

LETTER OF AGENDA

This property located at the corner of Deer Street and Maplewood Avenue has a rich history that is greatly influenced by the Portsmouth Rail Corridor.

We've assembled a pictorial history in Section 2.0 for inspiration as we work to develop an appropriate architectural style for this historic Portsmouth Railway Site.

The previous approval contained an elevated sidewalk and ramp along Deer Street to gain access the first floor. Ground water elevations on site create conditions that require raising the first floor. However, we have eliminated tandem parking spaces below the building along the perimeter, therefore allowing space adjacent to the public sidewalks to be constructed at sidewalk grade.

Please review the following items submitted for consideration:

1.0 – Site Aerial & Agenda

2.0 – Massing

Appendix A

- Site and surroundings
- Zoning and Vision Plan

Appendix B

- Historic Research

Appendix C

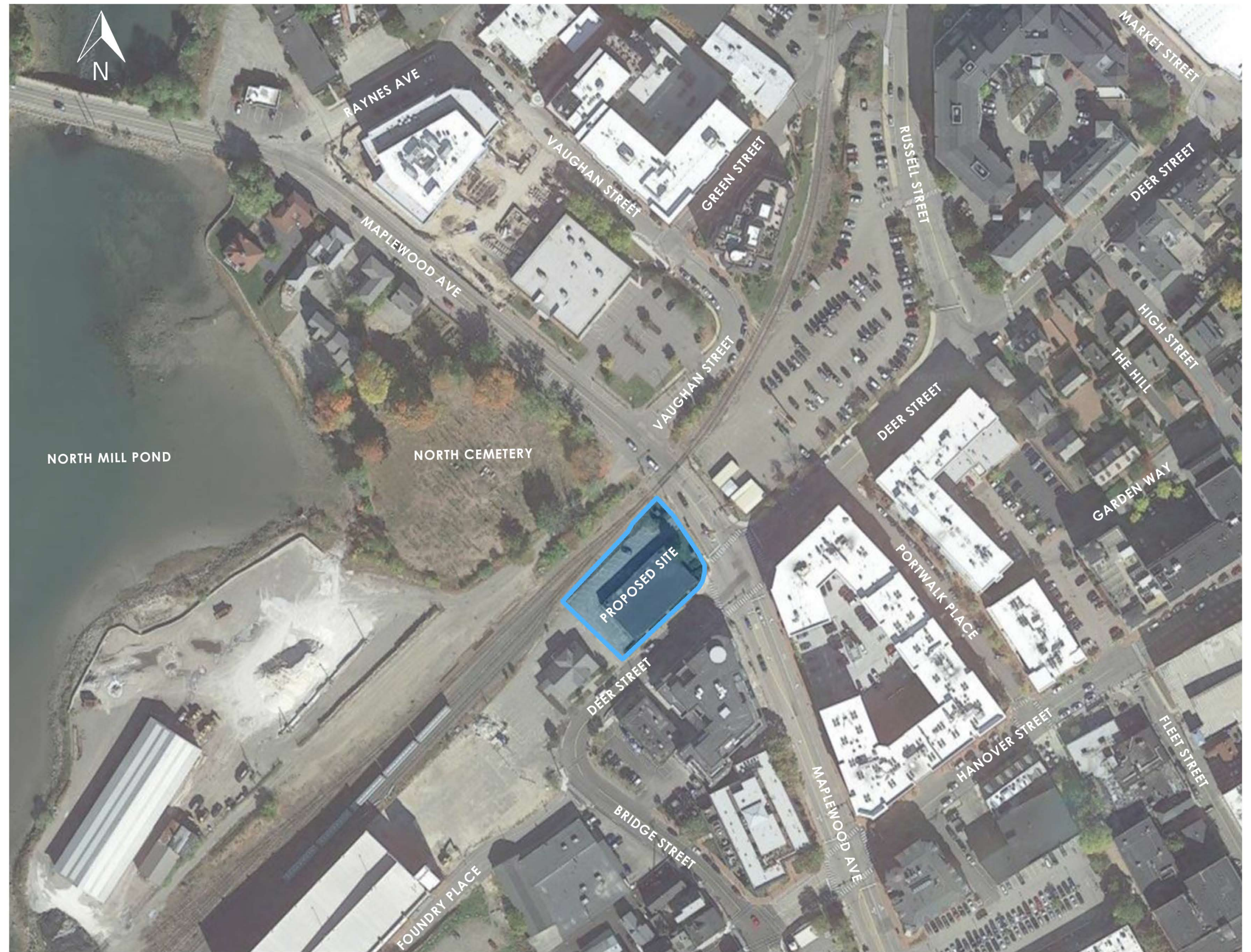
- North Mill Pond Coastal Resiliency

We respectfully submit this Application for Amended Approval. The current HDC Approval was granted to the prior owner.

Thank you for your consideration.

Sincerely,

Carla Goodnight, AIA, NCARB
Principal, CJ Architects



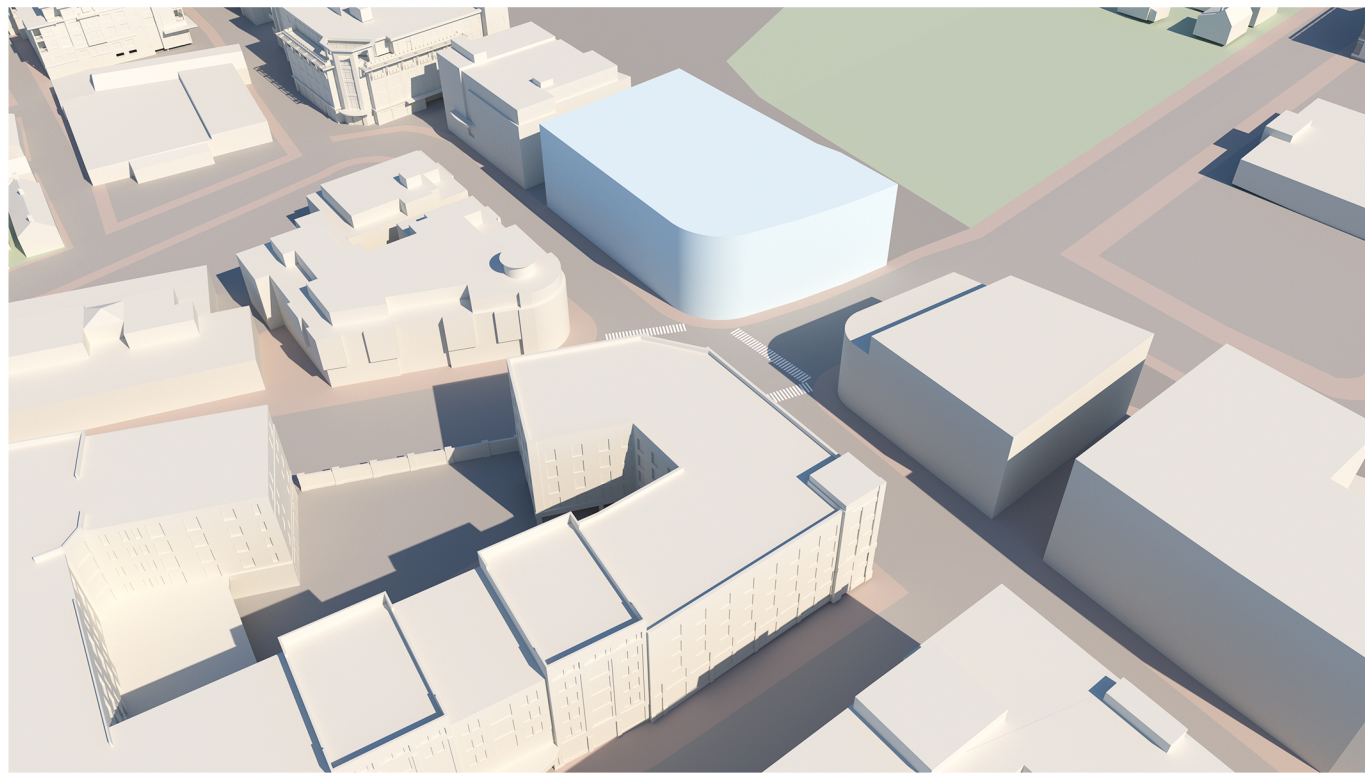
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

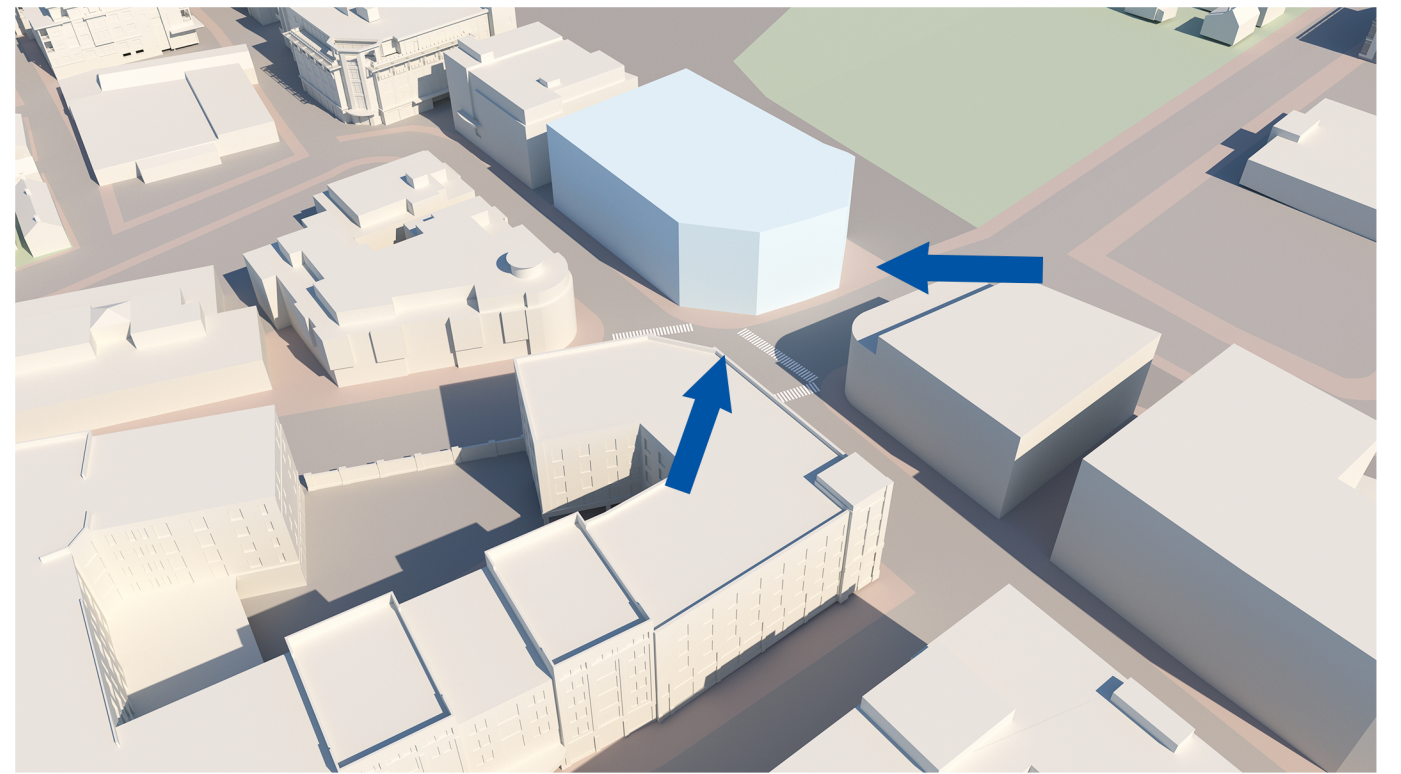
HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:
JUNE 1, 2022



