

**RAYNES AVENUE
LETTER OF AGENDA**

We respectfully submit this Application for Work Session 5.

The following submission is formatted to review **Step 3: Architectural Styles**.

2.0 Three architectural design styles have been prepared for the mixed-use building. Each style is followed by a page of contributing details and inspirational photos.

3.0 Three architectural design styles have been prepared for the hotel building. Each style is followed by a page of contributing details and inspirational photos.

4.0 Reference Pages

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 1
MIXED-USE
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 2
MIXED-USE
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.2



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 3
MIXED-USE
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND VIEW - OPTION 1
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND VIEW - OPTION 2
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND VIEW - OPTION 3
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



1.6



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 1
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE STREET VIEW - OPTION 1
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.1

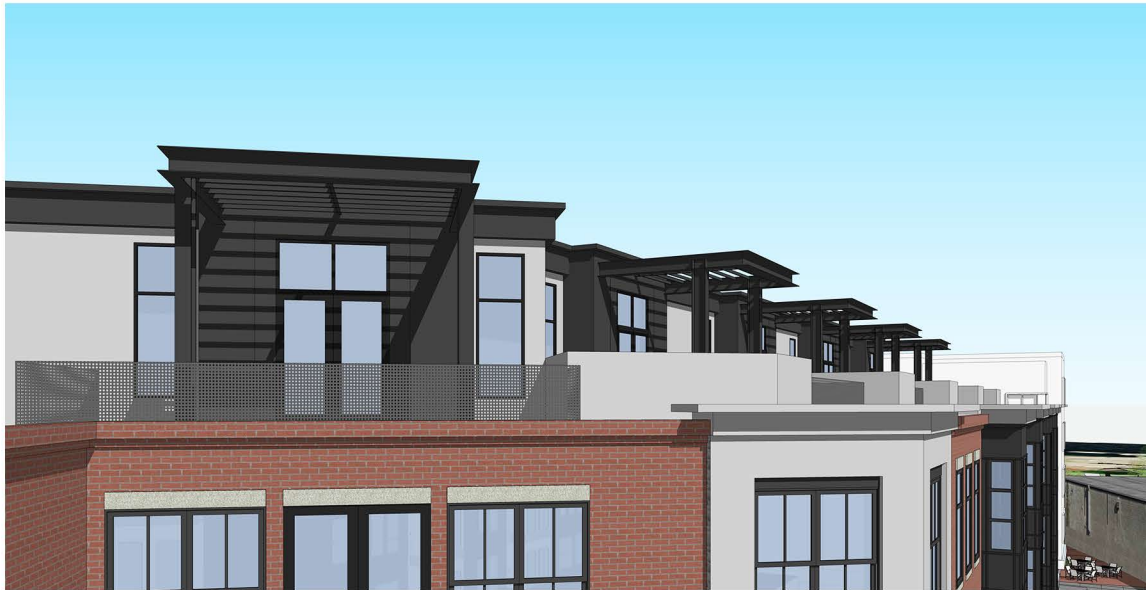


RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW - OPTION 1
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.2



LIGHTER TOP FLOOR DESIGN AND MATERIALS. TRELLIS FORMS ADD DIMENSION AND SKYLINE ELEMENTS TO THE ACTIVATED ROOFTOP.



RECESSED ENTRIES WITH GLAZED CORNERS PROVIDE INTEREST AND BREAKS ALONG STOREFRONT



DESIGN INSPIRATION



DARK MODERN BRICK AND METAL FLANK MORE TRADITIONAL VERTICAL BRICK ELEMENTS



PROJECTING BOX BAYS PROMOTE RESIDENTIAL FEEL. BAYS ARE FRAMED BY TRADITIONAL BRICK PUNCHED OPENINGS DETAILED WITH PRECAST SILLS AND LINTELS.



DESIGN INSPIRATION



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 2
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE STREET VIEW - OPTION 2
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW - OPTION 2
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.6



CLEAN AND MODERN ROOFTOP ARTICULATED WITH CORNICE DETAIL.
ACTIVATED ROOFTOP WITH PLANTERS AND LIGHT METAL FENCING.



