

Historic District Commission

Staff Report – March 1st, 2023

March 1st MEETING

Administrative Approvals:

- | | |
|-----------------------------------|--------------------------|
| 1. 11 Sheafe St. (LUHD - 550) | - Request to Postpone |
| 2. 15 Congress St. (LUHD - 576) | - Recommend for Approval |
| 3. 57 Salter St. (LUHD - 577) | - Recommend for Approval |
| 4. 60 Penhallow St. (LUHD – 578) | - TBD |
| 5. 63 Islington St. (LUHD – 580) | - Recommend for Approval |
| 6. 4 Rock St. (LUHD – 581) | - Recommend for Approval |
| 7. 303 Pleasant St. (LUHD – 579) | - TBD |
| 8. 70 Court St. (LUHD – 567) | - TBD |
| 9. 44 Gardner St. (LUHD – 582) | - Recommend for Approval |
| 10. 117 Bow St. (LUHD – 584) | - TBD |
| 11. 45 Richmond St. (LUHD – 586) | - Recommend for Approval |
| 12. 2 Bow St. (LUHD – 588) | - TBD |
| 13. 17 Pray St. (LUHD – 587) | - TBD |
| 14. 179 Pleasant St. (LUHD – 589) | - Recommend for Approval |
| 15. 64 Vaughan St. (LUHD – 591) | - TBD |
| 16. 28 New Castle Ave. (LUHD–591) | - TBD |

PUBLIC HEARINGS – NEW BUSINESS:

1. 43 Holmes Ct. (LU-22-227) (demolition & new single family)
2. 96 Chestnut St. (LU-23-14) (sliding door and HVAC)
3. 400 The Hill (LU-23-16) (windows)
4. 129 State St. (LU-22-78) (parapet wall)
5. 93 Pleasant St. (LU-21-183) (historic wall)
6. 765 Middle St. (LU-22-196) (carriage house)

WORK SESSIONS – OLD BUSINESS:

1. 37 Prospect Street (LUHD-563) (additions)
2. 39 Dearborn Street (LUHD-568) (new roof and addition)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: March 1st
APPLICATIONS: 24

Historic District Commission

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

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 structure.

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.

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-22-227) – 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) | <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 | PROJECT REVIEW ELEMENT | HDC 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 | 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 |

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 43 HOLMES COURT Case No.: 1 Date: 3-1-23

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 |
| Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 96 CHESTNUT (LU-23-14)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

Existing Conditions:

- Zoning District: CD4
- Land Use: Single-Family
- Land Area: 2,050 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from Chestnut Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add a sliding door, stair and landing.

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 story historic structure is located along Chestnut Street. 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.

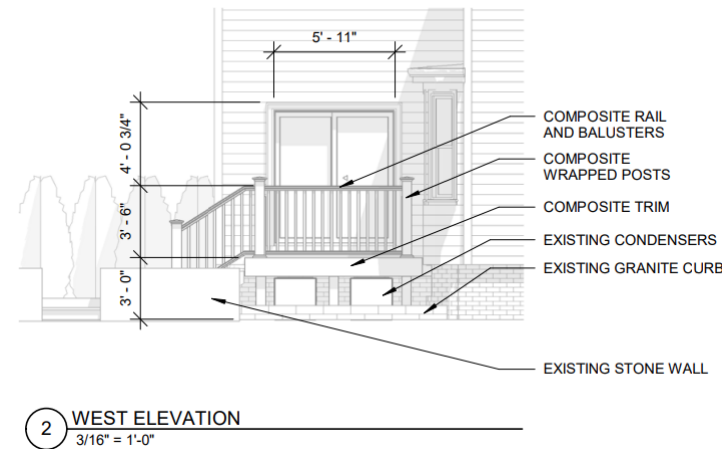
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

