

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.

Many early Portsmouth businesses relied on the railway and its support structures - including the Portsmouth Train Station, The Eastern and Concord Railroad Depot, and the 16 Stall Engine Round House.

Notable historic buildings containing Lumber Yards, Brew Houses, and Factories sprang up in the vicinity of the railway and were served by it. These historic examples of early brick architecture reveal a wealth of intricate masonry and coursing details. These details are artfully woven into the practical brick wall construction required to support economic development in the 1800's.

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.

Please review the following items submitted for consideration:

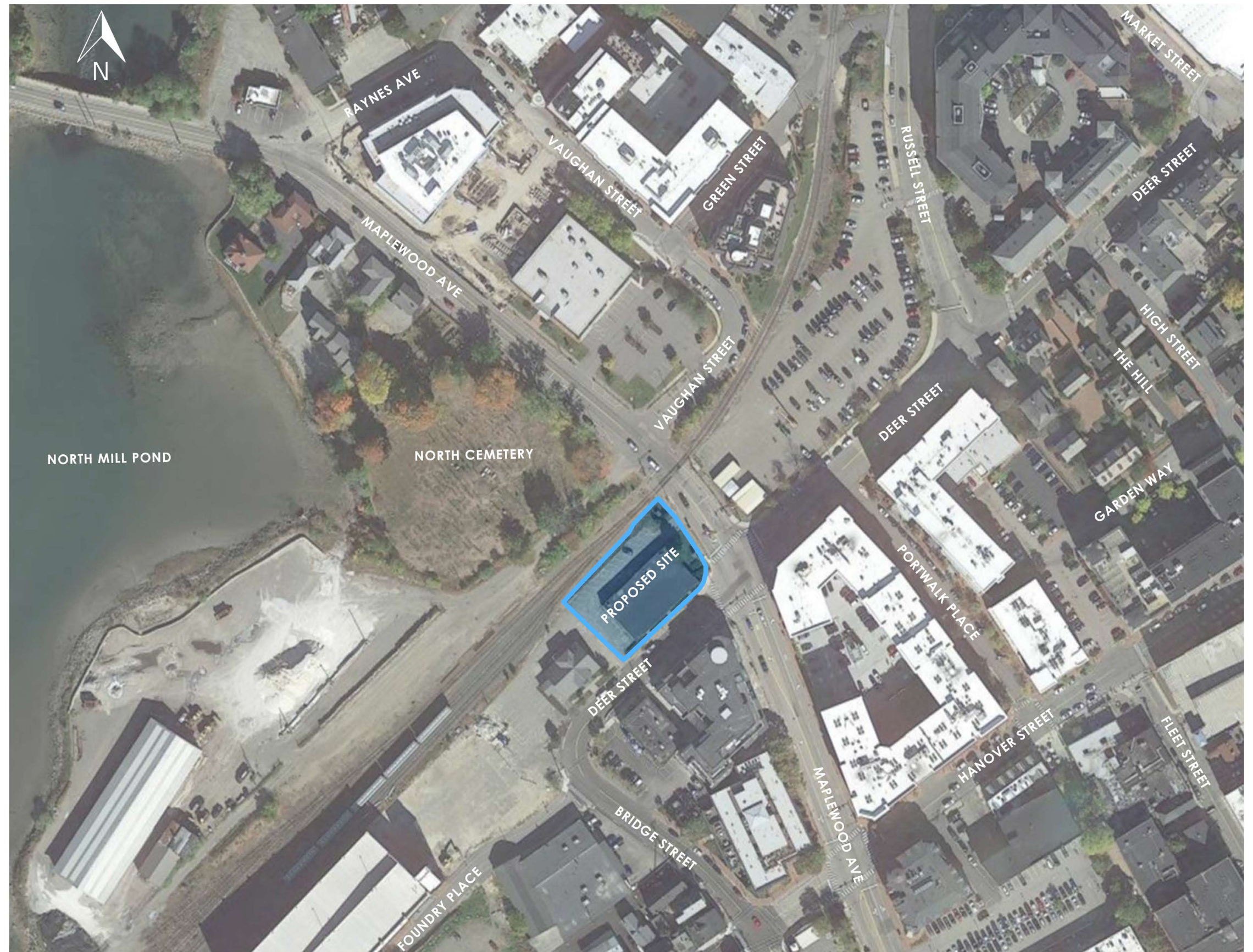
- 1.0 – Site Aerial & Agenda
- 2.0 – Historic Rail Corridor Architecture
- 3.0 – North End Vision Plan & Zoning
- 4.0 – Site and Surroundings
- 5.0 – Massing

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 Goodknight, AIA, NCARB
Principal, CJ Architects



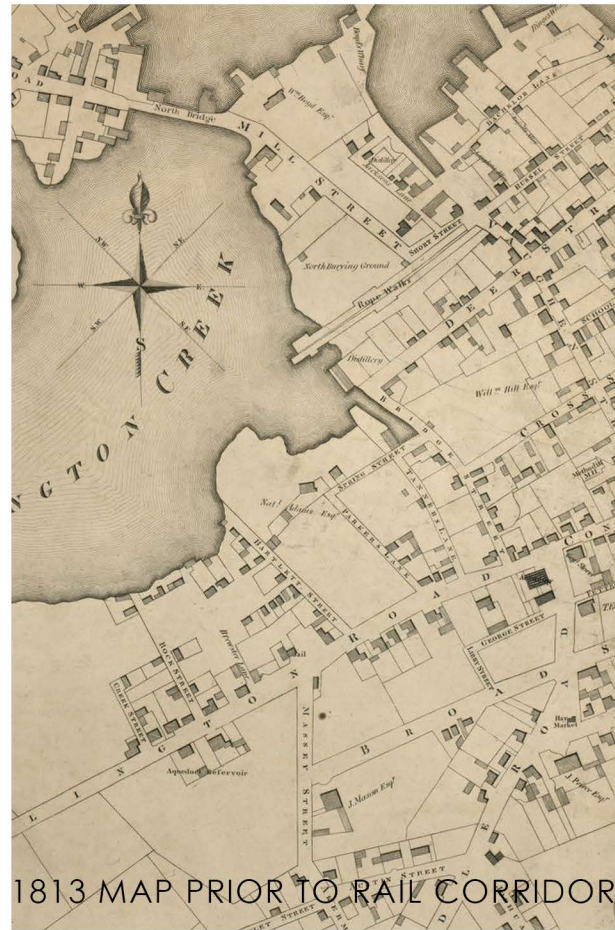
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

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MAY 4, 2022



1.0



1813 MAP PRIOR TO RAIL CORRIDOR



- | | | | |
|--|---|---|--|
| <p>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> | <p>CHURCHES.
A. Episcopal.
B. Unitarian.
C. Middle St. Baptist.
D. Universalist.
E. Congregational.
F. Methodist E.</p> | <p>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.</p> | <p>G. Christian.
H. F. W. Baptist.
I. Second Advent.
K. R. Catholic.
L. Congregational.
M. St. John's Chapel.
N. Old South, Baptist.</p> |
|--|---|---|--|

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

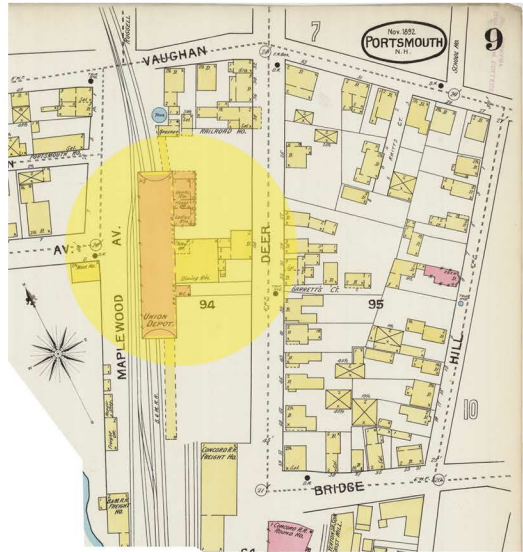
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HISTORIC RAIL CORRIDOR AND RELATED STRUCTURES