RECESSED BALCONIES OVER ENTRY DOORS
FURTHER DEFINE AND ACCENT VERTICAL
BRICK PIERS.



DESIGN INSPIRATION



STRONG MASONRY FORMS ADD BALANCE AND PROPORTION.



WELL DEFINED VERTICAL BRICK PIERS FRAME
BLACK BRICK PANELS AND RESIDENTIAL
WINDOW PATTERNS.



DESIGN INSPIRATION



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MAPLEWOOD STREET VIEW - OPTION 3
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.8



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE STREET VIEW - OPTION 3
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.9



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW - OPTION 3
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.10



WOOD ACCENT FINIS ADD NATURAL COLOR AND TEXTURE TO THE ACTIVATED ROOFTOP.



METAL CANOPIES DEFINE LARGER GLAZED STOREFRONTS.



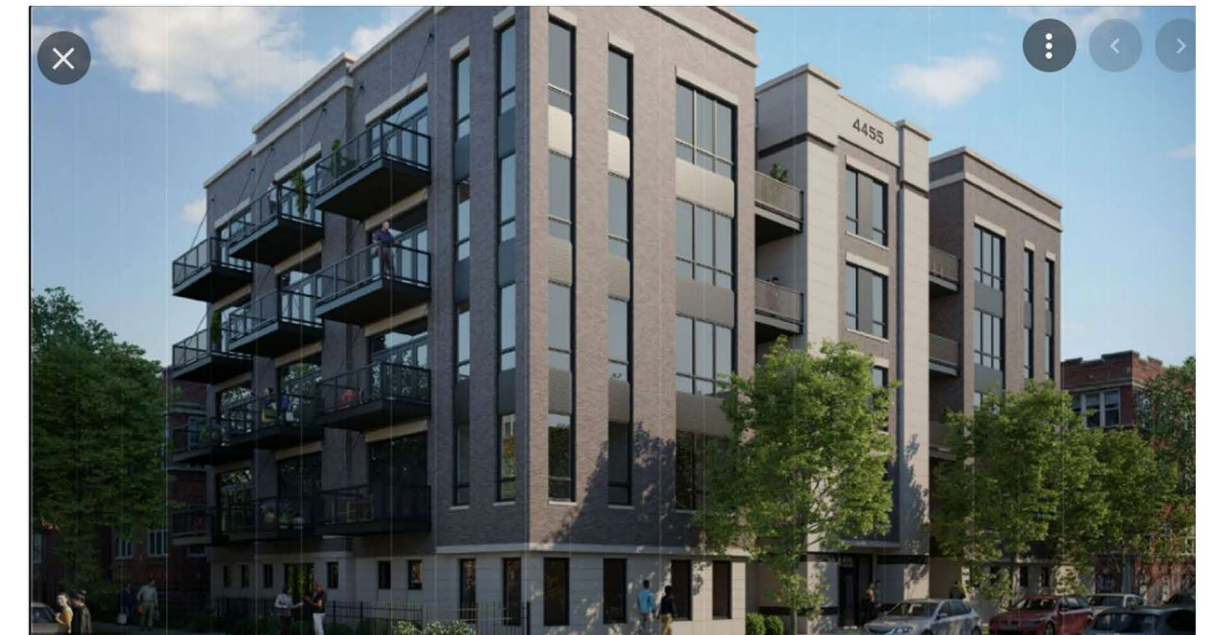
DESIGN INSPIRATION



BRICK FACADE PEELS AWAY TO REVEAL LIGHT METAL SKIN. TRELLIS FORMS ACTIVATE THE SECOND FLOOR ROOF AND METAL CANOPIES DEFINE LARGE GLAZED STOREFRONTS.



VARIED WINDOW PATTERNS ARE FRAMED BY RECESSED BALCONIES AND VERTICAL CHANNEL.