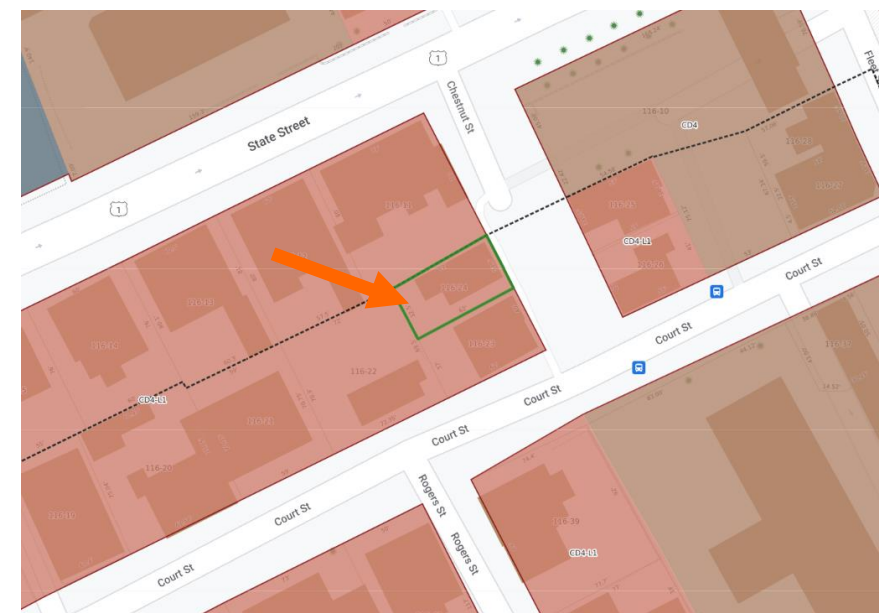
- Install a sliding door on the left side of the structure.
- Install a small stair and landing.

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

96 CHESTNUT (LU-23-14) – PUBLIC HEARING #2 (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) | MINOR PROJECT - Add Sliding Door, Stair and Landing - | | | |
| | 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 | | |
| | 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 |

2 PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 96 Chestnut St. Case No.: 2 Date: 3-1-23

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: 400 THE HILL (LU-23-16)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 52,350 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: C
- Public View of Proposed Work: View from Deer Street
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To replace the windows (sash replacements only).

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 structure is located along Deer Street within the Hill development. The property is surrounded with many historically significant structures as well as the Portwalk Project. The structures in this surrounding neighborhood have little to no setbacks along the street and narrow side yards and shallow urban rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

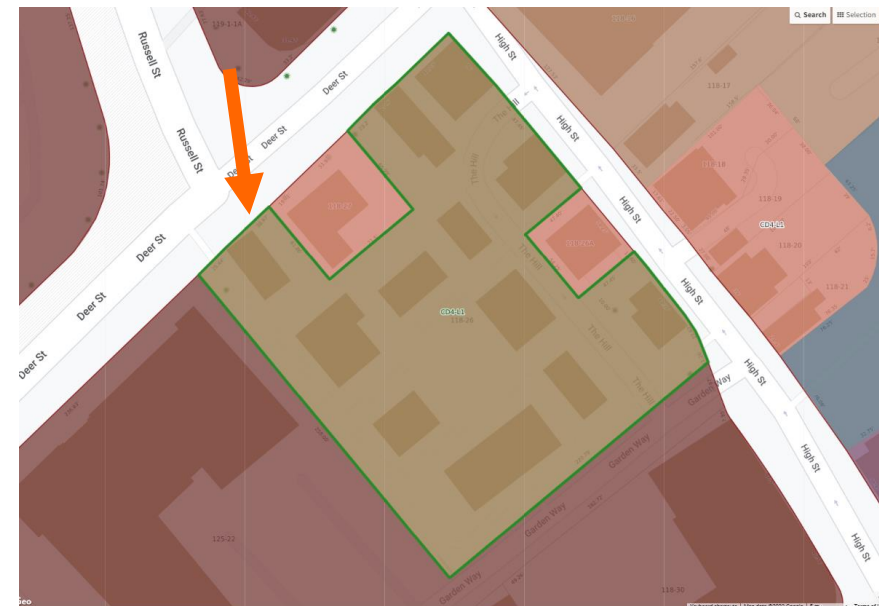
- Sash replacement windows (wood with painted sashes)

Design Guideline Reference – Guidelines for Windows and Doors (08).

I. Aerial Image, Street View and Zoning Map:



Elevation & Streetview Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

400 THE HILL (LU-23-16) – PUBLIC HEARING #3 (MINOR)

| | | INFO/ EVALUATION CRITERIA | | SUBJECT PROPERTY | | NEIGHBORHOOD CONTEXT | | | | |
|---|--|--|---|---|-------------------------|----------------------|---|---|---|--|
| | | Project Information | | Existing Building | Proposed Building (+/-) | Abutting Structures | 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;">MINOR PROJECT</h3> <h4 style="margin: 0;">- Window (Sash) Replacement -</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 | 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: 400 THE HILL Case No: 3 Date: 3-1-23

