



ORIGINAL MIXED USE DESIGN SUBMITTED ON
8/3/2022

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.1



ORIGINAL DESIGN FROM 8/3/22

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.2



ORIGINAL HOTEL DESIGN
SUBMITTED ON 8/3/2022

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE





RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.3



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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



1.4



ORIGINAL DESIGN FROM 8/3/22

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.5



ORIGINAL DESIGN FROM 8/3/22

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
AUGUST 3, 2022



1.6



OPTION A - MIXED USE

- OPEN METAL BALCONIES AT BUILDING HEIGHT TRANSITION CORNER
- OPEN METAL BALCONIES AT MAIN BUILDING OUTSIDE CORNERS

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



A



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVENUE ENTRY VIEW

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.1A



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VAUGHAN STREET VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.2A



HOTEL DESIGN OPTION B

- 24" CORNICE OVER ENTRY
- NEW VERTICAL GLAZED WALL SYSTEM AT HOTEL ENTRY ONLY
- WOOD & METAL CANOPY
- METAL BAND BETWEEN FIRST AND SECOND FLOOR
- VERTICAL WINDOW PATTERNS

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



B



OPTION B - HOTEL
 - 24" CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT HOTEL ENTRY ONLY
 - WOOD & METAL CANOPY
 - METAL BAND BETWEEN FIRST AND SECOND FLOOR
 - VERTICAL WINDOW PATTERNS

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW
 HISTORIC DISTRICT COMMISSION WORK SESSION:
 NOVEMBER 2, 2022



1.3B



OPTION B - HOTEL
 - 24" CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT HOTEL ENTRY ONLY
 - WOOD & METAL CANOPY
 - METAL BAND BETWEEN FIRST AND SECOND FLOOR
 - VERTICAL WINDOW PATTERNS

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE
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1.4B



OPTION B - HOTEL
- NO CHANGES

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.5B



HOTEL DESIGN OPTION C

- 48" CORNICE OVER ENTRY
- NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
- WOOD & METAL CANOPY
- TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
- VERTICAL WINDOW PATTERNS
- GRAY BRICK BASE AT STOREFRONT
- GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



C



- OPTION C - HOTEL**
- 48" CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - WOOD & METAL CANOPY
 - TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
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RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.3C



- OPTION C - HOTEL**
- 48" CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - WOOD & METAL CANOPY
 - TEXTURED BRICK BRICK BAND BETWEEN FIRST AND SECOND FLOOR
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RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE
HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.4C



- OPTION C - HOTEL**
- 48" CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
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 - GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.5C



HOTEL DESIGN OPTION D

- 24" I-BEAM CORNICE OVER ENTRY
- NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
- GLASS CANOPY
- TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
- HORIZONTAL WINDOW PATTERNS
- GRAY BRICK BASE AT STOREFRONT
- GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE



D



- OPTION D - HOTEL**
- 24" I-BEAM CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - GLASS CANOPY
 - TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
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RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.3D



- OPTION D - HOTEL**
- 24" I-BEAM CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
 - GLASS CANOPY
 - TEXTURED BRICK BAND BETWEEN FIRST AND SECOND FLOOR
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 - GRAY BRICK MASSING ON NORTH MILL POND

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW AT 3S ARTSPACE
HISTORIC DISTRICT COMMISSION WORK SESSION:
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1.4D



- OPTION D - HOTEL**
- 24" I-BEAM CORNICE OVER ENTRY
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RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
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1.5D



- OPTION D - HOTEL**
- 24" I-BEAM CORNICE OVER ENTRY
 - NEW VERTICAL GLAZED WALL SYSTEM AT ENTRY, CORNER, & MILL POND
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 - HORIZONTAL WINDOW PATTERNS
 - GRAY BRICK BASE AT STOREFRONT
 - GRAY BRICK MASSING ON NORTH MILL POND