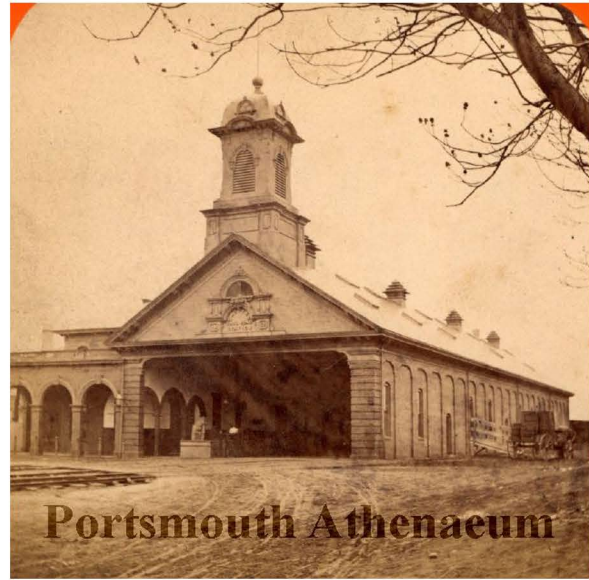
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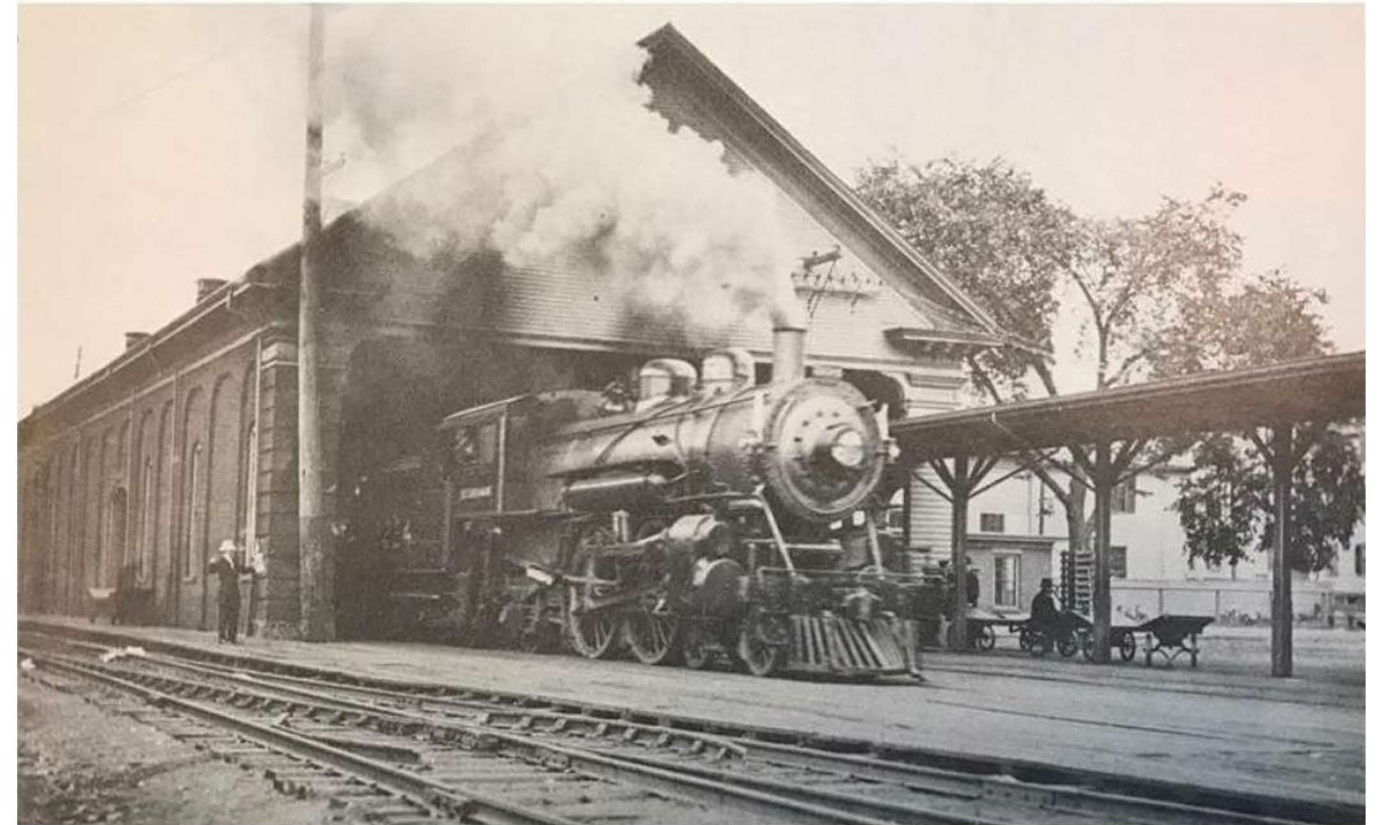
2.0



#1 TRAIN STATION



Portsmouth Athenaeum



Portsmouth Athenaeum



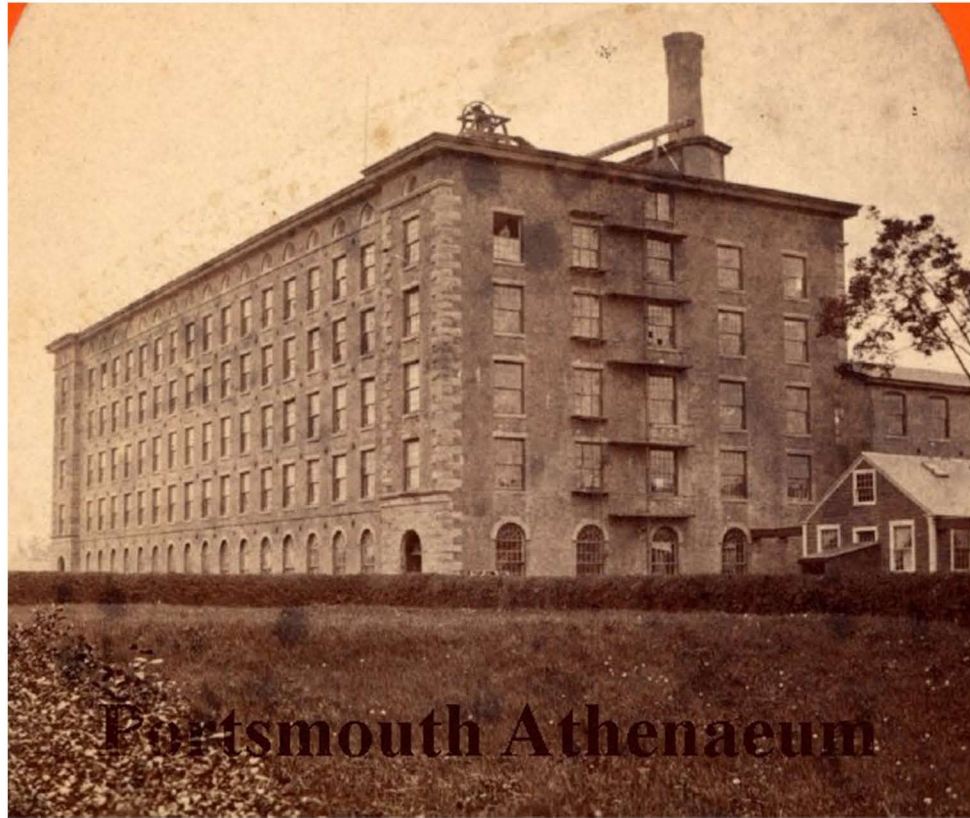
Boston & Maine Station, Portsmouth, N. H.

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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

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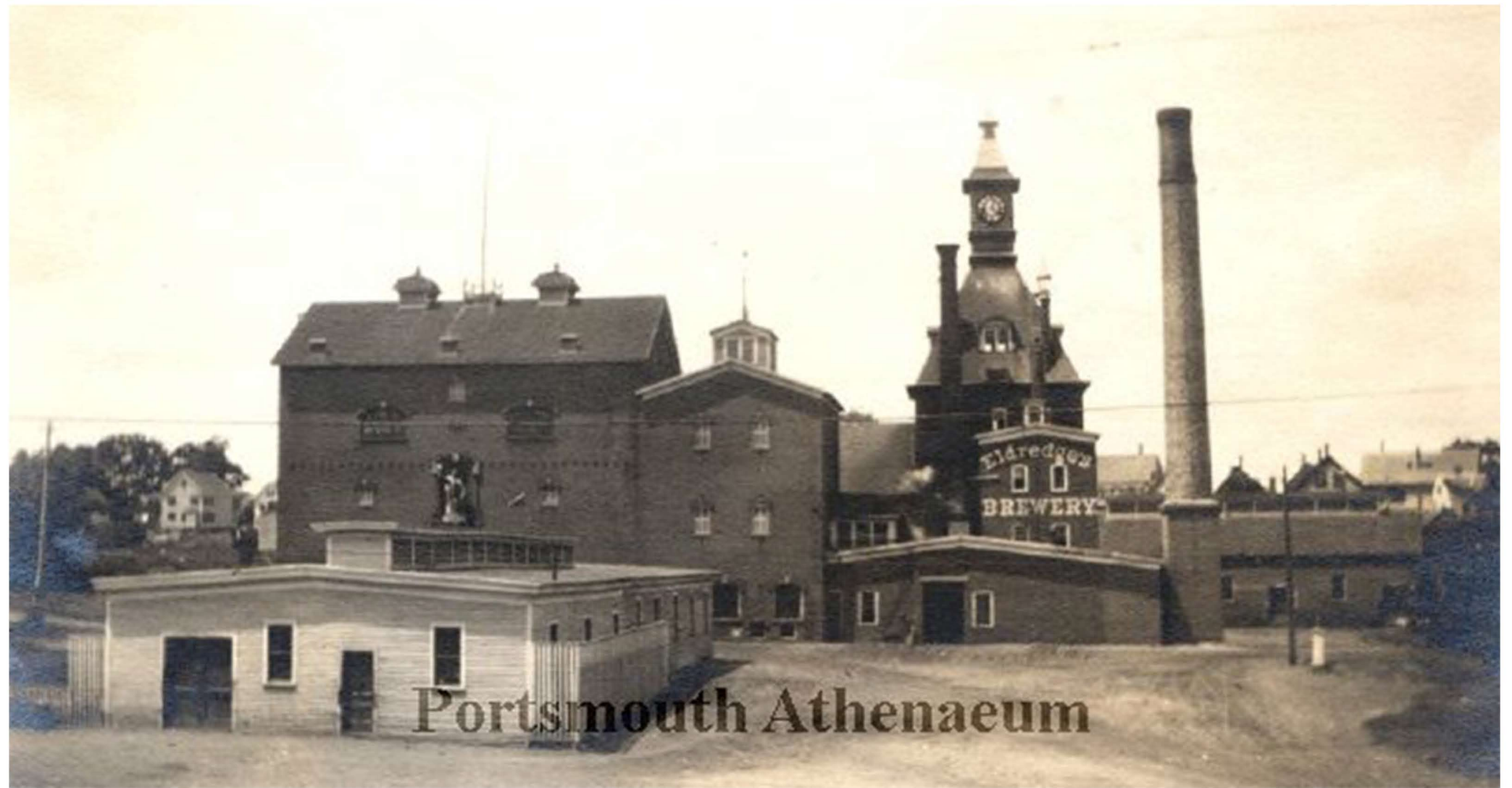
RELATED STRUCTURES

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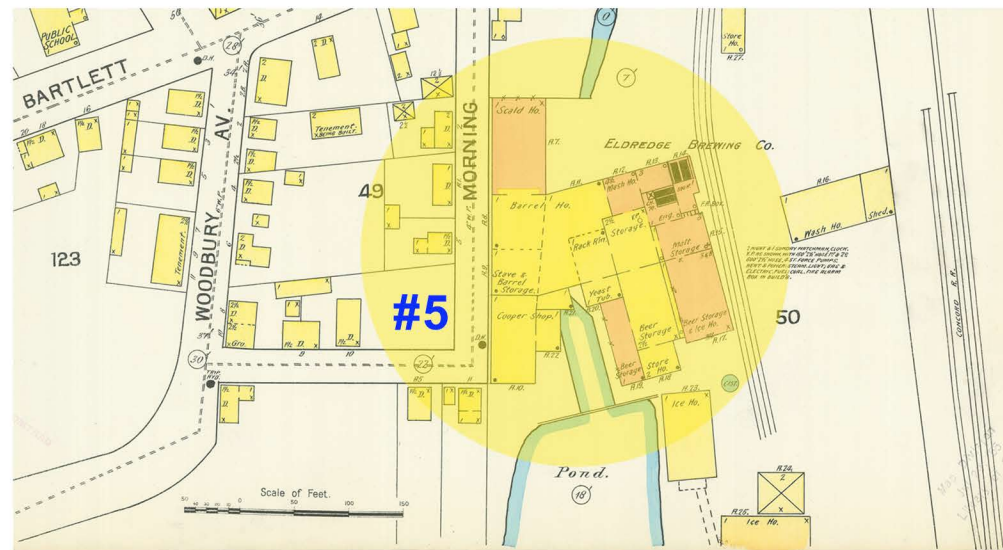
#4 FRANK JONES BREWERY