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 |
| 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: 129 STATE ST. (LU-22-78)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #4

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:

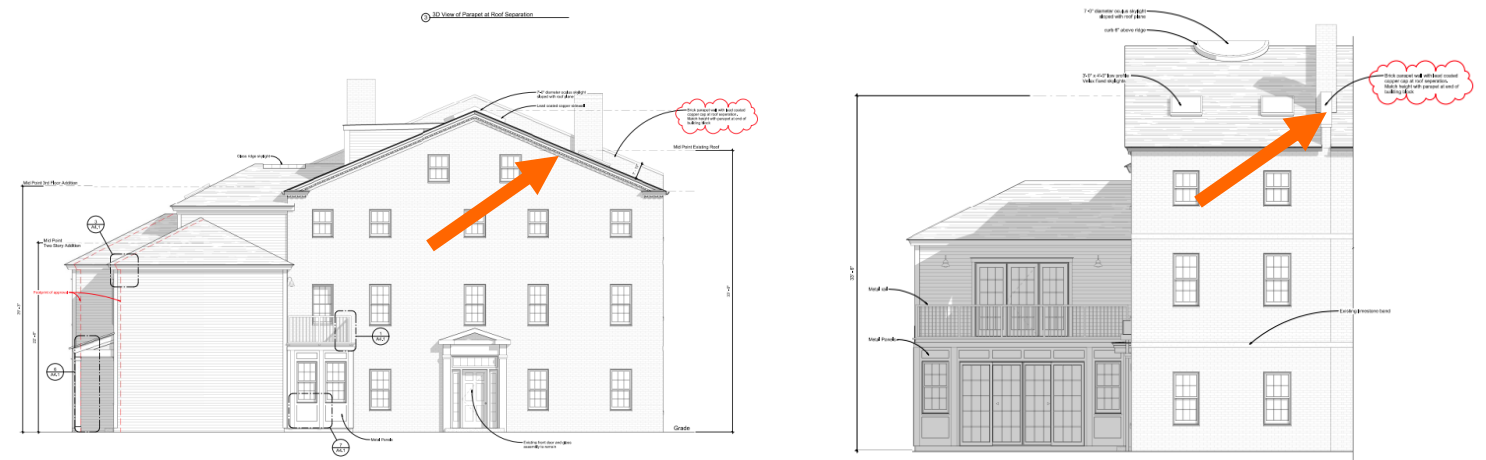
- The building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear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

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 #4 (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>MODERATE PROJECT - 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 | 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 | |
| | | SITE DESIGN | 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: 129 STATE STREET Case No.: 4 Date: 3-1-23
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: 93 PLEASANT STREET (LU-21-183)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1818
- Building Style: Federal
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street
- Neighborhood Association: Downtown

B. Proposed Work: To remove and reconstruct the historic wall along Court Street.

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 historically significant and focal building is located along the intersection of Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the street.

J. Background, Comments & Suggested Actions:

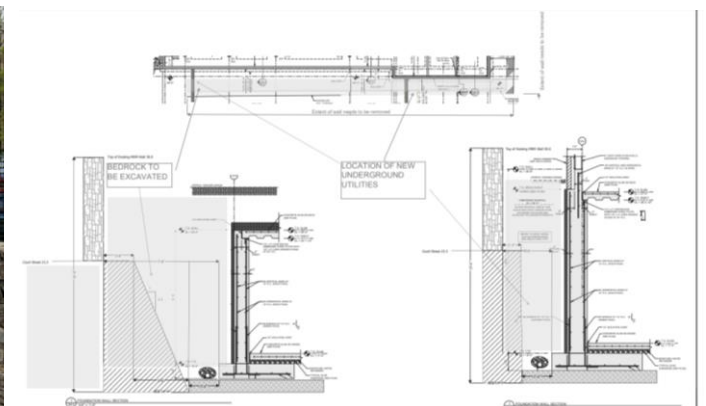
The Applicant is seeking to:

- Removal and reconstruction of the existing granite wall.
- **Note that the HDC recently approved modifications to the approved plans and required a shoring plan to be submitted to the HDC for administrative approval prior to commencing with excavation for the below-grade parking level of the new building.**