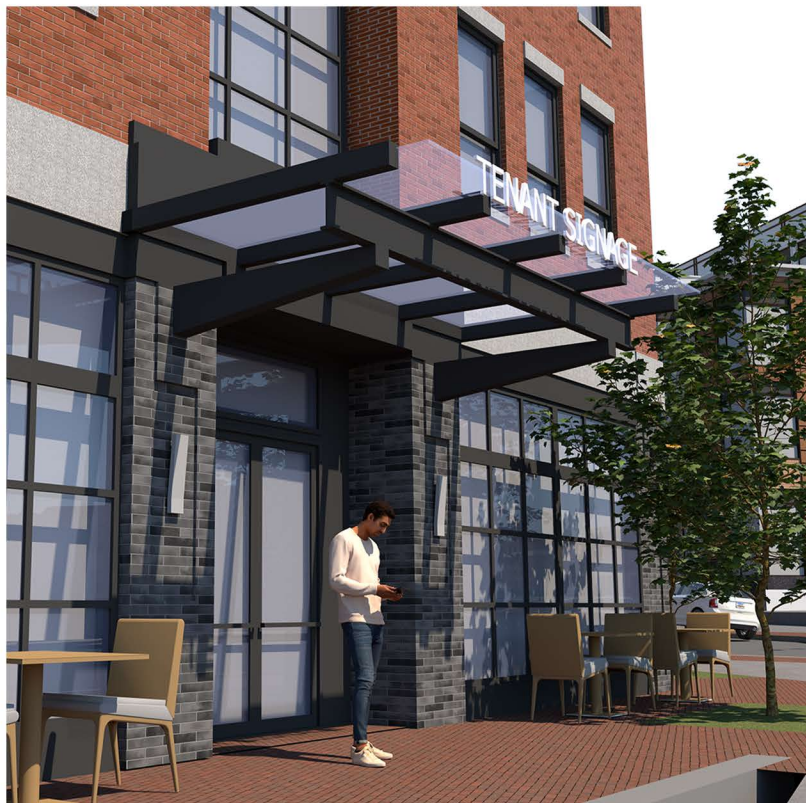
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

VIEW ACROSS NORTH MILL POND

HISTORIC DISTRICT COMMISSION WORK SESSION:
NOVEMBER 2, 2022



1.6D



MAPLEWOOD AVE CANOPY



RAYNES AVE CANOPY



HOTEL CANOPY

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

GLASS CANOPY DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION:
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1.70