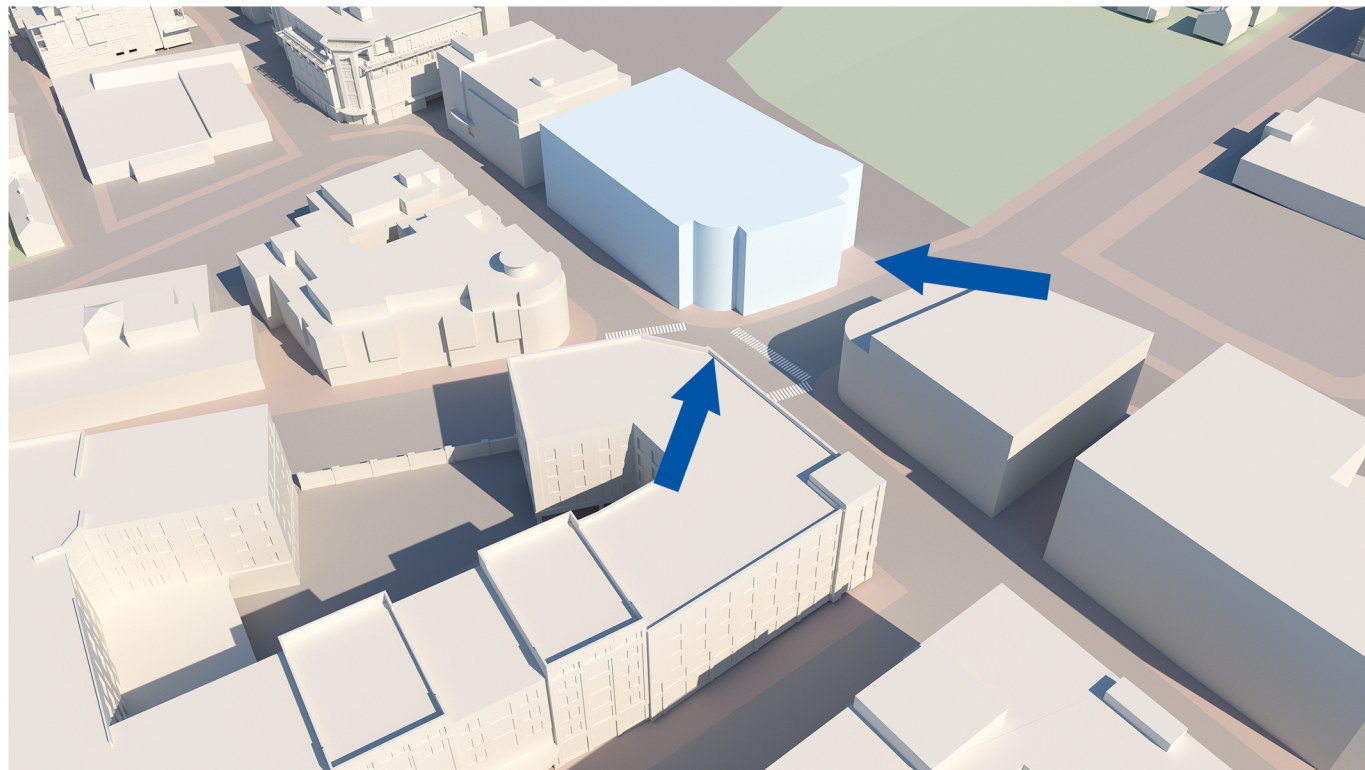
1.0



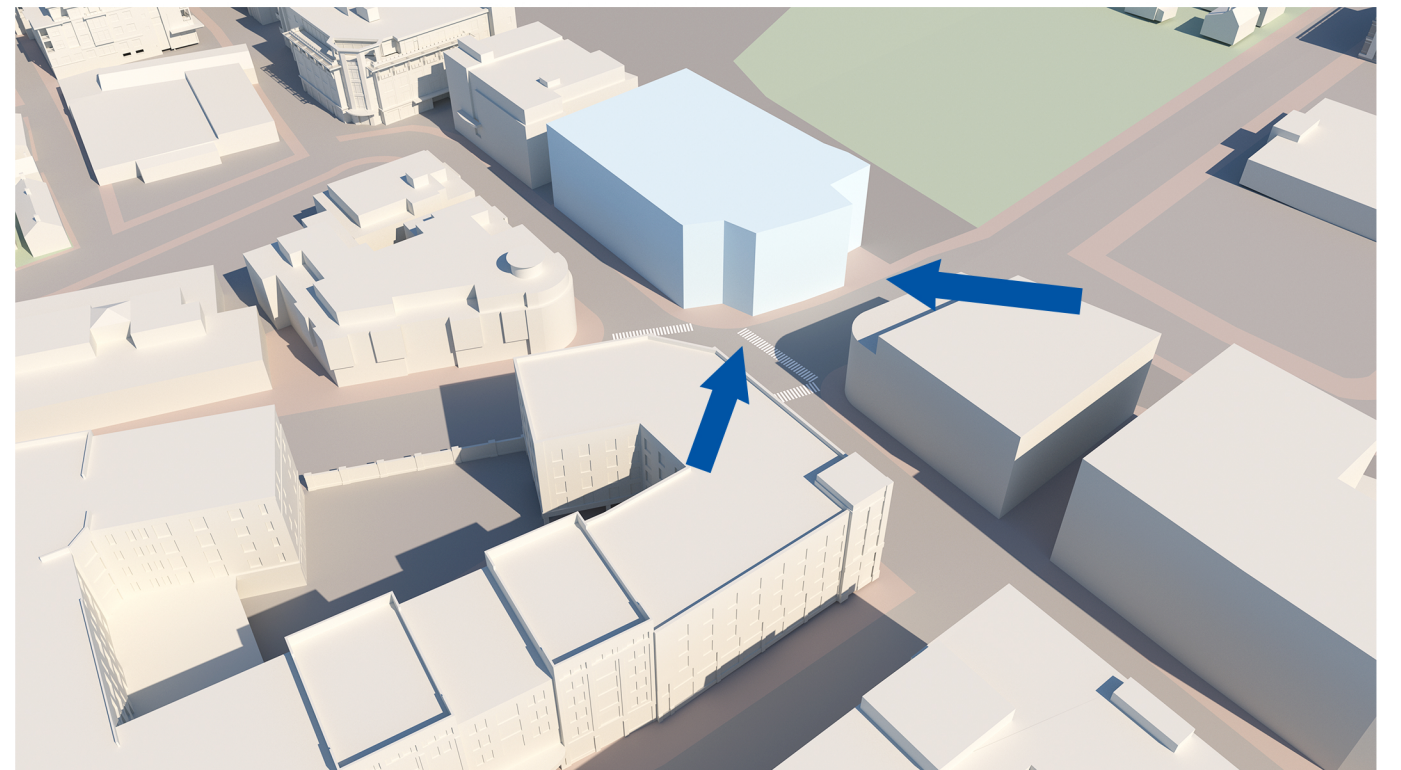
SITE MASSING - MAXIMUM HEIGHT AND VOLUME



PRIMARY CORNER MASSING - SETBACK AT 45 DEGREES



PRIMARY CORNER MASSING - ERODED RADIUS FORM



PRIMARY CORNER MASSING - NOTCHED CORNER

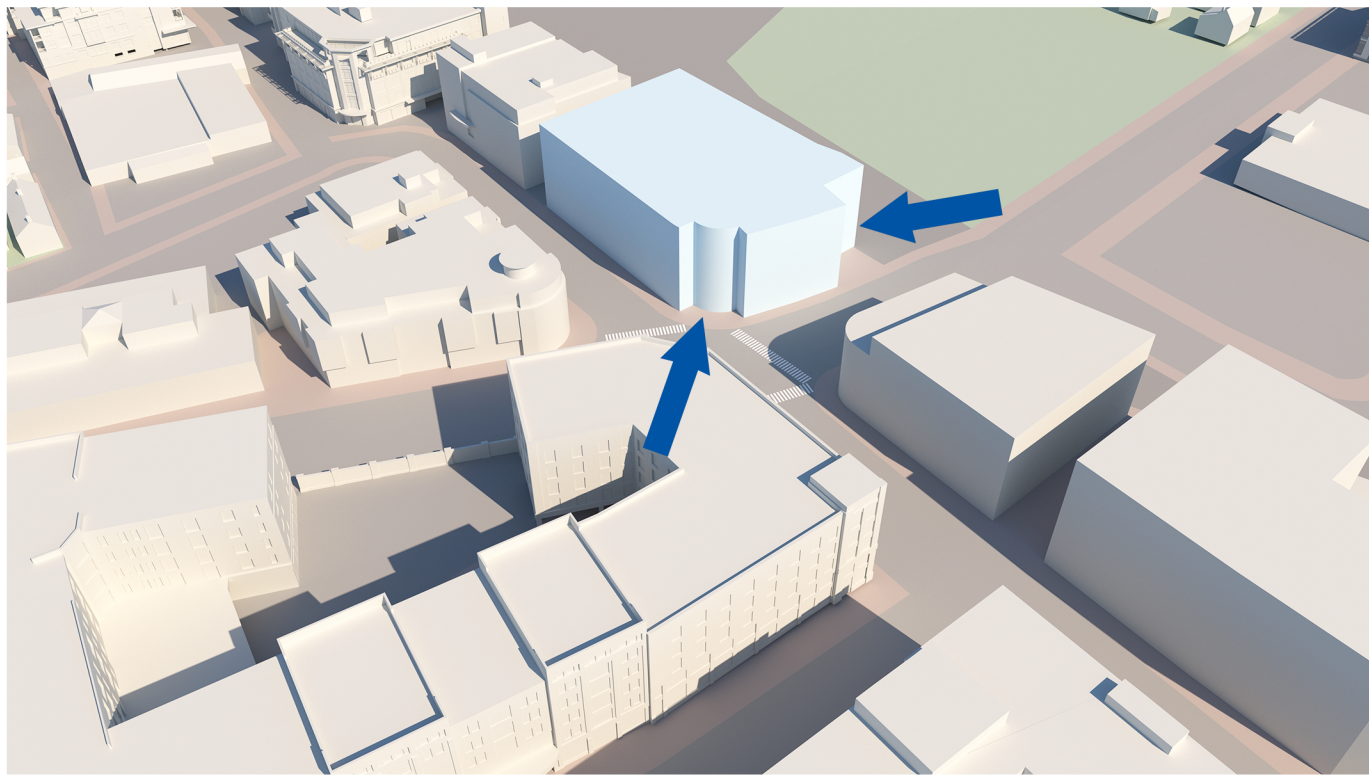
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MASSING STUDY

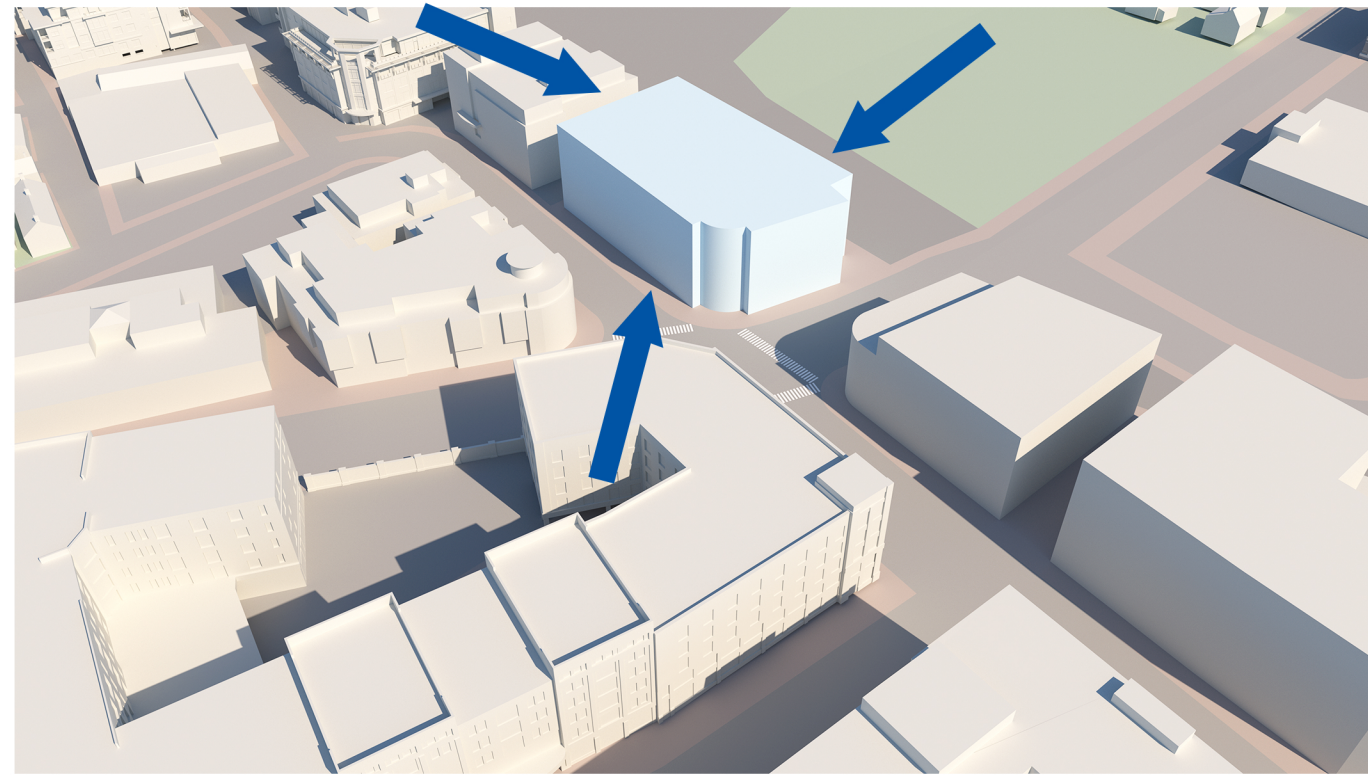
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2.0



