighborhood is predominantly 2 – 2 ½ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

J. Background, Comments & Suggested Action:

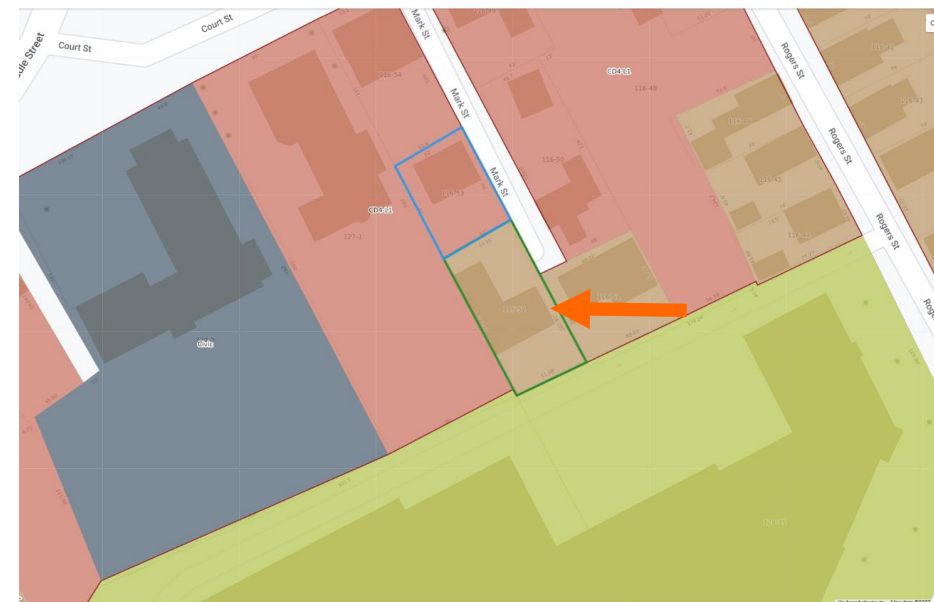
- The applicant proposes to install 51 solar panels on the roof,

Design Guideline Reference – Guidelines for Roofing (4).

K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

46 MARK STREET (LU-22-214) – PUBLIC HEARING #2 (MODERATE PROJECT)

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)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">- INSTALL 51 SOLAR PANELS ONLY -</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	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/ 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
			40	Screening/ Enclosures (i.e. sheds, dumpsters...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 46 Mark Street Case No.: 2 Date: 12-14-22

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: 44 HUMPHREY'S CT. (LU-22-223)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 8,276 SF +/-
- Estimated Age of Structure: c.1908
- Building Style: Queen Anne
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Humphrey's Court
- Unique Features: NA
- Neighborhood Association: NA

B. Proposed Work: To replace windows, remove chimney and add condenser.

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)

K. Neighborhood Context:

- The building is located along Humphrey's Court. The property is surrounded with many historically significant structures. The structures in this neighborhood have shallow front yard setbacks along the street and narrow side yards and deeper rear yards.

L. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

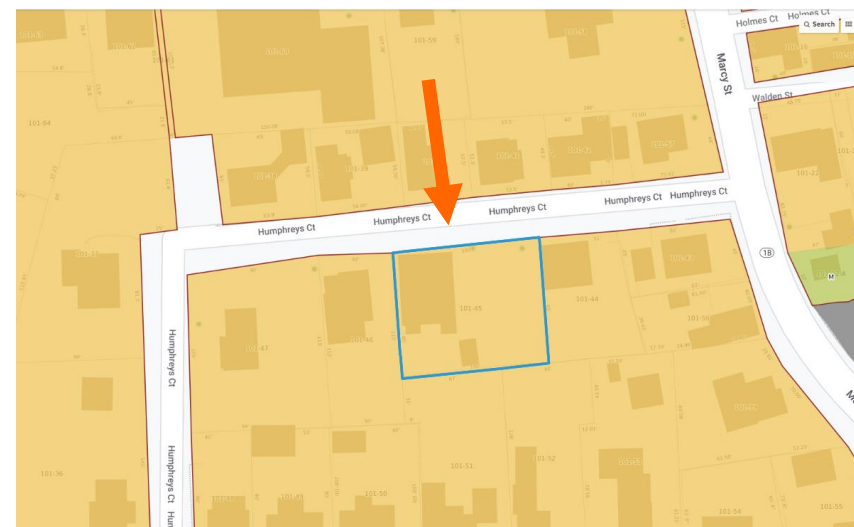
- Replace all windows with a Green Mountain SDL Window.
- Remove a chimney
- Add a condenser to the rear yard.

Design Guideline Reference – Guidelines for Windows and Doors (08), Guidelines for Roofing (05) and Guidelines for Site Elements and Streetscapes (09).

J. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC
SURVEY
RATING**

C

44 HUMPREY'S COURT (LU-22-223) – PUBLIC HEARING #3 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)		
STAFF			GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<h1 style="margin: 0;">MODERATE PROJECT</h1> <h2 style="margin: 0;">- REPLACE ALL WINDOWS, REMOVE CHIMNEY & ADD CONDENSER -</h2>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width (ROW) Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS		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		
			SITE DESIGN		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 44 HUMPREYS CT. Case No: 3 Date: 12-14-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



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: 295 MAPLEWOOD AVE. (LU-22-218)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Mixed-Use
- Land Area: 2,382 SF +/-
- Estimated Age of Structure: c.1805
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: C
- Public View of Proposed Work: View from Maplewood Ave.
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To replace the front door and 6 windows.

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)

M. Neighborhood Context:

- This structure is located along the intersection of Maplewood Ave. and Marsh Lane. The property is surrounded with many historically significant structures. The structures in this surrounding neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

N. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

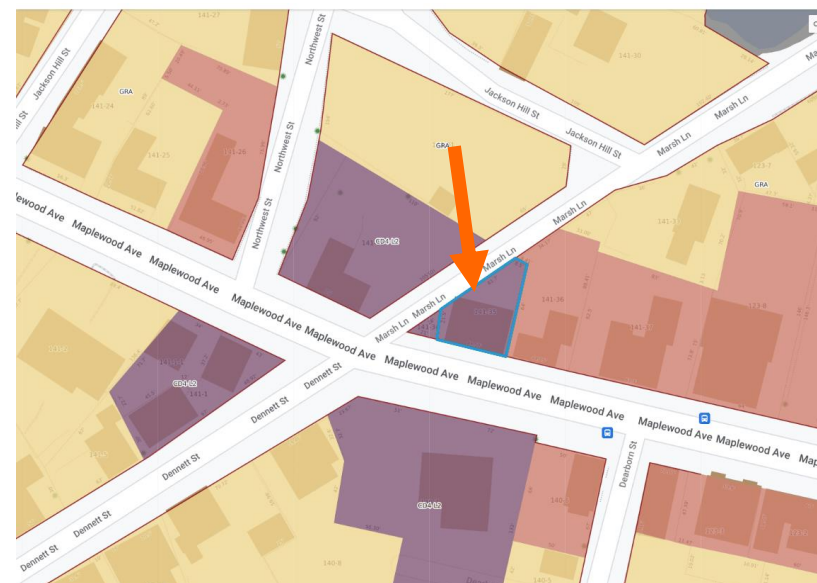
- Replace the front door.
- Replace 5 windows with the Andersen 400 series window.

Design Guideline Reference – Guidelines for Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC
SURVEY
RATING**

C

295 MAPLEWOOD AVE. (LU-22-218) – PUBLIC HEARING #4 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT					
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
STAFF	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	1	Gross Floor Area (SF)		<h1 style="margin: 0;">MODERATE PROJECT</h1> <h2 style="margin: 0;">- DOOR AND WINDOW REPLACEMENT -</h2>							
	2	Floor Area Ratio (GFA/ Lot Area)									
	3	Building Height / Street-Width (ROW) Ratio									
	4	Building Height – Zoning (Feet)									
	5	Building Height – Street Wall / Cornice (Feet)									
	6	Number of Stories									
	7	Building Coverage (% Building on the Lot)									
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS		HDC SUGGESTIONS		APPROPRIATENESS			
	8	Scale (i.e. height, volume, coverage...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	9	Placement (i.e. setbacks, alignment...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	10	Massing (i.e. modules, banding, stepbacks...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	11	Architectural Style (i.e. traditional – modern)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	12	Roofs						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	Cornice Line						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	Walls						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Number and Material						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	Doors and windows						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Storm Windows / Screens						<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: 295 MAPLEWOOD AVE Case No: 4 Date: 12-14-22
 Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



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: 66 MARCY ST. (LU-22-222)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: MRO
- Land Use: Mixed-Use
- Land Area: 8.5 Acres +/-
- Estimated Age of Structure: c.1870
- Building Style: Gothic Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Marcy St.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace existing patio structure with enclosed bar.

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 structure is located along Marcy St. The property are surrounded with many historically significant structures. The structures in this neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

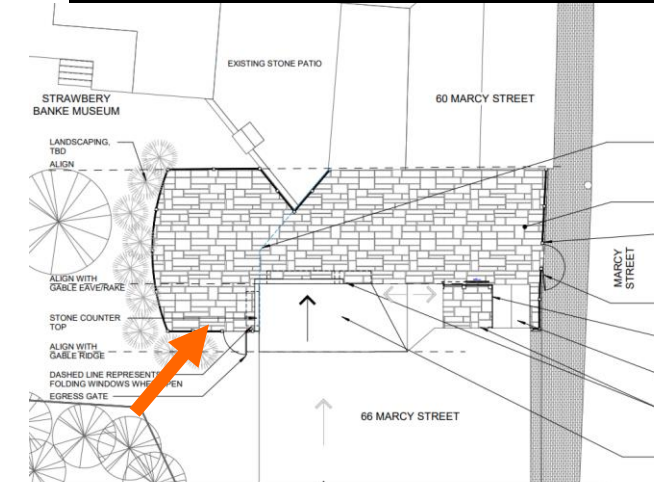
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

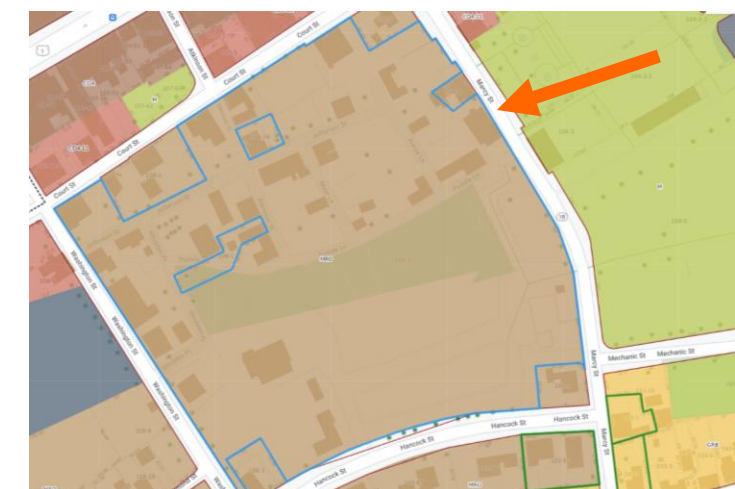
- The removal of canvas and aluminum framed patio cover.
- Removal of existing wood fence enclosure, fence to be replace with wood fence to match front patio fence.
- Removal of brick finish at existing patio.
- Expansion of patio with stone to match existing front patio.
- New outdoor covered and closeable bar.
- The scope and design of this project has been brought in front of strawberry banke's board and has the full support of their board for the outdoor bar and patio expansion..

Design Guideline Reference – Guidelines for Site Elements and Streetscapes (09), and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

HISTORIC SURVEY RATING

C

66 MARCY STREET (LU-22-218) – PUBLIC HEARING #5 (MINOR)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MINOR PROJECT - REMOVAL OF EXISTING PATIO STRUCTURE -				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	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	
		SITE DESIGN	34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 66 MARCY STREET Case No: 5 Date: 12-14-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



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: 765 MIDDLE STREET (LUHD-551)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Multi-Family
- Land Area: 21,682 SF +/-
- Estimated Age of Structure: New Construction
- Building Style: Traditional
- Number of Stories: 1.5
- Historical Significance: NA
- Public View of Proposed Work: View from Middle St.
- Unique Features: NA
- Neighborhood Association: Wibird

B. Proposed Work: To add a carriage house structure to the rear yard.

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 property located along the intersection of Middle Street and Lincoln Ave. The property are surrounded with many historically significant structures. The structures in this neighborhood have shallow setbacks along the street and deeper side and rear yards.

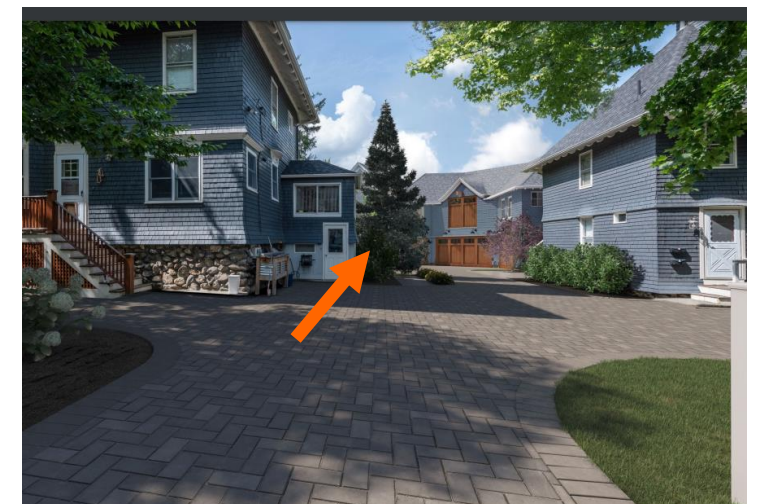
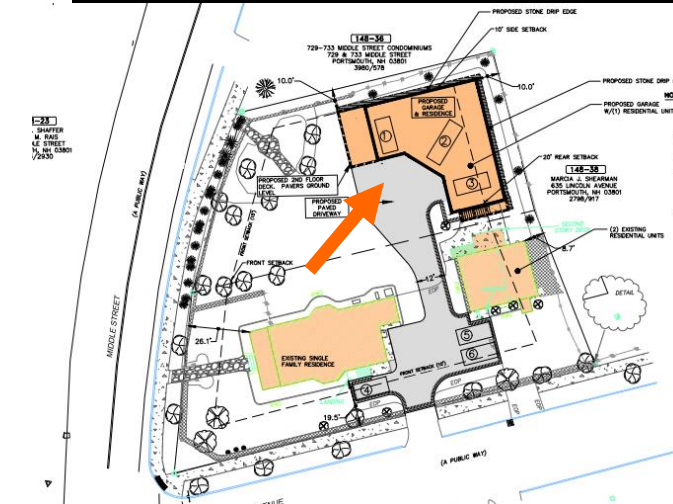
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Construct a detached garage with living space above.

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

K. Aerial Image, Street View and Zoning Map:



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC
SURVEY
RATING**

NA

765 MIDDLE STREET (LUHD-551) – WORK SESSION #1 (MODERATE)

	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)	MODERATE PROJECT - ADD A NEW CARRIAGE HOUSE -				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	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	
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		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
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		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	
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		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
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		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	
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			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: 765 MIDDLE ST. Case No: 1 Date: 12-14-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



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 |
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I. Review Criteria / Findings of Fact:

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| 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |



12/02/2022

LU-21-183

Land Use Application

Status: Active**Date Created:** Sep 17, 2021**Applicant**

Tracy Kozak
 tracyskozak@gmail.com
 3 Congress Street, Suite 1
 Portsmouth, New Hampshire 03801
 603-731-5187

Primary Location

93 PLEASANT ST
 Portsmouth, NH 03801

Owner:

DAGNY TAGGART LLC
 3 PLEASANT ST 4TH FLR PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

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



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



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



Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial



New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications



Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)



Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work



Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line



Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval



Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



Request for Extension of Previously Granted Land Use Approval

93 PLEASANT STREET



PROJECT SUMMARY: NEW CONSTRUCTION ADDITION & RENOVATIONS

OFFICE USE, NEW STRUCTURE LOCATED AT PARKING LOT BEHIND TREADWELL-JENNESS HOUSE.
2 STORIES + 3RD SHORT STORY, 1 LEVEL UNDERGROUND PARKING.

DRAWING LIST

P0.1 COVER
P1.3 ROOF PLAN
P1.8 FRONT PERSPECTIVE
P1.9 FRONT ELEVATION - WEST/PLEASANT ST
P1.10 FRONT ELEVATION - SOUTH/COURT ST
P1.11 SIDE ELEVATION - EAST
P1.12 REAR ELEVATION - NORTH

REVISIONS TO PREVIOUSLY APPROVED APPLICATION:

1. CHANGE COMPOSITE BORAL POLYASH SIDING TO FIBER CEMENT SIDING, TO MEET FIRE RATING REQUIREMENTS.
2. RAISE ROOF OVER REAR STAIR BY 1'-4" TO COORDINATE WITH STRUCTURAL REQUIREMENTS.
3. WINDOWS (REVISIONS TO COORDINATE WITH FOUNDATION STRUCTURE AND INTERIOR STAIR AND WALLS LAYOUT):
 - ADD 4 NEW BASEMENT WINDOWS IN WINDOW-WELLS AT WEST (PLEASANT ST) ELEVATION
 - REPLACE EXISTING SOUTH (COURT ST) BASEMENT WINDOWS WITH SAME SIZE, IN-KIND (INSTEAD OF LOWERED SILLS)
 - CHANGE 3 DOUBLE-HUNG WINDOWS FROM 6/6 TO 3/3, AT REAR & SIDE ELEVATIONS
 - OMIT 6 WINDOWS AT REAR ELEVATION OF ADDITION
 - INFILL 4 EXISTING WINDOWS AT REAR OF SIDE ELL FOR FIRE RATING ON PROPERTY LINE
 - ADJUST 2 WINDOWS SLIGHTLY ON REAR ELEVATION FOR STAIR COORDINATION
4. REMOVE DECORATIVE ROOF DECK RAILING AT REAR.

P0.0

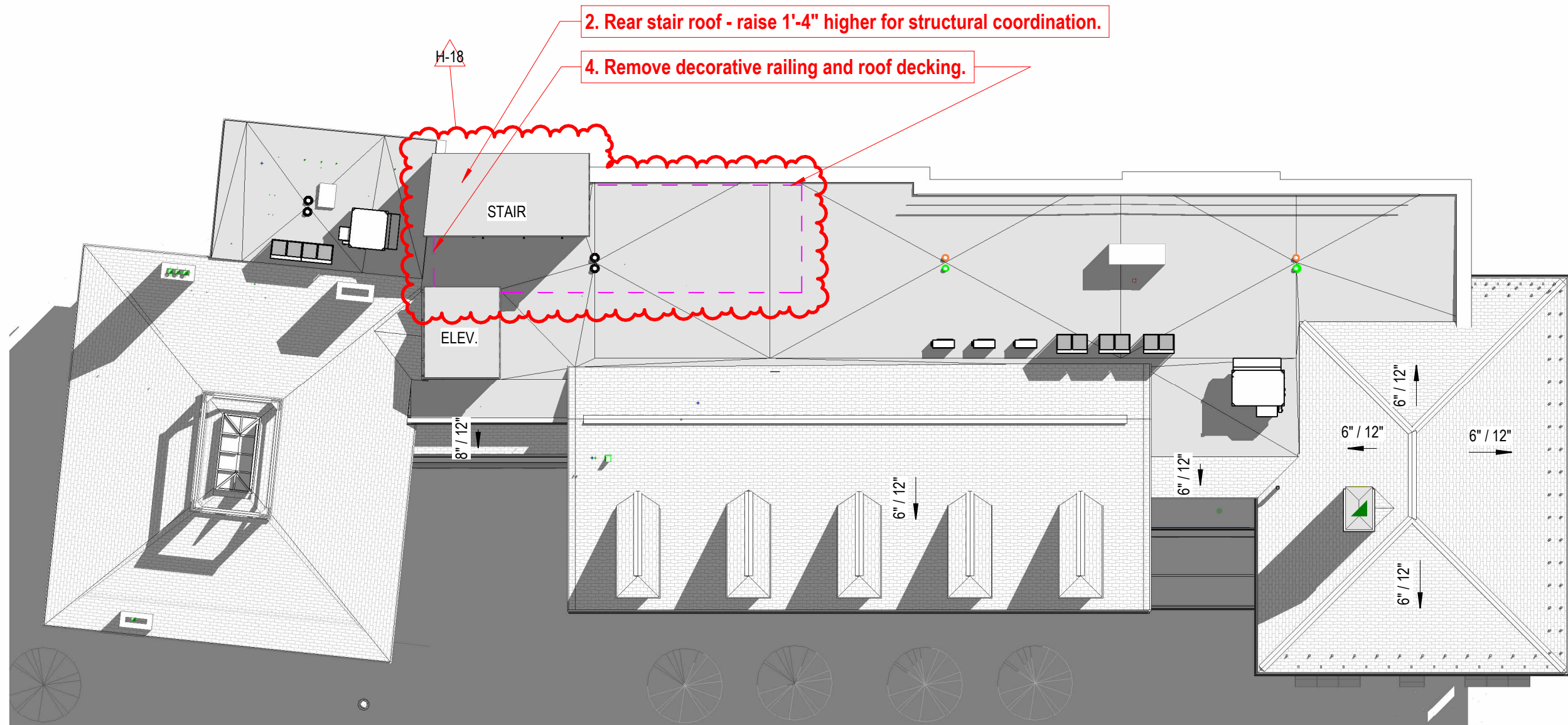
COVER

93 PLEASANT STREET

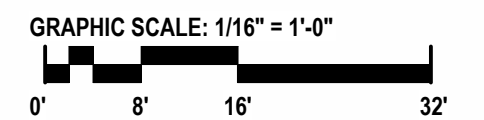
HDC REVISION 2
12.01.2022



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ROOF LEGEND	
○ DS	DOWNSPOUT
----	GUTTER

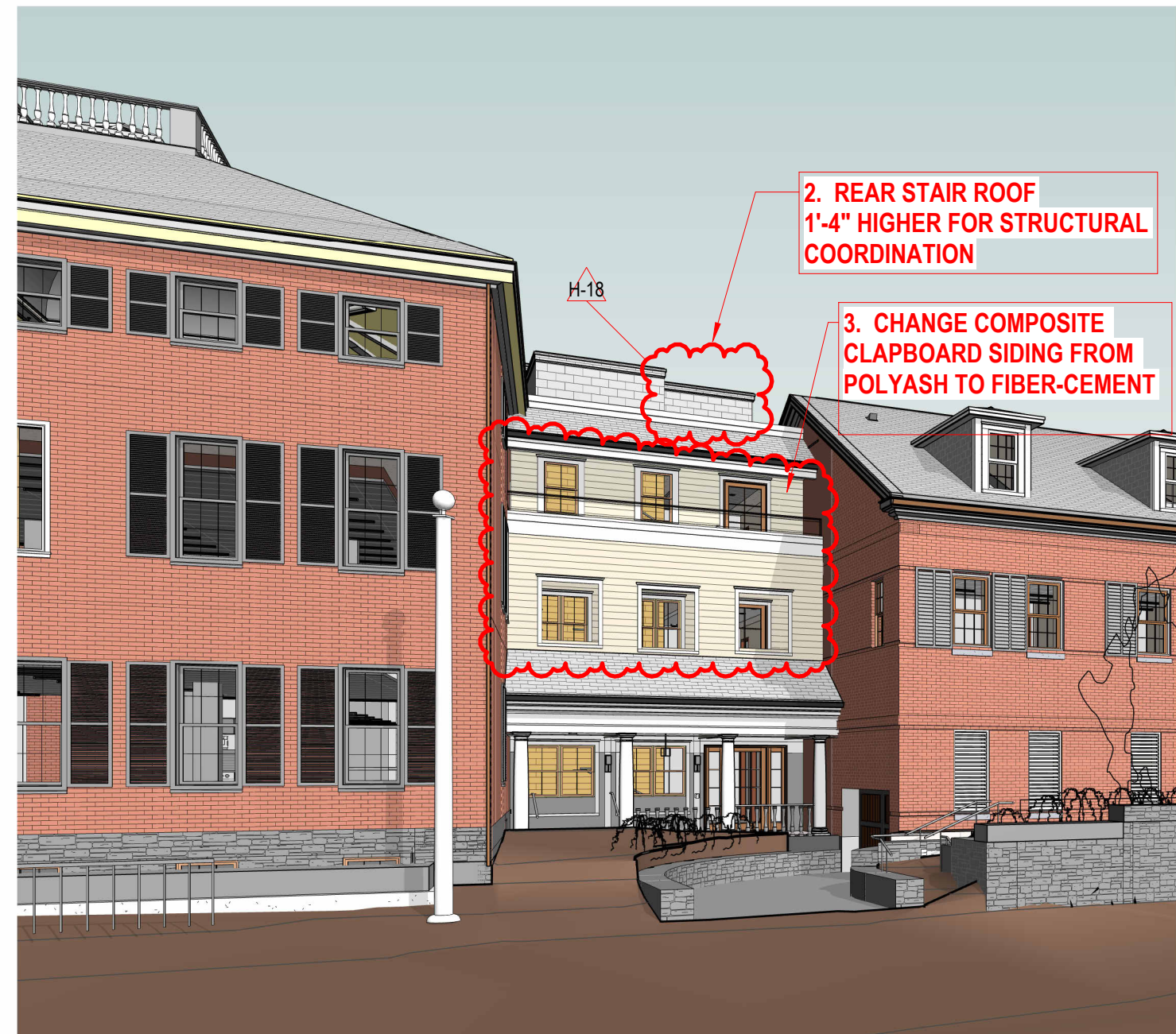


P1.3 **ROOF PLAN**
93 PLEASANT STREET
 HDC REVISION 2
 12.01.2022





PREVIOUSLY APPROVED



PROPOSED

P1.8 PERSPECTIVE VIEW - SW
93 PLEASANT STREET

12.01.2022





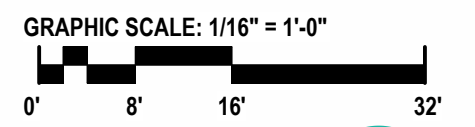
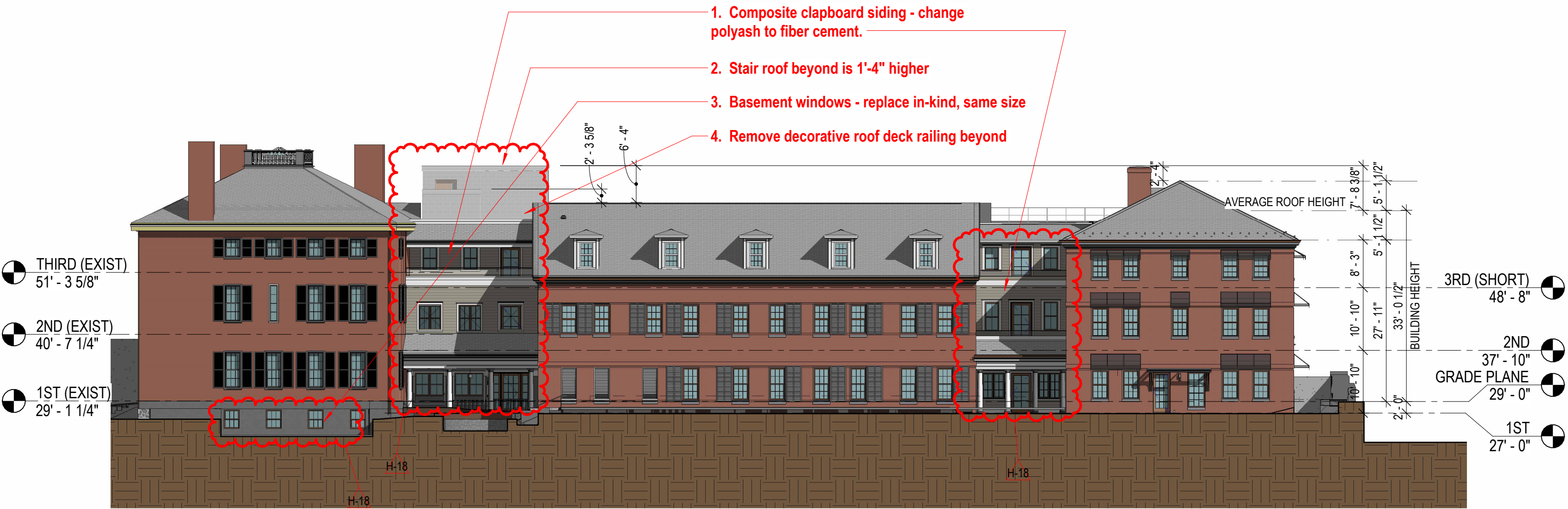
- NEW ACCESSIBLE RAMP WITH HANDRAILS
- NEW DOOR & TRANSOM, FLOOR LEVEL AT SIDE PORCH & ELL IS LOWERED 14"
- REMOVE EXISTING IRON GATE
- NEW GRANITE BASE UNDER EXISTING BALUSTRADE & COLUMNS

Add 4 basement windows in window wells, to match existing south basement windows.