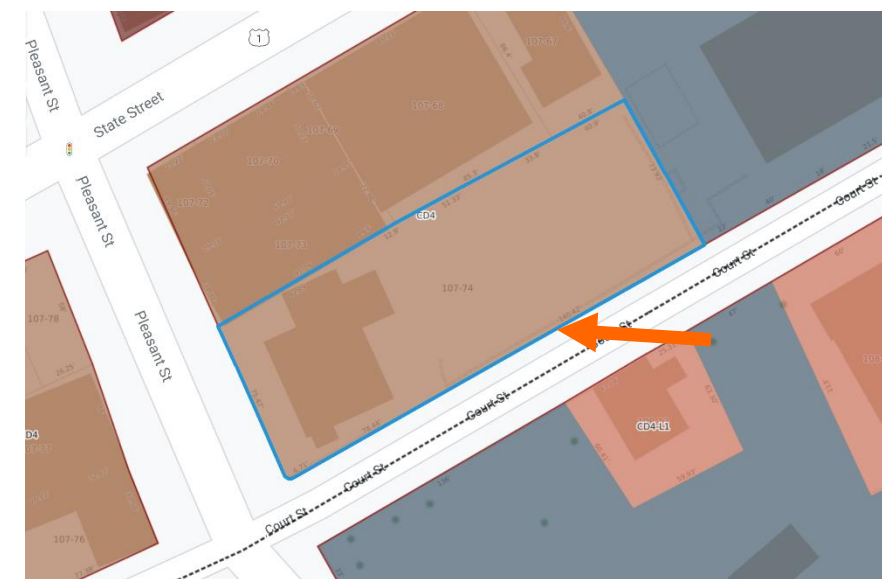
Comment – Based on the prior review of this application, if the applicant felt the shoring plan would not effective in preservation of the existing wall, the HDC requested the applicant submit a structural assessment report from a qualified structural engineer for review. John Turner Consulting has submitted such a report for review by the HDC.

• **Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)**

K. Aerial Images and Maps:



Existing Wall and the Proposed Foundation Plan



Zoning Map

**HISTORIC
SURVEY
RATING**

F

93 PLEASANT STREET (LU-21-183) – PUBLIC HEARING #5 (MODERATE)

| 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) | | <p>MODERATE PROJECT - Remove and Restore the Historic Wall -</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 | CONTEXT | PROJECT REVIEW ELEMENT | HDC COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS | |
|--------------------------------------|---------|------------------------|--|---|-----------------|---|
| | | | 8 | Scale (i.e. height, volume, coverage...) | | |
| | | 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 / 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 / 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: 93 PLEASANT ST. Case No.: 5 Date: 3-1-23
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: 765 MIDDLE STREET (LU-22-196)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #6

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 the covered

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 #6 (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) | MODERATE PROJECT - ADD A NEW CARRIAGE HOUSE - | | | | |
| | 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: 6 Date: 3-1-23
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 |

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 1st and 2nd 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:

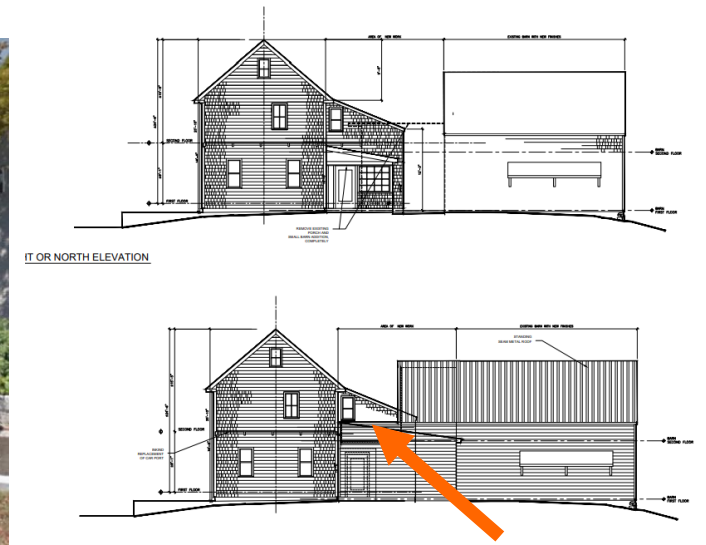
- The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