MIXED CORNERS - ENTRY HIERARCHY



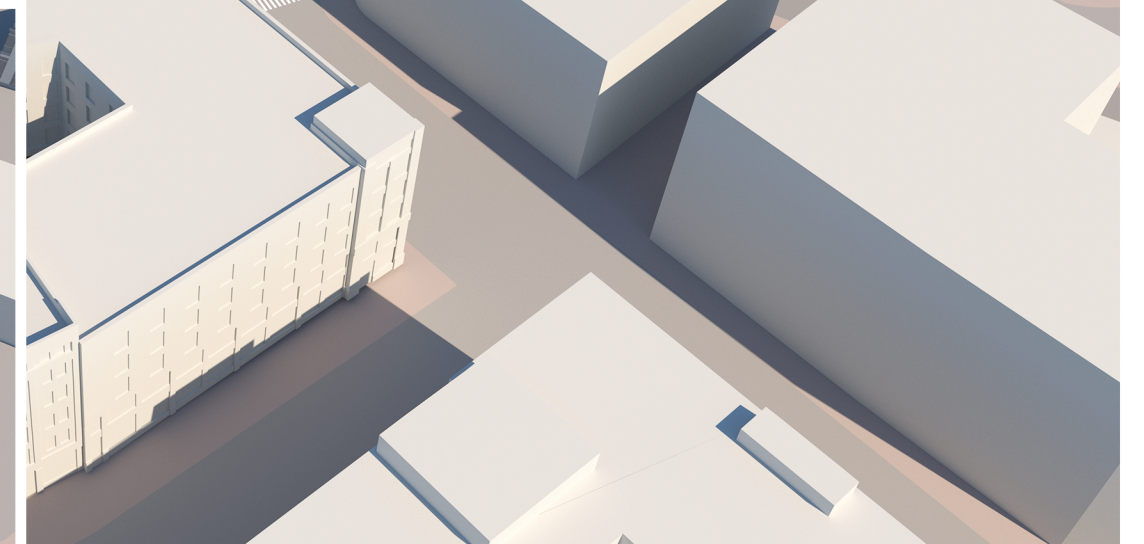
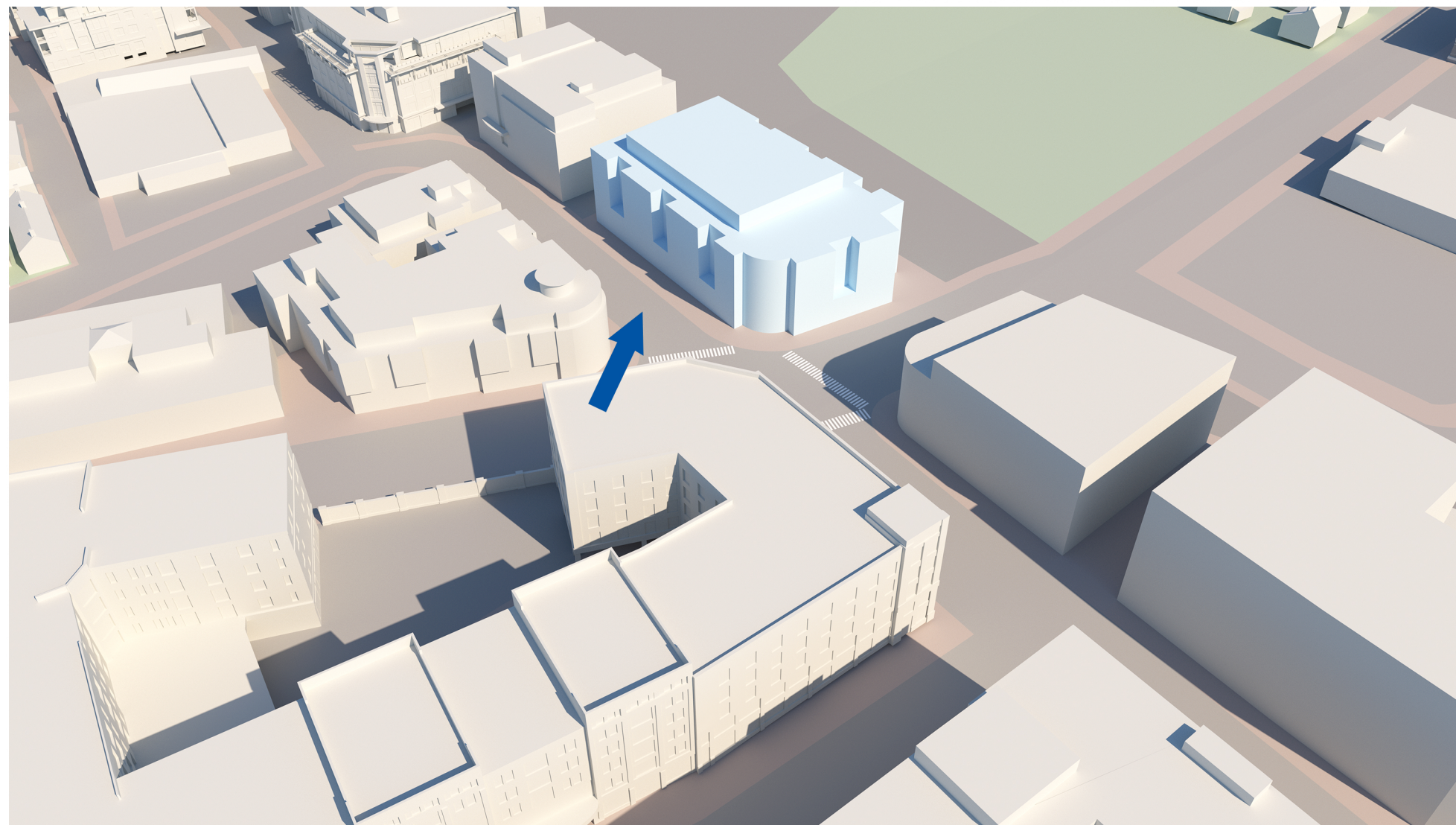
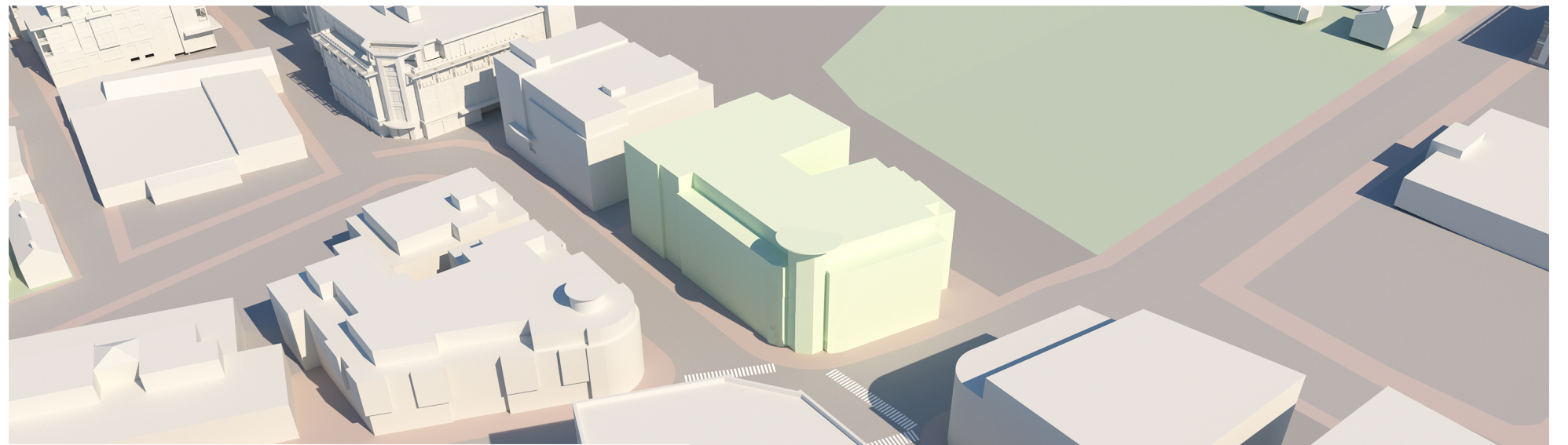
PRIMARY BUILDING SETBACKS - SETBACK FOR WIDE SIDEWALKS
 - SETBACK FOR GARAGE ENTRY
 - SETBACK FOR RAILROAD CORRIDOR



BUILDING HEIGHT - PENTHOUSE TOP FLOOR HEIGHT REDUCTION



FACADE MODULATION - PROJECTING BALCONIES



PREVIOUSLY APPROVED

FACADE MODULATION - *RECESSED BALCONIES*

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

MASSING STUDY

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2.2



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MASSING STUDY - AERIAL VIEW

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PORTSMOUTH, NEW HAMPSHIRE

MASSING STUDY - VIEW FROM RUSSELL ST.
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2.4



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

MASSING STUDY - VIEW FROM VAUGHAN ST.

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2.5

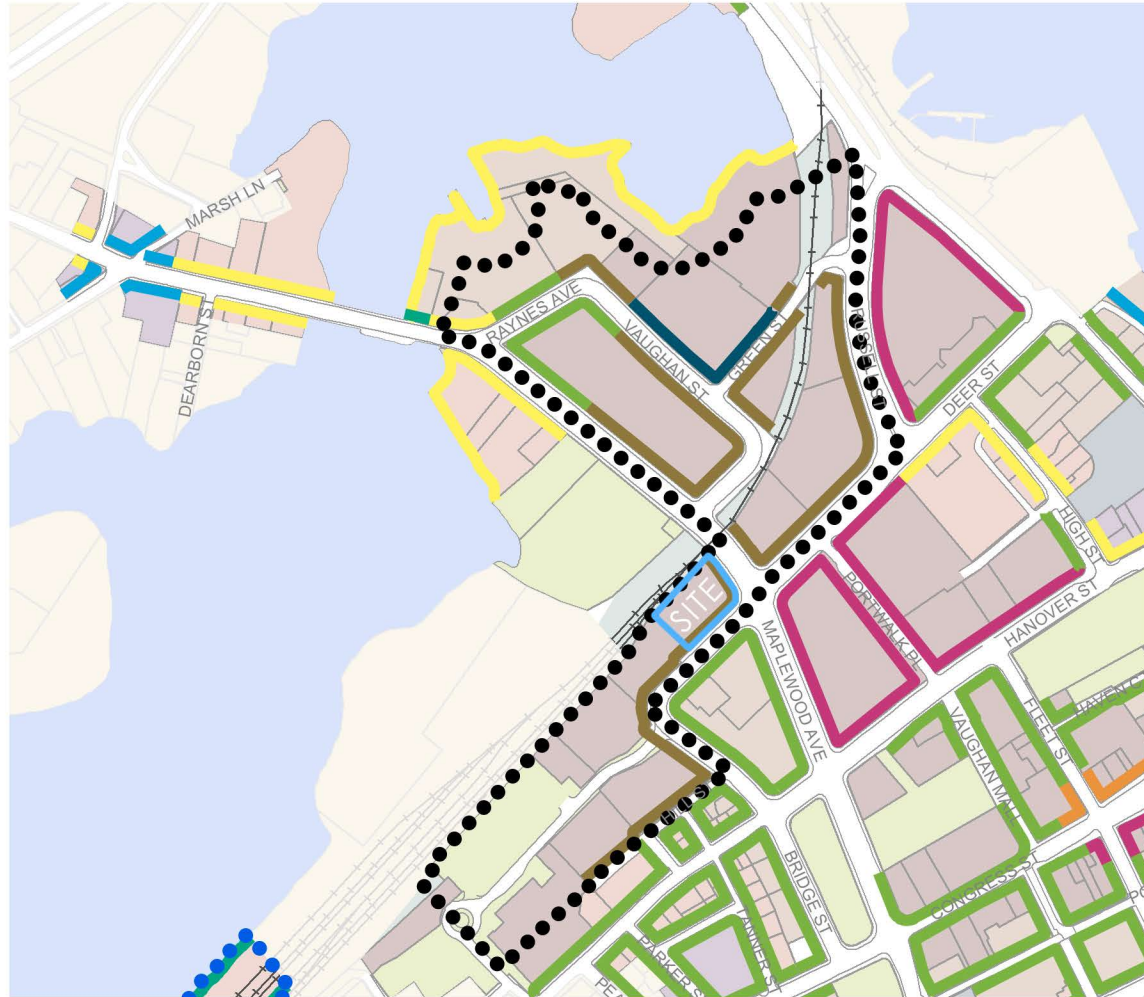
APPENDIX A:
ZONING AND VISION PLAN
SITE AND SURROUNDINGS

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:
JUNE 1, 2022



A



BUILDING HEIGHT

Legend

*Penthouse Levels may exceed the building height by 2 feet.

1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.

2. When a lot is assigned to more than one height requirements standard refer to the requirements listed in Section 10.5A21.22.

3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.