#5 ELDREDGE BREWERY



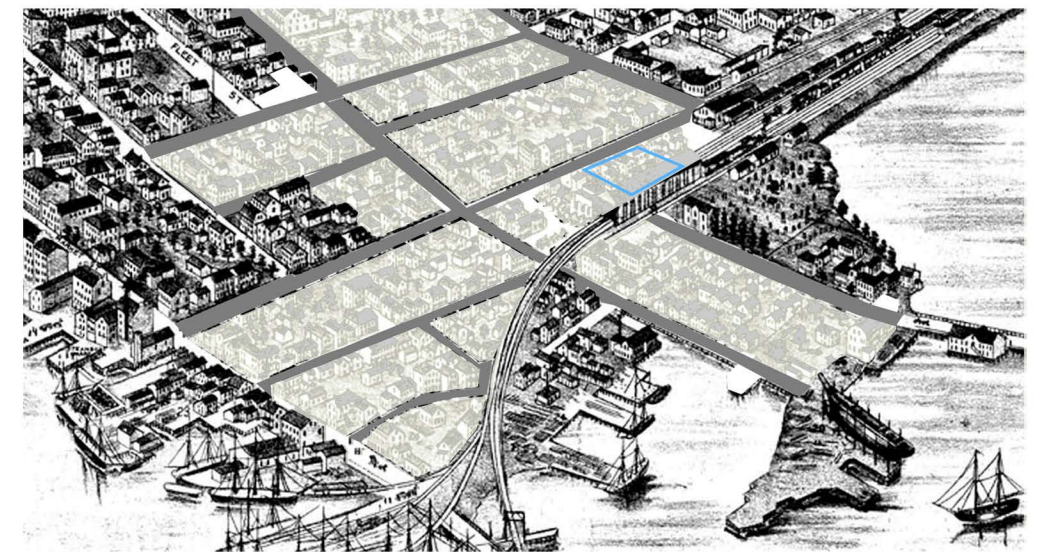
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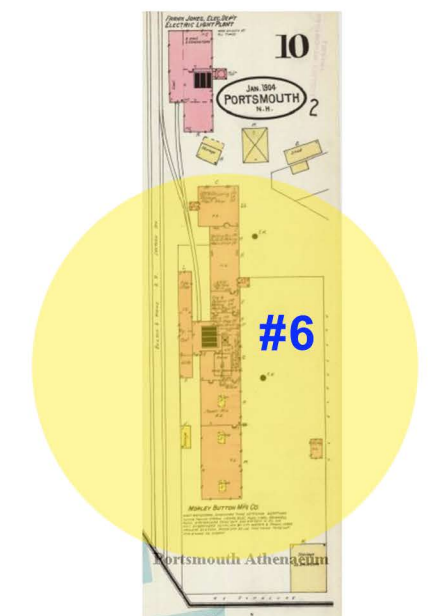
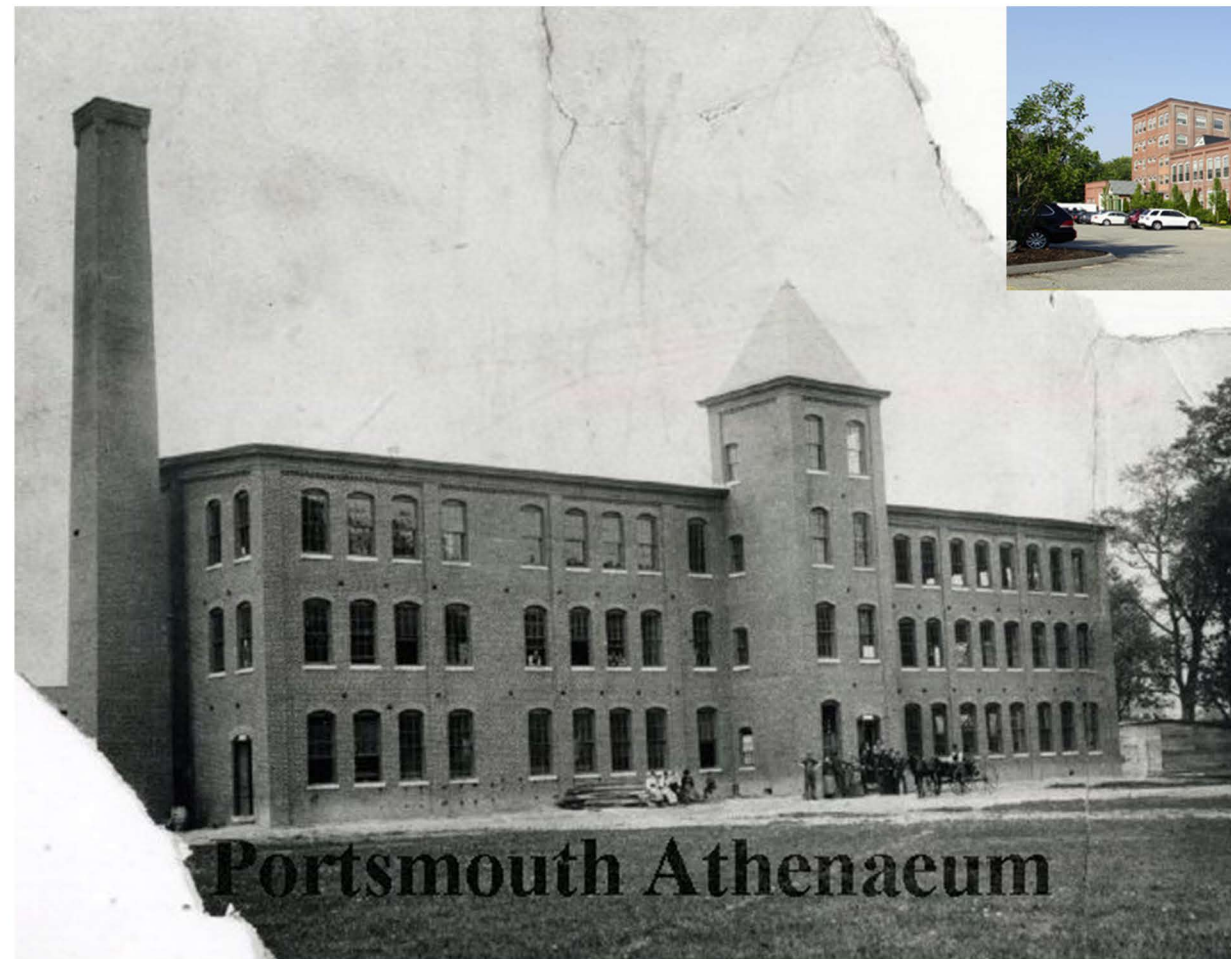
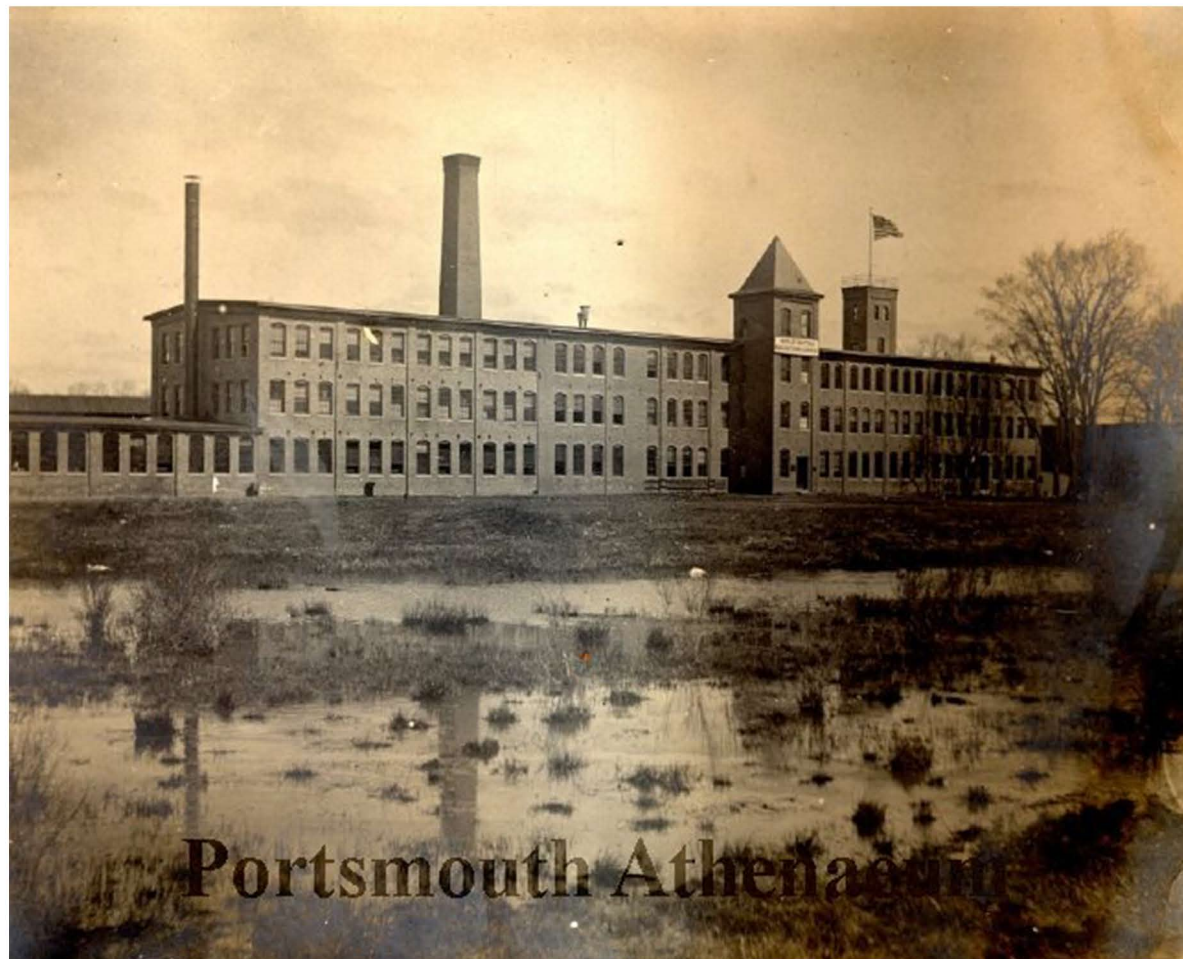
RELATED STRUCTURES