DESIGN INSPIRATION

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN ELEMENTS AND INSPIRATION - OPTION 3
MIXED-USE BUILDING
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



2.11



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEW - OPTION 1
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.0



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 1
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.1



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 1
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.2



PEEL AWAY TEXTURED BRICK FACADE REVEALS LIGHT METAL PANELS.



HORIZONTAL BANDING TOPS DARKER BRICK BASE WITH CORRESPONDING BRICK RECESSES.



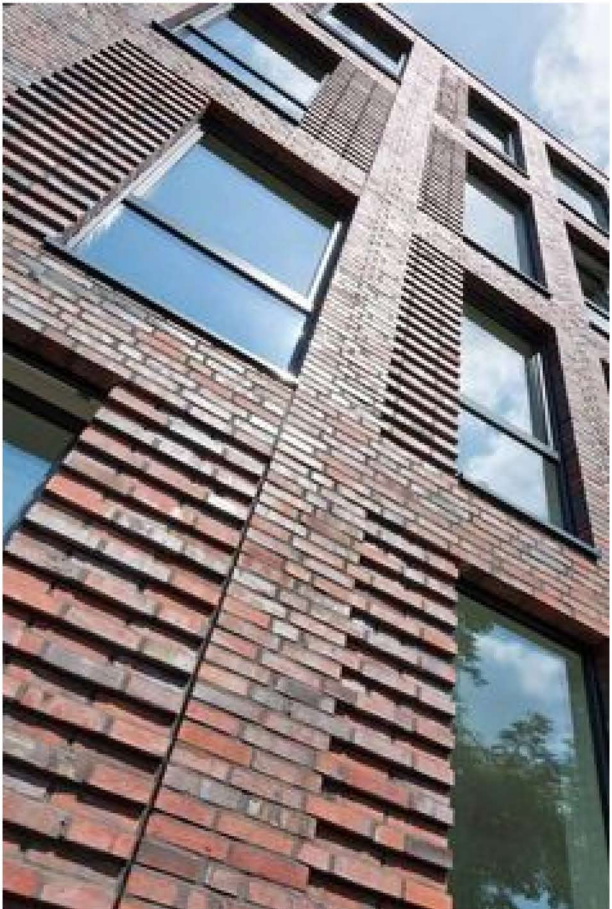
TEXTURED BRICK PATTERNS ADD DIMENSION.



VERTICAL METAL ENTRY ACCENT MATERIAL IS FRAMED BY A STRONG THREE DIMENSIONAL ARCH.



DESIGN INSPIRATION



DESIGN INSPIRATION



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEW - OPTION 2
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.4



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 2
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.5



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 2
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.6



TOP FLOOR CORNICE ECHOS THE FRAMED OPENING AT THE DRIVE UNDER ENTRY. STRONG VERTICAL BRICK AND METAL PIERS CARRY THROUGH FROM BASE TO CORNICE.



BASE STOREFRONT WINDOWS, ALIGN WTH PUNCHED OPENINGS ABOVE.



