

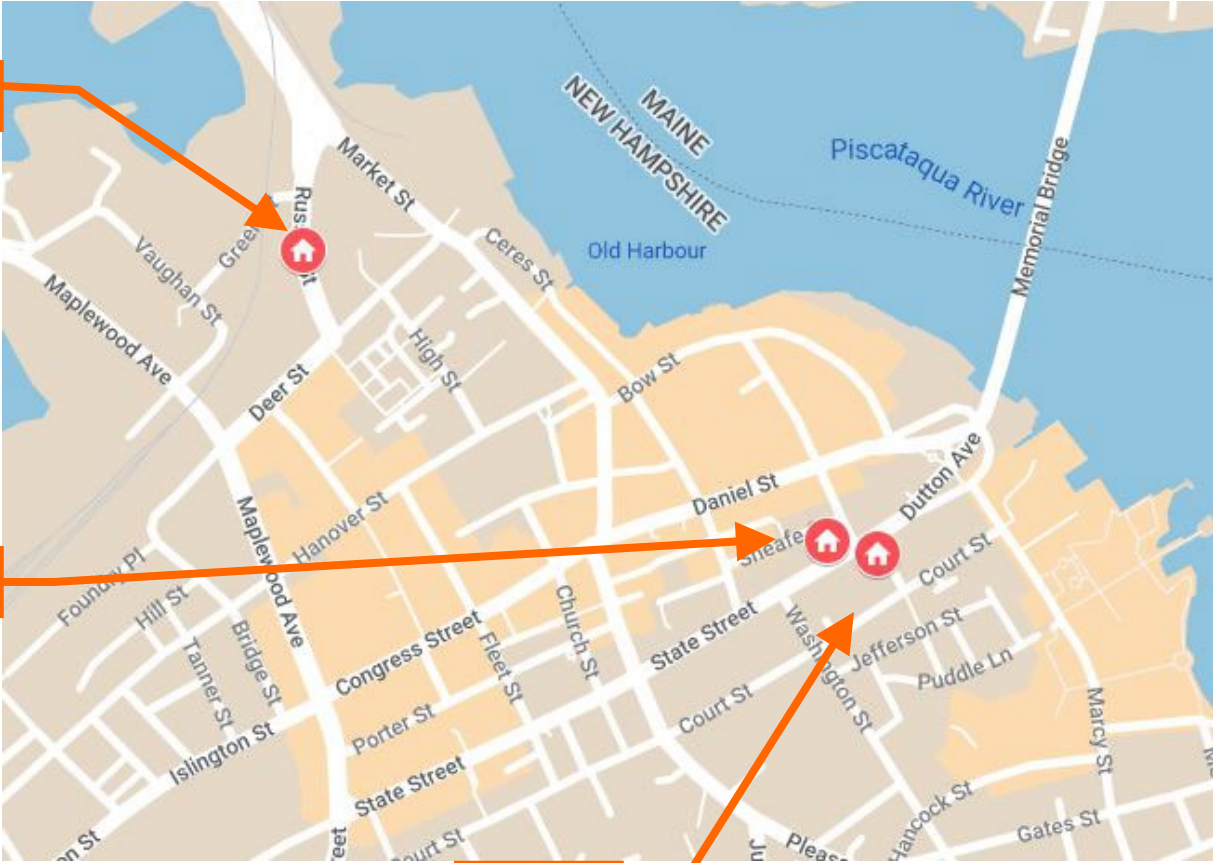
# Historic District Commission Staff Report

Wednesday, July 17, 2024

EXT-1

PH-1

WS-3



**Project Address:** 2 Russell Street

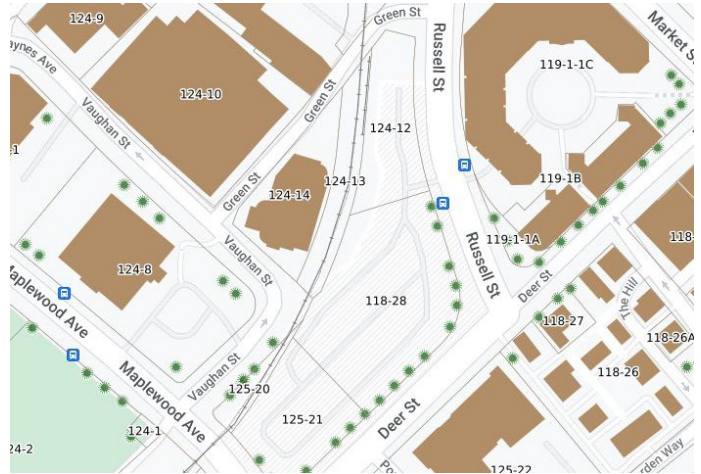
**Permit Requested:** Certificate of Approval Extension

**Application:** Public Hearing 1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD 5, Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 2 Acres +/-
- Estimated Age of Structure: N/A
- Building Style: N/A
- Number of Stories: 4-5
- Historical Significance: N/A
- Public View of Proposed Work: Russell Street, Deer Street, Maplewood Avenue, Portwalk Place
- Unique Features: N/A
- Neighborhood Association: Downtown

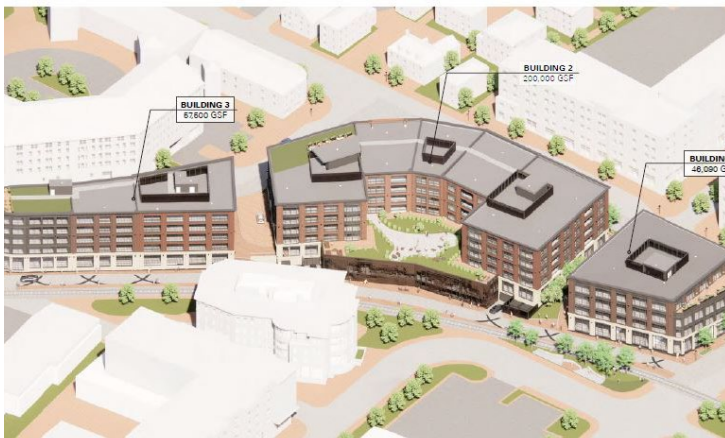


**B. Proposed Work:** Construction of (3) new freestanding structures (4-5 story mixed-use and office buildings).

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

The project proposal includes the following:

- Construction of (3) mixed-use and office buildings.



**HISTORIC  
SURVEY  
RATING  
N/A**

**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



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ANTJE S. BOURDAGES  
PARALEGAL  
E-MAIL: ABOURDAGES@LYONSLAW.NET

June 12, 2024

**SENT VIA US MAIL AND EMAIL:** [rruedig@cityofportsmouth.com](mailto:rruedig@cityofportsmouth.com)  
[igilbo@cityofportsmouth.com](mailto:igilbo@cityofportsmouth.com)

Reagan Ruedig  
Chairman of the Historic District Commission

Izak Gilbo  
Associate Planner

City of Portsmouth  
1 Junkins Avenue, 3<sup>rd</sup> FL  
Portsmouth, NH 03801

RE: Certificate of Approval for Property Located at 2 Russell Street

Dear Reagan and Izak,

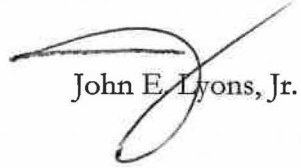
I represent Port Harbor Land, LLC. As set out in the attached August 29, 2022, letter, on August 10, 2022, the HDC granted its Certificate of Approval for Property Located at 2 Russell Street. This initial approval was set to expire within a period of one-year from the date it was granted by the HDC. My client previously requested a one-year extension of this approval which was granted and is now set to expire on August 10, 2024. Pursuant to this letter, my client is formally requesting a second one-year extension which would be valid through August 10, 2025.

My client continues to use its best efforts to diligently and timely move this project forward. Specifically, my client has met the Subdivision requirements established as part of the approval of this project with a deadline of June 15, 2024. To that end, the Lot Line Relocation Plan has been recorded by the City in the Rockingham County Registry of Deeds. Additionally, the three Quitclaim Deeds conveying portions of my client’s property for purposes of redesign of the relevant intersections have also been delivered and will be recorded by the City.

Unfortunately, given the complexity of the development, and the various issues involved, my client must respectfully request an additional one-year extension of the approval to August 10, 2025. I would add that we continue to work cooperatively with the City to move this project forward. As an example, the footprint as to Building 1 has been changed due to requests made by TAC/PB which resulted in a modification in the corner of the building to ensure that it stayed out of the existing sewer easement.

Thank you for your attention to this matter. If you need anything further from me, please let me know.

Very truly yours,



John E. Lyons, Jr.

JEL/dhb

cc: Peter Stith – [pmstith@cityofportsmouth.com](mailto:pmstith@cityofportsmouth.com)  
Peter L. Britz – [pbritz@cityofportsmouth.com](mailto:pbritz@cityofportsmouth.com)  
Vincent J. Hayes – [vjhayes@cityofportsmouth.com](mailto:vjhayes@cityofportsmouth.com)  
Trevor McCourt – [tmccourt@cityofportsmouth.com](mailto:tmccourt@cityofportsmouth.com)  
Ryan Plummer



# **RUSSELL STREET DEVELOPMENT**

HDC WORKSESSION #7 | 08.03.2022



**TWO INTERNATIONAL**  
GROUP

**PORT HARBOR  
LAND, LLC**  
OWNER



**SGA**



**MARKET SQUARE  
ARCHITECTS**



**TIGHE & BOND**



**HALVORSON | TIGHE &  
BOND STUDIO**



**JAROS, BAUM & BOLLES  
CONSULTING ENGINEERS, LLP**



**DESIMONE CONSULTING  
ENGINEERS**



**LIGHTBOX STUDIOS**



# RUSSELL STREET DEVELOPMENT

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## HDC WORKSESSION #7

|                    |         |
|--------------------|---------|
| 1. SITE CONTEXT    | 04 - 12 |
| 2. BUILDING DESIGN | 13- 18  |
| 3. BUILDING 1      | 19 - 30 |
| 4. BUILDING 2      | 31 - 57 |
| 5. BUILDING 3      | 58 - 76 |
| 6. APPENDIX        | 77 - 90 |

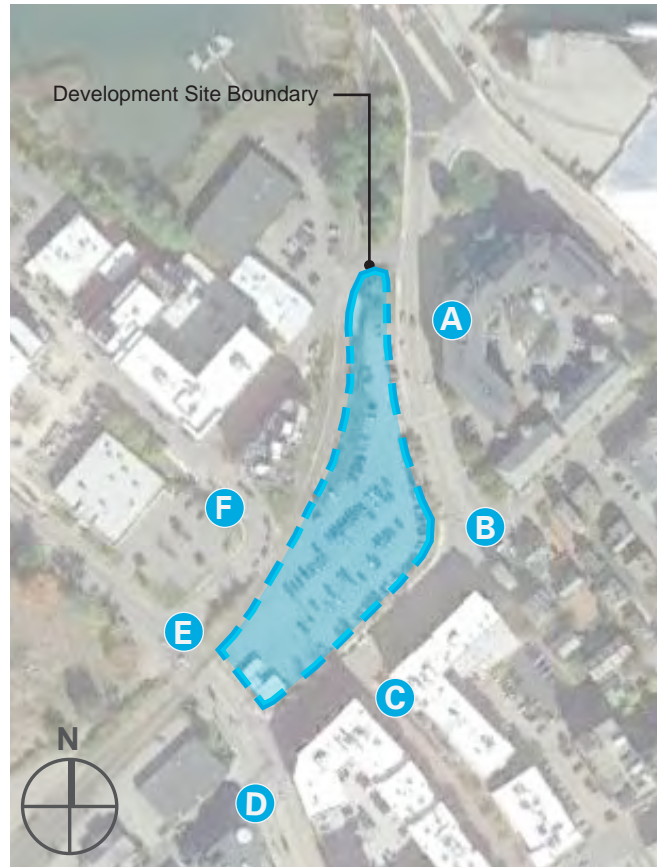


# SITE CONTEXT

# SITE CONTEXT | DOWNTOWN PORTSMOUTH



# SITE CONTEXT | EXISTING SITE PHOTOS



A. DEER STREET AERIAL, LOOKING SOUTH

B. DEER STREET, LOOKING WEST

C. PORTWALK PLACE, LOOKING NORTH

D. DEER STREET, LOOKING EAST

E. MAPLEWOOD AVENUE, LOOKING SOUTH

F. VAUGHAN STREET, LOOKING SOUTH

# SITE CONTEXT | DOWNTOWN PORTSMOUTH



1. CREATE AN ACTIVE GROUND & DEFINE ENTRANCES



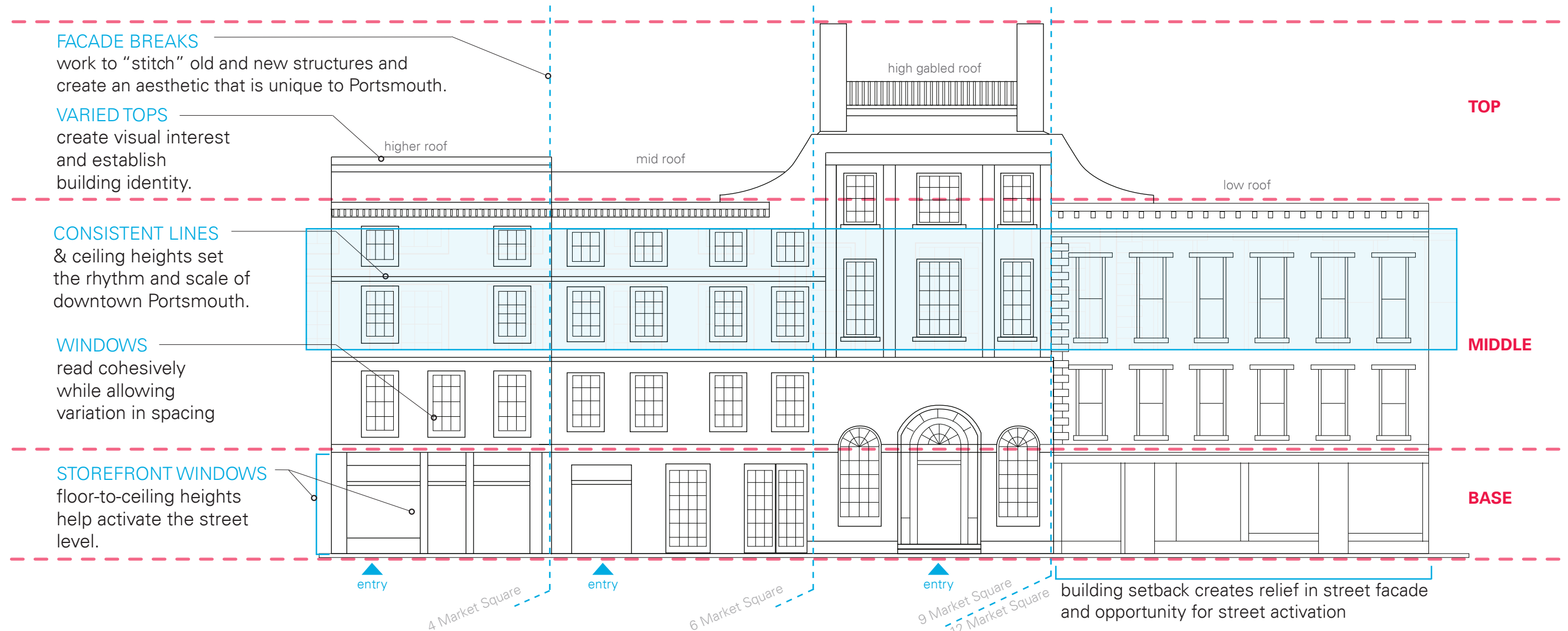
2. MAINTAIN WINDOW LINES



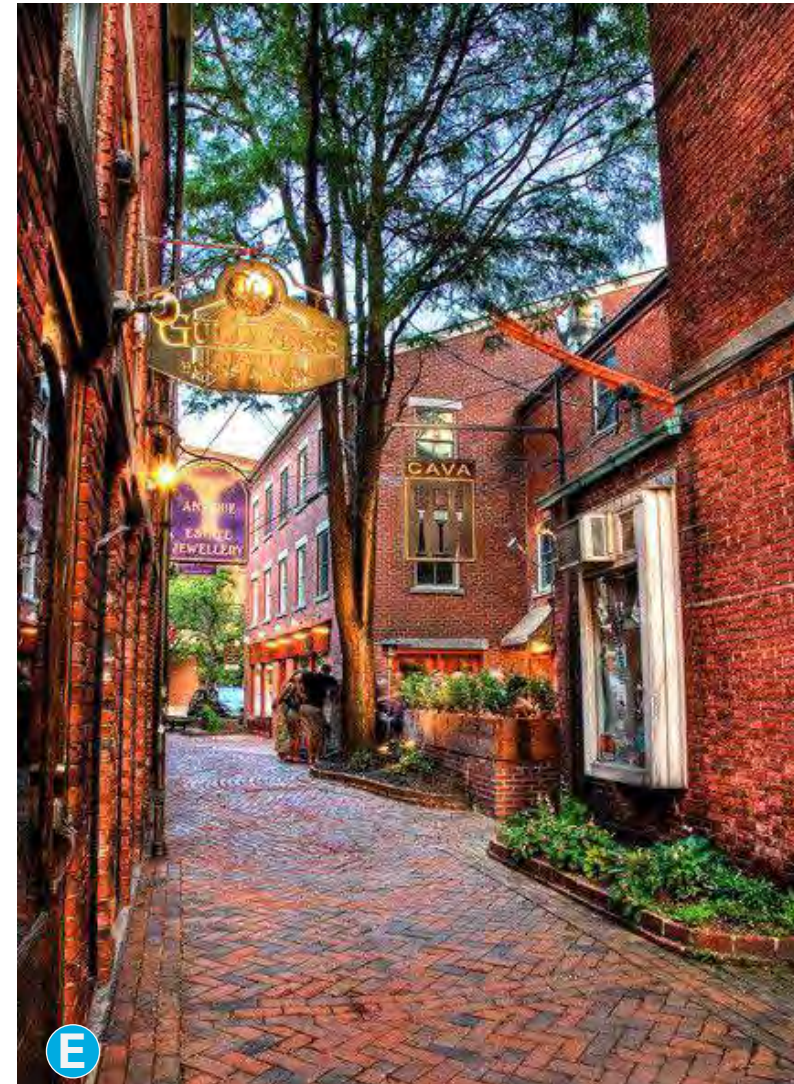
3. PRESERVE FACADE RHYTHM



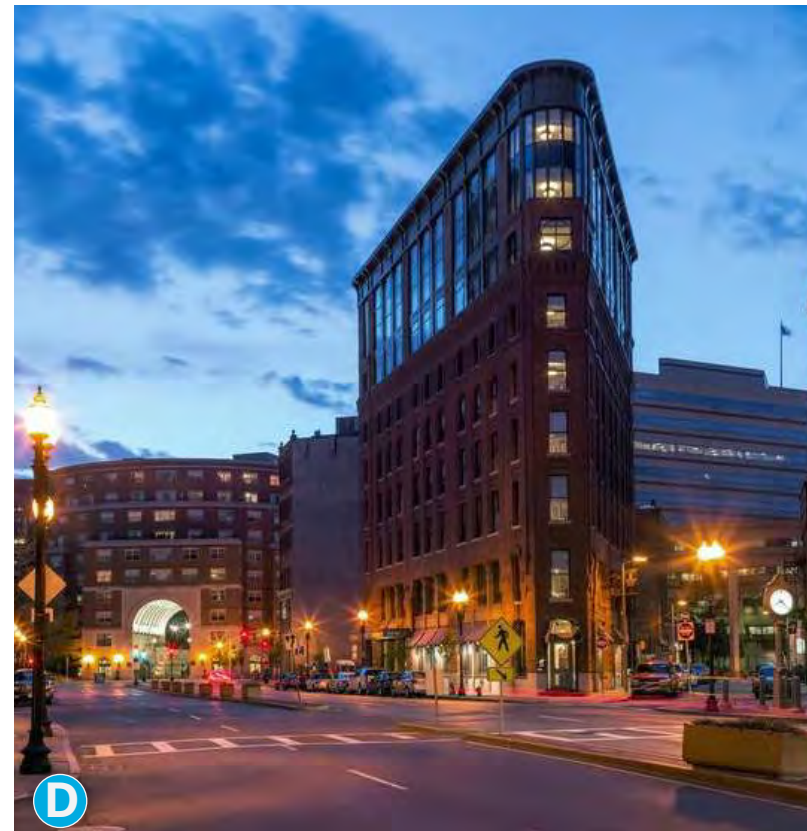
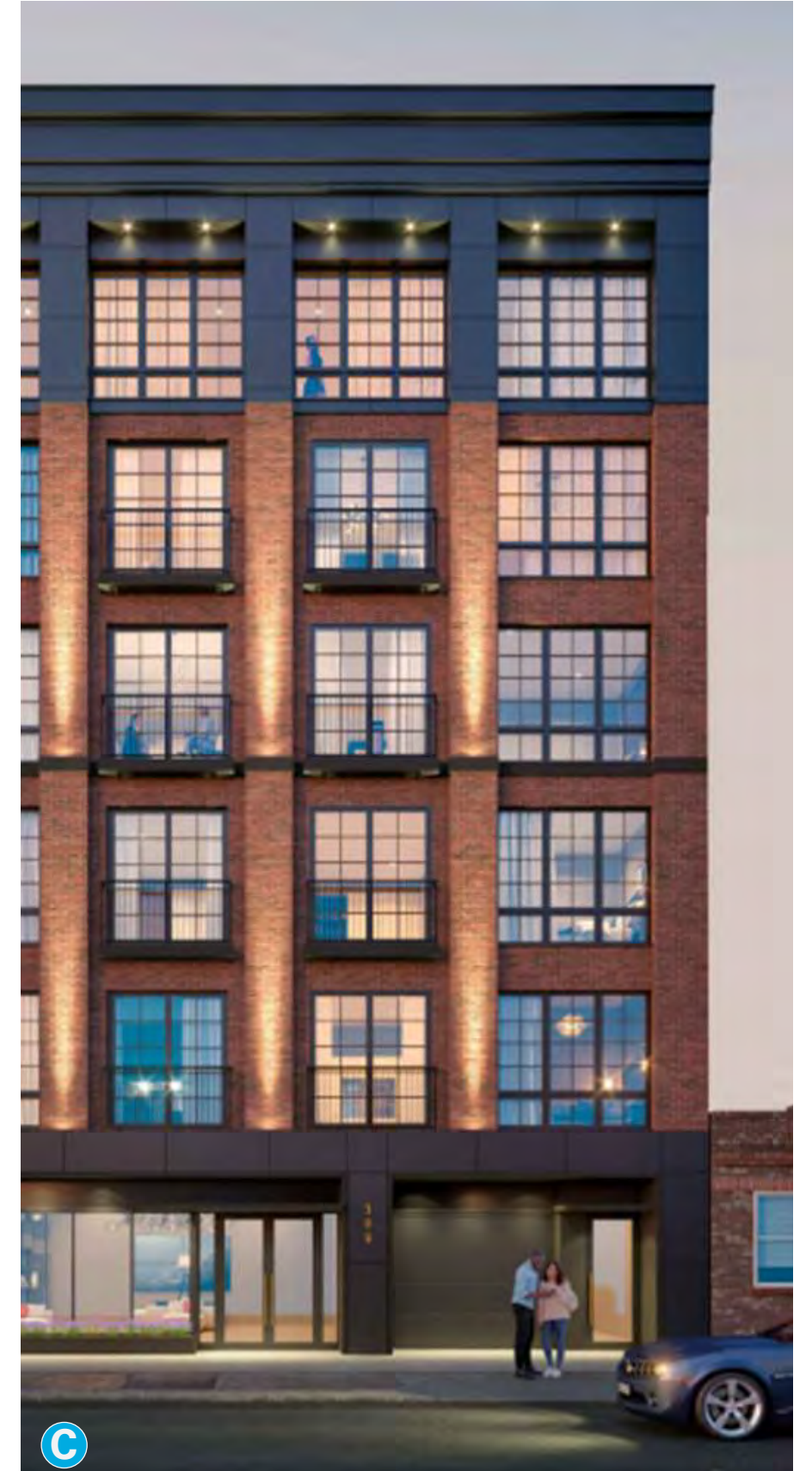
FACADE STUDY AT MARKET SQUARE



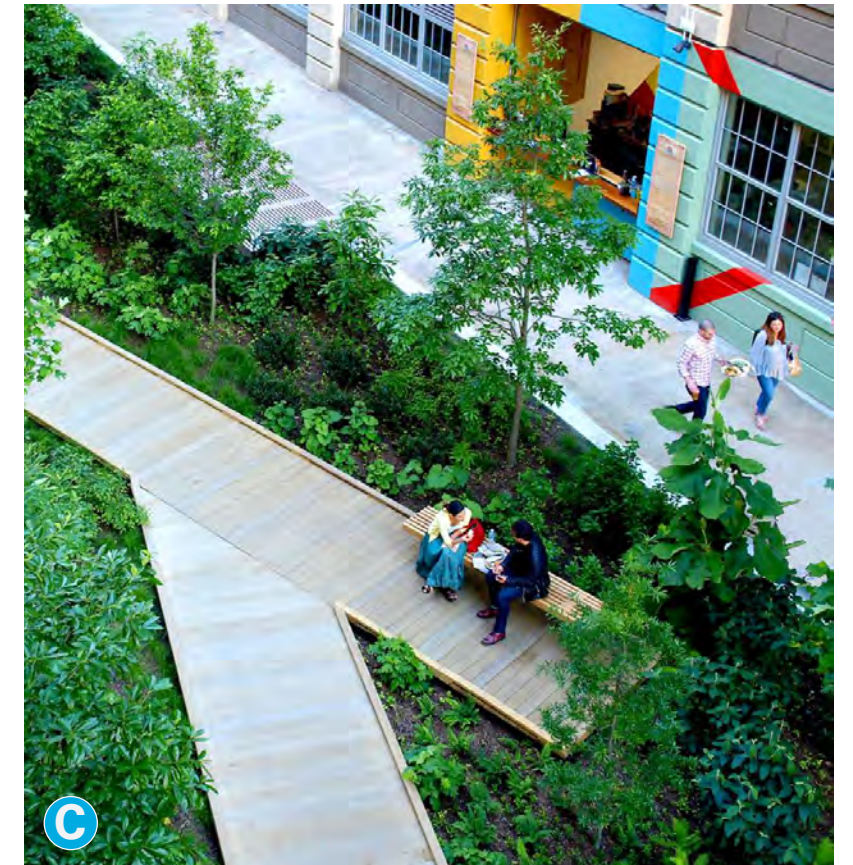
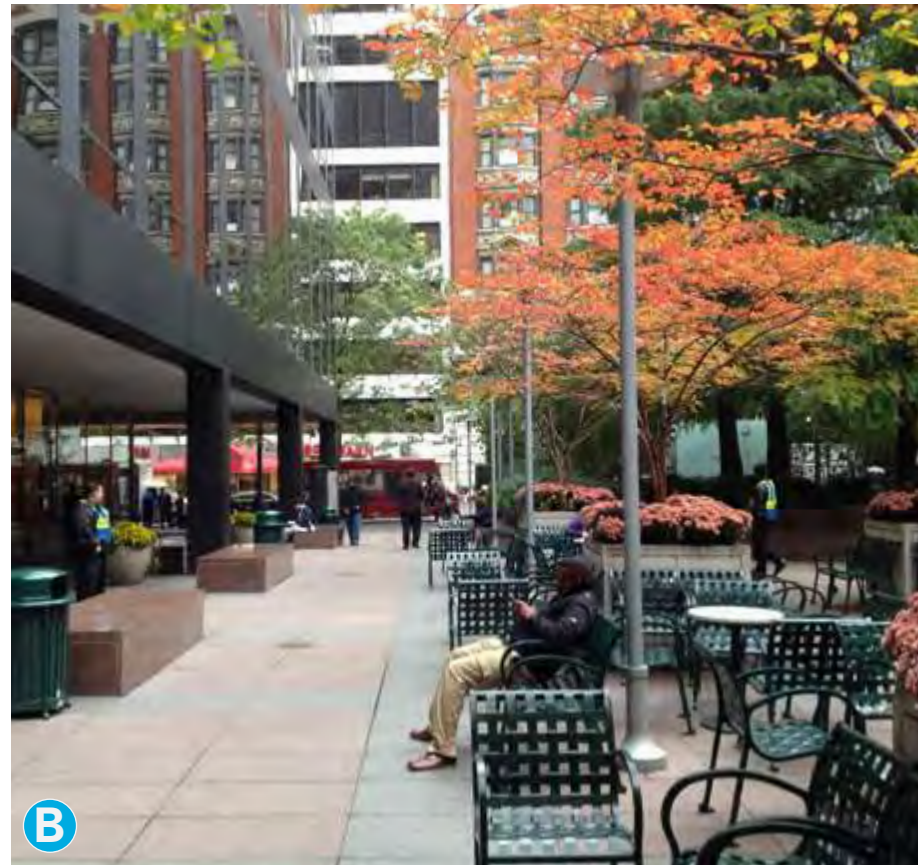
# SITE CONTEXT | LOCAL PORTSMOUTH PRECEDENT STUDIES