**P1.9 FRONT ELEVATION - WEST/PLEASANT ST
93 PLEASANT STREET**

1/8" = 1'-0"
12.01.2022



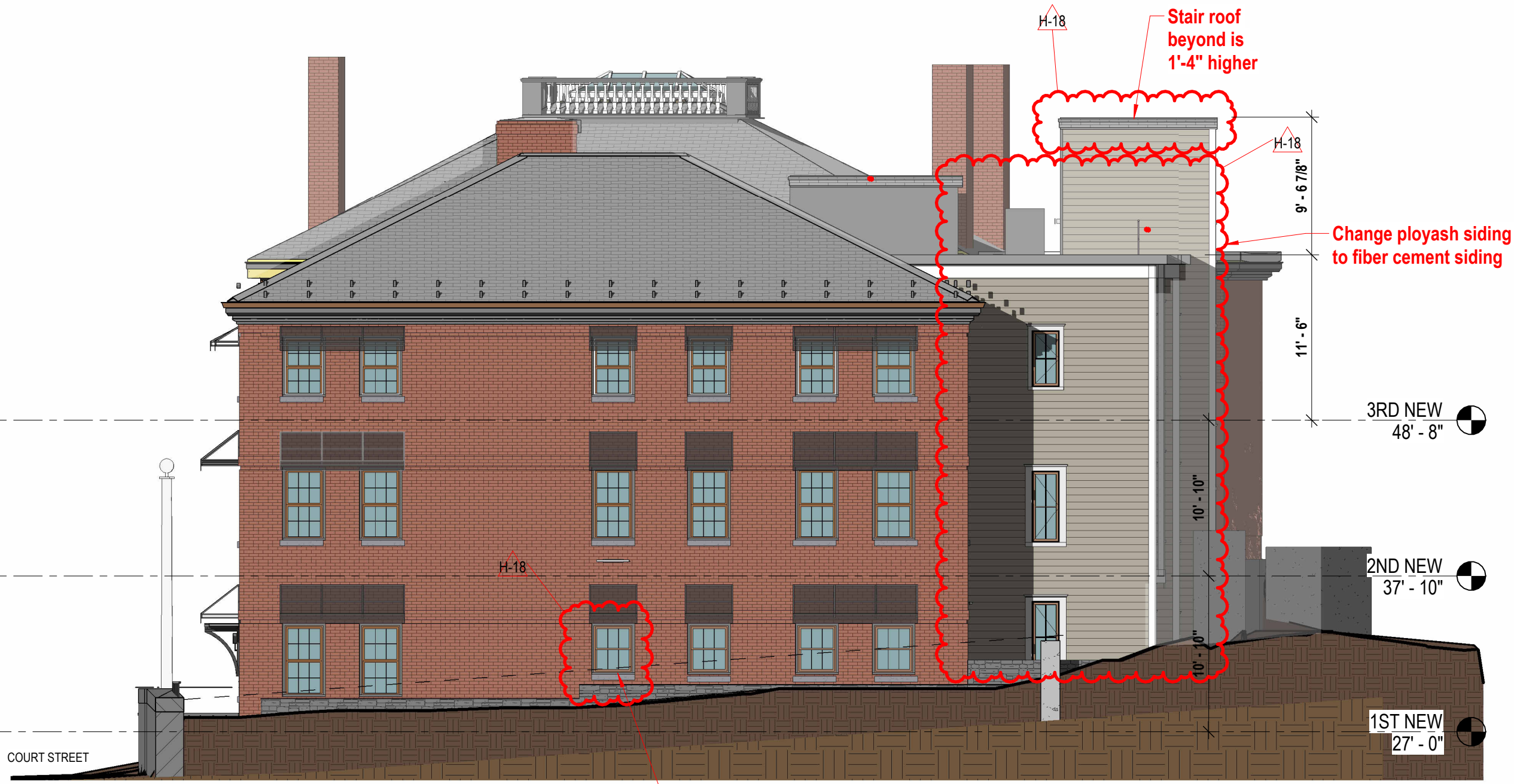


P1.10 SOUTH ELEVATION - FRONT (COURT ST)
93 PLEASANT STREET

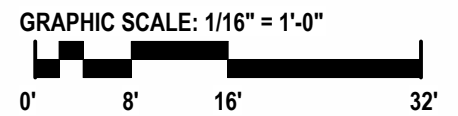
HDC REVISION 2
 12.01.2022



EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT

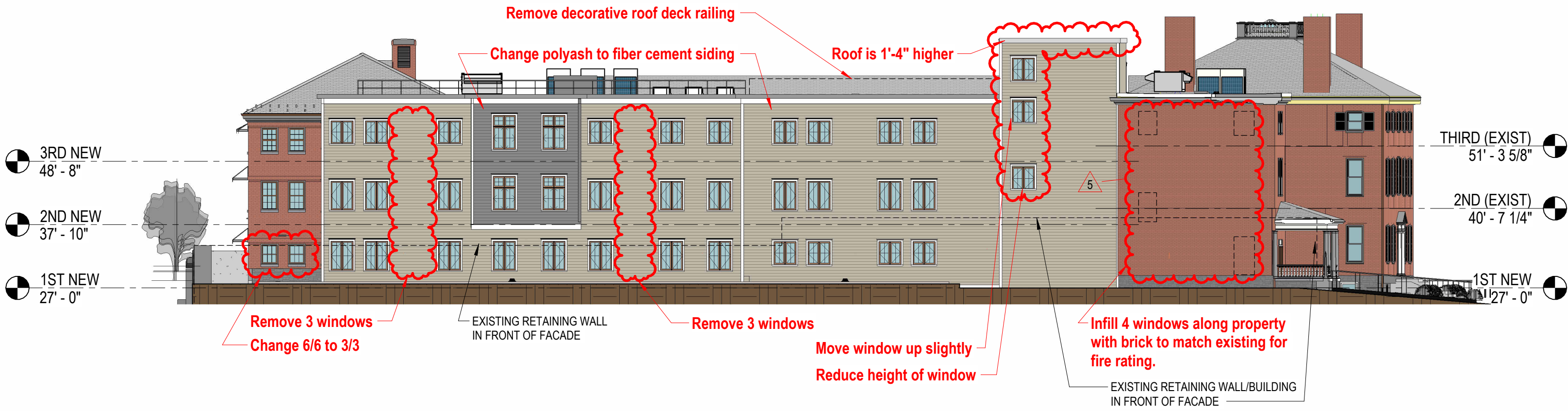


Change 6/6 to 3/3, to coordinate with grade and foundation



P1.11 EAST ELEVATION - SIDE
93 PLEASANT STREET
 HDC REVISION 2
 12.01.2022





EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT

P1.12 **NORTH ELEVATION - REAR**
93 PLEASANT STREET
 HDC REVISION 2
 12.01.2022



HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie® siding – adding punctuation to your design statement.

HardieTrim®
Boards
Khaki Brown

HardiePlank®
Lap Siding
Navajo Beige

The performance you require.

THE DISTINCTIVENESS YOU DESIRE.

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



Width	5.25 in	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™	✓	✓		
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH



Width	5.25 in	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™	✓	✓		
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED CEDARMILL®

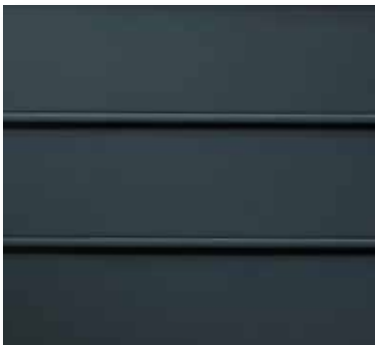


BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
Prime Pcs/Pallet	240
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

STATEMENT COLLECTION™	_____
DREAM COLLECTION™	✓
PRIME	✓

BEADED SMOOTH



STATEMENT COLLECTION™

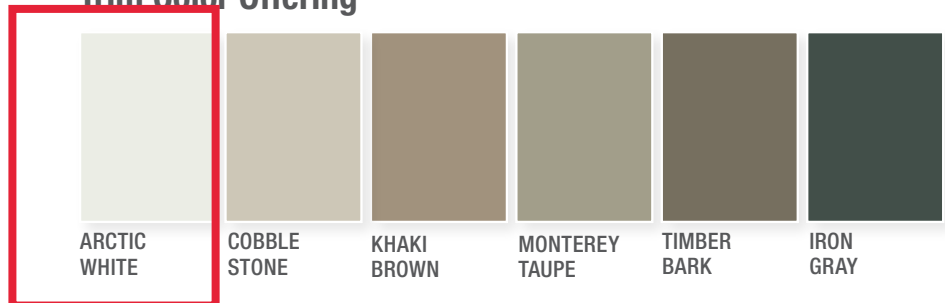
Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

HardiePlank®



SELECT CEDARMILL®

Width 5.25 in 6.25 in
 Exposure 4 in 5 in

HardiePanel®



SELECT CEDARMILL®

Size 4 ft x 10 ft

SMOOTH

Width 5.25 in 6.25 in
 Exposure 4 in 5 in



SMOOTH

Size 4 ft x 10 ft

HardieShingle®



STRAIGHT EDGE PANEL

Height 14 in 15.25 in
 Exposure 5 in 7 in

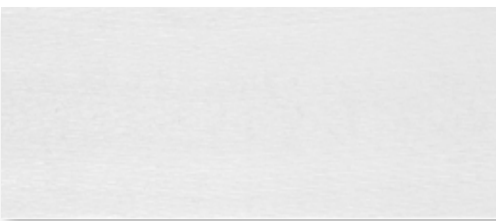
HardieTrim®

4/4 SMOOTH



Thickness .75 in
 Length 12 ft boards
 Width 3.5 in 5.5 in 7.25 in 11.25 in

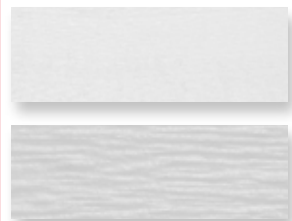
5/4 SMOOTH



Thickness 1 in
 Length 12 ft boards
 Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in

BATTEN BOARDS

4/4 SMOOTH & RUSTIC GRAIN®



.75 in
 2.5 in



Selecting a color? Request a product sample at jameshardiepros.com/samples



12/02/2022

LU-19-126

Land Use Application

Status: Active

Date Created: Jun 14, 2019

Applicant

cyrus noble
cyrusnoble@gmail.com
15 Mt Vernon
portsmouth, New Hampshire 03801
2077762196

Primary Location

15 MT VERNON ST
Portsmouth, NH 03801

Owner:

SCHULTHESS DREW & SCHULTHESS BRITTANY
15 MOUNT VERNON ST PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

--

Alternative Project Address

Alternative Project Address

--

Project Type

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

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New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

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Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

Request for Extension of Previously Granted Land Use Approval

EXISTING ELEVATIONS



FRONT ELEVATION



BACK ELEVATION

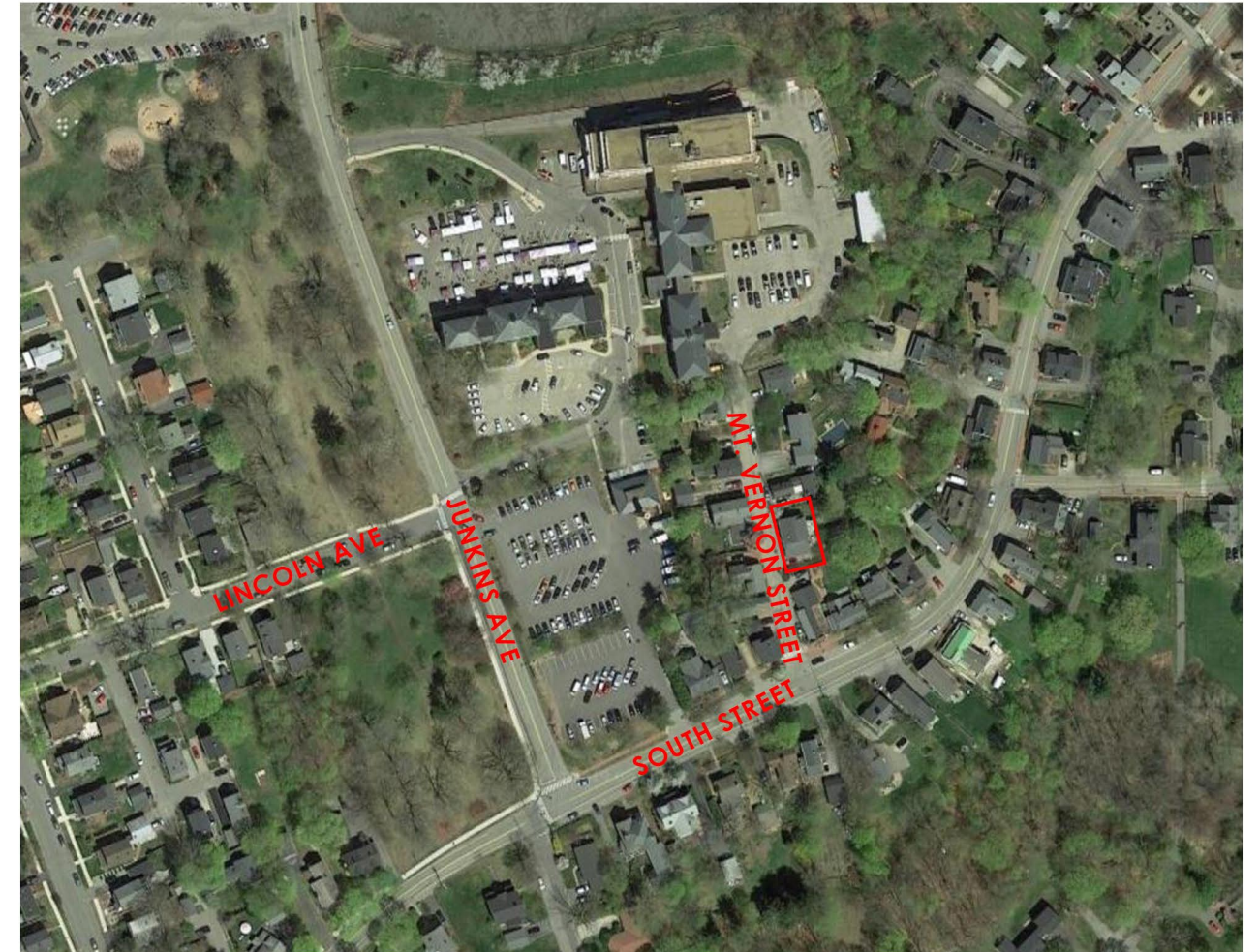


LEFT ELEVATION



RIGHT ELEVATION

AERIAL VIEW



15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW AND EXISTING ELEVATIONS
HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019



233 VAUGHAN ST, SUITE 101
PORTSMOUTH, NH 03801
(603) 431-2808
www.cjarchitects.net

1.0



VIEW FROM SITE TOWARDS CITY HALL



VIEW FROM SITE TOWARDS SOUTH STREET

SITE MAP



VIEW FROM CITY HALL TOWARDS SITE



VIEW FROM SOUTH STREET TOWARDS SITE

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

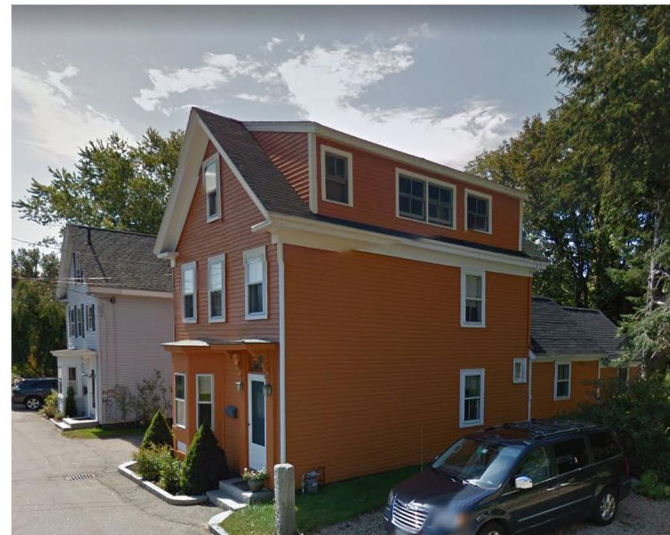
STREET VIEWS

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019



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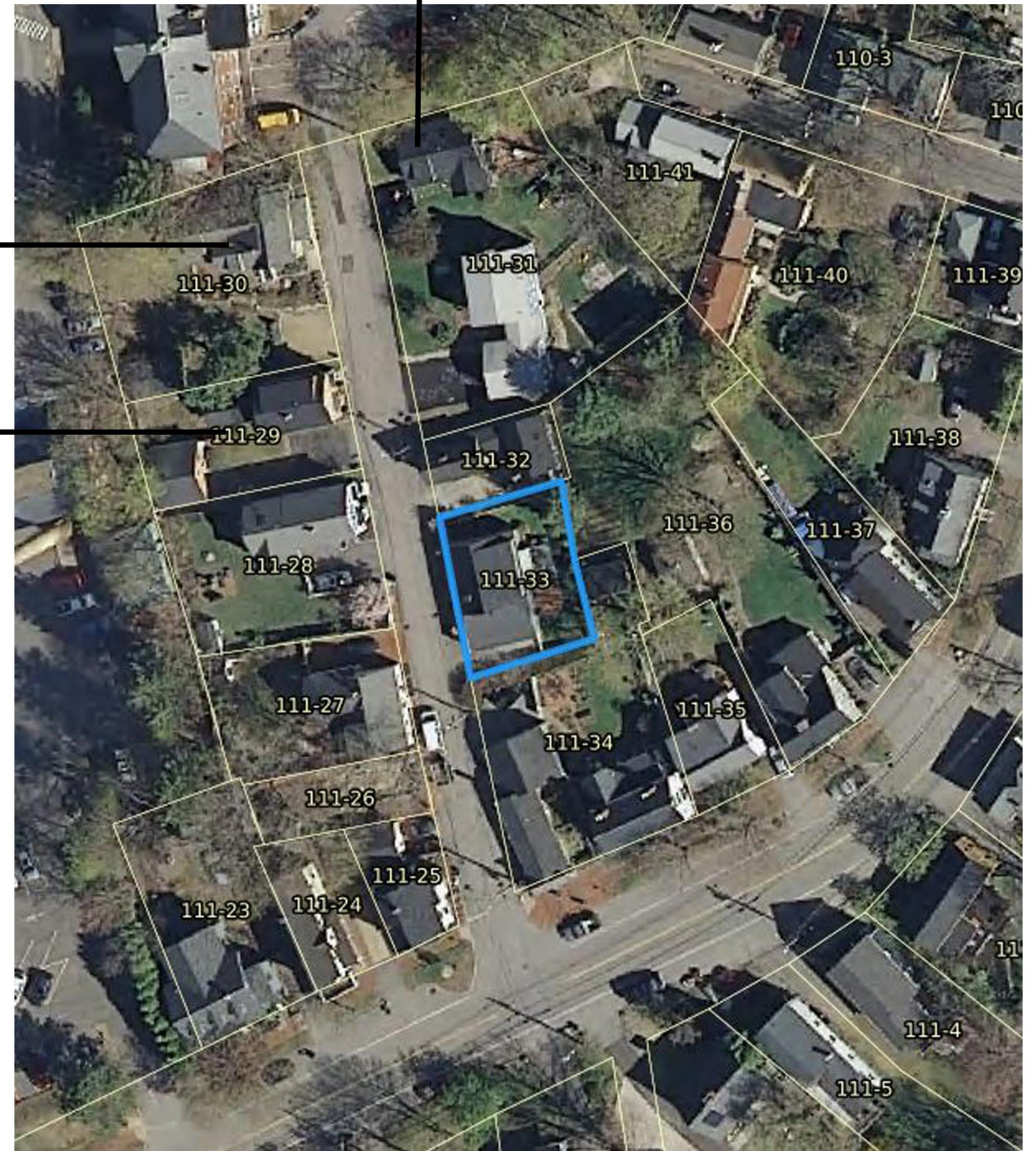
2.0



