

## 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.

Design updates:

- Steel fabricated / Arched balcony cover
- Balcony projection
- Brick detailing at sills, arches, and window heads
- Black banding updates
- Brick arch seen through steel fabrication

Please review the following items submitted for consideration:

1.0 – Design Inspiration

2.0 – Proposed Renderings

3.0 – Proposed Elevations

4.0 – Details

5.0 – Proposed Materials

### Appendix A

- Site and surroundings
- Zoning and Vision Plan

### Appendix B

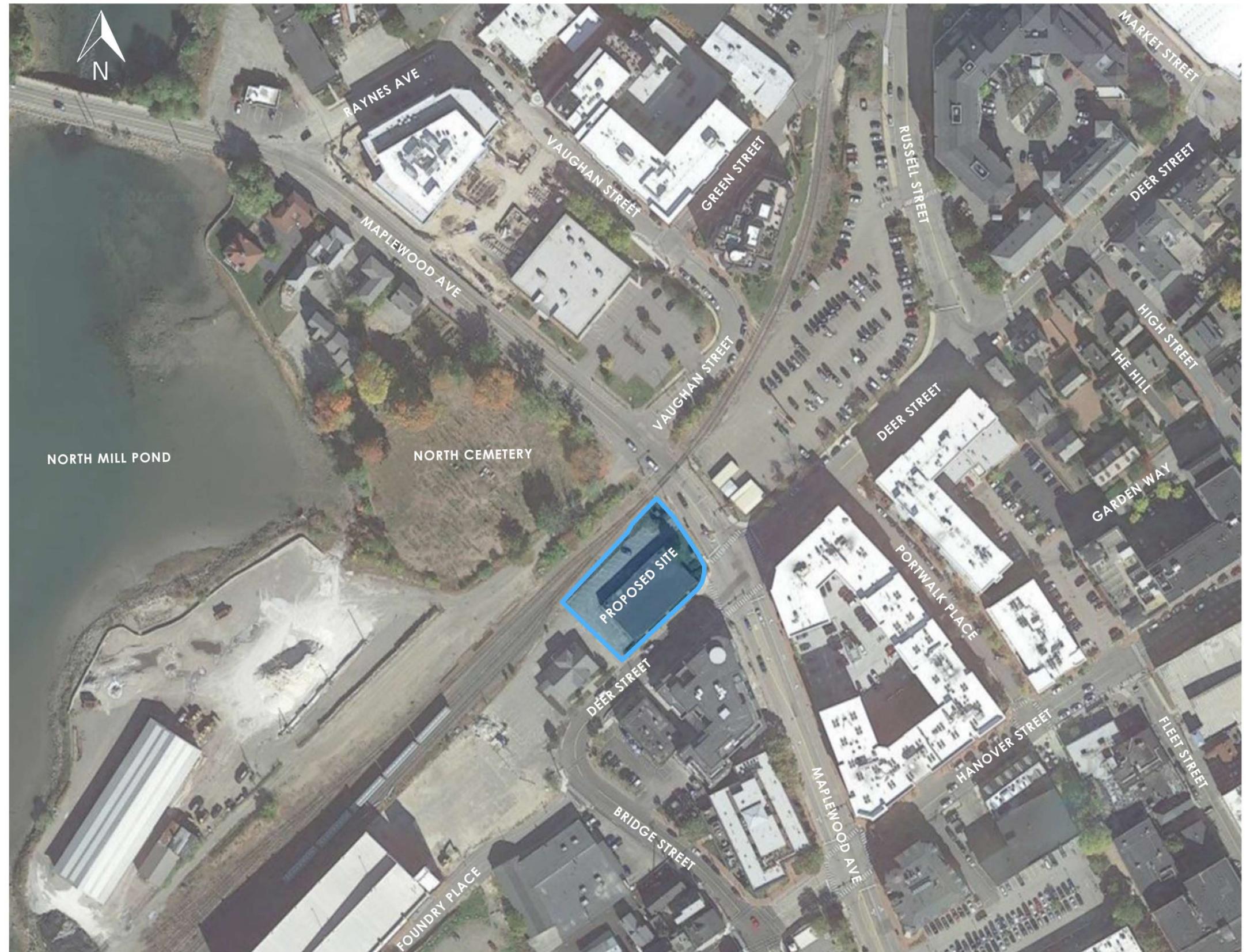
- Historic Research

*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

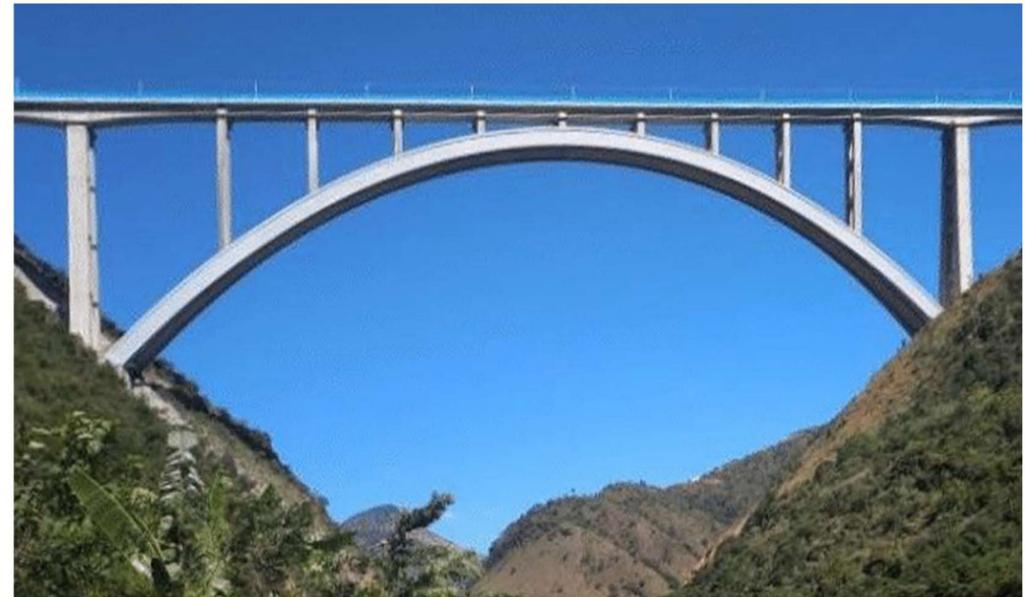
AERIAL VIEW

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STEEL ARCH CANOPY  
OVER BALCONY BELOW



RAIL BRIDGE SPAN  
INSPIRATION



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AERIAL VIEW

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2.0



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VIEW FROM DEER STREET

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2.1



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VIEW FROM DEER STREET

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2.2



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VIEW FROM VAUGHAN STREET

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2.3



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VIEW FROM BRIDGE STREET

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2.4



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VIEW FROM BRIDGE STREET

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2.5



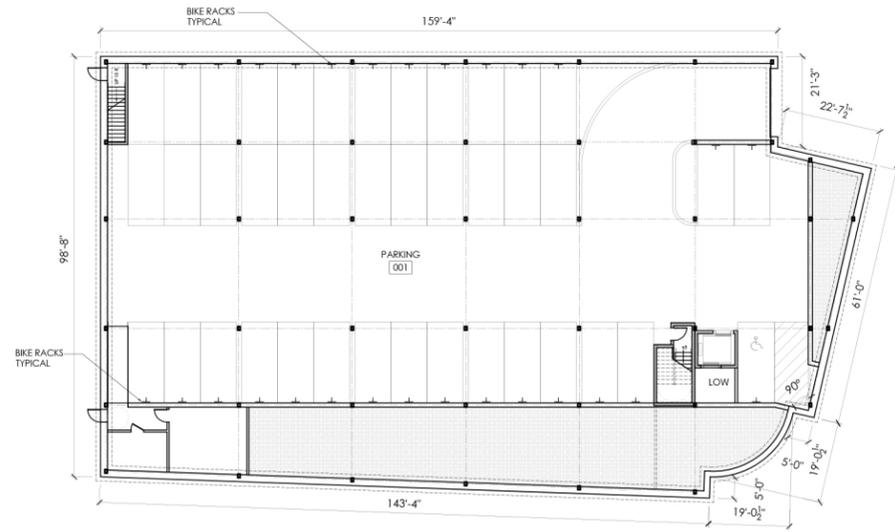
88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