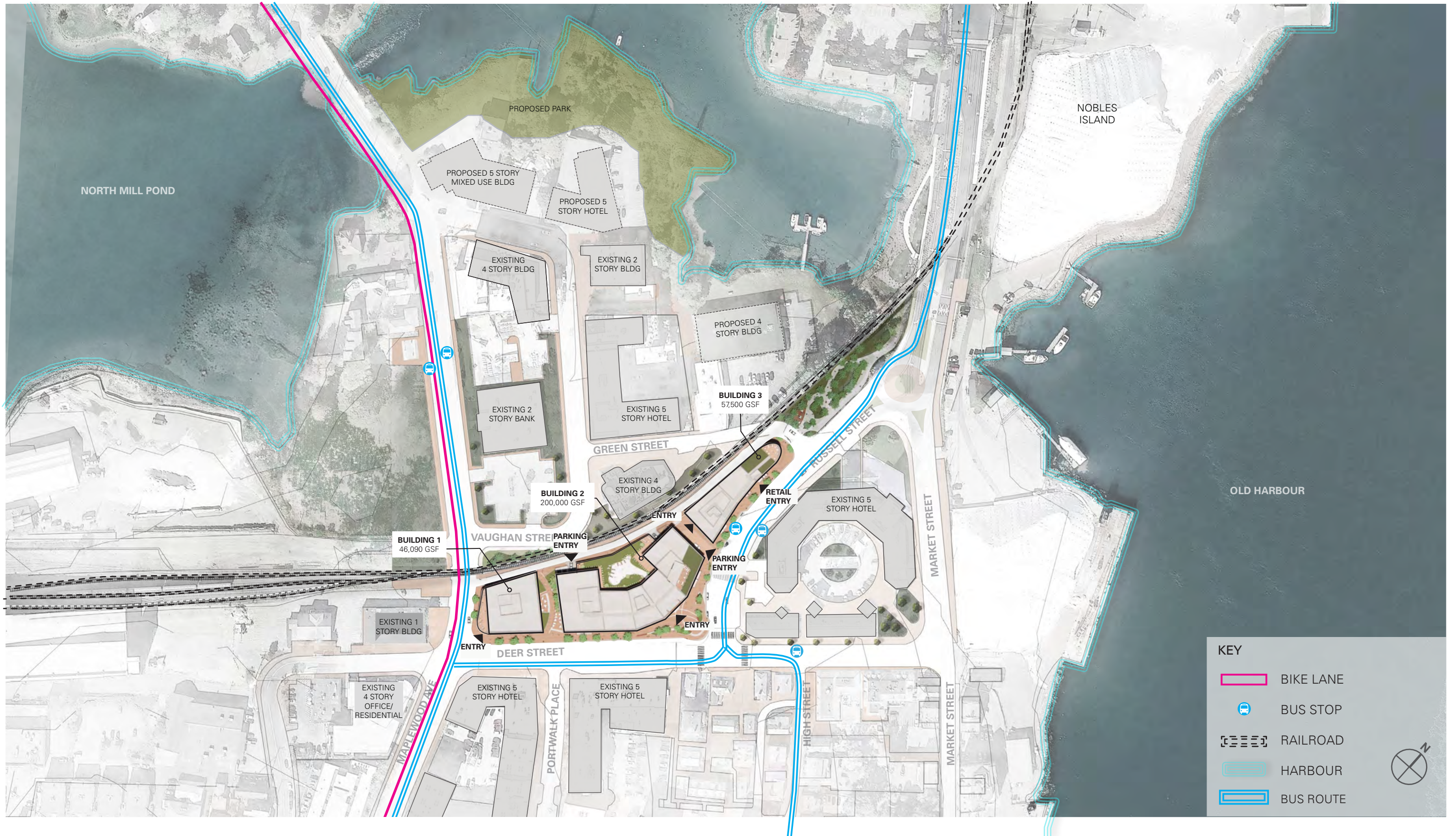
# SITE CONTEXT | BUILDING FACADE PRECEDENT STUDIES



# SITE CONTEXT | PUBLIC REALM PRECEDENT STUDIES

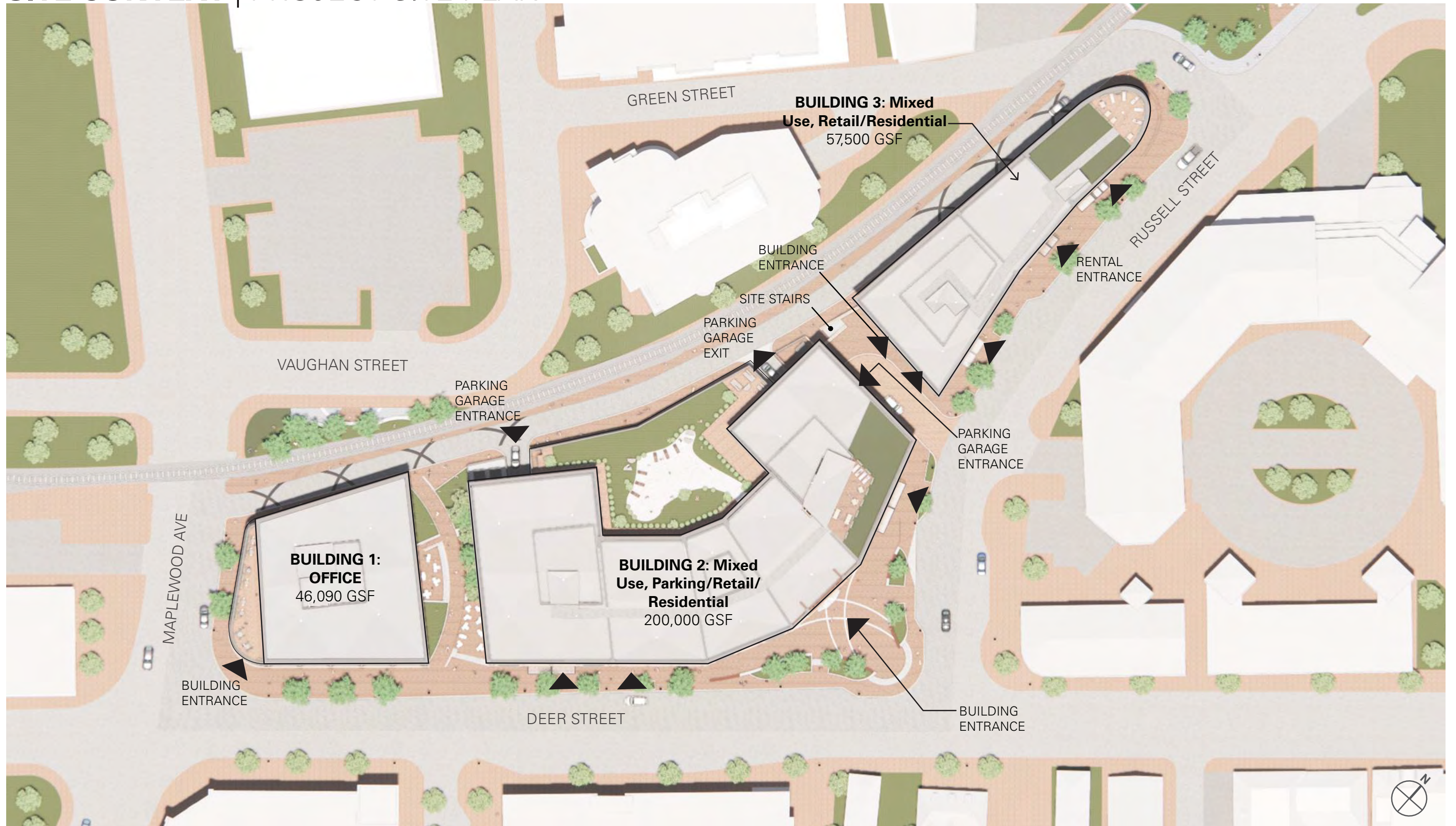


# SITE CONTEXT | EXTENDED CONTEXT SITE PLAN



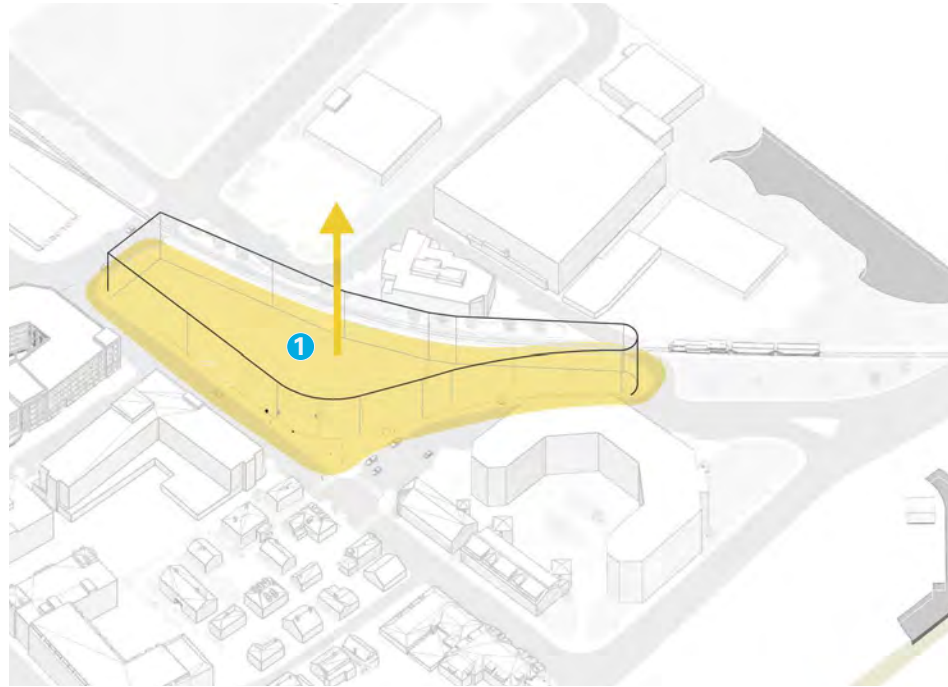


# SITE CONTEXT | PROJECT SITE PLAN

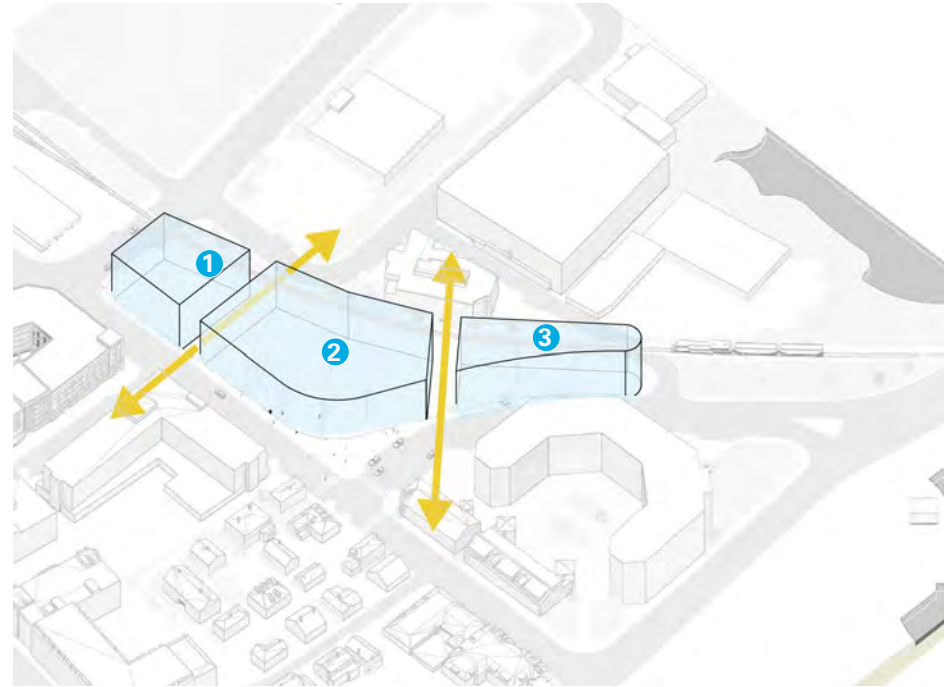


# BUILDING CONCEPT

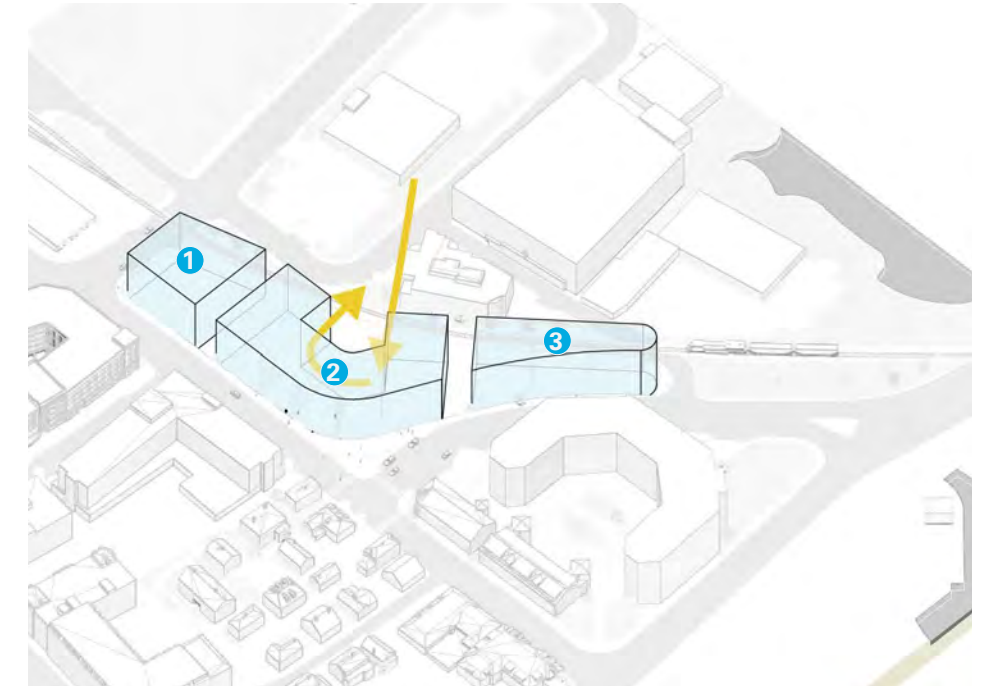
# BUILDING CONCEPT | MASSING DIAGRAMS



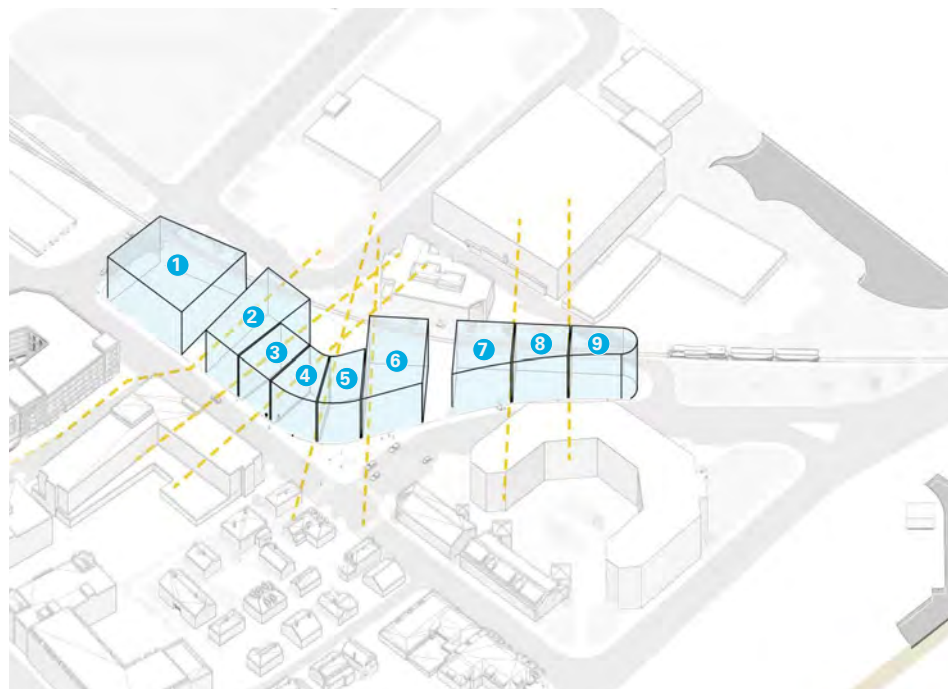
**STEP 1: EXTRUDE THE ENTIRE BUILDABLE SITE**  
TO MAXIMIZE BUILDING HEIGHT AND FOOTPRINT.



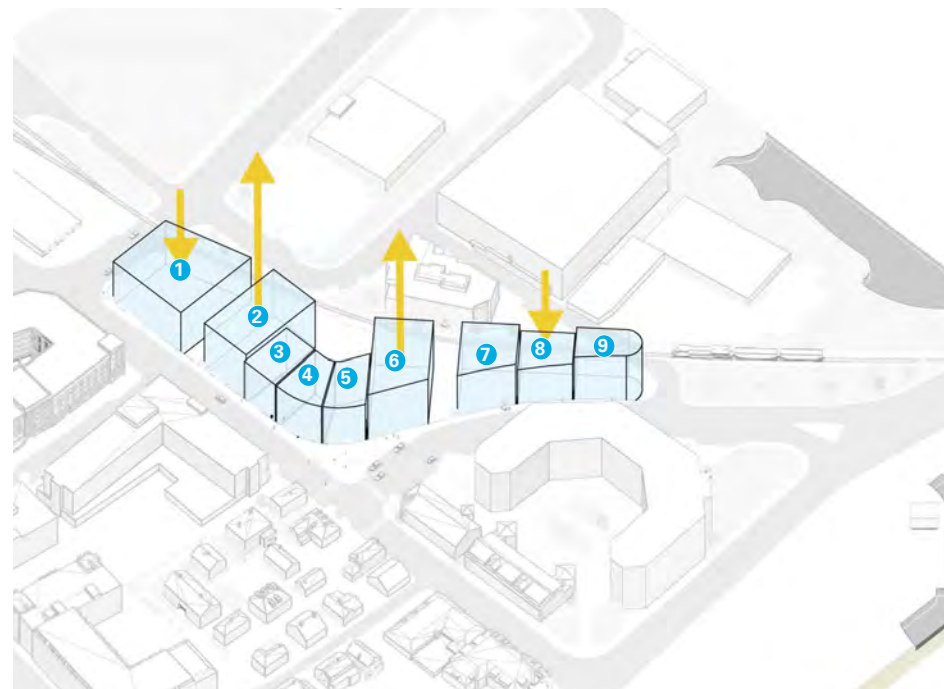
**STEP 2: CREATE VIEW CORRIDORS**  
TO FRAME CONTEXT AND BREAK DOWN BUILDING SCALE.



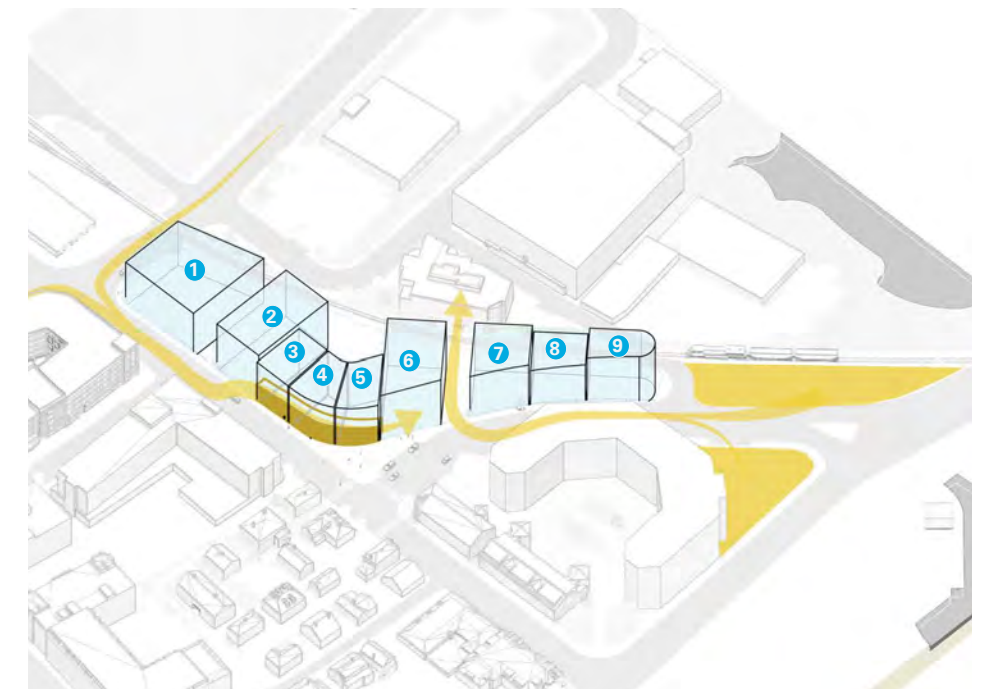
**STEP 3: CARVE AWAY AT THE MASS**  
TO FORM OUTDOOR COURTYARD SPACE.