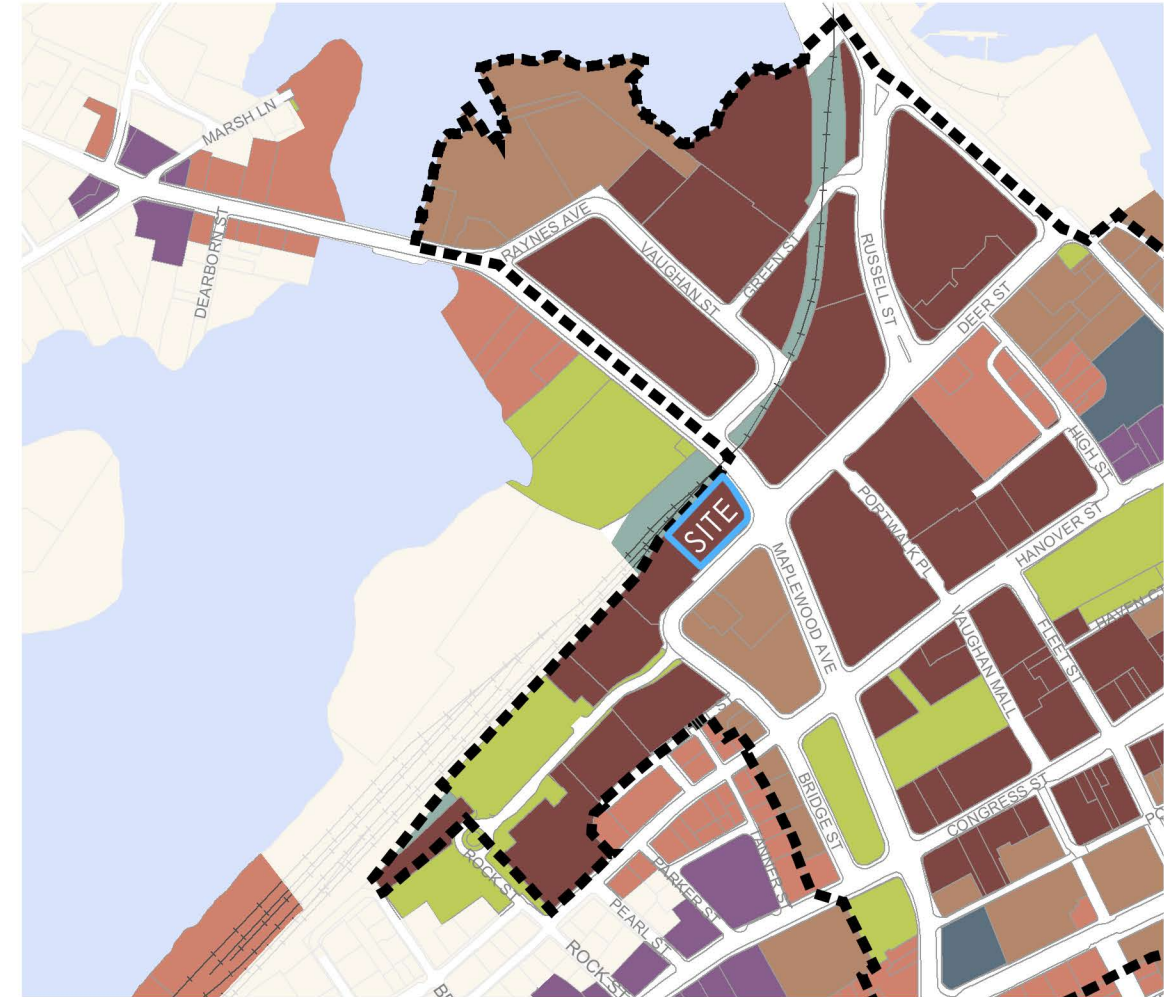
Incentive Overlay Districts

Within the Incentive Overlay Districts, certain specified development standards, including height, density and parking, may be modified pursuant to Section 10.5A47.

•••• North End Incentive Overlay District
Between Maplewood Avenue and Russell Street, the boundary of the North End Incentive Overlay District is established at 100 feet from the mean high water line.

•••• West End Incentive Overlay District
The boundary of the West End Incentive Overlay District is established at 200 feet from the rear lot lines of the abutting Aldrich Road lots and/or 100 feet from the rear lot lines of lots that abut the public or private portions of Chevrolet Avenue, whichever is greater.

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'



ZONING PLAN

Legend

- ⬜ DOD Downtown Overlay District
- ⬜ HD Historic District

Character Districts

- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-B
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

Civic District

- CIVIC Civic District

Other Districts

- M Municipal District
- TC Transportation Corridor

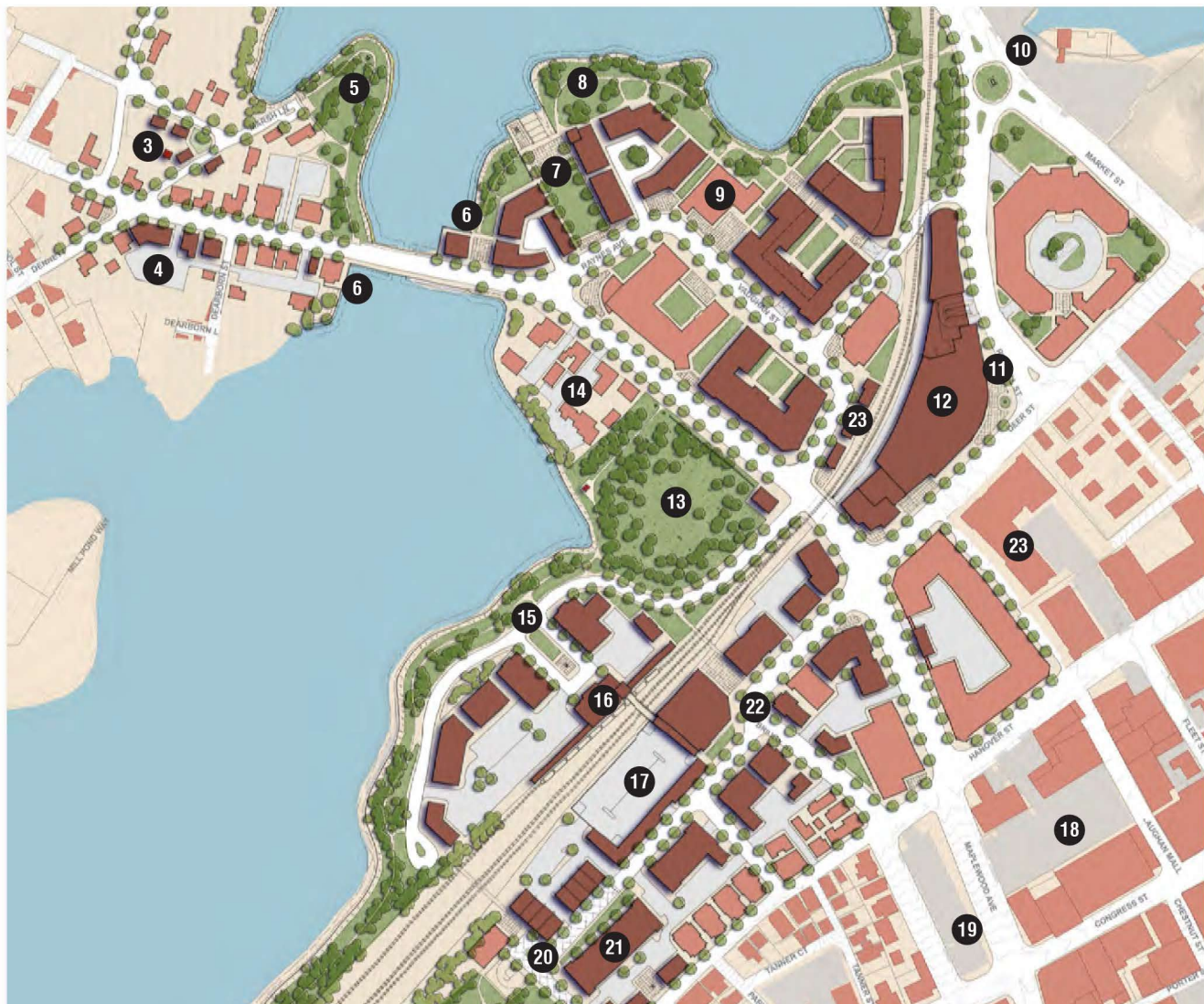
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

ZONING

HDC WORK SESSION #2 APPLICATION TO AMEND PREVIOUS APPROVAL:
JUNE 1, 2022



3.0



NORTH END VISION PLAN
PROPOSED PROJECT SITE

BUILDING DESIGN

The massing strategy of the vision plan is to respond to the surrounding context and viewsheds by stepping down building heights and densities towards the waterfront and existing historic structures. While Portsmouth's downtown is rich in historical architectural styles, public opinion during the charrette expressed a desire for a mixture of contemporary building design, styles types, materials and a wide variety of building height, volumes and massing techniques in the North End. This purposeful distinction will help to define the North End as a unique entity while complementing and contrasting with the historic character of the larger downtown.

- 1 NOBLE'S ISLAND
- 2 ALBACORE MUSEUM
- 3 PSNH SUBSTATION
- 4 MAPLEWOOD/DENNETT GATEWAY REDEVELOPMENT
- 5 MARSH LANE PARK
- 6 WATERFRONT DINING
- 7 MILL POND CIVIC PLAZA & GREEN
- 8 MILL POND WATERFRONT PARK & GREENWAY
- 9 3S ARTSPACE
- 10 MARKET STREET ROUNDABOUT & PARKS
- 11 NORTH END PLAZA
- 12 FUTURE HARBORCORP/WHOLE FOODS CONVENTION CENTER
- 13 UNION CEMETERY/NORTH CEMETERY

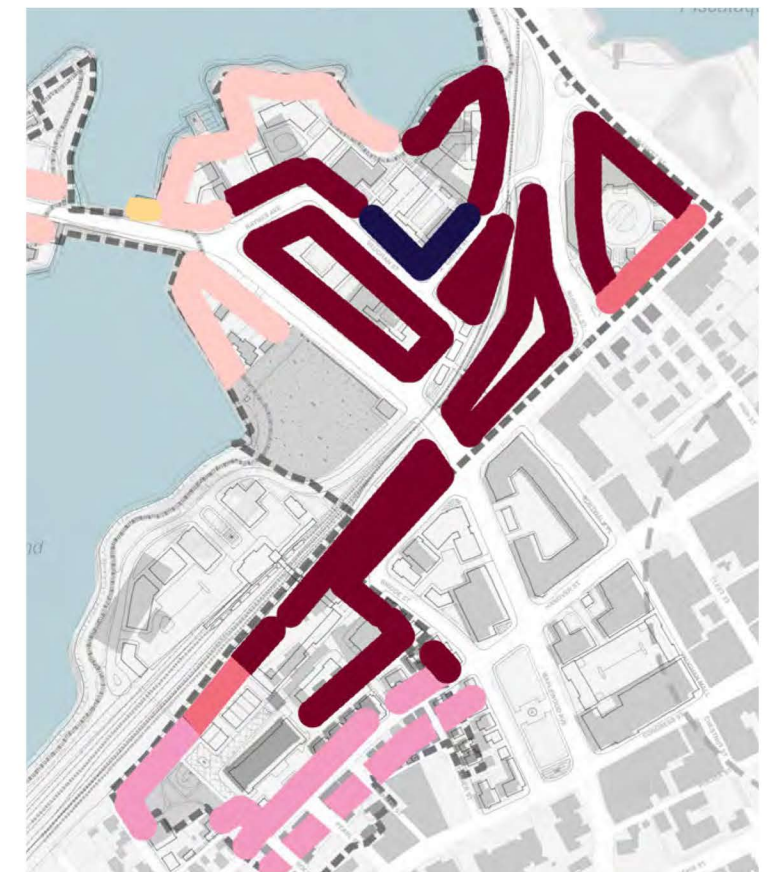
- 14 MAPLEWOOD HISTORIC HOMES
- 15 TRANSIT ORIENTED DEVELOPMENT
- 16 FUTURE PASSENGER RAIL STATION
- 17 FUTURE NORTH END PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 18 FUTURE MAPLEWOOD PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 19 FUTURE MAPLEWOOD AVENUE SQUARE/PARK
- 20 FUTURE ARTISAN/WORKFORCE HOUSING DISTRICT
- 21 FUTURE UPWARD EXTENSION OF HEINEMANN BUILDING
- 22 FUTURE MIXED-USE DISTRICT
- 23 FUTURE INFILL & LINER BUILDINGS