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#6 BUTTON FACTORY

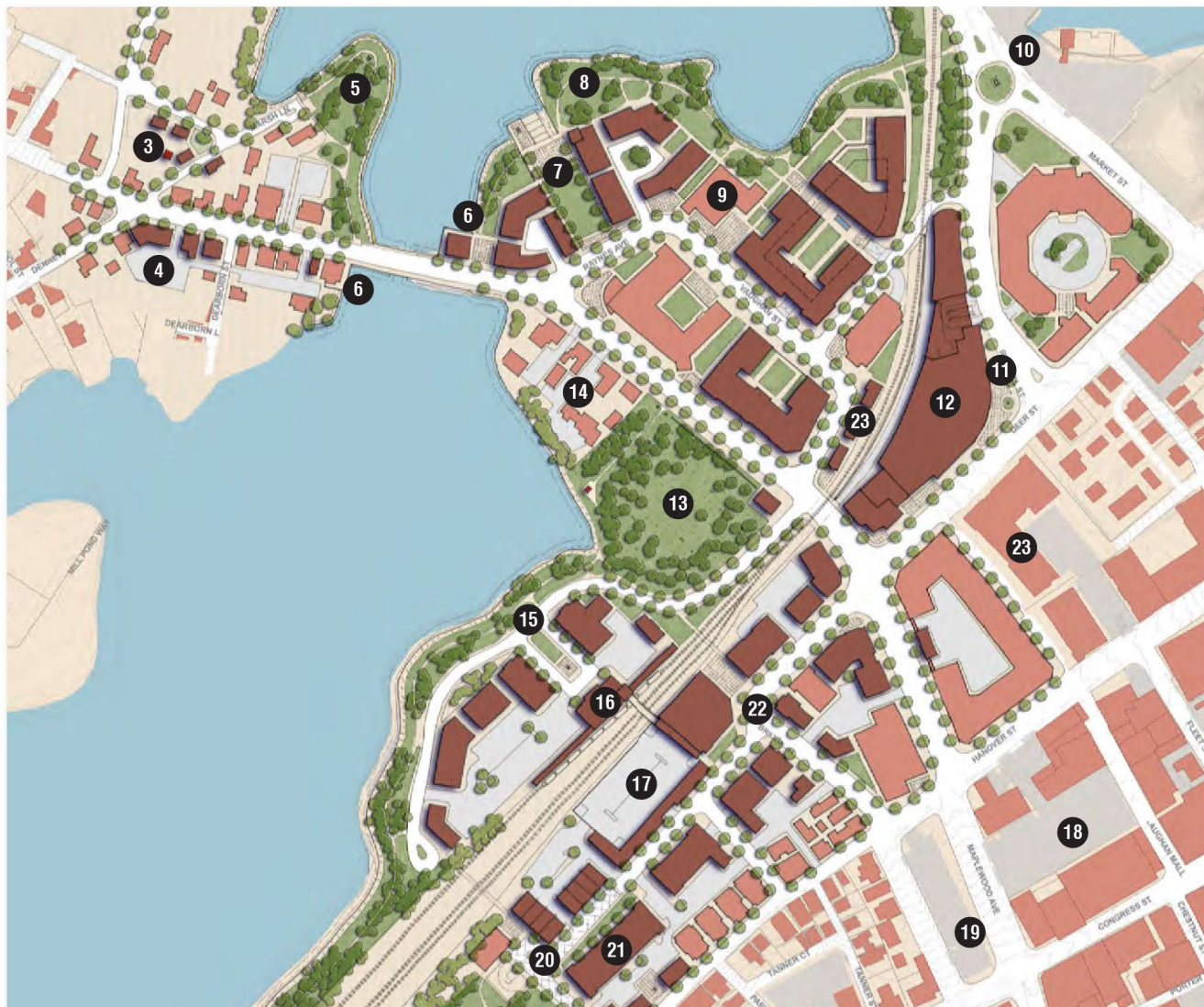


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RELATED STRUCTURES

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NORTH END VISION PLAN
PROPOSED PROJECT SITE

- 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

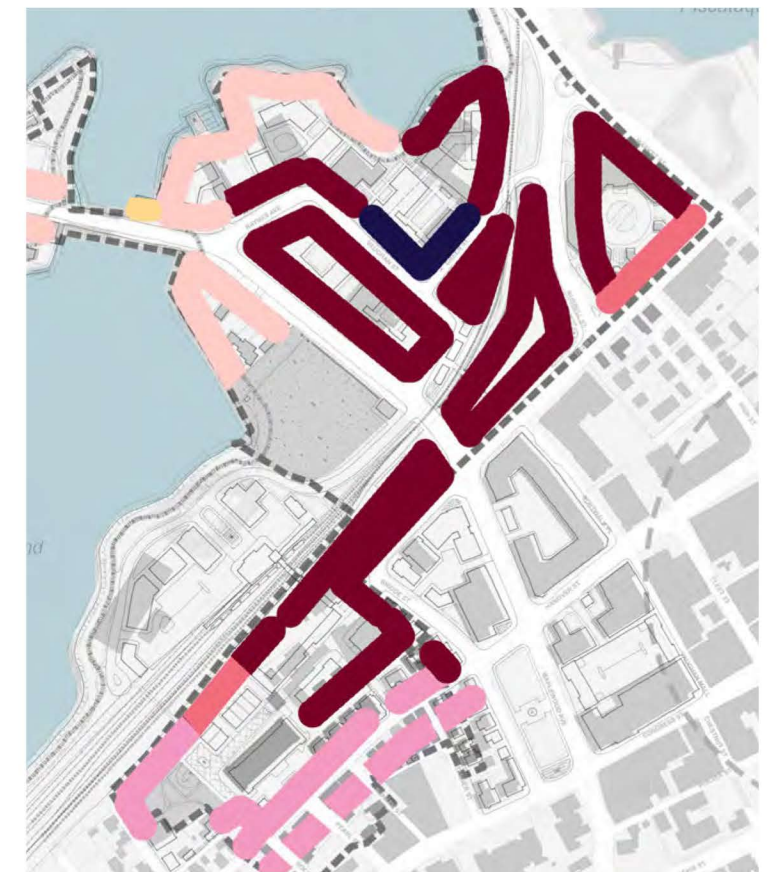
6 Stories (70')
4-5 Stories (60')
3-4 Stories (50')
2-3 Stories (45')
* 2 Stories (35')
1 Story (20')

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.



NORTH END ARCHITECTURAL STYLE



PRELIMINARY BUILDING HEIGHT MAP

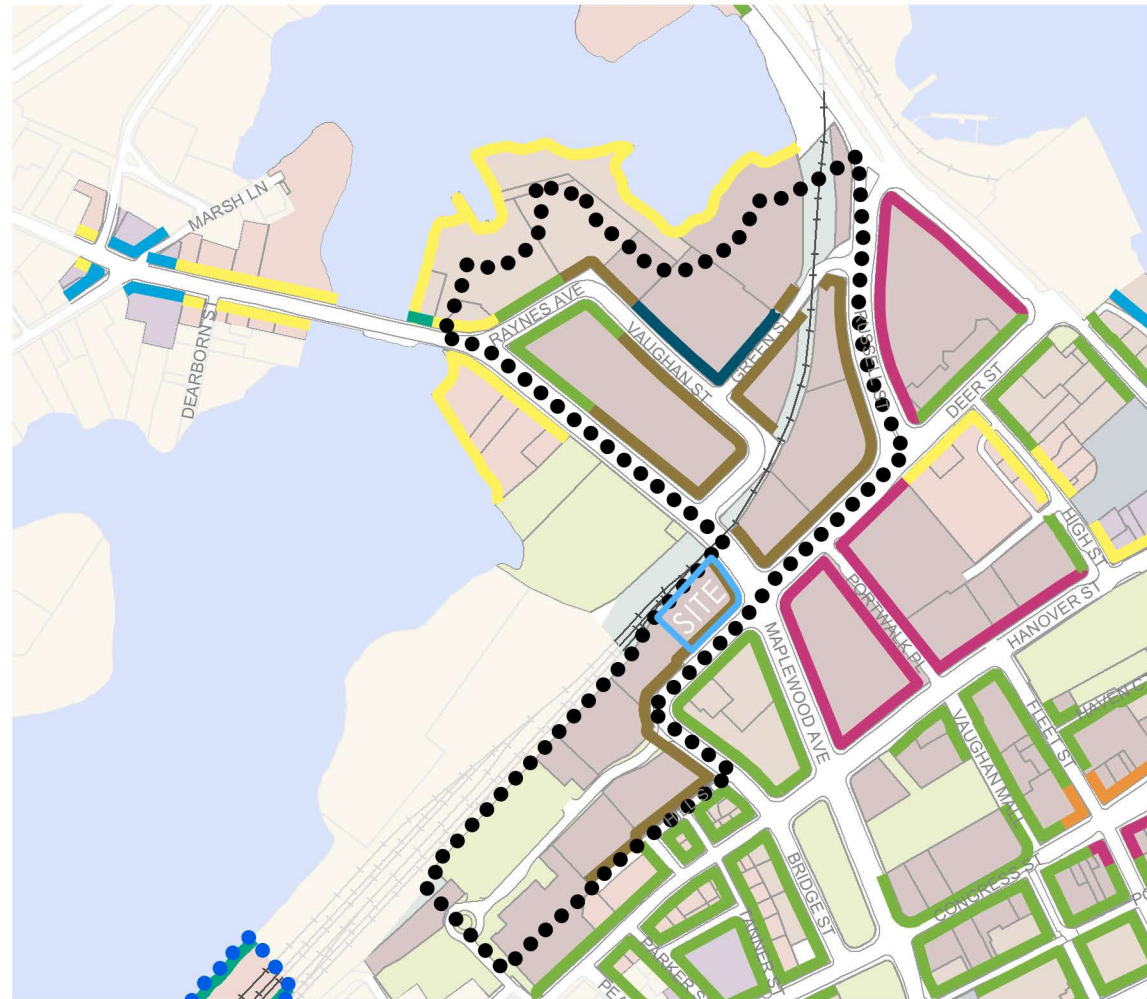
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**NORTH END HISTORY AND
NORTH END VISION PLAN**

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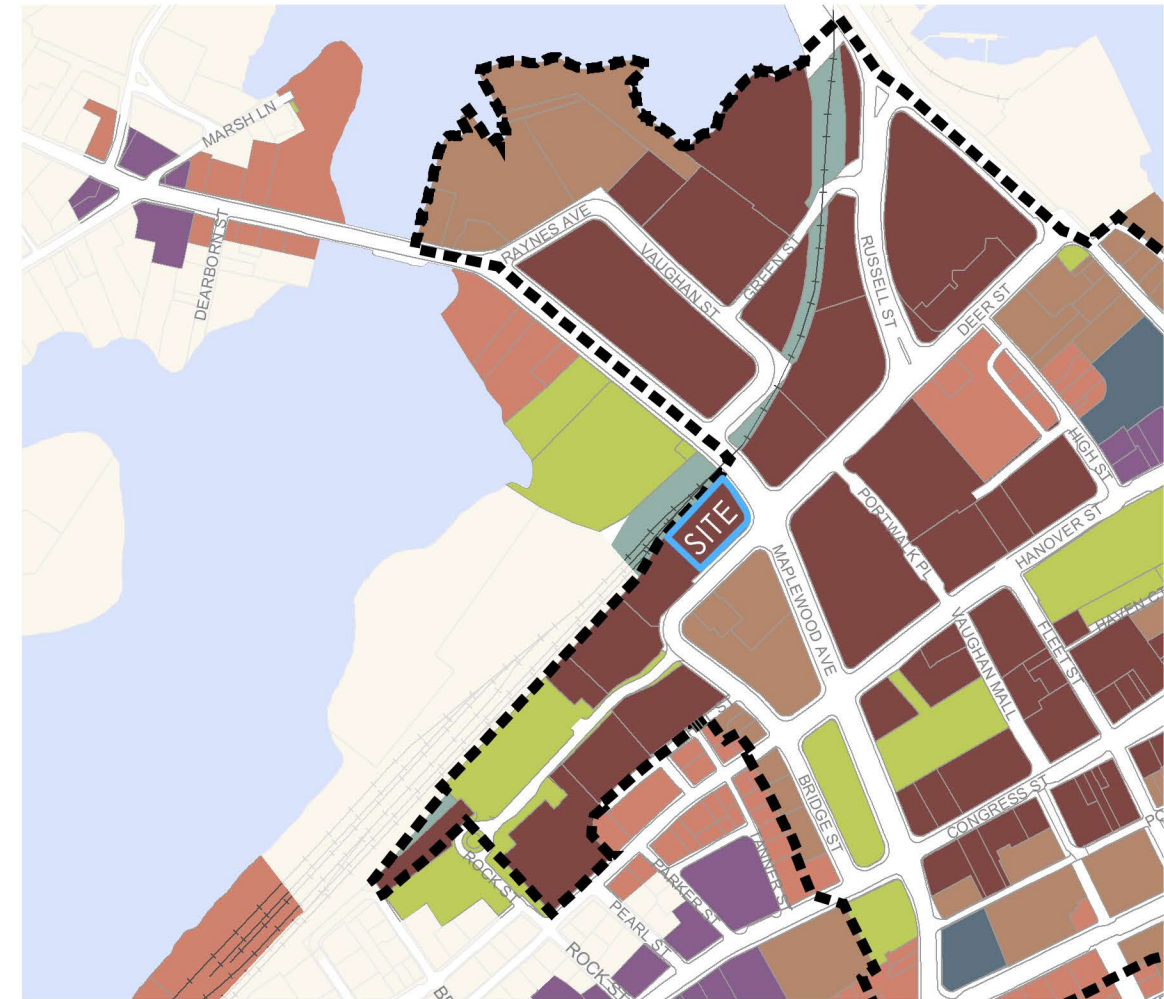
3.0



BUILDING HEIGHT

Legend

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

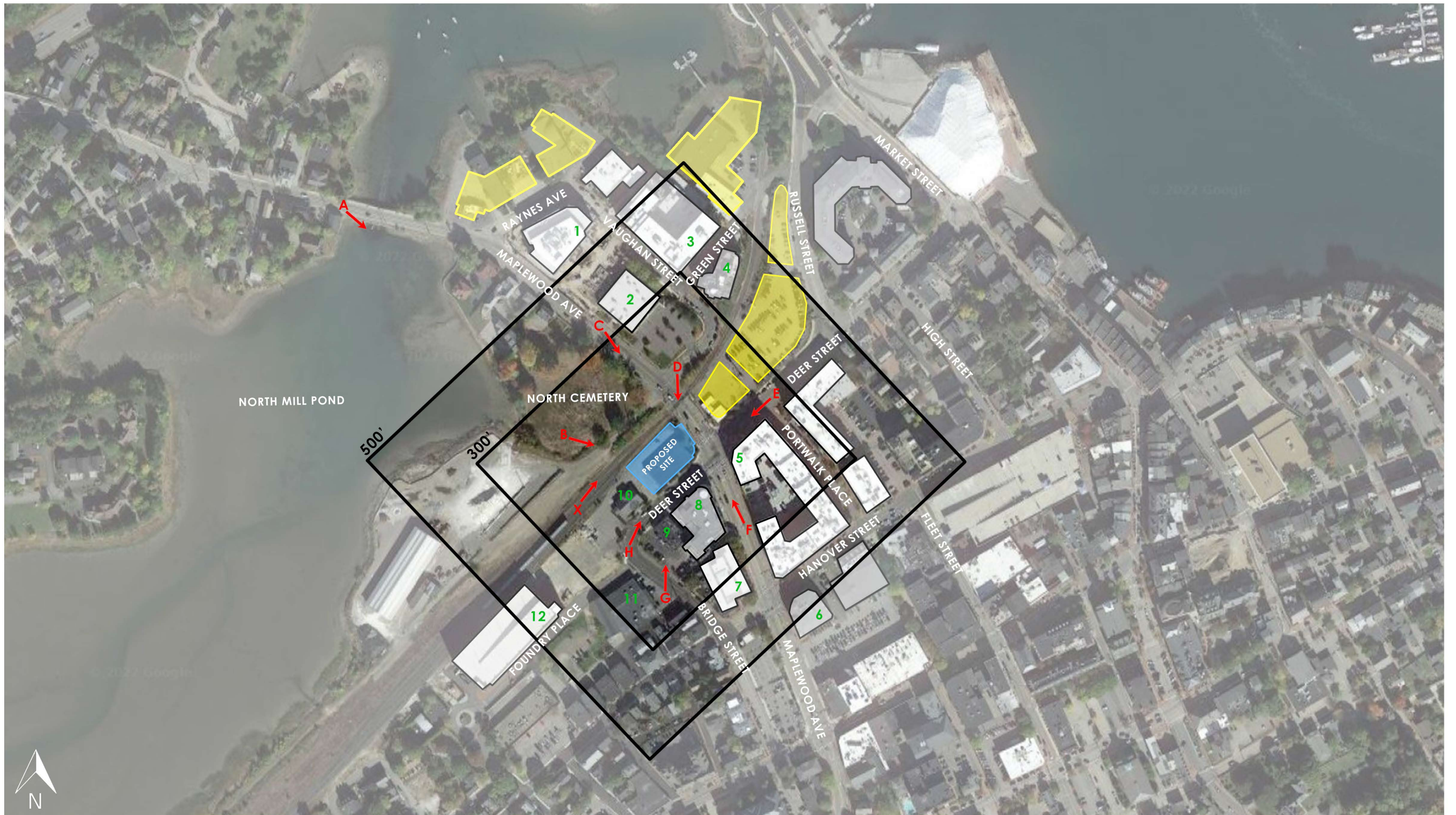
- DOD Downtown Overlay District
- HD Historic District
- Character Districts**
- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-B
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2
- Civic District**
- CIVIC Civic District
- Other Districts**
- M Municipal District
- TC Transportation Corridor

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ZONING

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PORTSMOUTH, NEW HAMPSHIRE

300' & 500' SITE SURROUNDINGS

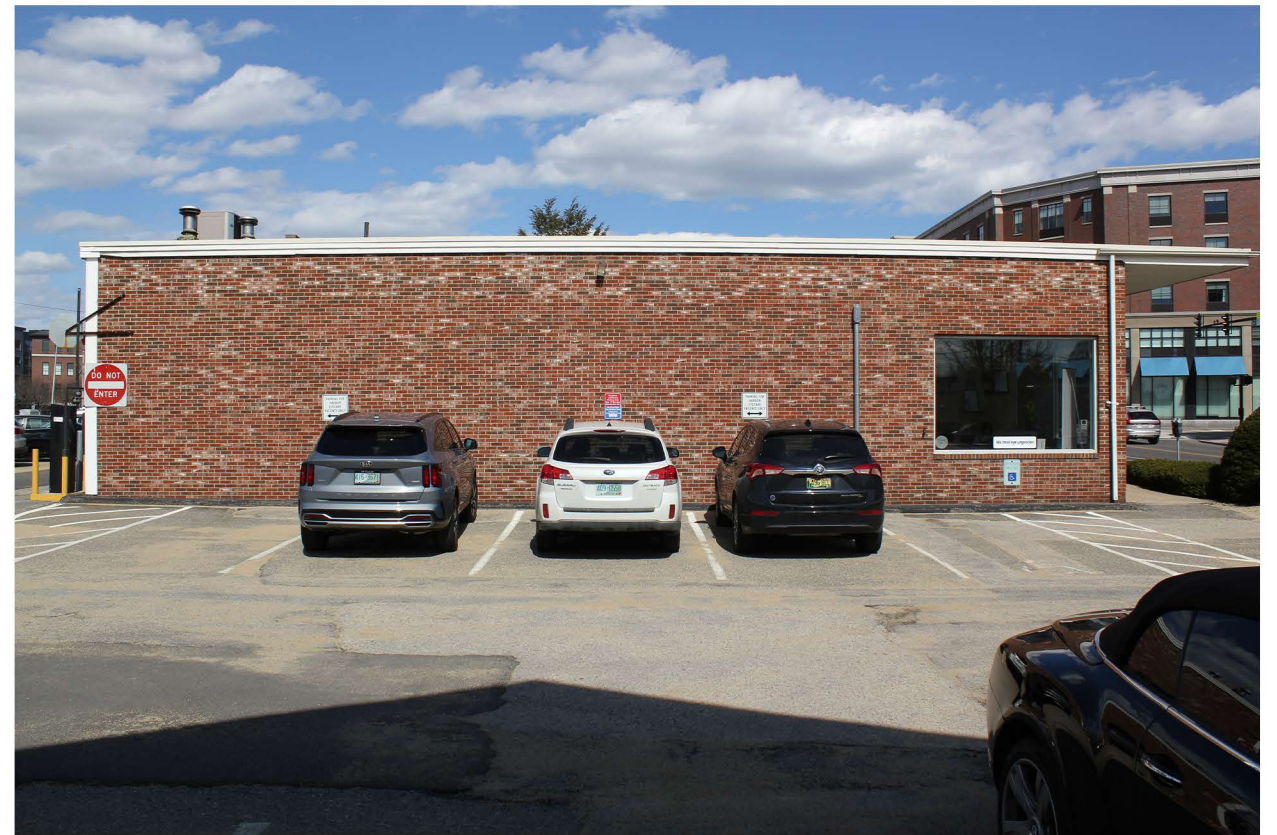
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4.0



DEER STREET ELEVATION



ELEVATION FACING LOT 4



ELEVATION FACING RAILROAD TRACKS



MAPLEWOOD AVE ELEVATION

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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

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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

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PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PRIMARY VIEWS OF THE SITE

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MAY 4, 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

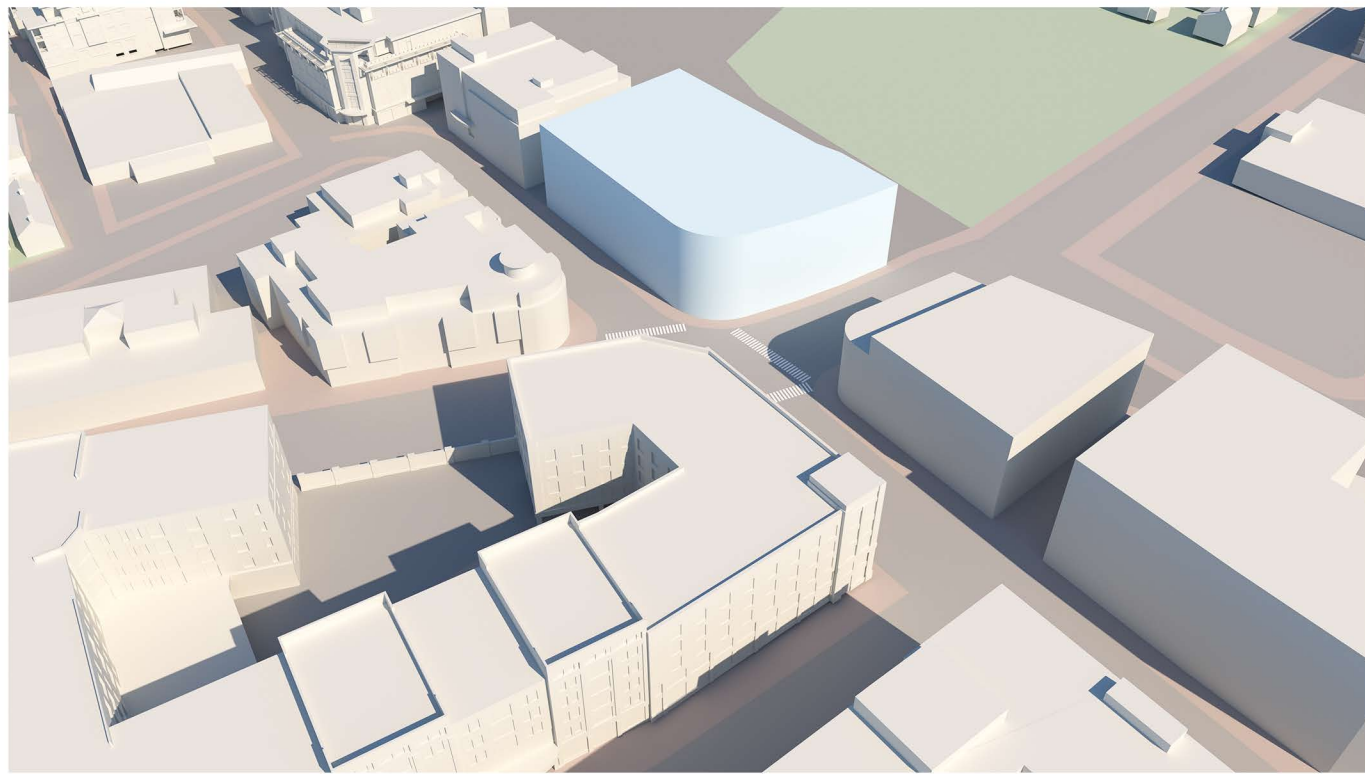


12 FOUNDRY PARKING GARAGE

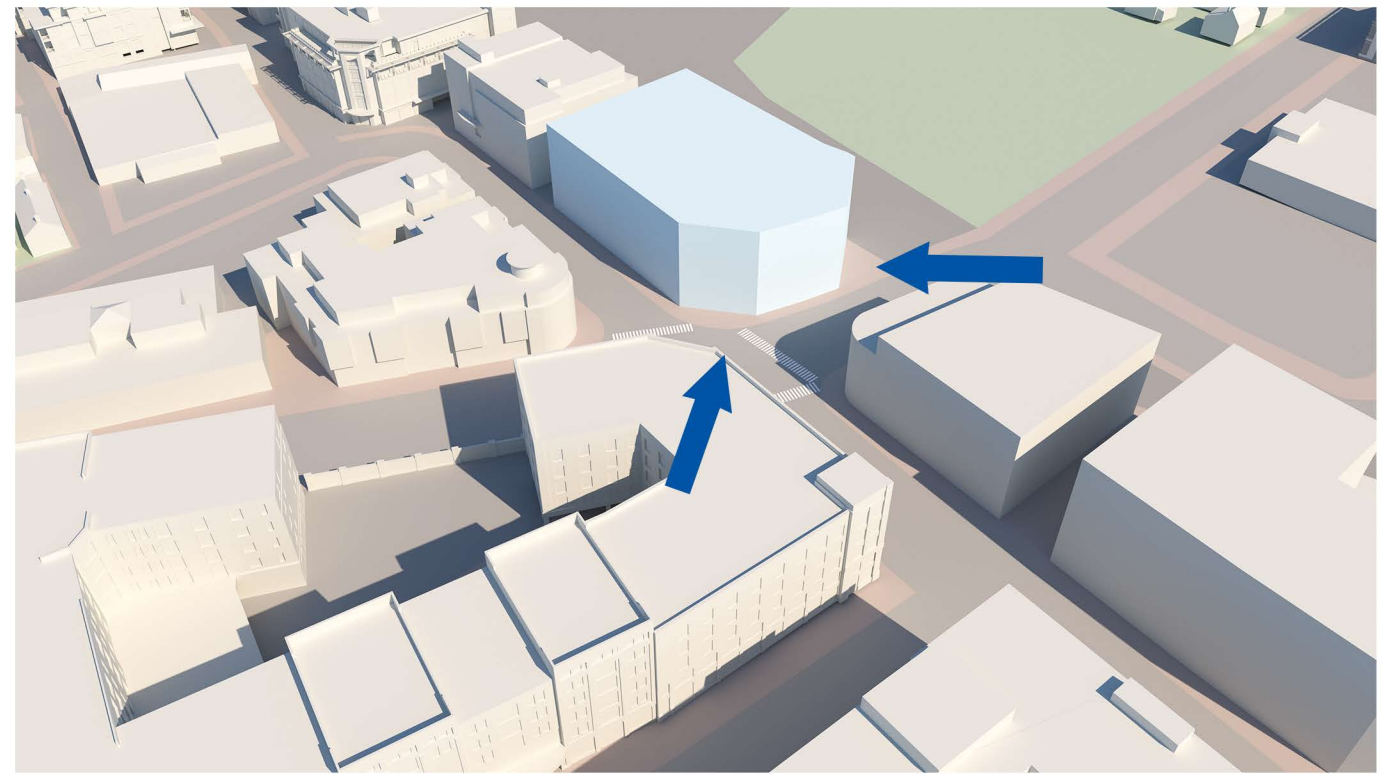
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SITE AND SURROUNDINGS
PROPERTIES WITHIN 300'-500' OF SITE
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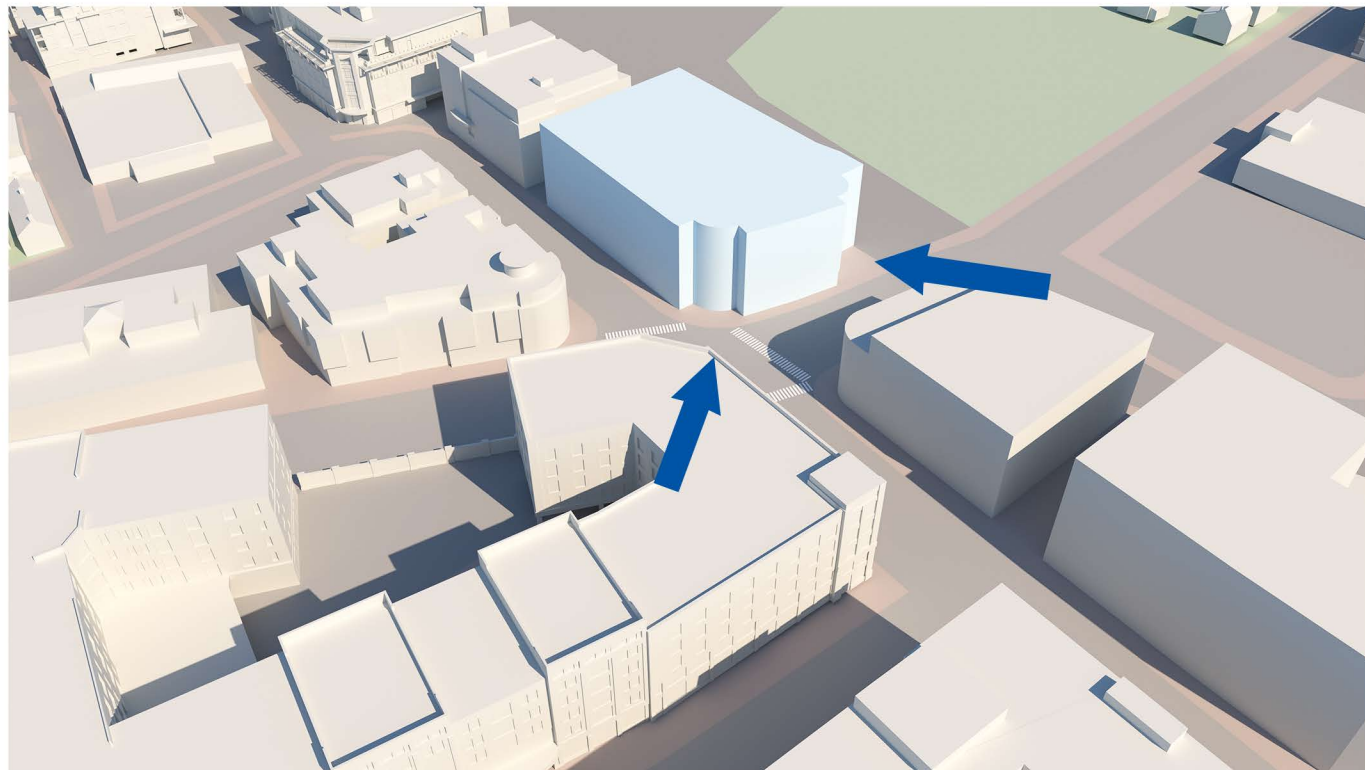




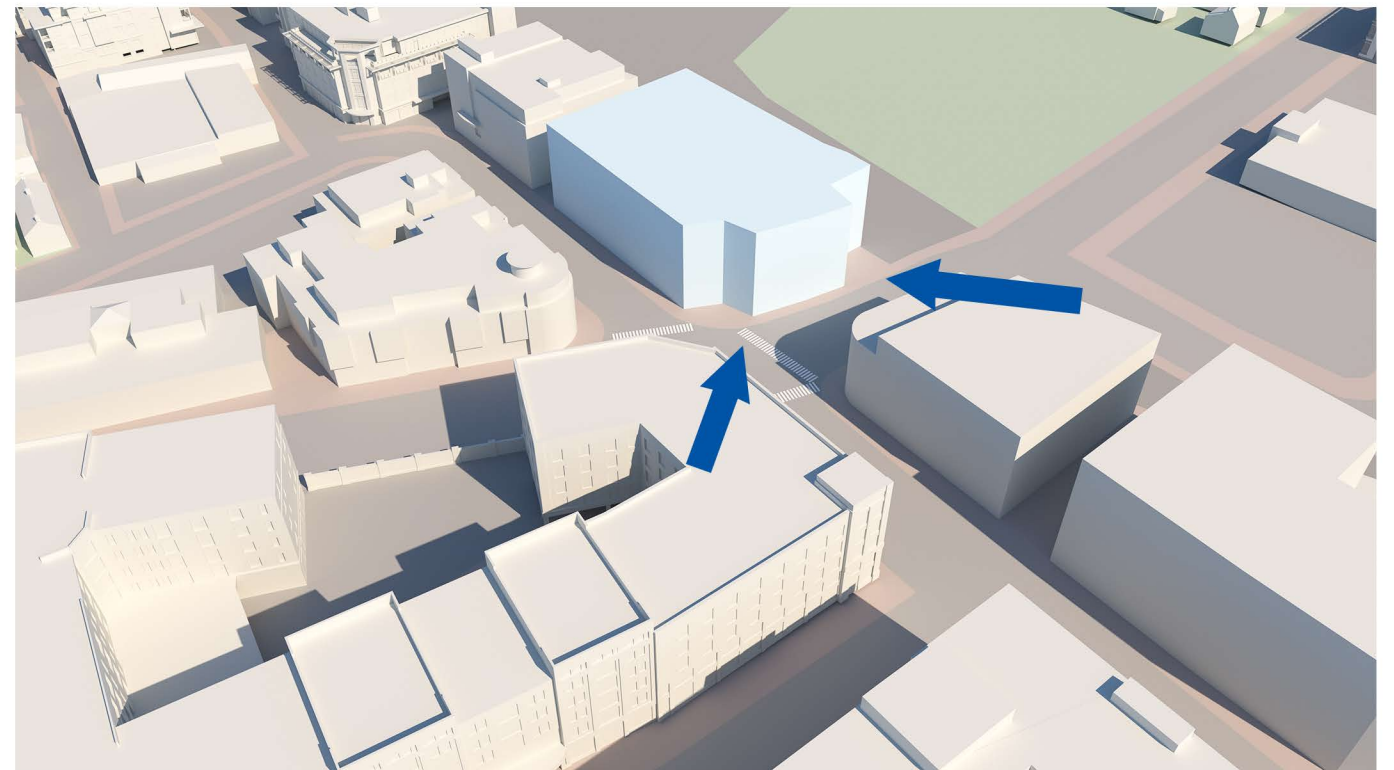
SITE MASSING - MAXIMUM HEIGHT AND VOLUME



PRIMARY CORNER MASSING - SETBACK AT 45 DEGREES



PRIMARY CORNER MASSING - ERODED RADIUS FORM



PRIMARY CORNER MASSING - NOTCHED CORNER

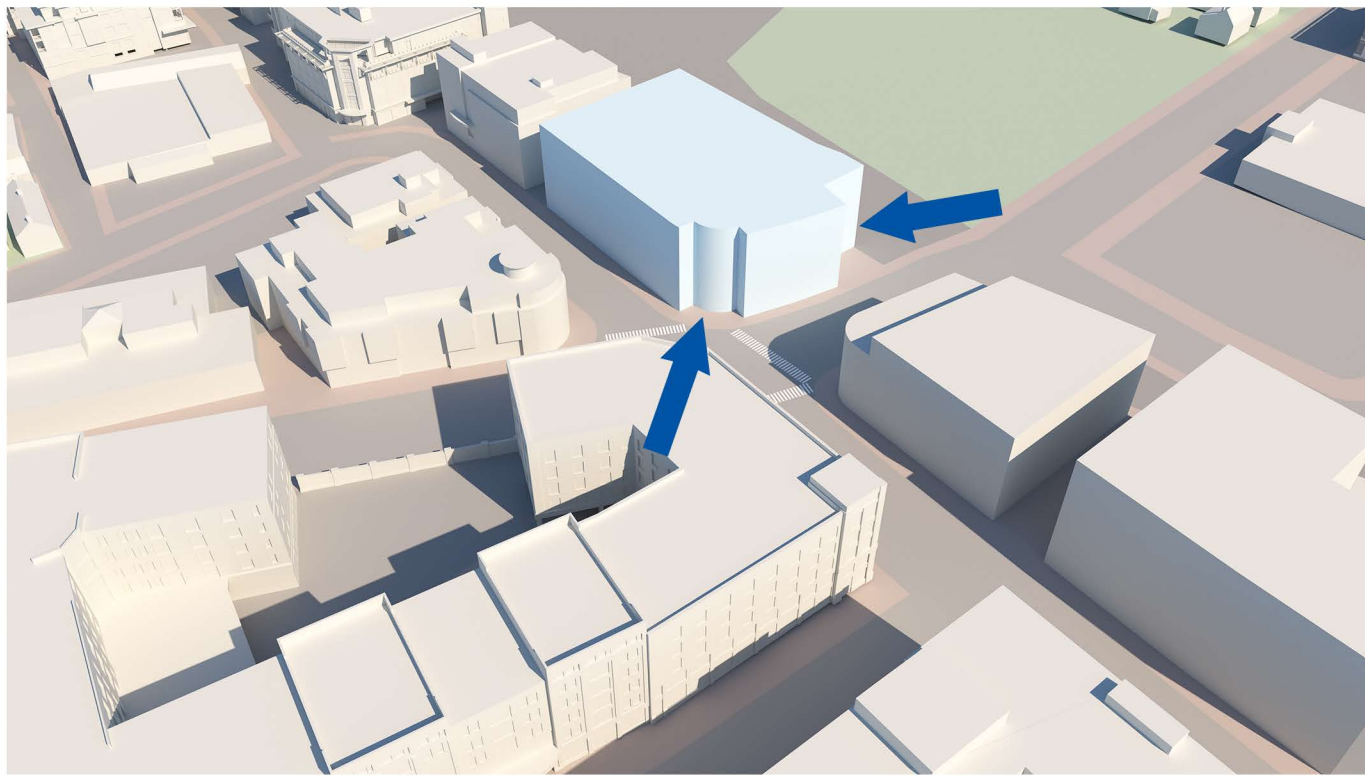
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MASSING STUDY

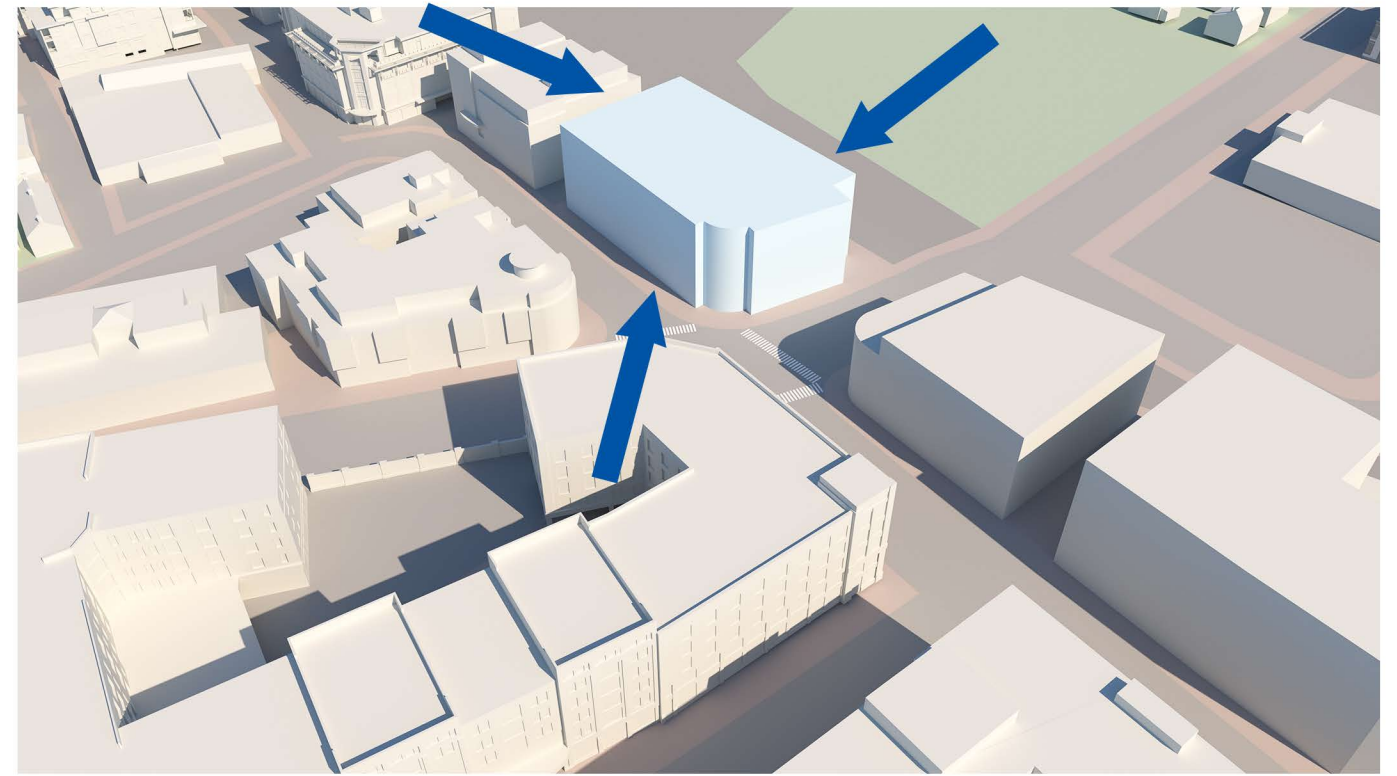
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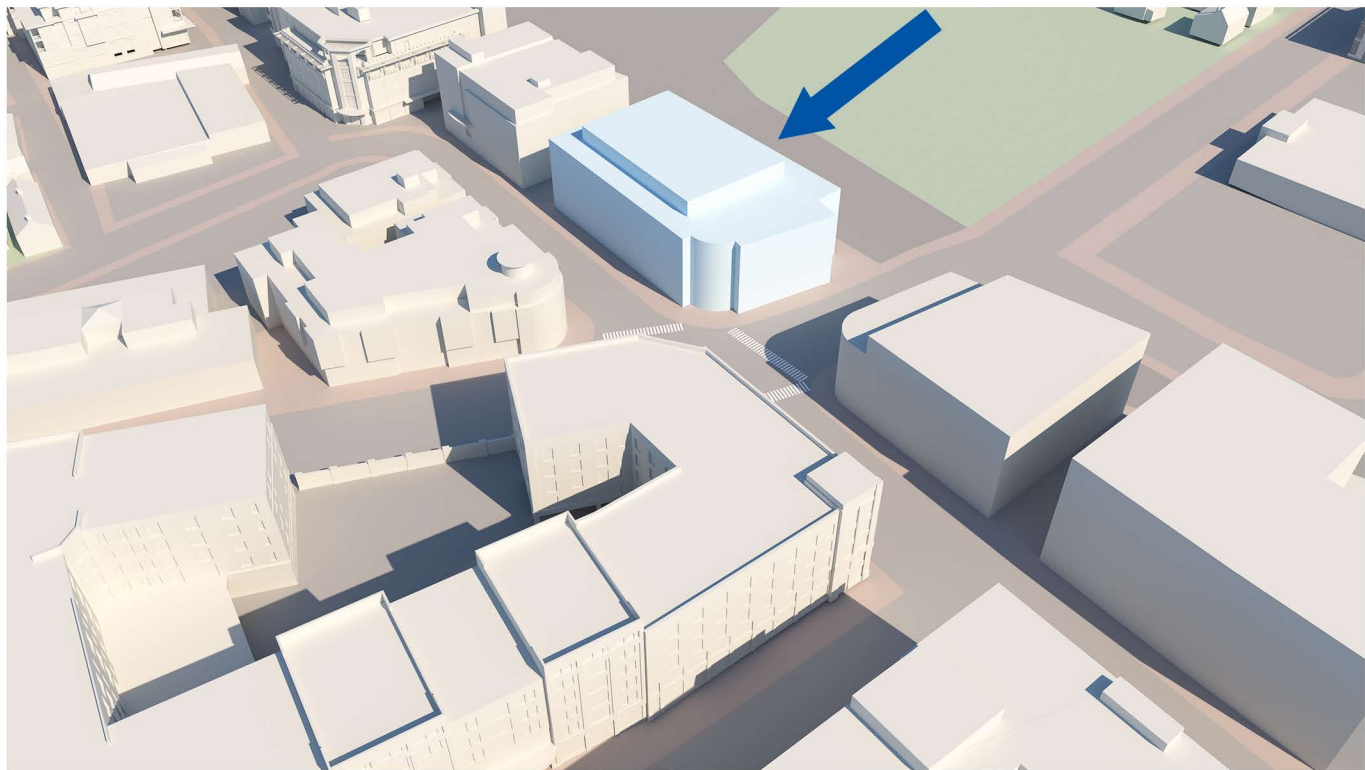
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MIXED CORNERS - ENTRY HIERARCHY



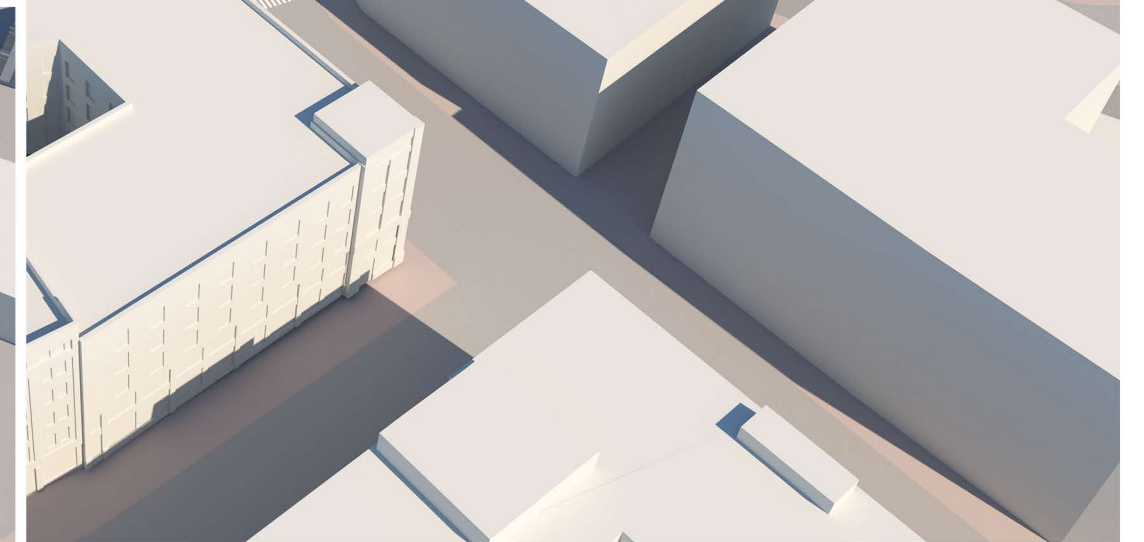
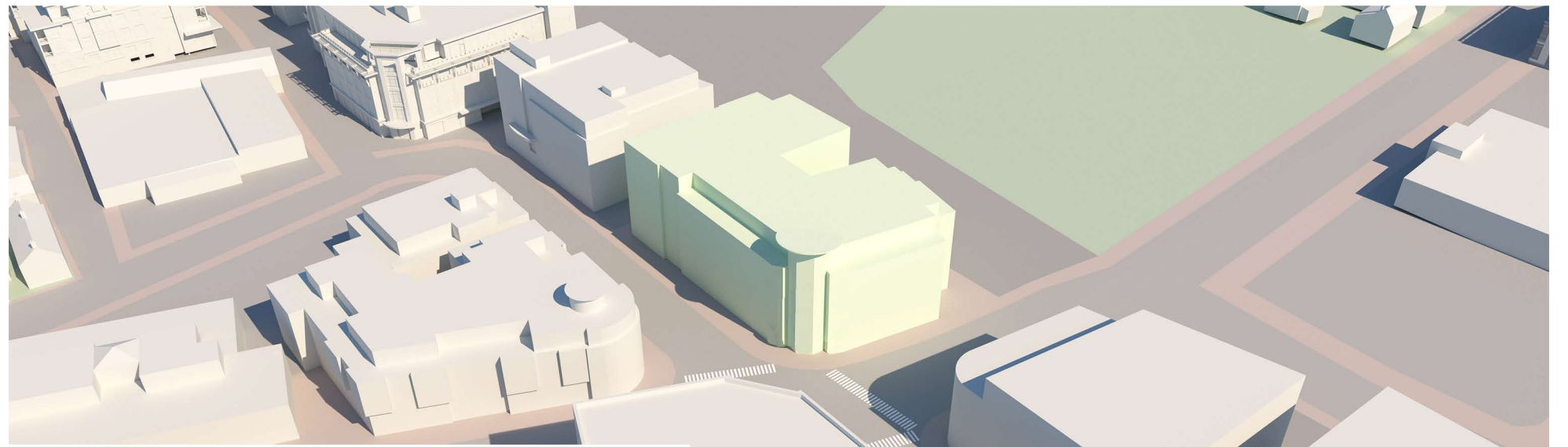
PRIMARY BUILDING SETBACKS - SETBACK FOR WIDE SIDEWALKS
 - SETBACK FOR GARAGE ENTRY
 - SETBACK FOR RAILROAD CORRIDOR



BUILDING HEIGHT - PENTHOUSE TOP FLOOR HEIGHT REDUCTION



FACADE MODULATION - PROJECTING BALCONIES



PREVIOUSLY APPROVED

FACADE MODULATION - *RECESSED BALCONIES*

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MASSING STUDY

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