VIEW OF RAIL SIDE CANOPY DETAIL

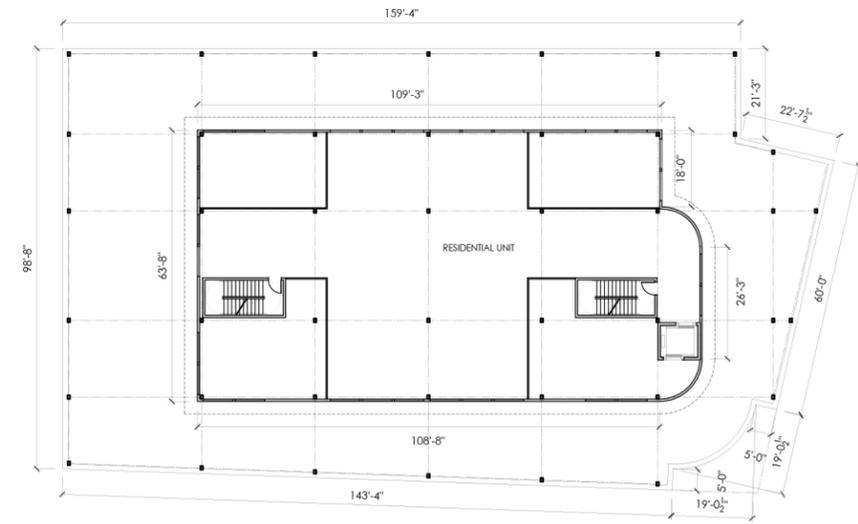
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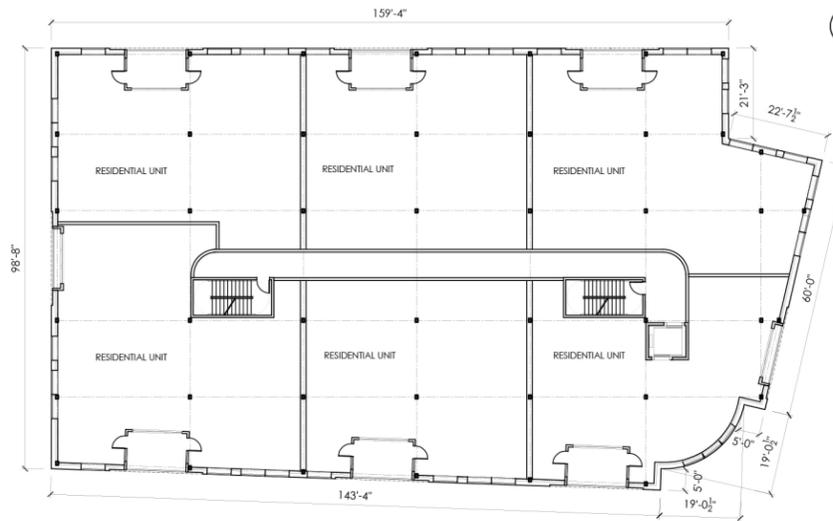
2.6



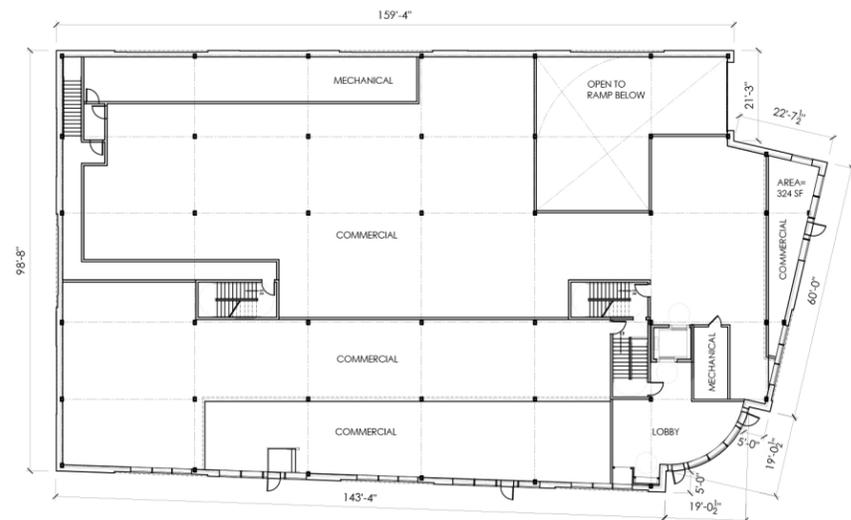
1 LOWER LEVEL PLAN  
NTS



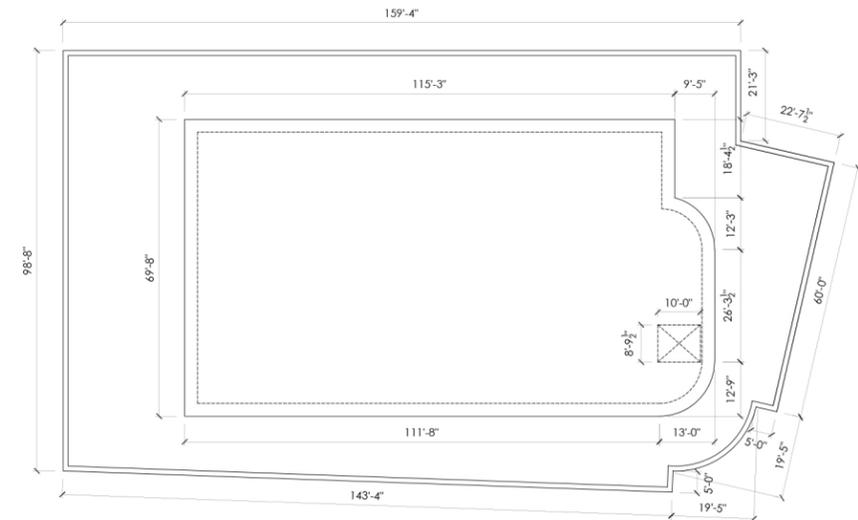
4 PENTHOUSE LEVEL PLAN  
NTS



3 SECOND, THIRD, AND FOURTH LEVEL PLAN  
NTS



2 FIRST LEVEL PLAN  
NTS



5 ROOF PLAN  
NTS



DEER STREET ELEVATION



MAPLEWOOD AVENUE ELEVATION



RAILROAD ELEVATION



SIDE ELEVATION



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PORTSMOUTH, NEW HAMPSHIRE

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PORTSMOUTH, NEW HAMPSHIRE

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3.4



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3.5



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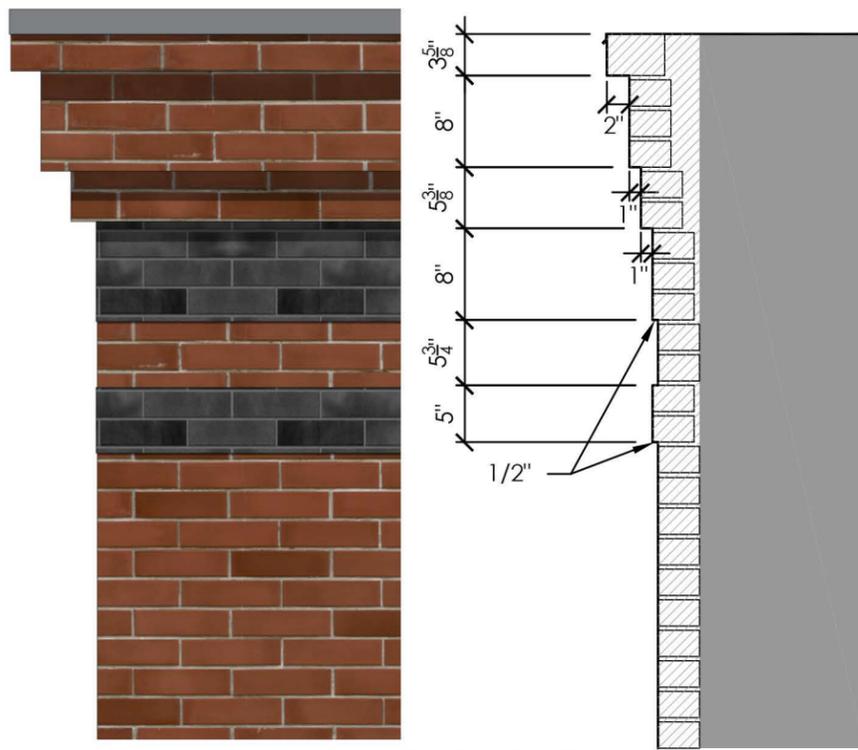


88 MAPLEWOOD (LOT 5)  
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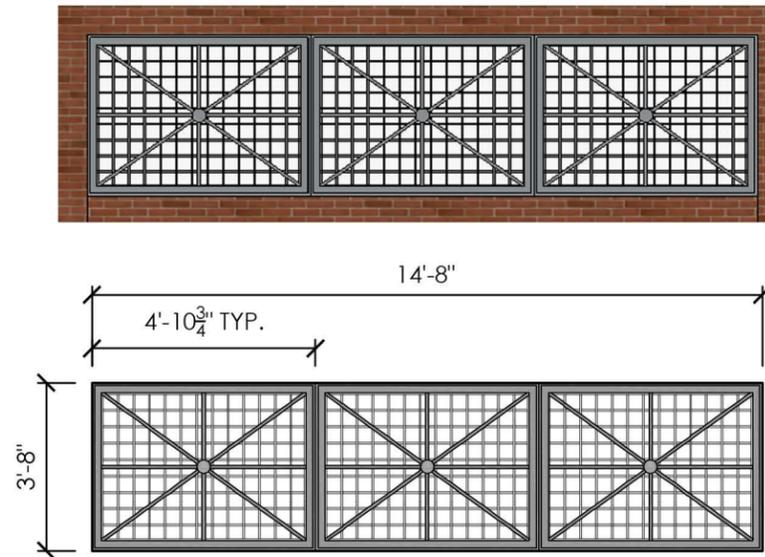
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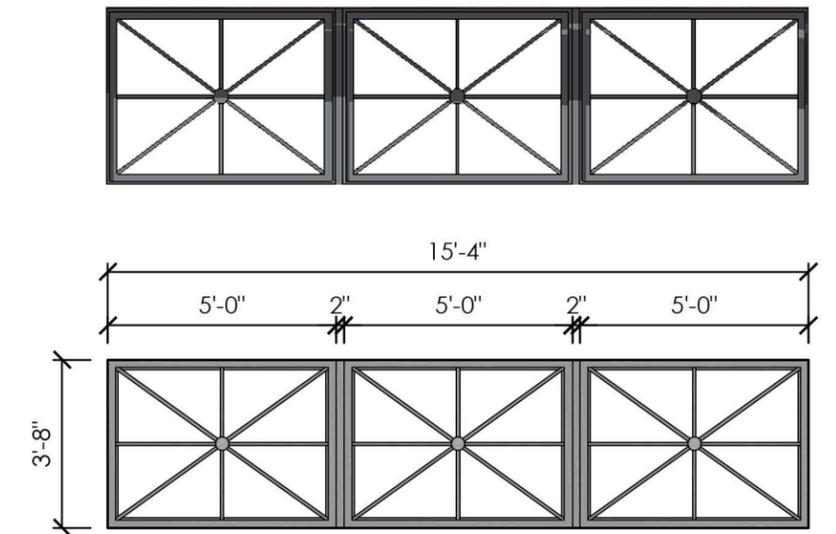
3.7