57 MOUNT VERNON STREET

64 MOUNT VERNON STREET

50 MOUNT VERNON STREET



15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

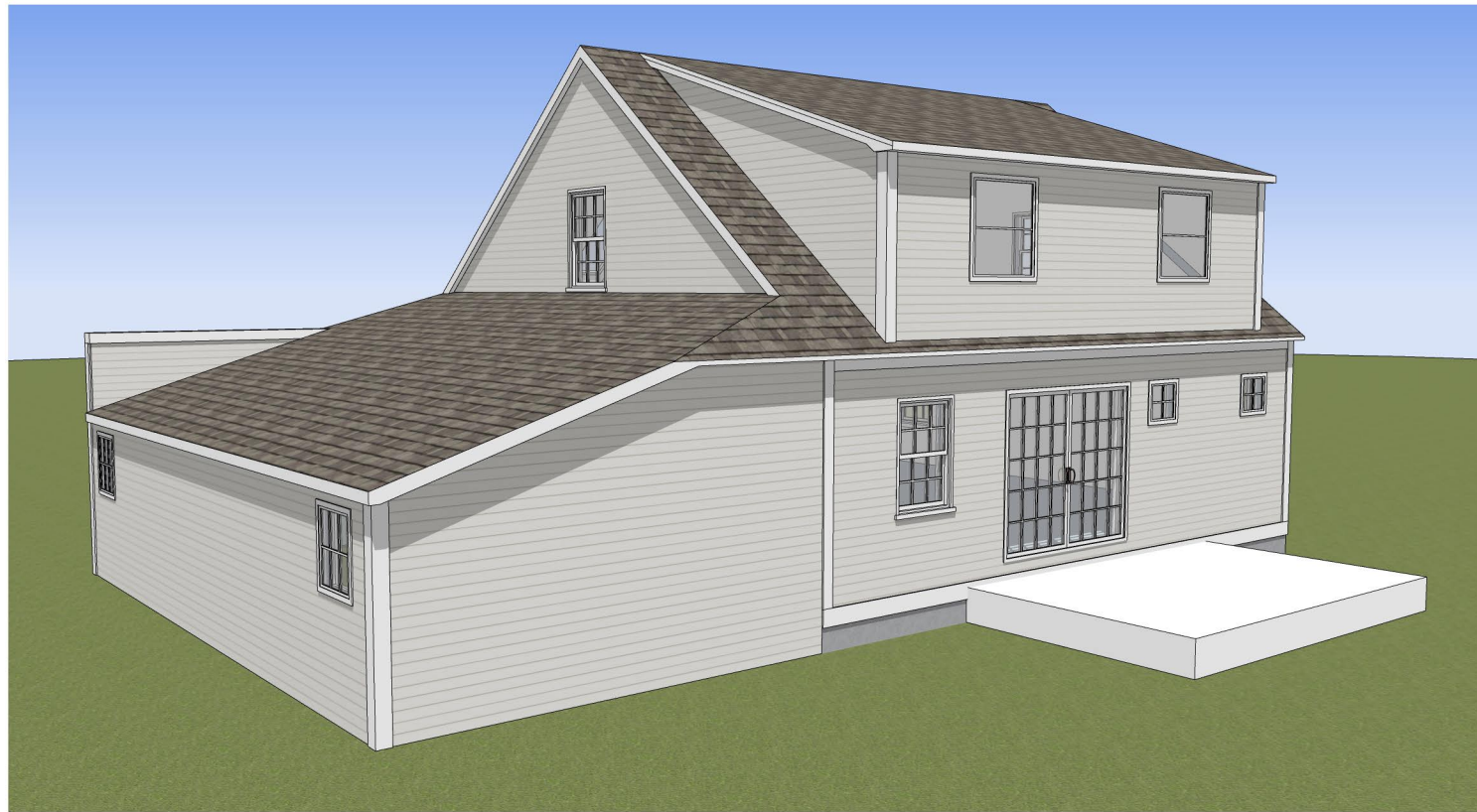
NEIGHBORING BUILDINGS WITH DORMERS

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019

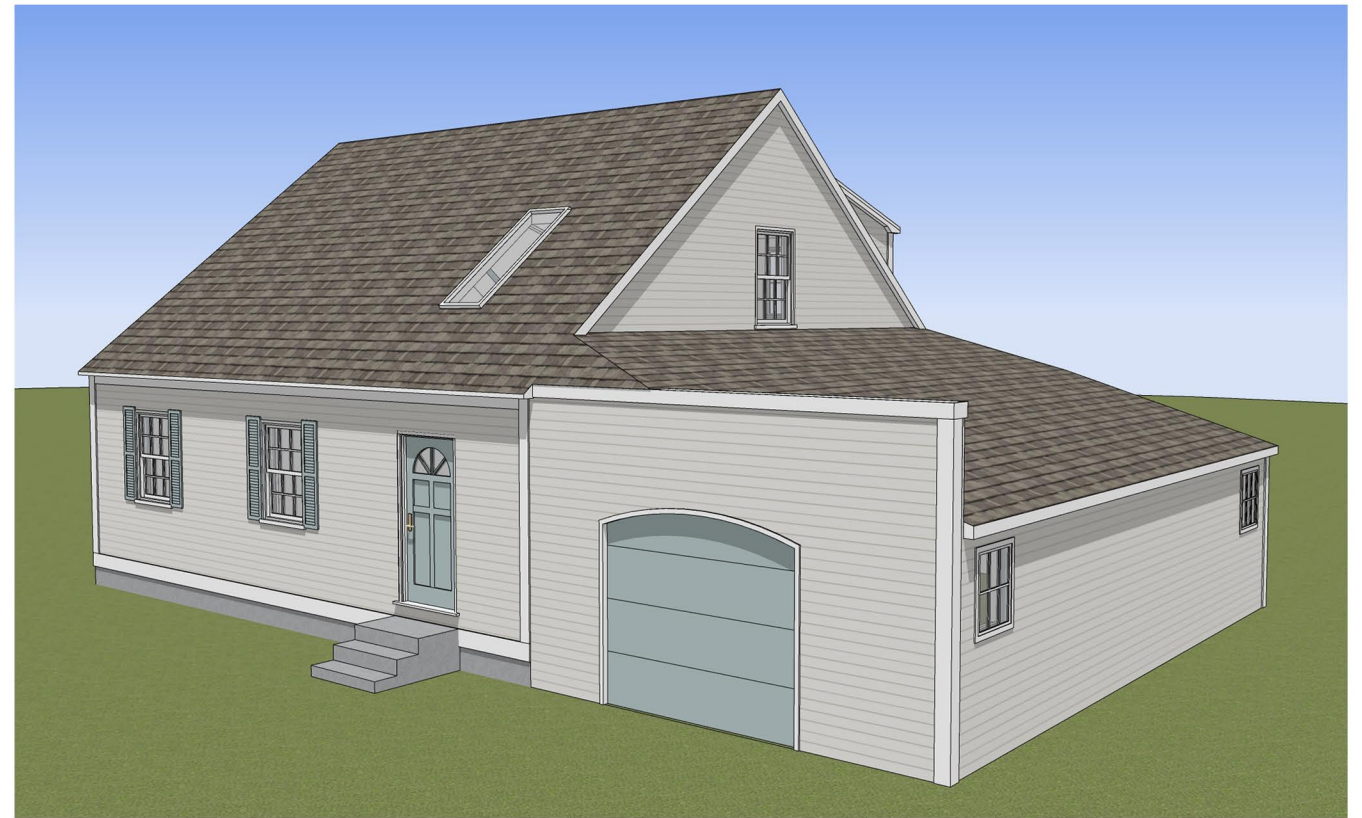


233 VAUGHAN ST, SUITE 101
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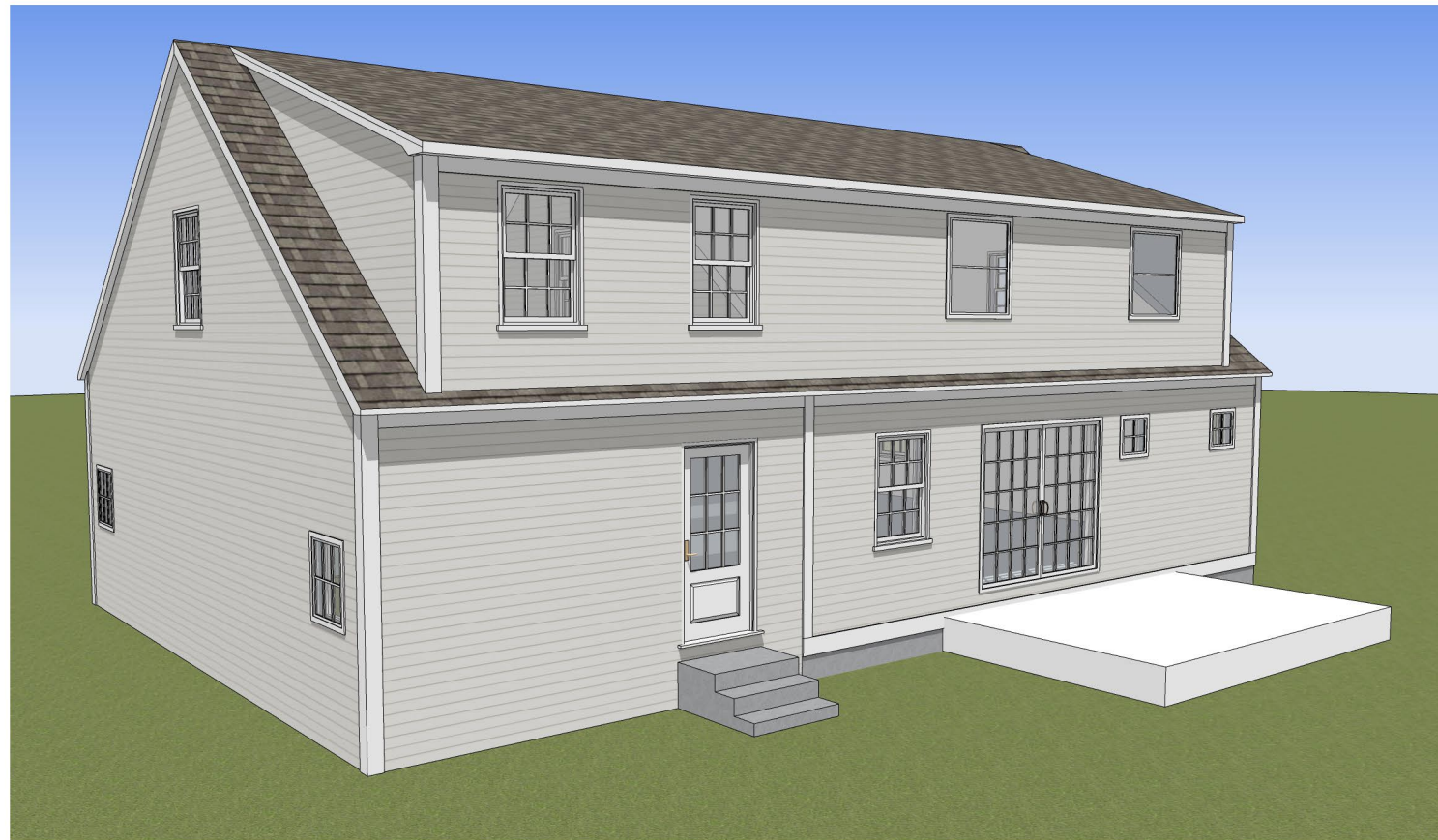
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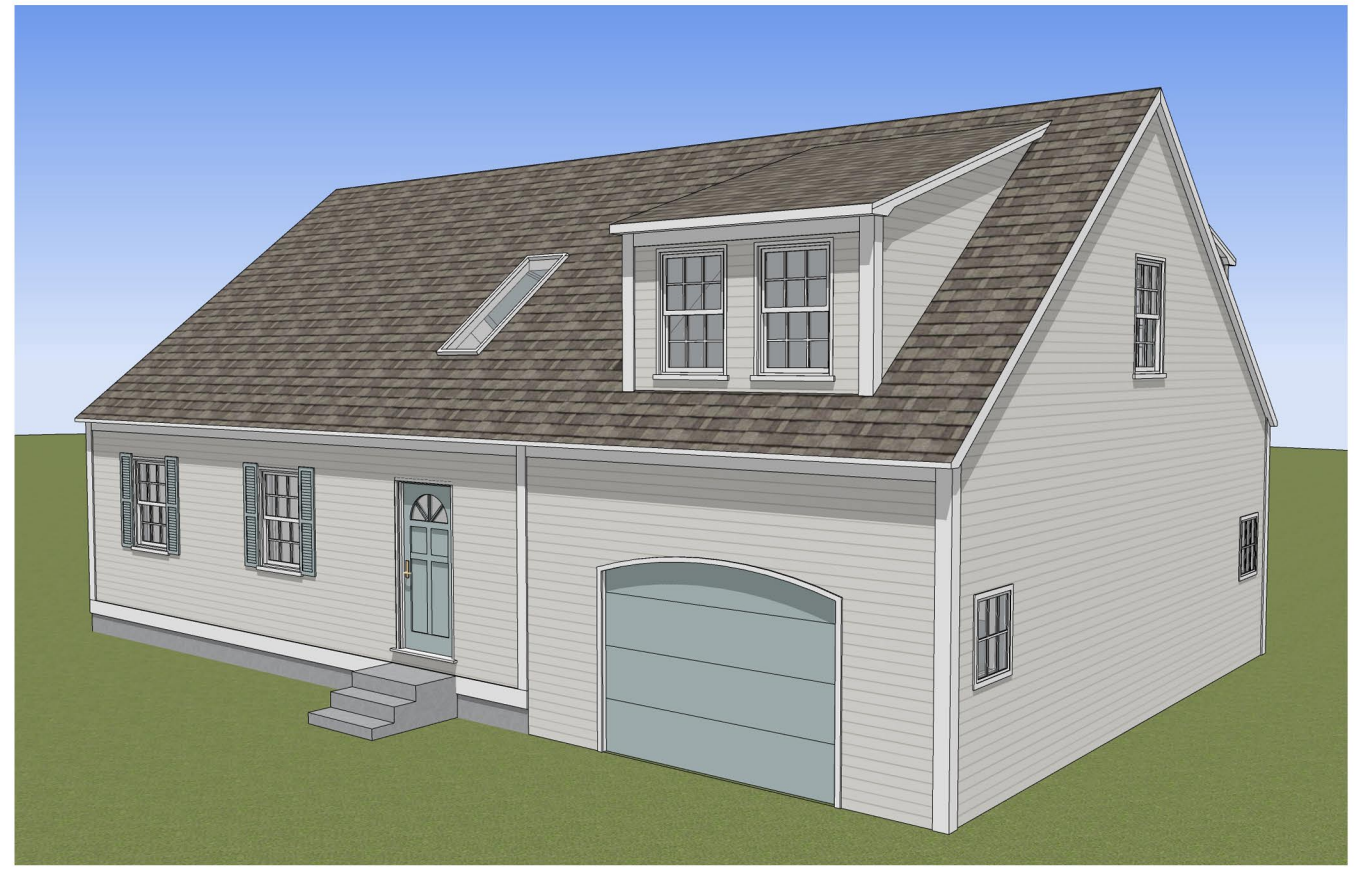
EXISTING REAR VIEW



EXISTING FRONT VIEW



PROPOSED REAR VIEW



PROPOSED FRONT VIEW

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED VIEWS

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019



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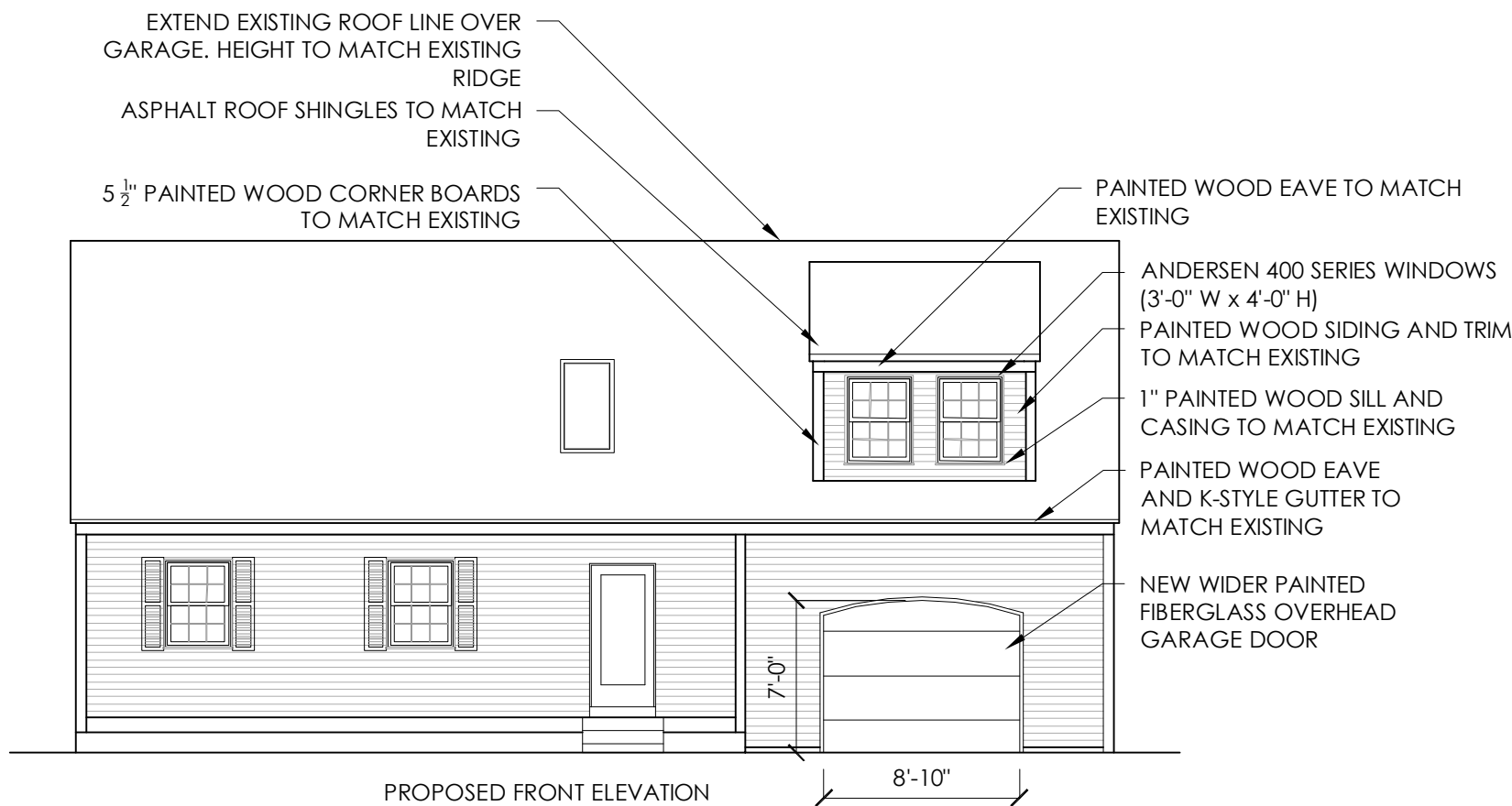
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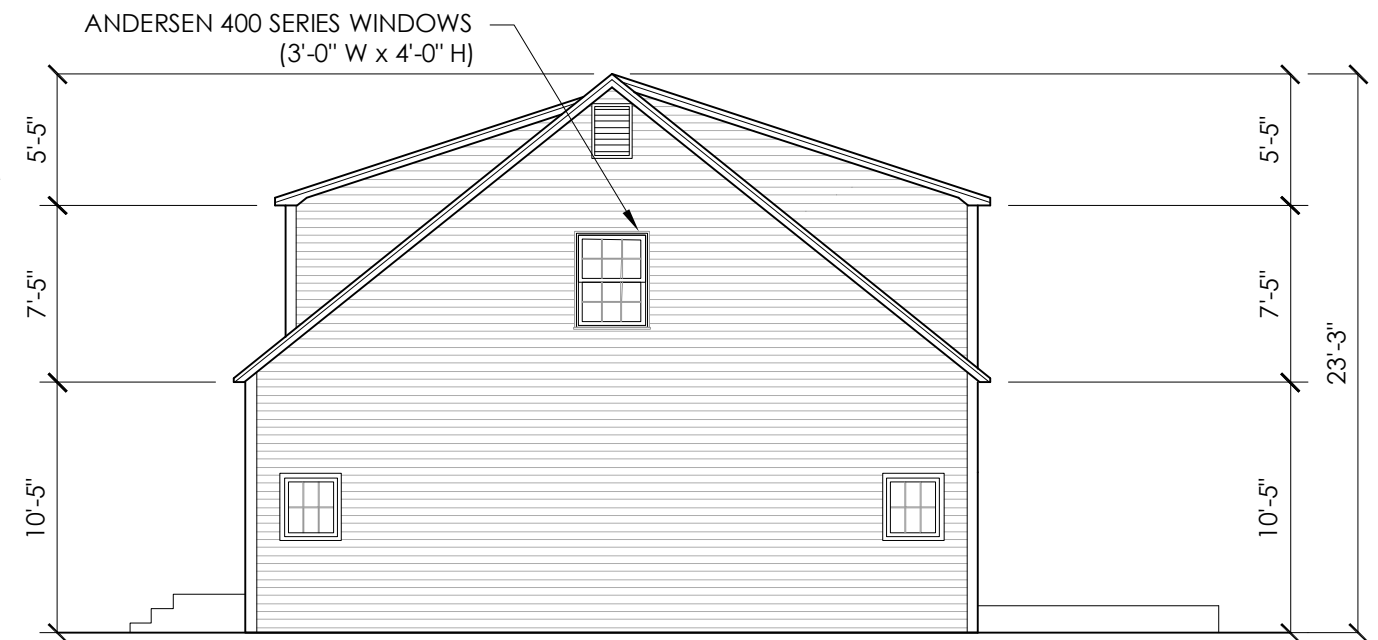
EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION

15 MOUNT VERON STREET
PORTSMOUTH, NEW HAMPSHIRE

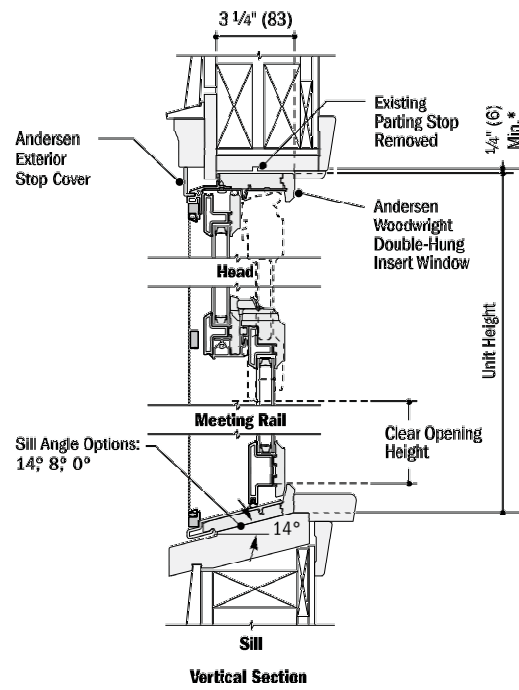
EXISTING AND PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"

HISTORIC DISTRICT COMMISSION WORK SESSION: JULY 10, 2019



233 VAUGHAN ST, SUITE 101
PORTSMOUTH, NH 03801
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5.0



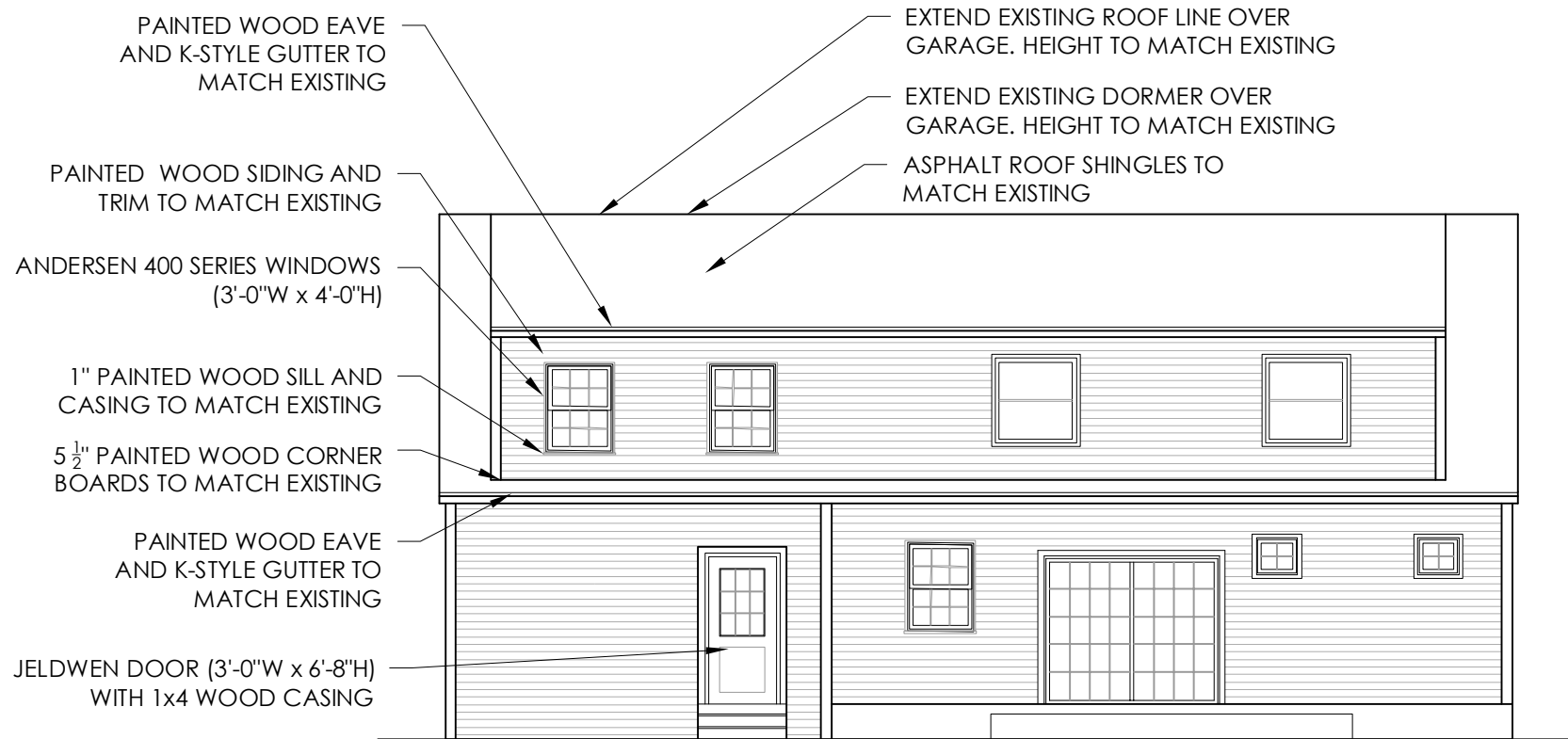
ANDERSEN 400 SERIES WINDOW



EXISTING BACK ELEVATION



EXISTING LEFT ELEVATION



PROPOSED BACK ELEVATION



PROPOSED LEFT ELEVATION

15 MOUNT VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING AND PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"
HISTORIC DISTRICT COMMISSION WORK SESSION: JULY 10, 2019



233 VAUGHAN ST, SUITE 101
PORTSMOUTH, NH 03801
(603) 431-2808
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5.1



12/02/2022

LU-21-54

Land Use Application

Status: Active**Date Created:** Mar 22, 2021**Applicant**

Neil Hansen
 nahansen@tighebond.com
 177 Corporate Drive
 Portsmouth, NH 03801
 6034338818

Primary Location

1 RAYNES AVE
 Portsmouth, NH 03801

Owner:

ONE RAYNES AVE LLC
 1359 HOOKSETT RD HOOKSETT, NH 03106

Applicant Information**Please indicate your relationship to this project**

F. Applicant's Representative Filing on behalf of C., D. or E. above

Alternative Project Address**Alternative Project Address**

--

Project Type

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



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



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



Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial



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Request for Extension of Previously Granted Land Use Approval



MIXED USE DESIGN
SUBMITTED ON 11/2/2022

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



1.0



PRIOR DESIGN FROM 11/2/22

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.3



PRIOR DESIGN FROM 11/2/22

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.4



MIXED USE DESIGN OPTION A

- Included projecting cornice with clean modern lines on Maplewood Ave.
- Introduced modern window patterns and light brick color
- Added new glass canopy design on Maplewood Entry
- Retained large glass canopy and recessed entry at Raynes Ave.
- Raynes Ave balconies are projecting 18" and accented with I-beam forms
- Organized window patterns to be more uniform
- Introduced divided light pattern in double hung windows.
- Brick piers have been added to all elevations facing North Mill Pond
- Upper level siding color is revised to a warm earthtone.