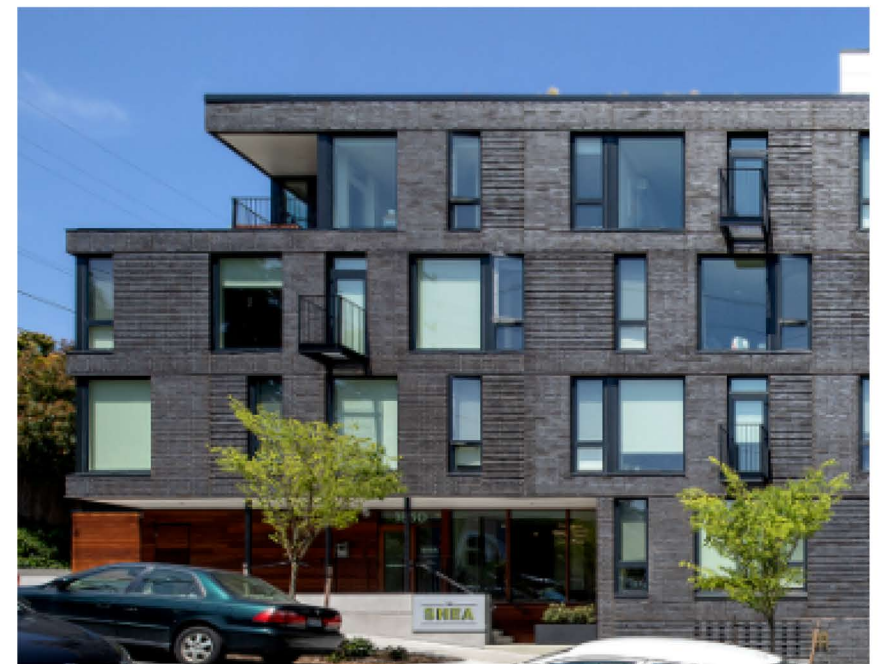
LIGHTER METAL PANELS ADD CONTRAST AND BREAK UP VOLUMES.



LARGE FRAMED GATEWAY AT ENTRY.



DESIGN INSPIRATION



DESIGN INSPIRATION



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEW - OPTION 3
HOTEL
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3.8



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 3
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.9



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH MILL POND GREENWAY VIEW - OPTION 3
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



3.10



LIGHTER BRICK BELOW SUPPORTS A DARKER METAL TOP FLOOR.



HORIZONTAL BRICK BANDING AND BASE DEFINES A HEAVIER SCALE.



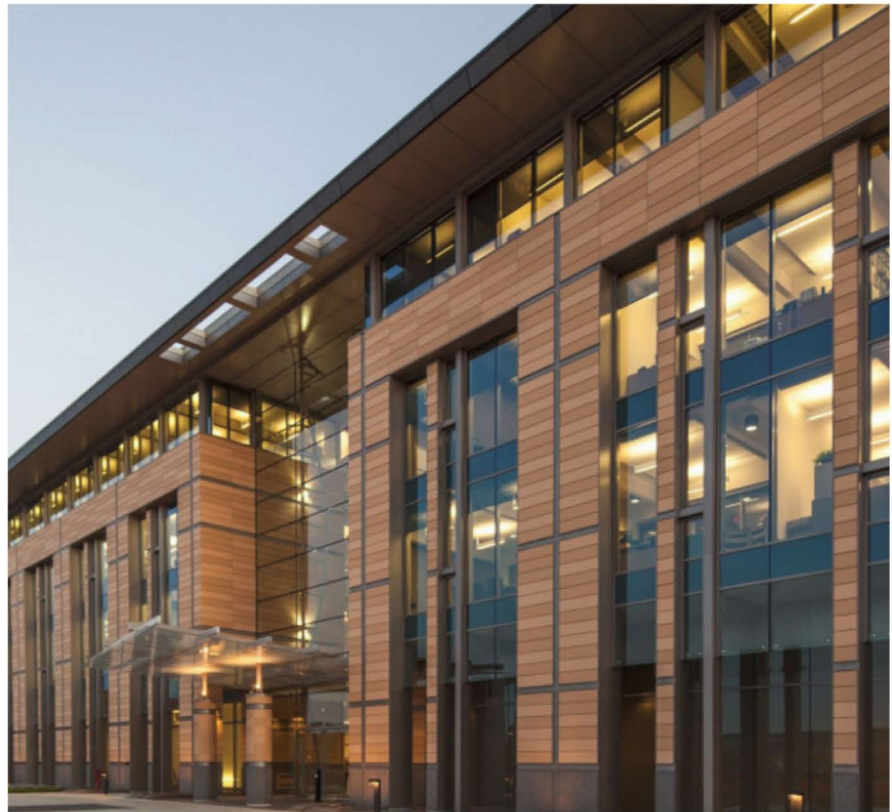
WHITE PIERS AND CORNICE FRAME VERTICAL CHANNELS MADE OF WINDOW AND METAL PANEL ELEMENTS.