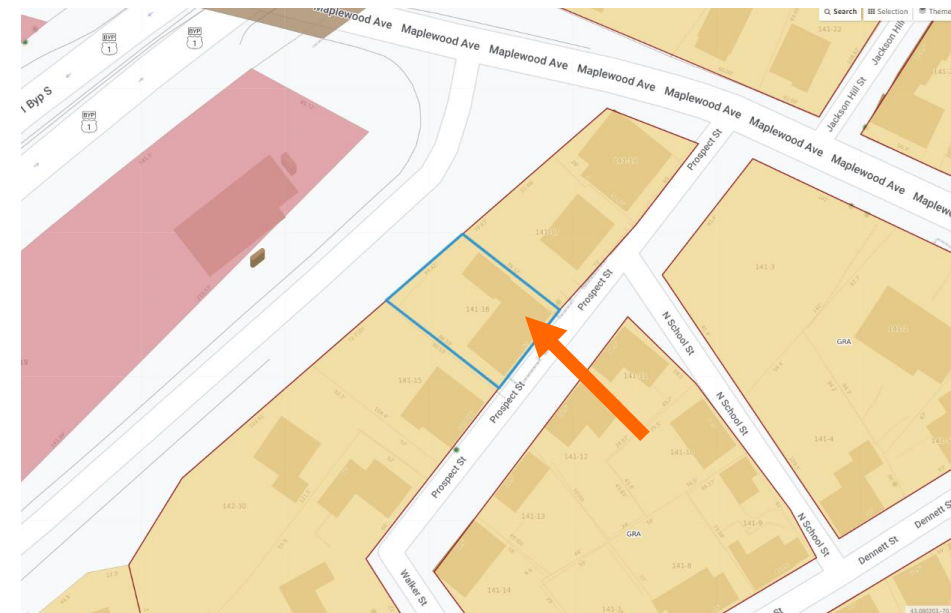
- The applicant is proposing to:
 - Add a 2-story rear addition with a roof deck.
 - **Note, the applicant has requested to postpone this application to the April meeting.**

• 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 1ST AND 2ND 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 | 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 | |
| | 40 | Accessory Buildings (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: 3-1-23

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: 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 the roof structure and adding a connector 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:

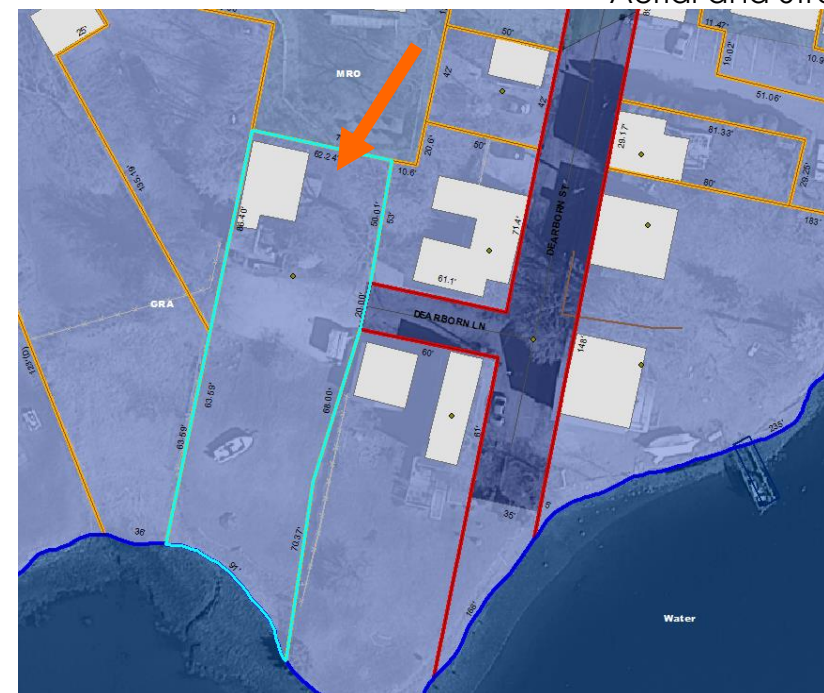
- Add a new roof structure;
- Add an addition for a family room; and
- Expanding a section of the kitchen.
- **Note that the applicant has modified the proposed design to attach the proposed connector to the existing accessory structure. The applicant also received a variance from the BOA for the proposed 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 | |
|---|---|---|--|---|---|----------------------------------|
| | | 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) | | | | |
| | 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) | | | | | |
| | | MODERATE PROJECT | | | | |
| | | – Modify Cape to a Gambrel Style Structure with Connector Building – | | | | |
| HISTORIC DISTRICT COMMISSION MEMBERS | PROJECT REVIEW ELEMENT | | APPLICANT'S COMMENTS | | HDC SUGGESTIONS | |
| | 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 | | |
| | SITE DESIGN | 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: 39 DEARBORN STREET Case No.: B Date: 3-1-23

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 |