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



1.0A



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.1A



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.2A



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.3A



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.4A



MIXED USE DESIGN OPTION B

- Included projecting cornice with clean modern lines on Maplewood Ave.
- Introduced modern window patterns and light brick color
- Added round balcony and dramatic trellis forms on Maplewood Ave Elevation
- Added new glass canopy design
- Retained large glass canopy and recessed entry at Raynes Ave.
- Raynes Ave balconies are projecting 18" and accented with I-beam forms
- Organized window patterns to be more uniform
- Introduced divided light pattern in double hung windows.
- Brick piers have been added to all elevations facing North Mill Pond
- Upper level siding color is revised to a warm earthtone.

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



1.0B



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.1B



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.2B



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.3B



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.4B



MIXED USE DESIGN OPTION C

- Introduced a round tower transition element between three and four story buildings
- Included projecting cornice with corbels on three story building forms
- Added strong metal entrance composition with glass canopy
- Simplified Storefront glazing
- Raynes Ave balconies are projecting 18" and accented with I-beam forms
- Organized window patterns to be more uniform
- Introduced divided light pattern in double hung windows.
- Brick piers have been added to all elevations facing North Mill Pond
- Upper level siding color is revised to a warm earthtone.

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



1.0C



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.1C



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.2C



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.3C



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.4C



MIXED USE DESIGN OPTION D

- Introduced a round tower transition element between three and four story buildings
- Introduced a second round tower on the Maplewood Ave Elevation.
- Included projecting cornice with corbels on three story building forms
- Added strong metal entrance composition with glass canopy
- Simplified Storefront glazing
- Raynes Ave balconies are projecting 18" and accented with I-beam forms
- Organized window patterns to be more uniform
- Introduced divided light pattern in double hung windows.
- Brick piers have been added to all elevations facing North Mill Pond
- Upper level siding color is revised to a warm earthtone.

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



1.0D



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD BRIDGE VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.1D



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.2D



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.3D



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



1.4D



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NIGHT RENDERING
HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



2.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



2.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE
HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



2.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND
FROM MARKET STREET

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



2.4



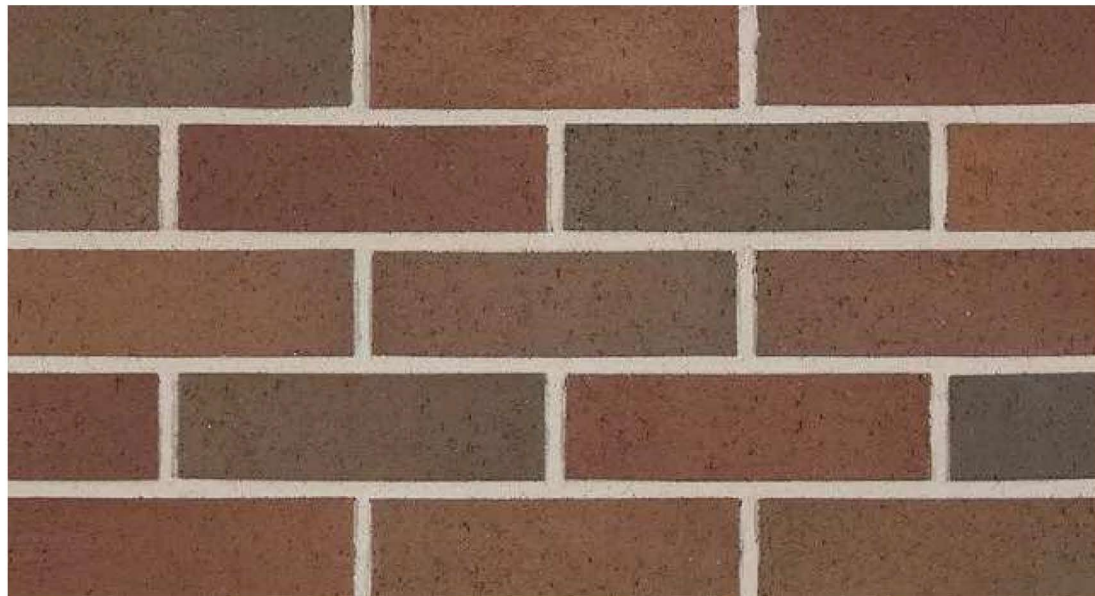
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
DECEMBER 7, 2022



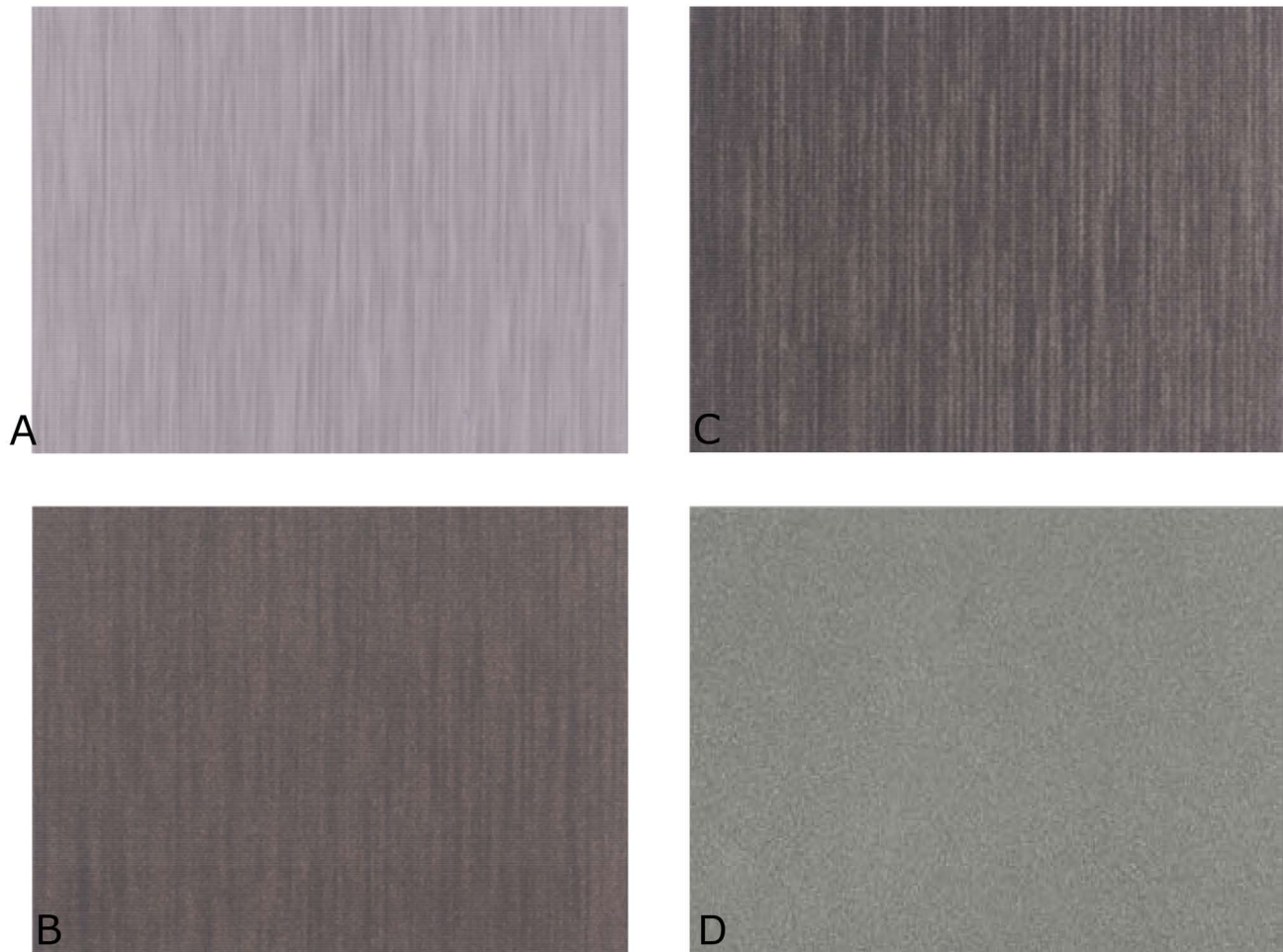
2.5



MAIN BRICK
 MANUFACTURER: BELDEN
 COLOR: CLARET FULL RANGE VELOUR
 MORTAR: SGS 85X DARK CHOCOLATE
 SPECIAL INSTRUCTIONS: RUNNING BOND

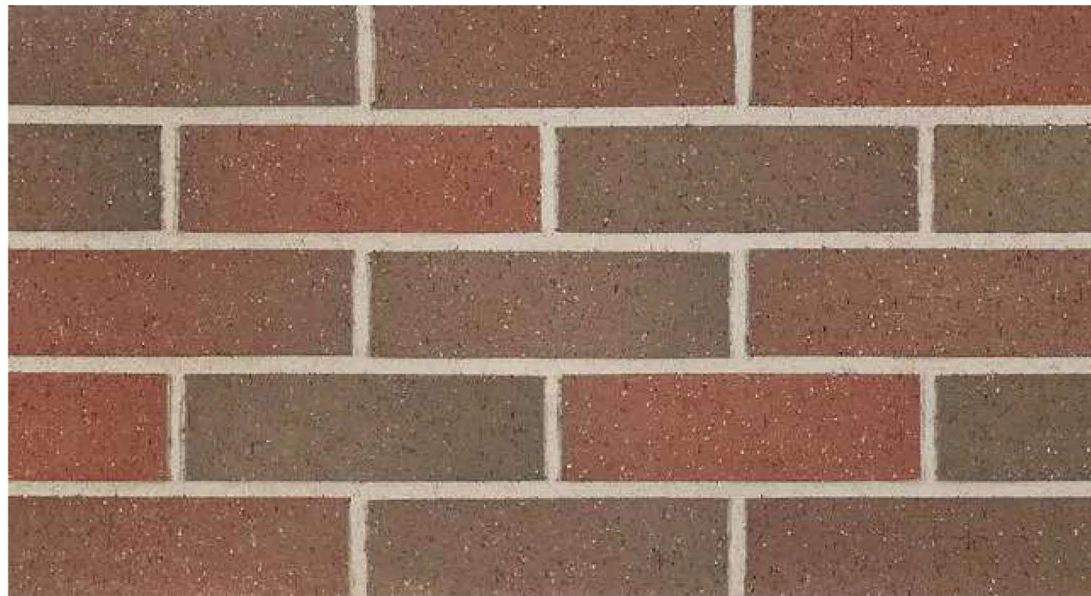


ACCENT BRICK
 MANUFACTURER: ENDICOTT
 COLOR: MANGANESE IRONSPOT - SMOOTH
 MORTAR: SGS 94X IRON BLACK
 SPECIAL INSTRUCTIONS: RUNNING BOND

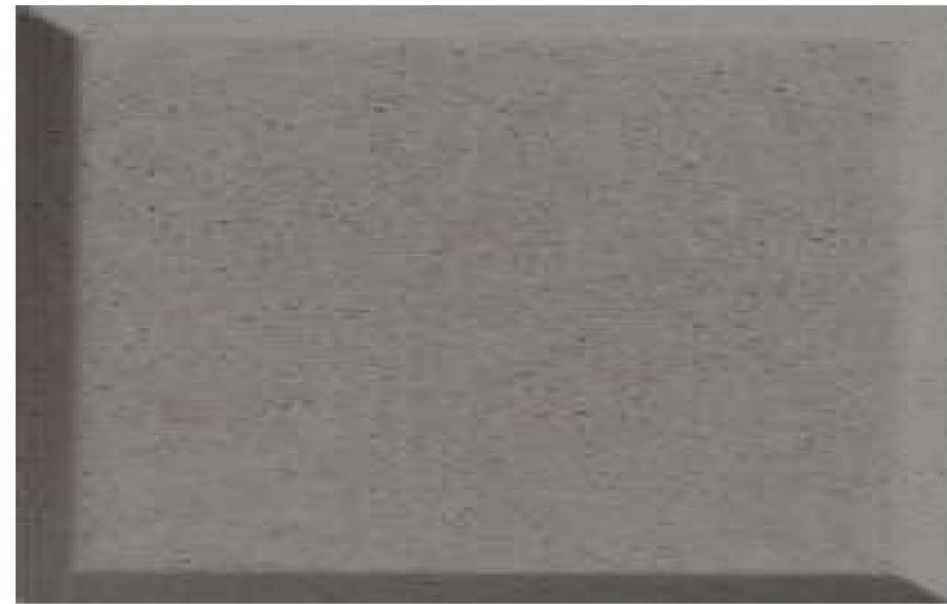


PREFORMED ALUMINUM PANEL
 MANUFACTURER: VITRABOND
 COLOR: A = FAUX ZINC LIGHT
 B = FAUX ZINC DARK
 C = FAUX ZINC CHARCOAL
 D = DARK GREY METALLIC

HOTEL



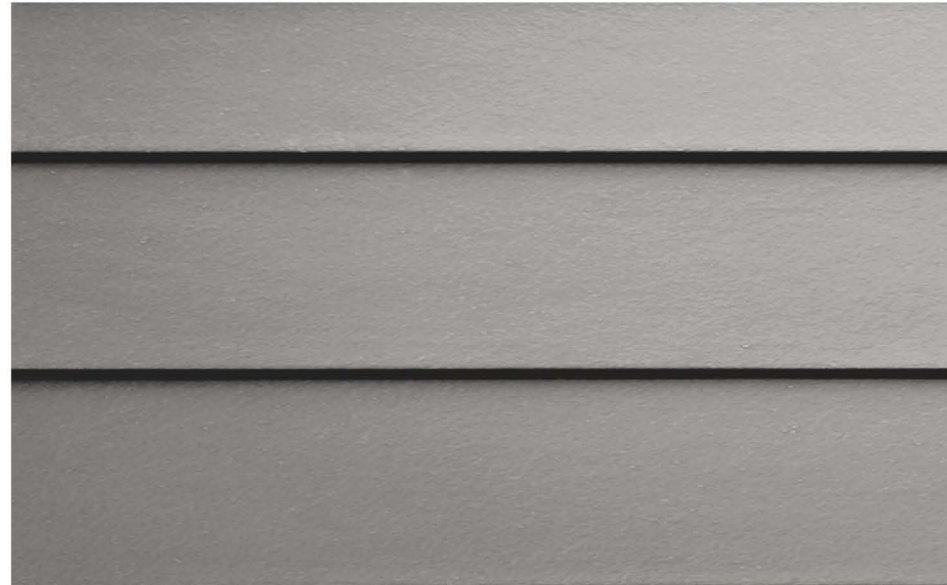
MAIN BRICK
 MANUFACTURER: BELDEN
 COLOR: ADMIRAL FULL RANGE VELOUR
 MORTAR: NATURAL PORTLAND CEMENT
 SPECIAL INSTRUCTIONS: RUNNING BOND



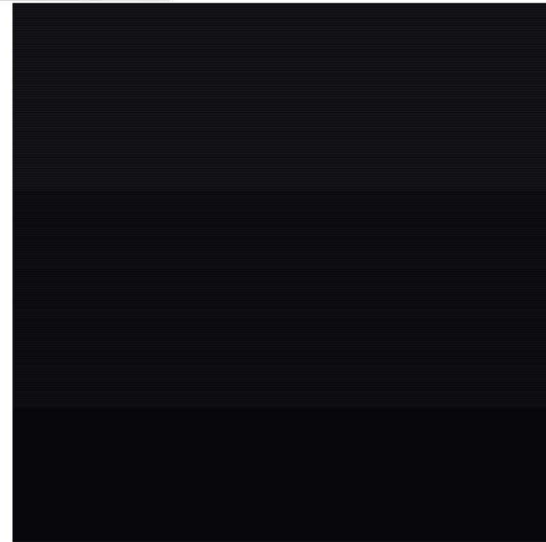
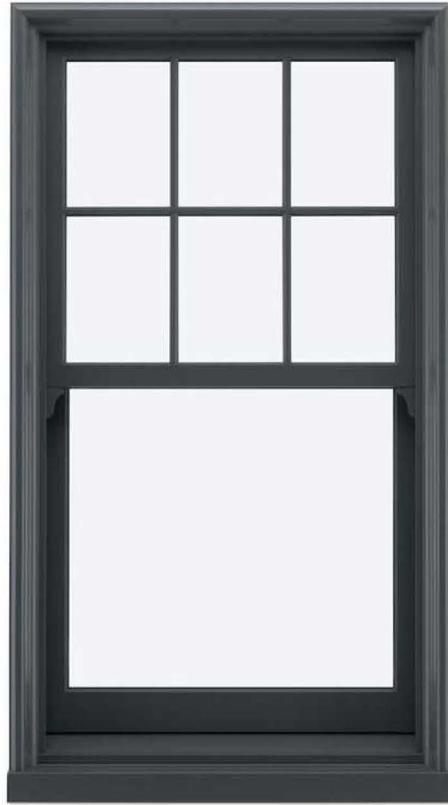
CAST STONE
 MANUFACTURER: NORTHERN DESIGN ARCHITECTURAL
 FINISH: LIGHT ETCH
 COLOR: SLATE



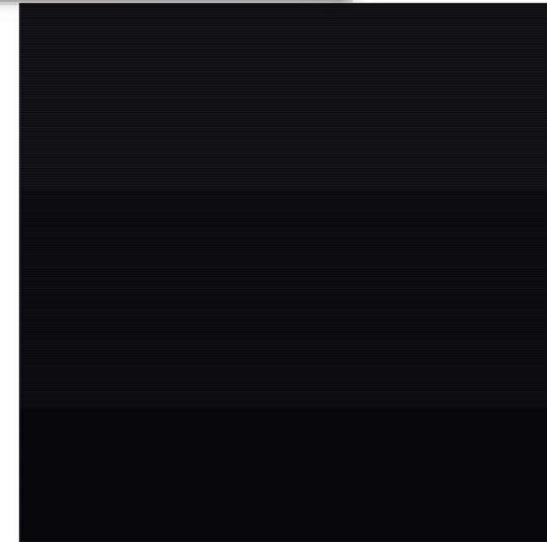
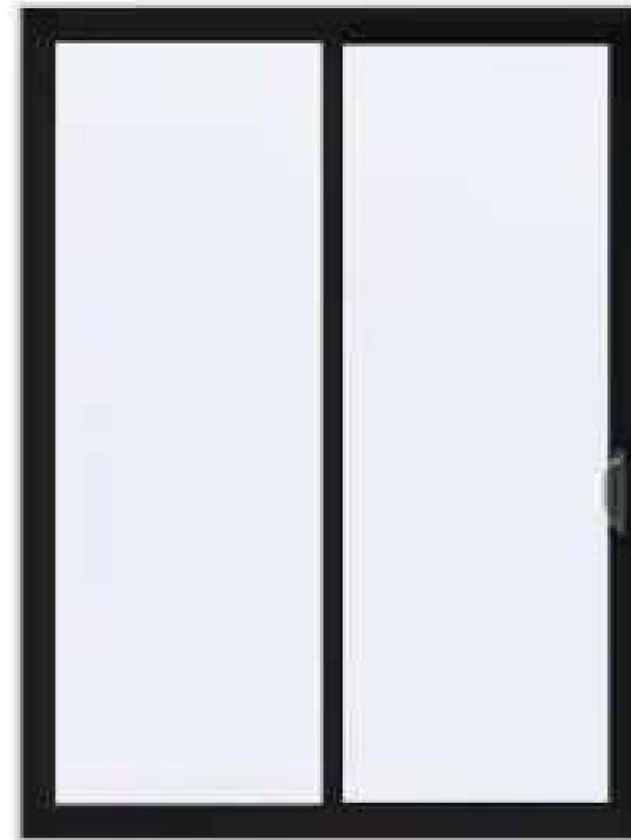
ACCENT BRICK
 MANUFACTURER: ENDICOTT
 COLOR: MANGANESE IRONSPOT - SMOOTH
 MORTAR: SGS 94X IRON BLACK
 SPECIAL INSTRUCTIONS: RUNNING BOND



LAP SIDING
 MANUFACTURER: JAMES HARDIE
 STYLE: PLANK SIDING - LAP
 FINISH: SMOOTH
 COLOR: PEARL GREY
 MIXED USE

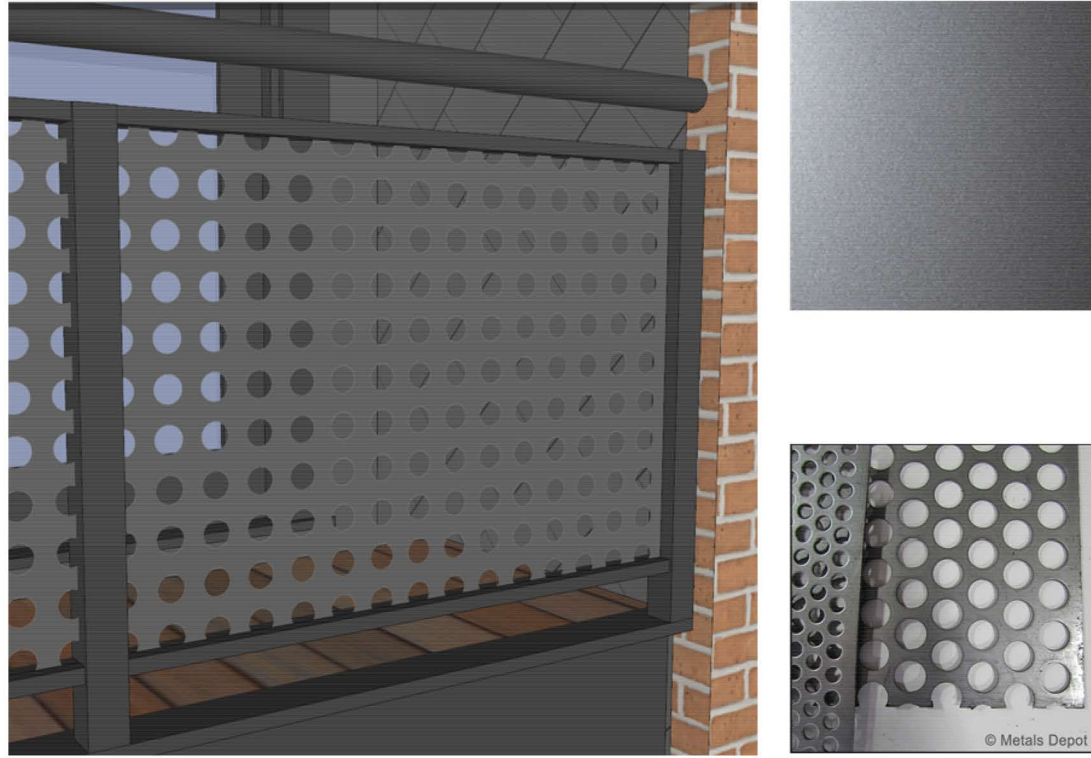


DOUBLE-HUNG WINDOWS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY

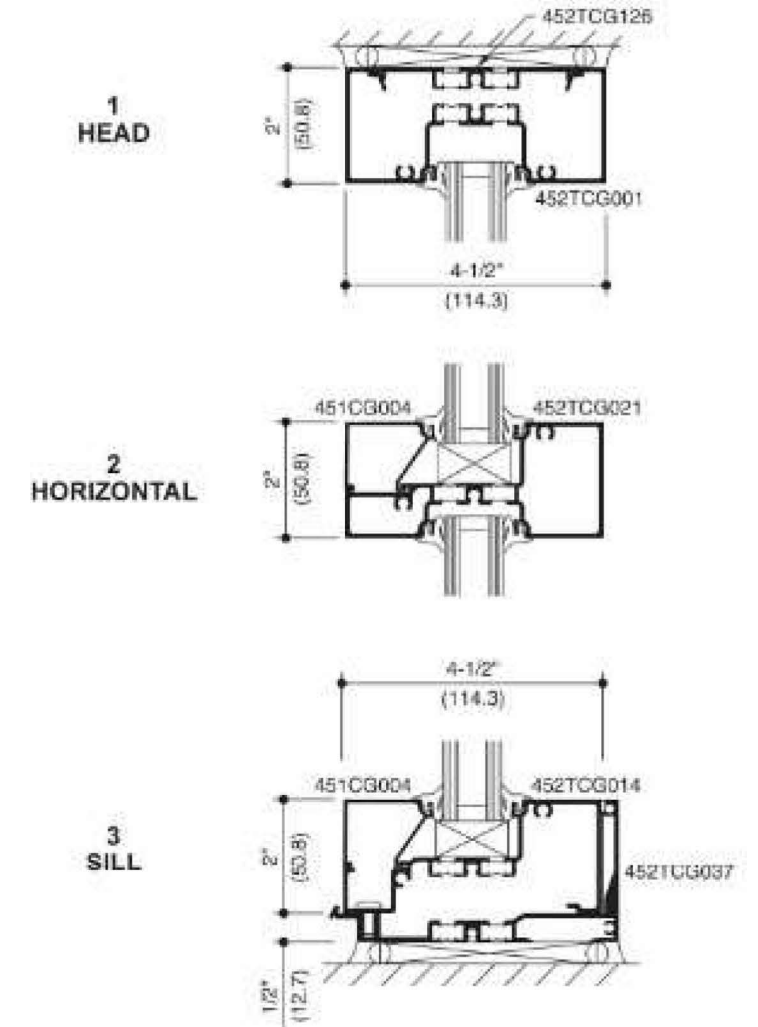
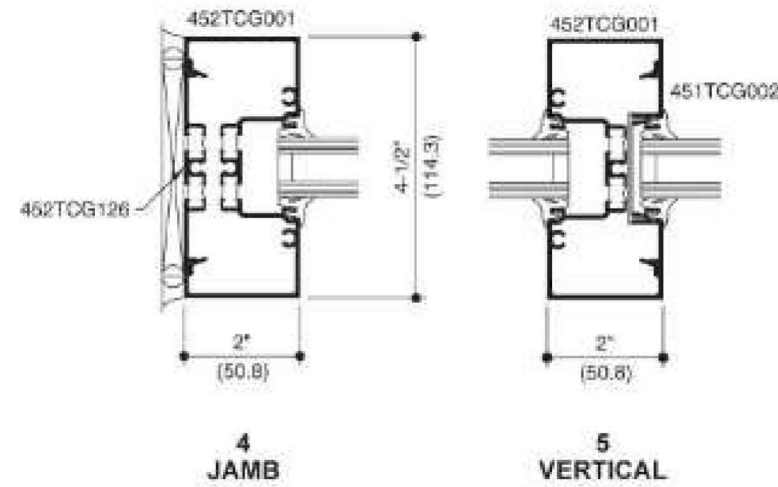