WOOD ACCENTS ADD WARMTH AND TEXTURE.



DESIGN INSPIRATION



DESIGN INSPIRATION

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DESIGN ELEMENTS AND INSPIRATION - OPTION 3
HOTEL
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022



PROCON
CONNECT • CREATE • CONSTRUCT



3.11



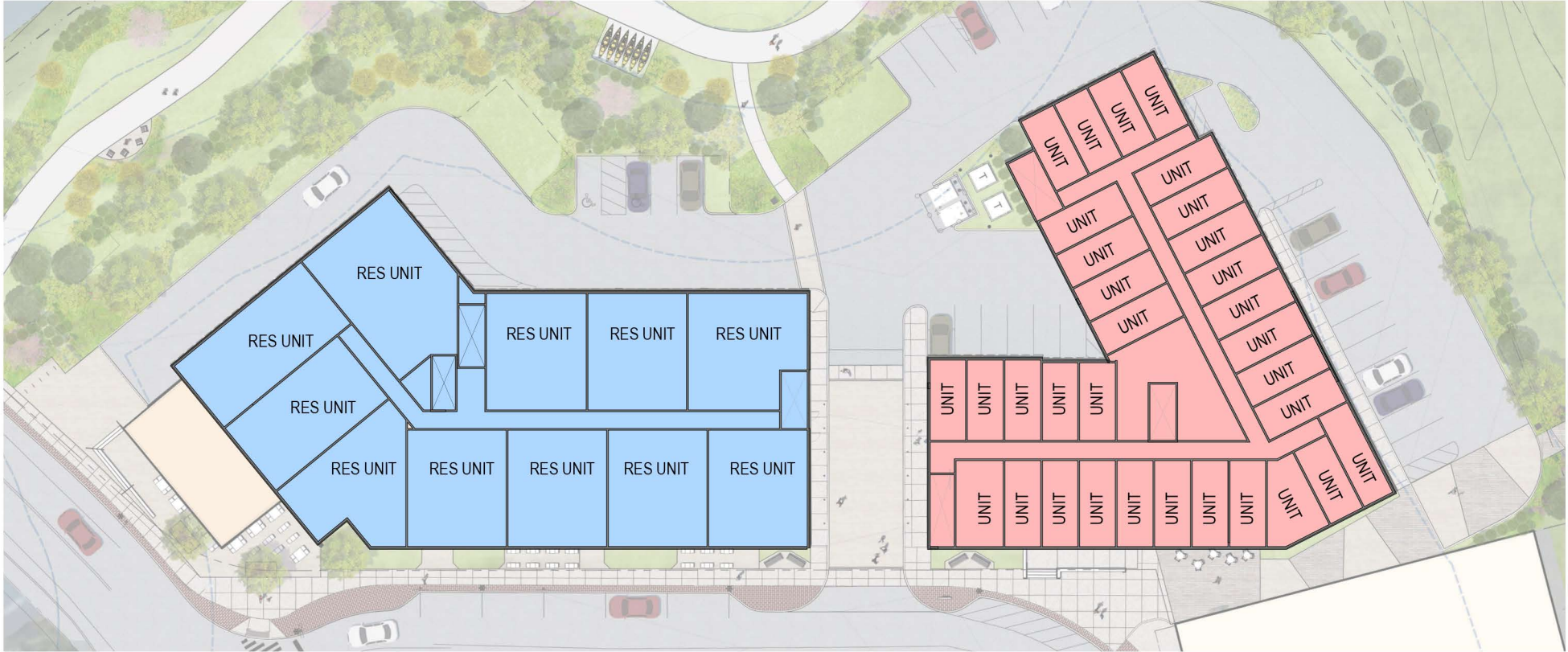
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FIRST FLOOR PROGRAM
REFERENCE
HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022