**STEP 4: BREAK THE MASSES INTO MODULES**  
TO RELATE TO THE SURROUNDING CONTEXT SCALE.



**STEP 5: VARY MODULE HEIGHTS AND SETBACKS**  
TO CREATE VISUAL BREAKS IN THE FACADES.



**STEP 6: PULL IN COMMUNITY SPACE**  
TO STRENGTHEN PUBLIC INTERACTION WITH THE SITE

# BUILDING CONCEPT | FRONT AXONOMETRIC



# BUILDING CONCEPT | REAR AXONOMETRIC



**BUILDING 3**  
57,500 GSF

**BUILDING 2**  
200,000 GSF

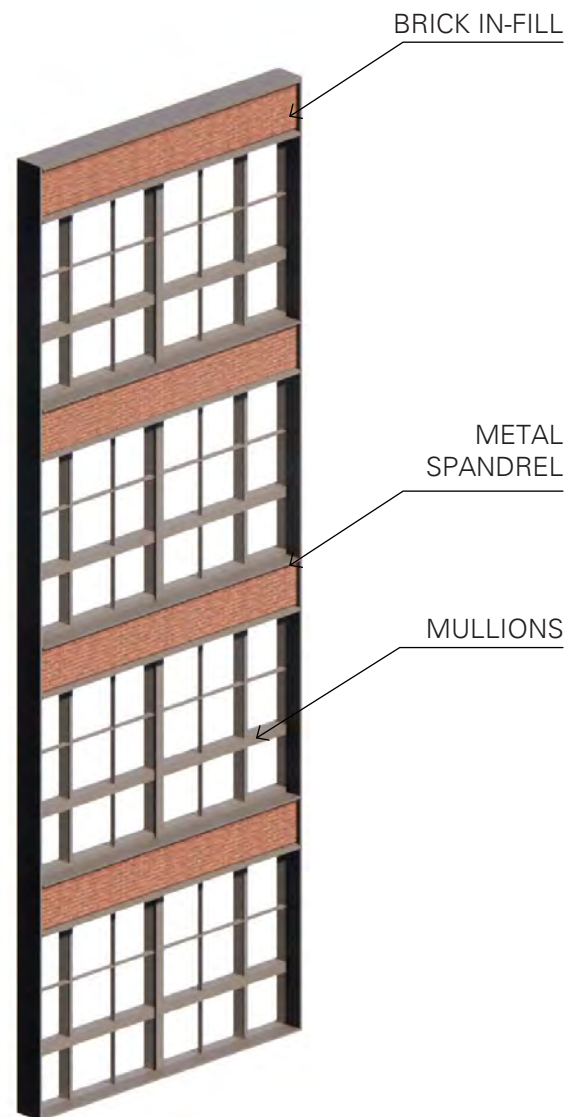
**BUILDING 1**  
46,090 GSF

# BUILDING CONCEPT | WINDOW STUDY

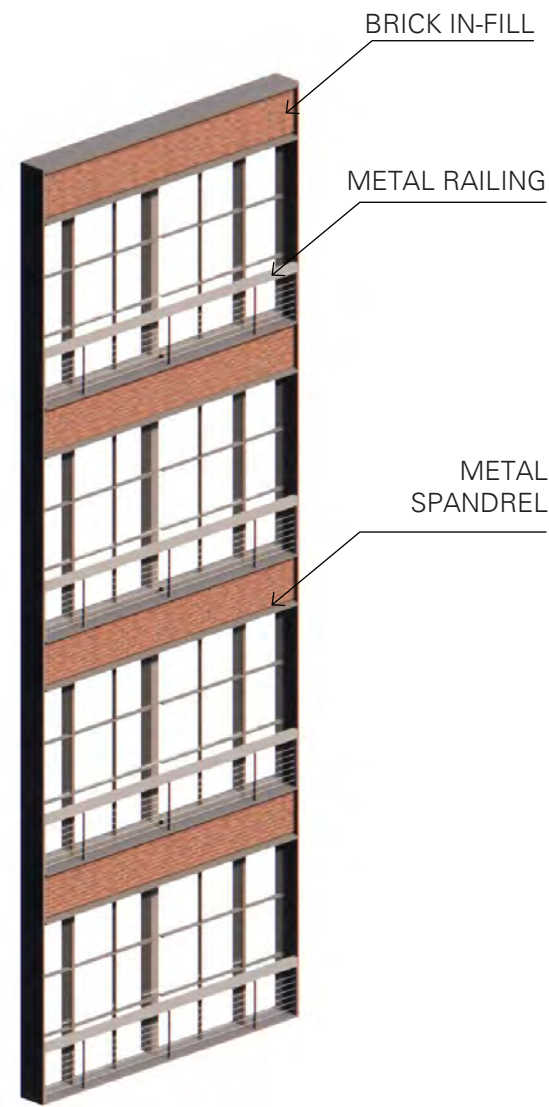
RECESSED BALCONY



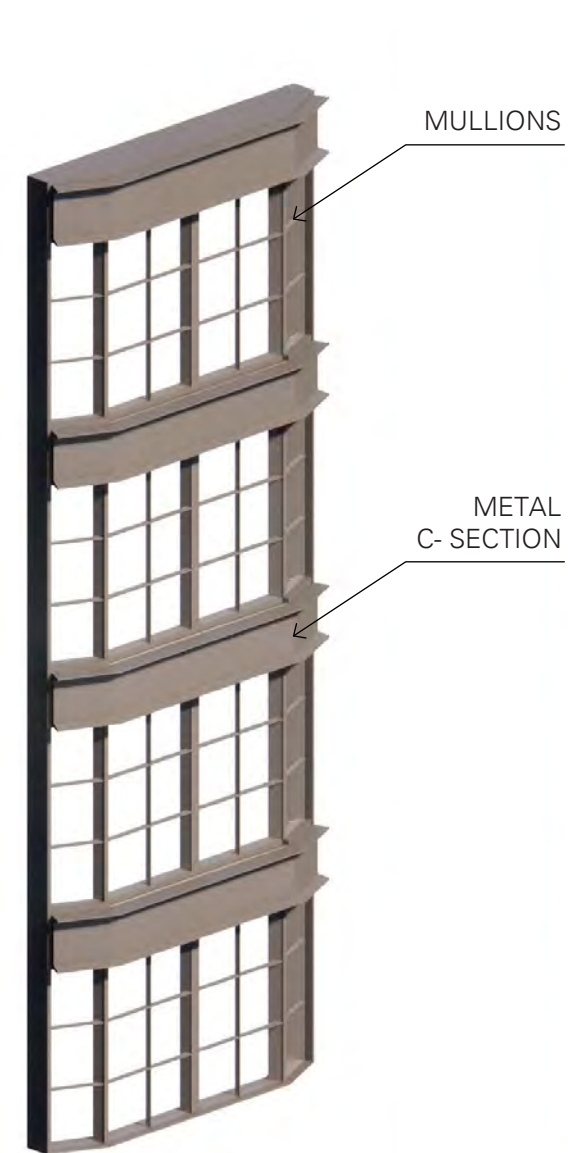
OPERABLE WINDOW



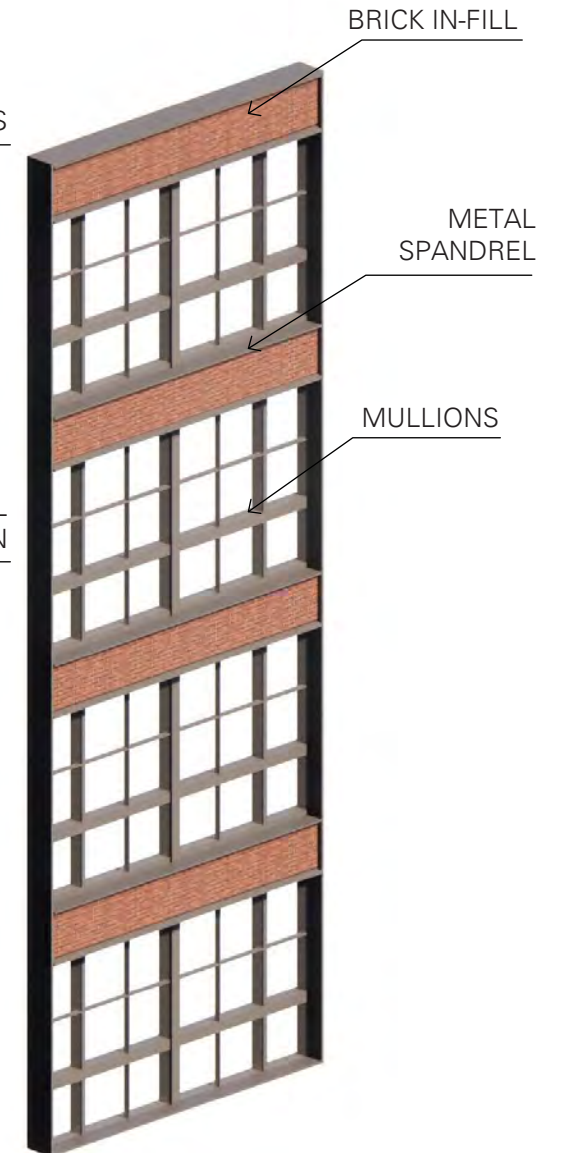
JULIET WINDOW



BAY WINDOW



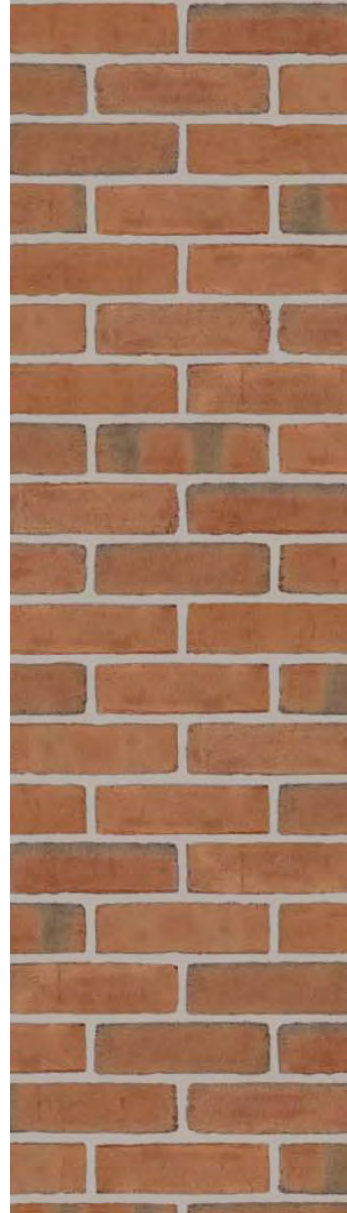
PUNCHED WINDOW



# BUILDING CONCEPT | MATERIAL STUDY

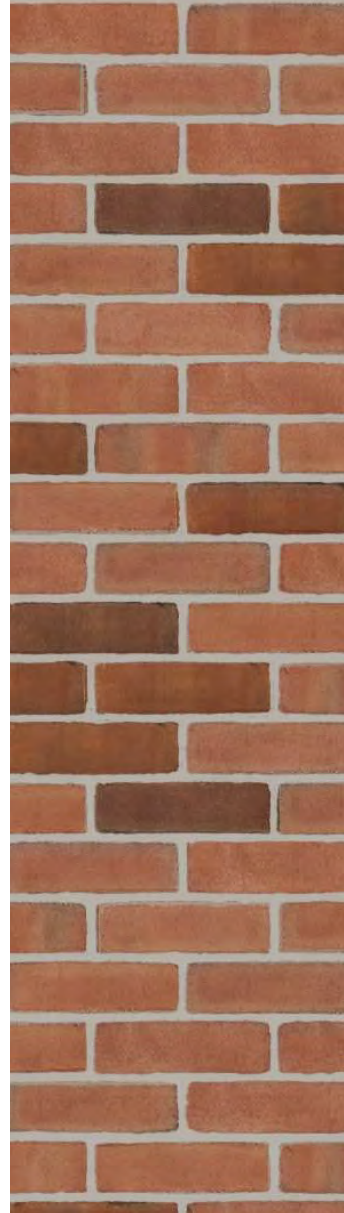
## Brick 1

Full Color



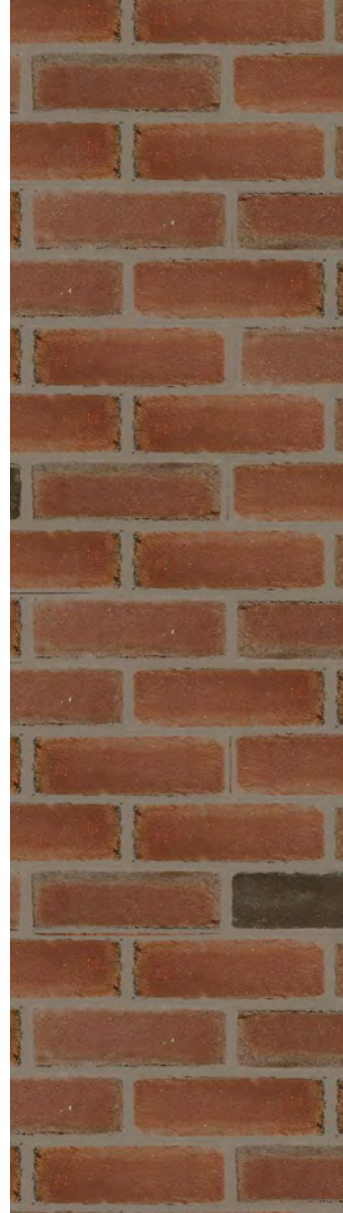
## Brick 2 & 3

Blend



## Brick 2

Full Color



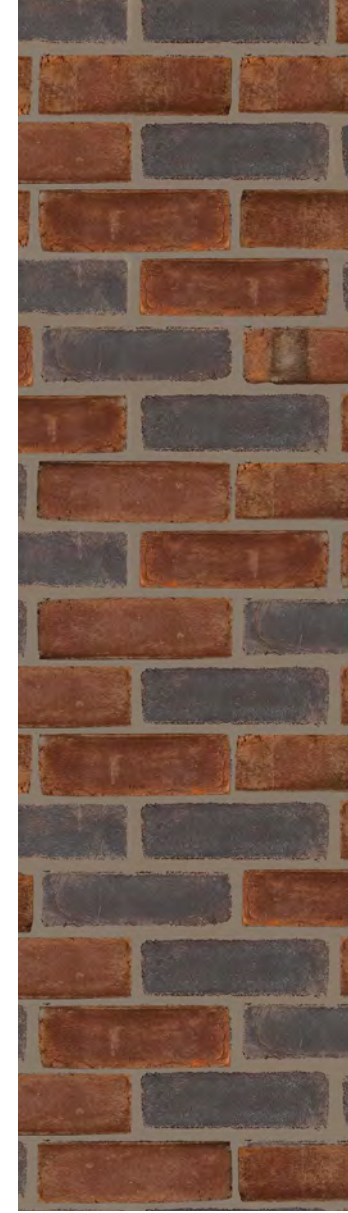
## Brick 3

Full Color



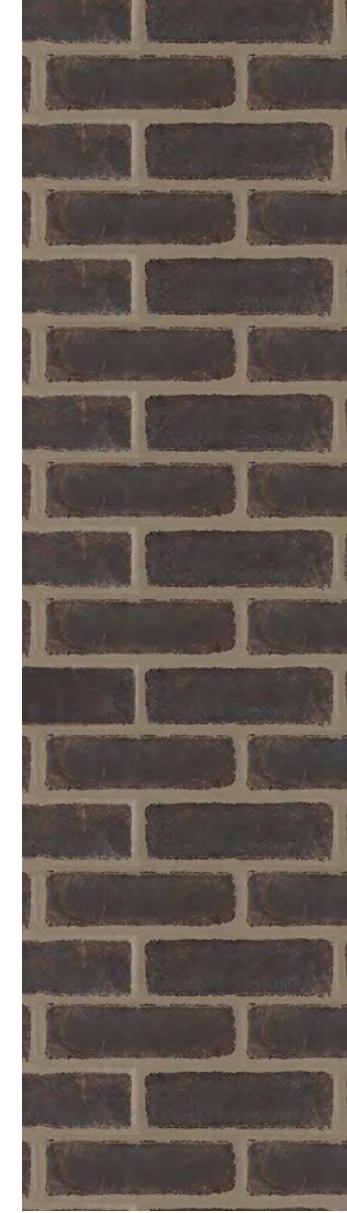
## Brick 3 & 4

Blend



## Brick 4

Full Color



## Metal Channel

Dusty Charcoal



LIGHT

DARK



**BUILDING 1**



# BUILDING 1 | VIEW A



# BUILDING 1 | VIEW B



# BUILDING 1 | NIGHT VIEW



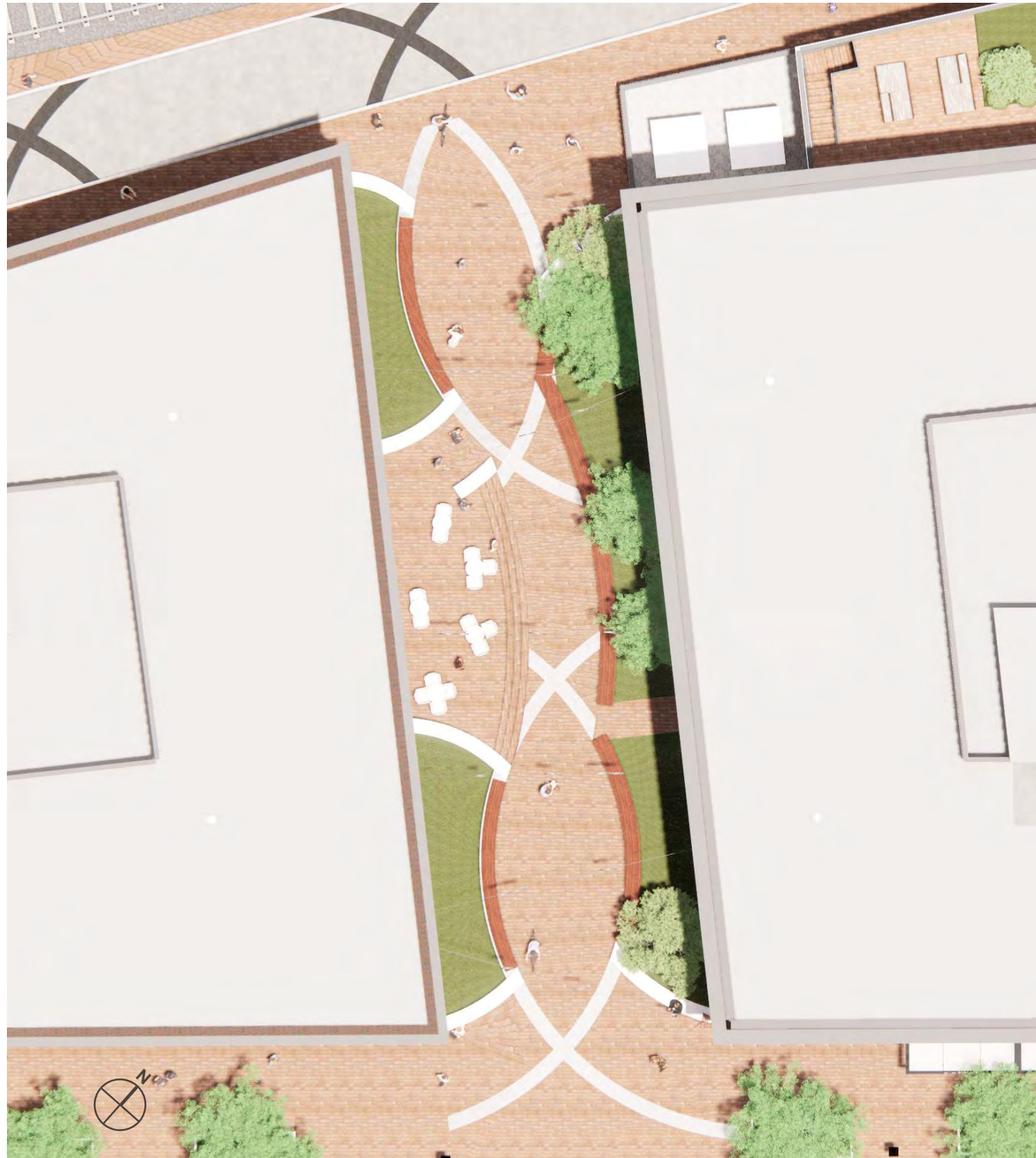
# BUILDING 1 | SUPPLEMENTAL VIEWS



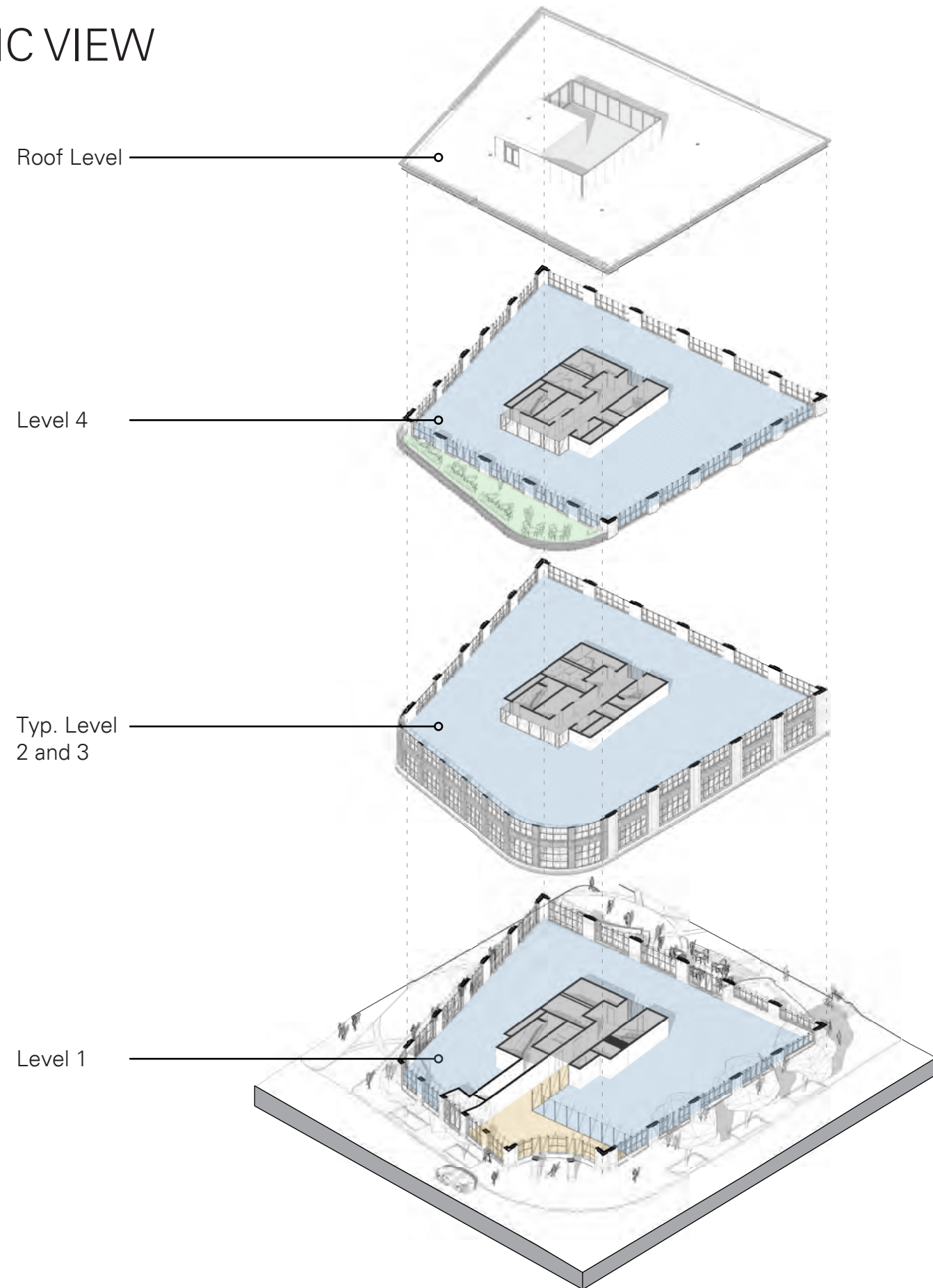
# BUILDING 1 | PUBLIC REALM DESIGN - OPTION 1



# BUILDING 1 | PUBLIC REALM DESIGN - OPTION 2



# BUILDING 1 | AXONOMETRIC VIEW



## LEGEND

- OFFICE SPACE
- ROOF DECK
- BUILDING CORE
- MECHANICAL ROOM
- LOBBY



# BUILDING 1 | ELEVATIONS



B1 EAST ELEVATION



B1 SOUTH ELEVATION



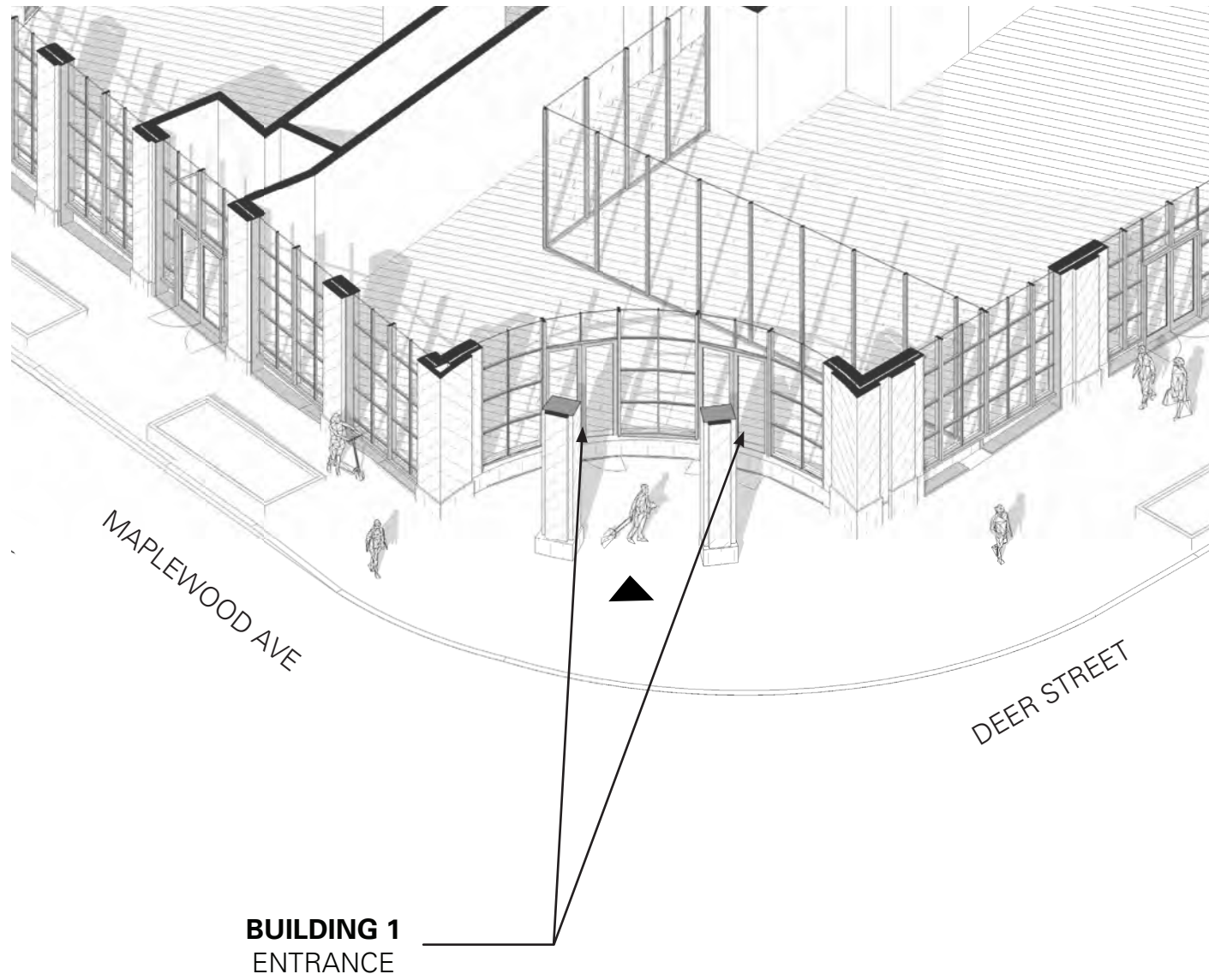
B1 NORTH ELEVATION



B1 WEST ELEVATION

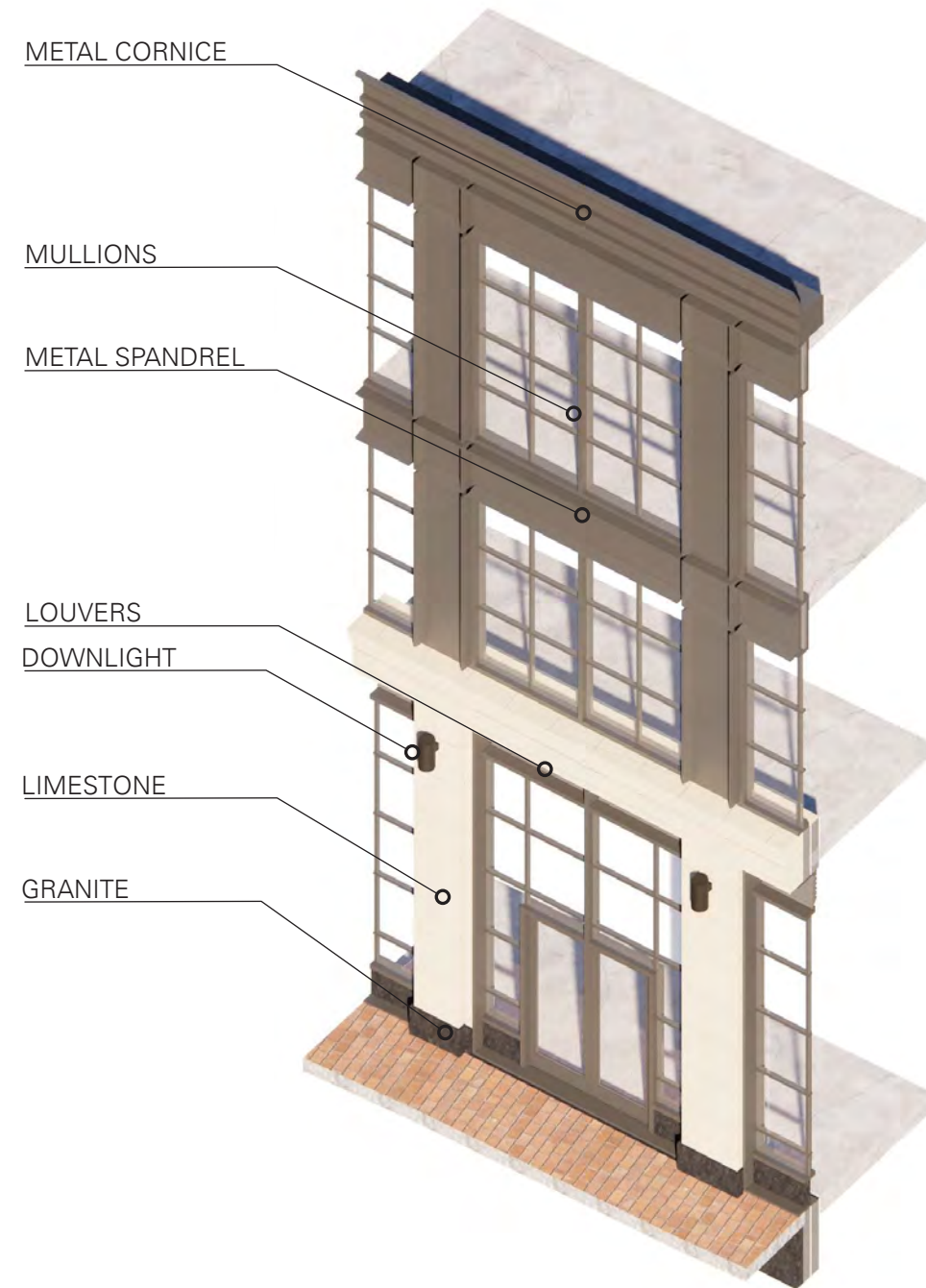


# BUILDING 1 | ENTRYWAY

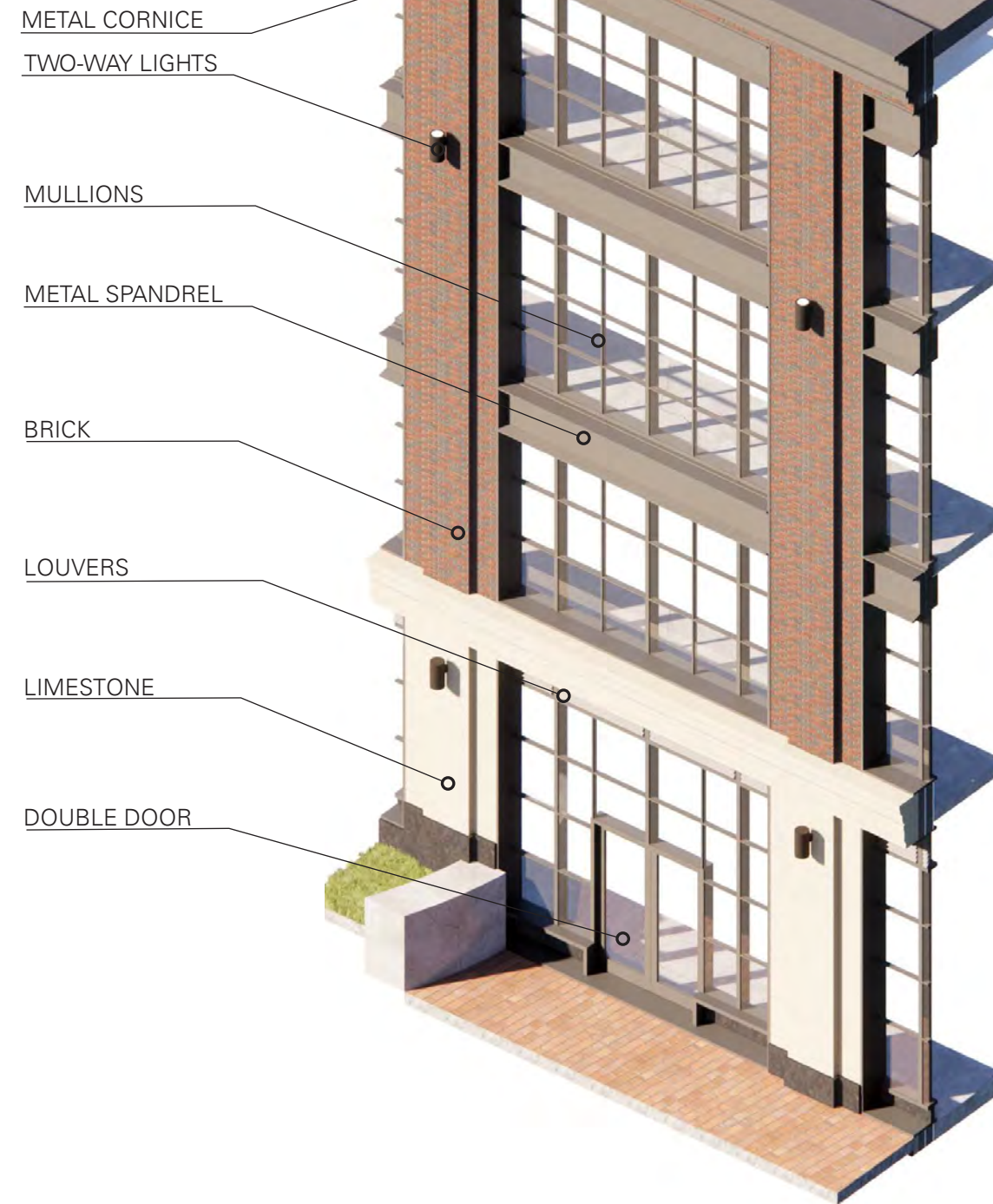


# BUILDING 1 | BAY STUDIES

## BAY 1



## BAY 2



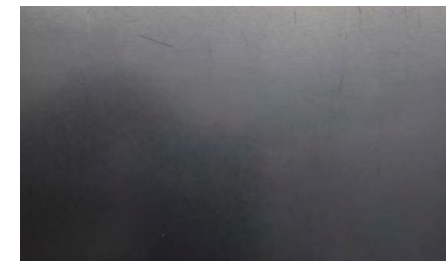
# BUILDING 1 | MATERIAL STUDIES



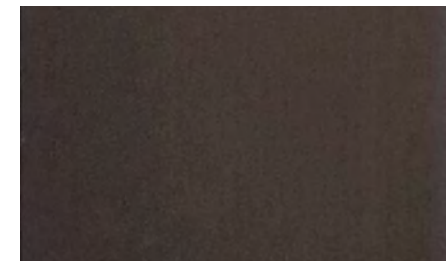
**Brick 3 & 4**  
Modular



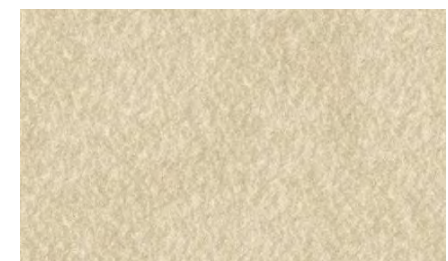
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Storefront Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast



**Granite**  
Caledonia Flamed



# BUILDING 2

# BUILDING 2 | VIEW A | OPTION 1 (AS OF RIGHT)



# BUILDING 2 | VIEW A | OPTION 2 (WITH VARIANCE)



# BUILDING 2 | VIEW B



# BUILDING CONCEPT | MATERIAL

Concept Collage



Concept Collage





# BUILDING 2 | NIGHT VIEW



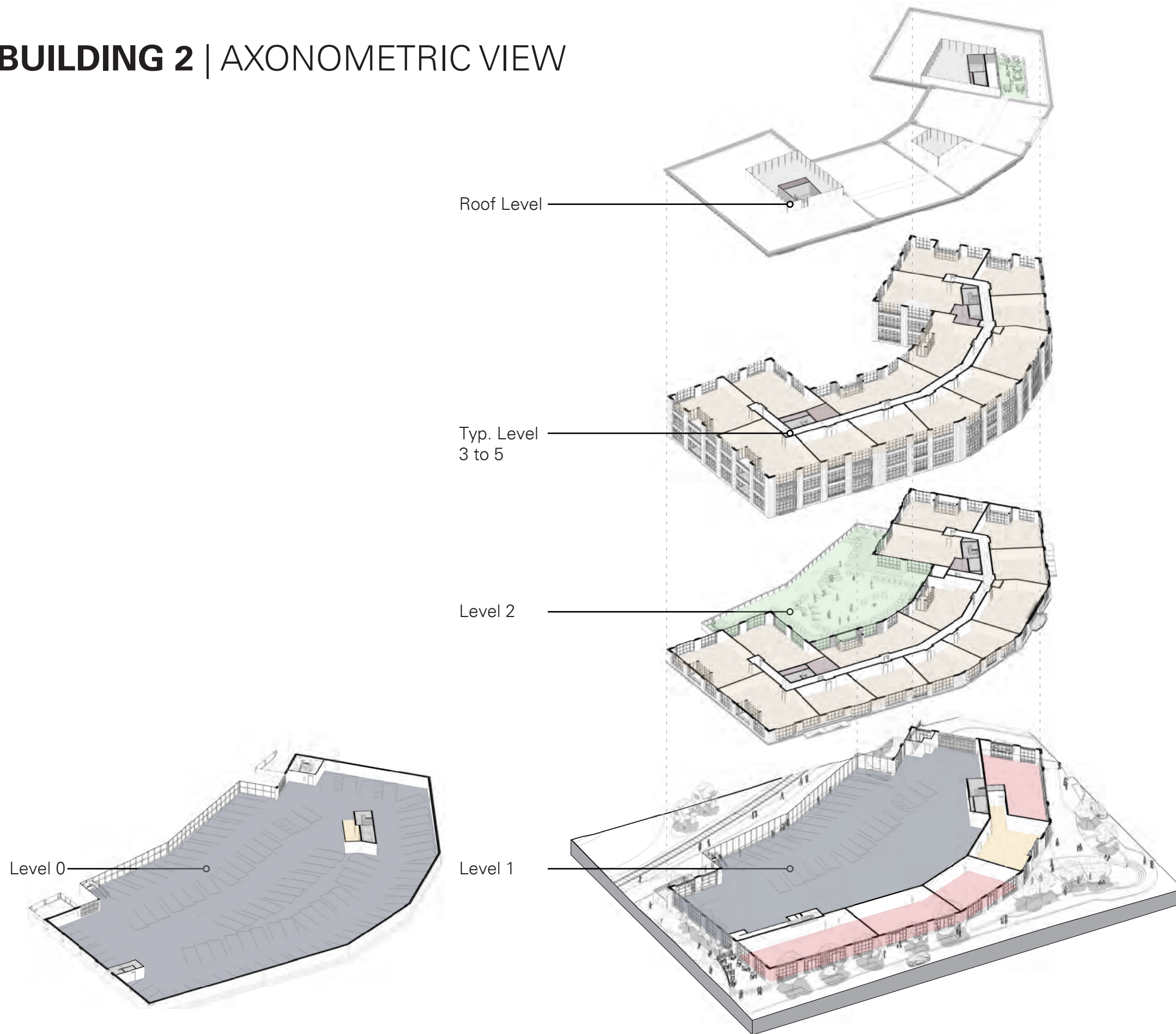
# BUILDING 2 | SUPPLEMENTAL VIEWS



# BUILDING 2 | PUBLIC REALM DESIGN



# BUILDING 2 | AXONOMETRIC VIEW



## LEGEND

- ROOF DECK
- BUILDING CORE
- MECHANICAL SCREEN
- LOBBY
- RETAIL
- RESIDENTIAL
- PARKING
- BACK OF HOUSE



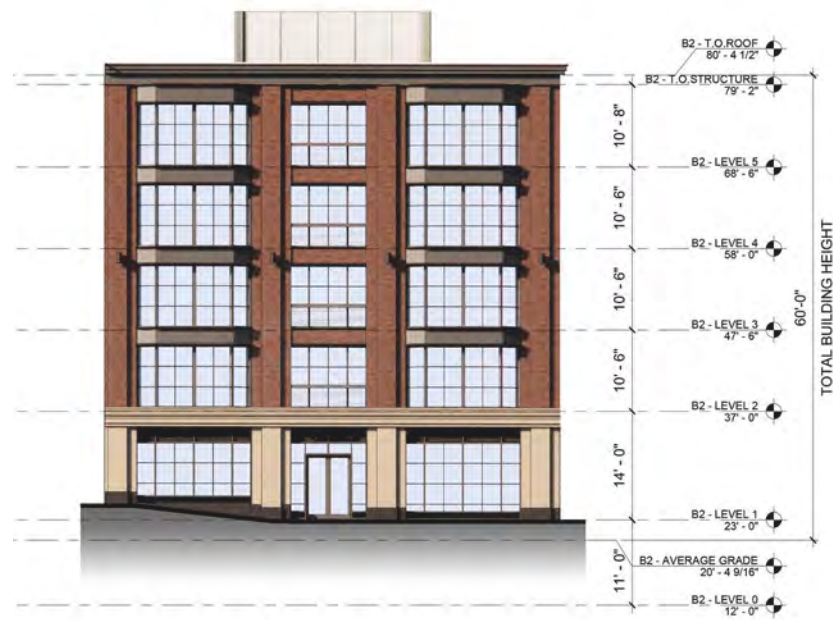
# BUILDING 2 | ELEVATIONS



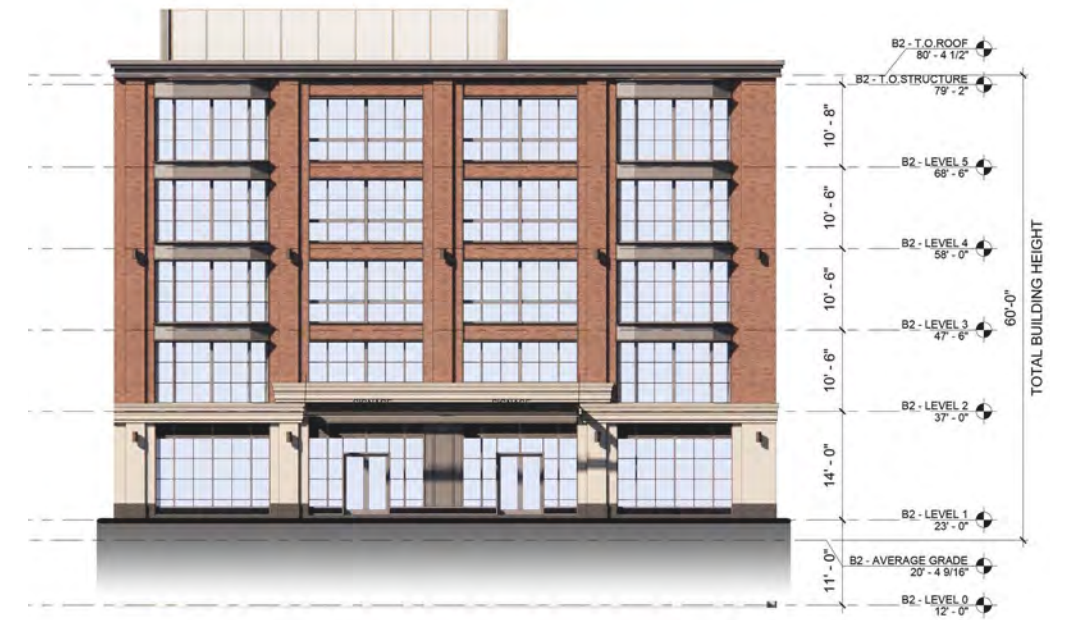
B2 SOUTH ELEVATION



B2 SOUTH EAST ELEVATION 1



B2 SOUTH EAST ELEVATION 2

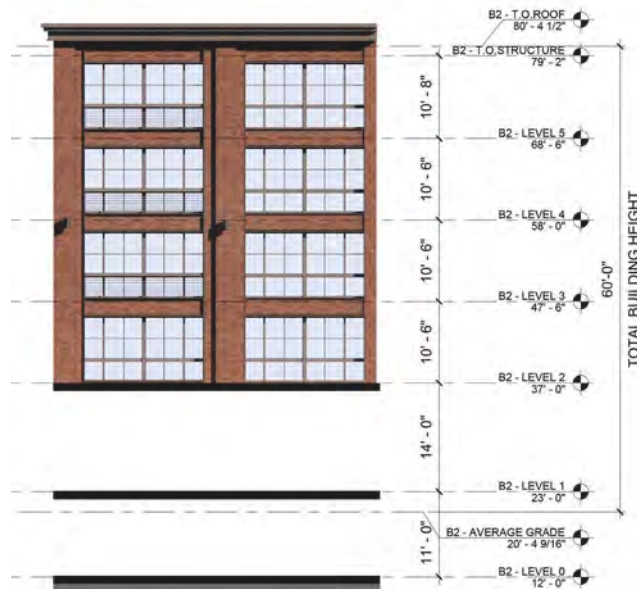


B2 EAST ELEVATION 2

# BUILDING 2 | ELEVATIONS



B2 NORTH ELEVATION



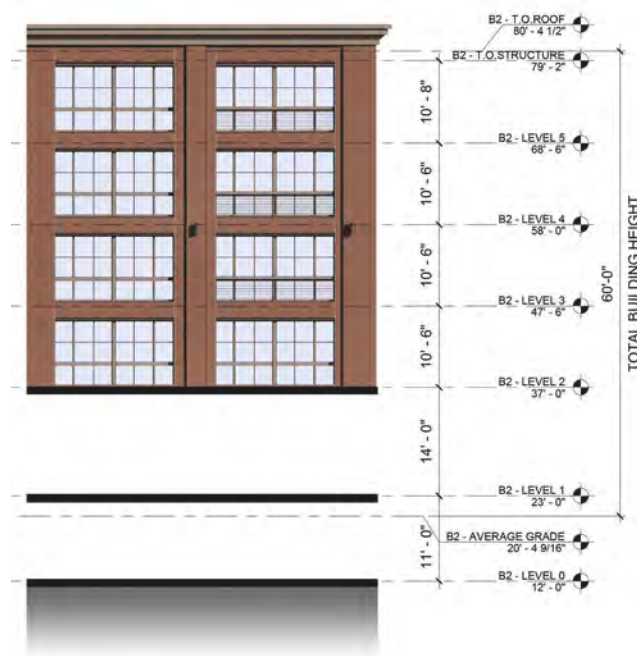
B2 SOUTH ELEVATION 2



B2 WEST ELEVATION 1



B2 WEST ELEVATION 2



B2 NORTH ELEVATION 2



B2 WEST ELEVATION 3

# BUILDING 2 | ELEVATIONS

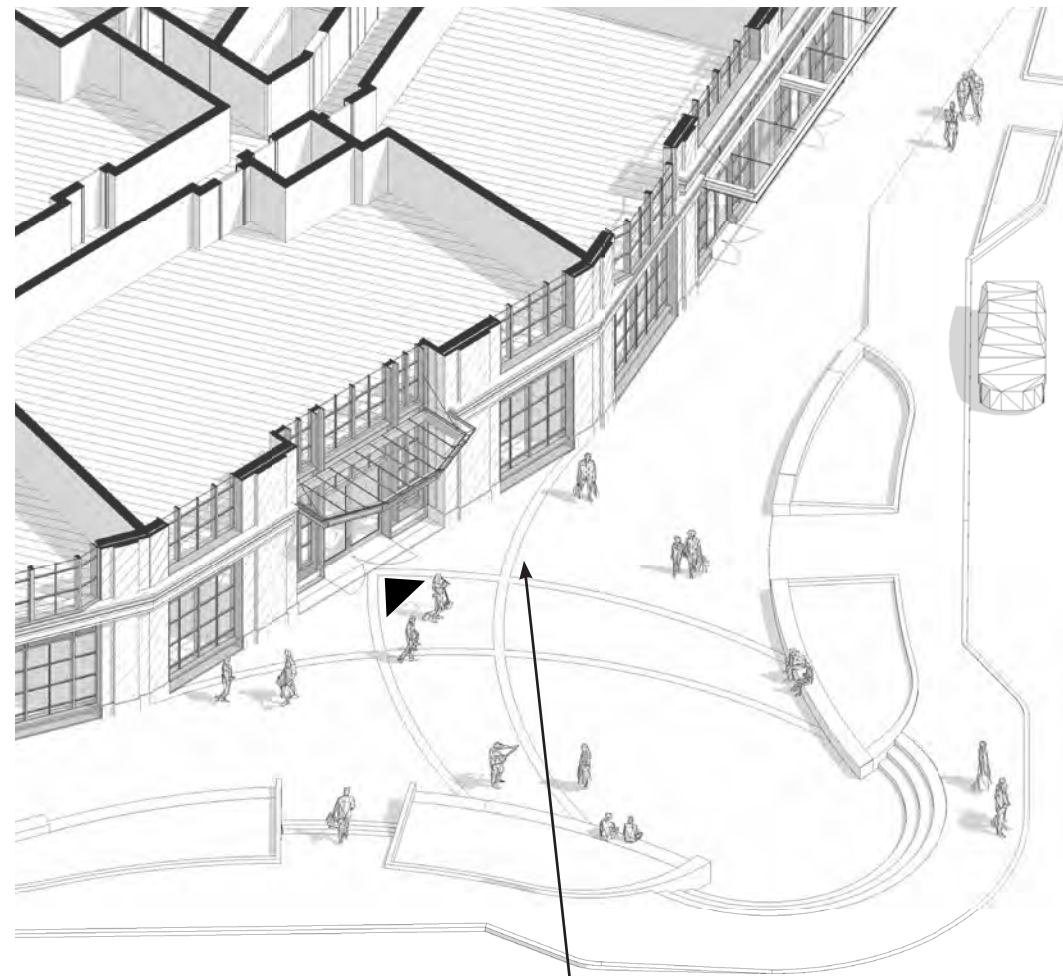


B2 EAST ELEVATION | OPTION 1  
AS OF RIGHT



B2 EAST ELEVATION | OPTION 2  
REQUIRES A CITY VARIANCE

# BUILDING 2 | ENTRYWAY



DEER STREET

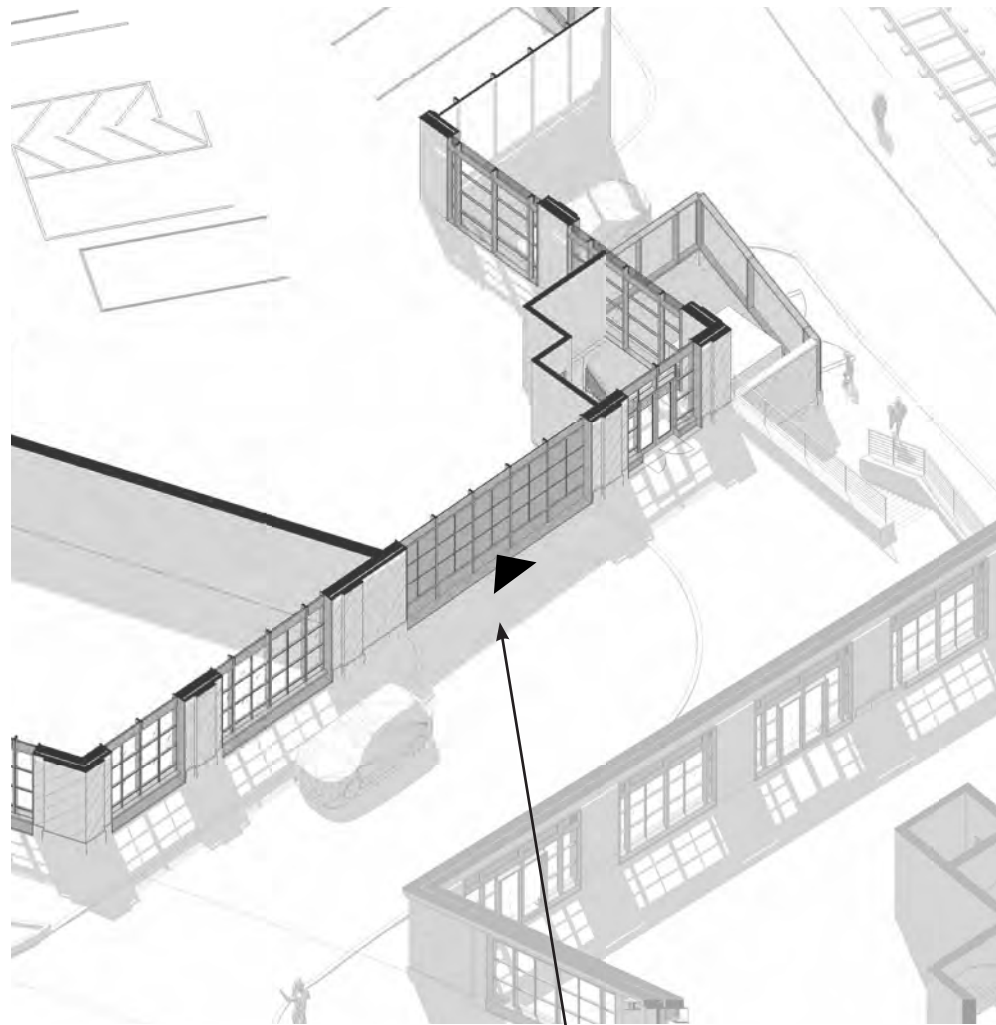
BUILDING 2  
ENTRANCE



BUILDING 2  
ENTRANCE



# BUILDING 2 | PARKING ENTRY 1

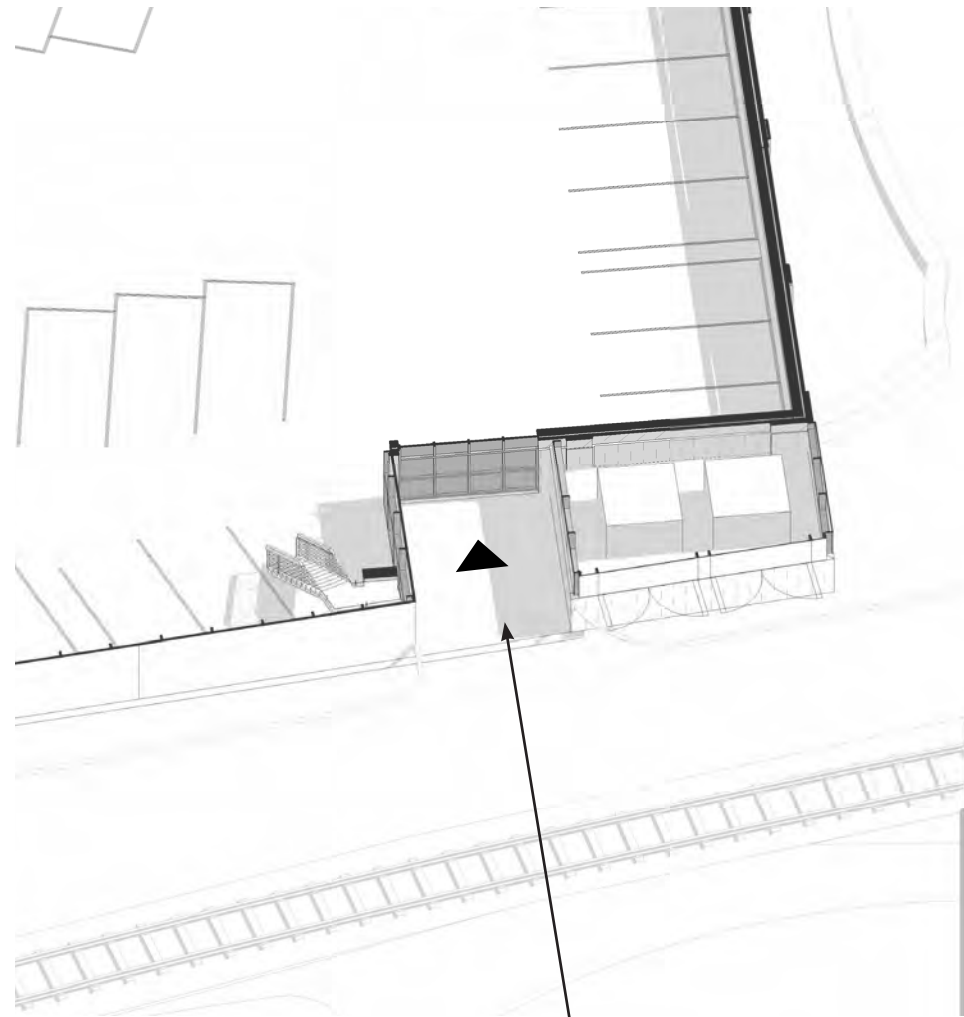


**BUILDING 2**  
LEVEL 1 PARKING  
ENTRANCE



**BUILDING 2**  
LEVEL 1 PARKING  
ENTRANCE

# BUILDING 2 | PARKING ENTRANCE

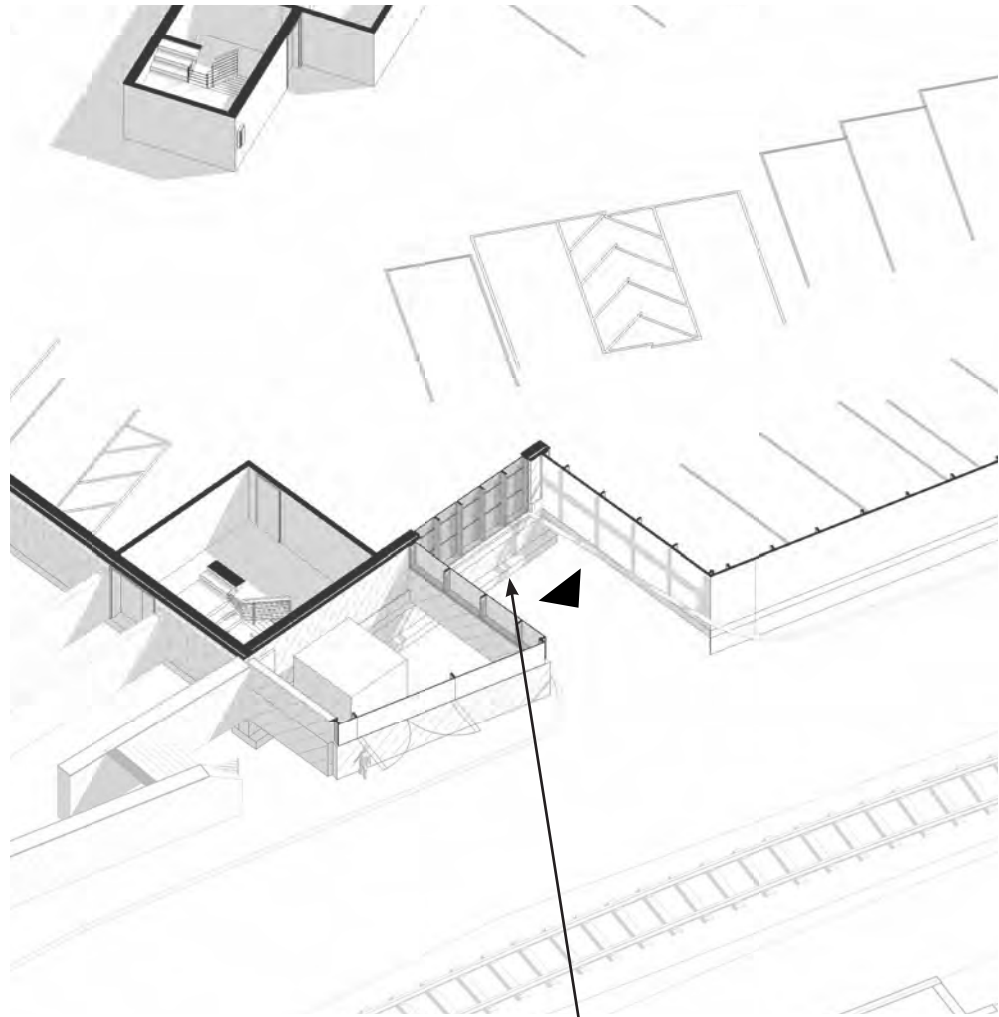


**BUILDING 2**  
LEVEL 0 PARKING  
ENTRANCE



**BUILDING 2**  
LEVEL 0 PARKING  
ENTRANCE

# BUILDING 2 | PARKING EXIT

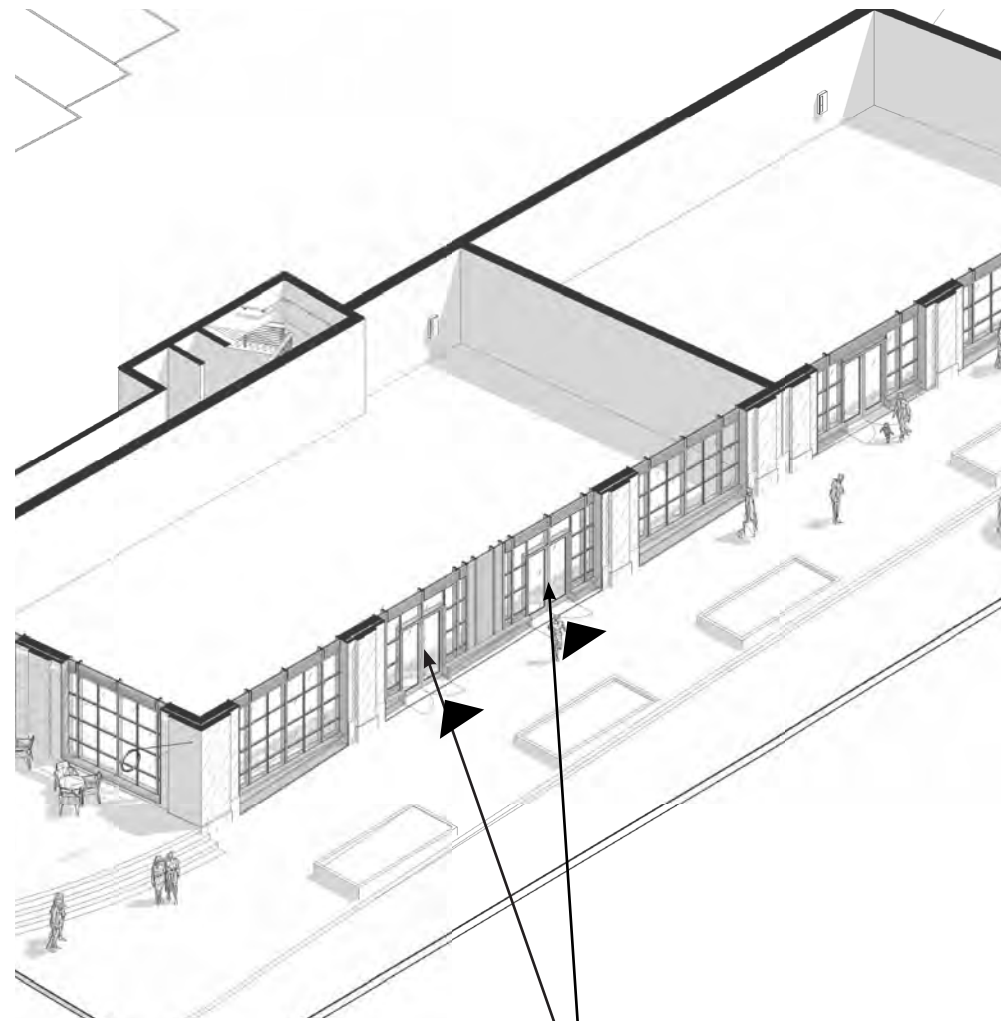


**BUILDING 2**  
LEVEL 0 PARKING  
EXIT



**BUILDING 2**  
LEVEL 0 PARKING  
EXIT

# BUILDING 2 | RETAIL ENTRY

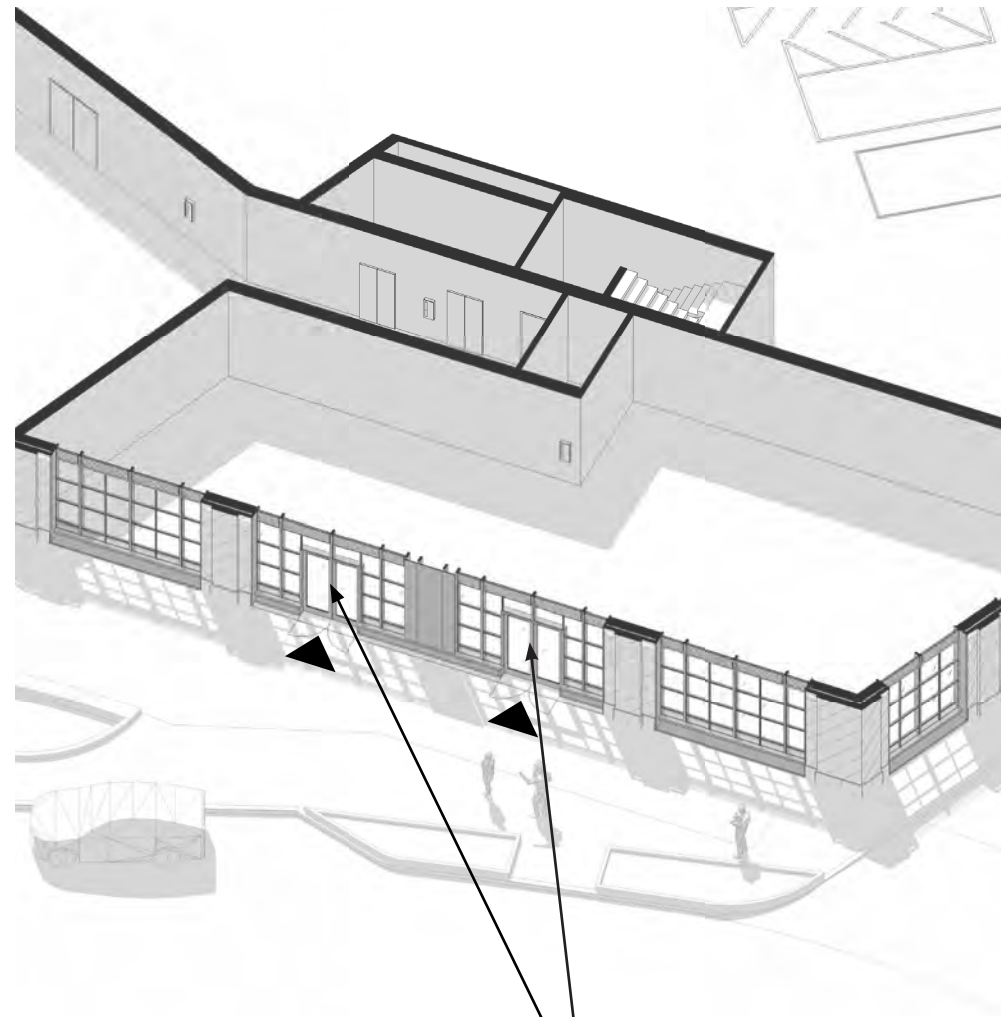


**BUILDING 2**  
RETAIL ENTRANCE



**BUILDING 2**  
RETAIL ENTRANCE

# BUILDING 2 | RETAIL ENTRY 2



**BUILDING 2**  
LEVEL 1 RETAIL  
ENTRANCE



**BUILDING 2**  
LEVEL 1 RETAIL  
ENTRANCE

# BUILDING 2 | ROOF DECK



# BUILDING 2 | BAY STUDIES

## BAY 1 - PUNCHED

METAL CORNICE

METAL SPANDREL

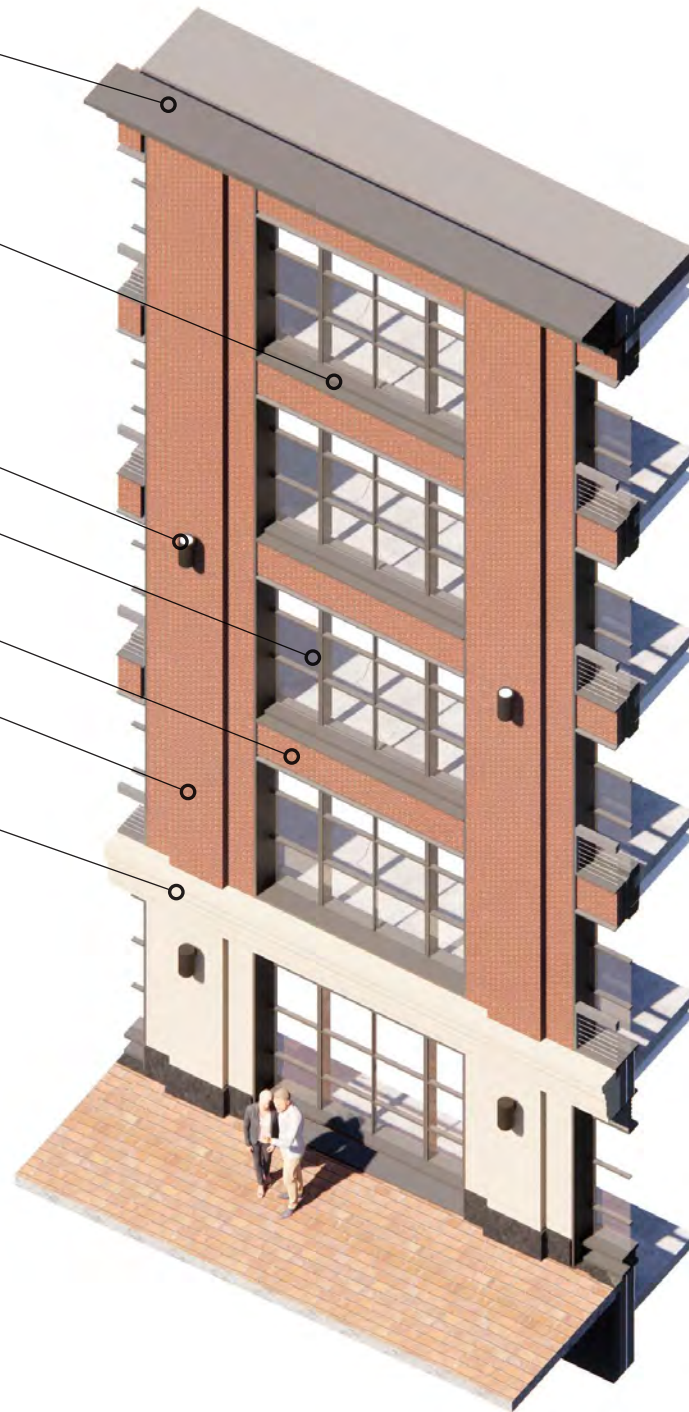
TWO-WAY LIGHTS

MULLIONS

BRICK IN-FILL

BRICK

LIMESTONE



## BAY 2 - OPERABLE WINDOWS

METAL CORNICE

TWO-WAY LIGHTS

MULLIONS

METAL SPANDREL

BRICK

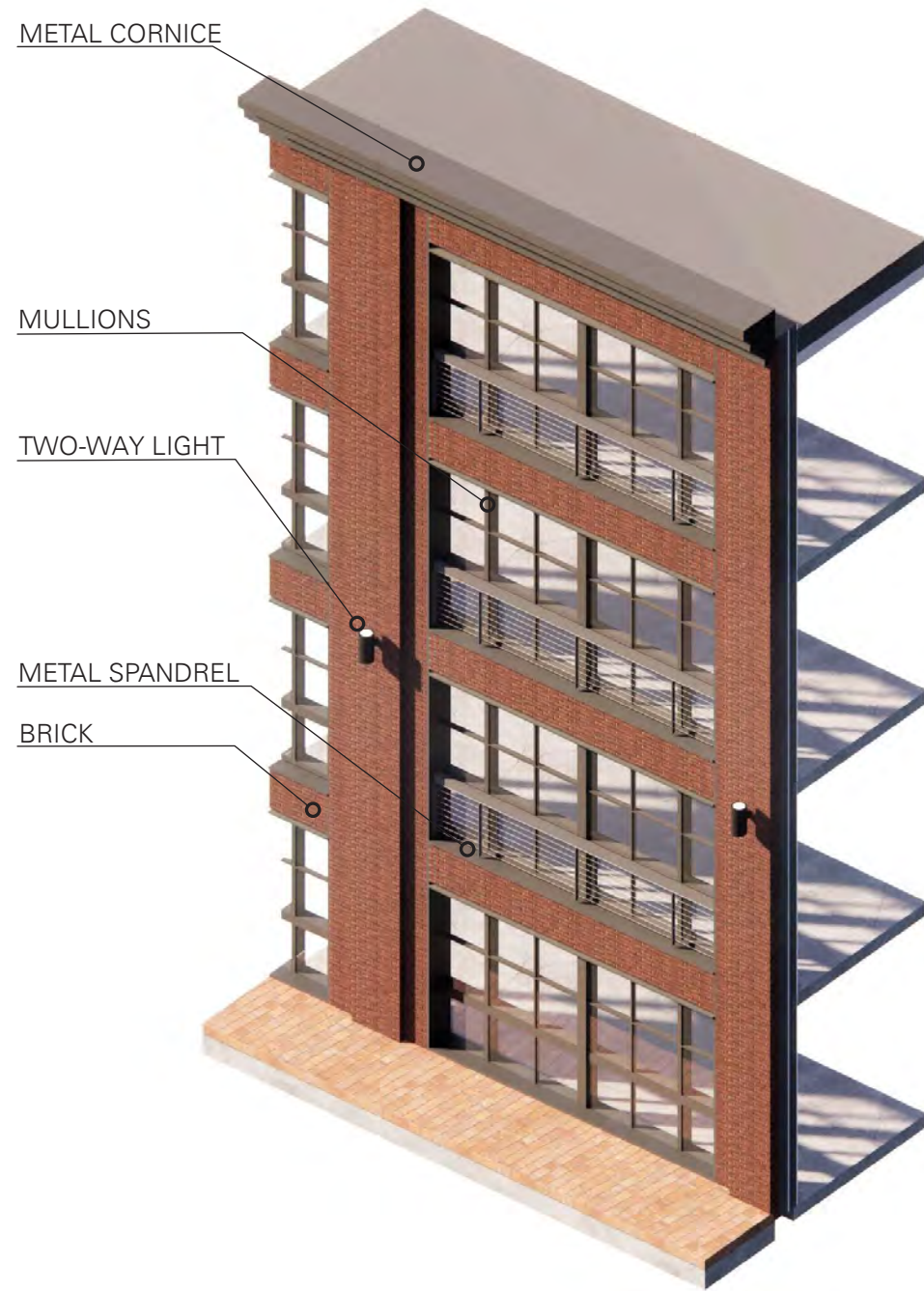
LIMESTONE

DOUBLE DOOR

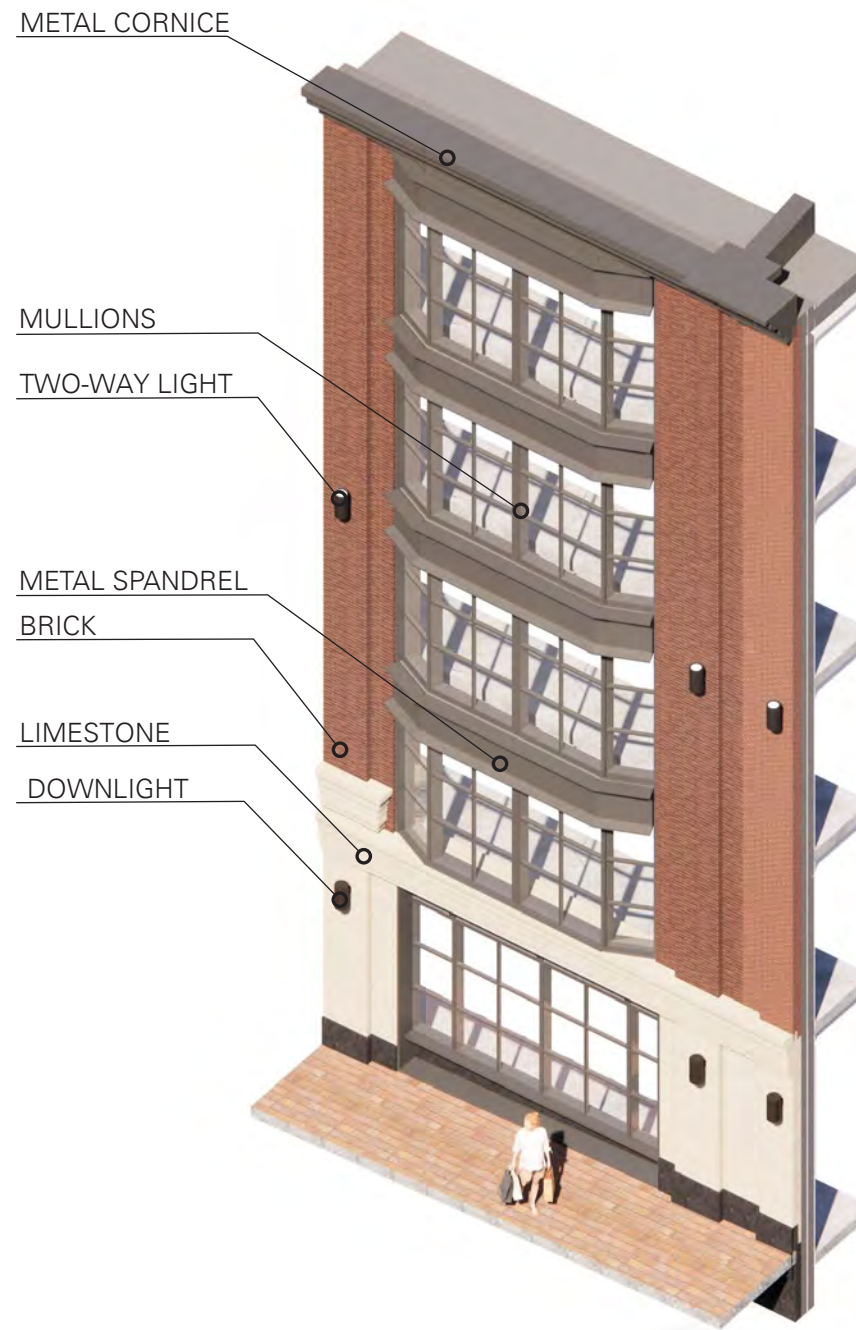


# BUILDING 2 | BAY STUDIES

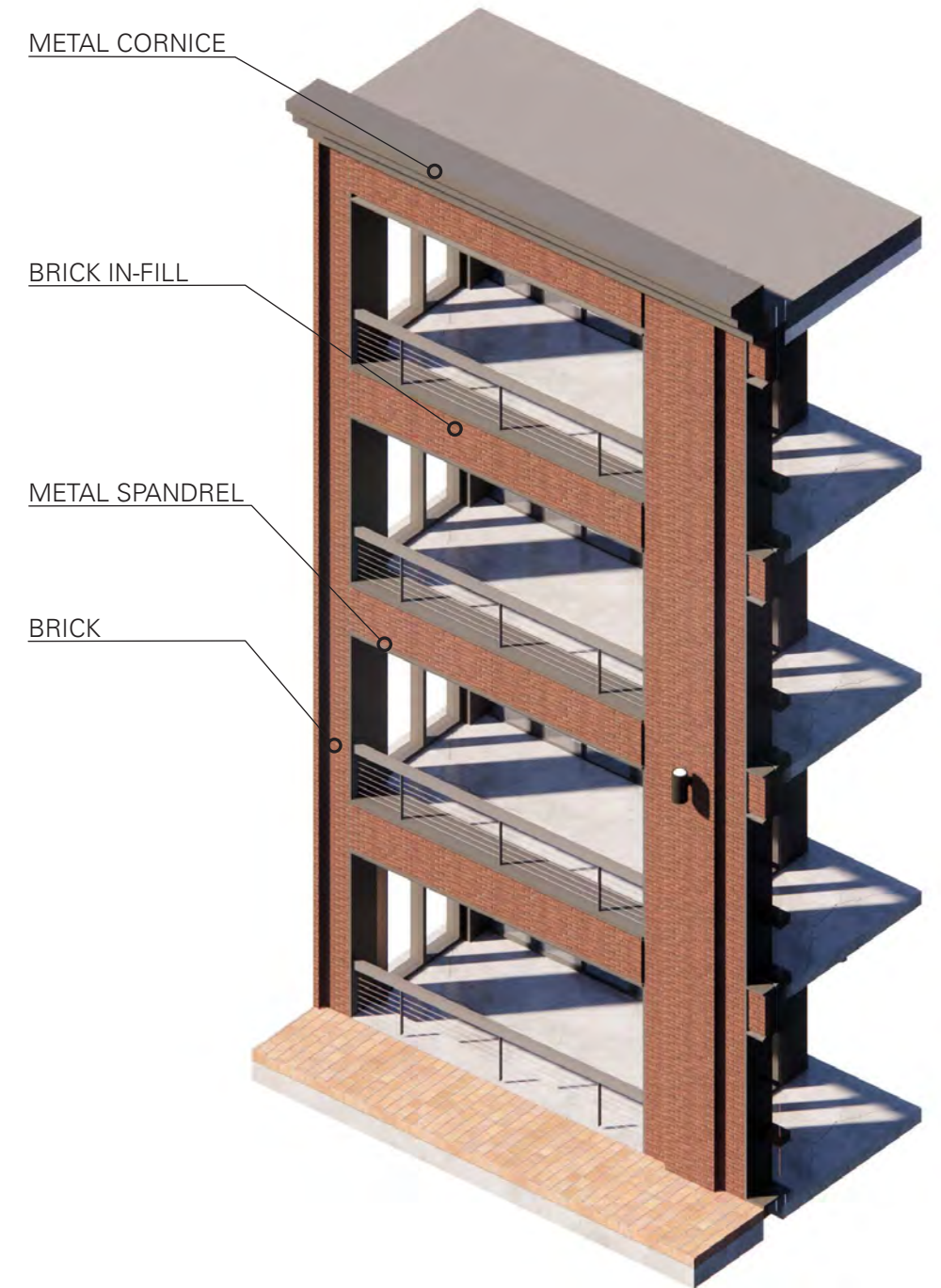
## BAY 3 - JULIET WINDOW



## BAY 4 - BAY WINDOW



## BAY 5 - RECESSED BALCONY



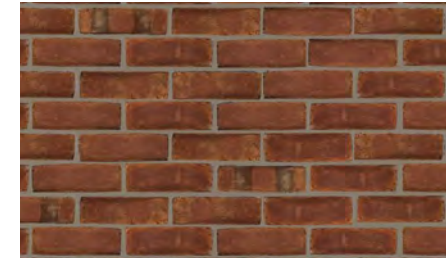


# BUILDING 2 | MATERIAL STUDIES

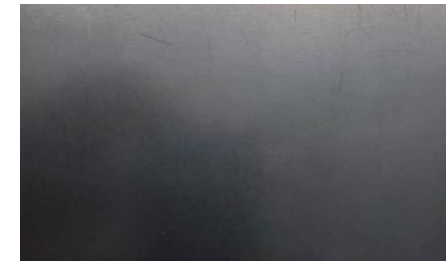
## BUILDING 2 - A



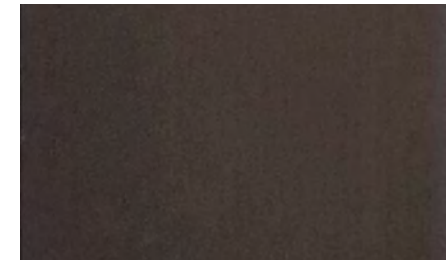
**Brick 2**  
Modular



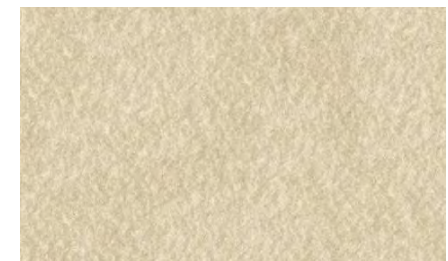
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast



**Granite**  
Caledonia Flamed

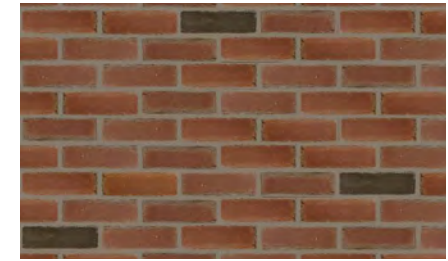


# BUILDING 2 | MATERIAL STUDIES

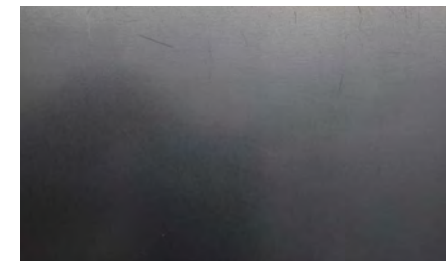
## BUILDING 2 - B



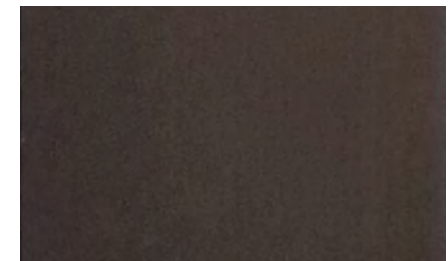
**Brick 2**  
Modular



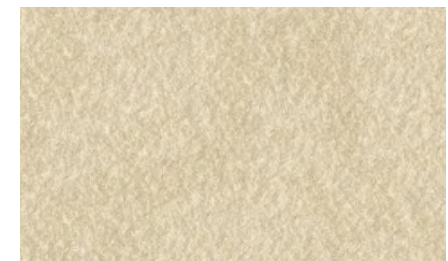
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast



**Granite**  
Caledonia Flamed

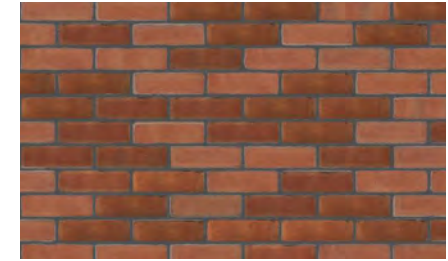


# BUILDING 2 | MATERIAL STUDIES

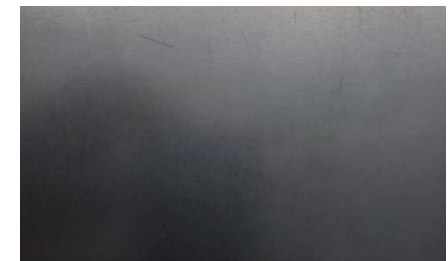
## BUILDING 2 - C



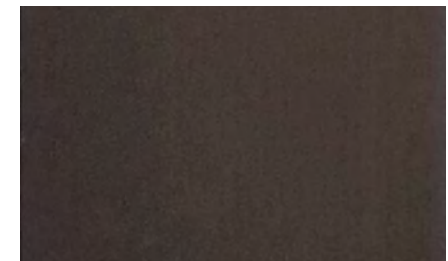
**Brick 1 & 2**  
Modular



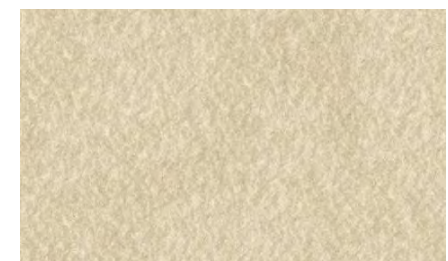
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast

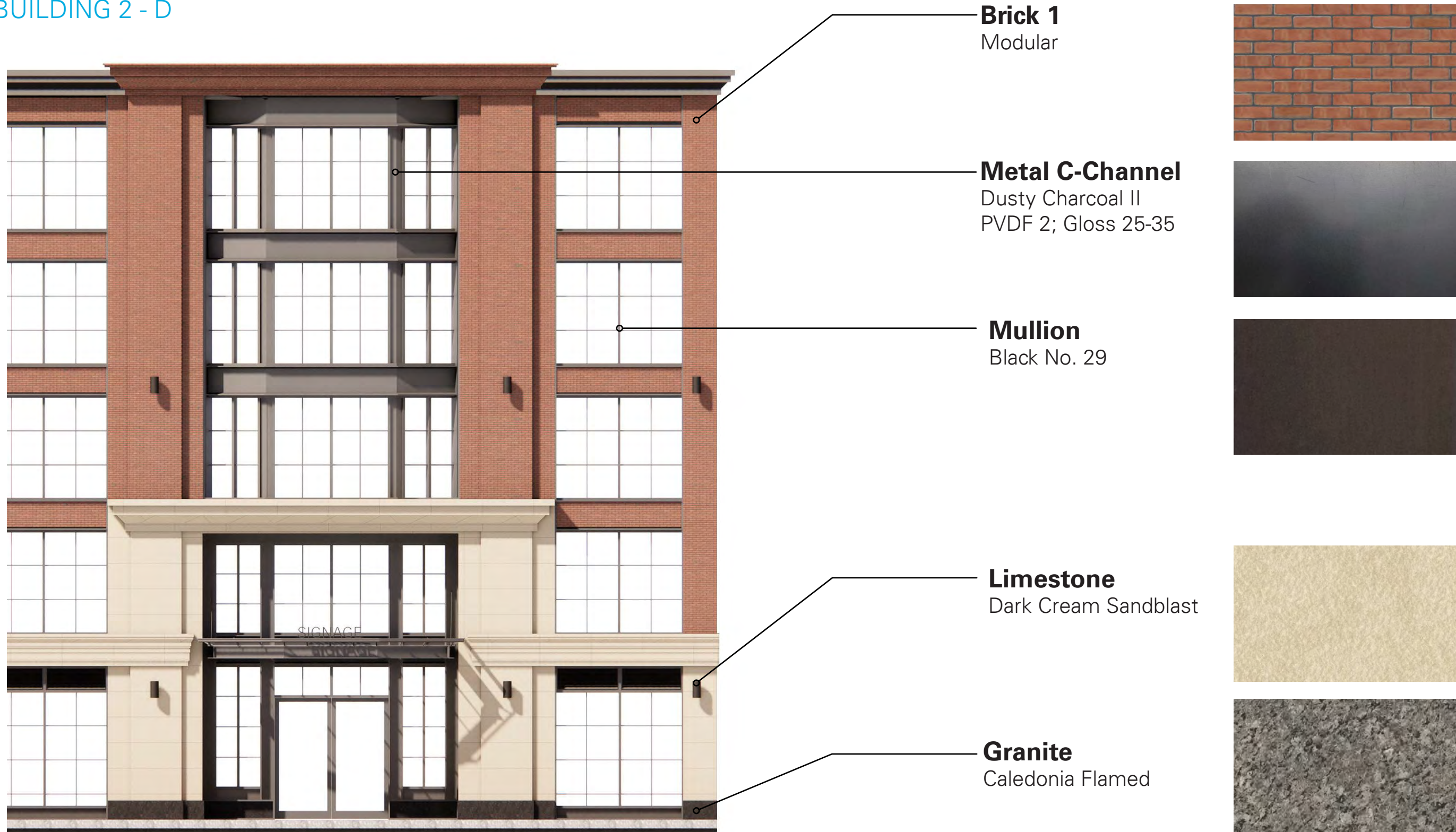


**Granite**  
Caledonia Flamed



# BUILDING 2 | MATERIAL STUDIES

## BUILDING 2 - D

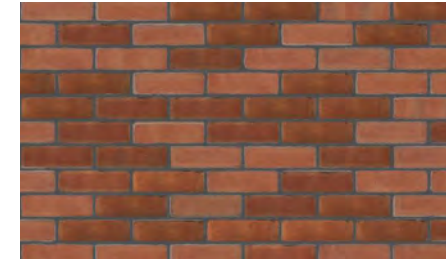


# BUILDING 2 | MATERIAL STUDIES

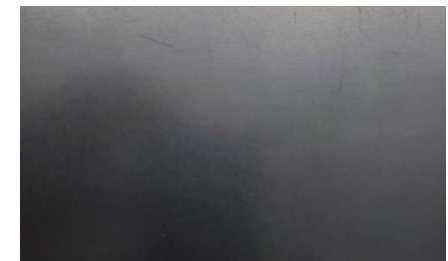
## BUILDING 2 - E



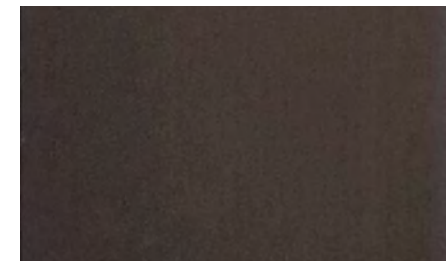
**Brick 1 & 2**  
Modular



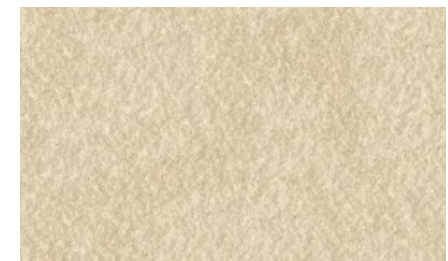
**Metal C-Channel**  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Mullion**  
Black No. 29