MAPLEWOOD AVE CANOPY



RAYNES AVE CANOPY - NO CHANGES



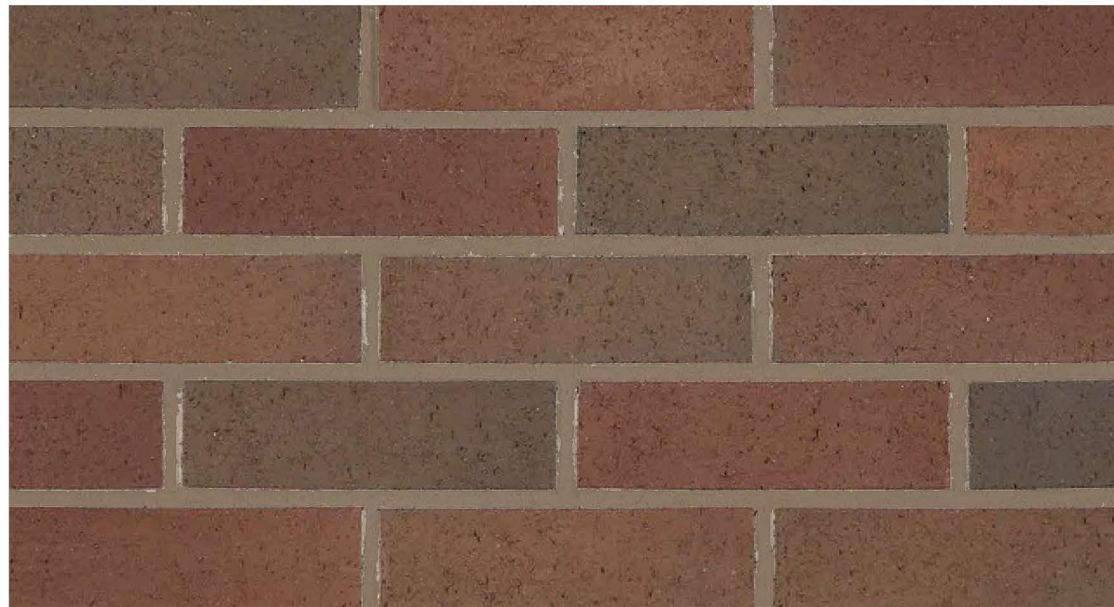
HOTEL CANOPY

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

WOOD AND METAL CANOPY DETAILS

HISTORIC DISTRICT COMMISSION WORK SESSION:
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HOTEL MAIN BRICK
MANUFACTURER: BELDEN
COLOR: CLARET FULL RANGE VELOUR
MORTAR: SGS 85X DARK CHOCOLATE
SPECIAL INSTRUCTIONS: RUNNING BOND



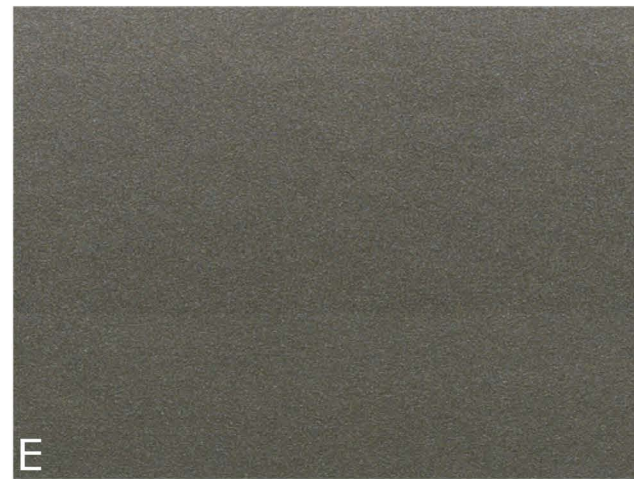
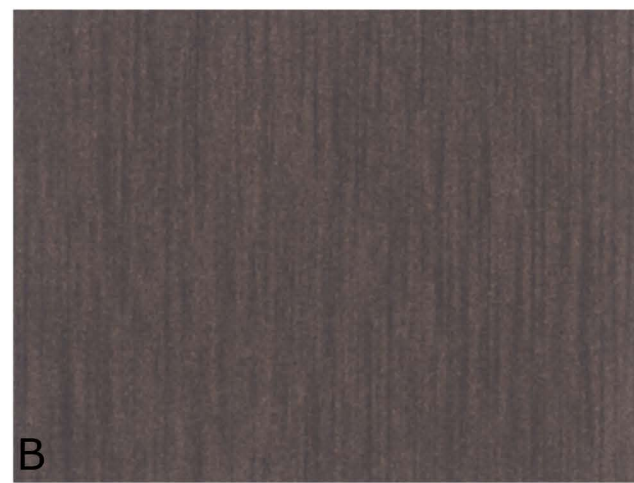
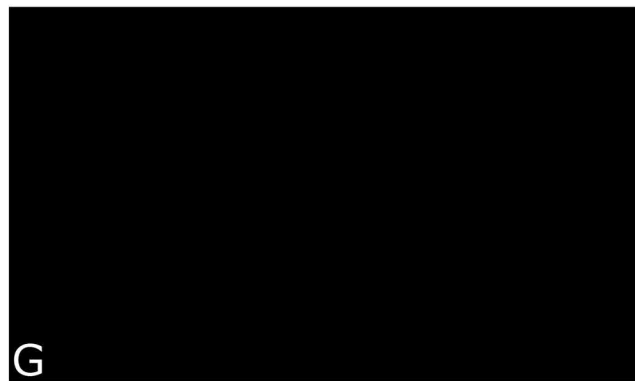
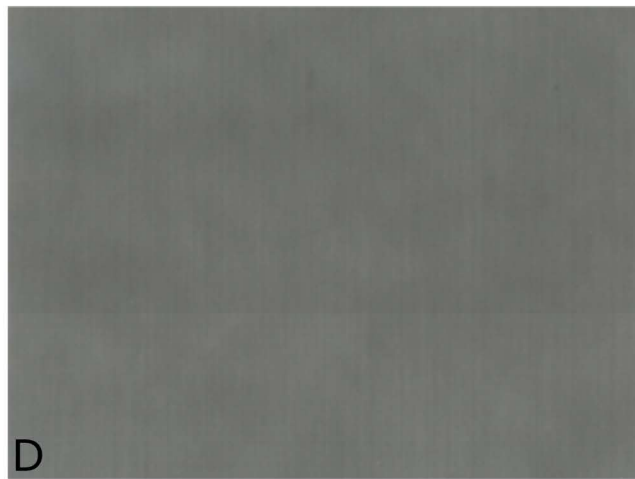
MIXED-USE MAIN BRICK
MANUFACTURER: BELDEN
COLOR: ADMIRAL FULL RANGE VELOUR
MORTAR: NATURAL PORTLAND CEMENT
SPECIAL INSTRUCTIONS: RUNNING BOND