PATIO DOORS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY

MIXED USE



BALCONY RAILING
MANUFACTURER: METALS DEPOT
STYLE: 1" HOLE - PS111
COLOR: KYNAR - PEWTER SILVER



STOREFRONT
MANUFACTURER: KAWNEER
SERIES: TRIFAB 451 UT
COLOR: BLACK

MIXED USE

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS
 HISTORIC DISTRICT COMMISSION WORK SESSION:
 DECEMBER 7, 2022





MANUFACTURER: MODERN FORMS
 MODEL: SUSPENSE
 COLOR: BLACK



MANUFACTURER: MODERN FORMS
 MODEL: MIDNIGHT
 COLOR: BLACK

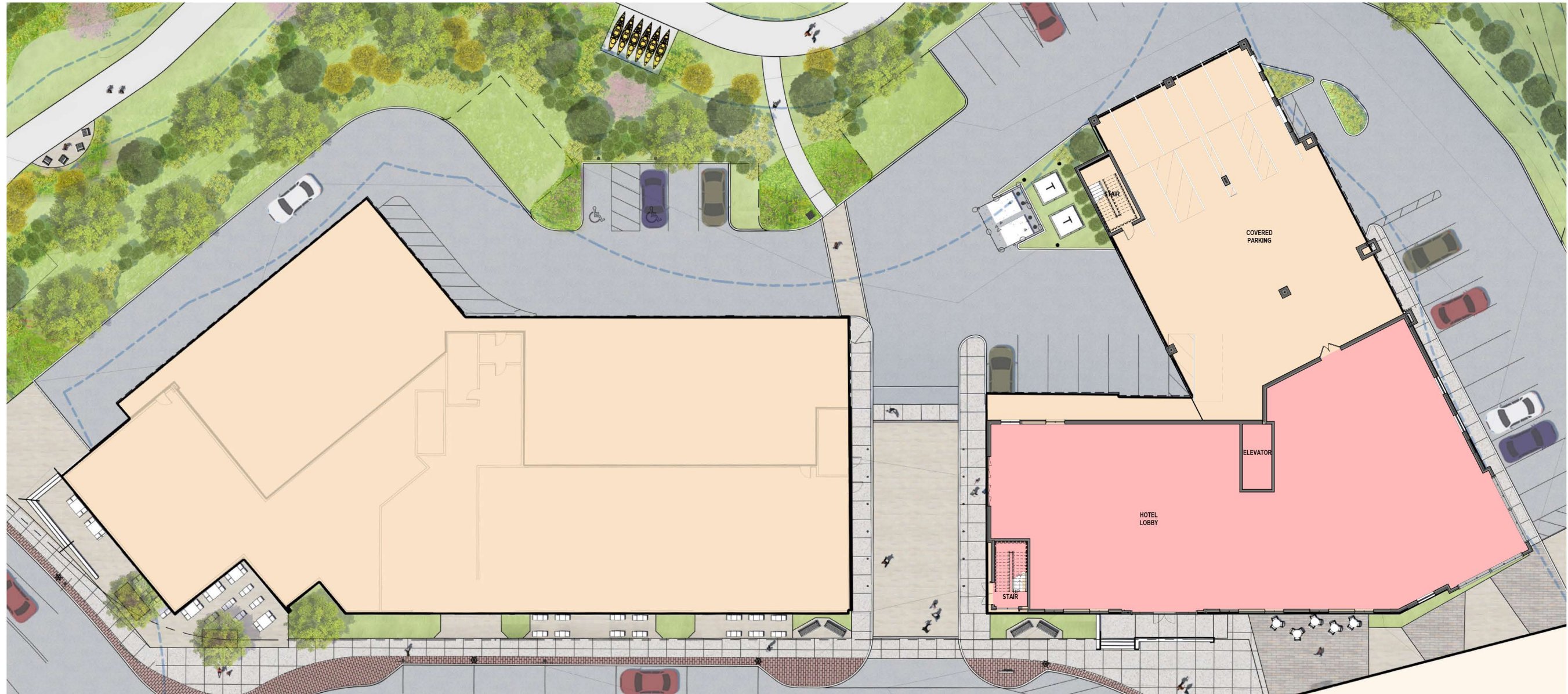


MANUFACTURER: MODERN FORMS
 MODEL: BLADE
 COLOR: BLACK

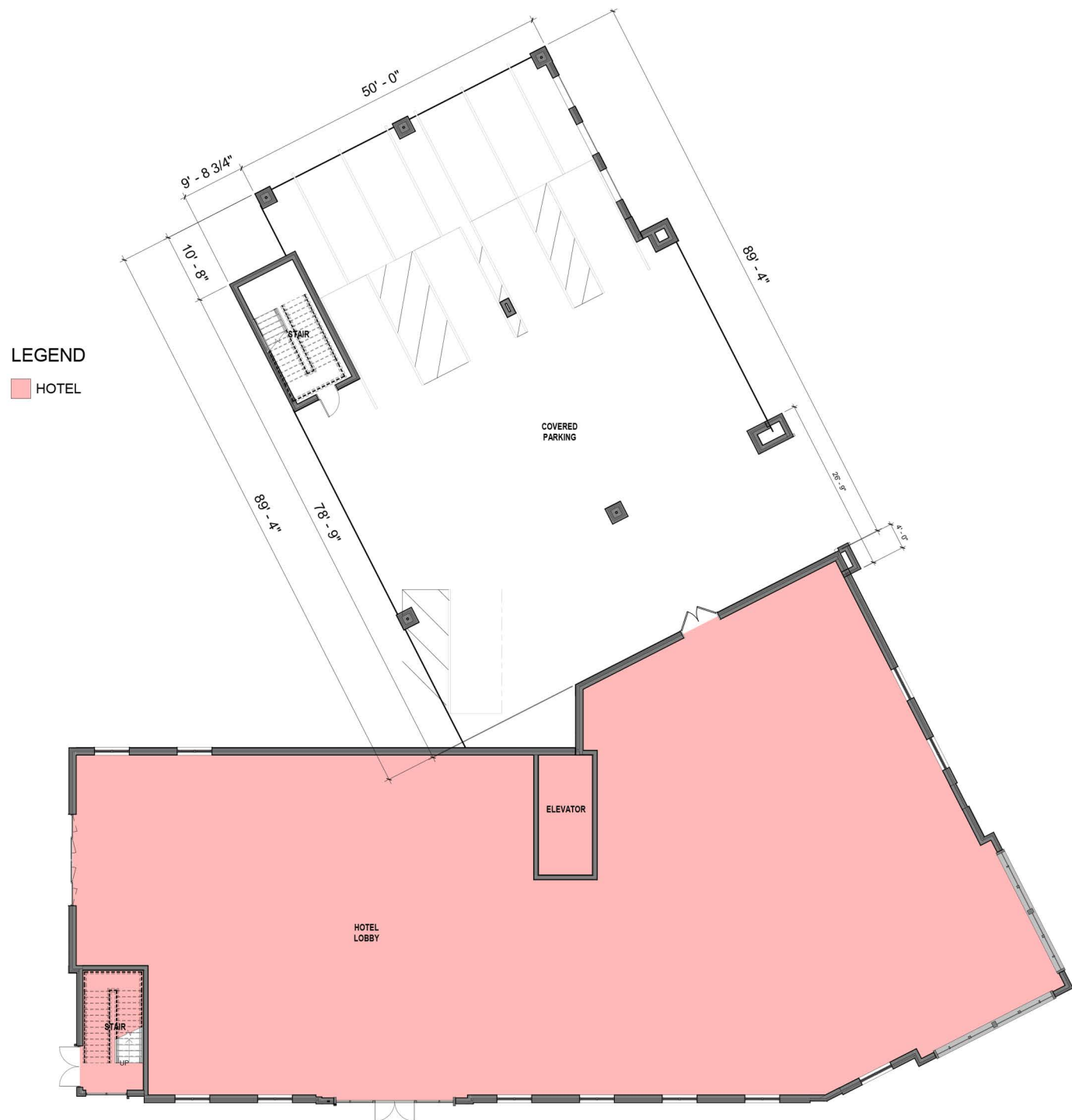
MIXED USE

LEGEND

HOTEL



1 LEVEL 1 - OVERALL W/ SITE
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A3.01



LEGEND
■ HOTEL

1 OVERALL FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

RAYNES AVE.
HOTEL

Dwg. No.
A1.01

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
 DECEMBER 7, 2022

4.1
 NOT TO SCALE



1 OVERALL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"





1 OVERALL FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 OVERALL FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



North
Scale

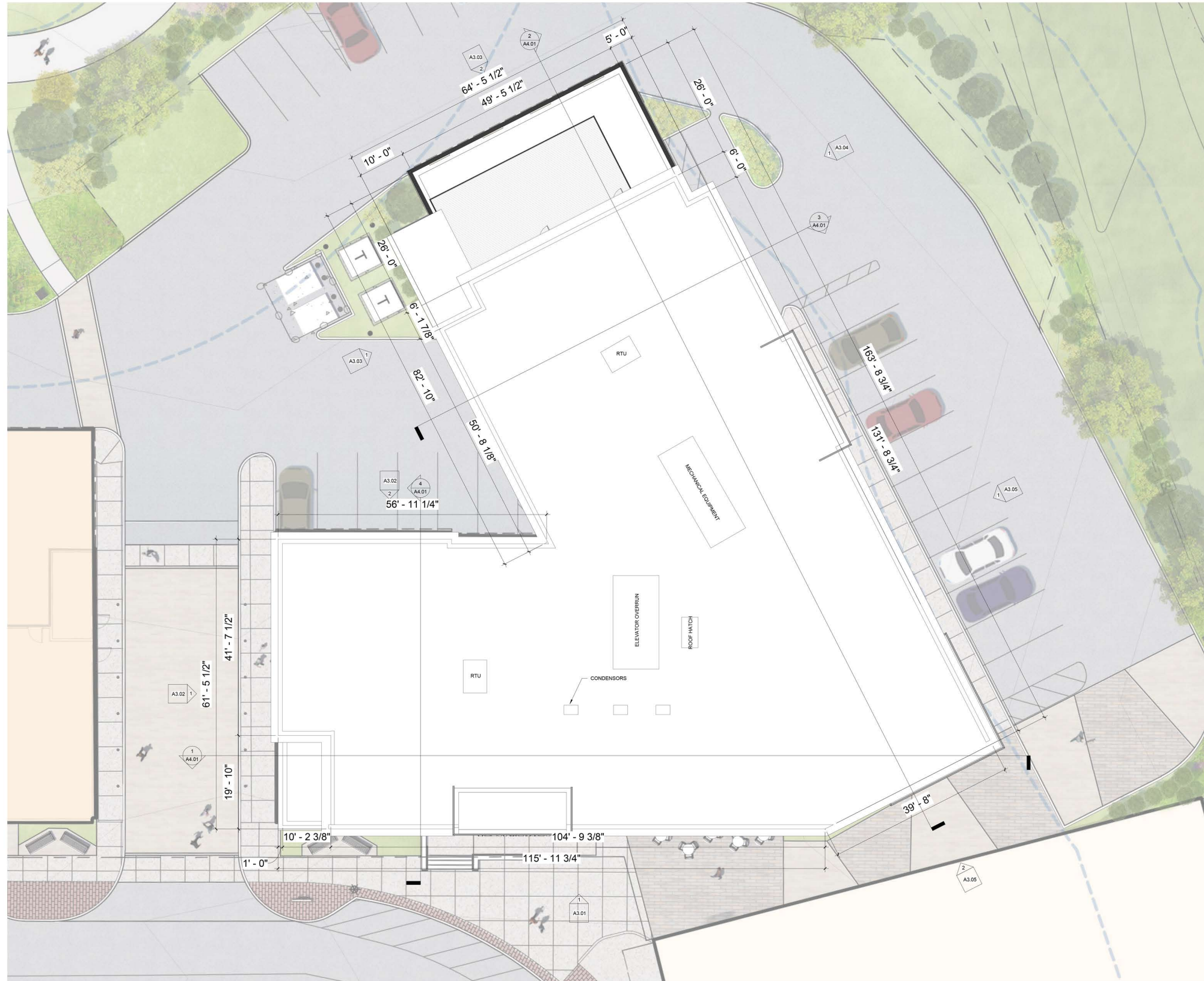
FIFTH FLOOR PLAN

RAYNES AVE.
HOTEL

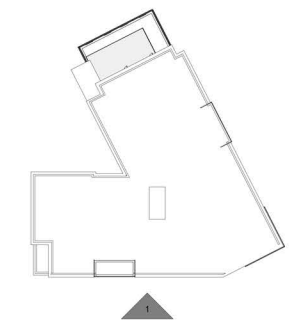
Dwg. No.
A1.05

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
DECEMBER 7, 2022

4.5
NOT TO SCALE



1 OVERALL ROOF PLAN
SCALE: 1/8" = 1'-0"



KEYPLAN
1" = 40'-0"



1 SOUTH EAST ELEVATION
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



North	Scale

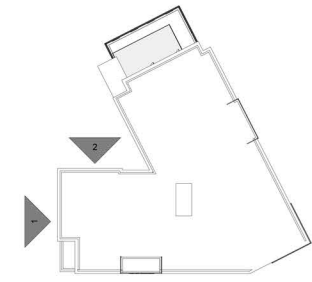
ELEVATIONS

RAYNES AVE. Project
HOTEL

Dwg. No.
A3.01

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
DECEMBER 7, 2022

4.7
NOT TO SCALE



KEYPLAN
1" = 40'-0"



2 NORTH WEST ELEVATION A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



1 SOUTH WEST ELEVATION A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



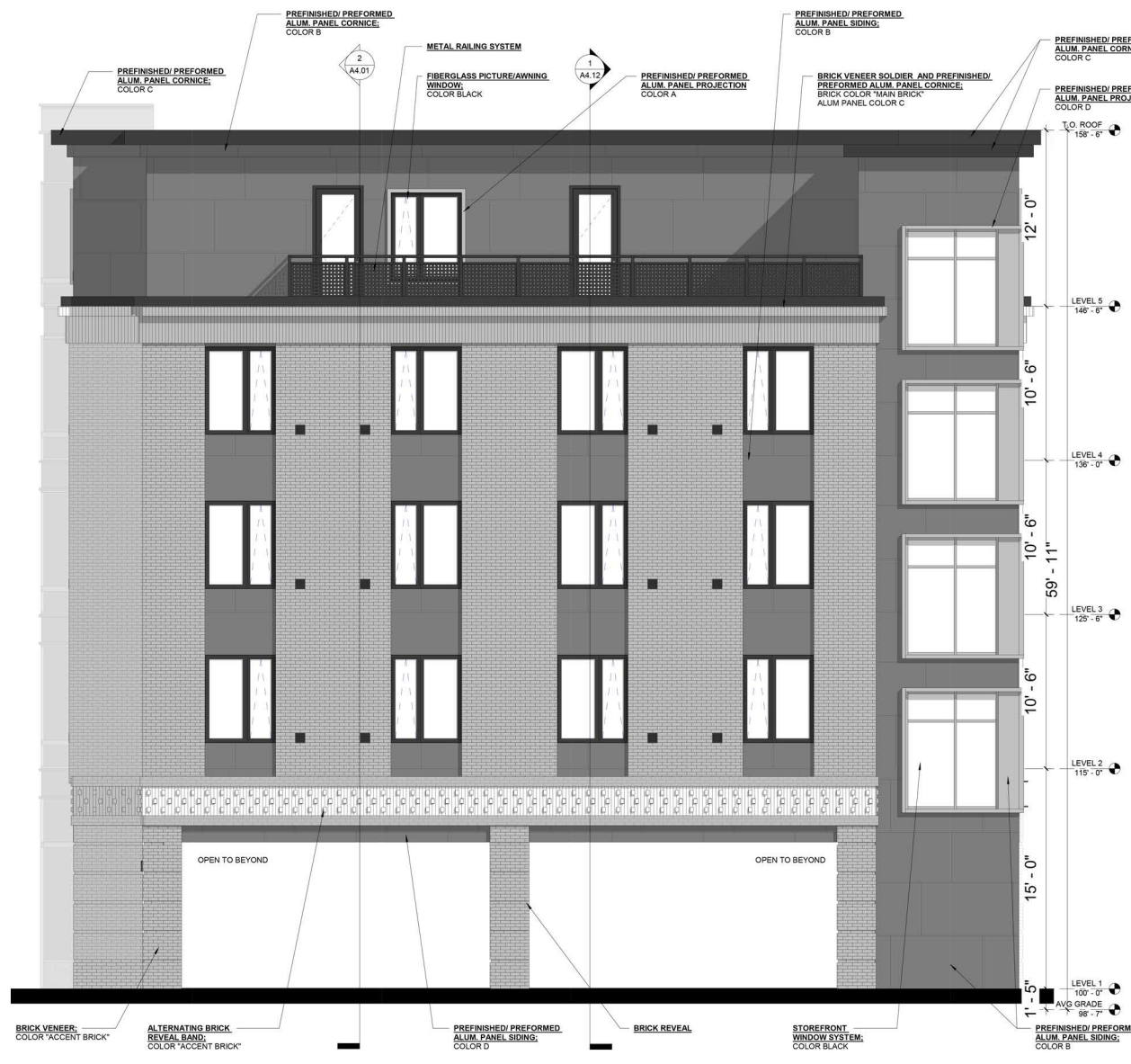
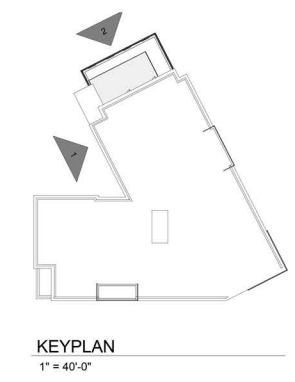
North Scale

ELEVATIONS

RAYNES AVE.
HOTEL

Project

Dwg. No.
A3.02



2 NORTH WEST ELEVATION B
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



1 SOUTH WEST ELEVATION B
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



North	Scale
-------	-------

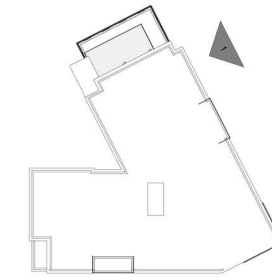
ELEVATIONS

RAYNES AVE.
HOTEL

Dwg. No.
A3.03

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
DECEMBER 7, 2022

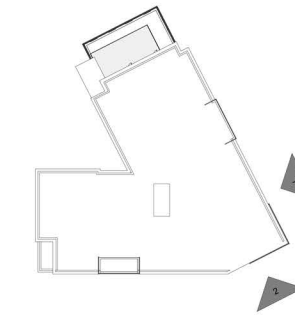
4.9
NOT TO SCALE



KEYPLAN
1" = 40'-0"



1 NORTH EAST ELEVATION A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.02



KEYPLAN
1" = 40'-0"



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

REF SHEET: 1 / A1.02

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

REF SHEET: 1 / A1.02



North	Scale
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ELEVATIONS

RAYNES AVE. HOTEL Project

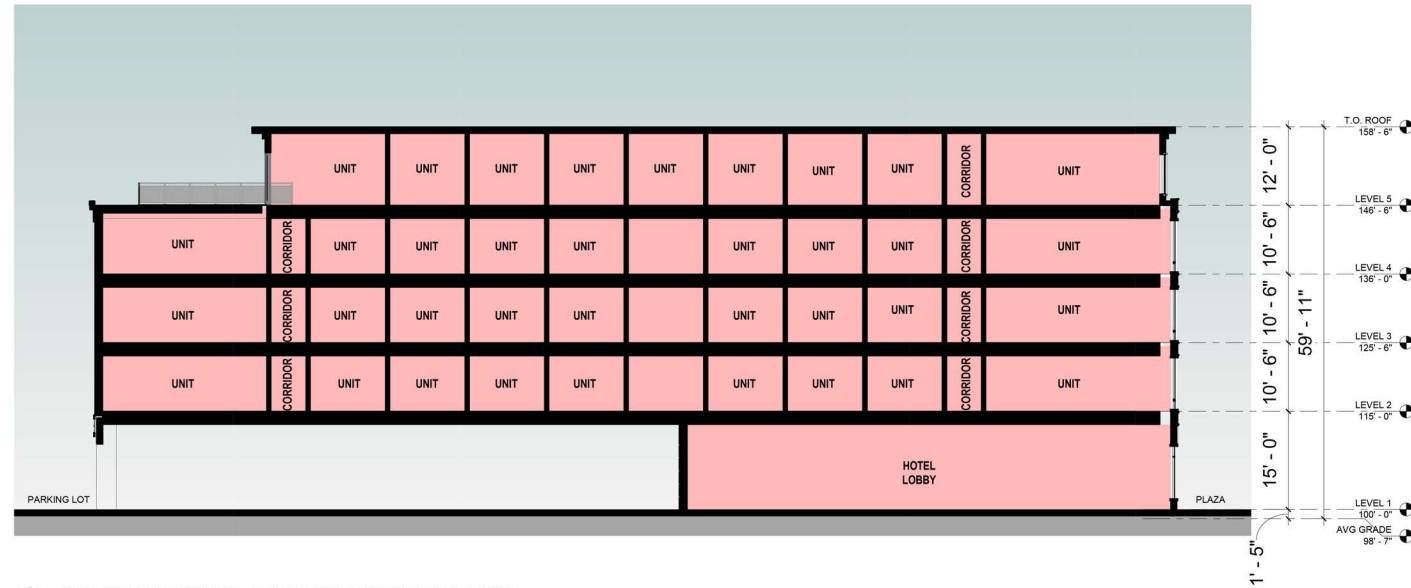
Dwg. No. **A3.05**

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
DECEMBER 7, 2022

4.11
NOT TO SCALE

LEGEND

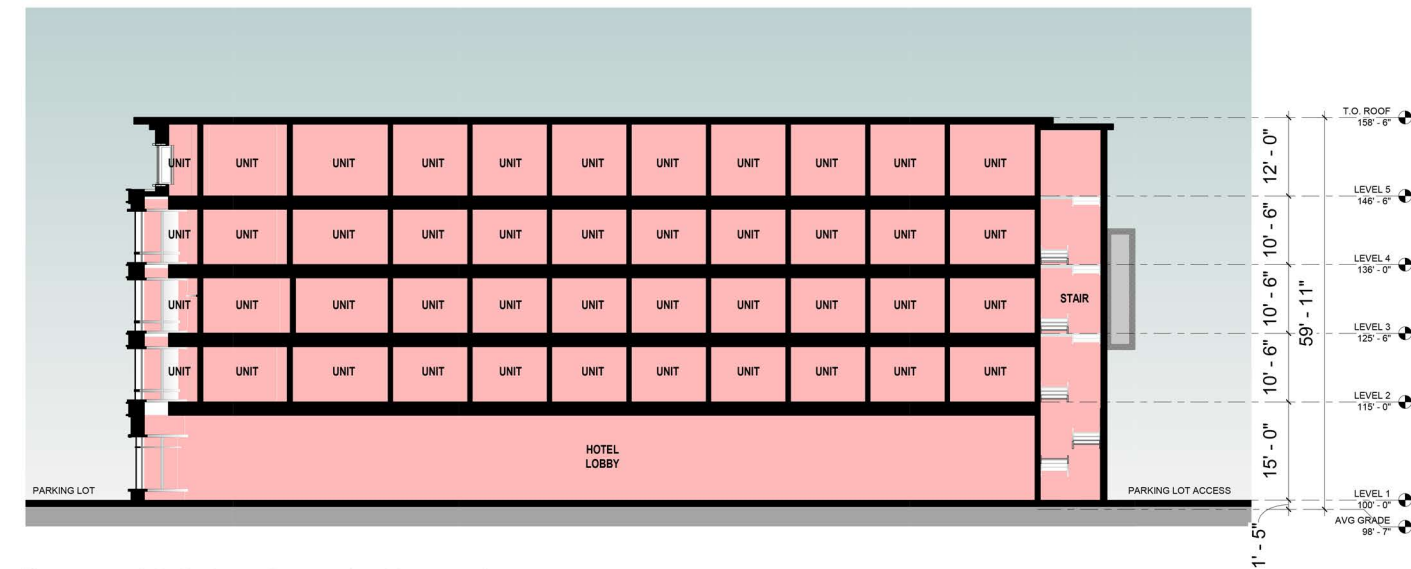
HOTEL



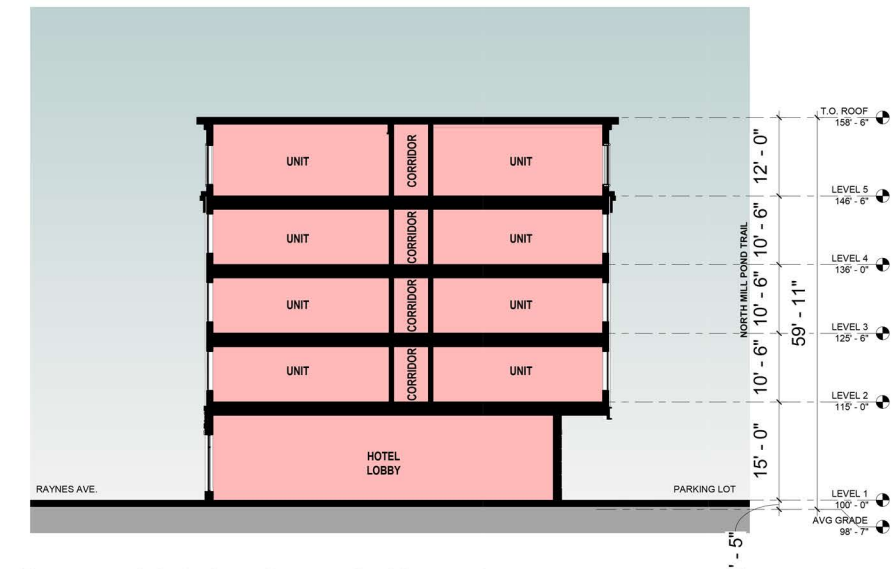
2 BUILDING SECTION - NORTH WEST / SOUTH EAST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