**Limestone**  
Dark Cream Sandblast



**Granite**  
Caledonia Flamed



# BUILDING 2 | MATERIAL STUDIES

PERFORATED METAL SCREEN | ASHVILLE AIRPORT- PARKING GARAGE





**BUILDING 3**

# BUILDING 3 | VIEW A





# BUILDING 3 | VIEW B



# BUILDING 3 | NIGHT VIEW



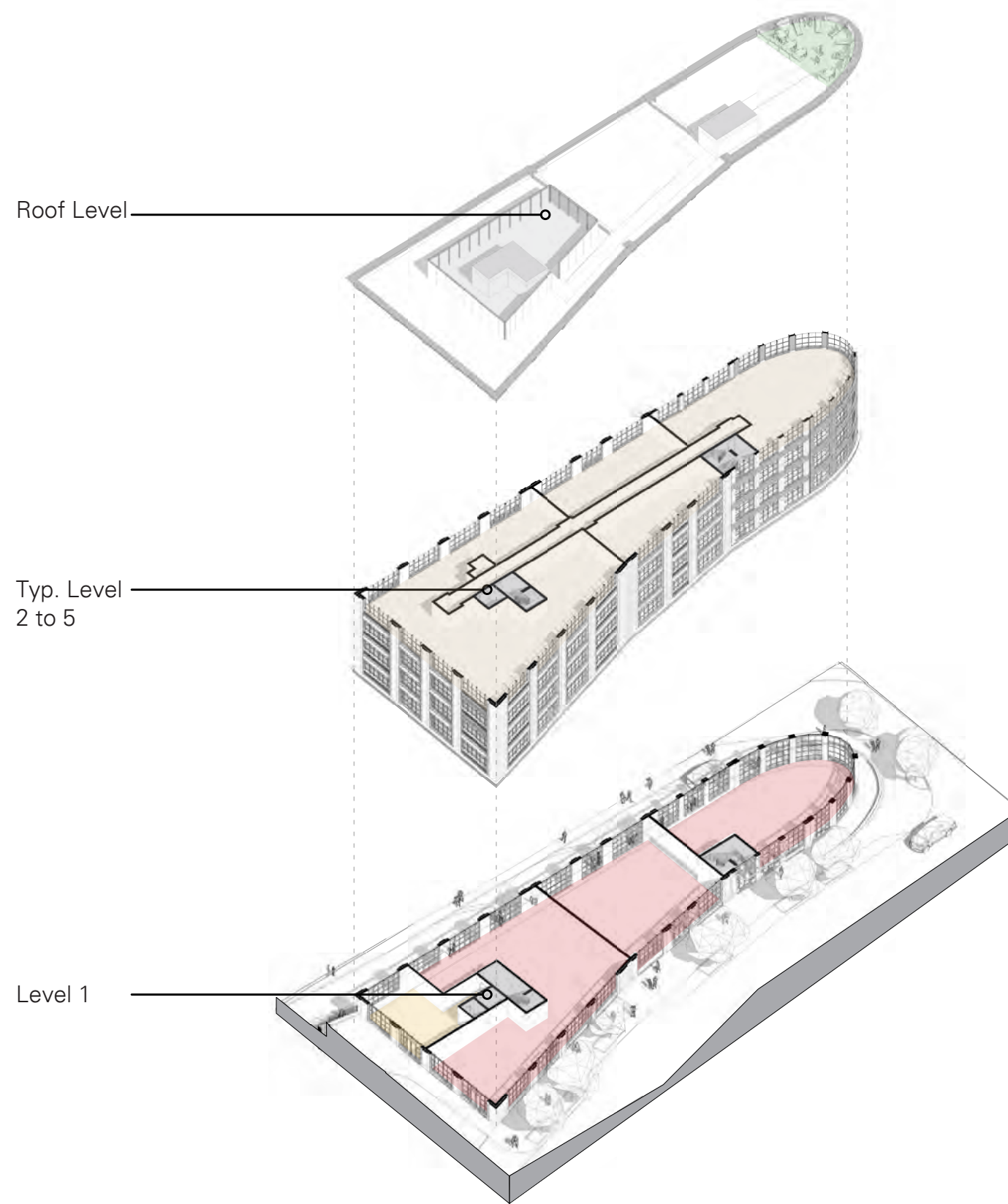
# BUILDING 3 | SUPPLEMENTAL VIEWS



# BUILDING 3 | PUBLIC REALM



# BUILDING 3 | AXONOMETRIC VIEW



## LEGEND

- ROOF DECK
- BUILDING CORE
- MECHANICAL SCREEN
- LOBBY
- RETAIL
- RESIDENTIAL
- BACK OF HOUSE

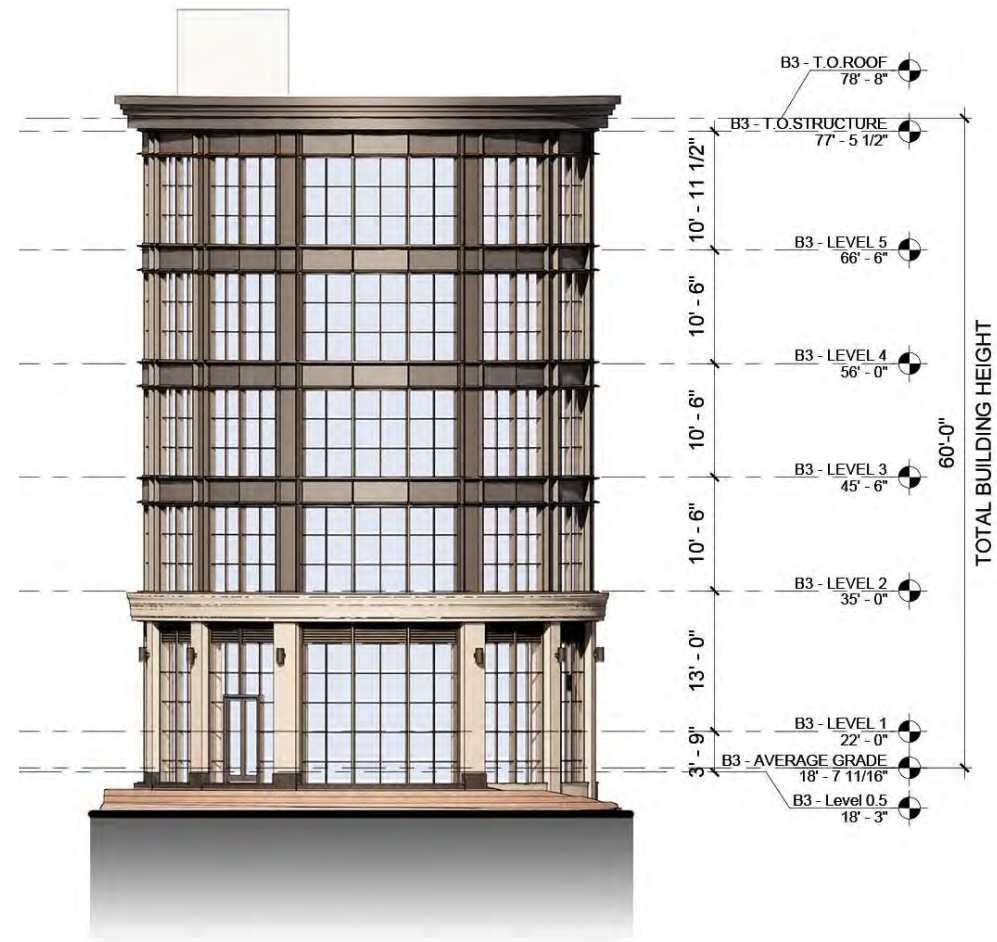


# BUILDING 3 | ELEVATIONS

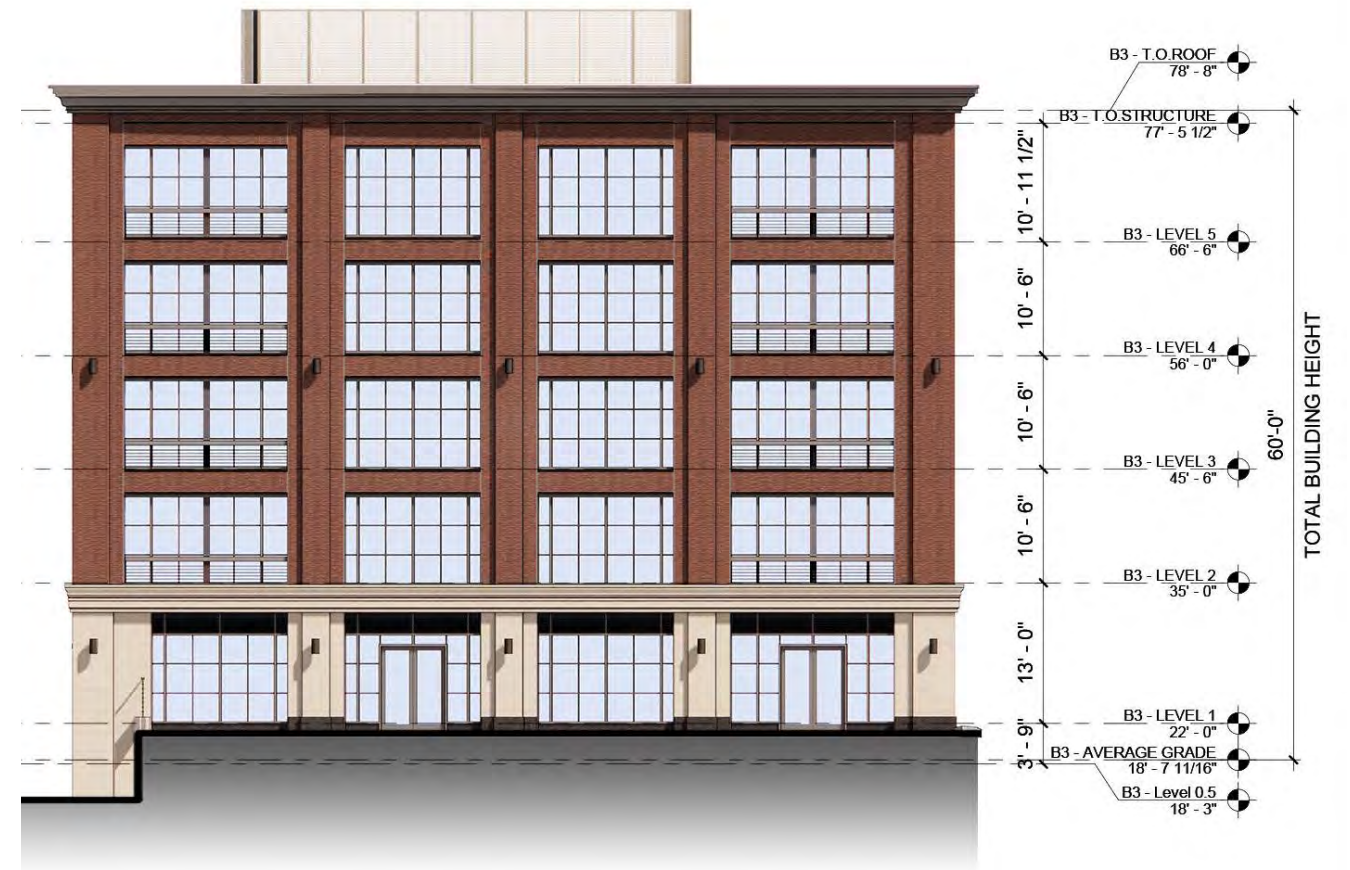


B3 EAST ELEVATION

# BUILDING 3 | ELEVATIONS



B3 NORTH ELEVATION



B3 SOUTH ELEVATION

# BUILDING 3 | ELEVATIONS



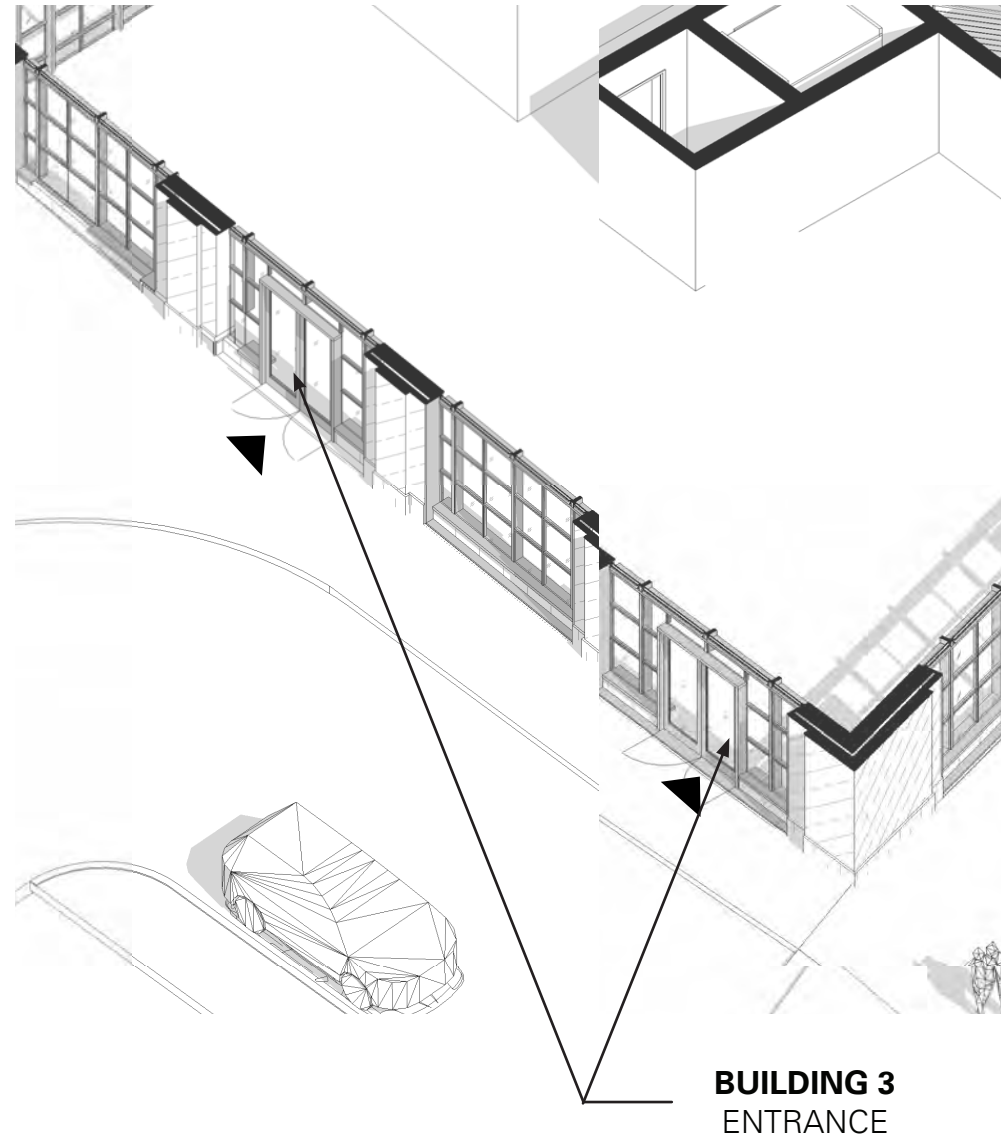
B3 WEST ELEVATION



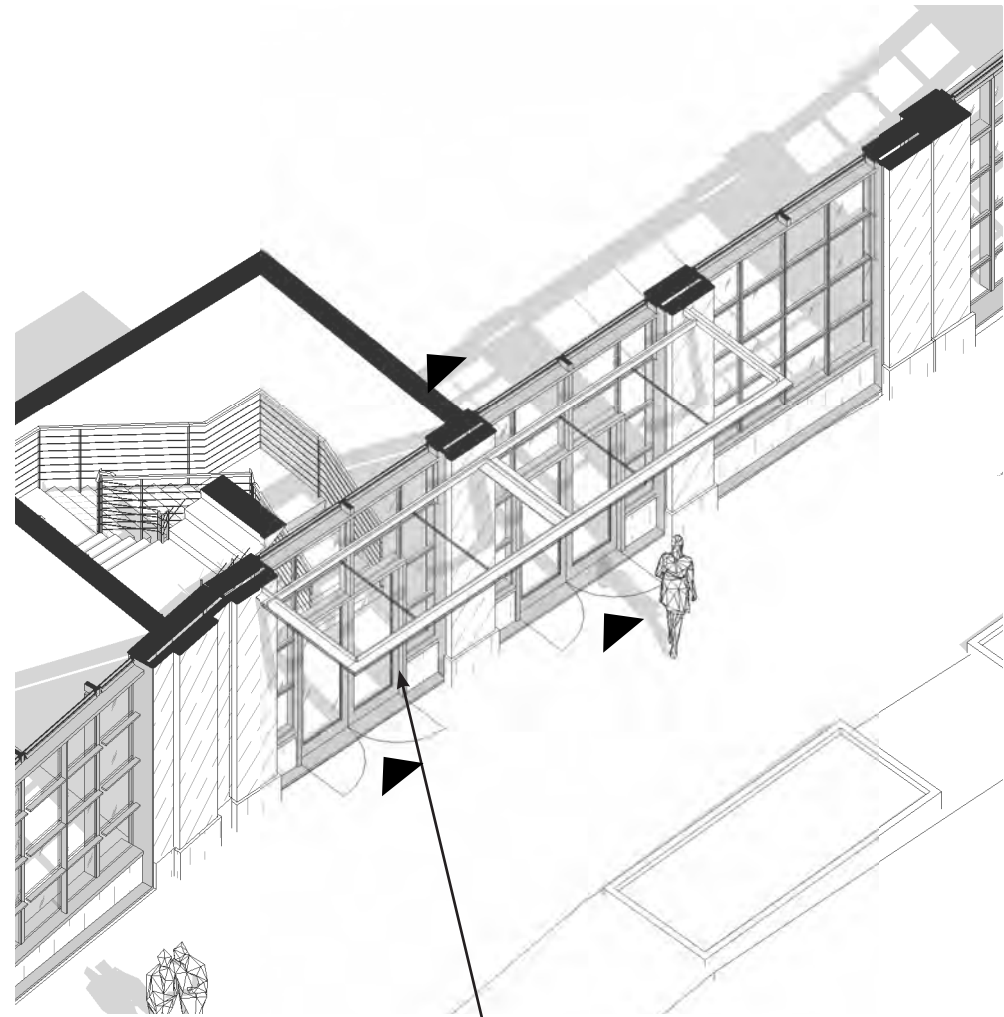
# BUILDING 3 | ROOF DECK



# BUILDING 3 | ENTRYWAY 1



# BUILDING 3 | ENTRYWAY 2

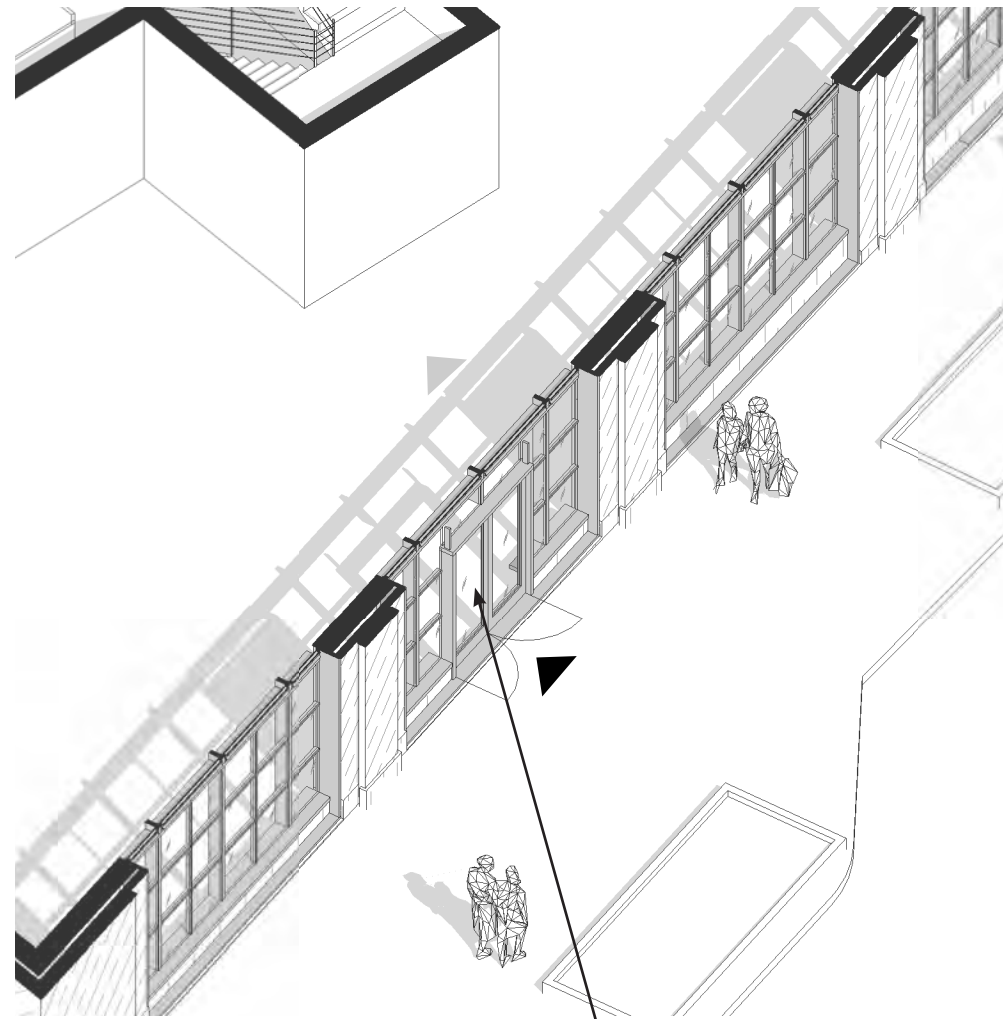


**BUILDING 3**  
RETAIL ENTRANCE



**BUILDING 3**  
RETAIL ENTRANCE

# BUILDING 3 | ENTRYWAY 3



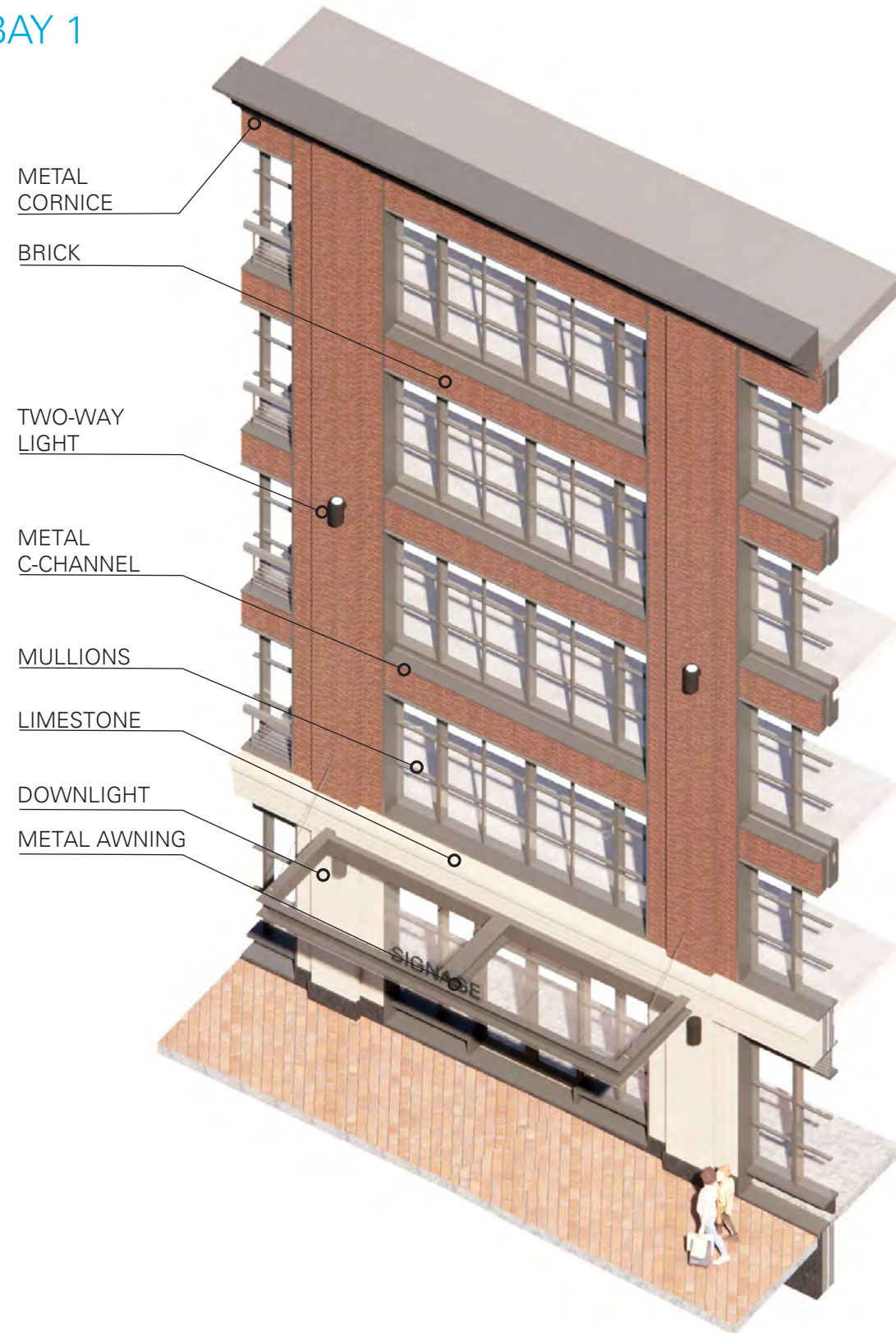
**BUILDING 3**  
RETAIL ENTRANCE



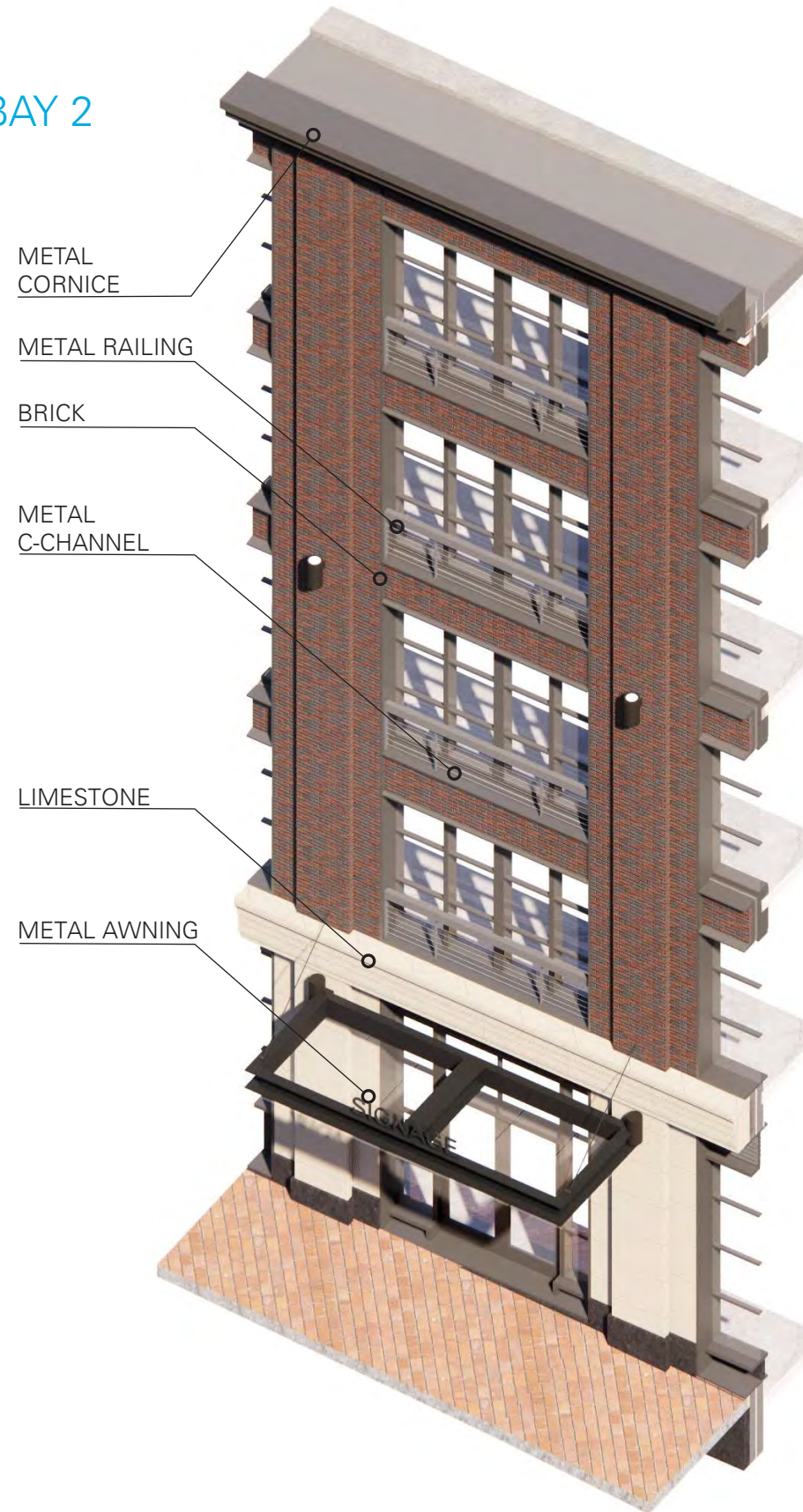
**BUILDING 3**  
RETAIL ENTRANCE

# BUILDING 3 | BAY STUDIES

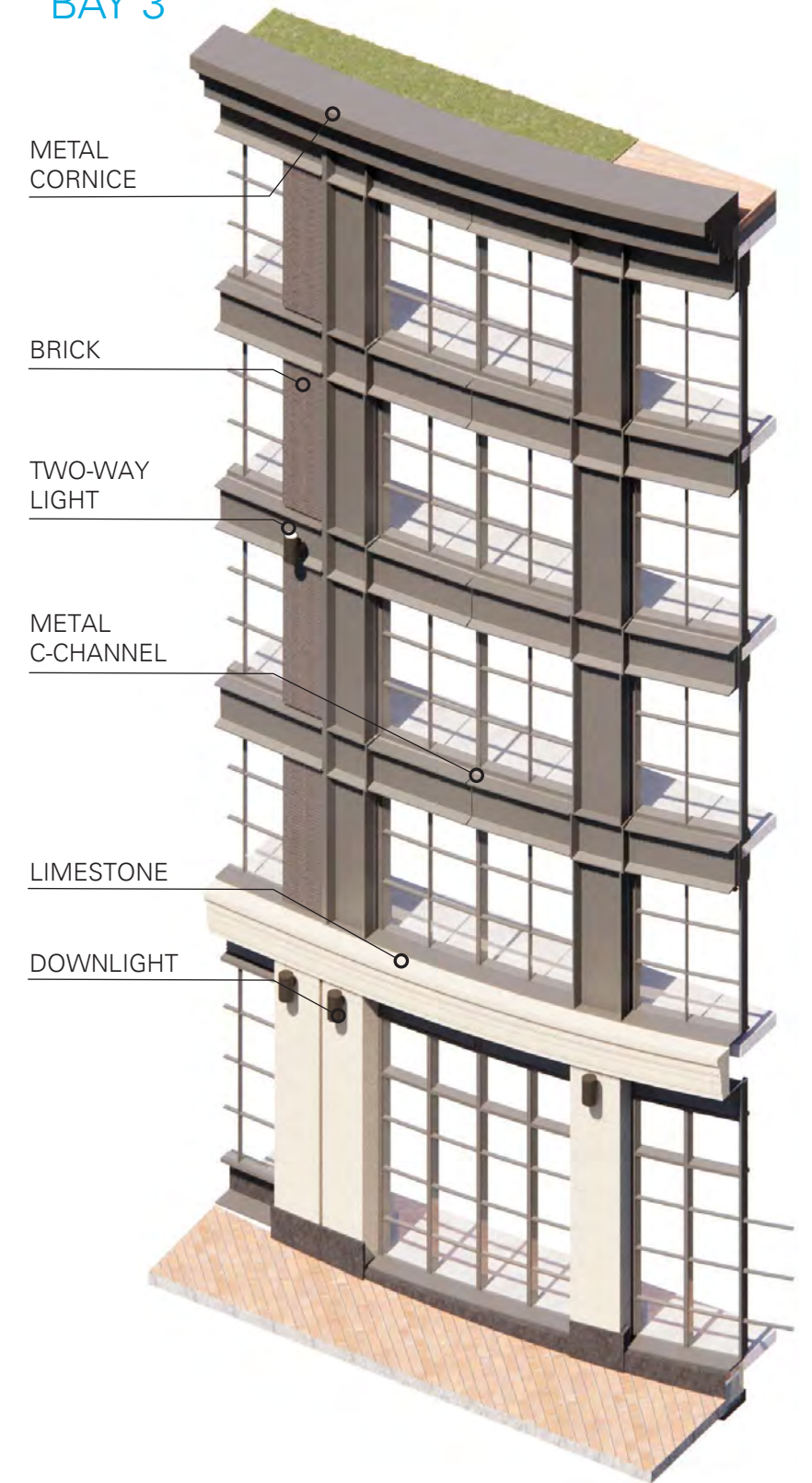
BAY 1



BAY 2



BAY 3

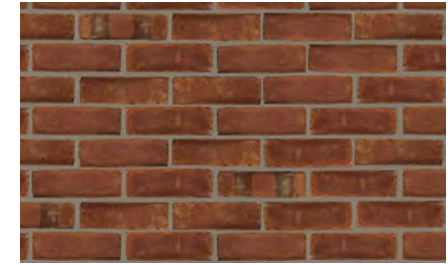


# BUILDING 3 | MATERIAL STUDIES

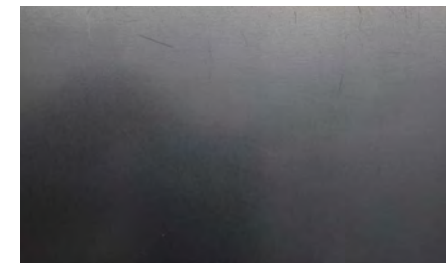
## BUILDING 3 - A



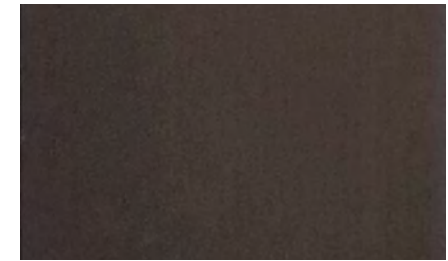
**Brick 3**  
Modular



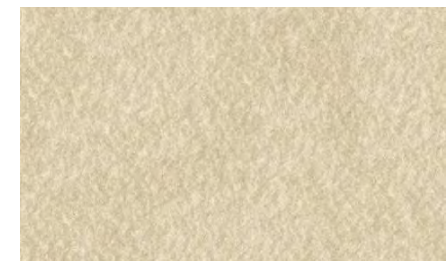
**Metal C-Channel**  
Alucobond Plus  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Mullion**  
Kawneer  
Black No. 29



**Limestone**  
Gridworx  
Dark Cream Sandblast

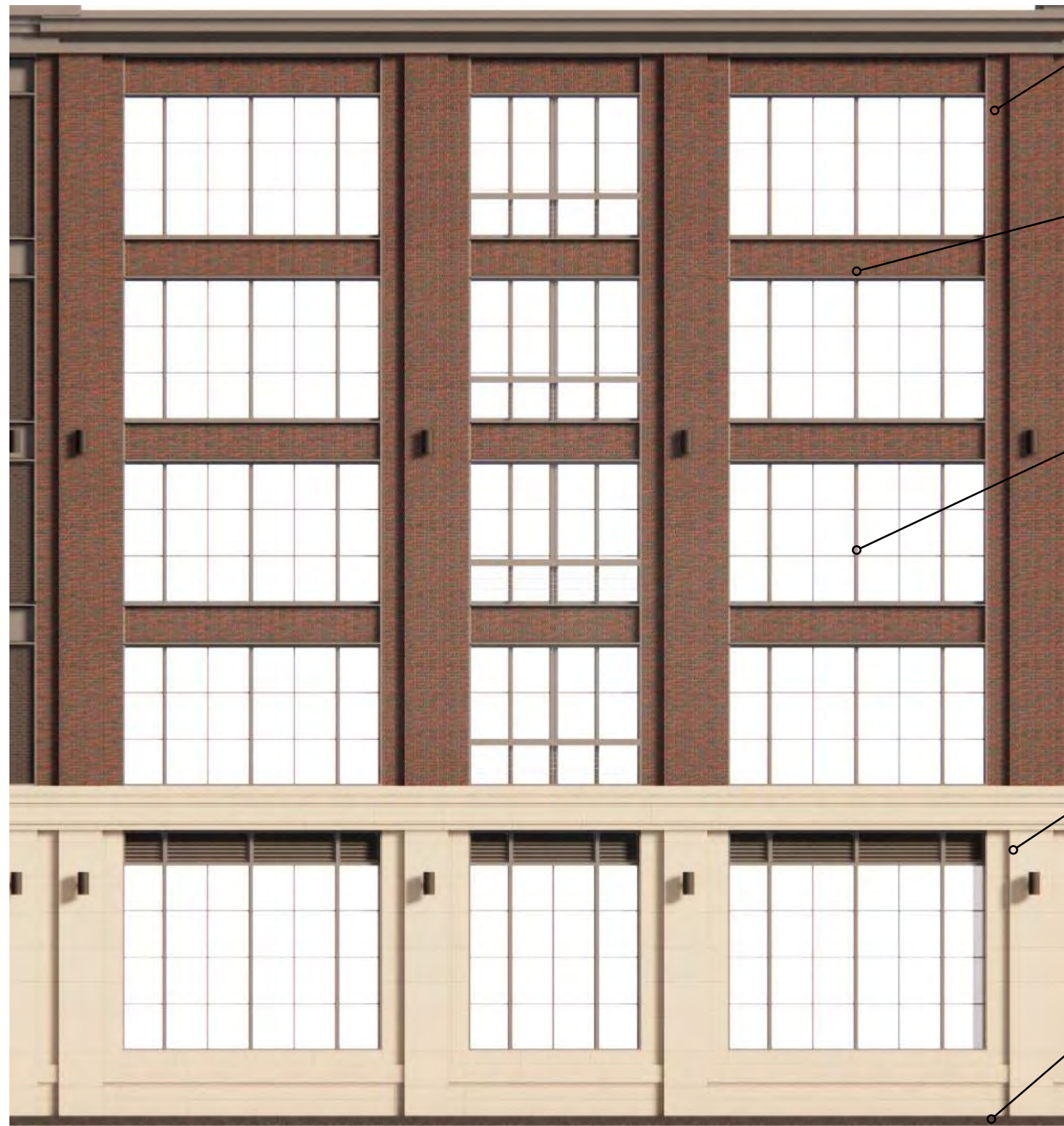


**Granite**  
Polycor  
Caledonia Flamed



# BUILDING 3 | MATERIAL STUDIES

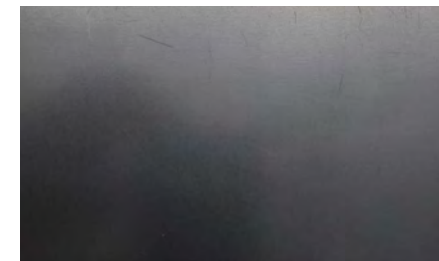
## BUILDING 3 - B



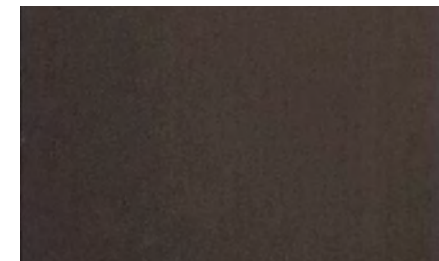
**Brick 3 & 4**  
Modular



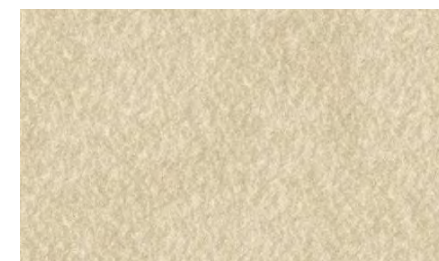
**Metal C-Channel**  
Alucobond Plus  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Storefront Mullion**  
Kawneer  
Black No. 29



**Limestone**  
Gridworx  
Dark Cream Sandblast



**Granite**  
Polycor  
Caledonia Flamed



# BUILDING 3 | MATERIAL STUDIES

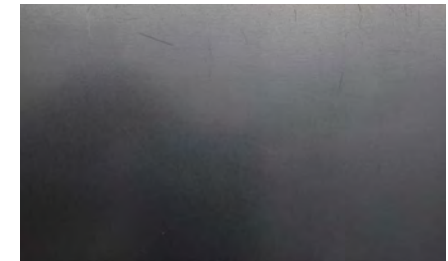
## BUILDING 3 - C



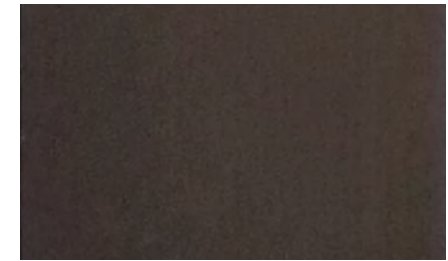
**Brick 4**  
Modular



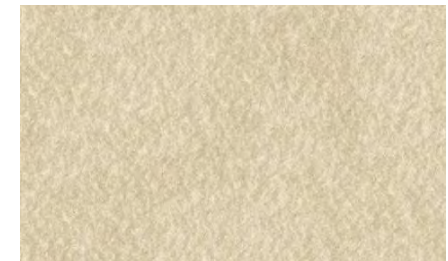
**Metal C-Channel**  
Alucobond Plus  
Dusty Charcoal II  
PVDF 2; Gloss 25-35



**Storefront Mullion**  
Kawneer  
Black No. 29



**Limestone**  
Gridworx  
Dark Cream Sandblast



**Granite**  
Polycor  
Caledonia Flamed





# STOREFRONT SIGNAGE



# APPENDIX

# BUILDING 1 | ELEVATIONS



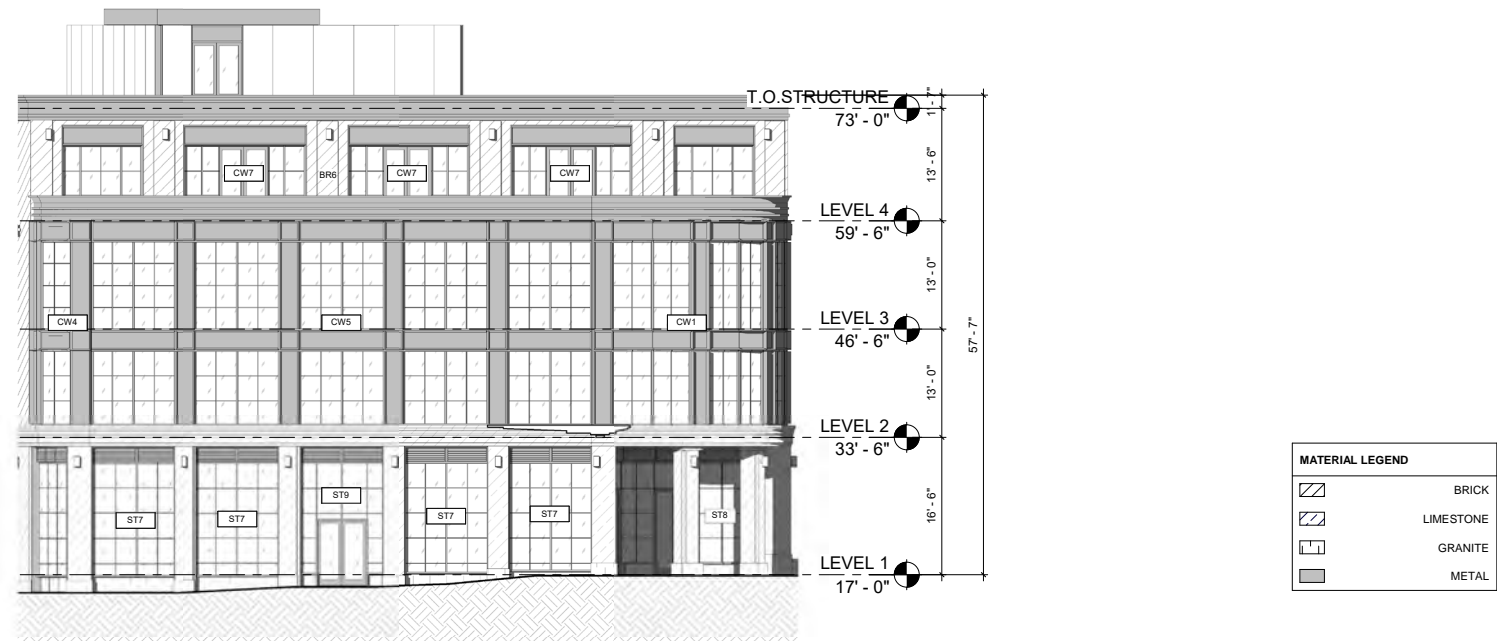
1 B1 - West Elevation  
1/8" = 1'-0"



1 B1 - East Elevation  
1/8" = 1'-0"



2 B1 - North Elevation  
1/8" = 1'-0"



2 B1 - South Elevation  
1/8" = 1'-0"

| MATERIAL LEGEND |           |
|-----------------|-----------|
|                 | BRICK     |
|                 | LIMESTONE |
|                 | GRANITE   |
|                 | METAL     |

