

# Historic District Commission

## Staff Report – April 5<sup>th</sup>, 2023

### April 5<sup>th</sup> MEETING

#### Administrative Approvals:

1. 11 Sheafe St. (LUHD - 550) - Request to Postpone
2. 60 Penhallow St. (LUHD – 578) - TBD
3. 303 Pleasant St. (LUHD – 579) - TBD
4. 138 Gates St. (LUHD-596) - TBD
5. 48 Manning St. (LUHD –595) - TBD
6. 93 Pleasant St. (LUHD-597) - TBD
7. 303 Pleasant St. (LUHD – 599) - TBD
8. 45 Market St. (LUHD –) - Recommend for Approval

#### WORK SESSIONS – OLD BUSINESS:

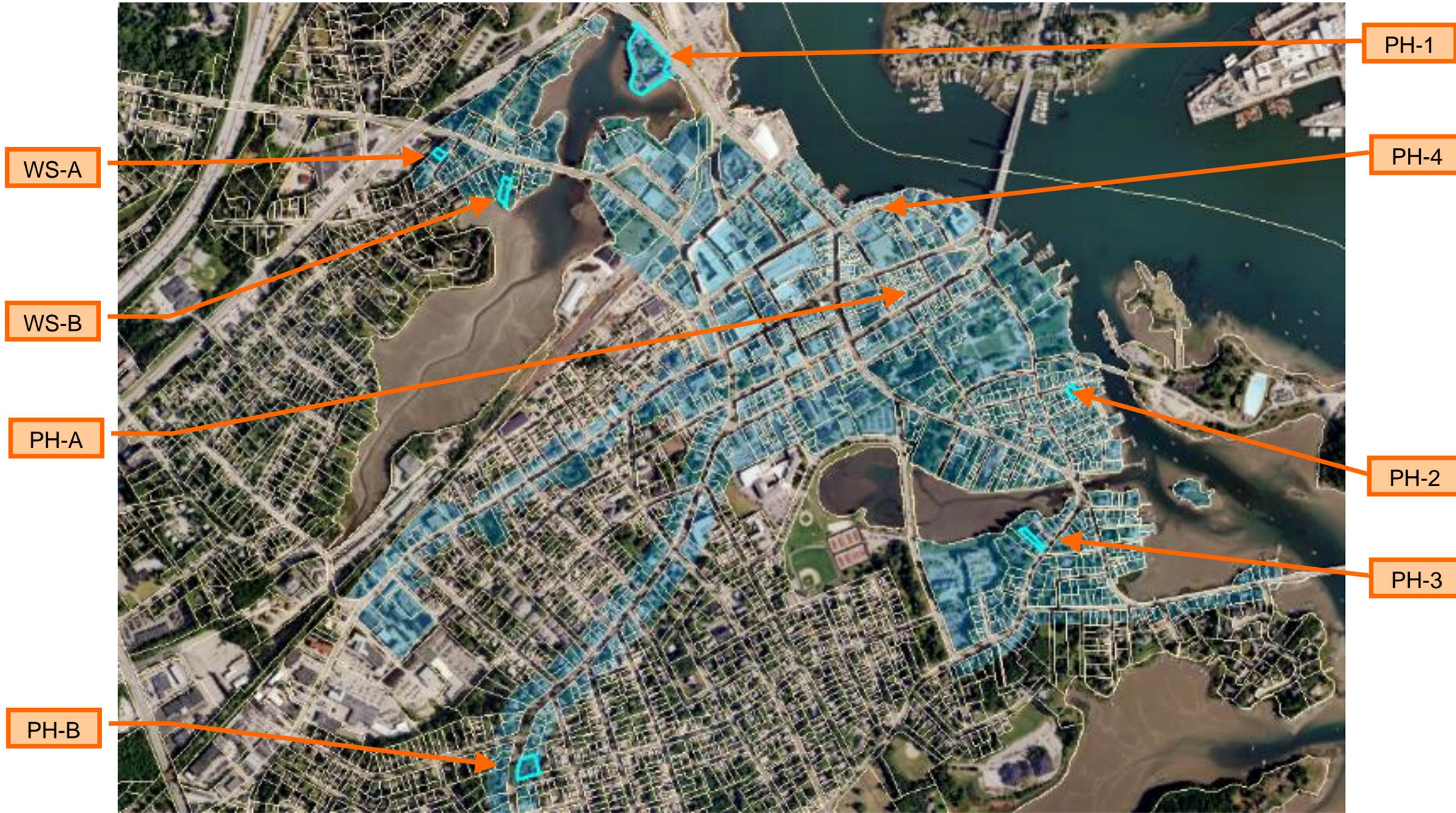
- A. 37 Prospect Street (LUHD-563) (additions)
- B. 39 Dearborn Street (LUHD-568) (addition)

#### PUBLIC HEARINGS – NEW BUSINESS:

1. 500 Market St. (LU-23-34) (replace decks)
2. 1 Walton Alley (LU-23-14) (new windows)
3. 105 South St. (LU-23-38) (solar panels)

#### PUBLIC HEARINGS – OLD BUSINESS:

- A. 129 State St. (LU-22-78) (parapet wall)
- B. 765 Middle St. (LU-22-196) (carriage house)



LOCATOR MAP

# HISTORIC DISTRICT COMMISSION

MEETING DATE: April 5<sup>th</sup>  
APPLICATIONS: 15

# Historic District Commission

**Project Address:** 37 PROSPECT ST. (LUHD-563)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 5,230 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Colonial
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

**B. Proposed Work:** To construct a 1<sup>st</sup> and 2<sup>nd</sup> floor 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 / 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 Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

**J. Staff Comments and/ or Suggestions for Consideration:**

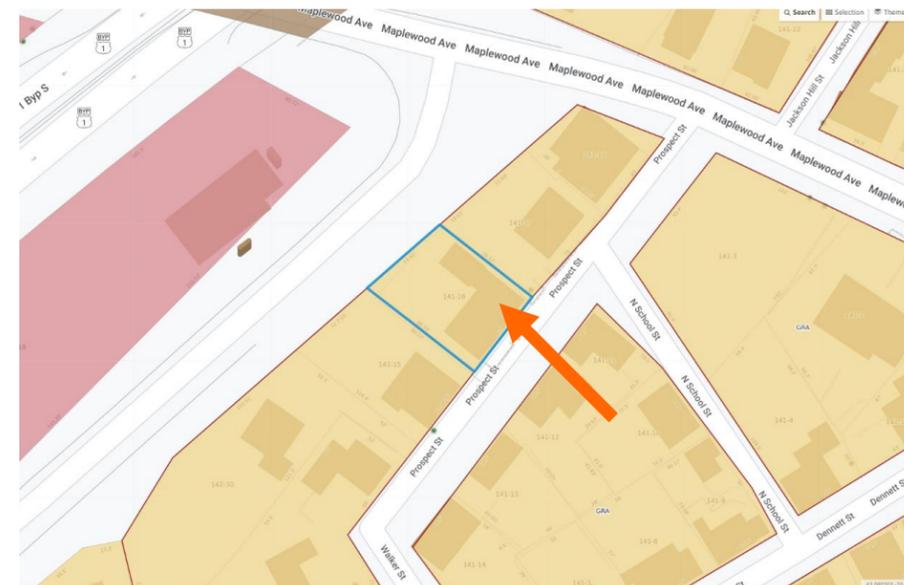
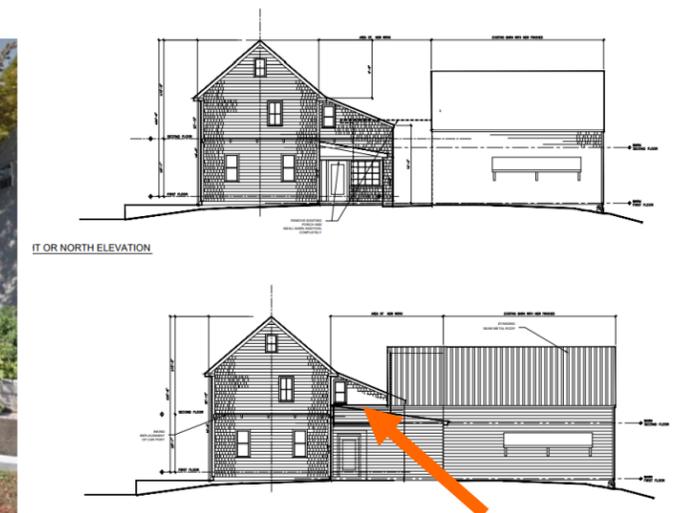
- The applicant is proposing to:
  - Add a 2-story rear addition with a roof deck.
  - **Note, the applicant has requested to postpone this application to the May meeting.**

**• Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)**

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 37 PROSPECT STREET (LUHD-563) – WORK SESSION #A (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)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">- ADD 1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR ADDITIONS -</h4>				
	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	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<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	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	<b>Walls</b>			<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	<b>Doors and windows</b>			<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	<b>Porches and Balconies</b>			<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	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	38		<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

# PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 37 PROSPECT ST. Case No.: A Date: 4-5-23

**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 Address:** 39 DEARBORN LANE (LUHD-568)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSIONS #B

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 11,600 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Dearborn Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

**B. Proposed Work:** To replace add a connector with an 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       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 is located along Dearborn Lane off of Dearborn Street. It is surrounded with many wood-frame 2.5 story structures with little to no setbacks from the sidewalk.

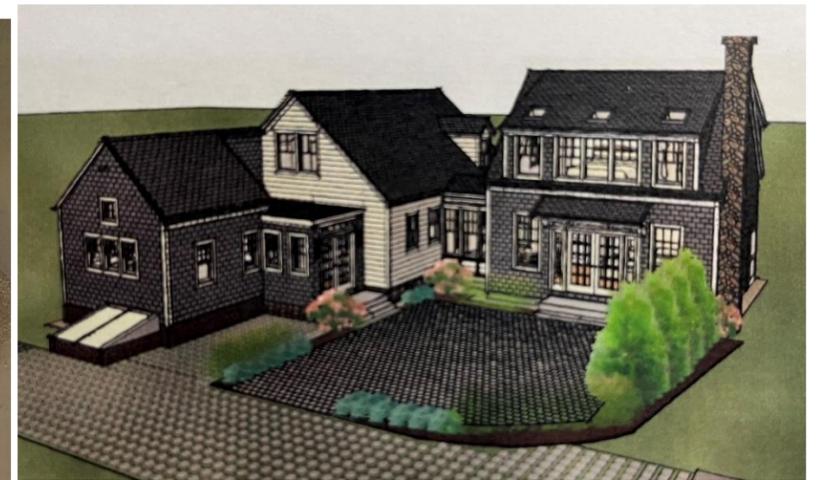
**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

- Add a new connector building and addition;
- Expending a section of the kitchen.
- **Note that the applicant has modified the proposed a variety of designs to attach a proposed connector building to a new larger addition. The applicant also received a variance from the BOA for the proposed project.**

**Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)**

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 39 DEARBORN LANE – WORK SESSION #B (MODERATE PROJECT)

		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)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– Modify Cape to Add a Connector Building &amp; Addition –</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)					
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
CONTEXT	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<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	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	<b>Walls</b>			<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	<b>Doors and Windows</b>			<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	<b>Porches and Balconies</b>			<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	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
SITE DESIGN	35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

# PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 39 DEARBORN STREET Case No.: B Date: 4-5-23

**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 Address:** 500 MARKET STREET (LU-23-34)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 102,680 SF +/-
- Estimated Age of Structure: c. 1982
- Building Style: Classical Revival
- Historical Significance: C
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Nobles Island

**B. Proposed Work:** Replace rear decks.

**C. Other Permits Required:**

- Board of Adjustment
- Planning Board
- City Council
- Condo Association
- Abutting Property Owner

**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 buildings are located along Market Street along the North Mill Pond. It's surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

- Replace the rear decks with a pier-supported structural system.
- The concrete piers will be located beneath the deck and, as requested, a specification sheet has been provided by the applicant.

**Note that this project was approved in 2020 but the approval has expired.**

**• Design Guideline Reference: Guidelines for Porches, Stoops and Decks (06)**

**K. Aerial Image, Street View and Zoning Map:**



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC SURVEY RATING**

**C**

**500 MARKET STREET (LU-23-34) – PUBLIC HEARING #1 (MINOR)**

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	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)		<b>MINOR PROJECT – Replace Rear Decks –</b>			
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	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<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	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	<b>Walls</b>			<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	<b>Doors and Windows</b>			<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		<b>Porches and Balconies</b>			<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		<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
SITE DESIGN	35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 500 MARKET STREET Case No.: 1 Date: 4-5-23**

**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 (LU-23-39)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #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 new windows and 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 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 new window openings;
  - Remove skylights; and
  - Replace windows.

**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-23-39) – PUBLIC HEARING #2 (MINOR)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
<b>STAFF</b>	No.	<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<h2 style="margin: 0;">MINOR PROJECT</h2> <h3 style="margin: 0;">- ADDING A NEW WINDOWS &amp; REPLACE WINDOWS -</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)							
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	<b>CONTEXT</b>	<b>PROJECT REVIEW ELEMENT</b>		<b>HDC COMMENTS</b>	<b>HDC SUGGESTIONS</b>	<b>APPROPRIATENESS</b>			
		8	<b>Scale</b> (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	<b>Placement</b> (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	<b>Architectural Style</b> (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		<b>BUILDING DESIGN &amp; MATERIALS</b>	12	<b>Roofs</b>				<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		<b>Cornice Line</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	17		Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	<b>SITE DESIGN</b>		18	<b>Walls</b>				<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	<b>Doors and windows</b>				<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	<b>Porches and Balconies</b>				<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		<b>Lighting</b> (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	31		<b>Signs</b> (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	32		<b>Mechanicals</b> (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	33		<b>Decks</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	34		<b>Garages</b> (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	35		<b>Fence / Walls</b> (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	36		<b>Grading</b> (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	37		<b>Landscaping</b> (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38		<b>Driveways</b> (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39		<b>Parking</b> (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 1 WALTON ALLEY Case No.: 2 Date: 4-5-23**

**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 Address:** 105 SOUTH ST. (LU-23-38)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #3

**Existing Conditions:**

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 7,840 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: 19<sup>th</sup> Century Vernacular
- Historical Significance: C
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To add solar panels.

**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:**

- This 2.5 story historic structure is located along South Street. It is surrounded with many 2 -2 1/2 - story wood-sided structures with shallow front and side yards. This property also has a deep rear yard that extends to the South Mill Pond.

**J. Staff Comments and/ or Suggestions for Consideration:**

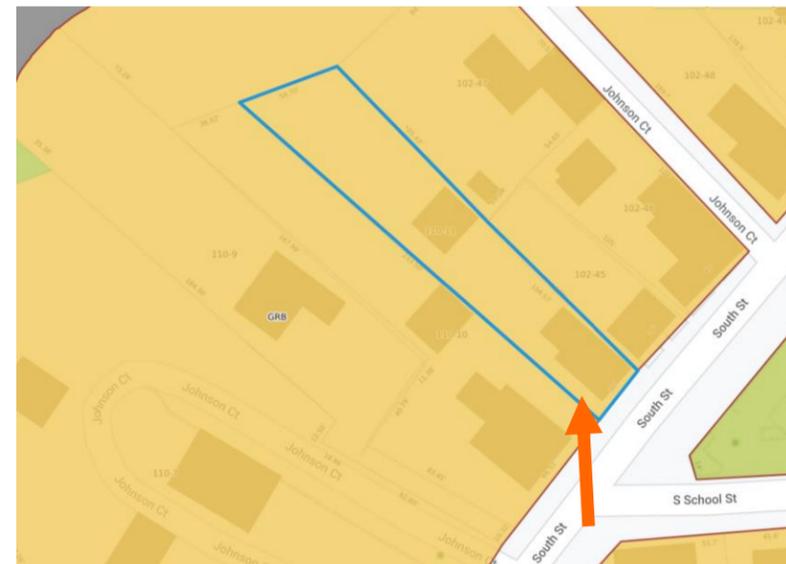
- The Application is proposing to:
- Install solar panels.

**Design Guideline Reference – Guidelines for Roofing (04).**

**K. Aerial Image, Street View and Zoning Map:**



Side Elevation and Streetscape View with Panels



Zoning Map

**HISTORIC  
SURVEY  
RATING**

C

**105 SOUTH ST. (LU-23-38) – PUBLIC HEARING #3 (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)	<b>MINOR PROJECT</b> <b>- Add Solar Panels -</b>			
	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 <b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9 <b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10 <b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11 <b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12 <b>Roofs</b>			<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 <b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 <b>Walls</b>			<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 <b>Doors and Windows</b>			<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 <b>Porches and Balconies</b>				<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		
SITE DESIGN		30 <b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31 <b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	32 <b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	33 <b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	34 <b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	35 <b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	36 <b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	37 <b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38 <b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39 <b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	40 <b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

**2 PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 106 South St. Case No.: 3 Date: 4-5-23**

**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:** 129 STATE ST. (LU-22-78)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c1815
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To install a masonry parapet wall.

**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     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 is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear yards.

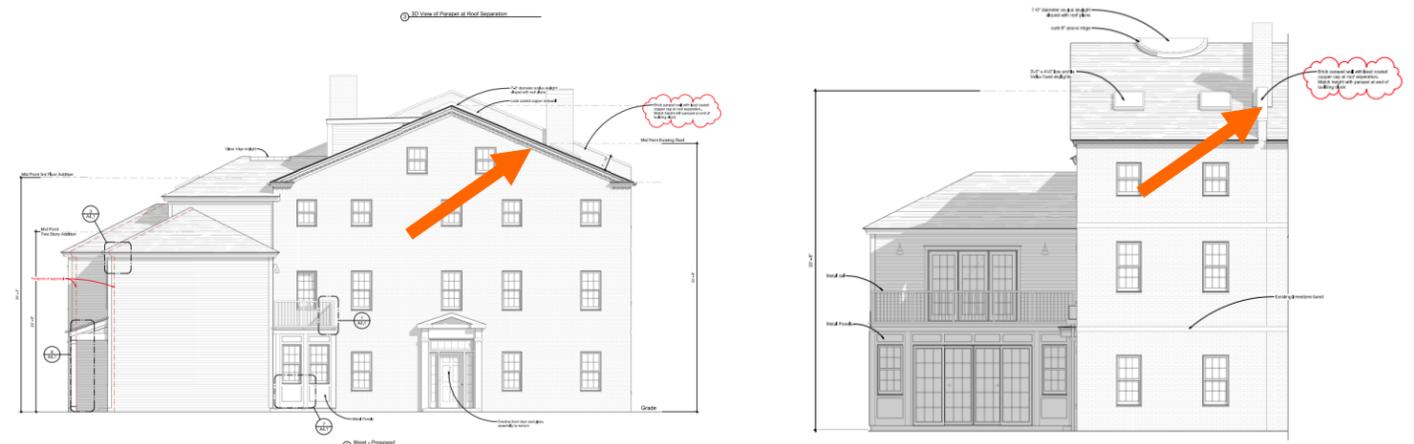
**J. Staff Comments and/ or Suggestions for Consideration:**

- The applicant is proposing to:
  - Add a masonry parapet wall between 129 and 123 State Street.
  - Note that this application is a result of the approval of the faux slate shingles which will sit at a higher plane than the abutting asphalt shingles for 121-123 State Street.

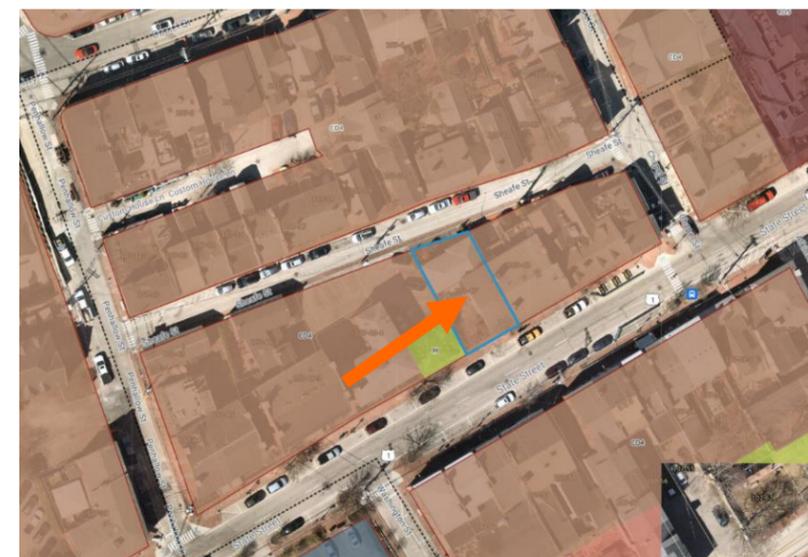
**Note that the Applicant has requested a continuance to the May meeting in order to coordinate with the abutters on the roof and gutter design as well as the mechanical equipment.**

**Design Guideline Reference – Guidelines for Roofing (04) & Masonry & Stucco (07)**

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

**HISTORIC SURVEY RATING**

C

**129 STATE ST. (LU-22-78) – PUBLIC HEARING #A (MINOR 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><b>MODERATE PROJECT</b> - Add a Masonry Parapet Wall -</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		
	BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<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	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	<b>Walls</b>			<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	<b>Doors and windows</b>			<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	<b>Porches and Balconies</b>			<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	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 129 STATE STREET Case No.: A Date: 4-5-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



- H. Purpose and Intent:**
- 1. Preserve the integrity of the District:  Yes  No
  - 2. Assessment of the Historical Significance:  Yes  No
  - 3. Conservation and enhancement of property values:  Yes  No
  - 4. Maintain the special character of the District:  Yes  No
  - 5. Complement and enhance the architectural and historic character:  Yes  No
  - 6. Promote the education, pleasure and welfare of the District to the city residents and visitors:  Yes  No
- I. Review Criteria / Findings of Fact:**
- 1. Consistent with special and defining character of surrounding properties:  Yes  No
  - 2. Compatibility of design with surrounding properties:  Yes  No
  - 3. Relation to historic and architectural value of existing structure:  Yes  No
  - 4. Compatibility of innovative technologies with surrounding properties:  Yes  No

# Historic District Commission

**Project Address:** 765 MIDDLE STREET (LU-22-196)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #B

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Multi-Family
- Land Area: 21,682 SF +/-
- Estimated Age of Structure: New Construction
- Building Style: Traditional
- Number of Stories: 1.5
- Historical Significance: NA
- Public View of Proposed Work: View from Middle St.
- Unique Features: NA
- Neighborhood Association: Wibird

**B. Proposed Work:** To add a carriage house structure to the rear yard.

**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       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 located along the intersection of Middle Street and Lincoln Ave. The property are surrounded with many historically significant structures. The structures in this neighborhood have shallow setbacks along the street and deeper side and rear yards.

**J. Staff Comments and/ or Suggestions for Consideration:**

The Applicant is proposing to:

- Construct a detached garage with living space above.
- Note that a dimensional variance was granted by the BOA.
- **Note the applicant has added screening for the second-floor balcony as well as considered other design changes to respond to the abutters privacy, light and air concerns.**

**Design Guideline Reference – Guidelines for Small Scale New Construction and Additions (10).**

**K. Aerial Image, Street View and Zoning Map:**



Proposed Elevation & Proposed Elevation



Zoning Map

**HISTORIC SURVEY RATING**

**NA**

**765 MIDDLE STREET (LU-22-196) – PUBLIC HEARING #B (MODERATE)**

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)	<b>MODERATE PROJECT</b> <b>- ADD A NEW CARRIAGE HOUSE -</b>					
	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		
	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	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	
		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	

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 765 MIDDLE ST. Case No: B Date: 4-5-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**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 |