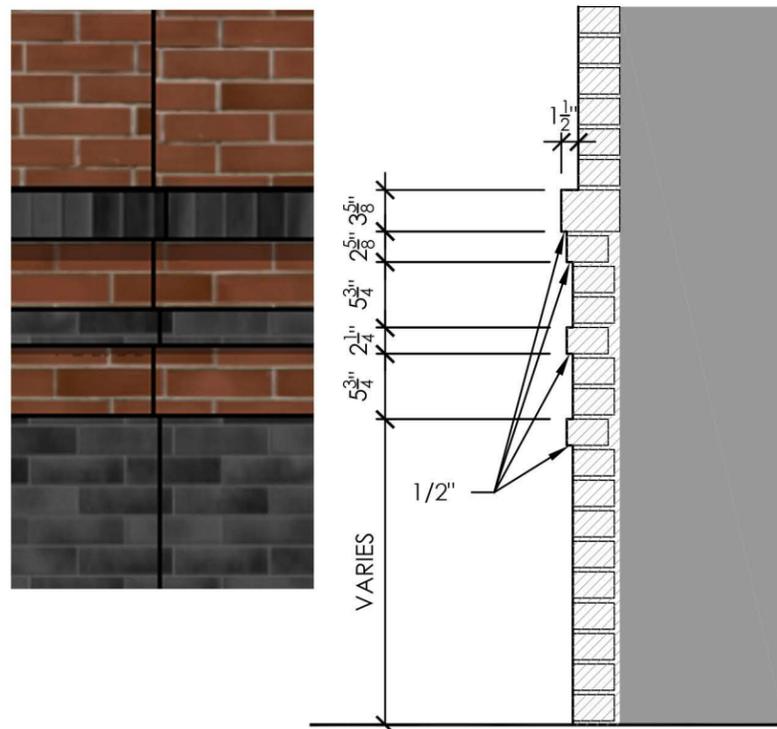
1 CORNICE BRICK BANDING  
3/4" = 1'-0"



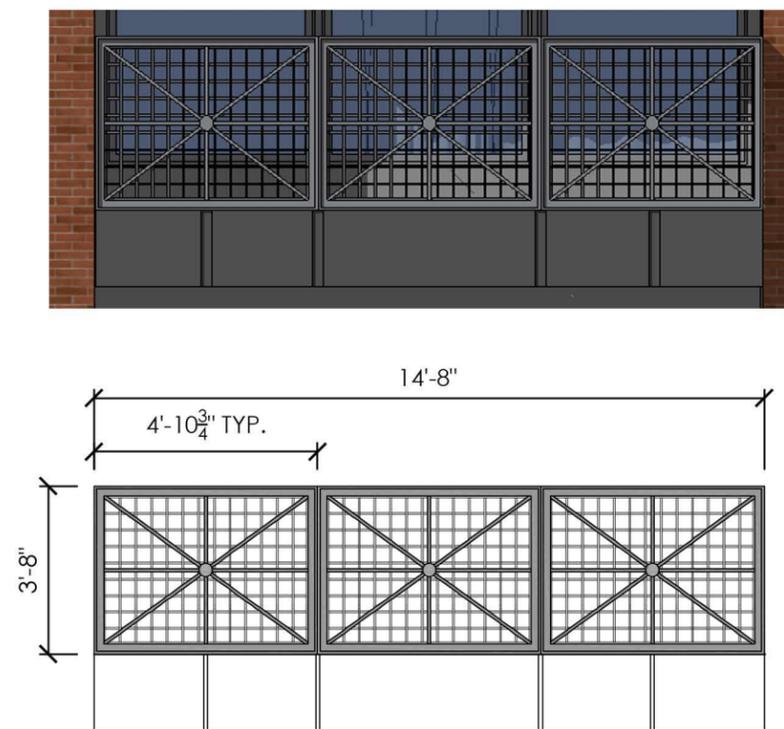
2 VENTILATION GRILL  
1/4" = 1'-0"



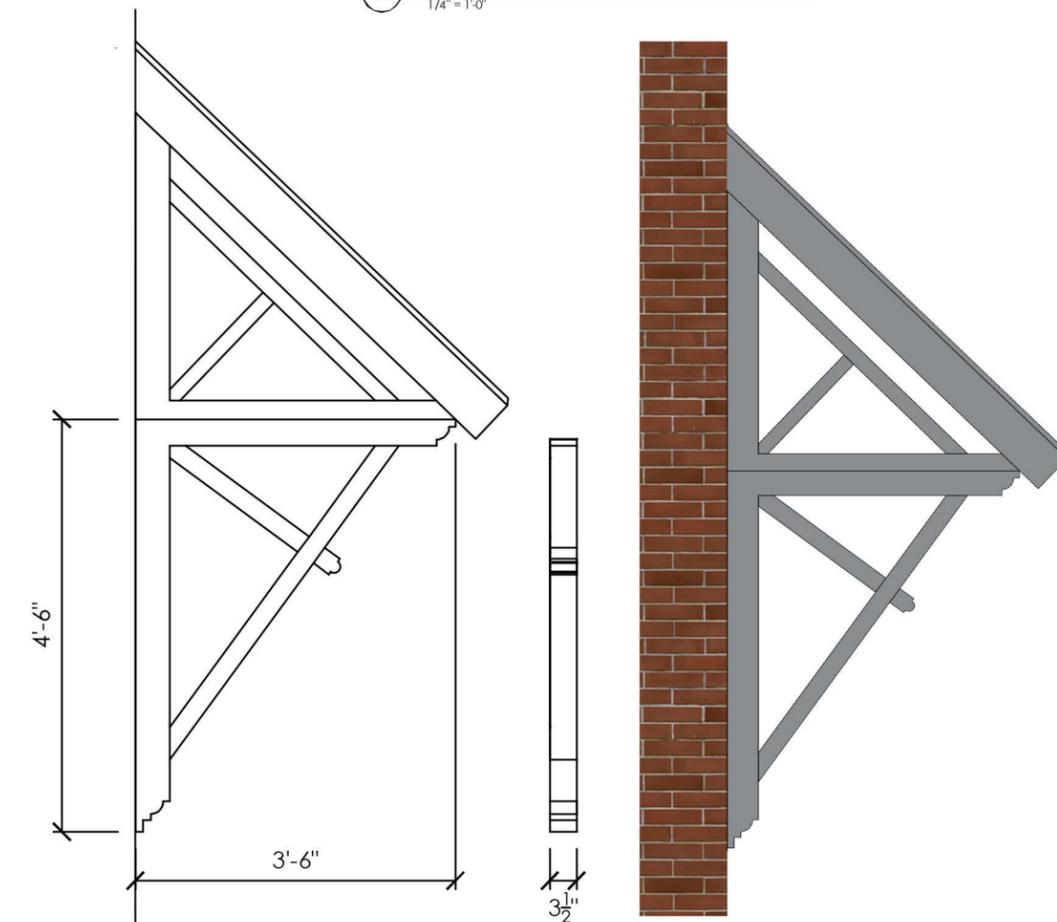
3 WINDOW GRILL  
1/4" = 1'-0"



4 BASE BRICK BANDING  
3/4" = 1'-0"



5 RAILING  
1/4" = 1'-0"



6 BRACKET  
1/2" = 1'-0"

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

DETAILS

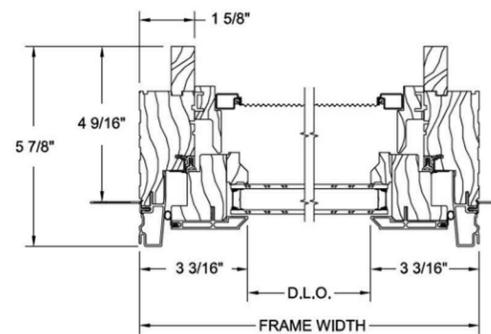
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4.0



Horizontal Section



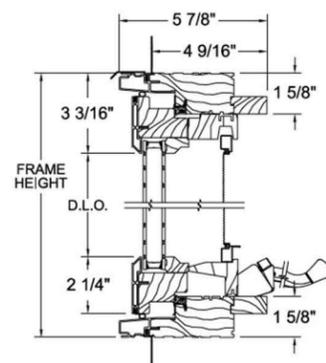
5 7/8"

4 9/16"

3 3/16" D.L.O. 3 3/16" FRAME WIDTH

Smokestack

Vertical Section



FRAME HEIGHT

2 1/4"

WINDOWS

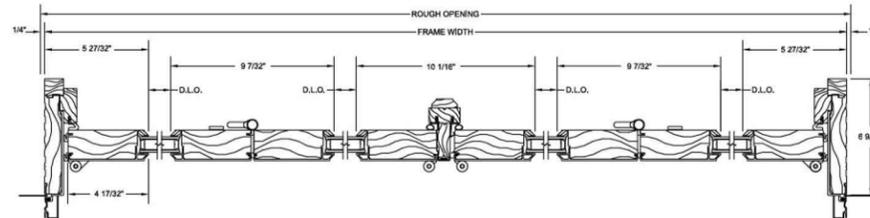
**MANUFACTURER:** Kolbe Ultra Series - Awning  
**COLOR:** Smokestack  
**SPECIFICATION:** Extruded Aluminum Exterior

88 MAPLEWOOD (LOT 5)  
 PORTSMOUTH, NEW HAMPSHIRE



4-Wide: Two Left & Two Right

Horizontal Section



DOORS

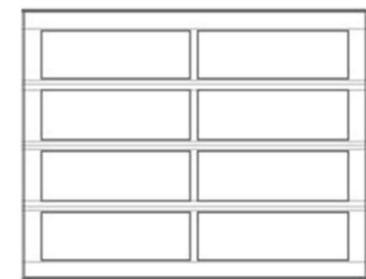
**MANUFACTURER:** Kolbe Ultra Series - Folding Doors  
**COLOR:** Smokestack  
**SPECIFICATION:** Extruded Aluminum Exterior

MATERIALS

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Charcoal



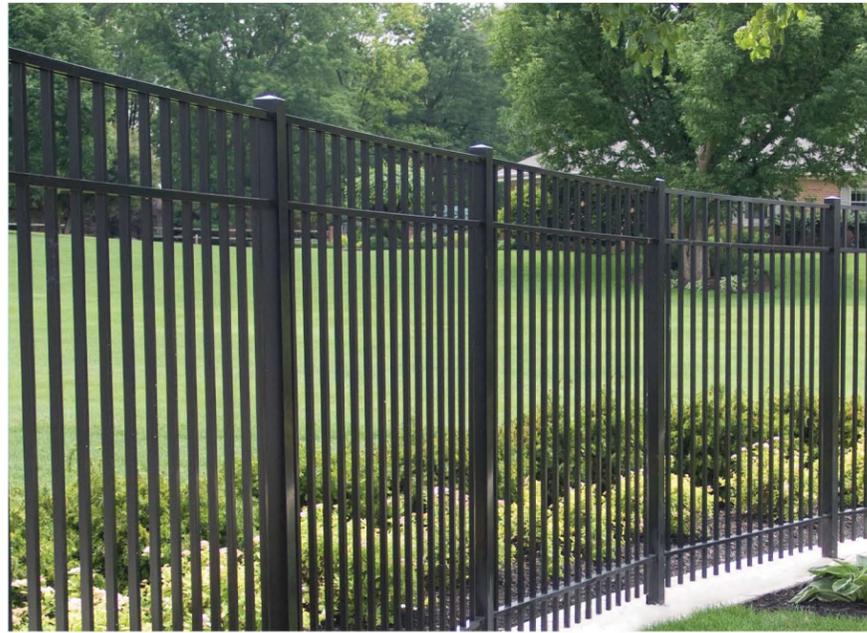
Common Layout/  
 Nature

GARAGE DOOR

**MANUFACTURER:** Garaga California Collection  
**COLOR:** Charcoal  
**SPECIFICATION:** Aluminum Frame - Sandblasted Glass



5.0



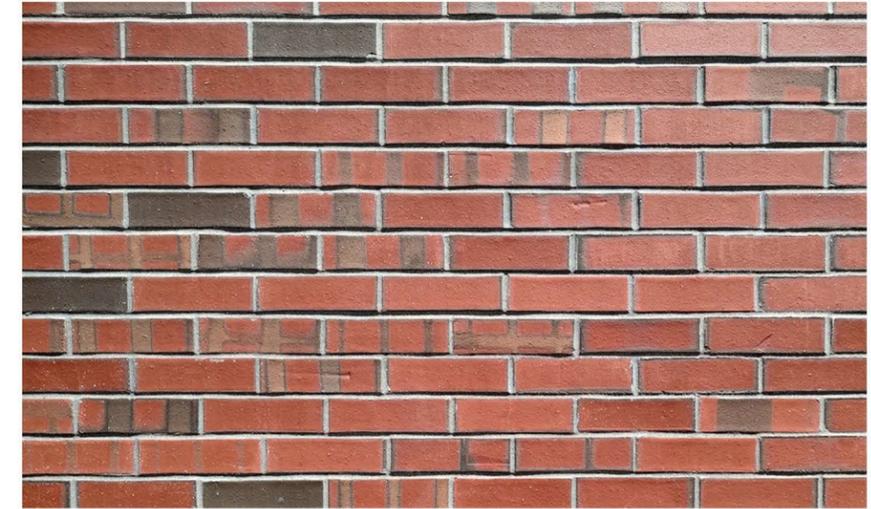
METAL FENCE

MANUFACTURER: TBD  
COLOR: Black



RETAINING WALL

MANUFACTURER: ReCon - Rustic Texture  
COLOR: Unstained



BRICK

MANUFACTURER: Morin Brick - Academy Smooth  
COLOR: Full Range/Commonsets/Darks



ACCENT BRICK

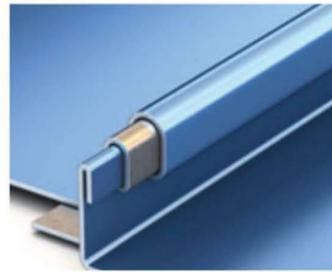
MANUFACTURER: Endicott  
COLOR: Manganese Ironspot - Smooth

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PORTSMOUTH, NEW HAMPSHIRE

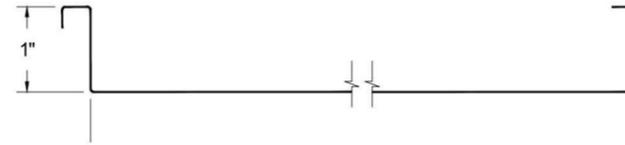
MATERIALS

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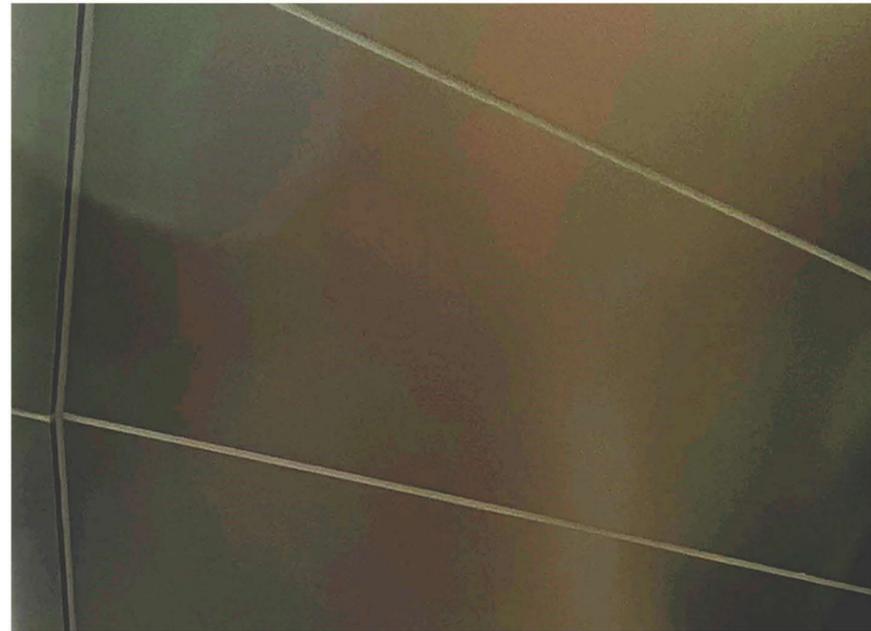


Double lock panel



**STANDING SEAM METAL ROOFING**

**MANUFACTURER:** DREXEL DMC 100SS STANDING SEAM  
**COLOR:** Grey



**SIDING**

**MANUFACTURER:** Alucobond  
**COLOR:** Graphite Mica



**GLASS CANOPY**

**MANUFACTURER:** New Hampshire Glass  
**COLOR:** Graphite Mica

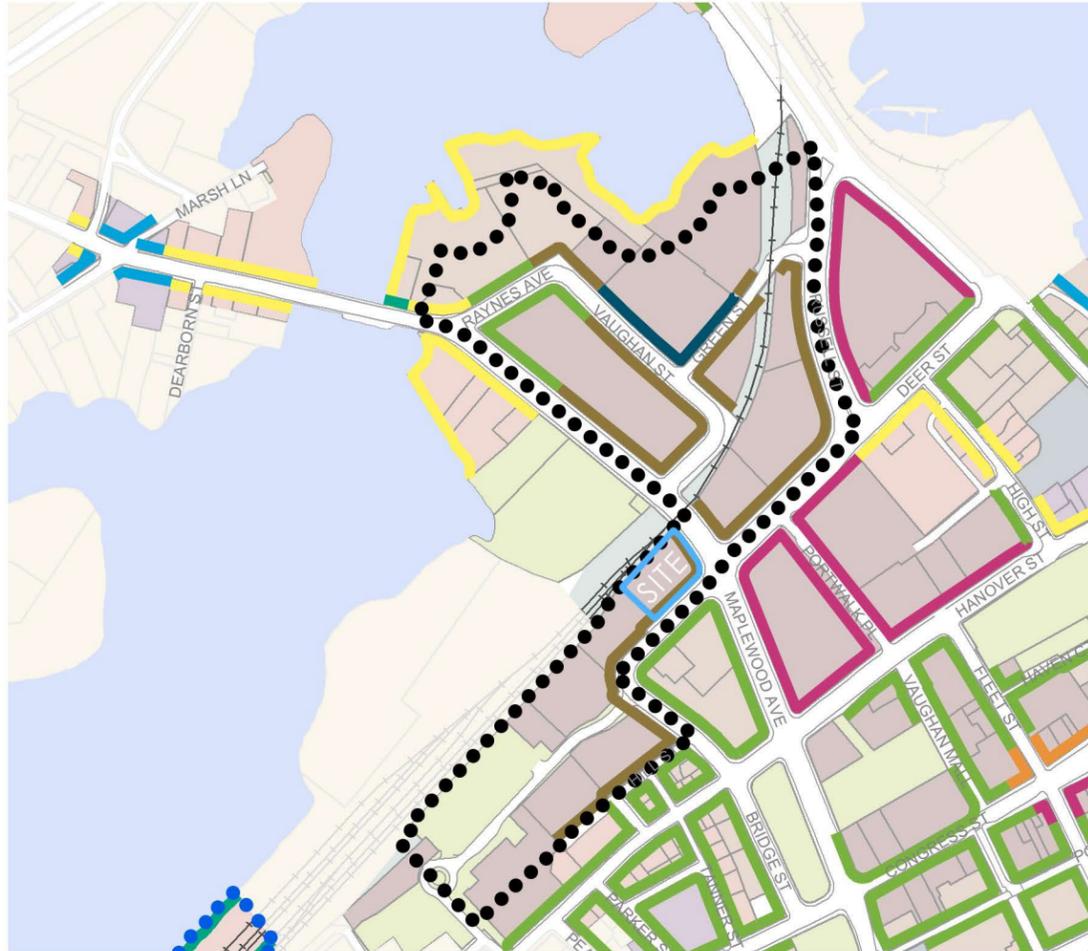
**APPENDIX A:**  
**ZONING AND VISION PLAN**  
**SITE AND SURROUNDINGS**

88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

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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.

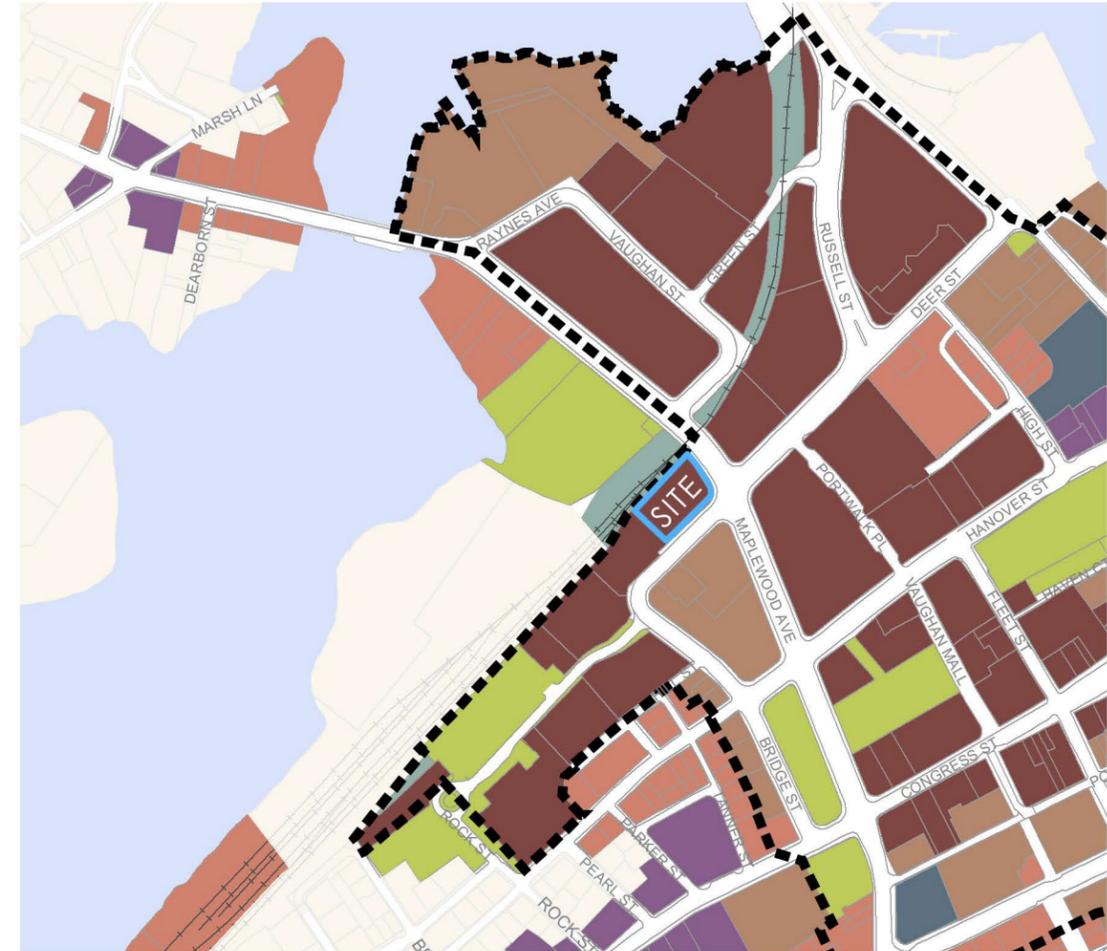
**Incentive Overlay Districts**

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

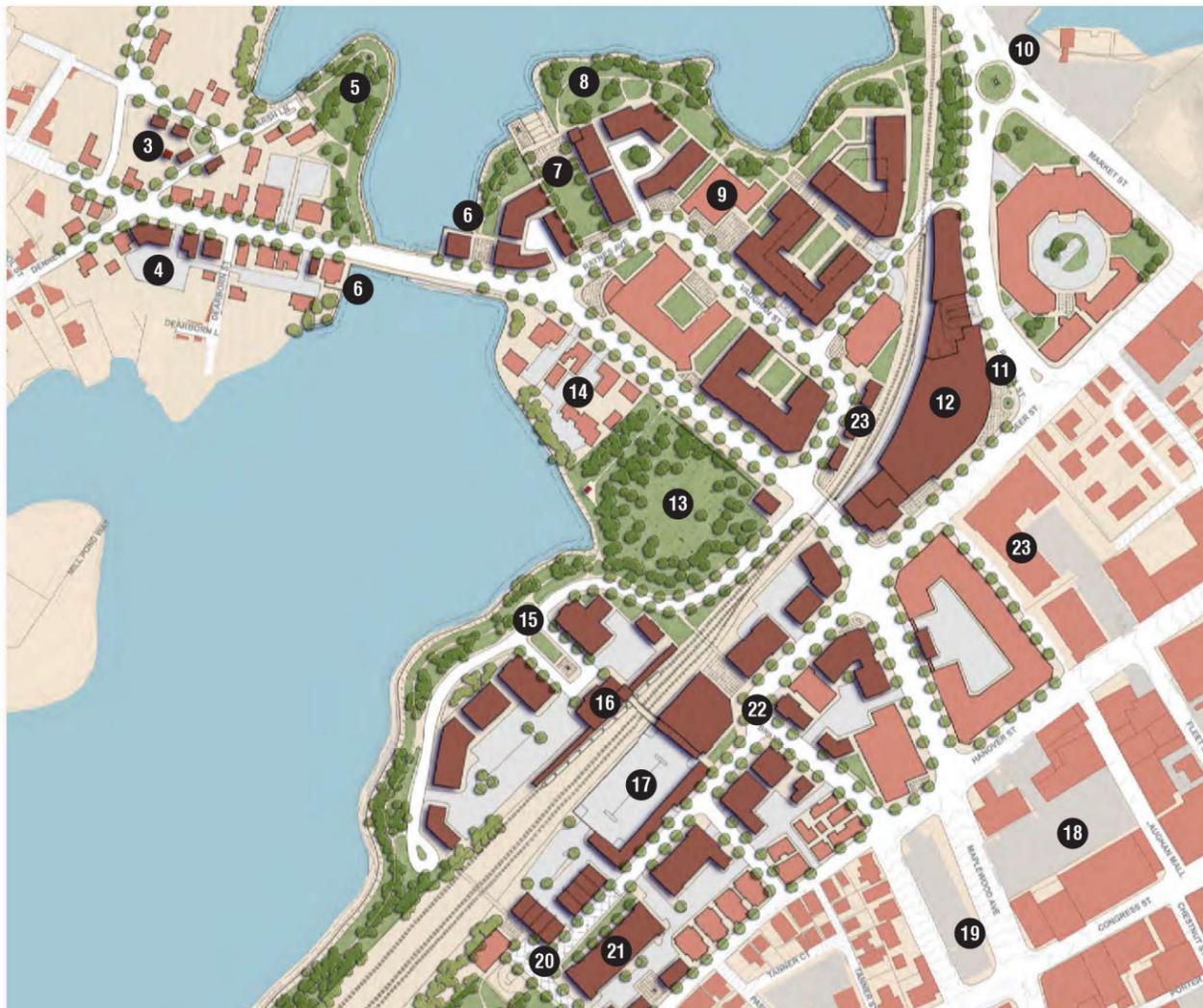
88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

ZONING

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6.0



**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

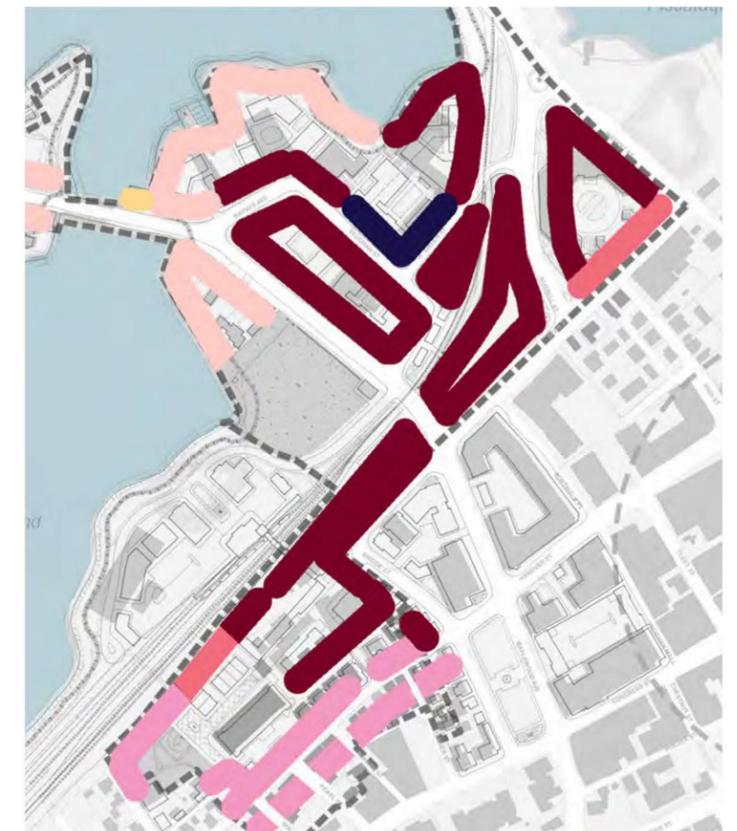
- 14 MAPLEWOOD HISTORIC HOMES
- 15 TRANSIT ORIENTED DEVELOPMENT
- 16 FUTURE PASSENGER RAIL STATION
- 17 FUTURE NORTH END PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 18 FUTURE MAPLEWOOD PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 19 FUTURE MAPLEWOOD AVENUE SQUARE/PARK
- 20 FUTURE ARTISAN/WORKFORCE HOUSING 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

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

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PORTSMOUTH, NEW HAMPSHIRE

300' & 500' SITE SURROUNDINGS

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7.0



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

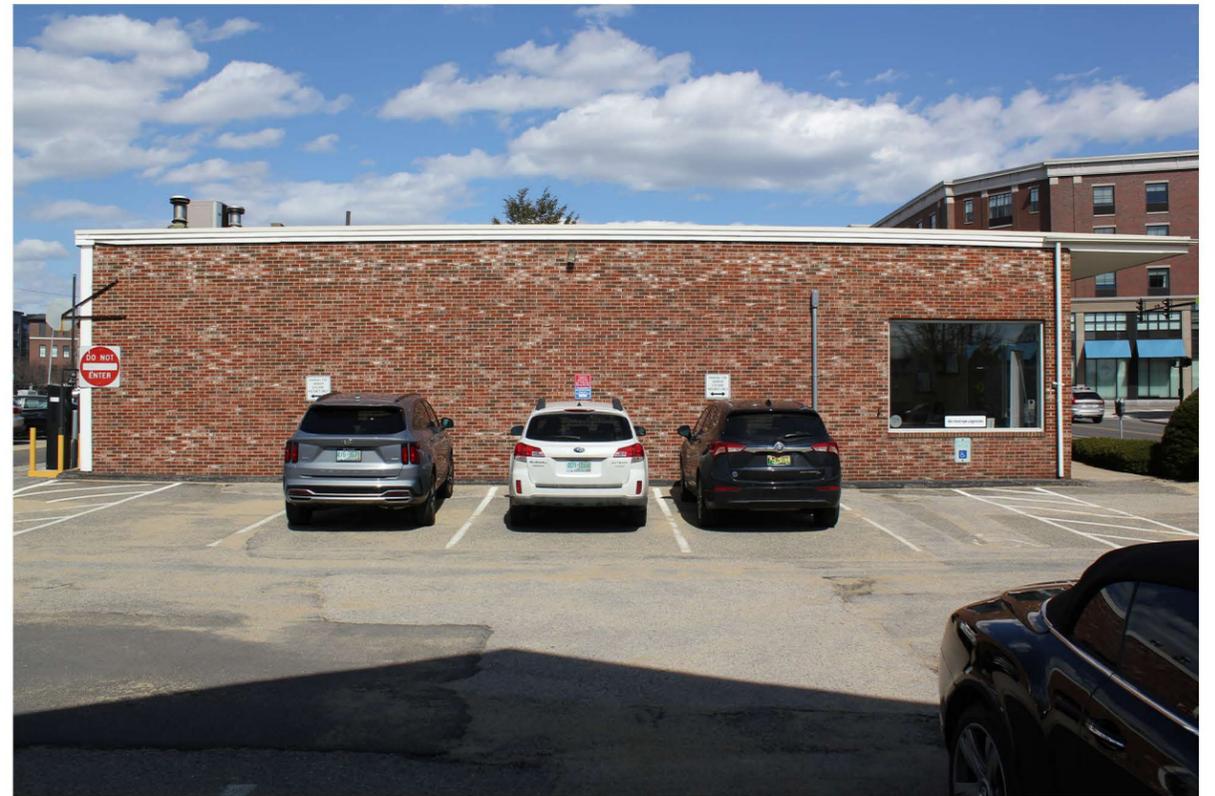
SITE AND SURROUNDINGS  
PROPERTIES WITHIN 300'-500' OF SITE

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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

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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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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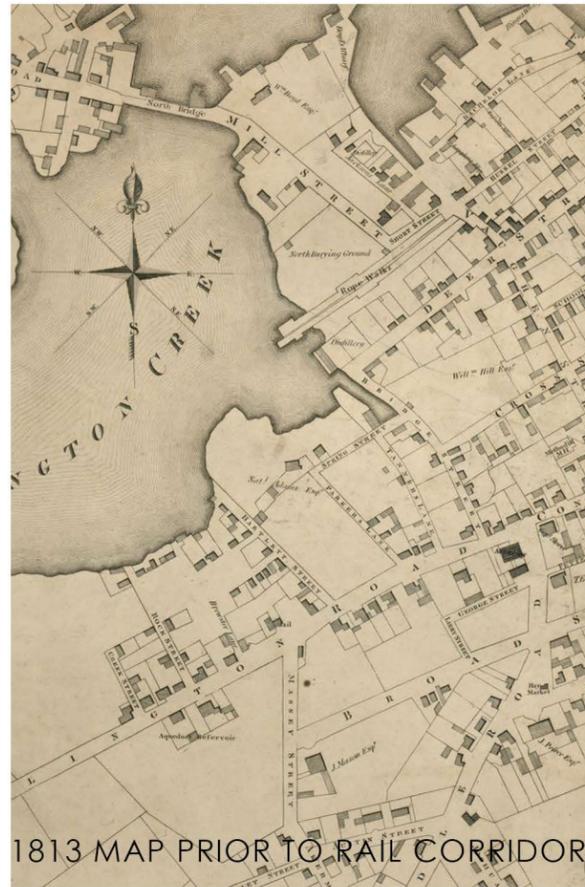
**APPENDIX B:**  
HISTORIC RESEARCH

88 MAPLEWOOD (LOT 5)  
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B



1813 MAP PRIOR TO RAIL CORRIDOR



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

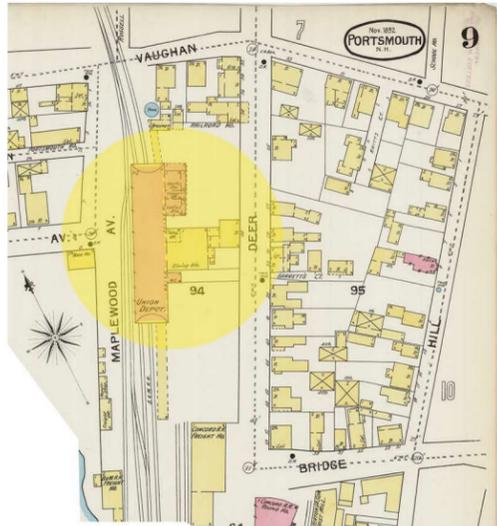
- #1 TRAIN STATION
- #2 KEARSARGE MILL
- #3 ROUNDHOUSE
- #4 FRANK JONES BREWERY
- #5 ELDREDGE BREWERY

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PORTSMOUTH, NEW HAMPSHIRE

HISTORIC RAIL CORRIDOR AND RELATED STRUCTURES

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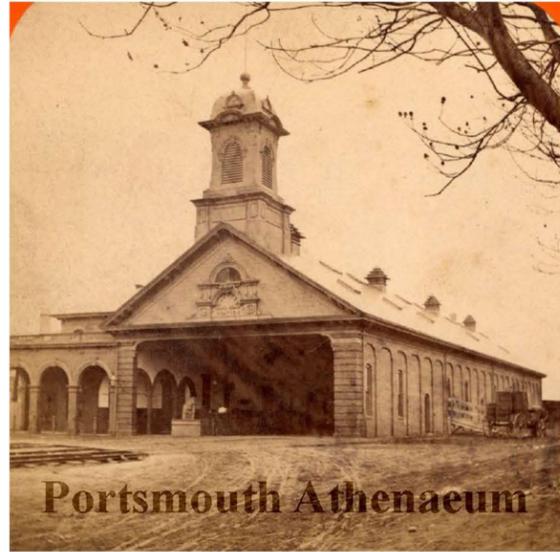




#1 TRAIN STATION



Portsmouth Athenaeum



Portsmouth Athenaeum



Boston & Maine Station, Portsmouth, N. H.