LEGEND

 6 Stories (70')
 4-5 Stories (60')
 3-4 Stories (50')
 2-3 Stories (45')
 * 2 Stories (35')
 1 Story (20')



NORTH END ARCHITECTURAL STYLE



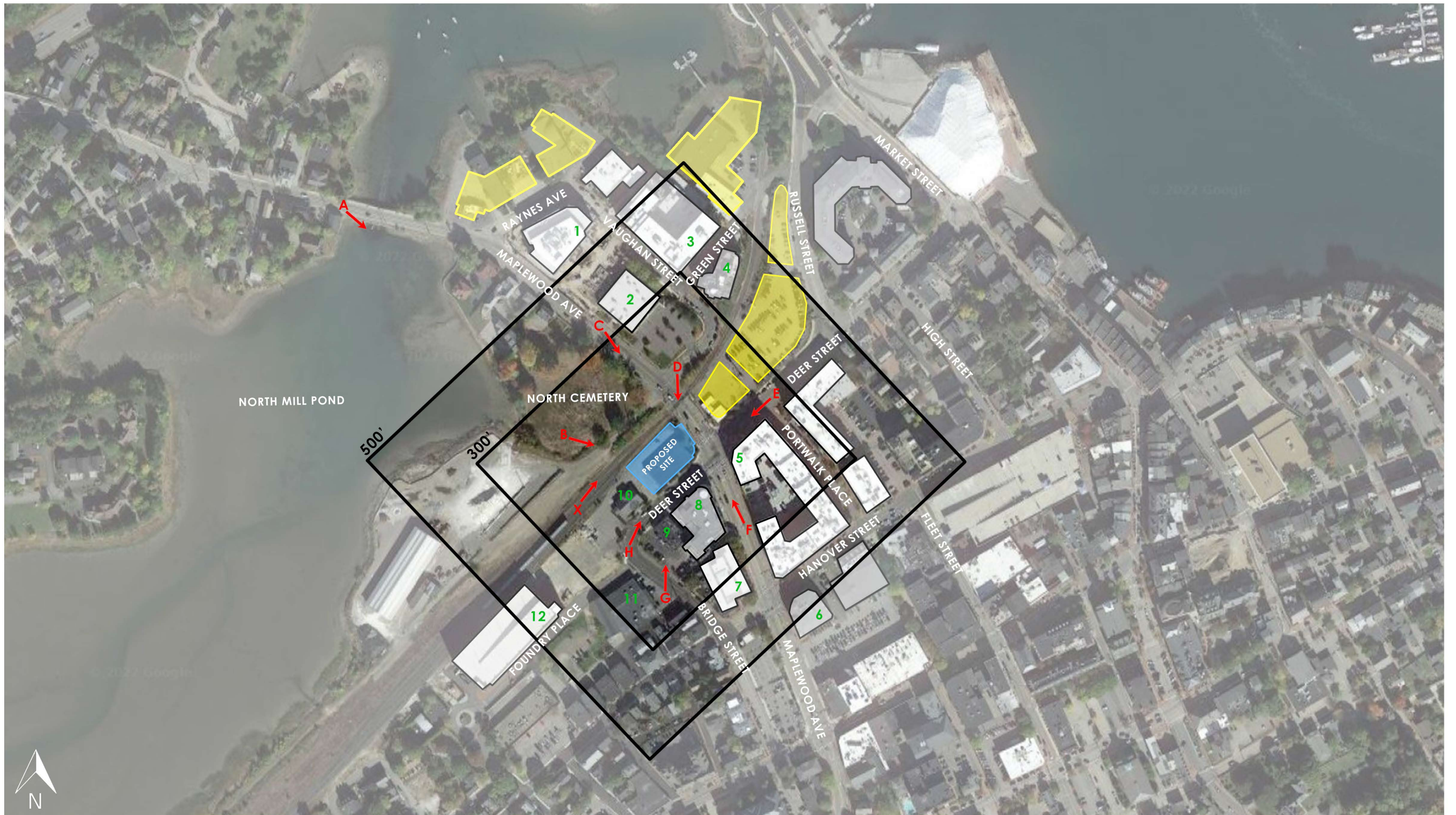
PRELIMINARY BUILDING HEIGHT MAP

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

**NORTH END HISTORY AND
NORTH END VISION PLAN**

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88 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

300' & 500' SITE SURROUNDINGS

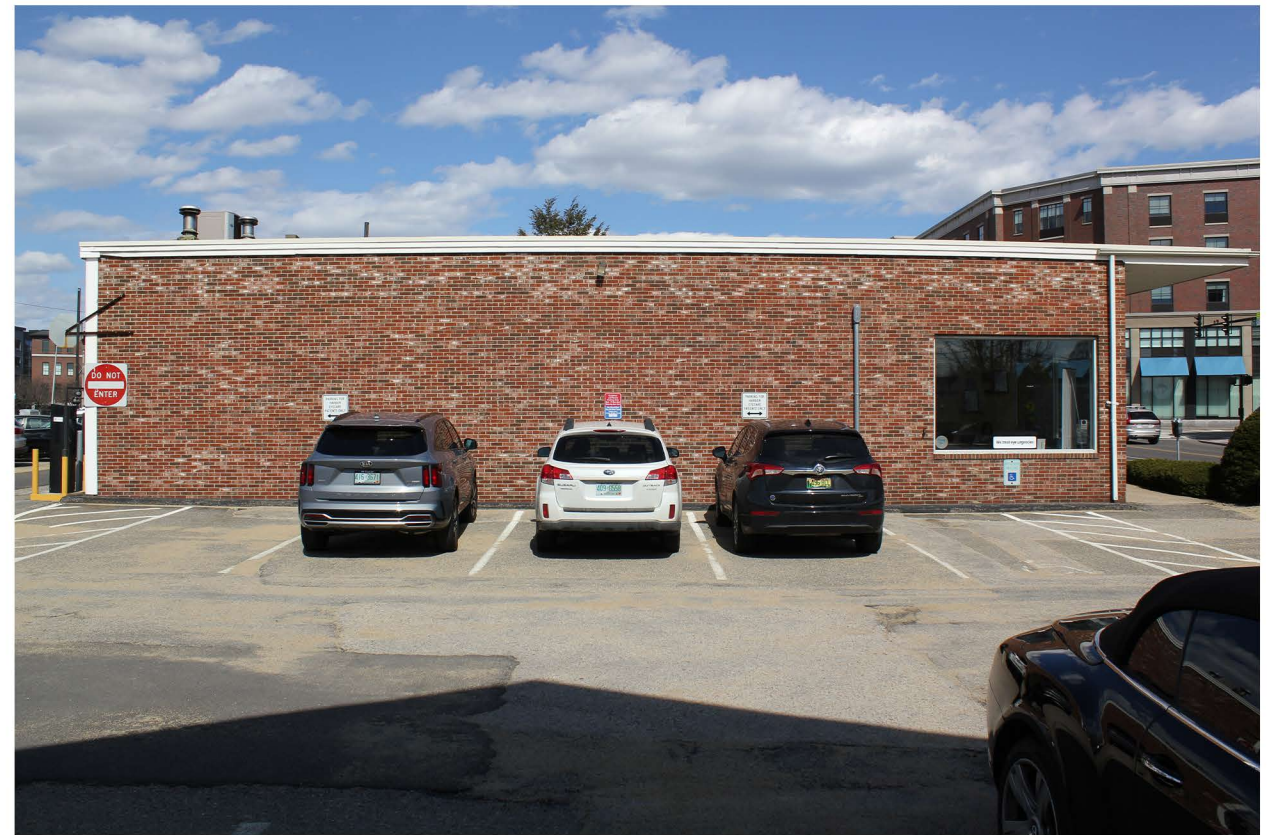
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4.0



DEER STREET ELEVATION



ELEVATION FACING LOT 4



ELEVATION FACING RAILROAD TRACKS



MAPLEWOOD AVE ELEVATION

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
EXISTING BUILDING

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A. VIEW ACROSS NORTH MILL POND TO NORTH CEMETARY



B. VIEW OF THE SITE FROM NORTH CEMETARY



C. VIEW OF THE SITE FROM MAPLEWOOD AVENUE



D. VIEW OF THE SITE FROM VAUGHAN STREET

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PRIMARY VIEWS OF THE SITE

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E. VIEW FROM DEER STREET TO FOUNDRY GARAGE



F. VIEW FROM MAPLEWOOD TOWARD VAUGHAN STREET



G. VIEW OF THE SITE FROM BRIDGE STREET



H. VIEW OF SITE FROM THE CORNER OF BRIDGE STREET



X. VIEW OF RAILROAD TRACKS ABUTTING SITE

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PRIMARY VIEWS OF THE SITE

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JUNE 1, 2022





1 145 MAPLEWOOD



2 111 MAPLEWOOD



3 299 VAUGHAN STREET



4 233 VAUGHAN STREET



5 PORTWALK



6 25 MAPLEWOOD



7 30 MAPLEWOOD



8 46 MAPLEWOOD



9 238 DEER STREET



10 163 DEER STREET



11 126 BRIDGE STREET



12 FOUNDRY PARKING GARAGE

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PROPERTIES WITHIN 300'-500' OF SITE

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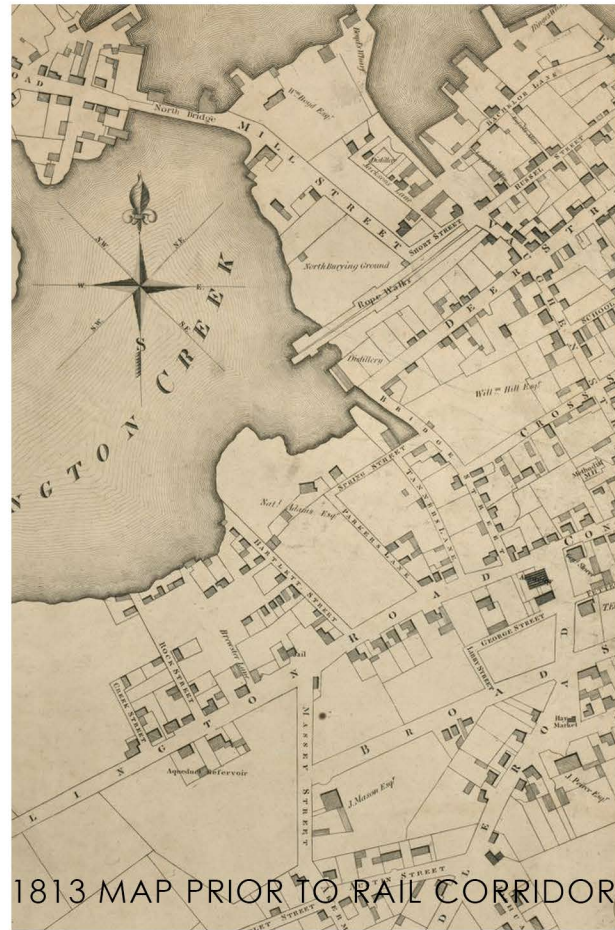
APPENDIX B:
HISTORIC RESEARCH

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

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JUNE 1, 2022



B



1813 MAP PRIOR TO RAIL CORRIDOR



- | | | | |
|---|---|---|---|
| <p>CITY OFFICES.</p> <ol style="list-style-type: none"> 1. City Offices 2. Custom House & Post Office & Telegraph Office. 3. Court House. 4. Jail. 5. High School. 6. Music Hall. 7. Ward Schools. 8. Eastern R. R. Depot. 9. Concord 10. Cemeteries. 12. Rockingham House. | <p>CHURCHES.</p> <ol style="list-style-type: none"> A. Episcopal. B. Unitarian. C. Middle St. Baptist. D. Universalist. E. Congregational. F. Methodist E. | <ol style="list-style-type: none"> 13. Kearsarge House. 14. Smith's Academy. 15. Portsmouth Artillery Armory. 16. Frank Jones, Brewery. 17. The Eldridge Brewing Co. 18. C. E. Boynton Mineral Water and Bottling works. 19. Kearsarge Mills. 20. W. F. Fernald's Ship Yard. 21. J. K. Nute Shoe Manufacturer. 22. Sam'l Adam's & Co., Lumber Yard. 23. A. A. Fernald's. 24. Thos. E. Call's. | <ol style="list-style-type: none"> G. Christian. H. F. W. Baptist. J. Second Advent. K. R. Catholic. L. Congregational. M. St. John's Chapel. N. Old South, Baptist. |
|---|---|---|---|

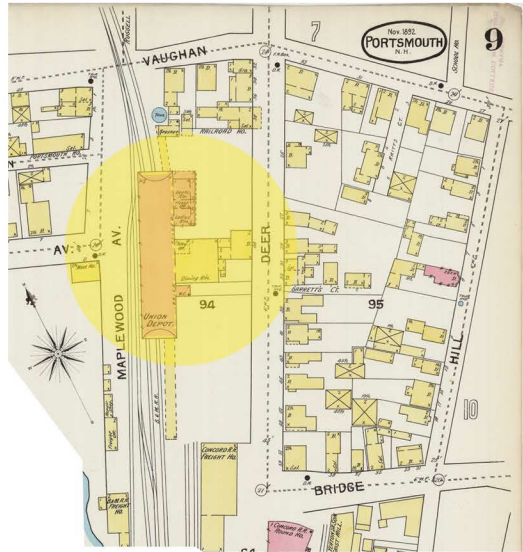
- #1 TRAIN STATION
- #2 KEARSARGE MILL
- #3 ROUNDHOUSE
- #4 FRANK JONES BREWERY
- #5 ELDREDGE BREWERY