# BUILDING 2 | ELEVATIONS



1 B2 - South Elevation  
1/8" = 1'-0"



1 B2 - West Elevation 1  
1/8" = 1'-0"

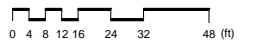


2 B2 - South-East Elevation 2  
1/8" = 1'-0"

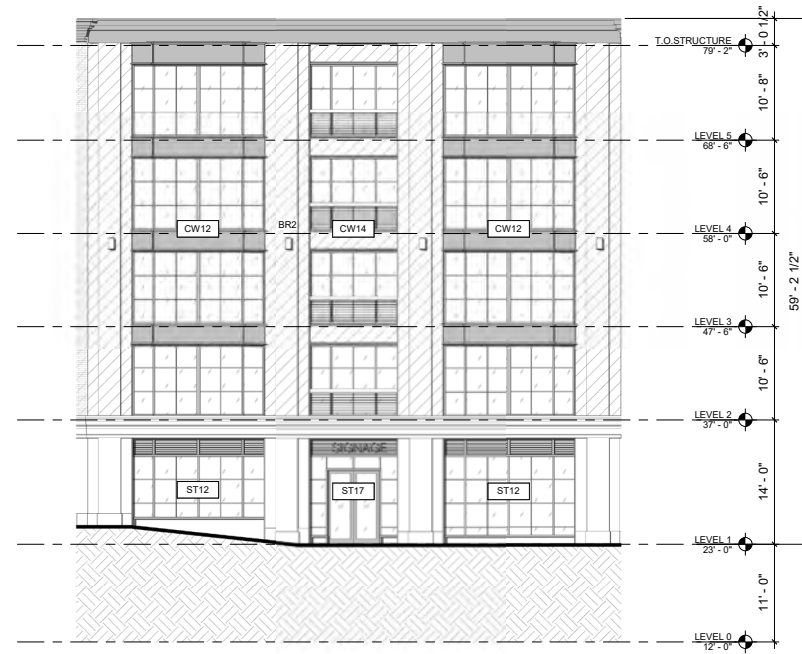


2 B2 - North-West Elevation 2  
1/8" = 1'-0"

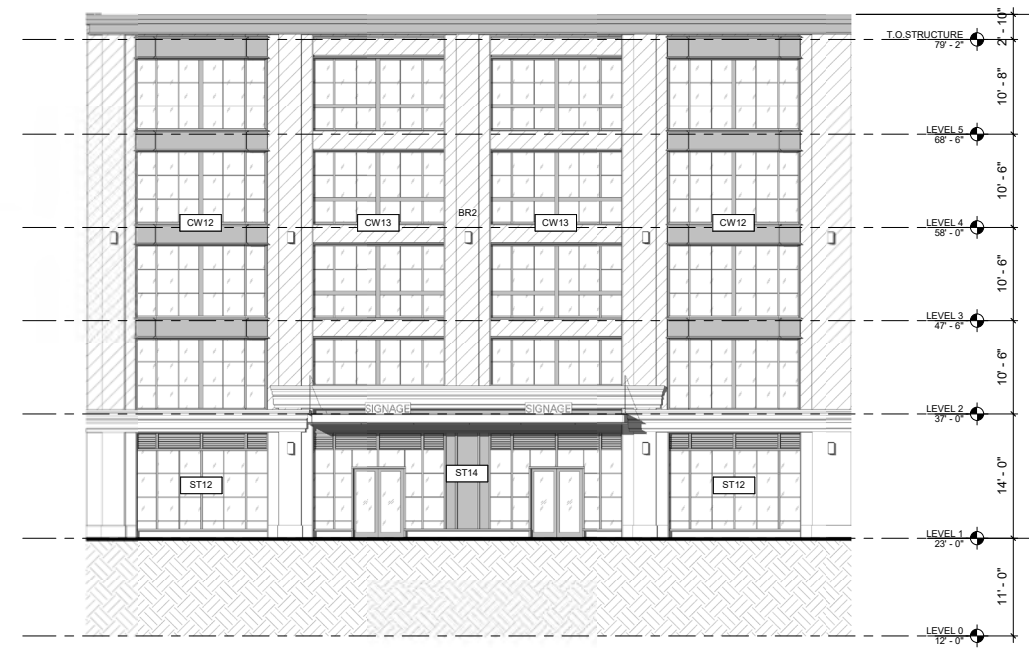
| MATERIAL LEGEND |           |
|-----------------|-----------|
|                 | BRICK     |
|                 | LIMESTONE |
|                 | GRANITE   |
|                 | METAL     |



# BUILDING 2 | ELEVATIONS



1 B2 - South-East Elevation 1  
1/8" = 1'-0"



3 B2 - East Elevation 2  
1/8" = 1'-0"



2 B2 - East Elevation 2  
1/8" = 1'-0"

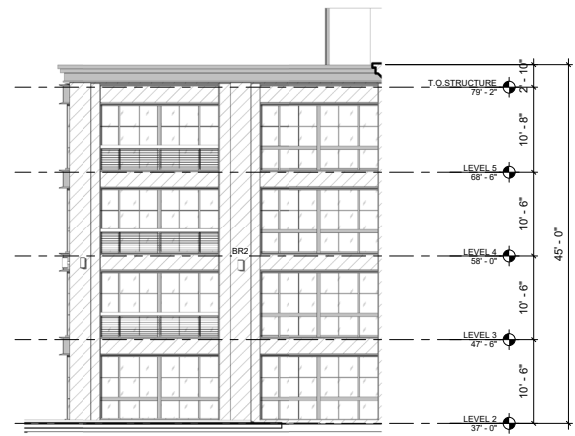


4 B2 - North Elevation  
1/8" = 1'-0"

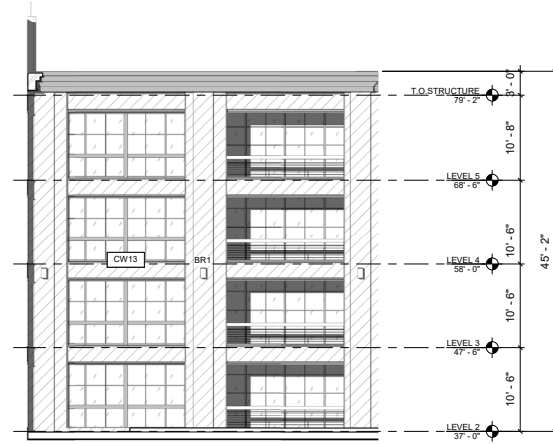
| MATERIAL LEGEND |           |
|-----------------|-----------|
|                 | BRICK     |
|                 | LIMESTONE |
|                 | GRANITE   |
|                 | METAL     |



# BUILDING 2 | ELEVATIONS



1 B2 - South Elevation 2  
1/8" = 1'-0"



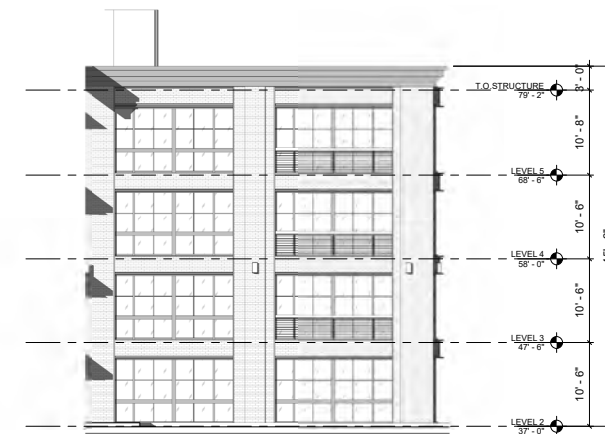
2 B2 - West Elevation 2  
1/8" = 1'-0"



3 B2 - South West Elevation 1  
1/8" = 1'-0"



4 B2 - South West Elevation 2  
1/8" = 1'-0"



5 B2 - North Elevation 2  
1/8" = 1'-0"

| MATERIAL LEGEND |           |
|-----------------|-----------|
|                 | BRICK     |
|                 | LIMESTONE |
|                 | GRANITE   |
|                 | METAL     |



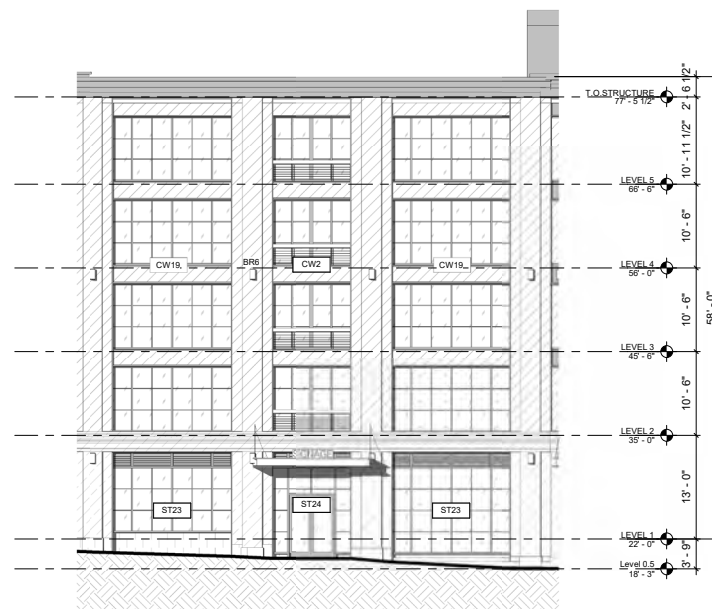
# BUILDING 3 | ELEVATIONS



1 B3 - South Elevation  
1/8" = 1'-0"



2 B3 - East Elevation 1  
1/8" = 1'-0"

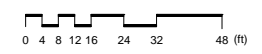


3 B3 - East Elevation 2  
1/8" = 1'-0"

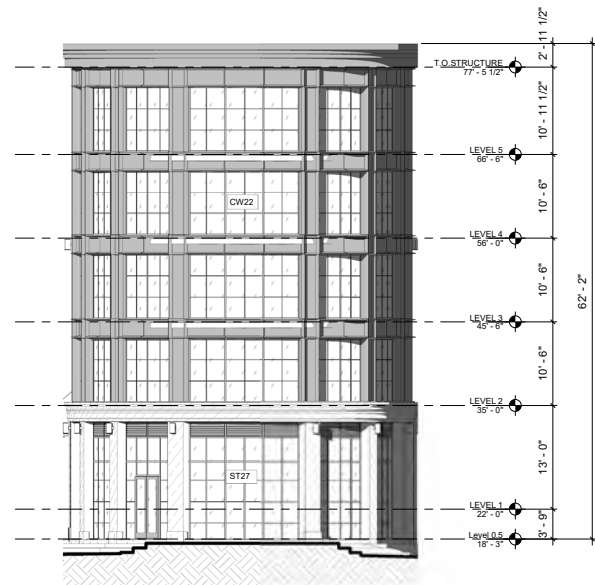


4 B3 - East Elevation 3  
1/8" = 1'-0"

| MATERIAL LEGEND |           |
|-----------------|-----------|
|                 | BRICK     |
|                 | LIMESTONE |
|                 | GRANITE   |
|                 | METAL     |



# BUILDING 3 | ELEVATIONS



1 B3 - North Elevation  
1/8" = 1'-0"







2 B3 - West Elevation  
1/8" = 1'-0"

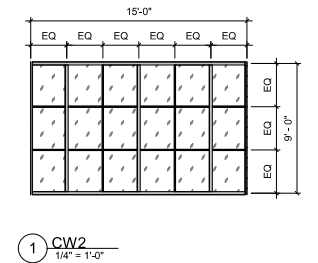
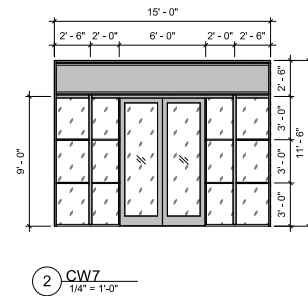
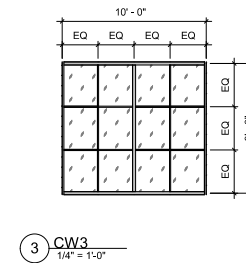
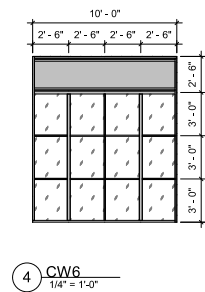
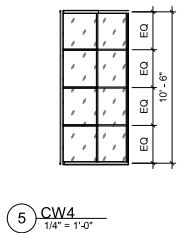
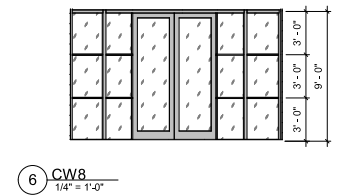
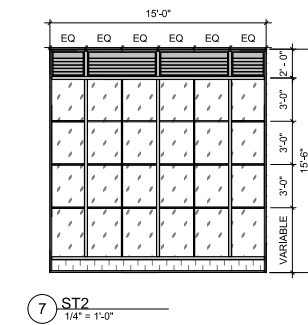
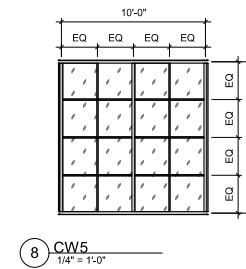
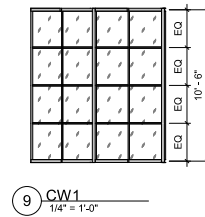
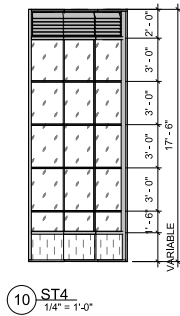
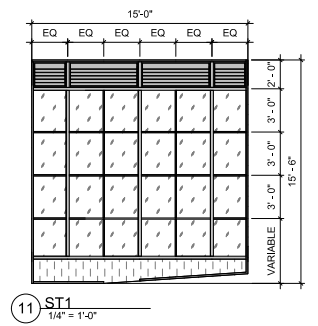
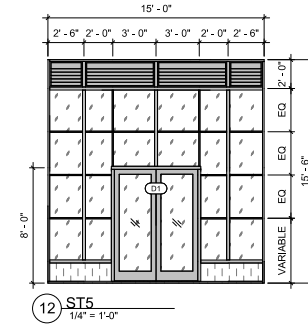
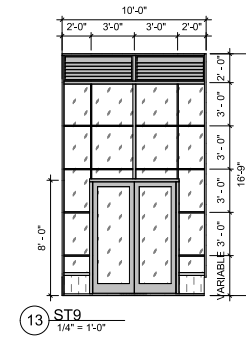
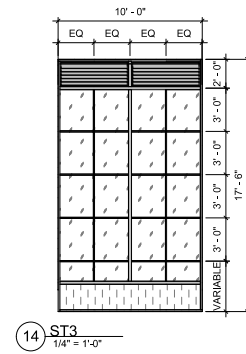
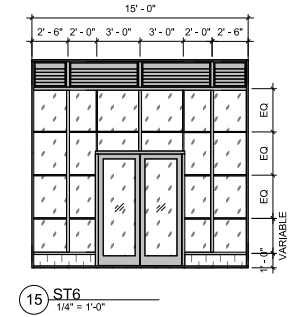
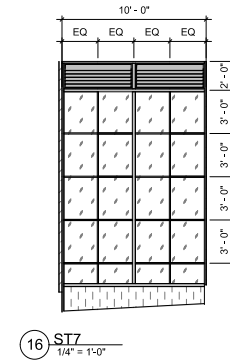
| MATERIAL LEGEND |           |
|-----------------|-----------|
|                 | BRICK     |
|                 | LIMESTONE |
|                 | GRANITE   |
|                 | METAL     |





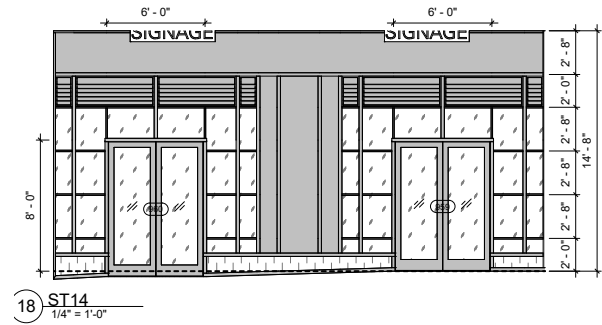
# BUILDING 1 | DOOR AND WINDOW SCHEDULE

| MATERIAL LEGEND   |           |
|---|-----------|
|  | BRICK     |
|  | LIMESTONE |
|  | GRANITE   |
|  | METAL     |

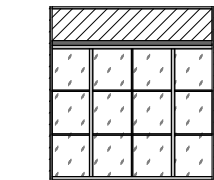


# BUILDING 2 | DOOR AND WINDOW SCHEDULE

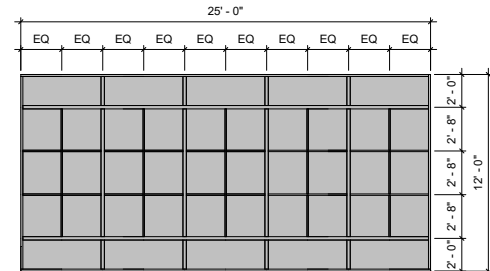
| MATERIAL LEGEND |           |
|-----------------|-----------|
|                 | BRICK     |
|                 | LIMESTONE |
|                 | GRANITE   |
|                 | METAL     |



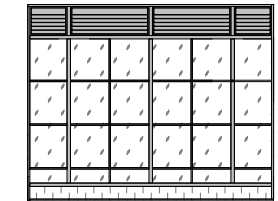
18 ST14  
1/4" = 1'-0"



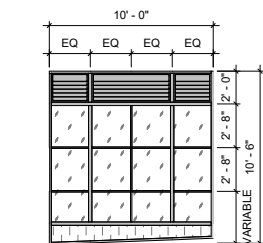
17 CW14  
1/4" = 1'-0"



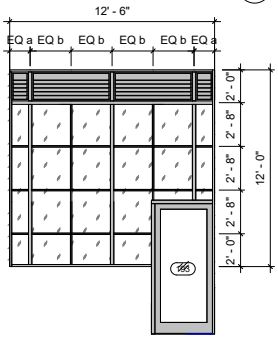
16 G1  
1/4" = 1'-0"



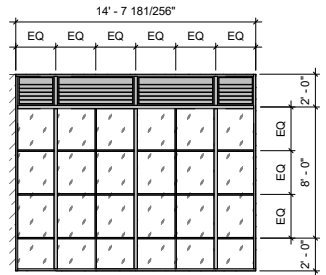
15 ST19  
1/4" = 1'-0"



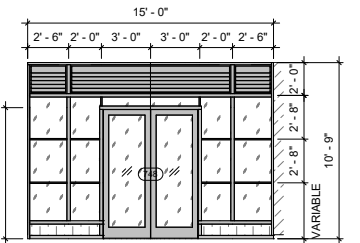
14 ST16  
1/4" = 1'-0"



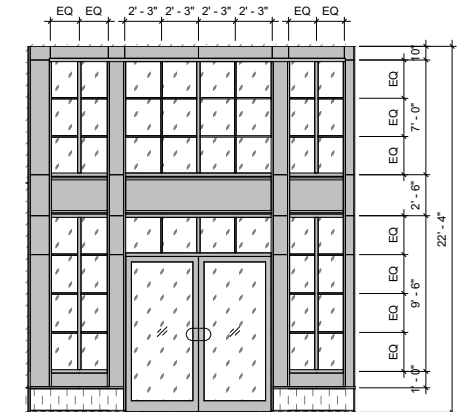
13 ST13  
1/4" = 1'-0"



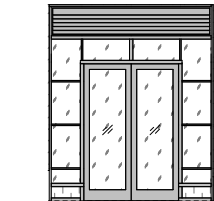
12 ST12  
1/4" = 1'-0"



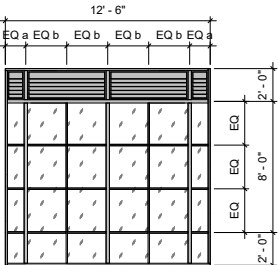
11 ST15  
1/4" = 1'-0"



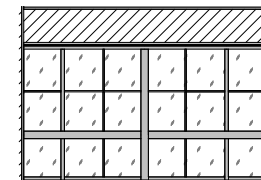
10 ST18  
1/4" = 1'-0"



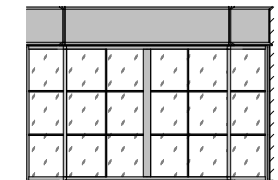
9 ST17  
1/4" = 1'-0"



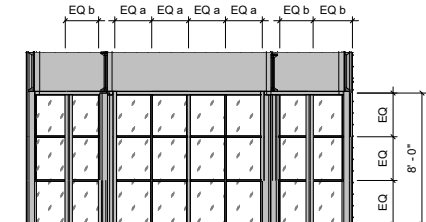
8 ST11  
1/4" = 1'-0"



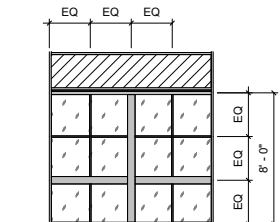
7 CW13  
1/4" = 1'-0"



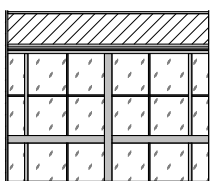
6 CW12  
1/4" = 1'-0"



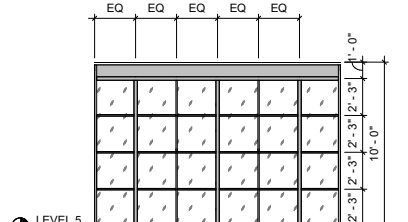
5 CW15  
1/4" = 1'-0"



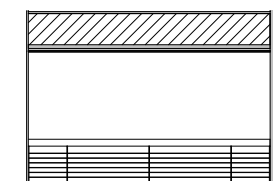
4 CW16  
1/4" = 1'-0"



3 CW10  
1/4" = 1'-0"



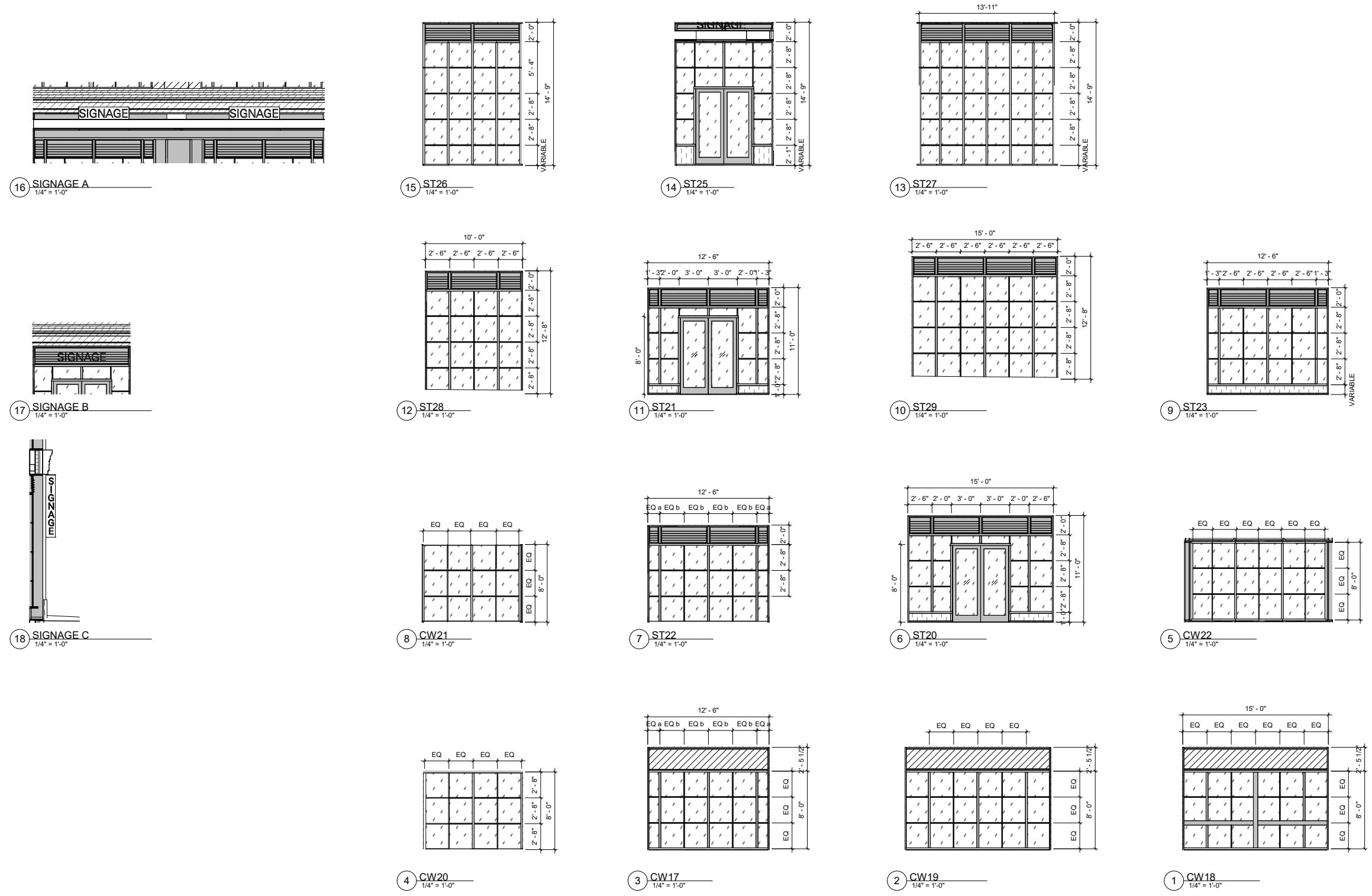
2 CW11INTERNAL  
1/4" = 1'-0"



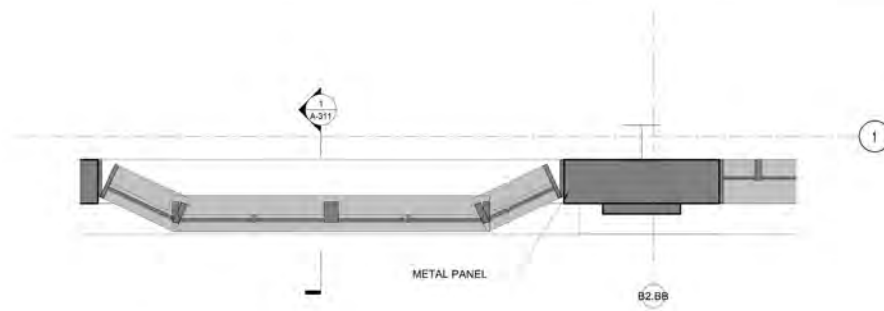
1 CW11  
1/4" = 1'-0"

# BUILDING 3 | DOOR AND WINDOW SCHEDULE

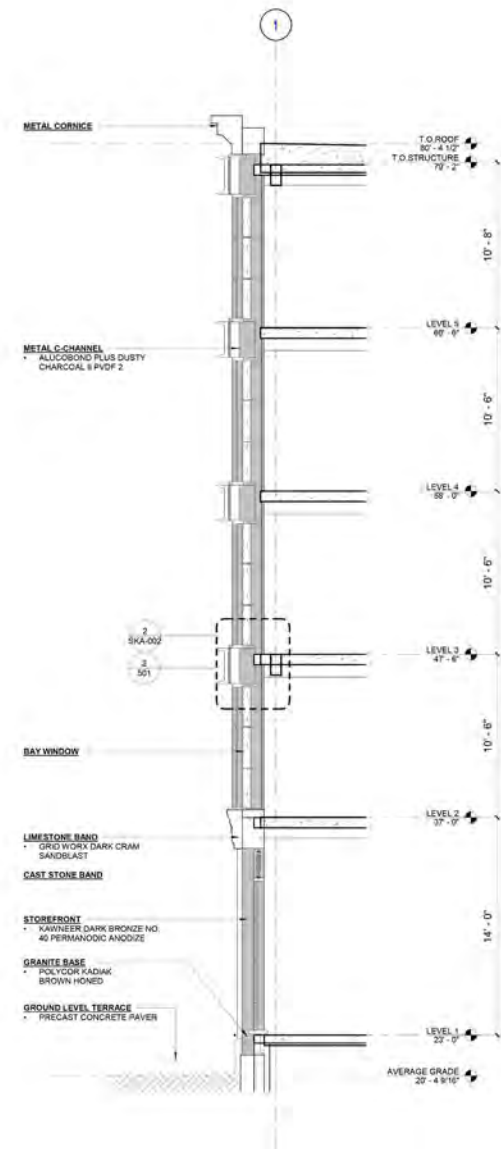
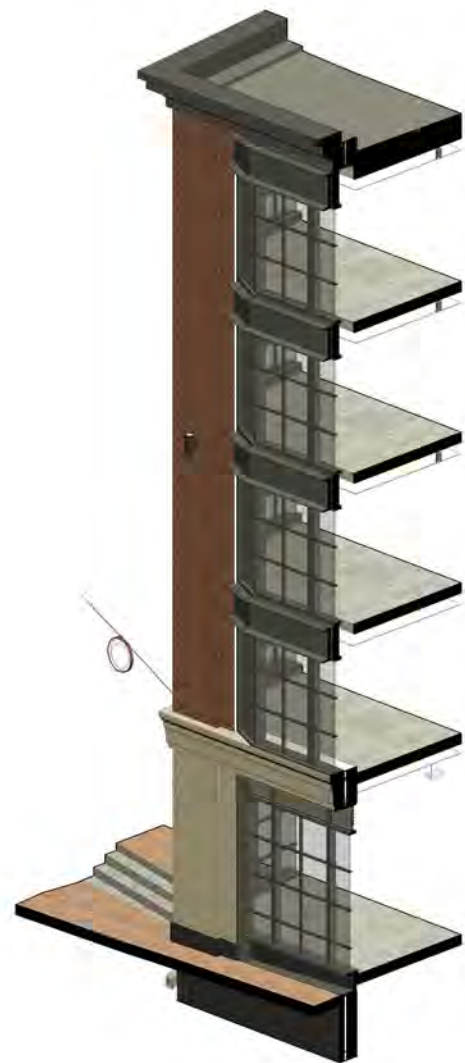
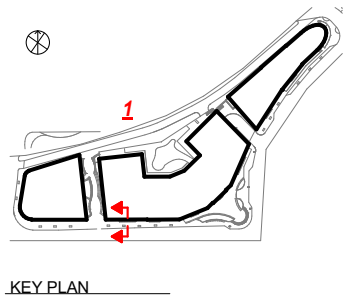
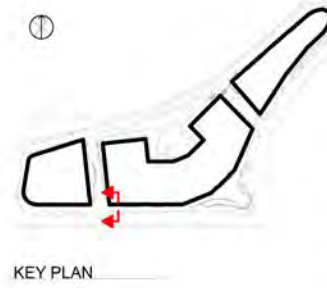
| MATERIAL LEGEND |           |
|-----------------|-----------|
|                 | BRICK     |
|                 | LIMESTONE |
|                 | GRANITE   |
|                 | METAL     |