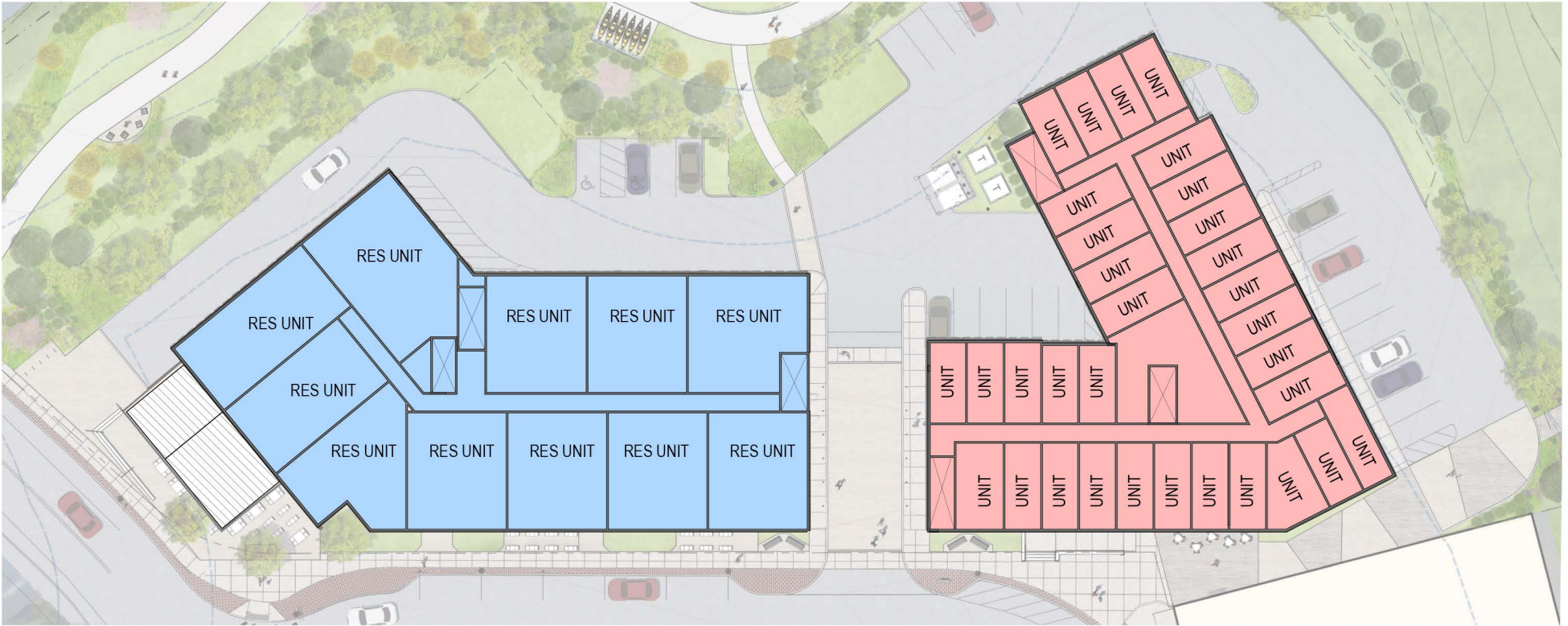


4.0

COLOR KEY
HOTEL
RESIDENTIAL



OVERALL THIRD FLOOR PLAN