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PORTSMOUTH, NEW HAMPSHIRE

HISTORIC RAIL CORRIDOR AND RELATED STRUCTURES

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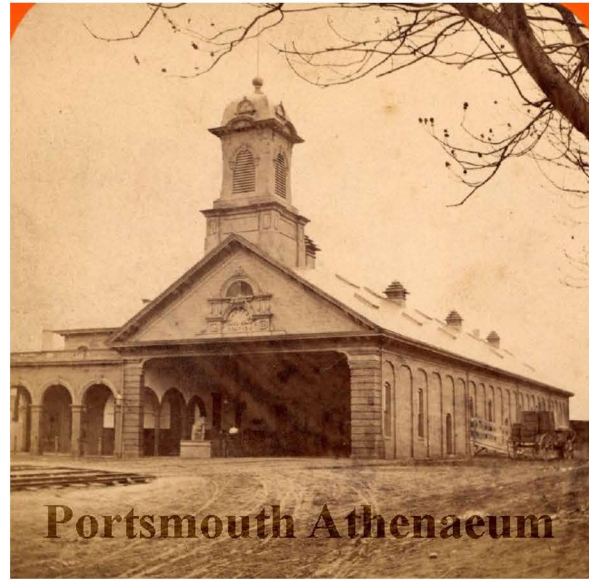




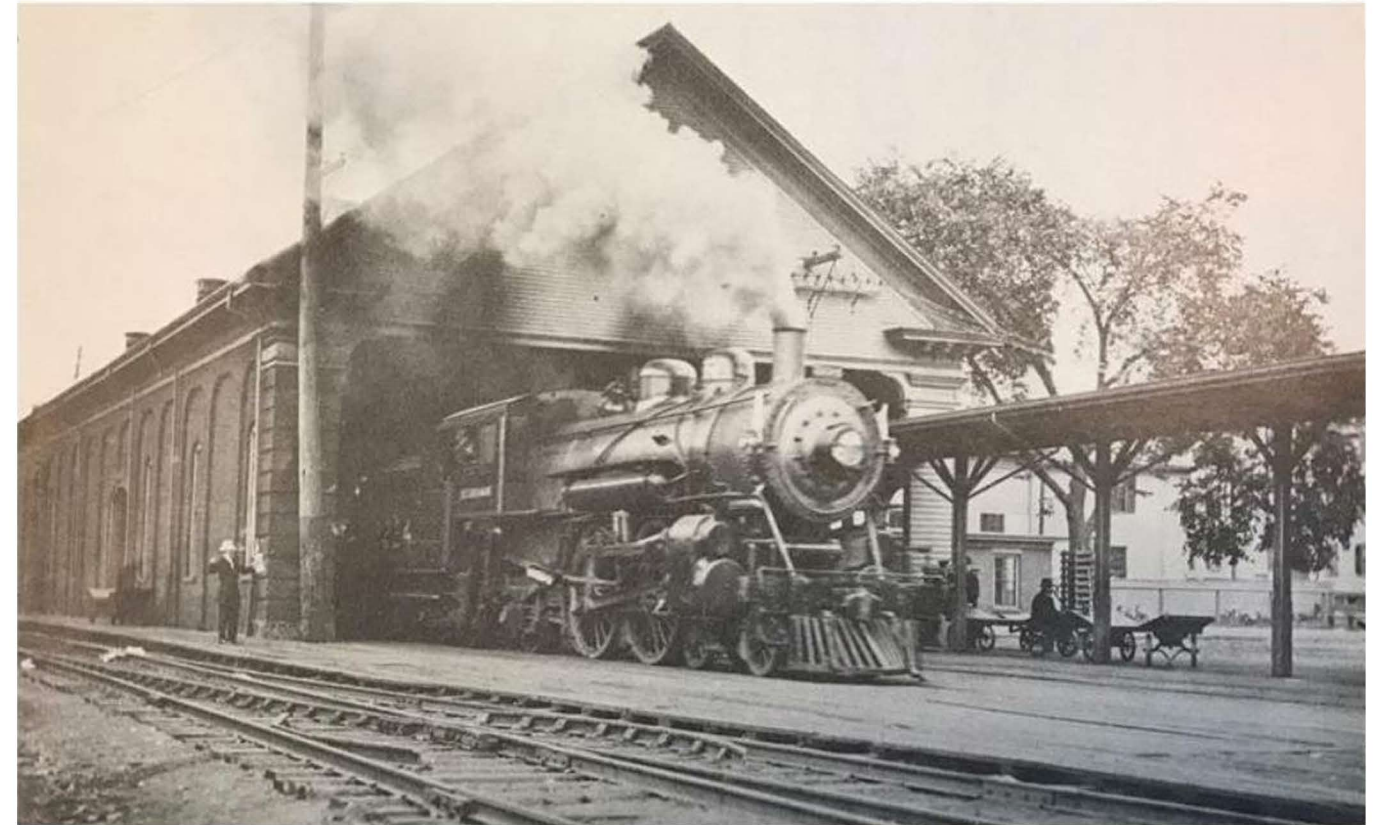
#1 TRAIN STATION



Portsmouth Athenaeum



Portsmouth Athenaeum



Boston & Maine Station, Portsmouth, N. H.

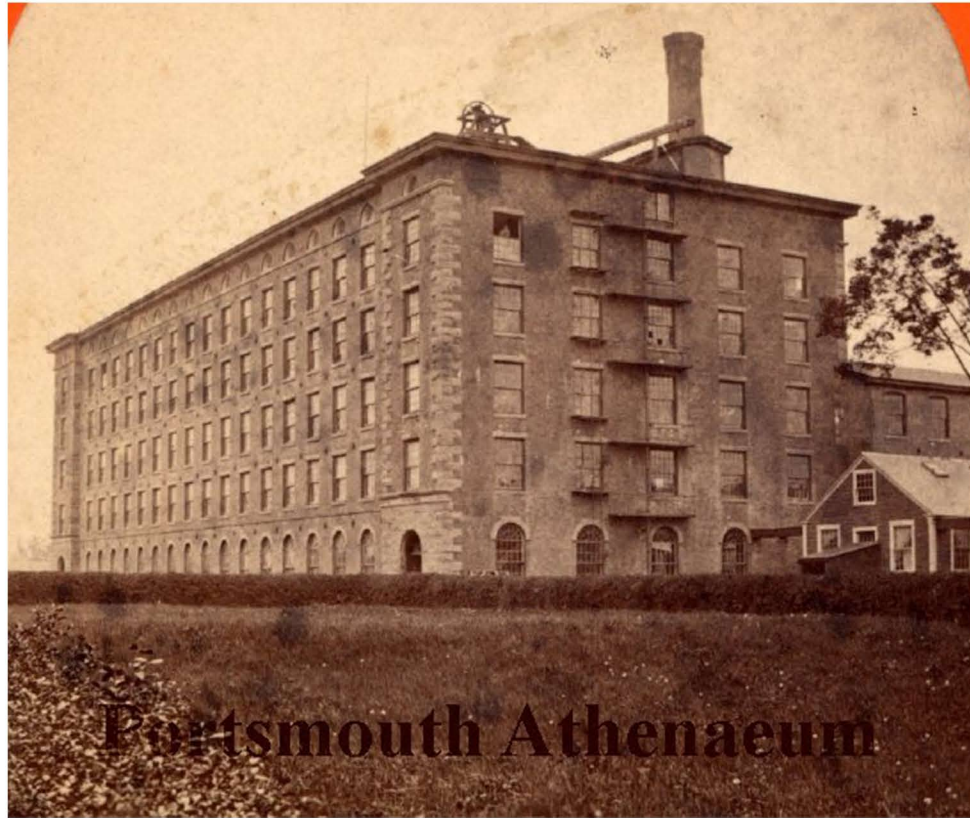


88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

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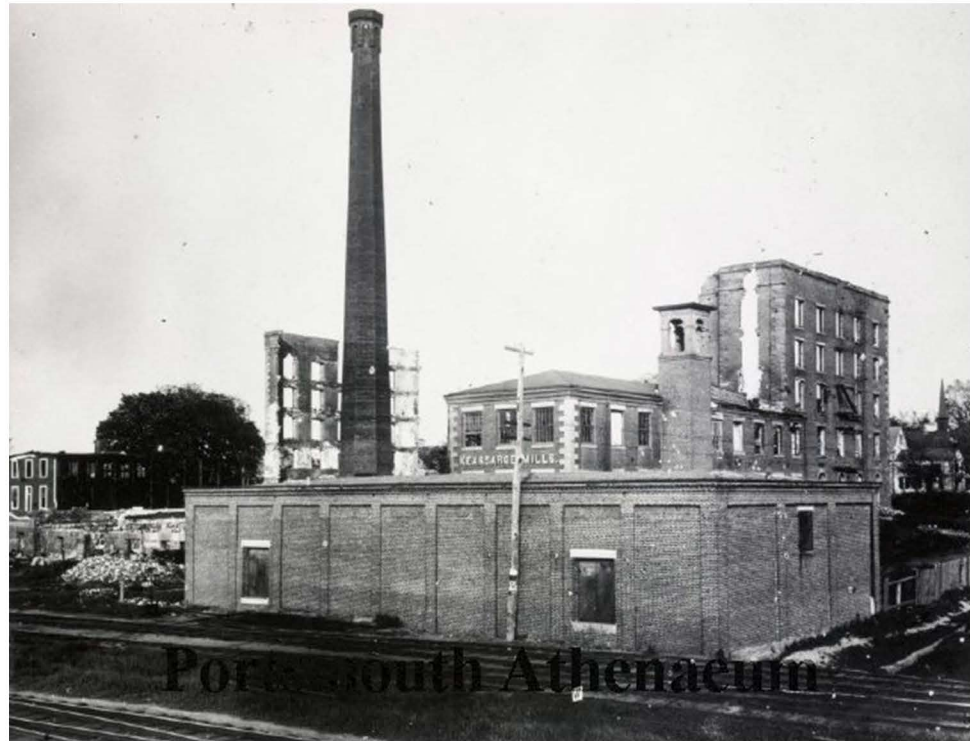


Portsmouth Athenaeum

#2 KEARSARGE MILL



#3 ROUNDHOUSE



Portsmouth Athenaeum



Sixteen-stall engine house at Portsmouth, N.H., c1900
by Boston & Maine Railroad Historical Society

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

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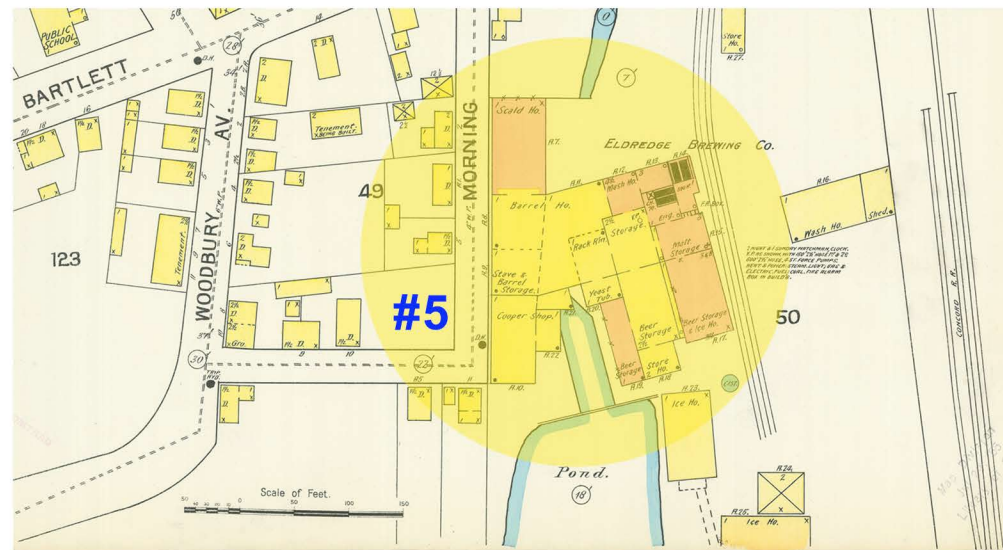
#4 FRANK JONES BREWERY



#5 ELDREDGE BREWERY



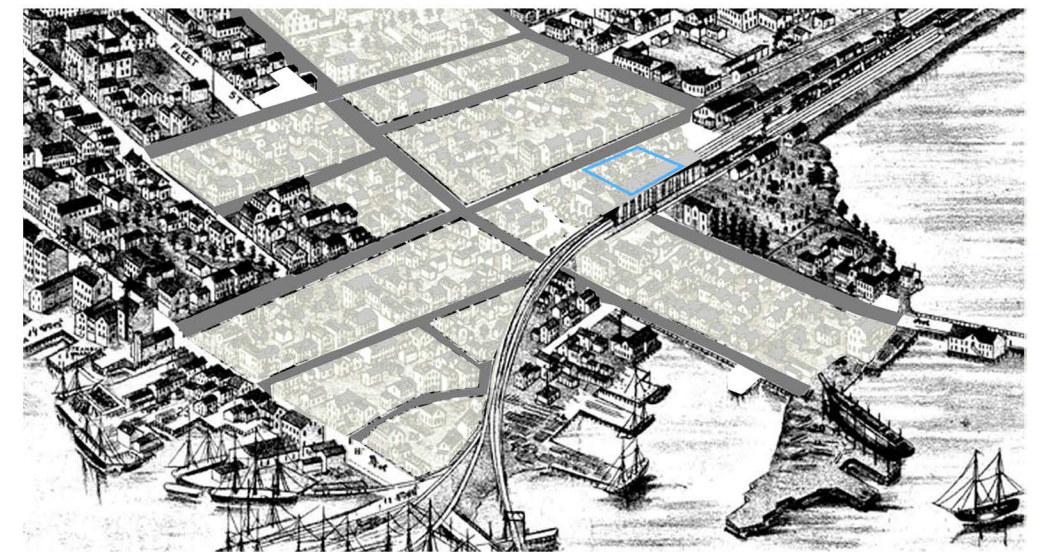
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE



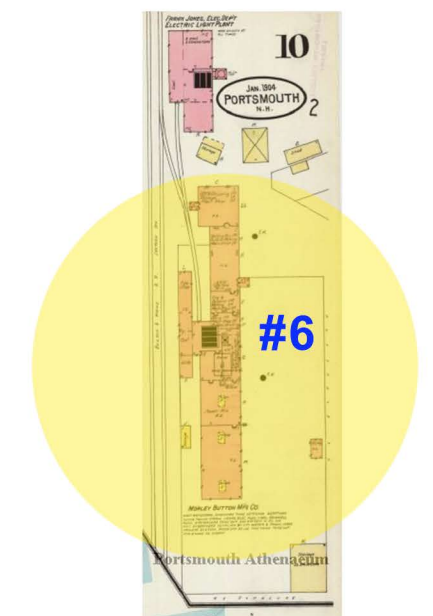
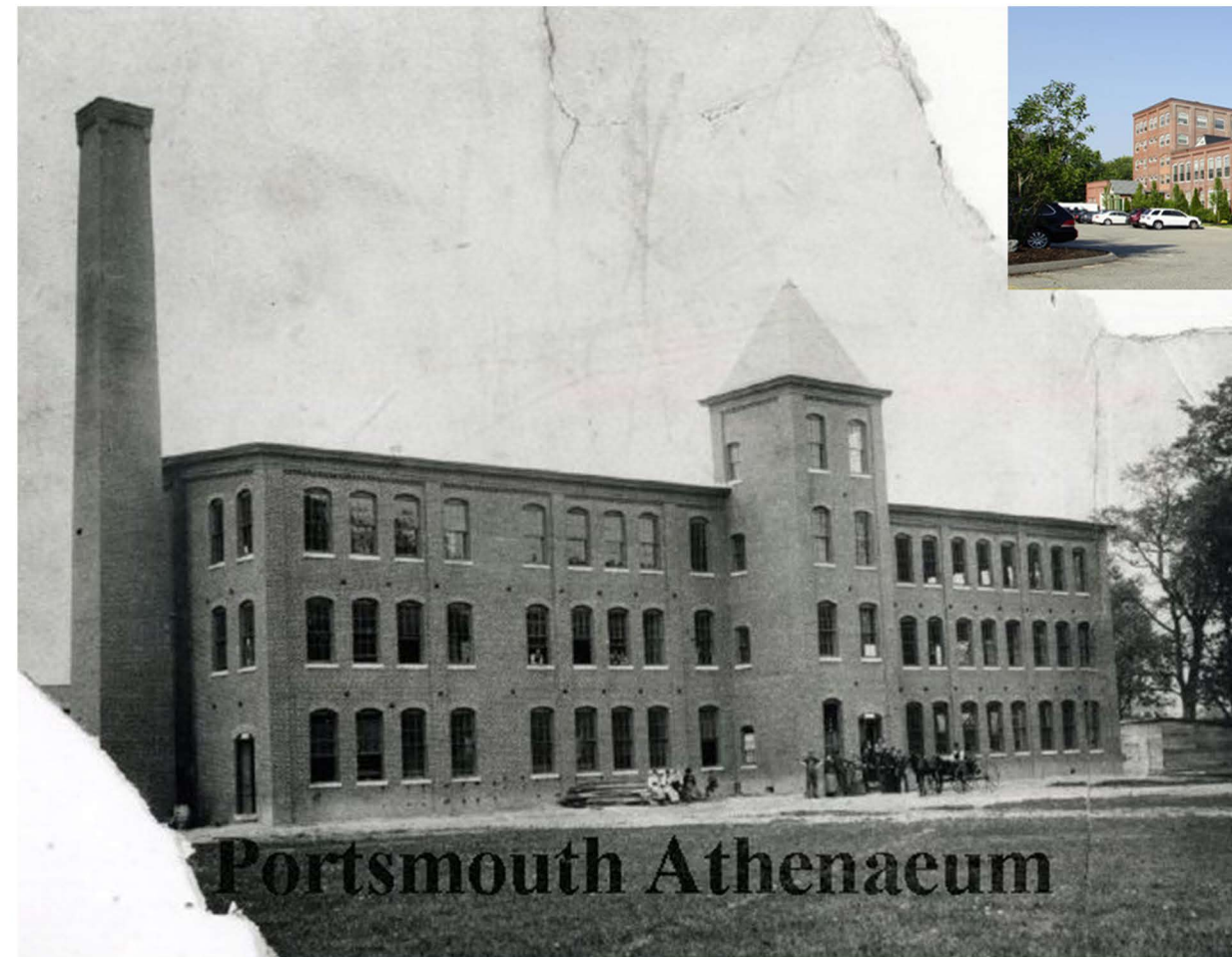
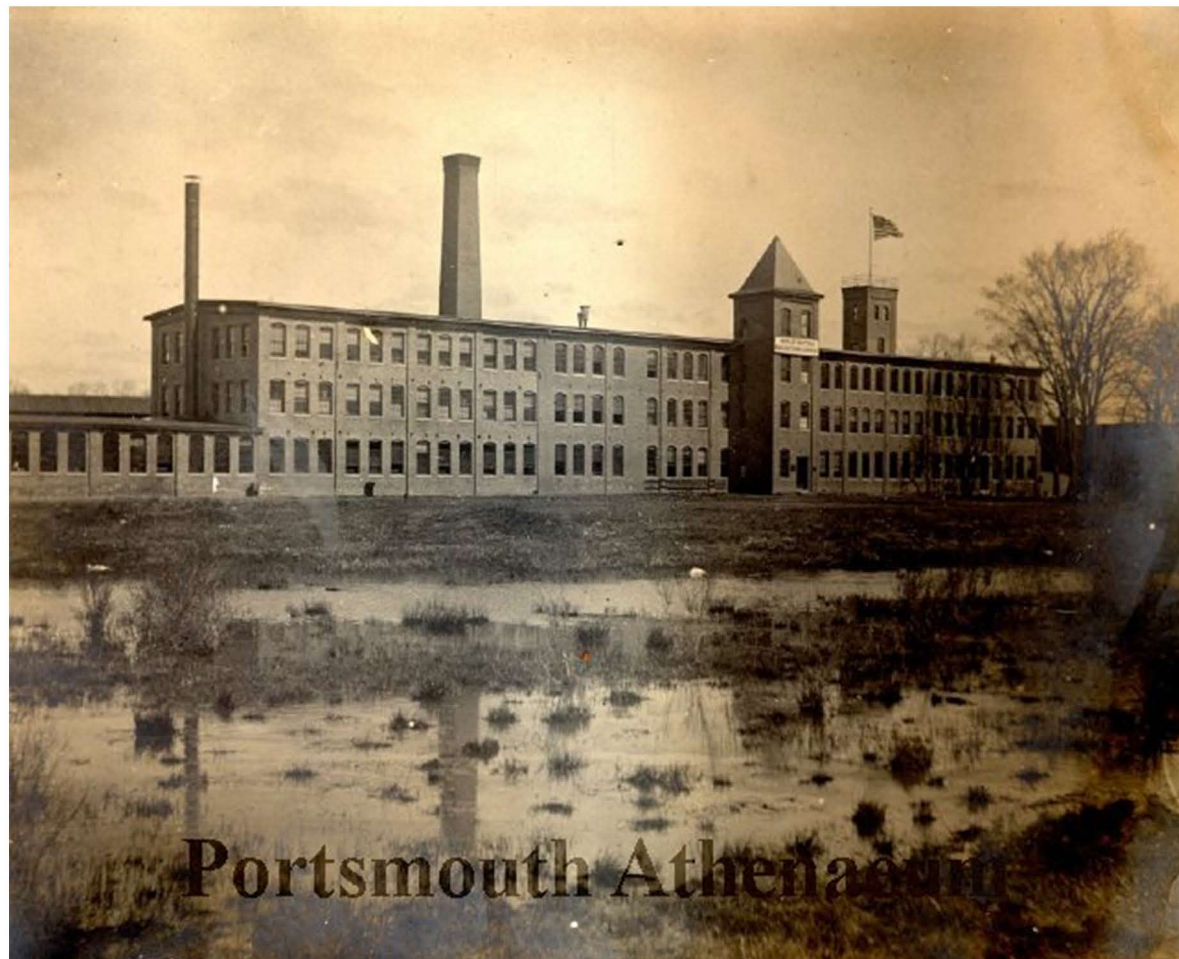
RELATED STRUCTURES

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#6 BUTTON FACTORY



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RELATED STRUCTURES

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5.4

APPENDIX C:

BUILDING ELEVATIONS AND COASTAL RESILIENCY OF NORTH MILL POND

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

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C

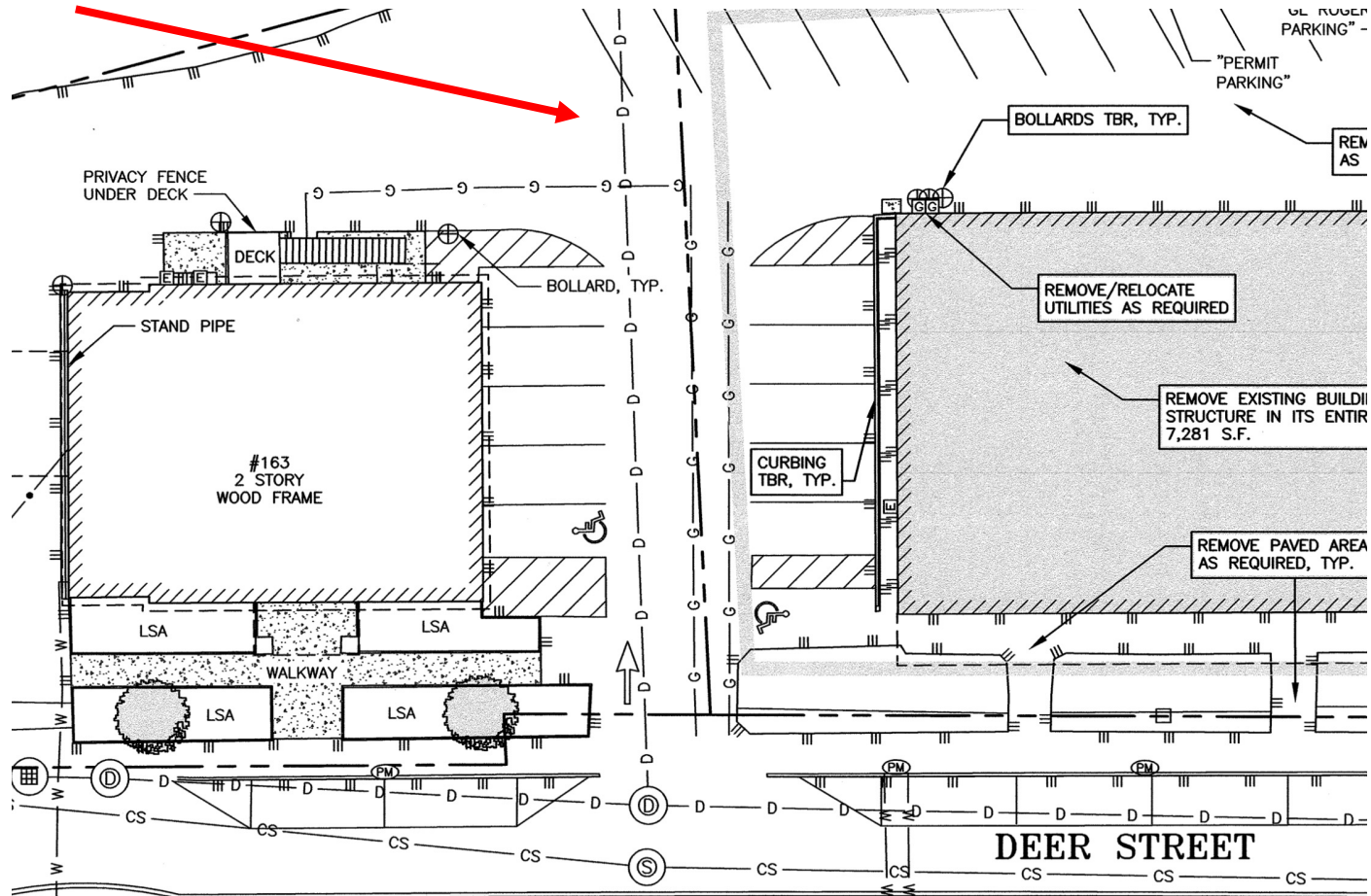
Building Elevations Based on Coastal Resiliency North Mill Pond