3 BUILDING SECTION - NORTH EAST / SOUTH WEST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



1 BUILDING SECTION - NORTH EAST / SOUTH WEST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



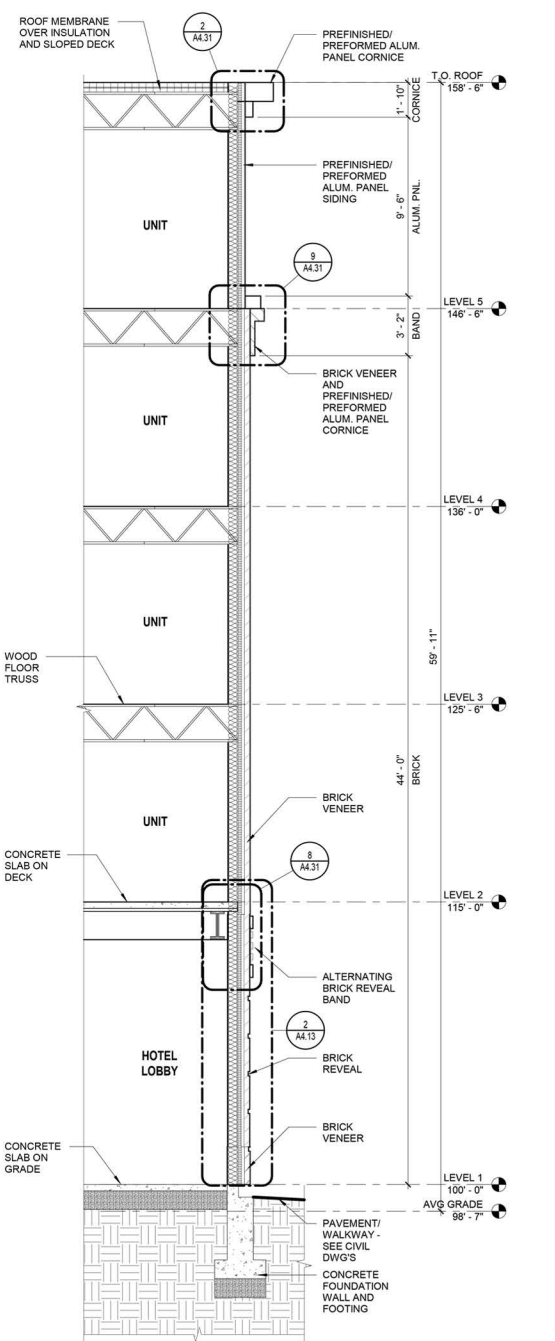
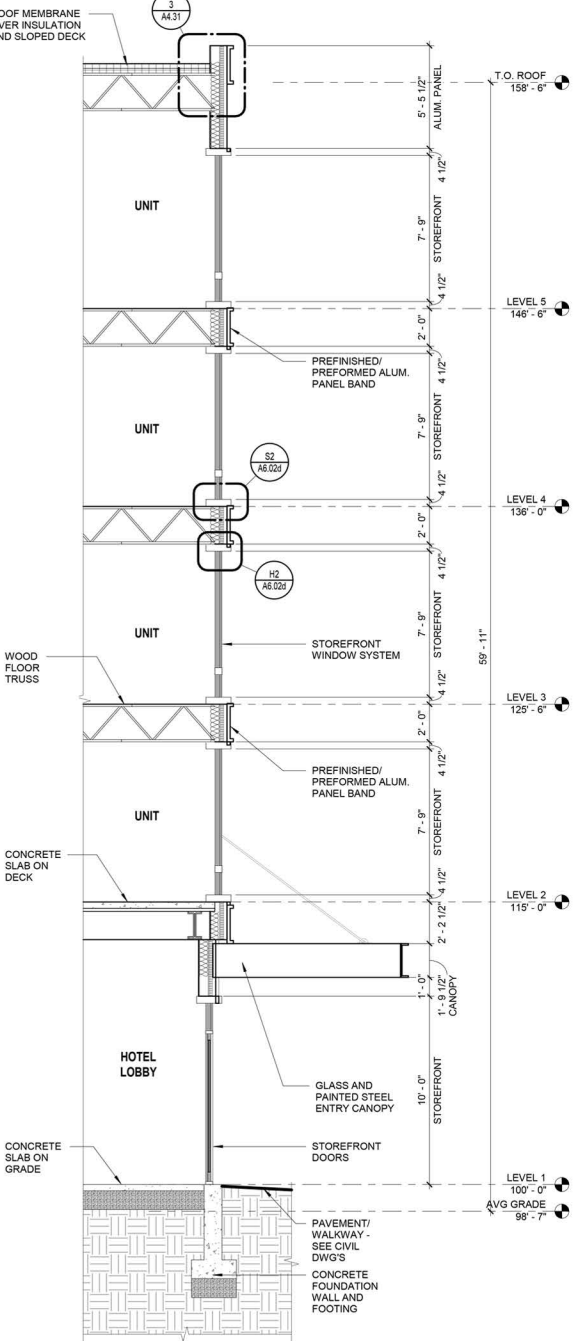
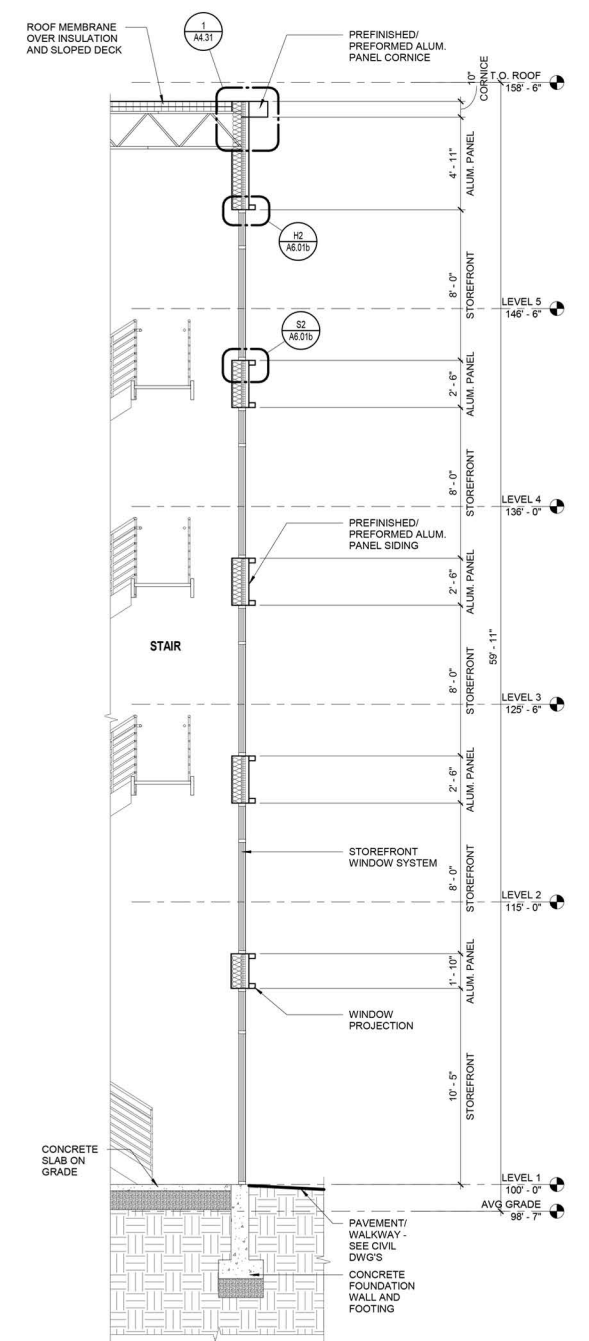
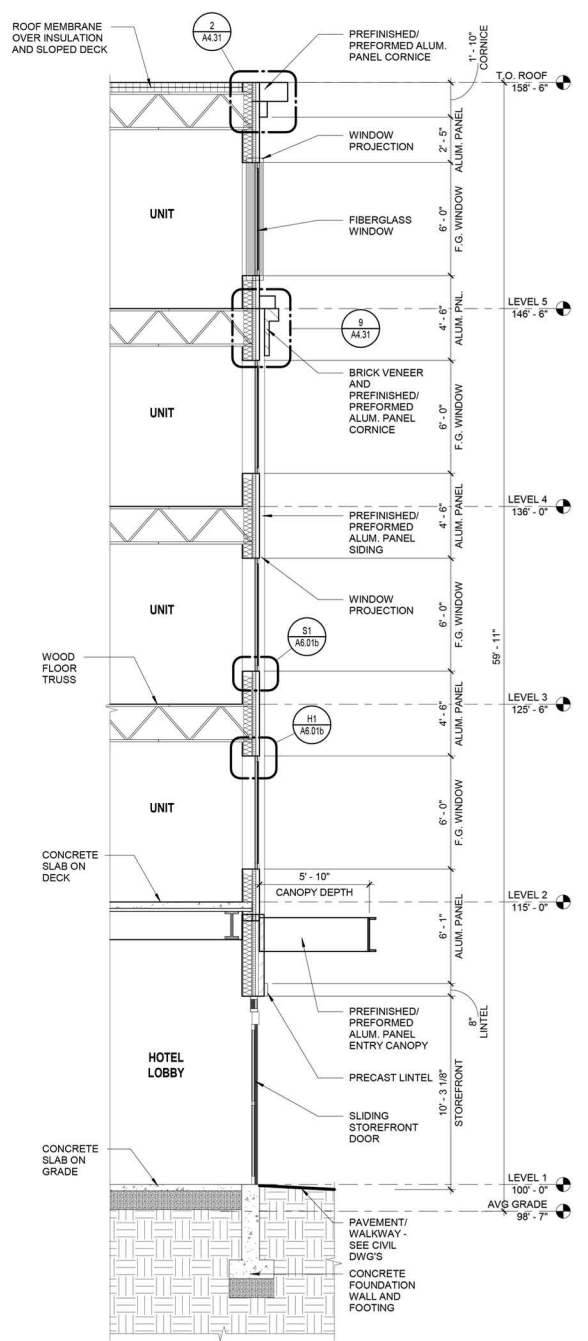
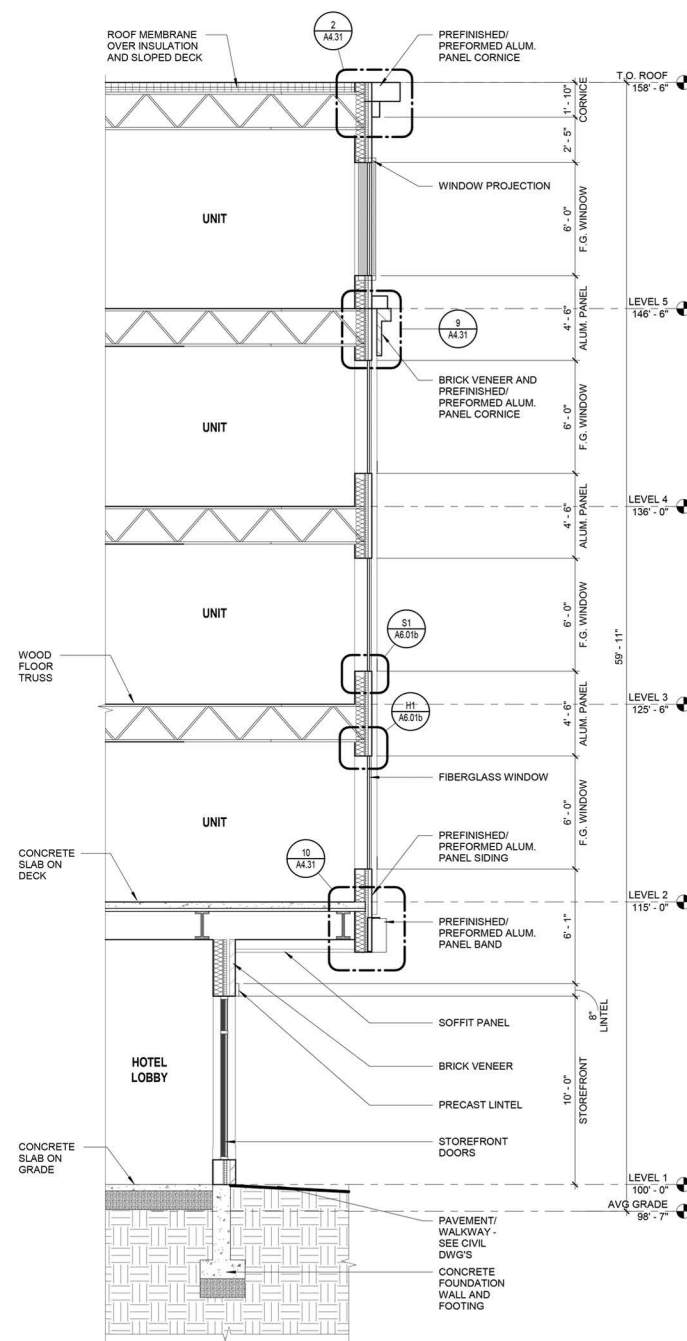
4 BUILDING SECTION - NORTH WEST / SOUTH EAST
SCALE: 3/32" = 1'-0" REF SHEET: 1 / A1.02



BUILDING SECTIONS

RAYNES AVE. HOTEL

Dwg. No. **A4.01**



5 WALL SECTION - OVERHANG
SCALE: 1/4" = 1'-0" REF SHEET: 2 / A3.02

4 WALL SECTION - SOUTH WEST ENTRY
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.02

3 WALL SECTION - STAIR
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

2 WALL SECTION - RAYNES AVE ENTRY CANOPY
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

1 WALL SECTION - TYPICAL
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.01

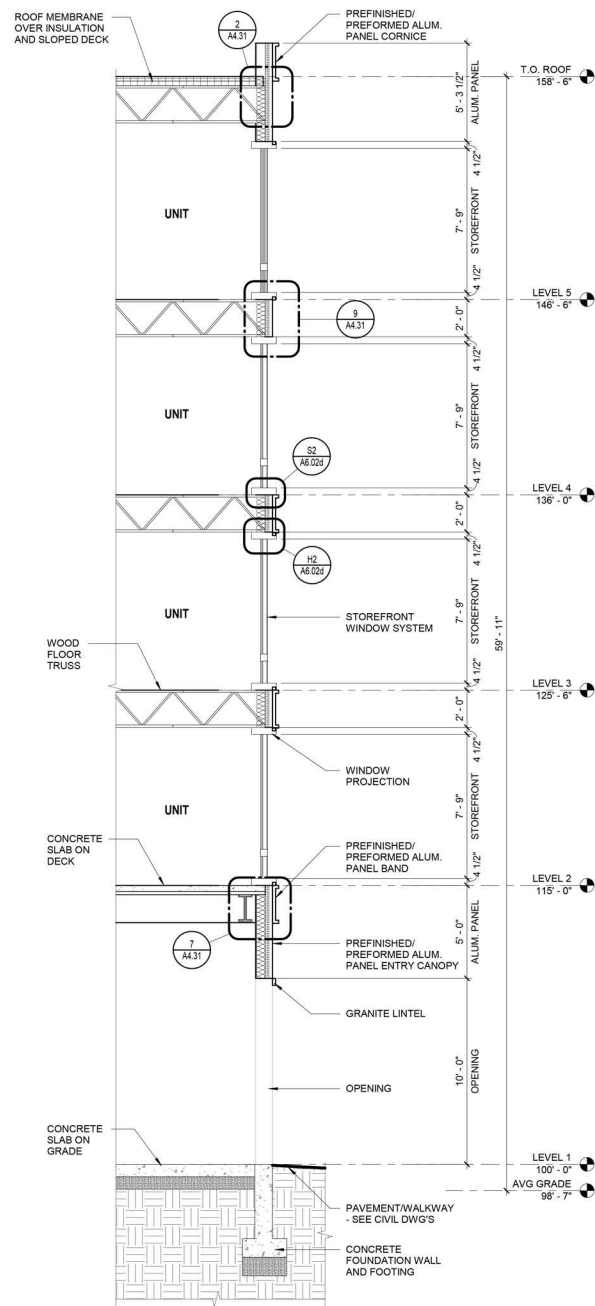


North Scale

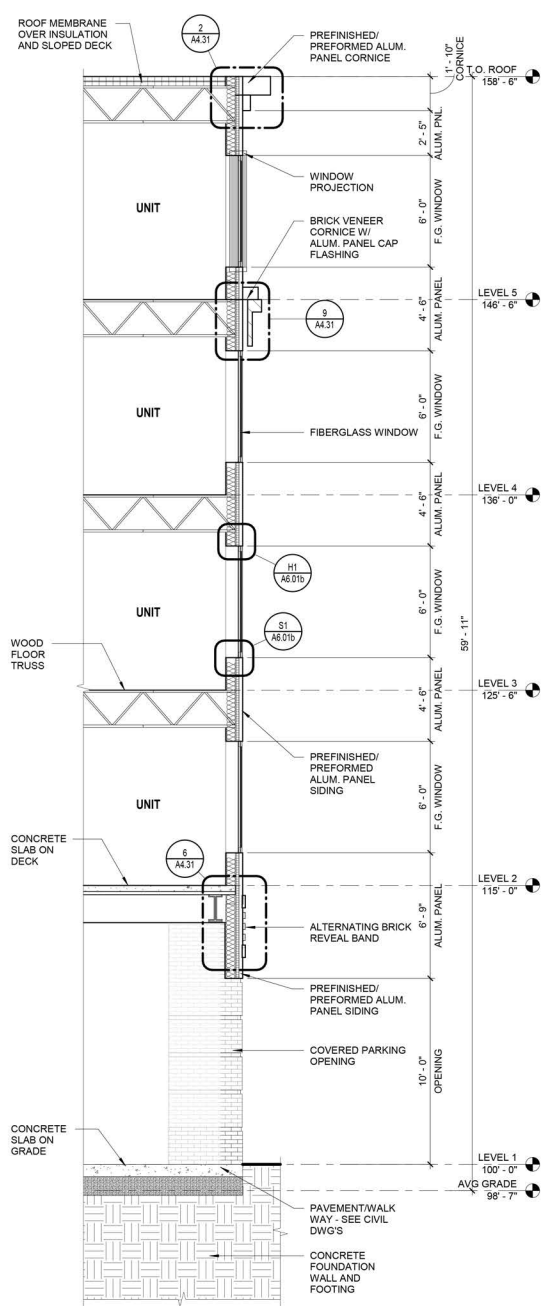
WALL SECTIONS

RAYNES AVE. HOTEL Project

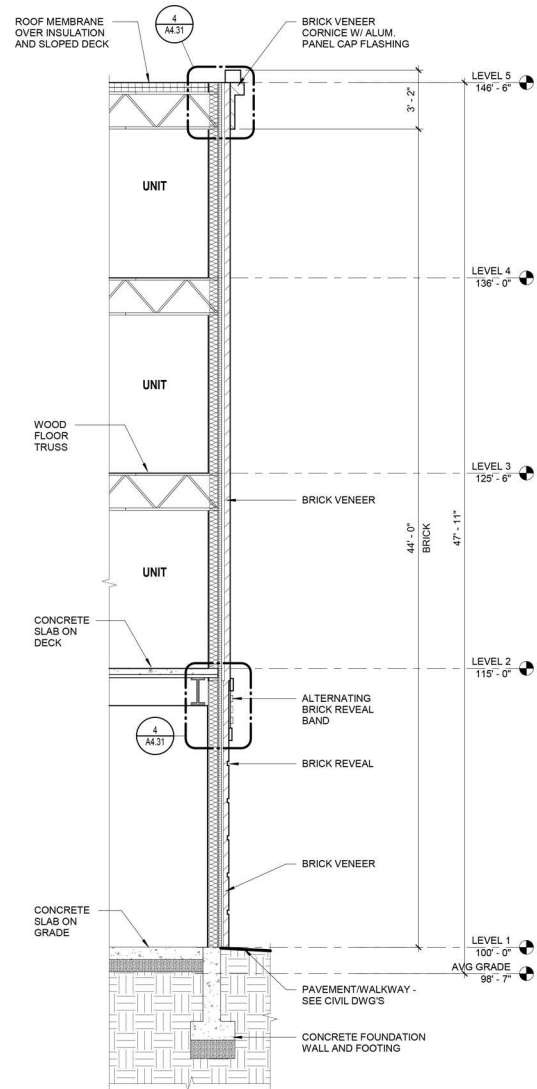
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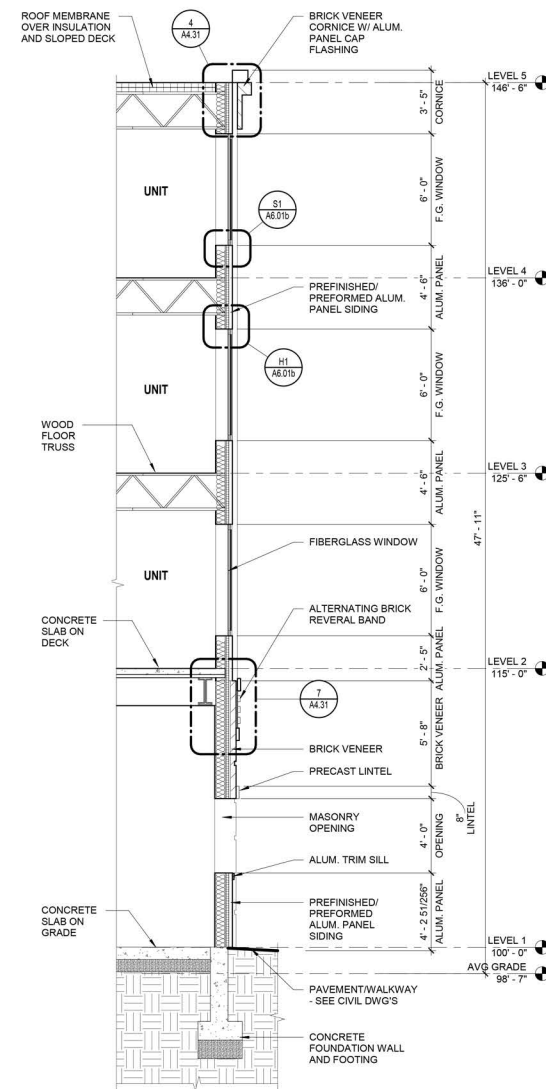
5 WALL SECTION - PARKING OPENING B
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.05



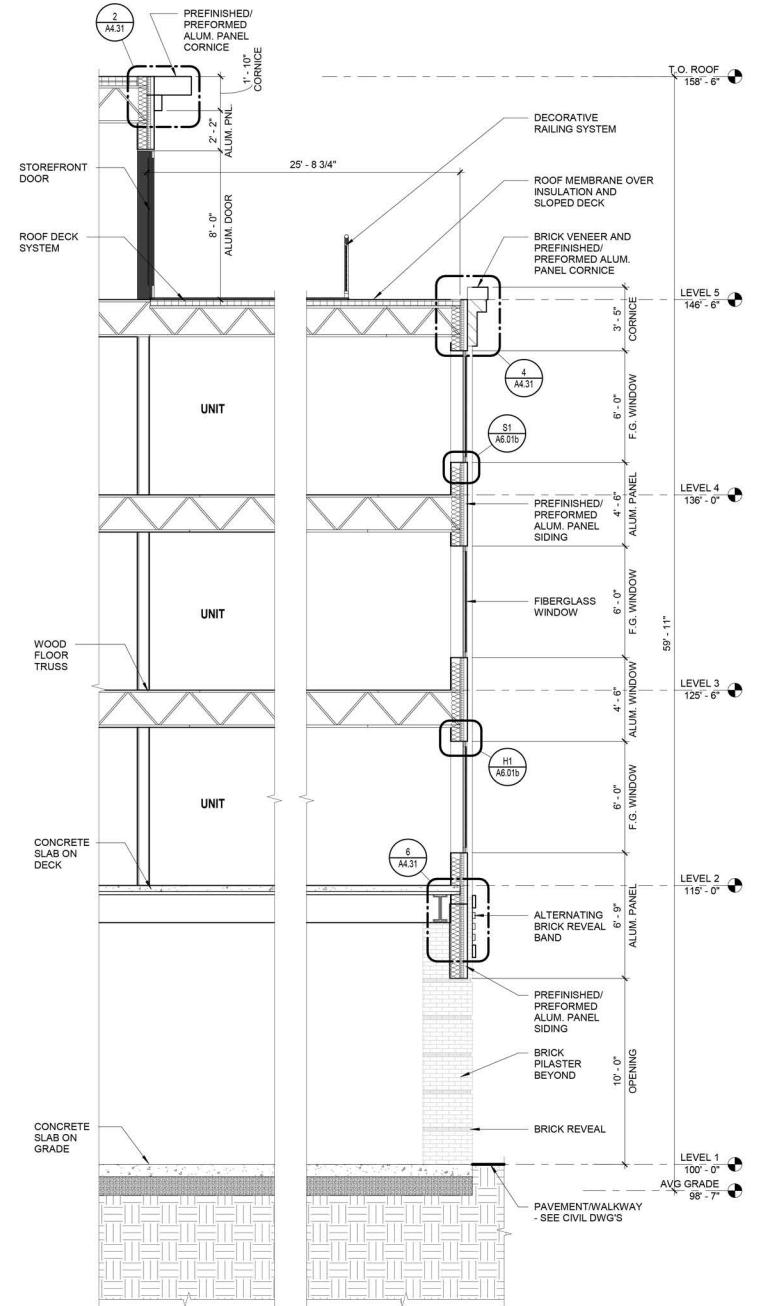
4 WALL SECTION - PARKING OPENING A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.04



3 WALL SECTION - PILASTER
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.04



2 WALL SECTION - PARKING WINDOW OPENING A
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A3.04



1 WALL SECTION - ROOF DECK
SCALE: 1/4" = 1'-0" REF SHEET: 2 / A3.03

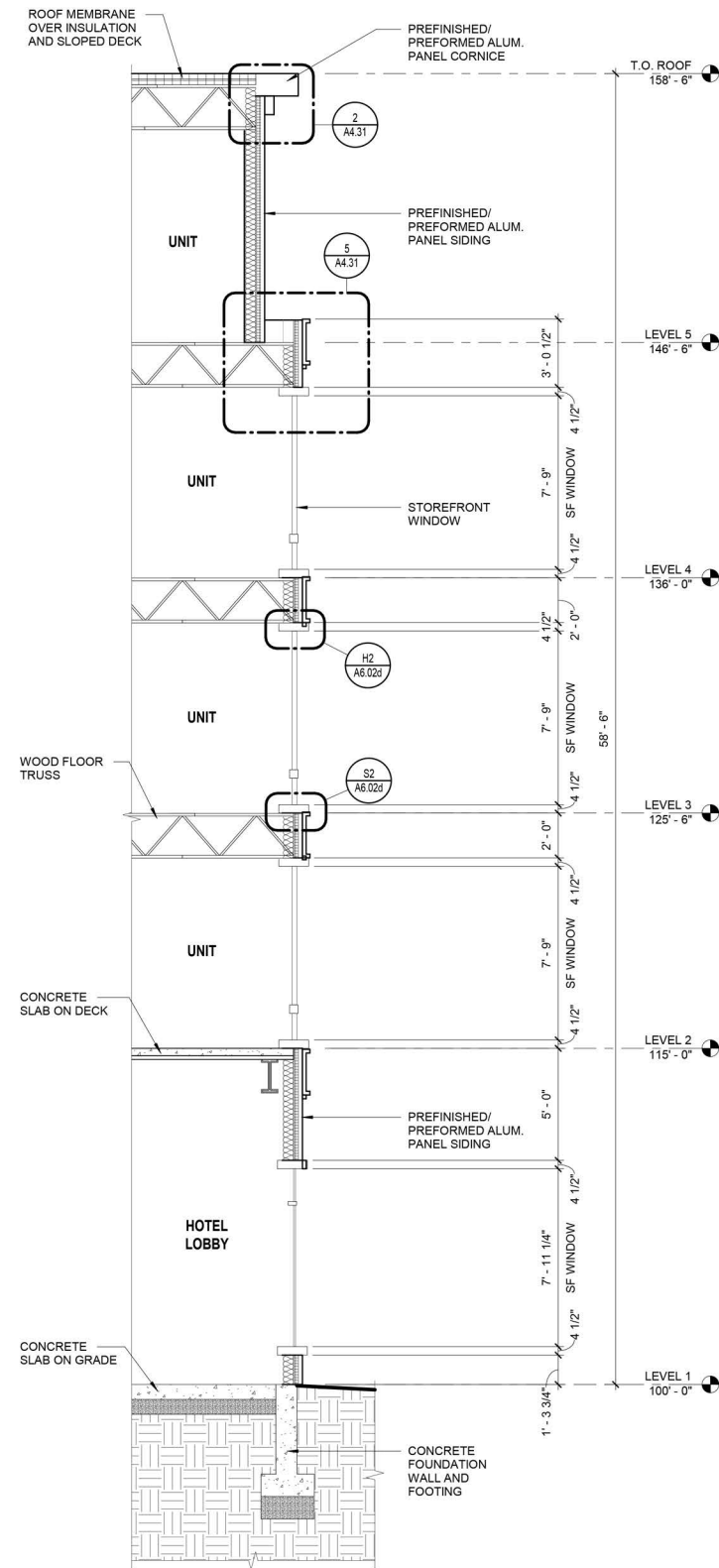


North Scale

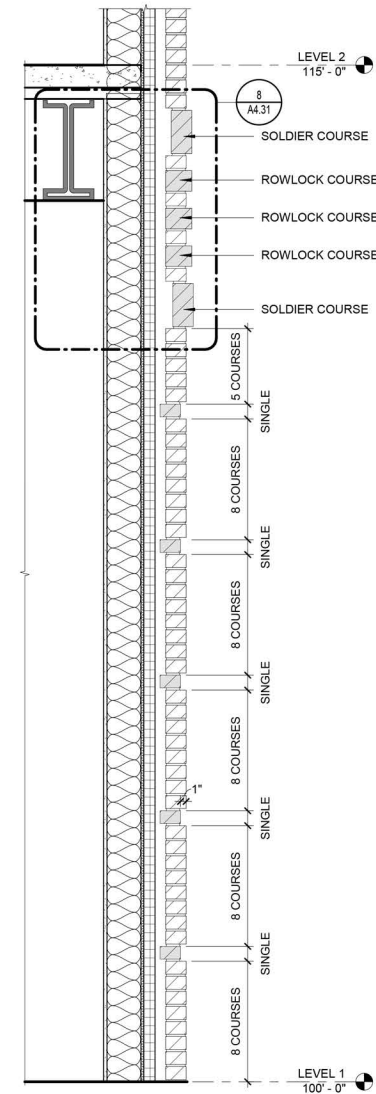
WALL SECTIONS

RAYNES AVE.
HOTEL

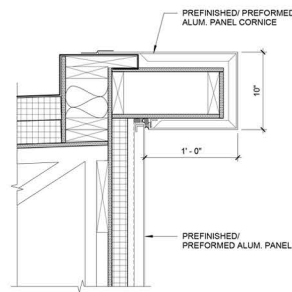
Dwg. No.
A4.12



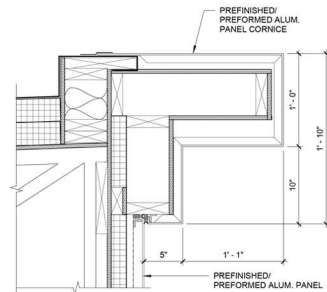
1 WALL SECTION - CORNER BUMP-OUT
SCALE: 1/4" = 1'-0" REF SHEET: 2 / A3.05



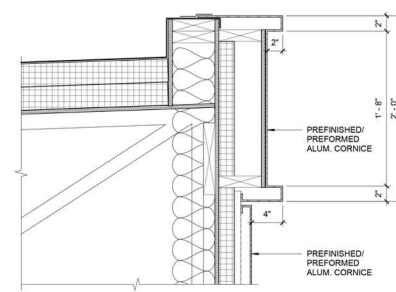
2 BRICK REVEAL DETAIL
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A4.11



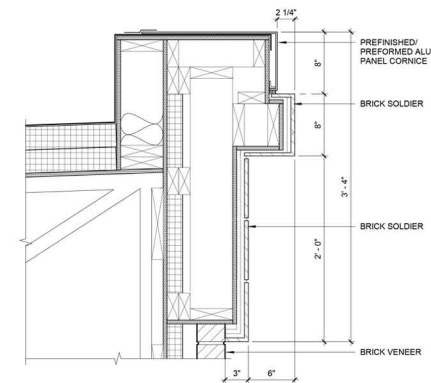
1 PREFORMED METAL CORNICE AT STAIR ROOF
SCALE: 1 1/2" = 1'-0" REF SHEET: 3 / A4.11



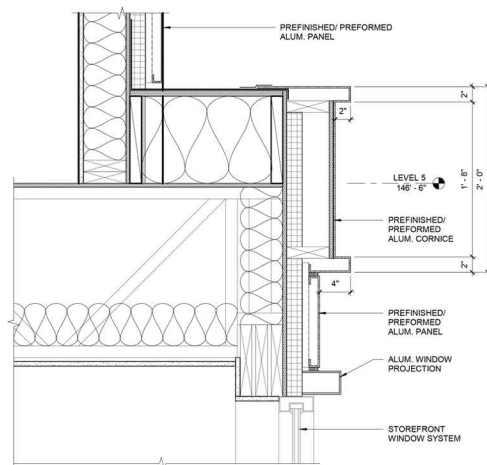
2 PREFORMED METAL CORNICE AT ROOF
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



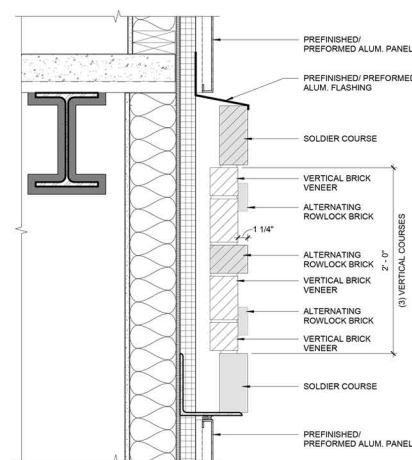
3 PREFORMED METAL CORNICE AT ENTRY ROOF
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.11



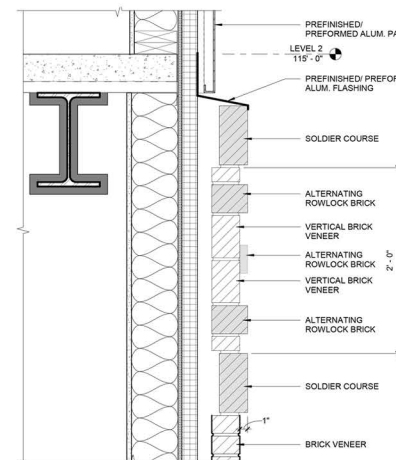
4 BRICK CORNICE AT L5
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



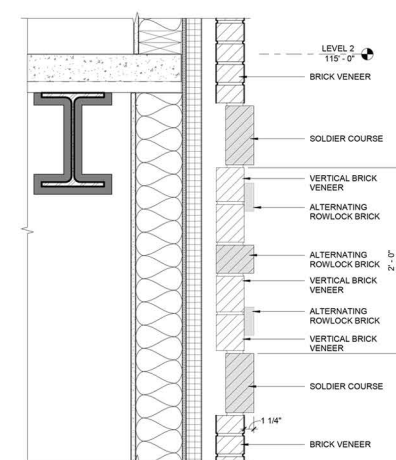
5 PREFORMED METAL CORNICE AT BUMP-OUT
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.13



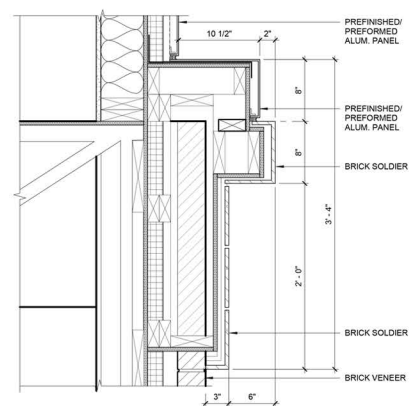
6 BRICK BAND DETAIL AT METAL PANEL/ METAL PANEL
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.12



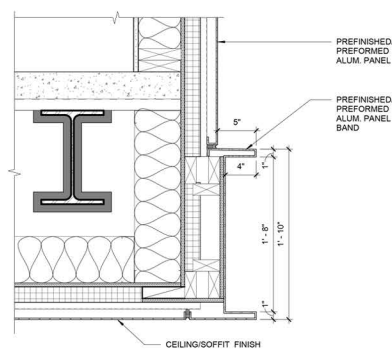
7 BRICK BAND DETAIL AT METAL PANEL/ BRICK
SCALE: 1 1/2" = 1'-0" REF SHEET: 2 / A4.12



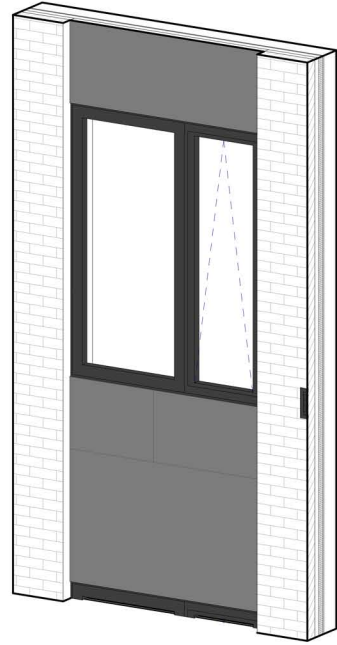
8 BRICK BAND DETAIL AT BRICK/ BRICK
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



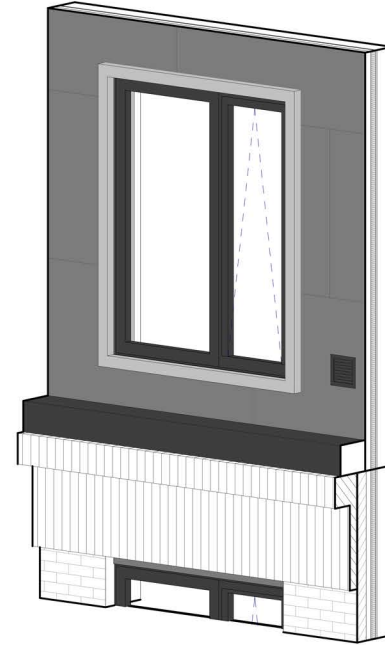
9 BRICK BAND AT L5
SCALE: 1 1/2" = 1'-0" REF SHEET: 1 / A4.11



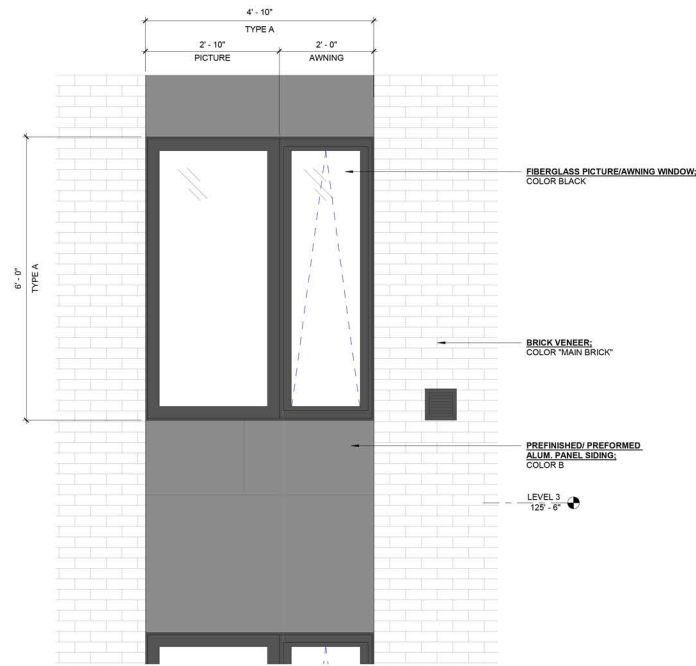
10 PREFORMED METAL BAND AT L2 OVERHANG
SCALE: 1 1/2" = 1'-0" REF SHEET: 5 / A4.11



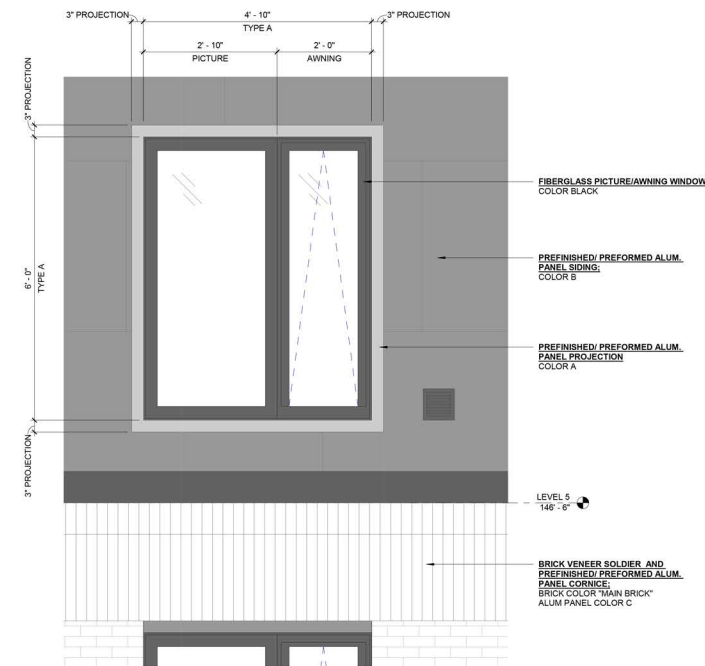
1A ENLARGED FIBERGLASS WINDOW IN METAL PANEL/BRICK VENEER LEVEL 2-4 3D



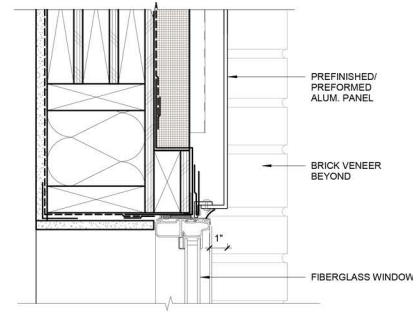
2A ENLARGED FIBERGLASS WINDOW IN METAL PANEL LEVEL 5 3D



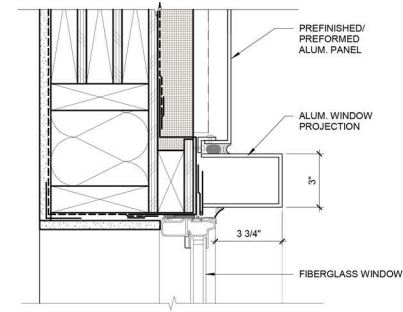
1 ENLARGED FIBERGLASS WINDOW IN METAL PANEL/BRICK VENEER LEVEL 2-4
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



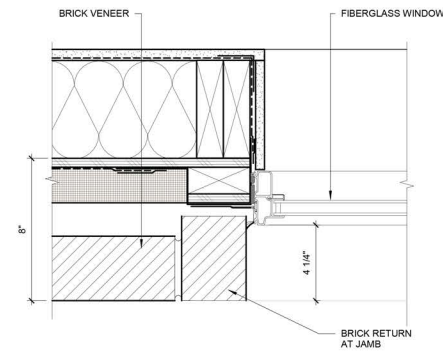
2 ENLARGED FIBERGLASS WINDOW IN METAL PANEL LEVEL 5
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



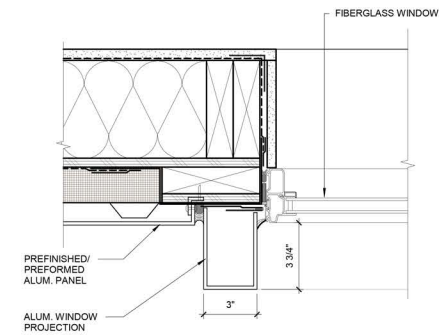
H1 FIBERGLASS WINDOW HEAD AT BRICK
SCALE: 3" = 1'-0"



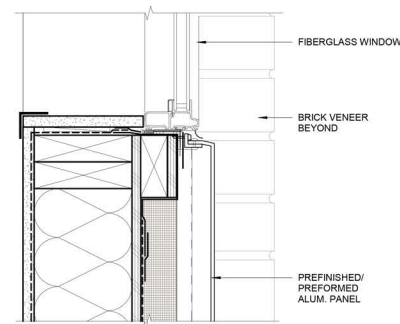
H2 FIBERGLASS WINDOW HEAD W/ PROJECTION
SCALE: 3" = 1'-0"



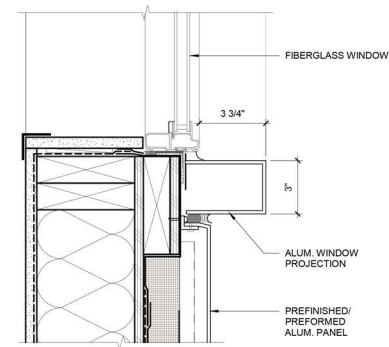
J1 FIBERGLASS WINDOW JAMB AT BRICK
SCALE: 3" = 1'-0"



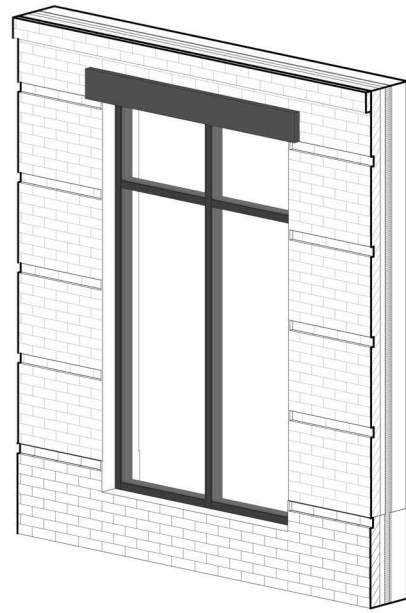
J2 FIBERGLASS WINDOW JAMB W/ PROJECTION
SCALE: 3" = 1'-0"



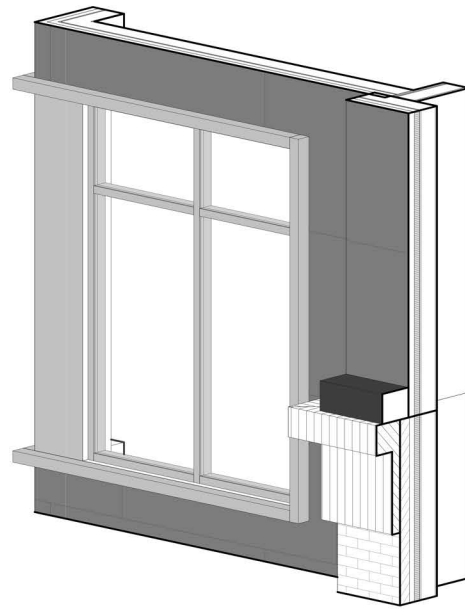
S1 FIBERGLASS WINDOW SILL AT BRICK
SCALE: 3" = 1'-0"



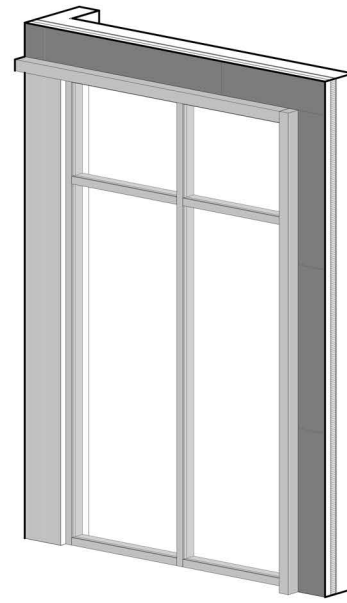
S2 FIBERGLASS WINDOW SILL W/ PROJECTION
SCALE: 3" = 1'-0"



1A ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER LEVEL 1 3D



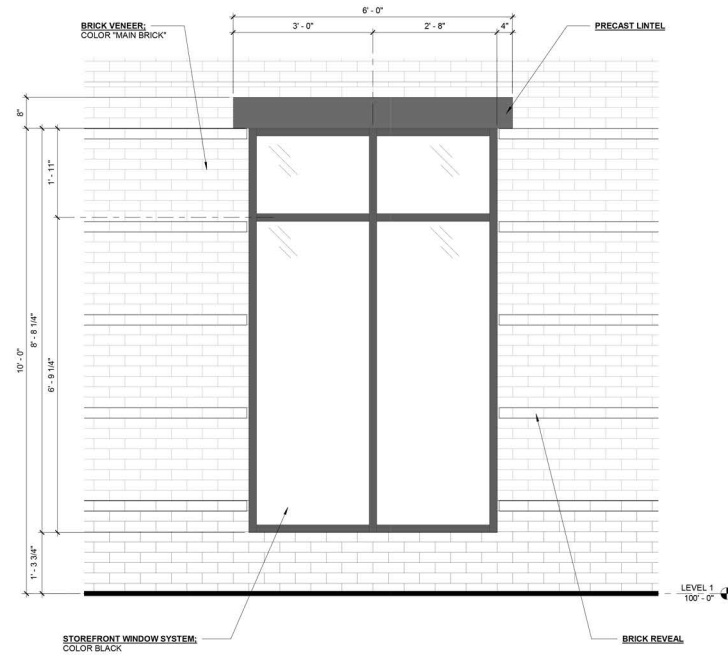
2A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR LEVEL 2-5 3D



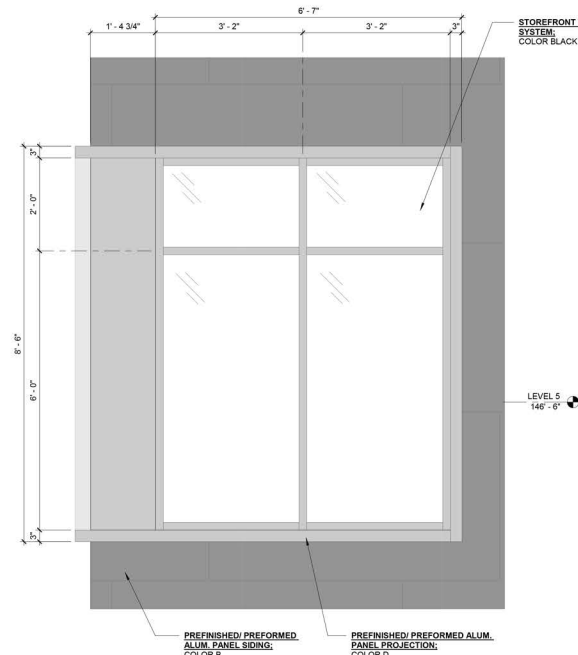
3A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR LEVEL 1 3D



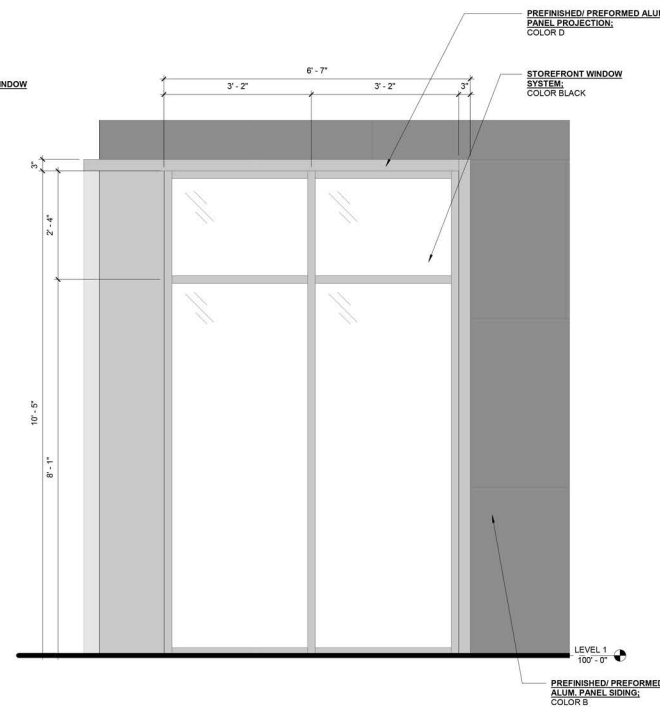
4A ENLARGED STOREFRONT WINDOW/DOOR IN METAL PANEL AT STAIR LEVEL 1 3D



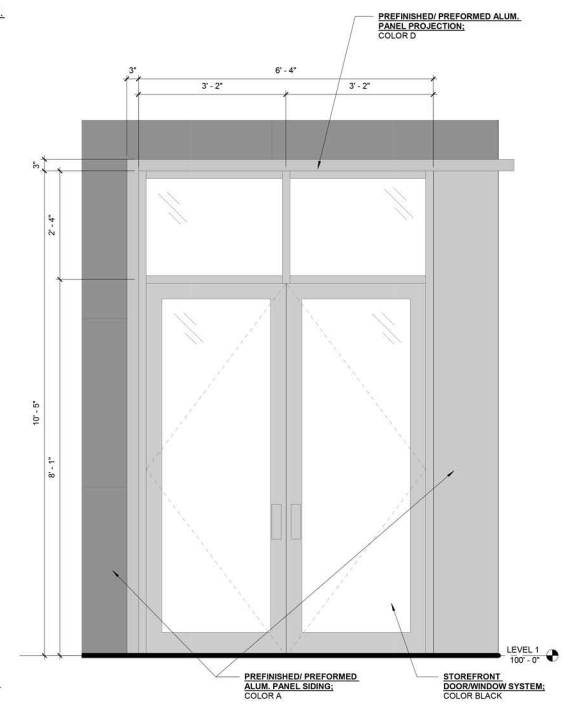
1 ENLARGED STOREFRONT WINDOW ELEVATION IN BRICK VENEER LEVEL 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



2 ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR LEVEL 2-5
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



3 ENLARGED STOREFRONT WINDOW IN METAL PANEL AT STAIR LEVEL 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



4 ENLARGED STOREFRONT WINDOW/DOOR IN METAL PANEL AT STAIR LEVEL 1
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



North Scale

ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE. HOTEL Project

Dwg. No. **A6.02a**



1 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 1 3D



4 ENLARGED STOREFRONT ELEVATION AT HOTEL ENTRY 2 3D



3 ENLARGED STOREFRONT WINDOW AT HOTEL ENTRY 1
 SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



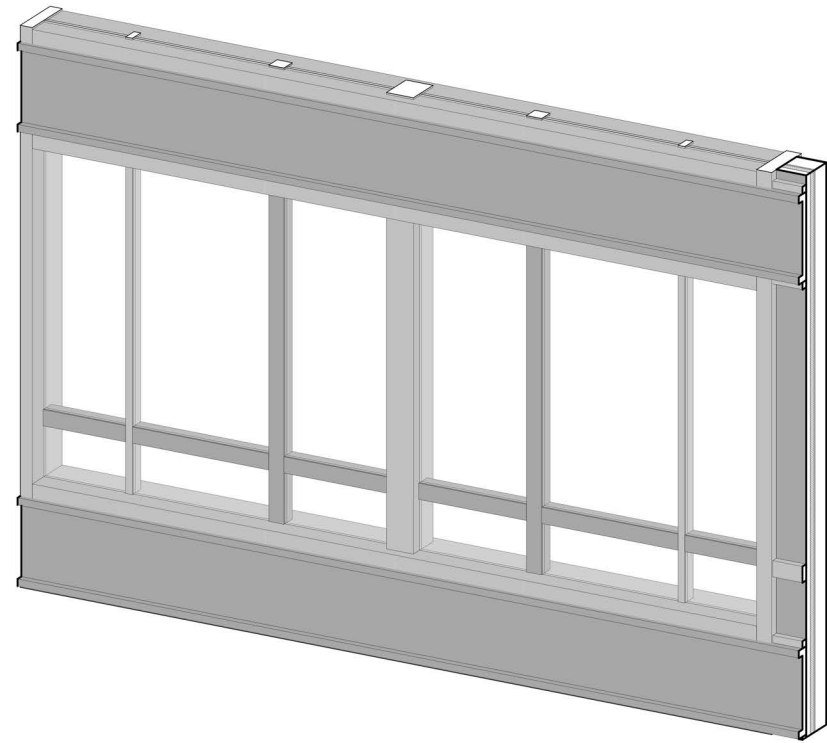
2 ENLARGED WINDOW ELEVATION AT HOTEL ENTRY 2
 SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.02



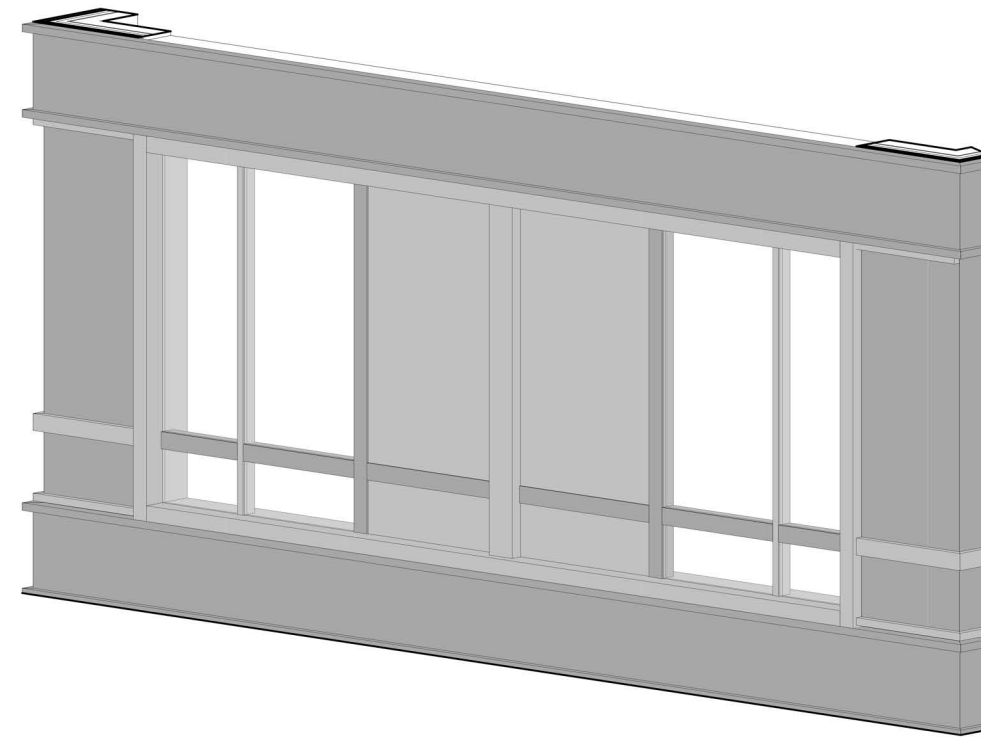
ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE. HOTEL

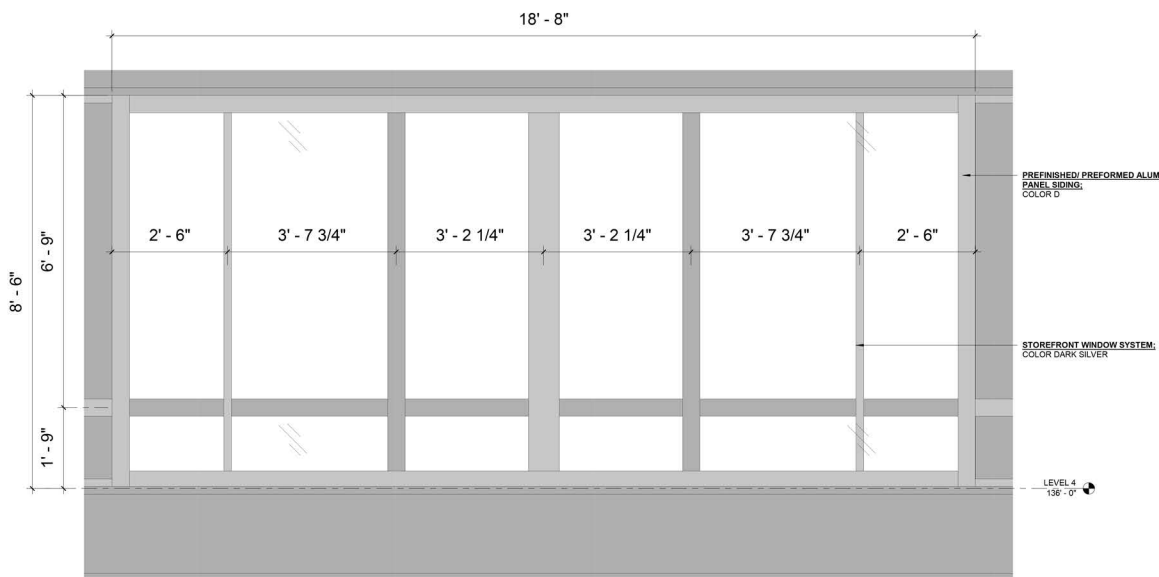
Dwg. No. A6.02b



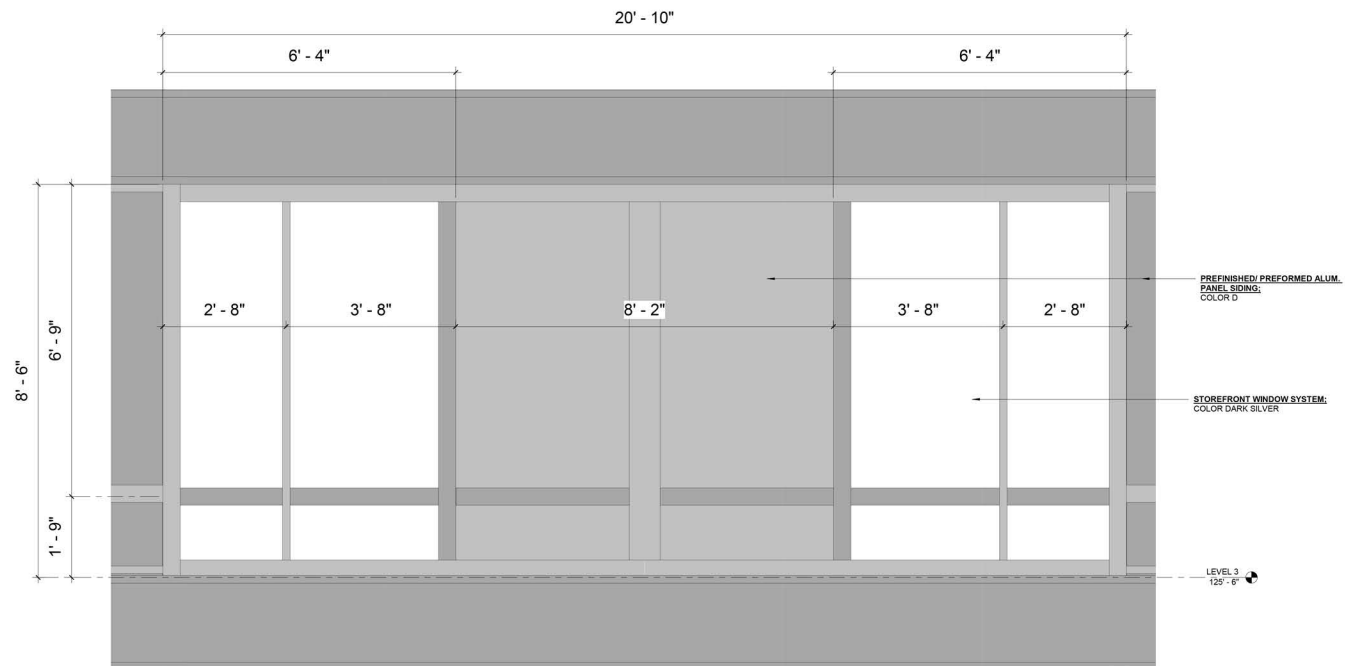
1A ENLARGED STOREFRONT ELEVATION AT ENTRY LEVEL 2-5 3D



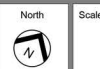
2A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT FRONT LEVEL 1-4 3D



1 ENLARGED STOREFRONT WINDOW AT ENTRY LEVEL 2-5
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.01



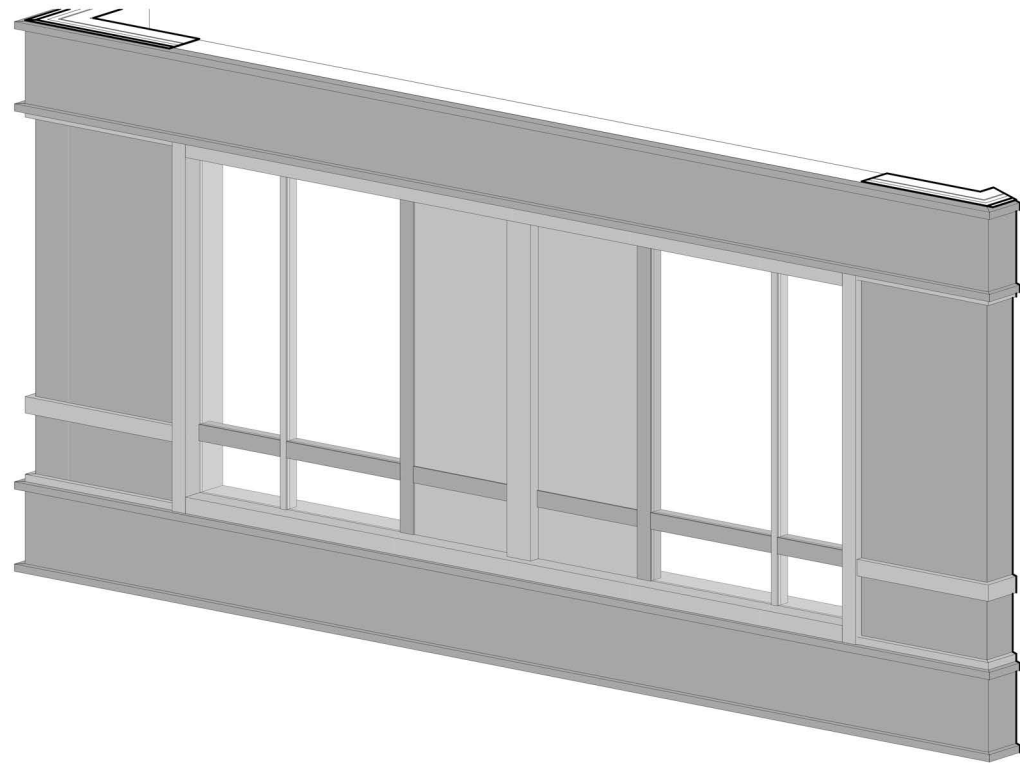
2 ENLARGED STOREFRONT WINDOW IN METAL PANEL AT FRONT LEVEL 1-4
SCALE: 3/4" = 1'-0" REF SHEET: 2 / A3.05



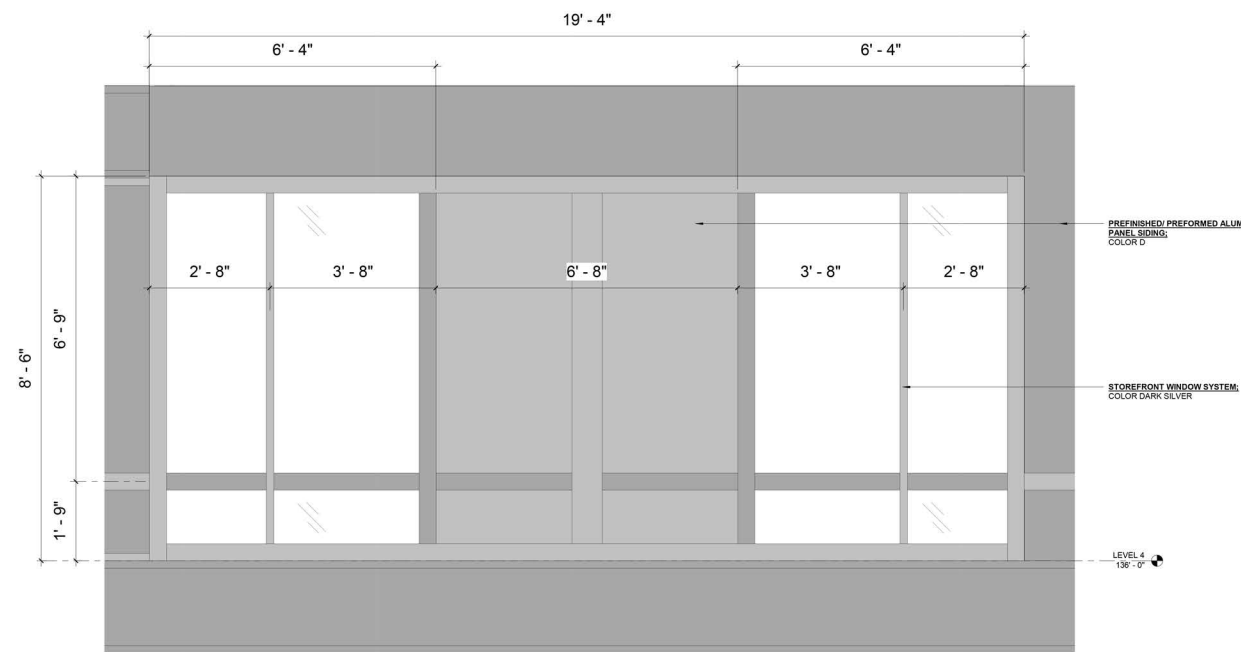
ALUMINUM STOREFRONT ELEVATIONS

RAYNES AVE.
HOTEL

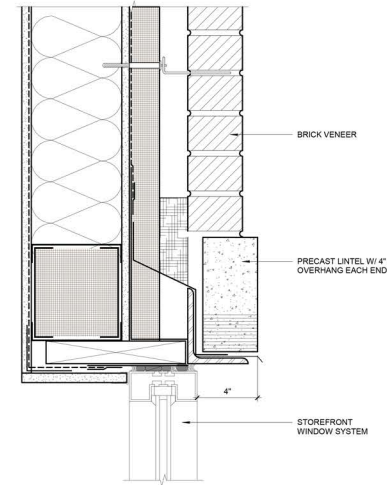
Dwg. No.
A6.02c



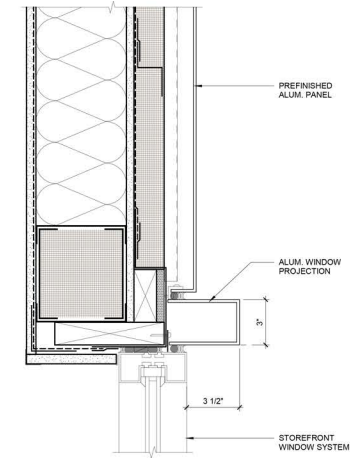
1A ENLARGED STOREFRONT WINDOW IN METAL PANEL AT SIDE
LEVEL 2-5 3D



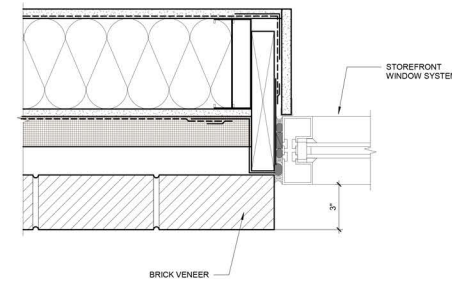
1 ENLARGED STOREFRONT WINDOW IN METAL PANEL AT SIDE
LEVEL 2-5
SCALE: 3/4" = 1'-0" REF SHEET: 1 / A3.05



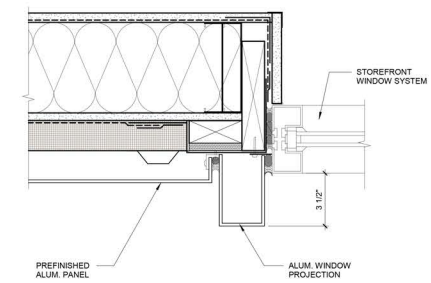
H1 STOREFRONT HEAD AT BRICK
SCALE: 3" = 1'-0"



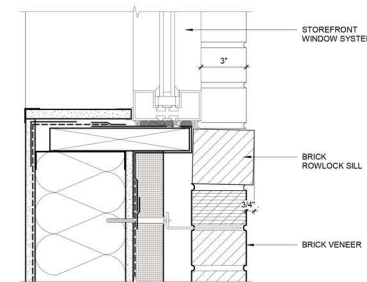
H2 STOREFRONT HEAD W/ PROJECTION
SCALE: 3" = 1'-0"



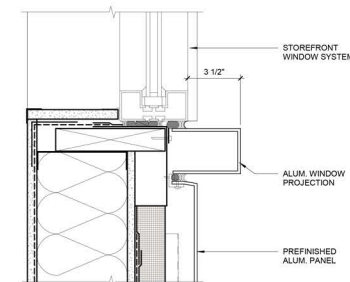
J1 STOREFRONT JAMB AT BRICK
SCALE: 3" = 1'-0"



J2 STOREFRONT JAMB W/ PROJECTION
SCALE: 3" = 1'-0"



S1 STOREFRONT SILL AT BRICK
SCALE: 3" = 1'-0"



S2 STOREFRONT SILL W/ PROJECTION
SCALE: 3" = 1'-0"