OVERALL SECOND FLOOR PLAN

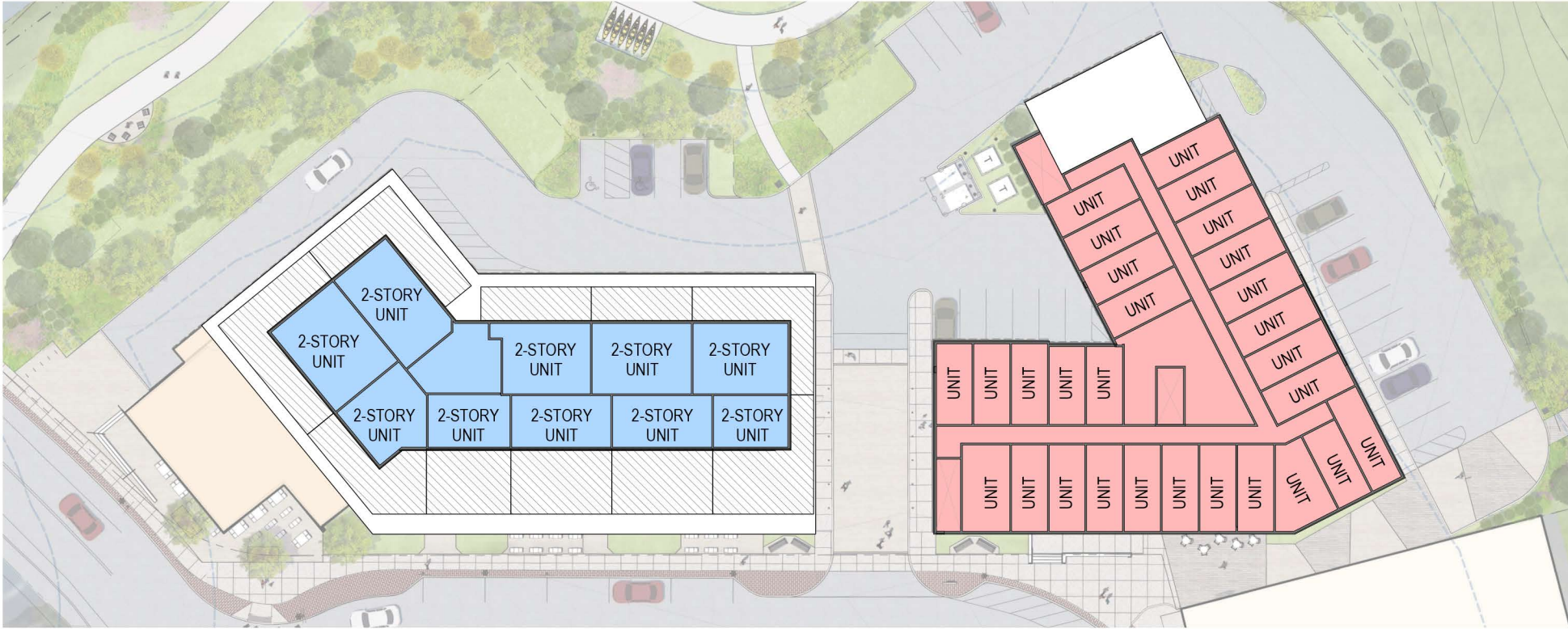
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
REFERENCE