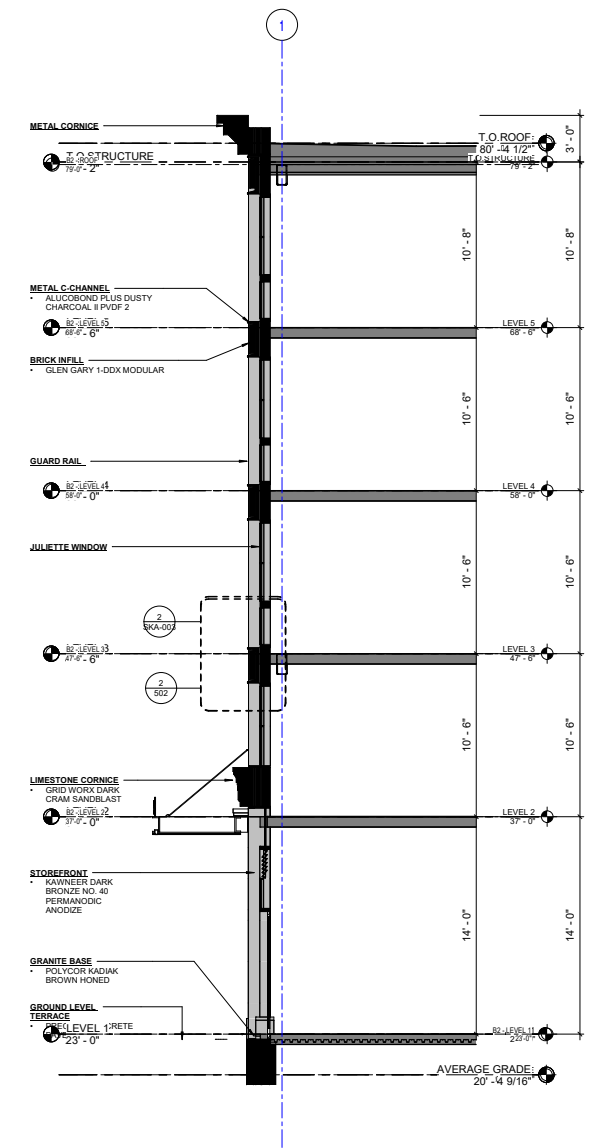
# BUILDING | TYPICAL DETAILS



3 TYPICAL BAY WINDOW PLAN  
1/2" = 1'-0"

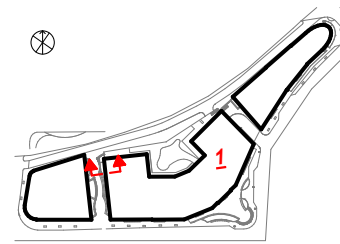


1 TYPICAL BAY WINDOW SECTION  
1/4" = 1'-0"

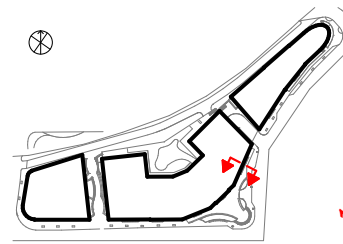


1 JULIET BALCONY SECTION  
1/4" = 1'-0"

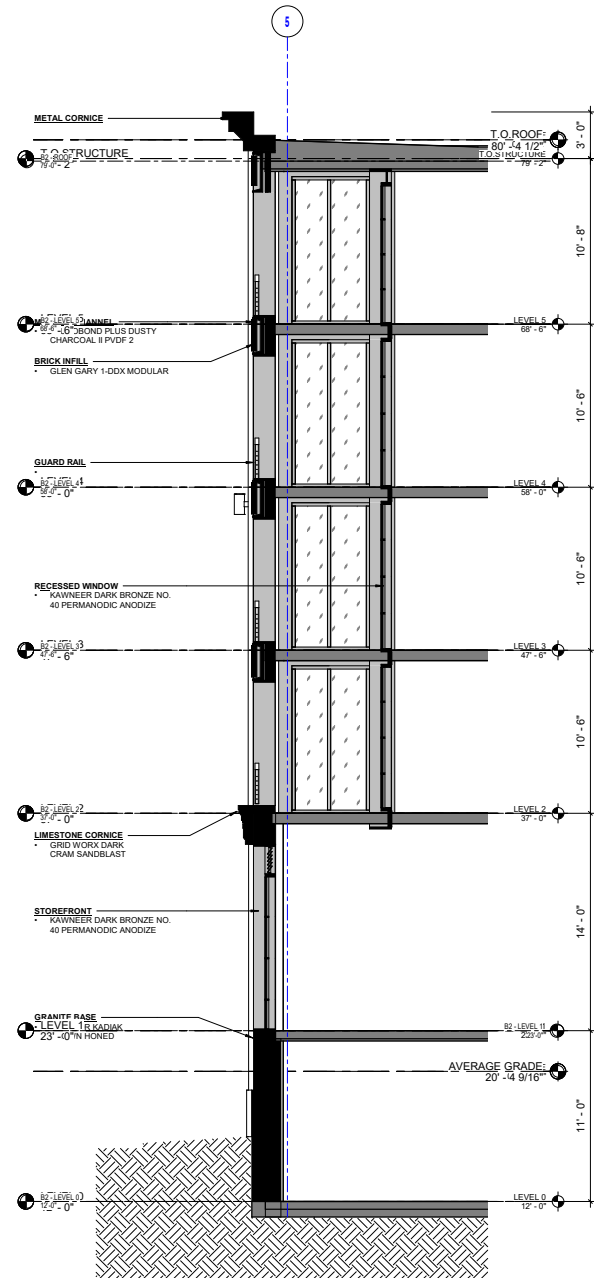
# BUILDING | TYPICAL DETAILS



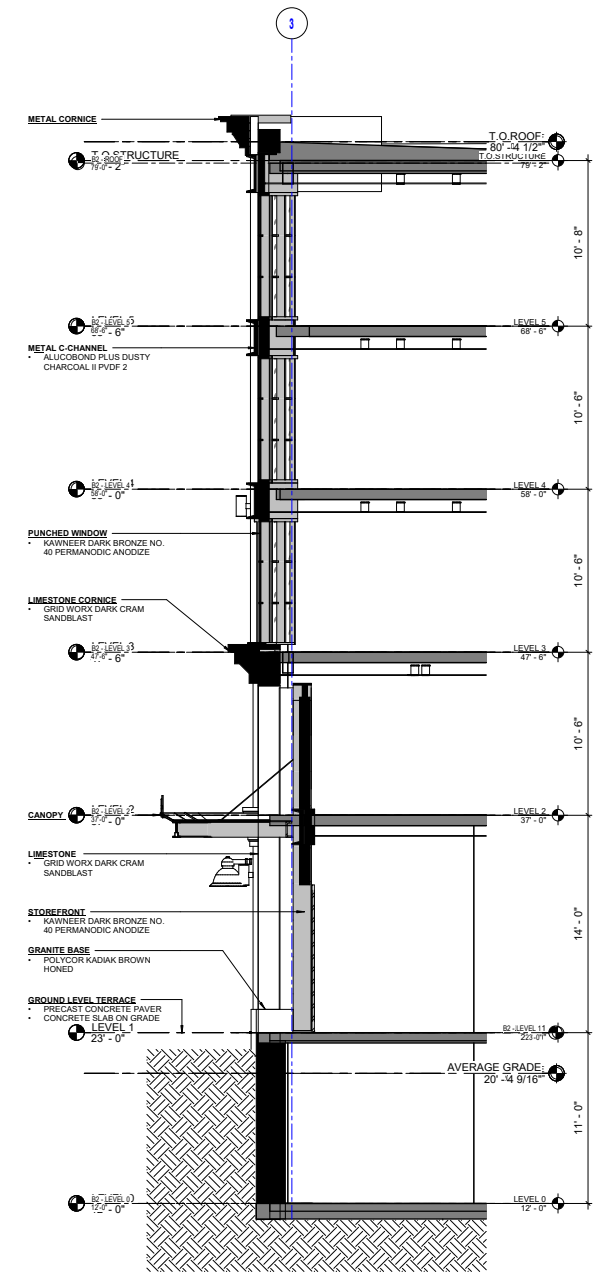
KEY PLAN



KEY PLAN

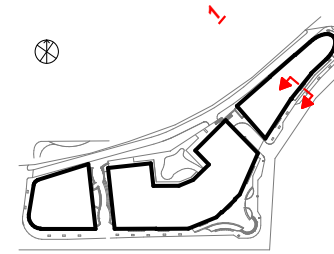


1 RECESSED BALCONY SECTION  
1/4" = 1'-0"

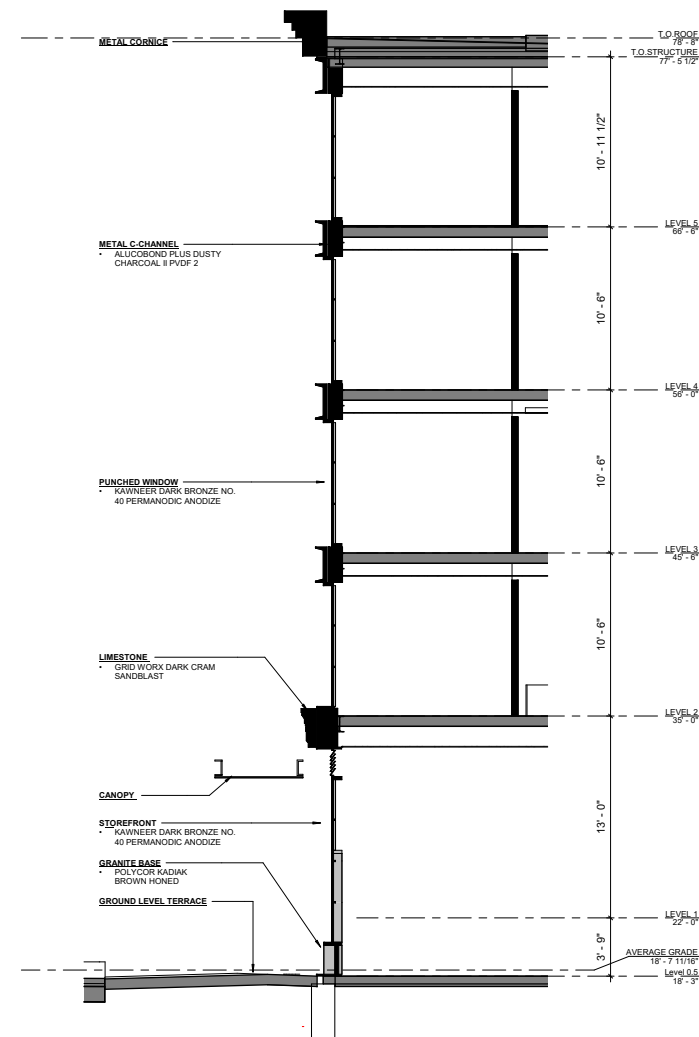


1 WALL SECTION AT ENTRYWAY  
1/4" = 1'-0"

# BUILDING | TYPICAL DETAILS

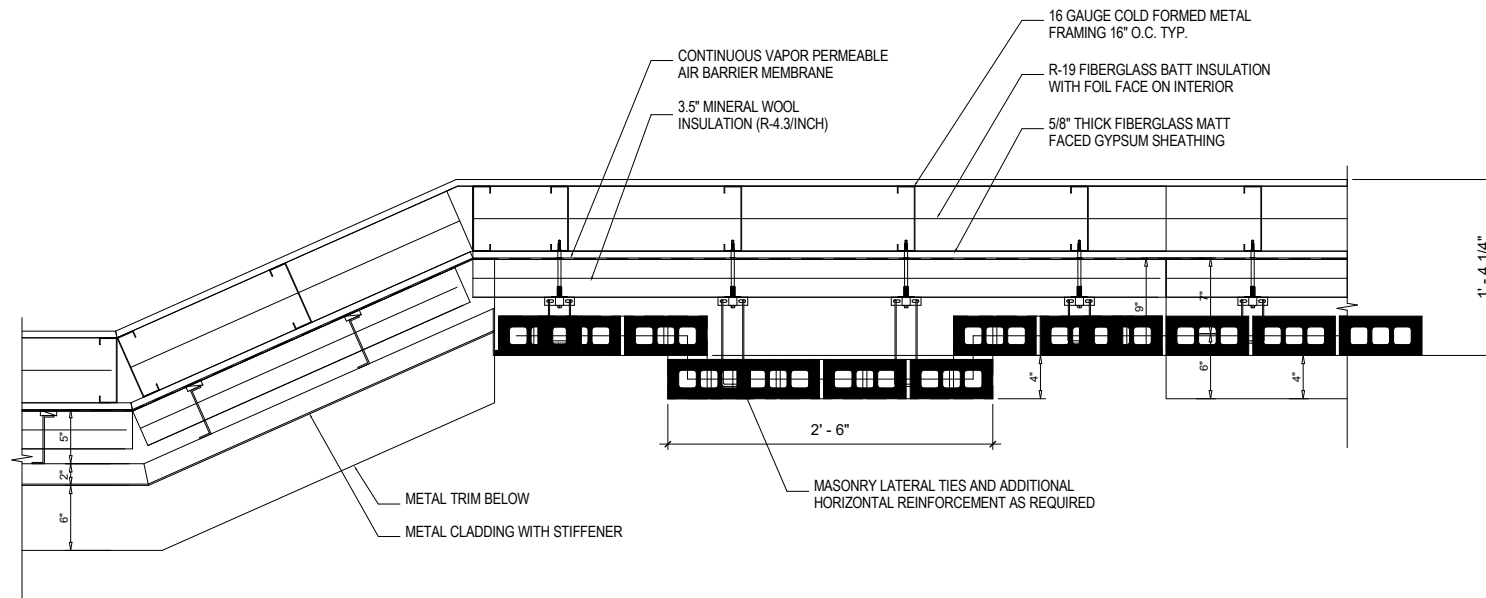


KEY PLAN

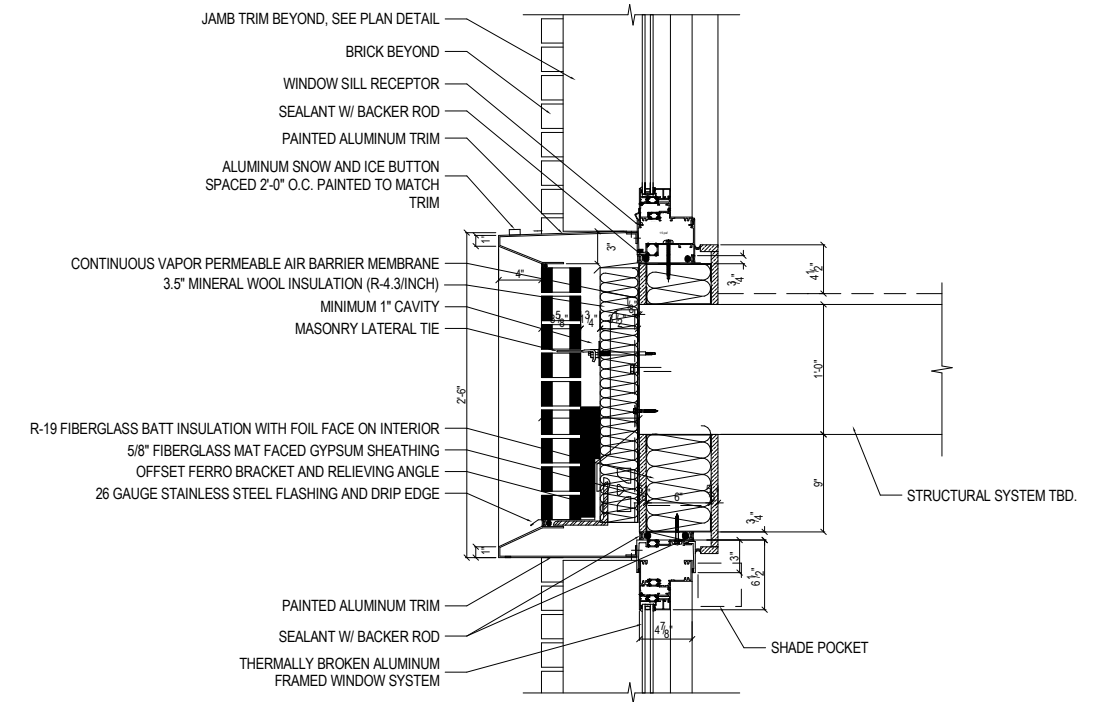


1 WALL SECTION @ BUILDING 3  
1/4" = 1'-0"

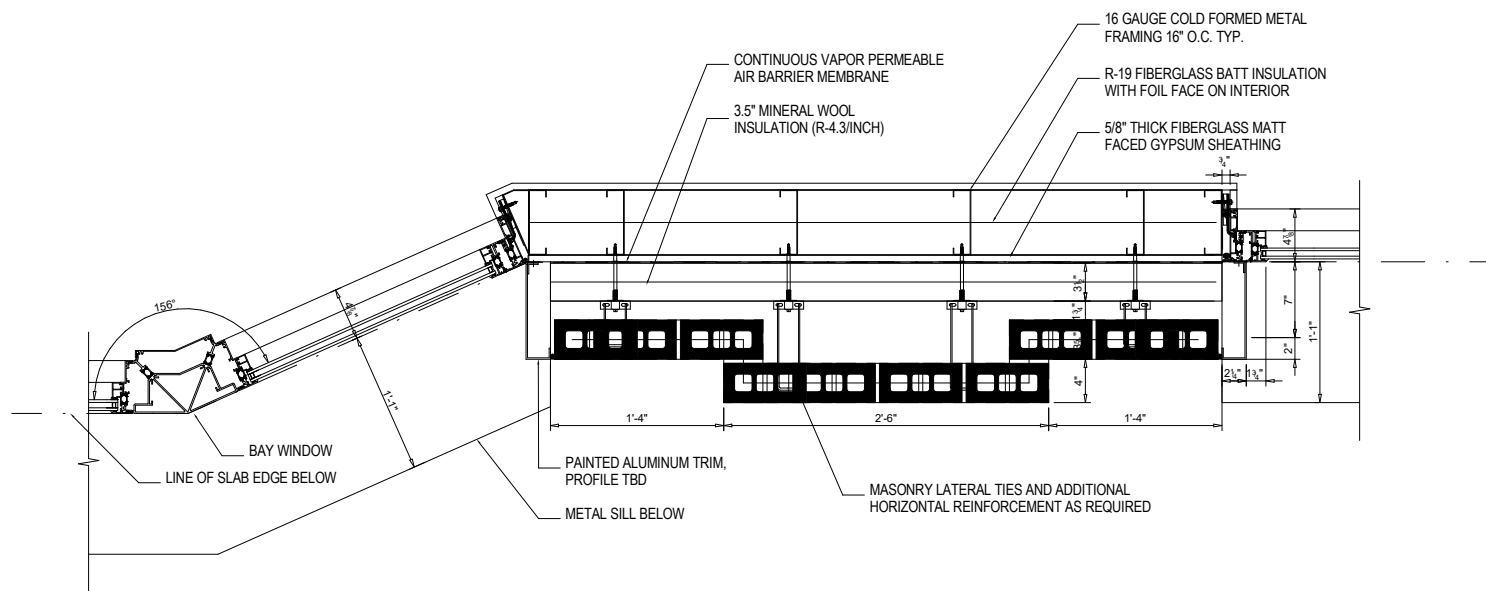
# BUILDING | TYPICAL DETAILS



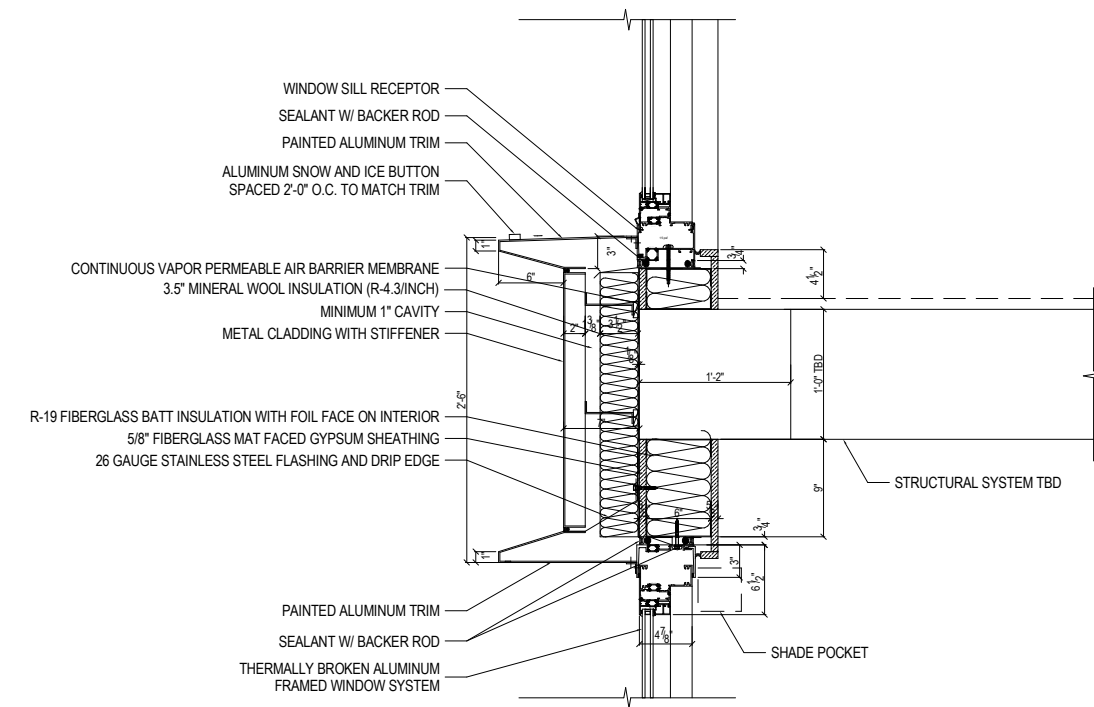
Typical Plan Detail II



Typical Window Section Detail (Brick)



Typical Plan Detail I



Typical Bay Window Section Detail (Metal Panel)

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ARCHITECTURE | PLANNING  
INTERIOR DESIGN | VDC  
BRANDED ENVIRONMENTS

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**BOSTON**  
200 HIGH ST, FLOOR 2  
BOSTON, MA 02110

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**NEW YORK**  
54 W 21ST ST, FLOOR 12  
NEW YORK, NY 10010

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SGA-ARCH.COM  
857.300.2610

# THANK YOU



**Project Address:** 111 State Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD 4
- Land Use: Mixed-Use
- Land Area: 2,875 SF +/-
- Estimated Age of Structure: c.1825
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: State Street and Sheafe Street
- Unique Features: N/A
- Neighborhood Association: Downtown

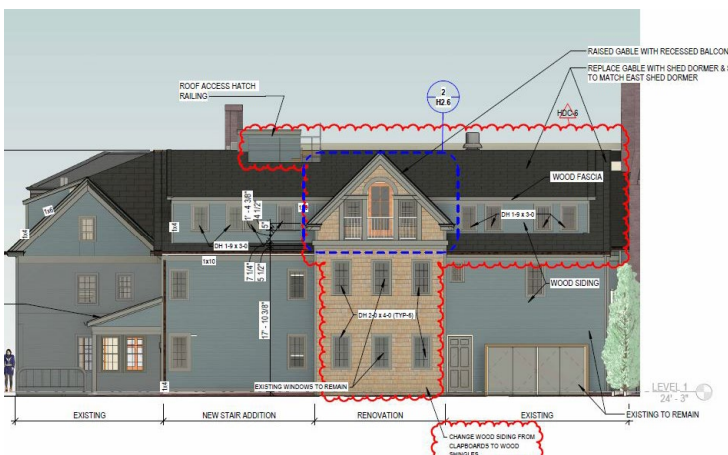


**B. Proposed Work:** Reconfigure rear gable ends to include a recessed porch and dormer, add new windows, change rear center gable siding, modifications to the front entrance doors.

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

The project proposal includes the following:

- Reconstruction of the Sheafe Street facing façade.
- Reconfigure rear gable ends and add a new dormer.
- New windows, siding, and entrance modifications.
- This project has been before the Commission for several Public Hearings and Administrative Approvals for various changes and modifications.



**D. Purpose and Intent:**

7. Preserve the integrity of the District
8. Assessment of the Historical Significance
9. Conservation and enhancement of property values
10. Maintain the special character of the District
11. Complement and enhance the architectural and historic character
12. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

5. Consistent with special and defining character of surrounding properties
6. Compatibility of design with surrounding properties
7. Relation to historic and architectural value of existing structures
8. Compatibility of innovative technologies with surrounding properties

# 111 STATE STREET ADDITION & RENOVATION



**COVENTRY REALTY, LLC**

**HDC- Revision 6B  
PUBLIC HEARING  
JULY 2024**

## **REVISIONS TO PREVIOUSLY APPROVED APPLICATION**

1. RAISE CENTER REAR GABLE, ADD RECESSED PORCH
2. CHANGE REAR WEST GABLE TO SHED DORMER.
3. EXTEND FLAT ROOF BEHIND GABLES
4. ADD FOUR WINDOWS TO EXISTING REAR CENTER GABLE
6. GUARDRAIL @ SHEAFE ST ROOF CHANGED
7. FRONT ENTRY DOOR CHANGED FROM DOUBLE TO SINGLE WITH SOLID PANELED SIDELITES

## **DRAWING LIST**

- H0.1 COVER
- H0.2 EXISTING CONDITION
- H0.3 3D AXONOMETRIC NORTHEAST
- H1.3 ROOF PLAN
- H2.1 STATE STREET ELEVATION
- H2.4 SHEAFE STREET ELEVATION
- H2.5 CHAPEL STREET ELEVATION
- H2.6 GABLE DETAIL
- H3.0 VIGNETTE - SHEAFE ST EAST
- H3.1 VIGNETTE - SHEAFE ST MIDDLE
- H3.2 VIGNETTE SHEAFE ST WEST
- H4.1 MATERIALS

HDC-6

H0.1

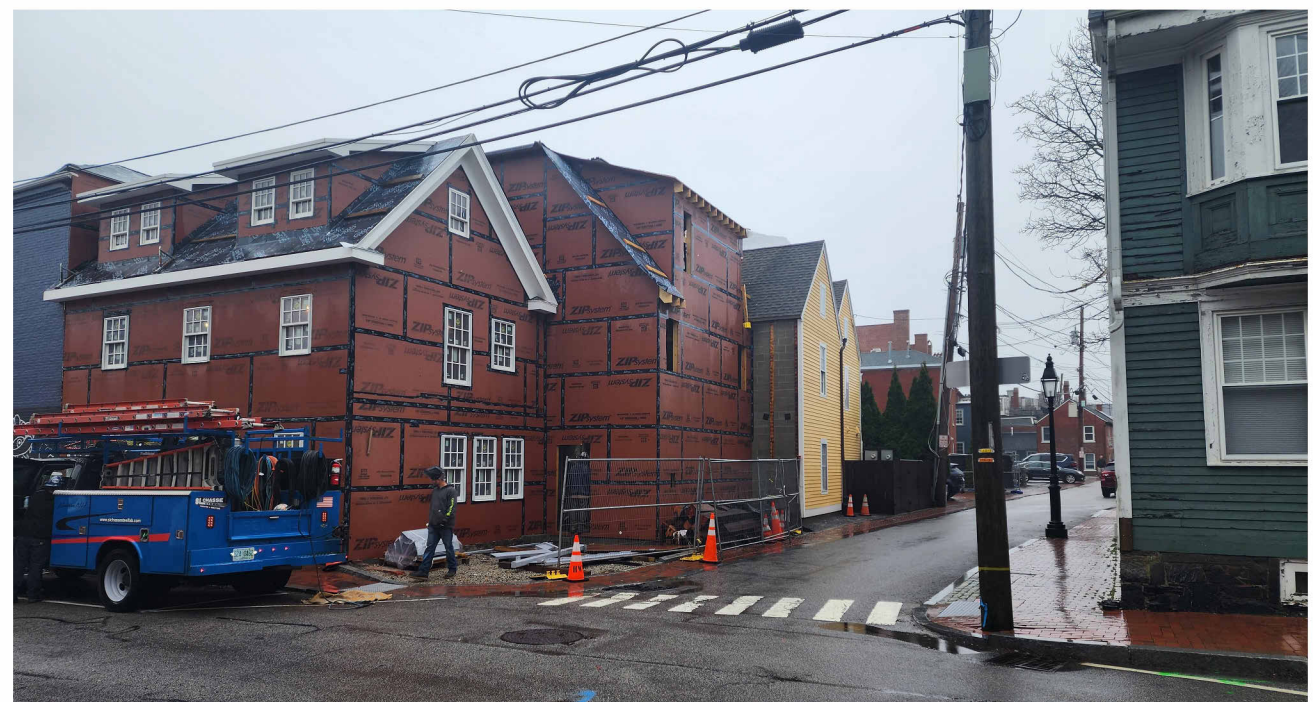
**COVER**

**121 STATE STREET**

SCALE:  
06/19/2024



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**H0.2** EXISTING CONDITIONS  
121 STATE STREET  
SCALE:  
06/19/2024



- RAILING FOR ROOF ACCESS HATCH
- EXTEND FLAT ROOF
- CHANGE GABLE TO SHED
- RAISE GABLE WITH RECESSED PORCH

HDC-6

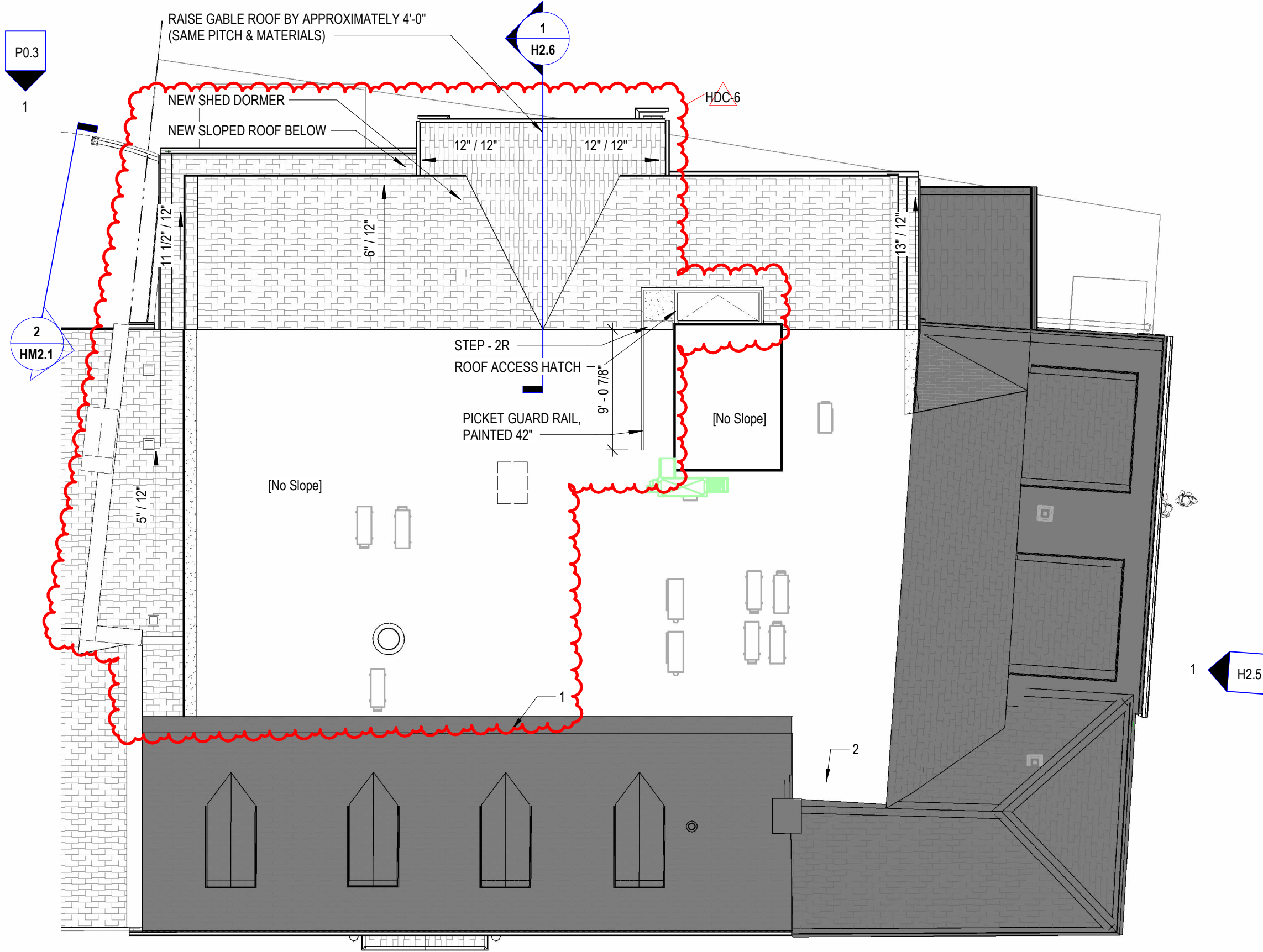
HDC-4

2 AXONOMETRIC, NE PREVIOUSLY APPROVED  
1/4" = 1'-0"





1 AXONOMETRIC, NE PROPOSED

H0.3 3D AXONOMETRIC NORTHEAST  
121 STATE STREET

SCALE: 1/4" = 1'-0"  
06/19/2024



**LEGEND**

|   |   |
|---|---|
|  | EXISTING ROOF - SHALLOW SLOPE, MEMBRANE |
|  | EXISTING ROOF - STEEP SLOPED, SHINGLES  |
|  | NEW ROOF - FLAT, MEMBRANE               |
|  | NEW ROOF - SLOPED, SHINGLES             |

1  
HR2.1

**H1.3** **ROOF PLAN**  
**121 STATE STREET**  
SCALE: 1/8" = 1'-0"  
06/19/2024





HDC-5

LEVEL 1  
24' - 3"

HDC-6 (CHANGE EXISTING DOUBLE DOOR TO SINGLE DOOR WITH SOLID SIDELITES)

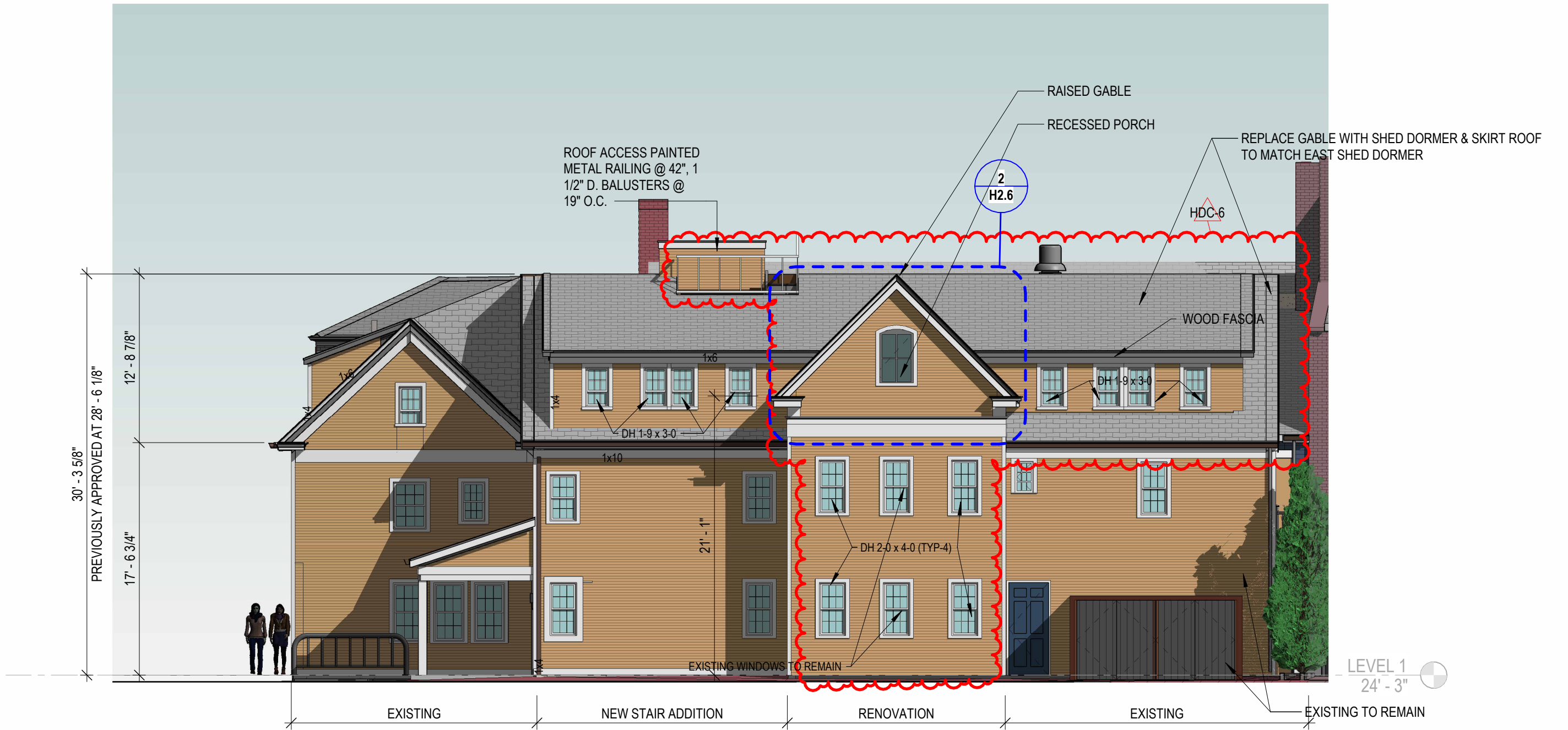


EXISTING

**H2.1 STATE STREET ELEVATION  
121 STATE STREET**

SCALE: 1/8" = 1'-0"  
06/19/2024



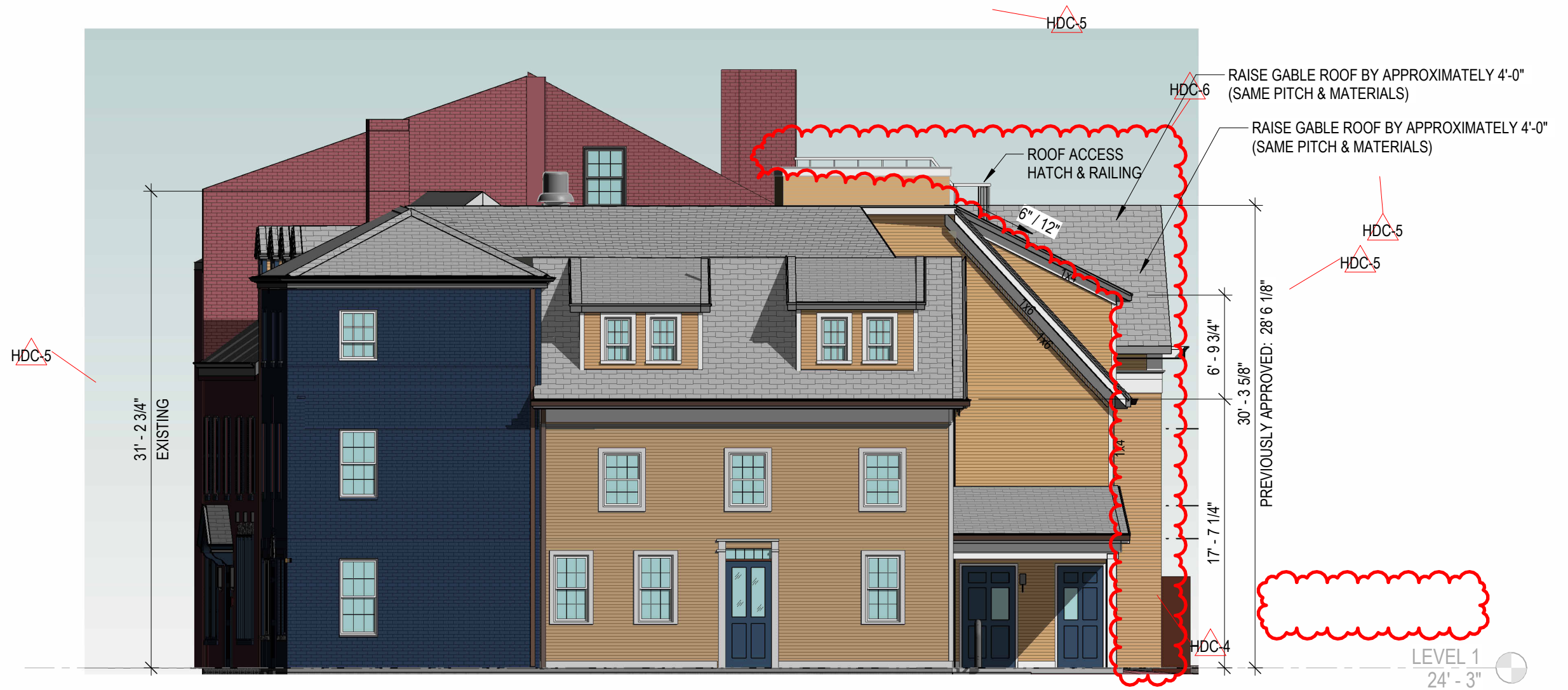


**H2.4 SHEAFE STREET ELEVATION  
121 STATE STREET**

SCALE: 1/8" = 1'-0"  
06/19/2024

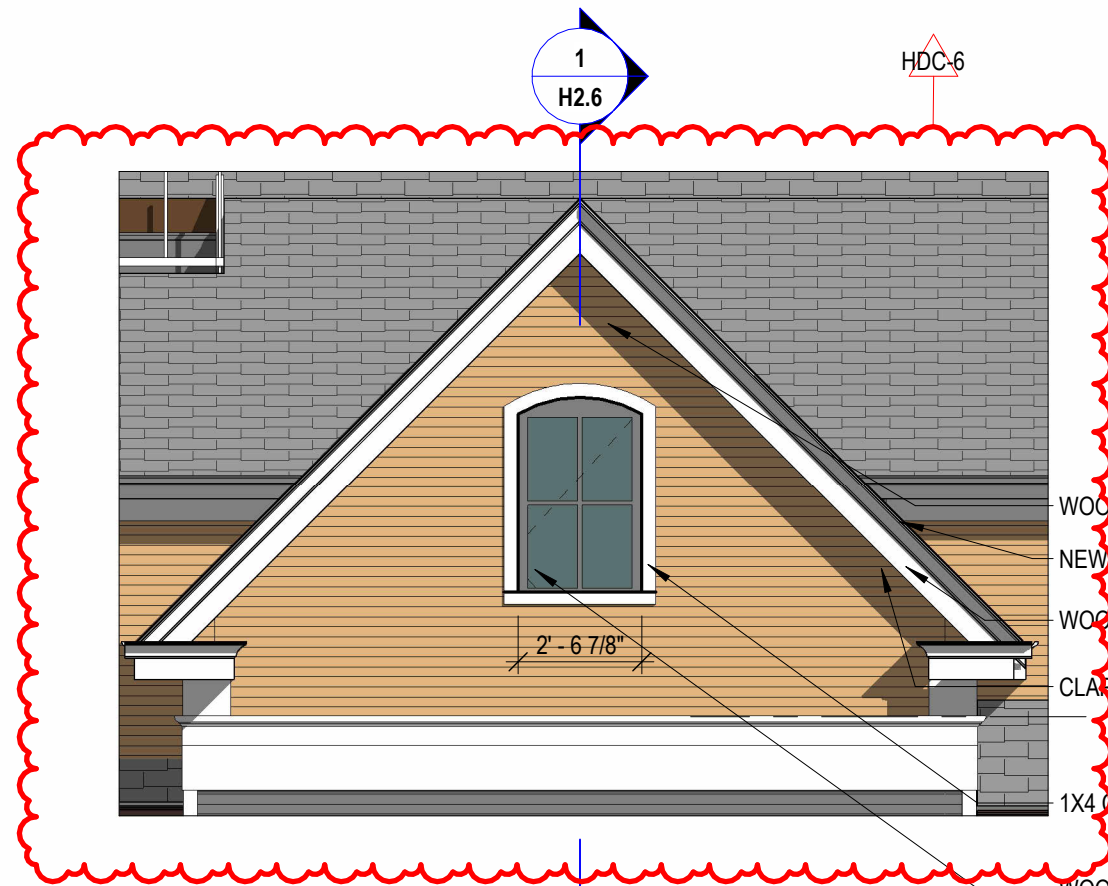




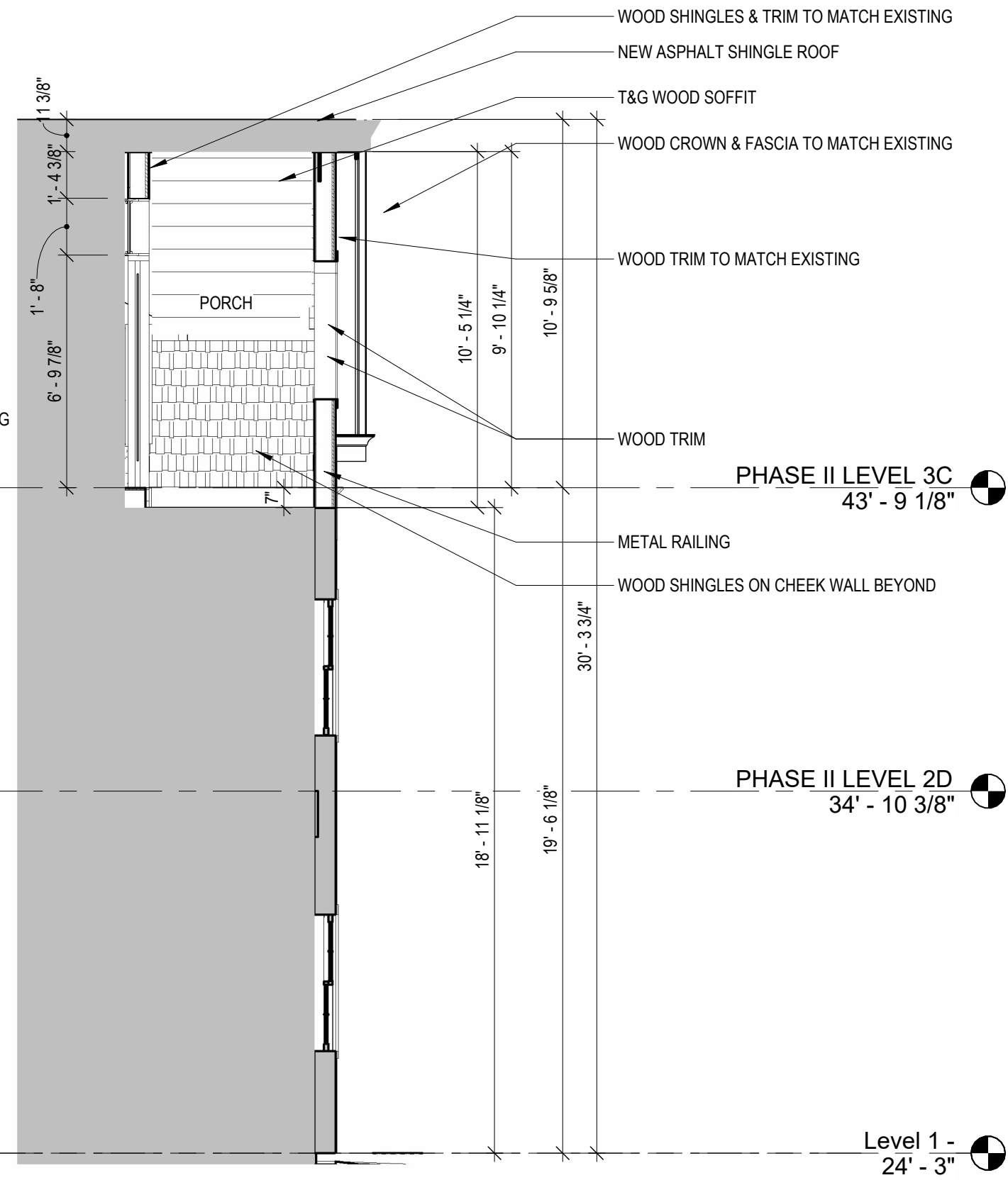


**H2.5** CHAPEL STREET ELEVATION  
121 STATE STREET

SCALE: 1/8" = 1'-0"  
06/19/2024



WOOD SHINGLES & TRIM TO MATCH EXISTING  
 NEW ASPHALT SHINGLE ROOF  
 WOOD CROWN & FASCIA TOP MATCH EXISTING  
 CLAPBOARD TO MATCH EXISTING  
 1X4 CASING  
 WOOD & GLASS DOOR BEYOND, 3'0\"X6'8\"



WOOD SHINGLES & TRIM TO MATCH EXISTING  
 NEW ASPHALT SHINGLE ROOF  
 T&G WOOD SOFFIT  
 WOOD CROWN & FASCIA TO MATCH EXISTING  
 WOOD TRIM TO MATCH EXISTING  
 WOOD TRIM  
 METAL RAILING  
 WOOD SHINGLES ON CHEEK WALL BEYOND

PHASE II LEVEL 3C  
 43' - 9 1/8"

PHASE II LEVEL 2D  
 34' - 10 3/8"

Level 1 -  
 24' - 3"

**H2.6** ROOF HEIGHT DETAIL - SHEAFE STREET  
 121 STATE STREET

SCALE: 1/4" = 1'-0"  
 06/19/2024

ASI-4





**H3.0** **VIGNETTE - SHEAFE ST EAST**  
**121 STATE STREET**

SCALE:  
06/19/2024



**H3.1** VIGNETTE - SHEAFE ST MIDDLE  
121 STATE STREET

SCALE:  
06/19/2024



**H3.2** VIGNETTE - SHEAFE ST WEST  
121 STATE STREET

SCALE:  
06/19/2024

**Project Address:** 96 State Street

**Permit Requested:** Work Session

**Application:** Work Session 3

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 5,400 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown



**B. Proposed Work:** Construct (2) 2-story additions; one addition is proposed facing State Street, the other is proposed facing Atkinson Street.