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



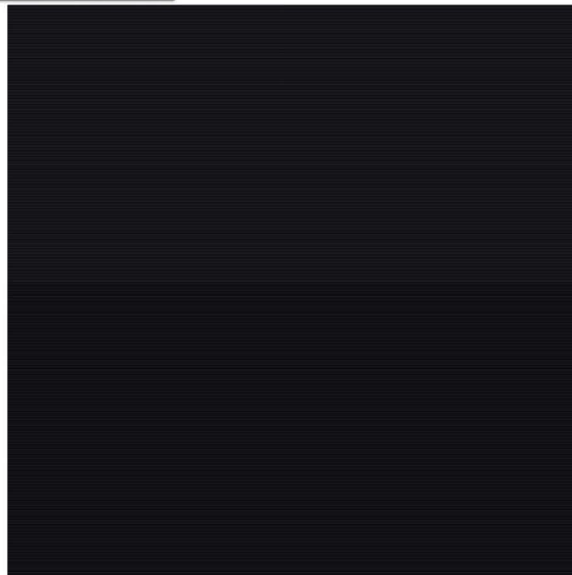
MIXED-USE ACCENT BRICK
MANUFACTURER: ENDICOTT
COLOR: MANGANESE IRONSPOT - SMOOTH
MORTAR: SGS 94X IRON BLACK
SPECIAL INSTRUCTIONS: RUNNING BOND



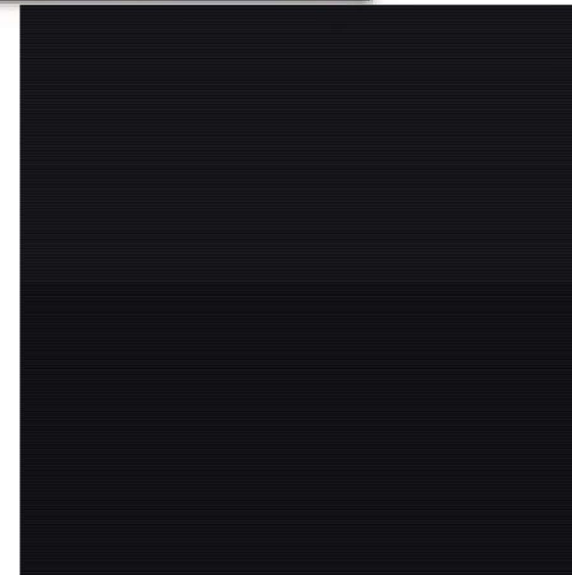
PREFORMED ALUMINUM PANEL
 MANUFACTURER: VITRABOND
 COLOR: A = FAUX ZINC LIGHT
 D = GRAPHITE GREY ZINC
 G = BLACK

B = FAUX ZINC DARK
 E = DARK GREY METTALIC

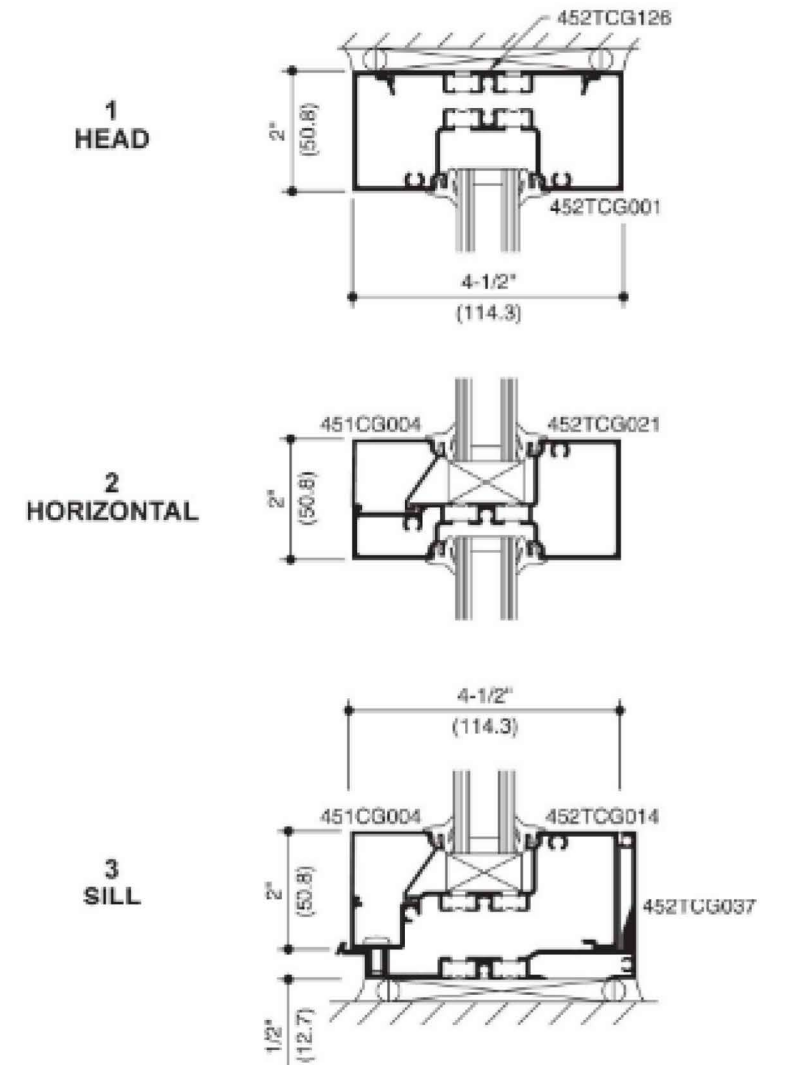
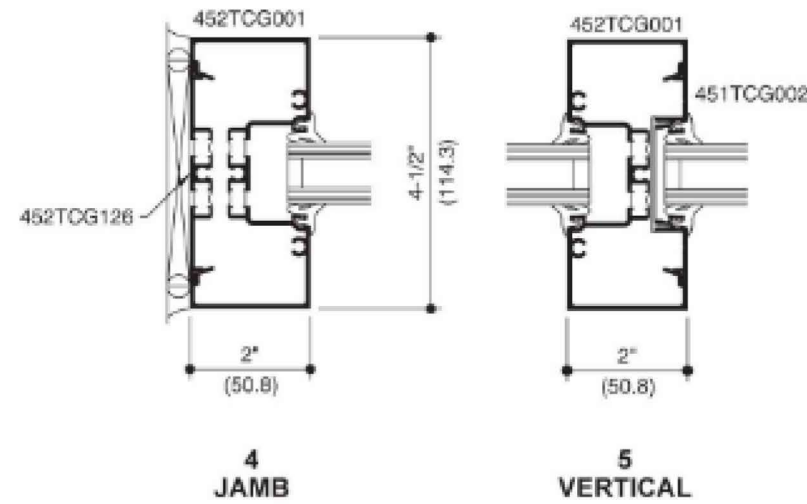
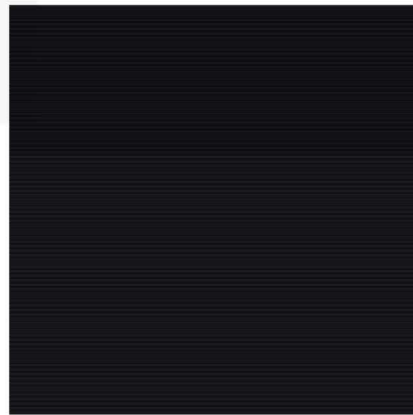
C = FAUX ZINC CHARCOAL
 F = CADET GREY



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



MIXED-USE
 PATIO DOORS
 MANUFACTURER: MARVIN
 SERIES: ESSENTIAL
 COLOR: EBONY



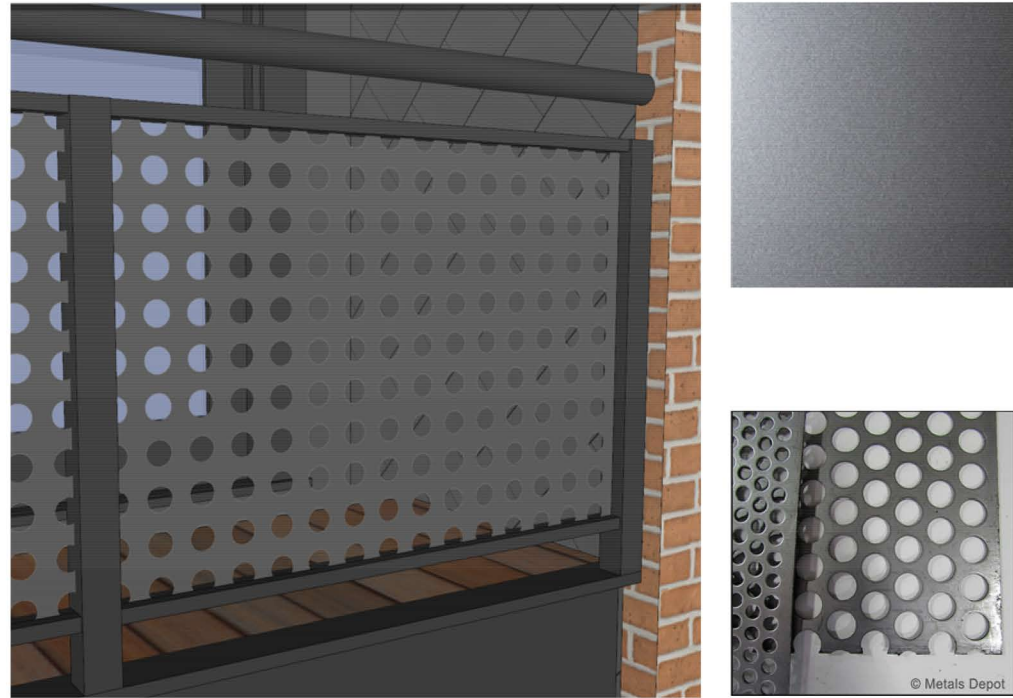
HOTEL FIBERGLASS WINDOW
 MANUFACTURER: MARVIN - ESSENTIALS
 SERIES: ESSENTIAL PICTURE
 & AWNING WINDOWS
 COLOR: BLACK

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

RAYNES AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS
 HISTORIC DISTRICT COMMISSION WORK SESSION:
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MIXED-USE BALCONY RAILING
 MANUFACTURER: METALS DEPOT
 STYLE: 1" HOLE - PS111
 COLOR: KYNAR - PEWTER SILVER



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



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



MIXED-USE ENTRY LIGHT
 MANUFACTURER: MODERN FORMS
 MODEL: SUSPENSE
 COLOR: BLACK

MIXED-USE ENTRY LIGHT
 MANUFACTURER: MODERN FORMS
 MODEL: MIDNIGHT
 COLOR: BLACK

MIXED-USE ENTRY LIGHT
 MANUFACTURER: MODERN FORMS
 MODEL: BLADE
 COLOR: BLACK