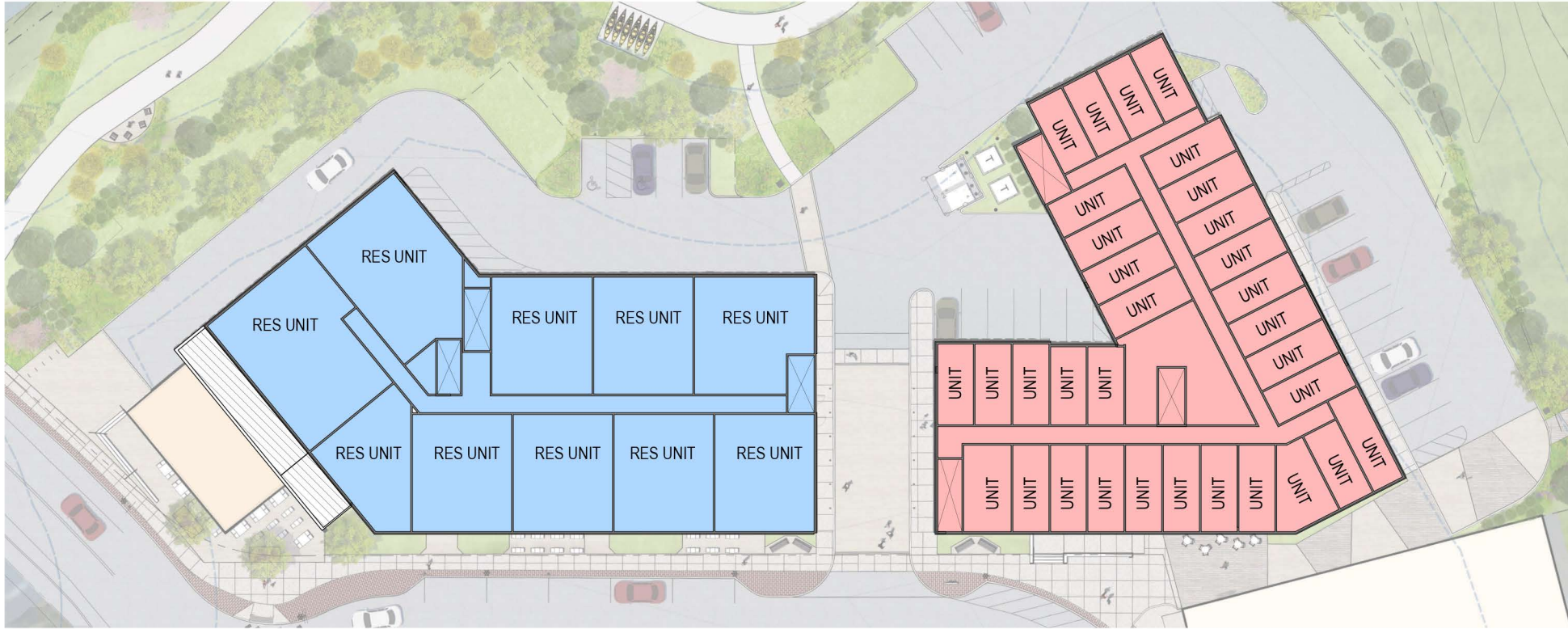
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COLOR KEY
HOTEL
RESIDENTIAL



OVERALL FIFTH FLOOR PLAN



OVERALL FOURTH FLOOR PLAN

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED UPPER FLOORS PROGRAM
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022





0 20 40 80 SCALE: 1" = 20'-0"

RAYNES AVE - PORTSMOUTH, NH
11/15/2021

SITE LANDSCAPE PLAN

Tighe&Bond

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

SITE LANDSCAPE PLAN
REFERENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 5: MARCH 2, 2022





RAYNES AVENUE
PLAN PORTSMOUTH 3D MODEL: AREA 7
CHARACTER DISTRICT: CD-4

BUILDING TOTALS:
RESIDENTIAL: 65,150SF - 60 UNITS
HOTEL: 68,000SF - 128 UNITS

ZONING DISTRICT: CHARACTER DISTRICT 4 (CD4)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT

PROPOSED USE: MULTI FAMILY DWELLING
HOTEL
RETAIL/RESTAURANT

PROPOSED LOT SIZE: ±2.53 ACRES (±110,415 SF)

DEVELOPMENT STANDARDS			
BUILDING PLACEMENT (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM PRINCIPAL FRONT YARD:	15 FT	±16 FT ⁽¹⁾	7.4 FT
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A
SIDE YARD:	NR	NR	NR
MINIMUM REAR YARD:	5 FT	N/A	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	50%	66.7%	66.7%
(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12			
BUILDING AND LOT OCCUPATION:			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	191 FT	116 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF ⁽²⁾	17,383 SF	14,628 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR		
MINIMUM OPEN SPACE:	10%	35.0%	
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	8,100 SF	7,400 SF
(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10			
BUILDING FORM (PRINCIPAL BUILDING):			
	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY ⁽³⁾	5 STORY	5 STORY
	60 FT	59.77 FT	57.90 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	<36"	<36"
MINIMUM GROUND STORY HEIGHT:	12 FT	15 FT	15 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	10.5 FT	10.5 FT
FACADE GLAZING:			
SHOP FRONT FACADE TYPE	70%	70%	70%
ALLOWED ROOF TYPES			
FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT	