

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

6:30 p.m.

September 14, 2022

AGENDA

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **James Williams Woods and Anna Roeline Meinardi, owners**, for property located at **1 Walton Alley**, wherein permission is requested to allow the new construction of a free-standing detached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 27 and lies within the General Residence B (GRB) and Historic Districts.

2. Petition of **Henry R. Klementowicz Revocable Trust of 2013, owner**, for property located at **244 Marcy Street**, wherein permission is requested to allow renovations to an existing structure (replacement windows) and the installation of an HVAC condenser as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 51 and lies within the General Residence B (GRB) and Historic Districts.

II. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **EIGHTHKPH, LLC, owner**, for property located at **161 Deer Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a new mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5) and Historic Districts. (LUHD-462)

B. Work Session requested by **Lucky Thirteen Properties, LLC, owner**, for property located at **147 Congress Street**, wherein permission is requested to allow new construction to an existing structure (construct a 1-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 4 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-501)

III. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_S0BbCj8sQsiPXQByEV7Yww

Historic District Commission

Staff Report – September 7th, 2022

September 7th MEETING

Administrative Approvals:

- 1. 60 Penhallow St. (LUHD-523) - Recommend Approval
- 2. 41 Dearborn St. (LUHD-517) - Recommend Approval
- 3. 82 Congress St. (LUHD-578) - Recommend Approval
- 4. 245 Islington St. #6 (LUHD-579) - Recommend Approval
- 5. 258 Maplewood Ave. (LUHD-522) - Recommend Approval
- 6. 11 Walden St. (LUHD-502) - Recommend Approval
- 7. 232 South St. (LUHD-526) - Recommend Approval

DISCUSSION – Demolition Review Ordinance

PUBLIC HEARINGS – OLD BUSINESS:

- A. 1 Raynes Ave. (LU-21-54) (2 infill buildings)
- B. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- C. 43 Holmes Court (LU-22-72) (demolition & new single family)

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 179 Pleasant St. (LU-22-169) (outbuildings)
- 2. 33 South Mill Pond St. (LU-22-171) (solar)
- 3. 31 Aldrich St. St. (LU-22-163) (rear deck & addition)
- 4. 40 Pleasant St. (LUHD-524) (lighting & door canopies)

WORK SESSIONS – NEW BUSINESS:

- 1. 361 Islington St. (LUHD-521) (side and rear addition)

September 14th MEETING

PUBLIC HEARING – NEW BUSINESS:

- 1. 1 Walton Alley St. (LU-22-124) (garage & rear addition)

WORK SESSIONS – OLD BUSINESS:

- A. 161 Deer St. (LUHD-462) (4 story infill building)
- B. 147 Congress St. (LUHD-501) (one story addition)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: September 7th and 14th
APPLICATIONS: 19

Historic District Commission

Project Address: 1 & 31 RAYNES AVE. (LUHD-234)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

Existing Conditions:

- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s
- Building Style: Contemporary
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To construct a 4 story mixed-use building and 5 story hotel.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The building(s) is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- **NOTE THAT WE ARE STILL AWAITING CONFIRMATION FROM THE SUPERIOR COURT JUDEGE ON WHETHER THIS APPLICATION CAN PROCEED.**

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Aerial Image, Street View and Zoning Map:



Mixed-Use and Hotel Building Renderings



Zoning Map

HISTORIC SURVEY RATING

C

1 & 31 RAYNES AVE. (LU-21-54) – PUBLIC HEARING #A (MAJOR PROJECT)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | |
|--------------------------------------|---|--|---|--|---|---|---|
| STAFF | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | |
| | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | |
| | 1 | Gross Floor Area (SF) | MAJOR PROJECT - CONSTRUCT A 4 STORY MIXED-USE BUILDING AND 5 STORY HOTEL - | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | |
| | 6 | Number of Stories | | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | PROJECT REVIEW ELEMENT | | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | |
| | CONTEXT | 8 | Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 9 | Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | BUILDING DESIGN & MATERIALS | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 19 | Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 21 | Doors and Windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 25 | Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 34 | Garages/ Barns / Sheds (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | SITE DESIGN | 35 | Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 39 | Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 1 & 31 Raynes Ave. Case No.: A Date: 9-7-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 3 WALTON ALLEY (LU-22-100)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #B

- This 2 story historic structure is located along Walton Alley. It is surrounded with many 2 1/2 -3 story wood-sided structures with shallow front and side yards. This property also has a shallow rear yard with two of the abutting structures located near the lot lines.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the storm windows and doors.
- Replace bulkhead using pvc materials.
- Add a picture window on the rear wall.
- Add a condenser in the rear yard.

Note that the applicant has coordinated with the Inspection Department and located the HVAC so as to avoid the need for a dimensional variance.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:



Rear Elevation and Streetscape View



Zoning Map

**HISTORIC
SURVEY
RATING**

C

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 1,680 SF +/-
- Estimated Age of Structure: c.1750-1800
- Building Style: Georgian/ Federal
- Historical Significance: C
- Public View of Proposed Work: Limited view from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a picture window and replace bulkhead & storm windows.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

3 WALTON ALLEY (LU-22-100) – PUBLIC HEARING #B (MINOR)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | | |
|--------------------------------------|---|--|--|--|-------------------------------|--------------------------------------|--|--|
| STAFF | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | |
| | 1 | Gross Floor Area (SF) | <h2 style="margin: 0;">MODERATE PROJECT</h2> <p style="margin: 0;">– Add HVAC, picture window, & replace storm windows –</p> | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | |
| | 6 | Number of Stories | | | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | PROJECT REVIEW ELEMENT | | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | | | |
| | CONTEXT | 8 | Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 9 | Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | BUILDING DESIGN & MATERIALS | 12 | Roofs | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
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| | | 19 | Siding / Material | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 21 | Doors and Windows | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 23 | Window Casings/ Trim | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 25 | Awnings | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 33 | Decks | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 34 | Garages/ Barns / Sheds (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | SITE DESIGN | 35 | Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate |
| | | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate |
| | | | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate |
| | | | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate |
| | | | 39 | Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate |
| | | | 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 3 WALTON ALLEY Case No.: B Date: 9-7-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: **43 HOLMES COURT (LU-22-72)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #C**

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single-Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
- Building Style: Late Gothic Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Holmes Court
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace the existing house with a 2 story traditionally-designed house.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.

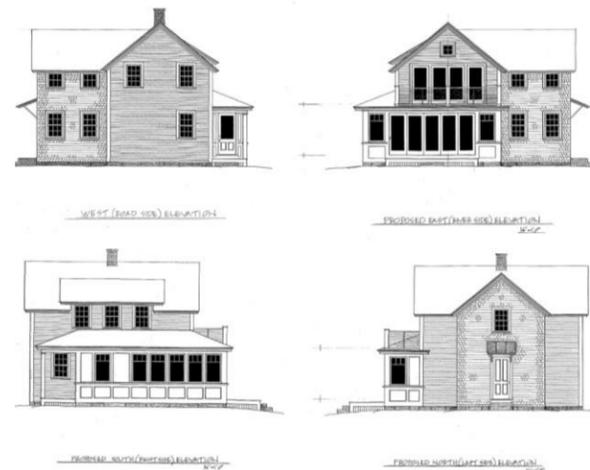
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

Note that the applicant has requested to postpone this application to the October 5th meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

43 HOLMES COURT (LU-22-72) – PUBLIC HEARING #C (MODERATE)

| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | |
|---|-----------------------------|--|--|---|-------------------------|---|---|
| | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| STAFF | No. | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | | <h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE –</h4> | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | |
| | 6 | Number of Stories | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | 8 | Scale (i.e. height, volume, coverage...) | HDC COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | BUILDING DESIGN & MATERIALS | 9 | Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 19 | Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 21 | Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 25 | Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | SITE DESIGN | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 34 | Garages (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 35 | Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 39 | Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 43 HOLMES COURT Case No.: C Date: 9-7-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

L. Review Criteria / Findings of Fact:

- | | |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 179 PLEASANT STREET (LU-22-169)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: MRO
- Land Use: Single-Family
- Land Area: 32,410 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Georgian
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant Street
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End

B. Proposed Work: To renovate the accessory buildings.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
- Add a radius connector to the main house and T-Shaped addition that connects to the renovated carriage house.

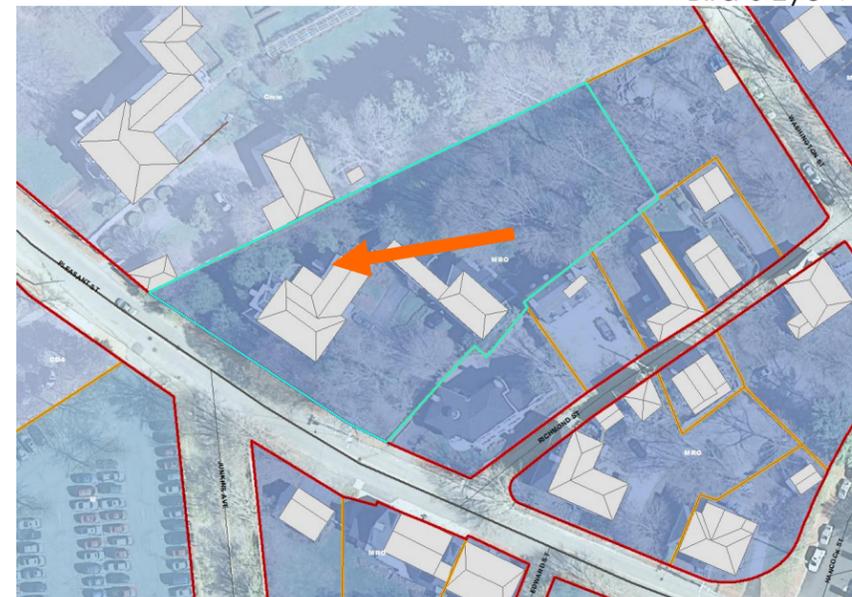
Note that the applicant has revised the rear addition on the carriage house to comply with the side setback requirements.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:



Bird's Eye View



Zoning Map

**HISTORIC
SURVEY
RATING**

F

179 PLEASANT STREET (LU-22-169) – PUBLIC HEARING #1 (MODERATE)

| | | INFO/ EVALUATION CRITERIA | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | |
|--------------------------------------|---|--|--|-------------------------|-------------------------------|---|
| STAFF | No | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | <p>MODERATE PROJECT – SUBSTANTIAL RENOVATIONS TO THE OUTBUILDINGS –</p> | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | |
| | 6 | Number of Stories | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | | |
| | | PROJECT REVIEW ELEMENT | HDC COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | 8 | Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 9 | Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 19 | Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 21 | Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 25 | Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 34 | Garages (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 35 | Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 39 | Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 179 PLEASANT STREET Case No.: 1 Date: 9-70-22
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

L. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 33 SOUTH MILL STREET (LU-22-171)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Single Family
- Land Area: 3,495 SF +/-
- Estimated Age of Structure: c. 1860
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Mill and Salter Streets
- Unique Features: Significant alterations
- Neighborhood Association: South End Residents

B. Proposed Work: To replace rear window and door with French doors.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects only):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The building is located along South Mill Street. It is surrounded with many wood-sided 2.5 story historic structures with shallow to no front yard setbacks with gardens and lawns within the side and rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
- Replace the rear window and door with a set of French doors..

Note that these panels will be very visible from Salter and South Mill Street

K. Aerial Image, Street View and Zoning Map:



Aerial and Streetview Images



Zoning Map

HISTORIC SURVEY RATING

C

33 SOUTH MILL STREET (LU-22-171) – PUBLIC HEARING #2 (MODERATE)

| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | | |
|---|---|--|--|---|-------------------------|-------------------------------|---|---|--|
| | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| STAFF | No. | | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | |
| | | GENERAL BUILDING INFORMATION | | MODERATE PROJECT | | | | | |
| | 1 | Gross Floor Area (SF) | | - INSTALL SOLAR PANELS ONLY - | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | | |
| | 6 | Number of Stories | | | | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | PROJECT REVIEW ELEMENT | | APPLICANT'S COMMENTS | | HDC SUGGESTIONS | | APPROPRIATENESS | |
| | | 8 | Scale (i.e. height, volume, coverage...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 9 | Placement (i.e. setbacks, alignment...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 11 | Architectural Style (i.e. traditional – modern) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 12 | Roofs | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 13 | Style and Slope | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 15 | Roof Materials | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 16 | Cornice Line | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 17 | Eaves, Gutters and Downspouts | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 18 | Walls | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 19 | Siding / Material | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 20 | Projections (i.e. bays, balconies...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 21 | Doors and Windows | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 22 | Window Openings and Proportions | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 23 | Window Casing/ Trim | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 24 | Window Shutters / Hardware | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 25 | Awnings | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 26 | Doors | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 27 | Porches and Balconies | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 28 | Projections (i.e. porch, portico, canopy...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 29 | Landings/ Steps / Stoop / Railings | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 30 | Lighting (i.e. wall, post...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 31 | Signs (i.e. projecting, wall...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 33 | Decks | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 34 | Garages/ Barns / Sheds (i.e. doors, placement...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 35 | Fence / Walls (i.e. materials, type...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 36 | Grading (i.e. ground floor height, street edge...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 38 | Driveways (i.e. location, material, screening...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 39 | Parking (i.e. location, access, visibility...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 33 SOUTH MILL STREET Case No.: 2 Date: 9-7-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

I. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Historic District Commission

Project Address: 31 ALDRICH ST. (LU-22-163)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Two-Family
- Land Area: 15,680 SF +/-
- Estimated Age of Structure: c. 1885
- Building Style: Victorian
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Back of House
- Unique Features: NA
- Neighborhood Association: Cass Street

B. Proposed Work: To add a rear deck and addition & replace windows, doors & shed.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The new building is located along Aldrich Street near the intersection with Middle Street. It is surrounded with many contributing historic structures. The building is setback from the street with a shallow front yard and deer rear yard.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
 - Add a rear deck and addition
 - Replace windows and doors on the rear elevation
 - Replace two screen doors
 - Replace 2 bulkheads
 - Replace the existing shed.
 - Replace the composite decking on the front façade.

• **Design Guideline Reference – Guidelines for Commercial Development and Storefronts (12)**

K. Aerial Image, Street View and Zoning Map:



Elevation and Rendering of Proposed New Building



Zoning Map

**HISTORIC
SURVEY
RATING**

C

31 ALDRICH ST. (LU-22-163) – PUBLIC HEARING #3 (MODERATE PROJECT)

| STAFF | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | |
|--------------------------------------|---|--|---|---|---|---|
| | No. | Project Information | Existing Building | Proposed Building (+/-) | Abutting Structures | Surrounding Structures (Average) |
| | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | <p>MINOR PROJECT</p> <p>-Add a Rear Deck and Addition, Windows, Doors & Shed-</p> | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | |
| | 3 | Building Height / Street-Width (ROW) Ratio | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | |
| | 6 | Number of Stories | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | PROJECT REVIEW ELEMENT | | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS |
| | | 8 | Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 9 | Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 19 | Number and Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 21 | Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 25 | Storm Windows / Screens | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 34 | Garages / Barns / Sheds (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 35 | Fence / Walls / Screenwalls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| 39 | Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 31 ALDRICH ST. Case No.: 3 Date: 9-7-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 40 PLEASANT ST. (LU-22-170)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 9,520 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Renaissance Revival
- Number of Stories: 3.0
- Historical Significance: Focal
- Public View of Proposed Work: View from Church, State, Porter & Pleasant Streets
- Unique Features: Former Post Office / US District Court House
- Neighborhood Association: Downtown

B. Proposed Work: To replace windows.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This historically significant (focal) 3 story granite-clad building is located at the intersection of State and Pleasant Streets and is surrounded with many contributing and focal historic structures. It is surrounded with many 3-4 story wood- and brick sided historic structures with no front yard setback along the street and narrow side yards.

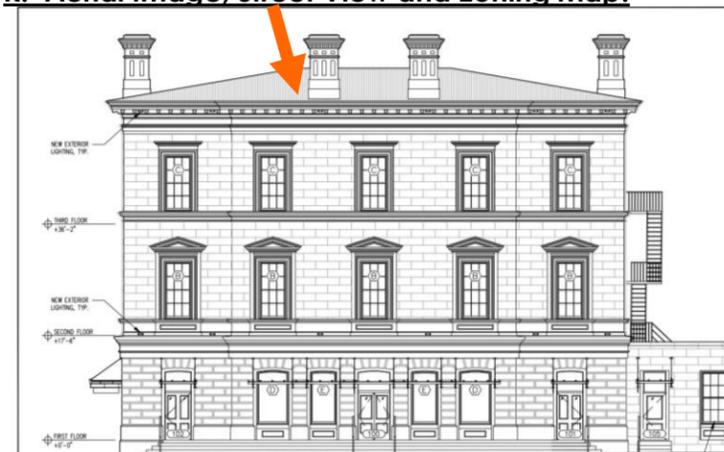
J. Staff Comments and Suggestions for Consideration:

The project includes:

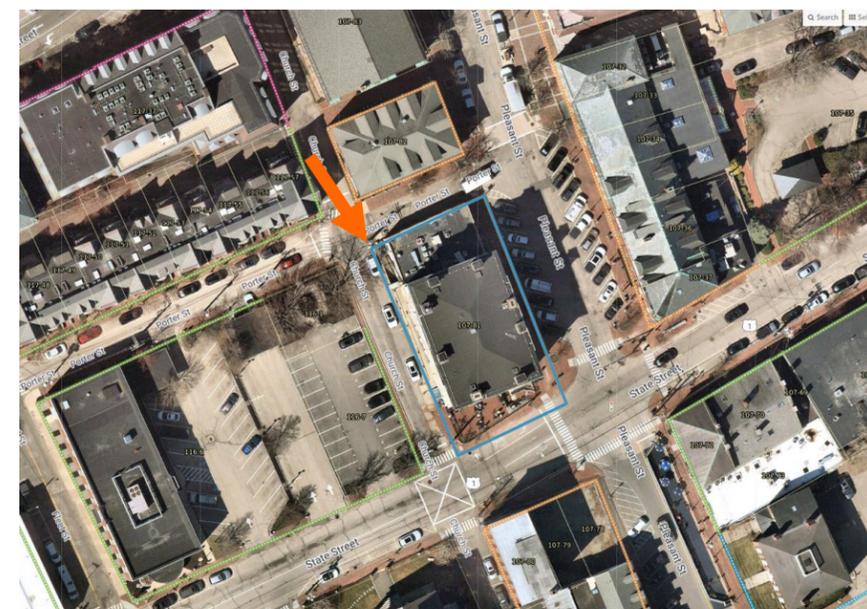
- The replacement of the historic windows.
- Installation of a new canopy system
- Addition of exterior lighting.

• **Design Guideline Reference: Guidelines Windows and Doors (08 and Signs and Awnings (11).**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

40 PLEASANT STREET (LU-22-170) – PUBLIC HEARING #4 (MODERATE)

| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | |
|---|--|--|---|-------------------|--|---|----------------------------------|---|
| | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | |
| STAFF | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | |
| | 1 | Gross Floor Area (SF) | <div style="font-size: 24pt; font-weight: bold; margin-bottom: 10px;">MODERATE PROJECT</div> <div style="font-size: 18pt; font-weight: bold;">– REPLACE WINDOWS, ADD LIGHTING AND AWNINGS –</div> | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | |
| | 6 | Number of Stories | | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | |
| PROJECT REVIEW ELEMENT | | HDC COMMENTS | | | | | | HDC SUGGESTIONS |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | 8 | Scale (i.e. height, volume, coverage...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 9 | Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| BUILDING DESIGN & MATERIALS | BUILDING DESIGN & MATERIALS | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 19 | Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 21 | Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 25 | Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | 34 | Garages (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | | |
| | | SITE DESIGN | SITE DESIGN | 35 | Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | | 39 | Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |
| | | | | 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 40 PLEASANT STREET Case No.: 4 Date: 9-7-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

I. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Historic District Commission

Project Address: 361 ISLINGTON STREET (LUHD-521)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Vacant / Commercial
- Land Area: 15,174 SF +/-
- Estimated Age of Structure: 1965
- Building Style: Commercial / Modern
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Islington and Cabot Streets
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: Add side & rear additions and make site improvements.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very significant alternations, additions or expansions)

I. Neighborhood Context:

- The structure is located along Islington Street. It is surrounded with mainly wood 2.5 - 3 story historic structures with shallow or no front yard setbacks on relatively small lots

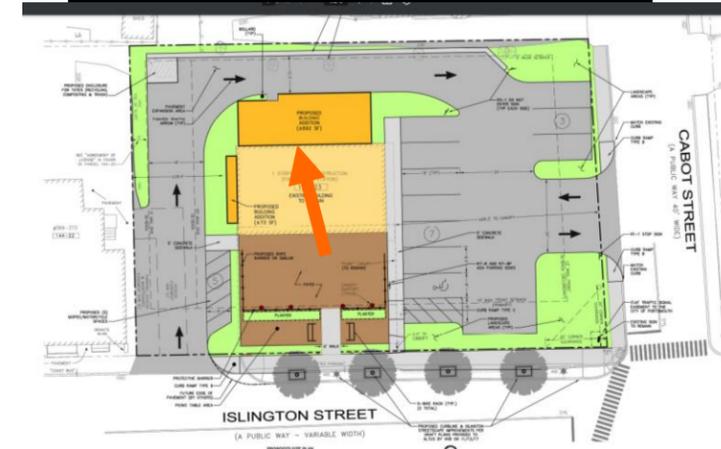
J. Background & Suggested Action:

The applicant proposed to:

- Convert the former gas station to a full-service restaurant;
- Add a small addition to the west and rear side of the building;
- Modify the existing canopy to create an outdoor seating area; and
- Add fencing and landscaping along the edge of the property.

Design Guideline Reference – Masonry & Stucco (07), Windows and Doors (08), Site Elements & Streetscapes (09), Small Scale New Construction & Additions, and Signs and Awnings (11)

K. Aerial Image, Street View and Zoning Map:



Proposed Site Plan and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

361 ISLINGTON STREET – WORK SESSION #1 (MODERATE)

| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | | | |
|---|---|--|--|---|-------------------------|--------------------------------------|--|--------------------------------------|--|--|
| | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | | |
| STAFF | No. | | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | | |
| | | GENERAL BUILDING INFORMATION | | MODERATE PROJECT | | | | | | |
| | 1 | Gross Floor Area (SF) | | - SITE ALTERATIONS AND SIDE & REAR ADDITION ONLY - | | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | | | |
| | 6 | Number of Stories | | | | | | | | |
| 7 | Building Coverage (% Building on the Lot) | | | | | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | PROJECT REVIEW ELEMENT | | APPLICANT'S COMMENTS | | HDC SUGGESTIONS | | APPROPRIATENESS | | |
| | | 8 | Scale (i.e. height, volume, coverage...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 9 | Placement (i.e. setbacks, alignment...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 11 | Architectural Style (i.e. traditional – modern) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 12 | Roofs | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 13 | Style and Slope | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | BUILDING DESIGN & MATERIALS | 15 | Roof Materials | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 16 | Cornice Line | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 17 | Eaves, Gutters and Downspouts | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 18 | Walls | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 19 | Siding / Material | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 20 | Projections (i.e. bays, balconies...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 21 | Doors and Windows | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 22 | Window Openings and Proportions | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 23 | Window Casing/ Trim | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 24 | Window Shutters / Hardware | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 25 | Storm Windows / Screens | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 26 | Doors | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 27 | Porches and Balconies | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 30 | Lighting (i.e. wall, post...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 31 | Signs (i.e. projecting, wall...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 33 | Decks | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | 34 | Garages/ Barns / Sheds (i.e. doors, placement...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | | SITE DESIGN | 35 | Fence / Walls / Screenwalls (i.e. materials, type...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate |
| | | | 36 | Grading (i.e. ground floor height, street edge...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate |
| | 37 | | Landscaping (i.e. gardens, planters, street trees...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | 38 | | Driveways (i.e. location, material, screening...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| | 39 | | Parking (i.e. location, access, visibility...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | |
| 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | | | <input type="checkbox"/> Appropriate | <input type="checkbox"/> Inappropriate | | | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 361 ISLINGTON STREET Case No: 1 Date: 9-7-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

I. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Historic District Commission

Project Evaluation Form: 1 WALTON ALLEY (LUHD-461)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 5,663 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Georgian/Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a single-car garage and small rear addition.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This focal historic structure is located along Gates Street and Walton Alley. The lot is larger than most abutting lots with mature vegetation. It is surrounded with many wood-sided, 2.5- story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Add a small rear addition
 - Add a single car garage
 - Add HVAC equipment
 - Remove skylights and replace roof with red cedar shingles.

Note that the BOA granted the required variance for the garage at their July meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

1 WALTON ALLEY (LU-22-124) – PUBLIC HEARING #5 (MODERATE)

| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | |
|---|--|--|--|--|-------------------------|---|----------------------------------|
| | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) |
| STAFF | No. | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | |
| | 1 | Gross Floor Area (SF) | | <h2 style="margin: 0;">MODERATE PROJECT</h2> <h3 style="margin: 0;">– ADDING A GARAGE AND REAR ADDITION –</h3> | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | |
| | 6 | Number of Stories | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | CONTEXT | 8 | Scale (i.e. height, volume, coverage...) | HDC COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | |
| | BUILDING DESIGN & MATERIALS | 9 | Placement (i.e. setbacks, alignment...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 10 | Massing (i.e. modules, banding, stepbacks...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 11 | Architectural Style (i.e. traditional – modern) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 12 | Roofs | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 13 | Style and Slope | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 14 | Roof Projections (i.e. chimneys, vents, dormers...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 15 | Roof Materials | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 16 | Cornice Line | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 17 | Eaves, Gutters and Downspouts | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 18 | Walls | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 19 | Siding / Material | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 20 | Projections (i.e. bays, balconies...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 21 | Doors and windows | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 22 | Window Openings and Proportions | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 23 | Window Casing/ Trim | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 24 | Window Shutters / Hardware | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 25 | Awnings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 26 | Doors | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 27 | Porches and Balconies | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 28 | Projections (i.e. porch, portico, canopy...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 29 | Landings/ Steps / Stoop / Railings | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 30 | Lighting (i.e. wall, post...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 31 | Signs (i.e. projecting, wall...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 32 | Mechanicals (i.e. HVAC, generators) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 33 | Decks | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 34 | Garages (i.e. doors, placement...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 35 | Fence / Walls (i.e. materials, type...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 36 | Grading (i.e. ground floor height, street edge...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 37 | Landscaping (i.e. gardens, planters, street trees...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 38 | Driveways (i.e. location, material, screening...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 39 | Parking (i.e. location, access, visibility...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | | 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 1 WALTON ALLEY Case No.: 5 Date: 9-14-22

Decision: Approved Approved with Stipulations Denied Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

L. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Historic District Commission

Project Evaluation Form: 161 DEER STREET (LUHD-462)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 22,650 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: Contemporary
- Number of Stories: 1
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Maplewood Ave. and Deer Street
- Unique Features: Former Rail Station
- Neighborhood Association: North End

B. Proposed Work: To replace the existing building with a 4 ½ story mixed-use building.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
- Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This property is located within the Urban Renewal Area of the North End. The existing building was constructed in the 1970s and is non-contributing. . The structure is surrounded with many brick non-contributing structure constructed in the 1960s-1980s. Many building in the surrounding neighborhood are now being replaced with multi-story, mixed-use buildings.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
 - Remove the existing building.
 - Construct a 4 story building with a penthouse on the 5th floor.

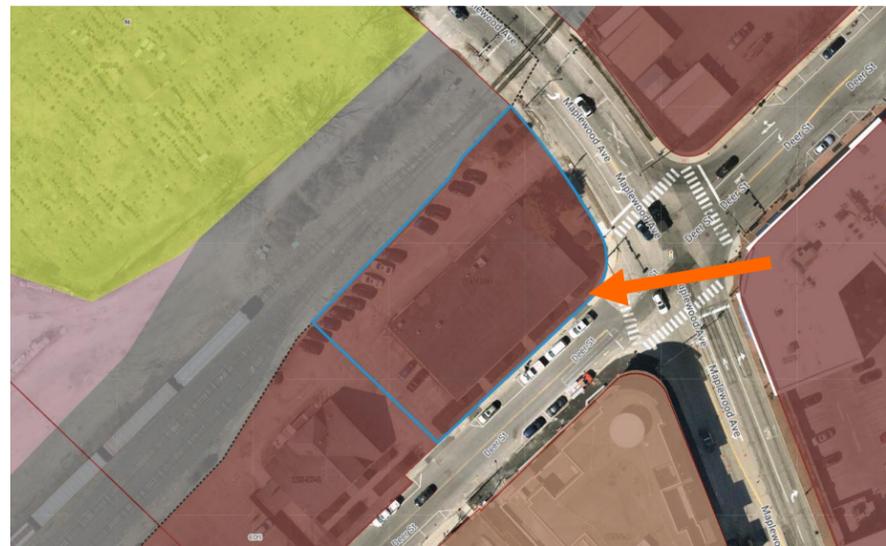
Note that revised plans will be provided at the 9-7-22 meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

161 DEER STREET (LUHD-462) – WORK SESSION #A (MAJOR)

| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | | |
|---|----|--|--|--|-------------------------|-------------------------------|----------------------------------|---|--|
| | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| STAFF | No | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | |
| | 1 | Gross Floor Area (SF) | | <h3 style="margin: 0;">MAJOR PROJECT</h3> <h4 style="margin: 0;">– NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL –</h4> | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | | |
| | 6 | Number of Stories | | | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | 8 | PROJECT REVIEW ELEMENT | | HDC COMMENTS | | HDC SUGGESTIONS | | APPROPRIATENESS | |
| | 9 | Scale (i.e. height, volume, coverage...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 10 | Placement (i.e. setbacks, alignment...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 11 | Massing (i.e. modules, banding, stepbacks...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 12 | Architectural Style (i.e. traditional – modern) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 13 | Roofs | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 14 | Style and Slope | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 15 | Roof Projections (i.e. chimneys, vents, dormers...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 16 | Roof Materials | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 17 | Cornice Line | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 18 | Eaves, Gutters and Downspouts | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 19 | Walls | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 20 | Siding / Material | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 21 | Projections (i.e. bays, balconies...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 22 | Doors and windows | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 23 | Window Openings and Proportions | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 24 | Window Casing/ Trim | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 25 | Window Shutters / Hardware | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 26 | Awnings | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 27 | Doors | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 28 | Porches and Balconies | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 29 | Projections (i.e. porch, portico, canopy...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 30 | Landings/ Steps / Stoop / Railings | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 31 | Lighting (i.e. wall, post...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 32 | Signs (i.e. projecting, wall...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 33 | Mechanicals (i.e. HVAC, generators) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 34 | Decks | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 35 | Garages (i.e. doors, placement...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 36 | Fence / Walls (i.e. materials, type...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 37 | Grading (i.e. ground floor height, street edge...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 38 | Landscaping (i.e. gardens, planters, street trees...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 39 | Driveways (i.e. location, material, screening...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 40 | Parking (i.e. location, access, visibility...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 161 DEER STREET Case No.: A Date: 9-14-22
Decision:
 Approved
 Approved with Stipulations
 Denied
 Continued
 Postponed
 Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

L. Review Criteria / Findings of Fact:

- | | |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 147 CONGRESS ST. (LUHD-501)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 6,908 SF +/-
- Estimated Age of Structure: c.1950
- Building Style: Modern Vernacular
- Number of Stories: 2
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Congress St. and Maplewood Ave.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add a single story side addition along Maplewood Ave.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

- Terminal Vista Gateway Mid-Block
 Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Significant Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

- Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
 Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
 Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
 Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- Consent Agenda (i.e. very small alterations, additions or expansions)
 Minor Project (i.e. small alterations, additions or expansions)
 Moderate Project (i.e. significant additions, alterations or expansions)
 Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This non-contributing structure is located at the intersection of Maplewood Ave. and Congress St. It is located within the Urban Renewal Area. Most buildings have a no front- and side-yard setbacks with shallow rear yards.

J. Staff Comments and Suggestions for Consideration:

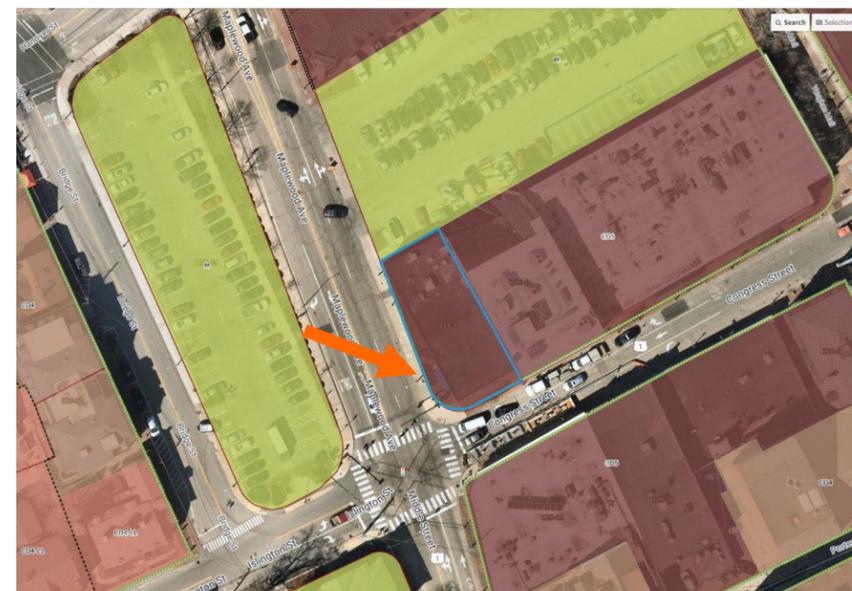
- The applicant proposes to revise the previous approval for the following items:
 - Adding a new side addition along the Maplewood Ave. façade.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

147 CONGRESS ST. (LUHD-501) – WORK SESSION #B (MODERATE)

| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | | |
|---|-----|--|--|--|-------------------------|-------------------------------|----------------------------------|---|--|
| | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures (Average) | Surrounding Structures (Average) | | |
| STAFF | No. | GENERAL BUILDING INFORMATION | | (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) | | | | | |
| | 1 | Gross Floor Area (SF) | | <h1 style="margin: 0;">MODERATE PROJECT</h1> <h2 style="margin: 0;">– 2-STORY SIDE ADDITION –</h2> | | | | | |
| | 2 | Floor Area Ratio (GFA/ Lot Area) | | | | | | | |
| | 3 | Building Height / Street-Width Ratio | | | | | | | |
| | 4 | Building Height – Zoning (Feet) | | | | | | | |
| | 5 | Building Height – Street Wall / Cornice (Feet) | | | | | | | |
| | 6 | Number of Stories | | | | | | | |
| | 7 | Building Coverage (% Building on the Lot) | | | | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | 8 | PROJECT REVIEW ELEMENT | | HDC COMMENTS | | HDC SUGGESTIONS | | APPROPRIATENESS | |
| | 9 | Scale (i.e. height, volume, coverage...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 10 | Placement (i.e. setbacks, alignment...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 11 | Massing (i.e. modules, banding, stepbacks...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 12 | Architectural Style (i.e. traditional – modern) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 13 | Roofs | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 14 | Style and Slope | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 15 | Roof Projections (i.e. chimneys, vents, dormers...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 16 | Roof Materials | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 17 | Cornice Line | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 18 | Eaves, Gutters and Downspouts | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 19 | Walls | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 20 | Siding / Material | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 21 | Projections (i.e. bays, balconies...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 22 | Doors and windows | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 23 | Window Openings and Proportions | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 24 | Window Casings/ Trim | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 25 | Window Shutters / Hardware | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 26 | Awnings | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 27 | Doors | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 28 | Porches and Balconies | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 29 | Projections (i.e. porch, portico, canopy...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 30 | Landings/ Steps / Stoop / Railings | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 31 | Lighting (i.e. wall, post...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 32 | Signs (i.e. projecting, wall...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 33 | Mechanicals (i.e. HVAC, generators) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 34 | Decks | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 35 | Garages (i.e. doors, placement...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 36 | Fence / Walls (i.e. materials, type...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 37 | Grading (i.e. ground floor height, street edge...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 38 | Landscaping (i.e. gardens, planters, street trees...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 39 | Driveways (i.e. location, material, screening...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 40 | Parking (i.e. location, access, visibility...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |
| | 40 | Accessory Buildings (i.e. sheds, greenhouses...) | | | | | | <input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate | |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 147 CONGRESS ST. Case No.: B Date: 9-14-22

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

L. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |



09/09/2022

LU-22-124

Land Use Application

Status: Active**Date Created:** Jun 1, 2022**Applicant**

R. Timothy Phoenix
 tphoenix@hpgirlaw.com
 127 Parrott Avenue
 Portsmouth, NH 03801
 603-766-9102

Primary Location

1 WALTON ALY
 Portsmouth, NH 03801

Owner:

WOODS JAMES WILLIAM & MEINARDI ANNA ROELINE
 1 WALTON ALY PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it



New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above



Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure



Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial



New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications



Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)



Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work



Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line



Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval



Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)



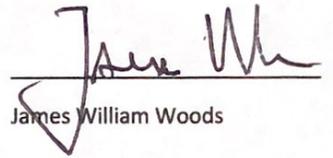
Request for Extension of Previously Granted Land Use Approval

OWNER'S AUTHORIZATION

I, James William Woods, Owner/Applicant of 1 Walton Aly, Tax Map 103/Lot27, hereby authorize McHenry Architecture, PLLC to represent me before any and all City of Portsmouth Representatives, Boards and Commission for permitting this project.

Respectfully,

Date: 15th August 2022


James William Woods

WALTON ALLEY ADDITION AND GARAGE

HISTORIC DISTRICT COMMISSION PUBLIC HEARING - SEPTEMBER 2022, PORTSMOUTH, NEW HAMPSHIRE

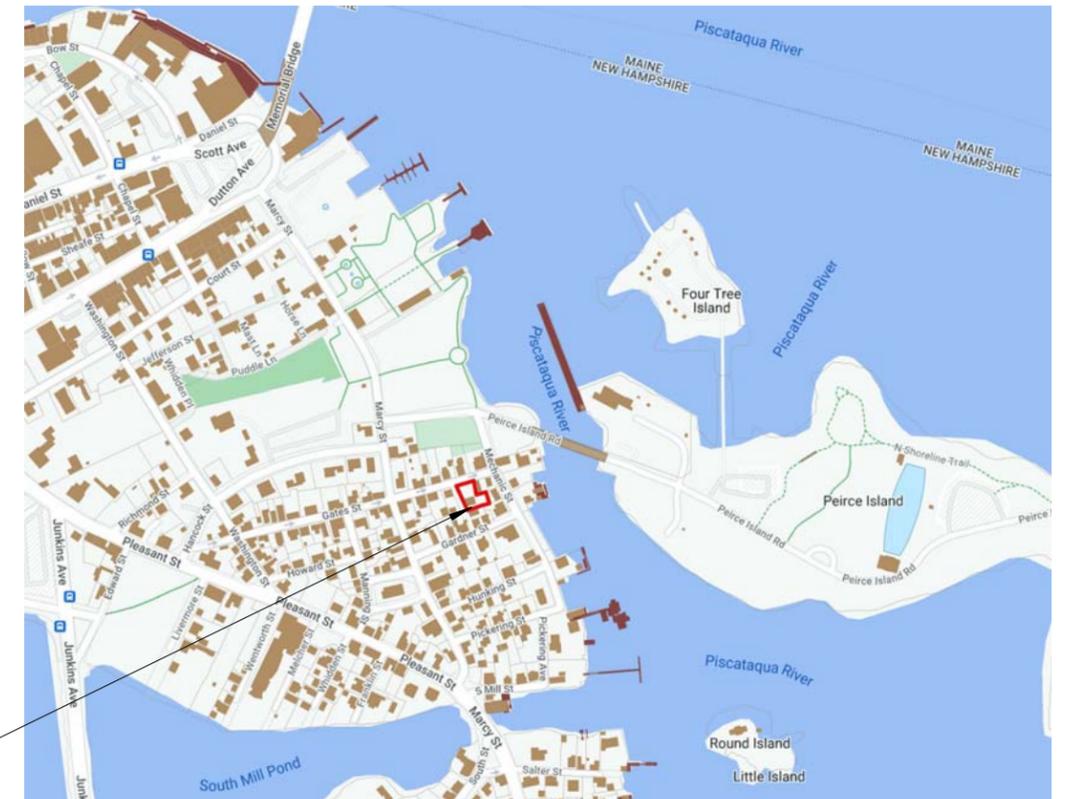
GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

AS PART OF A COMPREHENSIVE OVERALL RENOVATION PROJECT, JAMES WOODS AND ANNEKE MEINARDI ("WOODS") INTEND TO CONSTRUCT A 8' X 14' ADDITION TO THE REAR OF THE EXISTING HOME. THE FIRST FLOOR WILL HOLD A POWDER ROOM AND MUDROOM, WITH A FULL BATH ON THE 2ND FLOOR. THE EXISTING GRAVEL DRIVEWAY WILL BE LENGTHENED AND COPOSED OF COBBLESTONE/ RIVERSTONE, LEADING TO A NEW 12' X 18' DETACHED ONE-STORY GARAGE WITH RELATED LANDSCAPING IMPROVEMENTS LOCATED NEXT TO AN EXISTING 6 FOOT STOCKADE FENCE, WHICH WILL BE REPLACED WITH A NEW FENCE. WINDOWS AND A DOOR WILL BE PLACED IN THE LEFT WALL OF THE GARAGE. NO WINDOWS OR DOORS WILL BE LOCATED ON THE RIGHT SIDE OR REAR. THE EXPOSED CONCRETE FOUNDATION OF THE GARAGE WILL BE COVERED WITH A NATURAL STONE VENEER, IMPROVING IT ASTHETICALLY AND MORE IN KEEPING WITH THE LOOK OF HISTORICAL FOUNDATIONS. WHILE THE REAR ADDITION TO THE HOME IS COMPLETELY COMPLIANT, THE GARAGE REQUIRES RELEIF FROM SIDE AND REAR YARD SETBACK REQUIREMENTS.

ASIDE FROM THE ADDITION AND GARAGE, THE COMPREHENSIVE RENNOVATION PROJECT INCLUDES:

- REPAIR AND REPLACE THE EXISTING WOOD CLAPBOARD SIDING.
- RESTORE AND REPLACE THE EXISTING WOOD DOUBLE HUNG WINDOWS.
- REMOVE EXISTING SKYLIGHTS ON THE HOUSE ROOF.
- REPLACE EXISTING ASPHALT SHINGLES WITH CEDAR SHINGLES.
- RENOVATE HOME, EXTEND DRIVEWAY WITH COBBLE STRIPS / CENTERED RIVERSTONE.
- CLEAN UP/ LANDSCAPE THE GROUNDS.



1 WALTON ALLEY
PORTSMOUTH, NH 03801

GRAPHIC KEY

- : EXISTING
- : TO BE REMOVED
- : PROPOSED

- DOOR NUMBER
- WINDOW TYPE
- KEYNOTE
- LIGHT FIXTURE TAG

DIMENSION KEY

- XX' - XX" DIMENSION FROM FINISH FACE TO FINISH FACE
- XX' - XX" DIMENSION FROM FACE OF STUD TO FACE OF STUD

SHEET LIST

| Sheet Number | Sheet Name |
|--------------|--------------------------|
| A1 | EXISTING PHOTOGRAPHS |
| A2 | PROPOSED SITE PLAN |
| A3 | PROPOSED ELEVATIONS |
| A4 | ADDITION PLANS |
| A5 | GARAGE PLANS |
| A6 | GARAGE ELEVATION |
| A7 | GARAGE ELEVATION |
| A8 | GARAGE ELEVATION |
| A9 | RENDERED VIEWS |
| A10 | TYP PROFILES |
| A11 | WINDOW AND DOOR SCHEDULE |
| A12 | PRODUCT DATA |



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WALTON ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

COVER

HDC PUBLIC HEARING

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

08/17/2022

McHA: RD / MG / JD

NOT TO SCALE



EXISTING PHOTOGRAPH FROM WALTON ALLEY



EXISTING PHOTOGRAPH DOWN DRIVEWAY



EXISTING PHOTOGRAPH FROM GATES STREET



EXISTING PHOTOGRAPH FROM BACK YARD

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WALTON ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS

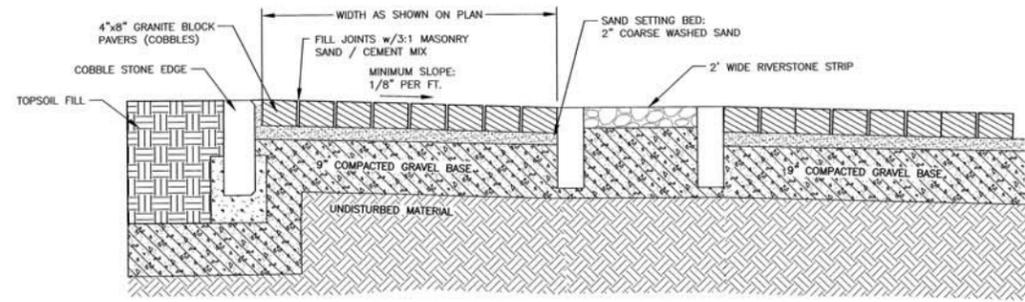
HDC PUBLIC HEARING

McHENRY ARCHITECTURE

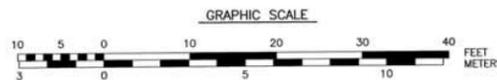
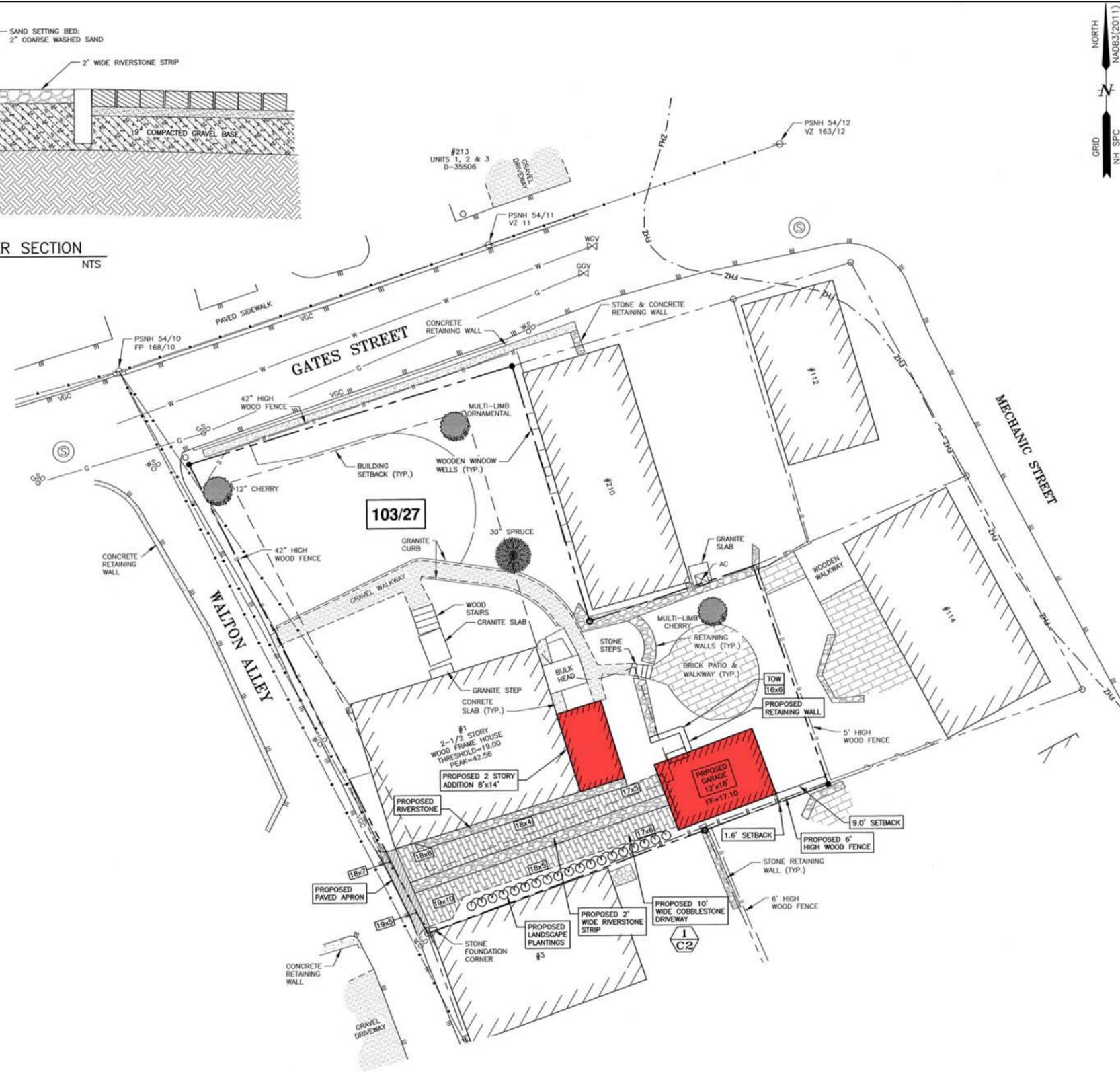
4 Market Street
Portsmouth, New Hampshire

A1

08/17/2022
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NOT TO SCALE



1
C2 COBBLE PAVER SECTION
NTS



NOTE: SITE PLAN BY AMBIT ENGINEERING, INC.

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WALTON ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

PROPOSED SITE PLAN

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Portsmouth, New Hampshire

A2

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NOT TO SCALE



EXISTING PHOTOGRAPH FROM WALTON ALLEY

- REPLACE EXISTING ASPHALT SHINGLES WITH EASTERN WHITE CEDAR SHINGLES.
- REMOVE AND INFILL EXISTING SKYLIGHTS ON THE ROOF.
- REPAIR AND REPLACE WOOD CLAPBOARD SIDING.
- RESTORE OR REPLACE WOOD DOUBLE HUNG WINDOWS.
- EXTEND DRIVEWAY WITH COBBLE STRIPS / CENTERED RIVERSTONE, SEE CIVIL PLAN



EXISTING PHOTOGRAPH FROM GATES STREET



RENDERED VIEW OF BACK YARD

- 8' X 14' REAR ADDITION.
- REPAIR AND REPLACE WOOD CLAPBOARD SIDING.
- RESTORE OR REPLACE WOOD DOUBLE HUNG WINDOWS.
- ADD EXTERIOR GARAGE ADDITION TO THE END OF EXISTING DRIVEWAY.

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WALTON ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS

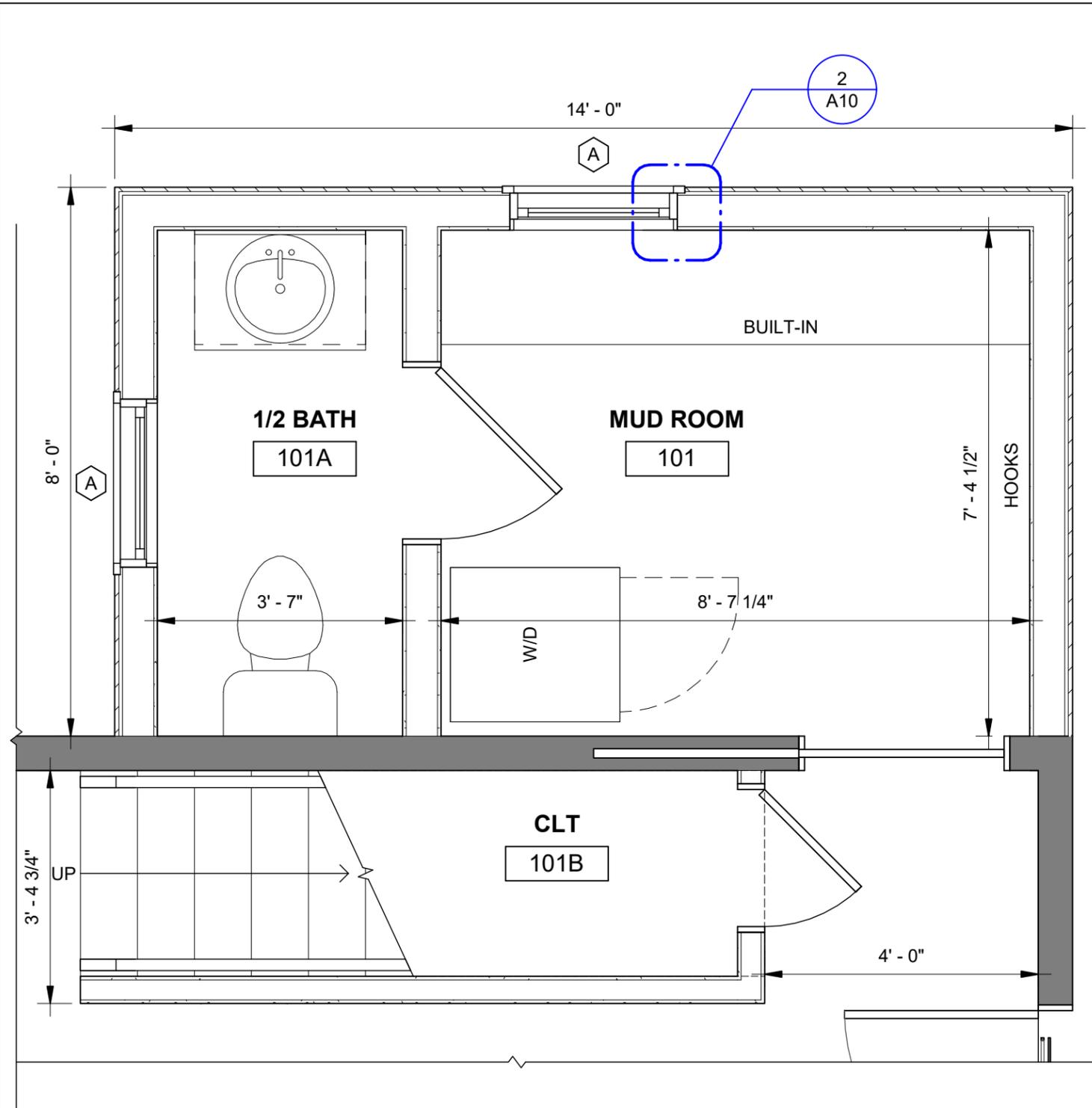
HDC PUBLIC HEARING

McHENRY ARCHITECTURE

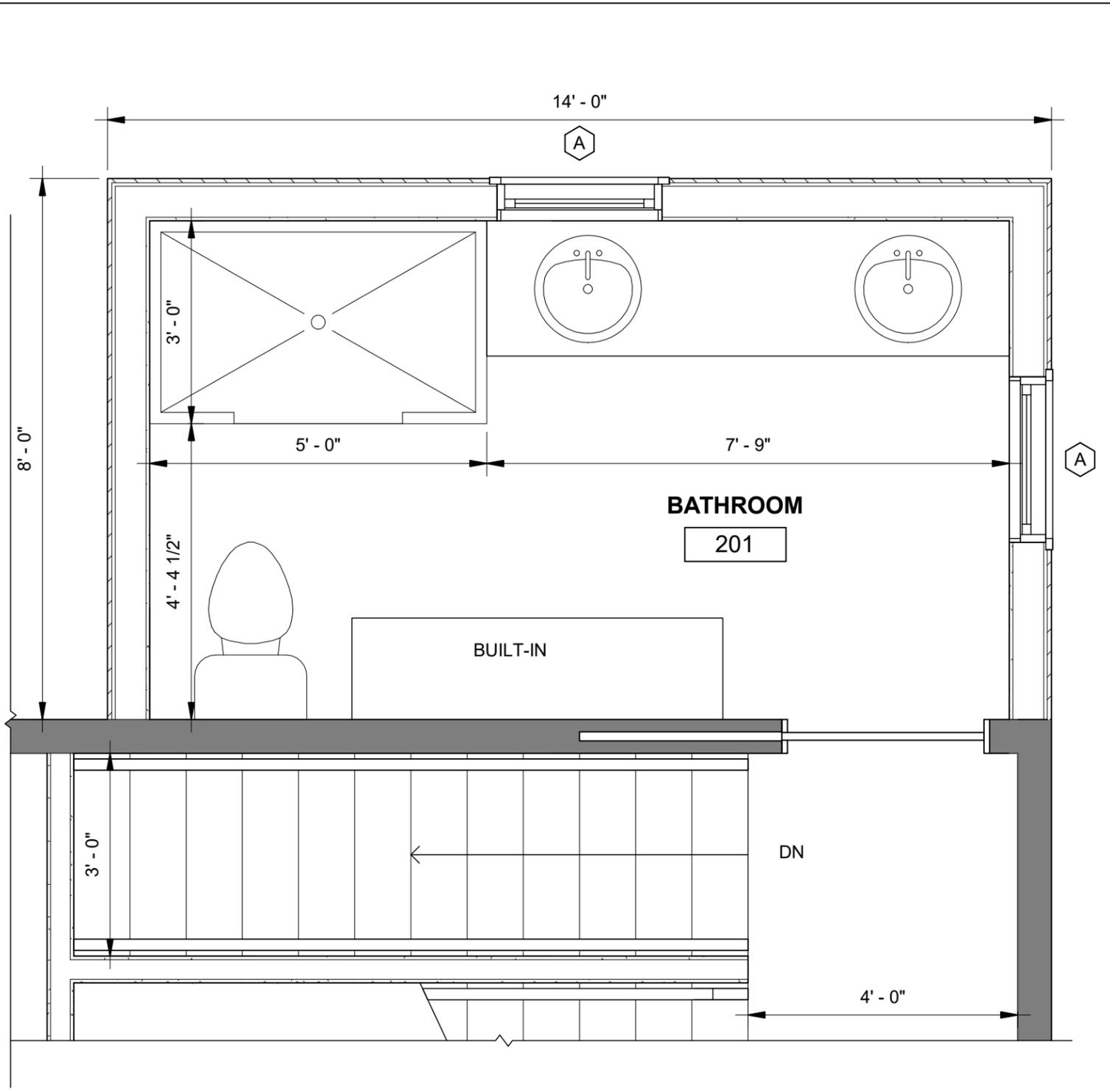
4 Market Street
Portsmouth, New Hampshire

A3

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McHA: RD / MG / JD
NOT TO SCALE



1 FIRST FLOOR
1/2" = 1'-0"



2 SECOND FLOOR
1/2" = 1'-0"

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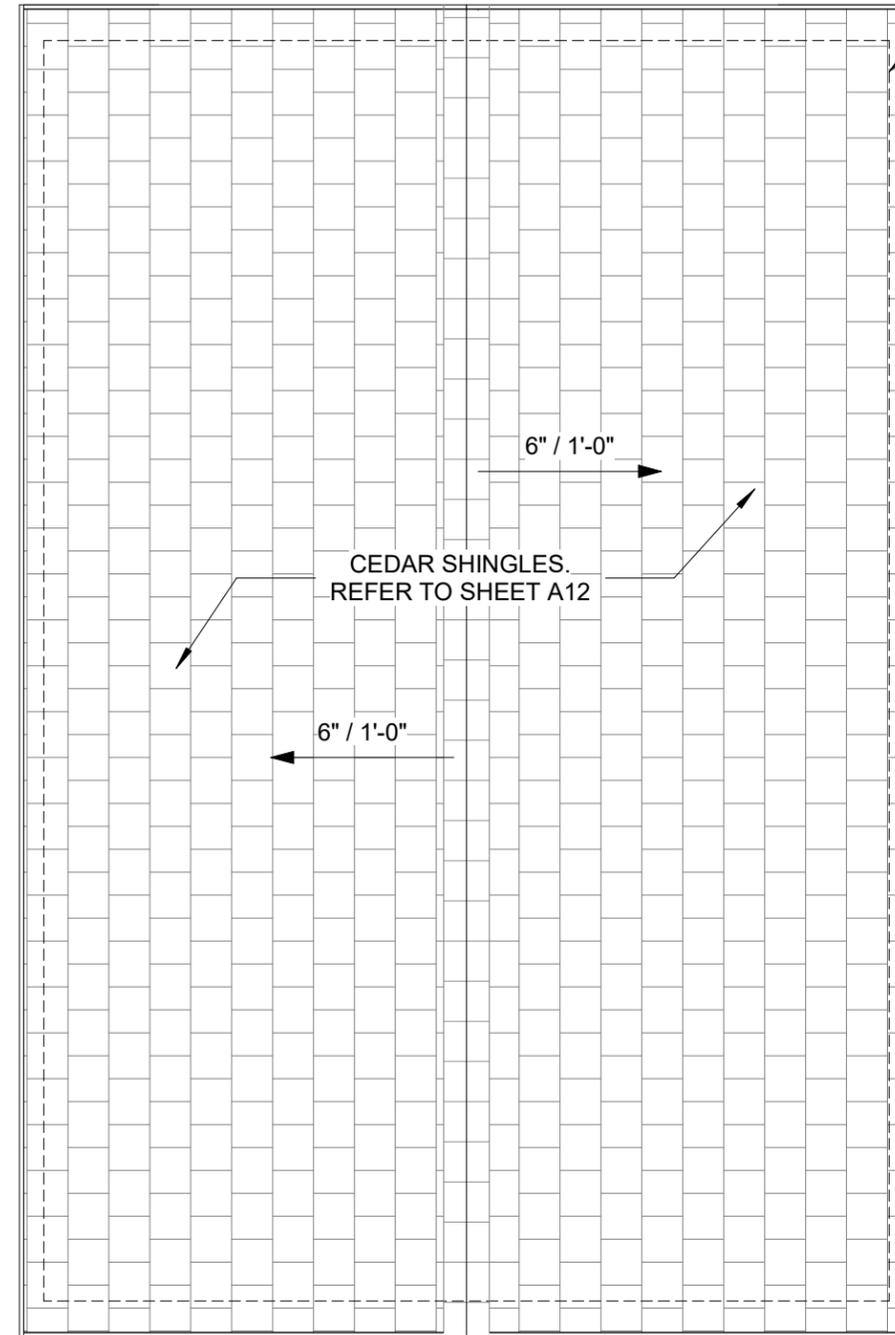
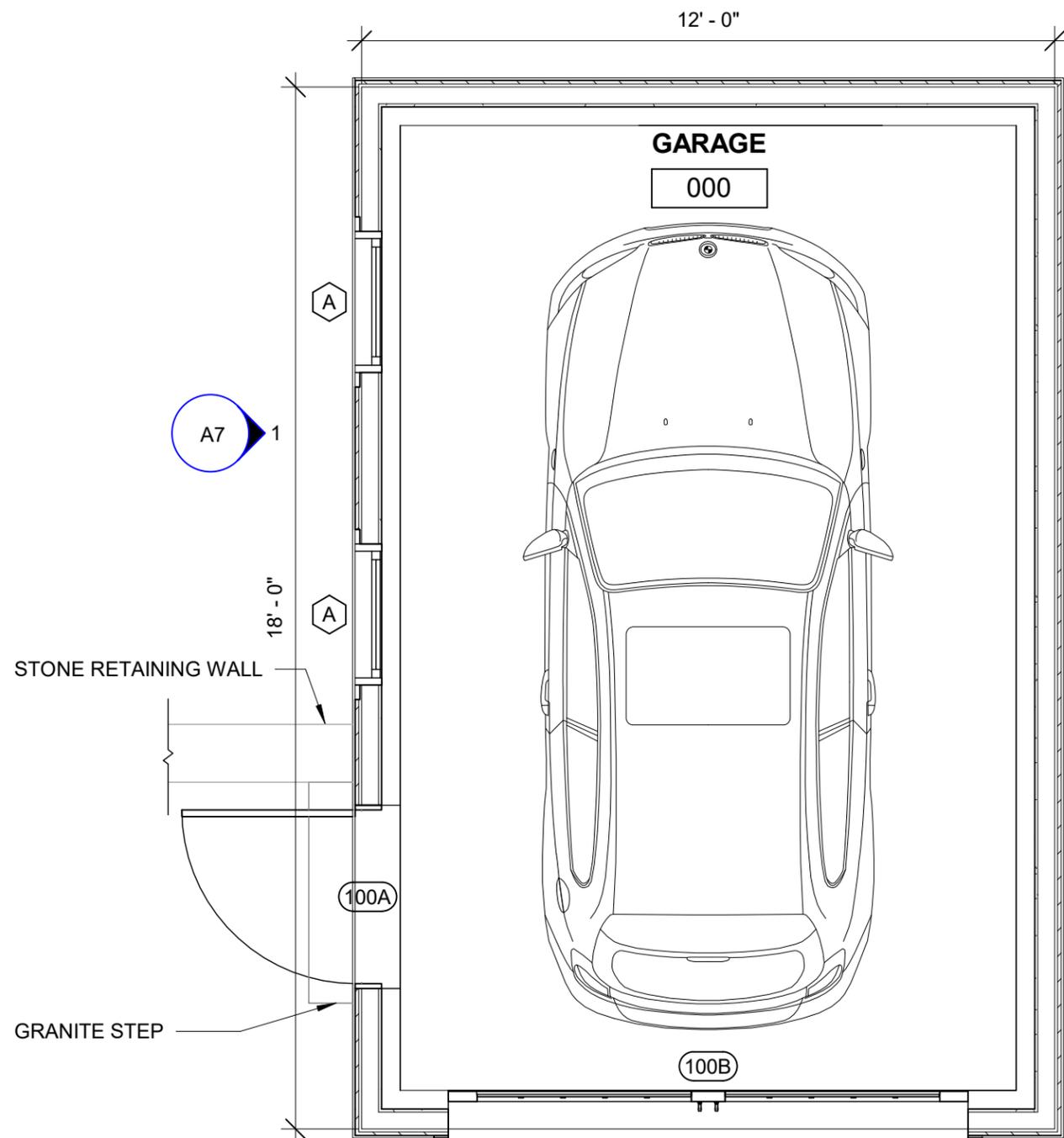
WALTON ADDITION
1 WALTON ALLEY
PORTSMOUTH, NH 03801

ADDITION PLANS
HDC PUBLIC HEARING

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

08/17/2022
McHA: RD / MG / JD
Scale: 1/2" = 1'-0"



1 FIRST FLOOR - GARAGE
3/8" = 1'-0"

2 ROOF PLAN
3/8" = 1'-0"

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WALTON ADDITION

1 WALTON ALLEY
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GARAGE PLANS

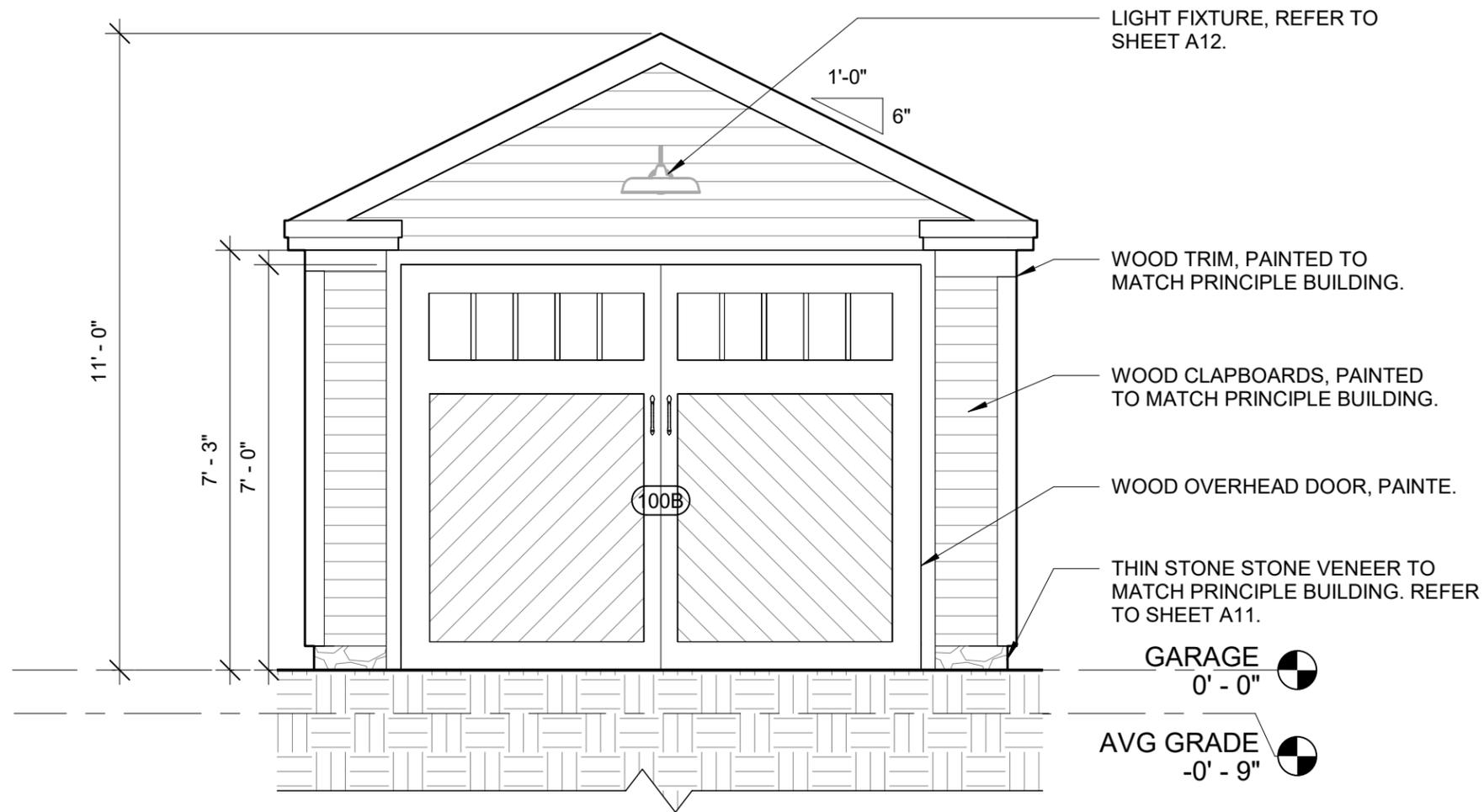
HDC PUBLIC HEARING

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A5

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McHA: RD/MG/JD
Scale: 3/8" = 1'-0"



1 WEST ELEVATION
3/8" = 1'-0"

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WALTON ADDITION

1 WALTON ALLEY
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GARAGE ELEVATION

HDC PUBLIC HEARING

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A6

08/17/2022

McHA: RD/MG/JD

Scale: 3/8" = 1'-0"



1 NORTH ELEVATION
3/8" = 1'-0"

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WALTON ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

GARAGE ELEVATION

HDC PUBLIC HEARING

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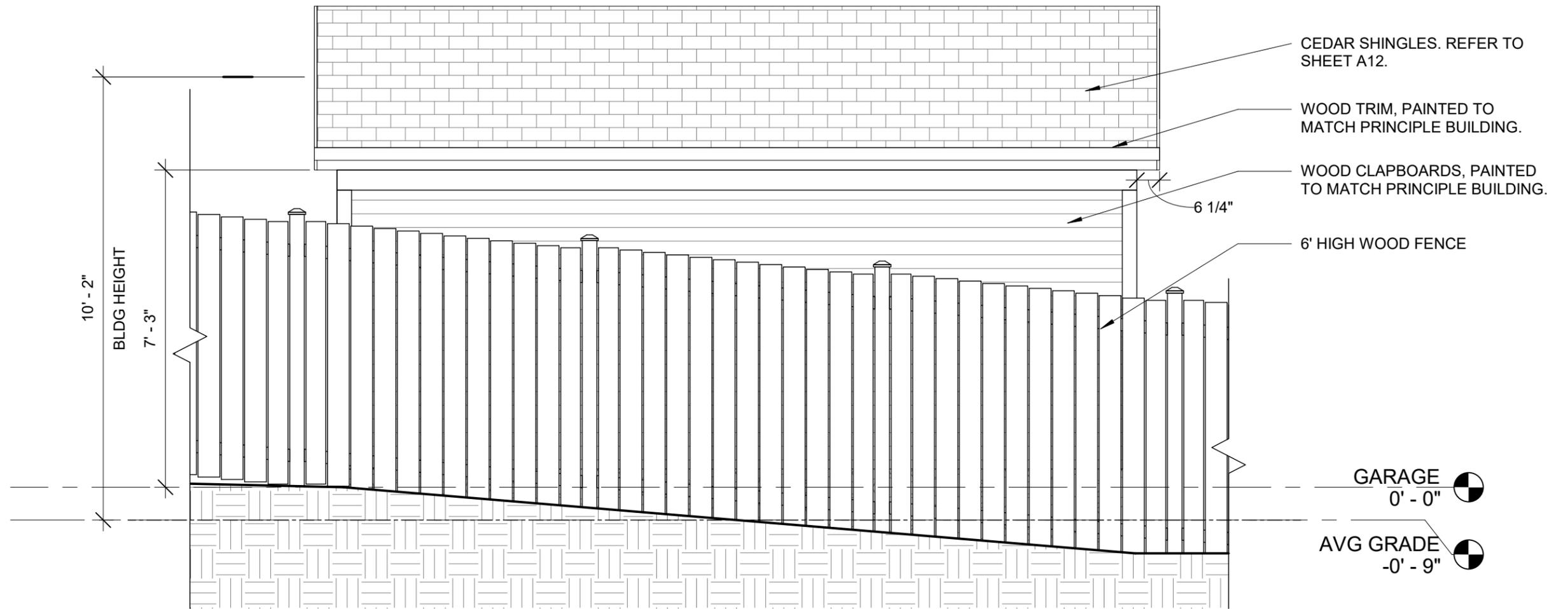
4 Market Street
Portsmouth, New Hampshire

A7

08/17/2022

McHA: RD/MG/JD

Scale: 3/8" = 1'-0"



1 SOUTH ELEVATION
3/8" = 1'-0"

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WALTON ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

GARAGE ELEVATION

HDC PUBLIC HEARING

McHENRY ARCHITECTURE

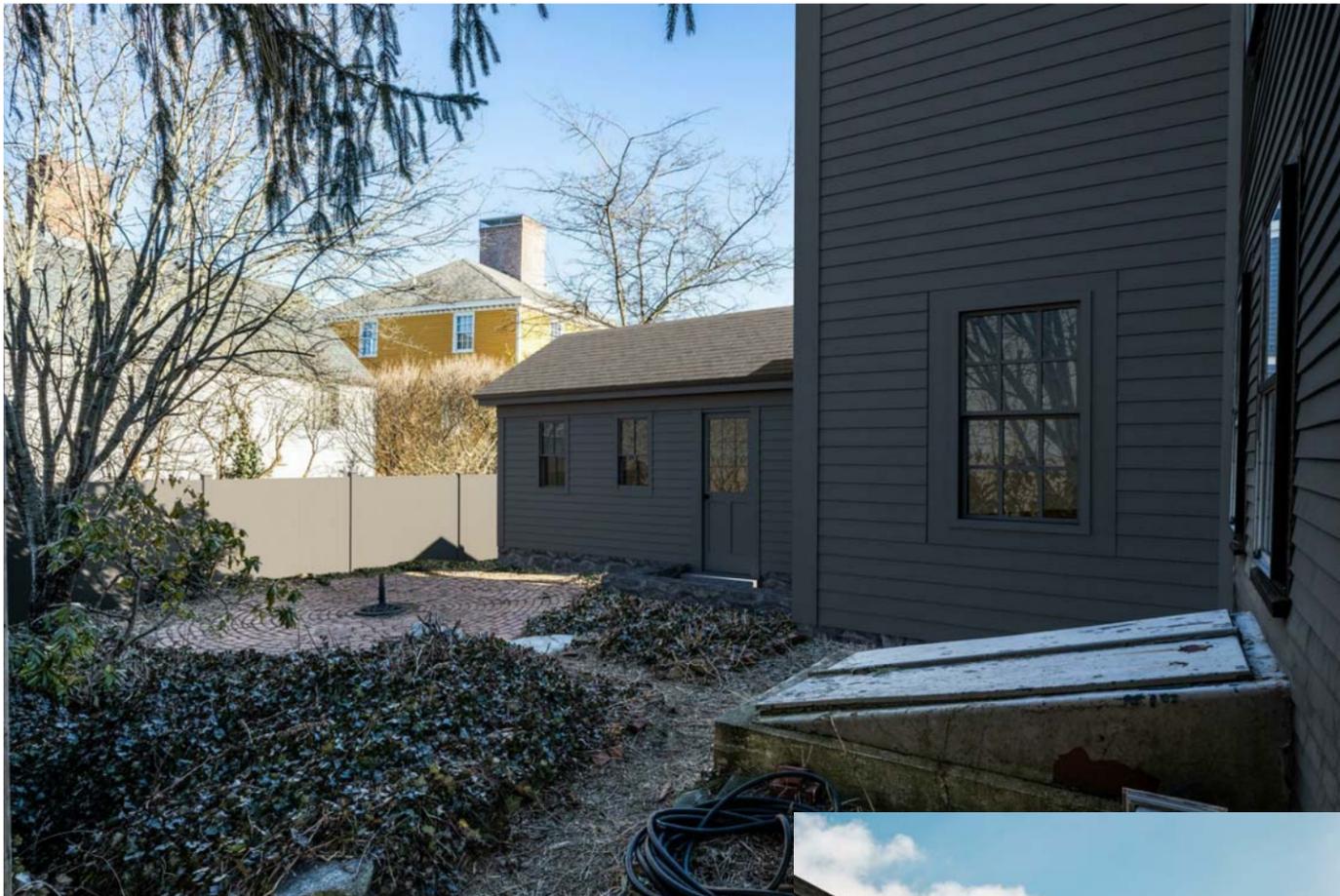
4 Market Street
Portsmouth, New Hampshire

A8

08/17/2022

McHA: RD/MG/JD

Scale: 3/8" = 1'-0"



REAR YARD VIEW



STREET VIEW



REAR YARD VIEW

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WALTON ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

RENDERED VIEWS

HDC PUBLIC HEARING

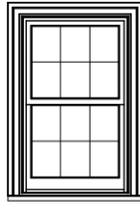
McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A9

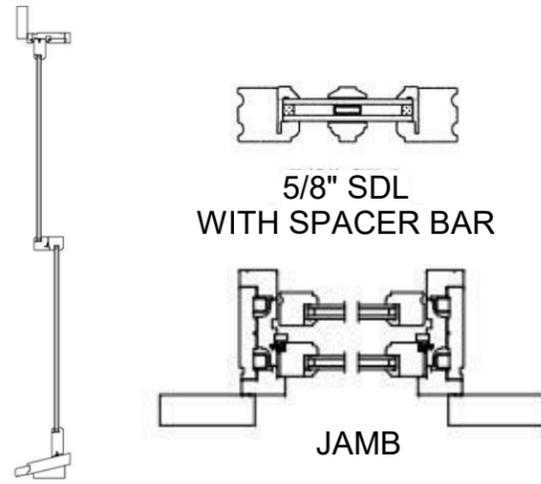
REV 7/18/22 08/17/2022
McHA: RD / MG / JD
NOT TO SCALE

WINDOW TYPE



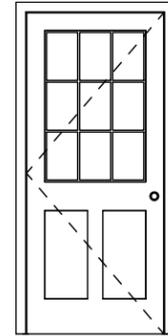
TYPE A:

DOUBLE HUNG WINDOW TO MATCH EXISTING. 6 OVER 6.



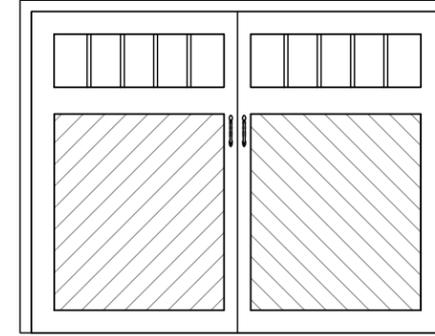
GREEN MOUNTAIN STD DETAILS

DOOR TYPES



TYPE A:

HALF LITE TWO PANEL WOOD DOOR.



TYPE B:

CUSTOM WOOD GARAGE DOOR, PAINTED.

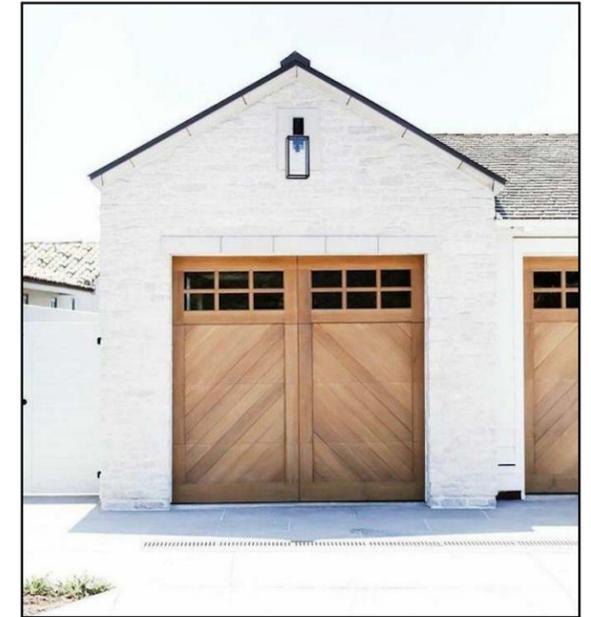


IMAGE OF SIMILAR DOOR

WINDOW SCHEDULE

| Type Mark | Nominal Width | Nominal Height | Comments |
|-----------|---------------|----------------|--|
| A | 2' - 6" | 4' - 0" | GREEN MOUNTAIN (VIF - MATCH EXISTING), TRIM TO REMAIN, REPAIR AND REPLACE IN KIND. |

DOOR SCHEDULE

| Mark | Size | | Door | | | Comments |
|------|---------|---------|-----------|----------|--------|----------|
| | Height | Width | Type Mark | Material | Finish | |
| 100B | 7' - 0" | 9' - 0" | B | WOOD | PAINT | |

WINDOW RESTORATION/REPLACEMENT OPTIONS

1. RESTORE EXISTING WOOD DOUBLE HUNG WINDOWS ON THE GATES STREET & WALTON ALLEY FACADES. REPLACE REMAINING WINDOWS WITH GREEN MOUNTAIN WINDOWS.
2. REPLACE ALL DOUBLE HUNG WINDOWS WITH GREEN MOUNTAIN WINDOWS. INSULATED GLASS AND HALF-SCREENS

REPLACEMENT STORM WINDOWS



- ALLIED, HOL-OP - OPERATING HISTORIC ONE LITE ALUMINUM STORM WINDOW
- TOP IS FIXED WITH BOTTOM SLIDING STORM AND HALF SCREEN
- TO BE FITTED ON EXISTING RESTORED WINDOWS.

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WALTON ADDITION

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WINDOW AND DOOR SCHEDULE

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4 Market Street
Portsmouth, New Hampshire

A11

08/17/2022
McHA: RD / MG / JD
NOT TO SCALE

Gooseneck Barn Light Warehouse Outdoor Wall
Sconce - B-1 Arm
By Hi-Lite



Gooseneck Barn Light Warehouse Outdoor Wall Sconce - B-1 Arm
By Hi-Lite

Product Options

Size: 17 Inch,
Finish: Black

Details

Material: Metal
UL Listed Wet
Made In USA



Dimensions

17 Inch Option Arm: Length 14.5", Height 6",
Thickness 0.5"
17 Inch Option Canopy: Diameter 4.75"
17 Inch Option Fixture: Height 11", Diameter 17"

Lighting

| | |
|---|------------------|
| Lamp Type | Incandescent |
| Total Lumens | 2850.0 |
| # of Bulbs | 1 (Not Included) |
| Bulb Type | 200W A23 E26 |
| Volts | 120 |
| Color Temp | 2700 (Warm) |
| Average Lifespan | 2500.00 |
| CRI | 100 |
| Equivalent Halogen, CFL or LED Bulb Can Be Used | Yes |

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
<https://www.lumens.com/gooseneck-barn-light-warehouse-outdoor-wall-sconce---b-1-arm-by-hi-lite-HILY1455601269.html>
Rating: UL Listed Wet

ITEM#: HILY1455601269



Created August 3rd, 2022



EASTERN WHITE CEDAR
SHINGLES EXAMPLE

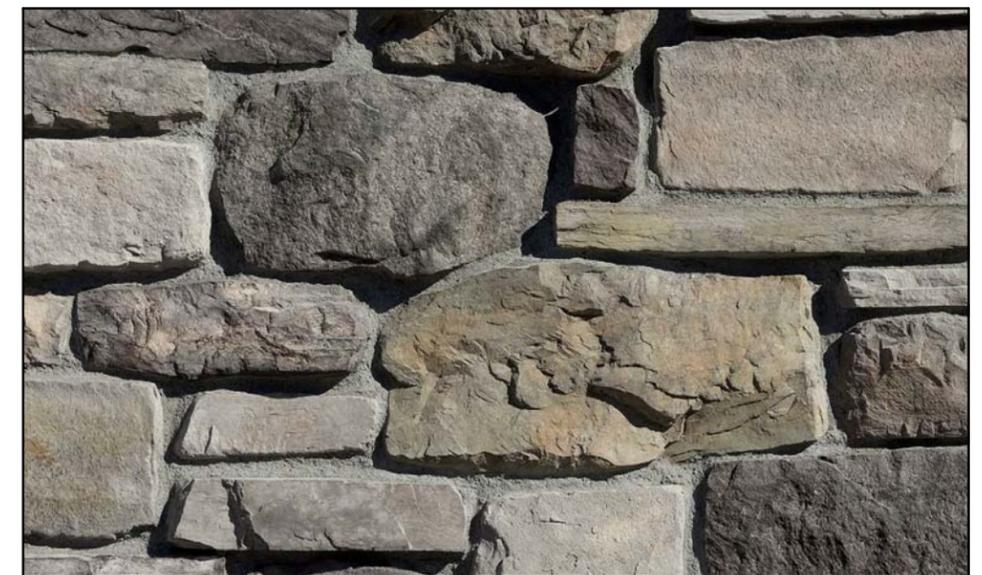


AGED EASTERN WHITE CEDAR
SHINGLES EXAMPLE

POTENTIAL STONE VENEER OPTIONS



CULTURED STONE: DRESSED FIELDSTONE



ELDORADO STONE: CYPRESS RIDGE

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WALTON ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

PRODUCT DATA

HDC PUBLIC HEARING

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A12

08/17/2022
McHA: RD / MG / JD
NOT TO SCALE



Green Mountain Window and Door Co.

Unit Specifications

Frame:

- Pine wood interior and exterior standard. Options include South American Mahogany, Philippine Mahogany (Marenti), Douglas Fir, Western Red Cedar, Teak, or other. Optional species can be specified for specific parts only (sill, sill nose, casing, etc.)
- Frame width: 4 9/16"
- Frame thickness: 5/8"
- Sill: 14 degree bevel, 1" standard sill nose. Optional 2" "historic" sill nose
- Pine exterior parts are dipped in a water repellent preservative.

Sash:

- Pine wood interior and exterior standard. Options include South American Mahogany, Philippine Mahogany (Marenti), Douglas Fir, Western Red Cedar, Teak, or other.
- Check rail thickness: 1 5/8"
- Stile and top & bottom rail thickness: 1 1/4"
- Operating sash tilt in for easy cleaning. The top sash of reverse cottage windows can not be tilted in.
- Pine exterior parts are dipped in a water repellent preservative.

Interior and exterior finish:

- Bare wood interior white primed exterior standard
- Pre-finished exterior options. See your Green Mountain Window Representative for colors and availability.

Hardware:

- Standard sash lock and keeper: Truth cam lock in Bronze. Option finish: white.
- Upgraded sash lock and keeper: Colonial cam lock in Oil Rubbed Bronze, Nickel, Polished Chrome or Brass. Arts & Crafts pivot lock available in Brass only.
- Sash lift: Truth sash lift in Bronze. Option: finish to match lock choice.
- Balance system: block and tackle balance

Weatherstrip:

- Foam filled bulb on weatherstrip on top rail, bottom rail, and side jambs. Jamb weatherstrip is light beige.
- Leaf weatherstrip on head parting stop.

Jamb extension:

- Applied jamb extension available to match virtually any wall thickness
- Standard thickness: 21/32"

Insect Screens:

- Aluminum framed full screen with charcoal fiberglass mesh screening standard. Optional surround colors: Dark Bronze, Tan or Green. Optional mesh: charcoal aluminum, bright aluminum, or Gore Enlighten high visibility.
- Optional wood screen: full or half screens with charcoal fiberglass mesh screening. Species and finish to match window.
- Optional mesh: charcoal aluminum, bright aluminum, bright bronze, or Gore Enlighten high visibility.

Glass:

- Double strength glass sealed with Gray Duraseal warm edge spacer. Standard overall glass thickness on wood exterior units is 1/2" with wood exterior glazing bead. Optional 11/16" glass thickness with white vinyl exterior glazing bead.
- Glazing method: silicone wet seal interior and exterior
- Glazing types: single glass, insulating glass
- Option for black Duraseal warm edge spacer
- Standard insulating glass options include: (see NFRC ratings for performance comparison)
 - 1/2" regular insulating glass
 - 1/2" Low E with Argon gas fill
 - 1/2" Low E with Krypton gas fill
 - 11/16" regular insulating glass (white vinyl glazing bead on exterior)
 - 11/16" Low E with Argon (white vinyl glazing bead on exterior)
- Other glass options: tempered, laminated, obscure, mouth blown restoration (wavy), tinted, UL rated, any specified

Optional Divided Lites:

- Options include: 5/8" white flat airspace grille, 5/8" white profiled airspace grille, 7/8" removable stick grille (interior only), 7/8" removable full surround grille (interior only), 5/8" true divided lite (single glass only), 5/8" simulated divided lite (SDL) with or without spacer bar, 7/8" SDL with or without a spacer and 1 1/4" SDL with or without a spacer bar. Gray SDL spacer is standard with gray SDL tape. Optional black spacer and tape is used when black glass spacer option is chosen.
- See "section details: divided lites for muntin profiles" for standard cuts. Custom configurations are available

Green Mountain Window and Door Co.

| NFRC Values | | | | | | |
|--|----------|----------|------|-----|---------|--|
| Glazing Type and Thickness | U-Factor | CR-Value | SHGC | VT | R-Value | |
| Single Glass | .86 | 12 | .63 | .66 | 1.16 | |
| Single Glass with TDL | .86 | 12 | .57 | .58 | 1.16 | |
| Single Glass with TDL and Ext. EP | .47 | 44 | .50 | .53 | 2.13 | |
| Single Glass with TDL and Ext. Low E EP | .40 | 32 | .44 | .49 | 2.50 | |
| Single Glass with TDL and Int. EP | .46 | 45 | .50 | .53 | 2.17 | |
| Single Glass with TDL and Int. Low E EP | .37 | 32 | .44 | .49 | 2.70 | |
| Single Glass with TDL and Storm | .43 | - | .50 | .53 | 2.33 | |
| Single Glass with TDL and Low E Storm | .32 | - | .43 | .49 | 3.13 | |
| Single Glass with TDL and Laminated Storm | .42 | - | .43 | .52 | 2.38 | |
| Single Glass with TDL, Ext. EP and Storm | .30 | - | .45 | .48 | 3.33 | |
| Single Glass with TDL, Ext. EP and Low E Storm | .25 | - | .39 | .44 | 4.00 | |
| Single Glass with TDL, Ext. Low E EP and Storm | .25 | - | .40 | .44 | 4.00 | |
| Single Glass with TDL, Ext. Low E EP and Low E Storm | .21 | - | .36 | .41 | 4.76 | |
| Single Glass with TDL, Int. EP and Storm | .30 | - | .45 | .48 | 3.33 | |
| Single Glass with TDL, Int. EP and Low E Storm | .24 | - | .39 | .44 | 4.17 | |
| Single Glass with TDL, Int. Low E EP and Storm | .25 | - | .40 | .44 | 4.00 | |
| Single Glass with TDL, Int. Low E EP and Low E Storm | .21 | - | .36 | .41 | 4.76 | |
| 1/2" Glass Thickness | | | | | | |
| 1/2" Clear Insulated | .50 | 42 | .56 | .60 | 2.00 | |
| 1/2" Clear Insulated with SDL | .50 | 42 | .50 | .53 | 2.00 | |
| 1/2" Clear Insulated with SDL and Spacer | .52 | 40 | .50 | .53 | 1.92 | |
| 1/2" Low E / Argon | .35 | 52 | .48 | .55 | 2.70 | |
| 1/2" Low E / Argon with SDL | .35 | 52 | .43 | .49 | 2.70 | |
| 1/2" Low E / Argon with SDL and Spacer | .37 | 52 | .43 | .49 | 2.50 | |
| 1/2" Low E / Krypton | .28 | 57 | .43 | .49 | 3.13 | |
| 1/2" Low E / Krypton with SDL | .28 | 57 | .43 | .49 | 3.13 | |
| 1/2" Low E / Krypton with SDL and Spacer | .30 | 57 | .43 | .49 | 2.94 | |
| 1/2" Low E / Argon with Storm | .26 | - | .45 | .50 | 3.85 | |
| 1/2" Low E / Argon with SDL and Storm | .26 | - | .40 | .44 | 3.85 | |
| 1/2" Low E / Argon with SDL, Spacer and Storm | .27 | - | .40 | .44 | 3.70 | |
| 1/2" Low E / Krypton with Storm | .23 | - | .44 | .50 | 4.35 | |
| 1/2" Low E / Krypton with SDL and Storm | .23 | - | .39 | .44 | 4.35 | |
| 1/2" Low E / Krypton with SDL, Spacer and Storm | .24 | - | .39 | .44 | 4.17 | |

| NFRC Values, cont'd | | | | | | |
|---|----------|----------|------|-----|---------|--|
| Glazing Type and Thickness | U-Factor | CR-Value | SHGC | VT | R-Value | |
| 1/2" Low E / Argon with Low E Storm | .22 | - | .41 | .46 | 4.55 | |
| 1/2" Low E / Argon with SDL and Low E Storm | .22 | - | .36 | .41 | 4.55 | |
| 1/2" Low E / Argon with SDL, Spacer and Low E Storm | .23 | - | .36 | .41 | 4.35 | |
| 1/2" Low E / Krypton with Low E Storm | .19 | - | .40 | .46 | 5.26 | |
| 1/2" Low E / Krypton with SDL and Low E Storm | .19 | - | .36 | .41 | 5.26 | |
| 1/2" Low E / Krypton with SDL, Spacer and Low E Storm | .20 | - | .36 | .41 | 5.00 | |
| 1/2" Low E / Argon with Low E Laminated Storm | .21 | - | .36 | .45 | 4.76 | |
| 1/2" Low E / Argon with SDL and Low E Laminated Storm | .21 | - | .33 | .40 | 4.76 | |
| 1/2" Low E / Argon with SDL, Spacer and Low E Laminated Storm | .22 | - | .33 | .40 | 4.55 | |
| 1/2" Low E / Krypton with Low E Laminated Storm | .19 | - | .36 | .45 | 5.26 | |
| 1/2" Low E / Krypton with SDL and Low E Laminated Storm | .19 | - | .32 | .40 | 5.26 | |
| 1/2" Low E / Krypton with SDL, Spacer and Low E Laminated Storm | .20 | - | .32 | .40 | 5.00 | |
| 11/16" Glass Thickness | | | | | | |
| 11/16" Insulated Glass | .46 | 43 | .56 | .60 | 2.17 | |
| 11/16" Insulated Glass with SDL | .46 | 43 | .50 | .53 | 2.17 | |
| 11/16" Insulated Glass with SDL and Spacer | .46 | 43 | .50 | .53 | 2.17 | |
| 11/16" Low E Glass with Argon | .32 | 55 | .48 | .55 | 3.13 | |
| 11/16" Low E Glass with Argon and SDL | .32 | 55 | .43 | .49 | 3.13 | |
| 11/16" Low E Glass with Argon, SDL and Spacer | .33 | 55 | .43 | .49 | 3.03 | |

= South

Design Pressure Values are based on a 44" x 60" window (per the industry test standard). Unit #1 is based on our standard interior sill stop. Unit #2 has an optional 3/4" tall sill stop. Many installers apply a 3/4" tall stool cap in the place of our standard sill stop. Overall Design Pressure:

Unit #1 – DP 35

Unit #2 – DP 40

Specific Test Results for ANSI/AAMA/NWDA/I.S.2:

Air Infiltration – ASTM E283

Water Resistance – ASTM E547 Unit #1 5.25 psf

Water Resistance – ASTM E547 Unit #2 6.00 psf

Uniform Structural Load – ASTM E330 Unit #1 22.5 psf

“

Uniform Structural Load – ASTM E330 Unit #2 60 psf

“

Forced Entry Resistance – ASTM F588 Grade 10

Operating Force – ASTM E2068

Deglazing – ASTM E987

Results:

.11 scfm/ft²

Pass

Pass

.020 in

Pos

.012 in

Neg

.065 in

Pos

.0005 in

Neg

Pass

17 / 17 lb/f

0%

Allowed:

.30 scfm/ft²

No Leakage

No Leakage

.164 in

.164 in

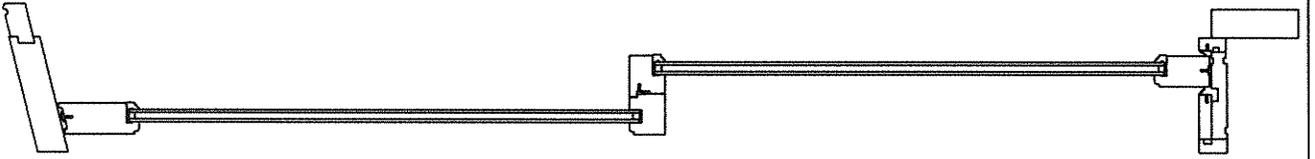
.164 in

.164 in

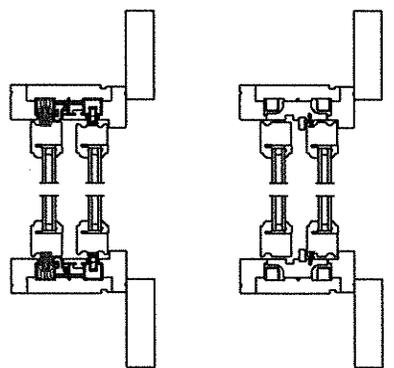
No Entry

30 lb/f

<100%

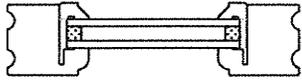


MDH Cross Sections

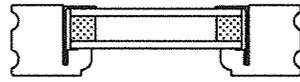


Green Mountain Window and Door Co.

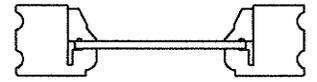
92 Park Street, Rutland, Vermont 05701



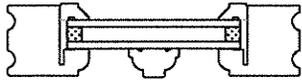
I.G., No Lites
Wood Bead



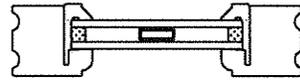
I.G., No Lites
Vinyl Bead



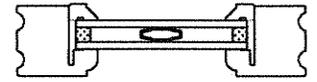
No Lites
Single Glass



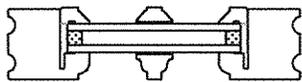
7/8" Grille



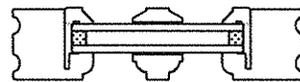
Flat Airspace



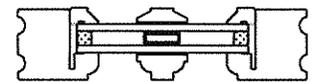
Profile Airspace



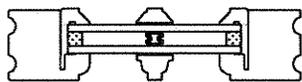
5/8" SDL



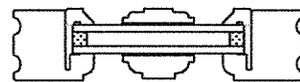
7/8" SDL



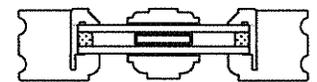
7/8" SDL
with Spacer Bar



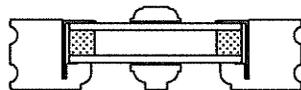
5/8" SDL
with Spacer Bar



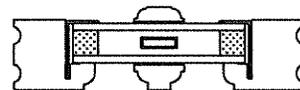
1 1/4" SDL



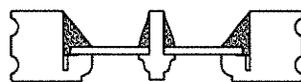
1 1/4" SDL
with Spacer Bar



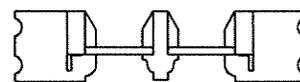
I.G., 7/8" SDL
Vinyl Bead



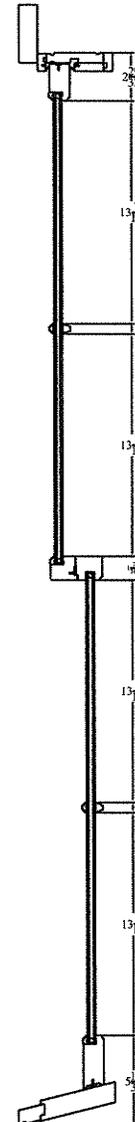
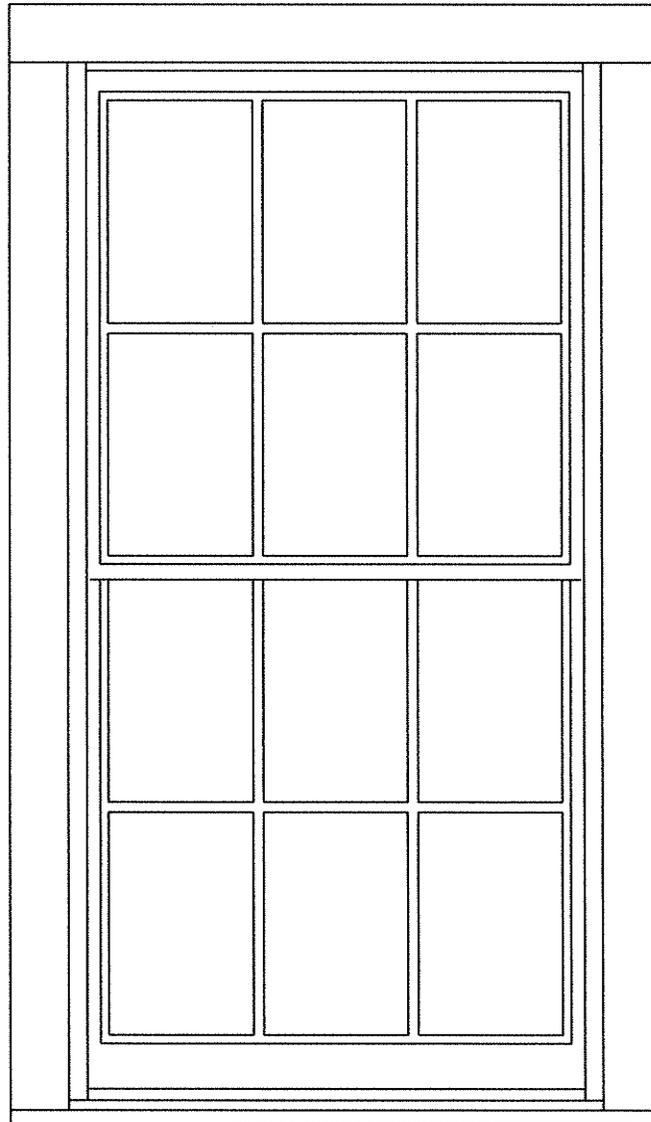
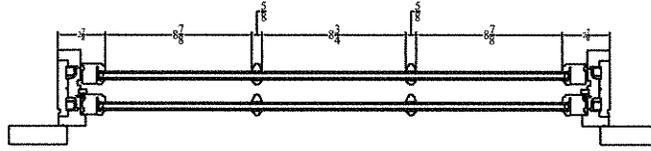
I.G., 7/8" SDL
with Spacer Bar
Vinyl Bead



5/8" TDL
Single Glass
Putty Glaze



5/8" TDL
Single Glass
Wood Bead



MDH 2828

Note: the example above only applies to a 28 x 28 with 7/8" muntins in a 6/6 pattern.
 For all other sizes and configurations: determine the overall daylight opening of each sash (without lites) with the formulas on 1.5. Then multiply the number of bars by the bar width and deduct that number from that overall daylight. Divide this number by the number of lites for daylight of each lite.

$$\frac{\text{Overall DLO} - (\text{sum of all bar widths})}{\text{Number of Lites}}$$

1.15

| Glass Size Sash Opening Frame Rough Opening | 16" 30" 1-1/4" 1'-10-1/4" | 20" 34" 2-1-1/4" 2'-2-1/4" | 24" 38" 2-5-1/4" 2'-6-1/4" | 26" 39" 2-7-1/4" 2'-8-1/4" | 28" 39" 2-9-1/4" 2'-10-1/4" | 30" 39" 2-11-1/4" 3'-0-1/4" | 32" 36" 3'-1-1/4" 3'-2-1/4" | 36" 40" 3'-5-1/4" 3'-6-1/4" | 40" 44" 3'-9-1/4" 3'-10-1/4" |
|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------------------|
| 13" 30" 1-1/8" 1'-8-3/8" | | | | | | | | | |
| 14" 34" 1-1/8" 1'-7-1/8" | | | | | | | | | |
| 16" 36" 1-3/8" 1'-5-1/8" | | | | | | | | | |
| 18" 42" 1-3/8" 1'-8-3/8" | | | | | | | | | |
| 20" 46" 1-1/8" 1'-1-1/8" | | | | | | | | | |
| 22" 50" 1-1/8" 1'-5-1/8" | | | | | | | | | |
| 24" 54" 1-3/8" 1'-9-3/8" | | | | | | | | | |
| 26" 58" 1-1/8" 1'-3-1/8" | | | | | | | | | |
| 28" 62" 1-3/8" 1'-7-3/8" | | | | | | | | | |
| 30" 66" 1-1/8" 1'-1-1/8" | | | | | | | | | |
| 32" 70" 1-3/8" 1'-5-3/8" | | | | | | | | | |
| 34" 74" 1-1/8" 1'-9-1/8" | | | | | | | | | |
| 36" 78" 1-3/8" 1'-3-3/8" | | | | | | | | | |

**Allied Window, Inc.**

11111 Canal Road
Cincinnati, OH 45241

Phone: 800.445.5411

Fax: 513.559.1863

Residential Email: rsales@alliedwindow.com

Commercial: csales@alliedwindow.com

Website: www.alliedwindow.com

Recommended Storm - HOL-OP, Operating Historic One Lite

Operating Historic One Lite

This operable unit provides a self-storing screen contained within the bottom sliding storm assembly unit. The top is fixed and the entire bottom unit is inside removable for cleaning purposes. It provides ease of ventilation without interchanging panels.



[Benefits](#) | [Optional Storm Window Features](#)

Benefits

Condensation Reduction – One of the most welcome benefits of storm windows is the reduction and perhaps elimination of condensation on the interior of the existing window. Any water or ice build up is certain to cause damage to walls, sills, and to the windows themselves

Energy Savings – Installing our exterior or interior storm windows over existing single-glazed windows will reduce your energy costs by approximately 50%.

Prime Window Protection – Not only will adding our exterior storm window to your existing window protect it from the elements, but also preserve its appearance and reduce the formation of condensation.

Sound Reduction – Sound reduction is the major “unexpected” benefit after installation of our storm windows. Many people are surprised at the dramatic reduction in outside noise.

Optional Storm Window Features

Interior Storm Window Option

Our capabilities exceed what we can show you on our website. Please contact us to discuss solutions for your specific needs. [CONTACT US](#)

Special Shape Units

We have the expertise to accommodate windows of any shape for virtually all of our storm window models. Tempered glass is standard in all curve top, shaped units.. [MORE INFO](#)

Standard or Custom Colors

Allied Window does its own custom-color painting and can match virtually any color. [MORE INFO](#)

Low E

This is an energy-saving coating which reflects heat outside during the warm months & reflects it back inside during the colder months. The result is added efficiency to your air-conditioning and heating units. There is a slight tint to Low-E glass.

The special pyrolytic coating on the glass can be cleaned carefully like regular glass. It reduces energy loss by about 20% when compared to clear glass.

Bowed Units

Our capabilities exceed what we can show you on our website. Please contact us to discuss solutions for your specific needs. [CONTACT US](#)

Our screen frames are virtually indestructible as they are comprised of heavy solid-aluminum extrusions.

Screens/ Ventilation

Charcoal aluminum screen wire is our standard screen material; however, many requested options are available. (e.g. fiberglass, bronze, stainless steel, etc.) We'll accommodate any custom situation, interior or exterior, including build-out, wicket, and sliding screens. [MORE INFO](#)

**Stained & Leaded Glass
Windows Protection**

Allied Window can increase the level of protection from the destructive forces of nature and the destructive forces of man - for the window itself, as well as the people and property inside the building. [MORE INFO](#)

Sound Reduction

Our capabilities exceed what we can show you on our website. Please contact us to discuss solutions for your specific needs. [CONTACT US](#)

UV Protection

Our capabilities exceed what we can show you on our website. Please contact us to discuss solutions for your specific needs. [CONTACT US](#)



09/09/2022

LU-22-141

Land Use Application

Status: Active**Date Created:** Jul 7, 2022**Applicant**

Randy King
 rekingcontracting@gmail.com
 70 Proctor Road
 Wilton, NH 03086-5823
 603-785-5284

Primary Location

244 MARCY ST
 Portsmouth, NH 03801

Owner:

KLEMENTOWICZ HENRY R REVOC TR OF 2013 & KLEMENTOWICZ
 HENRY R TRUSTEE
 244 MARCY ST PORTSMOUTH, NH 03801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an **ADDITION** to an existing structure or a **NEW** structure on a property that already has structure(s) on it

New Construction: any project (commercial or residential) that involves adding a **NEW** structure on a parcel that is currently **VACANT**. If there are any existing structures on the property (even if you are planning to remove them), you should select **Addition and Renovation** above

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

To Members of The City of Portsmouth Historic District Commission,

My name is Randy King, I have been a General Contractor for 17 years and in the construction industry for over 40 years. I have a great respect for Historical Buildings and have completed several renovations on Historical homes. I am requesting you to consider unique and necessary improvements to a home on 244 Marcy Street.

244 Marcy Street sits 3'-7" next to the neighboring home at 238 Marcy Street, and the roof height is about 2' lower. The issue is that during a rain event the water sheds off 238 Marcy onto the sidewall in question on 244 Marcy which is existing wood siding. Even with gutters on 238 Marcy during a heavy rain the water shoots past the gutters and runs down the sidewall of 244 Marcy. With the recent addition of solar panels on 238 Marcy it has somewhat modified the issue. To add to the problem 244 Marcy on that side only of the house has less than an inch of roof overhang. The area between the two homes does not receive much sunlight during the day so it doesn't get a lot of drying time.

As a result of years of this continuous battering of water on the sidewall even with the several obvious repairs it has gotten to the point where the damage is so extensive it has now affected some of the interior floor joists and ultimately needs immediate repairs.

My first choice after the repair is completed would be to go with vinyl products on that side of the house as we all know this would be the best protection for this instance to prevent any future damage. The area between these houses is barely visible from the street walking, and probably can't or shouldn't be seen while driving.

I have submitted a package for siding options that I would like to have considered by the HDC Board. My first choice would be CertainTeed Restoration Classic double 4-1/2" smooth vinyl siding. This would provide the ultimate protection for this low visibility area. The second choice would be the James Hardie Hardie Plank

smooth siding at a 4" exposure to match existing. Lastly would be to reside it with 6" cedar clapboard smooth side out at a 4" exposure.

As far as windows are concerned my first choice would be to use the National Vinyl window Trustguard on that side of the house. The second choice would be the Marvin Elevate window, or Andersen A Series as they have a fiberglass exterior and would handle the weather just as well. Last choice would be wood windows, either Andersen or Marvin. All the windows selected have great Historic features and would blend in well and maintain the Historic charm of the area.

Lastly, the homeowner is looking to upgrade the electrical service from a 100amp service to a 200amp service. I have included photos of the existing exterior meter, a spec sheet for the new meter box as well as a photo of the neighbor's meter box. The meter box would be painted to match the exterior house color.

Thank You for your consideration

Randy King

R.E. King Contracting, LLC

70 Proctor Road

Wilton, NH 03086-5823

Restoration Classic™

Vinyl Siding

General Description: Restoration Classic™ Siding provides the look of wood siding, but does not require the upkeep common to wood. Restoration Classic Siding is available in a selection of profiles and finishes that offer the industry's best real wood replication. Restoration Classic siding is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Restoration Classic is also an ideal product for remodeling.

Styles:

| Profile | Finish | Panel Projection | Wall Thickness (Nominal) | Lock Design | Colors | Accessory Pocket |
|------------------------|--------------|------------------|--------------------------|--------------------------------|--------|------------------|
| Double 4" Clapboard | Select Cedar | 5/8 | .044" | DuraLock™ post- | 30 | ½", 5/8" or ¾" |
| Double 4-1/2" Dutchlap | Select Cedar | 5/8 | .044" | DuraLock™ post-formed positive | 30 | ½", 5/8" or ¾" |
| Double 5" Clapboard | Select Cedar | 5/8" | .044" | DuraLock™ post- | 13 | ½", 5/8" or ¾" |
| Triple 3" Clapboard | Smooth | 5/8 | .044" | DuraLock™ formed positive | 7 | ½", 5/8" or ¾" |
| Double 4-1/2" | Smooth | 5/8 | .044" | DuraLock™ formed positive | 7 | ½", 5/8" or ¾" |

Colors: Restoration Classic siding profiles are available in the industry's widest selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.

| | | | | | |
|---------------|----------------|----------------|----------------|-----------------|---------------|
| Autumn Red | Colonial White | Forest | Light Maple | Oxford Blue | Seagrass |
| Autumn Yellow | Cypress | Granite Gray | Melrose | Olive Grove | Slate |
| Buckskin | Desert Tan | Hearthstone | Midnight Blue | Pacific Blue | Smoky Gray |
| Castle Stone | Espresso | Heritage Cream | Mountain Cedar | Sable Brown | Spruce |
| Charcoal Gray | Flagstone | Herringbone | Natural Clay | Savannah Wicker | Sterling Gray |

*Color availability varies by profiles - check Product Catalog for detail.

STUDfinder™: The patented STUDfinder Installation System combines precisely engineered nail slot locations with graphics. Nail slots are positioned 16" on center to allow for alignment with studs. STUDfinder graphics centered at each slot provide a quick and easy guide to help locate studs.

RigidForm™: Restoration Classic RigidForm™ technology features a stiff, double-thick .088" nail hem for a straighter-on-the-wall appearance and windload performance.

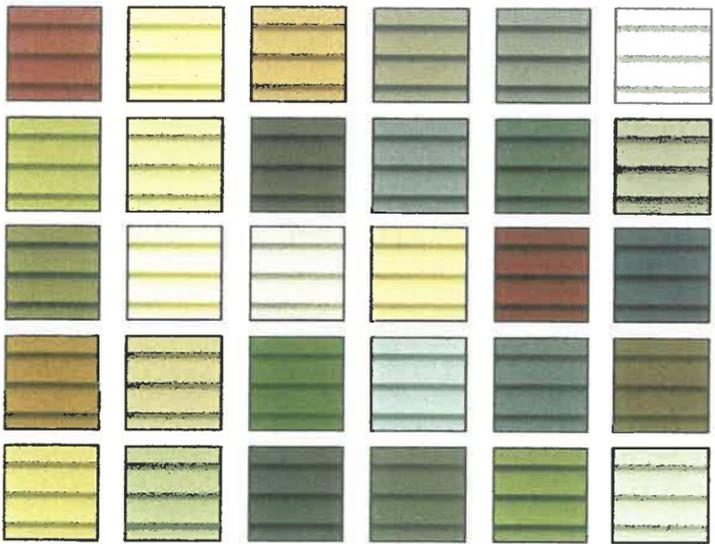
Accessories: CertainTeed manufactures a wide range of siding accessories that are compatible with Restoration Classic siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.



PRODUCTS AVAILABLE NEAR ZIP CODE:

ENTER ZIP CODE

PLEASE ENTER YOUR ZIP CODE TO VIEW PRODUCTS AVAILABLE IN YOUR AREA



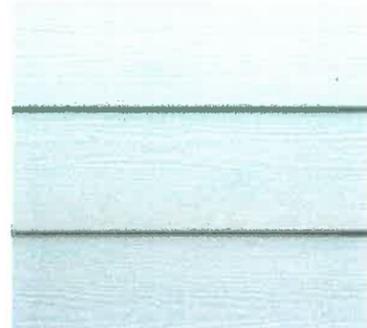
Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.

 **Ask an Expert**

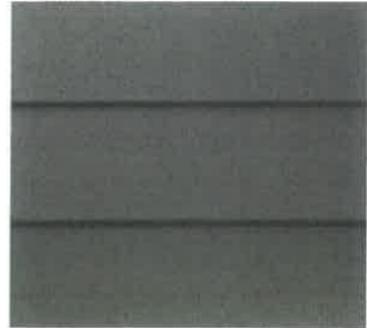
HardiePlank

5/16 in
12 ft planks

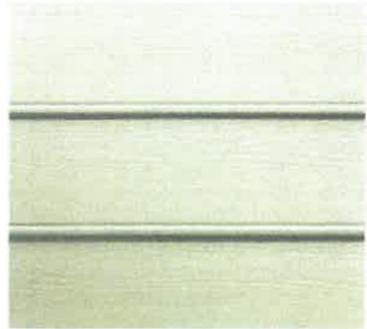
SELECT CEDARMILL®



SMOOTH



BEADED CEDARMILL®



BEADED SMOOTH



SELECT CEDARMILL® & SMOOTH

| Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in |
|------------------|---------|---------|---------|---------|
| Exposure | 4 in | 5 in | 6 in | 7 in |
| Prime Panels | 360 | 308 | 252 | 230 |
| ColorPlus Panels | 324 | 280 | 252 | 210 |
| Weight (lb) | 25.0 | 20.0 | 16.7 | 14.3 |

| Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in |
|-----------------------|---------|---------|---------|---------|
| STATEMENT COLLECTION™ | ✓ | ✓ | | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | ✓ |
| PRIME | ✓ | ✓ | ✓ | ✓ |

| Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in |
|-----------------------|---------|---------|---------|---------|
| STATEMENT COLLECTION™ | ✓ | ✓ | | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | ✓ |
| PRIME | ✓ | ✓ | ✓ | ✓ |

BEADED CEDARMILL® & BEADED SMOOTH

| Width | 8.25 in |
|-----------------------|---------|
| Exposure | 7 in |
| Prime Panels | 240 |
| ColorPlus Panels | 210 |
| Weight (lb) | 14.3 |
| STATEMENT COLLECTION™ | |
| DREAM COLLECTION™ | ✓ |
| PRIME | ✓ |



All Windows & Doors ▶ Windows and Doors Series

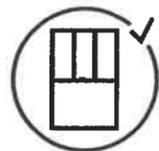


A-SERIES WINDOWS & DOORS

Architectural Authenticity, Unparalleled Performance

Our A-Series windows and doors, as part of the Architectural Collection, are the best-performing, most energy-efficient windows and doors Andersen has ever offered.

- Available in a wide range of exterior colors, trim choices, natural wood species, painted interiors and rich factory-finished stain options
- Rigorously tested to withstand hurricane-force winds and prolonged exposure to sea air
- Best-in-class glass options, including triple-pane glass and HeatLock® technology for even greater energy efficiency



Feedback



windows and patio doors.



What's It Made Of?

Choose from a variety of beautiful interior wood species, with fiberglass and composite exteriors that won't peel, blister, fade or corrode, and resist water while sealing out the elements.



Energy Efficiency

Andersen A-Series triple pane windows are made for high performance building. The casement and picture windows are certified by [Passive House Institute US \(PHIUS\)](#), the leading passive building certification program.

Learn More About A-Series

PLAY VIDEO

A-SERIES WINDOWS BY TYPE

WINDOWS

DOORS



Awning

Casement

Double-Hung

Picture

Specialty





Exterior



Sandtone



Canvas



Teal



Cocoa



Red Rock



Black



Prairie Grass



Dark Bronze

For visualization purposes only and are not intended to represent the actual product color and product options, please view samples in person.

For representation of Andersen window & door options, please view samples in person.

Previous

A-SE

Next →

Summary

INTERIOR

EXTERIOR

Product ID#

THE MARVIN PORTFOLIO

MARVIN®

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch, to help bring your vision to life.



| | MARVIN SIGNATURE COLLECTION | | MARVIN ELEVATE® COLLECTION | MARVIN ESSENTIAL™ COLLECTION |
|-----------------------------|---|--|--|--|
| INTERIORS | WOOD 6 species options + 2 custom 3 painted or primed options 6 stains + clear coat | EXTRUDED ALUMINUM 5 color options | EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes | WOOD Bare pine, painted Designer Black, Pre-finished White, or clear coat |
| EXTERIORS | EXTRUDED ALUMINUM 19 colors + custom OR WOOD 4 species + custom | FIBERGLASS 5 color options | EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes | FIBERGLASS 6 color options |
| SIZING | Standard + custom sizing for replacement, remodeling, or new construction | Custom sizing for remodeling or new construction | Custom sizing for replacement, remodeling, or new construction | Standard + custom sizing for replacement, remodeling, or new construction |
| HARDWARE | Extensive selection including Marvin Gallery Hardware | Minimalist hardware for modern design aesthetic | Available in multiple styles, sizes, and finishes to complement the window + door aesthetics | Available in 6 finish options with 2 door handle styles |
| COASTAL + WATERFRONT | Hurricane Impact Zones 3 and 4, + PG 50 Products | | All products rated for High Velocity Hurricane Zone (HZ4) | Hurricane Impact Zone 3, + PG 50 Products |

WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. But Ultrex is different. High density woven fibers bound by a thermally-set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it becomes important to know what sets them apart.



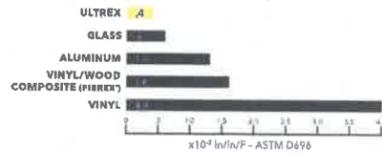
TEMPERATURES MAY FLUCTUATE, BUT ULTREX FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't faze Ultrex. From -30°F to 70°F, a 6 foot stile changes less than 1/2 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.

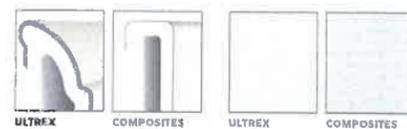


INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

ACRYLIC CAP



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.

RAW FIBERGLASS STRANDS

We start with thin strands of strong glass cables and saturate them with specifically compounded resins.

PULTRUDED FIBERGLASS

We pull the strands through a heated die and cut them with diamond-edged blades to form Ultrex.

PROPRIETARY ACRYLIC FINISH

We then top off our Ultrex fiberglass with a proprietary acrylic finish that is smoother and 3x thicker than other brands.



DOUBLE HUNG



Double Hung windows in Designer Black with Matte Black hardware

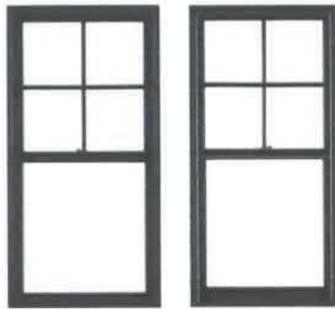
MARVIN ELEVATE® COLLECTION

MARVIN®

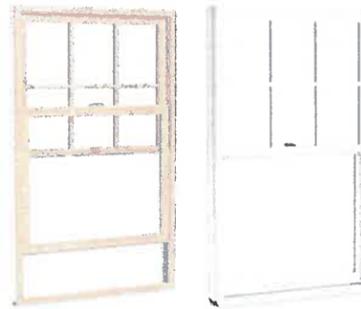


DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features ¾ inch insert replacement frame with through jamb installation and up to PG40 performance rating



DOUBLE HUNG



DOUBLE HUNG INSERT

Available with I23 (Excludes Insert option)

INSTALLATION MADE SIMPLE AND EFFICIENT

INSTALLATION OPTIONS AND ACCESSORIES

1. NAILING FIN

Pre-attached folding nailing fin and drip cap for easier installation.

2. THROUGH JAMB

Available through-jamb and installation bracket options.

3. FACTORY-APPLIED JAMB EXTENSIONS

Factory-applied jamb extensions save time and labor. We supply 4 3/8", 6 3/8", and 6 13/16" jamb depth in bare wood, white, designer black, or clear interior finish.

4. FACTORY-INSTALLED SCREENS

Factory-installed screens are a standard offering with operating windows. At no extra cost, we can ship your screens separately to reduce on-site damage prior to installation.

5. FACTORY MULLED ASSEMBLIES

Available standard factory mulling, reinforced factory mulling, or field mulling kits. The reinforced mull meets AAMA 450 specifications and performs up to PG50 on standard products and up to PG55 on IZ3 rated products.

6. CORNER KEYS

Integral corner keys keeps window and door units square and corners sealed.

7. CUSTOM SIZES

Custom sizes are available on windows and doors in 1/4" increments for the perfect fit every time.

8. PAINTABLE ULTREX EXTERIOR

The Ultrex® fiberglass exterior is paintable, and holds dark colors better than vinyl or wood composites.



EXTERIOR TRIM

Ultrex Exterior Trim is offered with all rectangular Elevate products in all six exterior finishes. The durability, performance, and look of Marvin Elevate windows and doors can be extended to the trim.

BRICK MOULD

2" Brick Mould is available with or without 2 1/8" sill nosing.

FLAT

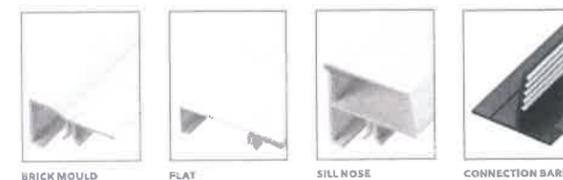
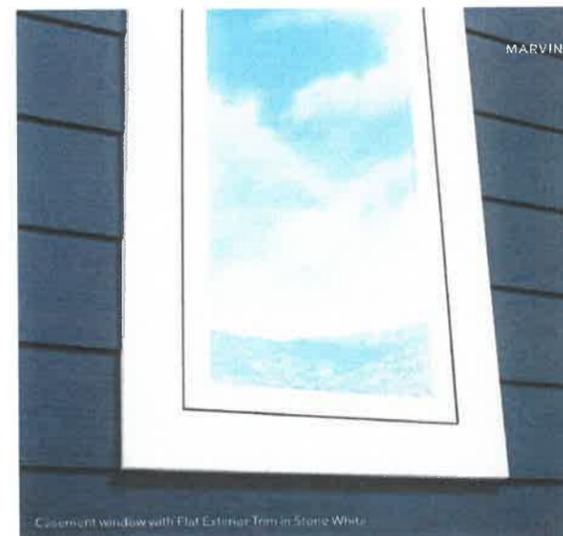
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE

2 1/8" Sill Nose provides authentic sill appearance.

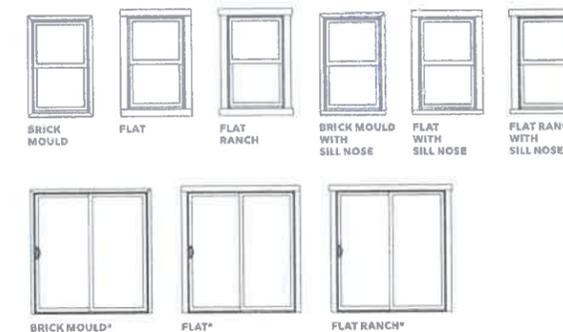
CONNECTION BARB

Barb and receiver attachment method provides for quick, secure installation.



TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Elevate collection exterior colors.

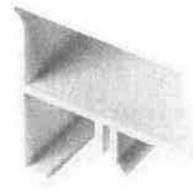


* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

Divided Lites



Exterior Trim



Sill Nose

Get the performance of Ultrex® fiberglass in convenient, factory-cut exterior trim made for easy installation and superior performance over time. Exterior trim is available in colors to match our exterior window finish, and several trim styles. Choose flat-style for a clean, simple look or brick mold-style for a more traditional aesthetic.



Coastal Performance



Window Opening Control Devices



Divided Lites



Exterior Trim



Flat

Get the performance of Ultrex[®] fiberglass in convenient, factory-cut exterior trim made for easy installation and superior performance over time. Exterior trim is available in colors to match our exterior window finish, and several trim styles. Choose flat-style for a clean, simple look or brick mold-style for a more traditional aesthetic.



Coastal Performance



Window Opening Control Devices

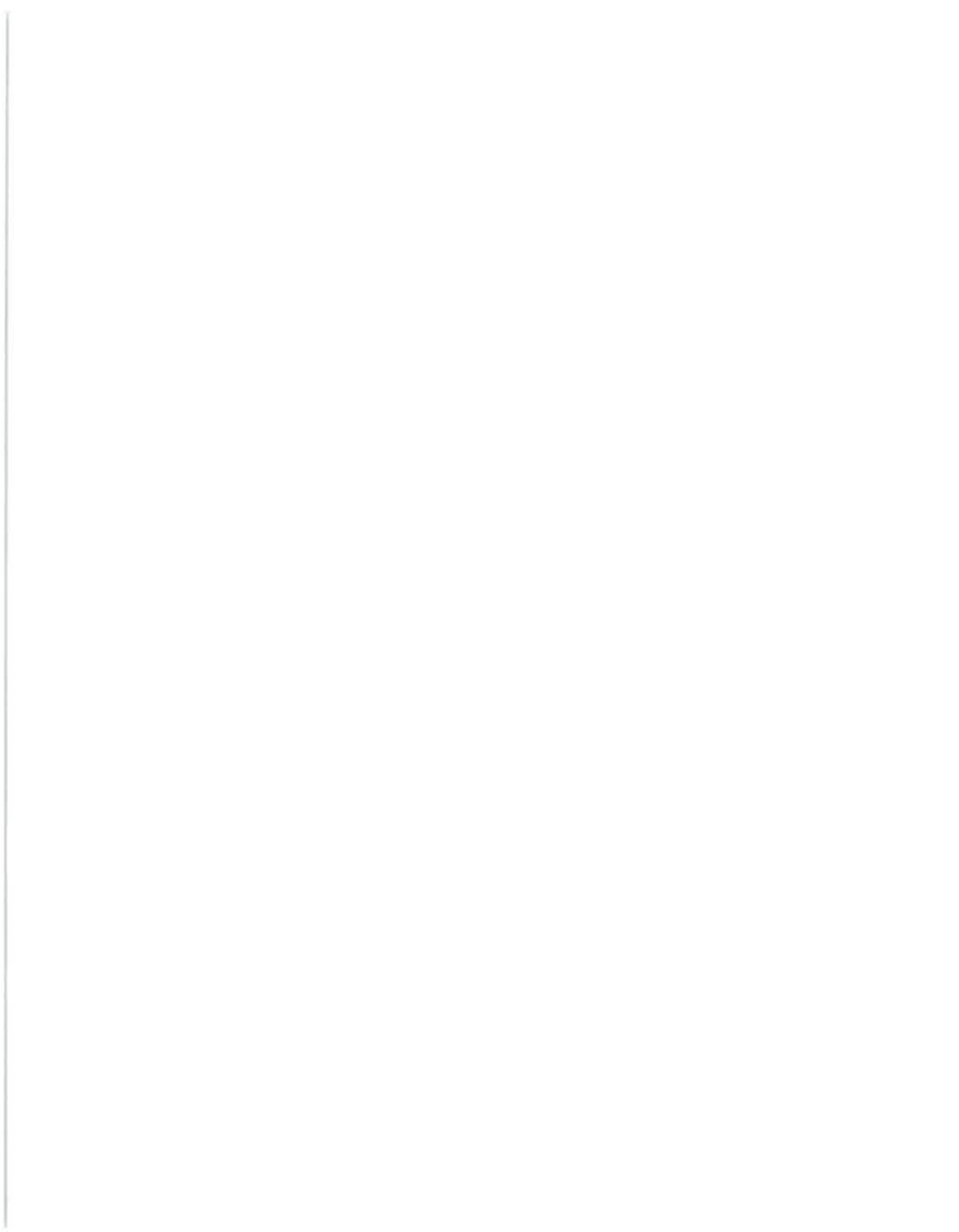


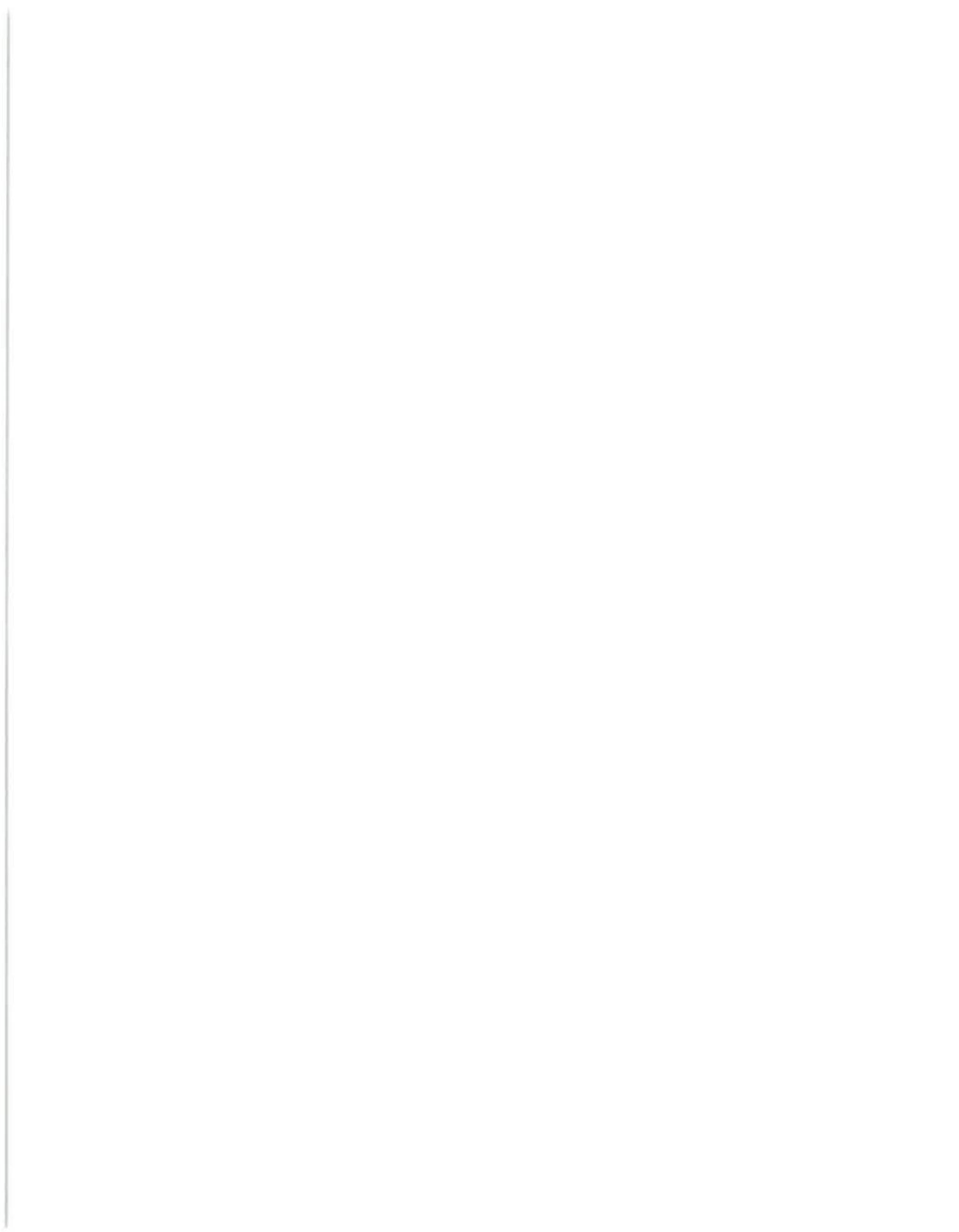
U3990-XL-200

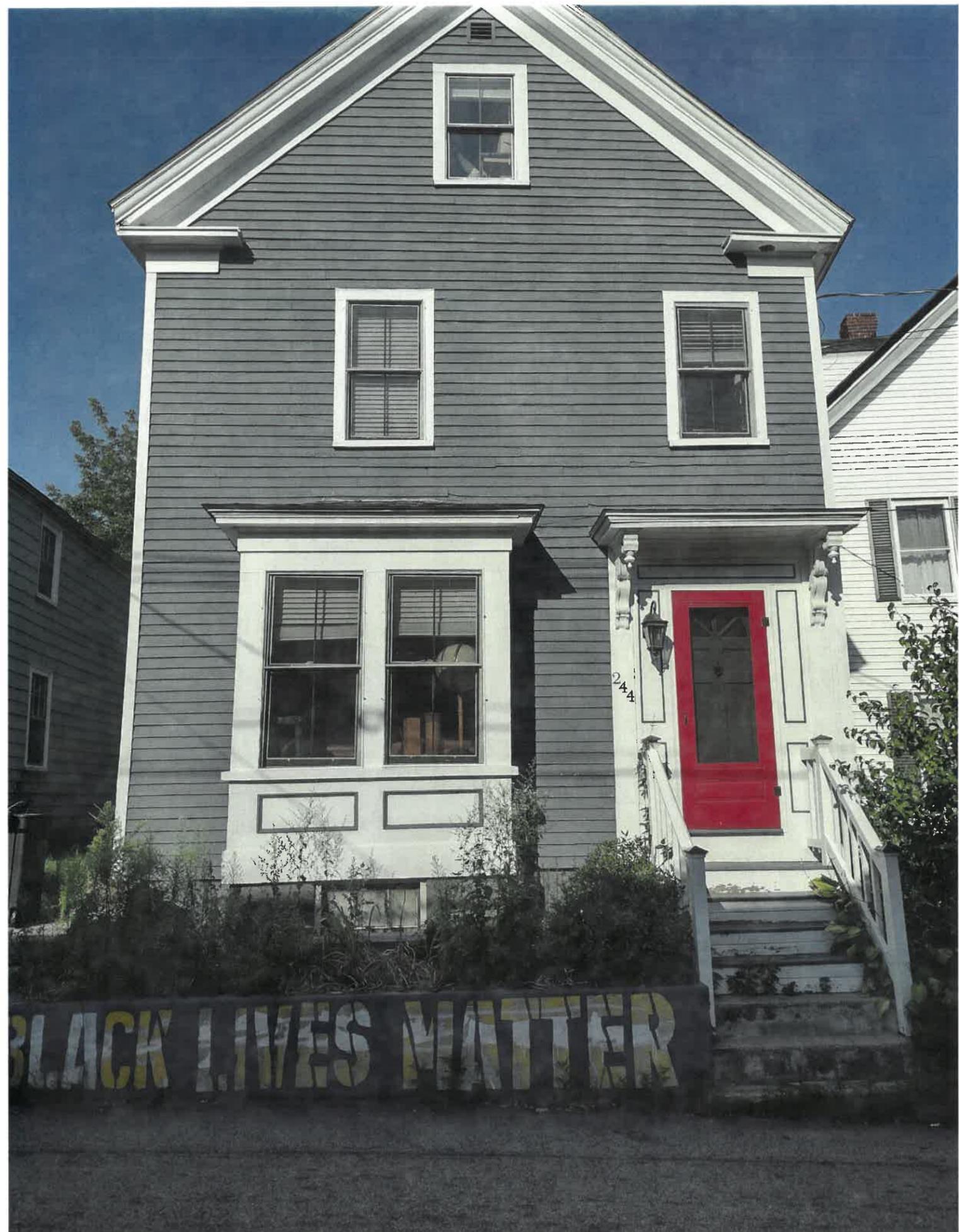


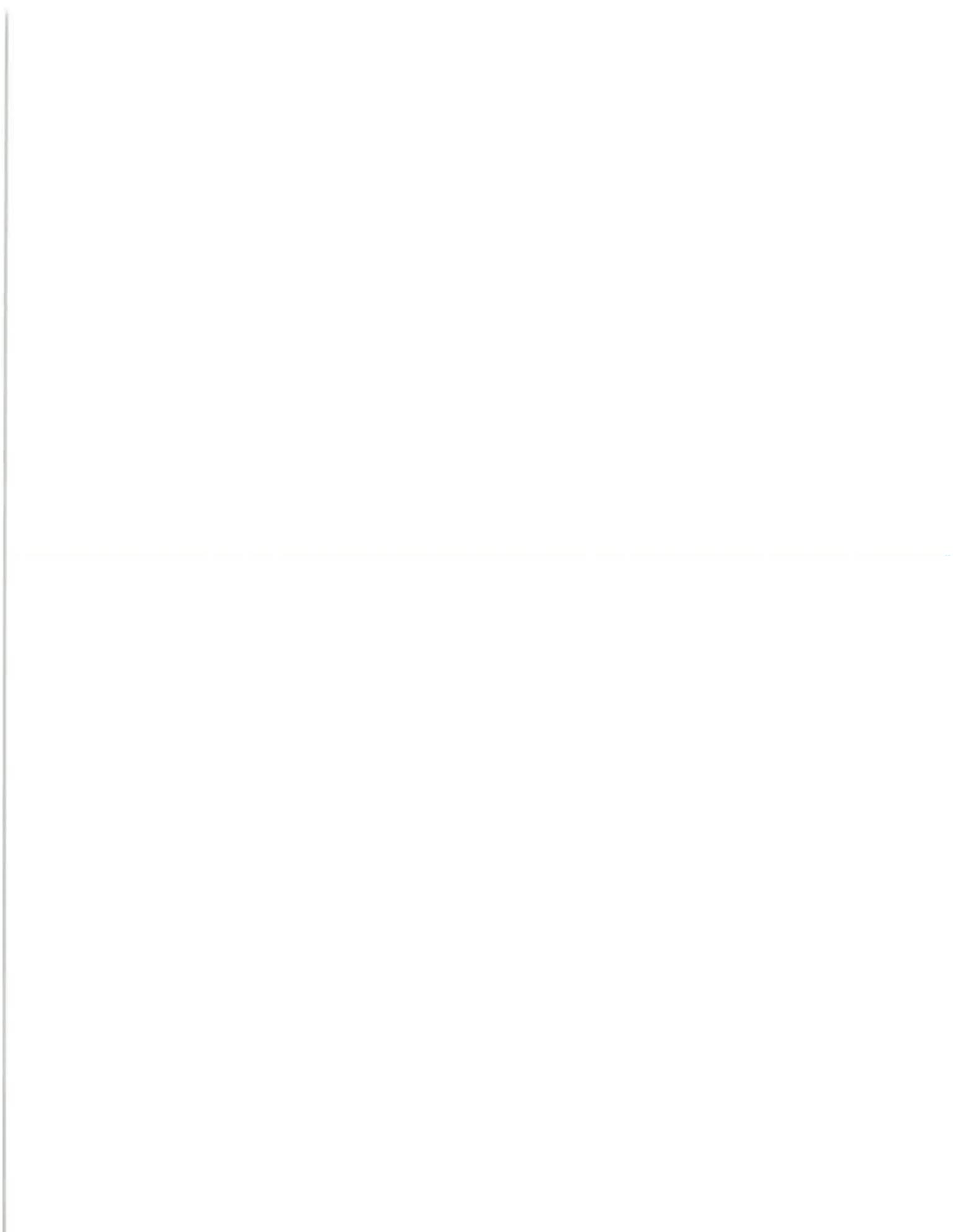
| | | | |
|--------------------------------------|--|----------------------------------|--|
| Catalog Number | U3990-XL-200 | Mounting | Surface Mount |
| Marketing Product Description | 4 Terminal Ringless Small Closing Plate 1-200 Ampere Main Breaker Wide Shell | Enclosure | G90 Galvanized Steel with Powder Coat Finish |
| UPC | 784572139336 | Jaw Quantity | 4 Terminal |
| Length (IN) | 4.844 | Bypass Type | No Bypass |
| Width (IN) | 13 | Number of Meter Positions | 1 Position |
| Height (IN) | 29 | Equipment Ground | 3 Barrel Ground Lug |
| Brand Name | Milbank | Hub Opening | Small Closing Plate |
| Type | Ringless Meter Socket | Line Side Wire Range | 6 AWG - 350 kcmil |
| Application | Meter Socket With Main | Load Side Wire Range | 1 AWG - 300 kcmil |
| Standard | UL Listed;Type 3R | Number Of Receptacles | 0 |
| Voltage Rating | Up to 240 Volts Alternating Current | | |
| Amperage Rating | 200 Continuous Ampere | | |
| Phase | 1 Phase | | |
| Frequency Rating | 60 Hertz | | |
| Size | 4.844L x 13W x 29H | | |
| Number Of Cutouts | 1 | | |
| Cutout Size | One 200 Ampere Main Breaker | | |
| Cable Entry | Overhead or Underground | | |
| Terminal | Lay in | | |
| Insulation | Glass Polyester | | |

Please consult serving utility for their requirements prior to ordering or installing, as specifications and approvals vary by utility and may require local electrical inspector approval. All installations must be installed by a licensed electrician and must comply with all national and local codes, laws and regulations. Milbank reserves the right to make changes in specifications and features shown without notice or obligation.







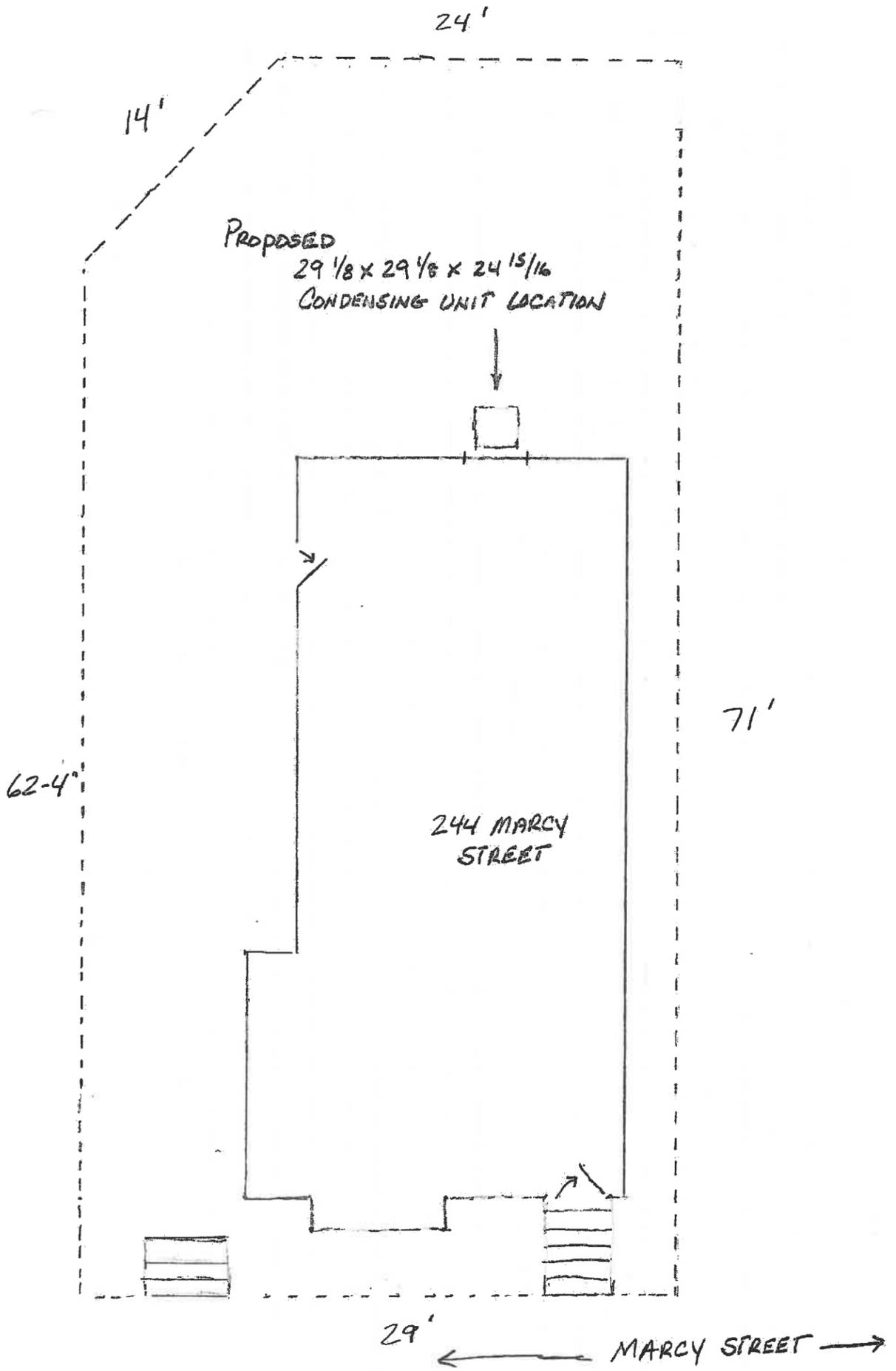














09/09/2022

LUHD-462

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 14, 2022

Applicant

Carla Goodknight
carla@cjarchitects.net
233 Vaughan Street
Suite 101
Portsmouth, NH 03801
6034312808

Primary Location

161 DEER ST
Portsmouth, NH 03801

Owner:

EIGHTKPH LLC
233 VAUGHN ST UNIT 301 PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Work Session

Alternative Project Address

88 Maplewood

Project Information

Brief Description of Proposed Work

Application to Amend Previous Approval - Demolition of existing commerical building and construction of a new mixed-use building.

Description of Proposed Work (Planning Staff)

the demolition of the existing structure and the new construction of a new mixed-use building

Project Representatives

Relationship to Project

Architect

If you selected "Other", please state relationship to project.

--

Full Name (First and Last)

Carla Goodknight

Business Name (if applicable)

CJ Architects

Mailing Address (Street)

233 Vaughan Street

City/Town

Portsmouth

State

New Hampshire

Zip Code

03801

Phone

6034312808

Email Address

carla@cjarchitects.net

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



I hereby certify that as the applicant for permit, I am

Other

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

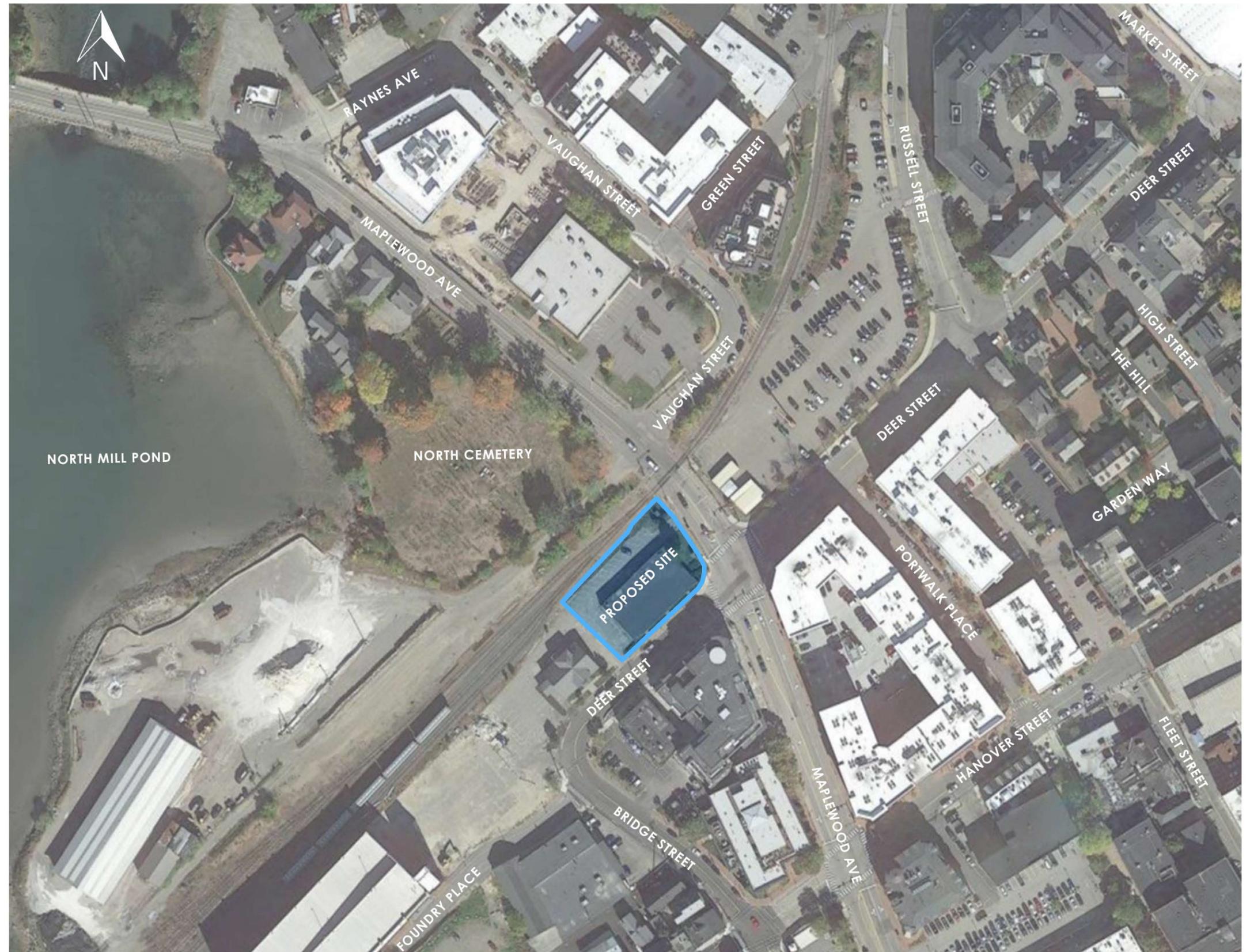
- Historic Research

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

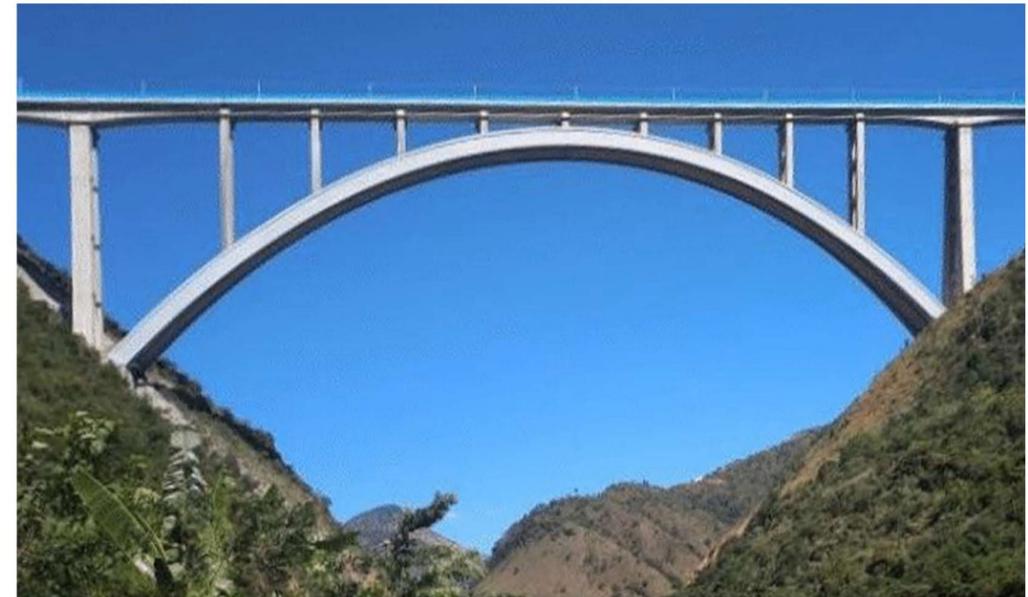
AERIAL VIEW

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022





STEEL ARCH CANOPY
OVER BALCONY BELOW



RAIL BRIDGE SPAN
INSPIRATION



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

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SEPTEMBER 7, 2022



2.0



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM DEER STREET

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SEPTEMBER 7, 2022



2.1



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM DEER STREET

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2.2



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM VAUGHAN STREET

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SEPTEMBER 7, 2022



2.3



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM BRIDGE STREET

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



2.4



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM BRIDGE STREET

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



2.5



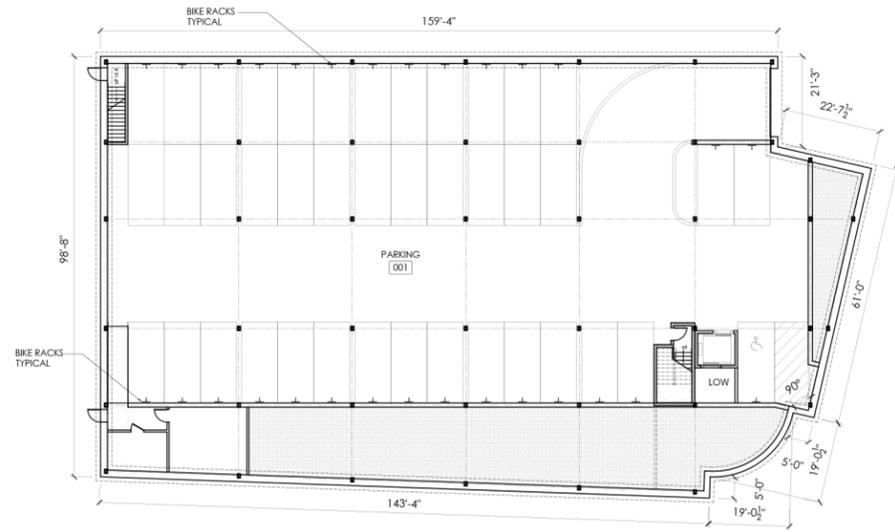
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

VIEW OF RAIL SIDE CANOPY DETAIL

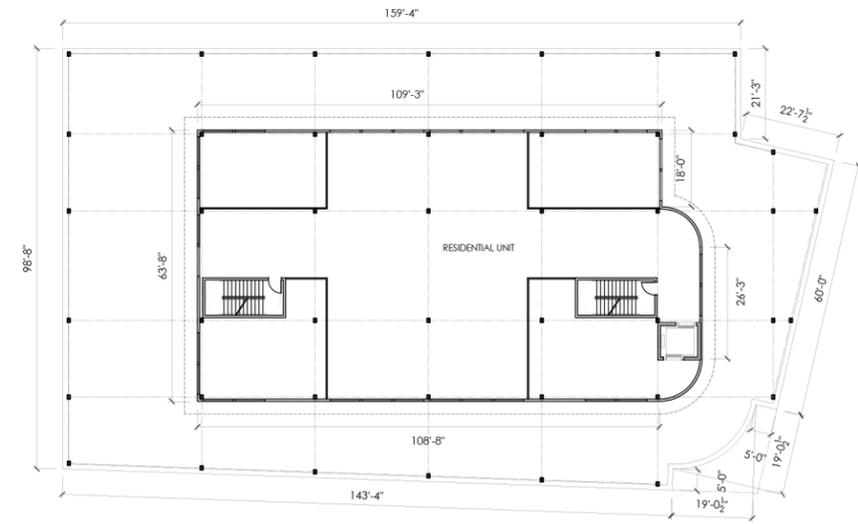
HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



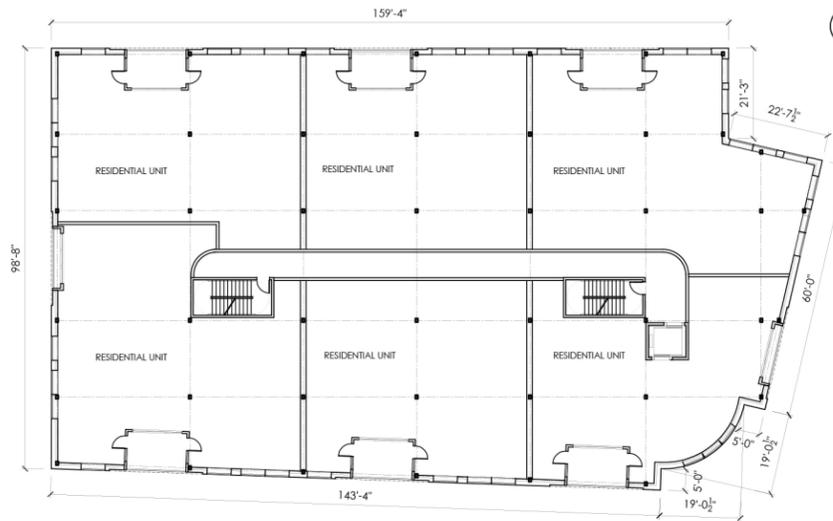
2.6



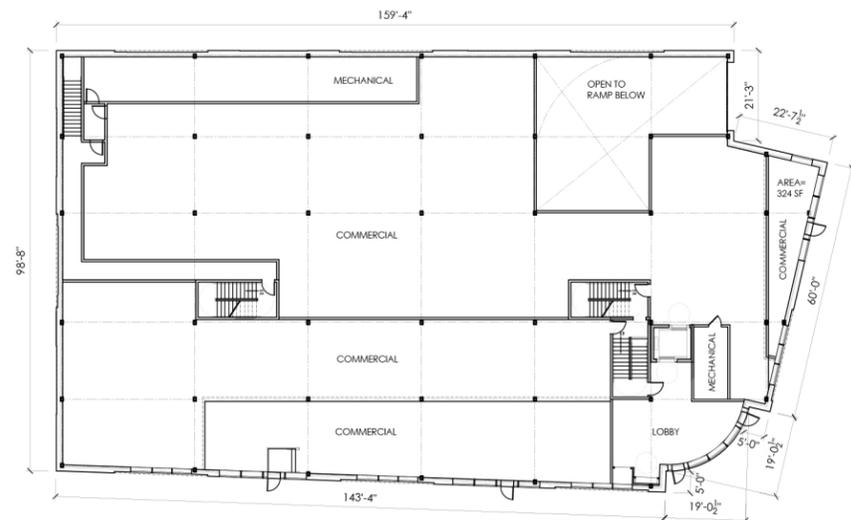
1 LOWER LEVEL PLAN
NTS



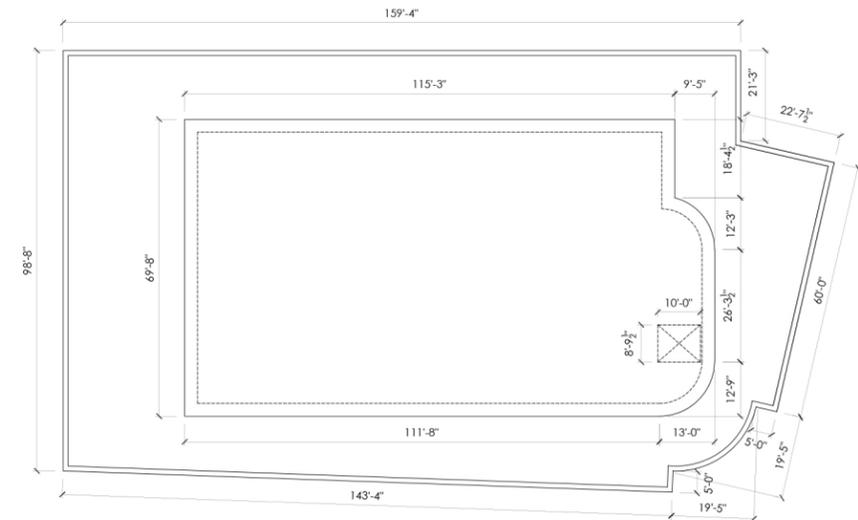
4 PENTHOUSE LEVEL PLAN
NTS



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

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATIONS

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022





88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

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SEPTEMBER 7, 2022





88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

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SEPTEMBER 7, 2022



3.4



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

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SEPTEMBER 7, 2022



3.5



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



3.6

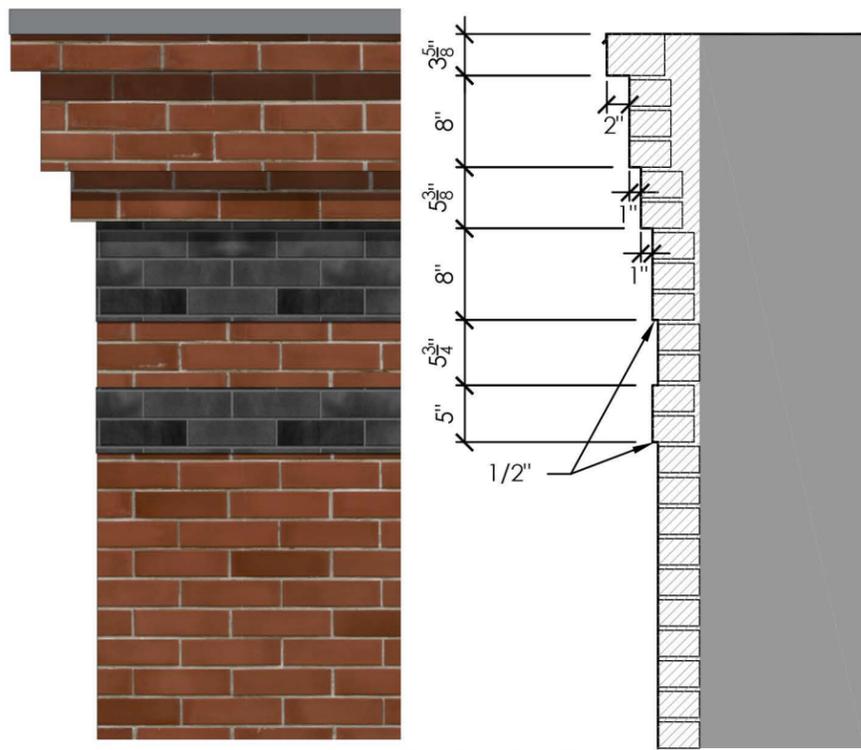


88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

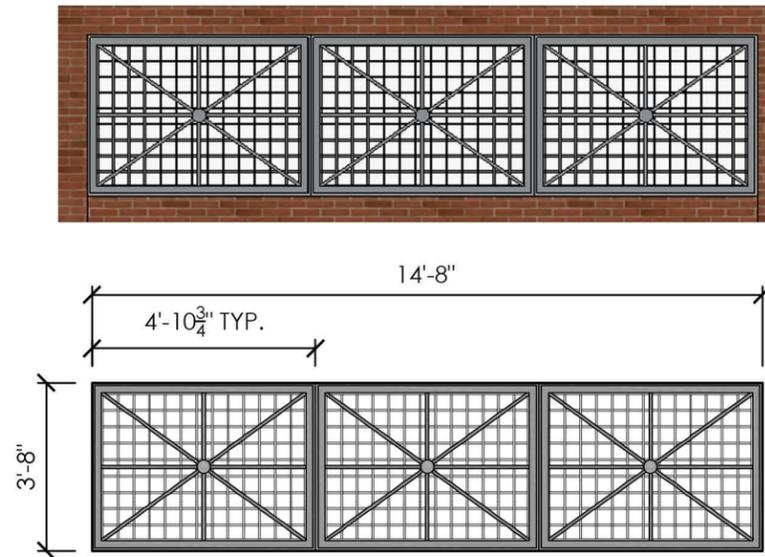
HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



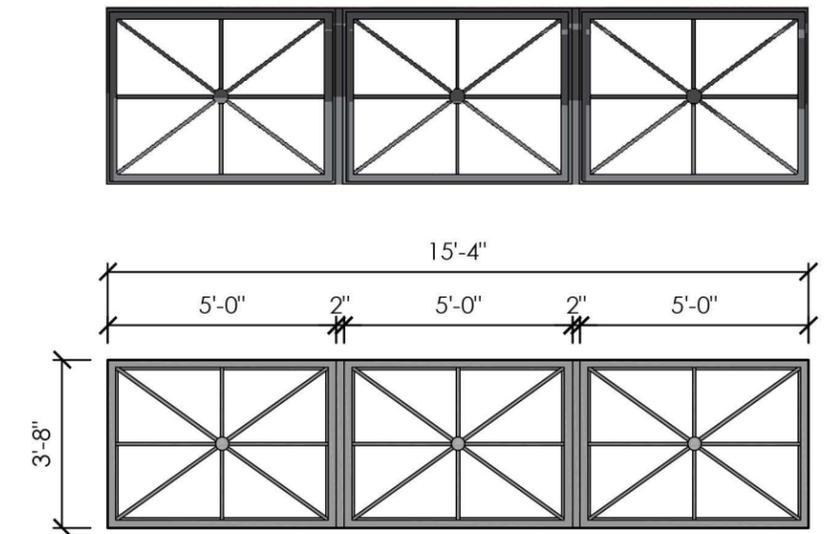
3.7



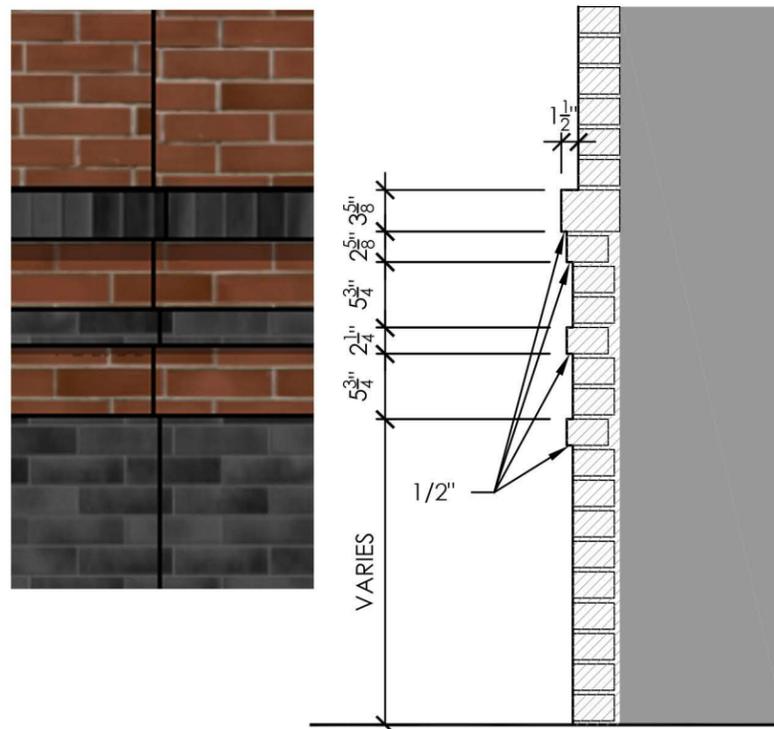
1 CORNICE BRICK BANDING
3/4" = 1'-0"



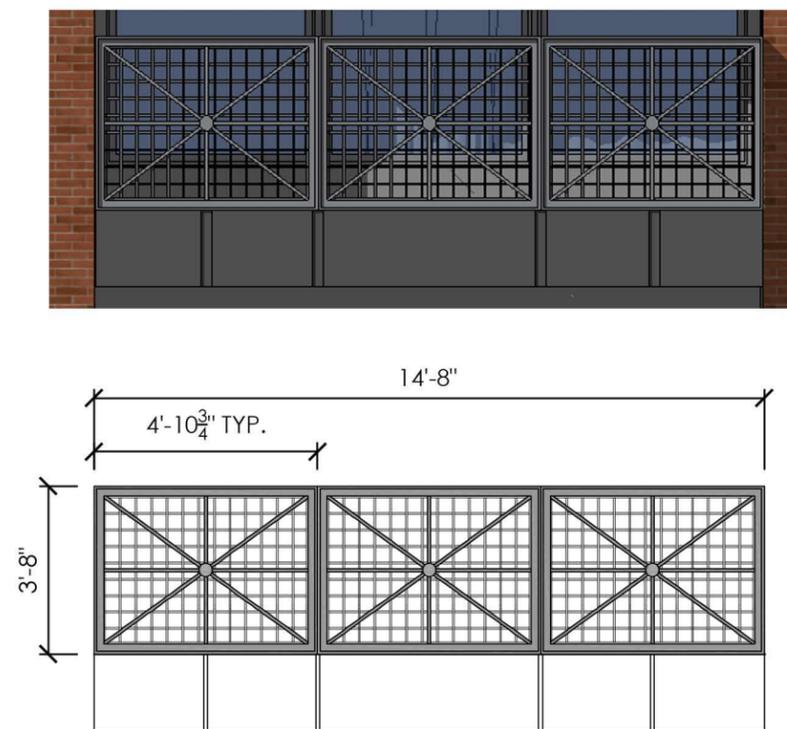
2 VENTILATION GRILL
1/4" = 1'-0"



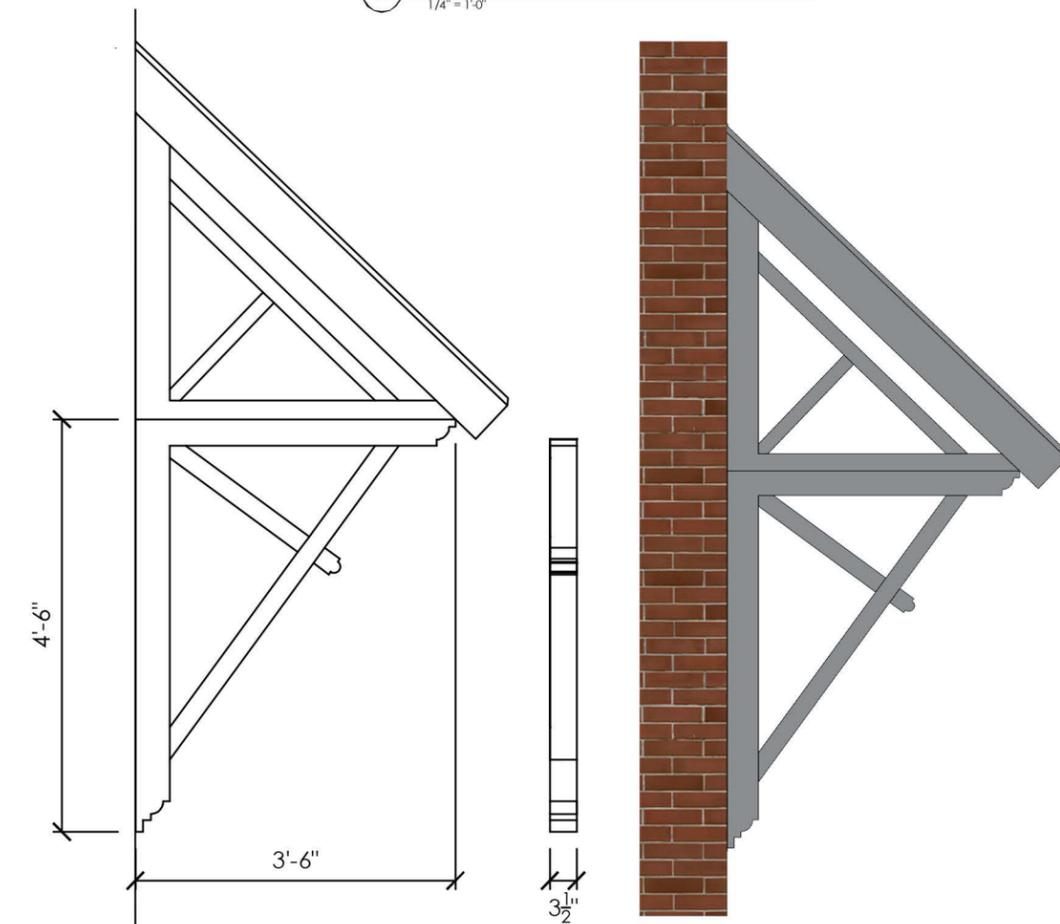
3 WINDOW GRILL
1/4" = 1'-0"



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

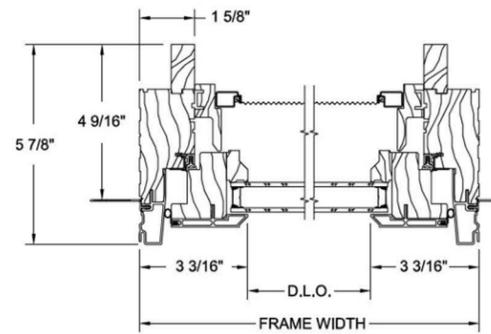
HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



4.0



Horizontal Section



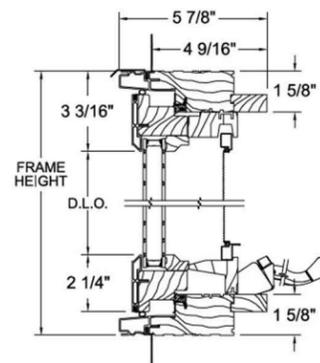
5 7/8"

4 9/16"

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

Smokestack

Vertical Section



FRAME HEIGHT

2 1/4"

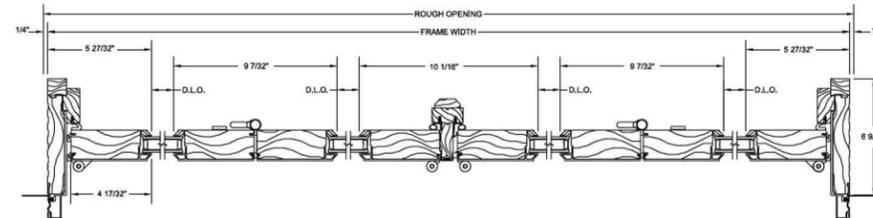
WINDOWS

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



4-Wide: Two Left & Two Right

Horizontal Section

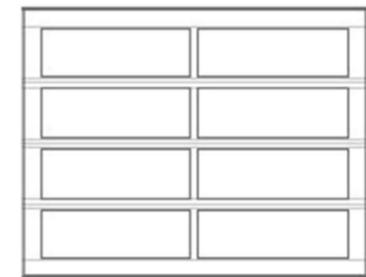


DOORS

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



Charcoal



Common Layout/
Nature

GARAGE DOOR

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

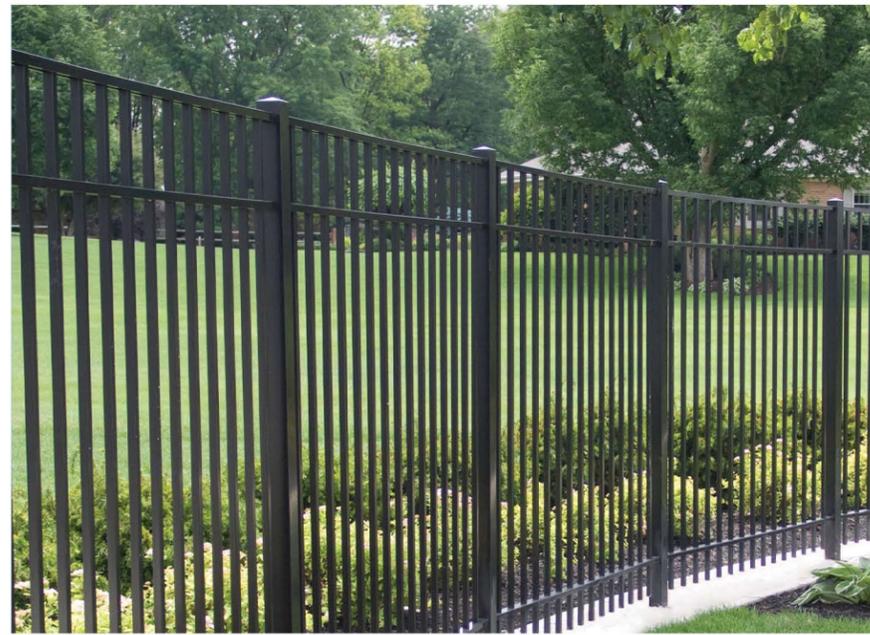
88 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

MATERIALS

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
 SEPTEMBER 7, 2022



5.0



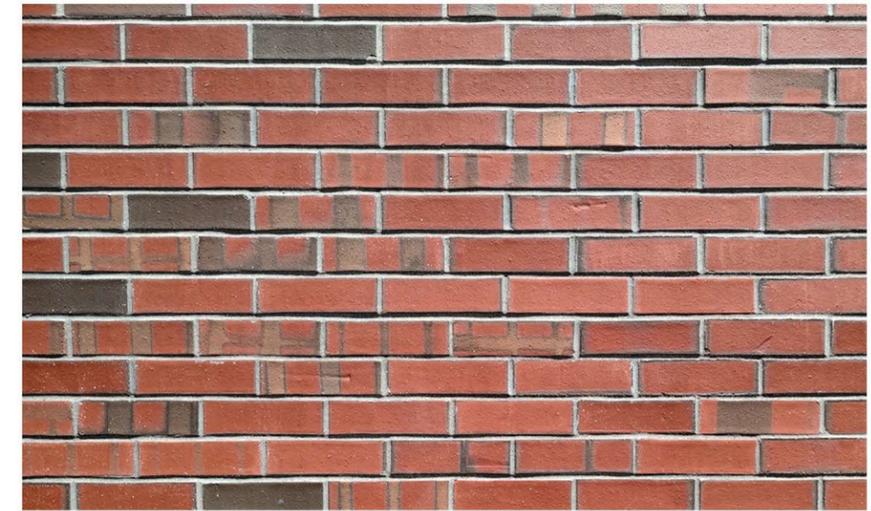
METAL FENCE

MANUFACTURER: TBD
COLOR: Black



RETAINING WALL

MANUFACTURER: ReCon - Rustic Texture
COLOR: Unstained



BRICK

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



ACCENT BRICK

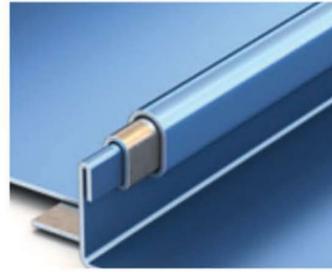
MANUFACTURER: Endicott
COLOR: Manganese Ironspot - Smooth

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

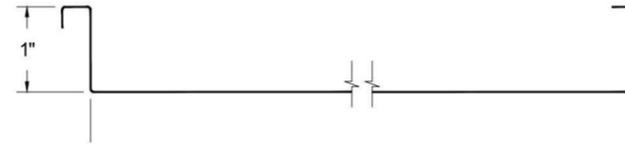
MATERIALS

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022





Double lock panel



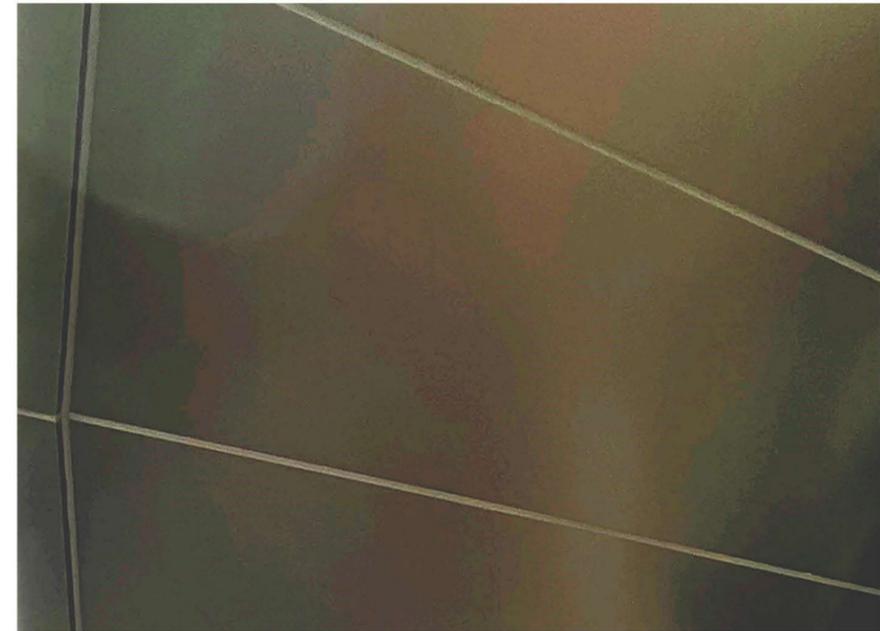
STANDING SEAM METAL ROOFING

MANUFACTURER: DREXEL DMC 100SS STANDING SEAM
COLOR: Grey



GLASS CANOPY

MANUFACTURER: New Hampshire Glass
COLOR: Graphite Mica



SIDING

MANUFACTURER: Alucobond
COLOR: Graphite Mica

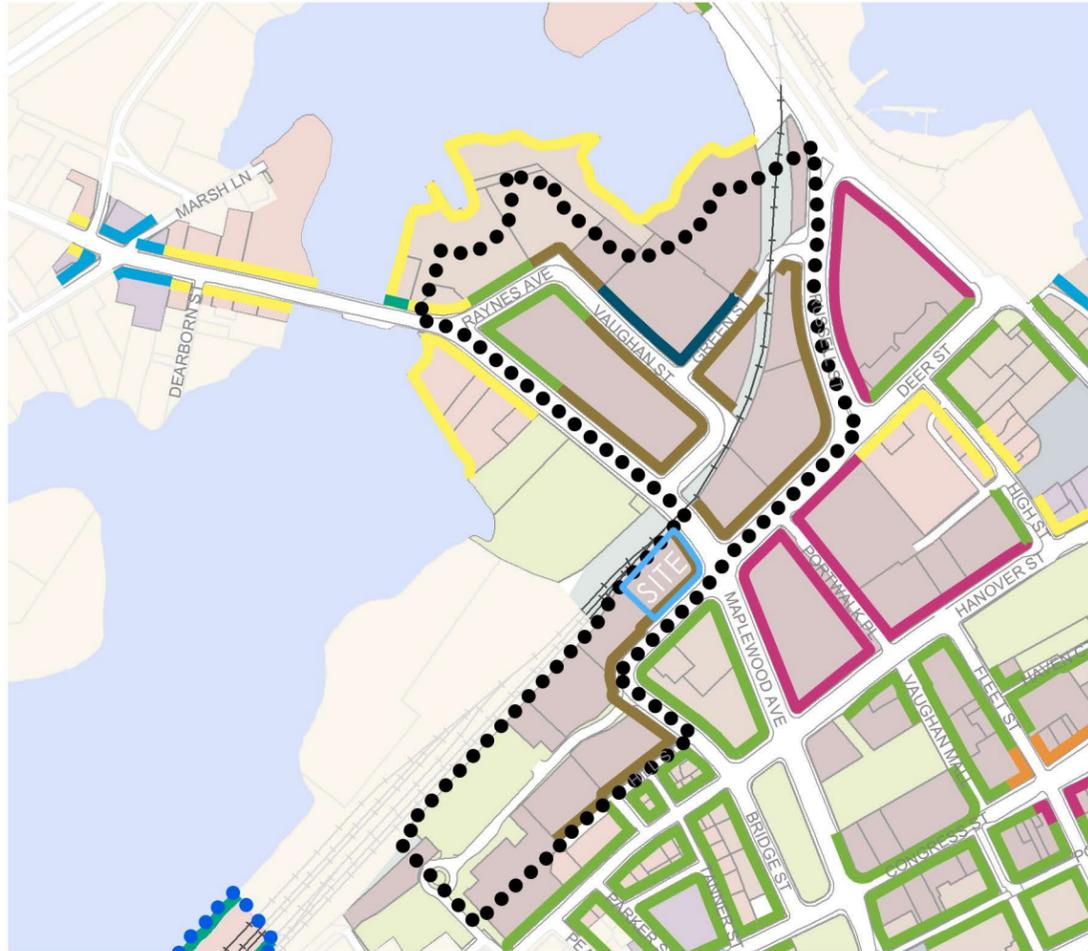
APPENDIX A:
ZONING AND VISION PLAN
SITE AND SURROUNDINGS

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 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.

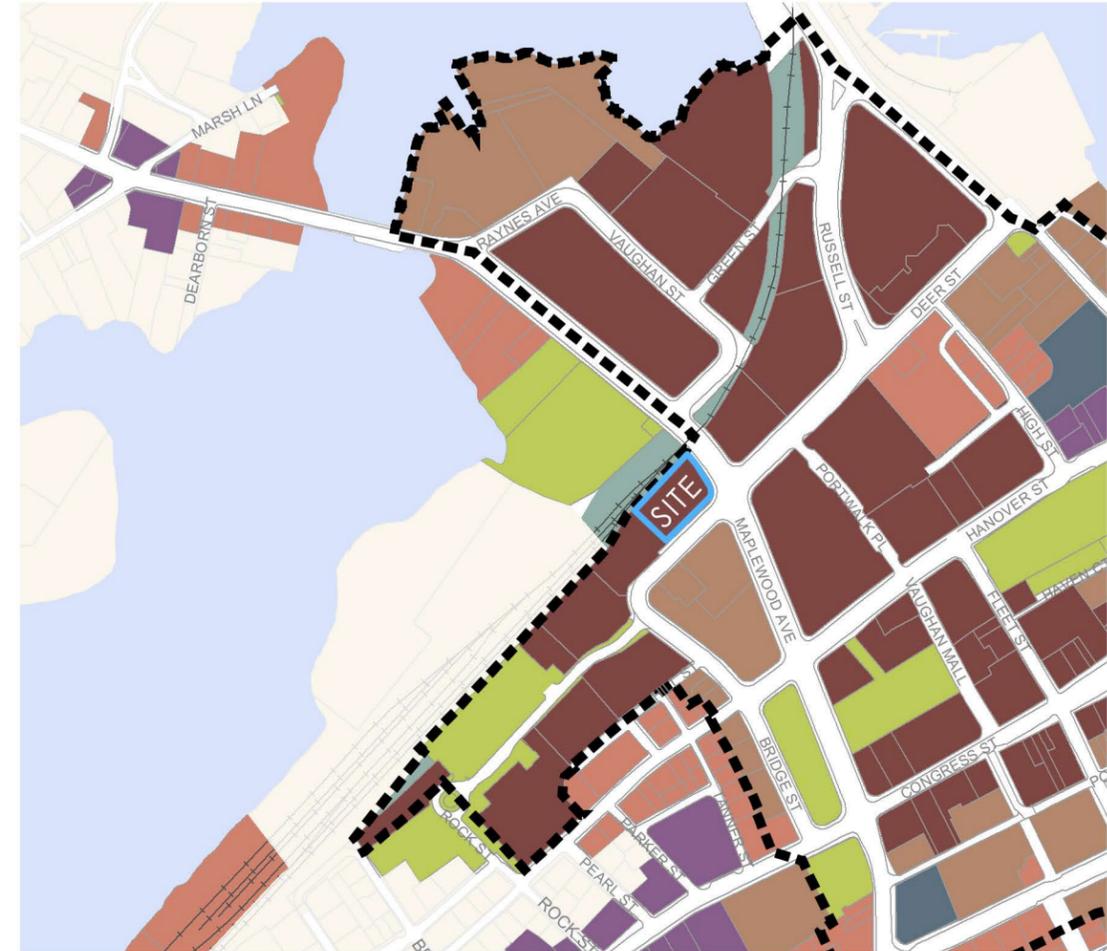
Incentive Overlay Districts

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

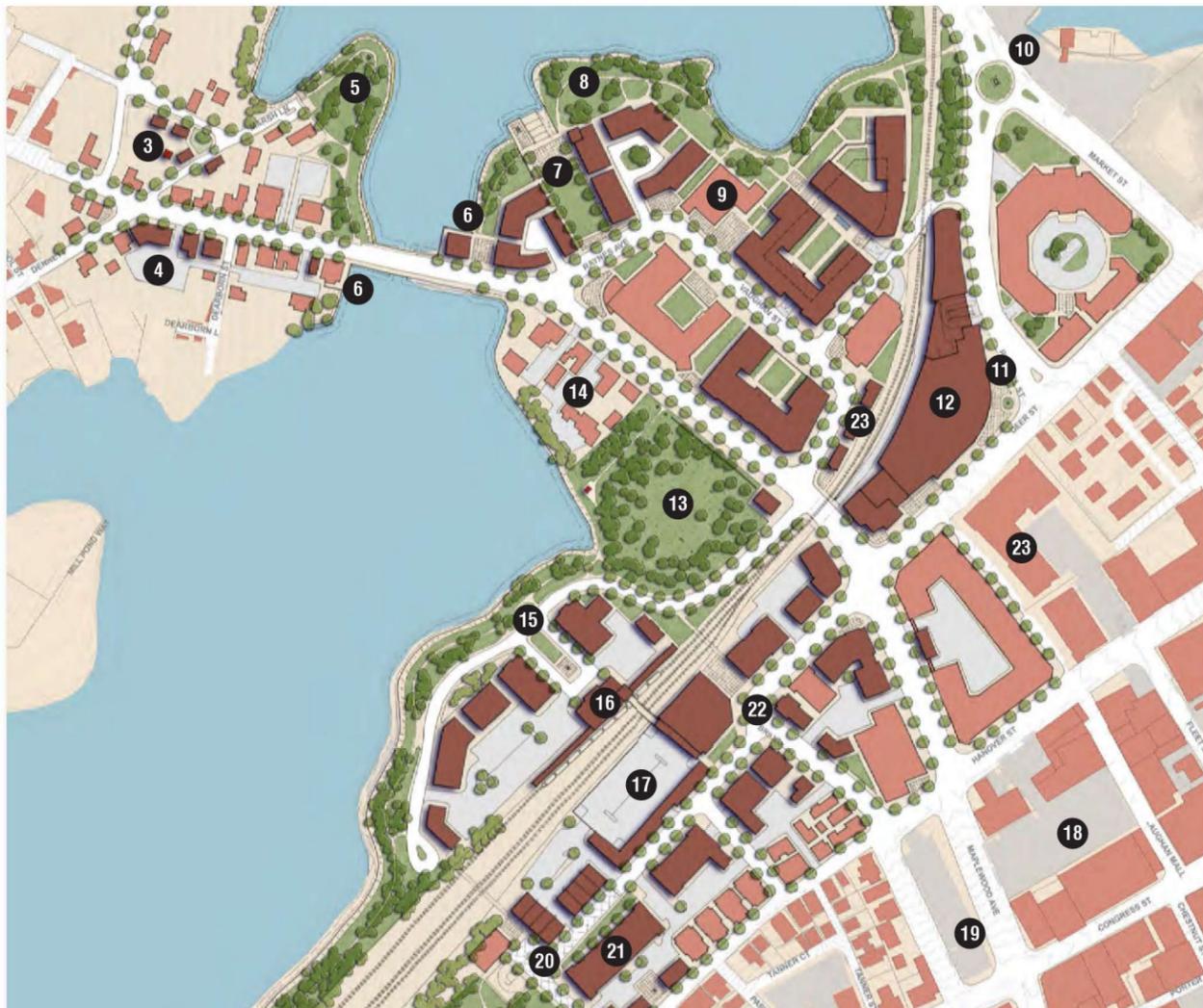
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

ZONING

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



6.0



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

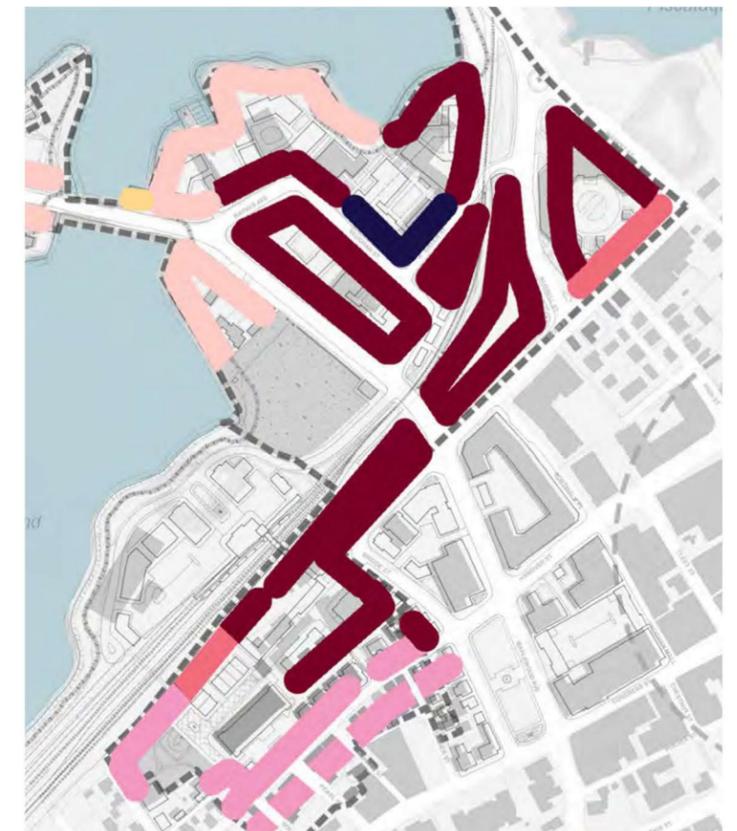
- 14 MAPLEWOOD HISTORIC HOMES
- 15 TRANSIT ORIENTED DEVELOPMENT
- 16 FUTURE PASSENGER RAIL STATION
- 17 FUTURE NORTH END PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 18 FUTURE MAPLEWOOD PARKING GARAGE W/ MIXED-USE LINER BUILDING
- 19 FUTURE MAPLEWOOD AVENUE SQUARE/PARK
- 20 FUTURE ARTISAN/WORKFORCE HOUSING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

LEGEND

| | |
|------------|-------------------|
| Dark Blue | 6 Stories (70') |
| Dark Red | 4-5 Stories (60') |
| Red | 3-4 Stories (50') |
| Pink | 2-3 Stories (45') |
| Light Pink | * 2 Stories (35') |
| Yellow | 1 Story (20') |



NORTH END ARCHITECTURAL STYLE



PRELIMINARY BUILDING HEIGHT MAP

BUILDING DESIGN

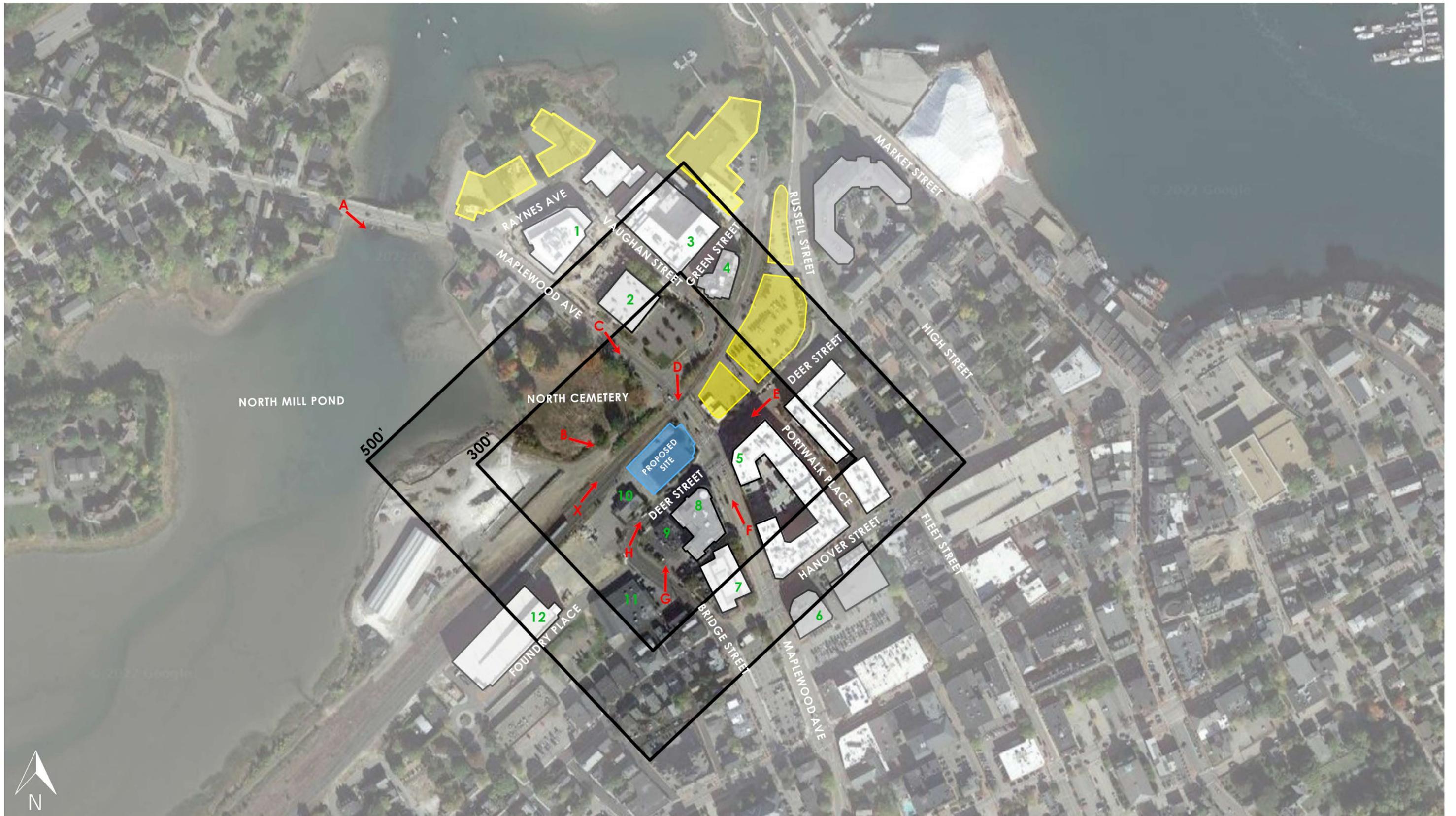
The massing strategy of the vision plan is to respond to the surrounding context and viewsheds by stepping down building heights and densities towards the waterfront and existing historic structures. While Portsmouth's downtown is rich in historical architectural styles, public opinion during the charrette 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.

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

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

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022





88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

300' & 500' SITE SURROUNDINGS

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



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

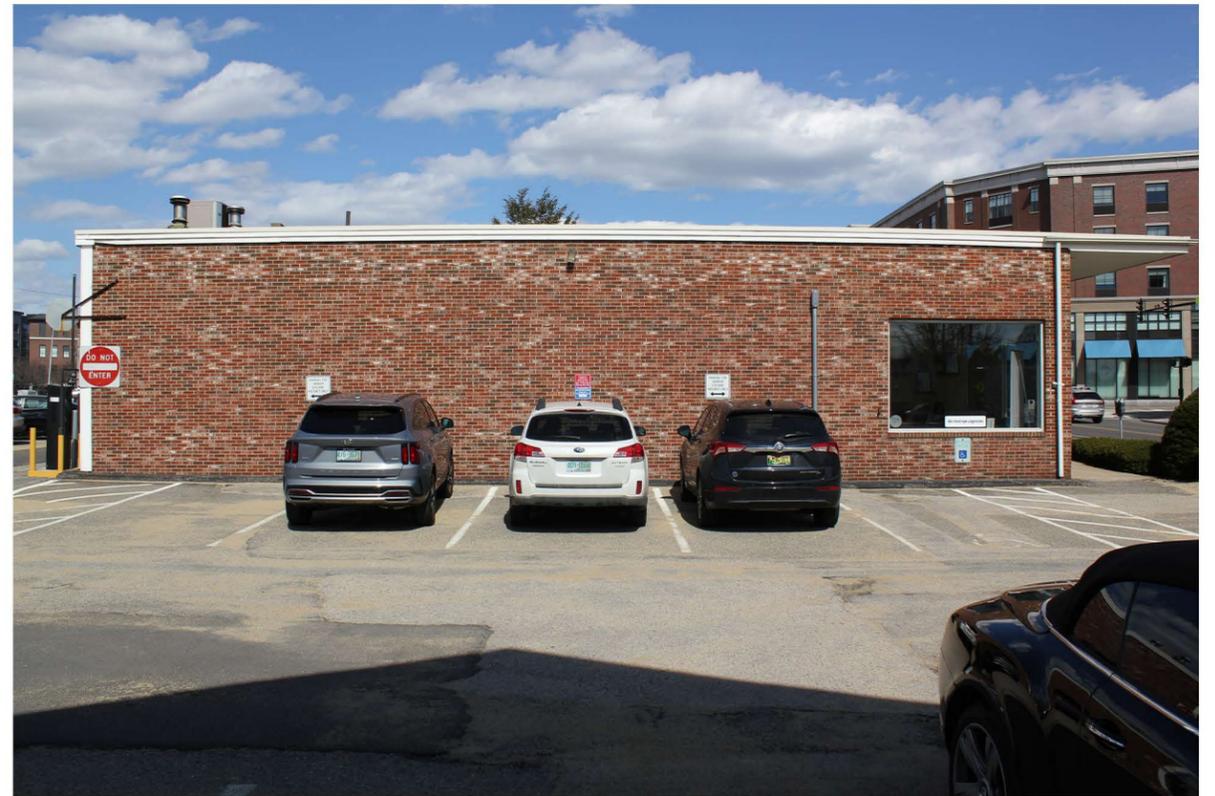
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
PROPERTIES WITHIN 300'-500' OF SITE
HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022





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

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022





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

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022





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
HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 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

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



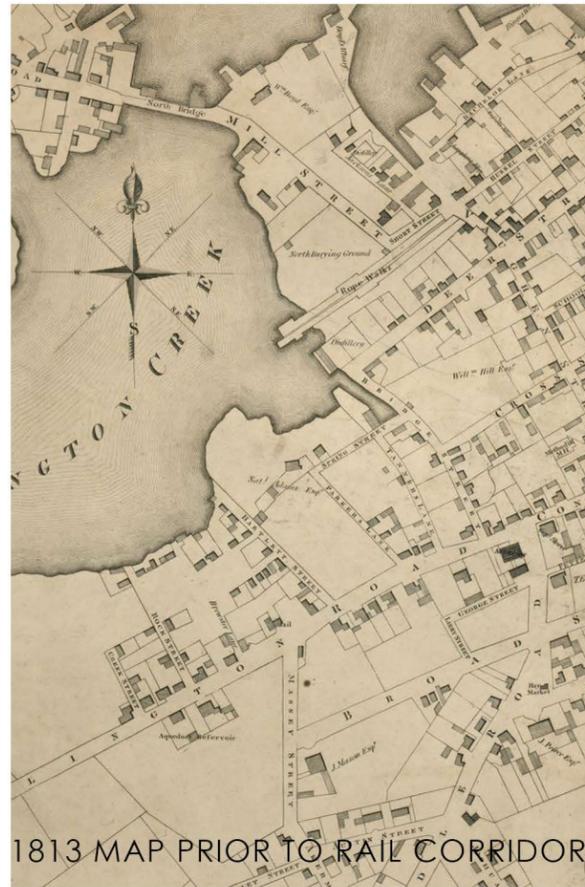
APPENDIX B:
HISTORIC RESEARCH

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022



B



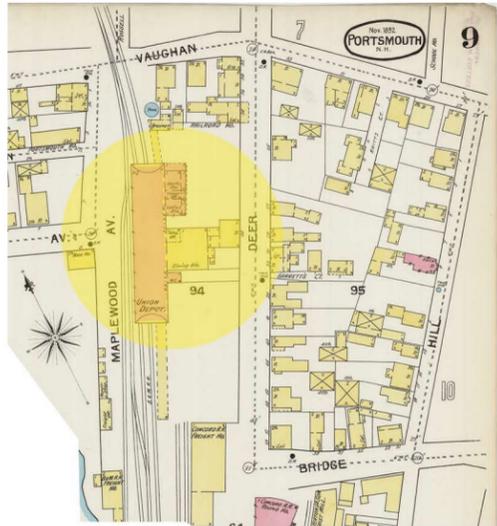
- #1 TRAIN STATION
- #2 KEARSARGE MILL
- #3 ROUNDHOUSE
- #4 FRANK JONES BREWERY
- #5 ELDREDGE BREWERY

88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC RAIL CORRIDOR AND RELATED STRUCTURES

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022

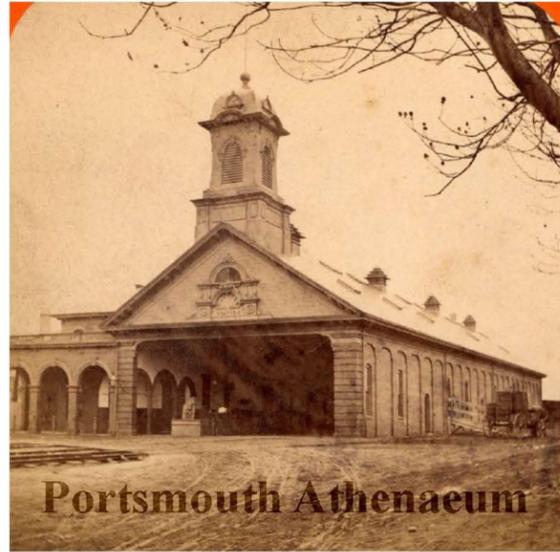




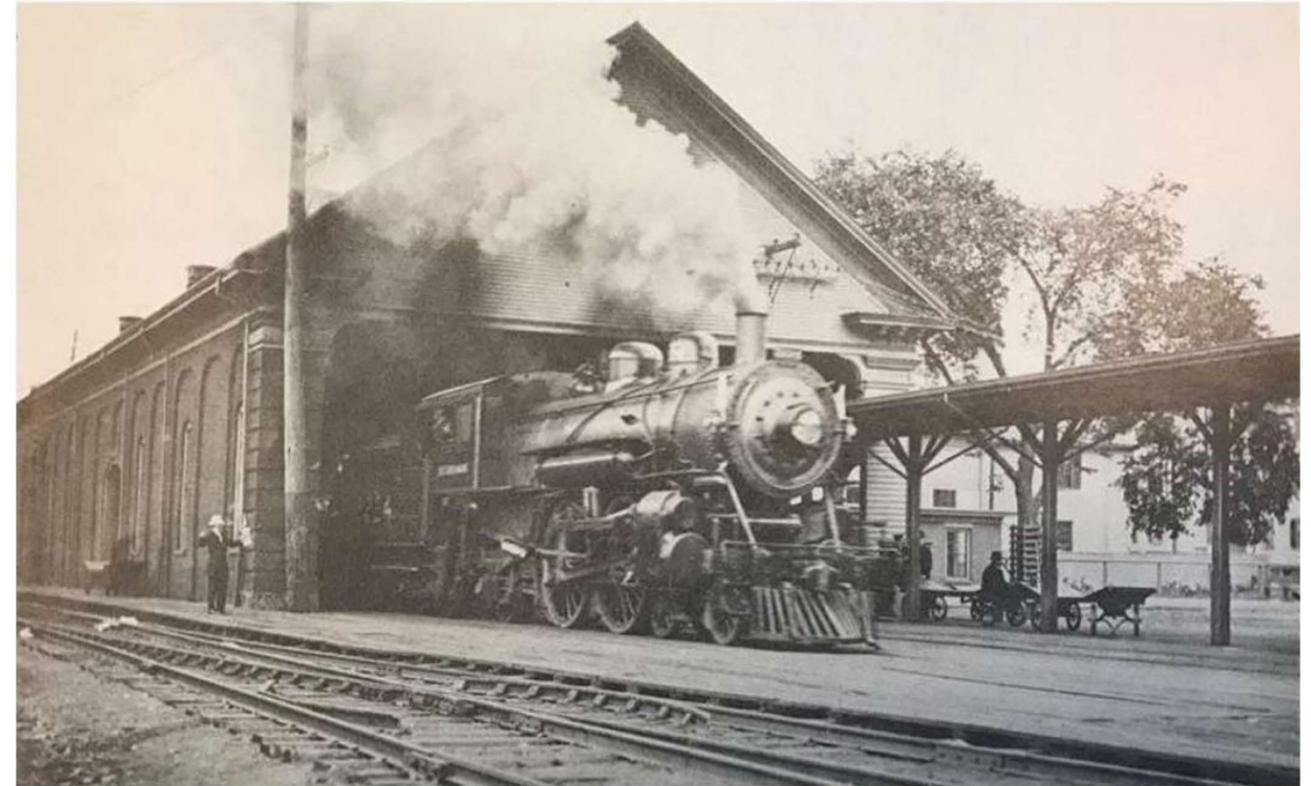
#1 TRAIN STATION



Portsmouth Athenaeum



Portsmouth Athenaeum



Boston & Maine Station, Portsmouth, N. H.



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

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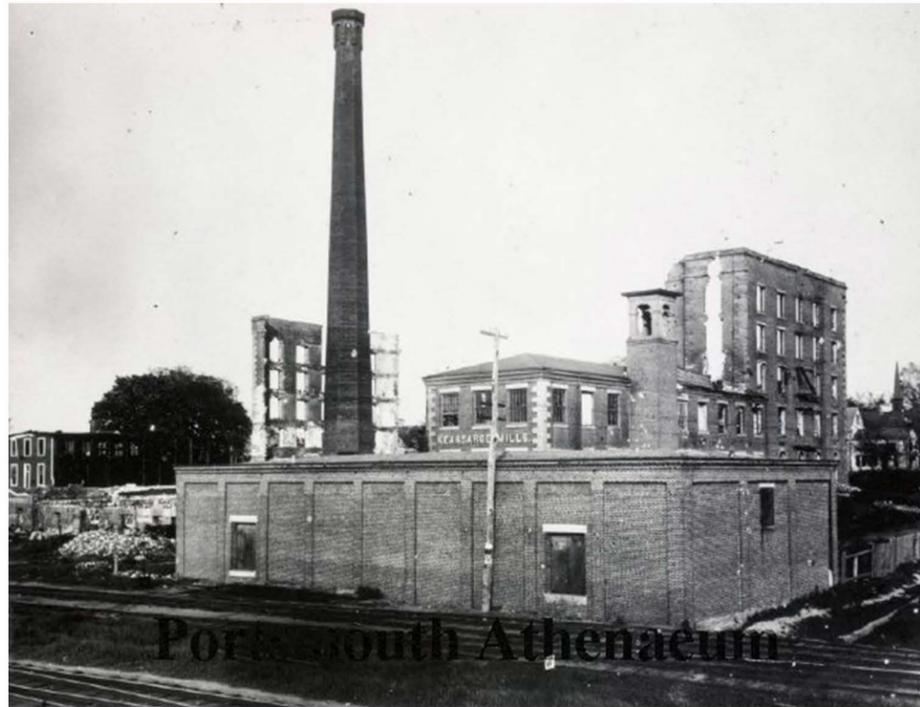


Portsmouth Athenaeum

#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

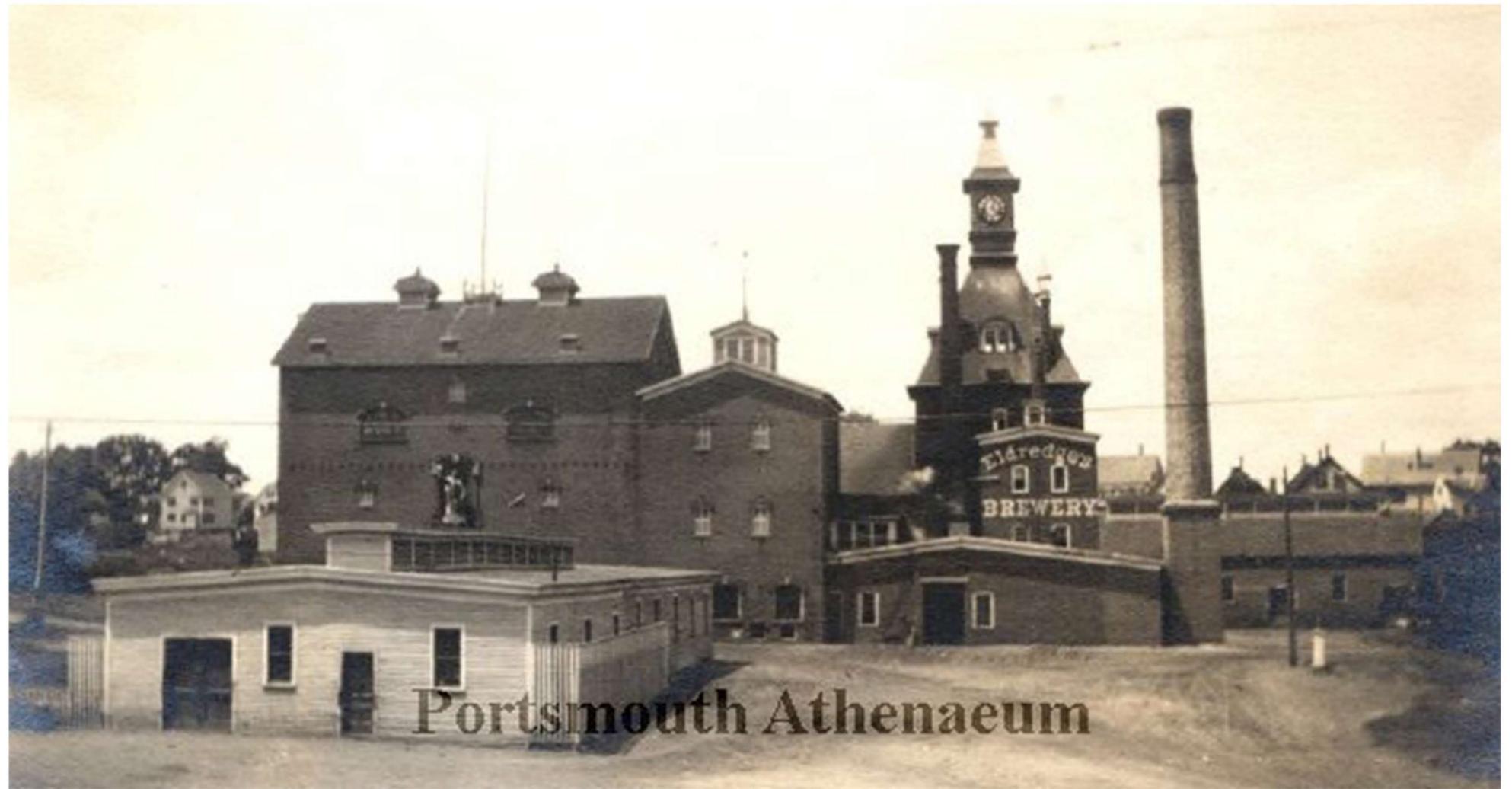
RELATED STRUCTURES

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SEPTEMBER 7, 2022





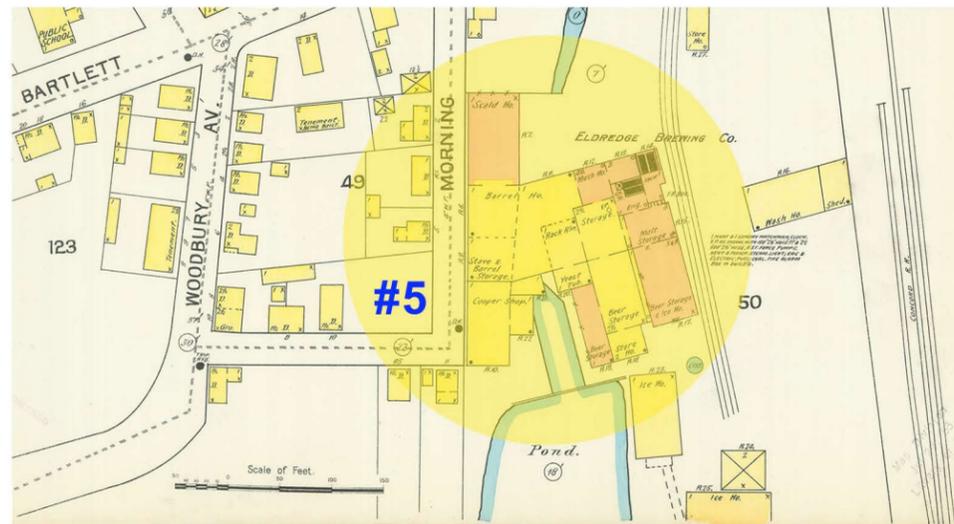
#4 FRANK JONES BREWERY



#5 ELDREDGE BREWERY



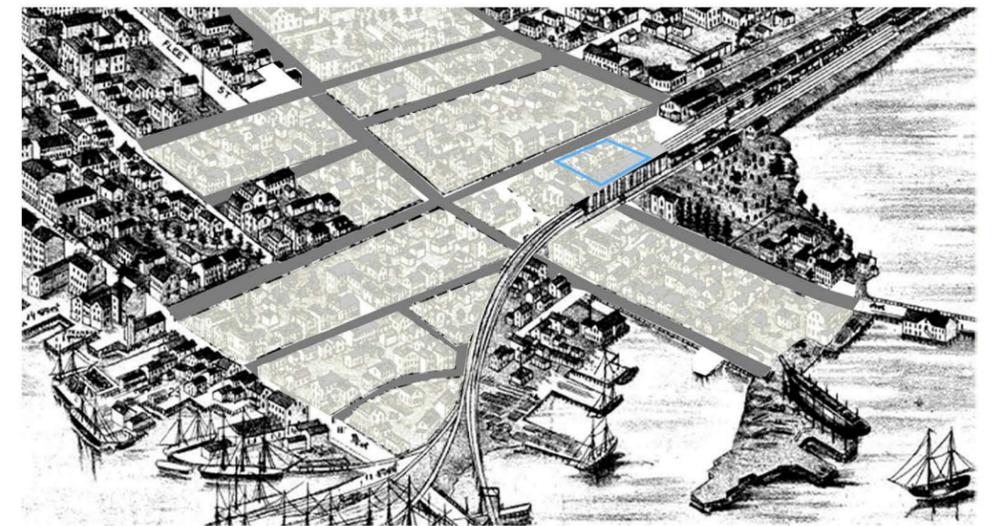
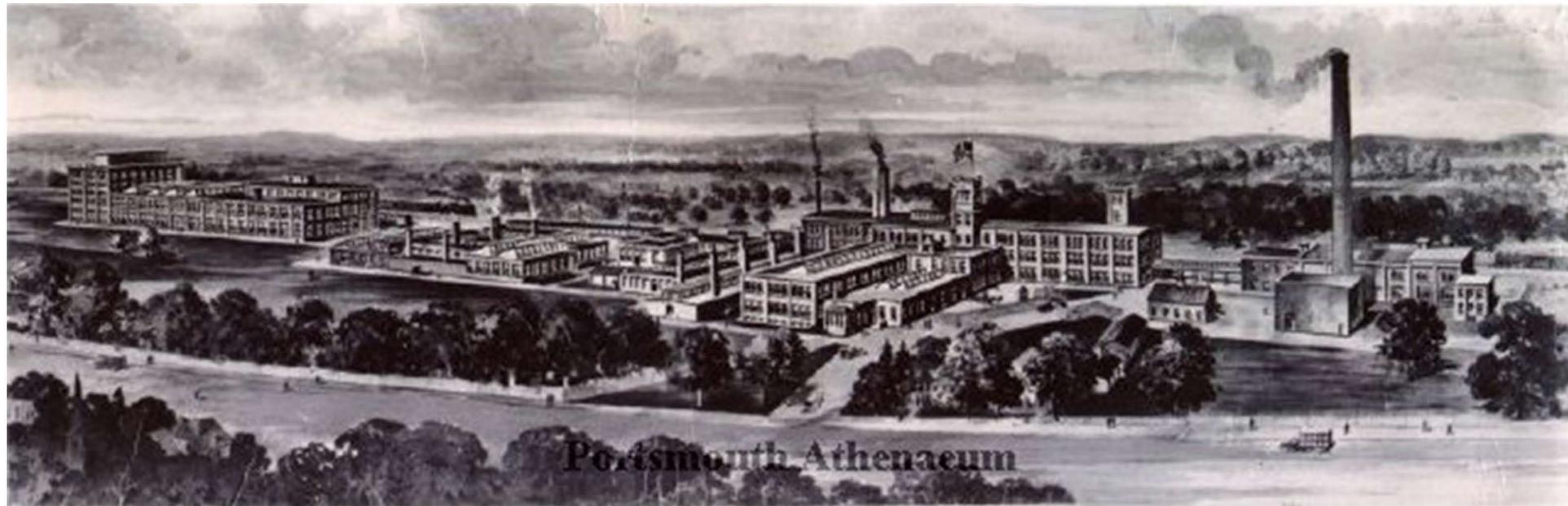
88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE



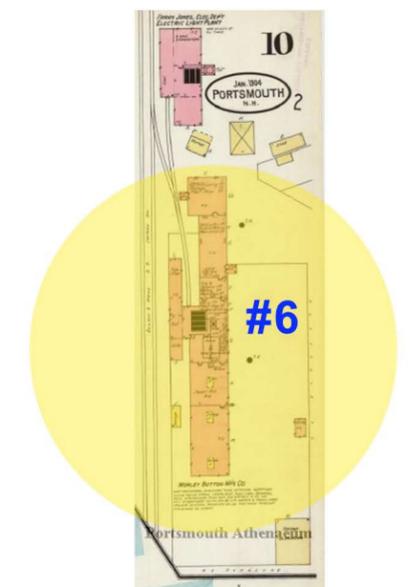
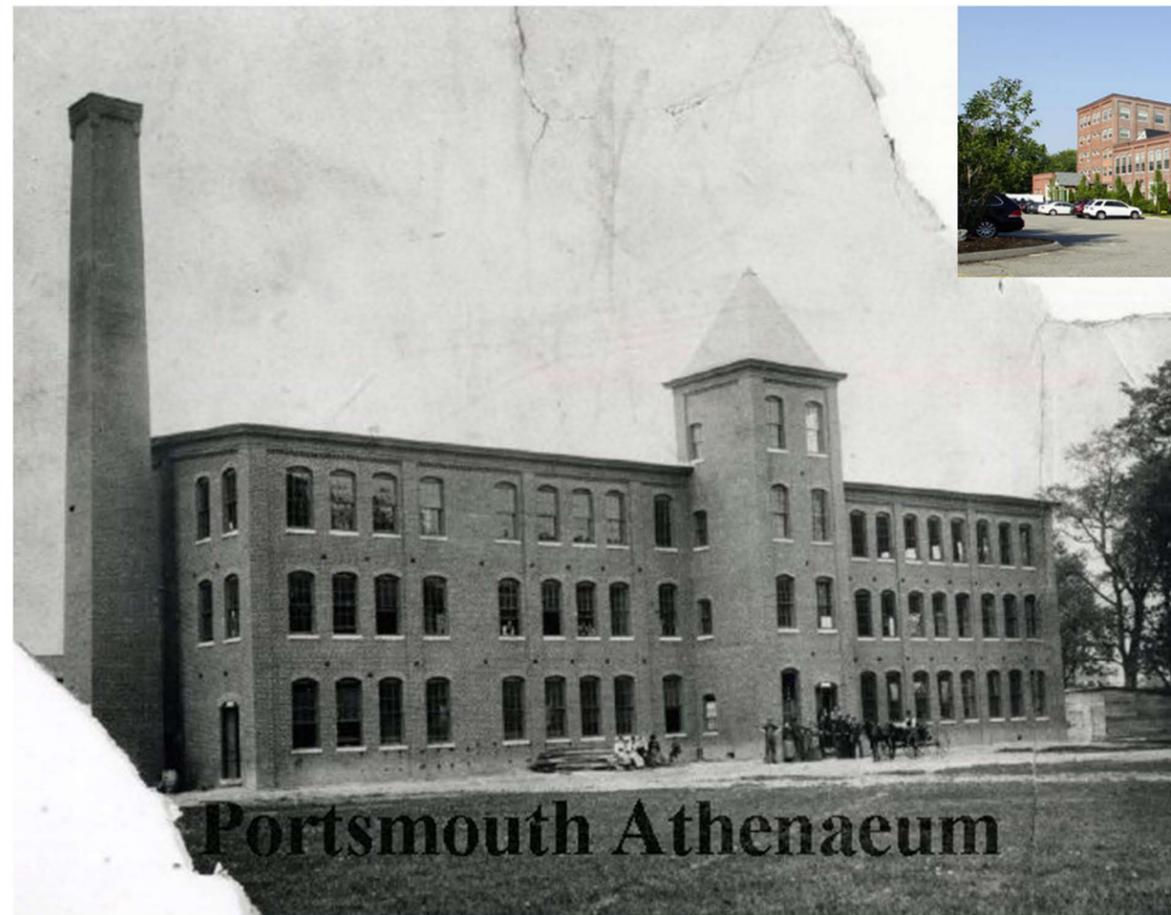
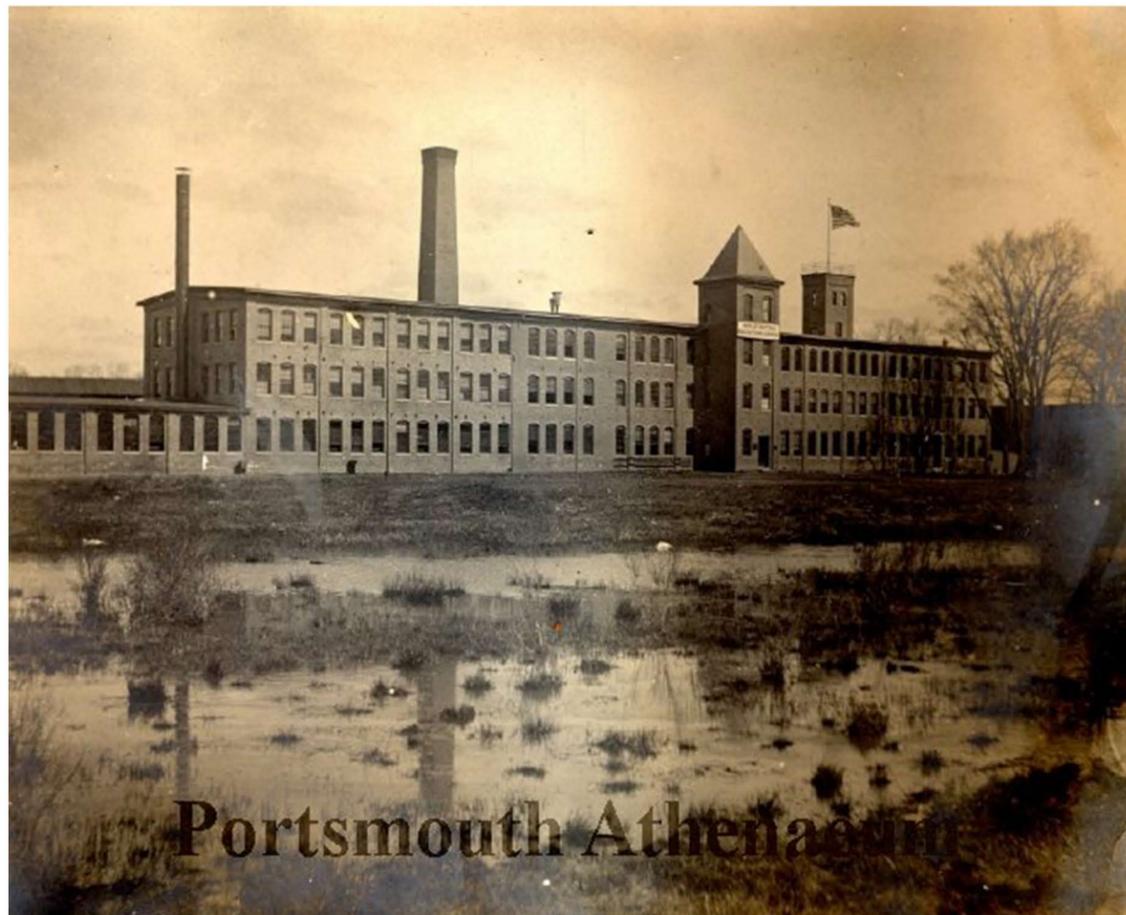
RELATED STRUCTURES

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022





#6 BUTTON FACTORY



88 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

RELATED STRUCTURES

HDC WORK SESSION #5 APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 7, 2022





09/09/2022

LUHD-501

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Jul 15, 2022

Applicant

Danielle Cain
dcain@marketsquarearchitects.com
104 Congress St
Suite 203
Portsmouth, NH 03801
603-501-0202

Primary Location

147 CONGRESS ST
Portsmouth, NH 03801

Owner:

LUCKY THIRTEEN PROPERTIES LLC
PO BOX 300 RYE, NH 03870-0300

Application Type

Please select application type from the drop down menu below

Work Session

Alternative Project Address

--

Project Information

Brief Description of Proposed Work

ADDITION OF A NEW GROUND UP SINGLE STORY STRUCTURE TO AN EXISTING BUILDING

Description of Proposed Work (Planning Staff)

new construction to an existing structure (construct a 1-story addition)

Project Representatives

Relationship to Project

Architect

If you selected "Other", please state relationship to project.

--

Full Name (First and Last)

sarah howard

Business Name (if applicable)

Market Square Architects

Mailing Address (Street)

104 Congress St, Suite 203

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.501.0202

Email Address

showard@marketsquarearchitects.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



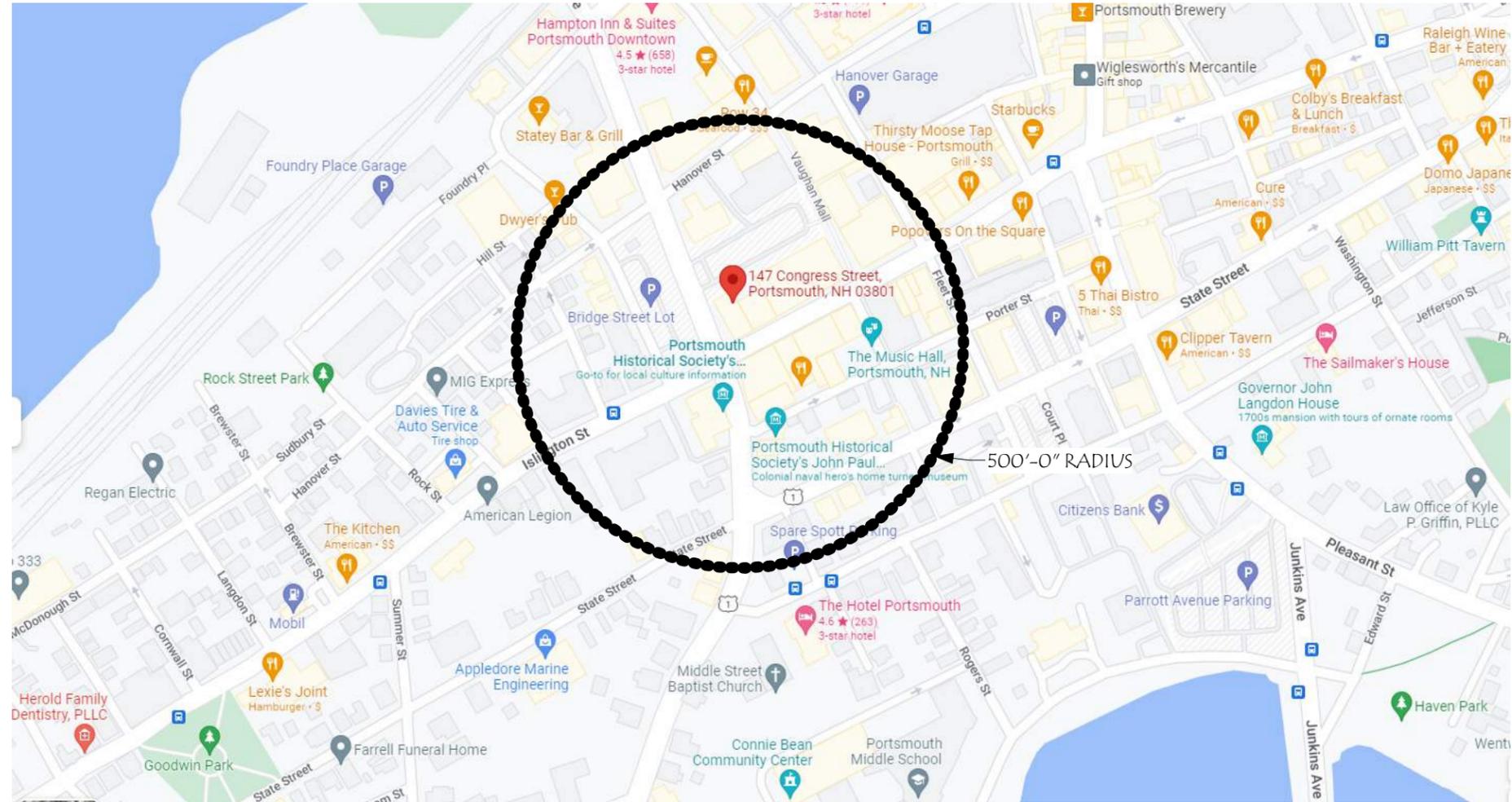
I hereby certify that as the applicant for permit, I am

Other

147 CONGRESS STREET

GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE ADDITION OF A NEW GROUND UP SINGLE STORY STRUCTURE TO AN EXISTING BUILDING



ZONING SUMMARY:

ZONING DISTRICT: HISTORIC DISTRICT CD5,
 DOWNTOWN OVERLAY DISTRICT
 LOT SIZE: ~6,282 SF
 MIN OPEN SPACE: 5%
 BUILDING HEIGHT: 2-3 STORIES, 40'-0" ALLOWED
 MIN GROUND STORY HEIGHT : 12'-0" MIN REQUIRED
 MIN GROUND STORY HEIGHT: ~11'-0" EXISTING
 REQUIRED FACADE TYPE: SHOPFRONT

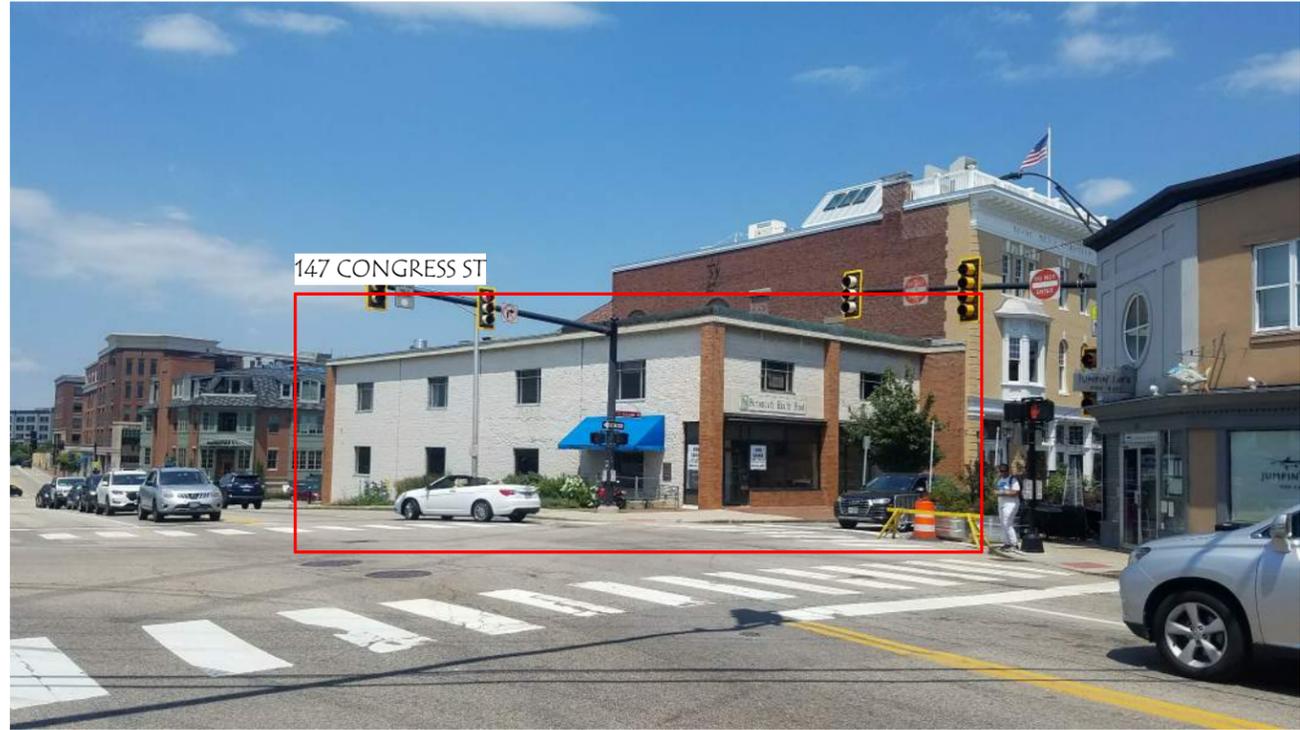
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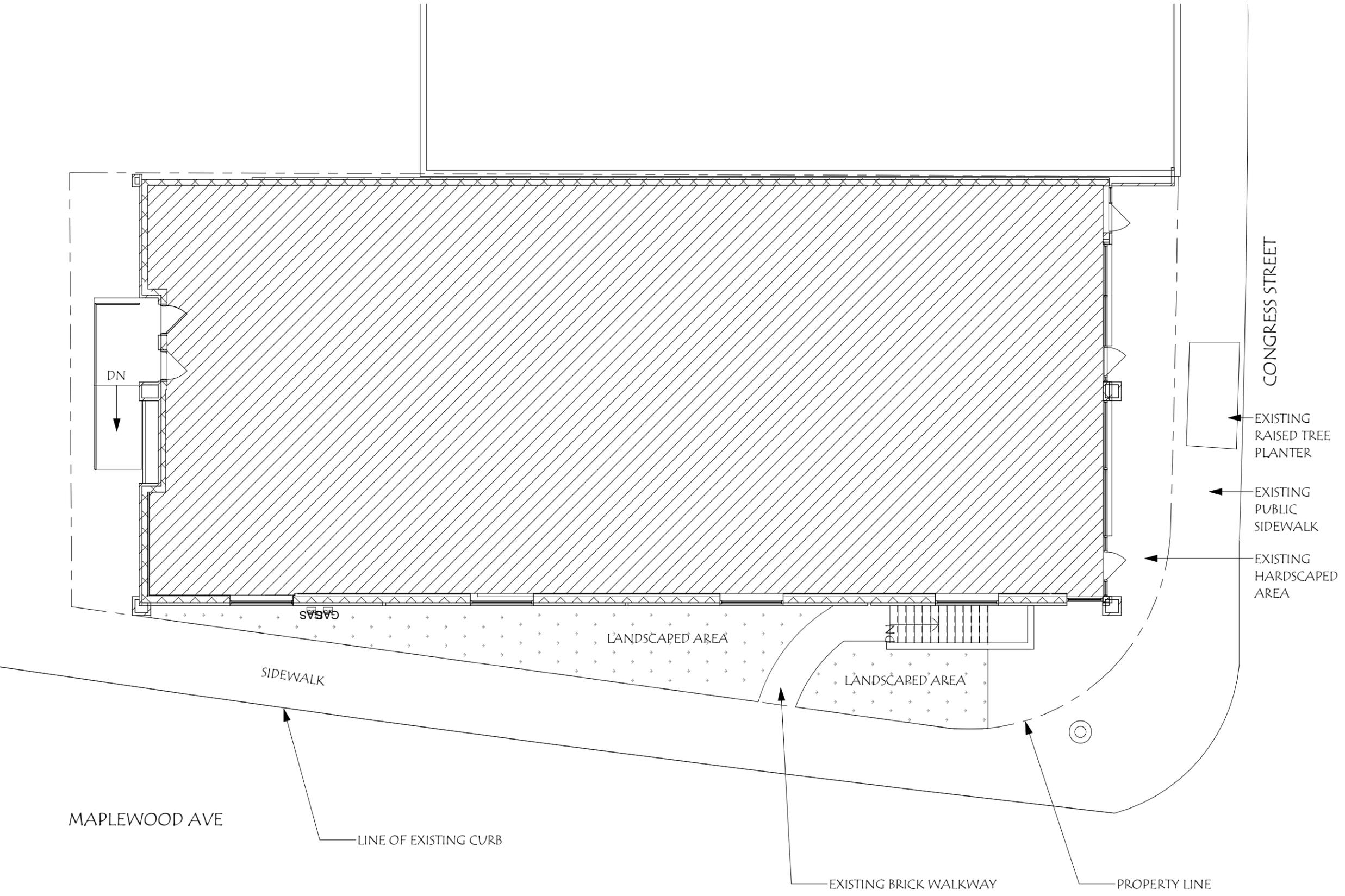


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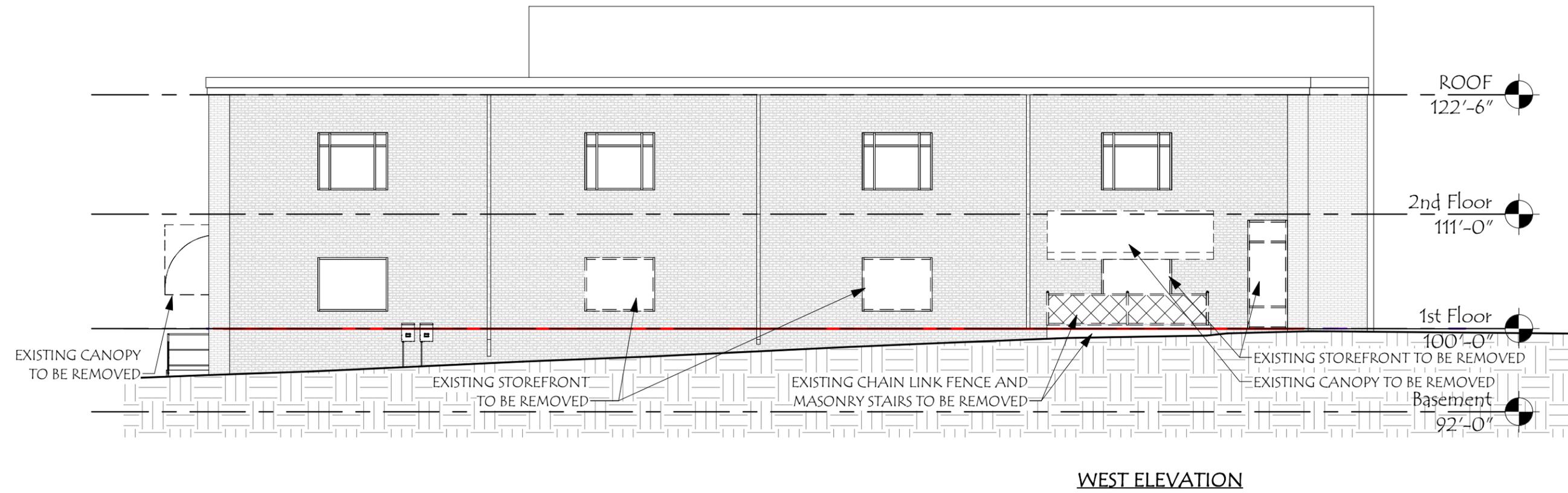
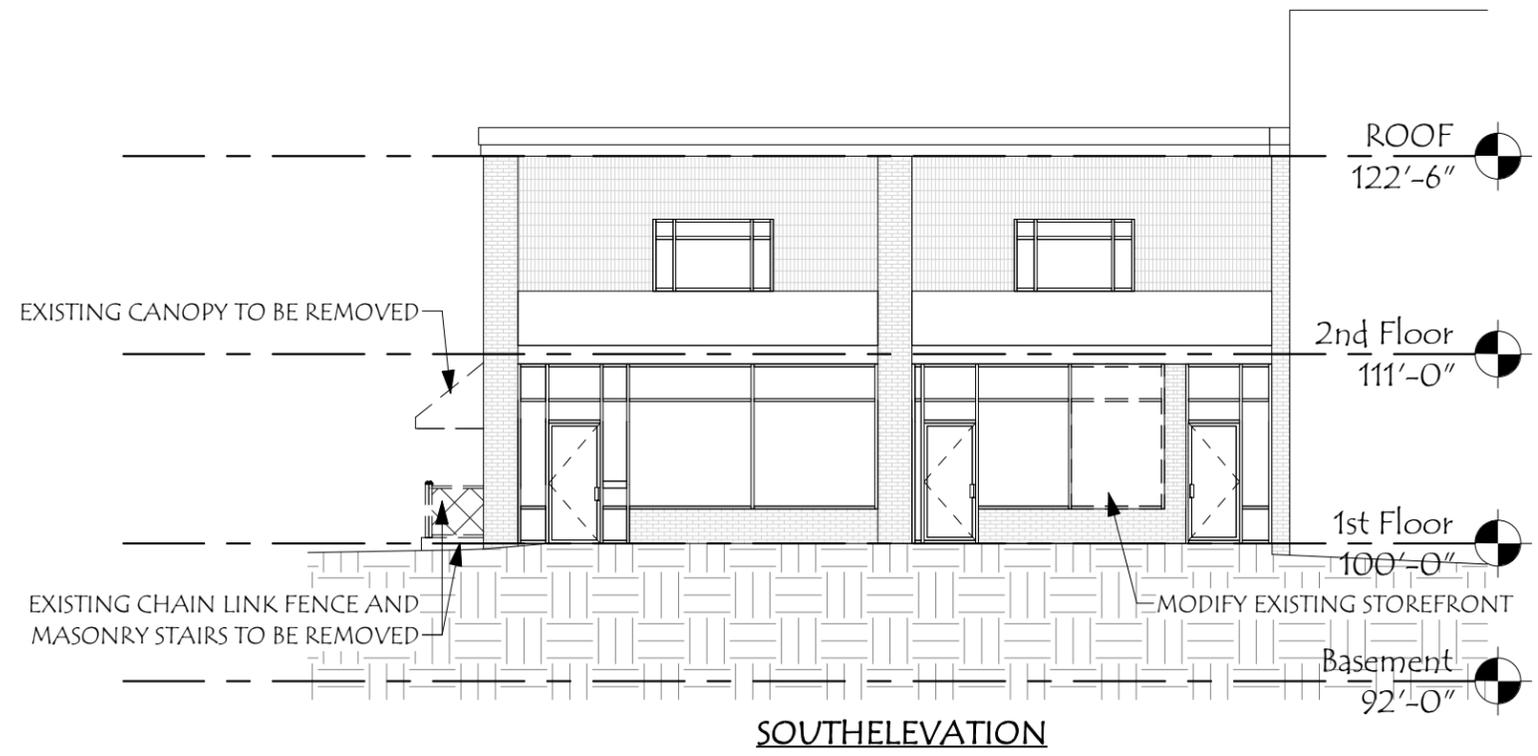
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| TITLE: | EXISTING PLAN |
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| TITLE: DEMO ELEVATIONS | 4 |
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NORTH ELEVATION



HISTORIC DISTRICT COMMISSION WORKSESSION SEPTEMBER 2022

147 CONGRESS
147 Congress St
Portsmouth, NH 03801

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147 CONGRESS ST

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147 Congress St
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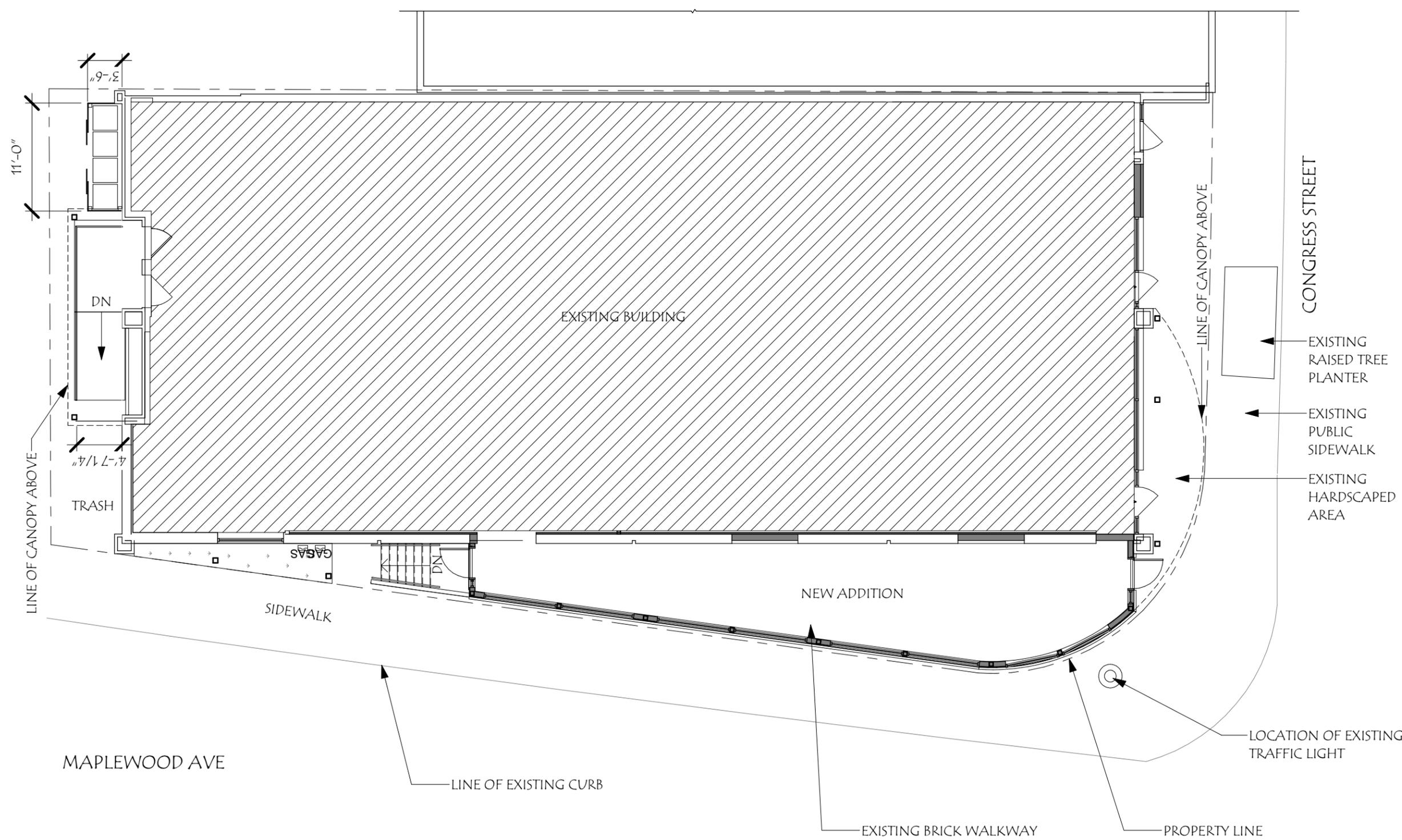
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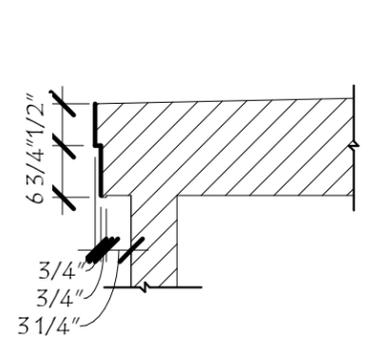
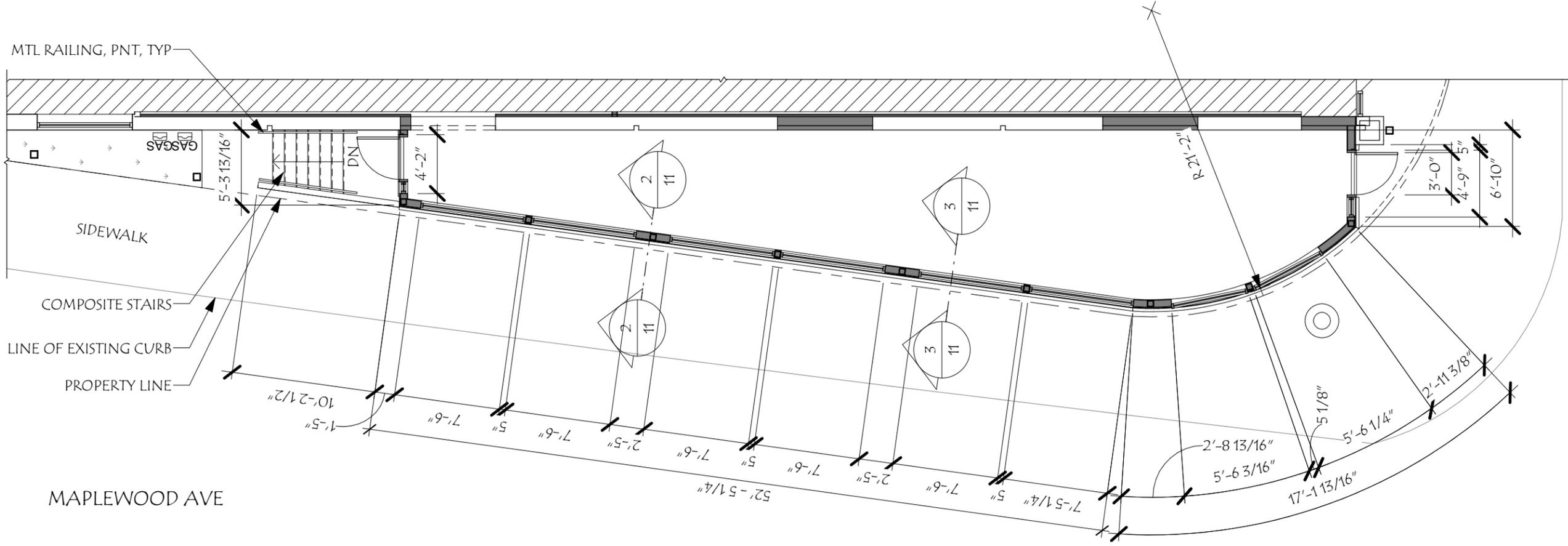


FLOOR PLAN

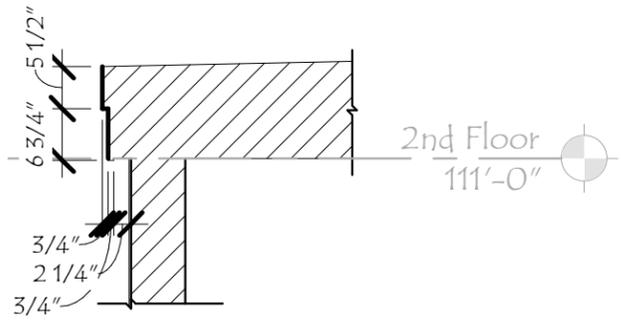
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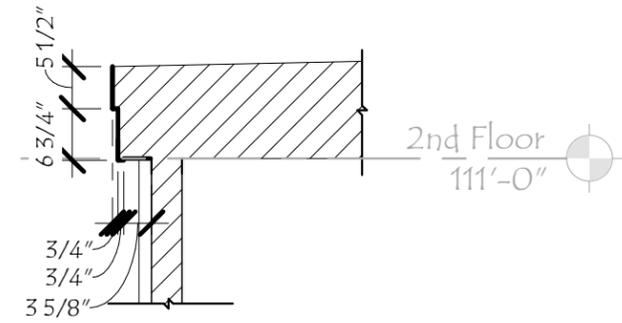
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DETAIL 3



DETAIL 2



DETAIL 1

ENLARGED WEST ADDITION PLAN



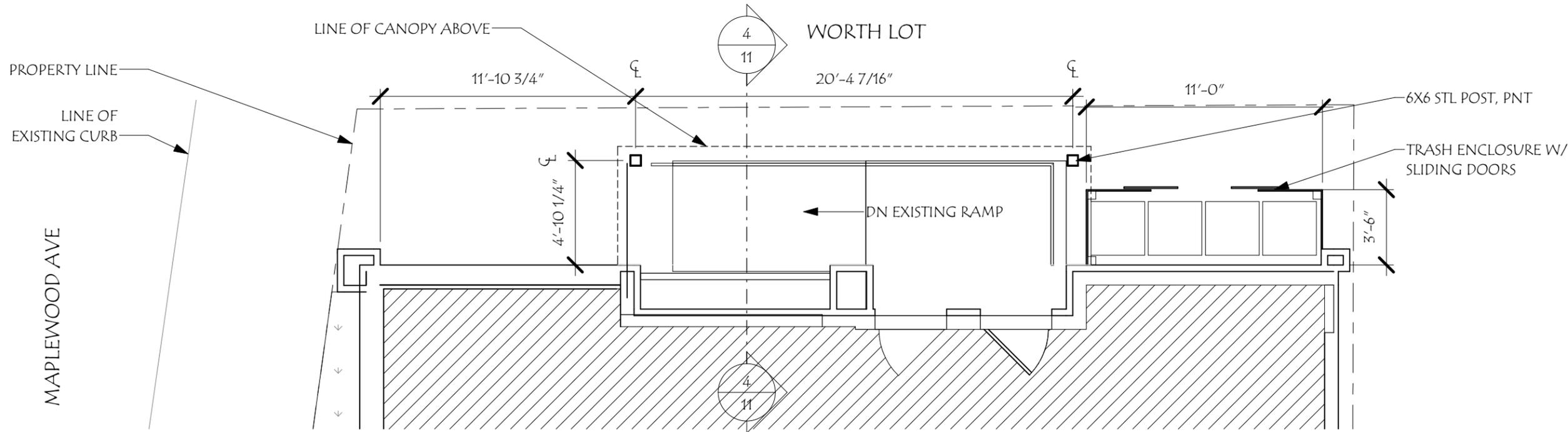
HISTORIC DISTRICT COMMISSION
WORKSESSION
SEPTEMBER 2022

147 CONGRESS
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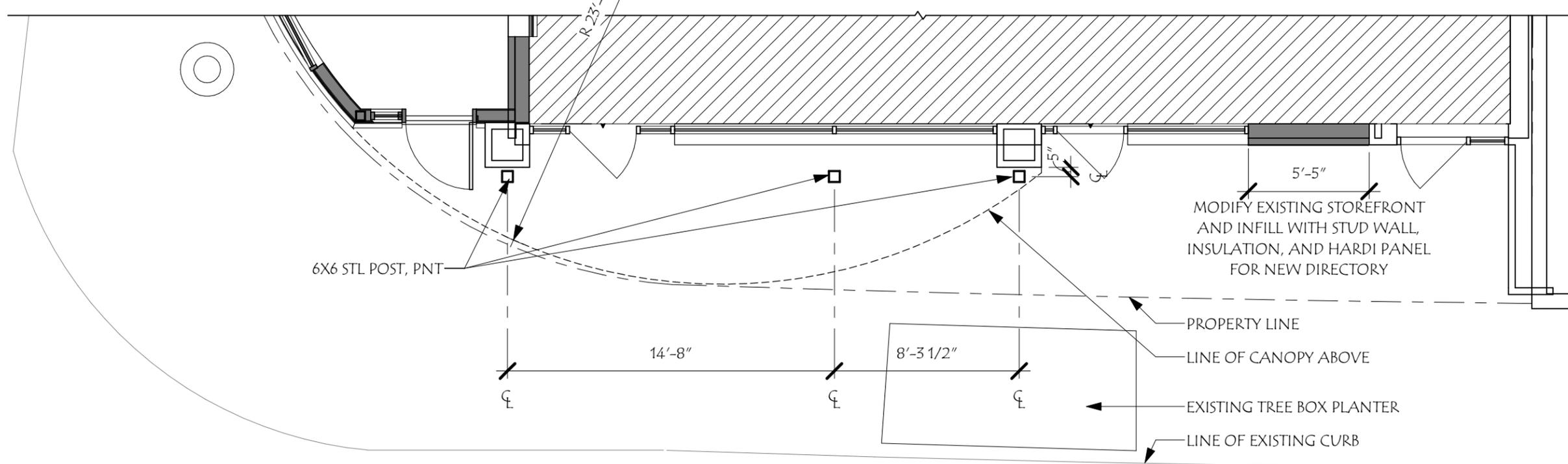
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TITLE: ENLARGED PLAN
11



ENLARGED NORTH CANOPY PLAN



ENLARGED SOUTH CANOPY PLAN

CONGRESS STREET

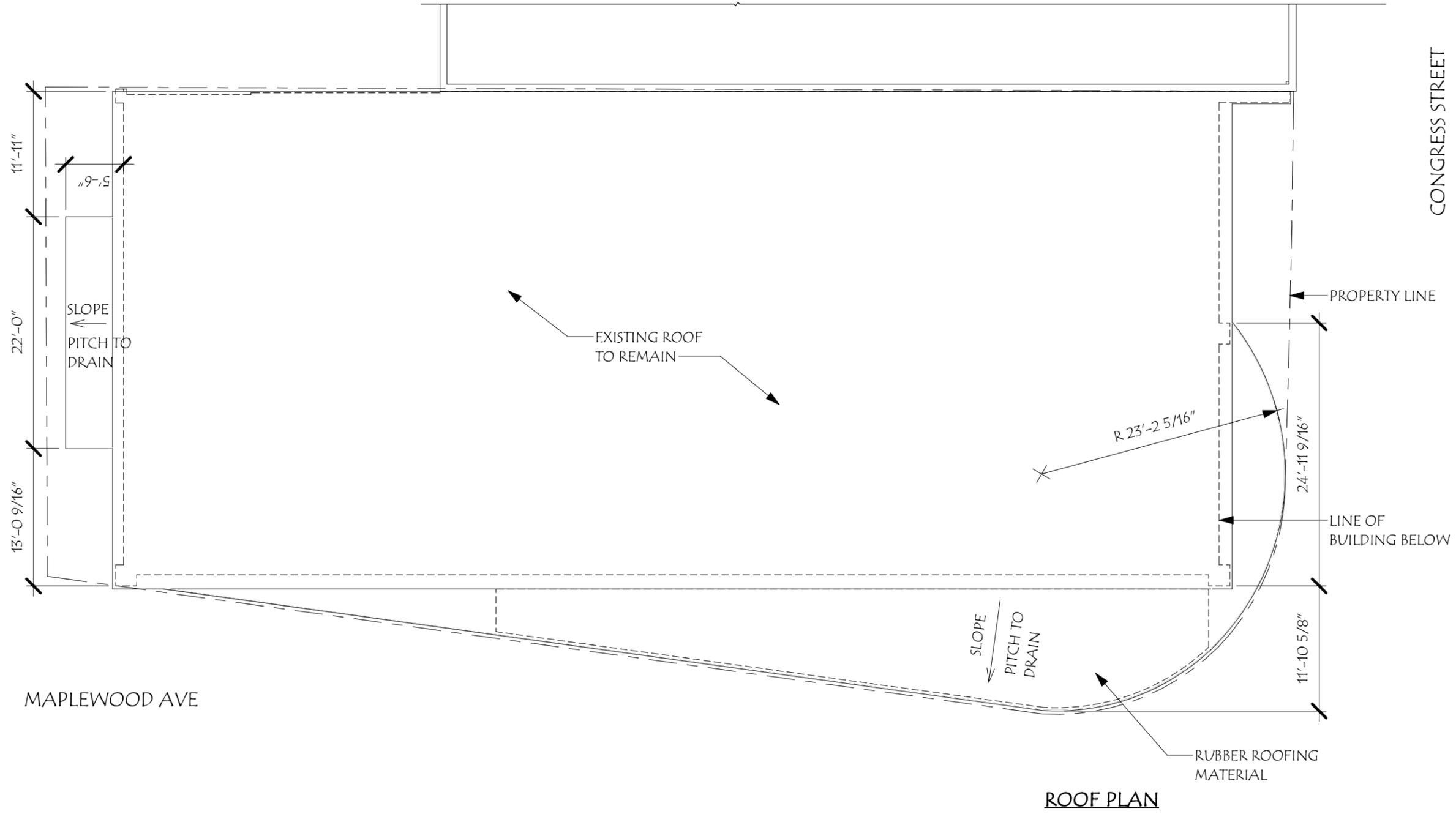
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ROOF PLAN



HISTORIC DISTRICT COMMISSION
 WORKSESSION
 SEPTEMBER 2022

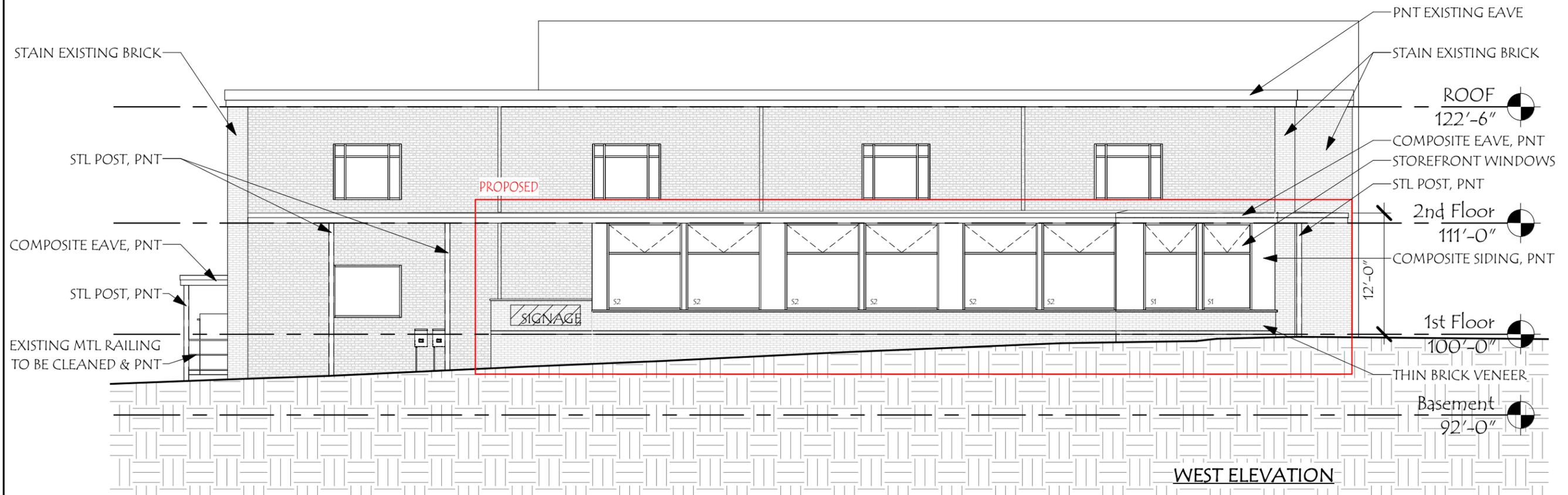
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| SCALE: | 3/32" = 1'-0" |
| DRAWN BY: | SNH |
| CHECKED BY: | RJH |
| PROJECT NO.: | 202209 |
| DATE: | 08/25/22 |



INSPIRATION IMAGES AND MATERIALS



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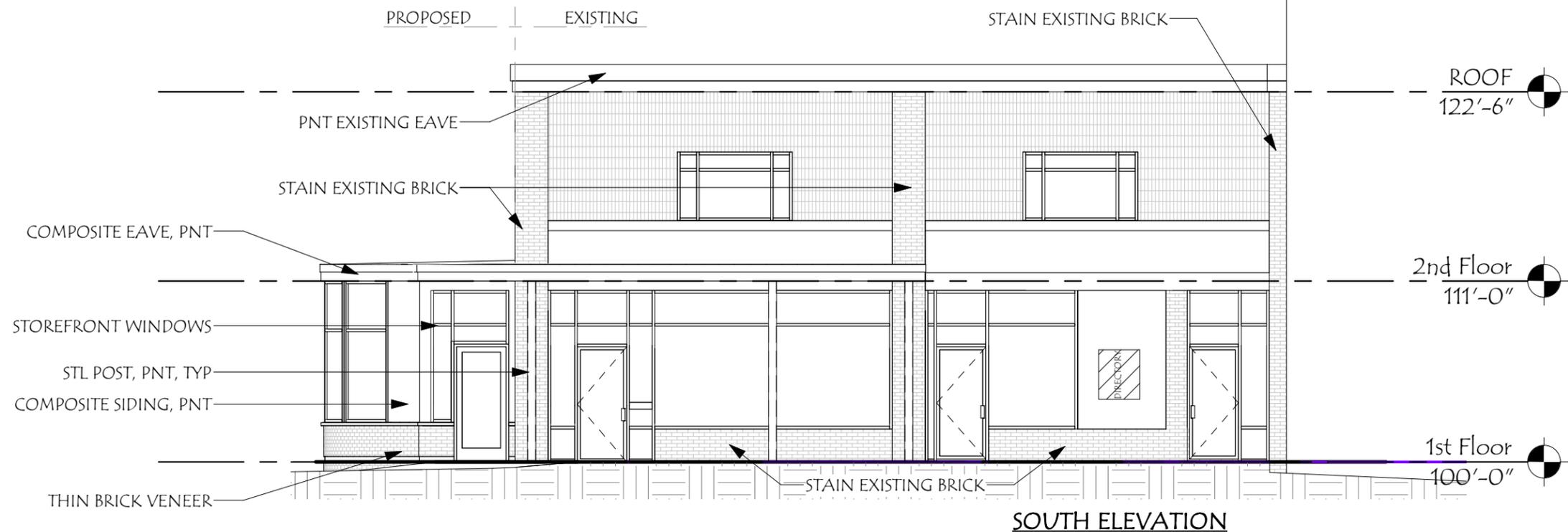
| Revisions: # | Description | Date |
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| SCALE: 3/32" = 1'-0" | DRAWN BY: SNH | CHECKED BY: RJH | PROJECT NO.: 202209 | DATE: 08/25/22 |
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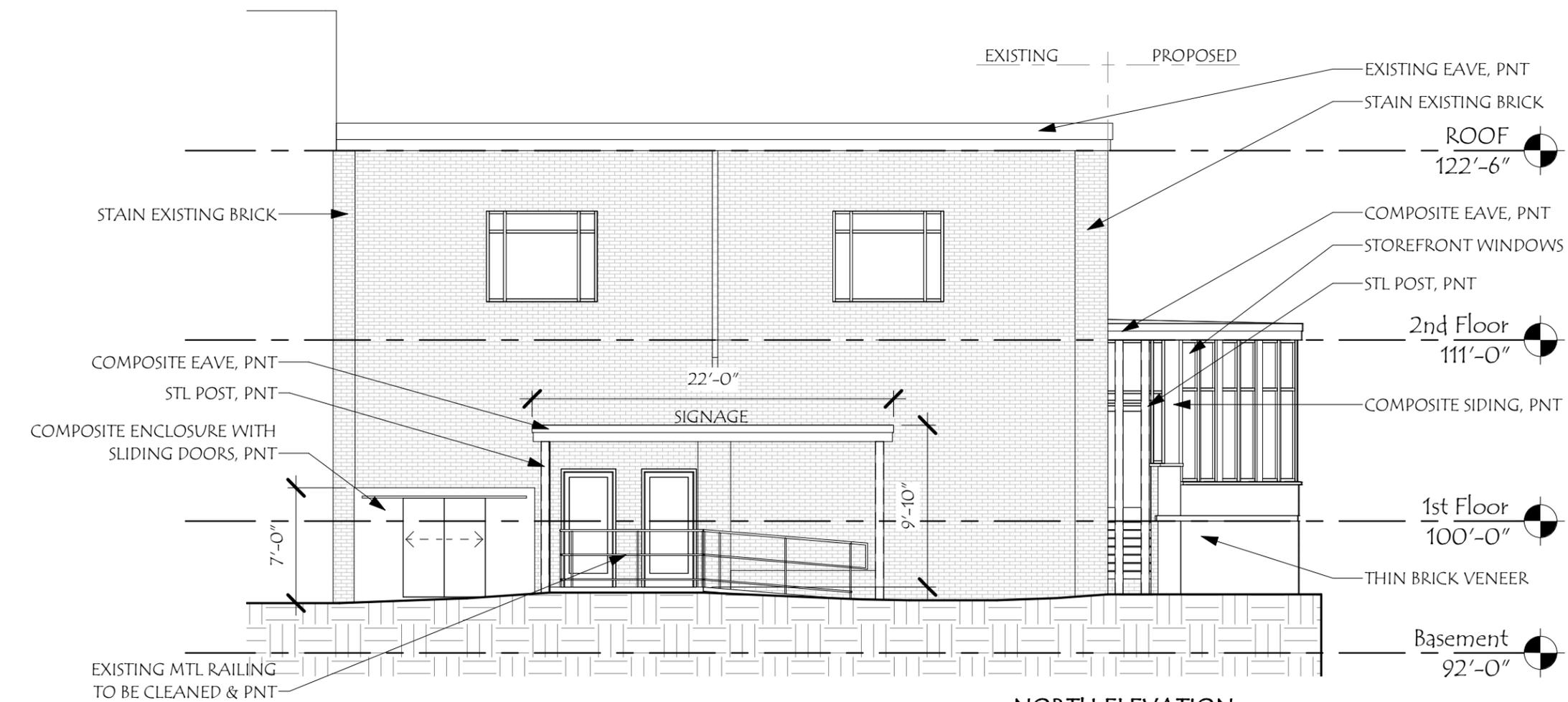
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| TITLE: PROPOSED ELEVATIONS | 14 |
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SOUTH ELEVATION

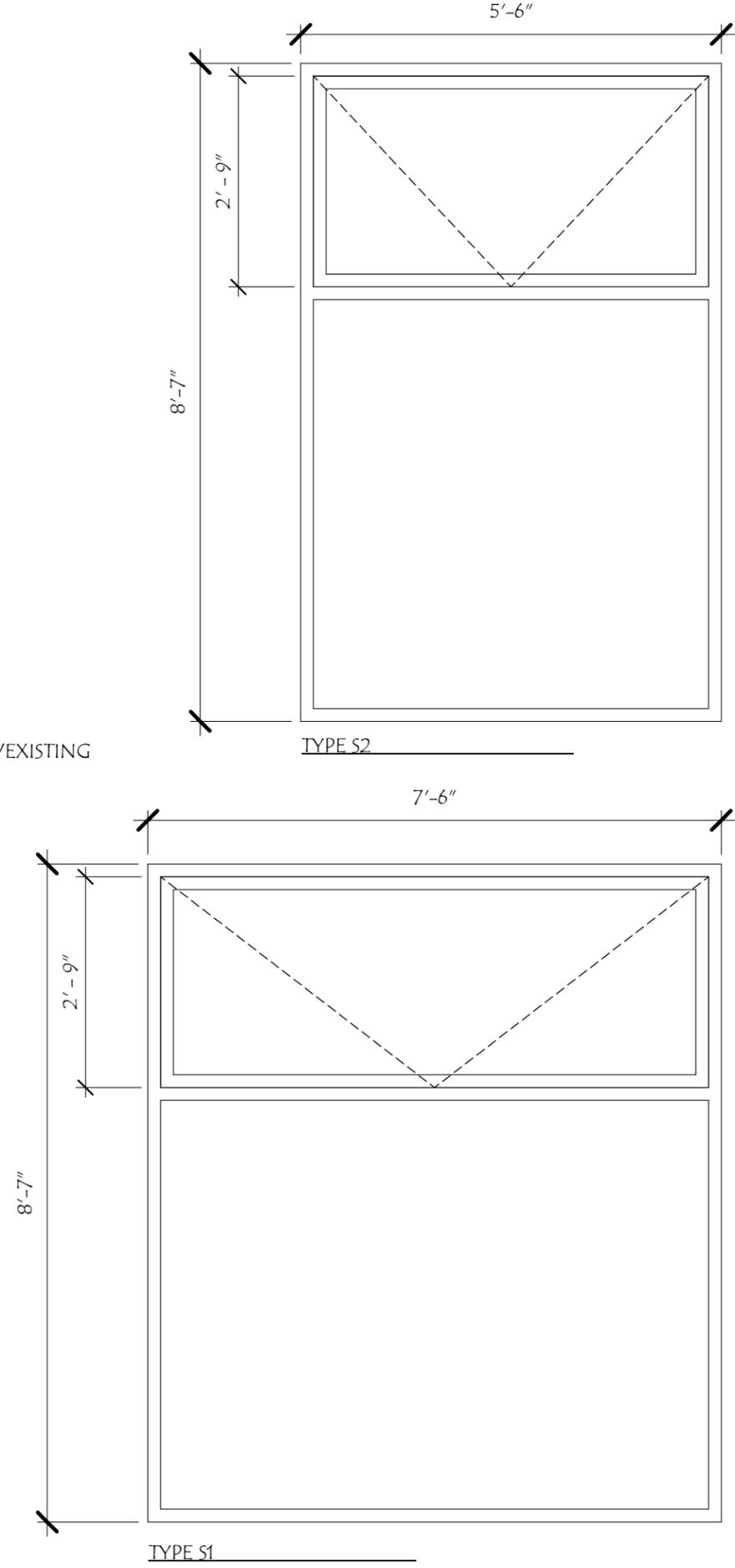
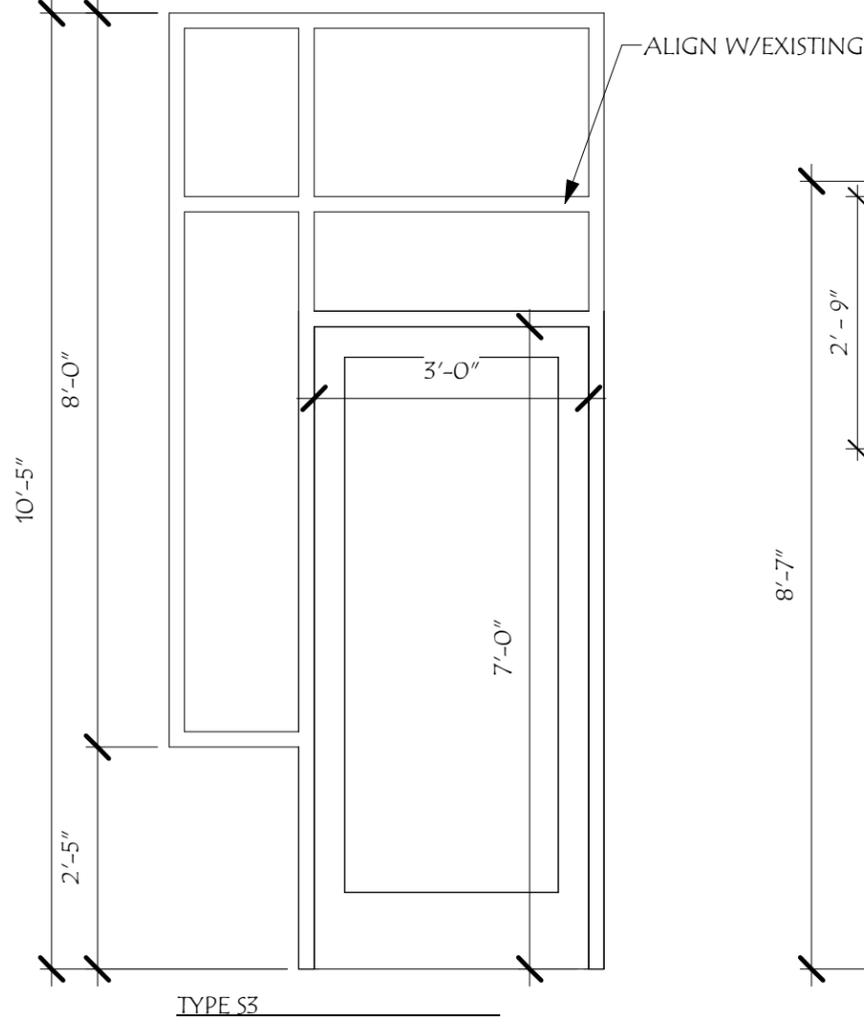
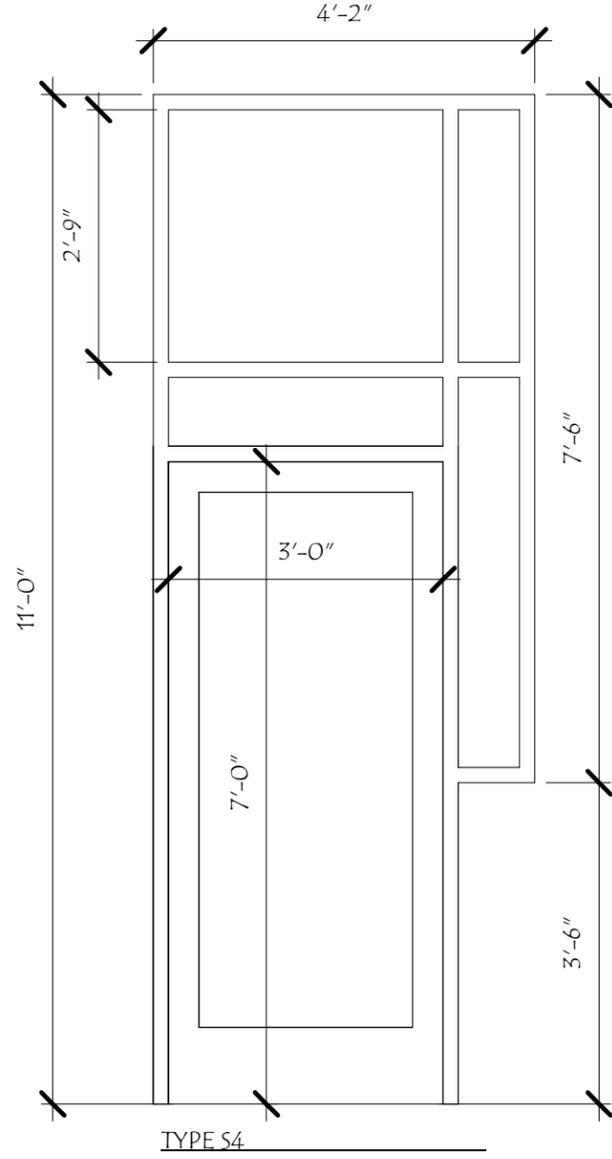


NORTH ELEVATION

| Revisions # | Description | Date |
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| SCALE: | 1/8" = 1'-0" |
| DRAWN BY: | SNH |
| CHECKED BY: | RJH |
| PROJECT NO.: | 202209 |
| DATE: | 08/25/22 |

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| TITLE: | PROPOSED ELEVATIONS |
| | 15 |



TITLE:
FENESTRATION

SCALE: 1/2" = 1'-0"
DRAWN BY: SNH
CHECKED BY: RJH
PROJECT NO.: 202209
DATE: 08/25/22

| Revisions: # | Description | Date |
|-----------------|-------------|------|
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SEPTEMBER 2022