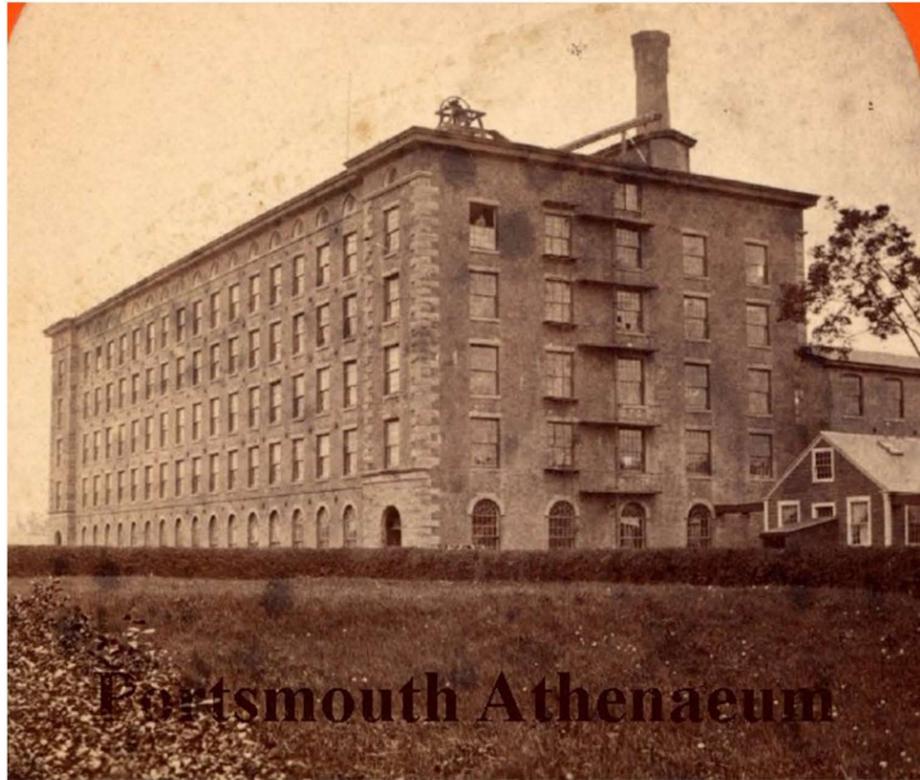


88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

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#2 KEARSARGE MILL



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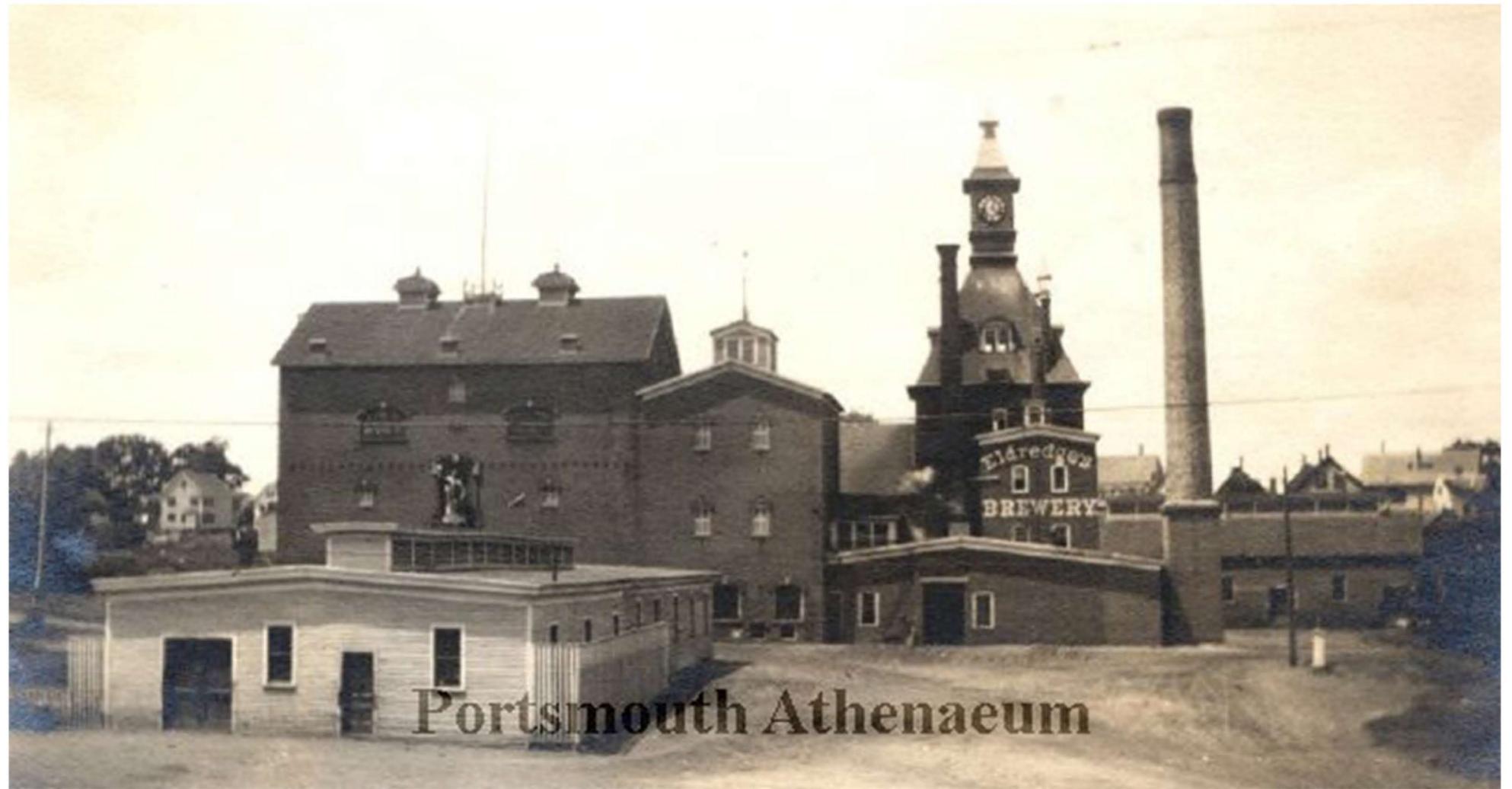
RELATED STRUCTURES

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**#4 FRANK JONES BREWERY**

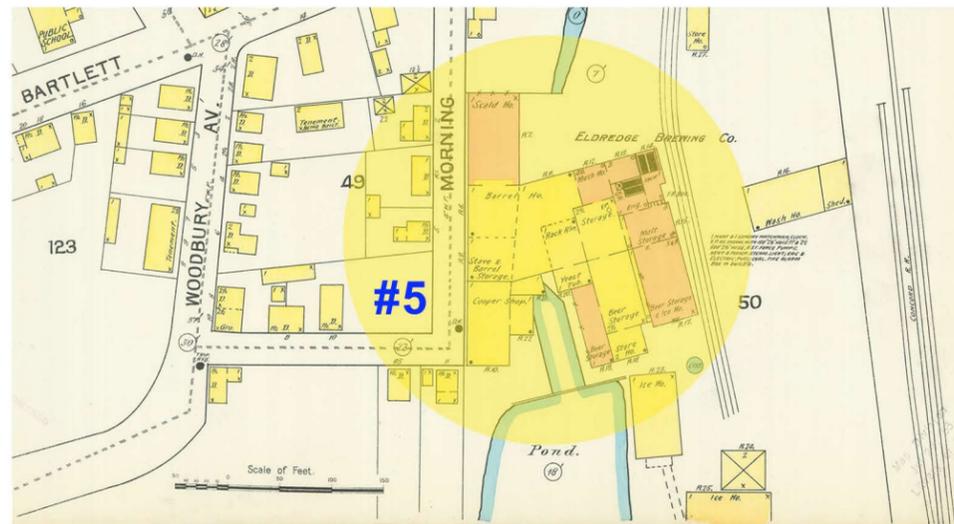


**Portsmouth Athenaeum**

**#5 ELDREDGE BREWERY**



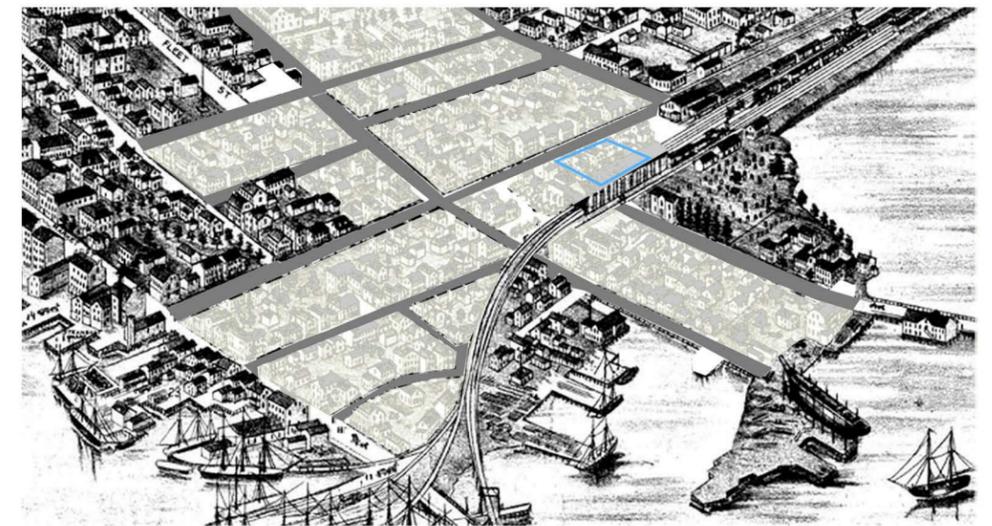
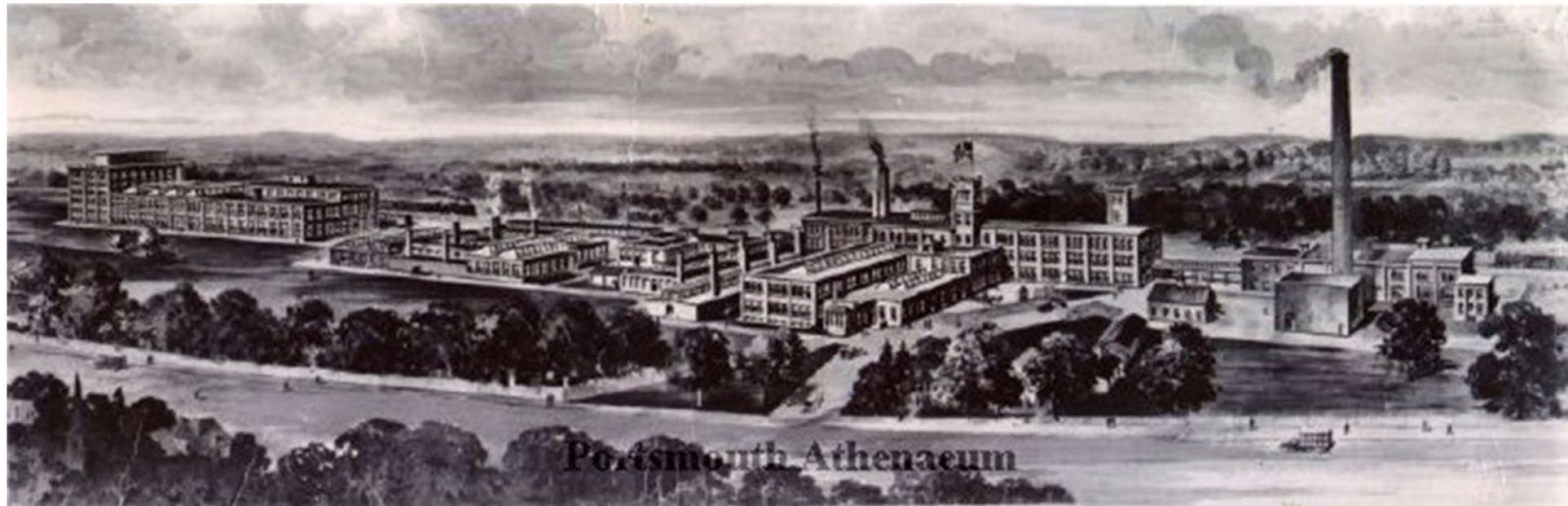
88 MAPLEWOOD (LOT 5)  
PORTSMOUTH, NEW HAMPSHIRE