PB Meeting May 19, 2022

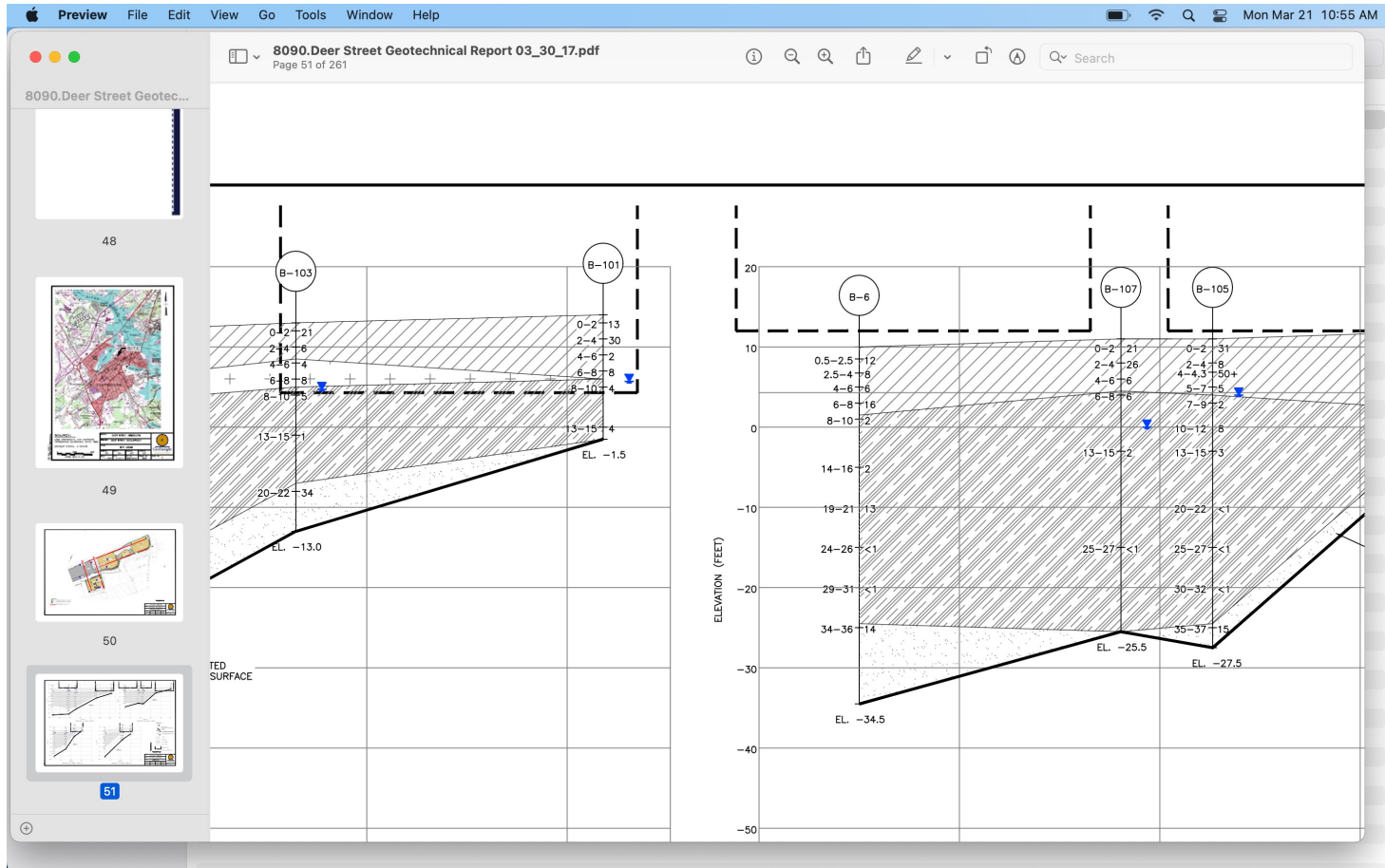
Site: 161 Deer Street, Portsmouth NH 03801
(88 Maplewood Design Review)

163 Deer Street Drainage Easement

Stormwater Drain



Groundwater already at ~6'



Low Tide, North Mill Pond



Avg. High Tide, North Mill Pond





High tide, North Mill Pond May 17, 12:24 AM (pipe submerged)



High Tide Maplewood, North Mill Pond
May 17, 12:24 AM (~5' - 5.5' elevation?)



Portsmouth Tide Chart May 2022

Date	High				Low							
	AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon	
1	Sun	12:24	8.8	12:56	8.0	6:38	-0.3	6:44	0.6	5:31	7:44	☀
2	Mon	1:01	8.7	1:36	7.8	7:17	-0.3	7:21	0.8	5:29	7:45	☀
3	Tue	1:36	8.6	2:15	7.6	7:55	-0.1	7:58	1.1	5:28	7:47	☀
4	Wed	2:13	8.3	2:55	7.3	8:34	0.2	8:36	1.3	5:27	7:48	☀
5	Thu	2:51	8.1	3:38	7.1	9:14	0.4	9:18	1.6	5:25	7:49	☀
6	Fri	3:34	7.8	4:25	6.9	9:59	0.7	10:04	1.8	5:24	7:50	☀
7	Sat	4:22	7.6	5:15	6.7	10:47	0.9	10:55	1.9	5:23	7:51	☀
8	Sun	5:14	7.4	6:07	6.7	11:37	1.1	11:49	1.9	5:22	7:52	☀
9	Mon	6:09	7.3	6:59	6.9			12:29	1.1	5:20	7:54	☀
10	Tue	7:05	7.3	7:51	7.2	12:46	1.8	1:22	1.0	5:19	7:55	☀
11	Wed	8:03	7.5	8:40	7.6	1:45	1.5	2:13	0.8	5:18	7:56	☀
12	Thu	8:57	7.7	9:25	8.1	2:41	1.1	3:02	0.6	5:17	7:57	☀
13	Fri	9:48	8.0	10:09	8.7	3:32	0.5	3:48	0.3	5:16	7:58	☀
14	Sat	10:37	8.2	10:52	9.2	4:20	-0.1	4:33	0.1	5:14	7:59	☀
15	Sun	11:26	8.4	11:37	9.6	5:08	-0.7	5:18	-0.1	5:13	8:00	☀
16	Mon			12:16	8.6	5:56	-1.1	6:06	-0.2	5:12	8:01	☀
17	Tue	12:24	9.8	1:07	8.6	6:46	-1.3	6:55	-0.1	5:11	8:02	☀
18	Wed	1:13	9.9	1:39	8.5	7:37	-1.3	7:46	0.0	5:10	8:04	☀
19	Thu	2:05	9.8	2:54	8.3	8:30	-1.2	8:41	0.2	5:09	8:05	☀
20	Fri	3:01	9.5	3:53	8.1	9:27	-0.9	9:40	0.5	5:08	8:06	☀
21	Sat	4:02	9.1	4:57	7.9	10:28	-0.5	10:45	0.7	5:08	8:07	☀
22	Sun	5:07	8.7	6:01	7.9	11:31	-0.2	11:53	0.9	5:07	8:08	☀
23	Mon	6:15	8.4	7:04	7.9			12:34	0.1	5:06	8:09	☀
24	Tue	7:22	8.1	8:05	8.1	1:03	0.9	1:37	0.3	5:05	8:10	☀
25	Wed	8:27	7.9	9:01	8.3	2:11	0.8	2:36	0.4	5:04	8:11	☀
26	Thu	9:27	7.8	9:51	8.5	3:12	0.5	3:29	0.5	5:04	8:12	☀
27	Fri	10:20	7.8	10:36	8.6	4:06	0.2	4:16	0.6	5:03	8:12	☀
28	Sat	11:09	7.7	11:18	8.7	4:54	0.1	4:59	0.8	5:02	8:13	☀
29	Sun	11:54	7.7	11:57	8.6	5:38	0.0	5:40	0.9	5:02	8:14	☀
30	Mon			12:36	7.6	6:19	-0.1	6:18	1.1	5:01	8:15	☀
31	Tue	12:35	8.6	1:16	7.5	6:57	0.0	6:56	1.2	5:00	8:16	☀

Portsmouth, NH - Jun 2022

Date		High				Low				☀		☾
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Wed	1:12	8.5	1:55	7.3	7:34	0.1	7:33	1.4	5:00	8:17	●
2	Thu	1:49	8.3	2:33	7.2	8:12	0.3	8:11	1.5	4:59	8:18	●
3	Fri	2:27	8.2	3:13	7.1	8:50	0.4	8:51	1.6	4:59	8:18	●
4	Sat	3:07	8.0	3:56	7.0	9:31	0.6	9:35	1.7	4:59	8:19	●
5	Sun	3:51	7.8	4:40	7.0	10:14	0.7	10:22	1.7	4:58	8:20	●
6	Mon	4:38	7.7	5:26	7.1	10:58	0.7	11:13	1.7	4:58	8:21	●
7	Tue	5:28	7.6	6:12	7.3	11:44	0.8			4:58	8:21	●
8	Wed	6:20	7.5	7:00	7.6	12:06	1.5	12:32	0.8	4:57	8:22	●
9	Thu	7:16	7.5	7:49	8.0	1:01	1.2	1:22	0.7	4:57	8:22	●
10	Fri	8:14	7.6	8:39	8.5	1:59	0.8	2:14	0.6	4:57	8:23	●
11	Sat	9:11	7.8	9:29	9.0	2:55	0.3	3:06	0.4	4:57	8:24	○
12	Sun	10:06	8.0	10:19	9.5	3:50	-0.3	3:58	0.2	4:57	8:24	○
13	Mon	11:00	8.2	11:10	9.8	4:42	-0.8	4:49	0.1	4:57	8:25	○
14	Tue	11:55	8.3			5:35	-1.1	5:42	-0.1	4:57	8:25	○
15	Wed	12:03	10.0	12:50	8.4	6:29	-1.3	6:36	-0.1	4:57	8:26	○
16	Thu	12:57	10.1	1:45	8.5	7:23	-1.4	7:32	0.0	4:57	8:26	○
17	Fri	1:53	9.9	2:41	8.4	8:18	-1.2	8:28	0.1	4:57	8:26	○
18	Sat	2:50	9.6	3:39	8.3	9:14	-1.0	9:28	0.3	4:57	8:27	○
19	Sun	3:50	9.2	4:39	8.3	10:12	-0.7	10:32	0.5	4:57	8:27	○
20	Mon	4:52	8.8	5:39	8.3	11:10	-0.3	11:37	0.6	4:57	8:27	●
21	Tue	5:55	8.3	6:37	8.3			12:08	0.1	4:57	8:27	●
22	Wed	6:58	7.9	7:34	8.3	12:42	0.7	1:05	0.4	4:58	8:28	●
23	Thu	8:01	7.6	8:29	8.3	1:46	0.7	2:02	0.7	4:58	8:28	●
24	Fri	9:01	7.4	9:20	8.4	2:48	0.6	2:57	1.0	4:58	8:28	●
25	Sat	9:56	7.3	10:07	8.4	3:43	0.4	3:47	1.1	4:58	8:28	●
26	Sun	10:46	7.3	10:51	8.4	4:32	0.3	4:32	1.2	4:59	8:28	●
27	Mon	11:32	7.3	11:33	8.4	5:16	0.3	5:14	1.3	4:59	8:28	●
28	Tue			12:15	7.3	5:58	0.2	5:54	1.3	5:00	8:28	●
29	Wed	12:13	8.4	12:55	7.3	6:37	0.2	6:33	1.3	5:00	8:28	●
30	Thu	12:51	8.4	1:33	7.2	7:14	0.2	7:10	1.4	5:01	8:28	●

Portsmouth Tide Chart June 2022

Garage 8' FFE proposed

- Whereas existing groundwater is reported at 6' (during unknown tidal conditions, Geosight report)
- Whereas [King] High Tides are nearly 6' now
- Whereas FEMA base flood elevation is 8' (revised 2021) and sea levels are expected to rise
- Whereas the Storm Drain directly connects water levels in North Mill Pond to Deer Street (15' from foundation)
 - Said Pipe is substantially full and under pressure during high tide events – DPW preference is no pumping
 - Site proximity to North Mill Pond (~300') would recirculate flow if dewatered regularly
- Applicant has proposed 8' Garage FFE w/ 15' Entry FFE
- Applicant has also proposed First floor @18' FFE to allow for ADA Van height clearance 8'2" in garage

FEMA Flood Map (8' BFE)