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

The project proposal includes the following:

- Construct (2) 2-story additions.

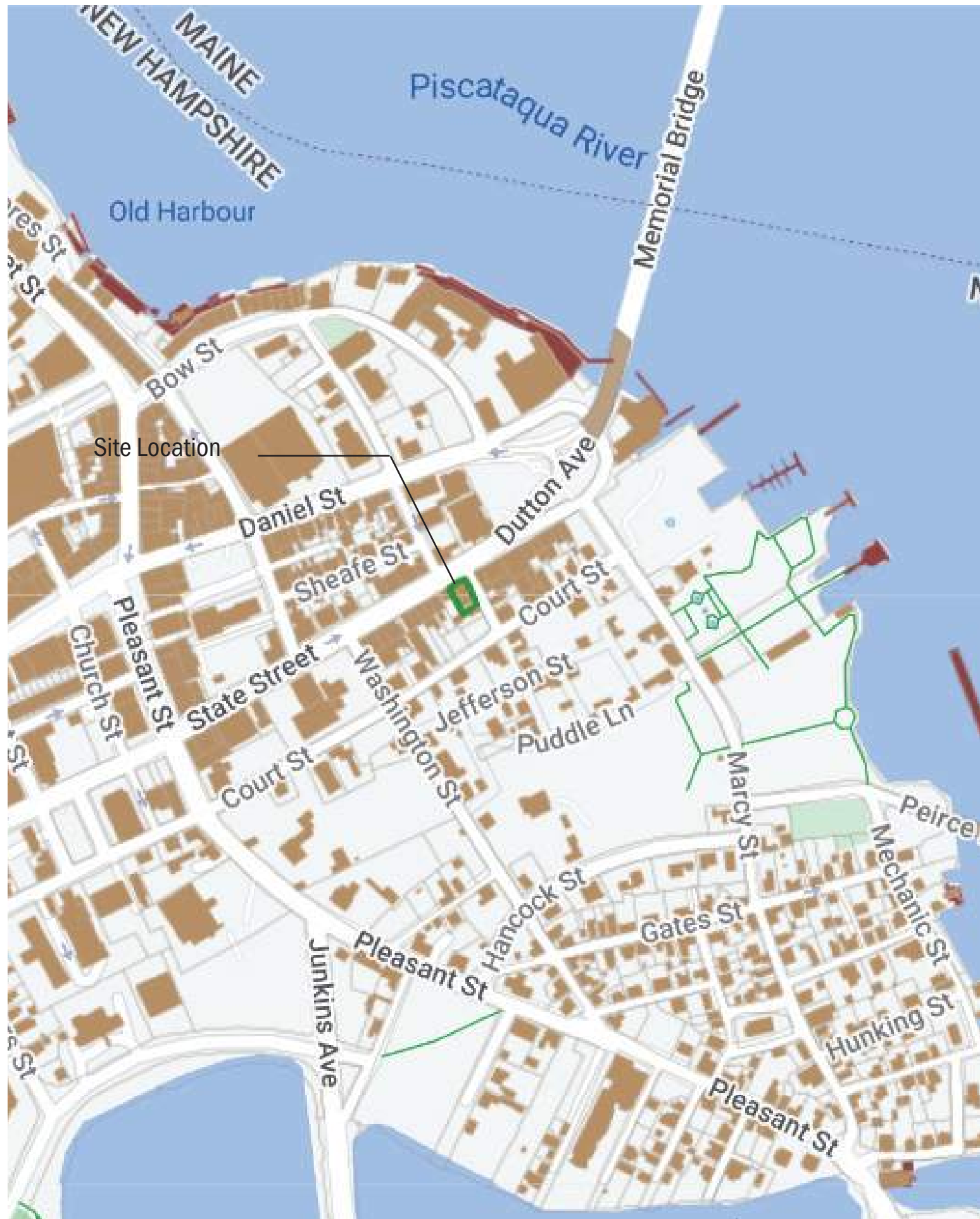


**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



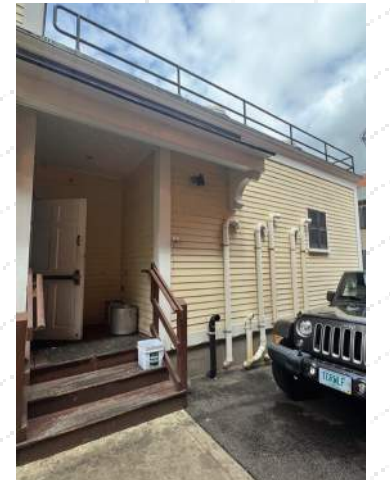
# 96 STATE STREET PORTSMOUTH, NH Context, Precedent + Concept Review

July 17TH 2024

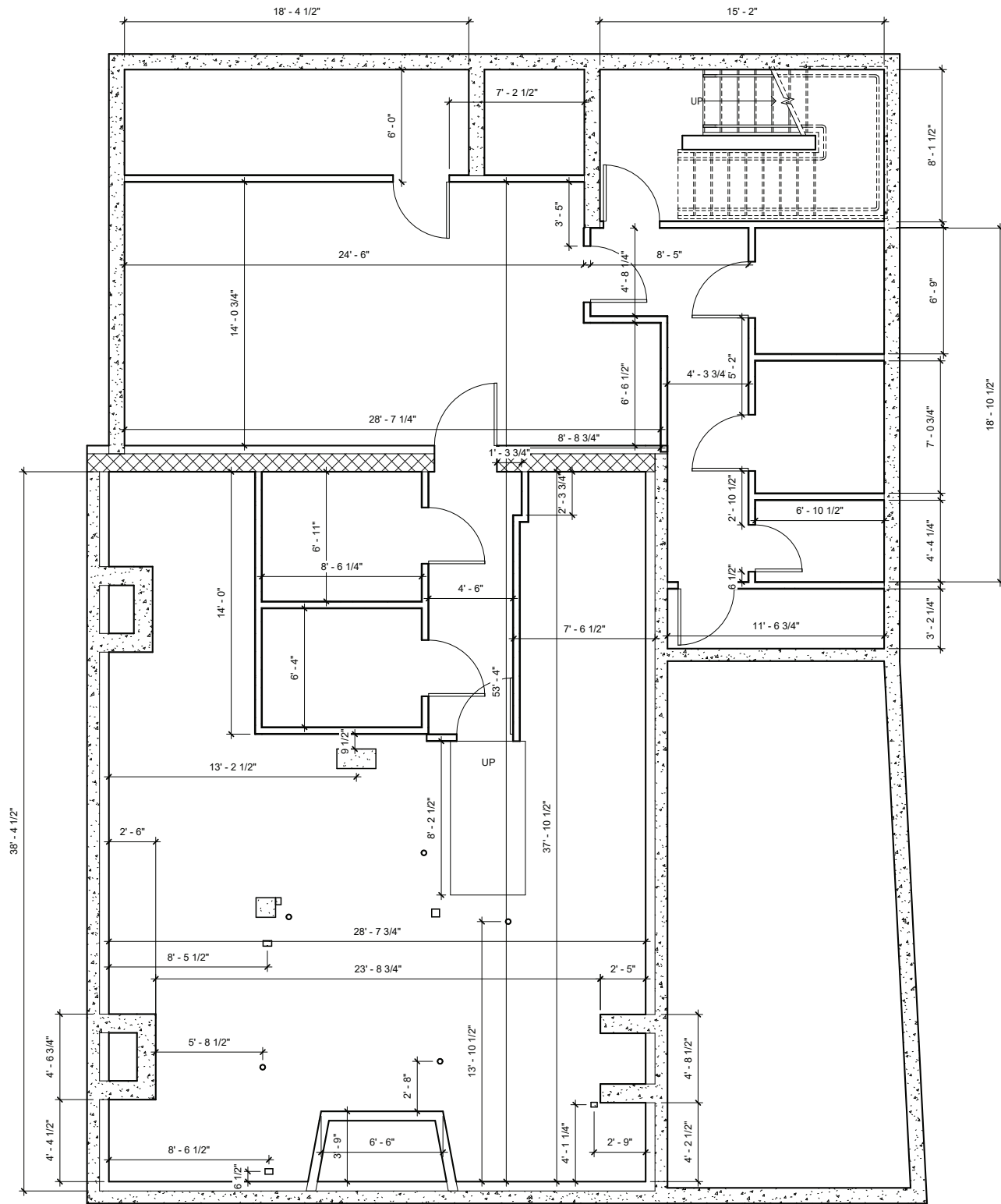
**WINTER HOLBEN**



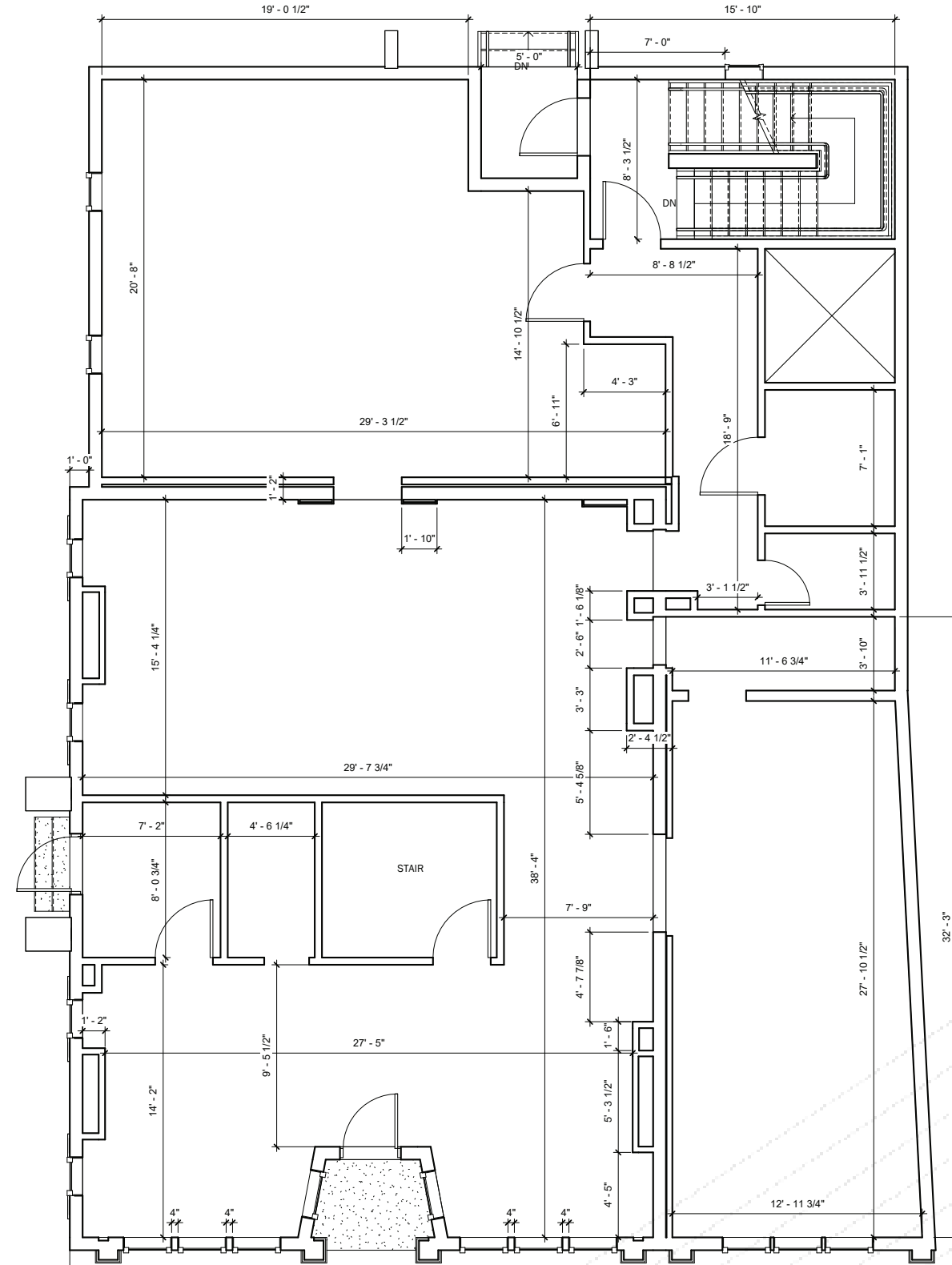
# SITE CONTEXT



# EXISTING PLANS

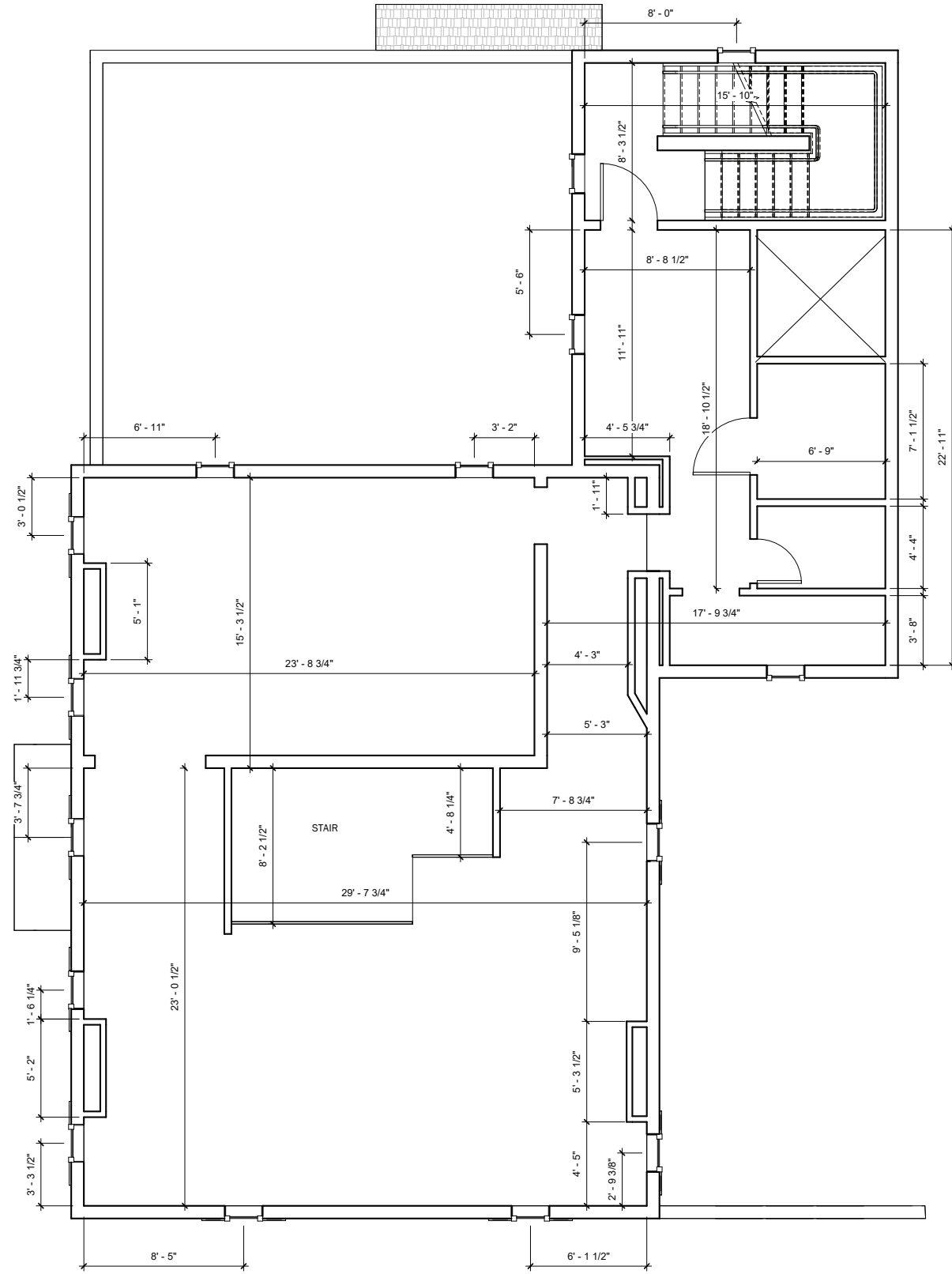


Basement Plan | Scale: 1"=1/8"

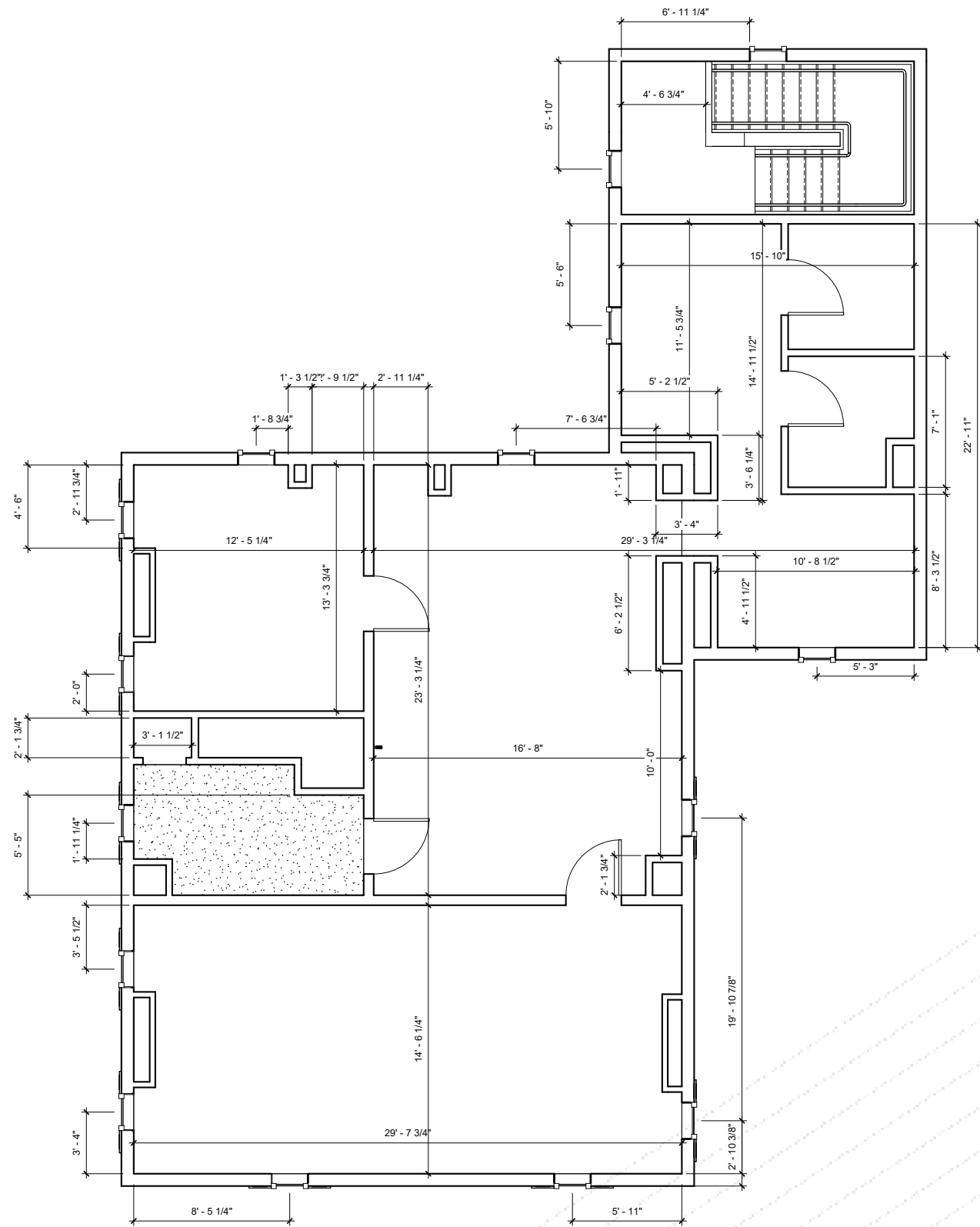


First Floor Plan | Scale: 1"=1/8"

# EXISTING PLANS



Second Floor Plan | Scale: 1"=1/8"



Third Floor Plan | Scale: 1"=1/8"

# EXISTING ELEVATION



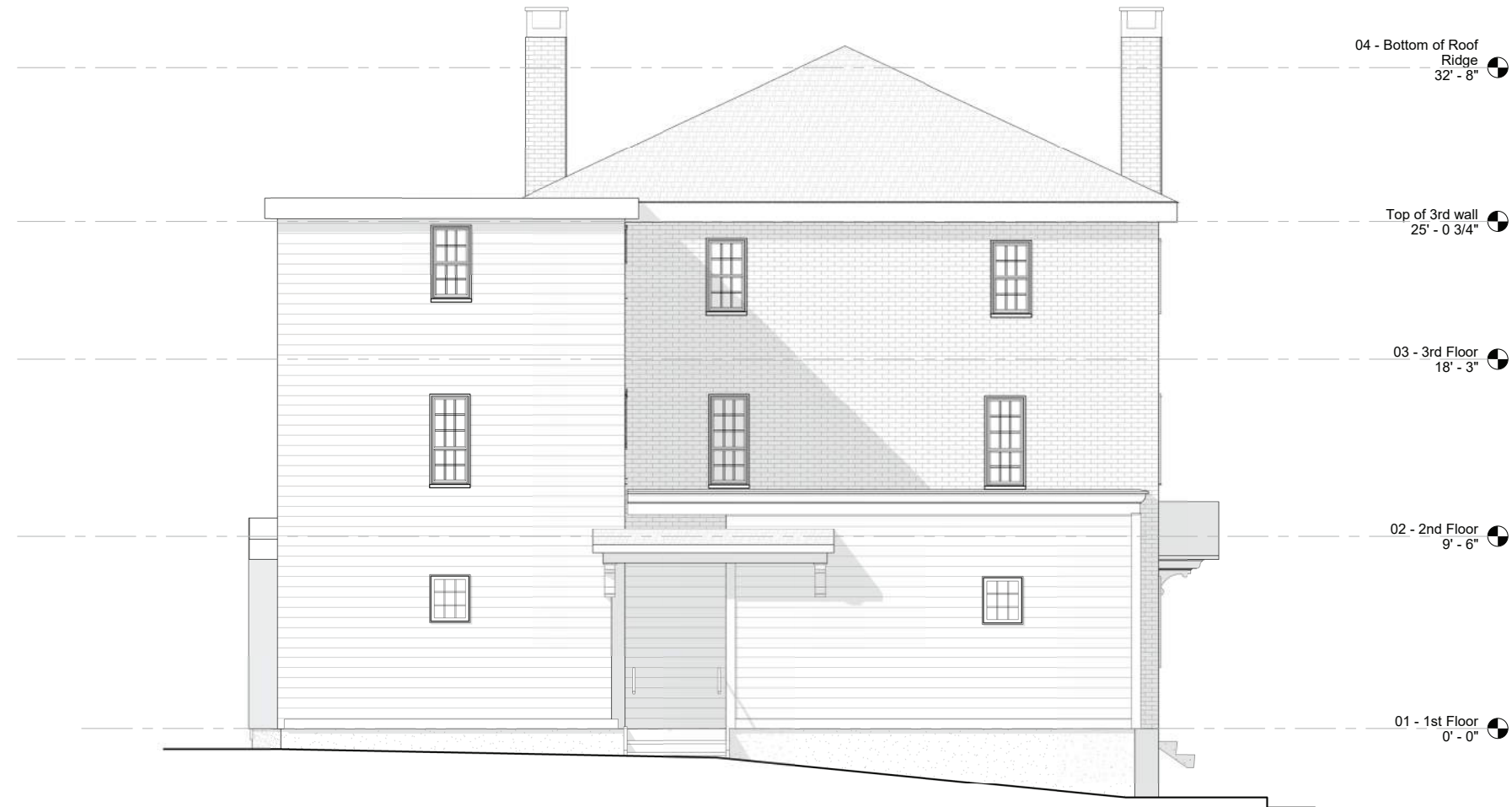
Existing Elevation - North | Scale: 1"=1/8"

# EXISTING ELEVATION



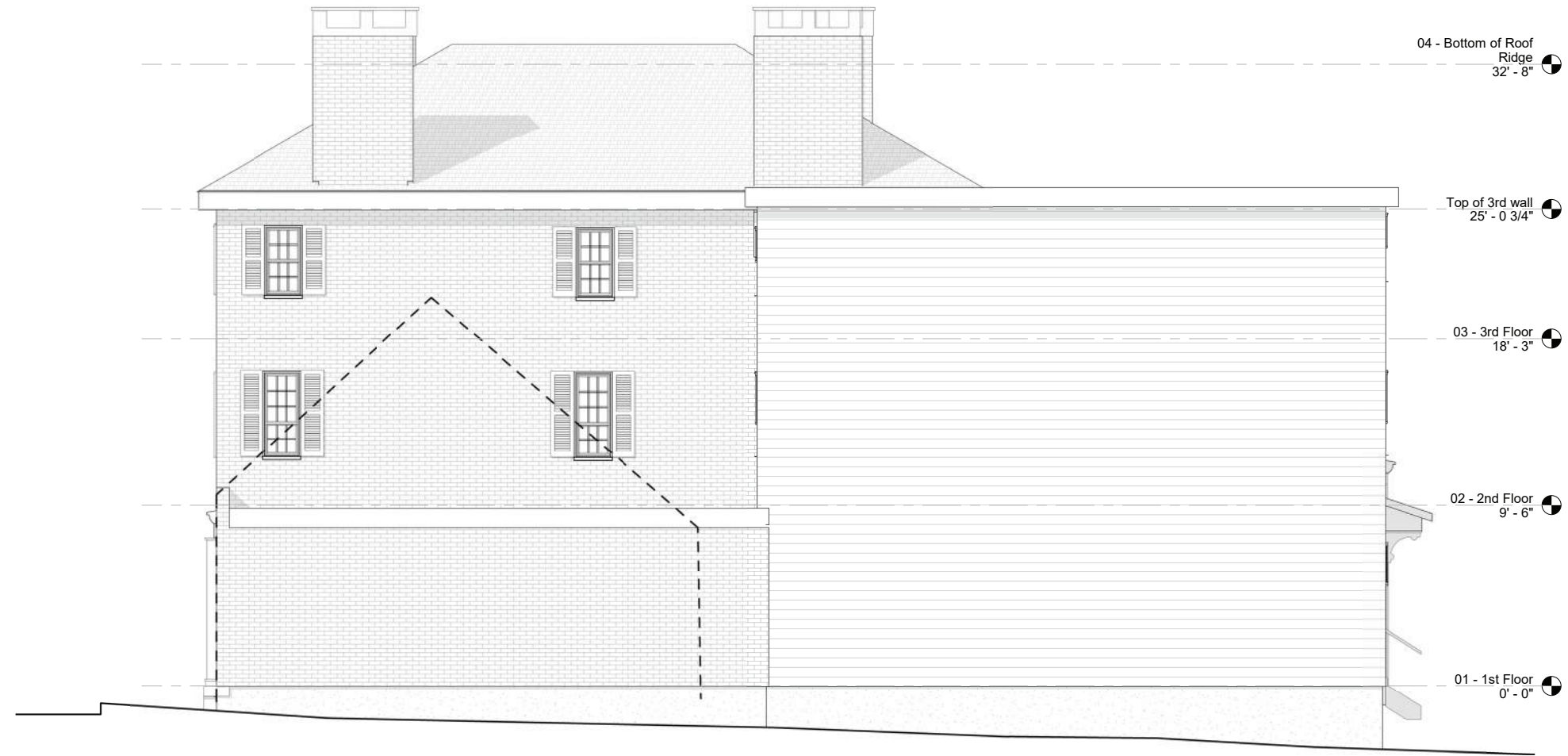
Existing Elevation - East | Scale: 1"=1/8"

# EXISTING ELEVATION



Existing Elevation - South | Scale: 1"=1/8"

# EXISTING ELEVATION



Existing Elevation - West | Scale: 1"=1/8"

# DESIGN PRECEDENT



Existing raised panel facade



Raised panel with canopy space



Raised panel with wood clad above



Raised panel with clad and brick



Raised panel wood clad panel above



Raised panel with shed above



Raised panel facade - Symmetry



Raised panel facade abutting masonry



# MATERIALS



Grey Shingle -To match adjacent building



Yellow Lapped Siding



EPDM Rubber membrane roof

# CONCEPT 1 ELEVATION



Concept 1 Elevation - North | Scale: 1"=1/8"

# CONCEPT 1 ELEVATION



Concept 1 Elevation - East | Scale: 1"=1/8"

# CONCEPT 1



Aerial



View from Corner of State and Atkinson



View from State Street



View from Atkinson Street

# CONCEPT 2 ELEVATION



Concept 2 Elevation - North | Scale: 1"=1/8"

# CONCEPT 2 ELEVATION



Concept 2 Elevation - East | Scale: 1"=1/8"

# CONCEPT 2



Aerial



View from Corner of State and Atkinson



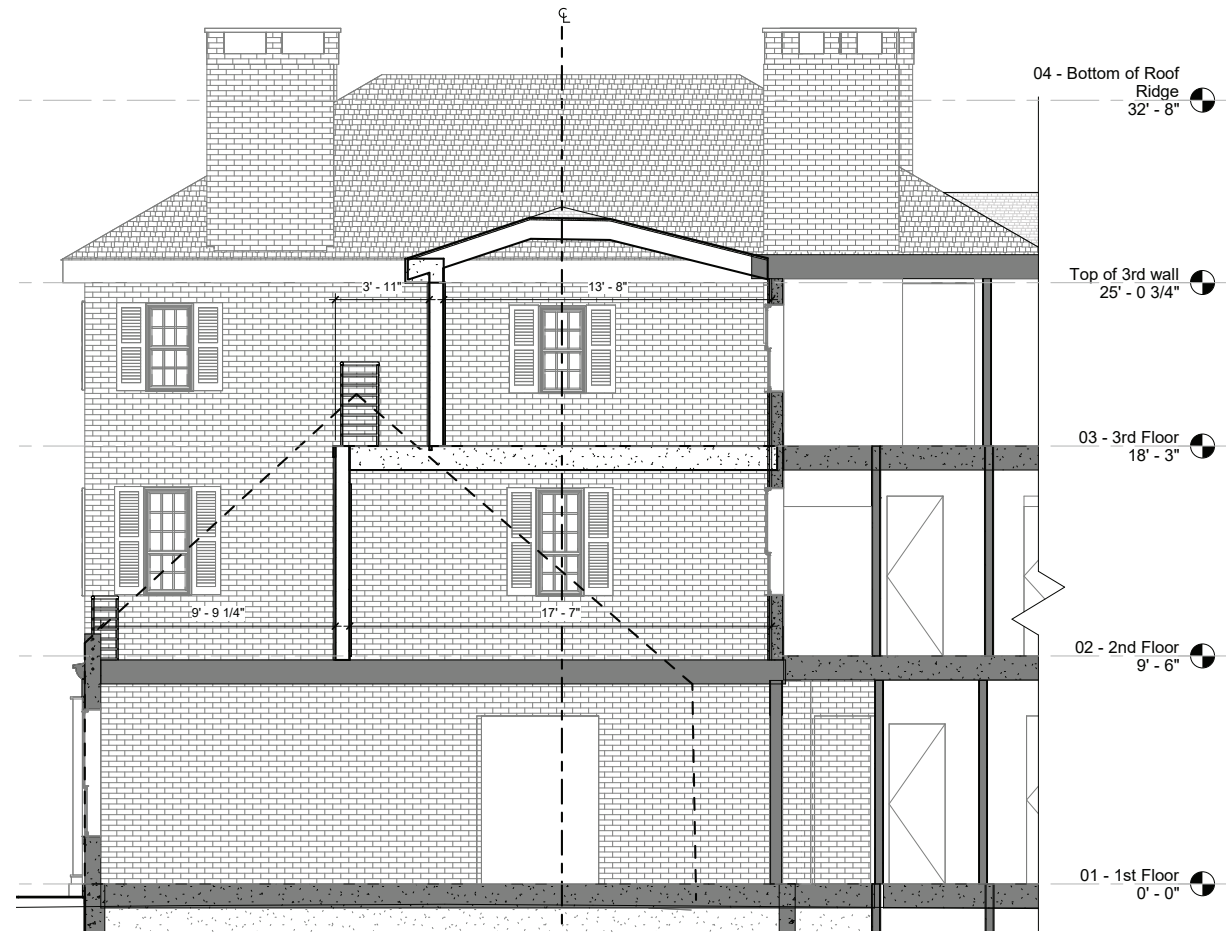


View from State Street

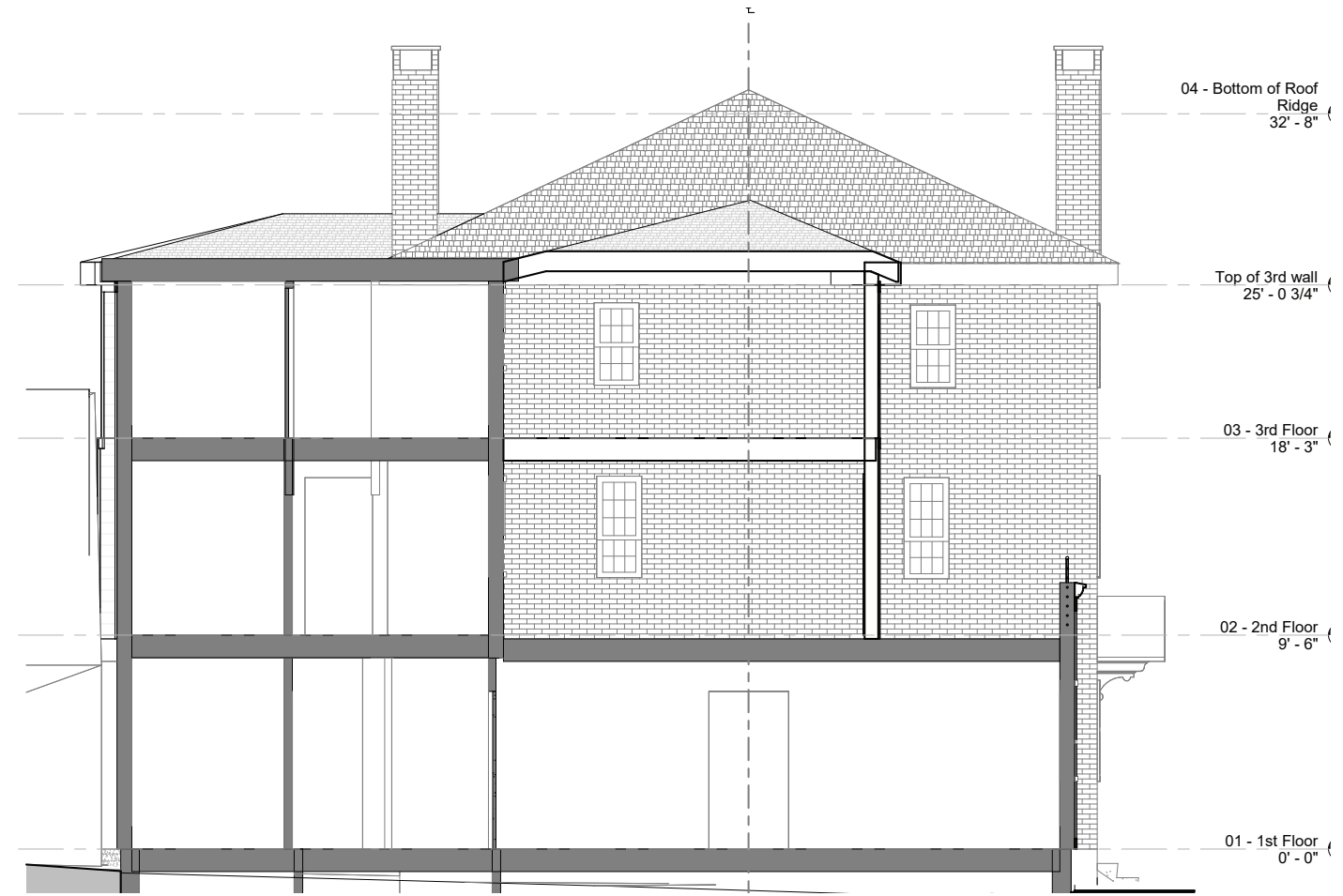


View from Atkinson Street

# SECTION



Proposed Section - West | Scale: 1"=1/8"



Proposed Section - North | Scale: 1"=1/8"