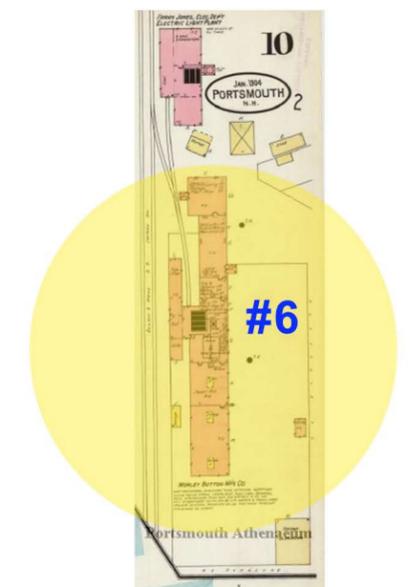
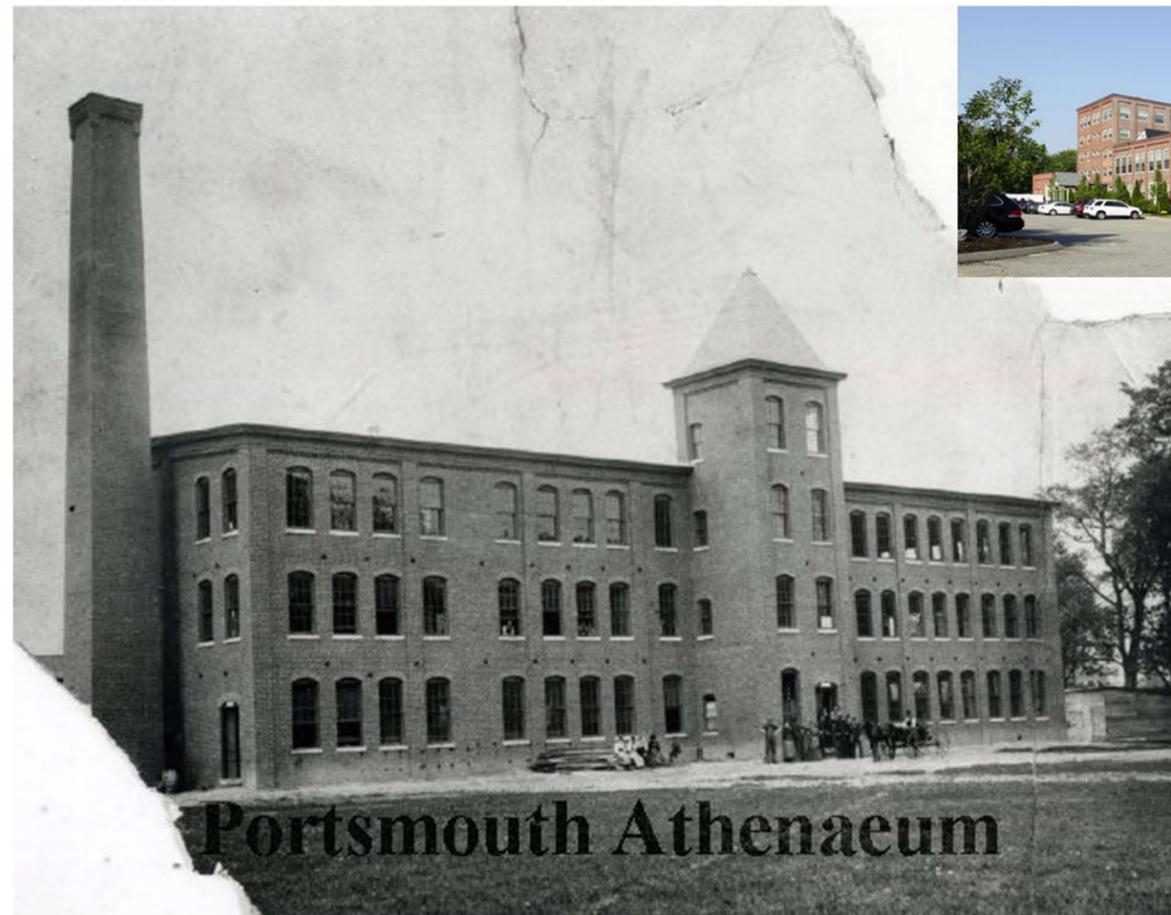
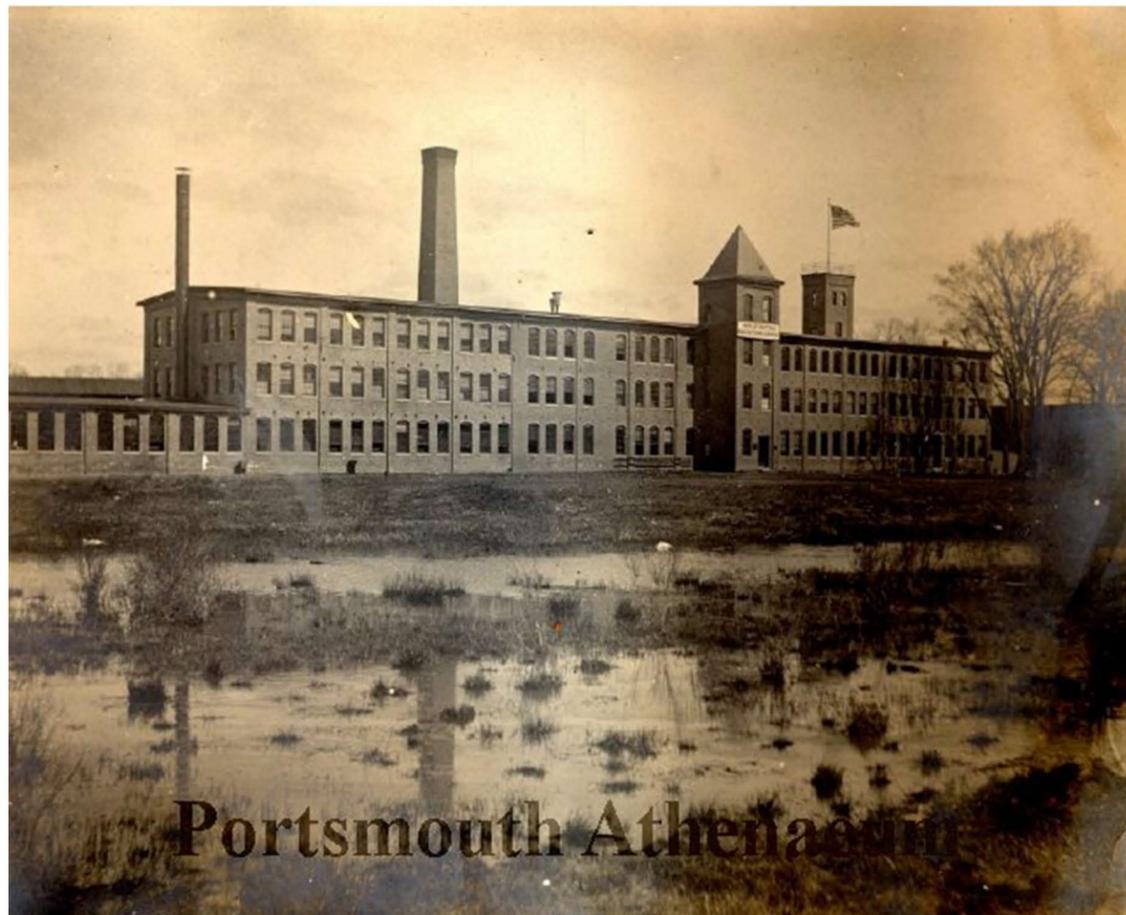
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#6 BUTTON FACTORY



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